



PRESS RELEASE



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Strong Housing Starts in April

OTTAWA, Ontario, May 9, 2005 — The seasonally adjusted annual rate¹ of housing starts was 230,400 units in April, up 5.5 per cent from 218,400 units in March, according to Canada Mortgage and Housing Corporation (CMHC).

“The strength in housing starts in April was broadly based regionally and in both single and multiple homes, lifting total starts above the 230,000 mark,” said Bob Dugan, Chief Economist at CMHC’s Market Analysis Centre. “Favourable economic factors, such as high levels of employment and low mortgage rates, continue to stimulate residential construction activity.”

The seasonally adjusted annual rate of urban starts rose 5.6 per cent to 200,400 units in April, with multiples leading the way. Multiple starts climbed 8.1 per cent in April to 104,400 units while single starts increased 3.1 per cent to 96,000 units on a seasonally adjusted annual basis.

In April, the seasonally adjusted annual rate of urban starts increased in four of the five regions across Canada compared to the previous month. The largest increases were in the Atlantic provinces and in Quebec, where starts rose 17.1 per cent and 16.3 per cent, respectively. Starts in April also increased compared to March in Ontario (9.7 per cent) and in the Prairies (0.5 per cent), but fell 12.0 per cent in British Columbia.

Rural starts in April were estimated at a seasonally adjusted annual rate of 30,000 units.

For the first four months of 2005, actual urban starts were 5.4 per cent lower than in the same period of 2004. Year to date single starts fell 9.7 per cent, and multiple starts eased 1.2 per cent compared to the same period last year.

1. All starts figures in this release, other than actual starts, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.

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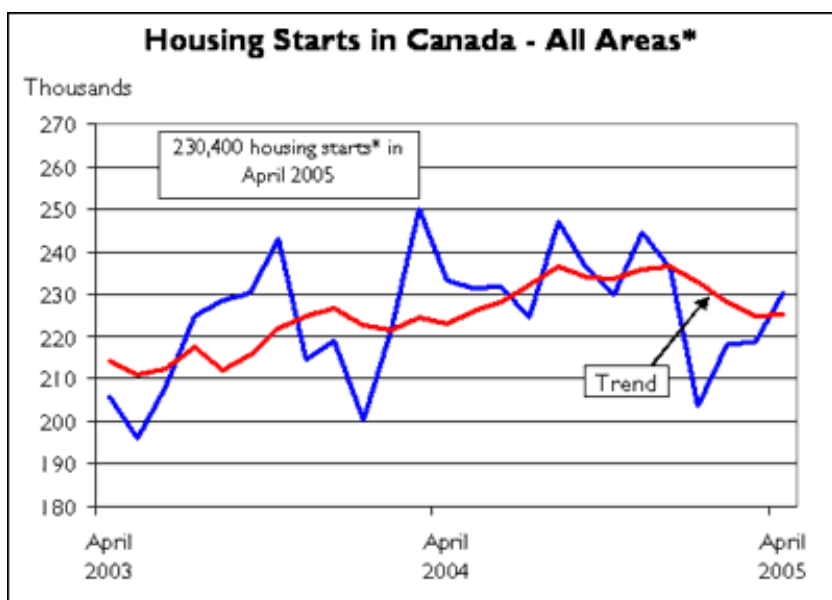
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Housing Starts, Actual and SAAR*

	March 2005 Final		April 2005 Preliminary	
	Actual	SAAR	Actual	SAAR
Canada, all areas	14,193	218,400	21,818	230,400
Canada, rural areas	1,447	28,700	2,865	30,000
Canada, urban centres**	12,746	189,700	18,953	200,400
Canada, singles, urban centres	5,932	93,100	8,958	96,000
Canada, multiples, urban centres	6,814	96,600	9,995	104,400
Atlantic region, urban centres	206	7,600	636	8,900
Quebec, urban centres	2,561	38,600	5,164	44,900
Ontario, urban centres	4,755	70,400	6,914	77,200
Prairie region, urban centres	2,818	40,700	3,533	40,900
British Columbia, urban centres	2,406	32,400	2,706	28,500

Source: CMHC

*Seasonally adjusted annual rates

** Urban centres with a population of 10,000 persons and over.

Detailed data available upon request.