



PRESS RELEASE



Canadian Mortgage News - National Archive 2005

Multiple Construction Eases in August

OTTAWA, Ontario, September 9, 2005 — The seasonally adjusted annual rate¹ of housing starts was 201,000 units in August, down from 242,600 units in July, according to Canada Mortgage and Housing Corporation (CMHC).

"Despite the decrease in August, housing starts in Canada have now been above the 200,000 level for 27 consecutive months. Housing market fundamentals remain strong with high employment levels and low mortgage rates," said Bob Dugan, Chief Economist at CMHC's Market Analysis Centre. "Most of the decline occurred in the multiple starts segment which is more volatile than single starts on a monthly basis."

August housing starts in Canada's urban centres fell 19.6 per cent to a seasonally adjusted annual rate of 170,300 units. Urban single detached starts decreased 4.7 per cent to 85,400 in August while urban multiples decreased 30.6 per cent to 84,900.

Urban housing starts in August decreased in three regions and rose in two. In Ontario, the seasonally adjusted annual rate of urban starts went down 36.6 per cent as Toronto multiple starts fell from July's exceptionally high level. Starts dipped 17.4 per cent in Quebec, where multiples were also a major factor and 9.4 per cent in British Columbia. The Prairies posted a modest increase of 0.8 per cent. Starts were up 21.3 per cent in the Atlantic region with residential construction rising in all four provinces.

Rural starts in August were estimated at a seasonally adjusted annual rate of 30,700 units.

For the first eight months of 2005, actual urban starts were 5.6 per cent lower than for the same period in 2004. Year-to-date single starts decreased 11.0 per cent, while multiple starts increased 0.2 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.

Information on this release:

Bob Dugan
CMHC
(613) 748-4009
bdugan@cmhc-schl.gc.ca

For regional starts information contact:

Atlantic provinces:
Alex MacDonald

Canadian Mortgage News - Multiple Construction Eases in August

CMHC
 (902) 426-8964
amacdona@cmhc-schl.gc.ca

Quebec:

Kevin Hughes
 CMHC
 (514) 283-4488
khughes@cmhc-schl.gc.ca

Ontario:

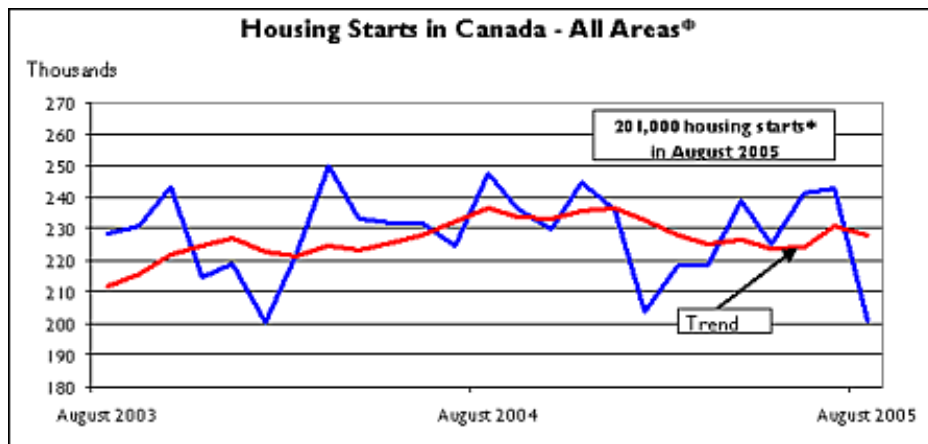
Ed Heese
 CMHC
 (416) 218-3407
eheese@cmhc-schl.gc.ca

Prairie provinces:

Vinay Bhardwaj
 CMHC
 (403) 515-3004
vbhardwa@cmhc-schl.gc.ca

British Columbia:

Carol Frketich
 CMHC
 (604) 737-4067
cfrketic@cmhc-schl.gc.ca



Housing Starts, Actual and SAAR*

	July 2005 Final		August 2005 Preliminary	
	Actual	SAAR	Actual	SAAR
Canada, all areas	23,358	242,600	18,518	201,000
Canada, rural areas	3,425	30,700	2,924	30,700
Canada, urban centres**	19,933	211,900	15,594	170,300

Canadian Mortgage News - Multiple Construction Eases in August

Canada, singles, urban centres	8,948	89,600	7,595	85,400
Canada, multiples, urban centres	10,985	122,300	7,999	84,900
Atlantic region, urban centres	897	8,000	971	9,700
Quebec, urban centres	3,836	45,300	2,794	37,400
Ontario, urban centres	8,902	89,100	5,661	56,500
Prairie region, urban centres	3,323	36,600	3,440	36,900
British Columbia, urban centres	2,975	32,900	2,728	29,800

Source: CMHC

*Seasonally adjusted annual rates

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

Detailed data available upon request.