



**PRESS RELEASE**



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## **April Housing Starts**

**OTTAWA, Ontario, May 08, 2009** — The seasonally adjusted annual rate<sup>1</sup> of housing starts decreased to 117,400 units in April from 146,500 units in March, according to Canada Mortgage and Housing Corporation (CMHC).

“The decrease in April’s housing starts is partly attributable to the volatile multiple starts segment,” said Bob Dugan, Chief Economist at CMHC’s Market Analysis Centre. “Most of the decline has occurred in the condominium segment in Ontario.”

While some improvement is expected, new home construction is unlikely to match the pace set over the past seven years, which exceeded 200,000 units per year. Housing starts will be more closely aligned to demographic demand, which is currently estimated at about 175,000 units per year.

The seasonally adjusted annual rate of urban starts decreased 24 per cent to 96,800 units in April. Urban multiple starts decreased 32.7 per cent to 54,700 units, while urban single starts moved down 8.7 per cent to 42,100 units in April.

April’s seasonally adjusted annual rate of urban starts increased 1 per cent in British Columbia. Urban starts declined 43.7 per cent in Ontario, 16 per cent in Atlantic Canada, 7.1 per cent in Quebec, and 3.0 per cent in the Prairies.

Rural starts were estimated at a seasonally adjusted annual rate of 20,600 units in April<sup>2</sup>.

As Canada’s national housing agency, CMHC draws on more than 60 years of experience to help Canadians access a variety of quality, environmentally sustainable, and affordable homes — homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, call 1-800-668-2642.

<sup>1</sup> 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.

<sup>2</sup> CMHC estimates the level of rural starts for each of the three months of the quarter, at the beginning of each quarter. During the last month of the quarter, CMHC conducts the survey in rural areas and revises the estimate.

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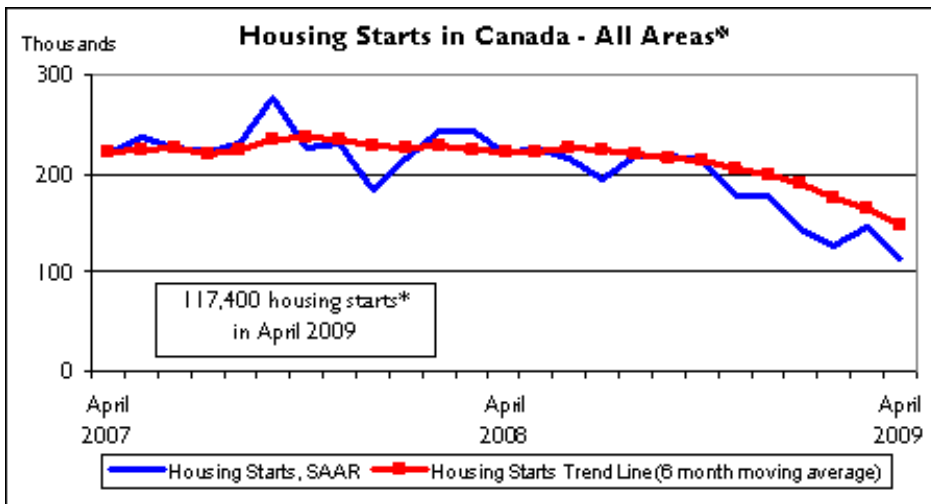
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<b>Housing Starts, Actual and SAAR*</b>				
	Actual		SAAR	
	April 2008	April 2009	March 2009	April 2009
	Final	Preliminary	Final	Preliminary
<b>Canada, all areas</b>	19,368	9,860	146,500	117,400
Canada, rural areas	2,159	1,797	19,100	20,600
Canada, urban centres**	17,209	8,063	127,400	96,800
Canada, singles, urban centres	6,888	3,526	46,100	42,100
Canada, multiples, urban centres	10,321	4,537	81,300	54,700
Atlantic region, urban centres	533	369	8,100	6,800
Quebec, urban centres	3,964	3,051	35,400	32,900

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Ontario, urban centres	6,665	2,731	60,600	34,100
Prairie region, urban centres	2,955	1,070	13,500	13,100
British Columbia, urban centres	3,092	842	9,800	9,900

Source: CMHC

\*Seasonally adjusted annual rates

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

Detailed data available upon request.