

Sarnia Lambton new housing starts well below provincial average

Mario Fazio - November 2025

New construction starts are down throughout our province. Starts are down by an average of 40 per cent, but in Sarnia Lambton they are down a whopping 90 per cent!

The Residential Construction Council of Ontario (RESCON) has rated communities from A to D, tracking their ability to supply new housing. As in school, A is the best and D is a failure. Sarnia Lambton, with an all-time building starts low, is below D.

What does this mean for our community?

House prices are now going up marginally, but expect more price increases in the near future. If prices are going up slightly now, with all the political and economic chaos making many people hesitant to purchase, what do you think will happen when the uncertainty disappears?

The simple answer is people that are qualified and in need will have to compete against each other for fewer houses.

We know from recent experience that prices rose when people came here from larger areas to buy, pushing prices up. This occurred at a time when new home building starts were at a normal pace, filling the supply chain.

Currently we have a balanced market with plenty of choice available, time to search and make that perfect buying decision.

Prices in our area are not coming down for quality housing stock, and will in fact go up.

Larger over-priced markets are feeling the pain of price reductions.

As people in larger areas retire or lose their jobs, they will relocate to cheaper priced housing after getting less money for their homes. We are still sitting at close to half price home valuations here, compared to most of the province, with nowhere to go but up!

Now is the time to buy. Find yourself a full time experienced realtor with a proven track record and start looking now. Less new housing does not add up to lower prices.