

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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Vancouver CMA

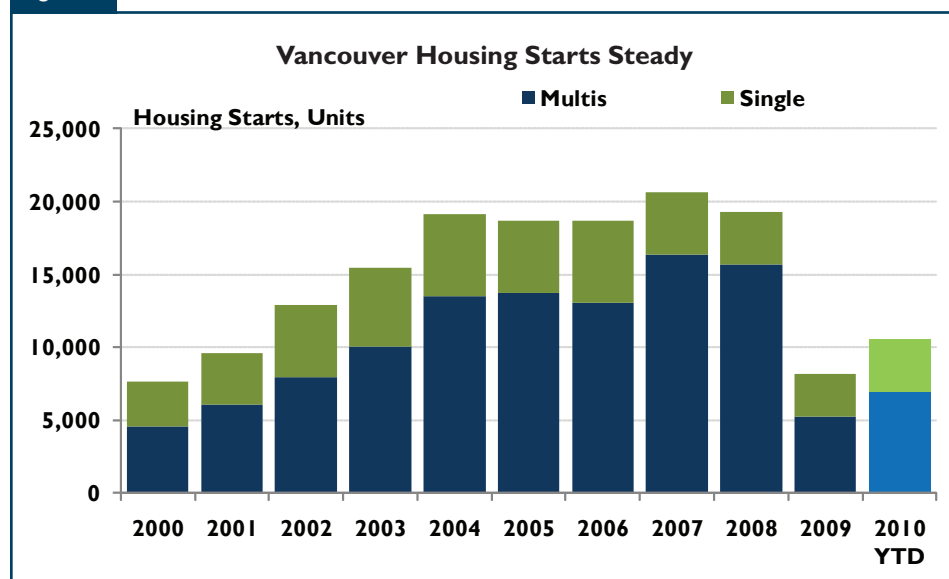
New Home Construction

A stable economy that is generating more jobs as well as steady migration to the CMA has provided builders the impetus to build. September 2010 recorded 1,644 housing starts in the Vancouver Census Metropolitan Area (CMA). The total number of new homes started during the first nine months of the year reached 11,137, compared to

5,644 starts recorded during the same period last year. The ten-year average for this period is 11,594 starts for the CMA.

Single detached housing starts remained strong but multiple family units dominated September's residential construction activity in the Vancouver CMA with 1,251 new units started. Most of these new multiple family units started were apartment condominiums, but there have also been a growing number of homes with secondary suites getting underway, especially in Vancouver City,

Figure 1



Source: CMHC

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Coquitlam, and Richmond. Accessory suites serve as mortgage helpers for homeowners and meet the rental housing demands of a rapidly growing population near the city core. During the first three quarters of 2010, foundations were poured for 3,596 single-detached residential units and 7,541 multiple-family homes.

For September 2010, demand for new single-detached housing kept pace with supply resulting in a low inventory of newly completed and unabsorbed single family homes. On the other hand, the supply of completed and unabsorbed new condo apartment units has risen. This is partly due to the completion of several large condominium apartment projects during the past six months that pushed the completion rate of condominium apartment units to an average of 620 units per month. Historically, the average monthly completion rate of condominium apartment units over the past decade has been 533 units per month.

Resale Market

The third quarter of 2010 brought balance to the residential resale market. Sales of existing homes on the Multiple Listing Service (MLS®) have been steady since June, averaging around 2,200 sales per month. The number of new listings has pulled back from the levels seen during the latter part of 2009 and early 2010, and the stock of existing homes for sale has been trending down since May. While a steady level of sales and a declining level of new listings coming onto the market each month has helped to bring down the total stock of active listings, this also suggests that some sellers may have taken their properties off the market when they did not get the price they expect. As a result, the resale home market has moved in balanced market conditions.

Abbotsford CMA

New Home Construction

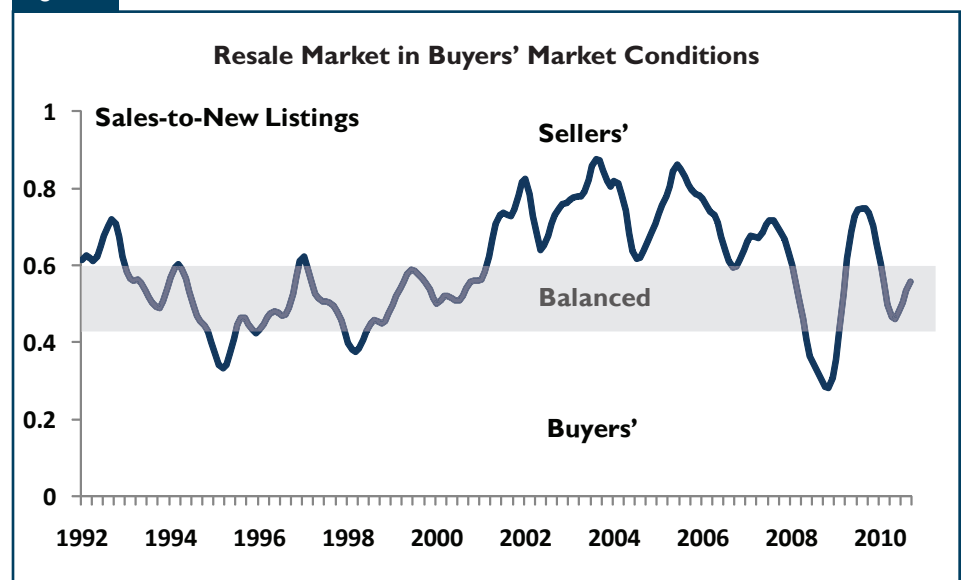
In the Abbotsford CMA, housing starts continued at a steady pace. There were 43 housing starts last month compared to 40 starts in September 2009. For the first nine months of 2010, the Abbotsford CMA has had a total of 351 housing starts, compared to 246 during the same period a year prior. This is still lower than the ten-year average of 711. The market turnaround, both resale and new construction, for the CMA was slower than in the Vancouver CMA because of its lower employment growth. Hence, the return of new housing projects in the Abbotsford CMA lagged as well.

Resale Market

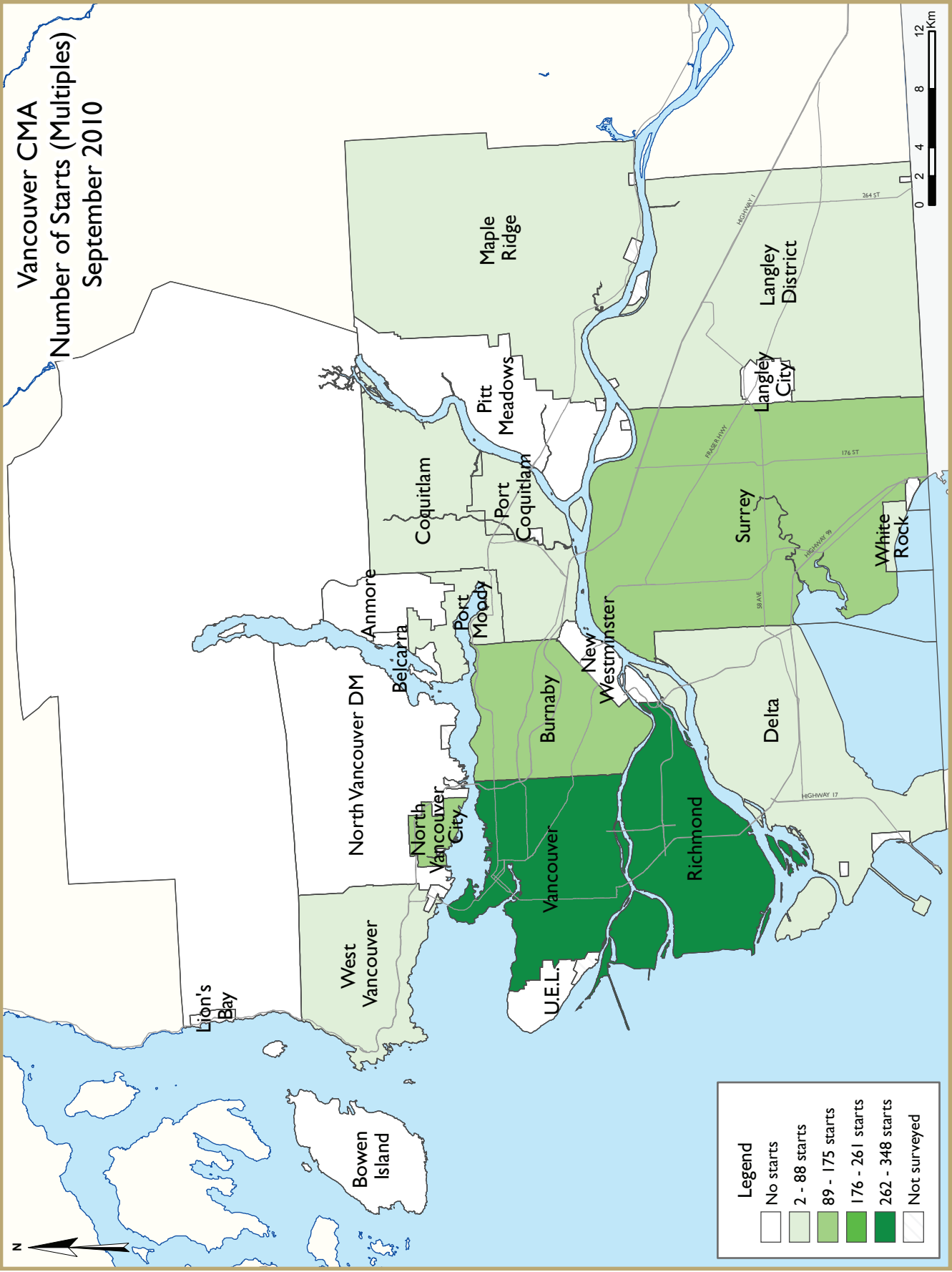
MLS® resale transactions in the Abbotsford CMA fell during the third quarter of 2010. For the quarter, there were 559 transactions, which is lower than the same period a year ago when 918 sales of existing properties through MLS® were recorded. The inventory of existing homes for sale (total active listings) remains elevated, putting downward pressure on resale prices.

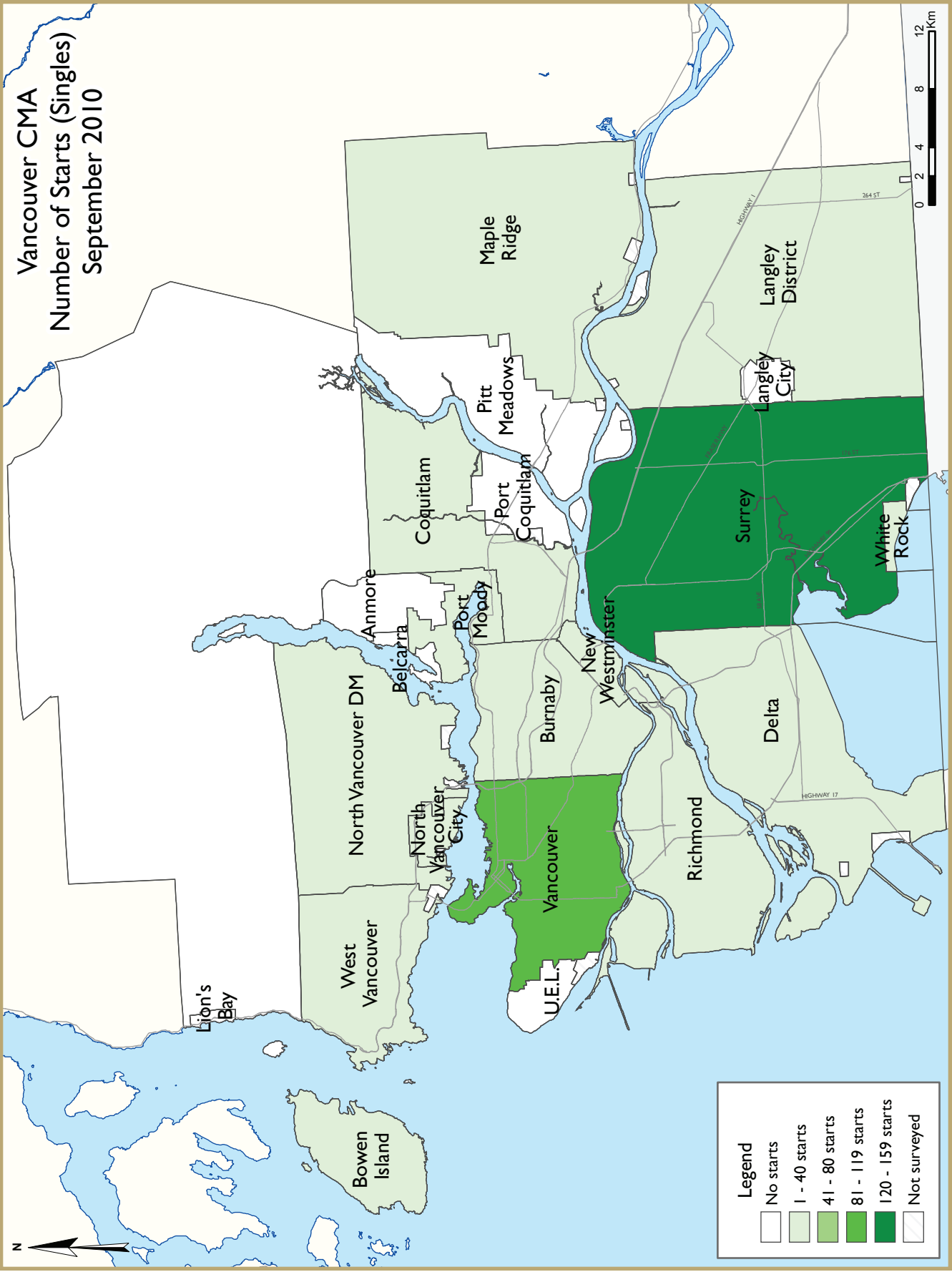
Still, with a declining number of new listings, the number of active listings has been edging down through the third quarter. This could shift the resale market back to more balanced conditions.

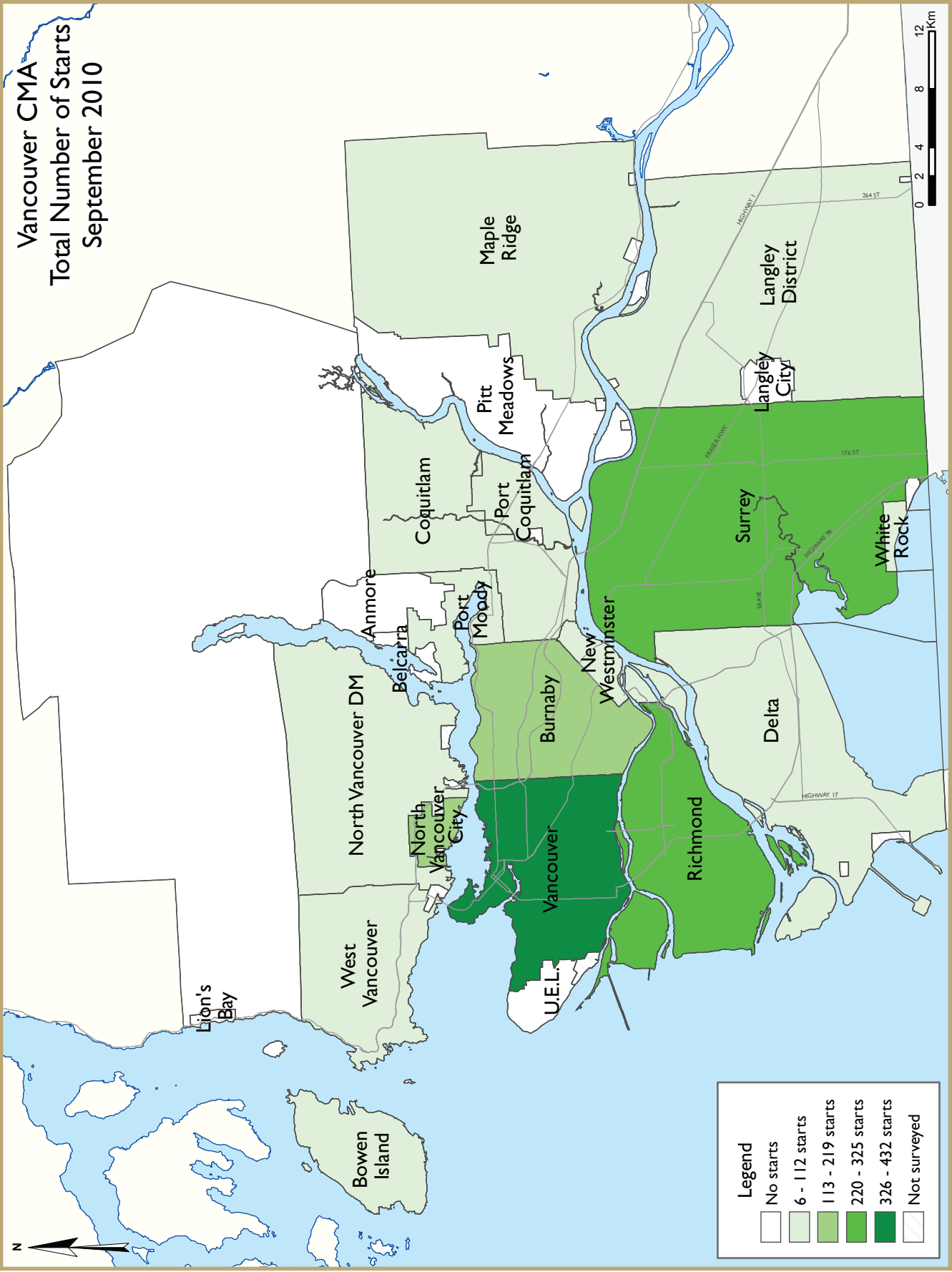
Figure 2

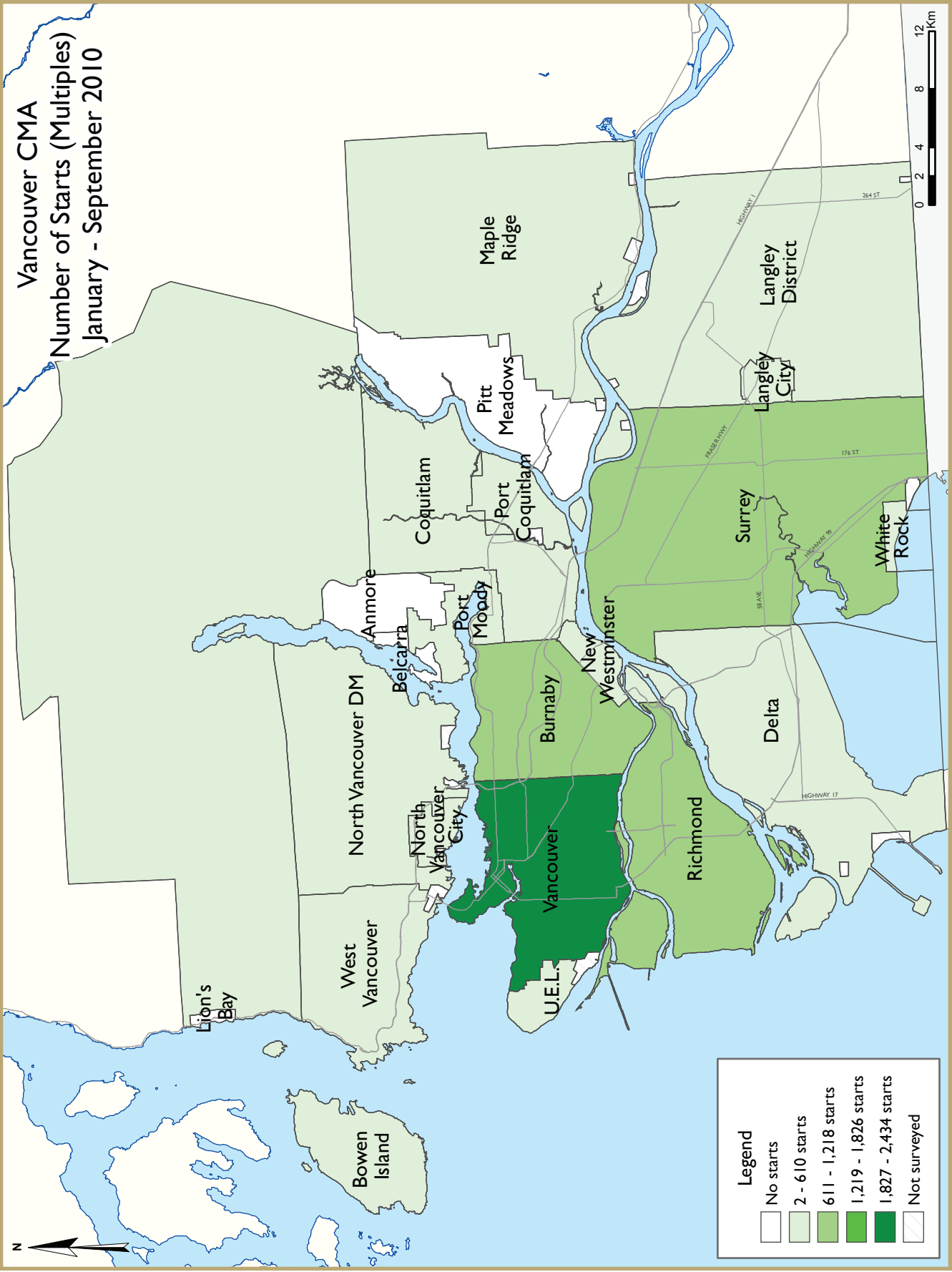


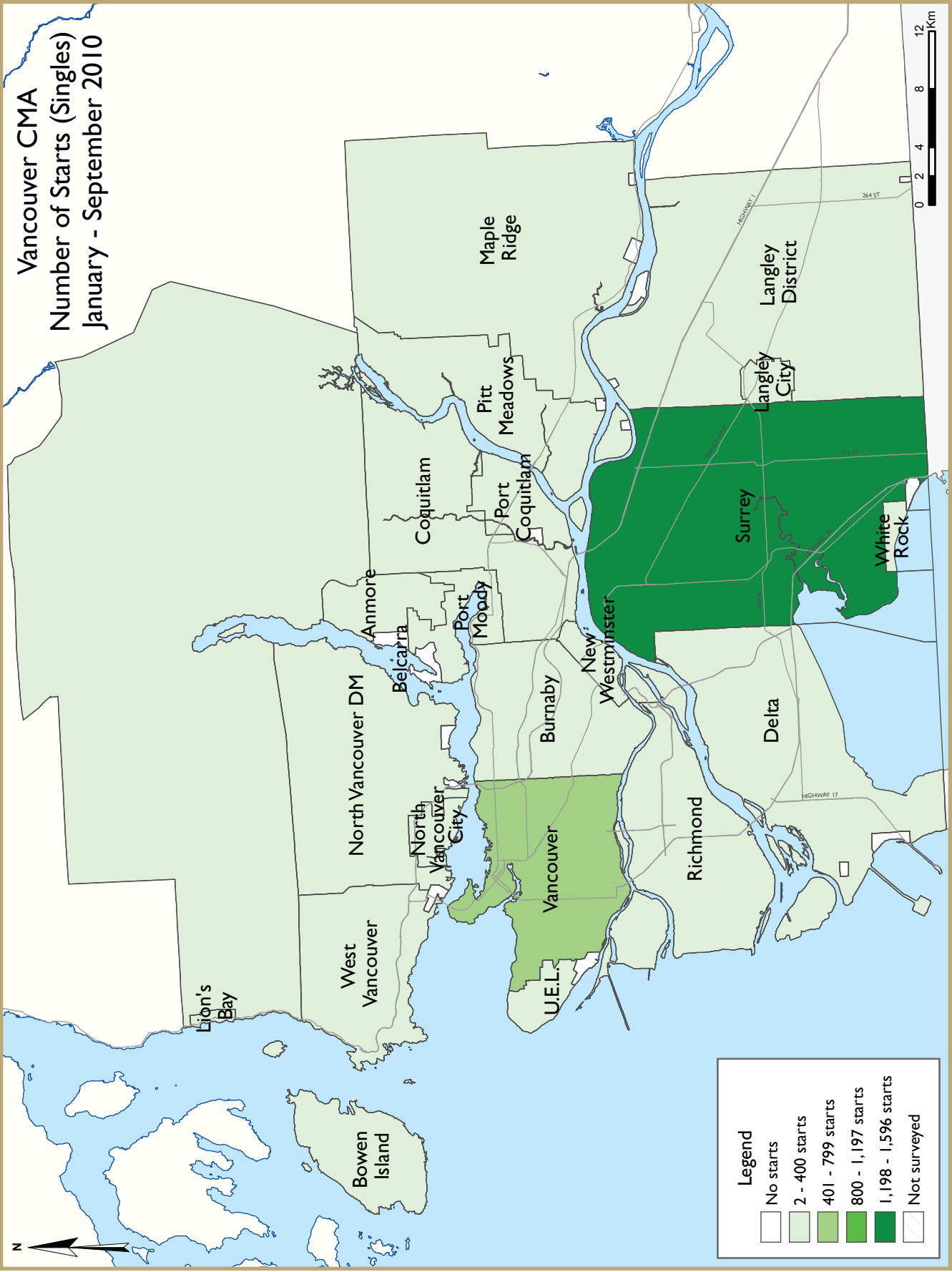
Source: REBGV

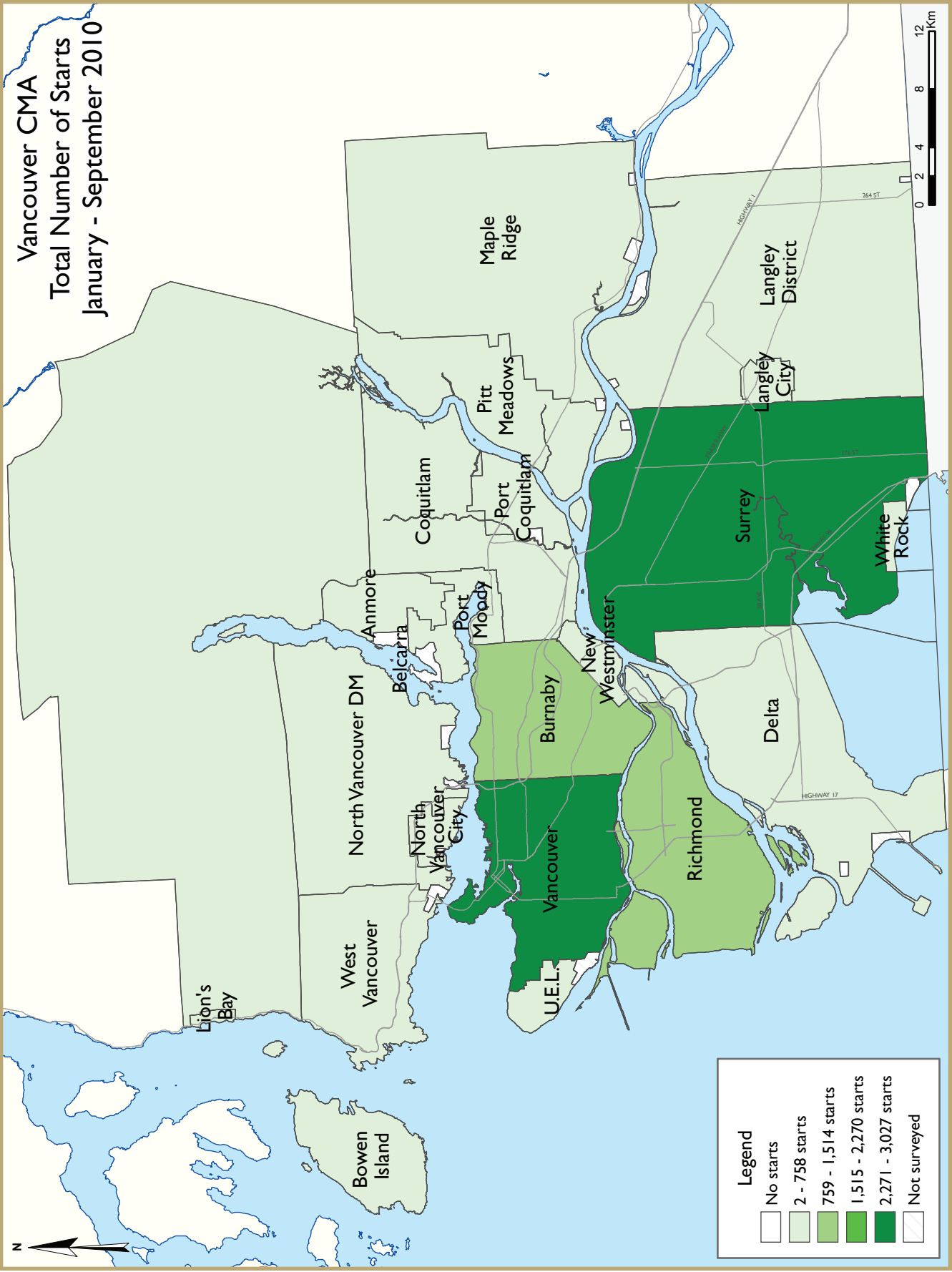


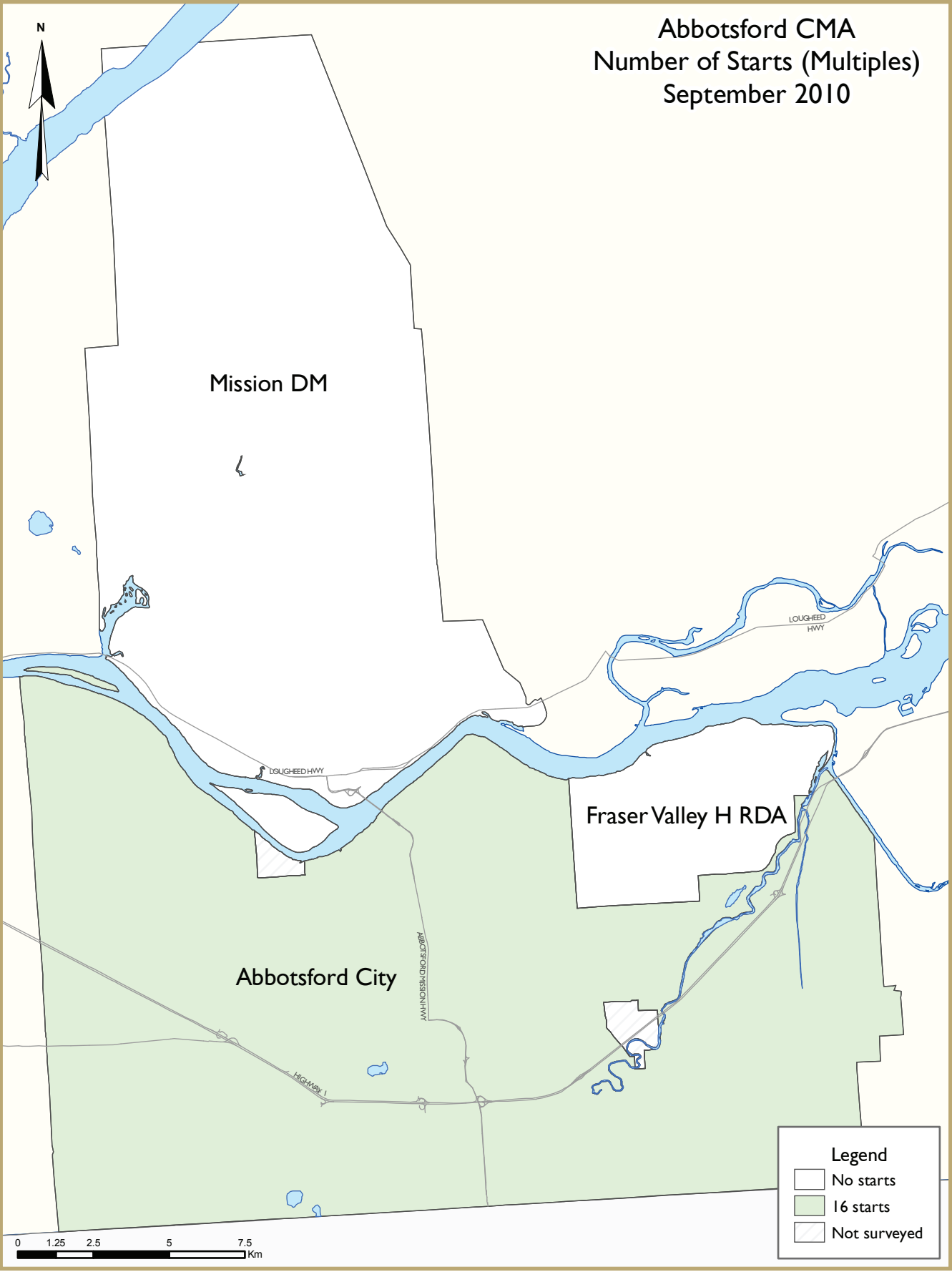


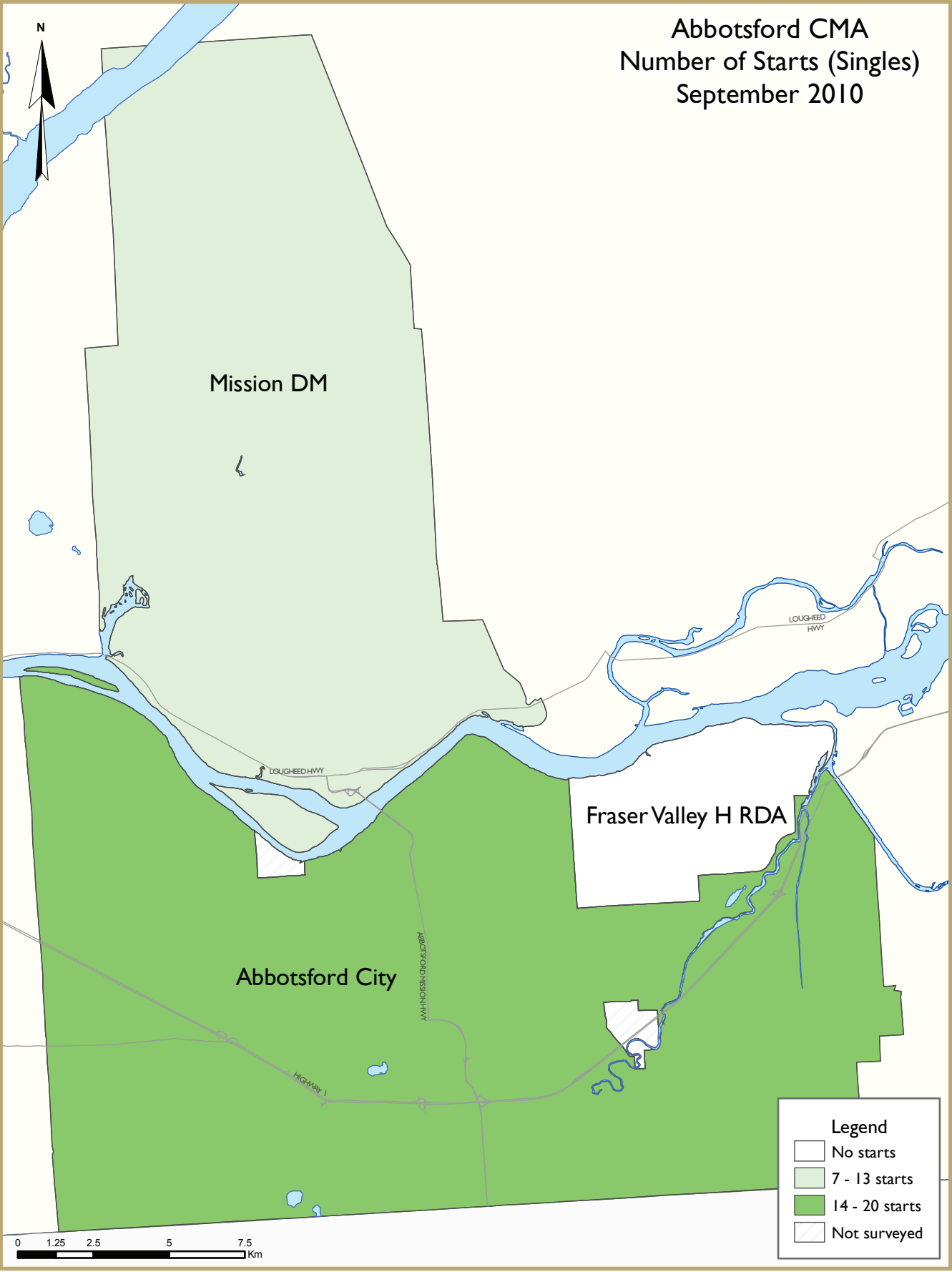


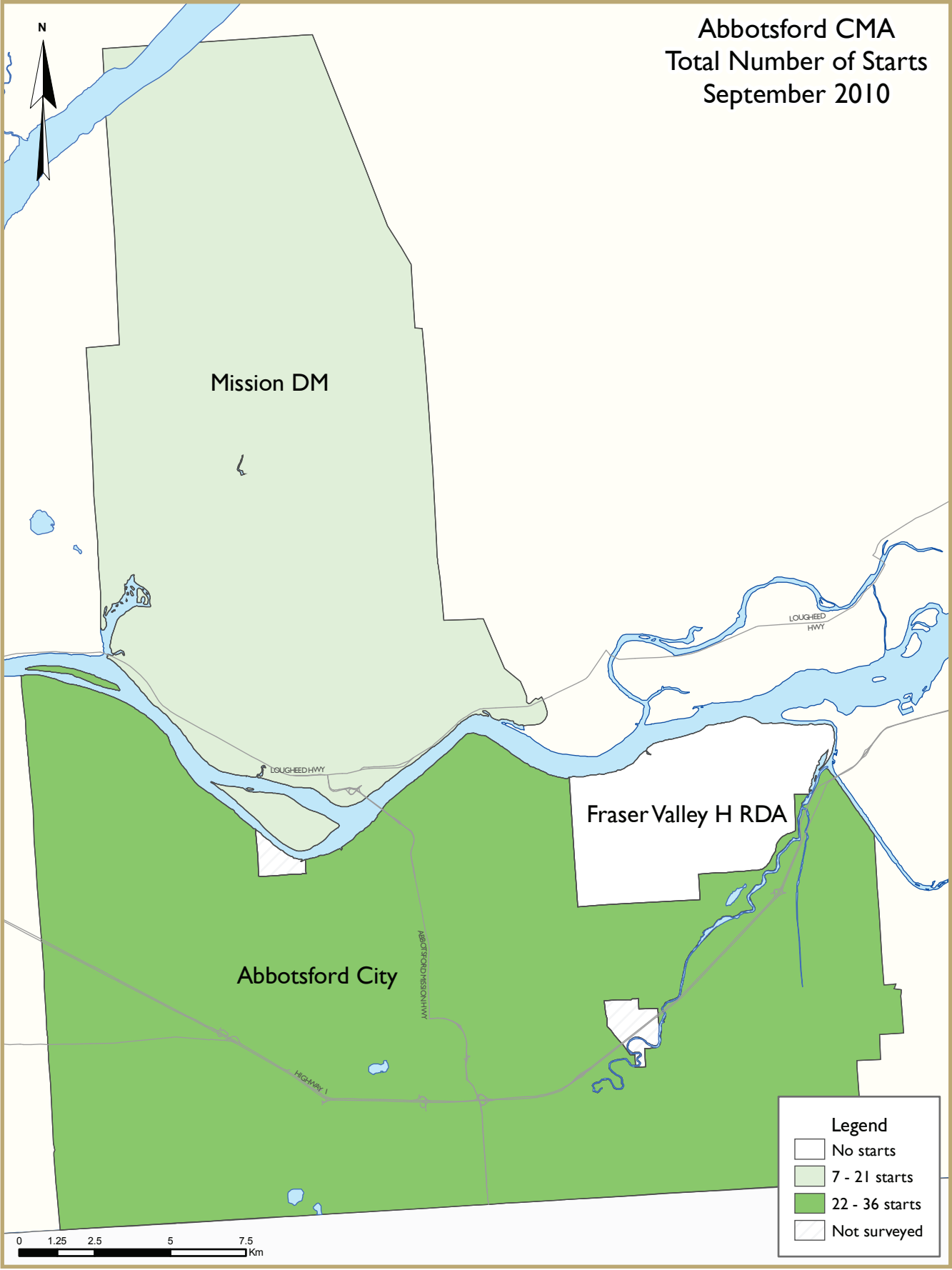




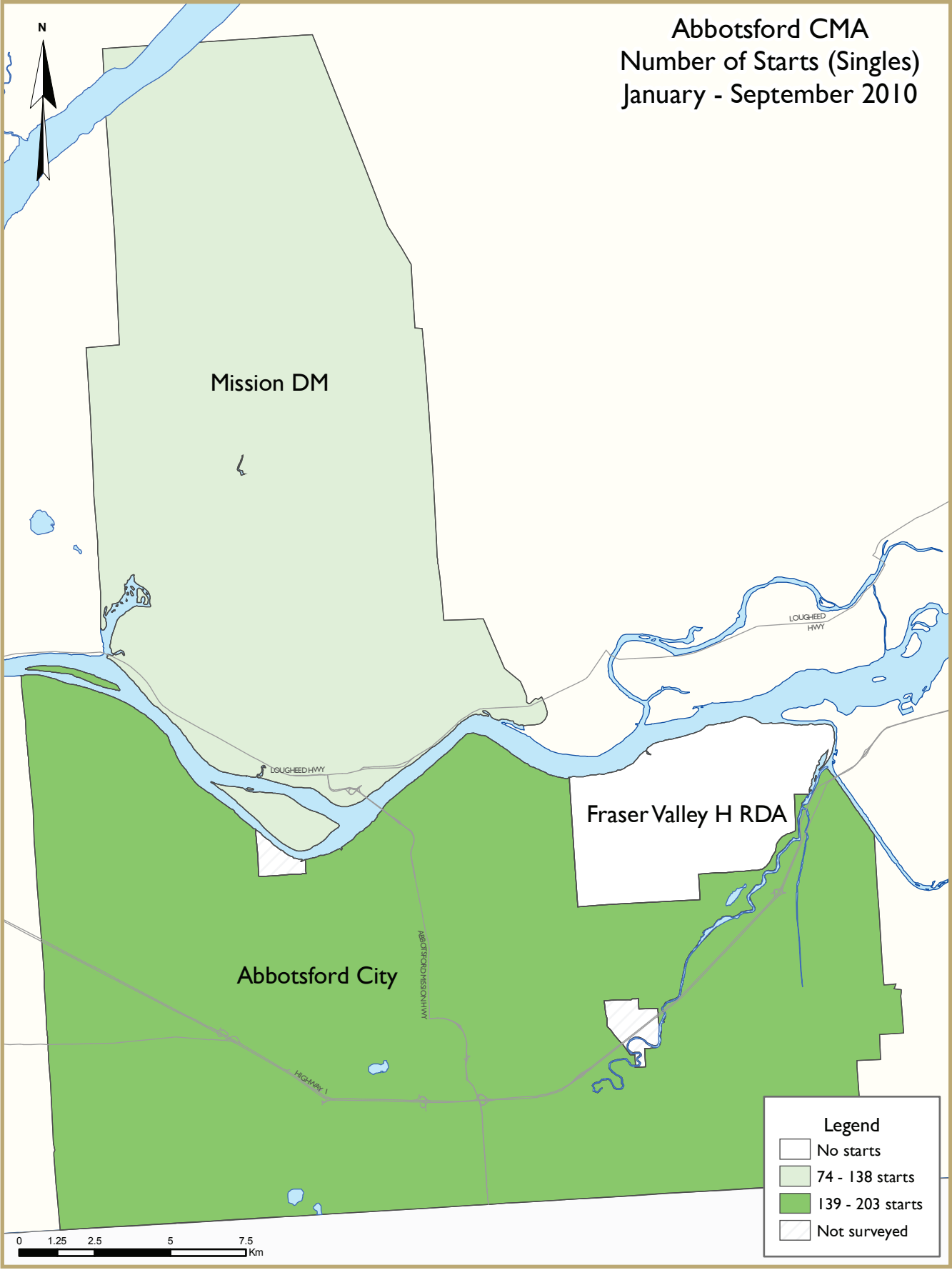


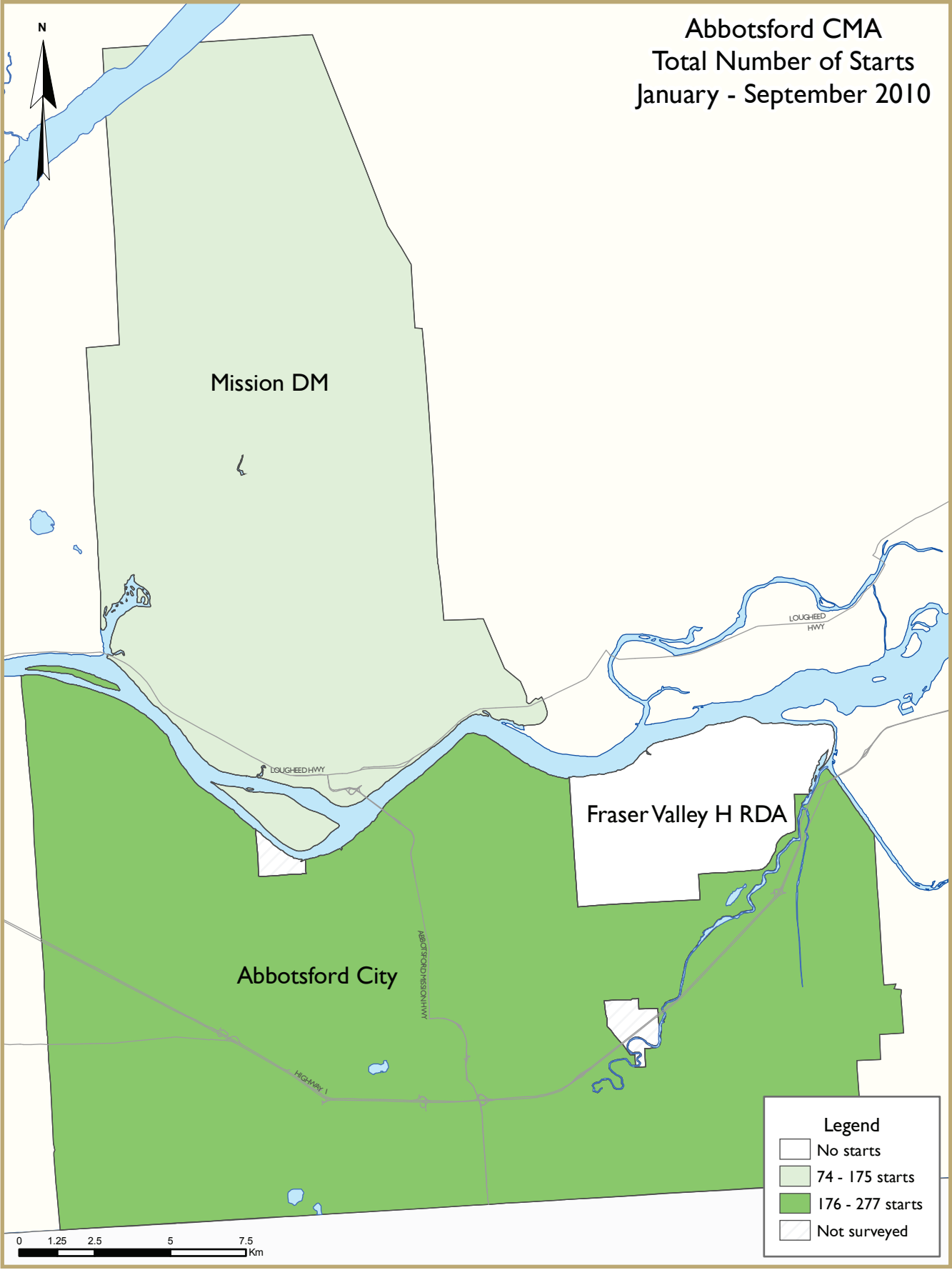












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- *** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2010	374	38	128	2	399	463	17	223	1,644
September 2009	356	16	46	7	208	4	11	210	858
% Change	5.1	137.5	178.3	-71.4	91.8	**	54.5	6.2	91.6
Year-to-date 2010	3,431	218	1,016	39	1,818	3,669	126	820	11,137
Year-to-date 2009	1,792	120	383	11	1,228	1,744	22	339	5,644
% Change	91.5	81.7	165.3	**	48.0	110.4	**	141.9	97.3
UNDER CONSTRUCTION									
September 2010	3,353	238	1,024	45	1,917	7,788	115	1,095	15,575
September 2009	2,399	178	571	38	1,873	13,011	14	811	18,895
% Change	39.8	33.7	79.3	18.4	2.3	-40.1	**	35.0	-17.6
COMPLETIONS									
September 2010	389	42	50	6	187	596	6	18	1,294
September 2009	253	13	34	0	194	441	3	16	954
% Change	53.8	**	47.1	n/a	-3.6	35.1	100.0	12.5	35.6
Year-to-date 2010	2,775	170	599	21	1,856	6,858	21	407	12,707
Year-to-date 2009	2,513	235	412	8	1,966	6,478	35	670	12,317
% Change	10.4	-27.7	45.4	162.5	-5.6	5.9	-40.0	-39.3	3.2
COMPLETED & NOT ABSORBED									
September 2010	592	69	108	1	278	1,893	1	30	2,972
September 2009	743	110	135	9	312	557	0	90	1,956
% Change	-20.3	-37.3	-20.0	-88.9	-10.9	**	n/a	-66.7	51.9
ABSORBED									
September 2010	308	39	50	8	198	414	6	14	1,037
September 2009	328	31	38	4	228	527	3	50	1,209
% Change	-6.1	25.8	31.6	100.0	-13.2	-21.4	100.0	-72.0	-14.2
Year-to-date 2010	2,741	166	574	23	1,846	5,676	15	221	11,262
Year-to-date 2009	2,874	268	411	25	2,021	6,475	35	528	12,637
% Change	-4.6	-38.1	39.7	-8.0	-8.7	-12.3	-57.1	-58.1	-10.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
September 2010	25	16	0	0	14	98	0	0	153
September 2009	14	8	0	0	4	0	5	0	31
Delta									
September 2010	19	0	0	0	42	0	1	0	62
September 2009	6	0	0	0	0	0	0	0	6
Langley									
September 2010	18	0	14	0	69	0	2	0	103
September 2009	22	0	10	0	16	0	6	0	54
Maple Ridge / Pitt Meadows									
September 2010	16	0	0	0	22	0	0	0	38
September 2009	25	0	0	0	41	0	0	1	67
New Westminster									
September 2010	12	0	0	0	0	0	0	0	12
September 2009	0	0	0	6	0	0	0	0	6
North Vancouver									
September 2010	9	0	0	0	0	138	0	0	147
September 2009	9	0	0	0	60	0	0	0	69
Richmond									
September 2010	22	0	20	0	68	99	0	81	290
September 2009	11	0	12	0	7	4	0	0	34
Surrey									
September 2010	157	0	0	2	101	0	0	12	272
September 2009	190	0	6	1	45	0	0	24	266
Tri-Cities									
September 2010	4	8	32	0	59	4	0	0	107
September 2009	17	0	2	0	31	0	0	0	50
University Endowment Lands									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2010	70	12	58	0	24	124	14	130	432
September 2009	54	8	6	0	4	0	0	185	257
West Vancouver									
September 2010	13	2	0	0	0	0	0	0	15
September 2009	6	0	0	0	0	0	0	0	6
White Rock									
September 2010	2	0	4	0	0	0	0	0	6
September 2009	0	0	8	0	0	0	0	0	8
Vancouver CMA									
September 2010	374	38	128	2	399	463	17	223	1,644
September 2009	356	16	46	7	208	4	11	210	858

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
September 2010	217	78	0	0	100	1,044	0	70	1,509
September 2009	106	36	0	0	65	1,110	5	0	1,322
Delta									
September 2010	85	0	0	0	129	79	3	3	299
September 2009	72	4	0	0	3	51	0	3	133
Langley									
September 2010	162	0	120	0	252	105	2	0	641
September 2009	178	6	66	0	137	500	6	0	893
Maple Ridge / Pitt Meadows									
September 2010	181	0	0	0	171	165	0	1	518
September 2009	162	2	0	1	163	152	0	1	481
New Westminster									
September 2010	48	4	0	36	10	229	0	0	327
September 2009	23	0	0	6	0	692	0	0	721
North Vancouver									
September 2010	86	16	22	0	49	433	0	52	658
September 2009	57	14	18	4	156	573	0	0	822
Richmond									
September 2010	294	6	298	3	207	554	0	86	1,448
September 2009	136	4	170	2	285	1,298	0	6	1,901
Surrey									
September 2010	1,239	10	6	5	756	973	0	96	3,085
September 2009	933	10	26	25	734	2,650	0	129	4,507
Tri-Cities									
September 2010	85	24	171	0	149	316	0	50	795
September 2009	119	14	122	0	137	926	0	0	1,318
University Endowment Lands									
September 2010	4	0	0	0	0	216	0	134	354
September 2009	9	0	0	0	13	195	0	180	397
Vancouver City									
September 2010	719	86	355	1	94	3,644	110	601	5,610
September 2009	407	76	127	0	176	4,787	3	492	6,068
West Vancouver									
September 2010	148	14	0	0	0	0	0	0	162
September 2009	127	12	0	0	4	33	0	0	176
White Rock									
September 2010	10	0	50	0	0	30	0	0	90
September 2009	10	0	40	0	0	44	0	0	94
Vancouver CMA									
September 2010	3,353	238	1,024	45	1,917	7,788	115	1,095	15,575
September 2009	2,399	178	571	38	1,873	13,011	14	811	18,895

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
September 2010	22	10	0	0	0	0	0	0	32
September 2009	12	2	0	0	11	70	0	0	95
Delta									
September 2010	15	0	0	0	0	0	0	0	15
September 2009	13	0	0	0	28	0	0	0	41
Langley									
September 2010	24	4	22	0	34	62	1	0	147
September 2009	35	0	8	0	9	0	3	0	55
Maple Ridge / Pitt Meadows									
September 2010	32	0	0	0	4	0	0	0	36
September 2009	31	0	0	0	0	0	0	0	31
New Westminster									
September 2010	10	0	0	1	0	0	0	0	11
September 2009	2	0	0	0	0	36	0	0	38
North Vancouver									
September 2010	5	0	0	0	2	0	0	0	7
September 2009	8	0	0	0	3	21	0	2	34
Richmond									
September 2010	0	0	0	5	46	5	0	0	56
September 2009	5	0	8	0	0	0	0	0	13
Surrey									
September 2010	217	0	0	0	91	327	0	18	653
September 2009	109	0	4	0	95	240	0	14	462
Tri-Cities									
September 2010	1	0	2	0	0	0	0	0	3
September 2009	3	0	0	0	39	74	0	0	116
University Endowment Lands									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	4	0	0	0	4
Vancouver City									
September 2010	54	28	20	0	10	202	5	0	319
September 2009	23	9	8	0	0	0	0	0	40
West Vancouver									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	7	0	0	0	0	0	0	0	7
White Rock									
September 2010	2	0	6	0	0	0	0	0	8
September 2009	1	2	6	0	5	0	0	0	14
Vancouver CMA									
September 2010	389	42	50	6	187	596	6	18	1,294
September 2009	253	13	34	0	194	441	3	16	954

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
September 2010	44	21	0	0	11	53	0	0	129
September 2009	67	28	0	0	24	26	0	0	145
Delta									
September 2010	23	2	0	0	3	0	0	1	29
September 2009	22	1	0	0	3	8	0	6	40
Langley									
September 2010	28	4	32	1	28	66	0	0	159
September 2009	42	2	12	2	22	11	0	0	91
Maple Ridge / Pitt Meadows									
September 2010	57	0	0	0	11	14	0	0	82
September 2009	79	0	0	0	11	61	0	0	151
New Westminster									
September 2010	15	0	0	0	0	280	0	0	295
September 2009	11	0	0	0	0	6	0	0	17
North Vancouver									
September 2010	20	4	6	0	10	58	0	0	98
September 2009	38	2	0	0	4	48	0	1	93
Richmond									
September 2010	15	0	20	0	14	11	0	4	64
September 2009	43	3	48	1	17	10	0	0	122
Surrey									
September 2010	253	1	6	0	126	549	0	25	960
September 2009	230	5	4	6	159	223	0	66	693
Tri-Cities									
September 2010	9	2	27	0	22	96	0	0	156
September 2009	19	12	42	0	20	69	0	0	162
University Endowment Lands									
September 2010	0	0	0	0	3	12	0	0	15
September 2009	1	0	0	0	12	3	0	17	33
Vancouver City									
September 2010	96	35	4	0	49	730	1	0	915
September 2009	135	55	17	0	32	65	0	0	304
West Vancouver									
September 2010	25	0	0	0	0	12	0	0	37
September 2009	43	2	0	0	3	3	0	0	51
White Rock									
September 2010	3	0	13	0	1	12	0	0	29
September 2009	3	0	12	0	5	24	0	0	44
Vancouver CMA									
September 2010	592	69	108	1	278	1,893	1	30	2,972
September 2009	743	110	135	9	312	557	0	90	1,956

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
September 2010	16	5	0	0	0	4	0	0	25
September 2009	20	15	0	0	22	70	0	0	127
Delta									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	16	0	0	0	26	0	0	1	43
Langley									
September 2010	18	2	22	1	31	45	1	0	120
September 2009	43	2	8	0	12	2	3	0	70
Maple Ridge / Pitt Meadows									
September 2010	21	0	0	0	7	0	0	0	28
September 2009	39	0	0	0	0	1	0	0	40
New Westminster									
September 2010	7	0	0	1	0	1	0	0	9
September 2009	3	0	0	0	0	35	0	0	38
North Vancouver									
September 2010	4	2	0	1	5	1	0	0	13
September 2009	6	1	0	0	1	12	0	1	21
Richmond									
September 2010	0	0	4	5	51	5	0	0	65
September 2009	11	0	6	0	6	34	0	0	57
Surrey									
September 2010	172	0	0	0	93	151	0	14	430
September 2009	138	0	4	4	106	235	0	23	510
Tri-Cities									
September 2010	1	0	2	0	2	6	0	0	11
September 2009	6	0	2	0	40	111	0	0	159
University Endowment Lands									
September 2010	0	0	0	0	1	2	0	0	3
September 2009	0	0	0	0	8	1	0	25	34
Vancouver City									
September 2010	48	30	20	0	7	197	5	0	307
September 2009	30	11	6	0	7	24	0	0	78
West Vancouver									
September 2010	8	0	0	0	1	0	0	0	9
September 2009	12	0	0	0	0	0	0	0	12
White Rock									
September 2010	2	0	2	0	0	2	0	0	6
September 2009	1	2	12	0	0	2	0	0	17
Vancouver CMA									
September 2010	308	39	50	8	198	414	6	14	1,037
September 2009	328	31	38	4	228	527	3	50	1,209

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	7	2	0	0	0	0	0	2	7	4	75.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	4	0	0	0	0	0	0	3	4	-25.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	4	2	4	0	4	0	0	8	12	-33.3
Burnaby - Central Park	1	0	0	2	0	0	98	0	99	2	**
Burnaby - Remainder	15	6	14	2	14	5	0	0	43	13	**
Burnaby Total	25	14	16	8	14	9	98	0	153	31	**
Coquitlam	3	17	10	0	14	25	32	2	59	44	34.1
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	20	6	6	0	36	0	0	0	62	6	**
Delta	20	6	6	0	36	0	0	0	62	6	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	20	28	0	0	69	16	14	10	103	54	90.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	16	24	0	0	22	41	0	1	38	66	-42.4
New Westminster	12	6	0	0	0	0	0	0	12	6	100.0
North Vancouver City	2	4	0	0	0	0	138	0	140	4	**
North Vancouver DM	7	5	0	0	0	60	0	0	7	65	-89.2
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	0	0	0	35	6	4	0	39	6	**
Port Moody	1	0	0	0	8	0	0	0	9	0	n/a
Richmond	22	11	8	2	60	5	200	16	290	34	**
Surrey - South	34	31	8	14	33	23	0	2	75	70	7.1
Surrey - Cloverdale	61	65	0	0	0	8	11	24	72	97	-25.8
Surrey - North	54	86	0	0	47	0	1	4	102	90	13.3
Surrey - Guildford	1	1	0	0	13	0	0	0	14	1	**
Surrey - Whalley	9	8	0	0	0	0	0	0	9	8	12.5
Surrey Total	159	191	8	14	93	31	12	30	272	266	2.3
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	105	0	105	-100.0
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	124	0	124	0	n/a
Vancouver - Granville/Oak	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	2	6	0	0	0	0	0	0	2	6	-66.7
Vancouver - Marpole	6	4	0	0	0	0	2	0	8	4	100.0
Vancouver - Eastside	51	26	4	4	0	0	51	6	106	36	194.4
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	3	0	2	0	0	4	129	80	134	84	59.5
Vancouver - Westside	22	18	0	2	24	0	6	0	52	20	160.0
Vancouver Total	84	54	12	8	24	4	312	191	432	257	68.1
West Vancouver	13	6	2	0	0	0	0	0	15	6	150.0
White Rock	2	0	0	0	0	0	4	8	6	8	-25.0
Vancouver CMA	393	369	62	32	375	197	814	260	1,644	858	91.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	26	4	0	0	0	0	0	0	26	4	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	13	11	0	0	0	0	6	2	19	13	46.2
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	47	19	4	2	4	40	26	9	81	70	15.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	42	13	12	6	12	4	37	0	103	23	**
Burnaby - Central Park	27	6	12	8	26	0	98	130	163	144	13.2
Burnaby - Remainder	96	48	68	24	33	25	357	214	554	311	78.1
Burnaby Total	212	88	96	40	75	69	518	353	901	550	63.8
Coquitlam	125	108	24	10	119	81	442	26	710	225	**
Delta - Tsawwassen	12	3	0	2	0	0	55	0	67	5	**
Delta - Ladner	39	18	6	0	0	0	27	3	72	21	**
Delta - North	72	66	6	0	126	48	0	52	204	166	22.9
Delta	123	87	12	2	126	48	82	55	343	192	78.6
Langley City	2	1	0	0	0	36	105	98	107	135	-20.7
Langley District	174	113	0	0	288	81	152	190	614	384	59.9
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	238	131	4	8	85	96	21	1	348	236	47.5
New Westminster	95	31	4	0	10	0	129	158	238	189	25.9
North Vancouver City	3	8	16	2	8	11	210	8	237	29	**
North Vancouver DM	59	33	2	44	20	60	129	47	210	184	14.1
Pitt Meadows	14	7	0	12	0	8	0	0	14	27	-48.1
Port Coquitlam	4	4	4	0	42	60	52	14	102	78	30.8
Port Moody	12	6	0	0	21	0	0	0	33	6	**
Richmond	224	78	46	10	188	143	681	274	1,139	505	125.5
Surrey - South	369	139	42	38	213	259	14	8	638	444	43.7
Surrey - Cloverdale	495	274	4	4	112	53	124	177	735	508	44.7
Surrey - North	616	327	20	0	302	62	197	82	1,135	471	141.0
Surrey - Guildford	12	2	0	0	13	0	0	0	25	2	**
Surrey - Whalley	104	58	2	0	0	21	108	0	214	79	170.9
Surrey Total	1,596	800	68	42	640	395	443	267	2,747	1,504	82.6
University Endowment Lands	2	4	0	0	0	0	170	137	172	141	22.0
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	261	430	261	64.8
Vancouver - Kitsilano	5	1	6	4	15	0	0	47	26	52	-50.0
Vancouver - False Creek	1	0	2	2	0	0	124	0	127	2	**
Vancouver - Granville/Oak	5	3	2	0	0	0	51	0	58	3	**
Vancouver - Kerrisdale	38	19	0	0	0	0	12	33	50	52	-3.8
Vancouver - Marpole	45	13	6	4	0	0	24	2	75	19	**
Vancouver - Eastside	306	145	32	36	29	3	499	70	866	254	**
Vancouver - Mt. Pleasant	1	2	14	14	0	16	772	9	787	41	**
Vancouver - Strath/Grand	3	2	4	2	0	10	257	92	264	106	149.1
Vancouver - Westside	189	81	2	6	24	14	129	4	344	105	**
Vancouver Total	593	266	68	68	68	43	2,298	743	3,027	1,120	170.3
West Vancouver	75	32	2	0	0	0	0	0	77	32	140.6
White Rock	4	6	0	0	0	0	67	82	71	88	-19.3
Vancouver CMA	3,596	1,820	346	238	1,690	1,131	5,505	2,455	11,137	5,644	97.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	98	0	0	0
Burnaby - Remainder	14	0	0	5	0	0	0	0
Burnaby Total	14	4	0	5	98	0	0	0
Coquitlam	14	25	0	0	32	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	36	0	0	0	0	0	0	0
Delta	36	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	69	16	0	0	14	10	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	41	0	0	0	0	0	1
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	138	0	0	0
North Vancouver DM	0	60	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	6	0	0	4	0	0	0
Port Moody	8	0	0	0	0	0	0	0
Richmond	60	5	0	0	119	16	81	0
Surrey - South	33	23	0	0	0	0	0	2
Surrey - Cloverdale	0	8	0	0	0	6	11	18
Surrey - North	47	0	0	0	0	0	1	4
Surrey - Guildford	13	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	93	31	0	0	0	6	12	24
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	105
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	124	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	0	0	0	50	6	1	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	4	0	0	0	0	129	80
Vancouver - Westside	24	0	0	0	6	0	0	0
Vancouver Total	24	4	0	0	182	6	130	185
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	8	0	0
Vancouver CMA	375	192	0	5	591	50	223	210

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	40	0	0	26	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	98	130	0	0
Burnaby - Remainder	33	20	0	5	287	214	70	0
Burnaby Total	75	64	0	5	448	353	70	0
Coquitlam	119	81	0	0	392	26	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	24	0	3	3
Delta - North	126	48	0	0	0	51	0	1
Delta	126	48	0	0	79	51	3	4
Langley City	0	36	0	0	105	98	0	0
Langley District	288	81	0	0	152	190	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	85	91	0	0	21	0	0	1
New Westminster	10	0	0	0	129	158	0	0
North Vancouver City	8	11	0	0	158	8	52	0
North Vancouver DM	20	60	0	0	129	47	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	42	60	0	0	52	14	0	0
Port Moody	21	0	0	0	0	0	0	0
Richmond	188	143	0	0	597	274	84	0
Surrey - South	213	259	0	0	0	0	14	8
Surrey - Cloverdale	112	53	0	0	20	98	104	79
Surrey - North	302	62	0	0	169	66	28	16
Surrey - Guildford	13	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	108	0	0	0
Surrey Total	640	395	0	0	297	164	146	103
University Endowment Lands	0	0	0	0	170	91	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	105
Vancouver - Kitsilano	15	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	124	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	12	33	0	0
Vancouver - Marpole	0	0	0	0	24	2	0	0
Vancouver - Eastside	29	3	0	0	470	70	29	0
Vancouver - Mt. Pleasant	0	16	0	0	772	9	0	0
Vancouver - Strath/Grand	0	10	0	0	128	12	129	80
Vancouver - Westside	24	14	0	0	78	4	51	0
Vancouver Total	68	43	0	0	1,885	558	413	185
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	67	82	0	0
Vancouver CMA	1,690	1,121	0	5	4,685	2,116	820	339

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	7	4	0	0	0	0	7	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	4	0	0	0	0	3	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	8	0	4	0	0	8	12
Burnaby - Central Park	1	2	98	0	0	0	99	2
Burnaby - Remainder	29	8	14	0	0	5	43	13
Burnaby Total	41	22	112	4	0	5	153	31
Coquitlam	39	19	20	25	0	0	59	44
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	19	6	42	0	1	0	62	6
Delta	19	6	42	0	1	0	62	6
Langley City	0	0	0	0	0	0	0	0
Langley District	32	32	69	16	2	6	103	54
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	24	22	41	0	1	38	66
New Westminster	12	0	0	6	0	0	12	6
North Vancouver City	2	4	138	0	0	0	140	4
North Vancouver DM	7	5	0	60	0	0	7	65
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	4	0	35	6	0	0	39	6
Port Moody	1	0	8	0	0	0	9	0
Richmond	42	23	167	11	81	0	290	34
Surrey - South	32	30	43	38	0	2	75	70
Surrey - Cloverdale	61	71	0	8	11	18	72	97
Surrey - North	54	86	47	0	1	4	102	90
Surrey - Guildford	1	1	13	0	0	0	14	1
Surrey - Whalley	9	8	0	0	0	0	9	8
Surrey Total	157	196	103	46	12	24	272	266
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	105	0	105
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	124	0	0	0	124	0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	0
Vancouver - Kerrisdale	2	6	0	0	0	0	2	6
Vancouver - Marpole	8	4	0	0	0	0	8	4
Vancouver - Eastside	95	36	0	0	11	0	106	36
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	5	0	0	4	129	80	134	84
Vancouver - Westside	24	20	24	0	4	0	52	20
Vancouver Total	140	68	148	4	144	185	432	257
West Vancouver	15	6	0	0	0	0	15	6
White Rock	6	8	0	0	0	0	6	8
Vancouver CMA	540	418	864	219	240	221	1,644	858

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	26	4	0	0	0	0	26	4
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	17	13	0	0	2	0	19	13
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	51	21	30	49	0	0	81	70
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	54	19	49	4	0	0	103	23
Burnaby - Central Park	39	14	124	130	0	0	163	144
Burnaby - Remainder	164	72	320	234	70	5	554	311
Burnaby Total	308	128	523	417	70	5	901	550
Coquitlam	277	147	383	78	50	0	710	225
Delta - Tsawwassen	12	5	55	0	0	0	67	5
Delta - Ladner	39	18	28	0	5	3	72	21
Delta - North	71	66	132	99	1	1	204	166
Delta	122	89	215	99	6	4	343	192
Langley City	2	1	105	134	0	0	107	135
Langley District	317	163	288	207	9	14	614	384
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	237	131	110	99	1	1	348	236
New Westminster	68	25	170	164	0	0	238	189
North Vancouver City	39	18	146	11	52	0	237	29
North Vancouver DM	59	29	151	155	0	0	210	184
Pitt Meadows	14	7	0	20	0	0	14	27
Port Coquitlam	42	23	60	55	0	0	102	78
Port Moody	12	6	21	0	0	0	33	6
Richmond	430	192	625	313	84	0	1,139	505
Surrey - South	364	138	260	298	14	8	638	444
Surrey - Cloverdale	515	304	116	125	104	79	735	508
Surrey - North	618	327	489	128	28	16	1,135	471
Surrey - Guildford	12	2	13	0	0	0	25	2
Surrey - Whalley	106	58	108	21	0	0	214	79
Surrey Total	1,615	829	986	572	146	103	2,747	1,504
University Endowment Lands	2	4	170	91	0	46	172	141
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	105	430	261
Vancouver - Kitsilano	11	5	15	47	0	0	26	52
Vancouver - False Creek	3	2	124	0	0	0	127	2
Vancouver - Granville/Oak	5	3	49	0	4	0	58	3
Vancouver - Kerrisdale	47	19	0	33	3	0	50	52
Vancouver - Marpole	66	19	0	0	9	0	75	19
Vancouver - Eastside	461	251	322	0	83	3	866	254
Vancouver - Mt. Pleasant	14	16	772	25	1	0	787	41
Vancouver - Strath/Grand	135	4	0	22	129	80	264	106
Vancouver - Westside	207	89	44	16	93	0	344	105
Vancouver Total	949	408	1,552	524	526	188	3,027	1,120
West Vancouver	77	32	0	0	0	0	77	32
White Rock	50	44	21	44	0	0	71	88
Vancouver CMA	4,665	2,295	5,526	2,983	946	361	11,137	5,644

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	11	4	0	0	0	0	0	0	11	4	175.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	5	0	4	0	0	0	0	0	9	0	n/a
Burnaby - Central Park	1	2	4	0	0	0	0	0	5	2	150.0
Burnaby - Remainder	4	5	2	2	0	11	0	70	6	88	-93.2
Burnaby Total	22	12	10	2	0	11	0	70	32	95	-66.3
Coquitlam	0	3	0	0	0	39	2	74	2	116	-98.3
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	15	13	0	0	0	28	0	0	15	41	-63.4
Delta	15	13	0	0	0	28	0	0	15	41	-63.4
Langley City	0	0	0	0	0	0	62	0	62	0	n/a
Langley District	25	38	6	0	32	9	22	8	85	55	54.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	32	20	0	0	4	0	0	0	36	20	80.0
New Westminster	11	2	0	0	0	0	0	36	11	38	-71.1
North Vancouver City	0	0	0	0	0	3	0	23	0	26	-100.0
North Vancouver DM	5	8	2	0	0	0	0	0	7	8	-12.5
Pitt Meadows	0	11	0	0	0	0	0	0	0	11	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	5	5	24	0	22	0	5	8	56	13	**
Surrey - South	64	14	28	0	23	55	191	0	306	69	**
Surrey - Cloverdale	56	32	0	0	27	13	96	74	179	119	50.4
Surrey - North	84	55	0	0	8	27	58	4	150	86	74.4
Surrey - Guildford	2	0	0	0	0	0	0	0	2	0	n/a
Surrey - Whalley	11	8	0	0	5	0	0	180	16	188	-91.5
Surrey Total	217	109	28	0	63	95	345	258	653	462	41.3
University Endowment Lands	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	202	0	202	0	n/a
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	7	0	0	0	0	0	0	0	7	0	n/a
Vancouver - Marpole	0	2	0	0	0	0	0	2	0	4	-100.0
Vancouver - Eastside	33	10	26	8	10	0	18	6	87	24	**
Vancouver - Mt. Pleasant	0	0	0	1	0	0	0	0	0	1	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	18	11	0	0	0	0	2	0	20	11	81.8
Vancouver Total	59	23	28	9	10	0	222	8	319	40	**
West Vancouver	7	7	0	0	0	0	0	0	7	7	0.0
White Rock	2	1	0	2	0	5	6	6	8	14	-42.9
Vancouver CMA	401	256	98	17	131	190	664	491	1,294	954	35.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	14	0	0	0	0	0	0	9	14	-35.7
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	15	19	0	0	0	0	4	2	19	21	-9.5
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	35	47	6	8	20	5	248	162	309	222	39.2
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	22	19	14	12	4	47	71	273	111	351	-68.4
Burnaby - Central Park	7	12	16	4	0	48	130	0	153	64	139.1
Burnaby - Remainder	45	58	36	48	13	106	76	440	170	652	-73.9
Burnaby Total	112	138	72	72	37	206	525	875	746	1,291	-42.2
Coquitlam	171	74	12	68	145	189	717	606	1,045	937	11.5
Delta - Tsawwassen	14	12	0	0	0	0	0	1	14	13	7.7
Delta - Ladner	50	45	2	0	0	0	5	9	57	54	5.6
Delta - North	53	86	0	16	53	129	52	3	158	234	-32.5
Delta	117	143	2	16	53	129	57	13	229	301	-23.9
Langley City	1	2	0	0	0	0	62	101	63	103	-38.8
Langley District	156	294	12	18	171	49	266	114	605	475	27.4
Lion's Bay	1	4	0	0	0	0	0	0	1	4	-75.0
Maple Ridge	228	191	20	12	24	10	1	195	273	408	-33.1
New Westminster	54	28	0	4	0	4	592	490	646	526	22.8
North Vancouver City	7	20	18	6	20	6	401	75	446	107	**
North Vancouver DM	47	65	40	0	63	0	47	167	197	232	-15.1
Pitt Meadows	10	23	0	2	0	0	0	70	10	95	-89.5
Port Coquitlam	4	9	2	2	55	47	92	175	153	233	-34.3
Port Moody	5	14	0	0	0	0	0	355	5	369	-98.6
Richmond	90	127	34	46	246	110	831	683	1,201	966	24.3
Surrey - South	331	142	82	36	308	175	472	182	1,193	535	123.0
Surrey - Cloverdale	499	292	6	4	146	273	521	353	1,172	922	27.1
Surrey - North	571	407	12	30	203	171	157	253	943	861	9.5
Surrey - Guildford	5	5	0	0	0	0	64	0	69	5	**
Surrey - Whalley	69	59	0	4	35	219	568	589	672	871	-22.8
Surrey Total	1,475	905	100	74	692	838	1,782	1,377	4,049	3,194	26.8
University Endowment Lands	7	2	4	12	0	55	91	112	102	181	-43.6
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	**
Vancouver - Downtown	0	0	0	2	4	32	511	1,137	515	1,171	-56.0
Vancouver - Kitsilano	1	10	4	0	0	0	251	45	256	55	**
Vancouver - False Creek	0	1	0	0	56	10	1,059	0	1,115	11	**
Vancouver - Granville/Oak	4	1	0	16	0	6	21	212	25	235	-89.4
Vancouver - Kerrisdale	18	32	0	0	0	9	35	59	53	100	-47.0
Vancouver - Marpole	19	29	8	16	0	10	2	2	29	57	-49.1
Vancouver - Eastside	137	154	30	34	16	10	90	240	273	438	-37.7
Vancouver - Mt. Pleasant	2	5	10	29	30	0	6	254	48	288	-83.3
Vancouver - Strath/Grand	1	4	2	8	0	3	12	43	15	58	-74.1
Vancouver - Westside	48	135	4	0	48	53	2	94	102	282	-63.8
Vancouver Total	230	371	58	105	154	133	2,308	2,106	2,750	2,715	1.3
West Vancouver	58	81	0	2	0	4	8	0	66	87	-24.1
White Rock	13	5	0	2	0	5	77	44	90	56	60.7
Vancouver CMA	2,812	2,531	374	441	1,660	1,785	7,861	7,560	12,707	12,317	3.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	11	0	0	0	70	0	0
Burnaby Total	0	11	0	0	0	70	0	0
Coquitlam	0	39	0	0	2	74	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	28	0	0	0	0	0	0
Delta	0	28	0	0	0	0	0	0
Langley City	0	0	0	0	62	0	0	0
Langley District	32	9	0	0	22	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	36	0	0
North Vancouver City	0	3	0	0	0	21	0	2
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	22	0	0	0	5	8	0	0
Surrey - South	23	55	0	0	189	0	2	0
Surrey - Cloverdale	27	13	0	0	85	64	11	10
Surrey - North	8	27	0	0	53	0	5	4
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	0	0	0	0	180	0	0
Surrey Total	63	95	0	0	327	244	18	14
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	202	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	10	0	0	0	18	6	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	2	0	0	0
Vancouver Total	10	0	0	0	222	8	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	6	6	0	0
Vancouver CMA	131	190	0	0	646	475	18	16

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	20	5	0	0	248	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	47	0	0	71	273	0	0
Burnaby - Central Park	0	48	0	0	130	0	0	0
Burnaby - Remainder	8	106	5	0	76	440	0	0
Burnaby Total	32	206	5	0	525	875	0	0
Coquitlam	145	189	0	0	717	540	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	5	9
Delta - North	53	129	0	0	51	0	1	3
Delta	53	129	0	0	51	0	6	13
Langley City	0	0	0	0	62	101	0	0
Langley District	171	49	0	0	266	114	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	10	0	0	0	195	1	0
New Westminster	0	4	0	0	592	490	0	0
North Vancouver City	20	6	0	0	376	73	25	2
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	55	47	0	0	92	174	0	1
Port Moody	0	0	0	0	0	355	0	0
Richmond	246	107	0	3	827	683	4	0
Surrey - South	308	175	0	0	458	180	14	2
Surrey - Cloverdale	146	273	0	0	384	259	137	94
Surrey - North	203	171	0	0	119	150	38	103
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	35	203	0	16	568	589	0	0
Surrey Total	692	822	0	16	1,593	1,178	189	199
University Endowment Lands	0	55	0	0	91	35	0	77
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	4	26	0	6	511	865	0	272
Vancouver - Kitsilano	0	0	0	0	251	45	0	0
Vancouver - False Creek	56	10	0	0	877	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	35	59	0	0
Vancouver - Marpole	0	10	0	0	2	2	0	0
Vancouver - Eastside	16	10	0	0	90	232	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	254	0	0
Vancouver - Strath/Grand	0	3	0	0	12	43	0	0
Vancouver - Westside	48	53	0	0	2	94	0	0
Vancouver Total	154	127	0	6	2,126	1,826	182	280
West Vancouver	0	4	0	0	8	0	0	0
White Rock	0	5	0	0	77	44	0	0
Vancouver CMA	1,655	1,760	5	25	7,454	6,890	407	670

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	11	4	0	0	0	0	11	4
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	9	0	0	0	0	0	9	0
Burnaby - Central Park	5	2	0	0	0	0	5	2
Burnaby - Remainder	6	7	0	81	0	0	6	88
Burnaby Total	32	14	0	81	0	0	32	95
Coquitlam	2	3	0	113	0	0	2	116
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	15	13	0	28	0	0	15	41
Delta	15	13	0	28	0	0	15	41
Langley City	0	0	62	0	0	0	62	0
Langley District	50	43	34	9	1	3	85	55
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	32	20	4	0	0	0	36	20
New Westminster	10	2	1	36	0	0	11	38
North Vancouver City	0	0	0	24	0	2	0	26
North Vancouver DM	5	8	2	0	0	0	7	8
Pitt Meadows	0	11	0	0	0	0	0	11
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	0	0	0	0	0	1	0
Richmond	0	13	56	0	0	0	56	13
Surrey - South	64	14	240	55	2	0	306	69
Surrey - Cloverdale	56	36	112	73	11	10	179	119
Surrey - North	84	55	61	27	5	4	150	86
Surrey - Guildford	2	0	0	0	0	0	2	0
Surrey - Whalley	11	8	5	180	0	0	16	188
Surrey Total	217	113	418	335	18	14	653	462
University Endowment Lands	0	0	0	4	0	0	0	4
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	202	0	0	0	202	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	7	0	0	0	0	0	7	0
Vancouver - Marpole	0	4	0	0	0	0	0	4
Vancouver - Eastside	72	24	10	0	5	0	87	24
Vancouver - Mt. Pleasant	0	1	0	0	0	0	0	1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	20	11	0	0	0	0	20	11
Vancouver Total	102	40	212	0	5	0	319	40
West Vancouver	7	7	0	0	0	0	7	7
White Rock	8	9	0	5	0	0	8	14
Vancouver CMA	481	300	789	635	24	19	1,294	954

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,500,000	1,573,308
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,500,000	1,497,718
Belcarra													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	2	14.3	1	7.1	11	78.6	14	800,000	817,857
Year-to-date 2009	0	0.0	1	5.0	2	10.0	6	30.0	11	55.0	20	800,000	797,200
Burnaby													
September 2010	0	0.0	0	0.0	0	0.0	5	31.3	11	68.8	16	873,500	874,096
September 2009	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	868,000	889,235
Year-to-date 2010	0	0.0	0	0.0	0	0.0	13	11.0	105	89.0	118	899,500	961,069
Year-to-date 2009	0	0.0	0	0.0	1	0.7	40	28.4	100	70.9	141	798,900	873,069
Coquitlam													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	15	8.7	88	50.9	70	40.5	173	679,900	765,011
Year-to-date 2009	0	0.0	0	0.0	0	0.0	39	54.9	32	45.1	71	735,000	809,988
Delta													
September 2010	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	700,000	684,800
September 2009	0	0.0	0	0.0	2	12.5	13	81.3	1	6.3	16	606,823	627,474
Year-to-date 2010	0	0.0	1	0.9	12	10.8	39	35.1	59	53.2	111	750,000	794,260
Year-to-date 2009	0	0.0	0	0.0	26	18.4	76	53.9	39	27.7	141	650,895	706,159
Langley City													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
September 2010	0	0.0	1	5.3	2	10.5	4	21.1	12	63.2	19	890,000	882,474
September 2009	0	0.0	1	2.3	22	51.2	13	30.2	7	16.3	43	599,900	643,472
Year-to-date 2010	0	0.0	1	0.7	47	32.0	53	36.1	46	31.3	147	649,000	781,626
Year-to-date 2009	9	2.3	39	10.1	166	42.8	124	32.0	50	12.9	388	599,000	654,782

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Maple Ridge													
September 2010	0	0.0	2	9.5	9	42.9	7	33.3	3	14.3	21	589,000	619,852
September 2009	1	4.2	10	41.7	3	12.5	10	41.7	0	0.0	24	534,950	556,525
Year-to-date 2010	0	0.0	59	26.0	112	49.3	47	20.7	9	4.0	227	560,000	567,663
Year-to-date 2009	4	1.8	64	28.4	90	40.0	65	28.9	2	0.9	225	560,900	564,505
New Westminster													
September 2010	0	0.0	4	50.0	0	0.0	4	50.0	0	0.0	8	--	--
September 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	4	8.7	14	30.4	23	50.0	5	10.9	46	628,000	647,804
Year-to-date 2009	0	0.0	0	0.0	7	26.9	15	57.7	4	15.4	26	648,500	676,858
North Vancouver City													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,260,000	1,230,180
North Vancouver DM													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	1	2.5	0	0.0	0	0.0	1	2.5	38	95.0	40	1,479,500	1,519,635
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	1,560,000	1,544,418
Pitt Meadows													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	0.0	2	16.7	10	83.3	0	0.0	0	0.0	12	517,950	521,442
Year-to-date 2010	0	0.0	1	11.1	2	22.2	6	66.7	0	0.0	9	--	--
Year-to-date 2009	0	0.0	6	18.2	24	72.7	2	6.1	1	3.0	33	530,900	540,455
Port Coquitlam													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	2	11.8	11	64.7	4	23.5	17	640,000	688,559
Port Moody													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	4	16.7	0	0.0	1	4.2	19	79.2	24	850,000	915,875
Richmond													
September 2010	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
September 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	1,388,000	1,311,909
Year-to-date 2010	0	0.0	0	0.0	1	0.9	13	11.4	100	87.7	114	1,000,000	1,183,842
Year-to-date 2009	0	0.0	0	0.0	2	1.4	23	15.6	122	83.0	147	1,000,000	1,099,183

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
September 2010	0	0.0	7	4.1	51	29.7	73	42.4	41	23.8	172	659,773	697,735
September 2009	0	0.0	15	10.6	61	43.0	30	21.1	36	25.4	142	594,450	672,831
Year-to-date 2010	1	0.1	66	4.8	588	42.6	432	31.3	294	21.3	1,381	607,000	674,022
Year-to-date 2009	5	0.5	74	6.9	404	37.7	297	27.7	292	27.2	1,072	625,000	708,062
University Endowment Lands													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
September 2010	0	0.0	1	2.1	4	8.3	4	8.3	39	81.3	48	1,000,000	1,646,838
September 2009	0	0.0	0	0.0	0	0.0	4	13.3	26	86.7	30	869,000	1,397,551
Year-to-date 2010	0	0.0	1	0.4	4	1.6	9	3.5	241	94.5	255	1,000,000	1,656,955
Year-to-date 2009	2	0.5	0	0.0	3	0.7	24	5.7	390	93.1	419	1,380,000	1,584,339
West Vancouver													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	3,220,000	3,692,135
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	62	100.0	62	2,694,000	2,816,530
White Rock													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,150,000	1,349,892
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Vancouver CMA													
September 2010	0	0.0	15	4.8	69	22.0	107	34.1	123	39.2	314	700,000	967,555
September 2009	1	0.3	28	8.7	102	31.6	81	25.1	111	34.4	323	630,000	812,848
Year-to-date 2010	2	0.1	133	4.9	798	29.1	730	26.7	1,076	39.3	2,739	680,000	890,557
Year-to-date 2009	20	0.7	188	6.5	728	25.2	726	25.1	1,227	42.5	2,889	699,000	920,354

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2010**

Submarket	Sept 2010	Sept 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	1,573,308	1,497,718	5.0
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	817,857	797,200	2.6
Burnaby Total	874,096	889,235	-1.7	961,069	873,069	10.1
Coquitlam	--	--	n/a	765,011	809,988	-5.6
Delta	684,800	627,474	9.1	794,260	706,159	12.5
Langley City	--	--	n/a	--	--	n/a
Langley District	882,474	643,472	37.1	781,626	654,782	19.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	619,852	556,525	11.4	567,663	564,505	0.6
New Westminster	--	--	n/a	647,804	676,858	-4.3
North Vancouver City	--	--	n/a	--	1,230,180	n/a
North Vancouver DM	--	--	n/a	1,519,635	1,544,418	-1.6
Pitt Meadows	--	521,442	n/a	--	540,455	n/a
Port Coquitlam	--	--	n/a	--	688,559	n/a
Port Moody	--	--	n/a	--	915,875	n/a
Richmond	--	1,311,909	n/a	1,183,842	1,099,183	7.7
Surrey Total	697,735	672,831	3.7	674,022	708,062	-4.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,646,838	1,397,551	17.8	1,656,955	1,584,339	4.6
West Vancouver	--	--	n/a	3,692,135	2,816,530	31.1
White Rock	--	--	n/a	1,349,892	--	n/a
Vancouver CMA	967,555	812,848	19.0	890,557	920,354	-3.2

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
September 2010**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1,432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1,493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November	1,175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059
	December	906	3,711	24%	952,927	461	1,305	35%	510,130	1,154	3,918	29%	418,096
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1,141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October												
	November												
	December												
Q3 2009		4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	4,664	4,782	33%	400,843
Q3 2010		2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
YTD 2009		10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250
YTD 2010		9,472	6,216	17%	979,728	4,138	2,181	22%	541,023	10,215	6,422	18%	432,575

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Third Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	Q1	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q3	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	4,664	4,782	33%	400,843
	Q4	4,681	5,672	27%	841,899	2,206	2,047	36%	487,278	4,965	4,788	35%	392,200
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4												
YTD 2009		10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250
YTD 2010		9,472	6,216	17%	979,728	4,138	2,181	22%	541,023	10,215	6,422	18%	432,575

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99	120.6	114.6	1,239	7.5	66.2	838
	June	633	3.60	5.89	120.4	114.5	1,245	7.5	66.3	842
	July	627	3.50	5.79	119.4	115.7	1,251	7.5	66.5	846
	August	604	3.30	5.39	119.5	115.7	1,260	7.4	66.7	848
	September	604	3.30	5.39		115.6	1,268	7.3	66.9	850
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	26	0	16	1	0	0	0	0	43
September 2009	18	0	22	0	0	0	0	0	40
% Change	44.4	n/a	-27.3	n/a	n/a	n/a	n/a	n/a	7.5
Year-to-date 2010	272	0	64	3	10	0	2	0	351
Year-to-date 2009	117	0	52	2	19	56	0	0	246
% Change	132.5	n/a	23.1	50.0	-47.4	-100.0	n/a	n/a	42.7
UNDER CONSTRUCTION									
September 2010	223	0	70	3	31	0	2	0	329
September 2009	176	0	52	21	43	391	0	0	683
% Change	26.7	n/a	34.6	-85.7	-27.9	-100.0	n/a	n/a	-51.8
COMPLETIONS									
September 2010	13	0	6	0	0	56	1	0	76
September 2009	12	0	2	0	0	79	0	0	93
% Change	8.3	n/a	200.0	n/a	n/a	-29.1	n/a	n/a	-18.3
Year-to-date 2010	215	0	60	17	23	293	1	0	609
Year-to-date 2009	170	0	76	5	73	359	0	0	683
% Change	26.5	n/a	-21.1	**	-68.5	-18.4	n/a	n/a	-10.8
COMPLETED & NOT ABSORBED									
September 2010	60	0	8	1	18	78	0	0	165
September 2009	118	0	5	3	42	88	0	0	256
% Change	-49.2	n/a	60.0	-66.7	-57.1	-11.4	n/a	n/a	-35.5
ABSORBED									
September 2010	13	0	8	0	1	45	1	0	68
September 2009	18	0	4	1	9	82	0	0	114
% Change	-27.8	n/a	100.0	-100.0	-88.9	-45.1	n/a	n/a	-40.4
Year-to-date 2010	237	0	55	18	41	289	1	0	641
Year-to-date 2009	217	0	109	14	82	291	0	0	713
% Change	9.2	n/a	-49.5	28.6	-50.0	-0.7	n/a	n/a	-10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
September 2010	19	0	16	1	0	0	0	0	36
September 2009	11	0	22	0	0	0	0	0	33
Fraser Valley H RDA									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Mission DM									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	7	0	0	0	0	0	0	0	7
Abbotsford CMA									
September 2010	26	0	16	1	0	0	0	0	43
September 2009	18	0	22	0	0	0	0	0	40
UNDER CONSTRUCTION									
Abbotsford City									
September 2010	169	0	70	3	31	0	2	0	275
September 2009	111	0	52	21	43	391	0	0	618
Fraser Valley H RDA									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Mission DM									
September 2010	54	0	0	0	0	0	0	0	54
September 2009	65	0	0	0	0	0	0	0	65
Abbotsford CMA									
September 2010	223	0	70	3	31	0	2	0	329
September 2009	176	0	52	21	43	391	0	0	683
COMPLETIONS									
Abbotsford City									
September 2010	13	0	6	0	0	56	1	0	76
September 2009	8	0	2	0	0	79	0	0	89
Fraser Valley H RDA									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Mission DM									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	4	0	0	0	0	0	0	0	4
Abbotsford CMA									
September 2010	13	0	6	0	0	56	1	0	76
September 2009	12	0	2	0	0	79	0	0	93

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
September 2010	40	0	8	1	9	74	0	0	132
September 2009	63	0	5	3	19	76	0	0	166
Fraser Valley H RDA									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Mission DM									
September 2010	20	0	0	0	9	4	0	0	33
September 2009	55	0	0	0	23	12	0	0	90
Abbotsford CMA									
September 2010	60	0	8	1	18	78	0	0	165
September 2009	118	0	5	3	42	88	0	0	256
ABSORBED									
Abbotsford City									
September 2010	13	0	8	0	0	45	1	0	67
September 2009	10	0	4	1	3	82	0	0	100
Fraser Valley H RDA									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
Mission DM									
September 2010	0	0	0	0	1	0	0	0	1
September 2009	8	0	0	0	6	0	0	0	14
Abbotsford CMA									
September 2010	13	0	8	0	1	45	1	0	68
September 2009	18	0	4	1	9	82	0	0	114

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Abbotsford City	20	11	0	0	0	0	16	22	36	33	9.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	7	0	0	0	0	0	0	7	7	0.0
Abbotsford CMA	27	18	0	0	0	0	16	22	43	40	7.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	203	69	0	2	10	17	64	108	277	196	41.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	74	50	0	0	0	0	0	0	74	50	48.0
Abbotsford CMA	277	119	0	2	10	17	64	108	351	246	42.7

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Abbotsford City	0	0	0	0	16	22	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	16	22	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	10	17	0	0	64	108	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	10	17	0	0	64	108	0	0

**Table 2.4: Starts by Submarket and by Intended Market
September 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Abbotsford City	35	33	1	0	0	0	36	33
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	7	0	0	0	0	7	7
Abbotsford CMA	42	40	1	0	0	0	43	40

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	262	119	13	77	2	0	277	196
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	74	50	0	0	0	0	74	50
Abbotsford CMA	336	169	13	77	2	0	351	246

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Abbotsford City	14	8	0	0	0	0	62	81	76	89	-14.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	0	4	0	0	0	0	0	0	0	4	-100.0
Abbotsford CMA	14	12	0	0	0	0	62	81	76	93	-18.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	149	112	6	34	17	37	353	435	525	618	-15.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	84	63	0	2	0	0	0	0	84	65	29.2
Abbotsford CMA	233	175	6	36	17	37	353	435	609	683	-10.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Abbotsford City	0	0	0	0	62	81	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	62	81	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	17	37	0	0	353	435	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	17	37	0	0	353	435	0	0

**Table 3.4: Completions by Submarket and by Intended Market
September 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Abbotsford City	19	10	56	79	1	0	76	89
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	4	0	0	0	0	0	4
Abbotsford CMA	19	14	56	79	1	0	76	93

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	191	183	333	435	1	0	525	618
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	84	63	0	2	0	0	84	65
Abbotsford CMA	275	246	333	437	1	0	609	683

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
September 2010	0	0.0	2	15.4	6	46.2	1	7.7	4	30.8	13	549,900	649,262
September 2009	0	0.0	2	18.2	1	9.1	5	45.5	1	9.1	11	619,900	607,945
Year-to-date 2010	0	0.0	22	13.3	22	13.3	30	18.1	22	13.3	166	568,000	608,290
Year-to-date 2009	6	4.1	36	24.5	22	15.0	22	15.0	22	15.0	147	545,000	590,298
Fraser Valley H RDA													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	1	12.5	5	62.5	1	12.5	0	0.0	1	12.5	8	--	--
Year-to-date 2010	4	4.5	73	83.0	0	0.0	1	1.1	0	0.0	88	459,900	461,531
Year-to-date 2009	1	1.2	65	78.3	1	1.2	0	0.0	1	1.2	83	469,000	485,395
Abbotsford CMA													
September 2010	0	0.0	2	15.4	4	30.8	1	7.7	4	30.8	13	549,900	649,262
September 2009	1	5.3	7	36.8	2	10.5	5	26.3	2	10.5	19	529,000	586,147
Year-to-date 2010	4	1.6	95	37.4	22	8.7	31	12.2	22	8.7	254	540,000	557,444
Year-to-date 2009	7	3.0	101	43.9	23	10.0	22	9.6	23	10.0	230	520,000	552,442

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2010**

Submarket	Sept 2010	Sept 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	649,262	607,945	6.8	608,290	590,298	3.0
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	461,531	485,395	-4.9
Abbotsford CMA	649,262	586,147	10.8	557,444	552,442	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
September 2010

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,161	3,137	2,644	43.9	457,651	9.1	443,954
	June	1,681	-10.4	1,200	2,835	2,466	48.7	469,792	10.6	460,480
	July	1,035	-47.8	864	2,033	1,849	46.7	459,361	8.0	459,309
	August	946	-43.3	889	1,901	2,020	44.0	424,303	-2.4	415,397
	September	967	-35.0	959	2,173	2,139	44.8	444,997	1.9	441,671
	October									
	November									
	December									
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	Q3 2010	2,948	-42.6		6,107			443,399	2.7	
	YTD 2009	11,587	5.9		20,942			420,435	-3.4	
	YTD 2010	11,191	-3.4		23,750			450,971	7.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99	119.1	113.6	89	7.9	70.5	773
	June	633	3.60	5.89	118.9	113.4	89	8.4	70.7	759
	July	627	3.50	5.79	118.0	114.6	89	8.1	70.1	752
	August	604	3.30	5.39	118.1	114.5	88	7.8	69.3	757
	September	604	3.30	5.39		114.5	88	7.6	68.8	770
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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