HOUSING MARKET INFORMATION

HOUSING NOW
Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

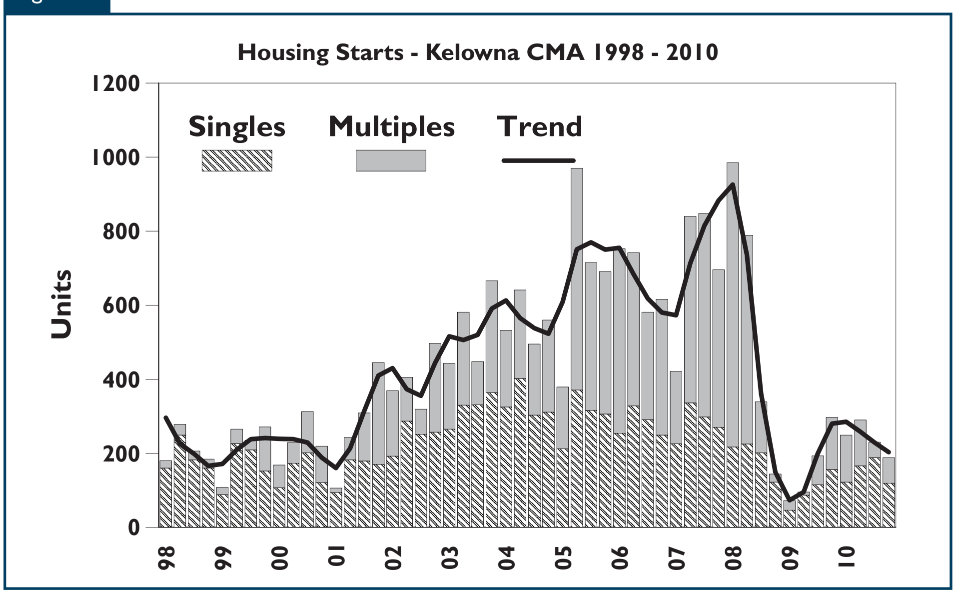
Date Released: January 2011

New Home Construction

Kelowna's new home construction sector saw housing starts move higher in 2010. Housing starts, led by the detached home sector, increased to 957 homes in 2010 from 657 homes the previous year. Both detached home and multi-family starts were up from 2009 levels.

Fourth quarter 2010 housing starts were down from the fourth quarter 2009 level due to several factors. Housing starts have moderated in recent months after increasing through the second half of 2009 and earlier in 2010. Expectations of higher mortgage interest rates last year resulted in some new home buyers bringing forward their decision to build, pushing up housing starts in the fall of 2009 and the first half of 2010.

Figure 1



Source: CMHC.

Table of Contents

While annual housing starts were up by almost fifty per cent from 2009, Kelowna's new home construction sector continues to face strong competition from the existing resale home market.

Detached housing was the focus of new home construction in 2010. Lower lot prices and favourable construction costs, including labour and some materials enabled builders to compete more effectively with the existing home market and attract more new home buyers. Continued low mortgage interest rates were also a key factor contributing to increased detached home starts in 2010. The inventory of new, completed and unoccupied detached homes trended lower from levels recorded in 2009, clearing the way for more detached home construction in 2010. New home buyers have also benefited from an ample supply of building lots during the past year, a positive change from the shortages seen prior to 2008.

Moderately priced homes remained the focus of new detached home demand in 2010. Builders targeted buyers seeking homes in the $450,000 -$570,000 price range. New detached homes were been available for as low as $400,000, below the average existing home price.

Condominium construction was slower to pick up in 2010, reflecting in part, reduced demand for resort and other types of investor-oriented units, which had represented a significant share of the market. Lingering inventories of new, completed and unoccupied units and strong price competition from a well-supplied resale market also constrained apartment condominium construction in 2010. The supply of apartment condominiums under construction trended lower in 2010. This was the result of condominium absorption which increased in response to builder incentives and price reductions, but remained sluggish compared to previous years. More recently, demand has shifted to local buyers from investors and those seeking resort homes and second residences. Builders remained cautious, focusing on smaller, phased multi-family housing projects in 2010, rather than larger-scale apartment condominiums.

Rental apartment construction accounted for the largest share of multi-family starts in 2010, despite higher vacancy rates compared to a year earlier. Developers of multi-family rental housing are building in anticipation of lower vacancy rates. With construction costs coming down, rental construction has become a more viable development opportunity than in recent years. There were 212 rental apartment starts in 2010.

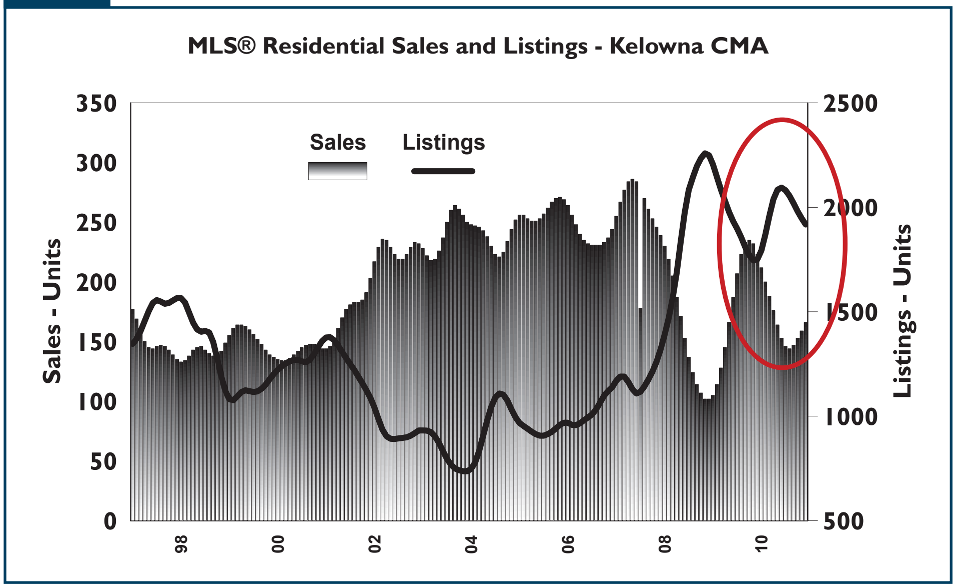
Existing Home Market

Existing home sales have moderated in recent months after increasing through the second half of 2009 and earlier in 2010. As in the new home sector, expectations of higher mortgage interest rates drew some buyers into the market place, boosting sales in 2009 and the first quarter of 2010. Pent-up demand among first-time buyers, a key factor underlying the upswing in sales was, to some extent, satisfied by mid 2010.

Total residential sales moved lower in 2010, declining ten per cent from 2009 levels. Sales of detached, row and apartment condominiums were down from the previous year. Detached homes and townhouses were the strongest performers.

Home buyers continued to benefit from ample choice and strong price competition among sellers in 2010. With sales edging lower and the supply of listings increasing to near record highs, the sales to new listings ratio moved into buyers' from balanced market territory by mid 2010. The supply of both detached and multi-family homes has since begun to trend lower, but remained at high levels through the balance of 2010.

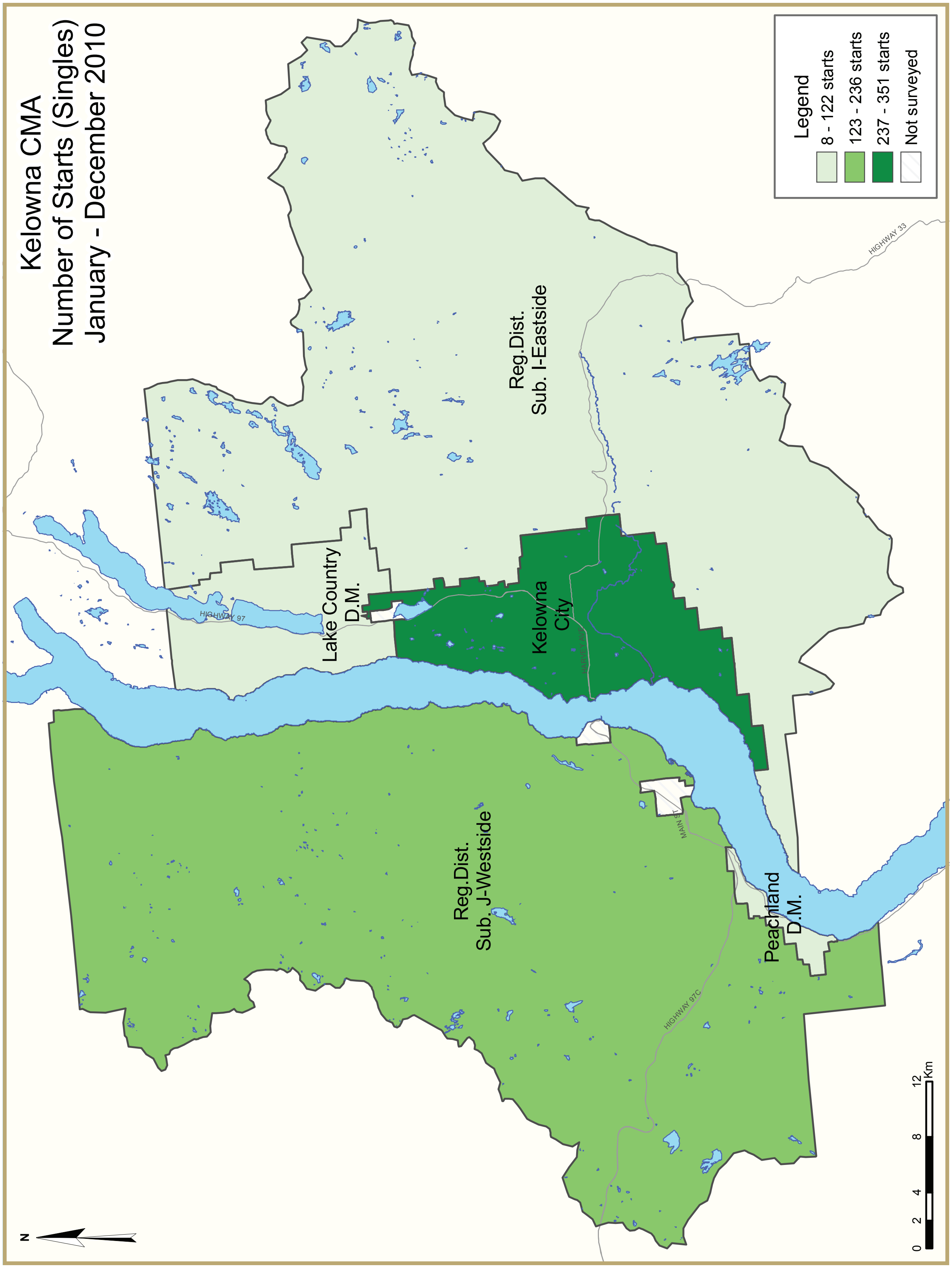
Figure 2



Source: OMREB. MLS® Multiple Listing Service (MLS®) is a registered certification mark owned by the Canadian Real Estate Association. Data is seasonally adjusted.

Demand broadened to include more move-up buyers in 2010. While sales of mid and higher priced homes did pick up in 2010, the focus of demand among many home buyers remained moderately prices homes. Single family homes priced at less than $400,000 captured 35 and 40 per cent of sales in 2010 and 2009, respectively, compared to only 24 per cent in 2008.

The average detached home price moved higher in 2010, but much of the increase is attributed to shifts in the price distribution of sales, rather than true price appreciation. An ample supply of listings in combination with moderating demand has tempered upward pressure on prices during the past few months. Both row and apartment condominium prices remained essentially flat, edging down slightly in 2010.


Kelowna CMA
Number of Starts (Singles)
January - December 2010
Legend
8 - 122 starts
123 - 236 starts
237 - 351 starts
Not surveyed
Reg.Dist. Sub. I-Eastside
Lake Country D.M.
Kelowna City
Reg.Dist. Sub. J-Westside
Peachland D.M.
HIGHWAY 97
HIGHWAY 33
HIGHWAY 97C
MAIN ST
N
0 2 4 8 12 Km

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 Kelowna CMA December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	33	0	0	0	4	0	3	0	40
December 2009	51	2	0	0	19	0	0	0	72
% Change	-35.3	-100.0	n/a	n/a	-78.9	n/a	n/a	n/a	-44.4
Year-to-date 2010	558	50	6	12	82	12	25	212	957
Year-to-date 2009	371	20	0	12	93	106	25	30	657
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
UNDER CONSTRUCTION									
December 2010	424	34	6	2	98	194	19	212	989
December 2009	448	18	0	10	179	651	18	30	1,354
% Change	-5.4	88.9	n/a	-80.0	-45.3	-70.2	5.6	**	-27.0
COMPLETIONS									
December 2010	55	8	0	2	4	46	2	0	117
December 2009	38	2	0	2	2	0	4	0	48
% Change	44.7	**	n/a	0.0	100.0	n/a	-50.0	n/a	143.8
Year-to-date 2010	580	34	0	20	163	529	26	101	1,453
Year-to-date 2009	515	6	0	24	204	1,092	42	59	1,942
% Change	12.6	**	n/a	-16.7	-20.1	-51.6	-38.1	71.2	-25.2
COMPLETED & NOT ABSORBED									
December 2010	121	11	0	7	82	351	6	30	608
December 2009	110	2	0	7	71	281	0	0	471
% Change	10.0	**	n/a	0.0	15.5	24.9	n/a	n/a	29.1
ABSORBED									
December 2010	45	6	0	1	2	34	2	5	95
December 2009	59	1	0	3	10	13	4	0	90
% Change	-23.7	**	n/a	-66.7	-80.0	161.5	-50.0	n/a	5.6
Year-to-date 2010	569	25	0	20	152	459	20	71	1,316
Year-to-date 2009	586	5	0	21	202	918	42	59	1,833
% Change	-2.9	**	n/a	-4.8	-24.8	-50.0	-52.4	20.3	-28.2

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

Table 1.1: Housing Activity Summary by Submarket December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
December 2010	19	0	0	0	4	0	2	0	25
December 2009	30	2	0	0	17	0	0	0	49
Lake Country D.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	7	0	0	0	0	0	0	0	7
Peachland D.M.									
December 2010	1	0	0	0	0	0	1	0	2
December 2009	3	0	0	0	0	0	0	0	3
Reg. Dist. Sub. J - Westside									
December 2010	7	0	0	0	0	0	0	0	7
December 2009	11	0	0	0	0	0	0	0	11
Reg. Dist. Sub. I - Eastside									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	2	0	0	0	2
Kelowna CMA									
December 2010	33	0	0	0	4	0	3	0	40
December 2009	51	2	0	0	19	0	0	0	72
UNDER CONSTRUCTION									
Kelowna City									
December 2010	218	8	6	1	88	191	16	212	740
December 2009	207	10	0	3	107	590	18	30	965
Lake Country D.M.									
December 2010	66	18	0	0	0	0	1	0	85
December 2009	82	4	0	1	16	15	0	0	118
Peachland D.M.									
December 2010	15	0	0	0	0	0	1	0	16
December 2009	23	0	0	1	22	0	0	0	46
Reg. Dist. Sub. J - Westside									
December 2010	111	2	0	1	8	3	0	0	125
December 2009	120	2	0	5	24	46	0	0	197
Reg. Dist. Sub. I - Eastside									
December 2010	14	6	0	0	2	0	1	0	23
December 2009	16	2	0	0	10	0	0	0	28
Kelowna CMA									
December 2010	424	34	6	2	98	194	19	212	989
December 2009	448	18	0	10	179	651	18	30	1,354

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

Table 1.1: Housing Activity Summary by Submarket December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
December 2010	28	4	0	1	2	0	2	0	37
December 2009	25	0	0	2	2	0	3	0	32
Lake Country D.M.									
December 2010	6	2	0	0	0	0	0	0	8
December 2009	0	0	0	0	0	0	0	0	0
Peachland D.M.									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
December 2010	16	2	0	1	2	46	0	0	67
December 2009	13	2	0	0	0	0	1	0	16
Reg. Dist. Sub. I - Eastside									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Kelowna CMA									
December 2010	55	8	0	2	4	46	2	0	117
December 2009	38	2	0	2	2	0	4	0	48
COMPLETED & NOT ABSORBED									
Kelowna City									
December 2010	69	9	0	4	47	247	6	10	392
December 2009	56	0	0	5	38	147	0	0	246
Lake Country D.M.									
December 2010	15	0	0	0	8	11	0	20	54
December 2009	12	0	0	0	10	37	0	0	59
Peachland D.M.									
December 2010	3	0	0	0	7	0	0	0	10
December 2009	6	0	0	1	4	0	0	0	11
Reg. Dist. Sub. J - Westside									
December 2010	34	2	0	3	19	93	0	0	151
December 2009	36	2	0	1	17	97	0	0	153
Reg. Dist. Sub. I - Eastside									
December 2010	0	0	0	0	1	0	0	0	1
December 2009	0	0	0	0	2	0	0	0	2
Kelowna CMA									
December 2010	121	11	0	7	82	351	6	30	608
December 2009	110	2	0	7	71	281	0	0	471

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

Table 1.1: Housing Activity Summary by Submarket December 2010									
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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kelowna City									
December 2010	20	2	0	0	2	1	2	5	32
December 2009	35	1	0	3	6	11	3	0	59
Lake Country D.M.									
December 2010	8	2	0	0	0	0	0	0	10
December 2009	1	0	0	0	1	1	0	0	3
Peachland D.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
December 2010	10	2	0	1	0	33	0	0	46
December 2009	23	0	0	0	3	1	1	0	28
Reg. Dist. Sub. I - Eastside									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Kelowna CMA									
December 2010	45	6	0	1	2	34	2	5	95
December 2009	59	1	0	3	10	13	4	0	90

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

Table 1.2: History of Housing Starts of Kelowna CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805
% Change	1.7	n/a	n/a	27.3	-23.1	15.9	-33.8	n/a	4.2
2006	1,026	0	0	33	433	1,132	68	0	2,692
% Change	-10.5	-100.0	n/a	**	63.4	0.7	15.3	-100.0	-2.3
2005	1,147	44	0	8	265	1,124	59	108	2,755
% Change	-10.3	-66.7	-100.0	n/a	61.6	143.8	-25.3	5.9	23.9
2004	1,279	132	7	0	164	461	79	102	2,224
% Change	1.1	40.4	0.0	n/a	**	-30.6	163.3	88.9	4.1
2003	1,265	94	7	0	23	664	30	54	2,137
% Change	32.9	9.3	**	n/a	-60.3	78.5	-50.0	-10.0	34.3
2002	952	86	2	0	58	372	60	60	1,591
% Change	54.0	65.4	-90.5	n/a	n/a	100.0	-24.1	-59.2	44.2
2001	618	52	21	0	0	186	79	147	1,103

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type December 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Black Mountain	3	3	0	0	0	0	0	0	3	3	0.0
Dilworth Mountain	0	2	0	6	0	0	0	0	0	8	-100.0
Ellison/Joe Rich	0	0	0	2	0	0	0	0	0	2	-100.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	4	1	0	0	4	0	0	0	8	1	**
Kelowna Core Area	3	4	0	0	0	13	0	0	3	17	-82.4
Lake Country	6	7	0	0	0	0	0	0	6	7	-14.3
Lakeview Heights	0	2	0	0	0	0	0	0	0	2	-100.0
Lower Mission	3	0	0	0	0	0	0	0	3	0	n/a
North Glenmore	1	3	0	0	0	0	0	0	1	3	-66.7
Peachland	2	3	0	0	0	0	0	0	2	3	-33.3
Rutland	1	5	0	0	0	0	0	0	1	5	-80.0
Southeast Kelowna	3	1	0	0	0	0	0	0	3	1	200.0
Shannon Lake	4	3	0	0	0	0	0	0	4	3	33.3
Upper Mission	3	11	0	0	0	0	0	0	3	11	-72.7
Westbank	2	0	0	0	0	0	0	0	2	0	n/a
West Kelowna	1	3	0	0	0	0	0	0	1	3	-66.7
Westside	0	3	0	0	0	0	0	0	0	3	-100.0
Kelowna CMA	36	51	0	8	4	13	0	0	40	72	-44.4

Table 2.1: Starts by Submarket and by Dwelling Type January - December 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
Black Mountain	61	32	2	8	4	0	0	0	67	40	67.5
Dilworth Mountain	8	8	22	26	0	0	30	30	60	64	-6.3
Ellison/Joe Rich	15	17	10	8	0	0	0	0	25	25	0.0
Glenrosa	1	1	0	2	0	0	0	0	1	3	-66.7
Glenmore	48	9	0	0	14	0	71	0	133	9	**
Kelowna Core Area	16	15	4	4	12	17	120	60	152	96	58.3
Lake Country	96	63	20	6	0	4	0	0	116	73	58.9
Lakeview Heights	27	19	0	2	0	0	0	0	27	21	28.6
Lower Mission	33	2	0	2	12	6	0	0	45	10	**
North Glenmore	34	32	0	0	0	0	0	0	34	32	6.3
Peachland	8	22	0	2	0	20	0	0	8	44	-81.8
Rutland	22	21	6	2	14	0	0	0	42	23	82.6
Southeast Kelowna	23	18	0	0	0	0	0	0	23	18	27.8
Shannon Lake	54	29	0	0	0	8	0	0	54	37	45.9
Upper Mission	106	65	0	0	14	0	0	0	120	65	84.6
Westbank	12	11	2	0	0	0	3	46	17	57	-70.2
West Kelowna	25	14	2	0	0	0	0	0	27	14	92.9
Westside	6	26	0	0	0	0	0	0	6	26	-76.9
Kelowna CMA	595	404	68	62	70	55	224	136	957	657	45.7

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type December 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Black Mountain	6	4	0	0	0	0	0	0	6	4	50.0
Dilworth Mountain	0	3	2	2	0	0	0	0	2	5	-60.0
Ellison/Joe Rich	1	0	0	0	0	0	0	0	1	0	n/a
Glenrosa	0	1	0	2	0	0	0	0	0	3	-100.0
Glenmore	4	2	0	0	0	0	0	0	4	2	100.0
Kelowna Core Area	5	2	0	0	0	0	0	0	5	2	150.0
Lake Country	6	0	2	0	0	0	0	0	8	0	n/a
Lakeview Heights	3	0	0	0	0	0	0	0	3	0	n/a
Lower Mission	6	1	2	0	0	0	0	0	8	1	**
North Glenmore	0	2	0	0	0	0	0	0	0	2	-100.0
Peachland	4	0	0	0	0	0	0	0	4	0	n/a
Rutland	1	4	2	0	0	0	0	0	3	4	-25.0
Southeast Kelowna	0	1	0	0	0	0	0	0	0	1	-100.0
Shannon Lake	10	6	2	0	0	0	0	0	12	6	100.0
Upper Mission	9	11	0	0	0	0	0	0	9	11	-18.2
Westbank	3	1	2	0	0	0	46	0	51	1	**
West Kelowna	1	4	0	0	0	0	0	0	1	4	-75.0
Westside	0	2	0	0	0	0	0	0	0	2	-100.0
Kelowna CMA	59	44	12	4	0	0	46	0	117	48	143.8

Table 3.1: Completions by Submarket and by Dwelling Type January - December 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
Black Mountain	53	44	10	8	4	4	0	0	67	56	19.6
Dilworth Mountain	9	8	36	12	0	0	30	0	75	20	**
Ellison/Joe Rich	16	13	14	10	0	0	0	0	30	23	30.4
Glenrosa	5	1	0	2	0	0	0	0	5	3	66.7
Glenmore	22	23	0	4	0	10	0	67	22	104	-78.8
Kelowna Core Area	20	18	4	20	17	0	408	532	449	570	-21.2
Lake Country	112	68	10	6	12	39	86	72	220	185	18.9
Lakeview Heights	24	24	2	16	0	4	0	0	26	44	-40.9
Lower Mission	17	12	6	2	6	0	60	0	89	14	**
North Glenmore	43	49	6	2	0	12	0	60	49	123	-60.2
Peachland	16	22	2	2	20	24	0	0	38	48	-20.8
Rutland	27	28	6	4	0	8	0	92	33	132	-75.0
Southeast Kelowna	31	9	0	6	0	0	0	0	31	15	106.7
Shannon Lake	51	46	2	6	12	4	0	216	65	272	-76.1
Upper Mission	122	107	0	2	24	16	0	0	146	125	16.8
Westbank	12	20	4	2	0	0	46	112	62	134	-53.7
West Kelowna	28	35	0	0	0	0	0	0	28	35	-20.0
Westside	18	39	0	0	0	0	0	0	18	39	-53.8
Kelowna CMA	626	566	102	104	95	121	630	1,151	1,453	1,942	-25.2

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 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 (%)			
Black Mountain													
December 2010	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
December 2009	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	8	17.8	15	33.3	17	37.8	5	11.1	45	596,920	610,016
Year-to-date 2009	0	0.0	7	13.7	30	58.8	9	17.6	5	9.8	51	556,395	604,336
Dilworth Mountain													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2009	0	0.0	1	7.1	8	57.1	2	14.3	3	21.4	14	573,225	618,064
Ellison/Joe Rich													
December 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	6.7	3	20.0	8	53.3	1	6.7	2	13.3	15	545,000	613,877
Year-to-date 2009	0	0.0	4	33.3	5	41.7	0	0.0	3	25.0	12	562,908	605,188
Glenrosa													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Glenmore													
December 2010	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	3	14.3	1	4.8	5	23.8	12	57.1	21	799,900	963,920
Year-to-date 2009	0	0.0	0	0.0	2	11.8	2	11.8	13	76.5	17	997,395	1,575,461
Kelowna Core Area													
December 2010	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	4	33.3	1	8.3	2	16.7	5	41.7	12	662,875	1,508,820
Year-to-date 2009	0	0.0	4	30.8	7	53.8	0	0.0	2	15.4	13	529,900	695,655
Lake Country													
December 2010	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	8	--	--
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	2	1.9	46	42.6	28	25.9	13	12.0	19	17.6	108	518,938	667,403
Year-to-date 2009	1	1.3	12	15.6	42	54.5	9	11.7	13	16.9	77	550,195	678,245
Lakeview Heights													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	1	4.0	4	16.0	2	8.0	18	72.0	25	895,320	1,136,396
Year-to-date 2009	0	0.0	0	0.0	5	16.7	6	20.0	19	63.3	30	942,900	1,387,702
Lower Mission													
December 2010	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	1	9.1	3	27.3	3	27.3	4	36.4	11	640,930	1,413,309
Year-to-date 2009	0	0.0	0	0.0	3	30.0	5	50.0	2	20.0	10	647,645	857,784

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 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 (%)			
North Glenmore													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2010	0	0.0	16	38.1	2	4.8	9	21.4	15	35.7	42	651,240	648,214
Year-to-date 2009	1	1.8	4	7.1	10	17.9	14	25.0	27	48.2	56	742,400	865,372
Peachland													
December 2010	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	1	5.6	7	38.9	6	33.3	4	22.2	18	629,000	661,065
Year-to-date 2009	0	0.0	1	7.1	5	35.7	4	28.6	4	28.6	14	648,500	1,197,124
Rutland													
December 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	1	4.2	12	50.0	6	25.0	5	20.8	0	0.0	24	498,645	510,919
Year-to-date 2009	3	11.1	17	63.0	1	3.7	4	14.8	2	7.4	27	463,736	504,148
Southeast Kelowna													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	1	4.3	0	0.0	3	13.0	19	82.6	23	934,500	1,010,356
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Shannon Lake													
December 2010	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
December 2009	1	6.7	3	20.0	4	26.7	2	13.3	5	33.3	15	584,900	631,340
Year-to-date 2010	0	0.0	8	15.4	24	46.2	15	28.8	5	9.6	52	562,675	592,563
Year-to-date 2009	1	1.8	8	14.5	20	36.4	17	30.9	9	16.4	55	582,645	616,275
Upper Mission													
December 2010	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
December 2009	0	0.0	2	11.1	3	16.7	6	33.3	7	38.9	18	678,500	754,025
Year-to-date 2010	0	0.0	0	0.0	27	22.9	26	22.0	65	55.1	118	777,000	913,977
Year-to-date 2009	1	0.8	10	8.3	29	24.0	32	26.4	49	40.5	121	695,000	811,426
Westbank													
December 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	--	--
Year-to-date 2009	0	0.0	7	33.3	12	57.1	1	4.8	1	4.8	21	524,895	634,832
West Kelowna													
December 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2009	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	2	6.9	13	44.8	9	31.0	2	6.9	3	10.3	29	498,750	645,866
Year-to-date 2009	5	11.9	22	52.4	11	26.2	2	4.8	2	4.8	42	485,475	527,705
Westside													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	1	5.6	9	50.0	5	27.8	1	5.6	2	11.1	18	488,198	614,607
Year-to-date 2009	16	44.4	15	41.7	3	8.3	0	0.0	2	5.6	36	420,680	429,754
Kelowna CMA													
December 2010	1	2.2	9	19.6	17	37.0	8	17.4	11	23.9	46	580,422	785,458
December 2009	5	8.6	14	24.1	14	24.1	9	15.5	16	27.6	58	563,648	628,158
Year-to-date 2010	7	1.2	130	22.5	144	24.9	115	19.9	183	31.6	579	610,000	769,670
Year-to-date 2009	28	4.6	112	18.6	194	32.2	108	17.9	161	26.7	603	582,645	751,103

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2010						
Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Black Mountain	--	--	n/a	610,016	604,336	0.9
Dilworth Mountain	--	--	n/a	--	618,064	n/a
Ellison/Joe Rich	--	--	n/a	613,877	605,188	1.4
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	963,920	1,575,461	-38.8
Kelowna Core Area	--	--	n/a	1,508,820	695,655	116.9
Lake Country	--	--	n/a	667,403	678,245	-1.6
Lakeview Heights	--	--	n/a	1,136,396	1,387,702	-18.1
Lower Mission	--	--	n/a	1,413,309	857,784	64.8
North Glenmore	--	--	n/a	648,214	865,372	-25.1
Peachland	--	--	n/a	661,065	1,197,124	-44.8
Rutland	--	--	n/a	510,919	504,148	1.3
Southeast Kelowna	--	--	n/a	1,010,356	--	n/a
Shannon Lake	--	631,340	n/a	592,563	616,275	-3.8
Upper Mission	--	754,025	n/a	913,977	811,426	12.6
Westbank	--	--	n/a	--	634,832	n/a
West Kelowna	--	--	n/a	645,866	527,705	22.4
Westside	--	--	n/a	614,607	429,754	43.0
Kelowna CMA	785,458	628,158	25.0	769,670	751,103	2.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna
December 2010

		Single Detached				Townhouse				Apartment Condo			
		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	60	1,823	3	411,943	10	303	3	347,390	25	806	3	262,532
	February	91	1,859	5	446,733	12	344	3	299,408	28	868	3	232,761
	March	142	1,979	7	437,118	25	380	7	320,512	43	940	5	253,706
	April	178	2,079	9	459,684	27	378	7	320,089	60	923	7	243,386
	May	216	2,068	10	501,617	37	363	10	320,767	71	988	7	279,935
	June	251	2,106	12	476,544	44	367	12	307,382	77	992	8	245,072
	July	249	2,131	12	506,555	42	343	12	367,148	102	919	11	262,601
	August	200	2,072	10	522,167	44	343	13	337,780	65	948	7	250,896
	September	229	2,007	11	481,946	38	313	12	325,755	69	1,000	7	267,494
	October	250	1,815	14	519,199	34	299	11	321,619	70	928	8	265,665
	November	157	1,628	10	467,226	28	272	10	336,638	60	936	6	271,966
	December	131	1,417	9	563,165	17	229	7	411,053	51	854	6	230,700
2010	January	149	1,413	11	506,581	23	227	10	351,185	47	807	6	232,494
	February	154	1,673	9	500,523	25	308	8	272,312	57	1,005	6	257,532
	March	205	1,856	11	496,243	45	289	16	329,985	53	917	6	251,347
	April	237	2,136	11	509,338	42	309	14	341,430	83	970	9	254,459
	May	217	2,205	10	523,327	50	318	16	317,127	67	1,047	6	273,725
	June	212	2,266	9	550,819	33	309	11	369,704	52	1,063	5	234,323
	July	126	2,335	5	596,685	18	368	5	266,944	42	1,046	4	264,487
	August	139	2,304	6	534,672	25	368	7	321,328	75	1,000	8	281,945
	September	138	2,225	6	502,235	18	351	5	320,578	41	992	4	231,734
	October	161	2,056	8	626,942	23	344	7	298,165	42	839	5	242,921
	November	120	1,728	7	433,838	14	321	4	305,105	44	775	6	240,361
	December	96	1,596	6	513,487	16	300	5	305,584	19	717	3	270,858
	YTD 2009	2,156	1,915	9	489,714	360	328	9	333,766	720	925	6	257,183
	YTD 2010	1,952	1,983	8	525,598	332	318	9	321,561	623	932	6	254,866
	% Change	-9.0	4.0	-11.0	7.0	-8.0	-3.0	0.0	-4.0	-13.0	0.8	0.0	-0.9

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

Table 6: Economic Indicators
December 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	92.5	6.3	63.9	795
	February	627	5.00	5.79	115.9	111.9	94.1	6.0	64.4	798
	March	613	4.50	5.55	114.6	112.0	92.2	7.4	64.3	796
	April	596	3.90	5.25	113.3	112.1	90.1	9.1	64.3	797
	May	596	3.90	5.25	113.7	112.9	89.6	10.5	64.8	794
	June	631	3.75	5.85	112.8	112.8	90.1	11.4	65.5	795
	July	631	3.75	5.85	113.5	112.4	93.7	10.2	66.0	791
	August	631	3.75	5.85	113.7	112.8	95.4	8.8	66.8	796
	September	610	3.70	5.49	115.1	112.7	98.1	7.9	67.4	802
	October	630	3.80	5.84	115.8	112.1	99.8	6.9	68.6	809
	November	616	3.60	5.59	116.1	112.4	101.7	7.3	69.5	807
	December	610	3.60	5.49	116.8	111.9	102.1	8.4	70.3	809
2010	January	610	3.60	5.49	117.3	112.2	102.9	8.8	71.4	810
	February	604	3.60	5.39	117.8	113.2	103.3	8.2	70.9	814
	March	631	3.60	5.85	118.4	112.6	103.5	7.7	70.7	816
	April	655	3.80	6.25	118.8	113.2	103.6	6.9	70.2	818
	May	639	3.70	5.99	119.1	113.6	102.9	7.0	69.5	824
	June	633	3.60	5.89	118.9	113.4	103.3	6.3	68.9	827
	July	627	3.50	5.79	118.0	114.6	103.5	7.1	68.6	829
	August	604	3.30	5.39	118.1	114.5	104.0	7.5	69.6	831
	September	604	3.30	5.39	117.6	114.5	102.1	9.0	69.2	833
	October	598	3.20	5.29	117.7	114.8	102.4	9.1	70.2	834
	November	607	3.35	5.44	117.4	114.9	102.8	9.8	70.1	828
	December	592	3.35	5.19		114.6	105.0	8.3	70.6	822

"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 on 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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