

# HOUSING NOW

## Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2012

### Vancouver CMA

#### New Home Construction

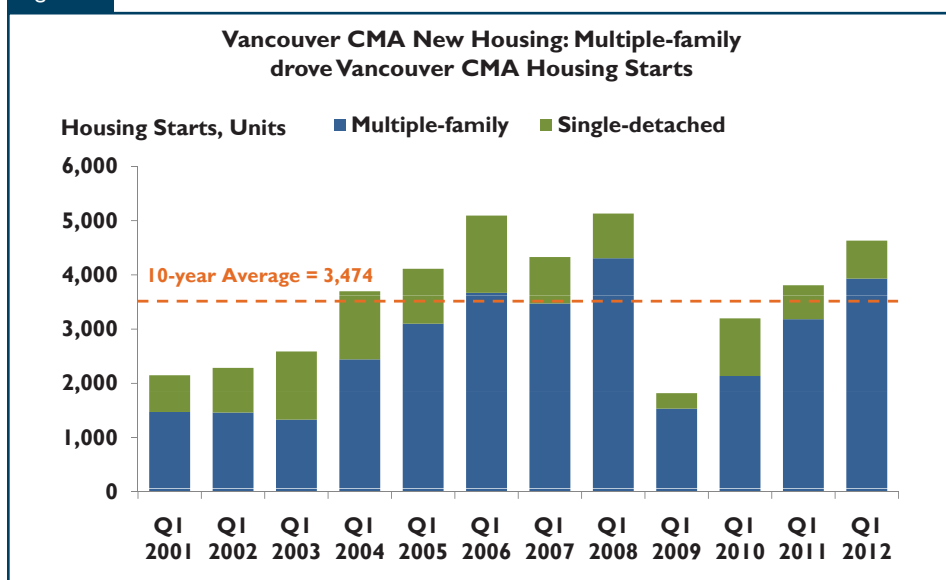
A total of 1,207 housing starts were recorded in March 2012, bringing the number for 2012 Q1 to 4,631, which was about 22 per cent higher than the same period a year ago. The majority of housing starts in the first quarter of 2012 were multiple-family construction and these were mostly in the cities of Vancouver and Burnaby.

Cities like Surrey and Richmond, on the other hand, saw fewer multiple-family housing starts. For the first three months of 2012, the Vancouver CMA recorded a total of 3,931 multiple-family housing starts. This represents a year-over-year increase of 23 per cent. Single detached housing starts in the Vancouver CMA also increased 12 per cent year-over-year in 2012 Q1.

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Figure 1



Source: CMHC

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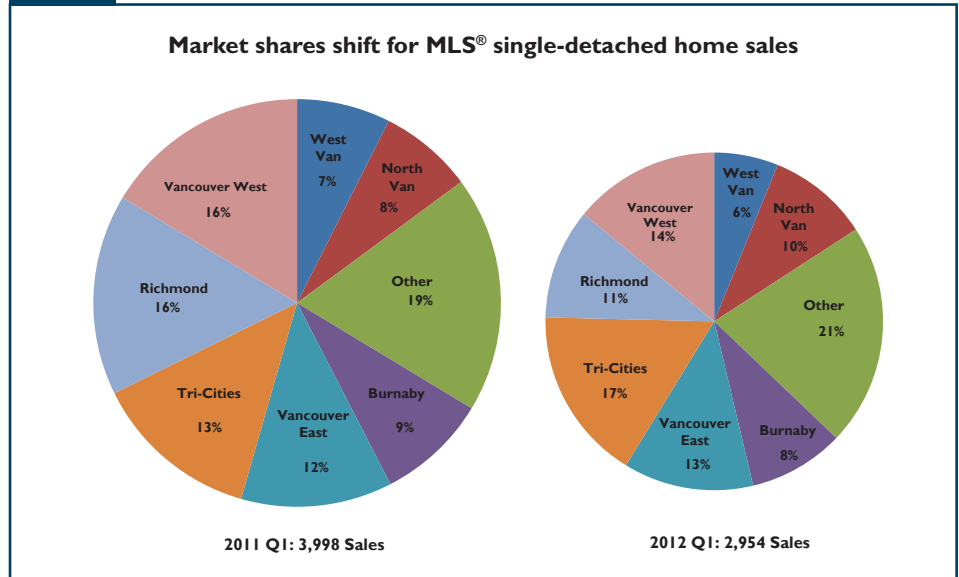
Absorption numbers also showed improvement in 2012 Q1 compared to a year ago. The number of new housing units absorbed rose from 2,777 in 2011 Q1 to 4,022 units in 2012 Q1.

With a higher number of housing units completed during the first three months of the year, the inventory of completed and unabsorbed units increased compared to a year ago. However, the number of units completed increase about 71 per cent year-over-year, whereas the inventory of completed and unabsorbed units rose 11 per cent over the same period. These numbers speak to the increase in absorptions referred to above and suggest that the increase in housing starts is in line with market demand.

## Abbotsford CMA

Housing starts in the Abbotsford-Mission CMA declined 38 per cent to 103 starts in 2012 Q1 compared to the same quarter in 2011. This was due to a 53 per cent decrease in multiple-family housing starts; there were 56 multiple-family housing starts in 2012 Q1 compared to 120 in 2011 Q1. Most of the housing starts in the CMA were in Abbotsford City.

Figure 2



Source: CMHC

## Greater Vancouver MLS®<sup>1</sup> Market

MLS® sales in the Greater Vancouver Real Estate Board area dropped 22 per cent in 2012 Q1 compared to a year ago. The decline in MLS® sales was seen in all market segments – single detached homes, row homes, and condominium apartments. There were a total of 7,098 MLS® sales in Greater Vancouver in 2012 Q1. Changes in market share suggests that homebuyer activity for single detached homes have shifted from Vancouver West, Richmond, and West Vancouver, to areas like Vancouver East, North Vancouver, Burnaby, and Coquitlam. The geographical distribution of condominium apartment sales, however, has shown little change in 2012 Q1 compared to 2011 Q1.

Greater Vancouver MLS® market conditions have moderated in 2012 Q1 compared to the same period a year ago. While a few municipalities

like those in the Tri-Cities and North Vancouver have remained in sellers' market conditions, others such as Burnaby, Vancouver City, and West Vancouver have moved from sellers' market conditions in 2011 Q1 to balanced market conditions in 2012 Q1. Richmond has moved from sellers' market conditions in 2011 Q1 to buyers' market conditions in 2012 Q1.

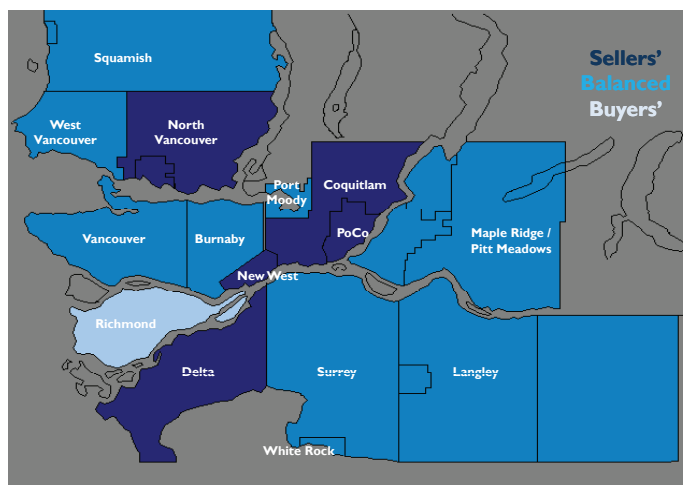
Given these market conditions, Greater Vancouver experienced a one per cent decrease in average MLS® price in 2012 Q1 compared to 2011 Q1. Price trends for both single detached homes and condominium apartments have been fairly flat during this period. Single detached homes in Greater Vancouver saw slightly stronger growth in average MLS® prices than median MLS® prices, which was largely a result of more very high-end, luxury home sales (i.e. homes that sold for at least \$5 million) in 2012 Q1 compared to the same period a year ago. These sales

<sup>1</sup> MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

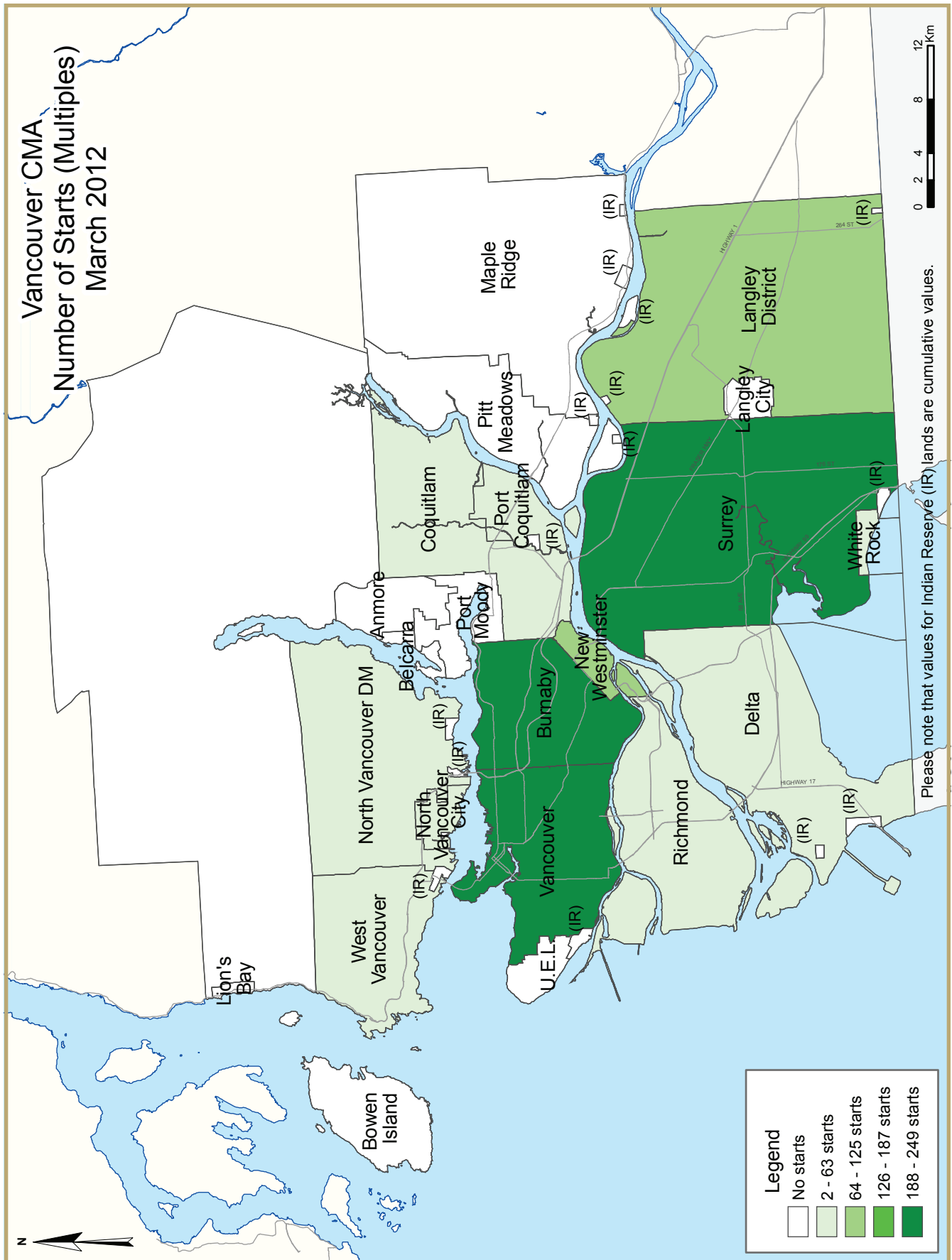
took place mainly in Vancouver West and West Vancouver. For condominium apartments, both average and median MLS® prices traced a similar path – a decline of one per cent in 2012 Q1 compared to 2011 Q1. Areas such as Vancouver West and Richmond experienced year-over-year declines in average and median MLS® prices for condominium apartments.

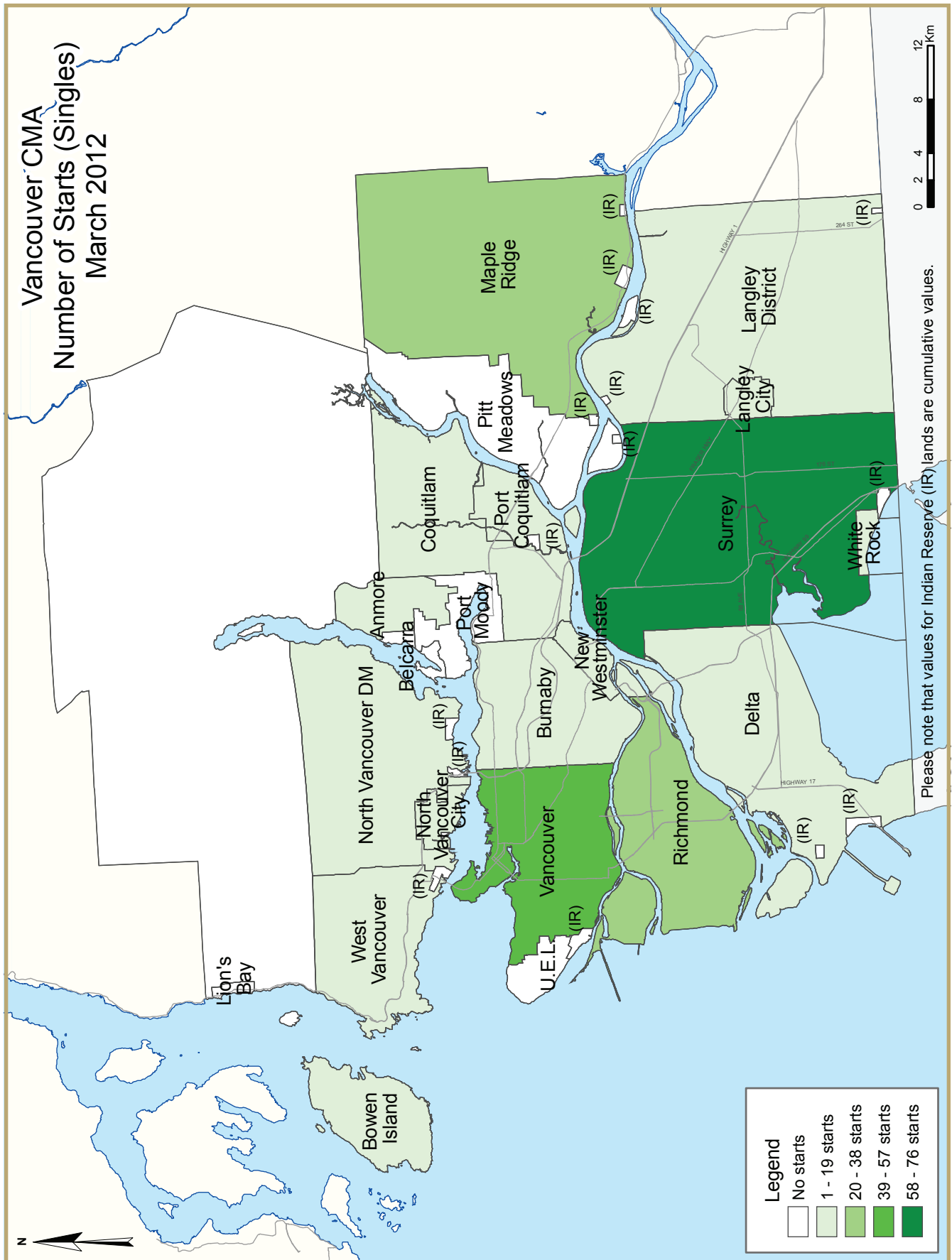
Figure 3

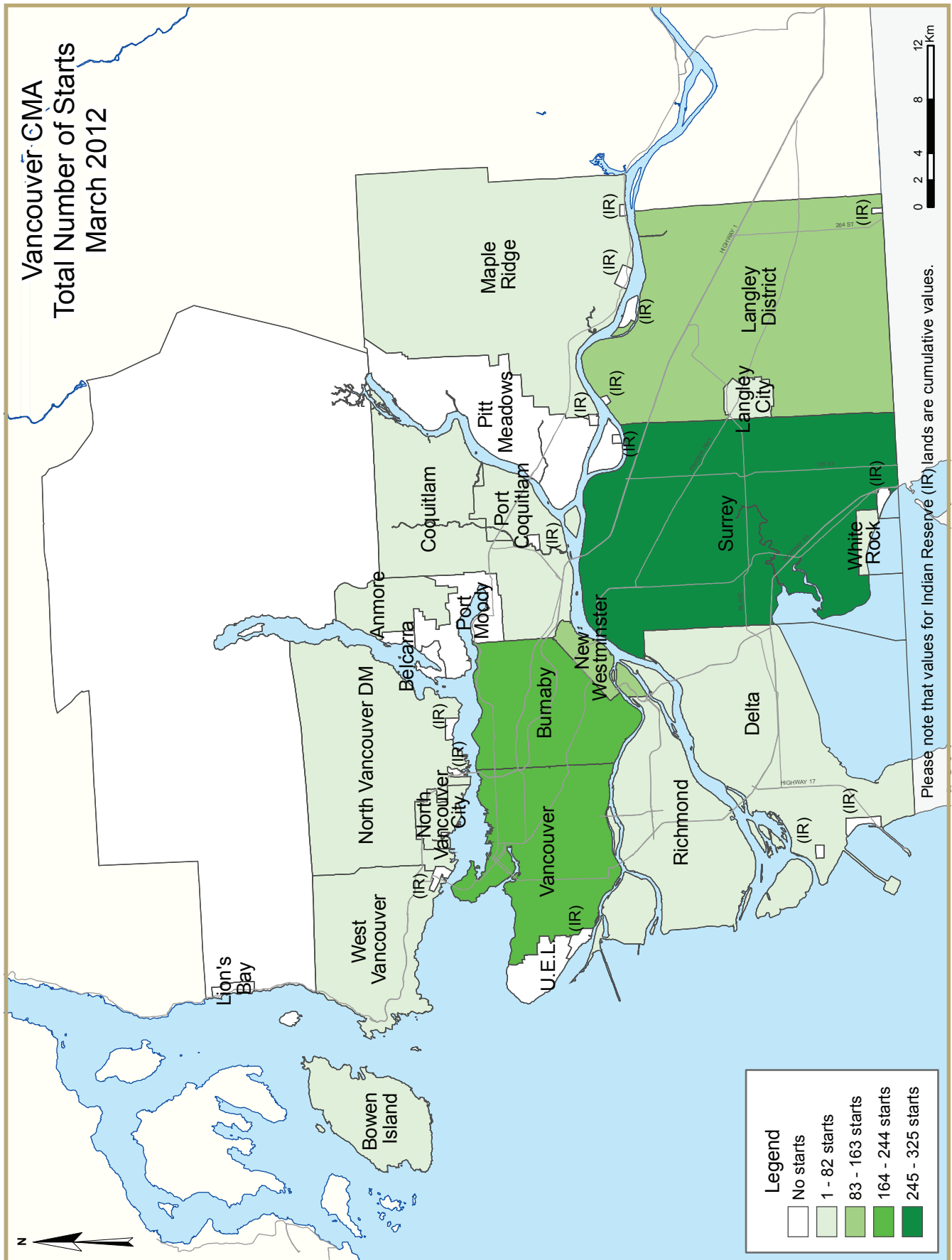
#### Greater Vancouver MLS Market: Markets Mostly in Balanced Market Conditions

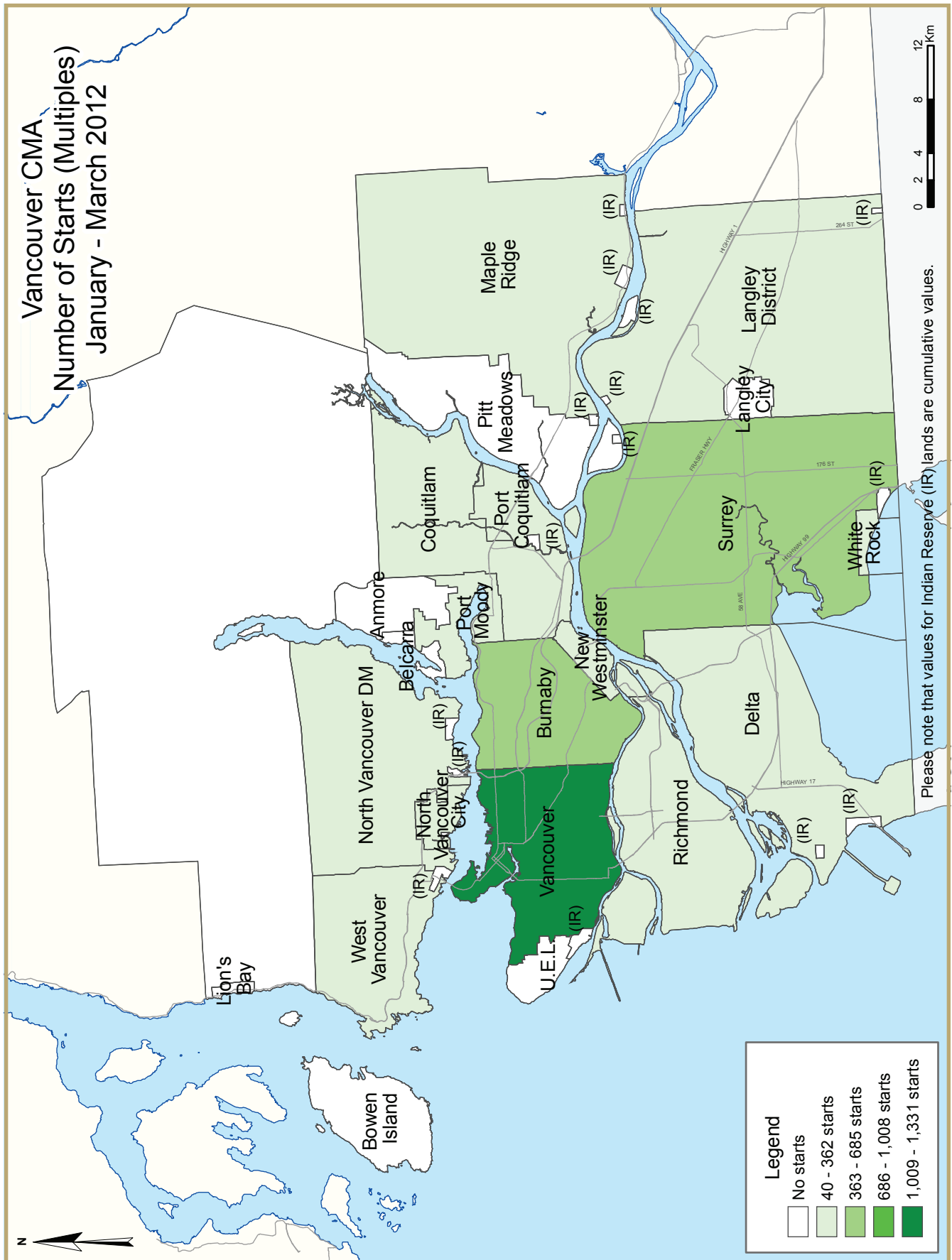


Source: CMHC, adapted from REBGV

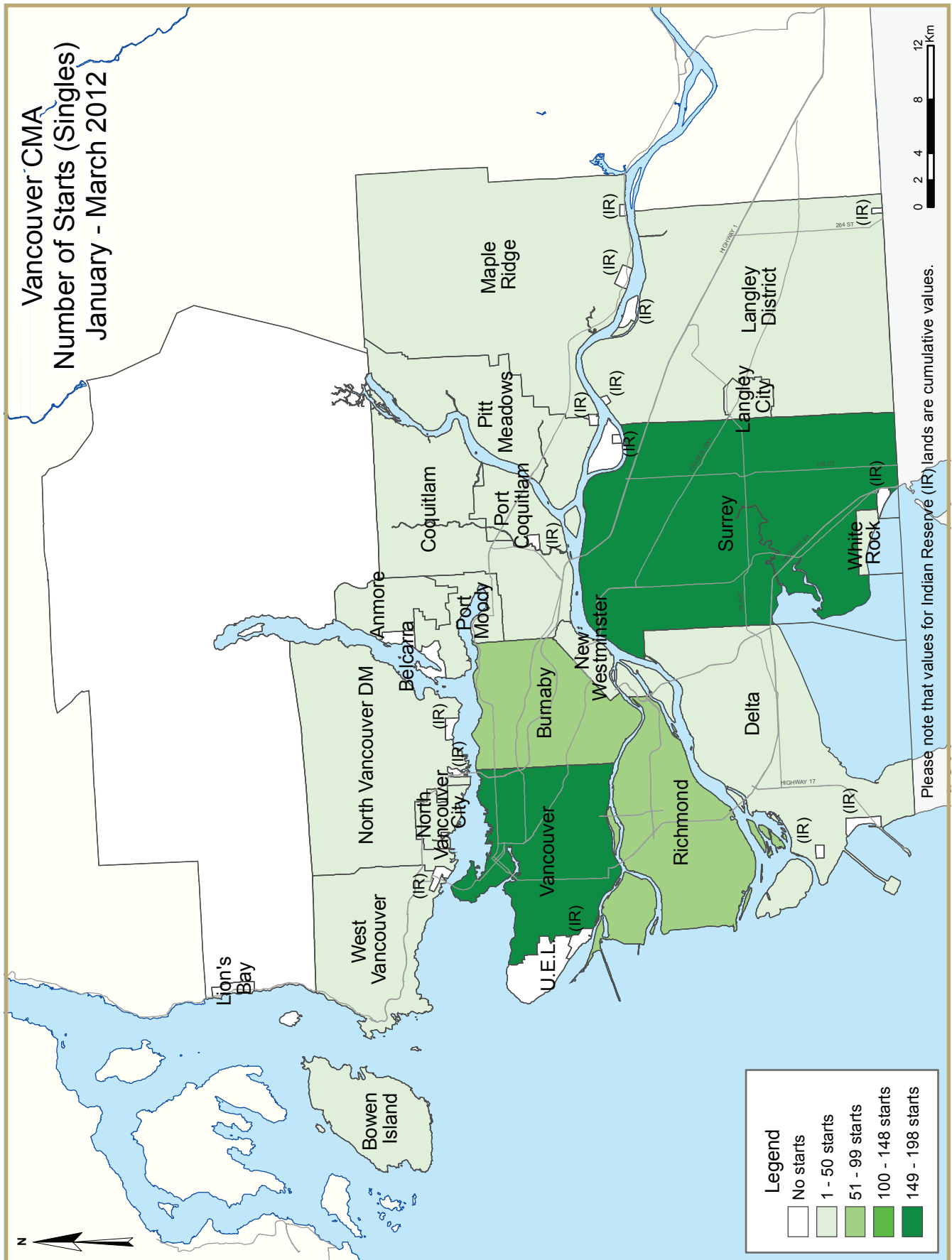




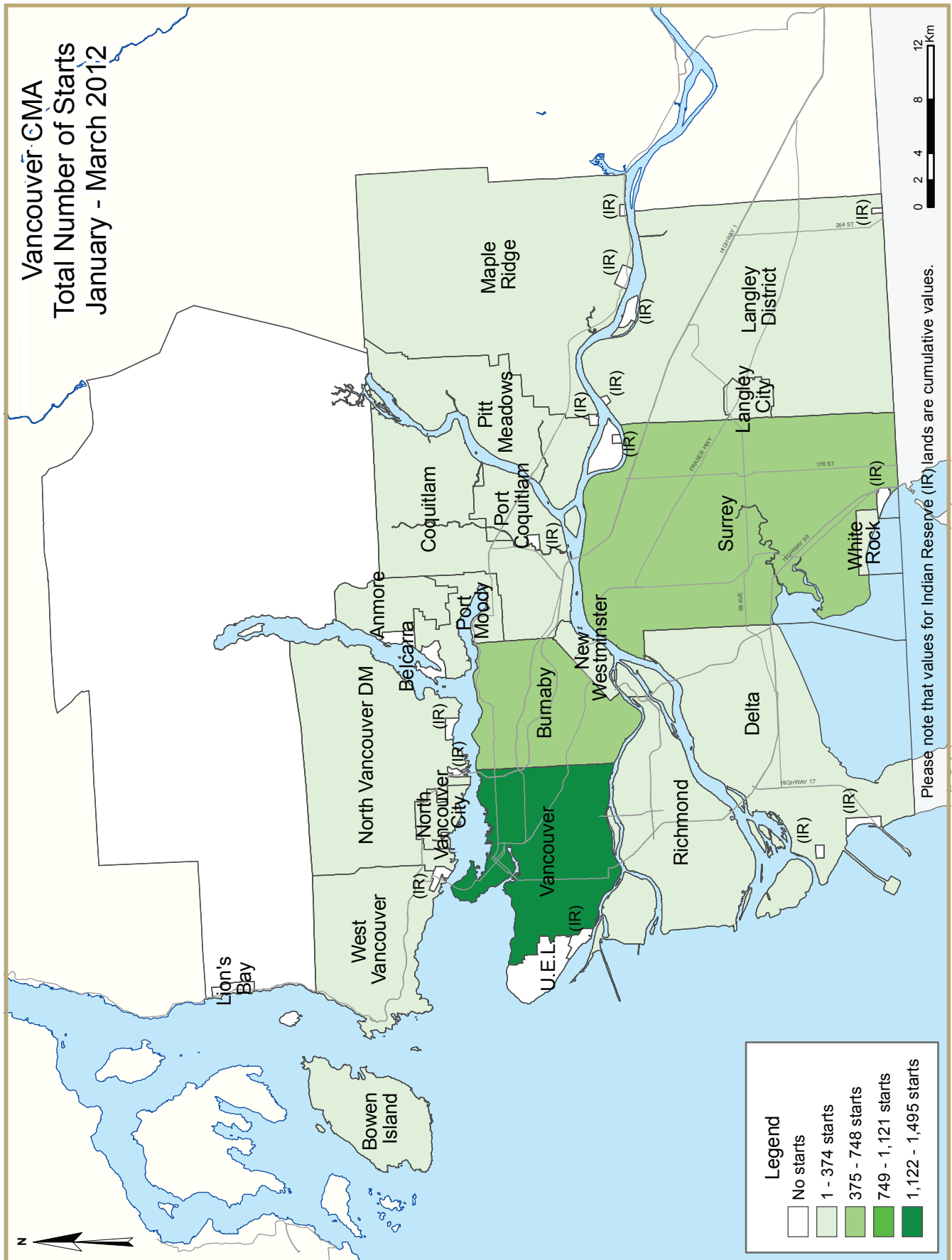


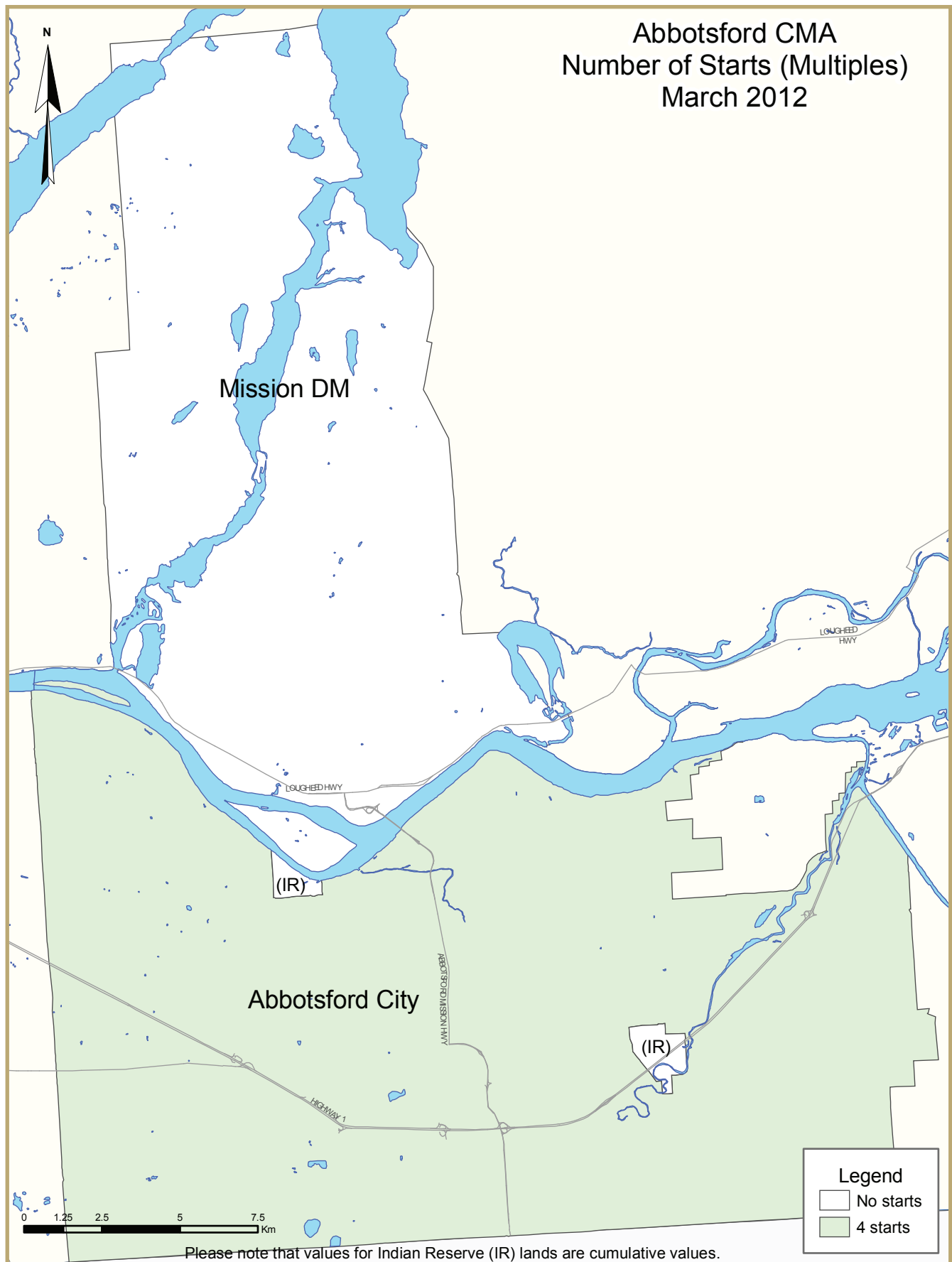




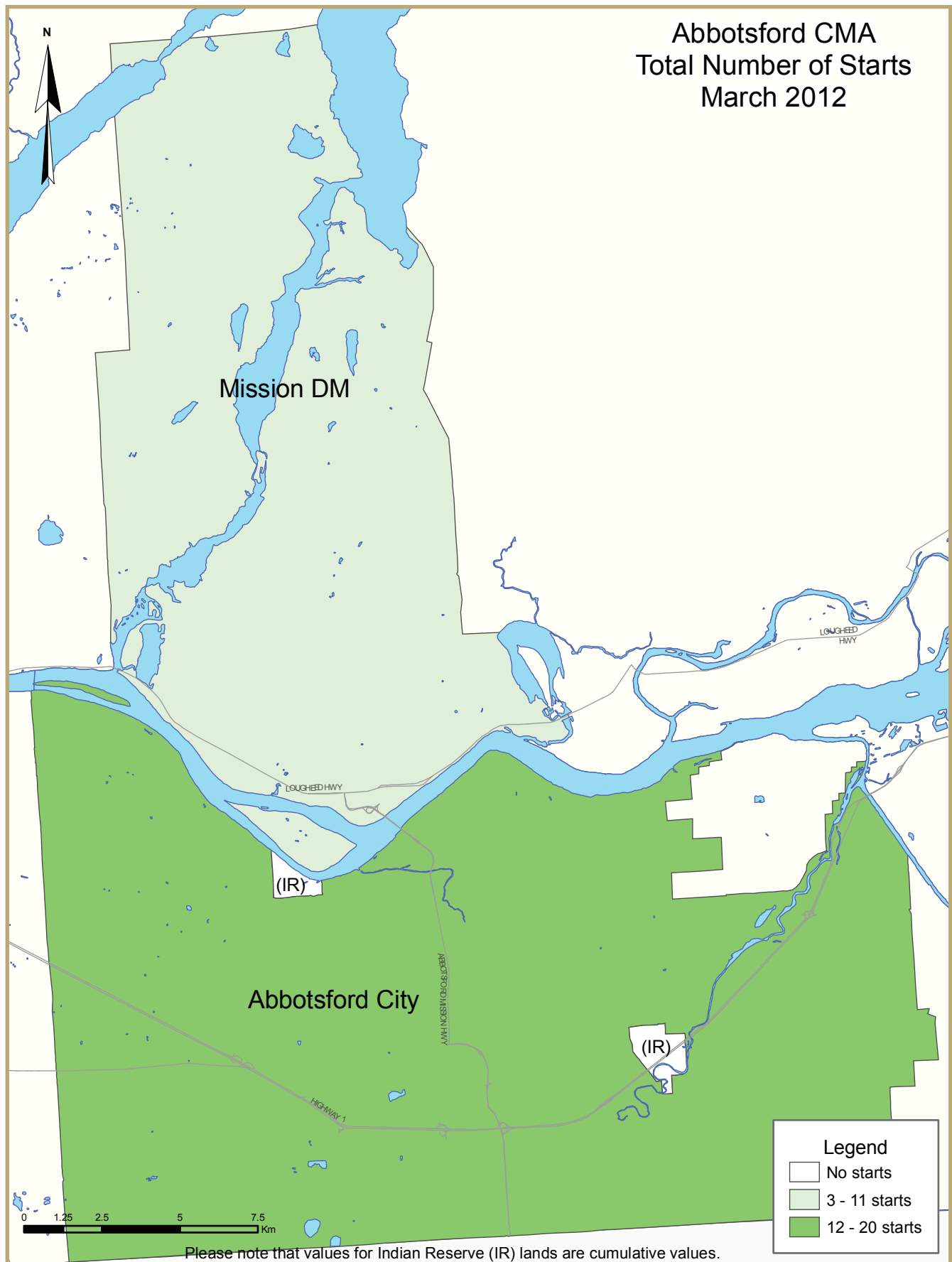




















## HOUSING NOW REPORT TABLES

### 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
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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**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2012	201	22	178	4	320	449	31	2	1,207
March 2011	216	24	62	1	111	515	25	4	958
% Change	-6.9	-8.3	187.1	**	188.3	-12.8	24.0	-50.0	26.0
Year-to-date 2012	621	54	462	4	633	2,640	75	142	4,631
Year-to-date 2011	553	72	246	4	650	1,850	68	365	3,808
% Change	12.3	-25.0	87.8	0.0	-2.6	42.7	10.3	-61.1	21.6
UNDER CONSTRUCTION									
March 2012	3,040	242	2,145	37	2,362	11,557	310	1,487	21,180
March 2011	2,902	220	1,143	17	2,136	9,675	193	1,065	17,351
% Change	4.8	10.0	87.7	117.6	10.6	19.5	60.6	39.6	22.1
COMPLETIONS									
March 2012	173	26	104	1	168	514	15	36	1,037
March 2011	271	10	36	3	108	113	26	38	605
% Change	-36.2	160.0	188.9	-66.7	55.6	**	-42.3	-5.3	71.4
Year-to-date 2012	714	62	424	1	759	1,928	54	151	4,093
Year-to-date 2011	778	44	173	17	380	692	47	213	2,344
% Change	-8.2	40.9	145.1	-94.1	99.7	178.6	14.9	-29.1	74.6
COMPLETED & NOT ABSORBED									
March 2012	710	76	334	1	545	1,665	31	10	3,372
March 2011	746	74	140	2	400	1,490	5	194	3,051
% Change	-4.8	2.7	138.6	-50.0	36.3	11.7	**	-94.8	10.5
ABSORBED									
March 2012	222	25	90	0	242	455	16	191	1,241
March 2011	251	20	48	7	138	271	28	24	787
% Change	-11.6	25.0	87.5	-100.0	75.4	67.9	-42.9	**	57.7
Year-to-date 2012	720	73	362	0	777	1,769	50	271	4,022
Year-to-date 2011	782	64	171	21	390	1,244	43	62	2,777
% Change	-7.9	14.1	111.7	-100.0	99.2	42.2	16.3	**	44.8

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

**Table I.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
March 2012	18	8	0	0	0	202	0	0	228
March 2011	14	10	0	0	0	0	0	0	24
Delta									
March 2012	12	6	4	0	17	0	0	0	39
March 2011	13	2	2	0	0	0	0	0	17
Langley									
March 2012	10	2	12	1	57	0	4	0	86
March 2011	10	0	16	0	12	0	3	0	41
Maple Ridge / Pitt Meadows									
March 2012	21	0	0	0	0	0	0	0	21
March 2011	21	0	0	0	0	0	1	0	22
New Westminster									
March 2012	4	0	0	0	0	79	0	0	83
March 2011	2	0	0	0	0	0	0	0	2
North Vancouver									
March 2012	6	2	10	0	7	0	0	0	25
March 2011	4	0	2	0	4	0	0	0	10
Richmond									
March 2012	21	0	12	3	0	0	0	0	36
March 2011	21	0	2	0	8	243	0	0	274
Surrey									
March 2012	70	0	62	0	187	0	6	0	325
March 2011	80	0	4	0	60	164	7	0	315
Tri-Cities									
March 2012	3	0	16	0	32	30	0	0	81
March 2011	3	2	4	0	0	0	0	1	10
University Endowment Lands									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2012	22	4	58	0	13	120	21	2	240
March 2011	36	10	26	1	27	108	14	3	225
West Vancouver									
March 2012	10	0	0	0	2	0	0	0	12
March 2011	11	0	0	0	0	0	0	0	11
White Rock									
March 2012	2	0	4	0	5	18	0	0	29
March 2011	0	0	6	0	0	0	0	0	6
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2012	201	22	178	4	320	449	31	2	1,207
March 2011	216	24	62	1	111	515	25	4	958

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
March 2012	326	100	0	0	169	2,036	0	64	2,695
March 2011	190	70	0	0	132	1,181	0	0	1,573
Delta									
March 2012	57	18	26	0	21	103	2	0	227
March 2011	94	4	6	0	31	111	3	2	251
Langley									
March 2012	147	4	174	25	232	468	5	0	1,055
March 2011	156	2	134	0	236	275	3	0	806
Maple Ridge / Pitt Meadows									
March 2012	129	0	0	0	112	112	2	117	472
March 2011	138	0	0	0	142	0	2	71	353
New Westminster									
March 2012	40	2	0	0	39	473	0	0	554
March 2011	56	0	0	8	31	130	0	129	354
North Vancouver									
March 2012	77	6	124	6	114	473	3	222	1,025
March 2011	89	6	66	0	21	462	1	52	697
Richmond									
March 2012	449	2	376	4	190	1,433	5	147	2,606
March 2011	323	10	286	1	285	873	8	231	2,017
Surrey									
March 2012	637	8	392	0	862	979	45	6	2,929
March 2011	885	8	6	6	761	1,586	9	41	3,302
Tri-Cities									
March 2012	164	16	285	0	225	1,412	0	34	2,136
March 2011	73	28	153	0	250	1,042	0	1	1,547
University Endowment Lands									
March 2012	5	0	0	0	16	172	0	107	300
March 2011	5	0	0	0	7	168	0	72	252
Vancouver City									
March 2012	742	80	710	2	354	3,745	248	660	6,541
March 2011	650	78	454	2	231	3,838	167	466	5,886
West Vancouver									
March 2012	184	6	0	0	13	18	0	130	351
March 2011	168	14	0	0	0	0	0	0	182
White Rock									
March 2012	20	0	56	0	15	30	0	0	121
March 2011	9	0	36	0	9	9	0	0	63
Indian Reserves									
March 2012	1	0	0	0	0	103	0	0	104
March 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2012	3,040	242	2,145	37	2,362	11,557	310	1,487	21,180
March 2011	2,902	220	1,143	17	2,136	9,675	193	1,065	17,351

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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**March 2012**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
March 2012	17	6	0	0	0	157	0	0	180
March 2011	29	0	0	0	0	0	0	0	29
Delta									
March 2012	1	8	8	0	39	0	0	0	56
March 2011	10	0	0	0	29	0	0	0	39
Langley									
March 2012	12	0	24	0	0	0	1	0	37
March 2011	6	0	4	0	18	0	5	0	33
Maple Ridge / Pitt Meadows									
March 2012	13	0	0	0	38	0	1	0	52
March 2011	16	0	0	0	0	0	0	0	16
New Westminster									
March 2012	2	0	0	0	0	0	1	0	3
March 2011	0	0	0	3	0	0	0	0	3
North Vancouver									
March 2012	4	2	18	0	0	64	2	0	90
March 2011	4	0	2	0	6	0	0	0	12
Richmond									
March 2012	2	4	0	1	23	99	0	0	129
March 2011	14	0	8	0	0	0	1	0	23
Surrey									
March 2012	78	0	36	0	65	0	5	36	220
March 2011	134	0	0	0	55	0	0	8	197
Tri-Cities									
March 2012	4	0	4	0	0	10	0	0	18
March 2011	5	6	4	0	0	0	0	0	15
University Endowment Lands									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2012	20	6	10	0	3	184	5	0	228
March 2011	41	4	14	0	0	113	20	28	220
West Vancouver									
March 2012	15	0	0	0	0	0	0	0	15
March 2011	5	0	0	0	0	0	0	0	5
White Rock									
March 2012	1	0	4	0	0	0	0	0	5
March 2011	4	0	4	0	0	0	0	0	8
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2012	173	26	104	1	168	514	15	36	1,037
March 2011	271	10	36	3	108	113	26	38	605

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**March 2012**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
March 2012	57	24	0	0	9	267	0	0	357
March 2011	81	32	0	0	34	131	0	0	278
Delta									
March 2012	6	2	0	0	17	17	0	0	42
March 2011	30	0	0	0	15	0	0	2	47
Langley									
March 2012	37	0	156	0	69	156	0	0	418
March 2011	23	0	46	0	49	46	0	0	164
Maple Ridge / Pitt Meadows									
March 2012	96	0	0	0	18	22	0	0	136
March 2011	78	0	0	0	28	88	0	0	194
New Westminster									
March 2012	17	2	0	0	2	79	0	0	100
March 2011	12	2	0	2	0	103	0	0	119
North Vancouver									
March 2012	12	5	20	0	15	161	0	0	213
March 2011	9	2	6	0	25	71	0	0	113
Richmond									
March 2012	45	8	22	1	61	23	2	0	162
March 2011	28	3	38	0	14	33	0	1	117
Surrey									
March 2012	253	0	36	0	217	480	22	9	1,017
March 2011	299	0	4	0	141	463	0	40	947
Tri-Cities									
March 2012	27	3	46	0	50	51	0	0	177
March 2011	17	9	20	0	20	46	0	28	140
University Endowment Lands									
March 2012	1	0	0	0	2	20	0	0	23
March 2011	0	0	0	0	2	42	0	113	157
Vancouver City									
March 2012	135	32	46	0	84	382	7	1	687
March 2011	140	26	14	0	66	437	5	8	696
West Vancouver									
March 2012	17	0	0	0	1	2	0	0	20
March 2011	15	0	0	0	0	6	0	0	21
White Rock									
March 2012	0	0	8	0	0	5	0	0	13
March 2011	3	0	12	0	0	24	0	0	39
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
March 2012	710	76	334	1	545	1,665	31	10	3,372
March 2011	746	74	140	2	400	1,490	5	194	3,051

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Burnaby</b>									
March 2012	32	7	0	0	5	59	0	0	103
March 2011	24	6	0	0	1	7	0	0	38
<b>Delta</b>									
March 2012	2	8	8	0	25	1	0	0	44
March 2011	10	0	0	0	28	0	0	0	38
<b>Langley</b>									
March 2012	18	0	27	0	25	1	1	0	72
March 2011	10	2	8	0	20	2	5	0	47
<b>Maple Ridge / Pitt Meadows</b>									
March 2012	24	0	0	0	33	2	1	0	60
March 2011	13	0	0	0	4	0	0	0	17
<b>New Westminster</b>									
March 2012	3	0	0	0	0	19	1	0	23
March 2011	4	0	0	6	0	29	0	0	39
<b>North Vancouver</b>									
March 2012	4	1	8	0	1	56	2	0	72
March 2011	7	4	2	0	2	11	0	0	26
<b>Richmond</b>									
March 2012	0	1	0	0	37	77	0	40	155
March 2011	12	0	6	1	9	0	1	0	29
<b>Surrey</b>									
March 2012	77	0	28	0	99	43	6	4	257
March 2011	135	0	0	0	72	23	0	4	234
<b>Tri-Cities</b>									
March 2012	5	0	7	0	3	24	0	0	39
March 2011	5	5	14	0	1	20	0	0	45
<b>University Endowment Lands</b>									
March 2012	0	0	0	0	0	1	0	98	99
March 2011	0	0	0	0	0	2	0	0	2
<b>Vancouver City</b>									
March 2012	40	8	10	0	12	169	5	49	293
March 2011	19	3	12	0	1	177	22	20	254
<b>West Vancouver</b>									
March 2012	11	0	0	0	0	1	0	0	12
March 2011	6	0	0	0	0	0	0	0	6
<b>White Rock</b>									
March 2012	1	0	2	0	0	2	0	0	5
March 2011	4	0	6	0	0	0	0	0	10
<b>Indian Reserves</b>									
March 2012	0	0	0	0	2	0	0	0	2
March 2011	0	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>									
March 2012	222	25	90	0	242	455	16	191	1,241
March 2011	251	20	48	7	138	271	28	24	787

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.2: History of Housing Starts of Vancouver CMA  
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	6	5	4	2	0	0	0	0	10	7	42.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	1	0	6	0	0	0	0	3	7	-57.1
Burnaby - Central Park	0	0	0	2	0	0	202	0	202	2	**
Burnaby - Remainder	9	7	4	0	0	0	0	0	13	7	85.7
Burnaby Total	18	14	8	10	0	0	202	0	228	24	**
Coquitlam	2	1	0	2	12	0	12	5	26	8	**
Delta - Tsawwassen	5	0	0	0	0	0	2	0	7	0	n/a
Delta - Ladner	3	0	0	0	0	0	0	0	3	0	n/a
Delta - North	3	13	10	2	13	0	2	2	28	17	64.7
Delta	12	13	10	2	13	0	4	2	39	17	129.4
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	14	13	4	0	55	12	12	16	85	41	107.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	22	0	0	0	0	0	0	21	22	-4.5
New Westminster	4	2	0	0	0	0	79	0	83	2	**
North Vancouver City	2	1	2	0	7	4	0	2	11	7	57.1
North Vancouver DM	4	3	0	0	0	0	10	0	14	3	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	1	0	0	0	20	0	34	0	55	0	n/a
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	24	21	0	2	0	6	12	245	36	274	-86.9
Surrey - South	29	23	14	2	29	18	14	0	86	43	100.0
Surrey - Cloverdale	15	23	14	2	51	8	4	2	84	35	140.0
Surrey - North	31	37	0	0	79	30	32	2	142	69	105.8
Surrey - Guildford	0	0	0	0	0	0	2	0	2	0	n/a
Surrey - Whalley	1	4	0	0	0	0	10	164	11	168	-93.5
Surrey Total	76	87	28	4	159	56	62	168	325	315	3.2
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	108	0	108	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	120	0	120	0	n/a
Vancouver - Granville/Oak	0	2	0	0	4	0	0	0	4	2	100.0
Vancouver - Kerrisdale	1	1	0	0	0	0	4	2	5	3	66.7
Vancouver - Marpole	3	3	0	0	0	0	9	2	12	5	140.0
Vancouver - Eastside	17	21	2	8	0	27	36	17	55	73	-24.7
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	0	0	0	0	9	0	0	0	9	0	n/a
Vancouver - Westside	22	23	0	0	0	0	11	8	33	31	6.5
Vancouver Total	43	51	4	10	13	27	180	137	240	225	6.7
West Vancouver	10	11	2	0	0	0	0	0	12	11	9.1
White Rock	2	0	0	0	5	0	22	6	29	6	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>236</b>	<b>242</b>	<b>58</b>	<b>30</b>	<b>284</b>	<b>105</b>	<b>629</b>	<b>581</b>	<b>1,207</b>	<b>958</b>	<b>26.0</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	1	2	0	0	0	0	0	0	1	2	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	20	15	6	8	0	0	0	13	26	36	-27.8
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	7	2	2	14	0	12	0	0	9	28	-67.9
Burnaby - Central Park	3	1	4	4	0	0	544	0	551	5	**
Burnaby - Remainder	23	18	6	6	0	40	0	74	29	138	-79.0
Burnaby Total	55	38	18	32	0	52	544	87	617	209	195.2
Coquitlam	29	12	4	10	63	54	199	261	295	337	-12.5
Delta - Tsawwassen	5	1	0	0	0	0	2	0	7	1	**
Delta - Ladner	4	4	0	0	0	0	0	0	4	4	0.0
Delta - North	3	23	16	2	13	0	4	4	36	29	24.1
Delta	14	28	18	2	13	0	10	4	55	34	61.8
Langley City	3	2	0	0	0	0	0	0	3	2	50.0
Langley District	38	37	4	0	98	53	34	50	174	140	24.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	48	54	0	0	0	28	77	0	125	82	52.4
New Westminster	10	16	2	2	0	12	267	30	279	60	**
North Vancouver City	7	6	2	2	7	4	182	120	198	132	50.0
North Vancouver DM	14	5	0	0	0	0	40	12	54	17	**
Pitt Meadows	1	0	0	0	0	0	0	71	1	71	-98.6
Port Coquitlam	2	2	0	0	29	0	36	10	67	12	**
Port Moody	3	2	0	0	13	5	185	0	201	7	**
Richmond	72	55	8	26	33	131	51	547	164	759	-78.4
Surrey - South	78	51	18	6	59	28	26	42	181	127	42.5
Surrey - Cloverdale	24	41	14	14	110	58	14	45	162	158	2.5
Surrey - North	81	78	0	2	121	99	60	109	262	288	-9.0
Surrey - Guildford	2	1	0	0	17	0	2	0	21	1	**
Surrey - Whalley	13	15	0	0	4	0	16	255	33	270	-87.8
Surrey Total	198	186	32	22	311	185	118	451	659	844	-21.9
University Endowment Lands	0	0	0	0	0	0	0	72	0	72	-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	401	410	401	410	-2.2
Vancouver - Kitsilano	0	1	0	2	0	6	53	62	53	71	-25.4
Vancouver - False Creek	0	0	0	0	0	0	419	0	419	0	n/a
Vancouver - Granville/Oak	0	4	2	0	4	0	3	0	9	4	125.0
Vancouver - Kerrisdale	5	5	0	0	0	0	4	8	9	13	-30.8
Vancouver - Marpole	5	12	0	0	0	0	9	6	14	18	-22.2
Vancouver - Eastside	87	67	10	10	17	47	366	81	480	205	134.1
Vancouver - Mt. Pleasant	0	2	2	10	0	24	0	145	2	181	-98.9
Vancouver - Strath/Grand	2	0	4	0	9	0	0	0	15	0	n/a
Vancouver - Westside	65	59	0	0	0	3	28	16	93	78	19.2
Vancouver Total	164	150	18	22	30	80	1,283	740	1,495	992	50.7
West Vancouver	33	28	8	0	0	0	148	0	189	28	**
White Rock	5	1	0	0	5	0	41	6	51	7	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>700</b>	<b>625</b>	<b>114</b>	<b>118</b>	<b>602</b>	<b>604</b>	<b>3,215</b>	<b>2,461</b>	<b>4,631</b>	<b>3,808</b>	<b>21.6</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
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	202	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	202	0	0	0
Coquitlam	12	0	0	0	12	4	0	1
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	13	0	0	0	2	2	0	0
Delta	13	0	0	0	4	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	55	12	0	0	12	16	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	79	0	0	0
North Vancouver City	7	4	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	10	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	20	0	0	0	34	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	6	0	0	12	245	0	0
Surrey - South	29	18	0	0	14	0	0	0
Surrey - Cloverdale	51	8	0	0	4	2	0	0
Surrey - North	79	30	0	0	32	2	0	0
Surrey - Guildford	0	0	0	0	2	0	0	0
Surrey - Whalley	0	0	0	0	10	164	0	0
Surrey Total	159	56	0	0	62	168	0	0
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	108	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	120	0	0	0
Vancouver - Granville/Oak	4	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	2	0	0
Vancouver - Marpole	0	0	0	0	8	2	1	0
Vancouver - Eastside	0	27	0	0	36	14	0	3
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	10	8	1	0
Vancouver Total	13	27	0	0	178	134	2	3
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	22	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>284</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>627</b>	<b>577</b>	<b>2</b>	<b>4</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
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	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	40	0	0	0	74	0	0
Burnaby Total	0	52	0	0	544	87	0	0
Coquitlam	63	54	0	0	194	260	5	1
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	13	0	0	0	4	4	0	0
Delta	13	0	0	0	10	4	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	98	53	0	0	34	50	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	28	0	0	77	0	0	0
New Westminster	0	12	0	0	267	30	0	0
North Vancouver City	7	4	0	0	182	120	0	0
North Vancouver DM	0	0	0	0	40	12	0	0
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	29	0	0	0	36	10	0	0
Port Moody	13	5	0	0	185	0	0	0
Richmond	33	131	0	0	51	403	0	144
Surrey - South	59	28	0	0	26	42	0	0
Surrey - Cloverdale	110	58	0	0	14	45	0	0
Surrey - North	121	99	0	0	60	109	0	0
Surrey - Guildford	17	0	0	0	2	0	0	0
Surrey - Whalley	4	0	0	0	16	255	0	0
Surrey Total	311	185	0	0	118	451	0	0
University Endowment Lands	0	0	0	0	0	0	0	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	401	410	0	0
Vancouver - Kitsilano	0	6	0	0	53	0	0	62
Vancouver - False Creek	0	0	0	0	419	0	0	0
Vancouver - Granville/Oak	4	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	8	0	0
Vancouver - Marpole	0	0	0	0	8	6	1	0
Vancouver - Eastside	17	47	0	0	363	66	3	15
Vancouver - Mt. Pleasant	0	24	0	0	0	145	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	3	0	0	25	16	3	0
Vancouver Total	30	80	0	0	1,276	663	7	77
West Vancouver	0	0	0	0	18	0	130	0
White Rock	5	0	0	0	41	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>602</b>	<b>604</b>	<b>0</b>	<b>0</b>	<b>3,073</b>	<b>2,096</b>	<b>142</b>	<b>365</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	10	7	0	0	0	0	10	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	7	0	0	0	0	3	7
Burnaby - Central Park	0	2	202	0	0	0	202	2
Burnaby - Remainder	13	7	0	0	0	0	13	7
Burnaby Total	26	24	202	0	0	0	228	24
Coquitlam	14	7	12	0	0	1	26	8
Delta - Tsawwassen	7	0	0	0	0	0	7	0
Delta - Ladner	3	0	0	0	0	0	3	0
Delta - North	11	17	17	0	0	0	28	17
Delta	22	17	17	0	0	0	39	17
Langley City	1	0	0	0	0	0	1	0
Langley District	23	26	58	12	4	3	85	41
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	21	0	0	0	1	21	22
New Westminster	4	2	79	0	0	0	83	2
North Vancouver City	4	3	7	4	0	0	11	7
North Vancouver DM	14	3	0	0	0	0	14	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	0	50	0	0	0	55	0
Port Moody	0	2	0	0	0	0	0	2
Richmond	33	23	3	251	0	0	36	274
Surrey - South	43	23	43	20	0	0	86	43
Surrey - Cloverdale	15	22	65	10	4	3	84	35
Surrey - North	61	35	79	30	2	4	142	69
Surrey - Guildford	2	0	0	0	0	0	2	0
Surrey - Whalley	11	4	0	164	0	0	11	168
Surrey Total	132	84	187	224	6	7	325	315
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	108	0	0	0	108
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	120	0	0	0	120	0
Vancouver - Granville/Oak	0	2	4	0	0	0	4	2
Vancouver - Kerrisdale	5	2	0	0	0	1	5	3
Vancouver - Marpole	10	4	0	0	2	1	12	5
Vancouver - Eastside	43	36	0	28	12	9	55	73
Vancouver - Mt. Pleasant	2	2	0	0	0	0	2	2
Vancouver - Strath/Grand	0	0	9	0	0	0	9	0
Vancouver - Westside	24	25	0	0	9	6	33	31
Vancouver Total	84	72	133	136	23	17	240	225
West Vancouver	10	11	2	0	0	0	12	11
White Rock	6	6	23	0	0	0	29	6
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>401</b>	<b>302</b>	<b>773</b>	<b>627</b>	<b>33</b>	<b>29</b>	<b>1,207</b>	<b>958</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	1	2	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	1	0	0	0	0	3	1
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	24	23	2	13	0	0	26	36
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	9	12	0	16	0	0	9	28
Burnaby - Central Park	7	5	544	0	0	0	551	5
Burnaby - Remainder	29	24	0	114	0	0	29	138
Burnaby Total	71	66	546	143	0	0	617	209
Coquitlam	92	48	198	288	5	1	295	337
Delta - Tsawwassen	7	1	0	0	0	0	7	1
Delta - Ladner	4	4	0	0	0	0	4	4
Delta - North	15	29	21	0	0	0	36	29
Delta	34	34	21	0	0	0	55	34
Langley City	3	2	0	0	0	0	3	2
Langley District	66	79	101	53	7	8	174	140
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	48	52	77	28	0	2	125	82
New Westminster	12	16	267	44	0	0	279	60
North Vancouver City	12	13	183	118	3	1	198	132
North Vancouver DM	30	17	24	0	0	0	54	17
Pitt Meadows	1	0	0	0	0	71	1	71
Port Coquitlam	8	2	59	10	0	0	67	12
Port Moody	3	2	198	5	0	0	201	7
Richmond	131	87	33	525	0	147	164	759
Surrey - South	104	53	77	74	0	0	181	127
Surrey - Cloverdale	32	39	124	116	6	3	162	158
Surrey - North	137	74	121	208	4	6	262	288
Surrey - Guildford	4	1	17	0	0	0	21	1
Surrey - Whalley	29	15	4	255	0	0	33	270
Surrey Total	306	182	343	653	10	9	659	844
University Endowment Lands	0	0	0	0	0	72	0	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	401	410	0	0	401	410
Vancouver - Kitsilano	3	3	50	6	0	62	53	71
Vancouver - False Creek	0	0	419	0	0	0	419	0
Vancouver - Granville/Oak	2	4	7	0	0	0	9	4
Vancouver - Kerrisdale	9	11	0	0	0	2	9	13
Vancouver - Marpole	12	15	0	0	2	3	14	18
Vancouver - Eastside	150	115	286	48	44	42	480	205
Vancouver - Mt. Pleasant	2	12	0	169	0	0	2	181
Vancouver - Strath/Grand	6	0	9	0	0	0	15	0
Vancouver - Westside	74	61	3	4	16	13	93	78
Vancouver Total	258	233	1,175	637	62	122	1,495	992
West Vancouver	33	28	26	0	130	0	189	28
White Rock	25	7	26	0	0	0	51	7
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>1,137</b>	<b>871</b>	<b>3,277</b>	<b>2,504</b>	<b>217</b>	<b>433</b>	<b>4,631</b>	<b>3,808</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	3	0	0	0	0	0	2	0	5	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	6	0	0	0	0	0	0	4	6	-33.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	6	2	0	0	0	0	0	6	6	0.0
Burnaby - Central Park	1	5	0	0	0	0	0	0	1	5	-80.0
Burnaby - Remainder	8	12	4	0	0	0	157	0	169	12	**
Burnaby Total	17	29	6	0	0	0	157	0	180	29	**
Coquitlam	0	3	0	6	0	0	0	4	0	13	-100.0
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	1	10	24	6	23	23	8	0	56	39	43.6
Delta	1	10	24	6	23	23	8	0	56	39	43.6
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	13	10	0	0	0	18	24	4	37	32	15.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	13	15	2	0	36	0	0	0	51	15	**
New Westminster	3	3	0	0	0	0	0	0	3	3	0.0
North Vancouver City	3	0	2	0	0	6	18	2	23	8	187.5
North Vancouver DM	3	4	0	0	0	0	64	0	67	4	**
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	3	0	0	0	0	0	14	0	17	0	n/a
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	3	15	14	0	13	0	99	8	129	23	**
Surrey - South	26	36	2	6	38	37	4	0	70	79	-11.4
Surrey - Cloverdale	13	32	6	0	8	10	6	4	33	46	-28.3
Surrey - North	40	51	0	2	11	0	56	4	107	57	87.7
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	4	14	0	0	0	0	6	0	10	14	-28.6
Surrey Total	83	134	8	8	57	47	72	8	220	197	11.7
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	0	0	0	n/a
Vancouver - Kitsilano	1	2	2	2	3	0	0	0	6	4	50.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	3	1	0	0	0	0	2	0	5	1	**
Vancouver - Marpole	4	10	2	0	0	0	0	4	6	14	-57.1
Vancouver - Eastside	3	4	0	0	0	3	38	147	41	154	-73.4
Vancouver - Mt. Pleasant	0	2	2	2	0	0	148	0	150	4	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	14	38	0	0	0	0	6	4	20	42	-52.4
Vancouver Total	25	58	6	4	3	3	194	155	228	220	3.6
West Vancouver	15	5	0	0	0	0	0	0	15	5	200.0
White Rock	1	4	0	0	0	0	4	4	5	8	-37.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>189</b>	<b>297</b>	<b>62</b>	<b>24</b>	<b>132</b>	<b>97</b>	<b>654</b>	<b>187</b>	<b>1,037</b>	<b>605</b>	<b>71.4</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	3	3	0	0	0	0	0	0	3	3	0.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	7	0	0	0	0	0	2	0	9	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	16	19	0	2	0	8	0	0	16	29	-44.8
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	14	7	2	0	12	12	37	0	65	19	**
Burnaby - Central Park	5	16	0	2	0	0	0	0	5	18	-72.2
Burnaby - Remainder	23	21	12	4	5	8	342	214	382	247	54.7
Burnaby Total	60	63	14	8	17	28	379	214	470	313	50.2
Coquitlam	88	39	0	18	126	9	83	106	297	172	72.7
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	3	6	0	0	0	0	2	0	5	6	-16.7
Delta - North	11	13	24	6	50	43	12	0	97	62	56.5
Delta	15	20	24	6	50	43	14	0	103	69	49.3
Langley City	1	3	0	0	0	0	0	0	1	3	-66.7
Langley District	50	34	0	0	84	89	92	30	226	153	47.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	72	37	4	4	83	0	0	0	159	41	**
New Westminster	10	23	0	2	12	0	87	0	109	25	**
North Vancouver City	5	2	6	0	0	6	166	8	177	16	**
North Vancouver DM	13	9	0	0	0	4	66	0	79	13	**
Pitt Meadows	1	9	0	0	0	0	0	0	1	9	-88.9
Port Coquitlam	4	2	0	2	0	0	130	24	134	28	**
Port Moody	4	7	0	0	0	0	0	0	4	7	-42.9
Richmond	18	29	18	8	31	15	225	12	292	64	**
Surrey - South	70	87	8	20	98	67	48	0	224	174	28.7
Surrey - Cloverdale	51	104	12	0	63	18	99	19	225	141	59.6
Surrey - North	114	157	0	16	71	51	86	51	271	275	-1.5
Surrey - Guildford	0	3	0	0	0	0	0	0	0	3	-100.0
Surrey - Whalley	18	34	2	2	18	0	10	0	48	36	33.3
Surrey Total	253	385	22	38	250	136	243	70	768	629	22.1
University Endowment Lands	0	0	0	0	0	0	0	62	0	62	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	1	0	0	0	0	0	440	363	441	363	21.5
Vancouver - Kitsilano	4	3	6	2	24	3	2	3	36	11	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	2	0	0	3	0	0	2	4	4	0.0
Vancouver - Kerrisdale	7	15	0	0	0	0	2	0	9	15	-40.0
Vancouver - Marpole	8	18	2	0	0	0	3	6	13	24	-45.8
Vancouver - Eastside	73	30	14	0	6	3	292	155	385	188	104.8
Vancouver - Mt. Pleasant	1	2	2	4	0	0	251	0	254	6	**
Vancouver - Strath/Grand	5	0	0	2	0	0	0	0	5	2	150.0
Vancouver - Westside	26	68	0	2	18	0	20	4	64	74	-13.5
Vancouver Total	126	138	24	10	51	6	1,010	533	1,211	687	76.3
West Vancouver	40	23	2	0	3	0	0	0	45	23	95.7
White Rock	5	6	0	0	0	0	8	12	13	18	-27.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>769</b>	<b>839</b>	<b>114</b>	<b>96</b>	<b>707</b>	<b>336</b>	<b>2,503</b>	<b>1,073</b>	<b>4,093</b>	<b>2,344</b>	<b>74.6</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
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	2
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	0	0	0	157	0	0	0
Burnaby Total	0	0	0	0	157	0	0	0
Coquitlam	0	0	0	0	0	4	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	23	23	0	0	8	0	0	0
Delta	23	23	0	0	8	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	18	0	0	24	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	36	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	6	0	0	18	2	0	0
North Vancouver DM	0	0	0	0	64	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	14	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	13	0	0	0	99	8	0	0
Surrey - South	38	37	0	0	4	0	0	0
Surrey - Cloverdale	8	10	0	0	6	0	0	4
Surrey - North	11	0	0	0	20	0	36	4
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	6	0	0	0
Surrey Total	57	47	0	0	36	0	36	8
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	0
Vancouver - Kitsilano	3	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	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	0	0	0	3	38	119	0	28
Vancouver - Mt. Pleasant	0	0	0	0	148	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	6	4	0	0
Vancouver Total	3	0	0	3	194	127	0	28
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>132</b>	<b>94</b>	<b>0</b>	<b>3</b>	<b>618</b>	<b>149</b>	<b>36</b>	<b>38</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
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	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	5	8	0	0	342	214	0	0
Burnaby Total	17	28	0	0	379	214	0	0
Coquitlam	126	9	0	0	82	56	1	50
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	50	43	0	0	12	0	0	0
Delta	50	43	0	0	14	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	84	89	0	0	92	30	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	83	0	0	0	0	0	0	0
New Westminster	12	0	0	0	63	0	24	0
North Vancouver City	0	6	0	0	166	8	0	0
North Vancouver DM	0	4	0	0	66	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	130	24	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	31	15	0	0	145	12	80	0
Surrey - South	98	67	0	0	48	0	0	0
Surrey - Cloverdale	63	18	0	0	99	0	0	19
Surrey - North	71	51	0	0	50	45	36	6
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	18	0	0	0	10	0	0	0
Surrey Total	250	136	0	0	207	45	36	25
University Endowment Lands	0	0	0	0	0	62	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	440	255	0	108
Vancouver - Kitsilano	24	3	0	0	2	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	3	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	2	6	1	0
Vancouver - Eastside	6	0	0	3	283	127	9	28
Vancouver - Mt. Pleasant	0	0	0	0	251	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	18	0	0	0	20	4	0	0
Vancouver Total	51	3	0	3	1,000	397	10	136
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	12	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>707</b>	<b>333</b>	<b>0</b>	<b>3</b>	<b>2,352</b>	<b>860</b>	<b>151</b>	<b>213</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Anmore	3	0	0	0	0	0	3	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	3	0	0	0	2	0	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	6	0	0	0	0	4	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	6	0	0	0	0	6	6
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	12	12	157	0	0	0	169	12
Burnaby Total	23	29	157	0	0	0	180	29
Coquitlam	0	13	0	0	0	0	0	13
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	17	10	39	29	0	0	56	39
Delta	17	10	39	29	0	0	56	39
Langley City	0	1	0	0	0	0	0	1
Langley District	36	9	0	18	1	5	37	32
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	15	38	0	1	0	51	15
New Westminster	2	0	0	3	1	0	3	3
North Vancouver City	21	2	0	6	2	0	23	8
North Vancouver DM	3	4	64	0	0	0	67	4
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	7	0	10	0	0	0	17	0
Port Moody	1	2	0	0	0	0	1	2
Richmond	6	22	123	0	0	1	129	23
Surrey - South	30	36	40	43	0	0	70	79
Surrey - Cloverdale	17	32	14	10	2	4	33	46
Surrey - North	57	51	11	2	39	4	107	57
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	10	14	0	0	0	0	10	14
Surrey Total	114	134	65	55	41	8	220	197
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	0
Vancouver - Kitsilano	3	4	3	0	0	0	6	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	1	0	1
Vancouver - Kerrisdale	5	1	0	0	0	0	5	1
Vancouver - Marpole	5	11	0	0	1	3	6	14
Vancouver - Eastside	5	9	36	113	0	32	41	154
Vancouver - Mt. Pleasant	2	3	148	0	0	1	150	4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	16	31	0	0	4	11	20	42
Vancouver Total	36	59	187	113	5	48	228	220
West Vancouver	15	5	0	0	0	0	15	5
White Rock	5	8	0	0	0	0	5	8
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>303</b>	<b>317</b>	<b>683</b>	<b>224</b>	<b>51</b>	<b>64</b>	<b>1,037</b>	<b>605</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
 Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
March 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Belcarra													
March 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
March 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	--	--
Burnaby													
March 2012	0	0.0	1	3.1	11	34.4	18	56.3	2	6.3	32	1,018,000	1,093,496
March 2011	0	0.0	1	4.2	14	58.3	9	37.5	0	0.0	24	978,000	958,142
Year-to-date 2012	1	1.3	2	2.6	23	29.9	46	59.7	5	6.5	77	1,018,000	1,103,729
Year-to-date 2011	0	0.0	2	4.3	27	57.4	16	34.0	2	4.3	47	978,000	1,001,019
Coquitlam													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	23	27.7	53	63.9	7	8.4	0	0.0	83	809,900	823,992
Year-to-date 2011	0	0.0	18	43.9	10	24.4	11	26.8	2	4.9	41	768,973	849,436
Delta													
March 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
March 2011	0	0.0	2	20.0	7	70.0	0	0.0	1	10.0	10	750,000	885,480
Year-to-date 2012	1	5.9	2	11.8	10	58.8	2	11.8	2	11.8	17	826,920	954,023
Year-to-date 2011	1	5.0	2	10.0	15	75.0	1	5.0	1	5.0	20	789,950	836,585
Langley City													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
March 2012	5	27.8	4	22.2	5	27.8	2	11.1	2	11.1	18	734,450	980,047
March 2011	2	22.2	3	33.3	4	44.4	0	0.0	0	0.0	9	--	--
Year-to-date 2012	12	27.9	10	23.3	8	18.6	8	18.6	5	11.6	43	699,900	937,259
Year-to-date 2011	14	41.2	10	29.4	8	23.5	1	2.9	1	2.9	34	624,500	730,578

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
March 2012	11	57.9	6	31.6	2	10.5	0	0.0	0	0.0	19	562,000	572,600
March 2011	5	41.7	5	41.7	2	16.7	0	0.0	0	0.0	12	650,000	632,117
Year-to-date 2012	40	69.0	16	27.6	2	3.4	0	0.0	0	0.0	58	569,400	574,322
Year-to-date 2011	21	58.3	10	27.8	5	13.9	0	0.0	0	0.0	36	569,900	604,536
New Westminster													
March 2012	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
March 2011	9	90.0	0	0.0	1	10.0	0	0.0	0	0.0	10	536,900	553,763
Year-to-date 2012	2	25.0	1	12.5	4	50.0	1	12.5	0	0.0	8	--	--
Year-to-date 2011	29	87.9	2	6.1	2	6.1	0	0.0	0	0.0	33	528,900	541,863
North Vancouver City													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
North Vancouver DM													
March 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
March 2011	0	0.0	0	0.0	2	28.6	1	14.3	4	57.1	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	1,399,990	1,516,790
Year-to-date 2011	0	0.0	0	0.0	3	21.4	4	28.6	7	50.0	14	1,567,000	1,701,929
Pitt Meadows													
March 2012	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
March 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
March 2012	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Port Moody													
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2011	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	14.3	3	42.9	3	42.9	0	0.0	7	--	--
Richmond													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	0.0	1	7.7	1	7.7	5	38.5	6	46.2	13	1,362,000	1,406,269
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	1,521,500	1,648,667
Year-to-date 2011	0	0.0	1	3.6	2	7.1	11	39.3	14	50.0	28	1,431,000	1,540,500

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
March 2012	22	28.6	37	48.1	13	16.9	2	2.6	3	3.9	77	679,500	766,288
March 2011	46	34.1	47	34.8	34	25.2	5	3.7	3	2.2	135	649,000	717,634
Year-to-date 2012	63	27.9	93	41.2	51	22.6	6	2.7	13	5.8	226	698,775	774,302
Year-to-date 2011	151	36.8	144	35.1	93	22.7	17	4.1	5	1.2	410	634,933	698,546
University Endowment Lands													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
March 2012	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	3,170,000	3,163,010
March 2011	0	0.0	0	0.0	4	21.1	0	0.0	15	78.9	19	3,100,000	2,680,516
Year-to-date 2012	0	0.0	0	0.0	15	11.9	36	28.6	75	59.5	126	2,320,000	2,375,388
Year-to-date 2011	0	0.0	0	0.0	14	17.9	5	6.4	59	75.6	78	2,864,500	2,567,028
West Vancouver													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,280,000	4,187,364
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	3,252,000	3,627,783
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	3,120,000	3,214,692
White Rock													
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2011	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2011	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
Indian Reserves													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
March 2012	44	19.8	50	22.5	40	18.0	30	13.5	58	26.1	222	830,000	1,436,195
March 2011	63	24.4	62	24.0	72	27.9	24	9.3	37	14.3	258	750,000	1,024,486
Year-to-date 2012	124	17.3	152	21.2	171	23.8	126	17.5	145	20.2	718	840,292	1,249,981
Year-to-date 2011	227	28.3	193	24.0	184	22.9	76	9.5	123	15.3	803	729,000	1,040,365

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**March 2012**

Submarket	March 2012	March 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,093,496	958,142	14.1	1,103,729	1,001,019	10.3
Coquitlam	--	--	n/a	823,992	849,436	-3.0
Delta	--	885,480	n/a	954,023	836,585	14.0
Langley City	--	--	n/a	--	--	n/a
Langley District	980,047	--	n/a	937,259	730,578	28.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	572,600	632,117	-9.4	574,322	604,536	-5.0
New Westminster	--	553,763	n/a	--	541,863	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,516,790	1,701,929	-10.9
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	1,406,269	n/a	1,648,667	1,540,500	7.0
Surrey Total	766,288	717,634	6.8	774,302	698,546	10.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	3,163,010	2,680,516	18.0	2,375,388	2,567,028	-7.5
West Vancouver	4,187,364	--	n/a	3,627,783	3,214,692	12.9
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>1,436,195</b>	<b>1,024,486</b>	<b>40.2</b>	<b>1,249,981</b>	<b>1,040,365</b>	<b>20.1</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Greater Vancouver  
March 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,438	5,996	4,719	51.7	761,742	-3.1	730,998
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	9,132	19.1		17,827			783,307	17.1	
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	YTD 2011	9,132	19.1		17,827			783,307	17.1	
	YTD 2012	7,098	-22.3		17,600			775,693	-1.0	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**March 2012**

		Interest Rates			NHPI, Total, Vancouver CMA 2007=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						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24		119.1	1,263	6.6	66.1	873
	April									
	May									
	June									
	July									
	August									
	September									
	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-Mission CMA**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2012	17	0	4	0	0	0	2	0	23
March 2011	20	0	0	0	0	87	0	0	107
% Change	-15.0	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-78.5
Year-to-date 2012	44	2	10	0	44	0	3	0	103
Year-to-date 2011	46	0	6	1	27	87	0	0	167
% Change	-4.3	n/a	66.7	-100.0	63.0	-100.0	n/a	n/a	-38.3
UNDER CONSTRUCTION									
March 2012	135	4	60	0	164	87	10	0	460
March 2011	135	2	56	2	103	87	4	0	389
% Change	0.0	100.0	7.1	-100.0	59.2	0.0	150.0	n/a	18.3
COMPLETIONS									
March 2012	14	0	8	0	0	0	0	0	22
March 2011	19	0	8	0	0	0	0	0	27
% Change	-26.3	n/a	0.0	n/a	n/a	n/a	n/a	n/a	-18.5
Year-to-date 2012	38	0	16	1	4	0	1	0	60
Year-to-date 2011	83	0	18	1	12	0	0	0	114
% Change	-54.2	n/a	-11.1	0.0	-66.7	n/a	n/a	n/a	-47.4
COMPLETED & NOT ABSORBED									
March 2012	97	0	10	0	9	2	0	0	118
March 2011	99	0	9	1	9	75	0	0	193
% Change	-2.0	n/a	11.1	-100.0	0.0	-97.3	n/a	n/a	-38.9
ABSORBED									
March 2012	17	0	6	0	0	0	0	0	23
March 2011	23	0	5	1	2	3	0	0	34
% Change	-26.1	n/a	20.0	-100.0	-100.0	-100.0	n/a	n/a	-32.4
Year-to-date 2012	48	0	12	1	3	0	1	0	65
Year-to-date 2011	70	0	14	2	18	3	0	0	107
% Change	-31.4	n/a	-14.3	-50.0	-83.3	-100.0	n/a	n/a	-39.3

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2012**

	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									
March 2012	16	0	4	0	0	0	0	0	20
March 2011	9	0	0	0	0	87	0	0	96
Mission DM									
March 2012	1	0	0	0	0	0	2	0	3
March 2011	11	0	0	0	0	0	0	0	11
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2012	17	0	4	0	0	0	2	0	23
March 2011	20	0	0	0	0	87	0	0	107
UNDER CONSTRUCTION									
Abbotsford City									
March 2012	94	0	60	0	164	87	4	0	409
March 2011	84	0	56	2	103	87	4	0	336
Mission DM									
March 2012	41	4	0	0	0	0	6	0	51
March 2011	51	2	0	0	0	0	0	0	53
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2012	135	4	60	0	164	87	10	0	460
March 2011	135	2	56	2	103	87	4	0	389
COMPLETIONS									
Abbotsford City									
March 2012	8	0	8	0	0	0	0	0	16
March 2011	15	0	8	0	0	0	0	0	23
Mission DM									
March 2012	6	0	0	0	0	0	0	0	6
March 2011	4	0	0	0	0	0	0	0	4
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2012	14	0	8	0	0	0	0	0	22
March 2011	19	0	8	0	0	0	0	0	27

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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

**Table I.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
March 2012	66	0	10	0	9	2	0	0	87
March 2011	75	0	9	1	7	71	0	0	163
Mission DM									
March 2012	31	0	0	0	0	0	0	0	31
March 2011	24	0	0	0	2	4	0	0	30
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2012	97	0	10	0	9	2	0	0	118
March 2011	99	0	9	1	9	75	0	0	193
ABSORBED									
Abbotsford City									
March 2012	7	0	6	0	0	0	0	0	13
March 2011	19	0	5	1	1	3	0	0	29
Mission DM									
March 2012	10	0	0	0	0	0	0	0	10
March 2011	4	0	0	0	1	0	0	0	5
Indian Reserves									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2012	17	0	6	0	0	0	0	0	23
March 2011	23	0	5	1	2	3	0	0	34

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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



**Table 1.2: History of Housing Starts of Abbotsford-Mission CMA  
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Abbotsford City	16	9	0	0	0	0	4	87	20	96	-79.2
Mission DM	3	11	0	0	0	0	0	0	3	11	-72.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>19</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>87</b>	<b>23</b>	<b>107</b>	<b>-78.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	37	23	0	0	44	27	10	93	91	143	-36.4
Mission DM	10	24	2	0	0	0	0	0	12	24	-50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>47</b>	<b>47</b>	<b>2</b>	<b>0</b>	<b>44</b>	<b>27</b>	<b>10</b>	<b>93</b>	<b>103</b>	<b>167</b>	<b>-38.3</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Abbotsford City	0	0	0	0	4	87	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	0	0	0	0	4	87	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	27	0	0	10	93	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	44	27	0	0	10	93	0	0

**Table 2.4: Starts by Submarket and by Intended Market  
March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Abbotsford City	20	9	0	87	0	0	20	96
Mission DM	1	11	0	0	2	0	3	11
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	21	20	0	87	2	0	23	107

**Table 2.5: Starts by Submarket and by Intended Market  
January - March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	47	28	44	115	0	0	91	143
Mission DM	9	24	0	0	3	0	12	24
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	56	52	44	115	3	0	103	167

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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

**Table 3: Completions by Submarket and by Dwelling Type**  
**March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Abbotsford City	8	15	0	0	0	0	8	8	16	23	-30.4
Mission DM	6	4	0	0	0	0	0	0	6	4	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	14	19	0	0	0	0	8	8	22	27	-18.5

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	20	63	0	6	4	6	16	18	40	93	-57.0
Mission DM	20	21	0	0	0	0	0	0	20	21	-4.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	40	84	0	6	4	6	16	18	60	114	-47.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Abbotsford City	0	0	0	0	8	8	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	0	0	0	0	8	8	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	4	6	0	0	16	18	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	4	6	0	0	16	18	0	0

**Table 3.4: Completions by Submarket and by Intended Market  
March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Abbotsford City	16	23	0	0	0	0	16	23
Mission DM	6	4	0	0	0	0	6	4
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	22	27	0	0	0	0	22	27

**Table 3.5: Completions by Submarket and by Intended Market  
January - March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	34	80	5	13	1	0	40	93
Mission DM	20	21	0	0	0	0	20	21
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	54	101	5	13	1	0	60	114

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
March 2012	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	--	--
March 2011	2	10.0	5	25.0	9	45.0	3	15.0	1	5.0	20	572,400	583,555
Year-to-date 2012	0	0.0	14	58.3	6	25.0	1	4.2	3	12.5	24	549,900	596,166
Year-to-date 2011	5	8.6	20	34.5	21	36.2	7	12.1	5	8.6	58	569,450	588,888
Mission DM													
March 2012	1	10.0	8	80.0	1	10.0	0	0.0	0	0.0	10	469,900	468,410
March 2011	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	3	12.0	20	80.0	2	8.0	0	0.0	0	0.0	25	469,900	469,600
Year-to-date 2011	4	28.6	7	50.0	1	7.1	2	14.3	0	0.0	14	474,450	505,464
Indian Reserves													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
March 2012	1	5.9	11	64.7	3	17.6	1	5.9	1	5.9	17	490,000	530,553
March 2011	5	20.8	6	25.0	9	37.5	3	12.5	1	4.2	24	565,500	559,621
Year-to-date 2012	3	6.1	34	69.4	8	16.3	1	2.0	3	6.1	49	490,000	531,591
Year-to-date 2011	9	12.5	27	37.5	22	30.6	9	12.5	5	6.9	72	554,950	572,667

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
March 2012**

Submarket	March 2012	March 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	--	583,555	n/a	596,166	588,888	1.2
Mission DM	468,410	--	n/a	469,600	505,464	-7.1
Indian Reserves	--	--	n/a	--	--	n/a
<b>Abbotsford-Mission CMA</b>	<b>530,553</b>	<b>559,621</b>	<b>-5.2</b>	<b>531,591</b>	<b>572,667</b>	<b>-7.2</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley  
March 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,182	2,764	2,334	50.6	474,581	-9.9	485,380
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,704	6.4		8,144			494,984	11.5	
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	YTD 2011	3,704	6.4		8,144			494,984	11.5	
	YTD 2012	3,264	-11.9		7,806			484,378	-2.1	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

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



**Table 6: Economic Indicators**  
**March 2012**

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission 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						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24		117.9	88	10.6	68.0	801
	April									
	May									
	June									
	July									
	August									
	September									
	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.

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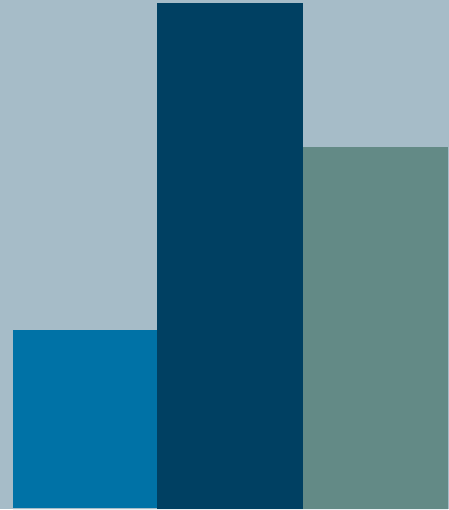
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