

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

Vancouver CMA

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,100 units through August. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of total starts. The stand alone

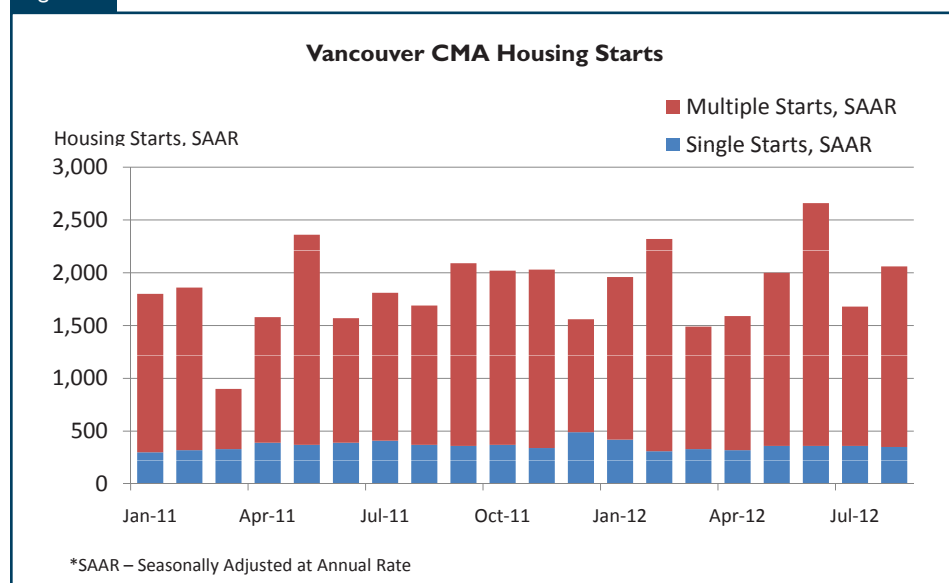
monthly seasonally adjusted rate was 20,600 units in August, up from 16,800 in July.

Strength in multiple-family housing starts bolstered residential construction levels in the Vancouver

Table of Contents

- I Vancouver CMA
- 3 Maps
- 15 Report Tables
- 53 Methodology

Figure 1



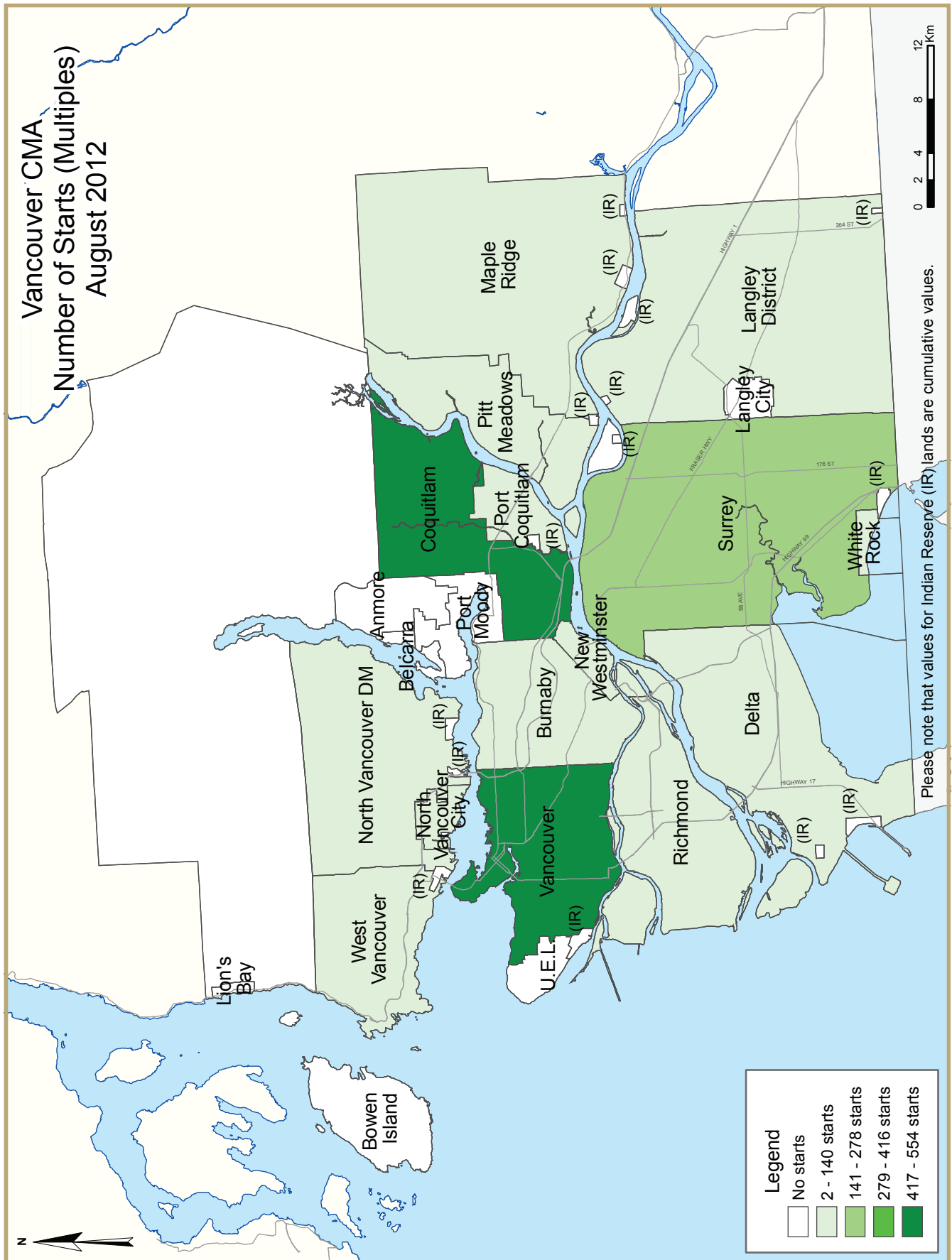
¹ All starts figures in this report, other than actual starts, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment makes it possible to highlight the fundamental trends of a series. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

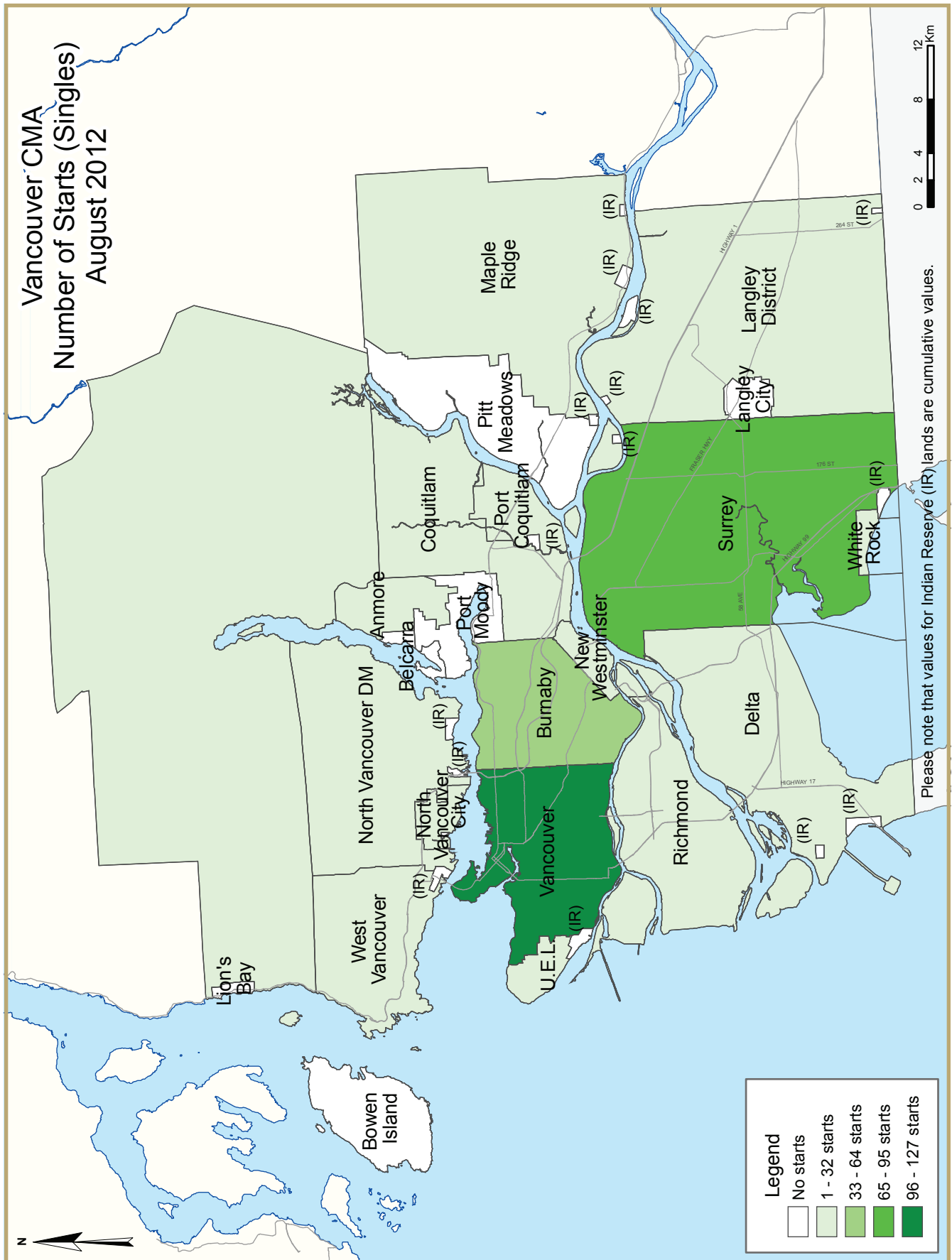
SUBSCRIBE NOW!

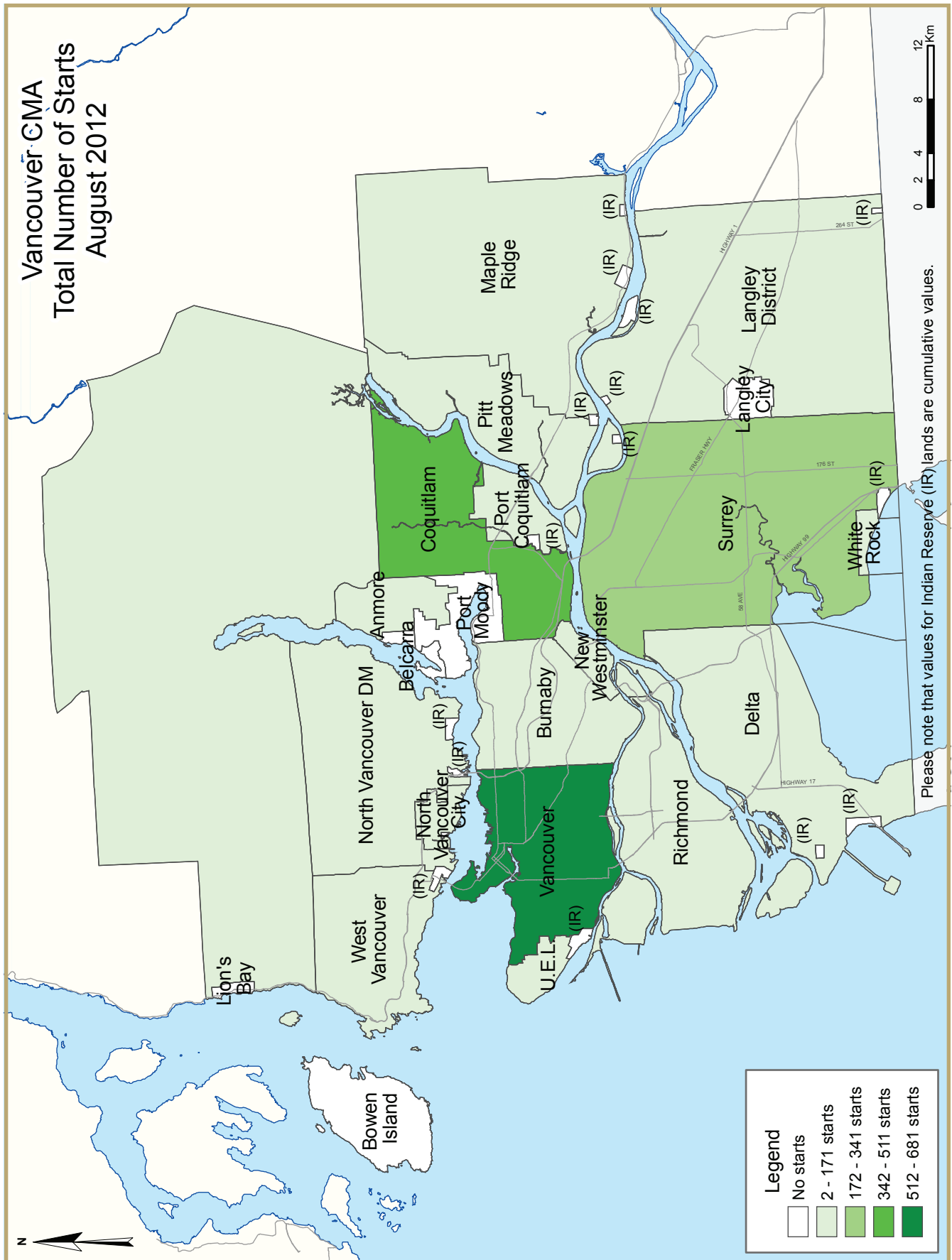
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

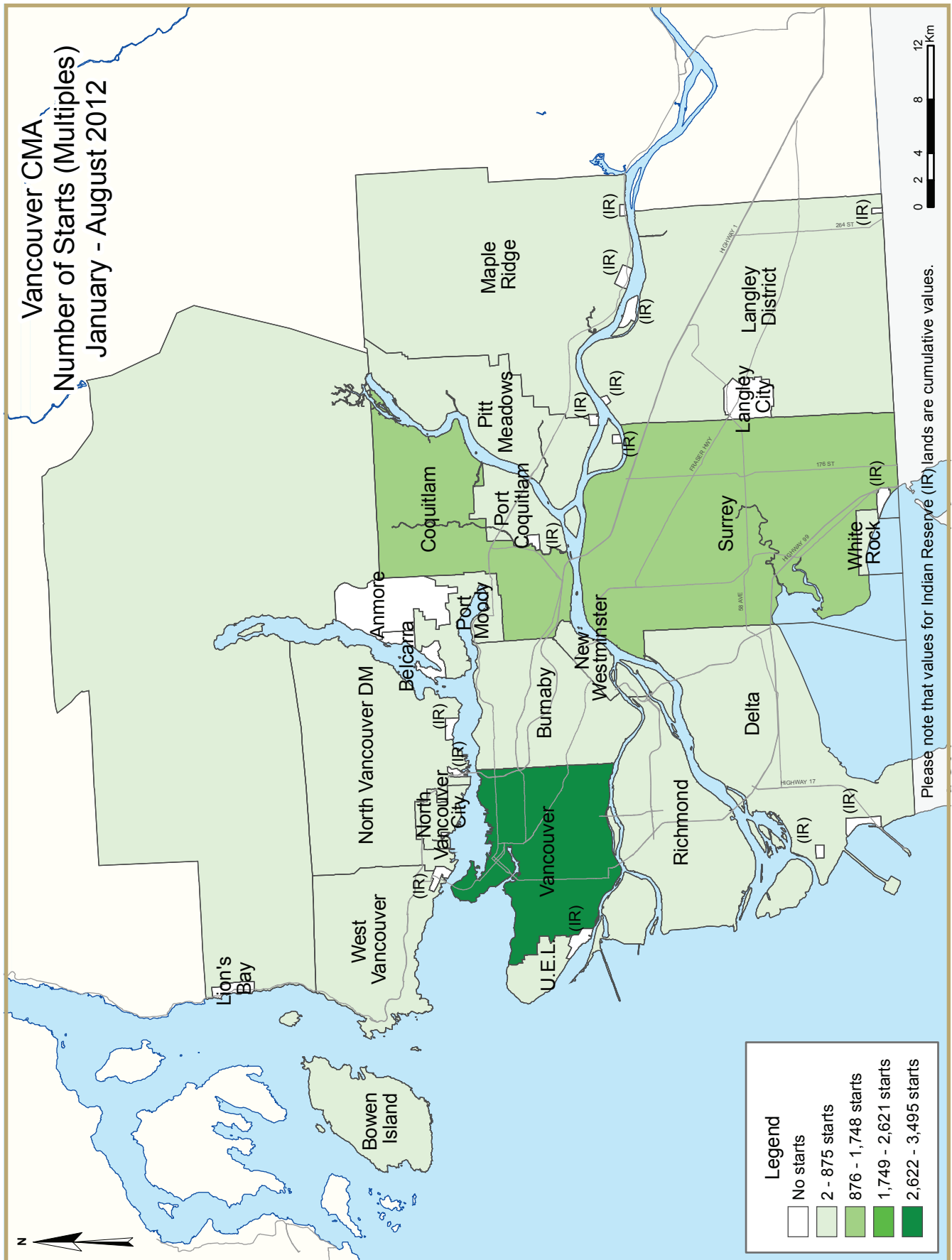
CMA in August compared to the more modest level of home building seen in July. Vancouver CMA reported 1,417 multiple-family housing starts in August compared to 1,098 housing starts in August 2011. August starts were concentrated in the cities of Coquitlam, Vancouver and Surrey.

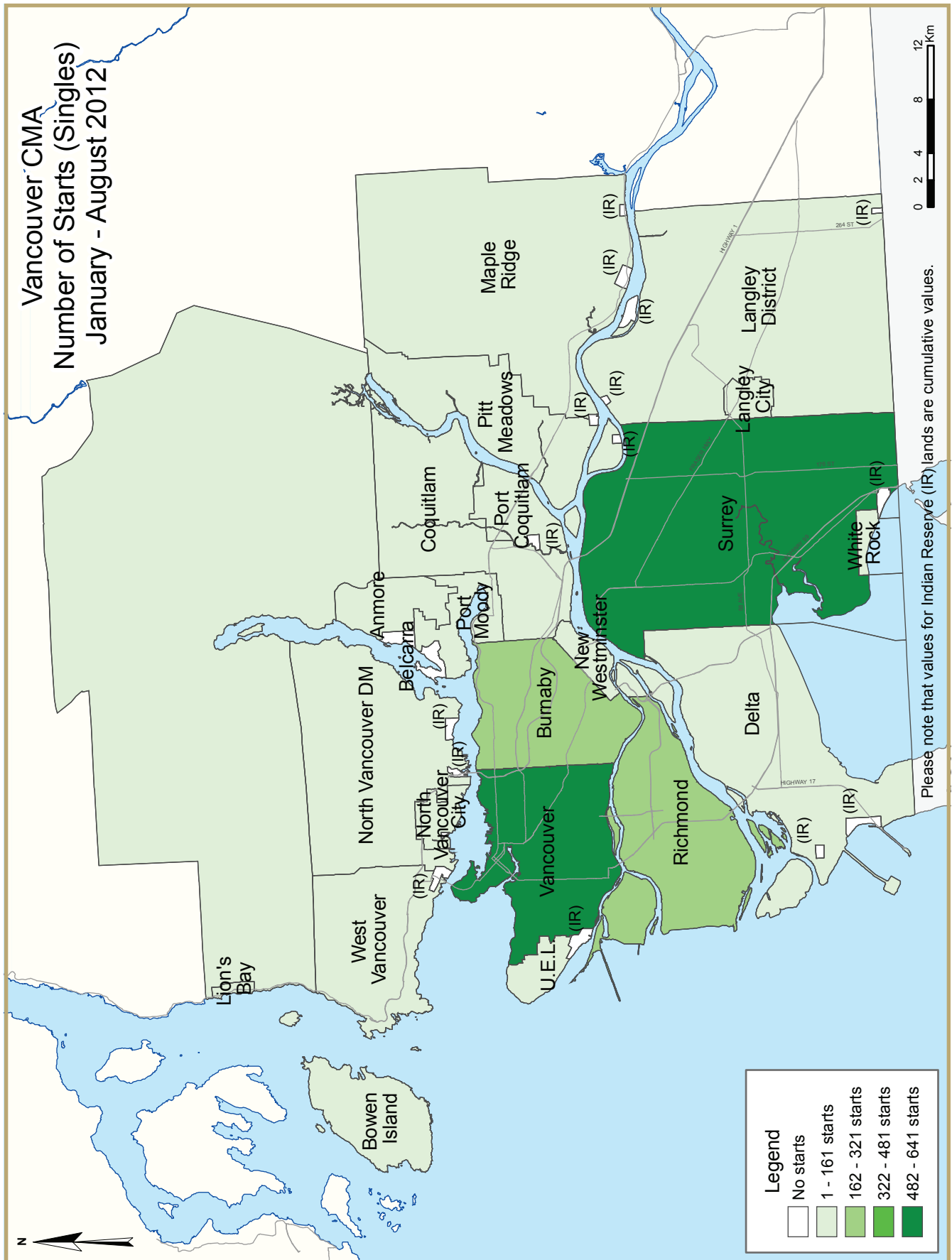
The Abbotsford-Mission CMA had 277 home construction starts during the first eight months of 2012 compared to 333 recorded for the same period the previous year. The majority of these starts were in the City of Abbotsford.

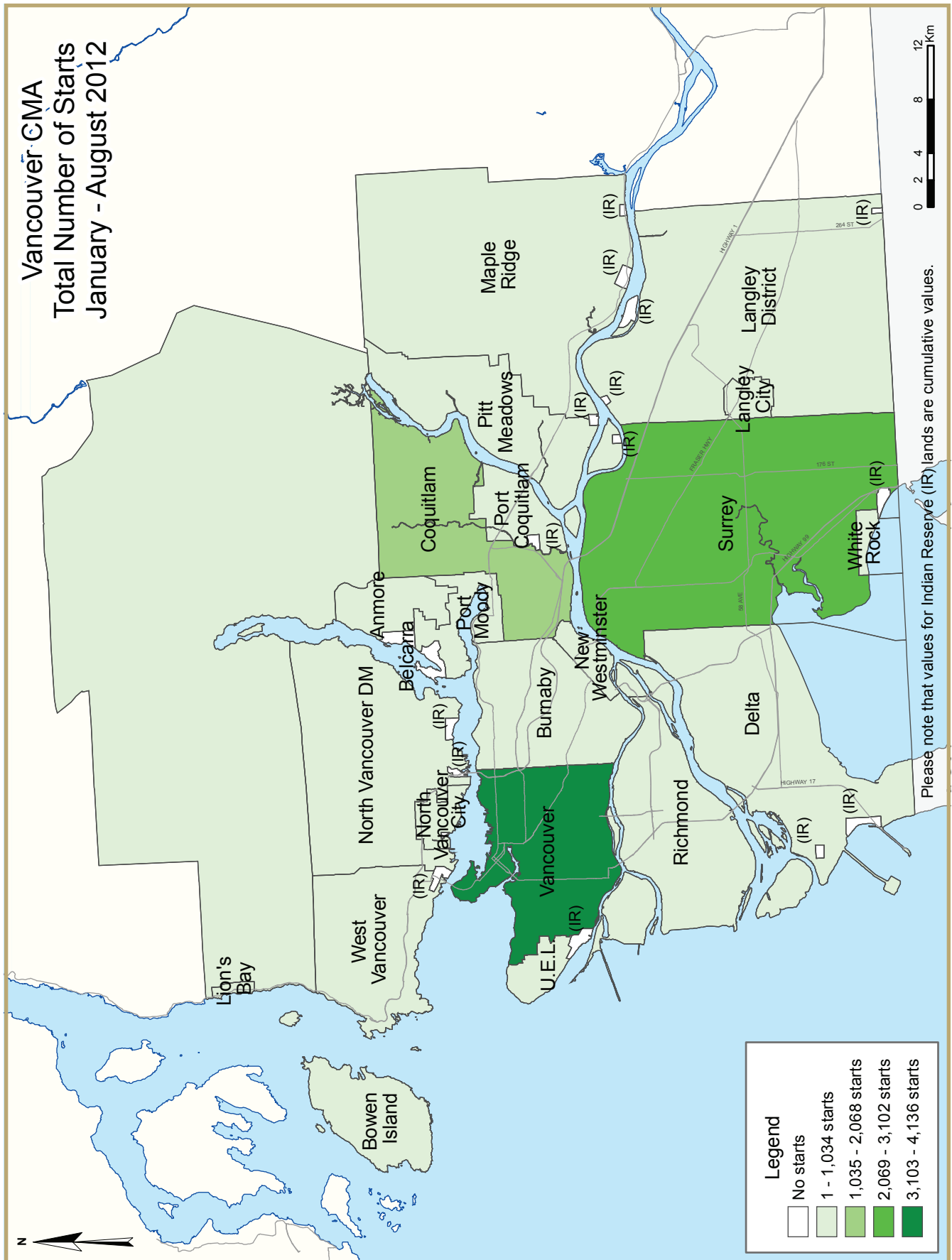








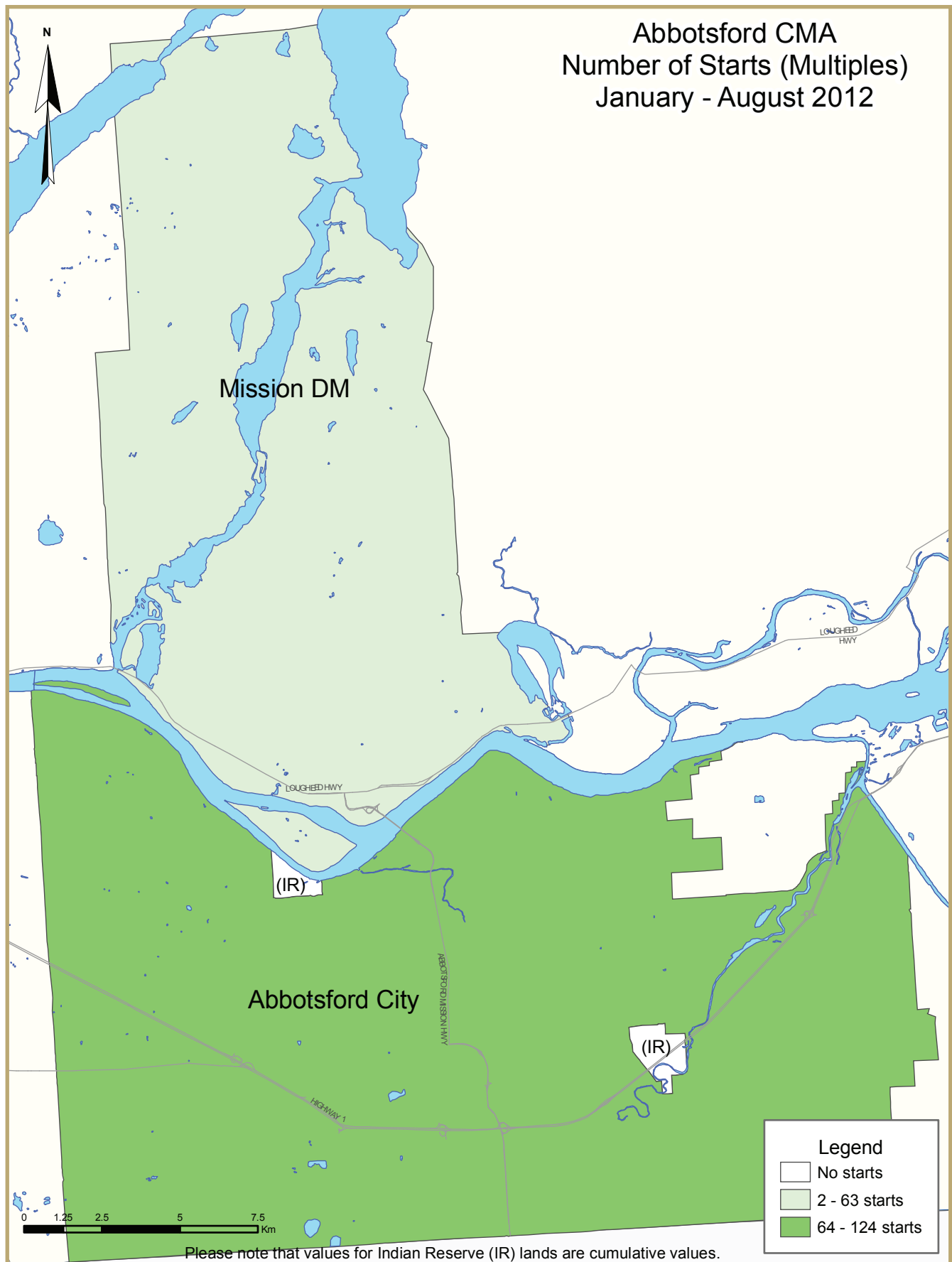
















HOUSING NOW REPORT TABLES

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 Vancouver CMA
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2012	299	36	243	2	261	732	52	145	1,770
August 2011	334	14	238	4	145	424	31	277	1,467
% Change	-10.5	157.1	2.1	-50.0	80.0	72.6	67.7	-47.7	20.7
Year-to-date 2012	2,023	214	1,568	25	1,695	6,783	276	528	13,112
Year-to-date 2011	2,174	188	1,329	21	2,042	4,194	203	1,326	11,477
% Change	-6.9	13.8	18.0	19.0	-17.0	61.7	36.0	-60.2	14.2
UNDER CONSTRUCTION									
August 2012	3,203	298	2,244	38	2,115	13,584	341	1,085	22,908
August 2011	2,858	234	1,633	26	2,442	9,770	239	1,491	18,693
% Change	12.1	27.4	37.4	46.2	-13.4	39.0	42.7	-27.2	22.5
COMPLETIONS									
August 2012	374	28	382	3	290	785	36	144	2,042
August 2011	370	26	150	0	131	346	33	108	1,164
% Change	1.1	7.7	154.7	n/a	121.4	126.9	9.1	33.3	75.4
Year-to-date 2012	1,943	174	1,432	21	2,093	4,086	239	1,055	11,043
Year-to-date 2011	2,432	146	766	32	1,465	2,838	137	662	8,478
% Change	-20.1	19.2	86.9	-34.4	42.9	44.0	74.5	59.4	30.3
COMPLETED & NOT ABSORBED									
August 2012	812	84	436	8	587	1,628	36	16	3,607
August 2011	682	84	163	0	418	1,475	10	185	3,017
% Change	19.1	0.0	167.5	n/a	40.4	10.4	**	-91.4	19.6
ABSORBED									
August 2012	352	36	350	2	255	706	38	8	1,747
August 2011	350	19	138	0	155	304	33	79	1,078
% Change	0.6	89.5	153.6	n/a	64.5	132.2	15.2	-89.9	62.1
Year-to-date 2012	1,847	177	1,269	13	2,069	3,964	230	436	10,005
Year-to-date 2011	2,499	156	741	38	1,456	3,406	128	319	8,743
% Change	-26.1	13.5	71.3	-65.8	42.1	16.4	79.7	36.7	14.4

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

Table I.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
August 2012	35	10	0	0	0	0	0	0	45
August 2011	33	2	0	0	0	120	0	0	155
Delta									
August 2012	9	2	2	0	2	4	0	0	19
August 2011	11	2	2	0	0	0	1	0	16
Langley									
August 2012	14	0	18	2	13	0	0	0	47
August 2011	17	0	22	4	25	0	0	0	68
Maple Ridge / Pitt Meadows									
August 2012	17	2	0	0	14	0	0	0	33
August 2011	15	0	0	0	31	35	0	0	81
New Westminster									
August 2012	8	4	0	0	0	0	0	0	12
August 2011	8	0	0	0	0	0	1	24	33
North Vancouver									
August 2012	5	2	12	0	0	0	1	0	20
August 2011	7	0	24	0	22	27	0	76	156
Richmond									
August 2012	19	0	14	0	18	0	1	0	52
August 2011	27	0	38	0	0	159	0	0	224
Surrey									
August 2012	69	0	71	0	173	0	5	0	318
August 2011	82	0	48	0	44	0	11	0	185
Tri-Cities									
August 2012	21	4	50	0	31	376	4	0	486
August 2011	41	0	44	0	18	0	0	0	103
University Endowment Lands									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	1	0	0	0	0	0	0	0	1
Vancouver City									
August 2012	86	12	74	0	10	313	41	145	681
August 2011	72	10	56	0	5	83	18	177	421
West Vancouver									
August 2012	4	0	0	0	0	12	0	0	16
August 2011	13	0	0	0	0	0	0	0	13
White Rock									
August 2012	5	0	2	0	0	27	0	0	34
August 2011	0	0	4	0	0	0	0	0	4
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2012	299	36	243	2	261	732	52	145	1,770
August 2011	334	14	238	4	145	424	31	277	1,467

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
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2012	332	112	0	0	25	1,802	0	0	2,271
August 2011	268	94	0	0	180	1,539	0	64	2,145
Delta									
August 2012	62	32	40	0	36	107	3	0	280
August 2011	82	10	36	0	53	73	1	0	255
Langley									
August 2012	149	4	168	29	194	649	1	0	1,194
August 2011	180	2	279	9	227	289	1	0	987
Maple Ridge / Pitt Meadows									
August 2012	125	2	0	0	68	217	2	71	485
August 2011	165	0	0	0	146	35	4	117	467
New Westminster									
August 2012	47	6	0	0	10	505	0	25	593
August 2011	48	0	0	0	42	158	1	24	273
North Vancouver									
August 2012	70	18	148	4	95	561	3	11	910
August 2011	64	12	96	6	67	550	3	222	1,020
Richmond									
August 2012	439	2	312	3	167	1,835	20	103	2,881
August 2011	275	8	246	3	349	1,071	1	227	2,180
Surrey									
August 2012	632	6	413	0	1,000	1,139	36	6	3,232
August 2011	823	8	194	6	814	1,583	43	45	3,516
Tri-Cities									
August 2012	205	12	279	0	263	1,757	4	4	2,524
August 2011	126	20	192	0	255	1,221	0	30	1,844
University Endowment Lands									
August 2012	8	0	0	0	16	267	0	0	291
August 2011	4	0	0	0	7	168	0	107	286
Vancouver City									
August 2012	855	104	816	2	219	4,454	272	735	7,457
August 2011	577	74	532	2	302	3,074	185	655	5,401
West Vancouver									
August 2012	198	0	0	0	12	30	0	130	370
August 2011	172	6	0	0	0	0	0	0	178
White Rock									
August 2012	32	0	62	0	10	158	0	0	262
August 2011	15	0	52	0	0	9	0	0	76
Indian Reserves									
August 2012	0	0	0	0	0	103	0	0	103
August 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2012	3,203	298	2,244	38	2,115	13,584	341	1,085	22,908
August 2011	2,858	234	1,633	26	2,442	9,770	239	1,491	18,693

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
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2012	26	2	0	0	16	241	0	0	285
August 2011	15	4	0	0	0	0	0	0	19
Delta									
August 2012	7	6	16	0	0	0	1	0	30
August 2011	11	0	0	0	0	56	2	2	71
Langley									
August 2012	15	0	26	3	57	0	3	0	104
August 2011	10	0	24	0	23	0	1	0	58
Maple Ridge / Pitt Meadows									
August 2012	16	0	0	0	27	0	0	46	89
August 2011	15	2	0	0	0	0	0	0	17
New Westminster									
August 2012	5	0	0	0	18	0	0	0	23
August 2011	11	0	0	0	0	46	0	97	154
North Vancouver									
August 2012	5	0	6	0	0	0	1	90	102
August 2011	2	0	2	0	9	52	0	0	65
Richmond									
August 2012	64	0	62	0	0	72	1	3	202
August 2011	33	4	22	0	12	63	3	0	137
Surrey									
August 2012	82	4	62	0	70	0	6	0	224
August 2011	114	0	0	0	38	0	3	2	157
Tri-Cities									
August 2012	51	2	142	0	54	53	0	3	305
August 2011	31	0	28	0	49	72	0	0	180
University Endowment Lands									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
August 2012	86	14	68	0	38	419	24	2	651
August 2011	114	16	70	0	0	57	24	7	288
West Vancouver									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	4	0	0	0	0	0	0	0	4
White Rock									
August 2012	2	0	0	0	10	0	0	0	12
August 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2012	374	28	382	3	290	785	36	144	2,042
August 2011	370	26	150	0	131	346	33	108	1,164

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
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
August 2012	121	36	0	0	34	353	0	0	544
August 2011	75	30	0	0	34	83	0	0	222
Delta									
August 2012	6	2	2	0	8	4	1	0	23
August 2011	10	0	0	0	6	43	0	0	59
Langley									
August 2012	41	0	110	6	45	139	0	0	341
August 2011	25	0	52	0	65	96	0	0	238
Maple Ridge / Pitt Meadows									
August 2012	108	0	0	0	39	15	0	0	162
August 2011	77	2	0	0	12	66	0	0	157
New Westminster									
August 2012	26	2	0	0	29	47	0	0	104
August 2011	21	2	0	0	0	100	0	28	151
North Vancouver									
August 2012	16	1	42	2	33	162	0	14	270
August 2011	10	2	14	0	25	146	0	0	197
Richmond									
August 2012	50	3	26	0	39	20	3	0	141
August 2011	37	6	20	0	37	10	2	0	112
Surrey									
August 2012	202	0	76	0	216	398	20	1	913
August 2011	213	0	0	0	137	375	3	34	762
Tri-Cities									
August 2012	26	8	72	0	37	133	0	0	276
August 2011	21	10	41	0	18	59	0	22	171
University Endowment Lands									
August 2012	1	0	0	0	1	3	0	0	5
August 2011	0	0	0	0	0	29	0	98	127
Vancouver City									
August 2012	181	30	102	0	94	350	12	1	770
August 2011	175	32	34	0	76	450	5	1	773
West Vancouver									
August 2012	24	2	0	0	4	1	0	0	31
August 2011	7	0	0	0	0	3	0	0	10
White Rock									
August 2012	2	0	6	0	8	3	0	0	19
August 2011	1	0	2	0	2	15	0	0	20
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
August 2012	812	84	436	8	587	1,628	36	16	3,607
August 2011	682	84	163	0	418	1,475	10	185	3,017

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 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2012	6	0	0	0	7	178	0	0	191
August 2011	12	4	0	0	3	11	0	0	30
Delta									
August 2012	7	6	14	0	0	0	1	0	28
August 2011	14	0	0	0	1	28	2	2	47
Langley									
August 2012	16	0	42	2	58	10	3	0	131
August 2011	11	0	14	0	23	2	1	0	51
Maple Ridge / Pitt Meadows									
August 2012	15	0	0	0	5	1	0	0	21
August 2011	18	0	0	0	11	2	0	0	31
New Westminster									
August 2012	2	0	0	0	15	4	0	0	21
August 2011	11	0	0	0	0	18	0	69	98
North Vancouver									
August 2012	3	3	2	0	1	1	1	0	11
August 2011	4	2	2	0	5	50	0	0	63
Richmond									
August 2012	80	4	70	0	7	72	3	3	239
August 2011	25	0	14	0	9	63	4	0	115
Surrey									
August 2012	90	4	52	0	75	25	7	0	253
August 2011	126	0	2	0	50	31	1	1	211
Tri-Cities									
August 2012	52	0	112	0	45	86	0	3	298
August 2011	24	2	28	0	48	51	0	0	153
University Endowment Lands									
August 2012	0	0	0	0	1	0	0	0	1
August 2011	0	0	0	0	2	0	0	0	2
Vancouver City									
August 2012	66	19	58	0	39	329	23	2	536
August 2011	91	11	72	0	1	42	25	7	249
West Vancouver									
August 2012	1	0	0	0	0	0	0	0	1
August 2011	3	0	0	0	0	1	0	0	4
White Rock									
August 2012	2	0	0	0	2	0	0	0	4
August 2011	1	0	6	0	2	5	0	0	14
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2012	352	36	350	2	255	706	38	8	1,747
August 2011	350	19	138	0	155	304	33	79	1,078

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
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Anmore	5	5	0	0	0	0	0	0	5	5	0.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	11	8	0	0	0	0	0	0	11	8	37.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	6	4	0	0	0	0	0	9	6	50.0
Burnaby - Central Park	3	5	0	0	0	0	0	0	3	5	-40.0
Burnaby - Remainder	16	14	6	2	0	0	0	120	22	136	-83.8
Burnaby Total	35	33	10	2	0	0	0	120	45	155	-71.0
Coquitlam	24	38	4	0	31	18	382	42	441	98	**
Delta - Tsawwassen	5	3	2	2	0	0	0	0	7	5	40.0
Delta - Ladner	4	9	2	0	0	0	6	2	12	11	9.1
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	9	12	4	2	0	0	6	2	19	16	18.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	16	21	0	0	13	25	18	22	47	68	-30.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	14	0	0	14	31	0	35	31	80	-61.3
New Westminster	8	9	4	0	0	0	0	24	12	33	-63.6
North Vancouver City	1	3	2	0	0	5	2	115	5	123	-95.9
North Vancouver DM	5	4	0	0	0	17	10	12	15	33	-54.5
Pitt Meadows	0	1	2	0	0	0	0	0	2	1	100.0
Port Coquitlam	1	1	0	0	0	0	44	2	45	3	**
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	20	27	0	0	18	0	14	197	52	224	-76.8
Surrey - South	24	30	0	0	27	24	16	2	67	56	19.6
Surrey - Cloverdale	15	20	0	4	38	4	14	8	67	36	86.1
Surrey - North	27	34	0	0	83	0	30	36	140	70	100.0
Surrey - Guildford	0	1	0	0	25	0	0	0	25	1	**
Surrey - Whalley	8	8	0	0	7	12	4	2	19	22	-13.6
Surrey Total	74	93	0	4	180	40	64	48	318	185	71.9
University Endowment Lands	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - West End	0	0	0	0	0	0	141	0	141	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	3	0	2	2	0	0	13	33	18	35	-48.6
Vancouver - False Creek	0	0	0	2	0	3	175	147	175	152	15.1
Vancouver - Granville/Oak	1	0	0	0	0	0	0	2	1	2	-50.0
Vancouver - Kerrisdale	12	7	0	0	0	0	0	2	12	9	33.3
Vancouver - Marpole	4	4	0	0	0	0	104	2	108	6	**
Vancouver - Eastside	60	49	2	2	0	0	75	122	137	173	-20.8
Vancouver - Mt. Pleasant	0	0	8	2	0	0	0	0	8	2	**
Vancouver - Strath/Grand	4	0	0	2	10	0	10	0	24	2	**
Vancouver - Westside	43	30	0	2	0	0	14	8	57	40	42.5
Vancouver Total	127	90	12	12	10	3	532	316	681	421	61.8
West Vancouver	4	13	0	0	0	0	12	0	16	13	23.1
White Rock	5	0	0	0	0	0	29	4	34	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	353	369	38	20	266	139	1,113	939	1,770	1,467	20.7

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 - August 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	6	7	0	0	0	0	0	0	6	7	-14.3
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	8	12	0	0	0	0	4	6	12	18	-33.3
Burnaby - Mountain	1	3	0	0	0	0	104	155	105	158	-33.5
Burnaby - North	65	56	6	10	0	7	0	13	71	86	-17.4
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	22	25	10	26	0	18	15	44	47	113	-58.4
Burnaby - Central Park	13	18	8	10	0	0	544	0	565	28	**
Burnaby - Remainder	95	86	38	36	0	121	90	503	223	746	-70.1
Burnaby Total	198	189	62	82	0	146	753	715	1,013	1,132	-10.5
Coquitlam	128	139	10	18	177	255	1,098	669	1,413	1,081	30.7
Delta - Tsawwassen	23	12	4	2	0	0	2	0	29	14	107.1
Delta - Ladner	17	19	8	2	0	0	8	4	33	25	32.0
Delta - North	11	49	38	16	18	41	32	105	99	211	-53.1
Delta	53	80	52	20	18	41	46	109	169	250	-32.4
Langley City	3	3	0	0	0	0	0	119	3	122	-97.5
Langley District	144	150	4	2	192	223	396	276	736	651	13.1
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	124	166	0	4	23	100	182	81	329	351	-6.3
New Westminster	40	47	8	2	0	23	440	155	488	227	115.0
North Vancouver City	12	19	16	24	11	12	399	290	438	345	27.0
North Vancouver DM	39	23	0	0	8	40	78	295	125	358	-65.1
Pitt Meadows	6	4	2	0	0	0	0	71	8	75	-89.3
Port Coquitlam	5	8	0	0	69	0	149	24	223	32	**
Port Moody	6	9	0	0	13	5	291	0	310	14	**
Richmond	204	187	14	60	104	243	547	1,352	869	1,842	-52.8
Surrey - South	210	191	26	32	210	197	122	76	568	496	14.5
Surrey - Cloverdale	99	158	28	24	251	125	38	75	416	382	8.9
Surrey - North	237	356	2	2	408	262	367	345	1,014	965	5.1
Surrey - Guildford	2	2	0	0	75	22	4	0	81	24	**
Surrey - Whalley	48	65	0	0	18	35	112	277	178	377	-52.8
Surrey Total	596	772	56	58	962	641	643	773	2,257	2,244	0.6
University Endowment Lands	4	1	0	0	0	0	95	179	99	180	-45.0
Vancouver - West End	0	0	0	0	0	0	275	0	275	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	558	673	558	20.6
Vancouver - Kitsilano	5	6	6	6	0	9	69	231	80	252	-68.3
Vancouver - False Creek	1	2	0	2	0	6	1,102	147	1,103	157	**
Vancouver - Granville/Oak	4	7	2	0	4	8	13	2	23	17	35.3
Vancouver - Kerrisdale	34	25	0	0	0	4	8	14	42	43	-2.3
Vancouver - Marpole	28	35	2	2	0	0	117	16	147	53	177.4
Vancouver - Eastside	297	217	38	28	35	47	985	384	1,355	676	100.4
Vancouver - Mt. Pleasant	1	4	30	18	0	27	0	247	31	296	-89.5
Vancouver - Strath/Grand	7	2	4	4	19	0	10	0	40	6	**
Vancouver - Westside	264	204	0	4	0	73	103	81	367	362	1.4
Vancouver Total	641	502	82	64	58	174	3,355	1,692	4,136	2,432	70.1
West Vancouver	83	70	12	0	0	0	160	0	255	70	**
White Rock	23	10	0	0	10	0	189	36	222	46	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,324	2,398	318	334	1,645	1,903	8,825	6,842	13,112	11,477	14.2

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
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 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	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	120	0	0
Burnaby Total	0	0	0	0	0	120	0	0
Coquitlam	31	18	0	0	382	42	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	6	2	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	6	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	13	25	0	0	18	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	31	0	0	0	35	0	0
New Westminster	0	0	0	0	0	0	0	24
North Vancouver City	0	5	0	0	2	39	0	76
North Vancouver DM	0	17	0	0	10	12	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	44	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	18	0	0	0	14	197	0	0
Surrey - South	27	24	0	0	16	2	0	0
Surrey - Cloverdale	38	4	0	0	14	8	0	0
Surrey - North	83	0	0	0	30	36	0	0
Surrey - Guildford	25	0	0	0	0	0	0	0
Surrey - Whalley	7	12	0	0	4	2	0	0
Surrey Total	180	40	0	0	64	48	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	141	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	13	3	0	30
Vancouver - False Creek	0	3	0	0	175	0	0	147
Vancouver - Granville/Oak	0	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	104	2	0	0
Vancouver - Eastside	0	0	0	0	71	122	4	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	10	0	0	0	10	0	0	0
Vancouver - Westside	0	0	0	0	14	8	0	0
Vancouver Total	10	3	0	0	387	139	145	177
West Vancouver	0	0	0	0	12	0	0	0
White Rock	0	0	0	0	29	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	266	139	0	0	968	662	145	277

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 - August 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	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	18	0	0	15	44	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	121	0	0	90	439	0	64
Burnaby Total	0	146	0	0	753	651	0	64
Coquitlam	177	255	0	0	1,091	637	7	32
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	8	4	0	0
Delta - North	18	41	0	0	32	105	0	0
Delta	18	41	0	0	46	109	0	0
Langley City	0	0	0	0	0	119	0	0
Langley District	192	223	0	0	396	276	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	100	0	0	182	35	0	46
New Westminster	0	23	0	0	415	131	25	24
North Vancouver City	11	12	0	0	388	214	11	76
North Vancouver DM	8	40	0	0	78	149	0	146
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	69	0	0	0	149	24	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	104	243	0	0	547	1,128	0	224
Surrey - South	210	197	0	0	122	76	0	0
Surrey - Cloverdale	251	125	0	0	38	75	0	0
Surrey - North	408	262	0	0	367	309	0	36
Surrey - Guildford	75	22	0	0	4	0	0	0
Surrey - Whalley	18	35	0	0	112	277	0	0
Surrey Total	962	641	0	0	643	737	0	36
University Endowment Lands	0	0	0	0	95	0	0	179
Vancouver - West End	0	0	0	0	134	0	141	0
Vancouver - Downtown	0	0	0	0	673	410	0	148
Vancouver - Kitsilano	0	9	0	0	69	139	0	92
Vancouver - False Creek	0	6	0	0	1,102	0	0	147
Vancouver - Granville/Oak	4	8	0	0	13	2	0	0
Vancouver - Kerrisdale	0	4	0	0	8	14	0	0
Vancouver - Marpole	0	0	0	0	116	16	1	0
Vancouver - Eastside	35	47	0	0	775	344	210	40
Vancouver - Mt. Pleasant	0	27	0	0	0	247	0	0
Vancouver - Strath/Grand	19	0	0	0	10	0	0	0
Vancouver - Westside	0	73	0	0	100	80	3	1
Vancouver Total	58	174	0	0	3,000	1,264	355	428
West Vancouver	0	0	0	0	30	0	130	0
White Rock	10	0	0	0	189	36	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,645	1,903	0	0	8,297	5,516	528	1,326

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
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Anmore	5	5	0	0	0	0	5	5
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	11	8	0	0	0	0	11	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	6	0	0	0	0	9	6
Burnaby - Central Park	3	5	0	0	0	0	3	5
Burnaby - Remainder	22	16	0	120	0	0	22	136
Burnaby Total	45	35	0	120	0	0	45	155
Coquitlam	74	80	363	18	4	0	441	98
Delta - Tsawwassen	5	5	2	0	0	0	7	5
Delta - Ladner	8	10	4	0	0	1	12	11
Delta - North	0	0	0	0	0	0	0	0
Delta	13	15	6	0	0	1	19	16
Langley City	0	0	0	0	0	0	0	0
Langley District	32	39	15	29	0	0	47	68
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	14	14	66	0	0	31	80
New Westminster	12	8	0	0	0	25	12	33
North Vancouver City	4	15	0	32	1	76	5	123
North Vancouver DM	15	16	0	17	0	0	15	33
Pitt Meadows	2	1	0	0	0	0	2	1
Port Coquitlam	1	3	44	0	0	0	45	3
Port Moody	0	2	0	0	0	0	0	2
Richmond	33	65	18	159	1	0	52	224
Surrey - South	40	32	27	24	0	0	67	56
Surrey - Cloverdale	26	19	38	8	3	9	67	36
Surrey - North	55	68	83	0	2	2	140	70
Surrey - Guildford	0	1	25	0	0	0	25	1
Surrey - Whalley	19	10	0	12	0	0	19	22
Surrey Total	140	130	173	44	5	11	318	185
University Endowment Lands	2	1	0	0	0	0	2	1
Vancouver - West End	0	0	0	0	141	0	141	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	2	13	3	0	30	18	35
Vancouver - False Creek	0	0	175	5	0	147	175	152
Vancouver - Granville/Oak	1	2	0	0	0	0	1	2
Vancouver - Kerrisdale	10	9	0	0	2	0	12	9
Vancouver - Marpole	3	6	104	0	1	0	108	6
Vancouver - Eastside	96	80	11	80	30	13	137	173
Vancouver - Mt. Pleasant	8	2	0	0	0	0	8	2
Vancouver - Strath/Grand	2	2	20	0	2	0	24	2
Vancouver - Westside	47	35	0	0	10	5	57	40
Vancouver Total	172	138	323	88	186	195	681	421
West Vancouver	4	13	12	0	0	0	16	13
White Rock	7	4	27	0	0	0	34	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	578	586	995	573	197	308	1,770	1,467

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 - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	6	7	0	0	0	0	6	7
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	12	18	0	0	0	0	12	18
Burnaby - Mountain	1	3	104	155	0	0	105	158
Burnaby - North	69	66	2	20	0	0	71	86
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	32	47	15	66	0	0	47	113
Burnaby - Central Park	21	28	544	0	0	0	565	28
Burnaby - Remainder	133	122	90	560	0	64	223	746
Burnaby Total	258	267	755	801	0	64	1,013	1,132
Coquitlam	345	309	1,057	740	11	32	1,413	1,081
Delta - Tsawwassen	27	14	2	0	0	0	29	14
Delta - Ladner	26	24	4	0	3	1	33	25
Delta - North	65	85	34	126	0	0	99	211
Delta	126	123	40	126	3	1	169	250
Langley City	3	3	0	119	0	0	3	122
Langley District	277	408	447	231	12	12	736	651
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	123	164	205	137	1	50	329	351
New Westminster	48	46	415	156	25	25	488	227
North Vancouver City	63	67	359	198	16	80	438	345
North Vancouver DM	101	57	24	155	0	146	125	358
Pitt Meadows	8	4	0	0	0	71	8	75
Port Coquitlam	25	22	198	10	0	0	223	32
Port Moody	6	9	304	5	0	0	310	14
Richmond	361	346	500	1,268	8	228	869	1,842
Surrey - South	298	227	270	269	0	0	568	496
Surrey - Cloverdale	110	152	279	193	27	37	416	382
Surrey - North	410	450	589	467	15	48	1,014	965
Surrey - Guildford	6	2	75	22	0	0	81	24
Surrey - Whalley	96	87	81	290	1	0	178	377
Surrey Total	920	918	1,294	1,241	43	85	2,257	2,244
University Endowment Lands	4	1	95	0	0	179	99	180
Vancouver - West End	0	0	134	0	141	0	275	0
Vancouver - Downtown	0	0	673	410	0	148	673	558
Vancouver - Kitsilano	17	14	63	146	0	92	80	252
Vancouver - False Creek	1	2	1,102	8	0	147	1,103	157
Vancouver - Granville/Oak	11	9	11	8	1	0	23	17
Vancouver - Kerrisdale	40	35	0	4	2	4	42	43
Vancouver - Marpole	37	45	104	0	6	8	147	53
Vancouver - Eastside	555	415	460	144	340	117	1,355	676
Vancouver - Mt. Pleasant	31	22	0	274	0	0	31	296
Vancouver - Strath/Grand	8	6	29	0	3	0	40	6
Vancouver - Westside	272	246	33	76	62	40	367	362
Vancouver Total	972	806	2,609	1,070	555	556	4,136	2,432
West Vancouver	83	70	42	0	130	0	255	70
White Rock	63	46	159	0	0	0	222	46
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,805	3,691	8,503	6,257	804	1,529	13,112	11,477

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
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Anmore	10	9	0	0	0	0	0	0	10	9	11.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	2	0	0	0	0	0	80	0	82	0	n/a
Burnaby - North	7	0	2	0	0	0	0	0	9	0	n/a
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Central Park	4	3	0	0	0	0	41	0	45	3	**
Burnaby - Remainder	12	12	0	4	16	0	120	0	148	16	**
Burnaby Total	26	15	2	4	16	0	241	0	285	19	**
Coquitlam	47	27	4	0	52	53	145	92	248	172	44.2
Delta - Tsawwassen	1	2	2	0	0	0	0	32	3	34	-91.2
Delta - Ladner	5	11	0	0	0	0	6	26	11	37	-70.3
Delta - North	1	0	2	0	0	0	8	0	11	0	n/a
Delta	8	13	6	0	0	0	16	58	30	71	-57.7
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	21	11	0	0	57	23	26	24	104	58	79.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	15	15	2	2	25	0	46	0	88	17	**
New Westminster	5	11	0	0	18	0	0	143	23	154	-85.1
North Vancouver City	1	1	0	0	0	9	78	52	79	62	27.4
North Vancouver DM	5	1	0	0	0	0	18	2	23	3	**
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	2	4	0	0	0	0	53	4	55	8	**
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	65	36	0	10	0	6	137	85	202	137	47.4
Surrey - South	32	36	12	0	21	11	4	0	69	47	46.8
Surrey - Cloverdale	10	13	6	0	8	13	6	2	30	28	7.1
Surrey - North	39	56	0	2	27	12	52	0	118	70	68.6
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	7	12	0	0	0	0	0	0	7	12	-41.7
Surrey Total	88	117	18	2	56	36	62	2	224	157	42.7
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	253	0	253	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - False Creek	0	0	2	0	3	0	0	0	5	0	n/a
Vancouver - Granville/Oak	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Kerrisdale	1	11	0	0	4	0	2	0	7	11	-36.4
Vancouver - Marpole	2	3	0	0	0	0	6	0	8	3	166.7
Vancouver - Eastside	81	94	12	6	0	0	88	65	181	165	9.7
Vancouver - Mt. Pleasant	0	0	0	6	8	0	0	57	8	63	-87.3
Vancouver - Strath/Grand	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Westside	25	27	2	0	21	0	6	10	54	37	45.9
Vancouver Total	110	138	16	16	36	0	489	134	651	288	126.0
West Vancouver	2	4	0	0	0	0	0	0	2	4	-50.0
White Rock	2	1	0	0	10	0	0	4	12	5	140.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	413	403	48	34	270	127	1,311	600	2,042	1,164	75.4

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 - August 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	13	15	0	0	0	0	0	0	13	15	-13.3
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	13	16	0	0	0	0	0	4	13	20	-35.0
Burnaby - Mountain	12	0	2	0	0	0	80	0	94	0	n/a
Burnaby - North	58	30	4	2	0	15	47	0	109	47	131.9
Burnaby - Lougheed Mall	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - South & East	27	12	10	0	12	12	37	0	86	24	**
Burnaby - Central Park	22	28	4	4	0	0	139	26	165	58	184.5
Burnaby - Remainder	75	66	28	28	147	47	587	394	837	535	56.4
Burnaby Total	197	136	48	34	159	74	890	420	1,294	664	94.9
Coquitlam	144	116	12	34	235	164	662	260	1,053	574	83.4
Delta - Tsawwassen	8	6	2	0	0	0	0	87	10	93	-89.2
Delta - Ladner	20	23	2	0	0	0	8	26	30	49	-38.8
Delta - North	18	57	28	6	50	74	22	2	118	139	-15.1
Delta	48	86	34	6	50	74	32	115	164	281	-41.6
Langley City	2	6	0	0	0	0	51	105	53	111	-52.3
Langley District	153	114	2	0	213	266	228	114	596	494	20.6
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	154	124	12	6	142	70	46	0	354	200	77.0
New Westminster	33	69	2	2	71	0	173	202	279	273	2.2
North Vancouver City	14	12	14	4	6	20	316	157	350	193	81.3
North Vancouver DM	43	47	2	0	9	4	278	16	332	67	**
Pitt Meadows	4	9	0	0	0	0	0	0	4	9	-55.6
Port Coquitlam	6	9	0	4	9	35	355	38	370	86	**
Port Moody	6	10	0	0	0	13	0	0	6	23	-73.9
Richmond	157	213	52	20	87	87	614	475	910	795	14.5
Surrey - South	192	234	36	30	162	252	140	0	530	516	2.7
Surrey - Cloverdale	132	245	24	0	205	63	186	41	547	349	56.7
Surrey - North	295	425	0	26	297	214	242	161	834	826	1.0
Surrey - Guildford	3	5	0	0	5	26	0	0	8	31	-74.2
Surrey - Whalley	43	91	2	2	73	0	26	0	144	93	54.8
Surrey Total	665	1,000	62	58	742	555	594	202	2,063	1,815	13.7
University Endowment Lands	1	2	0	0	0	0	107	134	108	136	-20.6
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	907	1,078	908	1,078	-15.8
Vancouver - Kitsilano	5	6	8	6	24	14	168	3	205	29	**
Vancouver - False Creek	1	0	2	0	3	0	129	0	135	0	n/a
Vancouver - Granville/Oak	2	6	2	2	3	0	51	2	58	10	**
Vancouver - Kerrisdale	14	38	0	0	4	0	6	8	24	46	-47.8
Vancouver - Marpole	27	39	4	2	0	0	13	20	44	61	-27.9
Vancouver - Eastside	293	271	46	18	64	19	517	387	920	695	32.4
Vancouver - Mt. Pleasant	2	3	10	16	8	0	254	182	274	201	36.3
Vancouver - Strath/Grand	6	0	2	6	0	0	0	0	8	6	33.3
Vancouver - Westside	109	180	4	2	94	0	79	44	286	226	26.5
Vancouver Total	460	543	78	52	200	33	2,205	1,982	2,943	2,610	12.8
West Vancouver	76	61	8	8	8	0	0	0	92	69	33.3
White Rock	11	9	0	0	10	9	22	24	43	42	2.4
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	2,203	2,598	326	228	1,941	1,404	6,573	4,248	11,043	8,478	30.3

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
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 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	80	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	41	0	0	0
Burnaby - Remainder	16	0	0	0	120	0	0	0
Burnaby Total	16	0	0	0	241	0	0	0
Coquitlam	52	53	0	0	142	92	3	0
Delta - Tsawwassen	0	0	0	0	0	32	0	0
Delta - Ladner	0	0	0	0	6	24	0	2
Delta - North	0	0	0	0	8	0	0	0
Delta	0	0	0	0	16	56	0	2
Langley City	0	0	0	0	0	0	0	0
Langley District	57	23	0	0	26	24	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	0	0	0	0	0	46	0
New Westminster	18	0	0	0	0	46	0	97
North Vancouver City	0	9	0	0	2	52	76	0
North Vancouver DM	0	0	0	0	4	2	14	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	53	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	6	0	0	134	85	3	0
Surrey - South	21	11	0	0	4	0	0	0
Surrey - Cloverdale	8	13	0	0	6	0	0	2
Surrey - North	27	12	0	0	52	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	56	36	0	0	62	0	0	2
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	253	0	0	0
Vancouver - Kitsilano	0	0	0	0	134	0	0	0
Vancouver - False Creek	3	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	6	0	0	0
Vancouver - Eastside	0	0	0	0	86	58	2	7
Vancouver - Mt. Pleasant	8	0	0	0	0	57	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	21	0	0	0	6	10	0	0
Vancouver Total	36	0	0	0	487	127	2	7
West Vancouver	0	0	0	0	0	0	0	0
White Rock	10	0	0	0	0	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	270	127	0	0	1,167	492	144	108

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 - August 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	2	0	2
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	0	15	0	0	47	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	139	26	0	0
Burnaby - Remainder	147	47	0	0	523	394	64	0
Burnaby Total	159	74	0	0	826	420	64	0
Coquitlam	235	164	0	0	628	208	34	52
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	8	24	0	2
Delta - North	50	74	0	0	22	2	0	0
Delta	50	74	0	0	32	113	0	2
Langley City	0	0	0	0	51	105	0	0
Langley District	213	266	0	0	228	114	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	142	70	0	0	0	0	46	0
New Westminster	71	0	0	0	149	73	24	129
North Vancouver City	6	20	0	0	240	157	76	0
North Vancouver DM	9	4	0	0	118	16	160	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	35	0	0	355	38	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	87	87	0	0	387	472	227	3
Surrey - South	162	252	0	0	140	0	0	0
Surrey - Cloverdale	205	63	0	0	186	2	0	39
Surrey - North	297	214	0	0	206	144	36	17
Surrey - Guildford	5	26	0	0	0	0	0	0
Surrey - Whalley	73	0	0	0	26	0	0	0
Surrey Total	742	555	0	0	558	146	36	56
University Endowment Lands	0	0	0	0	0	62	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	801	769	106	309
Vancouver - Kitsilano	24	14	0	0	138	3	30	0
Vancouver - False Creek	3	0	0	0	0	0	129	0
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	4	0	0	0	6	8	0	0
Vancouver - Marpole	0	0	0	0	12	20	1	0
Vancouver - Eastside	64	16	0	3	503	350	14	37
Vancouver - Mt. Pleasant	8	0	0	0	254	182	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	94	0	0	0	78	44	1	0
Vancouver Total	200	30	0	3	1,924	1,636	281	346
West Vancouver	8	0	0	0	0	0	0	0
White Rock	10	9	0	0	22	24	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,941	1,401	0	3	5,518	3,586	1,055	662

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
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Anmore	10	9	0	0	0	0	10	9
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	2	0	80	0	0	0	82	0
Burnaby - North	9	0	0	0	0	0	9	0
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	4	3	41	0	0	0	45	3
Burnaby - Remainder	12	16	136	0	0	0	148	16
Burnaby Total	28	19	257	0	0	0	285	19
Coquitlam	191	51	54	121	3	0	248	172
Delta - Tsawwassen	3	2	0	32	0	0	3	34
Delta - Ladner	10	9	0	24	1	4	11	37
Delta - North	11	0	0	0	0	0	11	0
Delta	29	11	0	56	1	4	30	71
Langley City	0	0	0	0	0	0	0	0
Langley District	41	34	60	23	3	1	104	58
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	17	27	0	46	0	88	17
New Westminster	5	11	18	46	0	97	23	154
North Vancouver City	2	1	0	61	77	0	79	62
North Vancouver DM	9	3	0	0	14	0	23	3
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	2	8	53	0	0	0	55	8
Port Moody	2	0	0	0	0	0	2	0
Richmond	126	59	72	75	4	3	202	137
Surrey - South	40	36	29	11	0	0	69	47
Surrey - Cloverdale	12	13	14	13	4	2	30	28
Surrey - North	89	53	27	14	2	3	118	70
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	7	12	0	0	0	0	7	12
Surrey Total	148	114	70	38	6	5	224	157
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	253	0	0	0	253	0
Vancouver - Kitsilano	0	0	134	0	0	0	134	0
Vancouver - False Creek	0	0	5	0	0	0	5	0
Vancouver - Granville/Oak	1	3	0	0	0	0	1	3
Vancouver - Kerrisdale	3	10	4	0	0	1	7	11
Vancouver - Marpole	7	3	0	0	1	0	8	3
Vancouver - Eastside	136	136	32	0	13	29	181	165
Vancouver - Mt. Pleasant	0	6	8	57	0	0	8	63
Vancouver - Strath/Grand	0	4	0	0	0	0	0	4
Vancouver - Westside	21	36	21	0	12	1	54	37
Vancouver Total	168	200	457	57	26	31	651	288
West Vancouver	2	4	0	0	0	0	2	4
White Rock	2	5	10	0	0	0	12	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	784	546	1,078	477	180	141	2,042	1,164

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
August 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													
August 2012	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
August 2011	0	0.0	0	0.0	1	11.1	4	44.4	4	44.4	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	66.7	4	33.3	12	1,461,750	1,455,542
Year-to-date 2011	0	0.0	0	0.0	1	7.1	5	35.7	8	57.1	14	1,500,000	1,497,786
Belcarra													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2012	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Year-to-date 2011	2	14.3	5	35.7	2	14.3	3	21.4	2	14.3	14	745,000	853,786
Burnaby													
August 2012	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
August 2011	0	0.0	0	0.0	7	58.3	4	33.3	1	8.3	12	953,000	1,143,642
Year-to-date 2012	1	0.7	2	1.3	56	37.3	84	56.0	7	4.7	150	1,018,000	1,072,996
Year-to-date 2011	0	0.0	5	4.0	62	49.2	52	41.3	7	5.6	126	991,800	1,043,868
Coquitlam													
August 2012	0	0.0	14	30.4	27	58.7	5	10.9	0	0.0	46	775,851	827,641
August 2011	0	0.0	5	23.8	16	76.2	0	0.0	0	0.0	21	845,293	817,108
Year-to-date 2012	0	0.0	37	26.8	82	59.4	19	13.8	0	0.0	138	805,017	845,721
Year-to-date 2011	0	0.0	52	45.2	43	37.4	17	14.8	3	2.6	115	768,537	822,745
Delta													
August 2012	0	0.0	2	28.6	4	57.1	0	0.0	1	14.3	7	--	--
August 2011	0	0.0	2	14.3	8	57.1	3	21.4	1	7.1	14	900,000	937,564
Year-to-date 2012	1	2.1	8	17.0	25	53.2	7	14.9	6	12.8	47	875,000	998,994
Year-to-date 2011	2	1.9	19	18.4	72	69.9	7	6.8	3	2.9	103	800,000	845,056
Langley City													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
Langley District													
August 2012	6	33.3	8	44.4	1	5.6	1	5.6	2	11.1	18	638,504	822,911
August 2011	6	54.5	3	27.3	1	9.1	1	9.1	0	0.0	11	599,000	718,606
Year-to-date 2012	34	27.2	44	35.2	20	16.0	16	12.8	11	8.8	125	688,000	852,128
Year-to-date 2011	33	30.8	35	32.7	25	23.4	9	8.4	5	4.7	107	669,000	787,608

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
August 2012	7	50.0	4	28.6	3	21.4	0	0.0	0	0.0	14	604,900	648,748
August 2011	10	58.8	5	29.4	2	11.8	0	0.0	0	0.0	17	565,000	597,600
Year-to-date 2012	88	69.8	31	24.6	6	4.8	1	0.8	0	0.0	126	569,900	580,631
Year-to-date 2011	87	71.3	25	20.5	10	8.2	0	0.0	0	0.0	122	554,753	571,918
New Westminster													
August 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
August 2011	4	36.4	6	54.5	1	9.1	0	0.0	0	0.0	11	679,000	670,864
Year-to-date 2012	3	13.6	4	18.2	11	50.0	4	18.2	0	0.0	22	834,094	807,513
Year-to-date 2011	49	68.1	16	22.2	6	8.3	0	0.0	1	1.4	72	536,900	592,420
North Vancouver City													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	87.5	1	12.5	8	--	--
North Vancouver DM													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	34.2	25	65.8	38	1,769,000	1,822,808
Year-to-date 2011	0	0.0	0	0.0	7	13.0	18	33.3	29	53.7	54	1,580,000	1,693,107
Pitt Meadows													
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2011	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	579,000	577,984
Port Coquitlam													
August 2012	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
August 2011	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Year-to-date 2011	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	--	--
Port Moody													
August 2012	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	1,000,000	951,800
Richmond													
August 2012	0	0.0	0	0.0	7	8.8	16	20.0	57	71.3	80	1,795,000	1,773,635
August 2011	0	0.0	0	0.0	2	8.0	8	32.0	15	60.0	25	1,500,000	1,517,261
Year-to-date 2012	1	0.7	1	0.7	15	10.5	54	37.8	72	50.3	143	1,500,000	1,592,213
Year-to-date 2011	0	0.0	5	2.6	23	11.8	64	32.8	103	52.8	195	1,500,000	1,514,598

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2012	11	12.2	31	34.4	31	34.4	9	10.0	8	8.9	90	767,211	893,866
August 2011	35	27.8	46	36.5	34	27.0	9	7.1	2	1.6	126	699,000	757,112
Year-to-date 2012	188	29.1	232	35.9	163	25.2	37	5.7	27	4.2	647	699,000	771,180
Year-to-date 2011	370	33.5	383	34.7	283	25.6	52	4.7	16	1.4	1,104	670,500	716,091
University Endowment Lands													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
August 2012	0	0.0	1	1.5	19	28.8	38	57.6	8	12.1	66	1,125,000	1,343,892
August 2011	2	2.2	1	1.1	47	51.6	27	29.7	14	15.4	91	950,000	1,281,560
Year-to-date 2012	0	0.0	3	1.0	58	19.9	109	37.3	122	41.8	292	1,283,000	1,981,115
Year-to-date 2011	2	0.5	2	0.5	157	41.0	61	15.9	161	42.0	383	1,000,000	1,854,198
West Vancouver													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	59	100.0	59	3,459,000	3,719,998
Year-to-date 2011	1	1.7	0	0.0	0	0.0	0	0.0	59	98.3	60	3,050,000	3,135,603
White Rock													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	1,690,000	1,801,900
Year-to-date 2011	0	0.0	3	27.3	1	9.1	4	36.4	3	27.3	11	1,400,000	1,275,330
Indian Reserves													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2012	25	7.1	63	17.8	98	27.7	82	23.2	86	24.3	354	982,500	1,213,632
August 2011	59	16.9	70	20.0	120	34.3	61	17.4	40	11.4	350	850,000	1,009,205
Year-to-date 2012	328	17.7	373	20.1	443	23.9	367	19.8	346	18.6	1,857	861,607	1,183,822
Year-to-date 2011	558	22.1	557	22.1	700	27.7	305	12.1	404	16.0	2,524	799,000	1,060,053

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
August 2012**

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	1,455,542	1,497,786	-2.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	906,893	853,786	6.2
Burnaby Total	--	1,143,642	n/a	1,072,996	1,043,868	2.8
Coquitlam	827,641	817,108	1.3	845,721	822,745	2.8
Delta	--	937,564	n/a	998,994	845,056	18.2
Langley City	--	--	n/a	--	--	n/a
Langley District	822,911	718,606	14.5	852,128	787,608	8.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	648,748	597,600	8.6	580,631	571,918	1.5
New Westminster	--	670,864	n/a	807,513	592,420	36.3
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,822,808	1,693,107	7.7
Pitt Meadows	--	--	n/a	--	577,984	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	951,800	n/a
Richmond	1,773,635	1,517,261	16.9	1,592,213	1,514,598	5.1
Surrey Total	893,866	757,112	18.1	771,180	716,091	7.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,343,892	1,281,560	4.9	1,981,115	1,854,198	6.8
West Vancouver	--	--	n/a	3,719,998	3,135,603	18.6
White Rock	--	--	n/a	1,801,900	1,275,330	41.3
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,213,632	1,009,205	20.3	1,183,822	1,060,053	11.7

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
August 2012**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
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	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,093	5,747	5,092	41.1	701,141	-13.3	697,874
	July	2,135	-18.3	2,043	4,944	4,795	42.6	667,462	-12.4	694,913
	August	1,670	-31.0	1,853	4,203	4,719	39.3	725,086	-6.9	715,593
	September									
	October									
	November									
	December									
	Q2 2011	10,018	0.0		18,073			818,721	0.0	
	Q2 2012	8,132	-18.8		19,085			724,319	-11.5	
	YTD 2011	24,183	9.8		45,991			795,163	19.2	
	YTD 2012	19,035	-21.3		45,832			737,166	-7.3	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 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	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,283	6.8	66.9	854
	August	595	3.10	5.24		119.4	1,280	6.8	66.6	857
	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
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2012	13	0	2	0	13	0	0	0	28
August 2011	23	0	12	0	0	0	3	0	38
% Change	-43.5	n/a	-83.3	n/a	n/a	n/a	-100.0	n/a	-26.3
Year-to-date 2012	145	2	36	0	57	31	6	0	277
Year-to-date 2011	167	0	38	1	34	87	6	0	333
% Change	-13.2	n/a	-5.3	-100.0	67.6	-64.4	0.0	n/a	-16.8
UNDER CONSTRUCTION									
August 2012	143	2	42	0	108	31	3	0	329
August 2011	152	0	58	1	47	87	8	0	353
% Change	-5.9	n/a	-27.6	-100.0	129.8	-64.4	-62.5	n/a	-6.8
COMPLETIONS									
August 2012	19	2	2	0	3	0	1	0	27
August 2011	17	2	4	0	0	0	3	0	26
% Change	11.8	0.0	-50.0	n/a	n/a	n/a	-66.7	n/a	3.8
Year-to-date 2012	131	2	60	1	73	87	11	0	365
Year-to-date 2011	187	2	48	1	75	0	3	0	316
% Change	-29.9	0.0	25.0	0.0	-2.7	n/a	**	n/a	15.5
COMPLETED & NOT ABSORBED									
August 2012	108	2	8	0	5	74	5	0	202
August 2011	81	0	8	0	13	24	0	0	126
% Change	33.3	n/a	0.0	n/a	-61.5	**	n/a	n/a	60.3
ABSORBED									
August 2012	15	0	2	0	1	2	0	0	20
August 2011	22	2	5	0	16	9	3	0	57
% Change	-31.8	-100.0	-60.0	n/a	-93.8	-77.8	-100.0	n/a	-64.9
Year-to-date 2012	130	0	58	1	76	15	6	0	286
Year-to-date 2011	192	2	45	3	77	54	3	0	376
% Change	-32.3	-100.0	28.9	-66.7	-1.3	-72.2	100.0	n/a	-23.9

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

Table I.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
August 2012	6	0	2	0	13	0	0	0	21
August 2011	16	0	12	0	0	0	2	0	30
Mission DM									
August 2012	7	0	0	0	0	0	0	0	7
August 2011	7	0	0	0	0	0	1	0	8
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2012	13	0	2	0	13	0	0	0	28
August 2011	23	0	12	0	0	0	3	0	38
UNDER CONSTRUCTION									
Abbotsford City									
August 2012	99	0	42	0	108	31	0	0	280
August 2011	93	0	58	1	47	87	7	0	293
Mission DM									
August 2012	44	2	0	0	0	0	3	0	49
August 2011	59	0	0	0	0	0	1	0	60
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2012	143	2	42	0	108	31	3	0	329
August 2011	152	0	58	1	47	87	8	0	353
COMPLETIONS									
Abbotsford City									
August 2012	15	0	2	0	3	0	0	0	20
August 2011	8	0	4	0	0	0	3	0	15
Mission DM									
August 2012	4	2	0	0	0	0	1	0	7
August 2011	9	2	0	0	0	0	0	0	11
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2012	19	2	2	0	3	0	1	0	27
August 2011	17	2	4	0	0	0	3	0	26

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 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
August 2012	77	0	8	0	5	74	0	0	164
August 2011	57	0	8	0	13	20	0	0	98
Mission DM									
August 2012	31	2	0	0	0	0	5	0	38
August 2011	24	0	0	0	0	4	0	0	28
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2012	108	2	8	0	5	74	5	0	202
August 2011	81	0	8	0	13	24	0	0	126
ABSORBED									
Abbotsford City									
August 2012	11	0	2	0	1	2	0	0	16
August 2011	12	0	5	0	14	9	3	0	43
Mission DM									
August 2012	4	0	0	0	0	0	0	0	4
August 2011	10	2	0	0	2	0	0	0	14
Indian Reserves									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2012	15	0	2	0	1	2	0	0	20
August 2011	22	2	5	0	16	9	3	0	57

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Abbotsford City	6	18	0	0	13	0	2	12	21	30	-30.0
Mission DM	7	8	0	0	0	0	0	0	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	13	26	0	0	13	0	2	12	28	38	-26.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	107	105	0	0	57	34	67	125	231	264	-12.5
Mission DM	44	69	2	0	0	0	0	0	46	69	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	151	174	2	0	57	34	67	125	277	333	-16.8

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
August 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Abbotsford City	13	0	0	0	2	12	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	13	0	0	0	2	12	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	57	34	0	0	67	125	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	57	34	0	0	67	125	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Abbotsford City	8	28	13	0	0	2	21	30
Mission DM	7	7	0	0	0	1	7	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	15	35	13	0	0	3	28	38

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	143	137	88	122	0	5	231	264
Mission DM	40	68	0	0	6	1	46	69
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	183	205	88	122	6	6	277	333

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
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Abbotsford City	15	11	0	0	3	0	2	4	20	15	33.3
Mission DM	5	9	2	2	0	0	0	0	7	11	-36.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	20	20	2	2	3	0	2	4	27	26	3.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	89	134	0	6	73	69	147	48	309	257	20.2
Mission DM	54	57	2	2	0	0	0	0	56	59	-5.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	143	191	2	8	73	69	147	48	365	316	15.5

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
August 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Abbotsford City	3	0	0	0	2	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	3	0	0	0	2	4	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	73	69	0	0	147	48	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	73	69	0	0	147	48	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Abbotsford City	17	12	3	0	0	3	20	15
Mission DM	6	11	0	0	1	0	7	11
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	23	3	0	1	3	27	26

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	143	178	161	76	5	3	309	257
Mission DM	50	59	0	0	6	0	56	59
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	193	237	161	76	11	3	365	316

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
August 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													
August 2012	0	0.0	3	27.3	1	9.1	3	27.3	4	36.4	11	669,900	718,462
August 2011	1	8.3	4	33.3	3	25.0	4	33.3	0	0.0	12	576,950	575,175
Year-to-date 2012	2	2.6	34	43.6	14	17.9	7	9.0	21	26.9	78	572,400	648,871
Year-to-date 2011	8	5.5	53	36.6	50	34.5	21	14.5	13	9.0	145	569,900	595,546
Mission DM													
August 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
August 2011	4	40.0	4	40.0	1	10.0	0	0.0	1	10.0	10	475,400	491,510
Year-to-date 2012	7	13.2	39	73.6	5	9.4	2	3.8	0	0.0	53	469,900	481,379
Year-to-date 2011	16	32.0	24	48.0	4	8.0	5	10.0	1	2.0	50	469,900	497,620
Indian Reserves													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2012	0	0.0	6	40.0	2	13.3	3	20.0	4	26.7	15	620,900	661,245
August 2011	5	22.7	8	36.4	4	18.2	4	18.2	1	4.5	22	517,400	537,145
Year-to-date 2012	9	6.9	73	55.7	19	14.5	9	6.9	21	16.0	131	529,900	581,107
Year-to-date 2011	24	12.3	77	39.5	54	27.7	26	13.3	14	7.2	195	549,900	570,437

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
August 2012**

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	718,462	575,175	24.9	648,871	595,546	9.0
Mission DM	--	491,510	n/a	481,379	497,620	-3.3
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	661,245	537,145	23.1	581,107	570,437	1.9

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
August 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
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	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,161	2,636	2,488	46.7	503,593	0.1	483,126
	July	1,332	6.6	1,164	2,620	2,221	52.4	479,539	-4.8	476,580
	August	1,007	-21.5	1,021	2,111	2,198	46.5	483,174	-4.8	470,774
	September									
	October									
	November									
	December									
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	YTD 2011	10,670	4.4		21,081			508,404	12.6	
	YTD 2012	9,866	-7.5		21,022			488,647	-3.9	

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

¹Source: CREA

²Source: 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
August 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	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24	96.8	117.9	91	6.6	66.6	799
	August	595	3.10	5.24		118.1	91	7.3	67.4	800
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

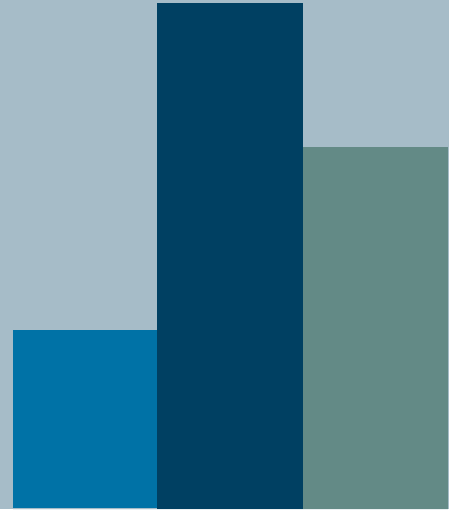
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.

CMHC's 2012 Mortgage Consumer Survey

The 2012 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify valuable business opportunities to help you build stronger client relationships.

Visit www.cmhc.ca/2012survey for complete details and find out how CMHC can help.

