

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2013

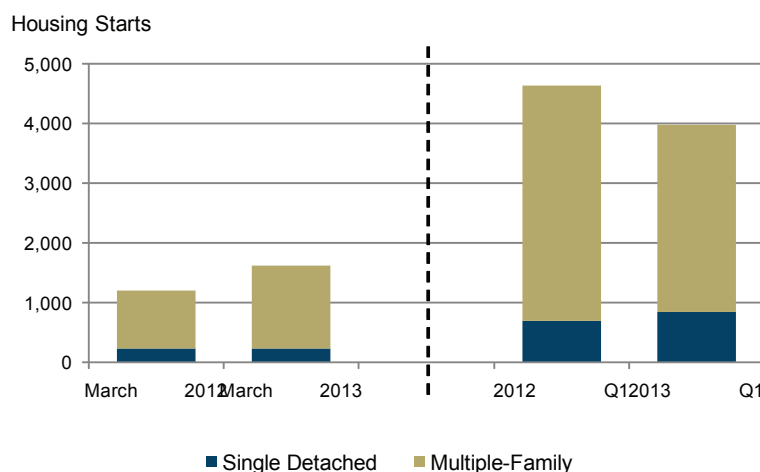
Vancouver CMA New Construction

Total housing starts in the Vancouver Census Metropolitan Area (CMA) for March 2013 were 1,624 an increase of the 1,207 housing starts in March 2012. Multiple-family housing construction comprised over 85 per cent of March 2013 housing starts.

Both single-detached and multiple-family starts were above their March 2012 levels. Housing starts for the first quarter were down due to the higher than average housing starts in the same period last year. At 3,980 units, housing starts for the first quarter of this year were seven per cent above the five year average and four per cent above the ten year average.¹

Figure 1

Decline in Q1, 2013 Housing Starts Due to Higher Than Average Housing Starts in Q1, 2012 - Vancouver CMA, 2012 and 2013



Source: CMHC

¹The five year average for housing starts in the Vancouver CMA is 3,717 and ten year average is 3,841.

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Within the Vancouver CMA, just over 40 per cent of all housings starts were in the City of Vancouver and the University Endowment Lands. A rise in the number of rental housing starts, both in the private and non-profit sectors, contributed to housing starts in these two centres. Outside of the city core, the City of Surrey had the second highest number of housing starts in the CMA at 648 homes. With less land constraints than other centres closer to the core, two-thirds of all housing starts in the City of Surrey were ground-oriented units (single detached, semi-detached and row).

Housing Starts in the first quarter were not affected by the high number of completed and unabsorbed units in the Vancouver CMA. In March 2013, there were 4,542 homes ready for immediate move-in, 35 per cent higher than the same month last year. Of the units available for immediate move-in, over half were high density, strata titled homes (semi-detached, row and apartment). While the number of completed and unoccupied units

increased year over year, the number of apartment condominium suites held steady in this period as absorptions for these units were up slightly during this period. However, total absorptions for the first quarter of 2013 were 11 per cent below last year's level. This low number of absorptions has contributed to the current level of completed and unoccupied units in the CMA.

Abbotsford-Mission CMA New Construction

At 175 units, housing starts in the Abbotsford CMA in the first quarter of 2013 were over two-thirds higher than the same quarter of 2012. Increases in row and apartment construction activity have contributed to the increase in housing starts for the region. Unlike the Vancouver CMA, there were no apartment condominiums started during this time. The number of completed and unoccupied homes increased from 118 units in March 2012 to 191 units in March 2013. The majority of these homes available for immediate

move-in were single detached houses, followed by townhomes and apartment condominiums.

Greater Vancouver MLS® Market

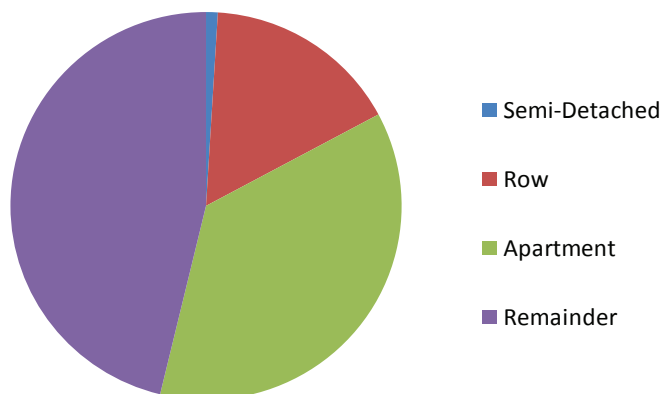
MLS® sales in the area covered by the Real Estate Board of Greater Vancouver (REBGV) declined 22 per cent compared to the first quarter of 2012.² This decrease is the sixth consecutive quarterly decline, despite mortgage interest rates near historical lows during this period. In total, the REBGV recorded 5,569 MLS® sales for Q1, 2013, compared to 7,098 sales in Q1, 2012.

Unlike past years where homeownership demand has shifted to different neighbourhoods, all municipalities making up the REBGV area recorded lower first quarter MLS® sales. Comparing MLS® sales from the same period last year, most neighbourhoods recorded drops of twenty per cent or more. Further, buyer demand in the region has slightly shifted towards lower priced townhomes and apartment condominiums. The market share of single detached home sales lessened from 42 per cent in Q1, 2012 to 40 per cent in Q1, 2013.³

Prices have remained relatively stable despite the lower level of existing home sales. A shift in buyer demand toward lower priced multiple family homes has moved the average MLS® price two per cent lower than in the first quarter of 2012. The average

Figure 2

Over Half of the Homes for Immediate Move-in are Strata Titled Multiple-Family* - Vancouver CMA, March 2013



* Higher density homes Semi-Detached, Row and Apartment are strata titled units. Remainder is all non-strata titled units.

Source: CMHC

² MLS® is a registered trademark of the Canadian Real Estate Association.

³ Market share of single detached houses refers to the ratio of single detached homes sold in comparison to total MLS® sales.

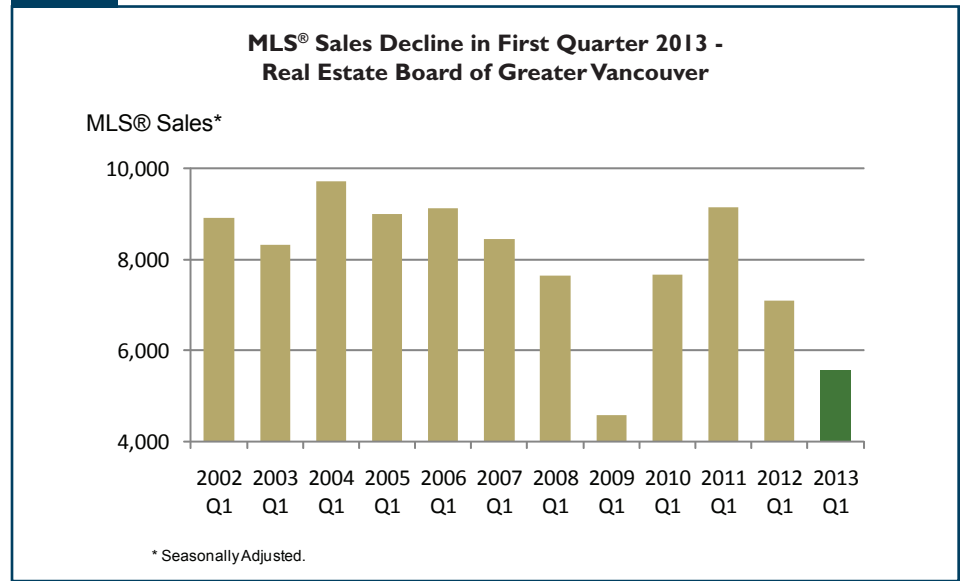
price for single detached houses has remained stable during this time period. A fourteen per cent decline in the number of newly listed homes compared to a year ago has helped to keep market conditions stable, as reflected in a sales-to-new listings ratio that borders between buyers and balanced market conditions. There were 15,460 homes listed for sale at the end of March 2013, a one per cent increase over the same month last year.

Abbotsford-Mission MLS® Market

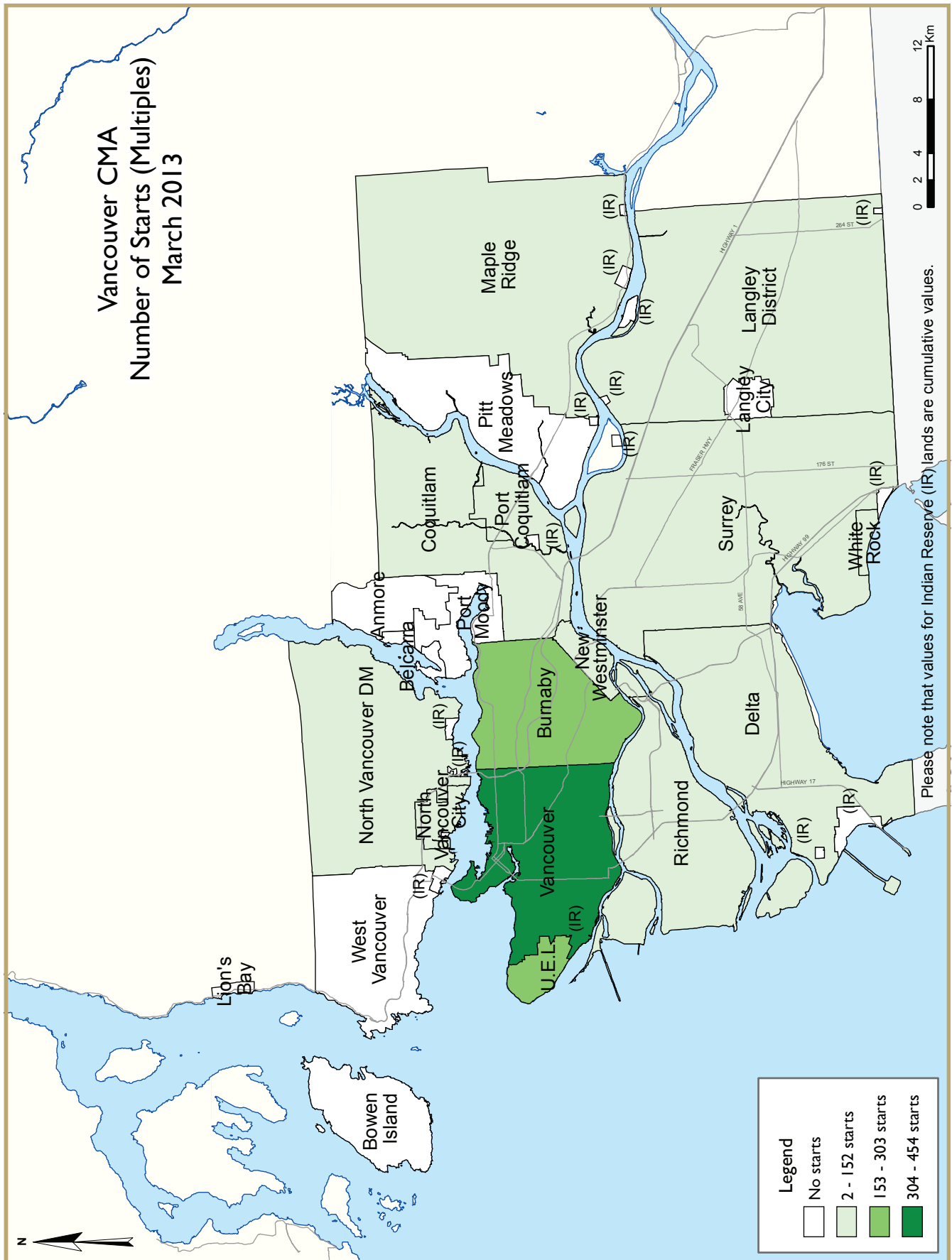
Despite a third consecutive quarterly decline in MLS® sales, the resale market in the Abbotsford-Mission CMA continued to reflect balanced market conditions. Lower sales have been off-set by a lower number of new listings. As the number of active listings in the resale market eases, home prices in the CMA have held steady. The MLS® average price for the first quarter of 2013 was \$351,471 a 4 per cent increase from last year's average.

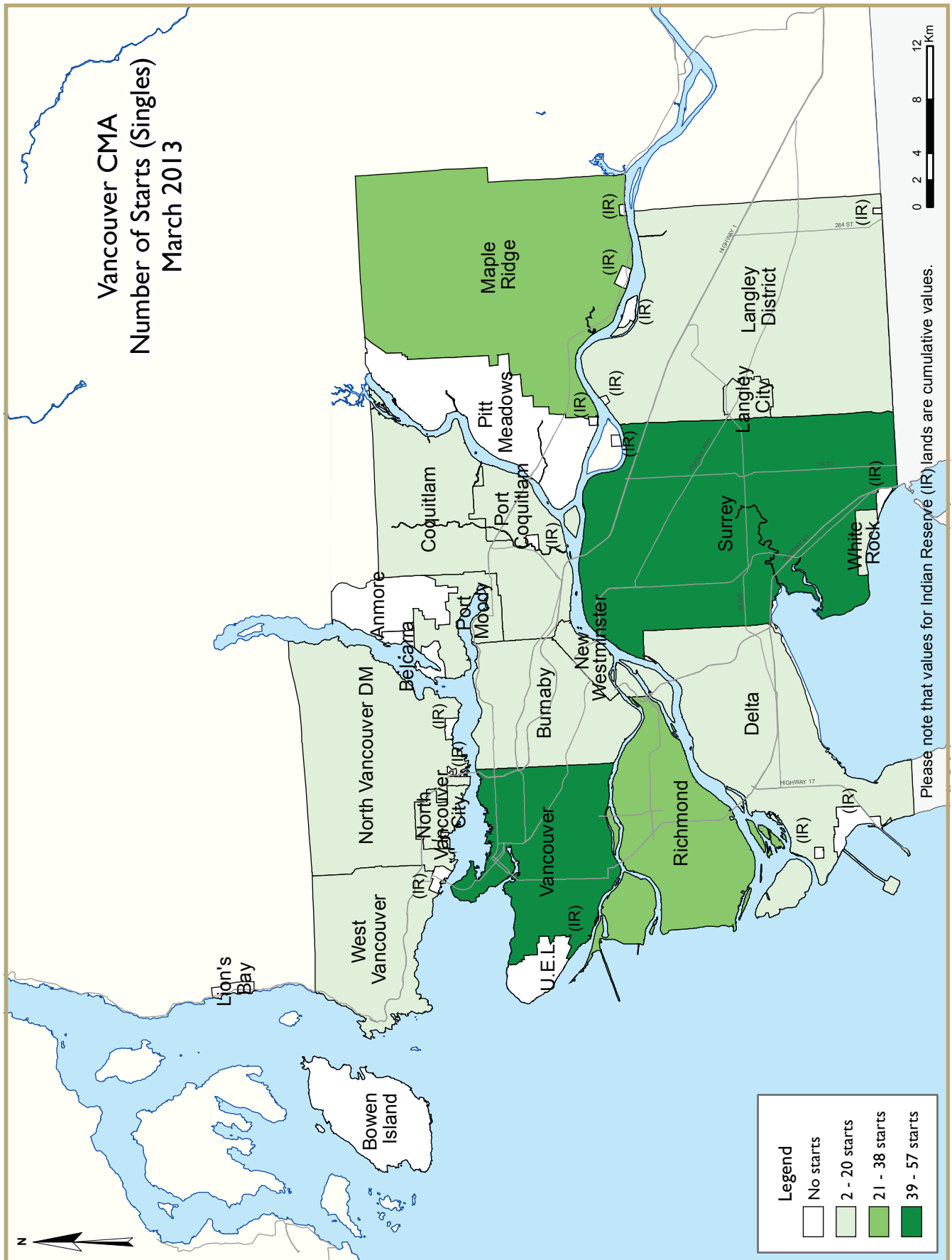
Buyer demand has lessened in the area covered by the Fraser Valley Real Estate Board (FVREB). In the first quarter, MLS® sales were down 24 per cent. New listings have declined during this time frame to slow down the rise of active listings in the market. However, sales to new listings ratios have been representative of buyers' market conditions through the first quarter of this year. MLS® prices have followed a similar trend with market conditions in the FVREB, coming down 4 per cent compared to the first quarter of 2012.

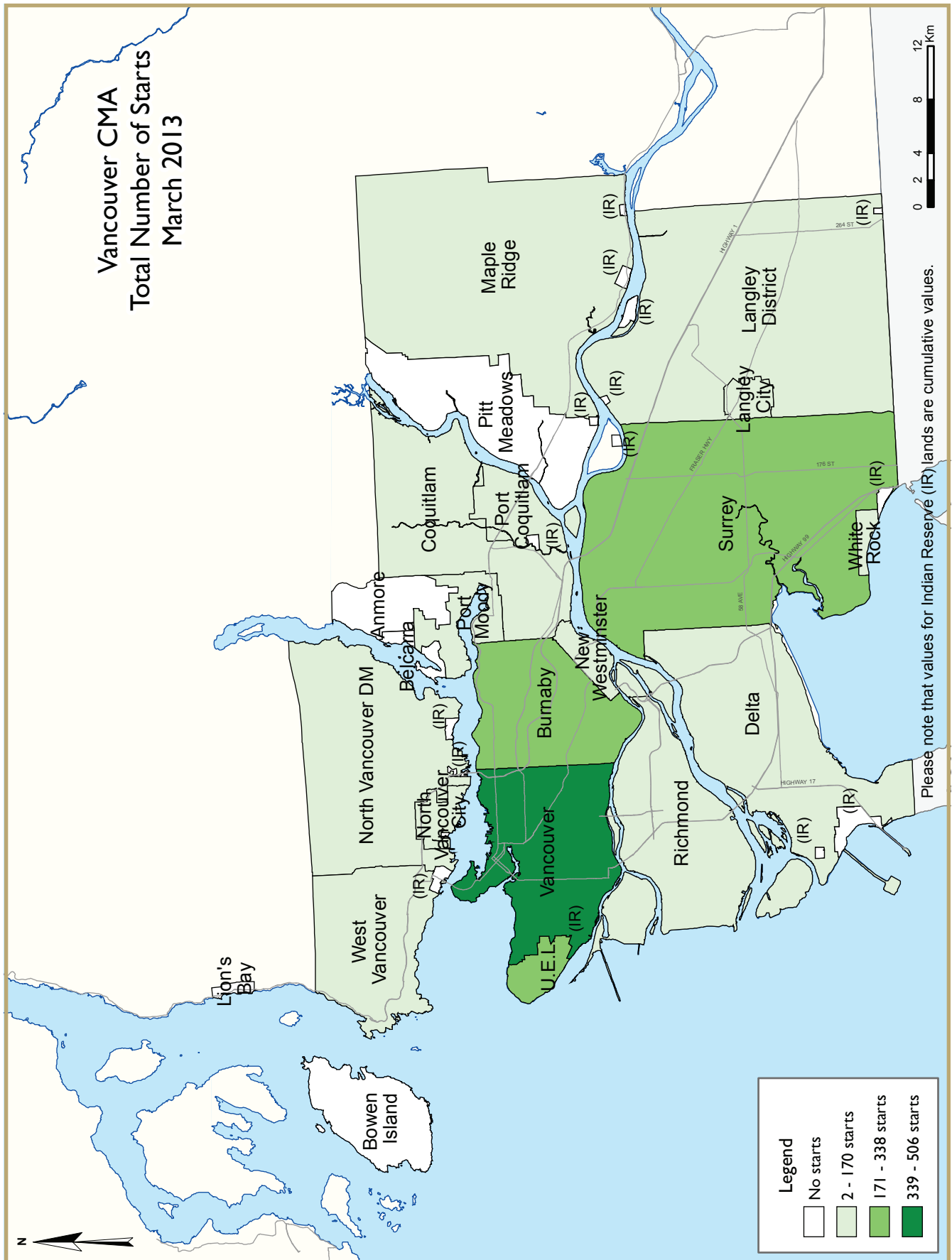
Figure 3

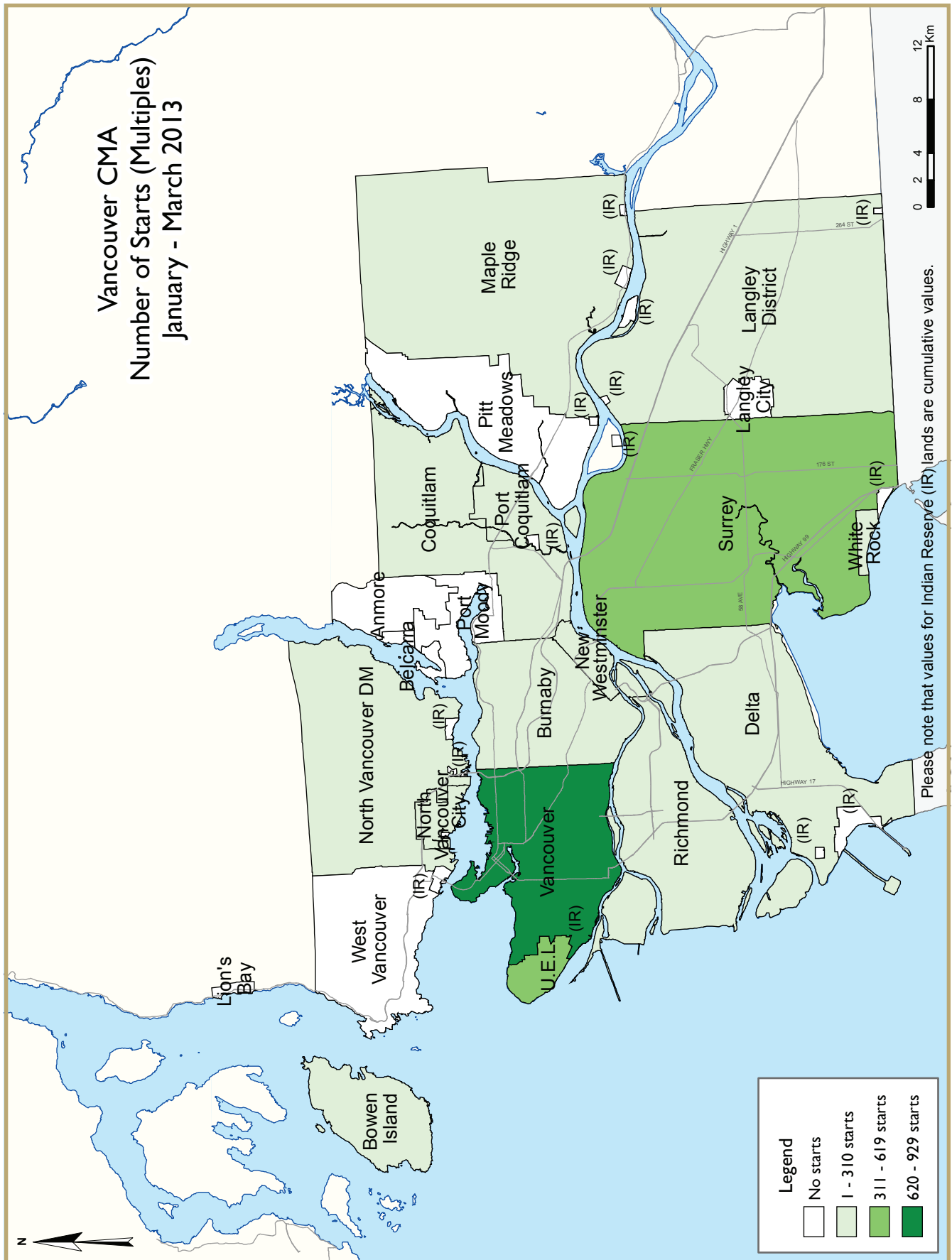


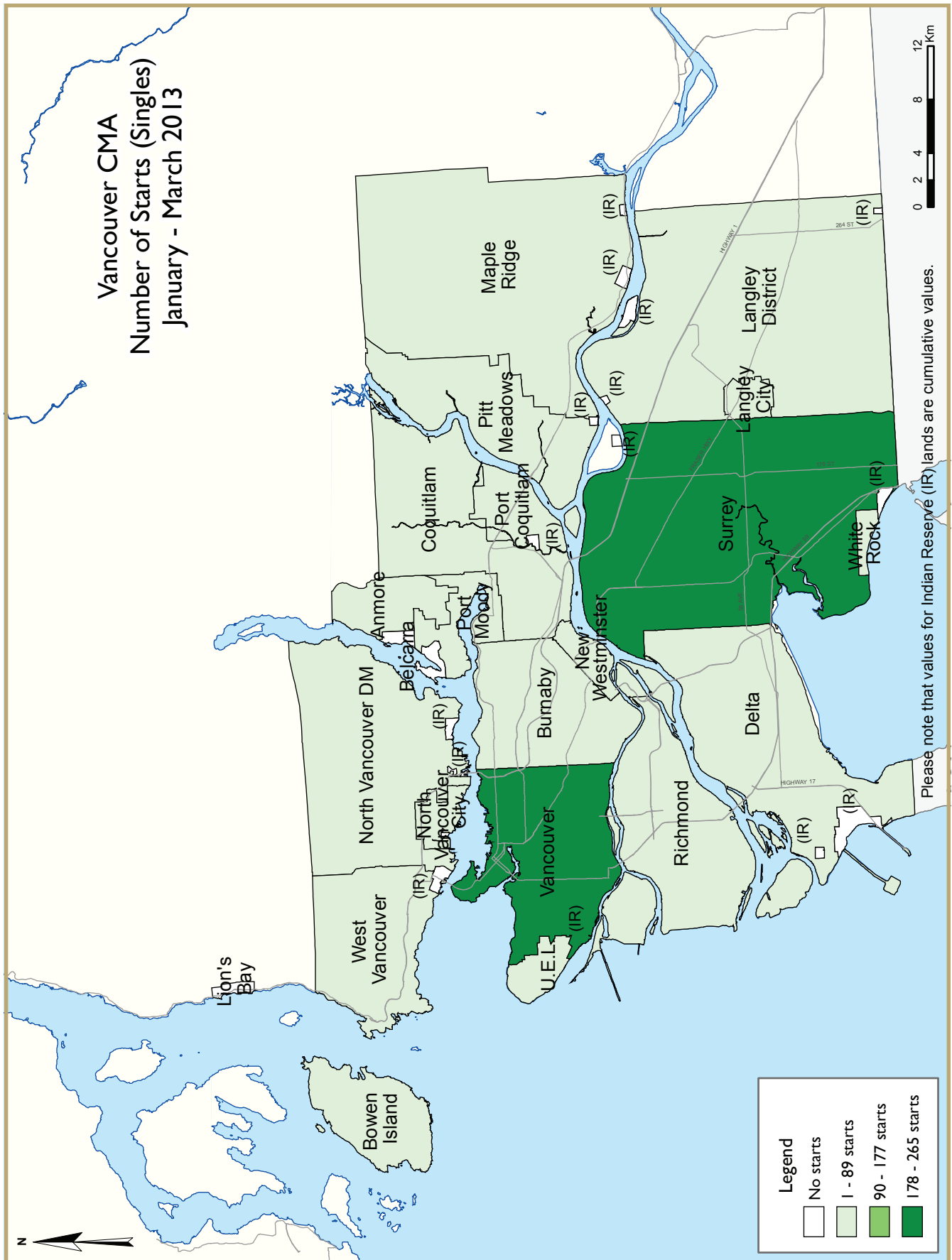
Source: CMHC adapted from the Real Estate Board of Greater Vancouver

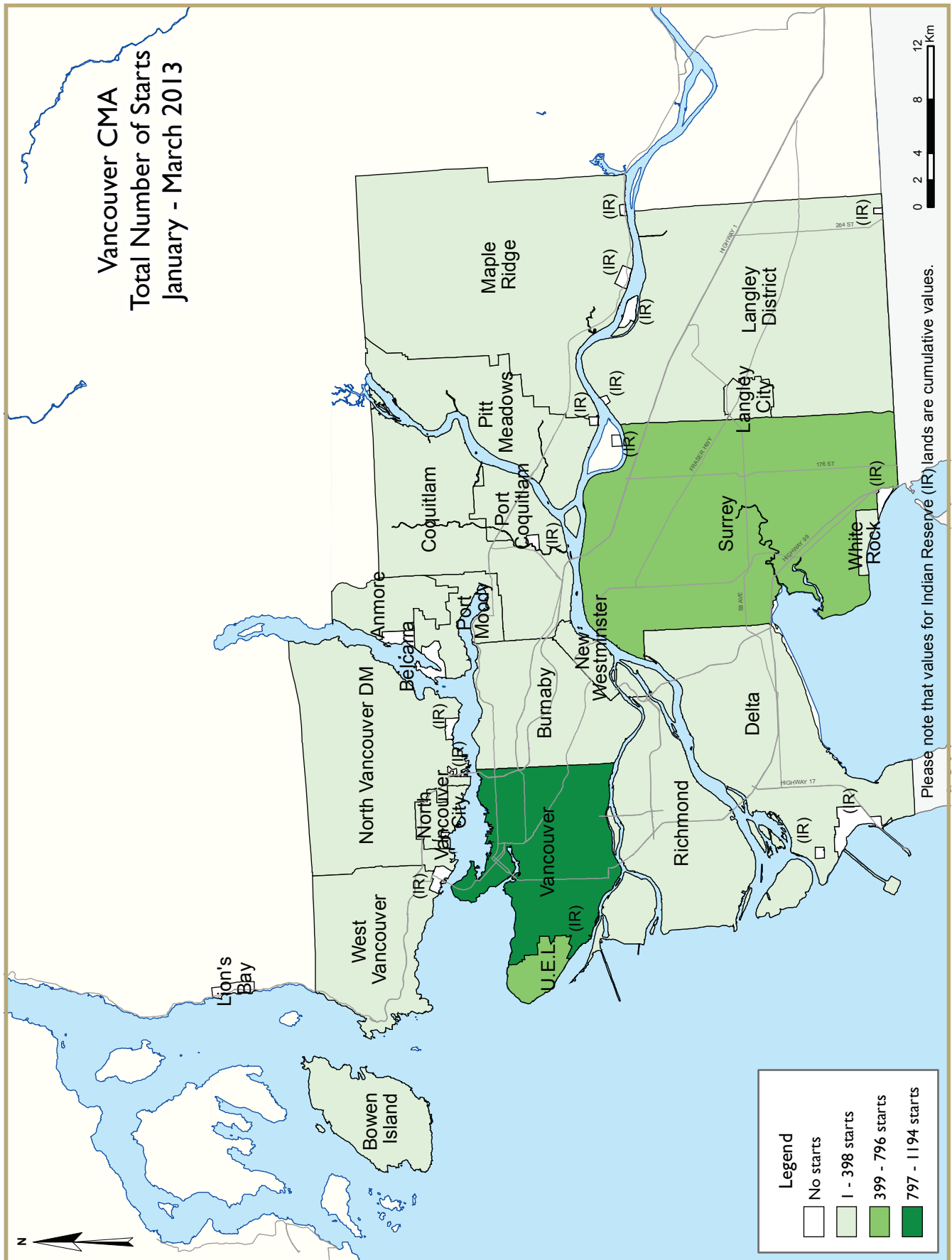


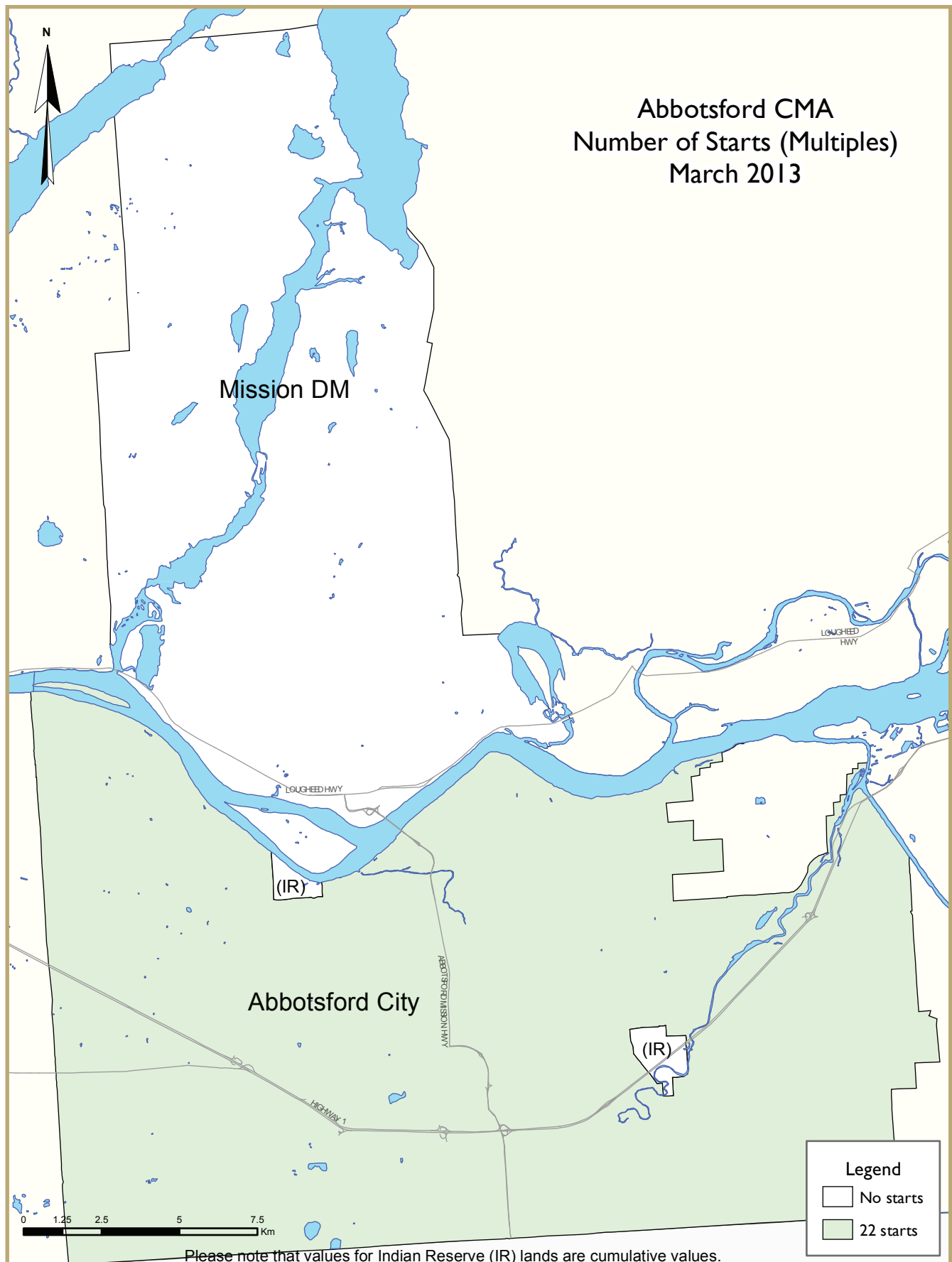


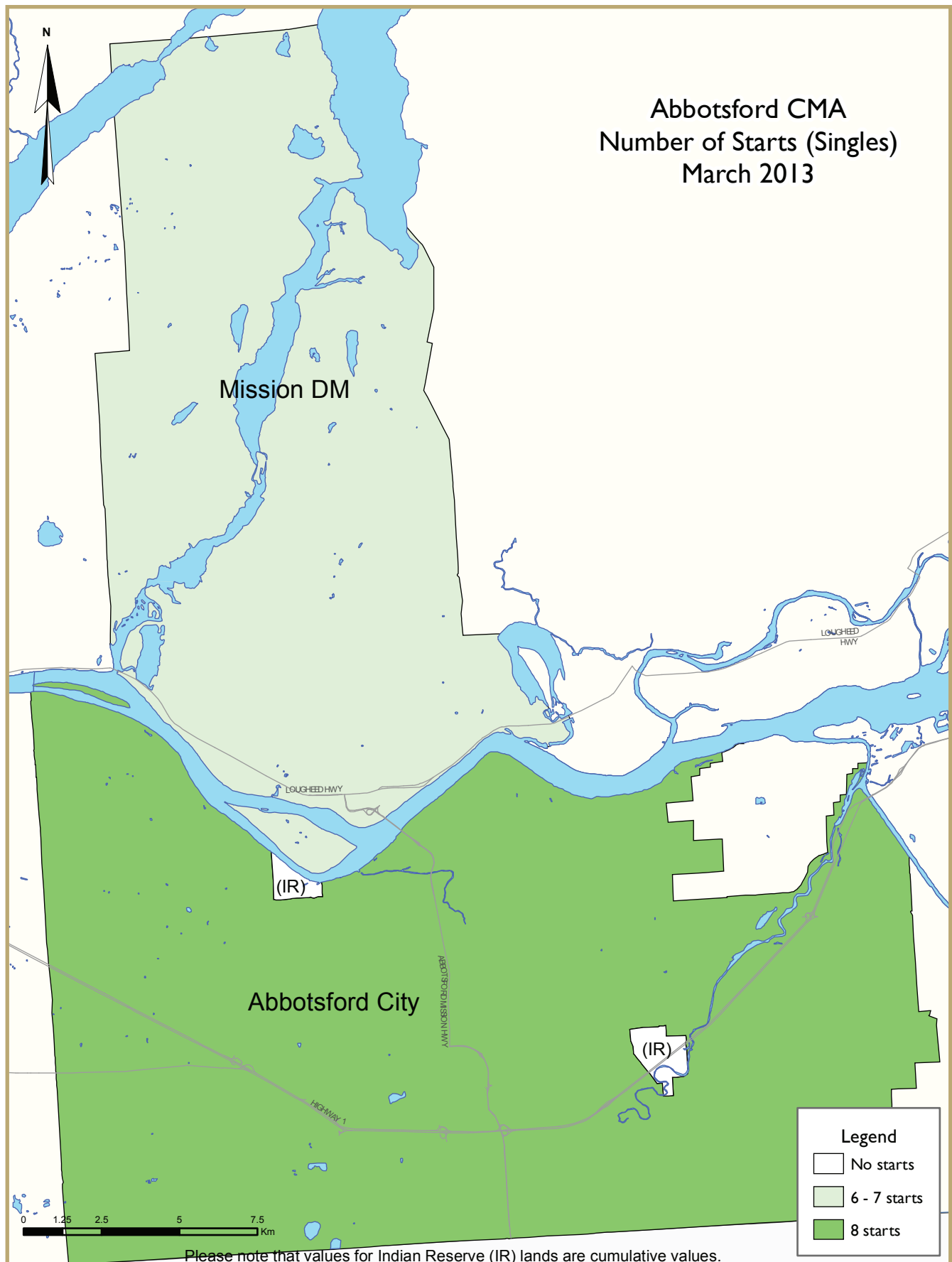


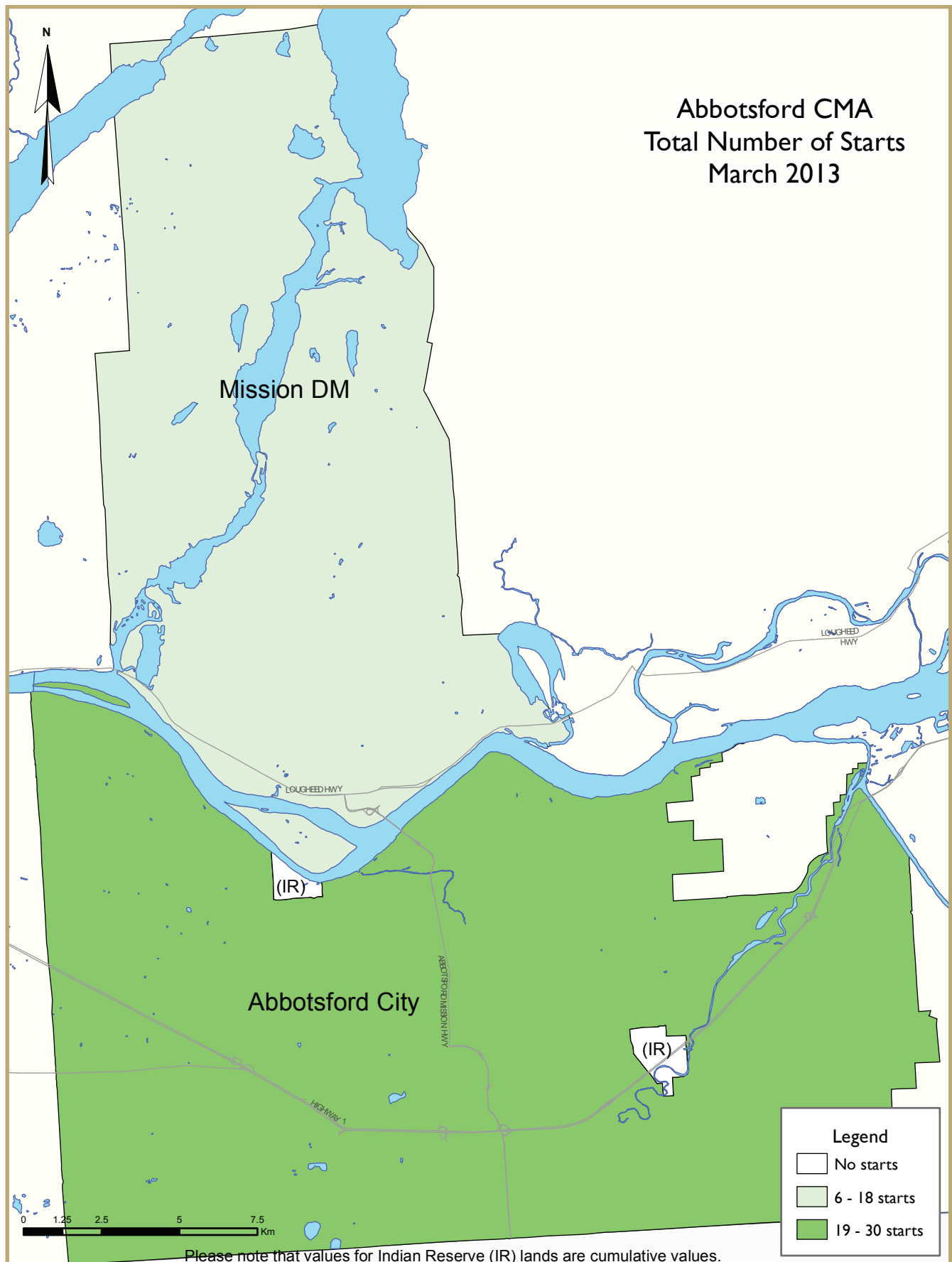


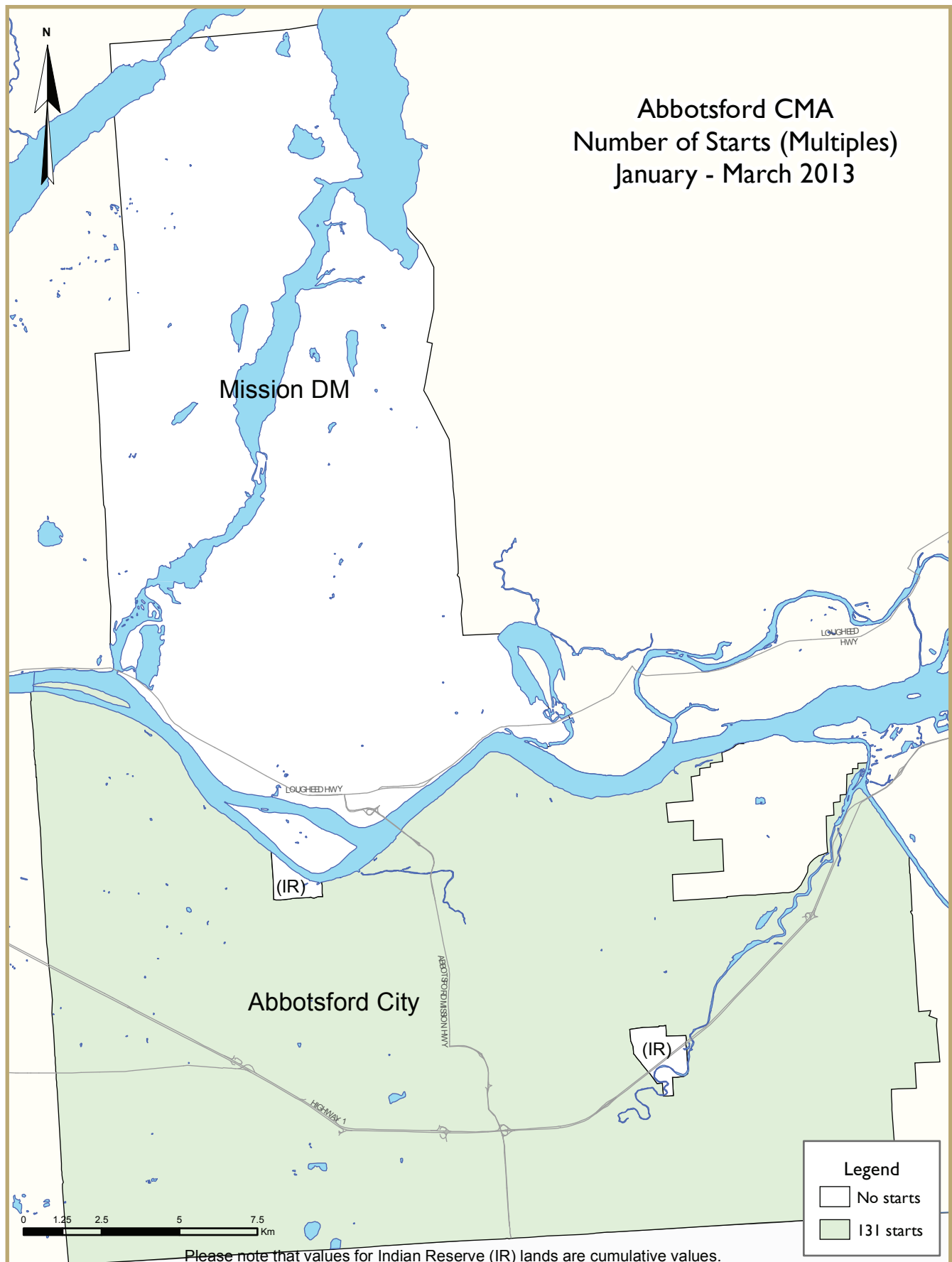


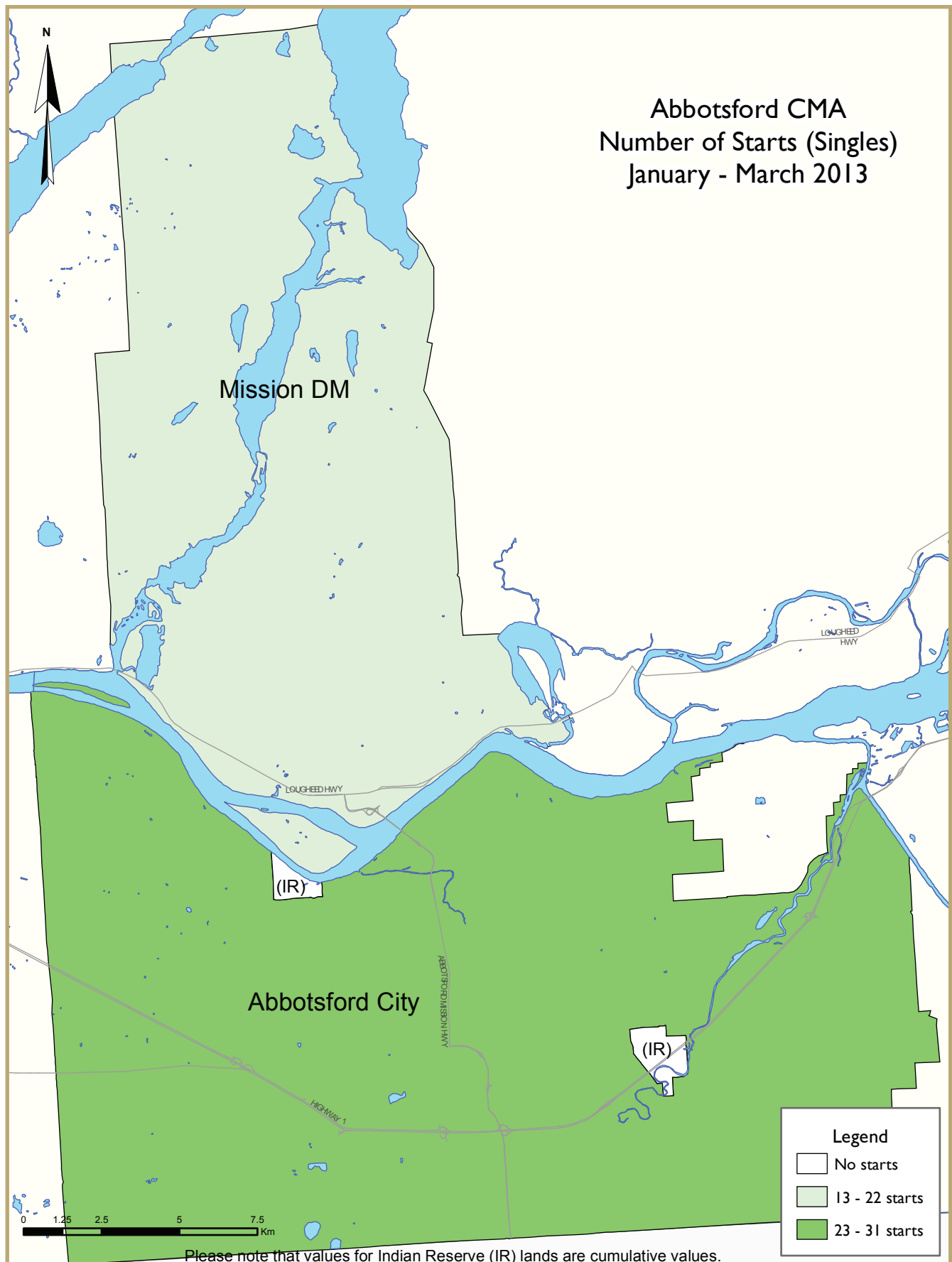


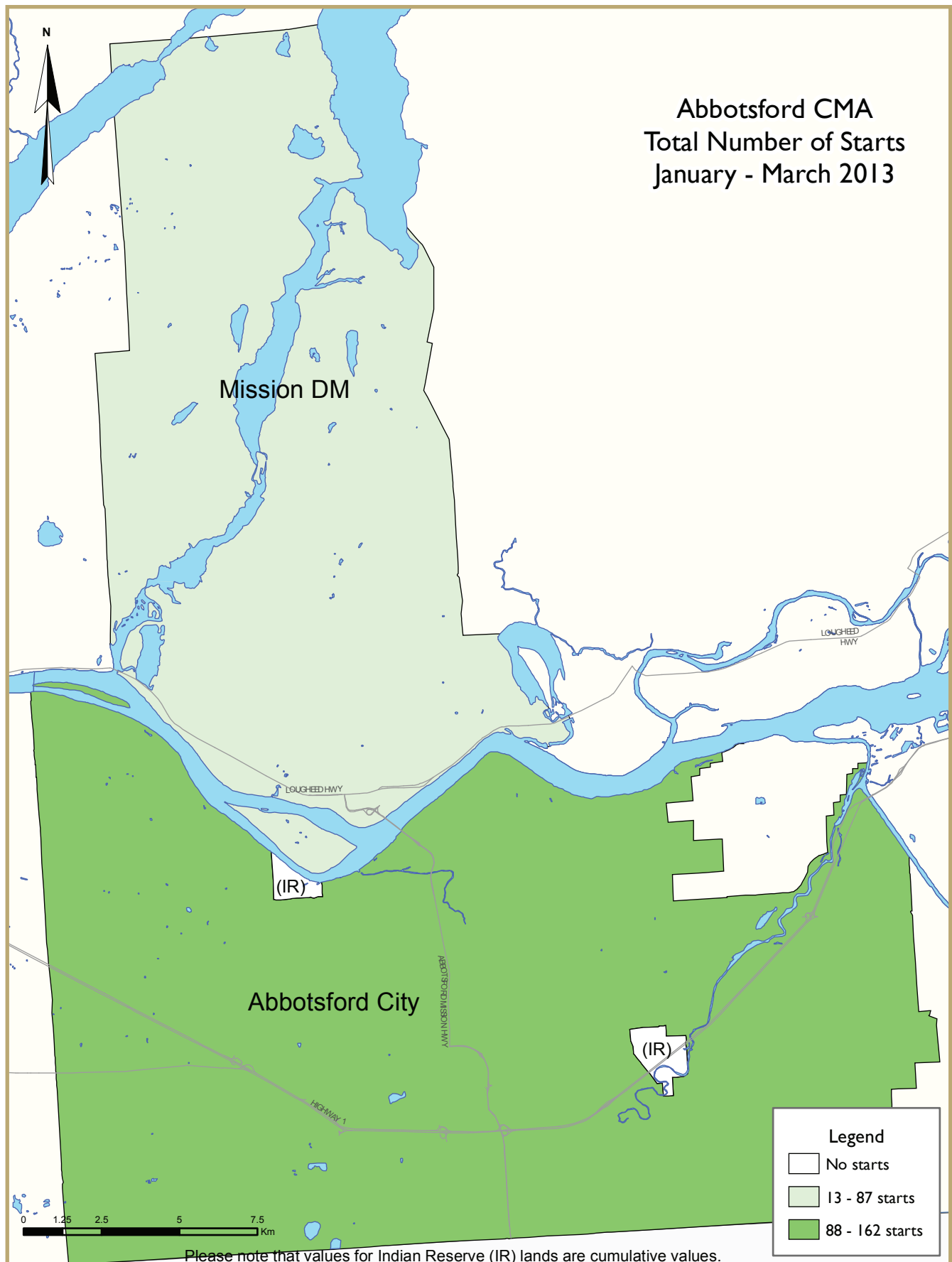












HOUSING NOW REPORT TABLES

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- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 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 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2013	203	36	0	8	116	598	31	632	1,624
March 2012	201	22	178	4	320	449	31	2	1,207
% Change	1.0	63.6	-100.0	100.0	-63.8	33.2	0.0	**	34.5
Year-to-date 2013	700	90	0	10	527	1,620	134	899	3,980
Year-to-date 2012	621	54	462	4	633	2,640	75	142	4,631
% Change	12.7	66.7	-100.0	150.0	-16.7	-38.6	78.7	**	-14.1
UNDER CONSTRUCTION									
March 2013	3,714	356	63	31	1,814	13,426	411	2,960	22,775
March 2012	3,040	242	2,145	37	2,362	11,557	310	1,487	21,180
% Change	22.2	47.1	-97.1	-16.2	-23.2	16.2	32.6	99.1	7.5
COMPLETIONS									
March 2013	280	24	0	5	252	942	32	271	1,806
March 2012	173	26	104	1	168	514	15	36	1,037
% Change	61.8	-7.7	-100.0	**	50.0	83.3	113.3	**	74.2
Year-to-date 2013	856	64	0	17	617	2,021	93	444	4,112
Year-to-date 2012	714	62	424	1	759	1,928	54	151	4,093
% Change	19.9	3.2	-100.0	**	-18.7	4.8	72.2	194.0	0.5
COMPLETED & NOT ABSORBED									
March 2013	1,294	118	515	14	781	1,662	n/a	n/a	4,384
March 2012	710	76	334	1	545	1,665	n/a	n/a	3,331
% Change	82.3	55.3	54.2	**	43.3	-0.2	n/a	n/a	31.6
ABSORBED									
March 2013	155	18	54	6	192	858	n/a	n/a	1,283
March 2012	222	25	90	0	242	455	n/a	n/a	1,034
% Change	-30.2	-28.0	-40.0	n/a	-20.7	88.6	n/a	n/a	24.1
Year-to-date 2013	575	41	169	14	594	1,800	n/a	n/a	3,193
Year-to-date 2012	720	73	362	0	777	1,769	n/a	n/a	3,701
% Change	-20.1	-43.8	-53.3	n/a	-23.6	1.8	n/a	n/a	-13.7

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

Table I.1: Housing Activity Summary by Submarket
March 2013

	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 2013	11	2	0	0	0	249	0	0	262
March 2012	18	8	0	0	0	202	0	0	228
Delta									
March 2013	12	8	0	0	0	0	0	5	25
March 2012	12	6	4	0	17	0	0	0	39
Langley									
March 2013	14	0	0	3	14	0	2	7	40
March 2012	10	2	12	1	57	0	4	0	86
Maple Ridge / Pitt Meadows									
March 2013	26	0	0	0	2	0	0	0	28
March 2012	21	0	0	0	0	0	0	0	21
New Westminster									
March 2013	3	0	0	0	17	0	0	0	20
March 2012	4	0	0	0	0	79	0	0	83
North Vancouver									
March 2013	6	2	0	0	0	0	1	4	13
March 2012	6	2	10	0	7	0	0	0	25
Richmond									
March 2013	19	0	0	1	18	33	1	2	74
March 2012	21	0	12	3	0	0	0	0	36
Surrey									
March 2013	55	0	0	0	61	49	2	19	186
March 2012	70	0	62	0	187	0	6	0	325
Tri-Cities									
March 2013	20	8	0	4	4	133	1	6	176
March 2012	3	0	16	0	32	30	0	0	81
University Endowment Lands									
March 2013	0	0	0	0	0	0	0	281	281
March 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2013	28	14	0	0	0	134	24	306	506
March 2012	22	4	58	0	13	120	21	2	240
West Vancouver									
March 2013	7	0	0	0	0	0	0	0	7
March 2012	10	0	0	0	2	0	0	0	12
White Rock									
March 2013	2	2	0	0	0	0	0	2	6
March 2012	2	0	4	0	5	18	0	0	29
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2013	203	36	0	8	116	598	31	632	1,624
March 2012	201	22	178	4	320	449	31	2	1,207

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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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
March 2013	344	120	0	0	64	1,944	0	6	2,478
March 2012	326	100	0	0	169	2,036	0	64	2,695
Delta									
March 2013	105	42	0	3	12	118	0	39	319
March 2012	57	18	26	0	21	103	2	0	227
Langley									
March 2013	200	2	0	16	91	461	4	85	859
March 2012	147	4	174	25	232	468	5	0	1,055
Maple Ridge / Pitt Meadows									
March 2013	152	2	0	0	65	411	2	0	632
March 2012	129	0	0	0	112	112	2	117	472
New Westminster									
March 2013	28	6	0	0	96	709	0	25	864
March 2012	40	2	0	0	39	473	0	0	554
North Vancouver									
March 2013	162	10	8	1	44	689	6	122	1,042
March 2012	77	6	124	6	114	473	3	222	1,025
Richmond									
March 2013	316	4	14	5	152	1,708	10	305	2,514
March 2012	449	2	376	4	190	1,433	5	147	2,606
Surrey									
March 2013	735	6	20	0	911	1,049	40	214	2,975
March 2012	637	8	392	0	862	979	45	6	2,929
Tri-Cities									
March 2013	233	22	3	6	273	1,570	17	118	2,242
March 2012	164	16	285	0	225	1,412	0	34	2,136
University Endowment Lands									
March 2013	10	0	0	0	7	250	0	281	548
March 2012	5	0	0	0	16	172	0	107	300
Vancouver City									
March 2013	1,129	140	18	0	82	4,279	330	1,463	7,441
March 2012	742	80	710	2	354	3,745	248	660	6,541
West Vancouver									
March 2013	202	0	0	0	12	39	0	271	524
March 2012	184	6	0	0	13	18	0	130	351
White Rock									
March 2013	53	2	0	0	5	199	1	29	289
March 2012	20	0	56	0	15	30	0	0	121
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	1	0	0	0	0	103	0	0	104
Vancouver CMA									
March 2013	3,714	356	63	31	1,814	13,426	411	2,960	22,775
March 2012	3,040	242	2,145	37	2,362	11,557	310	1,487	21,180

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 2013

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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 2013	27	0	0	0	0	62	0	0	89
March 2012	17	6	0	0	0	157	0	0	180
Delta									
March 2013	4	4	0	0	0	2	2	0	12
March 2012	1	8	8	0	39	0	0	0	56
Langley									
March 2013	20	0	0	5	54	0	1	8	88
March 2012	12	0	24	0	0	0	1	0	37
Maple Ridge / Pitt Meadows									
March 2013	16	0	0	0	0	0	1	0	17
March 2012	13	0	0	0	38	0	1	0	52
New Westminster									
March 2013	3	0	0	0	0	0	0	0	3
March 2012	2	0	0	0	0	0	1	0	3
North Vancouver									
March 2013	9	2	0	0	6	24	0	29	70
March 2012	4	2	18	0	0	64	2	0	90
Richmond									
March 2013	42	0	0	0	0	0	7	29	78
March 2012	2	4	0	1	23	99	0	0	129
Surrey									
March 2013	69	0	0	0	146	96	3	143	457
March 2012	78	0	36	0	65	0	5	36	220
Tri-Cities									
March 2013	18	2	0	0	23	285	0	11	339
March 2012	4	0	4	0	0	10	0	0	18
University Endowment Lands									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2013	64	16	0	0	18	473	18	48	637
March 2012	20	6	10	0	3	184	5	0	228
West Vancouver									
March 2013	3	0	0	0	0	0	0	0	3
March 2012	15	0	0	0	0	0	0	0	15
White Rock									
March 2013	5	0	0	0	5	0	0	3	13
March 2012	1	0	4	0	0	0	0	0	5
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2013	280	24	0	5	252	942	32	271	1,806
March 2012	173	26	104	1	168	514	15	36	1,037

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

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March 2013

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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 2013	142	41	0	0	34	225	n/a	n/a	442
March 2012	57	24	0	0	9	267	n/a	n/a	357
Delta									
March 2013	19	4	4	0	4	7	n/a	n/a	38
March 2012	6	2	0	0	17	17	n/a	n/a	42
Langley									
March 2013	49	2	42	8	65	84	n/a	n/a	250
March 2012	37	0	156	0	69	156	n/a	n/a	418
Maple Ridge / Pitt Meadows									
March 2013	130	0	0	0	43	0	n/a	n/a	173
March 2012	96	0	0	0	18	22	n/a	n/a	136
New Westminster									
March 2013	34	0	0	0	18	69	n/a	n/a	121
March 2012	17	2	0	0	2	79	n/a	n/a	100
North Vancouver									
March 2013	27	0	29	3	48	155	n/a	n/a	262
March 2012	12	5	20	0	15	161	n/a	n/a	213
Richmond									
March 2013	204	3	121	0	58	102	n/a	n/a	488
March 2012	45	8	22	1	61	23	n/a	n/a	160
Surrey									
March 2013	268	0	96	0	300	297	n/a	n/a	961
March 2012	253	0	36	0	217	480	n/a	n/a	986
Tri-Cities									
March 2013	58	15	53	0	90	201	n/a	n/a	417
March 2012	27	3	46	0	50	51	n/a	n/a	177
University Endowment Lands									
March 2013	0	0	0	0	4	30	n/a	n/a	34
March 2012	1	0	0	0	2	20	n/a	n/a	23
Vancouver City									
March 2013	330	51	162	3	106	474	n/a	n/a	1,126
March 2012	135	32	46	0	84	382	n/a	n/a	679
West Vancouver									
March 2013	21	2	0	0	4	0	n/a	n/a	27
March 2012	17	0	0	0	1	2	n/a	n/a	20
White Rock									
March 2013	4	0	6	0	7	18	n/a	n/a	35
March 2012	0	0	8	0	0	5	n/a	n/a	13
Indian Reserves									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
March 2013	1,294	118	515	14	781	1,662	n/a	n/a	4,384
March 2012	710	76	334	1	545	1,665	n/a	n/a	3,333

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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
March 2013	6	0	0	0	0	46	n/a	n/a	52
March 2012	32	7	0	0	5	59	n/a	n/a	103
Delta									
March 2013	2	4	0	0	6	1	n/a	n/a	13
March 2012	2	8	8	0	25	1	n/a	n/a	44
Langley									
March 2013	10	0	10	6	45	14	n/a	n/a	85
March 2012	18	0	27	0	25	1	n/a	n/a	71
Maple Ridge / Pitt Meadows									
March 2013	8	0	0	0	2	5	n/a	n/a	15
March 2012	24	0	0	0	33	2	n/a	n/a	59
New Westminster									
March 2013	0	0	0	0	2	6	n/a	n/a	8
March 2012	3	0	0	0	0	19	n/a	n/a	22
North Vancouver									
March 2013	9	5	6	0	5	18	n/a	n/a	43
March 2012	4	1	8	0	1	56	n/a	n/a	70
Richmond									
March 2013	14	1	2	0	16	8	n/a	n/a	41
March 2012	0	1	0	0	37	77	n/a	n/a	115
Surrey									
March 2013	55	0	8	0	83	94	n/a	n/a	240
March 2012	77	0	28	0	99	43	n/a	n/a	247
Tri-Cities									
March 2013	7	1	10	0	20	235	n/a	n/a	273
March 2012	5	0	7	0	3	24	n/a	n/a	39
University Endowment Lands									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	1	n/a	n/a	1
Vancouver City									
March 2013	37	7	18	0	9	431	n/a	n/a	502
March 2012	40	8	10	0	12	169	n/a	n/a	239
West Vancouver									
March 2013	2	0	0	0	0	0	n/a	n/a	2
March 2012	11	0	0	0	0	1	n/a	n/a	12
White Rock									
March 2013	5	0	0	0	4	0	n/a	n/a	9
March 2012	1	0	2	0	0	2	n/a	n/a	5
Indian Reserves									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	2	0	n/a	n/a	2
Vancouver CMA									
March 2013	155	18	54	6	192	858	n/a	n/a	1,283
March 2012	222	25	90	0	242	455	n/a	n/a	1,034

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
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	6	0	4	0	0	0	0	1	10	-90.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Central Park	2	0	0	0	0	0	249	202	251	202	24.3
Burnaby - Remainder	6	9	2	4	0	0	0	0	8	13	-38.5
Burnaby Total	11	18	2	8	0	0	249	202	262	228	14.9
Coquitlam	20	2	8	0	0	12	137	12	165	26	**
Delta - Tsawwassen	2	5	0	0	0	0	1	2	3	7	-57.1
Delta - Ladner	7	4	0	0	0	0	1	0	8	4	100.0
Delta - North	3	3	8	10	0	13	3	2	14	28	-50.0
Delta	12	12	8	10	0	13	5	4	25	39	-35.9
Langley City	3	1	0	0	0	0	0	0	3	1	200.0
Langley District	16	14	0	4	14	55	7	12	37	85	-56.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	21	2	0	0	0	0	0	28	21	33.3
New Westminster	3	4	2	0	15	0	0	79	20	83	-75.9
North Vancouver City	2	2	2	2	0	7	1	0	5	11	-54.5
North Vancouver DM	5	4	0	0	0	0	3	10	8	14	-42.9
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	1	0	0	4	20	2	34	9	55	-83.6
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	21	24	0	0	18	0	35	12	74	36	105.6
Surrey - South	14	29	0	14	28	29	2	12	44	84	-47.6
Surrey - Cloverdale	4	12	0	14	23	51	50	4	77	81	-4.9
Surrey - North	27	33	0	0	10	79	13	34	50	146	-65.8
Surrey - Guildford	1	0	0	0	0	0	1	4	2	4	-50.0
Surrey - Whalley	11	2	0	0	0	0	2	8	13	10	30.0
Surrey Total	57	76	0	28	61	159	68	62	186	325	-42.8
University Endowment Lands	0	0	0	0	0	0	281	0	281	0	n/a
Vancouver - West End	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	120	0	120	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	4	0	0	0	4	-100.0
Vancouver - Kerrisdale	5	2	0	0	0	0	1	4	6	6	0.0
Vancouver - Marpole	2	3	0	0	0	0	2	9	4	12	-66.7
Vancouver - Eastside	33	17	8	2	0	0	42	36	83	55	50.9
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	1	0	2	0	0	9	260	0	263	9	**
Vancouver - Westside	11	21	0	0	0	0	1	11	12	32	-62.5
Vancouver Total	52	43	14	4	0	13	440	180	506	240	110.8
West Vancouver	7	10	0	2	0	0	0	0	7	12	-41.7
White Rock	2	2	2	0	0	5	2	22	6	29	-79.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	242	236	40	58	112	284	1,230	629	1,624	1,207	34.5

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 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	1	0	0	0	0	0	0	4	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	3	0	0	0	0	1	0	3	3	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	20	0	6	0	0	0	0	9	26	-65.4
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	3	7	8	2	0	0	0	0	11	9	22.2
Burnaby - Central Park	7	3	0	4	0	0	249	544	256	551	-53.5
Burnaby - Remainder	24	24	8	6	0	0	0	0	32	30	6.7
Burnaby Total	44	55	16	18	0	0	249	544	309	617	-49.9
Coquitlam	72	29	22	4	41	63	212	199	347	295	17.6
Delta - Tsawwassen	8	5	0	0	0	0	2	2	10	7	42.9
Delta - Ladner	9	5	0	0	0	0	2	0	11	5	120.0
Delta - North	11	4	16	18	0	13	11	8	38	43	-11.6
Delta	28	14	16	18	0	13	15	10	59	55	7.3
Langley City	3	3	0	0	0	0	0	0	3	3	0.0
Langley District	43	38	0	4	38	98	85	34	166	174	-4.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	53	48	2	0	0	0	0	77	55	125	-56.0
New Westminster	8	10	4	2	70	0	0	267	82	279	-70.6
North Vancouver City	5	7	2	2	0	7	218	182	225	198	13.6
North Vancouver DM	23	14	0	0	0	0	17	40	40	54	-25.9
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	6	2	0	0	67	29	51	36	124	67	85.1
Port Moody	2	3	0	0	0	13	0	185	2	201	-99.0
Richmond	49	72	0	8	47	33	132	51	228	164	39.0
Surrey - South	56	81	0	18	84	59	60	26	200	184	8.7
Surrey - Cloverdale	30	17	0	14	68	100	118	8	216	139	55.4
Surrey - North	73	83	2	0	75	131	30	66	180	280	-35.7
Surrey - Guildford	7	3	0	0	0	17	4	4	11	24	-54.2
Surrey - Whalley	31	14	0	0	0	4	10	14	41	32	28.1
Surrey Total	197	198	2	32	227	311	222	118	648	659	-1.7
University Endowment Lands	1	0	0	0	7	0	436	0	444	0	n/a
Vancouver - West End	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	155	401	155	401	-61.3
Vancouver - Kitsilano	3	0	6	0	0	0	1	53	10	53	-81.1
Vancouver - False Creek	0	0	0	0	0	0	288	419	288	419	-31.3
Vancouver - Granville/Oak	3	0	0	2	0	4	5	3	8	9	-11.1
Vancouver - Kerrisdale	16	6	0	0	0	0	1	4	17	10	70.0
Vancouver - Marpole	11	5	2	0	0	0	3	9	16	14	14.3
Vancouver - Eastside	160	87	20	10	10	17	91	366	281	480	-41.5
Vancouver - Mt. Pleasant	0	0	6	2	0	0	58	0	64	2	**
Vancouver - Strath/Grand	1	2	6	4	0	9	260	0	267	15	**
Vancouver - Westside	71	64	0	0	0	0	13	28	84	92	-8.7
Vancouver Total	265	164	44	18	10	30	875	1,283	1,194	1,495	-20.1
West Vancouver	29	33	0	8	0	0	0	148	29	189	-84.7
White Rock	9	5	2	0	0	5	6	41	17	51	-66.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	844	700	110	114	507	602	2,519	3,215	3,980	4,631	-14.1

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 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
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	249	202	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	249	202	0	0
Coquitlam	0	12	0	0	133	12	4	0
Delta - Tsawwassen	0	0	0	0	0	2	1	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	13	0	0	0	2	3	0
Delta	0	13	0	0	0	4	5	0
Langley City	0	0	0	0	0	0	0	0
Langley District	14	55	0	0	0	12	7	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	15	0	0	0	0	79	0	0
North Vancouver City	0	7	0	0	0	0	1	0
North Vancouver DM	0	0	0	0	0	10	3	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	4	20	0	0	0	34	2	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	18	0	0	0	33	12	2	0
Surrey - South	28	29	0	0	0	12	2	0
Surrey - Cloverdale	23	51	0	0	49	4	1	0
Surrey - North	10	79	0	0	0	34	13	0
Surrey - Guildford	0	0	0	0	0	4	1	0
Surrey - Whalley	0	0	0	0	0	8	2	0
Surrey Total	61	159	0	0	49	62	19	0
University Endowment Lands	0	0	0	0	0	0	281	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	134	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	120	0	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	4	1	0
Vancouver - Marpole	0	0	0	0	0	8	2	1
Vancouver - Eastside	0	0	0	0	0	36	42	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	9	0	0	0	0	260	0
Vancouver - Westside	0	0	0	0	0	10	1	1
Vancouver Total	0	13	0	0	134	178	306	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	0	22	2	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	112	284	0	0	598	627	632	2

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 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
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	1	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	249	544	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	249	544	0	0
Coquitlam	41	63	0	0	196	194	16	5
Delta - Tsawwassen	0	0	0	0	0	2	2	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	13	0	0	0	8	11	0
Delta	0	13	0	0	0	10	15	0
Langley City	0	0	0	0	0	0	0	0
Langley District	38	98	0	0	66	34	19	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	77	0	0
New Westminster	70	0	0	0	0	267	0	0
North Vancouver City	0	7	0	0	196	182	22	0
North Vancouver DM	0	0	0	0	0	40	17	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	67	29	0	0	46	36	5	0
Port Moody	0	13	0	0	0	185	0	0
Richmond	47	33	0	0	123	51	9	0
Surrey - South	84	59	0	0	50	26	10	0
Surrey - Cloverdale	68	100	0	0	112	8	6	0
Surrey - North	75	131	0	0	0	66	30	0
Surrey - Guildford	0	17	0	0	0	4	4	0
Surrey - Whalley	0	4	0	0	0	14	10	0
Surrey Total	227	311	0	0	162	118	60	0
University Endowment Lands	7	0	0	0	155	0	281	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	155	401	0	0
Vancouver - Kitsilano	0	0	0	0	0	53	1	0
Vancouver - False Creek	0	0	0	0	198	419	90	0
Vancouver - Granville/Oak	0	4	0	0	4	3	1	0
Vancouver - Kerrisdale	0	0	0	0	0	4	1	0
Vancouver - Marpole	0	0	0	0	0	8	3	1
Vancouver - Eastside	10	17	0	0	10	363	81	3
Vancouver - Mt. Pleasant	0	0	0	0	58	0	0	0
Vancouver - Strath/Grand	0	9	0	0	0	0	260	0
Vancouver - Westside	0	0	0	0	2	25	11	3
Vancouver Total	10	30	0	0	427	1,276	448	7
West Vancouver	0	0	0	0	0	18	0	130
White Rock	0	5	0	0	0	41	6	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	507	602	0	0	1,620	3,073	899	142

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 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	10	0	0	0	0	1	10
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	1	3	0	0	0	0	1	3
Burnaby - Central Park	2	0	249	202	0	0	251	202
Burnaby - Remainder	8	13	0	0	0	0	8	13
Burnaby Total	13	26	249	202	0	0	262	228
Coquitlam	23	14	137	12	5	0	165	26
Delta - Tsawwassen	2	7	0	0	1	0	3	7
Delta - Ladner	7	4	0	0	1	0	8	4
Delta - North	11	11	0	17	3	0	14	28
Delta	20	22	0	17	5	0	25	39
Langley City	3	1	0	0	0	0	3	1
Langley District	11	23	17	58	9	4	37	85
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	21	2	0	0	0	28	21
New Westminster	3	4	17	79	0	0	20	83
North Vancouver City	3	4	0	7	2	0	5	11
North Vancouver DM	5	14	0	0	3	0	8	14
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	3	5	4	50	2	0	9	55
Port Moody	2	0	0	0	0	0	2	0
Richmond	19	33	52	3	3	0	74	36
Surrey - South	13	41	28	43	3	0	44	84
Surrey - Cloverdale	3	12	72	65	2	4	77	81
Surrey - North	27	65	10	79	13	2	50	146
Surrey - Guildford	1	4	0	0	1	0	2	4
Surrey - Whalley	11	10	0	0	2	0	13	10
Surrey Total	55	132	110	187	21	6	186	325
University Endowment Lands	0	0	0	0	281	0	281	0
Vancouver - West End	4	0	0	0	0	0	4	0
Vancouver - Downtown	0	0	134	0	0	0	134	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	120	0	0	0	120
Vancouver - Granville/Oak	0	0	0	4	0	0	0	4
Vancouver - Kerrisdale	5	6	0	0	1	0	6	6
Vancouver - Marpole	2	10	0	0	2	2	4	12
Vancouver - Eastside	21	43	0	0	62	12	83	55
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	3	0	0	9	260	0	263	9
Vancouver - Westside	7	23	0	0	5	9	12	32
Vancouver Total	42	84	134	133	330	23	506	240
West Vancouver	7	10	0	2	0	0	7	12
White Rock	4	6	0	23	2	0	6	29
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	239	401	722	773	663	33	1,624	1,207

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 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	3	1	0	0	1	0	4	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	3	0	0	1	0	3	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	24	0	2	0	0	9	26
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	11	9	0	0	0	0	11	9
Burnaby - Central Park	7	7	249	544	0	0	256	551
Burnaby - Remainder	32	30	0	0	0	0	32	30
Burnaby Total	60	71	249	546	0	0	309	617
Coquitlam	69	92	253	198	25	5	347	295
Delta - Tsawwassen	8	7	0	0	2	0	10	7
Delta - Ladner	9	5	0	0	2	0	11	5
Delta - North	23	22	4	21	11	0	38	43
Delta	40	34	4	21	15	0	59	55
Langley City	3	3	0	0	0	0	3	3
Langley District	36	66	107	101	23	7	166	174
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	53	48	2	77	0	0	55	125
New Westminster	10	12	72	267	0	0	82	279
North Vancouver City	5	12	196	183	24	3	225	198
North Vancouver DM	23	30	0	24	17	0	40	54
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	6	8	113	59	5	0	124	67
Port Moody	2	3	0	198	0	0	2	201
Richmond	47	131	171	33	10	0	228	164
Surrey - South	54	107	134	77	12	0	200	184
Surrey - Cloverdale	20	21	180	114	16	4	216	139
Surrey - North	70	143	77	131	33	6	180	280
Surrey - Guildford	7	7	0	17	4	0	11	24
Surrey - Whalley	31	28	0	4	10	0	41	32
Surrey Total	182	306	391	343	75	10	648	659
University Endowment Lands	1	0	162	0	281	0	444	0
Vancouver - West End	4	0	0	0	0	0	4	0
Vancouver - Downtown	0	0	155	401	0	0	155	401
Vancouver - Kitsilano	9	3	0	50	1	0	10	53
Vancouver - False Creek	0	0	198	419	90	0	288	419
Vancouver - Granville/Oak	2	2	4	7	2	0	8	9
Vancouver - Kerrisdale	14	10	0	0	3	0	17	10
Vancouver - Marpole	11	12	0	0	5	2	16	14
Vancouver - Eastside	103	150	20	286	158	44	281	480
Vancouver - Mt. Pleasant	6	2	58	0	0	0	64	2
Vancouver - Strath/Grand	7	6	0	9	260	0	267	15
Vancouver - Westside	51	73	2	3	31	16	84	92
Vancouver Total	207	258	437	1,175	550	62	1,194	1,495
West Vancouver	29	33	0	26	0	130	29	189
White Rock	11	25	0	26	6	0	17	51
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	790	1,137	2,157	3,277	1,033	217	3,980	4,631

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 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	11	4	0	0	0	0	18	0	29	4	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	4	0	2	0	0	44	0	49	6	**
Burnaby - Central Park	4	1	0	0	0	0	0	0	4	1	**
Burnaby - Remainder	6	8	0	4	0	0	0	157	6	169	-96.4
Burnaby Total	27	17	0	6	0	0	62	157	89	180	-50.6
Coquitlam	15	0	2	0	0	0	265	0	282	0	n/a
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	6	0	0	0	0	0	2	0	8	0	n/a
Delta - North	0	1	4	24	0	23	0	8	4	56	-92.9
Delta	6	1	4	24	0	23	2	8	12	56	-78.6
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	26	13	0	0	54	0	8	24	88	37	137.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	16	13	0	2	0	36	0	0	16	51	-68.6
New Westminster	3	3	0	0	0	0	0	0	3	3	0.0
North Vancouver City	2	3	2	2	6	0	28	18	38	23	65.2
North Vancouver DM	7	3	0	0	0	0	25	64	32	67	-52.2
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	2	3	0	0	0	0	31	14	33	17	94.1
Port Moody	1	1	0	0	23	0	0	0	24	1	**
Richmond	42	3	0	14	7	13	29	99	78	129	-39.5
Surrey - South	32	26	0	2	18	38	8	6	58	72	-19.4
Surrey - Cloverdale	3	12	0	6	40	8	1	2	44	28	57.1
Surrey - North	27	41	0	0	88	11	229	58	344	110	**
Surrey - Guildford	2	0	0	0	0	0	1	0	3	0	n/a
Surrey - Whalley	8	4	0	0	0	0	0	6	8	10	-20.0
Surrey Total	72	83	0	8	146	57	239	72	457	220	107.7
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	0	0	0	2	0	3	0	0	0	5	-100.0
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	9	3	0	0	0	0	1	2	10	5	100.0
Vancouver - Marpole	5	4	0	2	0	0	1	0	6	6	0.0
Vancouver - Eastside	45	3	12	0	9	0	415	38	481	41	**
Vancouver - Mt. Pleasant	0	0	4	2	0	0	102	148	106	150	-29.3
Vancouver - Strath/Grand	0	0	0	0	9	0	0	0	9	0	n/a
Vancouver - Westside	23	14	0	0	0	0	2	6	25	20	25.0
Vancouver Total	82	25	16	6	18	3	521	194	637	228	179.4
West Vancouver	3	15	0	0	0	0	0	0	3	15	-80.0
White Rock	5	1	0	0	5	0	3	4	13	5	160.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	310	189	24	62	259	132	1,213	654	1,806	1,037	74.2

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 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	3	0	0	0	0	0	0	4	3	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	2	0	0	0	0	0	75	0	77	0	n/a
Burnaby - North	20	16	0	0	0	0	18	0	38	16	137.5
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	9	13	4	4	0	12	44	37	57	66	-13.6
Burnaby - Central Park	6	5	0	0	0	0	0	0	6	5	20.0
Burnaby - Remainder	22	25	8	10	0	5	60	342	90	382	-76.4
Burnaby Total	59	60	12	14	0	17	197	379	268	470	-43.0
Coquitlam	82	88	4	0	82	126	374	83	542	297	82.5
Delta - Tsawwassen	4	2	0	0	0	0	1	0	5	2	150.0
Delta - Ladner	14	2	0	0	0	0	5	2	19	4	**
Delta - North	10	11	8	24	0	50	7	12	25	97	-74.2
Delta	28	15	8	24	0	50	13	14	49	103	-52.4
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	80	50	2	0	84	84	26	92	192	226	-15.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	45	72	0	4	0	83	0	0	45	159	-71.7
New Westminster	12	10	2	0	0	12	0	87	14	109	-87.2
North Vancouver City	3	5	4	6	12	0	28	166	47	177	-73.4
North Vancouver DM	15	13	0	0	0	0	28	66	43	79	-45.6
Pitt Meadows	7	1	0	0	0	0	0	0	7	1	**
Port Coquitlam	8	4	0	0	18	0	36	130	62	134	-53.7
Port Moody	1	4	0	0	23	0	0	0	24	4	**
Richmond	93	18	0	18	30	31	471	225	594	292	103.4
Surrey - South	70	70	12	8	53	98	15	52	150	228	-34.2
Surrey - Cloverdale	26	34	0	12	78	63	8	89	112	198	-43.4
Surrey - North	98	129	2	0	147	71	244	92	491	292	68.2
Surrey - Guildford	3	0	0	0	0	0	2	0	5	0	n/a
Surrey - Whalley	30	20	0	2	0	18	5	10	35	50	-30.0
Surrey Total	227	253	14	22	278	250	274	243	793	768	3.3
University Endowment Lands	2	0	0	0	16	0	90	0	108	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	1	0	0	0	0	156	440	156	441	-64.6
Vancouver - Kitsilano	1	3	8	6	0	21	0	2	9	32	-71.9
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	2	0	0	9	6	1	2	12	10	20.0
Vancouver - Kerrisdale	13	7	0	0	0	0	1	2	14	9	55.6
Vancouver - Marpole	12	8	0	2	0	0	5	3	17	13	30.8
Vancouver - Eastside	126	73	16	14	55	6	525	292	722	385	87.5
Vancouver - Mt. Pleasant	0	1	8	2	0	0	102	251	110	254	-56.7
Vancouver - Strath/Grand	1	5	0	0	9	0	0	0	10	5	100.0
Vancouver - Westside	90	26	0	0	0	18	11	18	101	62	62.9
Vancouver Total	245	126	32	24	73	51	801	1,010	1,151	1,211	-5.0
West Vancouver	22	40	0	2	0	3	0	0	22	45	-51.1
White Rock	13	5	0	0	5	0	24	8	42	13	**
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	948	769	78	114	621	707	2,465	2,503	4,112	4,093	0.5

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
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
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	18	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	44	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	157	0	0
Burnaby Total	0	0	0	0	62	157	0	0
Coquitlam	0	0	0	0	255	0	10	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	0	23	0	0	0	8	0	0
Delta	0	23	0	0	2	8	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	54	0	0	0	0	24	8	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	36	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	6	0	0	0	0	18	28	0
North Vancouver DM	0	0	0	0	24	64	1	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	30	14	1	0
Port Moody	23	0	0	0	0	0	0	0
Richmond	0	13	7	0	0	99	29	0
Surrey - South	18	38	0	0	0	6	8	0
Surrey - Cloverdale	40	8	0	0	0	2	1	0
Surrey - North	88	11	0	0	96	22	133	36
Surrey - Guildford	0	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	6	0	0
Surrey Total	146	57	0	0	96	36	143	36
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	0	3	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	1	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	9	0	0	0	371	38	44	0
Vancouver - Mt. Pleasant	0	0	0	0	102	148	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	6	2	0
Vancouver Total	18	3	0	0	473	194	48	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	0	4	3	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	252	132	7	0	942	618	271	36

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 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
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	75	0	0	0
Burnaby - North	0	0	0	0	18	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	44	37	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	5	0	0	60	342	0	0
Burnaby Total	0	17	0	0	197	379	0	0
Coquitlam	82	126	0	0	325	82	49	1
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	2	2	3	0
Delta - North	0	50	0	0	0	12	7	0
Delta	0	50	0	0	2	14	11	0
Langley City	0	0	0	0	0	0	0	0
Langley District	84	84	0	0	0	92	26	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	83	0	0	0	0	0	0
New Westminster	0	12	0	0	0	63	0	24
North Vancouver City	12	0	0	0	0	166	28	0
North Vancouver DM	0	0	0	0	24	66	4	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	18	0	0	0	30	130	6	0
Port Moody	23	0	0	0	0	0	0	0
Richmond	12	31	18	0	427	145	44	80
Surrey - South	53	98	0	0	0	52	15	0
Surrey - Cloverdale	78	63	0	0	0	89	8	0
Surrey - North	147	71	0	0	96	56	148	36
Surrey - Guildford	0	0	0	0	0	0	2	0
Surrey - Whalley	0	18	0	0	0	10	5	0
Surrey Total	278	250	0	0	96	207	178	36
University Endowment Lands	16	0	0	0	90	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	156	440	0	0
Vancouver - Kitsilano	0	21	0	0	0	2	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	9	6	0	0	0	2	1	0
Vancouver - Kerrisdale	0	0	0	0	0	2	1	0
Vancouver - Marpole	0	0	0	0	0	2	5	1
Vancouver - Eastside	55	6	0	0	451	283	74	9
Vancouver - Mt. Pleasant	0	0	0	0	102	251	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	18	0	0	0	18	11	0
Vancouver Total	73	51	0	0	709	1,000	92	10
West Vancouver	0	3	0	0	0	0	0	0
White Rock	5	0	0	0	18	8	6	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	603	707	18	0	2,021	2,352	444	151

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 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	11	4	18	0	0	0	29	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	6	44	0	0	0	49	6
Burnaby - Central Park	4	1	0	0	0	0	4	1
Burnaby - Remainder	6	12	0	157	0	0	6	169
Burnaby Total	27	23	62	157	0	0	89	180
Coquitlam	17	0	255	0	10	0	282	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	4	0	2	0	2	0	8	0
Delta - North	4	17	0	39	0	0	4	56
Delta	8	17	2	39	2	0	12	56
Langley City	0	0	0	0	0	0	0	0
Langley District	20	36	59	0	9	1	88	37
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	12	0	38	1	1	16	51
New Westminster	3	2	0	0	0	1	3	3
North Vancouver City	4	21	6	0	28	2	38	23
North Vancouver DM	7	3	24	64	1	0	32	67
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	2	7	30	10	1	0	33	17
Port Moody	1	1	23	0	0	0	24	1
Richmond	42	6	0	123	36	0	78	129
Surrey - South	29	32	18	40	11	0	58	72
Surrey - Cloverdale	3	13	40	14	1	1	44	28
Surrey - North	27	59	184	11	133	40	344	110
Surrey - Guildford	2	0	0	0	1	0	3	0
Surrey - Whalley	8	10	0	0	0	0	8	10
Surrey Total	69	114	242	65	146	41	457	220
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	0	2	0	3	0	0	0	5
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	8	5	0	0	2	0	10	5
Vancouver - Marpole	4	5	0	0	2	1	6	6
Vancouver - Eastside	46	5	380	36	55	0	481	41
Vancouver - Mt. Pleasant	4	2	102	148	0	0	106	150
Vancouver - Strath/Grand	0	0	9	0	0	0	9	0
Vancouver - Westside	18	16	0	0	7	4	25	20
Vancouver Total	80	36	491	187	66	5	637	228
West Vancouver	3	15	0	0	0	0	3	15
White Rock	5	5	5	0	3	0	13	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	304	303	1,199	683	303	51	1,806	1,037

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 2013

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 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Belcarra													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	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	--	--
Bowen Island													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Burnaby													
March 2013	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
March 2012	0	0.0	1	3.1	11	34.4	18	56.3	2	6.3	32	1,018,000	1,093,496
Year-to-date 2013	0	0.0	1	7.7	4	30.8	7	53.8	1	7.7	13	1,051,000	1,063,577
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
Coquitlam													
March 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	12	20.3	37	62.7	7	11.9	3	5.1	59	828,971	903,021
Year-to-date 2012	0	0.0	23	27.7	53	63.9	7	8.4	0	0.0	83	809,900	823,992
Delta													
March 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
March 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	3	13.6	11	50.0	8	36.4	0	0.0	22	874,000	967,127
Year-to-date 2012	1	5.9	2	11.8	10	58.8	2	11.8	2	11.8	17	826,920	954,023
Langley City													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
March 2013	4	25.0	4	25.0	2	12.5	2	12.5	4	25.0	16	759,450	1,083,650
March 2012	5	27.8	4	22.2	5	27.8	2	11.1	2	11.1	18	734,450	980,047
Year-to-date 2013	21	30.9	16	23.5	11	16.2	4	5.9	16	23.5	68	699,900	1,000,071
Year-to-date 2012	12	27.9	10	23.3	8	18.6	8	18.6	5	11.6	43	699,900	937,259

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

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 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Maple Ridge													
March 2013	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
March 2012	11	57.9	6	31.6	2	10.5	0	0.0	0	0.0	19	562,000	572,600
Year-to-date 2013	20	71.4	6	21.4	2	7.1	0	0.0	0	0.0	28	587,900	587,195
Year-to-date 2012	40	69.0	16	27.6	2	3.4	0	0.0	0	0.0	58	569,400	574,322
New Westminster													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	2	25.0	1	12.5	4	50.0	1	12.5	0	0.0	8	--	--
North Vancouver City													
March 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
North Vancouver DM													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
March 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,898,000	2,127,355
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
Pitt Meadows													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Port Coquitlam													
March 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2012	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
March 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
March 2013	0	0.0	0	0.0	1	7.1	7	50.0	6	42.9	14	1,342,500	1,626,614
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	2	4.9	16	39.0	23	56.1	41	1,671,000	1,786,283
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

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

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 2013	10	18.2	14	25.5	22	40.0	3	5.5	6	10.9	55	790,000	959,017
March 2012	22	28.6	37	48.1	13	16.9	2	2.6	3	3.9	77	679,500	766,288
Year-to-date 2013	36	18.6	69	35.6	67	34.5	10	5.2	12	6.2	194	740,000	860,127
Year-to-date 2012	63	27.9	93	41.2	51	22.6	6	2.7	13	5.8	226	698,775	774,302
University Endowment Lands													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
March 2013	0	0.0	0	0.0	3	8.1	13	35.1	21	56.8	37	1,656,000	2,010,427
March 2012	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	3,170,000	3,163,010
Year-to-date 2013	0	0.0	0	0.0	5	4.9	32	31.4	65	63.7	102	1,920,000	2,158,586
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
West Vancouver													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,280,000	4,187,364
Year-to-date 2013	1	4.8	0	0.0	0	0.0	0	0.0	20	95.2	21	4,100,000	4,087,886
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
White Rock													
March 2013	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	75.0	3	25.0	12	1,285,000	1,549,167
Year-to-date 2012	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Indian Reserves													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Vancouver CMA													
March 2013	20	12.5	20	12.5	34	21.3	36	22.5	50	31.3	160	1,087,000	1,376,055
March 2012	44	19.8	50	22.5	40	18.0	30	13.5	58	26.1	222	830,000	1,436,195
Year-to-date 2013	81	13.8	107	18.2	146	24.8	99	16.8	155	26.4	588	889,000	1,328,097
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

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 2013**

Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	--	1,093,496	n/a	1,063,577	1,103,729	-3.6
Coquitlam	--	--	n/a	903,021	823,992	9.6
Delta	--	--	n/a	967,127	954,023	1.4
Langley City	--	--	n/a	--	--	n/a
Langley District	1,083,650	980,047	10.6	1,000,071	937,259	6.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	572,600	n/a	587,195	574,322	2.2
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	2,127,355	1,516,790	40.3
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,626,614	--	n/a	1,786,283	1,648,667	8.3
Surrey Total	959,017	766,288	25.2	860,127	774,302	11.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,010,427	3,163,010	-36.4	2,158,586	2,375,388	-9.1
West Vancouver	--	4,187,364	n/a	4,087,886	3,627,783	12.7
White Rock	--	--	n/a	1,549,167	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,376,055	1,436,195	-4.2	1,328,097	1,249,981	6.2

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 2013**

		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
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	751,749
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	789,865
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	766,111
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	737,424
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	710,659
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	690,157
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	694,803
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	729,407
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	716,025
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	713,814
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	717,714
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	721,028
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	746,281
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	762,752
	March	2,373	-18.7	2,059	5,024	4,718	43.6	759,340	-0.3	731,595
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	YTD 2012	7,098	-22.3		17,600			775,693	-1.0	
	YTD 2013	5,569	-21.5		15,292			757,238	-2.4	

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
March 2013

		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						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14		120.0	1,274	6.8	65.6	892
	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 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	14	0	0	0	21	0	0	1	36
March 2012	17	0	4	0	0	0	2	0	23
% Change	-17.6	n/a	-100.0	n/a	n/a	n/a	-100.0	n/a	56.5
Year-to-date 2013	44	0	0	0	56	0	0	75	175
Year-to-date 2012	44	2	10	0	44	0	3	0	103
% Change	0.0	-100.0	-100.0	n/a	27.3	n/a	-100.0	n/a	69.9
UNDER CONSTRUCTION									
March 2013	126	0	0	0	128	0	2	87	343
March 2012	135	4	60	0	164	87	10	0	460
% Change	-6.7	-100.0	-100.0	n/a	-22.0	-100.0	-80.0	n/a	-25.4
COMPLETIONS									
March 2013	18	0	0	0	6	0	0	3	27
March 2012	14	0	8	0	0	0	0	0	22
% Change	28.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	22.7
Year-to-date 2013	50	0	0	0	11	0	1	37	99
Year-to-date 2012	38	0	16	1	4	0	1	0	60
% Change	31.6	n/a	-100.0	-100.0	175.0	n/a	0.0	n/a	65.0
COMPLETED & NOT ABSORBED									
March 2013	105	3	4	0	51	28	n/a	n/a	191
March 2012	97	0	10	0	9	2	n/a	n/a	118
% Change	8.2	n/a	-60.0	n/a	**	**	n/a	n/a	61.9
ABSORBED									
March 2013	20	1	0	0	2	0	n/a	n/a	23
March 2012	17	0	6	0	0	0	n/a	n/a	23
% Change	17.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2013	61	1	2	0	3	1	n/a	n/a	68
Year-to-date 2012	48	0	12	1	3	0	n/a	n/a	64
% Change	27.1	n/a	-83.3	-100.0	0.0	n/a	n/a	n/a	6.3

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

Table I.1: Housing Activity Summary by Submarket
March 2013

	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 2013	8	0	0	0	21	0	0	1	30
March 2012	16	0	4	0	0	0	0	0	20
Mission DM									
March 2013	6	0	0	0	0	0	0	0	6
March 2012	1	0	0	0	0	0	2	0	3
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2013	14	0	0	0	21	0	0	1	36
March 2012	17	0	4	0	0	0	2	0	23
UNDER CONSTRUCTION									
Abbotsford City									
March 2013	90	0	0	0	128	0	0	87	305
March 2012	94	0	60	0	164	87	4	0	409
Mission DM									
March 2013	36	0	0	0	0	0	2	0	38
March 2012	41	4	0	0	0	0	6	0	51
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2013	126	0	0	0	128	0	2	87	343
March 2012	135	4	60	0	164	87	10	0	460
COMPLETIONS									
Abbotsford City									
March 2013	15	0	0	0	6	0	0	3	24
March 2012	8	0	8	0	0	0	0	0	16
Mission DM									
March 2013	3	0	0	0	0	0	0	0	3
March 2012	6	0	0	0	0	0	0	0	6
Indian Reserves									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2013	18	0	0	0	6	0	0	3	27
March 2012	14	0	8	0	0	0	0	0	22

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 2013

	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 2013	76	0	4	0	51	28	n/a	n/a	159
March 2012	66	0	10	0	9	2	n/a	n/a	87
Mission DM									
March 2013	29	3	0	0	0	0	n/a	n/a	32
March 2012	31	0	0	0	0	0	n/a	n/a	31
Indian Reserves									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2013	105	3	4	0	51	28	n/a	n/a	191
March 2012	97	0	10	0	9	2	n/a	n/a	118
ABSORBED									
Abbotsford City									
March 2013	15	0	0	0	2	0	n/a	n/a	17
March 2012	7	0	6	0	0	0	n/a	n/a	13
Mission DM									
March 2013	5	1	0	0	0	0	n/a	n/a	6
March 2012	10	0	0	0	0	0	n/a	n/a	10
Indian Reserves									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2013	20	1	0	0	2	0	n/a	n/a	23
March 2012	17	0	6	0	0	0	n/a	n/a	23

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
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Abbotsford City	8	16	0	0	21	0	1	4	30	20	50.0
Mission DM	6	3	0	0	0	0	0	0	6	3	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	14	19	0	0	21	0	1	4	36	23	56.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	31	37	0	0	56	44	75	10	162	91	78.0
Mission DM	13	10	0	2	0	0	0	0	13	12	8.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	44	47	0	2	56	44	75	10	175	103	69.9

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 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Abbotsford City	21	0	0	0	0	4	1	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	21	0	0	0	0	4	1	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	56	44	0	0	0	10	75	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	56	44	0	0	0	10	75	0

**Table 2.4: Starts by Submarket and by Intended Market
March 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Abbotsford City	8	20	21	0	1	0	30	20
Mission DM	6	1	0	0	0	2	6	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	14	21	21	0	1	2	36	23

**Table 2.5: Starts by Submarket and by Intended Market
January - March 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	31	47	56	44	75	0	162	91
Mission DM	13	9	0	0	0	3	13	12
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	56	56	44	75	3	175	103

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 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Abbotsford City	15	8	0	0	6	0	3	8	24	16	50.0
Mission DM	3	6	0	0	0	0	0	0	3	6	-50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	14	0	0	6	0	3	8	27	22	22.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	34	20	0	0	11	4	37	16	82	40	105.0
Mission DM	17	20	0	0	0	0	0	0	17	20	-15.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	51	40	0	0	11	4	37	16	99	60	65.0

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 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Abbotsford City	6	0	0	0	0	8	3	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	6	0	0	0	0	8	3	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	11	4	0	0	0	16	37	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	11	4	0	0	0	16	37	0

**Table 3.4: Completions by Submarket and by Intended Market
March 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Abbotsford City	15	16	6	0	3	0	24	16
Mission DM	3	6	0	0	0	0	3	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	22	6	0	3	0	27	22

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	34	34	11	5	37	1	82	40
Mission DM	16	20	0	0	1	0	17	20
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	50	54	11	5	38	1	99	60

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 2013

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 2013	0	0.0	3	20.0	9	60.0	2	13.3	1	6.7	15	596,728	625,695
March 2012	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	--	--
Year-to-date 2013	4	9.5	6	14.3	22	52.4	6	14.3	4	9.5	42	630,500	627,850
Year-to-date 2012	0	0.0	14	58.3	6	25.0	1	4.2	3	12.5	24	549,900	596,166
Mission DM													
March 2013	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
March 2012	1	10.0	8	80.0	1	10.0	0	0.0	0	0.0	10	469,900	468,410
Year-to-date 2013	3	15.8	14	73.7	2	10.5	0	0.0	0	0.0	19	469,800	487,732
Year-to-date 2012	3	12.0	20	80.0	2	8.0	0	0.0	0	0.0	25	469,900	469,600
Indian Reserves													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Abbotsford-Mission CMA													
March 2013	2	10.0	6	30.0	9	45.0	2	10.0	1	5.0	20	574,819	581,541
March 2012	1	5.9	11	64.7	3	17.6	1	5.9	1	5.9	17	490,000	530,553
Year-to-date 2013	7	11.5	20	32.8	24	39.3	6	9.8	4	6.6	61	570,093	584,207
Year-to-date 2012	3	6.1	34	69.4	8	16.3	1	2.0	3	6.1	49	490,000	531,591

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 2013**

Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	625,695	--	n/a	627,850	596,166	5.3
Mission DM	--	468,410	n/a	487,732	469,600	3.9
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	581,541	530,553	9.6	584,207	531,591	9.9

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
March 2013**

		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
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	493,696
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	494,361
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	488,012
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	492,953
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	476,473
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	488,561
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	484,092
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	490,375
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	495,125
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	475,203
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	463,160
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	455,277
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	462,333
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	475,893
	March	1,039	-21.3	995	2,439	2,214	44.9	483,157	1.8	483,791
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	YTD 2012	3,264	-11.9		7,806			484,378	-2.1	
	YTD 2013	2,482	-24.0		7,041			467,566	-3.5	

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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
March 2013

		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						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14		118.5	92	7.0	67.9	810
	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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