

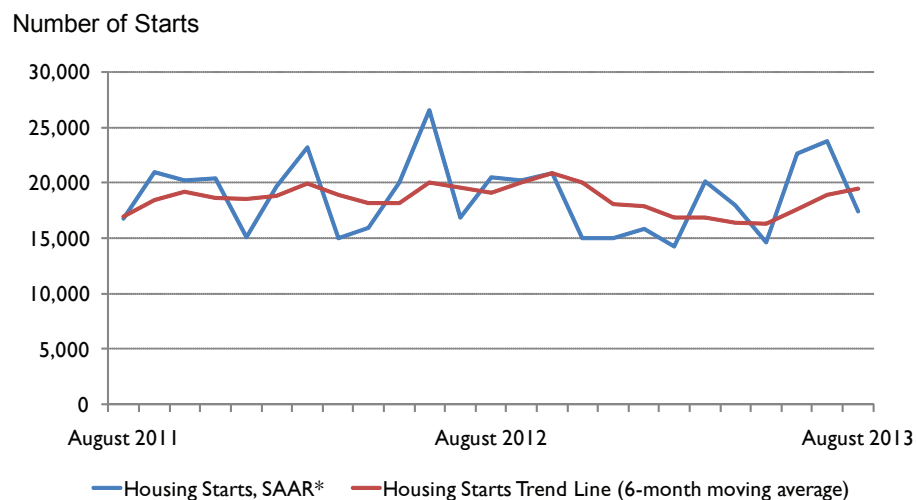


Date Released: September 2013

Highlights

- Increased high-rise construction contributed to total housing starts trending higher for the third consecutive month in August in the Vancouver CMA.
- The number of homes under construction remained steady as new home completions kept pace with total housing starts.
- The number of new homes completed and unabsorbed in August was above those recorded in August 2012.

Vancouver CMA - Housing Starts



*SAAR¹: Seasonally adjusted annual rate

¹ All starts figures in this release, other than actual starts and the trend estimate, 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 allows for a comparison from one season to the next and from one month to the next. 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.

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Housing Market Overview

Housing starts in the Vancouver CMA trended to 19,424 in August, the third consecutive month that total starts have trended higher.¹ The increase in housing starts was mainly due to an uptick of new high-rise apartment condominiums constructed across the Vancouver CMA, including in the municipalities of Burnaby, Coquitlam and Langley Township.² The trend in new construction of semi-detached and row housing (townhomes) remained steady for the last three months despite being below the trend recorded during the same period last year.

Unlike apartment condominiums, new construction of single detached houses has trended down for the last three months in the Vancouver CMA. The trend of single-detached houses in the CMA was 3,764 in August. While Surrey has historically been the municipality that records the largest number of single-detached housing starts, Vancouver City has started the highest number of single-detached homes in 2013. Actual single-detached year-to-date starts in Vancouver City totalled 872 compared to 530 in Surrey.

The upward trend in housing starts has been matched with an increasing number of completions, resulting in a steady number of homes under construction relative to last year. The actual number of homes under construction in the Vancouver CMA in August 2013 was 23,145 compared to 22,908 in August 2012. Vancouver and Burnaby have picked up in construction this year compared to last year, while the level of construction in Coquitlam, Richmond and Surrey declined during the same time period. Apartment condominiums made up over 60 per cent of the total number of homes under construction in August in the CMA.

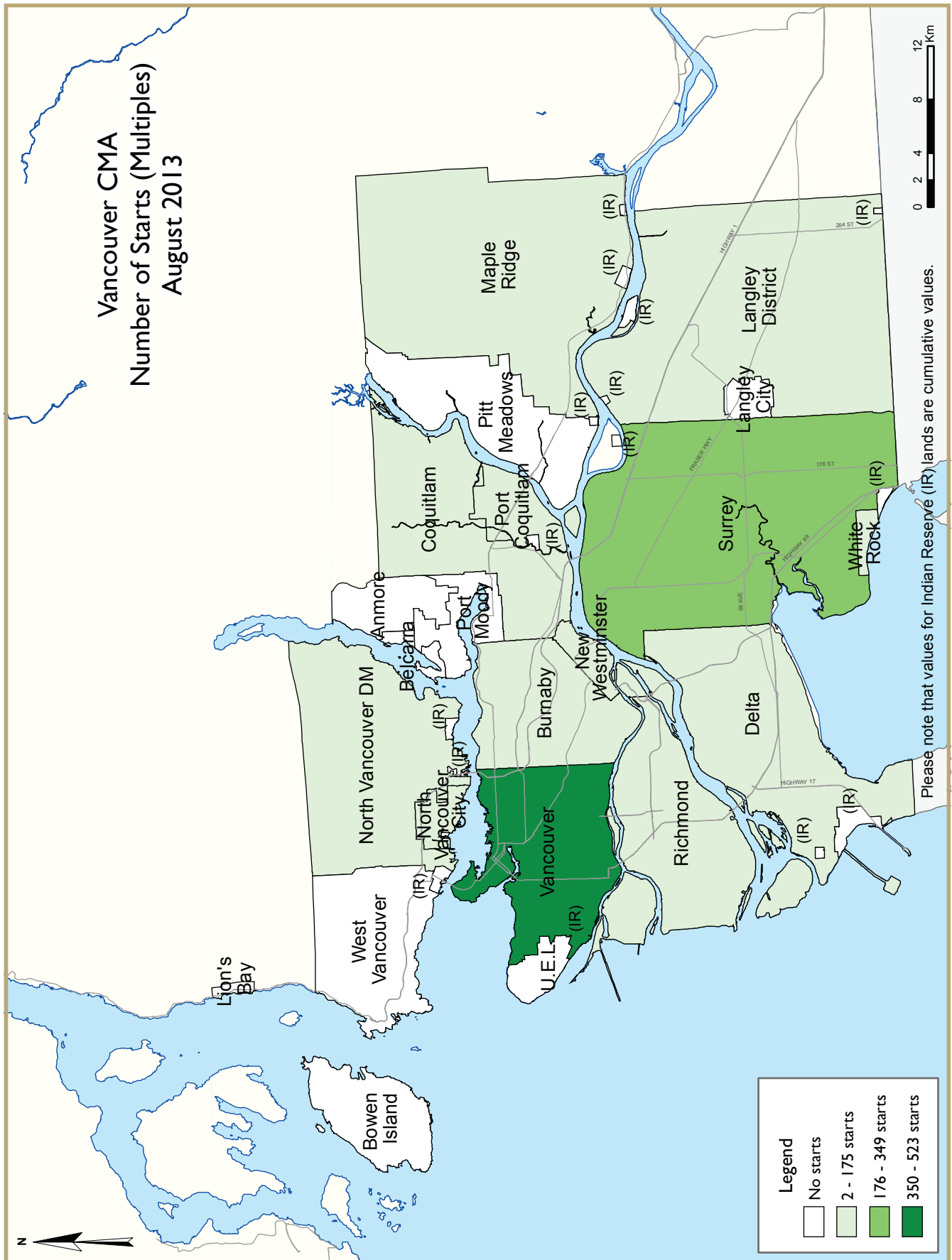
The total number of homes that were completed and unabsorbed increased from 3,338 in August 2012 to 4,140 in August 2013. Despite the increase in supply, the number of absorptions from the current month inventory increased from 354 to 540 homes during this time period.³ The increase in absorption may be due to the slight increase in mortgage rates in August, which may have encouraged some homebuyers to purchase sooner than planned.

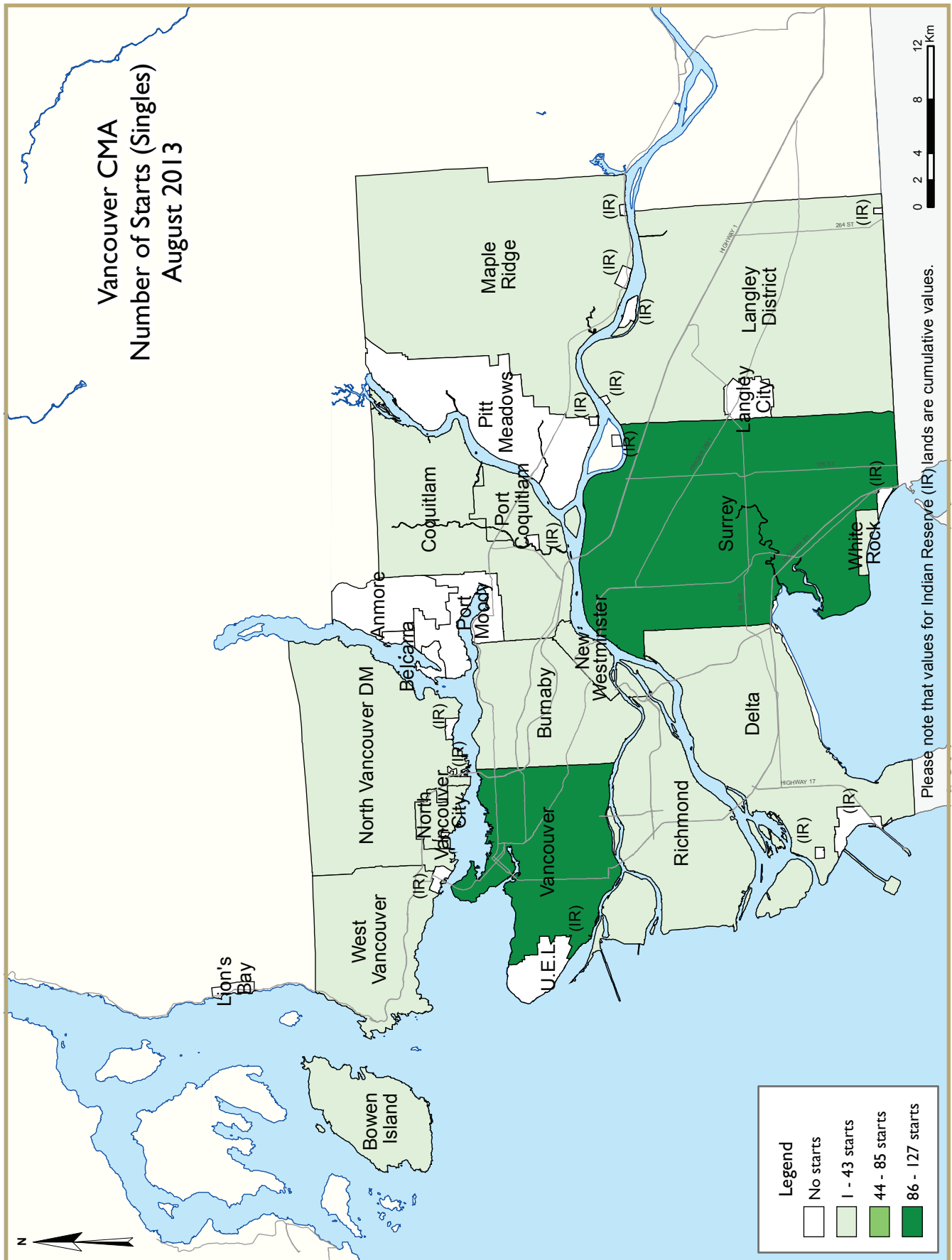
Housing starts in the Abbotsford-Mission CMA were trending at 598 units in August, down from 814 units in July. Volatility in construction of multiple-family homes was the main reason for the monthly decline in the trend. Actual year-to-date 2013 housing starts in the Abbotsford-Mission CMA was 448 compared to 277 in 2012. The up-trend in housing starts boosted the under construction totals from 329 homes in August 2012 to 471 homes in August 2013. Unlike the Vancouver CMA, in the Abbotsford-Mission CMA there was no new apartment condominium construction in the first eight months of the year. All new apartment construction has been intended for rental units.

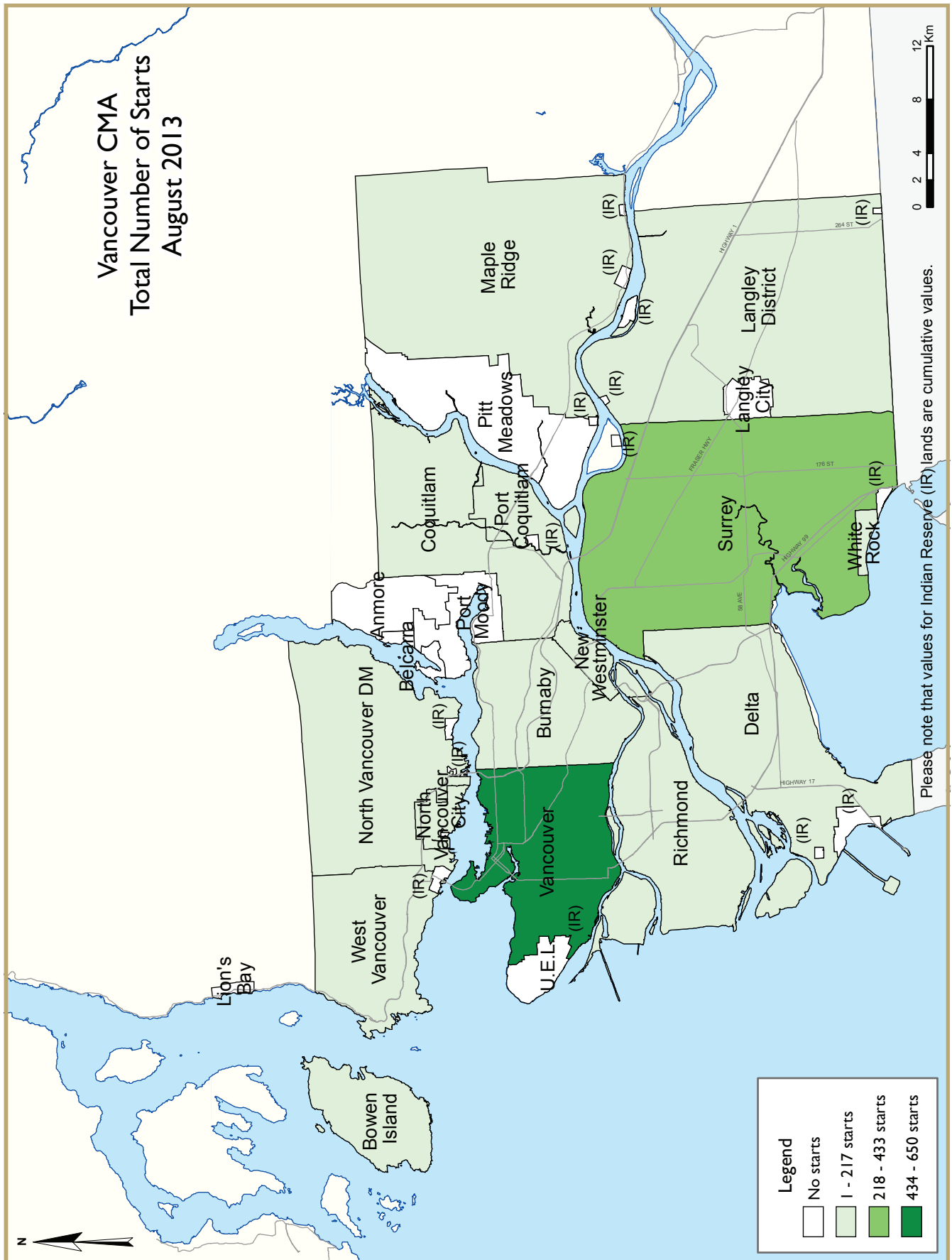
¹ The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

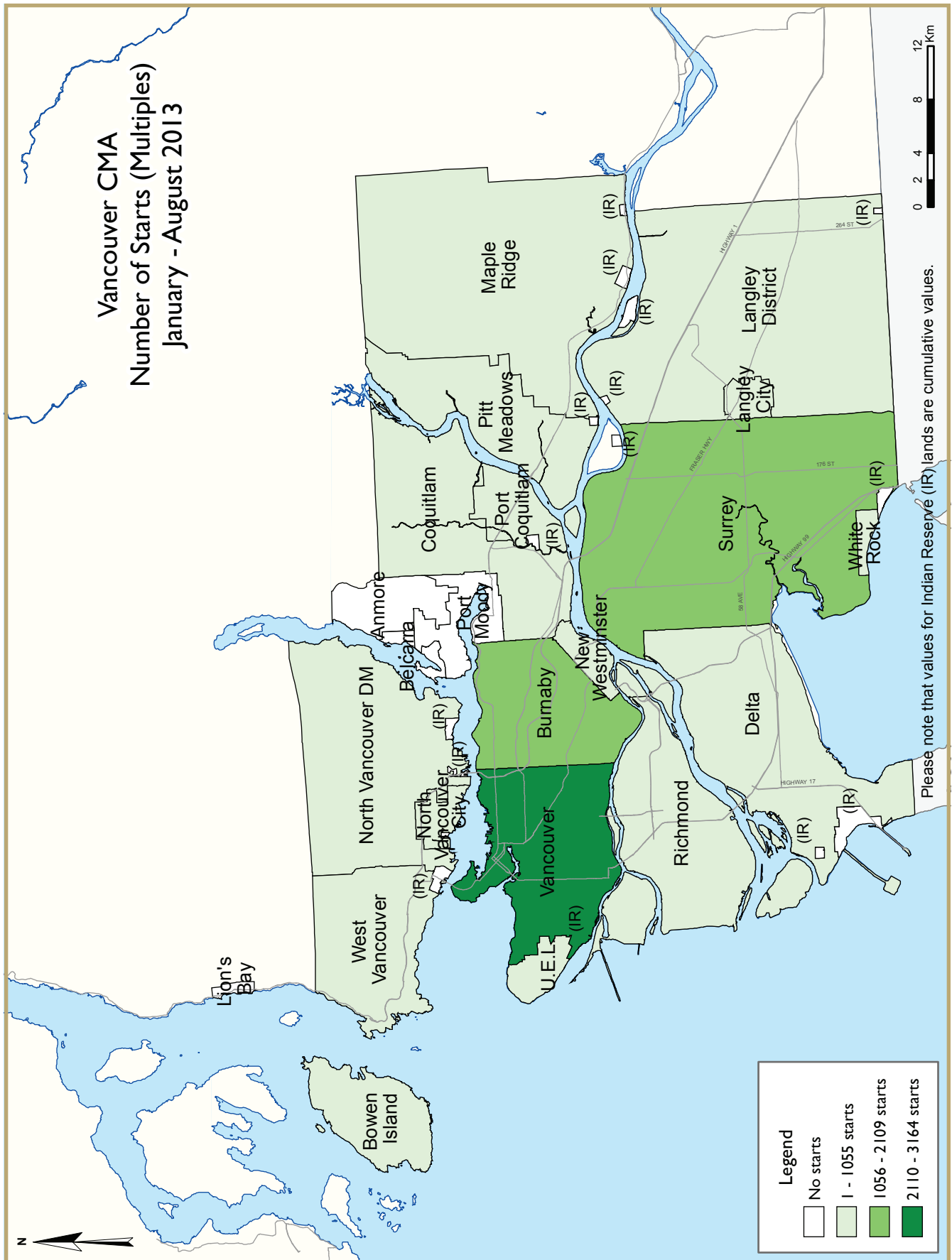
² Canada Mortgage and Housing Corporation's Surveys considers high-rise developments to be 5 storeys and higher.

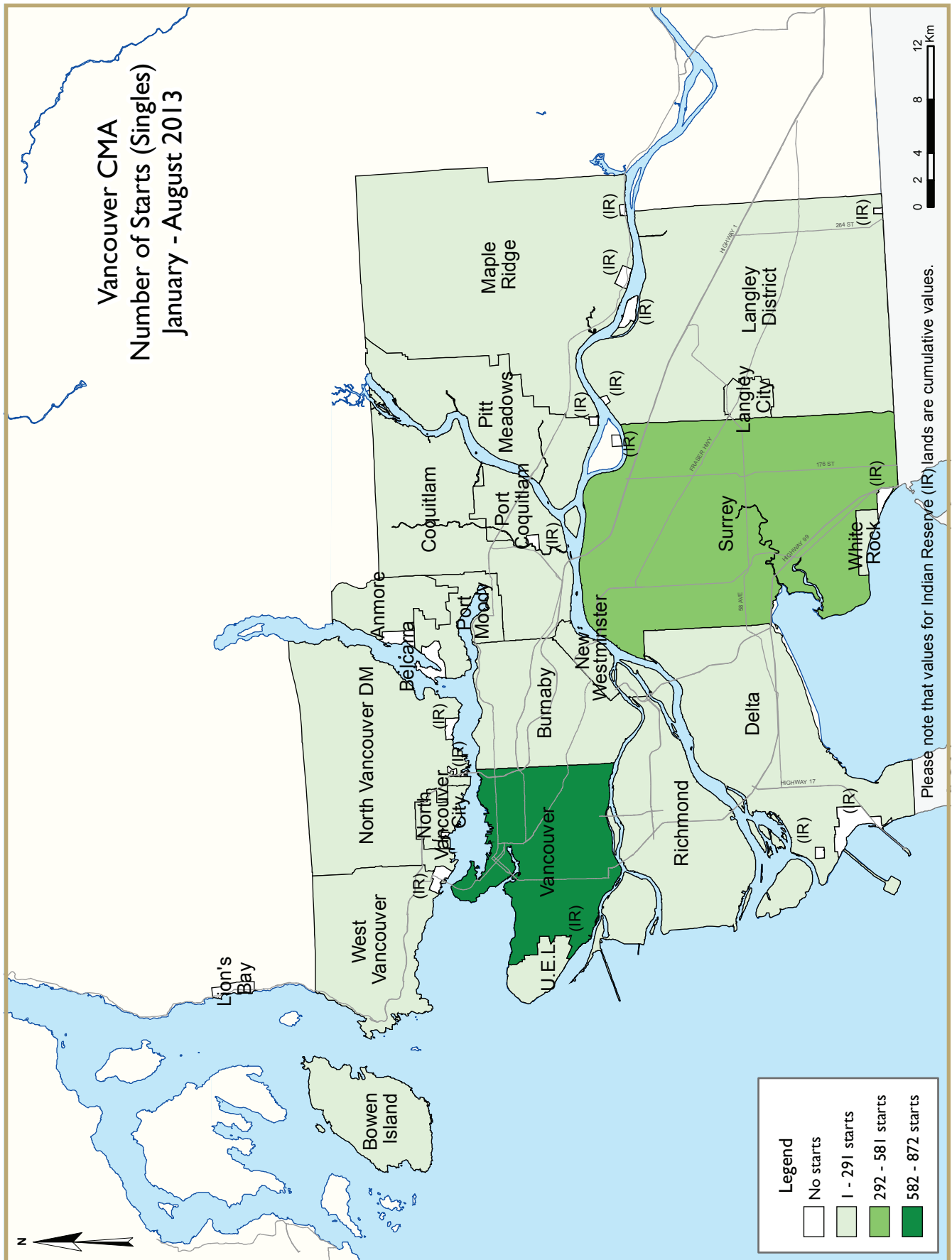
³ The absorption from the current month inventory is the absorption of completed and unoccupied units that have been carried over from the previous month.

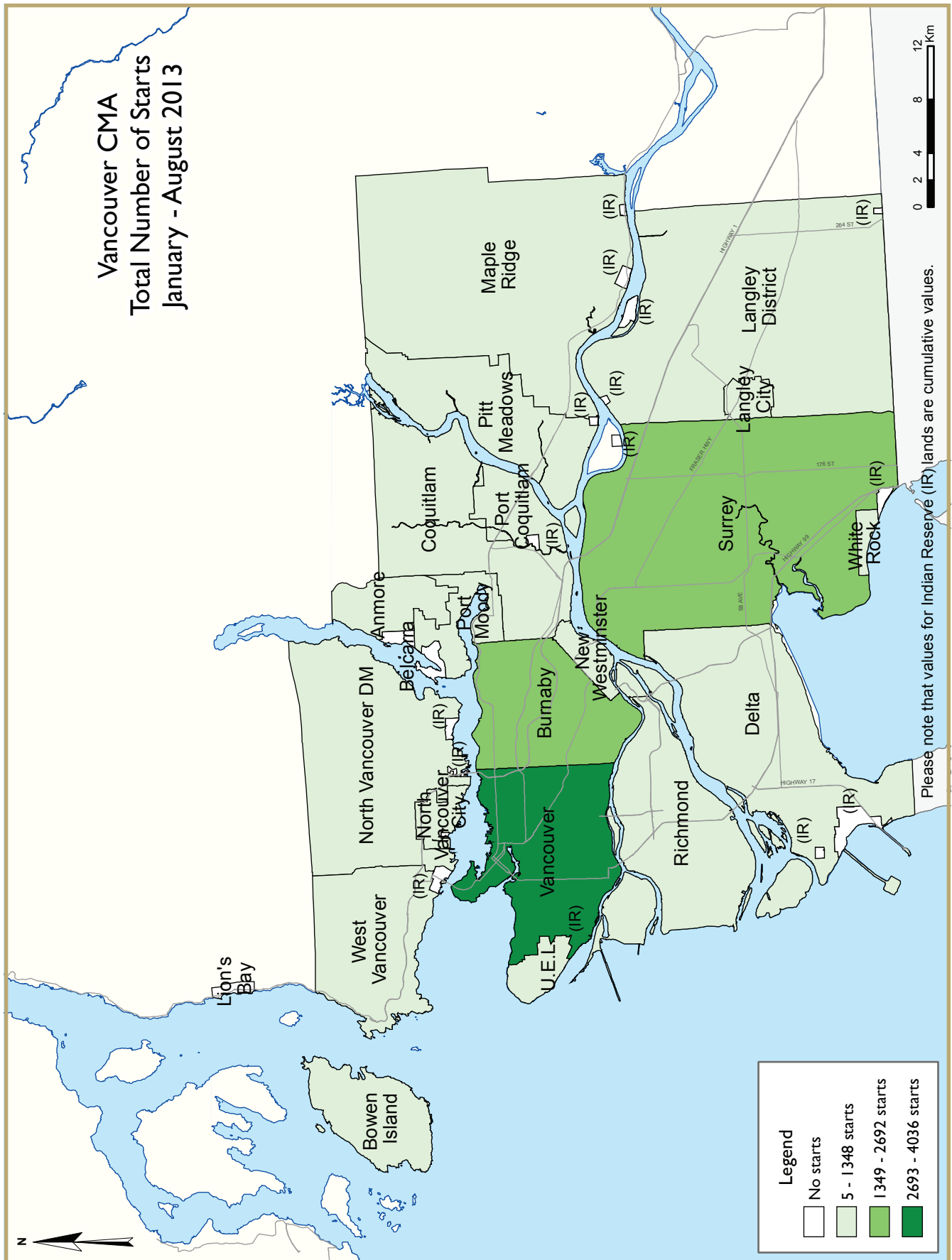


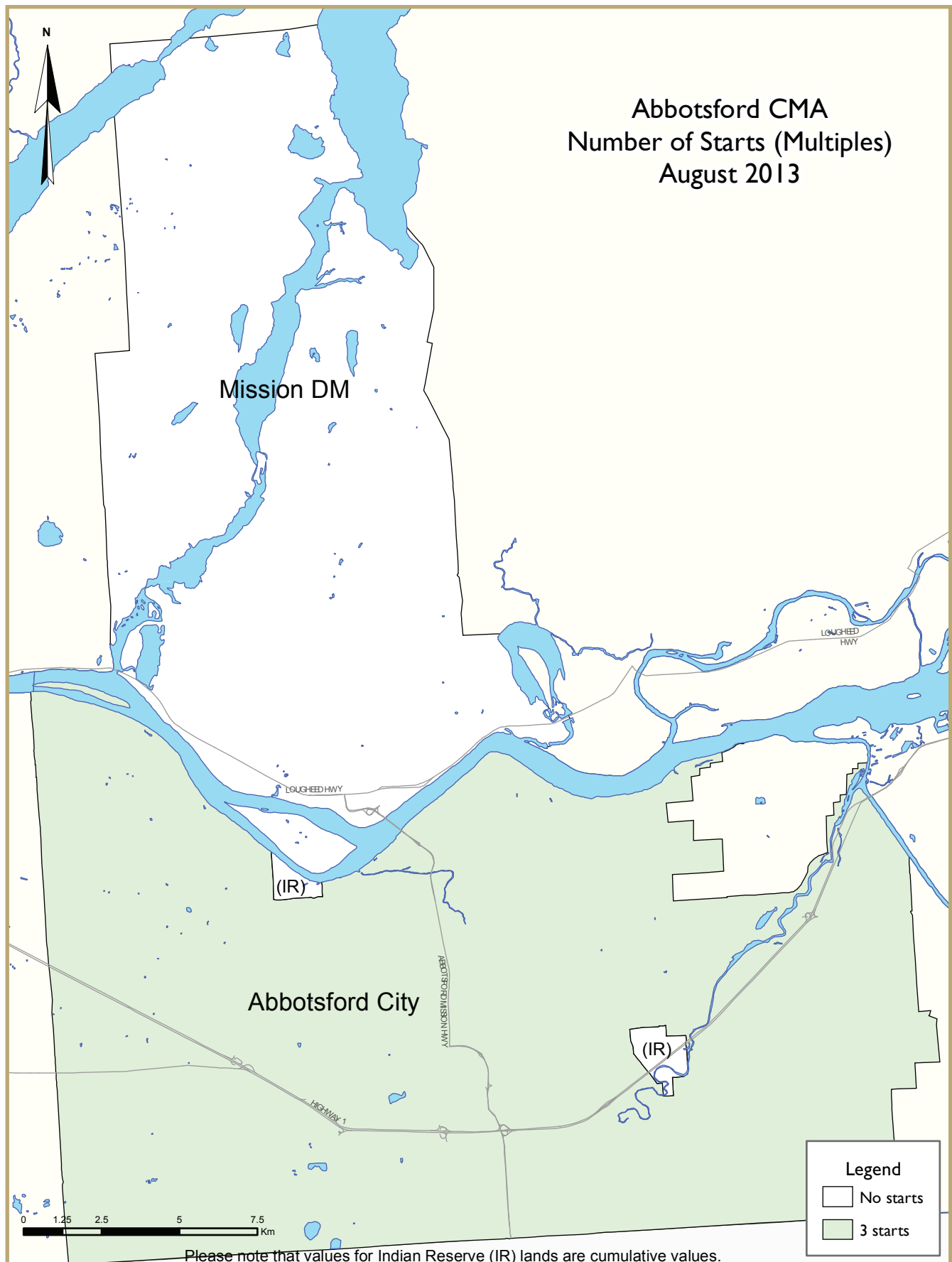


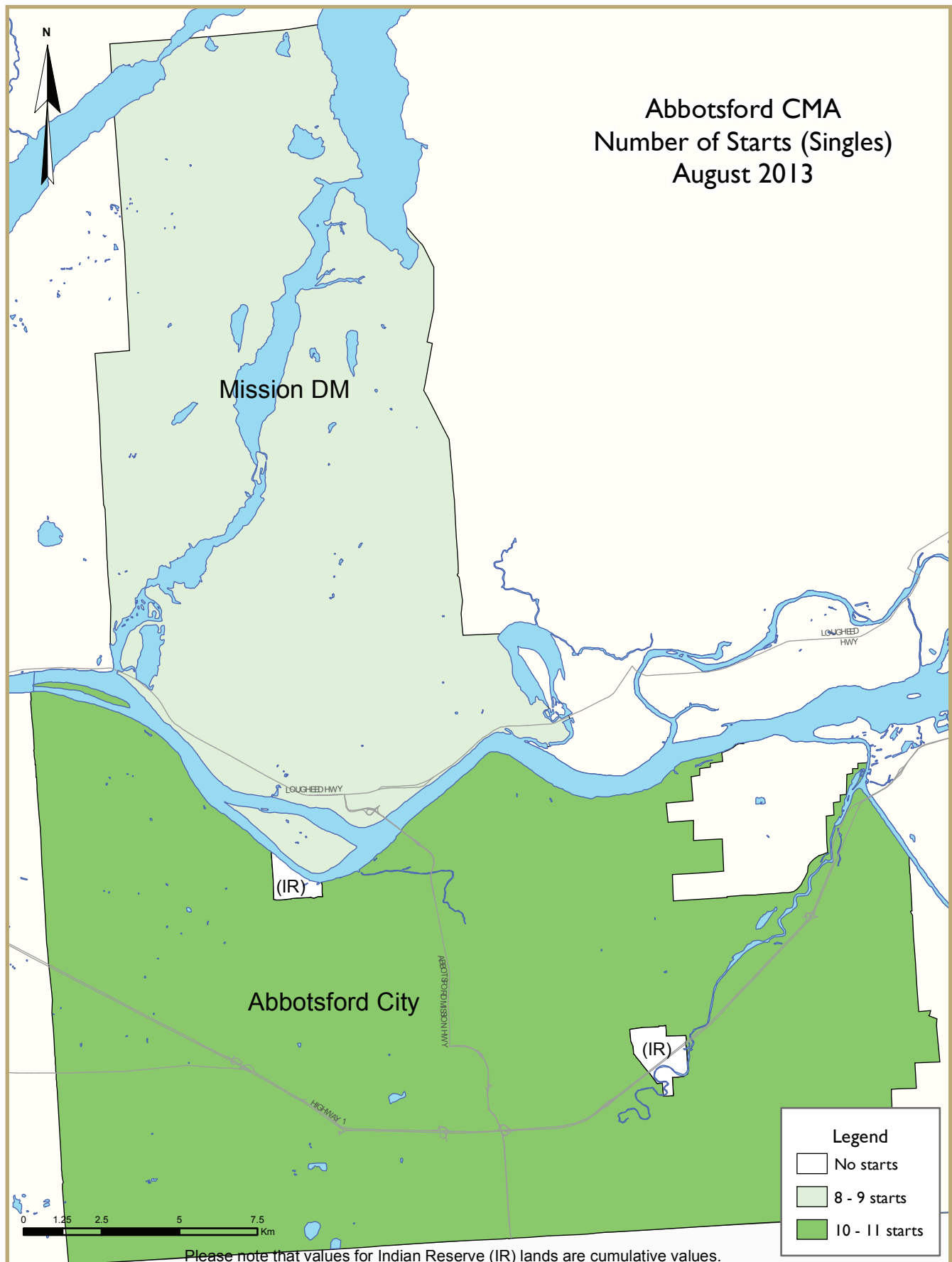


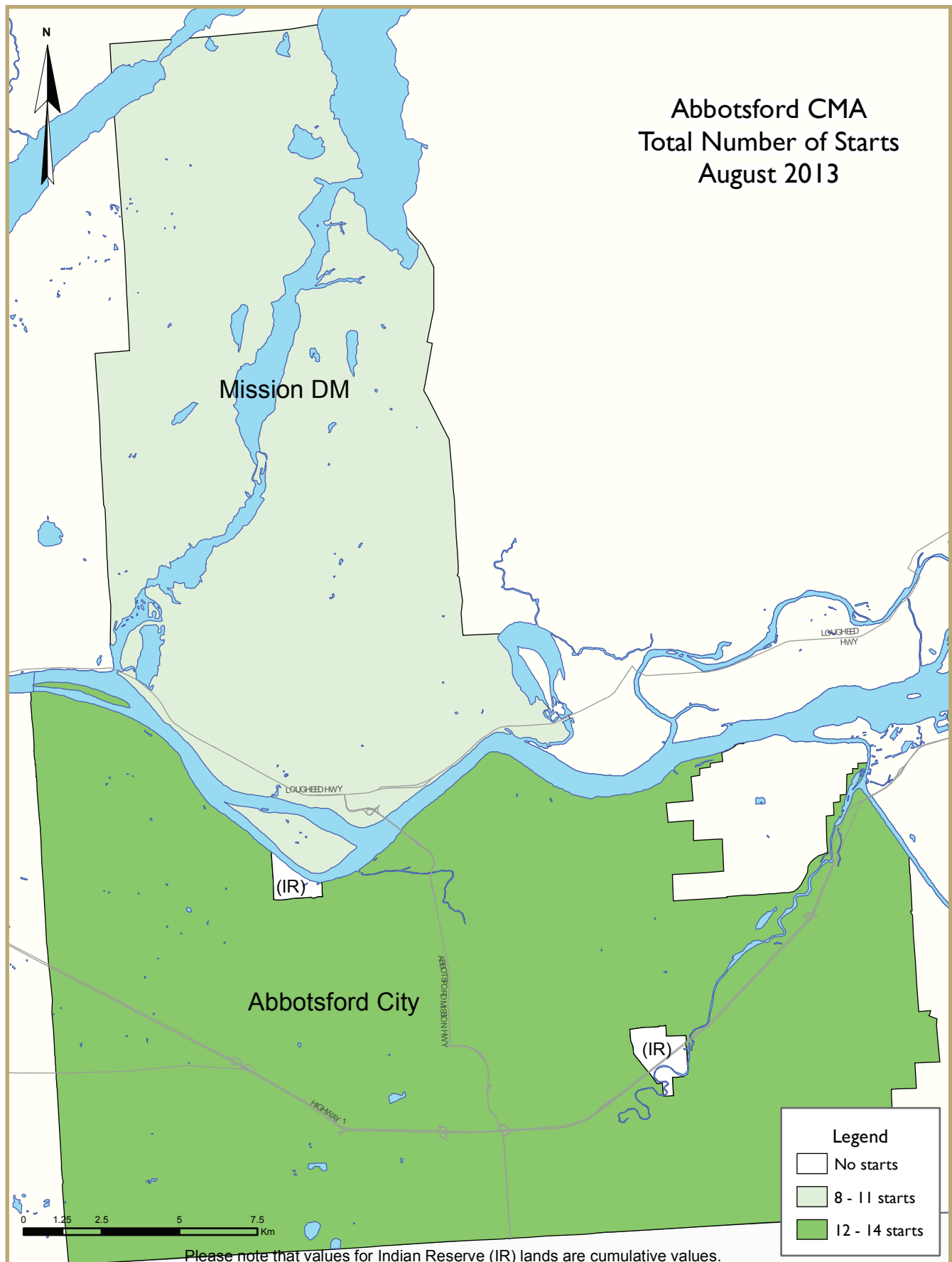


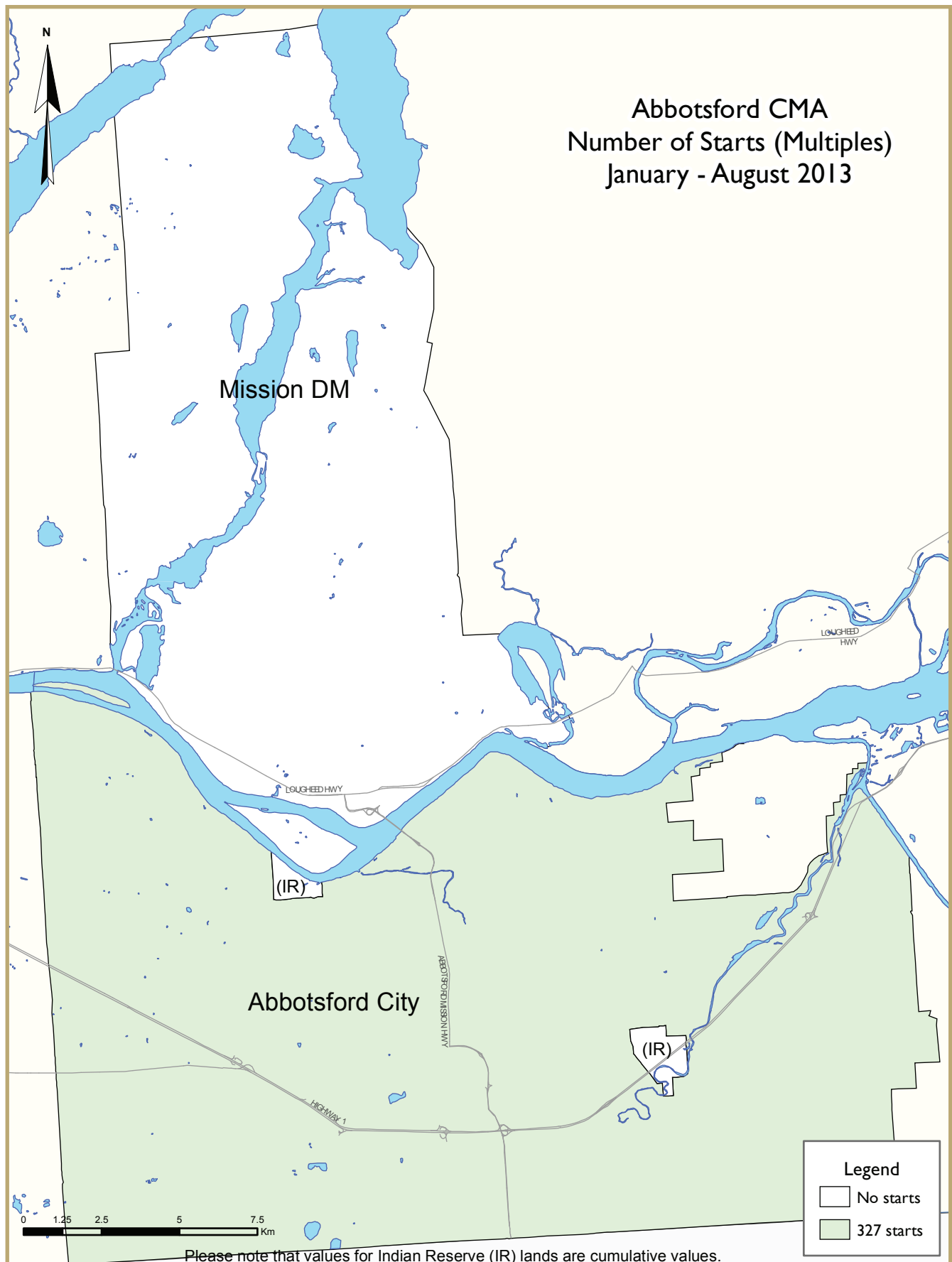


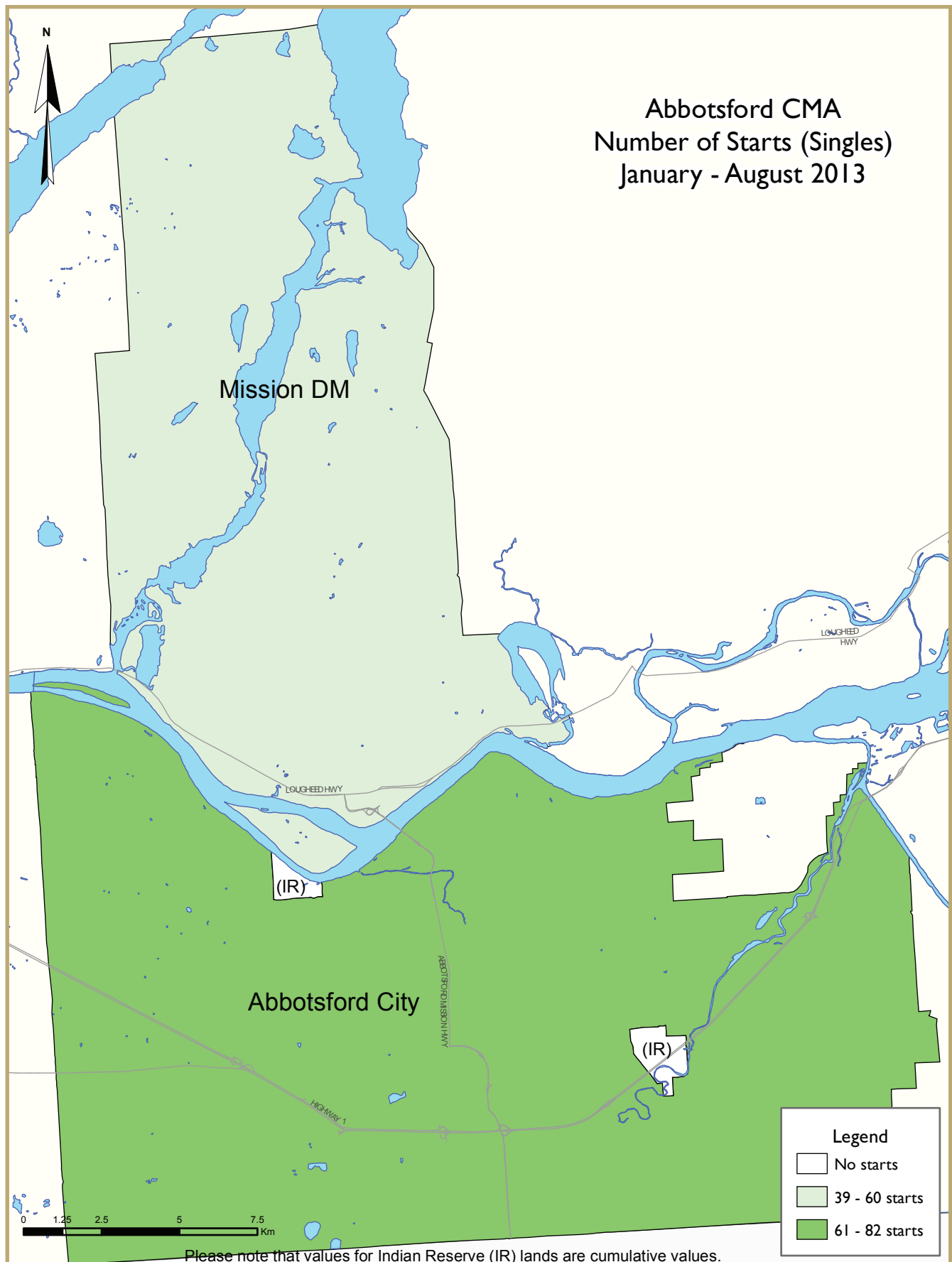


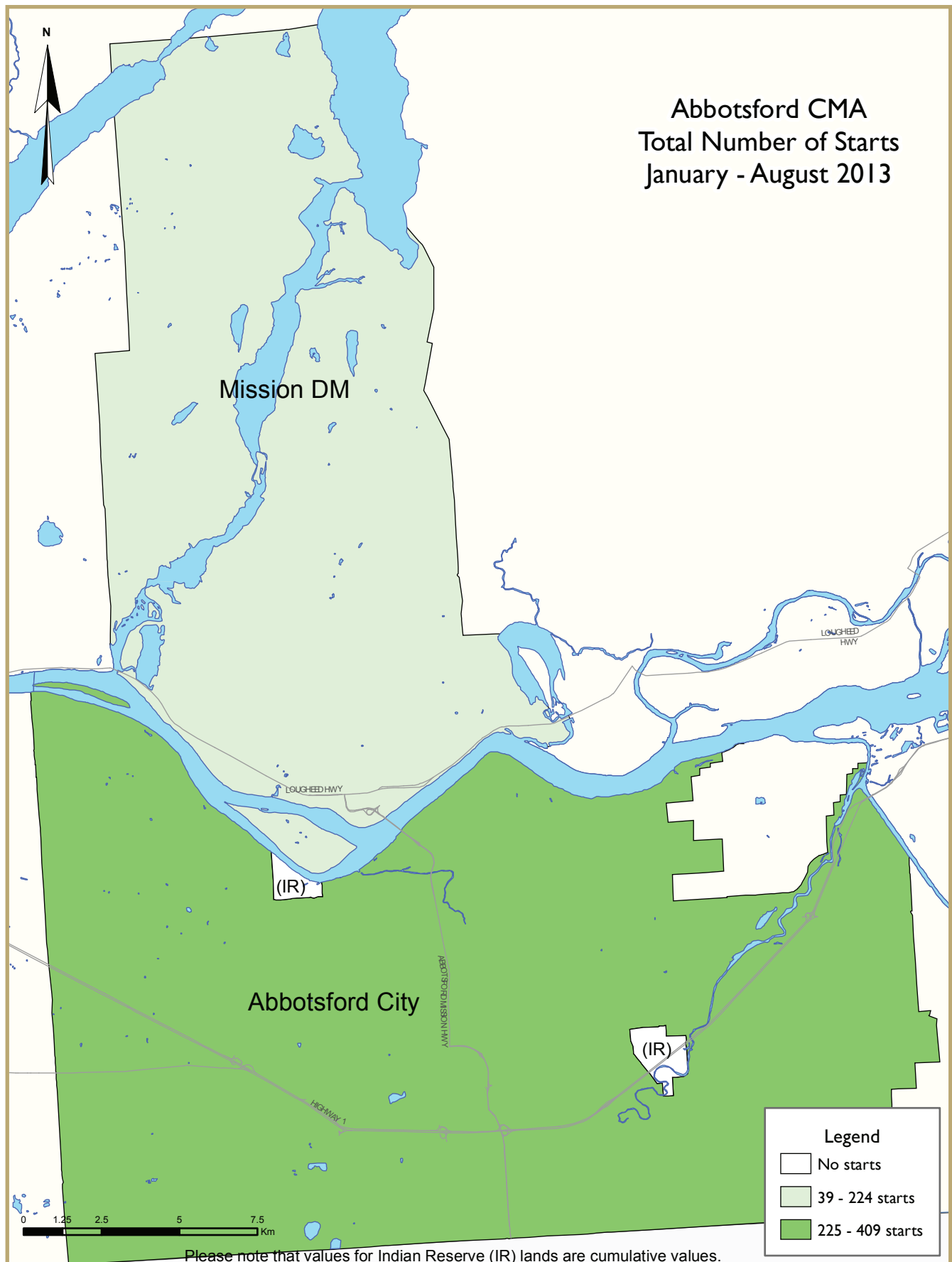












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.2 Housing Activity Summary by Submarket
- I.3 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
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- 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

Table 1: Housing Starts (SAAR and Trend)		
August 2013		
Vancouver CMA¹	July 2013	August 2013
Trend ²	18,897	19,424
SAAR	23,704	17,410
	August 2012	August 2013
Actual		
August - Single-Detached	471	409
August - Multiples	1,299	1,121
August - Total	1,770	1,530
January to August - Single-Detached	3,078	2,627
January to August - Multiples	10,034	9,584
January to August - Total	13,112	12,211

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table I.1: Housing Activity Summary of Vancouver CMA**August 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2013	347	14	0	0	216	725	62	166	1,530
August 2012	417	36	7	2	261	732	52	263	1,770
% Change	-16.8	-61.1	-100.0	-100.0	-17.2	-1.0	19.2	-36.9	-13.6
Year-to-date 2013	2,233	238	2	20	1,493	6,039	374	1,812	12,211
Year-to-date 2012	2,777	214	60	25	1,695	6,783	276	1,282	13,112
% Change	-19.6	11.2	-96.7	-20.0	-11.9	-11.0	35.5	41.3	-6.9
UNDER CONSTRUCTION									
August 2013	3,535	356	39	20	1,880	14,134	406	2,775	23,145
August 2012	4,293	298	64	38	2,115	13,584	341	2,175	22,908
% Change	-17.7	19.5	-39.1	-47.4	-11.1	4.0	19.1	27.6	1.0
COMPLETIONS									
August 2013	351	34	11	9	209	589	50	129	1,382
August 2012	565	28	0	3	290	785	36	335	2,042
% Change	-37.9	21.4	n/a	200.0	-27.9	-25.0	38.9	-61.5	-32.3
Year-to-date 2013	2,578	206	31	40	1,513	5,668	338	1,598	11,972
Year-to-date 2012	2,659	174	0	21	2,093	4,086	239	1,771	11,043
% Change	-3.0	18.4	n/a	90.5	-27.7	38.7	41.4	-9.8	8.4
COMPLETED & NOT ABSORBED									
August 2013	1,381	123	253	12	730	1,641	n/a	n/a	4,140
August 2012	1,031	84	0	8	587	1,628	n/a	n/a	3,338
% Change	33.9	46.4	n/a	50.0	24.4	0.8	n/a	n/a	24.0
ABSORBED									
August 2013	343	43	73	6	210	645	n/a	n/a	1,320
August 2012	527	36	0	2	255	706	n/a	n/a	1,526
% Change	-34.9	19.4	n/a	200.0	-17.6	-8.6	n/a	n/a	-13.5
Year-to-date 2013	2,210	178	489	39	1,541	5,468	n/a	n/a	9,925
Year-to-date 2012	2,610	177	7	13	2,069	3,964	n/a	n/a	8,840
% Change	-15.3	0.6	**	200.0	-25.5	37.9	n/a	n/a	12.3

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2013

	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 2013	22	2	0	0	0	0	0	0	24
August 2012	35	10	0	0	0	0	0	0	45
Delta									
August 2013	8	0	0	0	2	0	0	6	16
August 2012	10	2	0	0	2	4	0	1	19
Langley									
August 2013	18	0	0	0	34	0	3	9	64
August 2012	23	0	0	2	13	0	0	9	47
Maple Ridge / Pitt Meadows									
August 2013	17	0	0	0	49	0	0	0	66
August 2012	17	2	0	0	14	0	0	0	33
New Westminster									
August 2013	8	0	0	0	12	0	0	0	20
August 2012	8	4	0	0	0	0	0	0	12
North Vancouver									
August 2013	19	2	0	0	0	0	2	7	30
August 2012	11	2	0	0	0	0	1	6	20
Richmond									
August 2013	32	0	0	0	32	76	0	7	147
August 2012	26	0	0	0	18	0	1	7	52
Surrey									
August 2013	79	0	0	0	78	164	10	22	353
August 2012	101	0	7	0	173	0	5	32	318
Tri-Cities									
August 2013	40	2	0	0	9	61	1	17	130
August 2012	46	4	0	0	31	376	4	25	486
University Endowment Lands									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	2	0	0	0	0	0	0	0	2
Vancouver City									
August 2013	81	8	0	0	0	424	46	91	650
August 2012	123	12	0	0	10	313	41	182	681
West Vancouver									
August 2013	13	0	0	0	0	0	0	0	13
August 2012	4	0	0	0	0	12	0	0	16
White Rock									
August 2013	9	0	0	0	0	0	0	7	16
August 2012	6	0	0	0	0	27	0	1	34
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2013	347	14	0	0	216	725	62	166	1,530
August 2012	417	36	7	2	261	732	52	263	1,770

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

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Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2013	364	118	0	0	74	2,242	0	0	2,798
August 2012	332	112	0	0	25	1,802	0	0	2,27
Delta									
August 2013	82	58	0	0	2	101	3	32	278
August 2012	82	32	0	0	36	107	3	20	280
Langley									
August 2013	167	2	0	10	155	460	3	115	912
August 2012	230	4	6	29	194	649	1	81	1,194
Maple Ridge / Pitt Meadows									
August 2013	154	0	0	0	141	201	2	0	498
August 2012	125	2	0	0	68	217	2	71	485
New Westminster									
August 2013	42	4	0	0	91	709	0	25	871
August 2012	47	6	0	0	10	505	0	25	593
North Vancouver									
August 2013	169	6	8	1	7	798	4	115	1,108
August 2012	140	18	8	4	95	561	3	81	910
Richmond									
August 2013	276	4	14	3	218	1,838	7	198	2,558
August 2012	579	2	32	3	167	1,835	20	243	2,881
Surrey									
August 2013	649	6	0	0	858	975	35	186	2,709
August 2012	835	6	7	0	1,000	1,139	36	209	3,232
Tri-Cities									
August 2013	236	30	0	5	231	1,419	14	133	2,068
August 2012	341	12	7	0	263	1,757	4	140	2,524
University Endowment Lands									
August 2013	8	0	0	0	7	327	0	281	623
August 2012	8	0	0	0	16	267	0	0	291
Vancouver City									
August 2013	1,084	126	17	1	76	4,864	335	1,385	7,888
August 2012	1,261	104	4	2	219	4,454	272	1,141	7,457
West Vancouver									
August 2013	211	0	0	0	8	132	0	271	622
August 2012	198	0	0	0	12	30	0	130	370
White Rock									
August 2013	52	2	0	0	12	68	1	32	167
August 2012	63	0	0	0	10	158	0	31	262
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
August 2013	3,535	356	39	20	1,880	14,134	406	2,775	23,145
August 2012	4,293	298	64	38	2,115	13,584	341	2,175	22,908

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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August 2013

	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 2013	9	4	0	0	21	0	0	0	34
August 2012	26	2	0	0	16	241	0	0	285
Delta									
August 2013	5	6	0	3	10	0	0	4	28
August 2012	15	6	0	0	0	0	1	8	30
Langley									
August 2013	20	0	0	3	12	0	2	11	48
August 2012	28	0	0	3	57	0	3	13	104
Maple Ridge / Pitt Meadows									
August 2013	26	0	0	0	6	140	1	0	173
August 2012	16	0	0	0	27	0	0	46	89
New Westminster									
August 2013	2	0	0	0	6	0	0	0	8
August 2012	5	0	0	0	18	0	0	0	23
North Vancouver									
August 2013	13	4	0	0	4	62	5	8	96
August 2012	8	0	0	0	0	0	1	93	102
Richmond									
August 2013	25	0	0	0	12	0	1	17	55
August 2012	95	0	0	0	0	72	1	34	202
Surrey									
August 2013	77	0	6	0	93	121	3	23	323
August 2012	113	4	0	0	70	0	6	31	224
Tri-Cities									
August 2013	40	6	3	3	33	0	1	10	96
August 2012	122	2	0	0	54	53	0	74	305
University Endowment Lands									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
August 2013	122	14	2	0	12	259	37	52	498
August 2012	120	14	0	0	38	419	24	36	651
West Vancouver									
August 2013	4	0	0	0	0	0	0	0	4
August 2012	2	0	0	0	0	0	0	0	2
White Rock									
August 2013	8	0	0	0	0	7	0	4	19
August 2012	2	0	0	0	10	0	0	0	12
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2013	351	34	11	9	209	589	50	129	1,382
August 2012	565	28	0	3	290	785	36	335	2,042

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 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									
Burnaby									
August 2013	110	38	0	0	43	131	n/a	n/a	322
August 2012	121	36	0	0	34	353	n/a	n/a	544
Delta									
August 2013	21	6	2	3	10	5	n/a	n/a	47
August 2012	7	2	0	0	8	4	n/a	n/a	21
Langley									
August 2013	69	2	8	3	40	64	n/a	n/a	186
August 2012	96	0	0	6	45	139	n/a	n/a	286
Maple Ridge / Pitt Meadows									
August 2013	116	2	0	0	52	146	n/a	n/a	316
August 2012	108	0	0	0	39	15	n/a	n/a	162
New Westminster									
August 2013	13	3	0	0	11	26	n/a	n/a	53
August 2012	26	2	0	0	29	47	n/a	n/a	104
North Vancouver									
August 2013	45	5	17	2	39	197	n/a	n/a	305
August 2012	38	1	0	2	33	162	n/a	n/a	236
Richmond									
August 2013	229	5	56	1	53	77	n/a	n/a	421
August 2012	63	3	0	0	39	20	n/a	n/a	125
Surrey									
August 2013	271	0	67	0	317	255	n/a	n/a	910
August 2012	240	0	0	0	216	398	n/a	n/a	854
Tri-Cities									
August 2013	56	12	16	1	69	292	n/a	n/a	446
August 2012	62	8	0	0	37	133	n/a	n/a	240
University Endowment Lands									
August 2013	0	0	0	0	3	30	n/a	n/a	33
August 2012	1	0	0	0	1	3	n/a	n/a	5
Vancouver City									
August 2013	411	48	79	2	83	361	n/a	n/a	984
August 2012	232	30	0	0	94	350	n/a	n/a	706
West Vancouver									
August 2013	26	2	0	0	4	0	n/a	n/a	32
August 2012	24	2	0	0	4	1	n/a	n/a	31
White Rock									
August 2013	7	0	6	0	6	57	n/a	n/a	76
August 2012	5	0	0	0	8	3	n/a	n/a	16
Indian Reserves									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2013	1,381	123	253	12	730	1,641	n/a	n/a	4,140
August 2012	1,031	84	0	8	587	1,628	n/a	n/a	3,338

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
August 2013	22	8	0	0	18	16	n/a	n/a	64
August 2012	6	0	0	0	7	178	n/a	n/a	191
Delta									
August 2013	8	6	0	0	0	4	n/a	n/a	18
August 2012	14	6	0	0	0	0	n/a	n/a	20
Langley									
August 2013	17	0	4	4	15	4	n/a	n/a	44
August 2012	37	0	0	2	58	10	n/a	n/a	107
Maple Ridge / Pitt Meadows									
August 2013	29	0	0	0	1	45	n/a	n/a	75
August 2012	15	0	0	0	5	1	n/a	n/a	21
New Westminster									
August 2013	4	1	0	0	6	10	n/a	n/a	21
August 2012	2	0	0	0	15	4	n/a	n/a	21
North Vancouver									
August 2013	14	5	4	0	1	53	n/a	n/a	77
August 2012	4	3	0	0	1	1	n/a	n/a	9
Richmond									
August 2013	17	0	33	0	10	3	n/a	n/a	63
August 2012	115	4	0	0	7	72	n/a	n/a	198
Surrey									
August 2013	94	0	18	0	100	113	n/a	n/a	325
August 2012	116	4	0	0	75	25	n/a	n/a	220
Tri-Cities									
August 2013	34	6	8	2	46	19	n/a	n/a	115
August 2012	108	0	0	0	45	86	n/a	n/a	239
University Endowment Lands									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	1	0	n/a	n/a	1
Vancouver City									
August 2013	90	17	6	0	9	372	n/a	n/a	494
August 2012	95	19	0	0	39	329	n/a	n/a	482
West Vancouver									
August 2013	5	0	0	0	1	0	n/a	n/a	6
August 2012	1	0	0	0	0	0	n/a	n/a	1
White Rock									
August 2013	9	0	0	0	3	6	n/a	n/a	18
August 2012	2	0	0	0	2	0	n/a	n/a	4
Indian Reserves									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2013	343	43	73	6	210	645	n/a	n/a	1,320
August 2012	527	36	0	2	255	706	n/a	n/a	1,526

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver 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	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430
% Change	4.8	1.8	33.3	-0.4	47.2	41.3	-10.0	-17.1	24.3
2003	5,195	436	3	280	2,599	6,044	80	989	15,626

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	11	0	0	0	0	0	0	8	11	-27.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	5	0	4	0	0	0	0	1	9	-88.9
Burnaby - Central Park	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Remainder	12	16	2	6	0	0	0	0	14	22	-36.4
Burnaby Total	22	35	2	10	0	0	0	0	24	45	-46.7
Coquitlam	31	49	2	4	4	31	59	357	96	441	-78.2
Delta - Tsawwassen	1	5	0	2	0	0	0	0	1	7	-85.7
Delta - Ladner	1	5	0	2	0	0	0	5	1	12	-91.7
Delta - North	6	0	2	0	0	0	6	0	14	0	n/a
Delta	8	10	2	4	0	0	6	5	16	19	-15.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	21	25	0	0	34	13	9	9	64	47	36.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	17	0	0	49	14	0	0	66	31	112.9
New Westminster	8	8	0	4	12	0	0	0	20	12	66.7
North Vancouver City	6	2	2	2	0	0	0	1	8	5	60.0
North Vancouver DM	15	10	0	0	0	0	7	5	22	15	46.7
Pitt Meadows	0	0	0	2	0	0	0	0	0	2	-100.0
Port Coquitlam	10	1	0	0	5	0	19	44	34	45	-24.4
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	32	27	6	0	26	18	83	7	147	52	182.7
Surrey - South	18	37	0	0	31	27	12	9	61	73	-16.4
Surrey - Cloverdale	8	13	0	0	0	47	4	2	12	62	-80.6
Surrey - North	50	44	0	0	47	74	10	19	107	137	-21.9
Surrey - Guildford	1	1	0	0	0	25	52	1	53	27	96.3
Surrey - Whalley	12	11	0	0	0	7	108	1	120	19	**
Surrey Total	89	106	0	0	78	180	186	32	353	318	11.0
University Endowment Lands	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	424	141	424	141	**
Vancouver - Kitsilano	2	3	0	2	0	0	0	13	2	18	-88.9
Vancouver - False Creek	0	0	0	0	0	0	0	175	0	175	-100.0
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	7	11	0	0	0	0	2	0	9	11	-18.2
Vancouver - Marpole	8	5	2	0	0	0	4	104	14	109	-87.2
Vancouver - Eastside	69	90	2	2	0	0	79	45	150	137	9.5
Vancouver - Mt. Pleasant	0	0	2	8	0	0	0	0	2	8	-75.0
Vancouver - Strath/Grand	3	4	2	0	0	10	1	10	6	24	-75.0
Vancouver - Westside	37	50	0	0	0	0	5	7	42	57	-26.3
Vancouver Total	127	164	8	12	0	10	515	495	650	681	-4.6
West Vancouver	13	4	0	0	0	0	0	12	13	16	-18.8
White Rock	9	6	0	0	0	0	7	28	16	34	-52.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	409	471	22	38	208	266	891	995	1,530	1,770	-13.6

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	10	6	0	0	0	0	0	0	10	6	66.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	10	0	0	0	0	1	2	7	12	-41.7
Burnaby - Mountain	0	4	0	0	0	0	52	104	52	108	-51.9
Burnaby - North	40	64	0	6	0	0	607	0	647	70	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	19	22	12	10	0	0	71	15	102	47	117.0
Burnaby - Central Park	17	13	10	8	60	0	544	544	631	565	11.7
Burnaby - Remainder	78	94	18	38	0	0	0	90	96	222	-56.8
Burnaby Total	155	198	40	62	60	0	1,274	753	1,529	1,013	50.9
Coquitlam	221	230	46	10	95	177	616	996	978	1,413	-30.8
Delta - Tsawwassen	18	24	0	4	0	0	3	1	21	29	-27.6
Delta - Ladner	32	20	0	8	0	0	15	6	47	34	38.2
Delta - North	24	30	58	40	0	18	22	18	104	106	-1.9
Delta	74	74	58	52	0	18	40	25	172	169	1.8
Langley City	4	3	0	0	5	0	0	0	9	3	200.0
Langley District	147	226	0	4	163	192	340	314	650	736	-11.7
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	140	124	4	0	96	23	75	182	315	329	-4.3
New Westminster	39	40	6	8	82	0	0	440	127	488	-74.0
North Vancouver City	22	32	8	16	0	11	458	379	488	438	11.4
North Vancouver DM	72	66	0	0	0	8	37	51	109	125	-12.8
Pitt Meadows	2	6	0	2	24	0	0	0	26	8	**
Port Coquitlam	34	15	2	0	72	69	113	139	221	223	-0.9
Port Moody	5	6	0	0	0	13	0	291	5	310	-98.4
Richmond	168	272	16	14	131	104	451	479	766	869	-11.9
Surrey - South	137	265	0	26	222	210	196	81	555	582	-4.6
Surrey - Cloverdale	58	92	14	28	156	250	131	10	359	380	-5.5
Surrey - North	250	330	4	2	252	409	87	272	593	1,013	-41.5
Surrey - Guildford	12	12	0	0	23	75	105	8	140	95	47.4
Surrey - Whalley	73	76	0	0	4	18	253	93	330	187	76.5
Surrey Total	530	775	18	56	657	962	772	464	1,977	2,257	-12.4
University Endowment Lands	1	4	0	0	7	0	513	95	521	99	**
Vancouver - West End	0	0	4	0	0	0	191	134	195	134	45.5
Vancouver - Downtown	0	0	0	0	0	0	579	814	579	814	-28.9
Vancouver - Kitsilano	8	5	8	6	0	0	56	69	72	80	-10.0
Vancouver - False Creek	0	1	0	0	0	0	638	1,102	638	1,103	-42.2
Vancouver - Granville/Oak	7	7	2	2	0	4	6	10	15	23	-34.8
Vancouver - Kerrisdale	41	38	0	0	0	0	3	4	44	42	4.8
Vancouver - Marpole	38	35	8	2	0	0	126	111	172	148	16.2
Vancouver - Eastside	541	474	32	38	26	35	891	810	1,490	1,357	9.8
Vancouver - Mt. Pleasant	1	1	22	30	0	0	86	0	109	31	**
Vancouver - Strath/Grand	4	7	12	4	3	19	298	10	317	40	**
Vancouver - Westside	232	296	2	0	0	0	171	68	405	364	11.3
Vancouver Total	872	864	90	82	29	58	3,045	3,132	4,036	4,136	-2.4
West Vancouver	89	83	4	12	4	0	93	160	190	255	-25.5
White Rock	36	43	2	0	12	10	25	169	75	222	-66.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,627	3,078	294	318	1,437	1,645	7,853	8,071	12,211	13,112	-6.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 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	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	4	31	0	0	43	332	16	25
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	4	0	1
Delta - North	0	0	0	0	0	0	6	0
Delta	0	0	0	0	0	4	6	1
Langley City	0	0	0	0	0	0	0	0
Langley District	34	13	0	0	0	0	9	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	49	14	0	0	0	0	0	0
New Westminster	12	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	1
North Vancouver DM	0	0	0	0	0	0	7	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	0	0	0	18	44	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	26	18	0	0	76	0	7	7
Surrey - South	31	27	0	0	10	0	2	9
Surrey - Cloverdale	0	47	0	0	0	0	4	2
Surrey - North	47	74	0	0	0	0	10	19
Surrey - Guildford	0	25	0	0	51	0	1	1
Surrey - Whalley	0	7	0	0	103	0	5	1
Surrey Total	78	180	0	0	164	0	22	32
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	424	0	0	141
Vancouver - Kitsilano	0	0	0	0	0	13	0	0
Vancouver - False Creek	0	0	0	0	0	175	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	104	4	0
Vancouver - Eastside	0	0	0	0	0	11	79	34
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	10	0	0	0	10	1	0
Vancouver - Westside	0	0	0	0	0	0	5	7
Vancouver Total	0	10	0	0	424	313	91	182
West Vancouver	0	0	0	0	0	12	0	0
White Rock	0	0	0	0	0	27	7	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	208	266	0	0	725	732	166	263

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	2
Burnaby - Mountain	0	0	0	0	52	104	0	0
Burnaby - North	0	0	0	0	607	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	60	0	0	0	544	544	0	0
Burnaby - Remainder	0	0	0	0	0	90	0	0
Burnaby Total	60	0	0	0	1,274	753	0	0
Coquitlam	95	177	0	0	522	887	94	109
Delta - Tsawwassen	0	0	0	0	0	0	3	1
Delta - Ladner	0	0	0	0	13	4	2	2
Delta - North	0	18	0	0	0	0	22	18
Delta	0	18	0	0	13	4	27	21
Langley City	5	0	0	0	0	0	0	0
Langley District	163	192	0	0	231	232	109	82
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	96	23	0	0	75	182	0	0
New Westminster	82	0	0	0	0	415	0	25
North Vancouver City	0	11	0	0	431	348	27	31
North Vancouver DM	0	8	0	0	0	24	37	27
Pitt Meadows	24	0	0	0	0	0	0	0
Port Coquitlam	72	69	0	0	98	129	15	10
Port Moody	0	13	0	0	0	291	0	0
Richmond	131	104	0	0	416	411	35	68
Surrey - South	222	210	0	0	179	36	17	45
Surrey - Cloverdale	156	250	0	0	112	0	19	10
Surrey - North	252	409	0	0	0	179	87	93
Surrey - Guildford	23	75	0	0	100	0	5	8
Surrey - Whalley	4	18	0	0	228	70	25	23
Surrey Total	657	962	0	0	619	285	153	179
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	5	134	186	0
Vancouver - Downtown	0	0	0	0	579	673	0	141
Vancouver - Kitsilano	0	0	0	0	38	69	18	0
Vancouver - False Creek	0	0	0	0	548	1,102	90	0
Vancouver - Granville/Oak	0	4	0	0	4	7	2	3
Vancouver - Kerrisdale	0	0	0	0	0	0	3	4
Vancouver - Marpole	0	0	0	0	117	104	9	7
Vancouver - Eastside	26	35	0	0	618	423	273	387
Vancouver - Mt. Pleasant	0	0	0	0	85	0	1	0
Vancouver - Strath/Grand	3	19	0	0	0	10	298	0
Vancouver - Westside	0	0	0	0	43	32	128	36
Vancouver Total	29	58	0	0	2,037	2,554	1,008	578
West Vancouver	4	0	0	0	93	30	0	130
White Rock	12	10	0	0	0	149	25	20
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,437	1,645	0	0	6,041	6,789	1,812	1,282

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Anmore	0	5	0	0	0	0	0	5
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	11	0	0	0	0	8	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	9	0	0	0	0	1	9
Burnaby - Central Park	1	3	0	0	0	0	1	3
Burnaby - Remainder	14	22	0	0	0	0	14	22
Burnaby Total	24	45	0	0	0	0	24	45
Coquitlam	32	49	47	363	17	29	96	441
Delta - Tsawwassen	1	5	0	2	0	0	1	7
Delta - Ladner	1	7	0	4	0	1	1	12
Delta - North	6	0	2	0	6	0	14	0
Delta	8	12	2	6	6	1	16	19
Langley City	0	0	0	0	0	0	0	0
Langley District	18	23	34	15	12	9	64	47
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	17	49	14	0	0	66	31
New Westminster	8	12	12	0	0	0	20	12
North Vancouver City	6	3	0	0	2	2	8	5
North Vancouver DM	15	10	0	0	7	5	22	15
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	10	1	23	44	1	0	34	45
Port Moody	0	0	0	0	0	0	0	0
Richmond	32	26	108	18	7	8	147	52
Surrey - South	18	35	41	27	2	11	61	73
Surrey - Cloverdale	8	11	0	47	4	4	12	62
Surrey - North	40	43	47	74	20	20	107	137
Surrey - Guildford	1	1	51	25	1	1	53	27
Surrey - Whalley	12	18	103	0	5	1	120	19
Surrey Total	79	108	242	173	32	37	353	318
University Endowment Lands	0	2	0	0	0	0	0	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	424	0	0	141	424	141
Vancouver - Kitsilano	2	5	0	13	0	0	2	18
Vancouver - False Creek	0	0	0	175	0	0	0	175
Vancouver - Granville/Oak	0	1	0	0	1	0	1	1
Vancouver - Kerrisdale	7	9	0	0	2	2	9	11
Vancouver - Marpole	8	4	0	104	6	1	14	109
Vancouver - Eastside	39	66	0	11	111	60	150	137
Vancouver - Mt. Pleasant	2	8	0	0	0	0	2	8
Vancouver - Strath/Grand	5	2	0	20	1	2	6	24
Vancouver - Westside	26	40	0	0	16	17	42	57
Vancouver Total	89	135	424	323	137	223	650	681
West Vancouver	13	4	0	12	0	0	13	16
White Rock	9	6	0	27	7	1	16	34
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	361	460	941	995	228	315	1,530	1,770

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	6	0	0	3	0	10	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	10	0	0	1	2	7	12
Burnaby - Mountain	0	4	52	104	0	0	52	108
Burnaby - North	40	68	607	2	0	0	647	70
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	31	32	71	15	0	0	102	47
Burnaby - Central Park	27	21	604	544	0	0	631	565
Burnaby - Remainder	96	132	0	90	0	0	96	222
Burnaby Total	195	258	1,334	755	0	0	1,529	1,013
Coquitlam	233	243	637	1,057	108	113	978	1,413
Delta - Tsawwassen	18	26	0	2	3	1	21	29
Delta - Ladner	29	25	13	4	5	5	47	34
Delta - North	76	54	6	34	22	18	104	106
Delta	123	105	19	40	30	24	172	169
Langley City	4	3	5	0	0	0	9	3
Langley District	125	195	405	447	120	94	650	736
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	138	123	175	205	2	1	315	329
New Westminster	43	48	84	415	0	25	127	488
North Vancouver City	24	43	431	359	33	36	488	438
North Vancouver DM	72	74	0	24	37	27	109	125
Pitt Meadows	2	8	24	0	0	0	26	8
Port Coquitlam	36	15	170	198	15	10	221	223
Port Moody	5	6	0	304	0	0	5	310
Richmond	167	293	560	500	39	76	766	869
Surrey - South	133	263	401	270	21	49	555	582
Surrey - Cloverdale	45	69	282	278	32	33	359	380
Surrey - North	233	315	254	590	106	108	593	1,013
Surrey - Guildford	12	12	123	75	5	8	140	95
Surrey - Whalley	73	82	232	81	25	24	330	187
Surrey Total	496	741	1,292	1,294	189	222	1,977	2,257
University Endowment Lands	1	4	239	95	281	0	521	99
Vancouver - West End	4	0	5	134	186	0	195	134
Vancouver - Downtown	0	0	579	673	0	141	579	814
Vancouver - Kitsilano	16	17	38	63	18	0	72	80
Vancouver - False Creek	0	1	548	1,102	90	0	638	1,103
Vancouver - Granville/Oak	7	8	4	11	4	4	15	23
Vancouver - Kerrisdale	34	36	0	0	10	6	44	42
Vancouver - Marpole	37	32	117	104	18	12	172	148
Vancouver - Eastside	348	380	642	460	500	517	1,490	1,357
Vancouver - Mt. Pleasant	23	31	85	0	1	0	109	31
Vancouver - Strath/Grand	16	8	3	29	298	3	317	40
Vancouver - Westside	184	236	43	33	178	95	405	364
Vancouver Total	669	749	2,064	2,609	1,303	778	4,036	4,136
West Vancouver	89	83	101	42	0	130	190	255
White Rock	38	43	12	159	25	20	75	222
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,473	3,051	7,552	8,503	2,186	1,558	12,211	13,112

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Anmore	0	10	0	0	0	0	0	0	0	10	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	80	0	80	-100.0
Burnaby - North	2	8	0	2	0	0	0	0	2	10	-80.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	0	2	0	0	0	0	0	3	0	n/a
Burnaby - Central Park	0	4	0	0	0	0	0	41	0	45	-100.0
Burnaby - Remainder	6	14	2	0	21	16	0	120	29	150	-80.7
Burnaby Total	9	26	4	2	21	16	0	241	34	285	-88.1
Coquitlam	43	118	6	4	36	52	9	74	94	248	-62.1
Delta - Tsawwassen	0	1	0	2	0	0	0	0	0	3	-100.0
Delta - Ladner	3	9	6	0	0	0	0	3	9	12	-25.0
Delta - North	5	6	10	4	0	0	4	5	19	15	26.7
Delta	8	16	16	6	0	0	4	8	28	30	-6.7
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	25	34	0	0	12	57	11	13	48	104	-53.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	15	0	2	6	25	140	46	173	88	96.6
New Westminster	2	5	0	0	6	18	0	0	8	23	-65.2
North Vancouver City	14	2	4	0	4	0	67	77	89	79	12.7
North Vancouver DM	4	7	0	0	0	0	3	16	7	23	-69.6
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	1	2	0	0	0	0	1	53	2	55	-96.4
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	26	96	0	0	12	0	17	106	55	202	-72.8
Surrey - South	26	36	0	12	20	21	56	4	102	73	39.7
Surrey - Cloverdale	7	9	0	6	11	8	3	1	21	24	-12.5
Surrey - North	37	66	2	0	66	27	11	26	116	119	-2.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	10	8	0	0	0	0	74	0	84	8	**
Surrey Total	80	119	2	18	97	56	144	31	323	224	44.2
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	253	0	253	-100.0
Vancouver - Kitsilano	0	0	2	0	0	0	2	0	4	0	n/a
Vancouver - False Creek	0	0	0	2	0	3	259	0	259	5	**
Vancouver - Granville/Oak	2	1	0	0	0	0	1	134	3	135	-97.8
Vancouver - Kerrisdale	9	2	0	0	0	4	0	1	9	7	28.6
Vancouver - Marpole	9	6	0	0	0	0	1	4	10	10	0.0
Vancouver - Eastside	88	104	8	10	6	0	31	59	133	173	-23.1
Vancouver - Mt. Pleasant	0	0	4	0	0	8	0	0	4	8	-50.0
Vancouver - Strath/Grand	0	3	0	2	6	0	12	1	18	6	200.0
Vancouver - Westside	51	28	0	2	0	21	7	3	58	54	7.4
Vancouver Total	159	144	14	16	12	36	313	455	498	651	-23.5
West Vancouver	4	2	0	0	0	0	0	0	4	2	100.0
White Rock	8	2	0	0	0	10	11	0	19	12	58.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	410	604	46	48	206	270	720	1,120	1,382	2,042	-32.3

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	9	13	0	0	0	0	0	0	9	13	-30.8
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	9	13	0	0	0	0	0	0	9	13	-30.8
Burnaby - Mountain	5	1	0	0	0	0	179	80	184	81	127.2
Burnaby - North	43	58	2	4	4	0	203	47	252	109	131.2
Burnaby - Lougheed Mall	0	2	0	0	0	0	6	0	6	2	200.0
Burnaby - South & East	21	24	8	12	0	12	87	37	116	85	36.5
Burnaby - Central Park	8	22	0	4	0	0	245	139	253	165	53.3
Burnaby - Remainder	73	90	28	28	46	147	210	587	357	852	-58.1
Burnaby Total	150	197	38	48	50	159	930	890	1,168	1,294	-9.7
Coquitlam	247	265	32	12	148	235	726	541	1,153	1,053	9.5
Delta - Tsawwassen	37	9	2	2	0	0	1	0	40	11	**
Delta - Ladner	29	24	8	2	0	0	37	4	74	30	146.7
Delta - North	31	31	34	30	0	50	24	12	89	123	-27.6
Delta	97	64	44	34	0	50	62	16	203	164	23.8
Langley City	0	2	0	0	0	0	0	51	0	53	-100.0
Langley District	225	267	2	2	150	213	252	114	629	596	5.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	124	154	0	12	30	142	217	46	371	354	4.8
New Westminster	29	33	6	2	17	71	0	173	52	279	-81.4
North Vancouver City	34	38	14	14	20	6	135	292	203	350	-42.0
North Vancouver DM	46	62	0	2	29	9	78	259	153	332	-53.9
Pitt Meadows	14	4	2	0	12	0	68	0	96	4	**
Port Coquitlam	20	15	0	0	46	9	101	346	167	370	-54.9
Port Moody	5	6	0	0	23	0	185	0	213	6	**
Richmond	254	256	8	52	56	87	768	515	1,086	910	19.3
Surrey - South	211	212	14	36	168	162	144	126	537	536	0.2
Surrey - Cloverdale	91	90	4	24	162	197	22	154	279	465	-40.0
Surrey - North	269	450	4	0	400	305	295	144	968	899	7.7
Surrey - Guildford	6	5	0	0	27	38	4	0	37	43	-14.0
Surrey - Whalley	81	63	2	2	30	40	455	15	568	120	**
Surrey Total	658	820	24	62	787	742	920	439	2,389	2,063	15.8
University Endowment Lands	4	1	0	0	16	0	90	107	110	108	1.9
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	266	907	266	908	-70.7
Vancouver - Kitsilano	4	6	12	8	0	21	11	32	27	67	-59.7
Vancouver - False Creek	0	1	0	2	0	3	838	129	838	135	**
Vancouver - Granville/Oak	6	5	2	2	9	6	37	185	54	198	-72.7
Vancouver - Kerrisdale	46	18	0	0	0	4	6	3	52	25	108.0
Vancouver - Marpole	39	35	2	4	0	0	7	8	48	47	2.1
Vancouver - Eastside	538	397	46	44	65	64	1,089	402	1,738	907	91.6
Vancouver - Mt. Pleasant	0	2	30	10	0	8	129	254	159	274	-42.0
Vancouver - Strath/Grand	5	12	0	4	24	0	19	1	48	17	182.4
Vancouver - Westside	257	131	0	4	0	94	66	55	323	284	13.7
Vancouver Total	895	608	92	78	98	200	2,468	2,057	3,553	2,943	20.7
West Vancouver	76	76	6	8	0	8	0	0	82	92	-10.9
White Rock	41	22	0	0	10	10	171	11	222	43	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	2,938	2,919	268	326	1,492	1,941	7,274	5,857	11,972	11,043	8.4

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 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	80	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	41	0	0
Burnaby - Remainder	21	16	0	0	0	120	0	0
Burnaby Total	21	16	0	0	0	241	0	0
Coquitlam	36	52	0	0	0	0	9	74
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	0	0	0	0	0	0	4	5
Delta	0	0	0	0	0	0	4	8
Langley City	0	0	0	0	0	0	0	0
Langley District	12	57	0	0	0	0	11	13
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	25	0	0	140	0	0	46
New Westminster	6	18	0	0	0	0	0	0
North Vancouver City	4	0	0	0	62	0	5	77
North Vancouver DM	0	0	0	0	0	0	3	16
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	53	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	12	0	0	0	0	72	17	34
Surrey - South	20	21	0	0	51	0	5	4
Surrey - Cloverdale	11	8	0	0	0	0	3	1
Surrey - North	66	27	0	0	0	0	11	26
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	70	0	4	0
Surrey Total	97	56	0	0	121	0	23	31
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	253	0	0
Vancouver - Kitsilano	0	0	0	0	2	0	0	0
Vancouver - False Creek	0	3	0	0	259	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	134	1	0
Vancouver - Kerrisdale	0	4	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	1	4
Vancouver - Eastside	6	0	0	0	0	32	31	27
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	0
Vancouver - Strath/Grand	6	0	0	0	0	0	12	1
Vancouver - Westside	0	21	0	0	0	0	7	3
Vancouver Total	12	36	0	0	261	419	52	36
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	10	0	0	7	0	4	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	206	270	0	0	591	785	129	335

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	179	80	0	0
Burnaby - North	4	0	0	0	203	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	139	0	0
Burnaby - Remainder	46	147	0	0	210	523	0	64
Burnaby Total	50	159	0	0	924	826	6	64
Coquitlam	148	235	0	0	614	386	112	155
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	5	4
Delta - North	0	50	0	0	0	0	24	12
Delta	0	50	0	0	32	0	30	16
Langley City	0	0	0	0	0	51	0	0
Langley District	150	213	0	0	166	0	86	114
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	142	0	0	217	0	0	46
New Westminster	17	71	0	0	0	149	0	24
North Vancouver City	20	6	0	0	89	192	46	100
North Vancouver DM	29	9	0	0	59	80	19	179
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	46	9	0	0	85	337	16	9
Port Moody	23	0	0	0	185	0	0	0
Richmond	38	87	18	0	590	189	178	326
Surrey - South	168	162	0	0	99	102	45	24
Surrey - Cloverdale	162	197	0	0	0	146	22	8
Surrey - North	400	305	0	0	96	0	199	144
Surrey - Guildford	27	38	0	0	0	0	4	0
Surrey - Whalley	30	40	0	0	432	0	23	15
Surrey Total	787	742	0	0	627	248	293	191
University Endowment Lands	16	0	0	0	90	0	0	107
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	801	110	106
Vancouver - Kitsilano	0	21	0	0	11	0	0	32
Vancouver - False Creek	0	3	0	0	691	0	147	129
Vancouver - Granville/Oak	9	6	0	0	7	183	30	2
Vancouver - Kerrisdale	0	4	0	0	0	0	6	3
Vancouver - Marpole	0	0	0	0	0	0	7	8
Vancouver - Eastside	65	64	0	0	677	277	412	125
Vancouver - Mt. Pleasant	0	8	0	0	129	254	0	0
Vancouver - Strath/Grand	24	0	0	0	7	0	12	1
Vancouver - Westside	0	94	0	0	0	32	66	23
Vancouver Total	98	200	0	0	1,678	1,628	790	429
West Vancouver	0	8	0	0	0	0	0	0
White Rock	10	10	0	0	149	0	22	11
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	1,474	1,941	18	0	5,676	4,086	1,598	1,771

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Anmore	0	10	0	0	0	0	0	10
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	80	0	0	0	80
Burnaby - North	2	10	0	0	0	0	2	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	0	0	0	0	0	3	0
Burnaby - Central Park	0	4	0	41	0	0	0	45
Burnaby - Remainder	8	14	21	136	0	0	29	150
Burnaby Total	13	28	21	257	0	0	34	285
Coquitlam	48	120	36	54	10	74	94	248
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	8	9	0	0	4	9	12
Delta - North	11	10	4	0	4	5	19	15
Delta	11	21	13	0	4	9	28	30
Langley City	0	0	0	0	0	0	0	0
Langley District	20	28	15	60	13	16	48	104
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	15	146	27	1	46	173	88
New Westminster	2	5	6	18	0	0	8	23
North Vancouver City	13	1	66	0	10	78	89	79
North Vancouver DM	4	7	0	0	3	16	7	23
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	1	2	0	53	1	0	2	55
Port Moody	0	2	0	0	0	0	0	2
Richmond	25	95	12	72	18	35	55	202
Surrey - South	31	40	65	29	6	4	102	73
Surrey - Cloverdale	6	6	11	14	4	4	21	24
Surrey - North	36	63	68	27	12	29	116	119
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	10	8	70	0	4	0	84	8
Surrey Total	83	117	214	70	26	37	323	224
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	253	0	0	0	253
Vancouver - Kitsilano	4	0	0	0	0	0	4	0
Vancouver - False Creek	0	0	259	5	0	0	259	5
Vancouver - Granville/Oak	1	1	0	134	2	0	3	135
Vancouver - Kerrisdale	9	2	0	4	0	1	9	7
Vancouver - Marpole	8	5	0	0	2	5	10	10
Vancouver - Eastside	67	103	6	32	60	38	133	173
Vancouver - Mt. Pleasant	4	0	0	8	0	0	4	8
Vancouver - Strath/Grand	0	5	6	0	12	1	18	6
Vancouver - Westside	45	18	0	21	13	15	58	54
Vancouver Total	138	134	271	457	89	60	498	651
West Vancouver	4	2	0	0	0	0	4	2
White Rock	8	2	7	10	4	0	19	12
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	396	593	807	1,078	179	371	1,382	2,042

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
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
Belcarra													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2013	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	--	--
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Burnaby													
August 2013	0	0.0	1	4.5	2	9.1	14	63.6	5	22.7	22	1,276,000	1,255,223
August 2012	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
Year-to-date 2013	1	0.7	6	4.4	36	26.5	69	50.7	24	17.6	136	1,152,000	1,194,952
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
Coquitlam													
August 2013	2	5.9	14	41.2	18	52.9	0	0.0	0	0.0	34	763,000	758,273
August 2012	0	0.0	14	30.4	27	58.7	5	10.9	0	0.0	46	775,851	827,641
Year-to-date 2013	2	0.9	47	21.8	115	53.2	47	21.8	5	2.3	216	849,950	903,077
Year-to-date 2012	0	0.0	37	26.8	82	59.4	19	13.8	0	0.0	138	805,017	845,721
Delta													
August 2013	0	0.0	1	12.5	5	62.5	2	25.0	0	0.0	8	--	--
August 2012	0	0.0	2	28.6	4	57.1	0	0.0	1	14.3	7	--	--
Year-to-date 2013	0	0.0	7	8.1	40	46.5	35	40.7	4	4.7	86	967,218	1,012,569
Year-to-date 2012	1	2.1	8	17.0	25	53.2	7	14.9	6	12.8	47	875,000	998,994
Langley City													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
August 2013	9	42.9	2	9.5	5	23.8	3	14.3	2	9.5	21	626,074	885,055
August 2012	6	33.3	8	44.4	1	5.6	1	5.6	2	11.1	18	638,504	822,911
Year-to-date 2013	66	34.6	43	22.5	33	17.3	20	10.5	29	15.2	191	699,000	928,666
Year-to-date 2012	34	27.2	44	35.2	20	16.0	16	12.8	11	8.8	125	688,000	852,128

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
August 2013	19	67.9	7	25.0	2	7.1	0	0.0	0	0.0	28	549,450	564,185
August 2012	7	50.0	4	28.6	3	21.4	0	0.0	0	0.0	14	604,900	648,748
Year-to-date 2013	94	78.3	21	17.5	5	4.2	0	0.0	0	0.0	120	549,900	555,021
Year-to-date 2012	88	69.8	31	24.6	6	4.8	1	0.8	0	0.0	126	569,900	580,631
New Westminster													
August 2013	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
August 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
Year-to-date 2012	3	13.6	4	18.2	11	50.0	4	18.2	0	0.0	22	834,094	807,513
North Vancouver City													
August 2013	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
August 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	1	6.7	10	66.7	4	26.7	15	1,460,000	1,488,960
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
North Vancouver DM													
August 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	24.3	28	75.7	37	1,749,000	1,867,784
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
Pitt Meadows													
August 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
August 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2012	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2013	1	6.7	7	46.7	5	33.3	2	13.3	0	0.0	15	718,000	818,031
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Port Moody													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Richmond													
August 2013	0	0.0	0	0.0	2	11.8	9	52.9	6	35.3	17	1,352,000	1,566,255
August 2012	0	0.0	0	0.0	7	8.8	16	20.0	57	71.3	80	1,795,000	1,773,635
Year-to-date 2013	0	0.0	0	0.0	12	7.0	68	39.8	91	53.2	171	1,530,000	1,655,697
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

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2013	9	9.6	51	54.3	21	22.3	12	12.8	1	1.1	94	719,500	791,979
August 2012	11	12.2	31	34.4	31	34.4	9	10.0	8	8.9	90	767,211	893,866
Year-to-date 2013	78	13.2	225	38.1	207	35.0	50	8.5	31	5.2	591	749,000	859,780
Year-to-date 2012	188	29.1	232	35.9	163	25.2	37	5.7	27	4.2	647	699,000	771,180
University Endowment Lands													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
August 2013	0	0.0	2	2.2	3	3.3	27	30.0	58	64.4	90	1,934,000	2,153,294
August 2012	0	0.0	1	1.5	19	28.8	38	57.6	8	12.1	66	1,125,000	1,343,892
Year-to-date 2013	0	0.0	3	0.6	24	4.9	188	38.6	272	55.9	487	1,655,000	2,010,281
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
West Vancouver													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	1	1.5	0	0.0	0	0.0	2	3.0	64	95.5	67	3,980,000	4,006,648
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
White Rock													
August 2013	0	0.0	1	11.1	0	0.0	0	0.0	8	88.9	9	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	2.7	2	5.4	17	45.9	17	45.9	37	1,495,000	1,609,562
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
Indian Reserves													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2013	40	11.5	84	24.1	59	16.9	74	21.2	92	26.4	349	918,000	1,298,955
August 2012	25	7.1	63	17.8	98	27.7	82	23.2	86	24.3	354	982,500	1,213,632
Year-to-date 2013	257	11.4	379	16.9	506	22.5	526	23.4	577	25.7	2,245	992,000	1,321,225
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

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	1,455,542	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	906,893	n/a
Burnaby Total	1,255,223	--	n/a	1,194,952	1,072,996	11.4
Coquitlam	758,273	827,641	-8.4	903,077	845,721	6.8
Delta	--	--	n/a	1,012,569	998,994	1.4
Langley City	--	--	n/a	--	--	n/a
Langley District	885,055	822,911	7.6	928,666	852,128	9.0
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	564,185	648,748	-13.0	555,021	580,631	-4.4
New Westminster	--	--	n/a	801,515	807,513	-0.7
North Vancouver City	--	--	n/a	1,488,960	--	n/a
North Vancouver DM	--	--	n/a	1,867,784	1,822,808	2.5
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	818,031	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,566,255	1,773,635	-11.7	1,655,697	1,592,213	4.0
Surrey Total	791,979	893,866	-11.4	859,780	771,180	11.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,153,294	1,343,892	60.2	2,010,281	1,981,115	1.5
West Vancouver	--	--	n/a	4,006,648	3,719,998	7.7
White Rock	--	--	n/a	1,609,562	1,801,900	-10.7
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,298,955	1,213,632	7.0	1,321,225	1,183,822	11.6

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver
August 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	746,391
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	780,515
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	744,700
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	721,940
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	708,822
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	698,682
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	686,568
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	723,232
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	733,914
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	731,280
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	708,231
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	723,184
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	740,761
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	734,249
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	739,452
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	727,820
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	747,383
	June	2,668	11.3	2,399	5,038	4,547	52.8	762,861	8.8	761,733
	July	2,986	39.9	2,645	5,021	4,694	56.3	757,338	13.5	777,090
	August	2,557	53.1	2,697	4,315	4,799	56.2	784,567	8.2	780,479
	September									
	October									
	November									
	December									
	Q2 2012	8,132	0.0		19,085			724,319	0.0	
	Q2 2013	8,271	1.7		16,928			758,807	4.8	
	YTD 2012	19,035	-21.3		45,832			737,166	-7.3	
	YTD 2013	19,383	1.8		41,556			761,528	3.3	

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 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	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14	97.3	119.3	1,271	6.6	64.9	902
	August	601	3.14	5.34		119.5	1,269	6.8	64.9	906
	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:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.2 Housing Activity Summary by Submarket
- I.3 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

Table 1: Housing Starts (SAAR and Trend)		
August 2013		
Abbotsford-Mission CMA¹	July 2013	August 2013
Trend ²	814	598
SAAR	260	236
	August 2012	August 2013
Actual		
August - Single-Detached	14	19
August - Multiples	14	3
August - Total	28	22
January to August - Single-Detached	169	121
January to August - Multiples	108	327
January to August - Total	277	448

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2013	15	0	0	0	0	0	4	3	22
August 2012	14	0	0	0	13	0	0	1	28
% Change	7.1	n/a	n/a	n/a	-100.0	n/a	n/a	200.0	-21.4
Year-to-date 2013	114	0	0	0	71	0	7	256	448
Year-to-date 2012	163	2	0	0	57	31	6	18	277
% Change	-30.1	-100.0	n/a	n/a	24.6	-100.0	16.7	**	61.7
UNDER CONSTRUCTION									
August 2013	127	0	0	0	77	0	7	260	471
August 2012	164	2	0	0	108	31	3	21	329
% Change	-22.6	-100.0	n/a	n/a	-28.7	-100.0	133.3	**	43.2
COMPLETIONS									
August 2013	20	0	0	0	21	0	0	4	45
August 2012	20	2	0	0	3	0	1	1	27
% Change	0.0	-100.0	n/a	n/a	**	n/a	-100.0	**	66.7
Year-to-date 2013	119	0	0	0	77	0	3	45	244
Year-to-date 2012	161	2	0	1	73	87	11	30	365
% Change	-26.1	-100.0	n/a	-100.0	5.5	-100.0	-72.7	50.0	-33.2
COMPLETED & NOT ABSORBED									
August 2013	76	1	0	0	82	18	n/a	n/a	177
August 2012	112	2	0	0	5	74	n/a	n/a	193
% Change	-32.1	-50.0	n/a	n/a	**	-75.7	n/a	n/a	-8.3
ABSORBED									
August 2013	23	0	0	0	12	2	n/a	n/a	37
August 2012	16	0	0	0	1	2	n/a	n/a	19
% Change	43.8	n/a	n/a	n/a	**	0.0	n/a	n/a	94.7
Year-to-date 2013	159	3	6	0	38	11	n/a	n/a	217
Year-to-date 2012	162	0	0	1	76	15	n/a	n/a	254
% Change	-1.9	n/a	n/a	-100.0	-50.0	-26.7	n/a	n/a	-14.6

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2013

	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 2013	8	0	0	0	0	0	3	3	14
August 2012	7	0	0	0	13	0	0	1	21
Mission DM									
August 2013	7	0	0	0	0	0	1	0	8
August 2012	7	0	0	0	0	0	0	0	7
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2013	15	0	0	0	0	0	4	3	22
August 2012	14	0	0	0	13	0	0	1	28
UNDER CONSTRUCTION									
Abbotsford City									
August 2013	90	0	0	0	77	0	5	260	432
August 2012	120	0	0	0	108	31	0	21	280
Mission DM									
August 2013	37	0	0	0	0	0	2	0	39
August 2012	44	2	0	0	0	0	3	0	49
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2013	127	0	0	0	77	0	7	260	471
August 2012	164	2	0	0	108	31	3	21	329
COMPLETIONS									
Abbotsford City									
August 2013	16	0	0	0	21	0	0	4	41
August 2012	16	0	0	0	3	0	0	1	20
Mission DM									
August 2013	4	0	0	0	0	0	0	0	4
August 2012	4	2	0	0	0	0	1	0	7
Indian Reserves									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2013	20	0	0	0	21	0	0	4	45
August 2012	20	2	0	0	3	0	1	1	27

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2013

	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 2013	52	0	0	0	82	18	n/a	n/a	152
August 2012	81	0	0	0	5	74	n/a	n/a	160
Mission DM									
August 2013	24	1	0	0	0	0	n/a	n/a	25
August 2012	31	2	0	0	0	0	n/a	n/a	33
Indian Reserves									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2013	76	1	0	0	82	18	n/a	n/a	177
August 2012	112	2	0	0	5	74	n/a	n/a	193
ABSORBED									
Abbotsford City									
August 2013	16	0	0	0	12	2	n/a	n/a	30
August 2012	12	0	0	0	1	2	n/a	n/a	15
Mission DM									
August 2013	7	0	0	0	0	0	n/a	n/a	7
August 2012	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2013	23	0	0	0	12	2	n/a	n/a	37
August 2012	16	0	0	0	1	2	n/a	n/a	19

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: 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	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083
% Change	-8.6	-80.0	-100.0	**	-11.7	n/a	n/a	22.3	2.6
2003	768	10	1	3	77	0	0	197	1,056

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Abbotsford City	11	7	0	0	0	13	3	1	14	21	-33.3
Mission DM	8	7	0	0	0	0	0	0	8	7	14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	19	14	0	0	0	13	3	1	22	28	-21.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	82	125	0	0	71	57	256	49	409	231	77.1
Mission DM	39	44	0	2	0	0	0	0	39	46	-15.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	121	169	0	2	71	57	256	49	448	277	61.7

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Abbotsford City	0	13	0	0	0	0	3	1
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	13	0	0	0	0	3	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	71	57	0	0	0	31	256	18
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	57	0	0	0	31	256	18

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Abbotsford City	8	7	0	13	6	1	14	21
Mission DM	7	7	0	0	1	0	8	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	15	14	0	13	7	1	22	28

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	77	125	71	88	261	18	409	231
Mission DM	37	40	0	0	2	6	39	46
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	114	165	71	88	263	24	448	277

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Abbotsford City	16	16	0	0	21	3	4	1	41	20	105.0
Mission DM	4	5	0	2	0	0	0	0	4	7	-42.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	20	21	0	2	21	3	4	1	45	27	66.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	80	119	0	0	77	73	45	117	202	309	-34.6
Mission DM	42	54	0	2	0	0	0	0	42	56	-25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	122	173	0	2	77	73	45	117	244	365	-33.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Abbotsford City	21	3	0	0	0	0	4	1
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	21	3	0	0	0	0	4	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	77	73	0	0	0	87	45	30
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	77	73	0	0	0	87	45	30

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Abbotsford City	16	16	21	3	4	1	41	20
Mission DM	4	6	0	0	0	1	4	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	20	22	21	3	4	2	45	27

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	80	113	77	161	45	35	202	309
Mission DM	39	50	0	0	3	6	42	56
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	119	163	77	161	48	41	244	365

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2013	0	0.0	4	25.0	10	62.5	2	12.5	0	0.0	16	590,327	589,418
August 2012	0	0.0	3	27.3	1	9.1	3	27.3	4	36.4	11	669,900	718,462
Year-to-date 2013	7	6.3	28	25.0	51	45.5	18	16.1	8	7.1	112	602,400	609,807
Year-to-date 2012	2	2.6	34	43.6	14	17.9	7	9.0	21	26.9	78	572,400	648,871
Mission DM													
August 2013	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
August 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	7	14.9	36	76.6	3	6.4	1	2.1	0	0.0	47	469,800	483,581
Year-to-date 2012	7	13.2	39	73.6	5	9.4	2	3.8	0	0.0	53	469,900	481,379
Indian Reserves													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2013	1	4.3	9	39.1	11	47.8	2	8.7	0	0.0	23	577,570	563,748
August 2012	0	0.0	6	40.0	2	13.3	3	20.0	4	26.7	15	620,900	661,245
Year-to-date 2013	14	8.8	64	40.3	54	34.0	19	11.9	8	5.0	159	559,159	572,495
Year-to-date 2012	9	6.9	73	55.7	19	14.5	9	6.9	21	16.0	131	529,900	581,107

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	589,418	718,462	-18.0	609,807	648,871	-6.0
Mission DM	--	--	n/a	483,581	481,379	0.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	563,748	661,245	-14.7	572,495	581,107	-1.5

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley
August 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	496,005
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	509,664
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	467,879
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	483,804
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	470,749
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	483,312
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	475,789
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	479,413
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	498,068
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	480,701
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	461,042
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	466,129
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	460,753
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	473,871
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	475,678
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,820
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	484,935
	June	1,258	-9.4	1,057	2,298	2,149	49.2	499,672	-0.8	481,264
	July	1,382	3.8	1,139	2,455	2,154	52.9	500,668	4.4	493,985
	August	1,209	20.1	1,217	2,104	2,303	52.8	482,006	-0.2	480,914
	September									
	October									
	November									
	December									
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	YTD 2012	9,866	-7.5		21,022			488,647	-3.9	
	YTD 2013	8,899	-9.8		19,418			487,924	-0.1	

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 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	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34		118.0	95	7.9	69.9	773
	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 2011 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 modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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