

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### New Construction Activity

**H**ousing starts in the Vancouver CMA fell 46 per cent to 1,348 units in April over the same period last year. Multiple housing starts declined 49 per cent to 974 units, while single-detached starts dipped 36 per cent to 374 units, compared April 2004.

It is not surprising that housing starts last month were below the record level seen in April 2004. Several large multiple projects were started in the same month last year, boosting multiple starts. It was unlikely that the same course of events would be repeated this year. That being said, multiple starts this month were the second highest for the month of April in ten years.

While multiple starts continue to be strong, the number of new single-detached units under construction has

been trending down for several months. Twenty years ago, just 44 per cent of housing starts in the Vancouver CMA were multiple units. Today, almost three-quarters of all housing starts are multiples.

The pool of potential single-detached home buyers is shrinking as new home prices are pushed up by rising land and building costs. With average new single-detached home prices approaching \$600,000 in many areas of Vancouver, this type of housing is out of reach for many households.

Year-to-date, housing starts in the Vancouver CMA were down 12 per cent to 5,460 units, over the same period last year. Single-detached starts declined 25 per cent to 1,386 units, while multiple starts dipped 6 per cent to 4,074 units.

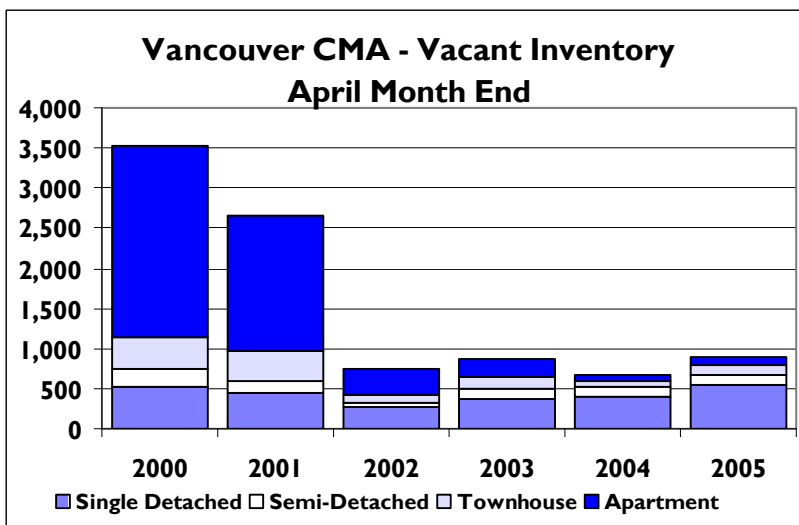
**April 2005**

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**Table 1: Single Detached Market**

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS		
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices	
April 2005													
ANMORE	4	8	0	5	0	0	20	5	23	0	0	-	
BELCARRA	1	1	0	1	0	0	1	1	2	0	0	-	
BOWEN ISLAND	3	25	3	21	3	28	64	28	67	0	0	\$583,333	
Burnaby - North	8	21	5	26	9	26	65	47	19	15	-	-	
Burnaby - Louheed Mall	0	2	0	0	0	0	1	0	5	0	0	-	
Burnaby - South & East	2	6	4	10	4	11	37	13	7	7	7	-	
Burnaby - Central Park	2	5	3	8	2	7	20	7	10	6	7	-	
Burnaby - Remainder	15	35	9	40	11	37	113	63	26	24	-	-	
<b>BURNABY TOTAL</b>	<b>27</b>	<b>69</b>	<b>21</b>	<b>84</b>	<b>26</b>	<b>81</b>	<b>236</b>	<b>138</b>	<b>58</b>	<b>53</b>	<b>\$526,500</b>	<b>\$536,369</b>	
COQUITLAM	14	42	7	21	5	17	80	17	70	2	4	\$550,000	
Delta - Tsawwassen	2	10	2	6	2	5	18	5	18	1	1	-	
Delta - Ladner	3	9	1	12	2	18	50	18	5	4	-	-	
Delta - North	6	12	3	16	2	12	46	20	3	4	-	-	
<b>DELTA TOTAL</b>	<b>11</b>	<b>31</b>	<b>6</b>	<b>34</b>	<b>6</b>	<b>35</b>	<b>114</b>	<b>66</b>	<b>9</b>	<b>9</b>	<b>\$535,000</b>	<b>\$519,600</b>	
LANGLEY CITY	0	0	0	0	0	0	1	1	1	0	0	-	
LANGLEY DISTRICT	33	113	82	199	94	189	588	189	184	51	39	\$419,150	
LION'S BAY	0	0	0	0	0	0	0	0	2	0	0	-	
MAPLE RIDGE	22	138	30	101	28	90	337	232	39	41	\$416,450	\$412,954	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-	
NEW WESTMINSTER	1	6	0	11	0	9	58	25	4	4	-	-	
NORTH VANCOUVER City	1	6	1	4	1	4	10	4	15	0	0	-	
NORTH VANCOUVER DM	5	25	6	30	7	32	84	49	11	10	\$899,000	\$916,714	
PITT MEADOWS	4	24	6	33	6	35	84	35	35	9	9	\$419,000	\$415,833
PORT COQUITLAM	5	19	4	21	5	19	69	27	5	4	\$428,900	\$433,980	
PORT MOODY	13	33	6	21	6	20	83	42	2	2	\$635,000	\$683,750	
RICHMOND	34	109	58	137	53	152	378	240	43	48	\$485,000	\$538,796	
Surrey - South	18	76	26	100	31	116	421	214	39	34	-	-	
Surrey - Cloverdale	57	188	26	92	22	88	344	265	45	49	-	-	
Surrey - North	62	234	83	308	93	324	1,047	485	159	149	-	-	
Surrey - Guildford	0	3	0	2	0	3	20	8	0	0	0	-	
Surrey - Whalley	10	27	10	51	12	56	148	57	14	12	-	-	
<b>SURREY TOTAL</b>	<b>147</b>	<b>528</b>	<b>145</b>	<b>553</b>	<b>158</b>	<b>587</b>	<b>1,980</b>	<b>1,029</b>	<b>257</b>	<b>244</b>	<b>\$489,900</b>	<b>\$518,366</b>	
U.E.L.	0	0	0	0	1	1	3	3	1	0	0	-	
Van - West End (1)	0	0	0	1	0	1	2	0	0	0	0	-	
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	0	-	
Van - Kitsilano (3)	0	0	0	0	0	0	8	5	0	0	0	-	
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	0	-	
Van - Granville/Oak (5)	0	0	0	0	0	0	3	4	0	0	0	-	
Van - Kerrisdale (6)	0	10	6	15	8	13	35	27	7	5	-	-	
Van - Marpole (7)	4	10	1	9	3	12	34	30	5	3	-	-	
Van - Eastside (8)	25	110	28	195	35	213	530	224	61	54	-	-	
Van - Mt. Pleasant (9)	1	1	0	0	0	0	0	0	2	0	0	-	
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	4	0	0	-	
Van - Westside (11)	9	35	3	22	10	27	110	119	9	2	-	-	
<b>VANCOUVER TOTAL</b>	<b>39</b>	<b>166</b>	<b>38</b>	<b>242</b>	<b>56</b>	<b>266</b>	<b>722</b>	<b>415</b>	<b>82</b>	<b>64</b>	<b>\$600,000</b>	<b>\$853,502</b>	
WEST VANCOUVER	8	28	10	38	8	40	95	153	14	16	\$2,117,500	\$2,124,250	
WHITE ROCK	2	15	3	17	4	18	59	31	6	5	\$547,450	\$540,725	
<b>VANCOUVER CMA TOTAL</b>	<b>374</b>	<b>1,386</b>	<b>426</b>	<b>1,574</b>	<b>467</b>	<b>1,630</b>	<b>5,068</b>	<b>2,849</b>	<b>593</b>	<b>552</b>	<b>\$488,000</b>	<b>\$571,286</b>	

Adjustments may have been made which effect inventory and/or under construction

**Table 2: Semi-Detached Market**

	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
April 2005												
ANMORE	0	2	0	0	0	0	4	6	4	0	0	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - North	2	4	2	10	1	7	21	12	7	8	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	2	6	7	16	34	4	14	9	-	-
Burnaby - Central Park	4	8	0	2	5	10	18	14	9	4	-	-
Burnaby - Remainder	8	18	6	30	13	37	83	48	47	40	-	-
<b>BURNABY TOTAL</b>	<b>14</b>	<b>30</b>	<b>10</b>	<b>48</b>	<b>26</b>	<b>70</b>	<b>156</b>	<b>78</b>	<b>77</b>	<b>61</b>	<b>\$365,335</b>	
COQUITLAM	4	12	6	18	7	18	43	26	12	11	\$386,501	\$381,072
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	8	14	0	0	0	0	0	22	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-
<b>DELTA TOTAL</b>	<b>8</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	0	0	4	14	10	11	19	36	12	6	\$329,000	\$321,370
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	0	0	2	0	2	6	0	1	1	-	-
NORTH VANCOUVER City	4	16	0	2	2	2	16	18	3	1	-	-
NORTH VANCOUVER DM	0	18	0	0	0	0	0	46	0	0	-	-
PITT MEADOWS	0	10	0	14	0	10	12	10	6	6	-	-
PORT COQUITLAM	0	2	0	0	0	0	2	2	0	0	-	-
PORT MOODY	0	0	0	14	3	13	22	26	9	6	-	-
RICHMOND	2	40	4	10	9	25	119	100	7	2	\$316,900	\$331,944
Surrey - South	4	4	0	0	0	0	30	30	0	0	-	-
Surrey - Cloverdale	0	2	0	30	0	30	89	12	0	0	-	-
Surrey - North	4	22	4	10	9	30	105	84	12	7	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	-	-
<b>SURREY TOTAL</b>	<b>8</b>	<b>28</b>	<b>4</b>	<b>40</b>	<b>9</b>	<b>60</b>	<b>224</b>	<b>126</b>	<b>12</b>	<b>7</b>	<b>\$336,900</b>	<b>\$326,567</b>
U.E.L.	0	0	12	12	14	14	16	20	2	0	\$820,000	\$820,000
Van - West End (1)	0	0	0	0	0	0	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	10	0	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	2	4	0	0	-	-
Van - False Creek (4)	0	0	0	2	0	0	0	0	2	2	-	-
Van - Granville/Oak (5)	2	2	0	0	0	0	0	4	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	2	8	0	2	2	2	16	18	2	0	-	-
Van - Eastside (8)	4	14	4	12	5	13	35	30	7	6	-	-
Van - Mt. Pleasant (9)	6	18	0	2	0	4	14	34	2	2	-	-
Van - Strath/Grand (10)	2	4	6	6	0	0	2	8	0	6	-	-
Van - Westside (11)	4	4	0	0	2	4	6	28	2	0	-	-
<b>VANCOUVER TOTAL</b>	<b>16</b>	<b>50</b>	<b>10</b>	<b>28</b>	<b>9</b>	<b>23</b>	<b>89</b>	<b>126</b>	<b>15</b>	<b>16</b>	<b>\$405,000</b>	<b>\$459,000</b>
WEST VANCOUVER	2	2	0	2	0	2	18	36	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-
<b>VANCOUVER CMA TOTAL</b>	<b>58</b>	<b>224</b>	<b>50</b>	<b>208</b>	<b>89</b>	<b>256</b>	<b>748</b>	<b>684</b>	<b>156</b>	<b>117</b>	<b>\$375,000</b>	<b>\$450,772</b>

Adjustments may have been made which effect inventory and/or under construction

**Table 3: Row Condominium Market**

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
April 2005												
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - North	0	0	9	41	10	46	71	0	4	3	0	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - South & East	0	0	28	28	20	20	20	10	10	8	0	-
Burnaby - Central Park	12	12	0	0	0	0	13	45	0	0	0	-
Burnaby - Remainder	8	8	34	34	10	22	35	132	14	12	0	-
<b>BURNABY TOTAL</b>	<b>12</b>	<b>20</b>	<b>45</b>	<b>103</b>	<b>40</b>	<b>88</b>	<b>139</b>	<b>187</b>	<b>18</b>	<b>23</b>	<b>\$406,400</b>	<b>\$372,238</b>
COQUITLAM	0	0	0	0	0	0	10	10	0	0	0	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>
LANGLEY CITY	0	0	16	16	0	16	58	24	0	0	0	-
LANGLEY DISTRICT	71	183	10	186	10	186	543	262	0	0	\$252,400	\$246,733
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-
MAPLE RIDGE	0	0	13	13	1	4	16	0	10	9	0	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-
NEW WESTMINSTER	0	5	26	26	0	29	99	77	0	0	0	-
NORTH VANCOUVER City	0	0	0	0	1	9	18	16	3	2	0	-
NORTH VANCOUVER DM	14	14	0	0	0	0	3	34	0	0	0	-
PITT MEADOWS	0	28	0	3	0	3	23	56	0	0	0	-
PORT COQUITLAM	4	21	0	7	1	7	37	64	1	0	0	-
PORT MOODY	18	75	16	29	14	27	102	192	5	7	\$389,900	\$380,633
RICHMOND	33	178	10	69	17	66	291	333	21	14	\$328,000	\$347,575
Surrey - South	0	27	8	57	8	57	107	113	5	5	0	-
Surrey - Cloverdale	64	170	22	57	22	59	207	329	3	3	0	-
Surrey - North	43	165	3	173	14	180	474	330	52	41	0	-
Surrey - Guildford	0	7	30	37	28	35	35	57	0	2	0	-
Surrey - Whalley	0	0	5	24	13	23	27	0	15	7	0	-
<b>SURREY TOTAL</b>	<b>107</b>	<b>369</b>	<b>68</b>	<b>348</b>	<b>85</b>	<b>354</b>	<b>850</b>	<b>829</b>	<b>75</b>	<b>58</b>	<b>\$247,400</b>	<b>\$247,948</b>
U.E.L.	0	9	4	4	4	4	40	117	0	0	0	-
Van - West End (1)	0	0	0	0	0	0	4	33	0	0	0	-
Van - Downtown (2)	8	14	0	32	0	32	44	50	0	0	0	-
Van - Kitsilano (3)	8	8	0	0	0	0	0	18	0	0	0	-
Van - False Creek (4)	0	5	0	0	0	0	0	29	3	3	0	-
Van - Granville/Oak (5)	4	4	0	0	4	9	28	17	8	4	0	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Marpole (7)	0	0	0	0	0	0	52	0	0	0	0	-
Van - Eastside (8)	27	41	0	4	3	7	52	67	6	3	0	-
Van - Mt. Pleasant (9)	19	25	0	0	0	1	4	35	0	0	0	-
Van - Strath/Grand (10)	0	0	0	4	0	0	0	0	4	4	0	-
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	0	-
<b>VANCOUVER TOTAL</b>	<b>66</b>	<b>97</b>	<b>0</b>	<b>40</b>	<b>7</b>	<b>49</b>	<b>184</b>	<b>335</b>	<b>21</b>	<b>14</b>	<b>\$519,900</b>	<b>\$498,691</b>
WEST VANCOUVER	0	0	0	0	0	0	8	16	0	0	0	-
WHITE ROCK	0	0	0	0	0	0	1	6	0	0	0	-
<b>VANCOUVER CMA TOTAL</b>	<b>325</b>	<b>999</b>	<b>153</b>	<b>852</b>	<b>180</b>	<b>853</b>	<b>2,518</b>	<b>2,542</b>	<b>154</b>	<b>127</b>	<b>\$292,400</b>	<b>\$314,476</b>

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

**Table 4: LOW-RISE Apartment Condominium Market**

	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months	Current Month	Previous Month	Current Month	Previous Month	Median Prices	Average Prices
April 2005													
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - North	0	0	65	65	65	65	65	0	0	0	0	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Remainder	0	0	0	0	0	0	0	47	81	0	0	-	-
<b>BURNABY TOTAL</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>112</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>\$197,900</b>	<b>\$215,000</b>
COQUITLAM	0	0	0	0	0	0	0	54	141	0	0	-	-
Delta - Tsawwassen	0	12	0	0	0	0	3	26	64	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
<b>DELTA TOTAL</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>26</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	28	0	3	18	18	59	13	10	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	5	0	0	0	0	0	105	43	0	0	-	-
NORTH VANCOUVER City	0	0	0	51	0	0	54	64	60	0	0	-	-
NORTH VANCOUVER DM	0	0	0	15	0	0	9	9	0	6	6	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	59	59	0	0	0	2	16	25	79	9	7	-	-
PORT MOODY	0	89	60	112	60	60	112	112	235	0	0	\$224,950	\$250,296
RICHMOND	60	282	76	101	69	88	88	281	550	17	24	\$318,900	\$317,817
Surrey - South	0	0	0	86	1	1	86	143	43	1	0	-	-
Surrey - Cloverdale	0	48	0	0	0	0	0	104	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	46	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	100	0	0	0	-	-
Surrey - Whalley	0	0	107	107	107	107	107	0	0	0	0	-	-
<b>SURREY TOTAL</b>	<b>0</b>	<b>48</b>	<b>107</b>	<b>193</b>	<b>108</b>	<b>108</b>	<b>193</b>	<b>250</b>	<b>293</b>	<b>1</b>	<b>0</b>	<b>\$176,900</b>	<b>\$196,433</b>
U.E.L.	0	53	85	177	86	182	182	256	202	2	1	\$459,900	\$459,900
Van - West End (1)	0	0	0	0	0	0	3	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	11	0	0	0	-	-
Van - Kitsilano (3)	4	4	22	22	22	23	34	14	7	7	7	-	-
Van - False Creek (4)	0	39	0	0	0	0	0	74	0	0	0	-	-
Van - Granville/Oak (5)	8	8	0	0	3	10	103	43	8	8	5	-	-
Van - Kerrisdale (6)	0	0	0	0	4	9	38	0	8	4	4	-	-
Van - Marpole (7)	0	19	0	0	0	0	0	48	19	0	0	-	-
Van - Eastside (8)	12	39	61	61	61	64	183	271	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	42	0	0	47	49	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	10	14	29	0	0	0	-	-
Van - Westside (11)	0	0	0	0	0	0	2	28	152	0	0	-	-
<b>VANCOUVER TOTAL</b>	<b>16</b>	<b>109</b>	<b>83</b>	<b>125</b>	<b>90</b>	<b>168</b>	<b>512</b>	<b>602</b>	<b>23</b>	<b>16</b>	<b>16</b>	<b>\$419,000</b>	<b>\$482,563</b>
WEST VANCOUVER	0	0	0	0	0	0	0	22	0	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	4	26	0	0	-	-
<b>VANCOUVER CMA TOTAL</b>	<b>135</b>	<b>657</b>	<b>476</b>	<b>867</b>	<b>483</b>	<b>908</b>	<b>1,850</b>	<b>2,435</b>	<b>71</b>	<b>64</b>	<b>64</b>	<b>\$318,900</b>	<b>\$348,931</b>

Adjustments may have been made which effect inventory and/or under construction

**Table 5: HIGH-RISE Apartment Condominium Market**

	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months	Current Month	Current Month	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - North	0	164	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	164	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	151	151	151	151	151	151	0	0	0	-	-
Burnaby - Remainder	0	259	0	76	0	80	388	1,438	0	0	0	-	-
<b>BURNABY TOTAL</b>	<b>0</b>	<b>423</b>	<b>151</b>	<b>227</b>	<b>151</b>	<b>231</b>	<b>539</b>	<b>1,602</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	59	0	0	-	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	29	0	111	0	111	111	420	0	0	0	-	-
NORTH VANCOUVER City	0	0	192	343	177	328	440	152	0	0	15	-	-
NORTH VANCOUVER DM	0	0	0	0	0	0	0	171	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT MOODY	0	127	0	0	0	0	0	137	0	0	0	-	-
RICHMOND	95	197	95	301	90	293	293	307	5	10	\$280,150	\$280,150	-
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-	-
<b>SURREY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
U.I.E.L.	0	0	0	0	0	0	0	0	157	0	0	-	-
Van - West End (1)	0	57	0	129	0	133	274	1,051	0	0	0	-	-
Van - Downtown (2)	100	795	232	542	232	542	1,705	3,292	0	0	-	-	-
Van - Kitsilano (3)	0	63	0	0	0	0	0	112	0	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	173	173	81	0	0	0	-	-
Van - Granville/Oak (5)	0	0	0	0	0	1	24	126	0	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	6	54	0	0	6	0	-	-
Van - Eastside (8)	205	205	244	244	244	244	244	474	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	78	178	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	0	92	92	92	92	92	10	0	0	0	-	-
<b>VANCOUVER TOTAL</b>	<b>305</b>	<b>1,120</b>	<b>568</b>	<b>1,180</b>	<b>574</b>	<b>1,193</b>	<b>2,644</b>	<b>5,324</b>	<b>6</b>	<b>6</b>	<b>\$287,900</b>	<b>\$361,364</b>	<b>-</b>
WEST VANCOUVER	0	0	0	0	0	0	37	74	0	37	0	-	-
WHITE ROCK	0	0	0	0	0	0	55	119	23	23	0	-	-
<b>VANCOUVER CMA TOTAL</b>	<b>400</b>	<b>1,896</b>	<b>1,006</b>	<b>2,258</b>	<b>994</b>	<b>2,248</b>	<b>4,357</b>	<b>8,379</b>	<b>17</b>	<b>29</b>	<b>\$287,900</b>	<b>\$385,995</b>	<b>-</b>

Adjustments may have been made which effect inventory and/or under construction

**Table 6: TOTAL: All Dwelling Types**

	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.		INVENTORY	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months	Current Month	Previous Month	Current Month	Previous Month
April 2005											
ANMORE	4	10	0	9	0	9	26	27	0	0	0
BELCARRA	1	1	0	1	0	1	2	2	0	0	0
BOWEN ISLAND	3	26	3	21	3	28	64	68	0	0	0
Burnaby - North	10	189	81	142	85	144	222	223	30	26	0
Burnaby - Lougheed Mall	0	2	0	0	0	0	1	5	0	0	0
Burnaby - South & East	2	152	34	44	31	47	91	173	21	24	0
Burnaby - Central Park	18	25	154	161	158	168	202	69	15	11	0
Burnaby - Remainder	23	320	138	295	129	271	761	1,762	87	96	0
<b>BURNABY TOTAL</b>	<b>53</b>	<b>688</b>	<b>407</b>	<b>642</b>	<b>403</b>	<b>630</b>	<b>1,277</b>	<b>2,232</b>	<b>153</b>	<b>157</b>	<b>0</b>
COQUITLAM	26	76	17	75	32	89	430	295	66	51	0
Delta - Tsawwassen	2	22	2	2	6	21	86	92	1	1	0
Delta - Ladner	11	23	1	12	2	18	50	40	5	4	0
Delta - North	6	12	3	16	2	12	46	20	3	4	0
<b>DELTA TOTAL</b>	<b>19</b>	<b>57</b>	<b>6</b>	<b>34</b>	<b>6</b>	<b>51</b>	<b>182</b>	<b>152</b>	<b>9</b>	<b>9</b>	<b>0</b>
LANGLEY CITY	0	0	0	17	0	17	119	84	0	0	0
LANGLEY DISTRICT	104	296	96	399	123	429	1,301	592	123	96	0
LION'S BAY	0	0	0	0	0	0	1	2	0	0	0
MAPLE RIDGE	22	138	30	142	32	112	371	291	62	60	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	1	45	0	150	0	151	379	565	5	5	0
NORTH VANCOUVER City	5	24	193	421	183	410	595	275	8	18	0
NORTH VANCOUVER DM	19	57	6	45	7	41	96	300	17	16	0
PITT MEADOWS	4	62	6	50	6	48	119	101	15	15	0
PORT COQUITLAM	70	111	12	42	8	52	179	215	21	25	0
PORT MOODY	31	324	82	176	83	173	457	622	19	18	0
RICHMOND	224	806	243	618	272	658	1,400	1,530	130	101	0
Surrey - South	22	107	34	243	40	259	701	561	45	39	0
Surrey - Cloverdale	121	416	48	185	44	183	646	720	48	52	0
Surrey - North	109	421	90	496	116	541	1,649	951	223	197	0
Surrey - Guildford	0	10	30	39	28	38	55	165	0	2	0
Surrey - Whalley	10	27	122	242	132	186	282	57	29	19	0
<b>SURREY TOTAL</b>	<b>262</b>	<b>981</b>	<b>324</b>	<b>1,205</b>	<b>360</b>	<b>1,207</b>	<b>3,333</b>	<b>2,454</b>	<b>345</b>	<b>309</b>	<b>0</b>
U.E.L.	0	62	101	193	105	201	375	499	5	1	0
Van - West End (1)	0	57	0	130	0	137	386	1,195	0	0	0
Van - Downtown (2)	108	809	232	574	232	584	1,967	3,342	0	0	0
Van - Kitsilano (3)	12	75	22	22	22	34	80	159	7	7	0
Van - False Creek (4)	0	44	0	175	0	173	173	184	5	5	0
Van - Granville/Oak (5)	6	14	0	0	7	20	166	237	16	9	0
Van - Kerrisdale (6)	0	10	6	15	12	22	111	27	15	9	0
Van - Marpole (7)	6	37	1	11	11	22	204	102	13	3	0
Van - Eastside (8)	273	458	337	532	349	550	1,083	1,232	84	72	0
Van - Mt. Pleasant (9)	26	44	0	44	0	52	145	249	2	2	0
Van - Strath/Grand (10)	2	18	6	10	0	10	16	109	4	10	0
Van - Westside (11)	9	39	95	127	104	128	282	395	17	8	0
<b>VANCOUVER TOTAL</b>	<b>442</b>	<b>1,605</b>	<b>699</b>	<b>1,640</b>	<b>737</b>	<b>1,732</b>	<b>4,613</b>	<b>7,231</b>	<b>163</b>	<b>125</b>	<b>0</b>
WEST VANCOUVER	56	76	10	77	8	79	217	288	14	16	0
WHITE ROCK	2	15	3	76	6	74	190	80	12	9	0
<b>VANCOUVER CMA TOTAL</b>	<b>1,348</b>	<b>5,460</b>	<b>2,238</b>	<b>6,033</b>	<b>2,374</b>	<b>6,192</b>	<b>15,726</b>	<b>17,905</b>	<b>1,167</b>	<b>1,031</b>	<b>0</b>

Adjustments may have been made which effect inventory and/or under construction

**Table 7**  
**HOUSING ACTIVITY SUMMARY - VANCOUVER CMA**  
**April 2005**

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
<b>STARTS</b>							
April 2005	374	58	325	545	0	46	1,348
April 2004	581	102	303	1,406	0	87	2,479
Year-to-date 2005	1,386	224	999	2,601	0	250	5,460
Year-to-date 2004	1,837	270	845	3,042	25	158	6,177
<b>UNDER CONSTRUCTION</b>							
April 2005	2,849	684	2,542	10,942	0	888	17,905
April 2004	2,909	498	1,653	9,207	32	1,045	15,344
<b>COMPLETIONS</b>							
April 2005	426	50	153	1,494	0	115	2,238
April 2004	434	102	219	354	13	34	1,156
Year-to-date 2005	1,574	208	852	3,201	8	190	6,033
Year-to-date 2004	1,631	226	671	1,559	35	98	4,220
<b>COMPLETE &amp; UNOCCUPIED</b>							
April 2005	552	117	127	149	3	83	1,031
April 2004	405	117	70	100	13	154	859
<b>TOTAL SUPPLY</b>							
April 2005	3,401	801	2,669	11,091	3	971	18,936
April 2004	3,314	615	1,723	9,307	45	1,199	16,203
<b>ABSORPTIONS***</b>							
April 2005	467	89	180	1,497	2	139	2,374
3 Month Average	403	76	232	865	3	63	1,642
12 Month Average	422	62	210	540	3	87	1,324

\* Includes Other

\*\* Includes private and assisted rental properties

\*\*\* Does not include pre-sales

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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