

H

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YOUR LINK TO THE HOUSING MARKET

Vancouver CMA New Construction Activity

For the year ending 2002, the Greater Vancouver housing market recorded 13,197 starts up 21 percent from 2001. The largest percentage gains occurred in private row condominiums, where 992 units were started this year, up 73 percent from 2001. Similarly, condominium apartments posted a significant increase, rising 51 percent from 2,952 starts in 2001 to 4,458 starts this year.

Low interest rates in 2002 released significant pent-up demand bringing with it potential buyers shopping for homes of all types. Reflecting this activity was a 42 percent increase in single detached starts from 3,512 in 2001 to 4,980 this year. Correspondingly, the number of units under construction has increased 55 percent year over year to the current 2,582 units. Despite this year's

ferent construction activity, strong monthly absorptions have kept inventory levels in check maintaining balance in the singles market.

Consistent with the market trend, apartment condo starts while recording dismal numbers in the early part of 2002, rebounded in the latter half of the year as projects in the planning stages began construction. For 2002, apartment condominium starts totaled 4,458 up 51 percent from last year. Much of the building activity in 2002 continued to be centered in Vancouver's downtown core as well as the Richmond and Burnaby. High-rise apartments accounted for 62 percent of all apartment condo starts and 67 percent of all apartment absorptions. While 5,000 plus units are currently under construction, significant presales have been achieved in many of these projects. Further, with absorptions averaging 300 units per month and inventory levels at record lows the apartment condo market is in balance.

December 2002

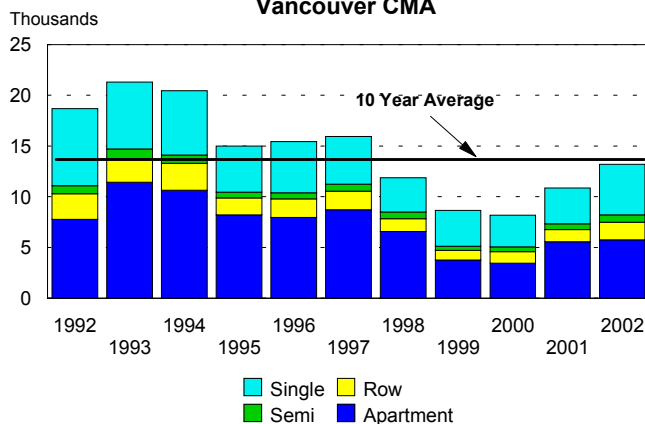
IN THIS ISSUE

MONTHLY HIGHLIGHTS 1

STATISTICAL TABLES:

Single Detached Market	2
Semi-Detached Market	3
Row Condominium Market	4
Low-Rise Apt. Condo Market	5
High-Rise Apt. Condo Market	6
Total: All Dwelling Types	7
HOUSING ACTIVITY SUMMARY	8

Total Housing Starts 1992-2002
Vancouver CMA



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Table 1: Single Detached Market

December 2002	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
ANMORE	2	24	4	18	4	16	16	11	2	2	--	--
BELCARRA	0	5	0	4	0	4	4	1	0	0	--	--
BOWEN ISLAND	0	23	1	13	0	12	12	56	0	1	--	--
Burnaby - North	4	87	8	73	8	69	69	59	12	12	--	--
Burnaby - Lougheed Mall	0	3	0	3	0	2	2	0	1	1	--	--
Burnaby - South & East	2	53	11	41	8	34	34	32	8	11	--	--
Burnaby - Central Park	0	20	1	8	1	8	8	18	4	4	--	--
Burnaby - Remainder	7	133	16	101	12	89	89	50	9	13	--	--
BURNABY TOTAL	13	296	36	226	29	202	202	159	34	41	\$428,800	\$447,541
COQUITLAM	0	103	2	100	3	109	109	51	9	8		
Delta - Tsawwassen	2	17	0	20	0	16	16	10	4	4	--	--
Delta - Ladner	4	34	0	23	2	25	29	18	3	1	--	--
Delta - North	2	33	2	23	3	24	28	20	1	0	--	--
DELTA TOTAL	8	84	2	66	5	65	65	48	8	5	\$400,000	\$416,400
LANGLEY CITY	1	8	1	9	1	10	10	3	0	0	--	--
LANGLEY DISTRICT	39	282	33	177	23	158	158	154	23	33	\$339,900	\$329,152
LION'S BAY	0	1	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	34	588	16	467	14	465	465	261	23	25	\$339,500	\$338,714
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	1	12	0	23	0	27	27	13	1	1	--	--
NORTH VANCOUVER City	0	23	0	20	3	18	18	19	6	3	--	--
NORTH VANCOUVER DM	8	74	6	73	6	78	78	54	1	1	\$755,000	\$751,333
PITT MEADOWS	4	30	6	52	7	54	54	14	2	1	\$254,000	\$283,857
PORT COQUITLAM	11	135	2	159	2	162	162	49	3	3	--	--
PORT MOODY	2	80	11	43	10	46	46	47	3	4	\$464,000	\$489,282
RICHMOND	38	396	46	333	38	329	329	194	33	41	\$530,000	\$537,182
Surrey - South	35	334	15	258	17	268	268	196	13	11	--	--
Surrey - Cloverdale	25	219	12	207	19	206	206	92	18	11	--	--
Surrey - North	71	1088	87	826	96	823	823	506	63	54	--	--
Surrey - Guildford	5	44	3	30	2	26	26	23	3	4	--	--
Surrey - Whalley	19	165	16	115	15	105	105	84	14	15	--	--
SURREY TOTAL	155	1850	133	1436	149	1428	1428	901	111	95	\$389,900	\$421,309
U.E.L.	0	7	0	8	1	8	8	6	1	0	--	--
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	5	0	3	0	4	4	5	0	0	--	--
Van - False Creek (4)	0	1	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	0	2	0	6	0	9	9	1	0	0	--	--
Van - Kerrisdale (6)	2	34	3	22	3	24	24	28	2	2	--	--
Van - Marpole (7)	2	41	4	20	4	27	27	25	0	0	--	--
Van - Eastside (8)	31	592	61	582	44	580	580	236	46	63	--	--
Van - Mt. Pleasant (9)	1	1	0	1	0	1	1	1	0	0	--	--
Van - Strath/Grand (10)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	10	114	5	76	8	97	97	88	8	5	--	--
VANCOUVER TOTAL	46	791	73	726	59	743	743	385	56	70	\$475,000	\$615,060
WEST VANCOUVER	4	118	4	78	6	85	85	123	10	8	\$1,520,000	\$1,753,333
WHITE ROCK	3	50	4	29	4	27	27	32	2	2	--	--
VANCOUVER CMA TOTAL	369	4980	380	4060	364	4046	4046	2582	328	344	\$421,400	\$491,182

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

Source: CMHC

Table 2: Semi Detached Market

December 2002	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
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	2	12	0	12	0	11	11	8	4	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	38	12	30	1	19	19	20	5	16	--	--
Burnaby - Central Park	4	30	6	22	5	22	22	20	1	2	--	--
Burnaby - Remainder	22	166	22	134	5	112	112	78	22	39	--	--
BURNABY TOTAL	30	246	40	198	11	164	164	126	32	61	\$389,000	\$348,436
COQUITLAM	0	22	2	10	2	10	10	16	1	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	2	0	2	0	4	4	2	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	2	0	2	0	4	4	2	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	36	6	18	6	15	15	24	3	3	\$231,400	\$232,783
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	12	0	0	0	0	0	12	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	2	0	6	0	8	8	0	2	2	--	--
NORTH VANCOUVER City	2	16	0	14	0	19	19	10	0	0	--	--
NORTH VANCOUVER DM	0	26	2	14	4	10	10	24	6	4	--	--
PITT MEADOWS	0	4	0	4	1	4	4	0	1	0	--	--
PORT COQUITLAM	0	2	0	2	0	2	2	2	0	0	--	--
PORT MOODY	4	18	2	8	2	10	10	10	0	0	--	--
RICHMOND	8	38	2	42	0	34	34	28	6	8	--	--
Surrey - South	10	116	0	156	0	157	157	58	15	15	--	--
Surrey - Cloverdale	0	6	0	6	0	7	7	6	1	1	--	--
Surrey - North	0	34	10	32	12	22	22	22	12	10	--	--
Surrey - Guildford	22	22	0	0	0	0	0	22	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	32	178	10	194	12	186	186	108	28	26	\$231,900	\$231,567
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End (1)	0	6	0	0	0	0	0	8	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	4	0	0	--	--
Van - Kitsilano (3)	0	6	0	12	1	13	13	0	2	1	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	12	2	8	2	8	8	4	1	1	--	--
Van - Kerrisdale (6)	0	0	0	0	0	1	1	0	0	0	--	--
Van - Marpole (7)	0	12	0	16	2	20	20	2	4	2	--	--
Van - Eastside (8)	0	38	4	34	6	28	28	10	12	10	--	--
Van - Mt. Pleasant (9)	0	24	2	26	2	21	21	10	6	6	--	--
Van - Strath/Grand (10)	2	20	0	26	0	20	20	4	6	6	--	--
Van - Westside (11)	0	2	0	6	0	8	8	0	0	0	--	--
VANCOUVER TOTAL	2	120	8	128	13	119	119	42	31	26	\$300,000	\$359,769
WEST VANCOUVER	0	6	2	28	2	27	27	4	1	1	--	--
WHITE ROCK	0	2	0	0	0	0	0	2	0	0	--	--
VANCOUVER CMA TOTAL	78	730	74	668	53	612	612	410	111	132	\$294,000	\$327,849

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

Source: CMHC

Table 3: Row Condominium Market

December 2002	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
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	35	4	4	0	3	3	15	0	4	--	--
Burnaby - Lougheed Mall	15	55	0	0	0	0	0	55	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	22	0	0	0	6	6	22	0	0	--	--
BURNABY TOTAL	15	112	4	4	0	9	9	92	0	4	--	--
COQUITLAM	0	15	0	14	0	23	23	21	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	16	0	0	0	3	3	16	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	16	0	0	0	3	3	16	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	34	274	71	168	49	146	146	136	0	22	\$179,900	\$178,888
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	50	0	12	2	5	5	38	9	7	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER City	0	21	0	23	1	44	44	18	3	2	--	--
NORTH VANCOUVER DM	0	52	8	30	8	33	33	36	0	0	--	--
PITT MEADOWS	0	11	0	11	0	11	11	0	0	0	--	--
PORT COQUITLAM	5	44	16	67	16	67	67	16	2	2	\$219,900	\$212,400
PORT MOODY	0	61	0	49	0	49	49	0	0	0	--	--
RICHMOND	13	159	0	137	5	167	167	148	15	10	--	--
Surrey - South	26	159	0	36	0	74	74	134	1	1	--	--
Surrey - Cloverdale	22	80	20	88	5	61	61	48	22	37	--	--
Surrey - North	22	466	99	436	85	503	503	180	34	48	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	16	16	0	6	6	--	--
SURREY TOTAL	70	705	119	560	90	654	654	362	63	92	\$214,900	\$224,148
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	49	0	18	0	18	18	85	4	4	--	--
Van - Downtown	7	46	0	17	0	17	17	62	0	0	--	--
Van - Kitsilano	0	19	0	0	0	0	0	19	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	14	0	0	--	--
Van - Granville/Oak	0	9	0	6	0	8	8	3	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	26	0	0	0	0	0	26	0	0	--	--
Van - Eastside	0	44	0	4	0	3	3	40	3	3	--	--
Van - Mt. Pleasant	0	3	0	3	0	0	0	3	3	3	--	--
Van - Strath/Grand	0	0	0	4	0	1	1	0	4	4	--	--
Van - Westside	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER TOTAL	7	196	0	52	0	47	47	252	14	14	--	--
WEST VANCOUVER	0	0	0	12	0	12	12	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	144	1716	218	1139	171	1270	1270	1135	106	153	\$212,400	\$225,096

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

December 2002	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
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	14	16	16	9	9	9	14	0	7	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	65	0	0	0	0	0	65	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	76	0	0	0	0	0	76	0	0	--	--
BURNABY TOTAL	0	155	16	16	9	9	9	155	0	7	\$219,900	\$232,122
COQUITLAM	0	0	0	0	0	0	15	15	0	0	--	--
Delta - Tsawwassen	0	18	0	18	1	18	18	0	1	0	--	--
Delta - Ladner	0	0	0	24	3	28	28	0	10	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	18	0	42	4	46	46	0	11	12	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	5	5	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	4	4	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	83	0	83	0	89	89	83	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	1	1	0	0	0	--	--
NORTH VANCOUVER DM	0	201	0	152	2	149	149	113	5	3	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	105	1	110	110	0	4	3	--	--
PORT MOODY	0	85	0	10	0	10	10	75	0	0	--	--
RICHMOND	0	298	0	70	0	115	115	228	0	0	--	--
Surrey - South	0	67	0	0	0	24	24	67	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	3	23	23	0	11	8	--	--
Surrey - Guildford	0	0	0	0	0	16	16	0	0	0	--	--
Surrey - Whalley	0	85	41	91	28	76	76	85	2	15	--	--
SURREY TOTAL	0	152	41	91	31	139	139	152	13	23	\$118,950	\$124,036
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	41	0	0	0	0	0	36	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano	0	8	0	0	0	0	0	8	0	0	--	--
Van - False Creek	0	18	0	0	0	0	0	18	0	0	--	--
Van - Granville/Oak	0	42	0	87	0	87	87	94	0	0	--	--
Van - Kerrisdale	0	54	0	0	0	2	2	54	0	0	--	--
Van - Marpole	0	0	0	43	0	43	43	0	0	0	--	--
Van - Eastside	0	108	0	0	3	24	24	152	7	4	--	--
Van - Mt. Pleasant	0	4	0	0	0	0	0	4	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	102	0	139	0	194	194	123	2	2	--	--
VANCOUVER TOTAL	0	377	0	269	3	350	350	489	9	6	--	--
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	60	0	3	0	4	4	57	0	0	--	--
VANCOUVER CMA TOTAL	0	1429	57	841	50	1046	1046	1352	42	80	\$138,900	\$167,319

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

December 2002	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	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	0	0	50	50	131	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	17	17	0	0	--	--
Burnaby - Remainder	0	115	0	236	13	221	221	129	40	27	--	--
BURNABY TOTAL	0	115	0	236	13	288	288	260	40	27	\$266,700	\$309,362
COQUITLAM	0	0	0	0	0	0	7	0	5	5	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	--	--
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	75	0	0	0	0	0	75	0	0	--	--
NORTH VANCOUVER City	0	0	0	51	0	54	54	0	23	24	--	--
NORTH VANCOUVER DM	0	0	0	94	5	87	87	0	19	14	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	--	--
PORT MOODY	0	0	0	0	0	0	0	0	0	0	--	--
RICHMOND	88	501	0	0	0	0	3	501	1	1	--	--
Surrey - South	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	--	--
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	466	0	771	17	634	634	674	159	142	--	--
Van - Downtown	159	1335	245	856	245	901	901	1735	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	0	0	0	0	2	2	76	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	4	4	0	11	11	--	--
Van - Kerrisdale	0	0	0	0	0	34	34	0	7	7	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	181	0	179	0	228	228	181	0	0	--	--
Van - Mt. Pleasant	0	80	0	0	0	0	0	80	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	49	49	120	0	0	--	--
VANCOUVER TOTAL	159	2062	245	1806	262	1852	1852	2866	177	160	\$293,400	\$474,375
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	1	1	0	0	0	--	--
VANCOUVER CMA TOTAL	247	2753	245	2187	280	2292	2292	3702	265	230	\$294,200	\$394,321

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

December 2002	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
ANMORE	2	24	4	18	4	16	7	11	2	2
BELCARRA	0	5	0	4	0	4	3	1	0	0
BOWEN ISLAND	0	35	1	13	0	12	23	57	0	1
Burnaby - North	6	148	12	89	11	133	233	243	19	20
Burnaby - Lougheed Mall	15	58	0	3	0	2	0	55	1	1
Burnaby - South & East	4	156	23	71	9	53	54	117	13	27
Burnaby - Central Park	4	50	7	30	6	47	81	38	5	6
Burnaby - Remainder	29	571	97	530	26	415	333	414	80	151
BURNABY TOTAL	58	983	139	723	52	650	701	867	118	205
COQUITLAM	4	306	6	320	9	348	399	202	41	38
Delta - Tsawwassen	2	178	18	38	17	33	24	150	4	5
Delta - Ladner	4	154	0	49	2	57	67	38	13	11
Delta - North	2	33	2	23	3	24	27	22	1	0
DELTA TOTAL	8	365	20	110	22	114	118	210	18	16
LANGLEY CITY	1	108	36	64	13	55	111	103	5	28
LANGLEY DISTRICT	73	736	202	455	86	332	234	458	26	142
LION'S BAY	0	1	0	0	0	0	0	1	0	0
MAPLE RIDGE	34	650	16	580	20	558	430	311	53	49
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	1	206	0	136	0	148	126	185	3	3
NORTH VANCOUVER City	2	76	0	132	15	196	243	82	43	28
NORTH VANCOUVER DM	8	353	45	455	69	396	234	227	99	75
PITT MEADOWS	4	45	6	67	8	69	55	14	3	1
PORT COQUITLAM	16	185	18	371	19	383	408	71	10	9
PORT MOODY	47	359	13	134	12	190	69	156	-48	4
RICHMOND	218	1304	48	644	43	693	634	1011	72	77
Surrey - South	138	676	15	450	19	523	527	455	31	27
Surrey - Cloverdale	47	305	32	301	24	274	315	146	41	49
Surrey - North	93	1588	196	1446	193	1520	1250	826	120	123
Surrey - Guildford	27	115	3	79	3	91	46	94	4	4
Surrey - Whalley	19	250	16	165	16	169	154	210	23	23
SURREY TOTAL	324	2934	262	2441	255	2577	2292	1731	219	226
U.E.L.	0	7	0	44	0	30	178	42	14	14
Van - West End	0	562	178	1114	77	867	386	1555	155	256
Van - Downtown	185	1398	437	1642	46	1270	1078	2184	26	417
Van - Kitsilano	0	38	0	142	0	83	101	32	93	93
Van - False Creek	0	19	0	172	0	145	105	108	29	29
Van - Granville/Oak	0	67	0	105	0	114	151	237	12	12
Van - Kerrisdale	34	86	0	19	2	58	92	82	11	9
Van - Marpole	0	302	0	79	0	84	80	148	4	4
Van - Eastside	37	1013	66	905	51	990	1011	725	75	89
Van - Mt. Pleasant	0	139	0	155	0	113	130	127	43	43
Van - Strath/Grand	0	19	0	254	0	245	246	84	10	10
Van - Westside	102	283	0	221	5	340	484	400	15	10
VANCOUVER TOTAL	358	3926	681	4814	181	4309	3864	5734	473	972
WEST VANCOUVER	4	124	6	118	8	124	126	127	11	9
WHITE ROCK	60	112	4	32	4	32	38	91	2	2
VANCOUVER CMA TOTAL	1222	12844	1507	11675	820	11236	10293	11743	1214	1901

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA December 2002

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
December 2002	369	78	144	257	0	89	0	41	978
December 2001	277	12	57	152	0	137	0	118	753
Year-to-date 2002	4,980	730	1,716	4,458	15	1,047	0	251	13,197
Year-to-date 2001	3,512	568	992	2,952	62	1,537	162	1,077	10,862
UNDER CONSTRUCTION									
December 2002	2,582	410	1,135	5,222	43	1,456	0	92	10,940
December 2001	1,667	348	611	3,556	70	1,763	90	1,032	9,137
COMPLETIONS									
December 2002	380	74	218	308	0	585	0	59	1,624
December 2001	276	24	48	34	0	36	11	60	489
Year-to-date 2002	4,060	668	1,139	3,270	79	1,823	90	888	12,017
Year-to-date 2001	3,242	494	1,053	1,554	93	696	146	726	8,004
COMPLETE & UNOCCUPIED									
December 2002	344	132	153	303	0	889	0	59	1,880
December 2001	330	76	256	611	0	110	0	0	1,383
TOTAL SUPPLY									
December 2002	2,926	542	1,288	5,525	43	2,345	0	151	12,820
December 2001	1,997	424	867	4,167	70	1,873	90	1,032	10,520
ABSORPTIONS									
December 2002	364	53	171	348	3	106	0	0	1,045
3 Month Average	342	50	113	359	8	68	0	100	1,039
12 Month Average	337	51	106	298	7	86	8	73	966

*includes Other

Source: CMHC

Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA December 2002

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,582	344	2,926	300	balanced
Semi-Detached	410	132	542	50	balanced
Row Condo	1,135	153	1,288	100	balanced
Apartment Condo	5,222	303	5,525	275	moving towards balanced
Private Row Rental	43	0	43	10	Undersupplied
Private Apt Rental	1,456	889	2,345	75	Oversupplied

Assumes completion and selling period of:

Single Detached:	7 months	Row Condo:	10 months	Row Rental:	10 months
Semi Detached:	9 months	Apt Condo:	14 months	Apt Rental:	14 months

Source: CMHC

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