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## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

Residential construction activity in the Vancouver CMA was down 42 per cent in October, compared to the same month last year. A total of 1,151 starts were recorded for the month, below the 15-year monthly average of 1,265 units. Slowing activity in the multiples market accounted for much of the year-over-year decline, with apartment condominium starts down 70 per cent and semi-detached starts down 62 per cent. Year-to-date, total starts increased 22 per cent over 2003, to 16,350 units. So far this year, starts have already exceeding the total for 2003, which was 15,626 units.

Housing starts in the single detached market were up 3 per cent in October, to 440 units. Year-to-date, 4,841 single detached starts have been recorded, a 6 per cent increase over 2003. This market remained

balanced, with 468 vacant units in inventory and 472 sales for the month of October.

Semi-detached new construction activity contracted by 62 per cent in October, for a total of 48 units started. Year-to-date, however, the number of starts increased 25 per cent over 2003, to 802 units. This market was near balanced conditions, with a vacant inventory of 137 units and 53 absorptions.

Row condo construction activity saw the largest jump this month with 310 starts, a 29 per cent increase over October 2003. Year-to-date, the townhouse market has seen a 31 per cent increase in new construction activity, climbing to 2,661 units. A total of 161 new townhouses were sold in October, leaving a vacant inventory of 114 units.

The number of new apartment condominiums started in October dipped 70 per cent, to 351 units. Year-to-date, 7,443 new apartment units began construction, a 37 per cent jump over 2003. There were 243 apartment units absorbed this month, while the vacant inventory was recorded at just 140 units across the entire Vancouver CMA.

October 2004

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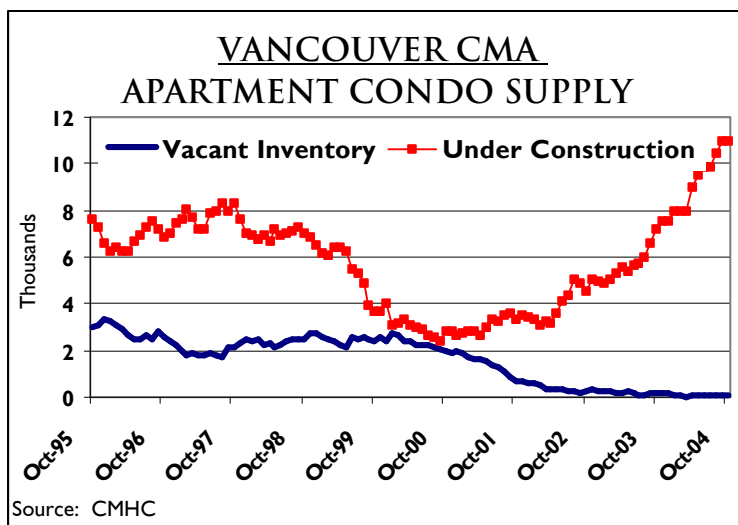
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**Table 1: Single Detached Market**

October 2004	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
<b>ANMORE</b>	1	16	1	13	1	12	14	16	1	1	--	--
<b>BELCARRA</b>	0	2	0	1	0	0	1	1	0	0	--	--
<b>BOWEN ISLAND</b>	0	25	3	42	0	35	35	66	4	7	--	--
Burnaby - North	3	79	6	56	7	63	75	58	6	5	--	--
Burnaby - Lougheed Mall	0	4	0	1	0	1	1	3	0	0	--	--
Burnaby - South & East	5	44	5	24	3	28	41	30	1	3	--	--
Burnaby - Central Park	6	22	1	14	2	13	17	15	5	4	--	--
Burnaby - Remainder	9	93	3	98	2	119	137	64	13	14	--	--
<b>BURNABY TOTAL</b>	<b>23</b>	<b>242</b>	<b>15</b>	<b>193</b>	<b>14</b>	<b>224</b>	<b>271</b>	<b>170</b>	<b>25</b>	<b>26</b>	<b>\$524,000</b>	<b>\$513,671</b>
<b>COQUITLAM</b>	<b>13</b>	<b>65</b>	<b>13</b>	<b>63</b>	<b>13</b>	<b>67</b>	<b>79</b>	<b>43</b>	<b>2</b>	<b>2</b>	<b>\$405,000</b>	<b>\$485,792</b>
Delta - Tsawwassen	3	23	3	12	3	13	15	21	0	0	--	--
Delta - Ladner	3	45	2	30	2	34	44	31	3	3	--	--
Delta - North	5	39	0	35	1	36	47	26	4	3	--	--
<b>DELTA TOTAL</b>	<b>11</b>	<b>107</b>	<b>5</b>	<b>77</b>	<b>6</b>	<b>83</b>	<b>106</b>	<b>78</b>	<b>7</b>	<b>6</b>	<b>\$772,500</b>	<b>\$757,083</b>
<b>LANGLEY CITY</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>LANGLEY DISTRICT</b>	<b>17</b>	<b>568</b>	<b>60</b>	<b>471</b>	<b>53</b>	<b>484</b>	<b>529</b>	<b>286</b>	<b>14</b>	<b>21</b>	<b>\$359,427</b>	<b>\$364,785</b>
LION'S BAY	0	2	0	1	0	1	1	2	0	0	--	--
MAPLE RIDGE	29	336	38	324	40	335	401	218	23	21	\$315,000	\$329,352
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	66	15	50	14	50	58	37	1	2	\$328,950	\$359,871
NORTH VANCOUVER City	1	13	1	9	1	10	10	9	0	0	--	--
NORTH VANCOUVER DM	6	64	12	78	7	70	89	53	7	12	\$950,000	\$991,571
PITT MEADOWS	16	85	17	73	17	73	80	57	3	3	\$399,000	\$397,824
PORT COQUITLAM	2	67	1	95	0	95	101	29	1	2	--	--
PORT MOODY	1	56	9	72	11	75	98	37	4	2	\$635,000	\$732,818
<b>RICHMOND</b>	<b>38</b>	<b>388</b>	<b>24</b>	<b>321</b>	<b>21</b>	<b>330</b>	<b>398</b>	<b>297</b>	<b>31</b>	<b>34</b>	<b>\$599,800</b>	<b>\$649,195</b>
Surrey - South	38	366	31	384	34	391	460	266	38	35	--	--
Surrey - Cloverdale	37	315	32	305	42	312	382	159	42	32	--	--
Surrey - North	87	1019	133	916	108	870	1050	596	120	145	--	--
Surrey - Guildford	3	18	1	24	1	30	37	10	0	0	--	--
Surrey - Whalley	15	149	18	118	13	116	144	91	7	12	--	--
<b>SURREY TOTAL</b>	<b>180</b>	<b>1867</b>	<b>215</b>	<b>1747</b>	<b>198</b>	<b>1719</b>	<b>2073</b>	<b>1122</b>	<b>207</b>	<b>224</b>	<b>\$444,450</b>	<b>\$461,105</b>
U.E.L.	0	3	1	4	0	3	3	4	0	1	--	--
Van - West End (1)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	1	7	1	6	0	5	5	8	0	1	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	0	5	1	4	1	4	4	4	0	0	--	--
Van - Kerrisdale (6)	6	31	3	32	4	31	36	29	4	3	--	--
Van - Marpole (7)	5	35	4	36	3	30	33	28	8	9	--	--
Van - Eastside (8)	73	529	62	456	45	441	496	272	38	55	--	--
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Strath/Grand (10)	0	4	0	2	0	2	2	4	0	0	--	--
Van - Westside (11)	8	101	10	78	11	85	92	100	9	8	--	--
<b>VANCOUVER TOTAL</b>	<b>93</b>	<b>713</b>	<b>81</b>	<b>616</b>	<b>64</b>	<b>600</b>	<b>670</b>	<b>446</b>	<b>59</b>	<b>76</b>	<b>\$592,500</b>	<b>\$834,906</b>
<b>WEST VANCOUVER</b>	<b>8</b>	<b>110</b>	<b>3</b>	<b>82</b>	<b>6</b>	<b>65</b>	<b>80</b>	<b>160</b>	<b>26</b>	<b>23</b>	<b>\$2,050,000</b>	<b>\$2,052,500</b>
WHITE ROCK	0	45	6	41	6	44	55	37	5	5	\$735,000	\$692,333
<b>VANCOUVER CMA TOTAL</b>	<b>440</b>	<b>4841</b>	<b>520</b>	<b>4373</b>	<b>472</b>	<b>4376</b>	<b>5152</b>	<b>3169</b>	<b>420</b>	<b>468</b>	<b>\$459,900</b>	<b>\$537,413</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

October 2004	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
<b>ANMORE</b>	0	6	0	2	0	2	2	4	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - North</b>	4	22	0	24	2	23	27	12	5	3	--	--
<b>Burnaby - Lougheed Mall</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - South &amp; East</b>	0	28	4	34	0	23	29	14	15	19	--	--
<b>Burnaby - Central Park</b>	0	12	2	16	2	16	19	6	13	13	--	--
<b>Burnaby - Remainder</b>	8	76	4	78	4	82	128	50	36	36	--	--
<b>BURNABY TOTAL</b>	12	138	10	152	8	144	203	82	69	71	\$480,000	\$449,000
<b>COQUITLAM</b>	0	42	0	28	1	20	26	30	10	9	--	--
<b>Delta - Tsawwassen</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Delta - Ladner</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Delta - North</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	2	20	0	0	0	0	0	32	3	3	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	4	0	4	10	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	6	4	4	0	0	0	2	1	5	--	--
<b>NORTH VANCOUVER City</b>	0	10	0	18	3	20	24	4	4	1	--	--
<b>NORTH VANCOUVER DM</b>	0	28	0	0	0	0	0	28	0	0	--	--
<b>PITT MEADOWS</b>	0	18	0	0	0	0	0	18	0	0	--	--
<b>PORT COQUITLAM</b>	4	8	0	0	0	0	0	10	0	0	--	--
<b>PORT MOODY</b>	4	42	6	10	0	4	4	36	0	6	--	--
<b>RICHMOND</b>	8	116	12	118	13	117	125	78	13	12	\$412,800	\$412,561
<b>Surrey - South</b>	0	0	0	28	0	38	61	0	2	2	--	--
<b>Surrey - Cloverdale</b>	0	68	16	54	16	61	61	42	0	0	--	--
<b>Surrey - North</b>	0	120	10	56	8	43	43	102	11	13	--	--
<b>Surrey - Guildford</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Surrey - Whalley</b>	0	0	0	2	0	2	2	0	0	0	--	--
<b>SURREY TOTAL</b>	0	188	26	140	24	144	167	144	13	15	\$339,000	\$313,858
<b>U.E.L.</b>	0	34	0	4	0	2	2	32	2	2	--	--
<b>Van - West End (1)</b>	0	0	0	4	0	4	4	0	0	0	--	--
<b>Van - Downtown (2)</b>	0	0	0	10	0	10	10	0	0	0	--	--
<b>Van - Kitsilano (3)</b>	0	2	0	8	0	8	8	2	0	0	--	--
<b>Van - False Creek (4)</b>	0	0	0	0	0	0	0	2	0	0	--	--
<b>Van - Granville/Oak (5)</b>	0	2	0	2	0	2	2	2	0	0	--	--
<b>Van - Kerrisdale (6)</b>	0	0	0	2	0	2	2	0	0	0	--	--
<b>Van - Marpole (7)</b>	2	18	0	30	0	27	27	12	3	3	--	--
<b>Van - Eastside (8)</b>	12	50	2	32	0	33	38	28	2	4	--	--
<b>Van - Mt. Pleasant (9)</b>	0	24	6	30	4	27	29	18	4	6	--	--
<b>Van - Strath/Grand (10)</b>	2	12	0	0	0	1	2	12	0	0	--	--
<b>Van - Westside (11)</b>	0	8	0	4	0	4	4	28	0	0	--	--
<b>VANCOUVER TOTAL</b>	16	116	8	122	4	118	126	104	9	13	--	--
<b>WEST VANCOUVER</b>	2	30	0	16	0	16	18	32	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	48	802	66	618	53	591	707	636	124	137	\$340,000	\$369,545

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

Source: CMHC

**Table 3: Row Condominium Market**

October 2004	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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - North</b>	0	74	12	33	5	21	21	41	5	12	--	--
<b>Burnaby - Lougheed Mall</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - South &amp; East</b>	0	38	0	0	0	0	0	38	0	0	--	--
<b>Burnaby - Central Park</b>	0	33	0	4	0	4	4	42	0	0	--	--
<b>Burnaby - Remainder</b>	49	99	0	10	0	10	10	102	0	0	--	--
<b>BURNABY TOTAL</b>	49	244	12	47	5	35	35	223	5	12	\$345,400	\$345,400
<b>COQUITLAM</b>	0	61	30	78	30	78	78	31	0	0	\$384,900	\$380,233
<b>Delta - Tsawwassen</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Delta - Ladner</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Delta - North</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY CITY</b>	0	64	30	30	20	20	23	34	0	10	\$276,400	\$276,500
<b>LANGLEY DISTRICT</b>	33	392	28	252	20	247	288	327	0	8	\$213,400	\$213,400
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	13	0	23	0	29	35	13	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	3	95	0	61	0	58	58	63	3	3	--	--
<b>NORTH VANCOUVER City</b>	0	16	0	12	0	6	6	24	6	6	--	--
<b>NORTH VANCOUVER DM</b>	0	20	0	6	0	6	6	20	0	0	--	--
<b>PITT MEADOWS</b>	0	23	14	37	14	37	50	3	0	0	--	--
<b>PORT COQUITLAM</b>	16	42	0	49	0	51	71	35	0	0	--	--
<b>PORT MOODY</b>	13	143	14	113	11	110	118	123	1	4	\$322,900	\$349,070
<b>RICHMOND</b>	26	185	27	372	15	383	416	140	11	23	\$399,800	\$381,971
<b>Surrey - South</b>	23	173	6	78	6	79	113	151	5	5	--	--
<b>Surrey - Cloverdale</b>	36	259	10	159	11	179	194	194	5	4	--	--
<b>Surrey - North</b>	44	585	23	326	21	317	370	404	26	28	--	--
<b>Surrey - Guildford</b>	8	52	0	0	0	0	0	52	0	0	--	--
<b>Surrey - Whalley</b>	11	23	0	14	0	14	14	32	0	0	--	--
<b>SURREY TOTAL</b>	122	1092	39	577	38	589	691	833	36	37	\$238,900	\$238,869
<b>U.E.L.</b>	30	97	0	36	3	35	35	101	4	1	--	--
<b>Van - West End</b>	0	26	0	20	0	22	65	29	0	0	--	--
<b>Van - Downtown</b>	0	49	0	46	0	46	46	64	0	0	--	--
<b>Van - Kitsilano</b>	0	10	0	0	0	0	0	10	0	0	--	--
<b>Van - False Creek</b>	0	24	0	0	0	0	0	27	0	0	--	--
<b>Van - Granville/Oak</b>	6	13	0	6	2	4	4	39	4	2	--	--
<b>Van - Kerrisdale</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Van - Marpole</b>	0	0	0	52	0	52	53	0	0	0	--	--
<b>Van - Eastside</b>	0	0	0	99	1	92	92	4	8	7	--	--
<b>Van - Mt. Pleasant</b>	3	14	0	0	0	0	2	14	0	0	--	--
<b>Van - Strath/Grand</b>	0	4	0	0	0	0	0	4	0	0	--	--
<b>Van - Westside</b>	9	18	0	0	0	0	0	39	0	0	--	--
<b>VANCOUVER TOTAL</b>	18	158	0	223	3	216	262	230	12	9	\$498,000	\$548,500
<b>WEST VANCOUVER</b>	0	16	0	8	2	8	8	16	2	0	--	--
<b>WHITE ROCK</b>	0	0	0	9	0	8	8	0	1	1	--	--
<b>VANCOUVER CMA TOTAL</b>	310	2661	194	1933	161	1916	2188	2216	81	114	\$277,900	\$313,826

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

Source: CMHC

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

October 2004	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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	65	0	0	0	0	0	65	0	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	0	0	0	0	--	--
Burnaby - Remainder	0	47	47	47	47	53	70	0	0	0	--	--
<b>BURNABY TOTAL</b>	0	112	47	47	47	53	70	65	0	0	--	--
<b>COQUITLAM</b>	0	152	0	71	0	71	75	152	0	0	--	--
Delta - Tsawwassen	0	0	26	26	20	20	20	0	0	6	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	26	26	20	20	20	0	0	12	\$294,500	\$299,060
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	87	0	0	0	0	0	87	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	34	0	105	0	105	105	34	0	0	--	--
<b>NORTH VANCOUVER City</b>	0	60	0	13	0	10	10	101	3	3	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	35	0	40	0	40	40	66	0	0	--	--
<b>PORT MOODY</b>	0	172	0	0	0	0	0	172	0	0	--	--
<b>RICHMOND</b>	0	277	0	388	0	386	456	298	12	12	--	--
Surrey - South	0	94	0	52	0	92	159	129	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	85	107	0	0	--	--
<b>SURREY TOTAL</b>	0	301	0	91	0	168	307	336	0	0	--	--
<b>U.E.L.</b>	0	284	80	80	69	69	69	249	0	11	\$299,900	\$299,900
Van - West End	0	10	4	4	0	0	0	6	0	4	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	32	10	16	2	9	11	32	4	12	--	--
Van - False Creek	35	35	0	0	0	0	0	35	0	0	--	--
Van - Granville/Oak	0	35	18	106	6	94	94	60	3	15	--	--
Van - Kerrisdale	0	0	0	24	0	21	21	18	3	3	--	--
Van - Marpole	0	0	0	48	0	48	48	0	0	0	--	--
Van - Eastside	0	293	0	152	0	149	150	293	4	4	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	0	49	0	0	--	--
Van - Strath/Grand	0	11	6	6	1	1	1	37	0	5	--	--
Van - Westside	0	152	0	27	0	37	153	152	3	3	--	--
<b>VANCOUVER TOTAL</b>	35	617	38	383	9	359	478	693	17	46	\$484,000	\$354,500
<b>WEST VANCOUVER</b>	0	0	0	22	0	20	20	0	2	2	--	--
<b>WHITE ROCK</b>	0	26	0	57	0	57	57	26	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	35	2157	191	1323	145	1358	1707	2279	34	80	\$270,450	\$270,653

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

Source: CMHC

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

October 2004	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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	131	0	131	131	0	0	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	0	151	0	0	--	--
Burnaby - Remainder	0	1263	0	117	0	120	120	1344	0	0	--	--
<b>BURNABY TOTAL</b>	0	1263	0	248	0	251	251	1495	0	0	--	--
<b>COQUITLAM</b>	0	0	0	0	0	1	1	0	0	0	--	--
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	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY CITY</b>	59	119	0	0	0	0	0	59	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	110	0	0	0	5	5	458	0	0	--	--
<b>NORTH VANCOUVER City</b>	0	152	0	0	0	0	0	607	0	24	--	--
<b>NORTH VANCOUVER DM</b>	0	86	0	0	0	0	0	171	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT MOODY</b>	0	0	0	137	0	137	137	0	0	0	--	--
<b>RICHMOND</b>	0	191	0	0	0	0	7	301	2	2	--	--
Surrey - South	0	34	0	0	0	0	0	34	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	--	--
<b>SURREY TOTAL</b>	0	34	0	0	0	0	0	34	0	0	--	--
<b>U.E.L.</b>	0	31	0	0	0	0	0	126	0	0	--	--
Van - West End	136	538	6	184	0	183	393	1253	0	6	--	--
Van - Downtown	0	1688	63	1298	63	1298	1298	2848	0	0	--	--
Van - Kitsilano	0	49	0	0	0	0	0	49	0	0	--	--
Van - False Creek	0	81	0	0	0	0	0	254	0	0	--	--
Van - Granville/Oak	103	126	0	23	4	28	28	126	9	5	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	134	11	119	119	0	26	15	--	--
Van - Eastside	0	269	0	0	0	0	0	513	0	0	--	--
Van - Mt. Pleasant	0	178	0	78	0	78	78	178	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	10	0	120	0	120	120	102	0	0	--	--
<b>VANCOUVER TOTAL</b>	239	2939	69	1837	78	1826	2036	5323	35	26	\$210,000	\$211,400
<b>WEST VANCOUVER</b>	0	37	0	37	0	37	37	74	0	0	--	--
<b>WHITE ROCK</b>	0	82	0	64	0	64	64	82	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	298	5044	69	2323	78	2321	2538	8730	37	28	\$374,500	\$470,003

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

Source: CMHC

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

October 2004	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
<b>ANMORE</b>	1	22	1	15	1	14	16	20	1	1
<b>BELCARRA</b>	0	2	0	1	0	1	1	1	0	0
<b>BOWEN ISLAND</b>	0	25	3	42	0	35	35	66	4	7
Burnaby - North	7	240	18	244	14	238	252	176	16	20
Burnaby - Lougheed Mall	0	4	0	1	0	1	1	3	0	0
Burnaby - South & East	5	110	9	58	3	51	70	82	16	22
Burnaby - Central Park	6	67	3	34	4	33	41	214	18	17
Burnaby - Remainder	66	1578	54	350	53	384	466	1675	49	50
<b>BURNABY TOTAL</b>	<b>84</b>	<b>1999</b>	<b>84</b>	<b>687</b>	<b>74</b>	<b>707</b>	<b>830</b>	<b>2150</b>	<b>99</b>	<b>109</b>
<b>COQUITLAM</b>	<b>17</b>	<b>458</b>	<b>61</b>	<b>372</b>	<b>56</b>	<b>355</b>	<b>407</b>	<b>362</b>	<b>30</b>	<b>35</b>
Delta - Tsawwassen	3	23	29	38	23	82	95	21	13	19
Delta - Ladner	3	45	2	30	2	46	146	31	3	3
Delta - North	5	39	0	35	1	36	47	26	4	3
<b>DELTA TOTAL</b>	<b>11</b>	<b>107</b>	<b>31</b>	<b>103</b>	<b>26</b>	<b>164</b>	<b>288</b>	<b>78</b>	<b>20</b>	<b>25</b>
<b>LANGLEY CITY</b>	<b>60</b>	<b>184</b>	<b>30</b>	<b>30</b>	<b>20</b>	<b>40</b>	<b>50</b>	<b>154</b>	<b>0</b>	<b>10</b>
<b>LANGLEY DISTRICT</b>	<b>52</b>	<b>1090</b>	<b>88</b>	<b>775</b>	<b>73</b>	<b>823</b>	<b>919</b>	<b>883</b>	<b>17</b>	<b>32</b>
LION'S BAY	0	2	0	1	0	1	1	2	0	0
MAPLE RIDGE	29	436	38	351	40	368	446	318	23	21
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	3	311	19	220	14	218	226	594	5	10
NORTH VANCOUVER City	7	287	1	90	4	84	96	806	13	10
NORTH VANCOUVER DM	6	198	12	84	7	76	105	287	7	12
PITT MEADOWS	16	126	31	110	31	110	130	78	3	3
PORT COQUITLAM	26	194	7	252	6	248	278	162	9	10
PORT MOODY	18	413	29	332	22	326	357	372	5	12
<b>RICHMOND</b>	<b>72</b>	<b>1157</b>	<b>63</b>	<b>1265</b>	<b>49</b>	<b>1251</b>	<b>1438</b>	<b>1114</b>	<b>106</b>	<b>120</b>
Surrey - South	61	794	37	653	40	711	904	707	45	42
Surrey - Cloverdale	73	642	58	518	69	552	637	395	47	36
Surrey - North	131	1744	166	1341	138	1270	1503	1107	161	189
Surrey - Guildford	11	170	1	24	1	53	100	162	0	0
Surrey - Whalley	26	339	18	173	13	185	245	290	7	12
<b>SURREY TOTAL</b>	<b>302</b>	<b>3689</b>	<b>280</b>	<b>2709</b>	<b>261</b>	<b>2771</b>	<b>3389</b>	<b>2661</b>	<b>260</b>	<b>279</b>
U.E.L.	30	459	81	184	94	166	167	512	31	18
Van - West End	136	685	10	311	0	314	595	1399	0	10
Van - Downtown	0	1789	63	1543	63	1575	1600	2923	41	41
Van - Kitsilano	1	106	11	30	2	59	71	143	4	13
Van - False Creek	35	140	0	1	0	1	1	318	0	0
Van - Granville/Oak	109	224	19	149	13	150	174	274	16	22
Van - Kerrisdale	6	31	3	92	4	105	110	47	7	6
Van - Marpole	7	88	4	300	14	276	280	75	37	27
Van - Eastside	89	1183	64	765	48	747	810	1150	54	70
Van - Mt. Pleasant	3	266	6	108	4	105	109	282	4	6
Van - Strath/Grand	4	33	6	8	1	4	5	111	0	5
Van - Westside	17	298	10	272	11	289	412	430	12	11
<b>VANCOUVER TOTAL</b>	<b>407</b>	<b>4843</b>	<b>196</b>	<b>3579</b>	<b>160</b>	<b>3625</b>	<b>4268</b>	<b>7152</b>	<b>175</b>	<b>211</b>
<b>WEST VANCOUVER</b>	<b>10</b>	<b>193</b>	<b>3</b>	<b>165</b>	<b>8</b>	<b>146</b>	<b>163</b>	<b>282</b>	<b>30</b>	<b>25</b>
WHITE ROCK	0	155	6	171	6	173	184	147	6	6
<b>VANCOUVER CMA TOTAL</b>	<b>1151</b>	<b>16350</b>	<b>1064</b>	<b>11538</b>	<b>952</b>	<b>11702</b>	<b>13693</b>	<b>18201</b>	<b>844</b>	<b>956</b>

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

Source: CMHC

**Table 7**  
**HOUSING ACTIVITY SUMMARY - VANCOUVER CMA**  
**October 2004**

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
<b>STARTS</b>							
October 2004	440	48	310	351	0	2	1,151
October 2003	428	126	241	1,186	0	0	1,981
Year-to-date 2004	4,841	802	2,661	7,443	30	573	16,350
Year-to-date 2003	4,570	644	2,034	5,452	48	707	13,455
<b>UNDER CONSTRUCTION</b>							
October 2004	3,169	636	2,216	11,197	9	974	18,201
October 2003	2,683	470	1,462	7,362	18	1,119	13,114
<b>COMPLETIONS</b>							
October 2004	520	66	194	284	0	0	1,064
October 2003	474	44	260	551	22	153	1,504
Year-to-date 2004	4,373	618	1,933	3,872	57	685	11,538
Year-to-date 2003	4,466	572	1,708	3,366	77	1,245	11,434
<b>COMPLETE &amp; UNOCCUPIED</b>							
October 2004	468	137	114	140	6	91	956
October 2003	438	114	126	168	7	393	1,246
<b>TOTAL SUPPLY</b>							
October 2004	3,637	773	2,330	11,337	15	1,065	19,157
October 2003	3,121	584	1,588	7,530	25	1,512	14,360
<b>ABSORPTIONS***</b>							
October 2004	472	53	161	243	1	22	952
3 Month Average	468	58	178	385	8	161	1,258
12 Month Average	429	59	182	375	5	99	1,150

\* Includes Other

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

Source: CMHC

\*\* Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.

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**Summary Table 7b:**  
**HOUSING SUPPLY AND DEMAND - VANCOUVER CMA**  
**October 2004**

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	3,169	468	3,637	465	Balanced	
Semi-Detached	636	137	773	60	Moving towards balanced	
Row Condo	2,216	114	2,330	180	Balanced	
Apartment Condo	11,197	140	11,337	385	Moving towards balanced	
Private Row Rental	9	6	15	5	Undersupplied	
Private Apt Rental	729	91	820	160	Undersupplied	
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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