

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: November 2007

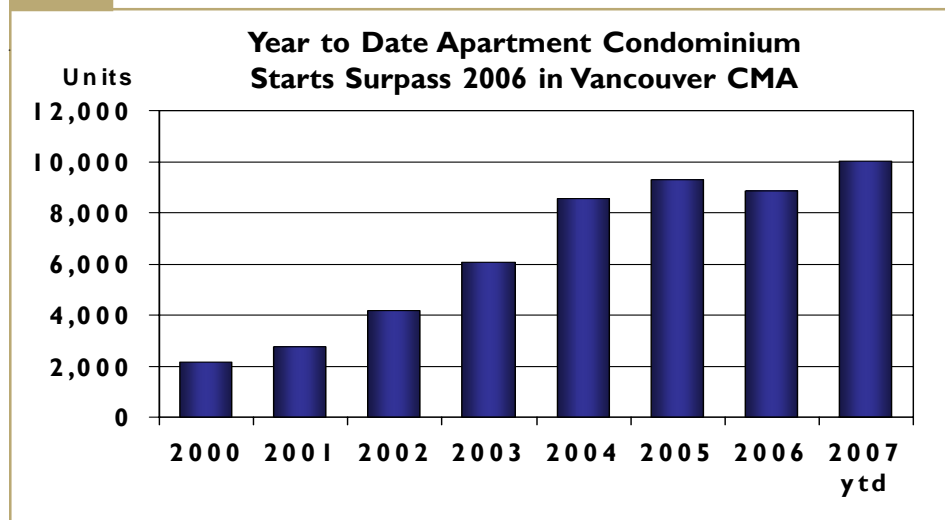
## Vancouver CMA Homebuilding Surpasses Last Year's Activity

Another solid month of construction activity in October help pushed housings starts five per cent above 2006 levels in the Vancouver CMA. Multiple family home starts continue to the lead the way in October, counting 1,583 homes and making up over 80 per cent, of total housing starts. Single

detached housing starts posted another decline for the month in year over year comparison.

Heading into the final quarter of 2007, developers have ramped up construction on multiple family projects. There has been a strong increase in multiple-family home construction in centres north of the Fraser River. Shortages and high costs of raw land have developers constructing higher density projects. Also, with prices of a new single detached houses reaching over \$830,000, buyers have shifted

Fig 1



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Starts of apartment condominiums is up by over one-third from last year in the Vancouver CMA. Many of the new developments have been part of changing and creating communities in various centres. While Vancouver City makes up close to a quarter of the apartment starts, centres further away from the core, such as Langley and the City of Surrey have had significant increases from last year.

Labour shortages in the construction industry has extended completion times among residential projects, especially multiple family homes. The number of completed homes in 2007 is being outpaced by by housing starts. As a result, the number of homes under construction has reached its highest level recorded, just below 24,000 homes.

Demand for new housing remains solid in the Vancouver CMA. With buyers shifting demand to apartment condominiums, year over year

absorptions of these homes have risen by 13 per cent. The number of newly completed and unabsorbed apartment condominiums is at 14 per cent of the total number of unabsorbed homes. This movement is opposite four years ago when apartment condominiums was the dominant dwelling type in the completed and unabsorbed phase.

## Housing Starts Lag in Abbotsford CMA

Abbotsford CMA posted another month of housing starts below one hundred homes in October. While single detached houses outpaced last years figures for the same month, little construction activity on the multiple family home side has housing starts fourteen per cent below 2006 levels.

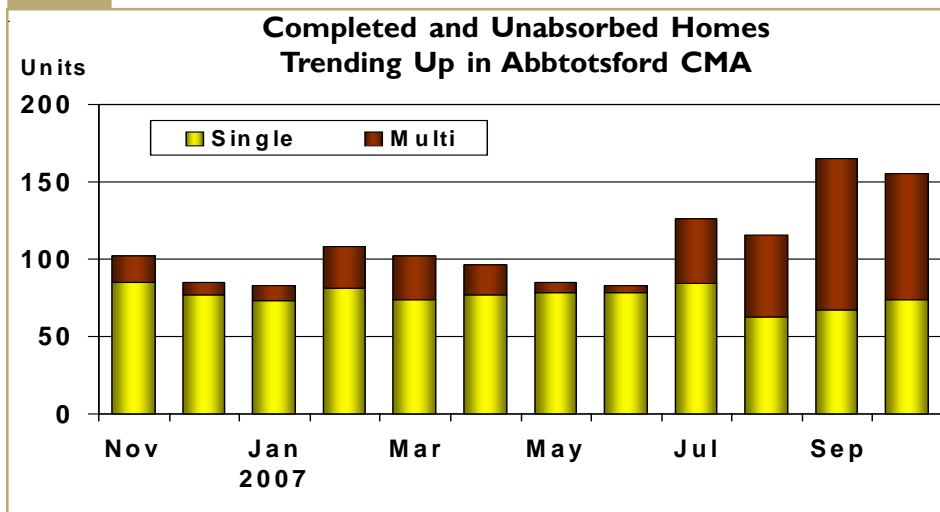
Opposite Vancouver CMA, the availability of raw land and lower land

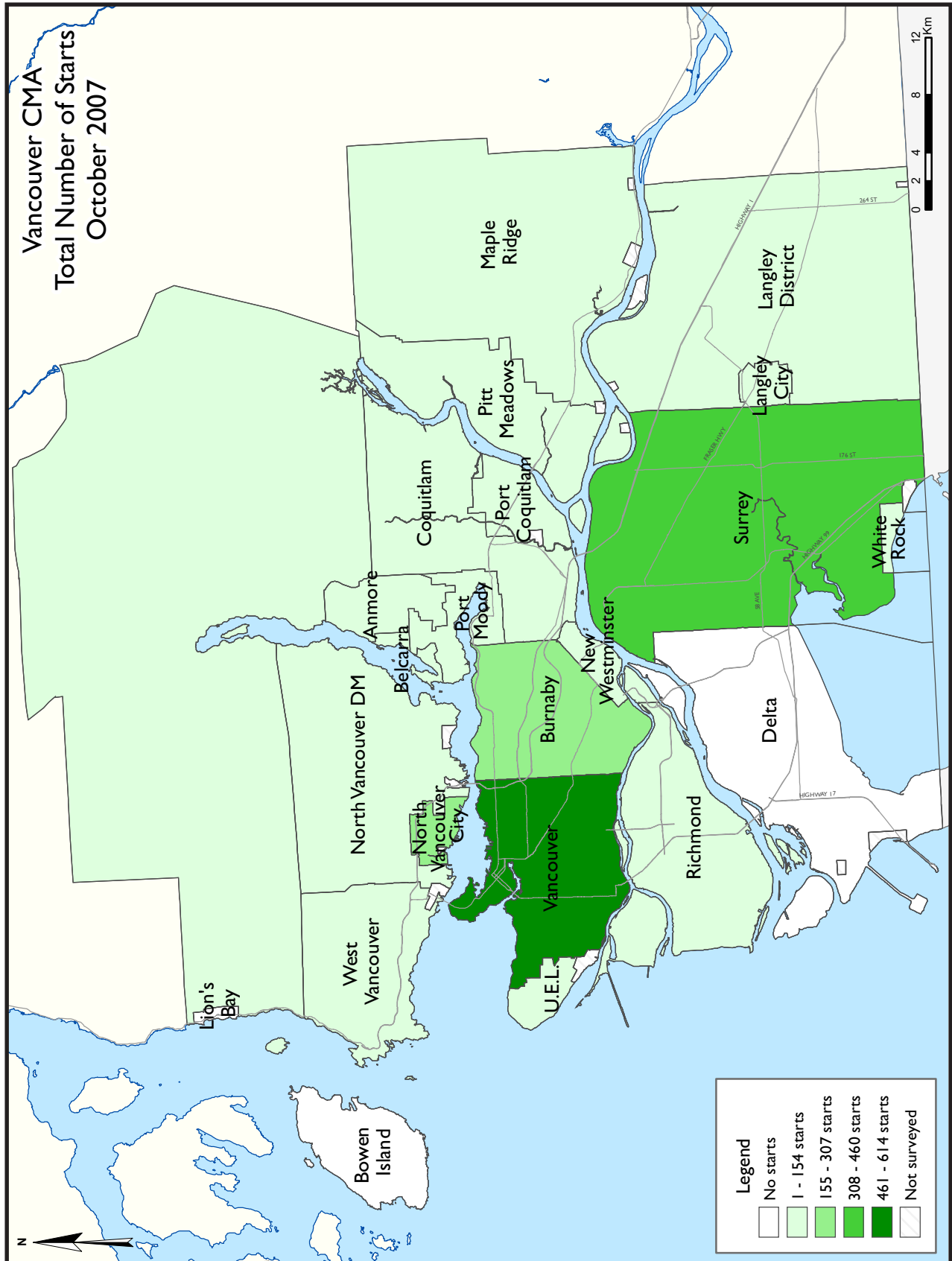
costs have increased construction of ground oriented dwelling types. Starts of single detached houses are up year over year by close to 25 per cent while multiple family ground oriented homes have increased by 14 per cent. Migrants that have moved into the southwest region of British Columbia have looked at the Abbotsford CMA market as an affordable option.

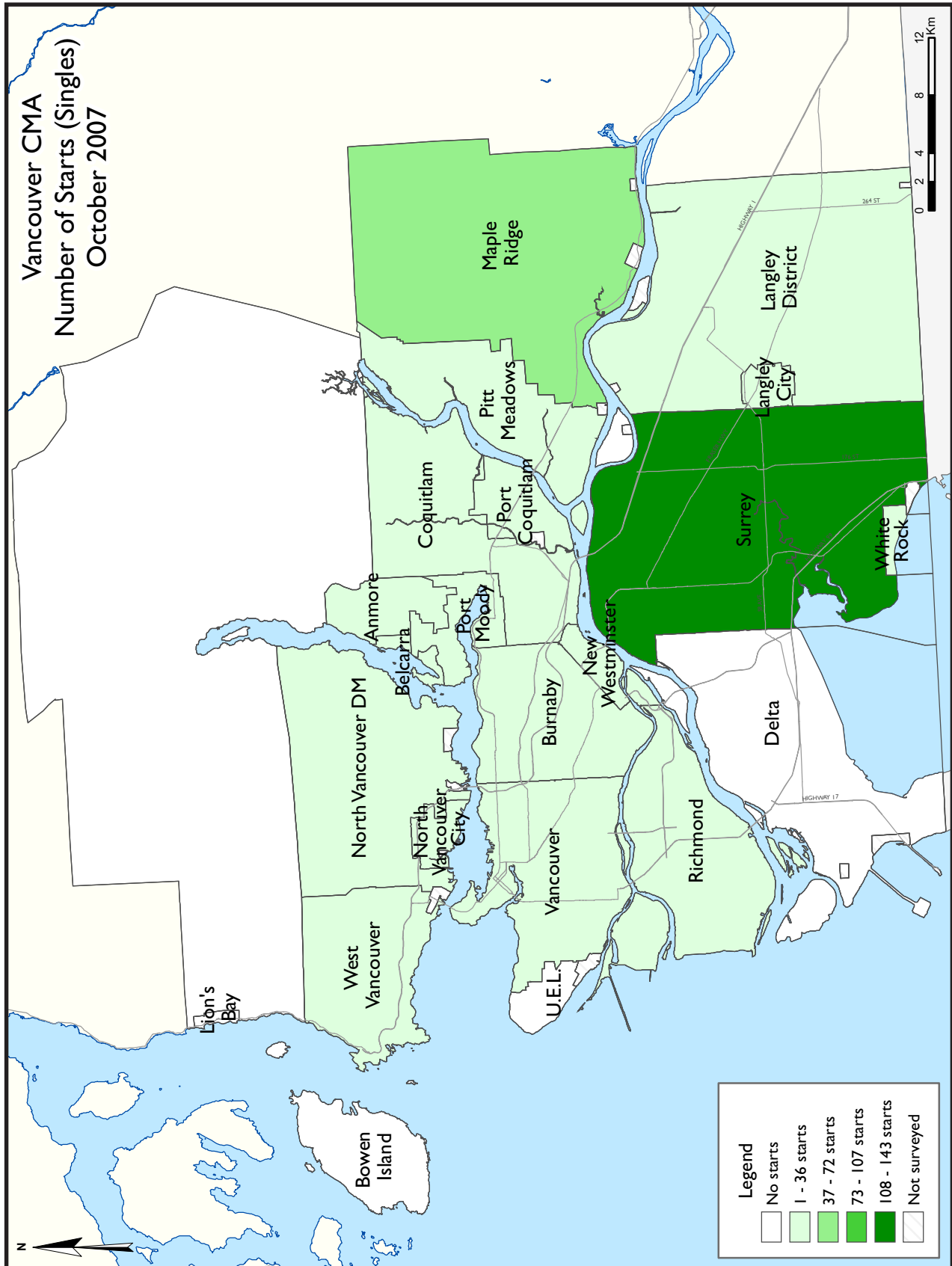
Housing starts of apartment condominiums are down significantly in the Abbotsford CMA. Despite solid demand for multiple family homes in the region, there is caution by both developers and planners of an oversupply, which occurred in the late 1990s. The number of newly completed and unabsorbed apartment condominiums counts for over half of the totals homes in this phase.

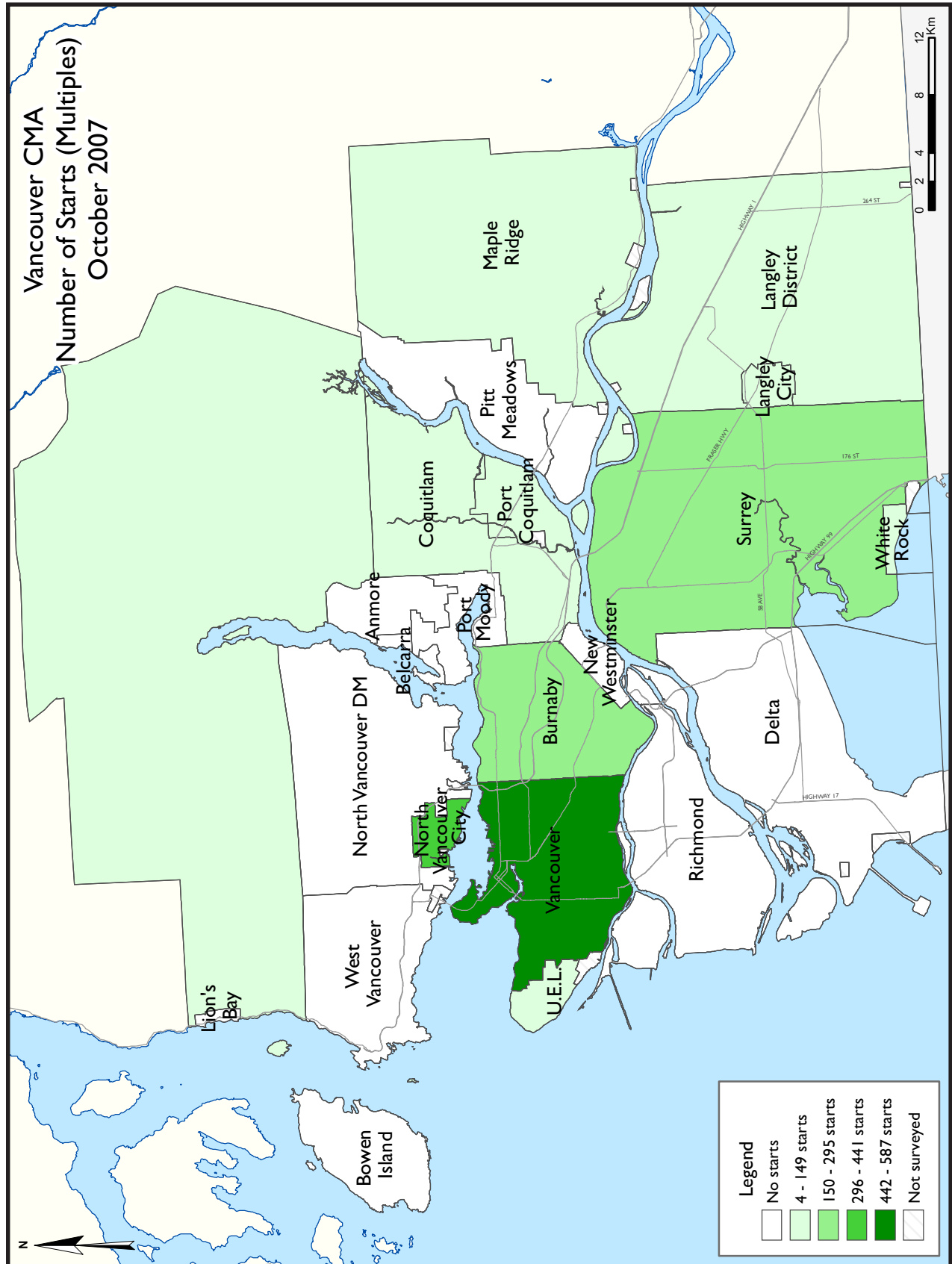
Under construction levels have been on the decline since June as completions are outpacing housing starts. The total number of homes in the newly completed and unabsorbed phase has been trending upward. Along with labour shortages, there may be lag times in housing starts as developers wait to sell off existing inventories before beginning new projects.

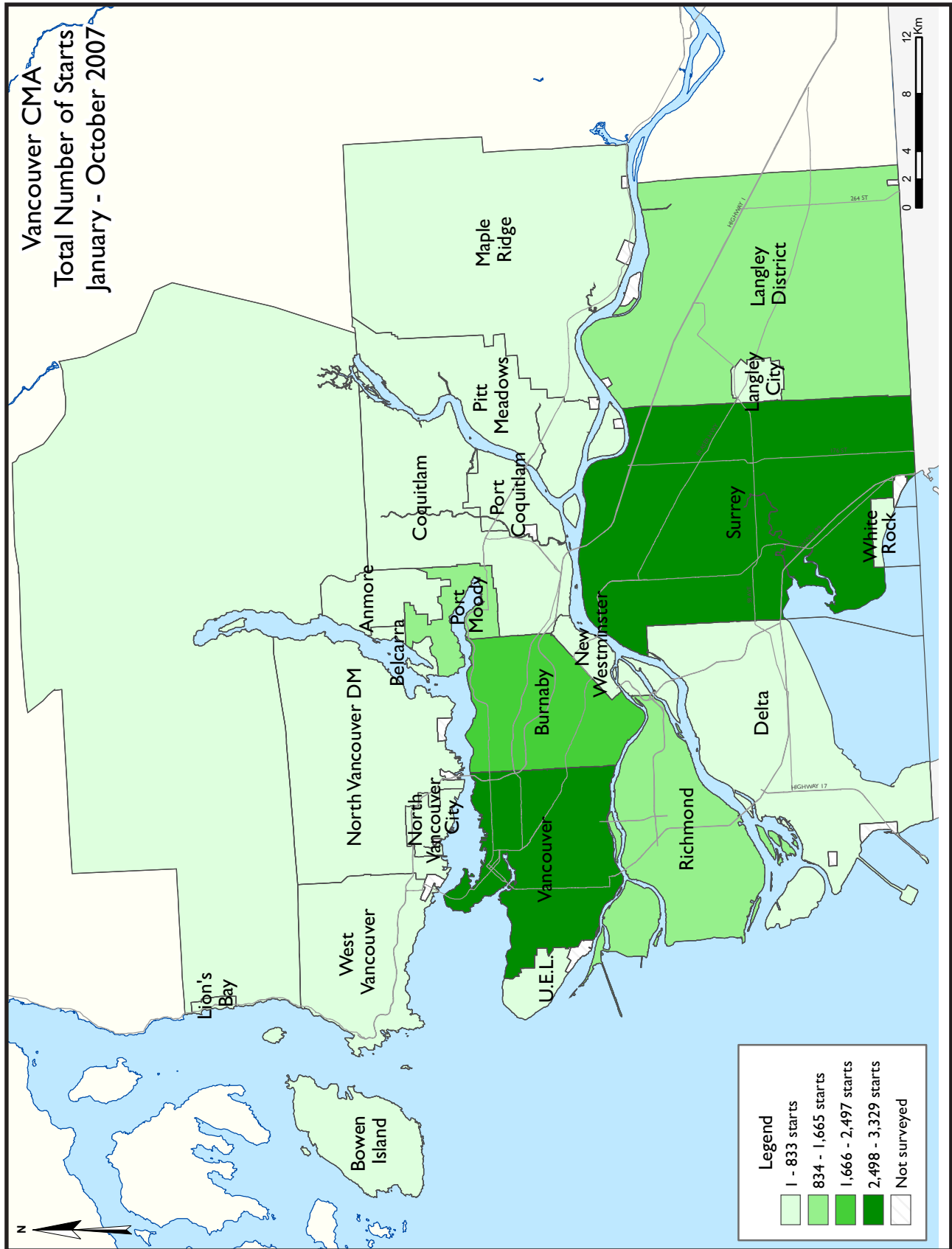
Fig 2

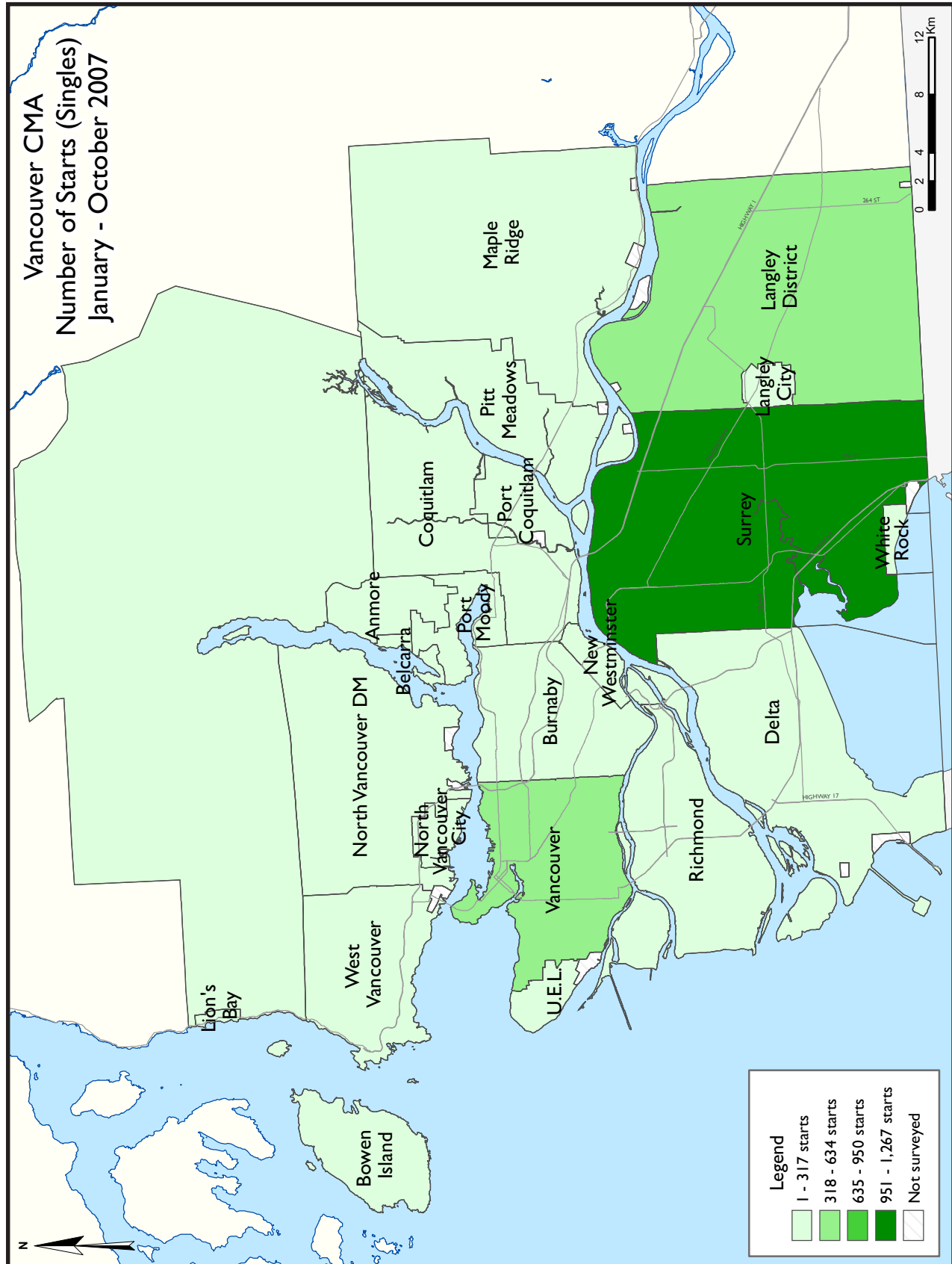




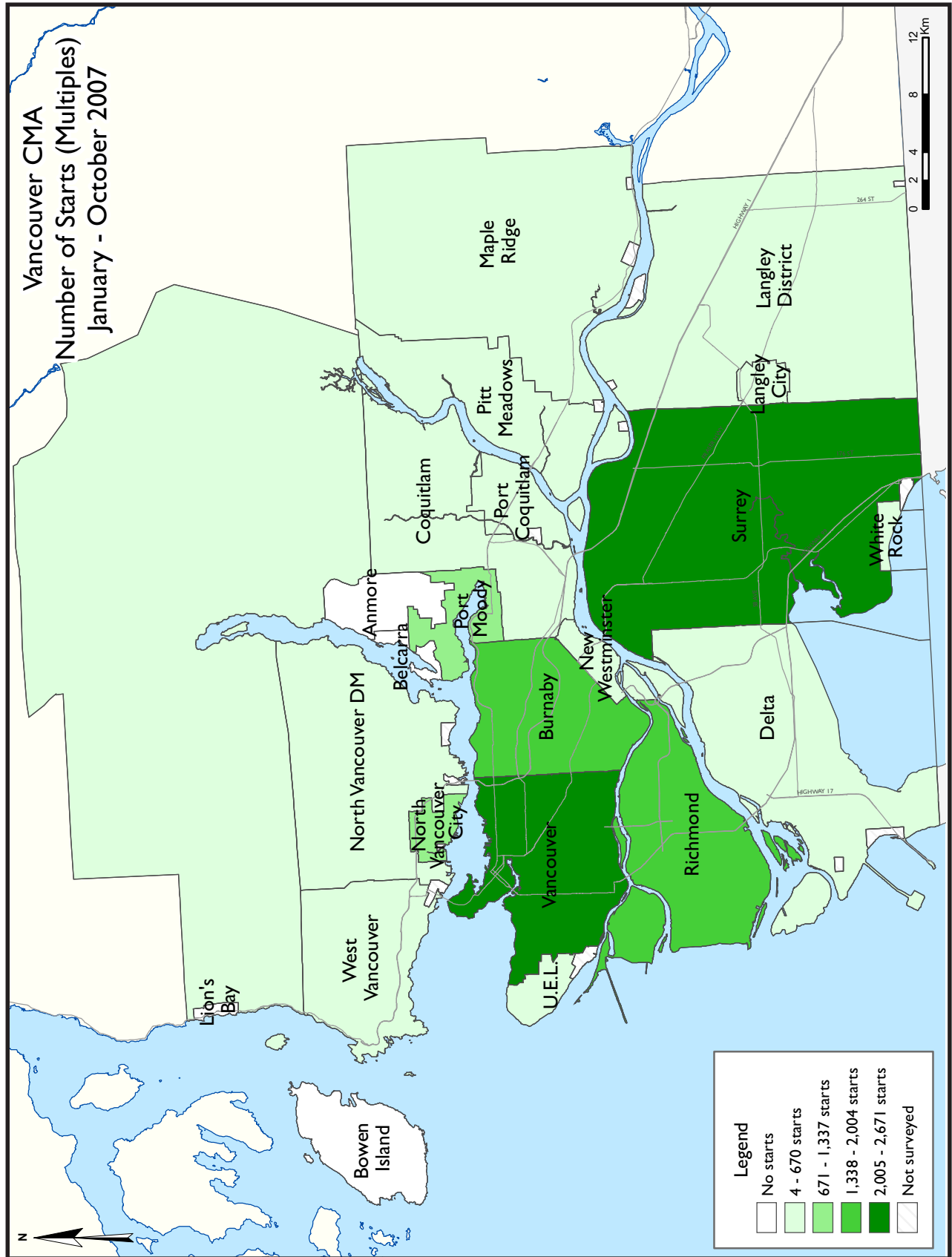




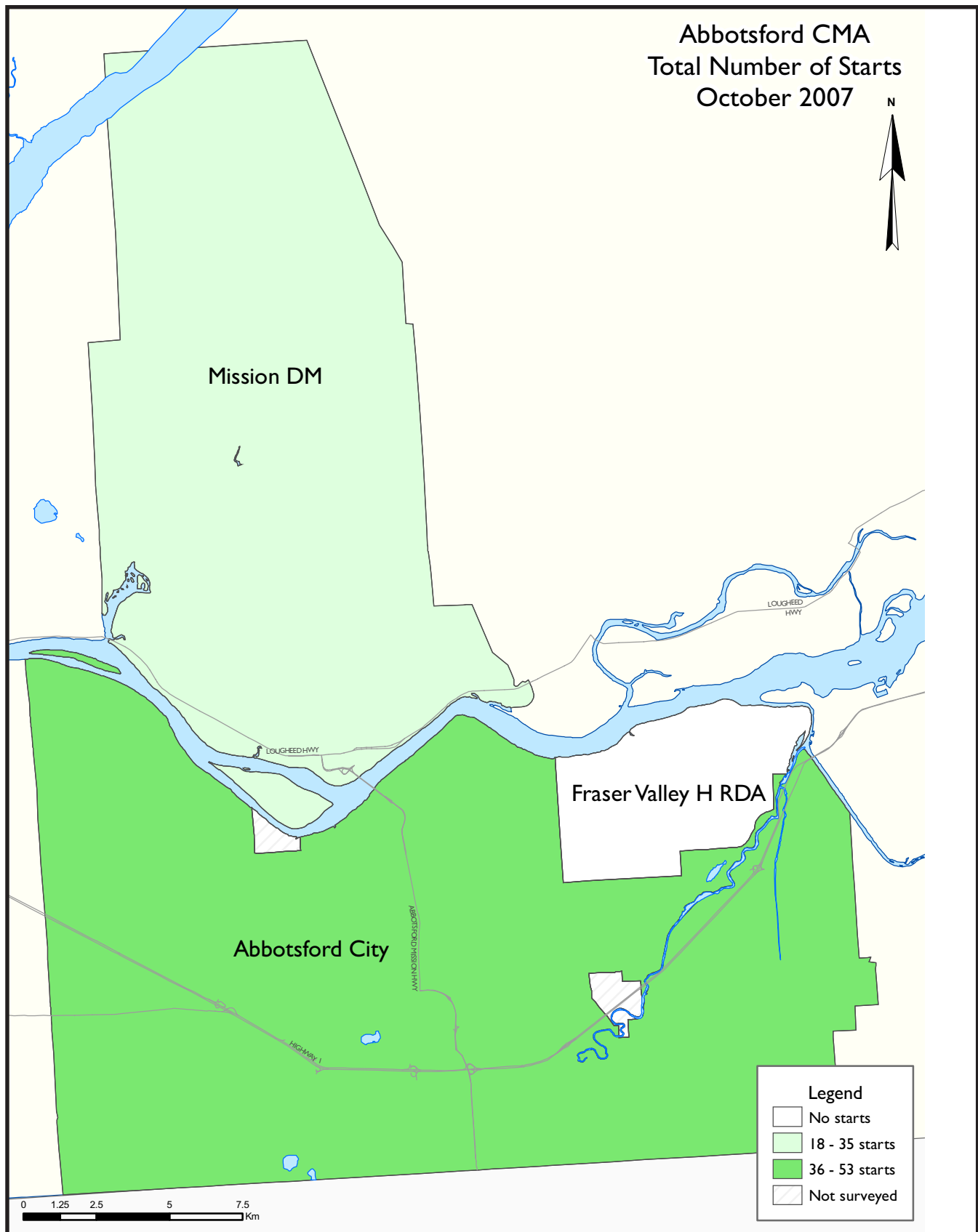


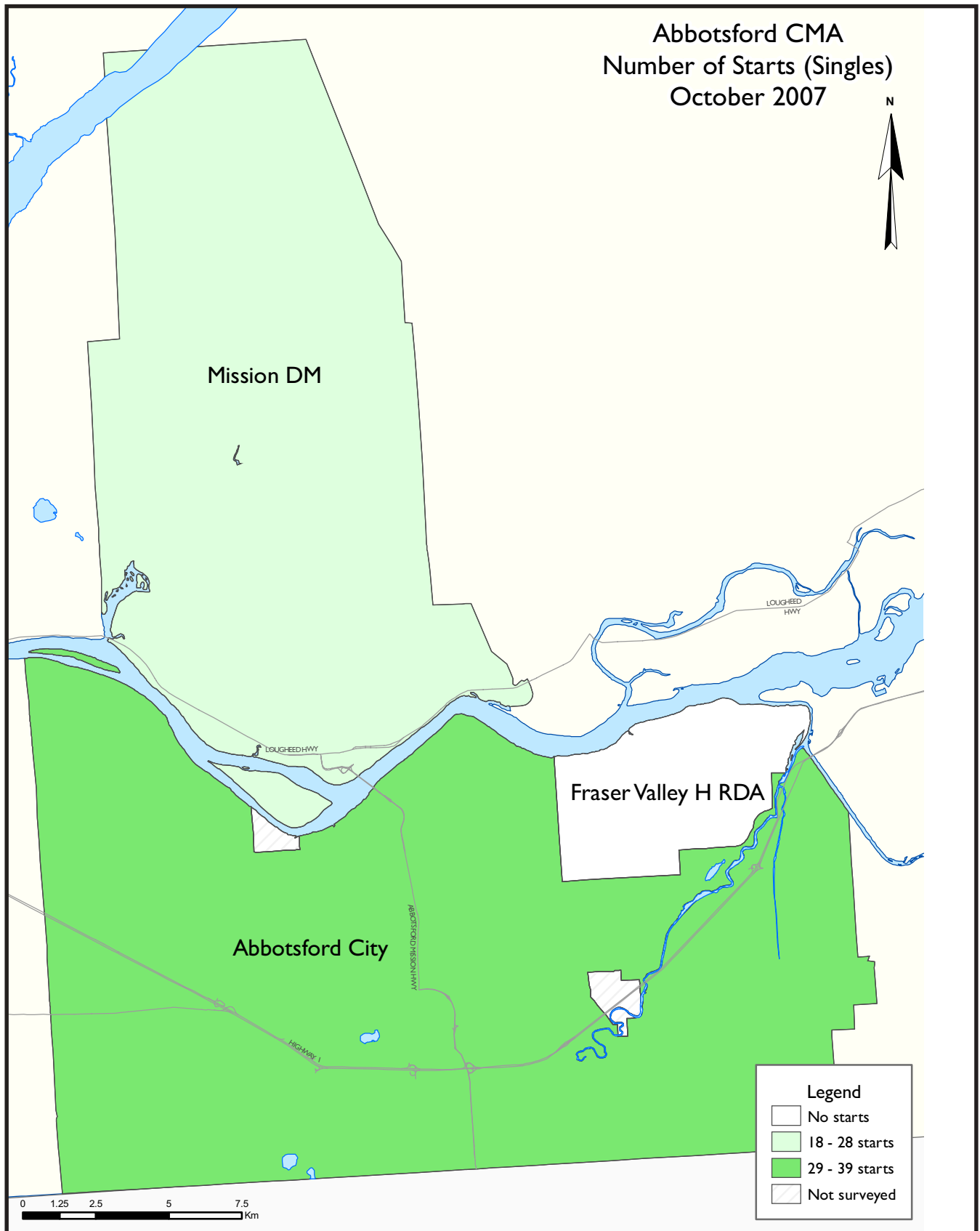


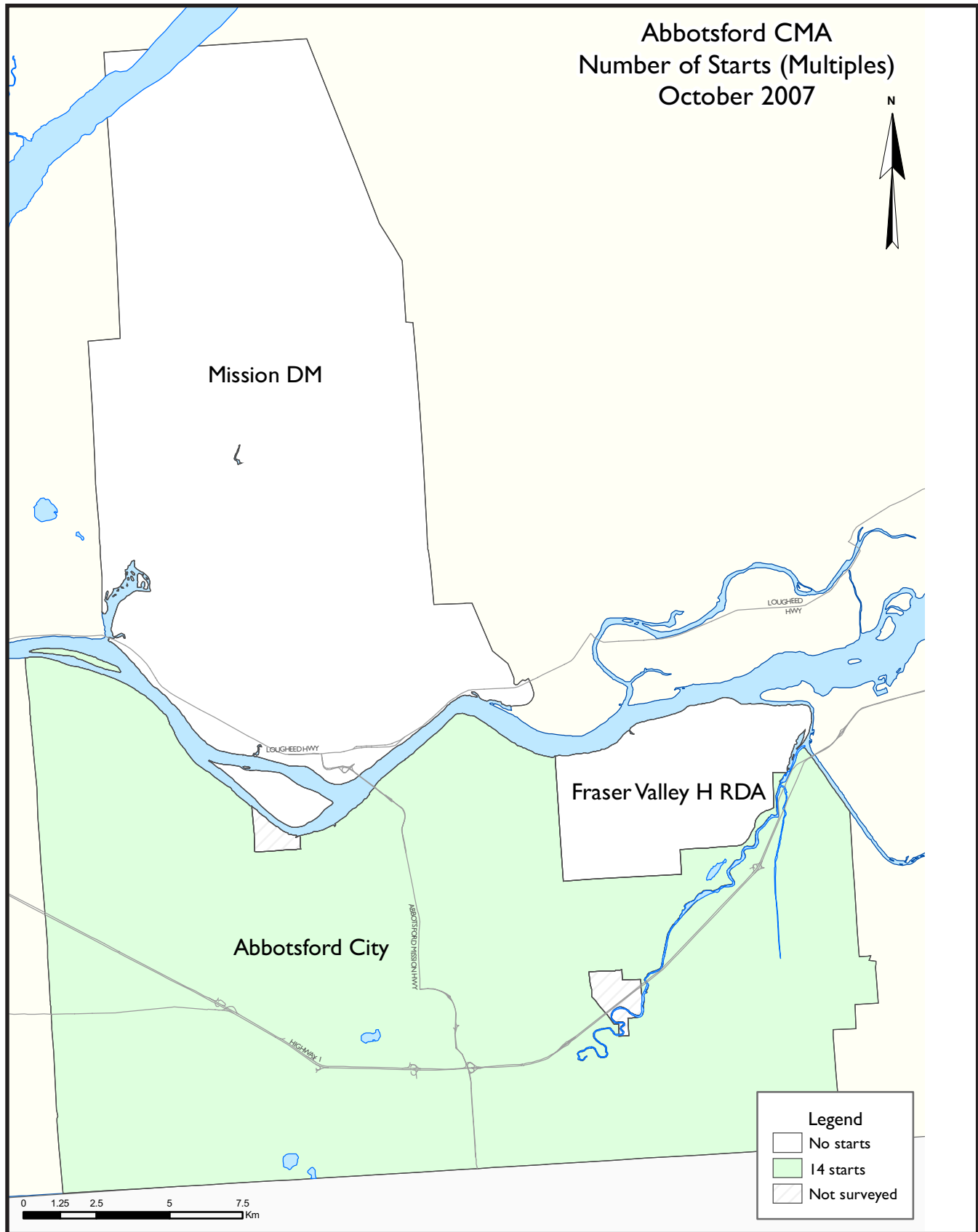


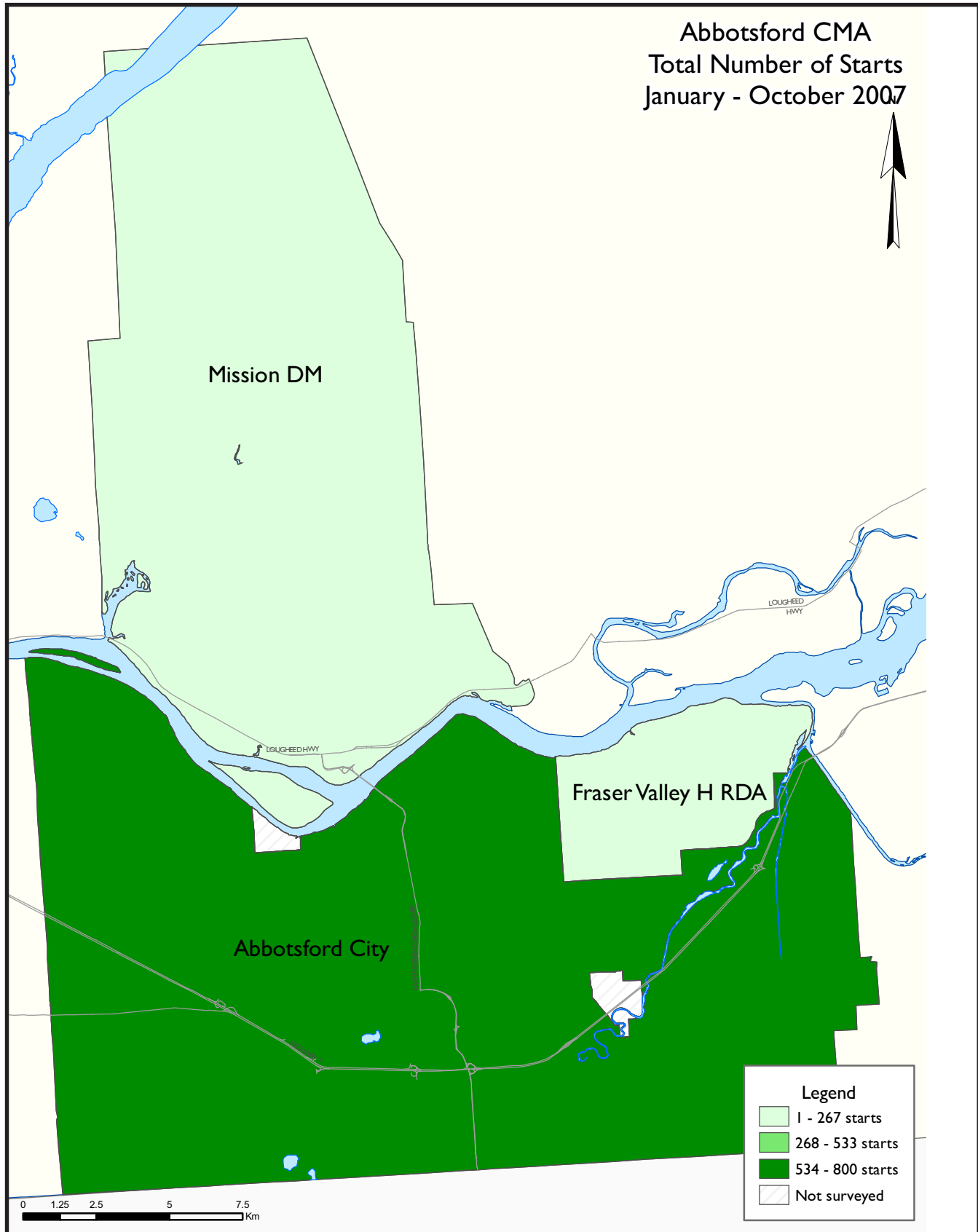


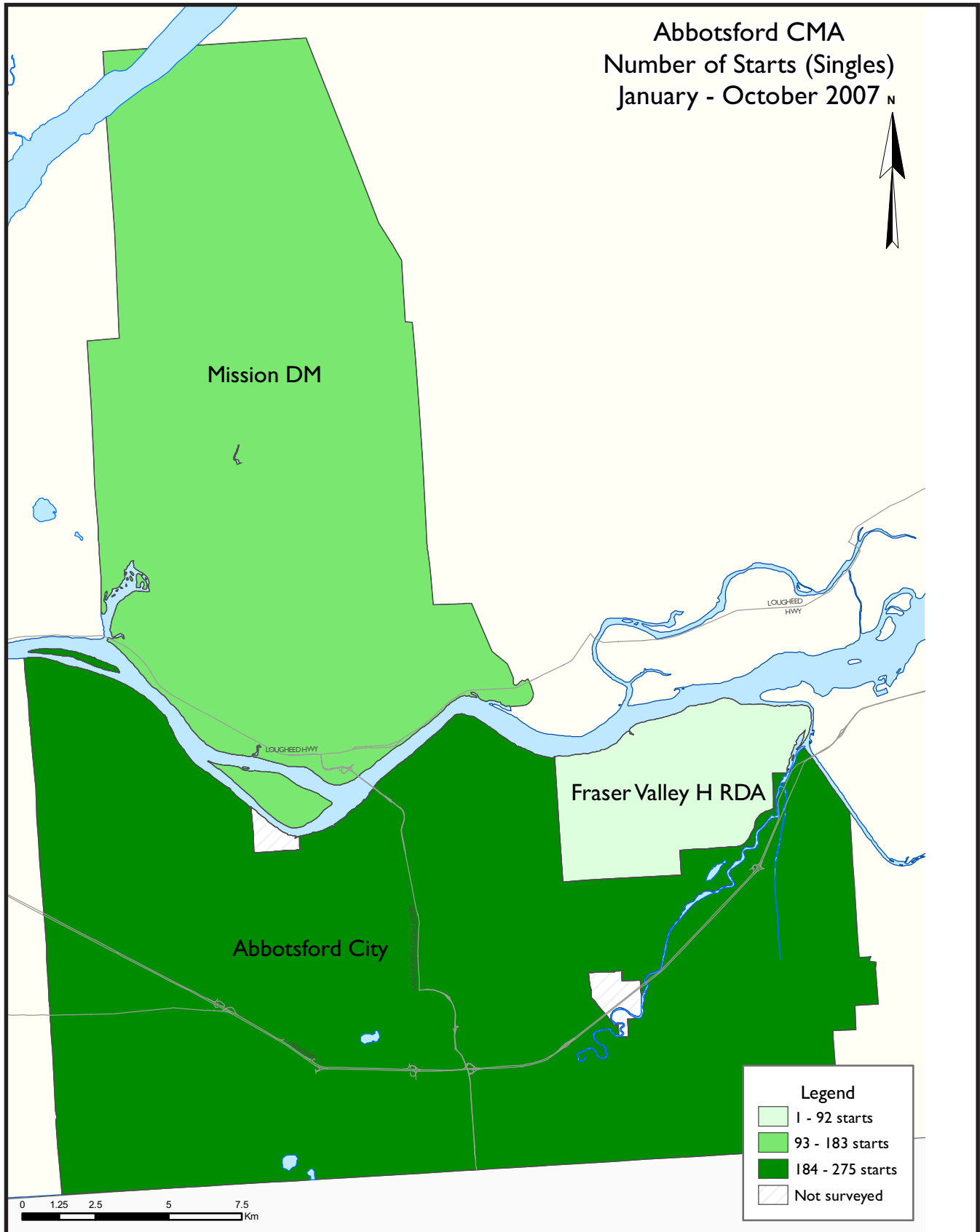


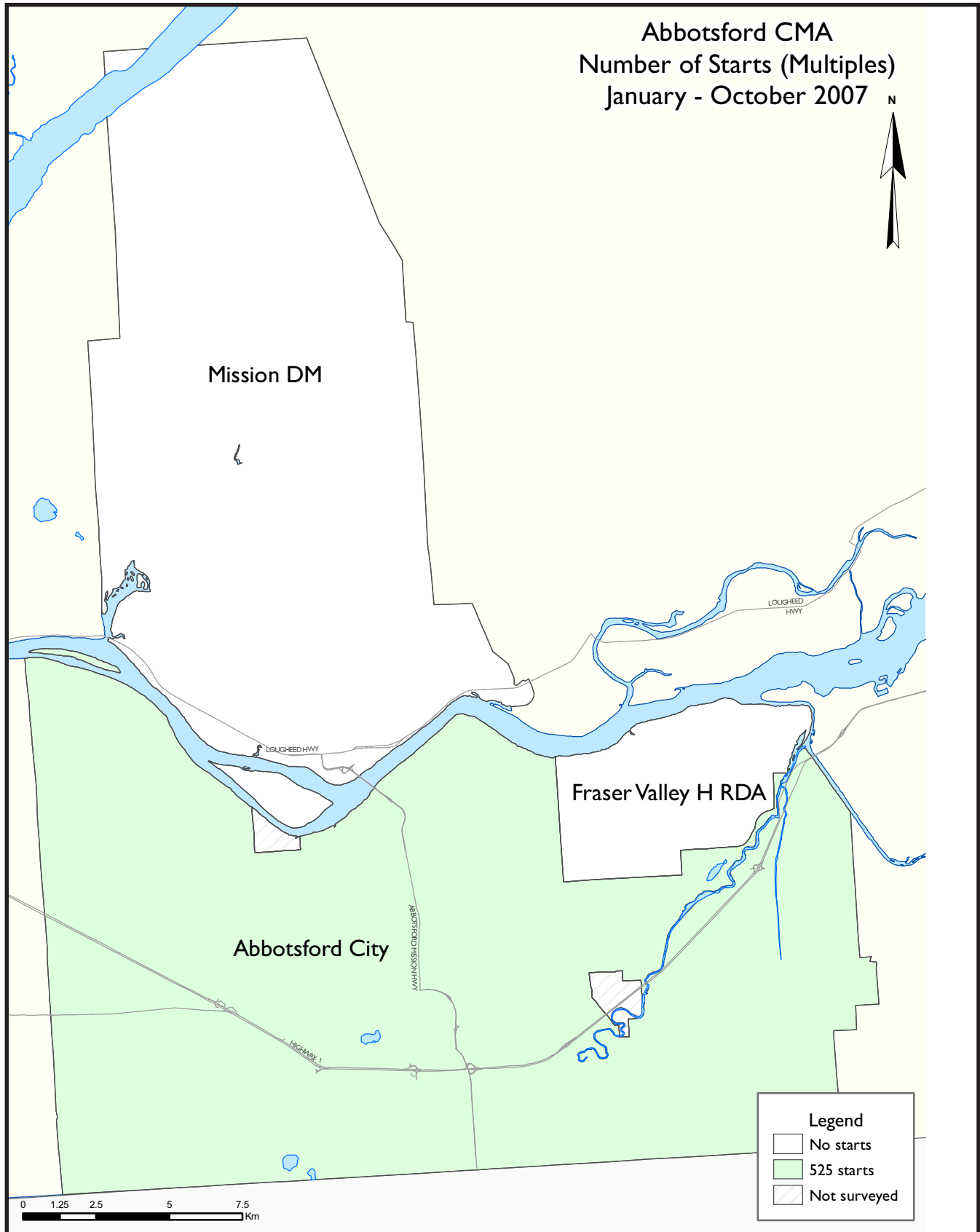












## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation



**Table I: Housing Activity Summary of Vancouver CMA**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	316	26	26	7	180	1,345	1	6	1,907
October 2006	454	36	29	17	269	433	2	16	1,256
% Change	-30.4	-27.8	-10.3	-58.8	-33.1	**	-50.0	-62.5	51.8
Year-to-date 2007	3,406	312	287	49	2,232	10,019	133	349	16,787
Year-to-date 2006	4,884	292	211	82	2,621	7,459	21	409	15,993
% Change	-30.3	6.8	36.0	-40.2	-14.8	34.3	**	-14.7	5.0
UNDER CONSTRUCTION									
October 2007	3,175	242	275	91	2,574	16,955	88	551	23,951
October 2006	3,699	218	189	68	2,614	14,642	49	656	22,135
% Change	-14.2	11.0	45.5	33.8	-1.5	15.8	79.6	-16.0	8.2
COMPLETIONS									
October 2007	286	12	8	5	215	532	0	9	1,067
October 2006	422	16	10	7	275	392	21	123	1,266
% Change	-32.2	-25.0	-20.0	-28.6	-21.8	35.7	-100.0	-92.7	-15.7
Year-to-date 2007	3,746	272	181	24	2,440	7,786	47	520	15,016
Year-to-date 2006	4,294	342	157	166	2,876	6,753	44	769	15,401
% Change	-12.8	-20.5	15.3	-85.5	-15.2	15.3	6.8	-32.4	-2.5
COMPLETED & NOT ABSORBED									
October 2007	750	80	38	7	135	164	1	19	1,194
October 2006	562	94	28	18	109	80	17	35	943
% Change	33.5	-14.9	35.7	-61.1	23.9	105.0	-94.1	-45.7	26.6
ABSORBED									
October 2007	253	16	0	6	202	521	0	8	1,006
October 2006	353	18	6	5	257	406	7	5	1,057
% Change	-28.3	-11.1	-100.0	20.0	-21.4	28.3	-100.0	60.0	-4.8
Year-to-date 2007	3,663	292	173	33	2,426	7,708	77	507	14,879
Year-to-date 2006	4,195	307	157	167	2,903	6,806	36	325	14,896
% Change	-12.7	-4.9	10.2	-80.2	-16.4	13.3	113.9	56.0	-0.1

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

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2007	10	10	0	0	0	253	0	0	273
October 2006	12	22	0	0	25	213	0	0	272
Delta									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	13	0	0	0	0	0	0	1	14
Langley									
October 2007	33	0	6	0	23	69	1	0	132
October 2006	45	2	0	13	22	0	2	0	84
Maple Ridge / Pitt Meadows									
October 2007	42	0	0	1	8	0	0	0	51
October 2006	55	0	0	0	0	0	0	0	55
New Westminster									
October 2007	5	0	0	0	0	0	0	0	5
October 2006	12	4	0	0	4	0	0	0	20
North Vancouver									
October 2007	19	6	0	0	20	273	0	0	318
October 2006	16	0	0	0	12	82	0	0	110
Richmond									
October 2007	14	0	0	0	0	0	0	0	14
October 2006	18	0	0	0	27	0	0	1	46
Surrey									
October 2007	137	8	0	6	78	118	0	4	351
October 2006	198	0	0	0	145	0	0	10	353
Tri-Cities									
October 2007	15	0	12	0	0	79	0	0	106
October 2006	12	2	16	4	18	138	0	0	190
University Endowment Lands									
October 2007	0	0	0	0	25	0	0	0	25
October 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2007	27	2	4	0	26	553	0	2	614
October 2006	52	6	9	0	16	0	0	4	87
West Vancouver									
October 2007	10	0	0	0	0	0	0	0	10
October 2006	13	0	0	0	0	0	0	0	13
White Rock									
October 2007	1	0	4	0	0	0	0	0	5
October 2006	1	0	4	0	0	0	0	0	5
Vancouver CMA									
October 2007	316	26	26	7	180	1,345	1	6	1,907
October 2006	454	36	29	17	269	433	2	16	1,256

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

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**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
October 2007	80	50	0	0	99	2,690	0	0	2,919
October 2006	103	78	0	0	407	2,019	0	146	2,753
Delta									
October 2007	78	2	0	0	12	0	1	2	95
October 2006	62	0	0	0	22	60	0	1	145
Langley									
October 2007	599	40	66	0	343	292	1	2	1,343
October 2006	541	6	0	30	160	392	5	3	1,137
Maple Ridge / Pitt Meadows									
October 2007	274	2	0	19	281	841	0	32	1,449
October 2006	325	0	0	7	47	652	0	0	1,031
New Westminster									
October 2007	51	2	0	13	12	1,284	0	0	1,362
October 2006	75	6	0	0	10	1,012	0	0	1,103
North Vancouver									
October 2007	103	12	0	1	82	1,046	0	0	1,244
October 2006	108	8	2	0	86	584	0	27	815
Richmond									
October 2007	224	0	0	7	274	1,659	0	7	2,171
October 2006	230	10	0	1	461	1,162	0	4	1,868
Surrey									
October 2007	1,001	32	0	25	909	1,501	0	169	3,637
October 2006	1,367	2	14	2	853	872	0	133	3,243
Tri-Cities									
October 2007	112	28	110	25	214	2,310	0	54	2,853
October 2006	123	32	78	23	106	1,332	35	0	1,729
University Endowment Lands									
October 2007	6	0	0	0	73	294	86	107	566
October 2006	3	0	0	0	81	431	9	71	595
Vancouver City									
October 2007	401	70	45	0	231	4,789	0	176	5,712
October 2006	474	70	43	0	341	5,919	0	255	7,102
West Vancouver									
October 2007	166	4	0	1	44	17	0	0	232
October 2006	191	4	0	5	40	102	0	16	358
White Rock									
October 2007	8	0	54	0	0	232	0	2	296
October 2006	21	0	52	0	0	105	0	0	178
Vancouver CMA									
October 2007	3,175	242	275	91	2,574	16,955	88	551	23,951
October 2006	3,699	218	189	68	2,614	14,642	49	656	22,135

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

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
October 2007	16	8	0	0	13	0	0	0	37
October 2006	19	2	0	0	45	0	0	0	66
Delta									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	23	0	0	0	0	0	0	1	24
Langley									
October 2007	45	0	0	0	22	0	0	0	67
October 2006	52	0	0	0	0	0	0	0	52
Maple Ridge / Pitt Meadows									
October 2007	51	0	0	0	65	182	0	0	298
October 2006	31	0	0	3	12	0	0	0	46
New Westminster									
October 2007	6	0	0	0	24	123	0	0	153
October 2006	0	0	0	0	0	85	0	0	85
North Vancouver									
October 2007	7	2	0	0	11	0	0	0	20
October 2006	9	6	2	0	5	0	5	0	27
Richmond									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	9	0	0	0	0	48	0	0	57
Surrey									
October 2007	139	0	0	1	76	0	0	9	225
October 2006	196	0	0	1	131	72	16	76	492
Tri-Cities									
October 2007	3	0	0	4	0	0	0	0	7
October 2006	17	0	6	3	9	121	0	0	156
University Endowment Lands									
October 2007	1	0	0	0	0	0	0	0	1
October 2006	0	0	0	0	11	31	0	0	42
Vancouver City									
October 2007	6	2	0	0	4	227	0	0	239
October 2006	57	8	0	0	42	35	0	0	142
West Vancouver									
October 2007	6	0	0	0	0	0	0	0	6
October 2006	5	0	0	0	20	0	0	46	71
White Rock									
October 2007	1	0	8	0	0	0	0	0	9
October 2006	1	0	2	0	0	0	0	0	3
Vancouver CMA									
October 2007	286	12	8	5	215	532	0	9	1,067
October 2006	422	16	10	7	275	392	21	123	1,266

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

**Table I.1: Housing Activity Summary by Submarket**  
**October 2007**

	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									
October 2007	50	16	0	0	11	0	0	0	77
October 2006	45	19	0	0	2	0	0	0	66
Delta									
October 2007	15	0	0	0	1	8	0	1	25
October 2006	22	0	0	0	0	17	0	1	40
Langley									
October 2007	101	0	2	4	20	13	0	1	141
October 2006	68	0	0	9	10	1	2	0	90
Maple Ridge / Pitt Meadows									
October 2007	74	0	0	2	4	50	0	0	130
October 2006	29	0	0	3	0	0	0	0	32
New Westminster									
October 2007	20	1	0	1	21	19	0	0	62
October 2006	2	0	0	0	0	1	0	0	3
North Vancouver									
October 2007	11	2	2	0	3	3	0	0	21
October 2006	8	3	8	0	0	0	0	0	19
Richmond									
October 2007	46	5	0	0	20	3	0	1	75
October 2006	42	3	0	2	19	4	1	1	72
Surrey									
October 2007	271	2	2	0	40	6	0	16	337
October 2006	178	0	0	4	40	43	14	19	298
Tri-Cities									
October 2007	8	4	14	0	11	11	1	0	49
October 2006	9	14	16	0	11	0	0	14	64
University Endowment Lands									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2007	137	48	0	0	0	10	0	0	195
October 2006	143	55	4	0	25	14	0	0	241
West Vancouver									
October 2007	10	2	0	0	4	13	0	0	29
October 2006	10	0	0	0	2	0	0	0	12
White Rock									
October 2007	1	0	18	0	0	28	0	0	47
October 2006	4	0	0	0	0	0	0	0	4
Vancouver CMA									
October 2007	750	80	38	7	135	164	1	19	1,194
October 2006	562	94	28	18	109	80	17	35	943

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

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
October 2007	16	14	0	0	8	0	0	0	38
October 2006	18	12	0	0	43	0	0	0	73
Delta									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	12	0	0	0	0	0	0	0	12
Langley									
October 2007	35	0	0	0	26	5	0	0	66
October 2006	41	0	0	0	2	0	0	0	43
Maple Ridge / Pitt Meadows									
October 2007	33	0	0	0	61	148	0	0	242
October 2006	33	0	0	0	12	0	0	0	45
New Westminster									
October 2007	2	0	0	0	8	123	0	0	133
October 2006	0	0	0	0	0	86	0	0	86
North Vancouver									
October 2007	7	0	0	0	11	0	0	0	18
October 2006	9	4	2	0	5	0	5	0	25
Richmond									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	11	0	0	0	3	49	0	0	63
Surrey									
October 2007	139	0	0	2	84	5	0	8	238
October 2006	171	0	0	2	124	79	2	5	383
Tri-Cities									
October 2007	3	0	0	4	0	0	0	0	7
October 2006	16	1	2	3	8	121	0	0	151
University Endowment Lands									
October 2007	1	0	0	0	0	5	0	0	6
October 2006	0	0	0	0	11	31	0	0	42
Vancouver City									
October 2007	8	2	0	0	4	231	0	0	245
October 2006	33	1	0	0	31	40	0	0	105
West Vancouver									
October 2007	4	0	0	0	0	4	0	0	8
October 2006	5	0	0	0	18	0	0	0	23
White Rock									
October 2007	1	0	0	0	0	0	0	0	1
October 2006	3	0	2	0	0	0	0	0	5
Vancouver CMA									
October 2007	253	16	0	6	202	521	0	8	1,006
October 2006	353	18	6	5	257	406	7	5	1,057

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

**Table 1.2: History of Housing Starts of Vancouver CMA  
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677
% Change	7.4	-4.8	-23.5	-87.3	-28.1	-56.1	-100.0	160.0	-26.9
1998	3,303	292	115	55	1,468	6,146	119	380	11,878
% Change	-28.0	11.5	27.8	-36.8	-28.7	-18.6	-45.2	-63.1	-25.5
1997	4,585	262	90	87	2,060	7,547	217	1,031	15,950

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
**October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Anmore	2	7	0	0	0	0	0	0	2	7	-71.4
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	0	4	0	2	0	0	0	0	0	6	-100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	0	2	0	0	171	213	172	217	-20.7
Burnaby - Central Park	0	0	0	4	0	0	0	0	0	4	-100.0
Burnaby - Remainder	9	6	10	14	0	25	82	0	101	45	124.4
Burnaby Total	10	12	10	22	0	25	253	213	273	272	0.4
Coquitlam	5	7	0	2	0	9	10	8	15	26	-42.3
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	2	0	0	0	0	0	1	0	3	-100.0
Delta - North	0	8	0	0	0	0	0	0	0	8	-100.0
Delta	0	13	0	0	0	0	0	1	0	14	-100.0
Langley City	1	0	0	0	0	0	69	0	70	0	n/a
Langley District	33	60	0	14	23	10	6	0	62	84	-26.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	42	44	8	0	0	0	0	0	50	44	13.6
New Westminster	5	12	0	4	0	4	0	0	5	20	-75.0
North Vancouver City	2	3	6	0	20	12	273	82	301	97	**
North Vancouver DM	17	13	0	0	0	0	0	0	17	13	30.8
Pitt Meadows	1	11	0	0	0	0	0	0	1	11	-90.9
Port Coquitlam	3	2	0	0	0	0	81	8	84	10	**
Port Moody	7	7	0	4	0	5	0	138	7	154	-95.5
Richmond	14	18	0	0	0	27	0	1	14	46	-69.6
Surrey - South	29	30	0	0	8	0	0	0	37	30	23.3
Surrey - Cloverdale	35	27	0	0	25	74	4	10	64	111	-42.3
Surrey - North	71	114	14	0	39	43	0	0	124	157	-21.0
Surrey - Guildford	1	0	0	0	0	21	0	0	1	21	-95.2
Surrey - Whalley	7	27	0	0	0	7	118	0	125	34	**
Surrey Total	143	198	14	0	72	145	122	10	351	353	-0.6
University Endowment Lands	0	0	10	0	15	0	0	0	25	0	n/a
Vancouver - West End	0	0	0	0	0	0	276	0	276	0	n/a
Vancouver - Downtown	0	0	0	0	10	0	142	0	152	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	45	0	45	0	n/a
Vancouver - False Creek	0	0	0	0	10	0	0	0	10	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	1	4	0	0	0	13	0	0	1	17	-94.1
Vancouver - Marpole	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - Eastside	14	38	0	4	0	3	2	10	16	55	-70.9
Vancouver - Mt. Pleasant	0	0	0	2	0	3	0	0	0	5	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	9	8	0	0	6	0	94	0	109	8	**
Vancouver Total	27	52	2	6	26	19	559	10	614	87	**
West Vancouver	10	13	0	0	0	0	0	0	10	13	-23.1
White Rock	1	1	0	0	0	0	4	4	5	5	0.0
<b>Vancouver CMA</b>	<b>324</b>	<b>473</b>	<b>50</b>	<b>52</b>	<b>156</b>	<b>256</b>	<b>1,377</b>	<b>475</b>	<b>1,907</b>	<b>1,256</b>	<b>51.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	16	28	0	0	0	0	0	0	16	28	-42.9
Belcarra	1	3	0	0	0	0	0	0	1	3	-66.7
Bowen Island	14	24	0	0	0	0	0	0	14	24	-41.7
Burnaby - Mountain	1	0	2	0	4	0	0	0	7	0	n/a
Burnaby - North	43	57	6	8	0	6	169	0	218	71	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	503	64	504	64	**
Burnaby - South & East	23	25	10	12	3	55	273	213	309	305	1.3
Burnaby - Central Park	14	8	6	20	0	49	0	214	20	291	-93.1
Burnaby - Remainder	62	85	64	86	77	207	867	196	1,070	574	86.4
Burnaby Total	144	175	88	126	84	317	1,812	687	2,128	1,305	63.1
Coquitlam	34	65	30	38	38	29	241	688	343	820	-58.2
Delta - Tsawwassen	10	29	0	0	0	0	0	48	10	77	-87.0
Delta - Ladner	29	53	0	10	0	14	2	1	31	78	-60.3
Delta - North	49	27	2	0	0	0	0	0	51	27	88.9
Delta	88	109	2	10	0	14	2	49	92	182	-49.5
Langley City	7	7	0	0	0	0	125	297	132	304	-56.6
Langley District	513	613	78	30	321	116	198	3	1,110	762	45.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	283	380	58	0	88	23	254	322	683	725	-5.8
New Westminster	61	76	8	6	12	4	628	585	709	671	5.7
North Vancouver City	16	27	20	14	37	40	657	344	730	425	71.8
North Vancouver DM	82	62	2	4	4	22	0	46	88	134	-34.3
Pitt Meadows	87	88	4	10	106	24	70	268	267	390	-31.5
Port Coquitlam	23	33	2	2	14	41	649	145	688	221	**
Port Moody	59	90	0	26	148	56	741	364	948	536	76.9
Richmond	252	344	76	122	92	443	1,173	858	1,593	1,767	-9.8
Surrey - South	275	170	42	50	155	34	249	36	721	290	148.6
Surrey - Cloverdale	366	623	12	12	331	507	287	187	996	1,329	-25.1
Surrey - North	518	1,072	38	6	236	352	122	72	914	1,502	-39.1
Surrey - Guildford	7	7	0	4	16	48	157	165	180	224	-19.6
Surrey - Whalley	101	134	0	0	80	58	337	463	518	655	-20.9
Surrey Total	1,267	2,006	92	72	818	999	1,152	923	3,329	4,000	-16.8
University Endowment Lands	5	1	10	6	167	46	214	186	396	239	65.7
Vancouver - West End	0	0	0	0	1	10	296	323	297	333	-10.8
Vancouver - Downtown	0	0	0	0	21	32	979	1,027	1,000	1,059	-5.6
Vancouver - Kitsilano	3	15	4	6	22	22	55	79	84	122	-31.1
Vancouver - False Creek	1	2	2	2	10	0	0	92	13	96	-86.5
Vancouver - Granville/Oak	3	7	2	2	12	0	314	230	331	239	38.5
Vancouver - Kerrisdale	15	12	0	2	2	22	102	26	119	62	91.9
Vancouver - Marpole	28	26	6	2	11	28	0	0	45	56	-19.6
Vancouver - Eastside	247	518	52	42	28	49	259	395	586	1,004	-41.6
Vancouver - Mt. Pleasant	3	4	20	20	11	3	223	0	257	27	**
Vancouver - Strath/Grand	0	2	4	4	24	4	43	48	71	58	22.4
Vancouver - Westside	111	131	2	6	6	32	158	21	277	190	45.8
Vancouver Total	411	717	94	86	148	202	2,429	2,241	3,082	3,246	-5.1
West Vancouver	93	115	18	4	20	0	8	9	139	128	8.6
White Rock	5	20	0	0	0	0	293	63	298	83	**
<b>Vancouver CMA</b>	<b>3,462</b>	<b>4,983</b>	<b>582</b>	<b>556</b>	<b>2,097</b>	<b>2,376</b>	<b>10,646</b>	<b>8,078</b>	<b>16,787</b>	<b>15,993</b>	<b>5.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
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	171	213	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	25	0	0	82	0	0	0
Burnaby Total	0	25	0	0	253	213	0	0
Coquitlam	0	9	0	0	10	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	1
Langley City	0	0	0	0	69	0	0	0
Langley District	23	10	0	0	6	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	0	0	0
North Vancouver City	20	12	0	0	273	82	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	81	8	0	0
Port Moody	0	5	0	0	0	138	0	0
Richmond	0	27	0	0	0	0	0	1
Surrey - South	8	0	0	0	0	0	0	0
Surrey - Cloverdale	25	74	0	0	0	0	4	10
Surrey - North	39	43	0	0	0	0	0	0
Surrey - Guildford	0	21	0	0	0	0	0	0
Surrey - Whalley	0	7	0	0	118	0	0	0
Surrey Total	72	145	0	0	118	0	4	10
University Endowment Lands	15	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	276	0	0	0
Vancouver - Downtown	10	0	0	0	142	0	0	0
Vancouver - Kitsilano	0	0	0	0	45	0	0	0
Vancouver - False Creek	10	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	13	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	3	0	0	0	6	2	4
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	0	0	0	94	0	0	0
Vancouver Total	26	19	0	0	557	6	2	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
<b>Vancouver CMA</b>	<b>156</b>	<b>256</b>	<b>0</b>	<b>0</b>	<b>1,371</b>	<b>459</b>	<b>6</b>	<b>16</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
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	4	0	0	0	0	0	0	0
Burnaby - North	0	6	0	0	169	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	503	64	0	0
Burnaby - South & East	3	55	0	0	273	213	0	0
Burnaby - Central Park	0	49	0	0	0	214	0	0
Burnaby - Remainder	77	195	0	0	867	196	0	0
Burnaby Total	84	305	0	0	1,812	687	0	0
Coquitlam	38	29	0	0	241	688	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	0	14	0	0	0	0	2	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	14	0	0	0	48	2	1
Langley City	0	0	0	0	125	297	0	0
Langley District	321	116	0	0	196	0	2	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	88	23	0	0	222	322	32	0
New Westminster	12	4	0	0	628	585	0	0
North Vancouver City	37	40	0	0	657	317	0	27
North Vancouver DM	4	22	0	0	0	46	0	0
Pitt Meadows	106	24	0	0	70	268	0	0
Port Coquitlam	14	41	0	0	649	145	0	0
Port Moody	148	56	0	0	741	364	0	0
Richmond	92	443	0	0	1,166	851	7	7
Surrey - South	155	34	0	0	134	36	115	0
Surrey - Cloverdale	331	507	0	0	221	120	66	67
Surrey - North	236	352	0	0	120	2	2	70
Surrey - Guildford	16	48	0	0	157	165	0	0
Surrey - Whalley	80	58	0	0	337	463	0	0
Surrey Total	818	999	0	0	969	786	183	137
University Endowment Lands	41	46	126	0	107	186	107	0
Vancouver - West End	1	10	0	0	296	323	0	0
Vancouver - Downtown	21	32	0	0	979	1,027	0	0
Vancouver - Kitsilano	22	22	0	0	53	78	2	1
Vancouver - False Creek	10	0	0	0	0	0	0	92
Vancouver - Granville/Oak	12	0	0	0	314	230	0	0
Vancouver - Kerrisdale	2	22	0	0	100	24	2	2
Vancouver - Marpole	11	28	0	0	0	0	0	0
Vancouver - Eastside	28	49	0	0	253	258	6	135
Vancouver - Mt. Pleasant	11	3	0	0	221	0	2	0
Vancouver - Strath/Grand	24	4	0	0	43	48	0	0
Vancouver - Westside	6	32	0	0	156	17	2	4
Vancouver Total	148	202	0	0	2,415	2,005	14	234
West Vancouver	20	0	0	0	8	9	0	0
White Rock	0	0	0	0	291	63	2	0
<b>Vancouver CMA</b>	<b>1,971</b>	<b>2,364</b>	<b>126</b>	<b>0</b>	<b>10,297</b>	<b>7,667</b>	<b>349</b>	<b>409</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Anmore	2	7	0	0	0	0	2	7
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	6	0	0	0	0	0	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	4	171	213	0	0	172	217
Burnaby - Central Park	0	4	0	0	0	0	0	4
Burnaby - Remainder	19	20	82	25	0	0	101	45
Burnaby Total	20	34	253	238	0	0	273	272
Coquitlam	15	13	0	13	0	0	15	26
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	2	0	0	0	1	0	3
Delta - North	0	8	0	0	0	0	0	8
Delta	0	13	0	0	0	1	0	14
Langley City	1	0	69	0	0	0	70	0
Langley District	38	47	23	35	1	2	62	84
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	41	44	9	0	0	0	50	44
New Westminster	5	16	0	4	0	0	5	20
North Vancouver City	8	3	293	94	0	0	301	97
North Vancouver DM	17	13	0	0	0	0	17	13
Pitt Meadows	1	11	0	0	0	0	1	11
Port Coquitlam	5	10	79	0	0	0	84	10
Port Moody	7	7	0	147	0	0	7	154
Richmond	14	18	0	27	0	1	14	46
Surrey - South	23	30	14	0	0	0	37	30
Surrey - Cloverdale	35	27	25	74	4	10	64	111
Surrey - North	79	114	45	43	0	0	124	157
Surrey - Guildford	1	0	0	21	0	0	1	21
Surrey - Whalley	7	27	118	7	0	0	125	34
Surrey Total	145	198	202	145	4	10	351	353
University Endowment Lands	0	0	25	0	0	0	25	0
Vancouver - West End	0	0	276	0	0	0	276	0
Vancouver - Downtown	0	0	152	0	0	0	152	0
Vancouver - Kitsilano	0	0	45	0	0	0	45	0
Vancouver - False Creek	0	0	10	0	0	0	10	0
Vancouver - Granville/Oak	1	1	0	0	0	0	1	1
Vancouver - Kerrisdale	1	4	0	13	0	0	1	17
Vancouver - Marpole	2	1	0	0	0	0	2	1
Vancouver - Eastside	14	51	0	0	2	4	16	55
Vancouver - Mt. Pleasant	0	2	0	3	0	0	0	5
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	13	8	96	0	0	0	109	8
Vancouver Total	33	67	579	16	2	4	614	87
West Vancouver	10	13	0	0	0	0	10	13
White Rock	5	5	0	0	0	0	5	5
<b>Vancouver CMA</b>	<b>368</b>	<b>519</b>	<b>1,532</b>	<b>719</b>	<b>7</b>	<b>18</b>	<b>1,907</b>	<b>1,256</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	16	28	0	0	0	0	16	28
Belcarra	1	3	0	0	0	0	1	3
Bowen Island	14	24	0	0	0	0	14	24
Burnaby - Mountain	3	0	4	0	0	0	7	0
Burnaby - North	49	65	169	6	0	0	218	71
Burnaby - Lougheed Mall	1	0	503	64	0	0	504	64
Burnaby - South & East	33	37	276	268	0	0	309	305
Burnaby - Central Park	20	28	0	263	0	0	20	291
Burnaby - Remainder	126	163	944	399	0	0	1,070	574
Burnaby Total	232	293	1,896	1,000	0	0	2,128	1,305
Coquitlam	144	136	199	684	0	0	343	820
Delta - Tsawwassen	10	29	0	48	0	0	10	77
Delta - Ladner	28	50	0	24	3	4	31	78
Delta - North	51	27	0	0	0	0	51	27
Delta	89	106	0	72	3	4	92	182
Langley City	7	7	125	297	0	0	132	304
Langley District	613	580	489	170	8	12	1,110	762
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	282	373	369	352	32	0	683	725
New Westminster	69	82	640	589	0	0	709	671
North Vancouver City	32	41	698	357	0	27	730	425
North Vancouver DM	81	65	7	64	0	5	88	134
Pitt Meadows	69	86	198	304	0	0	267	390
Port Coquitlam	49	51	639	170	0	0	688	221
Port Moody	55	94	893	442	0	0	948	536
Richmond	250	350	1,336	1,406	7	11	1,593	1,767
Surrey - South	262	170	344	120	115	0	721	290
Surrey - Cloverdale	370	633	560	629	66	67	996	1,329
Surrey - North	550	1,068	362	364	2	70	914	1,502
Surrey - Guildford	7	7	173	217	0	0	180	224
Surrey - Whalley	101	134	417	521	0	0	518	655
Surrey Total	1,290	2,012	1,856	1,851	183	137	3,329	4,000
University Endowment Lands	5	1	158	238	233	0	396	239
Vancouver - West End	0	0	297	333	0	0	297	333
Vancouver - Downtown	0	0	1,000	1,059	0	0	1,000	1,059
Vancouver - Kitsilano	7	21	75	100	2	1	84	122
Vancouver - False Creek	3	4	10	0	0	92	13	96
Vancouver - Granville/Oak	5	9	326	230	0	0	331	239
Vancouver - Kerrisdale	15	14	102	46	2	2	119	62
Vancouver - Marpole	37	28	8	28	0	0	45	56
Vancouver - Eastside	326	615	254	252	6	135	586	1,004
Vancouver - Mt. Pleasant	26	24	229	3	2	0	257	27
Vancouver - Strath/Grand	4	6	67	52	0	0	71	58
Vancouver - Westside	117	137	158	49	2	4	277	190
Vancouver Total	542	858	2,526	2,152	14	234	3,082	3,246
West Vancouver	95	119	44	9	0	0	139	128
White Rock	69	78	227	5	2	0	298	83
<b>Vancouver CMA</b>	<b>4,005</b>	<b>5,387</b>	<b>12,300</b>	<b>10,162</b>	<b>482</b>	<b>430</b>	<b>16,787</b>	<b>15,993</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
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	0	0	0	n/a
Burnaby - North	5	7	0	2	0	0	0	0	5	9	-44.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Central Park	1	0	2	0	0	0	0	0	3	0	n/a
Burnaby - Remainder	6	9	6	2	13	43	0	0	25	54	-53.7
Burnaby Total	16	19	8	4	13	43	0	0	37	66	-43.9
Coquitlam	4	4	0	0	0	7	0	6	4	17	-76.5
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	0	17	0	0	0	0	0	1	0	18	-100.0
Delta - North	0	4	0	0	0	0	0	0	0	4	-100.0
Delta	0	23	0	0	0	0	0	1	0	24	-100.0
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	45	51	4	0	18	0	0	0	67	51	31.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	44	28	2	0	18	0	46	0	110	28	**
New Westminster	6	0	16	0	8	0	123	85	153	85	80.0
North Vancouver City	0	2	2	8	11	3	0	2	13	15	-13.3
North Vancouver DM	7	8	0	4	0	0	0	0	7	12	-41.7
Pitt Meadows	7	6	0	0	45	12	136	0	188	18	**
Port Coquitlam	0	0	0	0	0	0	0	121	0	121	-100.0
Port Moody	3	16	0	2	0	0	0	0	3	18	-83.3
Richmond	0	9	0	0	0	0	0	48	0	57	-100.0
Surrey - South	34	17	0	16	0	22	0	0	34	55	-38.2
Surrey - Cloverdale	33	72	0	0	57	50	7	4	97	126	-23.0
Surrey - North	64	90	0	0	19	59	2	72	85	221	-61.5
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	9	16	0	0	0	0	0	72	9	88	-89.8
Surrey Total	140	197	0	16	76	131	9	148	225	492	-54.3
University Endowment Lands	1	0	0	0	0	11	0	31	1	42	-97.6
Vancouver - West End	0	0	0	0	4	0	136	0	140	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	3	2	4	0	17	45	0	47	24	95.8
Vancouver - False Creek	0	1	0	0	0	0	0	35	0	36	-100.0
Vancouver - Granville/Oak	0	1	0	0	0	0	46	0	46	1	**
Vancouver - Kerrisdale	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - Marpole	2	3	0	0	0	2	0	0	2	5	-60.0
Vancouver - Eastside	0	34	0	0	0	0	0	0	0	34	-100.0
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	23	0	0	0	23	-100.0
Vancouver - Westside	2	14	0	0	0	0	0	0	2	14	-85.7
Vancouver Total	6	57	2	8	4	42	227	35	239	142	68.3
West Vancouver	6	5	0	8	0	12	0	46	6	71	-91.5
White Rock	1	1	0	0	0	0	8	2	9	3	200.0
<b>Vancouver CMA</b>	<b>291</b>	<b>430</b>	<b>34</b>	<b>50</b>	<b>193</b>	<b>261</b>	<b>549</b>	<b>525</b>	<b>1,067</b>	<b>1,266</b>	<b>-15.7</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	29	26	0	4	0	0	0	0	29	30	-3.3
Belcarra	1	2	0	0	0	0	0	0	1	2	-50.0
Bowen Island	10	37	0	0	0	0	0	0	10	37	-73.0
Burnaby - Mountain	0	2	0	0	4	132	278	230	282	364	-22.5
Burnaby - North	50	76	8	16	0	38	140	405	198	535	-63.0
Burnaby - Lougheed Mall	0	3	0	0	0	0	64	0	64	3	**
Burnaby - South & East	30	36	14	16	64	40	571	178	679	270	151.5
Burnaby - Central Park	11	14	16	18	8	18	0	0	35	50	-30.0
Burnaby - Remainder	81	95	82	76	244	172	215	790	622	1,133	-45.1
Burnaby Total	172	226	120	126	320	400	1,268	1,603	1,880	2,355	-20.2
Coquitlam	33	58	24	40	28	7	265	198	350	303	15.5
Delta - Tsawwassen	13	12	0	0	0	0	48	33	61	45	35.6
Delta - Ladner	8	66	8	54	12	0	2	5	30	125	-76.0
Delta - North	37	31	0	0	0	0	0	0	37	31	19.4
Delta	58	109	8	54	12	0	50	38	128	201	-36.3
Langley City	6	5	0	2	0	0	212	74	218	81	169.1
Langley District	501	464	32	8	190	268	6	42	729	782	-6.8
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	341	302	2	0	18	49	166	0	527	351	50.1
New Westminster	72	33	20	0	26	114	506	429	624	576	8.3
North Vancouver City	26	16	10	30	37	13	182	219	255	278	-8.3
North Vancouver DM	68	57	0	46	8	53	42	86	118	242	-51.2
Pitt Meadows	55	95	0	0	57	61	136	0	248	156	59.0
Port Coquitlam	15	32	6	2	12	40	108	277	141	351	-59.8
Port Moody	59	80	20	26	50	62	309	277	438	445	-1.6
Richmond	226	317	82	100	273	231	945	712	1,526	1,360	12.2
Surrey - South	203	171	40	42	0	103	63	204	306	520	-41.2
Surrey - Cloverdale	412	601	22	4	544	328	90	108	1,068	1,041	2.6
Surrey - North	788	897	6	38	284	491	76	72	1,154	1,498	-23.0
Surrey - Guildford	6	10	4	0	48	44	165	269	223	323	-31.0
Surrey - Whalley	117	96	0	0	49	12	68	99	234	207	13.0
Surrey Total	1,526	1,775	72	84	925	978	462	752	2,985	3,589	-16.8
University Endowment Lands	4	1	6	0	110	22	379	165	499	188	165.4
Vancouver - West End	0	0	0	0	4	6	499	237	503	243	107.0
Vancouver - Downtown	0	0	0	0	58	25	1,884	1,285	1,942	1,310	48.2
Vancouver - Kitsilano	14	12	6	10	0	17	176	2	196	41	**
Vancouver - False Creek	1	1	4	0	0	0	39	116	44	117	-62.4
Vancouver - Granville/Oak	6	3	0	6	0	14	165	130	171	153	11.8
Vancouver - Kerrisdale	16	34	2	0	9	0	4	0	31	34	-8.8
Vancouver - Marpole	23	36	2	20	26	2	23	54	74	112	-33.9
Vancouver - Eastside	242	508	26	50	32	61	283	649	583	1,268	-54.0
Vancouver - Mt. Pleasant	1	1	34	26	6	7	2	178	43	212	-79.7
Vancouver - Strath/Grand	1	8	4	10	4	27	50	22	59	67	-11.9
Vancouver - Westside	145	130	6	26	30	75	60	72	241	303	-20.5
Vancouver Total	449	733	84	148	169	234	3,185	2,745	3,887	3,860	0.7
West Vancouver	112	77	2	32	32	18	109	46	255	173	47.4
White Rock	14	32	0	0	0	0	154	8	168	40	**
<b>Vancouver CMA</b>	<b>3,777</b>	<b>4,478</b>	<b>488</b>	<b>702</b>	<b>2,267</b>	<b>2,550</b>	<b>8,484</b>	<b>7,671</b>	<b>15,016</b>	<b>15,401</b>	<b>-2.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
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	13	43	0	0	0	0	0	0
Burnaby Total	13	43	0	0	0	0	0	0
Coquitlam	0	7	0	0	0	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	18	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	0	0	0	46	0	0	0
New Westminster	8	0	0	0	123	85	0	0
North Vancouver City	11	3	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	45	12	0	0	136	0	0	0
Port Coquitlam	0	0	0	0	0	121	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	48	0	0
Surrey - South	0	22	0	0	0	0	0	0
Surrey - Cloverdale	57	50	0	0	0	0	7	4
Surrey - North	19	43	0	16	0	0	2	72
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	72	0	0
Surrey Total	76	115	0	16	0	72	9	76
University Endowment Lands	0	11	0	0	0	31	0	0
Vancouver - West End	4	0	0	0	136	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	17	0	0	45	0	0	0
Vancouver - False Creek	0	0	0	0	0	35	0	0
Vancouver - Granville/Oak	0	0	0	0	46	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	2	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	23	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	4	42	0	0	227	35	0	0
West Vancouver	0	12	0	0	0	0	0	46
White Rock	0	0	0	0	8	2	0	0
<b>Vancouver CMA</b>	<b>193</b>	<b>245</b>	<b>0</b>	<b>16</b>	<b>540</b>	<b>402</b>	<b>9</b>	<b>123</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
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	4	132	0	0	278	230	0	0
Burnaby - North	0	38	0	0	140	405	0	0
Burnaby - Lougheed Mall	0	0	0	0	64	0	0	0
Burnaby - South & East	64	40	0	0	425	178	146	0
Burnaby - Central Park	8	18	0	0	0	0	0	0
Burnaby - Remainder	244	172	0	0	215	790	0	0
Burnaby Total	320	400	0	0	1,122	1,603	146	0
Coquitlam	28	7	0	0	265	196	0	2
Delta - Tsawwassen	0	0	0	0	48	33	0	0
Delta - Ladner	12	0	0	0	0	0	2	5
Delta - North	0	0	0	0	0	0	0	0
Delta	12	0	0	0	48	33	2	5
Langley City	0	0	0	0	212	74	0	0
Langley District	190	268	0	0	2	42	4	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	49	0	0	166	0	0	0
New Westminster	26	114	0	0	506	429	0	0
North Vancouver City	37	13	0	0	155	219	27	0
North Vancouver DM	8	53	0	0	42	86	0	0
Pitt Meadows	57	61	0	0	136	0	0	0
Port Coquitlam	12	34	0	6	108	277	0	0
Port Moody	50	62	0	0	309	235	0	42
Richmond	273	231	0	0	943	699	2	13
Surrey - South	0	103	0	0	63	43	0	161
Surrey - Cloverdale	544	328	0	0	6	104	84	4
Surrey - North	284	475	0	16	4	0	72	72
Surrey - Guildford	48	44	0	0	165	269	0	0
Surrey - Whalley	49	12	0	0	68	99	0	0
Surrey Total	925	962	0	16	306	515	156	237
University Endowment Lands	70	22	40	0	308	165	71	0
Vancouver - West End	4	6	0	0	499	126	0	111
Vancouver - Downtown	58	25	0	0	1,884	1,227	0	58
Vancouver - Kitsilano	0	17	0	0	175	2	1	0
Vancouver - False Creek	0	0	0	0	39	116	0	0
Vancouver - Granville/Oak	0	14	0	0	165	130	0	0
Vancouver - Kerrisdale	9	0	0	0	2	0	2	0
Vancouver - Marpole	26	2	0	0	23	19	0	35
Vancouver - Eastside	32	61	0	0	196	445	87	204
Vancouver - Mt. Pleasant	6	7	0	0	0	178	2	0
Vancouver - Strath/Grand	4	27	0	0	50	6	0	16
Vancouver - Westside	30	75	0	0	56	72	4	0
Vancouver Total	169	234	0	0	3,089	2,321	96	424
West Vancouver	32	18	0	0	93	0	16	46
White Rock	0	0	0	0	154	8	0	0
<b>Vancouver CMA</b>	<b>2,227</b>	<b>2,528</b>	<b>40</b>	<b>22</b>	<b>7,964</b>	<b>6,902</b>	<b>520</b>	<b>769</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Anmore	5	0	0	0	0	0	5	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	9	0	0	0	0	5	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	0	0	0	0	4	3
Burnaby - Central Park	3	0	0	0	0	0	3	0
Burnaby - Remainder	12	9	13	45	0	0	25	54
Burnaby Total	24	21	13	45	0	0	37	66
Coquitlam	0	7	4	10	0	0	4	17
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	0	17	0	0	0	1	0	18
Delta - North	0	4	0	0	0	0	0	4
Delta	0	23	0	0	0	1	0	24
Langley City	0	1	0	0	0	0	0	1
Langley District	45	51	22	0	0	0	67	51
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	26	66	2	0	0	110	28
New Westminster	6	0	147	85	0	0	153	85
North Vancouver City	2	10	11	5	0	0	13	15
North Vancouver DM	7	7	0	0	0	5	7	12
Pitt Meadows	7	5	181	13	0	0	188	18
Port Coquitlam	0	0	0	121	0	0	0	121
Port Moody	3	16	0	2	0	0	3	18
Richmond	0	9	0	48	0	0	0	57
Surrey - South	33	16	1	39	0	0	34	55
Surrey - Cloverdale	33	72	57	50	7	4	97	126
Surrey - North	64	90	19	43	2	88	85	221
Surrey - Guildford	0	2	0	0	0	0	0	2
Surrey - Whalley	9	16	0	72	0	0	9	88
Surrey Total	139	196	77	204	9	92	225	492
University Endowment Lands	1	0	0	42	0	0	1	42
Vancouver - West End	0	0	140	0	0	0	140	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	7	45	17	0	0	47	24
Vancouver - False Creek	0	1	0	35	0	0	0	36
Vancouver - Granville/Oak	0	1	46	0	0	0	46	1
Vancouver - Kerrisdale	2	1	0	0	0	0	2	1
Vancouver - Marpole	2	3	0	2	0	0	2	5
Vancouver - Eastside	0	34	0	0	0	0	0	34
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	4
Vancouver - Strath/Grand	0	0	0	23	0	0	0	23
Vancouver - Westside	2	14	0	0	0	0	2	14
Vancouver Total	8	65	231	77	0	0	239	142
West Vancouver	6	5	0	20	0	46	6	71
White Rock	9	3	0	0	0	0	9	3
<b>Vancouver CMA</b>	<b>306</b>	<b>448</b>	<b>752</b>	<b>674</b>	<b>9</b>	<b>144</b>	<b>1,067</b>	<b>1,266</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	29	30	0	0	0	0	29	30
Belcarra	1	2	0	0	0	0	1	2
Bowen Island	10	37	0	0	0	0	10	37
Burnaby - Mountain	0	2	282	362	0	0	282	364
Burnaby - North	58	92	140	443	0	0	198	535
Burnaby - Lougheed Mall	0	3	64	0	0	0	64	3
Burnaby - South & East	44	52	489	218	146	0	679	270
Burnaby - Central Park	27	32	8	18	0	0	35	50
Burnaby - Remainder	161	169	461	964	0	0	622	1,133
Burnaby Total	290	350	1,444	2,005	146	0	1,880	2,355
Coquitlam	109	146	241	155	0	2	350	303
Delta - Tsawwassen	13	12	48	33	0	0	61	45
Delta - Ladner	7	63	21	54	2	8	30	125
Delta - North	37	31	0	0	0	0	37	31
Delta	57	106	69	87	2	8	128	201
Langley City	6	7	212	74	0	0	218	81
Langley District	495	446	223	326	11	10	729	782
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	341	293	186	58	0	0	527	351
New Westminster	75	33	549	543	0	0	624	576
North Vancouver City	40	70	188	208	27	0	255	278
North Vancouver DM	68	56	50	181	0	5	118	242
Pitt Meadows	55	94	193	62	0	0	248	156
Port Coquitlam	37	46	104	299	0	6	141	351
Port Moody	66	68	372	335	0	42	438	445
Richmond	239	315	1,285	1,028	2	17	1,526	1,360
Surrey - South	201	137	105	222	0	161	306	520
Surrey - Cloverdale	420	576	564	461	84	4	1,068	1,041
Surrey - North	794	867	288	543	72	88	1,154	1,498
Surrey - Guildford	6	10	217	313	0	0	223	323
Surrey - Whalley	117	96	117	111	0	0	234	207
Surrey Total	1,538	1,686	1,291	1,650	156	253	2,985	3,589
University Endowment Lands	4	1	384	187	111	0	499	188
Vancouver - West End	0	0	503	132	0	111	503	243
Vancouver - Downtown	0	1	1,942	1,251	0	58	1,942	1,310
Vancouver - Kitsilano	20	24	175	17	1	0	196	41
Vancouver - False Creek	5	1	39	116	0	0	44	117
Vancouver - Granville/Oak	6	9	165	144	0	0	171	153
Vancouver - Kerrisdale	18	34	11	0	2	0	31	34
Vancouver - Marpole	25	56	49	21	0	35	74	112
Vancouver - Eastside	294	582	202	482	87	204	583	1,268
Vancouver - Mt. Pleasant	35	25	6	187	2	0	43	212
Vancouver - Strath/Grand	7	18	52	33	0	16	59	67
Vancouver - Westside	151	138	86	165	4	0	241	303
Vancouver Total	561	888	3,230	2,548	96	424	3,887	3,860
West Vancouver	110	78	129	49	16	46	255	173
White Rock	68	40	100	0	0	0	168	40
<b>Vancouver CMA</b>	<b>4,199</b>	<b>4,793</b>	<b>10,250</b>	<b>9,795</b>	<b>567</b>	<b>813</b>	<b>15,016</b>	<b>15,401</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
October 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,000,000	1,150,346
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	1,000,000	1,125,635
Belcarra													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	1	11.1	0	0.0	2	22.2	5	55.6	1	11.1	9	--	--
Year-to-date 2006	2	5.7	6	17.1	14	40.0	5	14.3	8	22.9	35	585,000	652,794
Burnaby													
October 2007	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	898,950	942,081
October 2006	0	0.0	0	0.0	0	0.0	11	61.1	7	38.9	18	732,000	821,250
Year-to-date 2007	0	0.0	1	0.6	3	1.9	59	37.6	94	59.9	157	788,000	824,967
Year-to-date 2006	2	0.8	13	5.4	42	17.6	102	42.7	80	33.5	239	678,000	732,615
Coquitlam													
October 2007	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
October 2006	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	5	14.7	4	11.8	1	2.9	2	5.9	22	64.7	34	800,000	726,045
Year-to-date 2006	5	8.1	3	4.8	18	29.0	31	50.0	5	8.1	62	617,000	620,559
Delta													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	3	25.0	5	41.7	4	33.3	12	700,000	699,167
Year-to-date 2007	0	0.0	1	1.4	15	21.1	22	31.0	33	46.5	71	744,000	718,435
Year-to-date 2006	4	3.8	8	7.6	44	41.9	25	23.8	24	22.9	105	585,000	661,939
Langley City													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Year-to-date 2006	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Langley District													
October 2007	0	0.0	2	5.7	5	14.3	27	77.1	1	2.9	35	629,000	630,446
October 2006	2	4.9	16	39.0	19	46.3	3	7.3	1	2.4	41	519,000	531,134
Year-to-date 2007	22	4.5	115	23.6	201	41.3	123	25.3	26	5.3	487	569,000	574,429
Year-to-date 2006	44	9.9	270	60.5	113	25.3	12	2.7	7	1.6	446	479,000	488,697

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
October 2007	0	0.0	4	13.3	18	60.0	7	23.3	1	3.3	30	552,000	570,523
October 2006	0	0.0	10	43.5	12	52.2	1	4.3	0	0.0	23	510,000	511,713
Year-to-date 2007	7	2.2	121	37.9	168	52.7	20	6.3	3	0.9	319	515,000	521,411
Year-to-date 2006	52	17.0	129	42.2	99	32.4	14	4.6	12	3.9	306	485,000	495,661
New Westminster													
October 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	1	1.5	39	60.0	21	32.3	4	6.2	65	588,900	593,198
Year-to-date 2006	10	29.4	10	29.4	5	14.7	8	23.5	1	2.9	34	462,900	489,344
North Vancouver City													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,200,000	1,189,400
Year-to-date 2006	0	0.0	0	0.0	1	5.9	1	5.9	15	88.2	17	898,000	913,391
North Vancouver DM													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
October 2006	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	--	--
Year-to-date 2007	1	1.5	0	0.0	0	0.0	0	0.0	65	98.5	66	1,280,000	1,304,288
Year-to-date 2006	1	1.9	0	0.0	0	0.0	1	1.9	50	96.2	52	1,248,000	1,186,927
Pitt Meadows													
October 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
October 2006	1	10.0	8	80.0	1	10.0	0	0.0	0	0.0	10	429,500	437,080
Year-to-date 2007	0	0.0	6	13.0	40	87.0	0	0.0	0	0.0	46	569,900	553,607
Year-to-date 2006	9	8.6	85	81.0	10	9.5	0	0.0	1	1.0	105	449,000	453,017
Port Coquitlam													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	2	12.5	10	62.5	3	18.8	1	6.3	16	569,571	582,645
Year-to-date 2006	0	0.0	25	73.5	5	14.7	4	11.8	0	0.0	34	460,000	480,171
Port Moody													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2006	0	0.0	0	0.0	0	0.0	12	75.0	4	25.0	16	637,500	681,588
Year-to-date 2007	0	0.0	0	0.0	0	0.0	13	21.7	47	78.3	60	800,000	816,806
Year-to-date 2006	0	0.0	0	0.0	29	37.2	41	52.6	8	10.3	78	609,950	664,981
Richmond													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,000,000	1,142,800
Year-to-date 2007	0	0.0	0	0.0	13	5.5	47	20.0	175	74.5	235	925,000	930,965
Year-to-date 2006	10	3.2	35	11.1	44	13.9	80	25.3	147	46.5	316	719,500	778,767

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2007	8	5.7	18	12.8	39	27.7	38	27.0	38	27.0	141	639,000	718,491
October 2006	1	0.6	46	26.6	62	35.8	48	27.7	16	9.2	173	549,000	612,971
Year-to-date 2007	11	0.8	311	21.2	455	31.0	379	25.9	310	21.1	1,466	599,000	674,105
Year-to-date 2006	184	10.5	584	33.2	482	27.4	331	18.8	179	10.2	1,760	525,900	574,108
University Endowment Lands													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
October 2006	0	0.0	0	0.0	1	3.0	13	39.4	19	57.6	33	759,000	980,076
Year-to-date 2007	0	0.0	1	0.2	4	0.8	79	16.4	397	82.5	481	950,000	1,272,214
Year-to-date 2006	0	0.0	2	0.3	25	3.8	287	44.2	336	51.7	650	754,000	954,401
West Vancouver													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	113	100.0	113	2,450,000	2,794,064
Year-to-date 2006	1	1.2	0	0.0	0	0.0	0	0.0	81	98.8	82	2,450,000	2,812,183
White Rock													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	1,199,000	1,250,235
Year-to-date 2006	0	0.0	3	10.0	1	3.3	2	6.7	24	80.0	30	1,074,500	989,687
Vancouver CMA													
October 2007	9	3.5	27	10.4	67	25.9	76	29.3	80	30.9	259	639,000	793,071
October 2006	8	2.2	80	22.3	98	27.3	96	26.7	77	21.4	359	598,950	699,888
Year-to-date 2007	47	1.3	563	15.2	951	25.7	781	21.1	1,363	36.8	3,705	650,000	836,124
Year-to-date 2006	324	7.4	1,174	26.8	932	21.3	947	21.6	1,008	23.0	4,385	575,000	698,306

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2007**

Submarket	Oct 2007	Oct 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	1,150,346	1,125,635	2.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	652,794	n/a
Burnaby Total	942,081	821,250	14.7	824,967	732,615	12.6
Coquitlam	--	--	n/a	726,045	620,559	17.0
Delta	--	699,167	n/a	718,435	661,939	8.5
Langley City	--	--	n/a	--	--	n/a
Langley District	630,446	531,134	18.7	574,429	488,697	17.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	570,523	511,713	11.5	521,411	495,661	5.2
New Westminster	--	--	n/a	593,198	489,344	21.2
North Vancouver City	--	--	n/a	1,189,400	913,391	30.2
North Vancouver DM	--	--	n/a	1,304,288	1,186,927	9.9
Pitt Meadows	--	437,080	n/a	553,607	453,017	22.2
Port Coquitlam	--	--	n/a	582,645	480,171	21.3
Port Moody	--	681,588	n/a	816,806	664,981	22.8
Richmond	--	1,142,800	n/a	930,965	778,767	19.5
Surrey Total	718,491	612,971	17.2	674,105	574,108	17.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	--	980,076	n/a	1,272,214	954,401	33.3
West Vancouver	--	--	n/a	2,794,064	2,812,183	-0.6
White Rock	--	--	n/a	1,250,235	989,687	26.3
<b>Vancouver CMA</b>	<b>793,071</b>	<b>699,888</b>	<b>13.3</b>	<b>836,124</b>	<b>698,306</b>	<b>19.7</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
October 2007**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2006	January	748	3,129	24%	655,936	340	1,155	29%	379,893	848	2,876	29%	312,330
	February	1,187	3,391	35%	705,414	553	1,254	44%	397,214	1,212	3,121	39%	321,150
	March	1,531	3,956	39%	699,871	731	1,324	55%	402,890	1,780	3,384	53%	336,288
	April	1,451	4,201	35%	701,943	540	1,362	40%	412,735	1,367	3,459	40%	327,522
	May	1,780	4,562	39%	716,154	773	1,455	53%	432,807	1,762	3,507	50%	351,660
	June	1,618	4,777	34%	718,686	756	1,583	48%	410,894	1,593	3,673	43%	340,035
	July	1,048	5,023	21%	730,777	513	1,658	31%	415,841	1,188	3,743	32%	369,322
	August	1,177	5,183	23%	749,242	540	1,652	33%	426,326	1,296	3,800	34%	355,547
	September	1,046	5,738	18%	741,643	397	1,824	22%	463,299	1,095	4,305	25%	349,404
	October	1,096	5,726	19%	795,812	476	1,862	26%	435,177	1,166	4,568	26%	364,947
	November	914	5,138	18%	765,265	405	1,861	22%	427,550	1,052	4,309	24%	340,083
	December	635	4,077	16%	775,722	313	1,491	21%	441,014	741	3,590	21%	353,777
2007	January	703	3,992	18%	761,105	342	1,520	23%	466,107	771	3,800	20%	347,245
	February	1,127	4,189	27%	743,221	469	1,556	30%	462,184	1,271	3,925	32%	367,596
	March	1,411	4,507	31%	785,234	654	1,682	39%	456,470	1,535	4,167	37%	380,176
	April	1,417	5,066	28%	794,309	637	1,766	36%	470,440	1,353	4,515	30%	376,097
	May	1,821	5,206	35%	852,427	744	1,844	40%	470,518	1,792	4,699	38%	377,160
	June	1,635	5,380	30%	809,319	779	1,795	43%	486,639	1,847	4,636	40%	381,638
	July	1,500	5,207	29%	831,195	724	1,729	42%	487,809	1,675	4,279	39%	398,710
	August	1,304	5,111	26%	856,107	598	1,650	36%	480,223	1,505	3,960	38%	388,701
	September	1,112	5,291	21%	819,794	505	1,720	29%	490,476	1,182	4,295	28%	400,526
	October												
	November												
	December												
Q3 2006		3,271	5,315	21%	740,896	1,450	1,711	28%	432,739	3,579	3,949	30%	358,240
Q3 2007		3,916	5,203	25%	836,253	1,827	1,700	36%	486,063	4,362	4,178	35%	395,749
YTD 2006		11,586	4,440	29%	714,573	5,143	1,474	39%	415,882	12,141	3,541	38%	341,310
YTD 2007		12,030	4,883	27%	811,009	5,452	1,696	36%	475,343	12,931	4,253	34%	381,593

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver  
Third Quarter 2007**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2006	Q1	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	Q2	4,849	4,513	36%	712,746	2,069	1,467	47%	419,561	4,722	3,546	44%	340,750
	Q3	3,271	5,315	21%	740,896	1,450	1,711	28%	432,739	3,579	3,949	30%	358,240
	Q4	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
2007	Q1	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q2	4,873	5,217	31%	821,063	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	Q3	3,916	5,203	25%	836,253	1,827	1,700	36%	486,063	4,362	4,178	35%	395,749
	Q4												
YTD 2006		11,586	4,440	29%	714,573	5,143	1,474	39%	415,882	12,141	3,541	38%	341,310
YTD 2007		12,030	4,883	27%	811,009	5,452	1,696	36%	475,343	12,931	4,253	34%	381,593

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 6: Economic Indicators**  
**October 2007**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=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						
2006	January	658	5.80	6.30	108.6	106.2	1,168	4.9	66.6	738
	February	667	5.85	6.45	109.5	106.3	1,161	4.8	66.1	737
	March	667	6.05	6.45	109.9	106.9	1,162	4.7	65.9	741
	April	685	6.25	6.75	110.9	107.5	1,174	4.3	66.2	742
	May	685	6.25	6.75	111.2	108.4	1,181	4.2	66.5	741
	June	697	6.60	6.95	111.4	108.4	1,186	4.1	66.6	741
	July	697	6.60	6.95	112.0	108.5	1,192	4.1	66.8	739
	August	691	6.40	6.85	114.8	108.7	1,197	4.0	66.9	743
	September	682	6.40	6.70	115.4	108.4	1,201	4.2	67.1	746
	October	688	6.40	6.80	116.0	108.4	1,205	4.2	67.2	748
	November	673	6.40	6.55	116.1	108.9	1,202	4.4	67.2	750
	December	667	6.30	6.45	116.1	109.1	1,200	4.7	67.1	752
2007	January	679	6.50	6.65	116.1	109.0	1,199	4.8	67.0	752
	February	679	6.50	6.65	116.1	109.3	1,210	4.2	67.2	751
	March	669	6.40	6.49	117.4	109.6	1,221	3.6	67.3	753
	April	678	6.60	6.64	118.3	110.0	1,220	3.7	67.2	758
	May	709	6.85	7.14	121.0	110.6	1,215	4.1	67.1	758
	June	715	7.05	7.24	122.1	110.5	1,212	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,219	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.9	755
	September	712	7.05	7.19	122.4	110.7	1,220	3.7	66.6	760
	October	728	7.25	7.44		110.4	1,218	4.1	66.6	764
	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), CREA (MLS®), Statistics Canada (CANSIM)

# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

## Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

## SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Abbotsford CMA**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	47	0	14	10	0	0	0	0	71
October 2006	38	0	18	0	30	86	0	0	172
% Change	23.7	n/a	-22.2	n/a	-100.0	-100.0	n/a	n/a	-58.7
Year-to-date 2007	418	0	198	33	111	216	0	0	976
Year-to-date 2006	343	4	118	22	93	549	0	0	1,129
% Change	21.9	-100.0	67.8	50.0	19.4	-60.7	n/a	n/a	-13.6
UNDER CONSTRUCTION									
October 2007	330	0	156	42	113	365	0	0	1,006
October 2006	239	4	88	14	97	575	0	82	1,099
% Change	38.1	-100.0	77.3	200.0	16.5	-36.5	n/a	-100.0	-8.5
COMPLETIONS									
October 2007	28	0	4	0	0	71	0	0	103
October 2006	47	0	4	3	0	0	0	0	54
% Change	-40.4	n/a	0.0	-100.0	n/a	n/a	n/a	n/a	90.7
Year-to-date 2007	310	4	189	15	91	429	0	24	1,062
Year-to-date 2006	305	0	122	22	55	108	0	47	659
% Change	1.6	n/a	54.9	-31.8	65.5	**	n/a	-48.9	61.2
COMPLETED & NOT ABSORBED									
October 2007	69	0	6	5	0	75	0	0	155
October 2006	65	0	6	3	1	4	0	18	97
% Change	6.2	n/a	0.0	66.7	-100.0	**	n/a	-100.0	59.8
ABSORBED									
October 2007	21	0	18	0	2	72	0	0	113
October 2006	25	0	12	2	0	4	0	12	55
% Change	-16.0	n/a	50.0	-100.0	n/a	**	n/a	-100.0	105.5
Year-to-date 2007	315	4	191	13	91	354	0	24	992
Year-to-date 2006	318	0	156	22	58	115	0	29	698
% Change	-0.9	n/a	22.4	-40.9	56.9	**	n/a	-17.2	42.1

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

**Table I.1: Housing Activity Summary by Submarket**  
**October 2007**

	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										
October 2007	29	0	14	10	0	0	0	0	53	
October 2006	25	0	18	0	30	86	0	0	159	
Fraser Valley H RDA										
October 2007	0	0	0	0	0	0	0	0	0	
October 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
October 2007	18	0	0	0	0	0	0	0	18	
October 2006	13	0	0	0	0	0	0	0	13	
Abbotsford CMA										
October 2007	47	0	14	10	0	0	0	0	71	
October 2006	38	0	18	0	30	86	0	0	172	
UNDER CONSTRUCTION										
Abbotsford City										
October 2007	203	0	156	42	113	365	0	0	879	
October 2006	158	0	88	5	97	450	0	82	880	
Fraser Valley H RDA										
October 2007	1	0	0	0	0	0	0	0	1	
October 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
October 2007	126	0	0	0	0	0	0	0	126	
October 2006	81	4	0	9	0	125	0	0	219	
Abbotsford CMA										
October 2007	330	0	156	42	113	365	0	0	1,006	
October 2006	239	4	88	14	97	575	0	82	1,099	
COMPLETIONS										
Abbotsford City										
October 2007	14	0	4	0	0	71	0	0	89	
October 2006	37	0	4	1	0	0	0	0	42	
Fraser Valley H RDA										
October 2007	0	0	0	0	0	0	0	0	0	
October 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
October 2007	14	0	0	0	0	0	0	0	14	
October 2006	10	0	0	2	0	0	0	0	12	
Abbotsford CMA										
October 2007	28	0	4	0	0	71	0	0	103	
October 2006	47	0	4	3	0	0	0	0	54	

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



**Table I.1: Housing Activity Summary by Submarket**  
**October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2007	37	0	6	4	0	30	0	0	77
October 2006	54	0	6	3	1	4	0	18	86
Fraser Valley H RDA									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	0	0	0	0	0	0	0	0	0
Mission DM									
October 2007	32	0	0	1	0	45	0	0	78
October 2006	11	0	0	0	0	0	0	0	11
Abbotsford CMA									
October 2007	69	0	6	5	0	75	0	0	155
October 2006	65	0	6	3	1	4	0	18	97
ABSORBED									
Abbotsford City									
October 2007	14	0	18	0	2	71	0	0	105
October 2006	17	0	12	0	0	4	0	12	45
Fraser Valley H RDA									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	0	0	0	0	0	0	0	0	0
Mission DM									
October 2007	7	0	0	0	0	1	0	0	8
October 2006	8	0	0	2	0	0	0	0	10
Abbotsford CMA									
October 2007	21	0	18	0	2	72	0	0	113
October 2006	25	0	12	2	0	4	0	12	55

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

**Table 1.2A: History of Housing Starts of Abbotsford CMA**  
**1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566
% Change	2.8	-33.3	n/a	-93.9	42.9	n/a	-100.0	67.3	5.6
1998	387	6	0	33	49	0	6	55	536
% Change	-24.4	-40.0	n/a	200.0	-18.3	-100.0	50.0	0.0	-38.5
1997	512	10	0	11	60	219	4	55	871

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Abbotsford City	39	25	0	2	0	28	14	104	53	159	-66.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	18	13	0	0	0	0	0	0	18	13	38.5
<b>Abbotsford CMA</b>	<b>57</b>	<b>38</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>28</b>	<b>14</b>	<b>104</b>	<b>71</b>	<b>172</b>	<b>-58.7</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	275	238	8	4	103	89	414	612	800	943	-15.2
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	175	127	0	4	0	0	0	55	175	186	-5.9
<b>Abbotsford CMA</b>	<b>451</b>	<b>365</b>	<b>8</b>	<b>8</b>	<b>103</b>	<b>89</b>	<b>414</b>	<b>667</b>	<b>976</b>	<b>1,129</b>	<b>-13.6</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Abbotsford City	0	28	0	0	14	104	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	28	0	0	14	104	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	103	89	0	0	414	612	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
<b>Abbotsford CMA</b>	103	89	0	0	414	667	0	0

**Table 2.4: Starts by Submarket and by Intended Market  
October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Abbotsford City	43	43	10	116	0	0	53	159
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	18	13	0	0	0	0	18	13
<b>Abbotsford CMA</b>	61	56	10	116	0	0	71	172

**Table 2.5: Starts by Submarket and by Intended Market  
January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	440	348	360	595	0	0	800	943
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	175	117	0	69	0	0	175	186
<b>Abbotsford CMA</b>	616	465	360	664	0	0	976	1,129

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Abbotsford City	14	38	0	0	0	0	75	4	89	42	111.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	14	12	0	0	0	0	0	0	14	12	16.7
<b>Abbotsford CMA</b>	28	50	0	0	0	0	75	4	103	54	90.7

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	204	230	2	10	89	45	517	277	812	562	44.5
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	121	95	4	0	0	0	125	0	250	95	163.2
<b>Abbotsford CMA</b>	325	327	6	10	89	45	642	277	1,062	659	61.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Abbotsford City	0	0	0	0	75	4	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	0	0	0	75	4	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	89	45	0	0	493	230	24	47
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	125	0	0	0
<b>Abbotsford CMA</b>	89	45	0	0	618	230	24	47

**Table 3.4: Completions by Submarket and by Intended Market  
October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Abbotsford City	18	41	71	1	0	0	89	42
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	14	10	0	2	0	0	14	12
<b>Abbotsford CMA</b>	32	51	71	3	0	0	103	54

**Table 3.5: Completions by Submarket and by Intended Market  
January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	331	345	457	170	24	47	812	562
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	172	80	78	15	0	0	250	95
<b>Abbotsford CMA</b>	503	427	535	185	24	47	1,062	659

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2007	0	0.0	6	42.9	7	50.0	1	7.1	0	0.0	14	522,000	512,071
October 2006	4	23.5	6	35.3	0	0.0	2	11.8	0	0.0	17	490,000	487,935
Year-to-date 2007	3	1.3	92	41.1	19	8.5	26	11.6	19	8.5	224	510,000	549,133
Year-to-date 2006	24	10.3	121	51.7	5	2.1	17	7.3	5	2.1	234	480,000	487,484
Fraser Valley H RDA													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Mission DM													
October 2007	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
October 2006	1	10.0	9	90.0	0	0.0	0	0.0	0	0.0	10	439,500	438,100
Year-to-date 2007	8	7.7	84	80.8	0	0.0	1	1.0	0	0.0	104	450,000	458,359
Year-to-date 2006	52	50.0	51	49.0	0	0.0	0	0.0	0	0.0	104	404,450	403,878
Abbotsford CMA													
October 2007	0	0.0	13	61.9	0	0.0	1	4.8	0	0.0	21	469,000	493,876
October 2006	5	18.5	15	55.6	0	0.0	2	7.4	0	0.0	27	460,000	469,478
Year-to-date 2007	11	3.4	176	53.7	19	5.8	27	8.2	19	5.8	328	490,000	520,351
Year-to-date 2006	78	22.9	172	50.6	5	1.5	17	5.0	5	1.5	340	449,450	460,513

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2007**

Submarket	Oct 2007	Oct 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	512,071	487,935	4.9	549,133	487,484	12.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	438,100	n/a	458,359	403,878	13.5
<b>Abbotsford CMA</b>	<b>493,876</b>	<b>469,478</b>	<b>5.2</b>	<b>520,351</b>	<b>460,513</b>	<b>13.0</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Fraser Valley**  
**October 2007**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2006	January	1,089	37.8	1,734	1,928	2,049	84.6	371,058	25.6	368,302
	February	1,583	17.3	1,683	2,317	2,286	73.6	348,935	12.0	359,509
	March	1,959	12.5	1,630	2,353	2,058	79.2	373,986	18.9	373,748
	April	1,798	-2.2	1,618	2,189	2,120	76.3	392,465	23.7	387,707
	May	2,141	9.2	1,676	2,587	2,087	80.3	407,628	22.5	399,792
	June	2,025	-16.1	1,620	2,724	2,254	71.9	408,467	28.4	399,616
	July	1,581	-19.3	1,467	2,459	2,299	63.8	403,913	22.8	402,537
	August	1,590	-26.8	1,435	2,386	2,344	61.2	405,293	26.3	414,964
	September	1,242	-23.1	1,346	2,261	2,259	59.6	407,850	17.0	410,516
	October	1,193	-29.4	1,279	2,553	2,426	52.7	399,503	19.9	418,941
	November	1,112	-26.3	1,307	1,733	2,321	56.3	407,461	19.0	423,149
	December	780	-28.2	1,298	797	1,784	72.8	381,446	9.6	374,676
2007	January	936	-14.0	1,454	2,165	2,273	64.0	387,113	4.3	393,476
	February	1,359	-14.2	1,440	2,277	2,343	61.5	406,086	16.4	421,690
	March	1,660	-15.3	1,457	3,097	2,606	55.9	420,696	12.5	419,769
	April	1,695	-5.7	1,453	2,729	2,576	56.4	427,481	8.9	430,462
	May	2,043	-4.6	1,555	3,400	2,642	58.9	437,484	7.3	427,440
	June	1,953	-3.6	1,587	2,830	2,430	65.3	439,124	7.5	427,265
	July	1,914	21.1	1,655	2,866	2,488	66.5	425,602	5.4	428,665
	August	1,666	4.8	1,531	2,530	2,519	60.8	415,629	2.6	409,714
	September	1,262	1.6	1,490	2,381	2,470	60.3	428,257	5.0	422,424
	October									
	November									
	December									
	Q3 2006	4,413	-23.2		7,106			405,518	22.4	
	Q3 2007	4,842	9.7		7,777			422,863	4.3	
	YTD 2006	16,201	-7.6		23,757			392,616	21.3	
	YTD 2007	14,488	-10.6		24,275			423,525	7.9	

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All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

\* Single-family homes: detached, semi-detached and row homes

\*\* At the end of the quarter

\*\*\*: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

**Table 6: Economic Indicators**  
**October 2007**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford 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						
2006	January	658	5.80	6.30	109.5	106.6	82	5.4	69.0	665
	February	667	5.85	6.45	110.3	106.7	83	4.8	68.6	669
	March	667	6.05	6.45	110.7	107.2	82	4.7	68.2	680
	April	685	6.25	6.75	111.6	107.8	81	4.7	67.1	691
	May	685	6.25	6.75	111.9	108.7	80	5.7	66.6	689
	June	697	6.60	6.95	112.2	108.7	80	5.1	66.1	685
	July	697	6.60	6.95	112.6	108.8	81	4.6	66.0	675
	August	691	6.40	6.85	115.2	109.0	82	3.8	66.3	672
	September	682	6.40	6.70	115.8	108.4	83	4.1	66.9	669
	October	688	6.40	6.80	116.2	108.3	83	4.2	66.9	670
	November	673	6.40	6.55	116.3	108.7	83	3.9	67.1	685
	December	667	6.30	6.45	116.3	108.8	84	4.3	68.1	693
2007	January	679	6.50	6.65	116.3	109.0	85	4.2	68.9	709
	February	679	6.50	6.65	116.3	109.1	85	4.5	68.2	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.1	721
	April	678	6.60	6.64	118.2	109.9	83	4.9	67.1	726
	May	709	6.85	7.14	120.9	110.5	85	4.6	67.9	713
	June	715	7.05	7.24	121.8	110.3	86	4.2	68.2	706
	July	715	7.05	7.24	122.0	110.5	86	3.9	68.2	698
	August	715	7.05	7.24	122.1	110.4	85	4.3	68.0	715
	September	712	7.05	7.19	122.1	110.5	85	4.6	67.2	735
	October	728	7.25	7.44		110.0	84	4.8	66.5	744
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), 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 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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