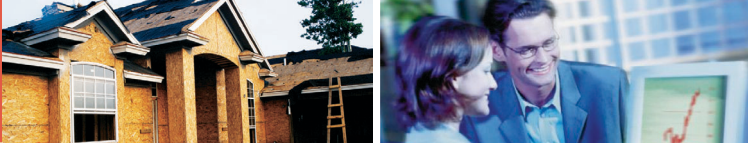


## HOUSING NOW

## Vancouver and Abbotsford



Canada Mortgage and Housing Corporation

Date Released: July 2007

## Busy June in Vancouver CMA Propels Home Starts for the Second Quarter

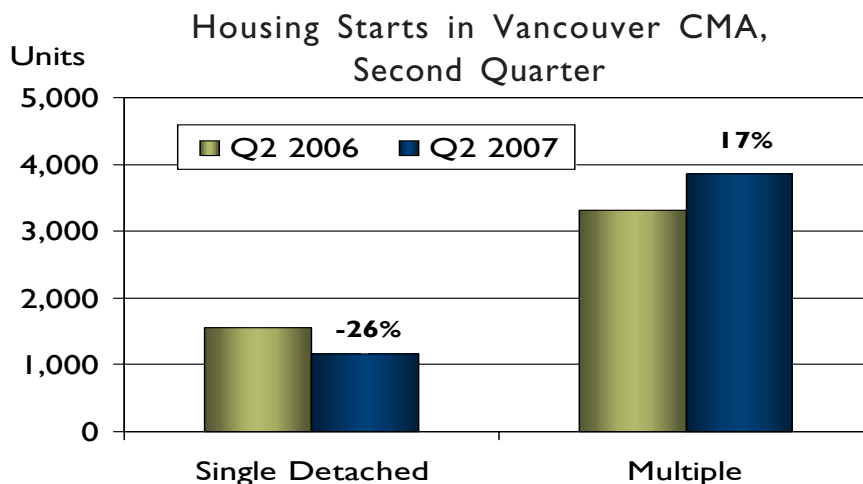
June was a busy month in the Vancouver CMA for housing starts as a total of 1,685 homes broke ground, a 30 per cent increase over June 2006. A busy June also pushed the second quarter in 2007 three

per cent higher than the same time period last year, and just six per cent below 2006 year to date levels.

Vancouver CMA ended the first half of 2007 with 9,344 homes started.

IAs in recent years, multiple type family homes (semi-detached, row and apartment) have made up 75 per cent of the housing starts in the Vancouver CMA through the first two quarters of 2007. With limited raw land available, multiple family homes continues to dominate most centres in and around Vancouver

Figure 1



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City. Over 85 per cent of total housing starts are made up of townhouse and apartment developments in municipalities such as Richmond, Burnaby and North Vancouver. Overall, multiple family home starts for the year are up five per cent over 2006.

Another driver for multiple family starts in the Vancouver CMA are costs, both from the developer and buyer side. With land and construction costs still on the rise, developers look to cost-effective multiple family homes to increase their rate of return. With sale prices rising each month for a single detached house, buyers turn to smaller, less expensive multiple family style homes.

As multiple family home starts have risen, the opposite has happened with single detached houses in the Vancouver CMA. This year 2,011 single detached houses started, one-third less the number recorded at this time in 2006. In June, 433 single detached house starts were counted, the first month since November 2006 that single

detached starts have reached over 400 houses.

The City of Surrey, which accounts for a large portion of the single detached starts in the Vancouver CMA, has experienced a drop to this point from 1,189 houses in 2006 to 727 houses in 2007. The neighbourhoods of North Surrey and Cloverdale have experienced the most notable declines totalling over 500 house starts. Delays in servicing and developing raw land as well as labour shortages and waning demand for new single detached houses are the major reasons for this shortfall.

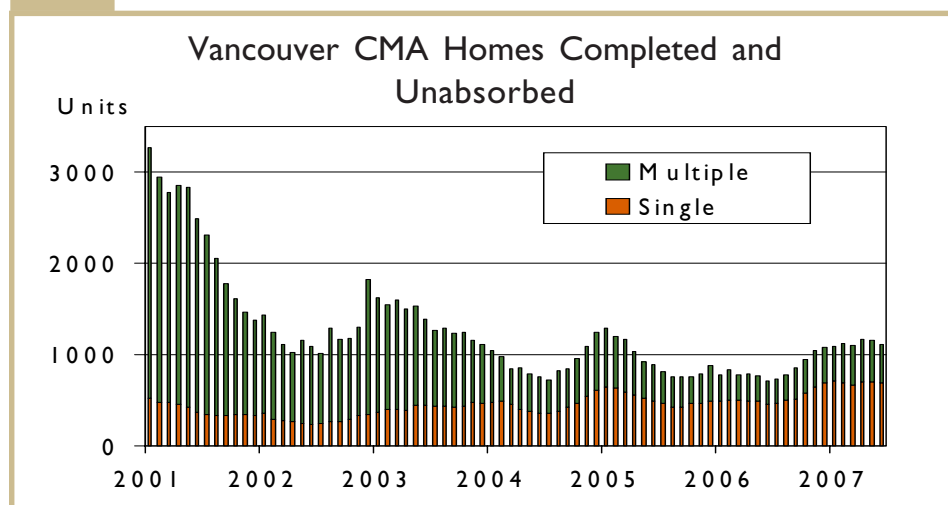
With the overall increase in housing starts for the second quarter, the number of new homes under construction was 21,955, slightly higher than the same quarter last year. High rise apartment condominiums (buildings five storeys and higher) account for almost half of the homes under construction in the Vancouver CMA. Complexities associated with the construction of high rise buildings, along with labour shortages, have extended the construction time of

these developments, keeping the under construction figures near or above 20,000 homes since the third quarter of 2005.

Overall demand for new housing remains strong despite the slight rise in the number of completed and unabsorbed homes that has been occurring since the last half of 2006. Over 80 per cent of the homes completed during the second quarter were absorbed, with apartment condominiums experiencing the highest per cent of absorbed homes during completion stage at 97 per cent. The estimated absorption time of homes in the completed and unabsorbed phase for the quarter is slightly over four months, almost two months sooner than the ten year average of six months. Demand for new homes that are readily available to move in, as well as developers motivated to sell their inventory, are some of the reasons for a lower estimated absorption time.

Driven by strong demand and increases in land and construction costs, sales prices of new homes have been on the rise in the Vancouver CMA. The average price of a single detached home for the second quarter was \$840,740, a 23 per cent increase in comparison to the same quarter in 2006. Centres that are built up with very little raw land available have seen the largest year over year increase. Areas such as Vancouver City, North Vancouver and Port Moody have had year over year price growth above 30 per cent. Areas with readily available land, such as Surrey and Maple Ridge have seen price growth below 15 per cent.

Figure 2



## Resales Pick Up in the Second Quarter

After a sluggish first quarter, a strong second quarter moved the number of transaction to just one per cent below 2006 year to date levels in the Greater Vancouver region (defined as the Vancouver CMA, excluding North Delta, Surrey, and Langley, which along with Abbotsford and Mission constitute the Fraser Valley Real Estate Board). With 12,008 transactions, the second quarter of 2007 was the second highest quarterly figure recorded in the region, next to the second quarter in 2005, which reached 13,269 sales. Also, total sales for the first half of the year ended just one per cent below 2006 figures.

The number of new listings onto the Multiple Listing Service (MLS®) increased by 25 per cent from last quarter to this quarter, leaving the active listings 18 per cent higher than a year ago at 11,811 homes.

Yet, with strong sales activity in the second quarter, resales have moved from balanced to seller's condition. The expected rise in mortgage rates may have motivated buyers in the short term to purchase sooner rather than later.

The overall average resale price continues to increase, up six per cent for the first half of the year. All home types increased with apartments condominiums leading the way with an eight per cent jump to \$374,387, followed by single detached homes with a five per cent increase to \$798,826 and townhouse prices incrementing by one per cent to \$469,940.

## Abbotsford Starts Drop in Second Quarter, Still Up for the Year

A drop in multiple family developments resulted in housings starts for the second quarter declining by 32 per cent in

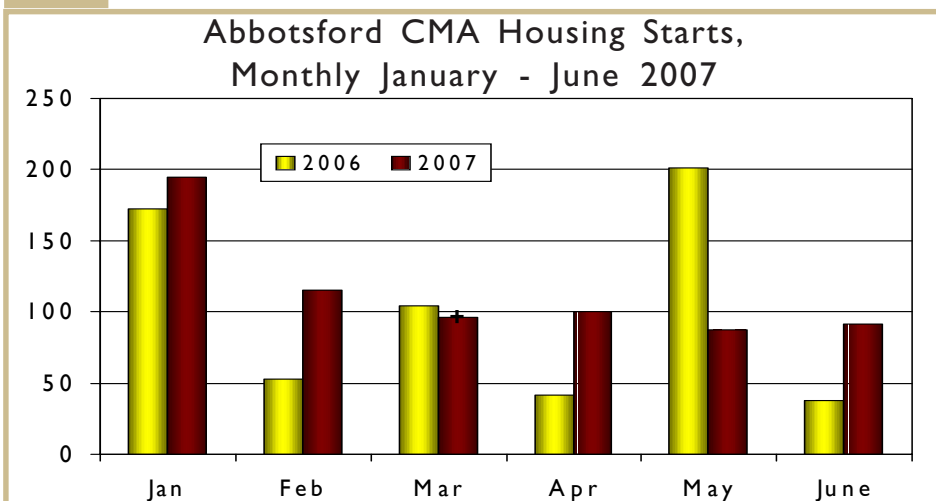
comparison to the first quarter of this year. However, total housing starts for the first half of 2007 exceeded 2006 levels by 12 per to 684 homes.

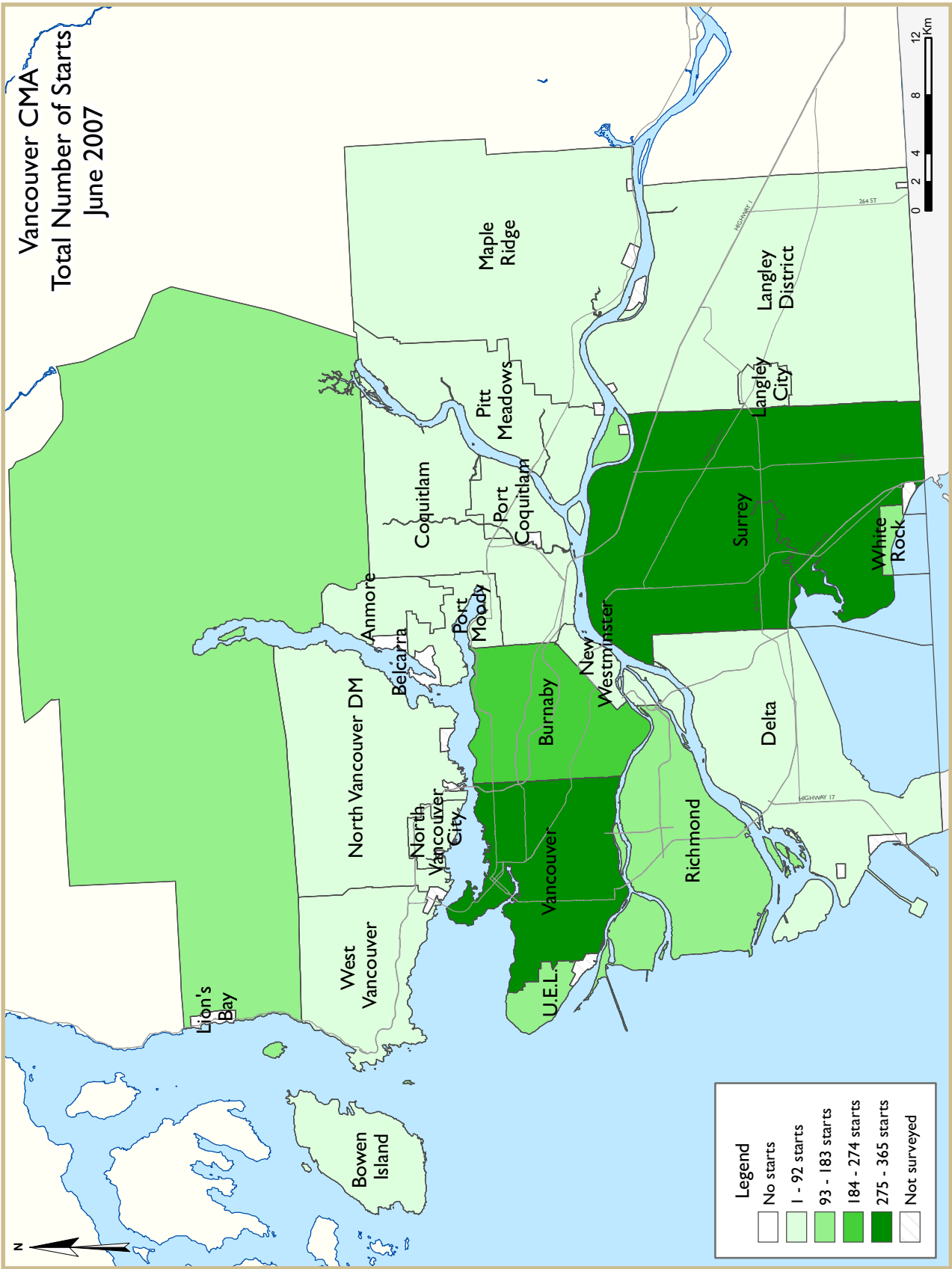
The construction of single detached houses in the Abbotsford CMA has been on the rise in 2007. Total single detached house starts for the year is 253, a 38 per cent increase than the same time last year. Single detached starts rose 27 per cent in Abbotsford City and 59 per cent in Mission. Developers are now beginning construction on new single lots that have been in the process for several months and recently given final approval for development.

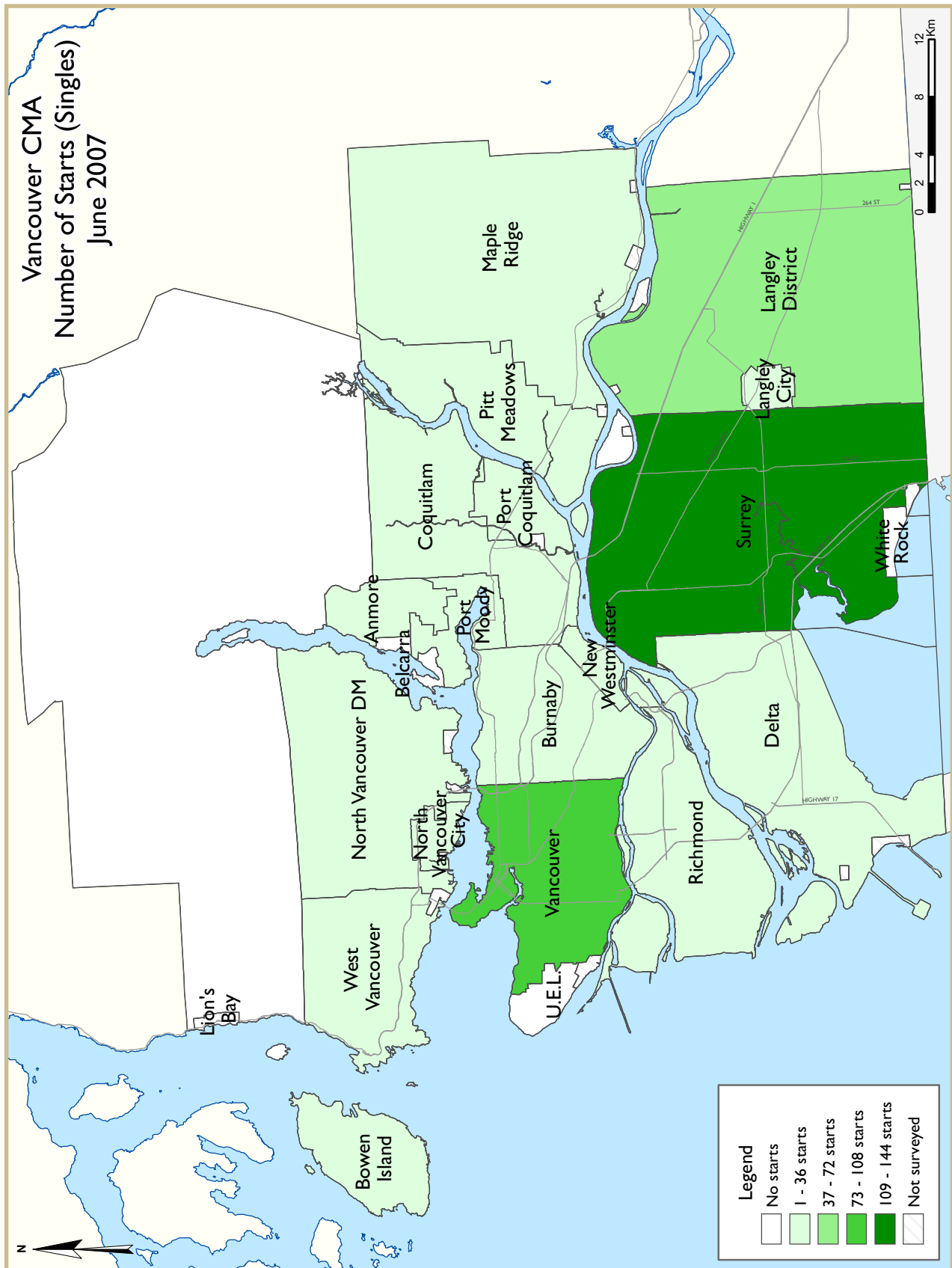
The number of homes under construction is 1,287, the highest level since the summer of 1993. Over three quarters of the homes under development are of the multiple family types, with apartment condominiums making up over half of the homes under construction. With raw land now becoming available, ground oriented developments (single and semi detached and townhouses) are up by over 50 per cent in comparison to the same time last year.

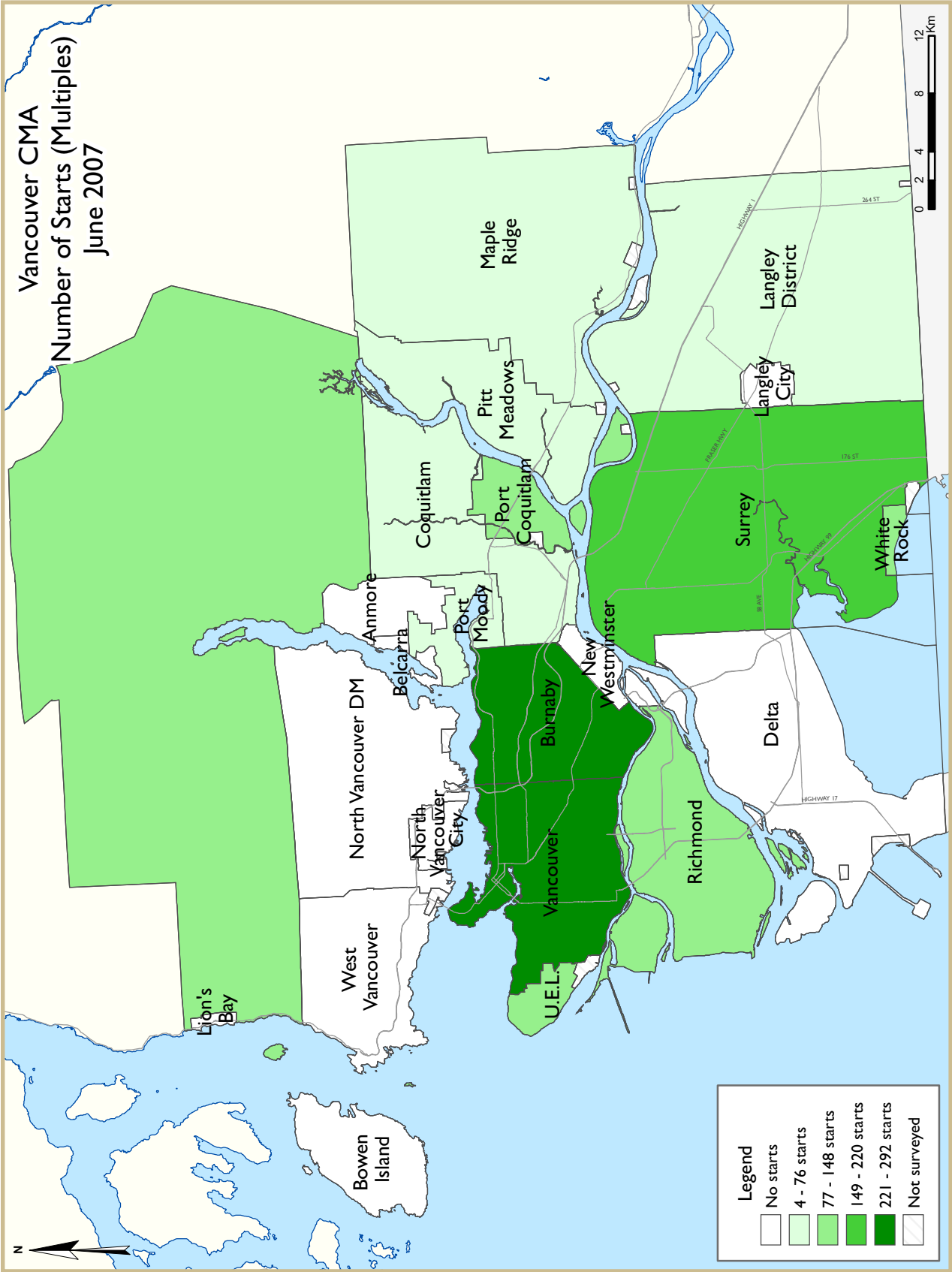
New housing that is completed and unabsorbed has been trending down since February 2007, sitting at 83 homes by the end of June. There are no newly completed apartments available and just a handful of multiple family town homes. With a strong regional economy that is creating job growth and attracting migrants to the area, demand for new housing remains strong in the Abbotsford CMA.

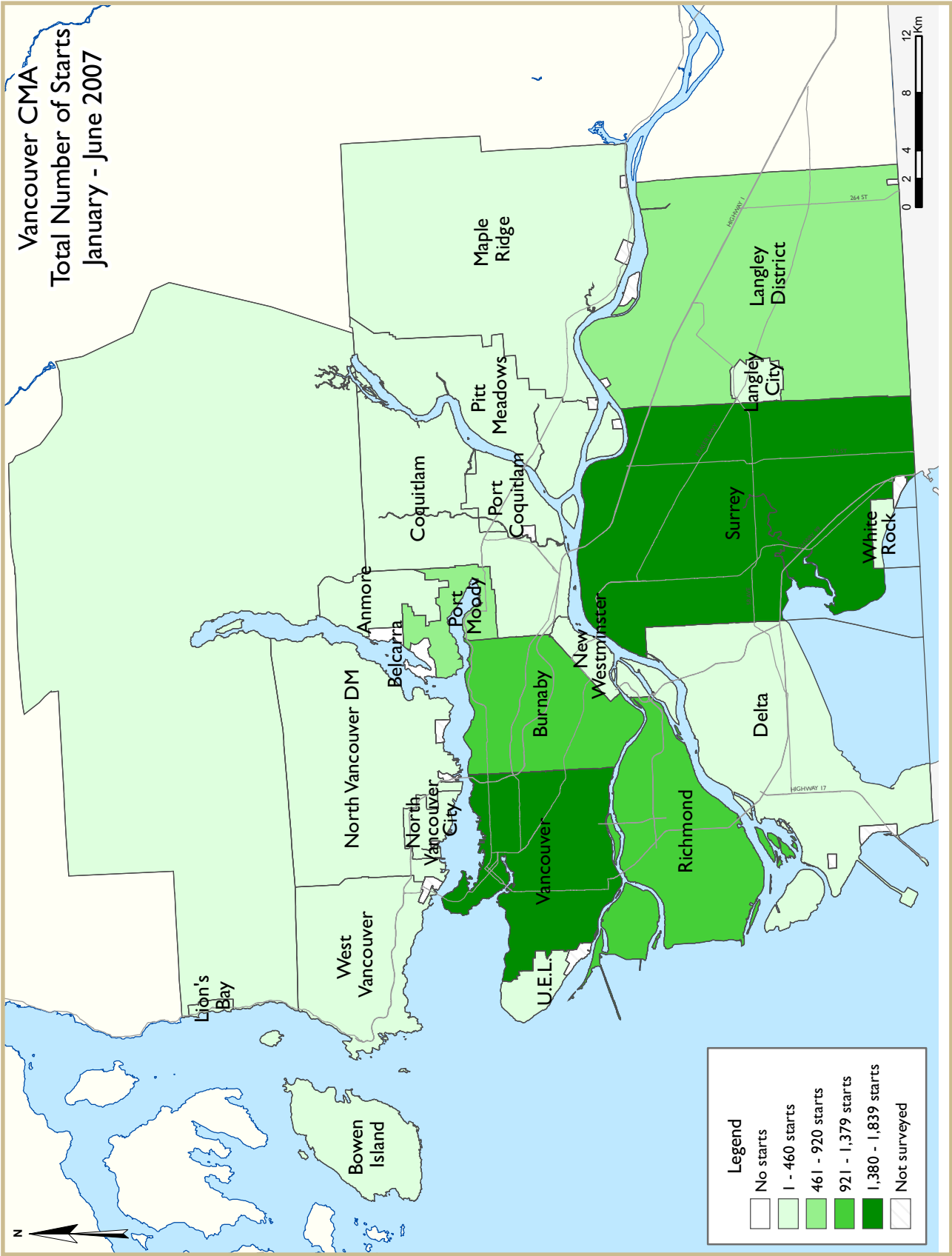
Figure 3

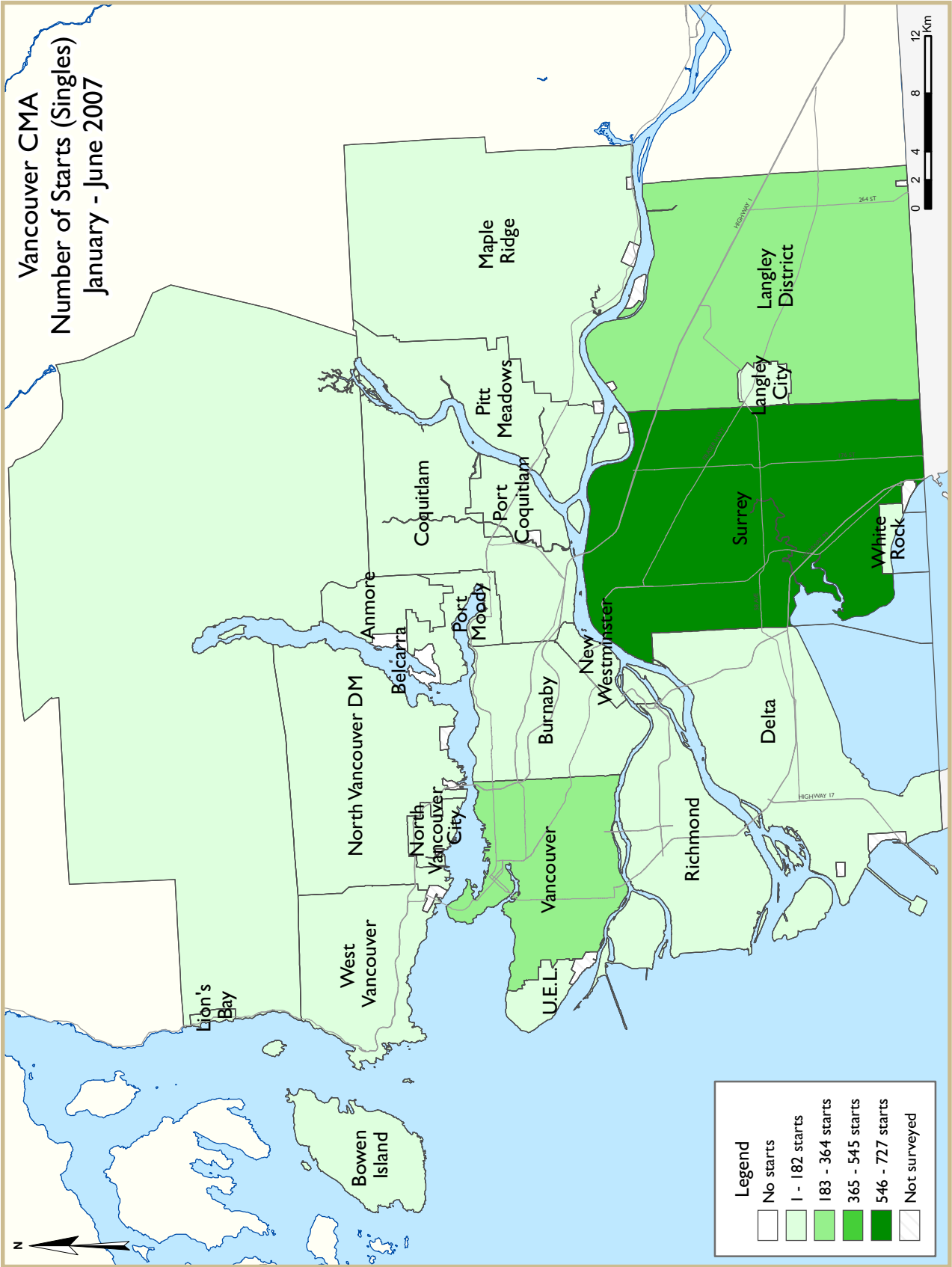


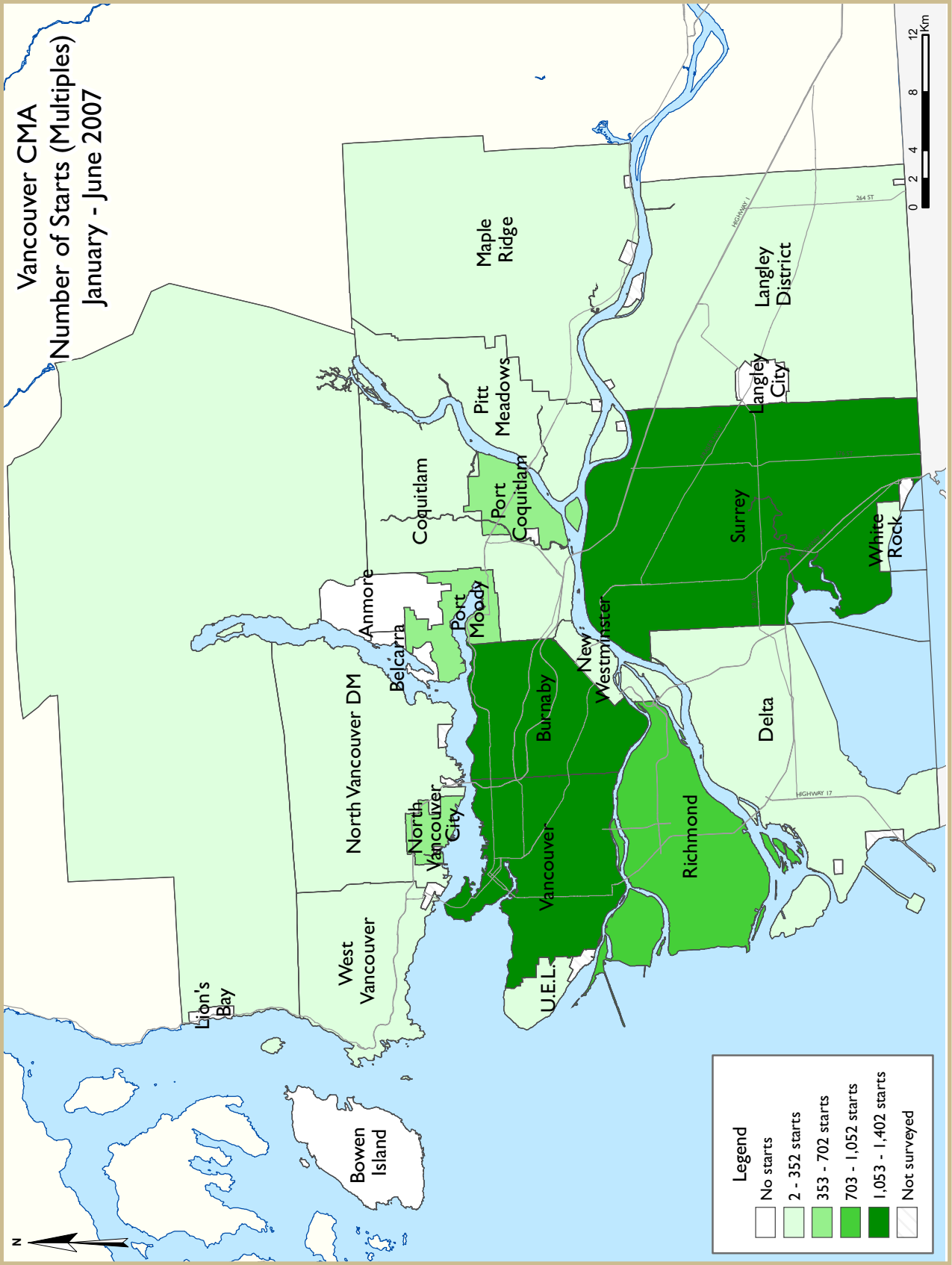


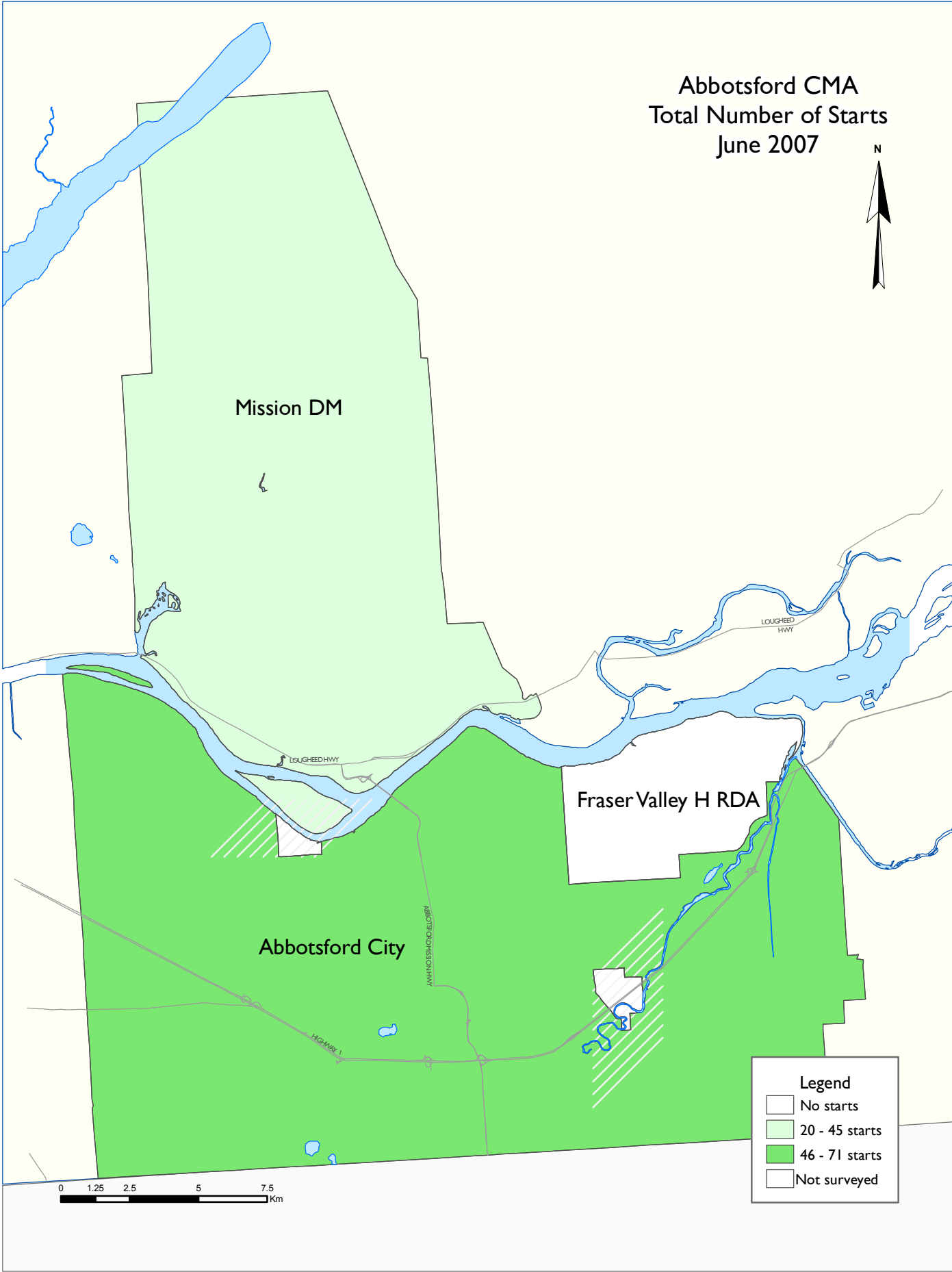


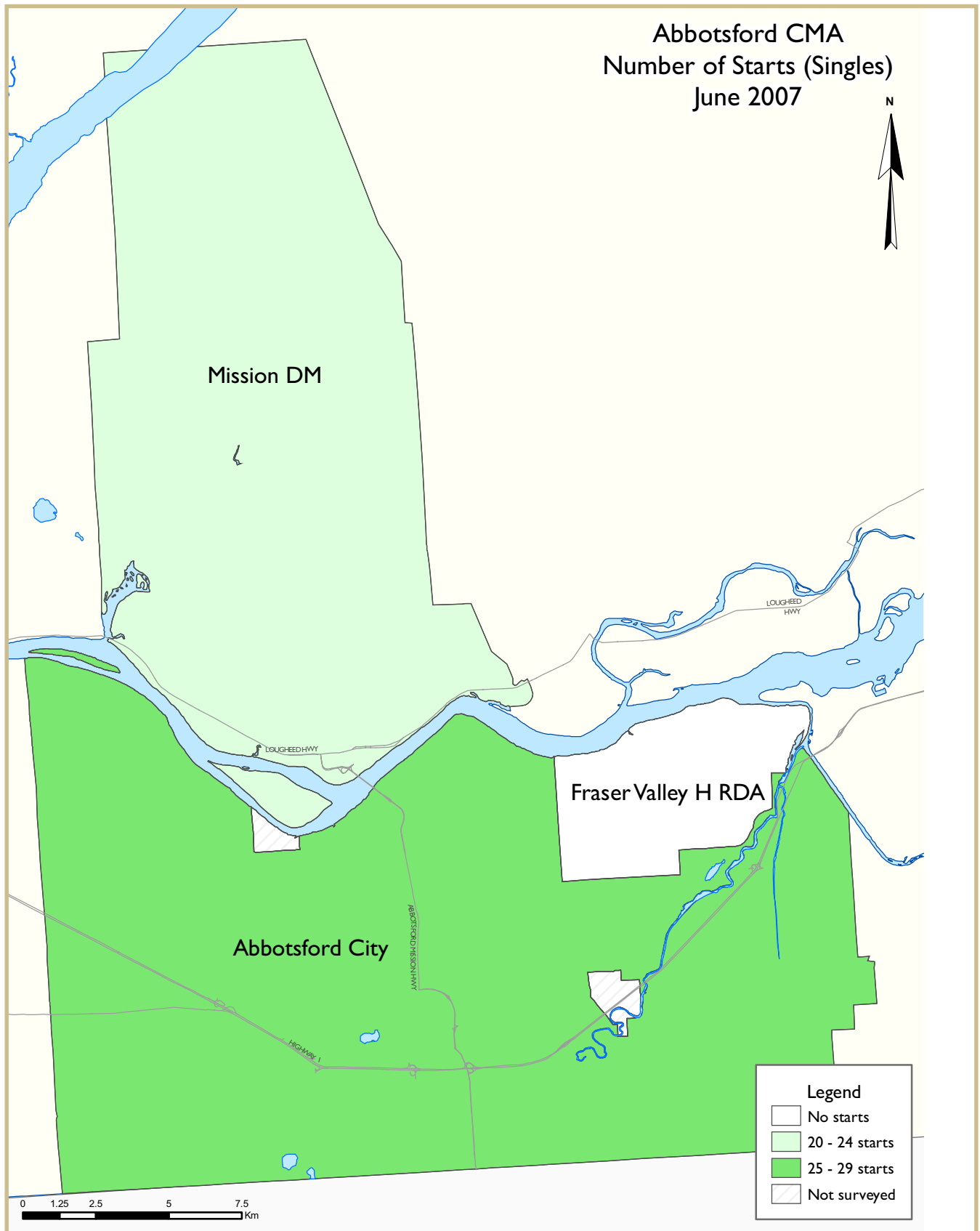


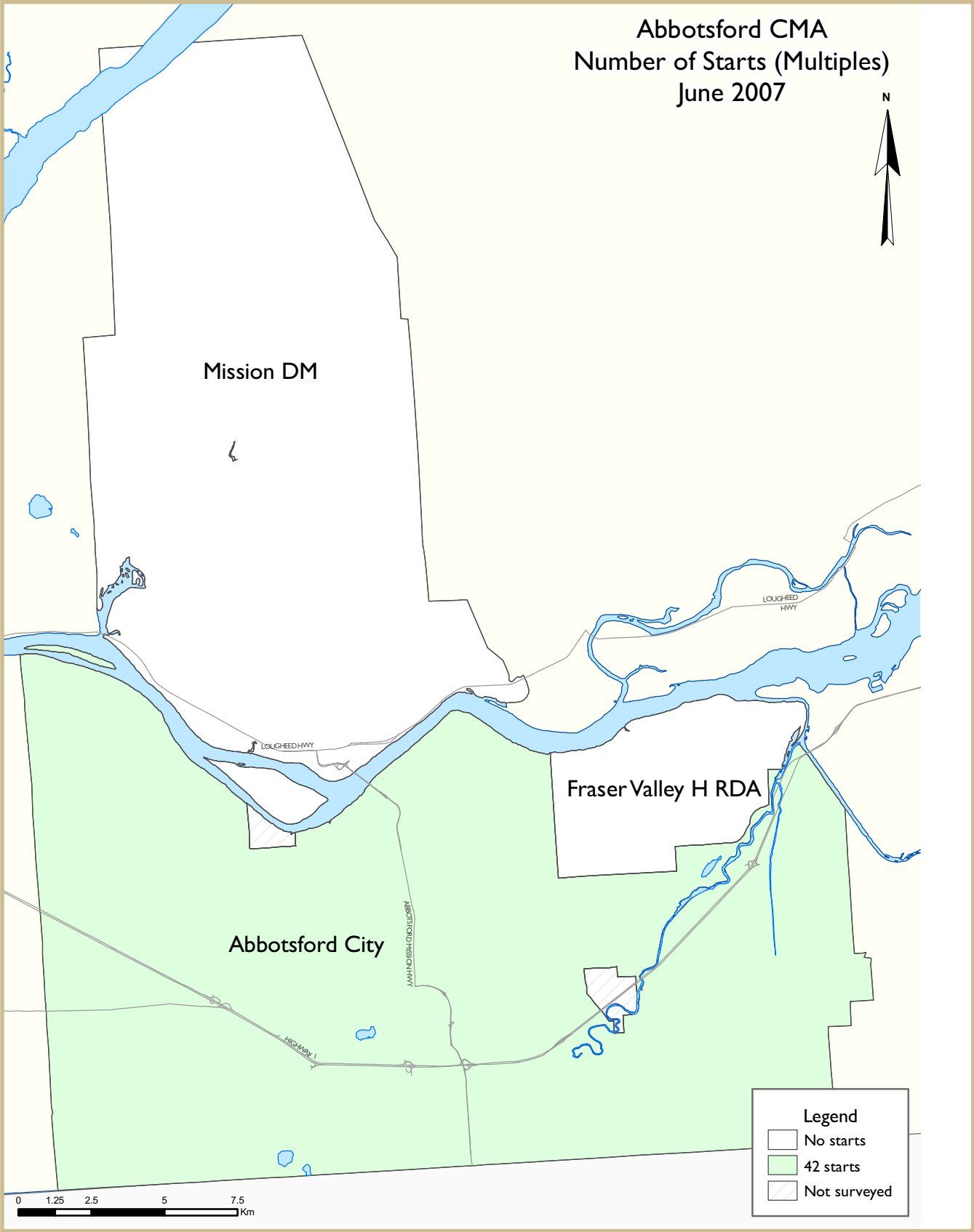


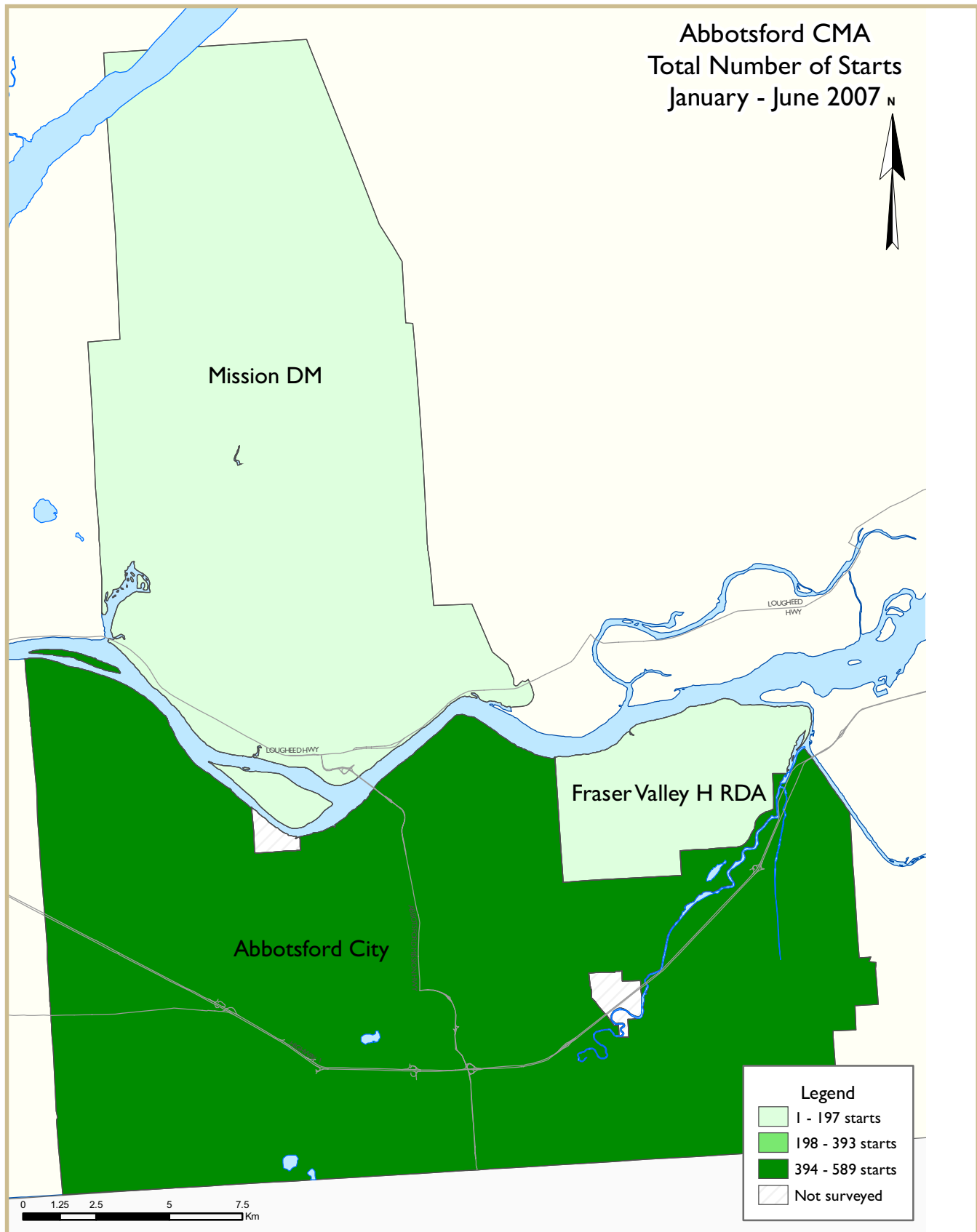


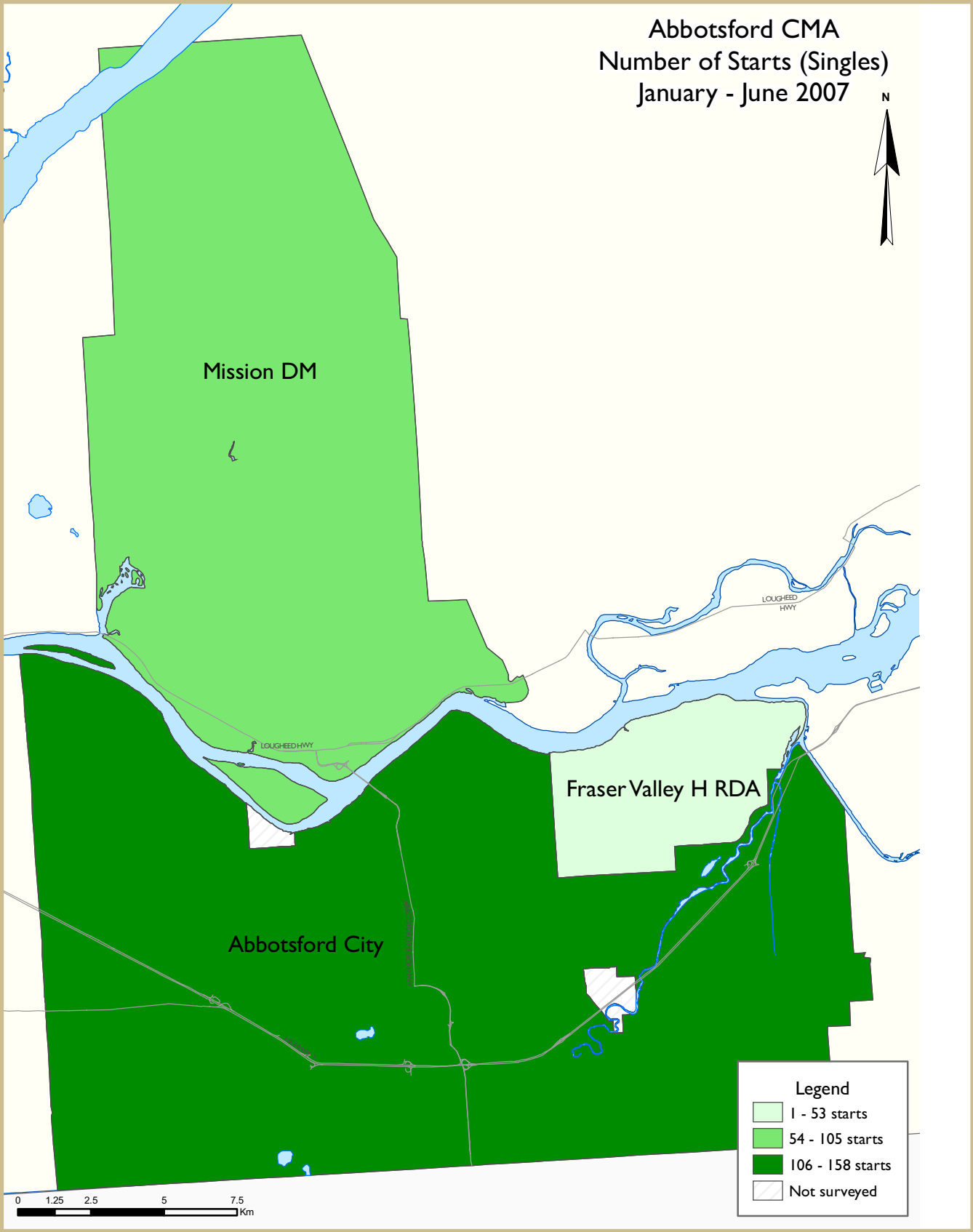


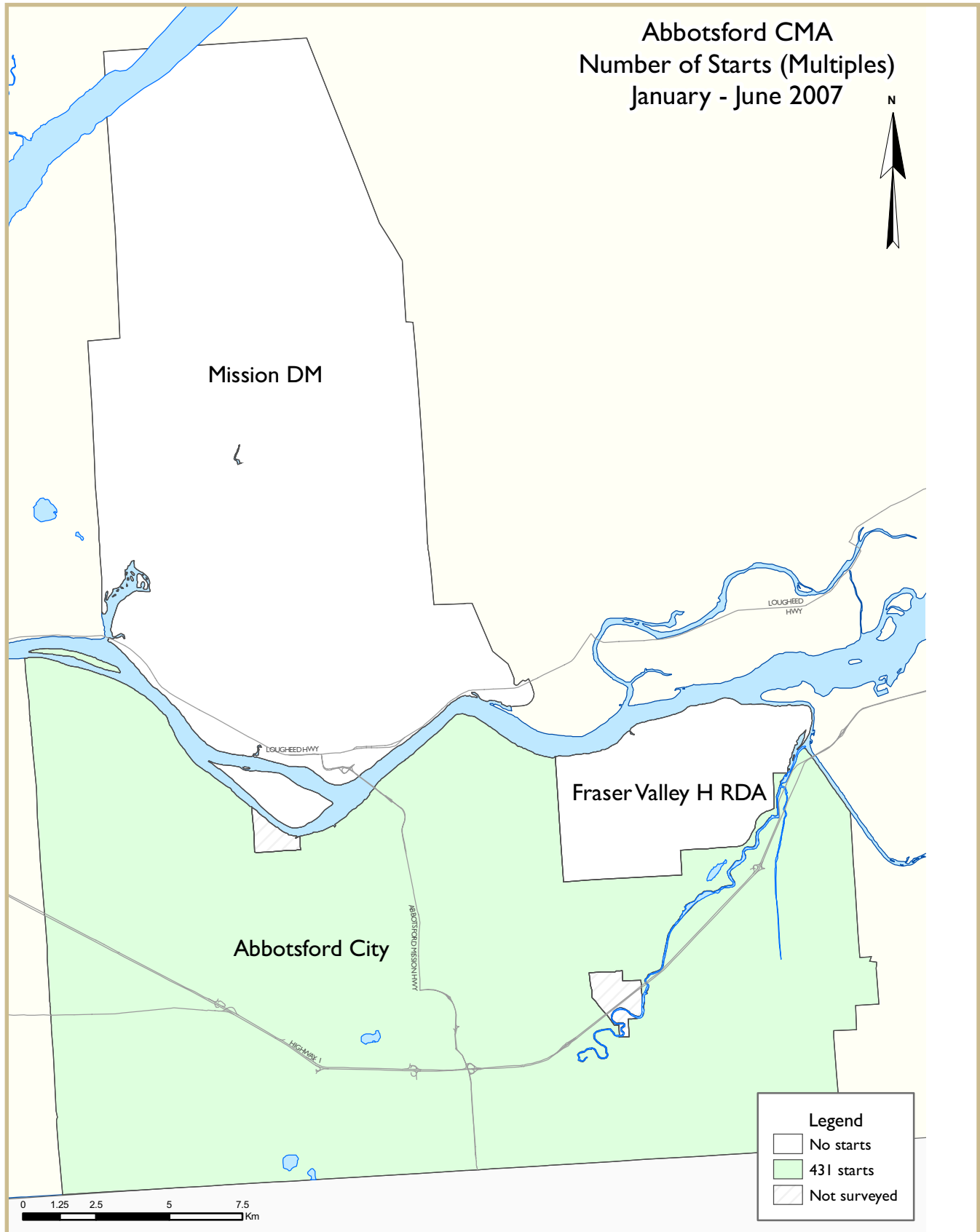












## HOUSING NOW REPORT TABLES - VANCOUVER CMA

### 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**  
**June 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt & Other	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other			
STARTS									
June 2007	422	38	28	10	229	814	127	17	1,685
June 2006	454	30	34	0	197	524	1	57	1,297
% Change	-7.0	26.7	-17.6	n/a	16.2	55.3	**	-70.2	29.9
Year-to-date 2007	1,982	186	159	23	1,234	5,320	132	308	9,344
Year-to-date 2006	2,923	152	136	45	1,374	5,068	16	247	9,961
% Change	-32.2	22.4	16.9	-48.9	-10.2	5.0	**	24.7	-6.2
UNDER CONSTRUCTION									
June 2007	3,155	218	211	72	2,597	14,779	127	796	21,955
June 2006	3,521	200	175	55	2,214	14,472	57	713	21,407
% Change	-10.4	9.0	20.6	30.9	17.3	2.1	122.8	11.6	2.6
COMPLETIONS									
June 2007	394	34	28	1	185	567	0	89	1,298
June 2006	389	14	6	49	398	448	0	5	1,309
% Change	1.3	142.9	**	-98.0	-53.5	26.6	n/a	**	-0.8
Year-to-date 2007	2,334	174	114	17	1,419	5,262	7	234	9,561
Year-to-date 2006	2,520	220	96	140	2,035	4,532	12	544	10,099
% Change	-7.4	-20.9	18.8	-87.9	-30.3	16.1	-41.7	-57.0	-5.3
COMPLETED & NOT ABSORBED									
June 2007	674	95	30	11	120	160	5	14	1,109
June 2006	435	69	23	17	45	77	3	43	712
% Change	54.9	37.7	30.4	-35.3	166.7	107.8	66.7	-67.4	55.8
ABSORBED									
June 2007	412	39	26	2	198	576	2	91	1,346
June 2006	426	21	10	50	401	437	1	17	1,363
% Change	-3.3	85.7	160.0	-96.0	-50.6	31.8	100.0	**	-1.2
Year-to-date 2007	2,327	179	114	22	1,420	5,188	33	253	9,536
Year-to-date 2006	2,548	210	101	142	2,126	4,588	18	224	9,957
% Change	-8.7	-14.8	12.9	-84.5	-33.2	13.1	83.3	12.9	-4.2

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

**Table I.1: Housing Activity Summary by Submarket**  
**June 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									
June 2007	15	12	0	0	8	235	0	0	270
June 2006	23	14	0	0	18	67	0	0	122
Delta									
June 2007	7	0	0	0	0	0	1	0	8
June 2006	9	0	0	0	7	0	1	0	17
Langley									
June 2007	58	4	6	0	18	0	0	0	86
June 2006	68	0	0	0	28	0	0	0	96
Maple Ridge / Pitt Meadows									
June 2007	47	0	0	10	50	0	0	0	107
June 2006	36	0	0	0	0	176	0	0	212
New Westminster									
June 2007	12	0	0	0	0	0	0	0	12
June 2006	11	0	0	0	0	0	0	0	11
North Vancouver									
June 2007	8	0	0	0	0	0	0	0	8
June 2006	12	0	0	0	0	0	0	0	12
Richmond									
June 2007	23	0	0	0	0	96	0	0	119
June 2006	31	2	0	0	54	0	0	1	88
Surrey									
June 2007	144	6	0	0	133	0	0	15	298
June 2006	146	0	8	0	60	30	0	5	249
Tri-Cities									
June 2007	12	4	10	0	20	86	0	0	132
June 2006	28	8	8	0	8	79	0	0	131
University Endowment Lands									
June 2007	0	0	0	0	0	0	126	0	126
June 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2007	73	12	10	0	0	268	0	2	365
June 2006	76	4	2	0	22	172	0	51	327
West Vancouver									
June 2007	15	0	0	0	0	0	0	0	15
June 2006	10	2	0	0	0	0	0	0	12
White Rock									
June 2007	0	0	2	0	0	129	0	0	131
June 2006	4	0	16	0	0	0	0	0	20
Vancouver CMA									
June 2007	422	38	28	10	229	814	127	17	1,685
June 2006	454	30	34	0	197	524	1	57	1,297

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

**Table I.1: Housing Activity Summary by Submarket**  
**June 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									
June 2007	71	42	0	0	155	2,250	0	146	2,664
June 2006	96	56	0	0	332	2,017	0	146	2,647
Delta									
June 2007	75	2	0	0	21	0	1	0	99
June 2006	88	0	0	0	18	93	2	0	201
Langley									
June 2007	577	14	18	1	286	131	0	6	1,033
June 2006	505	0	0	0	104	327	0	0	936
Maple Ridge / Pitt Meadows									
June 2007	266	2	0	10	214	851	0	32	1,375
June 2006	270	0	0	10	36	506	0	0	822
New Westminster									
June 2007	46	2	0	13	54	1,156	0	0	1,271
June 2006	46	0	0	0	6	865	0	0	917
North Vancouver									
June 2007	92	6	4	1	96	775	0	27	1,001
June 2006	100	18	12	0	68	543	5	0	746
Richmond									
June 2007	180	8	0	7	349	1,651	0	6	2,201
June 2006	214	8	0	4	400	1,087	0	7	1,720
Surrey									
June 2007	1,113	22	2	14	965	1,020	0	246	3,382
June 2006	1,336	0	10	18	588	1,122	0	90	3,164
Tri-Cities									
June 2007	90	40	96	25	173	2,175	0	54	2,653
June 2006	115	40	82	20	74	1,254	41	44	1,670
University Endowment Lands									
June 2007	5	0	0	0	37	279	126	107	554
June 2006	3	0	0	0	92	565	9	71	740
Vancouver City									
June 2007	394	74	33	0	171	4,259	0	172	5,103
June 2006	471	72	27	0	436	5,886	0	293	7,185
West Vancouver									
June 2007	159	6	0	1	76	96	0	0	338
June 2006	181	2	0	3	60	102	0	62	410
White Rock									
June 2007	12	0	58	0	0	136	0	0	206
June 2006	24	0	44	0	0	105	0	0	173
Vancouver CMA									
June 2007	3,155	218	211	72	2,597	14,779	127	796	21,955
June 2006	3,521	200	175	55	2,214	14,472	57	713	21,407

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

**Table I.1: Housing Activity Summary by Submarket**  
**June 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									
June 2007	15	10	0	0	31	0	0	0	56
June 2006	15	6	0	0	71	196	0	0	288
Delta									
June 2007	7	0	0	0	0	48	0	1	56
June 2006	13	0	0	0	12	0	0	1	26
Langley									
June 2007	47	2	0	0	19	0	0	0	68
June 2006	36	0	0	0	40	0	0	0	76
Maple Ridge / Pitt Meadows									
June 2007	36	0	0	0	0	0	0	0	36
June 2006	37	0	0	2	6	0	0	0	45
New Westminster									
June 2007	7	0	0	1	0	112	0	0	120
June 2006	4	0	0	0	0	0	0	0	4
North Vancouver									
June 2007	11	2	0	0	0	0	0	0	13
June 2006	5	2	2	0	0	0	0	0	9
Richmond									
June 2007	17	0	0	0	0	0	0	1	18
June 2006	23	0	0	1	45	30	0	0	99
Surrey									
June 2007	153	0	2	0	135	0	0	8	298
June 2006	188	0	0	19	218	27	0	0	452
Tri-Cities									
June 2007	3	0	8	0	0	126	0	0	137
June 2006	16	0	4	27	6	81	0	0	134
University Endowment Lands									
June 2007	0	0	0	0	0	46	0	0	46
June 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2007	78	20	12	0	0	235	0	79	424
June 2006	42	6	0	0	0	114	0	4	166
West Vancouver									
June 2007	9	0	0	0	0	0	0	0	9
June 2006	4	0	0	0	0	0	0	0	4
White Rock									
June 2007	1	0	6	0	0	0	0	0	7
June 2006	4	0	0	0	0	0	0	0	4
Vancouver CMA									
June 2007	394	34	28	1	185	567	0	89	1,298
June 2006	389	14	6	49	398	448	0	5	1,309

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

**Table I.I: Housing Activity Summary by Submarket**  
**June 2007**

	Owners hip						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									
June 2007	49	34	0	0	9	0	0	0	92
June 2006	42	15	0	0	2	0	0	0	59
Delta									
June 2007	9	0	0	0	0	24	0	1	34
June 2006	8	0	0	0	0	0	0	1	9
Langley									
June 2007	79	0	0	4	24	23	0	0	130
June 2006	40	0	0	9	9	1	2	0	61
Maple Ridge / Pitt Meadows									
June 2007	53	0	0	2	0	10	0	0	65
June 2006	26	0	0	0	0	0	0	0	26
New Westminster									
June 2007	20	1	0	1	0	0	0	0	22
June 2006	4	0	0	0	0	8	0	0	12
North Vancouver									
June 2007	9	1	2	0	0	0	0	0	12
June 2006	3	6	0	0	0	0	0	0	9
Richmond									
June 2007	33	2	0	1	19	8	0	1	64
June 2006	32	1	0	1	9	6	1	1	51
Surrey									
June 2007	259	2	2	3	55	25	0	9	355
June 2006	130	0	0	7	22	52	0	37	248
Tri-Cities									
June 2007	5	5	18	0	10	12	5	0	55
June 2006	12	4	21	0	0	3	0	0	40
University Endowment Lands									
June 2007	1	0	0	0	0	11	0	0	12
June 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2007	144	50	2	0	3	14	0	3	216
June 2006	116	43	2	0	3	7	0	4	175
West Vancouver									
June 2007	5	0	0	0	0	0	0	0	5
June 2006	14	0	0	0	0	0	0	0	14
White Rock									
June 2007	1	0	6	0	0	33	0	0	40
June 2006	6	0	0	0	0	0	0	0	6
Vancouver CMA									
June 2007	674	95	30	11	120	160	5	14	1,109
June 2006	435	69	23	17	45	77	3	43	712

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

**Table I.1: Housing Activity Summary by Submarket**  
**June 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									
June 2007	22	17	0	0	34	0	0	0	73
June 2006	25	9	0	0	77	196	0	0	307
Delta									
June 2007	12	0	0	0	0	36	0	0	48
June 2006	15	0	0	0	12	0	0	0	27
Langley									
June 2007	48	2	0	1	20	1	0	0	72
June 2006	43	0	0	0	40	2	0	0	85
Maple Ridge / Pitt Meadows									
June 2007	34	0	0	0	0	0	0	0	34
June 2006	40	0	0	2	10	0	0	0	52
New Westminster									
June 2007	10	0	0	0	0	112	0	0	122
June 2006	4	0	0	0	0	0	0	0	4
North Vancouver									
June 2007	9	3	2	0	0	0	0	0	14
June 2006	5	0	4	0	0	0	0	0	9
Richmond									
June 2007	25	1	0	0	4	0	0	0	30
June 2006	26	1	0	0	47	32	1	0	107
Surrey									
June 2007	156	0	6	1	134	16	2	10	325
June 2006	185	0	0	19	209	15	0	17	445
Tri-Cities									
June 2007	3	1	4	0	6	114	0	0	128
June 2006	18	2	6	29	6	85	0	0	146
University Endowment Lands									
June 2007	0	0	0	0	0	53	0	0	53
June 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2007	68	15	10	0	0	241	0	77	411
June 2006	57	9	0	0	0	107	0	0	173
West Vancouver									
June 2007	15	0	0	0	0	0	0	4	19
June 2006	1	0	0	0	0	0	0	0	1
White Rock									
June 2007	3	0	4	0	0	3	0	0	10
June 2006	4	0	0	0	0	0	0	0	4
Vancouver CMA									
June 2007	412	39	26	2	198	576	2	91	1,346
June 2006	426	21	10	50	401	437	1	17	1,363

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**  
**June 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Anmore	4	0	0	0	0	0	0	0	4	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	9	2	0	0	0	0	0	8	9	-11.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	2	2	0	0	0	0	4	4	0.0
Burnaby - Central Park	1	2	2	2	0	0	0	0	3	4	-25.0
Burnaby - Remainder	6	10	6	10	8	18	235	67	255	105	142.9
Burnaby Total	15	23	12	14	8	18	235	67	270	122	121.3
Coquitlam	3	6	4	8	6	0	8	8	21	22	-4.5
Delta - Tsawwassen	1	2	0	0	0	0	0	0	1	2	-50.0
Delta - Ladner	2	6	0	2	0	5	0	0	2	13	-84.6
Delta - North	5	2	0	0	0	0	0	0	5	2	150.0
Delta	8	10	0	2	0	5	0	0	8	17	-52.9
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	57	67	4	4	18	24	6	0	85	95	-10.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	34	31	18	0	28	0	0	176	80	207	-61.4
New Westminster	12	11	0	0	0	0	0	0	12	11	9.1
North Vancouver City	2	5	0	0	0	0	0	0	2	5	-60.0
North Vancouver DM	6	7	0	0	0	0	0	0	6	7	-14.3
Pitt Meadows	23	5	4	0	0	0	0	0	27	5	**
Port Coquitlam	4	6	0	0	0	0	88	41	92	47	95.7
Port Moody	5	16	0	2	14	6	0	38	19	62	-69.4
Richmond	23	31	0	2	0	54	96	1	119	88	35.2
Surrey - South	35	11	8	0	44	0	0	0	87	11	**
Surrey - Cloverdale	32	44	10	0	63	27	13	43	118	114	3.5
Surrey - North	60	75	4	0	0	27	2	0	66	102	-35.3
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	17	16	0	0	10	6	0	0	27	22	22.7
Surrey Total	144	146	22	0	117	60	15	43	298	249	19.7
University Endowment Lands	0	0	0	0	126	0	0	0	126	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	108	0	108	-100.0
Vancouver - Downtown	0	0	0	0	0	0	244	0	244	0	n/a
Vancouver - Kitsilano	0	4	0	0	0	22	8	0	8	26	-69.2
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	2	2	0	0	0	0	0	2	2	4	-50.0
Vancouver - Marpole	3	3	0	0	0	0	0	0	3	3	0.0
Vancouver - Eastside	50	46	10	2	0	0	26	70	86	118	-27.1
Vancouver - Mt Pleasant	2	0	2	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	2	0	2	0	0	0	45	0	49	-100.0
Vancouver - Westside	14	19	0	0	0	0	2	0	16	19	-15.8
Vancouver Total	73	76	12	4	0	22	280	225	365	327	11.6
West Vancouver	15	10	0	2	0	0	0	0	15	12	25.0
White Rock	0	4	0	0	0	0	131	16	131	20	**
<b>Vancouver CMA</b>	<b>433</b>	<b>455</b>	<b>76</b>	<b>38</b>	<b>317</b>	<b>189</b>	<b>859</b>	<b>615</b>	<b>1,685</b>	<b>1,297</b>	<b>29.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 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	10	12	0	0	0	0	0	0	10	12	-16.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	18	0	0	0	0	0	0	10	18	-44.4
Burnaby - Mountain	0	0	0	0	4	0	0	0	4	0	n/a
Burnaby - North	28	36	4	6	0	6	169	0	201	48	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	15	12	8	6	0	55	0	0	23	73	-68.5
Burnaby - Central Park	6	7	4	10	0	49	0	214	10	280	-96.4
Burnaby - Remainder	30	46	32	42	58	81	785	129	905	298	**
Burnaby Total	79	101	48	64	62	191	954	343	1,143	699	63.5
Coquitlam	25	48	22	26	34	7	207	481	288	562	-48.8
Delta - Tsawwassen	6	22	0	0	0	0	0	48	6	70	-91.4
Delta - Ladner	21	49	0	10	0	10	0	0	21	69	-69.6
Delta - North	33	8	2	0	0	0	0	0	35	8	**
Delta	60	79	2	10	0	10	0	48	62	147	-57.8
Langley City	6	6	0	0	0	0	0	158	6	164	-96.3
Langley District	295	350	24	4	185	42	20	0	524	396	32.3
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	157	192	38	0	28	0	94	176	317	368	-13.9
New Westminster	34	45	8	0	12	0	200	201	254	246	3.3
North Vancouver City	7	18	10	10	17	19	344	235	378	282	34.0
North Vancouver DM	43	31	2	4	4	22	0	46	49	103	-52.4
Pitt Meadows	52	50	4	10	54	24	0	268	110	352	-68.8
Port Coquitlam	12	20	2	2	0	41	413	135	427	198	115.7
Port Moody	25	55	0	8	75	27	549	188	649	278	133.5
Richmond	141	228	62	90	61	252	828	686	1,092	1,256	-13.1
Surrey - South	153	80	14	30	48	34	153	36	368	180	104.4
Surrey - Cloverdale	210	433	12	4	207	178	151	112	580	727	-20.2
Surrey - North	301	607	20	0	117	183	4	0	442	790	-44.1
Surrey - Guildford	4	5	0	4	8	20	79	165	91	194	-53.1
Surrey - Whalley	59	64	0	0	80	22	219	463	358	549	-34.8
Surrey Total	727	1,189	46	38	460	437	606	776	1,839	2,440	-24.6
University Endowment Lands	1	0	0	6	126	46	107	186	234	238	-1.7
Vancouver - West End	0	0	0	0	1	10	20	323	21	333	-93.7
Vancouver - Downtown	0	0	0	0	11	10	507	525	518	535	-3.2
Vancouver - Kitsilano	2	10	2	6	4	22	10	78	18	116	-84.5
Vancouver - False Creek	1	1	2	0	0	0	0	92	3	93	-96.8
Vancouver - Granville/Oak	2	2	0	2	12	0	216	92	230	96	139.6
Vancouver - Kerrisdale	11	6	0	2	0	9	90	24	101	41	146.3
Vancouver - Marpole	17	17	4	2	11	0	0	0	32	19	68.4
Vancouver - Eastside	161	344	40	26	14	39	225	274	440	683	-35.6
Vancouver - Mt Pleasant	2	3	10	4	3	0	96	0	111	7	**
Vancouver - Strath/Grand	0	2	4	4	11	0	43	45	58	51	13.7
Vancouver - Westside	79	74	2	2	0	0	64	15	145	91	59.3
Vancouver Total	275	459	64	48	67	90	1,271	1,468	1,677	2,065	-18.8
West Vancouver	48	65	18	2	20	0	8	9	94	76	23.7
White Rock	3	14	0	0	0	0	177	47	180	61	195.1
<b>Vancouver CMA</b>	<b>2,011</b>	<b>2,980</b>	<b>350</b>	<b>322</b>	<b>1,205</b>	<b>1,208</b>	<b>5,778</b>	<b>5,451</b>	<b>9,344</b>	<b>9,961</b>	<b>-6.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 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	8	18	0	0	235	67	0	0
Burnaby Total	8	18	0	0	235	67	0	0
Coquitlam	6	0	0	0	8	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	5	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	5	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	18	24	0	0	6	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	0	0	0	0	176	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	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	88	41	0	0
Port Moody	14	6	0	0	0	38	0	0
Richmond	0	54	0	0	96	0	0	1
Surrey - South	44	0	0	0	0	0	0	0
Surrey - Cloverdale	63	27	0	0	0	38	13	5
Surrey - North	0	27	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	10	6	0	0	0	0	0	0
Surrey Total	117	60	0	0	0	38	15	5
University Endowment Lands	0	0	126	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	108	0	0
Vancouver - Downtown	0	0	0	0	244	0	0	0
Vancouver - Kitsilano	0	22	0	0	8	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	26	19	0	51
Vancouver - Mt Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	45	0	0
Vancouver - Westside	0	0	0	0	0	0	2	0
Vancouver Total	0	22	0	0	278	174	2	51
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	131	16	0	0
<b>Vancouver CMA</b>	<b>191</b>	<b>189</b>	<b>126</b>	<b>0</b>	<b>842</b>	<b>558</b>	<b>17</b>	<b>57</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - June 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	0	0	0	0
Burnaby - South & East	0	55	0	0	0	0	0	0
Burnaby - Central Park	0	49	0	0	0	214	0	0
Burnaby - Remainder	58	81	0	0	785	129	0	0
Burnaby Total	62	191	0	0	954	343	0	0
Coquitlam	34	7	0	0	207	481	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	0	10	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	10	0	0	0	48	0	0
Langley City	0	0	0	0	0	158	0	0
Langley District	185	42	0	0	18	0	2	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	0	0	0	62	176	32	0
New Westminster	12	0	0	0	200	201	0	0
North Vancouver City	17	19	0	0	344	235	0	0
North Vancouver DM	4	22	0	0	0	46	0	0
Pitt Meadows	54	24	0	0	0	268	0	0
Port Coquitlam	0	41	0	0	413	135	0	0
Port Moody	75	27	0	0	549	188	0	0
Richmond	61	252	0	0	822	680	6	6
Surrey - South	48	34	0	0	38	36	115	0
Surrey - Cloverdale	207	178	0	0	115	94	36	18
Surrey - North	117	183	0	0	2	0	2	0
Surrey - Guildford	8	20	0	0	79	165	0	0
Surrey - Whalley	80	22	0	0	219	463	0	0
Surrey Total	460	437	0	0	453	758	153	18
University Endowment Lands	0	46	126	0	0	186	107	0
Vancouver - West End	1	10	0	0	20	323	0	0
Vancouver - Downtown	11	10	0	0	507	525	0	0
Vancouver - Kitsilano	4	22	0	0	8	78	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	92
Vancouver - Granville/Oak	12	0	0	0	216	92	0	0
Vancouver - Kerrisdale	0	9	0	0	90	24	0	0
Vancouver - Marpole	11	0	0	0	0	0	0	0
Vancouver - Eastside	14	39	0	0	221	143	4	131
Vancouver - Mt Pleasant	3	0	0	0	96	0	0	0
Vancouver - Strath/Grand	11	0	0	0	43	45	0	0
Vancouver - Westside	0	0	0	0	62	15	2	0
Vancouver Total	67	90	0	0	1,263	1,245	8	223
West Vancouver	20	0	0	0	8	9	0	0
White Rock	0	0	0	0	177	47	0	0
<b>Vancouver CMA</b>	<b>1,079</b>	<b>1,208</b>	<b>126</b>	<b>0</b>	<b>5,470</b>	<b>5,204</b>	<b>308</b>	<b>247</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Anmore	4	0	0	0	0	0	4	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	9	0	0	0	0	8	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	4	0	0	0	0	4	4
Burnaby - Central Park	3	4	0	0	0	0	3	4
Burnaby - Remainder	12	20	243	85	0	0	255	105
Burnaby Total	27	37	243	85	0	0	270	122
Coquitlam	15	22	6	0	0	0	21	22
Delta - Tsawwassen	1	2	0	0	0	0	1	2
Delta - Ladner	1	5	0	7	1	1	2	13
Delta - North	5	2	0	0	0	0	5	2
Delta	7	9	0	7	1	1	8	17
Langley City	1	1	0	0	0	0	1	1
Langley District	67	67	18	28	0	0	85	95
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	31	46	176	0	0	80	207
New Westminster	12	11	0	0	0	0	12	11
North Vancouver City	2	5	0	0	0	0	2	5
North Vancouver DM	6	7	0	0	0	0	6	7
Pitt Meadows	13	5	14	0	0	0	27	5
Port Coquitlam	6	6	86	41	0	0	92	47
Port Moody	5	16	14	46	0	0	19	62
Richmond	23	33	96	54	0	1	119	88
Surrey - South	35	11	52	0	0	0	87	11
Surrey - Cloverdale	34	52	71	57	13	5	118	114
Surrey - North	64	75	0	27	2	0	66	102
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	17	16	10	6	0	0	27	22
Surrey Total	150	154	133	90	15	5	298	249
University Endowment Lands	0	0	0	0	126	0	126	0
Vancouver - West End	0	0	0	108	0	0	0	108
Vancouver - Downtown	0	0	244	0	0	0	244	0
Vancouver - Kitsilano	0	4	8	22	0	0	8	26
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	2	2	0	2	0	0	2	4
Vancouver - Marpole	3	3	0	0	0	0	3	3
Vancouver - Eastside	70	50	16	17	0	51	86	118
Vancouver - Mt Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	0	4	0	45	0	0	0	49
Vancouver - Westside	14	19	0	0	2	0	16	19
Vancouver Total	95	82	268	194	2	51	365	327
West Vancouver	15	12	0	0	0	0	15	12
White Rock	2	20	129	0	0	0	131	20
<b>Vancouver CMA</b>	<b>488</b>	<b>518</b>	<b>1,053</b>	<b>721</b>	<b>144</b>	<b>58</b>	<b>1,685</b>	<b>1,297</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	10	12	0	0	0	0	10	12
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	10	18	0	0	0	0	10	18
Burnaby - Mountain	0	0	4	0	0	0	4	0
Burnaby - North	32	42	169	6	0	0	201	48
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	23	18	0	55	0	0	23	73
Burnaby - Central Park	10	17	0	263	0	0	10	280
Burnaby - Remainder	62	82	843	216	0	0	905	298
Burnaby Total	127	159	1,016	540	0	0	1,143	699
Coquitlam	93	94	195	468	0	0	288	562
Delta - Tsawwassen	6	22	0	48	0	0	6	70
Delta - Ladner	20	46	0	20	1	3	21	69
Delta - North	35	8	0	0	0	0	35	8
Delta	61	76	0	68	1	3	62	147
Langley City	6	6	0	158	0	0	6	164
Langley District	320	346	197	46	7	4	524	396
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	157	185	128	183	32	0	317	368
New Westminster	42	45	212	201	0	0	254	246
North Vancouver City	13	30	365	252	0	0	378	282
North Vancouver DM	42	34	7	64	0	5	49	103
Pitt Meadows	42	48	68	304	0	0	110	352
Port Coquitlam	26	28	401	170	0	0	427	198
Port Moody	25	55	624	223	0	0	649	278
Richmond	139	226	947	1,020	6	10	1,092	1,256
Surrey - South	153	80	100	100	115	0	368	180
Surrey - Cloverdale	214	441	330	268	36	18	580	727
Surrey - North	321	599	119	191	2	0	442	790
Surrey - Guildford	4	5	87	189	0	0	91	194
Surrey - Whalley	59	64	299	485	0	0	358	549
Surrey Total	751	1,189	935	1,233	153	18	1,839	2,440
University Endowment Lands	1	0	0	238	233	0	234	238
Vancouver - West End	0	0	21	333	0	0	21	333
Vancouver - Downtown	0	0	518	535	0	0	518	535
Vancouver - Kitsilano	4	16	12	100	2	0	18	116
Vancouver - False Creek	3	1	0	0	0	92	3	93
Vancouver - Granville/Oak	2	4	228	92	0	0	230	96
Vancouver - Kerrisdale	11	8	90	33	0	0	101	41
Vancouver - Marpole	24	19	8	0	0	0	32	19
Vancouver - Eastside	218	400	218	152	4	131	440	683
Vancouver - Mt Pleasant	15	7	96	0	0	0	111	7
Vancouver - Strath/Grand	4	6	54	45	0	0	58	51
Vancouver - Westside	81	76	62	15	2	0	145	91
Vancouver Total	362	537	1,307	1,305	8	223	1,677	2,065
West Vancouver	50	67	44	9	0	0	94	76
White Rock	49	56	131	5	0	0	180	61
<b>Vancouver CMA</b>	<b>2,327</b>	<b>3,211</b>	<b>6,577</b>	<b>6,487</b>	<b>440</b>	<b>263</b>	<b>9,344</b>	<b>9,961</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Anmore	6	0	0	0	0	0	0	0	6	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	0	0	4	1	**
Burnaby - Mountain	0	0	0	0	0	65	0	0	0	65	-100.0
Burnaby - North	4	5	2	0	0	0	0	0	6	5	20.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	5	2	0	0	0	0	0	8	5	60.0
Burnaby - Central Park	1	0	0	2	8	6	0	0	9	8	12.5
Burnaby - Remainder	4	5	6	4	23	0	0	196	33	205	-83.9
Burnaby Total	15	15	10	6	31	71	0	196	56	288	-80.6
Coquitlam	2	31	0	0	0	0	4	4	6	35	-82.9
Delta - Tsawwassen	1	3	0	0	0	0	48	0	49	3	**
Delta - Ladner	1	6	0	12	0	0	1	1	2	19	-89.5
Delta - North	5	4	0	0	0	0	0	0	5	4	25.0
Delta	7	13	0	12	0	0	49	1	56	26	115.4
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	47	36	2	2	19	38	0	0	68	76	-10.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	30	32	0	0	0	6	0	0	30	38	-21.1
New Westminster	8	4	0	0	0	0	112	0	120	4	**
North Vancouver City	3	1	2	2	0	0	0	2	5	5	0.0
North Vancouver DM	8	4	0	0	0	0	0	0	8	4	100.0
Pitt Meadows	6	7	0	0	0	0	0	0	6	7	-14.3
Port Coquitlam	0	3	0	0	0	0	92	81	92	84	9.5
Port Moody	1	9	0	6	0	0	38	0	39	15	160.0
Richmond	17	24	0	6	0	39	1	30	18	99	-81.8
Surrey - South	13	22	0	2	0	32	0	0	13	56	-76.8
Surrey - Cloverdale	37	56	0	0	81	44	8	0	126	100	26.0
Surrey - North	89	120	0	4	47	136	2	0	138	260	-46.9
Surrey - Guildford	2	1	0	0	0	0	0	0	2	1	100.0
Surrey - Whalley	12	8	0	0	7	0	0	27	19	35	-45.7
Surrey Total	153	207	0	6	135	212	10	27	298	452	-34.1
University Endowment Lands	0	0	0	0	0	0	46	0	46	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	228	104	228	104	119.2
Vancouver - Kitsilano	3	0	0	0	0	0	0	0	3	0	n/a
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Marpole	3	0	0	0	0	0	7	0	10	0	n/a
Vancouver - Eastside	47	33	8	2	0	0	91	4	146	39	**
Vancouver - Mt Pleasant	0	0	6	2	0	0	0	0	6	2	200.0
Vancouver - Strath/Grand	0	1	4	0	0	0	0	0	4	1	**
Vancouver - Westside	23	8	0	0	0	0	0	10	23	18	27.8
Vancouver Total	78	42	20	6	0	0	326	118	424	166	155.4
West Vancouver	9	4	0	0	0	0	0	0	9	4	125.0
White Rock	1	4	0	0	0	0	6	0	7	4	75.0
<b>Vancouver CMA</b>	<b>395</b>	<b>438</b>	<b>34</b>	<b>46</b>	<b>185</b>	<b>366</b>	<b>684</b>	<b>459</b>	<b>1,298</b>	<b>1,309</b>	<b>-0.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - June 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	14	0	2	0	0	0	0	16	16	0.0
Belcarra	1	2	0	0	0	0	0	0	1	2	-50.0
Bowen Island	9	29	0	0	0	0	0	0	9	29	-69.0
Burnaby - Mountain	0	2	0	0	0	126	278	230	278	358	-22.3
Burnaby - North	31	53	6	10	0	38	0	241	37	342	-89.2
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - South & East	21	27	10	12	64	40	211	0	306	79	**
Burnaby - Central Park	6	9	12	10	8	18	0	0	26	37	-29.7
Burnaby - Remainder	58	65	60	54	170	129	215	790	503	1,038	-51.5
Burnaby Total	116	159	88	86	242	351	704	1,261	1,150	1,857	-38.1
Coquitlam	22	46	12	20	0	0	32	52	66	118	-44.1
Delta - Tsawwassen	10	7	0	0	0	0	48	0	58	7	**
Delta - Ladner	7	25	8	54	3	0	2	1	20	80	-75.0
Delta - North	16	23	0	0	0	0	0	0	16	23	-30.4
Delta	33	55	8	54	3	0	50	1	94	110	-14.5
Langley City	1	2	0	2	0	0	120	0	121	4	**
Langley District	309	274	12	8	103	230	0	42	424	554	-23.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	220	177	0	0	0	49	62	0	282	226	24.8
New Westminster	50	31	4	0	0	114	206	192	260	337	-22.8
North Vancouver City	14	9	6	16	11	10	151	168	182	203	-10.3
North Vancouver DM	43	31	0	42	0	53	0	86	43	212	-79.7
Pitt Meadows	32	46	0	0	12	49	0	0	44	95	-53.7
Port Coquitlam	5	22	4	0	12	34	104	154	125	210	-40.5
Port Moody	40	48	14	22	29	38	233	183	316	291	8.6
Richmond	159	214	48	36	179	135	609	612	995	997	-0.2
Surrey - South	82	117	12	12	0	69	63	204	157	402	-60.9
Surrey - Cloverdale	254	314	14	4	281	231	55	48	604	597	1.2
Surrey - North	484	482	6	32	186	329	2	0	678	843	-19.6
Surrey - Guildford	2	6	4	0	20	44	129	123	155	173	-10.4
Surrey - Whalley	63	53	0	0	24	12	68	27	155	92	68.5
Surrey Total	885	972	36	48	511	685	317	402	1,749	2,107	-17.0
University Endowment Lands	1	0	0	0	61	11	287	31	349	42	**
Vancouver - West End	0	0	0	0	0	6	291	180	291	186	56.5
Vancouver - Downtown	0	0	0	0	41	9	1,719	1,147	1,760	1,156	52.2
Vancouver - Kitsilano	12	1	2	2	0	0	74	2	88	5	**
Vancouver - False Creek	1	0	2	0	0	0	39	0	42	0	n/a
Vancouver - Granville/Oak	4	1	0	6	0	0	119	0	123	7	**
Vancouver - Kerrisdale	8	21	0	0	9	0	4	0	21	21	0.0
Vancouver - Marpole	15	21	0	16	26	0	23	0	64	37	73.0
Vancouver - Eastside	168	365	16	30	32	33	214	639	430	1,067	-59.7
Vancouver - Mt Pleasant	1	1	20	20	6	0	0	0	27	21	28.6
Vancouver - Strath/Grand	1	8	4	10	4	0	50	0	59	18	**
Vancouver - Westside	110	60	6	6	30	0	40	12	186	78	138.5
Vancouver Total	320	478	50	90	148	48	2,573	1,980	3,091	2,596	19.1
West Vancouver	74	39	0	24	0	6	30	0	104	69	50.7
White Rock	8	23	0	0	0	0	132	0	140	23	**
<b>Vancouver CMA</b>	<b>2,358</b>	<b>2,672</b>	<b>282</b>	<b>450</b>	<b>1,311</b>	<b>1,813</b>	<b>5,610</b>	<b>5,164</b>	<b>9,561</b>	<b>10,099</b>	<b>-5.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 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	65	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	8	6	0	0	0	0	0	0
Burnaby - Remainder	23	0	0	0	0	196	0	0
Burnaby Total	31	71	0	0	0	196	0	0
Coquitlam	0	0	0	0	4	4	0	0
Delta - Tsawwassen	0	0	0	0	48	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	48	0	1	1
Langley City	0	0	0	0	0	0	0	0
Langley District	19	38	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	6	0	0	0	0	0	0
New Westminster	0	0	0	0	112	0	0	0
North Vancouver City	0	0	0	0	0	2	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	92	81	0	0
Port Moody	0	0	0	0	38	0	0	0
Richmond	0	39	0	0	0	30	1	0
Surrey - South	0	32	0	0	0	0	0	0
Surrey - Cloverdale	81	44	0	0	0	0	8	0
Surrey - North	47	136	0	0	2	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	7	0	0	0	0	27	0	0
Surrey Total	135	212	0	0	2	27	8	0
University Endowment Lands	0	0	0	0	46	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	228	104	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	7	0	0	0
Vancouver - Eastside	0	0	0	0	12	0	79	4
Vancouver - Mt Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	10	0	0
Vancouver Total	0	0	0	0	247	114	79	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	0	0	0
<b>Vancouver CMA</b>	<b>185</b>	<b>366</b>	<b>0</b>	<b>0</b>	<b>595</b>	<b>454</b>	<b>89</b>	<b>5</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 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	0	126	0	0	278	230	0	0
Burnaby - North	0	38	0	0	0	241	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	64	40	0	0	211	0	0	0
Burnaby - Central Park	8	18	0	0	0	0	0	0
Burnaby - Remainder	170	129	0	0	215	790	0	0
Burnaby Total	242	351	0	0	704	1,261	0	0
Coquitlam	0	0	0	0	32	52	0	0
Delta - Tsawwassen	0	0	0	0	48	0	0	0
Delta - Ladner	3	0	0	0	0	0	2	1
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	48	0	2	1
Langley City	0	0	0	0	120	0	0	0
Langley District	103	230	0	0	0	42	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	62	0	0	0
New Westminster	0	114	0	0	206	192	0	0
North Vancouver City	11	10	0	0	151	168	0	0
North Vancouver DM	0	53	0	0	0	86	0	0
Pitt Meadows	12	49	0	0	0	0	0	0
Port Coquitlam	12	34	0	0	104	154	0	0
Port Moody	29	38	0	0	233	183	0	0
Richmond	179	135	0	0	607	603	2	9
Surrey - South	0	69	0	0	63	43	0	161
Surrey - Cloverdale	281	231	0	0	6	48	49	0
Surrey - North	186	329	0	0	2	0	0	0
Surrey - Guildford	20	44	0	0	129	123	0	0
Surrey - Whalley	24	12	0	0	68	27	0	0
Surrey Total	511	685	0	0	268	241	49	161
University Endowment Lands	61	11	0	0	216	31	71	0
Vancouver - West End	0	6	0	0	291	69	0	111
Vancouver - Downtown	41	9	0	0	1,719	1,089	0	58
Vancouver - Kitsilano	0	0	0	0	73	2	1	0
Vancouver - False Creek	0	0	0	0	39	0	0	0
Vancouver - Granville/Oak	0	0	0	0	119	0	0	0
Vancouver - Kerrisdale	9	0	0	0	2	0	2	0
Vancouver - Marpole	26	0	0	0	23	0	0	0
Vancouver - Eastside	32	33	0	0	127	435	87	204
Vancouver - Mt Pleasant	6	0	0	0	0	0	0	0
Vancouver - Strath/Grand	4	0	0	0	50	0	0	0
Vancouver - Westside	30	0	0	0	36	12	4	0
Vancouver Total	148	48	0	0	2,479	1,607	94	373
West Vancouver	0	6	0	0	14	0	16	0
White Rock	0	0	0	0	132	0	0	0
<b>Vancouver CMA</b>	<b>1,311</b>	<b>1,813</b>	<b>0</b>	<b>0</b>	<b>5,376</b>	<b>4,620</b>	<b>234</b>	<b>544</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Anmore	6	0	0	0	0	0	6	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	0	0	4	1
Burnaby - Mountain	0	0	0	65	0	0	0	65
Burnaby - North	6	5	0	0	0	0	6	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	5	0	0	0	0	8	5
Burnaby - Central Park	1	2	8	6	0	0	9	8
Burnaby - Remainder	10	9	23	196	0	0	33	205
Burnaby Total	25	21	31	267	0	0	56	288
Coquitlam	6	9	0	26	0	0	6	35
Delta - Tsawwassen	1	3	48	0	0	0	49	3
Delta - Ladner	1	6	0	12	1	1	2	19
Delta - North	5	4	0	0	0	0	5	4
Delta	7	13	48	12	1	1	56	26
Langley City	0	0	0	0	0	0	0	0
Langley District	49	36	19	40	0	0	68	76
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	30	30	0	8	0	0	30	38
New Westminster	7	4	113	0	0	0	120	4
North Vancouver City	5	5	0	0	0	0	5	5
North Vancouver DM	8	4	0	0	0	0	8	4
Pitt Meadows	6	7	0	0	0	0	6	7
Port Coquitlam	4	3	88	81	0	0	92	84
Port Moody	1	8	38	7	0	0	39	15
Richmond	17	23	0	76	1	0	18	99
Surrey - South	13	19	0	37	0	0	13	56
Surrey - Cloverdale	37	53	81	47	8	0	126	100
Surrey - North	91	107	47	153	0	0	138	260
Surrey - Guildford	2	1	0	0	0	0	2	1
Surrey - Whalley	12	8	7	27	0	0	19	35
Surrey Total	155	188	135	264	8	0	298	452
University Endowment Lands	0	0	46	0	0	0	46	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	228	104	0	0	228	104
Vancouver - Kitsilano	3	0	0	0	0	0	3	0
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	2	0	0	0	0	0	2	0
Vancouver - Marpole	3	0	7	0	0	0	10	0
Vancouver - Eastside	67	35	0	0	79	4	146	39
Vancouver - Mt Pleasant	6	2	0	0	0	0	6	2
Vancouver - Strath/Grand	4	1	0	0	0	0	4	1
Vancouver - Westside	23	8	0	10	0	0	23	18
Vancouver Total	110	48	235	114	79	4	424	166
West Vancouver	9	4	0	0	0	0	9	4
White Rock	7	4	0	0	0	0	7	4
<b>Vancouver CMA</b>	<b>456</b>	<b>409</b>	<b>753</b>	<b>895</b>	<b>89</b>	<b>5</b>	<b>1,298</b>	<b>1,309</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	16	16	0	0	0	0	16	16
Belcarra	1	2	0	0	0	0	1	2
Bowen Island	9	29	0	0	0	0	9	29
Burnaby - Mountain	0	2	278	356	0	0	278	358
Burnaby - North	37	63	0	279	0	0	37	342
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3
Burnaby - South & East	31	39	275	40	0	0	306	79
Burnaby - Central Park	18	19	8	18	0	0	26	37
Burnaby - Remainder	116	119	387	919	0	0	503	1,038
Burnaby Total	202	245	948	1,612	0	0	1,150	1,857
Coquitlam	62	85	4	33	0	0	66	118
Delta - Tsawwassen	10	7	48	0	0	0	58	7
Delta - Ladner	6	23	12	54	2	3	20	80
Delta - North	16	23	0	0	0	0	16	23
Delta	32	53	60	54	2	3	94	110
Langley City	1	4	120	0	0	0	121	4
Langley District	302	260	115	288	7	6	424	554
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	220	170	62	56	0	0	282	226
New Westminster	53	31	207	306	0	0	260	337
North Vancouver City	20	41	162	162	0	0	182	203
North Vancouver DM	43	31	0	181	0	0	43	212
Pitt Meadows	32	46	12	49	0	0	44	95
Port Coquitlam	21	32	104	178	0	0	125	210
Port Moody	42	35	274	256	0	0	316	291
Richmond	164	209	829	775	2	13	995	997
Surrey - South	82	87	75	154	0	161	157	402
Surrey - Cloverdale	260	289	295	308	49	0	604	597
Surrey - North	488	464	190	379	0	0	678	843
Surrey - Guildford	2	6	153	167	0	0	155	173
Surrey - Whalley	63	53	92	39	0	0	155	92
Surrey Total	895	899	805	1,047	49	161	1,749	2,107
University Endowment Lands	1	0	277	42	71	0	349	42
Vancouver - West End	0	0	291	75	0	111	291	186
Vancouver - Downtown	0	0	1,760	1,098	0	58	1,760	1,156
Vancouver - Kitsilano	14	5	73	0	1	0	88	5
Vancouver - False Creek	3	0	39	0	0	0	42	0
Vancouver - Granville/Oak	4	7	119	0	0	0	123	7
Vancouver - Kerrisdale	8	21	11	0	2	0	21	21
Vancouver - Marpole	15	37	49	0	0	0	64	37
Vancouver - Eastside	208	411	135	452	87	204	430	1,067
Vancouver - Mt Pleasant	21	19	6	2	0	0	27	21
Vancouver - Strath/Grand	7	18	52	0	0	0	59	18
Vancouver - Westside	116	66	66	12	4	0	186	78
Vancouver Total	396	584	2,601	1,639	94	373	3,091	2,596
West Vancouver	70	40	18	29	16	0	104	69
White Rock	40	23	100	0	0	0	140	23
<b>Vancouver CMA</b>	<b>2,622</b>	<b>2,836</b>	<b>6,698</b>	<b>6,707</b>	<b>241</b>	<b>556</b>	<b>9,561</b>	<b>10,099</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 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													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 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	12	100.0	12	1,000,000	1,109,083
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,000,000	1,056,575
Belcarra													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2007	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
June 2006	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	1	12.5	0	0.0	2	25.0	4	50.0	1	12.5	8	--	--
Year-to-date 2006	2	6.9	6	20.7	11	37.9	4	13.8	6	20.7	29	585,000	625,221
Burnaby													
June 2007	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	788,500	874,027
June 2006	0	0.0	0	0.0	1	4.0	9	36.0	15	60.0	25	778,000	803,036
Year-to-date 2007	0	0.0	0	0.0	3	2.9	39	38.2	60	58.8	102	777,000	819,300
Year-to-date 2006	2	1.1	13	7.4	42	24.0	71	40.6	47	26.9	175	638,000	684,387
Coquitlam													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2006	0	0.0	0	0.0	15	44.1	18	52.9	1	2.9	34	605,000	633,353
Year-to-date 2007	4	17.4	0	0.0	1	4.3	2	8.7	16	69.6	23	800,000	727,245
Year-to-date 2006	2	4.1	0	0.0	18	36.7	27	55.1	2	4.1	49	616,000	623,468
Delta													
June 2007	0	0.0	0	0.0	3	25.0	3	25.0	6	50.0	12	745,500	709,667
June 2006	0	0.0	1	6.7	8	53.3	3	20.0	3	20.0	15	550,000	644,920
Year-to-date 2007	0	0.0	1	1.9	10	19.2	13	25.0	28	53.8	52	750,000	737,671
Year-to-date 2006	3	4.6	8	12.3	30	46.2	13	20.0	11	16.9	65	550,000	619,289
Langley City													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	2	66.7	1	33.3	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Langley District													
June 2007	0	0.0	10	20.8	21	43.8	13	27.1	4	8.3	48	589,900	599,027
June 2006	5	11.6	31	72.1	7	16.3	0	0.0	0	0.0	43	479,000	472,719
Year-to-date 2007	21	6.6	97	30.7	144	45.6	45	14.2	9	2.8	316	549,000	549,238
Year-to-date 2006	32	11.3	201	71.3	46	16.3	2	0.7	1	0.4	282	465,450	466,268

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 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													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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													
June 2007	5	16.7	7	23.3	17	56.7	1	3.3	0	0.0	30	517,450	500,732
June 2006	7	20.0	10	28.6	12	34.3	1	2.9	5	14.3	35	509,000	536,980
Year-to-date 2007	7	3.3	93	44.1	98	46.4	11	5.2	2	0.9	211	510,000	514,376
Year-to-date 2006	48	25.5	76	40.4	43	22.9	10	5.3	11	5.9	188	477,250	489,536
New Westminster													
June 2007	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	563,900	573,710
June 2006	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	26	60.5	13	30.2	4	9.3	43	588,900	601,891
Year-to-date 2006	10	33.3	10	33.3	5	16.7	5	16.7	0	0.0	30	442,000	466,647
North Vancouver City													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 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	16	100.0	16	1,240,000	1,220,063
Year-to-date 2006	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	894,000	889,887
North Vancouver DM													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	1	2.5	0	0.0	0	0.0	0	0.0	39	97.5	40	1,320,500	1,322,900
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	1,042,000	1,077,017
Pitt Meadows													
June 2007	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
June 2006	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2007	0	0.0	5	16.1	26	83.9	0	0.0	0	0.0	31	572,000	559,234
Year-to-date 2006	7	12.7	45	81.8	2	3.6	0	0.0	1	1.8	55	434,000	445,455
Port Coquitlam													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	--	--
Year-to-date 2006	0	0.0	17	70.8	3	12.5	4	16.7	0	0.0	24	462,000	482,317
Port Moody													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2006	0	0.0	0	0.0	5	55.6	4	44.4	0	0.0	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	10	23.3	33	76.7	43	800,000	826,127
Year-to-date 2006	0	0.0	0	0.0	28	63.6	14	31.8	2	4.5	44	575,000	619,103
Richmond													
June 2007	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	888,000	1,005,466
June 2006	0	0.0	4	15.4	5	19.2	7	26.9	10	38.5	26	669,500	748,631
Year-to-date 2007	0	0.0	0	0.0	12	6.7	40	22.2	128	71.1	180	923,000	912,928
Year-to-date 2006	10	4.5	27	12.1	31	13.8	57	25.4	99	44.2	224	700,000	756,174

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 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													
June 2007	0	0.0	28	17.8	71	45.2	38	24.2	20	12.7	157	595,000	641,269
June 2006	25	12.3	61	29.9	53	26.0	43	21.1	22	10.8	204	529,000	570,763
Year-to-date 2007	3	0.4	213	25.5	261	31.3	204	24.5	153	18.3	834	589,000	643,775
Year-to-date 2006	154	15.4	336	33.5	271	27.0	152	15.2	89	8.9	1,002	515,000	553,638
University Endowment Lands													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	--	--
Vancouver City													
June 2007	0	0.0	0	0.0	0	0.0	2	2.9	66	97.1	68	1,095,500	1,313,488
June 2006	0	0.0	0	0.0	1	1.8	27	47.4	29	50.9	57	750,000	954,982
Year-to-date 2007	0	0.0	1	0.3	4	1.2	65	18.8	275	79.7	345	928,000	1,232,473
Year-to-date 2006	0	0.0	2	0.5	23	5.5	216	51.2	181	42.9	422	725,000	875,167
West Vancouver													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	2,100,000	2,510,133
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	80	100.0	80	2,440,000	2,810,440
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	2,472,500	2,891,675
White Rock													
June 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
June 2006	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	990,000	1,000,909
Year-to-date 2006	0	0.0	2	10.5	1	5.3	1	5.3	15	78.9	19	1,100,000	988,089
Vancouver CMA													
June 2007	6	1.4	45	10.9	123	29.7	74	17.9	166	40.1	414	667,450	861,326
June 2006	39	8.2	115	24.2	109	22.9	117	24.6	96	20.2	476	571,950	650,864
Year-to-date 2007	37	1.6	412	17.5	590	25.0	452	19.2	867	36.8	2,358	650,000	832,121
Year-to-date 2006	270	10.0	743	27.4	555	20.5	580	21.4	559	20.7	2,707	567,050	664,781

Source: CMHC (Market Absorption Survey)

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

Submarket	June 2007	June 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	1,109,083	1,056,575	5.0
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	625,221	n/a
Burnaby Total	874,027	803,036	8.8	819,300	684,387	19.7
Coquitlam	--	633,353	n/a	727,245	623,468	16.6
Delta	709,667	644,920	10.0	737,671	619,289	19.1
Langley City	--	--	n/a	--	--	n/a
Langley District	599,027	472,719	26.7	549,238	466,268	17.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	500,732	536,980	-6.8	514,376	489,536	5.1
New Westminster	573,710	--	n/a	601,891	466,647	29.0
North Vancouver City	--	--	n/a	1,220,063	889,887	37.1
North Vancouver DM	--	--	n/a	1,322,900	1,077,017	22.8
Pitt Meadows	--	--	n/a	559,234	445,455	25.5
Port Coquitlam	--	--	n/a	--	482,317	n/a
Port Moody	--	--	n/a	826,127	619,103	33.4
Richmond	1,005,466	748,631	34.3	912,928	756,174	20.7
Surrey Total	641,269	570,763	12.4	643,775	553,638	16.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,313,488	954,982	37.5	1,232,473	875,167	40.8
West Vancouver	2,510,133	--	n/a	2,810,440	2,891,675	-2.8
White Rock	--	--	n/a	1,000,909	988,089	1.3
<b>Vancouver CMA</b>	<b>861,326</b>	<b>650,864</b>	<b>32.3</b>	<b>832,121</b>	<b>664,781</b>	<b>25.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
June 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%	809,813	779	1,795	43%	486,639	1,847	4,636	40%	381,638
	July												
	August												
	September												
	October												
	November												
	December												
	Q2 2006	4,849	4,513	36%	712,746	2,069	1,467	47%	419,561	4,722	3,546	44%	340,750
	Q2 2007	4,873	5,217	31%	821,229	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	YTD 2006	8,315	4,003	33%	704,218	3,693	1,356	45%	409,263	8,562	3,337	42%	334,233
	YTD 2007	8,114	4,723	28%	798,926	3,625	1,694	36%	469,940	8,569	4,290	33%	374,387

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 5: MLS® Residential Activity for Vancouver  
Second 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%	821,229	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	Q3												
	Q4												
YTD 2006		8,315	4,003	33%	704,218	3,693	1,356	45%	409,263	8,562	3,337	42%	334,233
YTD 2007		8,114	4,723	28%	798,926	3,625	1,694	36%	469,940	8,569	4,290	33%	374,387

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**  
**June 2007**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, Vancouver CMA 1992=100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				EmploymentSA (,000)	UnemploymentRate (%) 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		110.5	1,212	4.4	67.0	755
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

# HOUSING NOW REPORT TABLES - ABBOTSFORD CMA

## 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 1: Housing Activity Summary of Abbotsford CMA**  
**June 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt & Other	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other			
STARTS									
June 2007	49	0	42	0	0	0	0	0	91
June 2006	30	2	6	0	0	0	0	0	38
% Change	63.3	-100.0	**	n/a	n/a	n/a	n/a	n/a	139.5
Year-to-date 2007	238	0	126	15	89	216	0	0	684
Year-to-date 2006	168	2	62	15	10	353	0	0	610
% Change	41.7	-100.0	103.2	0.0	**	-38.8	n/a	n/a	12.1
UNDER CONSTRUCTION									
June 2007	272	0	160	28	138	665	0	24	1,287
June 2006	221	2	72	14	53	494	0	82	938
% Change	23.1	-100.0	122.2	100.0	160.4	34.6	n/a	-70.7	37.2
COMPLETIONS									
June 2007	32	0	8	0	0	0	0	0	40
June 2006	10	0	0	5	0	0	0	0	15
% Change	**	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	166.7
Year-to-date 2007	188	4	113	11	44	129	0	0	489
Year-to-date 2006	148	0	82	15	16	40	0	0	301
% Change	27.0	n/a	37.8	-26.7	175.0	**	n/a	n/a	62.5
COMPLETED & NOT ABSORBED									
June 2007	73	2	0	5	0	3	0	0	83
June 2006	39	0	10	4	0	3	0	0	56
% Change	87.2	n/a	-100.0	25.0	n/a	0.0	n/a	n/a	48.2
ABSORBED									
June 2007	32	0	10	0	0	0	0	0	42
June 2006	21	0	0	1	1	0	0	0	23
% Change	52.4	n/a	n/a	-100.0	-100.0	n/a	n/a	n/a	82.6
Year-to-date 2007	189	2	121	9	44	126	0	0	491
Year-to-date 2006	187	0	112	14	20	48	0	0	381
% Change	1.1	n/a	8.0	-35.7	120.0	162.5	n/a	n/a	28.9

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
STARTS									
Abbots ford City									
June 2007	29	0	42	0	0	0	0	0	71
June 2006	16	0	6	0	0	0	0	0	22
Fraser Valley HRDA									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Mission DM									
June 2007	20	0	0	0	0	0	0	0	20
June 2006	14	2	0	0	0	0	0	0	16
Abbots ford CMA									
June 2007	49	0	42	0	0	0	0	0	91
June 2006	30	2	6	0	0	0	0	0	38
UNDER CONSTRUCTION									
Abbots ford City									
June 2007	176	0	160	28	138	595	0	24	1,121
June 2006	157	0	72	7	53	369	0	82	740
Fraser Valley HRDA									
June 2007	1	0	0	0	0	0	0	0	1
June 2006	0	0	0	0	0	0	0	0	0
Mission DM									
June 2007	95	0	0	0	0	70	0	0	165
June 2006	64	2	0	7	0	125	0	0	198
Abbots ford CMA									
June 2007	272	0	160	28	138	665	0	24	1,287
June 2006	221	2	72	14	53	494	0	82	938
COMPLETIONS									
Abbots ford City									
June 2007	21	0	8	0	0	0	0	0	29
June 2006	9	0	0	5	0	0	0	0	14
Fraser Valley HRDA									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Mission DM									
June 2007	11	0	0	0	0	0	0	0	11
June 2006	1	0	0	0	0	0	0	0	1
Abbots ford CMA									
June 2007	32	0	8	0	0	0	0	0	40
June 2006	10	0	0	5	0	0	0	0	15

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

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

	Owners hip						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbots ford City									
June 2007	44	0	0	3	0	3	0	0	50
June 2006	33	0	10	4	0	3	0	0	50
Fraser Valley HRDA									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Mission DM									
June 2007	29	2	0	2	0	0	0	0	33
June 2006	6	0	0	0	0	0	0	0	6
Abbots ford CMA									
June 2007	73	2	0	5	0	3	0	0	83
June 2006	39	0	10	4	0	3	0	0	56
ABSORBED									
Abbots ford City									
June 2007	27	0	10	0	0	0	0	0	37
June 2006	18	0	0	1	1	0	0	0	20
Fraser Valley HRDA									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Mission DM									
June 2007	5	0	0	0	0	0	0	0	5
June 2006	3	0	0	0	0	0	0	0	3
Abbots ford CMA									
June 2007	32	0	10	0	0	0	0	0	42
June 2006	21	0	0	1	1	0	0	0	23

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  
June 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Abbotsford City	29	16	0	0	0	0	42	6	71	22	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	20	14	0	2	0	0	0	0	20	16	25.0
<b>Abbotsford CMA</b>	<b>49</b>	<b>30</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>6</b>	<b>91</b>	<b>38</b>	<b>139.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - June 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	158	124	2	0	87	10	342	360	589	494	19.2
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	94	59	0	2	0	0	0	55	94	116	-19.0
<b>Abbotsford CMA</b>	<b>253</b>	<b>183</b>	<b>2</b>	<b>2</b>	<b>87</b>	<b>10</b>	<b>342</b>	<b>415</b>	<b>684</b>	<b>610</b>	<b>12.1</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Abbotsford City	0	0	0	0	42	6	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	42	6	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - June 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	87	10	0	0	342	360	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>	87	10	0	0	342	415	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Abbotsford City	71	22	0	0	0	0	71	22
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	20	16	0	0	0	0	20	16
<b>Abbotsford CMA</b>	91	38	0	0	0	0	91	38

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	269	178	320	316	0	0	589	494
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	94	54	0	62	0	0	94	116
<b>Abbotsford CMA</b>	364	232	320	378	0	0	684	610

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Abbotsford City	21	14	0	0	0	0	8	0	29	14	107.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	11	1	0	0	0	0	0	0	11	1	**
<b>Abbotsford CMA</b>	<b>32</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>40</b>	<b>15</b>	<b>166.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - June 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	128	115	2	8	42	8	187	122	359	253	41.9
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	71	46	4	0	0	0	55	0	130	46	182.6
<b>Abbotsford CMA</b>	<b>199</b>	<b>163</b>	<b>6</b>	<b>8</b>	<b>42</b>	<b>8</b>	<b>242</b>	<b>122</b>	<b>489</b>	<b>301</b>	<b>62.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Abbotsford City	0	0	0	0	8	0	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>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 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	42	8	0	0	187	122	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	55	0	0	0
<b>Abbotsford CMA</b>	<b>42</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>242</b>	<b>122</b>	<b>0</b>	<b>0</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Abbotsford City	29	9	0	5	0	0	29	14
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	11	1	0	0	0	0	11	1
<b>Abbotsford CMA</b>	<b>40</b>	<b>10</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>15</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	183	192	176	61	0	0	359	253
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	122	36	8	10	0	0	130	46
<b>Abbotsford CMA</b>	<b>305</b>	<b>230</b>	<b>184</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>489</b>	<b>301</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 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													
June 2007	1	3.7	15	55.6	6	22.2	3	11.1	2	7.4	27	490,000	520,778
June 2006	1	5.3	9	47.4	1	5.3	1	5.3	1	5.3	19	499,000	503,182
Year-to-date 2007	2	1.4	67	47.2	10	7.0	13	9.2	10	7.0	142	510,000	531,386
Year-to-date 2006	14	10.1	82	59.0	3	2.2	6	4.3	3	2.2	139	469,000	478,136
Fraser Valley HRDA													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2007	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
June 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	4	7.1	45	80.4	0	0.0	0	0.0	0	0.0	56	440,000	454,298
Year-to-date 2006	41	68.3	18	30.0	0	0.0	0	0.0	0	0.0	60	389,450	392,687
Abbotsford CMA													
June 2007	1	3.1	20	62.5	2	6.3	3	9.4	2	6.3	32	482,500	507,688
June 2006	2	9.1	11	50.0	1	4.5	1	4.5	1	4.5	22	484,950	493,743
Year-to-date 2007	6	3.0	112	56.6	10	5.1	13	6.6	10	5.1	198	489,000	509,583
Year-to-date 2006	57	28.4	100	49.8	3	1.5	6	3.0	3	1.5	201	440,000	450,357

Source: CMHC (Starts and Completions Survey)

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

Submarket	June 2007	June 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	520,778	503,182	3.5	531,386	478,136	11.1
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	454,298	392,687	15.7
<b>Abbotsford CMA</b>	<b>507,688</b>	<b>493,743</b>	<b>2.8</b>	<b>509,583</b>	<b>450,357</b>	<b>13.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**June 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	1,554	2,830	2,438	63.7	439,124	7.5	429,362
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	5,964	-4.0		7,500			403,342	25.1	
	Q2 2007	5,691	-4.6		8,959			435,068	7.9	
	YTD 2006	10,595	5.0		14,098			386,467	21.7	
	YTD 2007	9,646	-9.0		16,498			423,858	9.7	

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

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**  
**June 2007**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				EmploymentSA (,000)	UnemploymentRate (%) 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	69.1	665
	February	667	5.85	6.45	110.3	106.7	83	4.8	68.8	669
	March	667	6.05	6.45	110.7	107.2	83	4.8	68.3	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	5.9	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	81	3.7	66.1	672
	September	682	6.40	6.70	115.8	108.4	82	4.1	66.6	669
	October	688	6.40	6.80	116.2	108.3	83	4.3	66.7	670
	November	673	6.40	6.55	116.3	108.7	83	4.0	67.1	685
	December	667	6.30	6.45	116.3	108.8	85	4.3	68.2	693
2007	January	679	6.50	6.65	116.3	109.0	86	4.3	69.1	709
	February	679	6.50	6.65	116.3	109.1	85	4.5	68.4	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.3	721
	April	678	6.60	6.64	118.2	109.9	84	4.9	67.2	726
	May	709	6.85	7.14	120.9	110.5	85	4.8	67.8	713
	June	715	7.05	7.24		110.3	86	4.2	68.2	706
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), 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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