

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

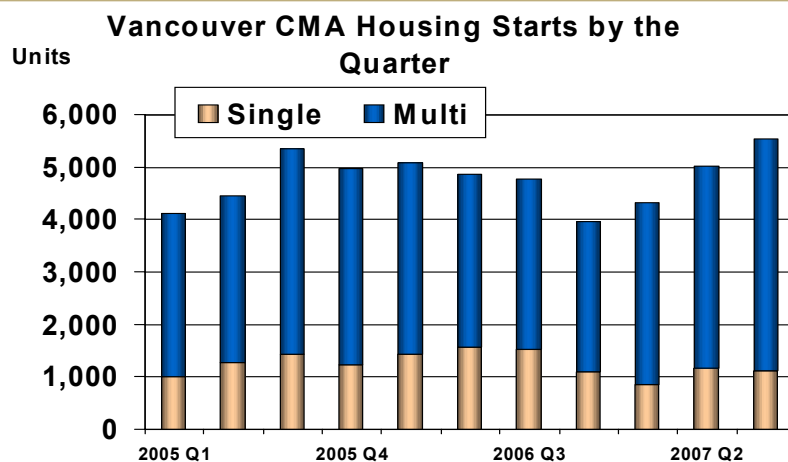
Date Released: October 2007

## Vancouver Homebuilding Surpasses Last Year's

A strong September helped push year to date home starts in the Vancouver CMA just above 2006 levels. Multiple family home starts were robust in September, counting 1,799 homes and making up over 80 per cent of total starts in the Vancouver CMA. Single detached construction continued to fall from last year's levels, recording 358 house starts in September, a year over year decline of one-third.

Strong multiple family construction is the main reason housing starts have remained solid this year. Multiple family home starts have made up close to 80 per cent of total housing starts in 2007, the highest proportion of multiple activity ever recorded. Construction of higher density apartment condominiums are outpacing last years totals, with 8,674 homes started in 2007. Year over year home starts in other apartment

Figure 1



Source: CMHC Starts and Completion Survey

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categories, such as secondary suites and rentals, were up slightly.

Multiple family home starts have been strong in most centres in the Vancouver CMA, with significant increases in the Tri-Cities, Burnaby, Langley and White Rock. Vancouver City, an area that traditionally records the highest multiple family home starts in the CMA, is still at the top despite going through a three month civil workers' strike. The number of multiple family pending starts (buildings that have had permits issued but have not started) for the Vancouver CMA is estimated at 8,000 homes, which will keep starts figures strong to the end of the year.

Starts of ground oriented dwelling types (single detached, semi-detached and row) continue to lag 2006 figures. Most of the decline is in single family houses, which have dropped by one third in comparison to 2006. Almost all centres in the Vancouver CMA recorded a decrease in single family housing starts in 2007, especially areas that are more abundant in raw land, such as Surrey, Langley and Maple Ridge. The run up in multiple family home starts is linked to the price

difference between an apartment condominium and a single detached house. As prices for a new single detached house in the Vancouver CMA reaches close to \$840,000, buyers are looking towards more affordable higher density style developments in order to enter the homeownership market. The price difference between a new single detached house and a new apartment condominium in the CMA has reached over \$450,000.

The increase in multiple family home starts for the past two months has moved the number of homes under construction to its highest levels. Contributing to the high number of homes under construction this month was the number of completions, which outpaced 2006 figures for the past six months. Even though higher completions will lower the under construction figures, workers have been able to move to other projects and start construction on new multiple family developments. Further, labour shortages may be lessening as skilled labour that had migrated to the United States a few years ago are feeling the fall out effects of a slow US housing market and are returning home to better their job situation.

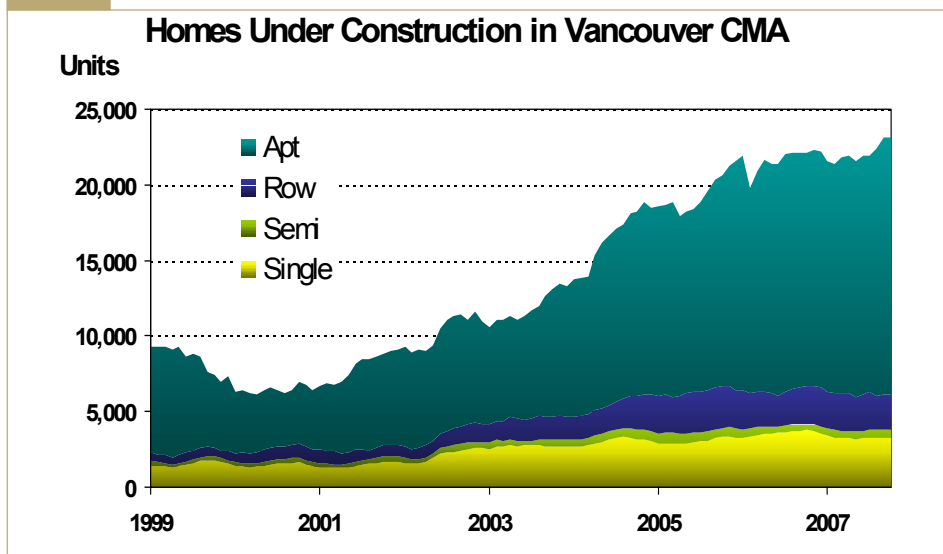
Absorptions of new homes remained strong in the Vancouver CMA. Over 80 per cent of the new homes completed during the third quarter of 2007 were absorbed. Close to 95 per cent of the apartment condominiums were absorbed at their completion stage while only 59 per cent of the single detached houses were absorbed at completion. Pre-sales of apartment condominiums are solid in the Vancouver CMA, especially if the homes are favourably priced and provide good value to buyers. The number of homes in the completed and unabsorbed phase continued to remain near 1,100, with the number of unabsorbed single detached houses rising slowly, while multiple family homes declined slowly, indicating ongoing demand for higher density homes.

A robust economy in the Vancouver CMA has created full time job growth in the area, which in turn has brought more people into the region. An influx of people has put pressure on the local housing market; both rental and ownership. Further adding to housing demand are roughly 71,500 households looking to buy, whether new or resale, in the Vancouver CMA, as indicated in CMHC's Intention to Buy and Renovate Survey released earlier this year in June. As a result, demand for new homes in the Vancouver CMA should remain strong in the remainder of the year.

## Resales Strengthen During the Third Quarter

The number of homes that changed hands during the third quarter 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), was

Figure 2



enough to move total year-to-date sales up by five per cent over 2006. Sales picked up during the summer months as buyers took advantage of favourable mortgage rates that were suspecting to be on the rise.

Also, sales increased as many owners took advantage of equity gains by selling their existing home and moving up in the housing market.

The number of new listings onto the Multiple Listing Service (MLS®) declined by nearly one-fifth from last quarter to this quarter, leaving active listings at 11,306 homes by the end of September. Solid demand in the third quarter has kept seller's market conditions intact.

Total average resale prices continued to escalate during the first nine

months in Greater Vancouver, increasing by eleven per cent since the beginning of the year. Relatively affordable apartment condominiums rose by ten per cent to \$381,593, while single detached prices saw a twelve per cent rise to \$811,009 and townhomes increased by thirteen per cent to \$475,343.

## New Construction In Abbotsford Remains At Elevated Level

In September, construction began on a modest number of new homes in the Abbotsford CMA, in line with results from July and August. The recent moderation in the pace of new construction is primarily attributable to low activity in the market for multiple dwellings.

In all, third quarter housing starts were down by more than one-third from last year's level, which contributed to a five per cent decline in year-to-date starts for 2007. New construction is trending down from the highs of 2006. However, the downward trend obscures a notable fact: 2007 year-to-date starts are the second highest in a decade, and are down only marginally from last year's level.

New construction in the Abbotsford CMA did not decline evenly across dwelling types over the last year. While year-to-date multiples starts were down 19 per cent from 2006 levels, year-to-date singles starts were up 20 per cent. Moderation in new construction of multiple dwelling units was the result of a slower approvals process and competition from multiple dwelling builders in places such as Chilliwack. By contrast, increased single detached activity stemmed from high and rising housing costs in the Vancouver CMA and the strong economy in the Fraser Valley. Year-to-date, more than half of

Abbotsford CMA housing starts were in the multiple dwelling types: semi-detached, townhouse and apartment. It should be kept in mind that while this represents a decline from 2006, it is well above the 10 year average.

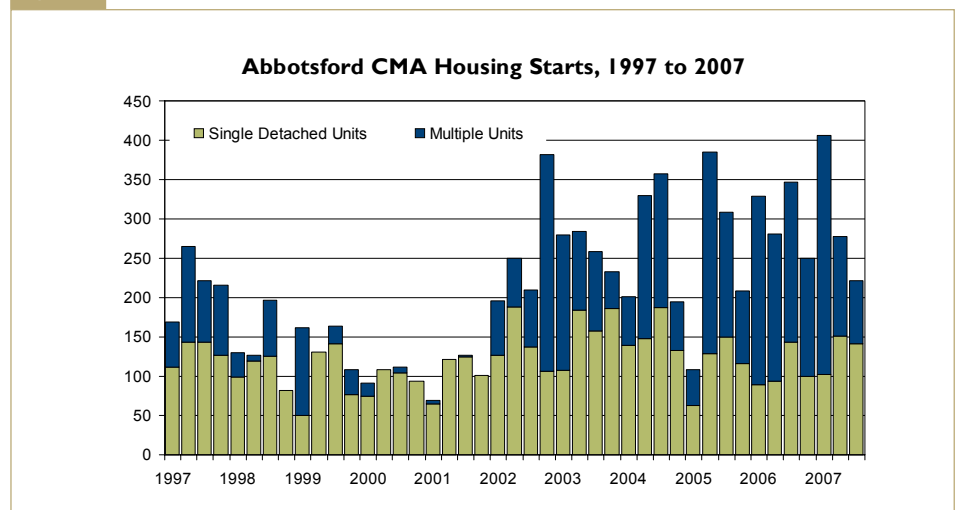
In September, the volume of homes under construction in the Abbotsford CMA was higher than it was during the same month last year, and while it dropped considerably between the second and third quarters of this year, it remained at double the ten year average level.

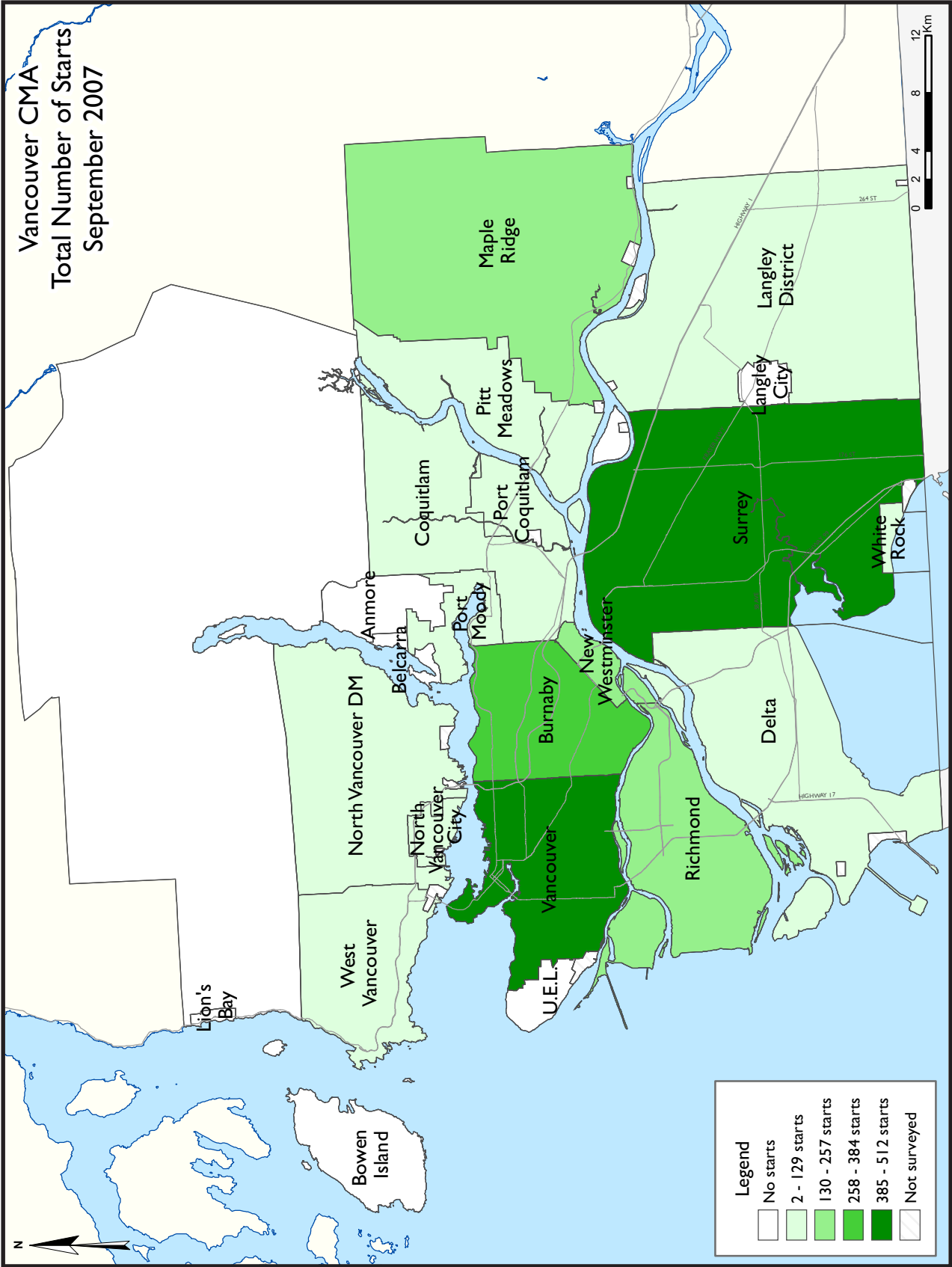
Change in the volume under construction did not occur evenly across dwelling types. While single detached construction volumes increased by one-third, multiple construction volumes declined by

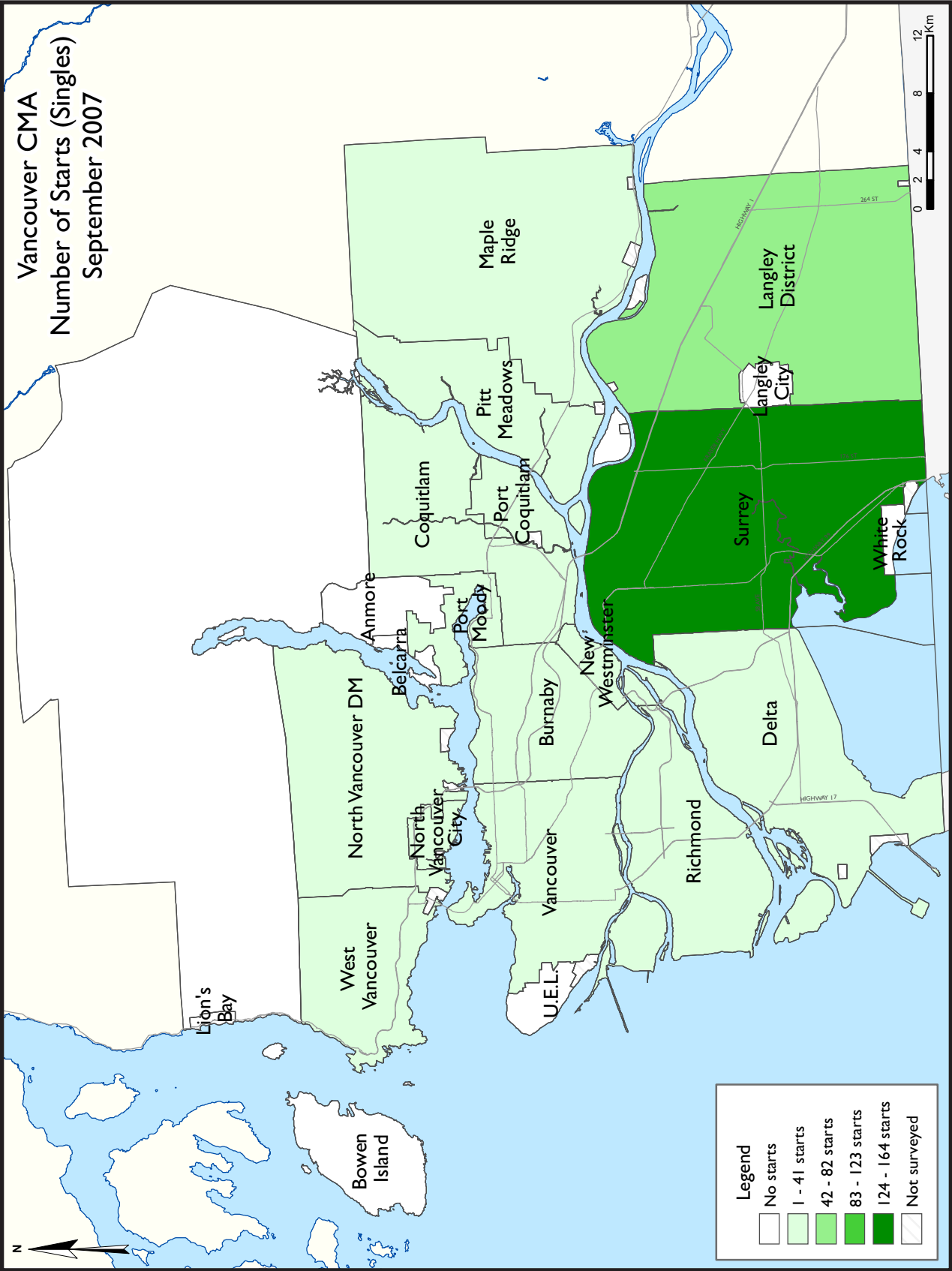
three per cent, year-over-year – the result of the new construction trends discussed above and a spike in multiple dwelling completions in the third quarter.

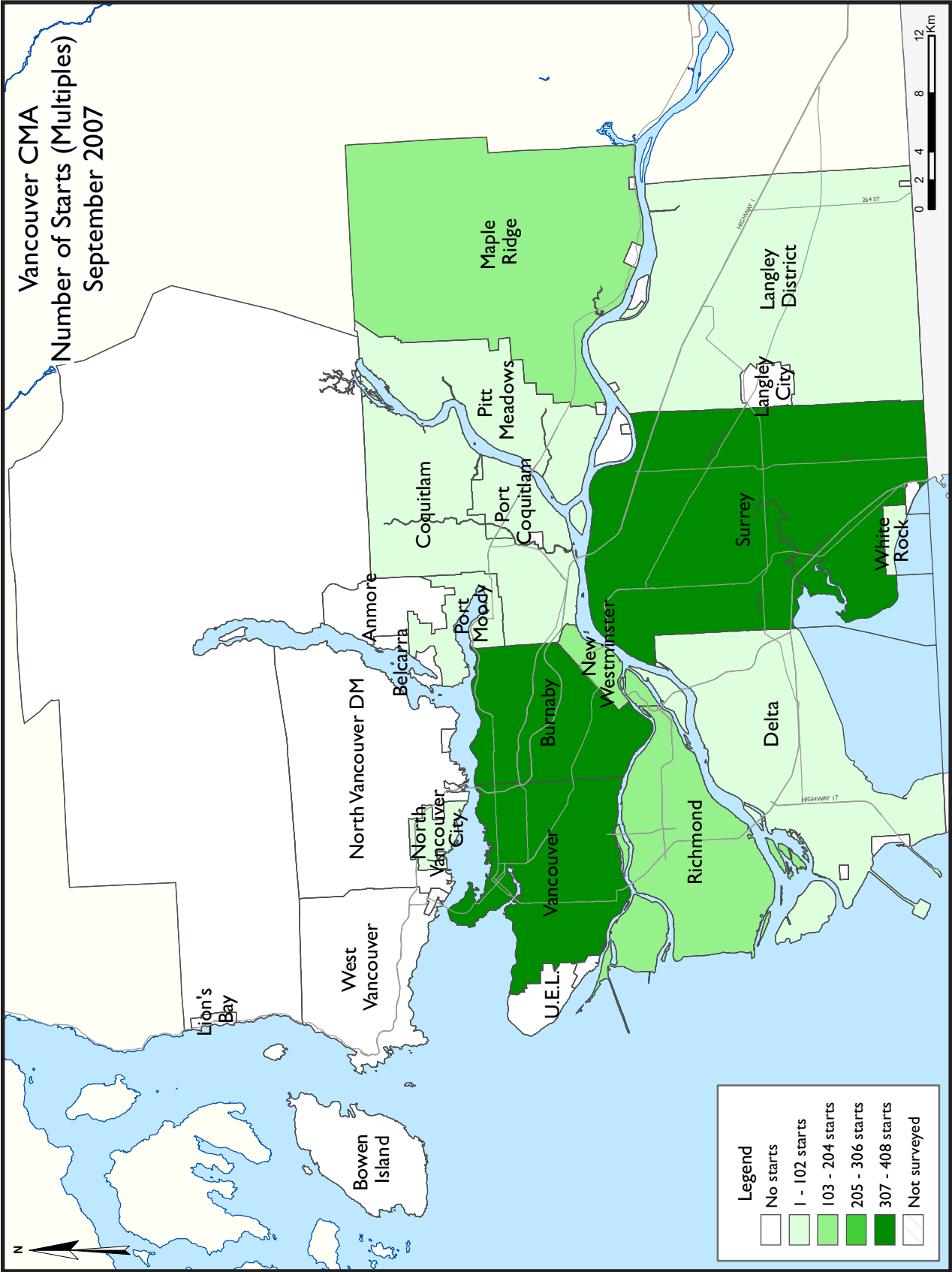
Multiple dwelling completions were also the most important contributor to the rising inventories of unabsorbed homes in the Abbotsford CMA. In September, the inventory was at its highest level in almost seven years, which was equal to the ten year average level. Recent inventory gains were entirely the result of growth in the stock of available multiple dwelling units, which has increased from the exceptionally low level seen in the second quarter of this year. The gains would have been much larger had it not been for growth in multiple dwelling absorptions, which increased 37 per cent over last year's level, year-to-date.

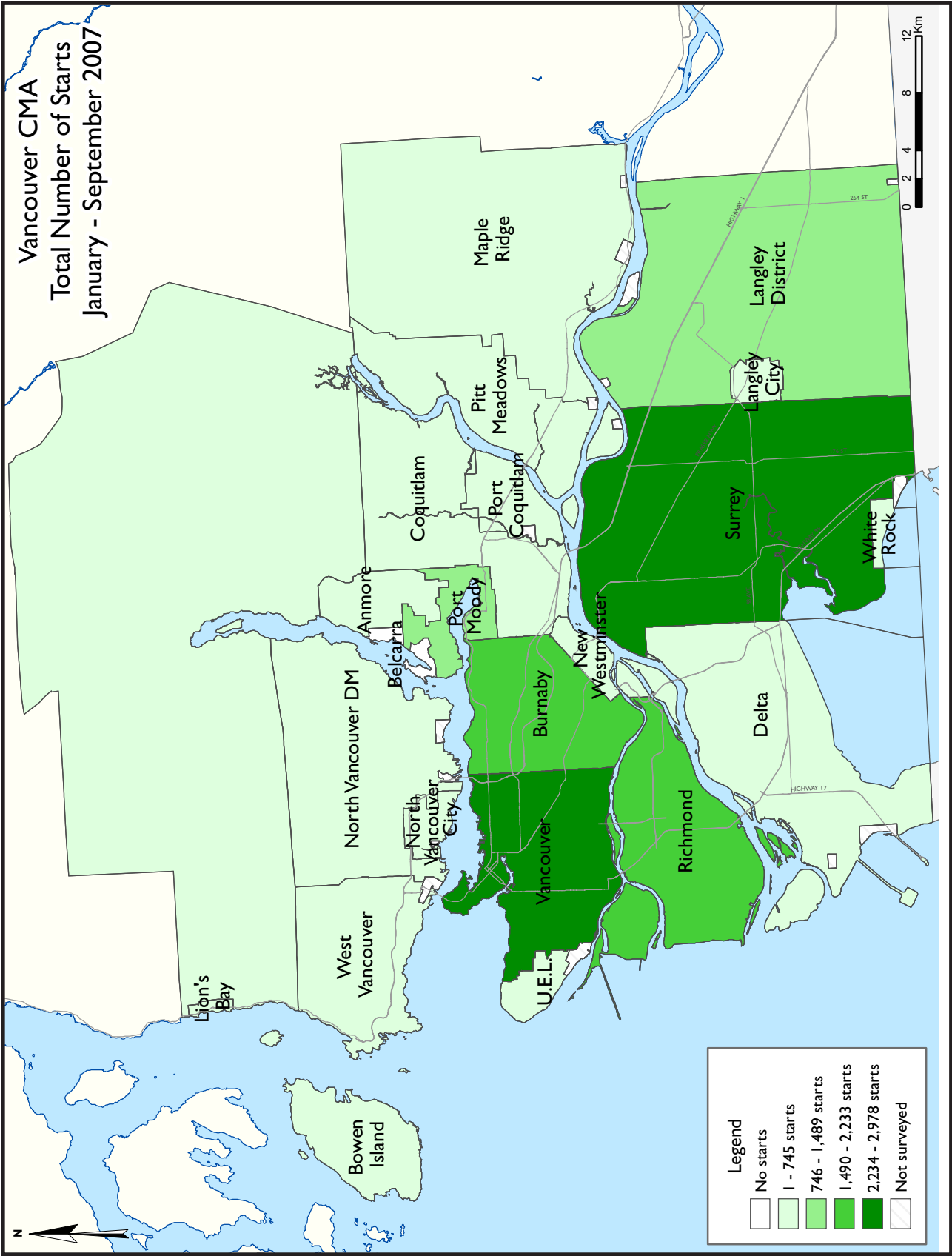
Figure 3

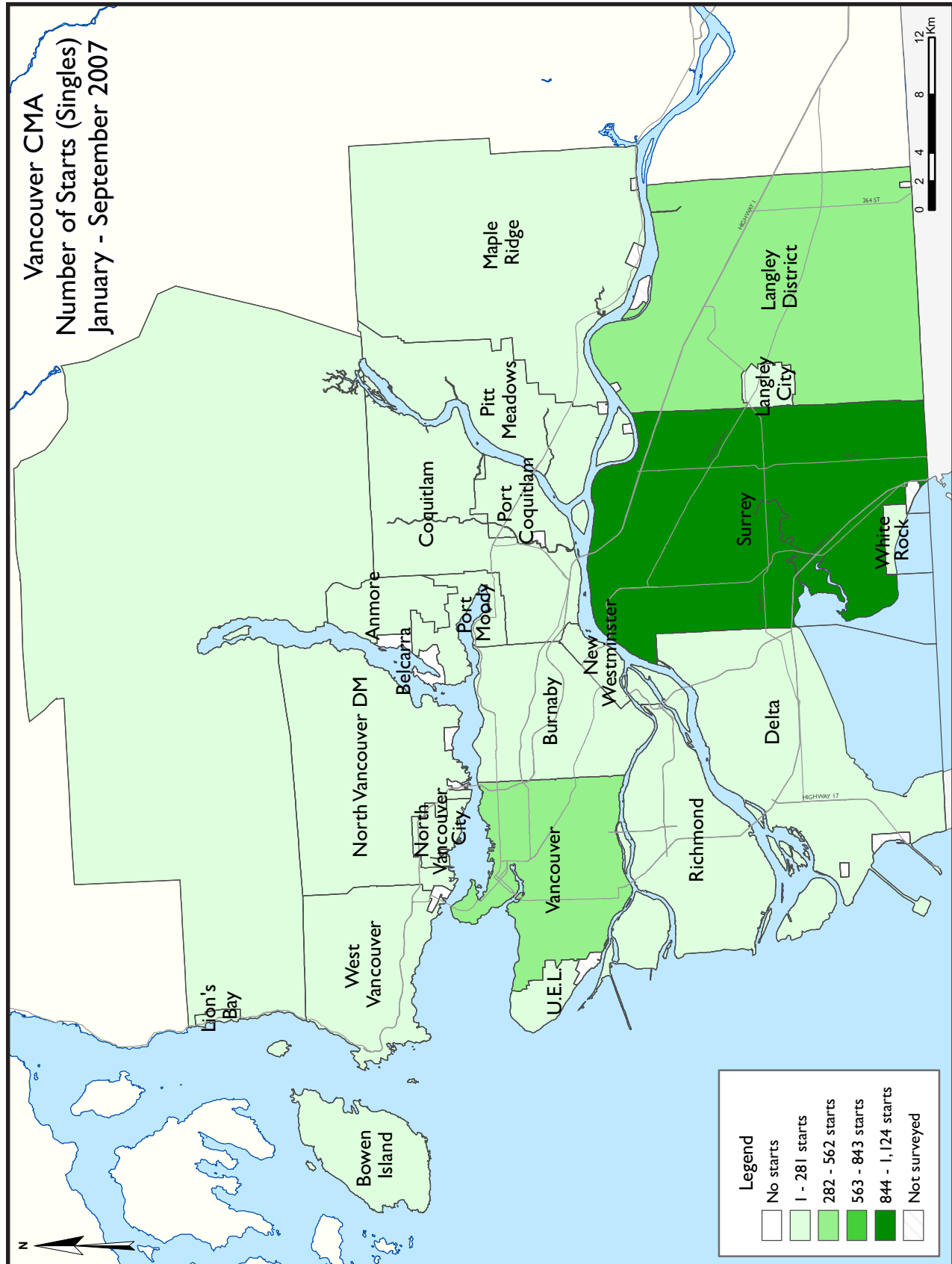


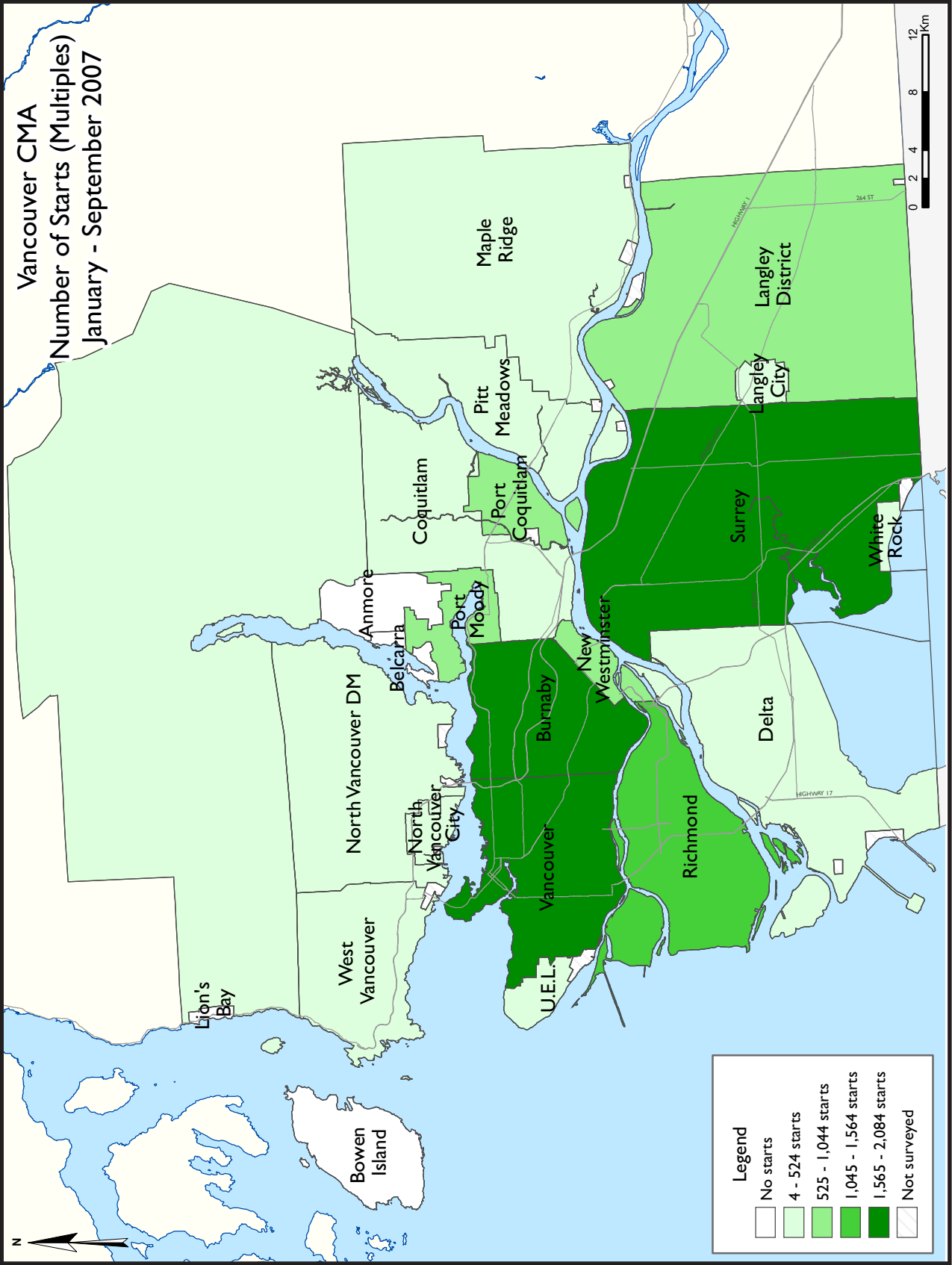


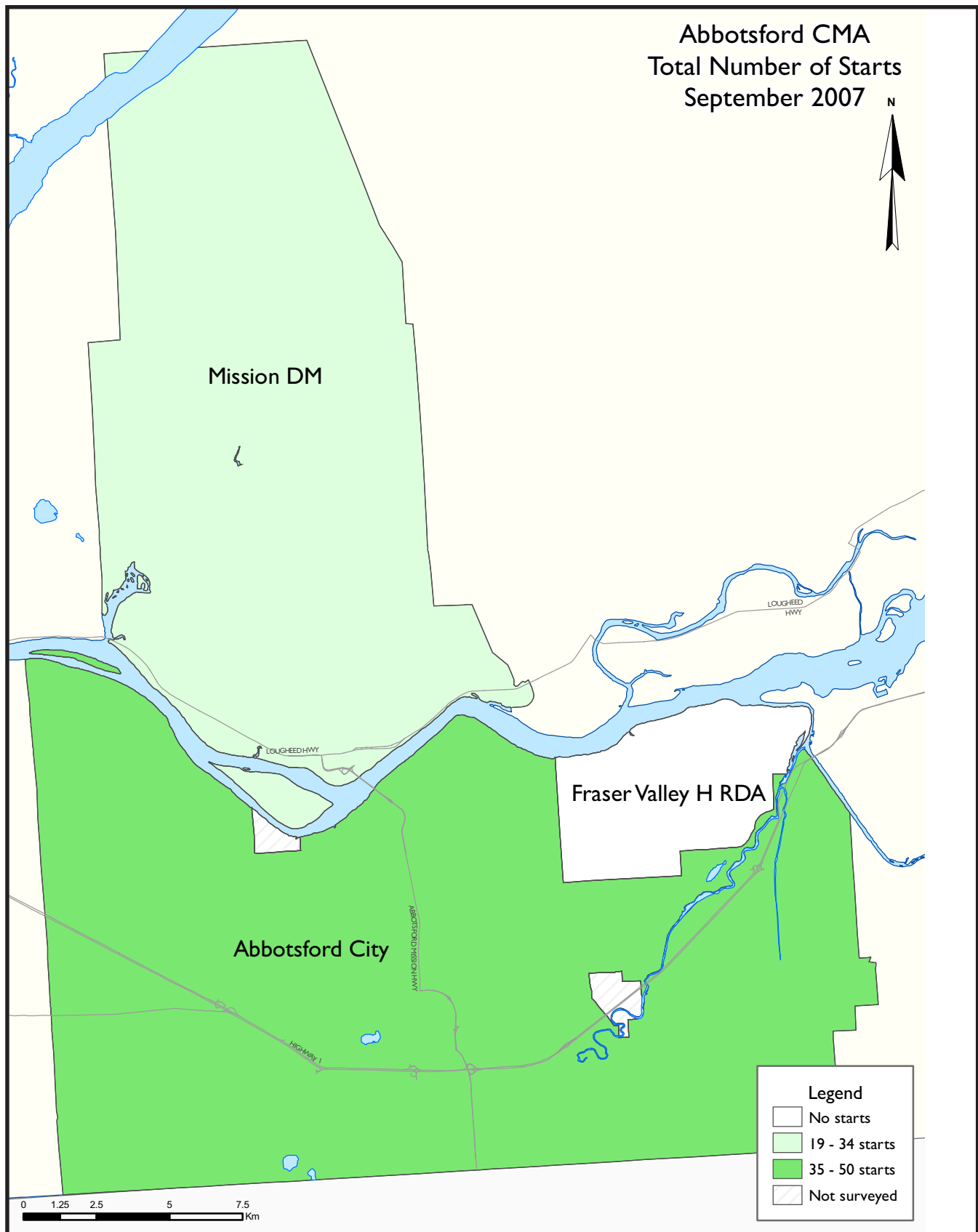


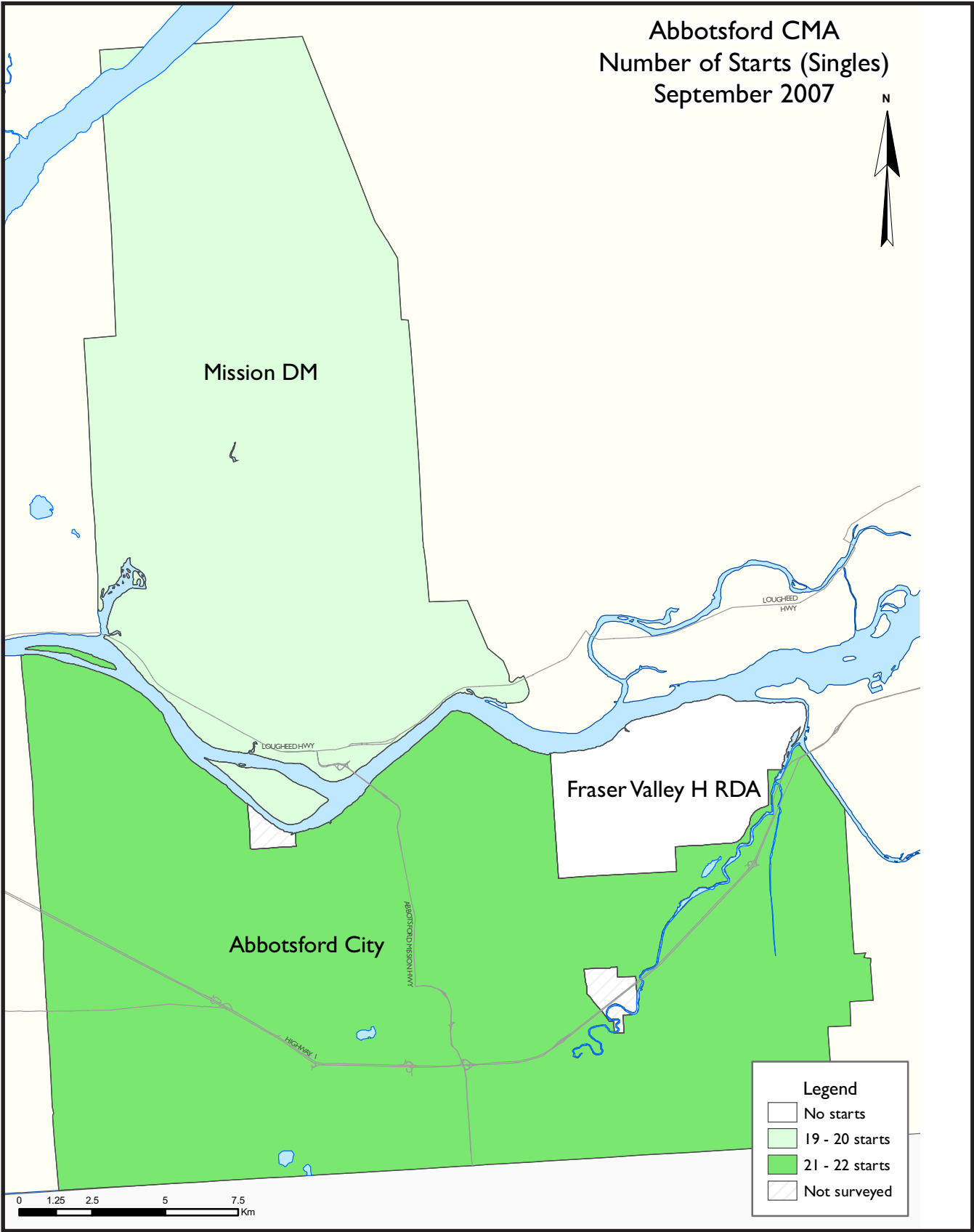


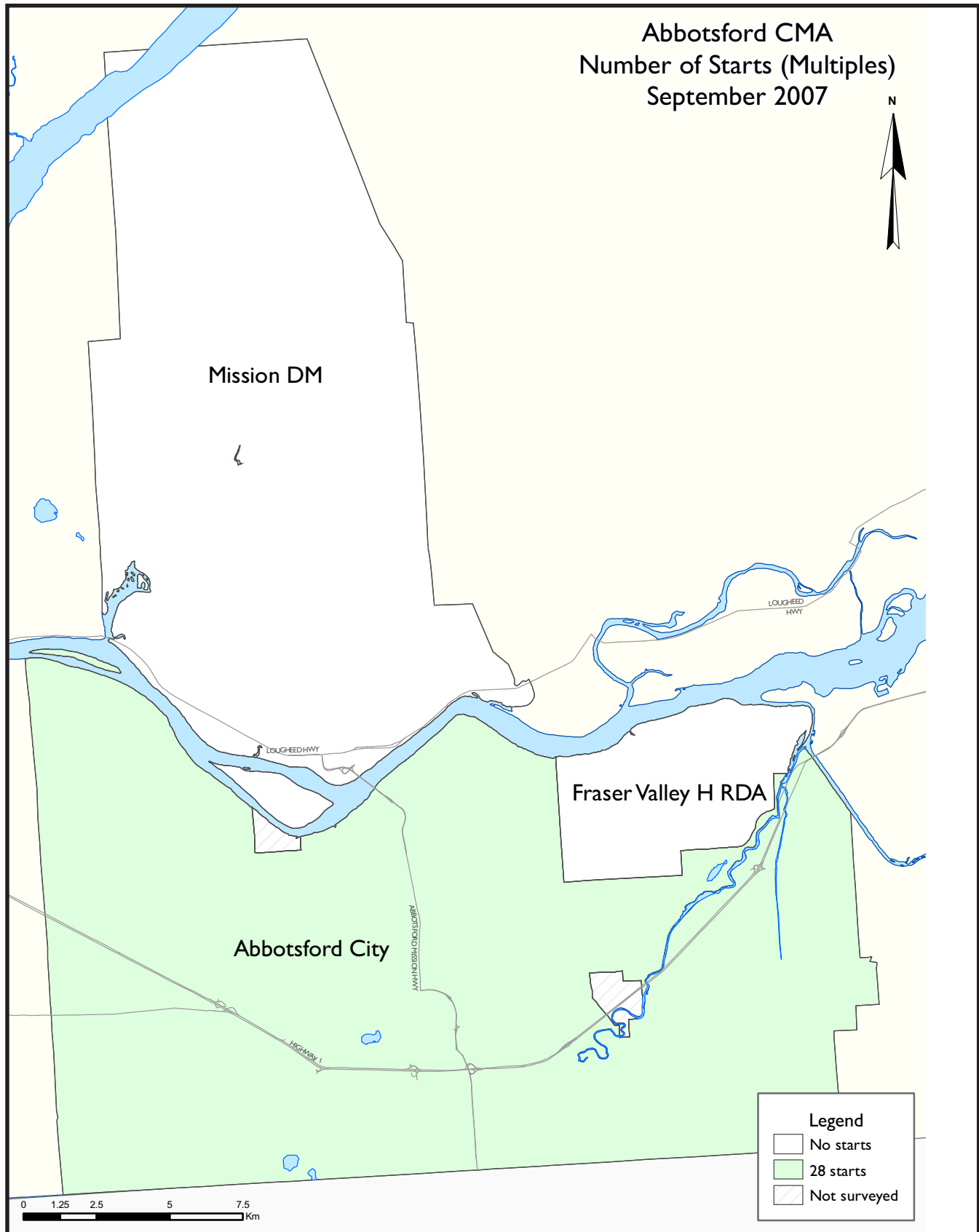


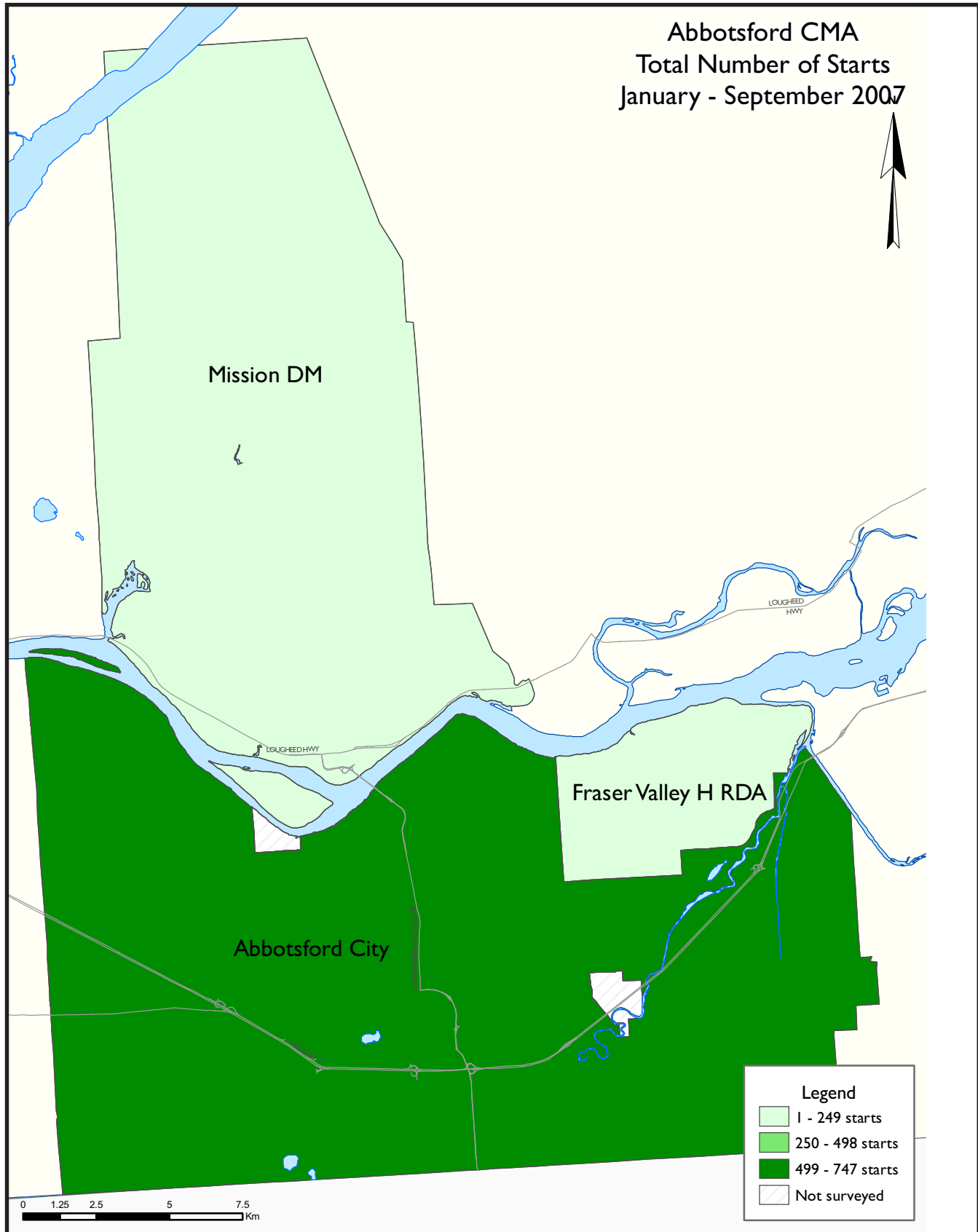


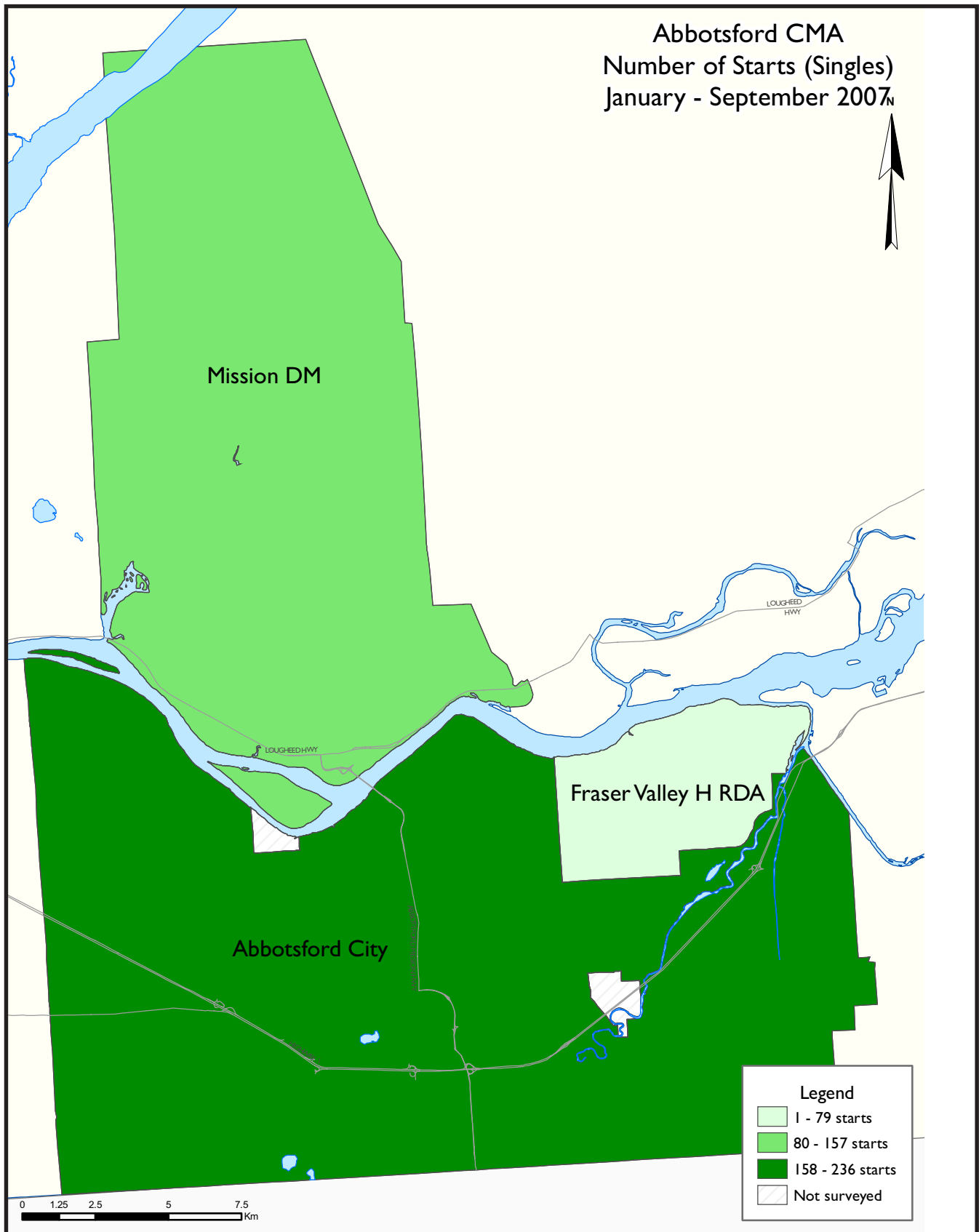


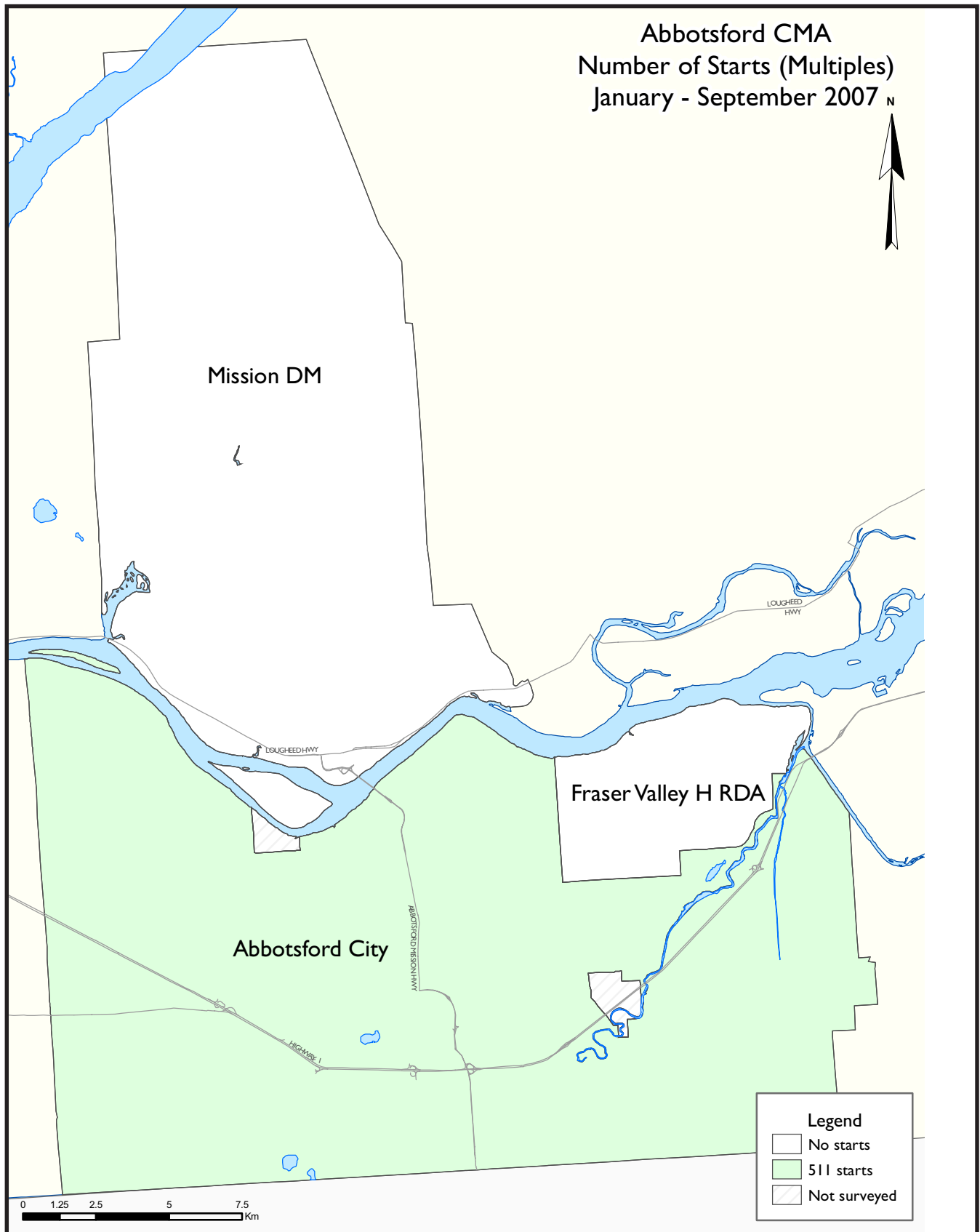












# HOUSING NOW REPORT TABLES

## 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**  
**September 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2007	352	22	22	6	356	1,385	0	14	2,157
September 2006	496	50	28	5	280	347	3	91	1,300
% Change	-29.0	-56.0	-21.4	20.0	27.1	**	-100.0	-84.6	65.9
Year-to-date 2007	3,090	286	261	42	2,052	8,674	132	343	14,880
Year-to-date 2006	4,430	256	182	65	2,352	7,026	19	393	14,737
% Change	-30.2	11.7	43.4	-35.4	-12.8	23.5	**	-12.7	1.0
UNDER CONSTRUCTION									
September 2007	3,145	228	257	89	2,609	16,142	87	554	23,111
September 2006	3,669	198	170	58	2,620	14,601	68	762	22,146
% Change	-14.3	15.2	51.2	53.4	-0.4	10.6	27.9	-27.3	4.4
COMPLETIONS									
September 2007	351	26	24	2	234	781	40	10	1,468
September 2006	489	32	24	8	172	457	5	61	1,248
% Change	-28.2	-18.8	0.0	-75.0	36.0	70.9	**	-83.6	17.6
Year-to-date 2007	3,460	260	173	19	2,225	7,254	47	511	13,949
Year-to-date 2006	3,872	326	147	159	2,601	6,361	23	646	14,135
% Change	-10.6	-20.2	17.7	-88.1	-14.5	14.0	104.3	-20.9	-1.3
COMPLETED & NOT ABSORBED									
September 2007	717	84	30	8	122	153	1	18	1,133
September 2006	493	96	24	16	91	94	3	35	852
% Change	45.4	-12.5	25.0	-50.0	34.1	62.8	-66.7	-48.6	33.0
ABSORBED									
September 2007	339	14	27	1	244	799	41	10	1,475
September 2006	477	19	20	7	159	432	10	41	1,165
% Change	-28.9	-26.3	35.0	-85.7	53.5	85.0	**	-75.6	26.6
Year-to-date 2007	3,410	276	173	27	2,224	7,187	77	499	13,873
Year-to-date 2006	3,842	289	151	162	2,646	6,400	29	320	13,839
% Change	-11.2	-4.5	14.6	-83.3	-15.9	12.3	165.5	55.9	0.2

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
September 2007	19	6	0	0	22	323	0	0	370
September 2006	17	12	0	0	43	64	0	0	136
Delta									
September 2007	5	0	0	0	0	0	0	1	6
September 2006	1	0	0	0	4	0	0	0	5
Langley									
September 2007	46	8	6	0	10	0	0	0	70
September 2006	58	4	0	5	29	96	3	0	195
Maple Ridge / Pitt Meadows									
September 2007	38	0	0	0	64	160	0	0	262
September 2006	56	0	0	0	0	0	0	0	56
New Westminster									
September 2007	7	0	0	0	0	194	0	0	201
September 2006	2	0	0	0	0	0	0	0	2
North Vancouver									
September 2007	13	2	0	0	0	0	0	0	15
September 2006	10	0	0	0	6	0	0	0	16
Richmond									
September 2007	30	0	0	0	10	163	0	1	204
September 2006	32	4	0	0	32	0	0	0	68
Surrey									
September 2007	158	0	0	6	168	168	0	12	512
September 2006	239	0	2	0	159	0	0	91	491
Tri-Cities									
September 2007	14	2	14	0	55	0	0	0	85
September 2006	7	10	8	0	0	187	0	0	212
University Endowment Lands									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	1	0	0	0	0	0	0	0	1
Vancouver City									
September 2007	9	4	0	0	27	377	0	0	417
September 2006	53	18	14	0	7	0	0	0	92
West Vancouver									
September 2007	13	0	0	0	0	0	0	0	13
September 2006	10	2	0	0	0	0	0	0	12
White Rock									
September 2007	0	0	2	0	0	0	0	0	2
September 2006	2	0	4	0	0	0	0	0	6
Vancouver CMA									
September 2007	352	22	22	6	356	1,385	0	14	2,157
September 2006	496	50	28	5	280	347	3	91	1,300

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
September 2007	86	48	0	0	112	2,437	0	0	2,683
September 2006	110	58	0	0	427	1,806	0	146	2,547
Delta									
September 2007	78	2	0	0	12	0	1	2	95
September 2006	73	0	0	0	22	60	0	0	155
Langley									
September 2007	611	40	60	0	342	223	0	2	1,278
September 2006	548	4	0	17	138	392	3	3	1,105
Maple Ridge / Pitt Meadows									
September 2007	283	2	0	18	338	1,023	0	32	1,696
September 2006	301	0	0	10	59	652	0	0	1,022
New Westminster									
September 2007	52	2	0	13	36	1,407	0	0	1,510
September 2006	63	2	0	0	6	1,097	0	0	1,168
North Vancouver									
September 2007	91	8	0	1	73	773	0	0	946
September 2006	101	14	4	0	79	502	5	27	732
Richmond									
September 2007	210	0	0	7	274	1,659	0	7	2,157
September 2006	221	10	0	1	434	1,210	0	3	1,879
Surrey									
September 2007	1,003	24	0	20	907	1,383	0	174	3,511
September 2006	1,365	2	14	3	839	944	16	199	3,382
Tri-Cities									
September 2007	100	28	98	29	214	2,231	0	54	2,754
September 2006	128	30	68	22	97	1,315	35	0	1,695
University Endowment Lands									
September 2007	7	0	0	0	48	294	86	107	542
September 2006	3	0	0	0	92	462	9	71	637
Vancouver City									
September 2007	380	70	41	0	209	4,463	0	174	5,337
September 2006	479	72	34	0	367	5,954	0	251	7,157
West Vancouver									
September 2007	162	4	0	1	44	17	0	0	228
September 2006	183	4	0	5	60	102	0	62	416
White Rock									
September 2007	8	0	58	0	0	232	0	2	300
September 2006	21	0	50	0	0	105	0	0	176
Vancouver CMA									
September 2007	3,145	228	257	89	2,609	16,142	87	554	23,111
September 2006	3,669	198	170	58	2,620	14,601	68	762	22,146

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

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COMPLETIONS									
Burnaby									
September 2007	13	4	0	0	0	278	0	0	295
September 2006	17	14	0	0	0	164	0	0	195
Delta									
September 2007	8	0	0	0	0	0	0	0	8
September 2006	5	0	0	0	0	33	1	0	39
Langley									
September 2007	56	0	2	1	52	49	0	0	160
September 2006	48	0	0	0	6	0	4	0	58
Maple Ridge / Pitt Meadows									
September 2007	30	0	0	0	0	0	0	0	30
September 2006	56	0	0	0	0	0	0	0	56
New Westminster									
September 2007	8	0	0	0	0	0	0	0	8
September 2006	1	0	0	0	0	0	0	0	1
North Vancouver									
September 2007	8	0	4	0	9	0	0	0	21
September 2006	6	2	8	0	0	0	0	0	16
Richmond									
September 2007	22	2	0	0	29	80	0	0	133
September 2006	18	2	0	2	64	0	0	1	87
Surrey									
September 2007	164	0	2	1	136	0	0	10	313
September 2006	250	0	0	6	65	202	0	0	523
Tri-Cities									
September 2007	6	8	12	0	8	86	0	0	120
September 2006	9	8	12	0	12	52	0	44	137
University Endowment Lands									
September 2007	1	0	0	0	0	92	40	0	133
September 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2007	23	10	0	0	0	196	0	0	229
September 2006	44	6	2	0	25	6	0	16	99
West Vancouver									
September 2007	11	2	0	0	0	0	0	0	13
September 2006	23	0	0	0	0	0	0	0	23
White Rock									
September 2007	1	0	4	0	0	0	0	0	5
September 2006	4	0	2	0	0	0	0	0	6
Vancouver CMA									
September 2007	351	26	24	2	234	781	40	10	1,468
September 2006	489	32	24	8	172	457	5	61	1,248

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
September 2007	50	22	0	0	6	0	0	0	78
September 2006	44	29	0	0	0	0	0	0	73
Delta									
September 2007	15	0	0	0	1	8	0	1	25
September 2006	11	0	0	0	0	17	0	0	28
Langley									
September 2007	91	0	2	4	24	18	0	1	140
September 2006	57	0	0	9	12	1	2	0	81
Maple Ridge / Pitt Meadows									
September 2007	56	0	0	2	0	16	0	0	74
September 2006	31	0	0	0	0	0	0	0	31
New Westminster									
September 2007	16	1	0	1	5	19	0	0	42
September 2006	2	0	0	0	0	2	0	0	4
North Vancouver									
September 2007	11	0	2	0	3	3	0	0	19
September 2006	8	1	8	0	0	0	0	0	17
Richmond									
September 2007	46	5	0	0	20	3	0	1	75
September 2006	44	3	0	2	22	5	1	1	78
Surrey									
September 2007	271	2	2	1	48	11	0	15	350
September 2006	153	0	0	5	33	50	0	20	261
Tri-Cities									
September 2007	8	4	14	0	11	11	1	0	49
September 2006	8	15	12	0	10	0	0	14	59
University Endowment Lands									
September 2007	0	0	0	0	0	5	0	0	5
September 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2007	139	48	0	0	0	14	0	0	201
September 2006	119	48	4	0	14	19	0	0	204
West Vancouver									
September 2007	8	2	0	0	4	17	0	0	31
September 2006	10	0	0	0	0	0	0	0	10
White Rock									
September 2007	1	0	10	0	0	28	0	0	39
September 2006	6	0	0	0	0	0	0	0	6
Vancouver CMA									
September 2007	717	84	30	8	122	153	1	18	1,133
September 2006	493	96	24	16	91	94	3	35	852

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

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Burnaby</b>									
September 2007	5	2	0	0	4	278	0	0	289
September 2006	13	9	0	0	0	164	0	0	186
<b>Delta</b>									
September 2007	4	0	0	0	0	4	0	0	8
September 2006	9	0	0	0	0	16	1	2	28
<b>Langley</b>									
September 2007	51	0	0	1	51	58	0	0	161
September 2006	46	0	0	0	3	0	4	0	53
<b>Maple Ridge / Pitt Meadows</b>									
September 2007	34	0	0	0	0	2	0	0	36
September 2006	54	0	0	0	0	0	0	0	54
<b>New Westminster</b>									
September 2007	6	0	0	0	6	0	0	0	12
September 2006	1	0	0	0	0	0	0	0	1
<b>North Vancouver</b>									
September 2007	9	0	2	0	9	4	0	0	24
September 2006	6	3	0	0	0	0	0	0	9
<b>Richmond</b>									
September 2007	17	0	0	0	29	78	0	0	124
September 2006	26	2	0	1	59	1	0	2	91
<b>Surrey</b>									
September 2007	170	0	2	0	132	3	0	8	315
September 2006	235	0	0	6	69	181	0	5	496
<b>Tri-Cities</b>									
September 2007	8	6	21	0	8	86	1	0	130
September 2006	9	4	16	0	2	52	5	30	118
<b>University Endowment Lands</b>									
September 2007	1	0	0	0	3	92	40	0	136
September 2006	0	0	0	0	0	3	0	0	3
<b>Vancouver City</b>									
September 2007	24	6	0	0	0	190	0	2	222
September 2006	42	1	2	0	26	15	0	2	88
<b>West Vancouver</b>									
September 2007	9	0	0	0	2	4	0	0	15
September 2006	24	0	0	0	0	0	0	0	24
<b>White Rock</b>									
September 2007	1	0	2	0	0	0	0	0	3
September 2006	4	0	2	0	0	0	0	0	6
<b>Vancouver CMA</b>									
September 2007	339	14	27	1	244	799	41	10	1,475
September 2006	477	19	20	7	159	432	10	41	1,165

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**  
**September 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Anmore	0	4	0	0	0	0	0	0	0	4	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
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	7	7	0	0	0	0	0	0	7	7	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	221	64	221	64	**
Burnaby - South & East	3	0	0	0	3	0	102	0	108	0	n/a
Burnaby - Central Park	2	0	0	2	0	0	0	0	2	2	0.0
Burnaby - Remainder	7	10	6	10	19	43	0	0	32	63	-49.2
Burnaby Total	19	17	6	12	22	43	323	64	370	136	172.1
Coquitlam	1	2	2	6	4	0	10	195	17	203	-91.6
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	2	1	0	0	0	4	1	0	3	5	-40.0
Delta - North	2	0	0	0	0	0	0	0	2	0	n/a
Delta	5	1	0	0	0	4	1	0	6	5	20.0
Langley City	0	1	0	0	0	0	0	96	0	97	-100.0
Langley District	46	65	14	10	4	23	6	0	70	98	-28.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	45	0	0	39	0	160	0	229	45	**
New Westminster	7	2	0	0	0	0	194	0	201	2	**
North Vancouver City	5	3	2	0	0	6	0	0	7	9	-22.2
North Vancouver DM	8	7	0	0	0	0	0	0	8	7	14.3
Pitt Meadows	8	11	0	0	25	0	0	0	33	11	200.0
Port Coquitlam	1	4	0	0	10	0	4	0	15	4	**
Port Moody	12	1	0	4	41	0	0	0	53	5	**
Richmond	30	32	4	4	6	32	164	0	204	68	200.0
Surrey - South	41	35	8	2	72	0	59	0	180	37	**
Surrey - Cloverdale	55	59	0	0	0	79	64	21	119	159	-25.2
Surrey - North	53	132	0	0	80	56	57	72	190	260	-26.9
Surrey - Guildford	0	1	0	0	8	7	0	0	8	8	0.0
Surrey - Whalley	15	12	0	0	0	15	0	0	15	27	-44.4
Surrey Total	164	239	8	2	160	157	180	93	512	491	4.3
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	257	0	257	0	n/a
Vancouver - Kitsilano	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	3	0	0	0	0	98	0	98	3	**
Vancouver - Kerrisdale	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Marpole	0	5	0	0	0	0	0	0	0	5	-100.0
Vancouver - Eastside	4	25	0	10	14	7	22	14	40	56	-28.6
Vancouver - Mt. Pleasant	1	0	4	8	0	0	0	0	5	8	-37.5
Vancouver - Strath/Grand	0	0	0	0	13	0	0	0	13	0	n/a
Vancouver - Westside	4	16	0	0	0	0	0	0	4	16	-75.0
Vancouver Total	9	53	4	18	27	7	377	14	417	92	**
West Vancouver	13	10	0	2	0	0	0	0	13	12	8.3
White Rock	0	2	0	0	0	0	2	4	2	6	-66.7
<b>Vancouver CMA</b>	<b>358</b>	<b>504</b>	<b>40</b>	<b>58</b>	<b>338</b>	<b>272</b>	<b>1,421</b>	<b>466</b>	<b>2,157</b>	<b>1,300</b>	<b>65.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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	14	21	0	0	0	0	0	0	14	21	-33.3
Belcarra	0	3	0	0	0	0	0	0	0	3	-100.0
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	53	6	6	0	6	169	0	218	65	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	503	64	504	64	**
Burnaby - South & East	22	23	10	10	3	55	102	0	137	88	55.7
Burnaby - Central Park	14	8	6	16	0	49	0	214	20	287	-93.0
Burnaby - Remainder	53	79	54	72	77	182	785	196	969	529	83.2
Burnaby Total	134	163	78	104	84	292	1,559	474	1,855	1,033	79.6
Coquitlam	29	58	30	36	38	20	231	680	328	794	-58.7
Delta - Tsawwassen	10	26	0	0	0	0	0	48	10	74	-86.5
Delta - Ladner	29	51	0	10	0	14	2	0	31	75	-58.7
Delta - North	49	19	2	0	0	0	0	0	51	19	168.4
Delta	88	96	2	10	0	14	2	48	92	168	-45.2
Langley City	6	7	0	0	0	0	56	297	62	304	-79.6
Langley District	480	553	78	16	298	106	192	3	1,048	678	54.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	241	336	50	0	88	23	254	322	633	681	-7.0
New Westminster	56	64	8	2	12	0	628	585	704	651	8.1
North Vancouver City	14	24	14	14	17	28	384	262	429	328	30.8
North Vancouver DM	65	49	2	4	4	22	0	46	71	121	-41.3
Pitt Meadows	86	77	4	10	106	24	70	268	266	379	-29.8
Port Coquitlam	20	31	2	2	14	41	568	137	604	211	186.3
Port Moody	52	83	0	22	148	51	741	226	941	382	146.3
Richmond	238	326	76	122	92	416	1,173	857	1,579	1,721	-8.3
Surrey - South	246	140	42	50	147	34	249	36	684	260	163.1
Surrey - Cloverdale	331	596	12	12	306	433	283	177	932	1,218	-23.5
Surrey - North	447	958	24	6	197	309	122	72	790	1,345	-41.3
Surrey - Guildford	6	7	0	4	16	27	157	165	179	203	-11.8
Surrey - Whalley	94	107	0	0	80	51	219	463	393	621	-36.7
Surrey Total	1,124	1,808	78	72	746	854	1,030	913	2,978	3,647	-18.3
University Endowment Lands	5	1	0	6	152	46	214	186	371	239	55.2
Vancouver - West End	0	0	0	0	1	10	20	323	21	333	-93.7
Vancouver - Downtown	0	0	0	0	11	32	837	1,027	848	1,059	-19.9
Vancouver - Kitsilano	3	15	4	6	22	22	10	79	39	122	-68.0
Vancouver - False Creek	1	2	2	2	0	0	0	92	3	96	-96.9
Vancouver - Granville/Oak	2	6	2	2	12	0	314	230	330	238	38.7
Vancouver - Kerrisdale	14	8	0	2	2	9	102	26	118	45	162.2
Vancouver - Marpole	26	25	6	2	11	28	0	0	43	55	-21.8
Vancouver - Eastside	233	480	52	38	28	46	257	385	570	949	-39.9
Vancouver - Mt. Pleasant	3	4	20	18	11	0	223	0	257	22	**
Vancouver - Strath/Grand	0	2	4	4	24	4	43	48	71	58	22.4
Vancouver - Westside	102	123	2	6	0	32	64	21	168	182	-7.7
Vancouver Total	384	665	92	80	122	183	1,870	2,231	2,468	3,159	-21.9
West Vancouver	83	102	18	4	20	0	8	9	129	115	12.2
White Rock	4	19	0	0	0	0	289	59	293	78	**
<b>Vancouver CMA</b>	<b>3,138</b>	<b>4,510</b>	<b>532</b>	<b>504</b>	<b>1,941</b>	<b>2,120</b>	<b>9,269</b>	<b>7,603</b>	<b>14,880</b>	<b>14,737</b>	<b>1.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 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	221	64	0	0
Burnaby - South & East	3	0	0	0	102	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	19	43	0	0	0	0	0	0
Burnaby Total	22	43	0	0	323	64	0	0
Coquitlam	4	0	0	0	10	195	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	4	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	4	0	0	0	0	1	0
Langley City	0	0	0	0	0	96	0	0
Langley District	4	23	0	0	6	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	39	0	0	0	160	0	0	0
New Westminster	0	0	0	0	194	0	0	0
North Vancouver City	0	6	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	25	0	0	0	0	0	0	0
Port Coquitlam	10	0	0	0	4	0	0	0
Port Moody	41	0	0	0	0	0	0	0
Richmond	6	32	0	0	163	0	1	0
Surrey - South	72	0	0	0	59	0	0	0
Surrey - Cloverdale	0	79	0	0	52	0	12	21
Surrey - North	80	56	0	0	57	2	0	70
Surrey - Guildford	8	7	0	0	0	0	0	0
Surrey - Whalley	0	15	0	0	0	0	0	0
Surrey Total	160	157	0	0	168	2	12	91
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	257	0	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	98	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	14	7	0	0	22	14	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	13	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	27	7	0	0	377	14	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	4	0	0
<b>Vancouver CMA</b>	<b>338</b>	<b>272</b>	<b>0</b>	<b>0</b>	<b>1,407</b>	<b>375</b>	<b>14</b>	<b>91</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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	102	0	0	0
Burnaby - Central Park	0	49	0	0	0	214	0	0
Burnaby - Remainder	77	170	0	0	785	196	0	0
Burnaby Total	84	280	0	0	1,559	474	0	0
Coquitlam	38	20	0	0	231	680	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	0	14	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	14	0	0	0	48	2	0
Langley City	0	0	0	0	56	297	0	0
Langley District	298	106	0	0	190	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	0	0	0	628	585	0	0
North Vancouver City	17	28	0	0	384	235	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	568	137	0	0
Port Moody	148	51	0	0	741	226	0	0
Richmond	92	416	0	0	1,166	851	7	6
Surrey - South	147	34	0	0	134	36	115	0
Surrey - Cloverdale	306	433	0	0	221	120	62	57
Surrey - North	197	309	0	0	120	2	2	70
Surrey - Guildford	16	27	0	0	157	165	0	0
Surrey - Whalley	80	51	0	0	219	463	0	0
Surrey Total	746	854	0	0	851	786	179	127
University Endowment Lands	26	46	126	0	107	186	107	0
Vancouver - West End	1	10	0	0	20	323	0	0
Vancouver - Downtown	11	32	0	0	837	1,027	0	0
Vancouver - Kitsilano	22	22	0	0	8	78	2	1
Vancouver - False Creek	0	0	0	0	0	0	0	92
Vancouver - Granville/Oak	12	0	0	0	314	230	0	0
Vancouver - Kerrisdale	2	9	0	0	100	24	2	2
Vancouver - Marpole	11	28	0	0	0	0	0	0
Vancouver - Eastside	28	46	0	0	253	252	4	131
Vancouver - Mt. Pleasant	11	0	0	0	221	0	2	0
Vancouver - Strath/Grand	24	4	0	0	43	48	0	0
Vancouver - Westside	0	32	0	0	62	17	2	4
Vancouver Total	122	183	0	0	1,858	1,999	12	230
West Vancouver	20	0	0	0	8	9	0	0
White Rock	0	0	0	0	287	59	2	0
<b>Vancouver CMA</b>	<b>1,815</b>	<b>2,108</b>	<b>126</b>	<b>0</b>	<b>8,926</b>	<b>7,208</b>	<b>343</b>	<b>393</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Anmore	0	4	0	0	0	0	0	4
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	7	0	0	0	0	7	7
Burnaby - Lougheed Mall	0	0	221	64	0	0	221	64
Burnaby - South & East	3	0	105	0	0	0	108	0
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	13	20	19	43	0	0	32	63
Burnaby Total	25	29	345	107	0	0	370	136
Coquitlam	13	16	4	187	0	0	17	203
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	2	1	0	4	1	0	3	5
Delta - North	2	0	0	0	0	0	2	0
Delta	5	1	0	4	1	0	6	5
Langley City	0	1	0	96	0	0	0	97
Langley District	60	61	10	34	0	3	70	98
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	45	199	0	0	0	229	45
New Westminster	7	2	194	0	0	0	201	2
North Vancouver City	7	3	0	6	0	0	7	9
North Vancouver DM	8	7	0	0	0	0	8	7
Pitt Meadows	8	11	25	0	0	0	33	11
Port Coquitlam	5	4	10	0	0	0	15	4
Port Moody	12	5	41	0	0	0	53	5
Richmond	30	36	173	32	1	0	204	68
Surrey - South	35	35	145	2	0	0	180	37
Surrey - Cloverdale	55	59	52	79	12	21	119	159
Surrey - North	53	134	137	56	0	70	190	260
Surrey - Guildford	0	1	8	7	0	0	8	8
Surrey - Whalley	15	12	0	15	0	0	15	27
Surrey Total	158	241	342	159	12	91	512	491
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	257	0	0	0	257	0
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	3	98	0	0	0	98	3
Vancouver - Kerrisdale	0	2	0	0	0	0	0	2
Vancouver - Marpole	0	5	0	0	0	0	0	5
Vancouver - Eastside	4	49	36	7	0	0	40	56
Vancouver - Mt. Pleasant	5	8	0	0	0	0	5	8
Vancouver - Strath/Grand	0	0	13	0	0	0	13	0
Vancouver - Westside	4	16	0	0	0	0	4	16
Vancouver Total	13	85	404	7	0	0	417	92
West Vancouver	13	12	0	0	0	0	13	12
White Rock	2	6	0	0	0	0	2	6
<b>Vancouver CMA</b>	<b>396</b>	<b>574</b>	<b>1,747</b>	<b>632</b>	<b>14</b>	<b>94</b>	<b>2,157</b>	<b>1,300</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	14	21	0	0	0	0	14	21
Belcarra	0	3	0	0	0	0	0	3
Bowen Island	14	24	0	0	0	0	14	24
Burnaby - Mountain	3	0	4	0	0	0	7	0
Burnaby - North	49	59	169	6	0	0	218	65
Burnaby - Lougheed Mall	1	0	503	64	0	0	504	64
Burnaby - South & East	32	33	105	55	0	0	137	88
Burnaby - Central Park	20	24	0	263	0	0	20	287
Burnaby - Remainder	107	143	862	374	0	0	969	529
Burnaby Total	212	259	1,643	762	0	0	1,855	1,033
Coquitlam	129	123	199	671	0	0	328	794
Delta - Tsawwassen	10	26	0	48	0	0	10	74
Delta - Ladner	28	48	0	24	3	3	31	75
Delta - North	51	19	0	0	0	0	51	19
Delta	89	93	0	72	3	3	92	168
Langley City	6	7	56	297	0	0	62	304
Langley District	575	533	466	135	7	10	1,048	678
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	241	329	360	352	32	0	633	681
New Westminster	64	66	640	585	0	0	704	651
North Vancouver City	24	38	405	263	0	27	429	328
North Vancouver DM	64	52	7	64	0	5	71	121
Pitt Meadows	68	75	198	304	0	0	266	379
Port Coquitlam	44	41	560	170	0	0	604	211
Port Moody	48	87	893	295	0	0	941	382
Richmond	236	332	1,336	1,379	7	10	1,579	1,721
Surrey - South	239	140	330	120	115	0	684	260
Surrey - Cloverdale	335	606	535	555	62	57	932	1,218
Surrey - North	471	954	317	321	2	70	790	1,345
Surrey - Guildford	6	7	173	196	0	0	179	203
Surrey - Whalley	94	107	299	514	0	0	393	621
Surrey Total	1,145	1,814	1,654	1,706	179	127	2,978	3,647
University Endowment Lands	5	1	133	238	233	0	371	239
Vancouver - West End	0	0	21	333	0	0	21	333
Vancouver - Downtown	0	0	848	1,059	0	0	848	1,059
Vancouver - Kitsilano	7	21	30	100	2	1	39	122
Vancouver - False Creek	3	4	0	0	0	92	3	96
Vancouver - Granville/Oak	4	8	326	230	0	0	330	238
Vancouver - Kerrisdale	14	10	102	33	2	2	118	45
Vancouver - Marpole	35	27	8	28	0	0	43	55
Vancouver - Eastside	312	564	254	252	4	131	570	949
Vancouver - Mt. Pleasant	26	22	229	0	2	0	257	22
Vancouver - Strath/Grand	4	6	67	52	0	0	71	58
Vancouver - Westside	104	129	62	49	2	4	168	182
Vancouver Total	509	791	1,947	2,136	12	230	2,468	3,159
West Vancouver	85	106	44	9	0	0	129	115
White Rock	64	73	227	5	2	0	293	78
<b>Vancouver CMA</b>	<b>3,637</b>	<b>4,868</b>	<b>10,768</b>	<b>9,443</b>	<b>475</b>	<b>412</b>	<b>14,880</b>	<b>14,737</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Anmore	0	8	0	0	0	0	0	0	0	8	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	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	2	7	0	0	0	0	0	164	2	171	-98.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	64	0	64	0	n/a
Burnaby - South & East	2	3	0	4	0	0	214	0	216	7	**
Burnaby - Central Park	3	3	0	0	0	0	0	0	3	3	0.0
Burnaby - Remainder	6	4	4	10	0	0	0	0	10	14	-28.6
Burnaby Total	13	17	4	14	0	0	278	164	295	195	51.3
Coquitlam	1	2	4	6	0	0	56	14	61	22	177.3
Delta - Tsawwassen	1	1	0	0	0	0	0	33	1	34	-97.1
Delta - Ladner	0	4	0	0	0	0	0	0	0	4	-100.0
Delta - North	7	1	0	0	0	0	0	0	7	1	**
Delta	8	6	0	0	0	0	0	33	8	39	-79.5
Langley City	2	1	0	0	0	0	49	0	51	1	**
Langley District	55	51	8	0	44	6	2	0	109	57	91.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	45	0	0	0	0	0	0	21	45	-53.3
New Westminster	8	1	0	0	0	0	0	0	8	1	**
North Vancouver City	3	0	0	2	9	0	4	8	16	10	60.0
North Vancouver DM	5	6	0	0	0	0	0	0	5	6	-16.7
Pitt Meadows	9	11	0	0	0	0	0	0	9	11	-18.2
Port Coquitlam	2	6	2	2	0	0	4	0	8	8	0.0
Port Moody	3	1	2	0	8	12	38	94	51	107	-52.3
Richmond	22	20	12	22	19	44	80	1	133	87	52.9
Surrey - South	25	16	16	10	0	12	0	0	41	38	7.9
Surrey - Cloverdale	38	91	6	0	89	13	10	56	143	160	-10.6
Surrey - North	82	142	0	0	25	30	2	0	109	172	-36.6
Surrey - Guildford	3	0	0	0	0	0	0	146	3	146	-97.9
Surrey - Whalley	17	7	0	0	0	0	0	0	17	7	142.9
Surrey Total	165	256	22	10	114	55	12	202	313	523	-40.2
University Endowment Lands	1	0	0	0	40	0	92	0	133	0	n/a
Vancouver - West End	0	0	0	0	0	0	72	0	72	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	2	0	2	0	0	57	0	57	4	**
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Marpole	0	7	2	0	0	0	0	0	2	7	-71.4
Vancouver - Eastside	14	25	0	4	0	21	67	2	81	52	55.8
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	4	0	22	0	26	-100.0
Vancouver - Westside	7	10	0	0	0	0	0	0	7	10	-30.0
Vancouver Total	23	44	10	6	0	25	196	24	229	99	131.3
West Vancouver	11	23	2	0	0	0	0	0	13	23	-43.5
White Rock	1	4	0	0	0	0	4	2	5	6	-16.7
<b>Vancouver CMA</b>	<b>353</b>	<b>502</b>	<b>66</b>	<b>62</b>	<b>234</b>	<b>142</b>	<b>815</b>	<b>542</b>	<b>1,468</b>	<b>1,248</b>	<b>17.6</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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	24	26	0	4	0	0	0	0	24	30	-20.0
Belcarra	1	2	0	0	0	0	0	0	1	2	-50.0
Bowen Island	10	34	0	0	0	0	0	0	10	34	-70.6
Burnaby - Mountain	0	2	0	0	4	132	278	230	282	364	-22.5
Burnaby - North	45	69	8	14	0	38	140	405	193	526	-63.3
Burnaby - Lougheed Mall	0	3	0	0	0	0	64	0	64	3	**
Burnaby - South & East	26	33	14	16	64	40	571	178	675	267	152.8
Burnaby - Central Park	10	14	14	18	8	18	0	0	32	50	-36.0
Burnaby - Remainder	75	86	76	74	231	129	215	790	597	1,079	-44.7
Burnaby Total	156	207	112	122	307	357	1,268	1,603	1,843	2,289	-19.5
Coquitlam	29	54	24	40	28	0	265	192	346	286	21.0
Delta - Tsawwassen	13	10	0	0	0	0	48	33	61	43	41.9
Delta - Ladner	8	49	8	54	12	0	2	4	30	107	-72.0
Delta - North	37	27	0	0	0	0	0	0	37	27	37.0
Delta	58	86	8	54	12	0	50	37	128	177	-27.7
Langley City	6	4	0	2	0	0	212	74	218	80	172.5
Langley District	456	413	28	8	172	268	6	42	662	731	-9.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	297	274	0	0	0	49	120	0	417	323	29.1
New Westminster	66	33	4	0	18	114	383	344	471	491	-4.1
North Vancouver City	26	14	8	22	26	10	182	217	242	263	-8.0
North Vancouver DM	61	49	0	42	8	53	42	86	111	230	-51.7
Pitt Meadows	48	89	0	0	12	49	0	0	60	138	-56.5
Port Coquitlam	15	32	6	2	12	40	108	156	141	230	-38.7
Port Moody	56	64	20	24	50	62	309	277	435	427	1.9
Richmond	226	308	82	100	273	231	945	664	1,526	1,303	17.1
Surrey - South	169	154	40	26	0	81	63	204	272	465	-41.5
Surrey - Cloverdale	379	529	22	4	487	278	83	104	971	915	6.1
Surrey - North	724	807	6	38	265	432	74	0	1,069	1,277	-16.3
Surrey - Guildford	6	8	4	0	48	44	165	269	223	321	-30.5
Surrey - Whalley	108	80	0	0	49	12	68	27	225	119	89.1
Surrey Total	1,386	1,578	72	68	849	847	453	604	2,760	3,097	-10.9
University Endowment Lands	3	1	6	0	110	11	379	134	498	146	**
Vancouver - West End	0	0	0	0	0	6	363	237	363	243	49.4
Vancouver - Downtown	0	0	0	0	58	25	1,884	1,285	1,942	1,310	48.2
Vancouver - Kitsilano	14	9	4	6	0	0	131	2	149	17	**
Vancouver - False Creek	1	0	4	0	0	0	39	81	44	81	-45.7
Vancouver - Granville/Oak	6	2	0	6	0	14	119	130	125	152	-17.8
Vancouver - Kerrisdale	14	33	2	0	9	0	4	0	29	33	-12.1
Vancouver - Marpole	21	33	2	20	26	0	23	54	72	107	-32.7
Vancouver - Eastside	242	474	26	50	32	61	283	649	583	1,234	-52.8
Vancouver - Mt. Pleasant	1	1	34	22	6	7	2	178	43	208	-79.3
Vancouver - Strath/Grand	1	8	4	10	4	4	50	22	59	44	34.1
Vancouver - Westside	143	116	6	26	30	75	60	72	239	289	-17.3
Vancouver Total	443	676	82	140	165	192	2,958	2,710	3,648	3,718	-1.9
West Vancouver	106	72	2	24	32	6	109	0	249	102	144.1
White Rock	13	31	0	0	0	0	146	6	159	37	**
<b>Vancouver CMA</b>	<b>3,486</b>	<b>4,048</b>	<b>454</b>	<b>652</b>	<b>2,074</b>	<b>2,289</b>	<b>7,935</b>	<b>7,146</b>	<b>13,949</b>	<b>14,135</b>	<b>-1.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 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	164	0	0
Burnaby - Lougheed Mall	0	0	0	0	64	0	0	0
Burnaby - South & East	0	0	0	0	214	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	278	164	0	0
Coquitlam	0	0	0	0	56	12	0	2
Delta - Tsawwassen	0	0	0	0	0	33	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	33	0	0
Langley City	0	0	0	0	49	0	0	0
Langley District	44	6	0	0	2	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	0	0	0	0	0	0	0
North Vancouver City	9	0	0	0	4	8	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	4	0	0	0
Port Moody	8	12	0	0	38	52	0	42
Richmond	19	44	0	0	80	0	0	1
Surrey - South	0	12	0	0	0	0	0	0
Surrey - Cloverdale	89	13	0	0	0	56	10	0
Surrey - North	25	30	0	0	2	0	0	0
Surrey - Guildford	0	0	0	0	0	146	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	114	55	0	0	2	202	10	0
University Endowment Lands	0	0	40	0	92	0	0	0
Vancouver - West End	0	0	0	0	72	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	57	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	0	0	0	0
Vancouver - Eastside	0	21	0	0	67	2	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	4	0	0	0	6	0	16
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	25	0	0	196	8	0	16
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	2	0	0
<b>Vancouver CMA</b>	<b>194</b>	<b>142</b>	<b>40</b>	<b>0</b>	<b>805</b>	<b>481</b>	<b>10</b>	<b>61</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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	231	129	0	0	215	790	0	0
Burnaby Total	307	357	0	0	1,122	1,603	146	0
Coquitlam	28	0	0	0	265	190	0	2
Delta - Tsawwassen	0	0	0	0	48	33	0	0
Delta - Ladner	12	0	0	0	0	0	2	4
Delta - North	0	0	0	0	0	0	0	0
Delta	12	0	0	0	48	33	2	4
Langley City	0	0	0	0	212	74	0	0
Langley District	172	268	0	0	2	42	4	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	120	0	0	0
New Westminster	18	114	0	0	383	344	0	0
North Vancouver City	26	10	0	0	155	217	27	0
North Vancouver DM	8	53	0	0	42	86	0	0
Pitt Meadows	12	49	0	0	0	0	0	0
Port Coquitlam	12	34	0	6	108	156	0	0
Port Moody	50	62	0	0	309	235	0	42
Richmond	273	231	0	0	943	651	2	13
Surrey - South	0	81	0	0	63	43	0	161
Surrey - Cloverdale	487	278	0	0	6	104	77	0
Surrey - North	265	432	0	0	4	0	70	0
Surrey - Guildford	48	44	0	0	165	269	0	0
Surrey - Whalley	49	12	0	0	68	27	0	0
Surrey Total	849	847	0	0	306	443	147	161
University Endowment Lands	70	11	40	0	308	134	71	0
Vancouver - West End	0	6	0	0	363	126	0	111
Vancouver - Downtown	58	25	0	0	1,884	1,227	0	58
Vancouver - Kitsilano	0	0	0	0	130	2	1	0
Vancouver - False Creek	0	0	0	0	39	81	0	0
Vancouver - Granville/Oak	0	14	0	0	119	130	0	0
Vancouver - Kerrisdale	9	0	0	0	2	0	2	0
Vancouver - Marpole	26	0	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	4	0	0	50	6	0	16
Vancouver - Westside	30	75	0	0	56	72	4	0
Vancouver Total	165	192	0	0	2,862	2,286	96	424
West Vancouver	32	6	0	0	93	0	16	0
White Rock	0	0	0	0	146	6	0	0
<b>Vancouver CMA</b>	<b>2,034</b>	<b>2,283</b>	<b>40</b>	<b>6</b>	<b>7,424</b>	<b>6,500</b>	<b>511</b>	<b>646</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Anmore	0	8	0	0	0	0	0	8
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	2	7	0	164	0	0	2	171
Burnaby - Lougheed Mall	0	0	64	0	0	0	64	0
Burnaby - South & East	2	7	214	0	0	0	216	7
Burnaby - Central Park	3	3	0	0	0	0	3	3
Burnaby - Remainder	10	14	0	0	0	0	10	14
Burnaby Total	17	31	278	164	0	0	295	195
Coquitlam	13	20	48	0	0	2	61	22
Delta - Tsawwassen	1	1	0	33	0	0	1	34
Delta - Ladner	0	3	0	0	0	1	0	4
Delta - North	7	1	0	0	0	0	7	1
Delta	8	5	0	33	0	1	8	39
Langley City	2	1	49	0	0	0	51	1
Langley District	56	47	53	6	0	4	109	57
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	45	0	0	0	0	21	45
New Westminster	8	1	0	0	0	0	8	1
North Vancouver City	7	10	9	0	0	0	16	10
North Vancouver DM	5	6	0	0	0	0	5	6
Pitt Meadows	9	11	0	0	0	0	9	11
Port Coquitlam	8	8	0	0	0	0	8	8
Port Moody	5	1	46	64	0	42	51	107
Richmond	24	20	109	66	0	1	133	87
Surrey - South	24	16	17	22	0	0	41	38
Surrey - Cloverdale	38	91	95	69	10	0	143	160
Surrey - North	84	136	25	36	0	0	109	172
Surrey - Guildford	3	0	0	146	0	0	3	146
Surrey - Whalley	17	7	0	0	0	0	17	7
Surrey Total	166	250	137	273	10	0	313	523
University Endowment Lands	1	0	92	0	40	0	133	0
Vancouver - West End	0	0	72	0	0	0	72	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	4	57	0	0	0	57	4
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	3	0	0	0	0	0	3	0
Vancouver - Marpole	2	7	0	0	0	0	2	7
Vancouver - Eastside	14	31	67	21	0	0	81	52
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	0	0	0	10	0	16	0	26
Vancouver - Westside	7	10	0	0	0	0	7	10
Vancouver Total	33	52	196	31	0	16	229	99
West Vancouver	13	23	0	0	0	0	13	23
White Rock	5	6	0	0	0	0	5	6
<b>Vancouver CMA</b>	<b>401</b>	<b>545</b>	<b>1,017</b>	<b>637</b>	<b>50</b>	<b>66</b>	<b>1,468</b>	<b>1,248</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	24	30	0	0	0	0	24	30
Belcarra	1	2	0	0	0	0	1	2
Bowen Island	10	34	0	0	0	0	10	34
Burnaby - Mountain	0	2	282	362	0	0	282	364
Burnaby - North	53	83	140	443	0	0	193	526
Burnaby - Lougheed Mall	0	3	64	0	0	0	64	3
Burnaby - South & East	40	49	489	218	146	0	675	267
Burnaby - Central Park	24	32	8	18	0	0	32	50
Burnaby - Remainder	149	160	448	919	0	0	597	1,079
Burnaby Total	266	329	1,431	1,960	146	0	1,843	2,289
Coquitlam	109	139	237	145	0	2	346	286
Delta - Tsawwassen	13	10	48	33	0	0	61	43
Delta - Ladner	7	46	21	54	2	7	30	107
Delta - North	37	27	0	0	0	0	37	27
Delta	57	83	69	87	2	7	128	177
Langley City	6	6	212	74	0	0	218	80
Langley District	450	395	201	326	11	10	662	731
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	297	267	120	56	0	0	417	323
New Westminster	69	33	402	458	0	0	471	491
North Vancouver City	38	60	177	203	27	0	242	263
North Vancouver DM	61	49	50	181	0	0	111	230
Pitt Meadows	48	89	12	49	0	0	60	138
Port Coquitlam	37	46	104	178	0	6	141	230
Port Moody	63	52	372	333	0	42	435	427
Richmond	239	306	1,285	980	2	17	1,526	1,303
Surrey - South	168	121	104	183	0	161	272	465
Surrey - Cloverdale	387	504	507	411	77	0	971	915
Surrey - North	730	777	269	500	70	0	1,069	1,277
Surrey - Guildford	6	8	217	313	0	0	223	321
Surrey - Whalley	108	80	117	39	0	0	225	119
Surrey Total	1,399	1,490	1,214	1,446	147	161	2,760	3,097
University Endowment Lands	3	1	384	145	111	0	498	146
Vancouver - West End	0	0	363	132	0	111	363	243
Vancouver - Downtown	0	1	1,942	1,251	0	58	1,942	1,310
Vancouver - Kitsilano	18	17	130	0	1	0	149	17
Vancouver - False Creek	5	0	39	81	0	0	44	81
Vancouver - Granville/Oak	6	8	119	144	0	0	125	152
Vancouver - Kerrisdale	16	33	11	0	2	0	29	33
Vancouver - Marpole	23	53	49	19	0	35	72	107
Vancouver - Eastside	294	548	202	482	87	204	583	1,234
Vancouver - Mt. Pleasant	35	21	6	187	2	0	43	208
Vancouver - Strath/Grand	7	18	52	10	0	16	59	44
Vancouver - Westside	149	124	86	165	4	0	239	289
Vancouver Total	553	823	2,999	2,471	96	424	3,648	3,718
West Vancouver	104	73	129	29	16	0	249	102
White Rock	59	37	100	0	0	0	159	37
<b>Vancouver CMA</b>	<b>3,893</b>	<b>4,345</b>	<b>9,498</b>	<b>9,121</b>	<b>558</b>	<b>669</b>	<b>13,949</b>	<b>14,135</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,000,000	1,154,955
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													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
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	5.9	6	17.6	14	41.2	4	11.8	8	23.5	34	567,450	650,835
Burnaby													
September 2007	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
September 2006	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	749,000	1,053,685
Year-to-date 2007	0	0.0	1	0.7	3	2.1	55	39.0	82	58.2	141	775,000	811,677
Year-to-date 2006	2	0.9	13	5.9	42	19.0	91	41.2	73	33.0	221	678,000	725,395
Coquitlam													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	4	13.3	1	3.3	1	3.3	2	6.7	22	73.3	30	800,000	765,021
Year-to-date 2006	2	3.4	3	5.1	18	30.5	31	52.5	5	8.5	59	619,000	633,743
Delta													
September 2007	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
September 2006	1	10.0	0	0.0	4	40.0	2	20.0	3	30.0	10	627,500	650,667
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	4.3	8	8.6	41	44.1	20	21.5	20	21.5	93	569,900	656,919
Langley City													
September 2007	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
September 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													
September 2007	1	2.0	5	10.2	16	32.7	20	40.8	7	14.3	49	619,900	639,308
September 2006	4	8.0	24	48.0	15	30.0	4	8.0	3	6.0	50	497,500	544,039
Year-to-date 2007	22	4.9	113	25.0	196	43.4	96	21.2	25	5.5	452	559,000	570,004
Year-to-date 2006	42	10.4	254	62.7	94	23.2	9	2.2	6	1.5	405	474,900	484,292

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**September 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													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2007	0	0.0	7	28.0	17	68.0	1	4.0	0	0.0	25	518,000	518,382
September 2006	1	2.4	19	45.2	21	50.0	1	2.4	0	0.0	42	506,183	501,603
Year-to-date 2007	7	2.4	117	40.5	150	51.9	13	4.5	2	0.7	289	510,000	516,313
Year-to-date 2006	52	18.4	119	42.0	87	30.7	13	4.6	12	4.2	283	485,000	494,356
New Westminster													
September 2007	0	0.0	1	16.7	3	50.0	2	33.3	0	0.0	6	--	--
September 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	1	1.6	37	58.7	21	33.3	4	6.3	63	588,900	594,524
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													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 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	25	100.0	25	1,200,000	1,189,400
Year-to-date 2006	0	0.0	0	0.0	1	6.7	1	6.7	13	86.7	15	898,000	907,243
North Vancouver DM													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2007	1	1.7	0	0.0	0	0.0	0	0.0	58	98.3	59	1,320,000	1,322,949
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	2.3	43	97.7	44	1,226,500	1,153,580
Pitt Meadows													
September 2007	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	--	--
September 2006	0	0.0	11	91.7	1	8.3	0	0.0	0	0.0	12	457,000	458,283
Year-to-date 2007	0	0.0	6	14.0	37	86.0	0	0.0	0	0.0	43	569,900	552,464
Year-to-date 2006	8	8.4	77	81.1	9	9.5	0	0.0	1	1.1	95	449,000	454,695
Port Coquitlam													
September 2007	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
September 2006	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	--	--
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													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 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	13	22.8	44	77.2	57	800,000	817,252
Year-to-date 2006	0	0.0	0	0.0	29	46.8	29	46.8	4	6.5	62	600,000	660,696
Richmond													
September 2007	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	880,000	1,054,471
September 2006	0	0.0	3	11.1	4	14.8	7	25.9	13	48.1	27	699,900	766,622
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	3.3	35	11.5	44	14.4	78	25.6	138	45.2	305	700,000	765,284

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**September 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													
September 2007	0	0.0	25	14.7	57	33.5	46	27.1	42	24.7	170	614,450	710,326
September 2006	12	5.0	85	35.3	55	22.8	56	23.2	33	13.7	241	529,000	606,984
Year-to-date 2007	3	0.2	293	22.1	416	31.4	341	25.7	272	20.5	1,325	599,000	669,382
Year-to-date 2006	183	11.5	538	33.9	420	26.5	283	17.8	163	10.3	1,587	519,900	569,871
University Endowment Lands													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	3	100.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
September 2007	0	0.0	0	0.0	0	0.0	5	20.8	19	79.2	24	800,000	965,163
September 2006	0	0.0	0	0.0	1	2.4	16	38.1	25	59.5	42	799,000	1,008,167
Year-to-date 2007	0	0.0	1	0.2	4	0.8	79	16.7	389	82.2	473	930,000	1,257,575
Year-to-date 2006	0	0.0	2	0.3	24	3.9	274	44.4	317	51.4	617	750,000	953,028
West Vancouver													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
September 2006	1	4.2	0	0.0	0	0.0	0	0.0	23	95.8	24	2,780,000	3,033,667
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	109	100.0	109	2,450,000	2,807,241
Year-to-date 2006	1	1.3	0	0.0	0	0.0	0	0.0	76	98.7	77	2,450,000	2,858,169
White Rock													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,194,500	1,244,000
Year-to-date 2006	0	0.0	3	11.1	1	3.7	2	7.4	21	77.8	27	950,000	966,689
Vancouver CMA													
September 2007	1	0.3	39	11.5	103	30.3	87	25.6	110	32.4	340	639,000	810,934
September 2006	19	3.9	148	30.3	102	20.9	94	19.2	126	25.8	489	589,000	788,432
Year-to-date 2007	38	1.1	536	15.6	884	25.7	705	20.5	1,283	37.2	3,446	650,000	839,368
Year-to-date 2006	316	7.8	1,094	27.2	834	20.7	851	21.1	931	23.1	4,026	575,000	698,165

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	1,154,955	1,125,635	2.6
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	650,835	n/a
Burnaby Total	--	1,053,685	n/a	811,677	725,395	11.9
Coquitlam	--	--	n/a	765,021	633,743	20.7
Delta	--	--	n/a	718,435	656,919	9.4
Langley City	--	--	n/a	--	--	n/a
Langley District	639,308	544,039	17.5	570,004	484,292	17.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	518,382	501,603	3.3	516,313	494,356	4.4
New Westminster	--	--	n/a	594,524	489,344	21.5
North Vancouver City	--	--	n/a	1,189,400	907,243	31.1
North Vancouver DM	--	--	n/a	1,322,949	1,153,580	14.7
Pitt Meadows	--	458,283	n/a	552,464	454,695	21.5
Port Coquitlam	--	--	n/a	582,645	480,171	21.3
Port Moody	--	--	n/a	817,252	660,696	23.7
Richmond	1,054,471	766,622	37.5	930,965	765,284	21.6
Surrey Total	710,326	606,984	17.0	669,382	569,871	17.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	965,163	1,008,167	-4.3	1,257,575	953,028	32.0
West Vancouver	--	3,033,667	n/a	2,807,241	2,858,169	-1.8
White Rock	--	--	n/a	1,244,000	966,689	28.7
<b>Vancouver CMA</b>	<b>810,934</b>	<b>788,432</b>	<b>2.9</b>	<b>839,368</b>	<b>698,165</b>	<b>20.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
September 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

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  
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**  
**September 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		110.7	1,220	3.7	66.6	760
	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

## 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**  
**September 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2007	41	0	28	0	0	0	0	0	69
September 2006	43	0	12	0	0	55	0	0	110
% Change	-4.7	n/a	133.3	n/a	n/a	-100.0	n/a	n/a	-37.3
Year-to-date 2007	371	0	184	23	111	216	0	0	905
Year-to-date 2006	305	4	100	22	63	463	0	0	957
% Change	21.6	-100.0	84.0	4.5	76.2	-53.3	n/a	n/a	-5.4
UNDER CONSTRUCTION									
September 2007	311	0	146	32	113	436	0	0	1,038
September 2006	248	4	74	17	67	489	0	82	981
% Change	25.4	-100.0	97.3	88.2	68.7	-10.8	n/a	-100.0	5.8
COMPLETIONS									
September 2007	41	0	48	0	35	35	0	0	159
September 2006	34	0	8	0	9	68	0	47	166
% Change	20.6	n/a	**	n/a	**	-48.5	n/a	-100.0	-4.2
Year-to-date 2007	282	4	185	15	91	358	0	24	959
Year-to-date 2006	258	0	118	19	55	108	0	47	605
% Change	9.3	n/a	56.8	-21.1	65.5	**	n/a	-48.9	58.5
COMPLETED & NOT ABSORBED									
September 2007	62	0	20	5	2	76	0	0	165
September 2006	43	0	14	2	1	8	0	30	98
% Change	44.2	n/a	42.9	150.0	100.0	**	n/a	-100.0	68.4
ABSORBED									
September 2007	36	0	32	1	33	8	0	0	110
September 2006	36	0	8	0	10	60	0	17	131
% Change	0.0	n/a	**	n/a	**	-86.7	n/a	-100.0	-16.0
Year-to-date 2007	294	4	173	13	89	282	0	24	879
Year-to-date 2006	293	0	144	20	58	111	0	17	643
% Change	0.3	n/a	20.1	-35.0	53.4	154.1	n/a	41.2	36.7

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

**Table I.1: Housing Activity Summary by Submarket  
September 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									
September 2007	22	0	28	0	0	0	0	0	50
September 2006	22	0	12	0	0	55	0	0	89
Fraser Valley H RDA									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	0	0	0	0	0	0	0	0	0
Mission DM									
September 2007	19	0	0	0	0	0	0	0	19
September 2006	21	0	0	0	0	0	0	0	21
Abbotsford CMA									
September 2007	41	0	28	0	0	0	0	0	69
September 2006	43	0	12	0	0	55	0	0	110
UNDER CONSTRUCTION									
Abbotsford City									
September 2007	188	0	146	32	113	436	0	0	915
September 2006	170	0	74	6	67	364	0	82	763
Fraser Valley H RDA									
September 2007	1	0	0	0	0	0	0	0	1
September 2006	0	0	0	0	0	0	0	0	0
Mission DM									
September 2007	122	0	0	0	0	0	0	0	122
September 2006	78	4	0	11	0	125	0	0	218
Abbotsford CMA									
September 2007	311	0	146	32	113	436	0	0	1,038
September 2006	248	4	74	17	67	489	0	82	981
COMPLETIONS									
Abbotsford City									
September 2007	28	0	48	0	35	0	0	0	111
September 2006	20	0	8	0	9	68	0	47	152
Fraser Valley H RDA									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	0	0	0	0	0	0	0	0	0
Mission DM									
September 2007	13	0	0	0	0	35	0	0	48
September 2006	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
September 2007	41	0	48	0	35	35	0	0	159
September 2006	34	0	8	0	9	68	0	47	166

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

**Table I.1: Housing Activity Summary by Submarket**  
**September 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									
September 2007	37	0	20	4	2	30	0	0	93
September 2006	34	0	14	2	1	8	0	30	89
Fraser Valley H RDA									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	0	0	0	0	0	0	0	0	0
Mission DM									
September 2007	25	0	0	1	0	46	0	0	72
September 2006	9	0	0	0	0	0	0	0	9
Abbotsford CMA									
September 2007	62	0	20	5	2	76	0	0	165
September 2006	43	0	14	2	1	8	0	30	98
ABSORBED									
Abbotsford City									
September 2007	27	0	32	0	33	4	0	0	96
September 2006	22	0	8	0	10	60	0	17	117
Fraser Valley H RDA									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	0	0	0	0	0	0	0	0	0
Mission DM									
September 2007	9	0	0	1	0	4	0	0	14
September 2006	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
September 2007	36	0	32	1	33	8	0	0	110
September 2006	36	0	8	0	10	60	0	17	131

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**  
**September 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Abbotsford City	22	22	0	0	0	0	28	67	50	89	-43.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	19	21	0	0	0	0	0	0	19	21	-9.5
<b>Abbotsford CMA</b>	<b>41</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>67</b>	<b>69</b>	<b>110</b>	<b>-37.3</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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	236	213	8	2	103	61	400	508	747	784	-4.7
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	157	114	0	4	0	0	0	55	157	173	-9.2
<b>Abbotsford CMA</b>	<b>394</b>	<b>327</b>	<b>8</b>	<b>6</b>	<b>103</b>	<b>61</b>	<b>400</b>	<b>563</b>	<b>905</b>	<b>957</b>	<b>-5.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Abbotsford City	0	0	0	0	28	67	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	28	67	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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	61	0	0	400	508	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	61	0	0	400	563	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Abbotsford City	50	34	0	55	0	0	50	89
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	19	21	0	0	0	0	19	21
<b>Abbotsford CMA</b>	69	55	0	55	0	0	69	110

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	397	305	350	479	0	0	747	784
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	157	104	0	69	0	0	157	173
<b>Abbotsford CMA</b>	555	409	350	548	0	0	905	957

Source: CM HC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Abbotsford City	28	20	0	2	35	7	48	123	111	152	-27.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	13	14	0	0	0	0	35	0	48	14	**
<b>Abbotsford CMA</b>	<b>41</b>	<b>34</b>	<b>0</b>	<b>2</b>	<b>35</b>	<b>7</b>	<b>83</b>	<b>123</b>	<b>159</b>	<b>166</b>	<b>-4.2</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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	190	192	2	10	89	45	442	273	723	520	39.0
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	107	83	4	0	0	0	125	0	236	83	184.3
<b>Abbotsford CMA</b>	<b>297</b>	<b>277</b>	<b>6</b>	<b>10</b>	<b>89</b>	<b>45</b>	<b>567</b>	<b>273</b>	<b>959</b>	<b>605</b>	<b>58.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Abbotsford City	35	7	0	0	48	76	0	47
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	35	0	0	0
<b>Abbotsford DM</b>	<b>35</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>76</b>	<b>0</b>	<b>47</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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	418	226	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>	<b>89</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>543</b>	<b>226</b>	<b>24</b>	<b>47</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Abbotsford City	76	28	35	77	0	47	111	152
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	13	14	35	0	0	0	48	14
<b>Abbotsford CMA</b>	<b>89</b>	<b>42</b>	<b>70</b>	<b>77</b>	<b>0</b>	<b>47</b>	<b>159</b>	<b>166</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	313	304	386	169	24	47	723	520
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	158	70	78	13	0	0	236	83
<b>Abbotsford CMA</b>	<b>471</b>	<b>376</b>	<b>464</b>	<b>182</b>	<b>24</b>	<b>47</b>	<b>959</b>	<b>605</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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													
September 2007	1	3.7	12	44.4	6	22.2	6	22.2	2	7.4	27	510,000	552,185
September 2006	3	13.6	9	40.9	2	9.1	1	4.5	2	9.1	22	459,500	487,118
Year-to-date 2007	3	1.4	86	41.0	19	9.0	25	11.9	19	9.0	210	510,000	551,604
Year-to-date 2006	20	9.2	115	53.0	5	2.3	15	6.9	5	2.3	217	480,000	487,449
Fraser Valley H RDA													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2007	0	0.0	9	90.0	0	0.0	0	0.0	0	0.0	10	470,500	476,880
September 2006	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	399,450	399,164
Year-to-date 2007	8	8.2	77	79.4	0	0.0	1	1.0	0	0.0	97	450,000	458,422
Year-to-date 2006	51	54.3	42	44.7	0	0.0	0	0.0	0	0.0	94	399,000	400,237
Abbotsford CMA													
September 2007	1	2.7	21	56.8	2	5.4	6	16.2	2	5.4	37	475,000	531,832
September 2006	11	30.6	15	41.7	2	5.6	1	2.8	2	5.6	36	430,000	452,914
Year-to-date 2007	11	3.6	163	53.1	19	6.2	26	8.5	19	6.2	307	490,000	522,162
Year-to-date 2006	73	23.3	157	50.2	5	1.6	15	4.8	5	1.6	313	449,000	459,740

Source: CMHC (Starts and Completions Survey)

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

Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	552,185	487,118	13.4	551,604	487,449	13.2
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	476,880	399,164	19.5	458,422	400,237	14.5
<b>Abbotsford CMA</b>	<b>531,832</b>	<b>452,914</b>	<b>17.4</b>	<b>522,162</b>	<b>459,740</b>	<b>13.6</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**September 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	1,547	2,530	2,521	61.4	415,629	2.6	406,340
	September									
	October									
	November									
	December									
	Q3 2006	5,964	-4.0		7,500			403,342	25.1	
	Q3 2007	5,691	-4.6		8,959			435,068	7.9	
	YTD 2006	15,008	-5.3		21,204			392,069	21.6	
	YTD 2007	13,226	-11.9		21,894			423,074	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**  
**September 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	5.8	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	66.1	675
	August	691	6.40	6.85	115.2	109.0	82	3.8	66.4	672
	September	682	6.40	6.70	115.8	108.4	83	4.1	66.8	669
	October	688	6.40	6.80	116.2	108.3	83	4.3	66.8	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	69.0	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	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	84	4.9	67.1	726
	May	709	6.85	7.14	120.9	110.5	85	4.7	67.8	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	68.3	698
	August	715	7.05	7.24	122.1	110.4	86	4.2	68.2	715
	September	712	7.05	7.19		110.5	85	4.6	67.1	735
	October									
	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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