

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: December 2007

November starts hit 33-year high in Metro Vancouver

In November, homebuilders started construction on 2,704 dwellings in Metro Vancouver, the highest monthly total in over 33 years. The surge in November pushed housing starts for January to November up by 12 per cent this year, compared to the same period last year. Total starts for the year are already the highest since 1994.

Vancouver's housing industry continues to be supported by strong

economic fundamentals. Strong job creation has kept the unemployment rate near four per cent for most of the year. The tight labour market has in turn drawn migrants seeking employment to the region, increasing housing demand.

There are other factors changing the residential construction industry. High home prices and gently rising mortgage rates over the year have made it more expensive to purchase a dwelling in Metro Vancouver. As a result, new construction has become

Figure 1

Metro Vancouver Housing Starts to date Exceed Annual Totals back to 1995

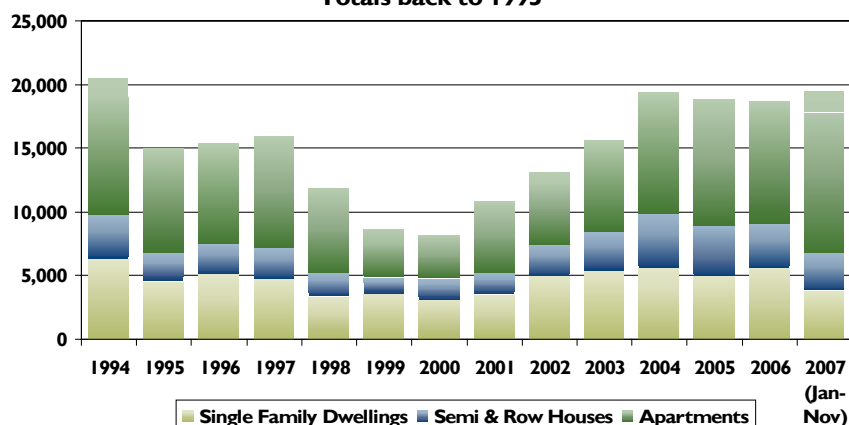


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more focused on multiple family developments with higher density and smaller dwellings. A good example is the rise of condominium construction in Surrey, where year-to-date apartment starts were up by almost a half this year, while single starts were down by nearly a third.

The large number of recent apartment starts has construction volumes at an all-time high. The vast majority of homes under construction are apartment condominiums, the result of both high demand and longer construction times associated with complex projects.

Despite the volume of homes under construction, absorptions have kept pace with completions, resulting in a low inventory of completed and unabsorbed homes (especially apartment condominiums). At the end of November, the inventory of completed and unabsorbed homes (1,207 units) represented roughly one month of supply at recent absorption rates. Further, roughly half of the apartment condo units currently under construction in Metro Vancouver have been pre-sold.

Abbotsford homebuilding reduced but still strong

In Abbotsford, construction began on 59 new homes in November. The pace of homebuilding has been slower this year than last, with housing starts down 13 per cent in the first eleven months of the year. Nonetheless, 2007 has been a strong year for new construction with total starts already reaching over one thousand homes for the sixth consecutive year.

Economic factors are supporting demand for new housing in Abbotsford. Despite the rise in the Canadian dollar hindering the manufacturing sector, the strength of other industries in the goods and services sectors has kept the unemployment rate low at 3.7 per cent in November. With a tight labour market and an average home price that is at least 25 per cent less than a home in Metro Vancouver, expect Abbotsford CMA to continue to attract newcomers.

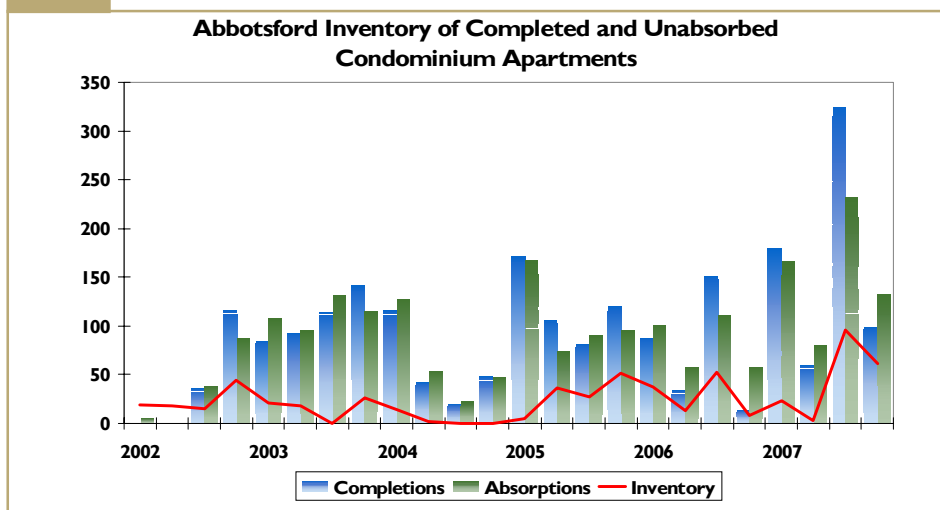
In contrast to the situation in Vancouver, there has been a resurgence in single family home building in Abbotsford this year. Year over year, single detached housing starts are up twenty per cent in the region while apartment starts are down by one third. Affordability and

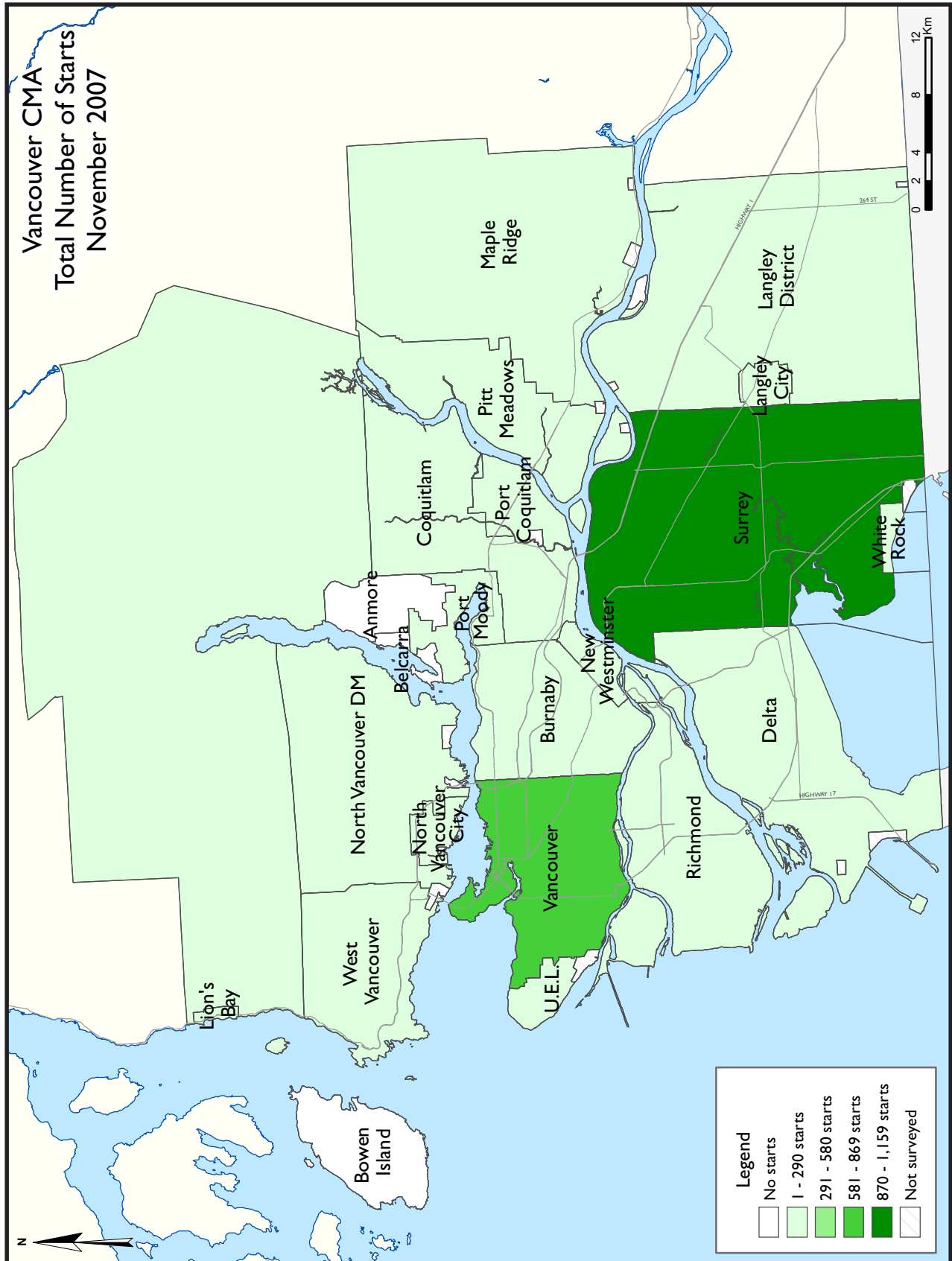
availability of developable land has contributed to the rise in single detach housing starts.

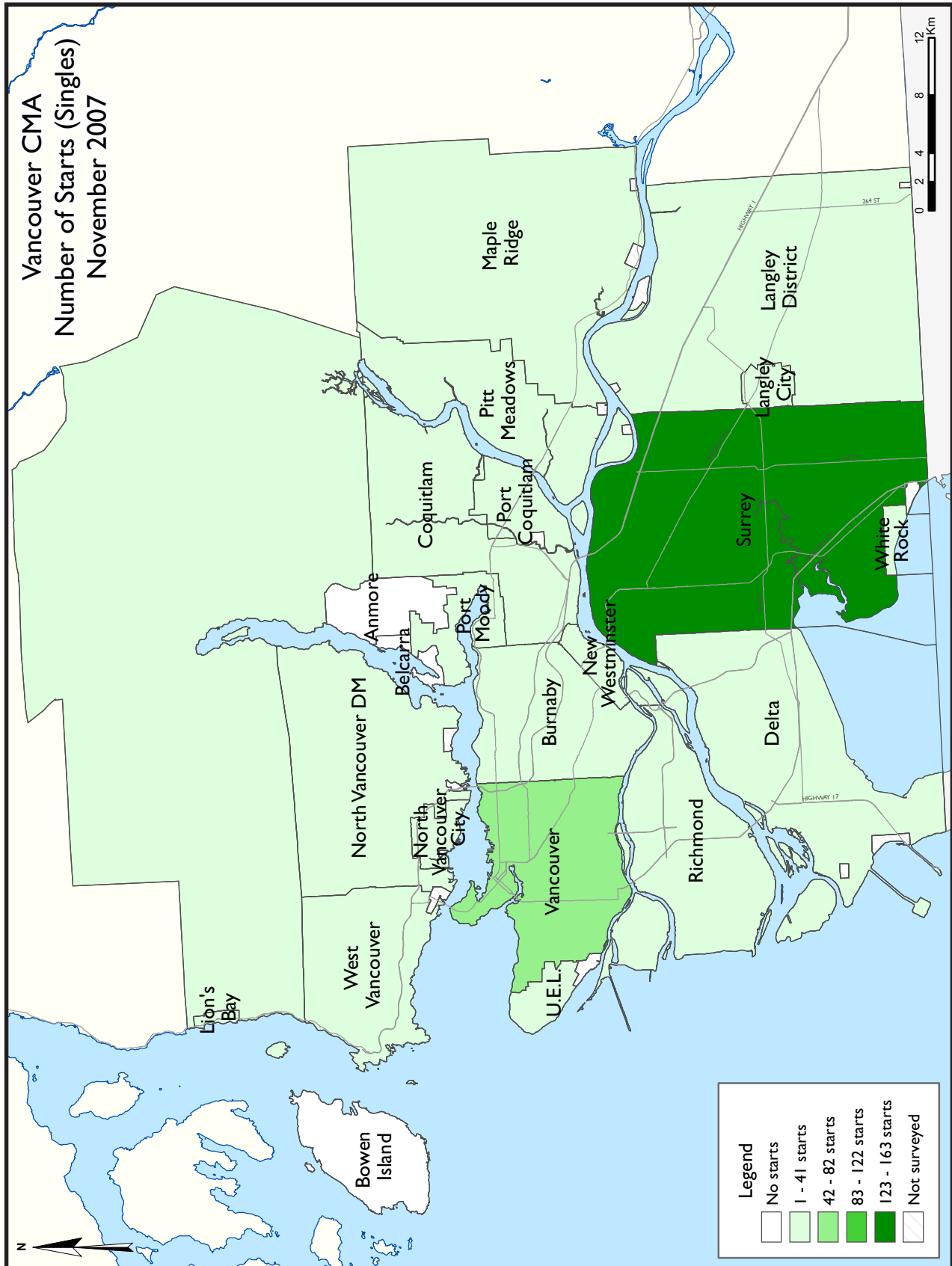
Developers of condominium projects in the region are facing competition from surrounding centres such as Langley and Chilliwack. Consequently, weaker sales activity of existing projects that are under construction in Abbotsford City are resulting in longer absorption times. Some developers are waiting to see how the current supply of apartments fares on the market before undertaking large new projects.

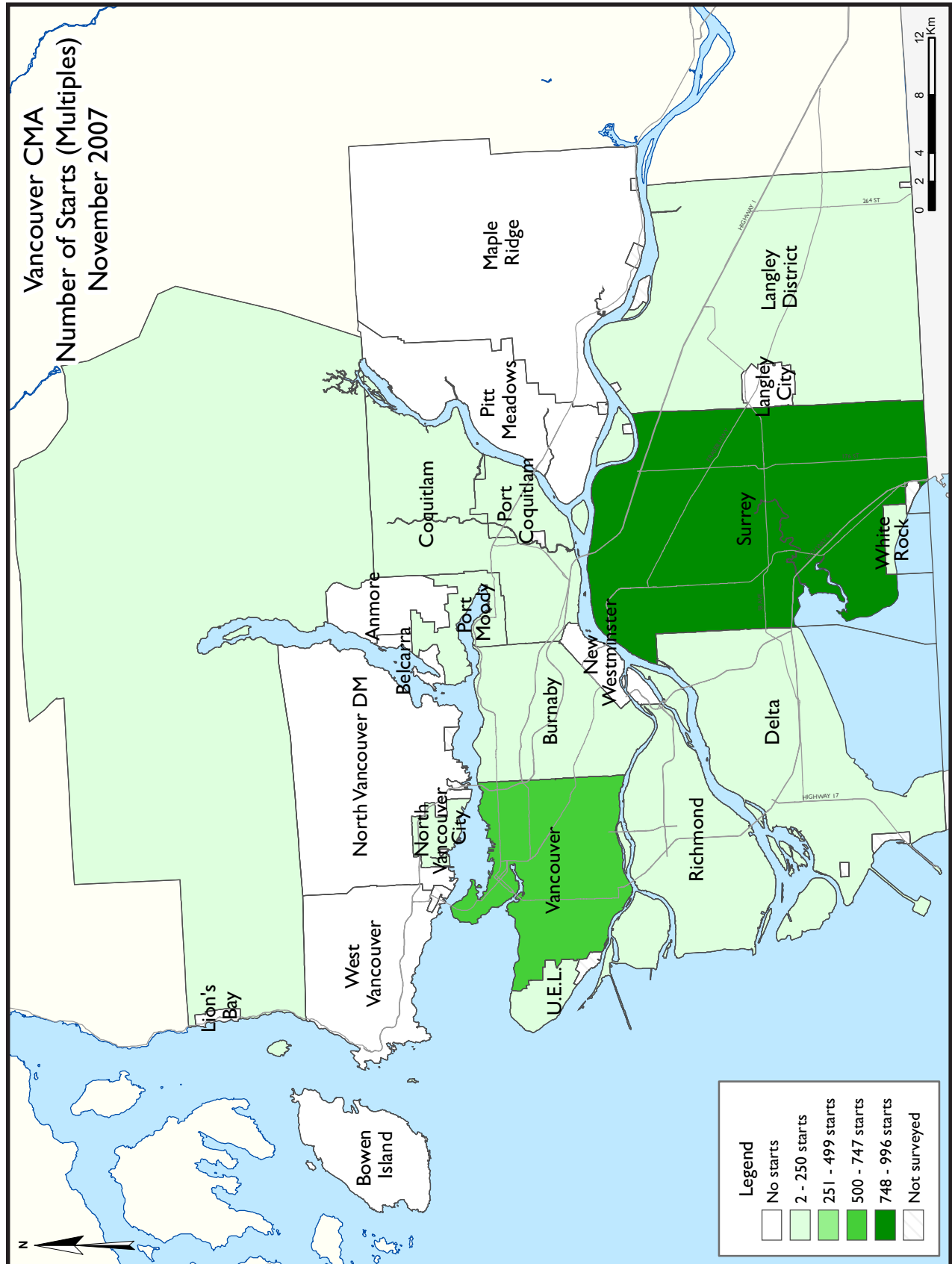
Rising inventories of completed and unabsorbed row and apartment dwellings provide possible evidence of slowing demand for multiple family dwellings in Abbotsford. While the inventory of single detached houses has been relatively stable for the last decade, in the 50 to 80 range, absorptions of apartment condominiums have not kept pace with completions in the last six months. Despite the absorption of 21 apartment condominiums from projects that were completed earlier this year, the supply of completed and unabsorbed homes has grown.

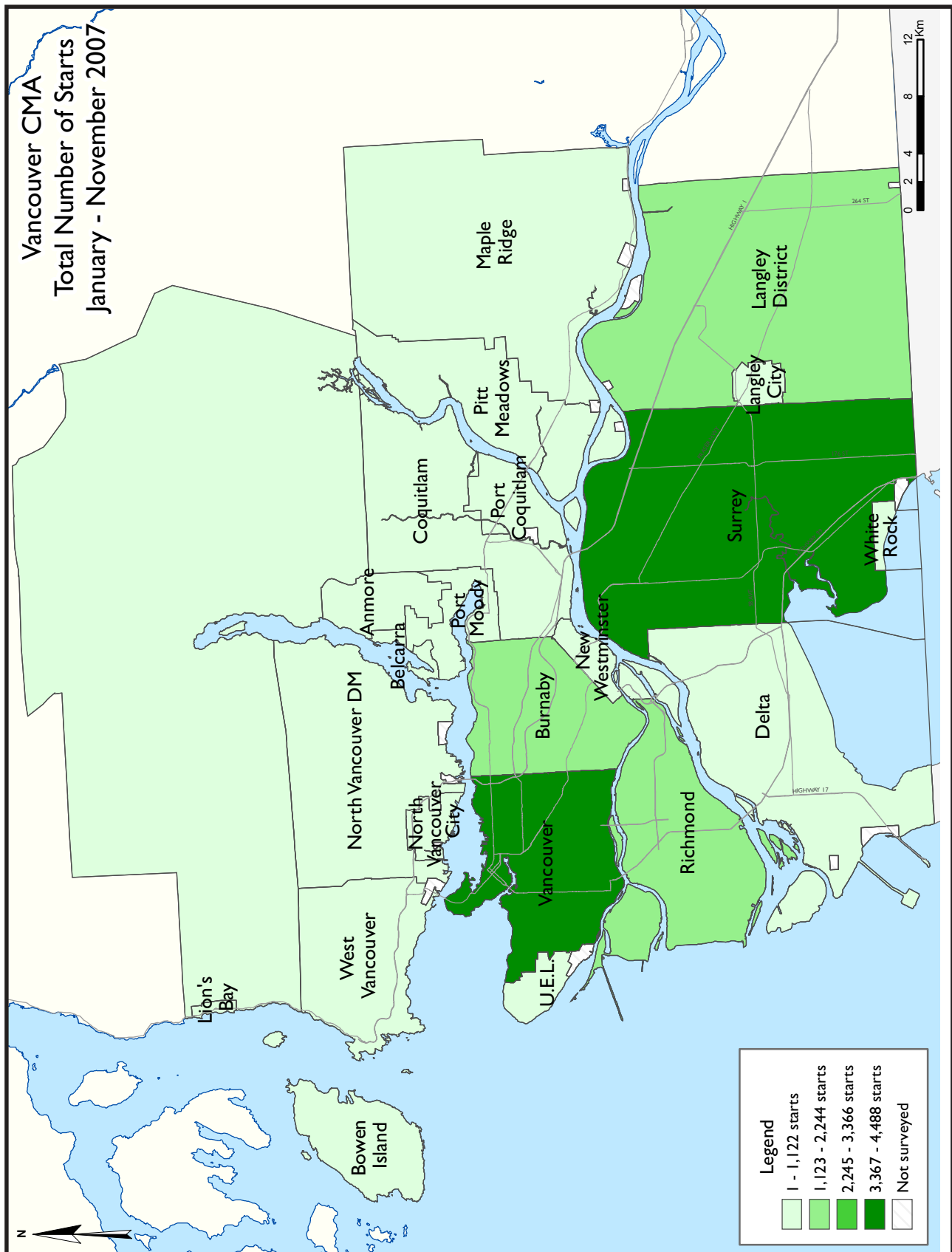
Figure 2

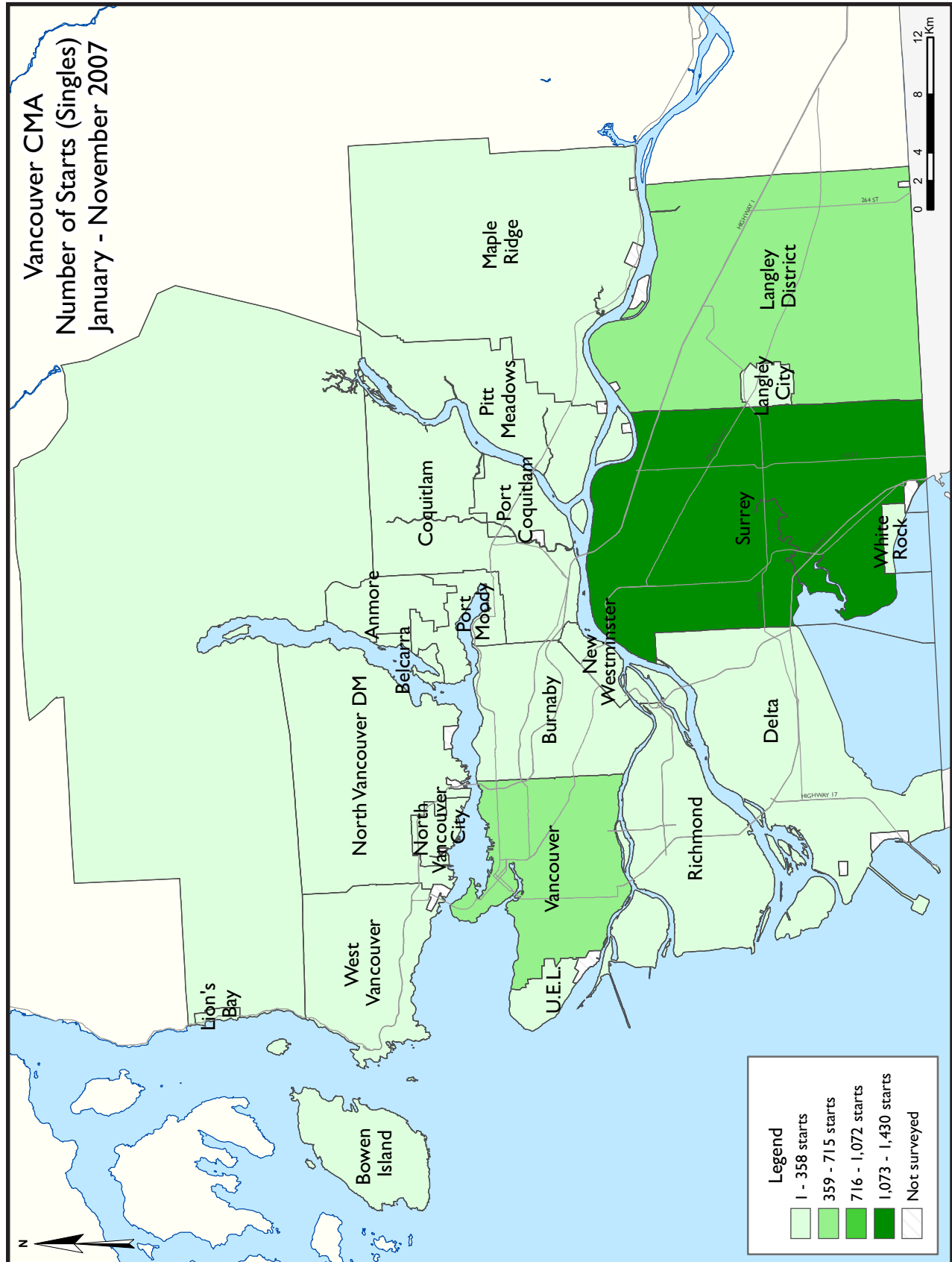


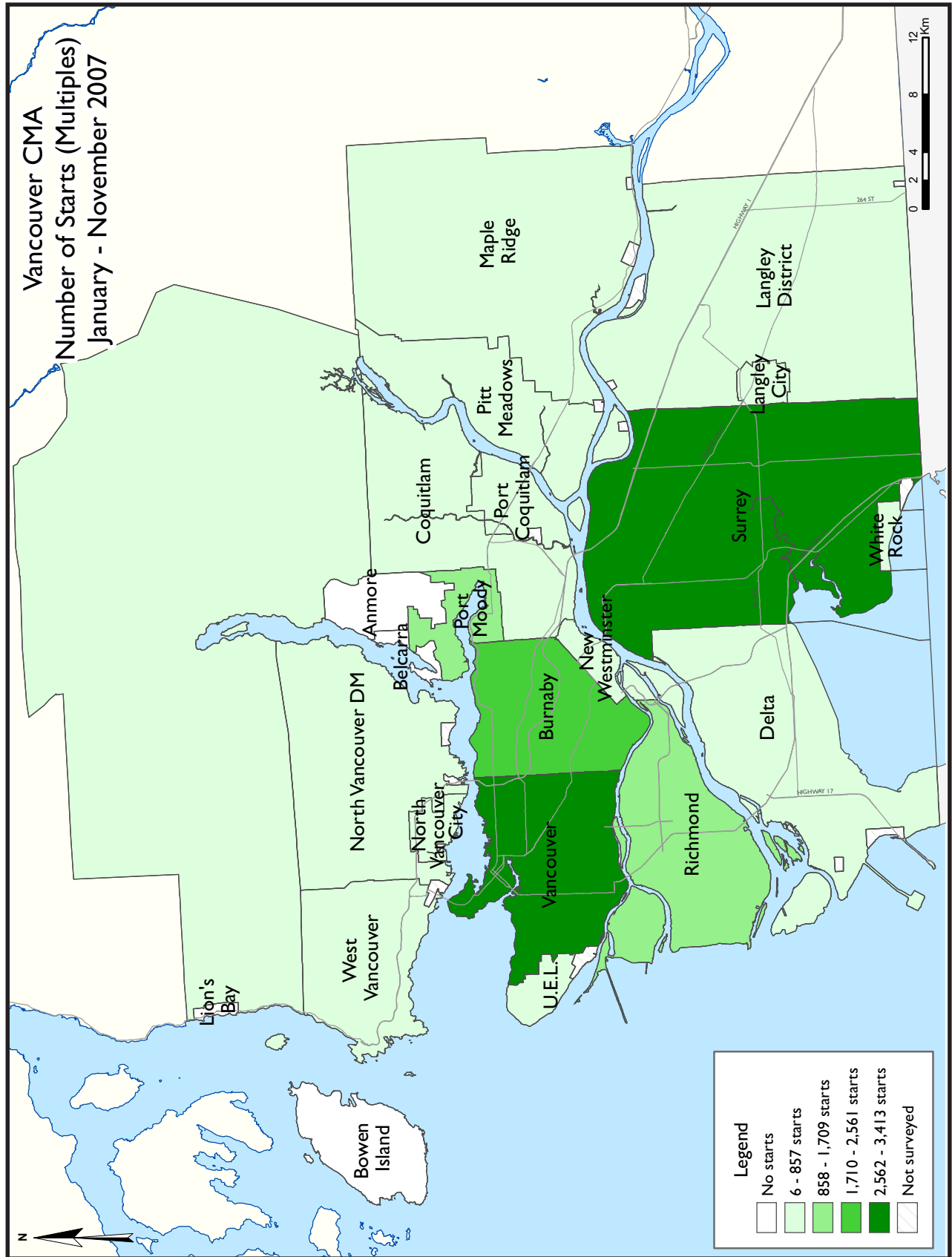


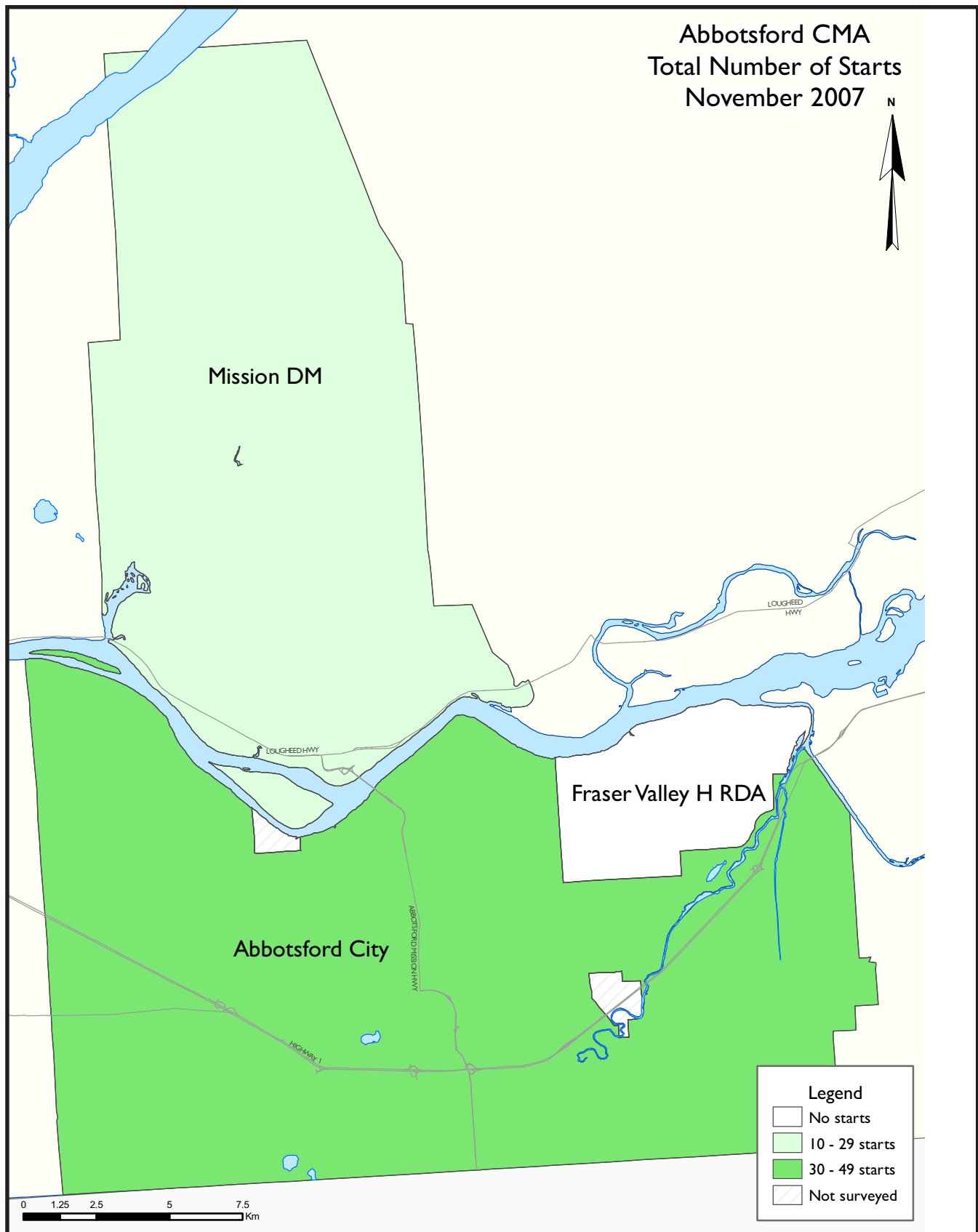


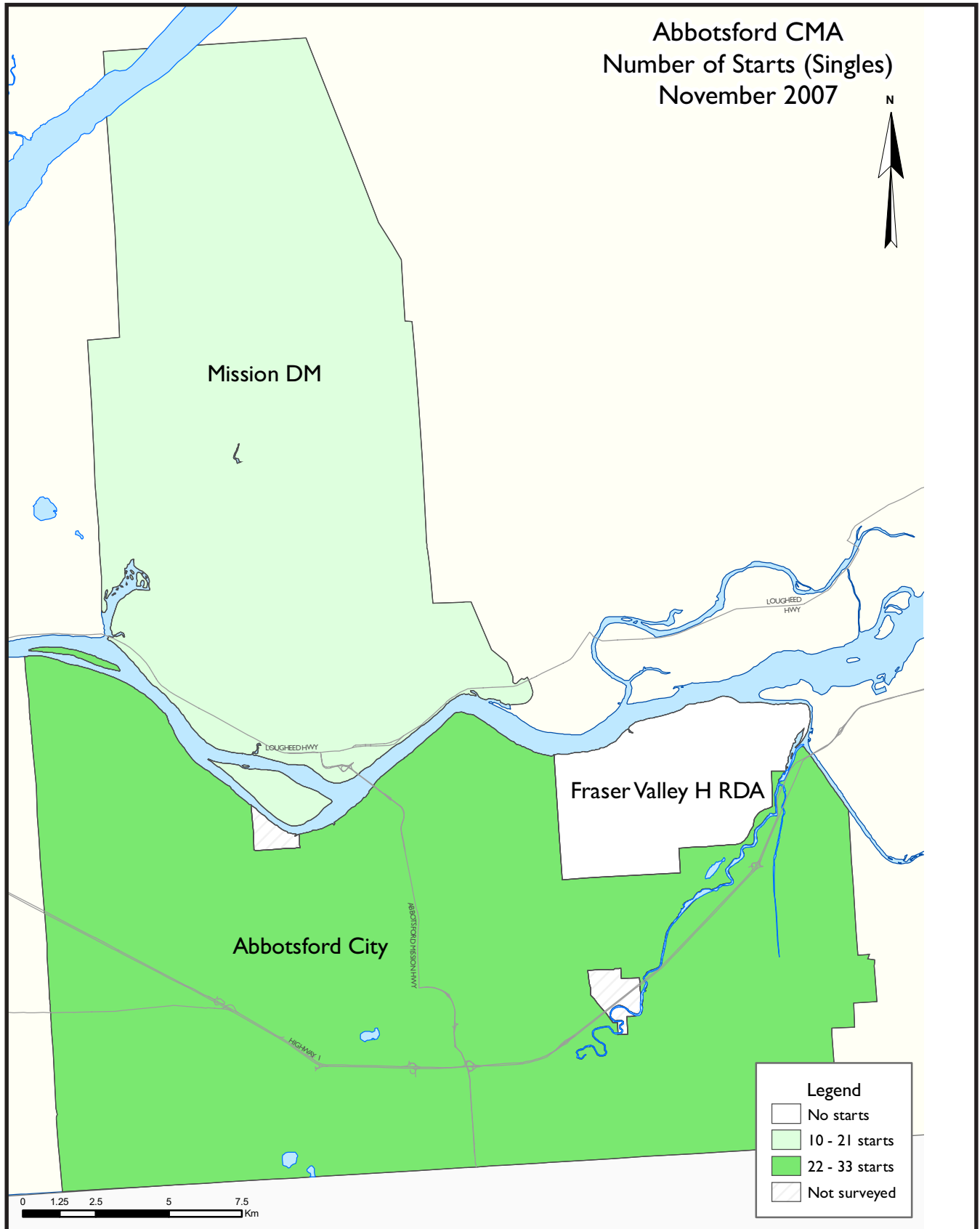


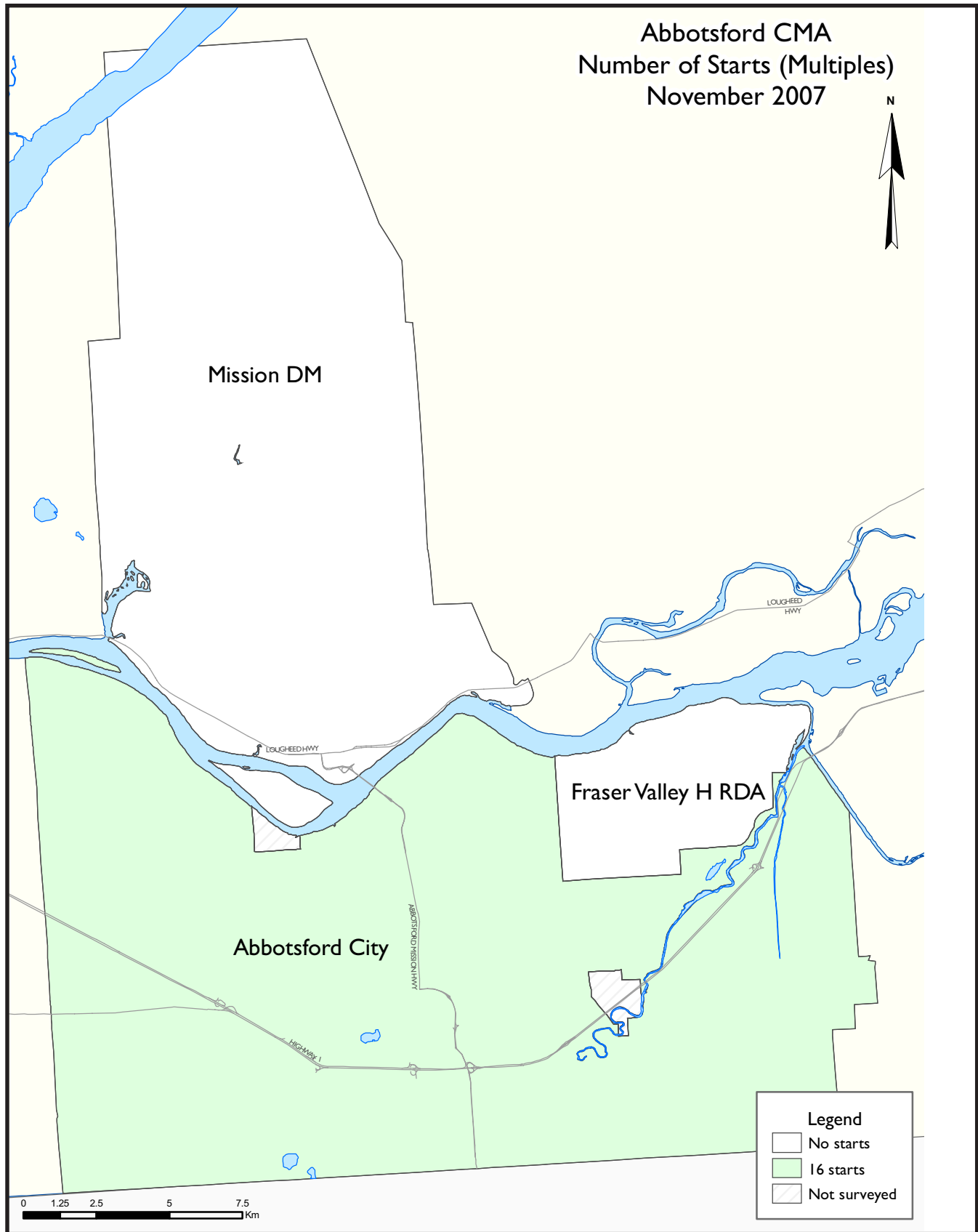


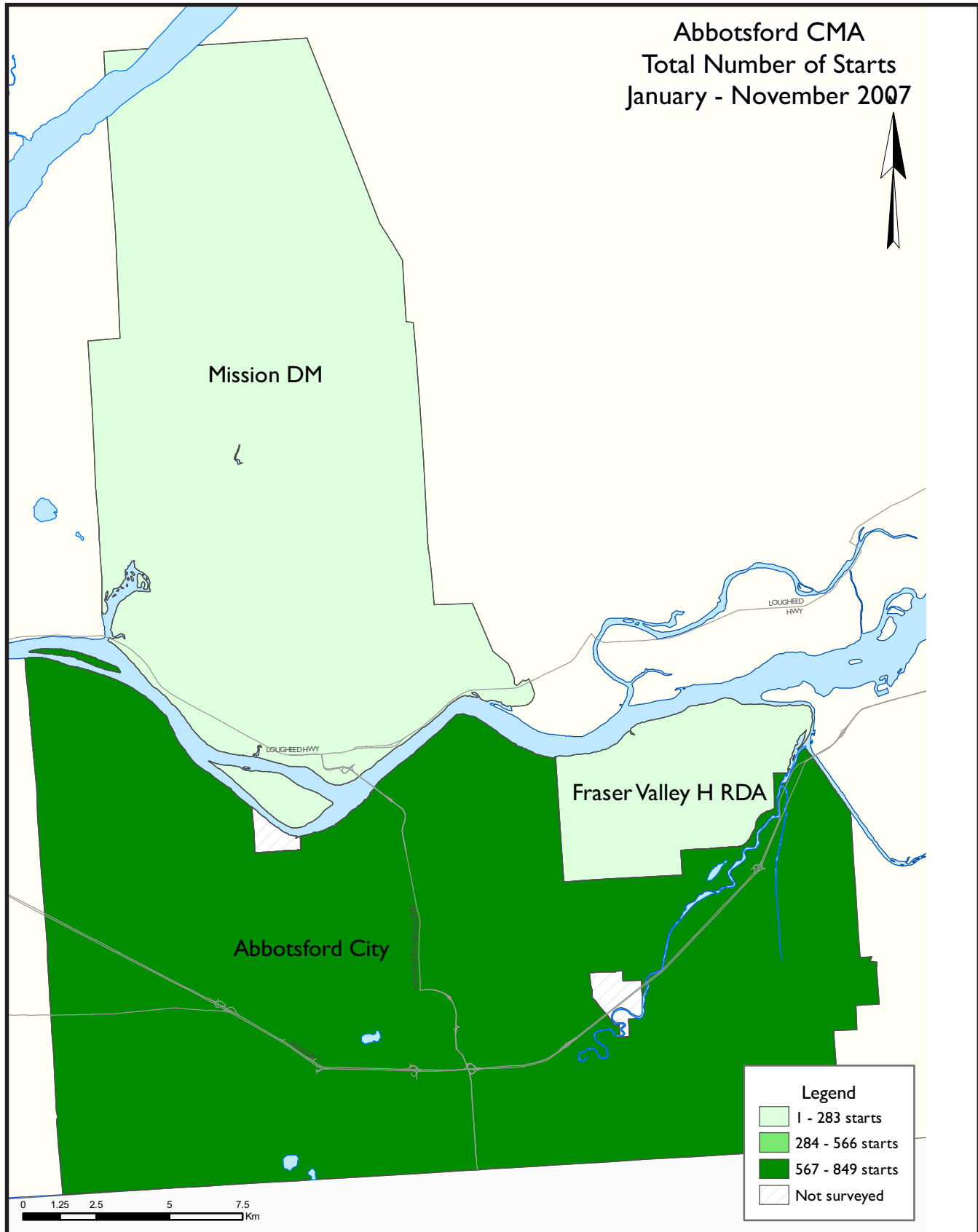


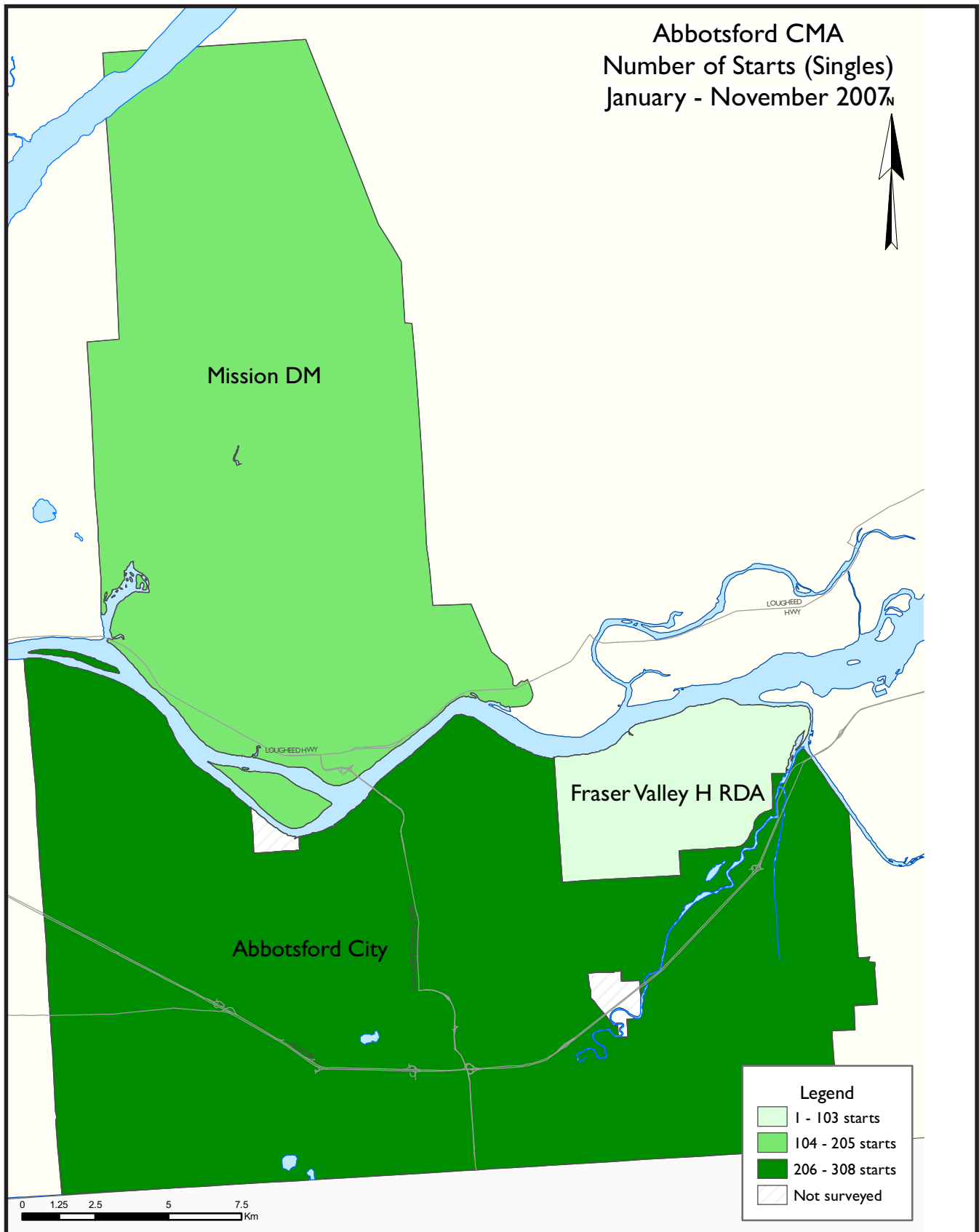


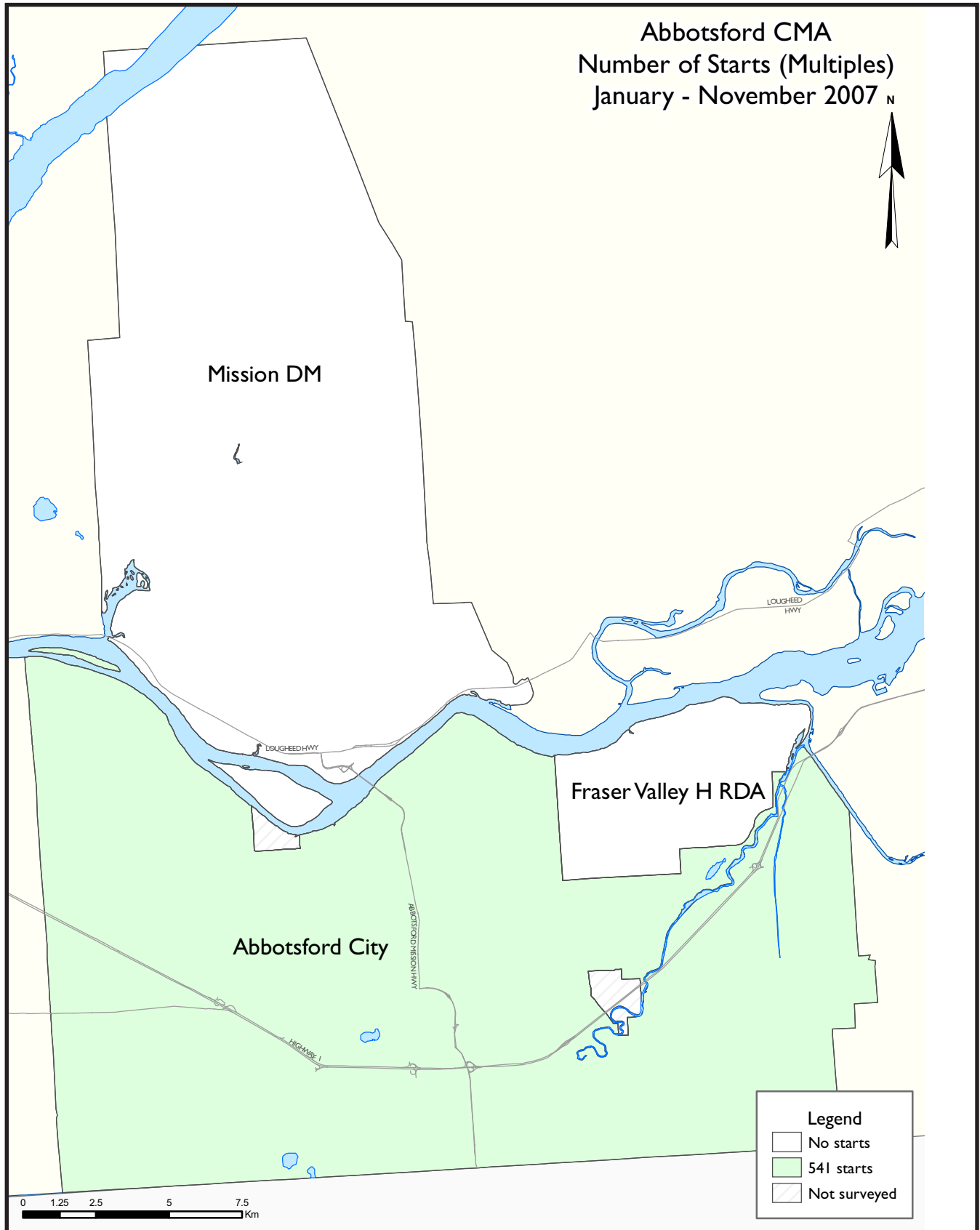












HOUSING NOW REPORT TABLES

Available in ALL reports:

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

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- 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
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- 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
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2007	384	40	41	14	339	1,820	0	130	2,768
November 2006	402	32	16	1	290	657	0	7	1,405
% Change	-4.5	25.0	156.3	**	16.9	177.0	n/a	**	97.0
Year-to-date 2007	3,790	352	328	63	2,571	11,839	133	479	19,555
Year-to-date 2006	5,286	324	227	83	2,911	8,116	21	416	17,398
% Change	-28.3	8.6	44.5	-24.1	-11.7	45.9	**	15.1	12.4
UNDER CONSTRUCTION									
November 2007	3,150	242	288	93	2,543	18,304	1	632	25,253
November 2006	3,690	218	176	63	2,704	14,790	12	658	22,311
% Change	-14.6	11.0	63.6	47.6	-6.0	23.8	-91.7	-4.0	13.2
COMPLETIONS									
November 2007	409	36	40	12	374	503	87	5	1,466
November 2006	412	32	26	6	203	509	37	5	1,230
% Change	-0.7	12.5	53.8	100.0	84.2	-1.2	135.1	0.0	19.2
Year-to-date 2007	4,155	308	221	36	2,814	8,289	134	525	16,482
Year-to-date 2006	4,706	374	183	172	3,079	7,262	81	774	16,631
% Change	-11.7	-17.6	20.8	-79.1	-8.6	14.1	65.4	-32.2	-0.9
COMPLETED & NOT ABSORBED									
November 2007	769	85	50	9	157	185	70	12	1,337
November 2006	623	111	28	18	135	67	31	35	1,048
% Change	23.4	-23.4	78.6	-50.0	16.3	176.1	125.8	-65.7	27.6
ABSORBED									
November 2007	390	31	28	10	352	482	18	12	1,323
November 2006	351	15	22	6	181	522	23	5	1,125
% Change	11.1	106.7	27.3	66.7	94.5	-7.7	-21.7	140.0	17.6
Year-to-date 2007	4,053	323	201	43	2,778	8,190	95	519	16,202
Year-to-date 2006	4,546	322	179	173	3,084	7,328	59	330	16,021
% Change	-10.8	0.3	12.3	-75.1	-9.9	11.8	61.0	57.3	1.1

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

Table 1.1: Housing Activity Summary by Submarket
November 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									
November 2007	10	22	0	0	0	0	0	0	32
November 2006	22	10	0	0	5	42	0	0	79
Delta									
November 2007	8	0	0	0	3	0	0	0	11
November 2006	0	0	0	0	3	0	0	0	3
Langley									
November 2007	40	2	10	0	5	0	0	0	57
November 2006	69	2	0	1	16	0	0	0	88
Maple Ridge / Pitt Meadows									
November 2007	46	0	0	0	0	0	0	0	46
November 2006	44	2	0	0	65	199	0	0	310
New Westminster									
November 2007	6	0	0	0	0	0	0	0	6
November 2006	9	6	0	0	0	0	0	0	15
North Vancouver									
November 2007	13	2	0	0	0	0	0	0	15
November 2006	6	2	2	0	0	0	0	0	10
Richmond									
November 2007	35	0	0	0	15	232	0	0	282
November 2006	11	0	0	0	0	0	0	0	11
Surrey									
November 2007	149	0	0	14	249	742	0	5	1,159
November 2006	174	0	0	0	193	60	0	7	434
Tri-Cities									
November 2007	11	2	25	0	54	181	0	0	273
November 2006	7	4	12	0	0	141	0	0	164
University Endowment Lands									
November 2007	2	0	0	0	13	58	0	0	73
November 2006	0	0	0	0	8	140	0	0	148
Vancouver City									
November 2007	49	10	0	0	0	607	0	125	791
November 2006	43	6	2	0	0	75	0	0	126
West Vancouver									
November 2007	11	0	0	0	0	0	0	0	11
November 2006	10	0	0	0	0	0	0	0	10
White Rock									
November 2007	2	2	6	0	0	0	0	0	10
November 2006	1	0	0	0	0	0	0	0	1
Vancouver CMA									
November 2007	384	40	41	14	339	1,820	0	130	2,768
November 2006	402	32	16	1	290	657	0	7	1,405

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

Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	77	62	0	0	99	2,576	0	0	2,814
November 2006	114	82	0	0	332	1,996	0	146	2,670
Delta									
November 2007	70	2	0	0	13	0	1	2	88
November 2006	62	0	0	0	25	60	0	1	148
Langley									
November 2007	568	38	64	0	321	253	0	1	1,245
November 2006	567	8	0	31	170	344	3	3	1,126
Maple Ridge / Pitt Meadows									
November 2007	280	2	0	19	265	873	0	0	1,439
November 2006	328	2	0	3	106	851	0	0	1,290
New Westminster									
November 2007	49	2	0	7	4	1,184	0	0	1,246
November 2006	79	12	0	0	10	1,012	0	0	1,113
North Vancouver									
November 2007	112	12	0	1	82	1,046	0	0	1,253
November 2006	108	10	2	0	72	584	0	27	803
Richmond									
November 2007	213	0	0	1	188	1,796	0	7	2,205
November 2006	218	10	0	1	455	1,162	0	4	1,850
Surrey									
November 2007	1,026	28	0	39	1,017	2,213	0	170	4,493
November 2006	1,366	2	10	0	1,018	932	0	135	3,463
Tri-Cities									
November 2007	110	18	115	25	220	2,467	0	54	3,009
November 2006	116	30	80	23	106	1,447	0	0	1,802
University Endowment Lands									
November 2007	8	0	0	0	72	305	0	107	492
November 2006	3	0	0	0	89	571	9	71	743
Vancouver City									
November 2007	390	72	53	0	218	5,342	0	289	6,364
November 2006	436	58	36	0	281	5,624	0	255	6,690
West Vancouver									
November 2007	166	4	0	1	44	17	0	0	232
November 2006	196	4	0	5	40	102	0	16	363
White Rock									
November 2007	8	2	56	0	0	232	0	2	300
November 2006	18	0	48	0	0	105	0	0	171
Vancouver CMA									
November 2007	3,150	242	288	93	2,543	18,304	1	632	25,253
November 2006	3,690	218	176	63	2,704	14,790	12	658	22,311

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

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2007	13	10	0	0	0	114	0	0	137
November 2006	11	6	0	0	80	65	0	0	162
Delta									
November 2007	16	0	0	0	2	0	0	0	18
November 2006	0	0	0	0	0	0	0	0	0
Langley									
November 2007	71	4	12	0	27	39	1	1	155
November 2006	43	0	0	0	6	48	2	0	99
Maple Ridge / Pitt Meadows									
November 2007	40	0	0	0	16	0	0	0	56
November 2006	41	0	0	4	6	0	0	0	51
New Westminster									
November 2007	8	0	0	6	8	100	0	0	122
November 2006	5	0	0	0	0	0	0	0	5
North Vancouver									
November 2007	4	2	0	0	0	0	0	0	6
November 2006	6	0	2	0	14	0	0	0	22
Richmond									
November 2007	46	0	0	6	101	95	0	0	248
November 2006	24	0	0	0	6	0	0	0	30
Surrey									
November 2007	124	0	0	0	145	30	0	4	303
November 2006	175	0	4	2	28	0	0	5	214
Tri-Cities									
November 2007	13	12	20	0	48	24	0	0	117
November 2006	14	6	10	0	0	26	35	0	91
University Endowment Lands									
November 2007	0	0	0	0	14	47	86	0	147
November 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2007	60	8	4	0	13	54	0	0	139
November 2006	81	18	6	0	63	370	0	0	538
West Vancouver									
November 2007	11	0	0	0	0	0	0	0	11
November 2006	5	0	0	0	0	0	0	0	5
White Rock									
November 2007	2	0	4	0	0	0	0	0	6
November 2006	4	0	4	0	0	0	0	0	8
Vancouver CMA									
November 2007	409	36	40	12	374	503	87	5	1,466
November 2006	412	32	26	6	203	509	37	5	1,230

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

Table I.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
November 2007	43	17	0	0	3	0	0	0	63
November 2006	45	22	0	0	7	5	0	0	79
Delta									
November 2007	17	0	0	0	0	8	0	0	25
November 2006	18	0	0	0	0	11	0	0	29
Langley									
November 2007	115	2	8	4	25	24	0	2	180
November 2006	76	0	0	9	11	6	2	0	104
Maple Ridge / Pitt Meadows									
November 2007	82	0	0	2	8	43	0	0	135
November 2006	33	0	0	3	0	0	0	0	36
New Westminster									
November 2007	22	1	0	3	23	14	0	0	63
November 2006	5	0	0	0	0	1	0	0	6
North Vancouver									
November 2007	11	3	2	0	2	0	0	0	18
November 2006	4	3	10	0	0	0	0	0	17
Richmond									
November 2007	49	3	0	0	14	30	0	0	96
November 2006	48	3	0	2	20	4	1	0	78
Surrey									
November 2007	250	2	0	0	64	7	0	10	333
November 2006	192	0	0	4	38	26	14	21	295
Tri-Cities									
November 2007	8	13	20	0	11	12	1	0	65
November 2006	11	16	12	0	15	0	14	14	82
University Endowment Lands									
November 2007	0	0	0	0	0	0	69	0	69
November 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2007	154	42	2	0	3	10	0	0	211
November 2006	176	67	6	0	42	14	0	0	305
West Vancouver									
November 2007	11	2	0	0	4	10	0	0	27
November 2006	9	0	0	0	2	0	0	0	11
White Rock									
November 2007	1	0	18	0	0	27	0	0	46
November 2006	4	0	0	0	0	0	0	0	4
Vancouver CMA									
November 2007	769	85	50	9	157	185	70	12	1,337
November 2006	623	111	28	18	135	67	31	35	1,048

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

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
November 2007	20	9	0	0	8	114	0	0	151
November 2006	11	3	0	0	75	60	0	0	149
Delta									
November 2007	14	0	0	0	3	0	0	1	18
November 2006	4	0	0	0	0	6	0	1	11
Langley									
November 2007	57	2	6	0	22	28	1	0	116
November 2006	35	0	0	0	5	43	2	0	85
Maple Ridge / Pitt Meadows									
November 2007	32	0	0	0	12	7	0	0	51
November 2006	37	0	0	4	6	0	0	0	47
New Westminster									
November 2007	6	0	0	4	6	105	0	0	121
November 2006	2	0	0	0	0	0	0	0	2
North Vancouver									
November 2007	4	1	0	0	1	3	0	0	9
November 2006	10	0	0	0	14	0	0	0	24
Richmond									
November 2007	43	2	0	6	107	68	0	1	227
November 2006	18	0	0	0	5	0	0	1	24
Surrey									
November 2007	145	0	2	0	121	29	0	10	307
November 2006	161	0	4	2	30	17	0	3	217
Tri-Cities									
November 2007	13	3	14	0	48	23	0	0	101
November 2006	12	4	10	0	0	26	21	0	73
University Endowment Lands									
November 2007	0	0	0	0	14	47	17	0	78
November 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2007	43	14	2	0	10	54	0	0	123
November 2006	48	6	4	0	46	370	0	0	474
West Vancouver									
November 2007	10	0	0	0	0	3	0	0	13
November 2006	6	0	0	0	0	0	0	0	6
White Rock									
November 2007	2	0	4	0	0	1	0	0	7
November 2006	4	0	4	0	0	0	0	0	8
Vancouver CMA									
November 2007	390	31	28	10	352	482	18	12	1,323
November 2006	351	15	22	6	181	522	23	5	1,125

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
November 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	2	6	2	0	0	0	42	12	46	-73.9
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	0	2	6	0	0	0	0	0	6	2	200.0
Burnaby - Central Park	0	4	2	0	0	0	0	0	2	4	-50.0
Burnaby - Remainder	3	14	8	8	0	5	0	0	11	27	-59.3
Burnaby Total	10	22	22	10	0	5	0	42	32	79	-59.5
Coquitlam	9	3	4	2	26	0	103	153	142	158	-10.1
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	3	0	0	0	3	3	0	0	6	3	100.0
Delta - North	4	0	0	0	0	0	0	0	4	0	n/a
Delta	8	0	0	0	3	3	0	0	11	3	**
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	39	70	2	6	5	12	10	0	56	88	-36.4
Lion's Bay	2	0	0	0	0	0	0	0	2	0	n/a
Maple Ridge	38	36	0	2	0	65	0	114	38	217	-82.5
New Westminster	6	9	0	6	0	0	0	0	6	15	-60.0
North Vancouver City	3	0	2	2	0	0	0	2	5	4	25.0
North Vancouver DM	10	6	0	0	0	0	0	0	10	6	66.7
Pitt Meadows	8	8	0	0	0	0	0	85	8	93	-91.4
Port Coquitlam	1	2	0	0	30	0	0	0	31	2	**
Port Moody	1	2	0	2	3	0	96	0	100	4	**
Richmond	35	11	0	0	15	0	232	0	282	11	**
Surrey - South	39	38	2	0	41	0	121	60	203	98	107.1
Surrey - Cloverdale	54	27	0	12	57	135	5	7	116	181	-35.9
Surrey - North	60	95	0	0	22	46	57	0	139	141	-1.4
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	9	13	0	0	127	0	564	0	700	13	**
Surrey Total	163	174	2	12	247	181	747	67	1,159	434	167.1
University Endowment Lands	2	0	6	0	7	8	58	140	73	148	-50.7
Vancouver - West End	0	0	0	0	0	0	241	0	241	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	491	0	491	0	n/a
Vancouver - Kitsilano	2	0	2	0	0	0	0	0	4	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	2	0	0	0	0	0	27	2	29	-93.1
Vancouver - Marpole	2	3	0	0	0	0	0	0	2	3	-33.3
Vancouver - Eastside	31	24	2	0	0	0	0	20	33	44	-25.0
Vancouver - Mt. Pleasant	0	0	6	4	0	0	0	0	6	4	50.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	12	14	0	0	0	0	0	30	12	44	-72.7
Vancouver Total	49	43	10	6	0	0	732	77	791	126	**
West Vancouver	11	10	0	0	0	0	0	0	11	10	10.0
White Rock	2	1	2	0	0	0	6	0	10	1	**
Vancouver CMA	398	403	50	48	336	274	1,984	680	2,768	1,405	97.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	16	31	0	0	0	0	0	0	16	31	-48.4
Belcarra	1	3	0	0	0	0	0	0	1	3	-66.7
Bowen Island	14	27	0	0	0	0	0	0	14	27	-48.1
Burnaby - Mountain	1	0	2	0	4	0	0	0	7	0	n/a
Burnaby - North	49	59	12	10	0	6	169	42	230	117	96.6
Burnaby - Lougheed Mall	2	0	0	0	0	0	503	64	505	64	**
Burnaby - South & East	23	27	16	12	3	55	273	213	315	307	2.6
Burnaby - Central Park	14	12	8	20	0	49	0	214	22	295	-92.5
Burnaby - Remainder	65	99	72	94	77	212	867	196	1,081	601	79.9
Burnaby Total	154	197	110	136	84	322	1,812	729	2,160	1,384	56.1
Coquitlam	43	68	34	40	64	29	344	841	485	978	-50.4
Delta - Tsawwassen	11	29	0	0	0	0	0	48	11	77	-85.7
Delta - Ladner	32	53	0	10	3	17	2	1	37	81	-54.3
Delta - North	53	27	2	0	0	0	0	0	55	27	103.7
Delta	96	109	2	10	3	17	2	49	103	185	-44.3
Langley City	8	7	0	0	0	0	125	297	133	304	-56.3
Langley District	552	683	80	36	326	128	208	3	1,166	850	37.2
Lion's Bay	3	0	0	0	0	0	0	0	3	0	n/a
Maple Ridge	321	416	58	2	88	88	254	436	721	942	-23.5
New Westminster	67	85	8	12	12	4	628	585	715	686	4.2
North Vancouver City	19	27	22	16	37	40	657	346	735	429	71.3
North Vancouver DM	92	68	2	4	4	22	0	46	98	140	-30.0
Pitt Meadows	95	96	4	10	106	24	70	353	275	483	-43.1
Port Coquitlam	24	35	2	2	44	41	649	145	719	223	**
Port Moody	60	92	0	28	151	56	837	364	1,048	540	94.1
Richmond	287	355	76	122	107	443	1,405	858	1,875	1,778	5.5
Surrey - South	314	208	44	50	196	34	370	96	924	388	138.1
Surrey - Cloverdale	420	650	12	24	388	642	292	194	1,112	1,510	-26.4
Surrey - North	578	1,167	38	6	258	398	179	72	1,053	1,643	-35.9
Surrey - Guildford	8	8	0	4	16	48	157	165	181	225	-19.6
Surrey - Whalley	110	147	0	0	207	58	901	463	1,218	668	82.3
Surrey Total	1,430	2,180	94	84	1,065	1,180	1,899	990	4,488	4,434	1.2
University Endowment Lands	7	1	16	6	174	54	272	326	469	387	21.2
Vancouver - West End	0	0	0	0	1	10	537	323	538	333	61.6
Vancouver - Downtown	0	0	0	0	21	32	1,470	1,027	1,491	1,059	40.8
Vancouver - Kitsilano	5	15	6	6	22	22	55	79	88	122	-27.9
Vancouver - False Creek	1	2	2	2	10	0	0	92	13	96	-86.5
Vancouver - Granville/Oak	3	7	2	2	12	0	314	230	331	239	38.5
Vancouver - Kerrisdale	17	14	0	2	2	22	102	53	121	91	33.0
Vancouver - Marpole	30	29	6	2	11	28	0	0	47	59	-20.3
Vancouver - Eastside	278	542	54	42	28	49	259	415	619	1,048	-40.9
Vancouver - Mt. Pleasant	3	4	26	24	11	3	223	0	263	31	**
Vancouver - Strath/Grand	0	2	4	6	24	4	43	48	71	60	18.3
Vancouver - Westside	123	145	2	6	6	32	158	51	289	234	23.5
Vancouver Total	460	760	104	92	148	202	3,161	2,318	3,873	3,372	14.9
West Vancouver	104	125	18	4	20	0	8	9	150	138	8.7
White Rock	7	21	2	0	0	0	299	63	308	84	**
Vancouver CMA	3,860	5,386	632	604	2,433	2,650	12,630	8,758	19,555	17,398	12.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 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	42	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	5	0	0	0	0	0	0
Burnaby Total	0	5	0	0	0	42	0	0
Coquitlam	26	0	0	0	103	153	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	3	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	3	3	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	5	12	0	0	10	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	65	0	0	0	114	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	85	0	0
Port Coquitlam	30	0	0	0	0	0	0	0
Port Moody	3	0	0	0	96	0	0	0
Richmond	15	0	0	0	232	0	0	0
Surrey - South	41	0	0	0	121	60	0	0
Surrey - Cloverdale	57	135	0	0	0	0	5	7
Surrey - North	22	46	0	0	57	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	127	0	0	0	564	0	0	0
Surrey Total	247	181	0	0	742	60	5	7
University Endowment Lands	7	8	0	0	58	140	0	0
Vancouver - West End	0	0	0	0	241	0	0	0
Vancouver - Downtown	0	0	0	0	366	0	125	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	27	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	20	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	30	0	0
Vancouver Total	0	0	0	0	607	77	125	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	0	0	0
Vancouver CMA	336	274	0	0	1,854	673	130	7

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	42	0	0
Burnaby - Lougheed Mall	0	0	0	0	503	64	0	0
Burnaby - South & East	3	55	0	0	273	213	0	0
Burnaby - Central Park	0	49	0	0	0	214	0	0
Burnaby - Remainder	77	200	0	0	867	196	0	0
Burnaby Total	84	310	0	0	1,812	729	0	0
Coquitlam	64	29	0	0	344	841	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	3	17	0	0	0	0	2	1
Delta - North	0	0	0	0	0	0	0	0
Delta	3	17	0	0	0	48	2	1
Langley City	0	0	0	0	125	297	0	0
Langley District	326	128	0	0	206	0	2	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	88	88	0	0	222	436	32	0
New Westminster	12	4	0	0	628	585	0	0
North Vancouver City	37	40	0	0	657	319	0	27
North Vancouver DM	4	22	0	0	0	46	0	0
Pitt Meadows	106	24	0	0	70	353	0	0
Port Coquitlam	44	41	0	0	649	145	0	0
Port Moody	151	56	0	0	837	364	0	0
Richmond	107	443	0	0	1,398	851	7	7
Surrey - South	196	34	0	0	255	96	115	0
Surrey - Cloverdale	388	642	0	0	221	120	71	74
Surrey - North	258	398	0	0	177	2	2	70
Surrey - Guildford	16	48	0	0	157	165	0	0
Surrey - Whalley	207	58	0	0	901	463	0	0
Surrey Total	1,065	1,180	0	0	1,711	846	188	144
University Endowment Lands	48	54	126	0	165	326	107	0
Vancouver - West End	1	10	0	0	537	323	0	0
Vancouver - Downtown	21	32	0	0	1,345	1,027	125	0
Vancouver - Kitsilano	22	22	0	0	53	78	2	1
Vancouver - False Creek	10	0	0	0	0	0	0	92
Vancouver - Granville/Oak	12	0	0	0	314	230	0	0
Vancouver - Kerrisdale	2	22	0	0	100	51	2	2
Vancouver - Marpole	11	28	0	0	0	0	0	0
Vancouver - Eastside	28	49	0	0	253	278	6	135
Vancouver - Mt. Pleasant	11	3	0	0	221	0	2	0
Vancouver - Strath/Grand	24	4	0	0	43	48	0	0
Vancouver - Westside	6	32	0	0	156	47	2	4
Vancouver Total	148	202	0	0	3,022	2,082	139	234
West Vancouver	20	0	0	0	8	9	0	0
White Rock	0	0	0	0	297	63	2	0
Vancouver CMA	2,307	2,638	126	0	12,151	8,340	479	416

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	12	4	0	42	0	0	12	46
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	6	2	0	0	0	0	6	2
Burnaby - Central Park	2	4	0	0	0	0	2	4
Burnaby - Remainder	11	22	0	5	0	0	11	27
Burnaby Total	32	32	0	47	0	0	32	79
Coquitlam	29	17	113	141	0	0	142	158
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	3	0	3	3	0	0	6	3
Delta - North	4	0	0	0	0	0	4	0
Delta	8	0	3	3	0	0	11	3
Langley City	1	0	0	0	0	0	1	0
Langley District	51	71	5	17	0	0	56	88
Lion's Bay	2	0	0	0	0	0	2	0
Maple Ridge	38	38	0	179	0	0	38	217
New Westminster	6	15	0	0	0	0	6	15
North Vancouver City	5	4	0	0	0	0	5	4
North Vancouver DM	10	6	0	0	0	0	10	6
Pitt Meadows	8	8	0	85	0	0	8	93
Port Coquitlam	5	2	26	0	0	0	31	2
Port Moody	4	4	96	0	0	0	100	4
Richmond	35	11	247	0	0	0	282	11
Surrey - South	25	38	178	60	0	0	203	98
Surrey - Cloverdale	54	27	57	147	5	7	116	181
Surrey - North	60	95	79	46	0	0	139	141
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	9	13	691	0	0	0	700	13
Surrey Total	149	174	1,005	253	5	7	1,159	434
University Endowment Lands	2	0	71	148	0	0	73	148
Vancouver - West End	0	0	241	0	0	0	241	0
Vancouver - Downtown	0	0	366	0	125	0	491	0
Vancouver - Kitsilano	4	0	0	0	0	0	4	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	2	2	0	27	0	0	2	29
Vancouver - Marpole	2	3	0	0	0	0	2	3
Vancouver - Eastside	33	26	0	18	0	0	33	44
Vancouver - Mt. Pleasant	6	4	0	0	0	0	6	4
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	12	14	0	30	0	0	12	44
Vancouver Total	59	51	607	75	125	0	791	126
West Vancouver	11	10	0	0	0	0	11	10
White Rock	10	1	0	0	0	0	10	1
Vancouver CMA	465	450	2,173	948	130	7	2,768	1,405

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	16	31	0	0	0	0	16	31
Belcarra	1	3	0	0	0	0	1	3
Bowen Island	14	27	0	0	0	0	14	27
Burnaby - Mountain	3	0	4	0	0	0	7	0
Burnaby - North	61	69	169	48	0	0	230	117
Burnaby - Lougheed Mall	2	0	503	64	0	0	505	64
Burnaby - South & East	39	39	276	268	0	0	315	307
Burnaby - Central Park	22	32	0	263	0	0	22	295
Burnaby - Remainder	137	185	944	404	0	0	1,081	601
Burnaby Total	264	325	1,896	1,047	0	0	2,160	1,384
Coquitlam	173	153	312	825	0	0	485	978
Delta - Tsawwassen	11	29	0	48	0	0	11	77
Delta - Ladner	31	50	3	27	3	4	37	81
Delta - North	55	27	0	0	0	0	55	27
Delta	97	106	3	75	3	4	103	185
Langley City	8	7	125	297	0	0	133	304
Langley District	664	651	494	187	8	12	1,166	850
Lion's Bay	3	0	0	0	0	0	3	0
Maple Ridge	320	411	369	531	32	0	721	942
New Westminster	75	97	640	589	0	0	715	686
North Vancouver City	37	45	698	357	0	27	735	429
North Vancouver DM	91	71	7	64	0	5	98	140
Pitt Meadows	77	94	198	389	0	0	275	483
Port Coquitlam	54	53	665	170	0	0	719	223
Port Moody	59	98	989	442	0	0	1,048	540
Richmond	285	361	1,583	1,406	7	11	1,875	1,778
Surrey - South	287	208	522	180	115	0	924	388
Surrey - Cloverdale	424	660	617	776	71	74	1,112	1,510
Surrey - North	610	1,163	441	410	2	70	1,053	1,643
Surrey - Guildford	8	8	173	217	0	0	181	225
Surrey - Whalley	110	147	1,108	521	0	0	1,218	668
Surrey Total	1,439	2,186	2,861	2,104	188	144	4,488	4,434
University Endowment Lands	7	1	229	386	233	0	469	387
Vancouver - West End	0	0	538	333	0	0	538	333
Vancouver - Downtown	0	0	1,366	1,059	125	0	1,491	1,059
Vancouver - Kitsilano	11	21	75	100	2	1	88	122
Vancouver - False Creek	3	4	10	0	0	92	13	96
Vancouver - Granville/Oak	5	9	326	230	0	0	331	239
Vancouver - Kerrisdale	17	16	102	73	2	2	121	91
Vancouver - Marpole	39	31	8	28	0	0	47	59
Vancouver - Eastside	359	641	254	270	6	135	619	1,048
Vancouver - Mt. Pleasant	32	28	229	3	2	0	263	31
Vancouver - Strath/Grand	4	8	67	52	0	0	71	60
Vancouver - Westside	129	151	158	79	2	4	289	234
Vancouver Total	601	909	3,133	2,227	139	234	3,873	3,372
West Vancouver	106	129	44	9	0	0	150	138
White Rock	79	79	227	5	2	0	308	84
Vancouver CMA	4,470	5,837	14,473	11,110	612	437	19,555	17,398

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Anmore	0	3	0	2	0	0	0	0	0	5	-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	5	3	2	0	0	6	0	65	7	74	-90.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	0	0	8	0	0	4	9	-55.6
Burnaby - Central Park	0	1	0	2	0	29	0	0	0	32	-100.0
Burnaby - Remainder	6	6	6	8	0	33	114	0	126	47	168.1
Burnaby Total	13	11	10	10	0	76	114	65	137	162	-15.4
Coquitlam	3	2	12	6	24	0	44	8	83	16	**
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	6	0	2	0	0	0	0	0	8	0	n/a
Delta - North	9	0	0	0	0	0	0	0	9	0	n/a
Delta	16	0	2	0	0	0	0	0	18	0	n/a
Langley City	1	1	0	0	0	0	39	48	40	49	-18.4
Langley District	71	44	8	0	23	6	13	0	115	50	130.0
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	22	41	0	0	16	0	0	0	38	41	-7.3
New Westminster	14	5	4	0	4	0	100	0	122	5	**
North Vancouver City	0	1	2	0	0	0	0	0	2	1	100.0
North Vancouver DM	4	5	0	0	0	14	0	2	4	21	-81.0
Pitt Meadows	18	4	0	6	0	0	0	0	18	10	80.0
Port Coquitlam	2	12	0	0	0	35	0	28	2	75	-97.3
Port Moody	8	0	0	0	24	0	0	0	32	0	n/a
Richmond	52	24	32	0	69	6	95	0	248	30	**
Surrey - South	21	13	0	0	5	0	0	0	26	13	100.0
Surrey - Cloverdale	26	61	0	4	71	18	34	9	131	92	42.4
Surrey - North	69	89	6	0	63	6	0	0	138	95	45.3
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	8	14	0	0	0	0	0	0	8	14	-42.9
Surrey Total	124	177	6	4	139	24	34	9	303	214	41.6
University Endowment Lands	0	0	0	0	100	0	47	0	147	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	13	0	286	0	299	-100.0
Vancouver - Kitsilano	0	2	0	2	0	12	33	4	33	20	65.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	20	21	80	22	100	-78.0
Vancouver - Kerrisdale	1	4	0	0	10	0	0	0	11	4	175.0
Vancouver - Marpole	6	5	0	0	0	0	0	0	6	5	20.0
Vancouver - Eastside	40	38	6	10	0	0	4	6	50	54	-7.4
Vancouver - Mt. Pleasant	0	2	0	2	3	0	0	0	3	4	-25.0
Vancouver - Strath/Grand	0	1	2	2	0	3	0	0	2	6	-66.7
Vancouver - Westside	12	29	0	2	0	15	0	0	12	46	-73.9
Vancouver Total	60	81	8	18	13	63	58	376	139	538	-74.2
West Vancouver	11	5	0	0	0	0	0	0	11	5	120.0
White Rock	2	4	0	0	0	0	4	4	6	8	-25.0
Vancouver CMA	422	420	84	46	412	224	548	540	1,466	1,230	19.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	29	29	0	6	0	0	0	0	29	35	-17.1
Belcarra	1	2	0	0	0	0	0	0	1	2	-50.0
Bowen Island	10	37	0	0	0	0	0	0	10	37	-73.0
Burnaby - Mountain	0	2	0	0	4	132	278	230	282	364	-22.5
Burnaby - North	55	79	10	16	0	44	140	470	205	609	-66.3
Burnaby - Lougheed Mall	0	3	0	0	0	0	64	0	64	3	**
Burnaby - South & East	32	37	16	16	64	48	571	178	683	279	144.8
Burnaby - Central Park	11	15	16	20	8	47	0	0	35	82	-57.3
Burnaby - Remainder	87	101	88	84	244	205	329	790	748	1,180	-36.6
Burnaby Total	185	237	130	136	320	476	1,382	1,668	2,017	2,517	-19.9
Coquitlam	36	60	36	46	52	7	309	206	433	319	35.7
Delta - Tsawwassen	14	12	0	0	0	0	48	33	62	45	37.8
Delta - Ladner	14	66	10	54	12	0	2	5	38	125	-69.6
Delta - North	46	31	0	0	0	0	0	0	46	31	48.4
Delta	74	109	10	54	12	0	50	38	146	201	-27.4
Langley City	7	6	0	2	0	0	251	122	258	130	98.5
Langley District	572	508	40	8	213	274	19	42	844	832	1.4
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	363	343	2	0	34	49	166	0	565	392	44.1
New Westminster	86	38	24	0	30	114	606	429	746	581	28.4
North Vancouver City	26	17	12	30	37	13	182	219	257	279	-7.9
North Vancouver DM	72	62	0	46	8	67	42	88	122	263	-53.6
Pitt Meadows	73	99	0	6	57	61	136	0	266	166	60.2
Port Coquitlam	17	44	6	2	12	75	108	305	143	426	-66.4
Port Moody	67	80	20	26	74	62	309	277	470	445	5.6
Richmond	278	341	114	100	342	237	1,040	712	1,774	1,390	27.6
Surrey - South	224	184	40	42	5	103	63	204	332	533	-37.7
Surrey - Cloverdale	438	662	22	8	615	346	124	117	1,199	1,133	5.8
Surrey - North	857	986	12	38	347	497	76	72	1,292	1,593	-18.9
Surrey - Guildford	6	10	4	0	48	44	165	269	223	323	-31.0
Surrey - Whalley	125	110	0	0	49	12	68	99	242	221	9.5
Surrey Total	1,650	1,952	78	88	1,064	1,002	496	761	3,288	3,803	-13.5
University Endowment Lands	4	1	6	0	210	22	426	165	646	188	**
Vancouver - West End	0	0	0	0	4	6	499	237	503	243	107.0
Vancouver - Downtown	0	0	0	0	58	38	1,884	1,571	1,942	1,609	20.7
Vancouver - Kitsilano	14	14	6	12	0	29	209	6	229	61	**
Vancouver - False Creek	1	1	4	0	0	0	39	116	44	117	-62.4
Vancouver - Granville/Oak	7	3	0	6	0	34	186	210	193	253	-23.7
Vancouver - Kerrisdale	17	38	2	0	19	0	4	0	42	38	10.5
Vancouver - Marpole	29	41	2	20	26	2	23	54	80	117	-31.6
Vancouver - Eastside	282	546	32	60	32	61	287	655	633	1,322	-52.1
Vancouver - Mt. Pleasant	1	3	34	28	9	7	2	178	46	216	-78.7
Vancouver - Strath/Grand	1	9	6	12	4	30	50	22	61	73	-16.4
Vancouver - Westside	157	159	6	28	30	90	60	72	253	349	-27.5
Vancouver Total	509	814	92	166	182	297	3,243	3,121	4,026	4,398	-8.5
West Vancouver	123	82	2	32	32	18	109	46	266	178	49.4
White Rock	16	36	0	0	0	0	158	12	174	48	**
Vancouver CMA	4,199	4,898	572	748	2,679	2,774	9,032	8,211	16,482	16,631	-0.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 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	6	0	0	0	65	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	8	0	0	0	0	0	0
Burnaby - Central Park	0	29	0	0	0	0	0	0
Burnaby - Remainder	0	33	0	0	114	0	0	0
Burnaby Total	0	76	0	0	114	65	0	0
Coquitlam	24	0	0	0	44	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	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	0	0	0
Langley City	0	0	0	0	39	48	0	0
Langley District	23	6	0	0	12	0	1	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	0	0	0	0	0	0	0
New Westminster	4	0	0	0	100	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	14	0	0	0	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	35	0	28	0	0
Port Moody	24	0	0	0	0	0	0	0
Richmond	69	6	0	0	95	0	0	0
Surrey - South	5	0	0	0	0	0	0	0
Surrey - Cloverdale	71	18	0	0	30	4	4	5
Surrey - North	63	6	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	139	24	0	0	30	4	4	5
University Endowment Lands	14	0	86	0	47	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	13	0	0	0	286	0	0
Vancouver - Kitsilano	0	12	0	0	33	4	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	20	0	0	21	80	0	0
Vancouver - Kerrisdale	10	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	4	6	0	0
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	3	0	0	0	0	0	0
Vancouver - Westside	0	15	0	0	0	0	0	0
Vancouver Total	13	63	0	0	58	376	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
Vancouver CMA	326	189	86	35	543	535	5	5

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	44	0	0	140	470	0	0
Burnaby - Lougheed Mall	0	0	0	0	64	0	0	0
Burnaby - South & East	64	48	0	0	425	178	146	0
Burnaby - Central Park	8	47	0	0	0	0	0	0
Burnaby - Remainder	244	205	0	0	329	790	0	0
Burnaby Total	320	476	0	0	1,236	1,668	146	0
Coquitlam	52	7	0	0	309	204	0	2
Delta - Tsawwassen	0	0	0	0	48	33	0	0
Delta - Ladner	12	0	0	0	0	0	2	5
Delta - North	0	0	0	0	0	0	0	0
Delta	12	0	0	0	48	33	2	5
Langley City	0	0	0	0	251	122	0	0
Langley District	213	274	0	0	14	42	5	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	49	0	0	166	0	0	0
New Westminster	30	114	0	0	606	429	0	0
North Vancouver City	37	13	0	0	155	219	27	0
North Vancouver DM	8	67	0	0	42	88	0	0
Pitt Meadows	57	61	0	0	136	0	0	0
Port Coquitlam	12	34	0	41	108	305	0	0
Port Moody	74	62	0	0	309	235	0	42
Richmond	342	237	0	0	1,038	699	2	13
Surrey - South	5	103	0	0	63	43	0	161
Surrey - Cloverdale	615	346	0	0	36	108	88	9
Surrey - North	347	481	0	16	4	0	72	72
Surrey - Guildford	48	44	0	0	165	269	0	0
Surrey - Whalley	49	12	0	0	68	99	0	0
Surrey Total	1,064	986	0	16	336	519	160	242
University Endowment Lands	84	22	126	0	355	165	71	0
Vancouver - West End	4	6	0	0	499	126	0	111
Vancouver - Downtown	58	38	0	0	1,884	1,513	0	58
Vancouver - Kitsilano	0	29	0	0	208	6	1	0
Vancouver - False Creek	0	0	0	0	39	116	0	0
Vancouver - Granville/Oak	0	34	0	0	186	210	0	0
Vancouver - Kerrisdale	19	0	0	0	2	0	2	0
Vancouver - Marpole	26	2	0	0	23	19	0	35
Vancouver - Eastside	32	61	0	0	200	451	87	204
Vancouver - Mt. Pleasant	9	7	0	0	0	178	2	0
Vancouver - Strath/Grand	4	30	0	0	50	6	0	16
Vancouver - Westside	30	90	0	0	56	72	4	0
Vancouver Total	182	297	0	0	3,147	2,697	96	424
West Vancouver	32	18	0	0	93	0	16	46
White Rock	0	0	0	0	158	12	0	0
Vancouver CMA	2,553	2,717	126	57	8,507	7,437	525	774

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Anmore	0	5	0	0	0	0	0	5
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	7	3	0	71	0	0	7	74
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	1	0	8	0	0	4	9
Burnaby - Central Park	0	3	0	29	0	0	0	32
Burnaby - Remainder	12	10	114	37	0	0	126	47
Burnaby Total	23	17	114	145	0	0	137	162
Coquitlam	35	16	48	0	0	0	83	16
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	6	0	2	0	0	0	8	0
Delta - North	9	0	0	0	0	0	9	0
Delta	16	0	2	0	0	0	18	0
Langley City	1	1	39	48	0	0	40	49
Langley District	86	42	27	6	2	2	115	50
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	22	37	16	4	0	0	38	41
New Westminster	8	5	114	0	0	0	122	5
North Vancouver City	2	1	0	0	0	0	2	1
North Vancouver DM	4	7	0	14	0	0	4	21
Pitt Meadows	18	4	0	6	0	0	18	10
Port Coquitlam	2	14	0	26	0	35	2	75
Port Moody	8	0	24	0	0	0	32	0
Richmond	46	24	202	6	0	0	248	30
Surrey - South	21	13	5	0	0	0	26	13
Surrey - Cloverdale	26	65	101	22	4	5	131	92
Surrey - North	69	87	69	8	0	0	138	95
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	14	0	0	0	0	8	14
Surrey Total	124	179	175	30	4	5	303	214
University Endowment Lands	0	0	61	0	86	0	147	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	299	0	0	0	299
Vancouver - Kitsilano	0	4	33	16	0	0	33	20
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	21	100	0	0	22	100
Vancouver - Kerrisdale	1	4	10	0	0	0	11	4
Vancouver - Marpole	6	5	0	0	0	0	6	5
Vancouver - Eastside	50	54	0	0	0	0	50	54
Vancouver - Mt. Pleasant	0	4	3	0	0	0	3	4
Vancouver - Strath/Grand	2	3	0	3	0	0	2	6
Vancouver - Westside	12	31	0	15	0	0	12	46
Vancouver Total	72	105	67	433	0	0	139	538
West Vancouver	11	5	0	0	0	0	11	5
White Rock	6	8	0	0	0	0	6	8
Vancouver CMA	485	470	889	718	92	42	1,466	1,230

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	29	35	0	0	0	0	29	35
Belcarra	1	2	0	0	0	0	1	2
Bowen Island	10	37	0	0	0	0	10	37
Burnaby - Mountain	0	2	282	362	0	0	282	364
Burnaby - North	65	95	140	514	0	0	205	609
Burnaby - Lougheed Mall	0	3	64	0	0	0	64	3
Burnaby - South & East	48	53	489	226	146	0	683	279
Burnaby - Central Park	27	35	8	47	0	0	35	82
Burnaby - Remainder	173	179	575	1,001	0	0	748	1,180
Burnaby Total	313	367	1,558	2,150	146	0	2,017	2,517
Coquitlam	144	162	289	155	0	2	433	319
Delta - Tsawwassen	14	12	48	33	0	0	62	45
Delta - Ladner	13	63	23	54	2	8	38	125
Delta - North	46	31	0	0	0	0	46	31
Delta	73	106	71	87	2	8	146	201
Langley City	7	8	251	122	0	0	258	130
Langley District	581	488	250	332	13	12	844	832
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	363	330	202	62	0	0	565	392
New Westminster	83	38	663	543	0	0	746	581
North Vancouver City	42	71	188	208	27	0	257	279
North Vancouver DM	72	63	50	195	0	5	122	263
Pitt Meadows	73	98	193	68	0	0	266	166
Port Coquitlam	39	60	104	325	0	41	143	426
Port Moody	74	68	396	335	0	42	470	445
Richmond	285	339	1,487	1,034	2	17	1,774	1,390
Surrey - South	222	150	110	222	0	161	332	533
Surrey - Cloverdale	446	641	665	483	88	9	1,199	1,133
Surrey - North	863	954	357	551	72	88	1,292	1,593
Surrey - Guildford	6	10	217	313	0	0	223	323
Surrey - Whalley	125	110	117	111	0	0	242	221
Surrey Total	1,662	1,865	1,466	1,680	160	258	3,288	3,803
University Endowment Lands	4	1	445	187	197	0	646	188
Vancouver - West End	0	0	503	132	0	111	503	243
Vancouver - Downtown	0	1	1,942	1,550	0	58	1,942	1,609
Vancouver - Kitsilano	20	28	208	33	1	0	229	61
Vancouver - False Creek	5	1	39	116	0	0	44	117
Vancouver - Granville/Oak	7	9	186	244	0	0	193	253
Vancouver - Kerrisdale	19	38	21	0	2	0	42	38
Vancouver - Marpole	31	61	49	21	0	35	80	117
Vancouver - Eastside	344	636	202	482	87	204	633	1,322
Vancouver - Mt. Pleasant	35	29	9	187	2	0	46	216
Vancouver - Strath/Grand	9	21	52	36	0	16	61	73
Vancouver - Westside	163	169	86	180	4	0	253	349
Vancouver Total	633	993	3,297	2,981	96	424	4,026	4,398
West Vancouver	121	83	129	49	16	46	266	178
White Rock	74	48	100	0	0	0	174	48
Vancouver CMA	4,684	5,263	11,139	10,513	659	855	16,482	16,631

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,000,000	1,150,346
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	1,000,000	1,126,432
Belcarra													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	5.7	6	17.1	14	40.0	5	14.3	8	22.9	35	585,000	652,794
Burnaby													
November 2007	0	0.0	0	0.0	1	5.0	7	35.0	12	60.0	20	808,450	891,825
November 2006	0	0.0	0	0.0	0	0.0	6	54.5	5	45.5	11	679,900	750,245
Year-to-date 2007	0	0.0	1	0.6	4	2.3	66	37.3	106	59.9	177	788,000	832,521
Year-to-date 2006	2	0.8	13	5.2	42	16.8	108	43.2	85	34.0	250	679,450	733,390
Coquitlam													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	5	13.9	4	11.1	1	2.8	2	5.6	24	66.7	36	800,000	735,709
Year-to-date 2006	5	7.9	3	4.8	18	28.6	32	50.8	5	7.9	63	618,000	621,820
Delta													
November 2007	0	0.0	0	0.0	7	50.0	1	7.1	6	42.9	14	652,000	660,541
November 2006	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2007	0	0.0	1	1.2	22	25.9	23	27.1	39	45.9	85	741,000	708,900
Year-to-date 2006	4	3.7	8	7.3	44	40.4	27	24.8	26	23.9	109	600,000	665,236
Langley City													
November 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 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	1	12.5	5	62.5	2	25.0	8	--	--
Year-to-date 2006	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Langley District													
November 2007	1	1.8	7	12.3	28	49.1	17	29.8	4	7.0	57	591,400	600,905
November 2006	2	5.4	10	27.0	23	62.2	2	5.4	0	0.0	37	519,000	530,626
Year-to-date 2007	23	4.2	122	22.4	229	42.1	140	25.7	30	5.5	544	569,450	577,206
Year-to-date 2006	46	9.5	280	58.0	136	28.2	14	2.9	7	1.4	483	479,900	491,813

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 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	1	100.0	1	--	--
Maple Ridge													
November 2007	0	0.0	6	27.3	13	59.1	3	13.6	0	0.0	22	540,000	541,714
November 2006	1	2.6	15	39.5	19	50.0	3	7.9	0	0.0	38	532,000	512,697
Year-to-date 2007	7	2.1	127	37.2	181	53.1	23	6.7	3	0.9	341	520,000	522,721
Year-to-date 2006	53	15.4	144	41.9	118	34.3	17	4.9	12	3.5	344	489,927	497,543
New Westminster													
November 2007	3	30.0	4	40.0	2	20.0	1	10.0	0	0.0	10	471,400	476,230
November 2006	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2007	3	4.0	5	6.7	41	54.7	22	29.3	4	5.3	75	588,900	577,603
Year-to-date 2006	10	27.8	11	30.6	5	13.9	8	22.2	2	5.6	36	472,400	498,558
North Vancouver City													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,215,000	1,196,692
Year-to-date 2006	0	0.0	0	0.0	1	5.3	1	5.3	17	89.5	19	933,644	938,192
North Vancouver DM													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2007	1	1.4	0	0.0	0	0.0	0	0.0	68	98.6	69	1,280,000	1,300,043
Year-to-date 2006	1	1.7	0	0.0	0	0.0	1	1.7	58	96.7	60	1,200,000	1,166,069
Pitt Meadows													
November 2007	0	0.0	0	0.0	9	90.0	1	10.0	0	0.0	10	587,000	586,000
November 2006	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	6	10.7	49	87.5	1	1.8	0	0.0	56	574,900	559,392
Year-to-date 2006	9	8.3	86	79.6	12	11.1	0	0.0	1	0.9	108	449,000	454,582
Port Coquitlam													
November 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
November 2006	0	0.0	1	10.0	6	60.0	3	30.0	0	0.0	10	573,800	569,152
Year-to-date 2007	0	0.0	2	10.5	10	52.6	4	21.1	3	15.8	19	578,800	619,585
Year-to-date 2006	0	0.0	26	59.1	11	25.0	7	15.9	0	0.0	44	470,000	500,394
Port Moody													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	13	19.1	55	80.9	68	800,000	819,238
Year-to-date 2006	0	0.0	0	0.0	29	36.7	41	51.9	9	11.4	79	619,900	666,374
Richmond													
November 2007	0	0.0	6	12.2	0	0.0	10	20.4	33	67.3	49	1,000,000	1,036,116
November 2006	0	0.0	1	5.6	1	5.6	6	33.3	10	55.6	18	824,500	805,194
Year-to-date 2007	0	0.0	6	2.1	13	4.6	57	20.1	208	73.2	284	932,500	949,107
Year-to-date 2006	10	3.0	36	10.8	45	13.5	86	25.7	157	47.0	334	721,900	780,226

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	0	0.0	23	15.9	45	31.0	34	23.4	43	29.7	145	629,000	697,226
November 2006	2	1.2	49	30.1	42	25.8	43	26.4	27	16.6	163	599,000	642,230
Year-to-date 2007	11	0.7	334	20.7	500	31.0	413	25.6	353	21.9	1,611	599,000	676,186
Year-to-date 2006	186	9.7	633	32.9	524	27.2	374	19.4	206	10.7	1,923	529,000	579,882
University Endowment Lands													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
November 2007	0	0.0	0	0.0	1	2.3	1	2.3	41	95.3	43	900,000	1,116,698
November 2006	0	0.0	1	2.1	2	4.2	10	20.8	35	72.9	48	893,500	1,212,294
Year-to-date 2007	0	0.0	1	0.2	5	1.0	80	15.3	438	83.6	524	942,450	1,259,452
Year-to-date 2006	0	0.0	3	0.4	27	3.9	297	42.6	371	53.2	698	758,000	972,136
West Vancouver													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,120,000	2,798,000
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	123	100.0	123	2,450,000	2,794,384
Year-to-date 2006	1	1.1	0	0.0	0	0.0	0	0.0	87	98.9	88	2,450,000	2,807,761
White Rock													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2006	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	1,200,000	1,376,000
Year-to-date 2006	0	0.0	3	8.8	1	2.9	4	11.8	26	76.5	34	999,500	1,007,635
Vancouver CMA													
November 2007	4	1.0	46	11.5	107	26.7	76	19.0	168	41.9	401	679,500	837,622
November 2006	5	1.4	79	22.0	95	26.5	78	21.7	102	28.4	359	609,000	761,033
Year-to-date 2007	51	1.2	609	14.8	1,058	25.8	857	20.9	1,531	37.3	4,106	650,000	836,270
Year-to-date 2006	329	6.9	1,253	26.4	1,027	21.6	1,025	21.6	1,110	23.4	4,744	579,000	703,051

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2007	Nov 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	1,150,346	1,126,432	2.1
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	652,794	n/a
Burnaby Total	891,825	750,245	18.9	832,521	733,390	13.5
Coquitlam	--	--	n/a	735,709	621,820	18.3
Delta	660,541	--	n/a	708,900	665,236	6.6
Langley City	--	--	n/a	--	--	n/a
Langley District	600,905	530,626	13.2	577,206	491,813	17.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	541,714	512,697	5.7	522,721	497,543	5.1
New Westminster	476,230	--	n/a	577,603	498,558	15.9
North Vancouver City	--	--	n/a	1,196,692	938,192	27.6
North Vancouver DM	--	--	n/a	1,300,043	1,166,069	11.5
Pitt Meadows	586,000	--	n/a	559,392	454,582	23.1
Port Coquitlam	--	569,152	n/a	619,585	500,394	23.8
Port Moody	--	--	n/a	819,238	666,374	22.9
Richmond	1,036,116	805,194	28.7	949,107	780,226	21.6
Surrey Total	697,226	642,230	8.6	676,186	579,882	16.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,116,698	1,212,294	-7.9	1,259,452	972,136	29.6
West Vancouver	2,798,000	--	n/a	2,794,384	2,807,761	-0.5
White Rock	--	--	n/a	1,376,000	1,007,635	36.6
Vancouver CMA	837,622	761,033	10.1	836,270	703,051	18.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
November 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

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

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
November 2007

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	108.6	106.2	1,168	4.9	66.6	738
	February	667	5.85	6.45	109.5	106.3	1,161	4.8	66.1	737
	March	667	6.05	6.45	109.9	106.9	1,162	4.7	65.9	741
	April	685	6.25	6.75	110.9	107.5	1,174	4.3	66.2	742
	May	685	6.25	6.75	111.2	108.4	1,181	4.2	66.5	741
	June	697	6.60	6.95	111.4	108.4	1,186	4.1	66.6	741
	July	697	6.60	6.95	112.0	108.5	1,192	4.1	66.8	739
	August	691	6.40	6.85	114.8	108.7	1,197	4.0	66.9	743
	September	682	6.40	6.70	115.4	108.4	1,201	4.2	67.1	746
	October	688	6.40	6.80	116.0	108.4	1,205	4.2	67.2	748
	November	673	6.40	6.55	116.1	108.9	1,202	4.4	67.2	750
	December	667	6.30	6.45	116.1	109.1	1,200	4.7	67.1	752
2007	January	679	6.50	6.65	116.1	109.0	1,199	4.8	67.0	752
	February	679	6.50	6.65	116.1	109.3	1,210	4.2	67.2	751
	March	669	6.40	6.49	117.4	109.6	1,221	3.6	67.3	753
	April	678	6.60	6.64	118.3	110.0	1,220	3.7	67.2	758
	May	709	6.85	7.14	121.0	110.6	1,215	4.1	67.1	758
	June	715	7.05	7.24	122.1	110.5	1,212	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,219	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.9	755
	September	712	7.05	7.19	122.4	110.7	1,220	3.7	66.6	760
	October	728	7.25	7.44	123.2	110.4	1,218	4.1	66.6	764
	November	725	7.20	7.39		110.4	1,229	4.2	67.2	762
	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
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Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
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- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 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
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2007	43	0	16	0	0	0	0	0	59
November 2006	32	0	10	14	2	0	0	0	58
% Change	34.4	n/a	60.0	-100.0	-100.0	n/a	n/a	n/a	1.7
Year-to-date 2007	461	0	214	33	111	216	0	0	1,035
Year-to-date 2006	375	4	128	36	95	549	0	0	1,187
% Change	22.9	-100.0	67.2	-8.3	16.8	-60.7	n/a	n/a	-12.8
UNDER CONSTRUCTION									
November 2007	342	0	148	30	99	365	0	0	984
November 2006	234	4	94	24	95	575	0	82	1,108
% Change	46.2	-100.0	57.4	25.0	4.2	-36.5	n/a	-100.0	-11.2
COMPLETIONS									
November 2007	31	0	24	12	14	0	0	0	81
November 2006	37	0	4	4	4	0	0	0	49
% Change	-16.2	n/a	**	200.0	**	n/a	n/a	n/a	65.3
Year-to-date 2007	341	4	213	27	105	429	0	24	1,143
Year-to-date 2006	342	0	126	26	59	108	0	47	708
% Change	-0.3	n/a	69.0	3.8	78.0	**	n/a	-48.9	61.4
COMPLETED & NOT ABSORBED									
November 2007	68	0	6	6	9	56	0	0	145
November 2006	81	0	4	4	0	3	0	10	102
% Change	-16.0	n/a	50.0	50.0	n/a	**	n/a	-100.0	42.2
ABSORBED									
November 2007	32	0	24	11	5	19	0	0	91
November 2006	21	0	6	3	5	1	0	8	44
% Change	52.4	n/a	**	**	0.0	**	n/a	-100.0	106.8
Year-to-date 2007	347	4	215	24	96	373	0	24	1,083
Year-to-date 2006	339	0	162	25	63	116	0	37	742
% Change	2.4	n/a	32.7	-4.0	52.4	**	n/a	-35.1	46.0

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

Table I.1: Housing Activity Summary by Submarket
November 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										
November 2007	33	0	16	0	0	0	0	0	49	
November 2006	23	0	10	14	2	0	0	0	49	
Fraser Valley H RDA										
November 2007	0	0	0	0	0	0	0	0	0	
November 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
November 2007	10	0	0	0	0	0	0	0	10	
November 2006	9	0	0	0	0	0	0	0	9	
Abbotsford CMA										
November 2007	43	0	16	0	0	0	0	0	59	
November 2006	32	0	10	14	2	0	0	0	58	
UNDER CONSTRUCTION										
Abbotsford City										
November 2007	214	0	148	30	99	365	0	0	856	
November 2006	161	0	94	17	95	450	0	82	899	
Fraser Valley H RDA										
November 2007	1	0	0	0	0	0	0	0	1	
November 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
November 2007	127	0	0	0	0	0	0	0	127	
November 2006	73	4	0	7	0	125	0	0	209	
Abbotsford CMA										
November 2007	342	0	148	30	99	365	0	0	984	
November 2006	234	4	94	24	95	575	0	82	1,108	
COMPLETIONS										
Abbotsford City										
November 2007	22	0	24	12	14	0	0	0	72	
November 2006	20	0	4	2	4	0	0	0	30	
Fraser Valley H RDA										
November 2007	0	0	0	0	0	0	0	0	0	
November 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
November 2007	9	0	0	0	0	0	0	0	9	
November 2006	17	0	0	2	0	0	0	0	19	
Abbotsford CMA										
November 2007	31	0	24	12	14	0	0	0	81	
November 2006	37	0	4	4	4	0	0	0	49	

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

Table I.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2007	34	0	6	5	9	15	0	0	69
November 2006	64	0	4	3	0	3	0	10	84
Fraser Valley H RDA									
November 2007	0	0	0	0	0	0	0	0	0
November 2006	0	0	0	0	0	0	0	0	0
Mission DM									
November 2007	34	0	0	1	0	41	0	0	76
November 2006	17	0	0	1	0	0	0	0	18
Abbotsford CMA									
November 2007	68	0	6	6	9	56	0	0	145
November 2006	81	0	4	4	0	3	0	10	102
ABSORBED									
Abbotsford City									
November 2007	25	0	24	11	5	15	0	0	80
November 2006	10	0	6	2	5	1	0	8	32
Fraser Valley H RDA									
November 2007	0	0	0	0	0	0	0	0	0
November 2006	0	0	0	0	0	0	0	0	0
Mission DM									
November 2007	7	0	0	0	0	4	0	0	11
November 2006	11	0	0	1	0	0	0	0	12
Abbotsford CMA									
November 2007	32	0	24	11	5	19	0	0	91
November 2006	21	0	6	3	5	1	0	8	44

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
November 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Abbotsford City	33	37	0	2	0	0	16	10	49	49	0.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	10	9	0	0	0	0	0	0	10	9	11.1
Abbotsford CMA	43	46	0	2	0	0	16	10	59	58	1.7

**Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	308	275	8	6	103	89	430	622	849	992	-14.4
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	185	136	0	4	0	0	0	55	185	195	-5.1
Abbotsford CMA	494	411	8	10	103	89	430	677	1,035	1,187	-12.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Abbotsford City	0	0	0	0	16	10	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	16	10	0	0

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	103	89	0	0	430	622	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
Abbotsford CMA	103	89	0	0	430	677	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Abbotsford City	49	33	0	16	0	0	49	49
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	10	9	0	0	0	0	10	9
Abbotsford CMA	59	42	0	16	0	0	59	58

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	489	381	360	611	0	0	849	992
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	185	126	0	69	0	0	185	195
Abbotsford CMA	675	507	360	680	0	0	1,035	1,187

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Abbotsford City	34	22	2	4	12	0	24	4	72	30	140.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	9	19	0	0	0	0	0	0	9	19	-52.6
Abbotsford CMA	43	41	2	4	12	0	24	4	81	49	65.3

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	238	252	4	14	101	45	541	281	884	592	49.3
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	130	114	4	0	0	0	125	0	259	114	127.2
Abbotsford CMA	368	368	8	14	101	45	666	281	1,143	708	61.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Abbotsford City	12	0	0	0	24	4	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	12	0	0	0	24	4	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	101	45	0	0	517	234	24	47
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	125	0	0	0
Abbotsford CMA	101	45	0	0	642	234	24	47

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Abbotsford City	46	24	26	6	0	0	72	30
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	17	0	2	0	0	9	19
Abbotsford CMA	55	41	26	8	0	0	81	49

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	377	369	483	176	24	47	884	592
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	181	97	78	17	0	0	259	114
Abbotsford CMA	558	468	561	193	24	47	1,143	708

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	0	0.0	18	50.0	12	33.3	5	13.9	1	2.8	36	502,500	521,164
November 2006	0	0.0	5	41.7	0	0.0	4	33.3	0	0.0	12	515,000	538,325
Year-to-date 2007	3	1.2	110	42.3	20	7.7	31	11.9	20	7.7	260	510,000	545,260
Year-to-date 2006	24	9.8	126	51.2	5	2.0	21	8.5	5	2.0	246	482,500	489,964
Fraser Valley H RDA													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2007	1	14.3	5	71.4	0	0.0	0	0.0	0	0.0	7	--	--
November 2006	3	25.0	9	75.0	0	0.0	0	0.0	0	0.0	12	420,000	416,150
Year-to-date 2007	9	8.1	89	80.2	0	0.0	1	0.9	0	0.0	111	450,000	458,543
Year-to-date 2006	55	47.4	60	51.7	0	0.0	0	0.0	0	0.0	116	410,000	405,147
Abbotsford CMA													
November 2007	1	2.3	23	53.5	1	2.3	5	11.6	1	2.3	43	479,000	511,416
November 2006	3	12.5	14	58.3	0	0.0	4	16.7	0	0.0	24	449,000	477,238
Year-to-date 2007	12	3.2	199	53.6	20	5.4	32	8.6	20	5.4	371	490,000	519,315
Year-to-date 2006	81	22.3	186	51.1	5	1.4	21	5.8	5	1.4	364	449,450	461,616

Source: CMHC (Starts and Completions Survey)

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

Submarket	Nov 2007	Nov 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	521,164	538,325	-3.2	545,260	489,964	11.3
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	416,150	n/a	458,543	405,147	13.2
Abbotsford CMA	511,416	477,238	7.2	519,315	461,616	12.5

Source: CMHC (Market Absorption Survey)

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

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	1,089	37.8	1,734	1,928	2,049	84.6	371,058	25.6	368,302
	February	1,583	17.3	1,683	2,317	2,286	73.6	348,935	12.0	359,509
	March	1,959	12.5	1,630	2,353	2,058	79.2	373,986	18.9	373,748
	April	1,798	-2.2	1,618	2,189	2,120	76.3	392,465	23.7	387,707
	May	2,141	9.2	1,676	2,587	2,087	80.3	407,628	22.5	399,792
	June	2,025	-16.1	1,620	2,724	2,254	71.9	408,467	28.4	399,616
	July	1,581	-19.3	1,467	2,459	2,299	63.8	403,913	22.8	402,537
	August	1,590	-26.8	1,435	2,386	2,344	61.2	405,293	26.3	414,964
	September	1,242	-23.1	1,346	2,261	2,259	59.6	407,850	17.0	410,516
	October	1,193	-29.4	1,279	2,553	2,426	52.7	399,503	19.9	418,941
	November	1,112	-26.3	1,307	1,733	2,321	56.3	407,461	19.0	423,149
	December	780	-28.2	1,298	797	1,784	72.8	381,446	9.6	374,676
2007	January	936	-14.0	1,454	2,165	2,273	64.0	387,113	4.3	393,476
	February	1,359	-14.2	1,440	2,277	2,343	61.5	406,086	16.4	421,690
	March	1,660	-15.3	1,457	3,097	2,606	55.9	420,696	12.5	419,769
	April	1,695	-5.7	1,453	2,729	2,576	56.4	427,481	8.9	430,462
	May	2,043	-4.6	1,555	3,400	2,642	58.9	437,484	7.3	427,440
	June	1,953	-3.6	1,587	2,830	2,430	65.3	439,124	7.5	427,265
	July	1,914	21.1	1,655	2,866	2,488	66.5	425,602	5.4	428,665
	August	1,666	4.8	1,531	2,530	2,519	60.8	415,629	2.6	409,714
	September	1,262	1.6	1,473	2,381	2,490	59.2	428,257	5.0	431,088
	October	1,391	16.6	1,474	2,790	2,561	57.6	424,202	6.2	448,223
	November									
	December									
	Q3 2006	4,413	-23.2		7,106			405,518	22.4	
	Q3 2007	4,842	9.7		7,777			422,863	4.3	
	YTD 2006	17,313	-9.1		25,490			393,570	21.1	
	YTD 2007	15,879	-8.3		27,065			423,585	7.6	

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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
November 2007

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	109.5	106.6	82	5.4	69.0	665
	February	667	5.85	6.45	110.3	106.7	83	4.8	68.6	669
	March	667	6.05	6.45	110.7	107.2	82	4.7	68.2	680
	April	685	6.25	6.75	111.6	107.8	81	4.7	67.1	691
	May	685	6.25	6.75	111.9	108.7	80	5.7	66.6	689
	June	697	6.60	6.95	112.2	108.7	80	5.1	66.1	685
	July	697	6.60	6.95	112.6	108.8	81	4.6	66.1	675
	August	691	6.40	6.85	115.2	109.0	82	3.8	66.3	672
	September	682	6.40	6.70	115.8	108.4	83	4.1	66.8	669
	October	688	6.40	6.80	116.2	108.3	83	4.2	66.9	670
	November	673	6.40	6.55	116.3	108.7	83	4.0	67.1	685
	December	667	6.30	6.45	116.3	108.8	84	4.3	68.1	693
2007	January	679	6.50	6.65	116.3	109.0	85	4.2	68.9	709
	February	679	6.50	6.65	116.3	109.1	85	4.5	68.2	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.1	721
	April	678	6.60	6.64	118.2	109.9	83	4.9	67.1	726
	May	709	6.85	7.14	120.9	110.5	85	4.6	67.8	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	85	4.3	68.1	715
	September	712	7.05	7.19	122.1	110.5	85	4.6	67.1	735
	October	728	7.25	7.44	122.8	110.0	84	4.8	66.5	744
	November	725	7.20	7.39		110.1	83	4.0	65.5	748
	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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