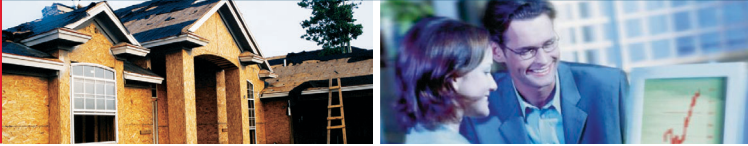


HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: November 2008

Metro Vancouver starts show continued strength in October

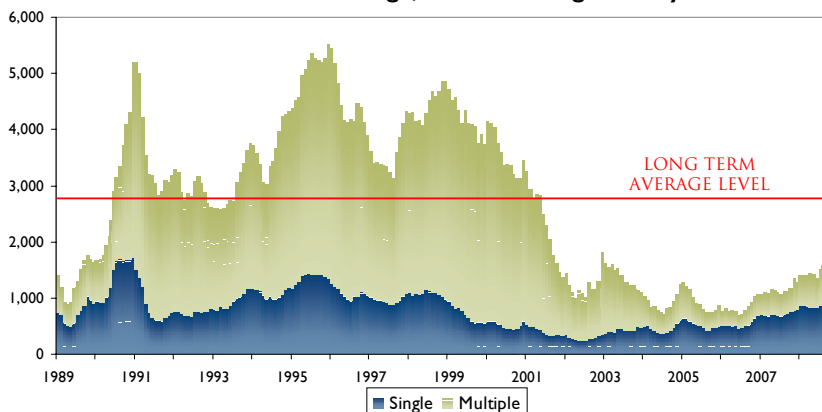
Housing starts in Metro Vancouver continued at a steady, high rate in October. There were a total of 1,846 starts on the month, a slight decline in comparison to October 2007. Despite a softening of the resale market, developers are proceeding with projects that have been in the pre-construction stage. Year-to-date housing starts remain four per cent above last year's

level, primarily as a result of high multiple family construction.

The long term trend in Vancouver's housing demand is fundamentally sound, based on steady growth in population, employment and income. However, the current climate of economic uncertainty and high home prices have caused some potential homebuyers to delay

Figure 1

Metro Vancouver Inventory of Completed but Unabsorbed Homes Below Average, but Increasing Steadily



Source: CMHC

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- 1 Metro Vancouver starts show continued strength in October
- 2 October starts down significantly in Abbotsford
- 3 - 14 Maps
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October starts down significantly in Abbotsford

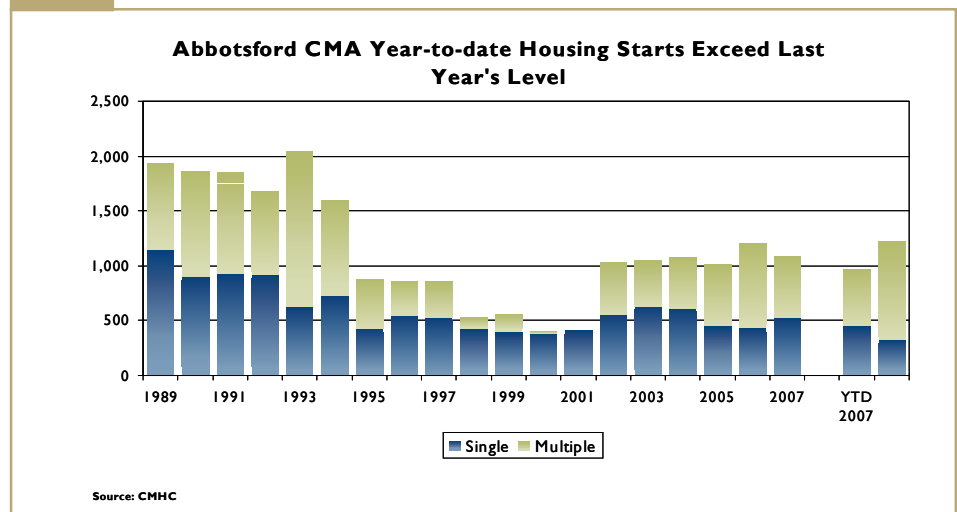
their purchases, leading to lower sales in the short term. This, in turn, has placed downward pressure on prices.

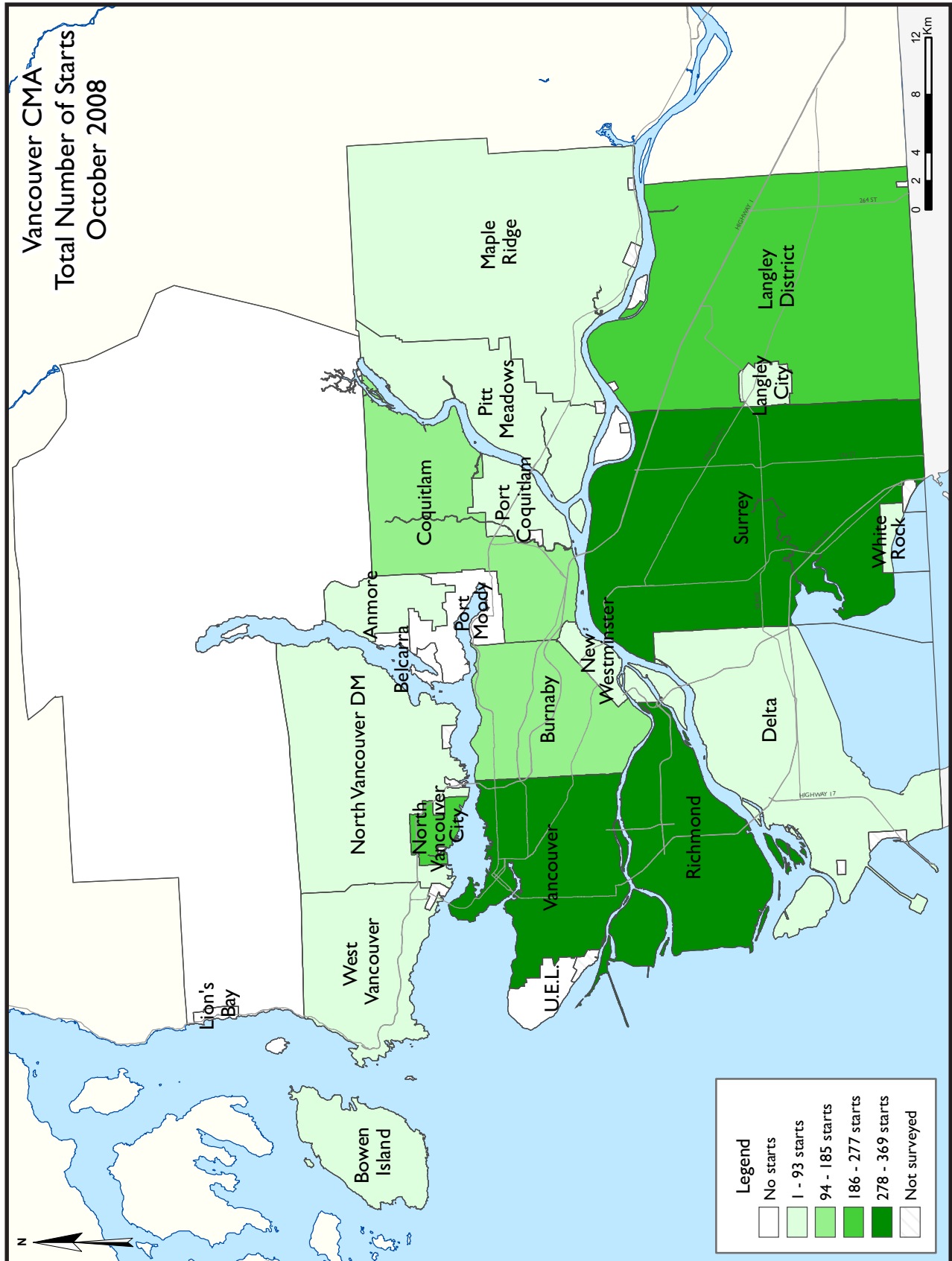
With the number of homes under construction hovering near record levels, the number of units finishing construction on a monthly basis has been high, and this trend is expected to continue. The inventory of completed but unabsorbed homes remains well below the long term average at this time, but has been trending up steadily in recent months.

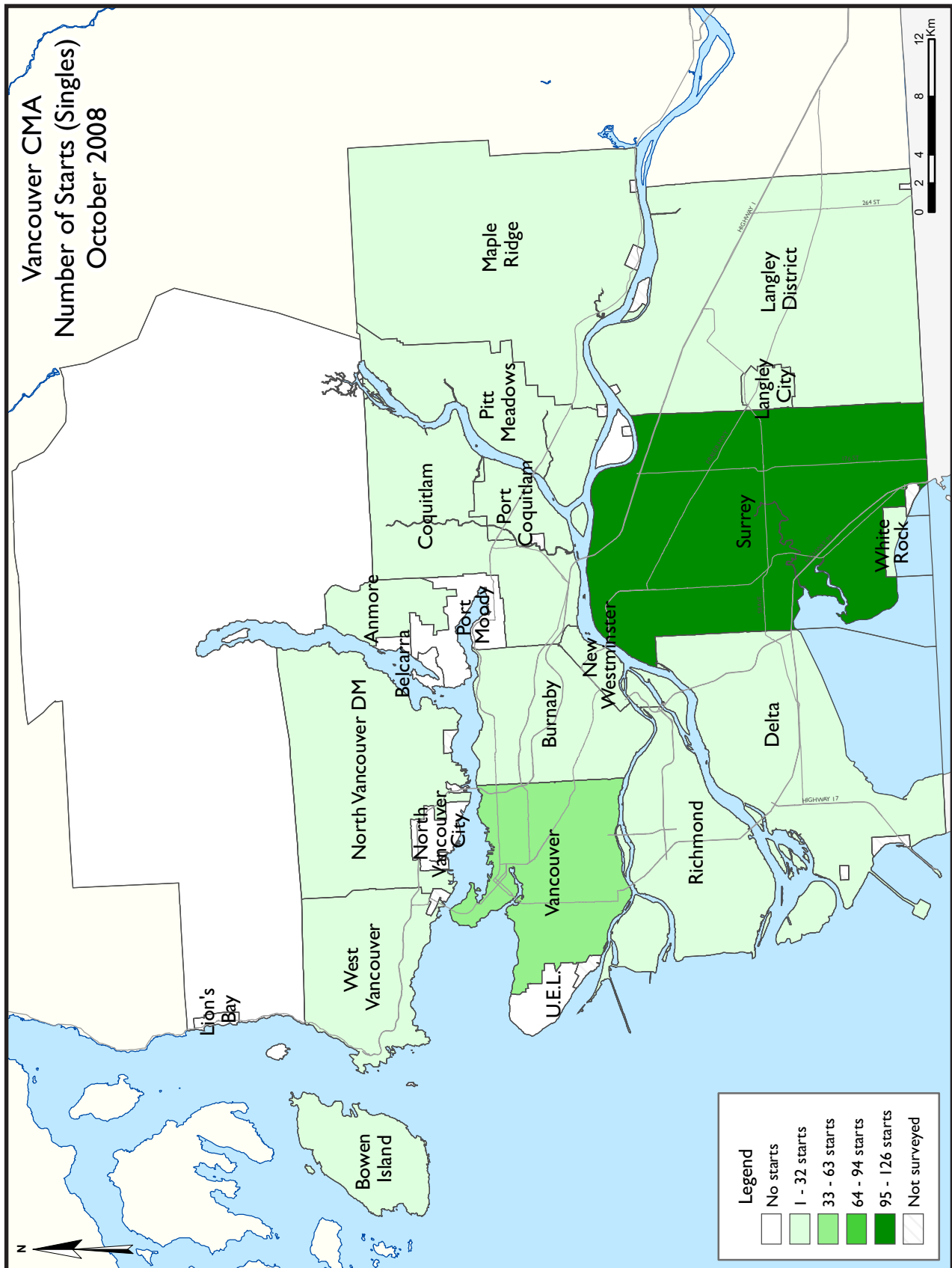
With many larger projects already on the go, housing starts moved lower in October in the Abbotsford CMA. Starts for the month were close to two-thirds less than they had been a year earlier. On the other hand, year-to-date housing starts in the Abbotsford CMA have been strong, surpassing the 2007 total in the first 10 months of the year.

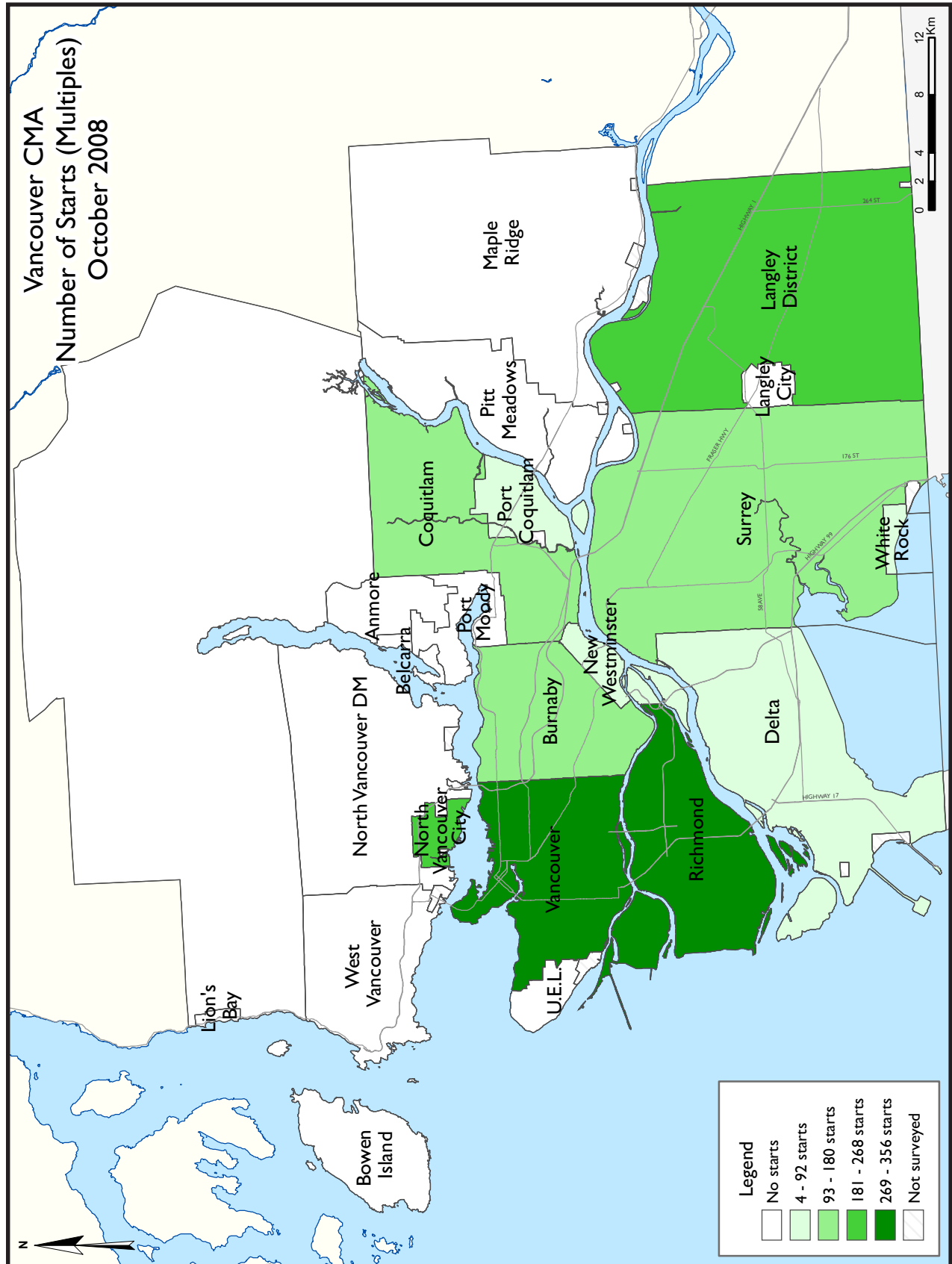
Another year of high starts activity has resulted in an elevated volume of units under construction. Currently, there are over 1,200 homes in the process of being built across the CMA. Only one quarter of these units are detached homes, with the rest being a mix of semi-detached, townhouse and apartment condominiums.

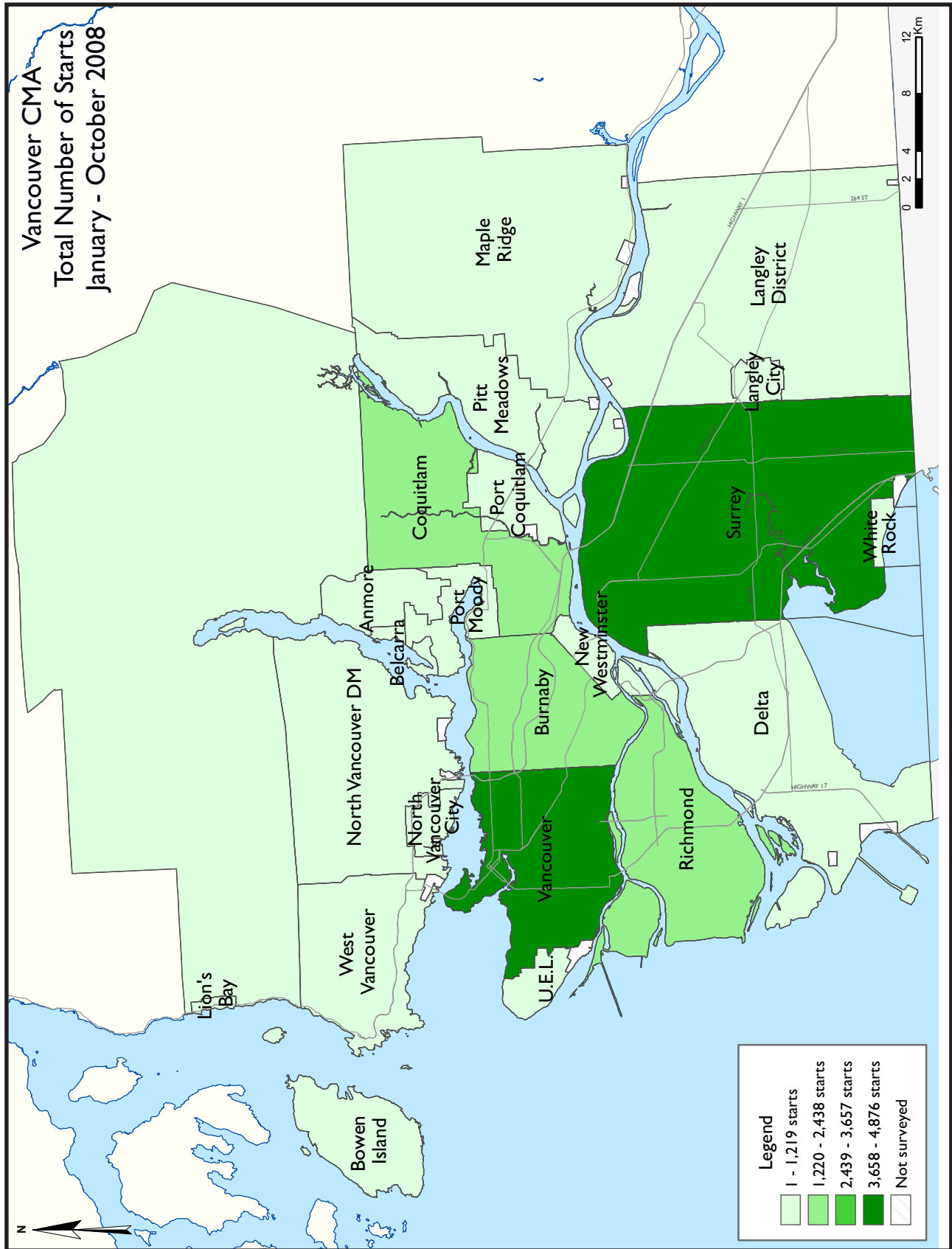
Figure 2

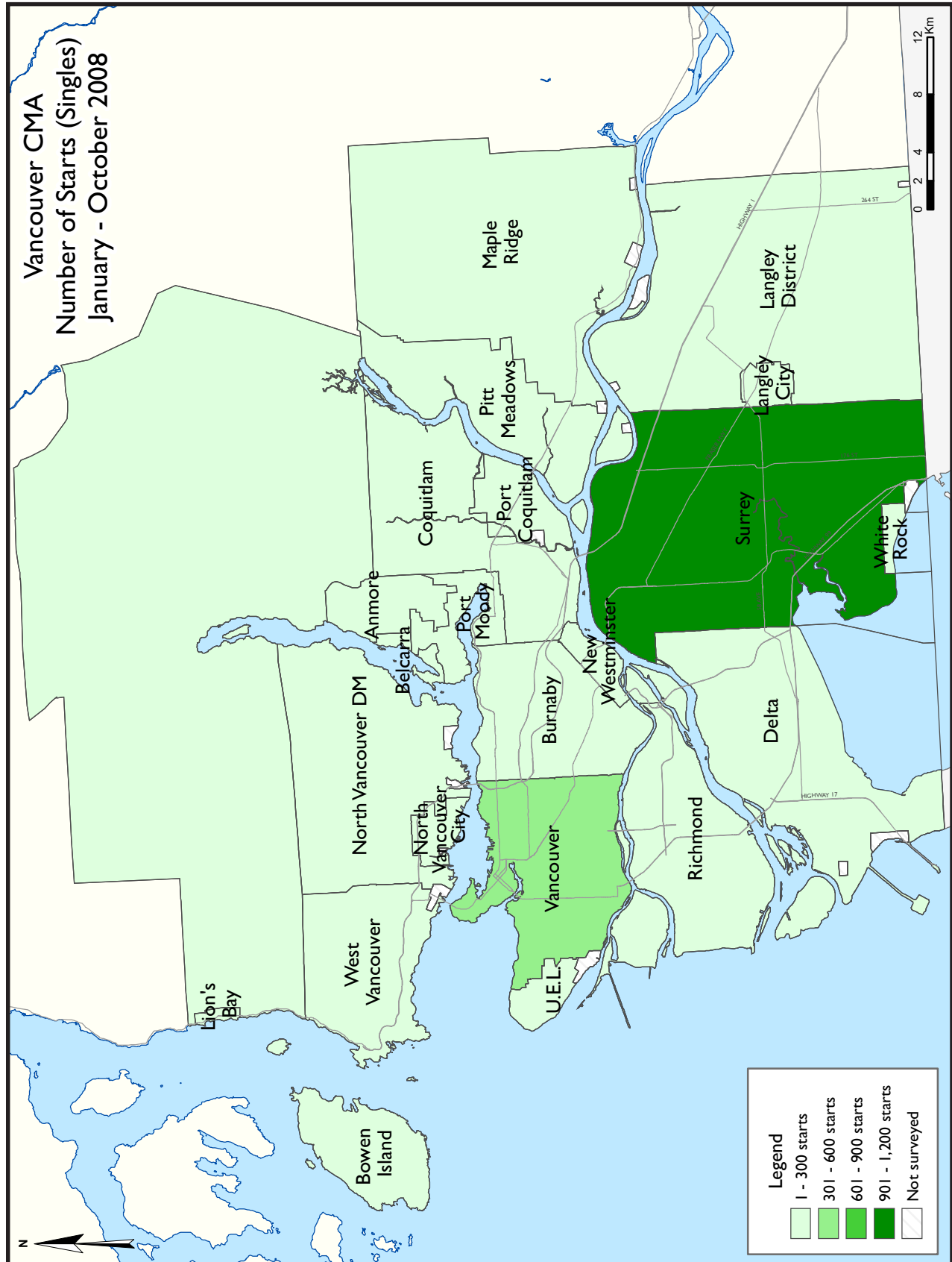


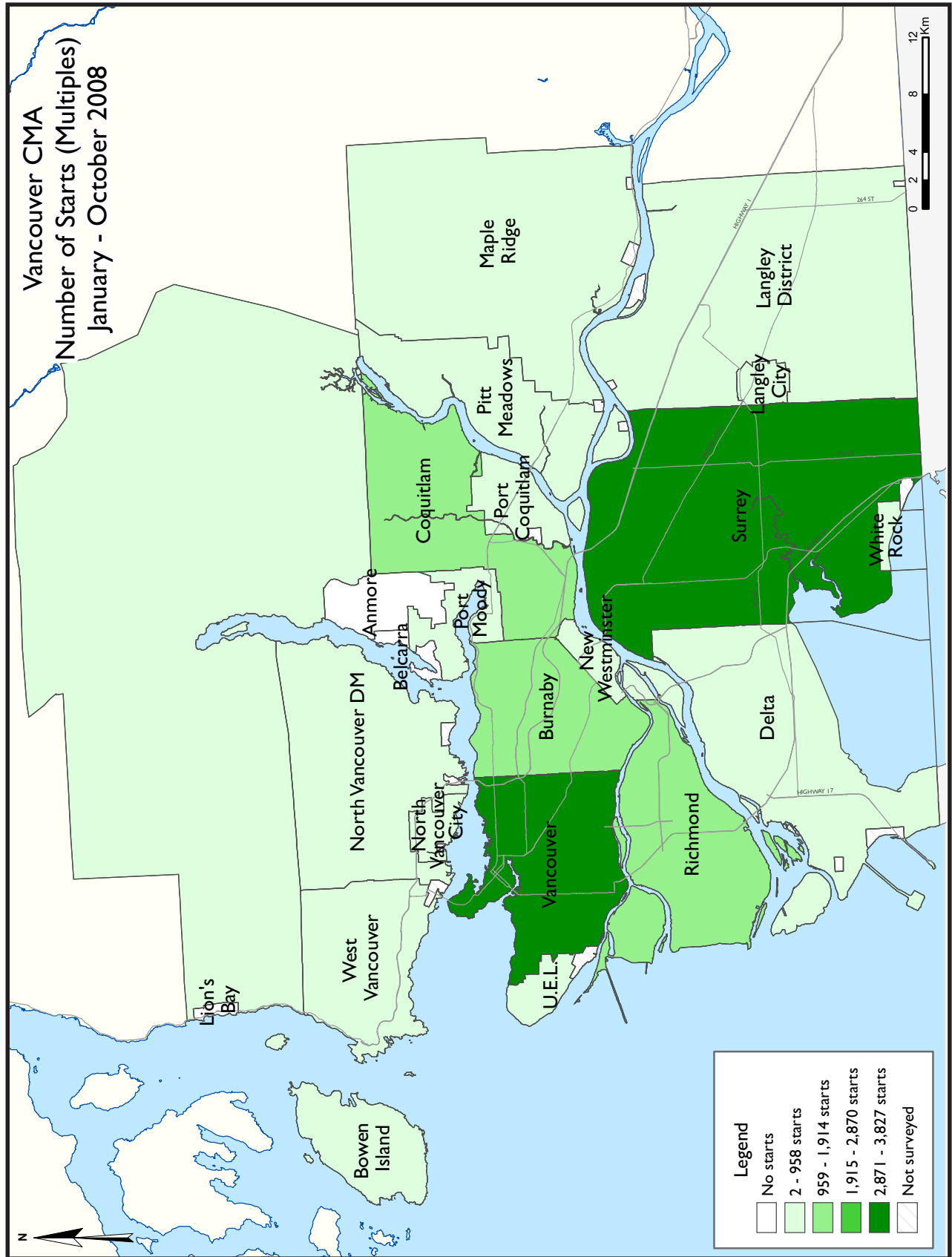


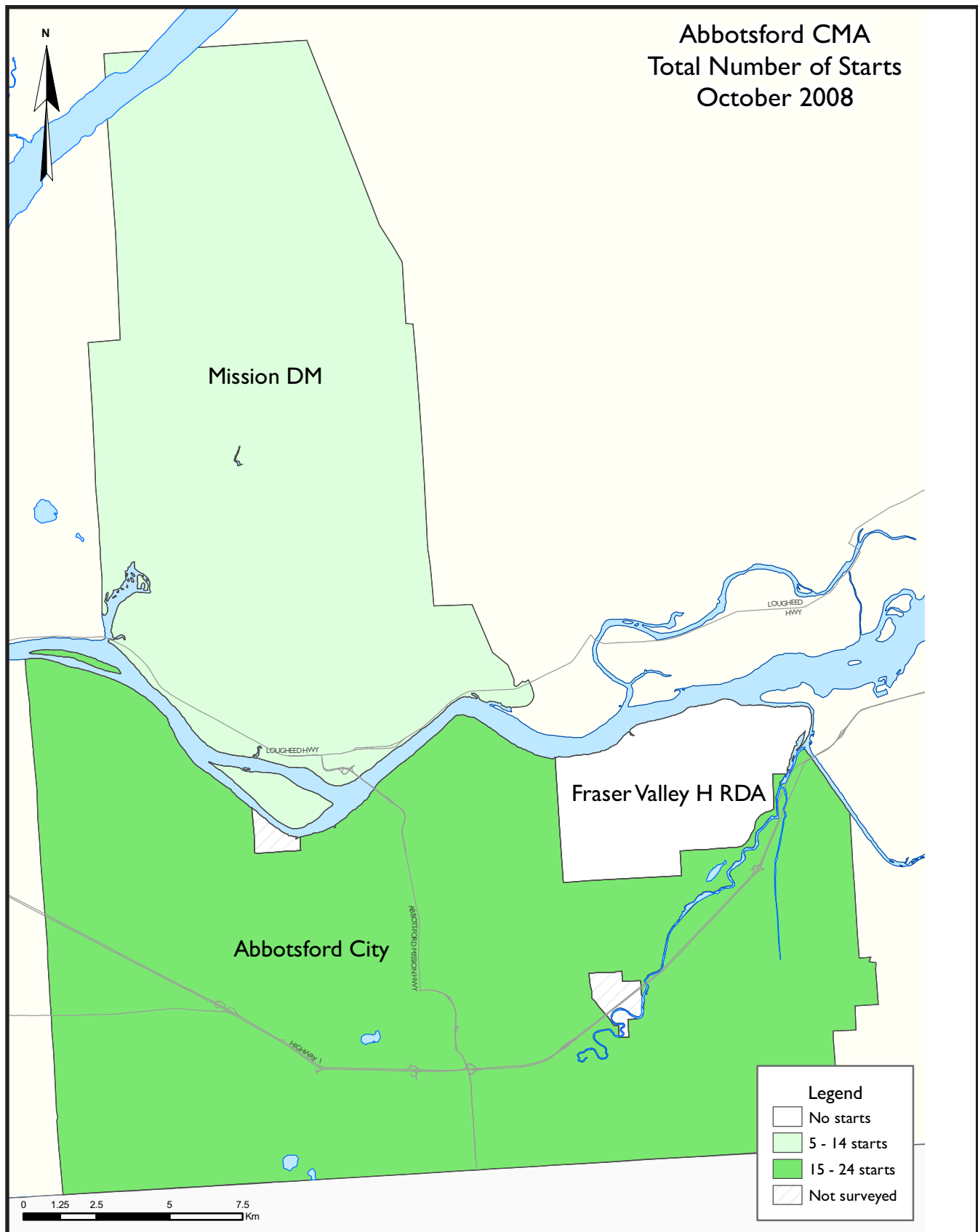


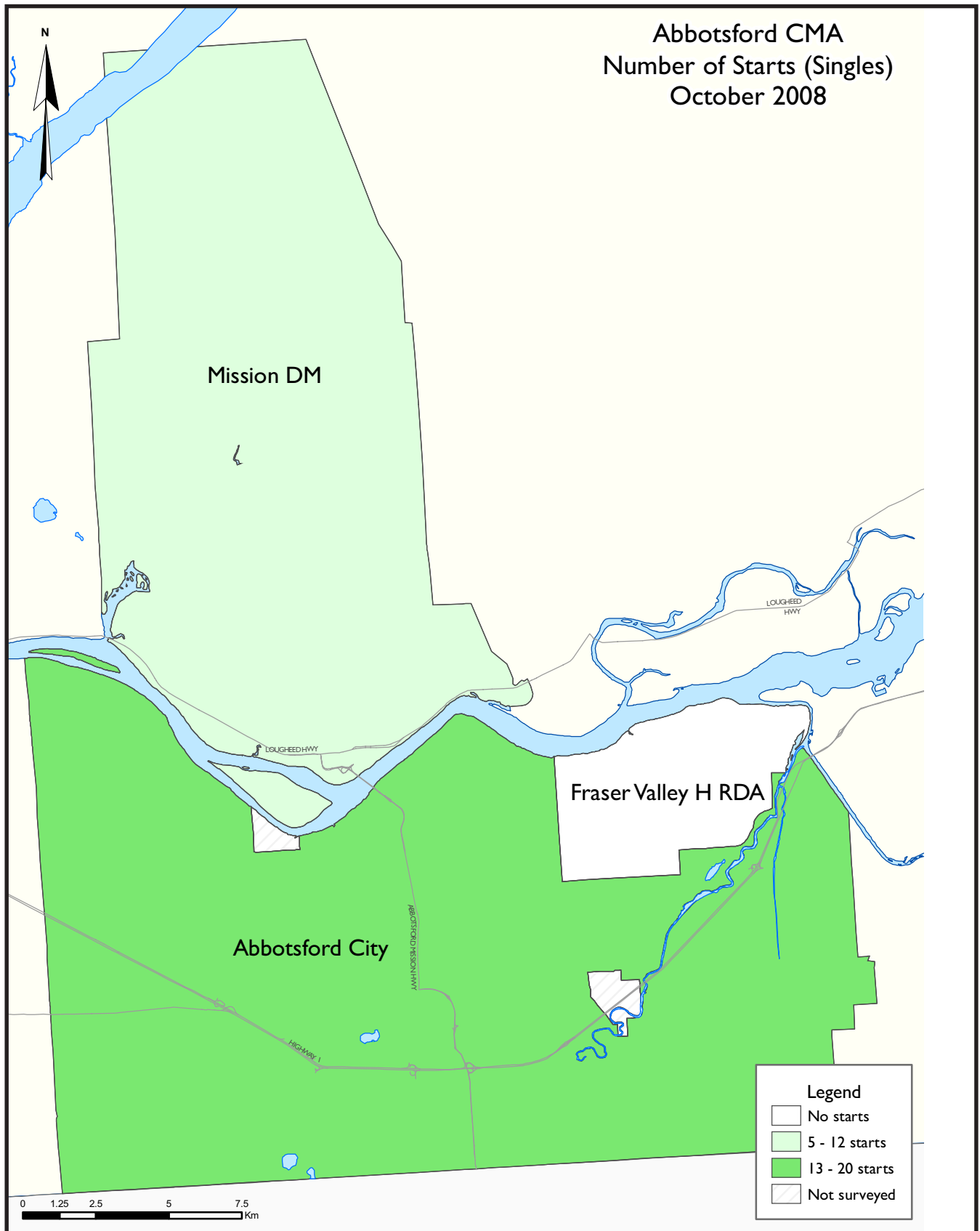


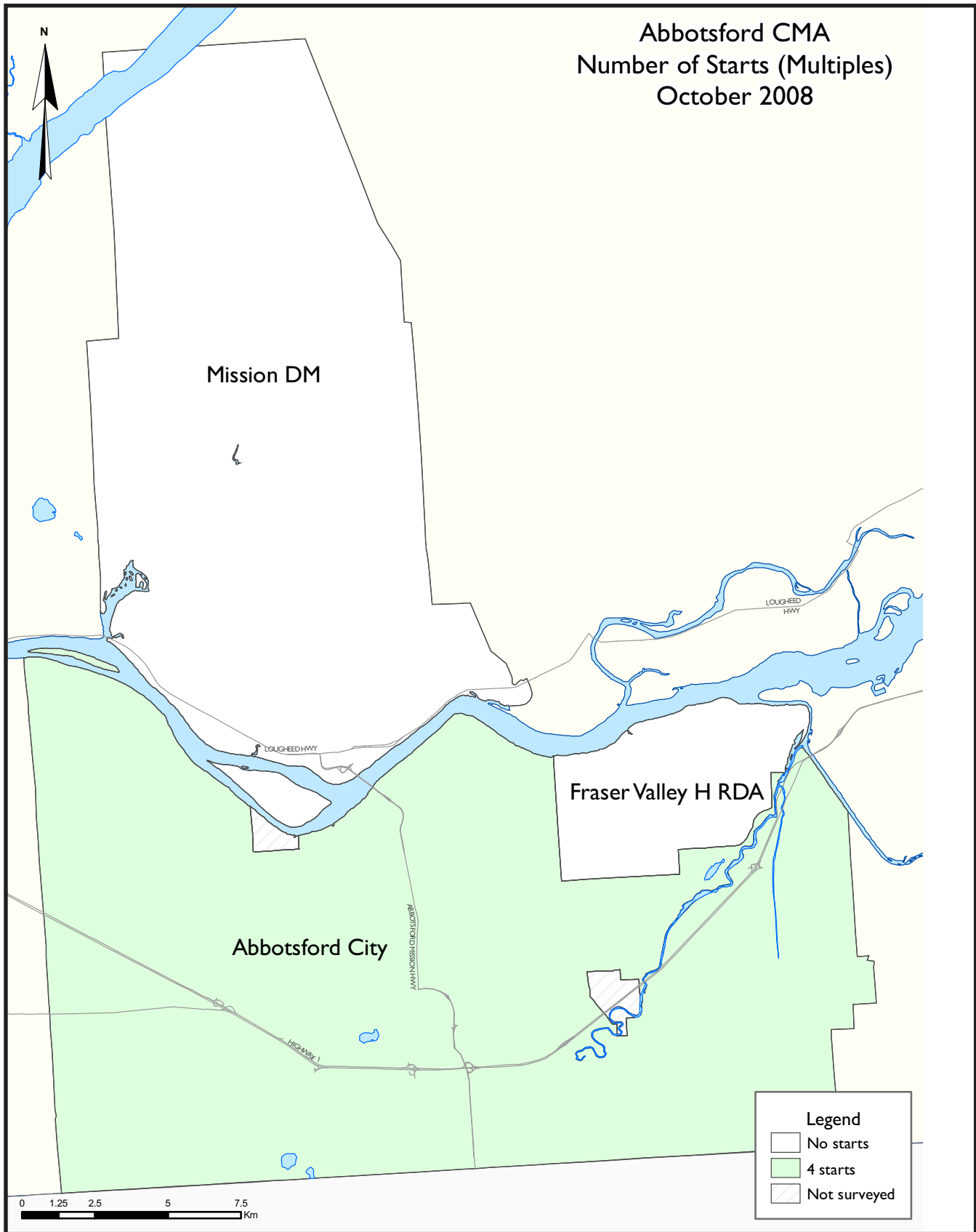


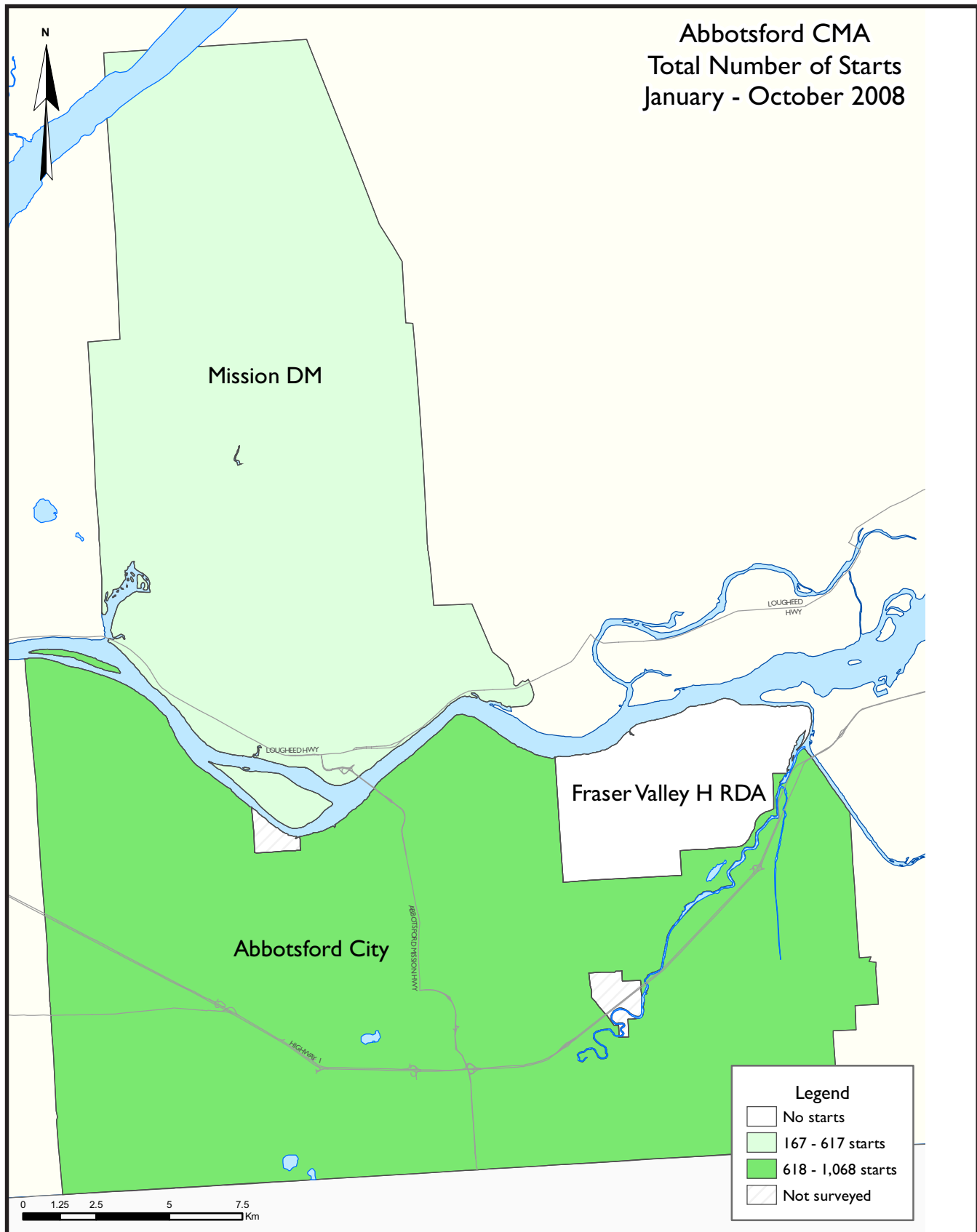


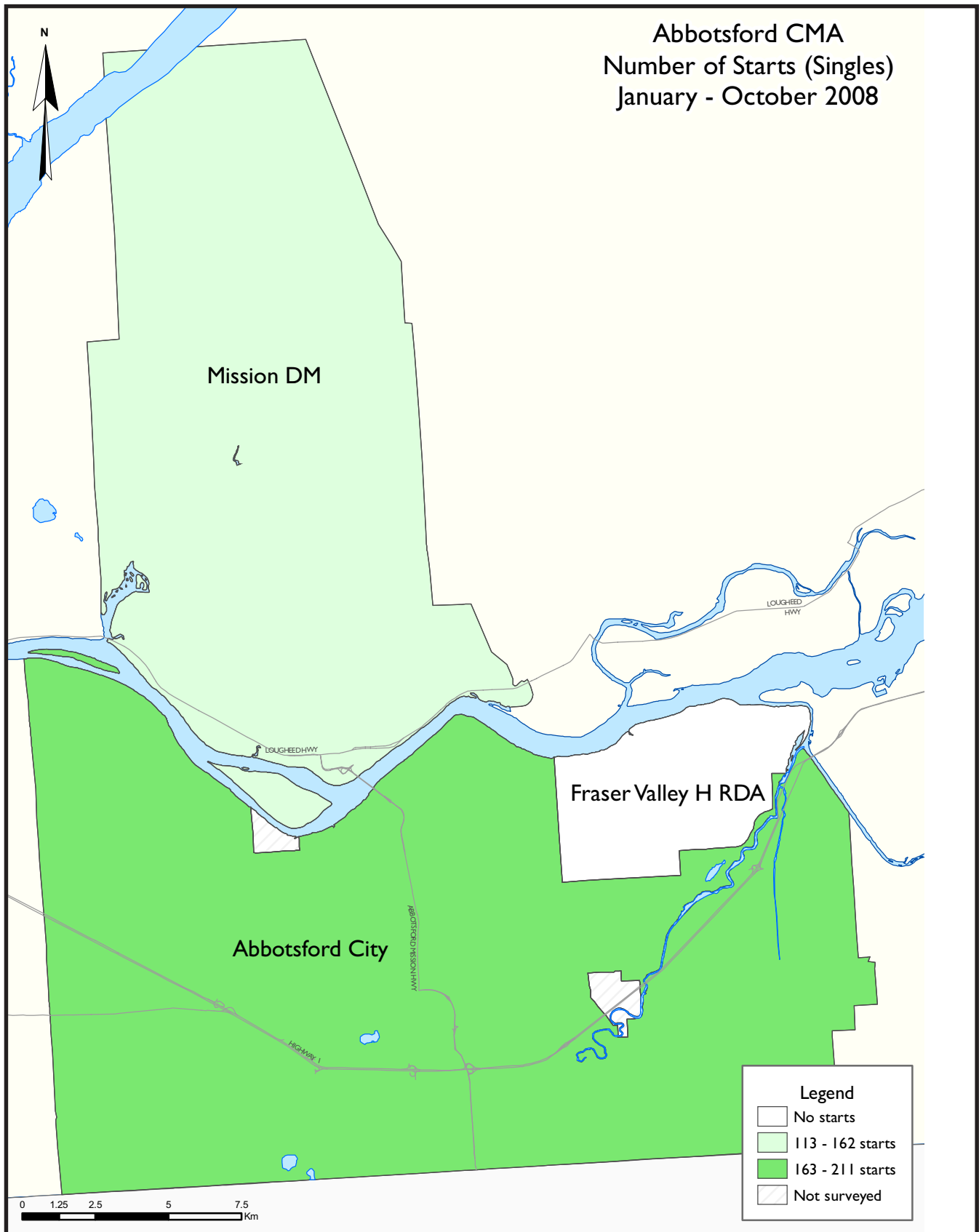


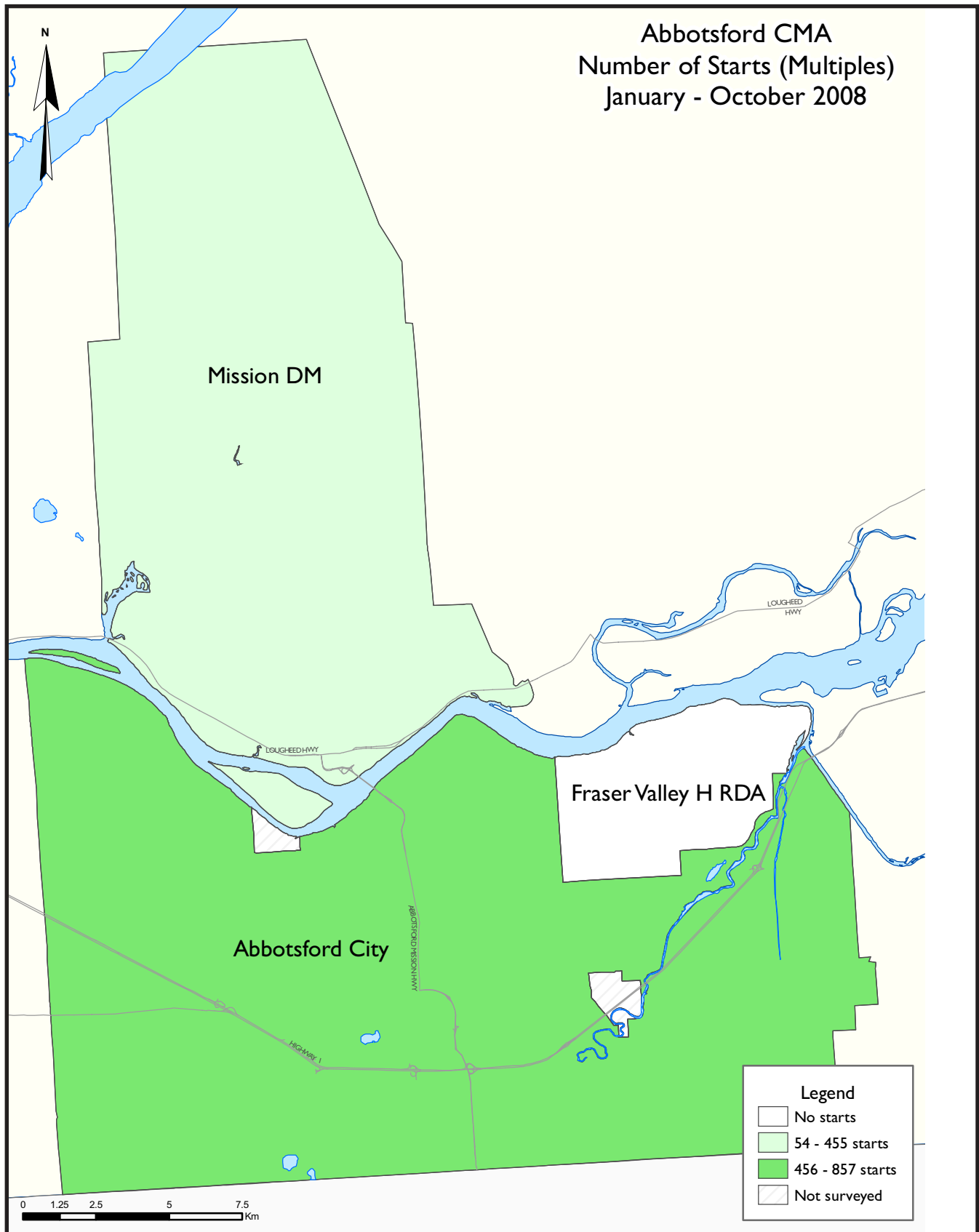












HOUSING NOW REPORT TABLES

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
- 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
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Vancouver CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2008	280	25	58	0	273	1,175	8	27	1,846
October 2007	316	26	26	7	180	1,345	1	6	1,907
% Change	-11.4	-3.8	123.1	-100.0	51.7	-12.6	**	**	-3.2
Year-to-date 2008	3,195	343	645	29	2,333	10,404	17	544	17,510
Year-to-date 2007	3,406	312	287	49	2,232	10,019	133	349	16,787
% Change	-6.2	9.9	124.7	-40.8	4.5	3.8	-87.2	55.9	4.3
UNDER CONSTRUCTION									
October 2008	3,273	303	602	44	2,718	18,601	17	1,132	26,690
October 2007	3,175	242	275	91	2,574	16,955	88	551	23,951
% Change	3.1	25.2	118.9	-51.6	5.6	9.7	-80.7	105.4	11.4
COMPLETIONS									
October 2008	315	26	44	7	182	1,308	3	15	1,900
October 2007	286	12	8	5	215	532	0	9	1,067
% Change	10.1	116.7	**	40.0	-15.3	145.9	n/a	66.7	78.1
Year-to-date 2008	3,074	268	338	74	2,065	9,794	11	293	15,917
Year-to-date 2007	3,746	272	181	24	2,440	7,786	47	520	15,016
% Change	-17.9	-1.5	86.7	**	-15.4	25.8	-76.6	-43.7	6.0
COMPLETED & NOT ABSORBED									
October 2008	1,019	132	112	17	284	393	0	24	1,981
October 2007	750	80	38	7	135	164	1	19	1,194
% Change	35.9	65.0	194.7	142.9	110.4	139.6	-100.0	26.3	65.9
ABSORBED									
October 2008	257	7	47	10	154	1,240	3	19	1,737
October 2007	253	16	0	6	202	521	0	8	1,006
% Change	1.6	-56.3	n/a	66.7	-23.8	138.0	n/a	137.5	72.7
Year-to-date 2008	2,819	215	279	76	1,936	9,553	71	279	15,228
Year-to-date 2007	3,663	292	173	33	2,426	7,708	77	507	14,879
% Change	-23.0	-26.4	61.3	130.3	-20.2	23.9	-7.8	-45.0	2.3

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

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2008	24	6	0	0	24	108	0	0	162
October 2007	10	10	0	0	0	253	0	0	273
Delta									
October 2008	19	0	0	0	0	0	0	5	24
October 2007	0	0	0	0	0	0	0	0	0
Langley									
October 2008	12	2	6	0	18	190	8	0	236
October 2007	33	0	6	0	23	69	1	0	132
Maple Ridge / Pitt Meadows									
October 2008	21	0	0	0	0	0	0	0	21
October 2007	42	0	0	1	8	0	0	0	51
New Westminster									
October 2008	4	0	0	0	0	36	0	0	40
October 2007	5	0	0	0	0	0	0	0	5
North Vancouver									
October 2008	8	0	8	0	15	166	0	0	197
October 2007	19	6	0	0	20	273	0	0	318
Richmond									
October 2008	13	0	16	0	65	275	0	0	369
October 2007	14	0	0	0	0	0	0	0	14
Surrey									
October 2008	126	12	0	0	115	21	0	22	296
October 2007	137	8	0	6	78	118	0	4	351
Tri-Cities									
October 2008	5	0	14	0	27	74	0	0	120
October 2007	15	0	12	0	0	79	0	0	106
University Endowment Lands									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	25	0	0	0	25
Vancouver City									
October 2008	35	5	14	0	4	305	0	0	363
October 2007	27	2	4	0	26	553	0	2	614
West Vancouver									
October 2008	7	0	0	0	0	0	0	0	7
October 2007	10	0	0	0	0	0	0	0	10
White Rock									
October 2008	1	0	0	0	5	0	0	0	6
October 2007	1	0	4	0	0	0	0	0	5
Vancouver CMA									
October 2008	280	25	58	0	273	1,175	8	27	1,846
October 2007	316	26	26	7	180	1,345	1	6	1,907

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

Table 1.1: Housing Activity Summary by Submarket
October 2008

	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									
October 2008	162	70	0	0	207	1,982	0	0	2,421
October 2007	80	50	0	0	99	2,690	0	0	2,919
Delta									
October 2008	134	0	0	0	65	0	0	11	210
October 2007	78	2	0	0	12	0	1	2	95
Langley									
October 2008	375	10	74	0	81	443	8	1	992
October 2007	599	40	66	0	343	292	1	2	1,343
Maple Ridge / Pitt Meadows									
October 2008	246	2	0	1	40	409	0	0	698
October 2007	274	2	0	19	281	841	0	32	1,449
New Westminster									
October 2008	23	6	0	0	4	924	0	0	957
October 2007	51	2	0	13	12	1,284	0	0	1,362
North Vancouver									
October 2008	115	18	24	0	51	757	0	32	997
October 2007	103	12	0	1	82	1,046	0	0	1,244
Richmond									
October 2008	181	8	182	9	302	1,969	3	6	2,660
October 2007	224	0	0	7	274	1,659	0	7	2,171
Surrey									
October 2008	1,139	26	30	30	1,309	3,574	0	252	6,360
October 2007	1,001	32	0	25	909	1,501	0	169	3,637
Tri-Cities									
October 2008	104	36	146	4	296	1,960	0	67	2,613
October 2007	112	28	110	25	214	2,310	0	54	2,853
University Endowment Lands									
October 2008	7	0	0	0	80	93	0	184	364
October 2007	6	0	0	0	73	294	86	107	566
Vancouver City									
October 2008	514	113	90	0	270	6,230	6	579	7,802
October 2007	401	70	45	0	231	4,789	0	176	5,712
West Vancouver									
October 2008	183	14	0	0	8	33	0	0	238
October 2007	166	4	0	1	44	17	0	0	232
White Rock									
October 2008	9	0	56	0	5	227	0	0	297
October 2007	8	0	54	0	0	232	0	2	296
Vancouver CMA									
October 2008	3,273	303	602	44	2,718	18,601	17	1,132	26,690
October 2007	3,175	242	275	91	2,574	16,955	88	551	23,951

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

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
October 2008	11	14	0	0	19	461	0	0	505
October 2007	16	8	0	0	13	0	0	0	37
Delta									
October 2008	5	0	0	0	0	0	0	0	5
October 2007	0	0	0	0	0	0	0	0	0
Langley									
October 2008	27	4	2	0	12	112	3	0	160
October 2007	45	0	0	0	22	0	0	0	67
Maple Ridge / Pitt Meadows									
October 2008	46	0	0	0	0	0	0	0	46
October 2007	51	0	0	0	65	182	0	0	298
New Westminster									
October 2008	3	0	0	0	0	0	0	0	3
October 2007	6	0	0	0	24	123	0	0	153
North Vancouver									
October 2008	9	2	0	0	0	0	0	0	11
October 2007	7	2	0	0	11	0	0	0	20
Richmond									
October 2008	35	0	14	1	51	0	0	2	103
October 2007	0	0	0	0	0	0	0	0	0
Surrey									
October 2008	99	0	2	0	86	122	0	5	314
October 2007	139	0	0	1	76	0	0	9	225
Tri-Cities									
October 2008	7	0	12	6	4	282	0	0	311
October 2007	3	0	0	4	0	0	0	0	7
University Endowment Lands									
October 2008	1	0	0	0	0	0	0	0	1
October 2007	1	0	0	0	0	0	0	0	1
Vancouver City									
October 2008	53	4	4	0	10	323	0	8	402
October 2007	6	2	0	0	4	227	0	0	239
West Vancouver									
October 2008	12	2	0	0	0	8	0	0	22
October 2007	6	0	0	0	0	0	0	0	6
White Rock									
October 2008	1	0	8	0	0	0	0	0	9
October 2007	1	0	8	0	0	0	0	0	9
Vancouver CMA									
October 2008	315	26	44	7	182	1,308	3	15	1,900
October 2007	286	12	8	5	215	532	0	9	1,067

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

**Table 1.1: Housing Activity Summary by Submarket
October 2008**

	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									
Burnaby									
October 2008	50	56	0	0	0	13	0	0	119
October 2007	50	16	0	0	11	0	0	0	77
Delta									
October 2008	16	4	0	0	6	8	0	0	34
October 2007	15	0	0	0	1	8	0	1	25
Langley									
October 2008	140	6	30	4	35	0	0	0	215
October 2007	101	0	2	4	20	13	0	1	141
Maple Ridge / Pitt Meadows									
October 2008	114	0	0	0	17	24	0	0	155
October 2007	74	0	0	2	4	50	0	0	130
New Westminster									
October 2008	10	2	0	0	0	1	0	0	13
October 2007	20	1	0	1	21	19	0	0	62
North Vancouver									
October 2008	25	4	0	0	9	12	0	0	50
October 2007	11	2	2	0	3	3	0	0	21
Richmond									
October 2008	58	0	16	0	14	17	0	0	105
October 2007	46	5	0	0	20	3	0	1	75
Surrey									
October 2008	350	1	4	13	156	149	0	20	693
October 2007	271	2	2	0	40	6	0	16	337
Tri-Cities									
October 2008	31	11	41	0	24	113	0	0	220
October 2007	8	4	14	0	11	11	1	0	49
University Endowment Lands									
October 2008	0	0	0	0	2	2	0	0	4
October 2007	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2008	188	46	7	0	18	35	0	4	298
October 2007	137	48	0	0	0	10	0	0	195
West Vancouver									
October 2008	27	2	0	0	3	6	0	0	38
October 2007	10	2	0	0	4	13	0	0	29
White Rock									
October 2008	2	0	14	0	0	13	0	0	29
October 2007	1	0	18	0	0	28	0	0	47
Vancouver CMA									
October 2008	1,019	132	112	17	284	393	0	24	1,981
October 2007	750	80	38	7	135	164	1	19	1,194

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

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2008	10	4	0	0	19	454	0	0	487
October 2007	16	14	0	0	8	0	0	0	38
Delta									
October 2008	3	0	0	0	0	0	0	0	3
October 2007	0	0	0	0	0	0	0	0	0
Langley									
October 2008	22	0	8	0	6	112	3	0	151
October 2007	35	0	0	0	26	5	0	0	66
Maple Ridge / Pitt Meadows									
October 2008	28	0	0	0	2	5	0	0	35
October 2007	33	0	0	0	61	148	0	0	242
New Westminster									
October 2008	7	0	0	0	0	2	0	0	9
October 2007	2	0	0	0	8	123	0	0	133
North Vancouver									
October 2008	8	1	0	0	0	2	0	0	11
October 2007	7	0	0	0	11	0	0	0	18
Richmond									
October 2008	15	0	10	1	44	3	0	2	75
October 2007	0	0	0	0	0	0	0	0	0
Surrey									
October 2008	103	0	2	3	73	113	0	7	301
October 2007	139	0	0	2	84	5	0	8	238
Tri-Cities									
October 2008	7	0	15	6	4	227	0	2	261
October 2007	3	0	0	4	0	0	0	0	7
University Endowment Lands									
October 2008	1	0	0	0	0	1	0	0	2
October 2007	1	0	0	0	0	5	0	0	6
Vancouver City									
October 2008	36	0	4	0	6	313	0	8	367
October 2007	8	2	0	0	4	231	0	0	245
West Vancouver									
October 2008	10	2	0	0	0	6	0	0	18
October 2007	4	0	0	0	0	4	0	0	8
White Rock									
October 2008	1	0	6	0	0	2	0	0	9
October 2007	1	0	0	0	0	0	0	0	1
Vancouver CMA									
October 2008	257	7	47	10	154	1,240	3	19	1,737
October 2007	253	16	0	6	202	521	0	8	1,006

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

**Table 1.2: History of Housing Starts of Vancouver CMA
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Anmore	3	2	0	0	0	0	0	0	3	2	50.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	0	0	0	0	0	0	0	9	0	n/a
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	1	4	0	24	0	38	171	67	172	-61.0
Burnaby - Central Park	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Remainder	11	9	2	10	0	0	70	82	83	101	-17.8
Burnaby Total	24	10	6	10	24	0	108	253	162	273	-40.7
Coquitlam	4	5	0	0	27	0	84	10	115	15	**
Delta - Tsawwassen	3	0	0	0	0	0	0	0	3	0	n/a
Delta - Ladner	4	0	0	0	0	0	3	0	7	0	n/a
Delta - North	12	0	0	0	0	0	2	0	14	0	n/a
Delta	19	0	0	0	0	0	5	0	24	0	n/a
Langley City	1	1	0	0	0	0	0	69	1	70	-98.6
Langley District	19	33	2	0	18	23	196	6	235	62	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	19	42	0	8	0	0	0	0	19	50	-62.0
New Westminster	4	5	0	0	0	0	36	0	40	5	**
North Vancouver City	0	2	0	6	15	20	174	273	189	301	-37.2
North Vancouver DM	8	17	0	0	0	0	0	0	8	17	-52.9
Pitt Meadows	2	1	0	0	0	0	0	0	2	1	100.0
Port Coquitlam	1	3	0	0	0	0	4	81	5	84	-94.0
Port Moody	0	7	0	0	0	0	0	0	0	7	-100.0
Richmond	13	14	2	0	63	0	291	0	369	14	**
Surrey - South	14	29	26	0	32	8	0	0	72	37	94.6
Surrey - Cloverdale	39	35	0	0	0	25	34	4	73	64	14.1
Surrey - North	66	71	0	14	65	39	9	0	140	124	12.9
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	6	7	4	0	0	0	0	118	10	125	-92.0
Surrey Total	126	143	30	14	97	72	43	122	296	351	-15.7
University Endowment Lands	0	0	0	10	0	15	0	0	0	25	-100.0
Vancouver - West End	0	0	0	0	0	0	0	276	0	276	-100.0
Vancouver - Downtown	0	0	0	0	4	10	110	142	114	152	-25.0
Vancouver - Kitsilano	1	0	0	0	0	0	0	45	1	45	-97.8
Vancouver - False Creek	0	0	0	0	0	10	185	0	185	10	**
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	5	1	0	0	0	0	0	0	5	1	**
Vancouver - Marpole	2	2	4	0	0	0	0	0	6	2	200.0
Vancouver - Eastside	17	14	0	0	0	0	20	2	37	16	131.3
Vancouver - Mt. Pleasant	0	0	1	0	0	0	0	0	1	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	10	9	0	0	0	6	4	94	14	109	-87.2
Vancouver Total	35	27	5	2	4	26	319	559	363	614	-40.9
West Vancouver	7	10	0	0	0	0	0	0	7	10	-30.0
White Rock	1	1	0	0	5	0	0	4	6	5	20.0
Vancouver CMA	288	324	45	50	253	156	1,260	1,377	1,846	1,907	-3.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Anmore	17	16	0	0	0	0	0	0	17	16	6.3
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	19	14	0	0	0	0	2	0	21	14	50.0
Burnaby - Mountain	0	1	0	2	0	4	0	0	0	7	-100.0
Burnaby - North	57	43	18	6	10	0	310	169	395	218	81.2
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	503	2	504	-99.6
Burnaby - South & East	41	23	24	10	47	3	38	273	150	309	-51.5
Burnaby - Central Park	13	14	6	6	52	0	0	0	71	20	**
Burnaby - Remainder	80	62	70	64	71	77	666	867	887	1,070	-17.1
Burnaby Total	193	144	118	88	180	84	1,014	1,812	1,505	2,128	-29.3
Coquitlam	73	34	68	30	192	38	1,055	241	1,388	343	**
Delta - Tsawwassen	15	10	0	0	0	0	1	0	16	10	60.0
Delta - Ladner	47	29	4	0	3	0	8	2	62	31	100.0
Delta - North	89	49	2	2	63	0	2	0	156	51	**
Delta	151	88	6	2	66	0	11	2	234	92	154.3
Langley City	1	7	0	0	0	0	32	125	33	132	-75.0
Langley District	216	513	6	78	62	321	440	198	724	1,110	-34.8
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	275	283	52	58	0	88	37	254	364	683	-46.7
New Westminster	29	61	6	8	4	12	322	628	361	709	-49.1
North Vancouver City	21	16	18	20	31	37	298	657	368	730	-49.6
North Vancouver DM	78	82	0	2	0	4	167	0	245	88	178.4
Pitt Meadows	36	87	2	4	0	106	144	70	182	267	-31.8
Port Coquitlam	19	23	2	2	82	14	121	649	224	688	-67.4
Port Moody	18	59	2	0	0	148	353	741	373	948	-60.7
Richmond	193	252	54	76	280	92	1,347	1,173	1,874	1,593	17.6
Surrey - South	215	275	120	42	249	155	625	249	1,209	721	67.7
Surrey - Cloverdale	356	366	4	12	395	331	429	287	1,184	996	18.9
Surrey - North	550	518	32	38	241	236	200	122	1,023	914	11.9
Surrey - Guildford	7	7	0	0	0	16	0	157	7	180	-96.1
Surrey - Whalley	72	101	4	0	87	80	1,290	337	1,453	518	180.5
Surrey Total	1,200	1,267	160	92	972	818	2,544	1,152	4,876	3,329	46.5
University Endowment Lands	2	5	2	10	11	167	77	214	92	396	-76.8
Vancouver - West End	0	0	0	0	0	1	0	296	0	297	-100.0
Vancouver - Downtown	0	0	2	0	15	21	2,059	979	2,076	1,000	107.6
Vancouver - Kitsilano	10	3	0	4	0	22	142	55	152	84	81.0
Vancouver - False Creek	0	1	0	2	56	10	931	0	987	13	**
Vancouver - Granville/Oak	3	3	18	2	10	12	21	314	52	331	-84.3
Vancouver - Kerrisdale	54	15	0	0	0	2	2	102	56	119	-52.9
Vancouver - Marpole	50	28	16	6	3	11	6	0	75	45	66.7
Vancouver - Eastside	300	247	56	52	10	28	287	259	653	586	11.4
Vancouver - Mt. Pleasant	6	3	27	20	10	11	60	223	103	257	-59.9
Vancouver - Strath/Grand	4	0	6	4	0	24	0	43	10	71	-85.9
Vancouver - Westside	159	111	2	2	53	6	35	158	249	277	-10.1
Vancouver Total	586	411	127	94	157	148	3,543	2,429	4,413	3,082	43.2
West Vancouver	104	93	14	18	0	20	33	8	151	139	8.6
White Rock	7	5	0	0	5	0	50	293	62	298	-79.2
Vancouver CMA	3,241	3,462	637	582	2,042	2,097	11,590	10,646	17,510	16,787	4.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	24	0	0	0	38	171	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	70	82	0	0
Burnaby Total	24	0	0	0	108	253	0	0
Coquitlam	27	0	0	0	84	10	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	2	0
Delta	0	0	0	0	0	0	5	0
Langley City	0	0	0	0	0	69	0	0
Langley District	18	23	0	0	196	6	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	36	0	0	0
North Vancouver City	15	20	0	0	174	273	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	81	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	63	0	0	0	291	0	0	0
Surrey - South	32	8	0	0	0	0	0	0
Surrey - Cloverdale	0	25	0	0	21	0	13	4
Surrey - North	65	39	0	0	0	0	9	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	118	0	0
Surrey Total	97	72	0	0	21	118	22	4
University Endowment Lands	0	15	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	276	0	0
Vancouver - Downtown	4	10	0	0	110	142	0	0
Vancouver - Kitsilano	0	0	0	0	0	45	0	0
Vancouver - False Creek	0	10	0	0	185	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	0	0	0	20	0	0	2
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	6	0	0	4	94	0	0
Vancouver Total	4	26	0	0	319	557	0	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	0	4	0	0
Vancouver CMA	253	156	0	0	1,233	1,371	27	6

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	4	0	0	0	0	0	0
Burnaby - North	10	0	0	0	310	169	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	503	0	0
Burnaby - South & East	47	3	0	0	38	273	0	0
Burnaby - Central Park	52	0	0	0	0	0	0	0
Burnaby - Remainder	71	77	0	0	666	867	0	0
Burnaby Total	180	84	0	0	1,014	1,812	0	0
Coquitlam	192	38	0	0	1,055	241	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	3	0	0	0	0	0	8	2
Delta - North	63	0	0	0	0	0	2	0
Delta	66	0	0	0	0	0	11	2
Langley City	0	0	0	0	32	125	0	0
Langley District	62	321	0	0	440	196	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	88	0	0	37	222	0	32
New Westminster	4	12	0	0	322	628	0	0
North Vancouver City	31	37	0	0	298	657	0	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	106	0	0	144	70	0	0
Port Coquitlam	82	14	0	0	118	649	3	0
Port Moody	0	148	0	0	353	741	0	0
Richmond	280	92	0	0	1,341	1,166	6	7
Surrey - South	249	155	0	0	625	134	0	115
Surrey - Cloverdale	395	331	0	0	333	221	96	66
Surrey - North	241	236	0	0	150	120	50	2
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	87	80	0	0	1,290	337	0	0
Surrey Total	972	818	0	0	2,398	969	146	183
University Endowment Lands	11	41	0	126	0	107	77	107
Vancouver - West End	0	1	0	0	0	296	0	0
Vancouver - Downtown	15	21	0	0	1,972	979	87	0
Vancouver - Kitsilano	0	22	0	0	142	53	0	2
Vancouver - False Creek	56	10	0	0	749	0	182	0
Vancouver - Granville/Oak	10	12	0	0	21	314	0	0
Vancouver - Kerrisdale	0	2	0	0	2	100	0	2
Vancouver - Marpole	3	11	0	0	6	0	0	0
Vancouver - Eastside	10	28	0	0	287	253	0	6
Vancouver - Mt. Pleasant	10	11	0	0	60	221	0	2
Vancouver - Strath/Grand	0	24	0	0	0	43	0	0
Vancouver - Westside	53	6	0	0	35	156	0	2
Vancouver Total	157	148	0	0	3,274	2,415	269	14
West Vancouver	0	20	0	0	33	8	0	0
White Rock	5	0	0	0	50	291	0	2
Vancouver CMA	2,042	1,971	0	126	11,046	10,297	544	349

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Anmore	3	2	0	0	0	0	3	2
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	0	0	0	0	0	9	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	1	62	171	0	0	67	172
Burnaby - Central Park	3	0	0	0	0	0	3	0
Burnaby - Remainder	13	19	70	82	0	0	83	101
Burnaby Total	30	20	132	253	0	0	162	273
Coquitlam	14	15	101	0	0	0	115	15
Delta - Tsawwassen	3	0	0	0	0	0	3	0
Delta - Ladner	4	0	0	0	3	0	7	0
Delta - North	12	0	0	0	2	0	14	0
Delta	19	0	0	0	5	0	24	0
Langley City	1	1	0	69	0	0	1	70
Langley District	19	38	208	23	8	1	235	62
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	41	0	9	0	0	19	50
New Westminster	4	5	36	0	0	0	40	5
North Vancouver City	8	8	181	293	0	0	189	301
North Vancouver DM	8	17	0	0	0	0	8	17
Pitt Meadows	2	1	0	0	0	0	2	1
Port Coquitlam	5	5	0	79	0	0	5	84
Port Moody	0	7	0	0	0	0	0	7
Richmond	29	14	340	0	0	0	369	14
Surrey - South	22	23	50	14	0	0	72	37
Surrey - Cloverdale	39	35	21	25	13	4	73	64
Surrey - North	66	79	65	45	9	0	140	124
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	10	7	0	118	0	0	10	125
Surrey Total	138	145	136	202	22	4	296	351
University Endowment Lands	0	0	0	25	0	0	0	25
Vancouver - West End	0	0	0	276	0	0	0	276
Vancouver - Downtown	0	0	114	152	0	0	114	152
Vancouver - Kitsilano	1	0	0	45	0	0	1	45
Vancouver - False Creek	0	0	185	10	0	0	185	10
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	5	1	0	0	0	0	5	1
Vancouver - Marpole	6	2	0	0	0	0	6	2
Vancouver - Eastside	27	14	10	0	0	2	37	16
Vancouver - Mt. Pleasant	1	0	0	0	0	0	1	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	14	13	0	96	0	0	14	109
Vancouver Total	54	33	309	579	0	2	363	614
West Vancouver	7	10	0	0	0	0	7	10
White Rock	1	5	5	0	0	0	6	5
Vancouver CMA	363	368	1,448	1,532	35	7	1,846	1,907

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	17	16	0	0	0	0	17	16
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	21	14	0	0	0	0	21	14
Burnaby - Mountain	0	3	0	4	0	0	0	7
Burnaby - North	71	49	324	169	0	0	395	218
Burnaby - Lougheed Mall	2	1	0	503	0	0	2	504
Burnaby - South & East	65	33	85	276	0	0	150	309
Burnaby - Central Park	19	20	52	0	0	0	71	20
Burnaby - Remainder	150	126	737	944	0	0	887	1,070
Burnaby Total	307	232	1,198	1,896	0	0	1,505	2,128
Coquitlam	223	144	1,165	199	0	0	1,388	343
Delta - Tsawwassen	15	10	0	0	1	0	16	10
Delta - Ladner	47	28	7	0	8	3	62	31
Delta - North	89	51	65	0	2	0	156	51
Delta	151	89	72	0	11	3	234	92
Langley City	1	7	32	125	0	0	33	132
Langley District	295	613	412	489	17	8	724	1,110
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	275	282	89	369	0	32	364	683
New Westminster	35	69	326	640	0	0	361	709
North Vancouver City	63	32	305	698	0	0	368	730
North Vancouver DM	78	81	135	7	32	0	245	88
Pitt Meadows	38	69	144	198	0	0	182	267
Port Coquitlam	41	49	180	639	3	0	224	688
Port Moody	18	55	355	893	0	0	373	948
Richmond	410	250	1,458	1,336	6	7	1,874	1,593
Surrey - South	208	262	1,001	344	0	115	1,209	721
Surrey - Cloverdale	392	370	696	560	96	66	1,184	996
Surrey - North	552	550	421	362	50	2	1,023	914
Surrey - Guildford	7	7	0	173	0	0	7	180
Surrey - Whalley	76	101	1,377	417	0	0	1,453	518
Surrey Total	1,235	1,290	3,495	1,856	146	183	4,876	3,329
University Endowment Lands	2	5	13	158	77	233	92	396
Vancouver - West End	0	0	0	297	0	0	0	297
Vancouver - Downtown	2	0	1,987	1,000	87	0	2,076	1,000
Vancouver - Kitsilano	10	7	142	75	0	2	152	84
Vancouver - False Creek	0	3	805	10	182	0	987	13
Vancouver - Granville/Oak	21	5	31	326	0	0	52	331
Vancouver - Kerrisdale	56	15	0	102	0	2	56	119
Vancouver - Marpole	72	37	3	8	0	0	75	45
Vancouver - Eastside	422	326	231	254	0	6	653	586
Vancouver - Mt. Pleasant	33	26	70	229	0	2	103	257
Vancouver - Strath/Grand	10	4	0	67	0	0	10	71
Vancouver - Westside	169	117	80	158	0	2	249	277
Vancouver Total	795	542	3,349	2,526	269	14	4,413	3,082
West Vancouver	118	95	33	44	0	0	151	139
White Rock	57	69	5	227	0	2	62	298
Vancouver CMA	4,183	4,005	12,766	12,300	561	482	17,510	16,787

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Anmore	3	5	0	0	0	0	0	0	3	5	-40.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	1	0	0	0	0	0	2	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	5	0	0	0	0	0	0	2	5	-60.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	2	0	0	0	0	0	6	4	50.0
Burnaby - Central Park	0	1	2	2	12	0	214	0	228	3	**
Burnaby - Remainder	5	6	10	6	7	13	247	0	269	25	**
Burnaby Total	11	16	14	8	19	13	461	0	505	37	**
Coquitlam	9	4	0	0	4	0	71	0	84	4	**
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	3	0	0	0	0	0	0	0	3	0	n/a
Delta - North	2	0	0	0	0	0	0	0	2	0	n/a
Delta	5	0	0	0	0	0	0	0	5	0	n/a
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	30	45	4	4	12	18	114	0	160	67	138.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	42	44	0	2	0	18	0	46	42	110	-61.8
New Westminster	3	6	0	16	0	8	0	123	3	153	-98.0
North Vancouver City	0	0	2	2	0	11	0	0	2	13	-84.6
North Vancouver DM	9	7	0	0	0	0	0	0	9	7	28.6
Pitt Meadows	4	7	0	0	0	45	0	136	4	188	-97.9
Port Coquitlam	2	0	0	0	0	0	223	0	225	0	n/a
Port Moody	2	3	0	0	0	0	0	0	2	3	-33.3
Richmond	36	0	8	0	43	0	16	0	103	0	n/a
Surrey - South	28	34	12	0	35	0	37	0	112	34	**
Surrey - Cloverdale	20	33	2	0	19	57	91	7	132	97	36.1
Surrey - North	43	64	0	0	18	19	1	2	62	85	-27.1
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	7	9	0	0	0	0	0	0	7	9	-22.2
Surrey Total	99	140	14	0	72	76	129	9	314	225	39.6
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	10	4	323	136	333	140	137.9
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	0	2	0	0	0	45	1	47	-97.9
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	46	0	46	-100.0
Vancouver - Kerrisdale	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Marpole	4	2	0	0	0	0	0	0	4	2	100.0
Vancouver - Eastside	34	0	0	0	0	0	12	0	46	0	n/a
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	11	2	0	0	0	0	0	0	11	2	**
Vancouver Total	53	6	4	2	10	4	335	227	402	239	68.2
West Vancouver	12	6	2	0	0	0	8	0	22	6	**
White Rock	1	1	0	0	0	0	8	8	9	9	0.0
Vancouver CMA	325	291	48	34	160	193	1,367	549	1,900	1,067	78.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Anmore	13	29	0	0	0	0	0	0	13	29	-55.2
Belcarra	3	1	0	0	0	0	0	0	3	1	200.0
Bowen Island	21	10	0	0	0	0	2	0	23	10	130.0
Burnaby - Mountain	1	0	2	0	0	4	0	278	3	282	-98.9
Burnaby - North	35	50	18	8	0	0	211	140	264	198	33.3
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	64	2	64	-96.9
Burnaby - South & East	24	30	18	14	3	64	213	571	258	679	-62.0
Burnaby - Central Park	9	11	6	16	12	8	214	0	241	35	**
Burnaby - Remainder	52	81	72	82	61	244	1,049	215	1,234	622	98.4
Burnaby Total	123	172	116	120	76	320	1,687	1,268	2,002	1,880	6.5
Coquitlam	78	33	22	24	59	28	834	265	993	350	183.7
Delta - Tsawwassen	9	13	2	0	0	0	0	48	11	61	-82.0
Delta - Ladner	26	8	4	8	16	12	2	2	48	30	60.0
Delta - North	57	37	2	0	0	0	0	0	59	37	59.5
Delta	92	58	8	8	16	12	2	50	118	128	-7.8
Langley City	4	6	0	0	0	0	0	212	4	218	-98.2
Langley District	388	501	66	32	261	190	278	6	993	729	36.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	313	341	56	2	95	18	428	166	892	527	69.3
New Westminster	60	72	2	20	4	26	582	506	648	624	3.8
North Vancouver City	18	26	18	10	54	37	698	182	788	255	**
North Vancouver DM	79	68	2	0	4	8	0	42	85	118	-28.0
Pitt Meadows	73	55	0	0	31	57	217	136	321	248	29.4
Port Coquitlam	24	15	0	6	84	12	627	108	735	141	**
Port Moody	41	59	0	20	92	50	600	309	733	438	67.4
Richmond	208	226	52	82	171	273	915	945	1,346	1,526	-11.8
Surrey - South	237	203	24	40	235	0	159	63	655	306	114.1
Surrey - Cloverdale	318	412	2	22	312	544	262	90	894	1,068	-16.3
Surrey - North	449	788	16	6	127	284	1	76	593	1,154	-48.6
Surrey - Guildford	8	6	0	4	16	48	157	165	181	223	-18.8
Surrey - Whalley	85	117	0	0	94	49	615	68	794	234	**
Surrey Total	1,097	1,526	42	72	784	925	1,194	462	3,117	2,985	4.4
University Endowment Lands	3	4	2	6	8	110	212	379	225	499	-54.9
Vancouver - West End	0	0	0	0	10	4	323	499	333	503	-33.8
Vancouver - Downtown	0	0	0	0	10	58	884	1,884	894	1,942	-54.0
Vancouver - Kitsilano	3	14	4	6	26	0	10	176	43	196	-78.1
Vancouver - False Creek	1	1	0	4	0	0	127	39	128	44	190.9
Vancouver - Granville/Oak	1	6	2	0	4	0	144	165	151	171	-11.7
Vancouver - Kerrisdale	21	16	0	2	0	9	51	4	72	31	132.3
Vancouver - Marpole	30	23	6	2	11	26	0	23	47	74	-36.5
Vancouver - Eastside	234	242	44	26	17	32	481	283	776	583	33.1
Vancouver - Mt. Pleasant	1	1	16	34	11	6	2	2	30	43	-30.2
Vancouver - Strath/Grand	1	1	0	4	11	4	0	50	12	59	-79.7
Vancouver - Westside	129	145	2	6	0	30	54	60	185	241	-23.2
Vancouver Total	421	449	76	84	100	169	2,076	3,185	2,673	3,887	-31.2
West Vancouver	93	112	28	2	12	32	17	109	150	255	-41.2
White Rock	6	14	2	0	0	0	46	154	54	168	-67.9
Vancouver CMA	3,159	3,777	492	488	1,851	2,267	10,415	8,484	15,917	15,016	6.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	12	0	0	0	214	0	0	0
Burnaby - Remainder	7	13	0	0	247	0	0	0
Burnaby Total	19	13	0	0	461	0	0	0
Coquitlam	4	0	0	0	71	0	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	0	0	0	0
Langley District	12	18	0	0	114	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	18	0	0	0	46	0	0
New Westminster	0	8	0	0	0	123	0	0
North Vancouver City	0	11	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	45	0	0	0	136	0	0
Port Coquitlam	0	0	0	0	223	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	0	0	0	14	0	2	0
Surrey - South	35	0	0	0	37	0	0	0
Surrey - Cloverdale	19	57	0	0	87	0	4	7
Surrey - North	18	19	0	0	0	0	1	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	72	76	0	0	124	0	5	9
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	10	4	0	0	323	136	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	45	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	46	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	0	0	0	4	0	8	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	0	0	0
Vancouver Total	10	4	0	0	327	227	8	0
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	8	8	0	0
Vancouver CMA	160	193	0	0	1,352	540	15	9

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	4	0	0	0	278	0	0
Burnaby - North	0	0	0	0	211	140	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	64	0	0
Burnaby - South & East	3	64	0	0	213	425	0	146
Burnaby - Central Park	12	8	0	0	214	0	0	0
Burnaby - Remainder	61	244	0	0	1,049	215	0	0
Burnaby Total	76	320	0	0	1,687	1,122	0	146
Coquitlam	59	28	0	0	834	265	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	16	12	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	0	0
Delta	16	12	0	0	0	48	2	2
Langley City	0	0	0	0	0	212	0	0
Langley District	261	190	0	0	278	2	0	4
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	95	18	0	0	428	166	0	0
New Westminster	4	26	0	0	582	506	0	0
North Vancouver City	54	37	0	0	698	155	0	27
North Vancouver DM	4	8	0	0	0	42	0	0
Pitt Meadows	31	57	0	0	217	136	0	0
Port Coquitlam	84	12	0	0	571	108	56	0
Port Moody	92	50	0	0	600	309	0	0
Richmond	171	273	0	0	912	943	3	2
Surrey - South	235	0	0	0	159	63	0	0
Surrey - Cloverdale	312	544	0	0	199	6	63	84
Surrey - North	127	284	0	0	0	4	1	72
Surrey - Guildford	16	48	0	0	157	165	0	0
Surrey - Whalley	94	49	0	0	615	68	0	0
Surrey Total	784	925	0	0	1,130	306	64	156
University Endowment Lands	8	70	0	40	212	308	0	71
Vancouver - West End	10	4	0	0	323	499	0	0
Vancouver - Downtown	10	58	0	0	884	1,884	0	0
Vancouver - Kitsilano	26	0	0	0	8	175	2	1
Vancouver - False Creek	0	0	0	0	0	39	127	0
Vancouver - Granville/Oak	4	0	0	0	144	165	0	0
Vancouver - Kerrisdale	0	9	0	0	51	2	0	2
Vancouver - Marpole	11	26	0	0	0	23	0	0
Vancouver - Eastside	17	32	0	0	444	196	37	87
Vancouver - Mt. Pleasant	11	6	0	0	2	0	0	2
Vancouver - Strath/Grand	11	4	0	0	0	50	0	0
Vancouver - Westside	0	30	0	0	54	56	0	4
Vancouver Total	100	169	0	0	1,910	3,089	166	96
West Vancouver	12	32	0	0	17	93	0	16
White Rock	0	0	0	0	44	154	2	0
Vancouver CMA	1,851	2,227	0	40	10,122	7,964	293	520

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Anmore	3	5	0	0	0	0	3	5
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	5	0	0	0	0	2	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	4	0	0	0	0	6	4
Burnaby - Central Park	2	3	226	0	0	0	228	3
Burnaby - Remainder	15	12	254	13	0	0	269	25
Burnaby Total	25	24	480	13	0	0	505	37
Coquitlam	15	0	69	4	0	0	84	4
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	3	0
Delta - North	2	0	0	0	0	0	2	0
Delta	5	0	0	0	0	0	5	0
Langley City	0	0	0	0	0	0	0	0
Langley District	33	45	124	22	3	0	160	67
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	42	44	0	66	0	0	42	110
New Westminster	3	6	0	147	0	0	3	153
North Vancouver City	2	2	0	11	0	0	2	13
North Vancouver DM	9	7	0	0	0	0	9	7
Pitt Meadows	4	7	0	181	0	0	4	188
Port Coquitlam	2	0	223	0	0	0	225	0
Port Moody	2	3	0	0	0	0	2	3
Richmond	49	0	52	0	2	0	103	0
Surrey - South	28	33	84	1	0	0	112	34
Surrey - Cloverdale	22	33	106	57	4	7	132	97
Surrey - North	43	64	18	19	1	2	62	85
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	7	9	0	0	0	0	7	9
Surrey Total	101	139	208	77	5	9	314	225
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	333	140	0	0	333	140
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	2	0	45	0	0	1	47
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	46	0	0	0	46
Vancouver - Kerrisdale	3	2	0	0	0	0	3	2
Vancouver - Marpole	4	2	0	0	0	0	4	2
Vancouver - Eastside	38	0	0	0	8	0	46	0
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	11	2	0	0	0	0	11	2
Vancouver Total	61	8	333	231	8	0	402	239
West Vancouver	14	6	8	0	0	0	22	6
White Rock	9	9	0	0	0	0	9	9
Vancouver CMA	385	306	1,497	752	18	9	1,900	1,067

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	13	29	0	0	0	0	13	29
Belcarra	3	1	0	0	0	0	3	1
Bowen Island	23	10	0	0	0	0	23	10
Burnaby - Mountain	3	0	0	282	0	0	3	282
Burnaby - North	53	58	211	140	0	0	264	198
Burnaby - Lougheed Mall	2	0	0	64	0	0	2	64
Burnaby - South & East	42	44	216	489	0	146	258	679
Burnaby - Central Park	15	27	226	8	0	0	241	35
Burnaby - Remainder	124	161	1,110	461	0	0	1,234	622
Burnaby Total	239	290	1,763	1,444	0	146	2,002	1,880
Coquitlam	154	109	839	241	0	0	993	350
Delta - Tsawwassen	11	13	0	48	0	0	11	61
Delta - Ladner	25	7	20	21	3	2	48	30
Delta - North	59	37	0	0	0	0	59	37
Delta	95	57	20	69	3	2	118	128
Langley City	4	6	0	212	0	0	4	218
Langley District	496	495	487	223	10	11	993	729
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	313	341	579	186	0	0	892	527
New Westminster	59	75	589	549	0	0	648	624
North Vancouver City	30	40	758	188	0	27	788	255
North Vancouver DM	78	68	7	50	0	0	85	118
Pitt Meadows	55	55	266	193	0	0	321	248
Port Coquitlam	52	37	627	104	56	0	735	141
Port Moody	44	66	689	372	0	0	733	438
Richmond	253	239	1,090	1,285	3	2	1,346	1,526
Surrey - South	213	201	442	105	0	0	655	306
Surrey - Cloverdale	326	420	505	564	63	84	894	1,068
Surrey - North	453	794	139	288	1	72	593	1,154
Surrey - Guildford	8	6	173	217	0	0	181	223
Surrey - Whalley	85	117	709	117	0	0	794	234
Surrey Total	1,085	1,538	1,968	1,291	64	156	3,117	2,985
University Endowment Lands	3	4	222	384	0	111	225	499
Vancouver - West End	0	0	333	503	0	0	333	503
Vancouver - Downtown	0	0	894	1,942	0	0	894	1,942
Vancouver - Kitsilano	7	20	34	175	2	1	43	196
Vancouver - False Creek	1	5	0	39	127	0	128	44
Vancouver - Granville/Oak	3	6	148	165	0	0	151	171
Vancouver - Kerrisdale	23	18	49	11	0	2	72	31
Vancouver - Marpole	36	25	11	49	0	0	47	74
Vancouver - Eastside	305	294	434	202	37	87	776	583
Vancouver - Mt. Pleasant	19	35	11	6	0	2	30	43
Vancouver - Strath/Grand	1	7	11	52	0	0	12	59
Vancouver - Westside	135	151	50	86	0	4	185	241
Vancouver Total	532	561	1,975	3,230	166	96	2,673	3,887
West Vancouver	96	110	54	129	0	16	150	255
White Rock	52	68	0	100	2	0	54	168
Vancouver CMA	3,680	4,199	11,933	10,250	304	567	15,917	15,016

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,515,000	1,458,733
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
Belcarra													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	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	1	100.0	1	--	--
Bowen Island													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	9	47.4	3	15.8	7	36.8	19	620,000	741,895
Year-to-date 2007	1	11.1	0	0.0	2	22.2	5	55.6	1	11.1	9	--	--
Burnaby													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	907,000	1,000,280
October 2007	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	898,950	942,081
Year-to-date 2008	0	0.0	0	0.0	0	0.0	31	28.2	79	71.8	110	839,000	923,557
Year-to-date 2007	0	0.0	1	0.6	3	1.9	59	37.6	94	59.9	157	788,000	824,967
Coquitlam													
October 2008	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	737,250	755,435
October 2007	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2008	2	3.0	23	34.3	2	3.0	13	19.4	27	40.3	67	729,900	757,586
Year-to-date 2007	5	14.7	4	11.8	1	2.9	2	5.9	22	64.7	34	800,000	726,045
Delta													
October 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	1.1	0	0.0	12	13.2	43	47.3	35	38.5	91	692,500	727,520
Year-to-date 2007	0	0.0	1	1.4	15	21.1	22	31.0	33	46.5	71	744,000	718,435
Langley City													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Langley District													
October 2008	3	12.0	0	0.0	8	32.0	10	40.0	4	16.0	25	619,450	657,877
October 2007	0	0.0	2	5.7	5	14.3	27	77.1	1	2.9	35	629,000	630,446
Year-to-date 2008	10	2.7	14	3.8	105	28.6	193	52.6	45	12.3	367	638,000	650,389
Year-to-date 2007	22	4.5	115	23.6	201	41.3	123	25.3	26	5.3	487	569,000	574,429

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
October 2008	1	4.0	14	56.0	6	24.0	4	16.0	0	0.0	25	489,900	520,972
October 2007	0	0.0	4	13.3	18	60.0	7	23.3	1	3.3	30	552,000	570,523
Year-to-date 2008	2	0.7	43	15.4	186	66.4	42	15.0	7	2.5	280	565,000	562,934
Year-to-date 2007	7	2.2	121	37.9	168	52.7	20	6.3	3	0.9	319	515,000	521,411
New Westminster													
October 2008	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
October 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	5	6.3	15	18.8	36	45.0	22	27.5	2	2.5	80	530,900	562,706
Year-to-date 2007	0	0.0	1	1.5	39	60.0	21	32.3	4	6.2	65	588,900	593,198
North Vancouver City													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,050,000	1,185,667
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
North Vancouver DM													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2008	1	1.4	0	0.0	0	0.0	0	0.0	69	98.6	70	1,470,450	1,506,539
Year-to-date 2007	1	1.5	0	0.0	0	0.0	0	0.0	65	98.5	66	1,280,000	1,304,288
Pitt Meadows													
October 2008	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
October 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	20	26.7	52	69.3	3	4.0	0	0.0	75	560,000	547,339
Year-to-date 2007	0	0.0	6	13.0	40	87.0	0	0.0	0	0.0	46	569,900	553,607
Port Coquitlam													
October 2008	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	4	21.1	4	21.1	9	47.4	2	10.5	19	640,000	635,580
Year-to-date 2007	0	0.0	2	12.5	10	62.5	3	18.8	1	6.3	16	569,571	582,645
Port Moody													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	800,000	967,230
Year-to-date 2007	0	0.0	0	0.0	0	0.0	13	21.7	47	78.3	60	800,000	816,806
Richmond													
October 2008	0	0.0	0	0.0	1	6.3	1	6.3	14	87.5	16	1,417,500	1,356,969
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	1	0.5	35	17.9	160	81.6	196	1,000,000	1,069,387
Year-to-date 2007	0	0.0	0	0.0	13	5.5	47	20.0	175	74.5	235	925,000	930,965

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2008	0	0.0	6	5.7	30	28.3	26	24.5	44	41.5	106	699,000	807,307
October 2007	8	5.7	18	12.8	39	27.7	38	27.0	38	27.0	141	639,000	718,491
Year-to-date 2008	0	0.0	70	7.1	292	29.6	277	28.1	348	35.3	987	678,900	750,924
Year-to-date 2007	11	0.8	311	21.2	455	31.0	379	25.9	310	21.1	1,466	599,000	674,105
University Endowment Lands													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	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	4	100.0	4	--	--
Vancouver City													
October 2008	0	0.0	0	0.0	0	0.0	2	5.6	34	94.4	36	1,000,000	1,237,222
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	4	1.0	19	4.9	367	94.1	390	1,000,000	1,356,787
Year-to-date 2007	0	0.0	1	0.2	4	0.8	79	16.4	397	82.5	481	950,000	1,272,214
West Vancouver													
October 2008	1	10.0	0	0.0	0	0.0	0	0.0	9	90.0	10	2,870,000	3,172,780
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	1	1.3	0	0.0	0	0.0	0	0.0	75	98.7	76	2,890,000	3,128,497
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	113	100.0	113	2,450,000	2,794,064
White Rock													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	1,199,000	1,250,235
Vancouver CMA													
October 2008	5	1.9	22	8.1	48	17.8	55	20.4	140	51.9	270	786,345	1,006,122
October 2007	9	3.5	27	10.4	67	25.9	76	29.3	80	30.9	259	639,000	793,071
Year-to-date 2008	22	0.8	189	6.5	704	24.2	693	23.8	1,298	44.7	2,906	700,000	911,077
Year-to-date 2007	47	1.3	563	15.2	951	25.7	781	21.1	1,363	36.8	3,705	650,000	836,124

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2008**

Submarket	Oct 2008	Oct 2007	% Change	YTD 2008	YTD 2007	% Change
Anmore	--	--	n/a	1,458,733	1,150,346	26.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	741,895	--	n/a
Burnaby Total	1,000,280	942,081	6.2	923,557	824,967	12.0
Coquitlam	755,435	--	n/a	757,586	726,045	4.3
Delta	--	--	n/a	727,520	718,435	1.3
Langley City	--	--	n/a	--	--	n/a
Langley District	657,877	630,446	4.4	650,389	574,429	13.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	520,972	570,523	-8.7	562,934	521,411	8.0
New Westminster	--	--	n/a	562,706	593,198	-5.1
North Vancouver City	--	--	n/a	1,185,667	1,189,400	-0.3
North Vancouver DM	--	--	n/a	1,506,539	1,304,288	15.5
Pitt Meadows	--	--	n/a	547,339	553,607	-1.1
Port Coquitlam	--	--	n/a	635,580	582,645	9.1
Port Moody	--	--	n/a	967,230	816,806	18.4
Richmond	1,356,969	--	n/a	1,069,387	930,965	14.9
Surrey Total	807,307	718,491	12.4	750,924	674,105	11.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,237,222	--	n/a	1,356,787	1,272,214	6.6
West Vancouver	3,172,780	--	n/a	3,128,497	2,794,064	12.0
White Rock	--	--	n/a	--	1,250,235	n/a
Vancouver CMA	1,006,122	793,071	26.9	911,077	836,124	9.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
October 2008

		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 (\$)
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	1,139	5,113	22%	849,996	532	1,650	32%	484,048	1,369	3,960	35%	406,804
	November	1,080	4,479	24%	813,136	542	1,511	36%	483,210	1,277	4,276	30%	418,708
	December	685	3,525	19%	810,911	317	1,246	25%	500,416	902	3,515	26%	407,237
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November												
	December												
	Q3 2007	3,916	5,203	25%	836,253	1,827	1,700	36%	486,063	4,362	4,178	35%	395,749
	Q3 2008	1,934	8,368	8%	811,852	956	2,956	11%	495,492	2,475	7,656	11%	386,618
	YTD 2007	13,169	4,906	27%	814,381	5,984	1,691	35%	476,117	14,300	4,224	34%	384,007
	YTD 2008	8,625	6,871	13%	875,246	4,100	2,389	17%	504,567	10,203	6,448	16%	403,834

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 2008**

		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 (\$)
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	2,904	4,372	22%	827,068	1,391	1,469	31%	487,452	3,548	3,917	30%	411,199
2008	Q1	2,771	4,526	20%	909,715	1,313	1,570	28%	511,638	3,430	4,581	25%	413,334
	Q2	3,423	7,209	16%	890,425	1,607	2,400	22%	510,152	3,651	6,676	18%	409,591
	Q3	1,934	8,368	8%	811,852	956	2,956	11%	495,492	2,475	7,656	11%	386,618
YTD 2007		13,169	4,906	27%	814,381	5,984	1,691	35%	476,117	14,300	4,224	34%	384,007
YTD 2008		8,625	6,871	13%	875,246	4,100	2,389	17%	504,567	10,203	6,448	16%	403,834

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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
October 2008

		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						
2007	January	679	6.50	6.65	116.1	109.0	1,198	4.7	66.9	752
	February	679	6.50	6.65	116.1	109.3	1,209	4.2	67.1	751
	March	669	6.40	6.49	117.4	109.6	1,220	3.6	67.2	753
	April	678	6.60	6.64	118.3	110.0	1,219	3.7	67.1	758
	May	709	6.85	7.14	121.0	110.6	1,214	4.1	67.0	758
	June	715	7.05	7.24	122.1	110.5	1,211	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,218	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.8	755
	September	712	7.05	7.19	122.4	110.7	1,221	3.8	66.6	760
	October	728	7.25	7.44	123.2	110.4	1,220	4.1	66.7	764
	November	725	7.20	7.39	123.5	110.4	1,231	4.2	67.3	762
	December	734	7.35	7.54	123.5	110.5	1,239	4.2	67.6	761
2008	January	725	7.35	7.39	123.6	110.2	1,249	4.0	67.8	768
	February	718	7.25	7.29	123.8	110.7	1,246	3.8	67.4	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.7	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,247	3.9	67.3	774
	May	679	6.15	6.65	124.3	113.2	1,245	4.0	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,243	4.1	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.1	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.1	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.2	66.4	787
	October	713	6.35	7.20		113.4	1,243	4.3	66.5	795
	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), 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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- 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
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Abbotsford CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2008	22	0	4	3	0	0	0	0	29
October 2007	47	0	14	10	0	0	0	0	71
% Change	-53.2	n/a	-71.4	-70.0	n/a	n/a	n/a	n/a	-59.2
Year-to-date 2008	297	2	68	27	147	694	0	0	1,235
Year-to-date 2007	418	0	198	33	111	216	0	0	976
% Change	-28.9	n/a	-65.7	-18.2	32.4	**	n/a	n/a	26.5
UNDER CONSTRUCTION									
October 2008	251	2	72	56	142	694	0	0	1,217
October 2007	330	0	156	42	113	365	0	0	1,006
% Change	-23.9	n/a	-53.8	33.3	25.7	90.1	n/a	n/a	21.0
COMPLETIONS									
October 2008	28	0	18	0	0	0	0	0	46
October 2007	28	0	4	0	0	71	0	0	103
% Change	0.0	n/a	**	n/a	n/a	-100.0	n/a	n/a	-55.3
Year-to-date 2008	377	0	138	4	96	310	0	0	925
Year-to-date 2007	310	4	189	15	91	429	0	24	1,062
% Change	21.6	-100.0	-27.0	-73.3	5.5	-27.7	n/a	-100.0	-12.9
COMPLETED & NOT ABSORBED									
October 2008	152	0	38	3	16	24	0	0	233
October 2007	69	0	6	5	0	75	0	0	155
% Change	120.3	n/a	**	-40.0	n/a	-68.0	n/a	n/a	50.3
ABSORBED									
October 2008	25	0	14	0	7	5	0	0	51
October 2007	21	0	18	0	2	72	0	0	113
% Change	19.0	n/a	-22.2	n/a	**	-93.1	n/a	n/a	-54.9
Year-to-date 2008	304	0	104	6	94	337	0	0	845
Year-to-date 2007	315	4	191	13	91	354	0	24	992
% Change	-3.5	-100.0	-45.5	-53.8	3.3	-4.8	n/a	-100.0	-14.8

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
October 2008	17	0	4	3	0	0	0	0	24
October 2007	29	0	14	10	0	0	0	0	53
Fraser Valley H RDA									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	0	0	0	0	0
Mission DM									
October 2008	5	0	0	0	0	0	0	0	5
October 2007	18	0	0	0	0	0	0	0	18
Abbotsford CMA									
October 2008	22	0	4	3	0	0	0	0	29
October 2007	47	0	14	10	0	0	0	0	71
UNDER CONSTRUCTION									
Abbotsford City									
October 2008	158	0	72	56	95	694	0	0	1,075
October 2007	203	0	156	42	113	365	0	0	879
Fraser Valley H RDA									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	1	0	0	0	0	0	0	0	1
Mission DM									
October 2008	93	2	0	0	47	0	0	0	142
October 2007	126	0	0	0	0	0	0	0	126
Abbotsford CMA									
October 2008	251	2	72	56	142	694	0	0	1,217
October 2007	330	0	156	42	113	365	0	0	1,006
COMPLETIONS									
Abbotsford City									
October 2008	18	0	18	0	0	0	0	0	36
October 2007	14	0	4	0	0	71	0	0	89
Fraser Valley H RDA									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	0	0	0	0	0
Mission DM									
October 2008	10	0	0	0	0	0	0	0	10
October 2007	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
October 2008	28	0	18	0	0	0	0	0	46
October 2007	28	0	4	0	0	71	0	0	103

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

Table I.1: Housing Activity Summary by Submarket
October 2008

	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									
October 2008	92	0	38	3	14	12	0	0	159
October 2007	37	0	6	4	0	30	0	0	77
Fraser Valley H RDA									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	0	0	0	0	0
Mission DM									
October 2008	60	0	0	0	2	12	0	0	74
October 2007	32	0	0	1	0	45	0	0	78
Abbotsford CMA									
October 2008	152	0	38	3	16	24	0	0	233
October 2007	69	0	6	5	0	75	0	0	155
ABSORBED									
Abbotsford City									
October 2008	9	0	14	0	7	5	0	0	35
October 2007	14	0	18	0	2	71	0	0	105
Fraser Valley H RDA									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	0	0	0	0	0
Mission DM									
October 2008	16	0	0	0	0	0	0	0	16
October 2007	7	0	0	0	0	1	0	0	8
Abbotsford CMA									
October 2008	25	0	14	0	7	5	0	0	51
October 2007	21	0	18	0	2	72	0	0	113

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

**Table 1.2A: History of Housing Starts of Abbotsford CMA
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Abbotsford City	20	39	0	0	0	0	4	14	24	53	-54.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	18	0	0	0	0	0	0	5	18	-72.2
Abbotsford CMA	25	57	0	0	0	0	4	14	29	71	-59.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Abbotsford City	211	275	44	8	51	103	762	414	1,068	800	33.5
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	113	175	2	0	52	0	0	0	167	175	-4.6
Abbotsford CMA	324	451	46	8	103	103	762	414	1,235	976	26.5

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Abbotsford City	0	0	0	0	4	14	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	4	14	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	51	103	0	0	762	414	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	52	0	0	0	0	0	0	0
Abbotsford CMA	103	103	0	0	762	414	0	0

**Table 2.4: Starts by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Abbotsford City	21	43	3	10	0	0	24	53
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	18	0	0	0	0	5	18
Abbotsford CMA	26	61	3	10	0	0	29	71

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	252	440	816	360	0	0	1,068	800
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	115	175	52	0	0	0	167	175
Abbotsford CMA	367	616	868	360	0	0	1,235	976

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Abbotsford City	18	14	0	0	0	0	18	75	36	89	-59.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	10	14	0	0	0	0	0	0	10	14	-28.6
Abbotsford CMA	28	28	0	0	0	0	18	75	46	103	-55.3

**Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Abbotsford City	243	204	8	2	83	89	448	517	782	812	-3.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	138	121	0	4	5	0	0	125	143	250	-42.8
Abbotsford CMA	381	325	8	6	88	89	448	642	925	1,062	-12.9

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Abbotsford City	0	0	0	0	18	75	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	18	75	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	83	89	0	0	448	493	0	24
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	0	0	0	0	125	0	0
Abbotsford CMA	88	89	0	0	448	618	0	24

**Table 3.4: Completions by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Abbotsford City	36	18	0	71	0	0	36	89
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	10	14	0	0	0	0	10	14
Abbotsford CMA	46	32	0	71	0	0	46	103

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	377	331	405	457	0	24	782	812
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	138	172	5	78	0	0	143	250
Abbotsford CMA	515	503	410	535	0	24	925	1,062

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2008	0	0.0	1	11.1	3	33.3	1	11.1	4	44.4	9	--	--
October 2007	0	0.0	6	42.9	0	0.0	1	7.1	0	0.0	14	522,000	512,071
Year-to-date 2008	1	0.5	35	18.4	29	15.3	29	15.3	29	15.3	190	559,500	597,871
Year-to-date 2007	3	1.3	92	41.1	19	8.5	26	11.6	19	8.5	224	510,000	549,133
Fraser Valley H RDA													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	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	--	--
Mission DM													
October 2008	0	0.0	9	56.3	0	0.0	0	0.0	0	0.0	16	498,950	517,706
October 2007	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2008	2	1.7	96	80.0	0	0.0	0	0.0	0	0.0	120	479,000	484,593
Year-to-date 2007	8	7.7	84	80.8	0	0.0	1	1.0	0	0.0	104	450,000	458,359
Abbotsford CMA													
October 2008	0	0.0	10	40.0	4	16.0	1	4.0	4	16.0	25	562,000	600,992
October 2007	0	0.0	13	61.9	0	0.0	1	4.8	0	0.0	21	469,000	493,876
Year-to-date 2008	3	1.0	131	42.3	29	9.4	29	9.4	29	9.4	310	520,000	554,021
Year-to-date 2007	11	3.4	176	53.7	19	5.8	27	8.2	19	5.8	328	490,000	520,351

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2008**

Submarket	Oct 2008	Oct 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	--	512,071	n/a	597,871	549,133	8.9
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	517,706	--	n/a	484,593	458,359	5.7
Abbotsford CMA	600,992	493,876	21.7	554,021	520,351	6.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
October 2008

		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
2007	January	936	-14.0	1,418	2,165	2,343	60.5	387,113	4.3	405,501
	February	1,359	-14.2	1,450	2,277	2,387	60.7	406,086	16.4	423,516
	March	1,660	-15.3	1,447	3,097	2,566	56.4	420,696	12.5	422,401
	April	1,695	-5.7	1,465	2,729	2,582	56.7	427,481	8.9	420,014
	May	2,043	-4.6	1,573	3,400	2,612	60.2	437,484	7.3	421,679
	June	1,953	-3.6	1,542	2,830	2,432	63.4	439,124	7.5	418,844
	July	1,914	21.1	1,726	2,866	2,465	70.0	425,602	5.4	415,878
	August	1,666	4.8	1,468	2,530	2,508	58.5	415,629	2.6	421,314
	September	1,262	1.6	1,486	2,381	2,467	60.2	428,257	5.0	423,083
	October	1,391	16.6	1,460	2,790	2,589	56.4	424,202	6.2	440,810
	November	1,249	12.3	1,523	1,885	2,538	60.0	407,994	0.1	420,927
	December	904	15.9	1,474	970	2,431	60.6	448,640	17.6	452,382
2008	January	907	-3.1	1,416	2,593	2,703	52.4	428,117	10.6	441,216
	February	1,237	-9.0	1,287	2,487	2,567	50.1	436,824	7.6	445,923
	March	1,238	-25.4	1,233	3,023	2,794	44.1	443,590	5.4	450,455
	April	1,687	-0.5	1,278	3,982	3,113	41.1	439,188	2.7	433,235
	May	1,531	-25.1	1,202	3,482	2,813	42.7	432,679	-1.1	417,604
	June	1,328	-32.0	1,036	2,912	2,644	39.2	446,681	1.7	441,860
	July	1,216	-36.5	1,034	3,333	2,722	38.0	432,686	1.7	429,512
	August	874	-47.5	866	2,234	2,444	35.4	431,642	3.9	436,996
	September	924	-26.8	996	2,713	2,584	38.5	413,837	-3.4	418,462
	October	718	-48.4	788	2,444	2,395	32.9	414,553	-2.3	438,179
	November									
	December									
	Q3 2007	4,842	9.7		7,777			422,863	4.3	
	Q3 2008	3,014	-37.8		8,280			426,605	0.9	
	YTD 2007	15,879	-2.0		27,065			423,585	7.9	
	YTD 2008	11,660	-26.6		29,203			433,772	2.4	

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

Raw data: data observed for the current quarter

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

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

** At the end of the quarter

***: observed change greater than 100%

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

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

Source: CREA

Table 6: Economic Indicators
October 2008

		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						
2007	January	679	6.50	6.65	116.3	109.0	85	4.2	68.6	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	68.0	714
	March	669	6.40	6.49	117.5	109.5	84	4.6	67.2	721
	April	678	6.60	6.64	118.2	109.9	84	4.7	67.1	726
	May	709	6.85	7.14	120.9	110.5	85	4.4	67.7	713
	June	715	7.05	7.24	121.8	110.3	86	4.2	68.1	706
	July	715	7.05	7.24	122.0	110.5	86	4.1	68.3	698
	August	715	7.05	7.24	122.1	110.4	85	4.4	68.0	715
	September	712	7.05	7.19	122.1	110.5	85	4.6	67.3	735
	October	728	7.25	7.44	122.8	110.0	84	4.6	66.8	744
	November	725	7.20	7.39	123.1	110.1	84	4.1	66.0	748
	December	734	7.35	7.54	123.1	110.1	85	3.6	66.6	749
2008	January	725	7.35	7.39	123.3	109.9	85	3.6	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.1	756
	March	712	7.15	7.19	124.2	110.8	86	5.4	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.3	68.9	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.5	739
	June	710	6.95	7.15	123.7	113.6	89	4.1	69.5	748
	July	710	6.95	7.15	123.8	114.2	89	4.2	69.0	752
	August	691	6.65	6.85	123.7	114.0	90	4.2	69.9	740
	September	691	6.65	6.85	123.6	114.1	90	4.6	70.1	740
	October	713	6.35	7.20		112.8	90	4.9	70.6	740
	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), 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 2006 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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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