

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

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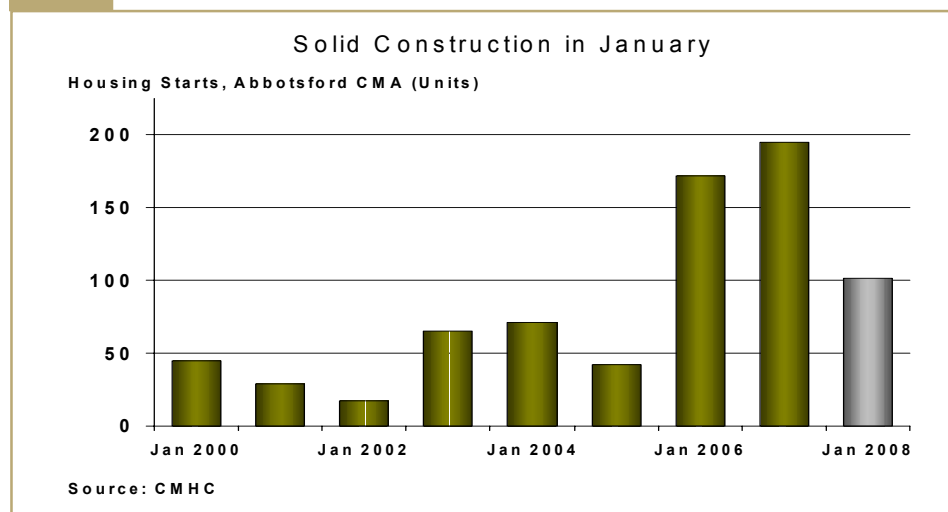
## Vancouver CMA Housing Starts Begin the Year on Solid Ground

New home construction in the Vancouver CMA continued where it left off in 2007, posting a solid January that was equal to the number of homes started during the same time last year. Over 80 per

cent of housing starts were of the multiple family variety (semi-detached, row and apartment). Overall, there were 1,332 housing starts in January in Metro Vancouver.

On a monthly basis, single detached housing starts have been trending down in year over year comparisons since the fourth quarter of 2006. With the average price rising due to escalating land and construction costs, the demand for new single detached homes has been waning for

Figure 1



## Table of contents

- 1 Vancouver CMA Housing Starts Begin the Year on Solid Ground
- 2 Solid Housing Starts in January in Abbotsford CMA
- 3 - 14 Maps
- 16 - 54 Housing Tables
- 55 Methodology
- 56 Definitions

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over a year. January recorded the smallest monthly number of single detached housing starts since April 2001.

Increased demand for new multiple family housing has been firmly rooted in the Vancouver CMA. New construction of higher density homes has been observed in many centres away from the Vancouver City core. Lower prices are the main reason for this increased demand as the price difference between a new single detached house and a new apartment condominium can be over a half million dollars on average in the Metro Vancouver.

However, there are other reasons for the ascent of multiple family construction in the region. Vancouver CMA has a limited amount of developable land, with constraints on all four sides; mountains to the north, water to the west, the US border to the south and land in the agricultural land reserve to the east. Also, average household size is 2.6, according to Statistic Canada's 2006 census.

Therefore, a smaller sized home is functional for a couple raising a family.

The number of housing starts outpaced the number of completions for January by over two-thirds. As a result, the number of homes under construction increased for the sixth consecutive month to 25,598 homes. With an increased number of higher density developments, and longer construction times on average, the number of homes under construction will be at near record high levels through 2008.

Despite strong absorptions of newly completed townhomes and apartment condominiums, demand for new single and semi-detached homes was slow in January. The number of completed and unabsorbed homes this month grew by one-third over the total for January 2007. The rise in the number of completed and unabsorbed homes bumped up total absorption rates of new homes with immediate move in from six months in December 2007 to seven months.

## Solid Housing Starts in January in Abbotsford CMA

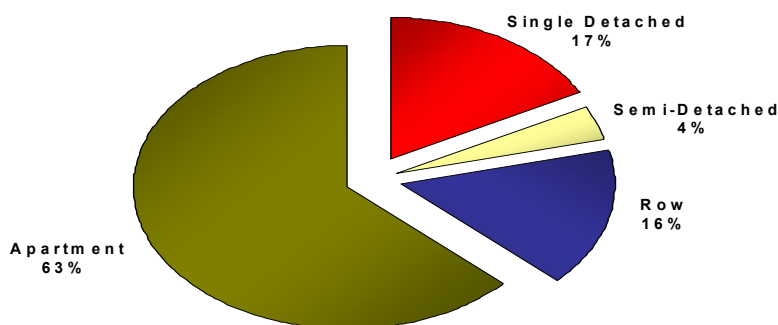
The Abbotsford CMA recorded 101 housing starts in January, a 50 per cent decline in comparison to last year. Posting over a hundred starts in a winter month indicates that builders are ramping up construction in the area. The drop this month, compared to January 2007, was mainly due to a 60 per cent decline in multiple family home starts,

Without any multiple family home starts in 2007, Mission started 52 townhouses in January. Development proposals that were submitted to the District of Mission in 2006 and 2007 are beginning to enter the construction phase. The remainder of the multiple family home starts was in Abbotsford City, where eight semi-detached homes and four single detached homes with secondary suites were started.

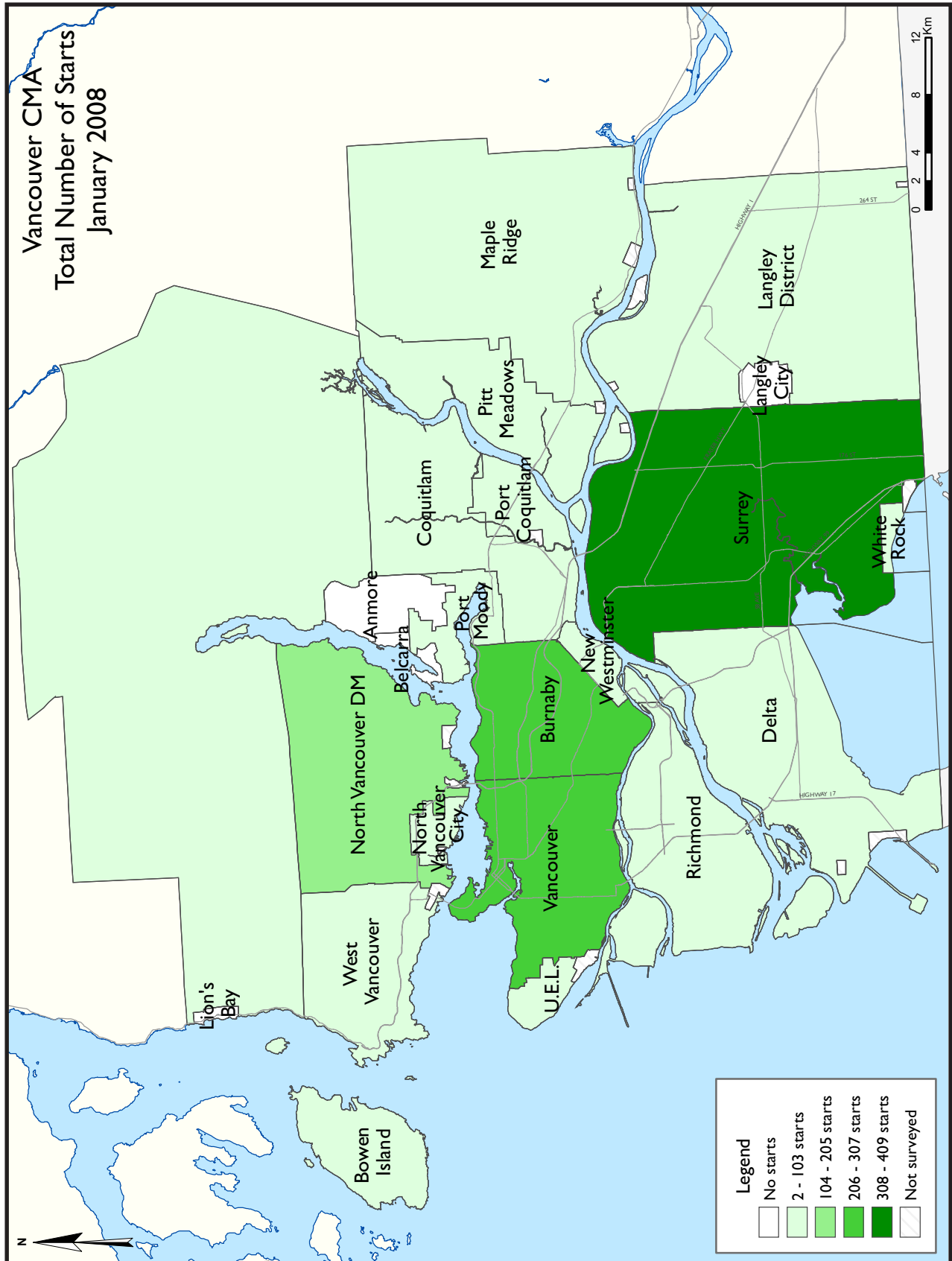
New home completions rose sharply in January, sending in the number of new homes under construction dipping below 800 units, the lowest figure since April 2006. The number of new homes completed and unabsorbed grew by 40 per cent from last month, mainly due to 42 new apartment condominiums available for immediate move in. The total life of the inventory of new homes in the Abbotsford CMA is still holding steady at six months.

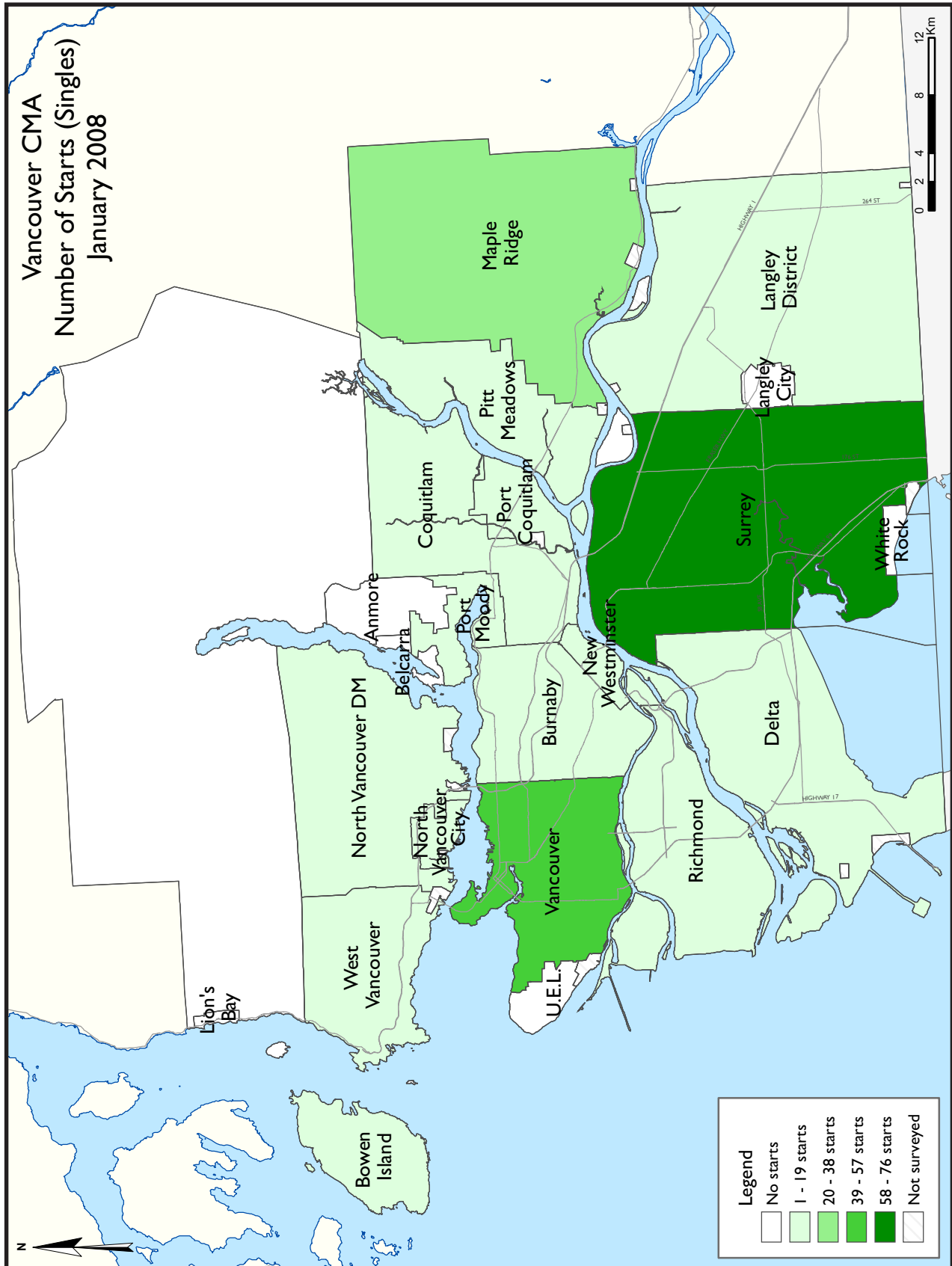
Figure 2

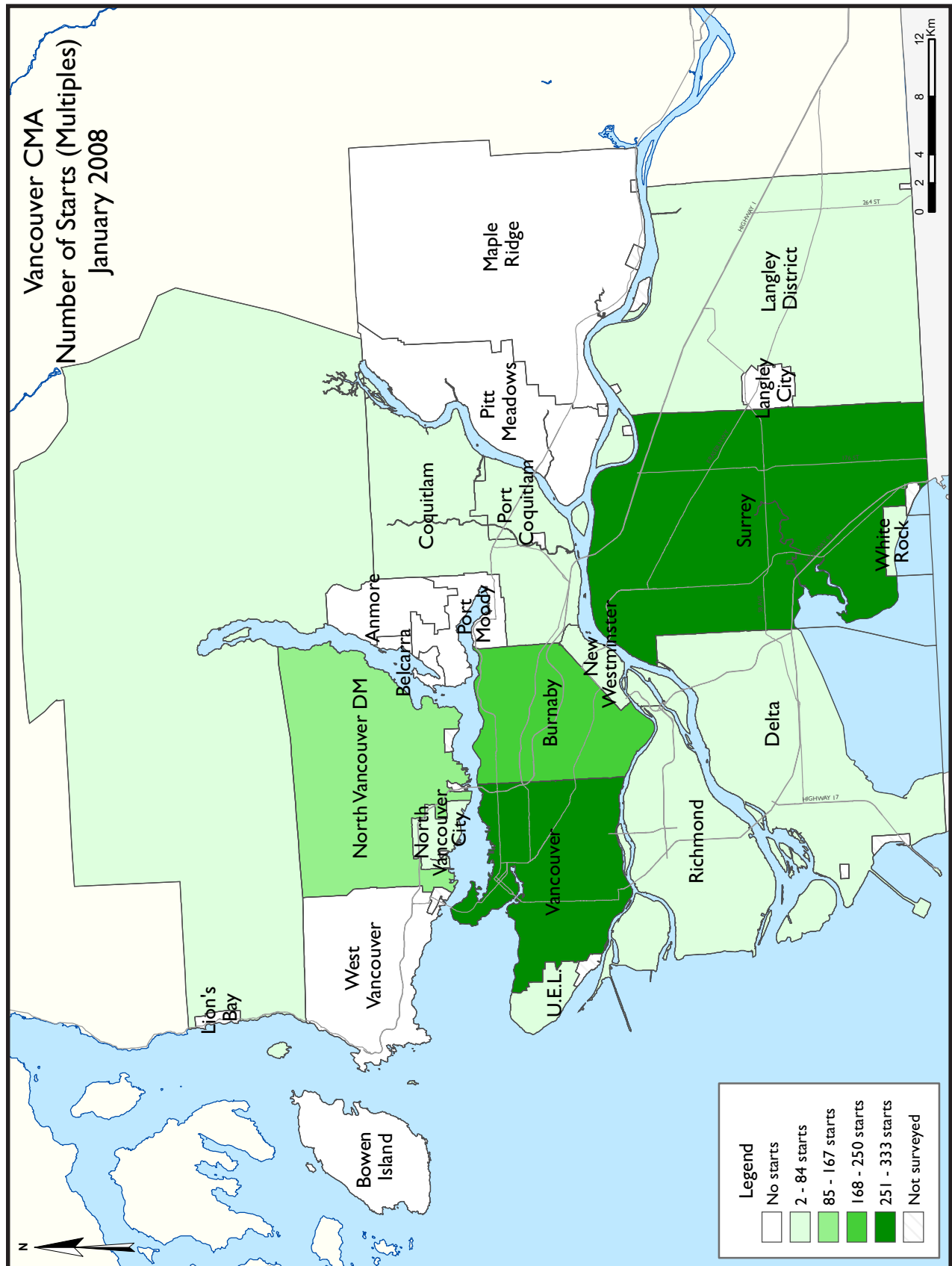
Housing Starts for January in Vancouver CMA:  
Percentage Breakdown by Dwelling Type

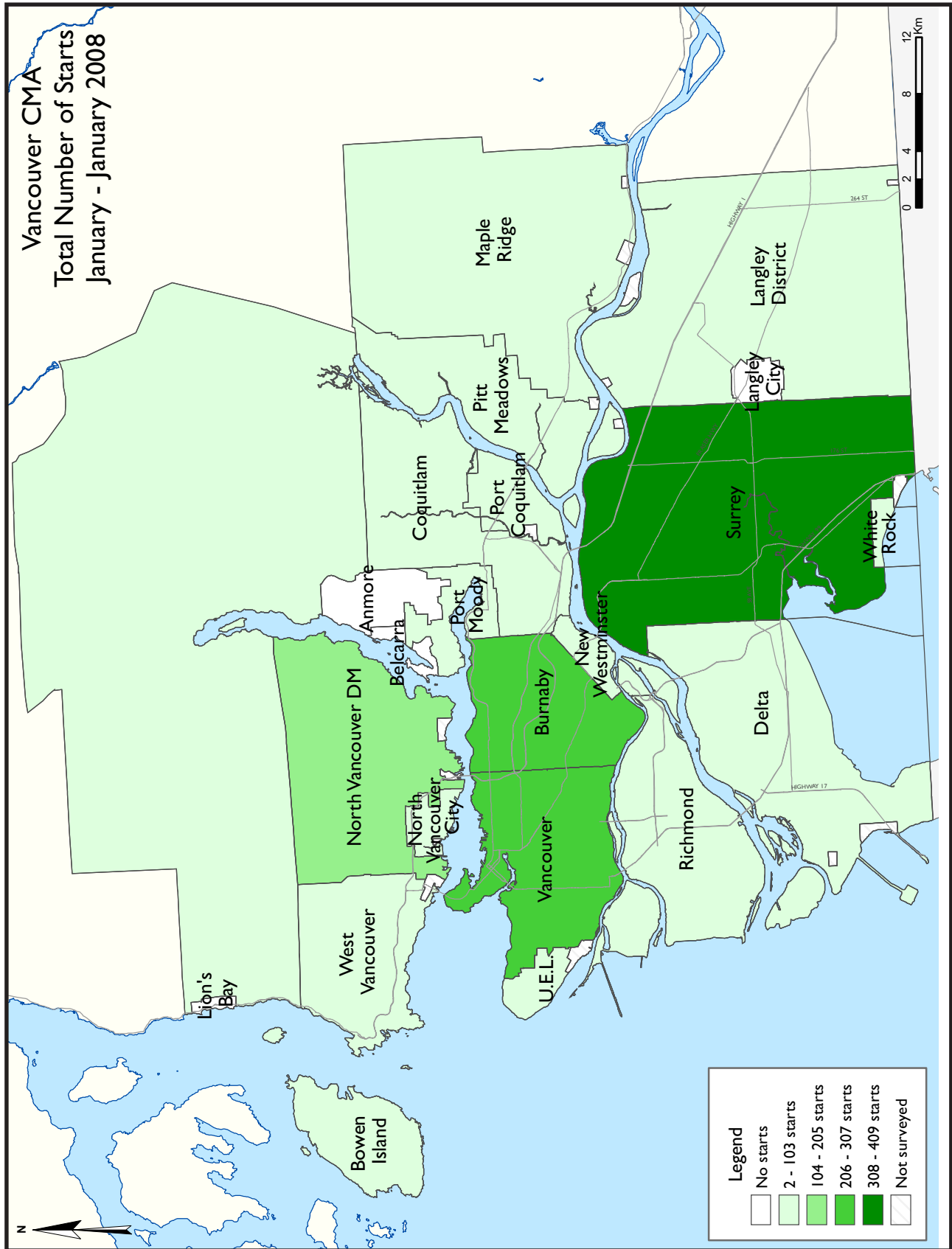


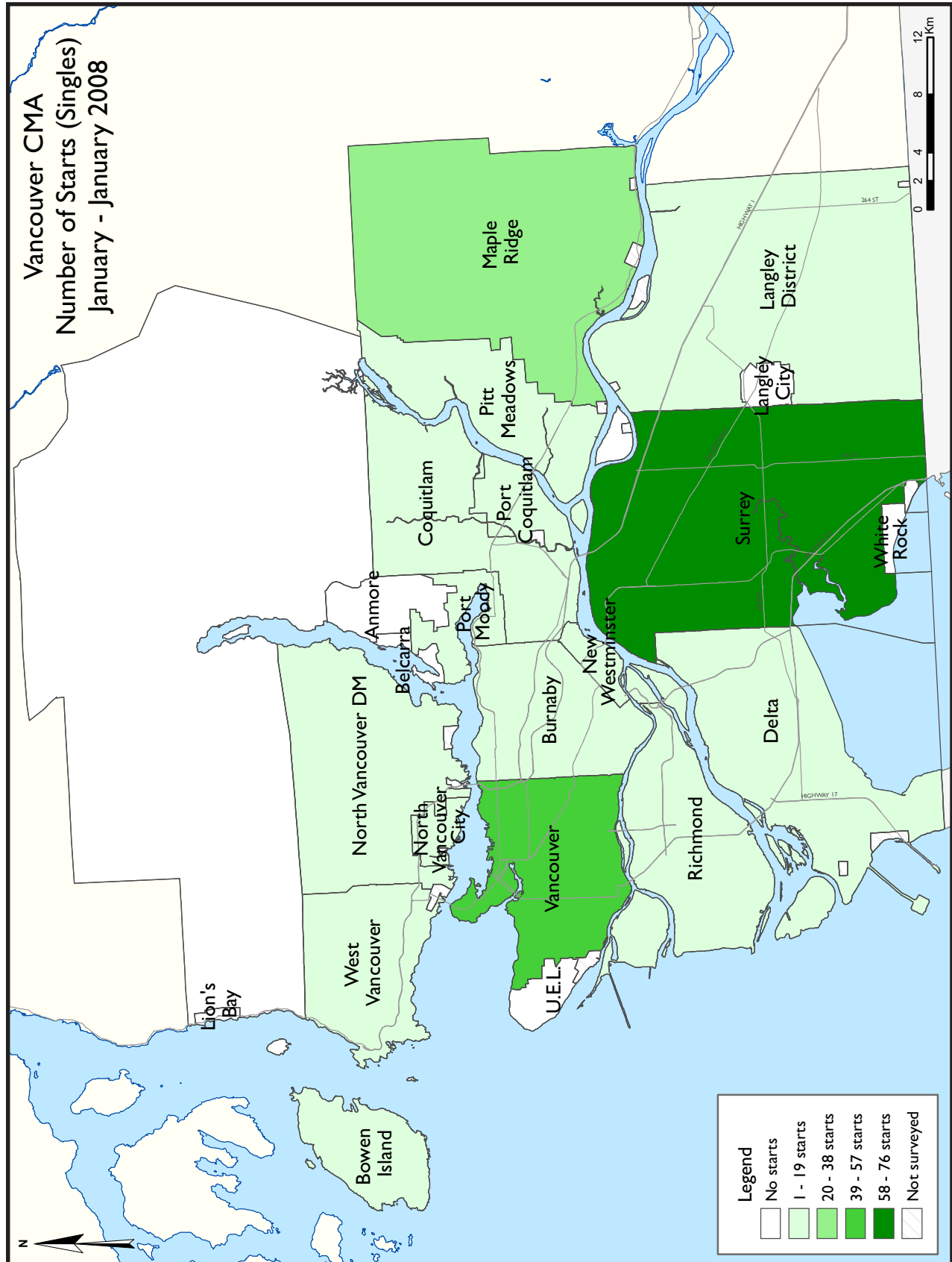
Source: CMHC



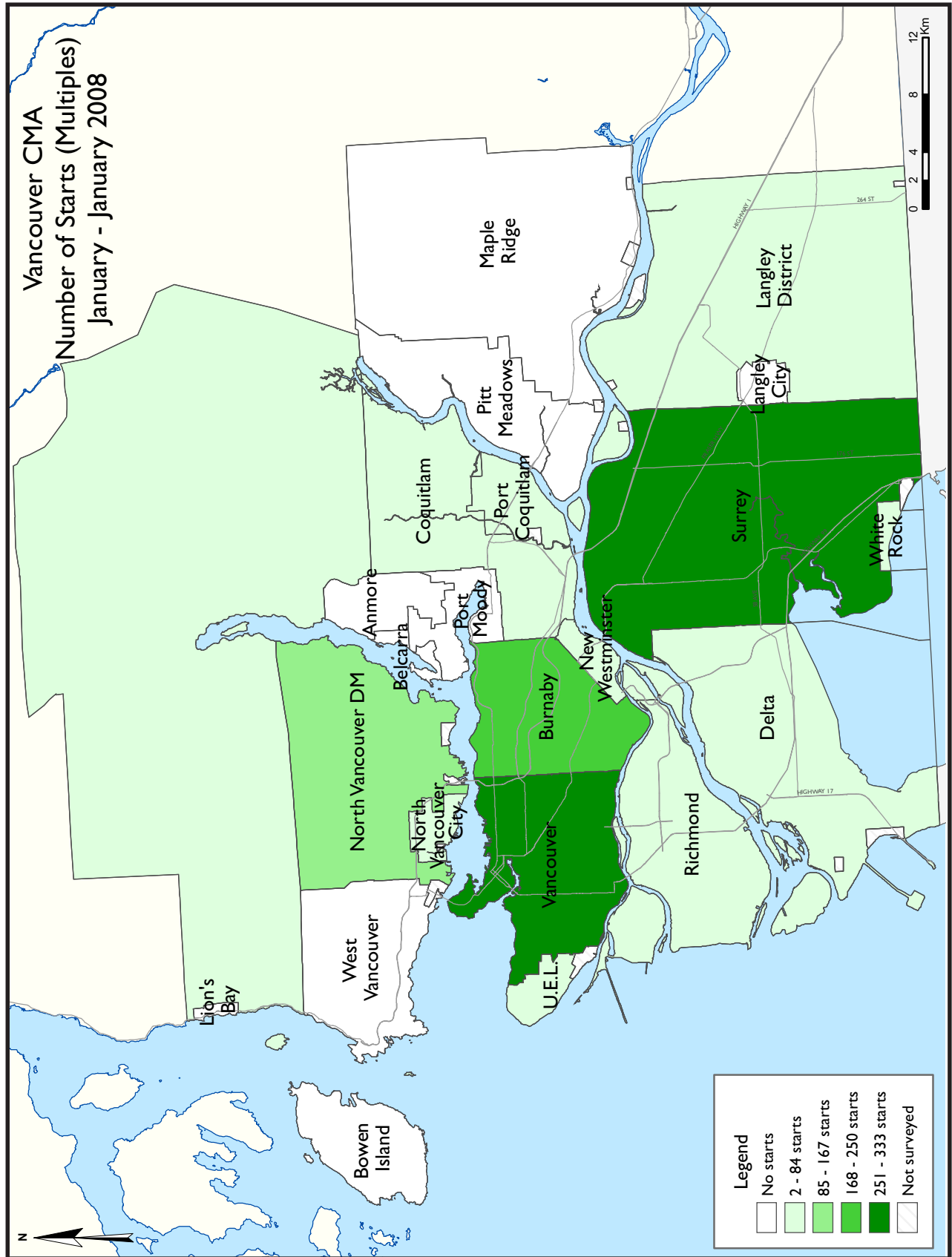




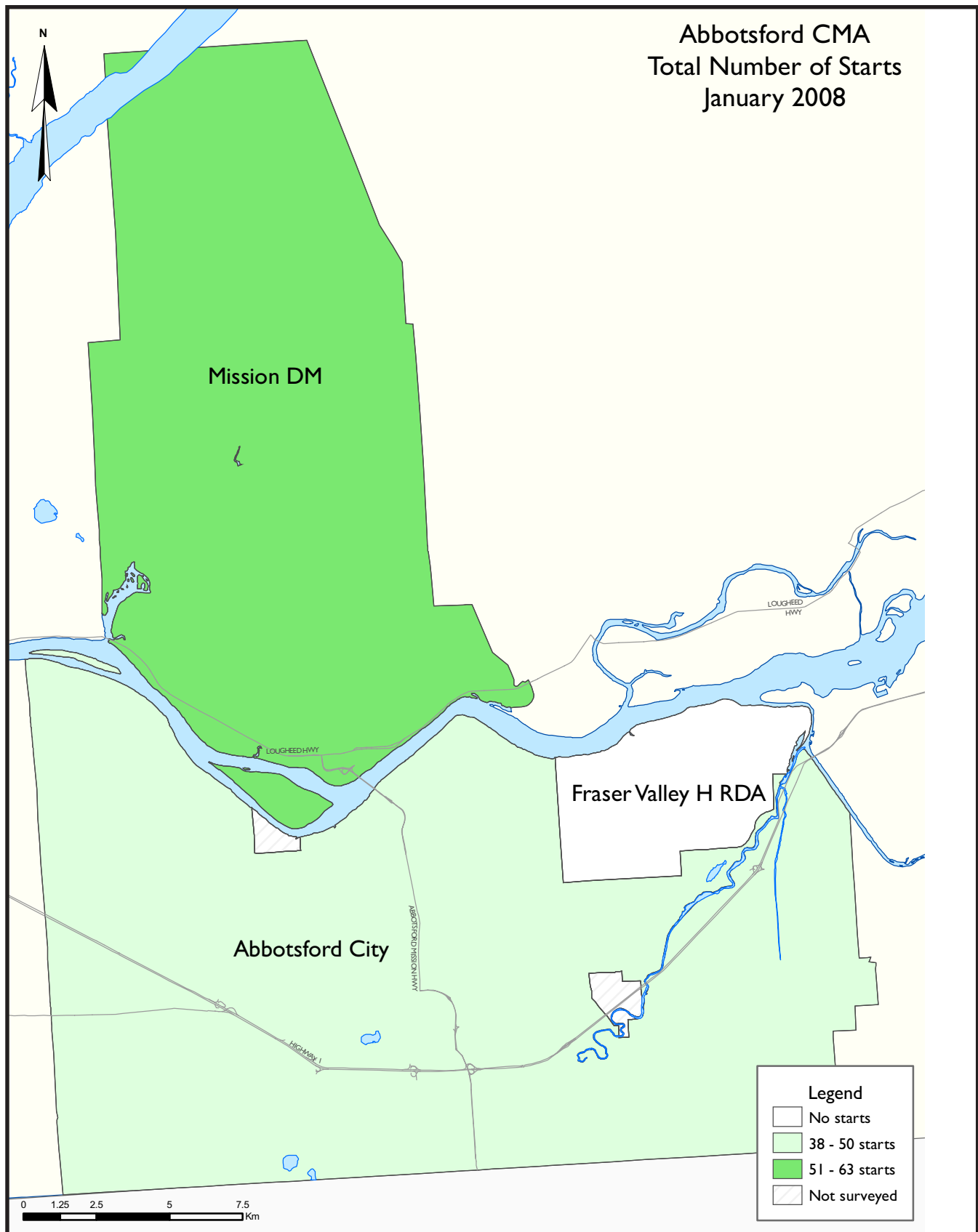


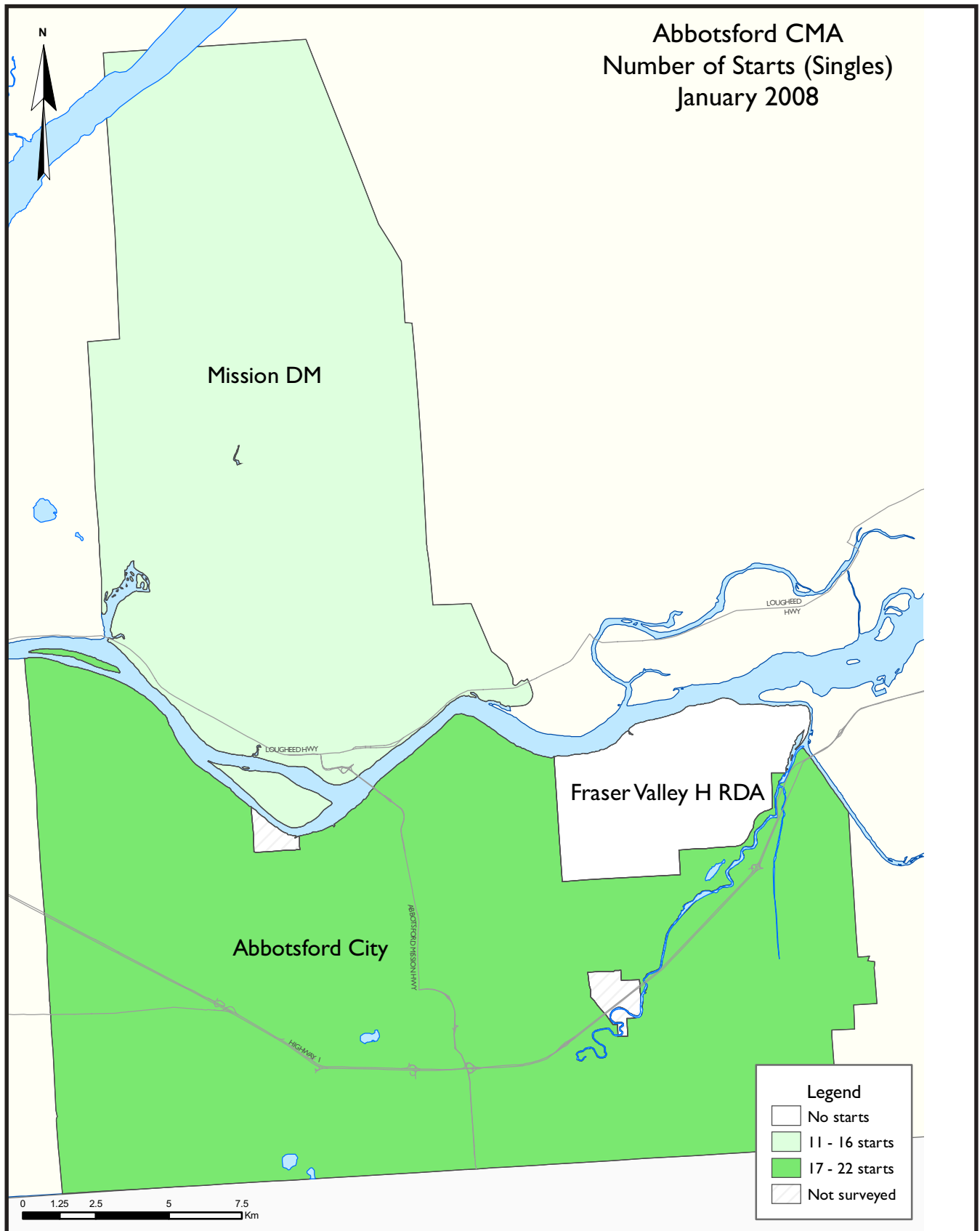


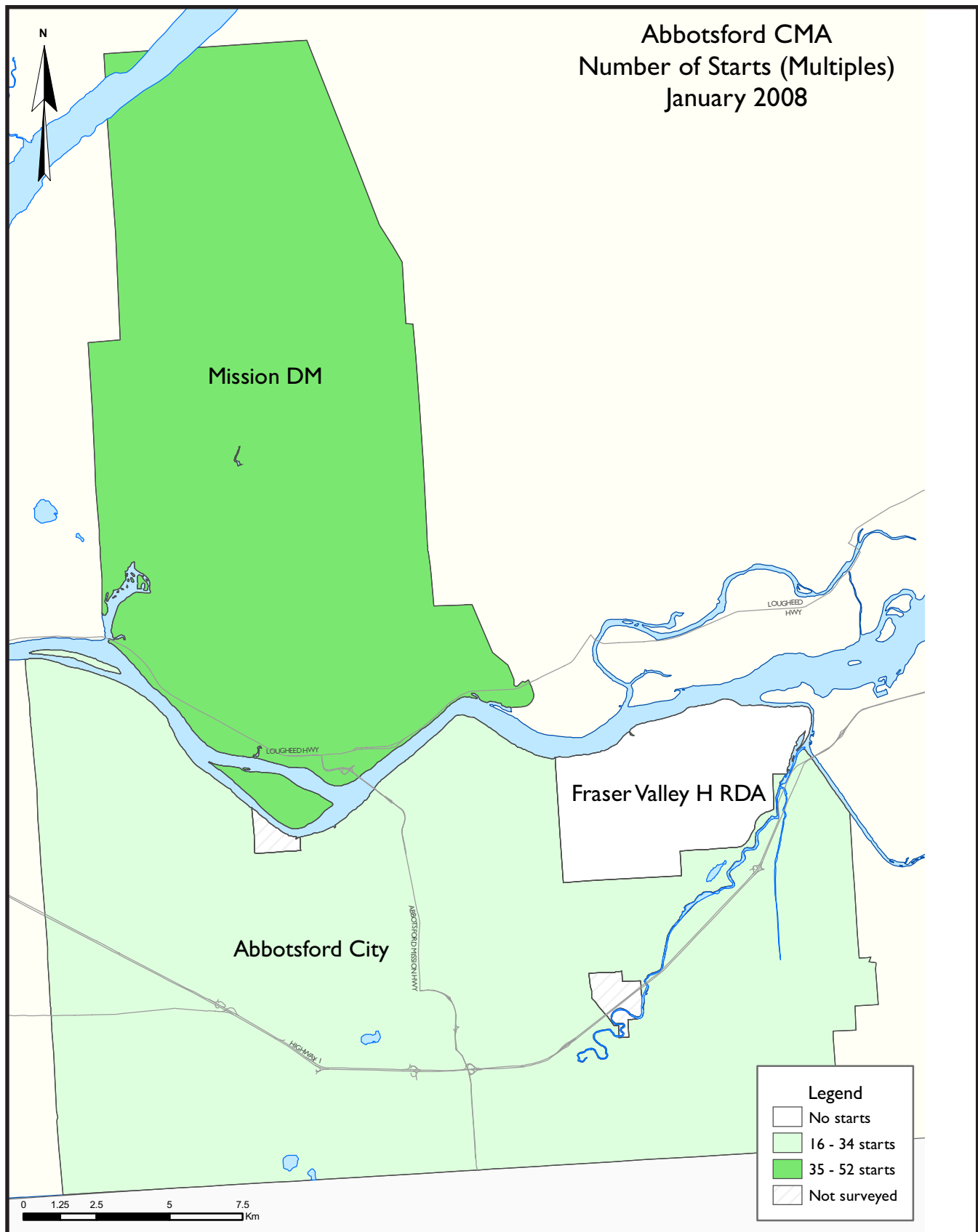


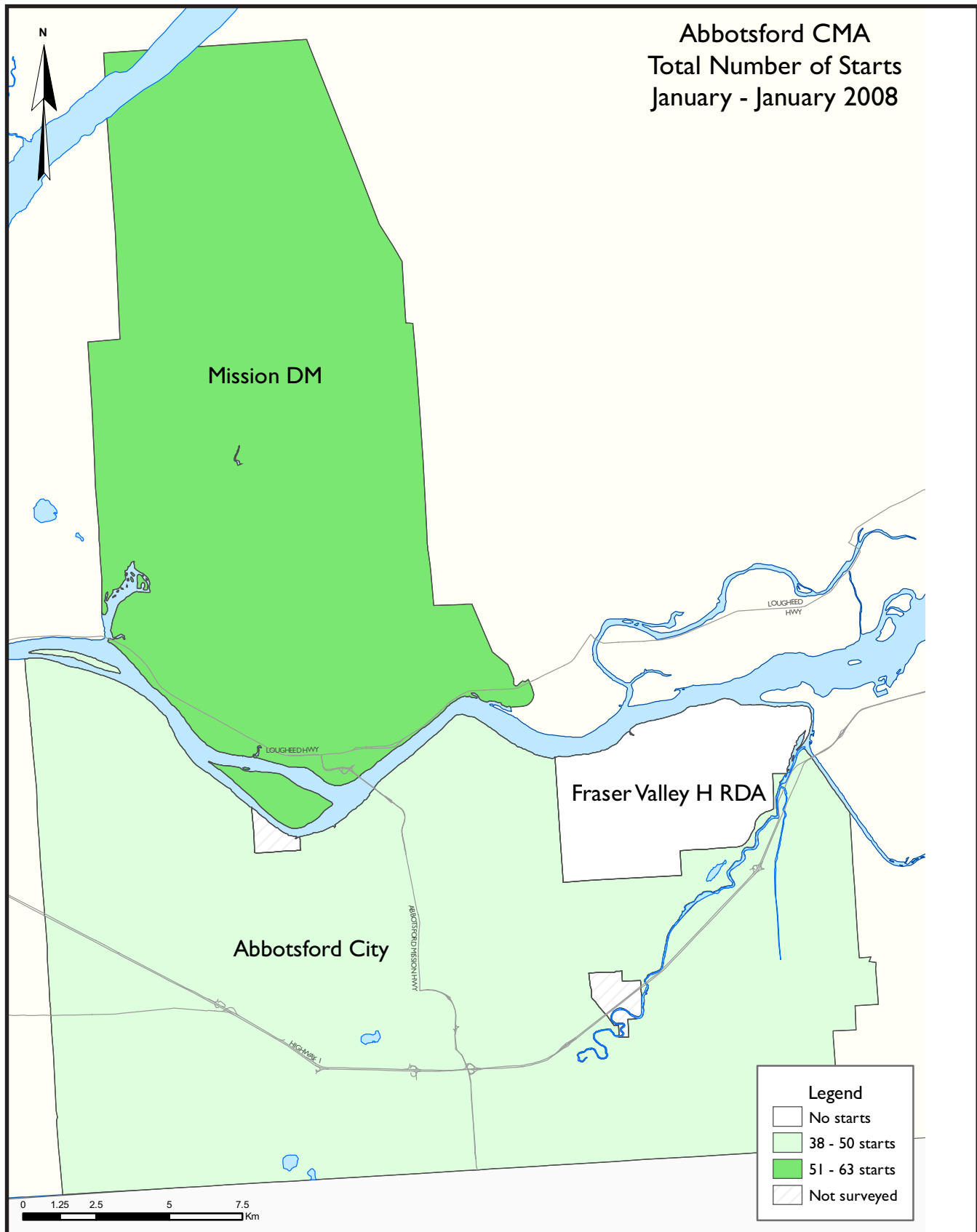


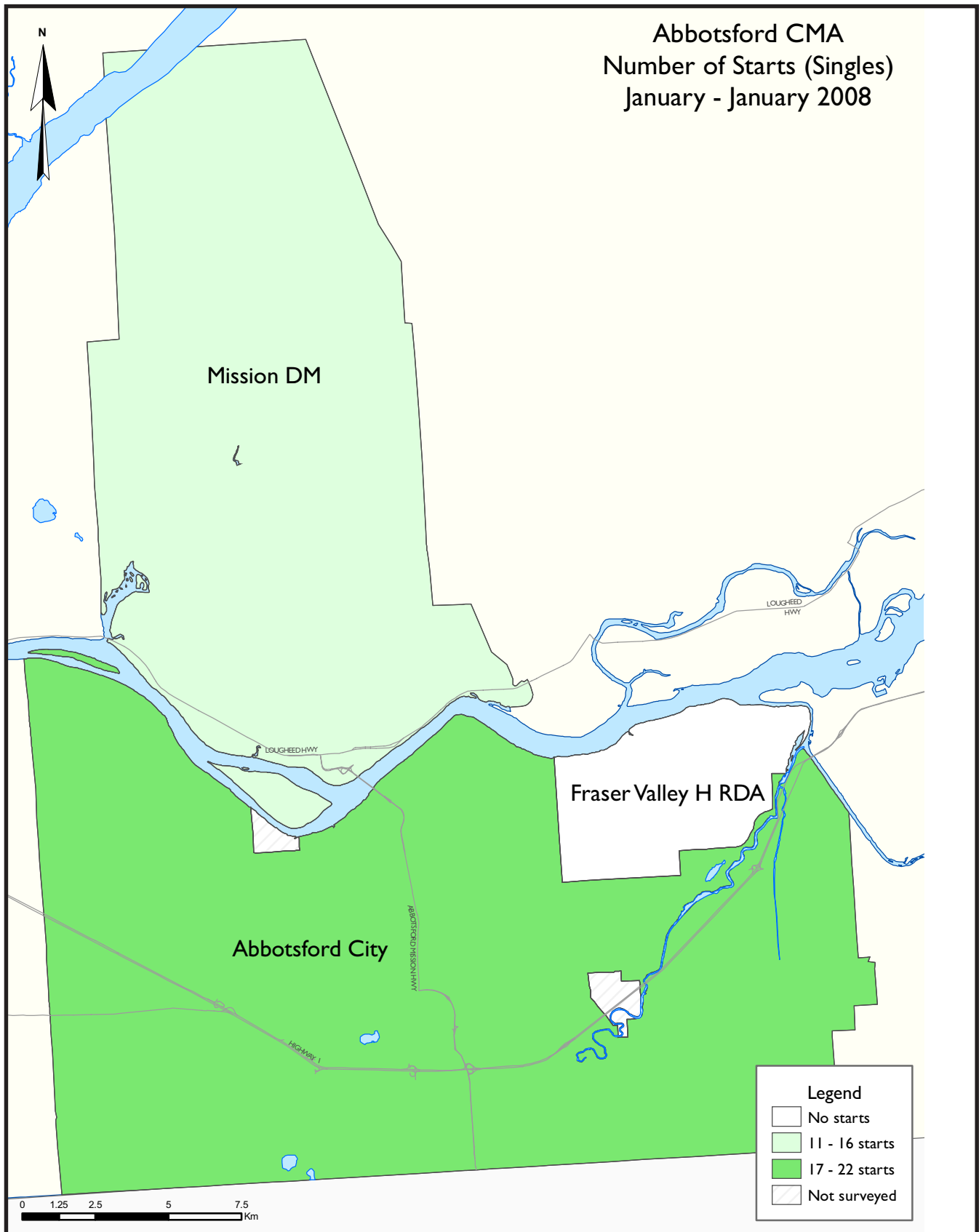


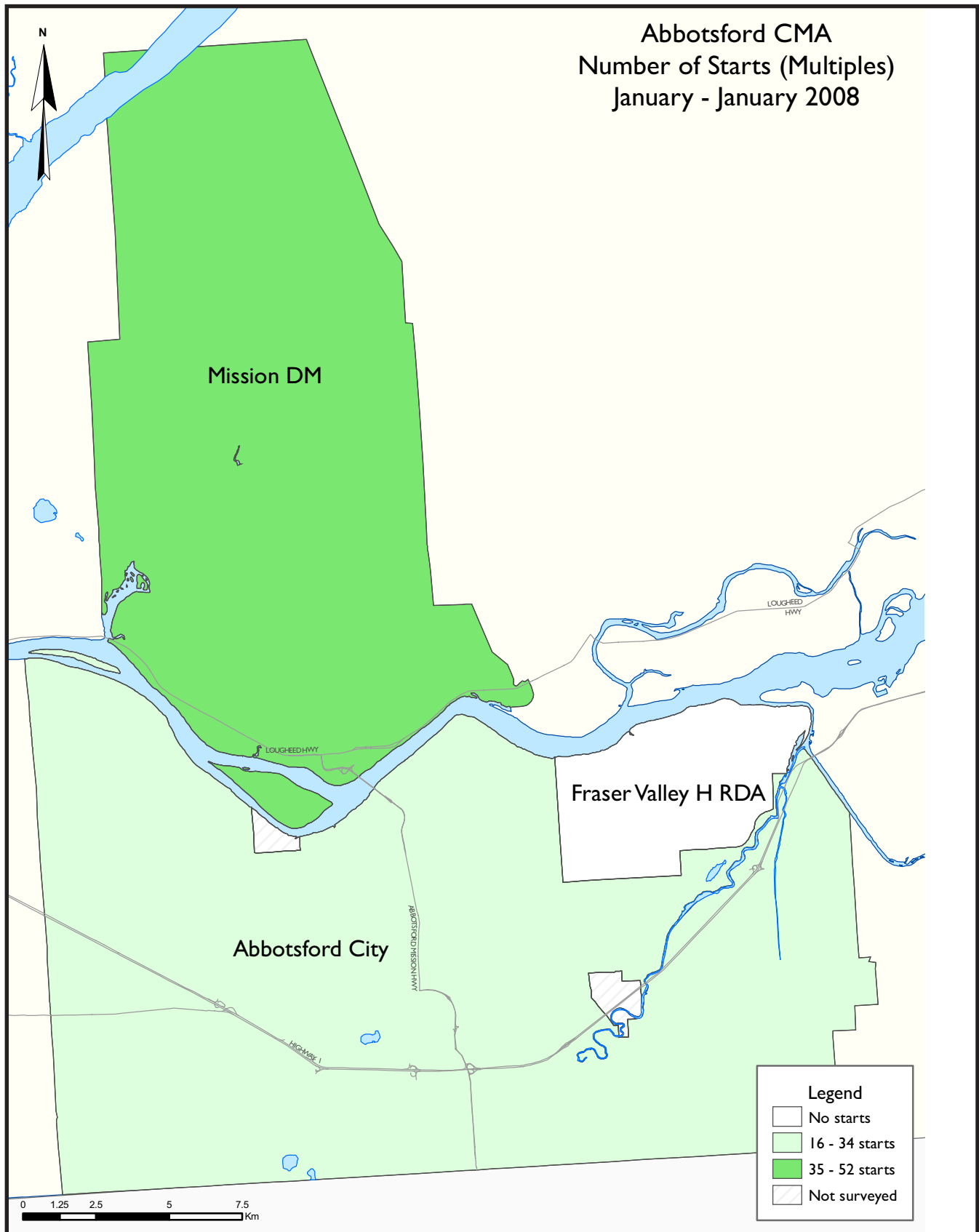












# HOUSING NOW REPORT TABLES

## 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**  
**January 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2008	223	36	56	5	229	747	0	36	1,332
January 2007	234	40	29	0	116	904	0	4	1,327
% Change	-4.7	-10.0	93.1	n/a	97.4	-17.4	n/a	**	0.4
Year-to-date 2008	223	36	56	5	229	747	0	36	1,332
Year-to-date 2007	234	40	29	0	116	904	0	4	1,327
% Change	-4.7	-10.0	93.1	n/a	97.4	-17.4	n/a	**	0.4
UNDER CONSTRUCTION									
January 2008	3,023	216	328	94	2,581	18,745	1	610	25,598
January 2007	3,348	236	169	49	2,682	14,365	11	712	21,572
% Change	-9.7	-8.5	94.1	91.8	-3.8	30.5	-90.9	-14.3	18.7
COMPLETIONS									
January 2008	352	48	28	0	106	297	0	7	838
January 2007	410	30	32	0	181	1,268	1	10	1,932
% Change	-14.1	60.0	-12.5	n/a	-41.4	-76.6	-100.0	-30.0	-56.6
Year-to-date 2008	352	48	28	0	106	297	0	7	838
Year-to-date 2007	410	30	32	0	181	1,268	1	10	1,932
% Change	-14.1	60.0	-12.5	n/a	-41.4	-76.6	-100.0	-30.0	-56.6
COMPLETED & NOT ABSORBED									
January 2008	846	96	53	19	132	197	50	14	1,407
January 2007	692	99	42	16	105	85	27	19	1,085
% Change	22.3	-3.0	26.2	18.8	25.7	131.8	85.2	-26.3	29.7
ABSORBED									
January 2008	270	31	28	0	129	252	10	3	723
January 2007	385	31	20	0	195	1,269	5	24	1,929
% Change	-29.9	0.0	40.0	n/a	-33.8	-80.1	100.0	-87.5	-62.5
Year-to-date 2008	270	31	28	0	129	252	10	3	723
Year-to-date 2007	385	31	20	0	195	1,269	5	24	1,929
% Change	-29.9	0.0	40.0	n/a	-33.8	-80.1	100.0	-87.5	-62.5

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
January 2008	16	16	0	0	48	146	0	0	226
January 2007	14	6	0	0	13	0	0	0	33
Delta									
January 2008	6	0	0	0	7	0	0	0	13
January 2007	0	2	0	0	0	0	0	0	2
Langley									
January 2008	16	0	4	0	6	0	0	0	26
January 2007	33	0	0	0	12	0	0	2	47
Maple Ridge / Pitt Meadows									
January 2008	24	0	0	0	0	0	0	0	24
January 2007	18	0	0	0	35	0	0	0	53
New Westminster									
January 2008	3	0	0	0	4	46	0	0	53
January 2007	8	4	0	0	12	0	0	0	24
North Vancouver									
January 2008	9	0	2	0	0	135	0	32	178
January 2007	6	0	0	0	5	170	0	0	181
Richmond									
January 2008	13	0	20	0	0	0	0	0	33
January 2007	24	2	0	0	26	154	0	0	206
Surrey									
January 2008	71	0	4	5	132	193	0	4	409
January 2007	98	2	2	0	13	213	0	2	330
Tri-Cities									
January 2008	9	6	14	0	13	0	0	0	42
January 2007	2	6	16	0	0	0	0	0	24
University Endowment Lands									
January 2008	0	0	0	0	13	0	0	0	13
January 2007	1	0	0	0	0	0	0	0	1
Vancouver City									
January 2008	41	14	6	0	6	227	0	0	294
January 2007	27	18	3	0	0	367	0	0	415
West Vancouver									
January 2008	13	0	0	0	0	0	0	0	13
January 2007	1	0	0	0	0	0	0	0	1
White Rock									
January 2008	0	0	6	0	0	0	0	0	6
January 2007	0	0	8	0	0	0	0	0	8
Vancouver CMA									
January 2008	223	36	56	5	229	747	0	36	1,332
January 2007	234	40	29	0	116	904	0	4	1,327

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

**Table I.I: Housing Activity Summary by Submarket**  
**January 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									
January 2008	85	68	0	0	127	2,801	0	0	3,081
January 2007	101	64	0	0	347	1,789	0	146	2,447
Delta									
January 2008	73	4	0	0	20	0	1	2	100
January 2007	45	2	0	0	32	48	0	2	129
Langley									
January 2008	507	32	66	0	300	253	0	1	1,159
January 2007	519	8	0	19	205	259	2	5	1,017
Maple Ridge / Pitt Meadows									
January 2008	291	0	0	19	170	741	0	0	1,221
January 2007	305	2	0	0	125	851	0	0	1,283
New Westminster									
January 2008	43	2	0	3	8	1,230	0	0	1,286
January 2007	76	22	0	0	34	1,162	0	0	1,294
North Vancouver									
January 2008	110	8	2	1	84	1,181	0	32	1,418
January 2007	97	8	2	0	72	754	0	27	960
Richmond									
January 2008	208	4	28	0	198	1,710	0	6	2,154
January 2007	172	12	0	2	452	1,546	0	2	2,186
Surrey									
January 2008	992	16	6	44	1,123	2,452	0	168	4,801
January 2007	1,248	4	4	0	957	1,042	0	136	3,391
Tri-Cities									
January 2008	108	22	125	26	231	2,456	0	54	3,022
January 2007	92	30	78	23	121	1,391	0	54	1,789
University Endowment Lands									
January 2008	7	0	0	0	90	305	0	107	509
January 2007	6	0	0	0	84	442	9	71	612
Vancouver City									
January 2008	333	54	51	0	186	5,381	0	238	6,243
January 2007	423	80	35	0	213	4,874	0	253	5,878
West Vancouver									
January 2008	178	4	0	1	44	8	0	0	235
January 2007	166	4	0	5	40	102	0	16	333
White Rock									
January 2008	8	2	50	0	0	227	0	2	289
January 2007	16	0	50	0	0	105	0	0	171
Vancouver CMA									
January 2008	3,023	216	328	94	2,581	18,745	1	610	25,598
January 2007	3,348	236	169	49	2,682	14,365	11	712	21,572

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

**Table 1.1: Housing Activity Summary by Submarket**  
**January 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									
January 2008	23	20	0	0	20	0	0	0	63
January 2007	21	22	0	0	3	211	0	0	257
Delta									
January 2008	7	0	0	0	0	0	0	0	7
January 2007	4	0	0	0	0	0	0	0	4
Langley									
January 2008	67	4	8	0	20	0	0	0	99
January 2007	80	0	0	0	5	0	1	0	86
Maple Ridge / Pitt Meadows									
January 2008	36	0	0	0	0	132	0	0	168
January 2007	32	0	0	0	12	0	0	0	44
New Westminster									
January 2008	11	0	0	0	0	0	0	0	11
January 2007	7	0	0	0	0	0	0	0	7
North Vancouver									
January 2008	11	4	0	0	2	0	0	0	17
January 2007	9	0	0	0	11	0	0	0	20
Richmond									
January 2008	10	0	0	0	0	0	0	1	11
January 2007	55	0	0	0	25	44	0	0	124
Surrey									
January 2008	106	0	0	0	24	75	0	6	211
January 2007	135	0	6	0	82	0	0	8	231
Tri-Cities									
January 2008	16	2	10	0	0	81	0	0	109
January 2007	7	6	18	0	0	0	0	0	31
University Endowment Lands									
January 2008	1	0	0	0	0	0	0	0	1
January 2007	0	0	0	0	5	53	0	0	58
Vancouver City									
January 2008	56	18	4	0	40	0	0	0	118
January 2007	43	2	6	0	38	960	0	2	1,051
West Vancouver									
January 2008	6	0	0	0	0	9	0	0	15
January 2007	16	0	0	0	0	0	0	0	16
White Rock									
January 2008	0	0	6	0	0	0	0	0	6
January 2007	1	0	2	0	0	0	0	0	3
Vancouver CMA									
January 2008	352	48	28	0	106	297	0	7	838
January 2007	410	30	32	0	181	1,268	1	10	1,932

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

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

	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									
January 2008	42	25	0	0	2	0	0	0	69
January 2007	41	32	0	0	1	0	0	0	74
Delta									
January 2008	17	0	0	0	0	8	0	0	25
January 2007	28	0	0	0	0	16	0	0	44
Langley									
January 2008	148	5	10	4	18	13	0	1	199
January 2007	93	0	0	9	19	22	2	0	145
Maple Ridge / Pitt Meadows									
January 2008	91	0	0	2	10	33	0	0	136
January 2007	47	0	0	2	0	0	0	0	49
New Westminster									
January 2008	25	1	0	7	15	14	0	0	62
January 2007	18	0	0	0	0	0	0	0	18
North Vancouver									
January 2008	18	4	0	0	2	0	0	0	24
January 2007	6	3	10	0	4	0	0	0	23
Richmond									
January 2008	44	1	0	0	13	30	0	0	88
January 2007	67	2	0	1	20	13	1	0	104
Surrey									
January 2008	255	9	0	5	52	56	0	13	390
January 2007	213	0	6	4	37	18	14	16	308
Tri-Cities									
January 2008	11	8	19	1	7	11	0	0	57
January 2007	12	17	20	0	9	0	10	3	71
University Endowment Lands									
January 2008	0	0	0	0	0	0	50	0	50
January 2007	0	0	0	0	0	0	0	0	0
Vancouver City									
January 2008	181	42	6	0	9	2	0	0	240
January 2007	154	45	6	0	15	16	0	0	236
West Vancouver									
January 2008	9	1	0	0	4	9	0	0	23
January 2007	7	0	0	0	0	0	0	0	7
White Rock									
January 2008	1	0	18	0	0	21	0	0	40
January 2007	4	0	0	0	0	0	0	0	4
Vancouver CMA									
January 2008	846	96	53	19	132	197	50	14	1,407
January 2007	692	99	42	16	105	85	27	19	1,085

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

**Table 1.1: Housing Activity Summary by Submarket**  
**January 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									
January 2008	18	9	0	0	18	0	0	0	45
January 2007	15	9	0	0	6	216	0	0	246
Delta									
January 2008	5	0	0	0	0	0	0	0	5
January 2007	4	0	0	0	0	1	0	0	5
Langley									
January 2008	37	2	8	0	25	8	0	0	80
January 2007	68	0	0	0	0	3	1	0	72
Maple Ridge / Pitt Meadows									
January 2008	26	0	0	0	15	133	0	0	174
January 2007	28	0	0	0	12	0	0	0	40
New Westminster									
January 2008	9	0	0	0	4	0	0	0	13
January 2007	3	0	0	0	0	0	0	0	3
North Vancouver									
January 2008	6	3	2	0	1	0	0	0	12
January 2007	11	0	0	0	7	0	0	0	18
Richmond									
January 2008	12	0	0	0	1	0	0	1	14
January 2007	42	1	0	0	26	35	0	0	104
Surrey									
January 2008	99	0	0	0	32	24	0	2	157
January 2007	129	0	0	0	82	6	0	11	228
Tri-Cities									
January 2008	15	7	10	0	0	79	1	0	112
January 2007	6	4	14	0	0	0	4	11	39
University Endowment Lands									
January 2008	1	0	0	0	0	0	9	0	10
January 2007	0	0	0	0	5	53	0	0	58
Vancouver City									
January 2008	32	10	4	0	33	1	0	0	80
January 2007	58	17	4	0	57	955	0	2	1,093
West Vancouver									
January 2008	7	0	0	0	0	7	0	0	14
January 2007	20	0	0	0	0	0	0	0	20
White Rock									
January 2008	0	0	4	0	0	0	0	0	4
January 2007	1	0	2	0	0	0	0	0	3
Vancouver CMA									
January 2008	270	31	28	0	129	252	10	3	723
January 2007	385	31	20	0	195	1,269	5	24	1,929

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**  
**January 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	6	4	0	0	0	0	0	6	6	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	7	4	2	0	0	0	0	0	9	4	125.0
Burnaby - Central Park	1	1	0	0	48	0	0	0	49	1	**
Burnaby - Remainder	6	3	10	6	0	13	146	0	162	22	**
Burnaby Total	16	14	16	6	48	13	146	0	226	33	**
Coquitlam	5	0	6	4	9	0	6	14	26	18	44.4
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	3	0	4	0	3	0	0	0	10	0	n/a
Delta - North	2	0	0	2	0	0	0	0	2	2	0.0
Delta	6	0	4	2	3	0	0	0	13	2	**
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	16	32	0	0	6	12	4	2	26	46	-43.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	22	17	0	0	0	0	0	0	22	17	29.4
New Westminster	3	8	0	4	4	12	46	0	53	24	120.8
North Vancouver City	1	1	0	2	0	3	2	170	3	176	-98.3
North Vancouver DM	8	5	0	0	0	0	167	0	175	5	**
Pitt Meadows	2	1	0	0	0	35	0	0	2	36	-94.4
Port Coquitlam	2	2	0	2	4	0	8	2	14	6	133.3
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	13	24	0	12	0	16	20	154	33	206	-84.0
Surrey - South	26	12	4	2	47	0	0	38	77	52	48.1
Surrey - Cloverdale	24	31	0	2	41	4	8	65	73	102	-28.4
Surrey - North	21	51	8	0	12	7	77	2	118	60	96.7
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	5	4	0	0	20	0	116	112	141	116	21.6
Surrey Total	76	98	12	4	120	11	201	217	409	330	23.9
University Endowment Lands	0	1	2	0	11	0	0	0	13	1	**
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	146	63	146	63	131.7
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	0	0	6	0	6	0	0	88	12	88	-86.4
Vancouver - Kerrisdale	6	3	0	0	0	0	0	49	6	52	-88.5
Vancouver - Marpole	4	3	0	2	0	3	0	0	4	8	-50.0
Vancouver - Eastside	19	12	8	2	0	0	85	167	112	181	-38.1
Vancouver - Mt. Pleasant	0	0	0	8	0	0	0	0	0	8	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	12	9	0	0	0	0	2	0	14	9	55.6
Vancouver Total	41	27	14	18	6	3	233	367	294	415	-29.2
West Vancouver	13	1	0	0	0	0	0	0	13	1	**
White Rock	0	0	0	0	0	0	6	8	6	8	-25.0
<b>Vancouver CMA</b>	<b>228</b>	<b>234</b>	<b>54</b>	<b>54</b>	<b>211</b>	<b>105</b>	<b>839</b>	<b>934</b>	<b>1,332</b>	<b>1,327</b>	<b>0.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - January 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	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	6	4	0	0	0	0	0	6	6	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	7	4	2	0	0	0	0	0	9	4	125.0
Burnaby - Central Park	1	1	0	0	48	0	0	0	49	1	**
Burnaby - Remainder	6	3	10	6	0	13	146	0	162	22	**
Burnaby Total	16	14	16	6	48	13	146	0	226	33	**
Coquitlam	5	0	6	4	9	0	6	14	26	18	44.4
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	3	0	4	0	3	0	0	0	10	0	n/a
Delta - North	2	0	0	2	0	0	0	0	2	2	0.0
Delta	6	0	4	2	3	0	0	0	13	2	**
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	16	32	0	0	6	12	4	2	26	46	-43.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	22	17	0	0	0	0	0	0	22	17	29.4
New Westminster	3	8	0	4	4	12	46	0	53	24	120.8
North Vancouver City	1	1	0	2	0	3	2	170	3	176	-98.3
North Vancouver DM	8	5	0	0	0	0	167	0	175	5	**
Pitt Meadows	2	1	0	0	0	35	0	0	2	36	-94.4
Port Coquitlam	2	2	0	2	4	0	8	2	14	6	133.3
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	13	24	0	12	0	16	20	154	33	206	-84.0
Surrey - South	26	12	4	2	47	0	0	38	77	52	48.1
Surrey - Cloverdale	24	31	0	2	41	4	8	65	73	102	-28.4
Surrey - North	21	51	8	0	12	7	77	2	118	60	96.7
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	5	4	0	0	20	0	116	112	141	116	21.6
Surrey Total	76	98	12	4	120	11	201	217	409	330	23.9
University Endowment Lands	0	1	2	0	11	0	0	0	13	1	**
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	146	63	146	63	131.7
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	0	0	6	0	6	0	0	88	12	88	-86.4
Vancouver - Kerrisdale	6	3	0	0	0	0	0	49	6	52	-88.5
Vancouver - Marpole	4	3	0	2	0	3	0	0	4	8	-50.0
Vancouver - Eastside	19	12	8	2	0	0	85	167	112	181	-38.1
Vancouver - Mt. Pleasant	0	0	0	8	0	0	0	0	0	8	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	12	9	0	0	0	0	2	0	14	9	55.6
Vancouver Total	41	27	14	18	6	3	233	367	294	415	-29.2
West Vancouver	13	1	0	0	0	0	0	0	13	1	**
White Rock	0	0	0	0	0	0	6	8	6	8	-25.0
<b>Vancouver CMA</b>	<b>228</b>	<b>234</b>	<b>54</b>	<b>54</b>	<b>211</b>	<b>105</b>	<b>839</b>	<b>934</b>	<b>1,332</b>	<b>1,327</b>	<b>0.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 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	0	0	0	0	0	0	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	0	13	0	0	146	0	0	0
Burnaby Total	48	13	0	0	146	0	0	0
Coquitlam	9	0	0	0	6	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	6	12	0	0	4	0	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	4	12	0	0	46	0	0	0
North Vancouver City	0	3	0	0	2	170	0	0
North Vancouver DM	0	0	0	0	135	0	32	0
Pitt Meadows	0	35	0	0	0	0	0	0
Port Coquitlam	4	0	0	0	8	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	16	0	0	20	154	0	0
Surrey - South	47	0	0	0	0	38	0	0
Surrey - Cloverdale	41	4	0	0	4	63	4	2
Surrey - North	12	7	0	0	77	2	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	20	0	0	0	116	112	0	0
Surrey Total	120	11	0	0	197	215	4	2
University Endowment Lands	11	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	146	63	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	0	0	0	88	0	0
Vancouver - Kerrisdale	0	0	0	0	0	49	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	85	167	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	2	0	0	0
Vancouver Total	6	3	0	0	233	367	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	8	0	0
<b>Vancouver CMA</b>	<b>211</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>803</b>	<b>930</b>	<b>36</b>	<b>4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - January 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	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	0	13	0	0	146	0	0	0
Burnaby Total	48	13	0	0	146	0	0	0
Coquitlam	9	0	0	0	6	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	6	12	0	0	4	0	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	4	12	0	0	46	0	0	0
North Vancouver City	0	3	0	0	2	170	0	0
North Vancouver DM	0	0	0	0	135	0	32	0
Pitt Meadows	0	35	0	0	0	0	0	0
Port Coquitlam	4	0	0	0	8	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	16	0	0	20	154	0	0
Surrey - South	47	0	0	0	0	38	0	0
Surrey - Cloverdale	41	4	0	0	4	63	4	2
Surrey - North	12	7	0	0	77	2	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	20	0	0	0	116	112	0	0
Surrey Total	120	11	0	0	197	215	4	2
University Endowment Lands	11	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	146	63	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	0	0	0	88	0	0
Vancouver - Kerrisdale	0	0	0	0	0	49	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	85	167	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	2	0	0	0
Vancouver Total	6	3	0	0	233	367	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	8	0	0
<b>Vancouver CMA</b>	<b>211</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>803</b>	<b>930</b>	<b>36</b>	<b>4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	1	0	0	0	0	2	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	6	0	0	0	0	6	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	4	0	0	0	0	9	4
Burnaby - Central Park	1	1	48	0	0	0	49	1
Burnaby - Remainder	16	9	146	13	0	0	162	22
Burnaby Total	32	20	194	13	0	0	226	33
Coquitlam	17	18	9	0	0	0	26	18
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	3	0	7	0	0	0	10	0
Delta - North	2	2	0	0	0	0	2	2
Delta	6	2	7	0	0	0	13	2
Langley City	0	1	0	0	0	0	0	1
Langley District	20	32	6	12	0	2	26	46
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	22	17	0	0	0	0	22	17
New Westminster	3	12	50	12	0	0	53	24
North Vancouver City	3	1	0	175	0	0	3	176
North Vancouver DM	8	5	135	0	32	0	175	5
Pitt Meadows	2	1	0	35	0	0	2	36
Port Coquitlam	10	6	4	0	0	0	14	6
Port Moody	2	0	0	0	0	0	2	0
Richmond	33	26	0	180	0	0	33	206
Surrey - South	21	12	56	40	0	0	77	52
Surrey - Cloverdale	28	33	41	67	4	2	73	102
Surrey - North	21	53	97	7	0	0	118	60
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	4	136	112	0	0	141	116
Surrey Total	75	102	330	226	4	2	409	330
University Endowment Lands	0	1	13	0	0	0	13	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	146	63	0	0	146	63
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	6	0	6	88	0	0	12	88
Vancouver - Kerrisdale	6	3	0	49	0	0	6	52
Vancouver - Marpole	4	8	0	0	0	0	4	8
Vancouver - Eastside	31	14	81	167	0	0	112	181
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	8
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	14	9	0	0	0	0	14	9
Vancouver Total	61	48	233	367	0	0	294	415
West Vancouver	13	1	0	0	0	0	13	1
White Rock	6	8	0	0	0	0	6	8
<b>Vancouver CMA</b>	<b>315</b>	<b>303</b>	<b>981</b>	<b>1,020</b>	<b>36</b>	<b>4</b>	<b>1,332</b>	<b>1,327</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	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	2	1	0	0	0	0	2	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	6	0	0	0	0	6	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	4	0	0	0	0	9	4
Burnaby - Central Park	1	1	48	0	0	0	49	1
Burnaby - Remainder	16	9	146	13	0	0	162	22
Burnaby Total	32	20	194	13	0	0	226	33
Coquitlam	17	18	9	0	0	0	26	18
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	3	0	7	0	0	0	10	0
Delta - North	2	2	0	0	0	0	2	2
Delta	6	2	7	0	0	0	13	2
Langley City	0	1	0	0	0	0	0	1
Langley District	20	32	6	12	0	2	26	46
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	22	17	0	0	0	0	22	17
New Westminster	3	12	50	12	0	0	53	24
North Vancouver City	3	1	0	175	0	0	3	176
North Vancouver DM	8	5	135	0	32	0	175	5
Pitt Meadows	2	1	0	35	0	0	2	36
Port Coquitlam	10	6	4	0	0	0	14	6
Port Moody	2	0	0	0	0	0	2	0
Richmond	33	26	0	180	0	0	33	206
Surrey - South	21	12	56	40	0	0	77	52
Surrey - Cloverdale	28	33	41	67	4	2	73	102
Surrey - North	21	53	97	7	0	0	118	60
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	4	136	112	0	0	141	116
Surrey Total	75	102	330	226	4	2	409	330
University Endowment Lands	0	1	13	0	0	0	13	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	146	63	0	0	146	63
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	6	0	6	88	0	0	12	88
Vancouver - Kerrisdale	6	3	0	49	0	0	6	52
Vancouver - Marpole	4	8	0	0	0	0	4	8
Vancouver - Eastside	31	14	81	167	0	0	112	181
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	8
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	14	9	0	0	0	0	14	9
Vancouver Total	61	48	233	367	0	0	294	415
West Vancouver	13	1	0	0	0	0	13	1
White Rock	6	8	0	0	0	0	6	8
<b>Vancouver CMA</b>	<b>315</b>	<b>303</b>	<b>981</b>	<b>1,020</b>	<b>36</b>	<b>4</b>	<b>1,332</b>	<b>1,327</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - North	8	5	2	0	0	0	0	0	10	5	100.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	2	7	2	6	0	0	0	211	4	224	-98.2
Burnaby - Central Park	3	0	2	4	0	0	0	0	5	4	25.0
Burnaby - Remainder	9	9	12	12	20	3	0	0	41	24	70.8
Burnaby Total	23	21	20	22	20	3	0	211	63	257	-75.5
Coquitlam	5	6	2	6	0	0	8	14	15	26	-42.3
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	6	0	0	0	0	0	0	0	6	0	n/a
Delta - North	0	4	0	0	0	0	0	0	0	4	-100.0
Delta	7	4	0	0	0	0	0	0	7	4	75.0
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	67	80	8	0	16	5	8	0	99	85	16.5
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	25	30	0	0	0	0	0	0	25	30	-16.7
New Westminster	11	7	0	0	0	0	0	0	11	7	57.1
North Vancouver City	1	5	6	0	0	11	0	0	7	16	-56.3
North Vancouver DM	10	4	0	0	0	0	0	0	10	4	150.0
Pitt Meadows	11	2	0	0	0	12	132	0	143	14	**
Port Coquitlam	6	1	0	0	0	0	83	4	89	5	**
Port Moody	5	0	0	0	0	0	0	0	5	0	n/a
Richmond	10	55	0	8	0	17	1	44	11	124	-91.1
Surrey - South	11	11	0	12	0	0	0	0	11	23	-52.2
Surrey - Cloverdale	32	49	0	0	24	20	30	14	86	83	3.6
Surrey - North	52	63	0	0	0	38	0	0	52	101	-48.5
Surrey - Guildford	1	0	0	2	0	10	0	0	1	12	-91.7
Surrey - Whalley	10	12	0	0	0	0	51	0	61	12	**
Surrey Total	106	135	0	14	24	68	81	14	211	231	-8.7
University Endowment Lands	1	0	0	0	0	5	0	53	1	58	-98.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	13	0	880	0	893	-100.0
Vancouver - Kitsilano	0	1	0	2	22	0	0	10	22	13	69.2
Vancouver - False Creek	0	0	0	0	0	0	0	11	0	11	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	0	0	0	0	0	0	2	1	2	-50.0
Vancouver - Marpole	2	3	2	0	3	0	0	0	7	3	133.3
Vancouver - Eastside	31	28	18	0	8	25	4	27	61	80	-23.8
Vancouver - Mt. Pleasant	0	0	2	0	3	0	0	0	5	0	n/a
Vancouver - Strath/Grand	0	1	0	0	0	0	0	2	0	3	-100.0
Vancouver - Westside	22	10	0	0	0	0	0	36	22	46	-52.2
Vancouver Total	56	43	22	2	36	38	4	968	118	1,051	-88.8
West Vancouver	6	16	0	0	0	0	9	0	15	16	-6.3
White Rock	0	1	0	0	0	0	6	2	6	3	100.0
<b>Vancouver CMA</b>	<b>352</b>	<b>411</b>	<b>58</b>	<b>52</b>	<b>96</b>	<b>159</b>	<b>332</b>	<b>1,310</b>	<b>838</b>	<b>1,932</b>	<b>-56.6</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 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	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - North	8	5	2	0	0	0	0	0	10	5	100.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	2	7	2	6	0	0	0	211	4	224	-98.2
Burnaby - Central Park	3	0	2	4	0	0	0	0	5	4	25.0
Burnaby - Remainder	9	9	12	12	20	3	0	0	41	24	70.8
Burnaby Total	23	21	20	22	20	3	0	211	63	257	-75.5
Coquitlam	5	6	2	6	0	0	8	14	15	26	-42.3
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	6	0	0	0	0	0	0	0	6	0	n/a
Delta - North	0	4	0	0	0	0	0	0	0	4	-100.0
Delta	7	4	0	0	0	0	0	0	7	4	75.0
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	67	80	8	0	16	5	8	0	99	85	16.5
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	25	30	0	0	0	0	0	0	25	30	-16.7
New Westminister	11	7	0	0	0	0	0	0	11	7	57.1
North Vancouver City	1	5	6	0	0	11	0	0	7	16	-56.3
North Vancouver DM	10	4	0	0	0	0	0	0	10	4	150.0
Pitt Meadows	11	2	0	0	0	12	132	0	143	14	**
Port Coquitlam	6	1	0	0	0	0	83	4	89	5	**
Port Moody	5	0	0	0	0	0	0	0	5	0	n/a
Richmond	10	55	0	8	0	17	1	44	11	124	-91.1
Surrey - South	11	11	0	12	0	0	0	0	11	23	-52.2
Surrey - Cloverdale	32	49	0	0	24	20	30	14	86	83	3.6
Surrey - North	52	63	0	0	0	38	0	0	52	101	-48.5
Surrey - Guildford	1	0	0	2	0	10	0	0	1	12	-91.7
Surrey - Whalley	10	12	0	0	0	0	51	0	61	12	**
Surrey Total	106	135	0	14	24	68	81	14	211	231	-8.7
University Endowment Lands	1	0	0	0	0	5	0	53	1	58	-98.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	13	0	880	0	893	-100.0
Vancouver - Kitsilano	0	1	0	2	22	0	0	10	22	13	69.2
Vancouver - False Creek	0	0	0	0	0	0	0	11	0	11	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	0	0	0	0	0	0	2	1	2	-50.0
Vancouver - Marpole	2	3	2	0	3	0	0	0	7	3	133.3
Vancouver - Eastside	31	28	18	0	8	25	4	27	61	80	-23.8
Vancouver - Mt. Pleasant	0	0	2	0	3	0	0	0	5	0	n/a
Vancouver - Strath/Grand	0	1	0	0	0	0	0	2	0	3	-100.0
Vancouver - Westside	22	10	0	0	0	0	0	36	22	46	-52.2
Vancouver Total	56	43	22	2	36	38	4	968	118	1,051	-88.8
West Vancouver	6	16	0	0	0	0	9	0	15	16	-6.3
White Rock	0	1	0	0	0	0	6	2	6	3	100.0
<b>Vancouver CMA</b>	<b>352</b>	<b>411</b>	<b>58</b>	<b>52</b>	<b>96</b>	<b>159</b>	<b>332</b>	<b>1,310</b>	<b>838</b>	<b>1,932</b>	<b>-56.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 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	0	0	0	0	0	211	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	20	3	0	0	0	0	0	0
Burnaby Total	20	3	0	0	0	211	0	0
Coquitlam	0	0	0	0	8	14	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	16	5	0	0	8	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	11	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	12	0	0	132	0	0	0
Port Coquitlam	0	0	0	0	83	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	17	0	0	0	44	1	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	24	20	0	0	24	6	6	8
Surrey - North	0	38	0	0	0	0	0	0
Surrey - Guildford	0	10	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	51	0	0	0
Surrey Total	24	68	0	0	75	6	6	8
University Endowment Lands	0	5	0	0	0	53	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	13	0	0	0	880	0	0
Vancouver - Kitsilano	22	0	0	0	0	10	0	0
Vancouver - False Creek	0	0	0	0	0	11	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	8	25	0	0	4	27	0	0
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	2	0	0
Vancouver - Westside	0	0	0	0	0	34	0	2
Vancouver Total	36	38	0	0	4	966	0	2
West Vancouver	0	0	0	0	9	0	0	0
White Rock	0	0	0	0	6	2	0	0
<b>Vancouver CMA</b>	<b>96</b>	<b>159</b>	<b>0</b>	<b>0</b>	<b>325</b>	<b>1,300</b>	<b>7</b>	<b>10</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 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	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	211	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	20	3	0	0	0	0	0	0
Burnaby Total	20	3	0	0	0	211	0	0
Coquitlam	0	0	0	0	8	14	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	16	5	0	0	8	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	11	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	12	0	0	132	0	0	0
Port Coquitlam	0	0	0	0	83	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	17	0	0	0	44	1	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	24	20	0	0	24	6	6	8
Surrey - North	0	38	0	0	0	0	0	0
Surrey - Guildford	0	10	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	51	0	0	0
Surrey Total	24	68	0	0	75	6	6	8
University Endowment Lands	0	5	0	0	0	53	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	13	0	0	0	880	0	0
Vancouver - Kitsilano	22	0	0	0	0	10	0	0
Vancouver - False Creek	0	0	0	0	0	11	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	8	25	0	0	4	27	0	0
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	2	0	0
Vancouver - Westside	0	0	0	0	0	34	0	2
Vancouver Total	36	38	0	0	4	966	0	2
West Vancouver	0	0	0	0	9	0	0	0
White Rock	0	0	0	0	6	2	0	0
<b>Vancouver CMA</b>	<b>96</b>	<b>159</b>	<b>0</b>	<b>0</b>	<b>325</b>	<b>1,300</b>	<b>7</b>	<b>10</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	10	5	0	0	0	0	10	5
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	4	13	0	211	0	0	4	224
Burnaby - Central Park	5	4	0	0	0	0	5	4
Burnaby - Remainder	21	21	20	3	0	0	41	24
Burnaby Total	43	43	20	214	0	0	63	257
Coquitlam	15	26	0	0	0	0	15	26
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	6	0	0	0	0	0	6	0
Delta - North	0	4	0	0	0	0	0	4
Delta	7	4	0	0	0	0	7	4
Langley City	0	1	0	0	0	0	0	1
Langley District	79	79	20	5	0	1	99	85
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	25	30	0	0	0	0	25	30
New Westminster	11	7	0	0	0	0	11	7
North Vancouver City	5	5	2	11	0	0	7	16
North Vancouver DM	10	4	0	0	0	0	10	4
Pitt Meadows	11	2	132	12	0	0	143	14
Port Coquitlam	8	5	81	0	0	0	89	5
Port Moody	5	0	0	0	0	0	5	0
Richmond	10	55	0	69	1	0	11	124
Surrey - South	11	11	0	12	0	0	11	23
Surrey - Cloverdale	32	55	48	20	6	8	86	83
Surrey - North	52	63	0	38	0	0	52	101
Surrey - Guildford	1	0	0	12	0	0	1	12
Surrey - Whalley	10	12	51	0	0	0	61	12
Surrey Total	106	141	99	82	6	8	211	231
University Endowment Lands	1	0	0	58	0	0	1	58
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	893	0	0	0	893
Vancouver - Kitsilano	0	3	22	10	0	0	22	13
Vancouver - False Creek	0	0	0	11	0	0	0	11
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	0	0	2	0	0	1	2
Vancouver - Marpole	4	3	3	0	0	0	7	3
Vancouver - Eastside	49	32	12	48	0	0	61	80
Vancouver - Mt. Pleasant	2	0	3	0	0	0	5	0
Vancouver - Strath/Grand	0	3	0	0	0	0	0	3
Vancouver - Westside	22	10	0	34	0	2	22	46
Vancouver Total	78	51	40	998	0	2	118	1,051
West Vancouver	6	16	9	0	0	0	15	16
White Rock	6	3	0	0	0	0	6	3
<b>Vancouver CMA</b>	<b>428</b>	<b>472</b>	<b>403</b>	<b>1,449</b>	<b>7</b>	<b>11</b>	<b>838</b>	<b>1,932</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	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	1	0	0	0	0	0	1	0
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	10	5	0	0	0	0	10	5
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	4	13	0	211	0	0	4	224
Burnaby - Central Park	5	4	0	0	0	0	5	4
Burnaby - Remainder	21	21	20	3	0	0	41	24
Burnaby Total	43	43	20	214	0	0	63	257
Coquitlam	15	26	0	0	0	0	15	26
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	6	0	0	0	0	0	6	0
Delta - North	0	4	0	0	0	0	0	4
Delta	7	4	0	0	0	0	7	4
Langley City	0	1	0	0	0	0	0	1
Langley District	79	79	20	5	0	1	99	85
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	25	30	0	0	0	0	25	30
New Westminster	11	7	0	0	0	0	11	7
North Vancouver City	5	5	2	11	0	0	7	16
North Vancouver DM	10	4	0	0	0	0	10	4
Pitt Meadows	11	2	132	12	0	0	143	14
Port Coquitlam	8	5	81	0	0	0	89	5
Port Moody	5	0	0	0	0	0	5	0
Richmond	10	55	0	69	1	0	11	124
Surrey - South	11	11	0	12	0	0	11	23
Surrey - Cloverdale	32	55	48	20	6	8	86	83
Surrey - North	52	63	0	38	0	0	52	101
Surrey - Guildford	1	0	0	12	0	0	1	12
Surrey - Whalley	10	12	51	0	0	0	61	12
Surrey Total	106	141	99	82	6	8	211	231
University Endowment Lands	1	0	0	58	0	0	1	58
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	893	0	0	0	893
Vancouver - Kitsilano	0	3	22	10	0	0	22	13
Vancouver - False Creek	0	0	0	11	0	0	0	11
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	0	0	2	0	0	1	2
Vancouver - Marpole	4	3	3	0	0	0	7	3
Vancouver - Eastside	49	32	12	48	0	0	61	80
Vancouver - Mt. Pleasant	2	0	3	0	0	0	5	0
Vancouver - Strath/Grand	0	3	0	0	0	0	0	3
Vancouver - Westside	22	10	0	34	0	2	22	46
Vancouver Total	78	51	40	998	0	2	118	1,051
West Vancouver	6	16	9	0	0	0	15	16
White Rock	6	3	0	0	0	0	6	3
<b>Vancouver CMA</b>	<b>428</b>	<b>472</b>	<b>403</b>	<b>1,449</b>	<b>7</b>	<b>11</b>	<b>838</b>	<b>1,932</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 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	--	--
Belcarra													
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 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	--	--
Bowen Island													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 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	2	100.0	2	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Burnaby													
January 2008	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	843,950	967,300
January 2007	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	761,000	821,787
Year-to-date 2008	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	843,950	967,300
Year-to-date 2007	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	761,000	821,787
Coquitlam													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
January 2007	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Delta													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
January 2007	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
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	1	25.0	3	75.0	0	0.0	4	--	--
Langley City													
January 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
January 2008	0	0.0	1	2.8	12	33.3	19	52.8	4	11.1	36	634,450	637,694
January 2007	1	1.5	26	38.2	35	51.5	4	5.9	2	2.9	68	529,900	543,369
Year-to-date 2008	0	0.0	1	2.8	12	33.3	19	52.8	4	11.1	36	634,450	637,694
Year-to-date 2007	1	1.5	26	38.2	35	51.5	4	5.9	2	2.9	68	529,900	543,369

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 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													
January 2008	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	540,000	547,316
January 2007	1	3.8	18	69.2	6	23.1	1	3.8	0	0.0	26	467,500	489,888
Year-to-date 2008	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	540,000	547,316
Year-to-date 2007	1	3.8	18	69.2	6	23.1	1	3.8	0	0.0	26	467,500	489,888
New Westminster													
January 2008	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
January 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
Year-to-date 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
North Vancouver City													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 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	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
North Vancouver DM													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
January 2007	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Pitt Meadows													
January 2008	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
January 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Port Coquitlam													
January 2008	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
January 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Port Moody													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
January 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	5	100.0	5	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Richmond													
January 2008	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	899,000	1,028,833
January 2007	0	0.0	0	0.0	4	9.5	11	26.2	27	64.3	42	971,500	906,910
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	899,000	1,028,833
Year-to-date 2007	0	0.0	0	0.0	4	9.5	11	26.2	27	64.3	42	971,500	906,910

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2008	0	0.0	4	4.0	28	28.3	31	31.3	36	36.4	99	669,000	750,078
January 2007	0	0.0	44	34.1	39	30.2	21	16.3	25	19.4	129	529,999	622,150
Year-to-date 2008	0	0.0	4	4.0	28	28.3	31	31.3	36	36.4	99	669,000	750,078
Year-to-date 2007	0	0.0	44	34.1	39	30.2	21	16.3	25	19.4	129	529,999	622,150
University Endowment Lands													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 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	--	--
Vancouver City													
January 2008	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	1,294,000	1,493,619
January 2007	0	0.0	1	1.7	1	1.7	24	41.4	32	55.2	58	753,750	1,063,497
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	1,294,000	1,493,619
Year-to-date 2007	0	0.0	1	1.7	1	1.7	24	41.4	32	55.2	58	753,750	1,063,497
West Vancouver													
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,800,000	2,805,212
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,800,000	2,805,212
White Rock													
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
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	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
January 2008	0	0.0	11	4.1	63	23.3	70	25.9	126	46.7	270	726,950	946,625
January 2007	3	0.8	89	23.1	94	24.4	73	18.9	127	32.9	386	629,000	834,067
Year-to-date 2008	0	0.0	11	4.1	63	23.3	70	25.9	126	46.7	270	726,950	946,625
Year-to-date 2007	3	0.8	89	23.1	94	24.4	73	18.9	127	32.9	386	629,000	834,067

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2008	Jan 2007	% Change	YTD 2008	YTD 2007	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	967,300	821,787	17.7	967,300	821,787	17.7
Coquitlam	--	--	n/a	--	--	n/a
Delta	--	--	n/a	--	--	n/a
Langley City	--	--	n/a	--	--	n/a
Langley District	637,694	543,369	17.4	637,694	543,369	17.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	547,316	489,888	11.7	547,316	489,888	11.7
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,028,833	906,910	13.4	1,028,833	906,910	13.4
Surrey Total	750,078	622,150	20.6	750,078	622,150	20.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,493,619	1,063,497	40.4	1,493,619	1,063,497	40.4
West Vancouver	--	2,805,212	n/a	--	2,805,212	n/a
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>946,625</b>	<b>834,067</b>	<b>13.5</b>	<b>946,625</b>	<b>834,067</b>	<b>13.5</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver**  
**January 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 (\$)
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	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
	Q3 2006	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
	Q3 2007	2,904	4,372	22%	827,068	1,391	1,469	31%	487,452	3,548	3,917	30%	411,199
	YTD 2006	14,231	4,575	27%	726,814	6,337	1,540	35%	419,318	15,100	3,694	34%	343,662
	YTD 2007	14,934	4,756	26%	814,132	6,843	1,639	34%	477,804	16,479	4,253	34%	387,967

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**  
**Fourth 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	2,904	4,372	22%	827,068	1,391	1,469	31%	487,452	3,548	3,917	30%	411,199
YTD 2006		14,231	4,575	27%	726,814	6,337	1,540	35%	419,318	15,100	3,694	34%	343,662
YTD 2007		14,934	4,756	26%	814,132	6,843	1,639	34%	477,804	16,479	4,253	34%	387,967

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

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

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 6: Economic Indicators**  
**January 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		110.2	1,249	4.0	67.8	768
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## HOUSING NOW REPORT TABLES

### 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 Abbotsford CMA**  
**January 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2008	33	0	8	0	60	0	0	0	101
January 2007	19	0	6	1	0	169	0	0	195
% Change	73.7	n/a	33.3	-100.0	n/a	-100.0	n/a	n/a	-48.2
Year-to-date 2008	33	0	8	0	60	0	0	0	101
Year-to-date 2007	19	0	6	1	0	169	0	0	195
% Change	73.7	n/a	33.3	-100.0	n/a	-100.0	n/a	n/a	-48.2
UNDER CONSTRUCTION									
January 2008	329	0	138	26	139	163	0	0	795
January 2007	207	0	80	22	65	689	0	82	1,145
% Change	58.9	n/a	72.5	18.2	113.8	-76.3	n/a	-100.0	-30.6
COMPLETIONS									
January 2008	38	0	12	4	12	147	0	0	213
January 2007	33	4	73	3	28	0	0	0	141
% Change	15.2	-100.0	-83.6	33.3	-57.1	n/a	n/a	n/a	51.1
Year-to-date 2008	38	0	12	4	12	147	0	0	213
Year-to-date 2007	33	4	73	3	28	0	0	0	141
% Change	15.2	-100.0	-83.6	33.3	-57.1	n/a	n/a	n/a	51.1
COMPLETED & NOT ABSORBED									
January 2008	83	0	10	8	20	93	0	0	214
January 2007	68	2	8	5	0	0	0	0	83
% Change	22.1	-100.0	25.0	60.0	n/a	n/a	n/a	n/a	157.8
ABSORBED									
January 2008	35	0	6	0	6	105	0	0	152
January 2007	38	2	73	2	28	0	0	0	143
% Change	-7.9	-100.0	-91.8	-100.0	-78.6	n/a	n/a	n/a	6.3
Year-to-date 2008	35	0	6	0	6	105	0	0	152
Year-to-date 2007	38	2	73	2	28	0	0	0	143
% Change	-7.9	-100.0	-91.8	-100.0	-78.6	n/a	n/a	n/a	6.3

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

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

	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									
January 2008	22	0	8	0	8	0	0	0	38
January 2007	14	0	6	1	0	169	0	0	190
Fraser Valley H RDA									
January 2008	0	0	0	0	0	0	0	0	0
January 2007	1	0	0	0	0	0	0	0	1
Mission DM									
January 2008	11	0	0	0	52	0	0	0	63
January 2007	4	0	0	0	0	0	0	0	4
Abbotsford CMA									
January 2008	33	0	8	0	60	0	0	0	101
January 2007	19	0	6	1	0	169	0	0	195
UNDER CONSTRUCTION									
Abbotsford City									
January 2008	222	0	138	26	87	163	0	0	636
January 2007	148	0	80	17	65	619	0	82	1,011
Fraser Valley H RDA									
January 2008	0	0	0	0	0	0	0	0	0
January 2007	1	0	0	0	0	0	0	0	1
Mission DM									
January 2008	107	0	0	0	52	0	0	0	159
January 2007	58	0	0	5	0	70	0	0	133
Abbotsford CMA									
January 2008	329	0	138	26	139	163	0	0	795
January 2007	207	0	80	22	65	689	0	82	1,145
COMPLETIONS									
Abbotsford City									
January 2008	16	0	12	4	12	147	0	0	191
January 2007	22	0	18	1	28	0	0	0	69
Fraser Valley H RDA									
January 2008	0	0	0	0	0	0	0	0	0
January 2007	0	0	0	0	0	0	0	0	0
Mission DM									
January 2008	22	0	0	0	0	0	0	0	22
January 2007	11	4	55	2	0	0	0	0	72
Abbotsford CMA									
January 2008	38	0	12	4	12	147	0	0	213
January 2007	33	4	73	3	28	0	0	0	141

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
January 2008	37	0	10	7	20	69	0	0	143
January 2007	54	0	8	4	0	0	0	0	66
Fraser Valley H RDA									
January 2008	0	0	0	0	0	0	0	0	0
January 2007	0	0	0	0	0	0	0	0	0
Mission DM									
January 2008	46	0	0	1	0	24	0	0	71
January 2007	14	2	0	1	0	0	0	0	17
Abbotsford CMA									
January 2008	83	0	10	8	20	93	0	0	214
January 2007	68	2	8	5	0	0	0	0	83
ABSORBED									
Abbotsford City									
January 2008	18	0	6	0	6	90	0	0	120
January 2007	26	0	18	0	28	0	0	0	72
Fraser Valley H RDA									
January 2008	0	0	0	0	0	0	0	0	0
January 2007	0	0	0	0	0	0	0	0	0
Mission DM									
January 2008	17	0	0	0	0	15	0	0	32
January 2007	12	2	55	2	0	0	0	0	71
Abbotsford CMA									
January 2008	35	0	6	0	6	105	0	0	152
January 2007	38	2	73	2	28	0	0	0	143

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**  
**January 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	% Change
Abbotsford City	22	15	8	0	0	0	8	175	38	190	-80.0
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	11	4	0	0	52	0	0	0	63	4	**
<b>Abbotsford CMA</b>	<b>33</b>	<b>20</b>	<b>8</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>8</b>	<b>175</b>	<b>101</b>	<b>195</b>	<b>-48.2</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - January 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	22	15	8	0	0	0	8	175	38	190	-80.0
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	11	4	0	0	52	0	0	0	63	4	**
<b>Abbotsford CMA</b>	<b>33</b>	<b>20</b>	<b>8</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>8</b>	<b>175</b>	<b>101</b>	<b>195</b>	<b>-48.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Abbotsford City	0	0	0	0	8	175	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	52	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	52	0	0	0	8	175	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - January 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	0	0	0	0	8	175	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	52	0	0	0	0	0	0	0
<b>Abbotsford CMA</b>	52	0	0	0	8	175	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Abbotsford City	30	20	8	170	0	0	38	190
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	11	4	52	0	0	0	63	4
<b>Abbotsford CMA</b>	41	25	60	170	0	0	101	195

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	30	20	8	170	0	0	38	190
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	11	4	52	0	0	0	63	4
<b>Abbotsford CMA</b>	41	25	60	170	0	0	101	195

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	% Change
Abbotsford City	20	23	0	0	12	28	159	18	191	69	176.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	22	13	0	4	0	0	0	55	22	72	-69.4
<b>Abbotsford CMA</b>	<b>42</b>	<b>36</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>28</b>	<b>159</b>	<b>73</b>	<b>213</b>	<b>141</b>	<b>51.1</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 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	20	23	0	0	12	28	159	18	191	69	176.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	22	13	0	4	0	0	0	55	22	72	-69.4
<b>Abbotsford CMA</b>	<b>42</b>	<b>36</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>28</b>	<b>159</b>	<b>73</b>	<b>213</b>	<b>141</b>	<b>51.1</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Abbotsford City	12	28	0	0	159	18	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
<b>Abbotsford DM</b>	12	28	0	0	159	73	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 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	12	28	0	0	159	18	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
<b>Abbotsford CMA</b>	12	28	0	0	159	73	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007	Jan 2008	Jan 2007
Abbotsford City	28	40	163	29	0	0	191	69
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	22	70	0	2	0	0	22	72
<b>Abbotsford CMA</b>	50	110	163	31	0	0	213	141

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	28	40	163	29	0	0	191	69
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	22	70	0	2	0	0	22	72
<b>Abbotsford CMA</b>	50	110	163	31	0	0	213	141

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2008	0	0.0	1	5.6	11	61.1	2	11.1	4	22.2	18	567,000	612,389
January 2007	0	0.0	18	69.2	3	11.5	1	3.8	3	11.5	26	472,500	529,769
Year-to-date 2008	0	0.0	1	5.6	4	22.2	2	11.1	4	22.2	18	567,000	612,389
Year-to-date 2007	0	0.0	18	69.2	3	11.5	1	3.8	3	11.5	26	472,500	529,769
Fraser Valley H RDA													
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 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													
January 2008	0	0.0	12	70.6	0	0.0	0	0.0	0	0.0	17	485,000	491,288
January 2007	2	14.3	12	85.7	0	0.0	0	0.0	0	0.0	14	433,500	435,929
Year-to-date 2008	0	0.0	12	70.6	0	0.0	0	0.0	0	0.0	17	485,000	491,288
Year-to-date 2007	2	14.3	12	85.7	0	0.0	0	0.0	0	0.0	14	433,500	435,929
Abbotsford CMA													
January 2008	0	0.0	13	37.1	4	11.4	2	5.7	4	11.4	35	535,000	553,569
January 2007	2	5.0	30	75.0	3	7.5	1	2.5	3	7.5	40	450,000	496,925
Year-to-date 2008	0	0.0	13	37.1	4	11.4	2	5.7	4	11.4	35	535,000	553,569
Year-to-date 2007	2	5.0	30	75.0	3	7.5	1	2.5	3	7.5	40	450,000	496,925

Source: CMHC (Starts and Completions Survey)

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

Submarket	Jan 2008	Jan 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	612,389	529,769	15.6	612,389	529,769	15.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	491,288	435,929	12.7	491,288	435,929	12.7
<b>Abbotsford CMA</b>	<b>553,569</b>	<b>496,925</b>	<b>11.4</b>	<b>553,569</b>	<b>496,925</b>	<b>11.4</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Fraser Valley**  
**January 2008**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2007	January	936	-14.0	1,398	2,165	2,390	58.5	387,113	4.3	404,712
	February	1,359	-14.2	1,449	2,277	2,390	60.6	406,086	16.4	421,170
	March	1,660	-15.3	1,449	3,097	2,567	56.4	420,696	12.5	419,349
	April	1,695	-5.7	1,466	2,729	2,579	56.8	427,481	8.9	418,323
	May	2,043	-4.6	1,569	3,400	2,621	59.9	437,484	7.3	421,191
	June	1,953	-3.6	1,550	2,830	2,430	63.8	439,124	7.5	416,306
	July	1,914	21.1	1,715	2,866	2,468	69.5	425,602	5.4	418,137
	August	1,666	4.8	1,473	2,530	2,504	58.8	415,629	2.6	420,816
	September	1,262	1.6	1,483	2,381	2,464	60.2	428,257	5.0	425,077
	October	1,391	16.6	1,459	2,790	2,581	56.5	424,202	6.2	443,827
	November	1,249	12.3	1,529	1,885	2,521	60.7	407,994	0.1	422,757
	December	904	15.9	1,492	970	2,405	62.0	448,640	17.6	453,670
2008	January									
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2007	3,955	-14.6		7,539			407,728	11.8	
	Q I 2008	n/a			n/a			n/a		
	YTD 2007	936	-14.0		2,165			387,113	4.3	
	YTD 2008		-100.0						-100.0	

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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**  
**January 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	84	4.3	67.8	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	68.5	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.3	721
	April	678	6.60	6.64	118.2	109.9	83	4.8	67.2	726
	May	709	6.85	7.14	120.9	110.5	85	4.6	67.9	713
	June	715	7.05	7.24	121.8	110.3	86	4.2	68.3	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	4.2	68.2	715
	September	712	7.05	7.19	122.1	110.5	85	4.5	67.3	735
	October	728	7.25	7.44	122.8	110.0	84	4.8	66.7	744
	November	725	7.20	7.39	123.1	110.1	83	4.0	65.8	748
	December	734	7.35	7.54	123.1	110.1	85	3.6	66.4	749
2008	January	725	7.35	7.39		109.9	85	3.6	66.2	759
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

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

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