

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: March 2008

## Vancouver Starts Surge in February

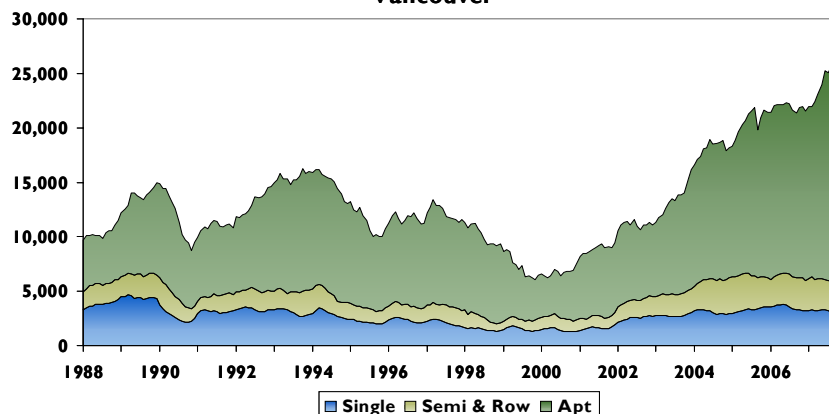
Housing starts in the Vancouver Census Metropolitan Area (CMA) spiked in February to 2,446 homes, almost double the level recorded in the same month last year. Multiple family homes made up close to 90 per cent of all housing starts in the region. Single detached housing starts were below 2007 levels for the second consecutive month. The spike in housing starts in February is attributable to both strong pre-sales in prior months and the uneven nature of apartment condominium

construction – large numbers of units concentrated in relatively few large-scale developments starting construction all at once.

Vancouver home prices have risen to record highs this year, and continue to increase. As a result, while economic fundamentals still support strong housing demand, this demand has become more focused on the less expensive home types – apartments and townhomes.

Figure 1

**Record Number of Homes Under Construction in Metro Vancouver**



Source: CMHC

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Accordingly, developers are increasing the number of multiple family homes, especially apartment condominiums, being built throughout Metro Vancouver.

February's high housing starts easily exceeded completions, leading to an increase in the total number of homes under construction. By the end of the month, there were 26,560 units under construction – a new record. The vast majority of these were apartments, which are being started in greater numbers and take longer to build than ground-oriented housing due to the scale & complexity of most apartment projects.

Many condominium units are pre-sold, and therefore absorbed upon completion. In recent months, units that were not pre-sold have also been bought up quickly, keeping the inventory of homes that are completed and unabsorbed relatively low, in historical terms. A trend to watch is the marginal increase in the inventory of unabsorbed single detached homes seen in the last six months.

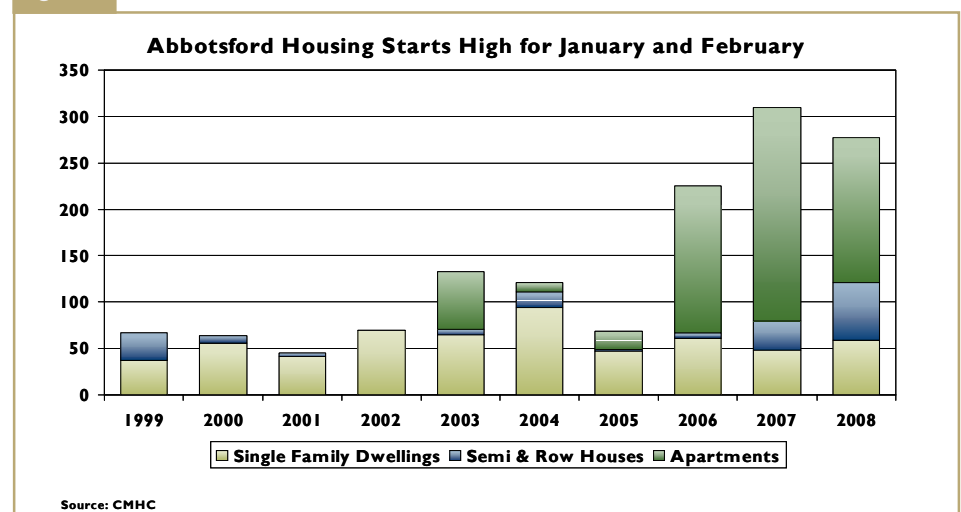
## Pace of new construction slows in Abbotsford in 2008

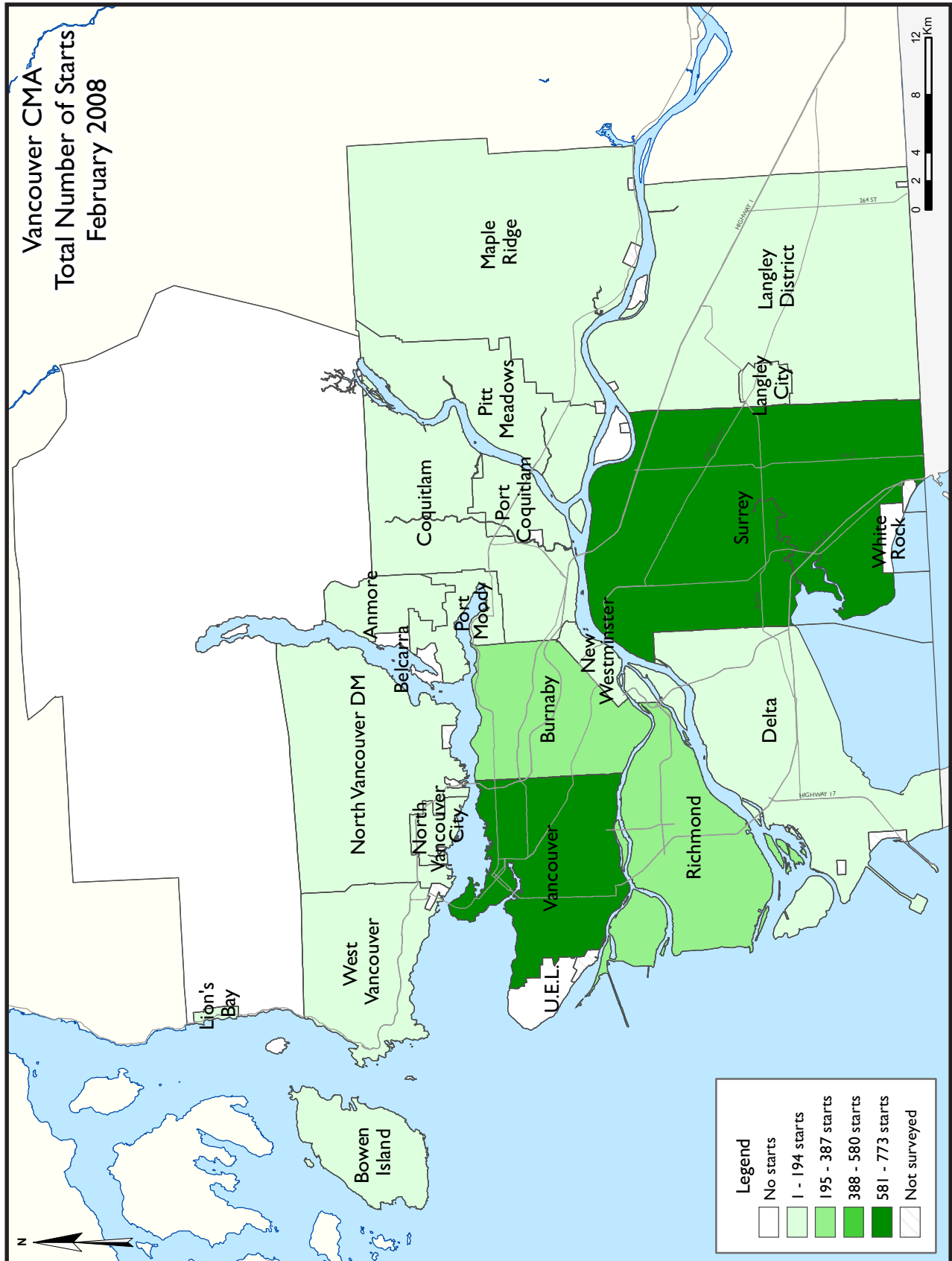
For the first two months of the year, housing starts were 11 per cent below 2007 totals in the Abbotsford CMA, despite a strong February that had multiple family home starts up 72 per cent compared to last year.

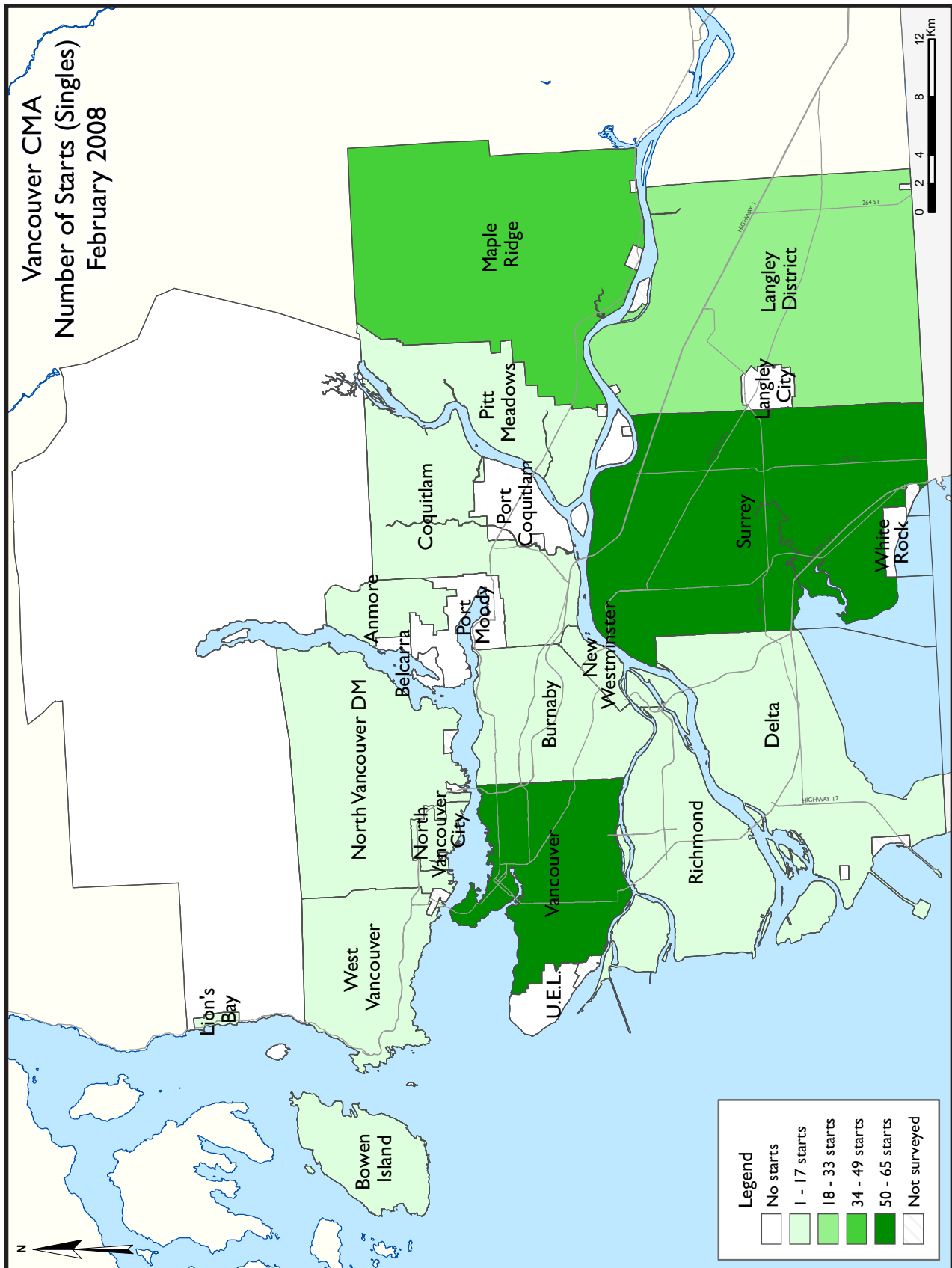
The volume of homes under construction in Abbotsford grew in February, as the number of starts exceeded the number of completed homes. Nonetheless, the construction volume is down by a quarter in the last year, largely as a result of reduced housing starts in the second half of 2007.

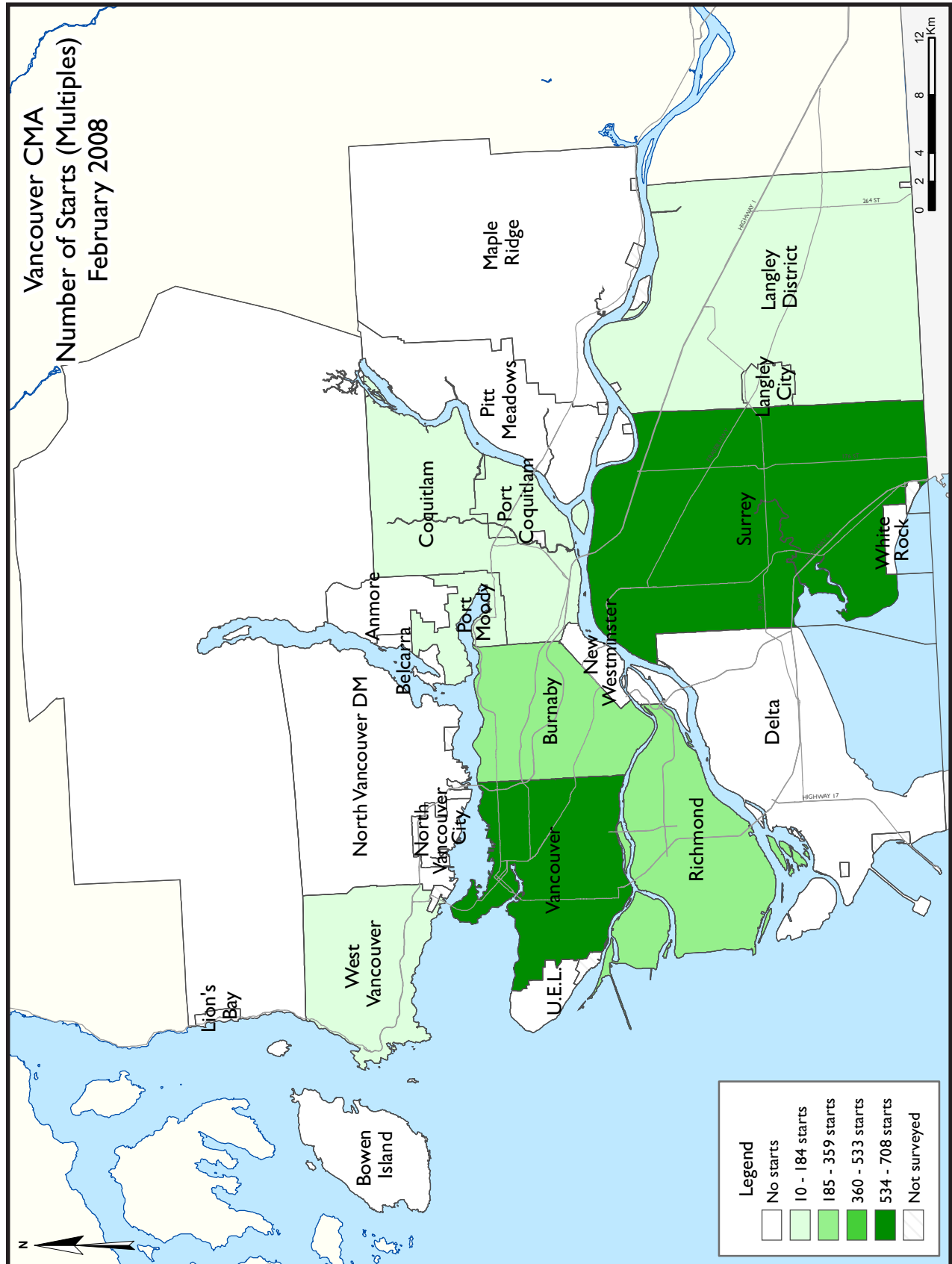
In contrast to the situation in Vancouver, Abbotsford's inventory of completed & unabsorbed homes has grown since mid-2007. Absorptions of apartment condominiums have not matched completions in most months, and the inventory has more than doubled since June. Despite this increase, inventory remains below the long term average level.

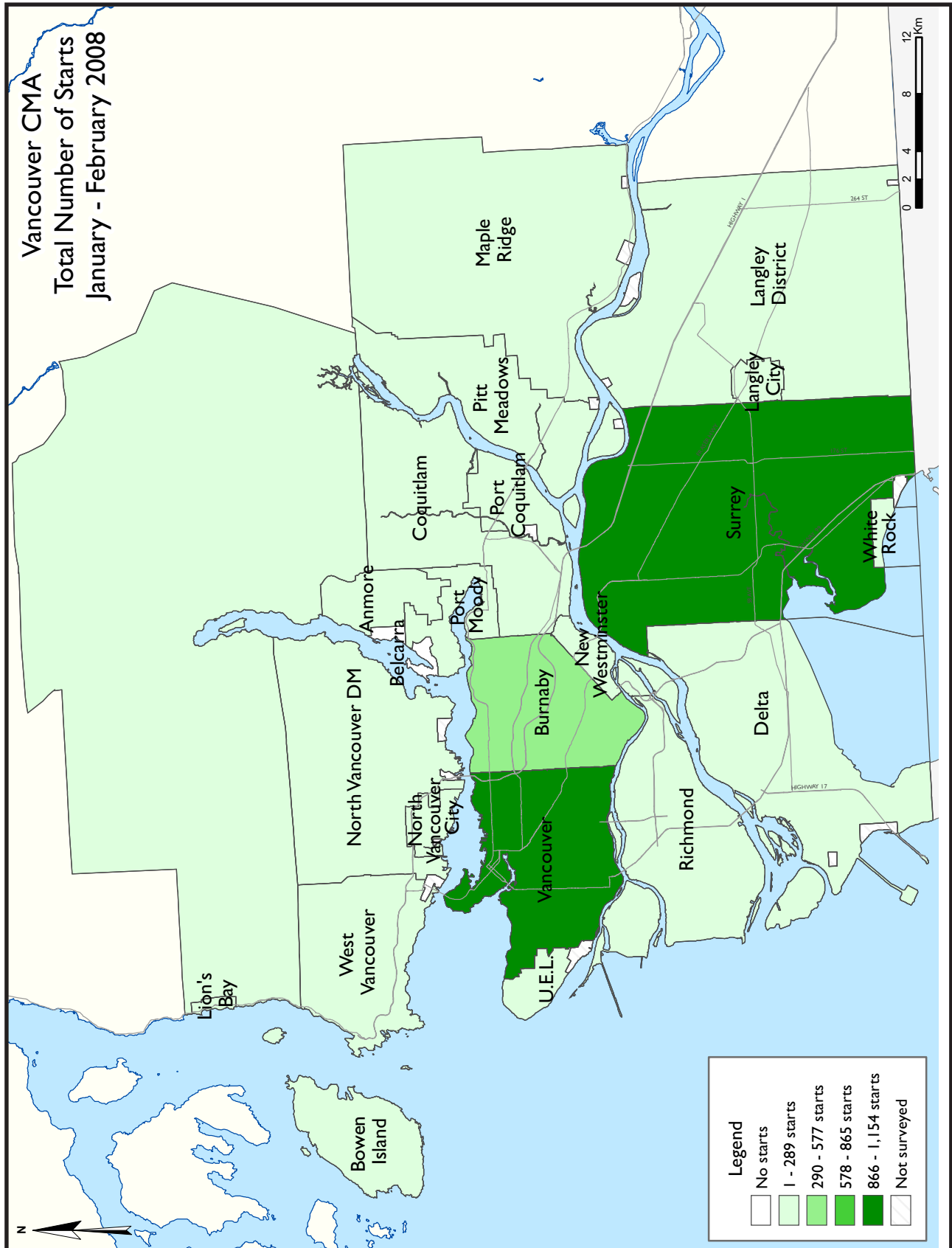
Figure 2

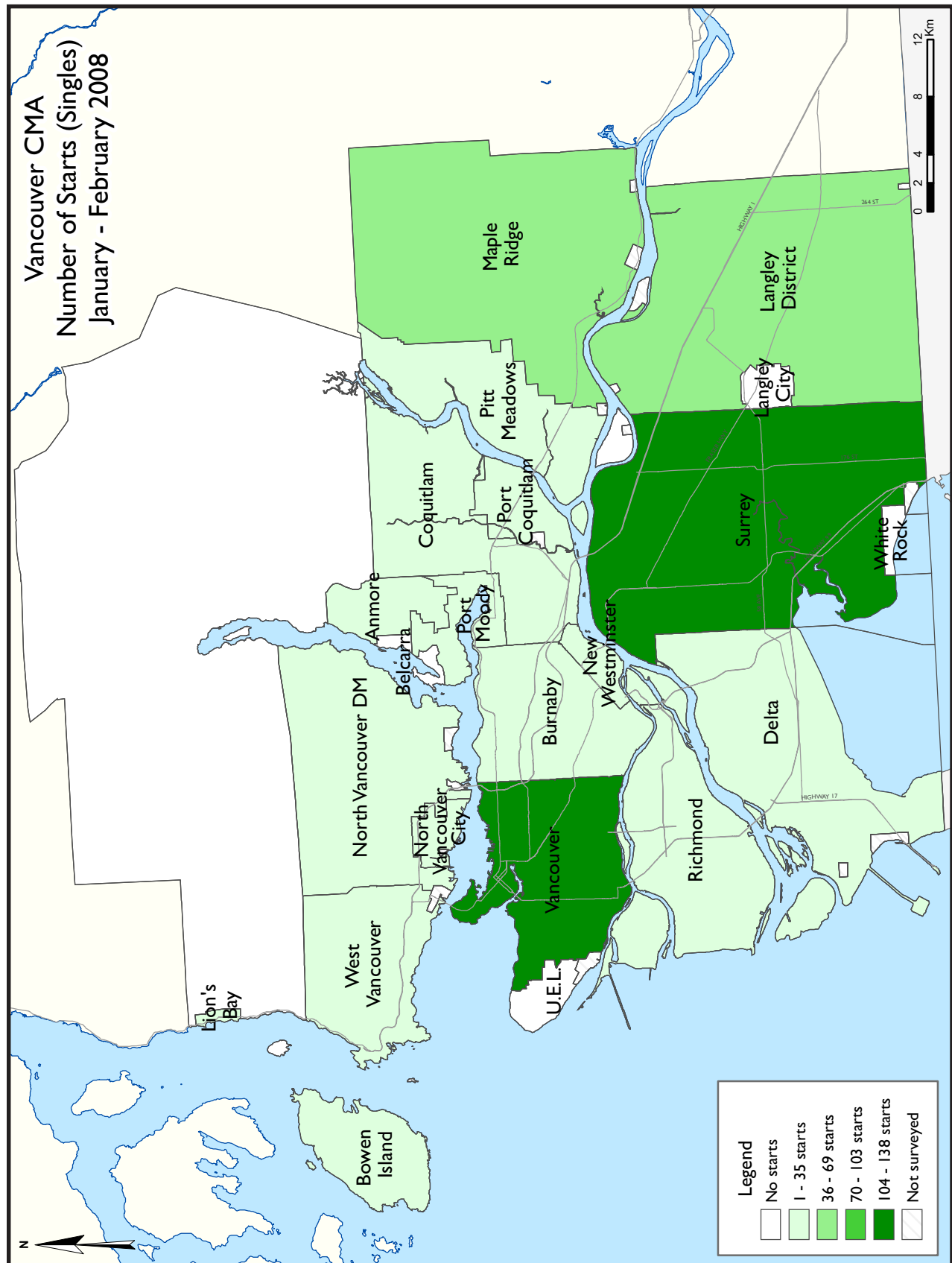




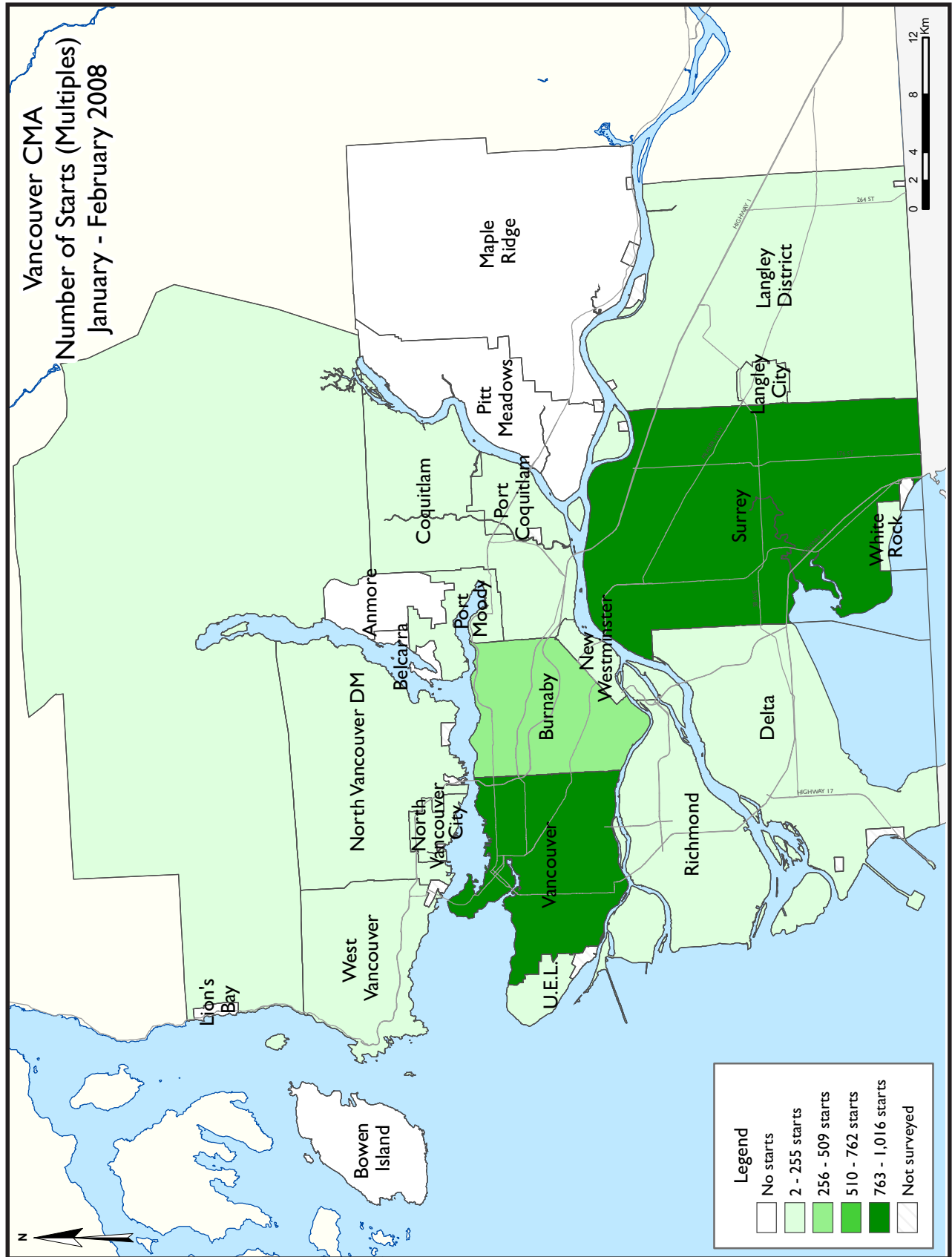




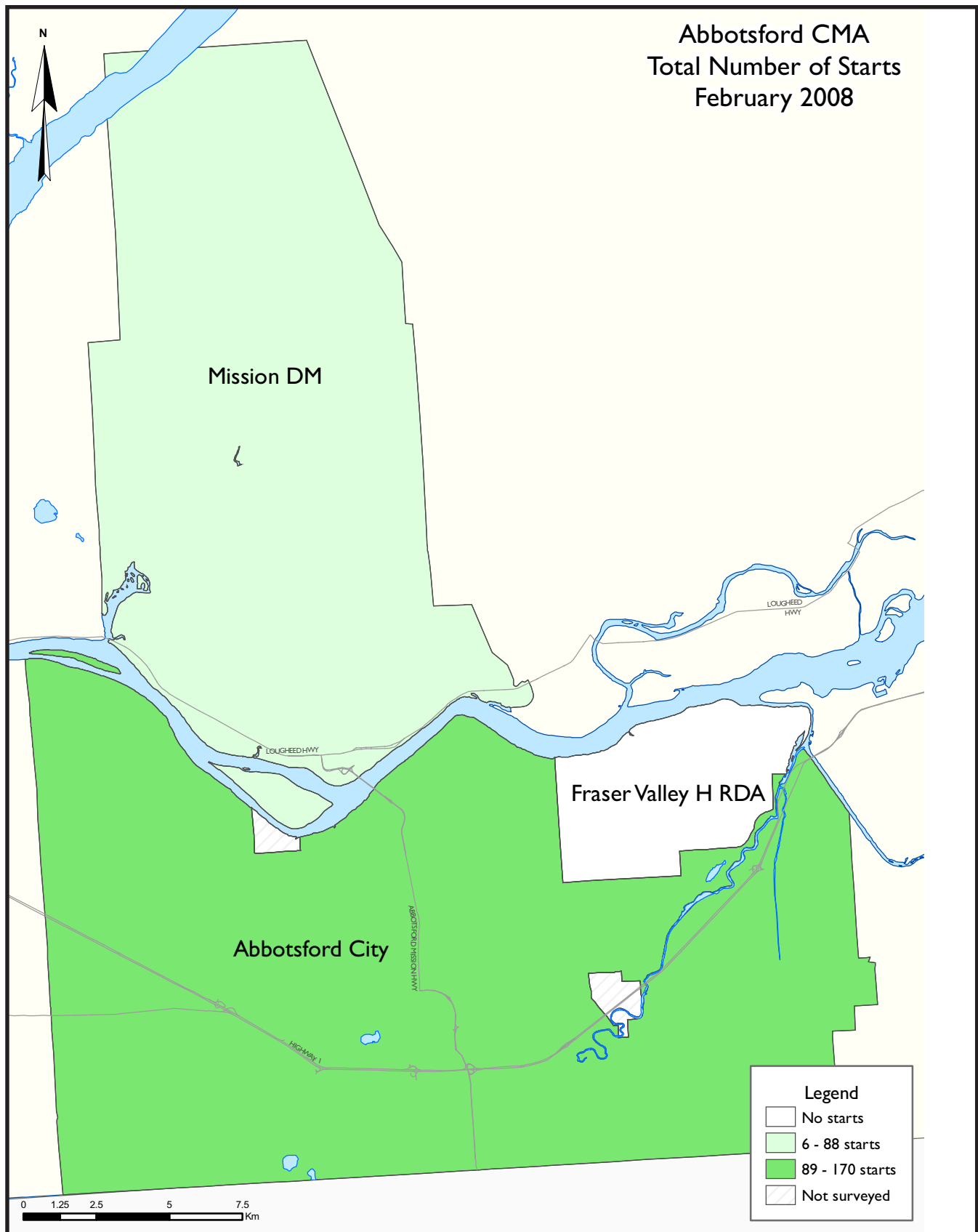


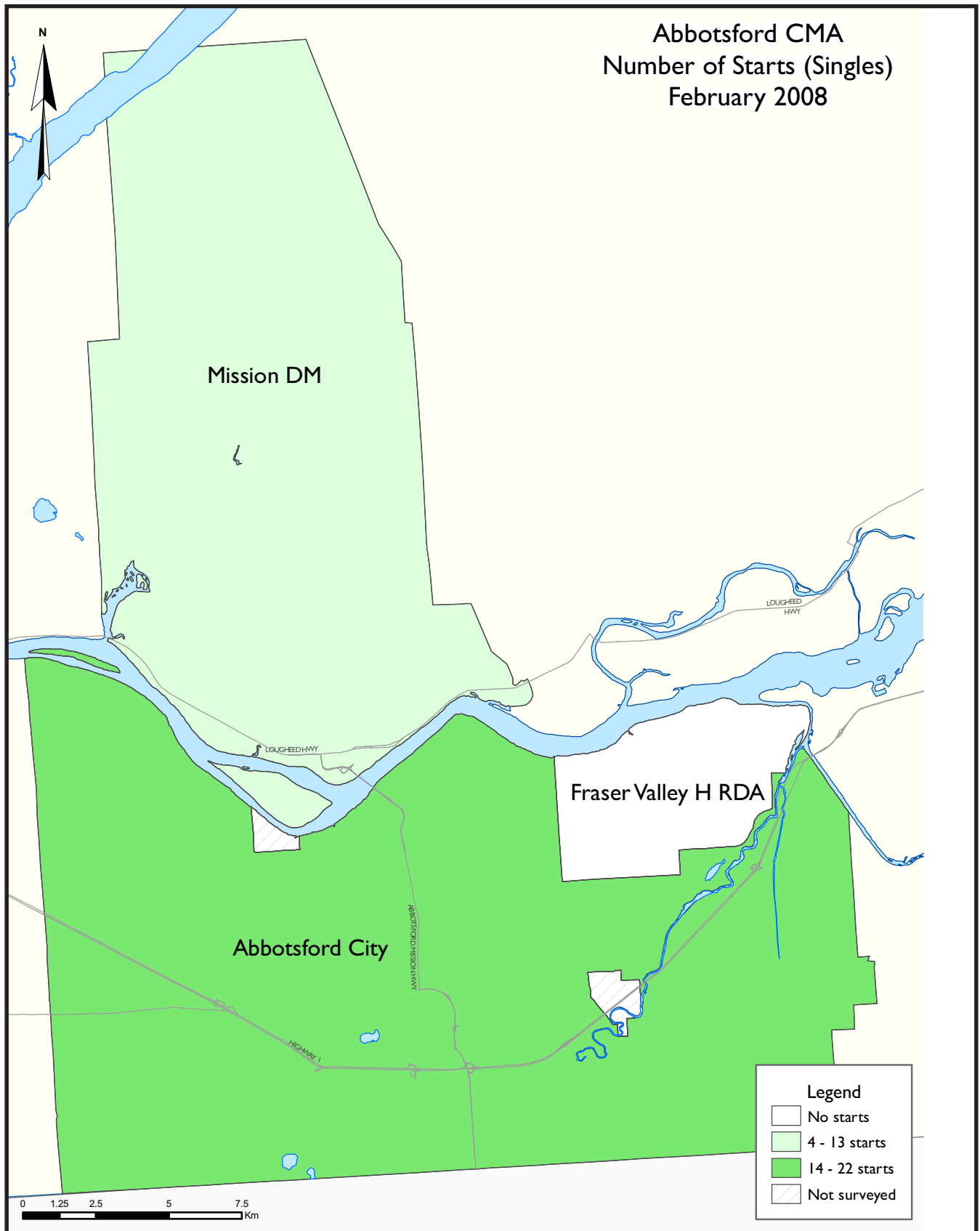


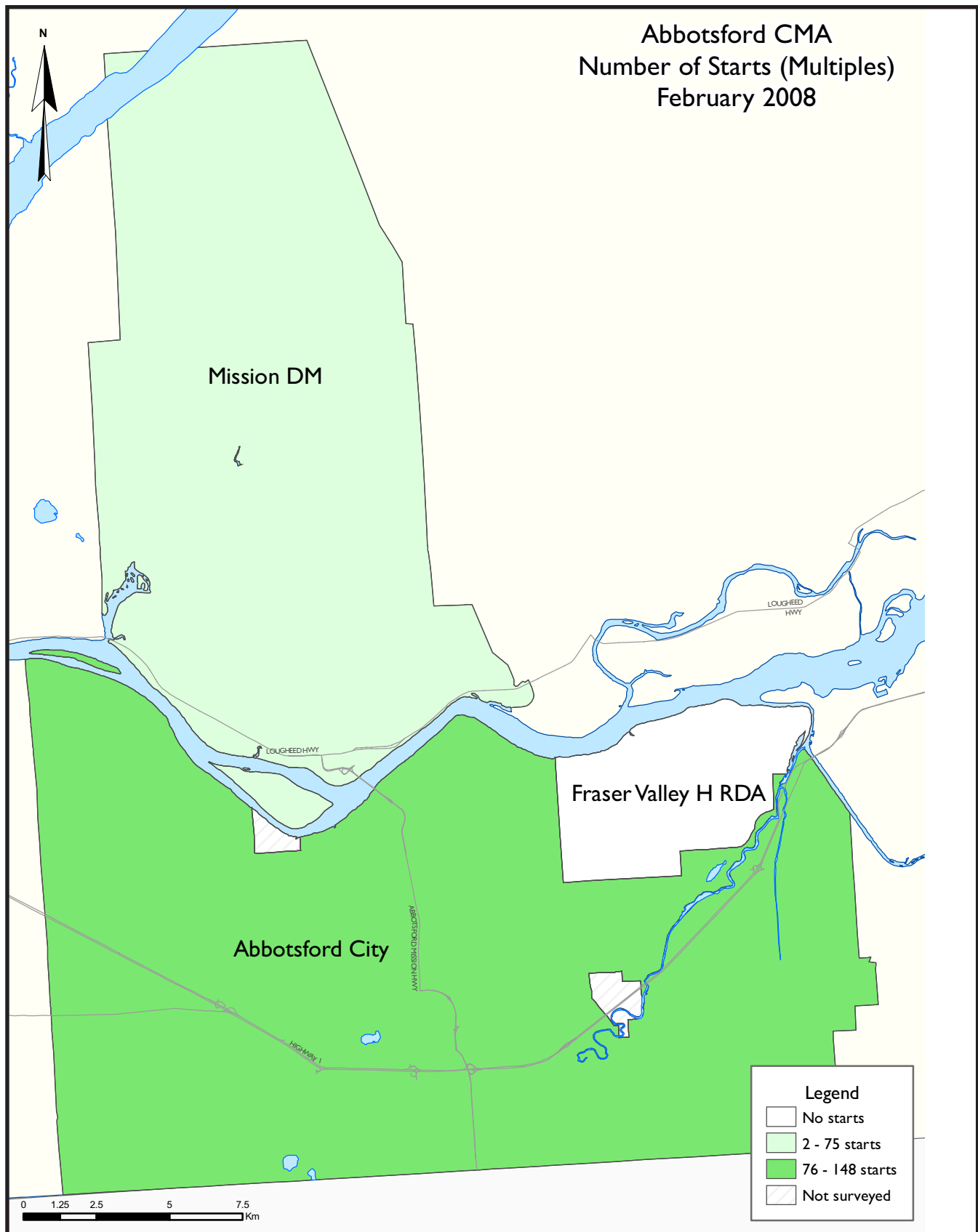


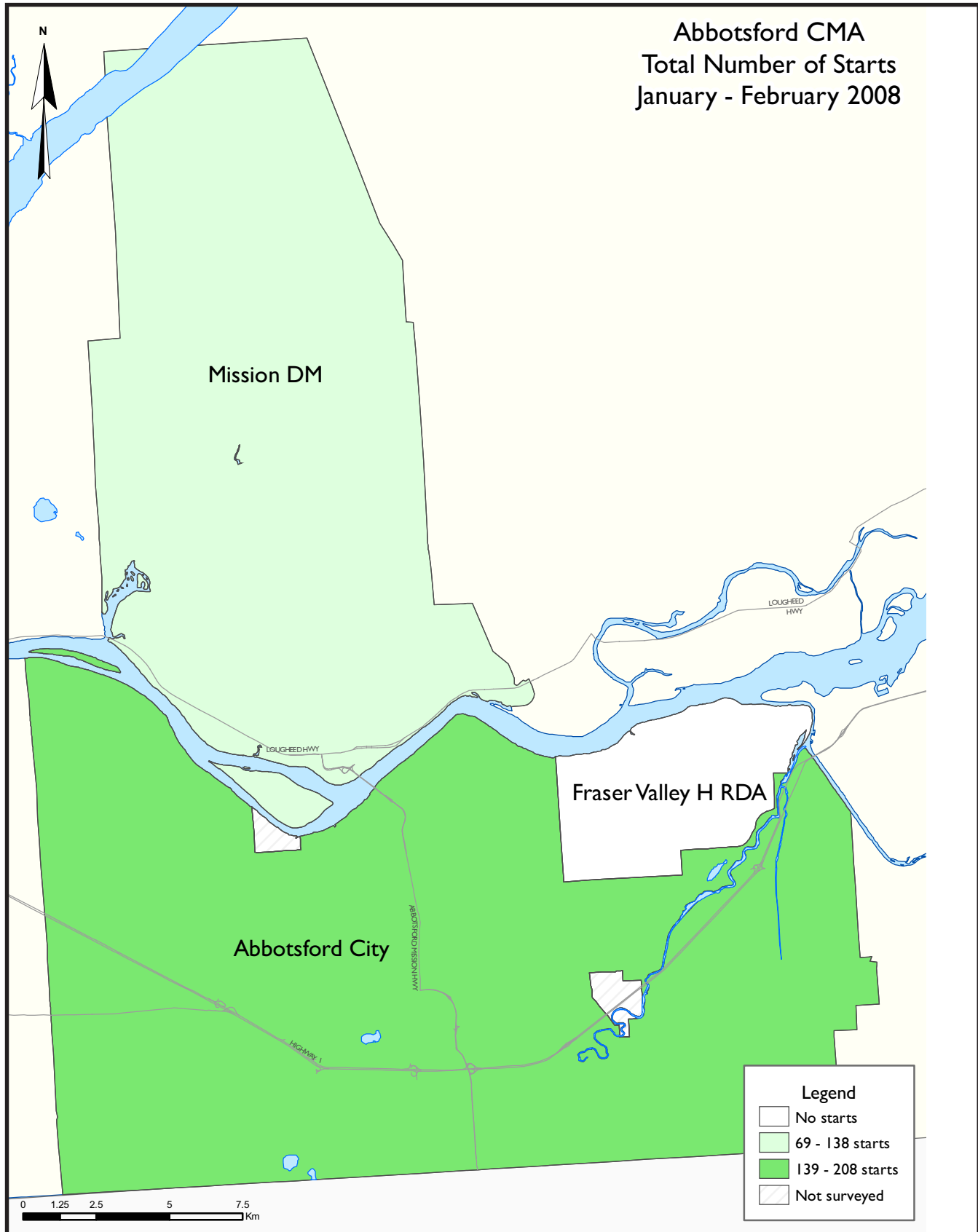


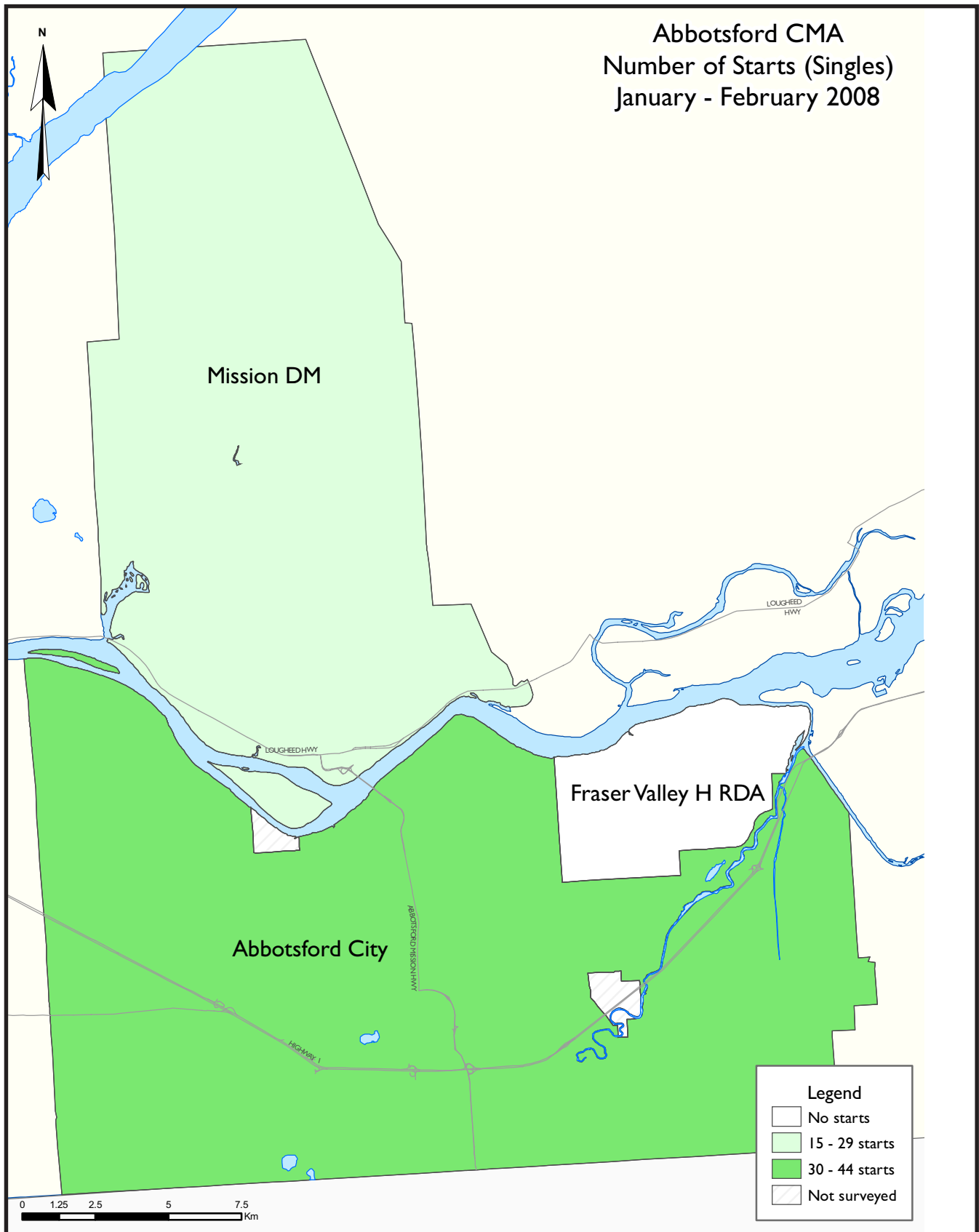


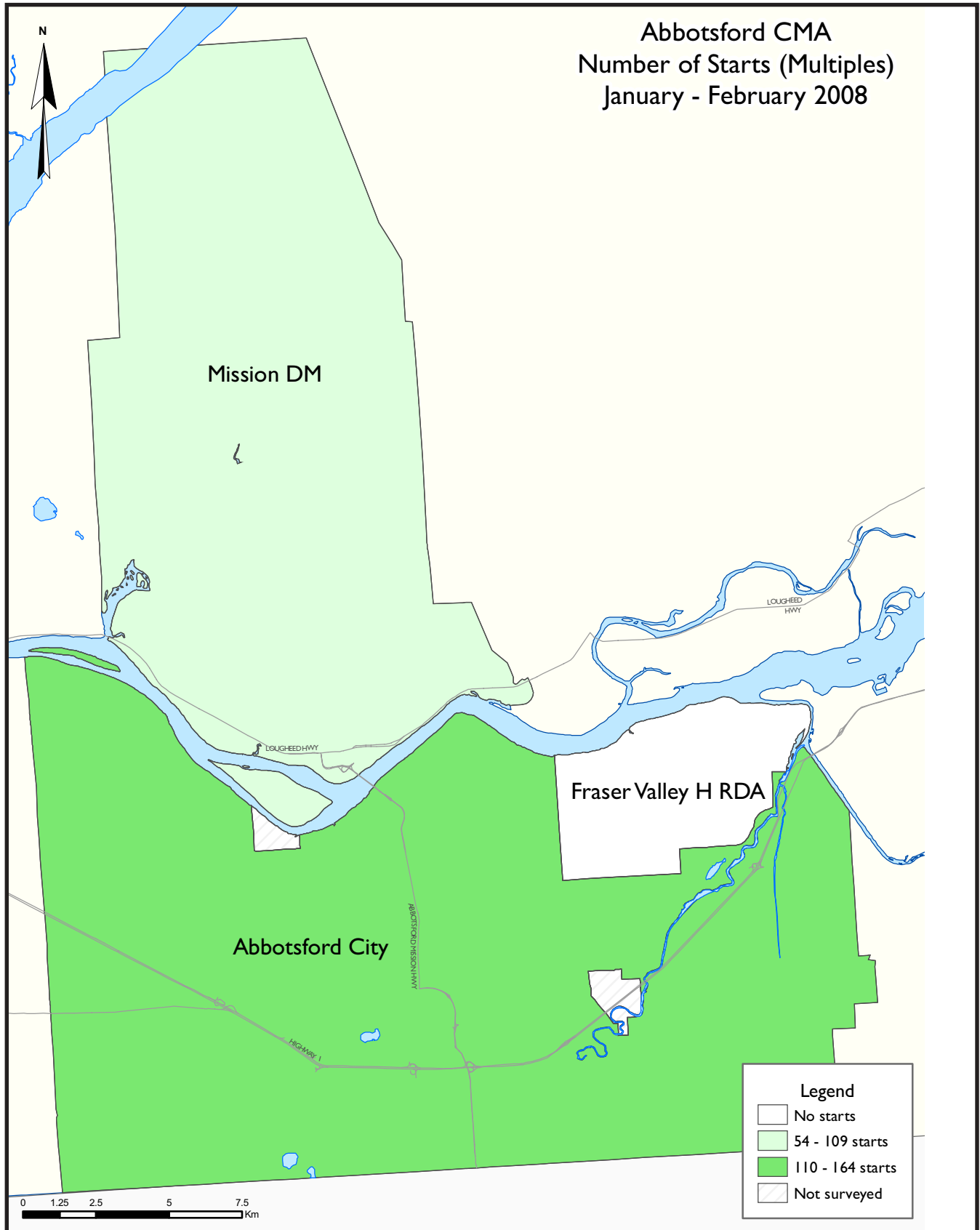












# HOUSING NOW REPORT TABLES

## 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**  
**February 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2008	268	30	53	4	273	1,810	0	8	2,446
February 2007	291	20	18	3	198	699	5	14	1,248
% Change	-7.9	50.0	194.4	33.3	37.9	158.9	-100.0	-42.9	96.0
Year-to-date 2008	491	66	109	9	502	2,557	0	44	3,778
Year-to-date 2007	525	60	47	3	314	1,603	5	18	2,575
% Change	-6.5	10.0	131.9	200.0	59.9	59.5	-100.0	144.4	46.7
UNDER CONSTRUCTION									
February 2008	2,958	232	359	95	2,609	19,675	1	631	26,560
February 2007	3,244	248	175	47	2,668	14,295	16	647	21,340
% Change	-8.8	-6.5	105.1	102.1	-2.2	37.6	-93.8	-2.5	24.5
COMPLETIONS									
February 2008	333	14	22	3	245	866	0	1	1,484
February 2007	395	8	12	5	212	769	0	79	1,480
% Change	-15.7	75.0	83.3	-40.0	15.6	12.6	n/a	-98.7	0.3
Year-to-date 2008	685	62	50	3	351	1,163	0	8	2,322
Year-to-date 2007	805	38	44	5	393	2,037	1	89	3,412
% Change	-14.9	63.2	13.6	-40.0	-10.7	-42.9	-100.0	-91.0	-31.9
COMPLETED & NOT ABSORBED									
February 2008	833	85	47	19	146	231	10	13	1,384
February 2007	685	98	37	7	124	131	19	19	1,120
% Change	21.6	-13.3	27.0	171.4	17.7	76.3	-47.4	-31.6	23.6
ABSORBED									
February 2008	346	25	28	3	231	832	40	2	1,507
February 2007	402	9	17	14	193	723	8	79	1,445
% Change	-13.9	177.8	64.7	-78.6	19.7	15.1	**	-97.5	4.3
Year-to-date 2008	616	56	56	3	360	1,084	50	5	2,230
Year-to-date 2007	787	40	37	14	388	1,992	13	103	3,374
% Change	-21.7	40.0	51.4	-78.6	-7.2	-45.6	**	-95.1	-33.9

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

**Table 1.1: Housing Activity Summary by Submarket**  
**February 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									
February 2008	16	18	0	0	49	162	0	0	245
February 2007	13	10	0	0	4	0	0	0	27
Delta									
February 2008	12	0	0	0	0	0	0	0	12
February 2007	6	0	0	0	0	0	0	0	6
Langley									
February 2008	23	0	14	0	0	96	0	0	133
February 2007	50	0	0	0	50	0	5	0	105
Maple Ridge / Pitt Meadows									
February 2008	55	0	0	0	0	0	0	0	55
February 2007	28	0	0	0	10	0	0	0	38
New Westminster									
February 2008	2	0	0	0	0	0	0	0	2
February 2007	0	4	0	0	0	0	0	0	4
North Vancouver									
February 2008	7	0	0	0	0	0	0	0	7
February 2007	10	0	2	1	12	0	0	0	25
Richmond									
February 2008	11	0	23	0	45	131	0	2	212
February 2007	24	2	0	2	35	96	0	0	159
Surrey									
February 2008	62	0	10	0	140	529	0	4	745
February 2007	131	0	0	0	52	52	0	12	247
Tri-Cities									
February 2008	2	0	4	4	4	223	0	2	239
February 2007	7	0	4	0	34	511	0	0	556
University Endowment Lands									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2008	65	12	2	0	35	659	0	0	773
February 2007	10	4	0	0	1	40	0	2	57
West Vancouver									
February 2008	10	0	0	0	0	10	0	0	20
February 2007	6	0	0	0	0	0	0	0	6
White Rock									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	1	0	12	0	0	0	0	0	13
Vancouver CMA									
February 2008	268	30	53	4	273	1,810	0	8	2,446
February 2007	291	20	18	3	198	699	5	14	1,248

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
February 2008	81	80	0	0	176	2,896	0	0	3,233
February 2007	87	68	0	0	285	1,636	0	146	2,222
Delta									
February 2008	71	4	0	0	20	0	1	2	98
February 2007	43	2	0	0	32	48	0	2	127
Langley									
February 2008	484	28	66	0	234	349	0	1	1,162
February 2007	534	8	0	19	249	212	7	5	1,034
Maple Ridge / Pitt Meadows									
February 2008	299	0	0	19	158	609	0	0	1,085
February 2007	291	2	0	0	135	789	0	0	1,217
New Westminster									
February 2008	30	2	0	3	8	1,110	0	0	1,153
February 2007	69	26	0	0	34	1,162	0	0	1,291
North Vancouver									
February 2008	107	8	2	1	80	1,181	0	32	1,411
February 2007	93	8	4	1	84	754	0	27	971
Richmond									
February 2008	188	4	51	0	229	1,633	0	4	2,109
February 2007	175	14	0	3	450	1,642	0	2	2,286
Surrey									
February 2008	958	16	16	43	1,181	2,981	0	171	5,366
February 2007	1,215	4	4	0	929	1,058	0	140	3,350
Tri-Cities									
February 2008	105	22	127	28	171	2,371	0	56	2,880
February 2007	84	28	82	23	139	1,902	0	54	2,312
University Endowment Lands									
February 2008	7	0	0	0	90	305	0	107	509
February 2007	6	0	0	0	84	442	9	0	541
Vancouver City									
February 2008	366	62	49	0	218	5,995	0	256	6,946
February 2007	391	84	31	0	207	4,532	0	255	5,500
West Vancouver									
February 2008	181	4	0	1	44	18	0	0	248
February 2007	162	4	0	1	40	88	0	16	311
White Rock									
February 2008	8	2	48	0	0	227	0	2	287
February 2007	15	0	54	0	0	30	0	0	99
Vancouver CMA									
February 2008	2,958	232	359	95	2,609	19,675	1	631	26,560
February 2007	3,244	248	175	47	2,668	14,295	16	647	21,340

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
February 2008	20	6	0	0	0	67	0	0	93
February 2007	27	6	0	0	66	153	0	0	252
Delta									
February 2008	14	0	0	0	0	0	0	0	14
February 2007	8	0	0	0	0	0	0	0	8
Langley									
February 2008	46	4	14	0	66	0	0	0	130
February 2007	35	0	0	0	6	47	0	0	88
Maple Ridge / Pitt Meadows									
February 2008	47	0	0	0	12	132	0	0	191
February 2007	42	0	0	0	0	62	0	0	104
New Westminster									
February 2008	15	0	0	0	0	120	0	0	135
February 2007	7	0	0	0	0	0	0	0	7
North Vancouver									
February 2008	10	0	0	0	4	0	0	0	14
February 2007	14	0	0	0	0	0	0	0	14
Richmond									
February 2008	31	0	0	0	14	212	0	0	257
February 2007	21	0	0	1	37	0	0	0	59
Surrey									
February 2008	96	0	0	1	82	0	0	1	180
February 2007	164	0	0	0	80	36	0	8	288
Tri-Cities									
February 2008	5	0	2	2	64	308	0	0	381
February 2007	15	2	0	0	16	0	0	0	33
University Endowment Lands									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	0	0	0	0	0	0	0	71	71
Vancouver City									
February 2008	32	4	4	0	3	27	0	0	70
February 2007	42	0	4	0	7	382	0	0	435
West Vancouver									
February 2008	7	0	0	0	0	0	0	0	7
February 2007	10	0	0	4	0	14	0	0	28
White Rock									
February 2008	0	0	2	0	0	0	0	0	2
February 2007	2	0	8	0	0	75	0	0	85
Vancouver CMA									
February 2008	333	14	22	3	245	866	0	1	1,484
February 2007	395	8	12	5	212	769	0	79	1,480

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

**Table I.1: Housing Activity Summary by Submarket**  
**February 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									
February 2008	48	15	0	0	0	0	0	0	63
February 2007	52	32	0	0	1	0	0	0	85
Delta									
February 2008	18	0	0	0	0	8	0	0	26
February 2007	26	0	0	0	0	16	0	0	42
Langley									
February 2008	153	7	14	4	21	9	0	1	209
February 2007	84	0	0	0	17	19	0	0	120
Maple Ridge / Pitt Meadows									
February 2008	103	0	0	2	18	63	0	0	186
February 2007	43	0	0	2	0	14	0	0	59
New Westminster									
February 2008	27	1	0	7	9	7	0	0	51
February 2007	19	0	0	0	0	0	0	0	19
North Vancouver									
February 2008	21	4	0	0	2	0	0	0	27
February 2007	9	3	10	0	3	0	0	0	25
Richmond									
February 2008	50	1	0	0	14	32	0	0	97
February 2007	50	2	0	1	24	13	0	0	90
Surrey									
February 2008	222	9	0	6	58	54	0	12	361
February 2007	226	0	6	4	48	29	9	16	338
Tri-Cities									
February 2008	11	8	19	0	11	21	0	0	70
February 2007	10	17	15	0	17	0	10	3	72
University Endowment Lands									
February 2008	0	0	0	0	0	0	10	0	10
February 2007	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2008	161	39	2	0	9	9	0	0	220
February 2007	153	44	4	0	14	10	0	0	225
West Vancouver									
February 2008	10	1	0	0	4	8	0	0	23
February 2007	6	0	0	0	0	4	0	0	10
White Rock									
February 2008	1	0	12	0	0	20	0	0	33
February 2007	4	0	2	0	0	26	0	0	32
Vancouver CMA									
February 2008	833	85	47	19	146	231	10	13	1,384
February 2007	685	98	37	7	124	131	19	19	1,120

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

**Table 1.1: Housing Activity Summary by Submarket**  
**February 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									
February 2008	14	16	0	0	2	67	0	0	99
February 2007	16	6	0	0	66	153	0	0	241
Delta									
February 2008	13	0	0	0	0	0	0	0	13
February 2007	10	0	0	0	0	0	0	0	10
Langley									
February 2008	41	2	10	0	63	4	0	0	120
February 2007	44	0	0	9	8	50	2	0	113
Maple Ridge / Pitt Meadows									
February 2008	35	0	0	0	4	102	0	0	141
February 2007	46	0	0	0	0	48	0	0	94
New Westminster									
February 2008	13	0	0	0	6	127	0	0	146
February 2007	6	0	0	0	0	0	0	0	6
North Vancouver									
February 2008	7	0	0	0	4	0	0	0	11
February 2007	11	0	0	0	1	0	0	0	12
Richmond									
February 2008	25	0	0	0	13	210	0	0	248
February 2007	38	0	0	1	33	0	1	0	73
Surrey									
February 2008	129	0	0	0	76	2	0	2	209
February 2007	151	0	0	0	69	25	5	8	258
Tri-Cities									
February 2008	5	0	2	3	60	298	0	0	368
February 2007	17	2	5	0	8	0	0	0	32
University Endowment Lands									
February 2008	0	0	0	0	0	0	40	0	40
February 2007	0	0	0	0	0	0	0	71	71
Vancouver City									
February 2008	52	7	8	0	3	20	0	0	90
February 2007	43	1	6	0	8	388	0	0	446
West Vancouver									
February 2008	6	0	0	0	0	1	0	0	7
February 2007	11	0	0	4	0	10	0	0	25
White Rock									
February 2008	0	0	8	0	0	1	0	0	9
February 2007	2	0	6	0	0	49	0	0	57
Vancouver CMA									
February 2008	346	25	28	3	231	832	40	2	1,507
February 2007	402	9	17	14	193	723	8	79	1,445

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**  
**February 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Anmore	1	4	0	0	0	0	0	0	1	4	-75.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	3	5	6	0	5	0	162	0	176	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	2	6	4	0	0	0	0	10	6	66.7
Burnaby - Central Park	0	1	0	0	4	0	0	0	4	1	**
Burnaby - Remainder	9	5	10	6	36	0	0	0	55	11	**
Burnaby Total	16	13	22	10	45	4	162	0	245	27	**
Coquitlam	6	0	0	0	4	17	152	50	162	67	141.8
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	3	1	0	0	0	0	0	0	3	1	200.0
Delta - North	8	4	0	0	0	0	0	0	8	4	100.0
Delta	12	6	0	0	0	0	0	0	12	6	100.0
Langley City	0	0	0	0	0	0	32	0	32	0	n/a
Langley District	23	55	0	8	0	42	78	0	101	105	-3.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	47	23	0	0	0	0	0	0	47	23	104.3
New Westminster	2	0	0	4	0	0	0	0	2	4	-50.0
North Vancouver City	2	1	0	0	0	6	0	2	2	9	-77.8
North Vancouver DM	5	10	0	2	0	4	0	0	5	16	-68.8
Pitt Meadows	8	5	0	0	0	10	0	0	8	15	-46.7
Port Coquitlam	0	0	0	0	0	0	39	195	39	195	-80.0
Port Moody	0	7	0	0	0	17	38	270	38	294	-87.1
Richmond	11	26	8	18	40	19	153	96	212	159	33.3
Surrey - South	15	30	8	0	88	0	0	0	111	30	**
Surrey - Cloverdale	23	41	0	0	32	38	14	64	69	143	-51.7
Surrey - North	20	47	0	0	0	14	0	0	20	61	-67.2
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	4	13	0	0	12	0	529	0	545	13	**
Surrey Total	62	131	8	0	132	52	543	64	745	247	**
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	6	0	275	0	283	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	142	0	143	0	n/a
Vancouver - False Creek	0	0	0	0	29	0	234	0	263	0	n/a
Vancouver - Granville/Oak	0	0	6	0	0	0	0	0	6	0	n/a
Vancouver - Kerrisdale	7	0	0	0	0	0	2	0	9	0	n/a
Vancouver - Marpole	13	1	0	0	0	0	0	0	13	1	**
Vancouver - Eastside	27	9	4	4	0	0	8	2	39	15	160.0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	17	0	0	0	0	0	0	20	17	20	-15.0
Vancouver Total	65	10	12	4	35	1	661	42	773	57	**
West Vancouver	10	6	0	0	0	0	10	0	20	6	**
White Rock	0	1	0	0	0	0	0	12	0	13	-100.0
<b>Vancouver CMA</b>	<b>272</b>	<b>299</b>	<b>50</b>	<b>46</b>	<b>256</b>	<b>172</b>	<b>1,868</b>	<b>731</b>	<b>2,446</b>	<b>1,248</b>	<b>96.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - February 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	1	4	0	0	0	0	0	0	1	4	-75.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	5	11	10	0	5	0	162	0	182	11	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	11	6	8	4	0	0	0	0	19	10	90.0
Burnaby - Central Park	1	2	0	0	52	0	0	0	53	2	**
Burnaby - Remainder	15	8	20	12	36	13	146	0	217	33	**
Burnaby Total	32	27	38	16	93	17	308	0	471	60	**
Coquitlam	11	0	6	4	13	17	158	64	188	85	121.2
Delta - Tsawwassen	2	1	0	0	0	0	0	0	2	1	100.0
Delta - Ladner	6	1	4	0	3	0	0	0	13	1	**
Delta - North	10	4	0	2	0	0	0	0	10	6	66.7
Delta	18	6	4	2	3	0	0	0	25	8	**
Langley City	0	1	0	0	0	0	32	0	32	1	**
Langley District	39	87	0	8	6	54	82	2	127	151	-15.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	69	40	0	0	0	0	0	0	69	40	72.5
New Westminster	5	8	0	8	4	12	46	0	55	28	96.4
North Vancouver City	3	2	0	2	0	9	2	172	5	185	-97.3
North Vancouver DM	13	15	0	2	0	4	167	0	180	21	**
Pitt Meadows	10	6	0	0	0	45	0	0	10	51	-80.4
Port Coquitlam	2	2	0	2	4	0	47	197	53	201	-73.6
Port Moody	2	7	0	0	0	17	38	270	40	294	-86.4
Richmond	24	50	8	30	40	35	173	250	245	365	-32.9
Surrey - South	41	42	12	2	135	0	0	38	188	82	129.3
Surrey - Cloverdale	47	72	0	2	73	42	22	129	142	245	-42.0
Surrey - North	41	98	8	0	12	21	77	2	138	121	14.0
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	9	17	0	0	32	0	645	112	686	129	**
Surrey Total	138	229	20	4	252	63	744	281	1,154	577	100.0
University Endowment Lands	0	1	2	0	11	0	0	0	13	1	**
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	6	0	421	63	429	63	**
Vancouver - Kitsilano	1	0	0	2	0	0	142	0	143	2	**
Vancouver - False Creek	0	0	0	2	29	0	234	0	263	2	**
Vancouver - Granville/Oak	0	0	12	0	6	0	0	88	18	88	-79.5
Vancouver - Kerrisdale	13	3	0	0	0	0	2	49	15	52	-71.2
Vancouver - Marpole	17	4	0	2	0	3	0	0	17	9	88.9
Vancouver - Eastside	46	21	12	6	0	0	93	169	151	196	-23.0
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	29	9	0	0	0	0	2	20	31	29	6.9
Vancouver Total	106	37	26	22	41	4	894	409	1,067	472	126.1
West Vancouver	23	7	0	0	0	0	10	0	33	7	**
White Rock	0	1	0	0	0	0	6	20	6	21	-71.4
<b>Vancouver CMA</b>	<b>500</b>	<b>533</b>	<b>104</b>	<b>100</b>	<b>467</b>	<b>277</b>	<b>2,707</b>	<b>1,665</b>	<b>3,778</b>	<b>2,575</b>	<b>46.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 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	4	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	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	4	0	0	0	0	0	0	0
Burnaby - Remainder	36	0	0	0	0	0	0	0
Burnaby Total	45	4	0	0	162	0	0	0
Coquitlam	4	17	0	0	152	50	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	32	0	0	0
Langley District	0	42	0	0	78	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	6	0	0	0	2	0	0
North Vancouver DM	0	4	0	0	0	0	0	0
Pitt Meadows	0	10	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	37	195	2	0
Port Moody	0	17	0	0	38	270	0	0
Richmond	40	19	0	0	151	96	2	0
Surrey - South	88	0	0	0	0	0	0	0
Surrey - Cloverdale	32	38	0	0	10	52	4	12
Surrey - North	0	14	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	529	0	0	0
Surrey Total	132	52	0	0	539	52	4	12
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	1	0	0	0	20	0	0
Vancouver - Downtown	6	0	0	0	275	0	0	0
Vancouver - Kitsilano	0	0	0	0	142	0	0	0
Vancouver - False Creek	29	0	0	0	234	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	8	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	0	0	0	0	20	0	0
Vancouver Total	35	1	0	0	661	40	0	2
West Vancouver	0	0	0	0	10	0	0	0
White Rock	0	0	0	0	0	12	0	0
<b>Vancouver CMA</b>	<b>256</b>	<b>172</b>	<b>0</b>	<b>0</b>	<b>1,860</b>	<b>717</b>	<b>8</b>	<b>14</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - February 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	4	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	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	52	0	0	0	0	0	0	0
Burnaby - Remainder	36	13	0	0	146	0	0	0
Burnaby Total	93	17	0	0	308	0	0	0
Coquitlam	13	17	0	0	158	64	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	32	0	0	0
Langley District	6	54	0	0	82	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	9	0	0	2	172	0	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	45	0	0	0	0	0	0
Port Coquitlam	4	0	0	0	45	197	2	0
Port Moody	0	17	0	0	38	270	0	0
Richmond	40	35	0	0	171	250	2	0
Surrey - South	135	0	0	0	0	38	0	0
Surrey - Cloverdale	73	42	0	0	14	115	8	14
Surrey - North	12	21	0	0	77	2	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	32	0	0	0	645	112	0	0
Surrey Total	252	63	0	0	736	267	8	14
University Endowment Lands	11	0	0	0	0	0	0	0
Vancouver - West End	0	1	0	0	0	20	0	0
Vancouver - Downtown	6	0	0	0	421	63	0	0
Vancouver - Kitsilano	0	0	0	0	142	0	0	0
Vancouver - False Creek	29	0	0	0	234	0	0	0
Vancouver - Granville/Oak	6	0	0	0	0	88	0	0
Vancouver - Kerrisdale	0	0	0	0	2	49	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	93	167	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	0	0	0	2	20	0	0
Vancouver Total	41	4	0	0	894	407	0	2
West Vancouver	0	0	0	0	10	0	0	0
White Rock	0	0	0	0	6	20	0	0
<b>Vancouver CMA</b>	<b>467</b>	<b>277</b>	<b>0</b>	<b>0</b>	<b>2,663</b>	<b>1,647</b>	<b>44</b>	<b>18</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Anmore	1	4	0	0	0	0	1	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	4	0	0	0	4
Burnaby - North	5	5	171	0	0	0	176	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	6	0	0	0	0	10	6
Burnaby - Central Park	0	1	4	0	0	0	4	1
Burnaby - Remainder	19	11	36	0	0	0	55	11
Burnaby Total	34	23	211	4	0	0	245	27
Coquitlam	6	2	156	65	0	0	162	67
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	3	1	0	0	0	0	3	1
Delta - North	8	4	0	0	0	0	8	4
Delta	12	6	0	0	0	0	12	6
Langley City	0	0	32	0	0	0	32	0
Langley District	37	50	64	50	0	5	101	105
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	47	23	0	0	0	0	47	23
New Westminster	2	4	0	0	0	0	2	4
North Vancouver City	2	3	0	6	0	0	2	9
North Vancouver DM	5	9	0	7	0	0	5	16
Pitt Meadows	8	5	0	10	0	0	8	15
Port Coquitlam	0	2	37	193	2	0	39	195
Port Moody	0	7	38	287	0	0	38	294
Richmond	34	26	176	133	2	0	212	159
Surrey - South	15	30	96	0	0	0	111	30
Surrey - Cloverdale	33	41	32	90	4	12	69	143
Surrey - North	20	47	0	14	0	0	20	61
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	4	13	541	0	0	0	545	13
Surrey Total	72	131	669	104	4	12	745	247
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	281	0	0	0	283	0
Vancouver - Kitsilano	1	0	142	0	0	0	143	0
Vancouver - False Creek	0	0	263	0	0	0	263	0
Vancouver - Granville/Oak	6	0	0	0	0	0	6	0
Vancouver - Kerrisdale	9	0	0	0	0	0	9	0
Vancouver - Marpole	13	1	0	0	0	0	13	1
Vancouver - Eastside	31	13	8	0	0	2	39	15
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	17	0	0	20	0	0	17	20
Vancouver Total	79	14	694	41	0	2	773	57
West Vancouver	10	6	10	0	0	0	20	6
White Rock	0	13	0	0	0	0	0	13
<b>Vancouver CMA</b>	<b>351</b>	<b>329</b>	<b>2,087</b>	<b>900</b>	<b>8</b>	<b>19</b>	<b>2,446</b>	<b>1,248</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	1	4	0	0	0	0	1	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	0	4	0	0	0	4
Burnaby - North	11	11	171	0	0	0	182	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	19	10	0	0	0	0	19	10
Burnaby - Central Park	1	2	52	0	0	0	53	2
Burnaby - Remainder	35	20	182	13	0	0	217	33
Burnaby Total	66	43	405	17	0	0	471	60
Coquitlam	23	20	165	65	0	0	188	85
Delta - Tsawwassen	2	1	0	0	0	0	2	1
Delta - Ladner	6	1	7	0	0	0	13	1
Delta - North	10	6	0	0	0	0	10	6
Delta	18	8	7	0	0	0	25	8
Langley City	0	1	32	0	0	0	32	1
Langley District	57	82	70	62	0	7	127	151
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	69	40	0	0	0	0	69	40
New Westminster	5	16	50	12	0	0	55	28
North Vancouver City	5	4	0	181	0	0	5	185
North Vancouver DM	13	14	135	7	32	0	180	21
Pitt Meadows	10	6	0	45	0	0	10	51
Port Coquitlam	10	8	41	193	2	0	53	201
Port Moody	2	7	38	287	0	0	40	294
Richmond	67	52	176	313	2	0	245	365
Surrey - South	36	42	152	40	0	0	188	82
Surrey - Cloverdale	61	74	73	157	8	14	142	245
Surrey - North	41	100	97	21	0	0	138	121
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	9	17	677	112	0	0	686	129
Surrey Total	147	233	999	330	8	14	1,154	577
University Endowment Lands	0	1	13	0	0	0	13	1
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	427	63	0	0	429	63
Vancouver - Kitsilano	1	2	142	0	0	0	143	2
Vancouver - False Creek	0	2	263	0	0	0	263	2
Vancouver - Granville/Oak	12	0	6	88	0	0	18	88
Vancouver - Kerrisdale	15	3	0	49	0	0	15	52
Vancouver - Marpole	17	9	0	0	0	0	17	9
Vancouver - Eastside	62	27	89	167	0	2	151	196
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	8
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	31	9	0	20	0	0	31	29
Vancouver Total	140	62	927	408	0	2	1,067	472
West Vancouver	23	7	10	0	0	0	33	7
White Rock	6	21	0	0	0	0	6	21
<b>Vancouver CMA</b>	<b>666</b>	<b>632</b>	<b>3,068</b>	<b>1,920</b>	<b>44</b>	<b>23</b>	<b>3,778</b>	<b>2,575</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Anmore	6	8	0	0	0	0	0	0	6	8	-25.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	8	0	0	0	0	0	0	3	8	-62.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	4	0	2	0	0	0	0	3	6	-50.0
Burnaby - Central Park	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Remainder	11	14	6	4	0	66	67	153	84	237	-64.6
Burnaby Total	20	27	6	6	0	66	67	153	93	252	-63.1
Coquitlam	4	2	0	0	22	0	165	0	191	2	**
Delta - Tsawwassen	0	7	0	0	0	0	0	0	0	7	-100.0
Delta - Ladner	3	1	0	0	0	0	0	0	3	1	200.0
Delta - North	11	0	0	0	0	0	0	0	11	0	n/a
Delta	14	8	0	0	0	0	0	0	14	8	75.0
Langley City	0	0	0	0	0	0	0	47	0	47	-100.0
Langley District	46	35	4	0	66	6	14	0	130	41	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	45	34	0	0	12	0	132	62	189	96	96.9
New Westminster	15	7	0	0	0	0	120	0	135	7	**
North Vancouver City	1	2	4	0	0	0	0	0	5	2	150.0
North Vancouver DM	9	12	0	0	0	0	0	0	9	12	-25.0
Pitt Meadows	2	8	0	0	0	0	0	0	2	8	-75.0
Port Coquitlam	2	0	0	4	4	12	82	0	88	16	**
Port Moody	1	13	0	2	38	0	63	0	102	15	**
Richmond	31	22	0	18	14	19	212	0	257	59	**
Surrey - South	25	14	0	0	0	0	0	36	25	50	-50.0
Surrey - Cloverdale	21	50	0	8	45	11	1	8	67	77	-13.0
Surrey - North	39	88	0	0	8	32	0	0	47	120	-60.8
Surrey - Guildford	0	0	0	2	0	10	0	0	0	12	-100.0
Surrey - Whalley	12	12	0	0	29	17	0	0	41	29	41.4
Surrey Total	97	164	0	10	82	70	1	44	180	288	-37.5
University Endowment Lands	0	0	0	0	0	0	0	71	0	71	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	7	0	382	0	389	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	2	0	0	0	0	27	0	29	2	**
Vancouver - Marpole	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Eastside	12	18	2	0	0	0	4	4	18	22	-18.2
Vancouver - Mt. Pleasant	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Strath/Grand	0	0	0	0	3	0	0	0	3	0	n/a
Vancouver - Westside	17	20	2	0	0	0	0	0	19	20	-5.0
Vancouver Total	32	42	4	0	3	7	31	386	70	435	-83.9
West Vancouver	7	14	0	0	0	0	0	14	7	28	-75.0
White Rock	0	2	0	0	0	0	2	83	2	85	-97.6
<b>Vancouver CMA</b>	<b>336</b>	<b>400</b>	<b>18</b>	<b>40</b>	<b>241</b>	<b>180</b>	<b>889</b>	<b>860</b>	<b>1,484</b>	<b>1,480</b>	<b>0.3</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - February 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	6	8	0	0	0	0	0	0	6	8	-25.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Mountain	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - North	11	13	2	0	0	0	0	0	13	13	0.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	5	11	2	8	0	0	0	211	7	230	-97.0
Burnaby - Central Park	6	1	2	4	0	0	0	0	8	5	60.0
Burnaby - Remainder	20	23	18	16	20	69	67	153	125	261	-52.1
Burnaby Total	43	48	26	28	20	69	67	364	156	509	-69.4
Coquitlam	9	8	2	6	22	0	173	14	206	28	**
Delta - Tsawwassen	1	7	0	0	0	0	0	0	1	7	-85.7
Delta - Ladner	9	1	0	0	0	0	0	0	9	1	**
Delta - North	11	4	0	0	0	0	0	0	11	4	175.0
Delta	21	12	0	0	0	0	0	0	21	12	75.0
Langley City	0	1	0	0	0	0	0	47	0	48	-100.0
Langley District	113	115	12	0	82	11	22	0	229	126	81.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	70	64	0	0	12	0	132	62	214	126	69.8
New Westminster	26	14	0	0	0	0	120	0	146	14	**
North Vancouver City	2	7	10	0	0	11	0	0	12	18	-33.3
North Vancouver DM	19	16	0	0	0	0	0	0	19	16	18.8
Pitt Meadows	13	10	0	0	0	12	132	0	145	22	**
Port Coquitlam	8	1	0	4	4	12	165	4	177	21	**
Port Moody	6	13	0	2	38	0	63	0	107	15	**
Richmond	41	77	0	26	14	36	213	44	268	183	46.4
Surrey - South	36	25	0	12	0	0	0	36	36	73	-50.7
Surrey - Cloverdale	53	99	0	8	69	31	31	22	153	160	-4.4
Surrey - North	91	151	0	0	8	70	0	0	99	221	-55.2
Surrey - Guildford	1	0	0	4	0	20	0	0	1	24	-95.8
Surrey - Whalley	22	24	0	0	29	17	51	0	102	41	148.8
Surrey Total	203	299	0	24	106	138	82	58	391	519	-24.7
University Endowment Lands	1	0	0	0	0	5	0	124	1	129	-99.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	20	0	1,262	0	1,282	-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	3	2	0	0	0	0	27	2	30	4	**
Vancouver - Marpole	3	4	2	0	3	0	0	0	8	4	100.0
Vancouver - Eastside	43	46	20	0	8	25	8	31	79	102	-22.5
Vancouver - Mt. Pleasant	0	1	2	0	3	0	0	0	5	1	**
Vancouver - Strath/Grand	0	1	0	0	3	0	0	2	3	3	0.0
Vancouver - Westside	39	30	2	0	0	0	0	36	41	66	-37.9
Vancouver Total	88	85	26	2	39	45	35	1,354	188	1,486	-87.3
West Vancouver	13	30	0	0	0	0	9	14	22	44	-50.0
White Rock	0	3	0	0	0	0	8	85	8	88	-90.9
<b>Vancouver CMA</b>	<b>688</b>	<b>811</b>	<b>76</b>	<b>92</b>	<b>337</b>	<b>339</b>	<b>1,221</b>	<b>2,170</b>	<b>2,322</b>	<b>3,412</b>	<b>-31.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 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	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	66	0	0	67	153	0	0
Burnaby Total	0	66	0	0	67	153	0	0
Coquitlam	22	0	0	0	165	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	47	0	0
Langley District	66	6	0	0	14	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	0	0	0	132	62	0	0
New Westminster	0	0	0	0	120	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	4	12	0	0	82	0	0	0
Port Moody	38	0	0	0	63	0	0	0
Richmond	14	19	0	0	212	0	0	0
Surrey - South	0	0	0	0	0	36	0	0
Surrey - Cloverdale	45	11	0	0	0	0	1	8
Surrey - North	8	32	0	0	0	0	0	0
Surrey - Guildford	0	10	0	0	0	0	0	0
Surrey - Whalley	29	17	0	0	0	0	0	0
Surrey Total	82	70	0	0	0	36	1	8
University Endowment Lands	0	0	0	0	0	0	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	7	0	0	0	382	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	27	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	4	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	3	7	0	0	31	386	0	0
West Vancouver	0	0	0	0	0	14	0	0
White Rock	0	0	0	0	2	83	0	0
<b>Vancouver CMA</b>	<b>241</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>888</b>	<b>781</b>	<b>1</b>	<b>79</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - February 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	69	0	0	67	153	0	0
Burnaby Total	20	69	0	0	67	364	0	0
Coquitlam	22	0	0	0	173	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	47	0	0
Langley District	82	11	0	0	22	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	0	0	0	132	62	0	0
New Westminster	0	0	0	0	120	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	4	12	0	0	165	4	0	0
Port Moody	38	0	0	0	63	0	0	0
Richmond	14	36	0	0	212	44	1	0
Surrey - South	0	0	0	0	0	36	0	0
Surrey - Cloverdale	69	31	0	0	24	6	7	16
Surrey - North	8	70	0	0	0	0	0	0
Surrey - Guildford	0	20	0	0	0	0	0	0
Surrey - Whalley	29	17	0	0	51	0	0	0
Surrey Total	106	138	0	0	75	42	7	16
University Endowment Lands	0	5	0	0	0	53	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	20	0	0	0	1,262	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	27	2	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	8	25	0	0	8	31	0	0
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	2	0	0
Vancouver - Westside	0	0	0	0	0	34	0	2
Vancouver Total	39	45	0	0	35	1,352	0	2
West Vancouver	0	0	0	0	9	14	0	0
White Rock	0	0	0	0	8	85	0	0
<b>Vancouver CMA</b>	<b>337</b>	<b>339</b>	<b>0</b>	<b>0</b>	<b>1,213</b>	<b>2,081</b>	<b>8</b>	<b>89</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Anmore	6	8	0	0	0	0	6	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	8	0	0	0	0	3	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	6	0	0	0	0	3	6
Burnaby - Central Park	3	1	0	0	0	0	3	1
Burnaby - Remainder	17	18	67	219	0	0	84	237
Burnaby Total	26	33	67	219	0	0	93	252
Coquitlam	4	2	187	0	0	0	191	2
Delta - Tsawwassen	0	7	0	0	0	0	0	7
Delta - Ladner	3	1	0	0	0	0	3	1
Delta - North	11	0	0	0	0	0	11	0
Delta	14	8	0	0	0	0	14	8
Langley City	0	0	0	47	0	0	0	47
Langley District	64	35	66	6	0	0	130	41
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	45	34	144	62	0	0	189	96
New Westminster	15	7	120	0	0	0	135	7
North Vancouver City	1	2	4	0	0	0	5	2
North Vancouver DM	9	12	0	0	0	0	9	12
Pitt Meadows	2	8	0	0	0	0	2	8
Port Coquitlam	2	0	86	16	0	0	88	16
Port Moody	1	15	101	0	0	0	102	15
Richmond	31	21	226	38	0	0	257	59
Surrey - South	24	14	1	36	0	0	25	50
Surrey - Cloverdale	21	50	45	19	1	8	67	77
Surrey - North	39	88	8	32	0	0	47	120
Surrey - Guildford	0	0	0	12	0	0	0	12
Surrey - Whalley	12	12	29	17	0	0	41	29
Surrey Total	96	164	83	116	1	8	180	288
University Endowment Lands	0	0	0	0	0	71	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	389	0	0	0	389
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	2	2	27	0	0	0	29	2
Vancouver - Marpole	1	1	0	0	0	0	1	1
Vancouver - Eastside	18	22	0	0	0	0	18	22
Vancouver - Mt. Pleasant	0	1	0	0	0	0	0	1
Vancouver - Strath/Grand	0	0	3	0	0	0	3	0
Vancouver - Westside	19	20	0	0	0	0	19	20
Vancouver Total	40	46	30	389	0	0	70	435
West Vancouver	7	10	0	18	0	0	7	28
White Rock	2	10	0	75	0	0	2	85
<b>Vancouver CMA</b>	<b>369</b>	<b>415</b>	<b>1,114</b>	<b>986</b>	<b>1</b>	<b>79</b>	<b>1,484</b>	<b>1,480</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	6	8	0	0	0	0	6	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	13	13	0	0	0	0	13	13
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	7	19	0	211	0	0	7	230
Burnaby - Central Park	8	5	0	0	0	0	8	5
Burnaby - Remainder	38	39	87	222	0	0	125	261
Burnaby Total	69	76	87	433	0	0	156	509
Coquitlam	19	28	187	0	0	0	206	28
Delta - Tsawwassen	1	7	0	0	0	0	1	7
Delta - Ladner	9	1	0	0	0	0	9	1
Delta - North	11	4	0	0	0	0	11	4
Delta	21	12	0	0	0	0	21	12
Langley City	0	1	0	47	0	0	0	48
Langley District	143	114	86	11	0	1	229	126
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	70	64	144	62	0	0	214	126
New Westminster	26	14	120	0	0	0	146	14
North Vancouver City	6	7	6	11	0	0	12	18
North Vancouver DM	19	16	0	0	0	0	19	16
Pitt Meadows	13	10	132	12	0	0	145	22
Port Coquitlam	10	5	167	16	0	0	177	21
Port Moody	6	15	101	0	0	0	107	15
Richmond	41	76	226	107	1	0	268	183
Surrey - South	35	25	1	48	0	0	36	73
Surrey - Cloverdale	53	105	93	39	7	16	153	160
Surrey - North	91	151	8	70	0	0	99	221
Surrey - Guildford	1	0	0	24	0	0	1	24
Surrey - Whalley	22	24	80	17	0	0	102	41
Surrey Total	202	305	182	198	7	16	391	519
University Endowment Lands	1	0	0	58	0	71	1	129
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	1,282	0	0	0	1,282
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	3	2	27	2	0	0	30	4
Vancouver - Marpole	5	4	3	0	0	0	8	4
Vancouver - Eastside	67	54	12	48	0	0	79	102
Vancouver - Mt. Pleasant	2	1	3	0	0	0	5	1
Vancouver - Strath/Grand	0	3	3	0	0	0	3	3
Vancouver - Westside	41	30	0	34	0	2	41	66
Vancouver Total	118	97	70	1,387	0	2	188	1,486
West Vancouver	13	26	9	18	0	0	22	44
White Rock	8	13	0	75	0	0	8	88
<b>Vancouver CMA</b>	<b>797</b>	<b>887</b>	<b>1,517</b>	<b>2,435</b>	<b>8</b>	<b>90</b>	<b>2,322</b>	<b>3,412</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
February 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													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
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	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Belcarra													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 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	--	--
Bowen Island													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 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	--	--
Burnaby													
February 2008	0	0.0	0	0.0	0	0.0	7	50.0	7	50.0	14	764,000	821,971
February 2007	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	749,500	766,475
Year-to-date 2008	0	0.0	0	0.0	0	0.0	13	40.6	19	59.4	32	789,500	903,719
Year-to-date 2007	0	0.0	0	0.0	1	3.2	14	45.2	16	51.6	31	750,000	793,239
Coquitlam													
February 2008	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	2	16.7	1	8.3	0	0.0	0	0.0	9	75.0	12	975,000	882,150
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Delta													
February 2008	0	0.0	0	0.0	4	30.8	6	46.2	3	23.1	13	615,000	667,192
February 2007	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	758,000	756,040
Year-to-date 2008	0	0.0	0	0.0	4	22.2	6	33.3	8	44.4	18	667,500	746,472
Year-to-date 2007	0	0.0	0	0.0	2	14.3	5	35.7	7	50.0	14	738,750	704,314
Langley City													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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	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													
February 2008	0	0.0	4	9.8	12	29.3	20	48.8	5	12.2	41	618,500	648,107
February 2007	14	25.5	21	38.2	17	30.9	2	3.6	1	1.8	55	489,900	472,145
Year-to-date 2008	0	0.0	5	6.5	24	31.2	39	50.6	9	11.7	77	627,000	643,239
Year-to-date 2007	15	12.2	47	38.2	52	42.3	6	4.9	3	2.4	123	511,950	511,912

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
February 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													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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													
February 2008	1	3.4	2	6.9	22	75.9	4	13.8	0	0.0	29	569,000	559,034
February 2007	0	0.0	7	19.4	25	69.4	2	5.6	2	5.6	36	544,500	557,044
Year-to-date 2008	1	2.1	7	14.6	32	66.7	8	16.7	0	0.0	48	565,000	554,396
Year-to-date 2007	1	1.6	25	40.3	31	50.0	3	4.8	2	3.2	62	517,500	528,882
New Westminster													
February 2008	0	0.0	1	7.7	10	76.9	2	15.4	0	0.0	13	537,900	559,454
February 2007	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--
Year-to-date 2008	0	0.0	2	9.1	16	72.7	4	18.2	0	0.0	22	530,900	555,332
Year-to-date 2007	0	0.0	0	0.0	7	77.8	1	11.1	1	11.1	9	--	--
North Vancouver City													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	6	100.0	6	--	--
North Vancouver DM													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,475,000	1,515,333
Year-to-date 2007	1	6.3	0	0.0	0	0.0	0	0.0	15	93.8	16	1,240,000	1,181,625
Pitt Meadows													
February 2008	0	0.0	0	0.0	6	100.0	0	0.0	0	0.0	6	--	--
February 2007	0	0.0	3	30.0	7	70.0	0	0.0	0	0.0	10	562,500	535,514
Year-to-date 2008	0	0.0	0	0.0	12	92.3	1	7.7	0	0.0	13	569,000	578,846
Year-to-date 2007	0	0.0	3	25.0	9	75.0	0	0.0	0	0.0	12	562,500	541,178
Port Coquitlam													
February 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
February 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	20.0	3	60.0	1	20.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Port Moody													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2007	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	725,000	734,930
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	725,000	734,930
Richmond													
February 2008	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,000,000	1,140,432
February 2007	0	0.0	0	0.0	3	7.7	15	38.5	21	53.8	39	800,000	864,385
Year-to-date 2008	0	0.0	0	0.0	0	0.0	5	13.5	32	86.5	37	1,000,000	1,104,238
Year-to-date 2007	0	0.0	0	0.0	7	8.6	26	32.1	48	59.3	81	920,000	886,435

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
February 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													
February 2008	0	0.0	13	10.1	31	24.0	40	31.0	45	34.9	129	689,900	741,769
February 2007	0	0.0	38	25.2	42	27.8	37	24.5	34	22.5	151	589,900	647,299
Year-to-date 2008	0	0.0	17	7.5	59	25.9	71	31.1	81	35.5	228	679,783	745,377
Year-to-date 2007	0	0.0	82	29.3	81	28.9	58	20.7	59	21.1	280	567,000	635,712
University Endowment Lands													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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													
February 2008	0	0.0	0	0.0	2	3.8	3	5.8	47	90.4	52	945,000	1,280,942
February 2007	0	0.0	0	0.0	0	0.0	12	27.9	31	72.1	43	898,000	1,256,729
Year-to-date 2008	0	0.0	0	0.0	2	2.4	6	7.1	76	90.5	84	969,000	1,361,962
Year-to-date 2007	0	0.0	1	1.0	1	1.0	36	35.6	63	62.4	101	800,000	1,145,764
West Vancouver													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	2,450,000	3,211,800
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	3,200,000	3,451,538
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	2,800,000	2,979,464
White Rock													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	33.3	2	66.7	3	--	--
Vancouver CMA													
February 2008	3	0.9	21	6.0	87	24.9	87	24.9	151	43.3	349	699,000	876,187
February 2007	14	3.3	69	16.5	99	23.7	87	20.8	149	35.6	418	653,100	822,934
Year-to-date 2008	3	0.5	32	5.2	150	24.2	157	25.4	277	44.7	619	710,000	906,911
Year-to-date 2007	17	2.1	158	19.7	193	24.0	160	19.9	276	34.3	804	649,900	828,285

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2008	Feb 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	821,971	766,475	7.2	903,719	793,239	13.9
Coquitlam	--	--	n/a	882,150	--	n/a
Delta	667,192	756,040	-11.8	746,472	704,314	6.0
Langley City	--	--	n/a	--	--	n/a
Langley District	648,107	472,145	37.3	643,239	511,912	25.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	559,034	557,044	0.4	554,396	528,882	4.8
New Westminster	559,454	--	n/a	555,332	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,515,333	1,181,625	28.2
Pitt Meadows	--	535,514	n/a	578,846	541,178	7.0
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	734,930	n/a	--	734,930	n/a
Richmond	1,140,432	864,385	31.9	1,104,238	886,435	24.6
Surrey Total	741,769	647,299	14.6	745,377	635,712	17.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,280,942	1,256,729	1.9	1,361,962	1,145,764	18.9
West Vancouver	--	3,211,800	n/a	3,451,538	2,979,464	15.8
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>876,187</b>	<b>822,934</b>	<b>6.5</b>	<b>906,911</b>	<b>828,285</b>	<b>9.5</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
February 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												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
YTD 2007		915	4,091	22%	750,091	406	1,538	26%	463,838	1,021	3,863	26%	359,912
YTD 2008		823	4,151	20%	903,637	401	1,462	27%	512,409	1,030	4,297	24%	417,356

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**  
**February 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			1,246	3.8	67.4	772
	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**  
**February 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2008	26	2	6	0	0	142	0	0	176
February 2007	28	0	8	0	32	47	0	0	115
% Change	-7.1	n/a	-25.0	n/a	-100.0	**	n/a	n/a	53.0
Year-to-date 2008	59	2	14	0	60	142	0	0	277
Year-to-date 2007	47	0	14	1	32	216	0	0	310
% Change	25.5	n/a	0.0	-100.0	87.5	-34.3	n/a	n/a	-10.6
UNDER CONSTRUCTION									
February 2008	318	2	132	26	131	305	0	0	914
February 2007	195	0	72	22	90	736	0	82	1,197
% Change	63.1	n/a	83.3	18.2	45.6	-58.6	n/a	-100.0	-23.6
COMPLETIONS									
February 2008	37	0	12	0	8	0	0	0	57
February 2007	40	0	16	0	7	0	0	0	63
% Change	-7.5	n/a	-25.0	n/a	14.3	n/a	n/a	n/a	-9.5
Year-to-date 2008	75	0	24	4	20	147	0	0	270
Year-to-date 2007	73	4	89	3	35	0	0	0	204
% Change	2.7	-100.0	-73.0	33.3	-42.9	n/a	n/a	n/a	32.4
COMPLETED & NOT ABSORBED									
February 2008	87	0	4	8	26	72	0	0	197
February 2007	76	2	20	5	5	0	0	0	108
% Change	14.5	-100.0	-80.0	60.0	**	n/a	n/a	n/a	82.4
ABSORBED									
February 2008	33	0	18	0	2	21	0	0	74
February 2007	32	0	4	0	2	0	0	0	38
% Change	3.1	n/a	**	n/a	0.0	n/a	n/a	n/a	94.7
Year-to-date 2008	68	0	24	0	8	126	0	0	226
Year-to-date 2007	70	2	77	2	30	0	0	0	181
% Change	-2.9	-100.0	-68.8	-100.0	-73.3	n/a	n/a	n/a	24.9

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

**Table I.1: Housing Activity Summary by Submarket**  
**February 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										
February 2008	22	0	6	0	0	142	0	0	170	
February 2007	13	0	8	0	32	47	0	0	100	
Fraser Valley H RDA										
February 2008	0	0	0	0	0	0	0	0	0	
February 2007	0	0	0	0	0	0	0	0	0	
Mission DM										
February 2008	4	2	0	0	0	0	0	0	6	
February 2007	15	0	0	0	0	0	0	0	15	
Abbotsford CMA										
February 2008	26	2	6	0	0	142	0	0	176	
February 2007	28	0	8	0	32	47	0	0	115	
UNDER CONSTRUCTION										
Abbotsford City										
February 2008	225	0	132	26	79	305	0	0	767	
February 2007	133	0	72	17	90	666	0	82	1,060	
Fraser Valley H RDA										
February 2008	0	0	0	0	0	0	0	0	0	
February 2007	1	0	0	0	0	0	0	0	1	
Mission DM										
February 2008	93	2	0	0	52	0	0	0	147	
February 2007	61	0	0	5	0	70	0	0	136	
Abbotsford CMA										
February 2008	318	2	132	26	131	305	0	0	914	
February 2007	195	0	72	22	90	736	0	82	1,197	
COMPLETIONS										
Abbotsford City										
February 2008	19	0	12	0	8	0	0	0	39	
February 2007	28	0	16	0	7	0	0	0	51	
Fraser Valley H RDA										
February 2008	0	0	0	0	0	0	0	0	0	
February 2007	0	0	0	0	0	0	0	0	0	
Mission DM										
February 2008	18	0	0	0	0	0	0	0	18	
February 2007	12	0	0	0	0	0	0	0	12	
Abbotsford CMA										
February 2008	37	0	12	0	8	0	0	0	57	
February 2007	40	0	16	0	7	0	0	0	63	

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

**Table I.1: Housing Activity Summary by Submarket**  
**February 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									
February 2008	38	0	4	7	26	53	0	0	128
February 2007	59	0	20	4	5	0	0	0	88
Fraser Valley H RDA									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	0	0	0	0	0	0	0	0	0
Mission DM									
February 2008	49	0	0	1	0	19	0	0	69
February 2007	17	2	0	1	0	0	0	0	20
Abbotsford CMA									
February 2008	87	0	4	8	26	72	0	0	197
February 2007	76	2	20	5	5	0	0	0	108
ABSORBED									
Abbotsford City									
February 2008	18	0	18	0	2	16	0	0	54
February 2007	23	0	4	0	2	0	0	0	29
Fraser Valley H RDA									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	0	0	0	0	0	0	0	0	0
Mission DM									
February 2008	15	0	0	0	0	5	0	0	20
February 2007	9	0	0	0	0	0	0	0	9
Abbotsford CMA									
February 2008	33	0	18	0	2	21	0	0	74
February 2007	32	0	4	0	2	0	0	0	38

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  
February 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Abbotsford City	22	13	0	0	0	32	148	55	170	100	70.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	15	2	0	0	0	0	0	6	15	-60.0
<b>Abbotsford CMA</b>	<b>26</b>	<b>28</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>148</b>	<b>55</b>	<b>176</b>	<b>115</b>	<b>53.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - February 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	44	28	8	0	0	32	156	230	208	290	-28.3
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	15	19	2	0	52	0	0	0	69	19	**
<b>Abbotsford CMA</b>	<b>59</b>	<b>48</b>	<b>10</b>	<b>0</b>	<b>52</b>	<b>32</b>	<b>156</b>	<b>230</b>	<b>277</b>	<b>310</b>	<b>-10.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Abbotsford City	0	32	0	0	148	55	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	32	0	0	148	55	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - February 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	32	0	0	156	230	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	32	0	0	156	230	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Abbotsford City	28	21	142	79	0	0	170	100
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	15	0	0	0	0	6	15
<b>Abbotsford CMA</b>	34	36	142	79	0	0	176	115

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	58	41	150	249	0	0	208	290
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	17	19	52	0	0	0	69	19
<b>Abbotsford CMA</b>	75	61	202	249	0	0	277	310

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Abbotsford City	19	28	0	0	8	7	12	16	39	51	-23.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	18	12	0	0	0	0	0	0	18	12	50.0
<b>Abbotsford CMA</b>	<b>37</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>7</b>	<b>12</b>	<b>16</b>	<b>57</b>	<b>63</b>	<b>-9.5</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - February 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	39	51	0	0	20	35	171	34	230	120	91.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	40	25	0	4	0	0	0	55	40	84	-52.4
<b>Abbotsford CMA</b>	<b>79</b>	<b>76</b>	<b>0</b>	<b>4</b>	<b>20</b>	<b>35</b>	<b>171</b>	<b>89</b>	<b>270</b>	<b>204</b>	<b>32.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Abbotsford City	8	7	0	0	12	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>16</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - February 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	20	35	0	0	171	34	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>	<b>20</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>171</b>	<b>89</b>	<b>0</b>	<b>0</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Abbotsford City	31	44	8	7	0	0	39	51
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	18	12	0	0	0	0	18	12
<b>Abbotsford CMA</b>	<b>49</b>	<b>56</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>63</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	59	84	171	36	0	0	230	120
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	40	82	0	2	0	0	40	84
<b>Abbotsford CMA</b>	<b>99</b>	<b>166</b>	<b>171</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>270</b>	<b>204</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
February 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													
February 2008	0	0.0	5	27.8	12	66.7	0	0.0	1	5.6	18	512,500	528,278
February 2007	0	0.0	15	65.2	0	0.0	3	13.0	0	0.0	23	490,000	505,957
Year-to-date 2008	0	0.0	6	16.7	5	13.9	2	5.6	5	13.9	36	544,500	570,333
Year-to-date 2007	0	0.0	33	67.3	3	6.1	4	8.2	3	6.1	49	485,000	518,592
Fraser Valley H RDA													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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													
February 2008	0	0.0	15	100.0	0	0.0	0	0.0	0	0.0	15	469,000	472,267
February 2007	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2008	0	0.0	27	84.4	0	0.0	0	0.0	0	0.0	32	476,500	482,372
Year-to-date 2007	3	13.0	20	87.0	0	0.0	0	0.0	0	0.0	23	439,000	442,691
Abbotsford CMA													
February 2008	0	0.0	20	60.6	1	3.0	0	0.0	1	3.0	33	480,000	502,818
February 2007	1	3.1	23	71.9	0	0.0	3	9.4	0	0.0	32	480,000	491,122
Year-to-date 2008	0	0.0	33	48.5	5	7.4	2	2.9	5	7.4	68	510,000	528,940
Year-to-date 2007	3	4.2	53	73.6	3	4.2	4	5.6	3	4.2	72	463,500	494,346

Source: CMHC (Starts and Completions Survey)

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

Submarket	Feb 2008	Feb 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	528,278	505,957	4.4	570,333	518,592	10.0
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	472,267	--	n/a	482,372	442,691	9.0
<b>Abbotsford CMA</b>	<b>502,818</b>	<b>491,122</b>	<b>2.4</b>	<b>528,940</b>	<b>494,346</b>	<b>7.0</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**February 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	1,418	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	1,423	2,593	2,720	52.3	428,117	10.6	450,618
	February	1,237	-9.0	N/A	2,487	N/A	N/A	448,640	10.5	N/A
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	YTD 2007	2,295	-14.1	2,868	4,442	4,730	60.6	398,348	N/A	416,169
	YTD 2008	2,144	-6.6	N/A	5,080	N/A	N/A	439,958	10.4	N/A

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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**  
**February 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	67.9	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	67.8	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.4	721
	April	678	6.60	6.64	118.2	109.9	83	4.8	67.3	726
	May	709	6.85	7.14	120.9	110.5	85	4.7	68.0	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	4.3	68.2	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	4.8	66.7	744
	November	725	7.20	7.39	123.1	110.1	83	4.0	65.9	748
	December	734	7.35	7.54	123.1	110.1	85	3.6	66.5	749
2008	January	725	7.35	7.39	123.3	109.9	85	3.6	66.3	759
	February	718	7.25	7.29			85	4.6	66.9	756
	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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