

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: April 2008

## Strongest First Quarter Housing Starts in Metro Since 1990

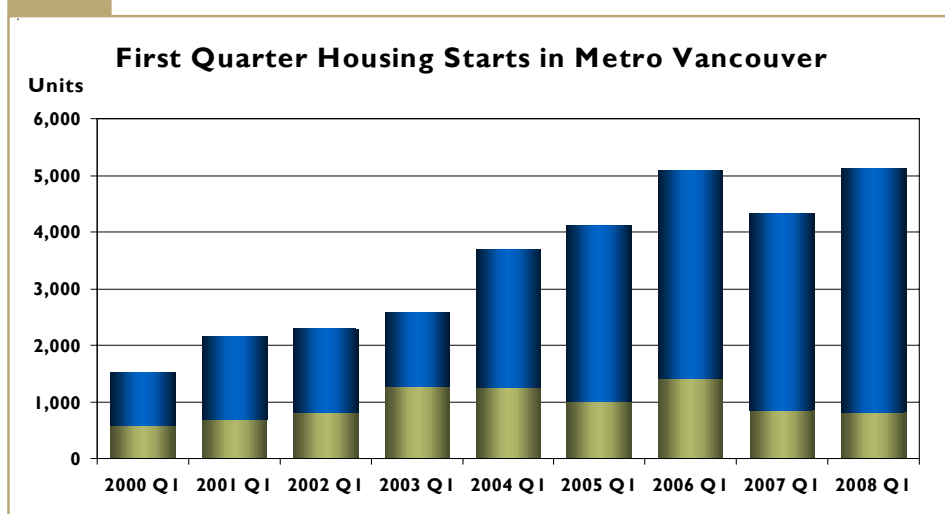
Vancouver CMA experienced its strongest first quarter of home construction since 1990. Overall housing starts increased by 19 per cent over the same time last year, propelled by the highest first quarter multiple family (semi-detached, townhomes and apartments) home starts ever recorded, at over 4,000 homes.

The demand for new townhomes and apartment condominiums

continues to drive new residential construction in the Vancouver CMA. Price is the biggest reason as multiple family homes are less expensive than single detached houses. Pre-sales for most of the multiple family projects started in the last three months have been solid, with many developments having over half of the homes sold before starting construction.

The rise in multiple family construction, especially apartment

Figure 1



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condominiums, have increased overall under construction totals to record highs at over 27,000 homes. Labour shortages and rising wages and material costs have not deterred developers in moving forward on their development plans. There are an estimated 55 projects in the pending stage of construction that will create close to 5,000 apartment suites before the end of 2008.

The number of homes in the completed and unabsorbed stage continues to trend up in the Vancouver CMA, ending the first quarter at over 1,400 homes. Single detached houses make up close to two-thirds of new unabsorbed homes, indicating buyer demand that is weakening for this home type. With average prices for new single detached houses over \$900,000, many buyers have decided that homeownership will be in a townhouse or apartment.

Despite stronger demand for this product type, the number of new townhomes and apartments in the completed and unabsorbed phase is also rising, but still below the long term average. With new supply coming onto the market,

competition between projects has increased. Further, demand for multiple family homes closer to the Vancouver Downtown is greater than in centres away from the core, such as Surrey and Maple Ridge.

## Sales Down During First Quarter in Greater Vancouver

Despite a solid local economy and lower mortgage rates, resales in Greater Vancouver were down nearly 10 per cent for the first quarter of 2008 in comparison to the same time period last year. Sales were down by 15 per cent for single detached houses and four per cent for apartment condominiums.

Prices continued to rise for all dwelling types in Greater Vancouver. In year over year comparison overall prices grew by 14 per cent with single detached houses experiencing the highest growth at 19 per cent followed by apartments at 12 per cent and townhomes at 11 per cent. Multiple family homes remain the first choice for buyers in Greater Vancouver, making up over 60 per cent of all transactions. On average,

the price difference between a single detached house and apartment condominium is close to half a million dollars. Even though active listings are up, solid market fundamentals will keep sales high through the second quarter.

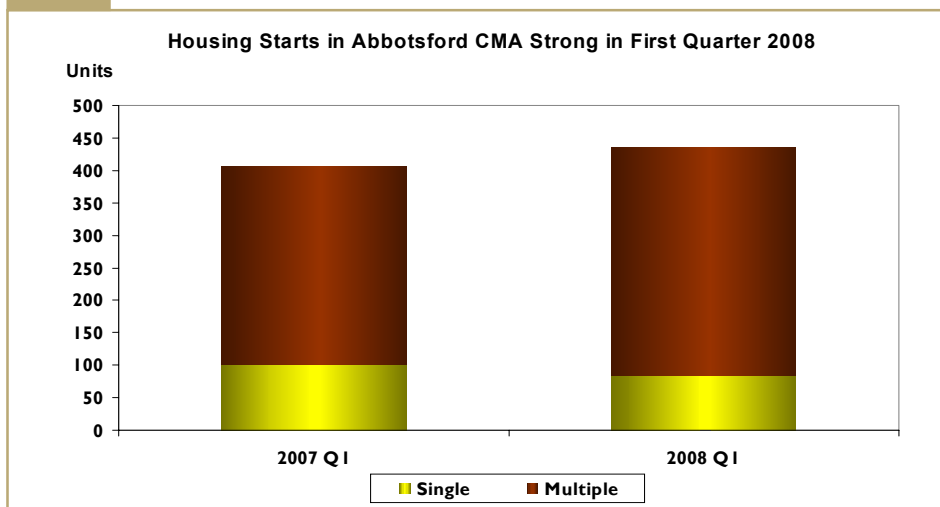
## Builders Busy During the First Quarter in Abbotsford CMA

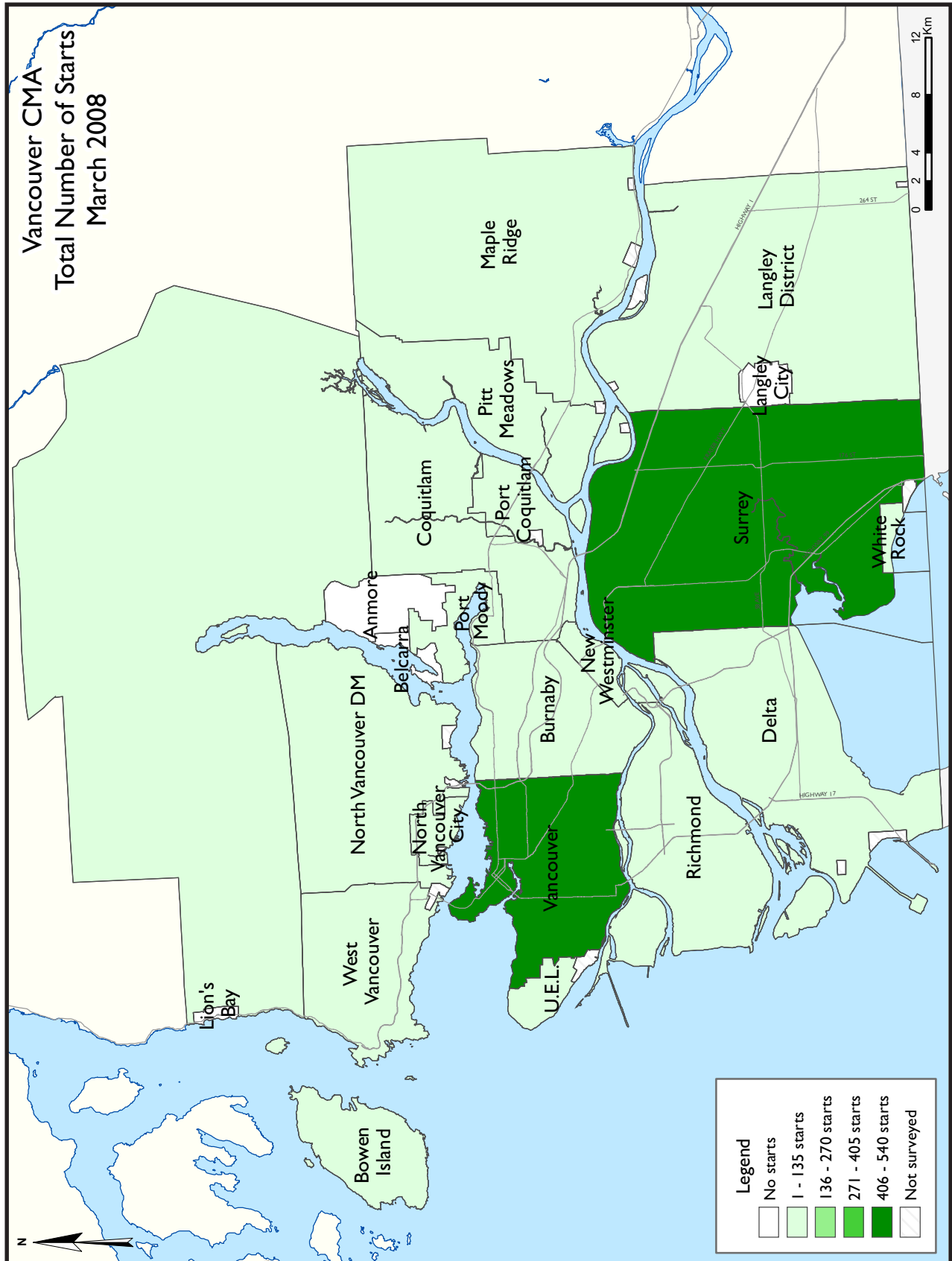
Housing starts in the first quarter of this year in the Abbotsford CMA outpaced a strong first quarter of 2007 by seven per cent. Multiple family homes made up over 80 per cent of housing start in the region while starts for single detached houses dropped by close to one-fifth compared to the same period last year.

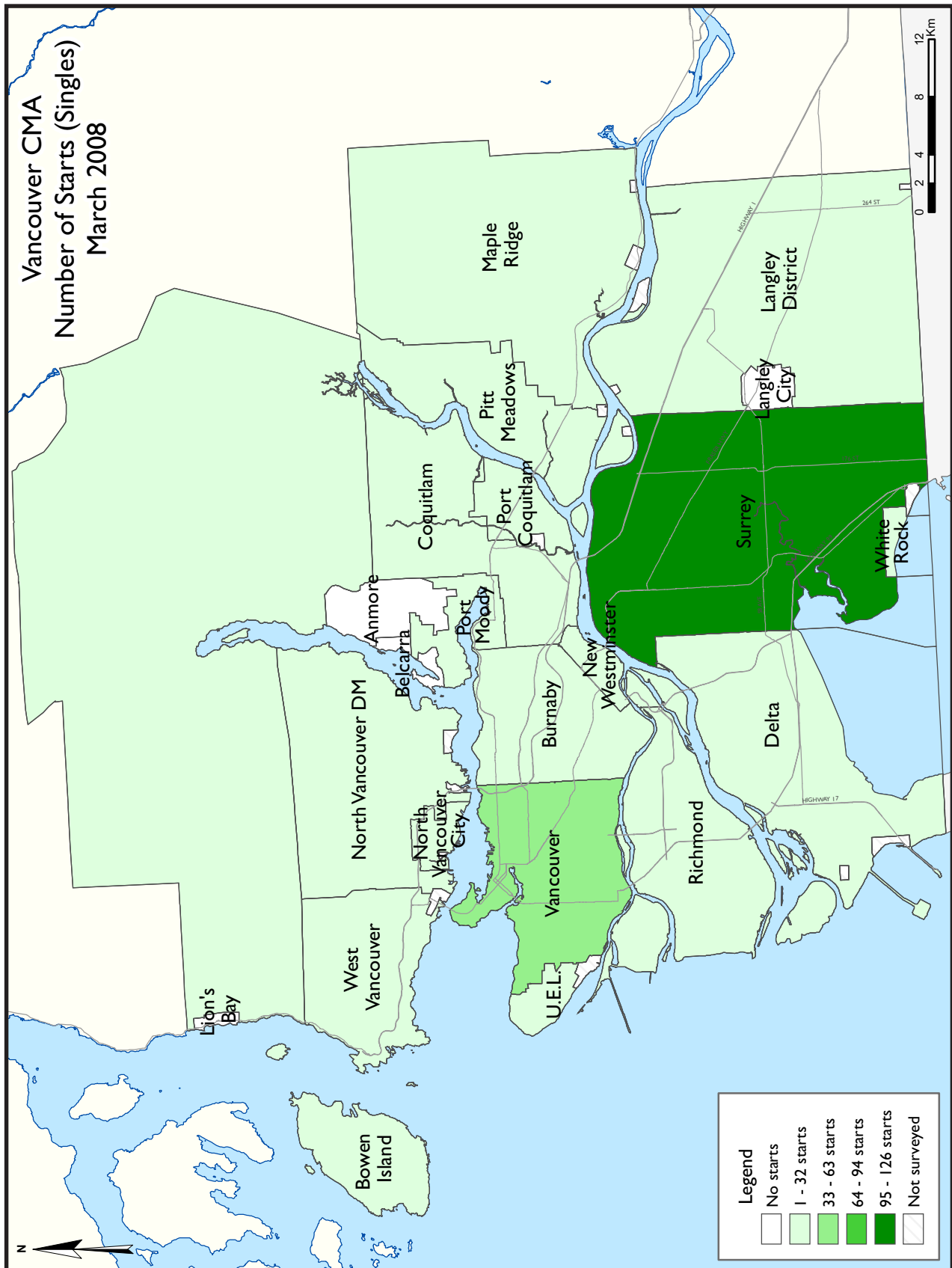
Multiple family projects that have been marketing since 2007 have forged ahead and begun construction. The District of Mission recorded its first multiple family home start since January 2006 during the quarter, with the rest being started in Abbotsford City.

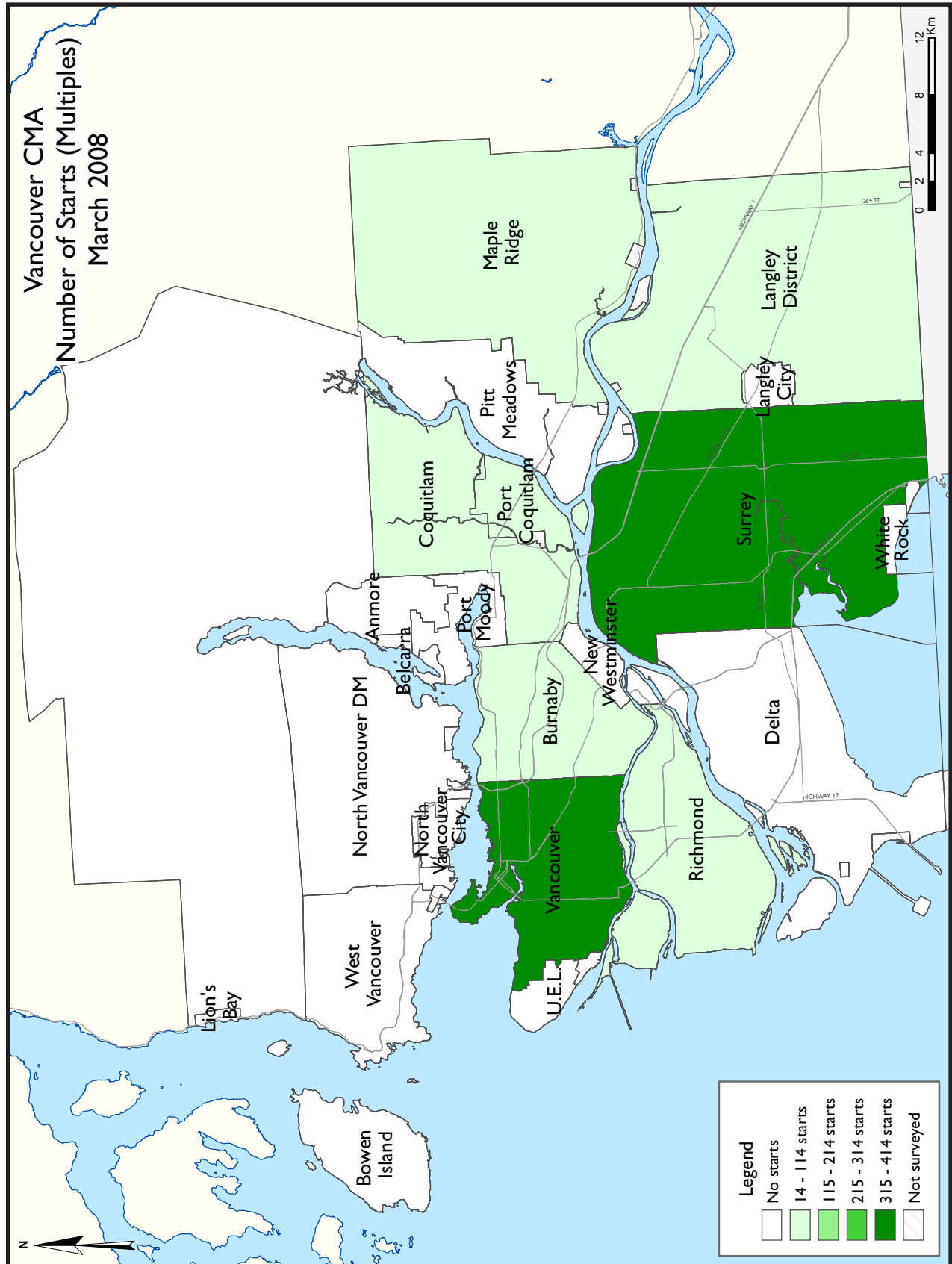
The number of newly completed and unabsorbed multiple family homes has been on the decline, from over 100 homes in January to 64 homes by the end of March. The opposite effect has taken place for single detached houses in the CMA with inventory levels rising to almost double the numbers recorded in the summer of last year. Escalating prices and more new listings from the resale market have lessened demand for new single detached houses in the region.

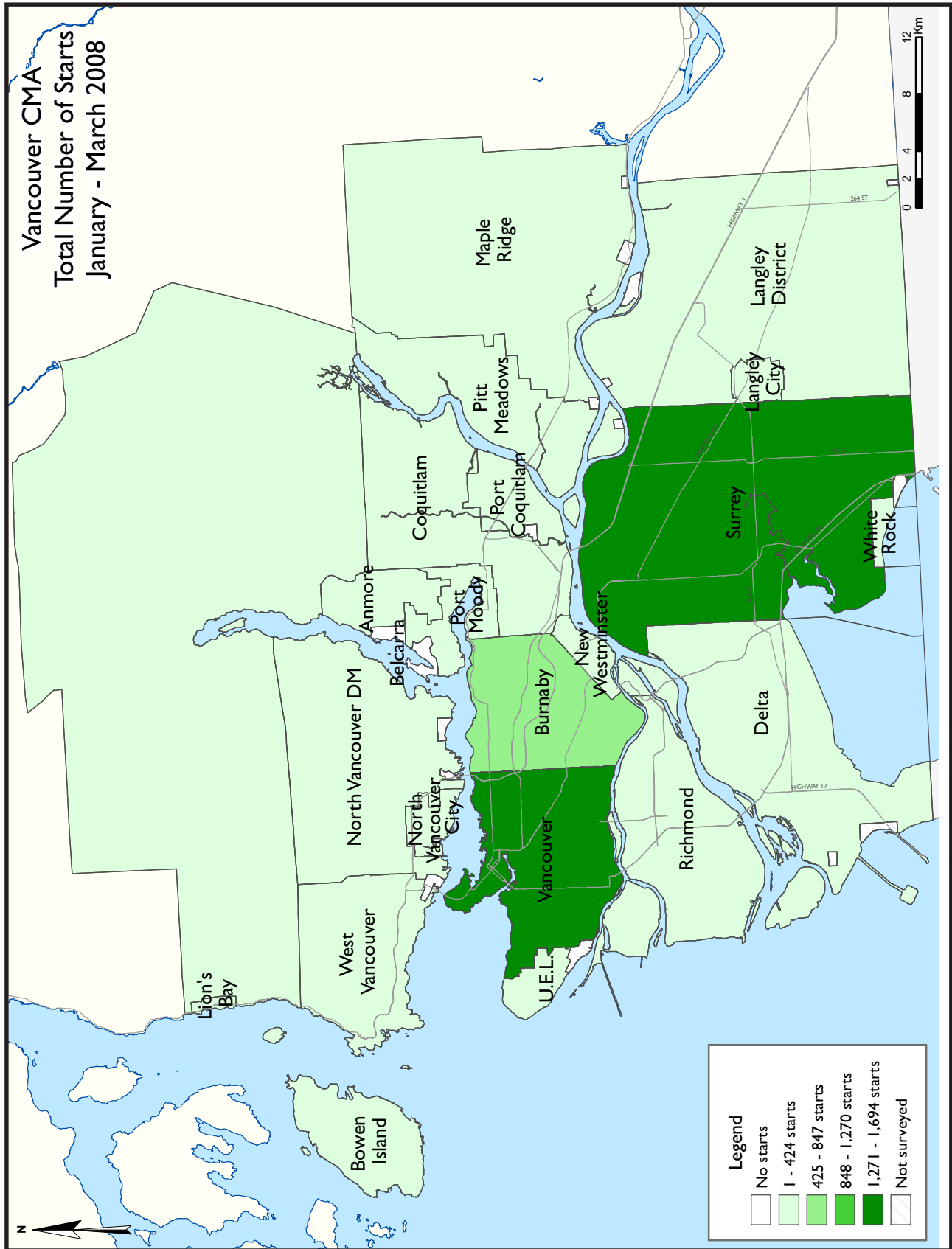
Figure 2

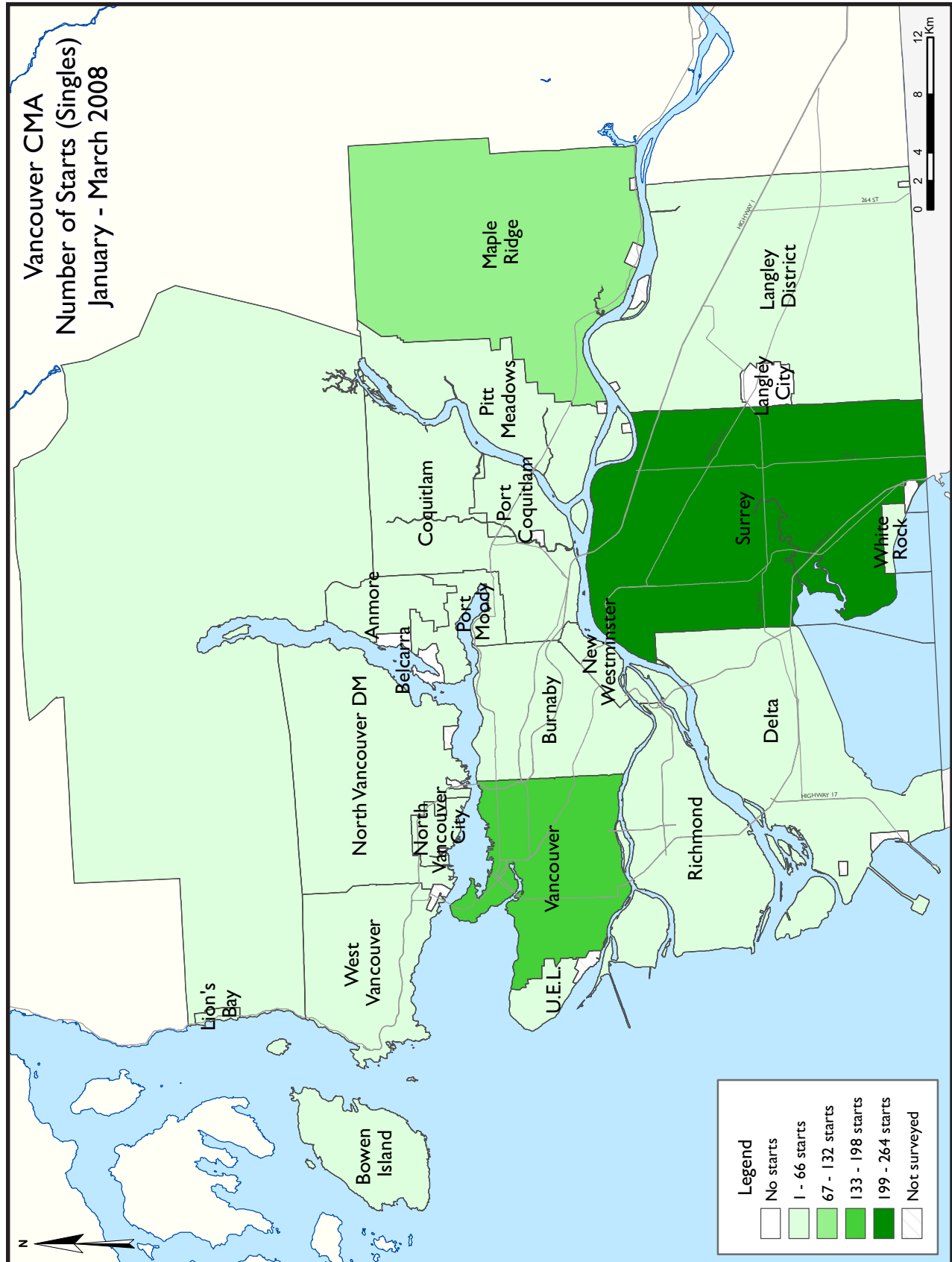




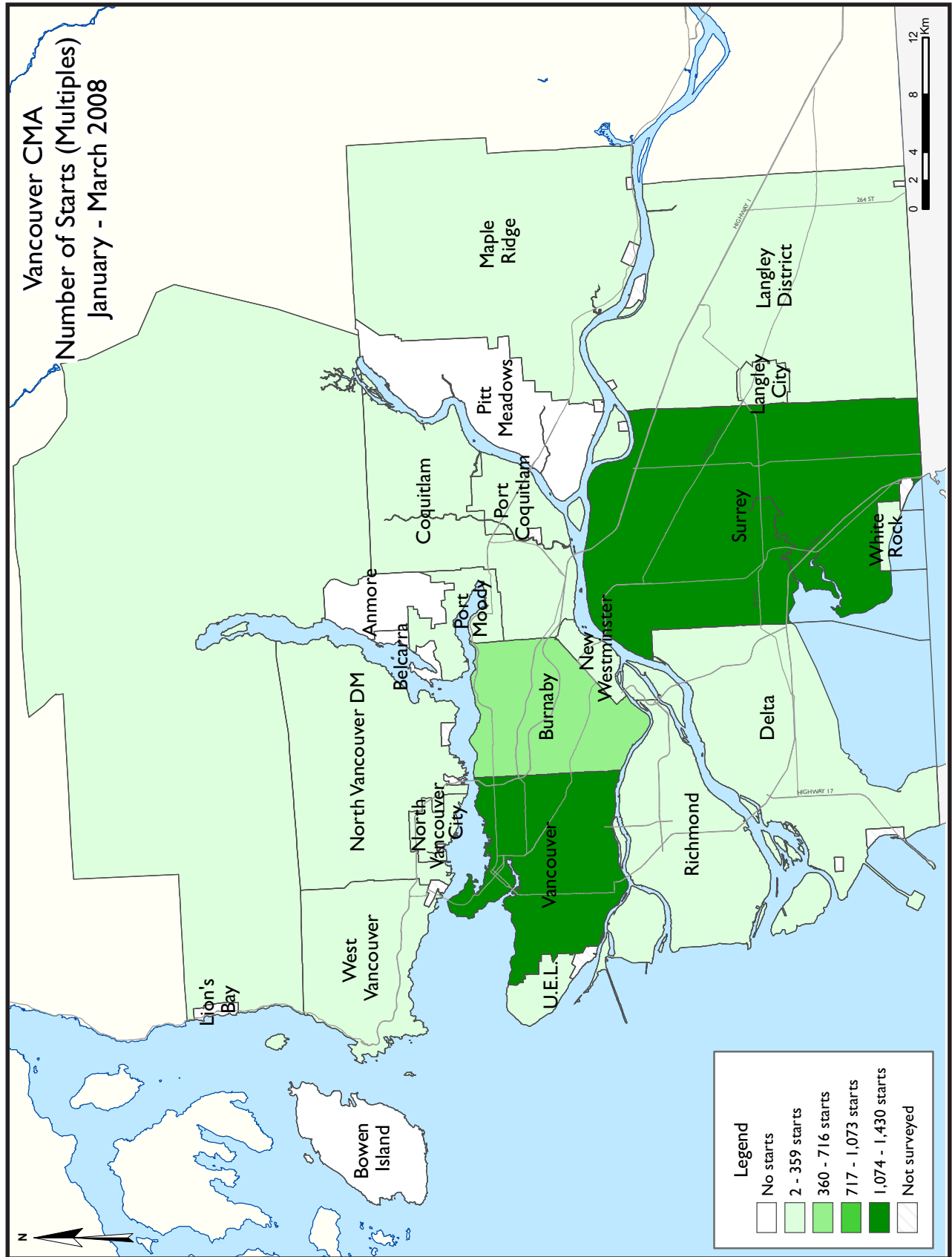




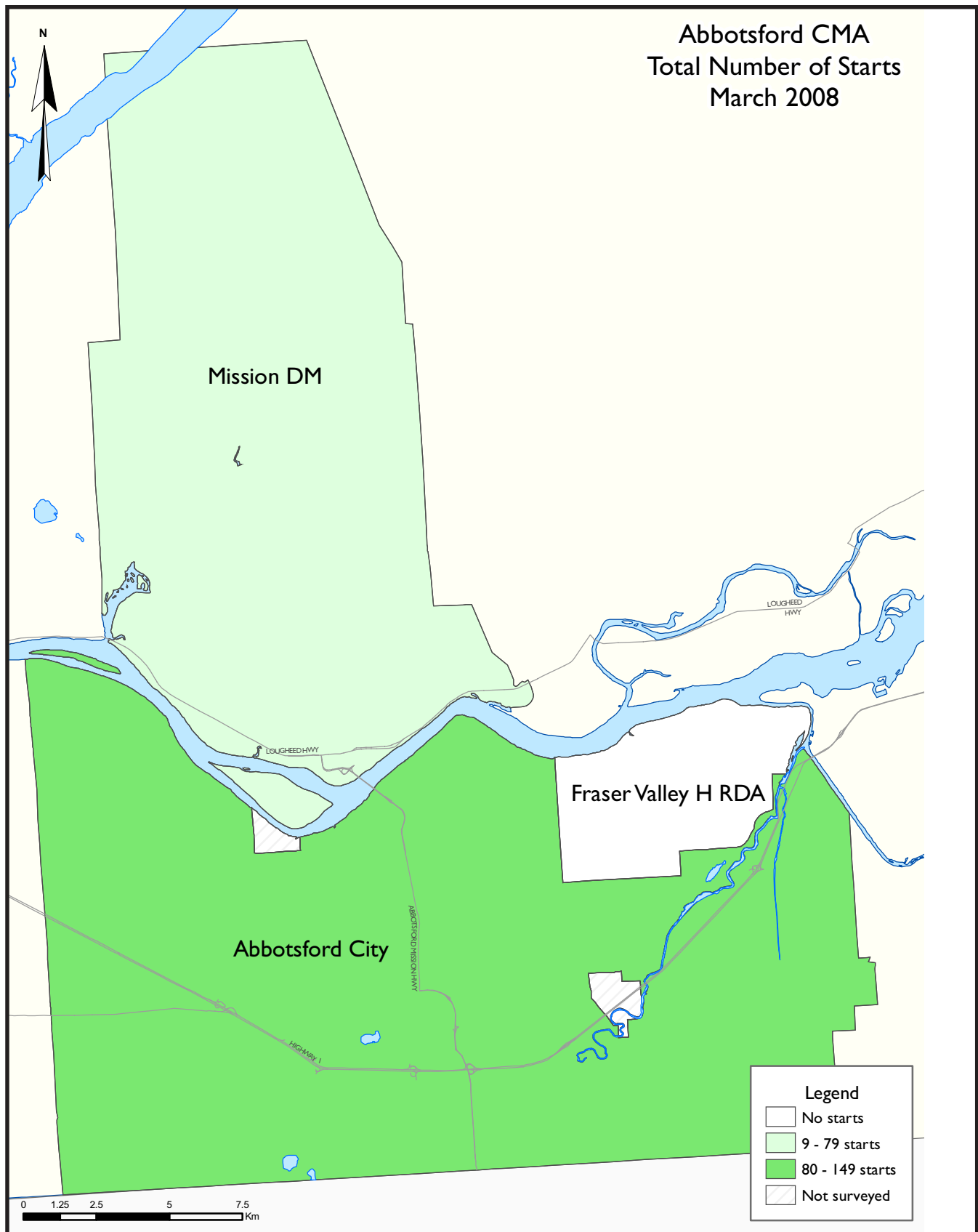


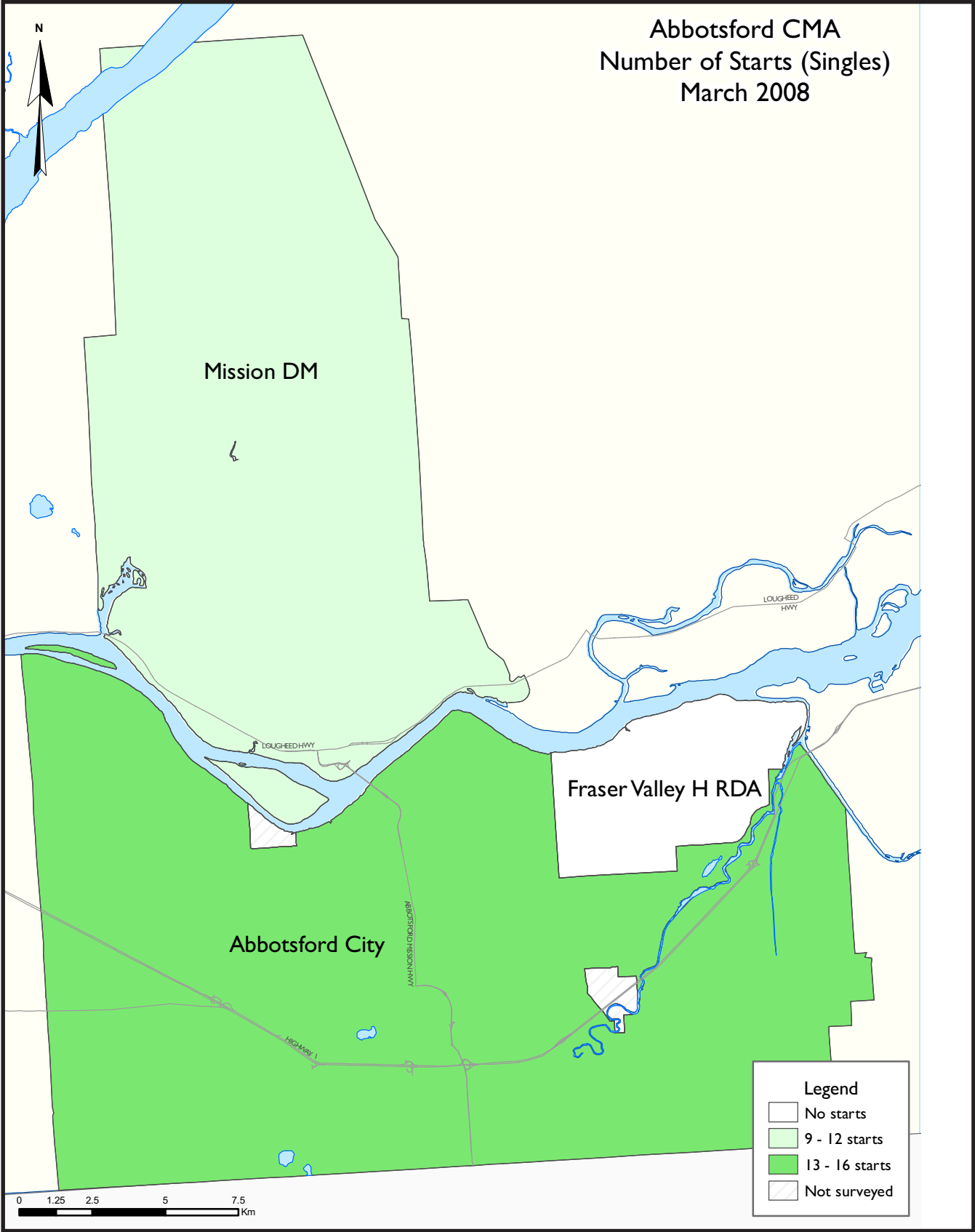


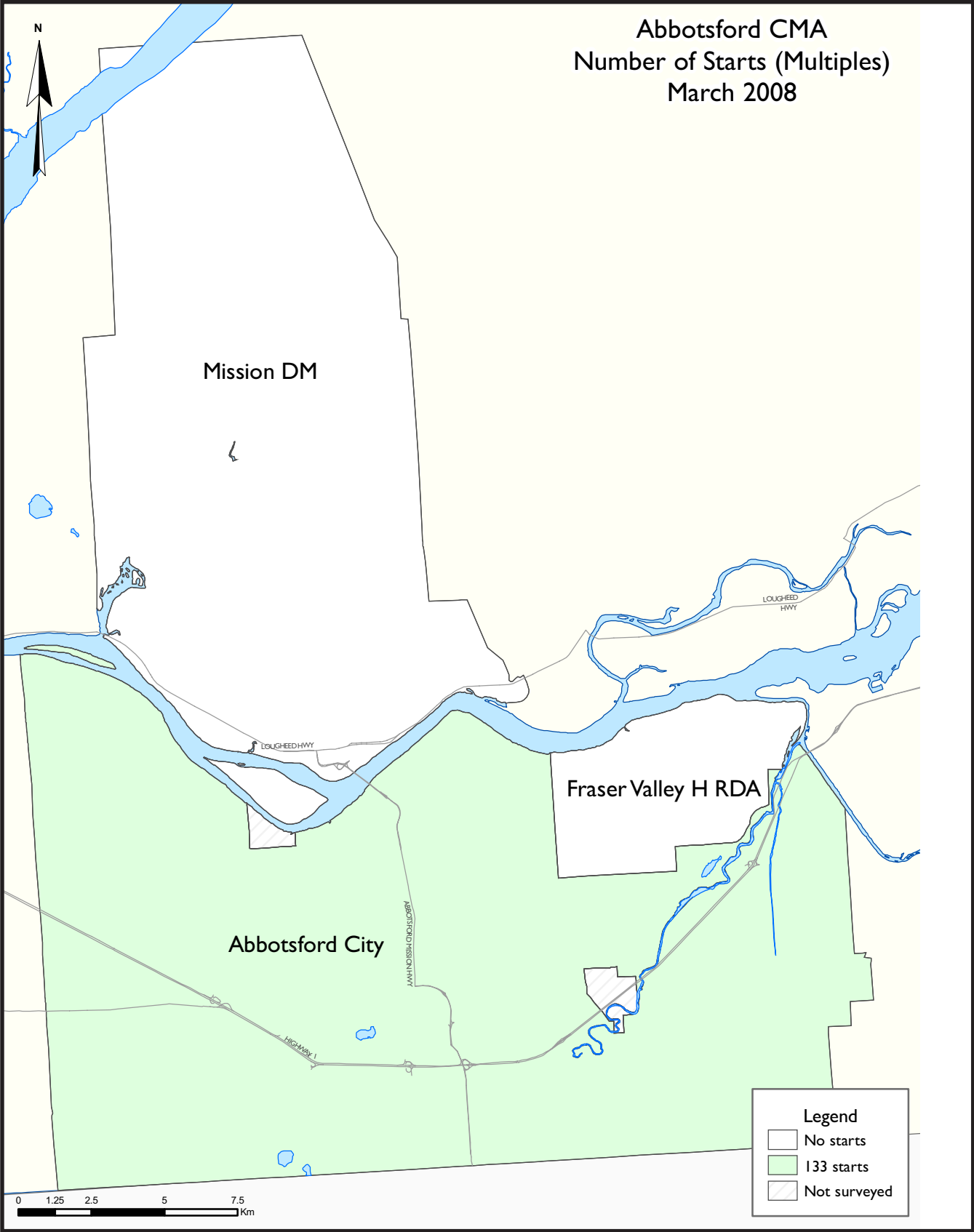


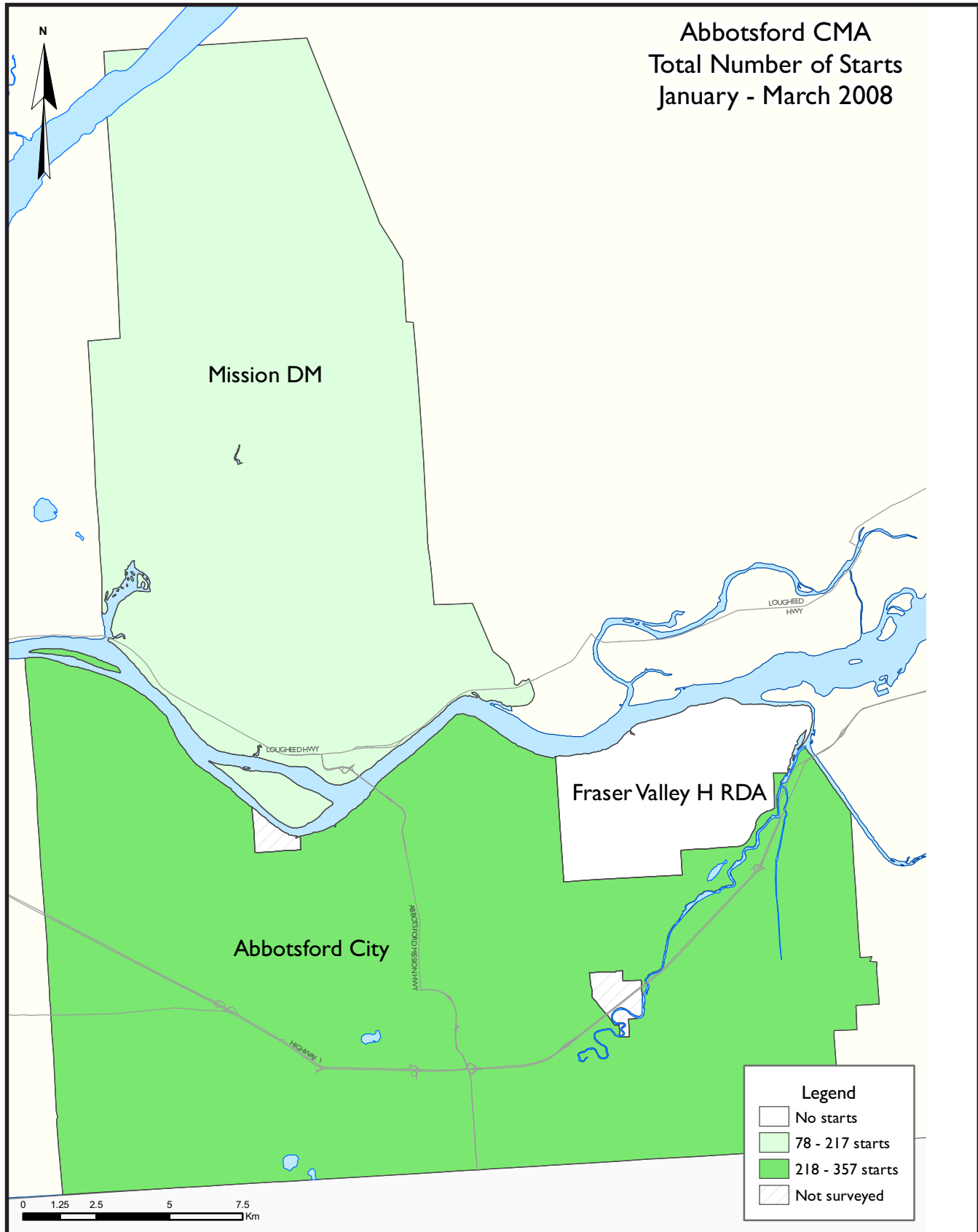


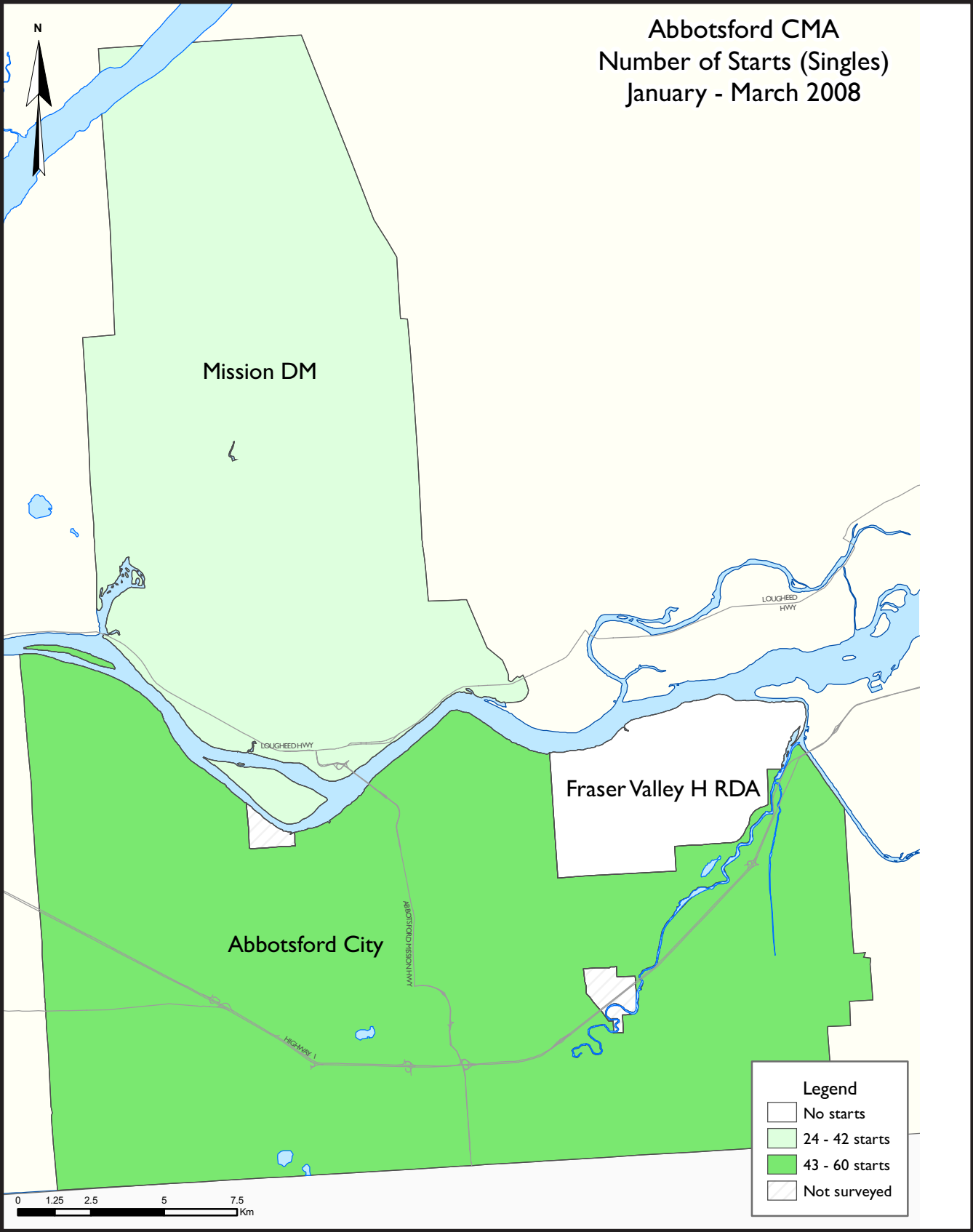


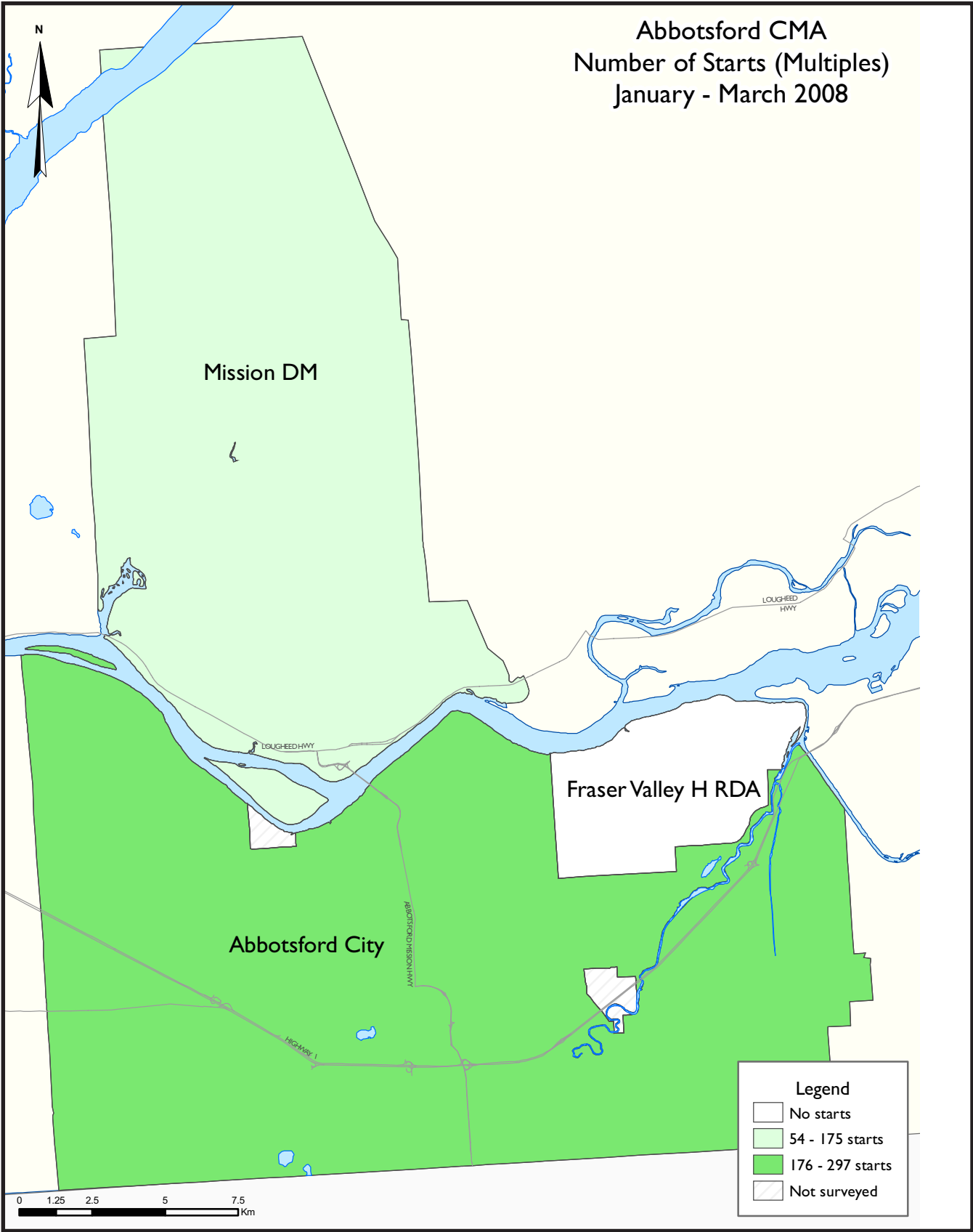












# HOUSING NOW REPORT TABLES

## 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**  
**March 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2008	309	38	56	15	201	724	0	10	1,353
March 2007	324	32	29	0	194	1,052	0	123	1,754
% Change	-4.6	18.8	93.1	n/a	3.6	-31.2	n/a	-91.9	-22.9
Year-to-date 2008	800	104	165	24	703	3,281	0	54	5,131
Year-to-date 2007	849	92	76	3	508	2,655	5	141	4,329
% Change	-5.8	13.0	117.1	**	38.4	23.6	-100.0	-61.7	18.5
UNDER CONSTRUCTION									
March 2008	2,997	240	399	104	2,643	20,027	1	612	27,023
March 2007	3,227	250	192	47	2,709	14,695	10	754	21,884
% Change	-7.1	-4.0	107.8	121.3	-2.4	36.3	-90.0	-18.8	23.5
COMPLETIONS									
March 2008	270	30	16	6	167	372	0	29	890
March 2007	341	30	12	0	153	644	6	16	1,202
% Change	-20.8	0.0	33.3	n/a	9.2	-42.2	-100.0	81.3	-26.0
Year-to-date 2008	955	92	66	9	518	1,535	0	37	3,212
Year-to-date 2007	1,146	68	56	5	546	2,681	7	105	4,614
% Change	-16.7	35.3	17.9	80.0	-5.1	-42.7	-100.0	-64.8	-30.4
COMPLETED & NOT ABSORBED									
March 2008	823	98	53	25	149	236	8	21	1,413
March 2007	656	73	35	7	122	185	9	16	1,103
% Change	25.5	34.2	51.4	**	22.1	27.6	-11.1	31.3	28.1
ABSORBED									
March 2008	280	17	10	0	164	367	2	21	861
March 2007	370	55	14	0	157	590	16	19	1,221
% Change	-24.3	-69.1	-28.6	n/a	4.5	-37.8	-87.5	10.5	-29.5
Year-to-date 2008	896	73	66	3	524	1,451	52	26	3,091
Year-to-date 2007	1,157	95	51	14	545	2,582	29	122	4,595
% Change	-22.6	-23.2	29.4	-78.6	-3.9	-43.8	79.3	-78.7	-32.7

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 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									
March 2008	26	18	0	0	0	60	0	0	104
March 2007	14	10	0	0	10	326	0	0	360
Delta									
March 2008	17	0	0	0	0	0	0	0	17
March 2007	12	0	0	0	0	0	0	0	12
Langley									
March 2008	19	0	10	0	4	0	0	0	33
March 2007	59	0	0	0	36	0	0	0	95
Maple Ridge / Pitt Meadows									
March 2008	27	0	0	0	34	0	0	0	61
March 2007	28	0	0	0	9	62	0	0	99
New Westminster									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	3	0	0	0	0	200	0	0	203
North Vancouver									
March 2008	14	0	0	0	0	0	0	0	14
March 2007	7	2	0	0	12	91	0	0	112
Richmond									
March 2008	13	0	10	8	31	0	0	0	62
March 2007	18	0	0	0	4	114	0	1	137
Surrey									
March 2008	119	0	14	7	92	298	0	10	540
March 2007	115	0	0	0	83	107	0	120	425
Tri-Cities									
March 2008	11	4	20	0	40	0	0	0	75
March 2007	11	8	12	0	11	42	0	0	84
University Endowment Lands									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2008	42	16	2	0	0	366	0	0	426
March 2007	48	10	5	0	29	108	0	2	202
West Vancouver									
March 2008	15	0	0	0	0	0	0	0	15
March 2007	7	2	0	0	0	0	0	0	9
White Rock									
March 2008	2	0	0	0	0	0	0	0	2
March 2007	2	0	12	0	0	2	0	0	16
Vancouver CMA									
March 2008	309	38	56	15	201	724	0	10	1,353
March 2007	324	32	29	0	194	1,052	0	123	1,754

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

**Table I.I: Housing Activity Summary by Submarket**  
**March 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									
March 2008	93	90	0	0	176	2,728	0	0	3,087
March 2007	83	64	0	0	295	1,900	0	146	2,488
Delta									
March 2008	78	2	0	0	10	0	1	1	92
March 2007	50	2	0	0	32	48	0	1	133
Langley									
March 2008	464	18	70	0	154	349	0	1	1,056
March 2007	543	8	0	19	263	174	1	5	1,013
Maple Ridge / Pitt Meadows									
March 2008	298	0	0	19	177	609	0	0	1,103
March 2007	291	2	0	0	144	851	0	0	1,288
New Westminster									
March 2008	24	2	0	3	8	1,110	0	0	1,147
March 2007	60	24	0	0	34	1,362	0	0	1,480
North Vancouver									
March 2008	113	8	2	1	77	1,105	0	32	1,338
March 2007	91	10	4	1	96	845	0	27	1,074
Richmond									
March 2008	193	4	61	8	253	1,633	0	4	2,156
March 2007	181	14	0	3	450	1,567	0	2	2,217
Surrey									
March 2008	968	16	30	44	1,233	3,255	0	175	5,721
March 2007	1,189	4	4	0	972	1,009	0	253	3,431
Tri-Cities									
March 2008	106	22	143	28	211	2,371	0	56	2,937
March 2007	75	30	90	23	131	1,807	0	54	2,210
University Endowment Lands									
March 2008	8	0	0	0	90	261	0	107	466
March 2007	5	0	0	0	52	442	9	0	508
Vancouver City									
March 2008	382	72	51	0	218	6,361	0	236	7,320
March 2007	406	86	36	0	200	4,595	0	250	5,573
West Vancouver									
March 2008	188	4	0	1	36	18	0	0	247
March 2007	160	6	0	1	40	88	0	16	311
White Rock									
March 2008	9	2	42	0	0	227	0	0	280
March 2007	16	0	58	0	0	7	0	0	81
Vancouver CMA									
March 2008	2,997	240	399	104	2,643	20,027	1	612	27,023
March 2007	3,227	250	192	47	2,709	14,695	10	754	21,884

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 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									
March 2008	14	8	0	0	0	228	0	0	250
March 2007	18	14	0	0	0	62	0	0	94
Delta									
March 2008	10	2	0	0	10	0	0	1	23
March 2007	5	0	0	0	0	0	0	1	6
Langley									
March 2008	39	10	6	0	84	0	0	0	139
March 2007	50	0	0	0	22	30	6	0	108
Maple Ridge / Pitt Meadows									
March 2008	28	0	0	0	15	0	0	0	43
March 2007	28	0	0	0	0	0	0	0	28
New Westminster									
March 2008	7	0	0	0	0	0	0	0	7
March 2007	12	2	0	0	0	0	0	0	14
North Vancouver									
March 2008	8	0	0	0	3	76	0	0	87
March 2007	9	0	0	0	0	0	0	0	9
Richmond									
March 2008	8	0	0	0	7	0	0	0	15
March 2007	12	0	0	0	4	189	0	1	206
Surrey									
March 2008	109	0	0	6	40	24	0	6	185
March 2007	141	0	0	0	40	156	0	7	344
Tri-Cities									
March 2008	10	4	4	0	0	0	0	0	18
March 2007	20	6	4	0	19	137	0	0	186
University Endowment Lands									
March 2008	0	0	0	0	0	44	0	0	44
March 2007	1	0	0	0	32	0	0	0	33
Vancouver City									
March 2008	26	6	0	0	0	0	0	20	52
March 2007	33	8	0	0	36	45	0	7	129
West Vancouver									
March 2008	8	0	0	0	8	0	0	0	16
March 2007	9	0	0	0	0	0	0	0	9
White Rock									
March 2008	1	0	6	0	0	0	0	2	9
March 2007	1	0	8	0	0	25	0	0	34
Vancouver CMA									
March 2008	270	30	16	6	167	372	0	29	890
March 2007	341	30	12	0	153	644	6	16	1,202

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

**Table I.1: Housing Activity Summary by Submarket**  
**March 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									
March 2008	48	21	0	0	0	3	0	0	72
March 2007	42	24	0	0	0	0	0	0	66
Delta									
March 2008	13	2	0	0	0	8	0	1	24
March 2007	23	0	0	0	0	15	0	1	39
Langley									
March 2008	152	12	18	4	31	8	0	1	226
March 2007	82	0	0	0	21	18	0	0	121
Maple Ridge / Pitt Meadows									
March 2008	93	0	0	2	16	58	0	0	169
March 2007	44	0	0	2	0	14	0	0	60
New Westminster									
March 2008	27	1	0	7	9	0	0	0	44
March 2007	20	2	0	0	0	0	0	0	22
North Vancouver									
March 2008	21	4	0	0	0	0	0	0	25
March 2007	11	2	10	0	1	0	0	0	24
Richmond									
March 2008	42	0	0	0	10	31	0	0	83
March 2007	40	1	0	1	22	12	0	0	76
Surrey									
March 2008	230	7	0	12	63	71	0	10	393
March 2007	246	0	6	4	53	79	4	12	404
Tri-Cities									
March 2008	10	11	19	0	11	20	0	0	71
March 2007	8	11	11	0	17	0	5	3	55
University Endowment Lands									
March 2008	0	0	0	0	0	2	8	0	10
March 2007	1	0	0	0	0	0	0	0	1
Vancouver City									
March 2008	164	39	2	0	6	9	0	7	227
March 2007	123	33	4	0	8	6	0	0	174
West Vancouver									
March 2008	11	1	0	0	3	7	0	0	22
March 2007	9	0	0	0	0	4	0	0	13
White Rock									
March 2008	2	0	14	0	0	19	0	2	37
March 2007	4	0	4	0	0	37	0	0	45
Vancouver CMA									
March 2008	823	98	53	25	149	236	8	21	1,413
March 2007	656	73	35	7	122	185	9	16	1,103

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 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									
March 2008	14	2	0	0	0	225	0	0	241
March 2007	28	22	0	0	1	62	0	0	113
Delta									
March 2008	15	0	0	0	10	0	0	0	25
March 2007	8	0	0	0	0	1	0	0	9
Langley									
March 2008	40	5	2	0	74	1	0	0	122
March 2007	52	0	0	0	18	31	6	0	107
Maple Ridge / Pitt Meadows									
March 2008	38	0	0	0	17	5	0	0	60
March 2007	27	0	0	0	0	0	0	0	27
New Westminster									
March 2008	7	0	0	0	0	7	0	0	14
March 2007	11	0	0	0	0	0	0	0	11
North Vancouver									
March 2008	8	0	0	0	5	76	0	0	89
March 2007	7	1	0	0	2	0	0	0	10
Richmond									
March 2008	16	1	0	0	11	1	0	0	29
March 2007	22	1	0	0	8	190	0	1	222
Surrey									
March 2008	101	2	0	0	35	7	0	8	153
March 2007	121	0	0	0	35	106	5	11	278
Tri-Cities									
March 2008	11	1	4	0	0	1	0	0	17
March 2007	22	12	8	0	19	137	5	0	203
University Endowment Lands									
March 2008	0	0	0	0	0	42	2	0	44
March 2007	0	0	0	0	32	0	0	0	32
Vancouver City									
March 2008	23	6	0	0	3	0	0	13	45
March 2007	63	19	0	0	42	49	0	7	180
West Vancouver									
March 2008	7	0	0	0	9	1	0	0	17
March 2007	6	0	0	0	0	0	0	0	6
White Rock									
March 2008	0	0	4	0	0	1	0	0	5
March 2007	1	0	6	0	0	14	0	0	21
Vancouver CMA									
March 2008	280	17	10	0	164	367	2	21	861
March 2007	370	55	14	0	157	590	16	19	1,221

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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**  
**March 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 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	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	7	2	2	0	0	0	169	5	178	-97.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	10	2	4	2	0	0	0	0	14	4	**
Burnaby - Central Park	0	1	2	2	0	0	0	0	2	3	-33.3
Burnaby - Remainder	13	4	10	4	0	10	60	157	83	175	-52.6
Burnaby Total	26	14	18	10	0	10	60	326	104	360	-71.1
Coquitlam	9	5	2	8	18	0	20	12	49	25	96.0
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	1	1	0	0	0	0	0	0	1	1	0.0
Delta - North	13	10	0	0	0	0	0	0	13	10	30.0
Delta	17	12	0	0	0	0	0	0	17	12	41.7
Langley City	0	2	0	0	0	0	0	0	0	2	-100.0
Langley District	19	57	0	0	4	36	10	0	33	93	-64.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	26	34	0	0	0	0	62	60	88	-31.8
New Westminster	1	3	0	0	0	0	0	200	1	203	-99.5
North Vancouver City	3	0	0	6	0	8	0	91	3	105	-97.1
North Vancouver DM	11	7	0	0	0	0	0	0	11	7	57.1
Pitt Meadows	1	2	0	0	0	9	0	0	1	11	-90.9
Port Coquitlam	1	3	2	0	22	0	0	42	25	45	-44.4
Port Moody	1	3	0	0	0	11	0	0	1	14	-92.9
Richmond	21	18	18	4	13	0	10	115	62	137	-54.7
Surrey - South	31	23	12	0	17	0	0	115	60	138	-56.5
Surrey - Cloverdale	38	35	0	0	39	29	113	5	190	69	175.4
Surrey - North	51	45	14	2	0	8	2	0	67	55	21.8
Surrey - Guildford	0	3	0	0	0	0	0	0	0	3	-100.0
Surrey - Whalley	6	9	0	0	10	44	207	107	223	160	39.4
Surrey Total	126	115	26	2	66	81	322	227	540	425	27.1
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	277	0	277	0	n/a
Vancouver - Kitsilano	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	4	0	0	12	0	65	4	78	-94.9
Vancouver - Kerrisdale	4	2	0	0	0	0	0	0	4	2	100.0
Vancouver - Marpole	3	5	2	0	0	0	0	0	5	5	0.0
Vancouver - Eastside	25	26	8	14	0	5	58	4	91	49	85.7
Vancouver - Mt. Pleasant	0	0	0	0	0	3	33	0	33	3	**
Vancouver - Strath/Grand	0	0	2	0	0	8	0	43	2	51	-96.1
Vancouver - Westside	8	14	0	0	0	0	0	0	8	14	-42.9
Vancouver Total	42	48	16	14	0	28	368	112	426	202	110.9
West Vancouver	15	7	0	2	0	0	0	0	15	9	66.7
White Rock	2	2	0	0	0	0	0	14	2	16	-87.5
<b>Vancouver CMA</b>	<b>324</b>	<b>324</b>	<b>116</b>	<b>46</b>	<b>123</b>	<b>183</b>	<b>790</b>	<b>1,201</b>	<b>1,353</b>	<b>1,754</b>	<b>-22.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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	5	2	0	0	0	0	0	0	5	2	150.0
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	8	18	12	2	5	0	162	169	187	189	-1.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	21	8	12	6	0	0	0	0	33	14	135.7
Burnaby - Central Park	1	3	2	2	52	0	0	0	55	5	**
Burnaby - Remainder	28	12	30	16	36	23	206	157	300	208	44.2
Burnaby Total	58	41	56	26	93	27	368	326	575	420	36.9
Coquitlam	20	5	8	12	31	17	178	76	237	110	115.5
Delta - Tsawwassen	5	2	0	0	0	0	0	0	5	2	150.0
Delta - Ladner	7	2	4	0	3	0	0	0	14	2	**
Delta - North	23	14	0	2	0	0	0	0	23	16	43.8
Delta	35	18	4	2	3	0	0	0	42	20	110.0
Langley City	0	3	0	0	0	0	32	0	32	3	**
Langley District	58	144	0	8	10	90	92	2	160	244	-34.4
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	95	66	34	0	0	0	0	62	129	128	0.8
New Westminster	6	11	0	8	4	12	46	200	56	231	-75.8
North Vancouver City	6	2	0	8	0	17	2	263	8	290	-97.2
North Vancouver DM	24	22	0	2	0	4	167	0	191	28	**
Pitt Meadows	11	8	0	0	0	54	0	0	11	62	-82.3
Port Coquitlam	3	5	2	2	26	0	47	239	78	246	-68.3
Port Moody	3	10	0	0	0	28	38	270	41	308	-86.7
Richmond	45	68	26	34	53	35	183	365	307	502	-38.8
Surrey - South	72	65	24	2	152	0	0	153	248	220	12.7
Surrey - Cloverdale	85	107	0	2	112	71	135	134	332	314	5.7
Surrey - North	92	143	22	2	12	29	79	2	205	176	16.5
Surrey - Guildford	0	3	0	0	0	0	0	0	0	3	-100.0
Surrey - Whalley	15	26	0	0	42	44	852	219	909	289	**
Surrey Total	264	344	46	6	318	144	1,066	508	1,694	1,002	69.1
University Endowment Lands	1	1	2	0	11	0	0	0	14	1	**
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	6	0	698	63	706	63	**
Vancouver - Kitsilano	3	0	0	2	0	0	142	0	145	2	**
Vancouver - False Creek	0	0	0	2	29	0	234	0	263	2	**
Vancouver - Granville/Oak	0	1	16	0	6	12	0	153	22	166	-86.7
Vancouver - Kerrisdale	17	5	0	0	0	0	2	49	19	54	-64.8
Vancouver - Marpole	20	9	2	2	0	3	0	0	22	14	57.1
Vancouver - Eastside	71	47	20	20	0	5	151	173	242	245	-1.2
Vancouver - Mt. Pleasant	0	0	0	8	0	3	33	0	33	11	200.0
Vancouver - Strath/Grand	0	0	2	2	0	8	0	43	2	53	-96.2
Vancouver - Westside	37	23	0	0	0	0	2	20	39	43	-9.3
Vancouver Total	148	85	42	36	41	32	1,262	521	1,493	674	121.5
West Vancouver	38	14	0	2	0	0	10	0	48	16	200.0
White Rock	2	3	0	0	0	0	6	34	8	37	-78.4
<b>Vancouver CMA</b>	<b>824</b>	<b>857</b>	<b>220</b>	<b>146</b>	<b>590</b>	<b>460</b>	<b>3,497</b>	<b>2,866</b>	<b>5,131</b>	<b>4,329</b>	<b>18.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 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	169	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	10	0	0	60	157	0	0
Burnaby Total	0	10	0	0	60	326	0	0
Coquitlam	18	0	0	0	20	12	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	4	36	0	0	10	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	62	0	0
New Westminster	0	0	0	0	0	200	0	0
North Vancouver City	0	8	0	0	0	91	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	9	0	0	0	0	0	0
Port Coquitlam	22	0	0	0	0	42	0	0
Port Moody	0	11	0	0	0	0	0	0
Richmond	13	0	0	0	10	114	0	1
Surrey - South	17	0	0	0	0	0	0	115
Surrey - Cloverdale	39	29	0	0	105	0	8	5
Surrey - North	0	8	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	10	44	0	0	207	107	0	0
Surrey Total	66	81	0	0	312	107	10	120
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	277	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	12	0	0	0	65	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	5	0	0	58	2	0	2
Vancouver - Mt. Pleasant	0	3	0	0	33	0	0	0
Vancouver - Strath/Grand	0	8	0	0	0	43	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	28	0	0	368	110	0	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	14	0	0
<b>Vancouver CMA</b>	<b>123</b>	<b>183</b>	<b>0</b>	<b>0</b>	<b>780</b>	<b>1,078</b>	<b>10</b>	<b>123</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 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	169	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	23	0	0	206	157	0	0
Burnaby Total	93	27	0	0	368	326	0	0
Coquitlam	31	17	0	0	178	76	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	10	90	0	0	92	0	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	62	0	0
New Westminster	4	12	0	0	46	200	0	0
North Vancouver City	0	17	0	0	2	263	0	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	54	0	0	0	0	0	0
Port Coquitlam	26	0	0	0	45	239	2	0
Port Moody	0	28	0	0	38	270	0	0
Richmond	53	35	0	0	181	364	2	1
Surrey - South	152	0	0	0	0	38	0	115
Surrey - Cloverdale	112	71	0	0	119	115	16	19
Surrey - North	12	29	0	0	77	2	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	42	44	0	0	852	219	0	0
Surrey Total	318	144	0	0	1,048	374	18	134
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	698	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	12	0	0	0	153	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	5	0	0	151	169	0	4
Vancouver - Mt. Pleasant	0	3	0	0	33	0	0	0
Vancouver - Strath/Grand	0	8	0	0	0	43	0	0
Vancouver - Westside	0	0	0	0	2	20	0	0
Vancouver Total	41	32	0	0	1,262	517	0	4
West Vancouver	0	0	0	0	10	0	0	0
White Rock	0	0	0	0	6	34	0	0
<b>Vancouver CMA</b>	<b>590</b>	<b>460</b>	<b>0</b>	<b>0</b>	<b>3,443</b>	<b>2,725</b>	<b>54</b>	<b>141</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	9	0	169	0	0	5	178
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	14	4	0	0	0	0	14	4
Burnaby - Central Park	2	3	0	0	0	0	2	3
Burnaby - Remainder	23	8	60	167	0	0	83	175
Burnaby Total	44	24	60	336	0	0	104	360
Coquitlam	31	25	18	0	0	0	49	25
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	1	1	0	0	0	0	1	1
Delta - North	13	10	0	0	0	0	13	10
Delta	17	12	0	0	0	0	17	12
Langley City	0	2	0	0	0	0	0	2
Langley District	29	57	4	36	0	0	33	93
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	26	34	62	0	0	60	88
New Westminster	1	3	0	200	0	0	1	203
North Vancouver City	3	2	0	103	0	0	3	105
North Vancouver DM	11	7	0	0	0	0	11	7
Pitt Meadows	1	2	0	9	0	0	1	11
Port Coquitlam	3	3	22	42	0	0	25	45
Port Moody	1	3	0	11	0	0	1	14
Richmond	23	18	39	118	0	1	62	137
Surrey - South	24	23	36	0	0	115	60	138
Surrey - Cloverdale	52	35	130	29	8	5	190	69
Surrey - North	51	45	14	10	2	0	67	55
Surrey - Guildford	0	3	0	0	0	0	0	3
Surrey - Whalley	6	9	217	151	0	0	223	160
Surrey Total	133	115	397	190	10	120	540	425
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	277	0	0	0	277	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	1	0	77	0	0	4	78
Vancouver - Kerrisdale	4	2	0	0	0	0	4	2
Vancouver - Marpole	5	5	0	0	0	0	5	5
Vancouver - Eastside	35	38	56	9	0	2	91	49
Vancouver - Mt. Pleasant	0	3	33	0	0	0	33	3
Vancouver - Strath/Grand	2	0	0	51	0	0	2	51
Vancouver - Westside	8	14	0	0	0	0	8	14
Vancouver Total	60	63	366	137	0	2	426	202
West Vancouver	15	9	0	0	0	0	15	9
White Rock	2	14	0	2	0	0	2	16
<b>Vancouver CMA</b>	<b>403</b>	<b>385</b>	<b>940</b>	<b>1,246</b>	<b>10</b>	<b>123</b>	<b>1,353</b>	<b>1,754</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 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	5	2	0	0	0	0	5	2
Burnaby - Mountain	0	0	0	4	0	0	0	4
Burnaby - North	16	20	171	169	0	0	187	189
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	33	14	0	0	0	0	33	14
Burnaby - Central Park	3	5	52	0	0	0	55	5
Burnaby - Remainder	58	28	242	180	0	0	300	208
Burnaby Total	110	67	465	353	0	0	575	420
Coquitlam	54	45	183	65	0	0	237	110
Delta - Tsawwassen	5	2	0	0	0	0	5	2
Delta - Ladner	7	2	7	0	0	0	14	2
Delta - North	23	16	0	0	0	0	23	16
Delta	35	20	7	0	0	0	42	20
Langley City	0	3	32	0	0	0	32	3
Langley District	86	139	74	98	0	7	160	244
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	95	66	34	62	0	0	129	128
New Westminster	6	19	50	212	0	0	56	231
North Vancouver City	8	6	0	284	0	0	8	290
North Vancouver DM	24	21	135	7	32	0	191	28
Pitt Meadows	11	8	0	54	0	0	11	62
Port Coquitlam	13	11	63	235	2	0	78	246
Port Moody	3	10	38	298	0	0	41	308
Richmond	90	70	215	431	2	1	307	502
Surrey - South	60	65	188	40	0	115	248	220
Surrey - Cloverdale	113	109	203	186	16	19	332	314
Surrey - North	92	145	111	31	2	0	205	176
Surrey - Guildford	0	3	0	0	0	0	0	3
Surrey - Whalley	15	26	894	263	0	0	909	289
Surrey Total	280	348	1,396	520	18	134	1,694	1,002
University Endowment Lands	1	1	13	0	0	0	14	1
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	704	63	0	0	706	63
Vancouver - Kitsilano	3	2	142	0	0	0	145	2
Vancouver - False Creek	0	2	263	0	0	0	263	2
Vancouver - Granville/Oak	16	1	6	165	0	0	22	166
Vancouver - Kerrisdale	19	5	0	49	0	0	19	54
Vancouver - Marpole	22	14	0	0	0	0	22	14
Vancouver - Eastside	97	65	145	176	0	4	242	245
Vancouver - Mt. Pleasant	0	11	33	0	0	0	33	11
Vancouver - Strath/Grand	2	2	0	51	0	0	2	53
Vancouver - Westside	39	23	0	20	0	0	39	43
Vancouver Total	200	125	1,293	545	0	4	1,493	674
West Vancouver	38	16	10	0	0	0	48	16
White Rock	8	35	0	2	0	0	8	37
<b>Vancouver CMA</b>	<b>1,069</b>	<b>1,017</b>	<b>4,008</b>	<b>3,166</b>	<b>54</b>	<b>146</b>	<b>5,131</b>	<b>4,329</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 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	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	3	7	0	0	0	0	0	0	3	7	-57.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - Central Park	0	0	0	4	0	0	0	0	0	4	-100.0
Burnaby - Remainder	8	10	8	10	0	0	228	62	244	82	197.6
Burnaby Total	14	18	8	14	0	0	228	62	250	94	166.0
Coquitlam	3	3	4	6	0	0	2	0	9	9	0.0
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	3	1	0	0	10	0	1	1	14	2	**
Delta - North	4	3	2	0	0	0	0	0	6	3	100.0
Delta	10	5	2	0	10	0	1	1	23	6	**
Langley City	0	0	0	0	0	0	0	30	0	30	-100.0
Langley District	39	56	20	0	74	22	6	0	139	78	78.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	25	0	0	0	0	0	0	20	25	-20.0
New Westminster	7	12	0	2	0	0	0	0	7	14	-50.0
North Vancouver City	2	2	0	0	3	0	76	0	81	2	**
North Vancouver DM	6	7	0	0	0	0	0	0	6	7	-14.3
Pitt Meadows	8	3	0	0	15	0	0	0	23	3	**
Port Coquitlam	0	3	0	0	0	0	2	4	2	7	-71.4
Port Moody	7	14	0	2	0	17	0	137	7	170	-95.9
Richmond	8	12	0	0	7	4	0	190	15	206	-92.7
Surrey - South	31	13	4	0	4	0	24	27	63	40	57.5
Surrey - Cloverdale	36	43	0	0	23	15	6	7	65	65	0.0
Surrey - North	35	76	0	4	9	21	0	0	44	101	-56.4
Surrey - Guildford	0	0	0	0	0	0	0	129	0	129	-100.0
Surrey - Whalley	13	9	0	0	0	0	0	0	13	9	44.4
Surrey Total	115	141	4	4	36	36	30	163	185	344	-46.2
University Endowment Lands	0	1	0	0	0	32	44	0	44	33	33.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	21	0	0	0	21	-100.0
Vancouver - Kitsilano	0	3	2	0	0	0	2	1	4	4	0.0
Vancouver - False Creek	1	0	0	0	0	0	0	28	1	28	-96.4
Vancouver - Granville/Oak	1	1	2	0	0	0	0	0	3	1	200.0
Vancouver - Kerrisdale	3	0	0	0	0	9	0	0	3	9	-66.7
Vancouver - Marpole	3	1	2	0	0	0	0	0	5	1	**
Vancouver - Eastside	3	12	0	0	0	0	18	21	21	33	-36.4
Vancouver - Mt. Pleasant	0	0	0	8	0	6	0	0	0	14	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	15	16	0	0	0	0	0	2	15	18	-16.7
Vancouver Total	26	33	6	8	0	36	20	52	52	129	-59.7
West Vancouver	8	9	8	0	0	0	0	0	16	9	77.8
White Rock	1	1	0	0	0	0	8	33	9	34	-73.5
<b>Vancouver CMA</b>	<b>276</b>	<b>347</b>	<b>52</b>	<b>36</b>	<b>145</b>	<b>147</b>	<b>417</b>	<b>672</b>	<b>890</b>	<b>1,202</b>	<b>-26.0</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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	6	2	0	0	0	0	0	0	6	2	200.0
Burnaby - Mountain	1	0	2	0	0	0	0	0	3	0	n/a
Burnaby - North	14	20	2	0	0	0	0	0	16	20	-20.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	7	12	2	8	0	0	0	211	9	231	-96.1
Burnaby - Central Park	6	1	2	8	0	0	0	0	8	9	-11.1
Burnaby - Remainder	28	33	26	26	20	69	295	215	369	343	7.6
Burnaby Total	57	66	34	42	20	69	295	426	406	603	-32.7
Coquitlam	12	11	6	12	22	0	175	14	215	37	**
Delta - Tsawwassen	4	8	0	0	0	0	0	0	4	8	-50.0
Delta - Ladner	12	2	0	0	10	0	1	1	23	3	**
Delta - North	15	7	2	0	0	0	0	0	17	7	142.9
Delta	31	17	2	0	10	0	1	1	44	18	144.4
Langley City	0	1	0	0	0	0	0	77	0	78	-100.0
Langley District	152	171	32	0	156	33	28	0	368	204	80.4
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	90	89	0	0	12	0	132	62	234	151	55.0
New Westminister	33	26	0	2	0	0	120	0	153	28	**
North Vancouver City	4	9	10	0	3	11	76	0	93	20	**
North Vancouver DM	25	23	0	0	0	0	0	0	25	23	8.7
Pitt Meadows	21	13	0	0	15	12	132	0	168	25	**
Port Coquitlam	8	4	0	4	4	12	167	8	179	28	**
Port Moody	13	27	0	4	38	17	63	137	114	185	-38.4
Richmond	49	89	0	26	21	40	213	234	283	389	-27.2
Surrey - South	67	38	4	12	4	0	24	63	99	113	-12.4
Surrey - Cloverdale	89	142	0	8	92	46	37	29	218	225	-3.1
Surrey - North	126	227	0	4	17	91	0	0	143	322	-55.6
Surrey - Guildford	1	0	0	4	0	20	0	129	1	153	-99.3
Surrey - Whalley	35	33	0	0	29	17	51	0	115	50	130.0
Surrey Total	318	440	4	28	142	174	112	221	576	863	-33.3
University Endowment Lands	1	1	0	0	0	37	44	124	45	162	-72.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	41	0	1,262	0	1,303	-100.0
Vancouver - Kitsilano	0	4	2	2	22	0	2	11	26	17	52.9
Vancouver - False Creek	1	0	0	0	0	0	0	39	1	39	-97.4
Vancouver - Granville/Oak	1	1	2	0	0	0	0	0	3	1	200.0
Vancouver - Kerrisdale	6	2	0	0	0	9	27	2	33	13	153.8
Vancouver - Marpole	6	5	4	0	3	0	0	0	13	5	160.0
Vancouver - Eastside	46	58	20	0	8	25	26	52	100	135	-25.9
Vancouver - Mt. Pleasant	0	1	2	8	3	6	0	0	5	15	-66.7
Vancouver - Strath/Grand	0	1	0	0	3	0	0	2	3	3	0.0
Vancouver - Westside	54	46	2	0	0	0	0	38	56	84	-33.3
Vancouver Total	114	118	32	10	39	81	55	1,406	240	1,615	-85.1
West Vancouver	21	39	8	0	0	0	9	14	38	53	-28.3
White Rock	1	4	0	0	0	0	16	118	17	122	-86.1
<b>Vancouver CMA</b>	<b>964</b>	<b>1,158</b>	<b>128</b>	<b>128</b>	<b>482</b>	<b>486</b>	<b>1,638</b>	<b>2,842</b>	<b>3,212</b>	<b>4,614</b>	<b>-30.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 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	0	0	0	228	62	0	0
Burnaby Total	0	0	0	0	228	62	0	0
Coquitlam	0	0	0	0	2	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	10	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	0	0
Delta	10	0	0	0	0	0	1	1
Langley City	0	0	0	0	0	30	0	0
Langley District	74	22	0	0	6	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	3	0	0	0	76	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	15	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	4	0	0
Port Moody	0	17	0	0	0	137	0	0
Richmond	7	4	0	0	0	189	0	1
Surrey - South	4	0	0	0	24	27	0	0
Surrey - Cloverdale	23	15	0	0	0	0	6	7
Surrey - North	9	21	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	129	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	36	36	0	0	24	156	6	7
University Endowment Lands	0	32	0	0	44	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	21	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	2	1
Vancouver - False Creek	0	0	0	0	0	28	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	9	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	17	18	4
Vancouver - Mt. Pleasant	0	6	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	2
Vancouver Total	0	36	0	0	0	45	20	7
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	33	2	0
<b>Vancouver CMA</b>	<b>145</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>388</b>	<b>656</b>	<b>29</b>	<b>16</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	295	215	0	0
Burnaby Total	20	69	0	0	295	426	0	0
Coquitlam	22	0	0	0	175	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	10	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	0	0
Delta	10	0	0	0	0	0	1	1
Langley City	0	0	0	0	0	77	0	0
Langley District	156	33	0	0	28	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	3	11	0	0	76	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	15	12	0	0	132	0	0	0
Port Coquitlam	4	12	0	0	167	8	0	0
Port Moody	38	17	0	0	63	137	0	0
Richmond	21	40	0	0	212	233	1	1
Surrey - South	4	0	0	0	24	63	0	0
Surrey - Cloverdale	92	46	0	0	24	6	13	23
Surrey - North	17	91	0	0	0	0	0	0
Surrey - Guildford	0	20	0	0	0	129	0	0
Surrey - Whalley	29	17	0	0	51	0	0	0
Surrey Total	142	174	0	0	99	198	13	23
University Endowment Lands	0	37	0	0	44	53	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	41	0	0	0	1,262	0	0
Vancouver - Kitsilano	22	0	0	0	0	10	2	1
Vancouver - False Creek	0	0	0	0	0	39	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	9	0	0	27	2	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	8	25	0	0	8	48	18	4
Vancouver - Mt. Pleasant	3	6	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	4
Vancouver Total	39	81	0	0	35	1,397	20	9
West Vancouver	0	0	0	0	9	14	0	0
White Rock	0	0	0	0	14	118	2	0
<b>Vancouver CMA</b>	<b>482</b>	<b>486</b>	<b>0</b>	<b>0</b>	<b>1,601</b>	<b>2,737</b>	<b>37</b>	<b>105</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	2	0	0	0	0	2	2
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	3	7	0	0	0	0	3	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	1	0	0	0	0	2	1
Burnaby - Central Park	0	4	0	0	0	0	0	4
Burnaby - Remainder	16	20	228	62	0	0	244	82
Burnaby Total	22	32	228	62	0	0	250	94
Coquitlam	9	9	0	0	0	0	9	9
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	3	1	10	0	1	1	14	2
Delta - North	6	3	0	0	0	0	6	3
Delta	12	5	10	0	1	1	23	6
Langley City	0	0	0	30	0	0	0	30
Langley District	55	50	84	22	0	6	139	78
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	25	0	0	0	0	20	25
New Westminster	7	14	0	0	0	0	7	14
North Vancouver City	2	2	79	0	0	0	81	2
North Vancouver DM	6	7	0	0	0	0	6	7
Pitt Meadows	8	3	15	0	0	0	23	3
Port Coquitlam	2	7	0	0	0	0	2	7
Port Moody	7	14	0	156	0	0	7	170
Richmond	8	12	7	193	0	1	15	206
Surrey - South	25	13	38	27	0	0	63	40
Surrey - Cloverdale	36	43	23	15	6	7	65	65
Surrey - North	35	76	9	25	0	0	44	101
Surrey - Guildford	0	0	0	129	0	0	0	129
Surrey - Whalley	13	9	0	0	0	0	13	9
Surrey Total	109	141	70	196	6	7	185	344
University Endowment Lands	0	1	44	32	0	0	44	33
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	21	0	0	0	21
Vancouver - Kitsilano	2	3	0	0	2	1	4	4
Vancouver - False Creek	1	0	0	28	0	0	1	28
Vancouver - Granville/Oak	3	1	0	0	0	0	3	1
Vancouver - Kerrisdale	3	0	0	9	0	0	3	9
Vancouver - Marpole	5	1	0	0	0	0	5	1
Vancouver - Eastside	3	12	0	17	18	4	21	33
Vancouver - Mt. Pleasant	0	8	0	6	0	0	0	14
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	16	0	0	0	2	15	18
Vancouver Total	32	41	0	81	20	7	52	129
West Vancouver	8	9	8	0	0	0	16	9
White Rock	7	9	0	25	2	0	9	34
<b>Vancouver CMA</b>	<b>316</b>	<b>383</b>	<b>545</b>	<b>797</b>	<b>29</b>	<b>22</b>	<b>890</b>	<b>1,202</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - March 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	6	2	0	0	0	0	6	2
Burnaby - Mountain	3	0	0	0	0	0	3	0
Burnaby - North	16	20	0	0	0	0	16	20
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	9	20	0	211	0	0	9	231
Burnaby - Central Park	8	9	0	0	0	0	8	9
Burnaby - Remainder	54	59	315	284	0	0	369	343
Burnaby Total	91	108	315	495	0	0	406	603
Coquitlam	28	37	187	0	0	0	215	37
Delta - Tsawwassen	4	8	0	0	0	0	4	8
Delta - Ladner	12	2	10	0	1	1	23	3
Delta - North	17	7	0	0	0	0	17	7
Delta	33	17	10	0	1	1	44	18
Langley City	0	1	0	77	0	0	0	78
Langley District	198	164	170	33	0	7	368	204
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	90	89	144	62	0	0	234	151
New Westminster	33	28	120	0	0	0	153	28
North Vancouver City	8	9	85	11	0	0	93	20
North Vancouver DM	25	23	0	0	0	0	25	23
Pitt Meadows	21	13	147	12	0	0	168	25
Port Coquitlam	12	12	167	16	0	0	179	28
Port Moody	13	29	101	156	0	0	114	185
Richmond	49	88	233	300	1	1	283	389
Surrey - South	60	38	39	75	0	0	99	113
Surrey - Cloverdale	89	148	116	54	13	23	218	225
Surrey - North	126	227	17	95	0	0	143	322
Surrey - Guildford	1	0	0	153	0	0	1	153
Surrey - Whalley	35	33	80	17	0	0	115	50
Surrey Total	311	446	252	394	13	23	576	863
University Endowment Lands	1	1	44	90	0	71	45	162
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	1,303	0	0	0	1,303
Vancouver - Kitsilano	2	6	22	10	2	1	26	17
Vancouver - False Creek	1	0	0	39	0	0	1	39
Vancouver - Granville/Oak	3	1	0	0	0	0	3	1
Vancouver - Kerrisdale	6	2	27	11	0	0	33	13
Vancouver - Marpole	10	5	3	0	0	0	13	5
Vancouver - Eastside	70	66	12	65	18	4	100	135
Vancouver - Mt. Pleasant	2	9	3	6	0	0	5	15
Vancouver - Strath/Grand	0	3	3	0	0	0	3	3
Vancouver - Westside	56	46	0	34	0	4	56	84
Vancouver Total	150	138	70	1,468	20	9	240	1,615
West Vancouver	21	35	17	18	0	0	38	53
White Rock	15	22	0	100	2	0	17	122
<b>Vancouver CMA</b>	<b>1,113</b>	<b>1,270</b>	<b>2,062</b>	<b>3,232</b>	<b>37</b>	<b>112</b>	<b>3,212</b>	<b>4,614</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Belcarra													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Burnaby													
March 2008	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	858,500	972,171
March 2007	0	0.0	0	0.0	2	7.1	4	14.3	22	78.6	28	799,000	834,200
Year-to-date 2008	0	0.0	0	0.0	0	0.0	17	37.0	29	63.0	46	814,000	924,552
Year-to-date 2007	0	0.0	0	0.0	3	5.1	18	30.5	38	64.4	59	779,000	812,678
Coquitlam													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
March 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2008	2	12.5	1	6.3	0	0.0	0	0.0	13	81.3	16	1,000,000	959,925
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	800,000	804,167
Delta													
March 2008	0	0.0	0	0.0	2	13.3	4	26.7	9	60.0	15	774,000	845,867
March 2007	0	0.0	0	0.0	3	37.5	1	12.5	4	50.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	6	18.2	10	30.3	17	51.5	33	774,000	791,652
Year-to-date 2007	0	0.0	0	0.0	5	22.7	6	27.3	11	50.0	22	749,000	701,745
Langley City													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2008	0	0.0	0	0.0	14	35.0	25	62.5	1	2.5	40	629,900	627,433
March 2007	6	10.3	18	31.0	25	43.1	9	15.5	0	0.0	58	549,450	547,740
Year-to-date 2008	0	0.0	5	4.3	38	32.5	64	54.7	10	8.5	117	629,900	637,835
Year-to-date 2007	21	11.6	65	35.9	77	42.5	15	8.3	3	1.7	181	519,950	522,744

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2008	0	0.0	10	35.7	12	42.9	6	21.4	0	0.0	28	540,000	550,554
March 2007	0	0.0	13	50.0	10	38.5	3	11.5	0	0.0	26	504,950	517,510
Year-to-date 2008	1	1.3	17	22.4	44	57.9	14	18.4	0	0.0	76	560,000	552,980
Year-to-date 2007	1	1.1	38	43.2	41	46.6	6	6.8	2	2.3	88	513,000	525,522
New Westminster													
March 2008	0	0.0	1	14.3	6	85.7	0	0.0	0	0.0	7	--	--
March 2007	0	0.0	0	0.0	7	63.6	2	18.2	2	18.2	11	588,900	615,491
Year-to-date 2008	0	0.0	3	10.3	22	75.9	4	13.8	0	0.0	29	518,900	544,162
Year-to-date 2007	0	0.0	0	0.0	14	70.0	3	15.0	3	15.0	20	588,900	602,390
North Vancouver City													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 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	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North Vancouver DM													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,500,000	1,548,000
Year-to-date 2007	1	4.8	0	0.0	0	0.0	0	0.0	20	95.2	21	1,280,000	1,260,286
Pitt Meadows													
March 2008	0	0.0	0	0.0	10	100.0	0	0.0	0	0.0	10	585,000	584,600
March 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	22	95.7	1	4.3	0	0.0	23	585,000	581,348
Year-to-date 2007	0	0.0	3	23.1	10	76.9	0	0.0	0	0.0	13	565,000	545,626
Port Coquitlam													
March 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2007	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2007	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	850,000	832,762
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	912,500	938,542
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	28.6	20	71.4	28	799,950	783,846
Richmond													
March 2008	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	995,000	1,077,556
March 2007	0	0.0	0	0.0	0	0.0	6	27.3	16	72.7	22	939,500	895,536
Year-to-date 2008	0	0.0	0	0.0	0	0.0	8	15.1	45	84.9	53	1,000,000	1,096,183
Year-to-date 2007	0	0.0	0	0.0	7	6.8	32	31.1	64	62.1	103	929,000	888,379

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	0	0.0	1	1.0	41	40.6	25	24.8	34	33.7	101	675,000	761,017
March 2007	1	0.8	37	30.6	29	24.0	27	22.3	27	22.3	121	588,900	666,859
Year-to-date 2008	0	0.0	18	5.5	100	30.4	96	29.2	115	35.0	329	679,000	750,178
Year-to-date 2007	1	0.2	119	29.7	110	27.4	85	21.2	86	21.4	401	569,000	645,111
University Endowment Lands													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2008	0	0.0	0	0.0	0	0.0	1	4.3	22	95.7	23	1,700,000	1,713,957
March 2007	0	0.0	0	0.0	1	1.6	10	15.9	52	82.5	63	998,000	1,248,997
Year-to-date 2008	0	0.0	0	0.0	2	1.9	7	6.5	98	91.6	107	1,100,000	1,437,624
Year-to-date 2007	0	0.0	1	0.6	2	1.2	46	28.0	115	70.1	164	868,000	1,185,420
West Vancouver													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,995,000	3,181,500
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	2,450,000	2,853,835
White Rock													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	2	50.0	2	50.0	4	--	--
Vancouver CMA													
March 2008	0	0.0	12	4.3	86	30.7	68	24.3	114	40.7	280	680,000	900,304
March 2007	7	1.9	70	18.6	79	21.0	64	17.0	156	41.5	376	680,000	812,986
Year-to-date 2008	3	0.3	44	4.9	236	26.3	225	25.0	391	43.5	899	699,000	904,853
Year-to-date 2007	24	2.0	228	19.3	272	23.1	224	19.0	432	36.6	1,180	656,200	823,451

Source: CMHC (Market Absorption Survey)

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

Submarket	March 2008	March 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	972,171	834,200	16.5	924,552	812,678	13.8
Coquitlam	--	--	n/a	959,925	804,167	19.4
Delta	845,867	--	n/a	791,652	701,745	12.8
Langley City	--	--	n/a	--	--	n/a
Langley District	627,433	547,740	14.5	637,835	522,744	22.0
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	550,554	517,510	6.4	552,980	525,522	5.2
New Westminster	--	615,491	n/a	544,162	602,390	-9.7
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,548,000	1,260,286	22.8
Pitt Meadows	584,600	--	n/a	581,348	545,626	6.5
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	832,762	n/a	938,542	783,846	19.7
Richmond	1,077,556	895,536	20.3	1,096,183	888,379	23.4
Surrey Total	761,017	666,859	14.1	750,178	645,111	16.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,713,957	1,248,997	37.2	1,437,624	1,185,420	21.3
West Vancouver	--	--	n/a	3,181,500	2,853,835	11.5
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>900,304</b>	<b>812,986</b>	<b>10.7</b>	<b>904,853</b>	<b>823,451</b>	<b>9.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver**  
**March 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%	903,637	484	1,545	31%	512,409	1,199	4,579	26%	417,356
	March	1,126	5,278	21%	909,715	511	1,787	29%	511,638	1,370	5,148	27%	413,334
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q1 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q1 2008	2,771	5,278	21%	909,715	1,313	1,787	29%	511,638	3,430	5,148	27%	413,334
	YTD 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	YTD 2008	2,771	5,278	21%	909,715	1,313	1,787	29%	511,638	3,430	5,148	27%	413,334

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  
First Quarter 2008**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2007	Q1	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q2	4,873	5,217	31%	821,063	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	Q3	3,916	5,203	25%	836,253	1,827	1,700	36%	486,063	4,362	4,178	35%	395,749
	Q4	2,904	4,372	22%	827,068	1,391	1,469	31%	487,452	3,548	3,917	30%	411,199
2008	Q1	2,771	5,278	21%	909,715	1,313	1,787	29%	511,638	3,430	5,148	27%	413,334
	Q2												
	Q3												
	Q4												
YTD 2007		3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
YTD 2008		2,771	5,278	21%	909,715	1,313	1,787	29%	511,638	3,430	5,148	27%	413,334

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

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 6: Economic Indicators**  
**March 2008**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.1	109.0	1,198	4.7	66.9	752
	February	679	6.50	6.65	116.1	109.3	1,209	4.2	67.1	751
	March	669	6.40	6.49	117.4	109.6	1,220	3.6	67.2	753
	April	678	6.60	6.64	118.3	110.0	1,219	3.7	67.1	758
	May	709	6.85	7.14	121.0	110.6	1,214	4.1	67.0	758
	June	715	7.05	7.24	122.1	110.5	1,211	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,218	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.8	755
	September	712	7.05	7.19	122.4	110.7	1,221	3.8	66.6	760
	October	728	7.25	7.44	123.2	110.4	1,220	4.1	66.7	764
	November	725	7.20	7.39	123.5	110.4	1,231	4.2	67.3	762
	December	734	7.35	7.54	123.5	110.5	1,239	4.2	67.6	761
2008	January	725	7.35	7.39	123.6	110.2	1,249	4.0	67.8	768
	February	718	7.25	7.29	123.8	110.7	1,246	3.8	67.4	772
	March	712	7.15	7.19		111.2	1,249	3.7	67.4	774
	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), 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
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- 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**  
**March 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2008	25	0	12	0	2	119	0	0	158
March 2007	52	0	42	2	0	0	0	0	96
% Change	-51.9	n/a	-71.4	-100.0	n/a	n/a	n/a	n/a	64.6
Year-to-date 2008	84	2	26	0	62	261	0	0	435
Year-to-date 2007	99	0	56	3	32	216	0	0	406
% Change	-15.2	n/a	-53.6	-100.0	93.8	20.8	n/a	n/a	7.1
UNDER CONSTRUCTION									
March 2008	290	2	122	26	133	424	0	0	997
March 2007	217	0	104	19	81	736	0	0	1,157
% Change	33.6	n/a	17.3	36.8	64.2	-42.4	n/a	n/a	-13.8
COMPLETIONS									
March 2008	53	0	22	0	0	0	0	0	75
March 2007	30	0	10	5	9	82	0	0	136
% Change	76.7	n/a	120.0	-100.0	-100.0	-100.0	n/a	n/a	-44.9
Year-to-date 2008	128	0	46	4	20	147	0	0	345
Year-to-date 2007	103	4	99	8	44	82	0	0	340
% Change	24.3	-100.0	-53.5	-50.0	-54.5	79.3	n/a	n/a	1.5
COMPLETED & NOT ABSORBED									
March 2008	119	0	20	7	22	42	0	0	210
March 2007	69	2	20	5	3	3	0	0	102
% Change	72.5	-100.0	0.0	40.0	**	**	n/a	n/a	105.9
ABSORBED									
March 2008	21	0	6	1	4	30	0	0	62
March 2007	38	0	10	4	11	79	0	0	142
% Change	-44.7	n/a	-40.0	-75.0	-63.6	-62.0	n/a	n/a	-56.3
Year-to-date 2008	89	0	30	1	12	156	0	0	288
Year-to-date 2007	108	2	87	6	41	79	0	0	323
% Change	-17.6	-100.0	-65.5	-83.3	-70.7	97.5	n/a	n/a	-10.8

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
March 2008	16	0	12	0	2	119	0	0	149
March 2007	26	0	42	2	0	0	0	0	70
Fraser Valley H RDA									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Mission DM									
March 2008	9	0	0	0	0	0	0	0	9
March 2007	26	0	0	0	0	0	0	0	26
Abbotsford CMA									
March 2008	25	0	12	0	2	119	0	0	158
March 2007	52	0	42	2	0	0	0	0	96
UNDER CONSTRUCTION									
Abbotsford City									
March 2008	203	0	122	26	81	424	0	0	856
March 2007	136	0	104	18	81	666	0	0	1,005
Fraser Valley H RDA									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	1	0	0	0	0	0	0	0	1
Mission DM									
March 2008	87	2	0	0	52	0	0	0	141
March 2007	80	0	0	1	0	70	0	0	151
Abbotsford CMA									
March 2008	290	2	122	26	133	424	0	0	997
March 2007	217	0	104	19	81	736	0	0	1,157
COMPLETIONS									
Abbotsford City									
March 2008	38	0	22	0	0	0	0	0	60
March 2007	24	0	10	0	9	82	0	0	125
Fraser Valley H RDA									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Mission DM									
March 2008	15	0	0	0	0	0	0	0	15
March 2007	6	0	0	5	0	0	0	0	11
Abbotsford CMA									
March 2008	53	0	22	0	0	0	0	0	75
March 2007	30	0	10	5	9	82	0	0	136

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



**Table I.1: Housing Activity Summary by Submarket**  
**March 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									
March 2008	60	0	20	6	22	28	0	0	136
March 2007	53	0	20	3	3	3	0	0	82
Fraser Valley H RDA									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Mission DM									
March 2008	59	0	0	1	0	14	0	0	74
March 2007	16	2	0	2	0	0	0	0	20
Abbotsford CMA									
March 2008	119	0	20	7	22	42	0	0	210
March 2007	69	2	20	5	3	3	0	0	102
ABSORBED									
Abbotsford City									
March 2008	16	0	6	1	4	25	0	0	52
March 2007	31	0	10	0	11	79	0	0	131
Fraser Valley H RDA									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Mission DM									
March 2008	5	0	0	0	0	5	0	0	10
March 2007	7	0	0	4	0	0	0	0	11
Abbotsford CMA									
March 2008	21	0	6	1	4	30	0	0	62
March 2007	38	0	10	4	11	79	0	0	142

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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**  
**March 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Abbotsford City	16	28	2	0	0	0	131	42	149	70	112.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	9	26	0	0	0	0	0	0	9	26	-65.4
<b>Abbotsford CMA</b>	<b>25</b>	<b>54</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>42</b>	<b>158</b>	<b>96</b>	<b>64.6</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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	60	56	10	0	0	32	287	272	357	360	-0.8
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	24	45	2	0	52	0	0	0	78	45	73.3
<b>Abbotsford CMA</b>	<b>84</b>	<b>102</b>	<b>12</b>	<b>0</b>	<b>52</b>	<b>32</b>	<b>287</b>	<b>272</b>	<b>435</b>	<b>406</b>	<b>7.1</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Abbotsford City	0	0	0	0	131	42	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	0	0	0	131	42	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 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	287	272	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	287	272	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Abbotsford City	28	68	121	2	0	0	149	70
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	26	0	0	0	0	9	26
<b>Abbotsford CMA</b>	37	94	121	2	0	0	158	96

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	86	109	271	251	0	0	357	360
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	26	45	52	0	0	0	78	45
<b>Abbotsford CMA</b>	112	155	323	251	0	0	435	406

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Abbotsford City	38	24	0	2	0	7	22	92	60	125	-52.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	15	11	0	0	0	0	0	0	15	11	36.4
<b>Abbotsford CMA</b>	<b>53</b>	<b>35</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>22</b>	<b>92</b>	<b>75</b>	<b>136</b>	<b>-44.9</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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	77	75	0	2	20	42	193	126	290	245	18.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	55	36	0	4	0	0	0	55	55	95	-42.1
<b>Abbotsford CMA</b>	<b>132</b>	<b>111</b>	<b>0</b>	<b>6</b>	<b>20</b>	<b>42</b>	<b>193</b>	<b>181</b>	<b>345</b>	<b>340</b>	<b>1.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Abbotsford City	0	7	0	0	22	92	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	7	0	0	22	92	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	42	0	0	193	126	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>	20	42	0	0	193	181	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Abbotsford City	60	34	0	91	0	0	60	125
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	6	0	5	0	0	15	11
<b>Abbotsford CMA</b>	75	40	0	96	0	0	75	136

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	119	118	171	127	0	0	290	245
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	55	88	0	7	0	0	55	95
<b>Abbotsford CMA</b>	174	206	171	134	0	0	345	340

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	0	0.0	2	11.8	5	29.4	6	35.3	4	23.5	17	620,000	684,818
March 2007	1	3.2	11	35.5	1	3.2	2	6.5	1	3.2	31	520,000	528,642
Year-to-date 2008	0	0.0	8	15.1	9	17.0	8	15.1	9	17.0	53	565,000	607,055
Year-to-date 2007	1	1.3	44	55.0	4	5.0	6	7.5	4	5.0	80	490,000	522,486
Fraser Valley H RDA													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2008	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
March 2007	0	0.0	7	63.6	0	0.0	0	0.0	0	0.0	11	435,000	472,909
Year-to-date 2008	1	2.7	31	83.8	0	0.0	0	0.0	0	0.0	37	475,000	477,805
Year-to-date 2007	3	8.8	27	79.4	0	0.0	0	0.0	0	0.0	34	439,000	452,468
Abbotsford CMA													
March 2008	1	4.5	6	27.3	4	18.2	6	27.3	4	18.2	22	594,000	631,127
March 2007	1	2.4	18	42.9	1	2.4	2	4.8	1	2.4	42	515,000	514,045
Year-to-date 2008	1	1.1	39	43.3	9	10.0	8	8.9	9	10.0	90	510,000	553,919
Year-to-date 2007	4	3.5	71	62.3	4	3.5	6	5.3	4	3.5	114	480,000	501,604

Source: CMHC (Starts and Completions Survey)

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

Submarket	March 2008	March 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	684,818	528,642	29.5	607,055	522,486	16.2
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	472,909	n/a	477,805	452,468	5.6
<b>Abbotsford CMA</b>	<b>631,127</b>	<b>514,045</b>	<b>22.8</b>	<b>553,919</b>	<b>501,604</b>	<b>10.4</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Fraser Valley**  
**March 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	1,416	2,593	2,703	52.4	428,117	10.6	441,216
	February	1,237	-9.0	1,287	2,487	2,567	50.1	436,824	7.6	445,923
	March	1,238	-25.4	1,220	3,023	2,744	44.5	443,590	5.4	452,981
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	3,955	-14.6		7,539			407,728	11.8	
	Q1 2008	3,382	-14.5		8,103			436,965	7.2	
	YTD 2007	3,955	-14.6		7,539			407,728	11.8	
	YTD 2008	3,382	-14.5		8,103			436,965	7.2	

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

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**  
**March 2008**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.3	109.0	85	4.2	68.2	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	68.0	714
	March	669	6.40	6.49	117.5	109.5	84	4.6	67.2	721
	April	678	6.60	6.64	118.2	109.9	83	4.8	67.3	726
	May	709	6.85	7.14	120.9	110.5	85	4.7	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	4.0	68.3	698
	August	715	7.05	7.24	122.1	110.4	85	4.3	68.1	715
	September	712	7.05	7.19	122.1	110.5	85	4.6	67.3	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	3.5	66.6	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.0	756
	March	712	7.15	7.19		110.8	86	5.4	67.7	742
	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), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

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

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