

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: May 2008

## Home building Ahead of Last Year in Metro Vancouver

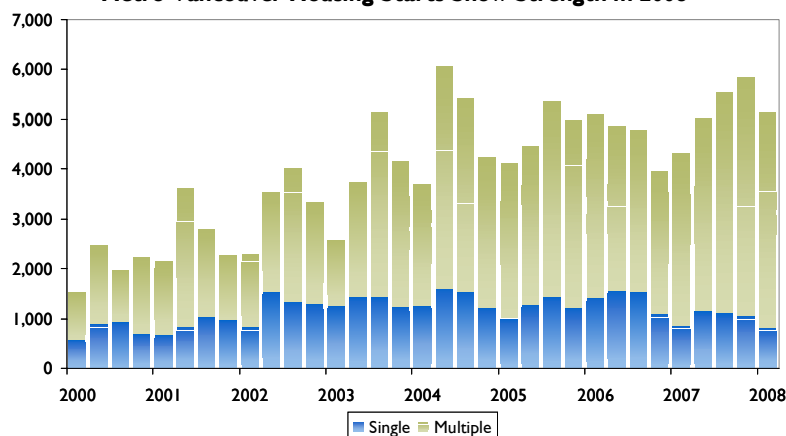
The brisk pace of new home construction in the Vancouver CMA continued in April, keeping homebuilding for the first four months of the year well above homes started during the same period last year. Although single-family starts eased from last year's pace, new multiple-family

developments remain the driver of increased homebuilding.

Builders continue to start new residential projects to satisfy homebuyer demand throughout the Lower Mainland. The foundation of this demand rests in the region's continuing economic strength, which is generating jobs

Figure 1

Metro Vancouver Housing Starts Show Strength in 2008



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and drawing people to the area. This demand, coupled with homebuyers seeking less expensive homes, is promoting multiple-family home construction.

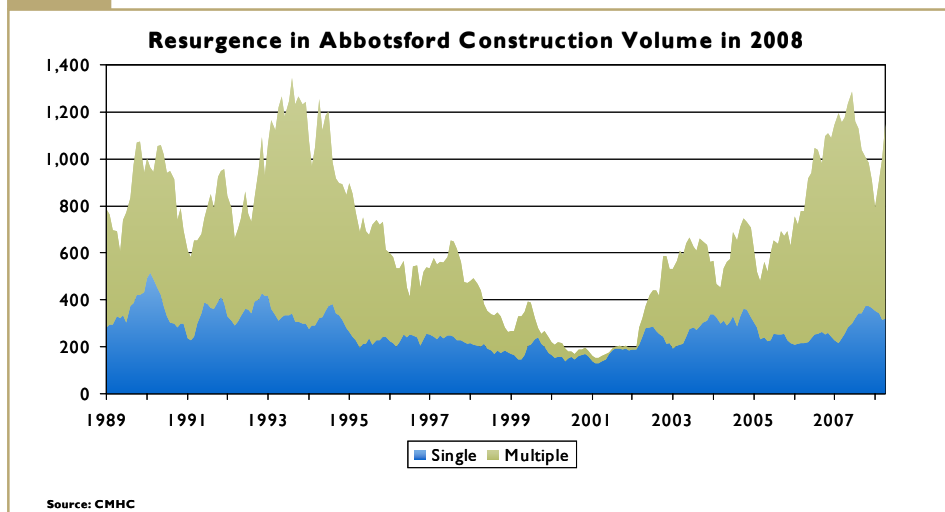
The elevated level of housing starts in recent years has resulted in a very large volume of dwellings under construction. In April, the construction volume remained near a record high, with 26,253 units under construction. Multiple-family homes accounted for nine tenths of the construction volume, with roughly half of these estimated to be pre-sold.

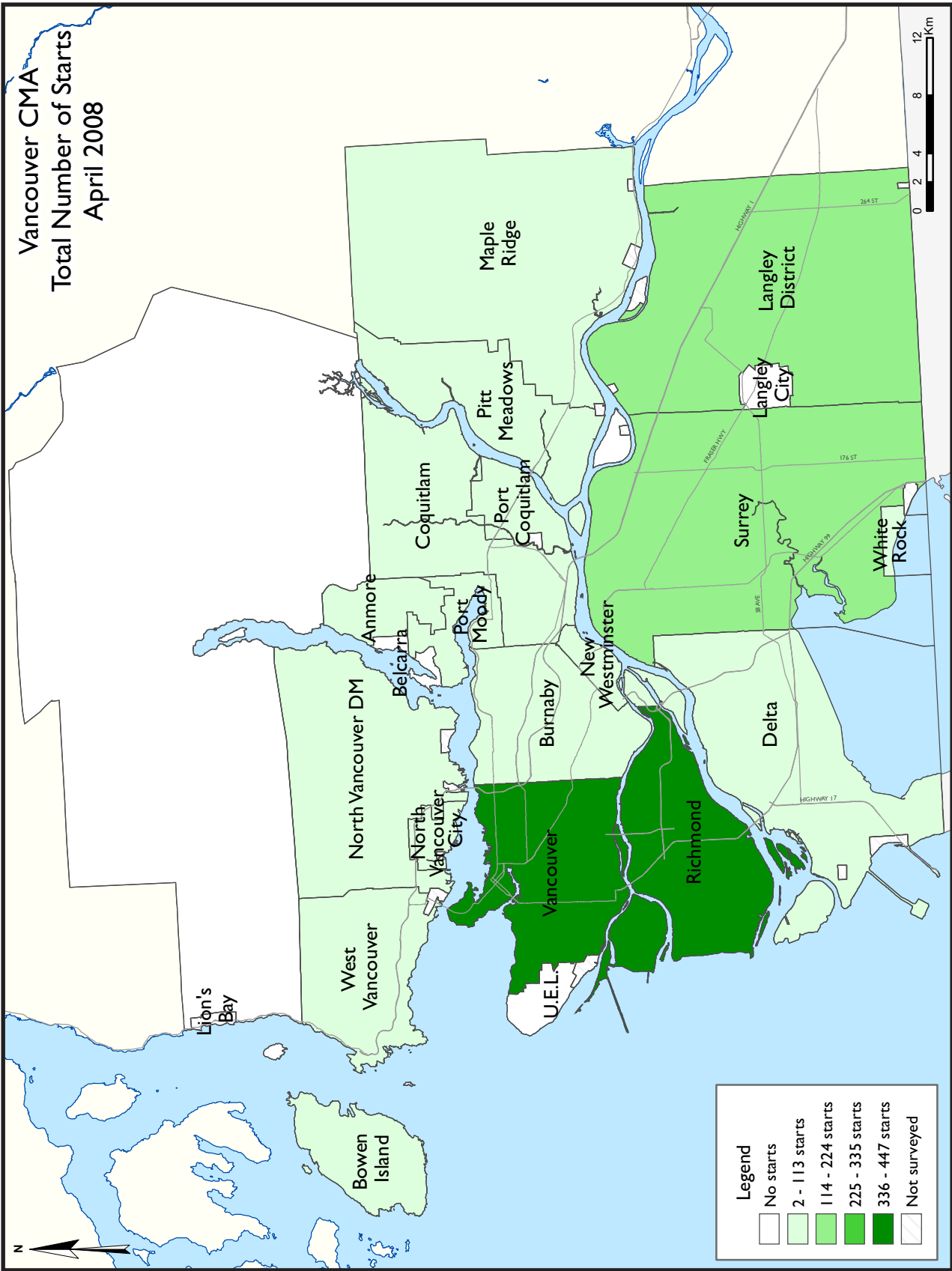
## Resurgence in Multiple-unit developments in Abbotsford

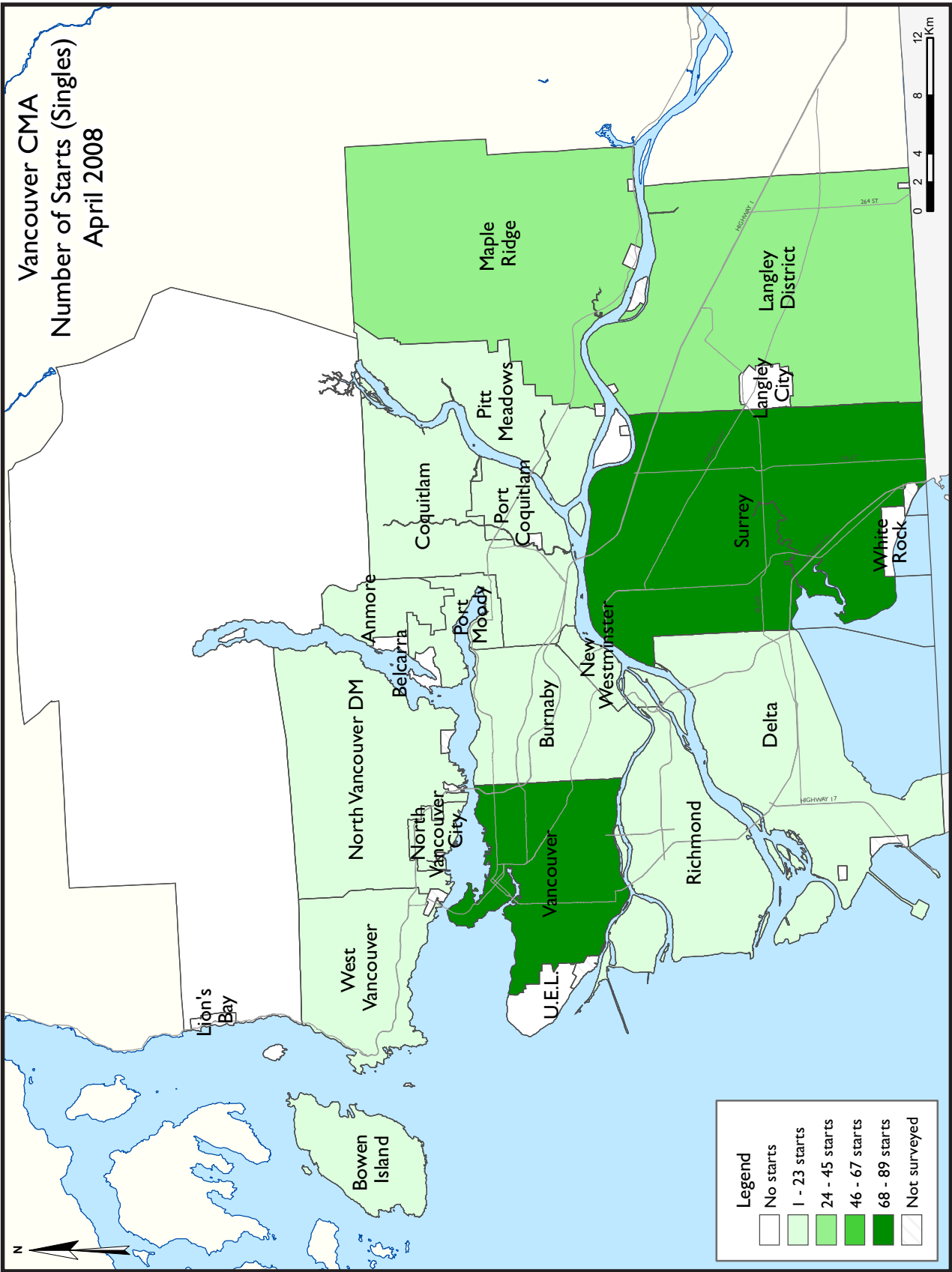
A similar scenario is playing out in the Abbotsford CMA, where multiple unit developments have had a resurgence this year, following a slowdown in building last year. As a result, home starts in Abbotsford were up by one-third compared to the first four months of 2007.

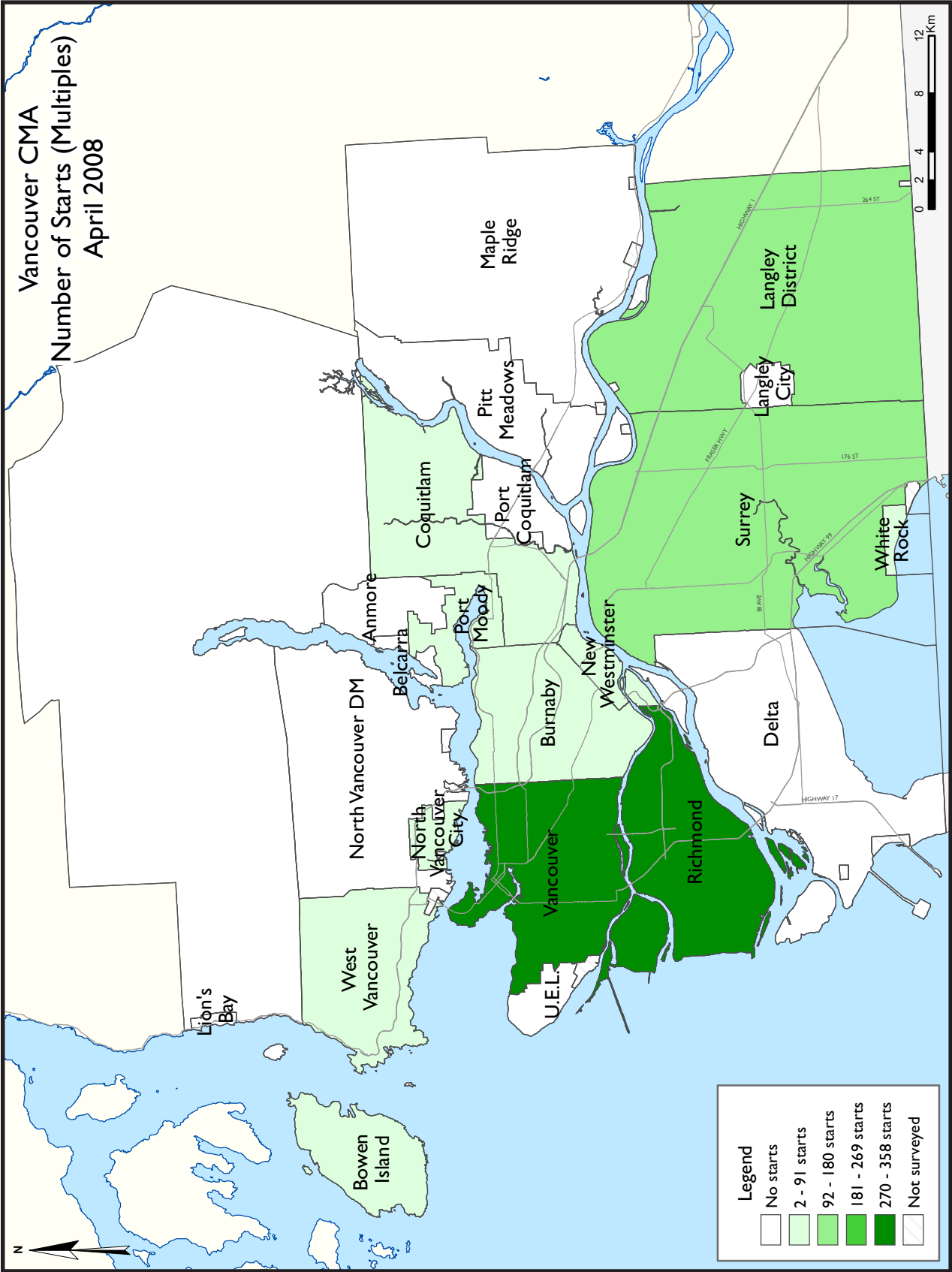
The volume of units under construction in the Abbotsford CMA has risen again after dipping in the winter months. In April, there were 1,147 dwellings under construction, the same level seen a year earlier. Over 72 per cent of these were multiple-family homes.

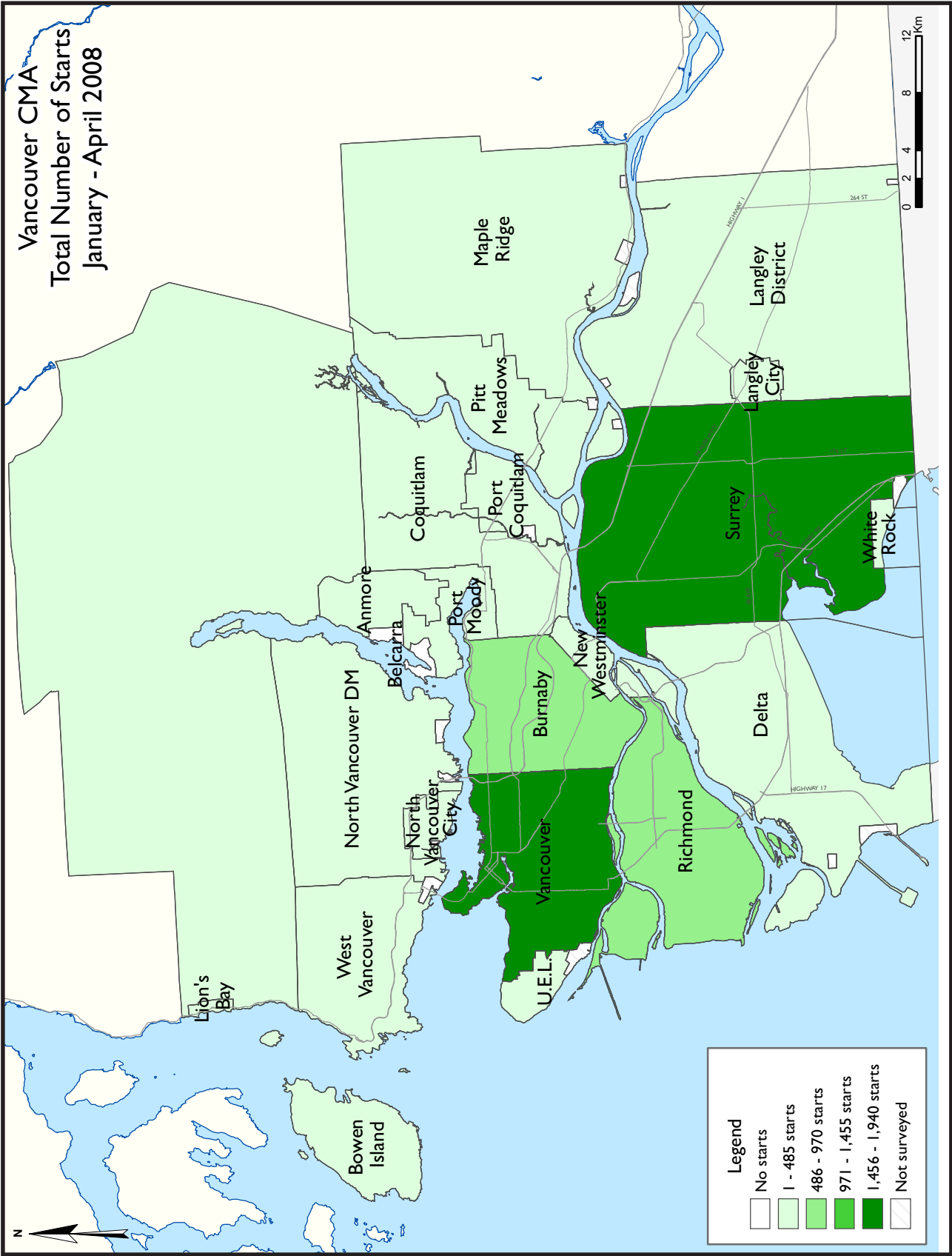
Figure 2

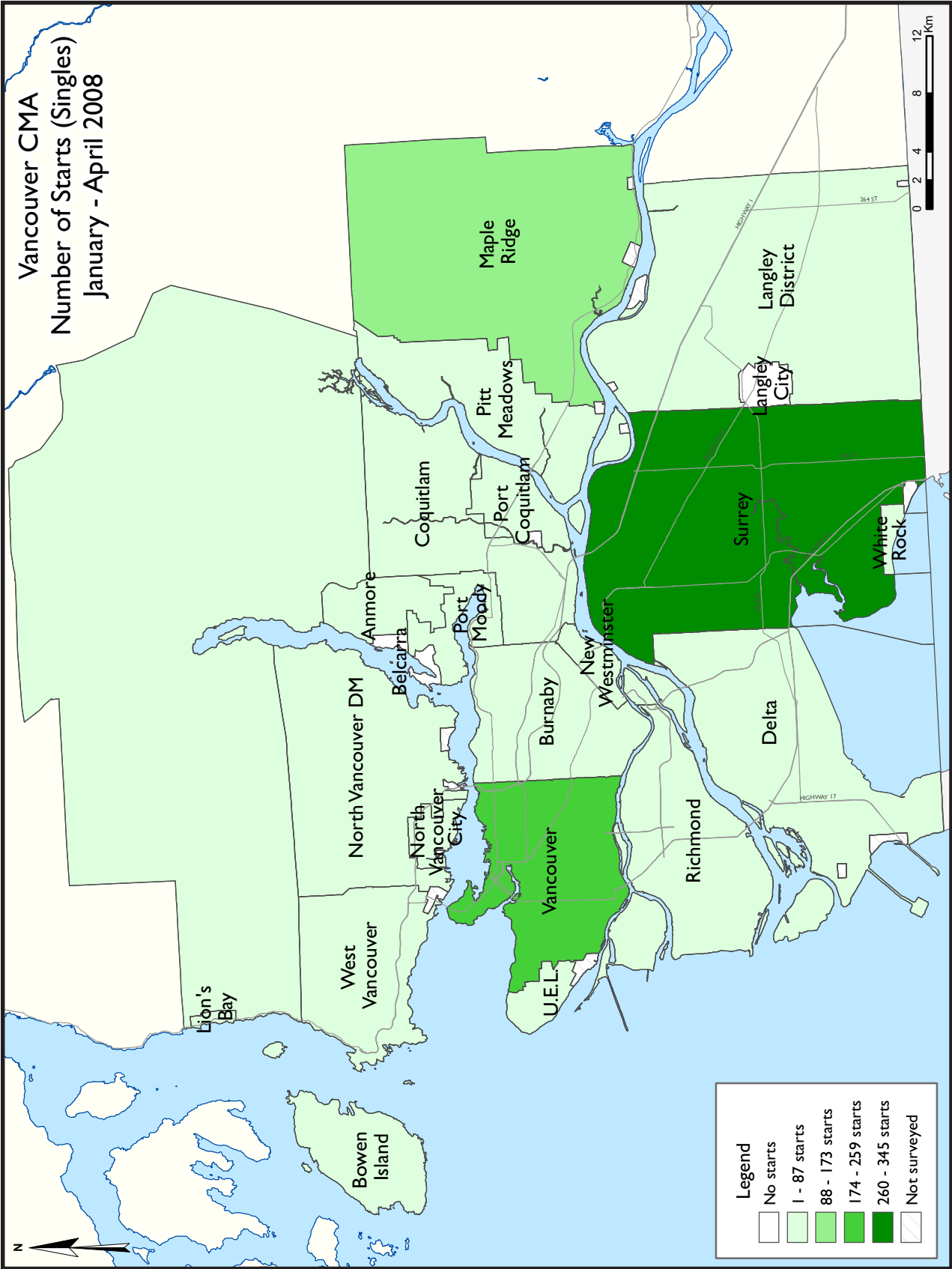


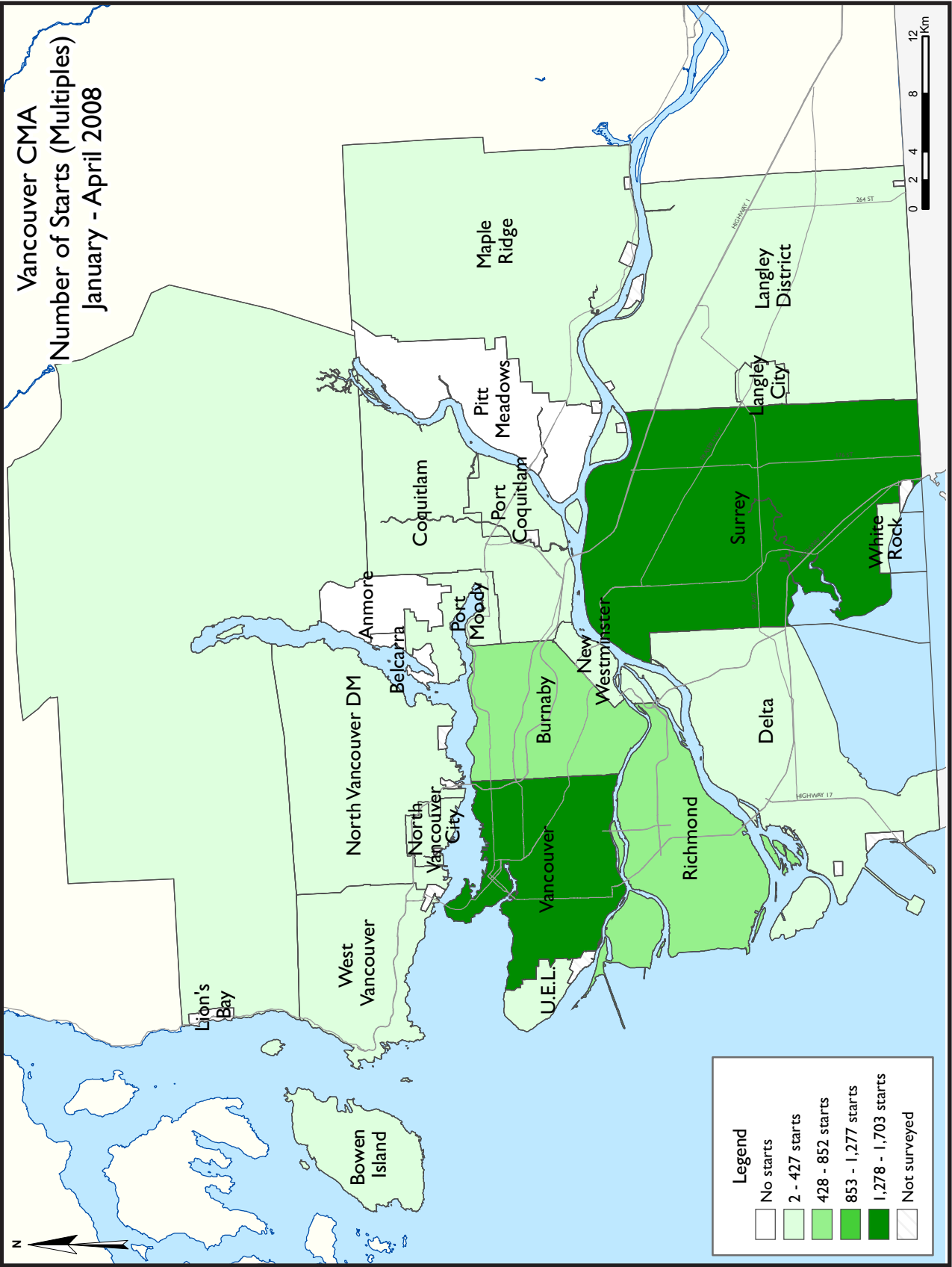




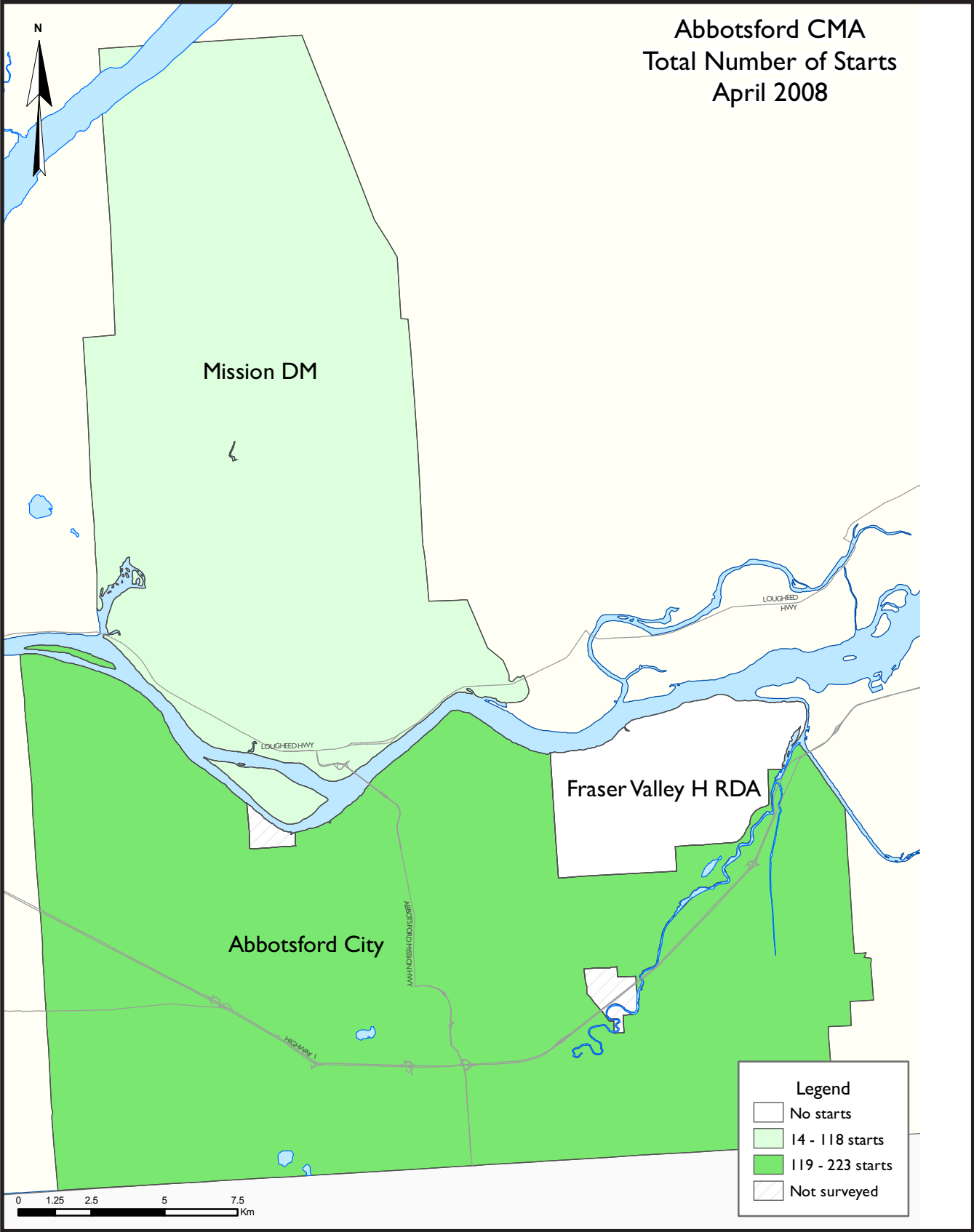


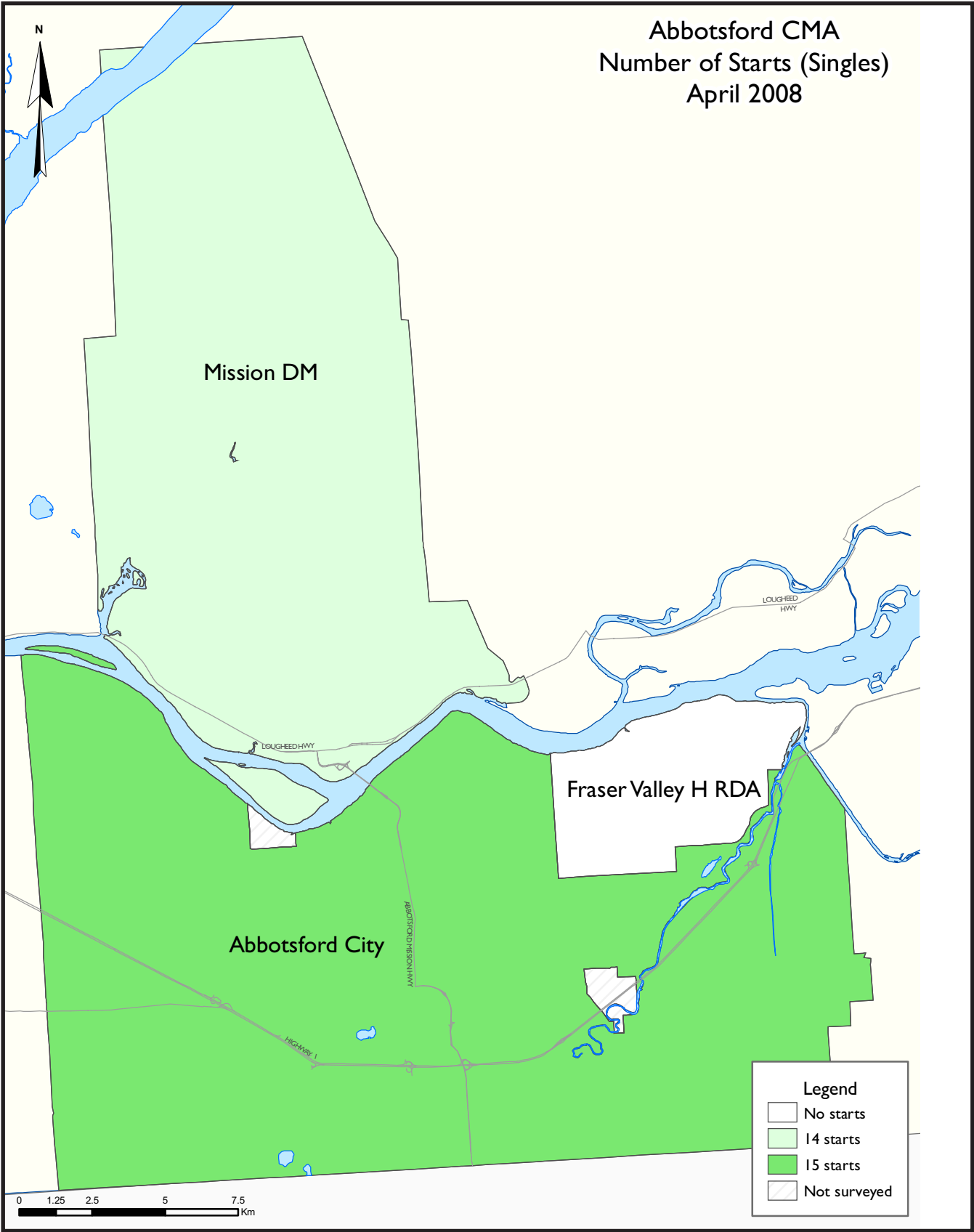


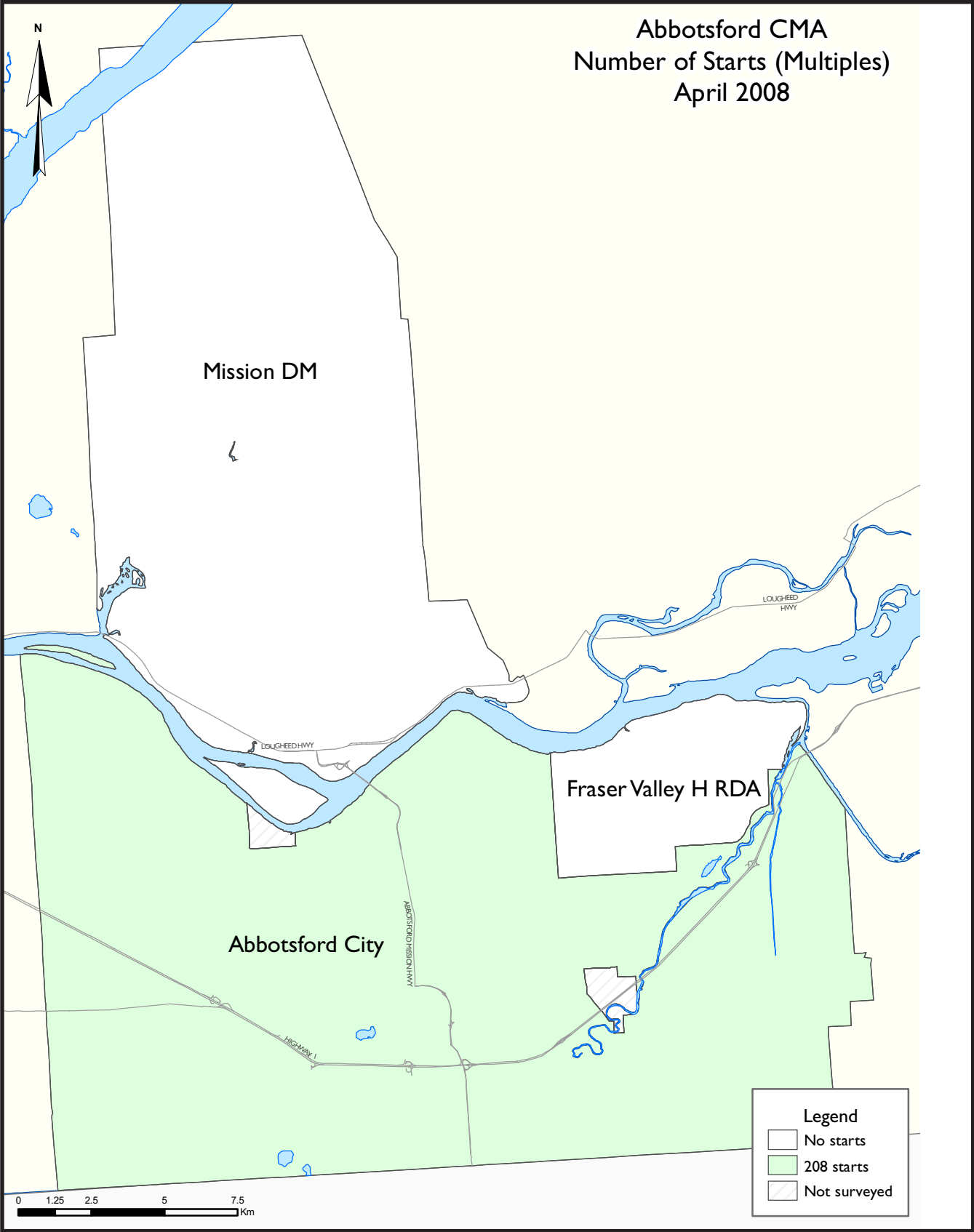


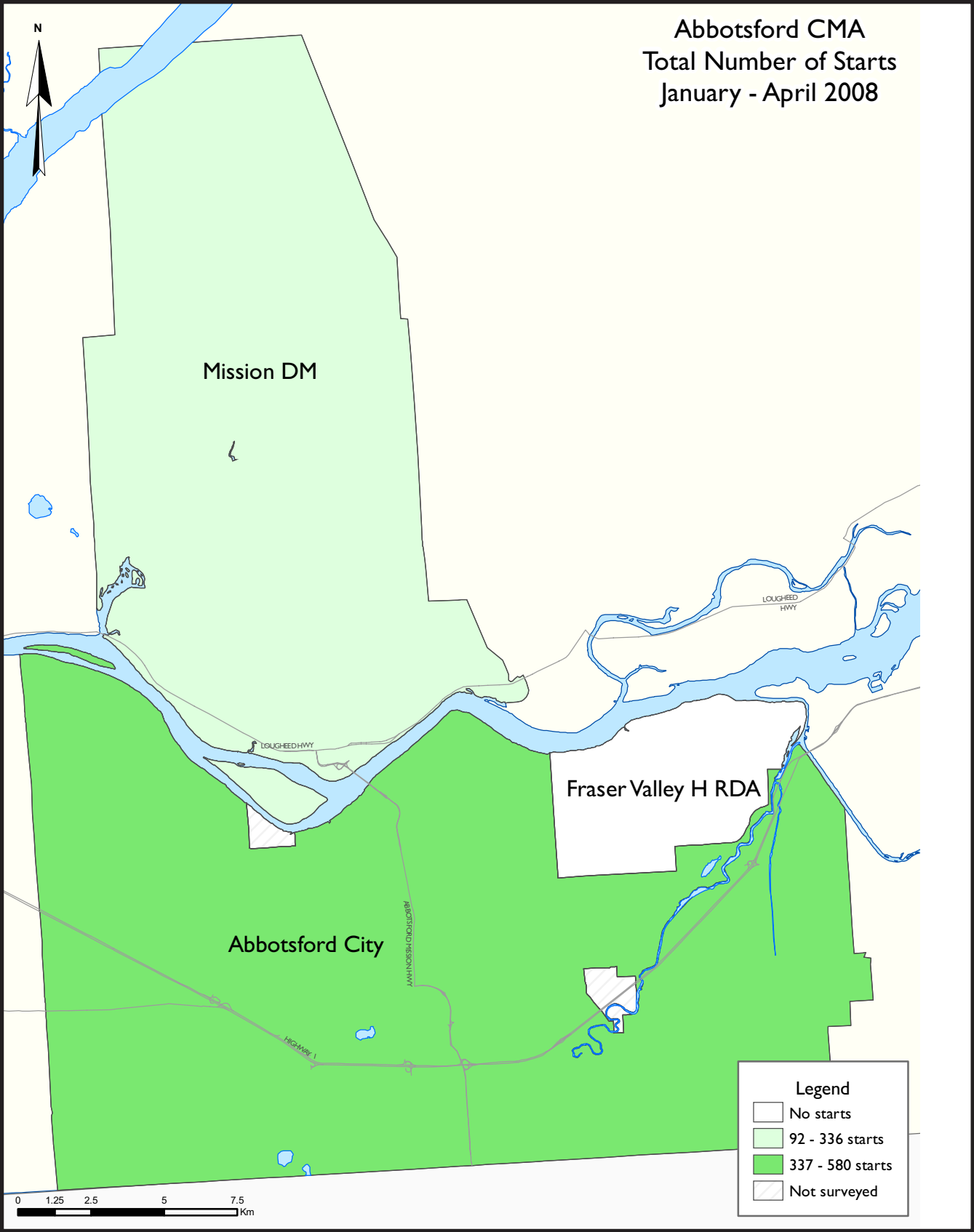


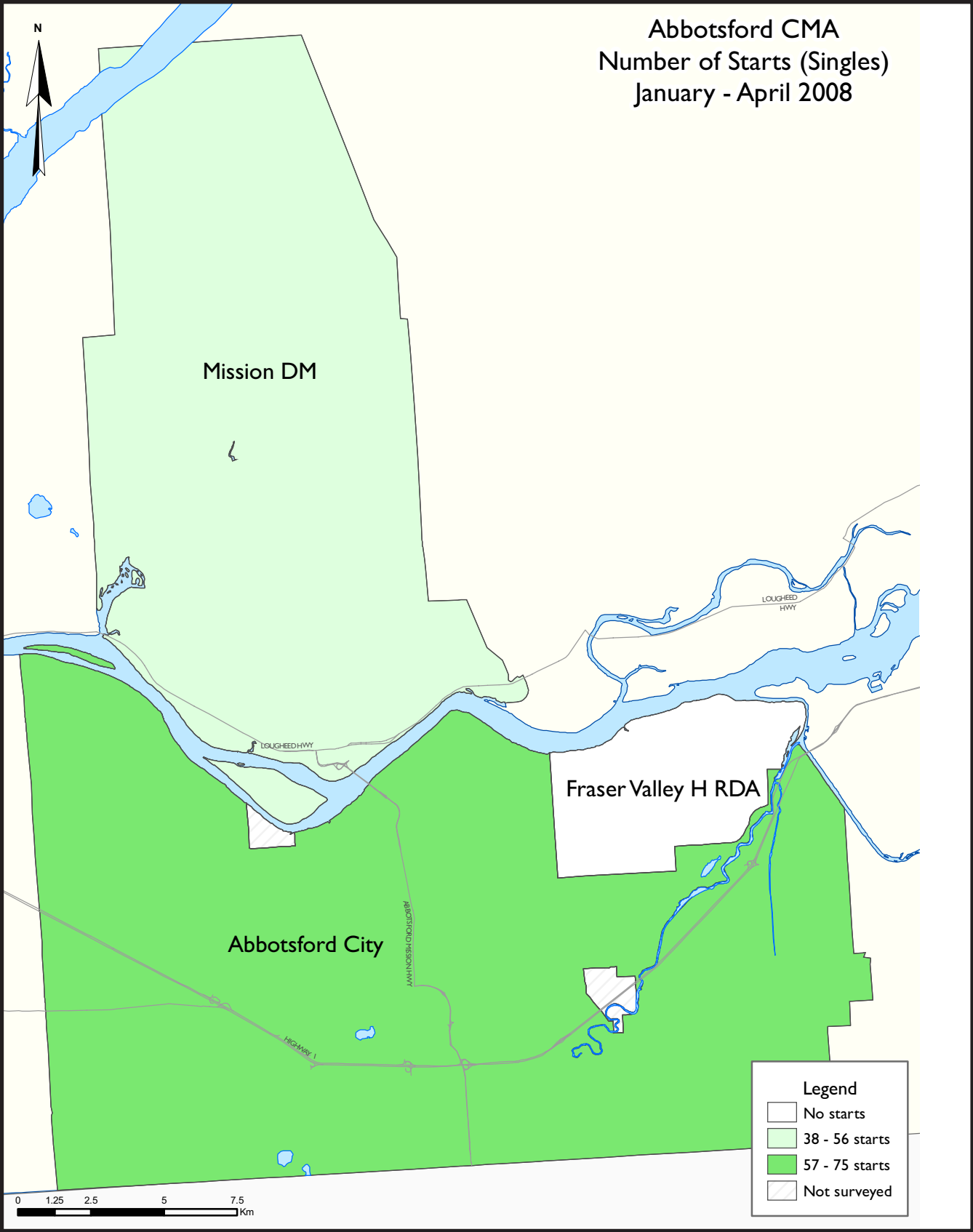


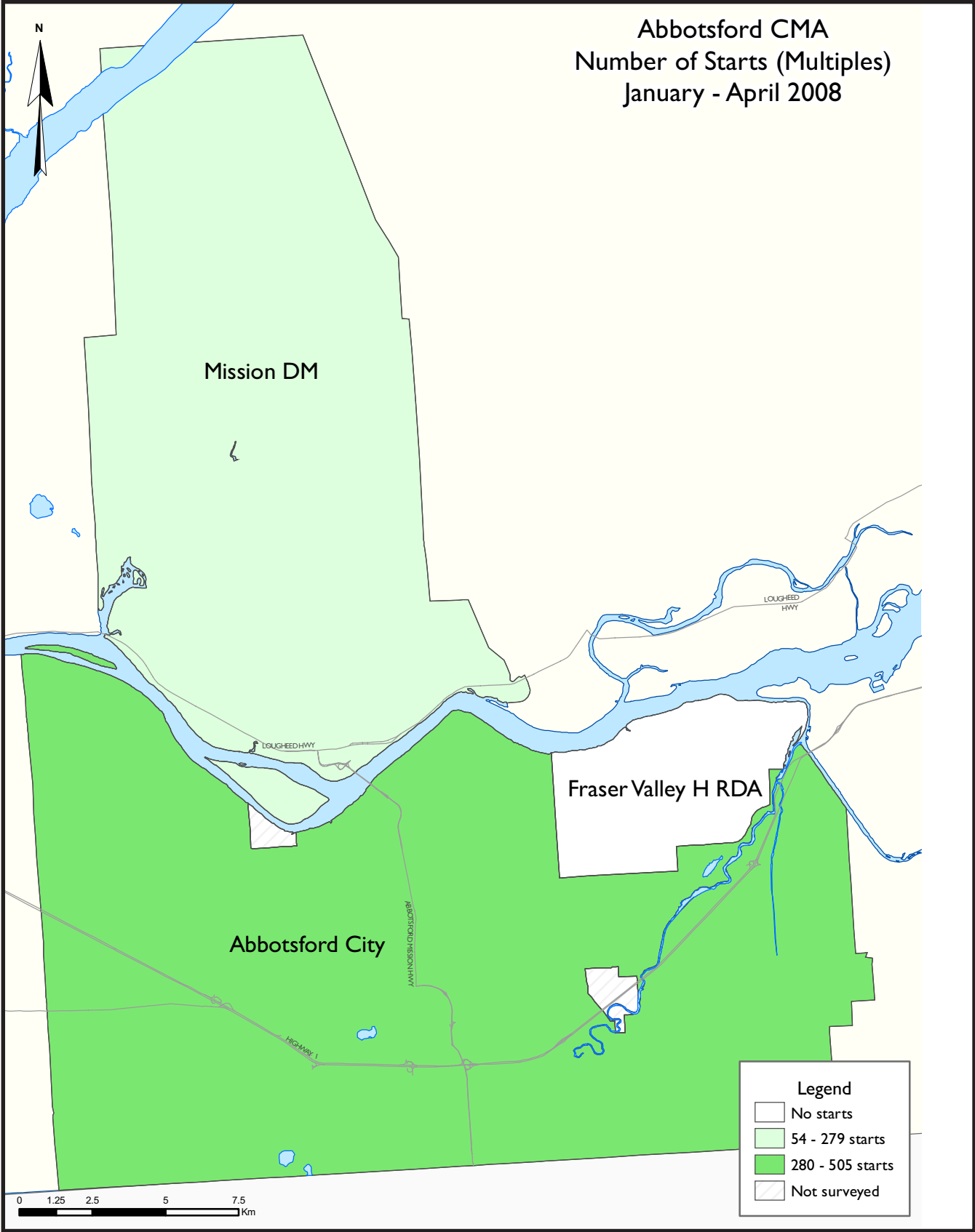












# HOUSING NOW REPORT TABLES

## 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**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	314	36	64	0	145	996	1	4	1,560
April 2007	347	26	34	10	282	613	0	116	1,428
% Change	-9.5	38.5	88.2	-100.0	-48.6	62.5	n/a	-96.6	9.2
Year-to-date 2008	1,114	140	229	24	848	4,277	1	58	6,691
Year-to-date 2007	1,196	118	110	13	790	3,268	5	257	5,757
% Change	-6.9	18.6	108.2	84.6	7.3	30.9	-80.0	-77.4	16.2
UNDER CONSTRUCTION									
April 2008	3,044	254	439	89	2,646	19,175	2	604	26,253
April 2007	3,174	212	214	64	2,806	14,584	9	861	21,924
% Change	-4.1	19.8	105.1	39.1	-5.7	31.5	-77.8	-29.8	19.7
COMPLETIONS									
April 2008	267	22	24	15	140	1,848	0	12	2,328
April 2007	383	44	6	10	211	724	0	10	1,388
% Change	-30.3	-50.0	**	50.0	-33.6	155.2	n/a	20.0	67.7
Year-to-date 2008	1,222	114	90	24	658	3,383	0	49	5,540
Year-to-date 2007	1,529	112	62	15	757	3,405	7	115	6,002
% Change	-20.1	1.8	45.2	60.0	-13.1	-0.6	-100.0	-57.4	-7.7
COMPLETED & NOT ABSORBED									
April 2008	798	93	55	21	143	307	8	20	1,445
April 2007	689	98	31	12	130	190	7	10	1,167
% Change	15.8	-5.1	77.4	75.0	10.0	61.6	14.3	100.0	23.8
ABSORBED									
April 2008	292	27	22	19	146	1,777	0	13	2,296
April 2007	350	19	10	5	203	719	2	16	1,324
% Change	-16.6	42.1	120.0	**	-28.1	147.1	-100.0	-18.8	73.4
Year-to-date 2008	1,188	100	88	22	670	3,228	52	39	5,387
Year-to-date 2007	1,507	114	61	19	748	3,301	31	138	5,919
% Change	-21.2	-12.3	44.3	15.8	-10.4	-2.2	67.7	-71.7	-9.0

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



**Table 1.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	16	6	0	0	4	81	0	0	107
April 2007	15	6	0	0	14	153	0	0	188
Delta									
April 2008	11	0	0	0	0	0	0	0	11
April 2007	18	0	0	0	0	0	0	0	18
Langley									
April 2008	24	0	10	0	0	96	1	0	131
April 2007	45	2	6	0	36	0	0	0	89
Maple Ridge / Pitt Meadows									
April 2008	34	0	0	0	0	0	0	0	34
April 2007	24	0	0	0	0	0	0	0	24
New Westminster									
April 2008	1	2	0	0	0	0	0	0	3
April 2007	4	0	0	0	0	0	0	0	4
North Vancouver									
April 2008	11	4	0	0	12	0	0	0	27
April 2007	10	2	0	0	0	81	0	0	93
Richmond									
April 2008	19	0	28	0	29	301	0	0	377
April 2007	23	0	0	4	40	259	0	5	331
Surrey									
April 2008	81	0	0	0	43	87	0	4	215
April 2007	133	8	0	0	129	79	0	4	353
Tri-Cities									
April 2008	17	0	8	0	15	133	0	0	173
April 2007	9	2	16	6	27	0	0	0	60
University Endowment Lands									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	107	107
Vancouver City									
April 2008	89	12	6	0	42	298	0	0	447
April 2007	48	6	2	0	0	41	0	0	97
West Vancouver									
April 2008	5	12	0	0	0	0	0	0	17
April 2007	12	0	0	0	36	0	0	0	48
White Rock									
April 2008	0	0	10	0	0	0	0	0	10
April 2007	0	0	10	0	0	0	0	0	10
Vancouver CMA									
April 2008	314	36	64	0	145	996	1	4	1,560
April 2007	347	26	34	10	282	613	0	116	1,428

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	103	86	0	0	180	2,809	0	0	3,178
April 2007	89	50	0	0	279	1,878	0	146	2,442
Delta									
April 2008	84	2	0	0	10	0	1	1	98
April 2007	62	2	0	0	21	48	0	1	134
Langley									
April 2008	463	16	74	0	132	445	1	1	1,132
April 2007	562	6	6	2	285	131	0	6	998
Maple Ridge / Pitt Meadows									
April 2008	303	0	0	19	172	524	0	0	1,018
April 2007	253	2	0	0	144	851	0	0	1,250
New Westminster									
April 2008	24	4	0	2	4	812	0	0	846
April 2007	40	4	0	14	54	1,362	0	0	1,474
North Vancouver									
April 2008	111	12	2	1	73	949	0	32	1,180
April 2007	94	10	4	1	96	794	0	27	1,026
Richmond									
April 2008	177	4	89	8	255	1,934	0	4	2,471
April 2007	176	10	0	7	483	1,826	0	7	2,509
Surrey									
April 2008	963	16	30	41	1,239	3,211	0	169	5,669
April 2007	1,160	12	4	14	1,008	1,020	0	247	3,465
Tri-Cities									
April 2008	112	22	137	17	201	1,855	0	56	2,400
April 2007	81	32	106	25	158	1,749	0	54	2,205
University Endowment Lands									
April 2008	8	0	0	0	90	261	0	107	466
April 2007	5	0	0	0	28	364	9	107	513
Vancouver City									
April 2008	428	74	55	0	254	6,130	0	234	7,175
April 2007	397	78	30	0	174	4,466	0	250	5,395
West Vancouver									
April 2008	181	16	0	1	36	18	0	0	252
April 2007	162	6	0	1	76	88	0	16	349
White Rock									
April 2008	9	2	50	0	0	227	0	0	288
April 2007	15	0	64	0	0	7	0	0	86
Vancouver CMA									
April 2008	3,044	254	439	89	2,646	19,175	2	604	26,253
April 2007	3,174	212	214	64	2,806	14,584	9	861	21,924

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

**Table 1.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	6	10	0	0	0	0	0	0	16
April 2007	9	20	0	0	30	175	0	0	234
Delta									
April 2008	5	0	0	0	0	0	0	0	5
April 2007	5	0	0	1	11	0	0	0	17
Langley									
April 2008	25	2	6	0	22	0	0	0	55
April 2007	38	4	0	5	14	43	0	0	104
Maple Ridge / Pitt Meadows									
April 2008	29	0	0	0	5	85	0	0	119
April 2007	62	0	0	0	0	0	0	0	62
New Westminster									
April 2008	1	0	0	1	4	298	0	0	304
April 2007	10	0	0	0	0	0	0	0	10
North Vancouver									
April 2008	13	0	0	0	16	156	0	0	185
April 2007	7	2	0	0	0	132	0	0	141
Richmond									
April 2008	35	0	0	0	27	0	0	0	62
April 2007	28	4	0	0	7	0	0	0	39
Surrey									
April 2008	86	0	0	3	35	131	0	10	265
April 2007	148	0	0	0	93	68	0	10	319
Tri-Cities									
April 2008	11	0	14	11	25	649	0	0	710
April 2007	3	0	0	4	0	58	0	0	65
University Endowment Lands									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	24	78	0	0	102
Vancouver City									
April 2008	43	10	2	0	6	529	0	2	592
April 2007	57	14	2	0	32	170	0	0	275
West Vancouver									
April 2008	12	0	0	0	0	0	0	0	12
April 2007	10	0	0	0	0	0	0	0	10
White Rock									
April 2008	0	0	2	0	0	0	0	0	2
April 2007	1	0	4	0	0	0	0	0	5
Vancouver CMA									
April 2008	267	22	24	15	140	1,848	0	12	2,328
April 2007	383	44	6	10	211	724	0	10	1,388

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

**Table 1.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	49	24	0	0	0	3	0	0	76
April 2007	45	34	0	0	4	0	0	0	83
Delta									
April 2008	10	2	0	0	0	8	0	1	21
April 2007	21	0	0	1	1	15	0	1	39
Langley									
April 2008	144	12	16	4	28	3	0	1	208
April 2007	74	0	0	4	25	32	0	0	135
Maple Ridge / Pitt Meadows									
April 2008	81	0	0	0	11	49	0	0	141
April 2007	50	0	0	2	0	14	0	0	66
New Westminster									
April 2008	18	1	0	5	9	11	0	0	44
April 2007	24	2	0	0	0	0	0	0	26
North Vancouver									
April 2008	18	2	0	0	0	0	0	0	20
April 2007	6	2	8	0	0	0	0	0	16
Richmond									
April 2008	39	0	0	0	18	31	0	0	88
April 2007	45	5	0	1	19	12	0	0	82
Surrey									
April 2008	238	7	0	12	53	70	0	11	391
April 2007	269	0	6	4	63	71	2	9	424
Tri-Cities									
April 2008	17	11	23	0	12	18	0	0	81
April 2007	7	11	11	0	16	0	5	0	50
University Endowment Lands									
April 2008	0	0	0	0	0	2	8	0	10
April 2007	1	0	0	0	0	8	0	0	9
Vancouver City									
April 2008	161	33	4	0	9	86	0	7	300
April 2007	130	44	0	0	2	0	0	0	176
West Vancouver									
April 2008	11	1	0	0	3	7	0	0	22
April 2007	9	0	0	0	0	2	0	0	11
White Rock									
April 2008	2	0	12	0	0	19	0	0	33
April 2007	4	0	6	0	0	36	0	0	46
Vancouver CMA									
April 2008	798	93	55	21	143	307	8	20	1,445
April 2007	689	98	31	12	130	190	7	10	1,167

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

**Table 1.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	5	7	0	0	0	0	0	0	12
April 2007	6	10	0	0	26	175	0	0	217
Delta									
April 2008	8	0	0	0	0	0	0	0	8
April 2007	7	0	0	0	10	0	0	0	17
Langley									
April 2008	33	2	8	0	25	5	0	0	73
April 2007	46	4	0	1	10	29	0	0	90
Maple Ridge / Pitt Meadows									
April 2008	41	0	0	2	10	94	0	0	147
April 2007	56	0	0	0	0	0	0	0	56
New Westminster									
April 2008	10	0	0	3	4	287	0	0	304
April 2007	6	0	0	0	0	0	0	0	6
North Vancouver									
April 2008	16	2	0	0	16	156	0	0	190
April 2007	12	2	2	0	1	132	0	0	149
Richmond									
April 2008	38	0	0	0	19	0	0	0	57
April 2007	23	0	0	0	10	0	0	0	33
Surrey									
April 2008	78	0	0	3	45	132	0	9	267
April 2007	125	0	0	0	83	76	2	13	299
Tri-Cities									
April 2008	4	0	10	11	24	651	0	0	700
April 2007	4	0	0	4	1	58	0	3	70
University Endowment Lands									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	24	70	0	0	94
Vancouver City									
April 2008	46	16	0	0	3	452	0	2	519
April 2007	50	3	6	0	38	176	0	0	273
West Vancouver									
April 2008	12	0	0	0	0	0	0	0	12
April 2007	10	0	0	0	0	2	0	0	12
White Rock									
April 2008	0	0	4	0	0	0	0	2	6
April 2007	1	0	2	0	0	1	0	0	4
Vancouver CMA									
April 2008	292	27	22	19	146	1,777	0	13	2,296
April 2007	350	19	10	5	203	719	2	16	1,324

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**  
**April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Anmore	4	2	0	0	0	0	0	0	4	2	100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	4	0	0	0	0	2	0	4	4	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	1	2	0	0	0	0	0	5	1	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	0	0	0	0	0	0	3	3	0.0
Burnaby - Central Park	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Remainder	10	9	4	6	4	14	81	153	99	182	-45.6
Burnaby Total	16	15	6	6	4	14	81	153	107	188	-43.1
Coquitlam	13	12	0	2	13	11	67	10	93	35	165.7
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	3	12	0	0	0	0	0	0	3	12	-75.0
Delta - North	5	5	0	0	0	0	0	0	5	5	0.0
Delta	11	18	0	0	0	0	0	0	11	18	-38.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	25	45	0	6	0	32	106	6	131	89	47.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	20	0	0	0	0	0	0	26	20	30.0
New Westminster	1	4	2	0	0	0	0	0	3	4	-25.0
North Vancouver City	5	1	4	2	12	0	0	81	21	84	-75.0
North Vancouver DM	6	9	0	0	0	0	0	0	6	9	-33.3
Pitt Meadows	8	4	0	0	0	0	0	0	8	4	100.0
Port Coquitlam	2	0	0	0	0	0	0	6	2	6	-66.7
Port Moody	2	3	2	0	0	16	74	0	78	19	**
Richmond	19	27	6	20	23	20	329	264	377	331	13.9
Surrey - South	20	22	16	4	0	0	87	0	123	26	**
Surrey - Cloverdale	15	47	0	0	20	58	3	4	38	109	-65.1
Surrey - North	35	56	0	8	0	41	1	0	36	105	-65.7
Surrey - Guildford	3	1	0	0	0	0	0	79	3	80	-96.3
Surrey - Whalley	8	7	0	0	7	26	0	0	15	33	-54.5
Surrey Total	81	133	16	12	27	125	91	83	215	353	-39.1
University Endowment Lands	0	0	0	0	0	0	0	107	0	107	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	5	0	193	0	198	0	n/a
Vancouver - Kitsilano	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - False Creek	0	0	0	0	27	0	105	0	132	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	9	1	0	0	0	0	0	41	9	42	-78.6
Vancouver - Marpole	5	3	4	0	0	0	0	0	9	3	200.0
Vancouver - Eastside	47	31	6	6	10	0	6	2	69	39	76.9
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	27	12	0	0	0	0	0	0	27	12	125.0
Vancouver Total	89	48	12	6	42	0	304	43	447	97	**
West Vancouver	5	12	12	16	0	20	0	0	17	48	-64.6
White Rock	0	0	0	0	0	0	10	10	10	10	0.0
<b>Vancouver CMA</b>	<b>315</b>	<b>357</b>	<b>60</b>	<b>70</b>	<b>121</b>	<b>238</b>	<b>1,064</b>	<b>763</b>	<b>1,560</b>	<b>1,428</b>	<b>9.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 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	5	6	0	0	0	0	0	0	5	6	-16.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	7	6	0	0	0	0	2	0	9	6	50.0
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	11	19	14	2	5	0	162	169	192	190	1.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	24	11	12	6	0	0	0	0	36	17	111.8
Burnaby - Central Park	1	5	2	2	52	0	0	0	55	7	**
Burnaby - Remainder	38	21	34	22	40	37	287	310	399	390	2.3
Burnaby Total	74	56	62	32	97	41	449	479	682	608	12.2
Coquitlam	33	17	8	14	44	28	245	86	330	145	127.6
Delta - Tsawwassen	8	3	0	0	0	0	0	0	8	3	166.7
Delta - Ladner	10	14	4	0	3	0	0	0	17	14	21.4
Delta - North	28	19	0	2	0	0	0	0	28	21	33.3
Delta	46	36	4	2	3	0	0	0	53	38	39.5
Langley City	0	3	0	0	0	0	32	0	32	3	**
Langley District	83	189	0	14	10	122	198	8	291	333	-12.6
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	121	86	34	0	0	0	0	62	155	148	4.7
New Westminster	7	15	2	8	4	12	46	200	59	235	-74.9
North Vancouver City	11	3	4	10	12	17	2	344	29	374	-92.2
North Vancouver DM	30	31	0	2	0	4	167	0	197	37	**
Pitt Meadows	19	12	0	0	0	54	0	0	19	66	-71.2
Port Coquitlam	5	5	2	2	26	0	47	245	80	252	-68.3
Port Moody	5	13	2	0	0	44	112	270	119	327	-63.6
Richmond	64	95	32	54	76	55	512	629	684	833	-17.9
Surrey - South	92	87	40	6	152	0	87	153	371	246	50.8
Surrey - Cloverdale	100	154	0	2	132	129	138	138	370	423	-12.5
Surrey - North	127	199	22	10	12	70	80	2	241	281	-14.2
Surrey - Guildford	3	4	0	0	0	0	0	79	3	83	-96.4
Surrey - Whalley	23	33	0	0	49	70	852	219	924	322	187.0
Surrey Total	345	477	62	18	345	269	1,157	591	1,909	1,355	40.9
University Endowment Lands	1	1	2	0	11	0	0	107	14	108	-87.0
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	11	0	891	63	904	63	**
Vancouver - Kitsilano	4	1	0	2	0	0	142	0	146	3	**
Vancouver - False Creek	0	0	0	2	56	0	339	0	395	2	**
Vancouver - Granville/Oak	0	1	16	0	6	12	0	153	22	166	-86.7
Vancouver - Kerrisdale	26	6	0	0	0	0	2	90	28	96	-70.8
Vancouver - Marpole	25	12	6	2	0	3	0	0	31	17	82.4
Vancouver - Eastside	118	78	26	26	10	5	157	175	311	284	9.5
Vancouver - Mt. Pleasant	0	0	2	8	0	3	33	0	35	11	**
Vancouver - Strath/Grand	0	0	2	2	0	8	0	43	2	53	-96.2
Vancouver - Westside	64	35	0	0	0	0	2	20	66	55	20.0
Vancouver Total	237	133	54	42	83	32	1,566	564	1,940	771	151.6
West Vancouver	43	26	12	18	0	20	10	0	65	64	1.6
White Rock	2	3	0	0	0	0	16	44	18	47	-61.7
<b>Vancouver CMA</b>	<b>1,139</b>	<b>1,214</b>	<b>280</b>	<b>216</b>	<b>711</b>	<b>698</b>	<b>4,561</b>	<b>3,629</b>	<b>6,691</b>	<b>5,757</b>	<b>16.2</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	4	14	0	0	81	153	0	0
Burnaby Total	4	14	0	0	81	153	0	0
Coquitlam	13	11	0	0	67	10	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	0	32	0	0	106	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	12	0	0	0	0	81	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	6	0	0
Port Moody	0	16	0	0	74	0	0	0
Richmond	23	20	0	0	329	259	0	5
Surrey - South	0	0	0	0	87	0	0	0
Surrey - Cloverdale	20	58	0	0	0	0	3	4
Surrey - North	0	41	0	0	0	0	1	0
Surrey - Guildford	0	0	0	0	0	79	0	0
Surrey - Whalley	7	26	0	0	0	0	0	0
Surrey Total	27	125	0	0	87	79	4	4
University Endowment Lands	0	0	0	0	0	0	0	107
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	5	0	0	0	193	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	27	0	0	0	105	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	41	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	10	0	0	0	6	2	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	42	0	0	0	304	43	0	0
West Vancouver	0	20	0	0	0	0	0	0
White Rock	0	0	0	0	10	10	0	0
<b>Vancouver CMA</b>	<b>121</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>1,060</b>	<b>647</b>	<b>4</b>	<b>116</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	4	0	0	0	0	0	0
Burnaby - North	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	40	37	0	0	287	310	0	0
Burnaby Total	97	41	0	0	449	479	0	0
Coquitlam	44	28	0	0	245	86	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	122	0	0	198	6	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	12	17	0	0	2	344	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	245	2	0
Port Moody	0	44	0	0	112	270	0	0
Richmond	76	55	0	0	510	623	2	6
Surrey - South	152	0	0	0	87	38	0	115
Surrey - Cloverdale	132	129	0	0	119	115	19	23
Surrey - North	12	70	0	0	77	2	3	0
Surrey - Guildford	0	0	0	0	0	79	0	0
Surrey - Whalley	49	70	0	0	852	219	0	0
Surrey Total	345	269	0	0	1,135	453	22	138
University Endowment Lands	11	0	0	0	0	0	0	107
Vancouver - West End	0	1	0	0	0	20	0	0
Vancouver - Downtown	11	0	0	0	891	63	0	0
Vancouver - Kitsilano	0	0	0	0	142	0	0	0
Vancouver - False Creek	56	0	0	0	339	0	0	0
Vancouver - Granville/Oak	6	12	0	0	0	153	0	0
Vancouver - Kerrisdale	0	0	0	0	2	90	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	10	5	0	0	157	171	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	83	32	0	0	1,566	560	0	4
West Vancouver	0	20	0	0	10	0	0	0
White Rock	0	0	0	0	16	44	0	0
<b>Vancouver CMA</b>	<b>711</b>	<b>698</b>	<b>0</b>	<b>0</b>	<b>4,503</b>	<b>3,372</b>	<b>58</b>	<b>257</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Anmore	4	2	0	0	0	0	4	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	4	0	0	0	0	4	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	1	0	0	0	0	5	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	3	0	0	0	0	3	3
Burnaby - Central Park	0	2	0	0	0	0	0	2
Burnaby - Remainder	14	15	85	167	0	0	99	182
Burnaby Total	22	21	85	167	0	0	107	188
Coquitlam	21	18	72	17	0	0	93	35
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	3	12	0	0	0	0	3	12
Delta - North	5	5	0	0	0	0	5	5
Delta	11	18	0	0	0	0	11	18
Langley City	0	0	0	0	0	0	0	0
Langley District	34	53	96	36	1	0	131	89
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	20	0	0	0	0	26	20
New Westminster	3	4	0	0	0	0	3	4
North Vancouver City	9	3	12	81	0	0	21	84
North Vancouver DM	6	9	0	0	0	0	6	9
Pitt Meadows	8	4	0	0	0	0	8	4
Port Coquitlam	2	6	0	0	0	0	2	6
Port Moody	2	3	76	16	0	0	78	19
Richmond	47	23	330	303	0	5	377	331
Surrey - South	20	22	103	4	0	0	123	26
Surrey - Cloverdale	15	47	20	58	3	4	38	109
Surrey - North	35	64	0	41	1	0	36	105
Surrey - Guildford	3	1	0	79	0	0	3	80
Surrey - Whalley	8	7	7	26	0	0	15	33
Surrey Total	81	141	130	208	4	4	215	353
University Endowment Lands	0	0	0	0	0	107	0	107
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	198	0	0	0	198	0
Vancouver - Kitsilano	1	1	0	0	0	0	1	1
Vancouver - False Creek	0	0	132	0	0	0	132	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	9	1	0	41	0	0	9	42
Vancouver - Marpole	9	3	0	0	0	0	9	3
Vancouver - Eastside	59	39	10	0	0	0	69	39
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	27	12	0	0	0	0	27	12
Vancouver Total	107	56	340	41	0	0	447	97
West Vancouver	17	12	0	36	0	0	17	48
White Rock	10	10	0	0	0	0	10	10
<b>Vancouver CMA</b>	<b>414</b>	<b>407</b>	<b>1,141</b>	<b>905</b>	<b>5</b>	<b>116</b>	<b>1,560</b>	<b>1,428</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	5	6	0	0	0	0	5	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	9	6	0	0	0	0	9	6
Burnaby - Mountain	0	0	0	4	0	0	0	4
Burnaby - North	21	21	171	169	0	0	192	190
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	36	17	0	0	0	0	36	17
Burnaby - Central Park	3	7	52	0	0	0	55	7
Burnaby - Remainder	72	43	327	347	0	0	399	390
Burnaby Total	132	88	550	520	0	0	682	608
Coquitlam	75	63	255	82	0	0	330	145
Delta - Tsawwassen	8	3	0	0	0	0	8	3
Delta - Ladner	10	14	7	0	0	0	17	14
Delta - North	28	21	0	0	0	0	28	21
Delta	46	38	7	0	0	0	53	38
Langley City	0	3	32	0	0	0	32	3
Langley District	120	192	170	134	1	7	291	333
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	121	86	34	62	0	0	155	148
New Westminster	9	23	50	212	0	0	59	235
North Vancouver City	17	9	12	365	0	0	29	374
North Vancouver DM	30	30	135	7	32	0	197	37
Pitt Meadows	19	12	0	54	0	0	19	66
Port Coquitlam	15	17	63	235	2	0	80	252
Port Moody	5	13	114	314	0	0	119	327
Richmond	137	93	545	734	2	6	684	833
Surrey - South	80	87	291	44	0	115	371	246
Surrey - Cloverdale	128	156	223	244	19	23	370	423
Surrey - North	127	209	111	72	3	0	241	281
Surrey - Guildford	3	4	0	79	0	0	3	83
Surrey - Whalley	23	33	901	289	0	0	924	322
Surrey Total	361	489	1,526	728	22	138	1,909	1,355
University Endowment Lands	1	1	13	0	0	107	14	108
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	902	63	0	0	904	63
Vancouver - Kitsilano	4	3	142	0	0	0	146	3
Vancouver - False Creek	0	2	395	0	0	0	395	2
Vancouver - Granville/Oak	16	1	6	165	0	0	22	166
Vancouver - Kerrisdale	28	6	0	90	0	0	28	96
Vancouver - Marpole	31	17	0	0	0	0	31	17
Vancouver - Eastside	156	104	155	176	0	4	311	284
Vancouver - Mt. Pleasant	2	11	33	0	0	0	35	11
Vancouver - Strath/Grand	2	2	0	51	0	0	2	53
Vancouver - Westside	66	35	0	20	0	0	66	55
Vancouver Total	307	181	1,633	586	0	4	1,940	771
West Vancouver	55	28	10	36	0	0	65	64
White Rock	18	45	0	2	0	0	18	47
<b>Vancouver CMA</b>	<b>1,483</b>	<b>1,424</b>	<b>5,149</b>	<b>4,071</b>	<b>59</b>	<b>262</b>	<b>6,691</b>	<b>5,757</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	0	0	0	0	0	0	0	175	0	175	-100.0
Burnaby - North	2	3	4	2	0	0	0	0	6	5	20.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - Central Park	1	0	2	2	0	0	0	0	3	2	50.0
Burnaby - Remainder	3	6	2	18	0	28	0	0	5	52	-90.4
Burnaby Total	6	9	10	22	0	28	0	175	16	234	-93.2
Coquitlam	15	6	0	0	0	0	294	0	309	6	**
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	0	4	0	8	0	3	0	0	0	15	-100.0
Delta - North	4	2	0	0	0	0	0	0	4	2	100.0
Delta	5	6	0	8	0	3	0	0	5	17	-70.6
Langley City	0	0	0	0	0	0	0	43	0	43	-100.0
Langley District	25	43	8	10	16	8	6	0	55	61	-9.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	51	0	0	5	0	0	0	30	51	-41.2
New Westminster	2	10	0	0	4	0	298	0	304	10	**
North Vancouver City	7	1	0	2	16	0	156	132	179	135	32.6
North Vancouver DM	6	6	0	0	0	0	0	0	6	6	0.0
Pitt Meadows	4	11	0	0	0	0	85	0	89	11	**
Port Coquitlam	0	0	0	0	10	0	48	0	58	0	n/a
Port Moody	7	1	0	0	15	0	321	58	343	59	**
Richmond	35	28	2	4	25	7	0	0	62	39	59.0
Surrey - South	21	14	0	0	0	0	0	0	21	14	50.0
Surrey - Cloverdale	33	33	0	0	19	81	62	10	114	124	-8.1
Surrey - North	29	90	0	0	16	12	0	0	45	102	-55.9
Surrey - Guildford	1	0	0	0	0	0	79	0	80	0	n/a
Surrey - Whalley	5	11	0	0	0	0	0	68	5	79	-93.7
Surrey Total	89	148	0	0	35	93	141	78	265	319	-16.9
University Endowment Lands	0	0	0	0	0	24	0	78	0	102	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	529	56	529	56	**
Vancouver - Kitsilano	0	3	0	0	0	0	0	63	0	66	-100.0
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	46	0	47	-100.0
Vancouver - Kerrisdale	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Marpole	3	4	0	0	0	10	0	0	3	14	-78.6
Vancouver - Eastside	22	28	6	6	6	0	4	2	38	36	5.6
Vancouver - Mt. Pleasant	0	0	4	6	0	0	0	0	4	6	-33.3
Vancouver - Strath/Grand	0	0	0	0	0	0	0	3	0	3	-100.0
Vancouver - Westside	17	19	0	2	0	22	0	2	17	45	-62.2
Vancouver Total	43	57	10	14	6	32	533	172	592	275	115.3
West Vancouver	12	10	0	0	0	0	0	0	12	10	20.0
White Rock	0	1	0	0	0	0	2	4	2	5	-60.0
<b>Vancouver CMA</b>	<b>282</b>	<b>393</b>	<b>30</b>	<b>60</b>	<b>132</b>	<b>195</b>	<b>1,884</b>	<b>740</b>	<b>2,328</b>	<b>1,388</b>	<b>67.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 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	10	0	0	0	0	0	0	6	10	-40.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	7	4	0	0	0	0	0	0	7	4	75.0
Burnaby - Mountain	1	0	2	0	0	0	0	175	3	175	-98.3
Burnaby - North	16	23	6	2	0	0	0	0	22	25	-12.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	7	12	4	8	0	0	0	211	11	231	-95.2
Burnaby - Central Park	7	1	4	10	0	0	0	0	11	11	0.0
Burnaby - Remainder	31	39	28	44	20	97	295	215	374	395	-5.3
Burnaby Total	63	75	44	64	20	97	295	601	422	837	-49.6
Coquitlam	27	17	6	12	22	0	469	14	524	43	**
Delta - Tsawwassen	5	8	0	0	0	0	0	0	5	8	-37.5
Delta - Ladner	12	6	0	8	10	3	1	1	23	18	27.8
Delta - North	19	9	2	0	0	0	0	0	21	9	133.3
Delta	36	23	2	8	10	3	1	1	49	35	40.0
Langley City	0	1	0	0	0	0	0	120	0	121	-100.0
Langley District	177	214	40	10	172	41	34	0	423	265	59.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	115	140	0	0	17	0	132	62	264	202	30.7
New Westminster	35	36	0	2	4	0	418	0	457	38	**
North Vancouver City	11	10	10	2	19	11	232	132	272	155	75.5
North Vancouver DM	31	29	0	0	0	0	0	0	31	29	6.9
Pitt Meadows	25	24	0	0	15	12	217	0	257	36	**
Port Coquitlam	8	4	0	4	14	12	215	8	237	28	**
Port Moody	20	28	0	4	53	17	384	195	457	244	87.3
Richmond	84	117	2	30	46	47	213	234	345	428	-19.4
Surrey - South	88	52	4	12	4	0	24	63	120	127	-5.5
Surrey - Cloverdale	122	175	0	8	111	127	99	39	332	349	-4.9
Surrey - North	155	317	0	4	33	103	0	0	188	424	-55.7
Surrey - Guildford	2	0	0	4	0	20	79	129	81	153	-47.1
Surrey - Whalley	40	44	0	0	29	17	51	68	120	129	-7.0
Surrey Total	407	588	4	28	177	267	253	299	841	1,182	-28.8
University Endowment Lands	1	1	0	0	0	61	44	202	45	264	-83.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	41	529	1,318	529	1,359	-61.1
Vancouver - Kitsilano	0	7	2	2	22	0	2	74	26	83	-68.7
Vancouver - False Creek	1	1	0	0	0	0	0	39	1	40	-97.5
Vancouver - Granville/Oak	1	2	2	0	0	0	0	46	3	48	-93.8
Vancouver - Kerrisdale	7	3	0	0	0	9	27	2	34	14	142.9
Vancouver - Marpole	9	9	4	0	3	10	0	0	16	19	-15.8
Vancouver - Eastside	68	86	26	6	14	25	30	54	138	171	-19.3
Vancouver - Mt. Pleasant	0	1	6	14	3	6	0	0	9	21	-57.1
Vancouver - Strath/Grand	0	1	0	0	3	0	0	5	3	6	-50.0
Vancouver - Westside	71	65	2	2	0	22	0	40	73	129	-43.4
Vancouver Total	157	175	42	24	45	113	588	1,578	832	1,890	-56.0
West Vancouver	33	49	8	0	0	0	9	14	50	63	-20.6
White Rock	1	5	0	0	0	0	18	122	19	127	-85.0
<b>Vancouver CMA</b>	<b>1,246</b>	<b>1,551</b>	<b>158</b>	<b>188</b>	<b>614</b>	<b>681</b>	<b>3,522</b>	<b>3,582</b>	<b>5,540</b>	<b>6,002</b>	<b>-7.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 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	175	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	28	0	0	0	0	0	0
Burnaby Total	0	28	0	0	0	175	0	0
Coquitlam	0	0	0	0	294	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	3	0	0	0	0	0	0
Langley City	0	0	0	0	0	43	0	0
Langley District	16	8	0	0	6	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	5	0	0	0	0	0	0	0
New Westminster	4	0	0	0	298	0	0	0
North Vancouver City	16	0	0	0	156	132	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	85	0	0	0
Port Coquitlam	10	0	0	0	48	0	0	0
Port Moody	15	0	0	0	321	58	0	0
Richmond	25	7	0	0	0	0	0	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	19	81	0	0	52	0	10	10
Surrey - North	16	12	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	79	0	0	0
Surrey - Whalley	0	0	0	0	0	68	0	0
Surrey Total	35	93	0	0	131	68	10	10
University Endowment Lands	0	24	0	0	0	78	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	529	56	0	0
Vancouver - Kitsilano	0	0	0	0	0	63	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	46	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	10	0	0	0	0	0	0
Vancouver - Eastside	6	0	0	0	2	2	2	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	3	0	0
Vancouver - Westside	0	22	0	0	0	2	0	0
Vancouver Total	6	32	0	0	531	172	2	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	4	0	0
<b>Vancouver CMA</b>	<b>132</b>	<b>195</b>	<b>0</b>	<b>0</b>	<b>1,872</b>	<b>730</b>	<b>12</b>	<b>10</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 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	175	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	97	0	0	295	215	0	0
Burnaby Total	20	97	0	0	295	601	0	0
Coquitlam	22	0	0	0	469	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	10	3	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	0	0
Delta	10	3	0	0	0	0	1	1
Langley City	0	0	0	0	0	120	0	0
Langley District	172	41	0	0	34	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	0	0	0	132	62	0	0
New Westminster	4	0	0	0	418	0	0	0
North Vancouver City	19	11	0	0	232	132	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	15	12	0	0	217	0	0	0
Port Coquitlam	14	12	0	0	215	8	0	0
Port Moody	53	17	0	0	384	195	0	0
Richmond	46	47	0	0	212	233	1	1
Surrey - South	4	0	0	0	24	63	0	0
Surrey - Cloverdale	111	127	0	0	76	6	23	33
Surrey - North	33	103	0	0	0	0	0	0
Surrey - Guildford	0	20	0	0	79	129	0	0
Surrey - Whalley	29	17	0	0	51	68	0	0
Surrey Total	177	267	0	0	230	266	23	33
University Endowment Lands	0	61	0	0	44	131	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	41	0	0	529	1,318	0	0
Vancouver - Kitsilano	22	0	0	0	0	73	2	1
Vancouver - False Creek	0	0	0	0	0	39	0	0
Vancouver - Granville/Oak	0	0	0	0	0	46	0	0
Vancouver - Kerrisdale	0	9	0	0	27	2	0	0
Vancouver - Marpole	3	10	0	0	0	0	0	0
Vancouver - Eastside	14	25	0	0	10	50	20	4
Vancouver - Mt. Pleasant	3	6	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	5	0	0
Vancouver - Westside	0	22	0	0	0	36	0	4
Vancouver Total	45	113	0	0	566	1,569	22	9
West Vancouver	0	0	0	0	9	14	0	0
White Rock	0	0	0	0	16	122	2	0
<b>Vancouver CMA</b>	<b>614</b>	<b>681</b>	<b>0</b>	<b>0</b>	<b>3,473</b>	<b>3,467</b>	<b>49</b>	<b>115</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	1	2	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	175	0	0	0	175
Burnaby - North	6	5	0	0	0	0	6	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	0	0	0	0	0	2	0
Burnaby - Central Park	3	2	0	0	0	0	3	2
Burnaby - Remainder	5	22	0	30	0	0	5	52
Burnaby Total	16	29	0	205	0	0	16	234
Coquitlam	16	2	293	4	0	0	309	6
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	0	3	0	12	0	0	0	15
Delta - North	4	2	0	0	0	0	4	2
Delta	5	5	0	12	0	0	5	17
Langley City	0	0	0	43	0	0	0	43
Langley District	33	42	22	19	0	0	55	61
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	51	5	0	0	0	30	51
New Westminster	1	10	303	0	0	0	304	10
North Vancouver City	7	3	172	132	0	0	179	135
North Vancouver DM	6	6	0	0	0	0	6	6
Pitt Meadows	4	11	85	0	0	0	89	11
Port Coquitlam	2	0	56	0	0	0	58	0
Port Moody	7	1	336	58	0	0	343	59
Richmond	35	32	27	7	0	0	62	39
Surrey - South	18	14	3	0	0	0	21	14
Surrey - Cloverdale	33	33	71	81	10	10	114	124
Surrey - North	29	90	16	12	0	0	45	102
Surrey - Guildford	1	0	79	0	0	0	80	0
Surrey - Whalley	5	11	0	68	0	0	5	79
Surrey Total	86	148	169	161	10	10	265	319
University Endowment Lands	0	0	0	102	0	0	0	102
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	529	56	0	0	529	56
Vancouver - Kitsilano	0	3	0	63	0	0	0	66
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	0	1	0	46	0	0	0	47
Vancouver - Kerrisdale	1	1	0	0	0	0	1	1
Vancouver - Marpole	3	4	0	10	0	0	3	14
Vancouver - Eastside	30	36	6	0	2	0	38	36
Vancouver - Mt. Pleasant	4	6	0	0	0	0	4	6
Vancouver - Strath/Grand	0	0	0	3	0	0	0	3
Vancouver - Westside	17	21	0	24	0	0	17	45
Vancouver Total	55	73	535	202	2	0	592	275
West Vancouver	12	10	0	0	0	0	12	10
White Rock	2	5	0	0	0	0	2	5
<b>Vancouver CMA</b>	<b>313</b>	<b>433</b>	<b>2,003</b>	<b>945</b>	<b>12</b>	<b>10</b>	<b>2,328</b>	<b>1,388</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	6	10	0	0	0	0	6	10
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	7	4	0	0	0	0	7	4
Burnaby - Mountain	3	0	0	175	0	0	3	175
Burnaby - North	22	25	0	0	0	0	22	25
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	11	20	0	211	0	0	11	231
Burnaby - Central Park	11	11	0	0	0	0	11	11
Burnaby - Remainder	59	81	315	314	0	0	374	395
Burnaby Total	107	137	315	700	0	0	422	837
Coquitlam	44	39	480	4	0	0	524	43
Delta - Tsawwassen	5	8	0	0	0	0	5	8
Delta - Ladner	12	5	10	12	1	1	23	18
Delta - North	21	9	0	0	0	0	21	9
Delta	38	22	10	12	1	1	49	35
Langley City	0	1	0	120	0	0	0	121
Langley District	231	206	192	52	0	7	423	265
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	115	140	149	62	0	0	264	202
New Westminster	34	38	423	0	0	0	457	38
North Vancouver City	15	12	257	143	0	0	272	155
North Vancouver DM	31	29	0	0	0	0	31	29
Pitt Meadows	25	24	232	12	0	0	257	36
Port Coquitlam	14	12	223	16	0	0	237	28
Port Moody	20	30	437	214	0	0	457	244
Richmond	84	120	260	307	1	1	345	428
Surrey - South	78	52	42	75	0	0	120	127
Surrey - Cloverdale	122	181	187	135	23	33	332	349
Surrey - North	155	317	33	107	0	0	188	424
Surrey - Guildford	2	0	79	153	0	0	81	153
Surrey - Whalley	40	44	80	85	0	0	120	129
Surrey Total	397	594	421	555	23	33	841	1,182
University Endowment Lands	1	1	44	192	0	71	45	264
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	529	1,359	0	0	529	1,359
Vancouver - Kitsilano	2	9	22	73	2	1	26	83
Vancouver - False Creek	1	1	0	39	0	0	1	40
Vancouver - Granville/Oak	3	2	0	46	0	0	3	48
Vancouver - Kerrisdale	7	3	27	11	0	0	34	14
Vancouver - Marpole	13	9	3	10	0	0	16	19
Vancouver - Eastside	100	102	18	65	20	4	138	171
Vancouver - Mt. Pleasant	6	15	3	6	0	0	9	21
Vancouver - Strath/Grand	0	3	3	3	0	0	3	6
Vancouver - Westside	73	67	0	58	0	4	73	129
Vancouver Total	205	211	605	1,670	22	9	832	1,890
West Vancouver	33	45	17	18	0	0	50	63
White Rock	17	27	0	100	2	0	19	127
<b>Vancouver CMA</b>	<b>1,426</b>	<b>1,703</b>	<b>4,065</b>	<b>4,177</b>	<b>49</b>	<b>122</b>	<b>5,540</b>	<b>6,002</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Belcarra													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
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	2	66.7	1	33.3	3	--	--
Burnaby													
April 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
April 2007	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	19	37.3	32	62.7	51	837,000	915,704
Year-to-date 2007	0	0.0	0	0.0	3	4.6	23	35.4	39	60.0	65	775,000	805,477
Coquitlam													
April 2008	0	0.0	11	100.0	0	0.0	0	0.0	0	0.0	11	450,000	447,073
April 2007	4	66.7	0	0.0	1	16.7	0	0.0	1	16.7	6	--	--
Year-to-date 2008	2	7.4	12	44.4	0	0.0	0	0.0	13	48.1	27	460,999	750,985
Year-to-date 2007	4	22.2	0	0.0	1	5.6	2	11.1	11	61.1	18	775,000	694,533
Delta													
April 2008	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	--	--
April 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	7	17.1	15	36.6	19	46.3	41	700,000	773,988
Year-to-date 2007	0	0.0	0	0.0	5	17.2	7	24.1	17	58.6	29	750,000	762,100
Langley City													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Langley District													
April 2008	0	0.0	1	3.0	11	33.3	18	54.5	3	9.1	33	639,900	635,670
April 2007	0	0.0	14	30.4	20	43.5	10	21.7	2	4.3	46	561,450	576,061
Year-to-date 2008	0	0.0	6	4.0	49	32.7	82	54.7	13	8.7	150	629,900	637,359
Year-to-date 2007	21	9.3	79	34.8	97	42.7	25	11.0	5	2.2	227	529,900	533,994

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2008	0	0.0	2	5.4	30	81.1	5	13.5	0	0.0	37	569,000	564,454
April 2007	1	2.2	19	42.2	23	51.1	2	4.4	0	0.0	45	520,000	515,610
Year-to-date 2008	1	0.9	19	16.8	74	65.5	19	16.8	0	0.0	113	565,000	556,737
Year-to-date 2007	2	1.5	57	42.9	64	48.1	8	6.0	2	1.5	133	515,000	522,168
New Westminster													
April 2008	2	15.4	4	30.8	7	53.8	0	0.0	0	0.0	13	503,900	505,300
April 2007	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2008	2	4.8	7	16.7	29	69.0	4	9.5	0	0.0	42	518,900	532,133
Year-to-date 2007	0	0.0	0	0.0	18	69.2	5	19.2	3	11.5	26	588,900	595,892
North Vancouver City													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,045,000	1,151,700
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,289,500	1,240,083
North Vancouver DM													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,450,000	1,443,815
Year-to-date 2007	1	3.4	0	0.0	0	0.0	0	0.0	28	96.6	29	1,320,000	1,270,655
Pitt Meadows													
April 2008	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
April 2007	0	0.0	2	18.2	9	81.8	0	0.0	0	0.0	11	572,000	562,745
Year-to-date 2008	0	0.0	1	3.4	27	93.1	1	3.4	0	0.0	29	570,000	568,655
Year-to-date 2007	0	0.0	5	20.8	19	79.2	0	0.0	0	0.0	24	570,950	553,473
Port Coquitlam													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2007	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	--	--
Port Moody													
April 2008	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
April 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	1	6.3	15	93.8	16	812,500	911,719
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	27.6	21	72.4	29	800,000	825,782
Richmond													
April 2008	0	0.0	0	0.0	0	0.0	10	26.3	28	73.7	38	1,000,000	1,025,847
April 2007	0	0.0	0	0.0	4	17.4	4	17.4	15	65.2	23	845,000	845,109
Year-to-date 2008	0	0.0	0	0.0	0	0.0	18	19.8	73	80.2	91	1,000,000	1,066,812
Year-to-date 2007	0	0.0	0	0.0	11	8.7	36	28.6	79	62.7	126	920,500	880,480

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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													
April 2008	0	0.0	11	13.6	20	24.7	18	22.2	32	39.5	81	669,000	822,771
April 2007	1	0.8	30	24.0	37	29.6	39	31.2	18	14.4	125	598,000	648,655
Year-to-date 2008	0	0.0	29	7.1	120	29.3	114	27.8	147	35.9	410	679,000	764,520
Year-to-date 2007	2	0.4	149	28.3	147	27.9	124	23.6	104	19.8	526	579,900	645,953
University Endowment Lands													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2008	0	0.0	0	0.0	0	0.0	3	6.5	43	93.5	46	889,444	1,041,085
April 2007	0	0.0	0	0.0	1	2.0	7	14.0	42	84.0	50	1,033,000	1,269,500
Year-to-date 2008	0	0.0	0	0.0	2	1.3	10	6.5	141	92.2	153	960,000	1,318,403
Year-to-date 2007	0	0.0	1	0.5	3	1.4	53	24.8	157	73.4	214	898,000	1,205,065
West Vancouver													
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	2,850,000	2,880,333
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	2,690,000	2,926,600
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	2,870,000	3,068,563
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	2,450,000	2,868,103
White Rock													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	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	40.0	3	60.0	5	--	--
Vancouver CMA													
April 2008	2	0.6	30	9.6	74	23.8	62	19.9	143	46.0	311	700,000	889,205
April 2007	6	1.7	65	18.3	99	27.9	73	20.6	112	31.5	355	619,000	815,125
Year-to-date 2008	5	0.4	74	6.1	310	25.6	287	23.7	534	44.1	1,210	699,000	900,831
Year-to-date 2007	30	2.0	293	19.1	371	24.2	297	19.3	544	35.4	1,535	649,000	821,514

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2008	April 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	--	--	n/a	915,704	805,477	13.7
Coquitlam	447,073	--	n/a	750,985	694,533	8.1
Delta	--	--	n/a	773,988	762,100	1.6
Langley City	--	--	n/a	--	--	n/a
Langley District	635,670	576,061	10.3	637,359	533,994	19.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	564,454	515,610	9.5	556,737	522,168	6.6
New Westminster	505,300	--	n/a	532,133	595,892	-10.7
North Vancouver City	--	--	n/a	1,151,700	1,240,083	-7.1
North Vancouver DM	--	--	n/a	1,443,815	1,270,655	13.6
Pitt Meadows	--	562,745	n/a	568,655	553,473	2.7
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	911,719	825,782	10.4
Richmond	1,025,847	845,109	21.4	1,066,812	880,480	21.2
Surrey Total	822,771	648,655	26.8	764,520	645,953	18.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,041,085	1,269,500	-18.0	1,318,403	1,205,065	9.4
West Vancouver	2,880,333	2,926,600	-1.6	3,068,563	2,868,103	7.0
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>889,205</b>	<b>815,125</b>	<b>9.1</b>	<b>900,831</b>	<b>821,514</b>	<b>9.7</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver**  
**April 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	1,301	6,222	21%	900,490	609	2,044	30%	511,058	1,364	5,997	23%	411,827
	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	4,526	20%	899,970	1,313	1,570	28%	511,991	3,430	4,581	25%	413,134
	YTD 2007	4,658	4,439	26%	774,188	2,102	1,631	32%	463,557	4,930	4,102	30%	370,663
	YTD 2008	4,072	4,950	20%	900,136	1,922	1,689	28%	511,695	4,794	4,935	24%	412,762

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**  
**April 2008**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.1	109.0	1,198	4.7	66.9	752
	February	679	6.50	6.65	116.1	109.3	1,209	4.2	67.1	751
	March	669	6.40	6.49	117.4	109.6	1,220	3.6	67.2	753
	April	678	6.60	6.64	118.3	110.0	1,219	3.7	67.1	758
	May	709	6.85	7.14	121.0	110.6	1,214	4.1	67.0	758
	June	715	7.05	7.24	122.1	110.5	1,211	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,218	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.8	755
	September	712	7.05	7.19	122.4	110.7	1,221	3.8	66.6	760
	October	728	7.25	7.44	123.2	110.4	1,220	4.1	66.7	764
	November	725	7.20	7.39	123.5	110.4	1,231	4.2	67.3	762
	December	734	7.35	7.54	123.5	110.5	1,239	4.2	67.6	761
2008	January	725	7.35	7.39	123.6	110.2	1,249	4.0	67.8	768
	February	718	7.25	7.29	123.8	110.7	1,246	3.8	67.4	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.7	67.4	774
	April	700	6.95	6.99		112.1	1,247	3.9	67.3	774
	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**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	28	0	0	1	20	188	0	0	237
April 2007	45	0	24	0	31	0	0	0	100
% Change	-37.8	n/a	-100.0	n/a	-35.5	n/a	n/a	n/a	137.0
Year-to-date 2008	112	2	26	1	82	449	0	0	672
Year-to-date 2007	144	0	80	3	63	216	0	0	506
% Change	-22.2	n/a	-67.5	-66.7	30.2	107.9	n/a	n/a	32.8
UNDER CONSTRUCTION									
April 2008	292	2	122	27	153	551	0	0	1,147
April 2007	237	0	122	17	112	689	0	0	1,177
% Change	23.2	n/a	0.0	58.8	36.6	-20.0	n/a	n/a	-2.5
COMPLETIONS									
April 2008	26	0	0	0	0	61	0	0	87
April 2007	26	0	6	2	0	47	0	0	81
% Change	0.0	n/a	-100.0	-100.0	n/a	29.8	n/a	n/a	7.4
Year-to-date 2008	154	0	46	4	20	208	0	0	432
Year-to-date 2007	129	4	105	10	44	129	0	0	421
% Change	19.4	-100.0	-56.2	-60.0	-54.5	61.2	n/a	n/a	2.6
COMPLETED & NOT ABSORBED									
April 2008	109	0	20	7	22	34	0	0	192
April 2007	72	2	12	5	0	5	0	0	96
% Change	51.4	-100.0	66.7	40.0	n/a	**	n/a	n/a	100.0
ABSORBED									
April 2008	36	0	0	0	0	69	0	0	105
April 2007	23	0	14	2	3	45	0	0	87
% Change	56.5	n/a	-100.0	-100.0	-100.0	53.3	n/a	n/a	20.7
Year-to-date 2008	125	0	30	1	12	225	0	0	393
Year-to-date 2007	131	2	101	8	44	124	0	0	410
% Change	-4.6	-100.0	-70.3	-87.5	-72.7	81.5	n/a	n/a	-4.1

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	14	0	0	1	20	188	0	0	223
April 2007	33	0	24	0	31	0	0	0	88
Fraser Valley H RDA									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
Mission DM									
April 2008	14	0	0	0	0	0	0	0	14
April 2007	12	0	0	0	0	0	0	0	12
Abbotsford CMA									
April 2008	28	0	0	1	20	188	0	0	237
April 2007	45	0	24	0	31	0	0	0	100
UNDER CONSTRUCTION									
Abbotsford City									
April 2008	195	0	122	27	101	551	0	0	996
April 2007	157	0	122	16	112	619	0	0	1,026
Fraser Valley H RDA									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	1	0	0	0	0	0	0	0	1
Mission DM									
April 2008	97	2	0	0	52	0	0	0	151
April 2007	79	0	0	1	0	70	0	0	150
Abbotsford CMA									
April 2008	292	2	122	27	153	551	0	0	1,147
April 2007	237	0	122	17	112	689	0	0	1,177
COMPLETIONS									
Abbotsford City									
April 2008	22	0	0	0	0	61	0	0	83
April 2007	13	0	6	2	0	47	0	0	68
Fraser Valley H RDA									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
Mission DM									
April 2008	4	0	0	0	0	0	0	0	4
April 2007	13	0	0	0	0	0	0	0	13
Abbotsford CMA									
April 2008	26	0	0	0	0	61	0	0	87
April 2007	26	0	6	2	0	47	0	0	81

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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									
April 2008	57	0	20	6	22	20	0	0	125
April 2007	51	0	12	3	0	5	0	0	71
Fraser Valley H RDA									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
Mission DM									
April 2008	52	0	0	1	0	14	0	0	67
April 2007	21	2	0	2	0	0	0	0	25
Abbotsford CMA									
April 2008	109	0	20	7	22	34	0	0	192
April 2007	72	2	12	5	0	5	0	0	96
ABSORBED									
Abbotsford City									
April 2008	25	0	0	0	0	69	0	0	94
April 2007	15	0	14	2	3	45	0	0	79
Fraser Valley H RDA									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
Mission DM									
April 2008	11	0	0	0	0	0	0	0	11
April 2007	8	0	0	0	0	0	0	0	8
Abbotsford CMA									
April 2008	36	0	0	0	0	69	0	0	105
April 2007	23	0	14	2	3	45	0	0	87

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**  
**April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Abbotsford City	15	33	16	0	4	31	188	24	223	88	153.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	14	12	0	0	0	0	0	0	14	12	16.7
<b>Abbotsford CMA</b>	<b>29</b>	<b>45</b>	<b>16</b>	<b>0</b>	<b>4</b>	<b>31</b>	<b>188</b>	<b>24</b>	<b>237</b>	<b>100</b>	<b>137.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 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	75	89	26	0	4	63	475	296	580	448	29.5
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	38	57	2	0	52	0	0	0	92	57	61.4
<b>Abbotsford CMA</b>	<b>113</b>	<b>147</b>	<b>28</b>	<b>0</b>	<b>56</b>	<b>63</b>	<b>475</b>	<b>296</b>	<b>672</b>	<b>506</b>	<b>32.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Abbotsford City	4	31	0	0	188	24	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>4</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>188</b>	<b>24</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 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	4	63	0	0	475	296	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>	<b>56</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>475</b>	<b>296</b>	<b>0</b>	<b>0</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Abbotsford City	14	57	209	31	0	0	223	88
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	14	12	0	0	0	0	14	12
<b>Abbotsford CMA</b>	<b>28</b>	<b>69</b>	<b>209</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>237</b>	<b>100</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	100	166	480	282	0	0	580	448
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	40	57	52	0	0	0	92	57
<b>Abbotsford CMA</b>	<b>140</b>	<b>224</b>	<b>532</b>	<b>282</b>	<b>0</b>	<b>0</b>	<b>672</b>	<b>506</b>

Source: CM HC (Starts and Completions Survey)



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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Abbotsford City	22	15	0	0	0	0	61	53	83	68	22.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	13	0	0	0	0	0	0	4	13	-69.2
<b>Abbotsford CMA</b>	<b>26</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>53</b>	<b>87</b>	<b>81</b>	<b>7.4</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 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	99	90	0	2	20	42	254	179	373	313	19.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	59	49	0	4	0	0	0	55	59	108	-45.4
<b>Abbotsford CMA</b>	<b>158</b>	<b>139</b>	<b>0</b>	<b>6</b>	<b>20</b>	<b>42</b>	<b>254</b>	<b>234</b>	<b>432</b>	<b>421</b>	<b>2.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Abbotsford City	0	0	0	0	61	53	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	61	53	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 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	254	179	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	254	234	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Abbotsford City	22	19	61	49	0	0	83	68
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	4	13	0	0	0	0	4	13
<b>Abbotsford CMA</b>	26	32	61	49	0	0	87	81

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	141	137	232	176	0	0	373	313
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	59	101	0	7	0	0	59	108
<b>Abbotsord CMA</b>	200	238	232	183	0	0	432	421

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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													
April 2008	1	4.0	10	40.0	13	52.0	0	0.0	1	4.0	25	510,000	511,960
April 2007	0	0.0	3	17.6	4	23.5	1	5.9	4	23.5	17	540,000	598,406
Year-to-date 2008	1	1.3	18	23.1	10	12.8	8	10.3	10	12.8	78	540,000	576,576
Year-to-date 2007	1	1.0	47	48.5	8	8.2	7	7.2	8	8.2	97	510,000	535,792
Fraser Valley H RDA													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2008	0	0.0	10	90.9	0	0.0	0	0.0	0	0.0	11	470,000	486,818
April 2007	0	0.0	5	62.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2008	1	2.1	41	85.4	0	0.0	0	0.0	0	0.0	48	475,000	479,871
Year-to-date 2007	3	7.1	32	76.2	0	0.0	0	0.0	0	0.0	42	439,500	459,424
Abbotsford CMA													
April 2008	1	2.8	20	55.6	1	2.8	0	0.0	1	2.8	36	498,000	504,278
April 2007	0	0.0	8	32.0	4	16.0	1	4.0	4	16.0	25	510,000	563,392
Year-to-date 2008	2	1.6	59	46.8	10	7.9	8	6.3	10	7.9	126	510,000	539,736
Year-to-date 2007	4	2.9	79	56.8	8	5.8	7	5.0	8	5.8	139	489,900	512,717

Source: CMHC (Starts and Completions Survey)

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

Submarket	April 2008	April 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	511,960	598,406	-14.4	576,576	535,792	7.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	486,818	--	n/a	479,871	459,424	4.5
<b>Abbotsford CMA</b>	<b>504,278</b>	<b>563,392</b>	<b>-10.5</b>	<b>539,736</b>	<b>512,717</b>	<b>5.3</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**April 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	1,233	3,023	2,794	44.1	443,590	5.4	450,455
	April	1,687	-0.5	1,280	3,982	3,111	41.1	439,188	2.7	443,699
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	3,955	-14.6	4,315	7,539	7,296	59.2	407,728	11.8	418,785
	Q1 2008	3,382	-14.5	3,936	8,103	8,064	48.9	436,966	7.2	446,320
	YTD 2007	5,650	-12.2	5,780	10,268	9,878	58.6	413,654	11.1	419,153
	YTD 2008	5,069	-10.3	5,216	12,085	11,175	46.9	437,705	5.8	445,447

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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**  
**April 2008**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.3	109.0	85	4.2	68.6	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	68.0	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.2	721
	April	678	6.60	6.64	118.2	109.9	83	4.7	67.1	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	68.2	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	4.9	66.7	744
	November	725	7.20	7.39	123.1	110.1	84	4.0	65.8	748
	December	734	7.35	7.54	123.1	110.1	85	3.6	66.4	749
2008	January	725	7.35	7.39	123.3	109.9	85	3.5	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.1	756
	March	712	7.15	7.19	124.2	110.8	86	5.4	67.8	742
	April	700	6.95	6.99		111.8	86	5.2	69.0	732
	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 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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