

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: August 2008

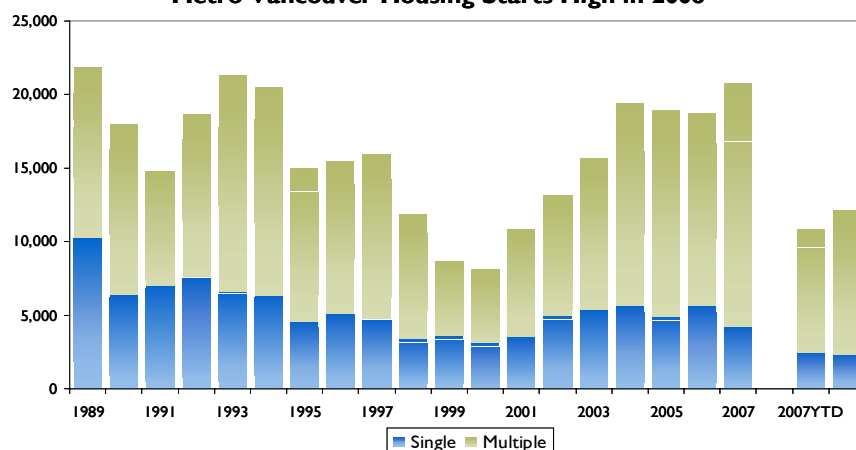
Metro Vancouver Housing Starts Exhibit Continued Strength in July

Ground was broken on 1,904 new homes in the Vancouver CMA in July, continuing the fast pace set during the first half of the year. July starts were 25 per cent greater this year than last, and year-to-date starts were up 11 per cent in 2008. The increase in home construction was largely the result of strength in new multiple family starts.

Despite a significant increase in the supply of existing homes for sale on the resale market in the first half of the year, developers moved forward and started construction on projects that were in the planning stages. A number of other multiple family projects are still pending, indicating that housing starts are likely to remain at high levels for the rest of the year.

Figure 1

Metro Vancouver Housing Starts High in 2008



Source: CMHC

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The number of homes currently under construction in Vancouver remains at a historically high level, though down slightly from its March peak. Multiple family developments constitute the vast majority of homes under construction.

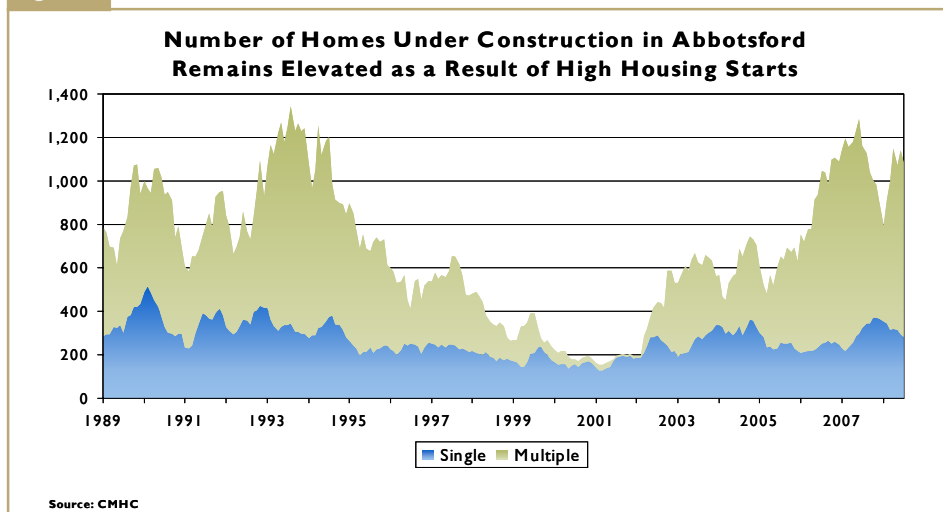
July Housing Starts Slower In Abbotsford CMA

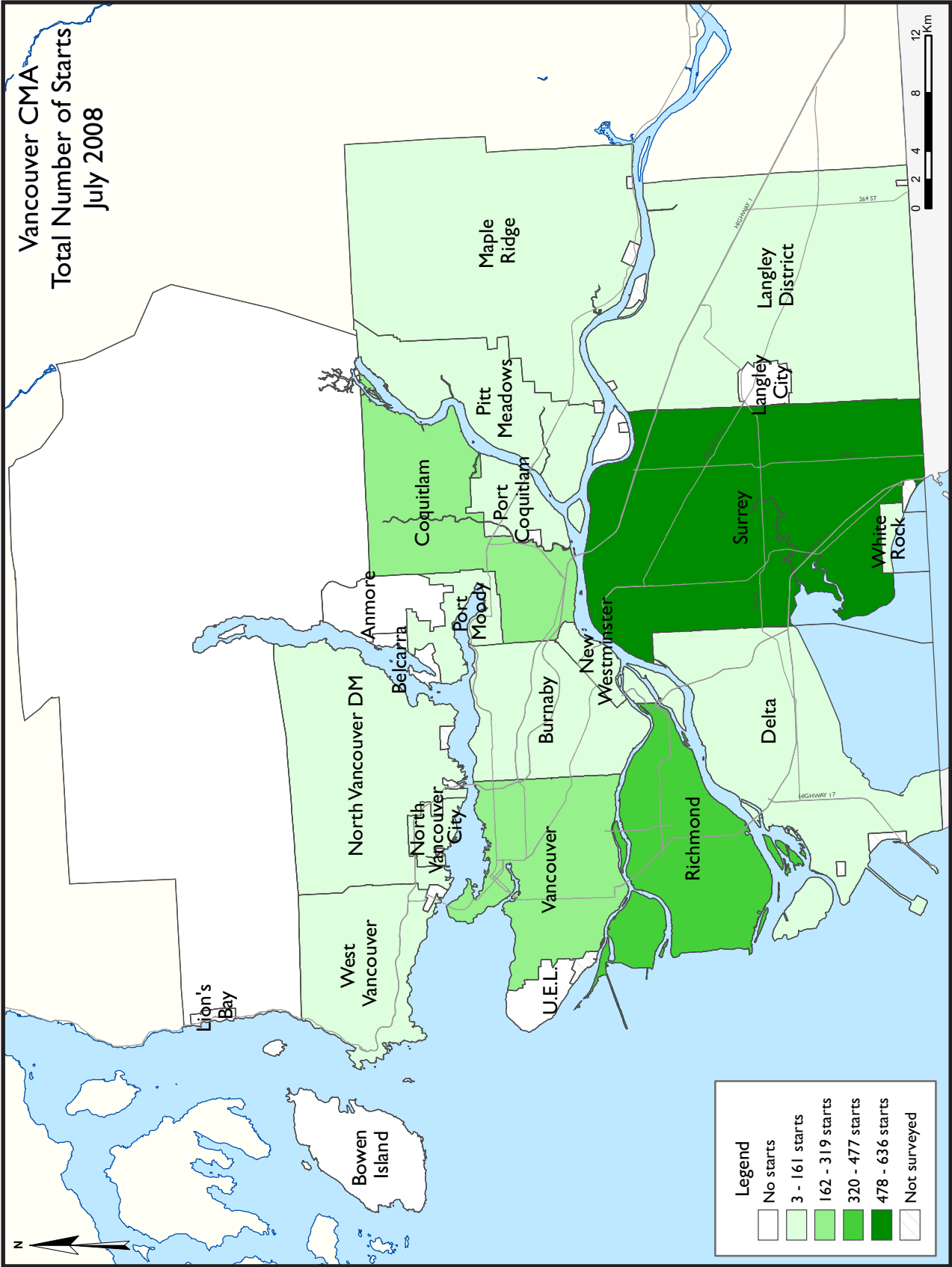
A total of 38 housing starts were recorded in the Abbotsford CMA in July, down by more than half from the same month a year earlier. This decline was largely the result of normal volatility in multiple family housing starts.

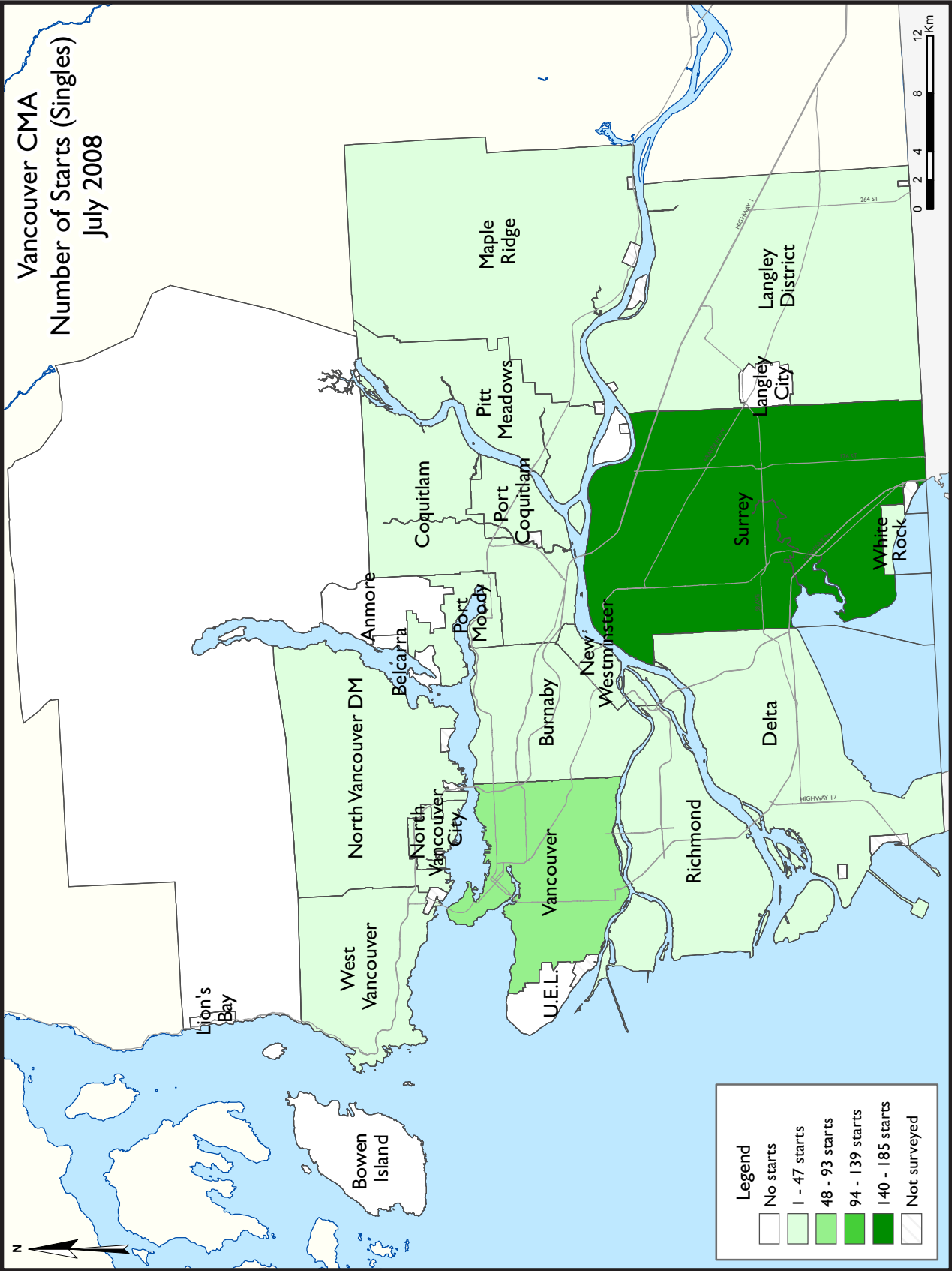
On a year-to-date basis, housing starts in the Abbotsford CMA have remained at a very high level as a result of a number of high density projects that started during the first half of the year. Starts thus far in 2008 exceeded same-period starts for 2007 by almost one quarter. All of this increase was accounted for by multiple-family construction.

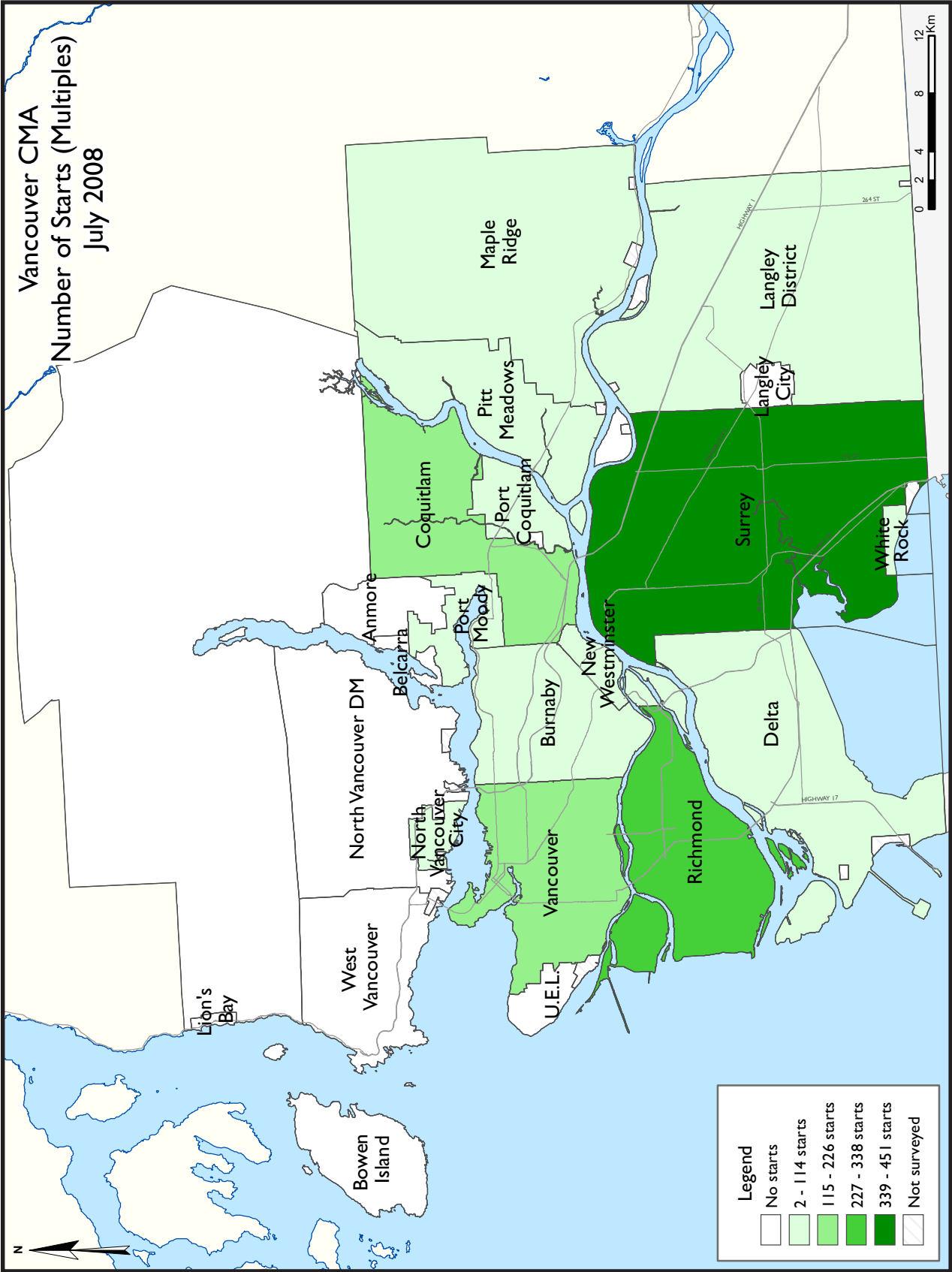
After a significant decline towards the end of last year, the number of units under construction in Abbotsford has risen again in 2008, hovering just below the record level set last summer. There are currently over 1,000 homes under construction. Most are part of multiple family developments.

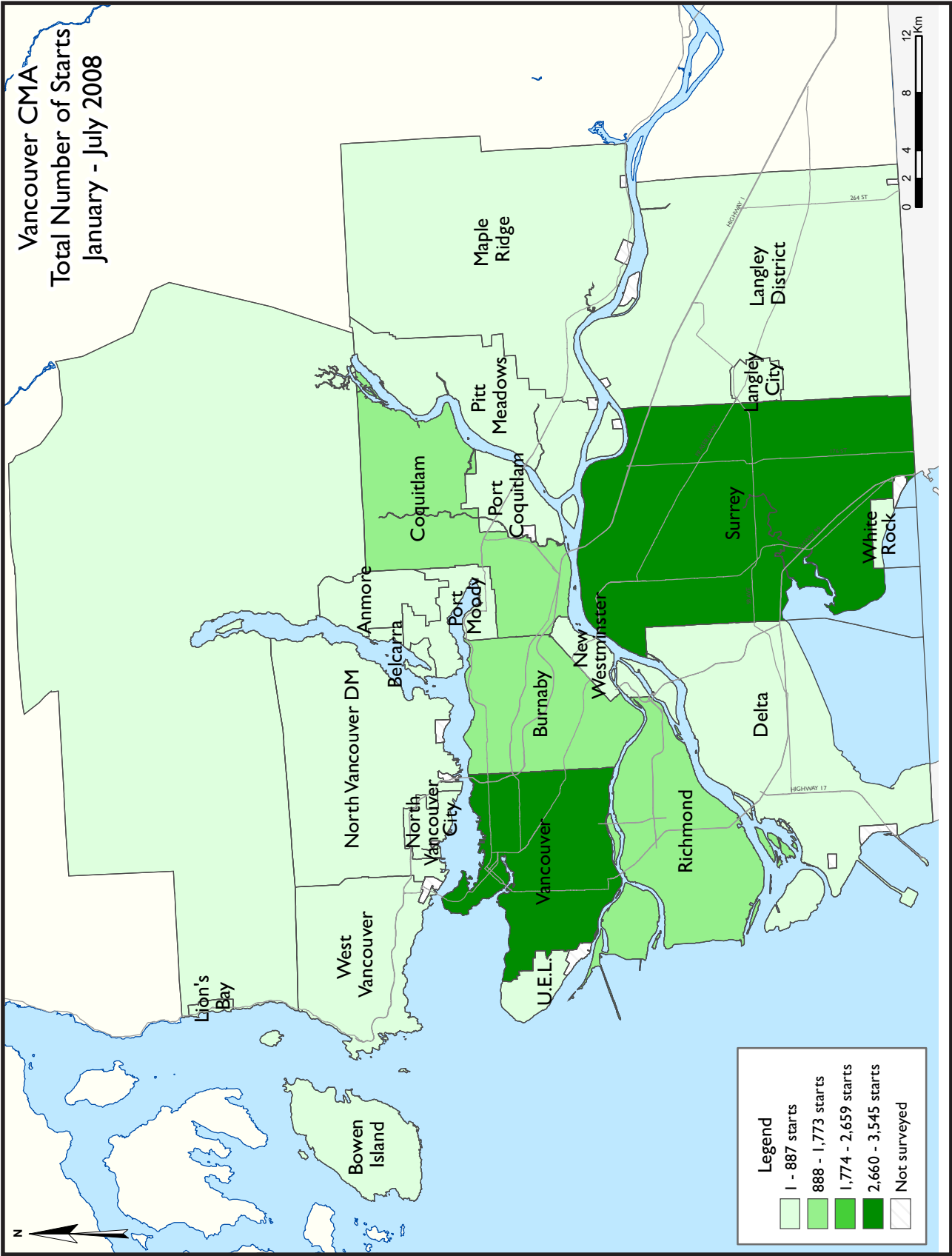
Figure 2

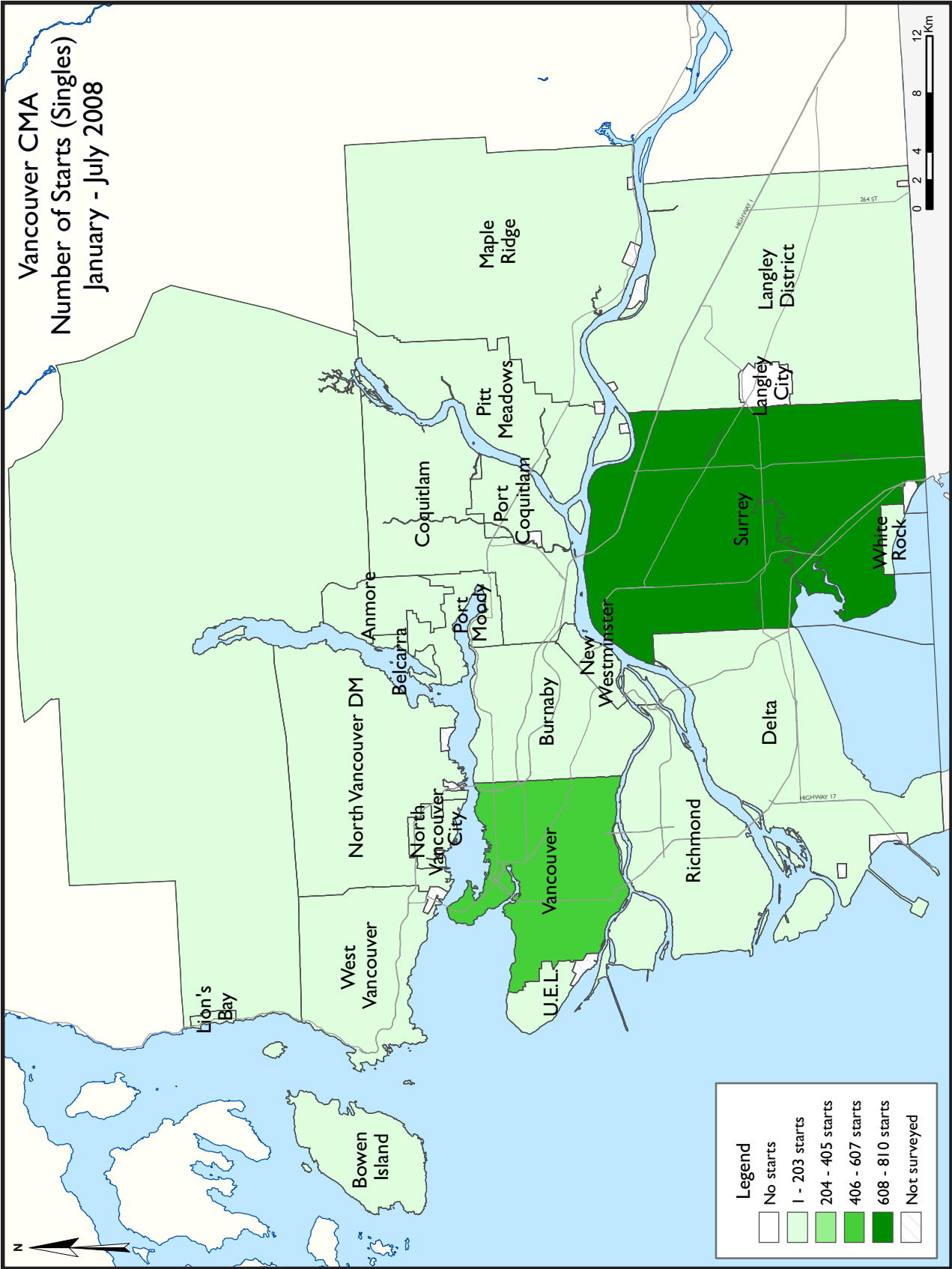


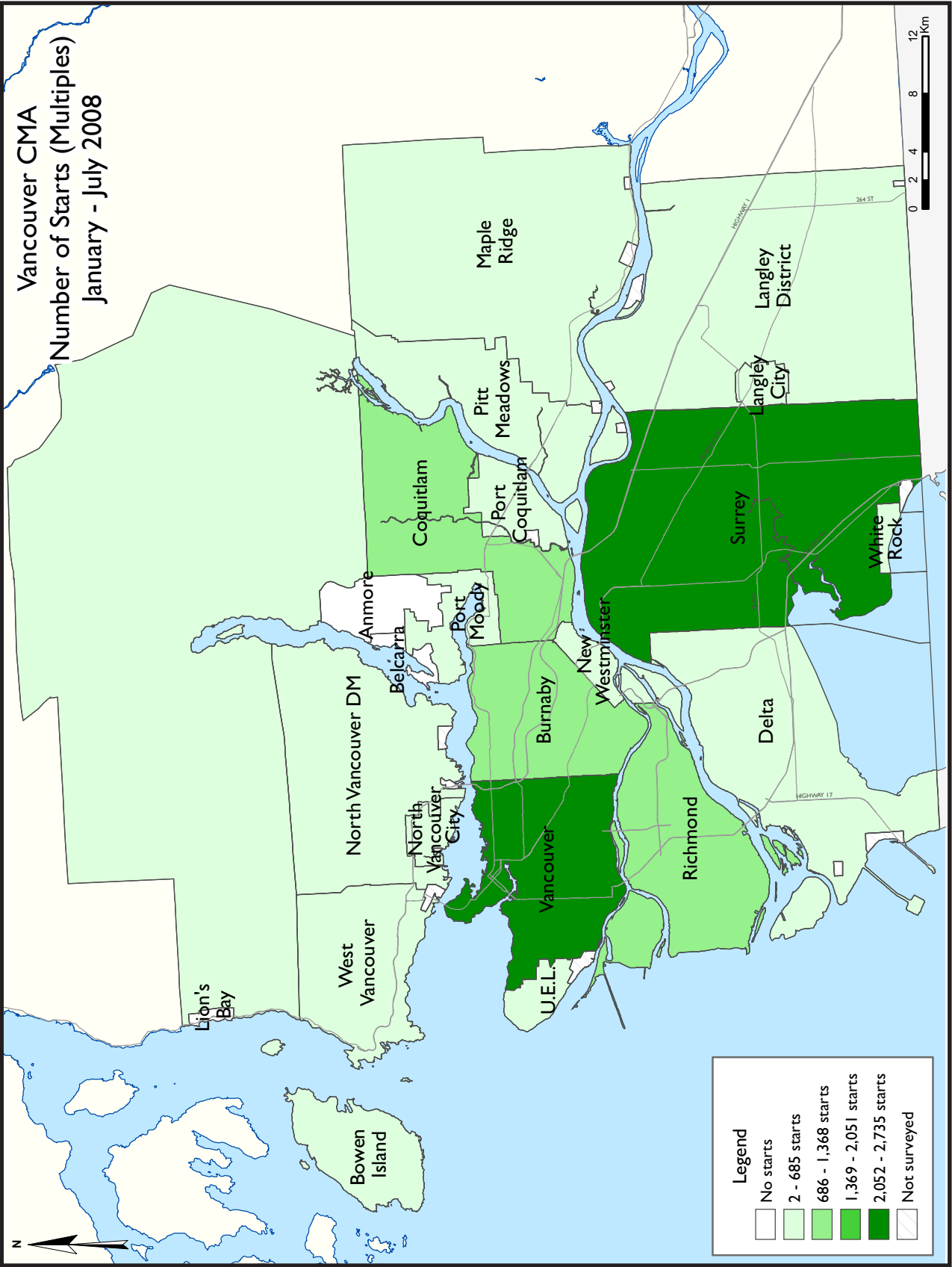


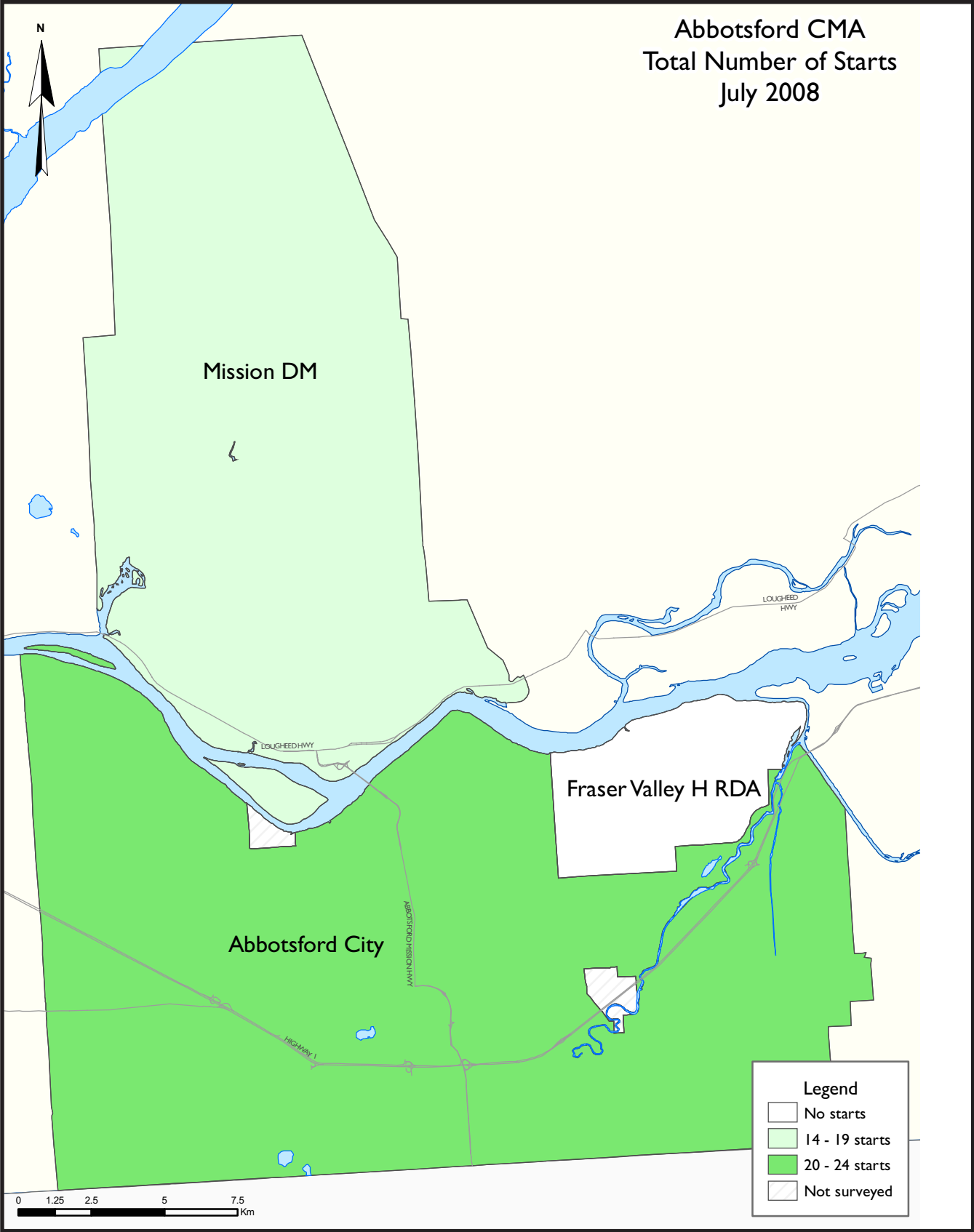


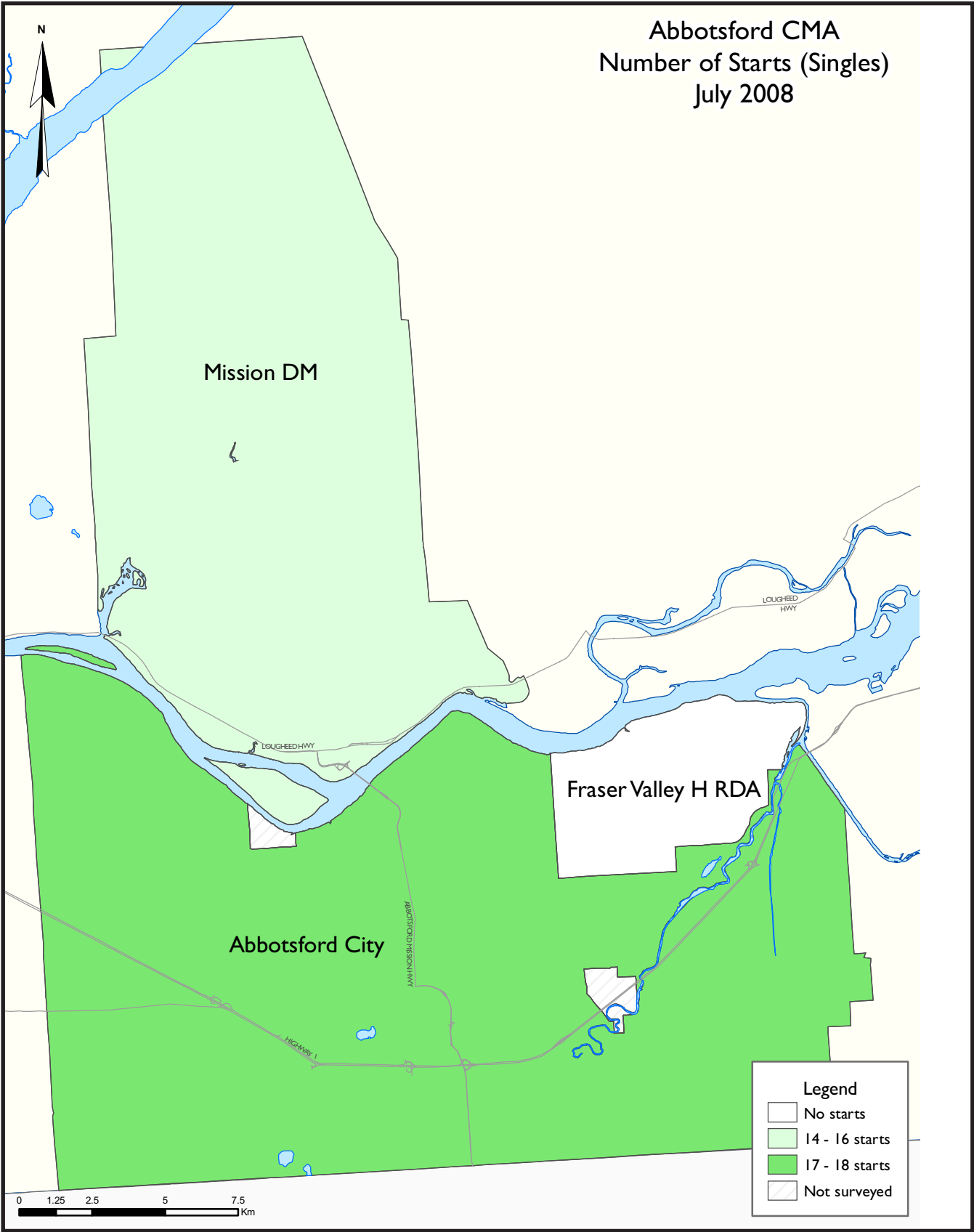


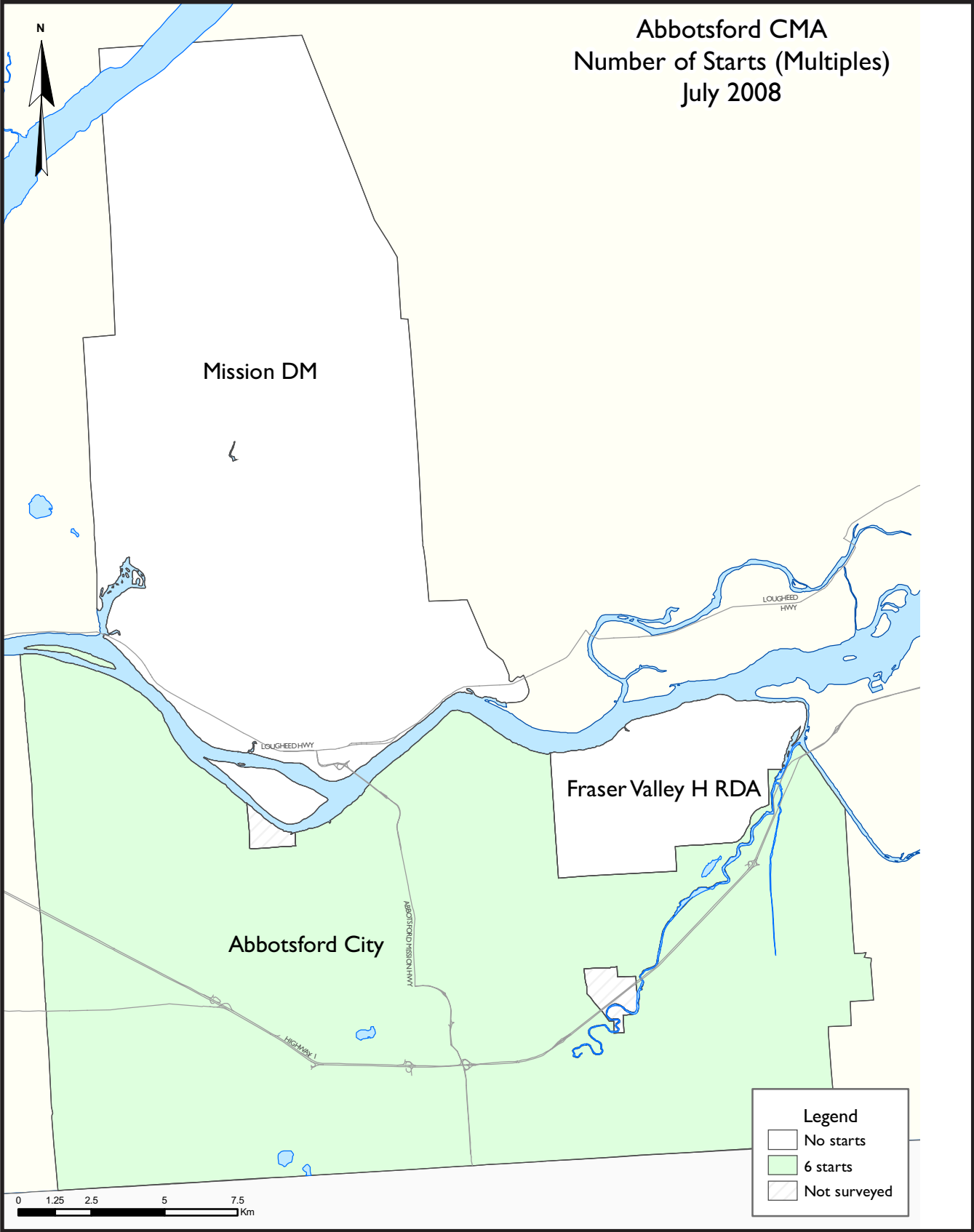


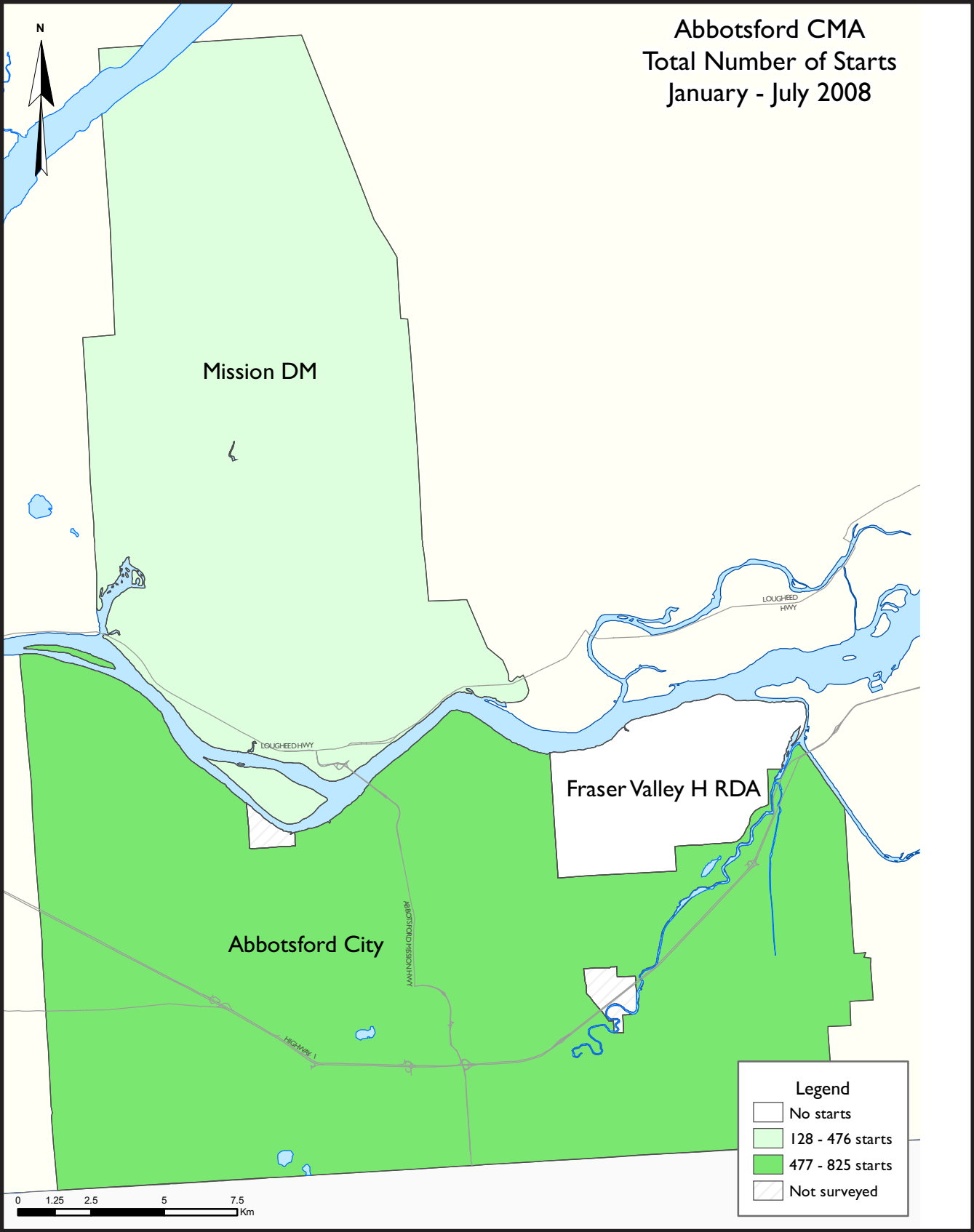


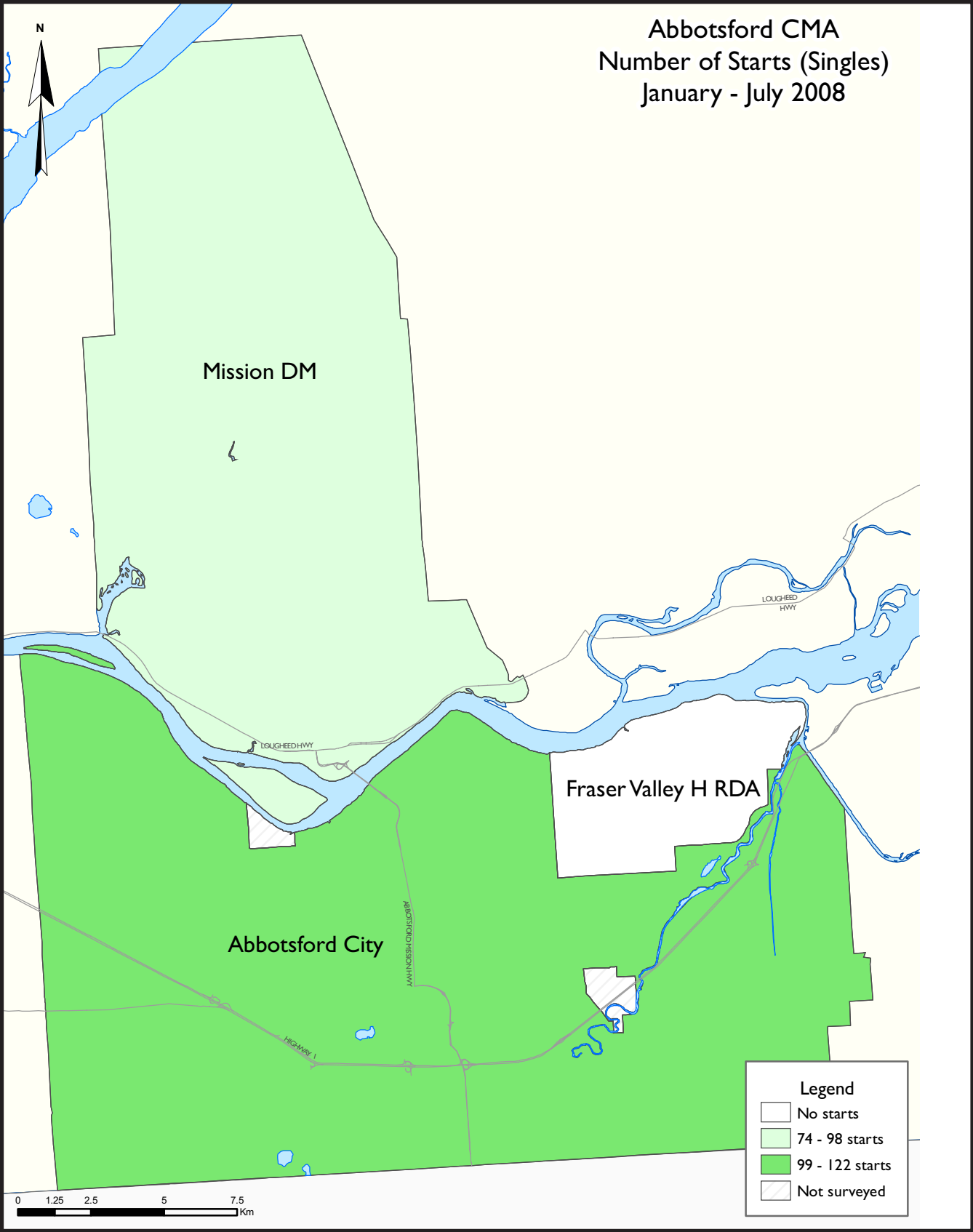


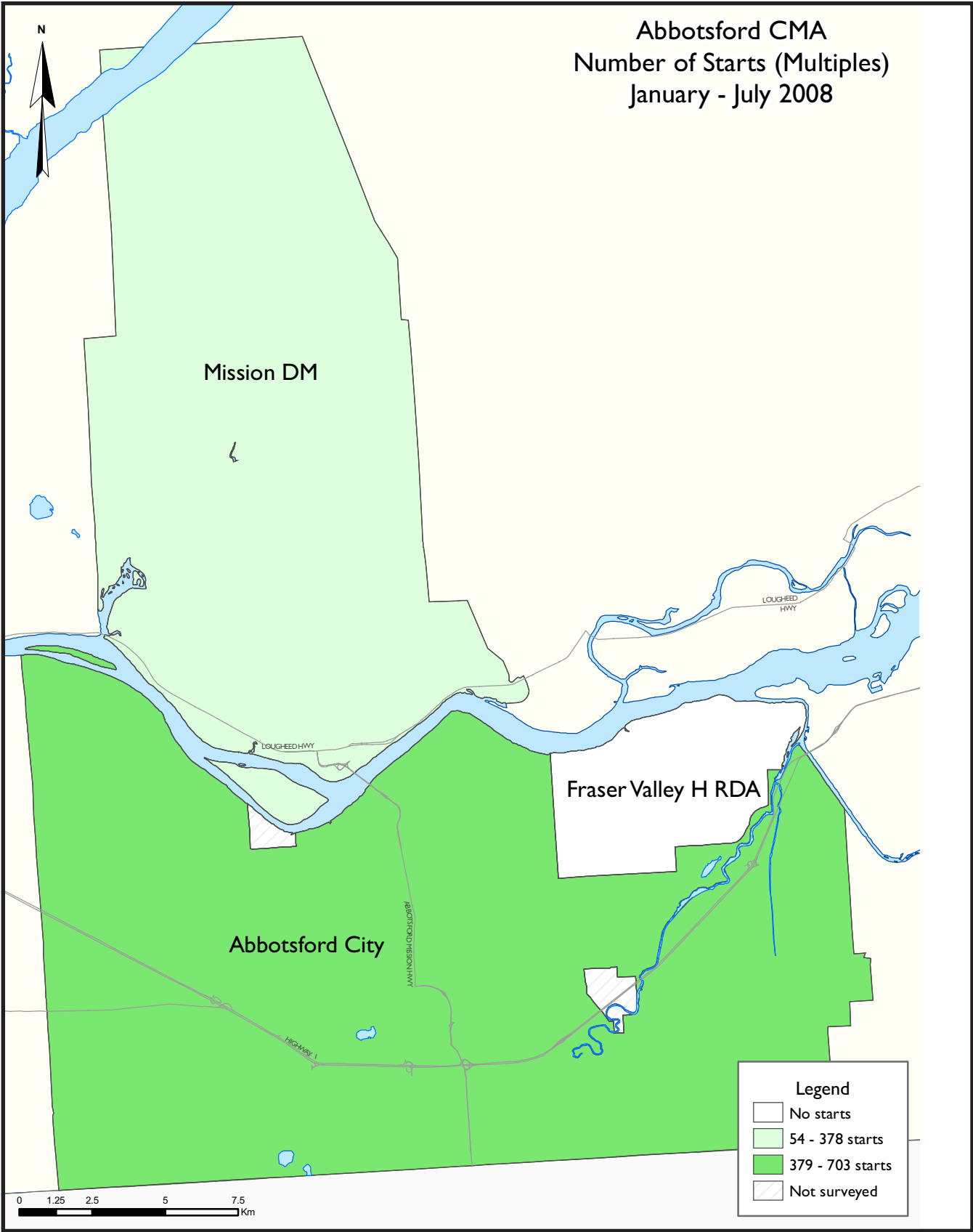












HOUSING NOW REPORT TABLES

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:

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- 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
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- 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
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	401	50	62	2	280	898	1	210	1,904
July 2007	402	42	54	13	312	688	0	13	1,524
% Change	-0.2	19.0	14.8	-84.6	-10.3	30.5	n/a	**	24.9
Year-to-date 2008	2,239	244	423	29	1,522	7,154	4	467	12,082
Year-to-date 2007	2,384	228	213	36	1,546	6,008	132	321	10,868
% Change	-6.1	7.0	98.6	-19.4	-1.6	19.1	-97.0	45.5	11.2
UNDER CONSTRUCTION									
July 2008	3,262	294	526	60	2,571	18,385	8	1,076	26,182
July 2007	3,188	232	241	85	2,658	14,834	127	576	21,941
% Change	2.3	26.7	118.3	-29.4	-3.3	23.9	-93.7	86.8	19.3
COMPLETIONS									
July 2008	308	28	43	1	378	1,394	1	9	2,162
July 2007	370	24	27	0	247	633	0	233	1,534
% Change	-16.8	16.7	59.3	n/a	53.0	120.2	n/a	-96.1	40.9
Year-to-date 2008	2,128	178	197	58	1,401	6,826	4	206	10,998
Year-to-date 2007	2,704	198	141	17	1,666	5,895	7	467	11,095
% Change	-21.3	-10.1	39.7	**	-15.9	15.8	-42.9	-55.9	-0.9
COMPLETED & NOT ABSORBED									
July 2008	847	81	80	16	168	304	0	22	1,518
July 2007	661	74	37	10	112	170	2	17	1,083
% Change	28.1	9.5	116.2	60.0	50.0	78.8	-100.0	29.4	40.2
ABSORBED									
July 2008	265	24	30	0	323	1,357	3	7	2,009
July 2007	383	45	20	1	255	623	3	230	1,560
% Change	-30.8	-46.7	50.0	-100.0	26.7	117.8	0.0	-97.0	28.8
Year-to-date 2008	2,045	176	170	61	1,388	6,674	64	194	10,772
Year-to-date 2007	2,710	224	134	23	1,675	5,811	36	483	11,096
% Change	-24.5	-21.4	26.9	165.2	-17.1	14.9	77.8	-59.8	-2.9

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2008	15	14	0	0	4	83	0	0	116
July 2007	20	12	0	0	0	0	0	0	32
Delta									
July 2008	23	0	0	0	37	0	0	1	61
July 2007	14	0	0	0	0	0	0	1	15
Langley									
July 2008	15	0	6	0	12	0	1	0	34
July 2007	82	10	22	0	81	56	0	0	251
Maple Ridge / Pitt Meadows									
July 2008	20	2	0	0	18	0	0	0	40
July 2007	28	0	0	8	48	0	0	0	84
New Westminster									
July 2008	1	2	0	0	0	0	0	0	3
July 2007	7	0	0	0	0	140	0	0	147
North Vancouver									
July 2008	18	4	0	0	0	79	0	0	101
July 2007	9	2	0	0	0	0	0	0	11
Richmond									
July 2008	24	0	22	2	64	212	0	2	326
July 2007	35	0	0	0	35	181	0	0	251
Surrey									
July 2008	185	2	2	0	107	315	0	25	636
July 2007	124	0	0	1	77	61	0	8	271
Tri-Cities									
July 2008	17	6	22	0	38	209	0	0	292
July 2007	7	2	18	4	17	36	0	0	84
University Endowment Lands									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	26	35	0	0	61
Vancouver City									
July 2008	71	20	8	0	0	0	0	182	281
July 2007	67	16	8	0	28	83	0	2	204
West Vancouver									
July 2008	11	0	0	0	0	0	0	0	11
July 2007	9	0	0	0	0	0	0	0	9
White Rock									
July 2008	1	0	2	0	0	0	0	0	3
July 2007	0	0	6	0	0	96	0	2	104
Vancouver CMA									
July 2008	401	50	62	2	280	898	1	210	1,904
July 2007	402	42	54	13	312	688	0	13	1,524

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

Table I.I: Housing Activity Summary by Submarket
July 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									
July 2008	135	90	0	0	193	2,323	0	0	2,741
July 2007	82	46	0	0	90	2,110	0	0	2,328
Delta									
July 2008	109	2	0	0	47	0	0	3	161
July 2007	82	2	0	0	21	0	1	1	107
Langley									
July 2008	430	10	78	0	66	445	2	1	1,032
July 2007	606	24	40	1	351	187	0	3	1,212
Maple Ridge / Pitt Meadows									
July 2008	295	2	0	1	75	460	0	0	833
July 2007	264	2	0	18	262	851	0	32	1,429
New Westminster									
July 2008	24	6	0	0	4	648	0	0	682
July 2007	48	2	0	13	48	1,252	0	0	1,363
North Vancouver									
July 2008	111	14	4	0	57	777	0	32	995
July 2007	86	6	4	1	96	775	0	27	995
Richmond									
July 2008	201	4	149	10	243	1,752	0	8	2,367
July 2007	189	8	0	7	351	1,576	0	6	2,137
Surrey									
July 2008	1,064	14	34	39	1,289	3,452	0	202	6,094
July 2007	1,077	20	2	15	940	1,045	0	170	3,269
Tri-Cities									
July 2008	106	28	139	10	256	2,464	0	54	3,057
July 2007	81	30	96	29	163	2,054	0	54	2,507
University Endowment Lands									
July 2008	7	0	0	0	90	124	0	184	405
July 2007	5	0	0	0	61	314	126	107	613
Vancouver City									
July 2008	501	106	66	0	239	5,687	6	592	7,197
July 2007	424	86	39	0	199	4,342	0	174	5,264
West Vancouver									
July 2008	189	16	0	0	12	26	0	0	243
July 2007	158	6	0	1	76	96	0	0	337
White Rock									
July 2008	10	2	54	0	0	227	0	0	293
July 2007	11	0	60	0	0	232	0	2	305
Vancouver CMA									
July 2008	3,262	294	526	60	2,571	18,385	8	1,076	26,182
July 2007	3,188	232	241	85	2,658	14,834	127	576	21,941

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2008	6	6	0	0	14	226	0	0	252
July 2007	9	8	0	0	65	140	0	146	368
Delta									
July 2008	12	0	0	0	10	0	0	0	22
July 2007	7	0	0	0	0	0	0	0	7
Langley									
July 2008	31	2	6	0	32	0	1	0	72
July 2007	53	0	0	0	12	0	0	3	68
Maple Ridge / Pitt Meadows									
July 2008	38	0	0	0	47	64	0	0	149
July 2007	30	0	0	0	0	0	0	0	30
New Westminster									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	5	0	0	0	6	44	0	0	55
North Vancouver									
July 2008	16	0	0	1	16	120	0	0	153
July 2007	15	2	0	0	0	0	0	0	17
Richmond									
July 2008	7	0	0	0	75	481	0	0	563
July 2007	26	0	0	0	33	256	0	0	315
Surrey									
July 2008	125	0	4	0	120	108	0	5	362
July 2007	160	2	0	0	102	36	0	84	384
Tri-Cities									
July 2008	15	6	22	0	22	248	0	0	313
July 2007	17	8	21	0	27	157	0	0	230
University Endowment Lands									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	2	0	0	0	2
Vancouver City									
July 2008	50	14	7	0	26	147	0	4	248
July 2007	37	4	2	0	0	0	0	0	43
West Vancouver									
July 2008	4	0	0	0	16	0	0	0	20
July 2007	10	0	0	0	0	0	0	0	10
White Rock									
July 2008	1	0	4	0	0	0	0	0	5
July 2007	1	0	4	0	0	0	0	0	5
Vancouver CMA									
July 2008	308	28	43	1	378	1,394	1	9	2,162
July 2007	370	24	27	0	247	633	0	233	1,534

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

Table I.1: Housing Activity Summary by Submarket
July 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									
July 2008	31	25	0	0	0	5	0	0	61
July 2007	39	28	0	0	13	0	0	0	80
Delta									
July 2008	10	2	0	0	6	8	0	0	26
July 2007	6	0	0	0	0	22	0	1	29
Langley									
July 2008	138	4	32	4	34	0	0	0	212
July 2007	86	0	0	4	23	21	0	2	136
Maple Ridge / Pitt Meadows									
July 2008	73	0	0	0	9	30	0	0	112
July 2007	49	0	0	2	0	10	0	0	61
New Westminster									
July 2008	12	0	0	1	0	10	0	0	23
July 2007	20	1	0	1	1	22	0	0	45
North Vancouver									
July 2008	19	2	0	1	2	0	0	0	24
July 2007	12	0	2	0	0	0	0	0	14
Richmond									
July 2008	36	0	2	0	8	18	0	0	64
July 2007	38	1	0	1	6	7	0	1	54
Surrey									
July 2008	311	1	4	10	84	84	0	16	510
July 2007	260	2	2	2	52	30	0	10	358
Tri-Cities									
July 2008	21	10	29	0	12	49	0	2	123
July 2007	9	2	25	0	13	12	2	0	63
University Endowment Lands									
July 2008	0	0	0	0	0	3	0	0	3
July 2007	0	0	0	0	2	5	0	0	7
Vancouver City									
July 2008	165	35	3	0	10	76	0	4	293
July 2007	129	40	2	0	2	9	0	3	185
West Vancouver									
July 2008	19	2	0	0	3	6	0	0	30
July 2007	6	0	0	0	0	0	0	0	6
White Rock									
July 2008	3	0	10	0	0	15	0	0	28
July 2007	0	0	6	0	0	32	0	0	38
Vancouver CMA									
July 2008	847	81	80	16	168	304	0	22	1,518
July 2007	661	74	37	10	112	170	2	17	1,083

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2008	10	6	0	0	14	231	0	0	261
July 2007	19	14	0	0	61	140	0	146	380
Delta									
July 2008	7	0	0	0	4	0	0	0	11
July 2007	10	0	0	0	0	2	0	0	12
Langley									
July 2008	39	4	2	0	18	0	1	1	65
July 2007	46	0	0	0	13	2	0	1	62
Maple Ridge / Pitt Meadows									
July 2008	34	0	0	0	40	66	0	0	140
July 2007	34	0	0	0	0	0	0	0	34
New Westminster									
July 2008	2	0	0	0	3	7	0	0	12
July 2007	5	0	0	0	5	22	0	0	32
North Vancouver									
July 2008	15	0	0	0	14	120	0	0	149
July 2007	12	3	0	0	0	0	0	0	15
Richmond									
July 2008	9	0	0	0	74	484	0	0	567
July 2007	21	1	0	0	46	257	0	0	325
Surrey									
July 2008	94	4	0	0	95	80	0	6	279
July 2007	159	2	0	1	105	31	0	83	381
Tri-Cities									
July 2008	13	4	18	0	19	213	0	0	267
July 2007	13	11	14	0	24	157	3	0	222
University Endowment Lands									
July 2008	0	0	0	0	0	0	2	0	2
July 2007	1	0	0	0	0	6	0	0	7
Vancouver City									
July 2008	39	6	6	0	26	156	0	0	233
July 2007	52	14	2	0	1	5	0	0	74
West Vancouver									
July 2008	3	0	0	0	16	0	0	0	19
July 2007	9	0	0	0	0	0	0	0	9
White Rock									
July 2008	0	0	4	0	0	0	0	0	4
July 2007	2	0	4	0	0	1	0	0	7
Vancouver CMA									
July 2008	265	24	30	0	323	1,357	3	7	2,009
July 2007	383	45	20	1	255	623	3	230	1,560

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
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	5	2	0	0	0	0	0	8	5	60.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	4	2	2	2	0	0	0	0	6	4	50.0
Burnaby - Central Park	2	2	0	2	0	0	0	0	2	4	-50.0
Burnaby - Remainder	3	10	10	8	4	0	83	0	100	18	**
Burnaby Total	15	20	14	12	4	0	83	0	116	32	**
Coquitlam	7	3	12	2	4	0	153	14	176	19	**
Delta - Tsawwassen	3	2	0	0	0	0	0	0	3	2	50.0
Delta - Ladner	9	4	0	0	0	0	1	1	10	5	100.0
Delta - North	11	8	0	0	37	0	0	0	48	8	**
Delta	23	14	0	0	37	0	1	1	61	15	**
Langley City	0	0	0	0	0	0	0	56	0	56	-100.0
Langley District	16	82	0	32	12	59	6	22	34	195	-82.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	28	18	0	0	21	0	0	36	49	-26.5
New Westminster	1	7	2	0	0	0	0	140	3	147	-98.0
North Vancouver City	5	0	4	2	0	0	79	0	88	2	**
North Vancouver DM	13	9	0	0	0	0	0	0	13	9	44.4
Pitt Meadows	2	8	2	0	0	27	0	0	4	35	-88.6
Port Coquitlam	4	0	0	0	28	0	27	40	59	40	47.5
Port Moody	6	8	0	0	0	17	51	0	57	25	128.0
Richmond	26	35	10	10	54	25	236	181	326	251	29.9
Surrey - South	26	32	14	2	7	11	33	0	80	45	77.8
Surrey - Cloverdale	48	32	0	0	42	64	111	8	201	104	93.3
Surrey - North	99	45	2	0	30	0	87	61	218	106	105.7
Surrey - Guildford	2	1	0	0	0	0	0	0	2	1	100.0
Surrey - Whalley	10	15	0	0	14	0	111	0	135	15	**
Surrey Total	185	125	16	2	93	75	342	69	636	271	134.7
University Endowment Lands	0	0	0	0	0	26	0	35	0	61	-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	0	73	0	73	-100.0
Vancouver - Kitsilano	2	0	0	2	0	18	0	0	2	20	-90.0
Vancouver - False Creek	0	0	0	0	0	0	182	0	182	0	n/a
Vancouver - Granville/Oak	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - Kerrisdale	6	2	0	0	0	2	0	10	6	14	-57.1
Vancouver - Marpole	6	6	0	2	0	0	0	0	6	8	-25.0
Vancouver - Eastside	39	47	14	6	0	0	8	8	61	61	0.0
Vancouver - Mt. Pleasant	3	0	4	4	0	8	0	2	7	14	-50.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	14	12	0	0	0	0	0	0	14	12	16.7
Vancouver Total	71	67	20	16	0	28	190	93	281	204	37.7
West Vancouver	11	9	0	0	0	0	0	0	11	9	22.2
White Rock	1	0	0	0	0	0	2	104	3	104	-97.1
Vancouver CMA	404	415	98	76	232	278	1,170	755	1,904	1,524	24.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	11	10	0	0	0	0	0	0	11	10	10.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	10	10	0	0	0	0	2	0	12	10	20.0
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	32	33	18	4	10	0	310	169	370	206	79.6
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	33	17	18	10	4	0	0	0	55	27	103.7
Burnaby - Central Park	6	8	2	6	52	0	0	0	60	14	**
Burnaby - Remainder	53	40	50	40	68	58	370	785	541	923	-41.4
Burnaby Total	125	99	88	60	134	62	680	954	1,027	1,175	-12.6
Coquitlam	55	28	28	24	97	34	937	221	1,117	307	**
Delta - Tsawwassen	12	8	0	0	0	0	1	0	13	8	62.5
Delta - Ladner	29	25	4	0	3	0	2	1	38	26	46.2
Delta - North	54	41	0	2	47	0	0	0	101	43	134.9
Delta	95	74	4	2	50	0	3	1	152	77	97.4
Langley City	0	6	0	0	0	0	32	56	32	62	-48.4
Langley District	155	377	2	56	22	244	232	42	411	719	-42.8
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	198	185	52	38	0	49	0	94	250	366	-31.7
New Westminster	19	41	4	8	4	12	46	340	73	401	-81.8
North Vancouver City	17	7	8	12	12	17	83	344	120	380	-68.4
North Vancouver DM	57	52	0	2	0	4	167	0	224	58	**
Pitt Meadows	31	60	2	4	0	81	0	0	33	145	-77.2
Port Coquitlam	16	12	2	2	82	0	76	453	176	467	-62.3
Port Moody	11	33	2	0	0	92	353	549	366	674	-45.7
Richmond	140	176	46	72	174	86	901	1,009	1,261	1,343	-6.1
Surrey - South	175	185	80	16	211	59	448	153	914	413	121.3
Surrey - Cloverdale	231	242	4	12	272	271	363	159	870	684	27.2
Surrey - North	349	346	28	20	55	117	177	65	609	548	11.1
Surrey - Guildford	5	5	0	0	0	8	0	79	5	92	-94.6
Surrey - Whalley	50	74	0	0	63	80	1,034	219	1,147	373	**
Surrey Total	810	852	112	48	601	535	2,022	675	3,545	2,110	68.0
University Endowment Lands	1	1	2	0	11	152	77	142	91	295	-69.2
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	11	11	1,364	580	1,377	591	133.0
Vancouver - Kitsilano	9	2	0	4	0	22	142	10	151	38	**
Vancouver - False Creek	0	1	0	2	56	0	538	0	594	3	**
Vancouver - Granville/Oak	2	2	16	2	10	12	21	216	49	232	-78.9
Vancouver - Kerrisdale	40	13	0	0	0	2	2	100	42	115	-63.5
Vancouver - Marpole	42	23	12	6	0	11	0	0	54	40	35.0
Vancouver - Eastside	217	208	54	46	10	14	249	233	530	501	5.8
Vancouver - Mt. Pleasant	4	2	14	14	0	11	33	98	51	125	-59.2
Vancouver - Strath/Grand	3	0	6	4	0	11	0	43	9	58	-84.5
Vancouver - Westside	114	91	0	2	25	0	29	64	168	157	7.0
Vancouver Total	431	342	104	80	112	95	2,378	1,364	3,025	1,881	60.8
West Vancouver	82	57	14	18	0	20	18	8	114	103	10.7
White Rock	5	3	0	0	0	0	34	281	39	284	-86.3
Vancouver CMA	2,272	2,426	470	426	1,299	1,483	8,041	6,533	12,082	10,868	11.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	4	0	0	0	83	0	0	0
Burnaby Total	4	0	0	0	83	0	0	0
Coquitlam	4	0	0	0	153	14	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	1
Delta - North	37	0	0	0	0	0	0	0
Delta	37	0	0	0	0	0	1	1
Langley City	0	0	0	0	0	56	0	0
Langley District	12	59	0	0	6	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	21	0	0	0	0	0	0
New Westminster	0	0	0	0	0	140	0	0
North Vancouver City	0	0	0	0	79	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	27	0	0	0	0	0	0
Port Coquitlam	28	0	0	0	27	40	0	0
Port Moody	0	17	0	0	51	0	0	0
Richmond	54	25	0	0	234	181	2	0
Surrey - South	7	11	0	0	33	0	0	0
Surrey - Cloverdale	42	64	0	0	100	0	11	8
Surrey - North	30	0	0	0	73	61	14	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	14	0	0	0	111	0	0	0
Surrey Total	93	75	0	0	317	61	25	8
University Endowment Lands	0	26	0	0	0	35	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	73	0	0
Vancouver - Kitsilano	0	18	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	182	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	2	0	0	0	10	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	8	8	0	0
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	28	0	0	8	91	182	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	102	0	2
Vancouver CMA	232	278	0	0	960	742	210	13

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	4	0	0	0	0	0	0
Burnaby - North	10	0	0	0	310	169	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	0	0	0	0
Burnaby - Central Park	52	0	0	0	0	0	0	0
Burnaby - Remainder	68	58	0	0	370	785	0	0
Burnaby Total	134	62	0	0	680	954	0	0
Coquitlam	97	34	0	0	937	221	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	3	0	0	0	0	0	2	1
Delta - North	47	0	0	0	0	0	0	0
Delta	50	0	0	0	0	0	3	1
Langley City	0	0	0	0	32	56	0	0
Langley District	22	244	0	0	232	40	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	0	62	0	32
New Westminster	4	12	0	0	46	340	0	0
North Vancouver City	12	17	0	0	83	344	0	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	81	0	0	0	0	0	0
Port Coquitlam	82	0	0	0	74	453	2	0
Port Moody	0	92	0	0	353	549	0	0
Richmond	174	86	0	0	895	1,003	6	6
Surrey - South	211	59	0	0	448	38	0	115
Surrey - Cloverdale	272	271	0	0	312	115	51	44
Surrey - North	55	117	0	0	150	63	27	2
Surrey - Guildford	0	8	0	0	0	79	0	0
Surrey - Whalley	63	80	0	0	1,034	219	0	0
Surrey Total	601	535	0	0	1,944	514	78	161
University Endowment Lands	11	26	0	126	0	35	77	107
Vancouver - West End	0	1	0	0	0	20	0	0
Vancouver - Downtown	11	11	0	0	1,277	580	87	0
Vancouver - Kitsilano	0	22	0	0	142	8	0	2
Vancouver - False Creek	56	0	0	0	356	0	182	0
Vancouver - Granville/Oak	10	12	0	0	21	216	0	0
Vancouver - Kerrisdale	0	2	0	0	2	100	0	0
Vancouver - Marpole	0	11	0	0	0	0	0	0
Vancouver - Eastside	10	14	0	0	249	229	0	4
Vancouver - Mt. Pleasant	0	11	0	0	33	96	0	2
Vancouver - Strath/Grand	0	11	0	0	0	43	0	0
Vancouver - Westside	25	0	0	0	29	62	0	2
Vancouver Total	112	95	0	0	2,109	1,354	269	10
West Vancouver	0	20	0	0	18	8	0	0
White Rock	0	0	0	0	34	279	0	2
Vancouver CMA	1,299	1,357	0	126	7,574	6,212	467	321

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	8	5	0	0	0	0	8	5
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	6	4	0	0	0	0	6	4
Burnaby - Central Park	2	4	0	0	0	0	2	4
Burnaby - Remainder	13	18	87	0	0	0	100	18
Burnaby Total	29	32	87	0	0	0	116	32
Coquitlam	33	19	143	0	0	0	176	19
Delta - Tsawwassen	3	2	0	0	0	0	3	2
Delta - Ladner	9	4	0	0	1	1	10	5
Delta - North	11	8	37	0	0	0	48	8
Delta	23	14	37	0	1	1	61	15
Langley City	0	0	0	56	0	0	0	56
Langley District	21	114	12	81	1	0	34	195
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	28	18	21	0	0	36	49
New Westminster	3	7	0	140	0	0	3	147
North Vancouver City	9	2	79	0	0	0	88	2
North Vancouver DM	13	9	0	0	0	0	13	9
Pitt Meadows	4	0	0	35	0	0	4	35
Port Coquitlam	6	4	53	36	0	0	59	40
Port Moody	6	4	51	21	0	0	57	25
Richmond	46	35	278	216	2	0	326	251
Surrey - South	26	31	54	14	0	0	80	45
Surrey - Cloverdale	50	32	140	64	11	8	201	104
Surrey - North	101	45	103	61	14	0	218	106
Surrey - Guildford	2	1	0	0	0	0	2	1
Surrey - Whalley	10	15	125	0	0	0	135	15
Surrey Total	189	124	422	139	25	8	636	271
University Endowment Lands	0	0	0	61	0	0	0	61
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	73	0	0	0	73
Vancouver - Kitsilano	2	2	0	18	0	0	2	20
Vancouver - False Creek	0	0	0	0	182	0	182	0
Vancouver - Granville/Oak	1	2	0	0	0	0	1	2
Vancouver - Kerrisdale	6	2	0	12	0	0	6	14
Vancouver - Marpole	6	8	0	0	0	0	6	8
Vancouver - Eastside	61	61	0	0	0	0	61	61
Vancouver - Mt. Pleasant	7	4	0	8	0	2	7	14
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	14	12	0	0	0	0	14	12
Vancouver Total	99	91	0	111	182	2	281	204
West Vancouver	11	9	0	0	0	0	11	9
White Rock	3	6	0	96	0	2	3	104
Vancouver CMA	513	498	1,180	1,013	211	13	1,904	1,524

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	11	10	0	0	0	0	11	10
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	12	10	0	0	0	0	12	10
Burnaby - Mountain	0	0	0	4	0	0	0	4
Burnaby - North	46	37	324	169	0	0	370	206
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	51	27	4	0	0	0	55	27
Burnaby - Central Park	8	14	52	0	0	0	60	14
Burnaby - Remainder	103	80	438	843	0	0	541	923
Burnaby Total	209	159	818	1,016	0	0	1,027	1,175
Coquitlam	147	112	970	195	0	0	1,117	307
Delta - Tsawwassen	12	8	0	0	1	0	13	8
Delta - Ladner	29	24	7	0	2	2	38	26
Delta - North	54	43	47	0	0	0	101	43
Delta	95	75	54	0	3	2	152	77
Langley City	0	6	32	56	0	0	32	62
Langley District	225	434	182	278	4	7	411	719
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	198	185	52	149	0	32	250	366
New Westminster	23	49	50	352	0	0	73	401
North Vancouver City	29	15	91	365	0	0	120	380
North Vancouver DM	57	51	135	7	32	0	224	58
Pitt Meadows	33	42	0	103	0	0	33	145
Port Coquitlam	30	30	144	437	2	0	176	467
Port Moody	11	29	355	645	0	0	366	674
Richmond	277	174	978	1,163	6	6	1,261	1,343
Surrey - South	160	184	754	114	0	115	914	413
Surrey - Cloverdale	267	246	552	394	51	44	870	684
Surrey - North	351	366	231	180	27	2	609	548
Surrey - Guildford	5	5	0	87	0	0	5	92
Surrey - Whalley	50	74	1,097	299	0	0	1,147	373
Surrey Total	833	875	2,634	1,074	78	161	3,545	2,110
University Endowment Lands	1	1	13	61	77	233	91	295
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	1,288	591	87	0	1,377	591
Vancouver - Kitsilano	9	6	142	30	0	2	151	38
Vancouver - False Creek	0	3	412	0	182	0	594	3
Vancouver - Granville/Oak	18	4	31	228	0	0	49	232
Vancouver - Kerrisdale	42	13	0	102	0	0	42	115
Vancouver - Marpole	54	32	0	8	0	0	54	40
Vancouver - Eastside	309	279	221	218	0	4	530	501
Vancouver - Mt. Pleasant	18	19	33	104	0	2	51	125
Vancouver - Strath/Grand	9	4	0	54	0	0	9	58
Vancouver - Westside	116	93	52	62	0	2	168	157
Vancouver Total	577	453	2,179	1,418	269	10	3,025	1,881
West Vancouver	96	59	18	44	0	0	114	103
White Rock	39	55	0	227	0	2	39	284
Vancouver CMA	2,906	2,825	8,705	7,590	471	453	12,082	10,868

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	4	0	0	0	4	-100.0
Burnaby - North	2	5	0	0	0	0	0	140	2	145	-98.6
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	0	2	0	2	0	0	0	146	0	150	-100.0
Burnaby - Central Park	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Remainder	3	1	6	6	14	61	226	0	249	68	**
Burnaby Total	6	9	6	8	14	65	226	286	252	368	-31.5
Coquitlam	3	4	6	8	22	13	262	175	293	200	46.5
Delta - Tsawwassen	2	1	0	0	0	0	0	0	2	1	100.0
Delta - Ladner	1	1	4	0	6	0	0	0	11	1	**
Delta - North	9	5	0	0	0	0	0	0	9	5	80.0
Delta	12	7	4	0	6	0	0	0	22	7	**
Langley City	1	3	0	0	0	0	0	0	1	3	-66.7
Langley District	31	50	6	8	28	4	6	3	71	65	9.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	35	27	14	0	33	0	64	0	146	27	**
New Westminster	3	5	0	0	0	6	0	44	3	55	-94.5
North Vancouver City	3	9	0	2	14	0	120	0	137	11	**
North Vancouver DM	14	6	2	0	0	0	0	0	16	6	166.7
Pitt Meadows	3	3	0	0	0	0	0	0	3	3	0.0
Port Coquitlam	6	4	0	0	0	0	8	0	14	4	**
Port Moody	6	9	0	4	0	13	0	0	6	26	-76.9
Richmond	7	26	28	0	47	33	481	256	563	315	78.7
Surrey - South	21	25	0	12	69	0	0	0	90	37	143.2
Surrey - Cloverdale	32	38	0	2	20	36	39	14	91	90	1.1
Surrey - North	63	75	0	0	23	29	0	70	86	174	-50.6
Surrey - Guildford	2	1	0	0	8	0	78	36	88	37	137.8
Surrey - Whalley	7	21	0	0	0	25	0	0	7	46	-84.8
Surrey Total	125	160	0	14	120	90	117	120	362	384	-5.7
University Endowment Lands	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	10	0	76	0	86	0	n/a
Vancouver - Kitsilano	1	1	2	0	0	0	8	0	11	1	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	63	0	63	1	**
Vancouver - Kerrisdale	2	2	0	0	0	0	0	0	2	2	0.0
Vancouver - Marpole	2	2	0	0	8	0	0	0	10	2	**
Vancouver - Eastside	39	21	6	0	3	0	6	2	54	23	134.8
Vancouver - Mt. Pleasant	0	0	4	4	8	0	2	0	14	4	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	6	10	0	0	0	0	0	0	6	10	-40.0
Vancouver Total	50	37	14	4	29	0	155	2	248	43	**
West Vancouver	4	10	12	0	4	0	0	0	20	10	100.0
White Rock	1	1	0	0	0	0	4	4	5	5	0.0
Vancouver CMA	310	370	92	50	317	224	1,443	890	2,162	1,534	40.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	7	16	0	0	0	0	0	0	7	16	-56.3
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	15	9	0	0	0	0	0	0	15	9	66.7
Burnaby - Mountain	1	0	2	0	0	4	0	278	3	282	-98.9
Burnaby - North	23	36	8	6	0	0	42	140	73	182	-59.9
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - South & East	10	23	8	12	0	64	213	357	231	456	-49.3
Burnaby - Central Park	7	7	4	12	0	8	0	0	11	27	-59.3
Burnaby - Remainder	39	59	44	66	44	231	757	215	884	571	54.8
Burnaby Total	82	125	66	96	44	307	1,012	990	1,204	1,518	-20.7
Coquitlam	53	26	14	20	48	13	741	207	856	266	**
Delta - Tsawwassen	8	11	0	0	0	0	0	48	8	59	-86.4
Delta - Ladner	19	8	4	8	16	3	2	2	41	21	95.2
Delta - North	34	21	2	0	0	0	0	0	36	21	71.4
Delta	61	40	6	8	16	3	2	50	85	101	-15.8
Langley City	4	4	0	0	0	0	0	120	4	124	-96.8
Langley District	277	359	62	20	236	107	64	3	639	489	30.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	196	247	38	0	78	0	196	62	508	309	64.4
New Westminster	49	55	0	4	4	6	582	250	635	315	101.6
North Vancouver City	17	23	12	8	33	11	483	151	545	193	182.4
North Vancouver DM	59	49	2	0	0	0	0	0	61	49	24.5
Pitt Meadows	59	35	0	0	31	12	217	0	307	47	**
Port Coquitlam	18	9	0	4	36	12	296	104	350	129	171.3
Port Moody	36	49	0	18	65	42	384	233	485	342	41.8
Richmond	134	185	44	48	128	212	720	865	1,026	1,310	-21.7
Surrey - South	159	107	8	24	108	0	24	63	299	194	54.1
Surrey - Cloverdale	235	292	0	16	201	317	156	69	592	694	-14.7
Surrey - North	313	559	4	6	56	215	0	72	373	852	-56.2
Surrey - Guildford	6	3	0	4	16	20	157	165	179	192	-6.8
Surrey - Whalley	60	84	0	0	46	49	503	68	609	201	**
Surrey Total	773	1,045	12	50	427	601	840	437	2,052	2,133	-3.8
University Endowment Lands	2	1	0	2	0	61	181	287	183	351	-47.9
Vancouver - West End	0	0	0	0	0	0	0	291	0	291	-100.0
Vancouver - Downtown	0	0	0	0	10	41	821	1,719	831	1,760	-52.8
Vancouver - Kitsilano	2	13	4	2	26	0	10	74	42	89	-52.8
Vancouver - False Creek	1	1	0	2	0	0	127	39	128	42	**
Vancouver - Granville/Oak	1	5	2	0	0	0	63	119	66	124	-46.8
Vancouver - Kerrisdale	10	10	0	0	0	9	27	4	37	23	60.9
Vancouver - Marpole	18	17	4	0	11	26	0	23	33	66	-50.0
Vancouver - Eastside	147	189	36	16	17	32	417	216	617	453	36.2
Vancouver - Mt. Pleasant	1	1	10	24	11	6	2	0	24	31	-22.6
Vancouver - Strath/Grand	1	1	0	4	11	4	0	50	12	59	-79.7
Vancouver - Westside	97	120	2	6	0	30	0	40	99	196	-49.5
Vancouver Total	278	357	60	54	86	148	1,467	2,575	1,891	3,134	-39.7
West Vancouver	65	84	22	0	12	0	9	30	108	114	-5.3
White Rock	3	9	0	0	0	0	32	136	35	145	-75.9
Vancouver CMA	2,190	2,728	338	332	1,244	1,535	7,226	6,500	10,998	11,095	-0.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	0	0	0	0	0	140	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	146
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	14	61	0	0	226	0	0	0
Burnaby Total	14	65	0	0	226	140	0	146
Coquitlam	22	13	0	0	262	175	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	6	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	6	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	28	4	0	0	6	0	0	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	33	0	0	0	64	0	0	0
New Westminster	0	6	0	0	0	44	0	0
North Vancouver City	14	0	0	0	120	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	8	0	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	47	33	0	0	481	256	0	0
Surrey - South	69	0	0	0	0	0	0	0
Surrey - Cloverdale	20	36	0	0	34	0	5	14
Surrey - North	23	29	0	0	0	0	0	70
Surrey - Guildford	8	0	0	0	78	36	0	0
Surrey - Whalley	0	25	0	0	0	0	0	0
Surrey Total	120	90	0	0	112	36	5	84
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	10	0	0	0	76	0	0	0
Vancouver - Kitsilano	0	0	0	0	8	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	63	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	8	0	0	0	0	0	0	0
Vancouver - Eastside	3	0	0	0	2	2	4	0
Vancouver - Mt. Pleasant	8	0	0	0	2	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	29	0	0	0	151	2	4	0
West Vancouver	4	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
Vancouver CMA	317	224	0	0	1,434	657	9	233

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	278	0	0
Burnaby - North	0	0	0	0	42	140	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	64	0	0	213	211	0	146
Burnaby - Central Park	0	8	0	0	0	0	0	0
Burnaby - Remainder	44	231	0	0	757	215	0	0
Burnaby Total	44	307	0	0	1,012	844	0	146
Coquitlam	48	13	0	0	741	207	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	16	3	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	0	0
Delta	16	3	0	0	0	48	2	2
Langley City	0	0	0	0	0	120	0	0
Langley District	236	107	0	0	64	0	0	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	78	0	0	0	196	62	0	0
New Westminster	4	6	0	0	582	250	0	0
North Vancouver City	33	11	0	0	483	151	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	31	12	0	0	217	0	0	0
Port Coquitlam	36	12	0	0	294	104	2	0
Port Moody	65	42	0	0	384	233	0	0
Richmond	128	212	0	0	719	863	1	2
Surrey - South	108	0	0	0	24	63	0	0
Surrey - Cloverdale	201	317	0	0	110	6	46	63
Surrey - North	56	215	0	0	0	2	0	70
Surrey - Guildford	16	20	0	0	157	165	0	0
Surrey - Whalley	46	49	0	0	503	68	0	0
Surrey Total	427	601	0	0	794	304	46	133
University Endowment Lands	0	61	0	0	181	216	0	71
Vancouver - West End	0	0	0	0	0	291	0	0
Vancouver - Downtown	10	41	0	0	821	1,719	0	0
Vancouver - Kitsilano	26	0	0	0	8	73	2	1
Vancouver - False Creek	0	0	0	0	0	39	127	0
Vancouver - Granville/Oak	0	0	0	0	63	119	0	0
Vancouver - Kerrisdale	0	9	0	0	27	2	0	2
Vancouver - Marpole	11	26	0	0	0	23	0	0
Vancouver - Eastside	17	32	0	0	393	129	24	87
Vancouver - Mt. Pleasant	11	6	0	0	2	0	0	0
Vancouver - Strath/Grand	11	4	0	0	0	50	0	0
Vancouver - Westside	0	30	0	0	0	36	0	4
Vancouver Total	86	148	0	0	1,314	2,481	153	94
West Vancouver	12	0	0	0	9	14	0	16
White Rock	0	0	0	0	30	136	2	0
Vancouver CMA	1,244	1,535	0	0	7,020	6,033	206	467

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 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	4	0	0	0	4
Burnaby - North	2	5	0	140	0	0	2	145
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	0	4	0	0	0	146	0	150
Burnaby - Central Park	0	1	0	0	0	0	0	1
Burnaby - Remainder	9	7	240	61	0	0	249	68
Burnaby Total	12	17	240	205	0	146	252	368
Coquitlam	23	30	270	170	0	0	293	200
Delta - Tsawwassen	2	1	0	0	0	0	2	1
Delta - Ladner	1	1	10	0	0	0	11	1
Delta - North	9	5	0	0	0	0	9	5
Delta	12	7	10	0	0	0	22	7
Langley City	1	3	0	0	0	0	1	3
Langley District	38	50	32	12	1	3	71	65
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	35	27	111	0	0	0	146	27
New Westminster	3	5	0	50	0	0	3	55
North Vancouver City	3	11	134	0	0	0	137	11
North Vancouver DM	13	6	3	0	0	0	16	6
Pitt Meadows	3	3	0	0	0	0	3	3
Port Coquitlam	14	4	0	0	0	0	14	4
Port Moody	6	12	0	14	0	0	6	26
Richmond	7	26	556	289	0	0	563	315
Surrey - South	21	25	69	12	0	0	90	37
Surrey - Cloverdale	36	40	50	36	5	14	91	90
Surrey - North	63	75	23	29	0	70	86	174
Surrey - Guildford	2	1	86	36	0	0	88	37
Surrey - Whalley	7	21	0	25	0	0	7	46
Surrey Total	129	162	228	138	5	84	362	384
University Endowment Lands	0	0	0	2	0	0	0	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	86	0	0	0	86	0
Vancouver - Kitsilano	3	1	8	0	0	0	11	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	63	0	0	0	63	1
Vancouver - Kerrisdale	2	2	0	0	0	0	2	2
Vancouver - Marpole	2	2	8	0	0	0	10	2
Vancouver - Eastside	50	23	0	0	4	0	54	23
Vancouver - Mt. Pleasant	6	4	8	0	0	0	14	4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	10	0	0	0	0	6	10
Vancouver Total	71	43	173	0	4	0	248	43
West Vancouver	4	10	16	0	0	0	20	10
White Rock	5	5	0	0	0	0	5	5
Vancouver CMA	379	421	1,773	880	10	233	2,162	1,534

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	7	16	0	0	0	0	7	16
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	15	9	0	0	0	0	15	9
Burnaby - Mountain	3	0	0	282	0	0	3	282
Burnaby - North	31	42	42	140	0	0	73	182
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0
Burnaby - South & East	18	35	213	275	0	146	231	456
Burnaby - Central Park	11	19	0	8	0	0	11	27
Burnaby - Remainder	83	123	801	448	0	0	884	571
Burnaby Total	148	219	1,056	1,153	0	146	1,204	1,518
Coquitlam	95	92	761	174	0	0	856	266
Delta - Tsawwassen	8	11	0	48	0	0	8	59
Delta - Ladner	18	7	20	12	3	2	41	21
Delta - North	36	21	0	0	0	0	36	21
Delta	62	39	20	60	3	2	85	101
Langley City	4	4	0	120	0	0	4	124
Langley District	366	352	270	127	3	10	639	489
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	196	247	312	62	0	0	508	309
New Westminster	46	58	589	257	0	0	635	315
North Vancouver City	23	31	522	162	0	0	545	193
North Vancouver DM	58	49	3	0	0	0	61	49
Pitt Meadows	41	35	266	12	0	0	307	47
Port Coquitlam	38	25	310	104	2	0	350	129
Port Moody	36	54	449	288	0	0	485	342
Richmond	140	190	885	1,118	1	2	1,026	1,310
Surrey - South	144	107	155	87	0	0	299	194
Surrey - Cloverdale	239	300	307	331	46	63	592	694
Surrey - North	317	563	56	219	0	70	373	852
Surrey - Guildford	6	3	173	189	0	0	179	192
Surrey - Whalley	60	84	549	117	0	0	609	201
Surrey Total	766	1,057	1,240	943	46	133	2,052	2,133
University Endowment Lands	2	1	181	279	0	71	183	351
Vancouver - West End	0	0	0	291	0	0	0	291
Vancouver - Downtown	0	0	831	1,760	0	0	831	1,760
Vancouver - Kitsilano	6	15	34	73	2	1	42	89
Vancouver - False Creek	1	3	0	39	127	0	128	42
Vancouver - Granville/Oak	3	5	63	119	0	0	66	124
Vancouver - Kerrisdale	10	10	27	11	0	2	37	23
Vancouver - Marpole	22	17	11	49	0	0	33	66
Vancouver - Eastside	202	231	391	135	24	87	617	453
Vancouver - Mt. Pleasant	13	25	11	6	0	0	24	31
Vancouver - Strath/Grand	1	7	11	52	0	0	12	59
Vancouver - Westside	99	126	0	66	0	4	99	196
Vancouver Total	359	439	1,379	2,601	153	94	1,891	3,134
West Vancouver	66	80	42	18	0	16	108	114
White Rock	33	45	0	100	2	0	35	145
Vancouver CMA	2,503	3,043	8,285	7,578	210	474	10,998	11,095

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,000,000	1,109,083
Belcarra													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	6	46.2	1	7.7	6	46.2	13	700,000	758,308
Year-to-date 2007	1	12.5	0	0.0	2	25.0	4	50.0	1	12.5	8	--	--
Burnaby													
July 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	936,950	949,490
July 2007	0	0.0	1	5.3	0	0.0	7	36.8	11	57.9	19	798,000	788,600
Year-to-date 2008	0	0.0	0	0.0	0	0.0	25	28.4	63	71.6	88	839,000	932,525
Year-to-date 2007	0	0.0	1	0.8	3	2.5	46	38.0	71	58.7	121	779,000	814,479
Coquitlam													
July 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	2	3.9	23	45.1	1	2.0	6	11.8	19	37.3	51	550,000	747,337
Year-to-date 2007	4	16.0	0	0.0	1	4.0	2	8.0	18	72.0	25	800,000	743,065
Delta													
July 2008	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
July 2007	0	0.0	0	0.0	1	10.0	6	60.0	3	30.0	10	647,500	679,500
Year-to-date 2008	1	1.5	0	0.0	11	16.7	23	34.8	31	47.0	66	700,000	755,422
Year-to-date 2007	0	0.0	1	1.6	11	17.7	19	30.6	31	50.0	62	749,000	728,289
Langley City													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Langley District													
July 2008	1	2.5	2	5.0	14	35.0	19	47.5	4	10.0	40	629,000	640,469
July 2007	0	0.0	6	13.0	18	39.1	18	39.1	4	8.7	46	599,350	613,963
Year-to-date 2008	3	1.2	10	3.9	81	31.4	138	53.5	26	10.1	258	635,900	642,648
Year-to-date 2007	21	5.8	103	28.5	162	44.8	63	17.4	13	3.6	362	549,900	557,673

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2008	0	0.0	2	6.7	24	80.0	4	13.3	0	0.0	30	547,500	560,260
July 2007	0	0.0	11	34.4	20	62.5	1	3.1	0	0.0	32	512,450	521,880
Year-to-date 2008	1	0.5	27	13.4	143	71.1	29	14.4	1	0.5	201	560,000	558,750
Year-to-date 2007	7	2.9	104	42.8	118	48.6	12	4.9	2	0.8	243	510,000	515,364
New Westminster													
July 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2007	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2008	5	7.6	14	21.2	35	53.0	11	16.7	1	1.5	66	518,900	539,124
Year-to-date 2007	0	0.0	0	0.0	29	60.4	15	31.3	4	8.3	48	588,900	599,142
North Vancouver City													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 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	14	100.0	14	1,125,000	1,197,500
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,230,000	1,203,409
North Vancouver DM													
July 2008	1	8.3	0	0.0	0	0.0	0	0.0	11	91.7	12	1,520,000	1,447,917
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	1	1.8	0	0.0	0	0.0	0	0.0	54	98.2	55	1,465,900	1,475,616
Year-to-date 2007	1	2.2	0	0.0	0	0.0	0	0.0	45	97.8	46	1,320,000	1,316,435
Pitt Meadows													
July 2008	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
July 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	20	31.3	42	65.6	2	3.1	0	0.0	64	545,000	542,502
Year-to-date 2007	0	0.0	5	15.2	28	84.8	0	0.0	0	0.0	33	572,000	559,583
Port Coquitlam													
July 2008	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
July 2007	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2008	0	0.0	1	7.1	4	28.6	8	57.1	1	7.1	14	645,000	637,359
Year-to-date 2007	0	0.0	2	18.2	6	54.5	2	18.2	1	9.1	11	565,000	575,518
Port Moody													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 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	0	0.0	1	3.1	31	96.9	32	800,000	949,609
Year-to-date 2007	0	0.0	0	0.0	0	0.0	11	22.0	39	78.0	50	800,000	819,167
Richmond													
July 2008	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
July 2007	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	950,000	978,090
Year-to-date 2008	0	0.0	0	0.0	0	0.0	27	18.8	117	81.3	144	1,000,000	1,057,107
Year-to-date 2007	0	0.0	0	0.0	12	6.0	43	21.4	146	72.6	201	925,000	919,736

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	0	0.0	9	9.6	29	30.9	29	30.9	27	28.7	94	649,450	744,071
July 2007	0	0.0	31	19.4	52	32.5	42	26.3	35	21.9	160	599,800	687,192
Year-to-date 2008	0	0.0	56	7.9	209	29.6	203	28.8	237	33.6	705	668,800	746,105
Year-to-date 2007	3	0.3	244	24.5	313	31.5	246	24.7	188	18.9	994	594,950	650,764
University Endowment Lands													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	1	100.0	1	--	--
Vancouver City													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	39	100.0	39	1,000,000	1,303,282
July 2007	0	0.0	0	0.0	0	0.0	5	9.6	47	90.4	52	1,093,000	1,323,577
Year-to-date 2008	0	0.0	0	0.0	2	0.7	15	5.6	253	93.7	270	1,000,000	1,344,398
Year-to-date 2007	0	0.0	1	0.3	4	1.0	70	17.6	322	81.1	397	950,000	1,244,406
West Vancouver													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	2,890,000	3,115,607
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	89	100.0	89	2,400,000	2,779,025
White Rock													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	995,000	1,054,538
Vancouver CMA													
July 2008	2	0.8	13	4.9	72	27.1	66	24.8	113	42.5	266	679,000	864,263
July 2007	0	0.0	49	12.8	99	25.8	86	22.4	150	39.1	384	649,950	837,184
Year-to-date 2008	13	0.6	151	7.2	535	25.4	491	23.3	920	43.6	2,110	699,000	899,948
Year-to-date 2007	37	1.3	461	16.8	689	25.1	538	19.6	1,017	37.1	2,742	650,000	832,833

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2008	July 2007	% Change	YTD 2008	YTD 2007	% Change
Anmore	--	--	n/a	--	1,109,083	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	758,308	--	n/a
Burnaby Total	949,490	788,600	20.4	932,525	814,479	14.5
Coquitlam	--	--	n/a	747,337	743,065	0.6
Delta	--	679,500	n/a	755,422	728,289	3.7
Langley City	--	--	n/a	--	--	n/a
Langley District	640,469	613,963	4.3	642,648	557,673	15.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	560,260	521,880	7.4	558,750	515,364	8.4
New Westminster	--	--	n/a	539,124	599,142	-10.0
North Vancouver City	--	--	n/a	1,197,500	1,203,409	-0.5
North Vancouver DM	1,447,917	--	n/a	1,475,616	1,316,435	12.1
Pitt Meadows	--	--	n/a	542,502	559,583	-3.1
Port Coquitlam	--	--	n/a	637,359	575,518	10.7
Port Moody	--	--	n/a	949,609	819,167	15.9
Richmond	--	978,090	n/a	1,057,107	919,736	14.9
Surrey Total	744,071	687,192	8.3	746,105	650,764	14.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,303,282	1,323,577	-1.5	1,344,398	1,244,406	8.0
West Vancouver	--	--	n/a	3,115,607	2,779,025	12.1
White Rock	--	--	n/a	--	1,054,538	n/a
Vancouver CMA	864,263	837,184	3.2	899,948	832,833	8.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
July 2008

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2007	January	703	3,992	18%	761,105	342	1,520	23%	466,107	771	3,800	20%	347,245
	February	1,127	4,189	27%	743,221	469	1,556	30%	462,184	1,271	3,925	32%	367,596
	March	1,411	4,507	31%	785,234	654	1,682	39%	456,470	1,535	4,167	37%	380,176
	April	1,417	5,066	28%	794,309	637	1,766	36%	470,440	1,353	4,515	30%	376,097
	May	1,821	5,206	35%	852,427	744	1,844	40%	470,518	1,792	4,699	38%	377,160
	June	1,635	5,380	30%	809,319	779	1,795	43%	486,639	1,847	4,636	40%	381,638
	July	1,500	5,207	29%	831,195	724	1,729	42%	487,809	1,675	4,279	39%	398,710
	August	1,304	5,111	26%	856,107	598	1,650	36%	480,223	1,505	3,960	38%	388,701
	September	1,112	5,291	21%	819,794	505	1,720	29%	490,476	1,182	4,295	28%	400,526
	October	1,139	5,113	22%	849,996	532	1,650	32%	484,048	1,369	3,960	35%	406,804
	November	1,080	4,479	24%	813,136	542	1,511	36%	483,210	1,277	4,276	30%	418,708
	December	685	3,525	19%	810,911	317	1,246	25%	500,416	902	3,515	26%	407,237
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August												
	September												
	October												
	November												
	December												
	Q2 2007	4,873	5,217	31%		2,160	1,802	40%		4,992	4,617	36%	
	Q2 2008	3,423	7,209	16%		1,607	2,400	23%		3,651	6,676	19%	
	YTD 2007	9,614	4,792	28%	831,195	4,349	1,699	36%	487,809	10,244	4,289	34%	398,710
	YTD 2008	7,031	6,236	17%	828,780	3,303	2,125	24%	493,434	8,049	5,928	20%	389,204

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
Second Quarter 2008**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2007	Q1	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q2	4,873	5,217	31%	821,063	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	Q3	3,916	5,203	25%	836,253	1,827	1,700	36%	486,063	4,362	4,178	35%	395,749
	Q4	2,904	4,372	22%	827,068	1,391	1,469	31%	487,452	3,548	3,917	30%	411,199
2008	Q1	2,771	4,526	20%	899,970	1,313	1,570	28%	511,991	3,430	4,581	25%	413,134
	Q2	3,423	7,209	16%	899,049	1,607	2,400	23%	510,693	3,651	6,676	19%	412,270
	Q3												
	Q4												
YTD 2007		8,114	4,723	28%	809,319	3,625	1,694	35%	486,639	8,569	4,290	33%	381,638
YTD 2008		6,194	5,868	18%	899,055	2,920	1,985	25%	510,820	7,081	5,628	22%	411,404

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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
July 2008

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.1	109.0	1,198	4.7	66.9	752
	February	679	6.50	6.65	116.1	109.3	1,209	4.2	67.1	751
	March	669	6.40	6.49	117.4	109.6	1,220	3.6	67.2	753
	April	678	6.60	6.64	118.3	110.0	1,219	3.7	67.1	758
	May	709	6.85	7.14	121.0	110.6	1,214	4.1	67.0	758
	June	715	7.05	7.24	122.1	110.5	1,211	4.4	67.0	755
	July	715	7.05	7.24	122.3	110.7	1,218	4.0	67.0	751
	August	715	7.05	7.24	122.4	110.6	1,222	3.8	66.8	755
	September	712	7.05	7.19	122.4	110.7	1,221	3.8	66.6	760
	October	728	7.25	7.44	123.2	110.4	1,220	4.1	66.7	764
	November	725	7.20	7.39	123.5	110.4	1,231	4.2	67.3	762
	December	734	7.35	7.54	123.5	110.5	1,239	4.2	67.6	761
2008	January	725	7.35	7.39	123.6	110.2	1,249	4.0	67.8	768
	February	718	7.25	7.29	123.8	110.7	1,246	3.8	67.4	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.7	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,247	3.9	67.3	774
	May	679	6.15	6.65	124.3	113.2	1,245	4.0	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,243	4.1	66.9	786
	July	710	6.95	7.15		114.7	1,239	4.1	66.6	789
	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
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Abbotsford CMA
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	31	0	6	1	0	0	0	0	38
July 2007	49	0	14	0	22	0	0	0	85
% Change	-36.7	n/a	-57.1	n/a	-100.0	n/a	n/a	n/a	-55.3
Year-to-date 2008	194	2	50	2	129	576	0	0	953
Year-to-date 2007	287	0	140	15	111	216	0	0	769
% Change	-32.4	n/a	-64.3	-86.7	16.2	166.7	n/a	n/a	23.9
UNDER CONSTRUCTION									
July 2008	254	2	86	28	138	576	0	0	1,084
July 2007	294	0	160	28	148	506	0	24	1,160
% Change	-13.6	n/a	-46.3	0.0	-6.8	13.8	n/a	-100.0	-6.6
COMPLETIONS									
July 2008	43	0	38	0	14	0	0	0	95
July 2007	27	0	14	0	12	159	0	0	212
% Change	59.3	n/a	171.4	n/a	16.7	-100.0	n/a	n/a	-55.2
Year-to-date 2008	274	0	106	4	82	310	0	0	776
Year-to-date 2007	215	4	127	11	56	288	0	0	701
% Change	27.4	-100.0	-16.5	-63.6	46.4	7.6	n/a	n/a	10.7
COMPLETED & NOT ABSORBED									
July 2008	128	0	40	3	27	29	0	0	227
July 2007	79	0	4	5	0	38	0	0	126
% Change	62.0	n/a	**	-40.0	n/a	-23.7	n/a	n/a	80.2
ABSORBED									
July 2008	28	0	20	0	5	0	0	0	53
July 2007	21	2	10	0	12	124	0	0	169
% Change	33.3	-100.0	100.0	n/a	-58.3	-100.0	n/a	n/a	-68.6
Year-to-date 2008	226	0	70	5	69	332	0	0	702
Year-to-date 2007	210	4	131	9	56	250	0	0	660
% Change	7.6	-100.0	-46.6	-44.4	23.2	32.8	n/a	n/a	6.4

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2008	17	0	6	1	0	0	0	0	24
July 2007	22	0	14	0	22	0	0	0	58
Fraser Valley H RDA									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	0	0	0	0	0
Mission DM									
July 2008	14	0	0	0	0	0	0	0	14
July 2007	27	0	0	0	0	0	0	0	27
Abbotsford CMA									
July 2008	31	0	6	1	0	0	0	0	38
July 2007	49	0	14	0	22	0	0	0	85
UNDER CONSTRUCTION									
Abbotsford City									
July 2008	164	0	86	28	91	576	0	0	945
July 2007	178	0	160	28	148	436	0	24	974
Fraser Valley H RDA									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	1	0	0	0	0	0	0	0	1
Mission DM									
July 2008	90	2	0	0	47	0	0	0	139
July 2007	115	0	0	0	0	70	0	0	185
Abbotsford CMA									
July 2008	254	2	86	28	138	576	0	0	1,084
July 2007	294	0	160	28	148	506	0	24	1,160
COMPLETIONS									
Abbotsford City									
July 2008	28	0	38	0	9	0	0	0	75
July 2007	20	0	14	0	12	159	0	0	205
Fraser Valley H RDA									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	0	0	0	0	0
Mission DM									
July 2008	15	0	0	0	5	0	0	0	20
July 2007	7	0	0	0	0	0	0	0	7
Abbotsford CMA									
July 2008	43	0	38	0	14	0	0	0	95
July 2007	27	0	14	0	12	159	0	0	212

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2008	73	0	40	2	25	17	0	0	157
July 2007	46	0	4	3	0	38	0	0	91
Fraser Valley H RDA									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	0	0	0	0	0
Mission DM									
July 2008	55	0	0	1	2	12	0	0	70
July 2007	33	0	0	2	0	0	0	0	35
Abbotsford CMA									
July 2008	128	0	40	3	27	29	0	0	227
July 2007	79	0	4	5	0	38	0	0	126
ABSORBED									
Abbotsford City									
July 2008	19	0	20	0	2	0	0	0	41
July 2007	18	0	10	0	12	124	0	0	164
Fraser Valley H RDA									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	0	0	0	0	0
Mission DM									
July 2008	9	0	0	0	3	0	0	0	12
July 2007	3	2	0	0	0	0	0	0	5
Abbotsford CMA									
July 2008	28	0	20	0	5	0	0	0	53
July 2007	21	2	10	0	12	124	0	0	169

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
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Abbotsford City	18	22	0	6	0	16	6	14	24	58	-58.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	14	27	0	0	0	0	0	0	14	27	-48.1
Abbotsford CMA	32	49	0	6	0	16	6	14	38	85	-55.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	122	180	26	8	51	103	626	356	825	647	27.5
Fraser Valley H RDA	0	1	0	0	0	0	0	0	0	1	-100.0
Mission DM	74	121	2	0	52	0	0	0	128	121	5.8
Abbotsford CMA	196	302	28	8	103	103	626	356	953	769	23.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Abbotsford City	0	16	0	0	6	14	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	16	0	0	6	14	0	0

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	51	103	0	0	626	356	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	52	0	0	0	0	0	0	0
Abbotsford CMA	103	103	0	0	626	356	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Abbotsford City	23	36	1	22	0	0	24	58
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	14	27	0	0	0	0	14	27
Abbotsford CMA	37	63	1	22	0	0	38	85

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	170	305	655	342	0	0	825	647
Fraser Valley H RDA	0	1	0	0	0	0	0	1
Mission DM	76	121	52	0	0	0	128	121
Abbotsford CMA	246	427	707	342	0	0	953	769

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
July 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Abbotsford City	20	21	0	0	12	26	173	12	205	59	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	11	0	0	0	0	0	0	7	11	-36.4
Abbotsford CMA	27	32	0	0	12	26	173	12	212	70	**

**Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	148	136	2	8	54	34	360	134	564	312	80.8
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	78	57	4	0	0	0	55	0	137	57	140.4
Abbotsford CMA	226	195	6	8	54	34	415	134	701	371	88.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Abbotsford City	9	12	0	0	38	173	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	0	0	0	0	0	0	0
Abbotsford DM	14	12	0	0	38	173	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	69	54	0	0	416	360	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	0	0	0	0	55	0	0
Abbotsford CMA	74	54	0	0	416	415	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Abbotsford City	66	34	9	171	0	0	75	205
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	7	5	0	0	0	20	7
Abbotsford CMA	81	41	14	171	0	0	95	212

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	278	217	391	347	0	0	669	564
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	102	129	5	8	0	0	107	137
Abbotsford CMA	380	346	396	355	0	0	776	701

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	0	0.0	0	0.0	8	42.1	7	36.8	4	21.1	19	620,000	645,263
July 2007	0	0.0	2	11.1	5	27.8	3	16.7	5	27.8	18	579,500	682,889
Year-to-date 2008	1	0.7	31	21.7	17	11.9	22	15.4	17	11.9	143	545,000	579,081
Year-to-date 2007	2	1.3	69	43.1	15	9.4	16	10.0	15	9.4	160	510,000	548,430
Fraser Valley H RDA													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2008	0	0.0	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
July 2007	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2008	1	1.1	76	86.4	0	0.0	0	0.0	0	0.0	88	475,000	480,472
Year-to-date 2007	4	6.8	47	79.7	0	0.0	1	1.7	0	0.0	59	440,000	457,283
Abbotsford CMA													
July 2008	0	0.0	8	28.6	4	14.3	7	25.0	4	14.3	28	549,000	594,346
July 2007	0	0.0	4	19.0	5	23.8	4	19.0	5	23.8	21	569,000	658,619
Year-to-date 2008	2	0.9	107	46.3	17	7.4	22	9.5	17	7.4	231	510,000	541,516
Year-to-date 2007	6	2.7	116	53.0	15	6.8	17	7.8	15	6.8	219	490,000	523,874

Source: CMHC (Starts and Completions Survey)

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

Submarket	July 2008	July 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	645,263	682,889	-5.5	579,081	548,430	5.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	480,472	457,283	5.1
Abbotsford CMA	594,346	658,619	-9.8	541,516	523,874	3.4

Source: CMHC (Market Absorption Survey)

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

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	936	-14.0	1,418	2,165	2,343	60.5	387,113	4.3	405,501
	February	1,359	-14.2	1,450	2,277	2,387	60.7	406,086	16.4	423,516
	March	1,660	-15.3	1,447	3,097	2,566	56.4	420,696	12.5	422,401
	April	1,695	-5.7	1,465	2,729	2,582	56.7	427,481	8.9	420,014
	May	2,043	-4.6	1,573	3,400	2,612	60.2	437,484	7.3	421,679
	June	1,953	-3.6	1,542	2,830	2,432	63.4	439,124	7.5	418,844
	July	1,914	21.1	1,726	2,866	2,465	70.0	425,602	5.4	415,878
	August	1,666	4.8	1,468	2,530	2,508	58.5	415,629	2.6	421,314
	September	1,262	1.6	1,486	2,381	2,467	60.2	428,257	5.0	423,083
	October	1,391	16.6	1,460	2,790	2,589	56.4	424,202	6.2	440,810
	November	1,249	12.3	1,523	1,885	2,538	60.0	407,994	0.1	420,927
	December	904	15.9	1,474	970	2,431	60.6	448,640	17.6	452,382
2008	January	907	-3.1	1,416	2,593	2,703	52.4	428,117	10.6	441,216
	February	1,237	-9.0	1,287	2,487	2,567	50.1	436,824	7.6	445,923
	March	1,238	-25.4	1,233	3,023	2,794	44.1	443,590	5.4	450,455
	April	1,687	-0.5	1,278	3,982	3,113	41.1	439,188	2.7	433,235
	May	1,531	-25.1	1,202	3,482	2,813	42.7	432,679	-1.1	417,604
	June	1,328	-32.0	1,030	2,912	2,640	39.0	446,681	1.7	444,593
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	5,691	-4.6		8,959			435,068	7.9	
	Q2 2008	4,546	-20.1		10,376			439,185	0.9	
	YTD 2007	11,560	-5.1		19,364			424,147	9.1	
	YTD 2008	7,928	-31.4		18,479			438,238	3.3	

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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
July 2008

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	116.3	109.0	84	4.2	68.6	709
	February	679	6.50	6.65	116.3	109.1	85	4.4	68.0	714
	March	669	6.40	6.49	117.5	109.5	84	4.6	67.2	721
	April	678	6.60	6.64	118.2	109.9	84	4.7	67.1	726
	May	709	6.85	7.14	120.9	110.5	85	4.5	67.7	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	4.1	68.3	698
	August	715	7.05	7.24	122.1	110.4	85	4.2	68.0	715
	September	712	7.05	7.19	122.1	110.5	85	4.6	67.2	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	84	4.1	66.0	748
	December	734	7.35	7.54	123.1	110.1	85	3.6	66.6	749
2008	January	725	7.35	7.39	123.3	109.9	85	3.5	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	124.2	111.8	87	5.3	69.0	732
	May	679	6.15	6.65	123.8	112.8	89	4.6	69.5	739
	June	710	6.95	7.15	123.7	113.6	89	4.2	69.5	748
	July	710	6.95	7.15		114.2	89	4.1	69.1	752
	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)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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