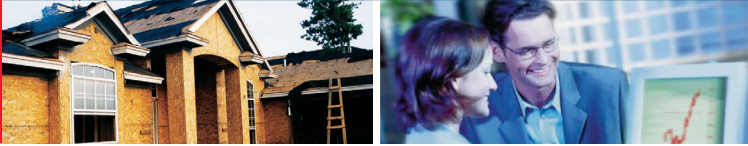


## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: September 2008

## Metro Vancouver Housing Starts Slower in August

Metro Vancouver home starts so far this year have outpaced new home construction during the same period last year. In spite of a slow August, seven per cent more foundations were poured in the first eight months of the year, with multiple unit (semi-detached, townhouse and apartment) starts accounting for the increase.

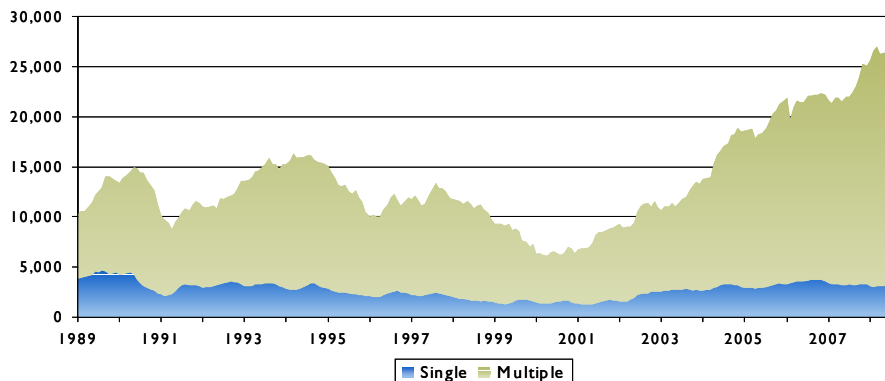
Metro Vancouver will see housing starts exceed 18,000 units for the

fifth consecutive year in 2008. The number of homes under construction exceeded 26,000 in August, and continues to hover at near-record levels.

Although demand for new homes remains healthy, the inventory of unsold new homes is edging up. Look for this trend to continue as a better supplied resale market satisfies many homebuyers' needs.

Figure 1

**Number of Homes Under Construction in Metro Vancouver Remains Close to Record**



Source: CMHC

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## New Construction in Abbotsford CMA Still Strong

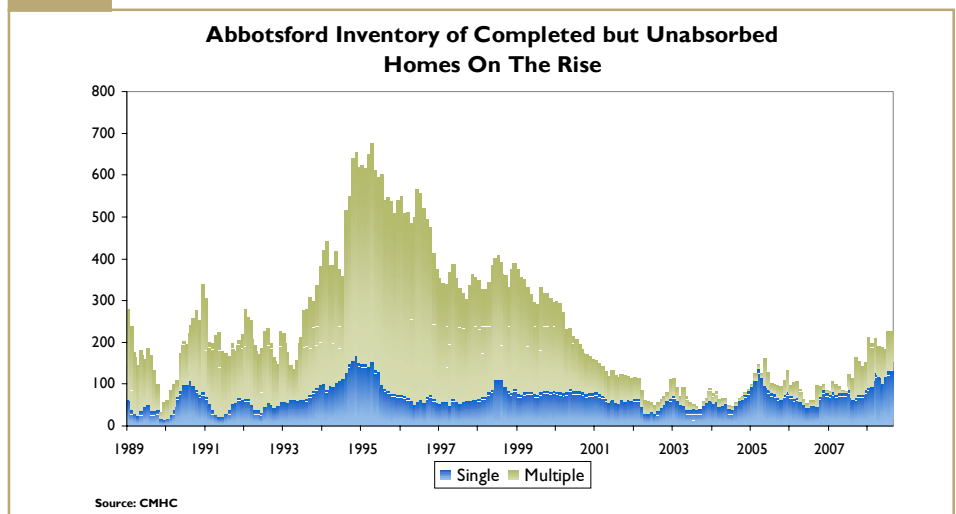
Housing starts in Abbotsford CMA surpassed last year's level in August, both on a monthly and a year-to-date basis. The number of sites that broke ground in the first eight months of the year was up by more than one quarter, with growth on the multiple unit side making up for a slowdown in single detached construction.

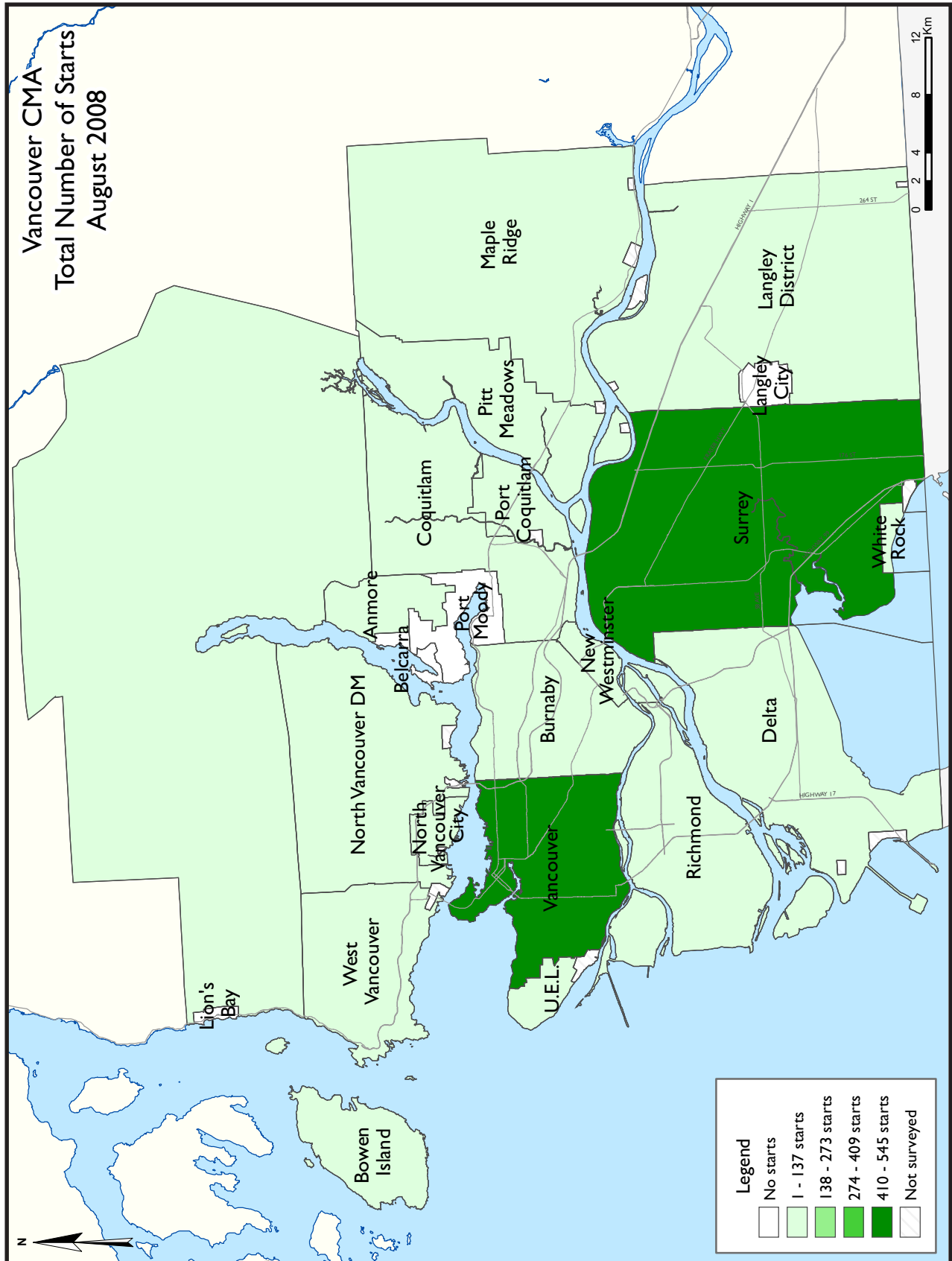
Housing starts have nearly eclipsed last year's total in the first two thirds of 2008, and this will be the seventh straight year with over 1,000 starts in the Abbotsford CMA.

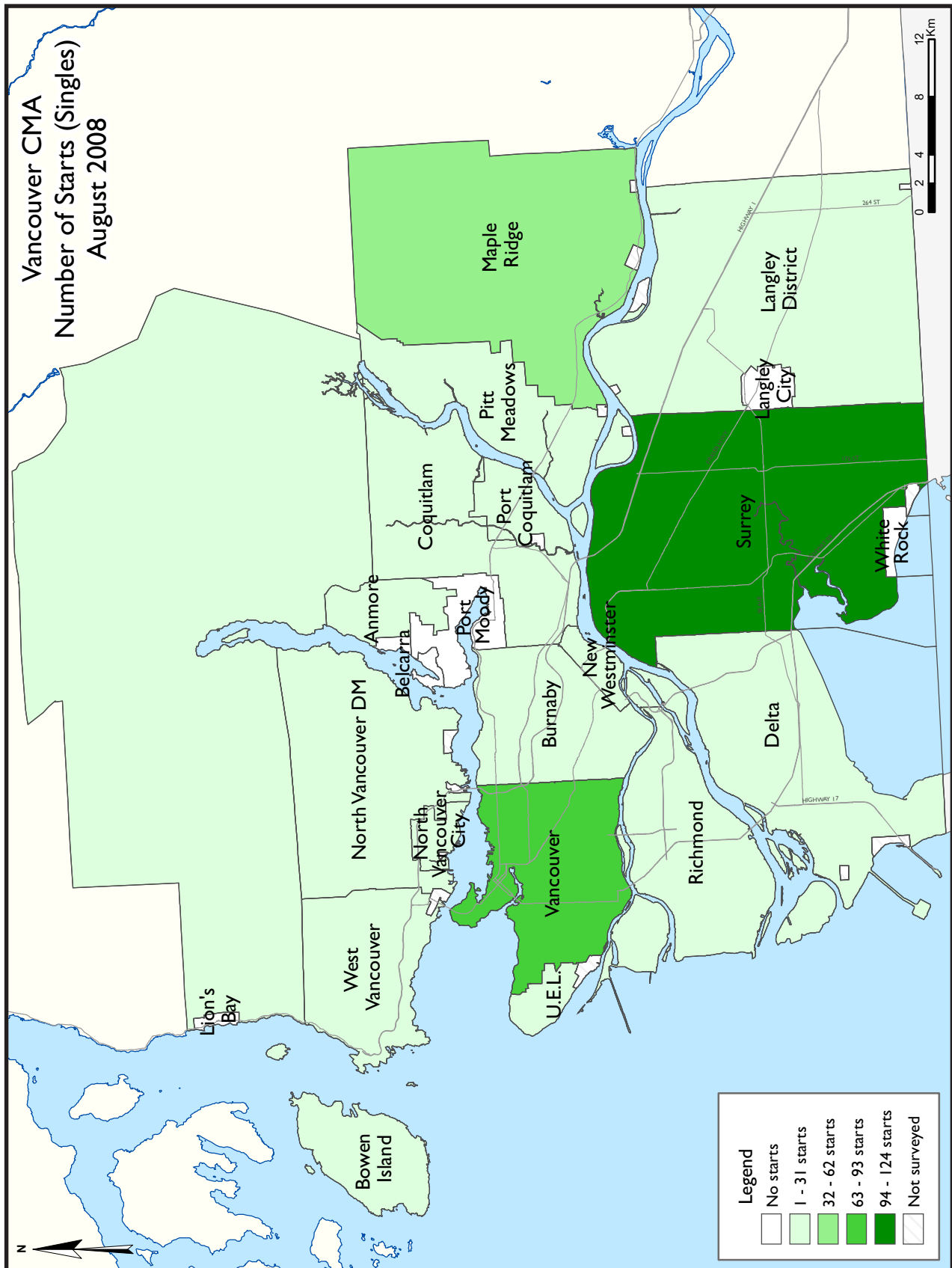
The number of homes under construction remains elevated, although slightly below the peak set in June of 2007. In August, there were over 1,100 units under construction.

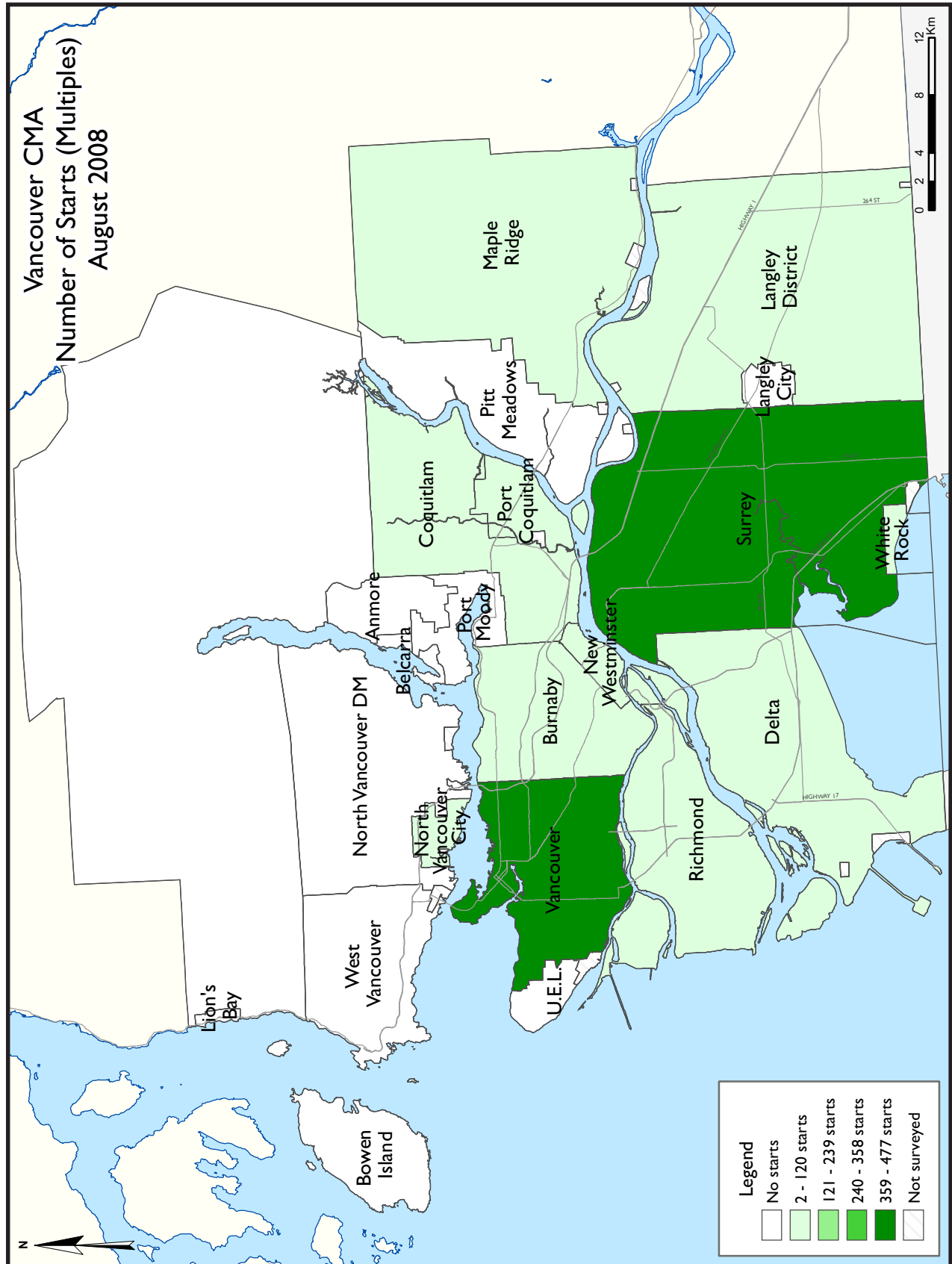
The inventory of completed and unabsorbed homes in Abbotsford CMA has increased slowly but steadily for the last two years. In August, it remained slightly below the average level of the last two decades.

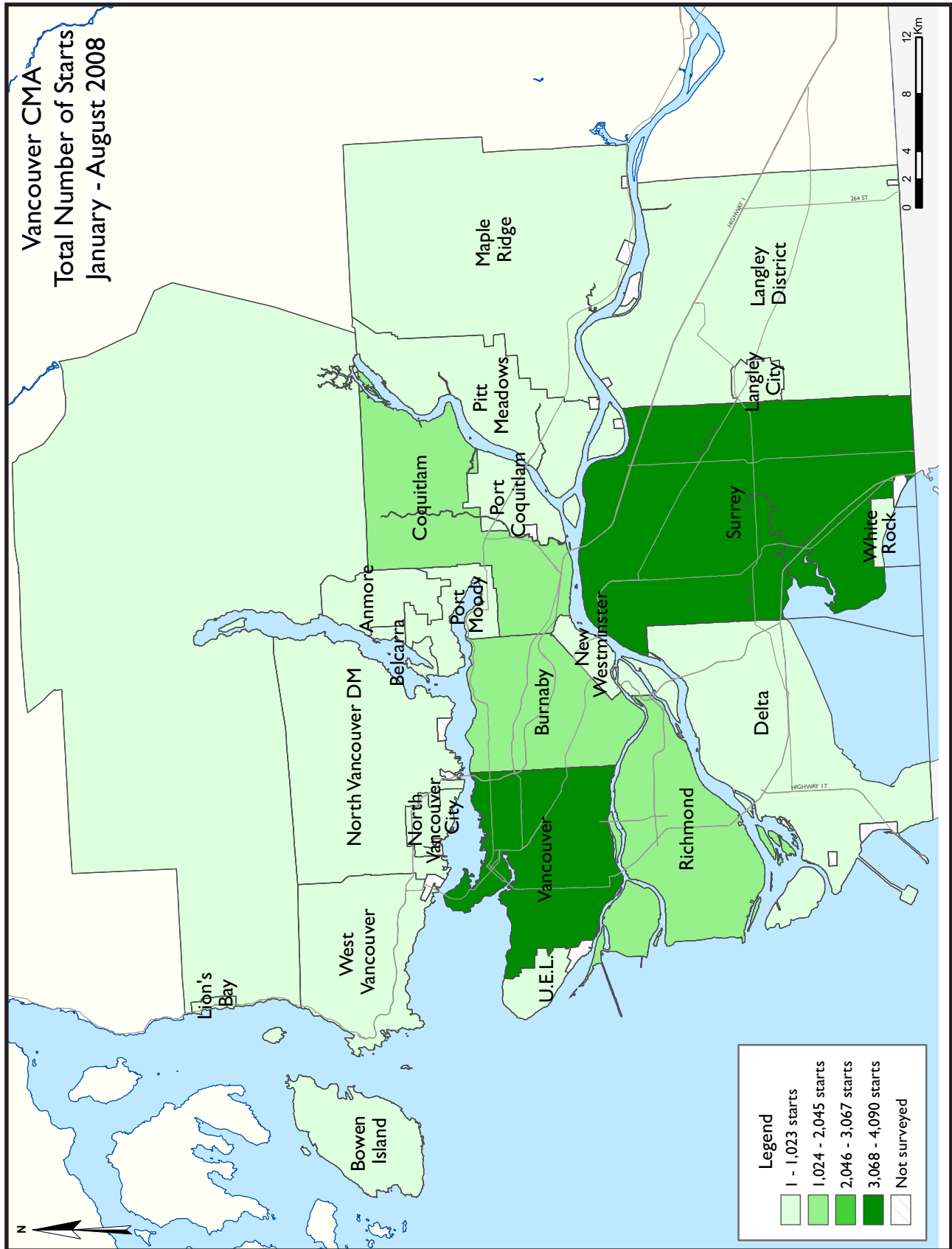
Figure 2

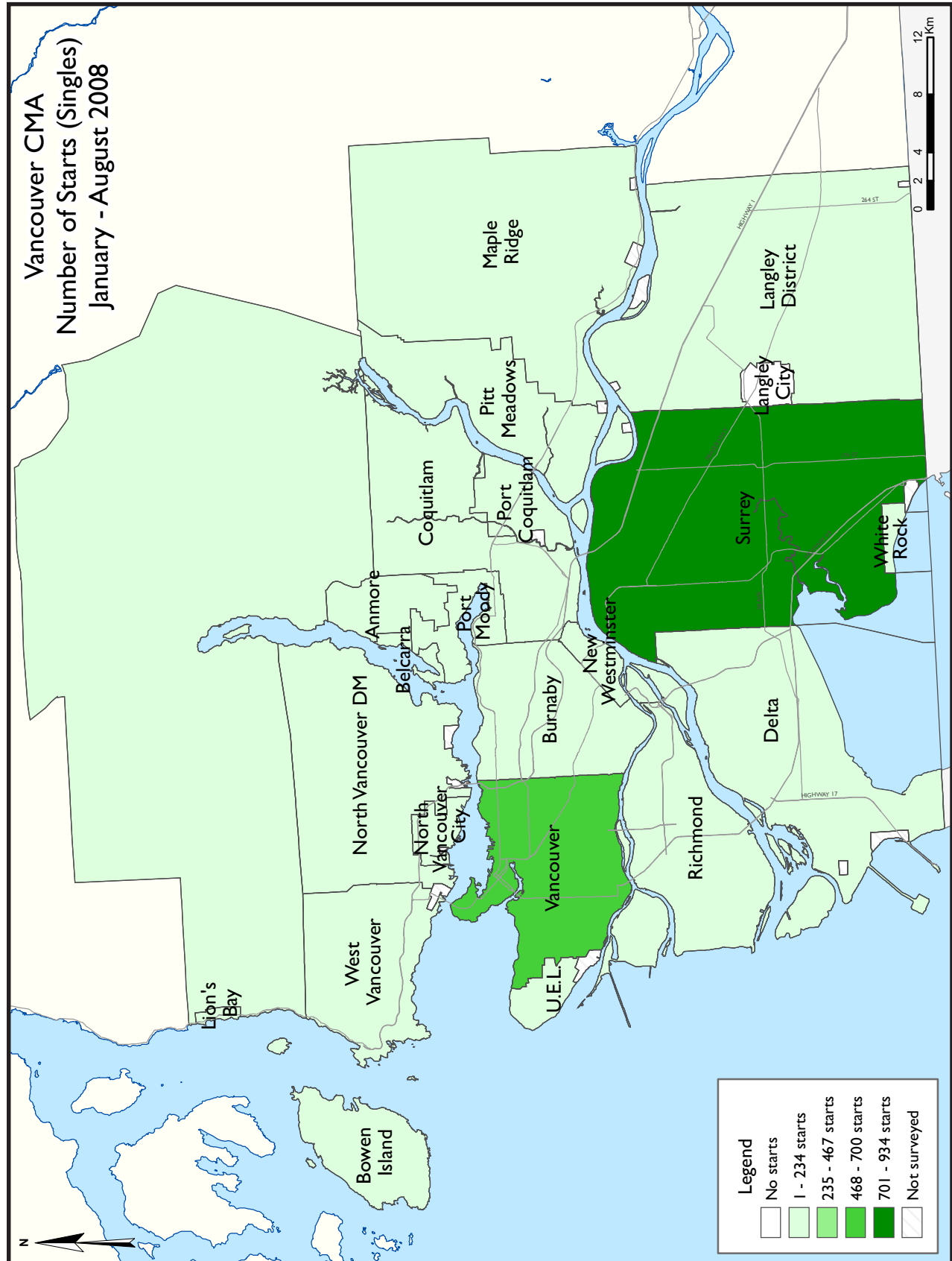


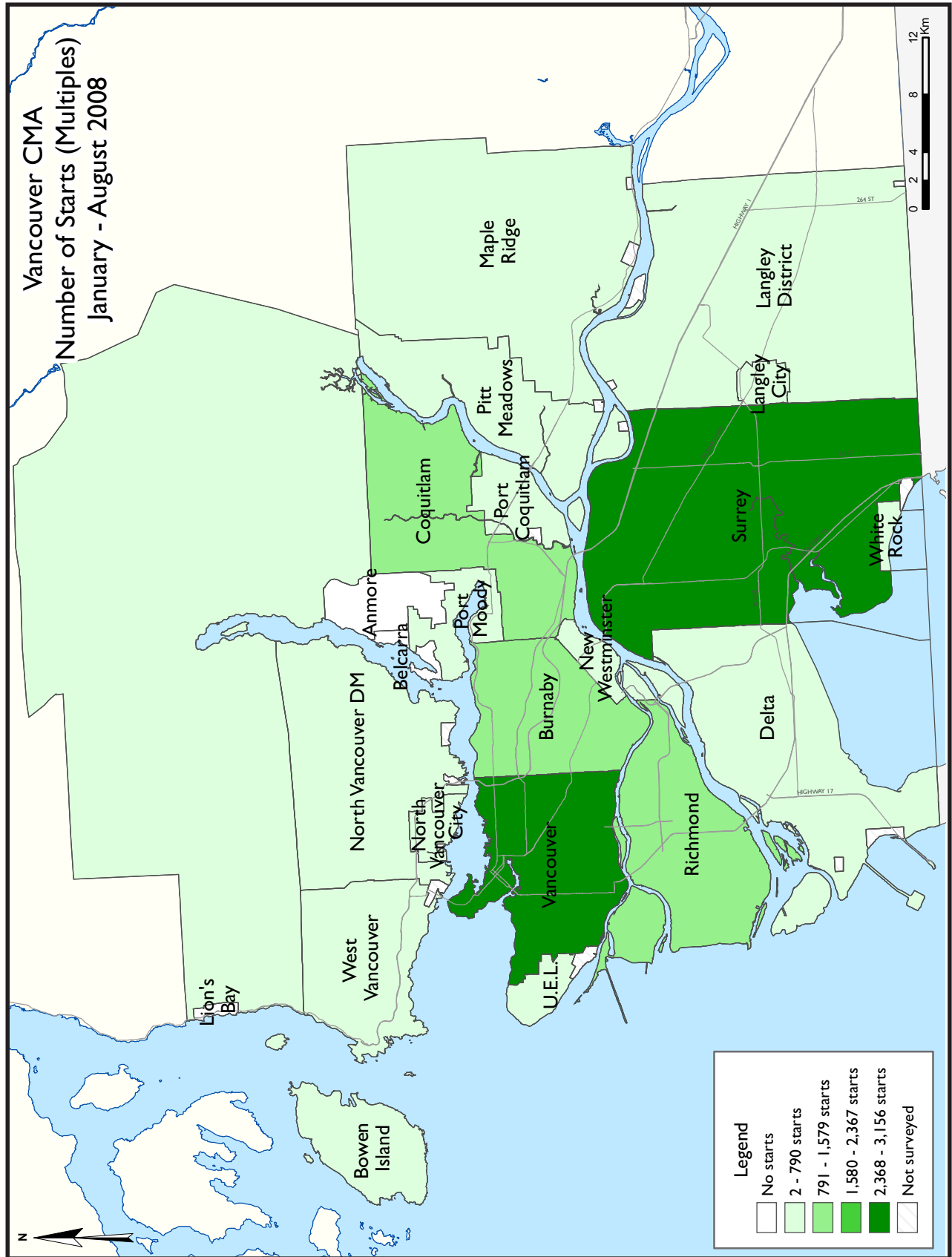




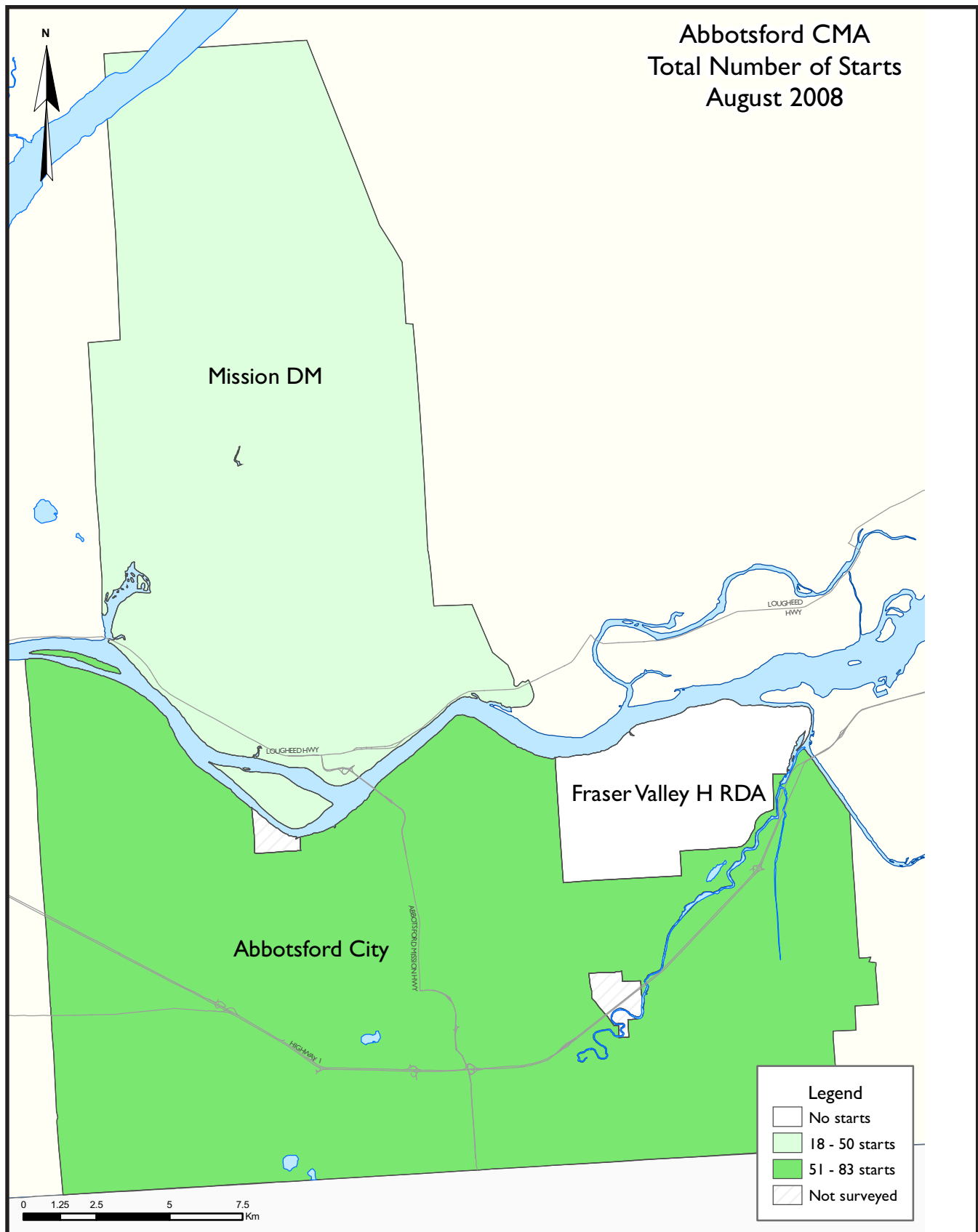


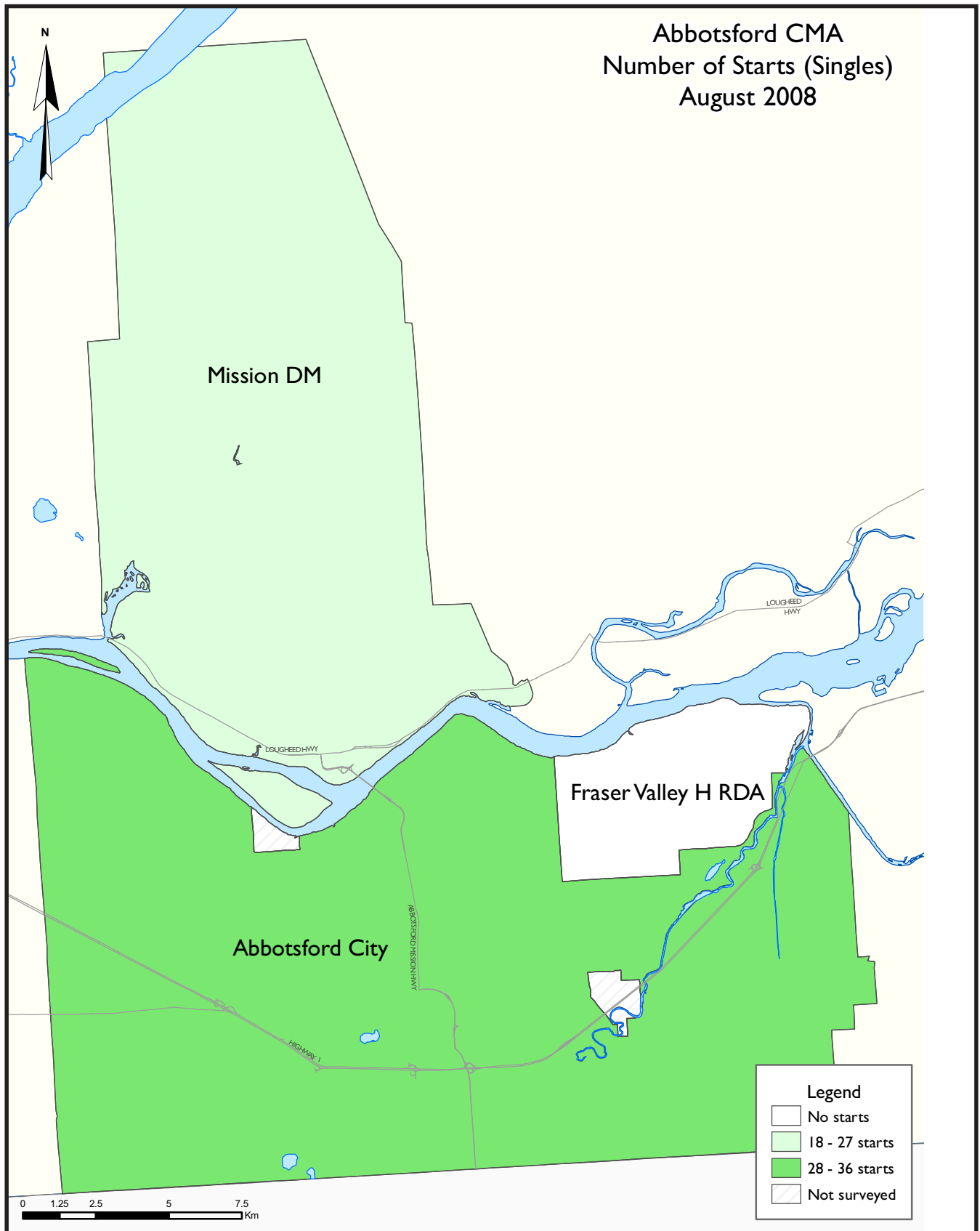


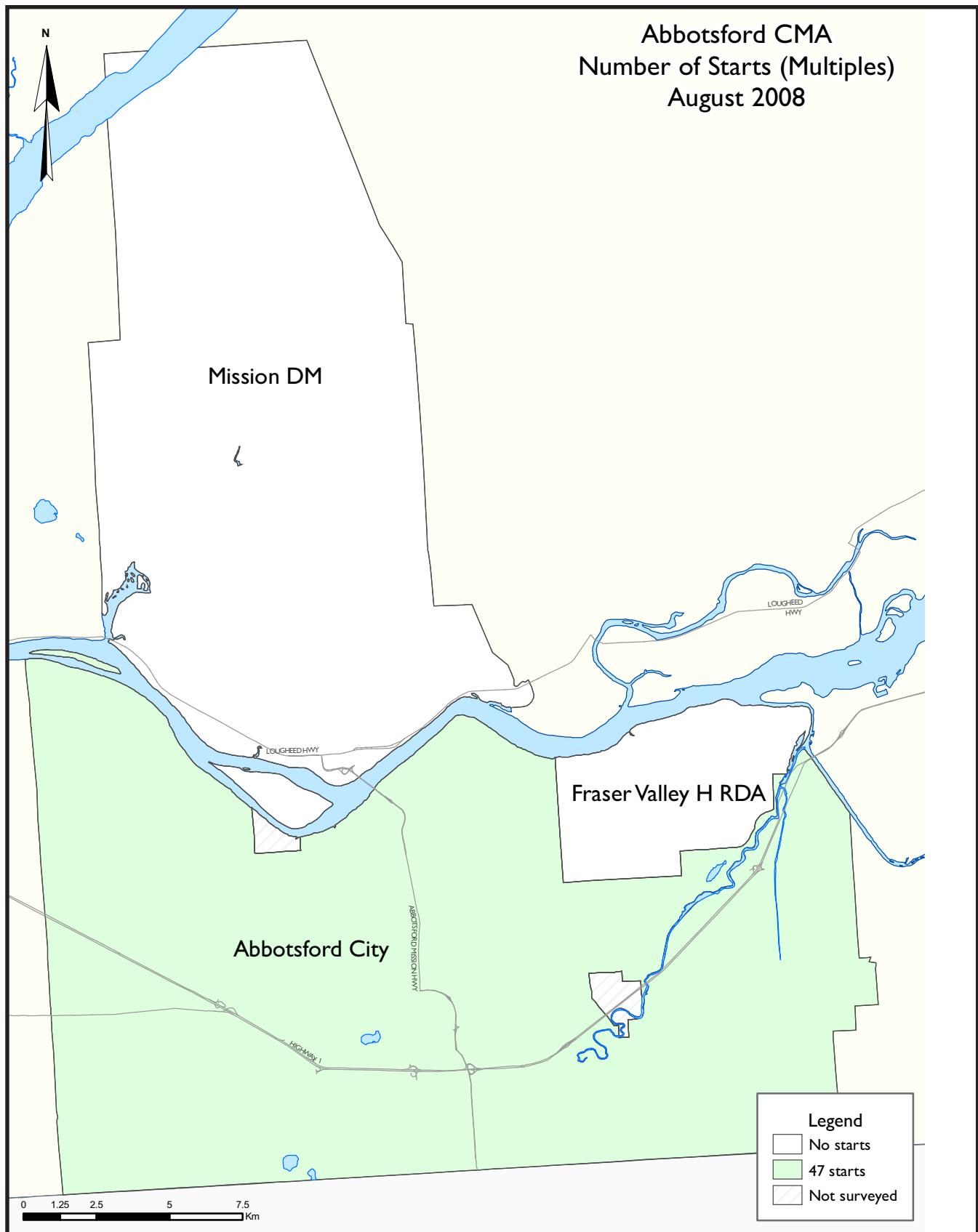


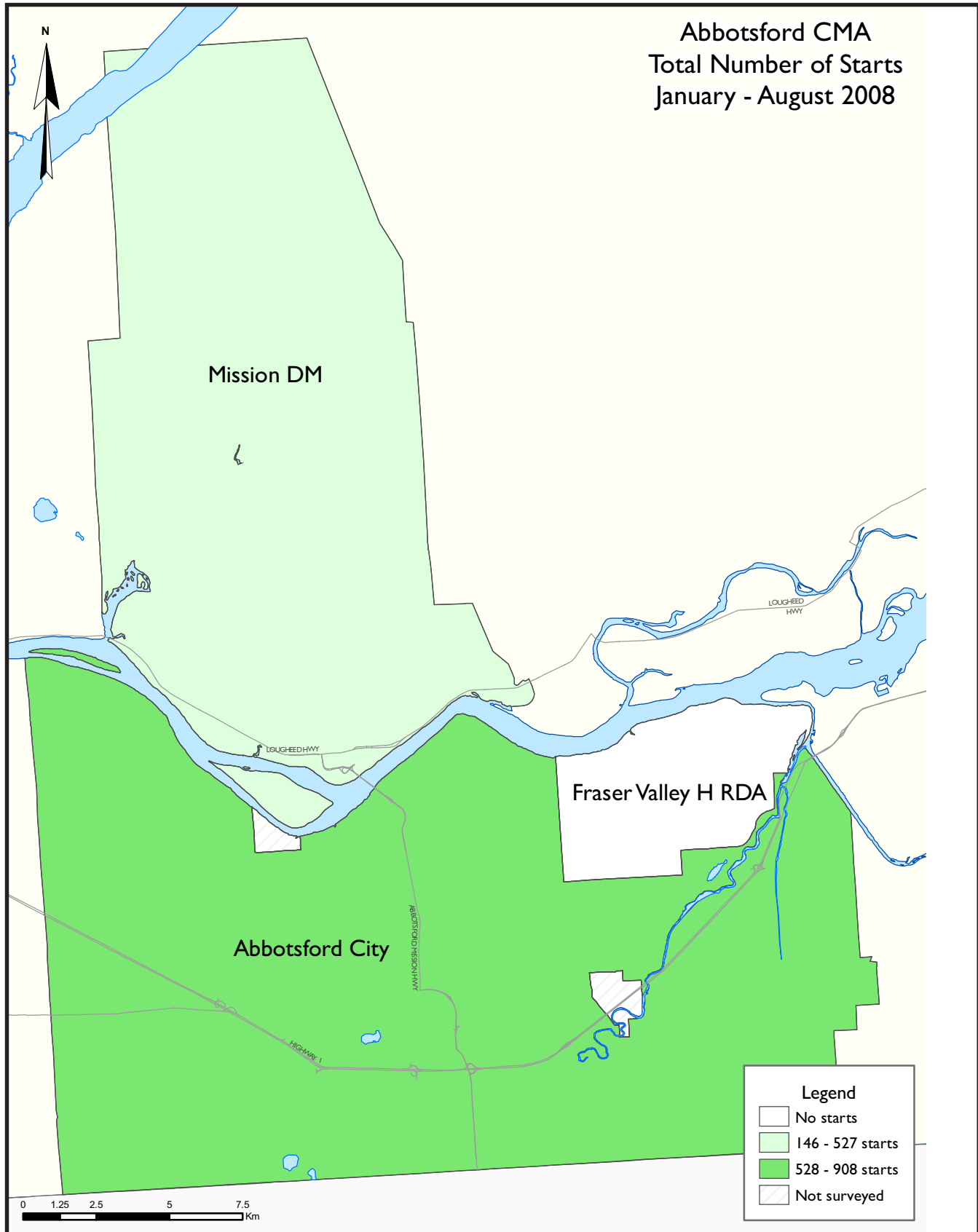


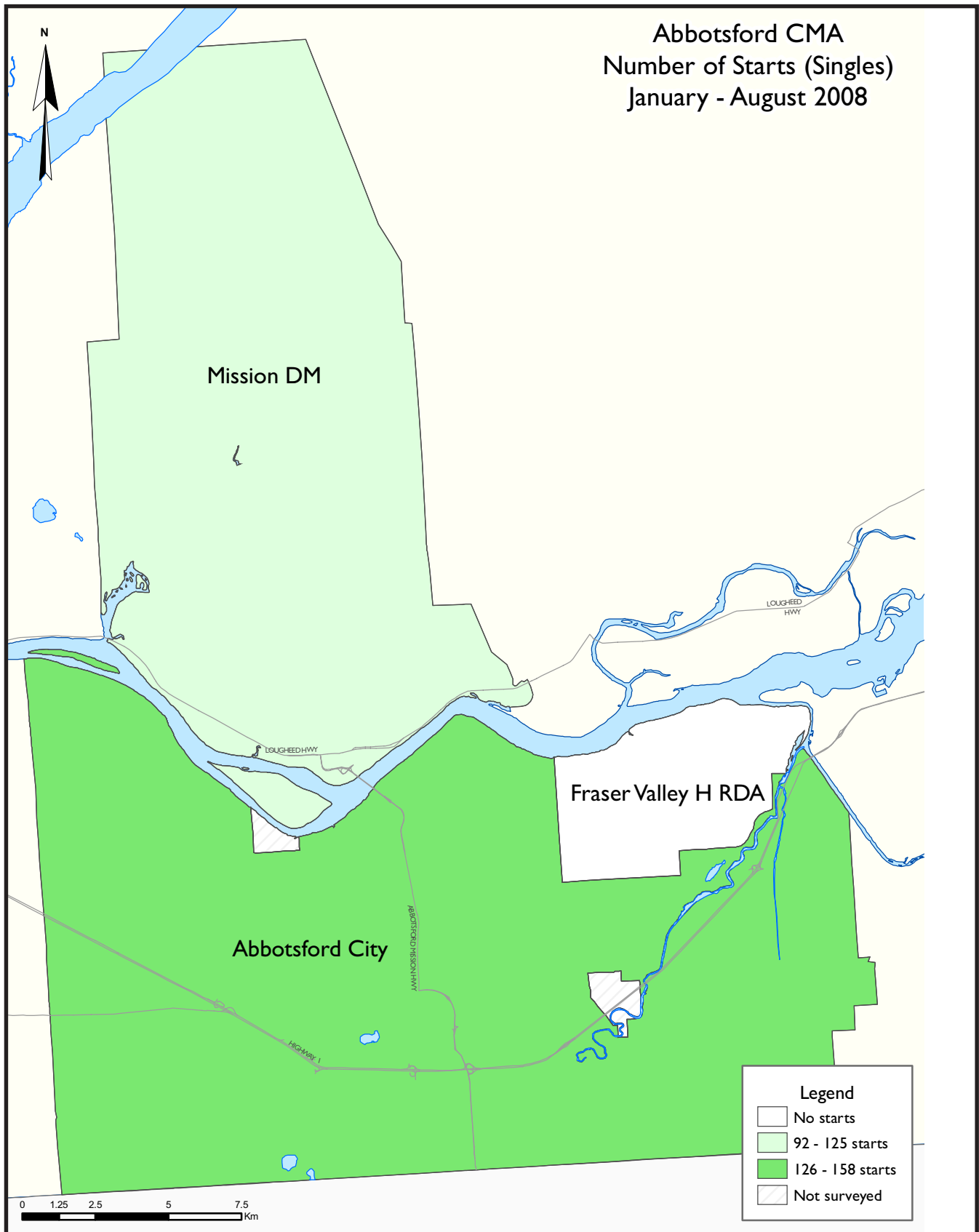


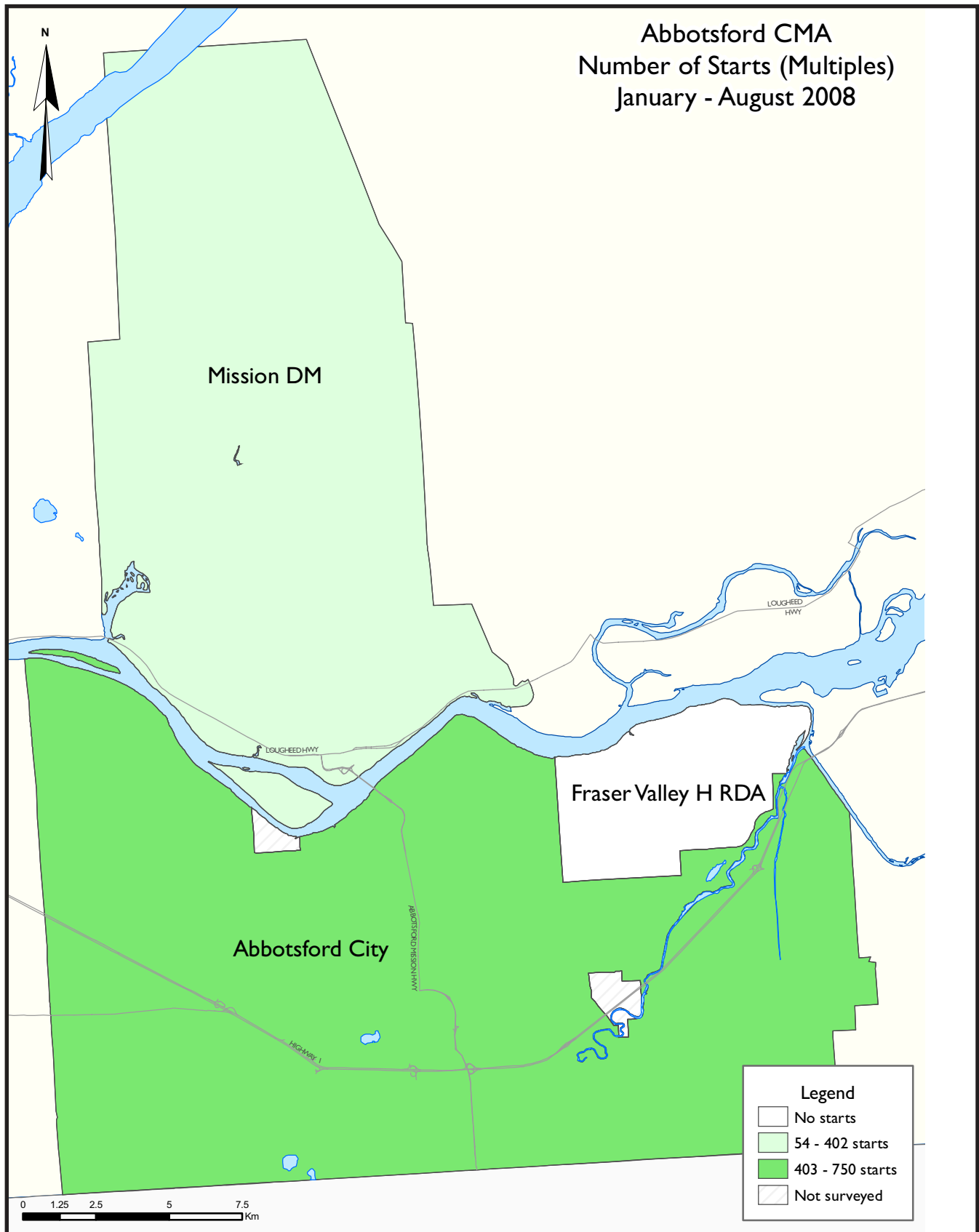












# HOUSING NOW REPORT TABLES

## 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**  
**August 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2008	342	34	70	0	289	797	2	27	1,561
August 2007	354	36	26	0	150	1,281	0	8	1,855
% Change	-3.4	-5.6	169.2	n/a	92.7	-37.8	n/a	**	-15.8
Year-to-date 2008	2,581	278	493	29	1,811	7,951	6	494	13,643
Year-to-date 2007	2,738	264	239	36	1,696	7,289	132	329	12,723
% Change	-5.7	5.3	106.3	-19.4	6.8	9.1	-95.5	50.2	7.2
UNDER CONSTRUCTION									
August 2008	3,297	308	549	53	2,642	18,391	8	1,036	26,284
August 2007	3,144	232	259	85	2,487	15,537	127	550	22,421
% Change	4.9	32.8	112.0	-37.6	6.2	18.4	-93.7	88.4	17.2
COMPLETIONS									
August 2008	308	20	45	7	218	791	2	67	1,458
August 2007	405	36	8	0	325	578	0	34	1,386
% Change	-24.0	-44.4	**	n/a	-32.9	36.9	n/a	97.1	5.2
Year-to-date 2008	2,436	198	242	65	1,619	7,617	6	273	12,456
Year-to-date 2007	3,109	234	149	17	1,991	6,473	7	501	12,481
% Change	-21.6	-15.4	62.4	**	-18.7	17.7	-14.3	-45.5	-0.2
COMPLETED & NOT ABSORBED									
August 2008	876	93	96	19	182	298	0	26	1,590
August 2007	705	72	33	7	132	171	2	18	1,140
% Change	24.3	29.2	190.9	171.4	37.9	74.3	-100.0	44.4	39.5
ABSORBED									
August 2008	279	8	29	4	204	797	2	63	1,386
August 2007	361	38	12	3	305	577	0	6	1,302
% Change	-22.7	-78.9	141.7	33.3	-33.1	38.1	n/a	**	6.5
Year-to-date 2008	2,324	184	199	65	1,592	7,471	66	257	12,158
Year-to-date 2007	3,071	262	146	26	1,980	6,388	36	489	12,398
% Change	-24.3	-29.8	36.3	150.0	-19.6	17.0	83.3	-47.4	-1.9

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



**Table 1.1: Housing Activity Summary by Submarket**  
**August 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									
August 2008	29	18	0	0	3	76	0	0	126
August 2007	16	12	0	0	0	282	0	0	310
Delta									
August 2008	16	0	0	0	0	0	0	3	19
August 2007	9	0	0	0	0	0	0	0	9
Langley									
August 2008	15	0	6	0	4	0	2	0	27
August 2007	57	8	16	0	50	128	0	0	259
Maple Ridge / Pitt Meadows									
August 2008	35	0	0	0	0	37	0	0	72
August 2007	44	0	0	0	12	70	0	0	126
New Westminster									
August 2008	3	2	0	0	0	0	0	0	5
August 2007	8	0	0	0	0	94	0	0	102
North Vancouver									
August 2008	10	4	8	0	0	29	0	0	51
August 2007	7	0	0	0	0	40	0	0	47
Richmond									
August 2008	18	4	32	0	20	0	0	0	74
August 2007	32	0	0	0	0	0	0	0	32
Surrey									
August 2008	124	0	0	0	221	177	0	23	545
August 2007	108	4	0	0	69	169	0	6	356
Tri-Cities									
August 2008	8	0	6	0	26	36	0	1	77
August 2007	14	4	2	0	19	301	0	0	340
University Endowment Lands									
August 2008	1	0	0	0	0	0	0	0	1
August 2007	4	0	0	0	0	72	0	0	76
Vancouver City									
August 2008	67	6	14	0	15	442	0	0	544
August 2007	33	8	2	0	0	125	0	2	170
West Vancouver									
August 2008	10	0	0	0	0	0	0	0	10
August 2007	13	0	0	0	0	0	0	0	13
White Rock									
August 2008	0	0	4	0	0	0	0	0	4
August 2007	1	0	6	0	0	0	0	0	7
Vancouver CMA									
August 2008	342	34	70	0	289	797	2	27	1,561
August 2007	354	36	26	0	150	1,281	0	8	1,855

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2008	152	94	0	0	190	2,230	0	0	2,666
August 2007	80	46	0	0	90	2,392	0	0	2,608
Delta									
August 2008	122	2	0	0	47	0	0	6	177
August 2007	81	2	0	0	12	0	1	1	97
Langley									
August 2008	407	10	68	0	62	445	2	1	995
August 2007	621	32	56	1	384	272	0	2	1,368
Maple Ridge / Pitt Meadows									
August 2008	287	2	0	1	58	497	0	0	845
August 2007	275	2	0	18	274	863	0	32	1,464
New Westminster									
August 2008	23	6	0	0	4	648	0	0	681
August 2007	53	2	0	13	36	1,213	0	0	1,317
North Vancouver									
August 2008	117	16	12	0	40	591	0	32	808
August 2007	86	6	4	1	82	773	0	0	952
Richmond									
August 2008	202	8	169	10	263	1,752	0	8	2,412
August 2007	202	2	0	7	293	1,576	0	6	2,086
Surrey									
August 2008	1,066	14	32	32	1,381	3,569	0	217	6,311
August 2007	1,009	24	2	15	875	1,214	0	172	3,311
Tri-Cities									
August 2008	110	28	134	10	255	2,234	0	1	2,772
August 2007	92	34	96	29	167	2,317	0	54	2,789
University Endowment Lands									
August 2008	8	0	0	0	80	93	0	184	365
August 2007	8	0	0	0	48	386	126	107	675
Vancouver City									
August 2008	521	110	74	0	254	6,079	6	587	7,631
August 2007	394	76	41	0	182	4,282	0	174	5,149
West Vancouver									
August 2008	191	16	0	0	8	26	0	0	241
August 2007	160	6	0	1	44	17	0	0	228
White Rock									
August 2008	9	2	58	0	0	227	0	0	296
August 2007	9	0	60	0	0	232	0	2	303
Vancouver CMA									
August 2008	3,297	308	549	53	2,642	18,391	8	1,036	26,284
August 2007	3,144	232	259	85	2,487	15,537	127	550	22,421

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2008	12	14	0	0	6	169	0	0	201
August 2007	18	12	0	0	0	0	0	0	30
Delta									
August 2008	3	0	0	0	0	0	0	0	3
August 2007	10	0	0	0	9	0	0	0	19
Langley									
August 2008	38	0	16	0	8	0	2	0	64
August 2007	42	0	0	0	21	43	0	1	107
Maple Ridge / Pitt Meadows									
August 2008	43	0	0	0	17	0	0	0	60
August 2007	33	0	0	0	0	58	0	0	91
New Westminster									
August 2008	4	2	0	0	0	0	0	0	6
August 2007	3	0	0	0	12	133	0	0	148
North Vancouver									
August 2008	4	2	0	0	17	215	0	0	238
August 2007	7	0	0	0	14	42	0	27	90
Richmond									
August 2008	17	0	12	0	0	0	0	0	29
August 2007	19	6	0	0	58	0	0	0	83
Surrey									
August 2008	122	0	2	7	129	60	0	8	328
August 2007	176	0	0	0	134	0	0	4	314
Tri-Cities									
August 2008	4	0	11	0	27	266	0	54	362
August 2007	10	0	2	0	15	38	0	0	65
University Endowment Lands									
August 2008	0	0	0	0	10	31	0	0	41
August 2007	1	0	0	0	13	0	0	0	14
Vancouver City									
August 2008	48	2	4	0	0	50	0	5	109
August 2007	63	18	0	0	17	185	0	2	285
West Vancouver									
August 2008	8	0	0	0	4	0	0	0	12
August 2007	11	0	0	0	32	79	0	0	122
White Rock									
August 2008	1	0	0	0	0	0	0	0	1
August 2007	3	0	6	0	0	0	0	0	9
Vancouver CMA									
August 2008	308	20	45	7	218	791	2	67	1,458
August 2007	405	36	8	0	325	578	0	34	1,386

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

**Table 1.1: Housing Activity Summary by Submarket**  
**August 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									
Burnaby									
August 2008	34	34	0	0	0	6	0	0	74
August 2007	42	20	0	0	10	0	0	0	72
Delta									
August 2008	10	2	0	0	6	8	0	0	26
August 2007	11	0	0	0	1	12	0	1	25
Langley									
August 2008	128	4	34	4	29	0	0	0	199
August 2007	86	0	0	4	23	27	0	1	141
Maple Ridge / Pitt Meadows									
August 2008	83	0	0	0	15	29	0	0	127
August 2007	60	0	0	2	0	18	0	0	80
New Westminster									
August 2008	11	2	0	1	0	6	0	0	20
August 2007	14	1	0	1	11	19	0	0	46
North Vancouver									
August 2008	20	2	0	0	6	22	0	0	50
August 2007	12	0	0	0	3	7	0	0	22
Richmond									
August 2008	35	0	4	0	8	18	0	0	65
August 2007	41	3	0	0	20	1	0	1	66
Surrey									
August 2008	344	1	6	14	92	99	0	20	576
August 2007	277	2	2	0	44	14	0	13	352
Tri-Cities									
August 2008	22	10	37	0	11	58	0	2	140
August 2007	10	2	23	0	11	11	2	0	59
University Endowment Lands									
August 2008	0	0	0	0	2	3	0	0	5
August 2007	0	0	0	0	3	5	0	0	8
Vancouver City									
August 2008	157	36	5	0	10	28	0	4	240
August 2007	140	44	0	0	0	8	0	2	194
West Vancouver									
August 2008	22	2	0	0	3	6	0	0	33
August 2007	6	0	0	0	6	21	0	0	33
White Rock									
August 2008	2	0	10	0	0	15	0	0	27
August 2007	1	0	8	0	0	28	0	0	37
Vancouver CMA									
August 2008	876	93	96	19	182	298	0	26	1,590
August 2007	705	72	33	7	132	171	2	18	1,140

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2008	9	5	0	0	6	168	0	0	188
August 2007	15	20	0	0	3	0	0	0	38
Delta									
August 2008	3	0	0	0	0	0	0	0	3
August 2007	5	0	0	0	8	10	0	0	23
Langley									
August 2008	48	0	14	0	13	0	2	0	77
August 2007	42	0	0	0	21	37	0	2	102
Maple Ridge / Pitt Meadows									
August 2008	33	0	0	0	11	1	0	0	45
August 2007	22	0	0	0	0	50	0	0	72
New Westminster									
August 2008	5	0	0	0	0	4	0	0	9
August 2007	9	0	0	0	2	136	0	0	147
North Vancouver									
August 2008	3	2	0	1	13	193	0	0	212
August 2007	7	0	2	0	11	35	0	0	55
Richmond									
August 2008	18	0	10	0	0	0	0	0	28
August 2007	16	4	0	1	44	6	0	0	71
Surrey									
August 2008	89	0	0	3	121	45	0	4	262
August 2007	159	0	0	2	142	16	0	1	320
Tri-Cities									
August 2008	3	0	3	0	28	257	0	54	345
August 2007	9	0	4	0	17	39	0	0	69
University Endowment Lands									
August 2008	0	0	0	0	8	31	0	0	39
August 2007	1	0	0	0	12	0	0	0	13
Vancouver City									
August 2008	56	1	2	0	0	98	0	5	162
August 2007	52	14	2	0	19	186	0	3	276
West Vancouver									
August 2008	5	0	0	0	4	0	0	0	9
August 2007	11	0	0	0	26	58	0	0	95
White Rock									
August 2008	2	0	0	0	0	0	0	0	2
August 2007	2	0	4	0	0	4	0	0	10
Vancouver CMA									
August 2008	279	8	29	4	204	797	2	63	1,386
August 2007	361	38	12	3	305	577	0	6	1,302

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**  
**August 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	% Change
Anmore	2	4	0	0	0	0	0	0	2	4	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	4	0	0	0	0	0	0	4	4	0.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	11	3	0	2	0	0	0	0	11	5	120.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	282	1	282	-99.6
Burnaby - South & East	6	2	2	0	0	0	0	0	8	2	**
Burnaby - Central Park	3	4	4	0	0	0	0	0	7	4	75.0
Burnaby - Remainder	8	6	12	8	3	0	76	0	99	14	**
Burnaby Total	29	16	18	12	3	0	76	282	126	310	-59.4
Coquitlam	6	0	4	4	22	0	2	0	34	4	**
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	7	2	0	0	0	0	3	0	10	2	**
Delta - North	9	6	0	0	0	0	0	0	9	6	50.0
Delta	16	9	0	0	0	0	3	0	19	9	111.1
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	17	57	0	8	4	50	6	144	27	259	-89.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	32	26	0	12	0	0	37	0	69	38	81.6
New Westminster	3	8	2	0	0	0	0	94	5	102	-95.1
North Vancouver City	2	2	4	0	0	0	37	40	43	42	2.4
North Vancouver DM	8	5	0	0	0	0	0	0	8	5	60.0
Pitt Meadows	3	18	0	0	0	0	0	70	3	88	-96.6
Port Coquitlam	2	7	0	0	0	4	41	111	43	122	-64.8
Port Moody	0	7	0	0	0	15	0	192	0	214	-100.0
Richmond	18	32	6	0	18	0	32	0	74	32	131.3
Surrey - South	12	20	8	18	0	16	177	37	197	91	116.5
Surrey - Cloverdale	43	34	0	0	101	35	17	60	161	129	24.8
Surrey - North	62	48	4	4	91	0	6	0	163	52	**
Surrey - Guildford	0	1	0	0	0	0	0	78	0	79	-100.0
Surrey - Whalley	7	5	0	0	17	0	0	0	24	5	**
Surrey Total	124	108	12	22	209	51	200	175	545	356	53.1
University Endowment Lands	1	4	0	0	0	0	0	72	1	76	-98.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	383	0	383	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	59	0	59	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	4	1	0	0	0	0	0	2	4	3	33.3
Vancouver - Marpole	3	3	0	0	0	0	2	0	5	3	66.7
Vancouver - Eastside	38	21	0	6	0	0	10	2	48	29	65.5
Vancouver - Mt. Pleasant	1	0	6	2	0	0	0	125	7	127	-94.5
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	21	7	0	0	15	0	2	0	38	7	**
Vancouver Total	67	33	6	8	15	0	456	129	544	170	**
West Vancouver	10	13	0	0	0	0	0	0	10	13	-23.1
White Rock	0	1	0	0	0	0	4	6	4	7	-42.9
<b>Vancouver CMA</b>	<b>344</b>	<b>354</b>	<b>52</b>	<b>66</b>	<b>271</b>	<b>120</b>	<b>894</b>	<b>1,315</b>	<b>1,561</b>	<b>1,855</b>	<b>-15.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - August 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	13	14	0	0	0	0	0	0	13	14	-7.1
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	14	14	0	0	0	0	2	0	16	14	14.3
Burnaby - Mountain	0	1	0	2	0	4	0	0	0	7	-100.0
Burnaby - North	43	36	18	6	10	0	310	169	381	211	80.6
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	282	2	283	-99.3
Burnaby - South & East	39	19	20	10	4	0	0	0	63	29	117.2
Burnaby - Central Park	9	12	6	6	52	0	0	0	67	18	**
Burnaby - Remainder	61	46	62	48	71	58	446	785	640	937	-31.7
Burnaby Total	154	115	106	72	137	62	756	1,236	1,153	1,485	-22.4
Coquitlam	61	28	32	28	119	34	939	221	1,151	311	**
Delta - Tsawwassen	12	9	0	0	0	0	1	0	13	9	44.4
Delta - Ladner	36	27	4	0	3	0	5	1	48	28	71.4
Delta - North	63	47	0	2	47	0	0	0	110	49	124.5
Delta	111	83	4	2	50	0	6	1	171	86	98.8
Langley City	0	6	0	0	0	0	32	56	32	62	-48.4
Langley District	172	434	2	64	26	294	238	186	438	978	-55.2
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	230	211	52	50	0	49	37	94	319	404	-21.0
New Westminister	22	49	6	8	4	12	46	434	78	503	-84.5
North Vancouver City	19	9	12	12	12	17	120	384	163	422	-61.4
North Vancouver DM	65	57	0	2	0	4	167	0	232	63	**
Pitt Meadows	34	78	2	4	0	81	0	70	36	233	-84.5
Port Coquitlam	18	19	2	2	82	4	117	564	219	589	-62.8
Port Moody	11	40	2	0	0	107	353	741	366	888	-58.8
Richmond	158	208	52	72	192	86	933	1,009	1,335	1,375	-2.9
Surrey - South	187	205	88	34	211	75	625	190	1,111	504	120.4
Surrey - Cloverdale	274	276	4	12	373	306	380	219	1,031	813	26.8
Surrey - North	411	394	32	24	146	117	183	65	772	600	28.7
Surrey - Guildford	5	6	0	0	0	8	0	157	5	171	-97.1
Surrey - Whalley	57	79	0	0	80	80	1,034	219	1,171	378	**
Surrey Total	934	960	124	70	810	586	2,222	850	4,090	2,466	65.9
University Endowment Lands	2	5	2	0	11	152	77	214	92	371	-75.2
Vancouver - West End	0	0	0	0	0	1	0	20	0	21	-100.0
Vancouver - Downtown	0	0	2	0	11	11	1,747	580	1,760	591	197.8
Vancouver - Kitsilano	9	3	0	4	0	22	142	10	151	39	**
Vancouver - False Creek	0	1	0	2	56	0	597	0	653	3	**
Vancouver - Granville/Oak	2	2	16	2	10	12	21	216	49	232	-78.9
Vancouver - Kerrisdale	44	14	0	0	0	2	2	102	46	118	-61.0
Vancouver - Marpole	45	26	12	6	0	11	2	0	59	43	37.2
Vancouver - Eastside	255	229	54	52	10	14	259	235	578	530	9.1
Vancouver - Mt. Pleasant	5	2	20	16	0	11	33	223	58	252	-77.0
Vancouver - Strath/Grand	3	0	6	4	0	11	0	43	9	58	-84.5
Vancouver - Westside	135	98	0	2	40	0	31	64	206	164	25.6
Vancouver Total	498	375	110	88	127	95	2,834	1,493	3,569	2,051	74.0
West Vancouver	92	70	14	18	0	20	18	8	124	116	6.9
White Rock	5	4	0	0	0	0	38	287	43	291	-85.2
<b>Vancouver CMA</b>	<b>2,616</b>	<b>2,780</b>	<b>522</b>	<b>492</b>	<b>1,570</b>	<b>1,603</b>	<b>8,935</b>	<b>7,848</b>	<b>13,643</b>	<b>12,723</b>	<b>7.2</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 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	282	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	3	0	0	0	76	0	0	0
Burnaby Total	3	0	0	0	76	282	0	0
Coquitlam	22	0	0	0	2	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	3	0
Langley City	0	0	0	0	0	0	0	0
Langley District	4	50	0	0	6	144	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	37	0	0	0
New Westminster	0	0	0	0	0	94	0	0
North Vancouver City	0	0	0	0	37	40	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	0	4	0	0	40	111	1	0
Port Moody	0	15	0	0	0	192	0	0
Richmond	18	0	0	0	32	0	0	0
Surrey - South	0	16	0	0	177	37	0	0
Surrey - Cloverdale	101	35	0	0	0	54	17	6
Surrey - North	91	0	0	0	0	0	6	0
Surrey - Guildford	0	0	0	0	0	78	0	0
Surrey - Whalley	17	0	0	0	0	0	0	0
Surrey Total	209	51	0	0	177	169	23	6
University Endowment Lands	0	0	0	0	0	72	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	383	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	59	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	0	0	0	10	2	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	125	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	0	0	0	2	0	0	0
Vancouver Total	15	0	0	0	456	127	0	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	6	0	0
<b>Vancouver CMA</b>	<b>271</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>867</b>	<b>1,307</b>	<b>27</b>	<b>8</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - August 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	282	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	71	58	0	0	446	785	0	0
Burnaby Total	137	62	0	0	756	1,236	0	0
Coquitlam	119	34	0	0	939	221	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	3	0	0	0	0	0	5	1
Delta - North	47	0	0	0	0	0	0	0
Delta	50	0	0	0	0	0	6	1
Langley City	0	0	0	0	32	56	0	0
Langley District	26	294	0	0	238	184	0	2
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	37	62	0	32
New Westminster	4	12	0	0	46	434	0	0
North Vancouver City	12	17	0	0	120	384	0	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	81	0	0	0	70	0	0
Port Coquitlam	82	4	0	0	114	564	3	0
Port Moody	0	107	0	0	353	741	0	0
Richmond	192	86	0	0	927	1,003	6	6
Surrey - South	211	75	0	0	625	75	0	115
Surrey - Cloverdale	373	306	0	0	312	169	68	50
Surrey - North	146	117	0	0	150	63	33	2
Surrey - Guildford	0	8	0	0	0	157	0	0
Surrey - Whalley	80	80	0	0	1,034	219	0	0
Surrey Total	810	586	0	0	2,121	683	101	167
University Endowment Lands	11	26	0	126	0	107	77	107
Vancouver - West End	0	1	0	0	0	20	0	0
Vancouver - Downtown	11	11	0	0	1,660	580	87	0
Vancouver - Kitsilano	0	22	0	0	142	8	0	2
Vancouver - False Creek	56	0	0	0	415	0	182	0
Vancouver - Granville/Oak	10	12	0	0	21	216	0	0
Vancouver - Kerrisdale	0	2	0	0	2	100	0	2
Vancouver - Marpole	0	11	0	0	2	0	0	0
Vancouver - Eastside	10	14	0	0	259	231	0	4
Vancouver - Mt. Pleasant	0	11	0	0	33	221	0	2
Vancouver - Strath/Grand	0	11	0	0	0	43	0	0
Vancouver - Westside	40	0	0	0	31	62	0	2
Vancouver Total	127	95	0	0	2,565	1,481	269	12
West Vancouver	0	20	0	0	18	8	0	0
White Rock	0	0	0	0	38	285	0	2
<b>Vancouver CMA</b>	<b>1,570</b>	<b>1,477</b>	<b>0</b>	<b>126</b>	<b>8,441</b>	<b>7,519</b>	<b>494</b>	<b>329</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Anmore	2	4	0	0	0	0	2	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	4	0	0	0	0	4	4
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	11	5	0	0	0	0	11	5
Burnaby - Lougheed Mall	1	0	0	282	0	0	1	282
Burnaby - South & East	8	2	0	0	0	0	8	2
Burnaby - Central Park	7	4	0	0	0	0	7	4
Burnaby - Remainder	20	14	79	0	0	0	99	14
Burnaby Total	47	28	79	282	0	0	126	310
Coquitlam	8	4	26	0	0	0	34	4
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	7	2	0	0	3	0	10	2
Delta - North	9	6	0	0	0	0	9	6
Delta	16	9	0	0	3	0	19	9
Langley City	0	0	0	0	0	0	0	0
Langley District	21	81	4	178	2	0	27	259
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	32	26	37	12	0	0	69	38
New Westminster	5	8	0	94	0	0	5	102
North Vancouver City	14	2	29	40	0	0	43	42
North Vancouver DM	8	5	0	0	0	0	8	5
Pitt Meadows	3	18	0	70	0	0	3	88
Port Coquitlam	6	9	36	113	1	0	43	122
Port Moody	0	7	0	207	0	0	0	214
Richmond	54	32	20	0	0	0	74	32
Surrey - South	12	20	185	71	0	0	197	91
Surrey - Cloverdale	43	34	101	89	17	6	161	129
Surrey - North	62	52	95	0	6	0	163	52
Surrey - Guildford	0	1	0	78	0	0	0	79
Surrey - Whalley	7	5	17	0	0	0	24	5
Surrey Total	124	112	398	238	23	6	545	356
University Endowment Lands	1	4	0	72	0	0	1	76
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	383	0	0	0	383	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	59	0	0	0	59	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	1	0	0	0	2	4	3
Vancouver - Marpole	5	3	0	0	0	0	5	3
Vancouver - Eastside	48	29	0	0	0	0	48	29
Vancouver - Mt. Pleasant	7	2	0	125	0	0	7	127
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	23	7	15	0	0	0	38	7
Vancouver Total	87	43	457	125	0	2	544	170
West Vancouver	10	13	0	0	0	0	10	13
White Rock	4	7	0	0	0	0	4	7
<b>Vancouver CMA</b>	<b>446</b>	<b>416</b>	<b>1,086</b>	<b>1,431</b>	<b>29</b>	<b>8</b>	<b>1,561</b>	<b>1,855</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	13	14	0	0	0	0	13	14
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	16	14	0	0	0	0	16	14
Burnaby - Mountain	0	3	0	4	0	0	0	7
Burnaby - North	57	42	324	169	0	0	381	211
Burnaby - Lougheed Mall	2	1	0	282	0	0	2	283
Burnaby - South & East	59	29	4	0	0	0	63	29
Burnaby - Central Park	15	18	52	0	0	0	67	18
Burnaby - Remainder	123	94	517	843	0	0	640	937
Burnaby Total	256	187	897	1,298	0	0	1,153	1,485
Coquitlam	155	116	996	195	0	0	1,151	311
Delta - Tsawwassen	12	9	0	0	1	0	13	9
Delta - Ladner	36	26	7	0	5	2	48	28
Delta - North	63	49	47	0	0	0	110	49
Delta	111	84	54	0	6	2	171	86
Langley City	0	6	32	56	0	0	32	62
Langley District	246	515	186	456	6	7	438	978
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	230	211	89	161	0	32	319	404
New Westminster	28	57	50	446	0	0	78	503
North Vancouver City	43	17	120	405	0	0	163	422
North Vancouver DM	65	56	135	7	32	0	232	63
Pitt Meadows	36	60	0	173	0	0	36	233
Port Coquitlam	36	39	180	550	3	0	219	589
Port Moody	11	36	355	852	0	0	366	888
Richmond	331	206	998	1,163	6	6	1,335	1,375
Surrey - South	172	204	939	185	0	115	1,111	504
Surrey - Cloverdale	310	280	653	483	68	50	1,031	813
Surrey - North	413	418	326	180	33	2	772	600
Surrey - Guildford	5	6	0	165	0	0	5	171
Surrey - Whalley	57	79	1,114	299	0	0	1,171	378
Surrey Total	957	987	3,032	1,312	101	167	4,090	2,466
University Endowment Lands	2	5	13	133	77	233	92	371
Vancouver - West End	0	0	0	21	0	0	0	21
Vancouver - Downtown	2	0	1,671	591	87	0	1,760	591
Vancouver - Kitsilano	9	7	142	30	0	2	151	39
Vancouver - False Creek	0	3	471	0	182	0	653	3
Vancouver - Granville/Oak	18	4	31	228	0	0	49	232
Vancouver - Kerrisdale	46	14	0	102	0	2	46	118
Vancouver - Marpole	59	35	0	8	0	0	59	43
Vancouver - Eastside	357	308	221	218	0	4	578	530
Vancouver - Mt. Pleasant	25	21	33	229	0	2	58	252
Vancouver - Strath/Grand	9	4	0	54	0	0	9	58
Vancouver - Westside	139	100	67	62	0	2	206	164
Vancouver Total	664	496	2,636	1,543	269	12	3,569	2,051
West Vancouver	106	72	18	44	0	0	124	116
White Rock	43	62	0	227	0	2	43	291
<b>Vancouver CMA</b>	<b>3,352</b>	<b>3,241</b>	<b>9,791</b>	<b>9,021</b>	<b>500</b>	<b>461</b>	<b>13,643</b>	<b>12,723</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	% Change
Anmore	3	8	0	0	0	0	0	0	3	8	-62.5
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	7	2	2	0	0	169	0	176	9	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	2	2	0	0	0	0	6	3	100.0
Burnaby - Central Park	2	0	0	2	0	0	0	0	2	2	0.0
Burnaby - Remainder	1	10	10	6	6	0	0	0	17	16	6.3
Burnaby Total	12	18	14	12	6	0	169	0	201	30	**
Coquitlam	4	2	0	0	0	15	0	2	4	19	-78.9
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	2	0	0	0	0	9	0	0	2	9	-77.8
Delta - North	1	9	0	0	0	0	0	0	1	9	-88.9
Delta	3	10	0	0	0	9	0	0	3	19	-84.2
Langley City	0	0	0	0	0	0	0	43	0	43	-100.0
Langley District	40	42	0	0	8	21	16	1	64	64	0.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	38	29	0	0	17	0	0	58	55	87	-36.8
New Westminster	4	3	2	0	0	12	0	133	6	148	-95.9
North Vancouver City	1	0	2	0	17	6	215	27	235	33	**
North Vancouver DM	3	7	0	0	0	8	0	42	3	57	-94.7
Pitt Meadows	5	4	0	0	0	0	0	0	5	4	25.0
Port Coquitlam	0	4	0	0	31	0	108	0	139	4	**
Port Moody	0	4	0	0	3	0	216	38	219	42	**
Richmond	17	19	0	22	0	42	12	0	29	83	-65.1
Surrey - South	33	37	0	0	50	0	60	0	143	37	**
Surrey - Cloverdale	32	49	0	0	43	81	10	4	85	134	-36.6
Surrey - North	56	83	0	0	14	25	0	0	70	108	-35.2
Surrey - Guildford	0	0	0	0	0	28	0	0	0	28	-100.0
Surrey - Whalley	8	7	0	0	22	0	0	0	30	7	**
Surrey Total	129	176	0	0	129	134	70	4	328	314	4.5
University Endowment Lands	0	1	2	4	8	9	31	0	41	14	192.9
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	17	0	165	0	182	-100.0
Vancouver - Kitsilano	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	3	0	0	0	0	0	0	2	3	-33.3
Vancouver - Marpole	0	4	0	0	0	0	0	0	0	4	-100.0
Vancouver - Eastside	33	39	2	10	0	0	7	0	42	49	-14.3
Vancouver - Mt. Pleasant	0	0	0	6	0	0	0	2	0	8	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	13	16	0	0	0	0	52	20	65	36	80.6
Vancouver Total	48	63	2	18	0	17	59	187	109	285	-61.8
West Vancouver	8	11	4	0	0	32	0	79	12	122	-90.2
White Rock	1	3	0	0	0	0	0	6	1	9	-88.9
<b>Vancouver CMA</b>	<b>317</b>	<b>405</b>	<b>26</b>	<b>56</b>	<b>219</b>	<b>305</b>	<b>896</b>	<b>620</b>	<b>1,458</b>	<b>1,386</b>	<b>5.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - August 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	10	24	0	0	0	0	0	0	10	24	-58.3
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	16	10	0	0	0	0	0	0	16	10	60.0
Burnaby - Mountain	1	0	2	0	0	4	0	278	3	282	-98.9
Burnaby - North	28	43	10	8	0	0	211	140	249	191	30.4
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - South & East	14	24	10	14	0	64	213	357	237	459	-48.4
Burnaby - Central Park	9	7	4	14	0	8	0	0	13	29	-55.2
Burnaby - Remainder	40	69	54	72	50	231	757	215	901	587	53.5
Burnaby Total	94	143	80	108	50	307	1,181	990	1,405	1,548	-9.2
Coquitlam	57	28	14	20	48	28	741	209	860	285	**
Delta - Tsawwassen	8	12	0	0	0	0	0	48	8	60	-86.7
Delta - Ladner	21	8	4	8	16	12	2	2	43	30	43.3
Delta - North	35	30	2	0	0	0	0	0	37	30	23.3
Delta	64	50	6	8	16	12	2	50	88	120	-26.7
Langley City	4	4	0	0	0	0	0	163	4	167	-97.6
Langley District	317	401	62	20	244	128	80	4	703	553	27.1
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	234	276	38	0	95	0	196	120	563	396	42.2
New Westminister	53	58	2	4	4	18	582	383	641	463	38.4
North Vancouver City	18	23	14	8	50	17	698	178	780	226	**
North Vancouver DM	62	56	2	0	0	8	0	42	64	106	-39.6
Pitt Meadows	64	39	0	0	31	12	217	0	312	51	**
Port Coquitlam	18	13	0	4	67	12	404	104	489	133	**
Port Moody	36	53	0	18	68	42	600	271	704	384	83.3
Richmond	151	204	44	70	128	254	732	865	1,055	1,393	-24.3
Surrey - South	192	144	8	24	158	0	84	63	442	231	91.3
Surrey - Cloverdale	267	341	0	16	244	398	166	73	677	828	-18.2
Surrey - North	369	642	4	6	70	240	0	72	443	960	-53.9
Surrey - Guildford	6	3	0	4	16	48	157	165	179	220	-18.6
Surrey - Whalley	68	91	0	0	68	49	503	68	639	208	**
Surrey Total	902	1,221	12	50	556	735	910	441	2,380	2,447	-2.7
University Endowment Lands	2	2	2	6	8	70	212	287	224	365	-38.6
Vancouver - West End	0	0	0	0	0	0	0	291	0	291	-100.0
Vancouver - Downtown	0	0	0	0	10	58	821	1,884	831	1,942	-57.2
Vancouver - Kitsilano	2	14	4	4	26	0	10	74	42	92	-54.3
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	12	13	0	0	0	9	27	4	39	26	50.0
Vancouver - Marpole	18	21	4	0	11	26	0	23	33	70	-52.9
Vancouver - Eastside	180	228	38	26	17	32	424	216	659	502	31.3
Vancouver - Mt. Pleasant	1	1	10	30	11	6	2	2	24	39	-38.5
Vancouver - Strath/Grand	1	1	0	4	11	4	0	50	12	59	-79.7
Vancouver - Westside	110	136	2	6	0	30	52	60	164	232	-29.3
Vancouver Total	326	420	62	72	86	165	1,526	2,762	2,000	3,419	-41.5
West Vancouver	73	95	26	0	12	32	9	109	120	236	-49.2
White Rock	4	12	0	0	0	0	32	142	36	154	-76.6
<b>Vancouver CMA</b>	<b>2,507</b>	<b>3,133</b>	<b>364</b>	<b>388</b>	<b>1,463</b>	<b>1,840</b>	<b>8,122</b>	<b>7,120</b>	<b>12,456</b>	<b>12,481</b>	<b>-0.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 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	169	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	6	0	0	0	0	0	0	0
Burnaby Total	6	0	0	0	169	0	0	0
Coquitlam	0	15	0	0	0	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	9	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	9	0	0	0	0	0	0
Langley City	0	0	0	0	0	43	0	0
Langley District	8	21	0	0	16	0	0	1
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	0	0	0	0	58	0	0
New Westminster	0	12	0	0	0	133	0	0
North Vancouver City	17	6	0	0	215	0	0	27
North Vancouver DM	0	8	0	0	0	42	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	31	0	0	0	54	0	54	0
Port Moody	3	0	0	0	216	38	0	0
Richmond	0	42	0	0	12	0	0	0
Surrey - South	50	0	0	0	60	0	0	0
Surrey - Cloverdale	43	81	0	0	2	0	8	4
Surrey - North	14	25	0	0	0	0	0	0
Surrey - Guildford	0	28	0	0	0	0	0	0
Surrey - Whalley	22	0	0	0	0	0	0	0
Surrey Total	129	134	0	0	62	0	8	4
University Endowment Lands	8	9	0	0	31	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	17	0	0	0	165	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	2	0	5	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	52	20	0	0
Vancouver Total	0	17	0	0	54	185	5	2
West Vancouver	0	32	0	0	0	79	0	0
White Rock	0	0	0	0	0	6	0	0
<b>Vancouver CMA</b>	<b>219</b>	<b>305</b>	<b>0</b>	<b>0</b>	<b>829</b>	<b>586</b>	<b>67</b>	<b>34</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - August 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	211	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	50	231	0	0	757	215	0	0
Burnaby Total	50	307	0	0	1,181	844	0	146
Coquitlam	48	28	0	0	741	209	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	16	12	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	0	0
Delta	16	12	0	0	0	48	2	2
Langley City	0	0	0	0	0	163	0	0
Langley District	244	128	0	0	80	0	0	4
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	95	0	0	0	196	120	0	0
New Westminster	4	18	0	0	582	383	0	0
North Vancouver City	50	17	0	0	698	151	0	27
North Vancouver DM	0	8	0	0	0	42	0	0
Pitt Meadows	31	12	0	0	217	0	0	0
Port Coquitlam	67	12	0	0	348	104	56	0
Port Moody	68	42	0	0	600	271	0	0
Richmond	128	254	0	0	731	863	1	2
Surrey - South	158	0	0	0	84	63	0	0
Surrey - Cloverdale	244	398	0	0	112	6	54	67
Surrey - North	70	240	0	0	0	2	0	70
Surrey - Guildford	16	48	0	0	157	165	0	0
Surrey - Whalley	68	49	0	0	503	68	0	0
Surrey Total	556	735	0	0	856	304	54	137
University Endowment Lands	8	70	0	0	212	216	0	71
Vancouver - West End	0	0	0	0	0	291	0	0
Vancouver - Downtown	10	58	0	0	821	1,884	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	395	129	29	87
Vancouver - Mt. Pleasant	11	6	0	0	2	0	0	2
Vancouver - Strath/Grand	11	4	0	0	0	50	0	0
Vancouver - Westside	0	30	0	0	52	56	0	4
Vancouver Total	86	165	0	0	1,368	2,666	158	96
West Vancouver	12	32	0	0	9	93	0	16
White Rock	0	0	0	0	30	142	2	0
<b>Vancouver CMA</b>	<b>1,463</b>	<b>1,840</b>	<b>0</b>	<b>0</b>	<b>7,849</b>	<b>6,619</b>	<b>273</b>	<b>501</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Anmore	3	8	0	0	0	0	3	8
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	9	169	0	0	0	176	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	3	0	0	0	0	6	3
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	11	16	6	0	0	0	17	16
Burnaby Total	26	30	175	0	0	0	201	30
Coquitlam	4	4	0	15	0	0	4	19
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	2	0	0	9	0	0	2	9
Delta - North	1	9	0	0	0	0	1	9
Delta	3	10	0	9	0	0	3	19
Langley City	0	0	0	43	0	0	0	43
Langley District	54	42	8	21	2	1	64	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	38	29	17	58	0	0	55	87
New Westminster	6	3	0	145	0	0	6	148
North Vancouver City	3	0	232	6	0	27	235	33
North Vancouver DM	3	7	0	50	0	0	3	57
Pitt Meadows	5	4	0	0	0	0	5	4
Port Coquitlam	8	4	77	0	54	0	139	4
Port Moody	3	4	216	38	0	0	219	42
Richmond	29	25	0	58	0	0	29	83
Surrey - South	26	37	117	0	0	0	143	37
Surrey - Cloverdale	34	49	43	81	8	4	85	134
Surrey - North	56	83	14	25	0	0	70	108
Surrey - Guildford	0	0	0	28	0	0	0	28
Surrey - Whalley	8	7	22	0	0	0	30	7
Surrey Total	124	176	196	134	8	4	328	314
University Endowment Lands	0	1	41	13	0	0	41	14
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	182	0	0	0	182
Vancouver - Kitsilano	0	3	0	0	0	0	0	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	2	3	0	0	0	0	2	3
Vancouver - Marpole	0	4	0	0	0	0	0	4
Vancouver - Eastside	37	49	0	0	5	0	42	49
Vancouver - Mt. Pleasant	0	6	0	0	0	2	0	8
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	16	50	20	0	0	65	36
Vancouver Total	54	81	50	202	5	2	109	285
West Vancouver	8	11	4	111	0	0	12	122
White Rock	1	9	0	0	0	0	1	9
<b>Vancouver CMA</b>	<b>373</b>	<b>449</b>	<b>1,016</b>	<b>903</b>	<b>69</b>	<b>34</b>	<b>1,458</b>	<b>1,386</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Anmore	10	24	0	0	0	0	10	24
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	16	10	0	0	0	0	16	10
Burnaby - Mountain	3	0	0	282	0	0	3	282
Burnaby - North	38	51	211	140	0	0	249	191
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0
Burnaby - South & East	24	38	213	275	0	146	237	459
Burnaby - Central Park	13	21	0	8	0	0	13	29
Burnaby - Remainder	94	139	807	448	0	0	901	587
Burnaby Total	174	249	1,231	1,153	0	146	1,405	1,548
Coquitlam	99	96	761	189	0	0	860	285
Delta - Tsawwassen	8	12	0	48	0	0	8	60
Delta - Ladner	20	7	20	21	3	2	43	30
Delta - North	37	30	0	0	0	0	37	30
Delta	65	49	20	69	3	2	88	120
Langley City	4	4	0	163	0	0	4	167
Langley District	420	394	278	148	5	11	703	553
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	234	276	329	120	0	0	563	396
New Westminster	52	61	589	402	0	0	641	463
North Vancouver City	26	31	754	168	0	27	780	226
North Vancouver DM	61	56	3	50	0	0	64	106
Pitt Meadows	46	39	266	12	0	0	312	51
Port Coquitlam	46	29	387	104	56	0	489	133
Port Moody	39	58	665	326	0	0	704	384
Richmond	169	215	885	1,176	1	2	1,055	1,393
Surrey - South	170	144	272	87	0	0	442	231
Surrey - Cloverdale	273	349	350	412	54	67	677	828
Surrey - North	373	646	70	244	0	70	443	960
Surrey - Guildford	6	3	173	217	0	0	179	220
Surrey - Whalley	68	91	571	117	0	0	639	208
Surrey Total	890	1,233	1,436	1,077	54	137	2,380	2,447
University Endowment Lands	2	2	222	292	0	71	224	365
Vancouver - West End	0	0	0	291	0	0	0	291
Vancouver - Downtown	0	0	831	1,942	0	0	831	1,942
Vancouver - Kitsilano	6	18	34	73	2	1	42	92
Vancouver - False Creek	1	3	0	39	127	0	128	42
Vancouver - Granville/Oak	3	5	63	119	0	0	66	124
Vancouver - Kerrisdale	12	13	27	11	0	2	39	26
Vancouver - Marpole	22	21	11	49	0	0	33	70
Vancouver - Eastside	239	280	391	135	29	87	659	502
Vancouver - Mt. Pleasant	13	31	11	6	0	2	24	39
Vancouver - Strath/Grand	1	7	11	52	0	0	12	59
Vancouver - Westside	114	142	50	86	0	4	164	232
Vancouver Total	413	520	1,429	2,803	158	96	2,000	3,419
West Vancouver	74	91	46	129	0	16	120	236
White Rock	34	54	0	100	2	0	36	154
<b>Vancouver CMA</b>	<b>2,876</b>	<b>3,492</b>	<b>9,301</b>	<b>8,481</b>	<b>279</b>	<b>508</b>	<b>12,456</b>	<b>12,481</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,000,000	1,210,000
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,000,000	1,154,955
Belcarra													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 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	7	50.0	1	7.1	6	42.9	14	649,500	744,000
Year-to-date 2007	1	11.1	0	0.0	2	22.2	5	55.6	1	11.1	9	--	--
Burnaby													
August 2008	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
August 2007	0	0.0	0	0.0	0	0.0	6	40.0	9	60.0	15	758,000	786,706
Year-to-date 2008	0	0.0	0	0.0	0	0.0	29	29.9	68	70.1	97	838,000	920,118
Year-to-date 2007	0	0.0	1	0.7	3	2.2	52	38.2	80	58.8	136	777,000	811,416
Coquitlam													
August 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
August 2007	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2008	2	3.7	23	42.6	1	1.9	8	14.8	20	37.0	54	719,900	749,519
Year-to-date 2007	4	14.8	1	3.7	1	3.7	2	7.4	19	70.4	27	800,000	736,135
Delta													
August 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
August 2007	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2008	1	1.4	0	0.0	12	17.4	25	36.2	31	44.9	69	700,000	750,035
Year-to-date 2007	0	0.0	1	1.5	14	20.9	20	29.9	32	47.8	67	745,000	720,357
Langley City													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Langley District													
August 2008	2	4.0	3	6.0	9	18.0	25	50.0	11	22.0	50	639,450	667,943
August 2007	0	0.0	5	12.2	18	43.9	13	31.7	5	12.2	41	584,900	593,344
Year-to-date 2008	5	1.6	13	4.2	90	29.2	163	52.9	37	12.0	308	638,800	646,655
Year-to-date 2007	21	5.2	108	26.8	180	44.7	76	18.9	18	4.5	403	549,900	561,385

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2008	0	0.0	0	0.0	22	73.3	5	16.7	3	10.0	30	585,000	608,660
August 2007	0	0.0	6	28.6	15	71.4	0	0.0	0	0.0	21	520,000	524,829
Year-to-date 2008	1	0.4	27	11.7	165	71.4	34	14.7	4	1.7	231	565,000	565,232
Year-to-date 2007	7	2.7	110	41.7	133	50.4	12	4.5	2	0.8	264	510,000	516,117
New Westminster													
August 2008	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
August 2007	0	0.0	0	0.0	5	55.6	4	44.4	0	0.0	9	--	--
Year-to-date 2008	5	7.0	14	19.7	36	50.7	15	21.1	1	1.4	71	518,900	548,224
Year-to-date 2007	0	0.0	0	0.0	34	59.6	19	33.3	4	7.0	57	588,900	597,544
North Vancouver City													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	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	23	100.0	23	1,230,000	1,203,261
North Vancouver DM													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	1	1.7	0	0.0	0	0.0	0	0.0	58	98.3	59	1,465,900	1,479,710
Year-to-date 2007	1	1.9	0	0.0	0	0.0	0	0.0	51	98.1	52	1,320,000	1,312,269
Pitt Meadows													
August 2008	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
August 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	20	29.9	45	67.2	2	3.0	0	0.0	67	559,000	543,894
Year-to-date 2007	0	0.0	5	14.7	29	85.3	0	0.0	0	0.0	34	572,000	559,742
Port Coquitlam													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	1	7.1	4	28.6	8	57.1	1	7.1	14	645,000	637,359
Year-to-date 2007	0	0.0	2	14.3	9	64.3	2	14.3	1	7.1	14	569,571	575,523
Port Moody													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
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	13	24.1	41	75.9	54	800,000	814,044
Richmond													
August 2008	0	0.0	0	0.0	0	0.0	7	38.9	11	61.1	18	1,000,000	937,333
August 2007	0	0.0	0	0.0	1	5.9	0	0.0	16	94.1	17	962,000	940,229
Year-to-date 2008	0	0.0	0	0.0	0	0.0	34	21.0	128	79.0	162	1,000,000	1,043,799
Year-to-date 2007	0	0.0	0	0.0	13	6.0	43	19.7	162	74.3	218	927,000	921,334

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2008	0	0.0	3	3.3	25	27.2	26	28.3	38	41.3	92	704,000	747,865
August 2007	0	0.0	24	14.9	46	28.6	49	30.4	42	26.1	161	639,800	741,093
Year-to-date 2008	0	0.0	59	7.4	234	29.4	229	28.7	275	34.5	797	672,000	746,308
Year-to-date 2007	3	0.3	268	23.2	359	31.1	295	25.5	230	19.9	1,155	599,000	663,355
University Endowment Lands													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	2	100.0	2	--	--
Vancouver City													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	1,413,000	1,623,457
August 2007	0	0.0	0	0.0	0	0.0	4	7.7	48	92.3	52	988,000	1,493,077
Year-to-date 2008	0	0.0	0	0.0	2	0.6	15	4.6	309	94.8	326	1,000,000	1,392,334
Year-to-date 2007	0	0.0	1	0.2	4	0.9	74	16.5	370	82.4	449	955,000	1,273,205
West Vancouver													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	2,600,000	2,640,545
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	2,890,000	3,103,754
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	100	100.0	100	2,450,000	2,763,792
White Rock													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 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	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	20.0	12	80.0	15	1,190,000	1,226,933
Vancouver CMA													
August 2008	2	0.7	6	2.1	62	21.8	75	26.3	140	49.1	285	749,000	964,957
August 2007	0	0.0	36	9.9	92	25.3	80	22.0	156	42.9	364	688,950	914,998
Year-to-date 2008	15	0.6	157	6.6	597	24.9	566	23.6	1,060	44.3	2,395	699,000	907,649
Year-to-date 2007	37	1.2	497	16.0	781	25.1	618	19.9	1,173	37.8	3,106	659,000	842,490

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2008	Aug 2007	% Change	YTD 2008	YTD 2007	% Change
Anmore	--	1,210,000	n/a	--	1,154,955	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	744,000	--	n/a
Burnaby Total	--	786,706	n/a	920,118	811,416	13.4
Coquitlam	--	--	n/a	749,519	736,135	1.8
Delta	--	--	n/a	750,035	720,357	4.1
Langley City	--	--	n/a	--	--	n/a
Langley District	667,943	593,344	12.6	646,655	561,385	15.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	608,660	524,829	16.0	565,232	516,117	9.5
New Westminster	--	--	n/a	548,224	597,544	-8.3
North Vancouver City	--	--	n/a	1,197,500	1,203,261	-0.5
North Vancouver DM	--	--	n/a	1,479,710	1,312,269	12.8
Pitt Meadows	--	--	n/a	543,894	559,742	-2.8
Port Coquitlam	--	--	n/a	637,359	575,523	10.7
Port Moody	--	--	n/a	949,609	814,044	16.7
Richmond	937,333	940,229	-0.3	1,043,799	921,334	13.3
Surrey Total	747,865	741,093	0.9	746,308	663,355	12.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,623,457	1,493,077	8.7	1,392,334	1,273,205	9.4
West Vancouver	--	2,640,545	n/a	3,103,754	2,763,792	12.3
White Rock	--	--	n/a	--	1,226,933	n/a
<b>Vancouver CMA</b>	<b>964,957</b>	<b>914,998</b>	<b>5.5</b>	<b>907,649</b>	<b>842,490</b>	<b>7.7</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver**  
**August 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	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September												
	October												
	November												
	December												
	Q2 2007	4,873	5,217	31%	821,063	2,160	1,802	40%	476,309	4,992	4,617	36%	378,529
	Q2 2008	3,423	7,209	16%	890,425	1,607	2,400	23%	510,152	3,651	6,676	19%	409,591
	YTD 2007	10,918	4,832	28%	810,114	4,947	1,693	36%	473,798	11,749	4,248	34%	379,688
	YTD 2008	7,574	6,448	16%	884,762	3,599	2,208	22%	507,583	8,792	6,091	19%	408,081

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**  
**August 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	124.3	114.7	1,239	4.1	66.6	789
	August	691	6.65	6.85			1,241	4.1	66.6	786
	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 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	49	0	14	0	22	0	0	0	85
July 2006	45	2	20	4	53	55	0	0	179
% Change	8.9	-100.0	-30.0	-100.0	-58.5	-100.0	n/a	n/a	-52.5
Year-to-date 2007	287	0	140	15	111	216	0	0	769
Year-to-date 2006	213	4	82	19	63	408	0	0	789
% Change	34.7	-100.0	70.7	-21.1	76.2	-47.1	n/a	n/a	-2.5
UNDER CONSTRUCTION									
July 2007	294	0	160	28	148	506	0	24	1,160
July 2006	236	4	80	16	80	502	0	129	1,047
% Change	24.6	-100.0	100.0	75.0	85.0	0.8	n/a	-81.4	10.8
COMPLETIONS									
July 2007	27	0	14	0	12	159	0	0	212
July 2006	30	0	12	2	26	0	0	0	70
% Change	-10.0	n/a	16.7	-100.0	-53.8	n/a	n/a	n/a	**
Year-to-date 2007	215	4	127	11	56	288	0	0	701
Year-to-date 2006	178	0	94	17	42	40	0	0	371
% Change	20.8	n/a	35.1	-35.3	33.3	**	n/a	n/a	88.9
COMPLETED & NOT ABSORBED									
July 2007	79	0	4	5	0	38	0	0	126
July 2006	45	0	10	4	2	0	0	0	61
% Change	75.6	n/a	-60.0	25.0	-100.0	n/a	n/a	n/a	106.6
ABSORBED									
July 2007	21	2	10	0	12	124	0	0	169
July 2006	24	0	12	2	24	3	0	0	65
% Change	-12.5	n/a	-16.7	-100.0	-50.0	**	n/a	n/a	160.0
Year-to-date 2007	210	4	131	9	56	250	0	0	660
Year-to-date 2006	211	0	124	16	44	51	0	0	446
% Change	-0.5	n/a	5.6	-43.8	27.3	**	n/a	n/a	48.0

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2007**

	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 2007	22	0	14	0	22	0	0	0	58	
July 2006	28	0	20	0	53	55	0	0	156	
Fraser Valley H RDA										
July 2007	0	0	0	0	0	0	0	0	0	
July 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
July 2007	27	0	0	0	0	0	0	0	27	
July 2006	17	2	0	4	0	0	0	0	23	
Abbotsford CMA										
July 2007	49	0	14	0	22	0	0	0	85	
July 2006	45	2	20	4	53	55	0	0	179	
UNDER CONSTRUCTION										
Abbotsford City										
July 2007	178	0	160	28	148	436	0	24	974	
July 2006	164	0	80	7	80	377	0	129	837	
Fraser Valley H RDA										
July 2007	1	0	0	0	0	0	0	0	1	
July 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
July 2007	115	0	0	0	0	70	0	0	185	
July 2006	72	4	0	9	0	125	0	0	210	
Abbotsford CMA										
July 2007	294	0	160	28	148	506	0	24	1,160	
July 2006	236	4	80	16	80	502	0	129	1,047	
COMPLETIONS										
Abbotsford City										
July 2007	20	0	14	0	12	159	0	0	205	
July 2006	21	0	12	0	26	0	0	0	59	
Fraser Valley H RDA										
July 2007	0	0	0	0	0	0	0	0	0	
July 2006	0	0	0	0	0	0	0	0	0	
Mission DM										
July 2007	7	0	0	0	0	0	0	0	7	
July 2006	9	0	0	2	0	0	0	0	11	
Abbotsford CMA										
July 2007	27	0	14	0	12	159	0	0	212	
July 2006	30	0	12	2	26	0	0	0	70	

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2007**

	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									
July 2007	46	0	4	3	0	38	0	0	91
July 2006	37	0	10	4	2	0	0	0	53
Fraser Valley H RDA									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Mission DM									
July 2007	33	0	0	2	0	0	0	0	35
July 2006	8	0	0	0	0	0	0	0	8
Abbotsford CMA									
July 2007	79	0	4	5	0	38	0	0	126
July 2006	45	0	10	4	2	0	0	0	61
ABSORBED									
Abbotsford City									
July 2007	18	0	10	0	12	124	0	0	164
July 2006	17	0	12	0	24	3	0	0	56
Fraser Valley H RDA									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Mission DM									
July 2007	3	2	0	0	0	0	0	0	5
July 2006	7	0	0	2	0	0	0	0	9
Abbotsford CMA									
July 2007	21	2	10	0	12	124	0	0	169
July 2006	24	0	12	2	24	3	0	0	65

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

**Table 1.2A: History of Housing Starts of Abbotsford CMA**  
**1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	-24.4	-40.0	n/a	200.0	-18.3	-100.0	50.0	0.0	-38.5
1997	512	10	0	11	60	219	4	55	871

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts 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	22	28	6	2	16	51	14	75	58	156	-62.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	27	21	0	2	0	0	0	0	27	23	17.4
<b>Abbotsford CMA</b>	<b>49</b>	<b>49</b>	<b>6</b>	<b>4</b>	<b>16</b>	<b>51</b>	<b>14</b>	<b>75</b>	<b>85</b>	<b>179</b>	<b>-52.5</b>

**Table 2.1: Starts 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	180	152	8	2	103	61	356	435	647	650	-0.5
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	121	80	0	4	0	0	0	55	121	139	-12.9
<b>Abbotsford CMA</b>	<b>302</b>	<b>232</b>	<b>8</b>	<b>6</b>	<b>103</b>	<b>61</b>	<b>356</b>	<b>490</b>	<b>769</b>	<b>789</b>	<b>-2.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**July 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	16	51	0	0	14	75	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>	16	51	0	0	14	75	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - July 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	103	61	0	0	356	435	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>	103	61	0	0	356	490	0	0

**Table 2.4: Starts by Submarket and by Intended Market**  
**July 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	36	48	22	108	0	0	58	156
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	27	19	0	4	0	0	27	23
<b>Abbotsford CMA</b>	63	67	22	112	0	0	85	179

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - July 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	305	226	342	424	0	0	647	650
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	121	73	0	66	0	0	121	139
<b>Abbotsford CMA</b>	427	299	342	490	0	0	769	789

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
<b>Abbotsford CMA</b>	<b>27</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>26</b>	<b>173</b>	<b>12</b>	<b>212</b>	<b>70</b>	<b>**</b>

**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
<b>Abbotsford CMA</b>	<b>226</b>	<b>195</b>	<b>6</b>	<b>8</b>	<b>54</b>	<b>34</b>	<b>415</b>	<b>134</b>	<b>701</b>	<b>371</b>	<b>88.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Abbotsford City	14	0	0	0	14	10	0	24
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	35	0	0
<b>Abbotsford DM</b>	14	0	0	0	14	45	0	24

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - August 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	83	54	0	0	430	370	0	24
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	0	0	0	0	90	0	0
<b>Abbotsford CMA</b>	88	54	0	0	430	460	0	24

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Abbotsford City	31	20	14	4	0	24	45	48
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	16	0	35	0	0	9	51
<b>Abbotsford CMA</b>	40	36	14	39	0	24	54	99

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Abbotsford City	309	237	405	351	0	24	714	612
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	111	145	5	43	0	0	116	188
<b>Abbotsford CMA</b>	420	382	410	394	0	24	830	800

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2008	0	0.0	0	0.0	11	61.1	4	22.2	3	16.7	18	587,500	620,983
August 2007	0	0.0	5	21.7	2	8.7	3	13.0	2	8.7	23	529,000	573,000
Year-to-date 2008	1	0.6	31	19.3	20	12.4	26	16.1	20	12.4	161	549,000	583,766
Year-to-date 2007	2	1.1	74	40.4	17	9.3	19	10.4	17	9.3	183	510,000	551,518
Fraser Valley H RDA													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2008	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
August 2007	4	14.3	21	75.0	0	0.0	0	0.0	0	0.0	28	452,500	454,229
Year-to-date 2008	1	1.1	82	87.2	0	0.0	0	0.0	0	0.0	94	475,000	480,144
Year-to-date 2007	8	9.2	68	78.2	0	0.0	1	1.1	0	0.0	87	445,000	456,300
Abbotsford CMA													
August 2008	0	0.0	6	25.0	3	12.5	4	16.7	3	12.5	24	542,950	584,571
August 2007	4	7.8	26	51.0	2	3.9	3	5.9	2	3.9	51	494,000	507,792
Year-to-date 2008	2	0.8	113	44.3	20	7.8	26	10.2	20	7.8	255	510,000	545,568
Year-to-date 2007	10	3.7	142	52.6	17	6.3	20	7.4	17	6.3	270	490,000	520,837

Source: CMHC (Starts and Completions Survey)

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

Submarket	Aug 2008	Aug 2007	% Change	YTD 2008	YTD 2007	% Change
Abbotsford City	620,983	573,000	8.4	583,766	551,518	5.8
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	454,229	n/a	480,144	456,300	5.2
<b>Abbotsford CMA</b>	<b>584,571</b>	<b>507,792</b>	<b>15.1</b>	<b>545,568</b>	<b>520,837</b>	<b>4.7</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**July 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	1,278	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	

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

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

\* Single-family homes: detached, semi-detached and row homes

\*\* At the end of the quarter

\*\*\*: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

**Table 6: Economic Indicators**  
**August 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	4.6	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	68.1	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	4.3	67.9	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	88	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	123.8	114.2	89	4.1	69.1	752
	August	691	6.65	6.85			90	4.0	69.8	740
	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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