

# RENOVATION AND HOME PURCHASE DETAILED TABLES

Vancouver



CANADA MORTGAGE AND HOUSING CORPORATION

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# METHODOLOGY

The Renovation and Home Purchase Survey was conducted in March of 2008.

## **How do we define households who performed renovations in 2007?**

Homeowner households who completed renovations on their primary residence in 2007, spending any amount, are deemed to have performed renovations last year.

## **How do we define households who intend to renovate in 2008?**

Homeowner households who identified that they had commenced renovations of \$1,000 or more in 2008 or plan to commence renovations of \$1,000 or more in 2008 are considered to be renovation intenders. Intenders are divided into three categories – those having very high confidence that they will renovate their home in 2008, those having high confidence that they will renovate their home in 2008, and those having low confidence that they will renovate their home in 2008. Those that have already started renovations are classified as having a very high intention of renovating. Characteristics are only gathered from those households that have a high or very high intention of renovating.

## **How do we define households who purchased a home in 2007?**

All households who signed a final purchase agreement in 2007 are classified as home purchasers.

## **How do we define households who intend to purchase a home in 2008?**

All households who signed a final purchase agreement in 2008 or indicated that they are intending to buy home in 2008 are considered home purchase intenders. Intenders are asked if this intention is very high, high, or low. Households who have signed a final purchase agreement in 2008 are deemed to have a very high intention of purchasing a home. Characteristics are only gathered from those households that have a high or very high intention of purchasing a home.

## **Sample and geographic coverage**

The Renovation and Home Purchase Survey was conducted in the Census Metropolitan Areas of St. John's, Halifax, Québec, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Edmonton and Vancouver. Households in these centres were classified as renovators, renovation intenders, home purchasers, and home purchase intenders. Profile characteristics were collected for renovators in all centres; however, profile characteristics for home purchasers, renovation intenders, and home purchase intenders were only collected for households in five major centres: Halifax, Montréal, Toronto, Calgary, and Vancouver.

The survey was conducted on a random sample of households in each CMA by using a list of geographically stratified telephone numbers. The actual number of households telephoned varied by centre. The sample size was set to get profile characteristics for 400 purchase intenders, 800 renovating households and 1,200 households who intend to renovate. The actual sample size was determined based on the centre's expected response rate and the incidence rate of the four characteristics of interest.

The survey results were weighted according to the sampling scheme and adjusted for non-response. The weights were then adjusted to add up to the projected number of households in the CMA as of

March 2008. The weights for households who were asked profile questions were adjusted to aggregate to the number of households expected to have that characteristic in the CMA based on the high level survey results.

## **IMPORTANT: COLUMN TOTALS ARE ROUNDED NUMBERS**

## Abbreviations

DK= Do Not Know

NR = No Response

Hhlds = Households

CMA = Census Metropolitan Area

RRSP = Registered Retirement Savings Plan

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# RENOVATION

2008

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**Table 1: Households by Type of Renovation and Period of Construction**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Period of Construction	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or before	20,273	10,622	52%	5,656	53%	8,661	82%	3,695	35%	--	--
1920-1945	31,056	13,378	43%	7,816	58%	9,497	71%	3,935	29%	--	--
1946-1960	53,869	23,629	44%	10,532	45%	17,305	73%	5,023	21%	815	3%
1961-1970	52,706	21,926	42%	7,397	34%	18,303	83%	3,773	17%	--	--
1971-1980	105,644	42,020	40%	16,309	39%	34,981	83%	9,269	22%	--	--
1981-1990	100,067	38,786	39%	15,088	39%	30,716	79%	7,314	19%	296	1%
1991-1995	55,552	18,311	33%	4,841	26%	14,800	81%	1,331	7%	--	--
1996-2000	52,171	12,707	24%	5,312	42%	9,642	76%	2,248	18%	--	--
2001-2007	57,521	10,511	18%	1,105	11%	9,597	91%	191	2%	--	--
DK/NR	27,114	7,327	27%	5,601	76%	3,767	51%	2,234	30%	192	3%
<b>Total</b>	<b>555,973</b>	<b>199,217</b>	<b>36%</b>	<b>79,657</b>	<b>40%</b>	<b>157,269</b>	<b>79%</b>	<b>39,013</b>	<b>20%</b>	<b>1,303</b>	<b>1%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those performing renovations in 2007

**Table 2: Households by Type of Renovation and age of Respondent**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Age	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
18-24 years	3,592	982	27%	--	--	982	100%	--	--	--	--
25-34 years	49,153	18,662	38%	6,893	37%	15,853	85%	4,083	22%	--	--
35-44 years	132,520	54,489	41%	19,108	35%	46,239	85%	10,858	20%	--	--
45-54 years	148,405	53,380	36%	22,502	42%	42,655	80%	12,265	23%	487	1%
55-64 years	118,250	42,199	36%	19,988	47%	31,440	75%	9,230	22%	--	--
65+ years	100,601	28,774	29%	10,983	38%	19,370	67%	2,394	8%	815	3%
DK/NR	3,454	731	21%	184	25%	731	100%	184	25%	--	--
<b>Total</b>	<b>555,975</b>	<b>199,217</b>	<b>36%</b>	<b>79,658</b>	<b>40%</b>	<b>157,270</b>	<b>79%</b>	<b>39,014</b>	<b>20%</b>	<b>1,302</b>	<b>1%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those performing renovations in 2007

**Table 3: Households by Type of Renovation and Household Income**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Income	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	58,935	14,776	25%	5,606	38%	11,511	78%	2,340	16%	--	--
\$40,000 - \$59,999	62,404	17,039	27%	8,945	48%	12,803	75%	4,710	28%	--	--
\$60,000-\$79,999	62,545	18,058	29%	5,902	48%	14,548	81%	2,584	14%	192	1%
\$80,000 - \$99,999	85,903	33,514	39%	12,571	48%	25,381	76%	4,438	13%	--	--
\$100,000+	153,615	72,112	47%	25,299	48%	60,655	84%	14,137	20%	296	0%
Income Not Provided	132,572	43,718	33%	21,336	48%	32,371	74%	10,805	25%	815	2%
<b>Total</b>	<b>555,974</b>	<b>199,217</b>	<b>36%</b>	<b>79,659</b>	<b>48%</b>	<b>157,269</b>	<b>79%</b>	<b>39,014</b>	<b>20%</b>	<b>1,303</b>	<b>1%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those who performed renovations in 2007

**Table 4: Households by Type of Renovation**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Type of Renovation <sup>1</sup>	Hhlds	%
Structural additions or extensions	26,803	13%
Remodelling of rooms	63,111	32%
Fences, driveways, patios, swimming pools or major landscaping	33,244	17%
Roofs and eavestroughing	24,073	12%
Exterior walls	8,340	4%
Windows and doors	27,838	14%
Painting or wallpapering	62,753	31%
Interior walls and ceilings	21,929	11%
Hard surface flooring and wall-to-wall carpeting	64,843	33%
Plumbing fixtures and equipment	27,911	14%
Heating and/or air conditioning equipment	9,521	5%
Electrical Fixtures and Equipment	19,035	10%
Built-in Appliances	17,141	9%
Other	16,831	8%
Don't know/No Response	2,048	1%
<b>Households</b>	<b>199,217</b>	

<sup>1</sup>Multiple responses permitted.



**Table 5: Reasons Households Decide to Renovate**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Reasons <sup>1</sup>	Hhlds	%
<b>Needed Repairs</b>	<b>57,878</b>	<b>29%</b>
Major Repairs	19,103	10%
Minor Repairs	37,693	19%
Don't Know	1,082	1%
<b>Needed Maintenance</b>	<b>39,516</b>	<b>20%</b>
<b>Wanted to update or add value, or are preparing to sell the residence</b>	<b>117,262</b>	<b>59%</b>
<b>Needed more space</b>	<b>14,327</b>	<b>7%</b>
<b>To make the home more energy efficient</b>	<b>8,709</b>	<b>4%</b>
<b>Other</b>	<b>11,938</b>	<b>6%</b>
<b>DK/NR</b>	<b>1,560</b>	<b>1%</b>
<b>Households</b>	<b>199,217</b>	

<sup>1</sup>Multiple responses permitted.

**Table 6: How the Renovation Work was Completed**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

How was the work completed?	Hhlds	%
<b>Contracted out all the work (Paid)</b>	<b>72,767</b>	<b>37%</b>
<b>Did the work myself with friends/family (Unpaid)</b>	<b>55,150</b>	<b>28%</b>
<b>Both</b>	<b>61,592</b>	<b>31%</b>
<b>Bought Materials and contracted out the labour</b>	<b>8,172</b>	<b>4%</b>
<b>Other</b>	<b>721</b>	<b>0%</b>
<b>DK/NR</b>	<b>815</b>	<b>0%</b>
<b>Total</b>	<b>199,217</b>	<b>100%</b>

**Table 7: Average Cost of Renovations by Period of Construction**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Period of Construction	Households performing Renovations		
	Hhlds	Average Cost	Hhlds not providing costs
1920 or Before	10,622	\$18,425	339
1921-1945	13,378	\$13,172	0
1946-1960	23,629	\$18,972	4,271
1961-1970	21,926	\$20,742	2,172
1971-1980	42,020	\$11,002	3,346
1981-1990	38,786	\$14,397	3,639
1991-1995	18,311	\$13,306	1,669
1996-2000	12,707	\$19,427	749
2001-2007	10,511	\$11,827	662
DK/NR	7,327	\$9,848	1,654
<b>Total</b>	<b>199,217</b>	<b>\$14,942</b>	<b>18,501</b>

**Table 8: Average Cost of Renovations by Household Income**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Income	Households performing Renovations		
	Hhlds	Average Cost	Hhlds not providing costs
Less than \$40,000	14,776	\$16,151	1,109
\$40,000 - \$59,999	17,039	\$6,708	0
\$60,000 - \$79,999	18,058	\$11,136	309
\$80,000 - \$99,999	33,514	\$13,202	1,908
\$100,000+	72,112	\$20,522	3,729
DK/NR	43,718	\$10,752	11,445
<b>Total</b>	<b>199,217</b>	<b>\$14,942</b>	<b>18,501</b>

**Table 9: How was the Renovation Work Paid for?**  
**Vancouver CMA**  
**Renovation and Home Purchaser Survey**  
**Survey Date: March 2008**

<b>How was the renovation work paid for?<sup>1</sup></b>	<b>Hhlds</b>	<b>%</b>
<b>Pay for it from savings</b>	142,711	72%
<b>Using a Loan</b>	8,374	4%
<b>Credit Card/Line of Credit</b>	50,229	25%
<b>Financed through Mortgage</b>	10,489	5%
<b>Borrow from Family/Friend</b>	2,789	1%
<b>Other</b>	4,339	2%
<b>DK/NR</b>	5,822	3%
<b>Total</b>	<b>199,217</b>	

<sup>1</sup>Multiple responses permitted.

# INTENTION TO RENOVATE

2008

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**Table 1: Profile of Households Intending to Renovate - Age**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Intend to Renovate</b>					
<b>Age</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
	<b>Hhlds</b>	<b>%</b>			
<b>18-24 years</b>	1,488	40%	1,873	368	3,728
<b>25-34 years</b>	18,754	40%	26,692	1,732	47,177
<b>35-44 years</b>	59,039	45%	66,990	4,574	130,603
<b>45-54 years</b>	61,422	42%	75,844	9,100	146,366
<b>55-64 years</b>	44,288	38%	65,958	6,233	116,478
<b>65+ years</b>	24,147	24%	69,964	5,127	99,238
<b>DK/NR</b>	1,637	39%	2,216	324	4,177
<b>Total</b>	<b>210,774</b>	<b>38%</b>	<b>309,536</b>	<b>27,457</b>	<b>547,768</b>

**Table 2: Profile of Households Intending to Renovate - Income**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Intend to Renovate</b>					
<b>Income</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
	<b>Hhlds</b>	<b>%</b>			
<b>Less than \$40,000</b>	15,018	27%	37,703	3,032	55,753
<b>\$40,000 - \$59,999</b>	18,603	31%	38,653	2,436	59,692
<b>\$60,000 - \$79,999</b>	22,188	36%	37,133	2,577	61,898
<b>\$80,000 - \$99,999</b>	34,192	41%	45,689	3,967	83,848
<b>\$100,000+</b>	78,221	51%	68,782	6,536	153,539
<b>DK/NR</b>	42,552	32%	81,578	8,909	133,038
<b>Total</b>	<b>210,774</b>	<b>38%</b>	<b>309,536</b>	<b>27,457</b>	<b>547,768</b>

**Table 3: Households by Type of Renovation and Period of Construction**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Year of Construction	Owner Hhlds	No/Low Probability of Renovation		Very High/High Probability of Renovation		Type of Renovation <sup>1</sup>							
						Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
<b>1920 or Before</b>	19,636	8,395	43%	11,241	57%	6,826	61%	8,553	76%	4,137	37%	--	--
<b>1921-1945</b>	30,493	20,172	66%	10,321	34%	3,573	35%	7,654	74%	906	9%	--	--
<b>1946-1960</b>	49,593	31,341	63%	18,252	37%	7,531	41%	14,251	78%	3,530	19%	--	--
<b>1961-1970</b>	50,879	27,503	54%	23,376	46%	8,730	37%	18,302	78%	3,656	16%	--	--
<b>1971-1980</b>	105,206	61,360	58%	43,846	42%	18,665	43%	35,362	81%	10,181	23%	--	--
<b>1981-1990</b>	98,705	60,568	61%	38,137	39%	15,826	41%	29,520	77%	7,209	19%	--	--
<b>1991-1995</b>	54,760	38,910	71%	15,850	29%	6,692	42%	12,466	79%	3,308	21%	--	--
<b>1996-2000</b>	54,130	41,786	77%	12,344	23%	4,570	37%	10,203	83%	2,429	20%	--	--
<b>2001-2008</b>	61,680	53,129	86%	8,551	14%	1,856	22%	7,763	91%	1,069	13%	--	--
<b>DK/NR</b>	22,687	17,694	78%	4,993	22%	2,452	49%	3,376	68%	835	17%	--	--
<b>Total</b>	<b>547,769</b>	<b>360,858</b>	<b>66%</b>	<b>186,911</b>	<b>34%</b>	<b>76,721</b>	<b>41%</b>	<b>147,450</b>	<b>79%</b>	<b>37,260</b>	<b>20%</b>	<b>0</b>	<b>0%</b>

<sup>1</sup>As a proportion of those households with a high or very high probability of renovating in 2008

**Table 4: Households by Type of Renovation and Household Income**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Income	Owner Hhlds	No/Low Probability of Renovation		Very High/High Probability of Renovation		Type of Renovation <sup>1</sup>							
						Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
<b>Less than \$40,000</b>	55,753	44,698	80%	11,055	20%	5,746	52%	8,437	76%	3,128	28%	--	--
<b>\$40,000 - \$59,999</b>	59,692	43,744	73%	15,948	27%	7,101	45%	11,608	73%	2,761	17%	--	--
<b>\$60,000-\$79,999</b>	61,898	42,272	68%	19,626	32%	8,898	45%	15,167	77%	4,439	23%	--	--
<b>\$80,000 - \$99,999</b>	83,848	52,931	63%	30,917	37%	11,875	38%	25,404	82%	6,362	21%	--	--
<b>\$100,000+</b>	153,539	83,058	54%	70,481	46%	24,959	35%	58,189	83%	12,667	18%	--	--
<b>DK/NR</b>	133,038	94,153	71%	38,885	29%	18,143	47%	28,645	74%	7,903	20%	--	--
<b>Total</b>	<b>547,768</b>	<b>360,856</b>	<b>66%</b>	<b>186,912</b>	<b>34%</b>	<b>76,722</b>	<b>41%</b>	<b>147,450</b>	<b>79%</b>	<b>37,260</b>	<b>20%</b>	<b>0</b>	<b>0%</b>

<sup>1</sup>As a proportion of those households with a high or very high probability of renovating in 2008

**Table 5: Reasons Households are Intending to Renovate**  
**High or Very High Intention to Renovate**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Reasons <sup>1</sup>	Hhlds	%
Needed Repairs	42,516	23%
Needed Maintenance	34,464	18%
Wanted to update or add value, or are preparing to sell the residence	129,716	69%
Needed more space	10,772	6%
To make the home more energy efficient	9,074	5%
Other	8,740	5%
No Response / Don't Know	637	0%
<b>Households with High Probability of Renovating</b>	<b>186,911</b>	

<sup>1</sup>Multiple Reasons were permitted.

**Table 6: Profile of Households Intending to Renovate - Contacting a Contractor**  
**High or Very High Intention to Renovate**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

In planning your renovations, have you contacted a contractor for information about your renovations?	Hhlds	%
Yes	136,398	73%
No	45,546	24%
DK/NR	4,967	3%
<b>Total</b>	<b>186,911</b>	<b>100%</b>

# HOME PURCHASE

2008

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**Table 1: Profile of 2007 Home Purchasers - Age**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Did you purchase your primary residence in 2007?</b>					
<b>Age</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
	<b>Hhlds</b>	<b>%</b>	<b>Hhlds</b>	<b>Hhlds</b>	<b>Hhlds</b>
18-24 years	1,275	34%	2,453	--	3,728
25-34 years	10,407	22%	36,770	--	47,177
35-44 years	13,738	11%	115,180	1,685	130,603
45-54 years	8,773	6%	135,437	2,156	146,366
55-64 years	3,225	3%	112,584	669	116,478
65+ years	4,162	4%	93,575	1,501	99,238
DK/NR	332	8%	3,355	491	4,177
<b>Total</b>	<b>41,912</b>	<b>8%</b>	<b>499,353</b>	<b>6,502</b>	<b>547,768</b>

**Table 2: Profile of 2007 Home Purchasers - Income**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Did you purchase your primary residence in 2007?</b>					
<b>Income</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
	<b>Hhlds</b>	<b>%</b>	<b>Hhlds</b>	<b>Hhlds</b>	<b>Hhlds</b>
Less than \$40,000	4,313	8%	50,977	463	55,753
\$40,000 - \$59,999	3,580	6%	55,968	144	59,692
\$60,000 - \$79,999	4,792	8%	56,415	691	61,898
\$80,000 - \$99,999	8,558	10%	74,589	701	83,848
\$100,000+	13,049	8%	139,697	793	153,539
DK/NR	7,620	6%	121,708	3,710	133,038
<b>Total</b>	<b>41,912</b>	<b>8%</b>	<b>499,353</b>	<b>6,502</b>	<b>547,768</b>

**Table 3: Profile of 2007 Home Purchaser - Primary Reason for Purchasing a New Residence**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Reasons</b>	<b>Hhlds</b>	<b>%</b>
Need for a larger residence / better residence	17,782	42%
No longer require large residence	2,359	6%
Move to a better neighbourhood / More security	2,846	7%
Job related (transferred)	753	2%
Change from renting / Build Equity / Residence of our own	6,632	16%
Want Acreage / Yard / Freedom from city	418	1%
The market: Time is right	2,448	6%
Now meet the requirements for a mortgage	273	1%
Had the money	1,081	3%
Other	7,007	17%
DK/NR	314	1%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 4: Profile of 2007 Home Purchasers - First Time Home Buyers**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Was this the first residence that you have purchased - either on your own or with someone else?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Yes</b>	12,830	31%
<b>No</b>	29,082	69%
<b>DK/NR</b>	--	--
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 5: Profile of 2007 Home Purchasers - Value of Home Compared to Previous Home**  
**Non-First Time Home Buyers**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Is your current residence worth more, less or about the same dollar value as your previous home?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>More</b>	20,566	71%
<b>Less</b>	5,889	20%
<b>About the same</b>	2,257	8%
<b>DK/NR</b>	371	1%
<b>Total</b>	<b>29,082</b>	<b>100%</b>

**Table 6: Profile of 2007 Home Purchasers - Size of Home Compared to Previous Home**  
**Non-First Time Home Buyers**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Is your current residence larger, smaller, or about the same size when compared to your previous home?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Larger</b>	18,774	65%
<b>Smaller</b>	7,275	25%
<b>About the same</b>	3,033	10%
<b>DK/NR</b>	--	--
<b>Total</b>	<b>29,082</b>	<b>100%</b>

**Table 7: Profile of 2007 Home Purchaser - Brand New/Pre-Owned Home**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>What kind of residence did you purchase?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Brand New</b>	9,327	22%
<b>Pre-Owned</b>	31,676	76%
<b>Other</b>	335	1%
<b>DK/NR</b>	575	1%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 8: Profile of 2007 Home Purchaser - Dwelling Type**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>What type of dwelling did you purchase?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Single-detached</b>	18,894	45%
<b>Semi-detached</b>	2,671	6%
<b>Row/Townhouse</b>	9,195	22%
<b>Apartment</b>	9,167	22%
<b>Other</b>	1,007	2%
<b>DK/NR</b>	978	2%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 9: Profile of 2007 Home Purchaser - Condominium Ownership**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Did you buy a condominium unit?</b>					
<b>Age</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
	<b>Hhlds</b>	<b>%</b>	<b>Hhlds</b>	<b>Hhlds</b>	<b>Hhlds</b>
<b>18-24 years</b>	331	26%	944	--	1,275
<b>25-34 years</b>	4,848	47%	5,560	--	10,407
<b>35-44 years</b>	5,189	38%	8,549	--	13,738
<b>45-54 years</b>	5,062	58%	3,548	164	8,773
<b>55-64 years</b>	2,200	68%	1,025	--	3,225
<b>65+ years</b>	1,687	41%	2,336	139	4,162
<b>DK/NR</b>	--	--	332	--	332
<b>Total</b>	<b>19,317</b>	<b>46%</b>	<b>22,293</b>	<b>302</b>	<b>41,912</b>

**Table 10: Profile of 2007 Home Purchaser - Down Payment**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>What was the size of the down payment on the residence you purchased?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Less than 5% down payment</b>	1,629	4%
<b>5% to 19% down payment</b>	8,678	21%
<b>20% or more down payment</b>	20,887	50%
<b>No down payment</b>	4,717	11%
<b>DK/NR</b>	6,002	14%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 11: Profile of 2007 Home Purchaser - Main Source of Down Payment**  
**Households having a Down Payment**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Main Source of Down Payment</b>	<b>Hhlds</b>	<b>%</b>
<b>Savings (excluding RRSP and Investments)</b>	11,825	32%
<b>Inheritance</b>	1,501	4%
<b>Parents / Relative Gift</b>	1,256	3%
<b>Parents / Relative Loan</b>	758	2%
<b>Equity from present/previous residence</b>	14,373	39%
<b>Bank Loan / Credit Union Loan</b>	741	2%
<b>Investments (e.g., stocks, bonds, etc.)</b>	318	1%
<b>RRSP / Home Buyers Plan</b>	1,512	4%
<b>Other</b>	608	2%
<b>DK/NR</b>	4,303	12%
<b>Total</b>	<b>37,195</b>	<b>100%</b>

**Table 12: Profile of 2007 Home Purchasers - Location of Home**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Area	Hhlds	%
Vancouver	3,446	8%
North Shore	1,448	3%
Downtown Vancouver	1,212	3%
Vancouver Westside	1,536	4%
Vancouver Eastside	1,150	3%
Burnaby/New Westminster	5,756	14%
Tri-cities	4,855	12%
Richmond	2,579	6%
Surrey/Delta/Langley	14,089	34%
Maple Ridge/Pitt Meadows	2,551	6%
Abbotsford/Mission	--	--
Chilliwack	--	--
Outside city limits/Rural Municipalities	694	2%
Other	2,471	6%
DK/NR	127	0%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 13: Profile of 2007 Home Purchasers - Price of Home**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

Price	Hhlds	%
Under \$100,000	1,300	3%
\$100,000 to \$199,999	2,755	7%
\$200,000 to \$249,999	2,550	6%
\$250,000 to \$299,999	2,724	6%
\$300,000 to \$349,999	2,247	5%
\$350,000 to \$399,999	2,896	7%
\$400,000 to \$449,999	2,861	7%
\$450,000 to \$499,999	1,847	4%
\$500,000 to \$599,999	4,149	10%
\$600,000 to \$699,999	2,615	6%
\$700,000+	6,384	15%
DK/NR	9,585	23%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

**Table 14: Profile of 2007 Home Purchasers - Period of Construction**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Period of Construction</b>	<b>Hhlds</b>	<b>%</b>
1920 or Before	467	1%
1921-1945	1,399	3%
1946-1960	1,424	3%
1961-1970	2,687	6%
1971-1980	5,663	14%
1981-1990	5,530	13%
1991-1995	4,161	10%
1996-2000	5,442	13%
2001-2007	13,201	31%
DK/NR	1,938	5%
<b>Total</b>	<b>41,912</b>	<b>100%</b>

## INTENTION TO PURCHASE

2008

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**Table 1: Profile of Households Intending to Purchase a Home - Age and Tenure  
Vancouver CMA  
Renovation and Home Purchase Survey  
Survey Date: March 2008**

<b>Have you bought or are you thinking about buying a primary residence in 2008?</b>						
<b>Tenure</b>	<b>Age</b>	<b>Yes</b>		<b>No</b>	<b>DK/NR</b>	<b>Total</b>
		<b>Hhlds</b>	<b>%</b>	<b>Hhlds</b>	<b>Hhlds</b>	<b>Hhlds</b>
<b>Owner</b>	<b>18-24 years</b>	301	8%	3,257	170	3,728
	<b>25-34 years</b>	4,614	10%	40,928	1,636	47,177
	<b>35-44 years</b>	7,708	6%	117,346	5,549	130,603
	<b>45-54 years</b>	5,880	4%	134,715	5,772	146,366
	<b>55-64 years</b>	4,771	4%	106,184	5,523	116,478
	<b>65+ years</b>	1,998	2%	94,202	3,038	99,238
	<b>DK/NR</b>	--	--	3,290	887	4,177
	<b>Total</b>	<b>25,272</b>	<b>5%</b>	<b>499,922</b>	<b>22,575</b>	<b>547,767</b>
<b>Renter</b>	<b>18-24 years</b>	195	2%	7,844	254	8,292
	<b>25-34 years</b>	7,478	12%	50,886	1,681	60,046
	<b>35-44 years</b>	7,770	10%	68,816	3,370	79,957
	<b>45-54 years</b>	2,243	3%	57,821	4,439	64,503
	<b>55-64 years</b>	1,986	5%	40,081	1,090	43,158
	<b>65+ years</b>	360	1%	35,699	1,281	37,340
	<b>DK/NR</b>	--	--	--	361	361
	<b>Total</b>	<b>20,032</b>	<b>7%</b>	<b>261,147</b>	<b>12,476</b>	<b>293,657</b>
<b>Total</b>	<b>18-24 years</b>	496	4%	11,101	424	12,020
	<b>25-34 years</b>	12,092	11%	91,814	3,316	107,223
	<b>35-44 years</b>	15,478	7%	186,162	8,919	210,560
	<b>45-54 years</b>	8,123	4%	192,536	10,211	210,870
	<b>55-64 years</b>	6,757	4%	146,265	6,613	159,636
	<b>65+ years</b>	2,358	2%	129,901	4,319	136,578
	<b>DK/NR</b>	--	--	3,290	1,248	4,539
	<b>Total</b>	<b>45,304</b>	<b>5%</b>	<b>761,069</b>	<b>35,050</b>	<b>841,426</b>



**Table 2: Profile of Households Intending to Purchase a Home - Income and Tenure**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

**Have you bought or are you thinking about buying a primary residence in 2008?**

Tenure	Income	Yes		No	DK/NR	Total
		Hhlds	%	Hhlds	Hhlds	Hhlds
<b>Owner</b>	<b>Less than \$40,000</b>	1,235	2%	51,152	3,367	55,753
	<b>\$40,000 - \$59,999</b>	2,272	4%	54,388	3,032	59,692
	<b>\$60,000 - \$79,999</b>	2,166	3%	57,438	2,293	61,898
	<b>\$80,000 - \$99,999</b>	4,963	6%	75,520	3,365	83,848
	<b>\$100,000+</b>	10,950	7%	137,862	4,727	153,539
	<b>DK/NR</b>	3,685	3%	123,564	5,789	133,038
	<b>Total</b>		<b>25,271</b>	<b>5%</b>	<b>499,924</b>	<b>22,573</b>
<b>Renter</b>	<b>Less than \$40,000</b>	2,784	3%	88,892	3,162	94,838
	<b>\$40,000 - \$59,999</b>	2,309	4%	54,434	1,722	58,466
	<b>\$60,000 - \$79,999</b>	1,084	4%	24,633	2,359	28,076
	<b>\$80,000 - \$99,999</b>	5,745	18%	25,859	1,155	32,759
	<b>\$100,000+</b>	6,018	20%	22,351	1,299	29,668
	<b>DK/NR</b>	2,094	4%	44,978	2,779	49,850
	<b>Total</b>		<b>20,034</b>	<b>7%</b>	<b>261,147</b>	<b>12,476</b>
<b>Total</b>	<b>Less than \$40,000</b>	4,018	3%	140,044	6,528	150,591
	<b>\$40,000 - \$59,999</b>	4,581	4%	108,822	4,755	118,158
	<b>\$60,000 - \$79,999</b>	3,251	4%	82,071	4,652	89,974
	<b>\$80,000 - \$99,999</b>	10,707	9%	101,379	4,521	116,607
	<b>\$100,000+</b>	16,968	9%	160,212	6,026	183,207
	<b>DK/NR</b>	5,779	3%	168,541	8,568	182,889
	<b>Total</b>		<b>45,304</b>	<b>5%</b>	<b>761,069</b>	<b>35,050</b>

**Table 3: Profile of Households Intending to Purchase a Home - Looking for a Brand New/Pre-Owned Home**  
**High or Very High Intention to Purchase**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>What would be your first choice for purchasing a residence?</b>		
	<b>Hhlds</b>	<b>%</b>
Brand new	6,683	18%
Pre-owned Home	26,402	71%
Either	--	--
Other	1,043	3%
DK/NR	3,180	9%
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 4: Profile of Households Intending to Purchase a Home - Type of Dwelling**  
**High or Very High Intention to Purchase**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>What would be your first choice for purchasing a residence?</b>		
	<b>Hhlds</b>	<b>%</b>
Single-detached	19,578	52%
Semi-detached	967	3%
Row/Townhouse	8,689	23%
Apartment	6,210	17%
Other	1,253	3%
DK/NR	610	2%
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 5: Profile of Households Intending to Purchase a Home - Condominium Ownership**  
**High or Very High Intention to Purchase**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Are you intending to buy a condominium unit?</b>		
	<b>Hhlds</b>	<b>%</b>
Yes	15,398	41%
No	21,045	56%
DK/NR	863	2%
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 6: Profile of Households Intending to Purchase a Home - First Time Homebuyers**  
**High or Very High Intention to Purchase**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Will this be the first residence you will purchase?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Yes</b>	11,497	31%
<b>No</b>	25,810	69%
<b>DK/NR</b>	--	--
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 7: Profile of Households Intending to Purchase a Home - Change in Dwelling Size**  
**High or Very High Intention to Purchase**  
**Non-First Time Homebuyers**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Will the residence you are thinking of buying be larger, smaller or about the same size as your present residence?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Larger</b>	15,742	61%
<b>Smaller</b>	5,527	21%
<b>About the same</b>	4,541	18%
<b>DK/NR</b>	--	--
<b>Total</b>	<b>25,810</b>	<b>100%</b>

**Table 8: Profile of Households Intending to Purchase a Home - Down payment**  
**High or Very High Intention to Purchase**  
**Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Approximately how much do you intend to put as a down payment?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Less than 5% down payment</b>	1,988	5%
<b>5% to 19% down payment</b>	10,203	27%
<b>20% or more down payment</b>	21,077	56%
<b>No down payment</b>	2,306	6%
<b>DK/NR</b>	1,732	5%
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 9: Profile of Households Intending to Purchase a Home - Main Source of Down Payment**  
Households Intending to Have a Down Payment  
High or Very High Intention to Purchase  
Vancouver CMA  
Renovation and Home Purchase Survey  
Survey Date: March 2008

Main Source of Down Payment	Hhlds	%
Savings (excluding RRSP and Investments)	8,306	24%
Inheritance	1,093	3%
Parents / Relative Gift	821	2%
Parents / Relative Loan	546	2%
Equity from present/previous residence	16,058	46%
Investments (e.g., stocks, bonds, etc.)	1,835	5%
Bank Loan / Credit Union Loan	988	3%
RRSP / Home Buyers Plan	3,378	10%
Other	376	1%
DK/NR	1,600	5%
<b>Households</b>	<b>35,000</b>	<b>100%</b>

**Table 10: Profile of Households Intending to Purchase a Home - Primary Reason for Purchasing a New Residence**  
High or Very High Intention to Purchase  
Vancouver CMA  
Renovation and Home Purchase Survey  
Survey Date: March 2008

What is the primary reason that you are planning to purchase a new residence in 2008?		
Primary Reason	Hhlds	%
Need for a larger residence / better residence	13,280	36%
No longer require large residence	2,441	7%
Move to a better neighbourhood / More security	2,800	8%
Job related (transferred)	1,733	5%
Change from renting / Build Equity / Residence of our own	6,653	18%
Want Acreage / Yard / Freedom from city	417	1%
The market: Time is right	1,915	5%
Now meet the requirements for a mortgage	314	1%
Had the money	1,190	3%
Other	6,171	17%
DK/NR	392	1%
<b>Total</b>	<b>37,306</b>	<b>100%</b>

**Table 11: Profile of Households Intending to Purchase a Home - Housing Cost High or Very High Intention to Purchase Vancouver CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2008**

<b>Approximately, how much do you plan to pay for this new residence?</b>		
	<b>Hhlds</b>	<b>%</b>
<b>Under \$100,000</b>	790	2%
<b>\$100,000 to \$199,999</b>	903	2%
<b>\$200,000 to \$249,999</b>	1,832	5%
<b>\$250,000 to \$299,999</b>	2,218	6%
<b>\$300,000 to \$349,999</b>	3,807	10%
<b>\$350,000 to \$399,999</b>	2,837	8%
<b>\$400,000 to \$449,999</b>	5,282	14%
<b>\$450,000 to \$499,999</b>	1,588	4%
<b>\$500,000 to \$599,999</b>	5,420	15%
<b>\$600,000 to \$699,999</b>	3,450	9%
<b>\$700,000+</b>	5,777	15%
<b>DK/NR</b>	3,403	9%
<b>Total</b>	<b>37,306</b>	<b>100%</b>



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