

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: February 2009

Vancouver and Abbotsford Housing Starts Move Lower In January

Following the trend set in the later part of 2008, the pace of new home construction in Vancouver continued to slow in January. In the first month of 2009, construction started on about half as many homes as there were in the same month last year. Homebuilders broke ground on 72 single detached homes and 537 multiple family (semi-detached, townhouse, and apartment) units during the month.

In a similar fashion, fewer new homes broke ground in Abbotsford in last month compared to January 2008. Total starts were one tenth of 2008

levels. Significant declines were echoed in both the single family and multiple family segments.

Fewer housing starts are forecast for the year ahead for both Vancouver and Abbotsford. A well-supplied re-sale market and growing stock of unsold homes on the market are making some developers hold off on new projects until more of the existing inventories are absorbed. The large number of units under construction in both Vancouver and Abbotsford will contribute to the growing inventory of completed and unsold homes throughout 2009.

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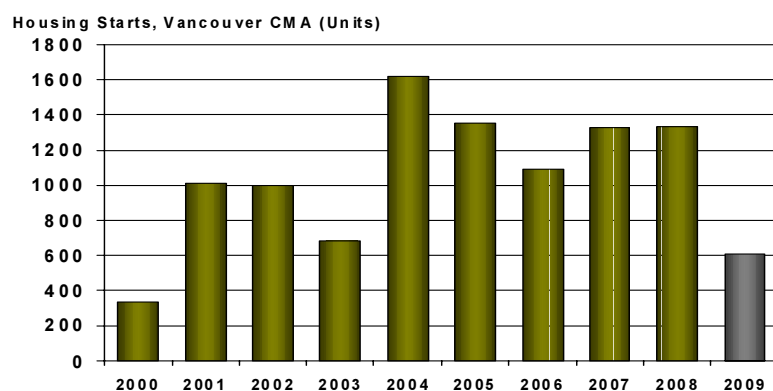
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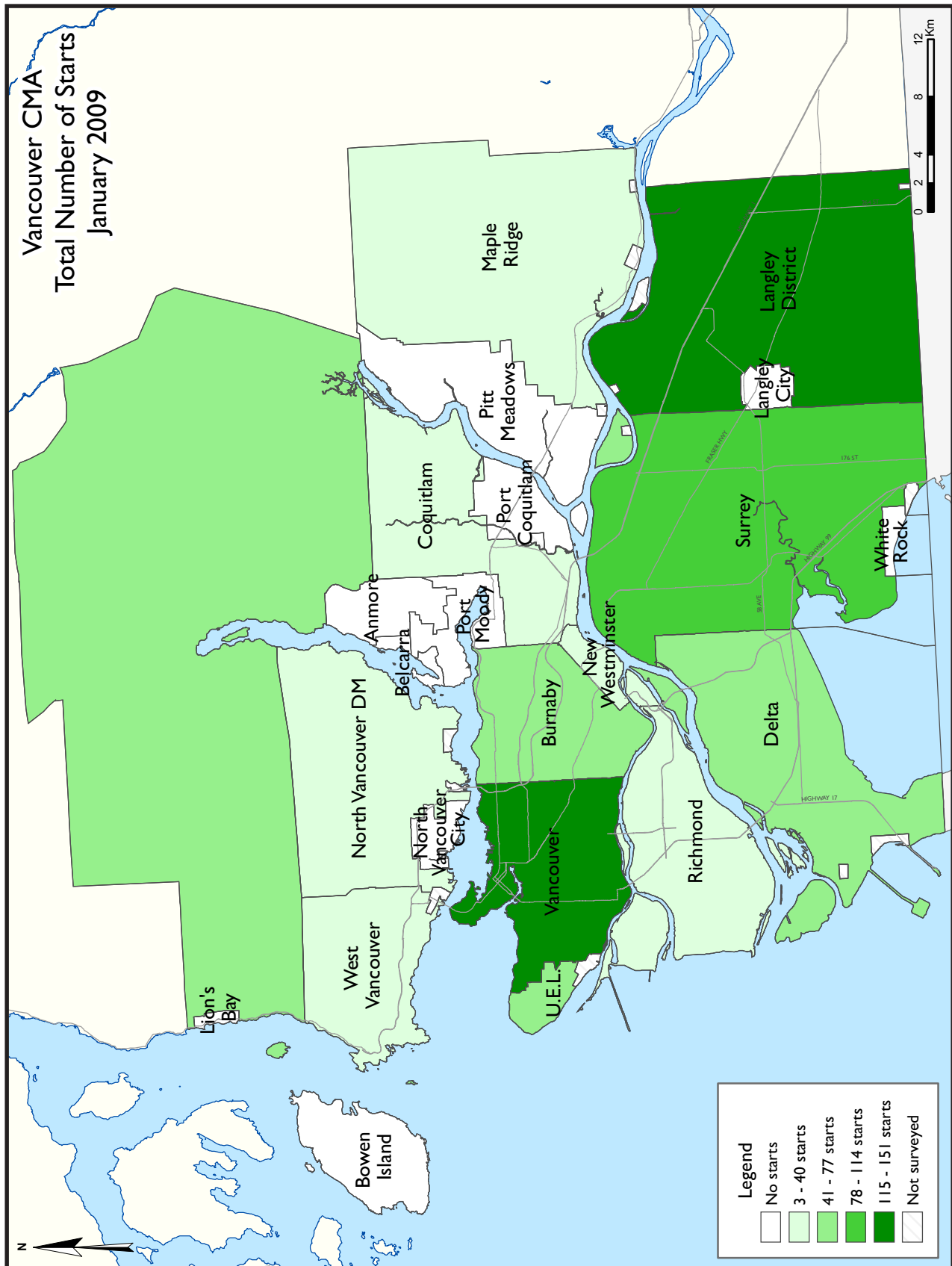
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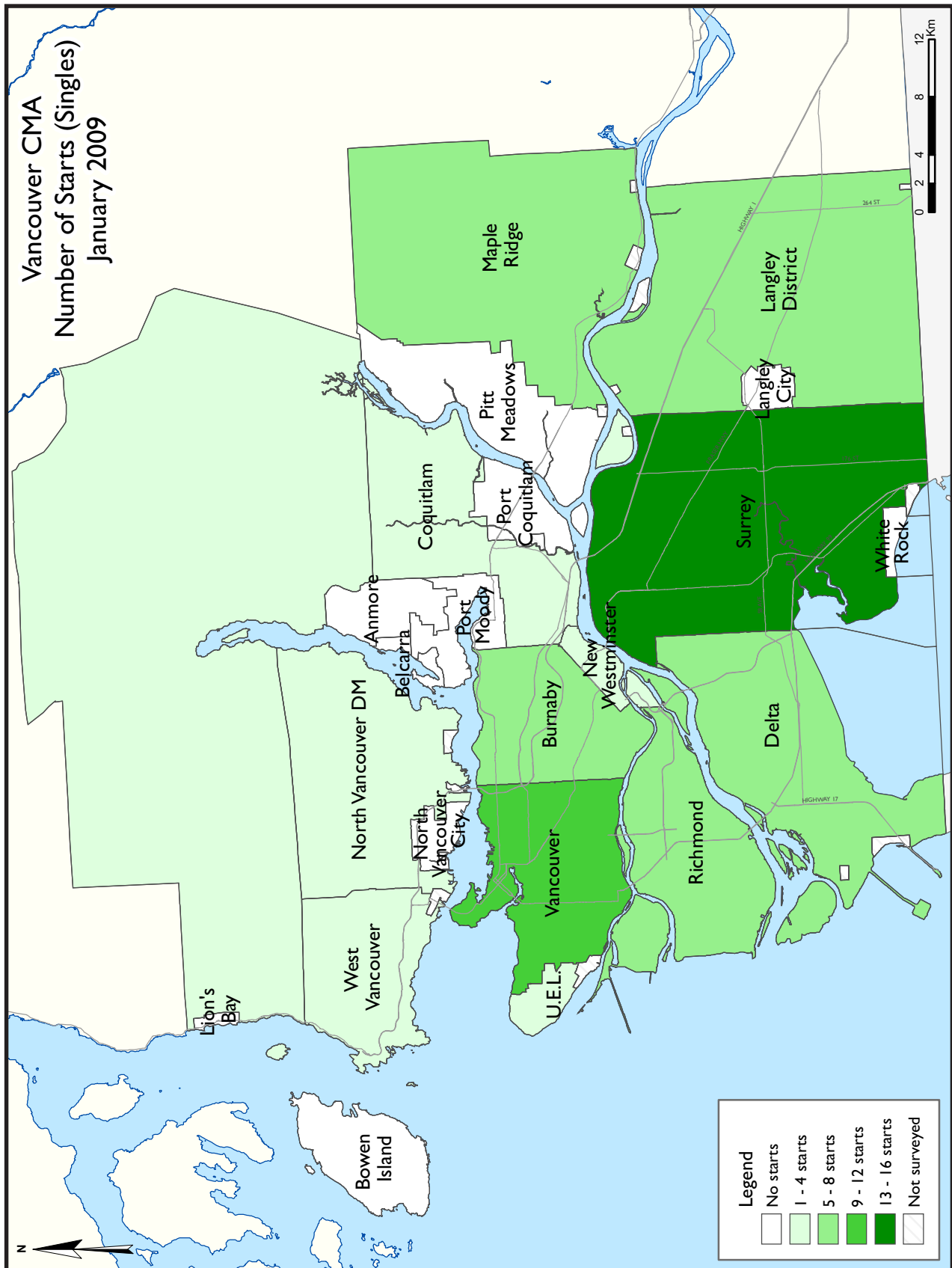


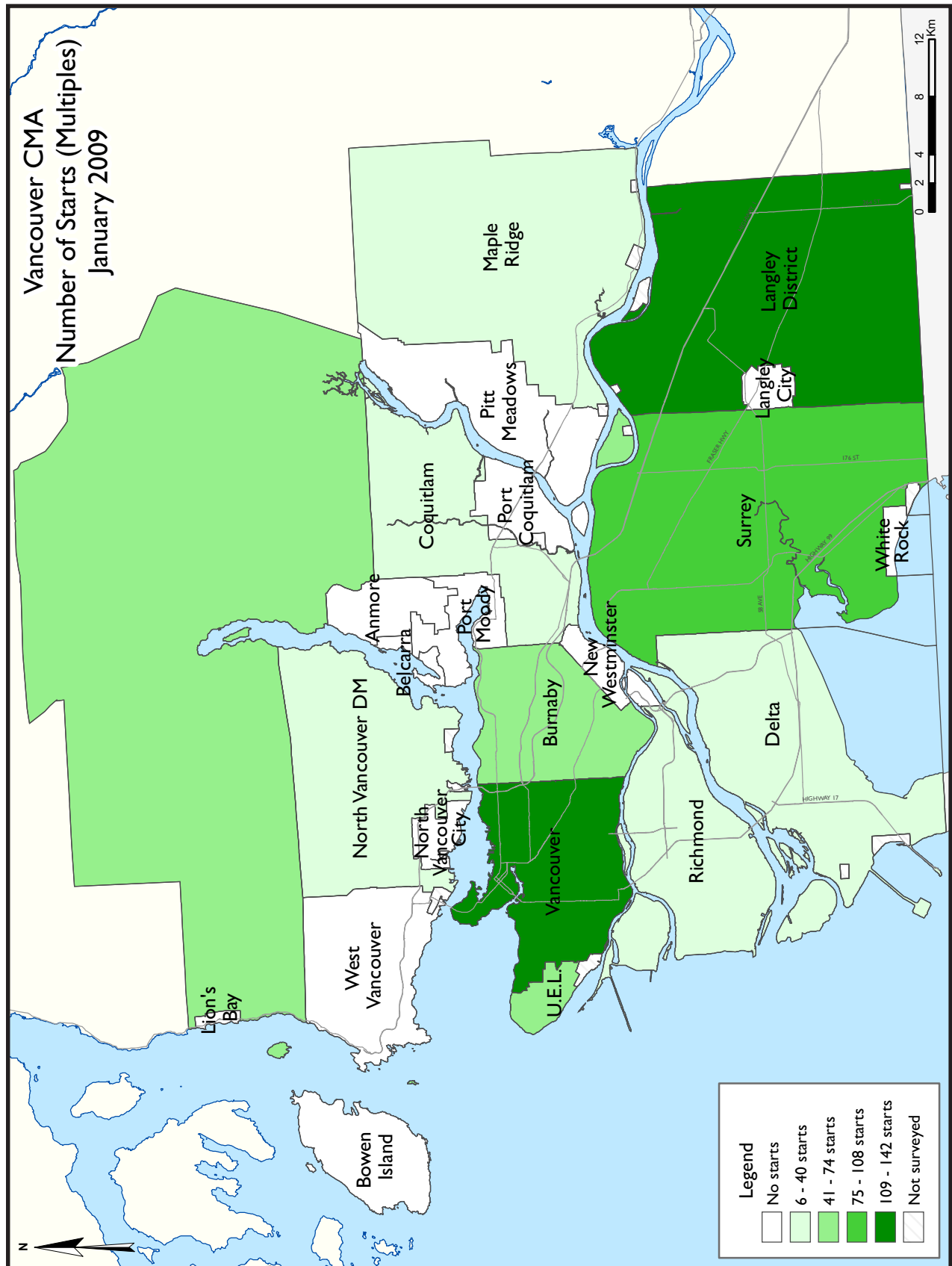
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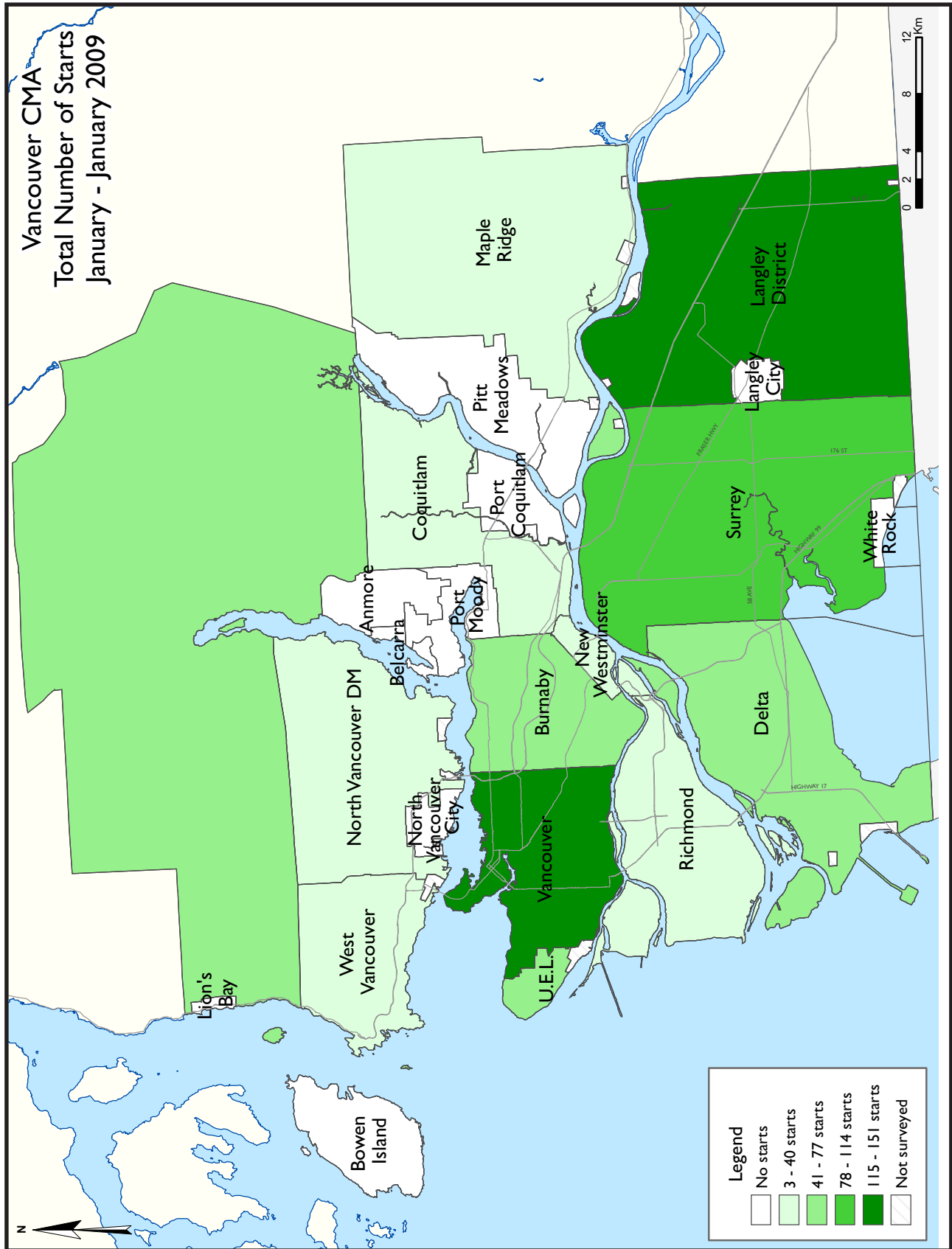
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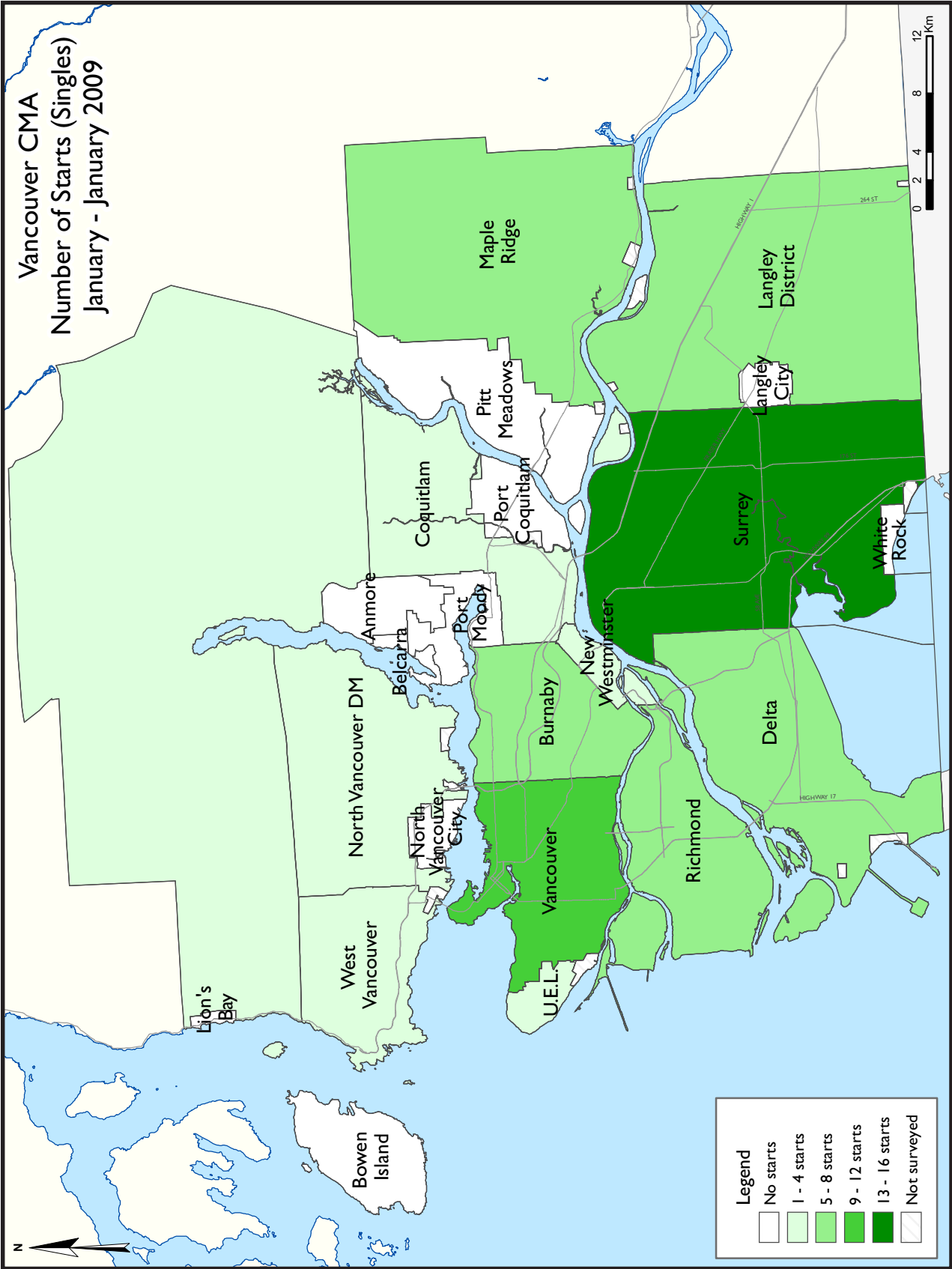
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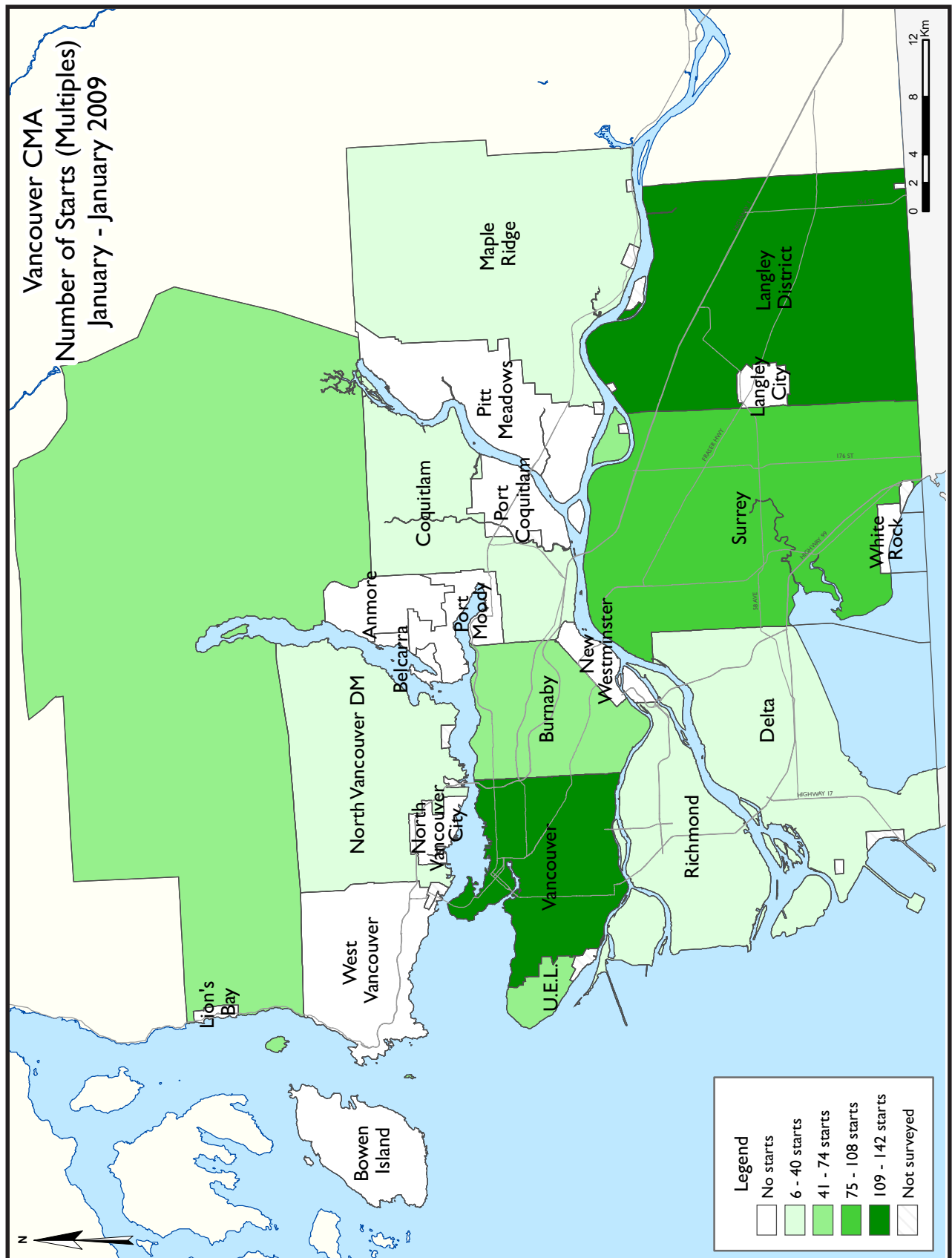


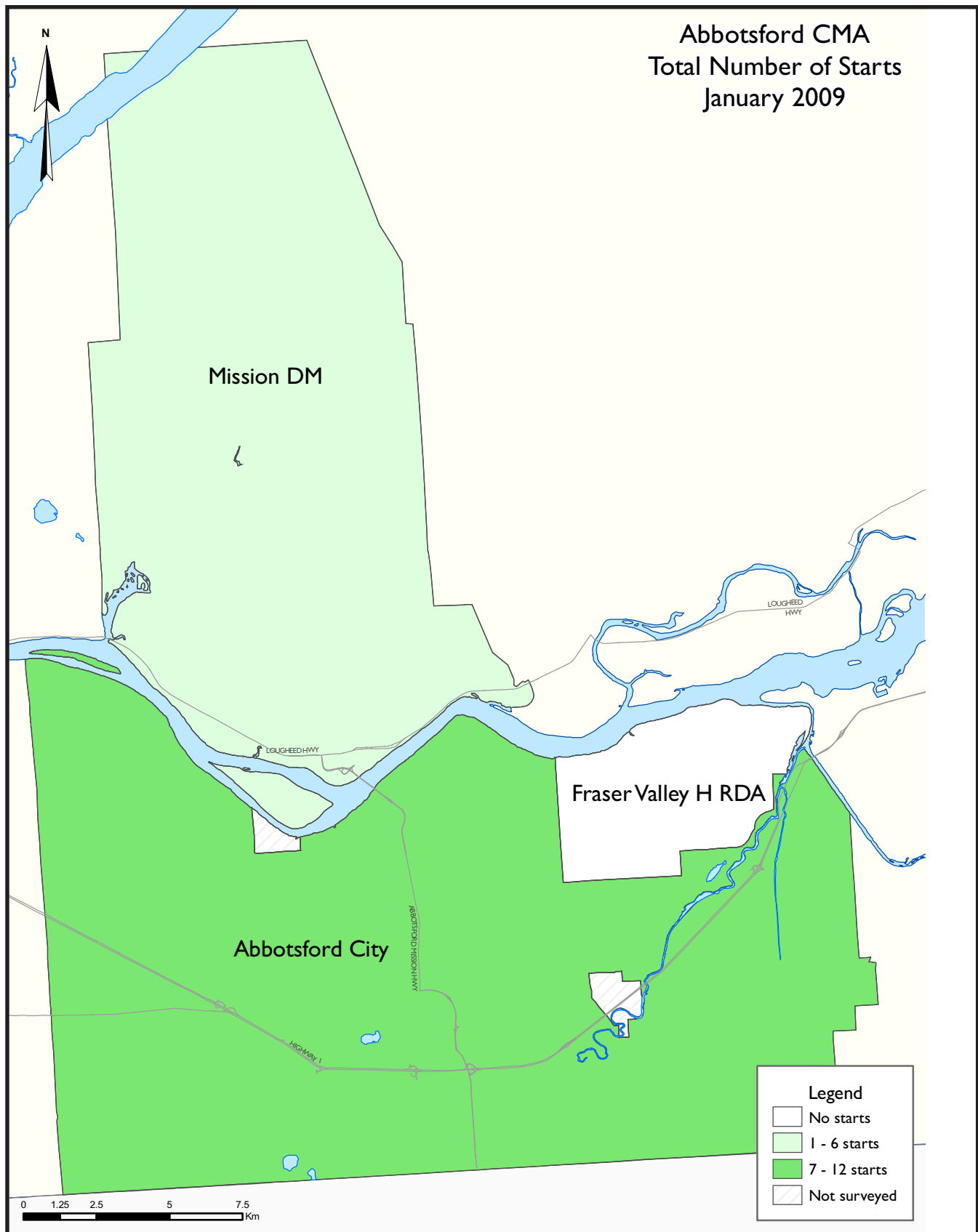


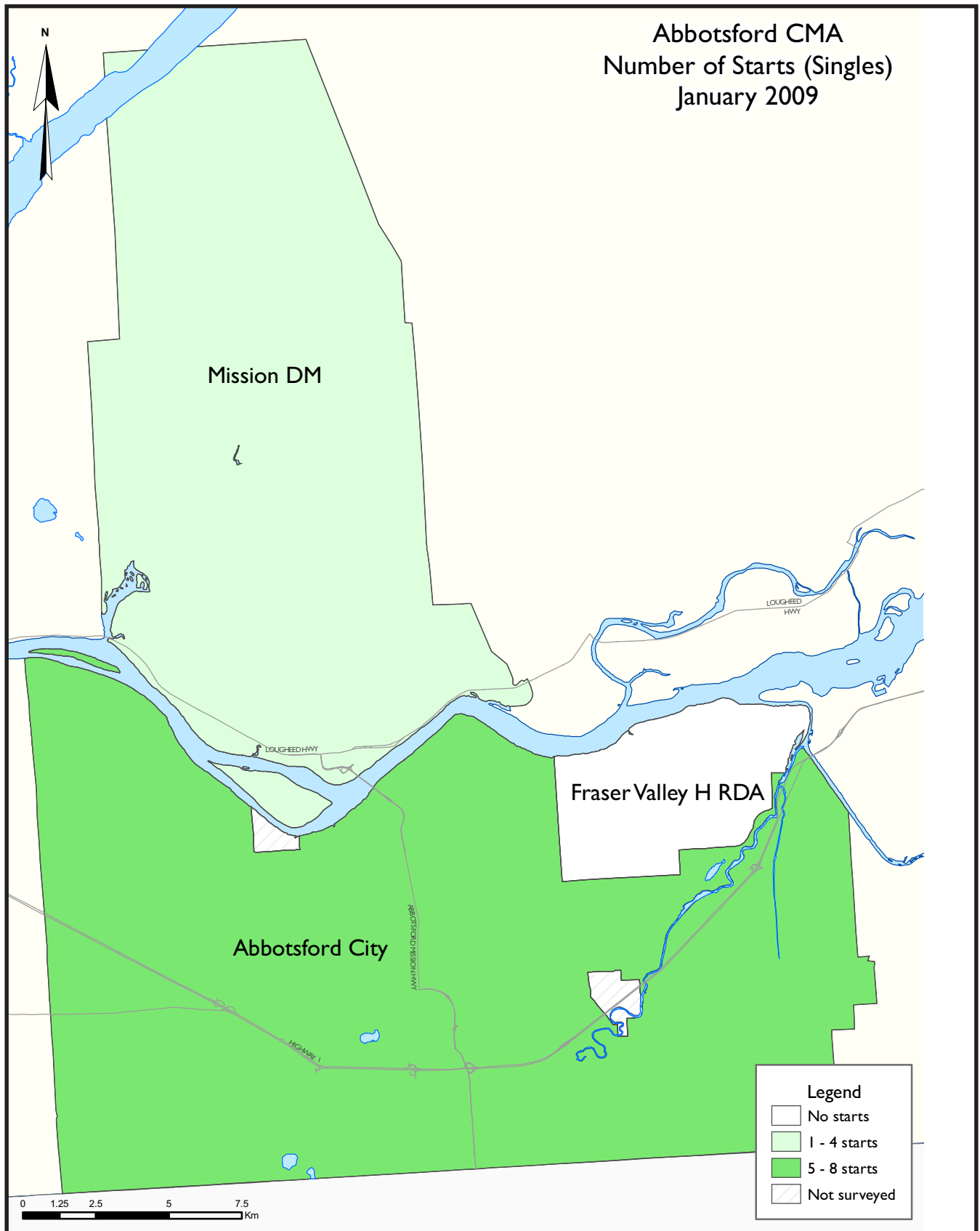


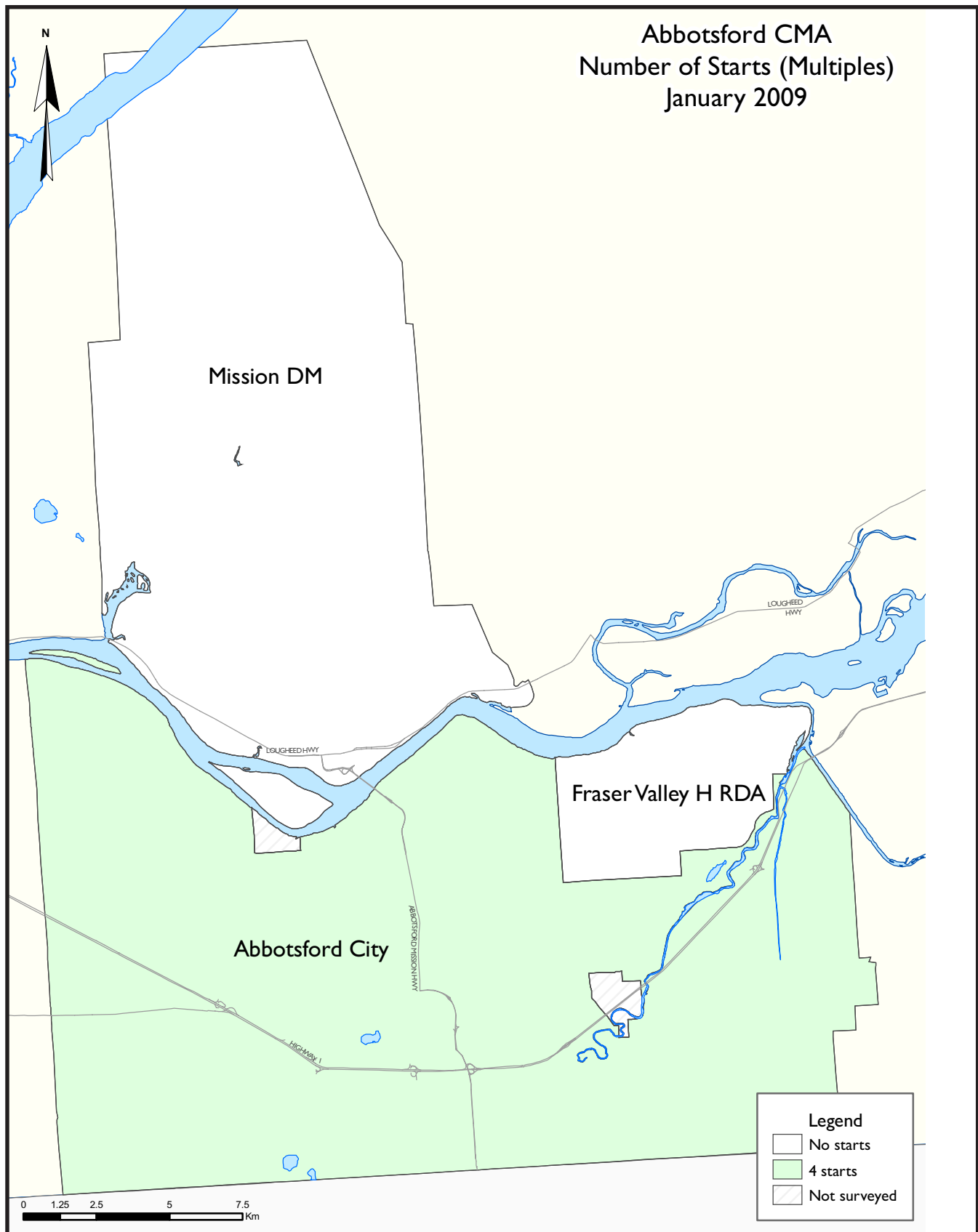


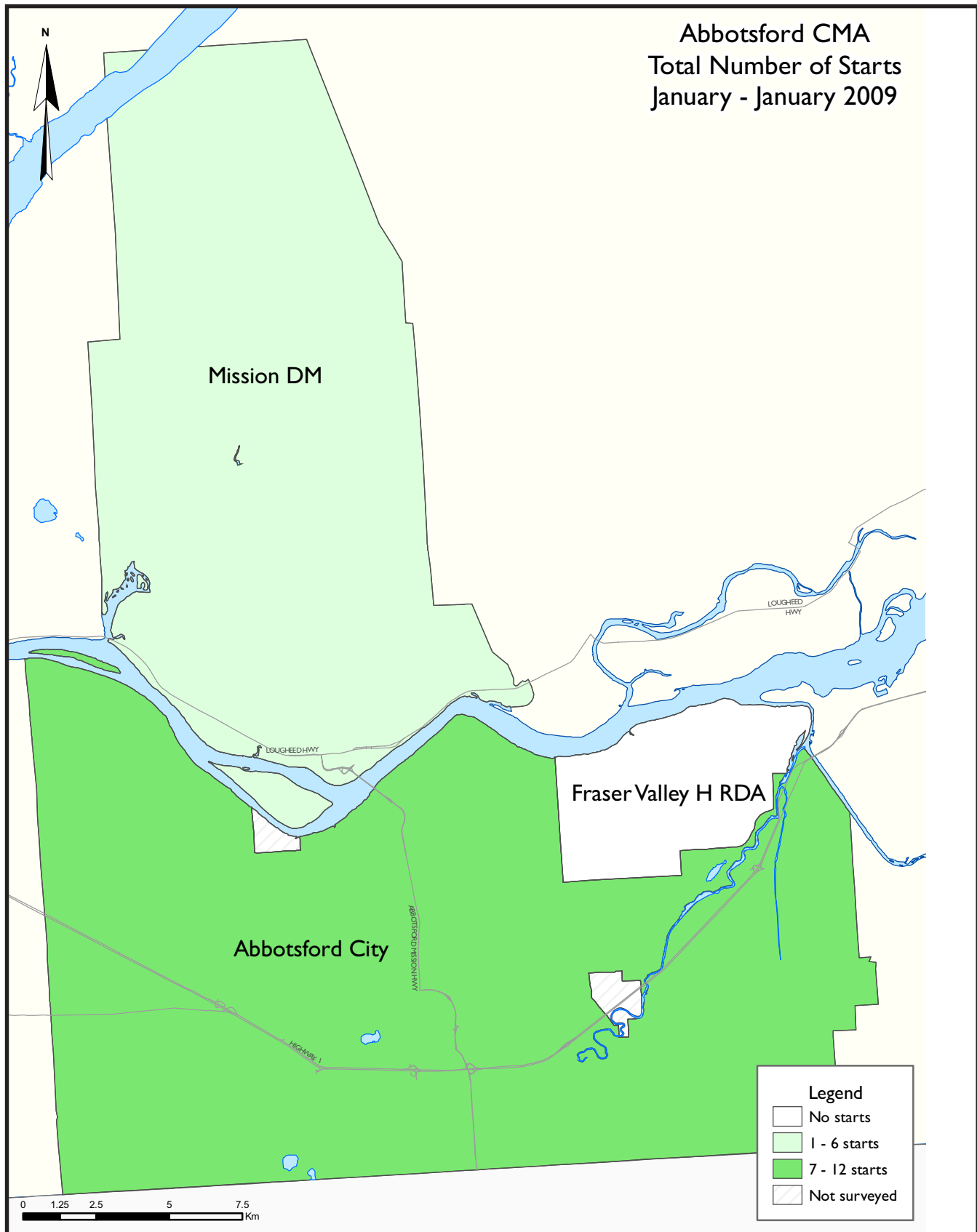


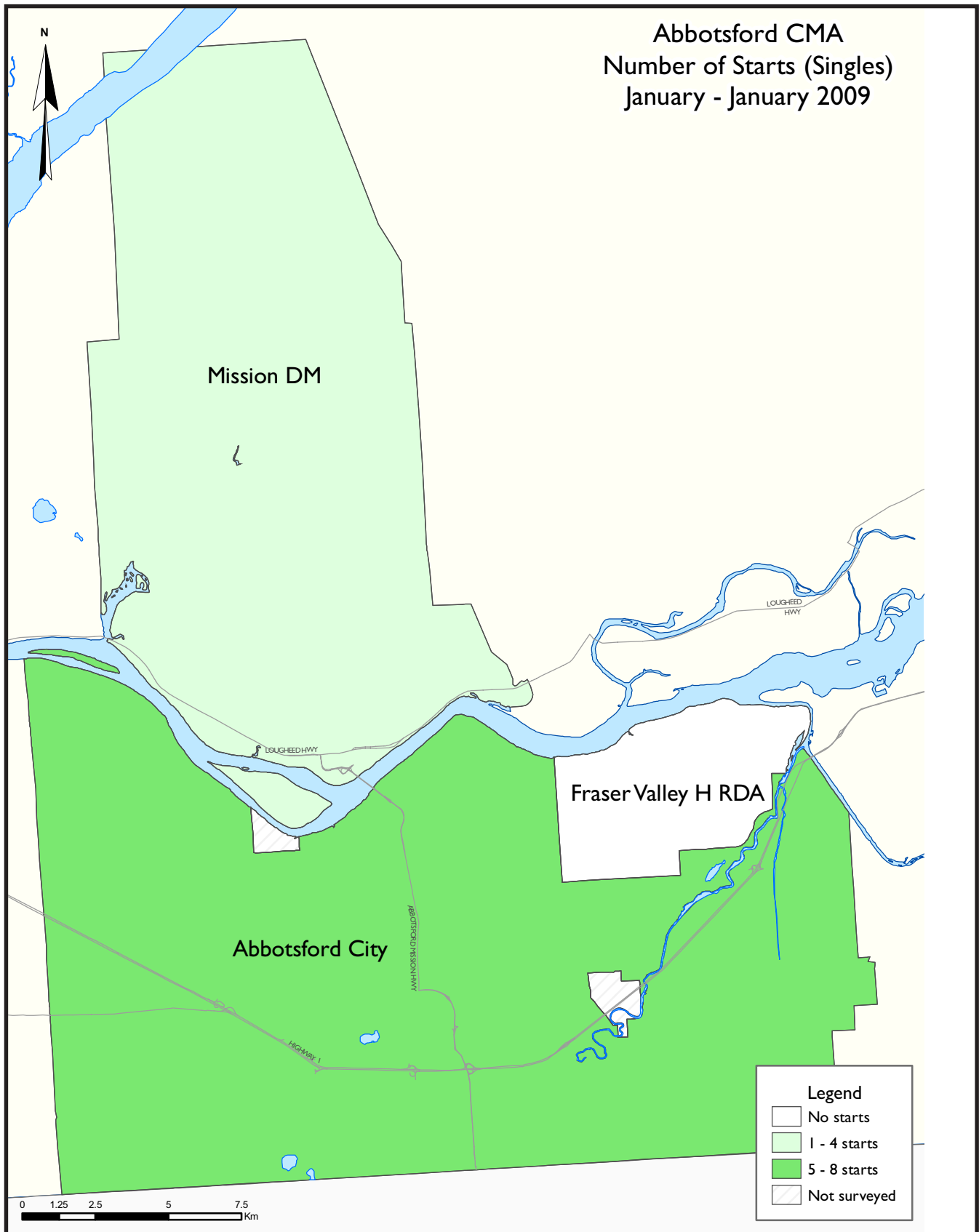


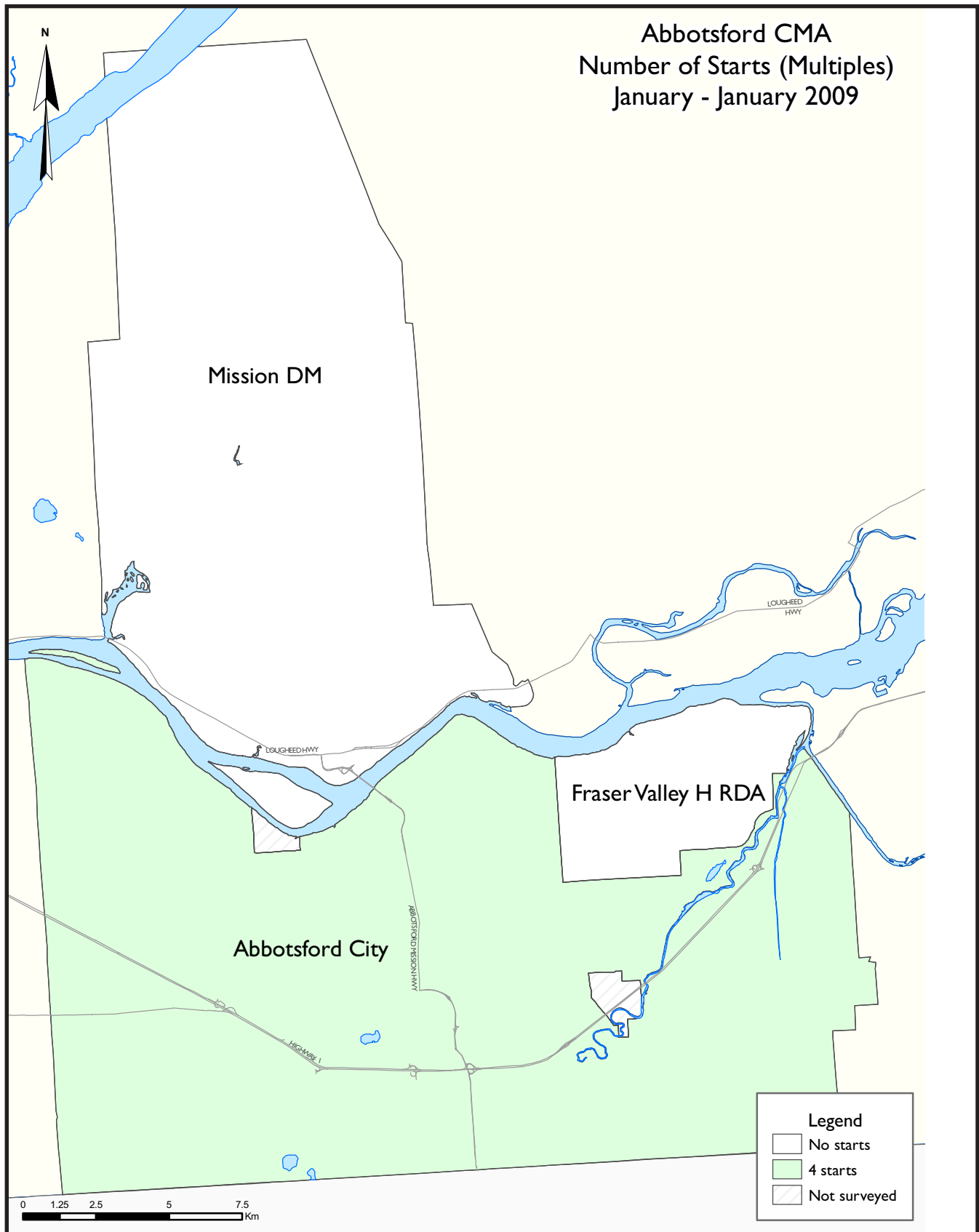












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SYMBOLS

- 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
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2009	70	6	6	1	222	254	1	49	609
January 2008	223	36	56	5	229	747	0	36	1,332
% Change	-68.6	-83.3	-89.3	-80.0	-3.1	-66.0	n/a	36.1	-54.3
Year-to-date 2009	70	6	6	1	222	254	1	49	609
Year-to-date 2008	223	36	56	5	229	747	0	36	1,332
% Change	-68.6	-83.3	-89.3	-80.0	-3.1	-66.0	n/a	36.1	-54.3
UNDER CONSTRUCTION									
January 2009	2,944	277	548	33	2,703	17,090	10	1,112	24,717
January 2008	3,023	216	328	94	2,581	18,745	1	610	25,598
% Change	-2.6	28.2	67.1	-64.9	4.7	-8.8	**	82.3	-3.4
COMPLETIONS									
January 2009	251	24	56	3	128	961	0	8	1,431
January 2008	352	48	28	0	106	297	0	7	838
% Change	-28.7	-50.0	100.0	n/a	20.8	**	n/a	14.3	70.8
Year-to-date 2009	251	24	56	3	128	961	0	8	1,431
Year-to-date 2008	352	48	28	0	106	297	0	7	838
% Change	-28.7	-50.0	100.0	n/a	20.8	**	n/a	14.3	70.8
COMPLETED & NOT ABSORBED									
January 2009	1,120	141	148	24	363	569	0	36	2,401
January 2008	846	96	53	19	132	197	50	14	1,407
% Change	32.4	46.9	179.2	26.3	175.0	188.8	-100.0	157.1	70.6
ABSORBED									
January 2009	235	26	42	5	132	946	0	7	1,393
January 2008	270	31	28	0	129	252	10	3	723
% Change	-13.0	-16.1	50.0	n/a	2.3	**	-100.0	133.3	92.7
Year-to-date 2009	235	26	42	5	132	946	0	7	1,393
Year-to-date 2008	270	31	28	0	129	252	10	3	723
% Change	-13.0	-16.1	50.0	n/a	2.3	**	-100.0	133.3	92.7

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

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
January 2009	8	4	0	0	44	0	0	0	56
January 2008	16	16	0	0	48	146	0	0	226
Delta									
January 2009	7	0	0	0	39	0	0	1	47
January 2008	6	0	0	0	7	0	0	0	13
Langley									
January 2009	4	0	2	0	0	126	1	0	133
January 2008	16	0	4	0	6	0	0	0	26
Maple Ridge / Pitt Meadows									
January 2009	8	0	0	0	23	0	0	0	31
January 2008	24	0	0	0	0	0	0	0	24
New Westminster									
January 2009	3	0	0	0	0	0	0	0	3
January 2008	3	0	0	0	4	46	0	0	53
North Vancouver									
January 2009	3	0	0	1	16	0	0	0	20
January 2008	9	0	2	0	0	135	0	32	178
Richmond									
January 2009	7	0	2	0	4	0	0	0	13
January 2008	13	0	20	0	0	0	0	0	33
Surrey									
January 2009	16	0	0	0	76	0	0	2	94
January 2008	71	0	4	5	132	193	0	4	409
Tri-Cities									
January 2009	1	0	2	0	8	0	0	0	11
January 2008	9	6	14	0	13	0	0	0	42
University Endowment Lands									
January 2009	1	0	0	0	0	0	0	46	47
January 2008	0	0	0	0	13	0	0	0	13
Vancouver City									
January 2009	9	2	0	0	12	128	0	0	151
January 2008	41	14	6	0	6	227	0	0	294
West Vancouver									
January 2009	3	0	0	0	0	0	0	0	3
January 2008	13	0	0	0	0	0	0	0	13
White Rock									
January 2009	0	0	6	0	0	0	0	0	6
January 2008	0	0	0	0	0	0	0	0	0
Vancouver CMA									
January 2009	70	6	6	1	222	254	1	49	609
January 2008	223	36	56	5	229	747	0	36	1,332

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

Table 1.1: Housing Activity Summary by Submarket
January 2009

	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									
January 2009	159	66	0	0	251	1,604	0	0	2,080
January 2008	85	68	0	0	127	2,801	0	0	3,081
Delta									
January 2009	114	2	0	0	107	0	0	12	235
January 2008	73	4	0	0	20	0	1	2	100
Langley									
January 2009	354	8	60	0	69	482	1	0	974
January 2008	507	32	66	0	300	253	0	1	1,159
Maple Ridge / Pitt Meadows									
January 2009	207	4	0	1	84	347	0	0	643
January 2008	291	0	0	19	170	741	0	0	1,221
New Westminster									
January 2009	29	4	0	0	4	954	0	0	991
January 2008	43	2	0	3	8	1,230	0	0	1,286
North Vancouver									
January 2009	102	16	24	1	63	722	0	32	960
January 2008	110	8	2	1	84	1,181	0	32	1,418
Richmond									
January 2009	170	8	150	6	269	1,454	3	6	2,066
January 2008	208	4	28	0	198	1,710	0	6	2,154
Surrey									
January 2009	968	22	26	25	1,233	3,725	0	159	6,158
January 2008	992	16	6	44	1,123	2,452	0	168	4,801
Tri-Cities									
January 2009	94	30	150	0	279	1,682	0	67	2,302
January 2008	108	22	125	26	231	2,456	0	54	3,022
University Endowment Lands									
January 2009	7	0	0	0	78	139	0	257	481
January 2008	7	0	0	0	90	305	0	107	509
Vancouver City									
January 2009	480	101	96	0	253	5,948	6	579	7,463
January 2008	333	54	51	0	186	5,381	0	238	6,243
West Vancouver									
January 2009	173	14	0	0	8	33	0	0	228
January 2008	178	4	0	1	44	8	0	0	235
White Rock									
January 2009	8	2	40	0	5	0	0	0	55
January 2008	8	2	50	0	0	227	0	2	289
Vancouver CMA									
January 2009	2,944	277	548	33	2,703	17,090	10	1,112	24,717
January 2008	3,023	216	328	94	2,581	18,745	1	610	25,598

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

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
January 2009	5	2	0	0	4	0	0	0	11
January 2008	23	20	0	0	20	0	0	0	63
Delta									
January 2009	20	0	0	0	32	0	0	1	53
January 2008	7	0	0	0	0	0	0	0	7
Langley									
January 2009	16	0	10	0	16	69	0	0	111
January 2008	67	4	8	0	20	0	0	0	99
Maple Ridge / Pitt Meadows									
January 2009	39	0	0	0	0	70	0	0	109
January 2008	36	0	0	0	0	132	0	0	168
New Westminster									
January 2009	0	0	0	0	0	70	0	0	70
January 2008	11	0	0	0	0	0	0	0	11
North Vancouver									
January 2009	6	2	0	0	0	0	0	0	8
January 2008	11	4	0	0	2	0	0	0	17
Richmond									
January 2009	15	0	26	3	6	259	0	0	309
January 2008	10	0	0	0	0	0	0	1	11
Surrey									
January 2009	86	4	0	0	35	0	0	7	132
January 2008	106	0	0	0	24	75	0	6	211
Tri-Cities									
January 2009	6	0	10	0	13	230	0	0	259
January 2008	16	2	10	0	0	81	0	0	109
University Endowment Lands									
January 2009	1	0	0	0	2	0	0	0	3
January 2008	1	0	0	0	0	0	0	0	1
Vancouver City									
January 2009	46	16	4	0	20	263	0	0	349
January 2008	56	18	4	0	40	0	0	0	118
West Vancouver									
January 2009	6	0	0	0	0	0	0	0	6
January 2008	6	0	0	0	0	9	0	0	15
White Rock									
January 2009	1	0	6	0	0	0	0	0	7
January 2008	0	0	6	0	0	0	0	0	6
Vancouver CMA									
January 2009	251	24	56	3	128	961	0	8	1,431
January 2008	352	48	28	0	106	297	0	7	838

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

Table 1.1: Housing Activity Summary by Submarket
January 2009

	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									
January 2009	67	54	0	0	7	1	0	0	129
January 2008	42	25	0	0	2	0	0	0	69
Delta									
January 2009	23	4	0	0	6	8	0	0	41
January 2008	17	0	0	0	0	8	0	0	25
Langley									
January 2009	134	6	28	4	34	9	0	0	215
January 2008	148	5	10	4	18	13	0	1	199
Maple Ridge / Pitt Meadows									
January 2009	134	0	0	0	14	20	0	0	168
January 2008	91	0	0	2	10	33	0	0	136
New Westminster									
January 2009	8	2	0	0	0	0	0	0	10
January 2008	25	1	0	7	15	14	0	0	62
North Vancouver									
January 2009	34	7	0	0	12	14	0	0	67
January 2008	18	4	0	0	2	0	0	0	24
Richmond									
January 2009	63	0	34	3	45	51	0	1	197
January 2008	44	1	0	0	13	30	0	0	88
Surrey									
January 2009	386	0	8	14	194	188	0	23	813
January 2008	255	9	0	5	52	56	0	13	390
Tri-Cities									
January 2009	30	10	49	3	25	200	0	0	317
January 2008	11	8	19	1	7	11	0	0	57
University Endowment Lands									
January 2009	1	0	0	0	1	1	0	8	11
January 2008	0	0	0	0	0	0	50	0	50
Vancouver City									
January 2009	192	56	9	0	22	36	0	4	319
January 2008	181	42	6	0	9	2	0	0	240
West Vancouver									
January 2009	37	2	0	0	3	4	0	0	46
January 2008	9	1	0	0	4	9	0	0	23
White Rock									
January 2009	2	0	20	0	0	37	0	0	59
January 2008	1	0	18	0	0	21	0	0	40
Vancouver CMA									
January 2009	1,120	141	148	24	363	569	0	36	2,401
January 2008	846	96	53	19	132	197	50	14	1,407

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

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
January 2009	8	4	0	0	1	3	0	0	16
January 2008	18	9	0	0	18	0	0	0	45
Delta									
January 2009	17	0	0	0	34	0	0	1	52
January 2008	5	0	0	0	0	0	0	0	5
Langley									
January 2009	22	0	6	0	14	69	0	0	111
January 2008	37	2	8	0	25	8	0	0	80
Maple Ridge / Pitt Meadows									
January 2009	31	0	0	0	0	70	0	0	101
January 2008	26	0	0	0	15	133	0	0	174
New Westminster									
January 2009	1	0	0	0	0	71	0	0	72
January 2008	9	0	0	0	4	0	0	0	13
North Vancouver									
January 2009	4	0	0	0	0	0	0	0	4
January 2008	6	3	2	0	1	0	0	0	12
Richmond									
January 2009	16	0	20	0	3	255	0	0	294
January 2008	12	0	0	0	1	0	0	1	14
Surrey									
January 2009	85	4	0	4	38	11	0	4	146
January 2008	99	0	0	0	32	24	0	2	157
Tri-Cities									
January 2009	6	8	6	1	18	204	0	0	243
January 2008	15	7	10	0	0	79	1	0	112
University Endowment Lands									
January 2009	0	0	0	0	3	1	0	2	6
January 2008	1	0	0	0	0	0	9	0	10
Vancouver City									
January 2009	37	10	4	0	21	262	0	0	334
January 2008	32	10	4	0	33	1	0	0	80
West Vancouver									
January 2009	4	0	0	0	0	0	0	0	4
January 2008	7	0	0	0	0	7	0	0	14
White Rock									
January 2009	1	0	6	0	0	0	0	0	7
January 2008	0	0	4	0	0	0	0	0	4
Vancouver CMA									
January 2009	235	26	42	5	132	946	0	7	1,393
January 2008	270	31	28	0	129	252	10	3	723

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

**Table 1.2: History of Housing Starts of Vancouver CMA
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	2	0	4	32	0	0	0	33	6	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	7	0	2	0	0	0	0	2	9	-77.8
Burnaby - Central Park	0	1	0	0	0	48	0	0	0	49	-100.0
Burnaby - Remainder	5	6	4	10	12	0	0	146	21	162	-87.0
Burnaby Total	8	16	4	16	44	48	0	146	56	226	-75.2
Coquitlam	1	5	0	6	8	9	2	6	11	26	-57.7
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	2	3	0	4	0	3	1	0	3	10	-70.0
Delta - North	5	2	0	0	39	0	0	0	44	2	**
Delta	7	6	0	4	39	3	1	0	47	13	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	5	16	0	0	0	6	128	4	133	26	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	22	0	0	23	0	0	0	31	22	40.9
New Westminster	3	3	0	0	0	4	0	46	3	53	-94.3
North Vancouver City	0	1	0	0	0	0	0	2	0	3	-100.0
North Vancouver DM	4	8	16	0	0	0	0	167	20	175	-88.6
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	2	0	0	0	4	0	8	0	14	-100.0
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	7	13	0	0	4	0	2	20	13	33	-60.6
Surrey - South	0	26	0	4	60	47	0	0	60	77	-22.1
Surrey - Cloverdale	7	24	0	0	0	41	2	8	9	73	-87.7
Surrey - North	6	21	0	8	0	12	0	77	6	118	-94.9
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	3	5	0	0	16	20	0	116	19	141	-86.5
Surrey Total	16	76	0	12	76	120	2	201	94	409	-77.0
University Endowment Lands	1	0	0	2	0	11	46	0	47	13	**
Vancouver - West End	0	0	0	0	0	0	81	0	81	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	146	0	146	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	47	0	47	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	6	0	6	0	0	2	12	-83.3
Vancouver - Kerrisdale	1	6	0	0	0	0	0	0	1	6	-83.3
Vancouver - Marpole	1	4	0	0	0	0	0	0	1	4	-75.0
Vancouver - Eastside	2	19	0	8	0	0	0	85	2	112	-98.2
Vancouver - Mt. Pleasant	0	0	2	0	12	0	0	0	14	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	3	12	0	0	0	0	0	2	3	14	-78.6
Vancouver Total	9	41	2	14	12	6	128	233	151	294	-48.6
West Vancouver	3	13	0	0	0	0	0	0	3	13	-76.9
White Rock	0	0	0	0	0	0	0	6	0	6	-100.0
Vancouver CMA	72	228	22	54	206	211	309	839	609	1,332	-54.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	2	0	4	32	0	0	0	33	6	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	7	0	2	0	0	0	0	2	9	-77.8
Burnaby - Central Park	0	1	0	0	0	48	0	0	0	49	-100.0
Burnaby - Remainder	5	6	4	10	12	0	0	146	21	162	-87.0
Burnaby Total	8	16	4	16	44	48	0	146	56	226	-75.2
Coquitlam	1	5	0	6	8	9	2	6	11	26	-57.7
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	2	3	0	4	0	3	1	0	3	10	-70.0
Delta - North	5	2	0	0	39	0	0	0	44	2	**
Delta	7	6	0	4	39	3	1	0	47	13	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	5	16	0	0	0	6	128	4	133	26	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	22	0	0	23	0	0	0	31	22	40.9
New Westminister	3	3	0	0	0	4	0	46	3	53	-94.3
North Vancouver City	0	1	0	0	0	0	0	2	0	3	-100.0
North Vancouver DM	4	8	16	0	0	0	0	167	20	175	-88.6
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	2	0	0	0	4	0	8	0	14	-100.0
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	7	13	0	0	4	0	2	20	13	33	-60.6
Surrey - South	0	26	0	4	60	47	0	0	60	77	-22.1
Surrey - Cloverdale	7	24	0	0	0	41	2	8	9	73	-87.7
Surrey - North	6	21	0	8	0	12	0	77	6	118	-94.9
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	3	5	0	0	16	20	0	116	19	141	-86.5
Surrey Total	16	76	0	12	76	120	2	201	94	409	-77.0
University Endowment Lands	1	0	0	2	0	11	46	0	47	13	**
Vancouver - West End	0	0	0	0	0	0	81	0	81	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	146	0	146	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	47	0	47	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	6	0	6	0	0	2	12	-83.3
Vancouver - Kerrisdale	1	6	0	0	0	0	0	0	1	6	-83.3
Vancouver - Marpole	1	4	0	0	0	0	0	0	1	4	-75.0
Vancouver - Eastside	2	19	0	8	0	0	0	85	2	112	-98.2
Vancouver - Mt. Pleasant	0	0	2	0	12	0	0	0	14	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	3	12	0	0	0	0	0	2	3	14	-78.6
Vancouver Total	9	41	2	14	12	6	128	233	151	294	-48.6
West Vancouver	3	13	0	0	0	0	0	0	3	13	-76.9
White Rock	0	0	0	0	0	0	0	6	0	6	-100.0
Vancouver CMA	72	228	22	54	206	211	309	839	609	1,332	-54.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
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	32	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	12	0	0	0	0	146	0	0
Burnaby Total	44	48	0	0	0	146	0	0
Coquitlam	8	9	0	0	2	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	1	0
Delta - North	39	0	0	0	0	0	0	0
Delta	39	3	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	6	0	0	128	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	0	0	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	135	0	32
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	4	0	0	0	8	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	0	0	0	2	20	0	0
Surrey - South	60	47	0	0	0	0	0	0
Surrey - Cloverdale	0	41	0	0	0	4	2	4
Surrey - North	0	12	0	0	0	77	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	16	20	0	0	0	116	0	0
Surrey Total	76	120	0	0	0	197	2	4
University Endowment Lands	0	11	0	0	0	0	46	0
Vancouver - West End	0	0	0	0	81	0	0	0
Vancouver - Downtown	0	0	0	0	0	146	0	0
Vancouver - Kitsilano	0	0	0	0	47	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	6	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	0	85	0	0
Vancouver - Mt. Pleasant	12	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	2	0	0
Vancouver Total	12	6	0	0	128	233	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	6	0	0
Vancouver CMA	206	211	0	0	260	803	49	36

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
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	32	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	12	0	0	0	0	146	0	0
Burnaby Total	44	48	0	0	0	146	0	0
Coquitlam	8	9	0	0	2	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	1	0
Delta - North	39	0	0	0	0	0	0	0
Delta	39	3	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	6	0	0	128	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	0	0	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	135	0	32
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	4	0	0	0	8	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	0	0	0	2	20	0	0
Surrey - South	60	47	0	0	0	0	0	0
Surrey - Cloverdale	0	41	0	0	0	4	2	4
Surrey - North	0	12	0	0	0	77	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	16	20	0	0	0	116	0	0
Surrey Total	76	120	0	0	0	197	2	4
University Endowment Lands	0	11	0	0	0	0	46	0
Vancouver - West End	0	0	0	0	81	0	0	0
Vancouver - Downtown	0	0	0	0	0	146	0	0
Vancouver - Kitsilano	0	0	0	0	47	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	6	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	0	85	0	0
Vancouver - Mt. Pleasant	12	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	2	0	0
Vancouver Total	12	6	0	0	128	233	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	6	0	0
Vancouver CMA	206	211	0	0	260	803	49	36

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	6	32	0	0	0	33	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	9	0	0	0	0	2	9
Burnaby - Central Park	0	1	0	48	0	0	0	49
Burnaby - Remainder	9	16	12	146	0	0	21	162
Burnaby Total	12	32	44	194	0	0	56	226
Coquitlam	3	17	8	9	0	0	11	26
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	2	3	0	7	1	0	3	10
Delta - North	5	2	39	0	0	0	44	2
Delta	7	6	39	7	1	0	47	13
Langley City	0	0	0	0	0	0	0	0
Langley District	6	20	126	6	1	0	133	26
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	22	23	0	0	0	31	22
New Westminster	3	3	0	50	0	0	3	53
North Vancouver City	0	3	0	0	0	0	0	3
North Vancouver DM	3	8	17	135	0	32	20	175
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	0	10	0	4	0	0	0	14
Port Moody	0	2	0	0	0	0	0	2
Richmond	9	33	4	0	0	0	13	33
Surrey - South	0	21	60	56	0	0	60	77
Surrey - Cloverdale	7	28	0	41	2	4	9	73
Surrey - North	6	21	0	97	0	0	6	118
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	3	5	16	136	0	0	19	141
Surrey Total	16	75	76	330	2	4	94	409
University Endowment Lands	1	0	0	13	46	0	47	13
Vancouver - West End	0	0	81	0	0	0	81	0
Vancouver - Downtown	0	0	0	146	0	0	0	146
Vancouver - Kitsilano	0	0	47	0	0	0	47	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	6	0	6	0	0	2	12
Vancouver - Kerrisdale	1	6	0	0	0	0	1	6
Vancouver - Marpole	1	4	0	0	0	0	1	4
Vancouver - Eastside	2	31	0	81	0	0	2	112
Vancouver - Mt. Pleasant	2	0	12	0	0	0	14	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	3	14	0	0	0	0	3	14
Vancouver Total	11	61	140	233	0	0	151	294
West Vancouver	3	13	0	0	0	0	3	13
White Rock	0	6	0	0	0	0	0	6
Vancouver CMA	82	315	477	981	50	36	609	1,332

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	6	32	0	0	0	33	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	9	0	0	0	0	2	9
Burnaby - Central Park	0	1	0	48	0	0	0	49
Burnaby - Remainder	9	16	12	146	0	0	21	162
Burnaby Total	12	32	44	194	0	0	56	226
Coquitlam	3	17	8	9	0	0	11	26
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	2	3	0	7	1	0	3	10
Delta - North	5	2	39	0	0	0	44	2
Delta	7	6	39	7	1	0	47	13
Langley City	0	0	0	0	0	0	0	0
Langley District	6	20	126	6	1	0	133	26
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	22	23	0	0	0	31	22
New Westminster	3	3	0	50	0	0	3	53
North Vancouver City	0	3	0	0	0	0	0	3
North Vancouver DM	3	8	17	135	0	32	20	175
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	0	10	0	4	0	0	0	14
Port Moody	0	2	0	0	0	0	0	2
Richmond	9	33	4	0	0	0	13	33
Surrey - South	0	21	60	56	0	0	60	77
Surrey - Cloverdale	7	28	0	41	2	4	9	73
Surrey - North	6	21	0	97	0	0	6	118
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	3	5	16	136	0	0	19	141
Surrey Total	16	75	76	330	2	4	94	409
University Endowment Lands	1	0	0	13	46	0	47	13
Vancouver - West End	0	0	81	0	0	0	81	0
Vancouver - Downtown	0	0	0	146	0	0	0	146
Vancouver - Kitsilano	0	0	47	0	0	0	47	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	6	0	6	0	0	2	12
Vancouver - Kerrisdale	1	6	0	0	0	0	1	6
Vancouver - Marpole	1	4	0	0	0	0	1	4
Vancouver - Eastside	2	31	0	81	0	0	2	112
Vancouver - Mt. Pleasant	2	0	12	0	0	0	14	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	3	14	0	0	0	0	3	14
Vancouver Total	11	61	140	233	0	0	151	294
West Vancouver	3	13	0	0	0	0	3	13
White Rock	0	6	0	0	0	0	0	6
Vancouver CMA	82	315	477	981	50	36	609	1,332

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	0	0	4	1	**
Burnaby - Mountain	0	0	0	2	0	0	0	0	0	2	-100.0
Burnaby - North	0	8	0	2	0	0	0	0	0	10	-100.0
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	1	2	2	2	4	0	0	0	7	4	75.0
Burnaby - Central Park	1	3	0	2	0	0	0	0	1	5	-80.0
Burnaby - Remainder	2	9	0	12	0	20	0	0	2	41	-95.1
Burnaby Total	5	23	2	20	4	20	0	0	11	63	-82.5
Coquitlam	0	5	0	2	13	0	10	8	23	15	53.3
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	9	6	0	0	0	0	1	0	10	6	66.7
Delta - North	8	0	0	0	32	0	0	0	40	0	n/a
Delta	20	7	0	0	32	0	1	0	53	7	**
Langley City	0	0	0	0	0	0	69	0	69	0	n/a
Langley District	16	67	12	8	4	16	10	8	42	99	-57.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	35	25	0	0	0	0	0	0	35	25	40.0
New Westminster	0	11	0	0	0	0	70	0	70	11	**
North Vancouver City	2	1	2	6	0	0	0	0	4	7	-42.9
North Vancouver DM	4	10	0	0	0	0	0	0	4	10	-60.0
Pitt Meadows	4	11	0	0	0	0	70	132	74	143	-48.3
Port Coquitlam	0	6	0	0	0	0	0	83	0	89	-100.0
Port Moody	6	5	0	0	0	0	230	0	236	5	**
Richmond	18	10	2	0	4	0	285	1	309	11	**
Surrey - South	6	11	10	0	17	0	0	0	33	11	200.0
Surrey - Cloverdale	31	32	0	0	8	24	5	30	44	86	-48.8
Surrey - North	43	52	4	0	0	0	2	0	49	52	-5.8
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	6	10	0	0	0	0	0	51	6	61	-90.2
Surrey Total	86	106	14	0	25	24	7	81	132	211	-37.4
University Endowment Lands	1	1	2	0	0	0	0	0	3	1	200.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	0	0	0	0	22	0	0	2	22	-90.9
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	6	0	124	0	130	0	n/a
Vancouver - Kerrisdale	4	1	0	0	4	0	49	0	57	1	**
Vancouver - Marpole	0	2	2	2	0	3	0	0	2	7	-71.4
Vancouver - Eastside	28	31	8	18	0	8	4	4	40	61	-34.4
Vancouver - Mt. Pleasant	0	0	4	2	0	3	0	0	4	5	-20.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	12	22	0	0	10	0	90	0	112	22	**
Vancouver Total	46	56	16	22	20	36	267	4	349	118	195.8
West Vancouver	6	6	0	0	0	0	0	9	6	15	-60.0
White Rock	1	0	0	0	0	0	6	6	7	6	16.7
Vancouver CMA	254	352	50	58	102	96	1,025	332	1,431	838	70.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	0	0	4	1	**
Burnaby - Mountain	0	0	0	2	0	0	0	0	0	2	-100.0
Burnaby - North	0	8	0	2	0	0	0	0	0	10	-100.0
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	1	2	2	2	4	0	0	0	7	4	75.0
Burnaby - Central Park	1	3	0	2	0	0	0	0	1	5	-80.0
Burnaby - Remainder	2	9	0	12	0	20	0	0	2	41	-95.1
Burnaby Total	5	23	2	20	4	20	0	0	11	63	-82.5
Coquitlam	0	5	0	2	13	0	10	8	23	15	53.3
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	9	6	0	0	0	0	1	0	10	6	66.7
Delta - North	8	0	0	0	32	0	0	0	40	0	n/a
Delta	20	7	0	0	32	0	1	0	53	7	**
Langley City	0	0	0	0	0	0	69	0	69	0	n/a
Langley District	16	67	12	8	4	16	10	8	42	99	-57.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	35	25	0	0	0	0	0	0	35	25	40.0
New Westminster	0	11	0	0	0	0	70	0	70	11	**
North Vancouver City	2	1	2	6	0	0	0	0	4	7	-42.9
North Vancouver DM	4	10	0	0	0	0	0	0	4	10	-60.0
Pitt Meadows	4	11	0	0	0	0	70	132	74	143	-48.3
Port Coquitlam	0	6	0	0	0	0	0	83	0	89	-100.0
Port Moody	6	5	0	0	0	0	230	0	236	5	**
Richmond	18	10	2	0	4	0	285	1	309	11	**
Surrey - South	6	11	10	0	17	0	0	0	33	11	200.0
Surrey - Cloverdale	31	32	0	0	8	24	5	30	44	86	-48.8
Surrey - North	43	52	4	0	0	0	2	0	49	52	-5.8
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	6	10	0	0	0	0	0	51	6	61	-90.2
Surrey Total	86	106	14	0	25	24	7	81	132	211	-37.4
University Endowment Lands	1	1	2	0	0	0	0	0	3	1	200.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	0	0	0	0	22	0	0	2	22	-90.9
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	6	0	124	0	130	0	n/a
Vancouver - Kerrisdale	4	1	0	0	4	0	49	0	57	1	**
Vancouver - Marpole	0	2	2	2	0	3	0	0	2	7	-71.4
Vancouver - Eastside	28	31	8	18	0	8	4	4	40	61	-34.4
Vancouver - Mt. Pleasant	0	0	4	2	0	3	0	0	4	5	-20.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	12	22	0	0	10	0	90	0	112	22	**
Vancouver Total	46	56	16	22	20	36	267	4	349	118	195.8
West Vancouver	6	6	0	0	0	0	0	9	6	15	-60.0
White Rock	1	0	0	0	0	0	6	6	7	6	16.7
Vancouver CMA	254	352	50	58	102	96	1,025	332	1,431	838	70.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	20	0	0	0	0	0	0
Burnaby Total	4	20	0	0	0	0	0	0
Coquitlam	13	0	0	0	10	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	32	0	0	0	0	0	0	0
Delta	32	0	0	0	0	0	1	0
Langley City	0	0	0	0	69	0	0	0
Langley District	4	16	0	0	10	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	70	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	70	132	0	0
Port Coquitlam	0	0	0	0	0	83	0	0
Port Moody	0	0	0	0	230	0	0	0
Richmond	4	0	0	0	285	0	0	1
Surrey - South	17	0	0	0	0	0	0	0
Surrey - Cloverdale	8	24	0	0	0	24	5	6
Surrey - North	0	0	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	51	0	0
Surrey Total	25	24	0	0	0	75	7	6
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	22	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	0	0	124	0	0	0
Vancouver - Kerrisdale	4	0	0	0	49	0	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	8	0	0	4	4	0	0
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	10	0	0	0	90	0	0	0
Vancouver Total	20	36	0	0	267	4	0	0
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	6	6	0	0
Vancouver CMA	102	96	0	0	1,017	325	8	7

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	20	0	0	0	0	0	0
Burnaby Total	4	20	0	0	0	0	0	0
Coquitlam	13	0	0	0	10	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	32	0	0	0	0	0	0	0
Delta	32	0	0	0	0	0	1	0
Langley City	0	0	0	0	69	0	0	0
Langley District	4	16	0	0	10	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	70	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	70	132	0	0
Port Coquitlam	0	0	0	0	0	83	0	0
Port Moody	0	0	0	0	230	0	0	0
Richmond	4	0	0	0	285	0	0	1
Surrey - South	17	0	0	0	0	0	0	0
Surrey - Cloverdale	8	24	0	0	0	24	5	6
Surrey - North	0	0	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	51	0	0
Surrey Total	25	24	0	0	0	75	7	6
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	22	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	0	0	124	0	0	0
Vancouver - Kerrisdale	4	0	0	0	49	0	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	8	0	0	4	4	0	0
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	10	0	0	0	90	0	0	0
Vancouver Total	20	36	0	0	267	4	0	0
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	6	6	0	0
Vancouver CMA	102	96	0	0	1,017	325	8	7

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	0	0	4	1
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	0	10	0	0	0	0	0	10
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	3	4	4	0	0	0	7	4
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	2	21	0	20	0	0	2	41
Burnaby Total	7	43	4	20	0	0	11	63
Coquitlam	10	15	13	0	0	0	23	15
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	9	6	0	0	1	0	10	6
Delta - North	8	0	32	0	0	0	40	0
Delta	20	7	32	0	1	0	53	7
Langley City	0	0	69	0	0	0	69	0
Langley District	26	79	16	20	0	0	42	99
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	35	25	0	0	0	0	35	25
New Westminster	0	11	70	0	0	0	70	11
North Vancouver City	4	5	0	2	0	0	4	7
North Vancouver DM	4	10	0	0	0	0	4	10
Pitt Meadows	4	11	70	132	0	0	74	143
Port Coquitlam	0	8	0	81	0	0	0	89
Port Moody	6	5	230	0	0	0	236	5
Richmond	41	10	268	0	0	1	309	11
Surrey - South	6	11	27	0	0	0	33	11
Surrey - Cloverdale	31	32	8	48	5	6	44	86
Surrey - North	47	52	0	0	2	0	49	52
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	6	10	0	51	0	0	6	61
Surrey Total	90	106	35	99	7	6	132	211
University Endowment Lands	1	1	2	0	0	0	3	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	0	22	0	0	2	22
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	130	0	0	0	130	0
Vancouver - Kerrisdale	4	1	53	0	0	0	57	1
Vancouver - Marpole	2	4	0	3	0	0	2	7
Vancouver - Eastside	40	49	0	12	0	0	40	61
Vancouver - Mt. Pleasant	4	2	0	3	0	0	4	5
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	12	22	100	0	0	0	112	22
Vancouver Total	66	78	283	40	0	0	349	118
West Vancouver	6	6	0	9	0	0	6	15
White Rock	7	6	0	0	0	0	7	6
Vancouver CMA	331	428	1,092	403	8	7	1,431	838

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	0	0	4	1
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	0	10	0	0	0	0	0	10
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	3	4	4	0	0	0	7	4
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	2	21	0	20	0	0	2	41
Burnaby Total	7	43	4	20	0	0	11	63
Coquitlam	10	15	13	0	0	0	23	15
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	9	6	0	0	1	0	10	6
Delta - North	8	0	32	0	0	0	40	0
Delta	20	7	32	0	1	0	53	7
Langley City	0	0	69	0	0	0	69	0
Langley District	26	79	16	20	0	0	42	99
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	35	25	0	0	0	0	35	25
New Westminster	0	11	70	0	0	0	70	11
North Vancouver City	4	5	0	2	0	0	4	7
North Vancouver DM	4	10	0	0	0	0	4	10
Pitt Meadows	4	11	70	132	0	0	74	143
Port Coquitlam	0	8	0	81	0	0	0	89
Port Moody	6	5	230	0	0	0	236	5
Richmond	41	10	268	0	0	1	309	11
Surrey - South	6	11	27	0	0	0	33	11
Surrey - Cloverdale	31	32	8	48	5	6	44	86
Surrey - North	47	52	0	0	2	0	49	52
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	6	10	0	51	0	0	6	61
Surrey Total	90	106	35	99	7	6	132	211
University Endowment Lands	1	1	2	0	0	0	3	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	0	22	0	0	2	22
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	130	0	0	0	130	0
Vancouver - Kerrisdale	4	1	53	0	0	0	57	1
Vancouver - Marpole	2	4	0	3	0	0	2	7
Vancouver - Eastside	40	49	0	12	0	0	40	61
Vancouver - Mt. Pleasant	4	2	0	3	0	0	4	5
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	12	22	100	0	0	0	112	22
Vancouver Total	66	78	283	40	0	0	349	118
West Vancouver	6	6	0	9	0	0	6	15
White Rock	7	6	0	0	0	0	7	6
Vancouver CMA	331	428	1,092	403	8	7	1,431	838

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

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													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	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	--	--
Belcarra													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	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	--	--
Bowen Island													
January 2009	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Burnaby													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
January 2008	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	843,950	967,300
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	843,950	967,300
Coquitlam													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	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	7	100.0	7	--	--
Delta													
January 2009	0	0.0	0	0.0	1	5.9	10	58.8	6	35.3	17	603,645	708,301
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	1	5.9	10	58.8	6	35.3	17	603,645	708,301
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Langley City													
January 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
January 2009	0	0.0	0	0.0	6	28.6	9	42.9	6	28.6	21	669,900	727,519
January 2008	0	0.0	1	2.8	12	33.3	19	52.8	4	11.1	36	634,450	637,694
Year-to-date 2009	0	0.0	0	0.0	6	28.6	9	42.9	6	28.6	21	669,900	727,519
Year-to-date 2008	0	0.0	1	2.8	12	33.3	19	52.8	4	11.1	36	634,450	637,694

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

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													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	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	--	--
Maple Ridge													
January 2009	0	0.0	5	17.2	14	48.3	10	34.5	0	0.0	29	569,000	582,976
January 2008	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	540,000	547,316
Year-to-date 2009	0	0.0	5	17.2	14	48.3	10	34.5	0	0.0	29	569,000	582,976
Year-to-date 2008	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	540,000	547,316
New Westminster													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2008	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
North Vancouver City													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
North Vancouver DM													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	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	5	100.0	5	--	--
Pitt Meadows													
January 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
January 2008	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Year-to-date 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Port Coquitlam													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Port Moody													
January 2009	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Richmond													
January 2009	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	899,500	1,047,188
January 2008	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	899,000	1,028,833
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	899,500	1,047,188
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	899,000	1,028,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

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													
January 2009	1	1.1	2	2.2	40	44.9	24	27.0	22	24.7	89	609,000	664,694
January 2008	0	0.0	4	4.0	28	28.3	31	31.3	36	36.4	99	669,000	750,078
Year-to-date 2009	1	1.1	2	2.2	40	44.9	24	27.0	22	24.7	89	609,000	664,694
Year-to-date 2008	0	0.0	4	4.0	28	28.3	31	31.3	36	36.4	99	669,000	750,078
University Endowment Lands													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	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	--	--
Vancouver City													
January 2009	0	0.0	0	0.0	1	2.7	0	0.0	36	97.3	37	1,000,000	1,422,811
January 2008	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	1,294,000	1,493,619
Year-to-date 2009	0	0.0	0	0.0	1	2.7	0	0.0	36	97.3	37	1,000,000	1,422,811
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	1,294,000	1,493,619
West Vancouver													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
White Rock													
January 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
January 2009	1	0.4	10	4.2	63	26.3	62	25.8	104	43.3	240	698,450	859,914
January 2008	0	0.0	11	4.1	63	23.3	70	25.9	126	46.7	270	726,950	946,625
Year-to-date 2009	1	0.4	10	4.2	63	26.3	62	25.8	104	43.3	240	698,450	859,914
Year-to-date 2008	0	0.0	11	4.1	63	23.3	70	25.9	126	46.7	270	726,950	946,625

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2009**

Submarket	Jan 2009	Jan 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	--	967,300	n/a	--	967,300	n/a
Coquitlam	--	--	n/a	--	--	n/a
Delta	708,301	--	n/a	708,301	--	n/a
Langley City	--	--	n/a	--	--	n/a
Langley District	727,519	637,694	14.1	727,519	637,694	14.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	582,976	547,316	6.5	582,976	547,316	6.5
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,047,188	1,028,833	1.8	1,047,188	1,028,833	1.8
Surrey Total	664,694	750,078	-11.4	664,694	750,078	-11.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,422,811	1,493,619	-4.7	1,422,811	1,493,619	-4.7
West Vancouver	--	--	n/a	--	--	n/a
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	859,914	946,625	-9.2	859,914	946,625	-9.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
January 2009

		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 (\$)
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	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February												
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												

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
Fourth 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 (\$)
2008	Q1	2,771	4,526	20%	909,715	1,313	1,570	28%	511,638	3,430	4,581	25%	413,334
	Q2	3,423	7,209	16%	890,425	1,607	2,400	22%	510,152	3,651	6,676	18%	409,591
	Q3	1,934	8,368	8%	811,852	956	2,956	11%	495,492	2,475	7,656	11%	386,618
	Q4	1,170	7,520	5%	804,565	525	2,857	6%	463,240	1,474	6,551	7%	367,263
2009	Q1												
	Q2												
	Q3												
	Q4												

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 6: Economic Indicators
January 2009

		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						
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815
2009	January	627	5.00	5.79			1,229	5.1	65.9	818
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"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)

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
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2009	9	0	4	0	0	0	0	0	13
January 2008	33	0	8	0	60	0	0	0	101
% Change	-72.7	n/a	-50.0	n/a	-100.0	n/a	n/a	n/a	-87.1
Year-to-date 2009	9	0	4	0	0	0	0	0	13
Year-to-date 2008	33	0	8	0	60	0	0	0	101
% Change	-72.7	n/a	-50.0	n/a	-100.0	n/a	n/a	n/a	-87.1
UNDER CONSTRUCTION									
January 2009	220	0	68	24	64	694	0	0	1,070
January 2008	329	0	138	26	139	163	0	0	795
% Change	-33.1	n/a	-50.7	-7.7	-54.0	**	n/a	n/a	34.6
COMPLETIONS									
January 2009	18	0	12	0	33	0	0	0	63
January 2008	38	0	12	4	12	147	0	0	213
% Change	-52.6	n/a	0.0	-100.0	175.0	-100.0	n/a	n/a	-70.4
Year-to-date 2009	18	0	12	0	33	0	0	0	63
Year-to-date 2008	38	0	12	4	12	147	0	0	213
% Change	-52.6	n/a	0.0	-100.0	175.0	-100.0	n/a	n/a	-70.4
COMPLETED & NOT ABSORBED									
January 2009	160	0	30	12	67	20	0	0	289
January 2008	83	0	10	8	20	93	0	0	214
% Change	92.8	n/a	200.0	50.0	**	-78.5	n/a	n/a	35.0
ABSORBED									
January 2009	23	0	20	0	17	0	0	0	60
January 2008	35	0	6	0	6	105	0	0	152
% Change	-34.3	n/a	**	n/a	183.3	-100.0	n/a	n/a	-60.5
Year-to-date 2009	23	0	20	0	17	0	0	0	60
Year-to-date 2008	35	0	6	0	6	105	0	0	152
% Change	-34.3	n/a	**	n/a	183.3	-100.0	n/a	n/a	-60.5

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

Table I.1: Housing Activity Summary by Submarket
January 2009

	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									
January 2009	8	0	4	0	0	0	0	0	12
January 2008	22	0	8	0	8	0	0	0	38
Fraser Valley H RDA									
January 2009	0	0	0	0	0	0	0	0	0
January 2008	0	0	0	0	0	0	0	0	0
Mission DM									
January 2009	1	0	0	0	0	0	0	0	1
January 2008	11	0	0	0	52	0	0	0	63
Abbotsford CMA									
January 2009	9	0	4	0	0	0	0	0	13
January 2008	33	0	8	0	60	0	0	0	101
UNDER CONSTRUCTION									
Abbotsford City									
January 2009	149	0	68	24	62	694	0	0	997
January 2008	222	0	138	26	87	163	0	0	636
Fraser Valley H RDA									
January 2009	0	0	0	0	0	0	0	0	0
January 2008	0	0	0	0	0	0	0	0	0
Mission DM									
January 2009	71	0	0	0	2	0	0	0	73
January 2008	107	0	0	0	52	0	0	0	159
Abbotsford CMA									
January 2009	220	0	68	24	64	694	0	0	1,070
January 2008	329	0	138	26	139	163	0	0	795
COMPLETIONS									
Abbotsford City									
January 2009	10	0	12	0	33	0	0	0	55
January 2008	16	0	12	4	12	147	0	0	191
Fraser Valley H RDA									
January 2009	0	0	0	0	0	0	0	0	0
January 2008	0	0	0	0	0	0	0	0	0
Mission DM									
January 2009	8	0	0	0	0	0	0	0	8
January 2008	22	0	0	0	0	0	0	0	22
Abbotsford CMA									
January 2009	18	0	12	0	33	0	0	0	63
January 2008	38	0	12	4	12	147	0	0	213

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

Table I.1: Housing Activity Summary by Submarket
January 2009

	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									
January 2009	87	0	30	12	30	8	0	0	167
January 2008	37	0	10	7	20	69	0	0	143
Fraser Valley H RDA									
January 2009	0	0	0	0	0	0	0	0	0
January 2008	0	0	0	0	0	0	0	0	0
Mission DM									
January 2009	73	0	0	0	37	12	0	0	122
January 2008	46	0	0	1	0	24	0	0	71
Abbotsford CMA									
January 2009	160	0	30	12	67	20	0	0	289
January 2008	83	0	10	8	20	93	0	0	214
ABSORBED									
Abbotsford City									
January 2009	13	0	20	0	17	0	0	0	50
January 2008	18	0	6	0	6	90	0	0	120
Fraser Valley H RDA									
January 2009	0	0	0	0	0	0	0	0	0
January 2008	0	0	0	0	0	0	0	0	0
Mission DM									
January 2009	10	0	0	0	0	0	0	0	10
January 2008	17	0	0	0	0	15	0	0	32
Abbotsford CMA									
January 2009	23	0	20	0	17	0	0	0	60
January 2008	35	0	6	0	6	105	0	0	152

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

**Table 1.2A: History of Housing Starts of Abbotsford CMA
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Abbotsford City	8	22	0	8	0	0	4	8	12	38	-68.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	1	11	0	0	0	52	0	0	1	63	-98.4
Abbotsford CMA	9	33	0	8	0	52	4	8	13	101	-87.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	8	22	0	8	0	0	4	8	12	38	-68.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	1	11	0	0	0	52	0	0	1	63	-98.4
Abbotsford CMA	9	33	0	8	0	52	4	8	13	101	-87.1

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Abbotsford City	0	0	0	0	4	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford DM	0	52	0	0	4	8	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	0	0	0	0	4	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	0	52	0	0	4	8	0	0

**Table 2.4: Starts by Submarket and by Intended Market
January 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Abbotsford City	12	30	0	8	0	0	12	38
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	1	11	0	52	0	0	1	63
Abbotsford CMA	13	41	0	60	0	0	13	101

**Table 2.5: Starts by Submarket and by Intended Market
January - January 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	12	30	0	8	0	0	12	38
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	1	11	0	52	0	0	1	63
Abbotsford CMA	13	41	0	60	0	0	13	101

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Abbotsford City	10	20	0	0	33	12	12	159	55	191	-71.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	8	22	0	0	0	0	0	0	8	22	-63.6
Abbotsford CMA	18	42	0	0	33	12	12	159	63	213	-70.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	10	20	0	0	33	12	12	159	55	191	-71.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	8	22	0	0	0	0	0	0	8	22	-63.6
Abbotsford CMA	18	42	0	0	33	12	12	159	63	213	-70.4

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Abbotsford City	33	12	0	0	12	159	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	33	12	0	0	12	159	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	33	12	0	0	12	159	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	33	12	0	0	12	159	0	0

**Table 3.4: Completions by Submarket and by Intended Market
January 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Abbotsford City	22	28	33	163	0	0	55	191
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	8	22	0	0	0	0	8	22
Abbotsford CMA	30	50	33	163	0	0	63	213

**Table 3.5: Completions by Submarket and by Intended Market
January - January 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	22	28	33	163	0	0	55	191
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	8	22	0	0	0	0	8	22
Abbotsford CMA	30	50	33	163	0	0	63	213

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

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													
January 2009	0	0.0	1	7.7	6	46.2	2	15.4	4	30.8	13	580,000	663,023
January 2008	0	0.0	1	5.6	4	22.2	2	11.1	4	22.2	18	567,000	612,389
Year-to-date 2009	0	0.0	1	7.7	4	30.8	2	15.4	4	30.8	13	580,000	663,023
Year-to-date 2008	0	0.0	1	5.6	4	22.2	2	11.1	4	22.2	18	567,000	612,389
Fraser Valley H RDA													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	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	--	--
Mission DM													
January 2009	0	0.0	6	60.0	0	0.0	0	0.0	0	0.0	10	497,450	505,570
January 2008	0	0.0	12	70.6	0	0.0	0	0.0	0	0.0	17	485,000	491,288
Year-to-date 2009	0	0.0	6	60.0	0	0.0	0	0.0	0	0.0	10	497,450	505,570
Year-to-date 2008	0	0.0	12	70.6	0	0.0	0	0.0	0	0.0	17	485,000	491,288
Abbotsford CMA													
January 2009	0	0.0	7	30.4	4	17.4	2	8.7	4	17.4	23	549,900	594,565
January 2008	0	0.0	13	37.1	4	11.4	2	5.7	4	11.4	35	535,000	553,569
Year-to-date 2009	0	0.0	7	30.4	4	17.4	2	8.7	4	17.4	23	549,900	594,565
Year-to-date 2008	0	0.0	13	37.1	4	11.4	2	5.7	4	11.4	35	535,000	553,569

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2009**

Submarket	Jan 2009	Jan 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	663,023	612,389	8.3	663,023	612,389	8.3
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	505,570	491,288	2.9	505,570	491,288	2.9
Abbotsford CMA	594,565	553,569	7.4	594,565	553,569	7.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
January 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	907	-3.1	1,428	2,593	2,828	50.5	428,117	10.6	445,182
	February	1,237	-9.0	1,289	2,487	2,614	49.3	436,824	7.6	449,440
	March	1,238	-25.4	1,249	3,023	2,805	44.5	443,590	5.4	445,532
	April	1,687	-0.5	1,271	3,982	3,072	41.4	439,188	2.7	434,388
	May	1,531	-25.1	1,208	3,482	2,829	42.7	432,679	-1.1	421,925
	June	1,328	-32.0	1,045	2,912	2,627	39.8	446,681	1.7	432,394
	July	1,216	-36.5	1,039	3,333	2,738	37.9	432,686	1.7	429,815
	August	874	-47.5	890	2,234	2,474	36.0	431,642	3.9	429,209
	September	924	-26.8	1,019	2,713	2,626	38.8	413,837	-3.4	418,510
	October	718	-48.4	796	2,444	2,408	33.1	414,553	-2.3	428,001
	November	483	-61.3	658	1,660	2,465	26.7	403,223	-1.2	411,099
	December	445	-50.8	696	963	2,340	29.7	410,603	-8.5	407,862
2009	January	361	-60.2	616	1,752	2,116	29.1	400,783	-6.4	412,380
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2008	3,382	-14.5		8,103			436,965	7.2	
	Q I 2009	N/A			N/A			N/A		
	YTD 2007	18,032	-0.3		29,920			423,761	7.8	
	YTD 2008	12,588	-30.2		31,826			431,781	1.9	

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
January 2009

		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						
2008	January	725	7.35	7.39	123.3	109.9	85	3.5	66.8	759
	February	718	7.25	7.29	123.4	110.3	85	4.5	67.2	756
	March	712	7.15	7.19	124.2	110.8	86	5.3	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.2	68.9	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.1	69.3	748
	July	710	6.95	7.15	123.8	114.2	88	4.2	68.9	752
	August	691	6.65	6.85	123.7	114.0	90	4.3	69.9	740
	September	691	6.65	6.85	123.6	114.1	90	4.6	70.1	740
	October	713	6.35	7.20	122.2	112.8	90	5.0	70.5	740
	November	713	6.35	7.20	120.3	112.3	89	5.5	69.7	741
	December	685	5.60	6.75	120.2	111.4	88	5.4	69.2	737
2009	January	627	5.00	5.79			87	5.7	69.1	744
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

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