

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: March 2009

Housing Starts Trend Lower in February

February 2009 was another month of low housing starts in the Vancouver Census Metropolitan Area (CMA). There were 701 homes started this month, close to 75 per cent lower than the 2,446 homes started during the same month last year. It should be noted however, that February 2008 was one of the strongest months ever recorded in Vancouver.

The low number of housing starts for the first two months of 2009 is an indication that developers are pulling back until some of the supply of newly completed but unabsorbed homes on

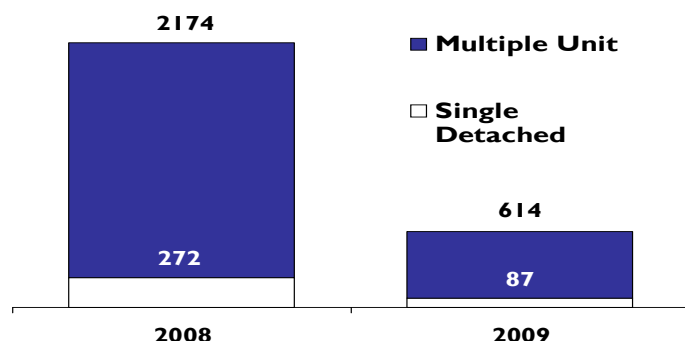
the market is absorbed. This month, the number of unsold new homes was up considerably compared to the same month last year.

A similar trend was observed in the Abbotsford CMA. Fewer housing starts so far in the year can be attributed to a rise in the number of newly completed and unabsorbed homes, coupled with a well-supplied resale market. With softer housing demand, and more homes set to complete construction this year, expect the number of unsold new homes to expand.

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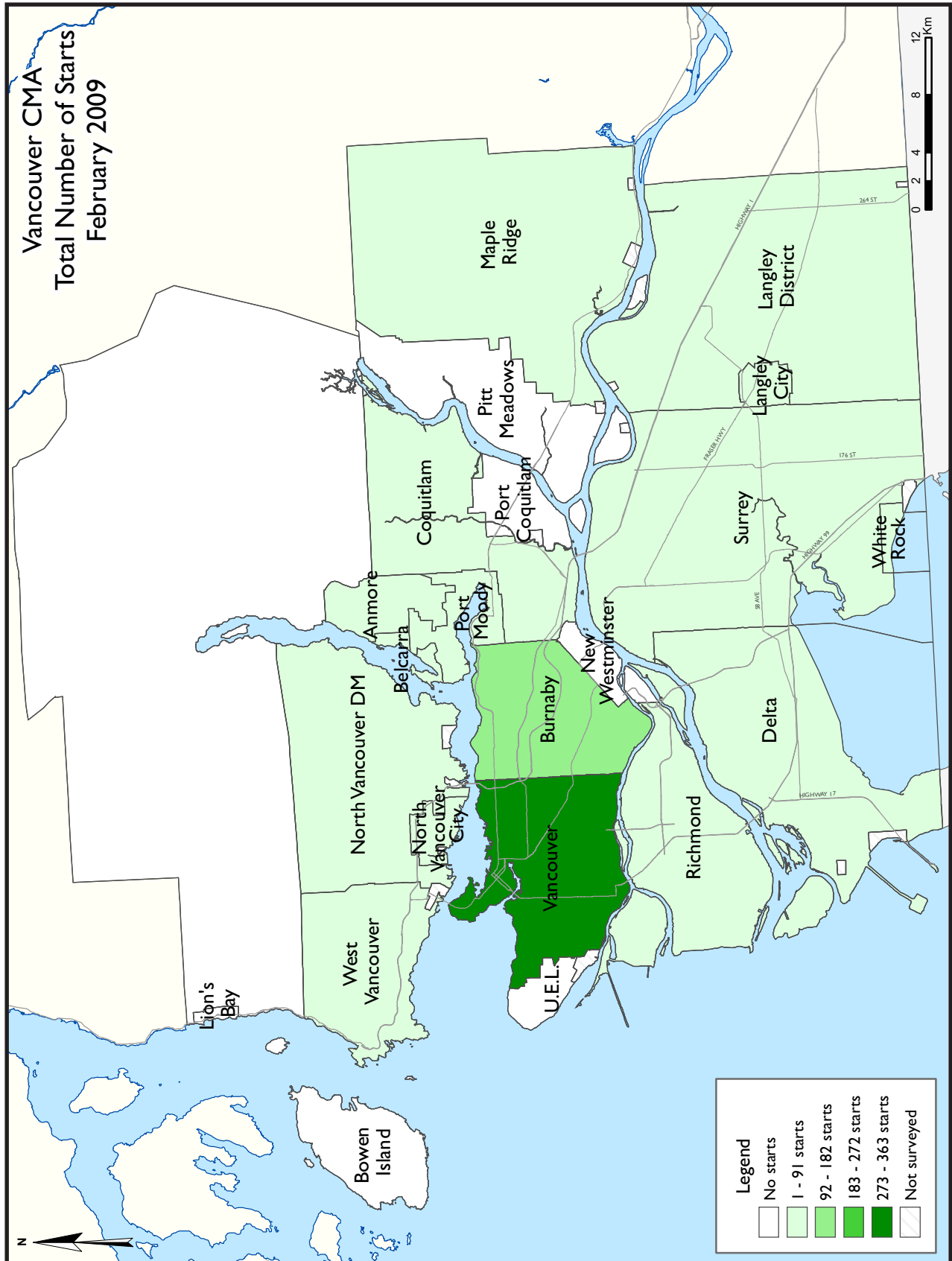
Figure 1

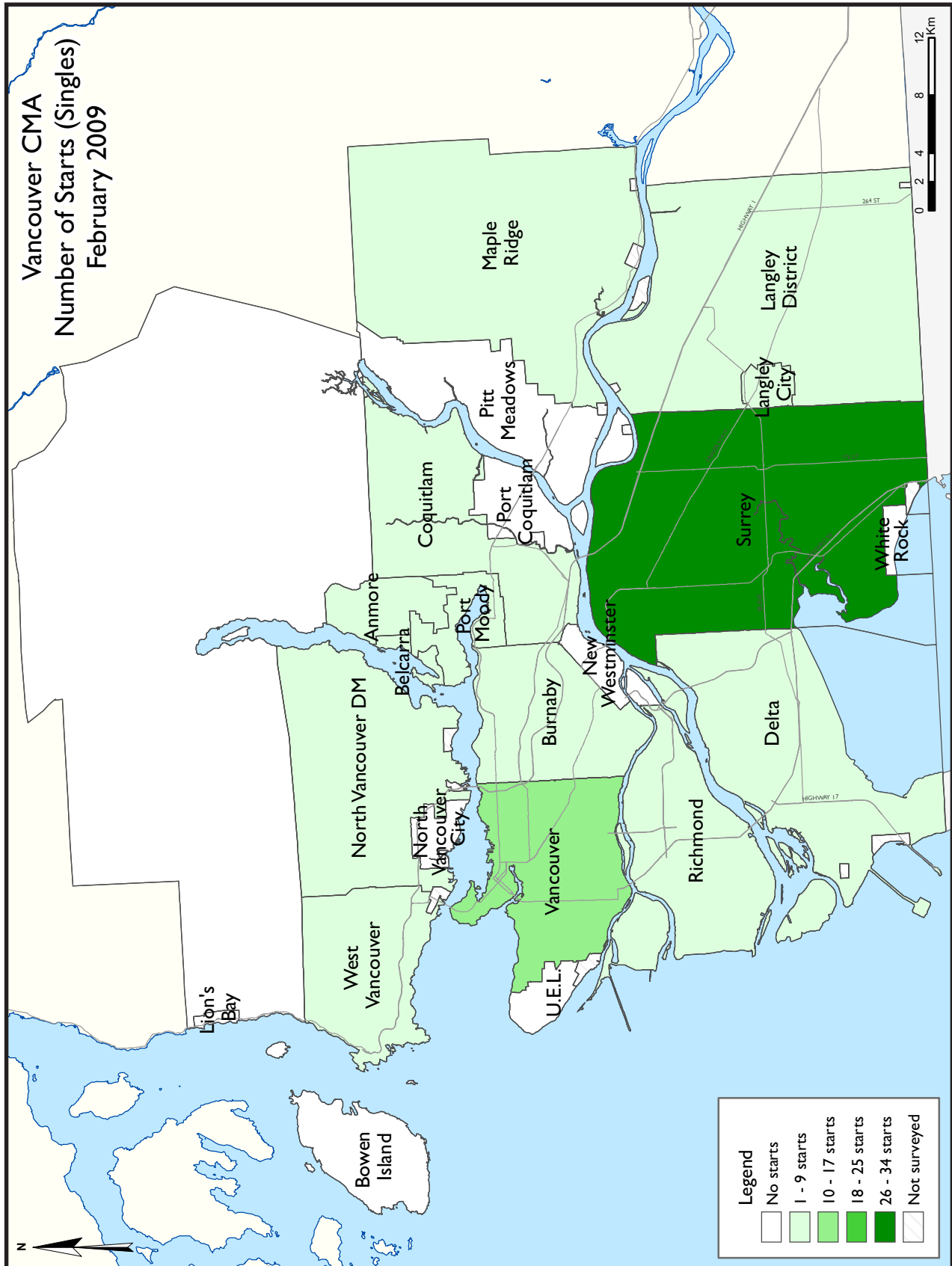
New Home Construction Down In February**Vancouver CMA Housing Starts (Units)**

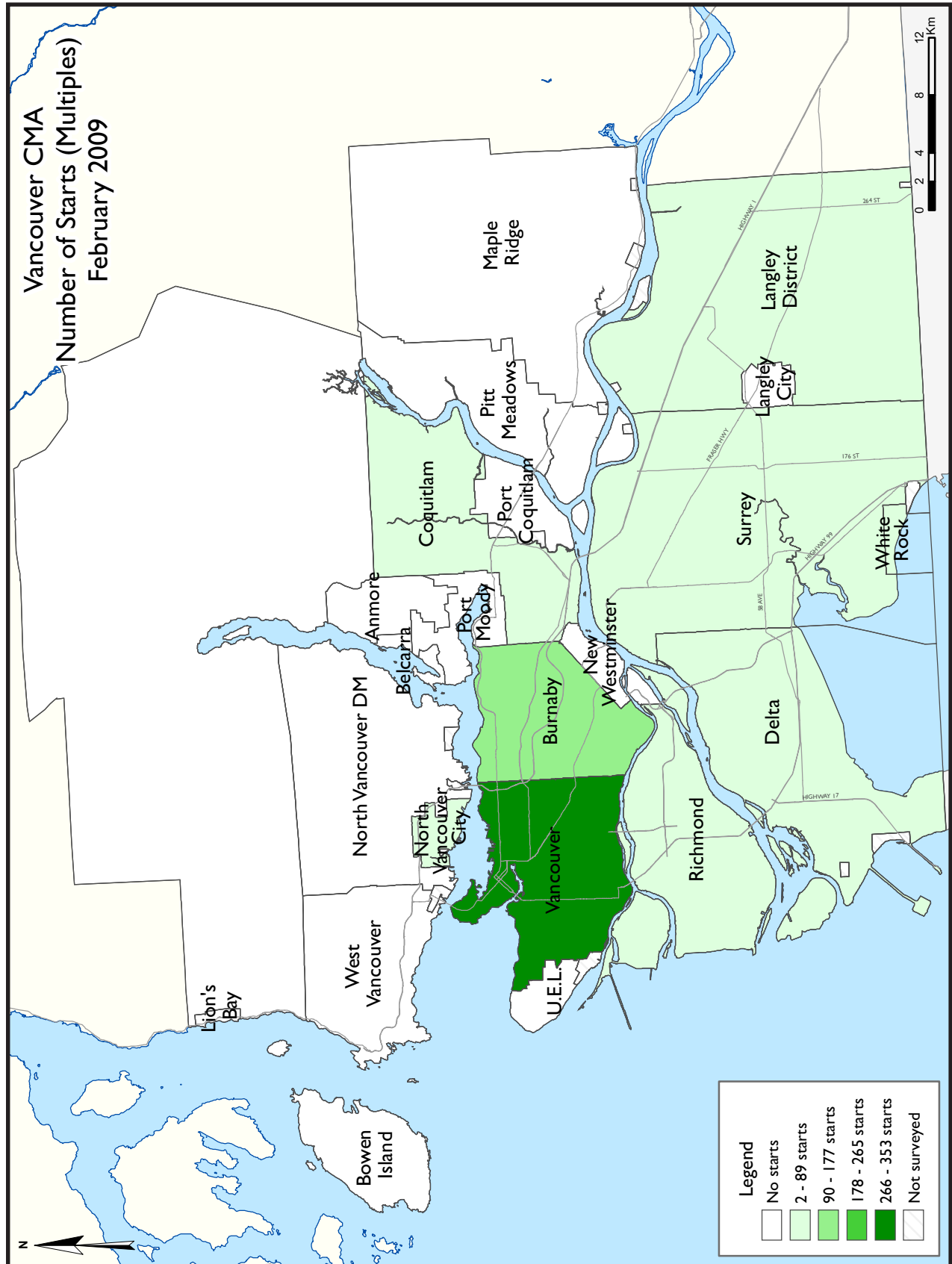
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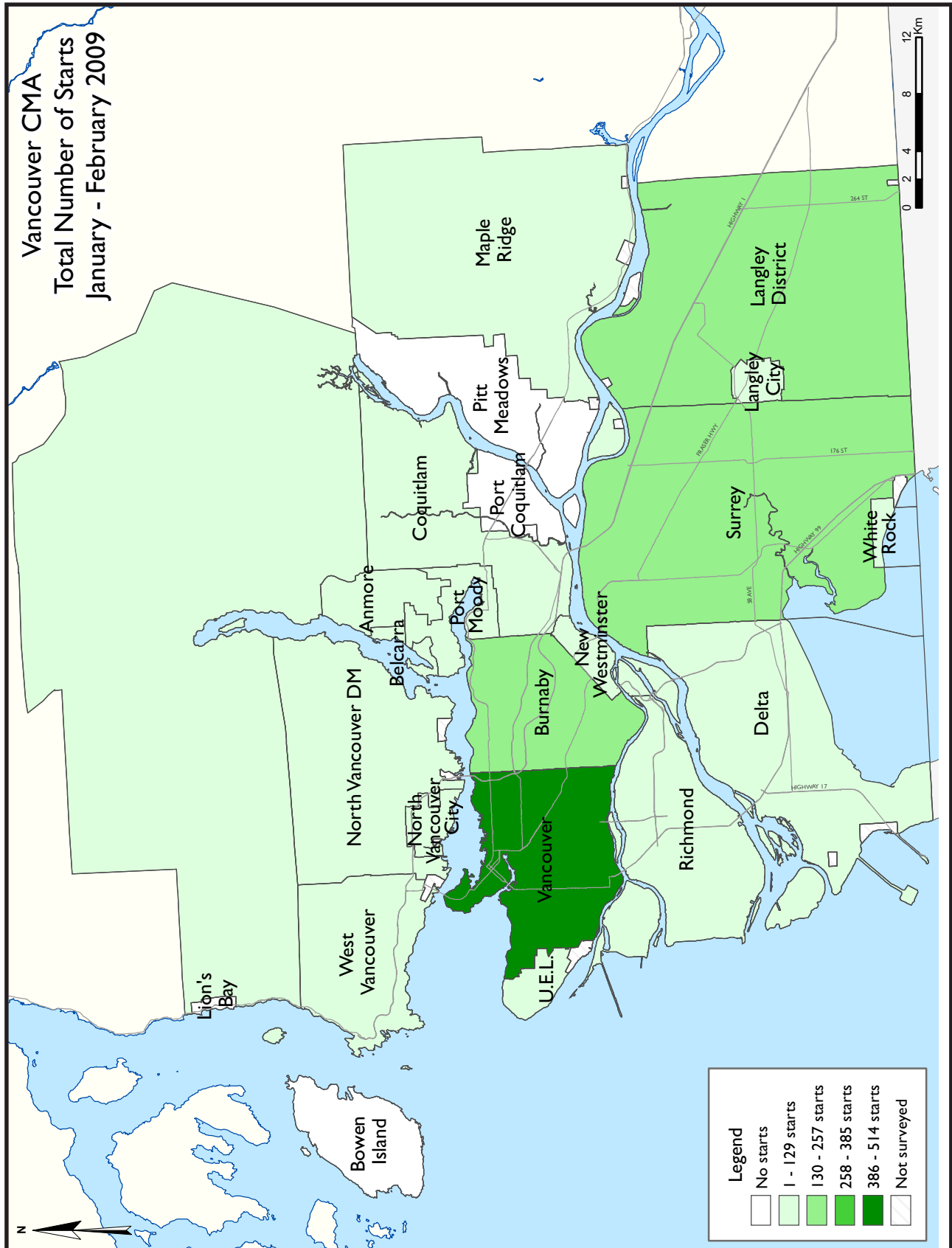
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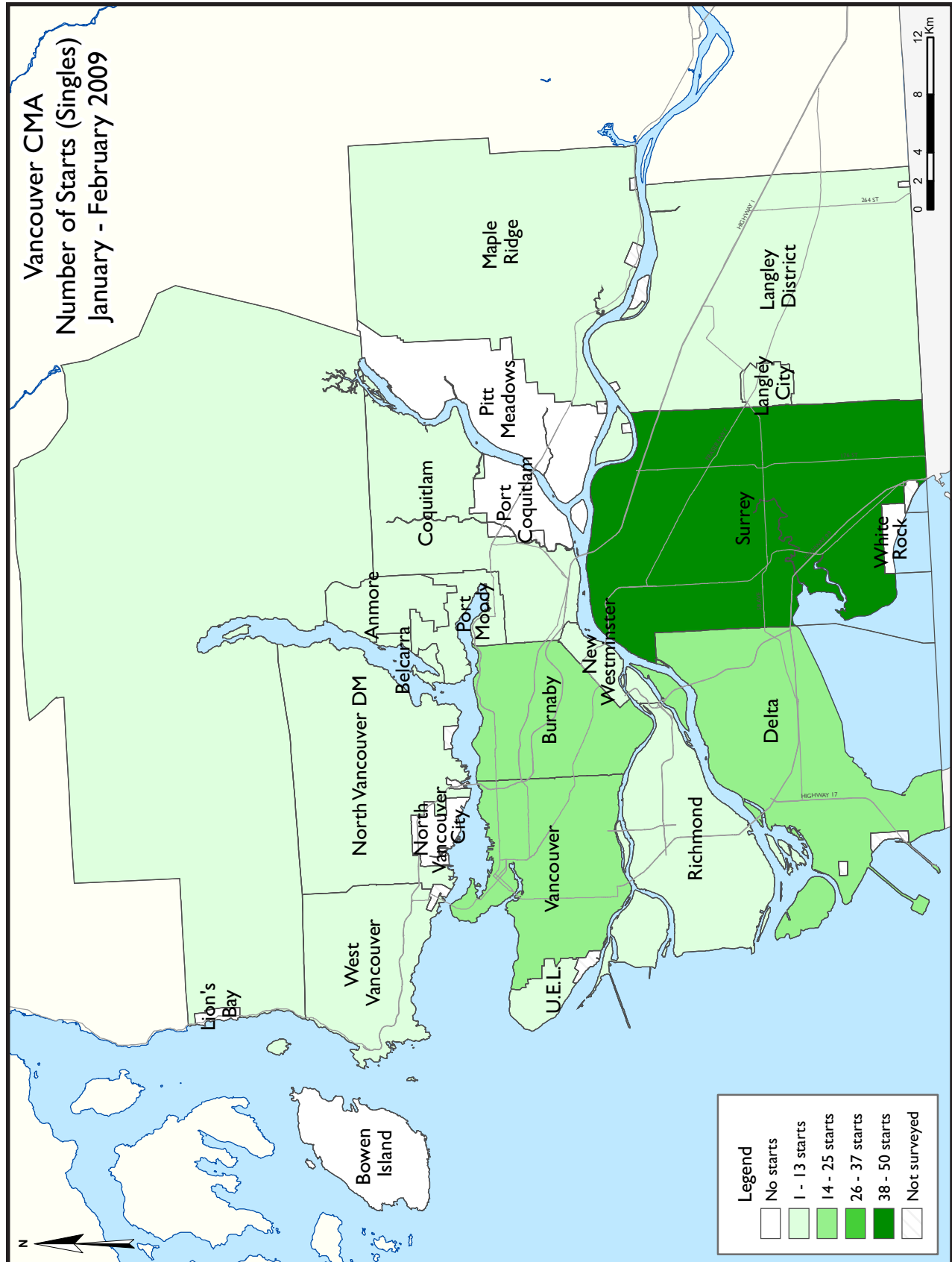
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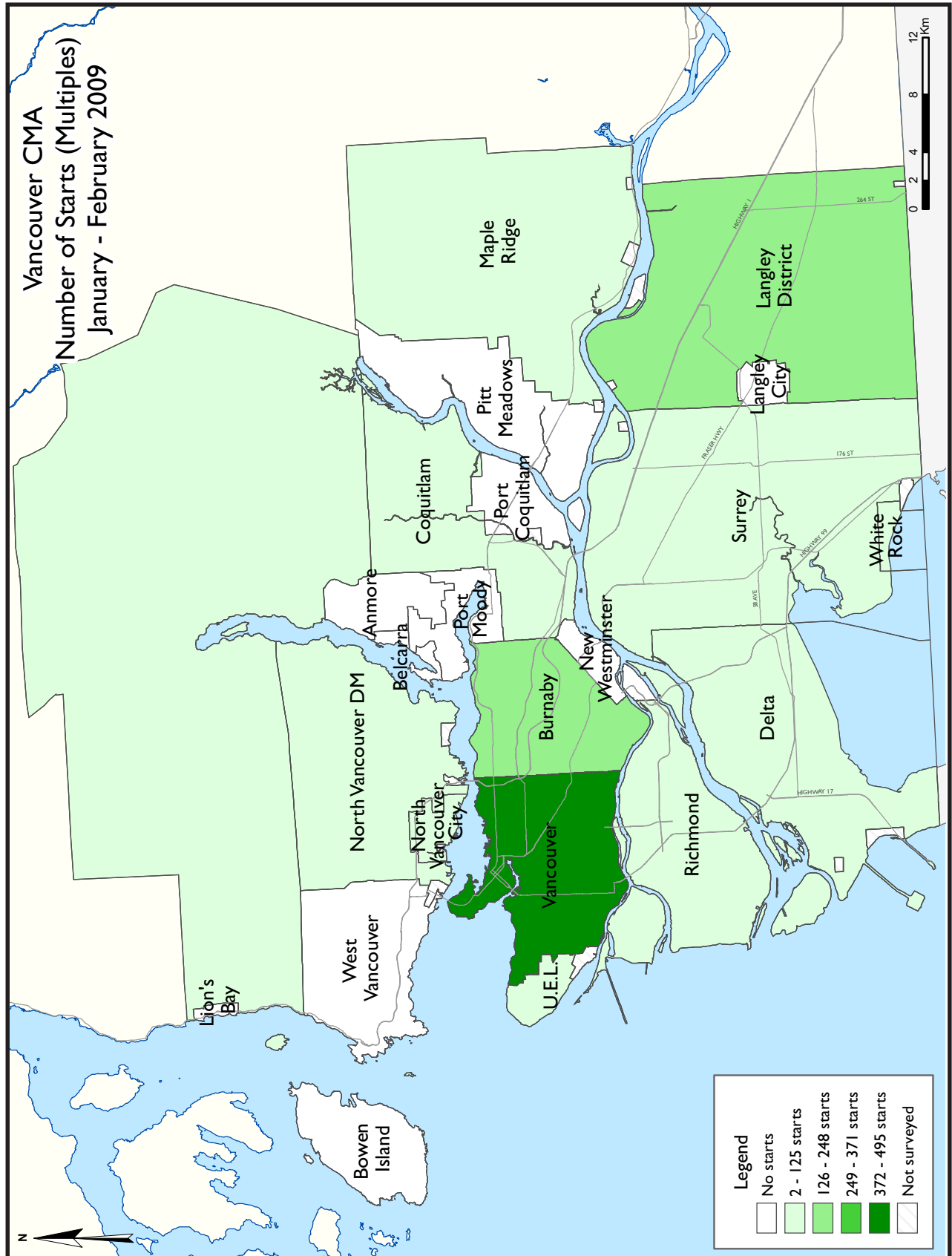


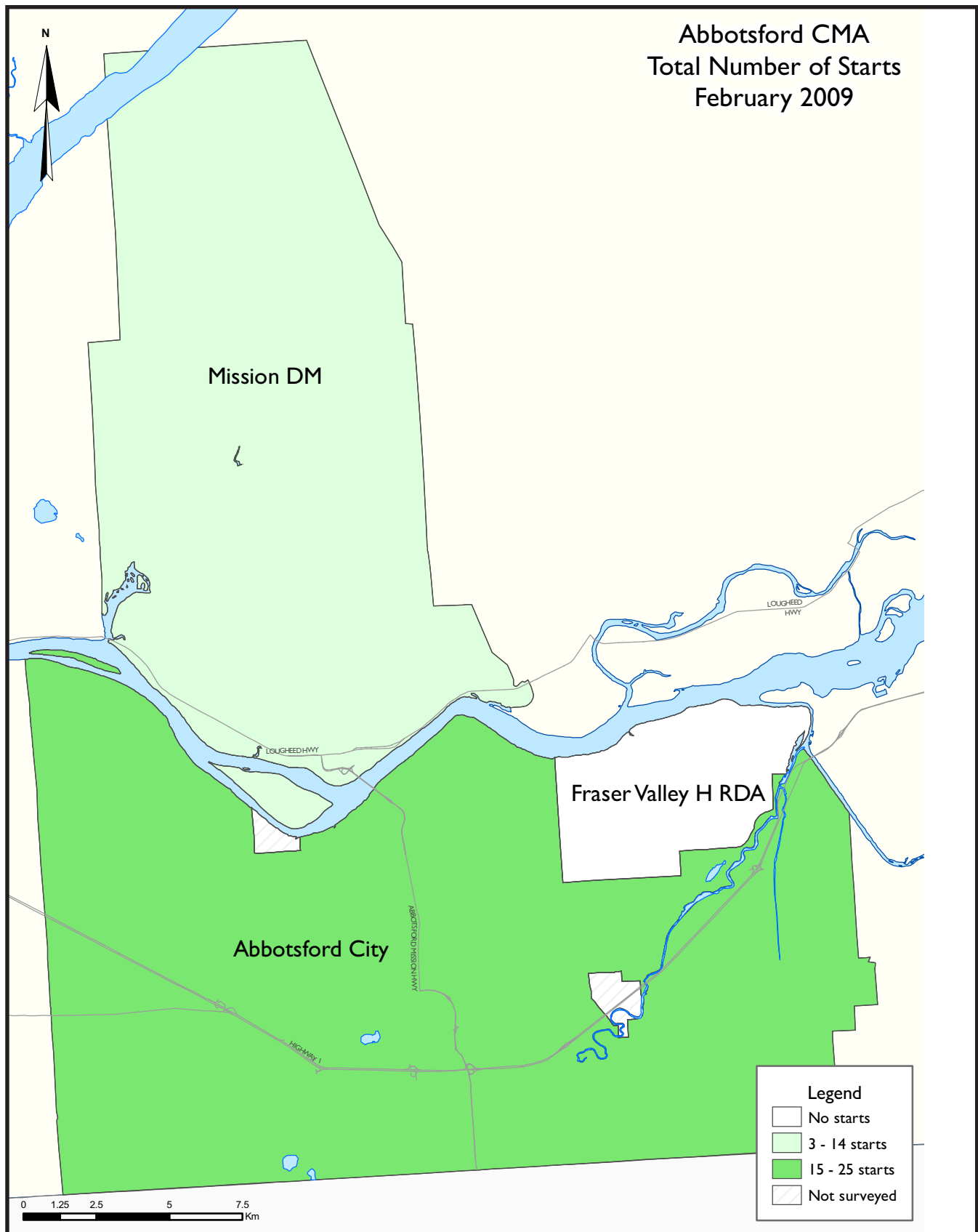


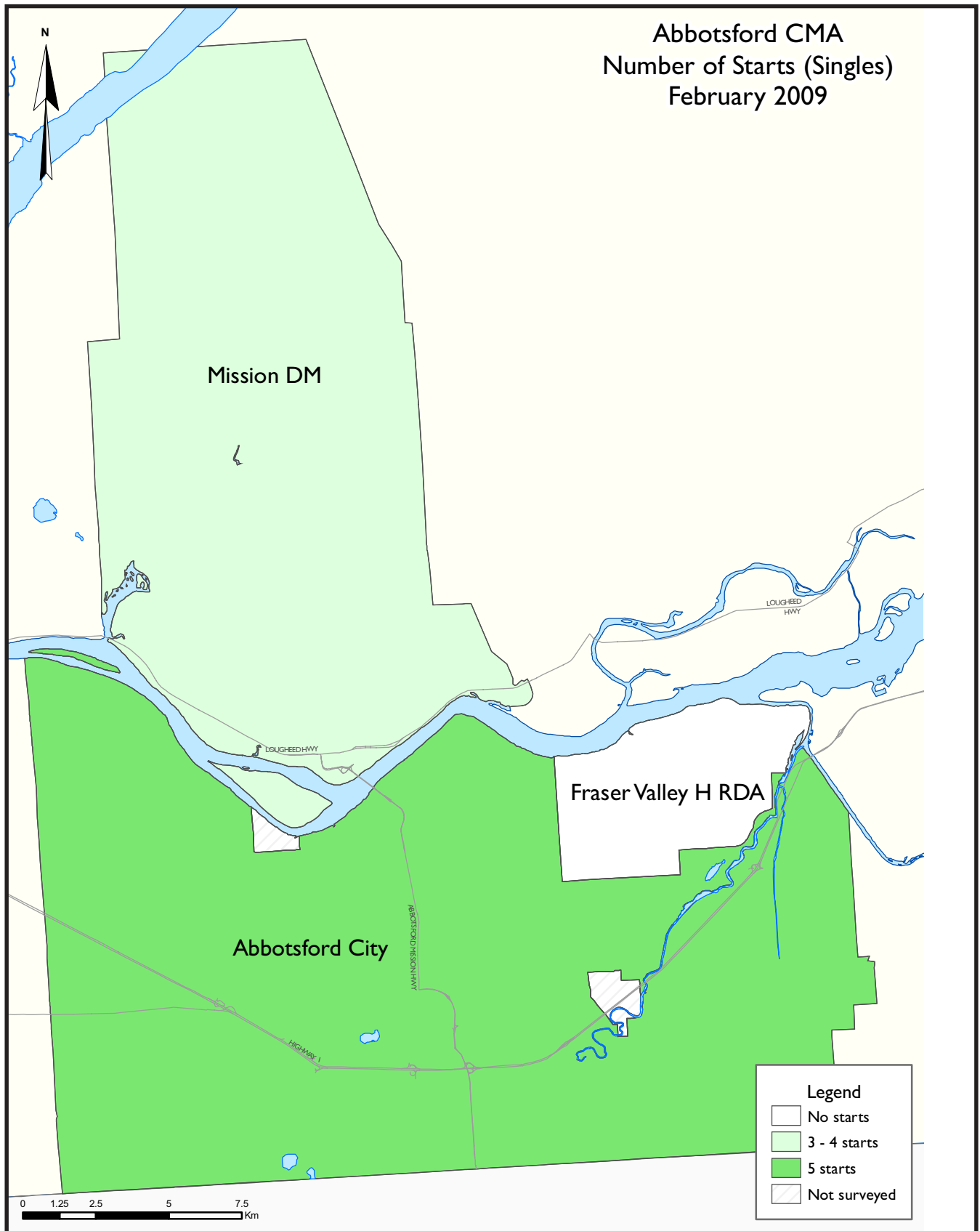


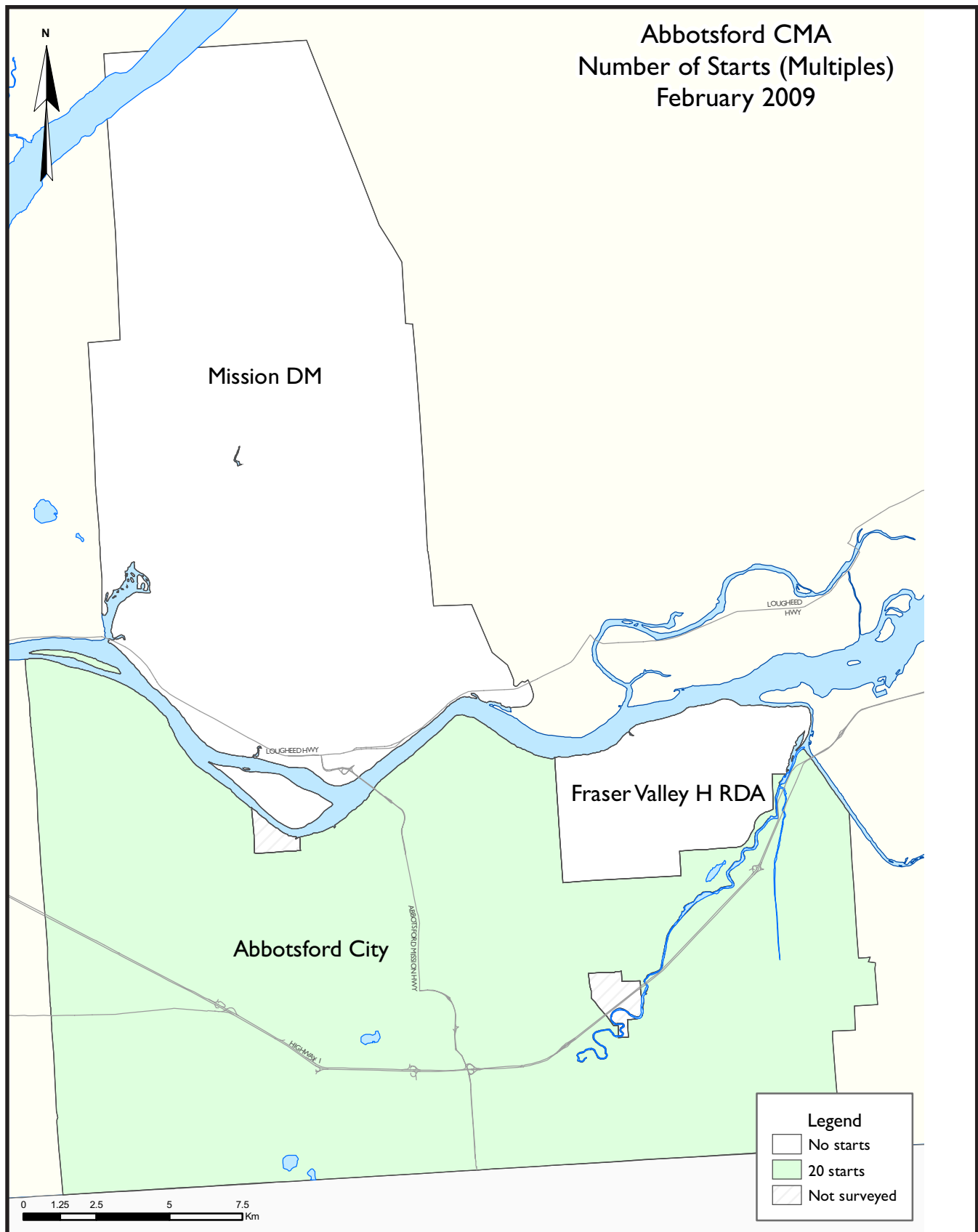


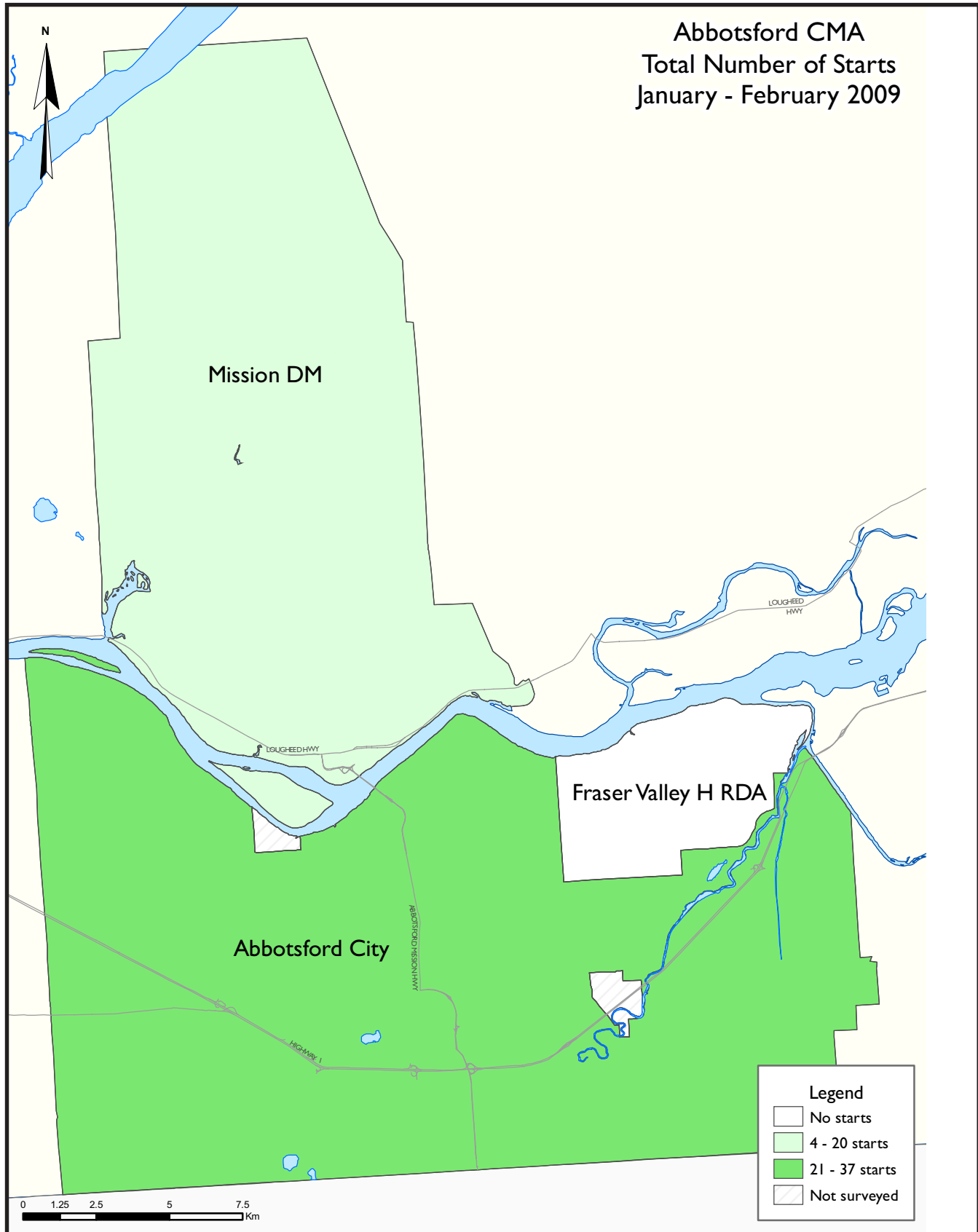


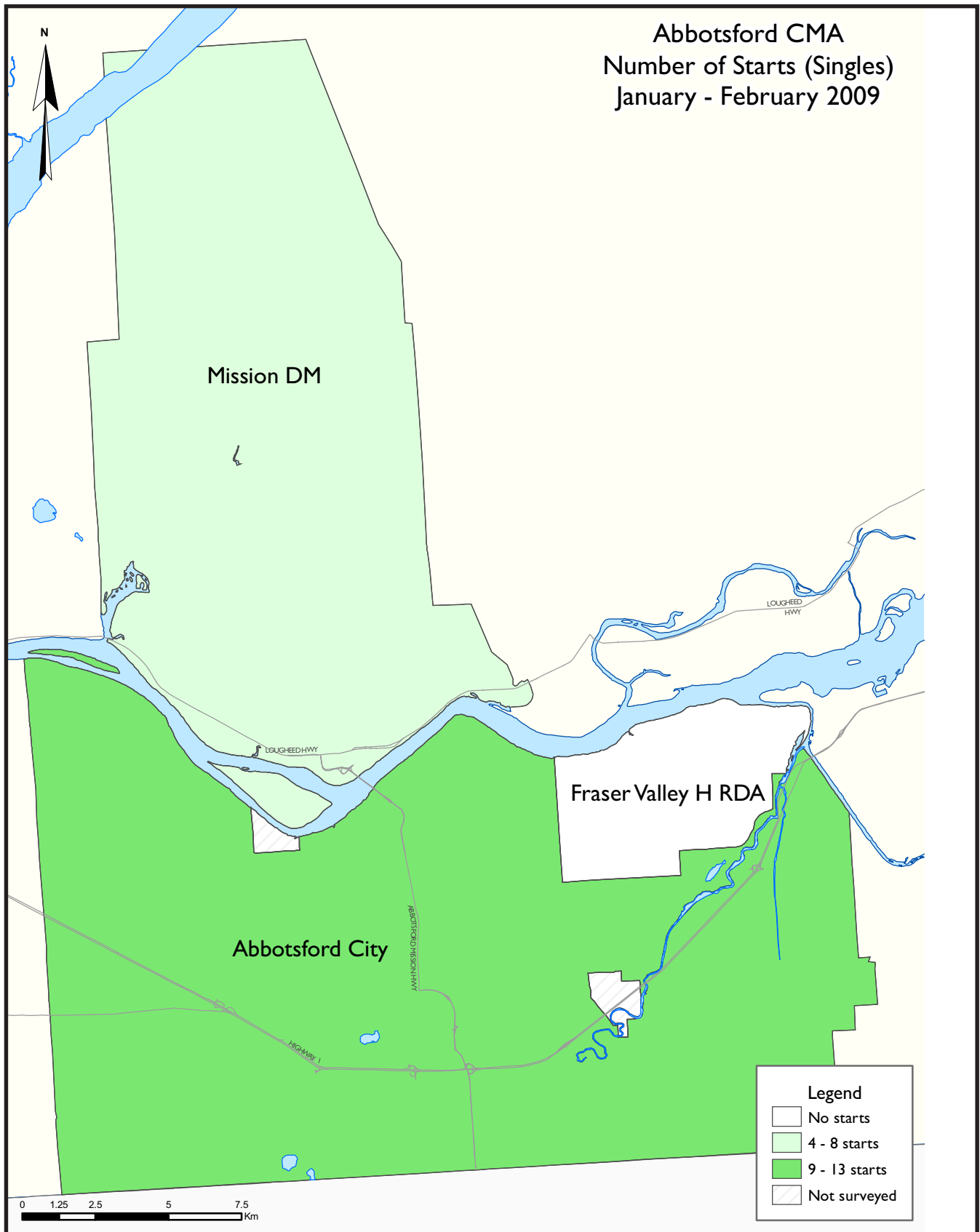


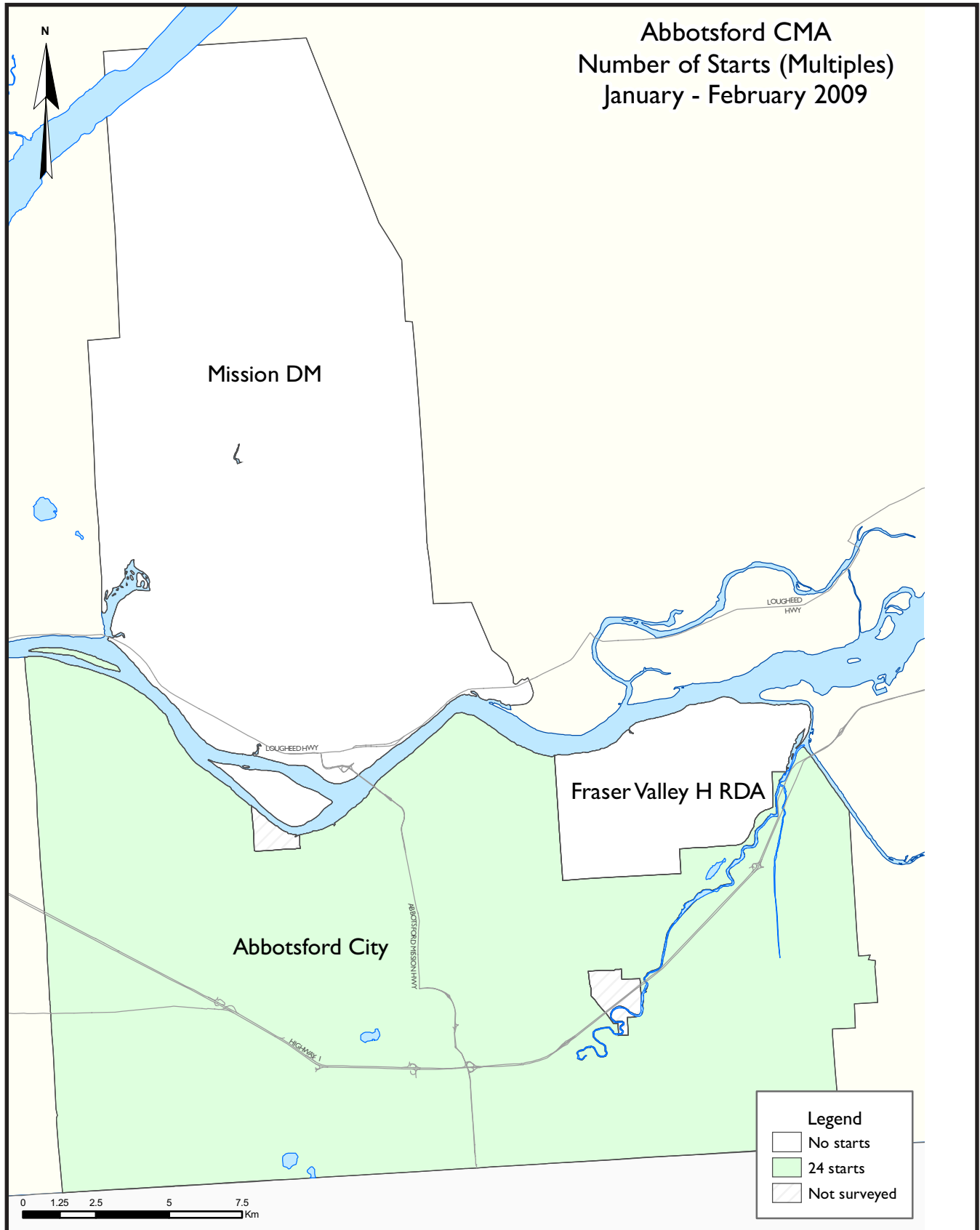












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 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

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- 1.2 History of Housing Activity (once a year)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table I: Housing Activity Summary of Vancouver CMA
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2009	85	12	44	0	45	507	2	6	701
February 2008	268	30	53	4	273	1,810	0	8	2,446
% Change	-68.3	-60.0	-17.0	-100.0	-83.5	-72.0	n/a	-25.0	-71.3
Year-to-date 2009	155	18	50	1	267	761	3	55	1,310
Year-to-date 2008	491	66	109	9	502	2,557	0	44	3,778
% Change	-68.4	-72.7	-54.1	-88.9	-46.8	-70.2	n/a	25.0	-65.3
UNDER CONSTRUCTION									
February 2009	2,750	247	568	33	2,570	16,918	8	1,112	24,206
February 2008	2,958	232	359	95	2,609	19,675	1	631	26,560
% Change	-7.0	6.5	58.2	-65.3	-1.5	-14.0	**	76.2	-8.9
COMPLETIONS									
February 2009	278	42	26	0	162	706	21	6	1,241
February 2008	333	14	22	3	245	866	0	1	1,484
% Change	-16.5	200.0	18.2	-100.0	-33.9	-18.5	n/a	**	-16.4
Year-to-date 2009	529	66	82	3	290	1,667	21	14	2,672
Year-to-date 2008	685	62	50	3	351	1,163	0	8	2,322
% Change	-22.8	6.5	64.0	0.0	-17.4	43.3	n/a	75.0	15.1
COMPLETED & NOT ABSORBED									
February 2009	1,120	160	150	24	343	543	12	39	2,391
February 2008	833	85	47	19	146	231	10	13	1,384
% Change	34.5	88.2	**	26.3	134.9	135.1	20.0	200.0	72.8
ABSORBED									
February 2009	278	23	24	0	182	732	9	3	1,251
February 2008	346	25	28	3	231	832	40	2	1,507
% Change	-19.7	-8.0	-14.3	-100.0	-21.2	-12.0	-77.5	50.0	-17.0
Year-to-date 2009	513	49	66	5	314	1,678	9	10	2,644
Year-to-date 2008	616	56	56	3	360	1,084	50	5	2,230
% Change	-16.7	-12.5	17.9	66.7	-12.8	54.8	-82.0	100.0	18.6

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

Table I.1: Housing Activity Summary by Submarket
February 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									
February 2009	7	0	0	0	0	139	0	0	146
February 2008	16	18	0	0	49	162	0	0	245
Delta									
February 2009	8	0	0	0	9	0	0	1	18
February 2008	12	0	0	0	0	0	0	0	12
Langley									
February 2009	7	0	10	0	0	0	1	0	18
February 2008	23	0	14	0	0	96	0	0	133
Maple Ridge / Pitt Meadows									
February 2009	5	0	0	0	0	0	0	0	5
February 2008	55	0	0	0	0	0	0	0	55
New Westminster									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	2	0	0	0	0	0	0	0	2
North Vancouver									
February 2009	1	0	2	0	0	0	0	0	3
February 2008	7	0	0	0	0	0	0	0	7
Richmond									
February 2009	5	0	8	0	13	0	0	0	26
February 2008	11	0	23	0	45	131	0	2	212
Surrey									
February 2009	34	0	2	0	13	0	0	5	54
February 2008	62	0	10	0	140	529	0	4	745
Tri-Cities									
February 2009	6	2	2	0	10	0	0	0	20
February 2008	2	0	4	4	4	223	0	2	239
University Endowment Lands									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2009	9	10	10	0	0	333	1	0	363
February 2008	65	12	2	0	35	659	0	0	773
West Vancouver									
February 2009	1	0	0	0	0	0	0	0	1
February 2008	10	0	0	0	0	10	0	0	20
White Rock									
February 2009	0	0	10	0	0	35	0	0	45
February 2008	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2009	85	12	44	0	45	507	2	6	701
February 2008	268	30	53	4	273	1,810	0	8	2,446

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

Table 1.1: Housing Activity Summary by Submarket
February 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									
February 2009	159	56	0	0	251	1,771	0	0	2,237
February 2008	81	80	0	0	176	2,896	0	0	3,233
Delta									
February 2009	123	2	0	0	116	0	0	13	254
February 2008	71	4	0	0	20	0	1	2	98
Langley									
February 2009	344	8	62	0	65	402	1	0	882
February 2008	484	28	66	0	234	349	0	1	1,162
Maple Ridge / Pitt Meadows									
February 2009	187	4	0	1	84	347	0	0	623
February 2008	299	0	0	19	158	609	0	0	1,085
New Westminster									
February 2009	25	2	0	0	4	860	0	0	891
February 2008	30	2	0	3	8	1,110	0	0	1,153
North Vancouver									
February 2009	95	16	26	1	63	722	0	32	955
February 2008	107	8	2	1	80	1,181	0	32	1,411
Richmond									
February 2009	139	6	154	6	282	1,454	0	6	2,047
February 2008	188	4	51	0	229	1,633	0	4	2,109
Surrey									
February 2009	923	22	26	25	1,115	3,725	0	158	5,994
February 2008	958	16	16	43	1,181	2,981	0	171	5,366
Tri-Cities									
February 2009	73	26	150	0	254	1,599	0	67	2,169
February 2008	105	22	127	28	171	2,371	0	56	2,880
University Endowment Lands									
February 2009	7	0	0	0	76	139	0	257	479
February 2008	7	0	0	0	90	305	0	107	509
Vancouver City									
February 2009	425	89	100	0	247	5,831	7	579	7,278
February 2008	366	62	49	0	218	5,995	0	256	6,946
West Vancouver									
February 2009	170	14	0	0	8	33	0	0	225
February 2008	181	4	0	1	44	18	0	0	248
White Rock									
February 2009	8	2	48	0	5	35	0	0	98
February 2008	8	2	48	0	0	227	0	2	287
Vancouver CMA									
February 2009	2,750	247	568	33	2,570	16,918	8	1,112	24,206
February 2008	2,958	232	359	95	2,609	19,675	1	631	26,560

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

Table 1.1: Housing Activity Summary by Submarket
February 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									
February 2009	7	10	0	0	0	0	0	0	17
February 2008	20	6	0	0	0	67	0	0	93
Delta									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	14	0	0	0	0	0	0	0	14
Langley									
February 2009	17	0	8	0	4	80	1	0	110
February 2008	46	4	14	0	66	0	0	0	130
Maple Ridge / Pitt Meadows									
February 2009	25	0	0	0	0	0	0	0	25
February 2008	47	0	0	0	12	132	0	0	191
New Westminster									
February 2009	4	2	0	0	0	94	0	0	100
February 2008	15	0	0	0	0	120	0	0	135
North Vancouver									
February 2009	8	0	0	0	0	0	0	0	8
February 2008	10	0	0	0	4	0	0	0	14
Richmond									
February 2009	36	2	4	0	0	0	3	0	45
February 2008	31	0	0	0	14	212	0	0	257
Surrey									
February 2009	79	0	2	0	115	0	16	6	218
February 2008	96	0	0	1	82	0	0	1	180
Tri-Cities									
February 2009	27	6	2	0	35	82	0	0	152
February 2008	5	0	2	2	64	308	0	0	381
University Endowment Lands									
February 2009	0	0	0	0	2	0	0	0	2
February 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2009	62	22	8	0	6	450	1	0	549
February 2008	32	4	4	0	3	27	0	0	70
West Vancouver									
February 2009	4	0	0	0	0	0	0	0	4
February 2008	7	0	0	0	0	0	0	0	7
White Rock									
February 2009	0	0	2	0	0	0	0	0	2
February 2008	0	0	2	0	0	0	0	0	2
Vancouver CMA									
February 2009	278	42	26	0	162	706	21	6	1,241
February 2008	333	14	22	3	245	866	0	1	1,484

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

Table 1.1: Housing Activity Summary by Submarket
February 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									
February 2009	65	56	0	0	7	1	0	0	129
February 2008	48	15	0	0	0	0	0	0	63
Delta									
February 2009	23	4	0	0	6	8	0	0	41
February 2008	18	0	0	0	0	8	0	0	26
Langley									
February 2009	120	6	30	4	27	35	0	0	222
February 2008	153	7	14	4	21	9	0	1	209
Maple Ridge / Pitt Meadows									
February 2009	145	0	0	0	12	20	0	0	177
February 2008	103	0	0	2	18	63	0	0	186
New Westminster									
February 2009	12	4	0	0	0	0	0	0	16
February 2008	27	1	0	7	9	7	0	0	51
North Vancouver									
February 2009	38	7	0	0	9	14	0	0	68
February 2008	21	4	0	0	2	0	0	0	27
Richmond									
February 2009	69	2	34	3	40	15	0	1	164
February 2008	50	1	0	0	14	32	0	0	97
Surrey									
February 2009	375	0	8	14	190	152	12	26	777
February 2008	222	9	0	6	58	54	0	12	361
Tri-Cities									
February 2009	30	13	51	3	24	199	0	0	320
February 2008	11	8	19	0	11	21	0	0	70
University Endowment Lands									
February 2009	1	0	0	0	3	1	0	8	13
February 2008	0	0	0	0	0	0	10	0	10
Vancouver City									
February 2009	192	66	9	0	22	57	0	4	350
February 2008	161	39	2	0	9	9	0	0	220
West Vancouver									
February 2009	40	2	0	0	3	4	0	0	49
February 2008	10	1	0	0	4	8	0	0	23
White Rock									
February 2009	2	0	18	0	0	37	0	0	57
February 2008	1	0	12	0	0	20	0	0	33
Vancouver CMA									
February 2009	1,120	160	150	24	343	543	12	39	2,391
February 2008	833	85	47	19	146	231	10	13	1,384

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

Table I.1: Housing Activity Summary by Submarket
February 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									
February 2009	9	8	0	0	0	0	0	0	17
February 2008	14	16	0	0	2	67	0	0	99
Delta									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	13	0	0	0	0	0	0	0	13
Langley									
February 2009	31	0	6	0	11	54	1	0	103
February 2008	41	2	10	0	63	4	0	0	120
Maple Ridge / Pitt Meadows									
February 2009	14	0	0	0	2	0	0	0	16
February 2008	35	0	0	0	4	102	0	0	141
New Westminster									
February 2009	0	0	0	0	0	94	0	0	94
February 2008	13	0	0	0	6	127	0	0	146
North Vancouver									
February 2009	4	0	0	0	3	0	0	0	7
February 2008	7	0	0	0	4	0	0	0	11
Richmond									
February 2009	30	0	4	0	5	36	3	0	78
February 2008	25	0	0	0	13	210	0	0	248
Surrey									
February 2009	90	0	2	0	119	36	4	3	254
February 2008	129	0	0	0	76	2	0	2	209
Tri-Cities									
February 2009	27	3	0	0	36	83	0	0	149
February 2008	5	0	2	3	60	298	0	0	368
University Endowment Lands									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	40	0	40
Vancouver City									
February 2009	62	12	8	0	6	429	1	0	518
February 2008	52	7	8	0	3	20	0	0	90
West Vancouver									
February 2009	1	0	0	0	0	0	0	0	1
February 2008	6	0	0	0	0	1	0	0	7
White Rock									
February 2009	0	0	4	0	0	0	0	0	4
February 2008	0	0	8	0	0	1	0	0	9
Vancouver CMA									
February 2009	278	23	24	0	182	732	9	3	1,251
February 2008	346	25	28	3	231	832	40	2	1,507

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
February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Anmore	1	1	0	0	0	0	0	0	1	1	0.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	3	0	6	0	5	9	162	10	176	-94.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	4	0	6	0	0	0	0	1	10	-90.0
Burnaby - Central Park	1	0	0	0	0	4	130	0	131	4	**
Burnaby - Remainder	4	9	0	10	0	36	0	0	4	55	-92.7
Burnaby Total	7	16	0	22	0	45	139	162	146	245	-40.4
Coquitlam	5	6	2	0	10	4	2	152	19	162	-88.3
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	1	3	0	0	0	0	1	0	2	3	-33.3
Delta - North	7	8	0	0	9	0	0	0	16	8	100.0
Delta	8	12	0	0	9	0	1	0	18	12	50.0
Langley City	1	0	0	0	0	0	0	32	1	32	-96.9
Langley District	7	23	0	0	0	0	10	78	17	101	-83.2
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	5	47	0	0	0	0	0	0	5	47	-89.4
New Westminster	0	2	0	0	0	0	0	0	0	2	-100.0
North Vancouver City	0	2	0	0	0	0	2	0	2	2	0.0
North Vancouver DM	1	5	0	0	0	0	0	0	1	5	-80.0
Pitt Meadows	0	8	0	0	0	0	0	0	0	8	-100.0
Port Coquitlam	0	0	0	0	0	0	0	39	0	39	-100.0
Port Moody	1	0	0	0	0	0	0	38	1	38	-97.4
Richmond	5	11	0	8	13	40	8	153	26	212	-87.7
Surrey - South	5	15	0	8	3	88	0	0	8	111	-92.8
Surrey - Cloverdale	12	23	0	0	10	32	6	14	28	69	-59.4
Surrey - North	13	20	0	0	0	0	1	0	14	20	-30.0
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	4	4	0	0	0	12	0	529	4	545	-99.3
Surrey Total	34	62	0	8	13	132	7	543	54	745	-92.8
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	144	0	144	0	n/a
Vancouver - Downtown	0	0	0	2	0	6	156	275	156	283	-44.9
Vancouver - Kitsilano	0	1	0	0	0	0	0	142	0	143	-100.0
Vancouver - False Creek	0	0	0	0	0	29	0	234	0	263	-100.0
Vancouver - Granville/Oak	0	0	0	6	0	0	0	0	0	6	-100.0
Vancouver - Kerrisdale	0	7	0	0	0	0	33	2	33	9	**
Vancouver - Marpole	0	13	0	0	0	0	0	0	0	13	-100.0
Vancouver - Eastside	8	27	10	4	0	0	10	8	28	39	-28.2
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	2	17	0	0	0	0	0	0	2	17	-88.2
Vancouver Total	10	65	10	12	0	35	343	661	363	773	-53.0
West Vancouver	1	10	0	0	0	0	0	10	1	20	-95.0
White Rock	0	0	0	0	0	0	45	0	45	0	n/a
Vancouver CMA	87	272	12	50	45	256	557	1,868	701	2,446	-71.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	1	1	0	0	0	0	0	0	1	1	0.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	5	0	10	32	5	9	162	43	182	-76.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	11	0	8	0	0	0	0	3	19	-84.2
Burnaby - Central Park	1	1	0	0	0	52	130	0	131	53	147.2
Burnaby - Remainder	9	15	4	20	12	36	0	146	25	217	-88.5
Burnaby Total	15	32	4	38	44	93	139	308	202	471	-57.1
Coquitlam	6	11	2	6	18	13	4	158	30	188	-84.0
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	3	6	0	4	0	3	2	0	5	13	-61.5
Delta - North	12	10	0	0	48	0	0	0	60	10	**
Delta	15	18	0	4	48	3	2	0	65	25	160.0
Langley City	1	0	0	0	0	0	0	32	1	32	-96.9
Langley District	12	39	0	0	0	6	138	82	150	127	18.1
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	13	69	0	0	23	0	0	0	36	69	-47.8
New Westminster	3	5	0	0	0	4	0	46	3	55	-94.5
North Vancouver City	0	3	0	0	0	0	2	2	2	5	-60.0
North Vancouver DM	5	13	16	0	0	0	0	167	21	180	-88.3
Pitt Meadows	0	10	0	0	0	0	0	0	0	10	-100.0
Port Coquitlam	0	2	0	0	0	4	0	47	0	53	-100.0
Port Moody	1	2	0	0	0	0	0	38	1	40	-97.5
Richmond	12	24	0	8	17	40	10	173	39	245	-84.1
Surrey - South	5	41	0	12	63	135	0	0	68	188	-63.8
Surrey - Cloverdale	19	47	0	0	10	73	8	22	37	142	-73.9
Surrey - North	19	41	0	8	0	12	1	77	20	138	-85.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	7	9	0	0	16	32	0	645	23	686	-96.6
Surrey Total	50	138	0	20	89	252	9	744	148	1,154	-87.2
University Endowment Lands	1	0	0	2	0	11	46	0	47	13	**
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	6	156	421	156	429	-63.6
Vancouver - Kitsilano	0	1	0	0	0	0	47	142	47	143	-67.1
Vancouver - False Creek	0	0	0	0	0	29	0	234	0	263	-100.0
Vancouver - Granville/Oak	2	0	0	12	0	6	0	0	2	18	-88.9
Vancouver - Kerrisdale	1	13	0	0	0	0	33	2	34	15	126.7
Vancouver - Marpole	1	17	0	0	0	0	0	0	1	17	-94.1
Vancouver - Eastside	10	46	10	12	0	0	10	93	30	151	-80.1
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	5	29	0	0	0	0	0	2	5	31	-83.9
Vancouver Total	19	106	12	26	12	41	471	894	514	1,067	-51.8
West Vancouver	4	23	0	0	0	0	0	10	4	33	-87.9
White Rock	0	0	0	0	0	0	45	6	45	6	**
Vancouver CMA	159	500	34	104	251	467	866	2,707	1,310	3,778	-65.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 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	5	0	0	9	162	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	4	0	0	130	0	0	0
Burnaby - Remainder	0	36	0	0	0	0	0	0
Burnaby Total	0	45	0	0	139	162	0	0
Coquitlam	10	4	0	0	2	152	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	9	0	0	0	0	0	0	0
Delta	9	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	32	0	0
Langley District	0	0	0	0	10	78	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	37	0	2
Port Moody	0	0	0	0	0	38	0	0
Richmond	13	40	0	0	8	151	0	2
Surrey - South	3	88	0	0	0	0	0	0
Surrey - Cloverdale	10	32	0	0	2	10	4	4
Surrey - North	0	0	0	0	0	0	1	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	12	0	0	0	529	0	0
Surrey Total	13	132	0	0	2	539	5	4
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	144	0	0	0
Vancouver - Downtown	0	6	0	0	156	275	0	0
Vancouver - Kitsilano	0	0	0	0	0	142	0	0
Vancouver - False Creek	0	29	0	0	0	234	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	10	8	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	35	0	0	343	661	0	0
West Vancouver	0	0	0	0	0	10	0	0
White Rock	0	0	0	0	45	0	0	0
Vancouver CMA	45	256	0	0	551	1,860	6	8

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	5	0	0	9	162	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	52	0	0	130	0	0	0
Burnaby - Remainder	12	36	0	0	0	146	0	0
Burnaby Total	44	93	0	0	139	308	0	0
Coquitlam	18	13	0	0	4	158	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	2	0
Delta - North	48	0	0	0	0	0	0	0
Delta	48	3	0	0	0	0	2	0
Langley City	0	0	0	0	0	32	0	0
Langley District	0	6	0	0	138	82	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	2	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	45	0	2
Port Moody	0	0	0	0	0	38	0	0
Richmond	17	40	0	0	10	171	0	2
Surrey - South	63	135	0	0	0	0	0	0
Surrey - Cloverdale	10	73	0	0	2	14	6	8
Surrey - North	0	12	0	0	0	77	1	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	16	32	0	0	0	645	0	0
Surrey Total	89	252	0	0	2	736	7	8
University Endowment Lands	0	11	0	0	0	0	46	0
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	6	0	0	156	421	0	0
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	29	0	0	0	234	0	0
Vancouver - Granville/Oak	0	6	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	10	93	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	41	0	0	471	894	0	0
West Vancouver	0	0	0	0	0	10	0	0
White Rock	0	0	0	0	45	6	0	0
Vancouver CMA	251	467	0	0	811	2,663	55	44

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Anmore	1	1	0	0	0	0	1	1
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	5	9	171	0	0	10	176
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	10	0	0	0	0	1	10
Burnaby - Central Park	1	0	130	4	0	0	131	4
Burnaby - Remainder	4	19	0	36	0	0	4	55
Burnaby Total	7	34	139	211	0	0	146	245
Coquitlam	9	6	10	156	0	0	19	162
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	1	3	0	0	1	0	2	3
Delta - North	7	8	9	0	0	0	16	8
Delta	8	12	9	0	1	0	18	12
Langley City	1	0	0	32	0	0	1	32
Langley District	16	37	0	64	1	0	17	101
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	5	47	0	0	0	0	5	47
New Westminster	0	2	0	0	0	0	0	2
North Vancouver City	2	2	0	0	0	0	2	2
North Vancouver DM	1	5	0	0	0	0	1	5
Pitt Meadows	0	8	0	0	0	0	0	8
Port Coquitlam	0	0	0	37	0	2	0	39
Port Moody	1	0	0	38	0	0	1	38
Richmond	13	34	13	176	0	2	26	212
Surrey - South	5	15	3	96	0	0	8	111
Surrey - Cloverdale	14	33	10	32	4	4	28	69
Surrey - North	13	20	0	0	1	0	14	20
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	4	4	0	541	0	0	4	545
Surrey Total	36	72	13	669	5	4	54	745
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	144	0	0	0	144	0
Vancouver - Downtown	0	2	156	281	0	0	156	283
Vancouver - Kitsilano	0	1	0	142	0	0	0	143
Vancouver - False Creek	0	0	0	263	0	0	0	263
Vancouver - Granville/Oak	0	6	0	0	0	0	0	6
Vancouver - Kerrisdale	0	9	33	0	0	0	33	9
Vancouver - Marpole	0	13	0	0	0	0	0	13
Vancouver - Eastside	27	31	0	8	1	0	28	39
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	2	17	0	0	0	0	2	17
Vancouver Total	29	79	333	694	1	0	363	773
West Vancouver	1	10	0	10	0	0	1	20
White Rock	10	0	35	0	0	0	45	0
Vancouver CMA	141	351	552	2,087	8	8	701	2,446

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	1	1	0	0	0	0	1	1
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	11	41	171	0	0	43	182
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	19	0	0	0	0	3	19
Burnaby - Central Park	1	1	130	52	0	0	131	53
Burnaby - Remainder	13	35	12	182	0	0	25	217
Burnaby Total	19	66	183	405	0	0	202	471
Coquitlam	12	23	18	165	0	0	30	188
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	3	6	0	7	2	0	5	13
Delta - North	12	10	48	0	0	0	60	10
Delta	15	18	48	7	2	0	65	25
Langley City	1	0	0	32	0	0	1	32
Langley District	22	57	126	70	2	0	150	127
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	13	69	23	0	0	0	36	69
New Westminster	3	5	0	50	0	0	3	55
North Vancouver City	2	5	0	0	0	0	2	5
North Vancouver DM	4	13	17	135	0	32	21	180
Pitt Meadows	0	10	0	0	0	0	0	10
Port Coquitlam	0	10	0	41	0	2	0	53
Port Moody	1	2	0	38	0	0	1	40
Richmond	22	67	17	176	0	2	39	245
Surrey - South	5	36	63	152	0	0	68	188
Surrey - Cloverdale	21	61	10	73	6	8	37	142
Surrey - North	19	41	0	97	1	0	20	138
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	7	9	16	677	0	0	23	686
Surrey Total	52	147	89	999	7	8	148	1,154
University Endowment Lands	1	0	0	13	46	0	47	13
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	427	0	0	156	429
Vancouver - Kitsilano	0	1	47	142	0	0	47	143
Vancouver - False Creek	0	0	0	263	0	0	0	263
Vancouver - Granville/Oak	2	12	0	6	0	0	2	18
Vancouver - Kerrisdale	1	15	33	0	0	0	34	15
Vancouver - Marpole	1	17	0	0	0	0	1	17
Vancouver - Eastside	29	62	0	89	1	0	30	151
Vancouver - Mt. Pleasant	2	0	12	0	0	0	14	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	5	31	0	0	0	0	5	31
Vancouver Total	40	140	473	927	1	0	514	1,067
West Vancouver	4	23	0	10	0	0	4	33
White Rock	10	6	35	0	0	0	45	6
Vancouver CMA	223	666	1,029	3,068	58	44	1,310	3,778

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Anmore	6	6	0	0	0	0	0	0	6	6	0.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	2	3	0	0	0	0	0	0	2	3	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	3	0	0	0	0	0	0	5	3	66.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Central Park	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Remainder	2	11	10	6	0	0	0	67	12	84	-85.7
Burnaby Total	7	20	10	6	0	0	0	67	17	93	-81.7
Coquitlam	24	4	4	0	24	22	61	165	113	191	-40.8
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - North	0	11	0	0	0	0	0	0	0	11	-100.0
Delta	0	14	0	0	0	0	0	0	0	14	-100.0
Langley City	0	0	0	0	0	0	32	0	32	0	n/a
Langley District	18	46	4	4	0	66	56	14	78	130	-40.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	45	0	0	0	12	0	132	23	189	-87.8
New Westminster	4	15	2	0	0	0	94	120	100	135	-25.9
North Vancouver City	4	1	0	4	0	0	0	0	4	5	-20.0
North Vancouver DM	4	9	0	0	0	0	0	0	4	9	-55.6
Pitt Meadows	2	2	0	0	0	0	0	0	2	2	0.0
Port Coquitlam	3	2	2	0	11	4	23	82	39	88	-55.7
Port Moody	0	1	0	0	0	38	0	63	0	102	-100.0
Richmond	36	31	2	0	3	14	4	212	45	257	-82.5
Surrey - South	20	25	2	0	6	0	0	0	28	25	12.0
Surrey - Cloverdale	17	21	0	0	0	45	8	1	25	67	-62.7
Surrey - North	38	39	0	0	5	8	0	0	43	47	-8.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	4	12	0	0	118	29	0	0	122	41	197.6
Surrey Total	79	97	2	0	129	82	8	1	218	180	21.1
University Endowment Lands	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	266	0	266	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	45	0	45	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	6	0	0	0	0	0	6	0	n/a
Vancouver - Kerrisdale	2	2	0	0	3	0	0	27	5	29	-82.8
Vancouver - Marpole	9	1	6	0	0	0	0	0	15	1	**
Vancouver - Eastside	44	12	4	2	0	0	8	4	56	18	**
Vancouver - Mt. Pleasant	0	0	6	0	0	0	96	0	102	0	n/a
Vancouver - Strath/Grand	3	0	0	0	0	3	43	0	46	3	**
Vancouver - Westside	5	17	0	2	3	0	0	0	8	19	-57.9
Vancouver Total	63	32	22	4	6	3	458	31	549	70	**
West Vancouver	4	7	0	0	0	0	0	0	4	7	-42.9
White Rock	0	0	0	0	0	0	2	2	2	2	0.0
Vancouver CMA	280	336	50	18	173	241	738	889	1,241	1,484	-16.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	6	6	0	0	0	0	0	0	6	6	0.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	6	4	0	0	0	0	0	0	6	4	50.0
Burnaby - Mountain	0	0	0	2	0	0	0	0	0	2	-100.0
Burnaby - North	5	11	0	2	0	0	0	0	5	13	-61.5
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	1	5	2	2	4	0	0	0	7	7	0.0
Burnaby - Central Park	1	6	0	2	0	0	0	0	1	8	-87.5
Burnaby - Remainder	4	20	10	18	0	20	0	67	14	125	-88.8
Burnaby Total	12	43	12	26	4	20	0	67	28	156	-82.1
Coquitlam	24	9	4	2	37	22	71	173	136	206	-34.0
Delta - Tsawwassen	3	1	0	0	0	0	0	0	3	1	200.0
Delta - Ladner	9	9	0	0	0	0	1	0	10	9	11.1
Delta - North	8	11	0	0	32	0	0	0	40	11	**
Delta	20	21	0	0	32	0	1	0	53	21	152.4
Langley City	0	0	0	0	0	0	101	0	101	0	n/a
Langley District	34	113	16	12	4	82	66	22	120	229	-47.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	58	70	0	0	0	12	0	132	58	214	-72.9
New Westminster	4	26	2	0	0	0	164	120	170	146	16.4
North Vancouver City	6	2	2	10	0	0	0	0	8	12	-33.3
North Vancouver DM	8	19	0	0	0	0	0	0	8	19	-57.9
Pitt Meadows	6	13	0	0	0	0	70	132	76	145	-47.6
Port Coquitlam	3	8	2	0	11	4	23	165	39	177	-78.0
Port Moody	6	6	0	0	0	38	230	63	236	107	120.6
Richmond	54	41	4	0	7	14	289	213	354	268	32.1
Surrey - South	26	36	12	0	23	0	0	0	61	36	69.4
Surrey - Cloverdale	48	53	0	0	8	69	13	31	69	153	-54.9
Surrey - North	81	91	4	0	5	8	2	0	92	99	-7.1
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	10	22	0	0	118	29	0	51	128	102	25.5
Surrey Total	165	203	16	0	154	106	15	82	350	391	-10.5
University Endowment Lands	1	1	4	0	0	0	0	0	5	1	**
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	266	0	266	0	n/a
Vancouver - Kitsilano	2	0	0	0	0	22	45	0	47	22	113.6
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	6	0	6	0	124	0	136	0	n/a
Vancouver - Kerrisdale	6	3	0	0	7	0	49	27	62	30	106.7
Vancouver - Marpole	9	3	8	2	0	3	0	0	17	8	112.5
Vancouver - Eastside	72	43	12	20	0	8	12	8	96	79	21.5
Vancouver - Mt. Pleasant	0	0	10	2	0	3	96	0	106	5	**
Vancouver - Strath/Grand	3	0	2	0	0	3	43	0	48	3	**
Vancouver - Westside	17	39	0	2	13	0	90	0	120	41	192.7
Vancouver Total	109	88	38	26	26	39	725	35	898	188	**
West Vancouver	10	13	0	0	0	0	0	9	10	22	-54.5
White Rock	1	0	0	0	0	0	8	8	9	8	12.5
Vancouver CMA	534	688	100	76	275	337	1,763	1,221	2,672	2,322	15.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 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	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	67	0	0
Burnaby Total	0	0	0	0	0	67	0	0
Coquitlam	24	22	0	0	61	165	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	32	0	0	0
Langley District	0	66	0	0	56	14	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	12	0	0	0	132	0	0
New Westminster	0	0	0	0	94	120	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	0	0	0	0
Port Coquitlam	11	4	0	0	23	82	0	0
Port Moody	0	38	0	0	0	63	0	0
Richmond	0	14	3	0	4	212	0	0
Surrey - South	6	0	0	0	0	0	0	0
Surrey - Cloverdale	0	45	0	0	2	0	6	1
Surrey - North	5	8	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	102	29	16	0	0	0	0	0
Surrey Total	113	82	16	0	2	0	6	1
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	266	0	0	0
Vancouver - Kitsilano	0	0	0	0	45	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	3	0	0	0	0	27	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	8	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	96	0	0	0
Vancouver - Strath/Grand	0	3	0	0	43	0	0	0
Vancouver - Westside	3	0	0	0	0	0	0	0
Vancouver Total	6	3	0	0	458	31	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	2	0	0
Vancouver CMA	154	241	19	0	732	888	6	1

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	67	0	0
Burnaby Total	4	20	0	0	0	67	0	0
Coquitlam	37	22	0	0	71	173	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	101	0	0	0
Langley District	4	82	0	0	66	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	12	0	0	0	132	0	0
New Westminster	0	0	0	0	164	120	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	11	4	0	0	23	165	0	0
Port Moody	0	38	0	0	230	63	0	0
Richmond	4	14	3	0	289	212	0	1
Surrey - South	23	0	0	0	0	0	0	0
Surrey - Cloverdale	8	69	0	0	2	24	11	7
Surrey - North	5	8	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	102	29	16	0	0	51	0	0
Surrey Total	138	106	16	0	2	75	13	7
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	266	0	0	0
Vancouver - Kitsilano	0	22	0	0	45	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	7	0	0	0	49	27	0	0
Vancouver - Marpole	0	3	0	0	0	0	0	0
Vancouver - Eastside	0	8	0	0	12	8	0	0
Vancouver - Mt. Pleasant	0	3	0	0	96	0	0	0
Vancouver - Strath/Grand	0	3	0	0	43	0	0	0
Vancouver - Westside	13	0	0	0	90	0	0	0
Vancouver Total	26	39	0	0	725	35	0	0
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	8	8	0	0
Vancouver CMA	256	337	19	0	1,749	1,213	14	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Anmore	6	6	0	0	0	0	6	6
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	2	3	0	0	0	0	2	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	3	0	0	0	0	5	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	3	0	0	0	0	0	3
Burnaby - Central Park	0	3	0	0	0	0	0	3
Burnaby - Remainder	12	17	0	67	0	0	12	84
Burnaby Total	17	26	0	67	0	0	17	93
Coquitlam	30	4	83	187	0	0	113	191
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	0	3
Delta - North	0	11	0	0	0	0	0	11
Delta	0	14	0	0	0	0	0	14
Langley City	0	0	32	0	0	0	32	0
Langley District	25	64	52	66	1	0	78	130
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	45	0	144	0	0	23	189
New Westminster	6	15	94	120	0	0	100	135
North Vancouver City	4	1	0	4	0	0	4	5
North Vancouver DM	4	9	0	0	0	0	4	9
Pitt Meadows	2	2	0	0	0	0	2	2
Port Coquitlam	5	2	34	86	0	0	39	88
Port Moody	0	1	0	101	0	0	0	102
Richmond	42	31	0	226	3	0	45	257
Surrey - South	20	24	8	1	0	0	28	25
Surrey - Cloverdale	19	21	0	45	6	1	25	67
Surrey - North	38	39	5	8	0	0	43	47
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	4	12	102	29	16	0	122	41
Surrey Total	81	96	115	83	22	1	218	180
University Endowment Lands	0	0	2	0	0	0	2	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	266	0	0	0	266	0
Vancouver - Kitsilano	0	0	45	0	0	0	45	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	0	0	0	0	6	0
Vancouver - Kerrisdale	2	2	3	27	0	0	5	29
Vancouver - Marpole	15	1	0	0	0	0	15	1
Vancouver - Eastside	55	18	0	0	1	0	56	18
Vancouver - Mt. Pleasant	6	0	96	0	0	0	102	0
Vancouver - Strath/Grand	3	0	43	3	0	0	46	3
Vancouver - Westside	5	19	3	0	0	0	8	19
Vancouver Total	92	40	456	30	1	0	549	70
West Vancouver	4	7	0	0	0	0	4	7
White Rock	2	2	0	0	0	0	2	2
Vancouver CMA	346	369	868	1,114	27	1	1,241	1,484

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	6	6	0	0	0	0	6	6
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	6	4	0	0	0	0	6	4
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	5	13	0	0	0	0	5	13
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	3	7	4	0	0	0	7	7
Burnaby - Central Park	1	8	0	0	0	0	1	8
Burnaby - Remainder	14	38	0	87	0	0	14	125
Burnaby Total	24	69	4	87	0	0	28	156
Coquitlam	40	19	96	187	0	0	136	206
Delta - Tsawwassen	3	1	0	0	0	0	3	1
Delta - Ladner	9	9	0	0	1	0	10	9
Delta - North	8	11	32	0	0	0	40	11
Delta	20	21	32	0	1	0	53	21
Langley City	0	0	101	0	0	0	101	0
Langley District	51	143	68	86	1	0	120	229
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	58	70	0	144	0	0	58	214
New Westminster	6	26	164	120	0	0	170	146
North Vancouver City	8	6	0	6	0	0	8	12
North Vancouver DM	8	19	0	0	0	0	8	19
Pitt Meadows	6	13	70	132	0	0	76	145
Port Coquitlam	5	10	34	167	0	0	39	177
Port Moody	6	6	230	101	0	0	236	107
Richmond	83	41	268	226	3	1	354	268
Surrey - South	26	35	35	1	0	0	61	36
Surrey - Cloverdale	50	53	8	93	11	7	69	153
Surrey - North	85	91	5	8	2	0	92	99
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	10	22	102	80	16	0	128	102
Surrey Total	171	202	150	182	29	7	350	391
University Endowment Lands	1	1	4	0	0	0	5	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	266	0	0	0	266	0
Vancouver - Kitsilano	2	0	45	22	0	0	47	22
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	6	0	130	0	0	0	136	0
Vancouver - Kerrisdale	6	3	56	27	0	0	62	30
Vancouver - Marpole	17	5	0	3	0	0	17	8
Vancouver - Eastside	95	67	0	12	1	0	96	79
Vancouver - Mt. Pleasant	10	2	96	3	0	0	106	5
Vancouver - Strath/Grand	5	0	43	3	0	0	48	3
Vancouver - Westside	17	41	103	0	0	0	120	41
Vancouver Total	158	118	739	70	1	0	898	188
West Vancouver	10	13	0	9	0	0	10	22
White Rock	9	8	0	0	0	0	9	8
Vancouver CMA	677	797	1,960	1,517	35	8	2,672	2,322

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	2	100.0	2	--	--
Belcarra													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 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	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Burnaby													
February 2009	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
February 2008	0	0.0	0	0.0	0	0.0	7	50.0	7	50.0	14	764,000	821,971
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	899,000	938,032
Year-to-date 2008	0	0.0	0	0.0	0	0.0	13	40.6	19	59.4	32	789,500	903,719
Coquitlam													
February 2009	0	0.0	0	0.0	0	0.0	17	65.4	9	34.6	26	734,895	749,760
February 2008	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	65.4	9	34.6	26	734,895	749,760
Year-to-date 2008	2	16.7	1	8.3	0	0.0	0	0.0	9	75.0	12	975,000	882,150
Delta													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	0.0	0	0.0	4	30.8	6	46.2	3	23.1	13	615,000	667,192
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	4	22.2	6	33.3	8	44.4	18	667,500	746,472
Langley City													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
February 2009	2	6.3	4	12.5	8	25.0	13	40.6	5	15.6	32	619,000	653,658
February 2008	0	0.0	4	9.8	12	29.3	20	48.8	5	12.2	41	618,500	648,107
Year-to-date 2009	2	3.8	4	7.5	14	26.4	22	41.5	11	20.8	53	619,900	683,487
Year-to-date 2008	0	0.0	5	6.5	24	31.2	39	50.6	9	11.7	77	627,000	643,239

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
February 2009	0	0.0	5	41.7	6	50.0	1	8.3	0	0.0	12	524,900	535,783
February 2008	1	3.4	2	6.9	22	75.9	4	13.8	0	0.0	29	569,000	559,034
Year-to-date 2009	0	0.0	10	24.4	20	48.8	11	26.8	0	0.0	41	560,900	569,163
Year-to-date 2008	1	2.1	7	14.6	32	66.7	8	16.7	0	0.0	48	565,000	554,396
New Westminster													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	0.0	1	7.7	10	76.9	2	15.4	0	0.0	13	537,900	559,454
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	2	9.1	16	72.7	4	18.2	0	0.0	22	530,900	555,332
North Vancouver City													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 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	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
North Vancouver DM													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 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	5	100.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,475,000	1,515,333
Pitt Meadows													
February 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
February 2008	0	0.0	0	0.0	6	100.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	12	92.3	1	7.7	0	0.0	13	569,000	578,846
Port Coquitlam													
February 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
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	1	20.0	3	60.0	1	20.0	5	--	--
Port Moody													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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	6	100.0	6	--	--
Richmond													
February 2009	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	1,000,000	1,057,794
February 2008	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,000,000	1,140,432
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	21.7	36	78.3	46	1,000,000	1,054,105
Year-to-date 2008	0	0.0	0	0.0	0	0.0	5	13.5	32	86.5	37	1,000,000	1,104,238

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2009	0	0.0	1	1.1	21	23.3	29	32.2	39	43.3	90	707,500	809,250
February 2008	0	0.0	13	10.1	31	24.0	40	31.0	45	34.9	129	689,900	741,769
Year-to-date 2009	1	0.6	3	1.7	61	34.1	53	29.6	61	34.1	179	669,000	737,376
Year-to-date 2008	0	0.0	17	7.5	59	25.9	71	31.1	81	35.5	228	679,783	745,377
University Endowment Lands													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
February 2009	1	1.6	0	0.0	1	1.6	8	12.7	53	84.1	63	859,500	959,274
February 2008	0	0.0	0	0.0	2	3.8	3	5.8	47	90.4	52	945,000	1,280,942
Year-to-date 2009	1	1.0	0	0.0	2	2.0	8	8.0	89	89.0	100	885,000	1,132,515
Year-to-date 2008	0	0.0	0	0.0	2	2.4	6	7.1	76	90.5	84	969,000	1,361,962
West Vancouver													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	3,200,000	3,451,538
White Rock													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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													
February 2009	3	1.1	10	3.6	38	13.6	74	26.4	155	55.4	280	750,000	868,520
February 2008	3	0.9	21	6.0	87	24.9	87	24.9	151	43.3	349	699,000	876,187
Year-to-date 2009	4	0.8	20	3.8	101	19.4	136	26.2	259	49.8	520	749,500	864,533
Year-to-date 2008	3	0.5	32	5.2	150	24.2	157	25.4	277	44.7	619	710,000	906,911

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2009	Feb 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	--	821,971	n/a	938,032	903,719	3.8
Coquitlam	749,760	--	n/a	749,760	882,150	-15.0
Delta	--	667,192	n/a	708,301	746,472	-5.1
Langley City	--	--	n/a	--	--	n/a
Langley District	653,658	648,107	0.9	683,487	643,239	6.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	535,783	559,034	-4.2	569,163	554,396	2.7
New Westminster	--	559,454	n/a	--	555,332	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	1,515,333	n/a
Pitt Meadows	--	--	n/a	--	578,846	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,057,794	1,140,432	-7.2	1,054,105	1,104,238	-4.5
Surrey Total	809,250	741,769	9.1	737,376	745,377	-1.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	959,274	1,280,942	-25.1	1,132,515	1,361,962	-16.8
West Vancouver	--	--	n/a	--	3,451,538	n/a
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	868,520	876,187	-0.9	864,533	906,911	-4.7

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
February 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	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	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
February 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	119.7	112.0	1,229	5.1	65.9	818
	February	627	5.00	5.79			1,225	5.5	65.9	821
	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)

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
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2009	8	0	4	0	16	0	0	0	28
February 2008	26	2	6	0	0	142	0	0	176
% Change	-69.2	-100.0	-33.3	n/a	n/a	-100.0	n/a	n/a	-84.1
Year-to-date 2009	17	0	8	0	16	0	0	0	41
Year-to-date 2008	59	2	14	0	60	142	0	0	277
% Change	-71.2	-100.0	-42.9	n/a	-73.3	-100.0	n/a	n/a	-85.2
UNDER CONSTRUCTION									
February 2009	212	0	64	24	64	694	0	0	1,058
February 2008	318	2	132	26	131	305	0	0	914
% Change	-33.3	-100.0	-51.5	-7.7	-51.1	127.5	n/a	n/a	15.8
COMPLETIONS									
February 2009	16	0	8	0	16	0	0	0	40
February 2008	37	0	12	0	8	0	0	0	57
% Change	-56.8	n/a	-33.3	n/a	100.0	n/a	n/a	n/a	-29.8
Year-to-date 2009	34	0	20	0	49	0	0	0	103
Year-to-date 2008	75	0	24	4	20	147	0	0	270
% Change	-54.7	n/a	-16.7	-100.0	145.0	-100.0	n/a	n/a	-61.9
COMPLETED & NOT ABSORBED									
February 2009	165	0	22	12	79	20	0	0	298
February 2008	87	0	4	8	26	72	0	0	197
% Change	89.7	n/a	**	50.0	**	-72.2	n/a	n/a	51.3
ABSORBED									
February 2009	11	0	16	0	4	0	0	0	31
February 2008	33	0	18	0	2	21	0	0	74
% Change	-66.7	n/a	-11.1	n/a	100.0	-100.0	n/a	n/a	-58.1
Year-to-date 2009	34	0	36	0	21	0	0	0	91
Year-to-date 2008	68	0	24	0	8	126	0	0	226
% Change	-50.0	n/a	50.0	n/a	162.5	-100.0	n/a	n/a	-59.7

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

**Table I.1: Housing Activity Summary by Submarket
February 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									
February 2009	5	0	4	0	16	0	0	0	25
February 2008	22	0	6	0	0	142	0	0	170
Fraser Valley H RDA									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Mission DM									
February 2009	3	0	0	0	0	0	0	0	3
February 2008	4	2	0	0	0	0	0	0	6
Abbotsford CMA									
February 2009	8	0	4	0	16	0	0	0	28
February 2008	26	2	6	0	0	142	0	0	176
UNDER CONSTRUCTION									
Abbotsford City									
February 2009	146	0	64	24	62	694	0	0	990
February 2008	225	0	132	26	79	305	0	0	767
Fraser Valley H RDA									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Mission DM									
February 2009	66	0	0	0	2	0	0	0	68
February 2008	93	2	0	0	52	0	0	0	147
Abbotsford CMA									
February 2009	212	0	64	24	64	694	0	0	1,058
February 2008	318	2	132	26	131	305	0	0	914
COMPLETIONS									
Abbotsford City									
February 2009	8	0	8	0	16	0	0	0	32
February 2008	19	0	12	0	8	0	0	0	39
Fraser Valley H RDA									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Mission DM									
February 2009	8	0	0	0	0	0	0	0	8
February 2008	18	0	0	0	0	0	0	0	18
Abbotsford CMA									
February 2009	16	0	8	0	16	0	0	0	40
February 2008	37	0	12	0	8	0	0	0	57

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

**Table I.1: Housing Activity Summary by Submarket
February 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									
Abbotsford City									
February 2009	88	0	22	12	42	8	0	0	172
February 2008	38	0	4	7	26	53	0	0	128
Fraser Valley H RDA									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Mission DM									
February 2009	77	0	0	0	37	12	0	0	126
February 2008	49	0	0	1	0	19	0	0	69
Abbotsford CMA									
February 2009	165	0	22	12	79	20	0	0	298
February 2008	87	0	4	8	26	72	0	0	197
ABSORBED									
Abbotsford City									
February 2009	7	0	16	0	4	0	0	0	27
February 2008	18	0	18	0	2	16	0	0	54
Fraser Valley H RDA									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Mission DM									
February 2009	4	0	0	0	0	0	0	0	4
February 2008	15	0	0	0	0	5	0	0	20
Abbotsford CMA									
February 2009	11	0	16	0	4	0	0	0	31
February 2008	33	0	18	0	2	21	0	0	74

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
February 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Abbotsford City	5	22	2	0	14	0	4	148	25	170	-85.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	3	4	0	2	0	0	0	0	3	6	-50.0
Abbotsford CMA	8	26	2	2	14	0	4	148	28	176	-84.1

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	13	44	2	8	14	0	8	156	37	208	-82.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	15	0	2	0	52	0	0	4	69	-94.2
Abbotsford CMA	17	59	2	10	14	52	8	156	41	277	-85.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Abbotsford City	14	0	0	0	4	148	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	14	0	0	0	4	148	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	14	0	0	0	8	156	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	14	52	0	0	8	156	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Abbotsford City	9	28	16	142	0	0	25	170
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	3	6	0	0	0	0	3	6
Abbotsford CMA	12	34	16	142	0	0	28	176

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	21	58	16	150	0	0	37	208
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	4	17	0	52	0	0	4	69
Abbotsford CMA	25	75	16	202	0	0	41	277

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
February 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Abbotsford City	8	19	16	0	0	8	8	12	32	39	-17.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	8	18	0	0	0	0	0	0	8	18	-55.6
Abbotsford CMA	16	37	16	0	0	8	8	12	40	57	-29.8

**Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	18	39	16	0	33	20	20	171	87	230	-62.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	16	40	0	0	0	0	0	0	16	40	-60.0
Abbotsford CMA	34	79	16	0	33	20	20	171	103	270	-61.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Abbotsford City	0	8	0	0	8	12	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	8	0	0	8	12	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	20	0	0	20	171	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	20	0	0	20	171	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Abbotsford City	16	31	16	8	0	0	32	39
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	8	18	0	0	0	0	8	18
Abbotsford CMA	24	49	16	8	0	0	40	57

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	38	59	49	171	0	0	87	230
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	16	40	0	0	0	0	16	40
Abbotsford CMA	54	99	49	171	0	0	103	270

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2009	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
February 2008	0	0.0	5	27.8	1	5.6	0	0.0	1	5.6	18	512,500	528,278
Year-to-date 2009	0	0.0	1	5.0	6	30.0	3	15.0	6	30.0	20	591,000	659,305
Year-to-date 2008	0	0.0	6	16.7	5	13.9	2	5.6	5	13.9	36	544,500	570,333
Fraser Valley H RDA													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 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													
February 2009	0	0.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2008	0	0.0	15	100.0	0	0.0	0	0.0	0	0.0	15	469,000	472,267
Year-to-date 2009	0	0.0	9	64.3	0	0.0	0	0.0	0	0.0	14	497,450	501,236
Year-to-date 2008	0	0.0	27	84.4	0	0.0	0	0.0	0	0.0	32	476,500	482,372
Abbotsford CMA													
February 2009	0	0.0	3	27.3	2	18.2	1	9.1	2	18.2	11	560,000	593,491
February 2008	0	0.0	20	60.6	1	3.0	0	0.0	1	3.0	33	480,000	502,818
Year-to-date 2009	0	0.0	10	29.4	6	17.6	3	8.8	6	17.6	34	549,900	594,218
Year-to-date 2008	0	0.0	33	48.5	5	7.4	2	2.9	5	7.4	68	510,000	528,940

Source: CMHC (Starts and Completions Survey)

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

Submarket	Feb 2009	Feb 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	--	528,278	n/a	659,305	570,333	15.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	472,267	n/a	501,236	482,372	3.9
Abbotsford CMA	593,491	502,818	18.0	594,218	528,940	12.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
February 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	615	1,752	2,142	28.7	400,783	-6.4	411,996
	February	643	-48.0	712	2,004	2,274	31.3	392,138	-10.2	405,906
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2008	4,546	-20.1		10,376			439,185	0.9	
	Q I 2009	N/A			N/A			N/A		
	YTD 2008	2,144	-6.6		5,080			433,140	8.7	
	YTD 2009	1,004	-53.2		3,756			395,246	-8.7	

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
February 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	66.9	759
	February	718	7.25	7.29	123.4	110.3	85	4.5	67.1	756
	March	712	7.15	7.19	124.2	110.8	86	5.3	67.9	742
	April	700	6.95	6.99	124.2	111.8	87	5.3	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	69.0	752
	August	691	6.65	6.85	123.7	114.0	89	4.4	69.8	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	5.6	69.7	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.2	737
2009	January	627	5.00	5.79	119.2	111.4	87	5.7	69.2	744
	February	627	5.00	5.79			87	6.1	69.1	752
	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.

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