

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

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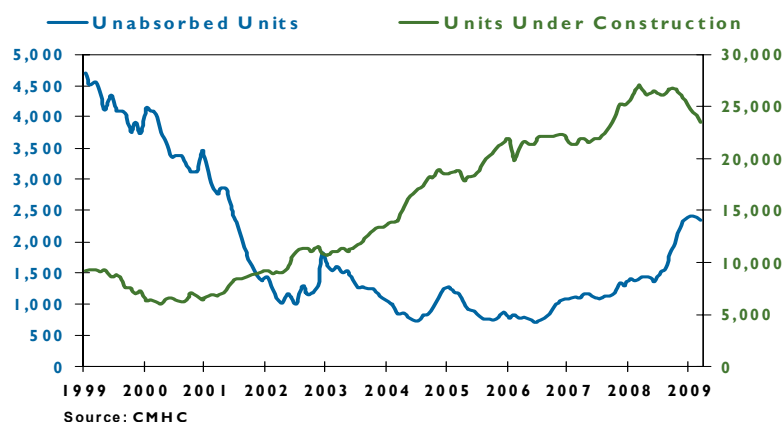
## Vancouver CMA Housing Starts Lower in First Quarter

The pace of new home construction in the Vancouver Census Metropolitan Area (CMA) continued to slow in the first quarter of 2009. There were 1,829 homes started this quarter, down nearly two-thirds from the number of homes started in the same period last year.

Housing starts have been trending lower since the later part of last year. A well-supplied resale housing market combined with dampened homebuyer demand contributed to fewer new home starts. Both single family and multiple family homes reported a consistent decrease in the number of foundations poured during the past three months.

Figure 1

### Vancouver CMA Supply of New Homes



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Despite pouring fewer new foundations, homebuilders kept busy working on the near record number of projects already underway. The number of new homes completed between January and March was up nearly 20 per cent from year-earlier levels. The majority of these newly completed homes were multiple family units.

The supply of new homes remains elevated compared to year-earlier levels, but has moderated somewhat in recent months. Weaker housing demand and the pick-up in the number of completions have pushed the inventory of completed and unabsorbed new homes up by two-thirds over last year's level. The number of homes under construction is also high but has edged down in recent months as starts moved lower. The large number of units that are still underway and will be completing in the near future, combined with slower absorptions, will keep the supply of unsold new homes steady going forward.

## MLS® Sales and Average Prices Continue Downward Trend

Buyers' market conditions persist in Greater Vancouver's resale market as the supply of available housing options continues to exceed homebuyer demand. The rate at which new listings are being added to the market is slowing, yet potential homebuyers still have plenty of choice. All centres within the boundaries of the Greater Vancouver Real Estate Board area recorded year-over-year declines in sales in the first quarter of 2009.

Ample supply and slowing sales have taken the pressure off housing prices since early last year. The average MLS® price in March was down 15 per cent since the peak in February 2008<sup>1</sup>.

## Abbotsford CMA New Home Construction Off to Slow Start in 2009

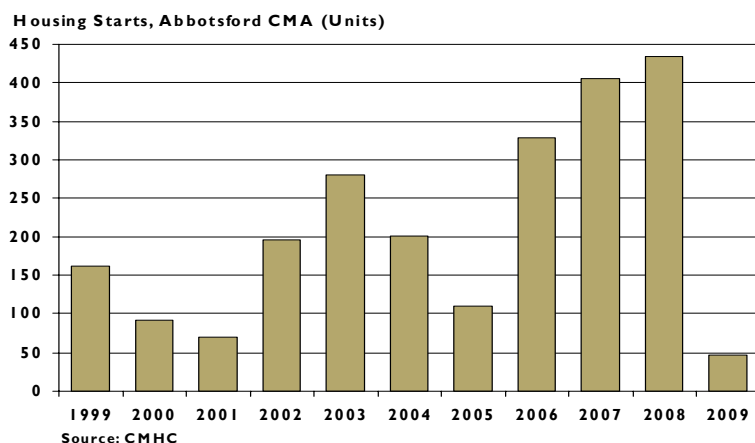
Fewer housing starts occurred in the Abbotsford Census Metropolitan Area (CMA) during the first quarter of 2009. Homebuilders poured 47 foundations over the past three months, compared to 435 during the same period last year. The majority of this change is attributed to a large decline in multiple family starts.

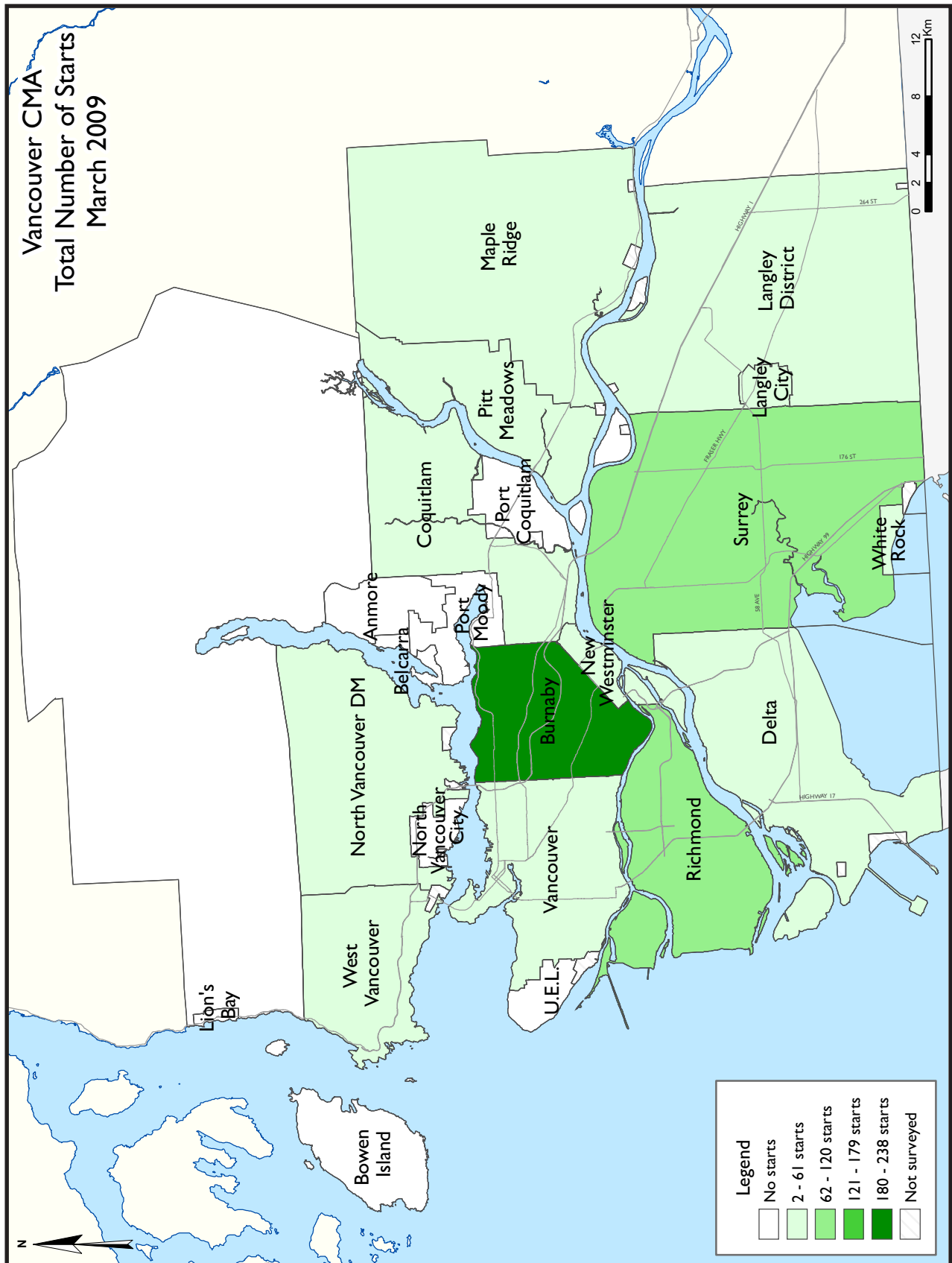
The number of completed but unabsorbed homes continued to be at high levels, reflecting weakening demand for housing. The majority of unsold new homes were single family homes. There were 192 single detached homes and 116 multiple family homes ready for immediate occupancy at the end of March.

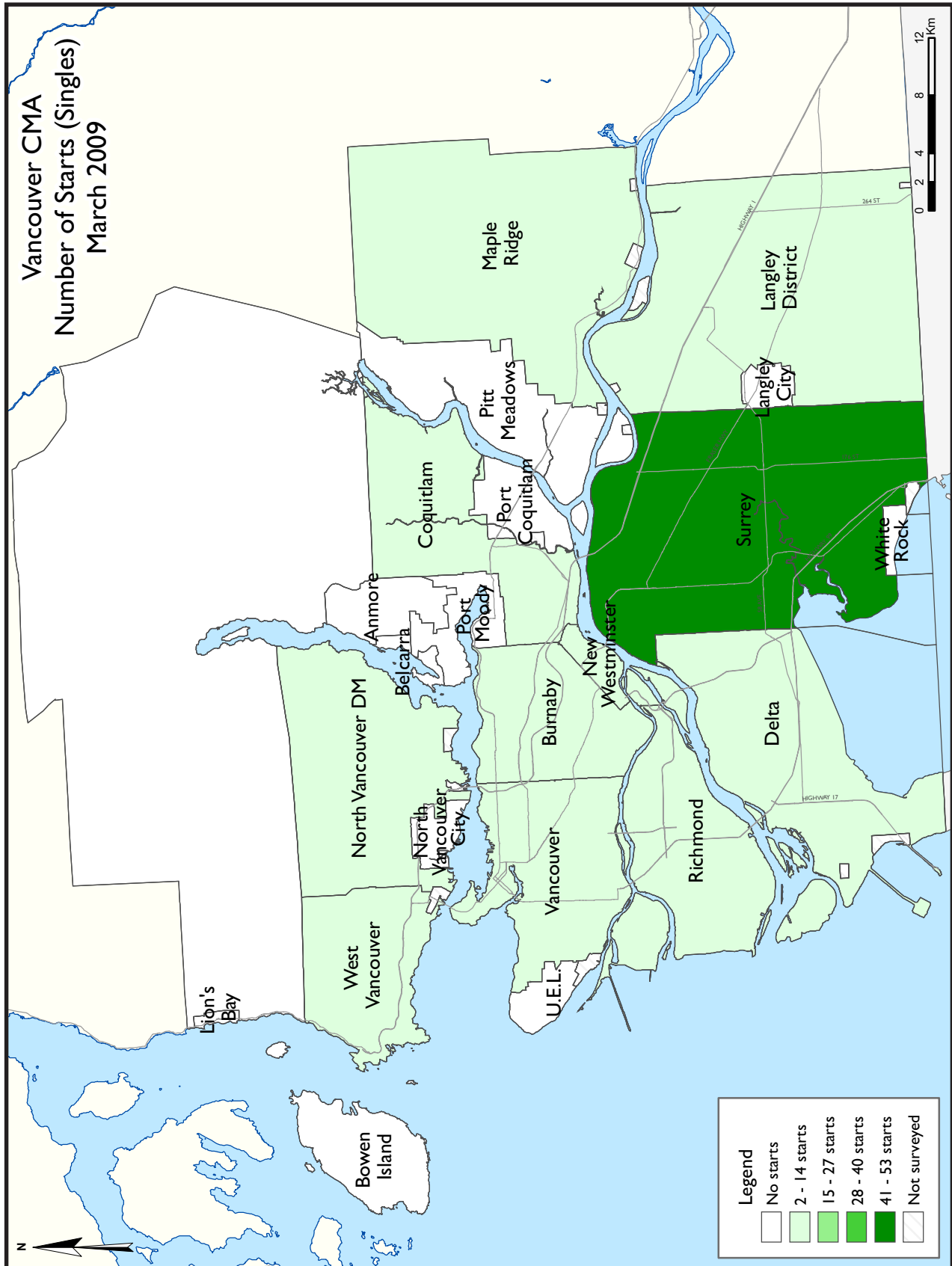
<sup>1</sup> Source REBGV, seasonally adjusted by CMHC

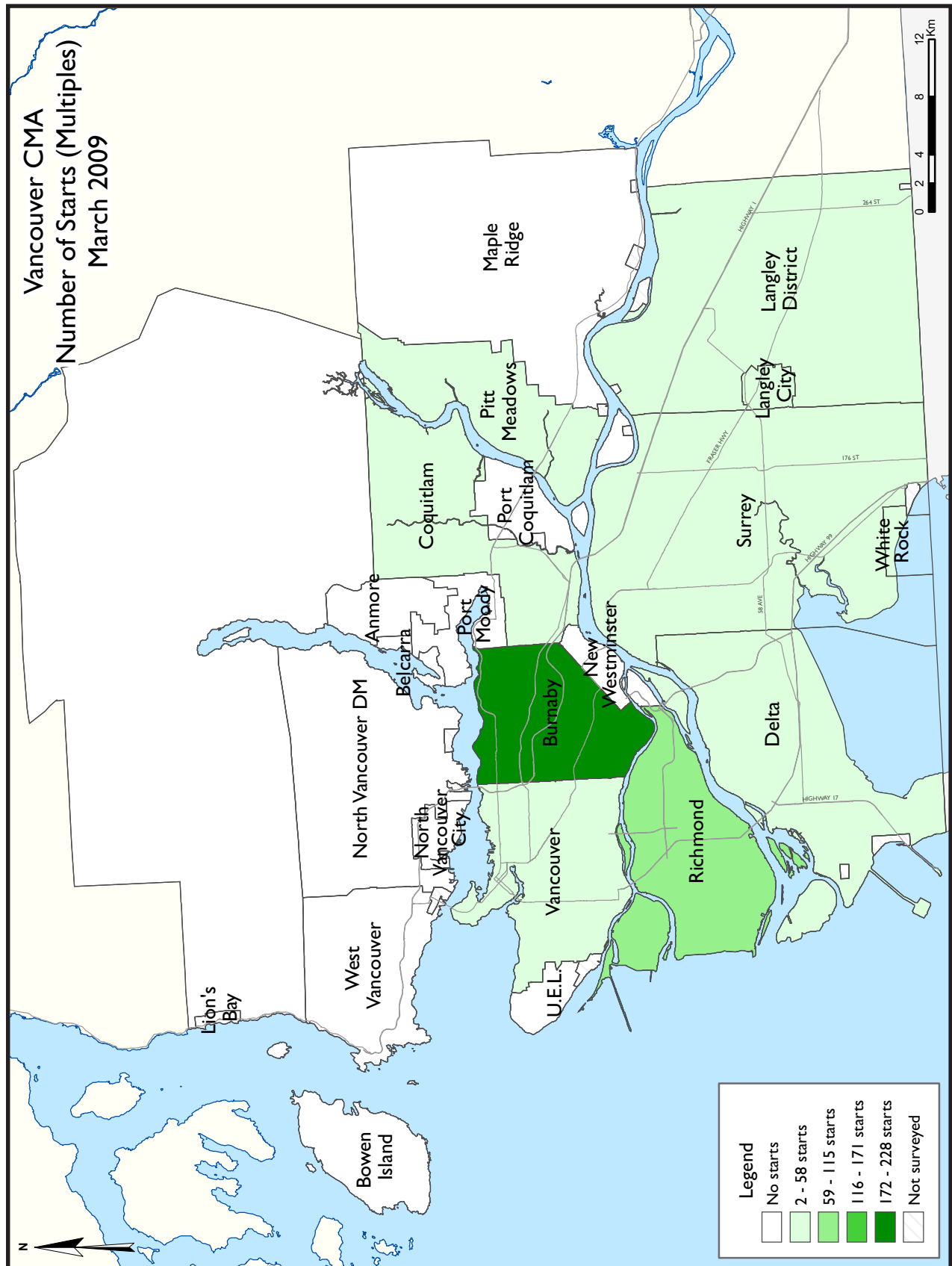
Figure 2

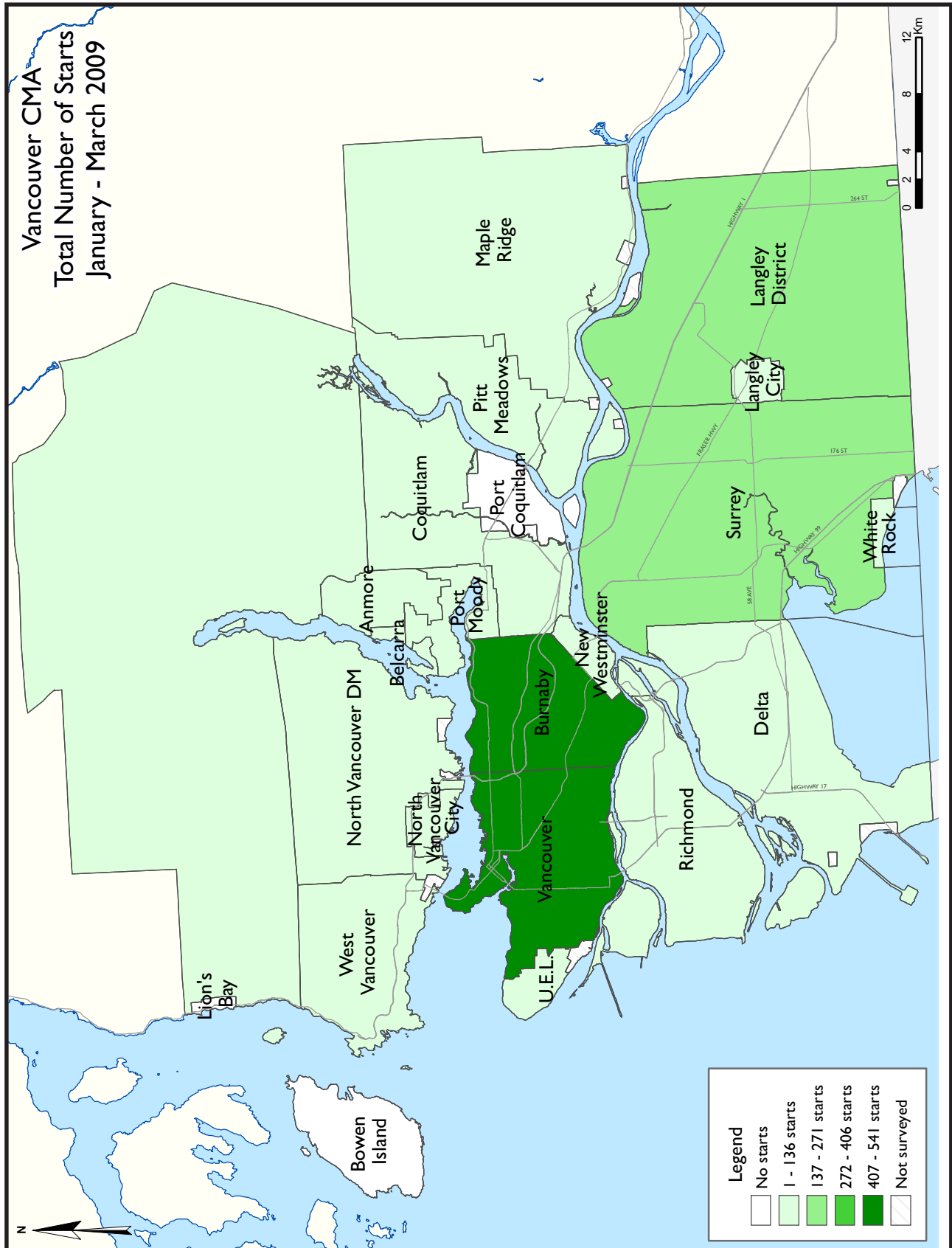
### First Quarter Starts Slow in Abbotsford CMA

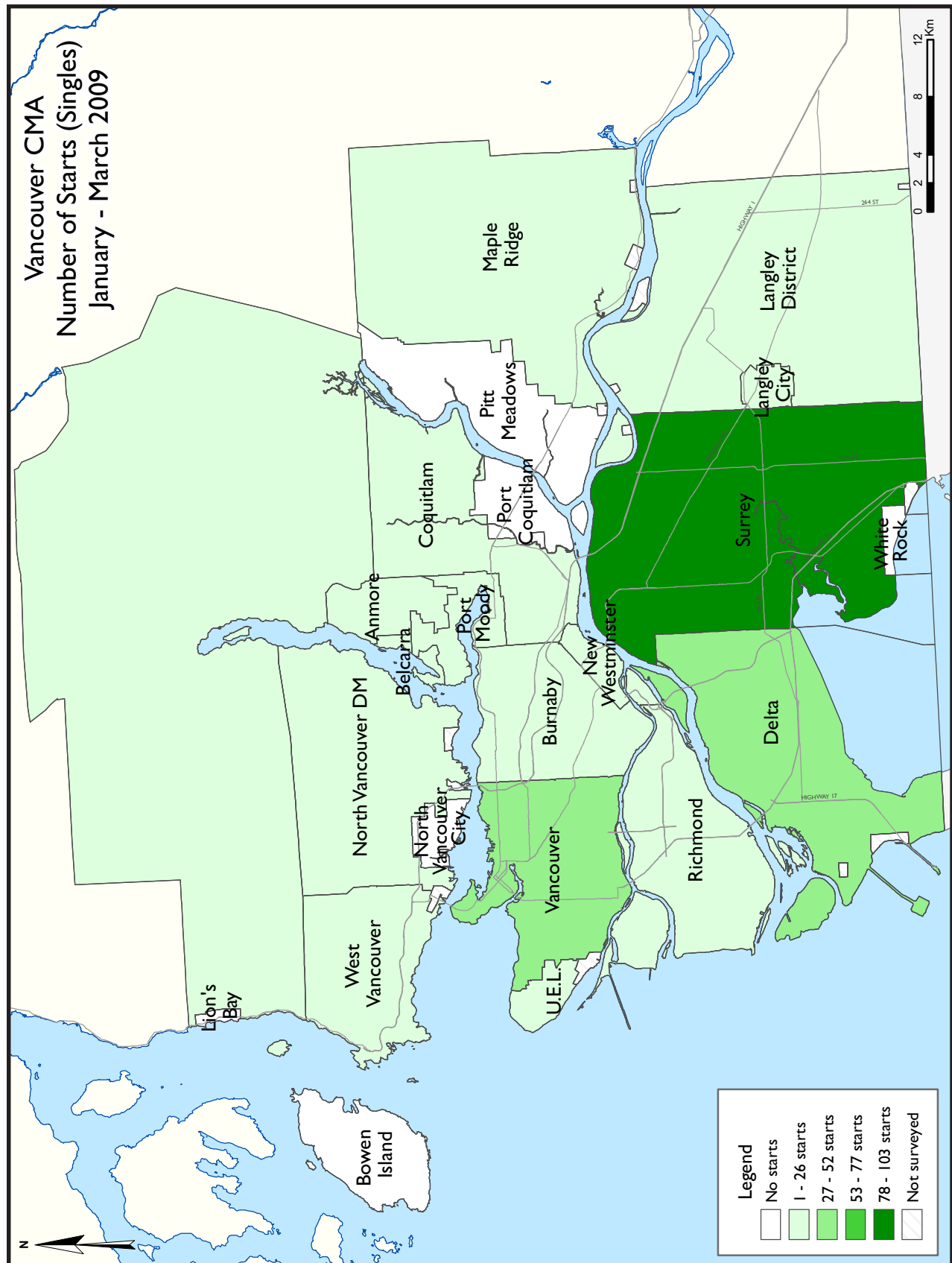




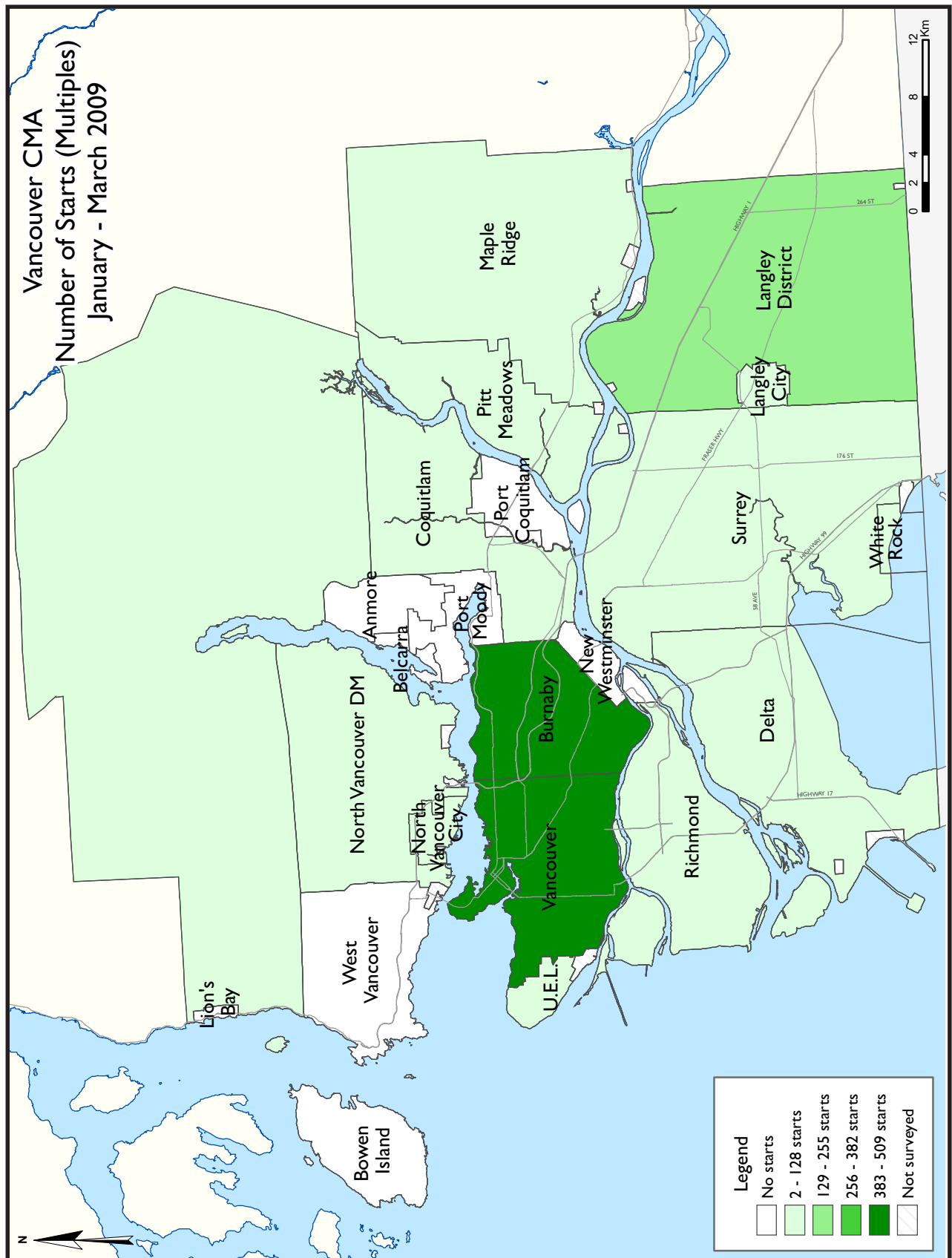




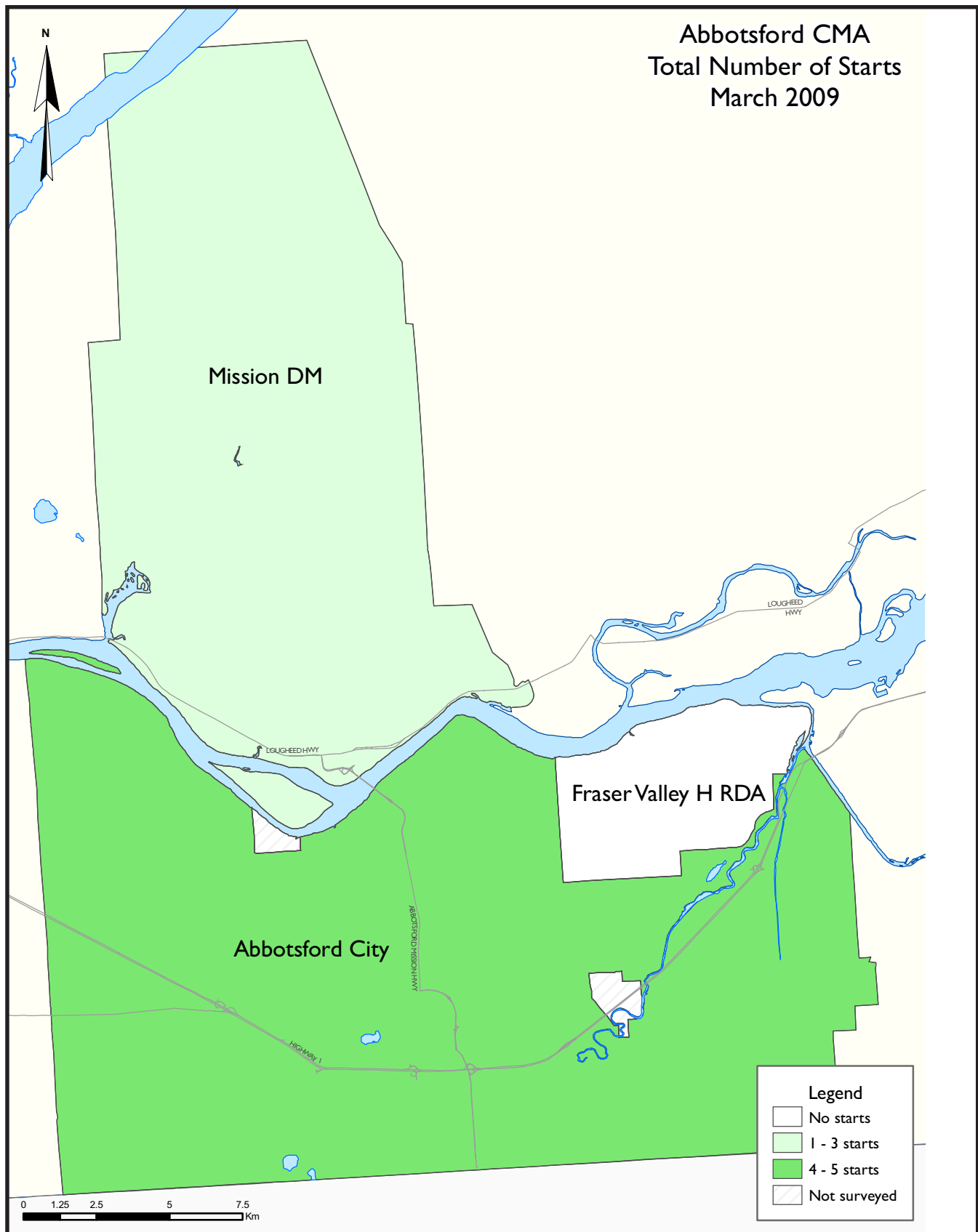


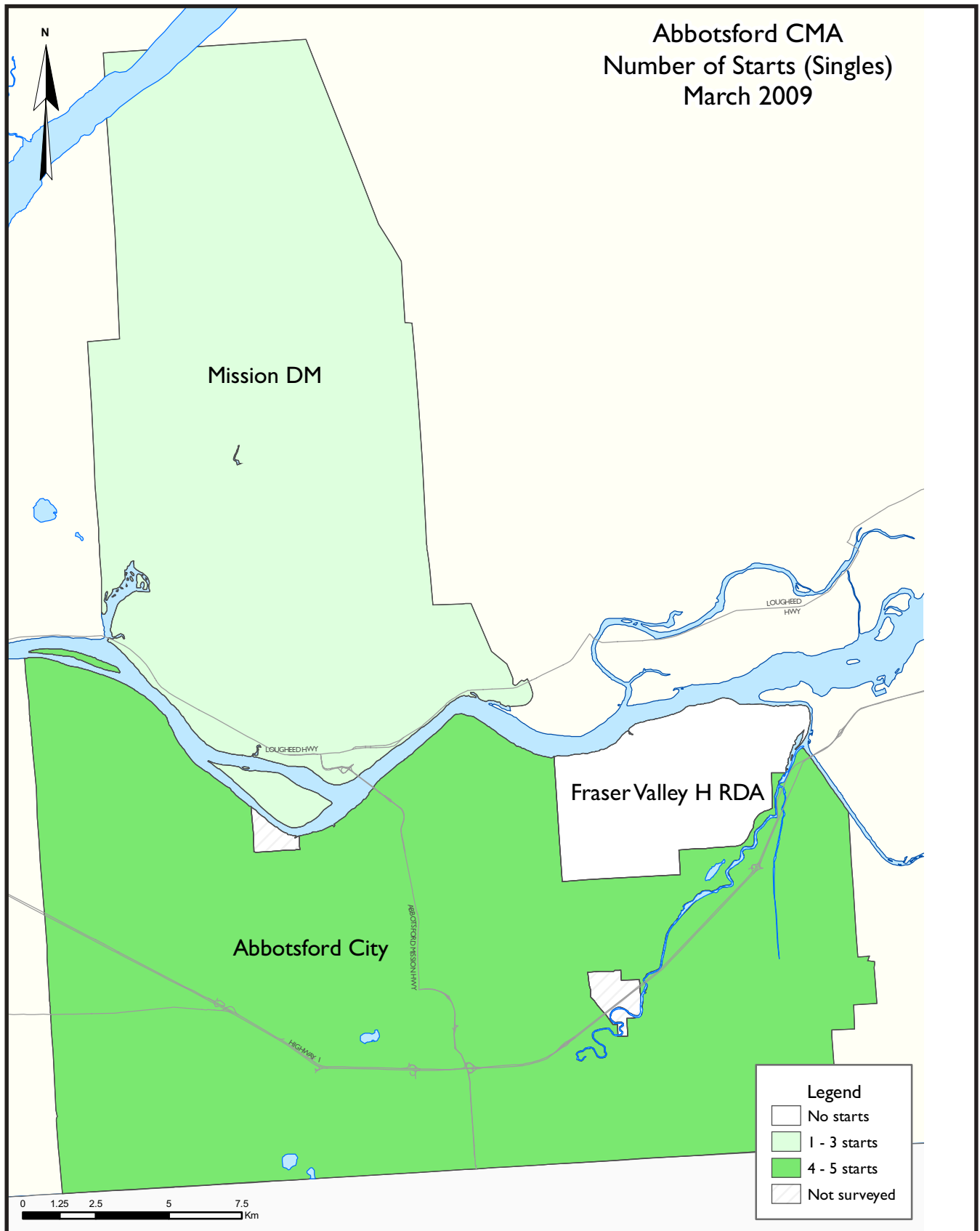


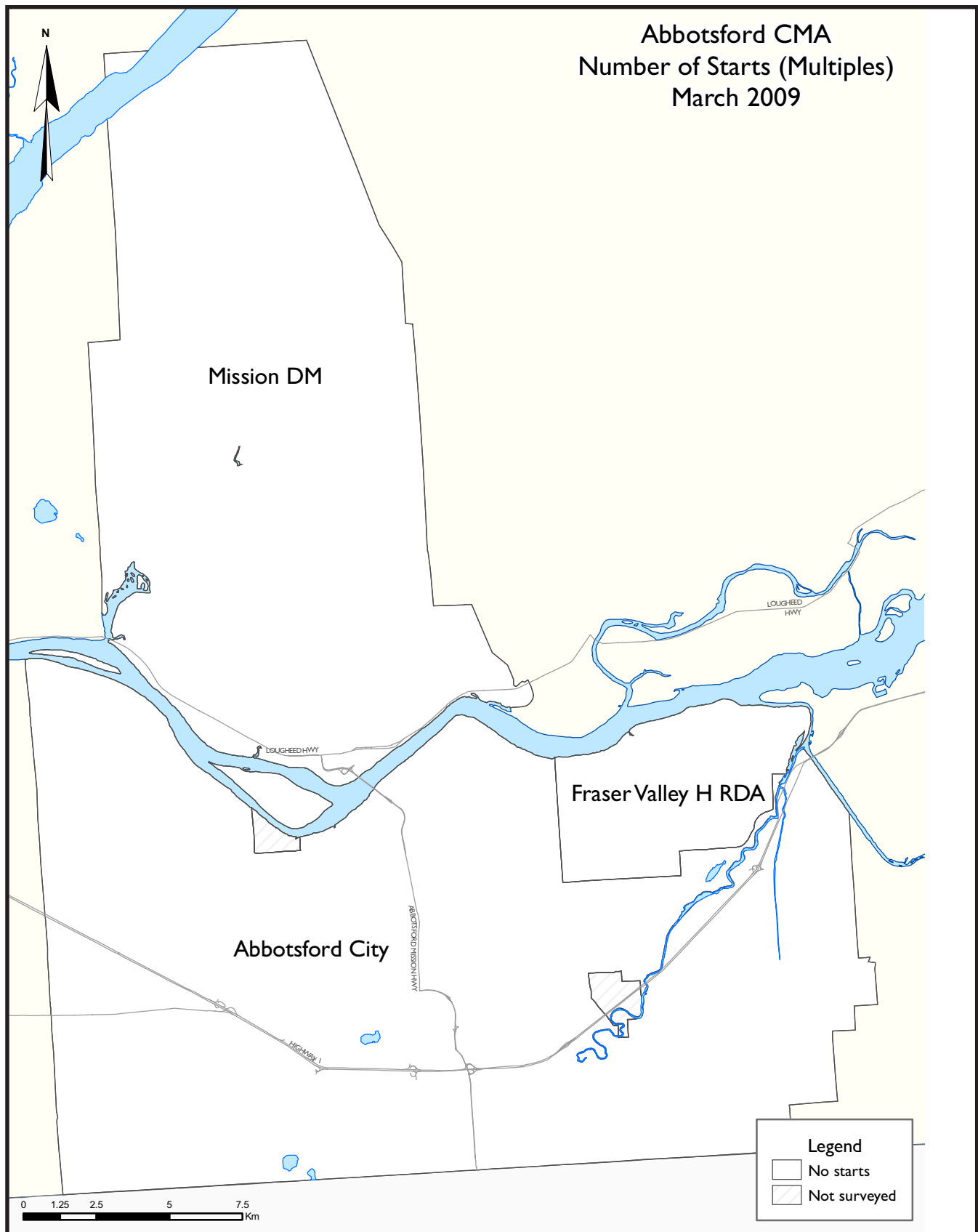


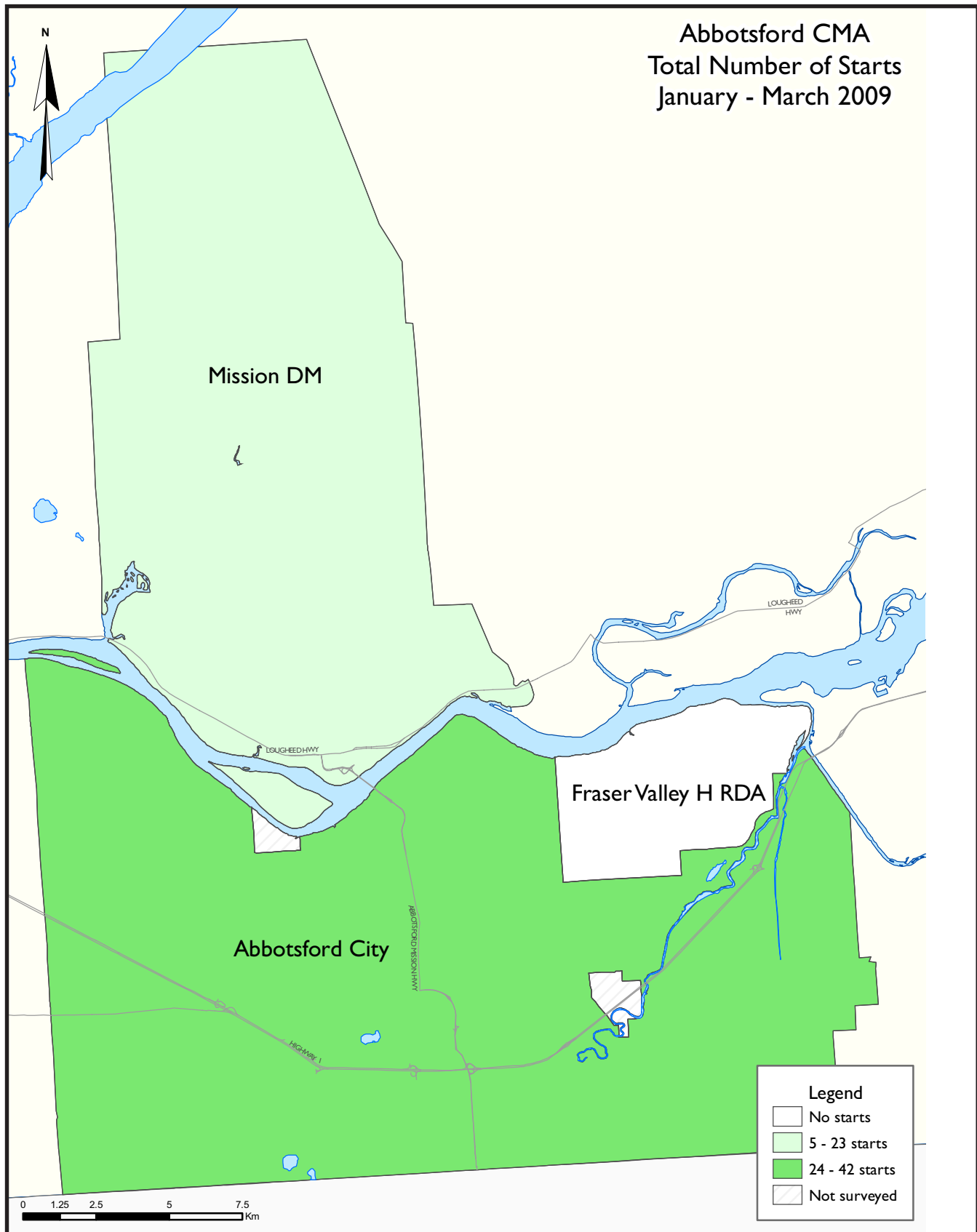


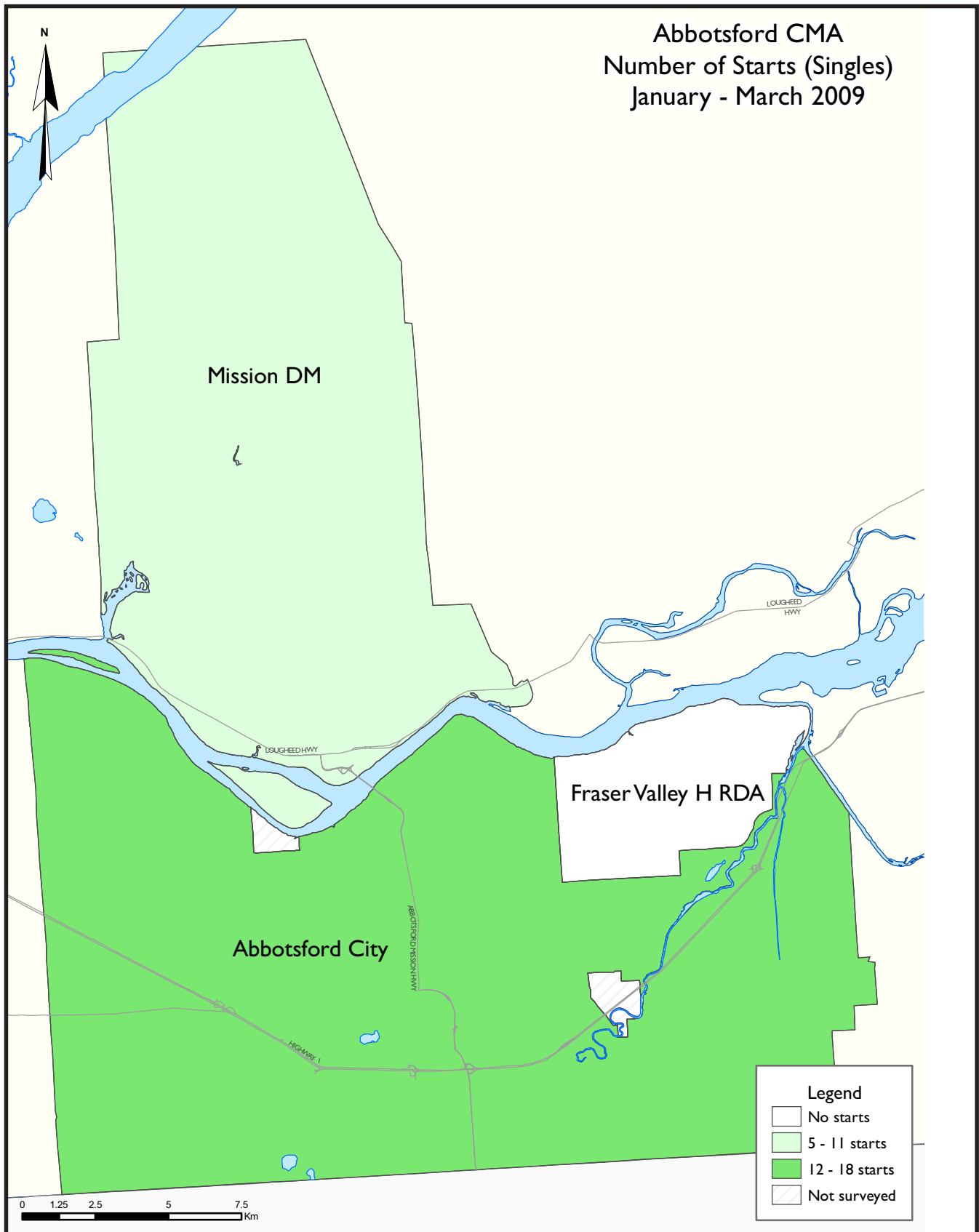


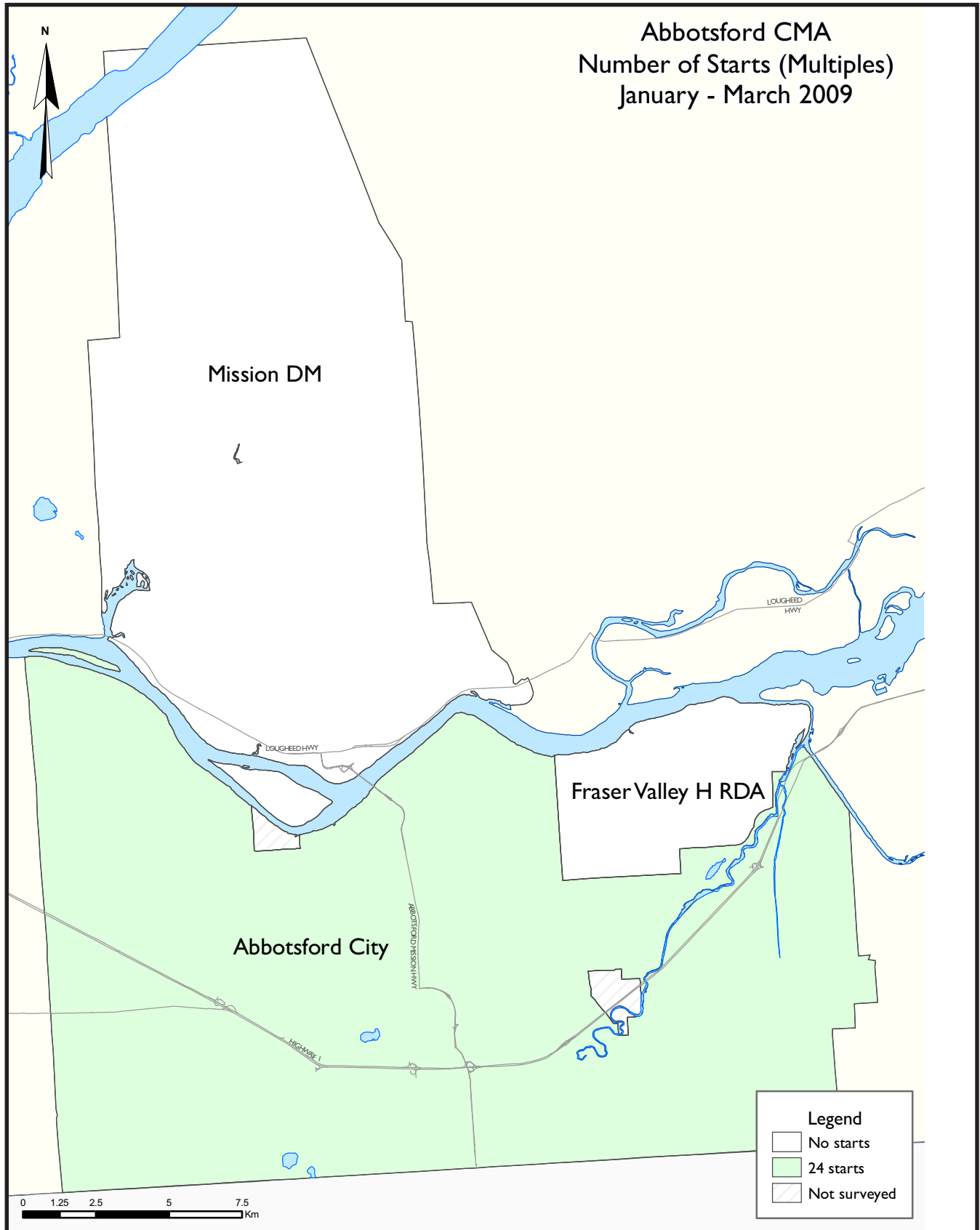












# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

## Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

## SYMBOLS

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



**Table I: Housing Activity Summary of Vancouver CMA**  
**March 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2009	125	16	34	0	77	251	1	5	509
March 2008	309	38	56	15	201	724	0	10	1,353
% Change	-59.5	-57.9	-39.3	-100.0	-61.7	-65.3	n/a	-50.0	-62.4
Year-to-date 2009	280	34	84	1	344	1,012	4	60	1,819
Year-to-date 2008	800	104	165	24	703	3,281	0	54	5,131
% Change	-65.0	-67.3	-49.1	-95.8	-51.1	-69.2	n/a	11.1	-64.5
UNDER CONSTRUCTION									
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555
March 2008	2,997	240	399	104	2,643	20,027	1	612	27,023
% Change	-12.8	-1.3	42.9	-69.2	-7.0	-17.3	**	75.3	-12.8
COMPLETIONS									
March 2009	262	26	32	1	190	535	1	113	1,160
March 2008	270	30	16	6	167	372	0	29	890
% Change	-3.0	-13.3	100.0	-83.3	13.8	43.8	n/a	**	30.3
Year-to-date 2009	791	92	114	4	480	2,202	22	127	3,832
Year-to-date 2008	955	92	66	9	518	1,535	0	37	3,212
% Change	-17.2	0.0	72.7	-55.6	-7.3	43.5	n/a	**	19.3
COMPLETED & NOT ABSORBED									
March 2009	1,147	176	146	22	396	407	2	49	2,345
March 2008	823	98	53	25	149	236	8	21	1,413
% Change	39.4	79.6	175.5	-12.0	165.8	72.5	-75.0	133.3	66.0
ABSORBED									
March 2009	235	10	36	3	137	671	11	16	1,119
March 2008	280	17	10	0	164	367	2	21	861
% Change	-16.1	-41.2	**	n/a	-16.5	82.8	**	-23.8	30.0
Year-to-date 2009	748	59	102	8	451	2,349	20	26	3,763
Year-to-date 2008	896	73	66	3	524	1,451	52	26	3,091
% Change	-16.5	-19.2	54.5	166.7	-13.9	61.9	-61.5	0.0	21.7

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 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									
March 2009	10	6	0	0	8	214	0	0	238
March 2008	26	18	0	0	0	60	0	0	104
Delta									
March 2009	14	2	0	0	0	0	0	0	16
March 2008	17	0	0	0	0	0	0	0	17
Langley									
March 2009	8	0	8	0	18	0	0	0	34
March 2008	19	0	10	0	4	0	0	0	33
Maple Ridge / Pitt Meadows									
March 2009	8	0	0	0	20	0	0	0	28
March 2008	27	0	0	0	34	0	0	0	61
New Westminster									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	1	0	0	0	0	0	0	0	1
North Vancouver									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	14	0	0	0	0	0	0	0	14
Richmond									
March 2009	8	0	8	0	19	37	0	0	72
March 2008	13	0	10	8	31	0	0	0	62
Surrey									
March 2009	53	0	4	0	12	0	0	5	74
March 2008	119	0	14	7	92	298	0	10	540
Tri-Cities									
March 2009	3	0	4	0	0	0	0	0	7
March 2008	11	4	20	0	40	0	0	0	75
University Endowment Lands									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	1	0	0	0	0	0	0	0	1
Vancouver City									
March 2009	12	8	6	0	0	0	1	0	27
March 2008	42	16	2	0	0	366	0	0	426
West Vancouver									
March 2009	4	0	0	0	0	0	0	0	4
March 2008	15	0	0	0	0	0	0	0	15
White Rock									
March 2009	0	0	4	0	0	0	0	0	4
March 2008	2	0	0	0	0	0	0	0	2
Vancouver CMA									
March 2009	125	16	34	0	77	251	1	5	509
March 2008	309	38	56	15	201	724	0	10	1,353

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
March 2009	143	44	0	0	236	1,904	0	0	2,327
March 2008	93	90	0	0	176	2,728	0	0	3,087
Delta									
March 2009	109	4	0	0	116	0	0	10	239
March 2008	78	2	0	0	10	0	1	1	92
Langley									
March 2009	330	8	64	0	78	402	0	0	882
March 2008	464	18	70	0	154	349	0	1	1,056
Maple Ridge / Pitt Meadows									
March 2009	171	4	0	1	104	347	0	0	627
March 2008	298	0	0	19	177	609	0	0	1,103
New Westminster									
March 2009	20	2	0	0	0	814	0	0	836
March 2008	24	2	0	3	8	1,110	0	0	1,147
North Vancouver									
March 2009	87	16	24	1	63	722	0	32	945
March 2008	113	8	2	1	77	1,105	0	32	1,338
Richmond									
March 2009	147	6	162	6	293	1,375	0	6	1,995
March 2008	193	4	61	8	253	1,633	0	4	2,156
Surrey									
March 2009	885	22	26	24	992	3,484	0	209	5,642
March 2008	968	16	30	44	1,233	3,255	0	175	5,721
Tri-Cities									
March 2009	67	22	136	0	242	1,599	0	67	2,133
March 2008	106	22	143	28	211	2,371	0	56	2,937
University Endowment Lands									
March 2009	7	0	0	0	76	139	0	257	479
March 2008	8	0	0	0	90	261	0	107	466
Vancouver City									
March 2009	411	93	106	0	244	5,711	8	492	7,065
March 2008	382	72	51	0	218	6,361	0	236	7,320
West Vancouver									
March 2009	159	14	0	0	8	33	0	0	214
March 2008	188	4	0	1	36	18	0	0	247
White Rock									
March 2009	8	2	50	0	5	35	0	0	100
March 2008	9	2	42	0	0	227	0	0	280
Vancouver CMA									
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555
March 2008	2,997	240	399	104	2,643	20,027	1	612	27,023

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
March 2009	26	18	0	0	23	81	0	0	148
March 2008	14	8	0	0	0	228	0	0	250
Delta									
March 2009	28	0	0	0	0	0	0	3	31
March 2008	10	2	0	0	10	0	0	1	23
Langley									
March 2009	22	0	6	0	5	0	1	0	34
March 2008	39	10	6	0	84	0	0	0	139
Maple Ridge / Pitt Meadows									
March 2009	24	0	0	0	0	0	0	0	24
March 2008	28	0	0	0	15	0	0	0	43
New Westminster									
March 2009	8	0	0	0	4	46	0	0	58
March 2008	7	0	0	0	0	0	0	0	7
North Vancouver									
March 2009	10	0	2	0	0	0	0	0	12
March 2008	8	0	0	0	3	76	0	0	87
Richmond									
March 2009	0	0	0	0	8	116	0	0	124
March 2008	8	0	0	0	7	0	0	0	15
Surrey									
March 2009	91	0	4	1	135	180	0	15	426
March 2008	109	0	0	6	40	24	0	6	185
Tri-Cities									
March 2009	9	4	18	0	12	0	0	0	43
March 2008	10	4	4	0	0	0	0	0	18
University Endowment Lands									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	44	0	0	44
Vancouver City									
March 2009	26	4	0	0	3	112	0	95	240
March 2008	26	6	0	0	0	0	0	20	52
West Vancouver									
March 2009	15	0	0	0	0	0	0	0	15
March 2008	8	0	0	0	8	0	0	0	16
White Rock									
March 2009	0	0	2	0	0	0	0	0	2
March 2008	1	0	6	0	0	0	0	2	9
Vancouver CMA									
March 2009	262	26	32	1	190	535	1	113	1,160
March 2008	270	30	16	6	167	372	0	29	890

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

**Table 1.1: Housing Activity Summary by Submarket**  
**March 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									
Burnaby									
March 2009	85	69	0	0	11	1	0	0	166
March 2008	48	21	0	0	0	3	0	0	72
Delta									
March 2009	39	4	0	0	6	8	0	3	60
March 2008	13	2	0	0	0	8	0	1	24
Langley									
March 2009	120	6	22	4	31	33	0	0	216
March 2008	152	12	18	4	31	8	0	1	226
Maple Ridge / Pitt Meadows									
March 2009	149	0	0	0	11	20	0	0	180
March 2008	93	0	0	2	16	58	0	0	169
New Westminster									
March 2009	13	4	0	0	1	6	0	0	24
March 2008	27	1	0	7	9	0	0	0	44
North Vancouver									
March 2009	40	7	0	0	9	14	0	0	70
March 2008	21	4	0	0	0	0	0	0	25
Richmond									
March 2009	69	2	34	3	39	21	0	1	169
March 2008	42	0	0	0	10	31	0	0	83
Surrey									
March 2009	357	0	8	13	235	141	2	33	789
March 2008	230	7	0	12	63	71	0	10	393
Tri-Cities									
March 2009	28	15	55	2	23	56	0	0	179
March 2008	10	11	19	0	11	20	0	0	71
University Endowment Lands									
March 2009	1	0	0	0	3	1	0	8	13
March 2008	0	0	0	0	0	2	8	0	10
Vancouver City									
March 2009	190	67	9	0	24	65	0	4	359
March 2008	164	39	2	0	6	9	0	7	227
West Vancouver									
March 2009	46	2	0	0	3	4	0	0	55
March 2008	11	1	0	0	3	7	0	0	22
White Rock									
March 2009	2	0	18	0	0	37	0	0	57
March 2008	2	0	14	0	0	19	0	2	37
Vancouver CMA									
March 2009	1,147	176	146	22	396	407	2	49	2,345
March 2008	823	98	53	25	149	236	8	21	1,413

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

**Table I.1: Housing Activity Summary by Submarket**  
**March 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
March 2009	6	5	0	0	19	81	0	0	111
March 2008	14	2	0	0	0	225	0	0	241
Delta									
March 2009	12	0	0	0	0	0	0	0	12
March 2008	15	0	0	0	10	0	0	0	25
Langley									
March 2009	22	0	14	0	1	2	1	0	40
March 2008	40	5	2	0	74	1	0	0	122
Maple Ridge / Pitt Meadows									
March 2009	20	0	0	0	1	0	0	0	21
March 2008	38	0	0	0	17	5	0	0	60
New Westminster									
March 2009	7	0	0	0	3	40	0	0	50
March 2008	7	0	0	0	0	7	0	0	14
North Vancouver									
March 2009	8	0	2	0	0	0	0	0	10
March 2008	8	0	0	0	5	76	0	0	89
Richmond									
March 2009	0	0	0	0	9	110	0	0	119
March 2008	16	1	0	0	11	1	0	0	29
Surrey									
March 2009	109	0	4	2	90	191	10	8	414
March 2008	101	2	0	0	35	7	0	8	153
Tri-Cities									
March 2009	11	2	14	1	13	143	0	0	184
March 2008	11	1	4	0	0	1	0	0	17
University Endowment Lands									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	42	2	0	44
Vancouver City									
March 2009	28	3	0	0	1	104	0	8	144
March 2008	23	6	0	0	3	0	0	13	45
West Vancouver									
March 2009	9	0	0	0	0	0	0	0	9
March 2008	7	0	0	0	9	1	0	0	17
White Rock									
March 2009	0	0	2	0	0	0	0	0	2
March 2008	0	0	4	0	0	1	0	0	5
Vancouver CMA									
March 2009	235	10	36	3	137	671	11	16	1,119
March 2008	280	17	10	0	164	367	2	21	861

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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**  
**March 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	2	3	0	2	0	0	0	0	2	5	-60.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	10	2	4	0	0	0	0	2	14	-85.7
Burnaby - Central Park	1	0	2	2	0	0	0	0	3	2	50.0
Burnaby - Remainder	5	13	2	10	8	0	214	60	229	83	175.9
Burnaby Total	10	26	6	18	8	0	214	60	238	104	128.8
Coquitlam	3	9	0	2	0	18	4	20	7	49	-85.7
Delta - Tsawwassen	1	3	2	0	0	0	0	0	3	3	0.0
Delta - Ladner	2	1	0	0	0	0	0	0	2	1	100.0
Delta - North	11	13	0	0	0	0	0	0	11	13	-15.4
Delta	14	17	2	0	0	0	0	0	16	17	-5.9
Langley City	0	0	0	0	18	0	0	0	18	0	n/a
Langley District	8	19	0	0	0	4	8	10	16	33	-51.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	26	0	34	0	0	0	0	8	60	-86.7
New Westminster	3	1	0	0	0	0	0	0	3	1	200.0
North Vancouver City	0	3	0	0	0	0	0	0	0	3	-100.0
North Vancouver DM	2	11	0	0	0	0	0	0	2	11	-81.8
Pitt Meadows	0	1	12	0	8	0	0	0	20	1	**
Port Coquitlam	0	1	0	2	0	22	0	0	0	25	-100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	8	21	4	18	15	13	45	10	72	62	16.1
Surrey - South	10	31	2	12	0	17	2	0	14	60	-76.7
Surrey - Cloverdale	12	38	0	0	6	39	7	113	25	190	-86.8
Surrey - North	26	51	0	14	4	0	0	2	30	67	-55.2
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	4	6	0	0	0	10	0	207	4	223	-98.2
Surrey Total	53	126	2	26	10	66	9	322	74	540	-86.3
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	277	0	277	-100.0
Vancouver - Kitsilano	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Kerrisdale	0	4	0	0	0	0	0	0	0	4	-100.0
Vancouver - Marpole	0	3	2	2	0	0	0	0	2	5	-60.0
Vancouver - Eastside	5	25	0	8	0	0	6	58	11	91	-87.9
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	33	2	33	-93.9
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	8	8	2	0	0	0	0	0	10	8	25.0
Vancouver Total	13	42	8	16	0	0	6	368	27	426	-93.7
West Vancouver	4	15	0	0	0	0	0	0	4	15	-73.3
White Rock	0	2	0	0	0	0	4	0	4	2	100.0
<b>Vancouver CMA</b>	<b>126</b>	<b>324</b>	<b>34</b>	<b>116</b>	<b>59</b>	<b>123</b>	<b>290</b>	<b>790</b>	<b>509</b>	<b>1,353</b>	<b>-62.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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	5	0	0	0	0	0	0	0	5	-100.0
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	4	8	0	12	32	5	9	162	45	187	-75.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	21	2	12	0	0	0	0	5	33	-84.8
Burnaby - Central Park	2	1	2	2	0	52	130	0	134	55	143.6
Burnaby - Remainder	14	28	6	30	20	36	214	206	254	300	-15.3
Burnaby Total	25	58	10	56	52	93	353	368	440	575	-23.5
Coquitlam	9	20	2	8	18	31	8	178	37	237	-84.4
Delta - Tsawwassen	1	5	2	0	0	0	0	0	3	5	-40.0
Delta - Ladner	5	7	0	4	0	3	2	0	7	14	-50.0
Delta - North	23	23	0	0	48	0	0	0	71	23	**
Delta	29	35	2	4	48	3	2	0	81	42	92.9
Langley City	1	0	0	0	18	0	0	32	19	32	-40.6
Langley District	20	58	0	0	0	10	146	92	166	160	3.8
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	21	95	0	34	23	0	0	0	44	129	-65.9
New Westminster	6	6	0	0	0	4	0	46	6	56	-89.3
North Vancouver City	0	6	0	0	0	0	2	2	2	8	-75.0
North Vancouver DM	7	24	16	0	0	0	0	167	23	191	-88.0
Pitt Meadows	0	11	12	0	8	0	0	0	20	11	81.8
Port Coquitlam	0	3	0	2	0	26	0	47	0	78	-100.0
Port Moody	1	3	0	0	0	0	0	38	1	41	-97.6
Richmond	20	45	4	26	32	53	55	183	111	307	-63.8
Surrey - South	15	72	2	24	63	152	2	0	82	248	-66.9
Surrey - Cloverdale	31	85	0	0	16	112	15	135	62	332	-81.3
Surrey - North	45	92	0	22	4	12	1	79	50	205	-75.6
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	11	15	0	0	16	42	0	852	27	909	-97.0
Surrey Total	103	264	2	46	99	318	18	1,066	222	1,694	-86.9
University Endowment Lands	1	1	0	2	0	11	46	0	47	14	**
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	6	156	698	156	706	-77.9
Vancouver - Kitsilano	0	3	0	0	0	0	47	142	47	145	-67.6
Vancouver - False Creek	0	0	2	0	0	29	0	234	2	263	-99.2
Vancouver - Granville/Oak	2	0	0	16	0	6	0	0	2	22	-90.9
Vancouver - Kerrisdale	1	17	0	0	0	0	33	2	34	19	78.9
Vancouver - Marpole	1	20	2	2	0	0	0	0	3	22	-86.4
Vancouver - Eastside	15	71	10	20	0	0	16	151	41	242	-83.1
Vancouver - Mt. Pleasant	0	0	4	0	12	0	0	33	16	33	-51.5
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	13	37	2	0	0	0	0	2	15	39	-61.5
Vancouver Total	32	148	20	42	12	41	477	1,262	541	1,493	-63.8
West Vancouver	8	38	0	0	0	0	0	10	8	48	-83.3
White Rock	0	2	0	0	0	0	49	6	49	8	**
<b>Vancouver CMA</b>	<b>285</b>	<b>824</b>	<b>68</b>	<b>220</b>	<b>310</b>	<b>590</b>	<b>1,156</b>	<b>3,497</b>	<b>1,819</b>	<b>5,131</b>	<b>-64.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	8	0	0	0	214	60	0	0
Burnaby Total	8	0	0	0	214	60	0	0
Coquitlam	0	18	0	0	4	20	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	18	0	0	0	0	0	0	0
Langley District	0	4	0	0	8	10	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	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	0	22	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	15	13	0	0	45	10	0	0
Surrey - South	0	17	0	0	0	0	2	0
Surrey - Cloverdale	6	39	0	0	4	105	3	8
Surrey - North	4	0	0	0	0	0	0	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	10	0	0	0	207	0	0
Surrey Total	10	66	0	0	4	312	5	10
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	277	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	6	58	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	33	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	0	0	0	6	368	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
<b>Vancouver CMA</b>	<b>59</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>780</b>	<b>5</b>	<b>10</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 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	20	36	0	0	214	206	0	0
Burnaby Total	52	93	0	0	353	368	0	0
Coquitlam	18	31	0	0	8	178	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	18	0	0	0	0	32	0	0
Langley District	0	10	0	0	146	92	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	8	0	0	0	0	0	0	0
Port Coquitlam	0	26	0	0	0	45	0	2
Port Moody	0	0	0	0	0	38	0	0
Richmond	32	53	0	0	55	181	0	2
Surrey - South	63	152	0	0	0	0	2	0
Surrey - Cloverdale	16	112	0	0	6	119	9	16
Surrey - North	4	12	0	0	0	77	1	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	16	42	0	0	0	852	0	0
Surrey Total	99	318	0	0	6	1,048	12	18
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	698	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	16	151	0	0
Vancouver - Mt. Pleasant	12	0	0	0	0	33	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	477	1,262	0	0
West Vancouver	0	0	0	0	0	10	0	0
White Rock	0	0	0	0	49	6	0	0
<b>Vancouver CMA</b>	<b>310</b>	<b>590</b>	<b>0</b>	<b>0</b>	<b>1,096</b>	<b>3,443</b>	<b>60</b>	<b>54</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	2	0	0	0	0	0	2	0
Burnaby - North	2	5	0	0	0	0	2	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	14	0	0	0	0	2	14
Burnaby - Central Park	3	2	0	0	0	0	3	2
Burnaby - Remainder	7	23	222	60	0	0	229	83
Burnaby Total	16	44	222	60	0	0	238	104
Coquitlam	7	31	0	18	0	0	7	49
Delta - Tsawwassen	3	3	0	0	0	0	3	3
Delta - Ladner	2	1	0	0	0	0	2	1
Delta - North	11	13	0	0	0	0	11	13
Delta	16	17	0	0	0	0	16	17
Langley City	0	0	18	0	0	0	18	0
Langley District	16	29	0	4	0	0	16	33
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	26	0	34	0	0	8	60
New Westminster	3	1	0	0	0	0	3	1
North Vancouver City	0	3	0	0	0	0	0	3
North Vancouver DM	2	11	0	0	0	0	2	11
Pitt Meadows	0	1	20	0	0	0	20	1
Port Coquitlam	0	3	0	22	0	0	0	25
Port Moody	0	1	0	0	0	0	0	1
Richmond	16	23	56	39	0	0	72	62
Surrey - South	10	24	2	36	2	0	14	60
Surrey - Cloverdale	16	52	6	130	3	8	25	190
Surrey - North	26	51	4	14	0	2	30	67
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	4	6	0	217	0	0	4	223
Surrey Total	57	133	12	397	5	10	74	540
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	277	0	0	0	277
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	4
Vancouver - Kerrisdale	0	4	0	0	0	0	0	4
Vancouver - Marpole	2	5	0	0	0	0	2	5
Vancouver - Eastside	10	35	0	56	1	0	11	91
Vancouver - Mt. Pleasant	2	0	0	33	0	0	2	33
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	10	8	0	0	0	0	10	8
Vancouver Total	26	60	0	366	1	0	27	426
West Vancouver	4	15	0	0	0	0	4	15
White Rock	4	2	0	0	0	0	4	2
<b>Vancouver CMA</b>	<b>175</b>	<b>403</b>	<b>328</b>	<b>940</b>	<b>6</b>	<b>10</b>	<b>509</b>	<b>1,353</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 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	5	0	0	0	0	0	5
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	4	16	41	171	0	0	45	187
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	33	0	0	0	0	5	33
Burnaby - Central Park	4	3	130	52	0	0	134	55
Burnaby - Remainder	20	58	234	242	0	0	254	300
Burnaby Total	35	110	405	465	0	0	440	575
Coquitlam	19	54	18	183	0	0	37	237
Delta - Tsawwassen	3	5	0	0	0	0	3	5
Delta - Ladner	5	7	0	7	2	0	7	14
Delta - North	23	23	48	0	0	0	71	23
Delta	31	35	48	7	2	0	81	42
Langley City	1	0	18	32	0	0	19	32
Langley District	38	86	126	74	2	0	166	160
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	21	95	23	34	0	0	44	129
New Westminster	6	6	0	50	0	0	6	56
North Vancouver City	2	8	0	0	0	0	2	8
North Vancouver DM	6	24	17	135	0	32	23	191
Pitt Meadows	0	11	20	0	0	0	20	11
Port Coquitlam	0	13	0	63	0	2	0	78
Port Moody	1	3	0	38	0	0	1	41
Richmond	38	90	73	215	0	2	111	307
Surrey - South	15	60	65	188	2	0	82	248
Surrey - Cloverdale	37	113	16	203	9	16	62	332
Surrey - North	45	92	4	111	1	2	50	205
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	11	15	16	894	0	0	27	909
Surrey Total	109	280	101	1,396	12	18	222	1,694
University Endowment Lands	1	1	0	13	46	0	47	14
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	704	0	0	156	706
Vancouver - Kitsilano	0	3	47	142	0	0	47	145
Vancouver - False Creek	2	0	0	263	0	0	2	263
Vancouver - Granville/Oak	2	16	0	6	0	0	2	22
Vancouver - Kerrisdale	1	19	33	0	0	0	34	19
Vancouver - Marpole	3	22	0	0	0	0	3	22
Vancouver - Eastside	39	97	0	145	2	0	41	242
Vancouver - Mt. Pleasant	4	0	12	33	0	0	16	33
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	15	39	0	0	0	0	15	39
Vancouver Total	66	200	473	1,293	2	0	541	1,493
West Vancouver	8	38	0	10	0	0	8	48
White Rock	14	8	35	0	0	0	49	8
<b>Vancouver CMA</b>	<b>398</b>	<b>1,069</b>	<b>1,357</b>	<b>4,008</b>	<b>64</b>	<b>54</b>	<b>1,819</b>	<b>5,131</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Central Park	4	0	4	0	0	0	0	0	8	0	n/a
Burnaby - Remainder	18	8	14	8	23	0	81	228	136	244	-44.3
Burnaby Total	26	14	18	8	23	0	81	228	148	250	-40.8
Coquitlam	5	3	4	4	12	0	18	2	39	9	**
Delta - Tsawwassen	4	3	0	0	0	0	0	0	4	3	33.3
Delta - Ladner	9	3	0	0	0	10	3	1	12	14	-14.3
Delta - North	15	4	0	2	0	0	0	0	15	6	150.0
Delta	28	10	0	2	0	10	3	1	31	23	34.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	23	39	0	20	5	74	6	6	34	139	-75.5
Lion's Bay	3	0	0	0	0	0	0	0	3	0	n/a
Maple Ridge	22	20	0	0	0	0	0	0	22	20	10.0
New Westminster	8	7	0	0	4	0	46	0	58	7	**
North Vancouver City	1	2	0	0	0	3	2	76	3	81	-96.3
North Vancouver DM	9	6	0	0	0	0	0	0	9	6	50.0
Pitt Meadows	2	8	0	0	0	15	0	0	2	23	-91.3
Port Coquitlam	0	0	0	0	0	0	0	2	0	2	-100.0
Port Moody	4	7	0	0	0	0	0	0	4	7	-42.9
Richmond	0	8	4	0	4	7	116	0	124	15	**
Surrey - South	17	31	8	4	15	4	180	24	220	63	**
Surrey - Cloverdale	31	36	0	0	43	23	17	6	91	65	40.0
Surrey - North	36	35	0	0	31	9	2	0	69	44	56.8
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	8	13	0	0	38	0	0	0	46	13	**
Surrey Total	92	115	8	4	127	36	199	30	426	185	130.3
University Endowment Lands	0	0	0	0	0	0	0	44	0	44	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	199	0	199	0	n/a
Vancouver - Kitsilano	2	0	0	2	0	0	0	2	2	4	-50.0
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	4	2	0	0	0	0	4	3	33.3
Vancouver - Kerrisdale	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Marpole	1	3	0	2	0	0	0	0	1	5	-80.0
Vancouver - Eastside	9	3	0	0	0	0	8	18	17	21	-19.0
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	13	15	0	0	3	0	0	0	16	15	6.7
Vancouver Total	26	26	4	6	3	0	207	20	240	52	**
West Vancouver	15	8	0	8	0	0	0	0	15	16	-6.3
White Rock	0	1	0	0	0	0	2	8	2	9	-77.8
<b>Vancouver CMA</b>	<b>264</b>	<b>276</b>	<b>38</b>	<b>52</b>	<b>178</b>	<b>145</b>	<b>680</b>	<b>417</b>	<b>1,160</b>	<b>890</b>	<b>30.3</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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	6	0	0	0	0	0	0	6	6	0.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	9	14	0	2	0	0	0	0	9	16	-43.8
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	1	7	2	2	4	0	0	0	7	9	-22.2
Burnaby - Central Park	5	6	4	2	0	0	0	0	9	8	12.5
Burnaby - Remainder	22	28	24	26	23	20	81	295	150	369	-59.3
Burnaby Total	38	57	30	34	27	20	81	295	176	406	-56.7
Coquitlam	29	12	8	6	49	22	89	175	175	215	-18.6
Delta - Tsawwassen	7	4	0	0	0	0	0	0	7	4	75.0
Delta - Ladner	18	12	0	0	0	10	4	1	22	23	-4.3
Delta - North	23	15	0	2	32	0	0	0	55	17	**
Delta	48	31	0	2	32	10	4	1	84	44	90.9
Langley City	0	0	0	0	0	0	101	0	101	0	n/a
Langley District	57	152	16	32	9	156	72	28	154	368	-58.2
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	80	90	0	0	0	12	0	132	80	234	-65.8
New Westminster	12	33	2	0	4	0	210	120	228	153	49.0
North Vancouver City	7	4	2	10	0	3	2	76	11	93	-88.2
North Vancouver DM	17	25	0	0	0	0	0	0	17	25	-32.0
Pitt Meadows	8	21	0	0	0	15	70	132	78	168	-53.6
Port Coquitlam	3	8	2	0	11	4	23	167	39	179	-78.2
Port Moody	10	13	0	0	0	38	230	63	240	114	110.5
Richmond	54	49	8	0	11	21	405	213	478	283	68.9
Surrey - South	43	67	20	4	38	4	180	24	281	99	183.8
Surrey - Cloverdale	79	89	0	0	51	92	30	37	160	218	-26.6
Surrey - North	117	126	4	0	36	17	4	0	161	143	12.6
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	18	35	0	0	156	29	0	51	174	115	51.3
Surrey Total	257	318	24	4	281	142	214	112	776	576	34.7
University Endowment Lands	1	1	4	0	0	0	0	44	5	45	-88.9
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	465	0	465	0	n/a
Vancouver - Kitsilano	4	0	0	2	0	22	45	2	49	26	88.5
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	10	2	6	0	124	0	140	3	**
Vancouver - Kerrisdale	7	6	0	0	7	0	49	27	63	33	90.9
Vancouver - Marpole	10	6	8	4	0	3	0	0	18	13	38.5
Vancouver - Eastside	81	46	12	20	0	8	20	26	113	100	13.0
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	30	54	0	2	16	0	90	0	136	56	142.9
Vancouver Total	135	114	42	32	29	39	932	55	1,138	240	**
West Vancouver	25	21	0	8	0	0	0	9	25	38	-34.2
White Rock	1	1	0	0	0	0	10	16	11	17	-35.3
<b>Vancouver CMA</b>	<b>798</b>	<b>964</b>	<b>138</b>	<b>128</b>	<b>453</b>	<b>482</b>	<b>2,443</b>	<b>1,638</b>	<b>3,832</b>	<b>3,212</b>	<b>19.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	23	0	0	0	81	228	0	0
Burnaby Total	23	0	0	0	81	228	0	0
Coquitlam	12	0	0	0	18	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	10	0	0	0	0	3	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	10	0	0	0	0	3	1
Langley City	0	0	0	0	0	0	0	0
Langley District	5	74	0	0	6	6	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	4	0	0	0	46	0	0	0
North Vancouver City	0	3	0	0	2	76	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	15	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	7	0	0	116	0	0	0
Surrey - South	15	4	0	0	180	24	0	0
Surrey - Cloverdale	43	23	0	0	4	0	13	6
Surrey - North	31	9	0	0	0	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	38	0	0	0	0	0	0	0
Surrey Total	127	36	0	0	184	24	15	6
University Endowment Lands	0	0	0	0	0	44	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	112	0	87	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	0	8	18
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	3	0	0	0	0	0	0	0
Vancouver Total	3	0	0	0	112	0	95	20
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	6	0	2
<b>Vancouver CMA</b>	<b>178</b>	<b>145</b>	<b>0</b>	<b>0</b>	<b>567</b>	<b>388</b>	<b>113</b>	<b>29</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	23	20	0	0	81	295	0	0
Burnaby Total	27	20	0	0	81	295	0	0
Coquitlam	49	22	0	0	89	175	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	10	0	0	0	0	4	1
Delta - North	32	0	0	0	0	0	0	0
Delta	32	10	0	0	0	0	4	1
Langley City	0	0	0	0	101	0	0	0
Langley District	9	156	0	0	72	28	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	4	0	0	0	210	120	0	0
North Vancouver City	0	3	0	0	2	76	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	15	0	0	70	132	0	0
Port Coquitlam	11	4	0	0	23	167	0	0
Port Moody	0	38	0	0	230	63	0	0
Richmond	8	21	3	0	405	212	0	1
Surrey - South	38	4	0	0	180	24	0	0
Surrey - Cloverdale	51	92	0	0	6	24	24	13
Surrey - North	36	17	0	0	0	0	4	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	140	29	16	0	0	51	0	0
Surrey Total	265	142	16	0	186	99	28	13
University Endowment Lands	0	0	0	0	0	44	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	378	0	87	0
Vancouver - Kitsilano	0	22	0	0	45	0	0	2
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	8	18
Vancouver - Mt. Pleasant	0	3	0	0	96	0	0	0
Vancouver - Strath/Grand	0	3	0	0	43	0	0	0
Vancouver - Westside	16	0	0	0	90	0	0	0
Vancouver Total	29	39	0	0	837	35	95	20
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	10	14	0	2
<b>Vancouver CMA</b>	<b>434</b>	<b>482</b>	<b>19</b>	<b>0</b>	<b>2,316</b>	<b>1,601</b>	<b>127</b>	<b>37</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 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	1	0	0	0	0	0	1
Burnaby - North	4	3	0	0	0	0	4	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	2	0	0	0	0	0	2
Burnaby - Central Park	8	0	0	0	0	0	8	0
Burnaby - Remainder	32	16	104	228	0	0	136	244
Burnaby Total	44	22	104	228	0	0	148	250
Coquitlam	27	9	12	0	0	0	39	9
Delta - Tsawwassen	4	3	0	0	0	0	4	3
Delta - Ladner	9	3	0	10	3	1	12	14
Delta - North	15	6	0	0	0	0	15	6
Delta	28	12	0	10	3	1	31	23
Langley City	0	0	0	0	0	0	0	0
Langley District	28	55	5	84	1	0	34	139
Lion's Bay	3	0	0	0	0	0	3	0
Maple Ridge	22	20	0	0	0	0	22	20
New Westminster	8	7	50	0	0	0	58	7
North Vancouver City	3	2	0	79	0	0	3	81
North Vancouver DM	9	6	0	0	0	0	9	6
Pitt Meadows	2	8	0	15	0	0	2	23
Port Coquitlam	0	2	0	0	0	0	0	2
Port Moody	4	7	0	0	0	0	4	7
Richmond	0	8	124	7	0	0	124	15
Surrey - South	16	25	204	38	0	0	220	63
Surrey - Cloverdale	35	36	43	23	13	6	91	65
Surrey - North	36	35	31	9	2	0	69	44
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	13	38	0	0	0	46	13
Surrey Total	95	109	316	70	15	6	426	185
University Endowment Lands	0	0	0	44	0	0	0	44
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	112	0	87	0	199	0
Vancouver - Kitsilano	2	2	0	0	0	2	2	4
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	4	3	0	0	0	0	4	3
Vancouver - Kerrisdale	1	3	0	0	0	0	1	3
Vancouver - Marpole	1	5	0	0	0	0	1	5
Vancouver - Eastside	9	3	0	0	8	18	17	21
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	13	15	3	0	0	0	16	15
Vancouver Total	30	32	115	0	95	20	240	52
West Vancouver	15	8	0	8	0	0	15	16
White Rock	2	7	0	0	0	2	2	9
<b>Vancouver CMA</b>	<b>320</b>	<b>316</b>	<b>726</b>	<b>545</b>	<b>114</b>	<b>29</b>	<b>1,160</b>	<b>890</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - March 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	6	0	0	0	0	6	6
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	9	16	0	0	0	0	9	16
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	3	9	4	0	0	0	7	9
Burnaby - Central Park	9	8	0	0	0	0	9	8
Burnaby - Remainder	46	54	104	315	0	0	150	369
Burnaby Total	68	91	108	315	0	0	176	406
Coquitlam	67	28	108	187	0	0	175	215
Delta - Tsawwassen	7	4	0	0	0	0	7	4
Delta - Ladner	18	12	0	10	4	1	22	23
Delta - North	23	17	32	0	0	0	55	17
Delta	48	33	32	10	4	1	84	44
Langley City	0	0	101	0	0	0	101	0
Langley District	79	198	73	170	2	0	154	368
Lion's Bay	3	1	0	0	0	0	3	1
Maple Ridge	80	90	0	144	0	0	80	234
New Westminster	14	33	214	120	0	0	228	153
North Vancouver City	11	8	0	85	0	0	11	93
North Vancouver DM	17	25	0	0	0	0	17	25
Pitt Meadows	8	21	70	147	0	0	78	168
Port Coquitlam	5	12	34	167	0	0	39	179
Port Moody	10	13	230	101	0	0	240	114
Richmond	83	49	392	233	3	1	478	283
Surrey - South	42	60	239	39	0	0	281	99
Surrey - Cloverdale	85	89	51	116	24	13	160	218
Surrey - North	121	126	36	17	4	0	161	143
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	18	35	140	80	16	0	174	115
Surrey Total	266	311	466	252	44	13	776	576
University Endowment Lands	1	1	4	44	0	0	5	45
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	378	0	87	0	465	0
Vancouver - Kitsilano	4	2	45	22	0	2	49	26
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	10	3	130	0	0	0	140	3
Vancouver - Kerrisdale	7	6	56	27	0	0	63	33
Vancouver - Marpole	18	10	0	3	0	0	18	13
Vancouver - Eastside	104	70	0	12	9	18	113	100
Vancouver - Mt. Pleasant	10	2	96	3	0	0	106	5
Vancouver - Strath/Grand	5	0	43	3	0	0	48	3
Vancouver - Westside	30	56	106	0	0	0	136	56
Vancouver Total	188	150	854	70	96	20	1,138	240
West Vancouver	25	21	0	17	0	0	25	38
White Rock	11	15	0	0	0	2	11	17
<b>Vancouver CMA</b>	<b>997</b>	<b>1,113</b>	<b>2,686</b>	<b>2,062</b>	<b>149</b>	<b>37</b>	<b>3,832</b>	<b>3,212</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	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													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	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													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
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													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 2008	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	858,500	972,171
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	8.7	21	91.3	23	889,900	922,780
Year-to-date 2008	0	0.0	0	0.0	0	0.0	17	37.0	29	63.0	46	814,000	924,552
Coquitlam													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	54.8	14	45.2	31	734,895	848,842
Year-to-date 2008	2	12.5	1	6.3	0	0.0	0	0.0	13	81.3	16	1,000,000	959,925
Delta													
March 2009	0	0.0	0	0.0	4	33.3	6	50.0	2	16.7	12	632,398	763,281
March 2008	0	0.0	0	0.0	2	13.3	4	26.7	9	60.0	15	774,000	845,867
Year-to-date 2009	0	0.0	0	0.0	5	17.2	16	55.2	8	27.6	29	629,895	731,051
Year-to-date 2008	0	0.0	0	0.0	6	18.2	10	30.3	17	51.5	33	774,000	791,652
Langley City													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2009	1	4.3	0	0.0	9	39.1	12	52.2	1	4.3	23	628,450	648,717
March 2008	0	0.0	0	0.0	14	35.0	25	62.5	1	2.5	40	629,900	627,433
Year-to-date 2009	3	3.9	4	5.3	23	30.3	34	44.7	12	15.8	76	623,450	673,150
Year-to-date 2008	0	0.0	5	4.3	38	32.5	64	54.7	10	8.5	117	629,900	637,835

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
March 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	--	--
Maple Ridge													
March 2009	0	0.0	4	25.0	7	43.8	5	31.3	0	0.0	16	566,950	571,606
March 2008	0	0.0	10	35.7	12	42.9	6	21.4	0	0.0	28	540,000	550,554
Year-to-date 2009	0	0.0	14	24.6	27	47.4	16	28.1	0	0.0	57	565,000	569,849
Year-to-date 2008	1	1.3	17	22.4	44	57.9	14	18.4	0	0.0	76	560,000	552,980
New Westminster													
March 2009	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
March 2008	0	0.0	1	14.3	6	85.7	0	0.0	0	0.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Year-to-date 2008	0	0.0	3	10.3	22	75.9	4	13.8	0	0.0	29	518,900	544,162
North Vancouver City													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 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	5	100.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
North Vancouver DM													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 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	11	100.0	11	1,569,000	1,587,691
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,500,000	1,548,000
Pitt Meadows													
March 2009	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
March 2008	0	0.0	0	0.0	10	100.0	0	0.0	0	0.0	10	585,000	584,600
Year-to-date 2009	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	22	95.7	1	4.3	0	0.0	23	585,000	581,348
Port Coquitlam													
March 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Port Moody													
March 2009	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	--	--
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	2	15.4	0	0.0	0	0.0	11	84.6	13	800,000	863,923
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	912,500	938,542
Richmond													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2008	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	995,000	1,077,556
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	8	15.1	45	84.9	53	1,000,000	1,096,183

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2009	0	0.0	5	4.5	37	33.3	36	32.4	33	29.7	111	669,000	715,977
March 2008	0	0.0	1	1.0	41	40.6	25	24.8	34	33.7	101	675,000	761,017
Year-to-date 2009	1	0.3	8	2.8	98	33.8	89	30.7	94	32.4	290	669,000	729,185
Year-to-date 2008	0	0.0	18	5.5	100	30.4	96	29.2	115	35.0	329	679,000	750,178
University Endowment Lands													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,629,500	1,563,964
March 2008	0	0.0	0	0.0	0	0.0	1	4.3	22	95.7	23	1,700,000	1,713,957
Year-to-date 2009	1	0.8	0	0.0	2	1.6	8	6.3	117	91.4	128	900,000	1,227,638
Year-to-date 2008	0	0.0	0	0.0	2	1.9	7	6.5	98	91.6	107	1,100,000	1,437,624
West Vancouver													
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
March 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	14	100.0	14	2,194,700	2,547,979
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,995,000	3,181,500
White Rock													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2009	1	0.4	11	4.6	59	24.7	67	28.0	101	42.3	239	699,000	929,898
March 2008	0	0.0	12	4.3	86	30.7	68	24.3	114	40.7	280	680,000	900,304
Year-to-date 2009	5	0.7	31	4.1	160	21.1	203	26.7	360	47.4	759	729,000	885,111
Year-to-date 2008	3	0.3	44	4.9	236	26.3	225	25.0	391	43.5	899	699,000	904,853

Source: CMHC (Market Absorption Survey)

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

Submarket	March 2009	March 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	--	972,171	n/a	922,780	924,552	-0.2
Coquitlam	--	--	n/a	848,842	959,925	-11.6
Delta	763,281	845,867	-9.8	731,051	791,652	-7.7
Langley City	--	--	n/a	--	--	n/a
Langley District	648,717	627,433	3.4	673,150	637,835	5.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	571,606	550,554	3.8	569,849	552,980	3.1
New Westminster	--	--	n/a	--	544,162	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,587,691	1,548,000	2.6
Pitt Meadows	--	584,600	n/a	--	581,348	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	863,923	938,542	-8.0
Richmond	--	1,077,556	n/a	1,054,105	1,096,183	-3.8
Surrey Total	715,977	761,017	-5.9	729,185	750,178	-2.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,563,964	1,713,957	-8.8	1,227,638	1,437,624	-14.6
West Vancouver	--	--	n/a	2,547,979	3,181,500	-19.9
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>929,898</b>	<b>900,304</b>	<b>3.3</b>	<b>885,111</b>	<b>904,853</b>	<b>-2.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
March 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	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q1 2008	2,771	4,526	20%	909,715	1,313	1,570	28%	511,638	3,430	4,581	25%	413,334
	Q1 2009	3,241	4,229	10%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	YTD 2008	2,771	4,526	20%	909,715	1,313	1,570	28%	511,638	3,430	4,581	25%	413,334
	YTD 2009	3,241	4,229	10%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608

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  
First Quarter 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	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	23%	510,152	3,651	6,676	19%	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	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2												
	Q3												
	Q4												
YTD 2008		2,771	4,526	20%	909,715	1,313	1,570	28%	511,638	3,430	4,581	25%	413,334
YTD 2009		1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 6: Economic Indicators**  
**March 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	116.2	112.5	1,225	5.5	65.9	821
	March	613	4.50	5.55		112.6	1,220	6.1	66.0	816
	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**  
**March 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	25	0	12	0	2	119	0	0	158
% Change	-76.0	n/a	-100.0	n/a	-100.0	-100.0	n/a	n/a	-96.2
Year-to-date 2009	23	0	8	0	16	0	0	0	47
Year-to-date 2008	84	2	26	0	62	261	0	0	435
% Change	-72.6	-100.0	-69.2	n/a	-74.2	-100.0	n/a	n/a	-89.2
UNDER CONSTRUCTION									
March 2009	185	0	62	23	64	694	0	0	1,028
March 2008	290	2	122	26	133	424	0	0	997
% Change	-36.2	-100.0	-49.2	-11.5	-51.9	63.7	n/a	n/a	3.1
COMPLETIONS									
March 2009	33	0	2	1	0	0	0	0	36
March 2008	53	0	22	0	0	0	0	0	75
% Change	-37.7	n/a	-90.9	n/a	n/a	n/a	n/a	n/a	-52.0
Year-to-date 2009	67	0	22	1	49	0	0	0	139
Year-to-date 2008	128	0	46	4	20	147	0	0	345
% Change	-47.7	n/a	-52.2	-75.0	145.0	-100.0	n/a	n/a	-59.7
COMPLETED & NOT ABSORBED									
March 2009	180	0	20	12	79	17	0	0	308
March 2008	119	0	20	7	22	42	0	0	210
% Change	51.3	n/a	0.0	71.4	**	-59.5	n/a	n/a	46.7
ABSORBED									
March 2009	18	0	4	1	0	3	0	0	26
March 2008	21	0	6	1	4	30	0	0	62
% Change	-14.3	n/a	-33.3	0.0	-100.0	-90.0	n/a	n/a	-58.1
Year-to-date 2009	52	0	40	1	21	3	0	0	117
Year-to-date 2008	89	0	30	1	12	156	0	0	288
% Change	-41.6	n/a	33.3	0.0	75.0	-98.1	n/a	n/a	-59.4

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

**Table I.1: Housing Activity Summary by Submarket**  
**March 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
March 2009	5	0	0	0	0	0	0	0	5
March 2008	16	0	12	0	2	119	0	0	149
Fraser Valley H RDA									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Mission DM									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	9	0	0	0	0	0	0	0	9
Abbotsford CMA									
March 2009	6	0	0	0	0	0	0	0	6
March 2008	25	0	12	0	2	119	0	0	158
UNDER CONSTRUCTION									
Abbotsford City									
March 2009	138	0	62	23	62	694	0	0	979
March 2008	203	0	122	26	81	424	0	0	856
Fraser Valley H RDA									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Mission DM									
March 2009	47	0	0	0	2	0	0	0	49
March 2008	87	2	0	0	52	0	0	0	141
Abbotsford CMA									
March 2009	185	0	62	23	64	694	0	0	1,028
March 2008	290	2	122	26	133	424	0	0	997
COMPLETIONS									
Abbotsford City									
March 2009	13	0	2	1	0	0	0	0	16
March 2008	38	0	22	0	0	0	0	0	60
Fraser Valley H RDA									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Mission DM									
March 2009	20	0	0	0	0	0	0	0	20
March 2008	15	0	0	0	0	0	0	0	15
Abbotsford CMA									
March 2009	33	0	2	1	0	0	0	0	36
March 2008	53	0	22	0	0	0	0	0	75

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



**Table I.1: Housing Activity Summary by Submarket**  
**March 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									
March 2009	92	0	20	12	42	5	0	0	171
March 2008	60	0	20	6	22	28	0	0	136
Fraser Valley H RDA									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Mission DM									
March 2009	88	0	0	0	37	12	0	0	137
March 2008	59	0	0	1	0	14	0	0	74
Abbotsford CMA									
March 2009	180	0	20	12	79	17	0	0	308
March 2008	119	0	20	7	22	42	0	0	210
ABSORBED									
Abbotsford City									
March 2009	9	0	4	1	0	3	0	0	17
March 2008	16	0	6	1	4	25	0	0	52
Fraser Valley H RDA									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	0	0	0	0	0	0	0	0	0
Mission DM									
March 2009	9	0	0	0	0	0	0	0	9
March 2008	5	0	0	0	0	5	0	0	10
Abbotsford CMA									
March 2009	18	0	4	1	0	3	0	0	26
March 2008	21	0	6	1	4	30	0	0	62

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**  
**March 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Abbotsford City	5	16	0	2	0	0	0	131	5	149	-96.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	1	9	0	0	0	0	0	0	1	9	-88.9
<b>Abbotsford CMA</b>	<b>6</b>	<b>25</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>6</b>	<b>158</b>	<b>-96.2</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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	60	2	10	14	0	8	287	42	357	-88.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	24	0	2	0	52	0	0	5	78	-93.6
<b>Abbotsford CMA</b>	<b>23</b>	<b>84</b>	<b>2</b>	<b>12</b>	<b>14</b>	<b>52</b>	<b>8</b>	<b>287</b>	<b>47</b>	<b>435</b>	<b>-89.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Abbotsford City	0	0	0	0	0	131	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	0	0	0	0	131	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 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	287	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
<b>Abbotsford CMA</b>	14	52	0	0	8	287	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Abbotsford City	5	28	0	121	0	0	5	149
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	1	9	0	0	0	0	1	9
<b>Abbotsford CMA</b>	6	37	0	121	0	0	6	158

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	26	86	16	271	0	0	42	357
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	26	0	52	0	0	5	78
<b>Abbotsford CMA</b>	31	112	16	323	0	0	47	435

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Abbotsford City	14	38	0	0	0	0	2	22	16	60	-73.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	20	15	0	0	0	0	0	0	20	15	33.3
<b>Abbotsford CMA</b>	<b>34</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>22</b>	<b>36</b>	<b>75</b>	<b>-52.0</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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	32	77	16	0	33	20	22	193	103	290	-64.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	36	55	0	0	0	0	0	0	36	55	-34.5
<b>Abbotsford CMA</b>	<b>68</b>	<b>132</b>	<b>16</b>	<b>0</b>	<b>33</b>	<b>20</b>	<b>22</b>	<b>193</b>	<b>139</b>	<b>345</b>	<b>-59.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Abbotsford City	0	0	0	0	2	22	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	0	0	0	0	2	22	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	22	193	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford CMA</b>	33	20	0	0	22	193	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Abbotsford City	15	60	1	0	0	0	16	60
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	20	15	0	0	0	0	20	15
<b>Abbotsford CMA</b>	35	75	1	0	0	0	36	75

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	53	119	50	171	0	0	103	290
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	36	55	0	0	0	0	36	55
<b>Abbotsford CMA</b>	89	174	50	171	0	0	139	345

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2009	1	10.0	1	10.0	2	20.0	4	40.0	2	20.0	10	630,250	661,500
March 2008	0	0.0	2	11.8	4	23.5	6	35.3	4	23.5	17	620,000	684,818
Year-to-date 2009	1	3.3	2	6.7	8	26.7	7	23.3	8	26.7	30	606,250	660,037
Year-to-date 2008	0	0.0	8	15.1	9	17.0	8	15.1	9	17.0	53	565,000	607,055
Fraser Valley H RDA													
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2009	0	0.0	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
March 2008	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	17	73.9	0	0.0	0	0.0	0	0.0	23	475,900	487,343
Year-to-date 2008	1	2.7	31	83.8	0	0.0	0	0.0	0	0.0	37	475,000	477,805
Abbotsford CMA													
March 2009	1	5.3	9	47.4	2	10.5	4	21.1	2	10.5	19	465,900	568,768
March 2008	1	4.5	6	27.3	4	18.2	6	27.3	4	18.2	22	594,000	631,127
Year-to-date 2009	1	1.9	19	35.8	8	15.1	7	13.2	8	15.1	53	545,000	585,094
Year-to-date 2008	1	1.1	39	43.3	9	10.0	8	8.9	9	10.0	90	510,000	553,919

Source: CMHC (Starts and Completions Survey)

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

Submarket	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	661,500	684,818	-3.4	660,037	607,055	8.7
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	487,343	477,805	2.0
<b>Abbotsford CMA</b>	<b>568,768</b>	<b>631,127</b>	<b>-9.9</b>	<b>585,094</b>	<b>553,919</b>	<b>5.6</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Fraser Valley**  
**March 2009**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
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	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	834	2,626	2,122	39.3	392,692	-11.5	391,101
	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	1,936	-42.8		6,382			394,017	-9.8	
	YTD 2008	3,382	-14.5		8,103			436,965	7.2	
	YTD 2009	1,936	-42.8		6,382			394,017	-9.8	

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

Raw data: data observed for the current quarter

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

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

\*\* At the end of the quarter

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

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

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

Source: CREA

**Table 6: Economic Indicators**  
**March 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	3.6	66.9	759
	February	718	7.25	7.29	123.4	110.3	85	4.5	67.0	756
	March	712	7.15	7.19	124.2	110.8	86	5.1	68.0	742
	April	700	6.95	6.99	124.2	111.8	87	5.3	69.0	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.2	69.4	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	70.0	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	5.8	69.1	744
	February	627	5.00	5.79	115.9	111.9	87	6.2	69.1	752
	March	613	4.50	5.55		112.0	86	6.9	68.2	763
	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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