

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: May 2009

Vancouver CMA Housing Starts Continue to Slip

April saw new home starts in Vancouver continue to move lower but the rate of decline is expected to moderate over the remainder of the year.

Fewer multiple unit and single detached homes started construction in the first four months of the year. The total number of housing starts was down by nearly two-thirds from last year's strong performance. A well-supplied resale market and a growing inventory of unsold new homes pose enough competitive pressure on new home construction that builders are remaining on the sidelines until some of the

supply of new and resale homes are absorbed.

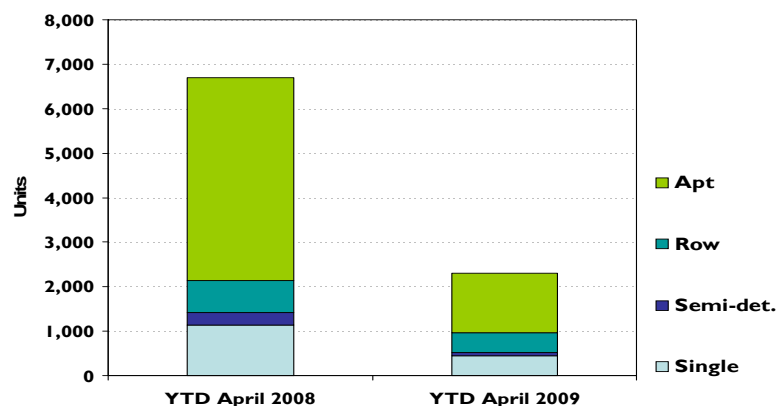
Over the past month, historically low mortgage rates as well as lower housing prices have perked housing demand somewhat and real estate sales have picked up, particularly for units that are most competitively priced for the area.

Nationally, new home construction declined 20 per cent to 117,400 SAAR (seasonally adjusted at an annual rate) in April (compared to March). B.C. urban housing starts edged up from 9,800 in March to 9,900 SAAR in April.

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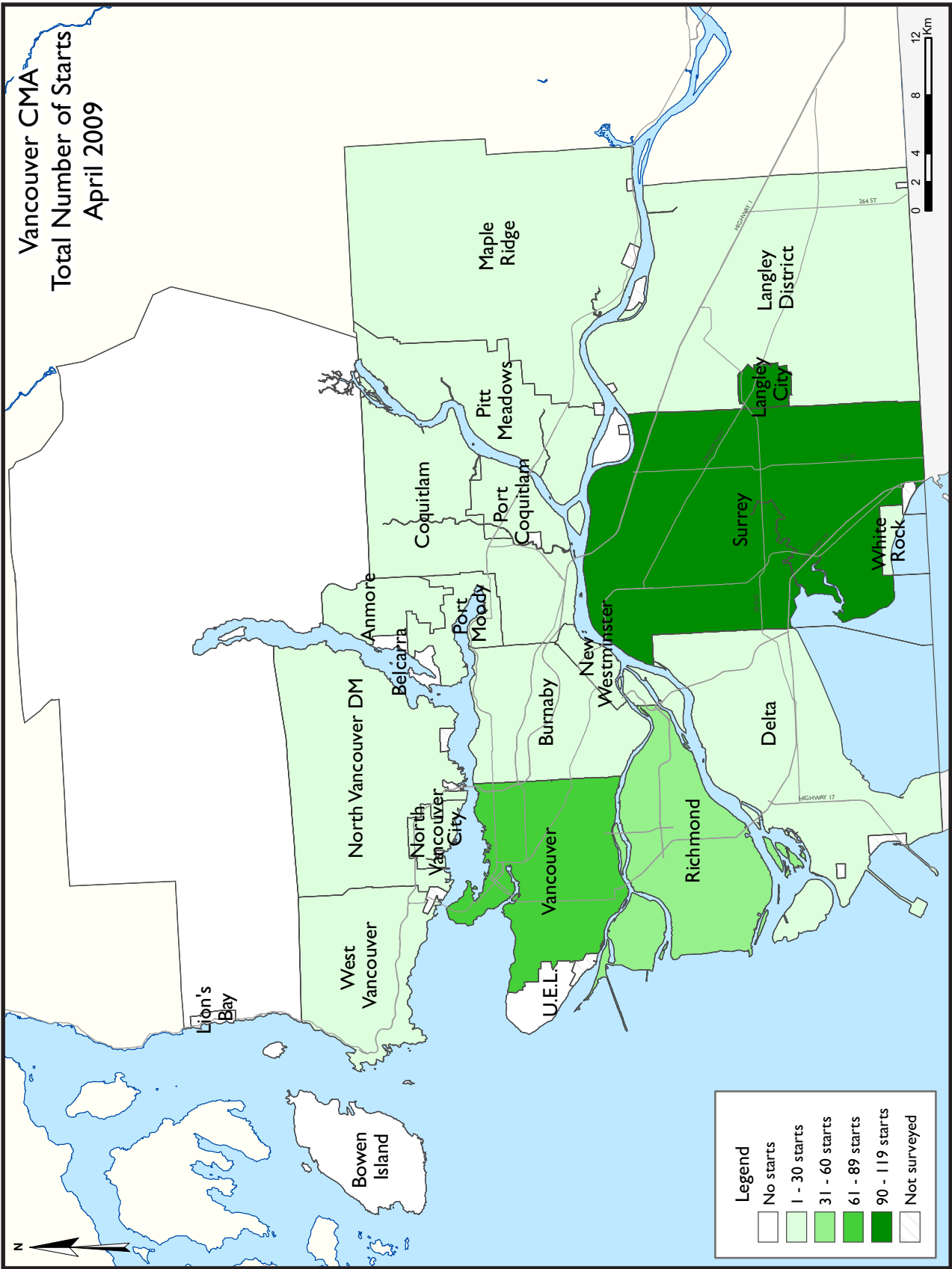
Figure 1

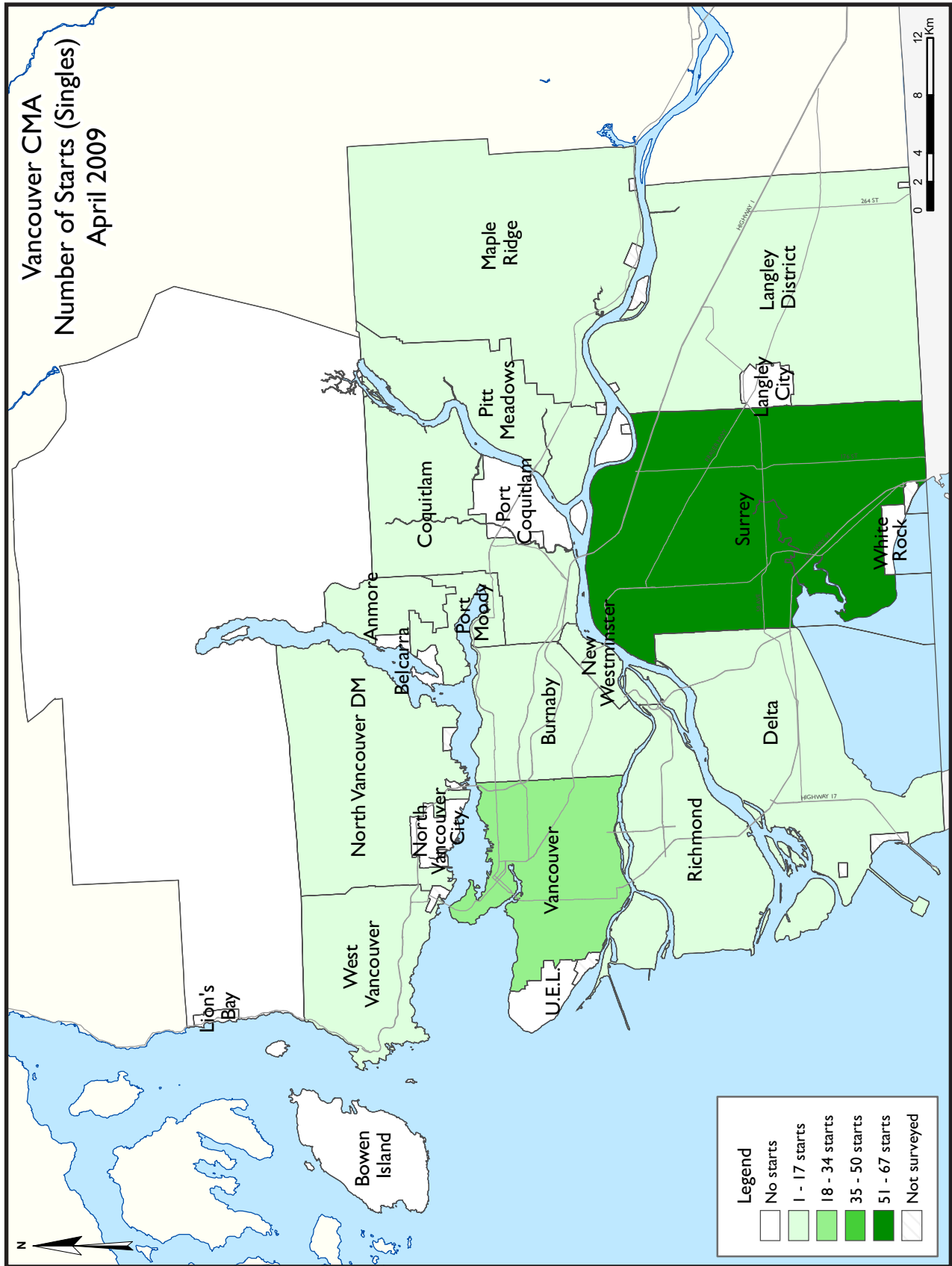
Vancouver CMA Housing Starts

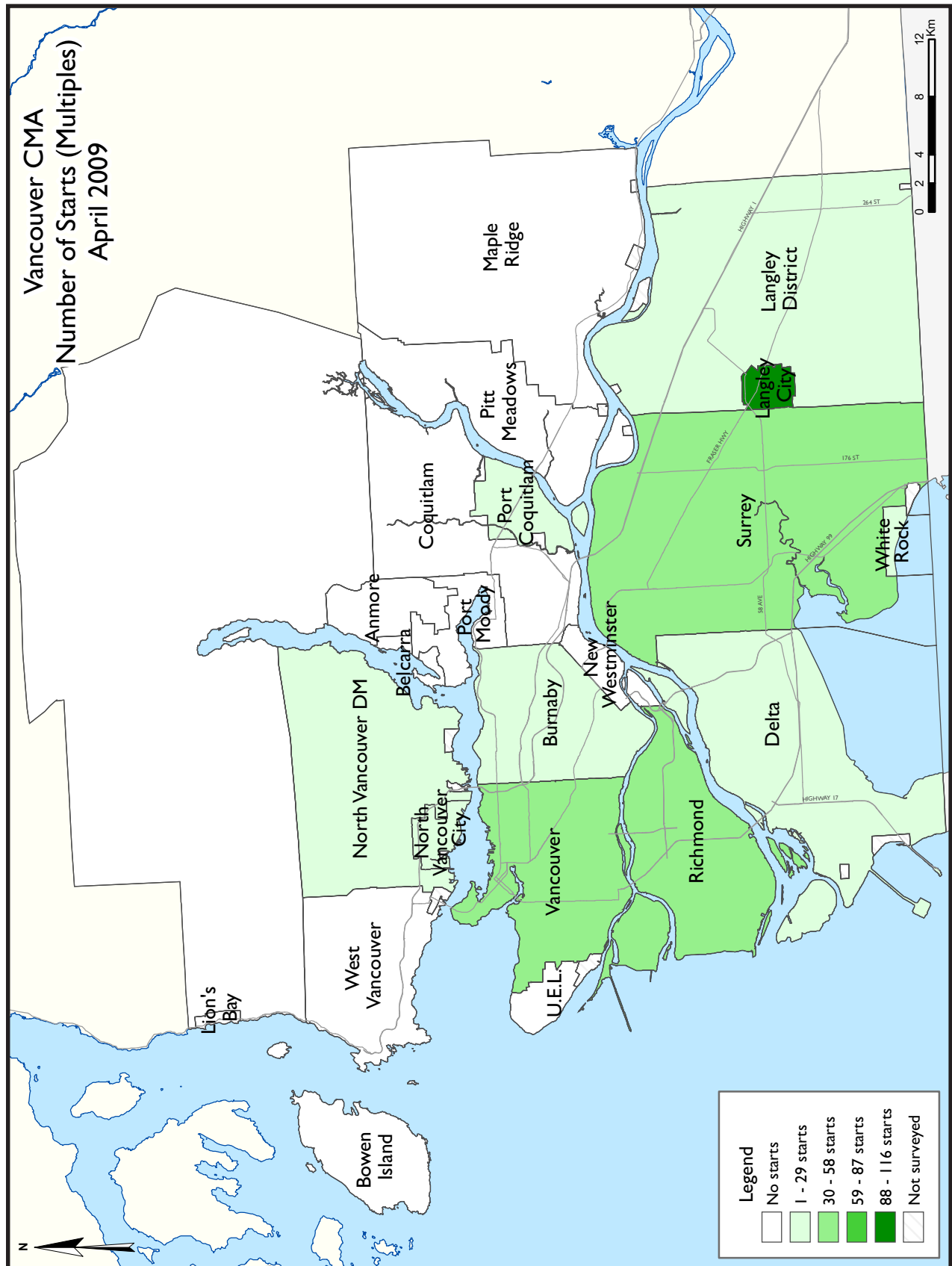
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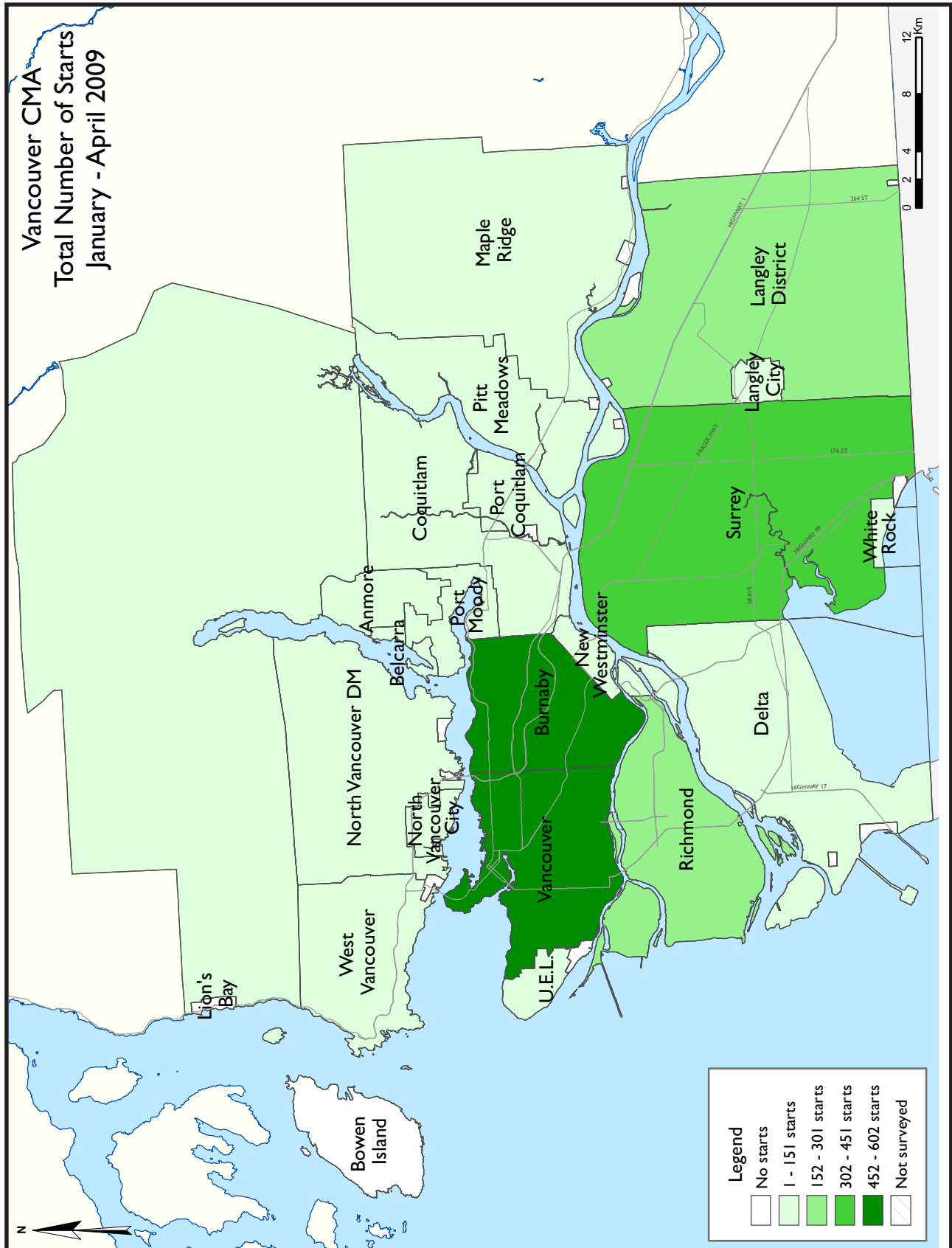
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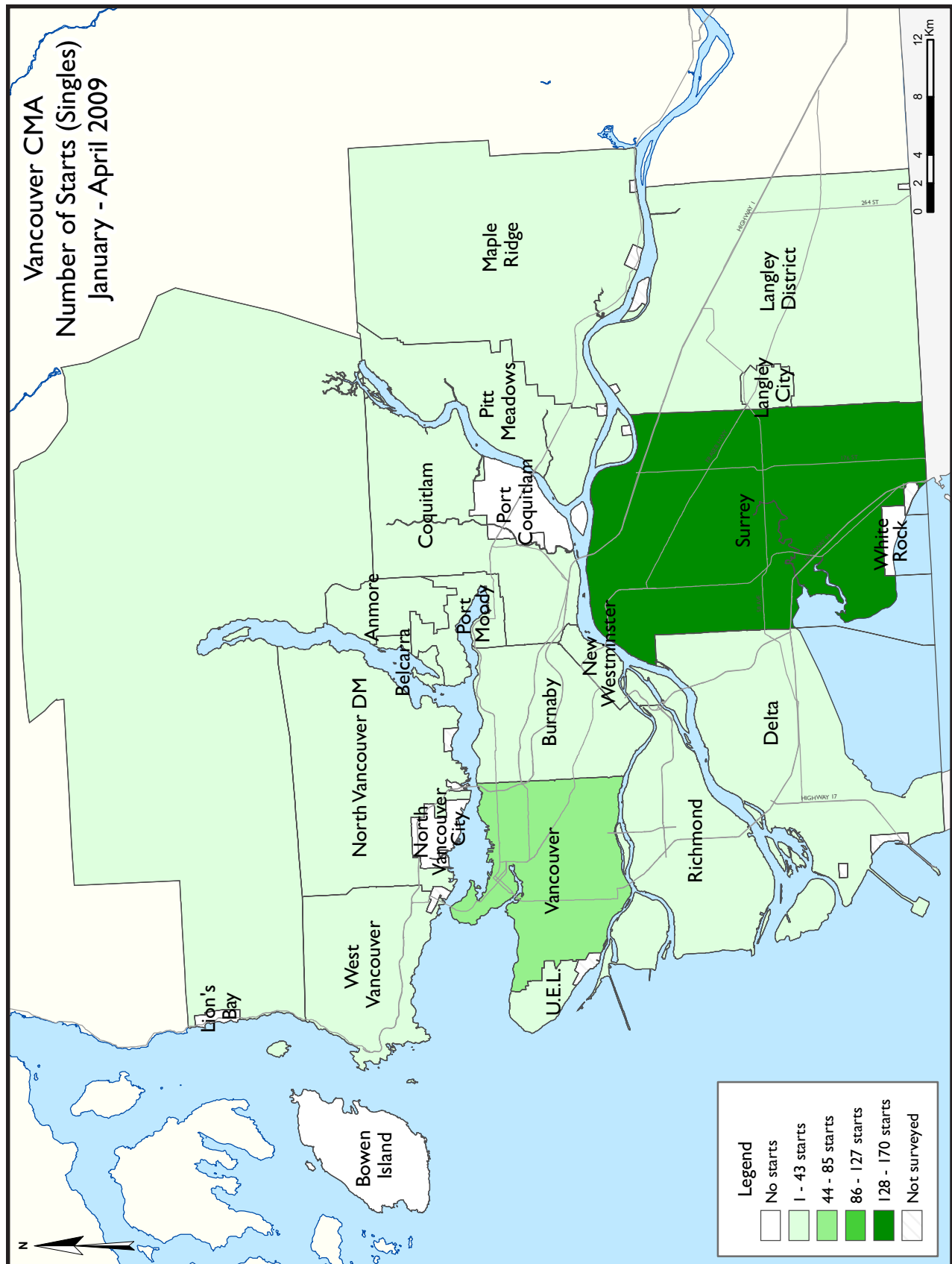
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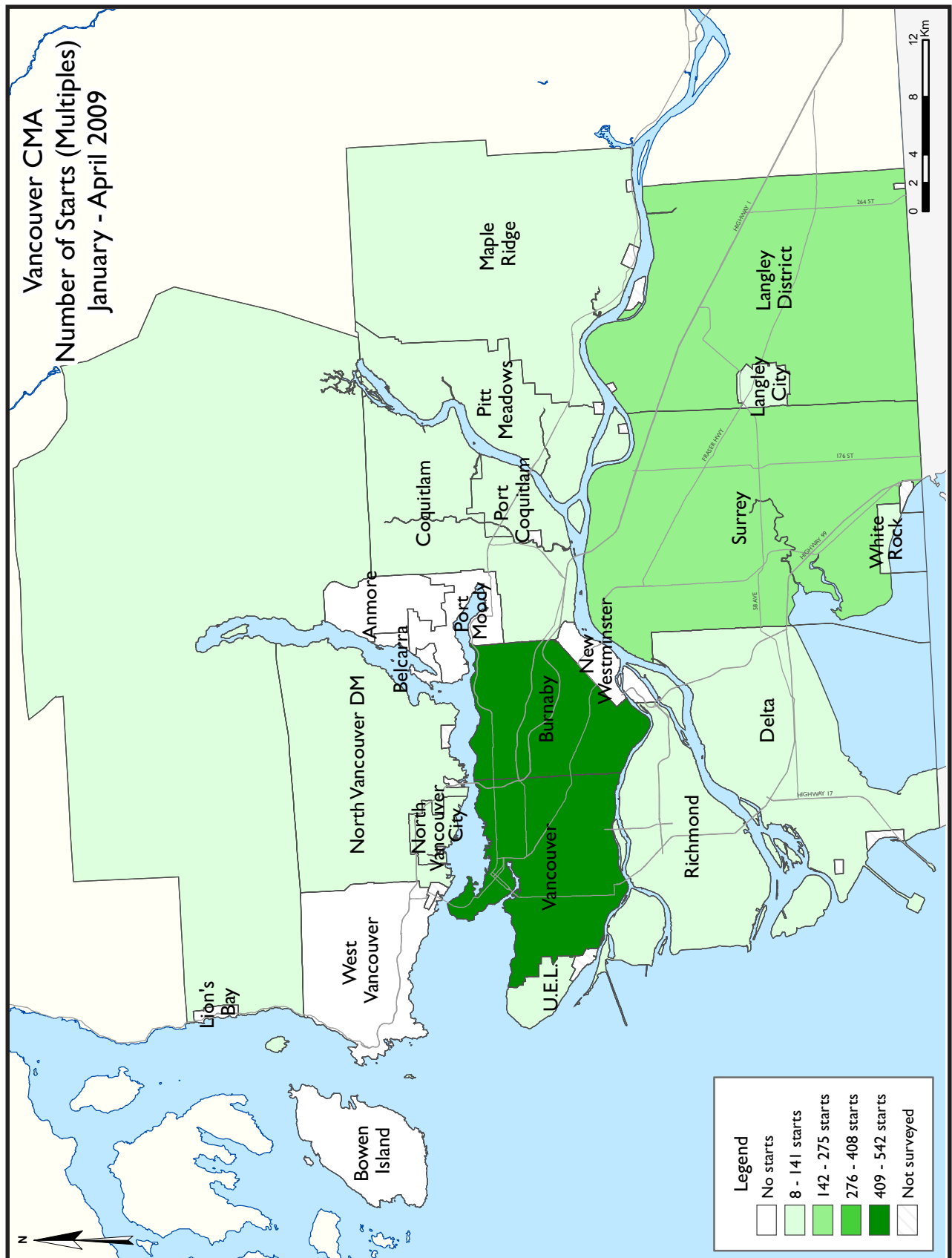


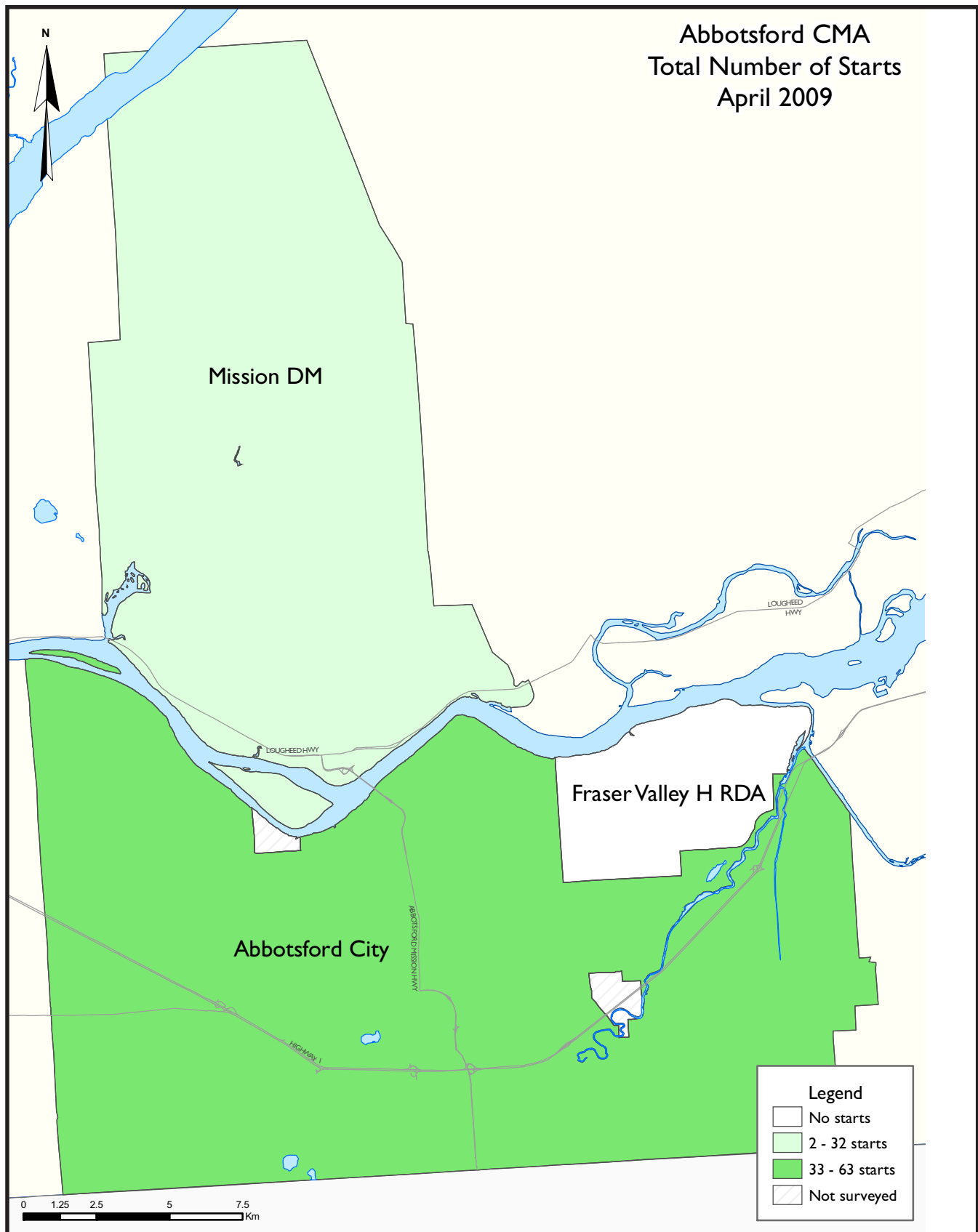


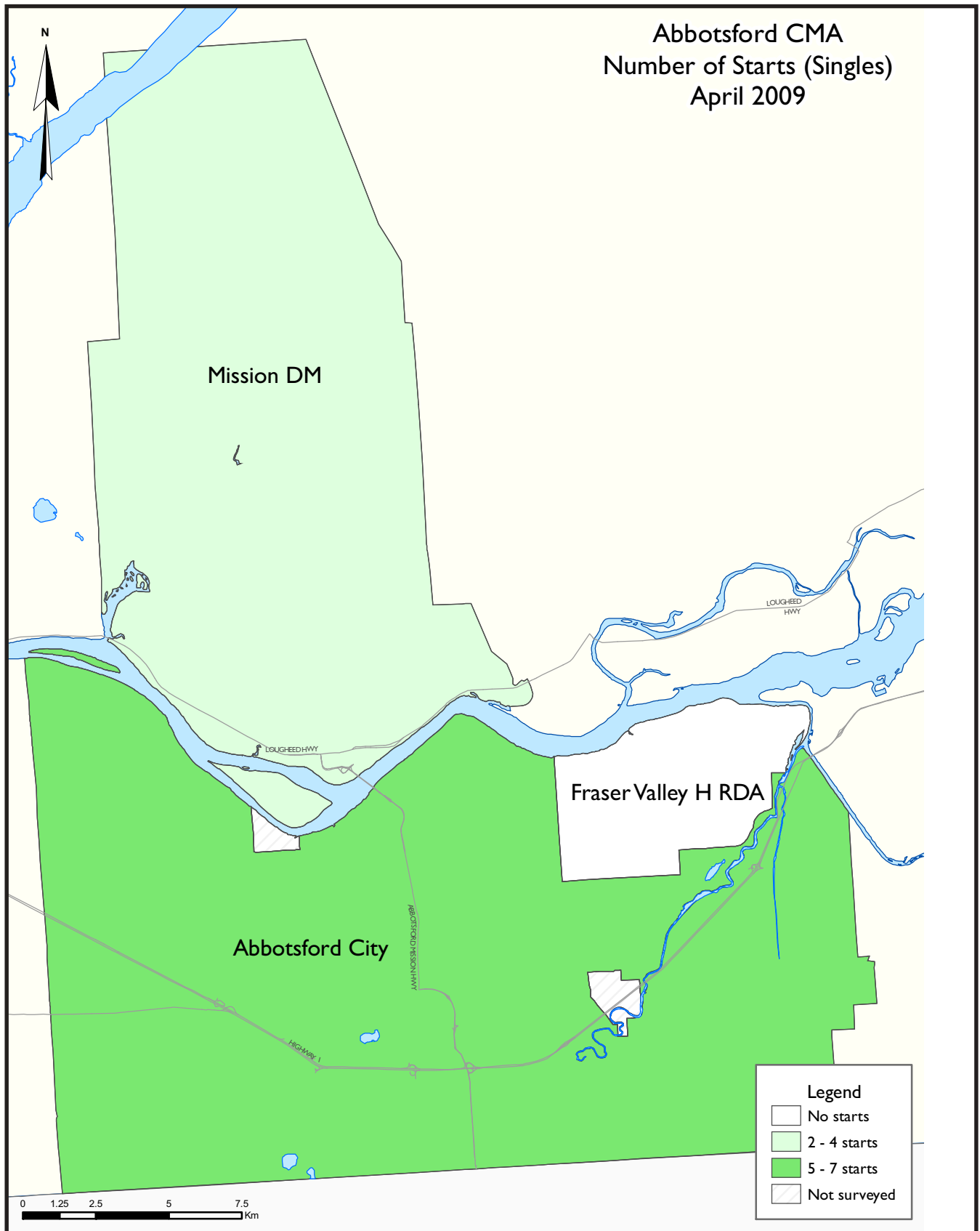


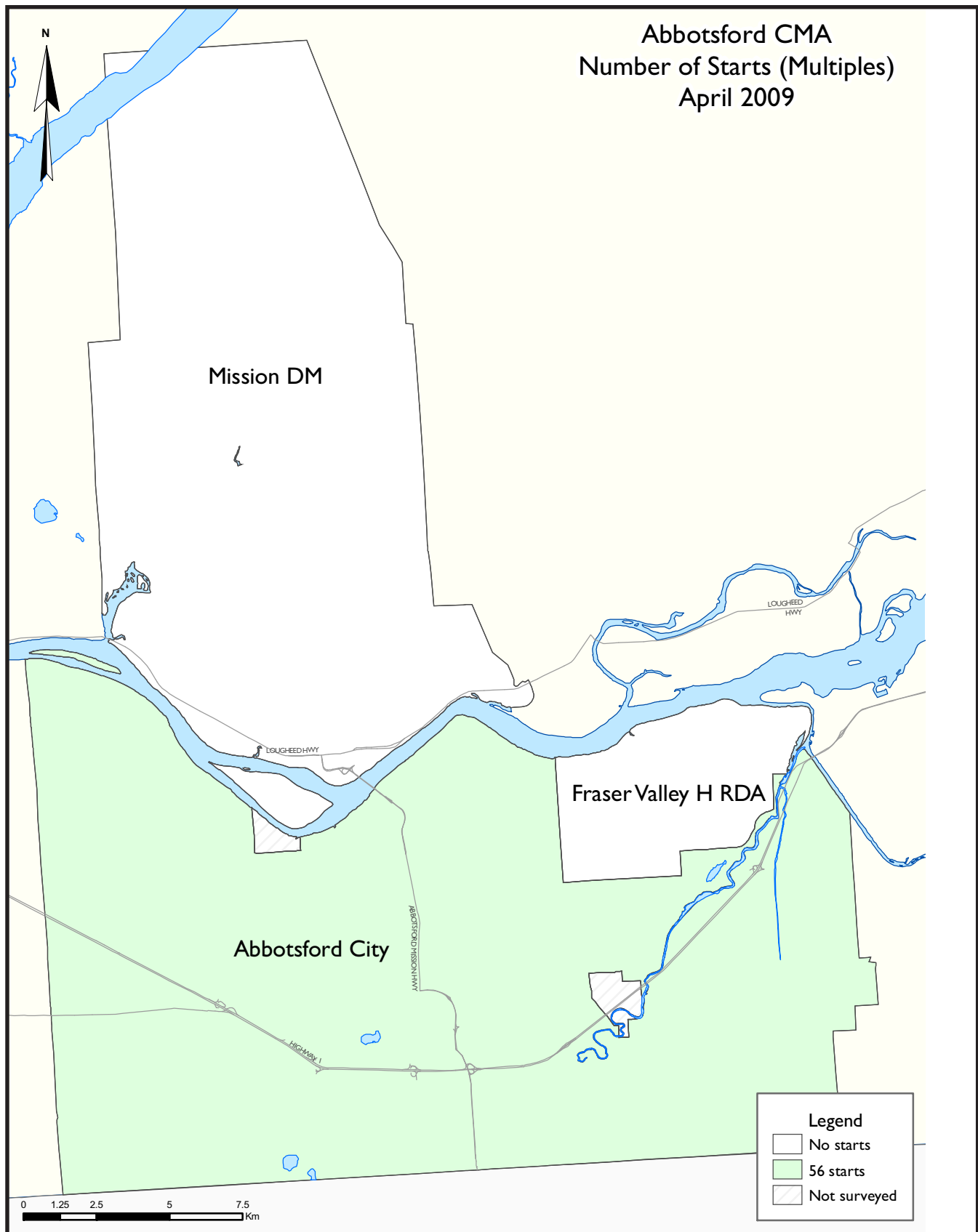


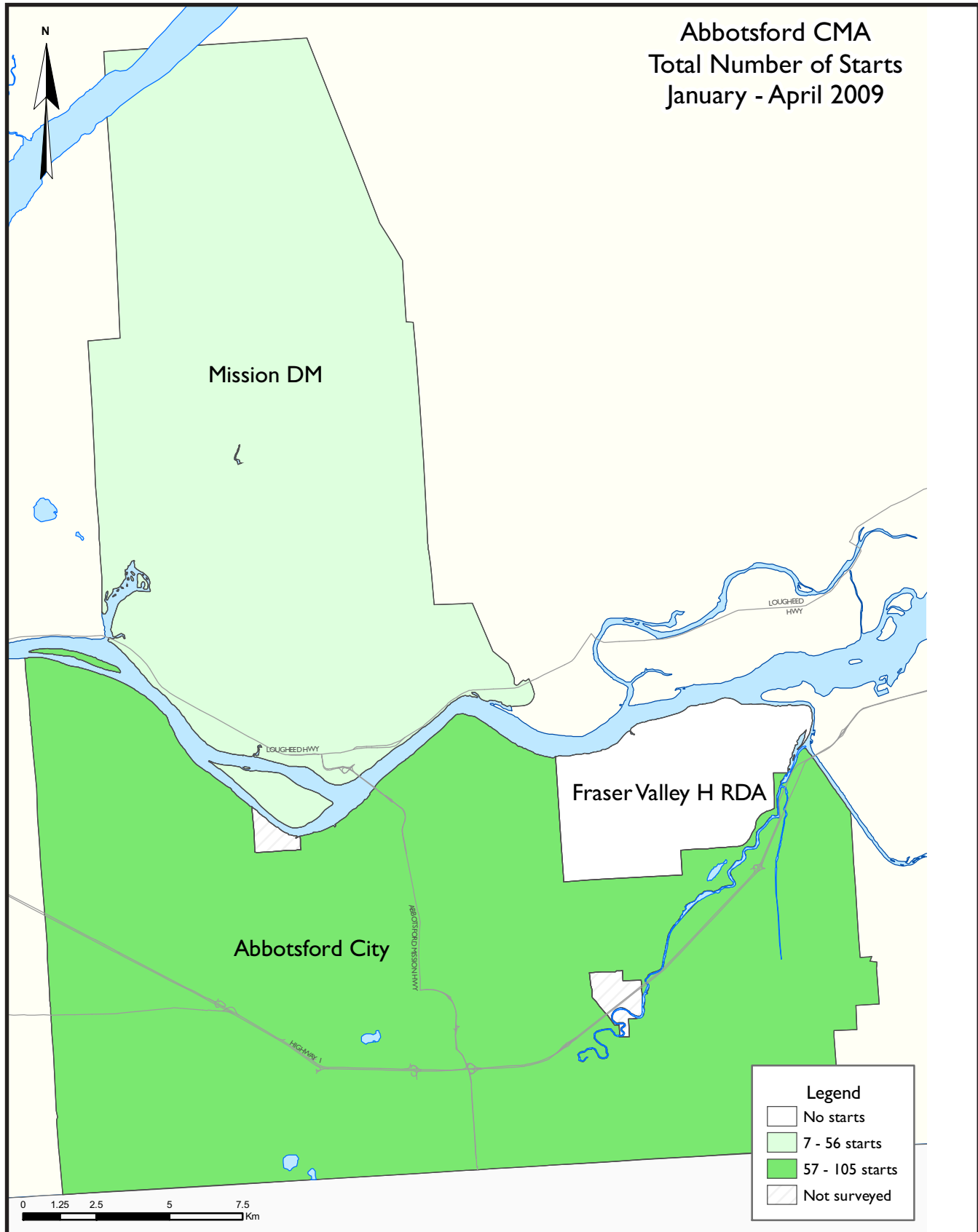


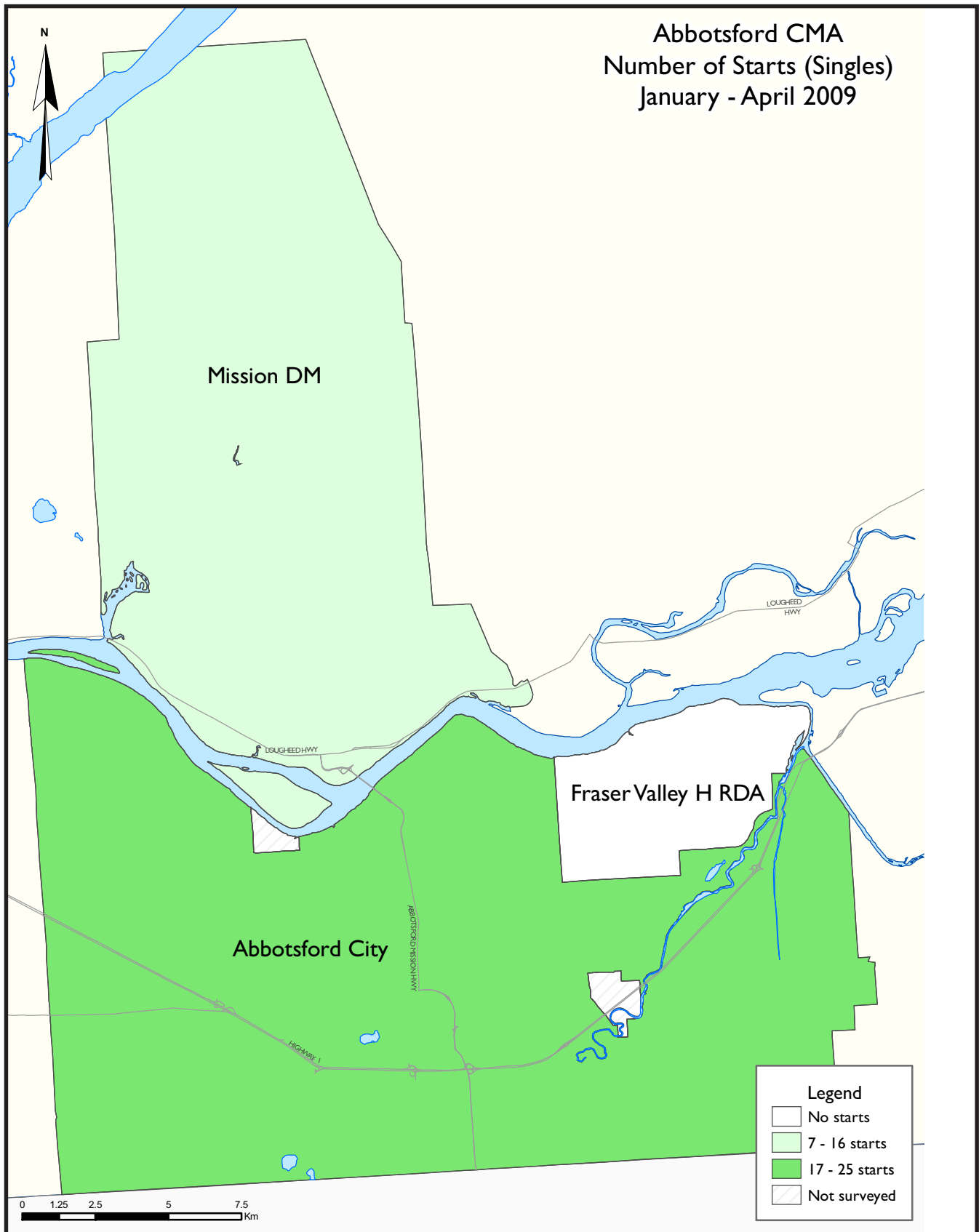


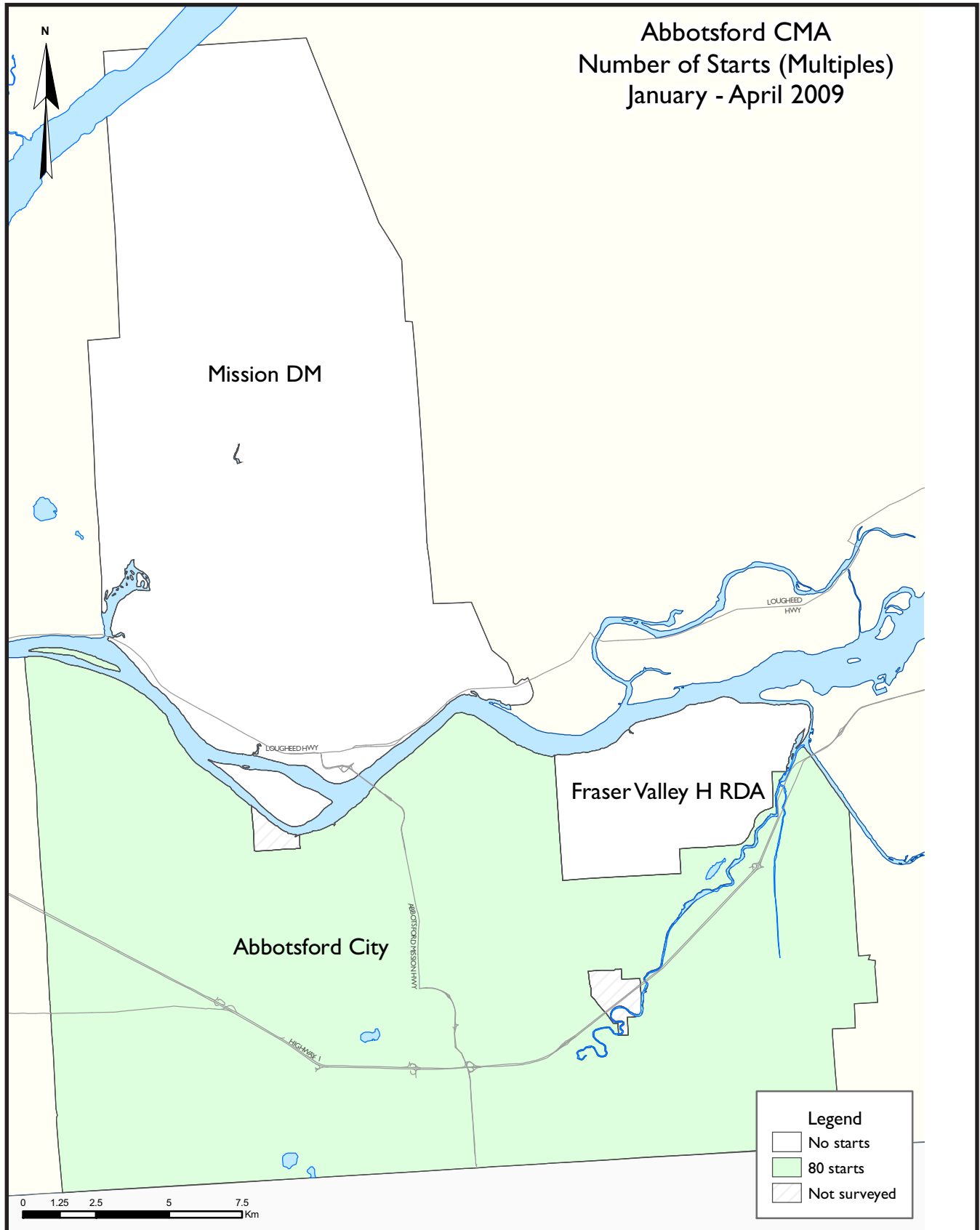












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2009	164	6	38	0	128	134	0	13	483
April 2008	314	36	64	0	145	996	1	4	1,560
% Change	-47.8	-83.3	-40.6	n/a	-11.7	-86.5	-100.0	**	-69.0
Year-to-date 2009	444	40	122	1	472	1,146	4	73	2,302
Year-to-date 2008	1,114	140	229	24	848	4,277	1	58	6,691
% Change	-60.1	-71.4	-46.7	-95.8	-44.3	-73.2	**	25.9	-65.6
UNDER CONSTRUCTION									
April 2009	2,550	203	554	29	2,272	15,871	8	1,007	22,494
April 2008	3,044	254	439	89	2,646	19,175	2	604	26,253
% Change	-16.2	-20.1	26.2	-67.4	-14.1	-17.2	**	66.7	-14.3
COMPLETIONS									
April 2009	226	40	56	3	313	828	0	79	1,545
April 2008	267	22	24	15	140	1,848	0	12	2,328
% Change	-15.4	81.8	133.3	-80.0	123.6	-55.2	n/a	**	-33.6
Year-to-date 2009	1,017	132	170	7	793	3,030	22	206	5,377
Year-to-date 2008	1,222	114	90	24	658	3,383	0	49	5,540
% Change	-16.8	15.8	88.9	-70.8	20.5	-10.4	n/a	**	-2.9
COMPLETED & NOT ABSORBED									
April 2009	1,094	195	159	24	376	468	0	52	2,368
April 2008	798	93	55	21	143	307	8	20	1,445
% Change	37.1	109.7	189.1	14.3	162.9	52.4	-100.0	160.0	63.9
ABSORBED									
April 2009	279	21	43	1	333	767	2	76	1,522
April 2008	292	27	22	19	146	1,777	0	13	2,296
% Change	-4.5	-22.2	95.5	-94.7	128.1	-56.8	n/a	**	-33.7
Year-to-date 2009	1,027	80	145	9	784	3,116	22	102	5,285
Year-to-date 2008	1,188	100	88	22	670	3,228	52	39	5,387
% Change	-13.6	-20.0	64.8	-59.1	17.0	-3.5	-57.7	161.5	-1.9

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
April 2009	9	4	0	0	0	0	0	0	13
April 2008	16	6	0	0	4	81	0	0	107
Delta									
April 2009	11	0	0	0	0	0	0	1	12
April 2008	11	0	0	0	0	0	0	0	11
Langley									
April 2009	6	0	8	0	23	98	0	0	135
April 2008	24	0	10	0	0	96	1	0	131
Maple Ridge / Pitt Meadows									
April 2009	12	0	0	0	0	0	0	0	12
April 2008	34	0	0	0	0	0	0	0	34
New Westminster									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	1	2	0	0	0	0	0	0	3
North Vancouver									
April 2009	2	2	4	0	0	23	0	0	31
April 2008	11	4	0	0	12	0	0	0	27
Richmond									
April 2009	3	0	10	0	40	0	0	0	53
April 2008	19	0	28	0	29	301	0	0	377
Surrey									
April 2009	67	0	4	0	36	0	0	12	119
April 2008	81	0	0	0	43	87	0	4	215
Tri-Cities									
April 2009	14	0	2	0	13	0	0	0	29
April 2008	17	0	8	0	15	133	0	0	173
University Endowment Lands									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2009	28	0	4	0	16	13	0	0	61
April 2008	89	12	6	0	42	298	0	0	447
West Vancouver									
April 2009	5	0	0	0	0	0	0	0	5
April 2008	5	12	0	0	0	0	0	0	17
White Rock									
April 2009	0	0	6	0	0	0	0	0	6
April 2008	0	0	10	0	0	0	0	0	10
Vancouver CMA									
April 2009	164	6	38	0	128	134	0	13	483
April 2008	314	36	64	0	145	996	1	4	1,560

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

Table 1.1: Housing Activity Summary by Submarket
April 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									
April 2009	140	28	0	0	147	1,640	0	0	1,955
April 2008	103	86	0	0	180	2,809	0	0	3,178
Delta									
April 2009	110	4	0	0	112	0	0	11	237
April 2008	84	2	0	0	10	0	1	1	98
Langley									
April 2009	328	8	66	0	93	500	0	0	995
April 2008	463	16	74	0	132	445	1	1	1,132
Maple Ridge / Pitt Meadows									
April 2009	160	4	0	1	104	347	0	0	616
April 2008	303	0	0	19	172	524	0	0	1,018
New Westminster									
April 2009	24	0	0	0	0	814	0	0	838
April 2008	24	4	0	2	4	812	0	0	846
North Vancouver									
April 2009	77	18	28	1	63	745	0	32	964
April 2008	111	12	2	1	73	949	0	32	1,180
Richmond									
April 2009	138	6	140	3	333	1,332	0	6	1,958
April 2008	177	4	89	8	255	1,934	0	4	2,471
Surrey									
April 2009	867	16	24	24	891	3,314	0	208	5,344
April 2008	963	16	30	41	1,239	3,211	0	169	5,669
Tri-Cities									
April 2009	73	22	136	0	195	1,481	0	1	1,908
April 2008	112	22	137	17	201	1,855	0	56	2,400
University Endowment Lands									
April 2009	7	0	0	0	76	139	0	257	479
April 2008	8	0	0	0	90	261	0	107	466
Vancouver City									
April 2009	393	81	102	0	245	5,491	8	492	6,812
April 2008	428	74	55	0	254	6,130	0	234	7,175
West Vancouver									
April 2009	157	14	0	0	8	33	0	0	212
April 2008	181	16	0	1	36	18	0	0	252
White Rock									
April 2009	8	2	56	0	5	35	0	0	106
April 2008	9	2	50	0	0	227	0	0	288
Vancouver CMA									
April 2009	2,550	203	554	29	2,272	15,871	8	1,007	22,494
April 2008	3,044	254	439	89	2,646	19,175	2	604	26,253

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

Table 1.1: Housing Activity Summary by Submarket
April 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									
April 2009	12	20	0	0	89	264	0	0	385
April 2008	6	10	0	0	0	0	0	0	16
Delta									
April 2009	10	0	0	0	4	0	0	0	14
April 2008	5	0	0	0	0	0	0	0	5
Langley									
April 2009	8	0	6	0	8	0	0	0	22
April 2008	25	2	6	0	22	0	0	0	55
Maple Ridge / Pitt Meadows									
April 2009	23	0	0	0	0	0	0	0	23
April 2008	29	0	0	0	5	85	0	0	119
New Westminster									
April 2009	2	2	0	0	0	0	0	0	4
April 2008	1	0	0	1	4	298	0	0	304
North Vancouver									
April 2009	12	0	0	0	0	0	0	0	12
April 2008	13	0	0	0	16	156	0	0	185
Richmond									
April 2009	12	0	32	3	0	43	0	0	90
April 2008	35	0	0	0	27	0	0	0	62
Surrey									
April 2009	85	6	6	0	137	170	0	13	417
April 2008	86	0	0	3	35	131	0	10	265
Tri-Cities									
April 2009	8	0	2	0	60	118	0	66	254
April 2008	11	0	14	11	25	649	0	0	710
University Endowment Lands									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2009	45	12	10	0	15	233	0	0	315
April 2008	43	10	2	0	6	529	0	2	592
West Vancouver									
April 2009	7	0	0	0	0	0	0	0	7
April 2008	12	0	0	0	0	0	0	0	12
White Rock									
April 2009	0	0	2	0	0	0	0	0	2
April 2008	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2009	226	40	56	3	313	828	0	79	1,545
April 2008	267	22	24	15	140	1,848	0	12	2,328

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

Table 1.1: Housing Activity Summary by Submarket
April 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									
April 2009	79	79	0	0	17	50	0	0	225
April 2008	49	24	0	0	0	3	0	0	76
Delta									
April 2009	36	2	0	0	6	8	0	3	55
April 2008	10	2	0	0	0	8	0	1	21
Langley									
April 2009	114	6	20	4	34	28	0	0	206
April 2008	144	12	16	4	28	3	0	1	208
Maple Ridge / Pitt Meadows									
April 2009	133	0	0	0	11	14	0	0	158
April 2008	81	0	0	0	11	49	0	0	141
New Westminster									
April 2009	13	6	0	0	1	3	0	0	23
April 2008	18	1	0	5	9	11	0	0	44
North Vancouver									
April 2009	42	7	0	0	9	14	0	0	72
April 2008	18	2	0	0	0	0	0	0	20
Richmond									
April 2009	59	2	48	6	21	54	0	1	191
April 2008	39	0	0	0	18	31	0	0	88
Surrey									
April 2009	343	6	8	12	207	142	0	36	754
April 2008	238	7	0	12	53	70	0	11	391
Tri-Cities									
April 2009	23	15	54	2	33	57	0	6	190
April 2008	17	11	23	0	12	18	0	0	81
University Endowment Lands									
April 2009	1	0	0	0	3	1	0	2	7
April 2008	0	0	0	0	0	2	8	0	10
Vancouver City									
April 2009	194	70	13	0	31	56	0	4	368
April 2008	161	33	4	0	9	86	0	7	300
West Vancouver									
April 2009	47	2	0	0	3	4	0	0	56
April 2008	11	1	0	0	3	7	0	0	22
White Rock									
April 2009	2	0	16	0	0	37	0	0	55
April 2008	2	0	12	0	0	19	0	0	33
Vancouver CMA									
April 2009	1,094	195	159	24	376	468	0	52	2,368
April 2008	798	93	55	21	143	307	8	20	1,445

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

Table 1.1: Housing Activity Summary by Submarket
April 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									
April 2009	18	10	0	0	83	215	0	0	326
April 2008	5	7	0	0	0	0	0	0	12
Delta									
April 2009	13	2	0	0	4	0	0	0	19
April 2008	8	0	0	0	0	0	0	0	8
Langley									
April 2009	14	0	8	0	5	5	0	0	32
April 2008	33	2	8	0	25	5	0	0	73
Maple Ridge / Pitt Meadows									
April 2009	39	0	0	0	0	6	0	0	45
April 2008	41	0	0	2	10	94	0	0	147
New Westminster									
April 2009	2	0	0	0	0	3	0	0	5
April 2008	10	0	0	3	4	287	0	0	304
North Vancouver									
April 2009	10	0	0	0	0	0	0	0	10
April 2008	16	2	0	0	16	156	0	0	190
Richmond									
April 2009	22	0	18	0	18	10	0	0	68
April 2008	38	0	0	0	19	0	0	0	57
Surrey									
April 2009	99	0	6	1	165	169	2	10	452
April 2008	78	0	0	3	45	132	0	9	267
Tri-Cities									
April 2009	13	0	3	0	50	117	0	60	243
April 2008	4	0	10	11	24	651	0	0	700
University Endowment Lands									
April 2009	0	0	0	0	0	0	0	6	6
April 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2009	41	9	6	0	8	242	0	0	306
April 2008	46	16	0	0	3	452	0	2	519
West Vancouver									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	12	0	0	0	0	0	0	0	12
White Rock									
April 2009	0	0	2	0	0	0	0	0	2
April 2008	0	0	4	0	0	0	0	2	6
Vancouver CMA									
April 2009	279	21	43	1	333	767	2	76	1,522
April 2008	292	27	22	19	146	1,777	0	13	2,296

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
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Anmore	1	4	0	0	0	0	0	0	1	4	-75.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	3	0	2	0	0	0	0	3	5	-40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Central Park	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - Remainder	5	10	2	4	0	4	0	81	7	99	-92.9
Burnaby Total	9	16	4	6	0	4	0	81	13	107	-87.9
Coquitlam	11	13	0	0	0	13	0	67	11	93	-88.2
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - North	11	5	0	0	0	0	1	0	12	5	140.0
Delta	11	11	0	0	0	0	1	0	12	11	9.1
Langley City	0	0	0	0	18	0	98	0	116	0	n/a
Langley District	6	25	0	0	5	0	8	106	19	131	-85.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	26	0	0	0	0	0	0	11	26	-57.7
New Westminster	6	1	0	2	0	0	0	0	6	3	100.0
North Vancouver City	0	5	2	4	0	12	4	0	6	21	-71.4
North Vancouver DM	2	6	0	0	0	0	23	0	25	6	**
Pitt Meadows	1	8	0	0	0	0	0	0	1	8	-87.5
Port Coquitlam	0	2	0	0	13	0	2	0	15	2	**
Port Moody	3	2	0	2	0	0	0	74	3	78	-96.2
Richmond	3	19	0	6	40	23	10	329	53	377	-85.9
Surrey - South	12	20	0	16	24	0	2	87	38	123	-69.1
Surrey - Cloverdale	24	15	0	0	7	20	13	3	44	38	15.8
Surrey - North	23	35	0	0	0	0	1	1	24	36	-33.3
Surrey - Guildford	0	3	0	0	0	0	0	0	0	3	-100.0
Surrey - Whalley	8	8	0	0	5	7	0	0	13	15	-13.3
Surrey Total	67	81	0	16	36	27	16	91	119	215	-44.7
University Endowment Lands	0	0	0	0	0	0	0	0	0	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	5	0	193	0	198	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	27	0	105	0	132	-100.0
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	2	9	0	0	0	0	0	0	2	9	-77.8
Vancouver - Marpole	1	5	0	4	0	0	0	0	1	9	-88.9
Vancouver - Eastside	13	47	0	6	0	10	4	6	17	69	-75.4
Vancouver - Mt. Pleasant	0	0	0	2	0	0	9	0	9	2	**
Vancouver - Strath/Grand	2	0	0	0	0	0	4	0	6	0	n/a
Vancouver - Westside	9	27	2	0	14	0	0	0	25	27	-7.4
Vancouver Total	28	89	2	12	14	42	17	304	61	447	-86.4
West Vancouver	5	5	0	12	0	0	0	0	5	17	-70.6
White Rock	0	0	0	0	0	0	6	10	6	10	-40.0
Vancouver CMA	164	315	8	60	126	121	185	1,064	483	1,560	-69.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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	2	5	0	0	0	0	0	0	2	5	-60.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	7	0	0	0	0	0	2	0	9	-100.0
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	7	11	0	14	32	5	9	162	48	192	-75.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	24	2	12	0	0	0	0	6	36	-83.3
Burnaby - Central Park	2	1	4	2	0	52	130	0	136	55	147.3
Burnaby - Remainder	19	38	8	34	20	40	214	287	261	399	-34.6
Burnaby Total	34	74	14	62	52	97	353	449	453	682	-33.6
Coquitlam	20	33	2	8	18	44	8	245	48	330	-85.5
Delta - Tsawwassen	1	8	2	0	0	0	0	0	3	8	-62.5
Delta - Ladner	5	10	0	4	0	3	2	0	7	17	-58.8
Delta - North	34	28	0	0	48	0	1	0	83	28	196.4
Delta	40	46	2	4	48	3	3	0	93	53	75.5
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	26	83	0	0	5	10	154	198	185	291	-36.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	32	121	0	34	23	0	0	0	55	155	-64.5
New Westminster	12	7	0	2	0	4	0	46	12	59	-79.7
North Vancouver City	0	11	2	4	0	12	6	2	8	29	-72.4
North Vancouver DM	9	30	16	0	0	0	23	167	48	197	-75.6
Pitt Meadows	1	19	12	0	8	0	0	0	21	19	10.5
Port Coquitlam	0	5	0	2	13	26	2	47	15	80	-81.3
Port Moody	4	5	0	2	0	0	0	112	4	119	-96.6
Richmond	23	64	4	32	72	76	65	512	164	684	-76.0
Surrey - South	27	92	2	40	87	152	4	87	120	371	-67.7
Surrey - Cloverdale	55	100	0	0	23	132	28	138	106	370	-71.4
Surrey - North	68	127	0	22	4	12	2	80	74	241	-69.3
Surrey - Guildford	1	3	0	0	0	0	0	0	1	3	-66.7
Surrey - Whalley	19	23	0	0	21	49	0	852	40	924	-95.7
Surrey Total	170	345	2	62	135	345	34	1,157	341	1,909	-82.1
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	11	156	891	156	904	-82.7
Vancouver - Kitsilano	0	4	0	0	0	0	47	142	47	146	-67.8
Vancouver - False Creek	0	0	2	0	0	56	0	339	2	395	-99.5
Vancouver - Granville/Oak	3	0	0	16	0	6	0	0	3	22	-86.4
Vancouver - Kerrisdale	3	26	0	0	0	0	33	2	36	28	28.6
Vancouver - Marpole	2	25	2	6	0	0	0	0	4	31	-87.1
Vancouver - Eastside	28	118	10	26	0	10	20	157	58	311	-81.4
Vancouver - Mt. Pleasant	0	0	4	2	12	0	9	33	25	35	-28.6
Vancouver - Strath/Grand	2	0	0	2	0	0	4	0	6	2	200.0
Vancouver - Westside	22	64	4	0	14	0	0	2	40	66	-39.4
Vancouver Total	60	237	22	54	26	83	494	1,566	602	1,940	-69.0
West Vancouver	13	43	0	12	0	0	0	10	13	65	-80.0
White Rock	0	2	0	0	0	0	55	16	55	18	**
Vancouver CMA	449	1,139	76	280	436	711	1,341	4,561	2,302	6,691	-65.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 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	2	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	4	0	0	0	81	0	0
Burnaby Total	0	4	0	0	0	81	0	0
Coquitlam	0	13	0	0	0	67	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	1	0
Delta	0	0	0	0	0	0	1	0
Langley City	18	0	0	0	98	0	0	0
Langley District	5	0	0	0	8	106	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	12	0	0	4	0	0	0
North Vancouver DM	0	0	0	0	23	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	13	0	0	0	2	0	0	0
Port Moody	0	0	0	0	0	74	0	0
Richmond	40	23	0	0	10	329	0	0
Surrey - South	24	0	0	0	0	87	2	0
Surrey - Cloverdale	7	20	0	0	4	0	9	3
Surrey - North	0	0	0	0	0	0	1	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	7	0	0	0	0	0	0
Surrey Total	36	27	0	0	4	87	12	4
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	5	0	0	0	193	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	27	0	0	0	105	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	10	0	0	4	6	0	0
Vancouver - Mt. Pleasant	0	0	0	0	9	0	0	0
Vancouver - Strath/Grand	0	0	0	0	4	0	0	0
Vancouver - Westside	14	0	0	0	0	0	0	0
Vancouver Total	14	42	0	0	17	304	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	10	0	0
Vancouver CMA	126	121	0	0	172	1,060	13	4

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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	2	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	40	0	0	214	287	0	0
Burnaby Total	52	97	0	0	353	449	0	0
Coquitlam	18	44	0	0	8	245	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	1	0
Delta	48	3	0	0	0	0	3	0
Langley City	36	0	0	0	98	32	0	0
Langley District	5	10	0	0	154	198	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	12	0	0	6	2	0	0
North Vancouver DM	0	0	0	0	23	135	0	32
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	13	26	0	0	2	45	0	2
Port Moody	0	0	0	0	0	112	0	0
Richmond	72	76	0	0	65	510	0	2
Surrey - South	87	152	0	0	0	87	4	0
Surrey - Cloverdale	23	132	0	0	10	119	18	19
Surrey - North	4	12	0	0	0	77	2	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	49	0	0	0	852	0	0
Surrey Total	135	345	0	0	10	1,135	24	22
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	11	0	0	156	891	0	0
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	339	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	10	0	0	20	157	0	0
Vancouver - Mt. Pleasant	12	0	0	0	9	33	0	0
Vancouver - Strath/Grand	0	0	0	0	4	0	0	0
Vancouver - Westside	14	0	0	0	0	2	0	0
Vancouver Total	26	83	0	0	494	1,566	0	0
West Vancouver	0	0	0	0	0	10	0	0
White Rock	0	0	0	0	55	16	0	0
Vancouver CMA	436	711	0	0	1,268	4,503	73	58

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Anmore	1	4	0	0	0	0	1	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	5	0	0	0	0	3	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	3	0	0	0	0	1	3
Burnaby - Central Park	2	0	0	0	0	0	2	0
Burnaby - Remainder	7	14	0	85	0	0	7	99
Burnaby Total	13	22	0	85	0	0	13	107
Coquitlam	11	21	0	72	0	0	11	93
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	3	0	0	0	0	0	3
Delta - North	11	5	0	0	1	0	12	5
Delta	11	11	0	0	1	0	12	11
Langley City	0	0	116	0	0	0	116	0
Langley District	14	34	5	96	0	1	19	131
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	26	0	0	0	0	11	26
New Westminster	6	3	0	0	0	0	6	3
North Vancouver City	6	9	0	12	0	0	6	21
North Vancouver DM	2	6	23	0	0	0	25	6
Pitt Meadows	1	8	0	0	0	0	1	8
Port Coquitlam	2	2	13	0	0	0	15	2
Port Moody	3	2	0	76	0	0	3	78
Richmond	13	47	40	330	0	0	53	377
Surrey - South	12	20	24	103	2	0	38	123
Surrey - Cloverdale	28	15	7	20	9	3	44	38
Surrey - North	23	35	0	0	1	1	24	36
Surrey - Guildford	0	3	0	0	0	0	0	3
Surrey - Whalley	8	8	5	7	0	0	13	15
Surrey Total	71	81	36	130	12	4	119	215
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	198	0	0	0	198
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	132	0	0	0	132
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	2	9	0	0	0	0	2	9
Vancouver - Marpole	1	9	0	0	0	0	1	9
Vancouver - Eastside	17	59	0	10	0	0	17	69
Vancouver - Mt. Pleasant	0	2	9	0	0	0	9	2
Vancouver - Strath/Grand	2	0	4	0	0	0	6	0
Vancouver - Westside	9	27	16	0	0	0	25	27
Vancouver Total	32	107	29	340	0	0	61	447
West Vancouver	5	17	0	0	0	0	5	17
White Rock	6	10	0	0	0	0	6	10
Vancouver CMA	208	414	262	1,141	13	5	483	1,560

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	2	5	0	0	0	0	2	5
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	9	0	0	0	0	0	9
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	7	21	41	171	0	0	48	192
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	36	0	0	0	0	6	36
Burnaby - Central Park	6	3	130	52	0	0	136	55
Burnaby - Remainder	27	72	234	327	0	0	261	399
Burnaby Total	48	132	405	550	0	0	453	682
Coquitlam	30	75	18	255	0	0	48	330
Delta - Tsawwassen	3	8	0	0	0	0	3	8
Delta - Ladner	5	10	0	7	2	0	7	17
Delta - North	34	28	48	0	1	0	83	28
Delta	42	46	48	7	3	0	93	53
Langley City	1	0	134	32	0	0	135	32
Langley District	52	120	131	170	2	1	185	291
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	32	121	23	34	0	0	55	155
New Westminster	12	9	0	50	0	0	12	59
North Vancouver City	8	17	0	12	0	0	8	29
North Vancouver DM	8	30	40	135	0	32	48	197
Pitt Meadows	1	19	20	0	0	0	21	19
Port Coquitlam	2	15	13	63	0	2	15	80
Port Moody	4	5	0	114	0	0	4	119
Richmond	51	137	113	545	0	2	164	684
Surrey - South	27	80	89	291	4	0	120	371
Surrey - Cloverdale	65	128	23	223	18	19	106	370
Surrey - North	68	127	4	111	2	3	74	241
Surrey - Guildford	1	3	0	0	0	0	1	3
Surrey - Whalley	19	23	21	901	0	0	40	924
Surrey Total	180	361	137	1,526	24	22	341	1,909
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	902	0	0	156	904
Vancouver - Kitsilano	0	4	47	142	0	0	47	146
Vancouver - False Creek	2	0	0	395	0	0	2	395
Vancouver - Granville/Oak	3	16	0	6	0	0	3	22
Vancouver - Kerrisdale	3	28	33	0	0	0	36	28
Vancouver - Marpole	4	31	0	0	0	0	4	31
Vancouver - Eastside	56	156	0	155	2	0	58	311
Vancouver - Mt. Pleasant	4	2	21	33	0	0	25	35
Vancouver - Strath/Grand	2	2	4	0	0	0	6	2
Vancouver - Westside	24	66	16	0	0	0	40	66
Vancouver Total	98	307	502	1,633	2	0	602	1,940
West Vancouver	13	55	0	10	0	0	13	65
White Rock	20	18	35	0	0	0	55	18
Vancouver CMA	606	1,483	1,619	5,149	77	59	2,302	6,691

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	2	4	4	5	0	162	0	174	6	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	0	8	2	0	0	102	0	116	2	**
Burnaby - Central Park	1	1	0	2	48	0	0	0	49	3	**
Burnaby - Remainder	2	3	8	2	36	0	0	0	46	5	**
Burnaby Total	12	6	20	10	89	0	264	0	385	16	**
Coquitlam	8	15	12	0	34	0	184	294	238	309	-23.0
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	10	4	0	0	4	0	0	0	14	4	**
Delta	10	5	0	0	4	0	0	0	14	5	180.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	8	25	0	8	8	16	6	6	22	55	-60.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	25	0	0	0	5	0	0	21	30	-30.0
New Westminster	2	2	2	0	0	4	0	298	4	304	-98.7
North Vancouver City	1	7	0	0	0	16	0	156	1	179	-99.4
North Vancouver DM	11	6	0	0	0	0	0	0	11	6	83.3
Pitt Meadows	2	4	0	0	0	0	0	85	2	89	-97.8
Port Coquitlam	0	0	0	0	14	10	2	48	16	58	-72.4
Port Moody	0	7	0	0	0	15	0	321	0	343	-100.0
Richmond	15	35	0	2	0	25	75	0	90	62	45.2
Surrey - South	4	21	8	0	0	0	0	0	12	21	-42.9
Surrey - Cloverdale	33	33	4	0	40	19	46	62	123	114	7.9
Surrey - North	42	29	6	0	22	16	3	0	73	45	62.2
Surrey - Guildford	0	1	0	0	0	0	0	79	0	80	-100.0
Surrey - Whalley	6	5	0	0	63	0	140	0	209	5	**
Surrey Total	85	89	18	0	125	35	189	141	417	265	57.4
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	5	0	145	529	150	529	-71.6
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	88	0	88	0	n/a
Vancouver - Kerrisdale	4	1	0	0	0	0	0	0	4	1	**
Vancouver - Marpole	3	3	2	0	7	0	0	0	12	3	**
Vancouver - Eastside	20	22	2	6	0	6	10	4	32	38	-15.8
Vancouver - Mt. Pleasant	2	0	4	4	0	0	0	0	6	4	50.0
Vancouver - Strath/Grand	0	0	4	0	3	0	0	0	7	0	n/a
Vancouver - Westside	15	17	0	0	0	0	0	0	15	17	-11.8
Vancouver Total	45	43	12	10	15	6	243	533	315	592	-46.8
West Vancouver	7	12	0	0	0	0	0	0	7	12	-41.7
White Rock	0	0	0	0	0	0	0	2	0	2	-100.0
Vancouver CMA	229	282	64	30	289	132	963	1,884	1,545	2,328	-33.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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	7	6	0	0	0	0	0	0	7	6	16.7
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	7	7	0	0	0	0	0	0	7	7	0.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	12	16	4	6	5	0	162	0	183	22	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	7	7	10	4	4	0	102	0	123	11	**
Burnaby - Central Park	6	7	4	4	48	0	0	0	58	11	**
Burnaby - Remainder	24	31	32	28	59	20	81	295	196	374	-47.6
Burnaby Total	50	63	50	44	116	20	345	295	561	422	32.9
Coquitlam	37	27	20	6	83	22	273	469	413	524	-21.2
Delta - Tsawwassen	7	5	0	0	0	0	0	0	7	5	40.0
Delta - Ladner	18	12	0	0	0	10	4	1	22	23	-4.3
Delta - North	33	19	0	2	36	0	0	0	69	21	**
Delta	58	36	0	2	36	10	4	1	98	49	100.0
Langley City	0	0	0	0	0	0	101	0	101	0	n/a
Langley District	65	177	16	40	17	172	78	34	176	423	-58.4
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	101	115	0	0	0	17	0	132	101	264	-61.7
New Westminster	14	35	4	0	4	4	210	418	232	457	-49.2
North Vancouver City	8	11	2	10	0	19	2	232	12	272	-95.6
North Vancouver DM	28	31	0	0	0	0	0	0	28	31	-9.7
Pitt Meadows	10	25	0	0	0	15	70	217	80	257	-68.9
Port Coquitlam	3	8	2	0	25	14	25	215	55	237	-76.8
Port Moody	10	20	0	0	0	53	230	384	240	457	-47.5
Richmond	69	84	8	2	11	46	480	213	568	345	64.6
Surrey - South	47	88	28	4	38	4	180	24	293	120	144.2
Surrey - Cloverdale	112	122	4	0	91	111	76	99	283	332	-14.8
Surrey - North	159	155	10	0	58	33	7	0	234	188	24.5
Surrey - Guildford	0	2	0	0	0	0	0	79	0	81	-100.0
Surrey - Whalley	24	40	0	0	219	29	140	51	383	120	**
Surrey Total	342	407	42	4	406	177	403	253	1,193	841	41.9
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	5	0	610	529	615	529	16.3
Vancouver - Kitsilano	5	0	0	2	0	22	45	2	50	26	92.3
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	10	2	6	0	212	0	228	3	**
Vancouver - Kerrisdale	11	7	0	0	7	0	49	27	67	34	97.1
Vancouver - Marpole	13	9	10	4	7	3	0	0	30	16	87.5
Vancouver - Eastside	101	68	14	26	0	14	30	30	145	138	5.1
Vancouver - Mt. Pleasant	2	0	14	6	0	3	96	0	112	9	**
Vancouver - Strath/Grand	3	0	6	0	3	3	43	0	55	3	**
Vancouver - Westside	45	71	0	2	16	0	90	0	151	73	106.8
Vancouver Total	180	157	54	42	44	45	1,175	588	1,453	832	74.6
West Vancouver	32	33	0	8	0	0	0	9	32	50	-36.0
White Rock	1	1	0	0	0	0	10	18	11	19	-42.1
Vancouver CMA	1,027	1,246	202	158	742	614	3,406	3,522	5,377	5,540	-2.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 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	5	0	0	0	162	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	102	0	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	36	0	0	0	0	0	0	0
Burnaby Total	89	0	0	0	264	0	0	0
Coquitlam	34	0	0	0	118	294	66	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	4	0	0	0	0	0	0	0
Delta	4	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	8	16	0	0	6	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	5	0	0	0	0	0	0
New Westminster	0	4	0	0	0	298	0	0
North Vancouver City	0	16	0	0	0	156	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	85	0	0
Port Coquitlam	14	10	0	0	2	48	0	0
Port Moody	0	15	0	0	0	321	0	0
Richmond	0	25	0	0	75	0	0	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	40	19	0	0	36	52	10	10
Surrey - North	22	16	0	0	0	0	3	0
Surrey - Guildford	0	0	0	0	0	79	0	0
Surrey - Whalley	63	0	0	0	140	0	0	0
Surrey Total	125	35	0	0	176	131	13	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	5	0	0	0	145	529	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	88	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	7	0	0	0	0	0	0	0
Vancouver - Eastside	0	6	0	0	10	2	0	2
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	15	6	0	0	243	531	0	2
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	2	0	0
Vancouver CMA	289	132	0	0	884	1,872	79	12

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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	5	0	0	0	162	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	102	0	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	59	20	0	0	81	295	0	0
Burnaby Total	116	20	0	0	345	295	0	0
Coquitlam	83	22	0	0	207	469	66	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	10	0	0	0	0	4	1
Delta - North	36	0	0	0	0	0	0	0
Delta	36	10	0	0	0	0	4	1
Langley City	0	0	0	0	101	0	0	0
Langley District	17	172	0	0	78	34	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	17	0	0	0	132	0	0
New Westminster	4	4	0	0	210	418	0	0
North Vancouver City	0	19	0	0	2	232	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	15	0	0	70	217	0	0
Port Coquitlam	25	14	0	0	25	215	0	0
Port Moody	0	53	0	0	230	384	0	0
Richmond	8	46	3	0	480	212	0	1
Surrey - South	38	4	0	0	180	24	0	0
Surrey - Cloverdale	91	111	0	0	42	76	34	23
Surrey - North	58	33	0	0	0	0	7	0
Surrey - Guildford	0	0	0	0	0	79	0	0
Surrey - Whalley	203	29	16	0	140	51	0	0
Surrey Total	390	177	16	0	362	230	41	23
University Endowment Lands	0	0	0	0	0	44	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	5	0	0	0	523	529	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	212	0	0	0
Vancouver - Kerrisdale	7	0	0	0	49	27	0	0
Vancouver - Marpole	7	3	0	0	0	0	0	0
Vancouver - Eastside	0	14	0	0	22	10	8	20
Vancouver - Mt. Pleasant	0	3	0	0	96	0	0	0
Vancouver - Strath/Grand	3	3	0	0	43	0	0	0
Vancouver - Westside	16	0	0	0	90	0	0	0
Vancouver Total	44	45	0	0	1,080	566	95	22
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	10	16	0	2
Vancouver CMA	723	614	19	0	3,200	3,473	206	49

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	6	167	0	0	0	174	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	14	2	102	0	0	0	116	2
Burnaby - Central Park	1	3	48	0	0	0	49	3
Burnaby - Remainder	10	5	36	0	0	0	46	5
Burnaby Total	32	16	353	0	0	0	385	16
Coquitlam	8	16	164	293	66	0	238	309
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	10	4	4	0	0	0	14	4
Delta	10	5	4	0	0	0	14	5
Langley City	0	0	0	0	0	0	0	0
Langley District	14	33	8	22	0	0	22	55
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	25	0	5	0	0	21	30
New Westminster	4	1	0	303	0	0	4	304
North Vancouver City	1	7	0	172	0	0	1	179
North Vancouver DM	11	6	0	0	0	0	11	6
Pitt Meadows	2	4	0	85	0	0	2	89
Port Coquitlam	2	2	14	56	0	0	16	58
Port Moody	0	7	0	336	0	0	0	343
Richmond	44	35	46	27	0	0	90	62
Surrey - South	4	18	8	3	0	0	12	21
Surrey - Cloverdale	39	33	74	71	10	10	123	114
Surrey - North	48	29	22	16	3	0	73	45
Surrey - Guildford	0	1	0	79	0	0	0	80
Surrey - Whalley	6	5	203	0	0	0	209	5
Surrey Total	97	86	307	169	13	10	417	265
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	150	529	0	0	150	529
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	88	0	0	0	88	0
Vancouver - Kerrisdale	4	1	0	0	0	0	4	1
Vancouver - Marpole	5	3	7	0	0	0	12	3
Vancouver - Eastside	32	30	0	6	0	2	32	38
Vancouver - Mt. Pleasant	6	4	0	0	0	0	6	4
Vancouver - Strath/Grand	4	0	3	0	0	0	7	0
Vancouver - Westside	15	17	0	0	0	0	15	17
Vancouver Total	67	55	248	535	0	2	315	592
West Vancouver	7	12	0	0	0	0	7	12
White Rock	0	2	0	0	0	0	0	2
Vancouver CMA	322	313	1,144	2,003	79	12	1,545	2,328

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	7	6	0	0	0	0	7	6
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	7	7	0	0	0	0	7	7
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	16	22	167	0	0	0	183	22
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	17	11	106	0	0	0	123	11
Burnaby - Central Park	10	11	48	0	0	0	58	11
Burnaby - Remainder	56	59	140	315	0	0	196	374
Burnaby Total	100	107	461	315	0	0	561	422
Coquitlam	75	44	272	480	66	0	413	524
Delta - Tsawwassen	7	5	0	0	0	0	7	5
Delta - Ladner	18	12	0	10	4	1	22	23
Delta - North	33	21	36	0	0	0	69	21
Delta	58	38	36	10	4	1	98	49
Langley City	0	0	101	0	0	0	101	0
Langley District	93	231	81	192	2	0	176	423
Lion's Bay	3	1	0	0	0	0	3	1
Maple Ridge	101	115	0	149	0	0	101	264
New Westminster	18	34	214	423	0	0	232	457
North Vancouver City	12	15	0	257	0	0	12	272
North Vancouver DM	28	31	0	0	0	0	28	31
Pitt Meadows	10	25	70	232	0	0	80	257
Port Coquitlam	7	14	48	223	0	0	55	237
Port Moody	10	20	230	437	0	0	240	457
Richmond	127	84	438	260	3	1	568	345
Surrey - South	46	78	247	42	0	0	293	120
Surrey - Cloverdale	124	122	125	187	34	23	283	332
Surrey - North	169	155	58	33	7	0	234	188
Surrey - Guildford	0	2	0	79	0	0	0	81
Surrey - Whalley	24	40	343	80	16	0	383	120
Surrey Total	363	397	773	421	57	23	1,193	841
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	528	529	87	0	615	529
Vancouver - Kitsilano	5	2	45	22	0	2	50	26
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	10	3	218	0	0	0	228	3
Vancouver - Kerrisdale	11	7	56	27	0	0	67	34
Vancouver - Marpole	23	13	7	3	0	0	30	16
Vancouver - Eastside	136	100	0	18	9	20	145	138
Vancouver - Mt. Pleasant	16	6	96	3	0	0	112	9
Vancouver - Strath/Grand	9	0	46	3	0	0	55	3
Vancouver - Westside	45	73	106	0	0	0	151	73
Vancouver Total	255	205	1,102	605	96	22	1,453	832
West Vancouver	32	33	0	17	0	0	32	50
White Rock	11	17	0	0	0	2	11	19
Vancouver CMA	1,319	1,426	3,830	4,065	228	49	5,377	5,540

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 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	3	100.0	3	--	--
Belcarra													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 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	11.1	0	0.0	1	11.1	7	77.8	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Burnaby													
April 2009	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	864,500	887,589
April 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	8	19.5	33	80.5	41	879,000	907,330
Year-to-date 2008	0	0.0	0	0.0	0	0.0	19	37.3	32	62.7	51	837,000	915,704
Coquitlam													
April 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
April 2008	0	0.0	11	100.0	0	0.0	0	0.0	0	0.0	11	450,000	447,073
Year-to-date 2009	0	0.0	0	0.0	0	0.0	20	50.0	20	50.0	40	745,395	826,617
Year-to-date 2008	2	7.4	12	44.4	0	0.0	0	0.0	13	48.1	27	460,999	750,985
Delta													
April 2009	0	0.0	0	0.0	4	30.8	9	69.2	0	0.0	13	650,895	633,678
April 2008	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	9	21.4	25	59.5	8	19.0	42	642,898	700,912
Year-to-date 2008	0	0.0	0	0.0	7	17.1	15	36.6	19	46.3	41	700,000	773,988
Langley City													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	0	0.0	1	7.1	8	57.1	4	28.6	1	7.1	14	596,950	681,750
April 2008	0	0.0	1	3.0	11	33.3	18	54.5	3	9.1	33	639,900	635,670
Year-to-date 2009	3	3.3	5	5.6	31	34.4	38	42.2	13	14.4	90	619,000	674,518
Year-to-date 2008	0	0.0	6	4.0	49	32.7	82	54.7	13	8.7	150	629,900	637,359

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	0	0.0	6	17.6	17	50.0	10	29.4	1	2.9	34	562,400	582,700
April 2008	0	0.0	2	5.4	30	81.1	5	13.5	0	0.0	37	569,000	564,454
Year-to-date 2009	0	0.0	20	22.0	44	48.4	26	28.6	1	1.1	91	563,900	574,651
Year-to-date 2008	1	0.9	19	16.8	74	65.5	19	16.8	0	0.0	113	565,000	556,737
New Westminster													
April 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
April 2008	2	15.4	4	30.8	7	53.8	0	0.0	0	0.0	13	503,900	505,300
Year-to-date 2009	0	0.0	0	0.0	1	10.0	7	70.0	2	20.0	10	644,500	670,290
Year-to-date 2008	2	4.8	7	16.7	29	69.0	4	9.5	0	0.0	42	518,900	532,133
North Vancouver City													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,045,000	1,151,700
North Vancouver DM													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,614,000	1,660,845
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,450,000	1,443,815
Pitt Meadows													
April 2009	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
April 2008	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2009	0	0.0	2	15.4	9	69.2	1	7.7	1	7.7	13	519,900	552,085
Year-to-date 2008	0	0.0	1	3.4	27	93.1	1	3.4	0	0.0	29	570,000	568,655
Port Coquitlam													
April 2009	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
April 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	5	83.3	1	16.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Port Moody													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
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	1	6.3	15	93.8	16	812,500	911,719
Richmond													
April 2009	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,245,000	1,221,864
April 2008	0	0.0	0	0.0	0	0.0	10	26.3	28	73.7	38	1,000,000	1,025,847
Year-to-date 2009	0	0.0	0	0.0	0	0.0	14	20.6	54	79.4	68	1,000,000	1,108,380
Year-to-date 2008	0	0.0	0	0.0	0	0.0	18	19.8	73	80.2	91	1,000,000	1,066,812

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2009	1	1.0	8	8.0	36	36.0	26	26.0	29	29.0	100	629,000	759,757
April 2008	0	0.0	11	13.6	20	24.7	18	22.2	32	39.5	81	669,000	822,771
Year-to-date 2009	2	0.5	16	4.1	134	34.4	115	29.5	123	31.5	390	657,000	737,024
Year-to-date 2008	0	0.0	29	7.1	120	29.3	114	27.8	147	35.9	410	679,000	764,520
University Endowment Lands													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,000,000	1,348,437
April 2008	0	0.0	0	0.0	0	0.0	3	6.5	43	93.5	46	889,444	1,041,085
Year-to-date 2009	1	0.6	0	0.0	2	1.2	9	5.3	157	92.9	169	950,000	1,257,118
Year-to-date 2008	0	0.0	0	0.0	2	1.3	10	6.5	141	92.2	153	960,000	1,318,403
West Vancouver													
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
April 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	2,850,000	2,880,333
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,469,500	2,647,530
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	2,870,000	3,068,563
White Rock													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	1	0.4	15	5.4	70	25.0	68	24.3	126	45.0	280	699,000	932,667
April 2008	2	0.6	30	9.6	74	23.8	62	19.9	143	46.0	311	700,000	889,205
Year-to-date 2009	6	0.6	46	4.4	230	22.1	271	26.1	486	46.8	1,039	724,950	897,964
Year-to-date 2008	5	0.4	74	6.1	310	25.6	287	23.7	534	44.1	1,210	699,000	900,831

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2009	April 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	887,589	--	n/a	907,330	915,704	-0.9
Coquitlam	--	447,073	n/a	826,617	750,985	10.1
Delta	633,678	--	n/a	700,912	773,988	-9.4
Langley City	--	--	n/a	--	--	n/a
Langley District	681,750	635,670	7.2	674,518	637,359	5.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	582,700	564,454	3.2	574,651	556,737	3.2
New Westminster	--	505,300	n/a	670,290	532,133	26.0
North Vancouver City	--	--	n/a	--	1,151,700	n/a
North Vancouver DM	--	--	n/a	1,660,845	1,443,815	15.0
Pitt Meadows	--	--	n/a	552,085	568,655	-2.9
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	863,923	911,719	-5.2
Richmond	1,221,864	1,025,847	19.1	1,108,380	1,066,812	3.9
Surrey Total	759,757	822,771	-7.7	737,024	764,520	-3.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,348,437	1,041,085	29.5	1,257,118	1,318,403	-4.6
West Vancouver	--	2,880,333	n/a	2,647,530	3,068,563	-13.7
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	932,667	889,205	4.9	897,964	900,831	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
April 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	1,191	6,310	19%	816,801	596	2,468	24%	463,283	179	5,533	3%	364,074
	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	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	YTD 2008	4,072	4,950	20%	900,490	1,922	1,689	28%	511,058	4,794	4,935	24%	411,827
	YTD 2009	2,976	6,132	12%	792,414	1,341	2,448	14%	451,270	2,169	5,770	9%	356,769

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

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
April 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	114.9	112.6	1,220	6.1	66.0	816
	April	596	3.90	5.25		112.6	1,227	6.5	66.5	815
	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
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2009	9	0	0	0	0	56	0	0	65
April 2008	28	0	0	1	20	188	0	0	237
% Change	-67.9	n/a	n/a	-100.0	-100.0	-70.2	n/a	n/a	-72.6
Year-to-date 2009	32	0	8	0	16	56	0	0	112
Year-to-date 2008	112	2	26	1	82	449	0	0	672
% Change	-71.4	-100.0	-69.2	-100.0	-80.5	-87.5	n/a	n/a	-83.3
UNDER CONSTRUCTION									
April 2009	172	0	56	23	64	750	0	0	1,065
April 2008	292	2	122	27	153	551	0	0	1,147
% Change	-41.1	-100.0	-54.1	-14.8	-58.2	36.1	n/a	n/a	-7.1
COMPLETIONS									
April 2009	22	0	6	0	0	0	0	0	28
April 2008	26	0	0	0	0	61	0	0	87
% Change	-15.4	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-67.8
Year-to-date 2009	89	0	28	1	49	0	0	0	167
Year-to-date 2008	154	0	46	4	20	208	0	0	432
% Change	-42.2	n/a	-39.1	-75.0	145.0	-100.0	n/a	n/a	-61.3
COMPLETED & NOT ABSORBED									
April 2009	184	0	18	12	77	15	0	0	306
April 2008	109	0	20	7	22	34	0	0	192
% Change	68.8	n/a	-10.0	71.4	**	-55.9	n/a	n/a	59.4
ABSORBED									
April 2009	18	0	8	0	2	2	0	0	30
April 2008	36	0	0	0	0	69	0	0	105
% Change	-50.0	n/a	n/a	n/a	n/a	-97.1	n/a	n/a	-71.4
Year-to-date 2009	70	0	48	1	23	5	0	0	147
Year-to-date 2008	125	0	30	1	12	225	0	0	393
% Change	-44.0	n/a	60.0	0.0	91.7	-97.8	n/a	n/a	-62.6

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

Table I.1: Housing Activity Summary by Submarket
April 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									
April 2009	7	0	0	0	0	56	0	0	63
April 2008	14	0	0	1	20	188	0	0	223
Fraser Valley H RDA									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Mission DM									
April 2009	2	0	0	0	0	0	0	0	2
April 2008	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
April 2009	9	0	0	0	0	56	0	0	65
April 2008	28	0	0	1	20	188	0	0	237
UNDER CONSTRUCTION									
Abbotsford City									
April 2009	128	0	56	23	62	750	0	0	1,019
April 2008	195	0	122	27	101	551	0	0	996
Fraser Valley H RDA									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Mission DM									
April 2009	44	0	0	0	2	0	0	0	46
April 2008	97	2	0	0	52	0	0	0	151
Abbotsford CMA									
April 2009	172	0	56	23	64	750	0	0	1,065
April 2008	292	2	122	27	153	551	0	0	1,147
COMPLETIONS									
Abbotsford City									
April 2009	17	0	6	0	0	0	0	0	23
April 2008	22	0	0	0	0	61	0	0	83
Fraser Valley H RDA									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Mission DM									
April 2009	5	0	0	0	0	0	0	0	5
April 2008	4	0	0	0	0	0	0	0	4
Abbotsford CMA									
April 2009	22	0	6	0	0	0	0	0	28
April 2008	26	0	0	0	0	61	0	0	87

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

Table I.1: Housing Activity Summary by Submarket
April 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									
April 2009	98	0	18	12	40	3	0	0	171
April 2008	57	0	20	6	22	20	0	0	125
Fraser Valley H RDA									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Mission DM									
April 2009	86	0	0	0	37	12	0	0	135
April 2008	52	0	0	1	0	14	0	0	67
Abbotsford CMA									
April 2009	184	0	18	12	77	15	0	0	306
April 2008	109	0	20	7	22	34	0	0	192
ABSORBED									
Abbotsford City									
April 2009	11	0	8	0	2	2	0	0	23
April 2008	25	0	0	0	0	69	0	0	94
Fraser Valley H RDA									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Mission DM									
April 2009	7	0	0	0	0	0	0	0	7
April 2008	11	0	0	0	0	0	0	0	11
Abbotsford CMA									
April 2009	18	0	8	0	2	2	0	0	30
April 2008	36	0	0	0	0	69	0	0	105

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
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Abbotsford City	7	15	0	16	0	4	56	188	63	223	-71.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	2	14	0	0	0	0	0	0	2	14	-85.7
Abbotsford CMA	9	29	0	16	0	4	56	188	65	237	-72.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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	25	75	2	26	14	4	64	475	105	580	-81.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	38	0	2	0	52	0	0	7	92	-92.4
Abbotsford CMA	32	113	2	28	14	56	64	475	112	672	-83.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Abbotsford City	0	4	0	0	56	188	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	4	0	0	56	188	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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	4	0	0	64	475	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	56	0	0	64	475	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Abbotsford City	7	14	56	209	0	0	63	223
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	2	14	0	0	0	0	2	14
Abbotsford CMA	9	28	56	209	0	0	65	237

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	33	100	72	480	0	0	105	580
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	40	0	52	0	0	7	92
Abbotsford CMA	40	140	72	532	0	0	112	672

Source: CM HC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Abbotsford City	17	22	0	0	0	0	6	61	23	83	-72.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	4	0	0	0	0	0	0	5	4	25.0
Abbotsford CMA	22	26	0	0	0	0	6	61	28	87	-67.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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	49	99	16	0	33	20	28	254	126	373	-66.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	41	59	0	0	0	0	0	0	41	59	-30.5
Abbotsford CMA	90	158	16	0	33	20	28	254	167	432	-61.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Abbotsford City	0	0	0	0	6	61	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	0	0	0	6	61	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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	28	254	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	28	254	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Abbotsford City	23	22	0	61	0	0	23	83
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	4	0	0	0	0	5	4
Abbotsford CMA	28	26	0	61	0	0	28	87

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	76	141	50	232	0	0	126	373
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	41	59	0	0	0	0	41	59
Abbotsord CMA	117	200	50	232	0	0	167	432

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2009	0	0.0	0	0.0	9	81.8	2	18.2	0	0.0	11	579,900	583,300
April 2008	1	4.0	10	40.0	1	4.0	0	0.0	1	4.0	25	510,000	511,960
Year-to-date 2009	1	2.4	2	4.9	8	19.5	9	22.0	8	19.5	41	590,000	639,449
Year-to-date 2008	1	1.3	18	23.1	10	12.8	8	10.3	10	12.8	78	540,000	576,576
Fraser Valley H RDA													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2009	0	0.0	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
April 2008	0	0.0	10	90.9	0	0.0	0	0.0	0	0.0	11	470,000	486,818
Year-to-date 2009	0	0.0	23	76.7	0	0.0	0	0.0	0	0.0	30	470,000	482,910
Year-to-date 2008	1	2.1	41	85.4	0	0.0	0	0.0	0	0.0	48	475,000	479,871
Abbotsford CMA													
April 2009	0	0.0	6	33.3	0	0.0	2	11.1	0	0.0	18	539,950	538,594
April 2008	1	2.8	20	55.6	1	2.8	0	0.0	1	2.8	36	498,000	504,278
Year-to-date 2009	1	1.4	25	35.2	8	11.3	9	12.7	8	11.3	71	545,000	573,306
Year-to-date 2008	2	1.6	59	46.8	10	7.9	8	6.3	10	7.9	126	510,000	539,736

Source: CMHC (Starts and Completions Survey)

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

Submarket	April 2009	April 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	583,300	511,960	13.9	639,449	576,576	10.9
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	486,818	n/a	482,910	479,871	0.6
Abbotsford CMA	538,594	504,278	6.8	573,306	539,736	6.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 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	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	820	2,626	2,085	39.3	392,692	-11.5	393,773
	April	1,220	-27.7	992	2,210	2,028	48.9	409,168	-6.8	411,785
	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	5,069	-10.3		12,085			437,705	5.8	
	YTD 2009	3,156	-37.7		8,592			399,874	-8.6	

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
April 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	66.8	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.0	756
	March	712	7.15	7.19	124.2	110.8	86	5.1	67.9	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	69.2	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	70.4	740
	November	713	6.35	7.20	120.3	112.3	89	5.7	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	114.6	112.0	86	7.0	68.2	763
	April	596	3.90	5.25		112.1	84	7.1	67.4	754
	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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