

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

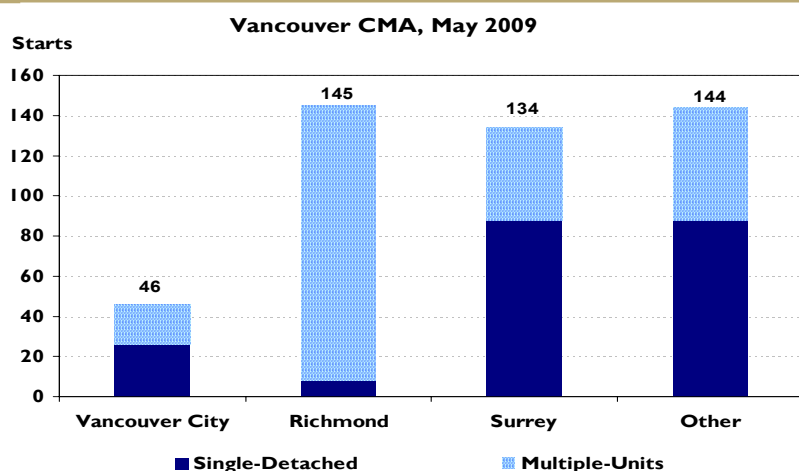
Date Released: June 2009

May Housing Starts in Vancouver

During May 2009, foundations were poured for 469 homes in Vancouver CMA, compared to 1,757 homes started a year ago. Of the 210 single-detached homes started in Vancouver CMA, 88 were in Surrey. Most of the starts for multiple-unit residential projects were concentrated in Richmond.

With historically low mortgage interest rates and buyers' market conditions, housing purchases have registered an uptick recently. Many first-time homebuyers, who still have a job and were previously sitting on the sidelines, have been encouraged to buy their first home. Expectedly, much of the interest is for the most

Figure 1



Source: CMHC

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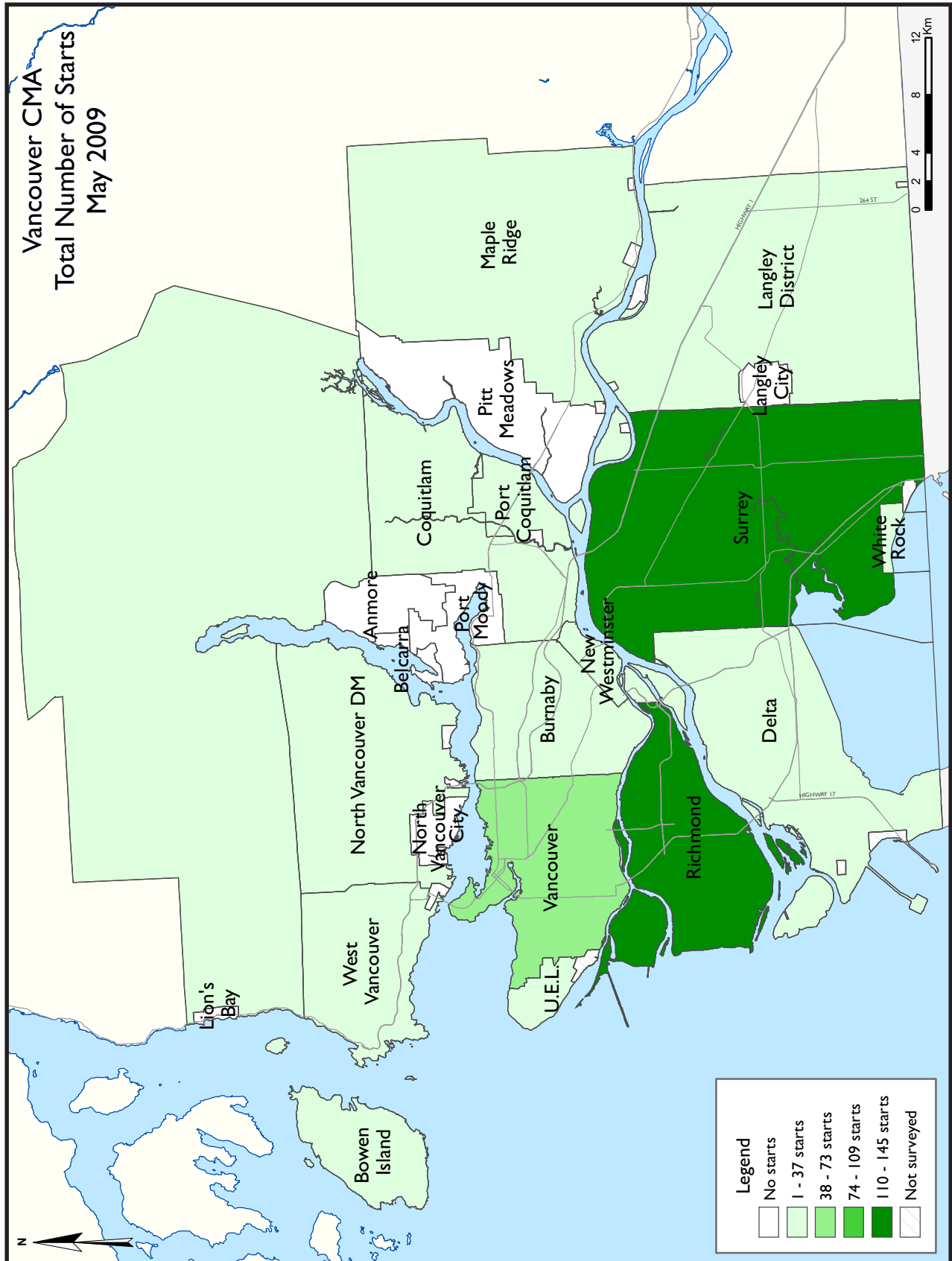
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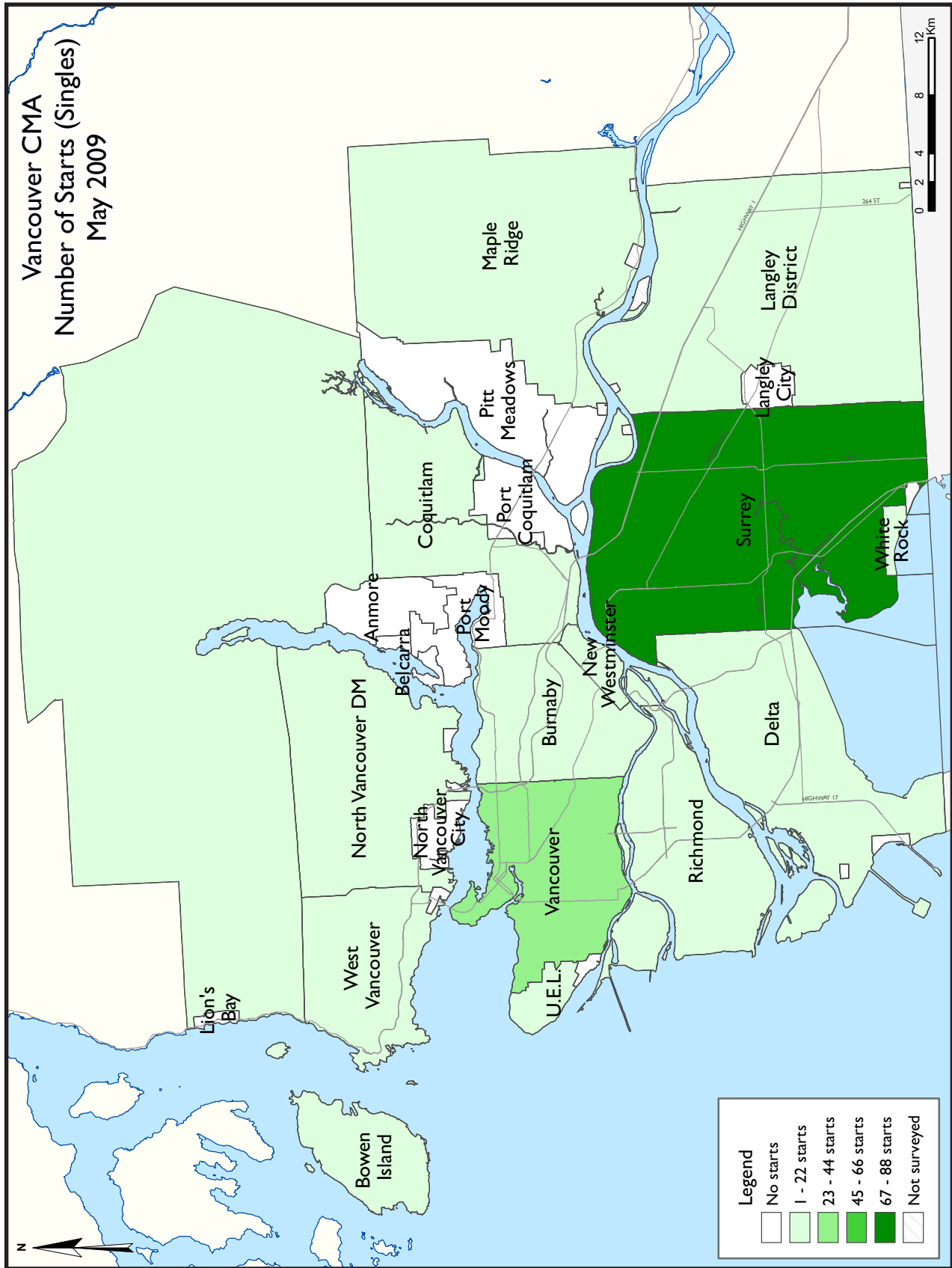
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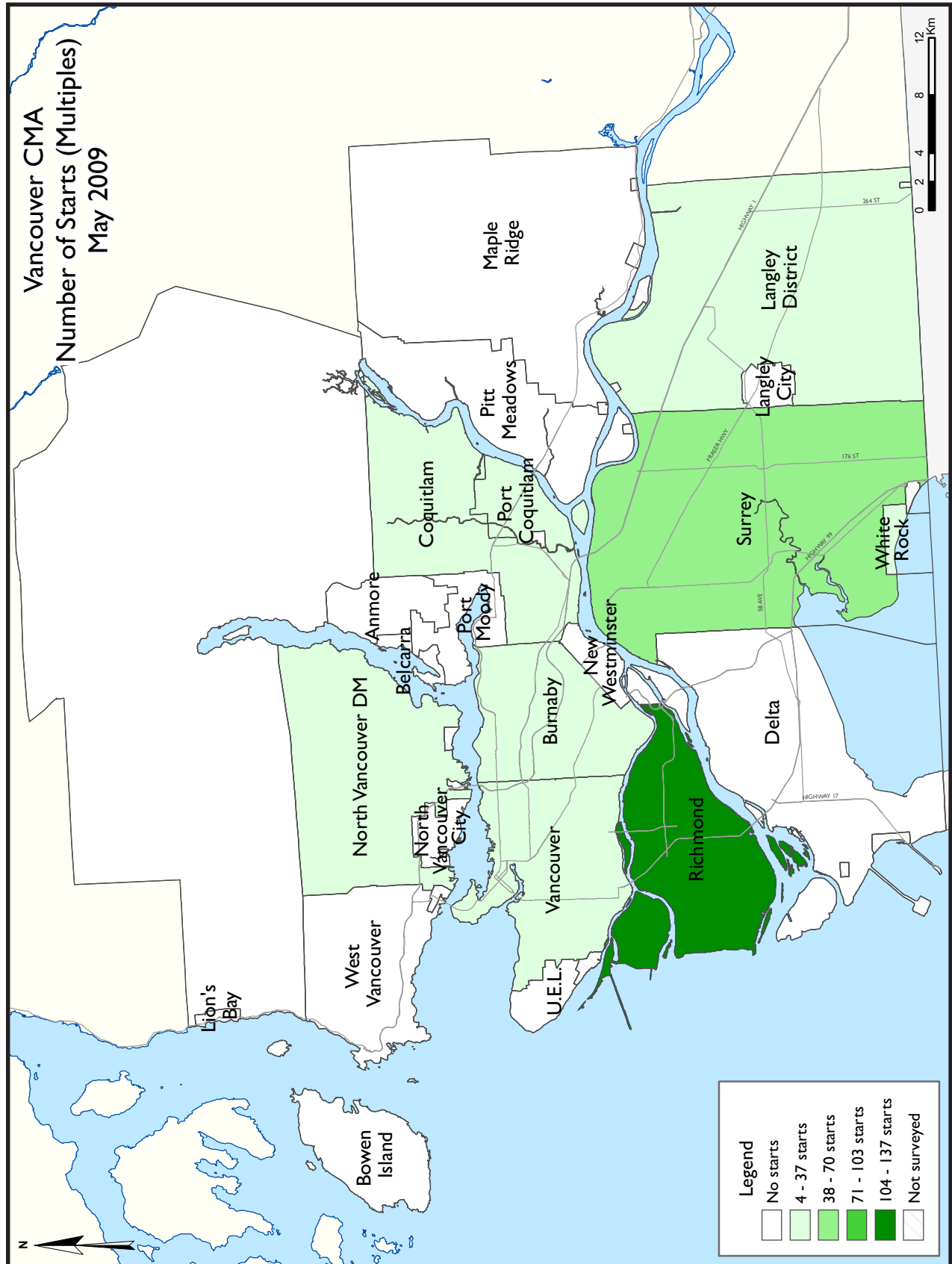
competitively priced properties in the submarkets.

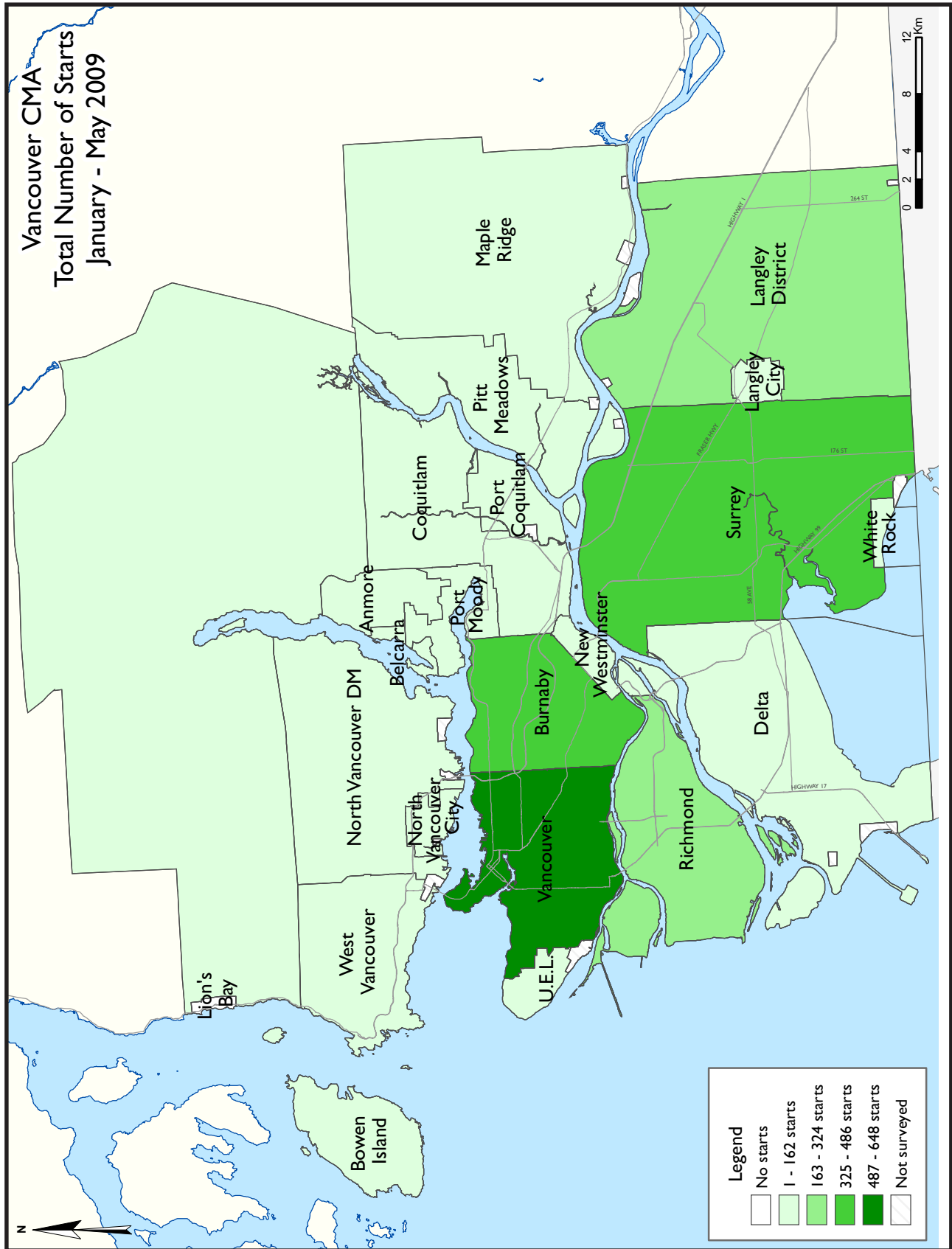
Such increase in purchase activity should help the absorption of the existing inventories of new and resale housing, which, in turn, could put a damper on the pace of housing starts decline during the latter part of the year.

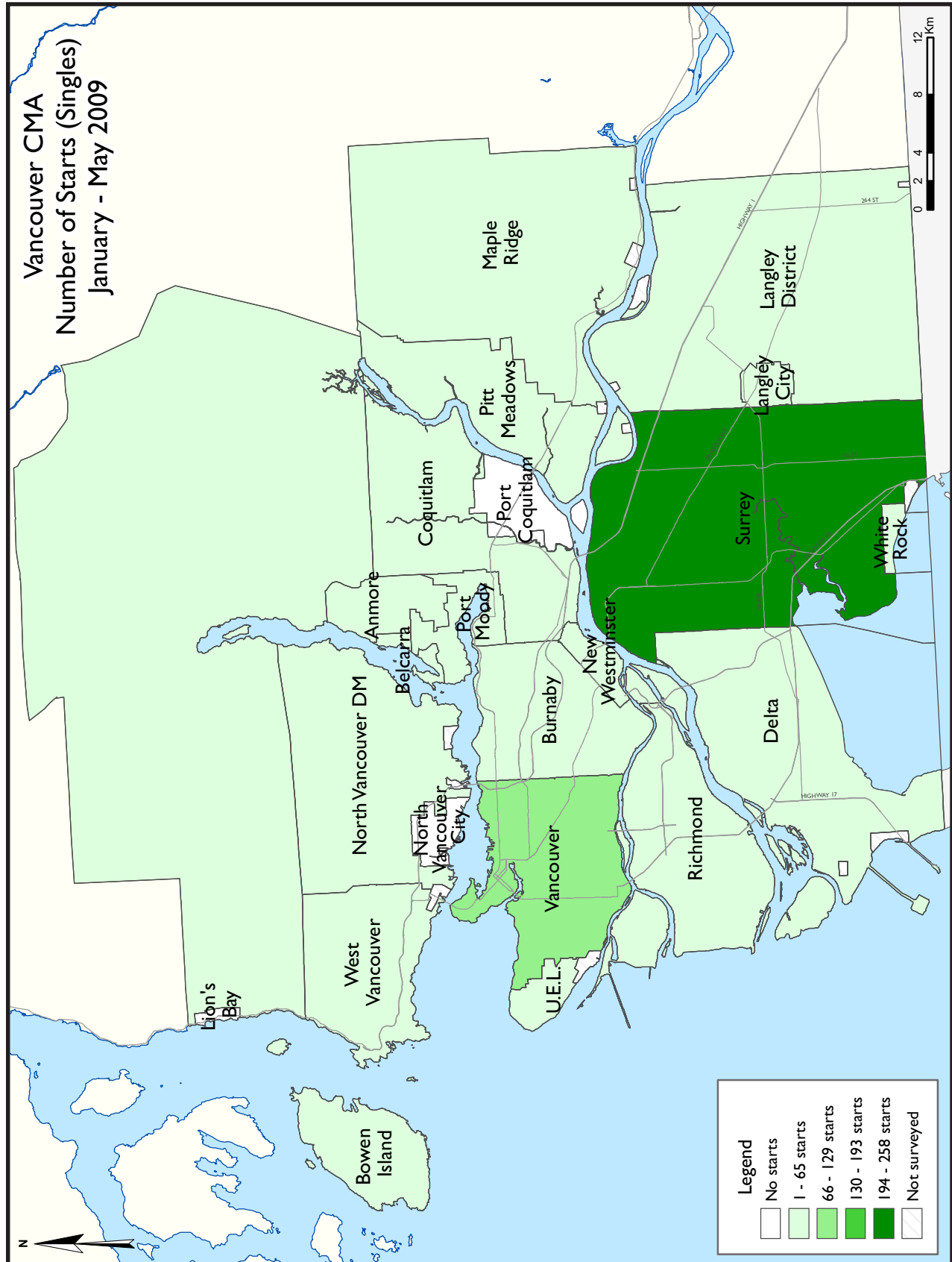
Nationally, all area housing starts rose nine per cent to 128,400 units (SAAR) from 117,600 in April as all provinces except B.C. recorded an increase in new home construction activity in May.

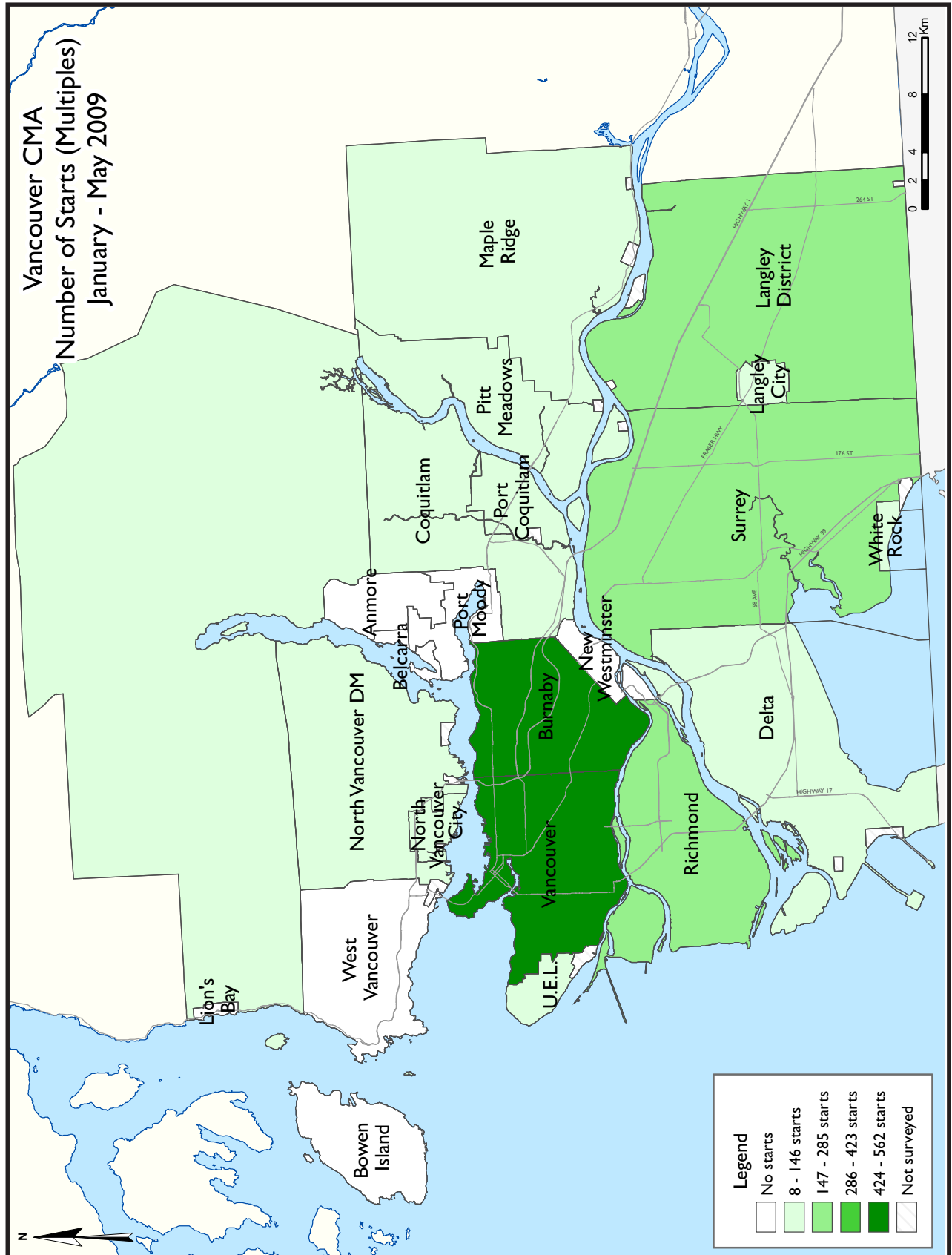


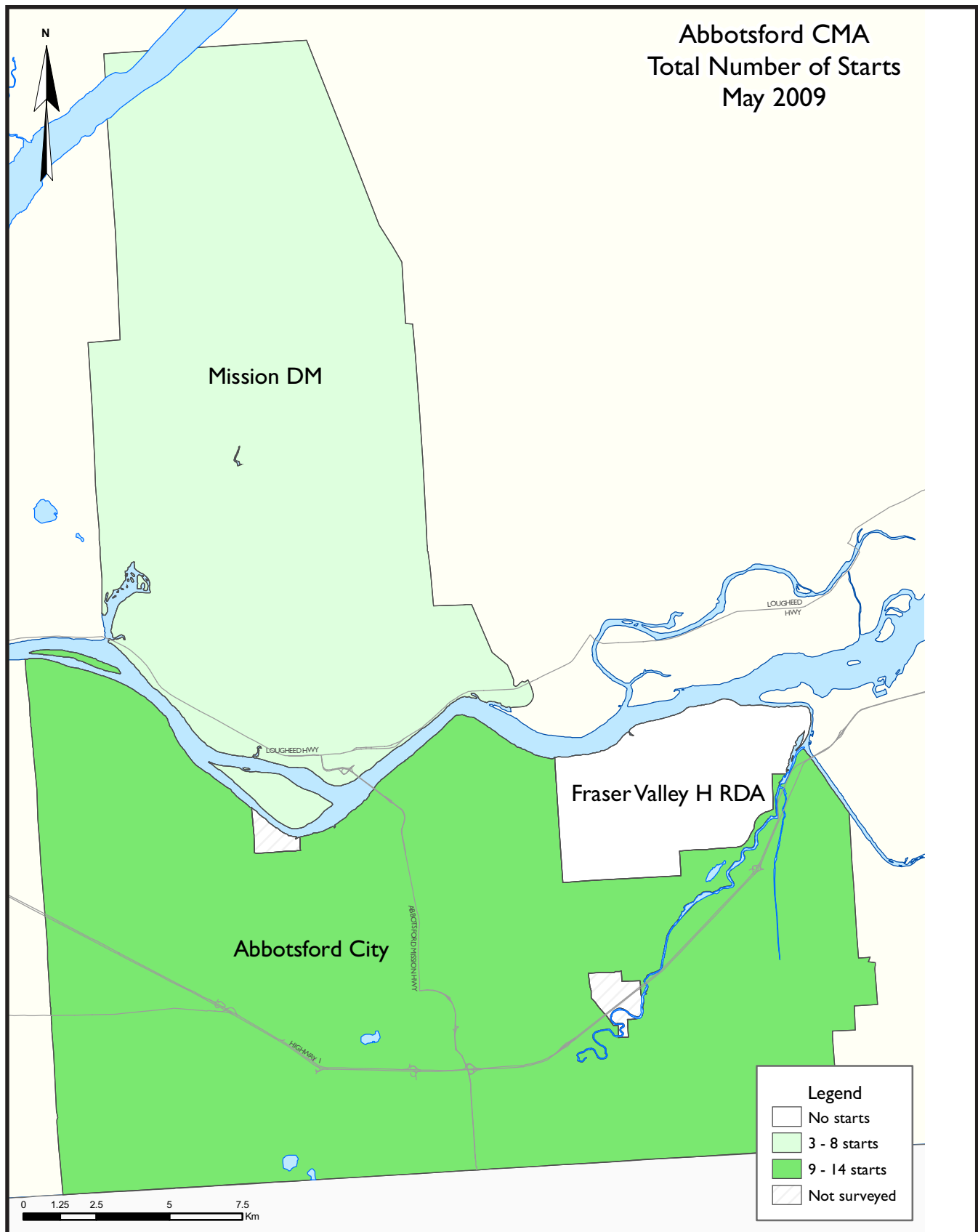


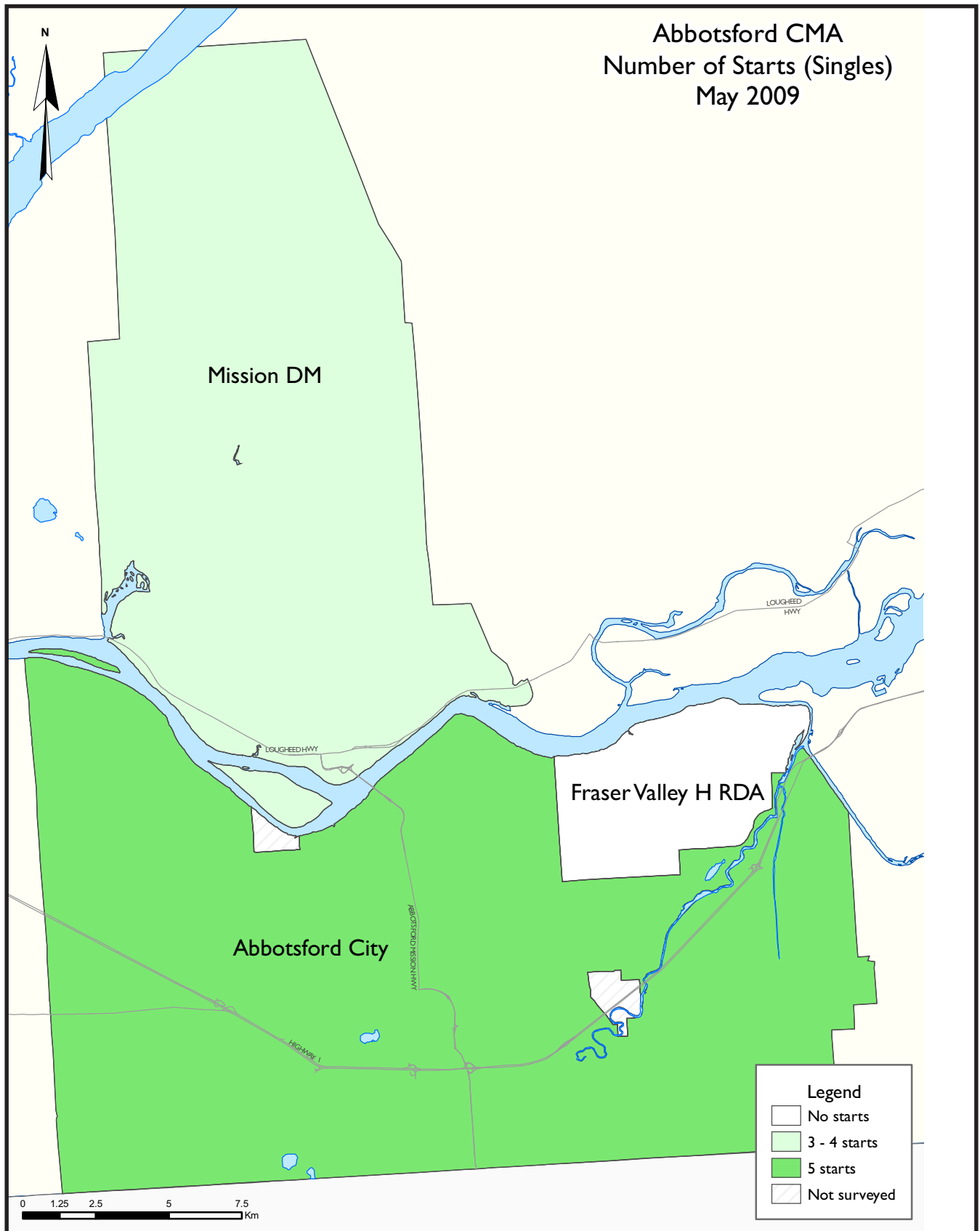


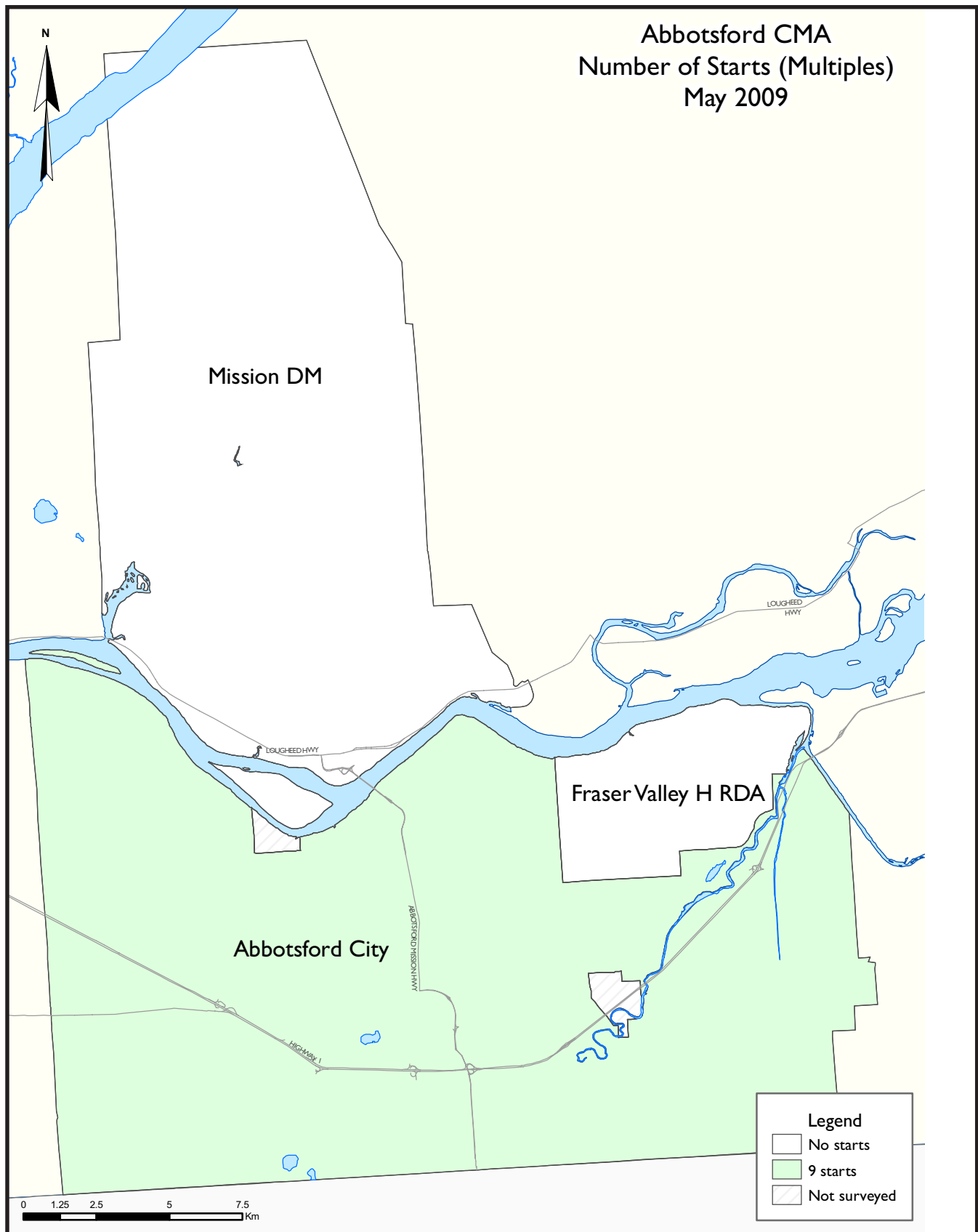


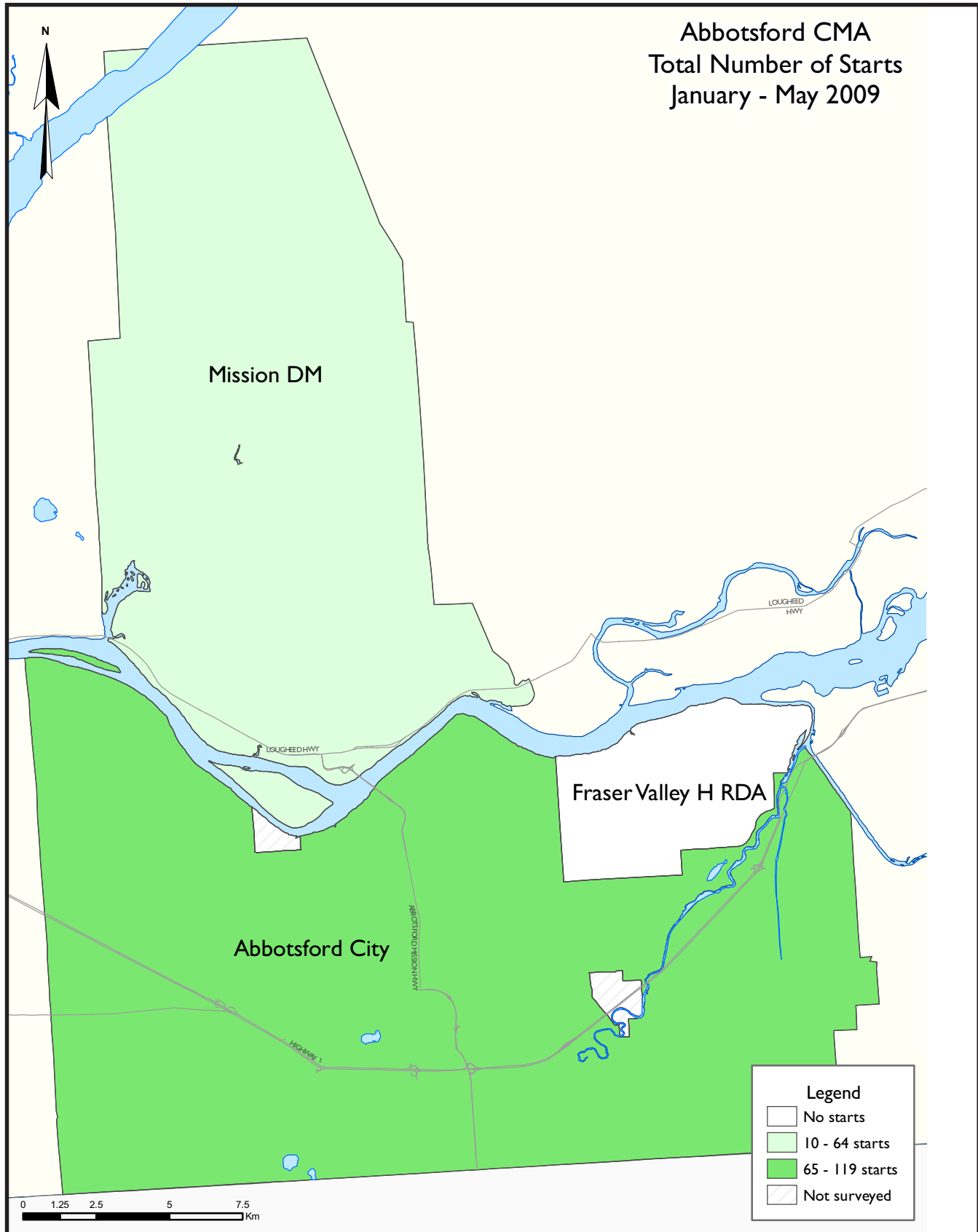


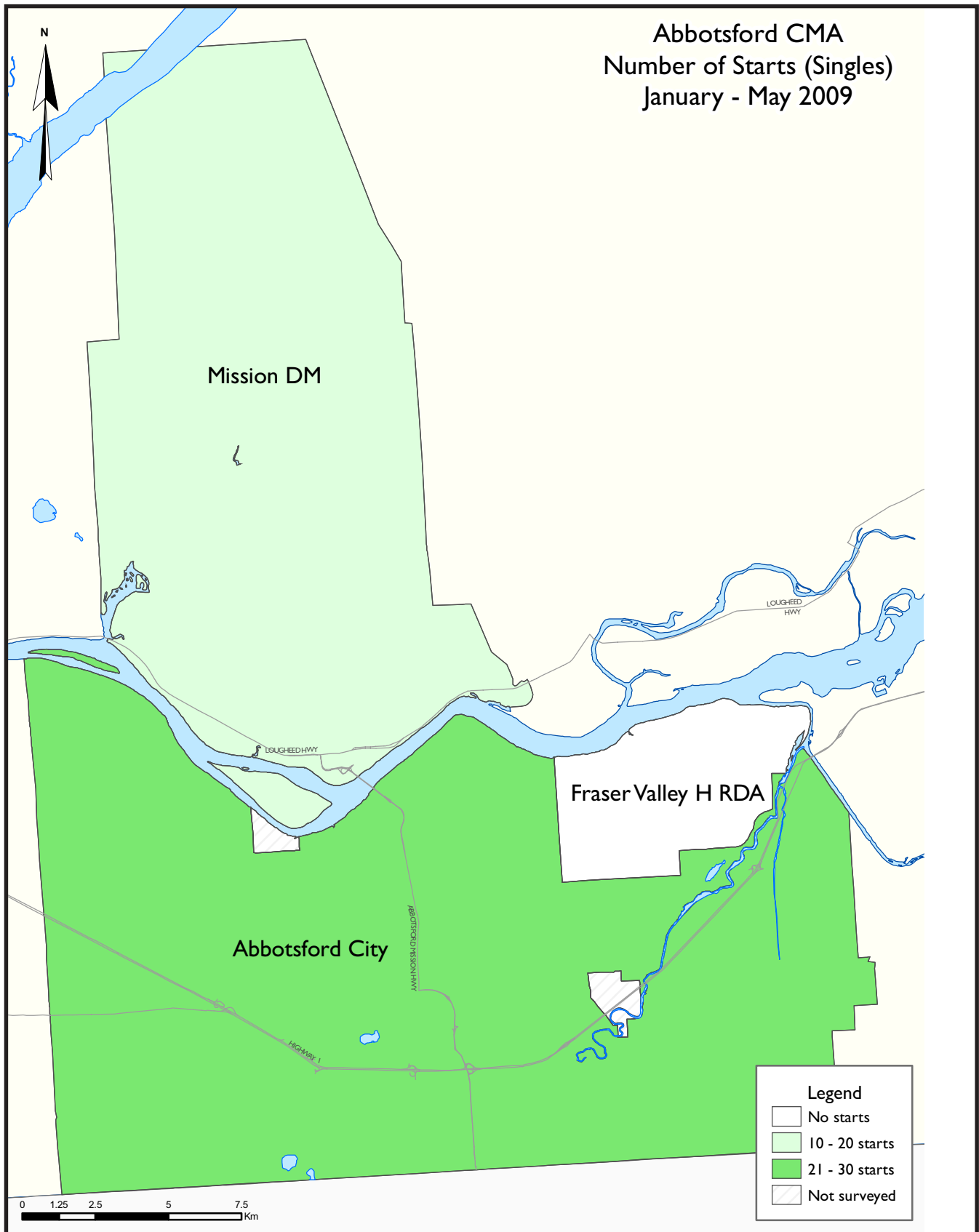


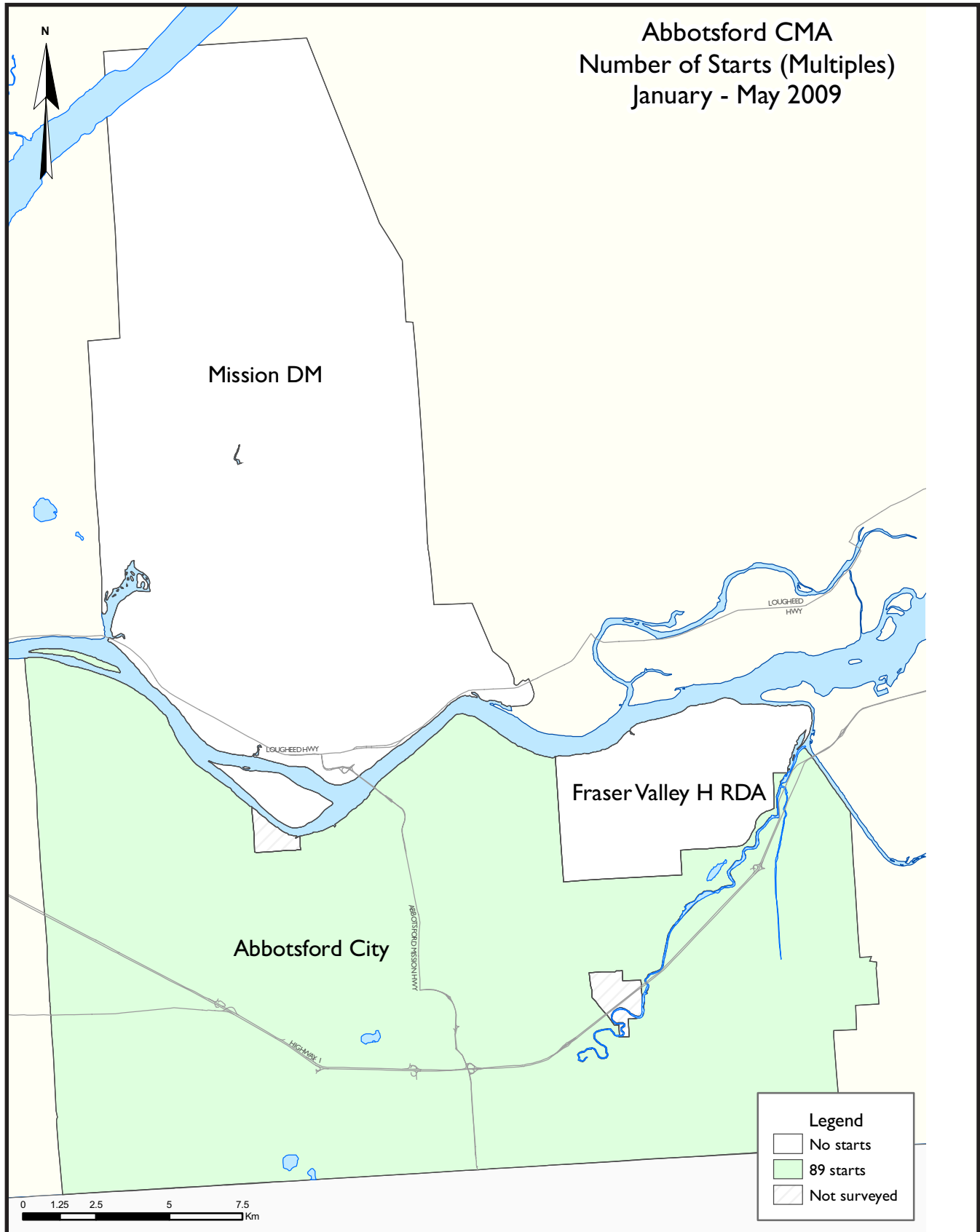












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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 4.1 Average 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
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	208	16	31	1	71	127	1	14	469
May 2008	322	28	50	0	181	1,162	0	14	1,757
% Change	-35.4	-42.9	-38.0	n/a	-60.8	-89.1	n/a	0.0	-73.3
Year-to-date 2009	652	56	153	2	543	1,273	5	87	2,771
Year-to-date 2008	1,436	168	279	24	1,029	5,439	1	72	8,448
% Change	-54.6	-66.7	-45.2	-91.7	-47.2	-76.6	**	20.8	-67.2
UNDER CONSTRUCTION									
May 2009	2,453	203	551	30	2,127	14,853	9	952	21,178
May 2008	3,078	262	449	65	2,681	19,174	0	605	26,314
% Change	-20.3	-22.5	22.7	-53.8	-20.7	-22.5	n/a	57.4	-19.5
COMPLETIONS									
May 2009	305	14	34	0	218	1,145	0	69	1,785
May 2008	287	20	40	24	146	1,163	3	13	1,696
% Change	6.3	-30.0	-15.0	-100.0	49.3	-1.5	-100.0	**	5.2
Year-to-date 2009	1,322	146	204	7	1,011	4,175	22	275	7,162
Year-to-date 2008	1,509	134	130	48	804	4,546	3	62	7,236
% Change	-12.4	9.0	56.9	-85.4	25.7	-8.2	**	**	-1.0
COMPLETED & NOT ABSORBED									
May 2009	1,039	174	151	23	371	480	0	84	2,322
May 2008	812	98	59	15	128	283	6	21	1,422
% Change	28.0	77.6	155.9	53.3	189.8	69.6	-100.0	**	63.3
ABSORBED									
May 2009	360	35	42	1	223	1,133	0	37	1,831
May 2008	273	15	36	30	161	1,187	5	12	1,719
% Change	31.9	133.3	16.7	-96.7	38.5	-4.5	-100.0	**	6.5
Year-to-date 2009	1,387	115	187	10	1,007	4,249	22	139	7,116
Year-to-date 2008	1,461	115	124	52	831	4,415	57	51	7,106
% Change	-5.1	0.0	50.8	-80.8	21.2	-3.8	-61.4	172.5	0.1

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2009	9	10	0	0	0	0	0	0	19
May 2008	21	4	0	0	0	0	0	0	25
Delta									
May 2009	16	0	0	0	0	0	0	0	16
May 2008	8	0	0	0	10	0	0	1	19
Langley									
May 2009	11	0	2	0	5	0	1	0	19
May 2008	26	0	10	0	0	0	0	0	36
Maple Ridge / Pitt Meadows									
May 2009	20	0	0	0	0	0	0	0	20
May 2008	36	0	0	0	0	0	0	0	36
New Westminster									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	4	0	0	0	0	0	0	0	4
North Vancouver									
May 2009	3	0	0	1	16	0	0	0	20
May 2008	6	0	2	0	0	0	0	0	8
Richmond									
May 2009	8	0	12	0	6	119	0	0	145
May 2008	1	0	8	0	25	43	0	0	77
Surrey									
May 2009	88	0	4	0	28	0	0	14	134
May 2008	138	0	4	0	81	60	0	13	296
Tri-Cities									
May 2009	15	2	5	0	12	0	0	0	34
May 2008	11	6	12	0	39	713	0	0	781
University Endowment Lands									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2009	26	4	4	0	4	8	0	0	46
May 2008	56	16	8	0	26	338	0	0	444
West Vancouver									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	14	2	0	0	0	8	0	0	24
White Rock									
May 2009	1	0	4	0	0	0	0	0	5
May 2008	0	0	6	0	0	0	0	0	6
Vancouver CMA									
May 2009	208	16	31	1	71	127	1	14	469
May 2008	322	28	50	0	181	1,162	0	14	1,757

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

Table 1.1: Housing Activity Summary by Submarket
May 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									
May 2009	128	34	0	0	143	1,469	0	0	1,774
May 2008	118	82	0	0	180	2,517	0	0	2,897
Delta									
May 2009	108	4	0	0	112	0	0	8	232
May 2008	89	2	0	0	20	0	0	1	112
Langley									
May 2009	290	8	68	0	93	500	1	0	960
May 2008	446	14	72	0	109	445	0	1	1,087
Maple Ridge / Pitt Meadows									
May 2009	156	4	0	1	94	251	0	0	506
May 2008	307	0	0	1	156	524	0	0	988
New Westminster									
May 2009	26	0	0	0	0	614	0	0	640
May 2008	24	4	0	2	4	812	0	0	846
North Vancouver									
May 2009	77	18	28	2	79	745	0	0	949
May 2008	109	12	4	1	73	818	0	32	1,049
Richmond									
May 2009	143	6	146	3	311	1,435	0	6	2,050
May 2008	172	4	97	8	231	1,977	0	4	2,493
Surrey									
May 2009	796	16	18	24	820	3,217	0	188	5,079
May 2008	985	12	34	36	1,286	2,819	0	170	5,342
Tri-Cities									
May 2009	84	18	131	0	171	1,381	0	1	1,786
May 2008	108	26	135	17	224	2,568	0	56	3,134
University Endowment Lands									
May 2009	8	0	0	0	76	139	0	257	480
May 2008	7	0	0	0	90	189	0	107	393
Vancouver City									
May 2009	411	79	106	0	215	5,034	8	492	6,345
May 2008	449	86	55	0	272	6,252	0	234	7,348
West Vancouver									
May 2009	148	14	0	0	8	33	0	0	203
May 2008	184	18	0	0	36	26	0	0	264
White Rock									
May 2009	8	2	54	0	5	35	0	0	104
May 2008	8	2	50	0	0	227	0	0	287
Vancouver CMA									
May 2009	2,453	203	551	30	2,127	14,853	9	952	21,178
May 2008	3,078	262	449	65	2,681	19,174	0	605	26,314

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

Table 1.1: Housing Activity Summary by Submarket
May 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									
May 2009	21	4	0	0	4	171	0	0	200
May 2008	6	8	0	0	0	292	0	0	306
Delta									
May 2009	18	0	0	0	0	0	0	3	21
May 2008	3	0	0	0	0	0	1	1	5
Langley									
May 2009	49	0	0	0	5	0	0	0	54
May 2008	42	2	12	0	23	0	2	0	81
Maple Ridge / Pitt Meadows									
May 2009	24	0	0	0	10	96	0	0	130
May 2008	32	0	0	18	16	0	0	0	66
New Westminster									
May 2009	1	0	0	0	0	200	0	0	201
May 2008	4	0	0	0	0	0	0	0	4
North Vancouver									
May 2009	3	0	0	0	0	0	0	32	35
May 2008	8	0	0	0	0	131	0	0	139
Richmond									
May 2009	3	0	6	0	28	16	0	0	53
May 2008	6	0	0	0	49	0	0	0	55
Surrey									
May 2009	159	0	10	0	99	97	0	34	399
May 2008	116	4	0	5	34	452	0	12	623
Tri-Cities									
May 2009	4	6	10	0	36	100	0	0	156
May 2008	15	2	14	0	16	0	0	0	47
University Endowment Lands									
May 2009	1	0	0	0	0	72	0	0	73
May 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2009	8	4	0	0	36	465	0	0	513
May 2008	35	4	8	0	8	216	0	0	271
West Vancouver									
May 2009	12	0	0	0	0	0	0	0	12
May 2008	11	0	0	1	0	0	0	0	12
White Rock									
May 2009	1	0	6	0	0	0	0	0	7
May 2008	1	0	6	0	0	0	0	0	7
Vancouver CMA									
May 2009	305	14	34	0	218	1,145	0	69	1,785
May 2008	287	20	40	24	146	1,163	3	13	1,696

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2009	76	71	0	0	15	34	0	0	196
May 2008	44	31	0	0	0	13	0	0	88
Delta									
May 2009	31	2	0	0	5	8	0	4	50
May 2008	7	2	0	0	0	8	0	0	17
Langley									
May 2009	91	6	14	3	34	23	0	0	171
May 2008	151	12	22	4	31	1	0	1	222
Maple Ridge / Pitt Meadows									
May 2009	129	0	0	0	10	15	0	0	154
May 2008	73	0	0	0	4	40	0	0	117
New Westminster									
May 2009	13	2	0	0	1	3	0	0	19
May 2008	17	1	0	1	8	11	0	0	38
North Vancouver									
May 2009	39	5	0	0	9	12	0	10	75
May 2008	18	0	0	0	0	1	0	0	19
Richmond									
May 2009	59	2	48	6	23	56	0	1	195
May 2008	32	0	0	0	7	4	0	0	43
Surrey									
May 2009	346	6	6	12	190	157	0	59	776
May 2008	259	9	0	10	48	74	0	20	420
Tri-Cities									
May 2009	20	15	54	2	32	50	0	6	179
May 2008	15	8	23	0	15	18	0	0	79
University Endowment Lands									
May 2009	1	0	0	0	3	1	0	0	5
May 2008	0	0	0	0	0	2	6	0	8
Vancouver City									
May 2009	175	63	13	0	46	82	0	4	383
May 2008	168	34	4	0	12	85	0	0	303
West Vancouver									
May 2009	48	2	0	0	3	4	0	0	57
May 2008	16	1	0	0	3	7	0	0	27
White Rock									
May 2009	3	0	14	0	0	35	0	0	52
May 2008	2	0	10	0	0	19	0	0	31
Vancouver CMA									
May 2009	1,039	174	151	23	371	480	0	84	2,322
May 2008	812	98	59	15	128	283	6	21	1,422

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

Table 1.1: Housing Activity Summary by Submarket
May 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									
May 2009	24	12	0	0	6	187	0	0	229
May 2008	11	1	0	0	0	282	0	0	294
Delta									
May 2009	23	0	0	0	1	0	0	2	26
May 2008	6	0	0	0	0	0	1	2	9
Langley									
May 2009	72	0	6	1	5	5	0	0	89
May 2008	35	2	6	0	20	2	2	0	67
Maple Ridge / Pitt Meadows									
May 2009	28	0	0	0	11	95	0	0	134
May 2008	40	0	0	18	23	9	0	0	90
New Westminster									
May 2009	1	4	0	0	0	200	0	0	205
May 2008	5	0	0	4	1	0	0	0	10
North Vancouver									
May 2009	6	2	0	0	0	2	0	22	32
May 2008	8	2	0	0	0	130	0	0	140
Richmond									
May 2009	3	0	6	0	26	14	0	0	49
May 2008	13	0	0	0	60	27	0	0	100
Surrey									
May 2009	156	0	12	0	116	82	0	11	377
May 2008	95	2	0	7	39	448	0	3	594
Tri-Cities									
May 2009	7	6	10	0	37	107	0	0	167
May 2008	17	5	14	0	13	0	0	0	49
University Endowment Lands									
May 2009	0	0	0	0	0	0	0	2	2
May 2008	1	0	0	0	0	72	2	0	75
Vancouver City									
May 2009	27	11	0	0	21	439	0	0	498
May 2008	28	3	8	0	5	217	0	7	268
West Vancouver									
May 2009	11	0	0	0	0	0	0	0	11
May 2008	6	0	0	1	0	0	0	0	7
White Rock									
May 2009	0	0	8	0	0	2	0	0	10
May 2008	1	0	8	0	0	0	0	0	9
Vancouver CMA									
May 2009	360	35	42	1	223	1,133	0	37	1,831
May 2008	273	15	36	30	161	1,187	5	12	1,719

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
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	0	0	4	1	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	10	0	0	0	0	0	0	1	10	-90.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Central Park	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Remainder	8	5	10	4	0	0	0	0	18	9	100.0
Burnaby Total	9	21	10	4	0	0	0	0	19	25	-24.0
Coquitlam	15	10	2	6	3	29	0	535	20	580	-96.6
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	6	6	0	0	0	0	0	1	6	7	-14.3
Delta - North	10	2	0	0	0	10	0	0	10	12	-16.7
Delta	16	8	0	0	0	10	0	1	16	19	-15.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	12	26	0	0	5	0	2	10	19	36	-47.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	29	0	0	0	0	0	0	20	29	-31.0
New Westminster	3	4	0	0	0	0	0	0	3	4	-25.0
North Vancouver City	0	1	0	0	0	0	0	2	0	3	-100.0
North Vancouver DM	4	5	16	0	0	0	0	0	20	5	**
Pitt Meadows	0	7	0	0	0	0	0	0	0	7	-100.0
Port Coquitlam	0	1	0	0	12	10	2	0	14	11	27.3
Port Moody	0	0	0	0	0	0	0	190	0	190	-100.0
Richmond	8	1	0	0	6	25	131	51	145	77	88.3
Surrey - South	15	32	0	4	16	36	0	0	31	72	-56.9
Surrey - Cloverdale	32	40	0	0	0	41	15	75	47	156	-69.9
Surrey - North	32	55	0	0	12	0	3	2	47	57	-17.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	9	11	0	0	0	0	0	0	9	11	-18.2
Surrey Total	88	138	0	4	28	77	18	77	134	296	-54.7
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	255	0	255	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	17	0	17	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	4	0	0	0	4	-100.0
Vancouver - Kerrisdale	1	4	0	0	0	0	0	0	1	4	-75.0
Vancouver - Marpole	2	3	0	4	0	0	0	0	2	7	-71.4
Vancouver - Eastside	11	32	4	8	0	0	4	74	19	114	-83.3
Vancouver - Mt. Pleasant	0	0	0	4	4	0	0	0	4	4	0.0
Vancouver - Strath/Grand	0	0	0	0	0	0	8	0	8	0	n/a
Vancouver - Westside	12	16	0	0	0	22	0	0	12	38	-68.4
Vancouver Total	26	56	4	16	4	26	12	346	46	444	-89.6
West Vancouver	3	14	0	2	0	0	0	8	3	24	-87.5
White Rock	1	0	0	0	0	0	4	6	5	6	-16.7
Vancouver CMA	210	322	32	32	58	177	169	1,226	469	1,757	-73.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	4	8	0	0	0	0	0	2	4	10	-60.0
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	8	21	0	14	32	5	9	162	49	202	-75.7
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	4	28	2	12	0	0	0	0	6	40	-85.0
Burnaby - Central Park	2	2	4	2	0	52	130	0	136	56	142.9
Burnaby - Remainder	27	43	18	38	20	40	214	287	279	408	-31.6
Burnaby Total	43	95	24	66	52	97	353	449	472	707	-33.2
Coquitlam	35	43	4	14	21	73	8	780	68	910	-92.5
Delta - Tsawwassen	1	8	2	0	0	0	0	0	3	8	-62.5
Delta - Ladner	11	16	0	4	0	3	2	1	13	24	-45.8
Delta - North	44	30	0	0	48	10	1	0	93	40	132.5
Delta	56	54	2	4	48	13	3	1	109	72	51.4
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	38	109	0	0	10	10	156	208	204	327	-37.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	52	150	0	34	23	0	0	0	75	184	-59.2
New Westminster	15	11	0	2	0	4	0	46	15	63	-76.2
North Vancouver City	0	12	2	4	0	12	6	4	8	32	-75.0
North Vancouver DM	13	35	32	0	0	0	23	167	68	202	-66.3
Pitt Meadows	1	26	12	0	8	0	0	0	21	26	-19.2
Port Coquitlam	0	6	0	2	25	36	4	47	29	91	-68.1
Port Moody	4	5	0	2	0	0	0	302	4	309	-98.7
Richmond	31	65	4	32	78	101	196	563	309	761	-59.4
Surrey - South	42	124	2	44	103	188	4	87	151	443	-65.9
Surrey - Cloverdale	87	140	0	0	23	173	43	213	153	526	-70.9
Surrey - North	100	182	0	22	16	12	5	82	121	298	-59.4
Surrey - Guildford	1	3	0	0	0	0	0	0	1	3	-66.7
Surrey - Whalley	28	34	0	0	21	49	0	852	49	935	-94.8
Surrey Total	258	483	2	66	163	422	52	1,234	475	2,205	-78.5
University Endowment Lands	2	1	0	2	0	11	46	0	48	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	1,146	156	1,159	-86.5
Vancouver - Kitsilano	0	5	0	0	0	0	47	142	47	147	-68.0
Vancouver - False Creek	0	0	2	0	0	56	0	356	2	412	-99.5
Vancouver - Granville/Oak	3	0	0	16	0	10	0	0	3	26	-88.5
Vancouver - Kerrisdale	4	30	0	0	0	0	33	2	37	32	15.6
Vancouver - Marpole	4	28	2	10	0	0	0	0	6	38	-84.2
Vancouver - Eastside	39	150	14	34	0	10	24	231	77	425	-81.9
Vancouver - Mt. Pleasant	0	0	4	6	16	0	9	33	29	39	-25.6
Vancouver - Strath/Grand	2	0	0	2	0	0	12	0	14	2	**
Vancouver - Westside	34	80	4	0	14	22	0	2	52	104	-50.0
Vancouver Total	86	293	26	70	30	109	506	1,912	648	2,384	-72.8
West Vancouver	16	57	0	14	0	0	0	18	16	89	-82.0
White Rock	1	2	0	0	0	0	59	22	60	24	150.0
Vancouver CMA	659	1,461	108	312	494	888	1,510	5,787	2,771	8,448	-67.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	3	29	0	0	0	535	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	10	0	0	0	0	0	0
Delta	0	10	0	0	0	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	5	0	0	0	2	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	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	12	10	0	0	2	0	0	0
Port Moody	0	0	0	0	0	190	0	0
Richmond	6	25	0	0	131	51	0	0
Surrey - South	16	36	0	0	0	0	0	0
Surrey - Cloverdale	0	41	0	0	4	64	11	11
Surrey - North	12	0	0	0	0	0	3	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	28	77	0	0	4	64	14	13
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	255	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	17	0	0
Vancouver - Granville/Oak	0	4	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	4	74	0	0
Vancouver - Mt. Pleasant	4	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	8	0	0	0
Vancouver - Westside	0	22	0	0	0	0	0	0
Vancouver Total	4	26	0	0	12	346	0	0
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	4	6	0	0
Vancouver CMA	58	177	0	0	155	1,212	14	14

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	21	73	0	0	8	780	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	2	1
Delta - North	48	10	0	0	0	0	1	0
Delta	48	13	0	0	0	0	3	1
Langley City	36	0	0	0	98	32	0	0
Langley District	10	10	0	0	156	208	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	4	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	25	36	0	0	4	45	0	2
Port Moody	0	0	0	0	0	302	0	0
Richmond	78	101	0	0	196	561	0	2
Surrey - South	103	188	0	0	0	87	4	0
Surrey - Cloverdale	23	173	0	0	14	183	29	30
Surrey - North	16	12	0	0	0	77	5	5
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	49	0	0	0	852	0	0
Surrey Total	163	422	0	0	14	1,199	38	35
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	1,146	0	0
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	356	0	0
Vancouver - Granville/Oak	0	10	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	24	231	0	0
Vancouver - Mt. Pleasant	16	0	0	0	9	33	0	0
Vancouver - Strath/Grand	0	0	0	0	12	0	0	0
Vancouver - Westside	14	22	0	0	0	2	0	0
Vancouver Total	30	109	0	0	506	1,912	0	0
West Vancouver	0	0	0	0	0	18	0	0
White Rock	0	0	0	0	59	22	0	0
Vancouver CMA	494	888	0	0	1,423	5,715	87	72

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	0	0	4	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	10	0	0	0	0	1	10
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	0	4	0	0	0	0	0	4
Burnaby - Central Park	0	1	0	0	0	0	0	1
Burnaby - Remainder	18	9	0	0	0	0	18	9
Burnaby Total	19	25	0	0	0	0	19	25
Coquitlam	20	28	0	552	0	0	20	580
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	6	6	0	0	0	1	6	7
Delta - North	10	2	0	10	0	0	10	12
Delta	16	8	0	10	0	1	16	19
Langley City	0	0	0	0	0	0	0	0
Langley District	13	36	5	0	1	0	19	36
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	29	0	0	0	0	20	29
New Westminster	3	4	0	0	0	0	3	4
North Vancouver City	0	3	0	0	0	0	0	3
North Vancouver DM	3	5	17	0	0	0	20	5
Pitt Meadows	0	7	0	0	0	0	0	7
Port Coquitlam	2	1	12	10	0	0	14	11
Port Moody	0	0	0	190	0	0	0	190
Richmond	20	9	125	68	0	0	145	77
Surrey - South	15	32	16	40	0	0	31	72
Surrey - Cloverdale	36	44	0	101	11	11	47	156
Surrey - North	32	55	12	0	3	2	47	57
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	9	11	0	0	0	0	9	11
Surrey Total	92	142	28	141	14	13	134	296
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	255	0	0	0	255
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	17	0	0	0	17
Vancouver - Granville/Oak	0	0	0	4	0	0	0	4
Vancouver - Kerrisdale	1	4	0	0	0	0	1	4
Vancouver - Marpole	2	7	0	0	0	0	2	7
Vancouver - Eastside	19	48	0	66	0	0	19	114
Vancouver - Mt. Pleasant	0	4	4	0	0	0	4	4
Vancouver - Strath/Grand	0	0	8	0	0	0	8	0
Vancouver - Westside	12	16	0	22	0	0	12	38
Vancouver Total	34	80	12	364	0	0	46	444
West Vancouver	3	16	0	8	0	0	3	24
White Rock	5	6	0	0	0	0	5	6
Vancouver CMA	255	400	199	1,343	15	14	469	1,757

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 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	4	10	0	0	0	0	4	10
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	8	31	41	171	0	0	49	202
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	6	40	0	0	0	0	6	40
Burnaby - Central Park	6	4	130	52	0	0	136	56
Burnaby - Remainder	45	81	234	327	0	0	279	408
Burnaby Total	67	157	405	550	0	0	472	707
Coquitlam	50	103	18	807	0	0	68	910
Delta - Tsawwassen	3	8	0	0	0	0	3	8
Delta - Ladner	11	16	0	7	2	1	13	24
Delta - North	44	30	48	10	1	0	93	40
Delta	58	54	48	17	3	1	109	72
Langley City	1	0	134	32	0	0	135	32
Langley District	65	156	136	170	3	1	204	327
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	52	150	23	34	0	0	75	184
New Westminster	15	13	0	50	0	0	15	63
North Vancouver City	8	20	0	12	0	0	8	32
North Vancouver DM	11	35	57	135	0	32	68	202
Pitt Meadows	1	26	20	0	0	0	21	26
Port Coquitlam	4	16	25	73	0	2	29	91
Port Moody	4	5	0	304	0	0	4	309
Richmond	71	146	238	613	0	2	309	761
Surrey - South	42	112	105	331	4	0	151	443
Surrey - Cloverdale	101	172	23	324	29	30	153	526
Surrey - North	100	182	16	111	5	5	121	298
Surrey - Guildford	1	3	0	0	0	0	1	3
Surrey - Whalley	28	34	21	901	0	0	49	935
Surrey Total	272	503	165	1,667	38	35	475	2,205
University Endowment Lands	2	1	0	13	46	0	48	14
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,157	0	0	156	1,159
Vancouver - Kitsilano	0	5	47	142	0	0	47	147
Vancouver - False Creek	2	0	0	412	0	0	2	412
Vancouver - Granville/Oak	3	16	0	10	0	0	3	26
Vancouver - Kerrisdale	4	32	33	0	0	0	37	32
Vancouver - Marpole	6	38	0	0	0	0	6	38
Vancouver - Eastside	75	204	0	221	2	0	77	425
Vancouver - Mt. Pleasant	4	6	25	33	0	0	29	39
Vancouver - Strath/Grand	2	2	12	0	0	0	14	2
Vancouver - Westside	36	82	16	22	0	0	52	104
Vancouver Total	132	387	514	1,997	2	0	648	2,384
West Vancouver	16	71	0	18	0	0	16	89
White Rock	25	24	35	0	0	0	60	24
Vancouver CMA	861	1,883	1,818	6,492	92	73	2,771	8,448

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 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	2	7	0	0	0	0	2	0	4	7	-42.9
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	3	4	2	0	0	0	0	11	5	120.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	1	2	2	0	0	171	213	176	216	-18.5
Burnaby - Central Park	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Remainder	9	2	2	4	0	0	0	79	11	85	-87.1
Burnaby Total	21	6	8	8	0	0	171	292	200	306	-34.6
Coquitlam	1	5	6	2	36	4	10	8	53	19	178.9
Delta - Tsawwassen	2	0	0	0	0	0	1	0	3	0	n/a
Delta - Ladner	11	4	0	0	0	0	1	1	12	5	140.0
Delta - North	5	0	0	0	0	0	1	0	6	0	n/a
Delta	18	4	0	0	0	0	3	1	21	5	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	49	44	0	6	5	19	0	12	54	81	-33.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	21	0	0	10	0	96	0	129	21	**
New Westminister	1	4	0	0	0	0	200	0	201	4	**
North Vancouver City	2	2	0	0	0	0	0	131	2	133	-98.5
North Vancouver DM	1	6	0	0	0	0	32	0	33	6	**
Pitt Meadows	1	29	0	0	0	16	0	0	1	45	-97.8
Port Coquitlam	1	2	0	0	0	0	26	6	27	8	**
Port Moody	2	8	0	0	0	12	74	0	76	20	**
Richmond	3	6	4	14	24	35	22	0	53	55	-3.6
Surrey - South	33	27	0	2	35	0	0	0	68	29	134.5
Surrey - Cloverdale	44	43	0	0	59	24	51	12	154	79	94.9
Surrey - North	73	46	0	4	5	0	90	0	168	50	**
Surrey - Guildford	1	2	0	0	0	8	0	0	1	10	-90.0
Surrey - Whalley	8	3	0	0	0	0	0	452	8	455	-98.2
Surrey Total	159	121	0	6	99	32	141	464	399	623	-36.0
University Endowment Lands	0	1	0	0	0	0	0	72	0	73	-100.0
Vancouver - West End	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Downtown	0	0	2	0	10	0	342	216	354	216	63.9
Vancouver - Kitsilano	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	0	1	0	0	2	0	10	0	12	1	**
Vancouver - Marpole	0	5	0	0	0	0	0	0	0	5	-100.0
Vancouver - Eastside	0	13	0	4	0	0	60	8	60	25	140.0
Vancouver - Mt. Pleasant	0	0	2	0	0	0	33	0	35	0	n/a
Vancouver - Strath/Grand	1	1	0	0	0	8	0	0	1	9	-88.9
Vancouver - Westside	6	14	0	0	22	0	0	0	28	14	100.0
Vancouver Total	8	35	6	4	34	8	465	224	513	271	89.3
West Vancouver	12	12	0	0	0	0	0	0	12	12	0.0
White Rock	1	1	0	0	0	0	6	6	7	7	0.0
Vancouver CMA	305	314	24	40	208	126	1,248	1,216	1,785	1,696	5.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	9	14	0	0	0	0	2	0	11	14	-21.4
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	19	19	8	8	5	0	162	0	194	27	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	10	8	12	6	4	0	273	213	299	227	31.7
Burnaby - Central Park	8	7	4	4	48	0	0	0	60	11	**
Burnaby - Remainder	33	33	34	32	59	20	81	374	207	459	-54.9
Burnaby Total	71	69	58	52	116	20	516	587	761	728	4.5
Coquitlam	38	32	26	8	119	26	283	477	466	543	-14.2
Delta - Tsawwassen	9	5	0	0	0	0	1	0	10	5	100.0
Delta - Ladner	29	16	0	0	0	10	5	2	34	28	21.4
Delta - North	38	19	0	2	36	0	1	0	75	21	**
Delta	76	40	0	2	36	10	7	2	119	54	120.4
Langley City	0	0	0	0	0	0	101	0	101	0	n/a
Langley District	114	221	16	46	22	191	78	46	230	504	-54.4
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	124	136	0	0	10	17	96	132	230	285	-19.3
New Westminster	15	39	4	0	4	4	410	418	433	461	-6.1
North Vancouver City	10	13	2	10	0	19	2	363	14	405	-96.5
North Vancouver DM	29	37	0	0	0	0	32	0	61	37	64.9
Pitt Meadows	11	54	0	0	0	31	70	217	81	302	-73.2
Port Coquitlam	4	10	2	0	25	14	51	221	82	245	-66.5
Port Moody	12	28	0	0	0	65	304	384	316	477	-33.8
Richmond	72	90	12	16	35	81	502	213	621	400	55.3
Surrey - South	80	115	28	6	73	4	180	24	361	149	142.3
Surrey - Cloverdale	156	165	4	0	150	135	127	111	437	411	6.3
Surrey - North	232	201	10	4	63	33	97	0	402	238	68.9
Surrey - Guildford	1	4	0	0	0	8	0	79	1	91	-98.9
Surrey - Whalley	32	43	0	0	219	29	140	503	391	575	-32.0
Surrey Total	501	528	42	10	505	209	544	717	1,592	1,464	8.7
University Endowment Lands	1	2	4	0	0	0	0	116	5	118	-95.8
Vancouver - West End	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Downtown	0	0	2	0	15	0	952	745	969	745	30.1
Vancouver - Kitsilano	6	1	0	2	0	22	45	2	51	27	88.9
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	12	2	6	0	212	0	230	3	**
Vancouver - Kerrisdale	11	8	0	0	9	0	59	27	79	35	125.7
Vancouver - Marpole	13	14	10	4	7	3	0	0	30	21	42.9
Vancouver - Eastside	101	81	14	30	0	14	90	38	205	163	25.8
Vancouver - Mt. Pleasant	2	0	16	6	0	3	129	0	147	9	**
Vancouver - Strath/Grand	4	1	6	0	3	11	43	0	56	12	**
Vancouver - Westside	51	85	0	2	38	0	90	0	179	87	105.7
Vancouver Total	188	192	60	46	78	53	1,640	812	1,966	1,103	78.2
West Vancouver	44	45	0	8	0	0	0	9	44	62	-29.0
White Rock	2	2	0	0	0	0	16	24	18	26	-30.8
Vancouver CMA	1,332	1,560	226	198	950	740	4,654	4,738	7,162	7,236	-1.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 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	2	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	171	213	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	79	0	0
Burnaby Total	0	0	0	0	171	292	0	0
Coquitlam	36	4	0	0	10	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	1	0
Delta	0	0	0	0	0	0	3	1
Langley City	0	0	0	0	0	0	0	0
Langley District	5	19	0	0	0	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	0	0	0	96	0	0	0
New Westminster	0	0	0	0	200	0	0	0
North Vancouver City	0	0	0	0	0	131	0	0
North Vancouver DM	0	0	0	0	0	0	32	0
Pitt Meadows	0	16	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	26	6	0	0
Port Moody	0	12	0	0	74	0	0	0
Richmond	24	35	0	0	22	0	0	0
Surrey - South	35	0	0	0	0	0	0	0
Surrey - Cloverdale	59	24	0	0	34	0	17	12
Surrey - North	5	0	0	0	73	0	17	0
Surrey - Guildford	0	8	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	452	0	0
Surrey Total	99	32	0	0	107	452	34	12
University Endowment Lands	0	0	0	0	0	72	0	0
Vancouver - West End	0	0	0	0	20	0	0	0
Vancouver - Downtown	10	0	0	0	342	216	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	2	0	0	0	10	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	60	8	0	0
Vancouver - Mt. Pleasant	0	0	0	0	33	0	0	0
Vancouver - Strath/Grand	0	8	0	0	0	0	0	0
Vancouver - Westside	22	0	0	0	0	0	0	0
Vancouver Total	34	8	0	0	465	224	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	6	0	0
Vancouver CMA	208	126	0	0	1,179	1,203	69	13

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	2	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	273	213	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	59	20	0	0	81	374	0	0
Burnaby Total	116	20	0	0	516	587	0	0
Coquitlam	119	26	0	0	217	477	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	10	0	0	0	0	5	2
Delta - North	36	0	0	0	0	0	1	0
Delta	36	10	0	0	0	0	7	2
Langley City	0	0	0	0	101	0	0	0
Langley District	22	191	0	0	78	46	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	17	0	0	96	132	0	0
New Westminster	4	4	0	0	410	418	0	0
North Vancouver City	0	19	0	0	2	363	0	0
North Vancouver DM	0	0	0	0	0	0	32	0
Pitt Meadows	0	31	0	0	70	217	0	0
Port Coquitlam	25	14	0	0	51	221	0	0
Port Moody	0	65	0	0	304	384	0	0
Richmond	32	81	3	0	502	212	0	1
Surrey - South	73	4	0	0	180	24	0	0
Surrey - Cloverdale	150	135	0	0	76	76	51	35
Surrey - North	63	33	0	0	73	0	24	0
Surrey - Guildford	0	8	0	0	0	79	0	0
Surrey - Whalley	203	29	16	0	140	503	0	0
Surrey Total	489	209	16	0	469	682	75	35
University Endowment Lands	0	0	0	0	0	116	0	0
Vancouver - West End	0	0	0	0	20	0	0	0
Vancouver - Downtown	15	0	0	0	865	745	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	9	0	0	0	59	27	0	0
Vancouver - Marpole	7	3	0	0	0	0	0	0
Vancouver - Eastside	0	14	0	0	82	18	8	20
Vancouver - Mt. Pleasant	0	3	0	0	129	0	0	0
Vancouver - Strath/Grand	3	11	0	0	43	0	0	0
Vancouver - Westside	38	0	0	0	90	0	0	0
Vancouver Total	78	53	0	0	1,545	790	95	22
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	0	0	0	16	22	0	2
Vancouver CMA	931	740	19	0	4,379	4,676	275	62

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	7	0	0	0	0	4	7
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	5	4	0	0	0	11	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	3	171	213	0	0	176	216
Burnaby - Central Park	2	0	0	0	0	0	2	0
Burnaby - Remainder	11	6	0	79	0	0	11	85
Burnaby Total	25	14	175	292	0	0	200	306
Coquitlam	17	15	36	4	0	0	53	19
Delta - Tsawwassen	2	0	0	0	1	0	3	0
Delta - Ladner	11	3	0	0	1	2	12	5
Delta - North	5	0	0	0	1	0	6	0
Delta	18	3	0	0	3	2	21	5
Langley City	0	0	0	0	0	0	0	0
Langley District	49	56	5	23	0	2	54	81
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	21	106	0	0	0	129	21
New Westminster	1	4	200	0	0	0	201	4
North Vancouver City	2	2	0	131	0	0	2	133
North Vancouver DM	1	6	0	0	32	0	33	6
Pitt Meadows	1	11	0	34	0	0	1	45
Port Coquitlam	1	8	26	0	0	0	27	8
Port Moody	2	8	74	12	0	0	76	20
Richmond	9	6	44	49	0	0	53	55
Surrey - South	33	22	35	7	0	0	68	29
Surrey - Cloverdale	54	43	83	24	17	12	154	79
Surrey - North	73	50	78	0	17	0	168	50
Surrey - Guildford	1	2	0	8	0	0	1	10
Surrey - Whalley	8	3	0	452	0	0	8	455
Surrey Total	169	120	196	491	34	12	399	623
University Endowment Lands	0	1	0	72	0	0	0	73
Vancouver - West End	0	0	20	0	0	0	20	0
Vancouver - Downtown	2	0	352	216	0	0	354	216
Vancouver - Kitsilano	1	1	0	0	0	0	1	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	0
Vancouver - Kerrisdale	0	1	12	0	0	0	12	1
Vancouver - Marpole	0	5	0	0	0	0	0	5
Vancouver - Eastside	0	25	60	0	0	0	60	25
Vancouver - Mt. Pleasant	0	0	35	0	0	0	35	0
Vancouver - Strath/Grand	1	1	0	8	0	0	1	9
Vancouver - Westside	6	14	22	0	0	0	28	14
Vancouver Total	12	47	501	224	0	0	513	271
West Vancouver	12	11	0	1	0	0	12	12
White Rock	7	7	0	0	0	0	7	7
Vancouver CMA	353	347	1,363	1,333	69	16	1,785	1,696

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - May 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	11	14	0	0	0	0	11	14
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	23	27	171	0	0	0	194	27
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	22	14	277	213	0	0	299	227
Burnaby - Central Park	12	11	48	0	0	0	60	11
Burnaby - Remainder	67	65	140	394	0	0	207	459
Burnaby Total	125	121	636	607	0	0	761	728
Coquitlam	92	59	308	484	66	0	466	543
Delta - Tsawwassen	9	5	0	0	1	0	10	5
Delta - Ladner	29	15	0	10	5	3	34	28
Delta - North	38	21	36	0	1	0	75	21
Delta	76	41	36	10	7	3	119	54
Langley City	0	0	101	0	0	0	101	0
Langley District	142	287	86	215	2	2	230	504
Lion's Bay	3	1	0	0	0	0	3	1
Maple Ridge	124	136	106	149	0	0	230	285
New Westminster	19	38	414	423	0	0	433	461
North Vancouver City	14	17	0	388	0	0	14	405
North Vancouver DM	29	37	0	0	32	0	61	37
Pitt Meadows	11	36	70	266	0	0	81	302
Port Coquitlam	8	22	74	223	0	0	82	245
Port Moody	12	28	304	449	0	0	316	477
Richmond	136	90	482	309	3	1	621	400
Surrey - South	79	100	282	49	0	0	361	149
Surrey - Cloverdale	178	165	208	211	51	35	437	411
Surrey - North	242	205	136	33	24	0	402	238
Surrey - Guildford	1	4	0	87	0	0	1	91
Surrey - Whalley	32	43	343	532	16	0	391	575
Surrey Total	532	517	969	912	91	35	1,592	1,464
University Endowment Lands	1	2	4	116	0	0	5	118
Vancouver - West End	0	0	20	0	0	0	20	0
Vancouver - Downtown	2	0	880	745	87	0	969	745
Vancouver - Kitsilano	6	3	45	22	0	2	51	27
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	12	3	218	0	0	0	230	3
Vancouver - Kerrisdale	11	8	68	27	0	0	79	35
Vancouver - Marpole	23	18	7	3	0	0	30	21
Vancouver - Eastside	136	125	60	18	9	20	205	163
Vancouver - Mt. Pleasant	16	6	131	3	0	0	147	9
Vancouver - Strath/Grand	10	1	46	11	0	0	56	12
Vancouver - Westside	51	87	128	0	0	0	179	87
Vancouver Total	267	252	1,603	829	96	22	1,966	1,103
West Vancouver	44	44	0	18	0	0	44	62
White Rock	18	24	0	0	0	2	18	26
Vancouver CMA	1,672	1,773	5,193	5,398	297	65	7,162	7,236

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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	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													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
May 2008	0	0.0	0	0.0	6	85.7	0	0.0	1	14.3	7	--	--
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Year-to-date 2008	0	0.0	0	0.0	6	50.0	0	0.0	6	50.0	12	679,000	763,167
Burnaby													
May 2009	0	0.0	0	0.0	1	4.2	7	29.2	16	66.7	24	798,450	836,063
May 2008	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	898,000	921,691
Year-to-date 2009	0	0.0	0	0.0	1	1.5	15	23.1	49	75.4	65	839,000	881,016
Year-to-date 2008	0	0.0	0	0.0	0	0.0	21	33.9	41	66.1	62	838,500	916,766
Coquitlam													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	20	48.8	21	51.2	41	755,895	832,065
Year-to-date 2008	2	6.3	12	37.5	0	0.0	0	0.0	18	56.3	32	834,500	779,550
Delta													
May 2009	0	0.0	0	0.0	5	21.7	6	26.1	12	52.2	23	750,000	740,787
May 2008	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	14	21.5	31	47.7	20	30.8	65	675,000	715,022
Year-to-date 2008	1	2.1	0	0.0	7	14.6	15	31.3	25	52.1	48	774,000	775,266
Langley City													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2009	0	0.0	19	26.0	26	35.6	22	30.1	6	8.2	73	557,700	578,629
May 2008	2	5.4	1	2.7	6	16.2	20	54.1	8	21.6	37	669,000	681,937
Year-to-date 2009	3	1.8	24	14.7	57	35.0	60	36.8	19	11.7	163	599,900	631,040
Year-to-date 2008	2	1.1	7	3.7	55	29.4	102	54.5	21	11.2	187	639,000	645,792

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2009	0	0.0	7	26.9	14	53.8	5	19.2	0	0.0	26	562,450	557,388
May 2008	0	0.0	1	3.3	25	83.3	3	10.0	1	3.3	30	568,500	574,800
Year-to-date 2009	0	0.0	27	23.1	58	49.6	31	26.5	1	0.9	117	563,900	570,814
Year-to-date 2008	1	0.7	20	14.0	99	69.2	22	15.4	1	0.7	143	565,000	560,527
New Westminster													
May 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2008	1	11.1	3	33.3	3	33.3	2	22.2	0	0.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	1	9.1	8	72.7	2	18.2	11	670,000	674,709
Year-to-date 2008	3	5.9	10	19.6	32	62.7	6	11.8	0	0.0	51	518,900	530,484
North Vancouver City													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 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	9	100.0	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,050,000	1,176,091
North Vancouver DM													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 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	23	100.0	23	1,569,000	1,565,857
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	1,450,000	1,457,529
Pitt Meadows													
May 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
May 2008	0	0.0	19	67.9	9	32.1	0	0.0	0	0.0	28	499,000	509,339
Year-to-date 2009	0	0.0	3	20.0	10	66.7	1	6.7	1	6.7	15	519,900	549,607
Year-to-date 2008	0	0.0	20	35.1	36	63.2	1	1.8	0	0.0	57	540,000	539,518
Port Coquitlam													
May 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2008	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
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	1	11.1	3	33.3	4	44.4	1	11.1	9	--	--
Port Moody													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2009	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	850,000	919,471
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	800,000	915,500
Richmond													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 2008	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,000,000	1,033,538
Year-to-date 2009	0	0.0	0	0.0	0	0.0	14	19.7	57	80.3	71	1,000,000	1,101,730
Year-to-date 2008	0	0.0	0	0.0	0	0.0	19	18.3	85	81.7	104	1,000,000	1,062,653

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2009	3	1.9	9	5.8	57	36.5	50	32.1	37	23.7	156	642,450	687,024
May 2008	0	0.0	8	7.8	30	29.4	31	30.4	33	32.4	102	666,500	702,608
Year-to-date 2009	5	0.9	25	4.6	191	35.0	165	30.2	160	29.3	546	649,900	722,738
Year-to-date 2008	0	0.0	37	7.2	150	29.3	145	28.3	180	35.2	512	679,000	752,186
University Endowment Lands													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
May 2009	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	1,780,000	2,065,983
May 2008	0	0.0	0	0.0	0	0.0	1	3.6	27	96.4	28	984,000	1,357,604
Year-to-date 2009	1	0.5	0	0.0	2	1.0	10	5.1	183	93.4	196	1,000,000	1,369,115
Year-to-date 2008	0	0.0	0	0.0	2	1.1	11	6.1	168	92.8	181	960,000	1,324,467
West Vancouver													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,200,000	3,455,900
May 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	31	100.0	31	2,980,900	2,934,371
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	39	100.0	39	2,850,000	3,021,897
White Rock													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver CMA													
May 2009	3	0.8	36	10.0	105	29.1	93	25.8	124	34.3	361	659,000	868,984
May 2008	4	1.3	33	10.8	80	26.1	61	19.9	128	41.8	306	680,000	831,680
Year-to-date 2009	9	0.6	82	5.9	335	23.9	364	26.0	610	43.6	1,400	700,000	890,475
Year-to-date 2008	9	0.6	107	7.1	390	25.7	348	23.0	662	43.7	1,516	699,000	886,983

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	800,818	763,167	4.9
Burnaby Total	836,063	921,691	-9.3	881,016	916,766	-3.9
Coquitlam	--	--	n/a	832,065	779,550	6.7
Delta	740,787	--	n/a	715,022	775,266	-7.8
Langley City	--	--	n/a	--	--	n/a
Langley District	578,629	681,937	-15.1	631,040	645,792	-2.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	557,388	574,800	-3.0	570,814	560,527	1.8
New Westminster	--	--	n/a	674,709	530,484	27.2
North Vancouver City	--	--	n/a	--	1,176,091	n/a
North Vancouver DM	--	--	n/a	1,565,857	1,457,529	7.4
Pitt Meadows	--	509,339	n/a	549,607	539,518	1.9
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	919,471	915,500	0.4
Richmond	--	1,033,538	n/a	1,101,730	1,062,653	3.7
Surrey Total	687,024	702,608	-2.2	722,738	752,186	-3.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,065,983	1,357,604	52.2	1,369,115	1,324,467	3.4
West Vancouver	3,455,900	--	n/a	2,934,371	3,021,897	-2.9
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	868,984	831,680	4.5	890,475	886,983	0.4

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
May 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	1,179	5,533	3%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	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	5,288	5,417	20%	897,504	2,478	1,836	27%	510,191	6,043	5,273	23%	413,473
	YTD 2009	4,389	6,118	14%	804,891	2,005	2,431	16%	460,646	4,627	5,660	13%	370,122

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		5,288	5,417	20%	897,504	2,478	1,836	27%	510,191	6,043	5,273	23%	413,473
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 6: Economic Indicators
May 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	113.5	112.6	1,227	6.5	66.5	815
	May	596	3.90	5.25		113.3	1,231	6.8	66.9	809
	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
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	6	0	6	2	3	0	0	0	17
May 2008	30	0	14	0	0	79	0	0	123
% Change	-80.0	n/a	-57.1	n/a	n/a	-100.0	n/a	n/a	-86.2
Year-to-date 2009	38	0	14	2	19	56	0	0	129
Year-to-date 2008	142	2	40	1	82	528	0	0	795
% Change	-73.2	-100.0	-65.0	100.0	-76.8	-89.4	n/a	n/a	-83.8
UNDER CONSTRUCTION									
May 2009	159	0	46	25	67	750	0	0	1,047
May 2008	288	2	122	27	105	528	0	0	1,072
% Change	-44.8	-100.0	-62.3	-7.4	-36.2	42.0	n/a	n/a	-2.3
COMPLETIONS									
May 2009	19	0	16	0	0	0	0	0	35
May 2008	34	0	14	0	48	102	0	0	198
% Change	-44.1	n/a	14.3	n/a	-100.0	-100.0	n/a	n/a	-82.3
Year-to-date 2009	108	0	44	1	49	0	0	0	202
Year-to-date 2008	188	0	60	4	68	310	0	0	630
% Change	-42.6	n/a	-26.7	-75.0	-27.9	-100.0	n/a	n/a	-67.9
COMPLETED & NOT ABSORBED									
May 2009	175	0	18	9	68	14	0	0	284
May 2008	99	0	22	3	21	46	0	0	191
% Change	76.8	n/a	-18.2	200.0	**	-69.6	n/a	n/a	48.7
ABSORBED									
May 2009	28	0	16	3	9	1	0	0	57
May 2008	44	0	12	4	49	90	0	0	199
% Change	-36.4	n/a	33.3	-25.0	-81.6	-98.9	n/a	n/a	-71.4
Year-to-date 2009	98	0	64	4	32	6	0	0	204
Year-to-date 2008	169	0	42	5	61	315	0	0	592
% Change	-42.0	n/a	52.4	-20.0	-47.5	-98.1	n/a	n/a	-65.5

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2009	3	0	6	2	3	0	0	0	14
May 2008	19	0	14	0	0	79	0	0	112
Fraser Valley H RDA									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Mission DM									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	11	0	0	0	0	0	0	0	11
Abbotsford CMA									
May 2009	6	0	6	2	3	0	0	0	17
May 2008	30	0	14	0	0	79	0	0	123
UNDER CONSTRUCTION									
Abbotsford City									
May 2009	116	0	46	25	65	750	0	0	1,002
May 2008	194	0	122	27	53	528	0	0	924
Fraser Valley H RDA									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Mission DM									
May 2009	43	0	0	0	2	0	0	0	45
May 2008	94	2	0	0	52	0	0	0	148
Abbotsford CMA									
May 2009	159	0	46	25	67	750	0	0	1,047
May 2008	288	2	122	27	105	528	0	0	1,072
COMPLETIONS									
Abbotsford City									
May 2009	15	0	16	0	0	0	0	0	31
May 2008	20	0	14	0	48	102	0	0	184
Fraser Valley H RDA									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Mission DM									
May 2009	4	0	0	0	0	0	0	0	4
May 2008	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
May 2009	19	0	16	0	0	0	0	0	35
May 2008	34	0	14	0	48	102	0	0	198

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2009	95	0	18	9	31	2	0	0	155
May 2008	52	0	22	2	21	34	0	0	131
Fraser Valley H RDA									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Mission DM									
May 2009	80	0	0	0	37	12	0	0	129
May 2008	47	0	0	1	0	12	0	0	60
Abbotsford CMA									
May 2009	175	0	18	9	68	14	0	0	284
May 2008	99	0	22	3	21	46	0	0	191
ABSORBED									
Abbotsford City									
May 2009	18	0	16	3	9	1	0	0	47
May 2008	25	0	12	4	49	88	0	0	178
Fraser Valley H RDA									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Mission DM									
May 2009	10	0	0	0	0	0	0	0	10
May 2008	19	0	0	0	0	2	0	0	21
Abbotsford CMA									
May 2009	28	0	16	3	9	1	0	0	57
May 2008	44	0	12	4	49	90	0	0	199

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
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Abbotsford City	5	19	0	0	3	0	6	93	14	112	-87.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	3	11	0	0	0	0	0	0	3	11	-72.7
Abbotsford CMA	8	30	0	0	3	0	6	93	17	123	-86.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	30	94	2	26	17	4	70	568	119	692	-82.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	10	49	0	2	0	52	0	0	10	103	-90.3
Abbotsford CMA	40	143	2	28	17	56	70	568	129	795	-83.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Abbotsford City	3	0	0	0	6	93	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	3	0	0	0	6	93	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	17	4	0	0	70	568	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	17	56	0	0	70	568	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Abbotsford City	9	33	5	79	0	0	14	112
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	3	11	0	0	0	0	3	11
Abbotsford CMA	12	44	5	79	0	0	17	123

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	42	133	77	559	0	0	119	692
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	10	51	0	52	0	0	10	103
Abbotsford CMA	52	184	77	611	0	0	129	795

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Abbotsford City	15	20	0	8	0	40	16	116	31	184	-83.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	14	0	0	0	0	0	0	4	14	-71.4
Abbotsford CMA	19	34	0	8	0	40	16	116	35	198	-82.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	64	119	16	8	33	60	44	370	157	557	-71.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	45	73	0	0	0	0	0	0	45	73	-38.4
Abbotsford CMA	109	192	16	8	33	60	44	370	202	630	-67.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Abbotsford City	0	40	0	0	16	116	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	40	0	0	16	116	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	60	0	0	44	370	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	60	0	0	44	370	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Abbotsford City	31	34	0	150	0	0	31	184
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	4	14	0	0	0	0	4	14
Abbotsford CMA	35	48	0	150	0	0	35	198

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	107	175	50	382	0	0	157	557
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	45	73	0	0	0	0	45	73
Abbotsford CMA	152	248	50	382	0	0	202	630

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2009	2	9.5	10	47.6	4	19.0	1	4.8	4	19.0	21	459,900	567,614
May 2008	0	0.0	12	41.4	2	6.9	4	13.8	2	6.9	29	520,000	543,610
Year-to-date 2009	3	4.8	12	19.4	12	19.4	10	16.1	12	19.4	62	577,900	615,118
Year-to-date 2008	1	0.9	30	28.0	12	11.2	12	11.2	12	11.2	107	540,000	567,641
Fraser Valley H RDA													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2009	0	0.0	9	90.0	0	0.0	0	0.0	0	0.0	10	457,500	470,539
May 2008	0	0.0	17	89.5	0	0.0	0	0.0	0	0.0	19	469,000	478,684
Year-to-date 2009	0	0.0	32	80.0	0	0.0	0	0.0	0	0.0	40	469,900	479,817
Year-to-date 2008	1	1.5	58	86.6	0	0.0	0	0.0	0	0.0	67	470,000	479,534
Abbotsford CMA													
May 2009	2	6.5	19	61.3	4	12.9	1	3.2	4	12.9	31	459,900	536,300
May 2008	0	0.0	29	60.4	2	4.2	4	8.3	2	4.2	48	496,500	517,910
Year-to-date 2009	3	2.9	44	43.1	12	11.8	10	9.8	12	11.8	102	524,500	562,059
Year-to-date 2008	2	1.1	88	50.6	12	6.9	12	6.9	12	6.9	174	499,000	533,715

Source: CMHC (Starts and Completions Survey)

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

Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	567,614	543,610	4.4	615,118	567,641	8.4
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	470,539	478,684	-1.7	479,817	479,534	0.1
Abbotsford CMA	536,300	517,910	3.6	562,059	533,715	5.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
May 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	971	2,210	2,030	47.8	409,168	-6.8	419,207
	May	1,415	-7.6	1,099	2,500	2,052	53.6	419,378	-3.1	399,758
	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	6,600	-14.2		15,567			436,539	3.9	
	YTD 2009	4,571	-30.7		11,092			405,912	-7.0	

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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
May 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	66.7	759
	February	718	7.25	7.29	123.4	110.3	85	4.5	67.1	756
	March	712	7.15	7.19	124.2	110.8	86	5.1	67.9	742
	April	700	6.95	6.99	124.2	111.8	87	5.1	69.0	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.5	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	5.6	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	69.0	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	113.3	112.1	84	7.2	67.2	754
	May	596	3.90	5.25		112.9	83	7.4	66.2	752
	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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