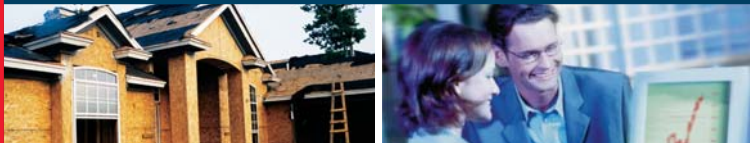


HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: September 2009

August Housing Activity in Vancouver

The Vancouver CMA reported a jump in housing starts during the month of August. Foundations were poured for some 927 new homes, of which 593 were multi unit housing. The year-to-date housing starts total stands at 4,786 in comparison to over thirteen thousand starts in the same eight-month period last year.

Housing starts were boosted this month by larger scale multiple unit projects which were predominant in Surrey and New Westminister. All of the 369 Apartment units were of low rise construction. In other municipalities, single-detached and smaller-scale multiple unit housing starts continued to dominate.

Figure 1

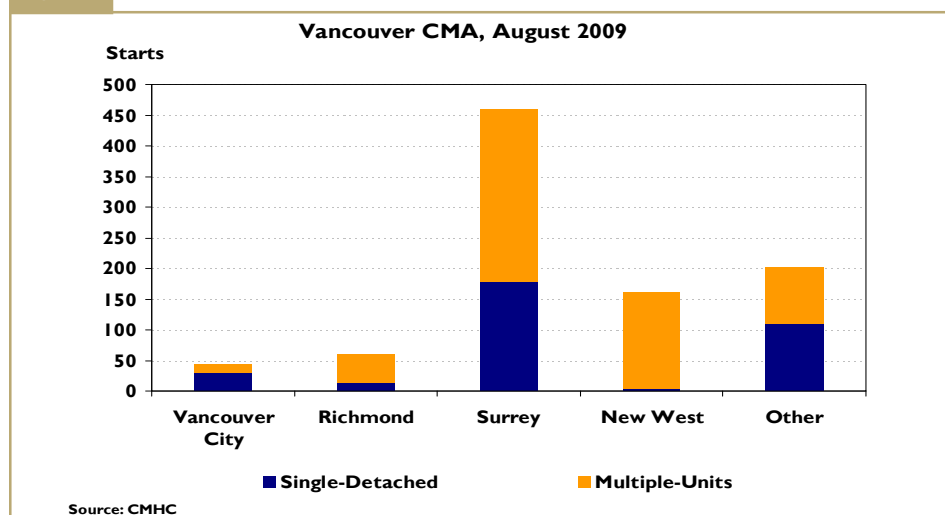


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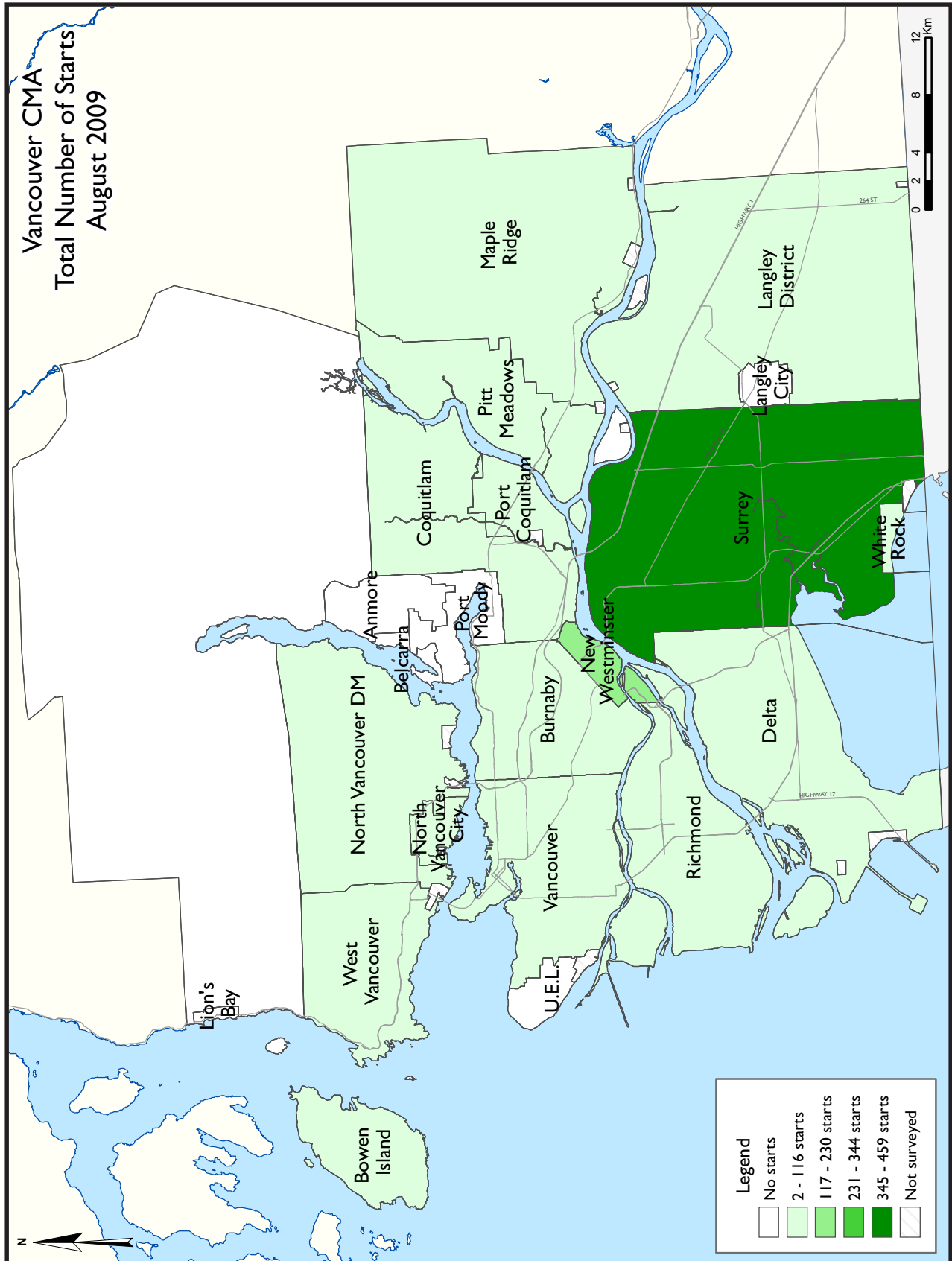
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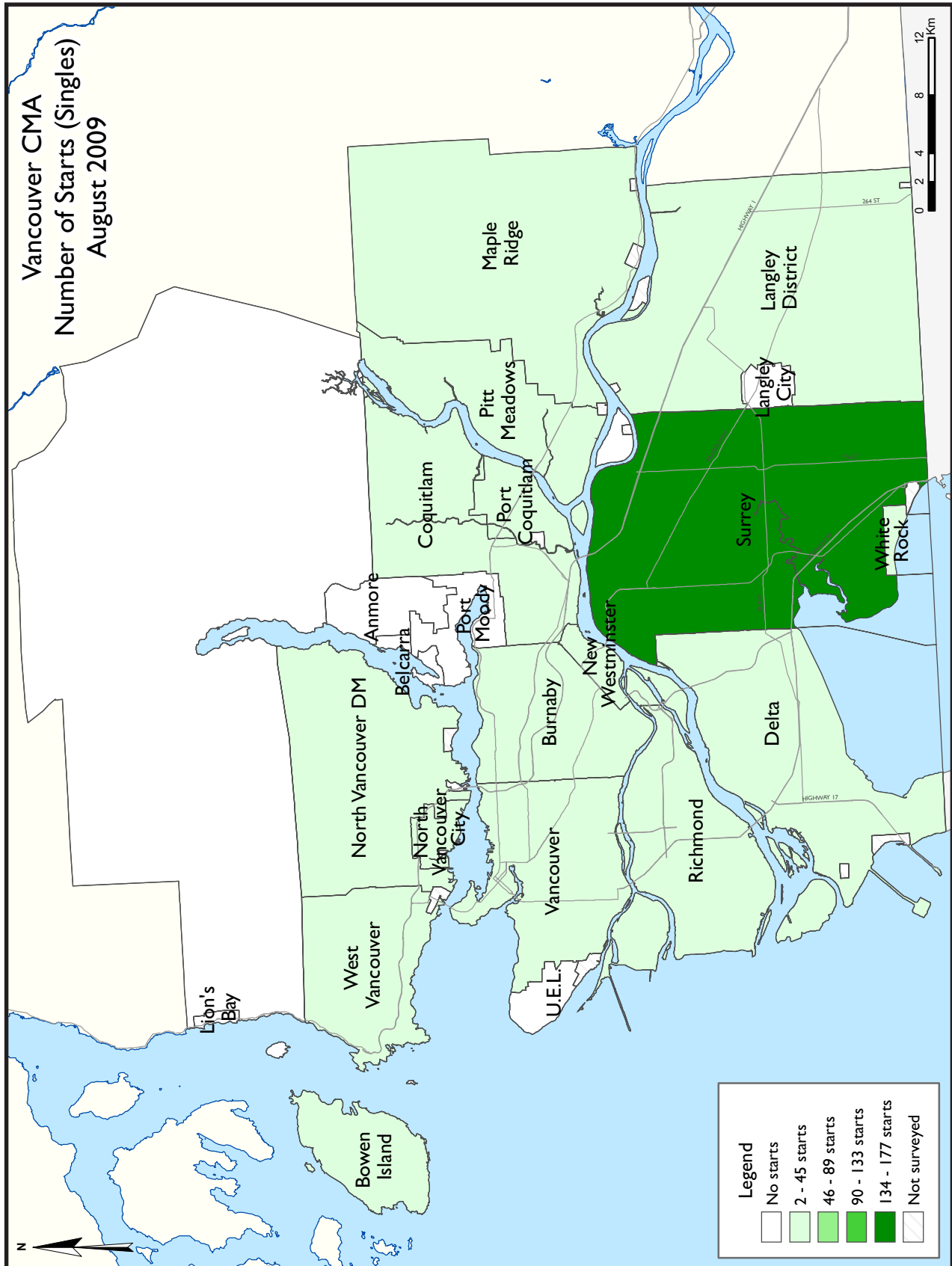
Although developers have been taking a cautious approach to the market, a sustained trend of strong sales combined with declining inventories in the resale market could lead to further improvements in housing construction in the months ahead.

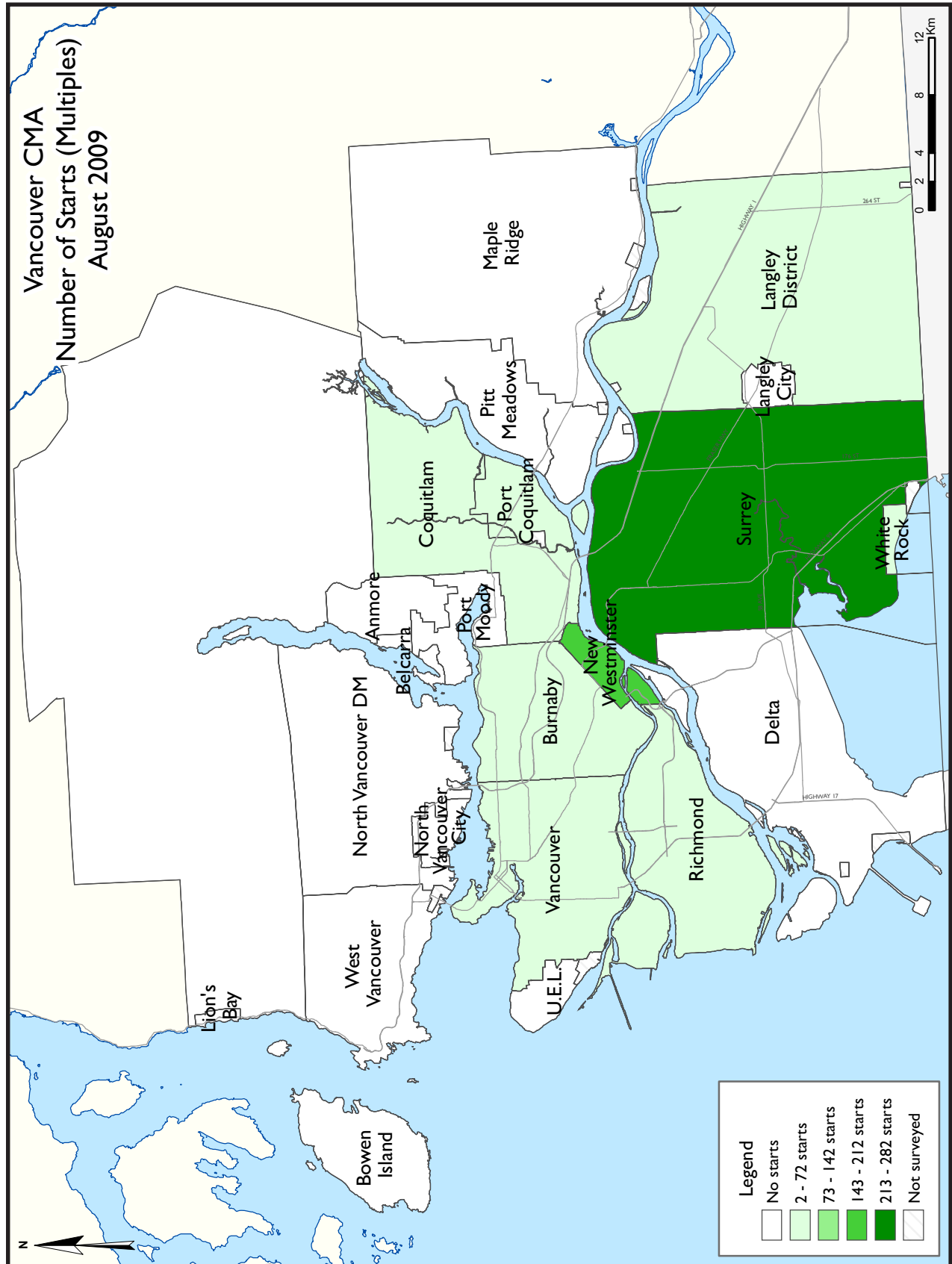
Abbotsford CMA Housing Starts

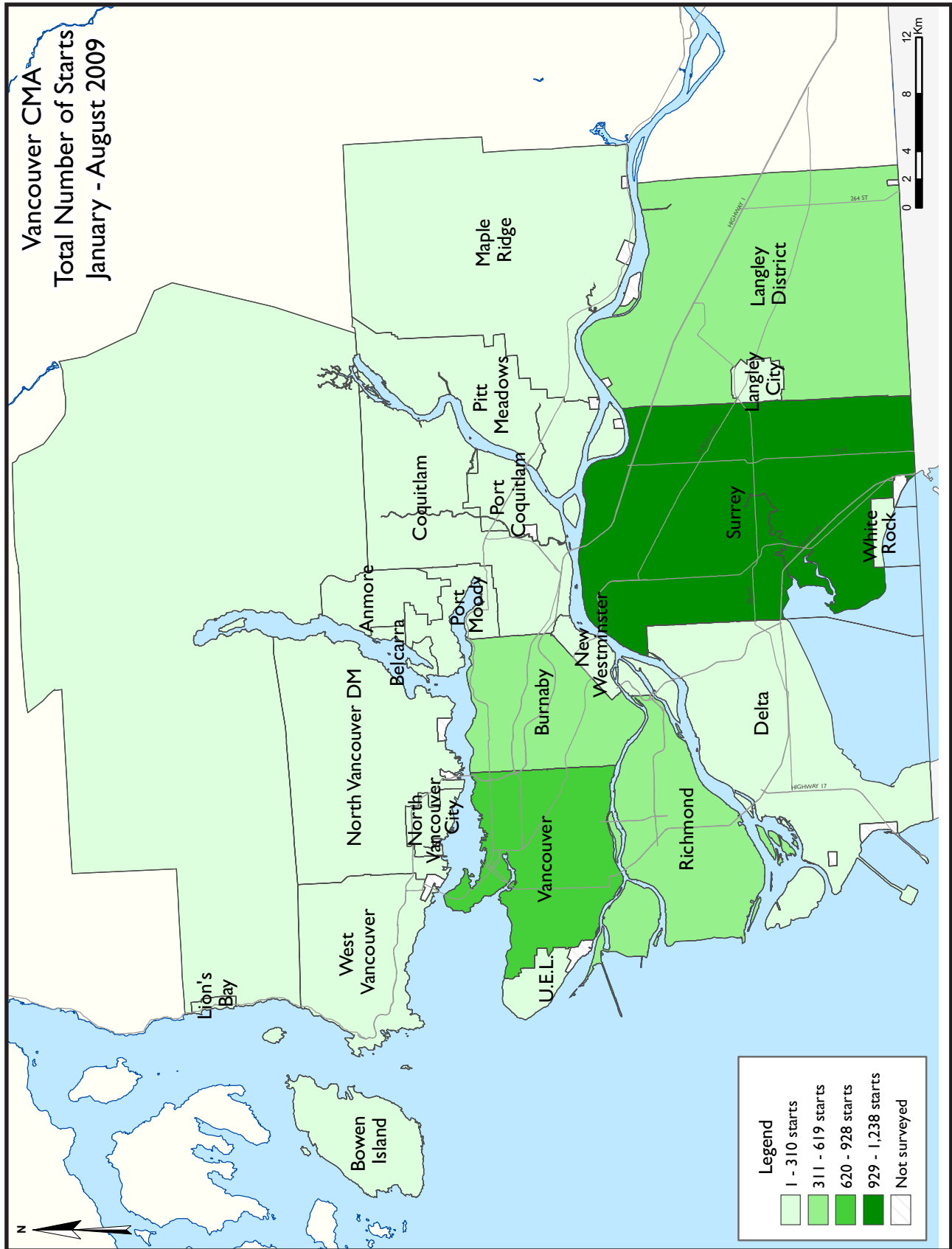
New home construction in the Abbotsford CMA has remained moderate year-to-date. Foundations have been poured for 206 new homes of which approximately 50 per cent were single family dwellings. In the same period last year 1,054 new homes were started, less than 25 per cent of these were single family dwellings.

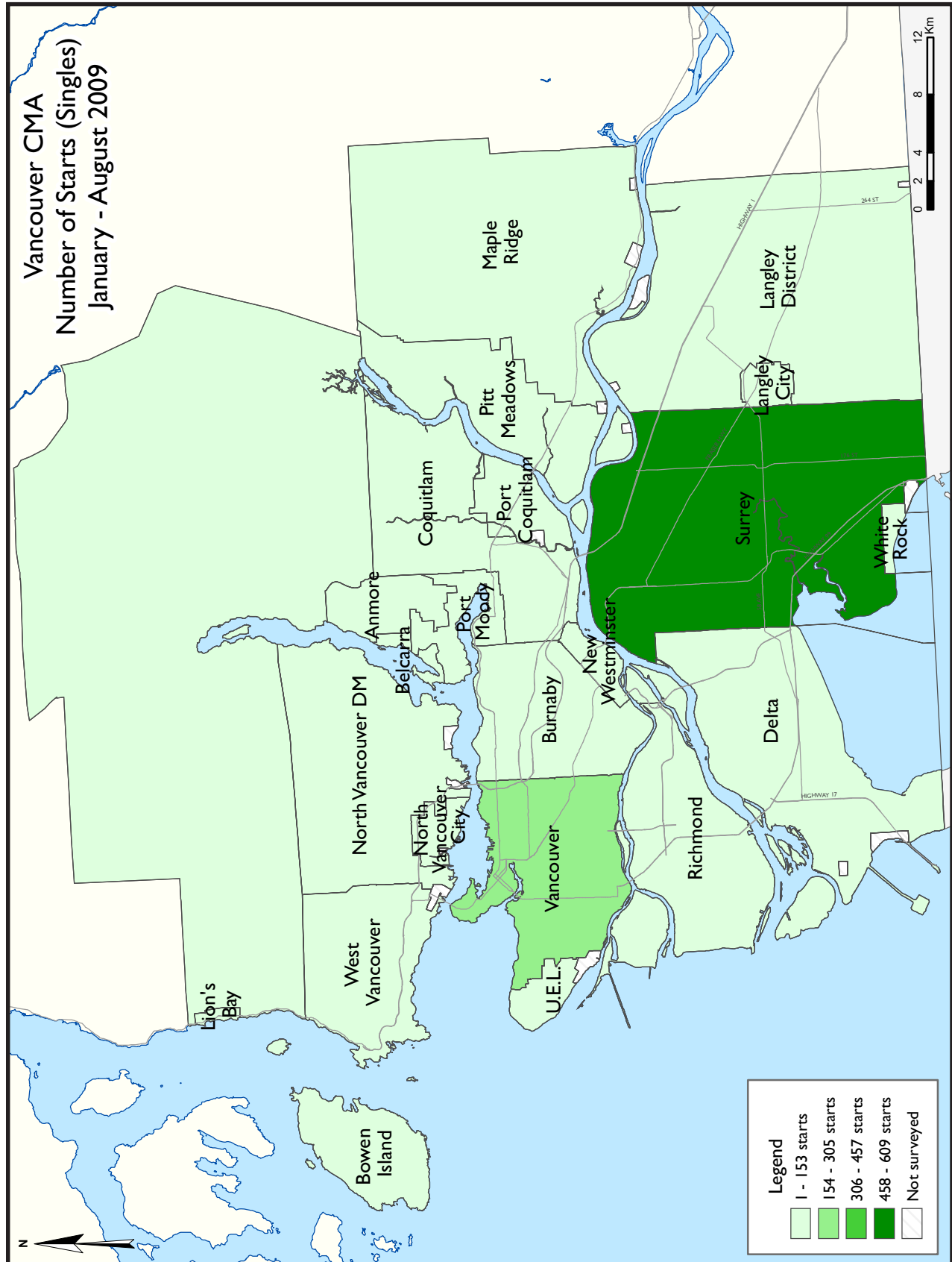
The number of units under construction has also continued to decline, in August there were 736 homes currently underway compared to 1,131 units in 2008.

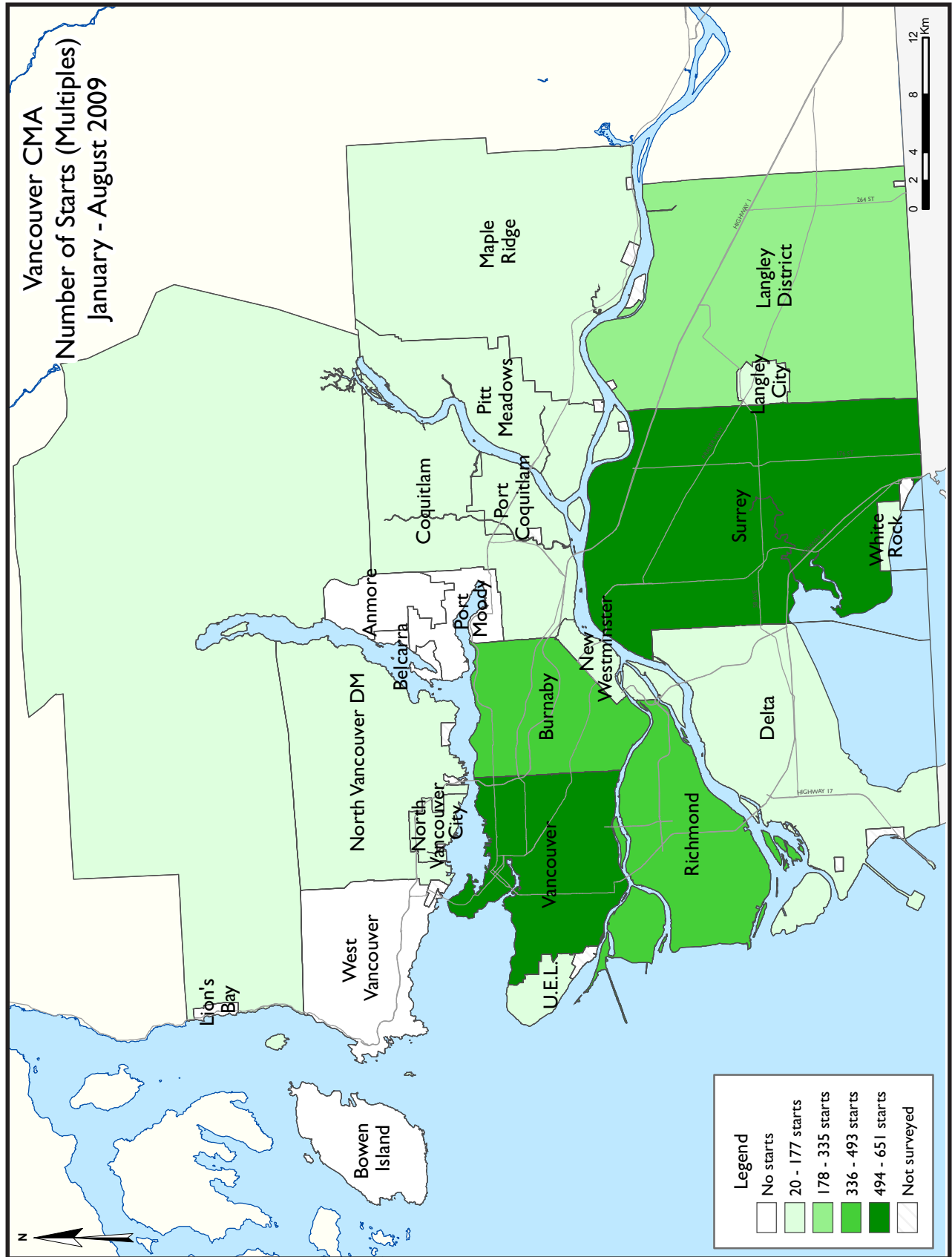


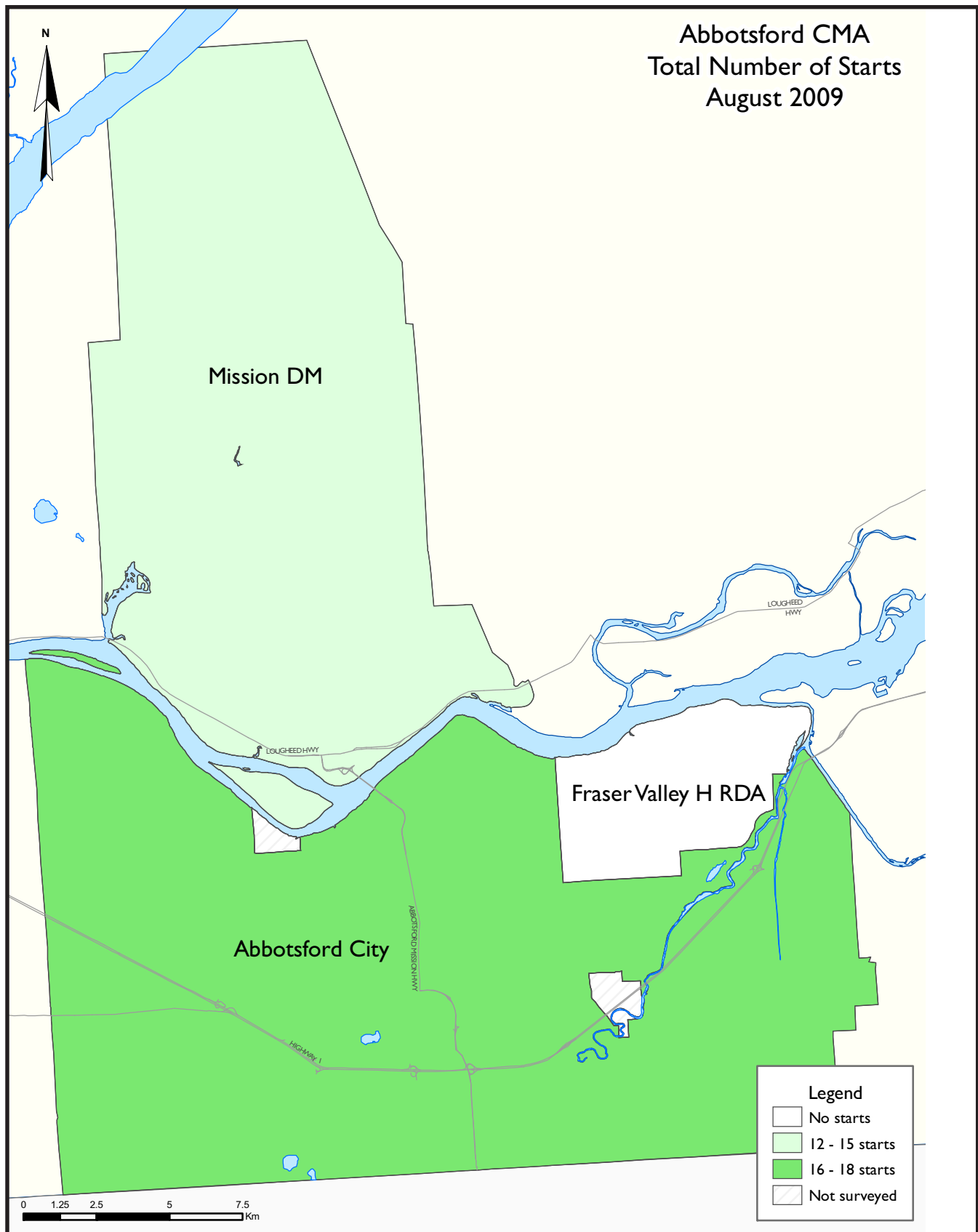


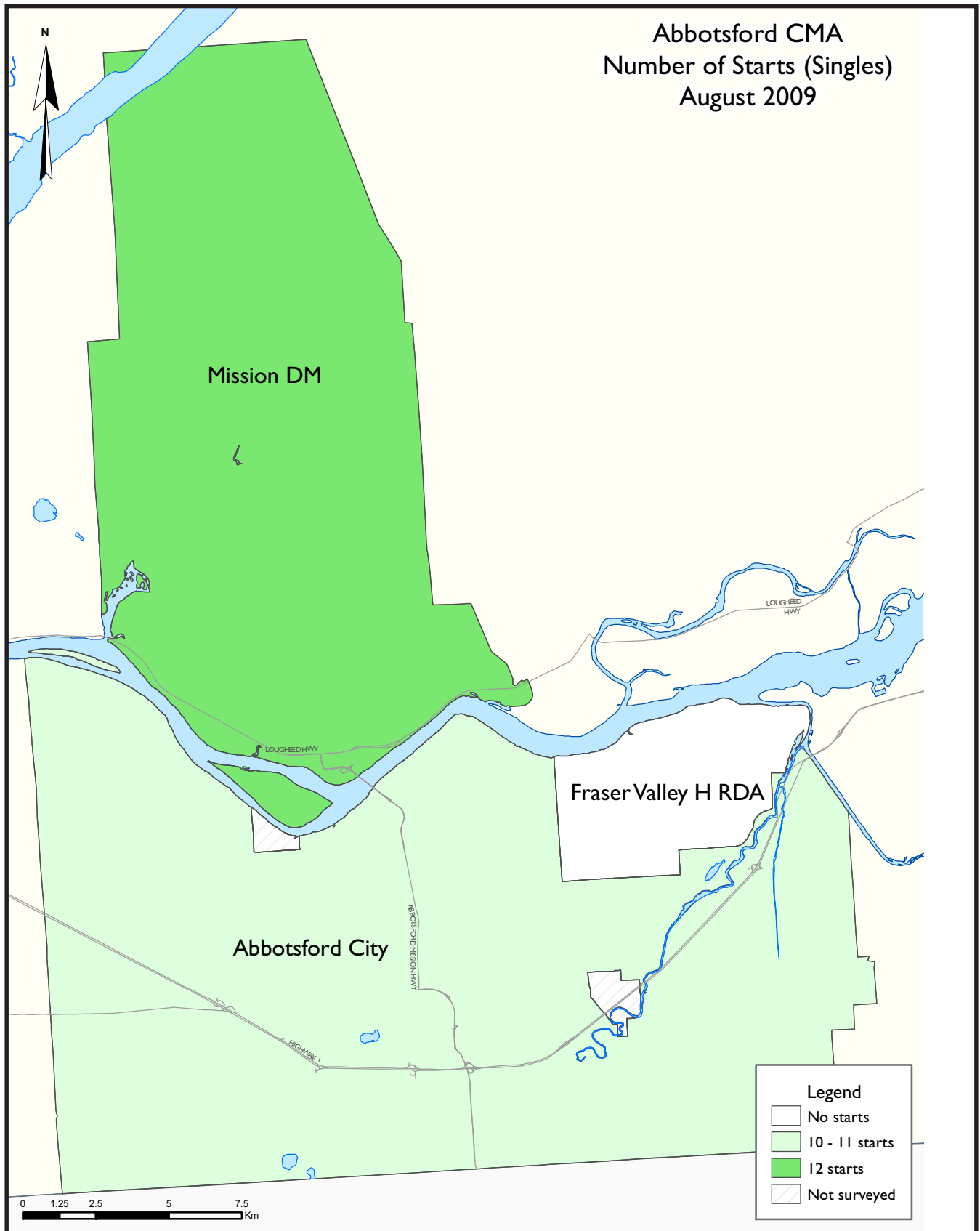


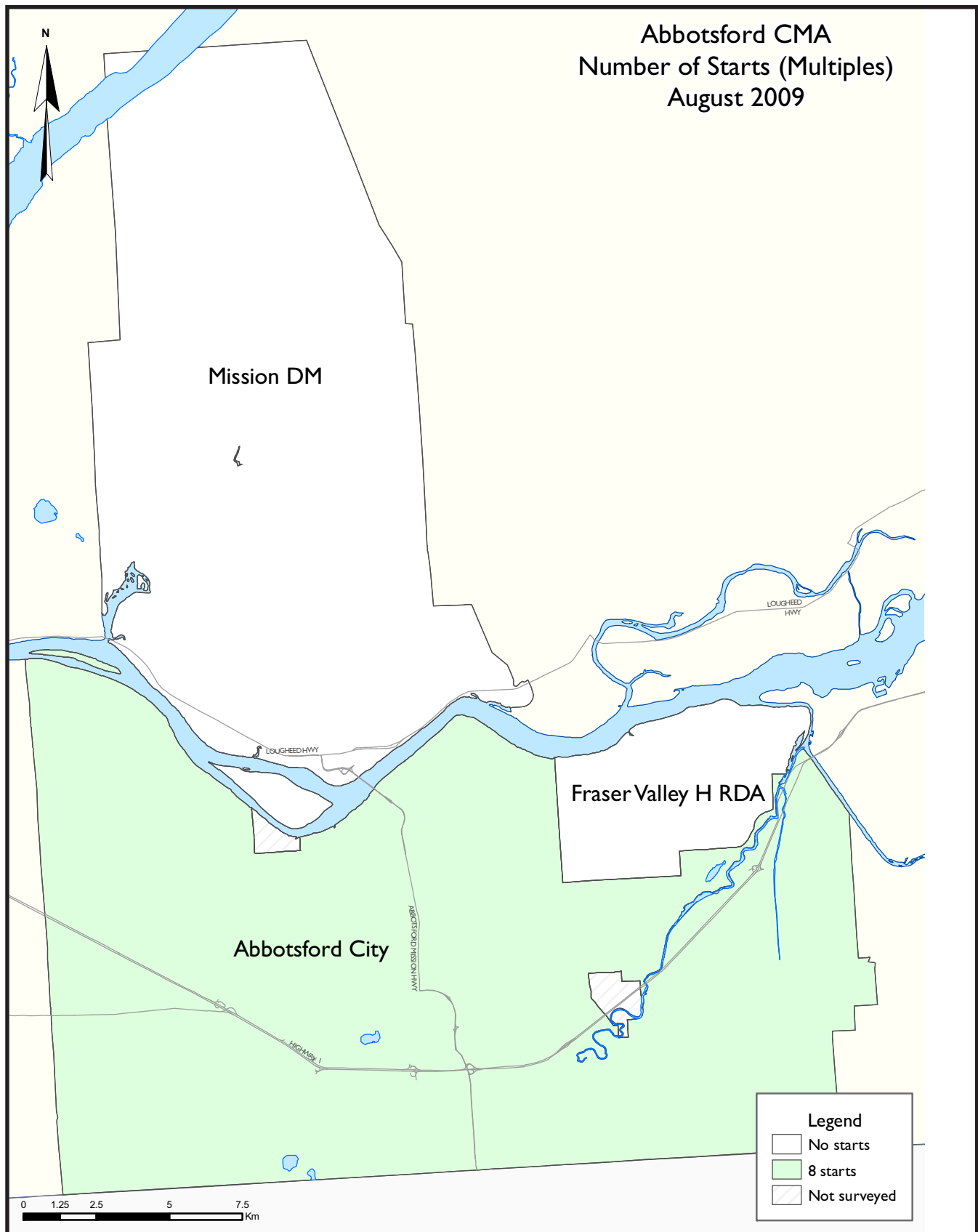


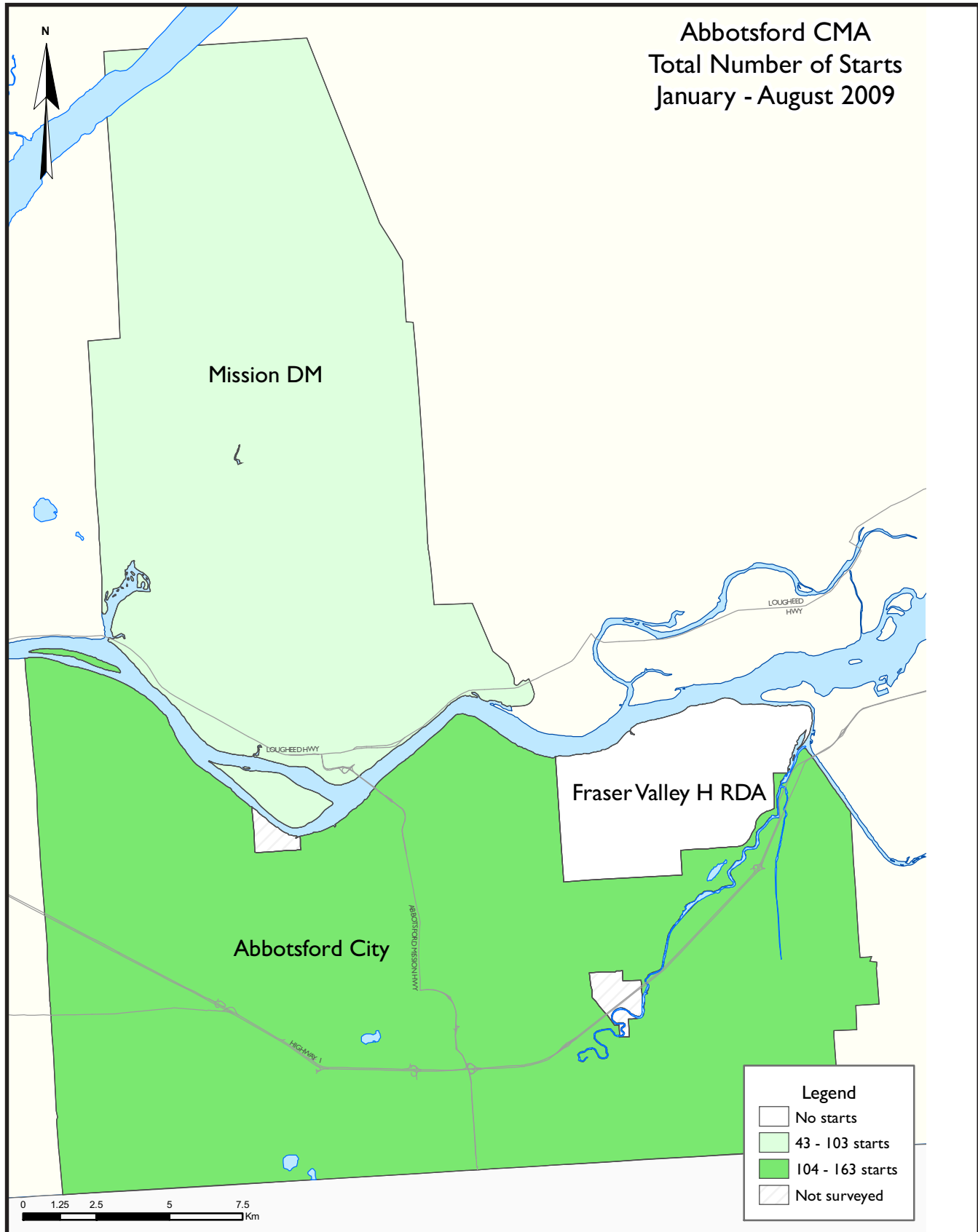


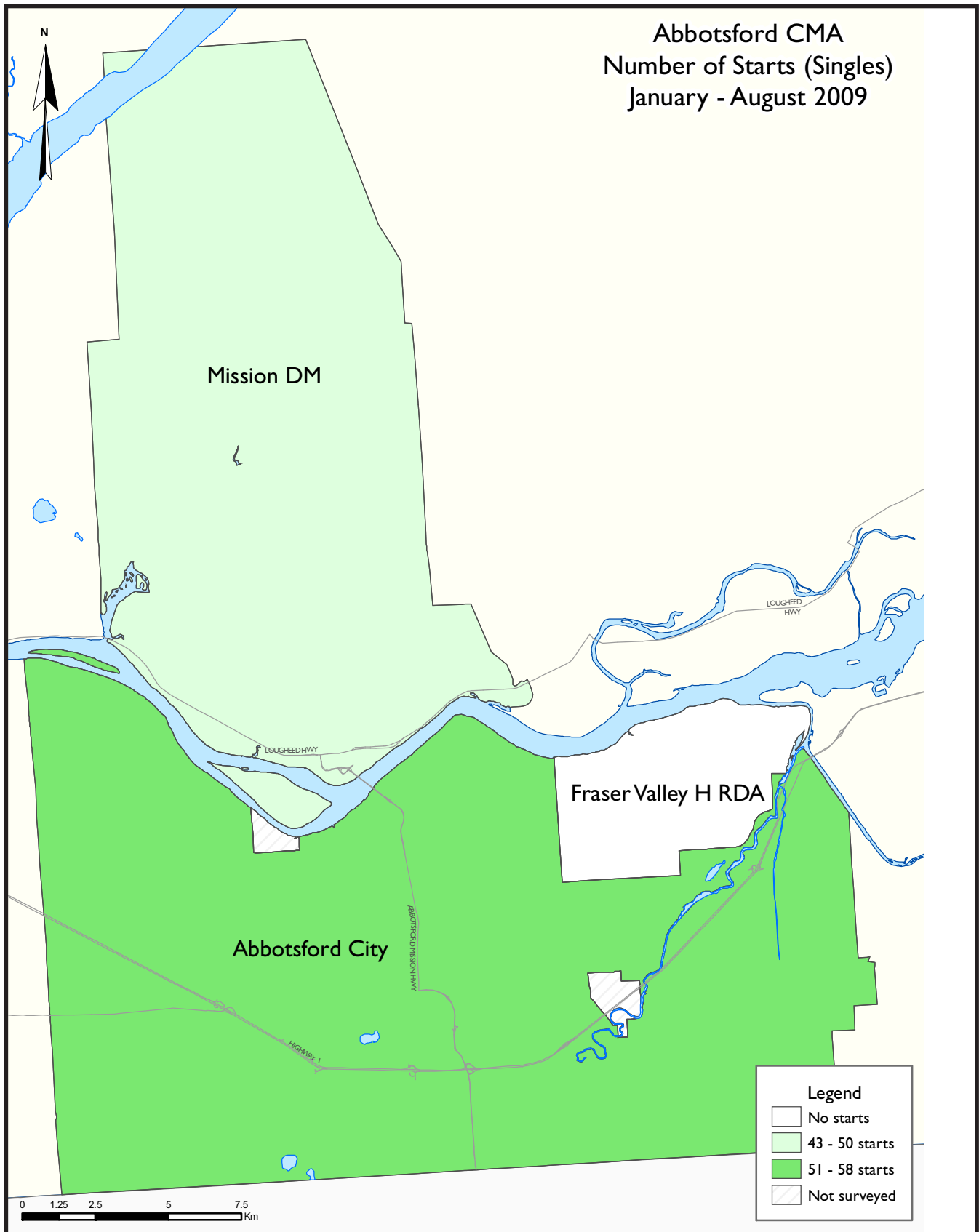


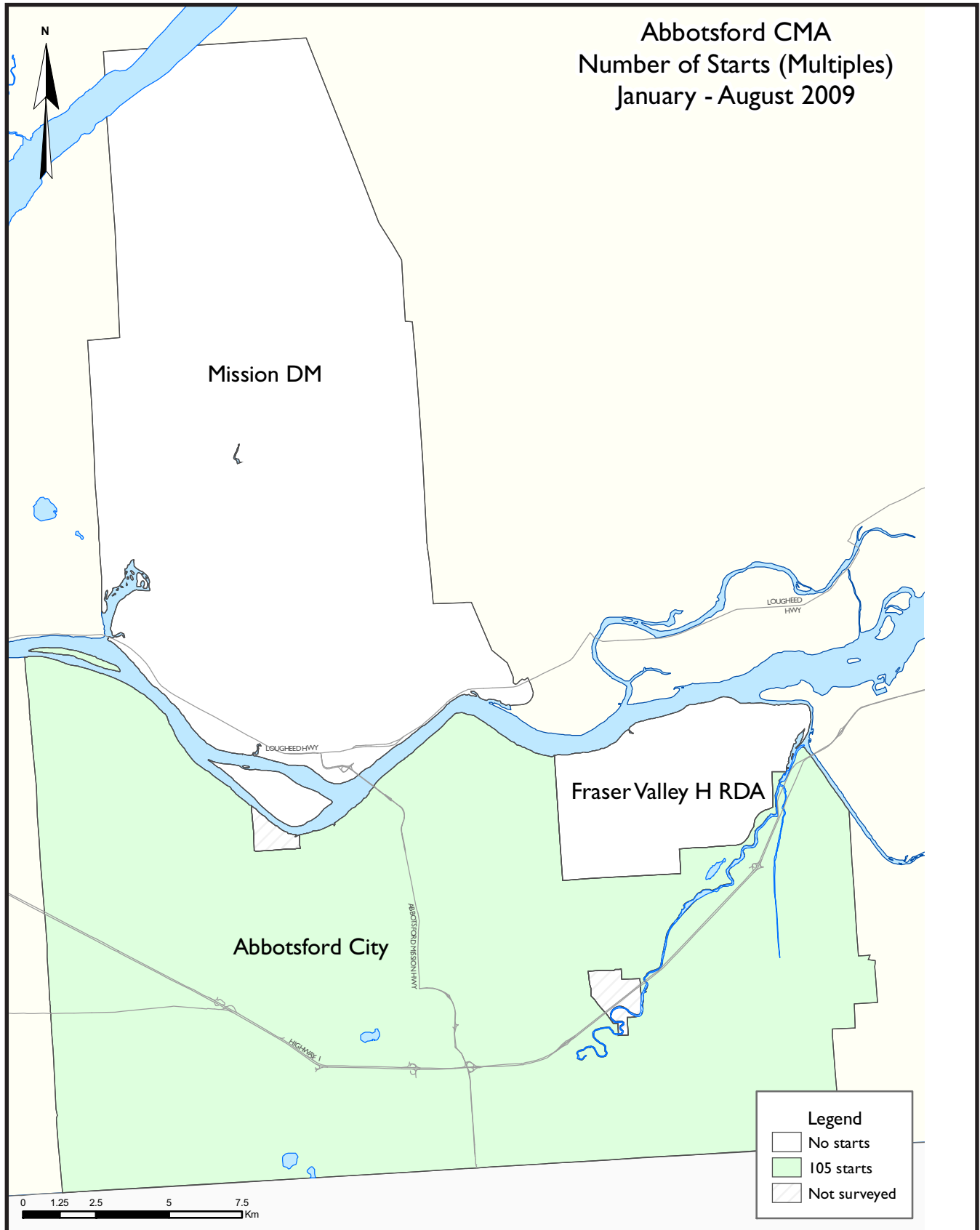












HOUSING NOW REPORT TABLES

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
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table I: Housing Activity Summary of Vancouver CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	332	10	44	0	214	301	2	24	927
August 2008	342	34	70	0	289	797	2	27	1,561
% Change	-2.9	-70.6	-37.1	n/a	-26.0	-62.2	0.0	-11.1	-40.6
Year-to-date 2009	1,436	104	337	4	1,020	1,740	11	129	4,786
Year-to-date 2008	2,581	278	493	29	1,811	7,951	6	494	13,643
% Change	-44.4	-62.6	-31.6	-86.2	-43.7	-78.1	83.3	-73.9	-64.9
UNDER CONSTRUCTION									
August 2009	2,296	175	561	31	1,844	13,458	6	615	18,991
August 2008	3,297	308	549	53	2,642	18,391	8	1,036	26,284
% Change	-30.4	-43.2	2.2	-41.5	-30.2	-26.8	-25.0	-40.6	-27.7
COMPLETIONS									
August 2009	315	22	54	0	144	597	2	93	1,227
August 2008	308	20	45	7	218	791	2	67	1,458
% Change	2.3	10.0	20.0	-100.0	-33.9	-24.5	0.0	38.8	-15.8
Year-to-date 2009	2,260	222	378	8	1,772	6,037	32	654	11,363
Year-to-date 2008	2,436	198	242	65	1,619	7,617	6	273	12,456
% Change	-7.2	12.1	56.2	-87.7	9.5	-20.7	**	139.6	-8.8
COMPLETED & NOT ABSORBED									
August 2009	818	128	139	13	346	643	0	124	2,211
August 2008	876	93	96	19	182	298	0	26	1,590
% Change	-6.6	37.6	44.8	-31.6	90.1	115.8	n/a	**	39.1
ABSORBED									
August 2009	438	21	60	6	169	605	2	65	1,366
August 2008	279	8	29	4	204	797	2	63	1,386
% Change	57.0	162.5	106.9	50.0	-17.2	-24.1	0.0	3.2	-1.4
Year-to-date 2009	2,546	237	373	21	1,793	5,948	32	478	11,428
Year-to-date 2008	2,324	184	199	65	1,592	7,471	66	257	12,158
% Change	9.6	28.8	87.4	-67.7	12.6	-20.4	-51.5	86.0	-6.0

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	12	2	0	0	0	0	0	0	14
August 2008	29	18	0	0	3	76	0	0	126
Delta									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	16	0	0	0	0	0	0	3	19
Langley									
August 2009	21	0	4	0	23	0	2	0	50
August 2008	15	0	6	0	4	0	2	0	27
Maple Ridge / Pitt Meadows									
August 2009	25	0	0	0	0	0	0	0	25
August 2008	35	0	0	0	0	37	0	0	72
New Westminster									
August 2009	4	0	0	0	0	158	0	0	162
August 2008	3	2	0	0	0	0	0	0	5
North Vancouver									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	10	4	8	0	0	29	0	0	51
Richmond									
August 2009	14	0	22	0	25	0	0	0	61
August 2008	18	4	32	0	20	0	0	0	74
Surrey									
August 2009	177	0	4	0	120	134	0	24	459
August 2008	124	0	0	0	221	177	0	23	545
Tri-Cities									
August 2009	23	0	6	0	46	0	0	0	75
August 2008	8	0	6	0	26	36	0	1	77
University Endowment Lands									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
August 2009	30	8	6	0	0	0	0	0	44
August 2008	67	6	14	0	15	442	0	0	544
West Vancouver									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	10	0	0	0	0	0	0	0	10
White Rock									
August 2009	2	0	2	0	0	9	0	0	13
August 2008	0	0	4	0	0	0	0	0	4
Vancouver CMA									
August 2009	332	10	44	0	214	301	2	24	927
August 2008	342	34	70	0	289	797	2	27	1,561

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

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
August 2009	104	30	0	0	72	1,180	0	0	1,386
August 2008	152	94	0	0	190	2,230	0	0	2,666
Delta									
August 2009	79	4	0	0	31	51	0	3	168
August 2008	122	2	0	0	47	0	0	6	177
Langley									
August 2009	191	6	64	0	130	500	3	0	894
August 2008	407	10	68	0	62	445	2	1	995
Maple Ridge / Pitt Meadows									
August 2009	168	2	0	1	117	152	0	0	445
August 2008	287	2	0	1	58	497	0	0	845
New Westminster									
August 2009	25	0	0	0	0	728	0	0	753
August 2008	23	6	0	0	4	648	0	0	681
North Vancouver									
August 2009	56	14	20	4	99	594	0	0	787
August 2008	117	16	12	0	40	591	0	32	808
Richmond									
August 2009	130	4	166	2	268	1,304	0	6	1,880
August 2008	202	8	169	10	263	1,752	0	8	2,412
Surrey									
August 2009	852	10	24	24	784	2,890	0	119	4,703
August 2008	1,066	14	32	32	1,381	3,569	0	217	6,311
Tri-Cities									
August 2009	105	14	120	0	145	1,000	0	0	1,384
August 2008	110	28	134	10	255	2,234	0	1	2,772
University Endowment Lands									
August 2009	9	0	0	0	17	195	0	180	401
August 2008	8	0	0	0	80	93	0	184	365
Vancouver City									
August 2009	376	77	129	0	172	4,787	3	307	5,851
August 2008	521	110	74	0	254	6,079	6	587	7,631
West Vancouver									
August 2009	128	12	0	0	4	33	0	0	177
August 2008	191	16	0	0	8	26	0	0	241
White Rock									
August 2009	11	2	38	0	5	44	0	0	100
August 2008	9	2	58	0	0	227	0	0	296
Vancouver CMA									
August 2009	2,296	175	561	31	1,844	13,458	6	615	18,991
August 2008	3,297	308	549	53	2,642	18,391	8	1,036	26,284

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	15	2	0	0	4	83	0	0	104
August 2008	12	14	0	0	6	169	0	0	201
Delta									
August 2009	9	0	0	0	0	0	0	2	11
August 2008	3	0	0	0	0	0	0	0	3
Langley									
August 2009	46	0	14	0	10	0	2	0	72
August 2008	38	0	16	0	8	0	2	0	64
Maple Ridge / Pitt Meadows									
August 2009	26	0	0	0	0	0	0	0	26
August 2008	43	0	0	0	17	0	0	0	60
New Westminster									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	4	2	0	0	0	0	0	0	6
North Vancouver									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	4	2	0	0	17	215	0	0	238
Richmond									
August 2009	17	0	18	0	13	0	0	0	48
August 2008	17	0	12	0	0	0	0	0	29
Surrey									
August 2009	87	4	2	0	100	251	0	14	458
August 2008	122	0	2	7	129	60	0	8	328
Tri-Cities									
August 2009	10	0	4	0	13	138	0	0	165
August 2008	4	0	11	0	27	266	0	54	362
University Endowment Lands									
August 2009	0	0	0	0	4	0	0	77	81
August 2008	0	0	0	0	10	31	0	0	41
Vancouver City									
August 2009	76	16	12	0	0	125	0	0	229
August 2008	48	2	4	0	0	50	0	5	109
West Vancouver									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	8	0	0	0	4	0	0	0	12
White Rock									
August 2009	2	0	4	0	0	0	0	0	6
August 2008	1	0	0	0	0	0	0	0	1
Vancouver CMA									
August 2009	315	22	54	0	144	597	2	93	1,227
August 2008	308	20	45	7	218	791	2	67	1,458

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	75	41	0	0	35	26	0	0	177
August 2008	34	34	0	0	0	6	0	0	74
Delta									
August 2009	25	1	0	0	1	8	0	7	42
August 2008	10	2	0	0	6	8	0	0	26
Langley									
August 2009	50	4	12	2	25	13	0	0	106
August 2008	128	4	34	4	29	0	0	0	199
Maple Ridge / Pitt Meadows									
August 2009	87	0	0	0	11	62	0	0	160
August 2008	83	0	0	0	15	29	0	0	127
New Westminster									
August 2009	12	0	0	0	0	5	0	0	17
August 2008	11	2	0	1	0	6	0	0	20
North Vancouver									
August 2009	36	3	0	0	2	39	0	0	80
August 2008	20	2	0	0	6	22	0	0	50
Richmond									
August 2009	49	3	46	1	23	44	0	0	166
August 2008	35	0	4	0	8	18	0	0	65
Surrey									
August 2009	259	5	4	10	170	218	0	75	741
August 2008	344	1	6	14	92	99	0	20	576
Tri-Cities									
August 2009	22	12	44	0	21	106	0	0	205
August 2008	22	10	37	0	11	58	0	2	140
University Endowment Lands									
August 2009	1	0	0	0	16	4	0	42	63
August 2008	0	0	0	0	2	3	0	0	5
Vancouver City									
August 2009	142	57	15	0	39	89	0	0	342
August 2008	157	36	5	0	10	28	0	4	240
West Vancouver									
August 2009	48	2	0	0	3	3	0	0	56
August 2008	22	2	0	0	3	6	0	0	33
White Rock									
August 2009	3	0	18	0	0	26	0	0	47
August 2008	2	0	10	0	0	15	0	0	27
Vancouver CMA									
August 2009	818	128	139	13	346	643	0	124	2,211
August 2008	876	93	96	19	182	298	0	26	1,590

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	26	14	0	0	11	83	0	0	134
August 2008	9	5	0	0	6	168	0	0	188
Delta									
August 2009	17	1	0	0	0	0	0	2	20
August 2008	3	0	0	0	0	0	0	0	3
Langley									
August 2009	54	2	16	0	15	2	2	0	91
August 2008	48	0	14	0	13	0	2	0	77
Maple Ridge / Pitt Meadows									
August 2009	51	0	0	0	0	0	0	0	51
August 2008	33	0	0	0	11	1	0	0	45
New Westminster									
August 2009	4	0	0	0	1	4	0	0	9
August 2008	5	0	0	0	0	4	0	0	9
North Vancouver									
August 2009	9	0	0	0	0	27	0	0	36
August 2008	3	2	0	1	13	193	0	0	212
Richmond									
August 2009	29	0	18	5	18	0	0	1	71
August 2008	18	0	10	0	0	0	0	0	28
Surrey									
August 2009	135	0	2	1	88	191	0	26	443
August 2008	89	0	0	3	121	45	0	4	262
Tri-Cities									
August 2009	14	0	6	0	15	149	0	1	185
August 2008	3	0	3	0	28	257	0	54	345
University Endowment Lands									
August 2009	0	0	0	0	7	0	0	35	42
August 2008	0	0	0	0	8	31	0	0	39
Vancouver City									
August 2009	81	4	10	0	14	144	0	0	253
August 2008	56	1	2	0	0	98	0	5	162
West Vancouver									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	5	0	0	0	4	0	0	0	9
White Rock									
August 2009	2	0	6	0	0	5	0	0	13
August 2008	2	0	0	0	0	0	0	0	2
Vancouver CMA									
August 2009	438	21	60	6	169	605	2	65	1,366
August 2008	279	8	29	4	204	797	2	63	1,386

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
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	4	0	0	0	0	0	0	5	4	25.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	11	2	0	0	0	0	0	6	11	-45.5
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	2	6	0	2	0	0	0	0	2	8	-75.0
Burnaby - Central Park	2	3	0	4	0	0	0	0	2	7	-71.4
Burnaby - Remainder	4	8	0	12	0	3	0	76	4	99	-96.0
Burnaby Total	12	29	2	18	0	3	0	76	14	126	-88.9
Coquitlam	21	6	0	4	28	22	0	2	49	34	44.1
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	2	7	0	0	0	0	0	3	2	10	-80.0
Delta - North	3	9	0	0	0	0	0	0	3	9	-66.7
Delta	7	16	0	0	0	0	0	3	7	19	-63.2
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	23	17	0	0	23	4	4	6	50	27	85.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	22	32	0	0	0	0	0	37	22	69	-68.1
New Westminster	4	3	0	2	0	0	158	0	162	5	**
North Vancouver City	2	2	0	4	0	0	0	37	2	43	-95.3
North Vancouver DM	5	8	0	0	0	0	0	0	5	8	-37.5
Pitt Meadows	3	3	0	0	0	0	0	0	3	3	0.0
Port Coquitlam	2	2	0	0	18	0	6	41	26	43	-39.5
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	14	18	0	6	25	18	22	32	61	74	-17.6
Surrey - South	33	12	22	8	56	0	0	177	111	197	-43.7
Surrey - Cloverdale	70	43	4	0	4	101	92	17	170	161	5.6
Surrey - North	69	62	0	4	34	91	70	6	173	163	6.1
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	5	7	0	0	0	17	0	0	5	24	-79.2
Surrey Total	177	124	26	12	94	209	162	200	459	545	-15.8
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	383	0	383	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	59	0	59	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	4	0	0	0	0	0	0	3	4	-25.0
Vancouver - Marpole	1	3	0	0	0	0	0	2	1	5	-80.0
Vancouver - Eastside	19	38	2	0	0	0	6	10	27	48	-43.8
Vancouver - Mt. Pleasant	0	1	4	6	0	0	0	0	4	7	-42.9
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	7	21	0	0	0	15	0	2	7	38	-81.6
Vancouver Total	30	67	8	6	0	15	6	456	44	544	-91.9
West Vancouver	5	10	0	0	0	0	0	0	5	10	-50.0
White Rock	2	0	0	0	0	0	11	4	13	4	**
Vancouver CMA	334	344	36	52	188	271	369	894	927	1,561	-40.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	4	13	0	0	0	0	0	0	4	13	-69.2
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	9	14	0	0	0	0	0	2	9	16	-43.8
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	15	43	2	18	40	10	9	310	66	381	-82.7
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	9	39	2	20	0	4	0	0	11	63	-82.5
Burnaby - Central Park	6	9	6	6	0	52	130	0	142	67	111.9
Burnaby - Remainder	42	61	22	62	20	71	214	446	298	640	-53.4
Burnaby Total	74	154	32	106	60	137	353	756	519	1,153	-55.0
Coquitlam	91	61	10	32	56	119	24	939	181	1,151	-84.3
Delta - Tsawwassen	3	12	2	0	0	0	0	1	5	13	-61.5
Delta - Ladner	18	36	0	4	0	3	3	5	21	48	-56.3
Delta - North	60	63	0	0	48	47	52	0	160	110	45.5
Delta	81	111	2	4	48	50	55	6	186	171	8.8
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	85	172	0	2	65	26	180	238	330	438	-24.7
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	107	230	8	52	55	0	0	37	170	319	-46.7
New Westminster	25	22	0	6	0	4	158	46	183	78	134.6
North Vancouver City	4	19	2	12	11	12	8	120	25	163	-84.7
North Vancouver DM	28	65	44	0	0	0	47	167	119	232	-48.7
Pitt Meadows	6	34	12	2	8	0	0	0	26	36	-27.8
Port Coquitlam	4	18	0	2	54	82	14	117	72	219	-67.1
Port Moody	6	11	0	2	0	0	0	353	6	366	-98.4
Richmond	67	158	8	52	138	192	258	933	471	1,335	-64.7
Surrey - South	108	187	24	88	236	211	6	625	374	1,111	-66.3
Surrey - Cloverdale	209	274	4	4	45	373	153	380	411	1,031	-60.1
Surrey - North	241	411	0	32	62	146	78	183	381	772	-50.6
Surrey - Guildford	1	5	0	0	0	0	0	0	1	5	-80.0
Surrey - Whalley	50	57	0	0	21	80	0	1,034	71	1,171	-93.9
Surrey Total	609	934	28	124	364	810	237	2,222	1,238	4,090	-69.7
University Endowment Lands	4	2	0	2	0	11	137	77	141	92	53.3
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	11	156	1,747	156	1,760	-91.1
Vancouver - Kitsilano	1	9	2	0	0	0	47	142	50	151	-66.9
Vancouver - False Creek	0	0	2	0	0	56	0	597	2	653	-99.7
Vancouver - Granville/Oak	3	2	0	16	0	10	0	21	3	49	-93.9
Vancouver - Kerrisdale	13	44	0	0	0	0	33	2	46	46	0.0
Vancouver - Marpole	9	45	4	12	0	0	2	2	15	59	-74.6
Vancouver - Eastside	119	255	32	54	3	10	64	259	218	578	-62.3
Vancouver - Mt. Pleasant	2	5	14	20	16	0	9	33	41	58	-29.3
Vancouver - Strath/Grand	2	3	2	6	6	0	12	0	22	9	144.4
Vancouver - Westside	63	135	4	0	14	40	4	31	85	206	-58.7
Vancouver Total	212	498	60	110	39	127	552	2,834	863	3,569	-75.8
West Vancouver	26	92	0	14	0	0	0	18	26	124	-79.0
White Rock	6	5	0	0	0	0	74	38	80	43	86.0
Vancouver CMA	1,451	2,616	206	522	934	1,570	2,195	8,935	4,786	13,643	-64.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 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	3	0	0	0	76	0	0
Burnaby Total	0	3	0	0	0	76	0	0
Coquitlam	28	22	0	0	0	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	23	4	0	0	4	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	37	0	0
New Westminster	0	0	0	0	158	0	0	0
North Vancouver City	0	0	0	0	0	37	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	18	0	0	0	6	40	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	25	18	0	0	22	32	0	0
Surrey - South	56	0	0	0	0	177	0	0
Surrey - Cloverdale	4	101	0	0	72	0	20	17
Surrey - North	34	91	0	0	66	0	4	6
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	17	0	0	0	0	0	0
Surrey Total	94	209	0	0	138	177	24	23
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	383	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	59	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	2	0	0
Vancouver - Eastside	0	0	0	0	6	10	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	15	0	0	0	2	0	0
Vancouver Total	0	15	0	0	6	456	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	11	4	0	0
Vancouver CMA	188	271	0	0	345	867	24	27

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	40	10	0	0	9	310	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	20	71	0	0	214	446	0	0
Burnaby Total	60	137	0	0	353	756	0	0
Coquitlam	56	119	0	0	24	939	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	3	0	0	0	0	3	5
Delta - North	48	47	0	0	51	0	1	0
Delta	48	50	0	0	51	0	4	6
Langley City	36	0	0	0	98	32	0	0
Langley District	65	26	0	0	180	238	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	50	0	0	0	0	37	0	0
New Westminster	0	4	0	0	158	46	0	0
North Vancouver City	11	12	0	0	8	120	0	0
North Vancouver DM	0	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	54	82	0	0	14	114	0	3
Port Moody	0	0	0	0	0	353	0	0
Richmond	138	192	0	0	258	927	0	6
Surrey - South	236	211	0	0	0	625	6	0
Surrey - Cloverdale	45	373	0	0	92	312	61	68
Surrey - North	62	146	0	0	66	150	12	33
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	80	0	0	0	1,034	0	0
Surrey Total	364	810	0	0	158	2,121	79	101
University Endowment Lands	0	11	0	0	91	0	46	77
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	11	0	0	156	1,660	0	87
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	415	0	182
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	0	0	0	2	2	0	0
Vancouver - Eastside	3	10	0	0	64	259	0	0
Vancouver - Mt. Pleasant	16	0	0	0	9	33	0	0
Vancouver - Strath/Grand	6	0	0	0	12	0	0	0
Vancouver - Westside	14	40	0	0	4	31	0	0
Vancouver Total	39	127	0	0	552	2,565	0	269
West Vancouver	0	0	0	0	0	18	0	0
White Rock	0	0	0	0	74	38	0	0
Vancouver CMA	929	1,570	0	0	2,066	8,441	129	494

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	5	4	0	0	0	0	5	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	11	0	0	0	0	6	11
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	2	8	0	0	0	0	2	8
Burnaby - Central Park	2	7	0	0	0	0	2	7
Burnaby - Remainder	4	20	0	79	0	0	4	99
Burnaby Total	14	47	0	79	0	0	14	126
Coquitlam	21	8	28	26	0	0	49	34
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	2	7	0	0	0	3	2	10
Delta - North	3	9	0	0	0	0	3	9
Delta	7	16	0	0	0	3	7	19
Langley City	0	0	0	0	0	0	0	0
Langley District	25	21	23	4	2	2	50	27
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	32	0	37	0	0	22	69
New Westminster	4	5	158	0	0	0	162	5
North Vancouver City	2	14	0	29	0	0	2	43
North Vancouver DM	5	8	0	0	0	0	5	8
Pitt Meadows	3	3	0	0	0	0	3	3
Port Coquitlam	8	6	18	36	0	1	26	43
Port Moody	0	0	0	0	0	0	0	0
Richmond	36	54	25	20	0	0	61	74
Surrey - South	33	12	78	185	0	0	111	197
Surrey - Cloverdale	74	43	76	101	20	17	170	161
Surrey - North	69	62	100	95	4	6	173	163
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	7	0	17	0	0	5	24
Surrey Total	181	124	254	398	24	23	459	545
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	383	0	0	0	383
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	59	0	0	0	59
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	3	4	0	0	0	0	3	4
Vancouver - Marpole	1	5	0	0	0	0	1	5
Vancouver - Eastside	27	48	0	0	0	0	27	48
Vancouver - Mt. Pleasant	4	7	0	0	0	0	4	7
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	7	23	0	15	0	0	7	38
Vancouver Total	44	87	0	457	0	0	44	544
West Vancouver	5	10	0	0	0	0	5	10
White Rock	4	4	9	0	0	0	13	4
Vancouver CMA	386	446	515	1,086	26	29	927	1,561

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	4	13	0	0	0	0	4	13
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	9	16	0	0	0	0	9	16
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	17	57	49	324	0	0	66	381
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2
Burnaby - South & East	11	59	0	4	0	0	11	63
Burnaby - Central Park	12	15	130	52	0	0	142	67
Burnaby - Remainder	64	123	234	517	0	0	298	640
Burnaby Total	106	256	413	897	0	0	519	1,153
Coquitlam	128	155	53	996	0	0	181	1,151
Delta - Tsawwassen	5	12	0	0	0	1	5	13
Delta - Ladner	18	36	0	7	3	5	21	48
Delta - North	60	63	99	47	1	0	160	110
Delta	83	111	99	54	4	6	186	171
Langley City	1	0	134	32	0	0	135	32
Langley District	131	246	191	186	8	6	330	438
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	107	230	58	89	0	0	170	319
New Westminster	25	28	158	50	0	0	183	78
North Vancouver City	14	43	11	120	0	0	25	163
North Vancouver DM	24	65	95	135	0	32	119	232
Pitt Meadows	6	36	20	0	0	0	26	36
Port Coquitlam	23	36	49	180	0	3	72	219
Port Moody	6	11	0	355	0	0	6	366
Richmond	169	331	302	998	0	6	471	1,335
Surrey - South	108	172	260	939	6	0	374	1,111
Surrey - Cloverdale	233	310	117	653	61	68	411	1,031
Surrey - North	241	413	128	326	12	33	381	772
Surrey - Guildford	1	5	0	0	0	0	1	5
Surrey - Whalley	50	57	21	1,114	0	0	71	1,171
Surrey Total	633	957	526	3,032	79	101	1,238	4,090
University Endowment Lands	4	2	91	13	46	77	141	92
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,671	0	87	156	1,760
Vancouver - Kitsilano	3	9	47	142	0	0	50	151
Vancouver - False Creek	2	0	0	471	0	182	2	653
Vancouver - Granville/Oak	3	18	0	31	0	0	3	49
Vancouver - Kerrisdale	13	46	33	0	0	0	46	46
Vancouver - Marpole	15	59	0	0	0	0	15	59
Vancouver - Eastside	215	357	0	221	3	0	218	578
Vancouver - Mt. Pleasant	16	25	25	33	0	0	41	58
Vancouver - Strath/Grand	4	9	18	0	0	0	22	9
Vancouver - Westside	69	139	16	67	0	0	85	206
Vancouver Total	340	664	520	2,636	3	269	863	3,569
West Vancouver	26	106	0	18	0	0	26	124
White Rock	36	43	44	0	0	0	80	43
Vancouver CMA	1,877	3,352	2,764	9,791	140	500	4,786	13,643

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Anmore	4	3	0	0	0	0	0	0	4	3	33.3
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	1	0	0	0	0	0	0	6	1	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	5	0	2	0	0	0	169	8	176	-95.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	4	0	2	0	0	0	0	3	6	-50.0
Burnaby - Central Park	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Remainder	4	1	2	10	4	6	83	0	93	17	**
Burnaby Total	15	12	2	14	4	6	83	169	104	201	-48.3
Coquitlam	9	4	0	0	0	0	4	0	13	4	**
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	7	2	0	0	0	0	2	0	9	2	**
Delta - North	0	1	0	0	0	0	0	0	0	1	-100.0
Delta	9	3	0	0	0	0	2	0	11	3	**
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	47	40	0	0	10	8	14	16	71	64	10.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	38	0	0	0	17	0	0	26	55	-52.7
New Westminster	1	4	0	2	0	0	0	0	1	6	-83.3
North Vancouver City	3	1	0	2	0	17	0	215	3	235	-98.7
North Vancouver DM	8	3	0	0	0	0	0	0	8	3	166.7
Pitt Meadows	0	5	0	0	0	0	0	0	0	5	-100.0
Port Coquitlam	1	0	0	0	13	31	87	108	101	139	-27.3
Port Moody	0	0	0	0	0	3	51	216	51	219	-76.7
Richmond	17	17	2	0	11	0	18	12	48	29	65.5
Surrey - South	11	33	0	0	7	50	1	60	19	143	-86.7
Surrey - Cloverdale	38	32	0	0	48	43	116	10	202	85	137.6
Surrey - North	26	56	0	0	45	14	79	0	150	70	114.3
Surrey - Guildford	3	0	0	0	0	0	0	0	3	0	n/a
Surrey - Whalley	9	8	4	0	0	22	71	0	84	30	180.0
Surrey Total	87	129	4	0	100	129	267	70	458	328	39.6
University Endowment Lands	0	0	4	2	0	8	77	31	81	41	97.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	3	0	0	0	0	0	0	0	3	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	0	0	0	0	n/a
Vancouver - Kerrisdale	10	2	0	0	0	0	0	0	10	2	**
Vancouver - Marpole	7	0	4	0	0	0	0	0	11	0	n/a
Vancouver - Eastside	20	33	4	2	0	0	10	7	34	42	-19.0
Vancouver - Mt. Pleasant	1	0	8	0	0	0	125	0	134	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	35	13	0	0	0	0	2	52	37	65	-43.1
Vancouver Total	76	48	16	2	0	0	137	59	229	109	110.1
West Vancouver	5	8	0	4	0	0	0	0	5	12	-58.3
White Rock	2	1	0	0	0	0	4	0	6	1	**
Vancouver CMA	317	317	28	26	138	219	744	896	1,227	1,458	-15.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	14	10	0	0	0	0	0	0	14	10	40.0
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	15	16	0	0	0	0	2	0	17	16	6.3
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	43	28	8	10	5	0	162	211	218	249	-12.4
Burnaby - Lougheed Mall	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - South & East	19	14	12	10	47	0	273	213	351	237	48.1
Burnaby - Central Park	10	9	4	4	48	0	0	0	62	13	**
Burnaby - Remainder	53	40	46	54	95	50	370	757	564	901	-37.4
Burnaby Total	126	94	70	80	195	50	805	1,181	1,196	1,405	-14.9
Coquitlam	71	57	68	14	150	48	532	741	821	860	-4.5
Delta - Tsawwassen	12	8	0	0	0	0	1	0	13	8	62.5
Delta - Ladner	45	21	0	4	0	16	9	2	54	43	25.6
Delta - North	73	35	16	2	101	0	3	0	193	37	**
Delta	130	64	16	6	101	16	13	2	260	88	195.5
Langley City	2	4	0	0	0	0	101	0	103	4	**
Langley District	256	317	18	62	40	244	106	80	420	703	-40.3
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	171	234	12	38	10	95	195	196	388	563	-31.1
New Westminster	26	53	4	2	4	4	454	582	488	641	-23.9
North Vancouver City	20	18	6	14	3	50	52	698	81	780	-89.6
North Vancouver DM	57	62	0	2	0	0	167	0	224	64	**
Pitt Meadows	12	64	2	0	0	31	70	217	84	312	-73.1
Port Coquitlam	9	18	2	0	47	67	175	404	233	489	-52.4
Port Moody	14	36	0	0	0	68	355	600	369	704	-47.6
Richmond	122	151	46	44	110	128	675	732	953	1,055	-9.7
Surrey - South	128	192	36	8	120	158	182	84	466	442	5.4
Surrey - Cloverdale	260	267	4	0	260	244	279	166	803	677	18.6
Surrey - North	352	369	30	4	144	70	249	0	775	443	74.9
Surrey - Guildford	5	6	0	0	0	16	0	157	5	179	-97.2
Surrey - Whalley	51	68	4	0	219	68	409	503	683	639	6.9
Surrey Total	796	902	74	12	743	556	1,119	910	2,732	2,380	14.8
University Endowment Lands	2	2	8	2	55	8	112	212	177	224	-21.0
Vancouver - West End	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Downtown	0	0	2	0	32	10	1,137	821	1,171	831	40.9
Vancouver - Kitsilano	10	2	0	4	0	26	45	10	55	42	31.0
Vancouver - False Creek	1	1	0	0	10	0	0	127	11	128	-91.4
Vancouver - Granville/Oak	1	1	16	2	6	0	212	63	235	66	**
Vancouver - Kerrisdale	32	12	0	0	9	0	59	27	100	39	156.4
Vancouver - Marpole	27	18	16	4	10	11	0	0	53	33	60.6
Vancouver - Eastside	144	180	26	38	10	17	234	424	414	659	-37.2
Vancouver - Mt. Pleasant	5	1	28	10	0	11	254	2	287	24	**
Vancouver - Strath/Grand	4	1	8	0	3	11	43	0	58	12	**
Vancouver - Westside	124	110	0	2	53	0	94	52	271	164	65.2
Vancouver Total	348	326	96	62	133	86	2,098	1,526	2,675	2,000	33.8
West Vancouver	74	73	2	26	4	12	0	9	80	120	-33.3
White Rock	4	4	0	0	0	0	38	32	42	36	16.7
Vancouver CMA	2,275	2,507	424	364	1,595	1,463	7,069	8,122	11,363	12,456	-8.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 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	169	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	4	6	0	0	83	0	0	0
Burnaby Total	4	6	0	0	83	169	0	0
Coquitlam	0	0	0	0	4	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	2	0
Langley City	0	0	0	0	0	0	0	0
Langley District	10	8	0	0	14	16	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	17	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	17	0	0	0	215	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	13	31	0	0	87	54	0	54
Port Moody	0	3	0	0	51	216	0	0
Richmond	11	0	0	0	18	12	0	0
Surrey - South	7	50	0	0	0	60	1	0
Surrey - Cloverdale	48	43	0	0	105	2	11	8
Surrey - North	45	14	0	0	77	0	2	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	22	0	0	71	0	0	0
Surrey Total	100	129	0	0	253	62	14	8
University Endowment Lands	0	8	0	0	0	31	77	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	10	2	0	5
Vancouver - Mt. Pleasant	0	0	0	0	125	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	2	52	0	0
Vancouver Total	0	0	0	0	137	54	0	5
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
Vancouver CMA	138	219	0	0	651	829	93	67

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	211	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	47	0	0	0	273	213	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	95	50	0	0	370	757	0	0
Burnaby Total	195	50	0	0	805	1,181	0	0
Coquitlam	150	48	0	0	466	741	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	9	2
Delta - North	101	0	0	0	0	0	3	0
Delta	101	16	0	0	0	0	13	2
Langley City	0	0	0	0	101	0	0	0
Langley District	40	244	0	0	106	80	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	95	0	0	195	196	0	0
New Westminster	4	4	0	0	454	582	0	0
North Vancouver City	3	50	0	0	52	698	0	0
North Vancouver DM	0	0	0	0	135	0	32	0
Pitt Meadows	0	31	0	0	70	217	0	0
Port Coquitlam	47	67	0	0	174	348	1	56
Port Moody	0	68	0	0	355	600	0	0
Richmond	107	128	3	0	675	731	0	1
Surrey - South	120	158	0	0	180	84	2	0
Surrey - Cloverdale	260	244	0	0	195	112	84	54
Surrey - North	144	70	0	0	150	0	99	0
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	203	68	16	0	409	503	0	0
Surrey Total	727	556	16	0	934	856	185	54
University Endowment Lands	55	8	0	0	35	212	77	0
Vancouver - West End	0	0	0	0	20	0	0	0
Vancouver - Downtown	26	10	6	0	865	821	272	0
Vancouver - Kitsilano	0	26	0	0	45	8	0	2
Vancouver - False Creek	10	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	0	0	0	212	63	0	0
Vancouver - Kerrisdale	9	0	0	0	59	27	0	0
Vancouver - Marpole	10	11	0	0	0	0	0	0
Vancouver - Eastside	10	17	0	0	226	395	8	29
Vancouver - Mt. Pleasant	0	11	0	0	254	2	0	0
Vancouver - Strath/Grand	3	11	0	0	43	0	0	0
Vancouver - Westside	53	0	0	0	94	52	0	0
Vancouver Total	127	86	6	0	1,818	1,368	280	158
West Vancouver	4	12	0	0	0	9	0	0
White Rock	0	0	0	0	38	30	0	2
Vancouver CMA	1,570	1,463	25	0	6,415	7,849	654	273

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Anmore	4	3	0	0	0	0	4	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	1	0	0	0	0	6	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	7	0	169	0	0	8	176
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	6	0	0	0	0	3	6
Burnaby - Central Park	0	2	0	0	0	0	0	2
Burnaby - Remainder	6	11	87	6	0	0	93	17
Burnaby Total	17	26	87	175	0	0	104	201
Coquitlam	13	4	0	0	0	0	13	4
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	7	2	0	0	2	0	9	2
Delta - North	0	1	0	0	0	0	0	1
Delta	9	3	0	0	2	0	11	3
Langley City	1	0	0	0	0	0	1	0
Langley District	59	54	10	8	2	2	71	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	38	0	17	0	0	26	55
New Westminster	1	6	0	0	0	0	1	6
North Vancouver City	3	3	0	232	0	0	3	235
North Vancouver DM	8	3	0	0	0	0	8	3
Pitt Meadows	0	5	0	0	0	0	0	5
Port Coquitlam	1	8	100	77	0	54	101	139
Port Moody	0	3	51	216	0	0	51	219
Richmond	35	29	13	0	0	0	48	29
Surrey - South	11	26	7	117	1	0	19	143
Surrey - Cloverdale	40	34	151	43	11	8	202	85
Surrey - North	26	56	122	14	2	0	150	70
Surrey - Guildford	3	0	0	0	0	0	3	0
Surrey - Whalley	13	8	71	22	0	0	84	30
Surrey Total	93	124	351	196	14	8	458	328
University Endowment Lands	0	0	4	41	77	0	81	41
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	0	0	0	0	0	3	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	10	2	0	0	0	0	10	2
Vancouver - Marpole	11	0	0	0	0	0	11	0
Vancouver - Eastside	34	37	0	0	0	5	34	42
Vancouver - Mt. Pleasant	9	0	125	0	0	0	134	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	37	15	0	50	0	0	37	65
Vancouver Total	104	54	125	50	0	5	229	109
West Vancouver	5	8	0	4	0	0	5	12
White Rock	6	1	0	0	0	0	6	1
Vancouver CMA	391	373	741	1,016	95	69	1,227	1,458

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	14	10	0	0	0	0	14	10
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	17	16	0	0	0	0	17	16
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	47	38	171	211	0	0	218	249
Burnaby - Lougheed Mall	1	2	0	0	0	0	1	2
Burnaby - South & East	31	24	320	213	0	0	351	237
Burnaby - Central Park	14	13	48	0	0	0	62	13
Burnaby - Remainder	99	94	465	807	0	0	564	901
Burnaby Total	192	174	1,004	1,231	0	0	1,196	1,405
Coquitlam	169	99	586	761	66	0	821	860
Delta - Tsawwassen	12	8	0	0	1	0	13	8
Delta - Ladner	45	20	0	20	9	3	54	43
Delta - North	73	37	117	0	3	0	193	37
Delta	130	65	117	20	13	3	260	88
Langley City	2	4	101	0	0	0	103	4
Langley District	311	420	104	278	5	5	420	703
Lion's Bay	4	1	0	0	0	0	4	1
Maple Ridge	171	234	217	329	0	0	388	563
New Westminster	30	52	458	589	0	0	488	641
North Vancouver City	38	26	43	754	0	0	81	780
North Vancouver DM	57	61	135	3	32	0	224	64
Pitt Meadows	14	46	70	266	0	0	84	312
Port Coquitlam	21	46	211	387	1	56	233	489
Port Moody	14	39	355	665	0	0	369	704
Richmond	229	169	721	885	3	1	953	1,055
Surrey - South	127	170	337	272	2	0	466	442
Surrey - Cloverdale	286	273	433	350	84	54	803	677
Surrey - North	364	373	312	70	99	0	775	443
Surrey - Guildford	5	6	0	173	0	0	5	179
Surrey - Whalley	55	68	612	571	16	0	683	639
Surrey Total	837	890	1,694	1,436	201	54	2,732	2,380
University Endowment Lands	2	2	98	222	77	0	177	224
Vancouver - West End	0	0	20	0	0	0	20	0
Vancouver - Downtown	2	0	891	831	278	0	1,171	831
Vancouver - Kitsilano	10	6	45	34	0	2	55	42
Vancouver - False Creek	1	1	10	0	0	127	11	128
Vancouver - Granville/Oak	17	3	218	63	0	0	235	66
Vancouver - Kerrisdale	32	12	68	27	0	0	100	39
Vancouver - Marpole	43	22	10	11	0	0	53	33
Vancouver - Eastside	212	239	192	391	10	29	414	659
Vancouver - Mt. Pleasant	31	13	256	11	0	0	287	24
Vancouver - Strath/Grand	12	1	46	11	0	0	58	12
Vancouver - Westside	128	114	143	50	0	0	271	164
Vancouver Total	488	413	1,899	1,429	288	158	2,675	2,000
West Vancouver	76	74	4	46	0	0	80	120
White Rock	42	34	0	0	0	2	42	36
Vancouver CMA	2,860	2,876	7,817	9,301	686	279	11,363	12,456

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,500,000	1,497,718
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Belcarra													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
August 2009	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
August 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	1	5.9	1	5.9	6	35.3	9	52.9	17	800,000	790,824
Year-to-date 2008	0	0.0	0	0.0	7	50.0	1	7.1	6	42.9	14	649,500	744,000
Burnaby													
August 2009	0	0.0	0	0.0	0	0.0	12	46.2	14	53.8	26	773,450	833,619
August 2008	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Year-to-date 2009	0	0.0	0	0.0	1	0.8	34	28.1	86	71.1	121	798,900	870,397
Year-to-date 2008	0	0.0	0	0.0	0	0.0	29	29.9	68	70.1	97	838,000	920,118
Coquitlam													
August 2009	0	0.0	0	0.0	0	0.0	8	80.0	2	20.0	10	734,750	722,375
August 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	36	52.9	32	47.1	68	735,000	817,487
Year-to-date 2008	2	3.7	23	42.6	1	1.9	8	14.8	20	37.0	54	719,900	749,519
Delta													
August 2009	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	800,000	862,553
August 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	24	19.2	63	50.4	38	30.4	125	670,950	716,231
Year-to-date 2008	1	1.4	0	0.0	12	17.4	25	36.2	31	44.9	69	700,000	750,035
Langley City													
August 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 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	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
August 2009	0	0.0	2	3.8	23	43.4	16	30.2	12	22.6	53	600,000	793,007
August 2008	2	4.0	3	6.0	9	18.0	25	50.0	11	22.0	50	639,450	667,943
Year-to-date 2009	9	2.6	38	11.0	144	41.7	111	32.2	43	12.5	345	599,000	656,204
Year-to-date 2008	5	1.6	13	4.2	90	29.2	163	52.9	37	12.0	308	638,800	646,655

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
August 2009	2	4.1	17	34.7	14	28.6	15	30.6	1	2.0	49	540,900	558,920
August 2008	0	0.0	0	0.0	22	73.3	5	16.7	3	10.0	30	585,000	608,660
Year-to-date 2009	3	1.5	54	26.9	87	43.3	55	27.4	2	1.0	201	560,900	565,458
Year-to-date 2008	1	0.4	27	11.7	165	71.4	34	14.7	4	1.7	231	565,000	565,232
New Westminster													
August 2009	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
August 2008	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	17.4	15	65.2	4	17.4	23	649,000	692,759
Year-to-date 2008	5	7.0	14	19.7	36	50.7	15	21.1	1	1.4	71	518,900	548,224
North Vancouver City													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	15	100.0	15	1,260,000	1,230,180
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,125,000	1,197,500
North Vancouver DM													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	1,549,000	1,538,216
Year-to-date 2008	1	1.7	0	0.0	0	0.0	0	0.0	58	98.3	59	1,465,900	1,479,710
Pitt Meadows													
August 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
August 2008	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	0	0.0	4	19.0	14	66.7	2	9.5	1	4.8	21	540,000	551,319
Year-to-date 2008	0	0.0	20	29.9	45	67.2	2	3.0	0	0.0	67	559,000	543,894
Port Coquitlam													
August 2009	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
August 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	2	11.8	11	64.7	4	23.5	17	640,000	688,559
Year-to-date 2008	0	0.0	1	7.1	4	28.6	8	57.1	1	7.1	14	645,000	637,359
Port Moody													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	4	19.0	0	0.0	0	0.0	17	81.0	21	850,000	888,524
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.1	31	96.9	32	800,000	949,609
Richmond													
August 2009	0	0.0	0	0.0	2	5.9	5	14.7	27	79.4	34	1,129,900	1,148,546
August 2008	0	0.0	0	0.0	0	0.0	7	38.9	11	61.1	18	1,000,000	937,333
Year-to-date 2009	0	0.0	0	0.0	2	1.5	22	16.2	112	82.4	136	1,000,000	1,081,978
Year-to-date 2008	0	0.0	0	0.0	0	0.0	34	21.0	128	79.0	162	1,000,000	1,043,799

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2009	0	0.0	7	5.1	76	55.9	32	23.5	21	15.4	136	574,400	662,677
August 2008	0	0.0	3	3.3	25	27.2	26	28.3	38	41.3	92	704,000	747,865
Year-to-date 2009	5	0.5	59	6.3	343	36.9	267	28.7	256	27.5	930	629,000	713,441
Year-to-date 2008	0	0.0	59	7.4	234	29.4	229	28.7	275	34.5	797	672,000	746,308
University Endowment Lands													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	2	100.0	2	--	--
Vancouver City													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	81	100.0	81	2,089,000	2,053,725
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	1,413,000	1,623,457
Year-to-date 2009	2	0.5	0	0.0	3	0.8	20	5.1	364	93.6	389	1,480,000	1,598,819
Year-to-date 2008	0	0.0	0	0.0	2	0.6	15	4.6	309	94.8	326	1,000,000	1,392,334
West Vancouver													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	2,899,000	2,876,944
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	2,890,000	3,103,754
White Rock													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Vancouver CMA													
August 2009	2	0.5	26	5.9	121	27.3	101	22.8	193	43.6	443	700,000	1,037,591
August 2008	2	0.7	6	2.1	62	21.8	75	26.3	140	49.1	285	749,000	964,957
Year-to-date 2009	19	0.7	160	6.2	626	24.4	645	25.1	1,116	43.5	2,566	700,000	933,913
Year-to-date 2008	15	0.6	157	6.6	597	24.9	566	23.6	1,060	44.3	2,395	699,000	907,649

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	1,497,718	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	790,824	744,000	6.3
Burnaby Total	833,619	--	n/a	870,397	920,118	-5.4
Coquitlam	722,375	--	n/a	817,487	749,519	9.1
Delta	862,553	--	n/a	716,231	750,035	-4.5
Langley City	--	--	n/a	--	--	n/a
Langley District	793,007	667,943	18.7	656,204	646,655	1.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	558,920	608,660	-8.2	565,458	565,232	0.0
New Westminster	--	--	n/a	692,759	548,224	26.4
North Vancouver City	--	--	n/a	1,230,180	1,197,500	2.7
North Vancouver DM	--	--	n/a	1,538,216	1,479,710	4.0
Pitt Meadows	--	--	n/a	551,319	543,894	1.4
Port Coquitlam	--	--	n/a	688,559	637,359	8.0
Port Moody	--	--	n/a	888,524	949,609	-6.4
Richmond	1,148,546	937,333	22.5	1,081,978	1,043,799	3.7
Surrey Total	662,677	747,865	-11.4	713,441	746,308	-4.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,053,725	1,623,457	26.5	1,598,819	1,392,334	14.8
West Vancouver	--	--	n/a	2,876,944	3,103,754	-7.3
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	1,037,591	964,957	7.5	933,913	907,649	2.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
August 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	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September												
	October												
	November												
	December												
	Q2 2008	3,423	7,209	16%	890,425	1,607	2,400	23%	510,152	3,651	6,676	19%	409,591
	Q2 2009	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	YTD 2008	7,574	6,448	16%	884,762	3,599	2,208	22%	507,583	8,792	6,091	19%	408,081
	YTD 2009	9,070	5,950	19%	823,991	4,211	2,287	24%	474,598	9,592	5,333	23%	381,550

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
Second 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%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3												
	Q4												
YTD 2008		6,194	5,868	18%	898,827	2,920	1,985	25%	511,071	7,081	5,628	22%	411,041
YTD 2009		6,066	6,095	17%	800,995	2,807	2,397	20%	460,249	6,418	5,557	20%	369,210

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

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
August 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	114.0	113.3	1,231	6.8	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,240	6.9	67.2	809
	July	631	3.75	5.85	114.3	112.9	1,238	7.0	67.1	804
	August	631	3.75	5.85		113.6	1,237	7.3	67.1	812
	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
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2009	22	0	8	0	0	0	0	0	30
August 2008	44	0	2	10	0	45	0	0	101
% Change	-50.0	n/a	**	-100.0	n/a	-100.0	n/a	n/a	-70.3
Year-to-date 2009	99	0	30	2	19	56	0	0	206
Year-to-date 2008	238	2	52	12	129	621	0	0	1,054
% Change	-58.4	-100.0	-42.3	-83.3	-85.3	-91.0	n/a	n/a	-80.5
UNDER CONSTRUCTION									
August 2009	170	0	32	21	43	470	0	0	736
August 2008	272	2	74	38	124	621	0	0	1,131
% Change	-37.5	-100.0	-56.8	-44.7	-65.3	-24.3	n/a	n/a	-34.9
COMPLETIONS									
August 2009	15	0	18	2	0	48	0	0	83
August 2008	26	0	14	0	14	0	0	0	54
% Change	-42.3	n/a	28.6	n/a	-100.0	n/a	n/a	n/a	53.7
Year-to-date 2009	158	0	74	5	73	280	0	0	590
Year-to-date 2008	300	0	120	4	96	310	0	0	830
% Change	-47.3	n/a	-38.3	25.0	-24.0	-9.7	n/a	n/a	-28.9
COMPLETED & NOT ABSORBED									
August 2009	124	0	7	4	51	91	0	0	277
August 2008	130	0	34	3	30	29	0	0	226
% Change	-4.6	n/a	-79.4	33.3	70.0	**	n/a	n/a	22.6
ABSORBED									
August 2009	23	0	18	8	14	41	0	0	104
August 2008	24	0	20	0	11	0	0	0	55
% Change	-4.2	n/a	-10.0	n/a	27.3	n/a	n/a	n/a	89.1
Year-to-date 2009	199	0	105	13	73	209	0	0	599
Year-to-date 2008	250	0	90	5	80	332	0	0	757
% Change	-20.4	n/a	16.7	160.0	-8.8	-37.0	n/a	n/a	-20.9

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

Table I.1: Housing Activity Summary by Submarket
August 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									
August 2009	10	0	8	0	0	0	0	0	18
August 2008	26	0	2	10	0	45	0	0	83
Fraser Valley H RDA									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Mission DM									
August 2009	12	0	0	0	0	0	0	0	12
August 2008	18	0	0	0	0	0	0	0	18
Abbotsford CMA									
August 2009	22	0	8	0	0	0	0	0	30
August 2008	44	0	2	10	0	45	0	0	101
UNDER CONSTRUCTION									
Abbotsford City									
August 2009	108	0	32	21	43	470	0	0	674
August 2008	173	0	74	38	77	621	0	0	983
Fraser Valley H RDA									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Mission DM									
August 2009	62	0	0	0	0	0	0	0	62
August 2008	99	2	0	0	47	0	0	0	148
Abbotsford CMA									
August 2009	170	0	32	21	43	470	0	0	736
August 2008	272	2	74	38	124	621	0	0	1,131
COMPLETIONS									
Abbotsford City									
August 2009	11	0	18	2	0	48	0	0	79
August 2008	17	0	14	0	14	0	0	0	45
Fraser Valley H RDA									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Mission DM									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	9	0	0	0	0	0	0	0	9
Abbotsford CMA									
August 2009	15	0	18	2	0	48	0	0	83
August 2008	26	0	14	0	14	0	0	0	54

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

Table I.1: Housing Activity Summary by Submarket
August 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									
August 2009	65	0	7	4	22	79	0	0	177
August 2008	72	0	34	2	28	17	0	0	153
Fraser Valley H RDA									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Mission DM									
August 2009	59	0	0	0	29	12	0	0	100
August 2008	58	0	0	1	2	12	0	0	73
Abbotsford CMA									
August 2009	124	0	7	4	51	91	0	0	277
August 2008	130	0	34	3	30	29	0	0	226
ABSORBED									
Abbotsford City									
August 2009	17	0	18	8	14	41	0	0	98
August 2008	18	0	20	0	11	0	0	0	49
Fraser Valley H RDA									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Mission DM									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	6	0	0	0	0	0	0	0	6
Abbotsford CMA									
August 2009	23	0	18	8	14	41	0	0	104
August 2008	24	0	20	0	11	0	0	0	55

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
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Abbotsford City	10	36	0	0	0	0	8	47	18	83	-78.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	18	0	0	0	0	0	0	12	18	-33.3
Abbotsford CMA	22	54	0	0	0	0	8	47	30	101	-70.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	58	158	2	26	17	51	86	673	163	908	-82.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	43	92	0	2	0	52	0	0	43	146	-70.5
Abbotsford CMA	101	250	2	28	17	103	86	673	206	1,054	-80.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Abbotsford City	0	0	0	0	8	47	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	8	47	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	51	0	0	86	673	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	103	0	0	86	673	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Abbotsford City	18	28	0	55	0	0	18	83
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	18	0	0	0	0	12	18
Abbotsford CMA	30	46	0	55	0	0	30	101

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	86	198	77	710	0	0	163	908
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	43	94	0	52	0	0	43	146
Abbotsford CMA	129	292	77	762	0	0	206	1,054

Source: CM HC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Abbotsford City	13	17	0	0	0	14	66	14	79	45	75.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	9	0	0	0	0	0	0	4	9	-55.6
Abbotsford CMA	17	26	0	0	0	14	66	14	83	54	53.7

**Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	104	193	34	8	37	83	354	430	529	714	-25.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	59	111	2	0	0	5	0	0	61	116	-47.4
Abbotsford CMA	163	304	36	8	37	88	354	430	590	830	-28.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Abbotsford City	0	14	0	0	66	14	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	14	0	0	66	14	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	37	83	0	0	354	430	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	5	0	0	0	0	0	0
Abbotsford CMA	37	88	0	0	354	430	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Abbotsford City	29	31	50	14	0	0	79	45
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	4	9	0	0	0	0	4	9
Abbotsford CMA	33	40	50	14	0	0	83	54

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	173	309	356	405	0	0	529	714
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	59	111	2	5	0	0	61	116
Abbotsford CMA	232	420	358	410	0	0	590	830

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2009	1	4.0	9	36.0	12	48.0	2	8.0	1	4.0	25	520,000	521,872
August 2008	0	0.0	0	0.0	3	16.7	4	22.2	3	16.7	18	587,500	620,983
Year-to-date 2009	6	4.4	34	25.0	21	15.4	17	12.5	21	15.4	136	545,000	588,871
Year-to-date 2008	1	0.6	31	19.3	20	12.4	26	16.1	20	12.4	161	549,000	583,766
Fraser Valley H RDA													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2009	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
August 2008	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	0	0.0	60	80.0	0	0.0	0	0.0	0	0.0	75	469,000	477,845
Year-to-date 2008	1	1.1	82	87.2	0	0.0	0	0.0	0	0.0	94	475,000	480,144
Abbotsford CMA													
August 2009	1	3.2	15	48.4	1	3.2	2	6.5	1	3.2	31	499,900	506,719
August 2008	0	0.0	6	25.0	3	12.5	4	16.7	3	12.5	24	542,950	584,571
Year-to-date 2009	6	2.8	94	44.5	21	10.0	17	8.1	21	10.0	211	520,000	549,407
Year-to-date 2008	2	0.8	113	44.3	20	7.8	26	10.2	20	7.8	255	510,000	545,568

Source: CMHC (Starts and Completions Survey)

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

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	521,872	620,983	-16.0	588,871	583,766	0.9
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	477,845	480,144	-0.5
Abbotsford CMA	506,719	584,571	-13.3	549,407	545,568	0.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
August 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	1,096	2,500	2,078	52.7	419,378	-3.1	408,216
	June	1,877	41.3	1,399	2,497	2,165	64.6	424,728	-4.9	409,892
	July	1,984	63.2	1,547	2,868	2,375	65.1	425,644	-1.6	424,539
	August	1,669	91.0	1,665	2,209	2,394	69.5	434,841	0.7	432,523
	September									
	October									
	November									
	December									
	Q2 2008	4,546	-20.1		10,376			439,185	0.9	
	Q2 2009	4,512	-0.7		7,207			418,843	-4.6	
	YTD 2008	10,018	-24.3		24,046			436,989	3.3	
	YTD 2009	10,101	0.8		18,666			418,064	-4.3	

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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
August 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	86	3.7	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.3	756
	March	712	7.15	7.19	124.2	110.8	86	5.0	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	68.7	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	4.3	69.5	748
	July	710	6.95	7.15	123.8	114.2	88	4.3	69.1	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	89	4.6	69.9	740
	October	713	6.35	7.20	122.2	112.8	90	4.9	70.3	740
	November	713	6.35	7.20	120.3	112.3	89	5.2	69.6	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.5	737
2009	January	627	5.00	5.79	119.2	111.4	88	5.8	69.3	744
	February	627	5.00	5.79	115.9	111.9	88	6.2	69.4	752
	March	613	4.50	5.55	114.6	112.0	86	6.9	68.1	763
	April	596	3.90	5.25	113.3	112.1	84	7.0	67.2	754
	May	596	3.90	5.25	113.7	112.9	83	7.5	66.4	752
	June	631	3.75	5.85	112.8	112.8	84	8.2	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85		112.8	85	9.0	68.6	764
	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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