

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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Vancouver CMA New Housing Market Activity

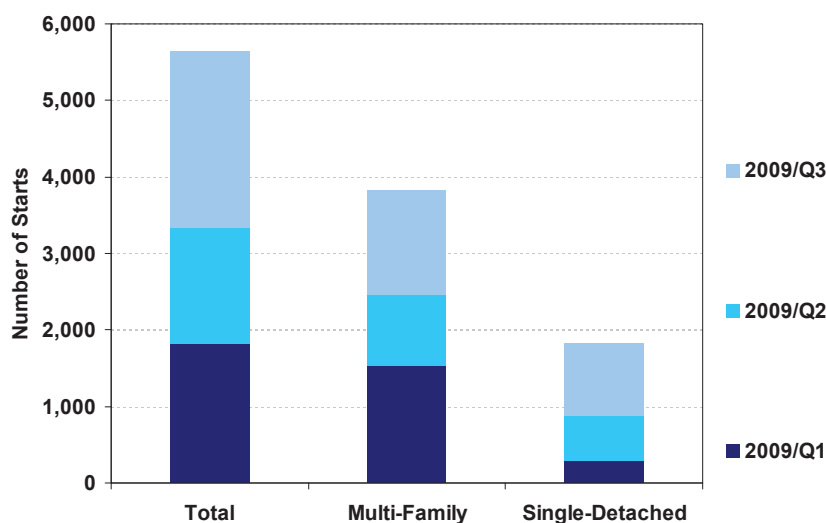
September marked the second consecutive month of strong housing starts in the Vancouver CMA this year. After a surge of starts in August, the trend continued for the most part into September and foundations were poured for some 858 new homes.

Single-detached housing starts rose over 9 per cent from a year ago. Surrey had another strong showing this month with 191 single family starts compared to just 140 in the same month last year.

Even so, given the weakness during the earlier part of the year, new home construction is still down considerably year-to-date. For the first three quarters of the year, there were only

Figure 1

Third Quarter Account for Over 41 Per Cent of Starts Year-to-Date



Source: CMHC

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5,644 new starts in 2009 compared to the 15,664 recorded in 2008. Much of this stems from the multiple unit residential sector where construction is down 70 per cent from last year's levels. Also worth noting is the 210 starts for multiple unit rental in September 2009, compared to just 23 starts a year ago. These rental starts were mostly concentrated in the Downtown and East Hastings area of Vancouver and in Surrey.

The bright side is, housing starts appear to be on the upswing – about 41 per cent of the year's new home construction has occurred in the third quarter. Low mortgage interest rates as well as relatively lower listing prices have continued to entice buyers and propel the absorption of existing inventory of completed new homes. This sales momentum has provided builders, who have been sitting on the sidelines, an impetus to begin building again.

In terms of price, both the median and average absorption prices of new single-detached homes show how prices vis-à-vis a year ago have regain lost ground and then some. Year-to-date, the median price of new single-detached homes is at par with 2008 and the average price is about two per cent higher than a year ago. This suggests that prices for new single-detached homes have indeed firmed and the increase is not just a reflection of a few high value sales.

Vancouver CMA Resale Housing Activity

Resale housing activity remained robust through the third quarter of 2009. The number of sales recorded for single-detached units in the third quarter was more than double the number of transactions in the same period a year ago, putting the year-to-date value for 2009 at some 29 per cent higher compared to 2008. For attached and apartment units, the number of sales during the first three quarters of 2009 was also up 25 per cent and 16 per cent, respectively. Because resale prices have firmed, sales have been mostly driven by low mortgage interest rates.

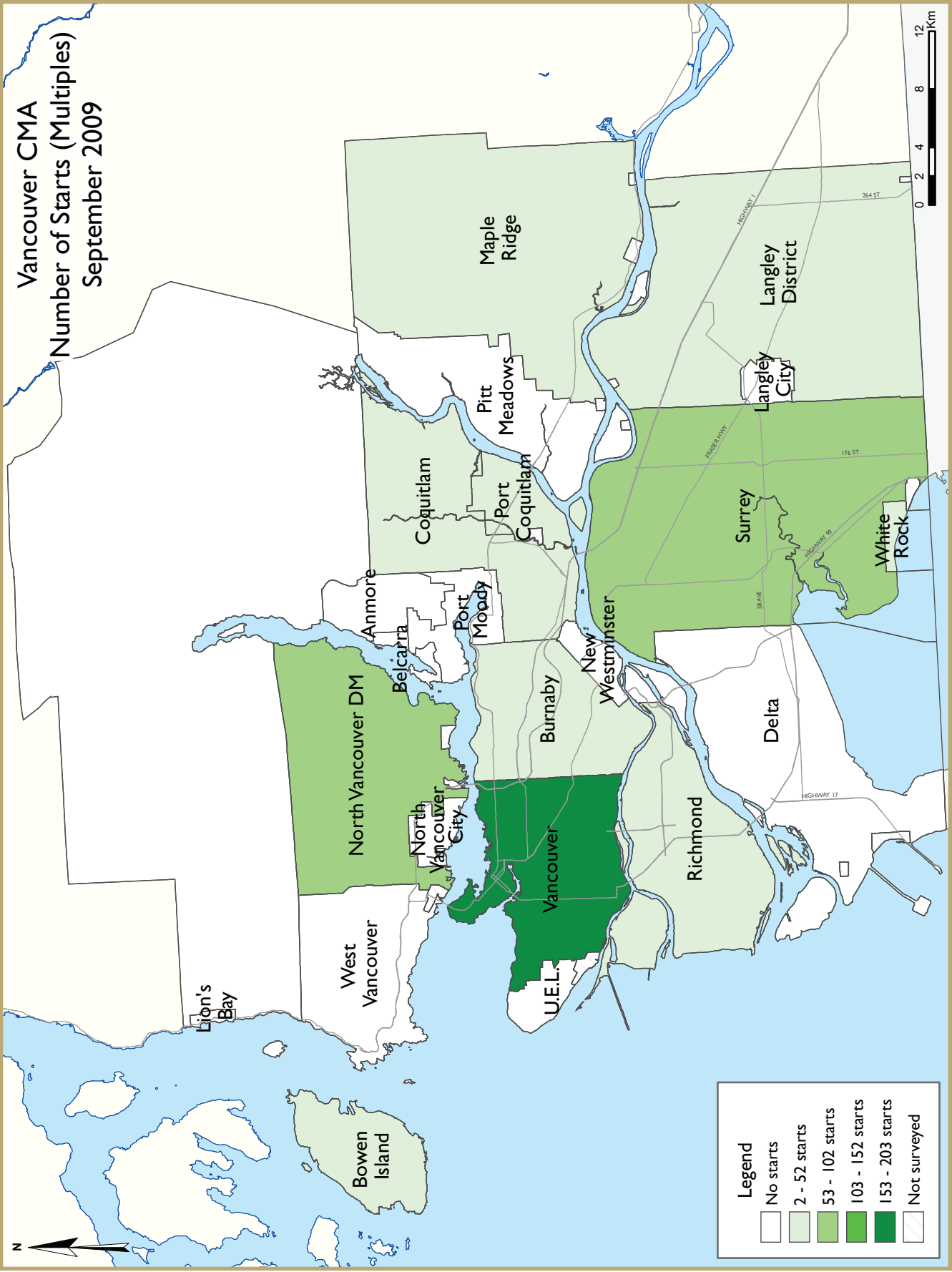
The number of new listings has also picked up momentum as sellers' are encouraged by both the number and speed of sales over the past few months. Even so, the solid sales trend has continued to support the sales-to-active listings ratio, which is still in sellers' market conditions. Year-to-date, the average sales-to-active listings ratio for all types of resale properties are stronger compared to the same period last year.

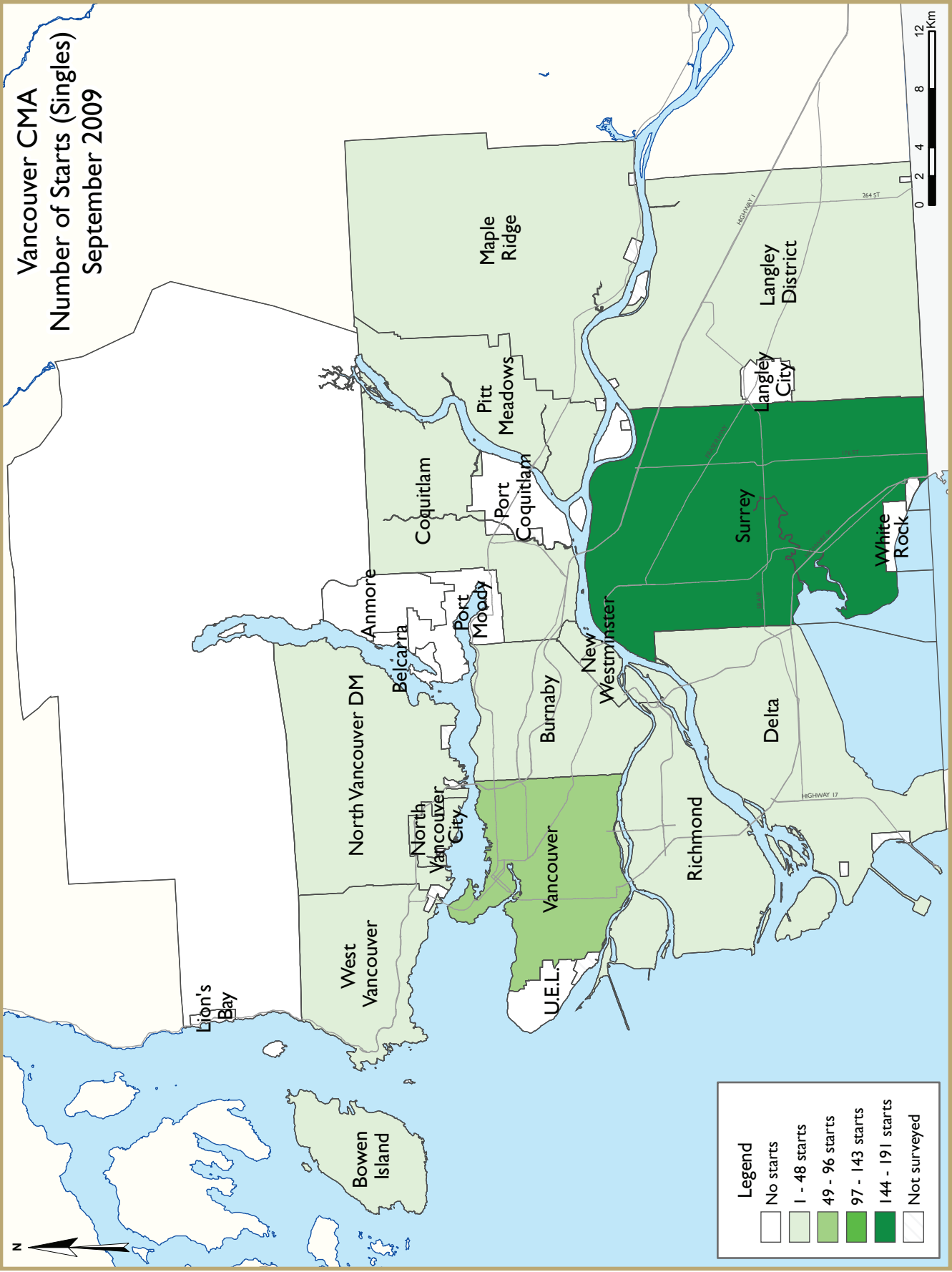
With the sales-to-new listings ratio, a leading indicator of price movement, squarely in sellers' market territory, resale prices have firmed. Average resale price showed the biggest year-over-year increase – about six per cent – in the third quarter for single-detached homes. The average resale price for condominiums and townhouses was about three per cent higher and about par, respectively.

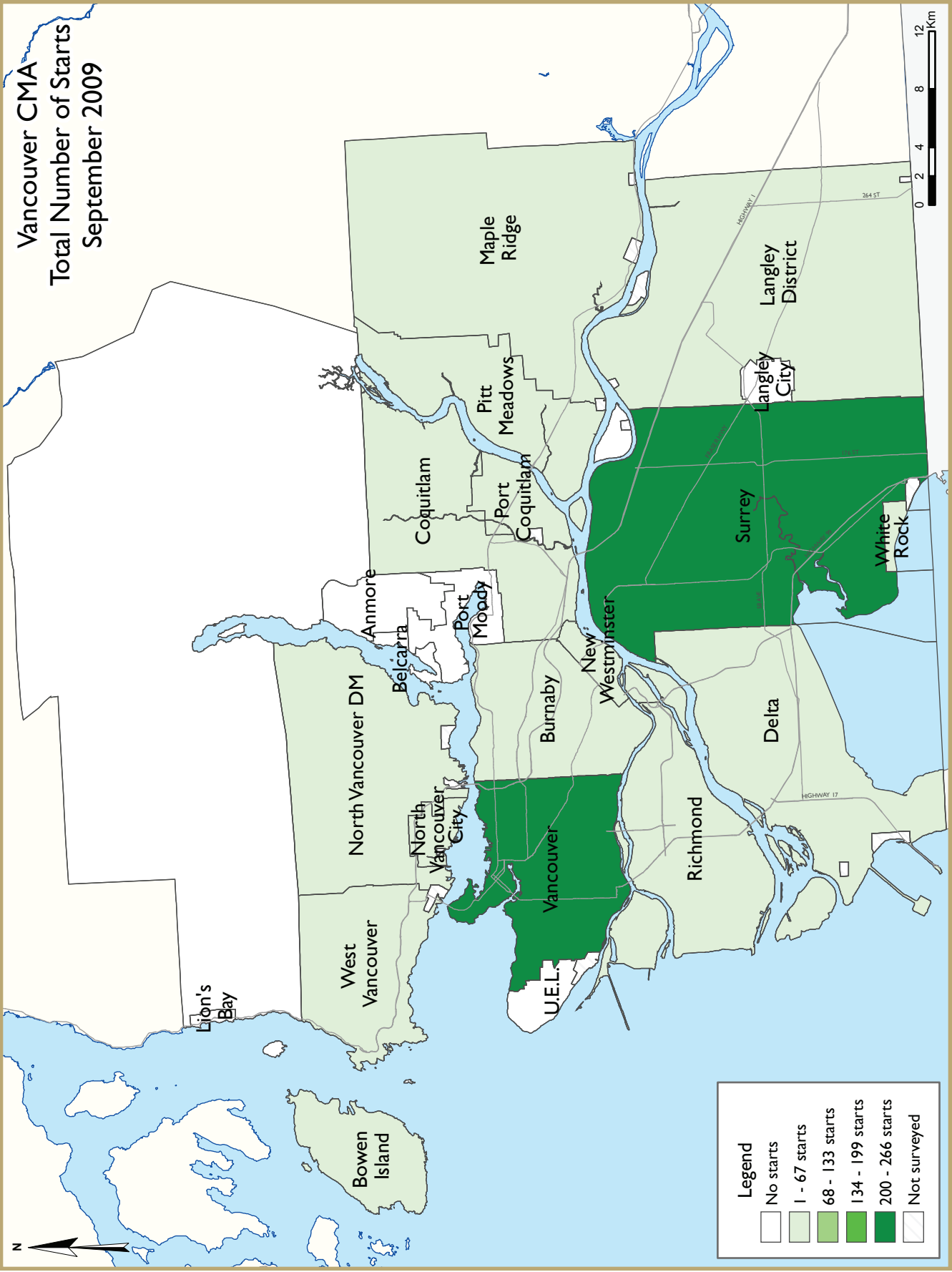
Abbotsford CMA New Housing Activity

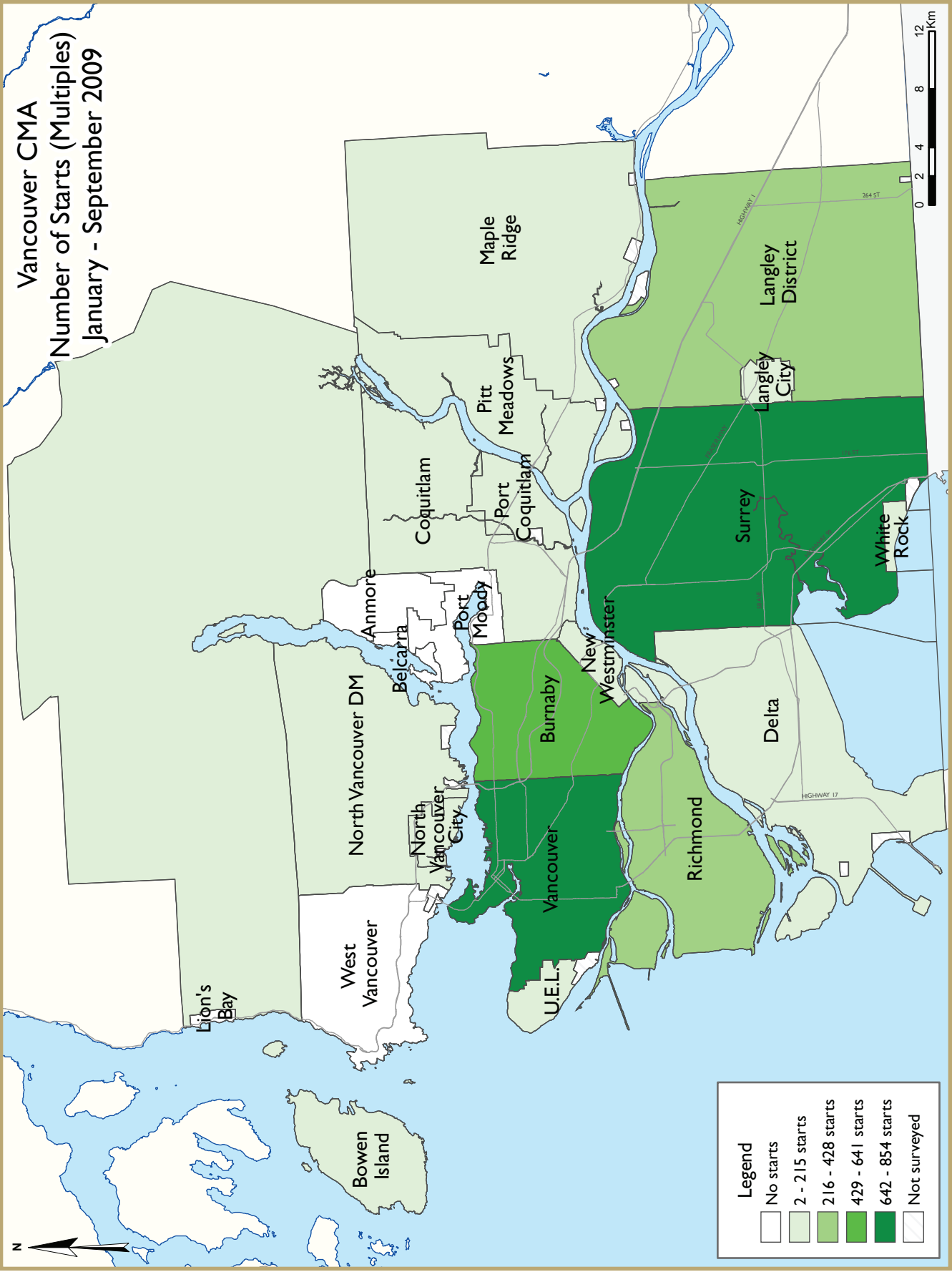
In the Abbotsford CMA, new home construction has remained muted year-to-date. Concrete has been poured for just 246 units from January to September compared to 1,206 in the same period last year. Most of the new housing starts were in Abbotsford City.

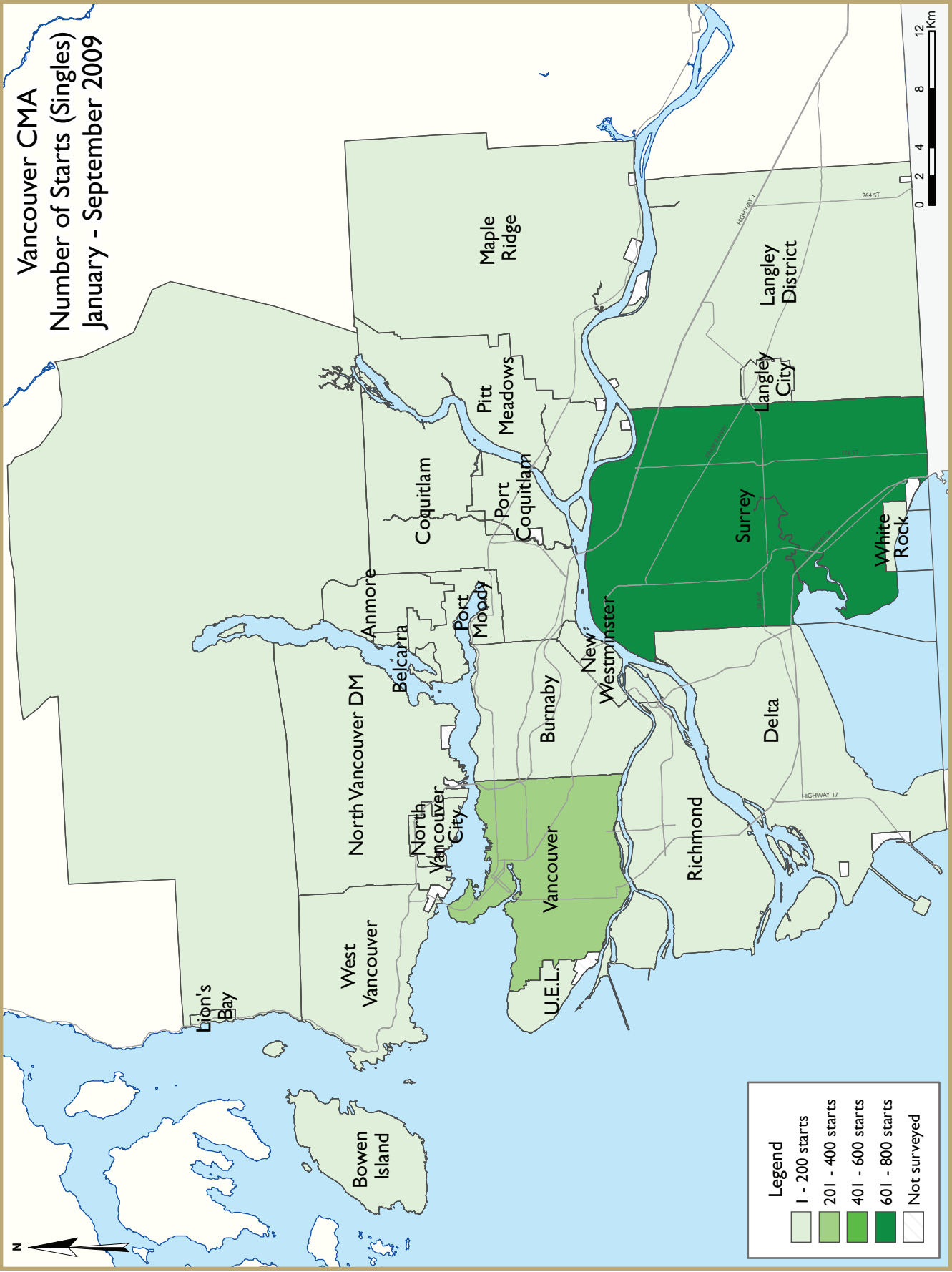
Unlike the Vancouver CMA, real estate sales in Abbotsford have yet to experience the same upswing momentum. The number of completed and unabsorbed new housing units stood at 256 in September, which is somewhat higher vis-à-vis the same month a year ago. Thus, developers will continue to hold back on new projects and wait for market conditions to turn around. Prices have showed little improvement compared to third quarter 2008, which was a rather slow market for the Abbotsford CMA.

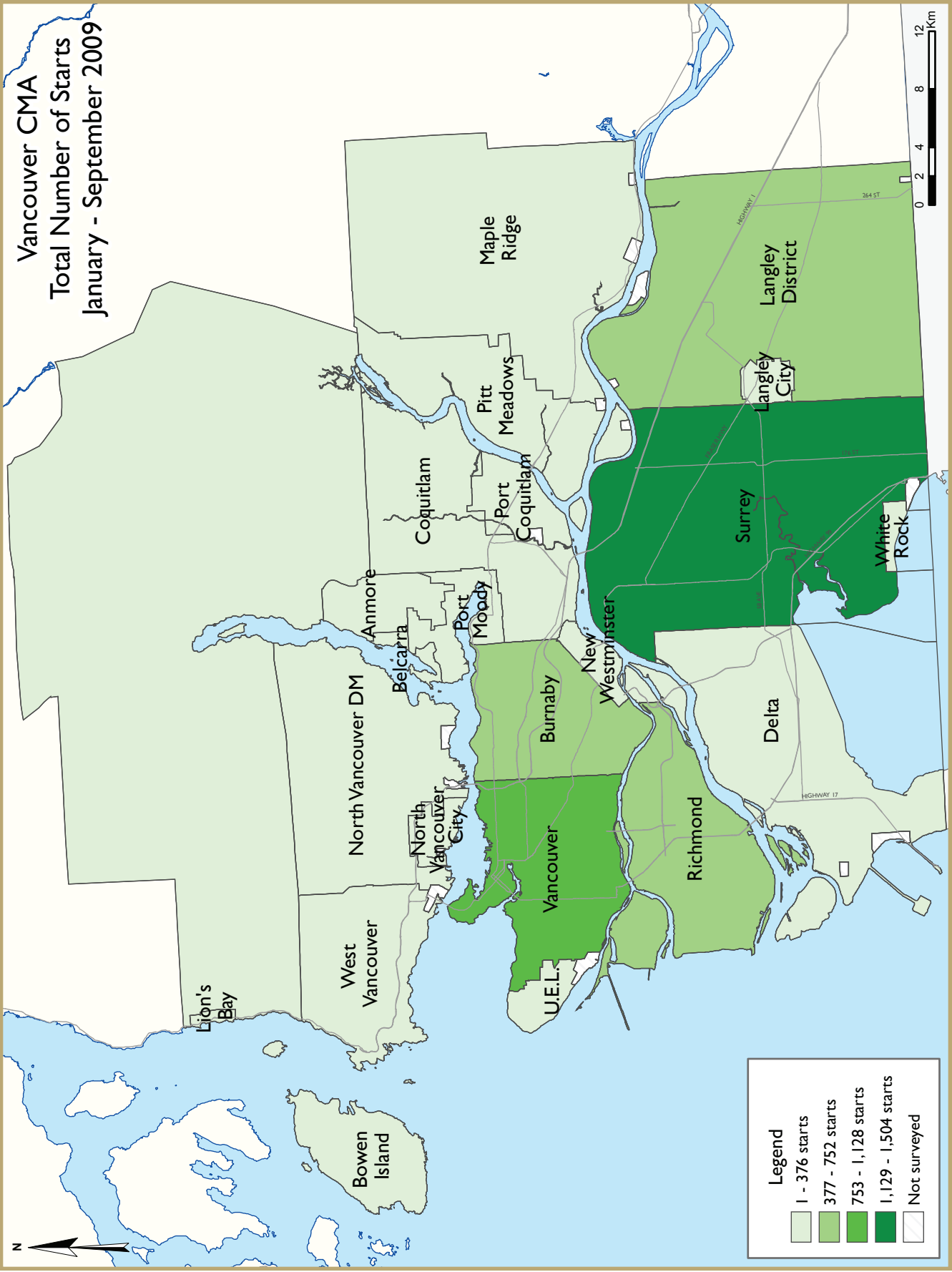




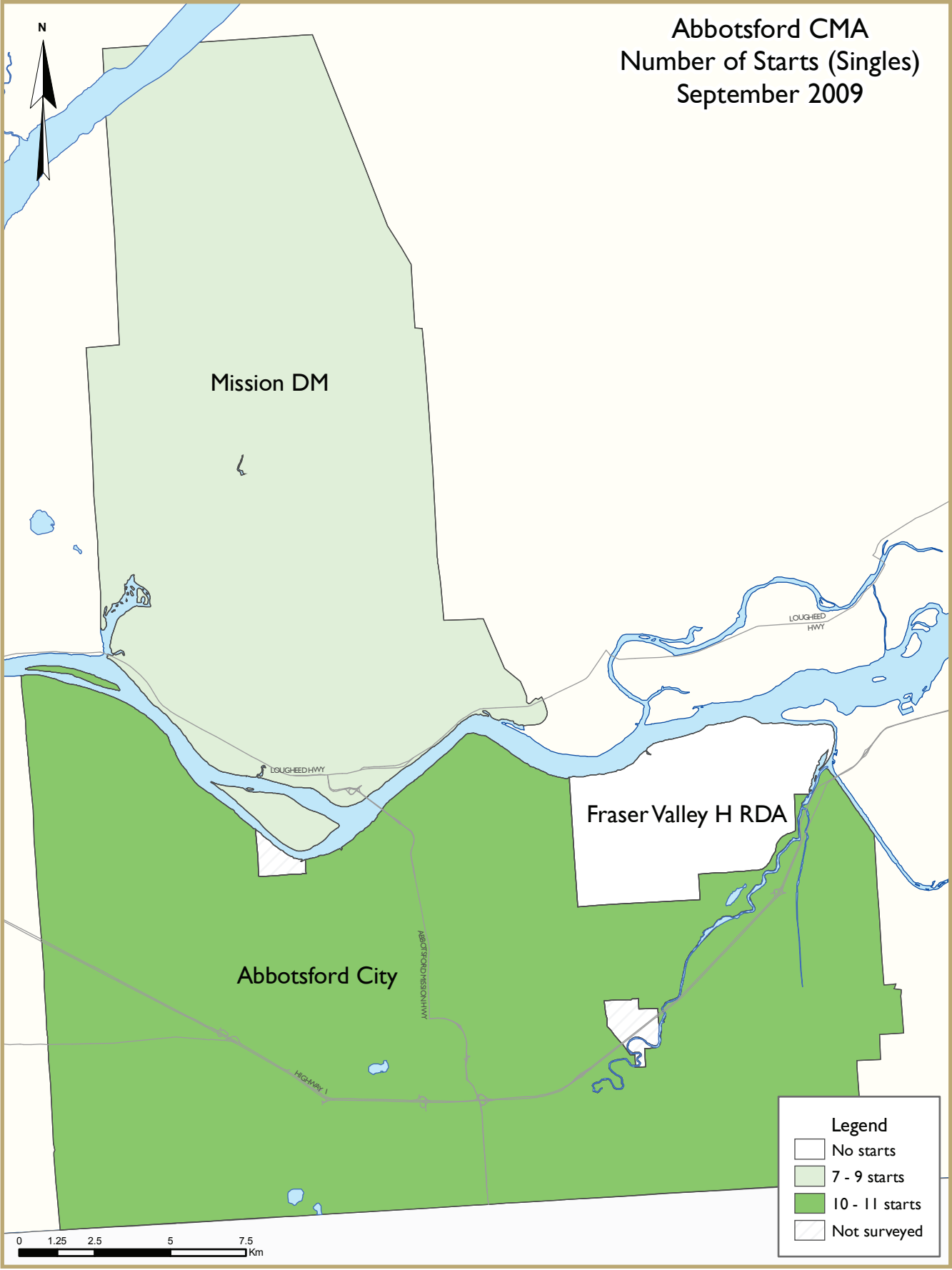


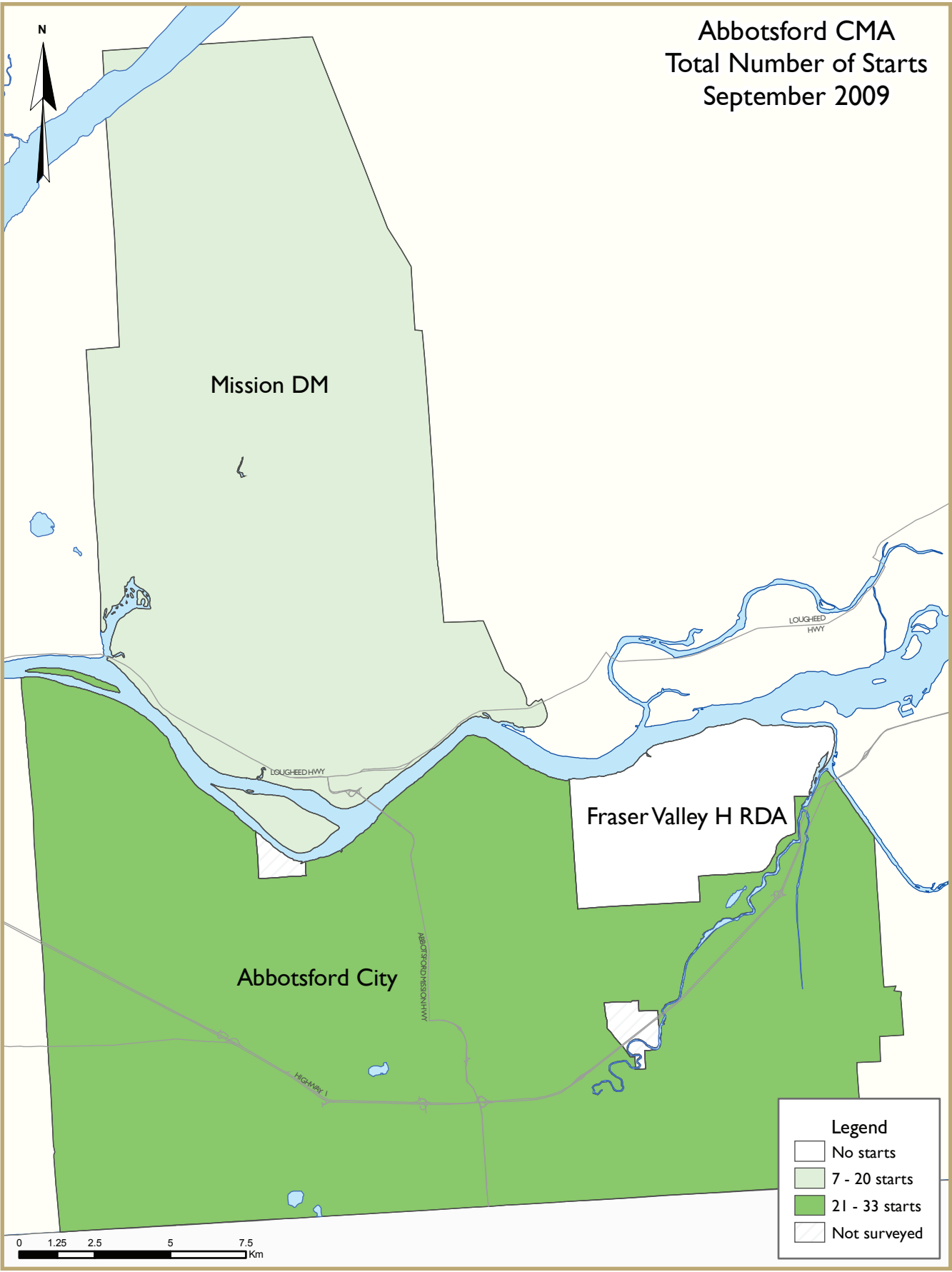




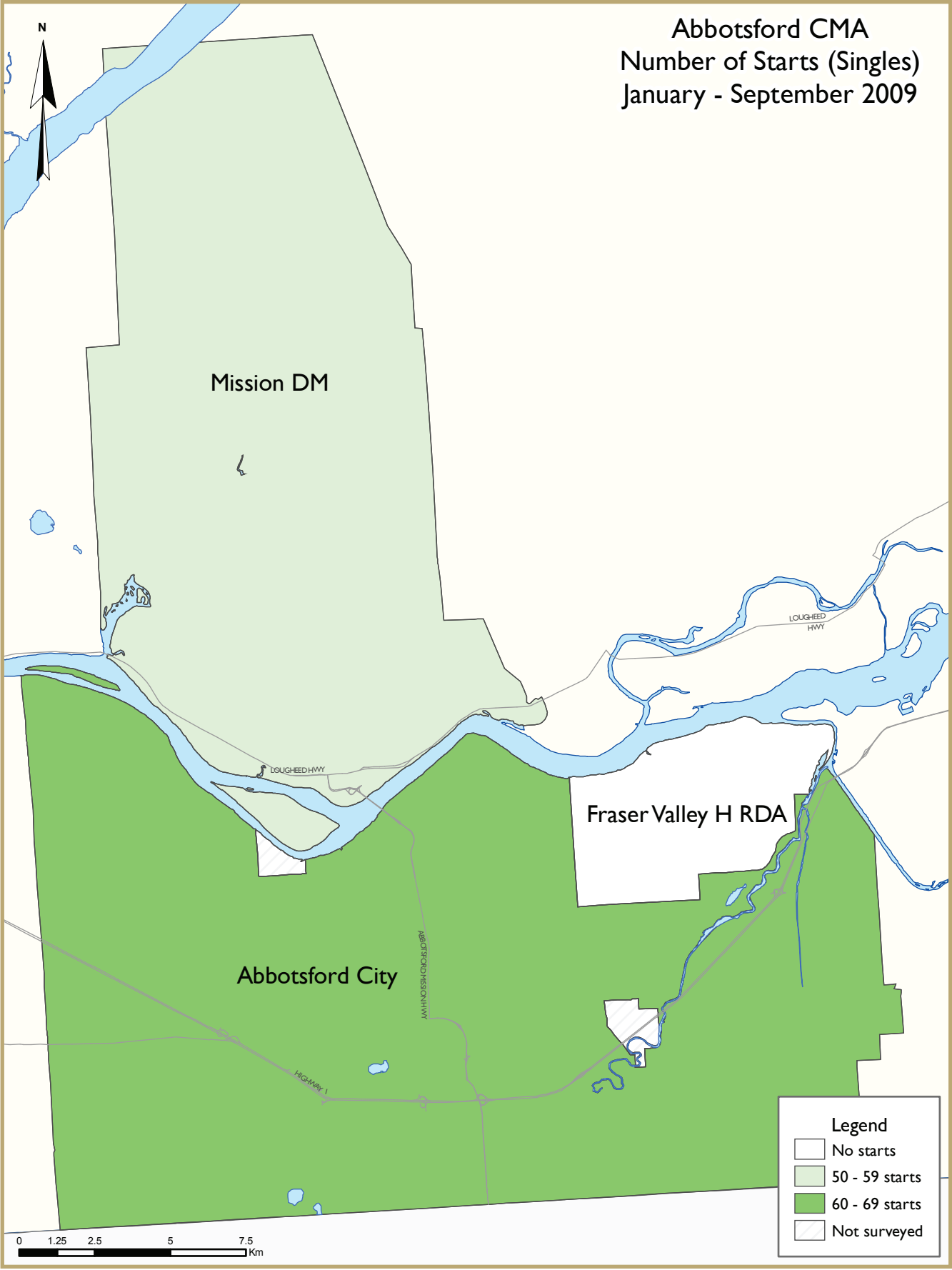


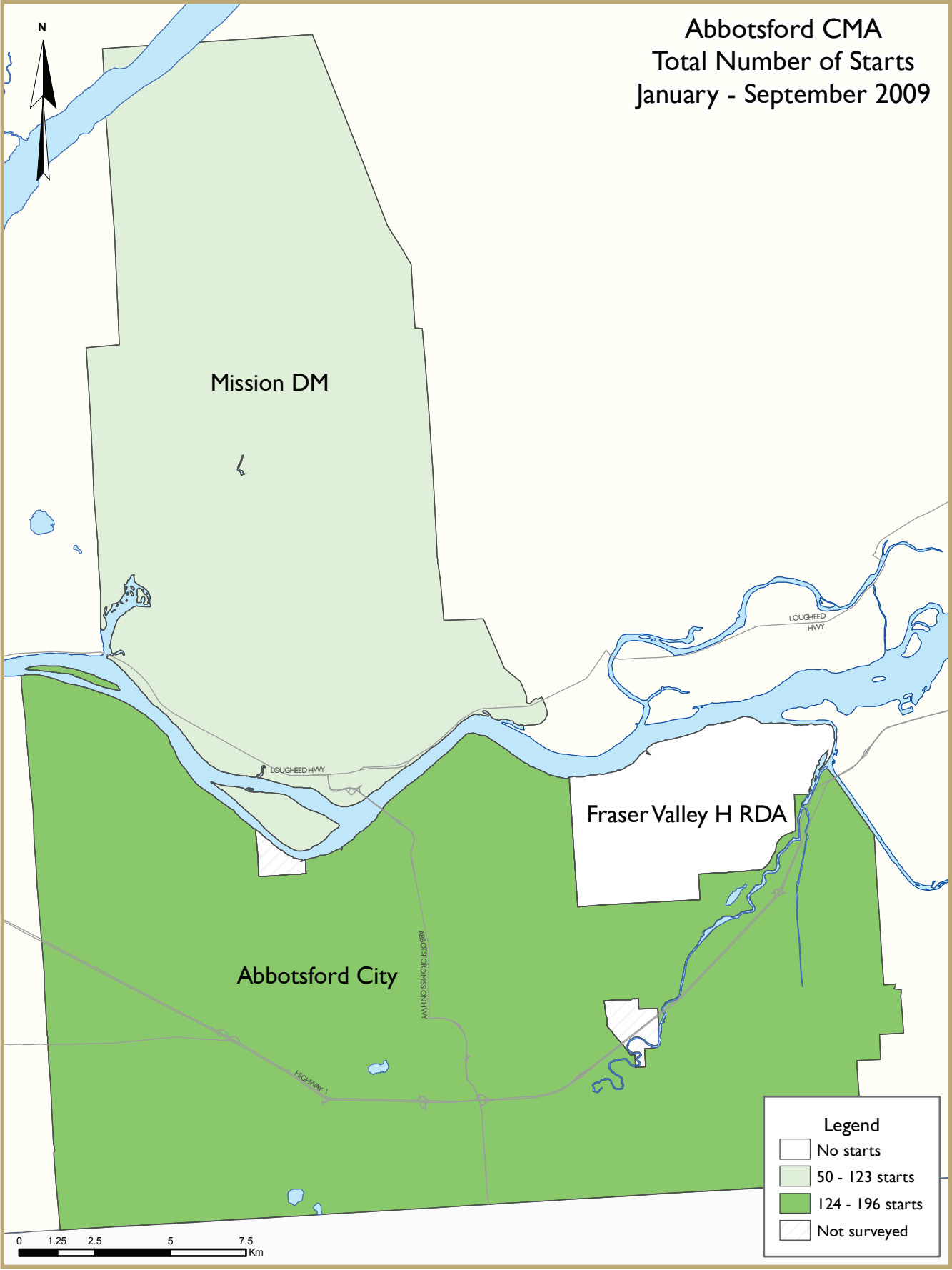












HOUSING NOW REPORT TABLES

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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 1: Housing Activity Summary of Vancouver CMA
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2009	356	16	46	7	208	4	11	210	858
September 2008	334	40	94	0	249	1,278	3	23	2,021
% Change	6.6	-60.0	-51.1	n/a	-16.5	-99.7	**	**	-57.5
Year-to-date 2009	1,792	120	383	11	1,228	1,744	22	339	5,644
Year-to-date 2008	2,915	318	587	29	2,060	9,229	9	517	15,664
% Change	-38.5	-62.3	-34.8	-62.1	-40.4	-81.1	144.4	-34.4	-64.0
UNDER CONSTRUCTION									
September 2009	2,399	178	571	38	1,873	13,011	14	811	18,895
September 2008	3,308	304	591	51	2,627	18,734	9	1,120	26,744
% Change	-27.5	-41.4	-3.4	-25.5	-28.7	-30.5	55.6	-27.6	-29.3
COMPLETIONS									
September 2009	253	13	34	0	194	441	3	16	954
September 2008	323	44	52	2	264	869	2	5	1,561
% Change	-21.7	-70.5	-34.6	-100.0	-26.5	-49.3	50.0	**	-38.9
Year-to-date 2009	2,513	235	412	8	1,966	6,478	35	670	12,317
Year-to-date 2008	2,759	242	294	67	1,883	8,486	8	278	14,017
% Change	-8.9	-2.9	40.1	-88.1	4.4	-23.7	**	141.0	-12.1
COMPLETED & NOT ABSORBED									
September 2009	743	110	135	9	312	557	0	90	1,956
September 2008	961	113	115	20	256	325	0	28	1,818
% Change	-22.7	-2.7	17.4	-55.0	21.9	71.4	n/a	**	7.6
ABSORBED									
September 2009	328	31	38	4	228	527	3	50	1,209
September 2008	238	24	33	1	190	842	2	3	1,333
% Change	37.8	29.2	15.2	**	20.0	-37.4	50.0	**	-9.3
Year-to-date 2009	2,874	268	411	25	2,021	6,475	35	528	12,637
Year-to-date 2008	2,562	208	232	66	1,782	8,313	68	260	13,491
% Change	12.2	28.8	77.2	-62.1	13.4	-22.1	-48.5	103.1	-6.3

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

Table 1.1a: Housing Activity Summary by Submarket
September 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									
September 2009	14	8	0	0	4	0	5	0	31
September 2008	15	6	0	0	19	150	0	0	190
Delta									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	21	0	0	0	18	0	0	0	39
Langley									
September 2009	22	0	10	0	16	0	6	0	54
September 2008	22	2	6	0	18	0	3	0	51
Maple Ridge / Pitt Meadows									
September 2009	25	0	0	0	41	0	0	1	67
September 2008	26	0	0	0	0	144	0	0	170
New Westminster									
September 2009	0	0	0	6	0	0	0	0	6
September 2008	3	0	0	0	0	240	0	0	243
North Vancouver									
September 2009	9	0	0	0	60	0	0	0	69
September 2008	7	6	4	0	4	0	0	0	21
Richmond									
September 2009	11	0	12	0	7	4	0	0	34
September 2008	22	0	28	0	25	95	0	0	170
Surrey									
September 2009	190	0	6	1	45	0	0	24	266
September 2008	140	0	0	0	71	256	0	23	490
Tri-Cities									
September 2009	17	0	2	0	31	0	0	0	50
September 2008	15	14	32	0	68	0	0	0	129
University Endowment Lands									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2009	54	8	6	0	4	0	0	185	257
September 2008	53	12	12	0	26	378	0	0	481
West Vancouver									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	5	0	0	0	0	15	0	0	20
White Rock									
September 2009	0	0	8	0	0	0	0	0	8
September 2008	1	0	12	0	0	0	0	0	13
Vancouver CMA									
September 2009	356	16	46	7	208	4	11	210	858
September 2008	334	40	94	0	249	1,278	3	23	2,021

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2009	106	36	0	0	65	1,110	5	0	1,322
September 2008	149	78	0	0	202	2,335	0	0	2,764
Delta									
September 2009	72	4	0	0	3	51	0	3	133
September 2008	120	0	0	0	65	0	0	6	191
Langley									
September 2009	178	6	66	0	137	500	6	0	893
September 2008	390	12	70	0	75	365	3	1	916
Maple Ridge / Pitt Meadows									
September 2009	162	2	0	1	163	152	0	1	481
September 2008	271	2	0	1	40	409	0	0	723
New Westminster									
September 2009	23	0	0	6	0	692	0	0	721
September 2008	22	6	0	0	4	888	0	0	920
North Vancouver									
September 2009	57	14	18	4	156	573	0	0	822
September 2008	116	20	16	0	36	591	0	32	811
Richmond									
September 2009	136	4	170	2	285	1,298	0	6	1,901
September 2008	203	8	183	10	288	1,694	0	8	2,394
Surrey									
September 2009	933	10	26	25	734	2,650	0	129	4,507
September 2008	1,112	14	32	30	1,280	3,675	0	235	6,378
Tri-Cities									
September 2009	119	14	122	0	137	926	0	0	1,318
September 2008	106	36	144	10	273	2,168	0	67	2,804
University Endowment Lands									
September 2009	9	0	0	0	13	195	0	180	397
September 2008	8	0	0	0	80	93	0	184	365
Vancouver City									
September 2009	407	76	127	0	176	4,787	3	492	6,068
September 2008	532	112	80	0	276	6,248	6	587	7,841
West Vancouver									
September 2009	127	12	0	0	4	33	0	0	176
September 2008	188	16	0	0	8	41	0	0	253
White Rock									
September 2009	10	0	40	0	0	44	0	0	94
September 2008	9	0	64	0	0	227	0	0	300
Vancouver CMA									
September 2009	2,399	178	571	38	1,873	13,011	14	811	18,895
September 2008	3,308	304	591	51	2,627	18,734	9	1,120	26,744

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2009	12	2	0	0	11	70	0	0	95
September 2008	18	22	0	0	7	45	0	0	92
Delta									
September 2009	13	0	0	0	28	0	0	0	41
September 2008	23	2	0	0	0	0	0	0	25
Langley									
September 2009	35	0	8	0	9	0	3	0	55
September 2008	39	0	4	0	5	80	2	0	130
Maple Ridge / Pitt Meadows									
September 2009	31	0	0	0	0	0	0	0	31
September 2008	42	0	0	0	18	232	0	0	292
New Westminster									
September 2009	2	0	0	0	0	36	0	0	38
September 2008	4	0	0	0	0	0	0	0	4
North Vancouver									
September 2009	8	0	0	0	3	21	0	2	34
September 2008	8	2	0	0	8	0	0	0	18
Richmond									
September 2009	5	0	8	0	0	0	0	0	13
September 2008	21	0	14	0	0	153	0	0	188
Surrey									
September 2009	109	0	4	0	95	240	0	14	462
September 2008	94	0	0	2	172	150	0	5	423
Tri-Cities									
September 2009	3	0	0	0	39	74	0	0	116
September 2008	19	6	22	0	50	0	0	0	97
University Endowment Lands									
September 2009	0	0	0	0	4	0	0	0	4
September 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2009	23	9	8	0	0	0	0	0	40
September 2008	42	10	6	0	4	209	0	0	271
West Vancouver									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	8	0	0	0	0	0	0	0	8
White Rock									
September 2009	1	2	6	0	5	0	0	0	14
September 2008	1	2	6	0	0	0	0	0	9
Vancouver CMA									
September 2009	253	13	34	0	194	441	3	16	954
September 2008	323	44	52	2	264	869	2	5	1,561

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
September 2009	67	28	0	0	24	26	0	0	145
September 2008	49	46	0	0	0	6	0	0	101
Delta									
September 2009	22	1	0	0	3	8	0	6	40
September 2008	14	4	0	0	6	8	0	0	32
Langley									
September 2009	42	2	12	2	22	11	0	0	91
September 2008	135	2	36	4	29	0	0	0	206
Maple Ridge / Pitt Meadows									
September 2009	79	0	0	0	11	61	0	0	151
September 2008	96	0	0	0	19	29	0	0	144
New Westminster									
September 2009	11	0	0	0	0	6	0	0	17
September 2008	14	2	0	0	0	3	0	0	19
North Vancouver									
September 2009	38	2	0	0	4	48	0	1	93
September 2008	24	3	0	0	9	14	0	0	50
Richmond									
September 2009	43	3	48	1	17	10	0	0	122
September 2008	38	0	12	0	7	20	0	0	77
Surrey									
September 2009	230	5	4	6	159	223	0	66	693
September 2008	354	1	4	16	143	140	0	22	680
Tri-Cities									
September 2009	19	12	42	0	20	69	0	0	162
September 2008	31	11	44	0	24	58	0	2	170
University Endowment Lands									
September 2009	1	0	0	0	12	3	0	17	33
September 2008	0	0	0	0	2	3	0	0	5
Vancouver City									
September 2009	135	55	17	0	32	65	0	0	304
September 2008	171	42	7	0	14	25	0	4	263
West Vancouver									
September 2009	43	2	0	0	3	3	0	0	51
September 2008	25	2	0	0	3	4	0	0	34
White Rock									
September 2009	3	0	12	0	5	24	0	0	44
September 2008	2	0	12	0	0	15	0	0	29
Vancouver CMA									
September 2009	743	110	135	9	312	557	0	90	1,956
September 2008	961	113	115	20	256	325	0	28	1,818

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
September 2009	20	15	0	0	22	70	0	0	127
September 2008	3	10	0	0	7	45	0	0	65
Delta									
September 2009	16	0	0	0	26	0	0	1	43
September 2008	19	0	0	0	0	0	0	0	19
Langley									
September 2009	43	2	8	0	12	2	3	0	70
September 2008	32	2	2	0	5	80	2	0	123
Maple Ridge / Pitt Meadows									
September 2009	39	0	0	0	0	1	0	0	40
September 2008	29	0	0	0	14	232	0	0	275
New Westminster									
September 2009	3	0	0	0	0	35	0	0	38
September 2008	1	0	0	1	0	3	0	0	5
North Vancouver									
September 2009	6	1	0	0	1	12	0	1	21
September 2008	4	1	0	0	5	8	0	0	18
Richmond									
September 2009	11	0	6	0	6	34	0	0	57
September 2008	18	0	6	0	1	151	0	0	176
Surrey									
September 2009	138	0	4	4	106	235	0	23	510
September 2008	84	0	2	0	121	109	0	3	319
Tri-Cities									
September 2009	6	0	2	0	40	111	0	0	159
September 2008	10	5	15	0	37	0	0	0	67
University Endowment Lands									
September 2009	0	0	0	0	8	1	0	25	34
September 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2009	30	11	6	0	7	24	0	0	78
September 2008	28	4	4	0	0	212	0	0	248
West Vancouver									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	5	0	0	0	0	2	0	0	7
White Rock									
September 2009	1	2	12	0	0	2	0	0	17
September 2008	1	2	4	0	0	0	0	0	7
Vancouver CMA									
September 2009	328	31	38	4	228	527	3	50	1,209
September 2008	238	24	33	1	190	842	2	3	1,333

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

**Table 1.2: History of Housing Starts of Vancouver CMA
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	3	0	0	0	0	2	0	4	3	33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	5	0	0	0	0	0	0	4	5	-20.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	4	0	4	19	0	0	12	20	-40.0
Burnaby - Central Park	0	1	2	0	0	0	0	0	2	1	100.0
Burnaby - Remainder	6	8	2	6	5	0	0	150	13	164	-92.1
Burnaby Total	14	15	8	6	9	19	0	150	31	190	-83.7
Coquitlam	17	8	0	36	25	46	2	32	44	122	-63.9
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	7	0	0	0	0	0	0	0	7	-100.0
Delta - North	6	14	0	2	0	16	0	0	6	32	-81.3
Delta	6	21	0	2	0	16	0	0	6	39	-84.6
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	28	25	0	2	16	18	10	6	54	51	5.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	24	26	0	0	41	0	1	0	66	26	153.8
New Westminster	6	3	0	0	0	0	0	240	6	243	-97.5
North Vancouver City	4	2	0	6	0	4	0	4	4	16	-75.0
North Vancouver DM	5	5	0	0	60	0	0	0	65	5	**
Pitt Meadows	1	0	0	0	0	0	0	144	1	144	-99.3
Port Coquitlam	0	0	0	0	6	0	0	0	6	0	n/a
Port Moody	0	7	0	0	0	0	0	0	0	7	-100.0
Richmond	11	22	2	0	5	25	16	123	34	170	-80.0
Surrey - South	31	14	14	6	23	6	2	0	70	26	169.2
Surrey - Cloverdale	65	43	0	0	8	22	24	15	97	80	21.3
Surrey - North	86	73	0	0	0	30	4	8	90	111	-18.9
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	8	9	0	0	0	7	0	256	8	272	-97.1
Surrey Total	191	140	14	6	31	65	30	279	266	490	-45.7
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	105	202	105	202	-48.0
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	149	0	149	-100.0
Vancouver - Granville/Oak	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Kerrisdale	6	5	0	0	0	0	0	0	6	5	20.0
Vancouver - Marpole	4	3	0	0	0	3	0	4	4	10	-60.0
Vancouver - Eastside	26	28	4	2	0	0	6	8	36	38	-5.3
Vancouver - Mt. Pleasant	0	1	0	6	0	10	0	27	0	44	-100.0
Vancouver - Strath/Grand	0	1	0	0	4	0	80	0	84	1	**
Vancouver - Westside	18	14	2	2	0	13	0	0	20	29	-31.0
Vancouver Total	54	53	8	12	4	26	191	390	257	481	-46.6
West Vancouver	6	5	0	0	0	0	0	15	6	20	-70.0
White Rock	0	1	0	0	0	0	8	12	8	13	-38.5
Vancouver CMA	369	337	32	70	197	219	260	1,395	858	2,021	-57.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	14	0	0	0	0	0	0	4	14	-71.4
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	11	17	0	0	0	0	2	2	13	19	-31.6
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	19	48	2	18	40	10	9	310	70	386	-81.9
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	13	40	6	20	4	23	0	0	23	83	-72.3
Burnaby - Central Park	6	10	8	6	0	52	130	0	144	68	111.8
Burnaby - Remainder	48	69	24	68	25	71	214	596	311	804	-61.3
Burnaby Total	88	169	40	112	69	156	353	906	550	1,343	-59.0
Coquitlam	108	69	10	68	81	165	26	971	225	1,273	-82.3
Delta - Tsawwassen	3	12	2	0	0	0	0	1	5	13	-61.5
Delta - Ladner	18	43	0	4	0	3	3	5	21	55	-61.8
Delta - North	66	77	0	2	48	63	52	0	166	142	16.9
Delta	87	132	2	6	48	66	55	6	192	210	-8.6
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	113	197	0	4	81	44	190	244	384	489	-21.5
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	131	256	8	52	96	0	1	37	236	345	-31.6
New Westminster	31	25	0	6	0	4	158	286	189	321	-41.1
North Vancouver City	8	21	2	18	11	16	8	124	29	179	-83.8
North Vancouver DM	33	70	44	0	60	0	47	167	184	237	-22.4
Pitt Meadows	7	34	12	2	8	0	0	144	27	180	-85.0
Port Coquitlam	4	18	0	2	60	82	14	117	78	219	-64.4
Port Moody	6	18	0	2	0	0	0	353	6	373	-98.4
Richmond	78	180	10	52	143	217	274	1,056	505	1,505	-66.4
Surrey - South	139	201	38	94	259	217	8	625	444	1,137	-60.9
Surrey - Cloverdale	274	317	4	4	53	395	177	395	508	1,111	-54.3
Surrey - North	327	484	0	32	62	176	82	191	471	883	-46.7
Surrey - Guildford	2	6	0	0	0	0	0	0	2	6	-66.7
Surrey - Whalley	58	66	0	0	21	87	0	1,290	79	1,443	-94.5
Surrey Total	800	1,074	42	130	395	875	267	2,501	1,504	4,580	-67.2
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	261	1,949	261	1,962	-86.7
Vancouver - Kitsilano	1	9	4	0	0	0	47	142	52	151	-65.6
Vancouver - False Creek	0	0	2	0	0	56	0	746	2	802	-99.8
Vancouver - Granville/Oak	3	3	0	18	0	10	0	21	3	52	-94.2
Vancouver - Kerrisdale	19	49	0	0	0	0	33	2	52	51	2.0
Vancouver - Marpole	13	48	4	12	0	3	2	6	19	69	-72.5
Vancouver - Eastside	145	283	36	56	3	10	70	267	254	616	-58.8
Vancouver - Mt. Pleasant	2	6	14	26	16	10	9	60	41	102	-59.8
Vancouver - Strath/Grand	2	4	2	6	10	0	92	0	106	10	**
Vancouver - Westside	81	149	6	2	14	53	4	31	105	235	-55.3
Vancouver Total	266	551	68	122	43	153	743	3,224	1,120	4,050	-72.3
West Vancouver	32	97	0	14	0	0	0	33	32	144	-77.8
White Rock	6	6	0	0	0	0	82	50	88	56	57.1
Vancouver CMA	1,820	2,953	238	592	1,131	1,789	2,455	10,330	5,644	15,664	-64.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 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	4	19	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	5	0	0	150	0	0
Burnaby Total	4	19	5	0	0	150	0	0
Coquitlam	25	46	0	0	2	32	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	16	0	0	0	0	0	0
Delta	0	16	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	16	18	0	0	10	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	41	0	0	0	0	0	1	0
New Westminster	0	0	0	0	0	240	0	0
North Vancouver City	0	4	0	0	0	4	0	0
North Vancouver DM	60	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	144	0	0
Port Coquitlam	6	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	5	25	0	0	16	123	0	0
Surrey - South	23	6	0	0	0	0	2	0
Surrey - Cloverdale	8	22	0	0	6	0	18	15
Surrey - North	0	30	0	0	0	0	4	8
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	7	0	0	0	256	0	0
Surrey Total	31	65	0	0	6	256	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	202	105	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	149	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	3	0	0	0	4	0	0
Vancouver - Eastside	0	0	0	0	6	8	0	0
Vancouver - Mt. Pleasant	0	10	0	0	0	27	0	0
Vancouver - Strath/Grand	4	0	0	0	0	0	80	0
Vancouver - Westside	0	13	0	0	0	0	0	0
Vancouver Total	4	26	0	0	6	390	185	0
West Vancouver	0	0	0	0	0	15	0	0
White Rock	0	0	0	0	8	12	0	0
Vancouver CMA	192	219	5	0	50	1,372	210	23

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	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	4	23	0	0	0	0	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	20	71	5	0	214	596	0	0
Burnaby Total	64	156	5	0	353	906	0	0
Coquitlam	81	165	0	0	26	971	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	63	0	0	51	0	1	0
Delta	48	66	0	0	51	0	4	6
Langley City	36	0	0	0	98	32	0	0
Langley District	81	44	0	0	190	244	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	91	0	0	0	0	37	1	0
New Westminster	0	4	0	0	158	286	0	0
North Vancouver City	11	16	0	0	8	124	0	0
North Vancouver DM	60	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	144	0	0
Port Coquitlam	60	82	0	0	14	114	0	3
Port Moody	0	0	0	0	0	353	0	0
Richmond	143	217	0	0	274	1,050	0	6
Surrey - South	259	217	0	0	0	625	8	0
Surrey - Cloverdale	53	395	0	0	98	312	79	83
Surrey - North	62	176	0	0	66	150	16	41
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	87	0	0	0	1,290	0	0
Surrey Total	395	875	0	0	164	2,377	103	124
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	1,862	105	87
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	564	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	3	0	0	2	6	0	0
Vancouver - Eastside	3	10	0	0	70	267	0	0
Vancouver - Mt. Pleasant	16	10	0	0	9	60	0	0
Vancouver - Strath/Grand	10	0	0	0	12	0	80	0
Vancouver - Westside	14	53	0	0	4	31	0	0
Vancouver Total	43	153	0	0	558	2,955	185	269
West Vancouver	0	0	0	0	0	33	0	0
White Rock	0	0	0	0	82	50	0	0
Vancouver CMA	1,121	1,789	5	0	2,116	9,813	339	517

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	3	0	0	0	0	4	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	5	0	0	0	0	4	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	1	4	19	0	0	12	20
Burnaby - Central Park	2	1	0	0	0	0	2	1
Burnaby - Remainder	8	14	0	150	5	0	13	164
Burnaby Total	22	21	4	169	5	0	31	190
Coquitlam	19	54	25	68	0	0	44	122
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	7	0	0	0	0	0	7
Delta - North	6	14	0	18	0	0	6	32
Delta	6	21	0	18	0	0	6	39
Langley City	0	0	0	0	0	0	0	0
Langley District	32	30	16	18	6	3	54	51
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	26	41	0	1	0	66	26
New Westminster	0	3	6	240	0	0	6	243
North Vancouver City	4	12	0	4	0	0	4	16
North Vancouver DM	5	5	60	0	0	0	65	5
Pitt Meadows	1	0	0	144	0	0	1	144
Port Coquitlam	0	0	6	0	0	0	6	0
Port Moody	0	7	0	0	0	0	0	7
Richmond	23	50	11	120	0	0	34	170
Surrey - South	30	14	38	12	2	0	70	26
Surrey - Cloverdale	71	43	8	22	18	15	97	80
Surrey - North	86	73	0	30	4	8	90	111
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	8	9	0	263	0	0	8	272
Surrey Total	196	140	46	327	24	23	266	490
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	202	105	0	105	202
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	149	0	0	0	149
Vancouver - Granville/Oak	0	3	0	0	0	0	0	3
Vancouver - Kerrisdale	6	5	0	0	0	0	6	5
Vancouver - Marpole	4	7	0	3	0	0	4	10
Vancouver - Eastside	36	38	0	0	0	0	36	38
Vancouver - Mt. Pleasant	0	7	0	37	0	0	0	44
Vancouver - Strath/Grand	0	1	4	0	80	0	84	1
Vancouver - Westside	20	16	0	13	0	0	20	29
Vancouver Total	68	77	4	404	185	0	257	481
West Vancouver	6	5	0	15	0	0	6	20
White Rock	8	13	0	0	0	0	8	13
Vancouver CMA	418	468	219	1,527	221	26	858	2,021

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	4	14	0	0	0	0	4	14
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	13	19	0	0	0	0	13	19
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	21	62	49	324	0	0	70	386
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2
Burnaby - South & East	19	60	4	23	0	0	23	83
Burnaby - Central Park	14	16	130	52	0	0	144	68
Burnaby - Remainder	72	137	234	667	5	0	311	804
Burnaby Total	128	277	417	1,066	5	0	550	1,343
Coquitlam	147	209	78	1,064	0	0	225	1,273
Delta - Tsawwassen	5	12	0	0	0	1	5	13
Delta - Ladner	18	43	0	7	3	5	21	55
Delta - North	66	77	99	65	1	0	166	142
Delta	89	132	99	72	4	6	192	210
Langley City	1	0	134	32	0	0	135	32
Langley District	163	276	207	204	14	9	384	489
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	131	256	99	89	1	0	236	345
New Westminster	25	31	164	290	0	0	189	321
North Vancouver City	18	55	11	124	0	0	29	179
North Vancouver DM	29	70	155	135	0	32	184	237
Pitt Meadows	7	36	20	144	0	0	27	180
Port Coquitlam	23	36	55	180	0	3	78	219
Port Moody	6	18	0	355	0	0	6	373
Richmond	192	381	313	1,118	0	6	505	1,505
Surrey - South	138	186	298	951	8	0	444	1,137
Surrey - Cloverdale	304	353	125	675	79	83	508	1,111
Surrey - North	327	486	128	356	16	41	471	883
Surrey - Guildford	2	6	0	0	0	0	2	6
Surrey - Whalley	58	66	21	1,377	0	0	79	1,443
Surrey Total	829	1,097	572	3,359	103	124	1,504	4,580
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	1,873	105	87	261	1,962
Vancouver - Kitsilano	5	9	47	142	0	0	52	151
Vancouver - False Creek	2	0	0	620	0	182	2	802
Vancouver - Granville/Oak	3	21	0	31	0	0	3	52
Vancouver - Kerrisdale	19	51	33	0	0	0	52	51
Vancouver - Marpole	19	66	0	3	0	0	19	69
Vancouver - Eastside	251	395	0	221	3	0	254	616
Vancouver - Mt. Pleasant	16	32	25	70	0	0	41	102
Vancouver - Strath/Grand	4	10	22	0	80	0	106	10
Vancouver - Westside	89	155	16	80	0	0	105	235
Vancouver Total	408	741	524	3,040	188	269	1,120	4,050
West Vancouver	32	111	0	33	0	0	32	144
White Rock	44	56	44	0	0	0	88	56
Vancouver CMA	2,295	3,820	2,983	11,318	361	526	5,644	15,664

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 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	4	0	0	0	0	0	0	4	4	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	5	0	8	0	0	0	0	4	13	-69.2
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	0	6	0	6	0	3	0	0	0	15	-100.0
Burnaby - Central Park	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Remainder	5	7	2	8	11	4	70	45	88	64	37.5
Burnaby Total	12	18	2	22	11	7	70	45	95	92	3.3
Coquitlam	3	12	0	8	39	7	74	22	116	49	136.7
Delta - Tsawwassen	0	1	0	2	0	0	0	0	0	3	-100.0
Delta - Ladner	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - North	13	20	0	0	28	0	0	0	41	20	105.0
Delta	13	23	0	2	28	0	0	0	41	25	64.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	38	41	0	0	9	5	8	84	55	130	-57.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	37	0	18	0	0	0	232	20	287	-93.0
New Westminster	2	4	0	0	0	0	36	0	38	4	**
North Vancouver City	0	0	0	2	3	4	23	0	26	6	**
North Vancouver DM	8	8	0	0	0	4	0	0	8	12	-33.3
Pitt Meadows	11	5	0	0	0	0	0	0	11	5	120.0
Port Coquitlam	0	4	0	0	0	17	0	0	0	21	-100.0
Port Moody	0	3	0	0	0	24	0	0	0	27	-100.0
Richmond	5	21	0	0	0	0	8	167	13	188	-93.1
Surrey - South	14	17	0	4	55	42	0	38	69	101	-31.7
Surrey - Cloverdale	32	31	0	0	13	49	74	5	119	85	40.0
Surrey - North	55	37	0	12	27	39	4	0	86	88	-2.3
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	8	10	0	0	0	26	180	112	188	148	27.0
Surrey Total	109	96	0	16	95	156	258	155	462	423	9.2
University Endowment Lands	0	0	4	0	0	0	0	0	4	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	63	0	63	-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	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	4	0	81	0	85	-100.0
Vancouver - Kerrisdale	0	6	0	0	0	0	0	24	0	30	-100.0
Vancouver - Marpole	2	8	0	2	0	0	2	0	4	10	-60.0
Vancouver - Eastside	10	20	8	6	0	0	6	45	24	71	-66.2
Vancouver - Mt. Pleasant	0	0	1	2	0	0	0	0	1	2	-50.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	11	8	0	0	0	0	0	2	11	10	10.0
Vancouver Total	23	42	9	10	0	4	8	215	40	271	-85.2
West Vancouver	7	8	0	0	0	0	0	0	7	8	-12.5
White Rock	1	1	2	2	5	0	6	6	14	9	55.6
Vancouver CMA	256	327	17	80	190	228	491	926	954	1,561	-38.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	19	20	0	0	0	0	2	0	21	20	5.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	47	33	8	18	5	0	162	211	222	262	-15.3
Burnaby - Lougheed Mall	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - South & East	19	20	12	16	47	3	273	213	351	252	39.3
Burnaby - Central Park	12	9	4	4	48	0	0	0	64	13	**
Burnaby - Remainder	58	47	48	62	106	54	440	802	652	965	-32.4
Burnaby Total	138	112	72	102	206	57	875	1,226	1,291	1,497	-13.8
Coquitlam	74	69	68	22	189	55	606	763	937	909	3.1
Delta - Tsawwassen	12	9	0	2	0	0	1	0	13	11	18.2
Delta - Ladner	45	23	0	4	0	16	9	2	54	45	20.0
Delta - North	86	55	16	2	129	0	3	0	234	57	**
Delta	143	87	16	8	129	16	13	2	301	113	166.4
Langley City	2	4	0	0	0	0	101	0	103	4	**
Langley District	294	358	18	62	49	249	114	164	475	833	-43.0
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	191	271	12	56	10	95	195	428	408	850	-52.0
New Westminster	28	57	4	2	4	4	490	582	526	645	-18.4
North Vancouver City	20	18	6	16	6	54	75	698	107	786	-86.4
North Vancouver DM	65	70	0	2	0	4	167	0	232	76	**
Pitt Meadows	23	69	2	0	0	31	70	217	95	317	-70.0
Port Coquitlam	9	22	2	0	47	84	175	404	233	510	-54.3
Port Moody	14	39	0	0	0	92	355	600	369	731	-49.5
Richmond	127	172	46	44	110	128	683	899	966	1,243	-22.3
Surrey - South	142	209	36	12	175	200	182	122	535	543	-1.5
Surrey - Cloverdale	292	298	4	0	273	293	353	171	922	762	21.0
Surrey - North	407	406	30	16	171	109	253	0	861	531	62.1
Surrey - Guildford	5	7	0	0	0	16	0	157	5	180	-97.2
Surrey - Whalley	59	78	4	0	219	94	589	615	871	787	10.7
Surrey Total	905	998	74	28	838	712	1,377	1,065	3,194	2,803	13.9
University Endowment Lands	2	2	12	2	55	8	112	212	181	224	-19.2
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	884	1,171	894	31.0
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	4	212	144	235	151	55.6
Vancouver - Kerrisdale	32	18	0	0	9	0	59	51	100	69	44.9
Vancouver - Marpole	29	26	16	6	10	11	2	0	57	43	32.6
Vancouver - Eastside	154	200	34	44	10	17	240	469	438	730	-40.0
Vancouver - Mt. Pleasant	5	1	29	12	0	11	254	2	288	26	**
Vancouver - Strath/Grand	4	1	8	0	3	11	43	0	58	12	**
Vancouver - Westside	135	118	0	2	53	0	94	54	282	174	62.1
Vancouver Total	371	368	105	72	133	90	2,106	1,741	2,715	2,271	19.6
West Vancouver	81	81	2	26	4	12	0	9	87	128	-32.0
White Rock	5	5	2	2	5	0	44	38	56	45	24.4
Vancouver CMA	2,531	2,834	441	444	1,785	1,691	7,560	9,048	12,317	14,017	-12.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 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	3	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	11	4	0	0	70	45	0	0
Burnaby Total	11	7	0	0	70	45	0	0
Coquitlam	39	7	0	0	74	22	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	0	0	0	0	0	0	0
Delta	28	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	9	5	0	0	8	84	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	232	0	0
New Westminster	0	0	0	0	36	0	0	0
North Vancouver City	3	4	0	0	21	0	2	0
North Vancouver DM	0	4	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	17	0	0	0	0	0	0
Port Moody	0	24	0	0	0	0	0	0
Richmond	0	0	0	0	8	167	0	0
Surrey - South	55	42	0	0	0	38	0	0
Surrey - Cloverdale	13	49	0	0	64	0	10	5
Surrey - North	27	39	0	0	0	0	4	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	26	0	0	180	112	0	0
Surrey Total	95	156	0	0	244	150	14	5
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	63	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	4	0	0	0	81	0	0
Vancouver - Kerrisdale	0	0	0	0	0	24	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	0	0	0	6	45	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	2	0	0
Vancouver Total	0	4	0	0	8	215	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	6	6	0	0
Vancouver CMA	190	228	0	0	475	921	16	5

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	3	0	0	273	213	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	106	54	0	0	440	802	0	0
Burnaby Total	206	57	0	0	875	1,226	0	0
Coquitlam	189	55	0	0	540	763	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	9	2
Delta - North	129	0	0	0	0	0	3	0
Delta	129	16	0	0	0	0	13	2
Langley City	0	0	0	0	101	0	0	0
Langley District	49	249	0	0	114	164	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	95	0	0	195	428	0	0
New Westminster	4	4	0	0	490	582	0	0
North Vancouver City	6	54	0	0	73	698	2	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	0	31	0	0	70	217	0	0
Port Coquitlam	47	84	0	0	174	348	1	56
Port Moody	0	92	0	0	355	600	0	0
Richmond	107	128	3	0	683	898	0	1
Surrey - South	175	200	0	0	180	122	2	0
Surrey - Cloverdale	273	293	0	0	259	112	94	59
Surrey - North	171	109	0	0	150	0	103	0
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	203	94	16	0	589	615	0	0
Surrey Total	822	712	16	0	1,178	1,006	199	59
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	884	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	4	0	0	212	144	0	0
Vancouver - Kerrisdale	9	0	0	0	59	51	0	0
Vancouver - Marpole	10	11	0	0	2	0	0	0
Vancouver - Eastside	10	17	0	0	232	440	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	54	0	0
Vancouver Total	127	90	6	0	1,826	1,583	280	158
West Vancouver	4	12	0	0	0	9	0	0
White Rock	5	0	0	0	44	36	0	2
Vancouver CMA	1,760	1,691	25	0	6,890	8,770	670	278

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	4	0	0	0	0	4	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	13	0	0	0	0	4	13
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	0	12	0	3	0	0	0	15
Burnaby - Central Park	2	0	0	0	0	0	2	0
Burnaby - Remainder	7	15	81	49	0	0	88	64
Burnaby Total	14	40	81	52	0	0	95	92
Coquitlam	3	40	113	9	0	0	116	49
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	2	0	0	0	0	0	2
Delta - North	13	20	28	0	0	0	41	20
Delta	13	25	28	0	0	0	41	25
Langley City	0	0	0	0	0	0	0	0
Langley District	43	43	9	85	3	2	55	130
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	37	0	250	0	0	20	287
New Westminster	2	4	36	0	0	0	38	4
North Vancouver City	0	2	24	4	2	0	26	6
North Vancouver DM	8	8	0	4	0	0	8	12
Pitt Meadows	11	5	0	0	0	0	11	5
Port Coquitlam	0	4	0	17	0	0	0	21
Port Moody	0	3	0	24	0	0	0	27
Richmond	13	35	0	153	0	0	13	188
Surrey - South	14	15	55	86	0	0	69	101
Surrey - Cloverdale	36	31	73	49	10	5	119	85
Surrey - North	55	37	27	51	4	0	86	88
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	8	10	180	138	0	0	188	148
Surrey Total	113	94	335	324	14	5	462	423
University Endowment Lands	0	0	4	0	0	0	4	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	63	0	0	0	63
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	85	0	0	0	85
Vancouver - Kerrisdale	0	8	0	22	0	0	0	30
Vancouver - Marpole	4	10	0	0	0	0	4	10
Vancouver - Eastside	24	28	0	43	0	0	24	71
Vancouver - Mt. Pleasant	1	2	0	0	0	0	1	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	11	10	0	0	0	0	11	10
Vancouver Total	40	58	0	213	0	0	40	271
West Vancouver	7	8	0	0	0	0	7	8
White Rock	9	9	5	0	0	0	14	9
Vancouver CMA	300	419	635	1,135	19	7	954	1,561

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	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													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
September 2008	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	1	5.0	2	10.0	6	30.0	11	55.0	20	800,000	797,200
Year-to-date 2008	0	0.0	0	0.0	9	50.0	3	16.7	6	33.3	18	609,500	713,111
Burnaby													
September 2009	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	868,000	889,235
September 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	1	0.7	40	28.4	100	70.9	141	798,900	873,069
Year-to-date 2008	0	0.0	0	0.0	0	0.0	31	31.0	69	69.0	100	837,500	915,885
Coquitlam													
September 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
September 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	39	54.9	32	45.1	71	735,000	809,988
Year-to-date 2008	2	3.5	23	40.4	1	1.8	9	15.8	22	38.6	57	729,900	757,963
Delta													
September 2009	0	0.0	0	0.0	2	12.5	13	81.3	1	6.3	16	606,823	627,474
September 2008	0	0.0	0	0.0	0	0.0	17	89.5	2	10.5	19	603,645	637,862
Year-to-date 2009	0	0.0	0	0.0	26	18.4	76	53.9	39	27.7	141	650,895	706,159
Year-to-date 2008	1	1.1	0	0.0	12	13.6	42	47.7	33	37.5	88	675,000	725,538
Langley City													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	0	0.0	1	2.3	22	51.2	13	30.2	7	16.3	43	599,900	643,472
September 2008	2	5.9	1	2.9	7	20.6	20	58.8	4	11.8	34	649,000	680,591
Year-to-date 2009	9	2.3	39	10.1	166	42.8	124	32.0	50	12.9	388	599,000	654,782
Year-to-date 2008	7	2.0	14	4.1	97	28.4	183	53.5	41	12.0	342	639,000	649,897

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	1	4.2	10	41.7	3	12.5	10	41.7	0	0.0	24	534,950	556,525
September 2008	0	0.0	2	8.3	15	62.5	4	16.7	3	12.5	24	566,950	584,529
Year-to-date 2009	4	1.8	64	28.4	90	40.0	65	28.9	2	0.9	225	560,900	564,505
Year-to-date 2008	1	0.4	29	11.4	180	70.6	38	14.9	7	2.7	255	565,900	567,048
New Westminster													
September 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
September 2008	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	7	26.9	15	57.7	4	15.4	26	648,500	676,858
Year-to-date 2008	5	6.8	15	20.5	36	49.3	16	21.9	1	1.4	73	518,900	549,450
North Vancouver City													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
September 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	63	100.0	63	1,560,000	1,544,418
Year-to-date 2008	1	1.6	0	0.0	0	0.0	0	0.0	62	98.4	63	1,475,000	1,506,395
Pitt Meadows													
September 2009	0	0.0	2	16.7	10	83.3	0	0.0	0	0.0	12	517,950	521,442
September 2008	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	6	18.2	24	72.7	2	6.1	1	3.0	33	530,900	540,455
Year-to-date 2008	0	0.0	20	27.8	50	69.4	2	2.8	0	0.0	72	560,000	545,565
Port Coquitlam													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
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	2	11.8	4	23.5	9	52.9	2	11.8	17	650,000	652,119
Port Moody													
September 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	4	16.7	0	0.0	1	4.2	19	79.2	24	850,000	915,875
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.8	35	97.2	36	800,000	938,542
Richmond													
September 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	1,388,000	1,311,909
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,000,000	1,044,050
Year-to-date 2009	0	0.0	0	0.0	2	1.4	23	15.6	122	83.0	147	1,000,000	1,099,183
Year-to-date 2008	0	0.0	0	0.0	0	0.0	34	18.9	146	81.1	180	1,000,000	1,043,824

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	0	0.0	15	10.6	61	43.0	30	21.1	36	25.4	142	594,450	672,831
September 2008	0	0.0	5	6.0	28	33.3	22	26.2	29	34.5	84	649,900	723,572
Year-to-date 2009	5	0.5	74	6.9	404	37.7	297	27.7	292	27.2	1,072	625,000	708,062
Year-to-date 2008	0	0.0	64	7.3	262	29.7	251	28.5	304	34.5	881	669,000	744,140
University Endowment Lands													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	0	0.0	0	0.0	0	0.0	4	13.3	26	86.7	30	869,000	1,397,551
September 2008	0	0.0	0	0.0	2	7.1	2	7.1	24	85.7	28	877,500	1,096,639
Year-to-date 2009	2	0.5	0	0.0	3	0.7	24	5.7	390	93.1	419	1,380,000	1,584,339
Year-to-date 2008	0	0.0	0	0.0	4	1.1	17	4.8	333	94.1	354	1,000,000	1,368,946
West Vancouver													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
September 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	62	100.0	62	2,694,000	2,816,530
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	66	100.0	66	2,935,000	3,121,788
White Rock													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	25.0	3	75.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver CMA													
September 2009	1	0.3	28	8.7	102	31.6	81	25.1	111	34.4	323	630,000	812,848
September 2008	2	0.8	10	4.1	59	24.5	72	29.9	98	40.7	241	699,000	839,161
Year-to-date 2009	20	0.7	188	6.5	728	25.2	726	25.1	1,227	42.5	2,889	699,000	920,354
Year-to-date 2008	17	0.6	167	6.3	656	24.9	638	24.2	1,158	43.9	2,636	699,000	901,420

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	1,497,718	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	797,200	713,111	11.8
Burnaby Total	889,235	--	n/a	873,069	915,885	-4.7
Coquitlam	--	--	n/a	809,988	757,963	6.9
Delta	627,474	637,862	-1.6	706,159	725,538	-2.7
Langley City	--	--	n/a	--	--	n/a
Langley District	643,472	680,591	-5.5	654,782	649,897	0.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	556,525	584,529	-4.8	564,505	567,048	-0.4
New Westminster	--	--	n/a	676,858	549,450	23.2
North Vancouver City	--	--	n/a	1,230,180	1,197,500	2.7
North Vancouver DM	--	--	n/a	1,544,418	1,506,395	2.5
Pitt Meadows	521,442	--	n/a	540,455	545,565	-0.9
Port Coquitlam	--	--	n/a	688,559	652,119	5.6
Port Moody	--	--	n/a	915,875	938,542	-2.4
Richmond	1,311,909	1,044,050	25.7	1,099,183	1,043,824	5.3
Surrey Total	672,831	723,572	-7.0	708,062	744,140	-4.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,397,551	1,096,639	27.4	1,584,339	1,368,946	15.7
West Vancouver	--	--	n/a	2,816,530	3,121,788	-9.8
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	812,848	839,161	-3.1	920,354	901,420	2.1

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
September 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	1,432	5,625	26%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October												
	November												
	December												
	Q3 2008	1,934	8,368	8%	811,852	956	2,956	11%	495,492	2,475	7,656	11%	386,618
	Q3 2009	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797
	YTD 2008	8,128	6,701	15%	878,305	3,876	2,309	20%	507,040	9,556	6,304	18%	404,984
	YTD 2009	10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250

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
Third 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	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797
	Q4												
	YTD 2008	8,128	6,701	15%	878,305	3,876	2,309	20%	507,040	9,556	6,304	18%	404,984
	YTD 2009	10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250

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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
September 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	114.5	113.6	1,237	7.3	67.1	812
	September	610	3.70	5.49		113.5	1,240	7.1	66.9	818
	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 1: Housing Activity Summary of Abbotsford CMA
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2009	18	0	22	0	0	0	0	0	40
September 2008	37	0	12	12	18	73	0	0	152
% Change	-51.4	n/a	83.3	-100.0	-100.0	-100.0	n/a	n/a	-73.7
Year-to-date 2009	117	0	52	2	19	56	0	0	246
Year-to-date 2008	275	2	64	24	147	694	0	0	1,206
% Change	-57.5	-100.0	-18.8	-91.7	-87.1	-91.9	n/a	n/a	-79.6
UNDER CONSTRUCTION									
September 2009	176	0	52	21	43	391	0	0	683
September 2008	260	2	86	50	142	694	0	0	1,234
% Change	-32.3	-100.0	-39.5	-58.0	-69.7	-43.7	n/a	n/a	-44.7
COMPLETIONS									
September 2009	12	0	2	0	0	79	0	0	93
September 2008	49	0	0	0	0	0	0	0	49
% Change	-75.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	89.8
Year-to-date 2009	170	0	76	5	73	359	0	0	683
Year-to-date 2008	349	0	120	4	96	310	0	0	879
% Change	-51.3	n/a	-36.7	25.0	-24.0	15.8	n/a	n/a	-22.3
COMPLETED & NOT ABSORBED									
September 2009	118	0	5	3	42	88	0	0	256
September 2008	150	0	34	2	23	29	0	0	238
% Change	-21.3	n/a	-85.3	50.0	82.6	**	n/a	n/a	7.6
ABSORBED									
September 2009	18	0	4	1	9	82	0	0	114
September 2008	29	0	0	1	7	0	0	0	37
% Change	-37.9	n/a	n/a	0.0	28.6	n/a	n/a	n/a	**
Year-to-date 2009	217	0	109	14	82	291	0	0	713
Year-to-date 2008	279	0	90	6	87	332	0	0	794
% Change	-22.2	n/a	21.1	133.3	-5.7	-12.3	n/a	n/a	-10.2

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2009	11	0	22	0	0	0	0	0	33
September 2008	21	0	12	12	18	73	0	0	136
Fraser Valley H RDA									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Mission DM									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	16	0	0	0	0	0	0	0	16
Abbotsford CMA									
September 2009	18	0	22	0	0	0	0	0	40
September 2008	37	0	12	12	18	73	0	0	152
UNDER CONSTRUCTION									
Abbotsford City									
September 2009	111	0	52	21	43	391	0	0	618
September 2008	162	0	86	50	95	694	0	0	1,087
Fraser Valley H RDA									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Mission DM									
September 2009	65	0	0	0	0	0	0	0	65
September 2008	98	2	0	0	47	0	0	0	147
Abbotsford CMA									
September 2009	176	0	52	21	43	391	0	0	683
September 2008	260	2	86	50	142	694	0	0	1,234
COMPLETIONS									
Abbotsford City									
September 2009	8	0	2	0	0	79	0	0	89
September 2008	32	0	0	0	0	0	0	0	32
Fraser Valley H RDA									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Mission DM									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	17	0	0	0	0	0	0	0	17
Abbotsford CMA									
September 2009	12	0	2	0	0	79	0	0	93
September 2008	49	0	0	0	0	0	0	0	49

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2009	63	0	5	3	19	76	0	0	166
September 2008	84	0	34	2	21	17	0	0	158
Fraser Valley H RDA									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Mission DM									
September 2009	55	0	0	0	23	12	0	0	90
September 2008	66	0	0	0	2	12	0	0	80
Abbotsford CMA									
September 2009	118	0	5	3	42	88	0	0	256
September 2008	150	0	34	2	23	29	0	0	238
ABSORBED									
Abbotsford City									
September 2009	10	0	4	1	3	82	0	0	100
September 2008	20	0	0	0	7	0	0	0	27
Fraser Valley H RDA									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Mission DM									
September 2009	8	0	0	0	6	0	0	0	14
September 2008	9	0	0	1	0	0	0	0	10
Abbotsford CMA									
September 2009	18	0	4	1	9	82	0	0	114
September 2008	29	0	0	1	7	0	0	0	37

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
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Abbotsford City	11	33	0	18	0	0	22	85	33	136	-75.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	16	0	0	0	0	0	0	7	16	-56.3
Abbotsford CMA	18	49	0	18	0	0	22	85	40	152	-73.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	69	191	2	44	17	51	108	758	196	1,044	-81.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	50	108	0	2	0	52	0	0	50	162	-69.1
Abbotsford CMA	119	299	2	46	17	103	108	758	246	1,206	-79.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Abbotsford City	0	0	0	0	22	85	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	22	85	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	108	758	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	108	758	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Abbotsford City	33	33	0	103	0	0	33	136
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	16	0	0	0	0	7	16
Abbotsford CMA	40	49	0	103	0	0	40	152

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	119	231	77	813	0	0	196	1,044
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	50	110	0	52	0	0	50	162
Abbotsford CMA	169	341	77	865	0	0	246	1,206

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Abbotsford City	8	32	0	0	0	0	81	0	89	32	178.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	4	17	0	0	0	0	0	0	4	17	-76.5
Abbotsford CMA	12	49	0	0	0	0	81	0	93	49	89.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	112	225	34	8	37	83	435	430	618	746	-17.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	63	128	2	0	0	5	0	0	65	133	-51.1
Abbotsford CMA	175	353	36	8	37	88	435	430	683	879	-22.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Abbotsford City	0	0	0	0	81	0	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	81	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	435	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	435	430	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Abbotsford City	10	32	79	0	0	0	89	32
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	4	17	0	0	0	0	4	17
Abbotsford CMA	14	49	79	0	0	0	93	49

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	183	341	435	405	0	0	618	746
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	63	128	2	5	0	0	65	133
Abbotsford CMA	246	469	437	410	0	0	683	879

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	0	0.0	2	18.2	3	27.3	5	45.5	1	9.1	11	619,900	607,945
September 2008	0	0.0	3	15.0	5	25.0	2	10.0	5	25.0	20	569,500	643,380
Year-to-date 2009	6	4.1	36	24.5	22	15.0	22	15.0	22	15.0	147	545,000	590,298
Year-to-date 2008	1	0.6	34	18.8	25	13.8	28	15.5	25	13.8	181	549,000	590,353
Fraser Valley H RDA													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	1	12.5	5	62.5	1	12.5	0	0.0	1	12.5	8	--	--
September 2008	1	10.0	5	50.0	0	0.0	0	0.0	0	0.0	10	498,450	473,440
Year-to-date 2009	1	1.2	65	78.3	1	1.2	0	0.0	1	1.2	83	469,000	485,395
Year-to-date 2008	2	1.9	87	83.7	0	0.0	0	0.0	0	0.0	104	478,500	479,499
Abbotsford CMA													
September 2009	1	5.3	7	36.8	2	10.5	5	26.3	2	10.5	19	529,000	586,147
September 2008	1	3.3	8	26.7	5	16.7	2	6.7	5	16.7	30	530,900	586,733
Year-to-date 2009	7	3.0	101	43.9	23	10.0	22	9.6	23	10.0	230	520,000	552,442
Year-to-date 2008	3	1.1	121	42.5	25	8.8	28	9.8	25	8.8	285	515,000	549,901

Source: CMHC (Starts and Completions Survey)

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

Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	607,945	643,380	-5.5	590,298	590,353	0.0
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	473,440	n/a	485,395	479,499	1.2
Abbotsford CMA	586,147	586,733	-0.1	552,442	549,901	0.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
September 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	1,982	63.0	1,547	2,823	2,375	65.1	425,479	-1.7	424,539
	August	1,669	91.0	1,648	2,209	2,376	69.4	434,841	0.7	434,171
	September	1,488	61.0	1,664	2,321	2,219	75.0	436,754	5.5	439,244
	October									
	November									
	December									
	Q3 2008	3,014	-37.8		8,280			426,605	0.9	
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	YTD 2008	10,942	-24.5		26,759			435,034	2.7	
	YTD 2009	11,587	5.9		20,942			420,435	-3.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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

Raw data: data observed for the current quarter

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

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

** At the end of the quarter

***: observed change greater than 100%

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

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

Source: CREA

Table 6: Economic Indicators
September 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	113.7	112.8	85	9.0	68.6	764
	September	610	3.70	5.49		112.7	86	8.9	69.2	768
	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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