

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2011

Vancouver CMA

October housing starts in the Vancouver Census Metropolitan Area (CMA) increased 19 per cent to 1,722 units compared to the same month a year earlier. Most of the home starts in October were in Surrey, Langley, and Burnaby. So far this year, housing starts have been higher than the same period last year.

Multi-family construction, including purpose-built rental projects, led the way during the first ten months of

the year. Multi-family starts increased 38 per cent compared to the same period last year, offsetting a 22 per cent decline in single detached housing starts. Most construction so far this year was in the cities of Vancouver, Richmond, and Surrey.

The Abbotsford CMA reported 98 housing starts in October, an increase from the 67 starts recorded in October 2010. Over three quarters of these starts were multi-family units. So far in 2011, multi-family starts represent just over half of all housing starts.

Figure 1

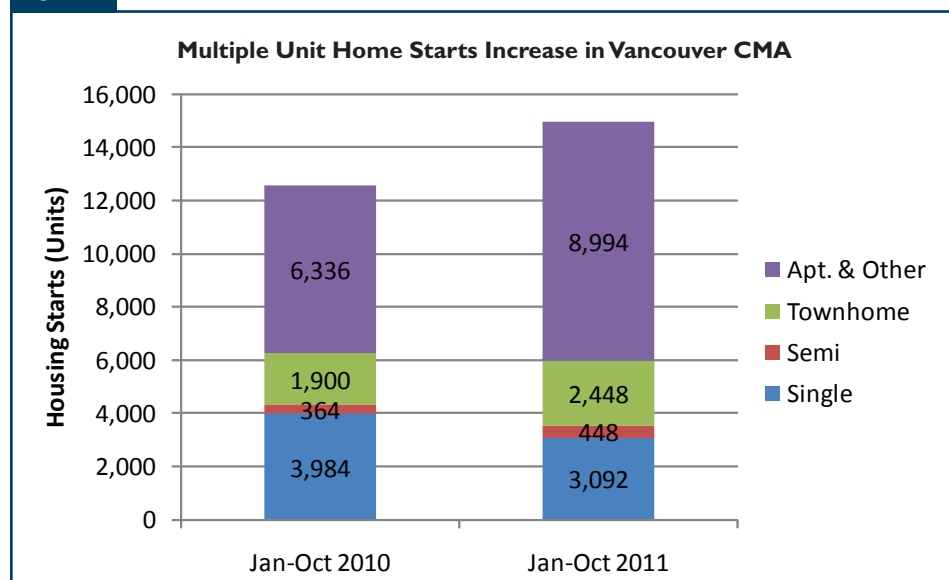
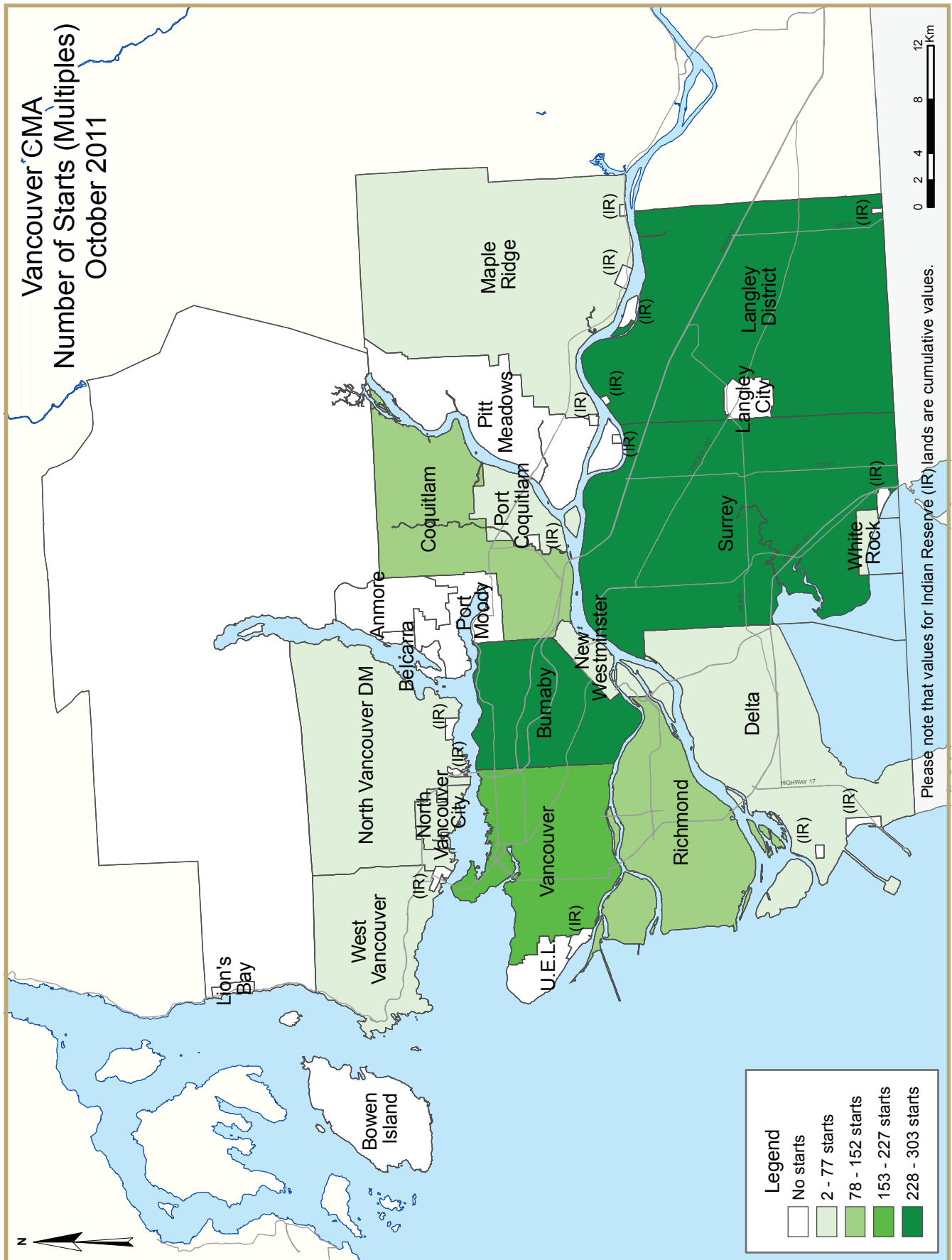


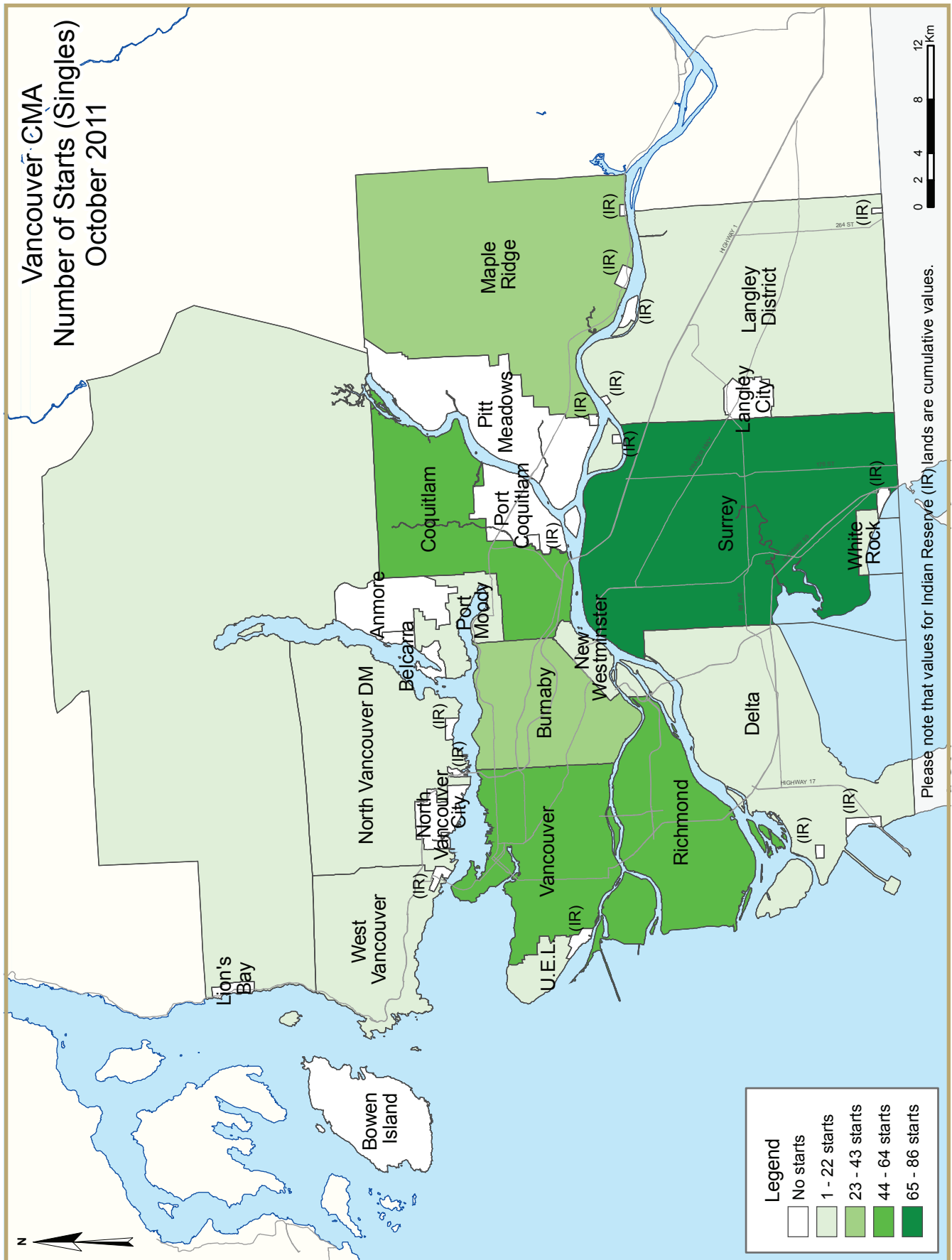
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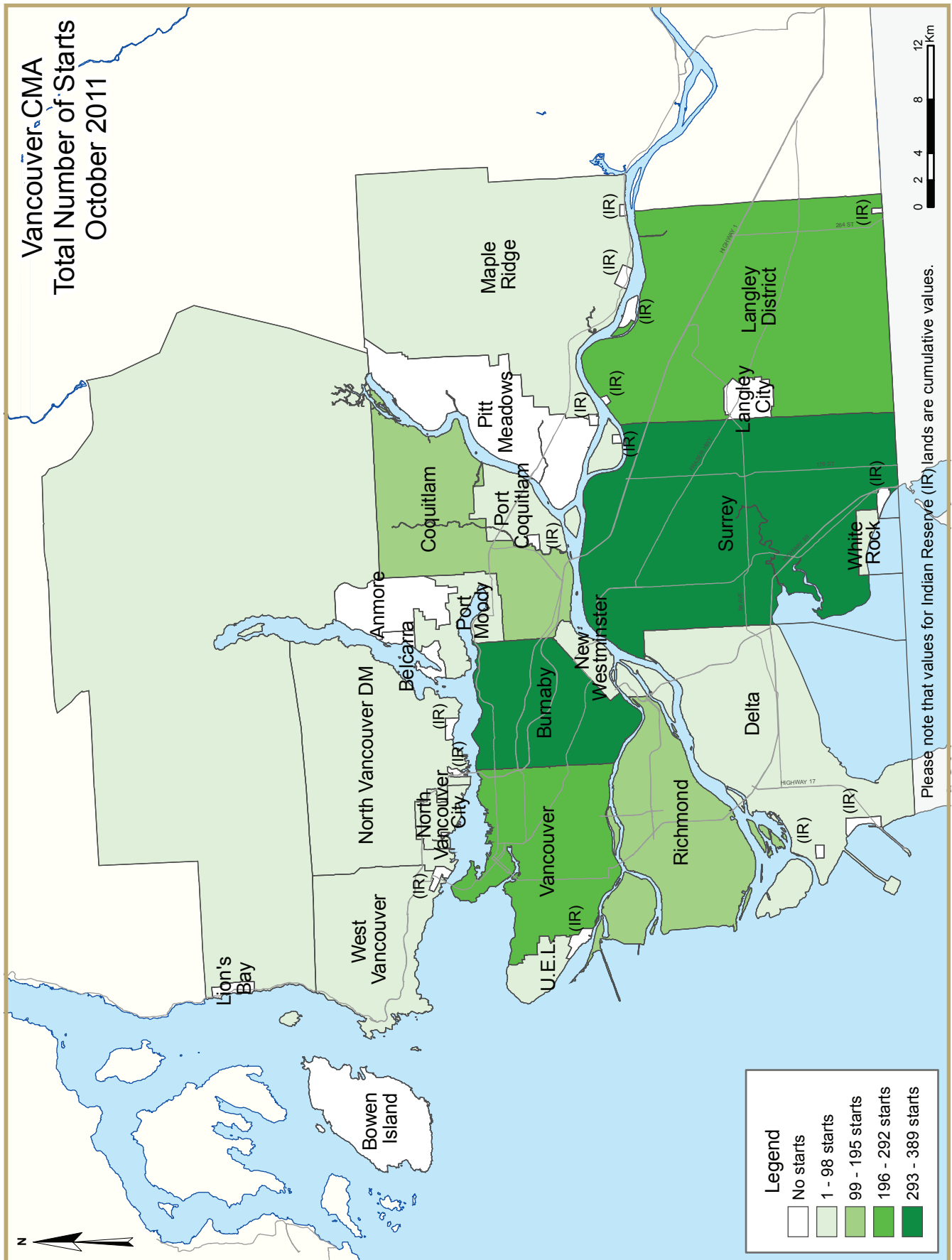
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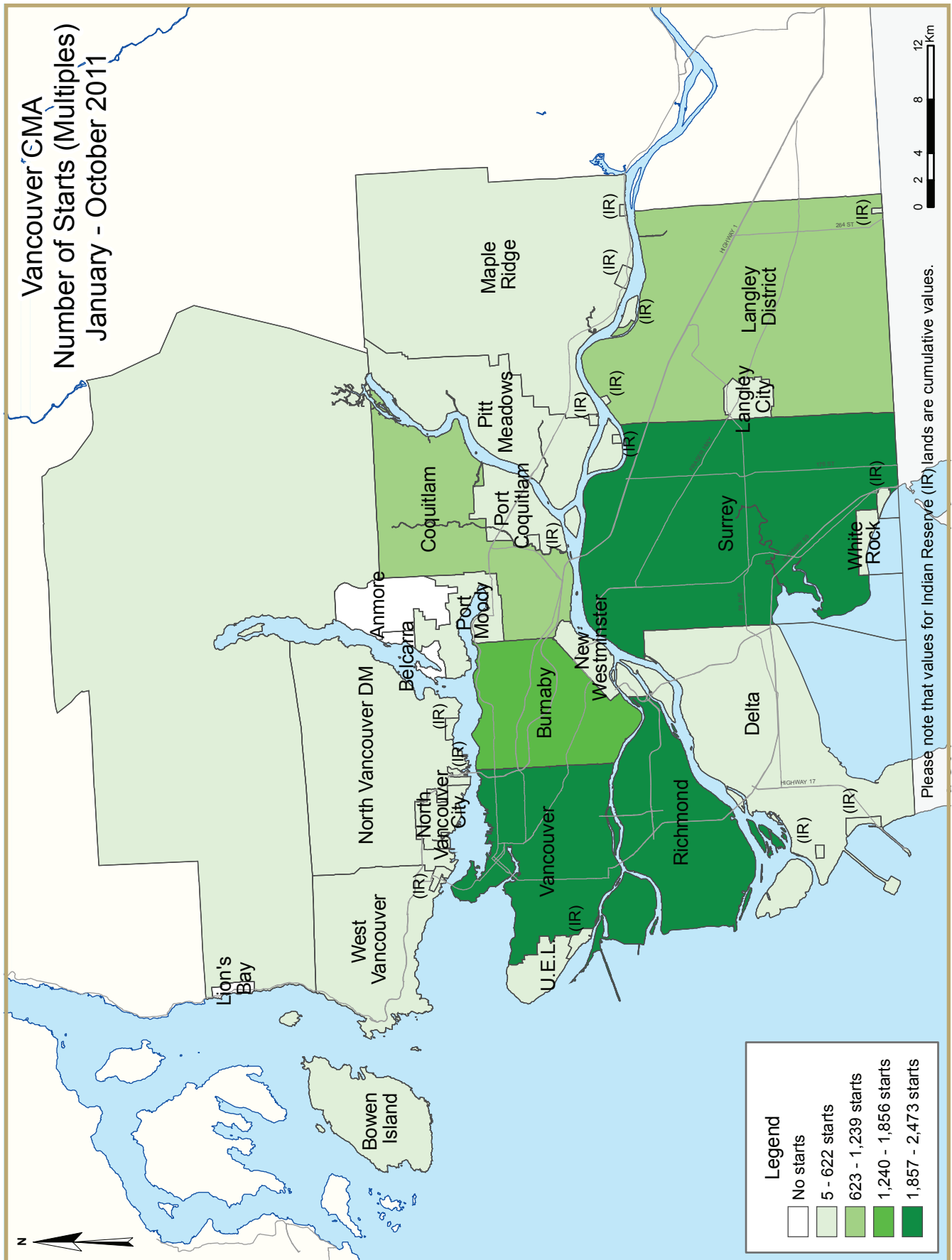
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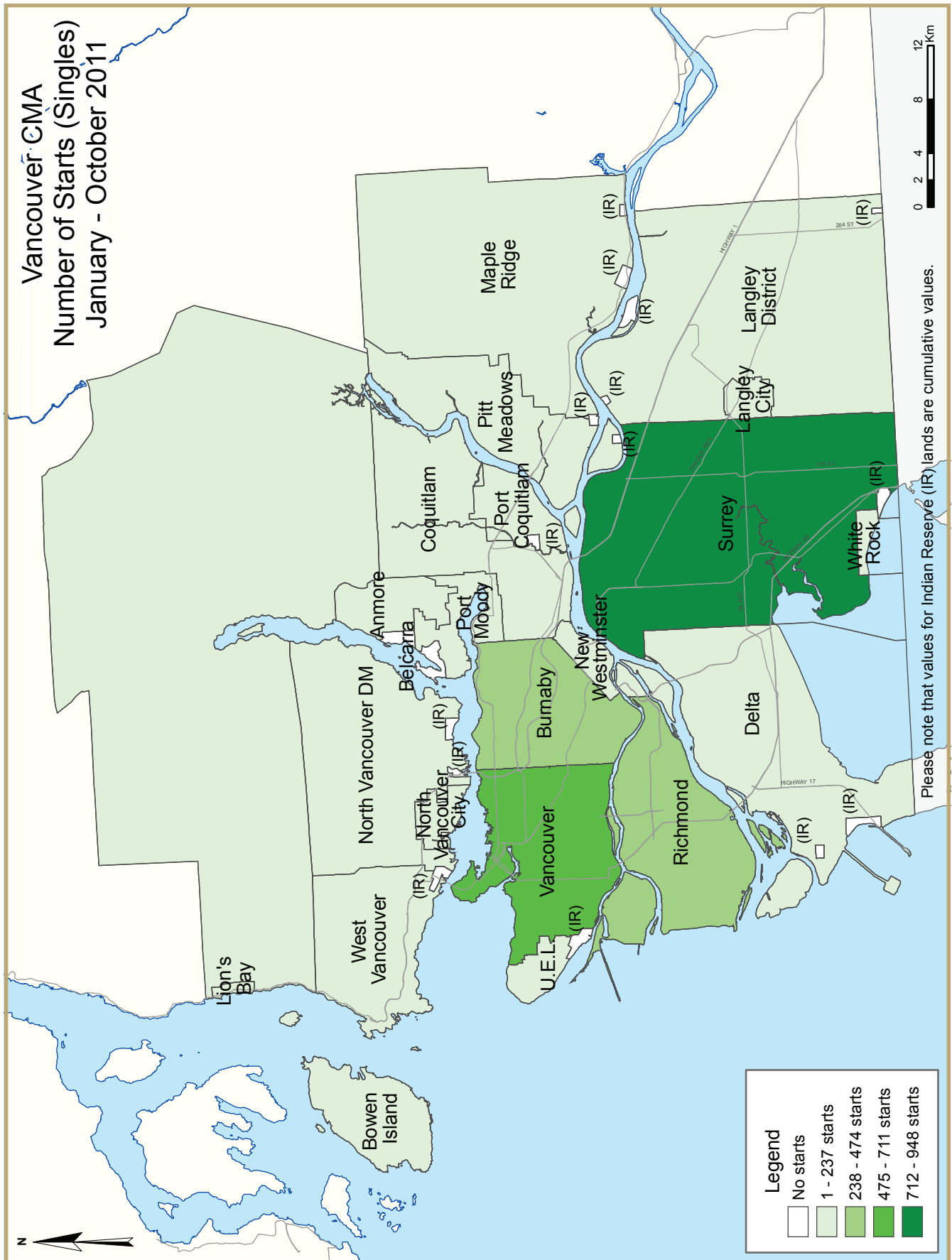
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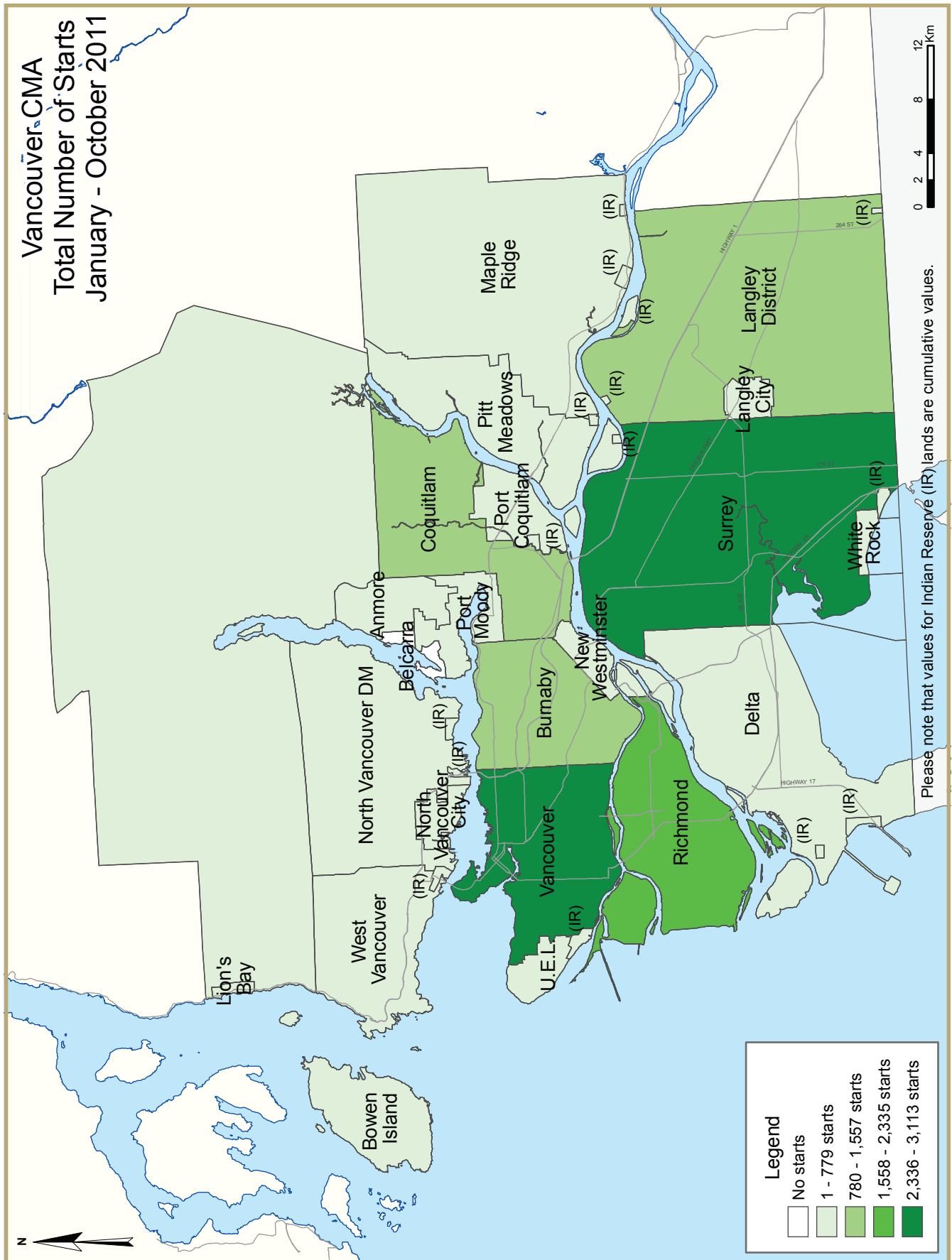










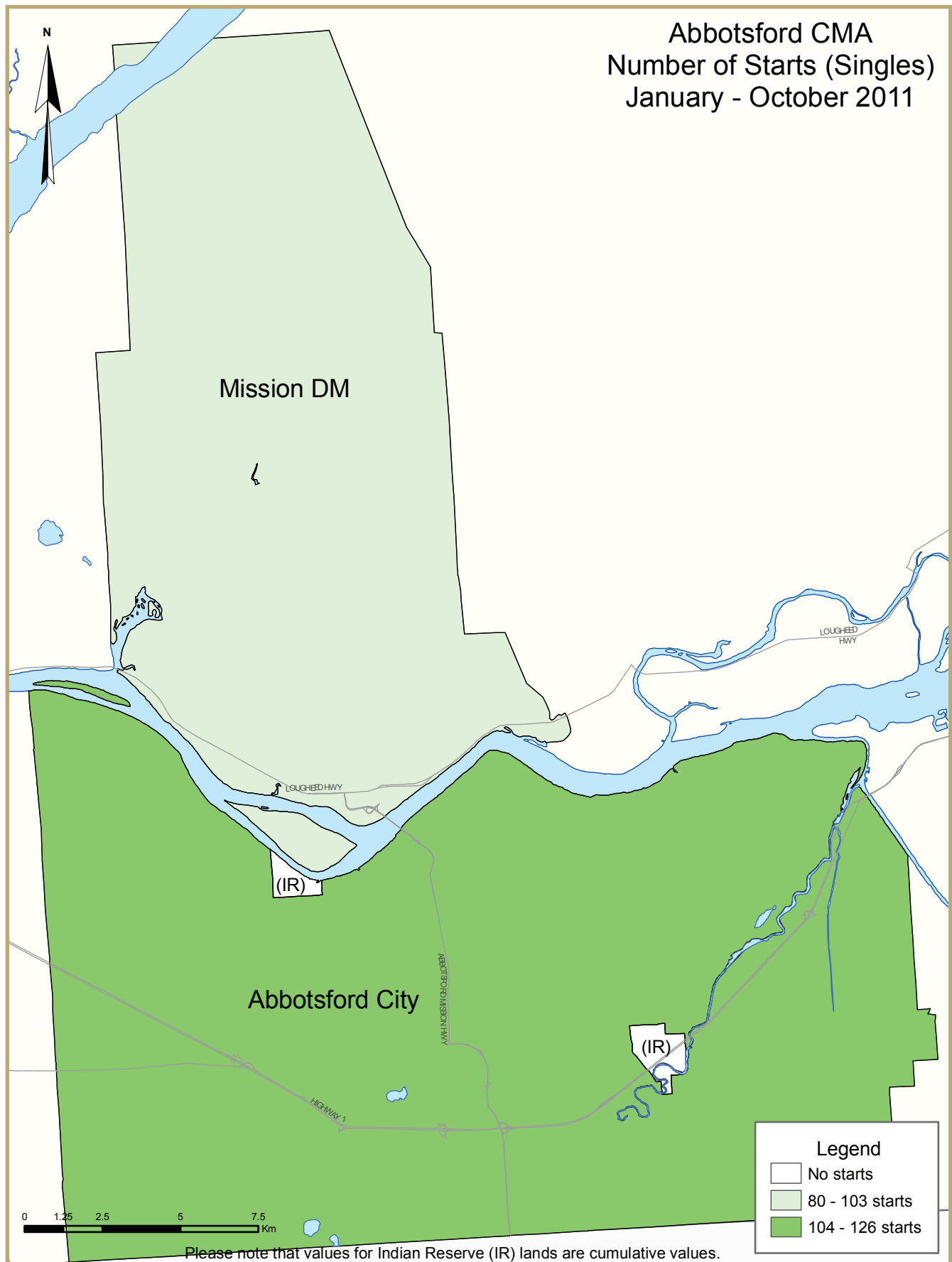














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SYMBOLS

- 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
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2011	314	12	234	4	297	721	30	110	1,722
October 2010	360	14	120	0	210	703	28	12	1,447
% Change	-12.8	-14.3	95.0	n/a	41.4	2.6	7.1	**	19.0
Year-to-date 2011	2,814	230	1,805	28	2,655	5,763	250	1,437	14,982
Year-to-date 2010	3,791	232	1,136	39	2,028	4,372	154	832	12,584
% Change	-25.8	-0.9	58.9	-28.2	30.9	31.8	62.3	72.7	19.1
UNDER CONSTRUCTION									
October 2011	3,007	238	1,870	27	2,452	10,772	258	1,706	20,330
October 2010	3,404	226	1,094	43	1,945	7,985	133	890	15,720
% Change	-11.7	5.3	70.9	-37.2	26.1	34.9	94.0	91.7	29.3
COMPLETIONS									
October 2011	231	20	127	1	411	135	18	6	949
October 2010	308	26	52	2	182	506	10	217	1,303
% Change	-25.0	-23.1	144.2	-50.0	125.8	-73.3	80.0	-97.2	-27.2
Year-to-date 2011	2,923	184	1,005	38	2,068	3,301	167	669	10,355
Year-to-date 2010	3,083	196	651	23	2,038	7,364	31	624	14,010
% Change	-5.2	-6.1	54.4	65.2	1.5	-55.2	**	7.2	-26.1
COMPLETED & NOT ABSORBED									
October 2011	716	95	249	1	498	1,345	19	148	3,071
October 2010	651	70	112	1	298	2,053	2	155	3,342
% Change	10.0	35.7	122.3	0.0	67.1	-34.5	**	-4.5	-8.1
ABSORBED									
October 2011	213	22	71	0	337	249	10	9	911
October 2010	249	25	48	2	162	346	9	22	863
% Change	-14.5	-12.0	47.9	-100.0	108.0	-28.0	11.1	-59.1	5.6
Year-to-date 2011	2,956	183	894	43	1,979	3,999	149	363	10,566
Year-to-date 2010	2,990	191	622	25	2,008	6,022	24	243	12,125
% Change	-1.1	-4.2	43.7	72.0	-1.4	-33.6	**	49.4	-12.9

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

Table I.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
October 2011	24	6	0	0	4	273	0	0	307
October 2010	19	6	0	0	0	51	0	0	76
Delta									
October 2011	10	0	6	0	9	30	1	0	56
October 2010	22	0	0	0	13	0	1	0	36
Langley									
October 2011	14	0	22	4	33	213	1	0	287
October 2010	20	2	16	0	49	62	2	0	151
Maple Ridge / Pitt Meadows									
October 2011	25	0	0	0	27	0	0	0	52
October 2010	16	0	0	0	20	0	0	0	36
New Westminster									
October 2011	4	0	0	0	4	0	0	0	8
October 2010	6	0	0	0	0	0	0	0	6
North Vancouver									
October 2011	6	0	8	0	0	0	0	0	14
October 2010	9	0	8	0	0	0	0	0	17
Richmond									
October 2011	44	0	10	0	22	72	2	0	150
October 2010	30	2	22	0	11	0	5	0	70
Surrey									
October 2011	76	0	46	0	124	133	10	0	389
October 2010	147	0	0	0	81	71	0	12	311
Tri-Cities									
October 2011	49	0	84	0	50	0	0	0	183
October 2010	26	4	36	0	12	266	0	0	344
University Endowment Lands									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2011	46	6	54	0	19	0	16	110	251
October 2010	54	0	34	0	21	253	20	0	382
West Vancouver									
October 2011	12	0	0	0	5	0	0	0	17
October 2010	8	0	0	0	0	0	0	0	8
White Rock									
October 2011	3	0	4	0	0	0	0	0	7
October 2010	3	0	4	0	3	0	0	0	10
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2011	314	12	234	4	297	721	30	110	1,722
October 2010	360	14	120	0	210	703	28	12	1,447

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
October 2011

	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									
October 2011	298	94	0	0	188	1,853	0	64	2,497
October 2010	215	66	0	0	100	1,095	0	0	1,476
Delta									
October 2011	71	12	40	0	93	103	2	0	321
October 2010	97	0	0	0	133	79	3	2	314
Langley									
October 2011	172	2	226	16	267	422	1	62	1,168
October 2010	163	2	120	0	277	167	3	0	732
Maple Ridge / Pitt Meadows									
October 2011	170	0	0	0	196	35	3	117	521
October 2010	163	0	0	0	178	21	0	1	363
New Westminster									
October 2011	44	0	0	0	43	212	1	24	324
October 2010	53	4	0	36	10	229	0	0	332
North Vancouver									
October 2011	69	12	126	6	73	490	3	222	1,001
October 2010	91	14	28	0	18	348	0	52	551
Richmond									
October 2011	355	8	300	3	256	1,327	3	227	2,479
October 2010	323	8	320	1	194	391	5	86	1,328
Surrey									
October 2011	741	10	278	0	780	1,645	46	42	3,542
October 2010	1,242	10	6	5	766	976	0	96	3,101
Tri-Cities									
October 2011	183	10	258	0	236	1,191	0	30	1,908
October 2010	89	28	193	0	161	582	0	50	1,103
University Endowment Lands									
October 2011	6	0	0	0	7	190	0	107	310
October 2010	4	0	0	0	0	170	0	0	174
Vancouver City									
October 2011	639	82	588	2	308	3,192	199	811	5,821
October 2010	724	80	375	1	105	3,897	122	601	5,905
West Vancouver									
October 2011	180	8	0	0	5	0	0	0	193
October 2010	152	14	0	0	0	0	0	0	166
White Rock									
October 2011	18	0	50	0	0	9	0	0	77
October 2010	13	0	50	0	3	30	0	0	96
Indian Reserves									
October 2011	0	0	0	0	0	103	0	0	103
October 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2011	3,007	238	1,870	27	2,452	10,772	258	1,706	20,330
October 2010	3,404	226	1,094	43	1,945	7,985	133	890	15,720

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
October 2011	8	6	0	0	0	0	0	0	14
October 2010	21	18	0	0	0	0	0	70	109
Delta									
October 2011	6	0	2	0	0	0	0	0	8
October 2010	10	0	0	0	9	0	1	1	21
Langley									
October 2011	30	0	63	0	22	0	0	0	115
October 2010	19	0	16	0	24	0	1	0	60
Maple Ridge / Pitt Meadows									
October 2011	18	0	0	0	0	0	0	0	18
October 2010	34	0	0	0	13	144	0	0	191
New Westminster									
October 2011	2	0	0	0	3	0	0	0	5
October 2010	1	0	0	0	0	0	0	0	1
North Vancouver									
October 2011	3	0	0	0	0	0	0	0	3
October 2010	4	2	2	0	31	85	0	0	124
Richmond									
October 2011	0	0	0	0	126	0	0	0	126
October 2010	1	0	0	2	24	163	0	0	190
Surrey									
October 2011	118	0	8	1	174	0	6	2	309
October 2010	144	0	0	0	71	68	0	12	295
Tri-Cities									
October 2011	6	10	30	0	83	30	0	0	159
October 2010	21	0	16	0	0	0	0	0	37
University Endowment Lands									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	46	0	134	180
Vancouver City									
October 2011	28	4	18	0	3	105	12	4	174
October 2010	49	6	14	0	10	0	8	0	87
West Vancouver									
October 2011	12	0	0	0	0	0	0	0	12
October 2010	4	0	0	0	0	0	0	0	4
White Rock									
October 2011	0	0	6	0	0	0	0	0	6
October 2010	0	0	4	0	0	0	0	0	4
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2011	231	20	127	1	411	135	18	6	949
October 2010	308	26	52	2	182	506	10	217	1,303

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	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									
October 2011	88	41	0	0	26	77	0	0	232
October 2010	48	26	0	0	11	52	0	0	137
Delta									
October 2011	5	2	0	0	6	30	0	0	43
October 2010	24	1	0	0	10	0	0	1	36
Langley									
October 2011	29	0	114	0	63	133	0	0	339
October 2010	31	2	34	1	29	61	0	0	158
Maple Ridge / Pitt Meadows									
October 2011	76	0	0	0	7	33	0	0	116
October 2010	67	0	0	0	9	89	0	0	165
New Westminster									
October 2011	15	2	0	0	0	95	0	0	112
October 2010	14	0	0	0	0	276	0	0	290
North Vancouver									
October 2011	8	2	10	0	21	133	0	0	174
October 2010	16	2	6	0	23	82	0	0	129
Richmond									
October 2011	41	6	20	0	57	10	2	0	136
October 2010	13	0	18	0	20	35	0	1	87
Surrey									
October 2011	243	0	6	1	205	339	9	26	829
October 2010	278	1	6	0	115	570	0	30	1,000
Tri-Cities									
October 2011	20	9	49	0	30	36	0	18	162
October 2010	18	1	31	0	20	88	0	0	158
University Endowment Lands									
October 2011	0	0	0	0	0	28	0	98	126
October 2010	0	0	0	0	2	50	0	123	175
Vancouver City									
October 2011	171	33	44	0	81	415	8	4	756
October 2010	115	37	4	0	59	727	2	0	944
West Vancouver									
October 2011	10	0	0	0	0	3	0	0	13
October 2010	20	0	0	0	0	11	0	0	31
White Rock									
October 2011	1	0	6	0	0	13	0	0	20
October 2010	3	0	13	0	0	12	0	0	28
Indian Reserves									
October 2011	0	0	0	0	2	0	0	0	2
October 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2011	716	95	249	1	498	1,345	19	148	3,071
October 2010	651	70	112	1	298	2,053	2	155	3,342

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2011	14	3	0	0	3	2	0	0	22
October 2010	17	13	0	0	0	1	0	0	3
Delta									
October 2011	8	0	2	0	0	13	0	0	23
October 2010	9	1	0	0	2	0	1	1	14
Langley									
October 2011	28	0	23	0	22	6	0	0	79
October 2010	16	2	14	0	23	5	1	0	61
Maple Ridge / Pitt Meadows									
October 2011	17	2	0	0	3	13	0	0	35
October 2010	24	0	0	0	15	69	0	0	108
New Westminster									
October 2011	6	0	0	0	3	3	0	0	12
October 2010	2	0	0	0	0	4	0	0	6
North Vancouver									
October 2011	6	0	0	0	0	13	0	0	19
October 2010	8	4	2	0	18	61	0	0	93
Richmond									
October 2011	0	0	0	0	106	0	0	0	106
October 2010	3	0	2	2	18	139	0	3	167
Surrey									
October 2011	98	0	4	0	127	36	0	5	270
October 2010	119	0	0	0	82	47	0	7	255
Tri-Cities									
October 2011	7	11	24	0	70	46	0	4	162
October 2010	12	1	12	0	2	8	0	0	35
University Endowment Lands									
October 2011	0	0	0	0	0	3	0	0	3
October 2010	0	0	0	0	1	8	0	11	20
Vancouver City									
October 2011	20	6	16	0	1	114	10	0	167
October 2010	30	4	14	0	0	3	7	0	58
West Vancouver									
October 2011	9	0	0	0	0	0	0	0	9
October 2010	9	0	0	0	0	1	0	0	10
White Rock									
October 2011	0	0	2	0	2	0	0	0	4
October 2010	0	0	4	0	1	0	0	0	5
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2011	213	22	71	0	337	249	10	9	911
October 2010	249	25	48	2	162	346	9	22	863

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	7	5	0	0	0	0	0	0	7	5	40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	0	0	0	28	0	32	1	**
Burnaby - Central Park	3	2	0	0	0	0	245	51	248	53	**
Burnaby - Remainder	11	11	8	6	0	0	0	0	19	17	11.8
Burnaby Total	24	19	10	6	0	0	273	51	307	76	**
Coquitlam	48	22	0	4	54	16	78	296	180	338	-46.7
Delta - Tsawwassen	3	3	0	0	0	0	0	0	3	3	0.0
Delta - Ladner	8	9	0	0	0	0	36	0	44	9	**
Delta - North	0	11	2	0	7	13	0	0	9	24	-62.5
Delta	11	23	2	0	7	13	36	0	56	36	55.6
Langley City	0	1	0	0	0	0	0	62	0	63	-100.0
Langley District	19	21	0	2	33	49	235	16	287	88	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	16	2	0	25	20	0	0	52	36	44.4
New Westminster	4	6	0	0	4	0	0	0	8	6	33.3
North Vancouver City	0	3	0	0	0	0	2	8	2	11	-81.8
North Vancouver DM	6	6	0	0	0	0	6	0	12	6	100.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	2	0	0	0	0	2	2	2	4	-50.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	46	35	4	2	18	11	82	22	150	70	114.3
Surrey - South	13	38	12	0	44	33	4	0	73	71	2.8
Surrey - Cloverdale	18	31	6	0	11	6	4	6	39	43	-9.3
Surrey - North	39	59	0	4	46	13	161	77	246	153	60.8
Surrey - Guildford	2	1	0	0	0	13	2	0	4	14	-71.4
Surrey - Whalley	8	18	0	0	5	12	2	0	15	30	-50.0
Surrey Total	86	147	18	4	106	77	179	83	389	311	25.1
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	110	253	110	253	-56.5
Vancouver - Kitsilano	1	0	2	0	8	0	0	2	11	2	**
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	3	1	0	0	0	0	2	0	5	1	**
Vancouver - Marpole	8	4	2	0	0	0	0	4	10	8	25.0
Vancouver - Eastside	21	20	0	0	11	0	42	22	74	42	76.2
Vancouver - Mt. Pleasant	0	1	2	0	0	3	0	0	2	4	-50.0
Vancouver - Strath/Grand	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Westside	29	46	0	0	0	18	10	6	39	70	-44.3
Vancouver Total	62	74	6	0	19	21	164	287	251	382	-34.3
West Vancouver	12	8	0	0	5	0	0	0	17	8	112.5
White Rock	3	3	0	0	0	3	4	4	7	10	-30.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	348	388	42	18	271	210	1,061	831	1,722	1,447	19.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	7	26	0	0	0	0	0	0	7	26	-73.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	16	13	0	0	0	0	6	6	22	19	15.8
Burnaby - Mountain	13	0	2	0	0	0	155	0	170	0	n/a
Burnaby - North	76	52	10	4	7	4	13	26	106	86	23.3
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	35	43	32	12	18	12	72	37	157	104	51.0
Burnaby - Central Park	23	29	10	12	4	26	286	149	323	216	49.5
Burnaby - Remainder	108	107	48	74	121	33	503	357	780	571	36.6
Burnaby Total	256	231	102	102	150	75	1,029	569	1,537	977	57.3
Coquitlam	200	147	18	28	323	135	755	738	1,296	1,048	23.7
Delta - Tsawwassen	15	15	2	0	0	0	0	55	17	70	-75.7
Delta - Ladner	27	48	2	6	0	0	40	27	69	81	-14.8
Delta - North	52	83	38	6	72	139	111	0	273	228	19.7
Delta	94	146	42	12	72	139	151	82	359	379	-5.3
Langley City	4	3	0	0	0	0	169	167	173	170	1.8
Langley District	198	195	2	2	307	337	541	168	1,048	702	49.3
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	205	254	14	4	140	105	81	21	440	384	14.6
New Westminster	51	101	2	4	27	10	209	129	289	244	18.4
North Vancouver City	20	6	24	16	18	8	363	218	425	248	71.4
North Vancouver DM	36	65	0	2	40	20	325	129	401	216	85.6
Pitt Meadows	4	14	0	0	0	0	71	0	75	14	**
Port Coquitlam	9	6	0	4	0	42	32	54	41	106	-61.3
Port Moody	10	14	0	0	5	21	0	0	15	35	-57.1
Richmond	278	259	72	48	277	199	1,664	703	2,291	1,209	89.5
Surrey - South	238	407	50	42	262	246	84	14	634	709	-10.6
Surrey - Cloverdale	191	526	32	4	196	118	85	130	504	778	-35.2
Surrey - North	430	675	2	24	340	315	546	274	1,318	1,288	2.3
Surrey - Guildford	4	13	0	0	22	26	2	0	28	39	-28.2
Surrey - Whalley	79	122	2	2	53	12	289	108	423	244	73.4
Surrey Total	948	1,743	86	72	873	717	1,012	526	2,919	3,058	-4.5
University Endowment Lands	3	2	0	0	0	0	261	170	264	172	53.5
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	668	683	668	683	-2.2
Vancouver - Kitsilano	7	5	10	6	19	15	483	2	519	28	**
Vancouver - False Creek	2	1	2	2	6	0	147	124	157	127	23.6
Vancouver - Granville/Oak	8	5	0	2	8	0	11	51	27	58	-53.4
Vancouver - Kerrisdale	30	39	0	0	4	0	18	12	52	51	2.0
Vancouver - Marpole	47	49	4	6	0	0	19	28	70	83	-15.7
Vancouver - Eastside	281	326	36	32	66	29	468	521	851	908	-6.3
Vancouver - Mt. Pleasant	4	2	24	14	35	3	247	772	310	791	-60.8
Vancouver - Strath/Grand	2	5	4	4	0	0	4	257	10	266	-96.2
Vancouver - Westside	259	235	4	2	73	42	101	135	437	414	5.6
Vancouver Total	640	667	84	68	211	89	2,178	2,585	3,113	3,409	-8.7
West Vancouver	98	83	2	2	5	0	0	0	105	85	23.5
White Rock	14	7	0	0	0	3	44	71	58	81	-28.4
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	3,092	3,984	448	364	2,448	1,900	8,994	6,336	14,982	12,584	19.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
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	28	0	0	0
Burnaby - Central Park	0	0	0	0	245	51	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	273	51	0	0
Coquitlam	54	16	0	0	78	296	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	36	0	0	0
Delta - North	7	13	0	0	0	0	0	0
Delta	7	13	0	0	36	0	0	0
Langley City	0	0	0	0	0	62	0	0
Langley District	33	49	0	0	235	16	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	20	0	0	0	0	0	0
New Westminster	4	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	8	0	0
North Vancouver DM	0	0	0	0	6	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	18	11	0	0	82	22	0	0
Surrey - South	44	33	0	0	4	0	0	0
Surrey - Cloverdale	11	6	0	0	4	0	0	6
Surrey - North	46	13	0	0	161	71	0	6
Surrey - Guildford	0	13	0	0	2	0	0	0
Surrey - Whalley	5	12	0	0	2	0	0	0
Surrey Total	106	77	0	0	179	71	0	12
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	253	110	0
Vancouver - Kitsilano	8	0	0	0	0	2	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	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	11	0	0	0	42	22	0	0
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	18	0	0	10	6	0	0
Vancouver Total	19	21	0	0	54	287	110	0
West Vancouver	5	0	0	0	0	0	0	0
White Rock	0	3	0	0	4	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	271	210	0	0	951	819	110	12

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	0	2
Burnaby - Mountain	0	0	0	0	155	0	0	0
Burnaby - North	7	4	0	0	13	26	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	12	0	0	72	37	0	0
Burnaby - Central Park	4	26	0	0	286	149	0	0
Burnaby - Remainder	121	33	0	0	439	287	64	70
Burnaby Total	150	75	0	0	965	499	64	70
Coquitlam	323	135	0	0	723	688	32	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	40	24	0	3
Delta - North	72	139	0	0	111	0	0	0
Delta	72	139	0	0	151	79	0	3
Langley City	0	0	0	0	169	167	0	0
Langley District	307	337	0	0	541	168	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	140	105	0	0	35	21	46	0
New Westminster	27	10	0	0	185	129	24	0
North Vancouver City	18	8	0	0	287	166	76	52
North Vancouver DM	40	20	0	0	179	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	42	0	0	32	54	0	0
Port Moody	5	21	0	0	0	0	0	0
Richmond	277	199	0	0	1,440	619	224	84
Surrey - South	262	246	0	0	84	0	0	14
Surrey - Cloverdale	196	118	0	0	85	20	0	110
Surrey - North	340	315	0	0	510	240	36	34
Surrey - Guildford	22	26	0	0	2	0	0	0
Surrey - Whalley	53	12	0	0	289	108	0	0
Surrey Total	873	717	0	0	976	368	36	158
University Endowment Lands	0	0	0	0	82	170	179	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	479	258	204
Vancouver - Kitsilano	19	15	0	0	391	2	92	0
Vancouver - False Creek	6	0	0	0	0	124	147	0
Vancouver - Granville/Oak	8	0	0	0	11	51	0	0
Vancouver - Kerrisdale	4	0	0	0	18	12	0	0
Vancouver - Marpole	0	0	0	0	18	28	1	0
Vancouver - Eastside	66	29	0	0	428	492	40	29
Vancouver - Mt. Pleasant	35	3	0	0	247	772	0	0
Vancouver - Strath/Grand	0	0	0	0	4	128	0	129
Vancouver - Westside	73	42	0	0	100	84	1	51
Vancouver Total	211	89	0	0	1,639	2,172	539	413
West Vancouver	5	0	0	0	0	0	0	0
White Rock	0	3	0	0	44	71	0	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,448	1,900	0	0	7,557	5,504	1,437	832

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
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	1	0	0	0	0	0	1	0
Burnaby - North	7	5	0	0	0	0	7	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	1	28	0	0	0	32	1
Burnaby - Central Park	3	2	245	51	0	0	248	53
Burnaby - Remainder	15	17	4	0	0	0	19	17
Burnaby Total	30	25	277	51	0	0	307	76
Coquitlam	130	60	50	278	0	0	180	338
Delta - Tsawwassen	3	3	0	0	0	0	3	3
Delta - Ladner	13	8	30	0	1	1	44	9
Delta - North	0	11	9	13	0	0	9	24
Delta	16	22	39	13	1	1	56	36
Langley City	0	1	0	62	0	0	0	63
Langley District	36	37	250	49	1	2	287	88
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	16	27	20	0	0	52	36
New Westminster	4	6	4	0	0	0	8	6
North Vancouver City	2	11	0	0	0	0	2	11
North Vancouver DM	12	6	0	0	0	0	12	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	2	4	0	0	0	0	2	4
Port Moody	1	2	0	0	0	0	1	2
Richmond	54	54	94	11	2	5	150	70
Surrey - South	17	38	56	33	0	0	73	71
Surrey - Cloverdale	15	31	17	6	7	6	39	43
Surrey - North	64	59	179	88	3	6	246	153
Surrey - Guildford	4	1	0	13	0	0	4	14
Surrey - Whalley	10	18	5	12	0	0	15	30
Surrey Total	122	147	257	152	10	12	389	311
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	253	110	0	110	253
Vancouver - Kitsilano	3	2	8	0	0	0	11	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	5	0	0	0	0	1	5	1
Vancouver - Marpole	8	8	0	0	2	0	10	8
Vancouver - Eastside	58	36	11	0	5	6	74	42
Vancouver - Mt. Pleasant	2	1	0	3	0	0	2	4
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	30	39	0	18	9	13	39	70
Vancouver Total	106	88	19	274	126	20	251	382
West Vancouver	12	8	5	0	0	0	17	8
White Rock	7	7	0	3	0	0	7	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	560	494	1,022	913	140	40	1,722	1,447

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	7	26	0	0	0	0	7	26
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	22	17	0	0	0	2	22	19
Burnaby - Mountain	15	0	155	0	0	0	170	0
Burnaby - North	86	56	20	30	0	0	106	86
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	63	55	94	49	0	0	157	104
Burnaby - Central Park	33	41	290	175	0	0	323	216
Burnaby - Remainder	152	181	564	320	64	70	780	571
Burnaby Total	350	333	1,123	574	64	70	1,537	977
Coquitlam	460	337	804	661	32	50	1,296	1,048
Delta - Tsawwassen	17	15	0	55	0	0	17	70
Delta - Ladner	37	47	30	28	2	6	69	81
Delta - North	100	82	173	145	0	1	273	228
Delta	154	144	203	228	2	7	359	379
Langley City	4	3	169	167	0	0	173	170
Langley District	500	354	535	337	13	11	1,048	702
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	203	253	187	130	50	1	440	384
New Westminster	50	74	214	170	25	0	289	244
North Vancouver City	86	50	259	146	80	52	425	248
North Vancouver DM	86	65	169	151	146	0	401	216
Pitt Meadows	4	14	0	0	71	0	75	14
Port Coquitlam	31	46	10	60	0	0	41	106
Port Moody	10	14	5	21	0	0	15	35
Richmond	491	484	1,570	636	230	89	2,291	1,209
Surrey - South	282	402	352	293	0	14	634	709
Surrey - Cloverdale	187	546	272	122	45	110	504	778
Surrey - North	588	677	678	577	52	34	1,318	1,288
Surrey - Guildford	6	13	22	26	0	0	28	39
Surrey - Whalley	115	124	308	120	0	0	423	244
Surrey Total	1,190	1,762	1,632	1,138	97	158	2,919	3,058
University Endowment Lands	3	2	82	170	179	0	264	172
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	479	258	204	668	683
Vancouver - Kitsilano	19	13	408	15	92	0	519	28
Vancouver - False Creek	2	3	8	124	147	0	157	127
Vancouver - Granville/Oak	10	5	17	49	0	4	27	58
Vancouver - Kerrisdale	44	47	4	0	4	4	52	51
Vancouver - Marpole	59	74	0	0	11	9	70	83
Vancouver - Eastside	550	497	167	322	134	89	851	908
Vancouver - Mt. Pleasant	28	15	282	775	0	1	310	791
Vancouver - Strath/Grand	6	137	4	0	0	129	10	266
Vancouver - Westside	309	246	76	62	52	106	437	414
Vancouver Total	1,039	1,037	1,376	1,826	698	546	3,113	3,409
West Vancouver	100	85	5	0	0	0	105	85
White Rock	58	57	0	24	0	0	58	81
Indian Reserves	0	0	103	0	0	0	103	0
Vancouver CMA	4,849	5,159	8,446	6,439	1,687	986	14,982	12,584

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	0	6	0	0	0	0	0	0	0	6	-100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	6	2	2	0	0	0	0	4	8	-50.0
Burnaby - Central Park	2	1	0	6	0	0	0	0	2	7	-71.4
Burnaby - Remainder	4	8	4	10	0	0	0	70	8	88	-90.9
Burnaby Total	8	21	6	18	0	0	0	70	14	109	-87.2
Coquitlam	5	21	10	0	70	0	60	16	145	37	**
Delta - Tsawwassen	2	3	0	0	0	0	0	0	2	3	-33.3
Delta - Ladner	4	8	0	6	0	3	2	1	6	18	-66.7
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	6	11	0	6	0	3	2	1	8	21	-61.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	30	20	0	0	25	24	60	16	115	60	91.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	31	0	6	0	7	0	0	18	44	-59.1
New Westminster	2	1	0	0	3	0	0	0	5	1	**
North Vancouver City	0	2	0	2	0	15	0	87	0	106	-100.0
North Vancouver DM	3	2	0	0	0	16	0	0	3	18	-83.3
Pitt Meadows	0	3	0	0	0	0	0	144	0	147	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	0	0	0	13	0	0	0	14	0	n/a
Richmond	0	3	4	8	122	16	0	163	126	190	-33.7
Surrey - South	25	30	14	4	59	33	2	3	100	70	42.9
Surrey - Cloverdale	24	46	10	0	35	0	2	75	71	121	-41.3
Surrey - North	59	59	0	0	36	34	6	2	101	95	6.3
Surrey - Guildford	0	1	0	0	8	0	0	0	8	1	**
Surrey - Whalley	17	8	0	0	12	0	0	0	29	8	**
Surrey Total	125	144	24	4	150	67	10	80	309	295	4.7
University Endowment Lands	0	0	0	0	0	0	0	180	0	180	-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	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	105	0	105	0	n/a
Vancouver - Granville/Oak	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	6	0	0	0	0	0	0	0	6	0	n/a
Vancouver - Marpole	1	5	0	0	0	0	0	0	1	5	-80.0
Vancouver - Eastside	22	3	2	0	3	0	20	0	47	3	**
Vancouver - Mt. Pleasant	0	0	2	4	0	0	0	0	2	4	-50.0
Vancouver - Strath/Grand	0	0	0	0	0	10	0	0	0	10	-100.0
Vancouver - Westside	11	47	0	2	0	0	2	14	13	63	-79.4
Vancouver Total	40	57	4	6	3	10	127	14	174	87	100.0
West Vancouver	12	4	0	0	0	0	0	0	12	4	200.0
White Rock	0	0	0	0	0	0	6	4	6	4	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	250	320	48	50	386	158	265	775	949	1,303	-27.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	15	9	0	0	0	0	0	0	15	9	66.7
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	18	15	0	0	0	0	6	4	24	19	26.3
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	41	41	2	6	15	20	0	248	58	315	-81.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	17	28	4	16	12	4	0	71	33	119	-72.3
Burnaby - Central Park	30	8	8	22	0	0	26	130	64	160	-60.0
Burnaby - Remainder	85	53	36	46	47	13	394	146	562	258	117.8
Burnaby Total	173	133	50	90	74	37	420	595	717	855	-16.1
Coquitlam	121	192	44	12	234	145	322	733	721	1,082	-33.4
Delta - Tsawwassen	8	17	0	0	0	0	87	0	95	17	**
Delta - Ladner	27	58	0	8	0	3	28	6	55	75	-26.7
Delta - North	75	53	8	0	81	53	10	52	174	158	10.1
Delta	110	128	8	8	81	56	125	58	324	250	29.6
Langley City	6	1	0	0	0	0	173	62	179	63	184.1
Langley District	164	176	0	12	313	195	216	282	693	665	4.2
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	159	259	6	26	70	31	0	1	235	317	-25.9
New Westminster	77	55	2	0	3	0	202	592	284	647	-56.1
North Vancouver City	15	9	4	20	20	35	159	488	198	552	-64.1
North Vancouver DM	53	49	0	40	4	79	147	47	204	215	-5.1
Pitt Meadows	9	13	0	0	0	0	0	144	9	157	-94.3
Port Coquitlam	9	4	4	2	35	55	38	92	86	153	-43.8
Port Moody	11	5	0	0	26	0	0	0	37	5	**
Richmond	222	93	26	42	220	262	477	994	945	1,391	-32.1
Surrey - South	298	361	54	86	352	341	6	475	710	1,263	-43.8
Surrey - Cloverdale	293	545	16	6	105	146	46	596	460	1,293	-64.4
Surrey - North	542	630	26	12	268	237	240	159	1,076	1,038	3.7
Surrey - Guildford	5	6	0	0	48	0	0	64	53	70	-24.3
Surrey - Whalley	123	77	2	0	34	35	6	568	165	680	-75.7
Surrey Total	1,261	1,619	98	104	807	759	298	1,862	2,464	4,344	-43.3
University Endowment Lands	2	7	0	4	0	0	194	271	196	282	-30.5
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	0	0	0	0	0	4	1,078	511	1,078	515	109.3
Vancouver - Kitsilano	6	1	8	4	14	0	3	251	31	256	-87.9
Vancouver - False Creek	1	0	0	0	0	56	105	1,059	106	1,115	-90.5
Vancouver - Granville/Oak	7	6	2	0	0	0	2	21	11	27	-59.3
Vancouver - Kerrisdale	47	18	0	0	0	0	8	35	55	53	3.8
Vancouver - Marpole	42	24	2	8	0	0	20	2	64	34	88.2
Vancouver - Eastside	306	140	24	30	54	16	435	90	819	276	196.7
Vancouver - Mt. Pleasant	3	2	18	14	0	30	182	6	203	52	**
Vancouver - Strath/Grand	0	1	6	2	0	10	0	12	6	25	-76.0
Vancouver - Westside	195	95	2	6	0	48	52	16	249	165	50.9
Vancouver Total	607	287	62	64	68	164	2,143	2,322	2,880	2,837	1.5
West Vancouver	81	62	8	0	0	0	0	8	89	70	27.1
White Rock	10	13	0	0	9	0	34	81	53	94	-43.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	3,125	3,132	312	424	1,964	1,818	4,954	8,636	10,355	14,010	-26.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	70
Burnaby Total	0	0	0	0	0	0	0	70
Coquitlam	70	0	0	0	60	16	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	2	0	0	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	3	0	0	2	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	25	24	0	0	60	16	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	7	0	0	0	0	0	0
New Westminster	3	0	0	0	0	0	0	0
North Vancouver City	0	15	0	0	0	87	0	0
North Vancouver DM	0	16	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	144	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	122	16	0	0	0	163	0	0
Surrey - South	59	33	0	0	2	0	0	3
Surrey - Cloverdale	35	0	0	0	0	68	2	7
Surrey - North	36	34	0	0	6	0	0	2
Surrey - Guildford	8	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	0	0	0	0
Surrey Total	150	67	0	0	8	68	2	12
University Endowment Lands	0	0	0	0	0	46	0	134
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	105	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	3	0	0	0	16	0	4	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	10	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	2	14	0	0
Vancouver Total	3	10	0	0	123	14	4	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	386	158	0	0	259	558	6	217

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	4	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	20	0	0	0	248	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	0	71	0	0
Burnaby - Central Park	0	0	0	0	26	130	0	0
Burnaby - Remainder	47	8	0	5	394	76	0	70
Burnaby Total	74	32	0	5	420	525	0	70
Coquitlam	234	145	0	0	270	733	52	0
Delta - Tsawwassen	0	0	0	0	87	0	0	0
Delta - Ladner	0	3	0	0	26	0	2	6
Delta - North	81	53	0	0	10	51	0	1
Delta	81	56	0	0	123	51	2	7
Langley City	0	0	0	0	173	62	0	0
Langley District	313	195	0	0	216	282	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	31	0	0	0	0	0	1
New Westminster	3	0	0	0	73	592	129	0
North Vancouver City	20	35	0	0	159	463	0	25
North Vancouver DM	4	79	0	0	147	47	0	0
Pitt Meadows	0	0	0	0	0	144	0	0
Port Coquitlam	35	55	0	0	38	92	0	0
Port Moody	26	0	0	0	0	0	0	0
Richmond	220	262	0	0	474	990	3	4
Surrey - South	352	341	0	0	6	458	0	17
Surrey - Cloverdale	105	146	0	0	4	452	42	144
Surrey - North	268	237	0	0	223	119	17	40
Surrey - Guildford	48	0	0	0	0	64	0	0
Surrey - Whalley	34	35	0	0	6	568	0	0
Surrey Total	807	759	0	0	239	1,661	59	201
University Endowment Lands	0	0	0	0	122	137	72	134
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	4	0	0	769	511	309	0
Vancouver - Kitsilano	14	0	0	0	3	251	0	0
Vancouver - False Creek	0	56	0	0	105	877	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	8	35	0	0
Vancouver - Marpole	0	0	0	0	20	2	0	0
Vancouver - Eastside	51	16	3	0	394	90	41	0
Vancouver - Mt. Pleasant	0	30	0	0	182	6	0	0
Vancouver - Strath/Grand	0	10	0	0	0	12	0	0
Vancouver - Westside	0	48	0	0	52	16	0	0
Vancouver Total	65	164	3	0	1,793	2,140	350	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	34	81	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,961	1,813	3	5	4,285	8,012	669	624

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
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	6	0	0	0	0	0	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	8	0	0	0	0	4	8
Burnaby - Central Park	2	7	0	0	0	0	2	7
Burnaby - Remainder	8	18	0	0	0	70	8	88
Burnaby Total	14	39	0	0	0	70	14	109
Coquitlam	45	37	100	0	0	0	145	37
Delta - Tsawwassen	2	3	0	0	0	0	2	3
Delta - Ladner	6	7	0	9	0	2	6	18
Delta - North	0	0	0	0	0	0	0	0
Delta	8	10	0	9	0	2	8	21
Langley City	0	0	0	0	0	0	0	0
Langley District	93	35	22	24	0	1	115	60
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	31	0	13	0	0	18	44
New Westminster	2	1	3	0	0	0	5	1
North Vancouver City	0	6	0	100	0	0	0	106
North Vancouver DM	3	2	0	16	0	0	3	18
Pitt Meadows	0	3	0	144	0	0	0	147
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	0	13	0	0	0	14	0
Richmond	0	1	126	189	0	0	126	190
Surrey - South	26	30	74	37	0	3	100	70
Surrey - Cloverdale	21	46	45	68	5	7	71	121
Surrey - North	62	59	36	34	3	2	101	95
Surrey - Guildford	0	1	8	0	0	0	8	1
Surrey - Whalley	17	8	12	0	0	0	29	8
Surrey Total	126	144	175	139	8	12	309	295
University Endowment Lands	0	0	0	46	0	134	0	180
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	105	0	0	0	105	0
Vancouver - Granville/Oak	0	0	0	0	0	2	0	2
Vancouver - Kerrisdale	4	0	0	0	2	0	6	0
Vancouver - Marpole	1	4	0	0	0	1	1	5
Vancouver - Eastside	30	3	3	0	14	0	47	3
Vancouver - Mt. Pleasant	2	4	0	0	0	0	2	4
Vancouver - Strath/Grand	0	0	0	10	0	0	0	10
Vancouver - Westside	13	58	0	0	0	5	13	63
Vancouver Total	50	69	108	10	16	8	174	87
West Vancouver	12	4	0	0	0	0	12	4
White Rock	6	4	0	0	0	0	6	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	378	386	547	690	24	227	949	1,303

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	7.1	0	0.0	13	92.9	14	1,500,000	1,497,786
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,500,000	1,573,308
Belcarra													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	5.9	5	29.4	1	5.9	2	11.8	8	47.1	17	850,000	942,235
Year-to-date 2010	0	0.0	2	14.3	1	7.1	7	50.0	4	28.6	14	800,000	817,857
Burnaby													
October 2011	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	1,064,500	1,154,636
October 2010	1	5.9	1	5.9	6	35.3	6	35.3	3	17.6	17	828,000	908,859
Year-to-date 2011	0	0.0	0	0.0	21	14.0	55	36.7	74	49.3	150	998,450	1,051,041
Year-to-date 2010	1	0.7	1	0.7	38	28.1	55	40.7	40	29.6	135	889,900	954,495
Coquitlam													
October 2011	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
October 2010	0	0.0	2	16.7	8	66.7	1	8.3	1	8.3	12	764,500	744,726
Year-to-date 2011	0	0.0	6	5.0	66	54.5	25	20.7	24	19.8	121	769,000	833,931
Year-to-date 2010	0	0.0	31	16.8	104	56.2	34	18.4	16	8.6	185	689,900	763,695
Delta													
October 2011	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	--	--
October 2010	0	0.0	0	0.0	2	22.2	3	33.3	4	44.4	9	--	--
Year-to-date 2011	1	0.8	4	3.0	55	41.7	59	44.7	13	9.8	132	800,000	847,159
Year-to-date 2010	1	0.8	22	18.3	48	40.0	31	25.8	18	15.0	120	750,000	812,037
Langley City													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Langley District													
October 2011	0	0.0	4	14.3	8	28.6	5	17.9	11	39.3	28	909,500	961,938
October 2010	1	6.3	4	25.0	3	18.8	4	25.0	4	25.0	16	819,100	863,206
Year-to-date 2011	3	2.0	63	41.4	37	24.3	19	12.5	30	19.7	152	690,593	839,779
Year-to-date 2010	2	1.2	78	47.9	36	22.1	21	12.9	26	16.0	163	669,000	789,634

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
October 2011	6	35.3	7	41.2	3	17.6	1	5.9	0	0.0	17	569,000	582,053
October 2010	2	8.3	19	79.2	3	12.5	0	0.0	0	0.0	24	609,500	599,258
Year-to-date 2011	42	26.8	83	52.9	28	17.8	4	2.5	0	0.0	157	549,900	570,328
Year-to-date 2010	61	24.3	157	62.5	31	12.4	1	0.4	1	0.4	251	569,000	570,684
New Westminster													
October 2011	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	6	--	--
October 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	22	25.6	35	40.7	17	19.8	11	12.8	1	1.2	86	557,346	617,924
Year-to-date 2010	5	10.4	25	52.1	13	27.1	4	8.3	1	2.1	48	628,000	646,325
North Vancouver City													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,289,000	1,345,400
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,119,500	1,174,250
North Vancouver DM													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	11.5	54	88.5	61	1,540,000	1,675,110
Year-to-date 2010	1	2.2	0	0.0	1	2.2	4	8.7	40	87.0	46	1,532,000	1,582,265
Pitt Meadows													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	579,000	577,984
Year-to-date 2010	1	11.1	5	55.6	3	33.3	0	0.0	0	0.0	9	--	--
Port Coquitlam													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	14.3	4	57.1	2	28.6	0	0.0	7	--	--
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Port Moody													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	1,000,000	958,455
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Richmond													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	0.0	2	40.0	1	20.0	0	0.0	2	40.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	7	3.5	21	10.5	172	86.0	200	1,500,000	1,516,809
Year-to-date 2010	0	0.0	5	4.2	12	10.1	22	18.5	80	67.2	119	1,000,000	1,171,924

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2011	5	5.1	38	38.8	28	28.6	19	19.4	8	8.2	98	686,808	728,497
October 2010	4	3.4	63	52.9	32	26.9	15	12.6	5	4.2	119	630,000	690,342
Year-to-date 2011	92	6.9	529	39.9	406	30.6	214	16.2	84	6.3	1,325	679,000	720,184
Year-to-date 2010	71	4.7	848	56.5	359	23.9	171	11.4	51	3.4	1,500	609,000	675,317
University Endowment Lands													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Vancouver City													
October 2011	0	0.0	0	0.0	1	5.0	3	15.0	16	80.0	20	2,404,000	2,392,350
October 2010	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	2,891,500	2,711,459
Year-to-date 2011	0	0.0	2	0.5	8	1.8	159	36.7	264	61.0	433	1,060,000	1,930,143
Year-to-date 2010	1	0.4	4	1.4	10	3.5	93	32.6	177	62.1	285	1,232,500	1,767,956
West Vancouver													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	1	1.3	0	0.0	0	0.0	0	0.0	76	98.7	77	3,120,000	3,275,769
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	3,220,000	3,636,065
White Rock													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	3	25.0	1	8.3	8	66.7	12	1,425,000	1,544,053
Year-to-date 2010	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	1,150,000	1,349,892
Indian Reserves													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
October 2011	11	5.2	51	23.9	45	21.1	39	18.3	67	31.5	213	799,000	1,104,496
October 2010	9	3.6	91	36.7	56	22.6	32	12.9	60	24.2	248	719,000	1,065,548
Year-to-date 2011	162	5.4	741	24.8	657	22.0	583	19.5	843	28.2	2,986	798,000	1,069,349
Year-to-date 2010	144	4.8	1,181	39.5	659	22.1	448	15.0	555	18.6	2,987	689,000	905,085

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2011**

Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	1,497,786	1,573,308	-4.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	942,235	817,857	15.2
Burnaby Total	1,154,636	908,859	27.0	1,051,041	954,495	10.1
Coquitlam	--	744,726	n/a	833,931	763,695	9.2
Delta	--	--	n/a	847,159	812,037	4.3
Langley City	--	--	n/a	--	--	n/a
Langley District	961,938	863,206	11.4	839,779	789,634	6.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	582,053	599,258	-2.9	570,328	570,684	-0.1
New Westminster	--	--	n/a	617,924	646,325	-4.4
North Vancouver City	--	--	n/a	1,345,400	1,174,250	14.6
North Vancouver DM	--	--	n/a	1,675,110	1,582,265	5.9
Pitt Meadows	--	--	n/a	577,984	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	958,455	--	n/a
Richmond	--	--	n/a	1,516,809	1,171,924	29.4
Surrey Total	728,497	690,342	5.5	720,184	675,317	6.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,392,350	2,711,459	-11.8	1,930,143	1,767,956	9.2
West Vancouver	--	--	n/a	3,275,769	3,636,065	-9.9
White Rock	--	--	n/a	1,544,053	1,349,892	14.4
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,104,496	1,065,548	3.7	1,069,349	905,085	18.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
October 2011**

		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 (\$)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June	1,473	6,253	24%	1,215,265	525	2,403	22%	554,763	1,266	6,450	20%	445,981
	July	1,101	6,396	17%	1,133,357	432	2,401	18%	569,042	1,040	6,429	16%	450,527
	August	1,029	6,222	17%	1,169,120	403	2,347	17%	561,101	955	6,201	15%	457,254
	September	966	6,885	14%	1,104,896	367	2,532	14%	573,259	922	6,668	14%	455,342
	October	977	6,494	15%	1,162,349	382	2,449	16%	571,425	958	6,434	15%	446,296
	November												
	December												
Q3 2010		2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
Q3 2011		3,096	6,501	16%	1,136,363	1,202	2,427	17%	567,667	2,917	6,433	15%	454,251
YTD 2010		10,451	6,177	17%	987,115	4,515	2,181	21%	539,200	11,203	6,386	18%	433,379
YTD 2011		12,527	5,860	22%	1,173,633	4,775	2,238	22%	566,123	11,111	5,990	19%	456,888

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 2011

		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 (\$)
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4	2,950	7,059	14%	970,291	1,317	2,461	18%	552,808	3,173	6,953	15%	433,792
2011	Q1	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	Q2	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	Q3	3,096	6,501	16%	1,136,363	1,202	2,427	17%	567,667	2,917	6,433	15%	454,251
	Q4												
YTD 2010		10,451	6,177	17%	987,115	4,515	2,181	21%	539,200	11,203	6,386	18%	433,379
YTD 2011		12,527	5,860	22%	1,173,633	4,775	2,238	22%	566,123	11,111	5,990	19%	456,888

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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
October 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=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						
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	821
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	824
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	825
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	841
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	846
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	847
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	849
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	842
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69	98.9	117.2	1,231	8.4	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,241	7.6	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,246	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	7.0	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,248	7.3	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29		118.5	1,272	6.8	67.2	861
	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
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2011	16	2	12	0	67	0	1	0	98
October 2010	29	0	12	0	24	0	2	0	67
% Change	-44.8	n/a	0.0	n/a	179.2	n/a	-50.0	n/a	46.3
Year-to-date 2011	198	2	56	1	109	87	7	0	460
Year-to-date 2010	301	0	76	3	34	0	4	0	418
% Change	-34.2	n/a	-26.3	-66.7	**	n/a	75.0	n/a	10.0
UNDER CONSTRUCTION									
October 2011	149	2	64	1	107	87	8	0	418
October 2010	201	0	78	3	55	0	4	0	341
% Change	-25.9	n/a	-17.9	-66.7	94.5	n/a	100.0	n/a	22.6
COMPLETIONS									
October 2011	15	0	4	0	0	0	1	0	20
October 2010	51	0	4	0	0	0	0	0	55
% Change	-70.6	n/a	0.0	n/a	n/a	n/a	n/a	n/a	-63.6
Year-to-date 2011	221	2	60	1	90	0	4	0	378
Year-to-date 2010	266	0	64	17	23	293	1	0	664
% Change	-16.9	n/a	-6.3	-94.1	**	-100.0	**	n/a	-43.1
COMPLETED & NOT ABSORBED									
October 2011	83	0	6	0	18	8	0	0	115
October 2010	66	0	6	1	16	78	0	0	167
% Change	25.8	n/a	0.0	-100.0	12.5	-89.7	n/a	n/a	-31.1
ABSORBED									
October 2011	9	0	6	0	1	3	1	0	20
October 2010	45	0	6	0	2	0	0	0	53
% Change	-80.0	n/a	0.0	n/a	-50.0	n/a	n/a	n/a	-62.3
Year-to-date 2011	224	2	59	3	87	70	4	0	449
Year-to-date 2010	282	0	61	18	43	289	1	0	694
% Change	-20.6	n/a	-3.3	-83.3	102.3	-75.8	**	n/a	-35.3

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

Table I.1: Housing Activity Summary by Submarket
October 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
October 2011	12	0	12	0	67	0	1	0	92
October 2010	24	0	12	0	24	0	2	0	62
Mission DM									
October 2011	4	2	0	0	0	0	0	0	6
October 2010	5	0	0	0	0	0	0	0	5
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
October 2011	16	2	12	0	67	0	1	0	98
October 2010	29	0	12	0	24	0	2	0	67
UNDER CONSTRUCTION									
Abbotsford City									
October 2011	89	0	64	1	107	87	7	0	355
October 2010	153	0	78	3	55	0	4	0	293
Mission DM									
October 2011	60	2	0	0	0	0	1	0	63
October 2010	48	0	0	0	0	0	0	0	48
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
October 2011	149	2	64	1	107	87	8	0	418
October 2010	201	0	78	3	55	0	4	0	341
COMPLETIONS									
Abbotsford City									
October 2011	10	0	4	0	0	0	1	0	15
October 2010	40	0	4	0	0	0	0	0	44
Mission DM									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	11	0	0	0	0	0	0	0	11
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
October 2011	15	0	4	0	0	0	1	0	20
October 2010	51	0	4	0	0	0	0	0	55

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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

Table 1.1: Housing Activity Summary by Submarket
October 2011

	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									
October 2011	52	0	6	0	18	8	0	0	84
October 2010	46	0	6	1	9	74	0	0	136
Mission DM									
October 2011	31	0	0	0	0	0	0	0	31
October 2010	20	0	0	0	7	4	0	0	31
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
October 2011	83	0	6	0	18	8	0	0	115
October 2010	66	0	6	1	16	78	0	0	167
ABSORBED									
Abbotsford City									
October 2011	7	0	6	0	1	3	1	0	18
October 2010	34	0	6	0	0	0	0	0	40
Mission DM									
October 2011	2	0	0	0	0	0	0	0	2
October 2010	11	0	0	0	2	0	0	0	13
Indian Reserves									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
October 2011	9	0	6	0	1	3	1	0	20
October 2010	45	0	6	0	2	0	0	0	53

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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

Table 1.2A: History of Housing Starts of Abbotsford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Abbotsford City	13	26	0	0	67	24	12	12	92	62	48.4
Mission DM	4	5	2	0	0	0	0	0	6	5	20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	17	31	2	0	67	24	12	12	98	67	46.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	126	229	0	0	109	34	143	76	378	339	11.5
Mission DM	80	79	2	0	0	0	0	0	82	79	3.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	206	308	2	0	109	34	143	76	460	418	10.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Abbotsford City	67	24	0	0	12	12	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	67	24	0	0	12	12	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	109	34	0	0	143	76	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	109	34	0	0	143	76	0	0

**Table 2.4: Starts by Submarket and by Intended Market
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Abbotsford City	24	36	67	24	1	2	92	62
Mission DM	6	5	0	0	0	0	6	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	30	41	67	24	1	2	98	67

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	175	298	197	37	6	4	378	339
Mission DM	81	79	0	0	1	0	82	79
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	256	377	197	37	7	4	460	418

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

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

Table 3: Completions by Submarket and by Dwelling Type
October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Abbotsford City	11	40	0	0	0	0	4	4	15	44	-65.9
Mission DM	5	11	0	0	0	0	0	0	5	11	-54.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	16	51	0	0	0	0	4	4	20	55	-63.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	159	189	6	6	84	17	60	357	309	569	-45.7
Mission DM	67	95	2	0	0	0	0	0	69	95	-27.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	226	284	8	6	84	17	60	357	378	664	-43.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Abbotsford City	0	0	0	0	4	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	4	4	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	84	17	0	0	60	357	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	84	17	0	0	60	357	0	0

**Table 3.4: Completions by Submarket and by Intended Market
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Abbotsford City	14	44	0	0	1	0	15	44
Mission DM	5	11	0	0	0	0	5	11
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	19	55	0	0	1	0	20	55

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	214	235	91	333	4	1	309	569
Mission DM	69	95	0	0	0	0	69	95
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	283	330	91	333	4	1	378	664

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2011	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	--	--
October 2010	0	0.0	11	32.4	3	8.8	4	11.8	3	8.8	34	579,000	621,085
Year-to-date 2011	10	5.7	66	37.9	14	8.0	23	13.2	14	8.0	174	569,000	590,415
Year-to-date 2010	3	1.5	77	38.5	25	12.5	16	8.0	25	12.5	200	569,000	610,466
Mission DM													
October 2011	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2010	5	45.5	4	36.4	0	0.0	0	0.0	0	0.0	11	479,000	496,773
Year-to-date 2011	16	30.2	26	49.1	1	1.9	5	9.4	1	1.9	53	469,900	498,772
Year-to-date 2010	43	43.4	51	51.5	0	0.0	1	1.0	0	0.0	99	459,900	465,446
Indian Reserves													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
October 2011	2	22.2	5	55.6	1	11.1	0	0.0	1	11.1	9	--	--
October 2010	5	11.1	15	33.3	3	6.7	4	8.9	3	6.7	45	569,000	590,698
Year-to-date 2011	26	11.5	92	40.5	15	6.6	28	12.3	15	6.6	227	549,900	569,018
Year-to-date 2010	46	15.4	128	42.8	25	8.4	17	5.7	25	8.4	299	540,900	562,449

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2011**

Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	--	621,085	n/a	590,415	610,466	-3.3
Mission DM	--	496,773	n/a	498,772	465,446	7.2
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	--	590,698	n/a	569,018	562,449	1.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
October 2011

		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
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,227	2,617	2,304	53.3	534,123	17.5	526,071
	May	1,512	7.8	1,190	2,785	2,114	56.3	526,541	15.1	514,898
	June	1,508	-10.3	1,127	2,494	2,214	50.9	503,331	7.1	499,139
	July	1,250	20.8	1,127	2,623	2,352	47.9	503,931	9.7	505,488
	August	1,282	35.5	1,181	2,418	2,437	48.5	507,750	19.7	500,487
	September	1,109	14.7	1,226	2,418	2,371	51.7	489,420	10.0	497,118
	October	1,092	16.0	1,226	2,198	2,396	51.2	483,965	6.1	494,329
	November									
	December									
	Q3 2010	2,948	-42.6		6,107			443,399	2.7	
	Q3 2011	3,641	23.5		7,459			500,856	13.0	
	YTD 2010	12,132	-7.9		25,648			451,374	6.6	
	YTD 2011	12,871	6.1		25,697			504,695	11.8	

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

Raw data: data observed for the current quarter

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

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

** At the end of the quarter

***: observed change greater than 100%

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

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

Source: CREA

Table 6: Economic Indicators
October 2011

		Interest Rates			NHPI, Total, 2007=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						
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	796
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	798
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	790
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	776
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	771
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	757
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	768
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	778
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	778
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69	97.7	116.3	85	9.4	65.0	817
	May	616	3.70	5.59	97.9	117.1	85	8.9	64.8	804
	June	604	3.50	5.39	97.8	116.5	86	8.6	64.9	779
	July	604	3.50	5.39	97.8	116.6	86	8.6	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.2	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.4	751
	October	598	3.50	5.29		117.4	88	7.9	66.2	757
	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.

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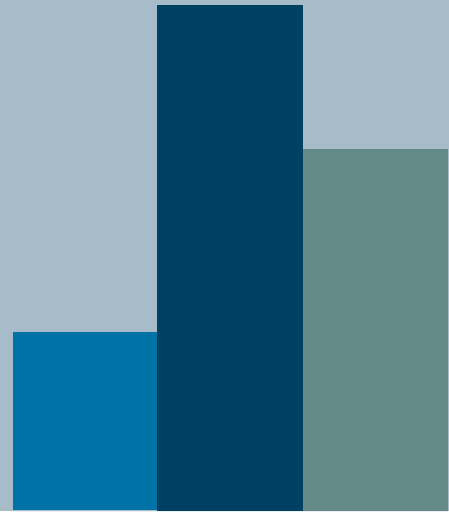
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