

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2011

Vancouver CMA

November housing starts in the Vancouver Census Metropolitan Area (CMA) increased compared to the same month a year ago, totalling 1,686 units. An increase in multi-family starts accounted for the change, with single family starts coming in lower than in the same month in 2010.

Total housing starts for the month of November in the Vancouver CMA exceeded the 10 year average and were on par with the 2002 to 2006

period. In the first 11 months of the year, total starts for the Vancouver CMA also exceeded the 10 year average but were below the levels seen from 2004 to 2008. Over three quarters of the apartment condominium starts in November were in the cities of Vancouver and Surrey, whereas year-to-date, these cities accounted for 38 per cent of the total.

The Abbotsford CMA reported 53 housing starts in the month of November, virtually unchanged from

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Figure 1

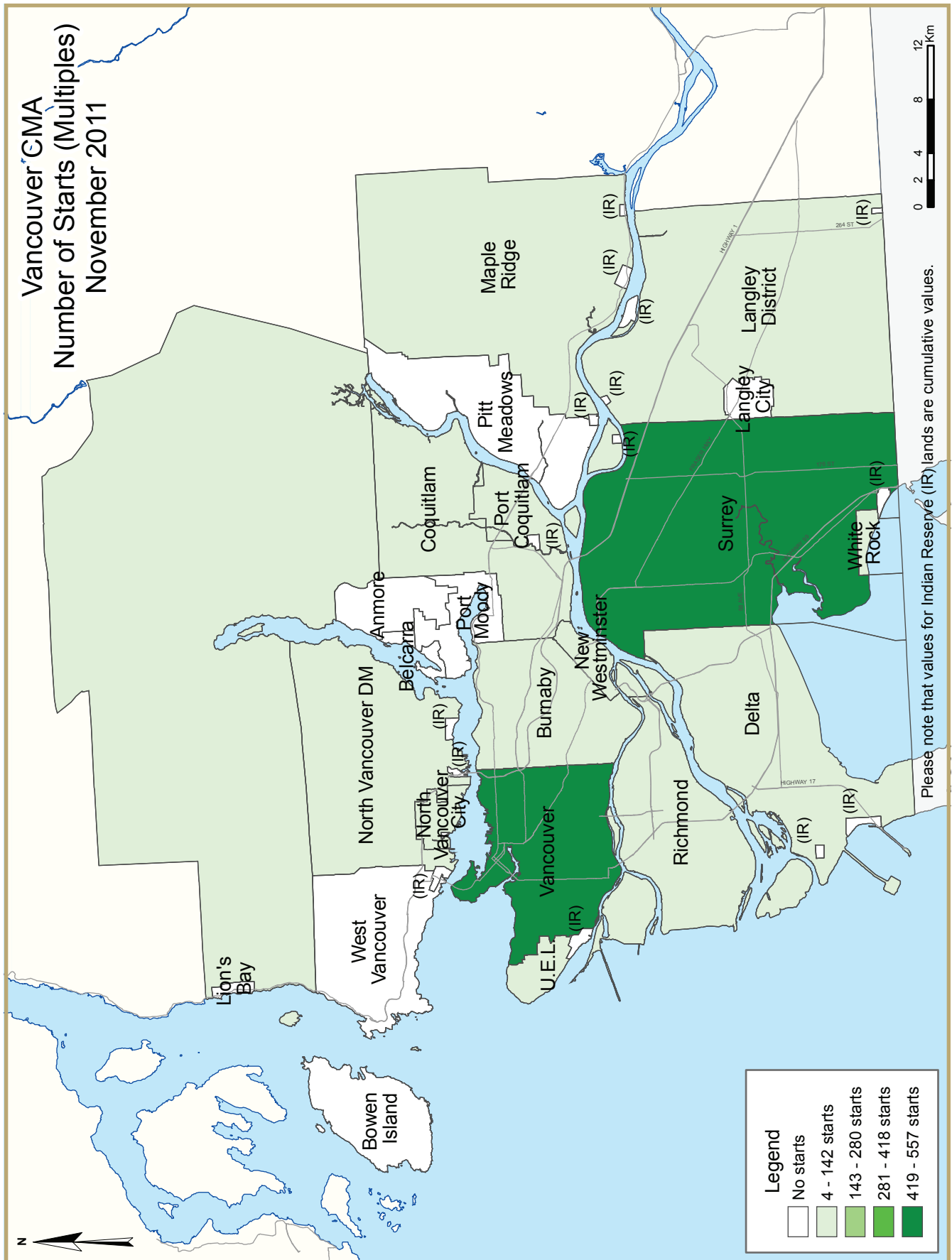


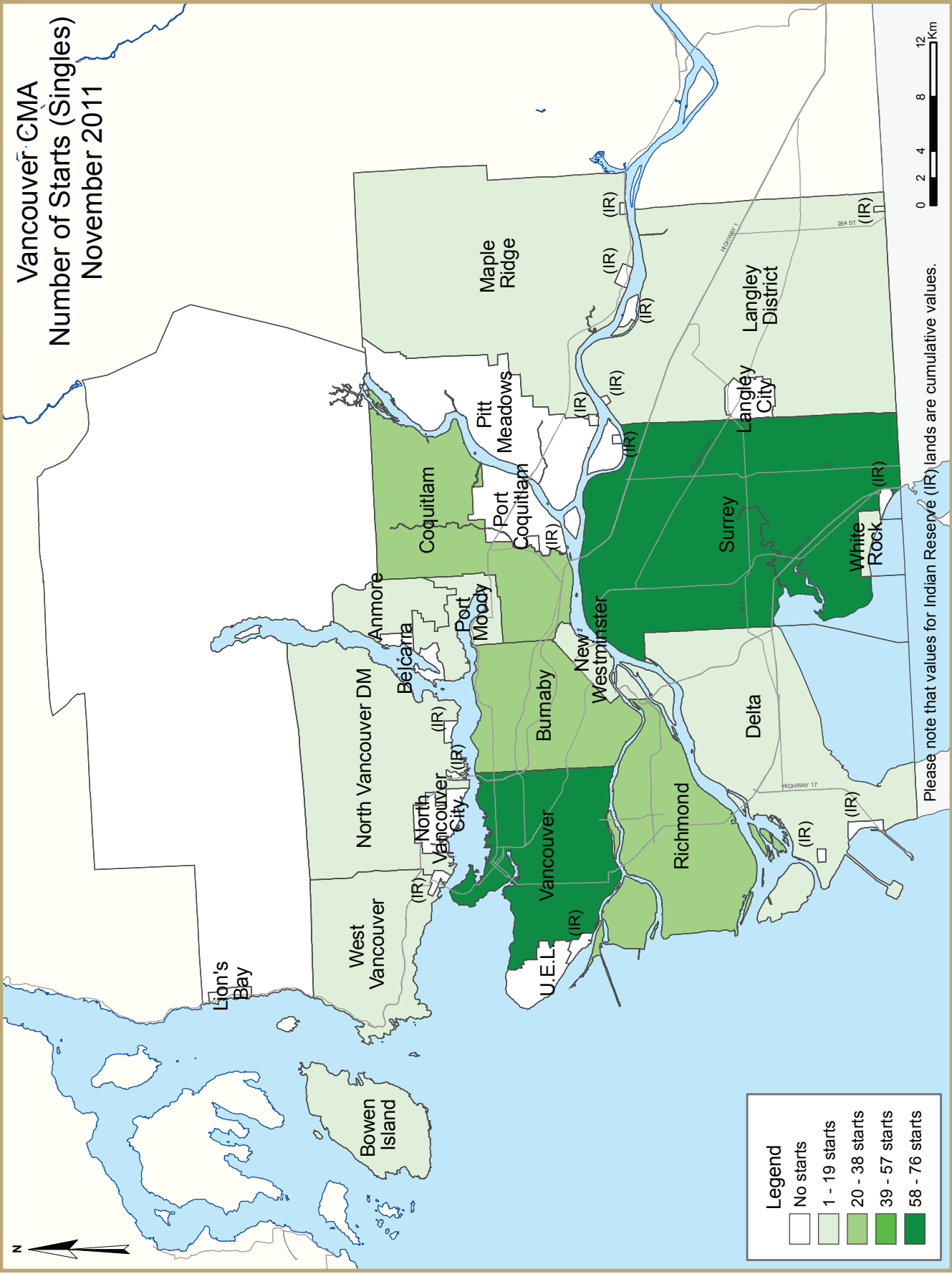
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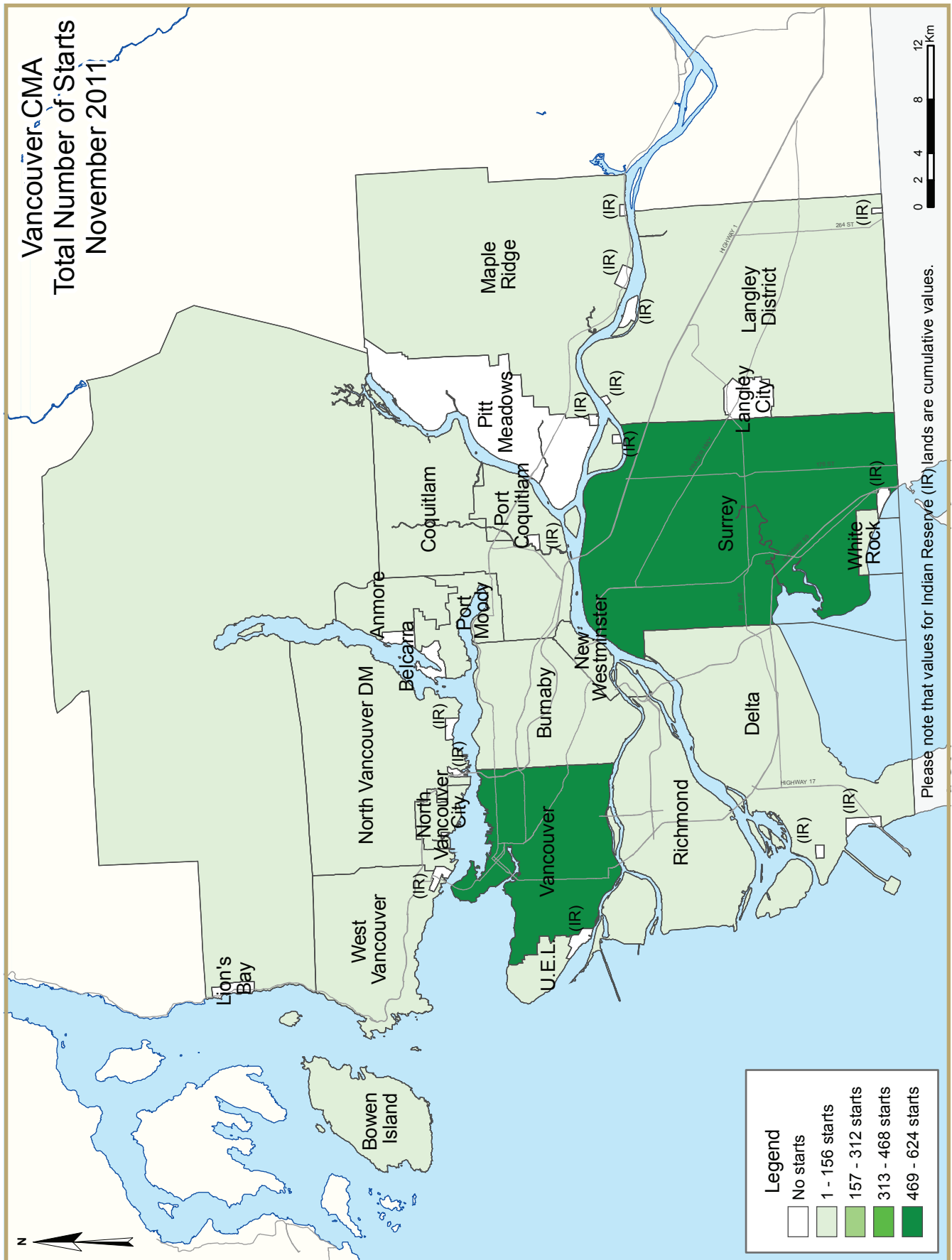
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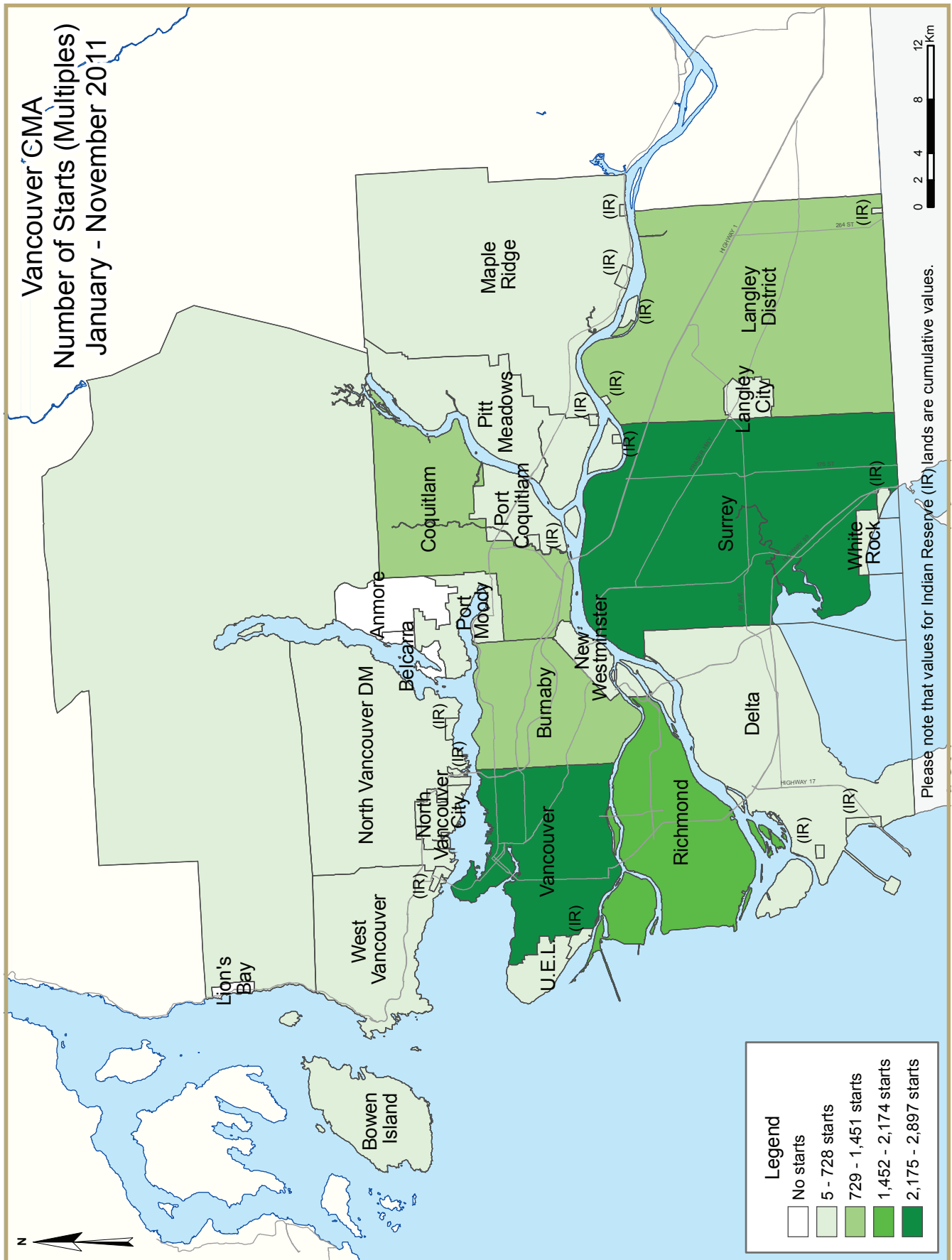
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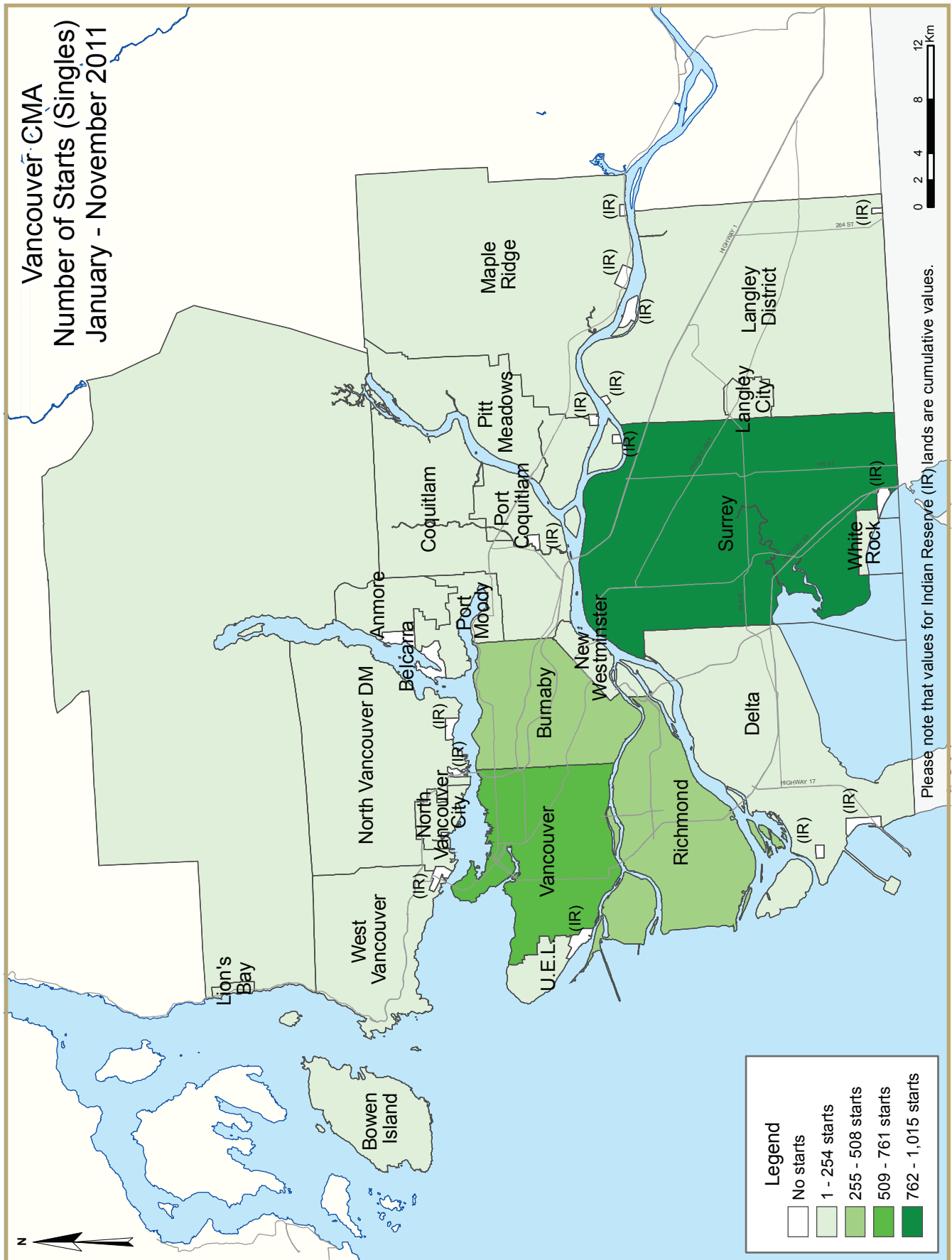
the 56 recorded in the same month last year. Single detached starts were 31 per cent lower in the first 11 months of the year than in the same period in 2010, while multi-family starts doubled 2010 numbers for the same period.

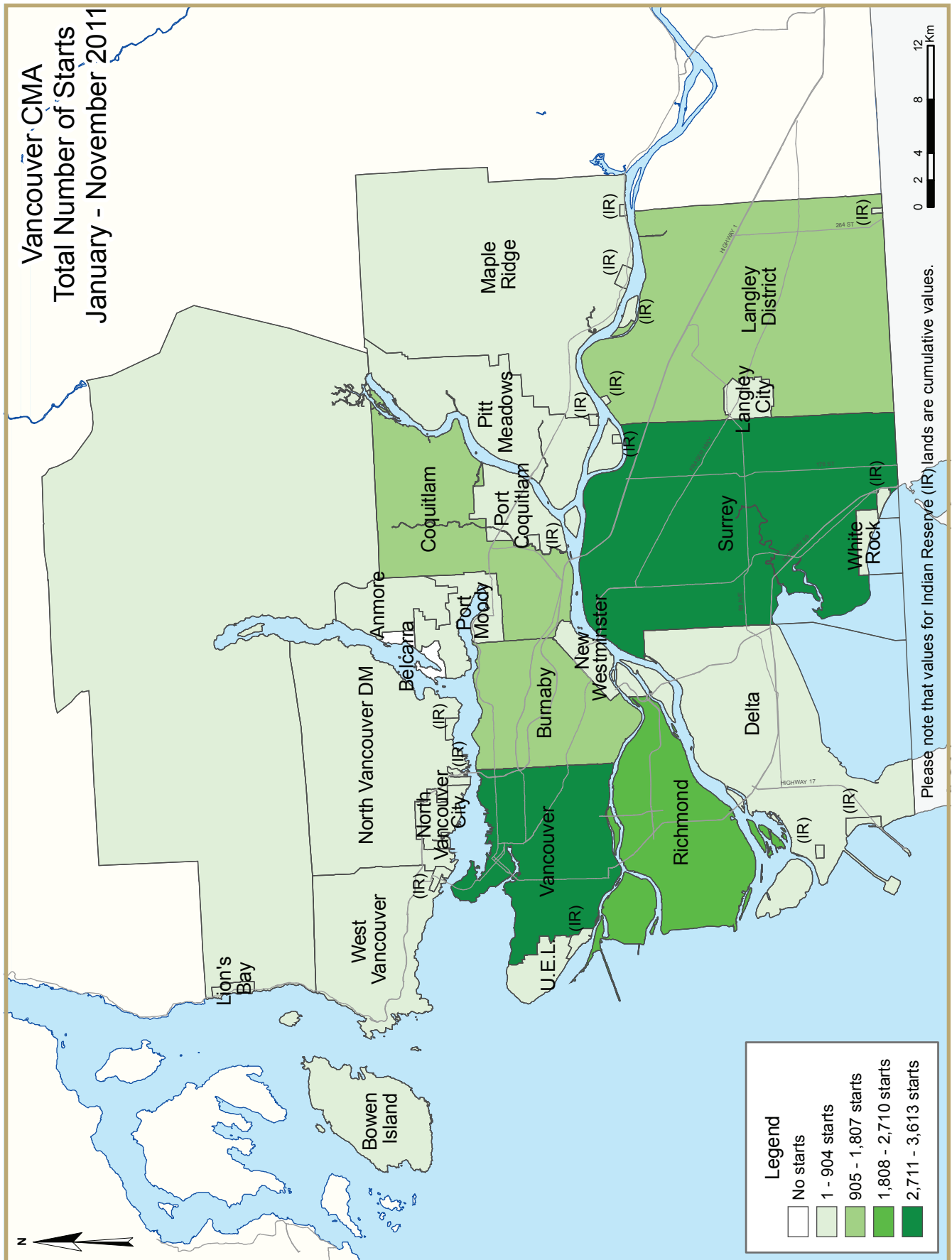


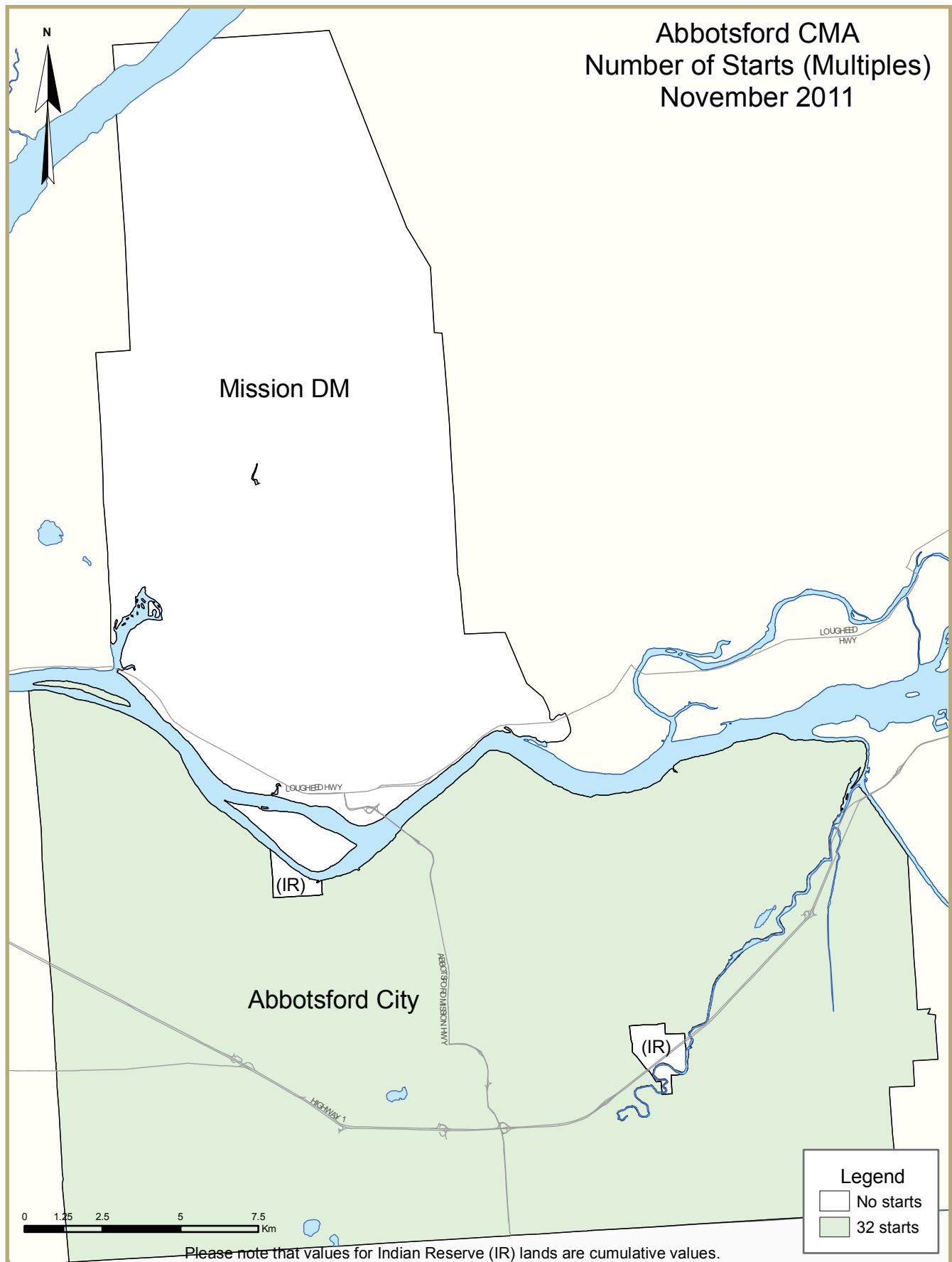




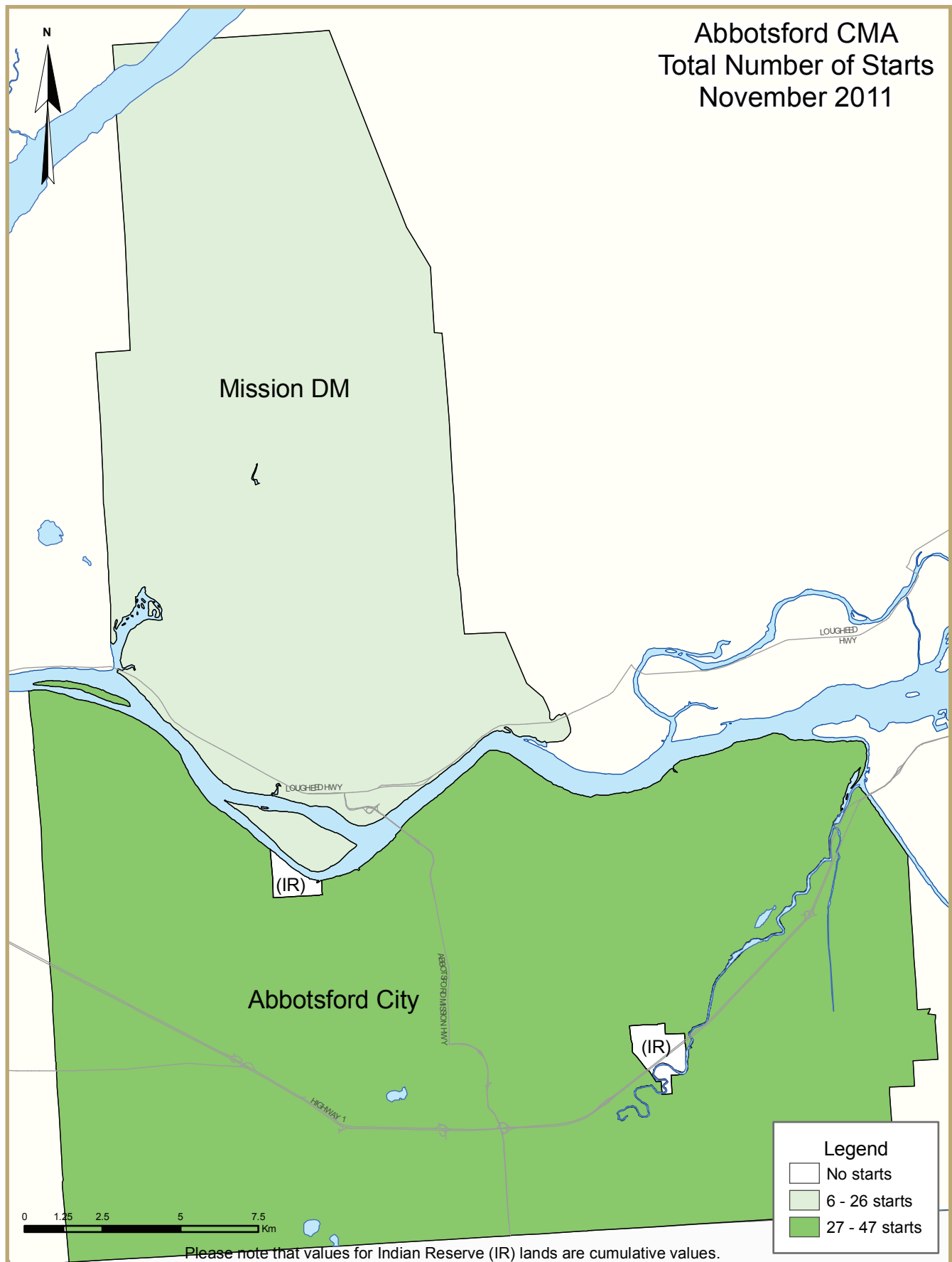




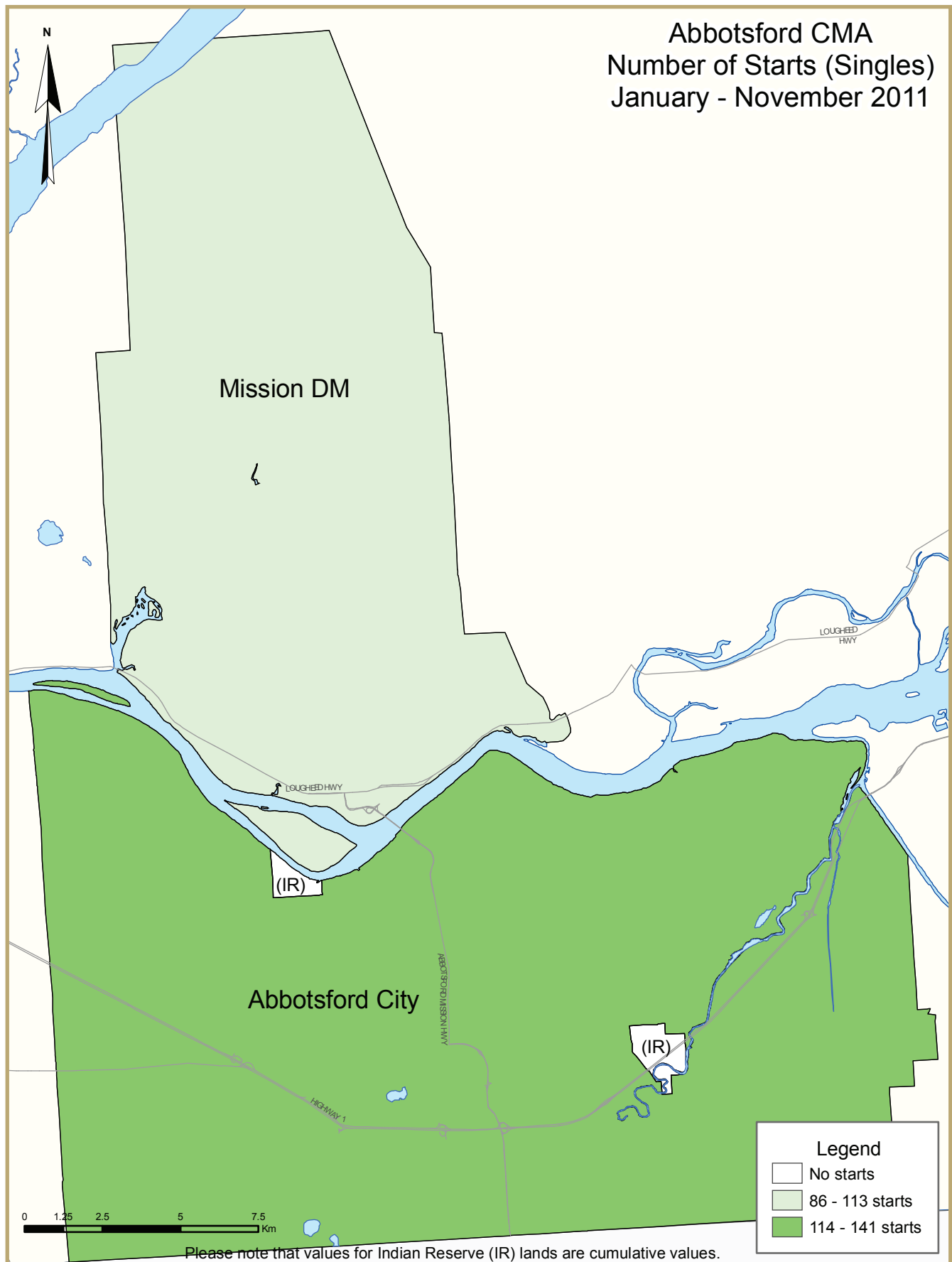














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- 1.2 History of Housing Activity (once a year)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2011	242	8	239	6	239	919	33	0	1,686
November 2010	277	16	79	0	168	337	34	7	918
% Change	-12.6	-50.0	**	n/a	42.3	172.7	-2.9	-100.0	83.7
Year-to-date 2011	3,056	238	2,044	34	2,894	6,682	283	1,437	16,668
Year-to-date 2010	4,068	248	1,215	39	2,196	4,709	188	839	13,502
% Change	-24.9	-4.0	68.2	-12.8	31.8	41.9	50.5	71.3	23.4
UNDER CONSTRUCTION									
November 2011	3,046	240	2,027	33	2,492	11,331	281	1,544	20,994
November 2010	3,212	196	1,047	40	1,766	7,944	158	872	15,235
% Change	-5.2	22.4	93.6	-17.5	41.1	42.6	77.8	77.1	37.8
COMPLETIONS									
November 2011	204	6	80	0	199	360	10	162	1,021
November 2010	469	46	126	3	347	378	9	25	1,403
% Change	-56.5	-87.0	-36.5	-100.0	-42.7	-4.8	11.1	**	-27.2
Year-to-date 2011	3,127	190	1,085	38	2,267	3,661	177	831	11,376
Year-to-date 2010	3,552	242	777	26	2,385	7,742	40	649	15,413
% Change	-12.0	-21.5	39.6	46.2	-4.9	-52.7	**	28.0	-26.2
COMPLETED & NOT ABSORBED									
November 2011	729	93	255	1	546	1,410	20	196	3,250
November 2010	717	83	118	2	377	2,100	1	160	3,558
% Change	1.7	12.0	116.1	-50.0	44.8	-32.9	**	22.5	-8.7
ABSORBED									
November 2011	191	8	74	0	151	295	9	114	842
November 2010	403	33	120	2	268	331	10	20	1,187
% Change	-52.6	-75.8	-38.3	-100.0	-43.7	-10.9	-10.0	**	-29.1
Year-to-date 2011	3,147	191	968	43	2,130	4,294	158	477	11,408
Year-to-date 2010	3,393	224	742	27	2,276	6,353	34	263	13,312
% Change	-7.3	-14.7	30.5	59.3	-6.4	-32.4	**	81.4	-14.3

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

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2011	20	0	0	0	0	18	0	0	38
November 2010	33	0	0	0	5	0	0	0	38
Delta									
November 2011	5	4	0	0	0	0	0	0	9
November 2010	12	2	2	0	0	0	0	0	16
Langley									
November 2011	12	0	50	6	13	28	0	0	109
November 2010	17	0	11	0	23	0	5	0	56
Maple Ridge / Pitt Meadows									
November 2011	9	0	0	0	4	0	2	0	15
November 2010	20	0	0	0	0	0	0	0	20
New Westminster									
November 2011	3	0	0	0	0	28	0	0	31
November 2010	9	0	0	0	0	0	0	0	9
North Vancouver									
November 2011	5	0	10	0	34	45	0	0	94
November 2010	10	2	10	0	0	0	0	0	22
Richmond									
November 2011	31	0	28	0	5	0	0	0	64
November 2010	15	0	14	0	7	0	0	3	39
Surrey									
November 2011	61	0	60	0	135	362	6	0	624
November 2010	97	0	0	0	92	107	0	4	300
Tri-Cities									
November 2011	27	0	32	0	12	0	0	0	71
November 2010	0	6	0	0	0	72	0	0	78
University Endowment Lands									
November 2011	0	0	0	0	16	90	0	0	106
November 2010	0	0	0	0	7	60	0	0	67
Vancouver City									
November 2011	52	4	57	0	15	348	24	0	500
November 2010	52	6	40	0	31	98	29	0	256
West Vancouver									
November 2011	9	0	0	0	0	0	0	0	9
November 2010	6	0	0	0	0	0	0	0	6
White Rock									
November 2011	1	0	2	0	5	0	0	0	8
November 2010	1	0	2	0	3	0	0	0	6
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2011	242	8	239	6	239	919	33	0	1,686
November 2010	277	16	79	0	168	337	34	7	918

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
November 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									
November 2011	310	94	0	0	188	1,871	0	64	2,527
November 2010	215	54	0	0	83	1,069	0	0	1,42
Delta									
November 2011	58	16	30	0	66	103	2	0	275
November 2010	88	2	2	0	80	79	3	2	256
Langley									
November 2011	169	2	244	22	225	342	0	0	1,004
November 2010	164	2	119	0	288	167	6	0	746
Maple Ridge / Pitt Meadows									
November 2011	156	0	0	0	189	35	5	117	502
November 2010	148	0	0	0	89	0	0	0	237
New Westminster									
November 2011	44	0	0	0	43	240	1	24	352
November 2010	58	4	0	33	10	229	0	0	334
North Vancouver									
November 2011	71	10	130	6	107	535	3	222	1,084
November 2010	89	12	38	0	18	348	0	52	557
Richmond									
November 2011	378	8	328	3	261	1,327	3	227	2,535
November 2010	309	4	296	1	143	391	5	89	1,238
Surrey									
November 2011	698	10	324	0	836	1,899	48	42	3,857
November 2010	1,145	10	4	5	763	1,083	0	76	3,086
Tri-Cities									
November 2011	203	10	288	0	228	1,191	0	30	1,950
November 2010	88	34	193	0	156	654	0	50	1,175
University Endowment Lands									
November 2011	5	0	0	0	16	172	0	107	300
November 2010	4	0	0	0	7	230	0	0	241
Vancouver City									
November 2011	683	82	635	2	323	3,504	218	711	6,158
November 2010	663	60	347	1	123	3,664	144	601	5,603
West Vancouver									
November 2011	188	8	0	0	5	0	0	0	201
November 2010	154	14	0	0	0	0	0	0	168
White Rock									
November 2011	19	0	46	0	5	9	0	0	79
November 2010	14	0	46	0	6	30	0	0	96
Indian Reserves									
November 2011	0	0	0	0	0	103	0	0	103
November 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2011	3,046	240	2,027	33	2,492	11,331	281	1,544	20,994
November 2010	3,212	196	1,047	40	1,766	7,944	158	872	15,235

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
November 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									
November 2011	8	0	0	0	0	0	0	0	8
November 2010	33	12	0	0	22	26	0	0	93
Delta									
November 2011	18	0	10	0	27	0	0	0	55
November 2010	21	0	0	0	53	0	0	0	74
Langley									
November 2011	15	0	32	0	55	108	1	62	273
November 2010	16	0	12	0	12	0	2	0	42
Maple Ridge / Pitt Meadows									
November 2011	23	0	0	0	11	0	0	0	34
November 2010	35	0	0	0	89	21	0	1	146
New Westminster									
November 2011	3	0	0	0	0	0	0	0	3
November 2010	4	0	0	3	0	0	0	0	7
North Vancouver									
November 2011	3	2	6	0	0	0	0	0	11
November 2010	12	4	0	0	0	0	0	0	16
Richmond									
November 2011	8	0	0	0	0	0	0	0	8
November 2010	29	4	38	0	58	0	0	0	129
Surrey									
November 2011	104	0	14	0	79	108	4	0	309
November 2010	194	0	2	0	95	0	0	24	315
Tri-Cities									
November 2011	7	0	2	0	20	0	0	0	29
November 2010	1	0	0	0	5	0	0	0	6
University Endowment Lands									
November 2011	1	0	0	0	7	108	0	0	116
November 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2011	9	4	8	0	0	36	5	100	162
November 2010	113	26	68	0	13	331	7	0	558
West Vancouver									
November 2011	1	0	0	0	0	0	0	0	1
November 2010	4	0	0	0	0	0	0	0	4
White Rock									
November 2011	0	0	6	0	0	0	0	0	6
November 2010	0	0	6	0	0	0	0	0	6
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2011	204	6	80	0	199	360	10	162	1,021
November 2010	469	46	126	3	347	378	9	25	1,403

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
November 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									
November 2011	83	37	0	0	25	75	0	0	220
November 2010	64	30	0	0	17	66	0	0	177
Delta									
November 2011	6	2	0	0	7	30	0	0	45
November 2010	24	1	0	0	18	0	0	1	44
Langley									
November 2011	31	0	130	0	87	165	0	0	413
November 2010	28	2	38	1	30	53	0	0	152
Maple Ridge / Pitt Meadows									
November 2011	80	0	0	0	13	32	0	0	125
November 2010	70	0	0	0	39	110	0	0	219
New Westminster									
November 2011	17	2	0	0	0	95	0	0	114
November 2010	17	0	0	1	0	271	0	0	289
North Vancouver									
November 2011	8	4	12	0	17	130	0	0	171
November 2010	18	6	6	0	23	82	0	0	135
Richmond									
November 2011	41	5	18	0	57	10	2	0	133
November 2010	18	1	22	0	20	35	0	1	97
Surrey									
November 2011	254	0	8	1	223	397	11	21	915
November 2010	312	1	4	0	140	557	0	35	1,049
Tri-Cities									
November 2011	20	8	47	0	34	34	0	18	161
November 2010	18	1	31	0	22	88	0	0	160
University Endowment Lands									
November 2011	1	0	0	0	2	22	0	98	123
November 2010	0	0	0	0	2	50	0	123	175
Vancouver City									
November 2011	169	35	34	0	79	405	7	57	786
November 2010	119	41	6	0	66	768	1	0	1,001
West Vancouver									
November 2011	10	0	0	0	0	3	0	0	13
November 2010	18	0	0	0	0	9	0	0	27
White Rock									
November 2011	1	0	6	0	0	12	0	0	19
November 2010	3	0	11	0	0	11	0	0	25
Indian Reserves									
November 2011	0	0	0	0	2	0	0	0	2
November 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2011	729	93	255	1	546	1,410	20	196	3,250
November 2010	717	83	118	2	377	2,100	1	160	3,558

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
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2011	13	4	0	0	1	2	0	0	20
November 2010	17	8	0	0	16	12	0	0	53
Delta									
November 2011	17	0	10	0	26	0	0	0	53
November 2010	21	0	0	0	45	0	0	0	66
Langley									
November 2011	13	0	16	0	31	76	1	62	199
November 2010	19	0	8	0	11	8	2	0	48
Maple Ridge / Pitt Meadows									
November 2011	19	0	0	0	5	1	0	0	25
November 2010	32	0	0	0	59	0	0	1	92
New Westminster									
November 2011	1	0	0	0	0	0	0	0	1
November 2010	1	0	0	2	0	5	0	0	8
North Vancouver									
November 2011	3	0	4	0	4	3	0	0	14
November 2010	10	0	0	0	0	0	0	0	10
Richmond									
November 2011	8	1	2	0	0	0	0	0	11
November 2010	24	3	34	0	58	0	0	0	119
Surrey									
November 2011	93	0	12	0	61	50	2	5	223
November 2010	160	0	4	0	70	13	0	19	266
Tri-Cities									
November 2011	7	1	4	0	16	2	0	0	30
November 2010	1	0	0	0	3	0	0	0	4
University Endowment Lands									
November 2011	0	0	0	0	5	114	0	0	119
November 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2011	11	2	18	0	2	46	6	47	132
November 2010	109	22	66	0	6	290	8	0	501
West Vancouver									
November 2011	1	0	0	0	0	0	0	0	1
November 2010	6	0	0	0	0	2	0	0	8
White Rock									
November 2011	0	0	6	0	0	1	0	0	7
November 2010	0	0	8	0	0	1	0	0	9
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2011	191	8	74	0	151	295	9	114	842
November 2010	403	33	120	2	268	331	10	20	1,187

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
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Anmore	6	1	0	0	0	0	0	0	6	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - North	9	9	0	0	0	0	18	0	27	9	200.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	6	0	0	0	0	0	0	1	6	-83.3
Burnaby - Central Park	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Remainder	6	15	0	0	0	5	0	0	6	20	-70.0
Burnaby Total	20	33	0	0	0	5	18	0	38	38	0.0
Coquitlam	26	0	0	6	12	0	26	0	64	6	**
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - North	5	11	4	2	0	0	0	2	9	15	-40.0
Delta	5	12	4	2	0	0	0	2	9	16	-43.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	18	22	0	0	13	28	78	6	109	56	94.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	20	0	0	4	0	0	0	15	20	-25.0
New Westminster	3	9	0	0	0	0	28	0	31	9	**
North Vancouver City	0	3	2	2	3	0	45	2	50	7	**
North Vancouver DM	5	7	0	0	29	0	10	8	44	15	193.3
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	6	72	6	72	-91.7
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	31	15	2	2	3	5	28	17	64	39	64.1
Surrey - South	13	29	0	6	10	11	6	62	29	108	-73.1
Surrey - Cloverdale	7	15	0	6	49	28	4	3	60	52	15.4
Surrey - North	41	37	0	0	28	24	48	46	117	107	9.3
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	6	16	0	0	27	17	364	0	397	33	**
Surrey Total	67	97	2	12	133	80	422	111	624	300	108.0
University Endowment Lands	0	0	0	0	16	7	90	60	106	67	58.2
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	2	0	9	0	0	0	11	-100.0
Vancouver - False Creek	0	1	0	0	0	0	133	0	133	1	**
Vancouver - Granville/Oak	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	1	4	0	0	0	0	0	2	1	6	-83.3
Vancouver - Marpole	3	5	2	0	0	0	0	4	5	9	-44.4
Vancouver - Eastside	57	48	12	0	0	10	247	126	316	184	71.7
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	4	5	0	19	0	24	4	**
Vancouver - Westside	15	21	0	0	0	12	6	6	21	39	-46.2
Vancouver Total	76	81	14	6	5	31	405	138	500	256	95.3
West Vancouver	9	6	0	0	0	0	0	0	9	6	50.0
White Rock	1	1	0	0	5	3	2	2	8	6	33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	281	311	24	30	223	159	1,158	418	1,686	918	83.7

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 - November 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	13	27	0	0	0	0	0	0	13	27	-51.9
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	18	17	0	0	0	0	6	6	24	23	4.3
Burnaby - Mountain	17	0	2	0	0	0	155	0	174	0	n/a
Burnaby - North	85	61	10	4	7	4	31	26	133	95	40.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	36	49	32	12	18	12	72	37	158	110	43.6
Burnaby - Central Park	23	32	10	12	4	26	286	149	323	219	47.5
Burnaby - Remainder	114	122	48	74	121	38	503	357	786	591	33.0
Burnaby Total	276	264	102	102	150	80	1,047	569	1,575	1,015	55.2
Coquitlam	226	147	18	34	335	135	781	738	1,360	1,054	29.0
Delta - Tsawwassen	15	15	2	0	0	0	0	55	17	70	-75.7
Delta - Ladner	27	49	2	6	0	0	40	27	69	82	-15.9
Delta - North	57	94	42	8	72	139	111	2	282	243	16.0
Delta	99	158	46	14	72	139	151	84	368	395	-6.8
Langley City	4	3	0	0	0	0	169	167	173	170	1.8
Langley District	216	217	2	2	320	365	619	174	1,157	758	52.6
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	216	274	14	4	144	105	81	21	455	404	12.6
New Westminster	54	110	2	4	27	10	237	129	320	253	26.5
North Vancouver City	20	9	26	18	21	8	408	220	475	255	86.3
North Vancouver DM	41	72	0	2	69	20	335	137	445	231	92.6
Pitt Meadows	4	14	0	0	0	0	71	0	75	14	**
Port Coquitlam	9	6	0	4	0	42	38	126	47	178	-73.6
Port Moody	11	14	0	0	5	21	0	0	16	35	-54.3
Richmond	309	274	74	50	280	204	1,692	720	2,355	1,248	88.7
Surrey - South	251	436	50	48	272	257	90	76	663	817	-18.8
Surrey - Cloverdale	198	541	32	10	245	146	89	133	564	830	-32.0
Surrey - North	471	712	2	24	368	339	594	320	1,435	1,395	2.9
Surrey - Guildford	4	13	0	0	22	26	2	0	28	39	-28.2
Surrey - Whalley	85	138	2	2	80	29	653	108	820	277	196.0
Surrey Total	1,015	1,840	88	84	1,006	797	1,434	637	3,543	3,358	5.5
University Endowment Lands	3	2	0	0	16	7	351	230	370	239	54.8
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	8	19	24	483	2	519	39	**
Vancouver - False Creek	2	2	2	2	6	0	280	124	290	128	126.6
Vancouver - Granville/Oak	8	7	0	2	8	0	11	51	27	60	-55.0
Vancouver - Kerrisdale	31	43	0	0	4	0	18	14	53	57	-7.0
Vancouver - Marpole	50	54	6	6	0	0	19	32	75	92	-18.5
Vancouver - Eastside	338	374	48	32	66	39	715	647	1,167	1,092	6.9
Vancouver - Mt. Pleasant	4	2	24	14	35	3	247	772	310	791	-60.8
Vancouver - Strath/Grand	2	5	4	8	5	0	23	257	34	270	-87.4
Vancouver - Westside	274	256	4	2	73	54	107	141	458	453	1.1
Vancouver Total	716	748	98	74	216	120	2,583	2,723	3,613	3,665	-1.4
West Vancouver	107	89	2	2	5	0	0	0	114	91	25.3
White Rock	15	8	0	0	5	6	46	73	66	87	-24.1
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	3,373	4,295	472	394	2,671	2,059	10,152	6,754	16,668	13,502	23.4

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
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 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	18	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	5	0	0	0	0	0	0
Burnaby Total	0	5	0	0	18	0	0	0
Coquitlam	12	0	0	0	26	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	2	0	0
Delta	0	0	0	0	0	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	13	28	0	0	78	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	0	0	0	28	0	0	0
North Vancouver City	3	0	0	0	45	2	0	0
North Vancouver DM	29	0	0	0	10	8	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	6	72	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	5	0	0	28	14	0	3
Surrey - South	10	11	0	0	6	62	0	0
Surrey - Cloverdale	49	28	0	0	4	0	0	3
Surrey - North	28	24	0	0	48	45	0	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	27	17	0	0	364	0	0	0
Surrey Total	133	80	0	0	422	107	0	4
University Endowment Lands	16	7	0	0	90	60	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	9	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	133	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	0	10	0	0	247	126	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	19	0	0	0
Vancouver - Westside	0	12	0	0	6	6	0	0
Vancouver Total	5	31	0	0	405	138	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	3	0	0	2	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	223	159	0	0	1,158	411	0	7

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 - November 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	31	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	38	0	0	439	287	64	70
Burnaby Total	150	80	0	0	983	499	64	70
Coquitlam	335	135	0	0	749	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	2	0	0
Delta	72	139	0	0	151	81	0	3
Langley City	0	0	0	0	169	167	0	0
Langley District	320	365	0	0	619	174	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	144	105	0	0	35	21	46	0
New Westminster	27	10	0	0	213	129	24	0
North Vancouver City	21	8	0	0	332	168	76	52
North Vancouver DM	69	20	0	0	189	137	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	42	0	0	38	126	0	0
Port Moody	5	21	0	0	0	0	0	0
Richmond	280	204	0	0	1,468	633	224	87
Surrey - South	272	257	0	0	90	62	0	14
Surrey - Cloverdale	245	146	0	0	89	20	0	113
Surrey - North	368	339	0	0	558	285	36	35
Surrey - Guildford	22	26	0	0	2	0	0	0
Surrey - Whalley	80	29	0	0	653	108	0	0
Surrey Total	1,006	797	0	0	1,398	475	36	162
University Endowment Lands	16	7	0	0	172	230	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	24	0	0	391	2	92	0
Vancouver - False Creek	6	0	0	0	133	124	147	0
Vancouver - Granville/Oak	8	0	0	0	11	51	0	0
Vancouver - Kerrisdale	4	0	0	0	18	14	0	0
Vancouver - Marpole	0	0	0	0	18	32	1	0
Vancouver - Eastside	66	39	0	0	675	618	40	29
Vancouver - Mt. Pleasant	35	3	0	0	247	772	0	0
Vancouver - Strath/Grand	5	0	0	0	23	128	0	129
Vancouver - Westside	73	54	0	0	106	90	1	51
Vancouver Total	216	120	0	0	2,044	2,310	539	413
West Vancouver	5	0	0	0	0	0	0	0
White Rock	5	6	0	0	46	73	0	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,671	2,059	0	0	8,715	5,915	1,437	839

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
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Anmore	5	1	0	0	1	0	6	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	4	0	0	0	0	0	4	0
Burnaby - North	9	9	18	0	0	0	27	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	6	0	0	0	0	1	6
Burnaby - Central Park	0	3	0	0	0	0	0	3
Burnaby - Remainder	6	15	0	5	0	0	6	20
Burnaby Total	20	33	18	5	0	0	38	38
Coquitlam	52	6	12	0	0	0	64	6
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	1	0	0	0	0	0	1
Delta - North	9	15	0	0	0	0	9	15
Delta	9	16	0	0	0	0	9	16
Langley City	0	0	0	0	0	0	0	0
Langley District	62	28	47	23	0	5	109	56
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	20	4	0	2	0	15	20
New Westminster	3	9	28	0	0	0	31	9
North Vancouver City	0	7	50	0	0	0	50	7
North Vancouver DM	15	15	29	0	0	0	44	15
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	6	0	0	72	0	0	6	72
Port Moody	1	0	0	0	0	0	1	0
Richmond	59	29	5	7	0	3	64	39
Surrey - South	19	29	10	79	0	0	29	108
Surrey - Cloverdale	9	15	49	34	2	3	60	52
Surrey - North	85	37	28	69	4	1	117	107
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	16	389	17	0	0	397	33
Surrey Total	121	97	497	199	6	4	624	300
University Endowment Lands	0	0	106	67	0	0	106	67
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	0	9	0	0	0	11
Vancouver - False Creek	0	1	133	0	0	0	133	1
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	1	6	0	0	0	0	1	6
Vancouver - Marpole	5	8	0	0	0	1	5	9
Vancouver - Eastside	87	54	207	108	22	22	316	184
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	1	4	23	0	0	0	24	4
Vancouver - Westside	19	21	0	12	2	6	21	39
Vancouver Total	113	98	363	129	24	29	500	256
West Vancouver	9	6	0	0	0	0	9	6
White Rock	3	3	5	3	0	0	8	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	489	372	1,164	505	33	41	1,686	918

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 - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	12	27	0	0	1	0	13	27
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	24	21	0	0	0	2	24	23
Burnaby - Mountain	19	0	155	0	0	0	174	0
Burnaby - North	95	65	38	30	0	0	133	95
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	64	61	94	49	0	0	158	110
Burnaby - Central Park	33	44	290	175	0	0	323	219
Burnaby - Remainder	158	196	564	325	64	70	786	591
Burnaby Total	370	366	1,141	579	64	70	1,575	1,015
Coquitlam	512	343	816	661	32	50	1,360	1,054
Delta - Tsawwassen	17	15	0	55	0	0	17	70
Delta - Ladner	37	48	30	28	2	6	69	82
Delta - North	109	97	173	145	0	1	282	243
Delta	163	160	203	228	2	7	368	395
Langley City	4	3	169	167	0	0	173	170
Langley District	562	382	582	360	13	16	1,157	758
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	212	273	191	130	52	1	455	404
New Westminster	53	83	242	170	25	0	320	253
North Vancouver City	86	57	309	146	80	52	475	255
North Vancouver DM	101	80	198	151	146	0	445	231
Pitt Meadows	4	14	0	0	71	0	75	14
Port Coquitlam	37	46	10	132	0	0	47	178
Port Moody	11	14	5	21	0	0	16	35
Richmond	550	513	1,575	643	230	92	2,355	1,248
Surrey - South	301	431	362	372	0	14	663	817
Surrey - Cloverdale	196	561	321	156	47	113	564	830
Surrey - North	673	714	706	646	56	35	1,435	1,395
Surrey - Guildford	6	13	22	26	0	0	28	39
Surrey - Whalley	123	140	697	137	0	0	820	277
Surrey Total	1,311	1,859	2,129	1,337	103	162	3,543	3,358
University Endowment Lands	3	2	188	237	179	0	370	239
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	479	258	204	668	683
Vancouver - Kitsilano	19	15	408	24	92	0	519	39
Vancouver - False Creek	2	4	141	124	147	0	290	128
Vancouver - Granville/Oak	10	7	17	49	0	4	27	60
Vancouver - Kerrisdale	45	53	4	0	4	4	53	57
Vancouver - Marpole	64	82	0	0	11	10	75	92
Vancouver - Eastside	637	551	374	430	156	111	1,167	1,092
Vancouver - Mt. Pleasant	28	15	282	775	0	1	310	791
Vancouver - Strath/Grand	7	141	27	0	0	129	34	270
Vancouver - Westside	328	267	76	74	54	112	458	453
Vancouver Total	1,152	1,135	1,739	1,955	722	575	3,613	3,665
West Vancouver	109	91	5	0	0	0	114	91
White Rock	61	60	5	27	0	0	66	87
Indian Reserves	0	0	103	0	0	0	103	0
Vancouver CMA	5,338	5,531	9,610	6,944	1,720	1,027	16,668	13,502

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
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Anmore	4	5	0	0	0	0	0	0	4	5	-20.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	2	0	2	2	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	8	0	0	0	17	0	0	2	25	-92.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Remainder	5	22	0	12	0	5	0	26	5	65	-92.3
Burnaby Total	8	33	0	12	0	22	0	26	8	93	-91.4
Coquitlam	5	0	0	0	20	0	2	0	27	0	n/a
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	18	21	12	0	15	53	10	0	55	74	-25.7
Delta	18	21	12	0	15	53	10	0	55	74	-25.7
Langley City	1	1	0	0	0	0	62	0	63	1	**
Langley District	15	17	2	0	53	12	140	12	210	41	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	35	0	0	11	89	0	22	34	146	-76.7
New Westminster	3	7	0	0	0	0	0	0	3	7	-57.1
North Vancouver City	1	0	2	4	0	0	4	0	7	4	75.0
North Vancouver DM	2	12	0	0	0	0	2	0	4	12	-66.7
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	5	0	0	0	5	-100.0
Port Moody	2	1	0	0	0	0	0	0	2	1	100.0
Richmond	8	29	0	18	0	44	0	38	8	129	-93.8
Surrey - South	20	32	8	4	28	45	2	3	58	84	-31.0
Surrey - Cloverdale	25	76	2	0	7	7	4	21	38	104	-63.5
Surrey - North	51	75	0	0	11	39	8	2	70	116	-39.7
Surrey - Guildford	1	2	0	0	0	0	0	0	1	2	-50.0
Surrey - Whalley	11	9	0	0	23	0	108	0	142	9	**
Surrey Total	108	194	10	4	69	91	122	26	309	315	-1.9
University Endowment Lands	1	0	0	0	7	0	108	0	116	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	1	0	0	0	0	5	0	193	1	198	-99.5
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	49	0	49	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	3	0	0	0	0	0	0	3	3	0.0
Vancouver - Marpole	4	6	0	2	0	0	2	6	6	14	-57.1
Vancouver - Eastside	5	95	0	22	0	6	93	72	98	195	-49.7
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	1	0	0	2	0	0	0	128	1	130	-99.2
Vancouver - Westside	0	15	0	2	0	0	0	0	0	17	-100.0
Vancouver Total	14	120	4	28	0	11	144	399	162	558	-71.0
West Vancouver	1	4	0	0	0	0	0	0	1	4	-75.0
White Rock	0	0	0	0	0	0	6	6	6	6	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	214	481	30	66	175	327	602	529	1,021	1,403	-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 - November 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	19	14	0	0	0	0	0	0	19	14	35.7
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	18	17	0	0	0	0	8	4	26	21	23.8
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	43	49	2	6	15	37	0	248	60	340	-82.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	18	31	4	16	12	4	0	71	34	122	-72.1
Burnaby - Central Park	30	8	8	22	0	0	26	130	64	160	-60.0
Burnaby - Remainder	90	75	36	58	47	18	394	172	567	323	75.5
Burnaby Total	181	166	50	102	74	59	420	621	725	948	-23.5
Coquitlam	126	192	44	12	254	145	324	733	748	1,082	-30.9
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	93	74	20	0	96	106	20	52	229	232	-1.3
Delta	128	149	20	8	96	109	135	58	379	324	17.0
Langley City	7	2	0	0	0	0	235	62	242	64	**
Langley District	179	193	2	12	366	207	356	294	903	706	27.9
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	182	294	6	26	81	120	0	23	269	463	-41.9
New Westminster	80	62	2	0	3	0	202	592	287	654	-56.1
North Vancouver City	16	9	6	24	20	35	163	488	205	556	-63.1
North Vancouver DM	55	61	0	40	4	79	149	47	208	227	-8.4
Pitt Meadows	9	13	0	0	0	0	0	144	9	157	-94.3
Port Coquitlam	9	4	4	2	35	60	38	92	86	158	-45.6
Port Moody	13	6	0	0	26	0	0	0	39	6	**
Richmond	230	122	26	60	220	306	477	1,032	953	1,520	-37.3
Surrey - South	318	393	62	90	380	386	8	478	768	1,347	-43.0
Surrey - Cloverdale	318	621	18	6	112	153	50	617	498	1,397	-64.4
Surrey - North	593	705	26	12	279	276	248	161	1,146	1,154	-0.7
Surrey - Guildford	6	8	0	0	48	0	0	64	54	72	-25.0
Surrey - Whalley	134	86	2	0	57	35	114	568	307	689	-55.4
Surrey Total	1,369	1,813	108	108	876	850	420	1,888	2,773	4,659	-40.5
University Endowment Lands	3	7	0	4	7	0	302	271	312	282	10.6
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	1	0	0	0	0	9	1,078	704	1,079	713	51.3
Vancouver - Kitsilano	6	2	8	4	14	0	3	251	31	257	-87.9
Vancouver - False Creek	1	0	0	0	0	56	154	1,059	155	1,115	-86.1
Vancouver - Granville/Oak	7	6	2	0	0	0	2	21	11	27	-59.3
Vancouver - Kerrisdale	50	21	0	0	0	0	8	35	58	56	3.6
Vancouver - Marpole	46	30	2	10	0	0	22	8	70	48	45.8
Vancouver - Eastside	311	235	24	52	54	22	528	162	917	471	94.7
Vancouver - Mt. Pleasant	3	2	22	14	0	30	182	6	207	52	**
Vancouver - Strath/Grand	1	1	6	4	0	10	0	140	7	155	-95.5
Vancouver - Westside	195	110	2	8	0	48	52	16	249	182	36.8
Vancouver Total	621	407	66	92	68	175	2,287	2,721	3,042	3,395	-10.4
West Vancouver	82	66	8	0	0	0	0	8	90	74	21.6
White Rock	10	13	0	0	9	0	40	87	59	100	-41.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	3,339	3,613	342	490	2,139	2,145	5,556	9,165	11,376	15,413	-26.2

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
November 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 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	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	17	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	5	0	0	0	26	0	0
Burnaby Total	0	22	0	0	0	26	0	0
Coquitlam	20	0	0	0	2	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	15	53	0	0	10	0	0	0
Delta	15	53	0	0	10	0	0	0
Langley City	0	0	0	0	0	0	62	0
Langley District	53	12	0	0	140	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	89	0	0	0	21	0	1
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	4	0	0	0
North Vancouver DM	0	0	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	44	0	0	0	38	0	0
Surrey - South	28	45	0	0	2	0	0	3
Surrey - Cloverdale	7	7	0	0	4	2	0	19
Surrey - North	11	39	0	0	8	0	0	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	23	0	0	0	108	0	0	0
Surrey Total	69	91	0	0	122	2	0	24
University Endowment Lands	7	0	0	0	108	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	5	0	0	0	193	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	49	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	2	6	0	0
Vancouver - Eastside	0	6	0	0	42	72	51	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	0	11	0	0	44	399	100	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	175	327	0	0	440	504	162	25

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 - November 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	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	37	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	13	0	5	394	102	0	70
Burnaby Total	74	54	0	5	420	551	0	70
Coquitlam	254	145	0	0	272	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	96	106	0	0	20	51	0	1
Delta	96	109	0	0	133	51	2	7
Langley City	0	0	0	0	173	62	62	0
Langley District	366	207	0	0	356	294	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	81	120	0	0	0	21	0	2
New Westminster	3	0	0	0	73	592	129	0
North Vancouver City	20	35	0	0	163	463	0	25
North Vancouver DM	4	79	0	0	149	47	0	0
Pitt Meadows	0	0	0	0	0	144	0	0
Port Coquitlam	35	60	0	0	38	92	0	0
Port Moody	26	0	0	0	0	0	0	0
Richmond	220	306	0	0	474	1,028	3	4
Surrey - South	380	386	0	0	8	458	0	20
Surrey - Cloverdale	112	153	0	0	8	454	42	163
Surrey - North	279	276	0	0	231	119	17	42
Surrey - Guildford	48	0	0	0	0	64	0	0
Surrey - Whalley	57	35	0	0	114	568	0	0
Surrey Total	876	850	0	0	361	1,663	59	225
University Endowment Lands	7	0	0	0	230	137	72	134
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	9	0	0	769	704	309	0
Vancouver - Kitsilano	14	0	0	0	3	251	0	0
Vancouver - False Creek	0	56	0	0	105	877	49	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	22	8	0	0
Vancouver - Eastside	51	22	3	0	436	162	92	0
Vancouver - Mt. Pleasant	0	30	0	0	182	6	0	0
Vancouver - Strath/Grand	0	10	0	0	0	140	0	0
Vancouver - Westside	0	48	0	0	52	16	0	0
Vancouver Total	65	175	3	0	1,837	2,539	450	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	40	87	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,136	2,140	3	5	4,725	8,516	831	649

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
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Anmore	4	5	0	0	0	0	4	5
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	2	0	0	0	0	2	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	8	0	17	0	0	2	25
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	3	0	0	0	0	1	3
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	5	34	0	31	0	0	5	65
Burnaby Total	8	45	0	48	0	0	8	93
Coquitlam	7	0	20	0	0	0	27	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	21	27	53	0	0	55	74
Delta	28	21	27	53	0	0	55	74
Langley City	1	1	0	0	62	0	63	1
Langley District	46	27	163	12	1	2	210	41
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	35	11	110	0	1	34	146
New Westminster	3	4	0	3	0	0	3	7
North Vancouver City	7	4	0	0	0	0	7	4
North Vancouver DM	4	12	0	0	0	0	4	12
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	5	0	0	0	5
Port Moody	2	1	0	0	0	0	2	1
Richmond	8	71	0	58	0	0	8	129
Surrey - South	22	32	36	49	0	3	58	84
Surrey - Cloverdale	25	78	9	7	4	19	38	104
Surrey - North	59	75	11	39	0	2	70	116
Surrey - Guildford	1	2	0	0	0	0	1	2
Surrey - Whalley	11	9	131	0	0	0	142	9
Surrey Total	118	196	187	95	4	24	309	315
University Endowment Lands	1	0	115	0	0	0	116	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	1	0	0	198	0	0	1	198
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	49	0	49	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	3	0	0	2	0	3	3
Vancouver - Marpole	5	11	0	0	1	3	6	14
Vancouver - Eastside	9	175	36	16	53	4	98	195
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	1	2	0	128	0	0	1	130
Vancouver - Westside	0	15	0	2	0	0	0	17
Vancouver Total	21	207	36	344	105	7	162	558
West Vancouver	1	4	0	0	0	0	1	4
White Rock	6	6	0	0	0	0	6	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	290	641	559	728	172	34	1,021	1,403

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
November 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													
November 2011	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	1	5.3	0	0.0	1	5.3	0	0.0	17	89.5	19	1,450,000	1,441,158
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,500,000	1,558,860
Belcarra													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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	13.3	1	6.7	7	46.7	5	33.3	15	800,000	863,333
Burnaby													
November 2011	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	1,018,000	1,050,908
November 2010	0	0.0	0	0.0	4	23.5	4	23.5	9	52.9	17	1,018,000	967,929
Year-to-date 2011	0	0.0	0	0.0	21	12.9	61	37.4	81	49.7	163	998,900	1,051,030
Year-to-date 2010	1	0.7	1	0.7	42	27.6	59	38.8	49	32.2	152	889,900	955,997
Coquitlam													
November 2011	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	6	4.8	71	56.3	25	19.8	24	19.0	126	768,987	829,706
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													
November 2011	0	0.0	2	11.8	10	58.8	5	29.4	0	0.0	17	738,000	766,626
November 2010	0	0.0	1	4.8	16	76.2	4	19.0	0	0.0	21	712,900	724,362
Year-to-date 2011	1	0.7	6	4.0	65	43.6	64	43.0	13	8.7	149	800,000	837,971
Year-to-date 2010	1	0.7	23	16.3	64	45.4	35	24.8	18	12.8	141	750,000	798,979
Langley City													
November 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	6	--	--
Year-to-date 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
November 2011	0	0.0	8	66.7	1	8.3	1	8.3	2	16.7	12	619,433	783,003
November 2010	0	0.0	0	0.0	11	61.1	3	16.7	4	22.2	18	774,000	888,550
Year-to-date 2011	3	1.8	71	43.3	38	23.2	20	12.2	32	19.5	164	686,317	835,624
Year-to-date 2010	2	1.1	78	43.1	47	26.0	24	13.3	30	16.6	181	699,000	799,471

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	9	47.4	9	47.4	1	5.3	0	0.0	0	0.0	19	524,900	531,705
November 2010	2	6.3	24	75.0	6	18.8	0	0.0	0	0.0	32	610,400	598,247
Year-to-date 2011	51	29.0	92	52.3	29	16.5	4	2.3	0	0.0	176	549,900	566,159
Year-to-date 2010	63	22.3	181	64.0	37	13.1	1	0.4	1	0.4	283	569,000	573,801
New Westminster													
November 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2010	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	22	25.3	36	41.4	17	19.5	11	12.6	1	1.1	87	558,900	617,706
Year-to-date 2010	6	11.8	26	51.0	14	27.5	4	7.8	1	2.0	51	628,000	640,584
North Vancouver City													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 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	12	100.0	12	1,288,500	1,340,617
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													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,469,500	1,853,300
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	11.1	56	88.9	63	1,560,000	1,728,837
Year-to-date 2010	1	1.8	0	0.0	1	1.8	4	7.1	50	89.3	56	1,502,000	1,630,664
Pitt Meadows													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	15.4	4	30.8	7	53.8	13	1,000,000	926,000
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Richmond													
November 2011	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	--	--
November 2010	0	0.0	0	0.0	0	0.0	4	16.7	20	83.3	24	1,904,000	1,843,117
Year-to-date 2011	0	0.0	0	0.0	9	4.3	23	11.1	176	84.6	208	1,500,000	1,521,281
Year-to-date 2010	0	0.0	5	3.5	12	8.4	26	18.2	100	69.9	143	1,068,000	1,284,572

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2011	4	4.3	30	32.3	23	24.7	23	24.7	13	14.0	93	734,900	855,060
November 2010	8	5.0	74	46.3	37	23.1	33	20.6	8	5.0	160	647,826	696,996
Year-to-date 2011	96	6.8	559	39.4	429	30.3	237	16.7	97	6.8	1,418	679,000	729,029
Year-to-date 2010	79	4.8	922	55.5	396	23.9	204	12.3	59	3.6	1,660	609,000	677,406
University Endowment Lands													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	2,098,000	2,469,355
November 2010	0	0.0	0	0.0	2	1.8	67	61.5	40	36.7	109	888,000	1,164,491
Year-to-date 2011	0	0.0	2	0.5	8	1.8	161	36.3	273	61.5	444	1,066,000	1,943,502
Year-to-date 2010	1	0.3	4	1.0	12	3.0	160	40.6	217	55.1	394	1,000,000	1,601,007
West Vancouver													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 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	77	98.7	78	3,160,000	3,313,259
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	60	100.0	60	3,220,000	3,600,592
White Rock													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	14	7.3	50	26.2	44	23.0	40	20.9	43	22.5	191	749,000	1,010,510
November 2010	11	2.7	101	24.9	77	19.0	115	28.4	101	24.9	405	819,000	976,284
Year-to-date 2011	176	5.5	791	24.9	701	22.1	623	19.6	886	27.9	3,177	793,900	1,065,812
Year-to-date 2010	155	4.6	1,282	37.8	736	21.7	563	16.6	656	19.3	3,392	699,000	913,586

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
November 2011**

Submarket	Nov 2011	Nov 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	1,441,158	1,558,860	-7.6
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	942,235	863,333	9.1
Burnaby Total	1,050,908	967,929	8.6	1,051,030	955,997	9.9
Coquitlam	--	--	n/a	829,706	763,695	8.6
Delta	766,626	724,362	5.8	837,971	798,979	4.9
Langley City	--	--	n/a	--	--	n/a
Langley District	783,003	888,550	-11.9	835,624	799,471	4.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	531,705	598,247	-11.1	566,159	573,801	-1.3
New Westminster	--	--	n/a	617,706	640,584	-3.6
North Vancouver City	--	--	n/a	1,340,617	1,174,250	14.2
North Vancouver DM	--	1,853,300	n/a	1,728,837	1,630,664	6.0
Pitt Meadows	--	--	n/a	577,984	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	926,000	--	n/a
Richmond	--	1,843,117	n/a	1,521,281	1,284,572	18.4
Surrey Total	855,060	696,996	22.7	729,029	677,406	7.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,469,355	1,164,491	112.1	1,943,502	1,601,007	21.4
West Vancouver	--	--	n/a	3,313,259	3,600,592	-8.0
White Rock	--	--	n/a	1,544,053	1,349,892	14.4
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,010,510	976,284	3.5	1,065,812	913,586	16.7

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
November 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	917	5,741	16%	1,134,936	444	2,152	21%	565,168	1,000	5,888	17%	431,808
	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		11,505	6,072	18%	992,249	4,922	2,160	21%	539,219	12,257	6,298	18%	431,945
YTD 2011		13,444	5,849	21%	1,170,993	5,219	2,231	21%	566,042	12,111	5,981	19%	454,817

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		11,505	6,072	18%	992,249	4,922	2,160	21%	539,219	12,257	6,298	18%	431,945
YTD 2011		13,444	5,849	21%	1,170,993	5,219	2,231	21%	566,042	12,111	5,981	19%	454,817

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

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

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
November 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	98.6	118.5	1,272	6.8	67.2	861
	November	598	3.50	5.29		118.7	1,275	6.7	67.2	861
	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
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2011	18	0	6	0	26	0	3	0	53
November 2010	22	2	6	0	25	0	1	0	56
% Change	-18.2	-100.0	0.0	n/a	4.0	n/a	200.0	n/a	-5.4
Year-to-date 2011	216	2	62	1	135	87	10	0	513
Year-to-date 2010	323	2	82	3	59	0	5	0	474
% Change	-33.1	0.0	-24.4	-66.7	128.8	n/a	100.0	n/a	8.2
UNDER CONSTRUCTION									
November 2011	145	2	64	1	130	87	11	0	440
November 2010	174	2	74	2	72	0	4	0	328
% Change	-16.7	0.0	-13.5	-50.0	80.6	n/a	175.0	n/a	34.1
COMPLETIONS									
November 2011	22	0	6	0	3	0	0	0	31
November 2010	49	0	10	1	8	0	1	0	69
% Change	-55.1	n/a	-40.0	-100.0	-62.5	n/a	-100.0	n/a	-55.1
Year-to-date 2011	243	2	66	1	93	0	4	0	409
Year-to-date 2010	315	0	74	18	31	293	2	0	733
% Change	-22.9	n/a	-10.8	-94.4	200.0	-100.0	100.0	n/a	-44.2
COMPLETED & NOT ABSORBED									
November 2011	92	0	4	0	11	2	0	0	109
November 2010	88	0	7	2	16	78	0	0	191
% Change	4.5	n/a	-42.9	-100.0	-31.3	-97.4	n/a	n/a	-42.9
ABSORBED									
November 2011	13	0	8	0	10	6	0	0	37
November 2010	27	0	9	0	8	0	1	0	45
% Change	-51.9	n/a	-11.1	n/a	25.0	n/a	-100.0	n/a	-17.8
Year-to-date 2011	237	2	67	3	97	76	4	0	486
Year-to-date 2010	309	0	70	18	51	289	2	0	739
% Change	-23.3	n/a	-4.3	-83.3	90.2	-73.7	100.0	n/a	-34.2

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

Table I.1: Housing Activity Summary by Submarket
November 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									
November 2011	14	0	6	0	26	0	1	0	47
November 2010	15	0	6	0	25	0	1	0	47
Mission DM									
November 2011	4	0	0	0	0	0	2	0	6
November 2010	7	2	0	0	0	0	0	0	9
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
November 2011	18	0	6	0	26	0	3	0	53
November 2010	22	2	6	0	25	0	1	0	56
UNDER CONSTRUCTION									
Abbotsford City									
November 2011	86	0	64	1	130	87	8	0	376
November 2010	125	0	74	2	72	0	4	0	277
Mission DM									
November 2011	59	2	0	0	0	0	3	0	64
November 2010	48	2	0	0	0	0	0	0	50
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
November 2011	145	2	64	1	130	87	11	0	440
November 2010	174	2	74	2	72	0	4	0	328
COMPLETIONS									
Abbotsford City									
November 2011	17	0	6	0	3	0	0	0	26
November 2010	42	0	10	1	8	0	1	0	62
Mission DM									
November 2011	5	0	0	0	0	0	0	0	5
November 2010	7	0	0	0	0	0	0	0	7
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
November 2011	22	0	6	0	3	0	0	0	31
November 2010	49	0	10	1	8	0	1	0	69

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
November 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									
November 2011	60	0	4	0	11	2	0	0	77
November 2010	69	0	7	2	9	74	0	0	161
Mission DM									
November 2011	32	0	0	0	0	0	0	0	32
November 2010	19	0	0	0	7	4	0	0	30
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
November 2011	92	0	4	0	11	2	0	0	109
November 2010	88	0	7	2	16	78	0	0	191
ABSORBED									
Abbotsford City									
November 2011	9	0	8	0	10	6	0	0	33
November 2010	19	0	9	0	8	0	1	0	37
Mission DM									
November 2011	4	0	0	0	0	0	0	0	4
November 2010	8	0	0	0	0	0	0	0	8
Indian Reserves									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
November 2011	13	0	8	0	10	6	0	0	37
November 2010	27	0	9	0	8	0	1	0	45

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Abbotsford City	15	16	0	0	26	25	6	6	47	47	0.0
Mission DM	6	7	0	2	0	0	0	0	6	9	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	21	23	0	2	26	25	6	6	53	56	-5.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	141	245	0	0	135	59	149	82	425	386	10.1
Mission DM	86	86	2	2	0	0	0	0	88	88	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	227	331	2	2	135	59	149	82	513	474	8.2

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
November 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Abbotsford City	26	25	0	0	6	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	26	25	0	0	6	6	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	135	59	0	0	149	82	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	135	59	0	0	149	82	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Abbotsford City	20	21	26	25	1	1	47	47
Mission DM	4	9	0	0	2	0	6	9
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	24	30	26	25	3	1	53	56

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	195	319	223	62	7	5	425	386
Mission DM	85	88	0	0	3	0	88	88
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	280	407	223	62	10	5	513	474

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
November 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Abbotsford City	17	44	0	0	3	8	6	10	26	62	-58.1
Mission DM	5	7	0	0	0	0	0	0	5	7	-28.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	22	51	0	0	3	8	6	10	31	69	-55.1

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	176	233	6	6	87	25	66	367	335	631	-46.9
Mission DM	72	102	2	0	0	0	0	0	74	102	-27.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	248	335	8	6	87	25	66	367	409	733	-44.2

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
November 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Abbotsford City	3	8	0	0	6	10	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	3	8	0	0	6	10	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	87	25	0	0	66	367	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	87	25	0	0	66	367	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Abbotsford City	23	52	3	9	0	1	26	62
Mission DM	5	7	0	0	0	0	5	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	28	59	3	9	0	1	31	69

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	237	287	94	342	4	2	335	631
Mission DM	74	102	0	0	0	0	74	102
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	311	389	94	342	4	2	409	733

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
November 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													
November 2011	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	--	--
November 2010	0	0.0	3	15.8	0	0.0	1	5.3	0	0.0	19	610,000	598,747
Year-to-date 2011	10	5.5	70	38.3	14	7.7	24	13.1	14	7.7	183	569,000	589,169
Year-to-date 2010	3	1.4	80	36.5	25	11.4	17	7.8	25	11.4	219	569,000	609,449
Mission DM													
November 2011	0	0.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
November 2010	4	50.0	3	37.5	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2011	16	28.1	29	50.9	1	1.8	5	8.8	1	1.8	57	469,900	499,132
Year-to-date 2010	47	43.9	54	50.5	0	0.0	2	1.9	0	0.0	107	459,900	467,399
Indian Reserves													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2011	0	0.0	7	53.8	0	0.0	1	7.7	0	0.0	13	549,900	546,262
November 2010	4	14.8	6	22.2	0	0.0	2	7.4	0	0.0	27	590,000	566,989
Year-to-date 2011	26	10.8	99	41.3	15	6.3	29	12.1	15	6.3	240	549,900	567,785
Year-to-date 2010	50	15.3	134	41.1	25	7.7	19	5.8	25	7.7	326	545,500	562,825

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
November 2011**

Submarket	Nov 2011	Nov 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	--	598,747	n/a	589,169	609,449	-3.3
Mission DM	--	--	n/a	499,132	467,399	6.8
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	546,262	566,989	-3.7	567,785	562,825	0.9

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
November 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	1,216	2,198	2,382	51.0	483,965	6.1	493,298
	November	1,040	1.9	1,157	1,654	2,225	52.0	478,968	5.3	498,204
	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	13,153	-9.8		27,194			451,657	6.5	
	YTD 2011	13,911	5.8		27,351			502,772	11.3	

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

Raw data: data observed for the current quarter

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

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

** At the end of the quarter

***: observed change greater than 100%

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

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

Source: CREA

Table 6: Economic Indicators
November 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	97.4	117.4	88	7.9	66.2	757
	November	598	3.50	5.29		117.5	87	8.5	65.7	763
	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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