

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2011

Vancouver CMA

There were 1,783 housing starts in September 2011 in the Vancouver Census Metropolitan Area (CMA), exceeding the 1,644 starts recorded in the same month last year. The total number of new homes started during the first nine months of 2011 reached 13,260, compared to 11,137 in the same period last year. Year-to-date, housing starts have increased most

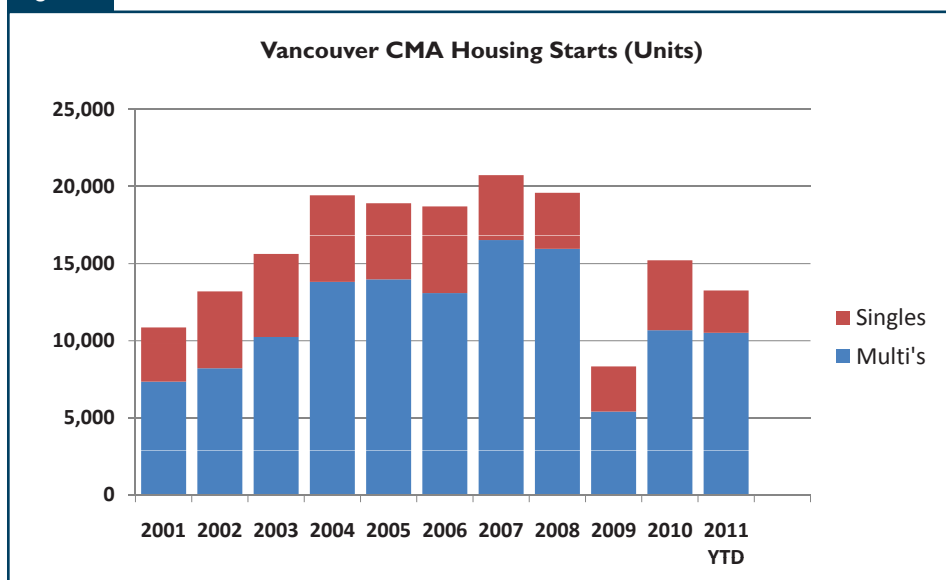
notably in Burnaby, Coquitlam, North Vancouver and Richmond.

Multiple family housing units, which include apartments, townhouses and semi-detached homes, accounted for 79 per cent of total housing starts in the first nine months of 2011, compared to 68 per cent in the same period last year and exceeding the ten year average of 71 per cent. Multiple family starts in Richmond increased

Table of Contents

- 1 Vancouver CMA
- 2 Abbotsford CMA
- 3 Maps
- 15 Report Tables
- 54 Methodology

Figure 1



Source: CMHC

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

by nearly 1,000 units over the same period last year; an 88 per cent increase. Multi-family starts in the City of Richmond are well above the ten year average (Figure 2).

Year-to-date, there were fewer newly completed homes compared to last year. Completions declined across the Vancouver CMA by more than one-third compared to the first three quarters of 2011. This was due to the lower number of homes started in 2009 and early in 2010. Larger scale multiple family projects, which can take up to two years or more to complete, started to reappear during the latter part of 2010 and currently represent much of the housing stock under construction.

Abbotsford CMA

In the Abbotsford CMA, overall starts were unchanged from a year ago with 362 units started year-to-date, compared with 351 units a year ago. Both major centers that make up the Abbotsford CMA (Abbotsford City and Mission) showed very similar levels of new home construction compared to last year. Fewer starts of single family homes in Abbotsford City were balanced out by an increase in the number of multi-family starts in that city.

Greater Vancouver MLS®¹ Market

In the first nine months of 2011, there were 26,096 home sales (single detached, attached and apartments) in Greater Vancouver through the MLS® system, a ten per cent increase over the 23,825 sales recorded during the same period last year. Single family homes accounted for the bulk of the increase with the number of sales increasing 22 per cent year-to-date compared to last year. By comparison,

Figure 2

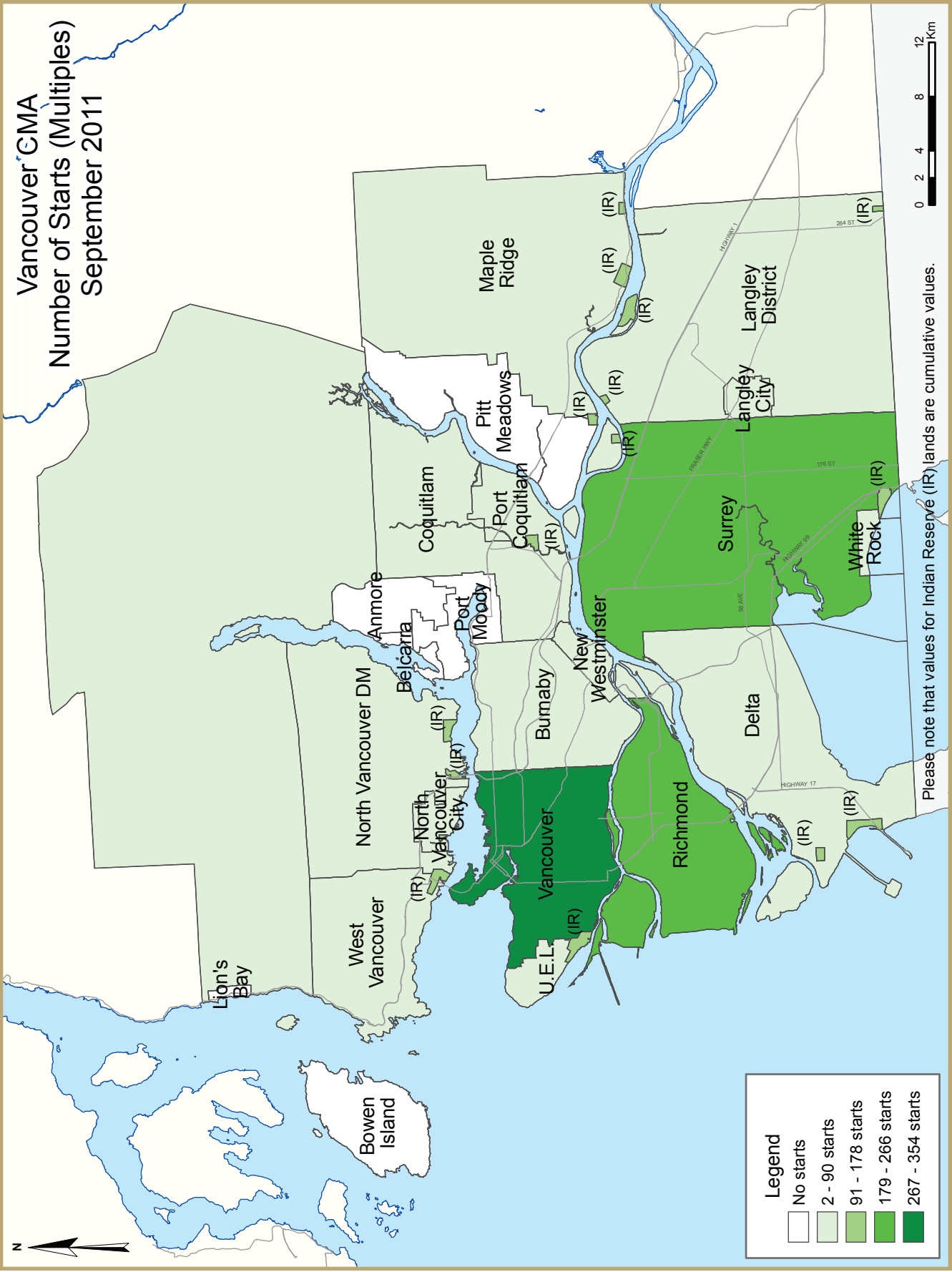


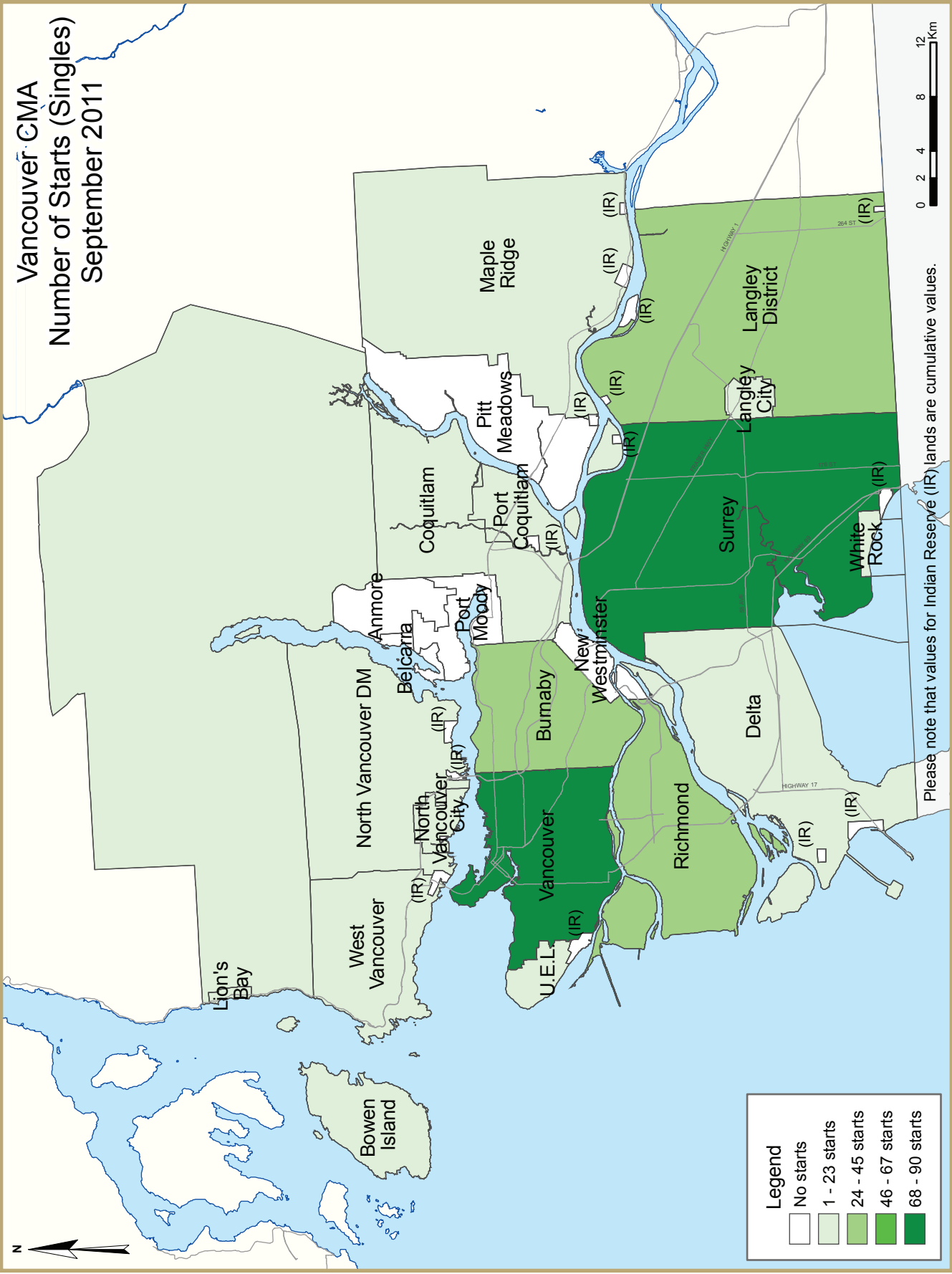
Source: CMHC

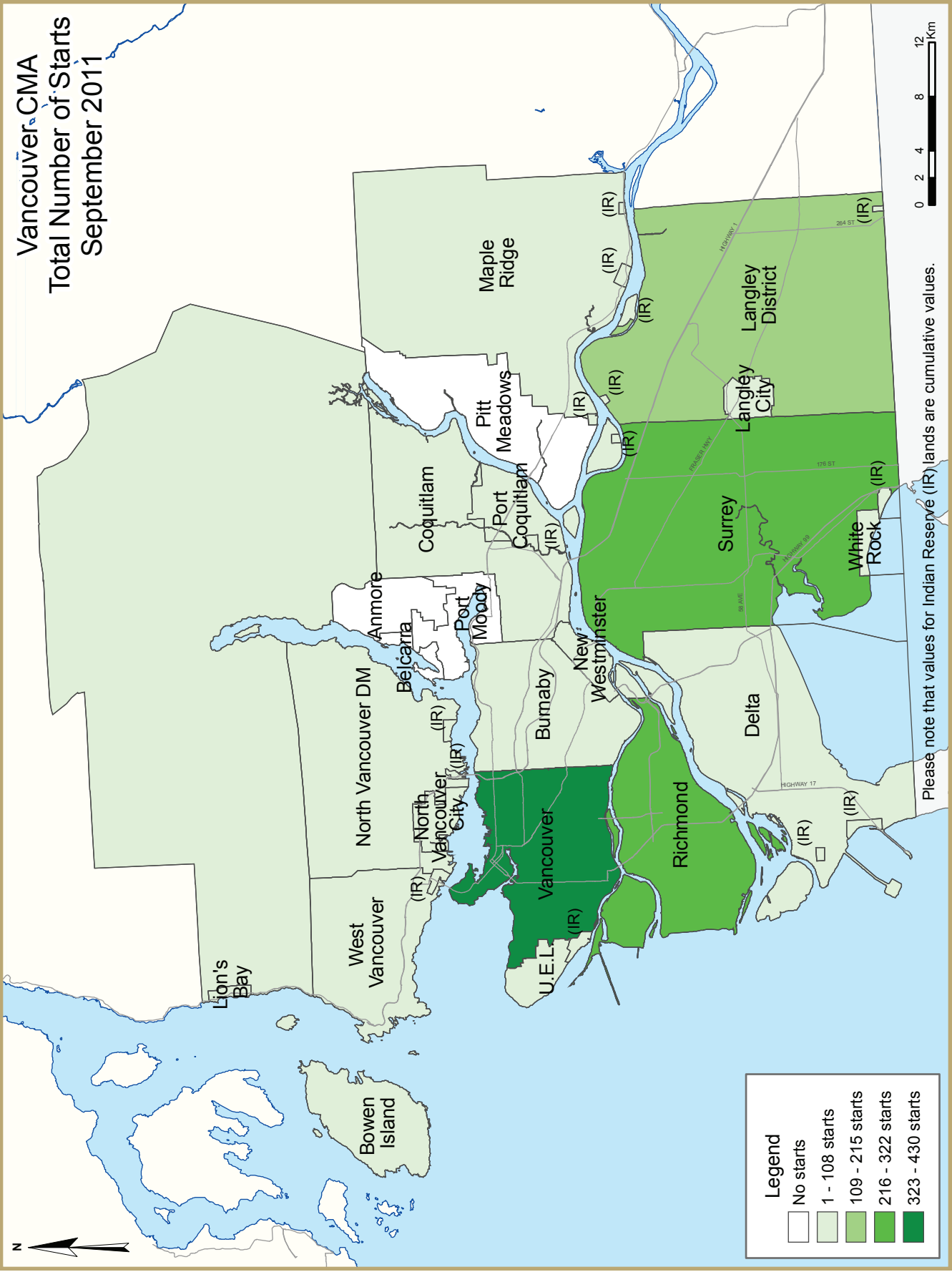
the number of attached home sales (town homes and duplexes) increased six per cent and apartment sales decreased one per cent over the same period. Both MLS® sales and new listings of all home types were lower in the third quarter of 2011, compared to the first half of the year, but the market classification remained balanced at the end of the quarter.

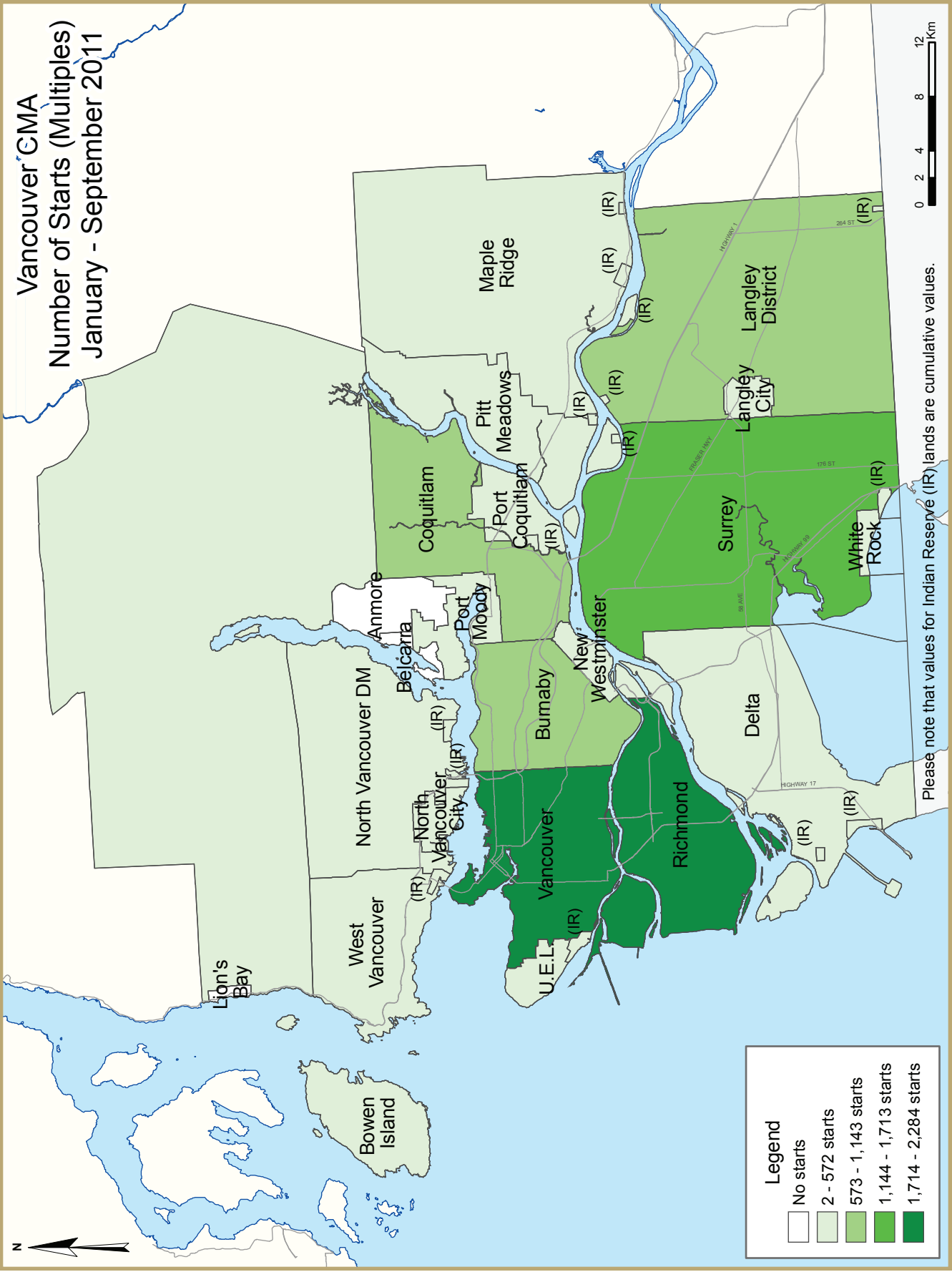
The average September MLS® price in Greater Vancouver was 11 per cent higher than the same month a year ago, however the pace of price growth has slowed since the first part of the year when increases in the 20+ per cent range were recorded in several months. The moderation in the pace of price growth has been driven by single family homes which made up 43 per cent of unit sales and 65 per cent of the total dollar volume of sales in September. Attached home and apartment condominium prices have stayed relatively flat over the same period.

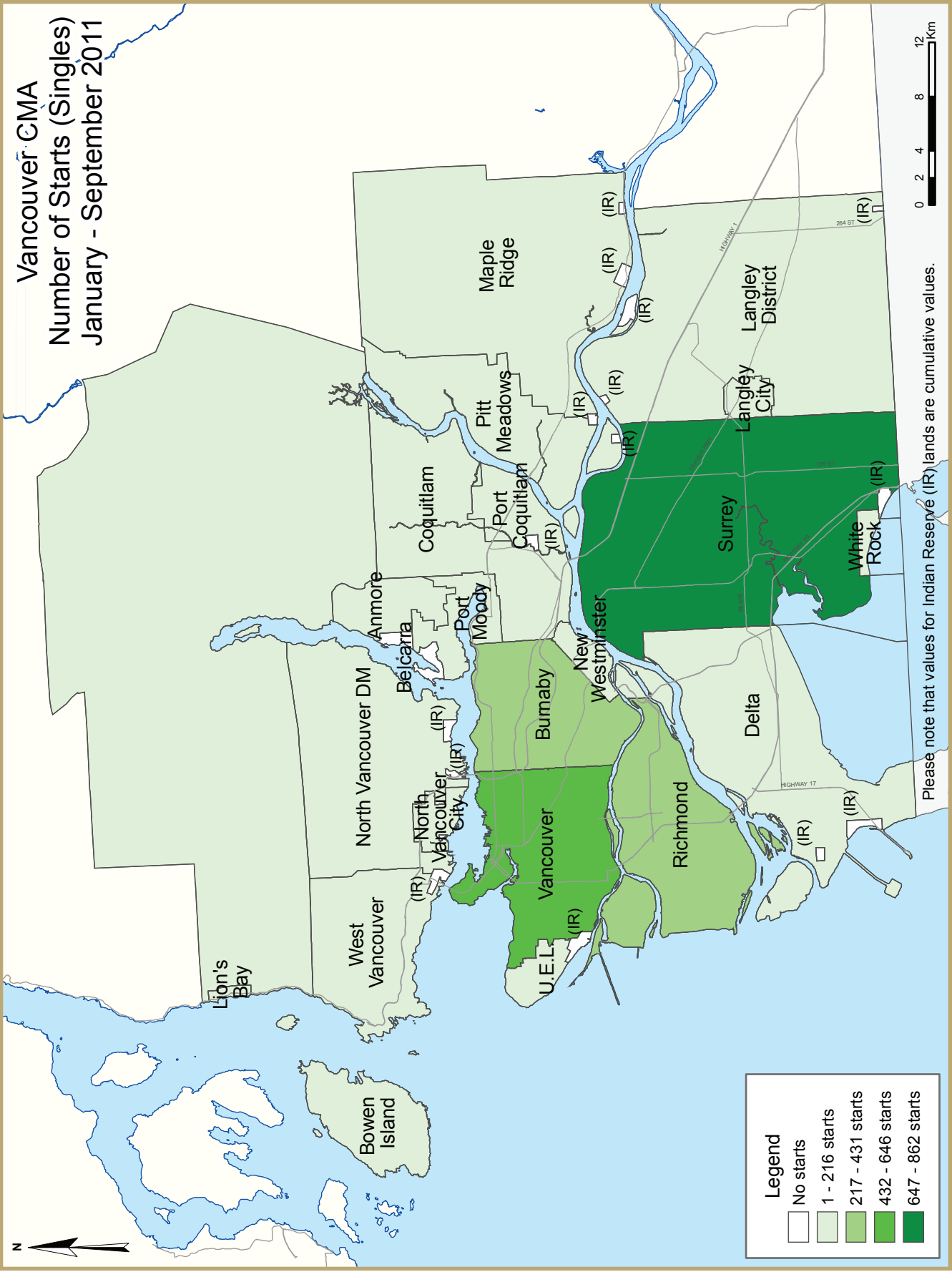
¹ MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

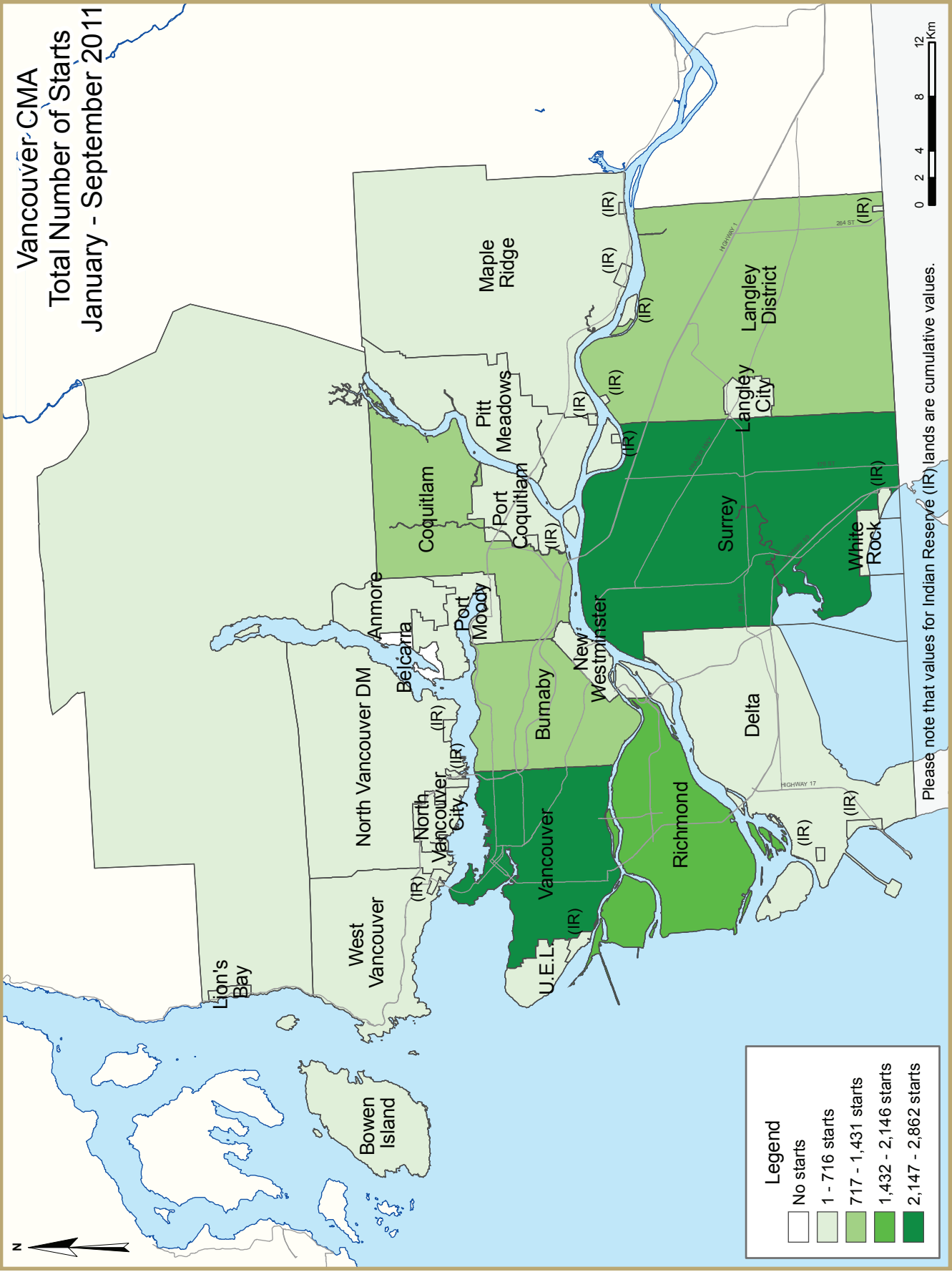










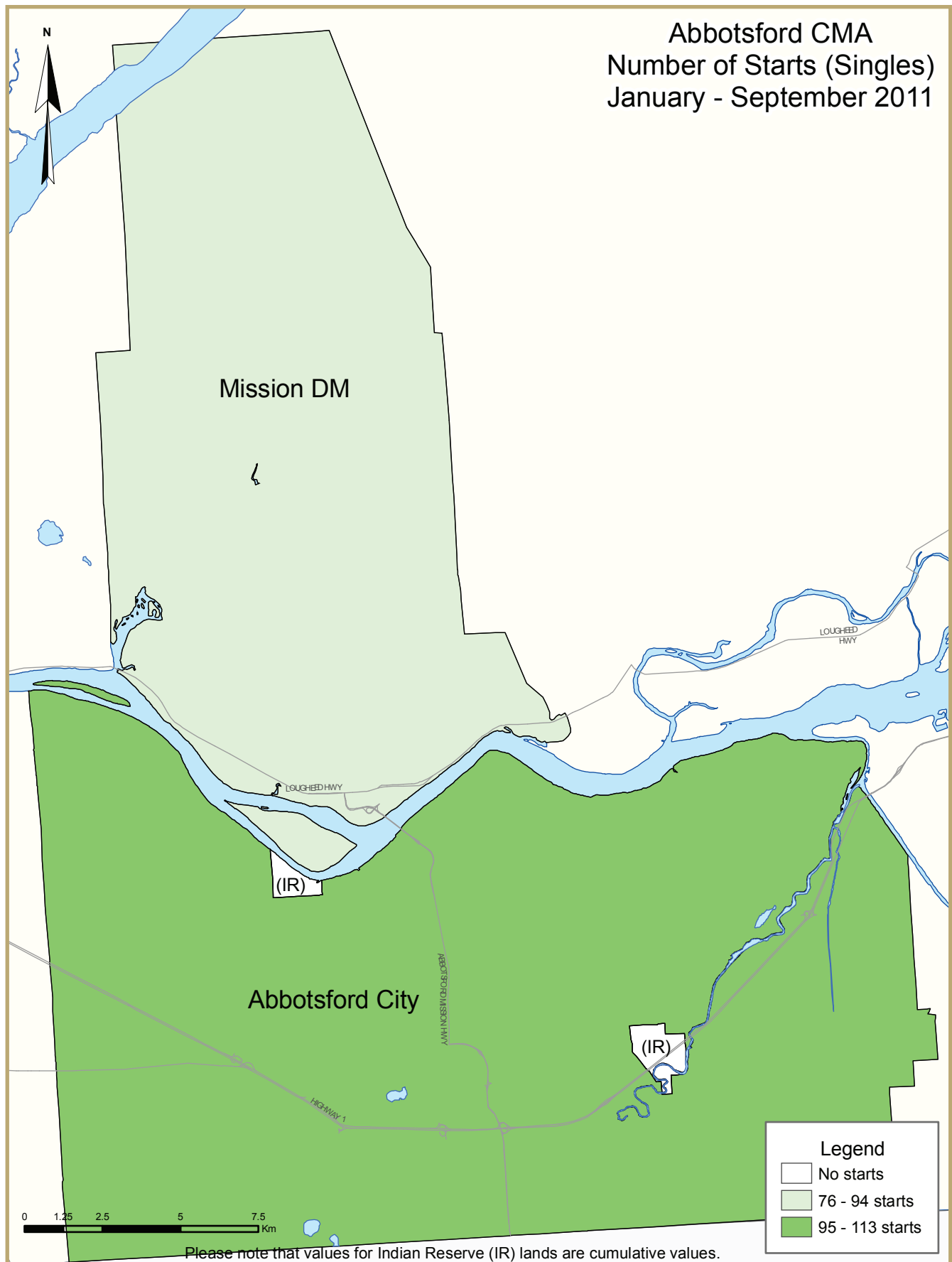














HOUSING NOW REPORT TABLES

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 Vancouver CMA
September 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2011	326	30	242	3	316	848	17	1	1,783
September 2010	374	38	128	2	399	463	17	223	1,644
% Change	-12.8	-21.1	89.1	50.0	-20.8	83.2	0.0	-99.6	8.5
Year-to-date 2011	2,500	218	1,571	24	2,358	5,042	220	1,327	13,260
Year-to-date 2010	3,431	218	1,016	39	1,818	3,669	126	820	11,137
% Change	-27.1	0.0	54.6	-38.5	29.7	37.4	74.6	61.8	19.1
UNDER CONSTRUCTION									
September 2011	2,923	244	1,765	24	2,566	10,241	245	1,540	19,548
September 2010	3,353	238	1,024	45	1,917	7,788	115	1,095	15,575
% Change	-12.8	2.5	72.4	-46.7	33.9	31.5	113.0	40.6	25.5
COMPLETIONS									
September 2011	260	18	112	5	192	328	12	1	928
September 2010	389	42	50	6	187	596	6	18	1,294
% Change	-33.2	-57.1	124.0	-16.7	2.7	-45.0	100.0	-94.4	-28.3
Year-to-date 2011	2,692	164	878	37	1,657	3,166	149	663	9,406
Year-to-date 2010	2,775	170	599	21	1,856	6,858	21	407	12,707
% Change	-3.0	-3.5	46.6	76.2	-10.7	-53.8	**	62.9	-26.0
COMPLETED & NOT ABSORBED									
September 2011	698	97	193	0	424	1,459	11	151	3,033
September 2010	592	69	108	1	278	1,893	1	30	2,972
% Change	17.9	40.6	78.7	-100.0	52.5	-22.9	**	**	2.1
ABSORBED									
September 2011	244	5	82	5	186	344	11	35	912
September 2010	308	39	50	8	198	414	6	14	1,037
% Change	-20.8	-87.2	64.0	-37.5	-6.1	-16.9	83.3	150.0	-12.1
Year-to-date 2011	2,743	161	823	43	1,642	3,750	139	354	9,655
Year-to-date 2010	2,741	166	574	23	1,846	5,676	15	221	11,262
% Change	0.1	-3.0	43.4	87.0	-11.1	-33.9	**	60.2	-14.3

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2011	43	10	0	0	4	41	0	0	98
September 2010	25	16	0	0	14	98	0	0	153
Delta									
September 2011	3	6	6	0	38	0	0	0	53
September 2010	19	0	0	0	42	0	1	0	62
Langley									
September 2011	27	0	30	3	51	50	0	0	161
September 2010	18	0	14	0	69	0	2	0	103
Maple Ridge / Pitt Meadows									
September 2011	14	0	0	0	23	0	0	0	37
September 2010	16	0	0	0	22	0	0	0	38
New Westminster									
September 2011	0	0	0	0	0	54	0	0	54
September 2010	12	0	0	0	0	0	0	0	12
North Vancouver									
September 2011	8	0	26	0	6	69	0	0	109
September 2010	9	0	0	0	0	138	0	0	147
Richmond									
September 2011	45	0	46	0	24	184	0	0	299
September 2010	22	0	20	0	68	99	0	81	290
Surrey									
September 2011	88	2	60	0	134	0	2	0	286
September 2010	157	0	0	2	101	0	0	12	272
Tri-Cities									
September 2011	14	0	14	0	14	0	0	0	42
September 2010	4	8	32	0	59	4	0	0	107
University Endowment Lands									
September 2011	1	0	0	0	0	82	0	0	83
September 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2011	61	10	56	0	22	265	15	1	430
September 2010	70	12	58	0	24	124	14	130	432
West Vancouver									
September 2011	16	2	0	0	0	0	0	0	18
September 2010	13	2	0	0	0	0	0	0	15
White Rock									
September 2011	1	0	4	0	0	0	0	0	5
September 2010	2	0	4	0	0	0	0	0	6
Indian Reserves									
September 2011	0	0	0	0	0	103	0	0	103
September 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2011	326	30	242	3	316	848	17	1	1,783
September 2010	374	38	128	2	399	463	17	223	1,644

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
September 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									
September 2011	282	94	0	0	184	1,580	0	64	2,204
September 2010	217	78	0	0	100	1,044	0	70	1,509
Delta									
September 2011	67	12	36	0	84	73	1	0	273
September 2010	85	0	0	0	129	79	3	3	299
Langley									
September 2011	188	2	267	12	256	271	0	0	996
September 2010	162	0	120	0	252	105	2	0	641
Maple Ridge / Pitt Meadows									
September 2011	163	0	0	0	169	35	3	117	487
September 2010	181	0	0	0	171	165	0	1	518
New Westminster									
September 2011	42	0	0	0	42	212	1	24	321
September 2010	48	4	0	36	10	229	0	0	327
North Vancouver									
September 2011	66	12	118	6	73	490	3	222	990
September 2010	86	16	22	0	49	433	0	52	658
Richmond									
September 2011	311	8	290	3	360	1,255	1	227	2,455
September 2010	294	6	298	3	207	554	0	86	1,448
Surrey									
September 2011	783	10	240	1	830	1,512	42	44	3,462
September 2010	1,239	10	6	5	756	973	0	96	3,085
Tri-Cities									
September 2011	140	20	204	0	269	1,221	0	30	1,884
September 2010	85	24	171	0	149	316	0	50	795
University Endowment Lands									
September 2011	5	0	0	0	7	190	0	107	309
September 2010	4	0	0	0	0	216	0	134	354
Vancouver City									
September 2011	620	78	554	2	292	3,290	194	705	5,735
September 2010	719	86	355	1	94	3,644	110	601	5,610
West Vancouver									
September 2011	180	8	0	0	0	0	0	0	188
September 2010	148	14	0	0	0	0	0	0	162
White Rock									
September 2011	15	0	52	0	0	9	0	0	76
September 2010	10	0	50	0	0	30	0	0	90
Indian Reserves									
September 2011	0	0	0	0	0	103	0	0	103
September 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2011	2,923	244	1,765	24	2,566	10,241	245	1,540	19,548
September 2010	3,353	238	1,024	45	1,917	7,788	115	1,095	15,575

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
September 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
September 2011	29	10	0	0	0	0	0	0	39
September 2010	22	10	0	0	0	0	0	0	32
Delta									
September 2011	18	2	8	0	7	0	0	0	35
September 2010	15	0	0	0	0	0	0	0	15
Langley									
September 2011	19	0	42	0	22	68	1	0	152
September 2010	24	4	22	0	34	62	1	0	147
Maple Ridge / Pitt Meadows									
September 2011	16	0	0	0	0	0	1	0	17
September 2010	32	0	0	0	4	0	0	0	36
New Westminster									
September 2011	6	0	0	0	0	0	0	0	6
September 2010	10	0	0	1	0	0	0	0	11
North Vancouver									
September 2011	5	0	4	0	0	129	1	0	139
September 2010	5	0	0	0	2	0	0	0	7
Richmond									
September 2011	9	0	2	0	13	0	0	0	24
September 2010	0	0	0	5	46	5	0	0	56
Surrey									
September 2011	128	0	14	5	118	71	3	1	340
September 2010	217	0	0	0	91	327	0	18	653
Tri-Cities									
September 2011	0	0	2	0	0	0	0	0	2
September 2010	1	0	2	0	0	0	0	0	3
University Endowment Lands									
September 2011	0	0	0	0	0	60	0	0	60
September 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2011	18	6	34	0	32	0	6	0	96
September 2010	54	28	20	0	10	202	5	0	319
West Vancouver									
September 2011	8	0	0	0	0	0	0	0	8
September 2010	7	0	0	0	0	0	0	0	7
White Rock									
September 2011	1	0	4	0	0	0	0	0	5
September 2010	2	0	6	0	0	0	0	0	8
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2011	260	18	112	5	192	328	12	1	928
September 2010	389	42	50	6	187	596	6	18	1,294

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
September 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									
Burnaby									
September 2011	94	38	0	0	29	79	0	0	240
September 2010	44	21	0	0	11	53	0	0	129
Delta									
September 2011	7	2	0	0	6	43	0	0	58
September 2010	23	2	0	0	3	0	0	1	29
Langley									
September 2011	27	0	74	0	63	139	0	0	303
September 2010	28	4	32	1	28	66	0	0	159
Maple Ridge / Pitt Meadows									
September 2011	75	2	0	0	10	46	0	0	133
September 2010	57	0	0	0	11	14	0	0	82
New Westminster									
September 2011	19	2	0	0	0	98	0	0	119
September 2010	15	0	0	0	0	280	0	0	295
North Vancouver									
September 2011	11	2	10	0	21	146	0	0	190
September 2010	20	4	6	0	10	58	0	0	98
Richmond									
September 2011	41	6	20	0	37	10	2	0	116
September 2010	15	0	20	0	14	11	0	4	64
Surrey									
September 2011	223	0	2	0	158	375	3	29	790
September 2010	253	1	6	0	126	549	0	25	960
Tri-Cities									
September 2011	21	10	43	0	17	52	0	22	165
September 2010	9	2	27	0	22	96	0	0	156
University Endowment Lands									
September 2011	0	0	0	0	0	31	0	98	129
September 2010	0	0	0	0	3	12	0	0	15
Vancouver City									
September 2011	163	35	42	0	79	424	6	0	749
September 2010	96	35	4	0	49	730	1	0	915
West Vancouver									
September 2011	7	0	0	0	0	3	0	0	10
September 2010	25	0	0	0	0	12	0	0	37
White Rock									
September 2011	1	0	2	0	2	13	0	0	18
September 2010	3	0	13	0	1	12	0	0	29
Indian Reserves									
September 2011	0	0	0	0	2	0	0	0	2
September 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2011	698	97	193	0	424	1,459	11	151	3,033
September 2010	592	69	108	1	278	1,893	1	30	2,972

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
September 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									
September 2011	10	2	0	0	5	4	0	0	21
September 2010	16	5	0	0	0	4	0	0	25
Delta									
September 2011	21	0	8	0	7	0	0	0	36
September 2010	11	0	0	0	0	0	0	0	11
Langley									
September 2011	17	0	20	0	24	25	1	0	87
September 2010	18	2	22	1	31	45	1	0	120
Maple Ridge / Pitt Meadows									
September 2011	18	0	0	0	2	20	1	0	41
September 2010	21	0	0	0	7	0	0	0	28
New Westminster									
September 2011	8	0	0	0	0	2	0	28	38
September 2010	7	0	0	1	0	1	0	0	9
North Vancouver									
September 2011	4	0	8	0	4	129	1	0	146
September 2010	4	2	0	1	5	1	0	0	13
Richmond									
September 2011	5	0	2	0	13	0	0	0	20
September 2010	0	0	4	5	51	5	0	0	65
Surrey									
September 2011	118	0	12	5	97	71	3	6	312
September 2010	172	0	0	0	93	151	0	14	430
Tri-Cities									
September 2011	0	0	0	0	1	7	0	0	8
September 2010	1	0	2	0	2	6	0	0	11
University Endowment Lands									
September 2011	0	0	0	0	0	58	0	0	58
September 2010	0	0	0	0	1	2	0	0	3
Vancouver City									
September 2011	30	3	26	0	29	26	5	1	120
September 2010	48	30	20	0	7	197	5	0	307
West Vancouver									
September 2011	8	0	0	0	0	0	0	0	8
September 2010	8	0	0	0	1	0	0	0	9
White Rock									
September 2011	1	0	4	0	0	2	0	0	7
September 2010	2	0	2	0	0	2	0	0	6
Indian Reserves									
September 2011	0	0	0	0	4	0	0	0	4
September 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2011	244	5	82	5	186	344	11	35	912
September 2010	308	39	50	8	198	414	6	14	1,037

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 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	4	7	0	0	0	0	0	0	4	7	-42.9
Burnaby - Mountain	9	0	2	0	0	0	0	0	11	0	n/a
Burnaby - North	13	3	0	0	0	0	0	0	13	3	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	8	6	4	2	0	0	0	0	12	8	50.0
Burnaby - Central Park	2	1	0	0	4	0	41	98	47	99	-52.5
Burnaby - Remainder	11	15	4	14	0	14	0	0	15	43	-65.1
Burnaby Total	43	25	10	16	4	14	41	98	98	153	-35.9
Coquitlam	13	3	0	10	14	14	8	32	35	59	-40.7
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	3	20	20	6	24	36	6	0	53	62	-14.5
Delta	3	20	20	6	24	36	6	0	53	62	-14.5
Langley City	1	0	0	0	0	0	50	0	51	0	n/a
Langley District	29	20	0	0	51	69	30	14	110	103	6.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	14	16	8	0	15	22	0	0	37	38	-2.6
New Westminster	0	12	0	0	0	0	54	0	54	12	**
North Vancouver City	1	2	0	0	6	0	71	138	78	140	-44.3
North Vancouver DM	7	7	0	0	0	0	24	0	31	7	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	1	0	0	0	0	35	6	4	7	39	-82.1
Port Moody	0	1	0	0	0	8	0	0	0	9	-100.0
Richmond	45	22	8	8	16	60	230	200	299	290	3.1
Surrey - South	34	34	6	8	21	33	4	0	65	75	-13.3
Surrey - Cloverdale	15	61	2	0	60	0	6	11	83	72	15.3
Surrey - North	35	54	0	0	32	47	40	1	107	102	4.9
Surrey - Guildford	0	1	0	0	0	13	0	0	0	14	-100.0
Surrey - Whalley	6	9	2	0	13	0	10	0	31	9	**
Surrey Total	90	159	10	8	126	93	60	12	286	272	5.1
University Endowment Lands	1	0	0	0	0	0	82	0	83	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	2	0	2	0	252	0	256	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	124	0	124	-100.0
Vancouver - Granville/Oak	1	0	0	2	0	0	9	0	10	2	**
Vancouver - Kerrisdale	2	2	0	0	0	0	2	0	4	2	100.0
Vancouver - Marpole	4	6	0	0	0	0	3	2	7	8	-12.5
Vancouver - Eastside	43	51	8	4	8	0	42	51	101	106	-4.7
Vancouver - Mt. Pleasant	0	0	4	4	8	0	0	0	12	4	200.0
Vancouver - Strath/Grand	0	3	0	2	0	0	4	129	4	134	-97.0
Vancouver - Westside	26	22	0	0	0	24	10	6	36	52	-30.8
Vancouver Total	76	84	14	12	18	24	322	312	430	432	-0.5
West Vancouver	16	13	2	2	0	0	0	0	18	15	20.0
White Rock	1	2	0	0	0	0	4	4	5	6	-16.7
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	346	393	72	62	274	375	1,091	814	1,783	1,644	8.5

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 - September 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	12	0	2	0	0	0	155	0	169	0	n/a
Burnaby - North	69	47	10	4	7	4	13	26	99	81	22.2
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	33	42	30	12	18	12	44	37	125	103	21.4
Burnaby - Central Park	20	27	10	12	4	26	41	98	75	163	-54.0
Burnaby - Remainder	97	96	40	68	121	33	503	357	761	554	37.4
Burnaby Total	232	212	92	96	150	75	756	518	1,230	901	36.5
Coquitlam	152	125	18	24	269	119	677	442	1,116	710	57.2
Delta - Tsawwassen	12	12	2	0	0	0	0	55	14	67	-79.1
Delta - Ladner	19	39	2	6	0	0	4	27	25	72	-65.3
Delta - North	52	72	36	6	65	126	111	0	264	204	29.4
Delta	83	123	40	12	65	126	115	82	303	343	-11.7
Langley City	4	2	0	0	0	0	169	105	173	107	61.7
Langley District	179	174	2	0	274	288	306	152	761	614	23.9
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	180	238	12	4	115	85	81	21	388	348	11.5
New Westminster	47	95	2	4	23	10	209	129	281	238	18.1
North Vancouver City	20	3	24	16	18	8	361	210	423	237	78.5
North Vancouver DM	30	59	0	2	40	20	319	129	389	210	85.2
Pitt Meadows	4	14	0	0	0	0	71	0	75	14	**
Port Coquitlam	9	4	0	4	0	42	30	52	39	102	-61.8
Port Moody	9	12	0	0	5	21	0	0	14	33	-57.6
Richmond	232	224	68	46	259	188	1,582	681	2,141	1,139	88.0
Surrey - South	225	369	38	42	218	213	80	14	561	638	-12.1
Surrey - Cloverdale	173	495	26	4	185	112	81	124	465	735	-36.7
Surrey - North	391	616	2	20	294	302	385	197	1,072	1,135	-5.6
Surrey - Guildford	2	12	0	0	22	13	0	0	24	25	-4.0
Surrey - Whalley	71	104	2	2	48	0	287	108	408	214	90.7
Surrey Total	862	1,596	68	68	767	640	833	443	2,530	2,747	-7.9
University Endowment Lands	2	2	0	0	0	0	261	170	263	172	52.9
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	558	430	558	430	29.8
Vancouver - Kitsilano	6	5	8	6	11	15	483	0	508	26	**
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	27	38	0	0	4	0	16	12	47	50	-6.0
Vancouver - Marpole	39	45	2	6	0	0	19	24	60	75	-20.0
Vancouver - Eastside	260	306	36	32	55	29	426	499	777	866	-10.3
Vancouver - Mt. Pleasant	4	1	22	14	35	0	247	772	308	787	-60.9
Vancouver - Strath/Grand	2	3	4	4	0	0	4	257	10	264	-96.2
Vancouver - Westside	230	189	4	2	73	24	91	129	398	344	15.7
Vancouver Total	578	593	78	68	192	68	2,014	2,298	2,862	3,027	-5.5
West Vancouver	86	75	2	2	0	0	0	0	88	77	14.3
White Rock	11	4	0	0	0	0	40	67	51	71	-28.2
Indian Reserves	0	0	0	0	0	0	103	0	103	0	n/a
Vancouver CMA	2,744	3,596	406	346	2,177	1,690	7,933	5,505	13,260	11,137	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
September 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 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	4	0	0	0	41	98	0	0
Burnaby - Remainder	0	14	0	0	0	0	0	0
Burnaby Total	4	14	0	0	41	98	0	0
Coquitlam	14	14	0	0	8	32	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	24	36	0	0	6	0	0	0
Delta	24	36	0	0	6	0	0	0
Langley City	0	0	0	0	50	0	0	0
Langley District	51	69	0	0	30	14	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	22	0	0	0	0	0	0
New Westminster	0	0	0	0	54	0	0	0
North Vancouver City	6	0	0	0	71	138	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	35	0	0	6	4	0	0
Port Moody	0	8	0	0	0	0	0	0
Richmond	16	60	0	0	230	119	0	81
Surrey - South	21	33	0	0	4	0	0	0
Surrey - Cloverdale	60	0	0	0	6	0	0	11
Surrey - North	32	47	0	0	40	0	0	1
Surrey - Guildford	0	13	0	0	0	0	0	0
Surrey - Whalley	13	0	0	0	10	0	0	0
Surrey Total	126	93	0	0	60	0	0	12
University Endowment Lands	0	0	0	0	82	0	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	2	0	0	0	252	0	0	0
Vancouver - False Creek	0	0	0	0	0	124	0	0
Vancouver - Granville/Oak	0	0	0	0	9	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	2	2	1	0
Vancouver - Eastside	8	0	0	0	42	50	0	1
Vancouver - Mt. Pleasant	8	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	4	0	0	129
Vancouver - Westside	0	24	0	0	10	6	0	0
Vancouver Total	18	24	0	0	321	182	1	130
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	274	375	0	0	1,090	591	1	223

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 - September 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	44	37	0	0
Burnaby - Central Park	4	26	0	0	41	98	0	0
Burnaby - Remainder	121	33	0	0	439	287	64	70
Burnaby Total	150	75	0	0	692	448	64	70
Coquitlam	269	119	0	0	645	392	32	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	4	24	0	3
Delta - North	65	126	0	0	111	0	0	0
Delta	65	126	0	0	115	79	0	3
Langley City	0	0	0	0	169	105	0	0
Langley District	274	288	0	0	306	152	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	115	85	0	0	35	21	46	0
New Westminster	23	10	0	0	185	129	24	0
North Vancouver City	18	8	0	0	285	158	76	52
North Vancouver DM	40	20	0	0	173	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	42	0	0	30	52	0	0
Port Moody	5	21	0	0	0	0	0	0
Richmond	259	188	0	0	1,358	597	224	84
Surrey - South	218	213	0	0	80	0	0	14
Surrey - Cloverdale	185	112	0	0	81	20	0	104
Surrey - North	294	302	0	0	349	169	36	28
Surrey - Guildford	22	13	0	0	0	0	0	0
Surrey - Whalley	48	0	0	0	287	108	0	0
Surrey Total	767	640	0	0	797	297	36	146
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	226	148	204
Vancouver - Kitsilano	11	15	0	0	391	0	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	16	12	0	0
Vancouver - Marpole	0	0	0	0	18	24	1	0
Vancouver - Eastside	55	29	0	0	386	470	40	29
Vancouver - Mt. Pleasant	35	0	0	0	247	772	0	0
Vancouver - Strath/Grand	0	0	0	0	4	128	0	129
Vancouver - Westside	73	24	0	0	90	78	1	51
Vancouver Total	192	68	0	0	1,585	1,885	429	413
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	40	67	0	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,177	1,690	0	0	6,606	4,685	1,327	820

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
September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	7	0	0	0	0	4	7
Burnaby - Mountain	11	0	0	0	0	0	11	0
Burnaby - North	13	3	0	0	0	0	13	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	8	0	0	0	0	12	8
Burnaby - Central Park	2	1	45	98	0	0	47	99
Burnaby - Remainder	15	29	0	14	0	0	15	43
Burnaby Total	53	41	45	112	0	0	98	153
Coquitlam	21	39	14	20	0	0	35	59
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	15	19	38	42	0	1	53	62
Delta	15	19	38	42	0	1	53	62
Langley City	1	0	50	0	0	0	51	0
Langley District	56	32	54	69	0	2	110	103
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	14	16	23	22	0	0	37	38
New Westminster	0	12	54	0	0	0	54	12
North Vancouver City	17	2	61	138	0	0	78	140
North Vancouver DM	17	7	14	0	0	0	31	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	7	4	0	35	0	0	7	39
Port Moody	0	1	0	8	0	0	0	9
Richmond	91	42	208	167	0	81	299	290
Surrey - South	38	32	27	43	0	0	65	75
Surrey - Cloverdale	20	61	62	0	1	11	83	72
Surrey - North	74	54	32	47	1	1	107	102
Surrey - Guildford	0	1	0	13	0	0	0	14
Surrey - Whalley	18	9	13	0	0	0	31	9
Surrey Total	150	157	134	103	2	12	286	272
University Endowment Lands	1	0	82	0	0	0	83	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	254	0	0	0	256	0
Vancouver - False Creek	0	0	0	124	0	0	0	124
Vancouver - Granville/Oak	1	2	9	0	0	0	10	2
Vancouver - Kerrisdale	4	2	0	0	0	0	4	2
Vancouver - Marpole	6	8	0	0	1	0	7	8
Vancouver - Eastside	77	95	12	0	12	11	101	106
Vancouver - Mt. Pleasant	4	4	8	0	0	0	12	4
Vancouver - Strath/Grand	0	5	4	0	0	129	4	134
Vancouver - Westside	33	24	0	24	3	4	36	52
Vancouver Total	127	140	287	148	16	144	430	432
West Vancouver	18	15	0	0	0	0	18	15
White Rock	5	6	0	0	0	0	5	6
Indian Reserves	0	0	103	0	0	0	103	0
Vancouver CMA	598	540	1,167	864	18	240	1,783	1,644

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 - September 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	14	0	155	0	0	0	169	0
Burnaby - North	79	51	20	30	0	0	99	81
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	59	54	66	49	0	0	125	103
Burnaby - Central Park	30	39	45	124	0	0	75	163
Burnaby - Remainder	137	164	560	320	64	70	761	554
Burnaby Total	320	308	846	523	64	70	1,230	901
Coquitlam	330	277	754	383	32	50	1,116	710
Delta - Tsawwassen	14	12	0	55	0	0	14	67
Delta - Ladner	24	39	0	28	1	5	25	72
Delta - North	100	71	164	132	0	1	264	204
Delta	138	122	164	215	1	6	303	343
Langley City	4	2	169	105	0	0	173	107
Langley District	464	317	285	288	12	9	761	614
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	178	237	160	110	50	1	388	348
New Westminster	46	68	210	170	25	0	281	238
North Vancouver City	84	39	259	146	80	52	423	237
North Vancouver DM	74	59	169	151	146	0	389	210
Pitt Meadows	4	14	0	0	71	0	75	14
Port Coquitlam	29	42	10	60	0	0	39	102
Port Moody	9	12	5	21	0	0	14	33
Richmond	437	430	1,476	625	228	84	2,141	1,139
Surrey - South	265	364	296	260	0	14	561	638
Surrey - Cloverdale	172	515	255	116	38	104	465	735
Surrey - North	524	618	499	489	49	28	1,072	1,135
Surrey - Guildford	2	12	22	13	0	0	24	25
Surrey - Whalley	105	106	303	108	0	0	408	214
Surrey Total	1,068	1,615	1,375	986	87	146	2,530	2,747
University Endowment Lands	2	2	82	170	179	0	263	172
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	148	204	558	430
Vancouver - Kitsilano	16	11	400	15	92	0	508	26
Vancouver - False Creek	2	3	8	124	147	0	157	127
Vancouver - Granville/Oak	10	5	17	49	0	4	27	58
Vancouver - Kerrisdale	39	47	4	0	4	3	47	50
Vancouver - Marpole	51	66	0	0	9	9	60	75
Vancouver - Eastside	492	461	156	322	129	83	777	866
Vancouver - Mt. Pleasant	26	14	282	772	0	1	308	787
Vancouver - Strath/Grand	6	135	4	0	0	129	10	264
Vancouver - Westside	279	207	76	44	43	93	398	344
Vancouver Total	933	949	1,357	1,552	572	526	2,862	3,027
West Vancouver	88	77	0	0	0	0	88	77
White Rock	51	50	0	21	0	0	51	71
Indian Reserves	0	0	103	0	0	0	103	0
Vancouver CMA	4,289	4,665	7,424	5,526	1,547	946	13,260	11,137

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
September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 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	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	11	11	0	0	0	0	0	0	11	11	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	5	2	4	0	0	0	0	5	9	-44.4
Burnaby - Central Park	0	1	4	4	0	0	0	0	4	5	-20.0
Burnaby - Remainder	15	4	4	2	0	0	0	0	19	6	**
Burnaby Total	29	22	10	10	0	0	0	0	39	32	21.9
Coquitlam	0	0	0	0	0	0	2	2	2	2	0.0
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	15	2	0	7	0	8	0	35	15	133.3
Delta	18	15	2	0	7	0	8	0	35	15	133.3
Langley City	0	0	0	0	0	0	68	62	68	62	9.7
Langley District	20	25	0	6	22	32	42	22	84	85	-1.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	17	32	0	0	0	4	0	0	17	36	-52.8
New Westminster	6	11	0	0	0	0	0	0	6	11	-45.5
North Vancouver City	3	0	0	0	0	0	2	0	5	0	n/a
North Vancouver DM	3	5	0	2	0	0	131	0	134	7	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	9	5	2	24	11	22	2	5	24	56	-57.1
Surrey - South	39	64	10	28	41	23	4	191	94	306	-69.3
Surrey - Cloverdale	24	56	6	0	7	27	3	96	40	179	-77.7
Surrey - North	58	84	0	0	18	8	73	58	149	150	-0.7
Surrey - Guildford	0	2	0	0	14	0	0	0	14	2	**
Surrey - Whalley	15	11	0	0	22	5	6	0	43	16	168.8
Surrey Total	136	217	16	28	102	63	86	345	340	653	-47.9
University Endowment Lands	0	0	0	0	0	0	60	0	60	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	202	0	202	-100.0
Vancouver - Kitsilano	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	3	7	0	0	0	0	0	0	3	7	-57.1
Vancouver - Marpole	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Eastside	13	33	4	26	32	10	28	18	77	87	-11.5
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	4	18	0	0	0	0	6	2	10	20	-50.0
Vancouver Total	24	59	6	28	32	10	34	222	96	319	-69.9
West Vancouver	8	7	0	0	0	0	0	0	8	7	14.3
White Rock	1	2	0	0	0	0	4	6	5	8	-37.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	277	401	36	98	174	131	441	664	928	1,294	-28.3

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 - September 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	35	2	6	15	20	0	248	58	309	-81.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	15	22	2	14	12	4	0	71	29	111	-73.9
Burnaby - Central Park	28	7	8	16	0	0	26	130	62	153	-59.5
Burnaby - Remainder	81	45	32	36	47	13	394	76	554	170	**
Burnaby Total	165	112	44	72	74	37	420	525	703	746	-5.8
Coquitlam	116	171	34	12	164	145	262	717	576	1,045	-44.9
Delta - Tsawwassen	6	14	0	0	0	0	87	0	93	14	**
Delta - Ladner	23	50	0	2	0	0	26	5	49	57	-14.0
Delta - North	75	53	8	0	81	53	10	52	174	158	10.1
Delta	104	117	8	2	81	53	123	57	316	229	38.0
Langley City	6	1	0	0	0	0	173	62	179	63	184.1
Langley District	134	156	0	12	288	171	156	266	578	605	-4.5
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	141	228	6	20	70	24	0	1	217	273	-20.5
New Westminster	75	54	2	0	0	0	202	592	279	646	-56.8
North Vancouver City	15	7	4	18	20	20	159	401	198	446	-55.6
North Vancouver DM	50	47	0	40	4	63	147	47	201	197	2.0
Pitt Meadows	9	10	0	0	0	0	0	0	9	10	-10.0
Port Coquitlam	9	4	4	2	35	55	38	92	86	153	-43.8
Port Moody	10	5	0	0	13	0	0	0	23	5	**
Richmond	222	90	22	34	98	246	477	831	819	1,201	-31.8
Surrey - South	273	331	40	82	293	308	4	472	610	1,193	-48.9
Surrey - Cloverdale	269	499	6	6	70	146	44	521	389	1,172	-66.8
Surrey - North	483	571	26	12	232	203	234	157	975	943	3.4
Surrey - Guildford	5	5	0	0	40	0	0	64	45	69	-34.8
Surrey - Whalley	106	69	2	0	22	35	6	568	136	672	-79.8
Surrey Total	1,136	1,475	74	100	657	692	288	1,782	2,155	4,049	-46.8
University Endowment Lands	2	7	0	4	0	0	194	91	196	102	92.2
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	0	1,059	1	1,115	-99.9
Vancouver - Granville/Oak	7	4	2	0	0	0	2	21	11	25	-56.0
Vancouver - Kerrisdale	41	18	0	0	0	0	8	35	49	53	-7.5
Vancouver - Marpole	41	19	2	8	0	0	20	2	63	29	117.2
Vancouver - Eastside	284	137	22	30	51	16	415	90	772	273	182.8
Vancouver - Mt. Pleasant	3	2	16	10	0	30	182	6	201	48	**
Vancouver - Strath/Grand	0	1	6	2	0	0	0	12	6	15	-60.0
Vancouver - Westside	184	48	2	4	0	48	50	2	236	102	131.4
Vancouver Total	567	230	58	58	65	154	2,016	2,308	2,706	2,750	-1.6
West Vancouver	69	58	8	0	0	0	0	8	77	66	16.7
White Rock	10	13	0	0	9	0	28	77	47	90	-47.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,875	2,812	264	374	1,578	1,660	4,689	7,861	9,406	12,707	-26.0

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
September 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 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	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	0	0	0	0	2	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	7	0	0	0	8	0	0	0
Delta	7	0	0	0	8	0	0	0
Langley City	0	0	0	0	68	62	0	0
Langley District	22	32	0	0	42	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	4	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	131	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	11	22	0	0	2	5	0	0
Surrey - South	41	23	0	0	4	189	0	2
Surrey - Cloverdale	7	27	0	0	2	85	1	11
Surrey - North	18	8	0	0	73	53	0	5
Surrey - Guildford	14	0	0	0	0	0	0	0
Surrey - Whalley	22	5	0	0	6	0	0	0
Surrey Total	102	63	0	0	85	327	1	18
University Endowment Lands	0	0	0	0	60	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	202	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	32	10	0	0	28	18	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	6	2	0	0
Vancouver Total	32	10	0	0	34	222	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	174	131	0	0	440	646	1	18

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 - September 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	0
Burnaby Total	74	32	0	5	420	525	0	0
Coquitlam	164	145	0	0	210	717	52	0
Delta - Tsawwassen	0	0	0	0	87	0	0	0
Delta - Ladner	0	0	0	0	24	0	2	5
Delta - North	81	53	0	0	10	51	0	1
Delta	81	53	0	0	121	51	2	6
Langley City	0	0	0	0	173	62	0	0
Langley District	288	171	0	0	156	266	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	24	0	0	0	0	0	1
New Westminster	0	0	0	0	73	592	129	0
North Vancouver City	20	20	0	0	159	376	0	25
North Vancouver DM	4	63	0	0	147	47	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	55	0	0	38	92	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	98	246	0	0	474	827	3	4
Surrey - South	293	308	0	0	4	458	0	14
Surrey - Cloverdale	70	146	0	0	4	384	40	137
Surrey - North	232	203	0	0	217	119	17	38
Surrey - Guildford	40	0	0	0	0	64	0	0
Surrey - Whalley	22	35	0	0	6	568	0	0
Surrey Total	657	692	0	0	231	1,593	57	189
University Endowment Lands	0	0	0	0	122	91	72	0
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	0	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	48	16	3	0	378	90	37	0
Vancouver - Mt. Pleasant	0	30	0	0	182	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	12	0	0
Vancouver - Westside	0	48	0	0	50	2	0	0
Vancouver Total	62	154	3	0	1,670	2,126	346	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	28	77	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,575	1,655	3	5	4,026	7,454	663	407

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
September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	4	0
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	11	11	0	0	0	0	11	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	9	0	0	0	0	5	9
Burnaby - Central Park	4	5	0	0	0	0	4	5
Burnaby - Remainder	19	6	0	0	0	0	19	6
Burnaby Total	39	32	0	0	0	0	39	32
Coquitlam	2	2	0	0	0	0	2	2
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	15	7	0	0	0	35	15
Delta	28	15	7	0	0	0	35	15
Langley City	0	0	68	62	0	0	68	62
Langley District	61	50	22	34	1	1	84	85
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	16	32	0	4	1	0	17	36
New Westminster	6	10	0	1	0	0	6	11
North Vancouver City	4	0	0	0	1	0	5	0
North Vancouver DM	5	5	129	2	0	0	134	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	1	0	0	0	0	0	1
Richmond	11	0	13	56	0	0	24	56
Surrey - South	39	64	55	240	0	2	94	306
Surrey - Cloverdale	24	56	14	112	2	11	40	179
Surrey - North	58	84	89	61	2	5	149	150
Surrey - Guildford	0	2	14	0	0	0	14	2
Surrey - Whalley	21	11	22	5	0	0	43	16
Surrey Total	142	217	194	418	4	18	340	653
University Endowment Lands	0	0	60	0	0	0	60	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	202	0	0	0	202
Vancouver - Kitsilano	2	2	0	0	0	0	2	2
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	1	1	0	0	0	0	1	1
Vancouver - Kerrisdale	3	7	0	0	0	0	3	7
Vancouver - Marpole	2	0	0	0	0	0	2	0
Vancouver - Eastside	39	72	32	10	6	5	77	87
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	10	20	0	0	0	0	10	20
Vancouver Total	58	102	32	212	6	5	96	319
West Vancouver	8	7	0	0	0	0	8	7
White Rock	5	8	0	0	0	0	5	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	390	481	525	789	13	24	928	1,294

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
September 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													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 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													
September 2011	0	0.0	0	0.0	3	30.0	1	10.0	6	60.0	10	1,024,000	996,380
September 2010	0	0.0	0	0.0	6	37.5	7	43.8	3	18.8	16	873,500	874,096
Year-to-date 2011	0	0.0	0	0.0	20	14.7	51	37.5	65	47.8	136	996,300	1,040,377
Year-to-date 2010	0	0.0	0	0.0	32	27.1	49	41.5	37	31.4	118	899,500	961,069
Coquitlam													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	5	4.3	66	57.4	24	20.9	20	17.4	115	768,537	822,745
Year-to-date 2010	0	0.0	29	16.8	96	55.5	33	19.1	15	8.7	173	679,900	765,011
Delta													
September 2011	0	0.0	1	4.8	9	42.9	11	52.4	0	0.0	21	800,000	774,249
September 2010	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	700,000	684,800
Year-to-date 2011	1	0.8	4	3.2	53	42.7	56	45.2	10	8.1	124	800,000	833,064
Year-to-date 2010	1	0.9	22	19.8	46	41.4	28	25.2	14	12.6	111	750,000	794,260
Langley City													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	9	52.9	2	11.8	1	5.9	5	29.4	17	609,000	966,941
September 2010	1	5.3	3	15.8	5	26.3	6	31.6	4	21.1	19	890,000	882,474
Year-to-date 2011	3	2.4	59	47.6	29	23.4	14	11.3	19	15.3	124	659,000	812,194
Year-to-date 2010	1	0.7	74	50.3	33	22.4	17	11.6	22	15.0	147	649,000	781,626

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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													
September 2011	4	22.2	13	72.2	1	5.6	0	0.0	0	0.0	18	539,900	548,478
September 2010	2	9.5	11	52.4	7	33.3	1	4.8	0	0.0	21	589,000	619,852
Year-to-date 2011	36	25.7	76	54.3	25	17.9	3	2.1	0	0.0	140	549,900	568,905
Year-to-date 2010	59	26.0	138	60.8	28	12.3	1	0.4	1	0.4	227	560,000	567,663
New Westminster													
September 2011	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
September 2010	4	50.0	1	12.5	3	37.5	0	0.0	0	0.0	8	--	--
Year-to-date 2011	22	27.5	34	42.5	15	18.8	8	10.0	1	1.3	80	541,350	603,519
Year-to-date 2010	4	8.7	25	54.3	12	26.1	4	8.7	1	2.2	46	628,000	647,804
North Vancouver City													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 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	0	0.0	0	0.0	10	100.0	10	1,294,500	1,370,950
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North Vancouver DM													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	12.5	49	87.5	56	1,550,000	1,677,496
Year-to-date 2010	1	2.5	0	0.0	1	2.5	4	10.0	34	85.0	40	1,479,500	1,519,635
Pitt Meadows													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	1	10.0	3	30.0	6	60.0	10	1,000,000	951,800
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Richmond													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2010	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	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	3	2.6	11	9.6	22	19.3	78	68.4	114	1,000,000	1,183,842

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2011	2	1.6	50	40.7	40	32.5	23	18.7	8	6.5	123	699,000	750,294
September 2010	7	4.1	78	45.3	58	33.7	24	14.0	5	2.9	172	659,773	697,735
Year-to-date 2011	87	7.1	491	40.0	378	30.8	195	15.9	76	6.2	1,227	679,000	719,519
Year-to-date 2010	67	4.9	785	56.8	327	23.7	156	11.3	46	3.3	1,381	607,000	674,022
University Endowment Lands													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	0	0.0	1	3.3	3	10.0	26	86.7	30	2,694,000	2,591,567
September 2010	1	2.1	4	8.3	4	8.3	14	29.2	25	52.1	48	1,000,000	1,646,838
Year-to-date 2011	0	0.0	2	0.5	7	1.7	156	37.8	248	60.0	413	1,030,000	1,907,760
Year-to-date 2010	1	0.4	4	1.6	10	3.9	90	35.3	150	58.8	255	1,000,000	1,656,955
West Vancouver													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	1	1.5	0	0.0	0	0.0	0	0.0	67	98.5	68	3,120,000	3,224,150
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	3,220,000	3,692,135
White Rock													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	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													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	6	2.4	76	30.5	59	23.7	41	16.5	67	26.9	249	747,000	1,133,510
September 2010	15	4.8	101	32.2	93	29.6	55	17.5	50	15.9	314	700,000	967,555
Year-to-date 2011	151	5.4	690	24.9	612	22.1	544	19.6	776	28.0	2,773	795,000	1,066,649
Year-to-date 2010	135	4.9	1,090	39.8	603	22.0	416	15.2	495	18.1	2,739	680,000	890,557

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
September 2011**

Submarket	Sept 2011	Sept 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	996,380	874,096	14.0	1,040,377	961,069	8.3
Coquitlam	--	--	n/a	822,745	765,011	7.5
Delta	774,249	684,800	13.1	833,064	794,260	4.9
Langley City	--	--	n/a	--	--	n/a
Langley District	966,941	882,474	9.6	812,194	781,626	3.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	548,478	619,852	-11.5	568,905	567,663	0.2
New Westminster	--	--	n/a	603,519	647,804	-6.8
North Vancouver City	--	--	n/a	1,370,950	--	n/a
North Vancouver DM	--	--	n/a	1,677,496	1,519,635	10.4
Pitt Meadows	--	--	n/a	577,984	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	951,800	--	n/a
Richmond	--	--	n/a	1,516,809	1,183,842	28.1
Surrey Total	750,294	697,735	7.5	719,519	674,022	6.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,591,567	1,646,838	57.4	1,907,760	1,656,955	15.1
West Vancouver	--	--	n/a	3,224,150	3,692,135	-12.7
White Rock	--	--	n/a	1,544,053	1,349,892	14.4
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,133,510	967,555	17.2	1,066,649	890,557	19.8

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
September 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	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1,141	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	1,054	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												
	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	9,472	6,216	17%	979,728	4,138	2,181	22%	541,023	10,215	6,422	18%	432,575
	YTD 2011	11,550	5,789	23%	1,174,587	4,393	2,215	22%	565,662	10,153	5,941	19%	457,887

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		9,472	6,216	17%	979,728	4,138	2,181	22%	541,023	10,215	6,422	18%	432,575
YTD 2011		11,550	5,789	23%	1,174,587	4,393	2,215	22%	565,662	10,153	5,941	19%	457,887

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
September 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		118.3	1,264	7.1	67.0	861
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Abbotsford CMA
September 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2011	15	0	6	0	8	0	0	0	29
September 2010	26	0	16	1	0	0	0	0	43
% Change	-42.3	n/a	-62.5	-100.0	n/a	n/a	n/a	n/a	-32.6
Year-to-date 2011	182	0	44	1	42	87	6	0	362
Year-to-date 2010	272	0	64	3	10	0	2	0	351
% Change	-33.1	n/a	-31.3	-66.7	**	n/a	200.0	n/a	3.1
UNDER CONSTRUCTION									
September 2011	148	0	56	1	40	87	8	0	340
September 2010	223	0	70	3	31	0	2	0	329
% Change	-33.6	n/a	-20.0	-66.7	29.0	n/a	**	n/a	3.3
COMPLETIONS									
September 2011	19	0	8	0	15	0	0	0	42
September 2010	13	0	6	0	0	56	1	0	76
% Change	46.2	n/a	33.3	n/a	n/a	-100.0	-100.0	n/a	-44.7
Year-to-date 2011	206	2	56	1	90	0	3	0	358
Year-to-date 2010	215	0	60	17	23	293	1	0	609
% Change	-4.2	n/a	-6.7	-94.1	**	-100.0	200.0	n/a	-41.2
COMPLETED & NOT ABSORBED									
September 2011	77	0	8	0	19	11	0	0	115
September 2010	60	0	8	1	18	78	0	0	165
% Change	28.3	n/a	0.0	-100.0	5.6	-85.9	n/a	n/a	-30.3
ABSORBED									
September 2011	23	0	8	0	9	13	0	0	53
September 2010	13	0	8	0	1	45	1	0	68
% Change	76.9	n/a	0.0	n/a	**	-71.1	-100.0	n/a	-22.1
Year-to-date 2011	215	2	53	3	86	67	3	0	429
Year-to-date 2010	237	0	55	18	41	289	1	0	641
% Change	-9.3	n/a	-3.6	-83.3	109.8	-76.8	200.0	n/a	-33.1

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2011	8	0	6	0	8	0	0	0	22
September 2010	19	0	16	1	0	0	0	0	36
Mission DM									
September 2011	7	0	0	0	0	0	0	0	7
September 2010	7	0	0	0	0	0	0	0	7
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
September 2011	15	0	6	0	8	0	0	0	29
September 2010	26	0	16	1	0	0	0	0	43
UNDER CONSTRUCTION									
Abbotsford City									
September 2011	87	0	56	1	40	87	7	0	278
September 2010	169	0	70	3	31	0	2	0	275
Mission DM									
September 2011	61	0	0	0	0	0	1	0	62
September 2010	54	0	0	0	0	0	0	0	54
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
September 2011	148	0	56	1	40	87	8	0	340
September 2010	223	0	70	3	31	0	2	0	329
COMPLETIONS									
Abbotsford City									
September 2011	14	0	8	0	15	0	0	0	37
September 2010	13	0	6	0	0	56	1	0	76
Mission DM									
September 2011	5	0	0	0	0	0	0	0	5
September 2010	0	0	0	0	0	0	0	0	0
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
September 2011	19	0	8	0	15	0	0	0	42
September 2010	13	0	6	0	0	56	1	0	76

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
September 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									
September 2011	49	0	8	0	19	11	0	0	87
September 2010	40	0	8	1	9	74	0	0	132
Mission DM									
September 2011	28	0	0	0	0	0	0	0	28
September 2010	20	0	0	0	9	4	0	0	33
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
September 2011	77	0	8	0	19	11	0	0	115
September 2010	60	0	8	1	18	78	0	0	165
ABSORBED									
Abbotsford City									
September 2011	22	0	8	0	9	9	0	0	48
September 2010	13	0	8	0	0	45	1	0	67
Mission DM									
September 2011	1	0	0	0	0	4	0	0	5
September 2010	0	0	0	0	1	0	0	0	1
Indian Reserves									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
September 2011	23	0	8	0	9	13	0	0	53
September 2010	13	0	8	0	1	45	1	0	68

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
September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Abbotsford City	8	20	0	0	8	0	6	16	22	36	-38.9
Mission DM	7	7	0	0	0	0	0	0	7	7	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	15	27	0	0	8	0	6	16	29	43	-32.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	113	203	0	0	42	10	131	64	286	277	3.2
Mission DM	76	74	0	0	0	0	0	0	76	74	2.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	189	277	0	0	42	10	131	64	362	351	3.1

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
September 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Abbotsford City	8	0	0	0	6	16	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	8	0	0	0	6	16	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	42	10	0	0	131	64	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	42	10	0	0	131	64	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Abbotsford City	14	35	8	1	0	0	22	36
Mission DM	7	7	0	0	0	0	7	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	21	42	8	1	0	0	29	43

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	151	262	130	13	5	2	286	277
Mission DM	75	74	0	0	1	0	76	74
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	226	336	130	13	6	2	362	351

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
September 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Abbotsford City	14	14	0	0	15	0	8	62	37	76	-51.3
Mission DM	5	0	0	0	0	0	0	0	5	0	n/a
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	19	14	0	0	15	0	8	62	42	76	-44.7

**Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	148	149	6	6	84	17	56	353	294	525	-44.0
Mission DM	62	84	2	0	0	0	0	0	64	84	-23.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	210	233	8	6	84	17	56	353	358	609	-41.2

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
September 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Abbotsford City	15	0	0	0	8	62	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	15	0	0	0	8	62	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	56	353	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	56	353	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Abbotsford City	22	19	15	56	0	1	37	76
Mission DM	5	0	0	0	0	0	5	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	27	19	15	56	0	1	42	76

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	200	191	91	333	3	1	294	525
Mission DM	64	84	0	0	0	0	64	84
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	264	275	91	333	3	1	358	609

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
September 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													
September 2011	0	0.0	9	40.9	11	50.0	2	9.1	0	0.0	22	564,450	576,118
September 2010	0	0.0	7	53.8	4	30.8	0	0.0	4	30.8	13	549,900	649,262
Year-to-date 2011	8	4.8	62	37.1	13	7.8	23	13.8	13	7.8	167	569,900	592,987
Year-to-date 2010	3	1.8	66	39.8	22	13.3	12	7.2	22	13.3	166	568,000	608,290
Mission DM													
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	16	31.4	25	49.0	1	2.0	5	9.8	1	2.0	51	469,900	497,059
Year-to-date 2010	38	43.2	47	53.4	0	0.0	1	1.1	0	0.0	88	459,900	461,531
Indian Reserves													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	10	43.5	0	0.0	2	8.7	0	0.0	23	559,900	571,461
September 2010	0	0.0	7	53.8	4	30.8	0	0.0	4	30.8	13	549,900	649,262
Year-to-date 2011	24	11.0	87	39.9	14	6.4	28	12.8	14	6.4	218	549,900	570,545
Year-to-date 2010	41	16.1	113	44.5	22	8.7	13	5.1	22	8.7	254	540,000	557,444

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
September 2011**

Submarket	Sept 2011	Sept 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	576,118	649,262	-11.3	592,987	608,290	-2.5
Mission DM	--	--	n/a	497,059	461,531	7.7
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	571,461	649,262	-12.0	570,545	557,444	2.4

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
September 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	2,369	51.8	489,420	10.0	496,815
	October									
	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	11,191	-3.4		23,750			450,971	7.3	
	YTD 2011	11,779	5.3		23,499			506,617	12.3	

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

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

Raw data: data observed for the current quarter

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

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

** At the end of the quarter

***: observed change greater than 100%

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

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

Source: CREA

Table 6: Economic Indicators
September 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		117.3	88	8.0	66.4	751
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

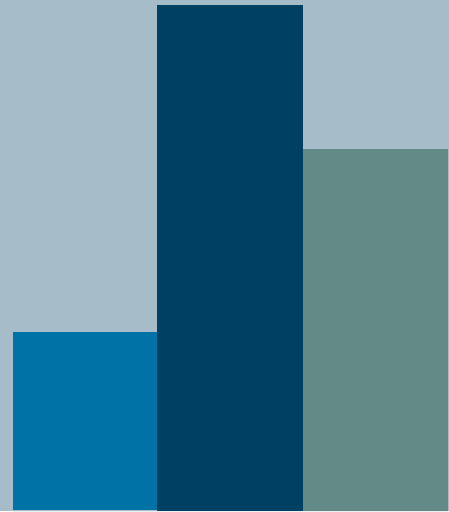
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.

✓ **Housing Market Information**

✓ **Monthly Housing Starts**

✓ **One simple tool to share or host on your website**