

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

Vancouver CMA

In April, 1,332 housing starts were recorded in the Vancouver Census Metropolitan Area (CMA), consistent with the same month in 2011. An increase in the number of multiple-family starts offset lower levels of single-detached housing starts in April, compared to the same month in 2011.

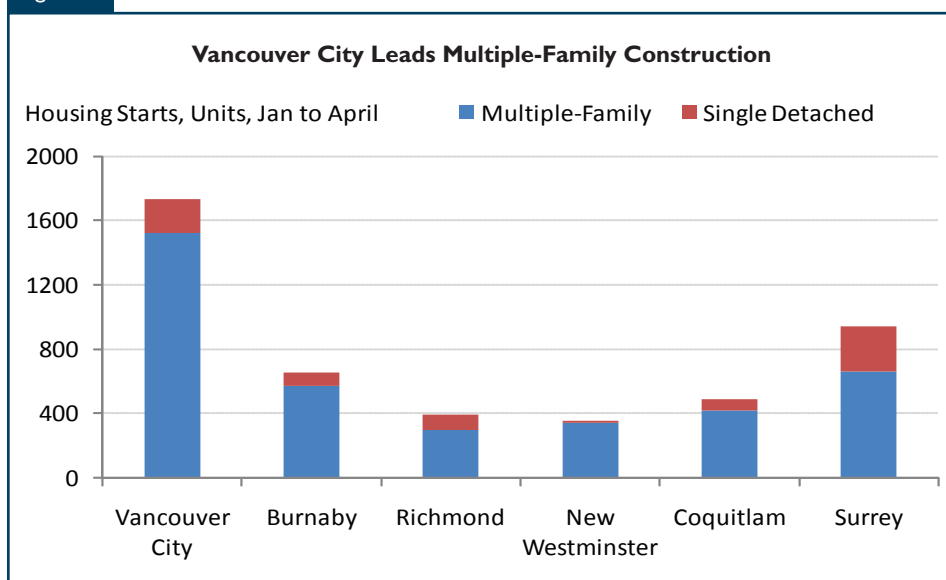
Housing starts have been steady in the Vancouver CMA during the first

four months of the year. The cities of Vancouver and Surrey continue to record strong new home construction activity during this period. While condominium apartments account for most of the housing starts in Vancouver City, townhouses are the main type of new homes started in the City of Surrey. Vancouver, New Westminster, Maple Ridge and Burnaby showed increases in home

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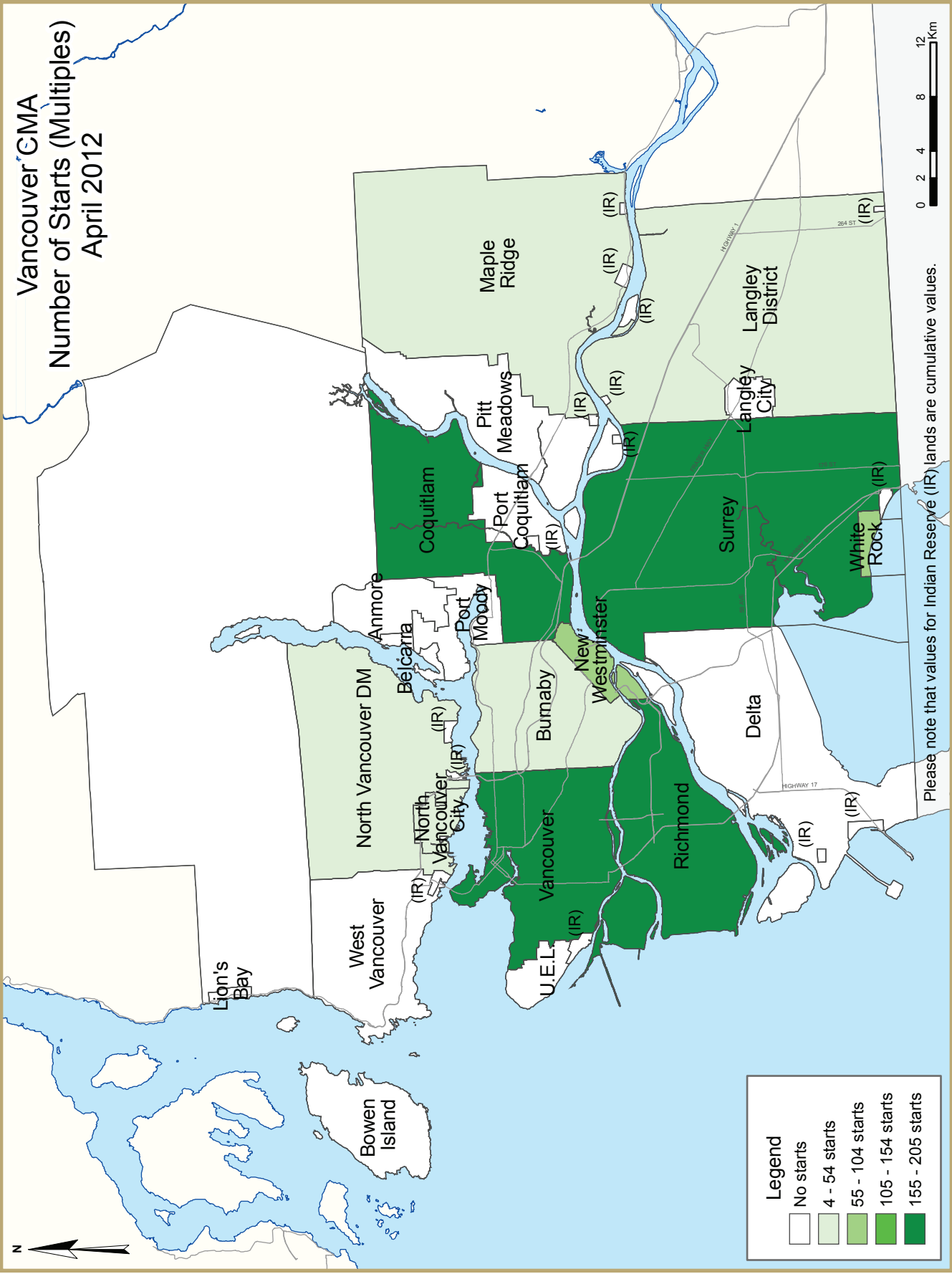


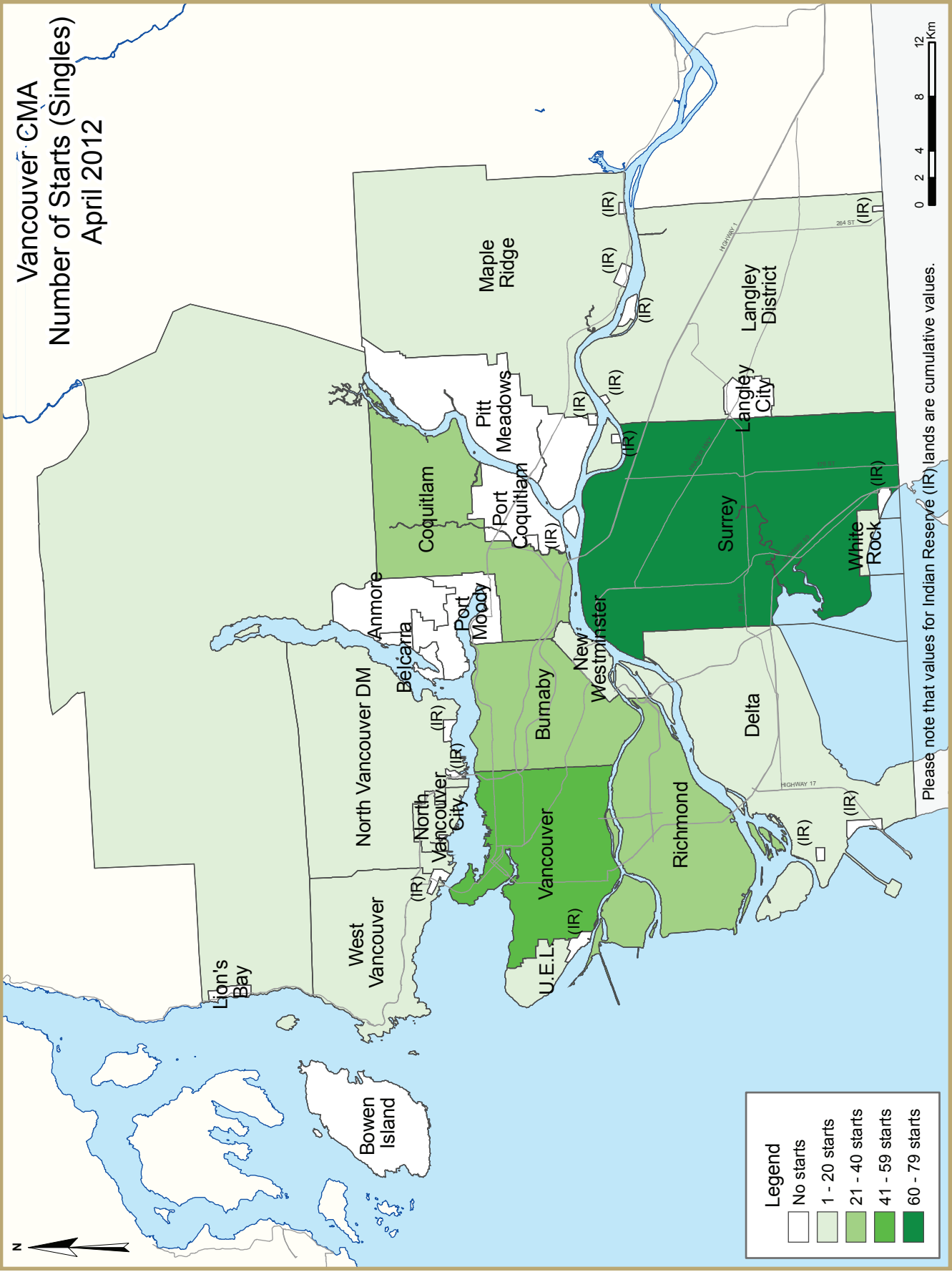
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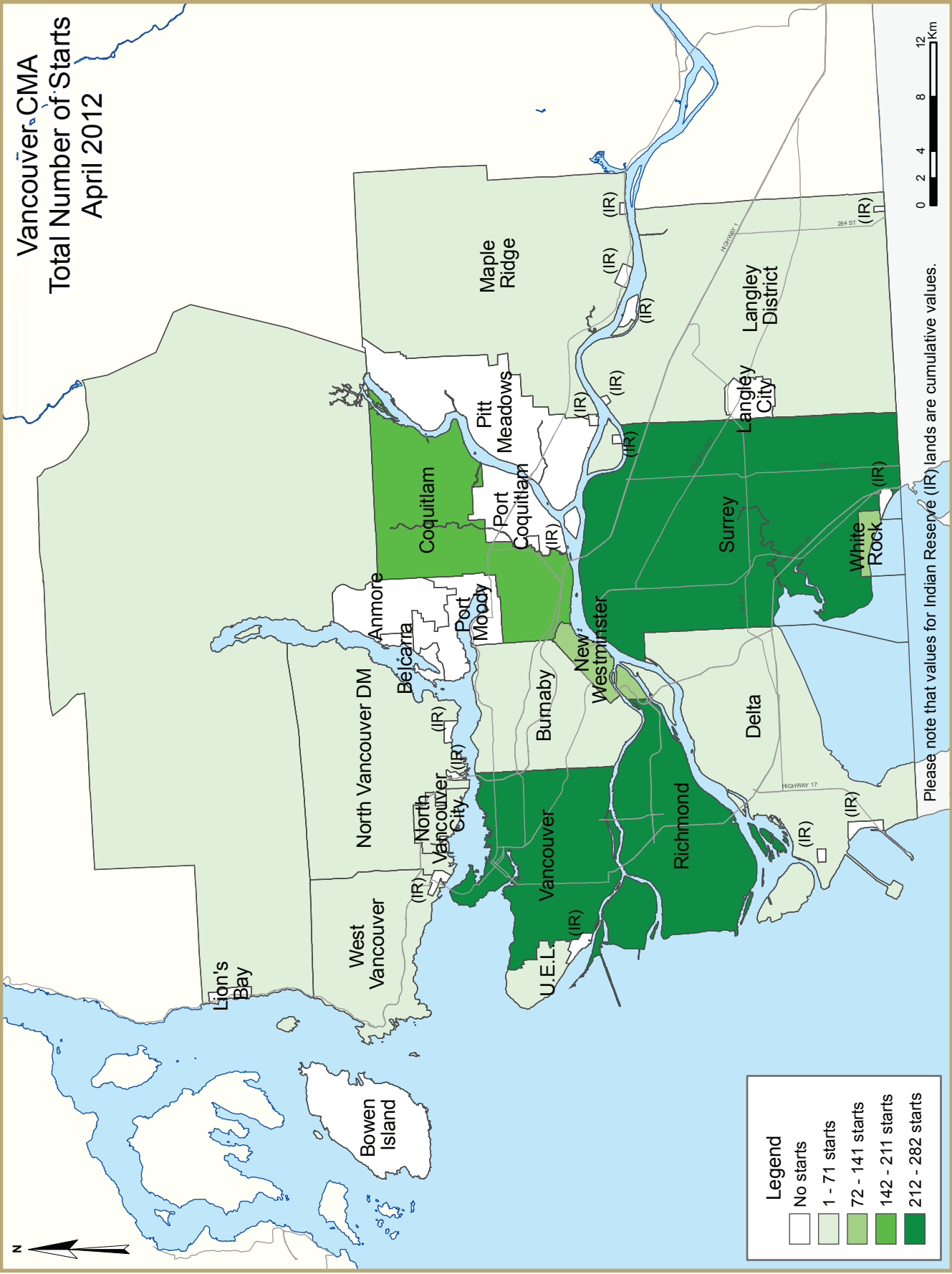
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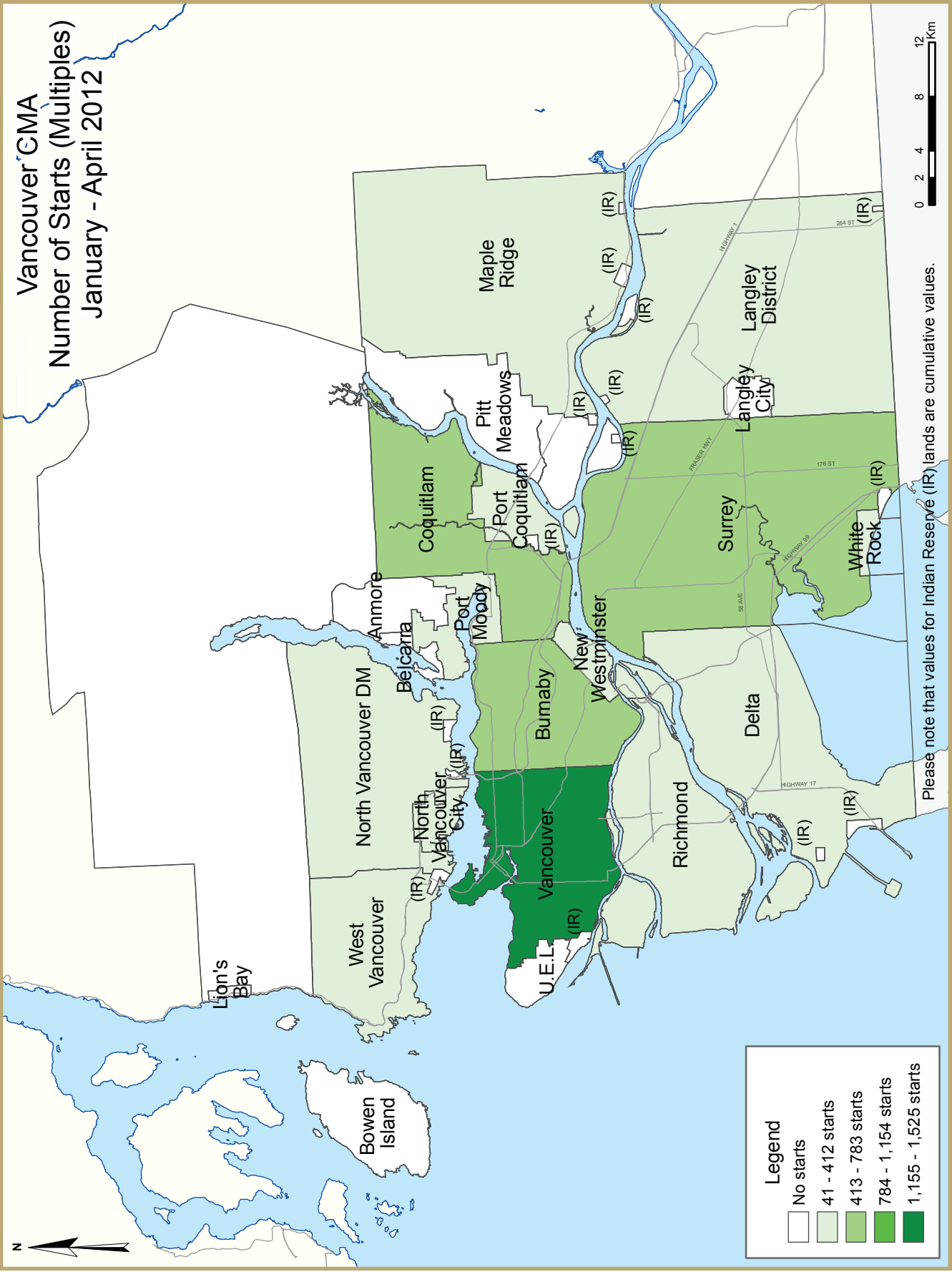
starts for the first four months of 2012 as compared to the previous year while Langley, North Vancouver and Richmond starts decreased in the same period.

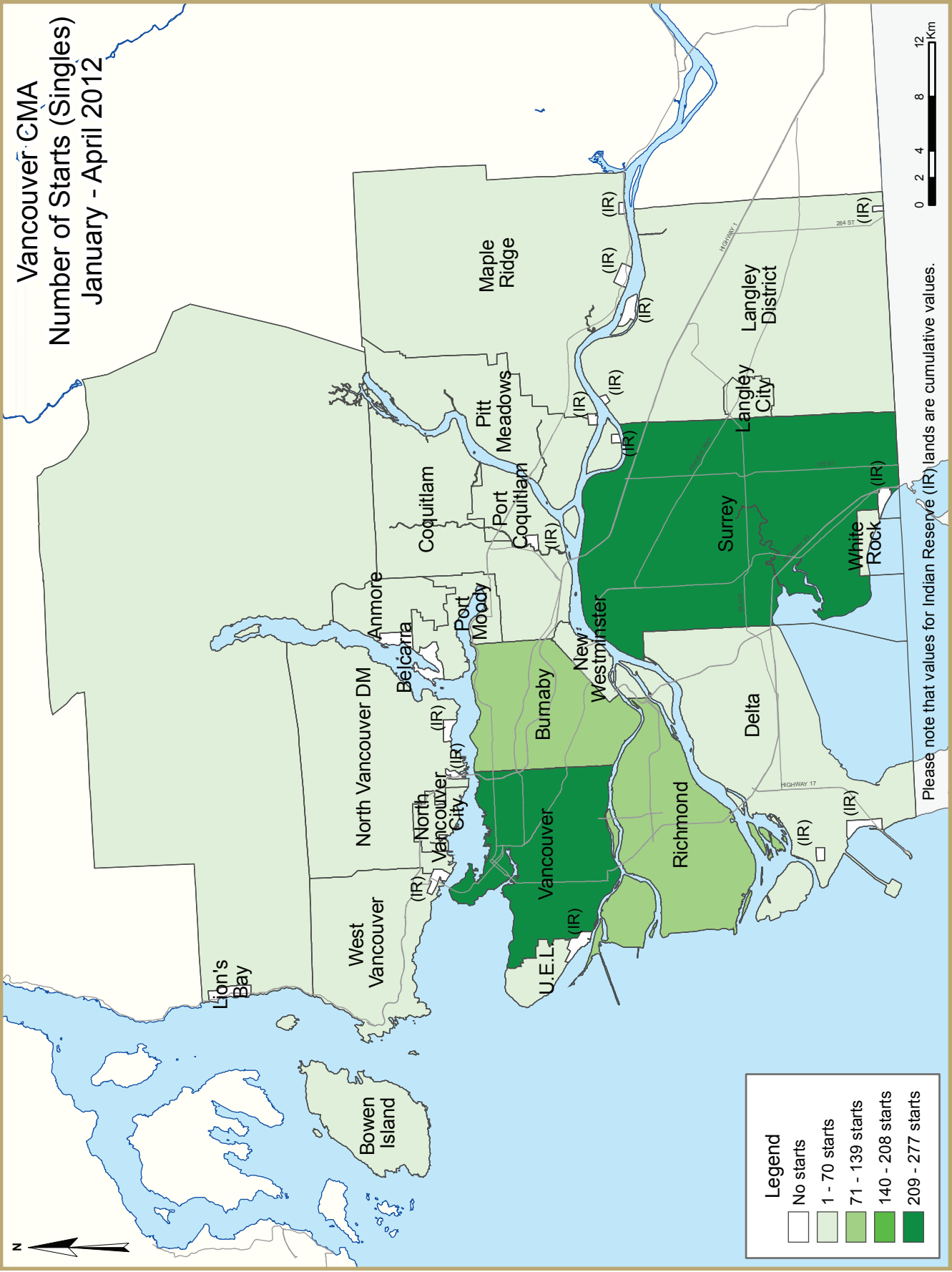
There were 60 housing starts in the Abbotsford-Mission CMA in April 2012. The majority of these were in the City of Abbotsford. Chilliwack had 24 starts in April compared to 28 in the same month last year.

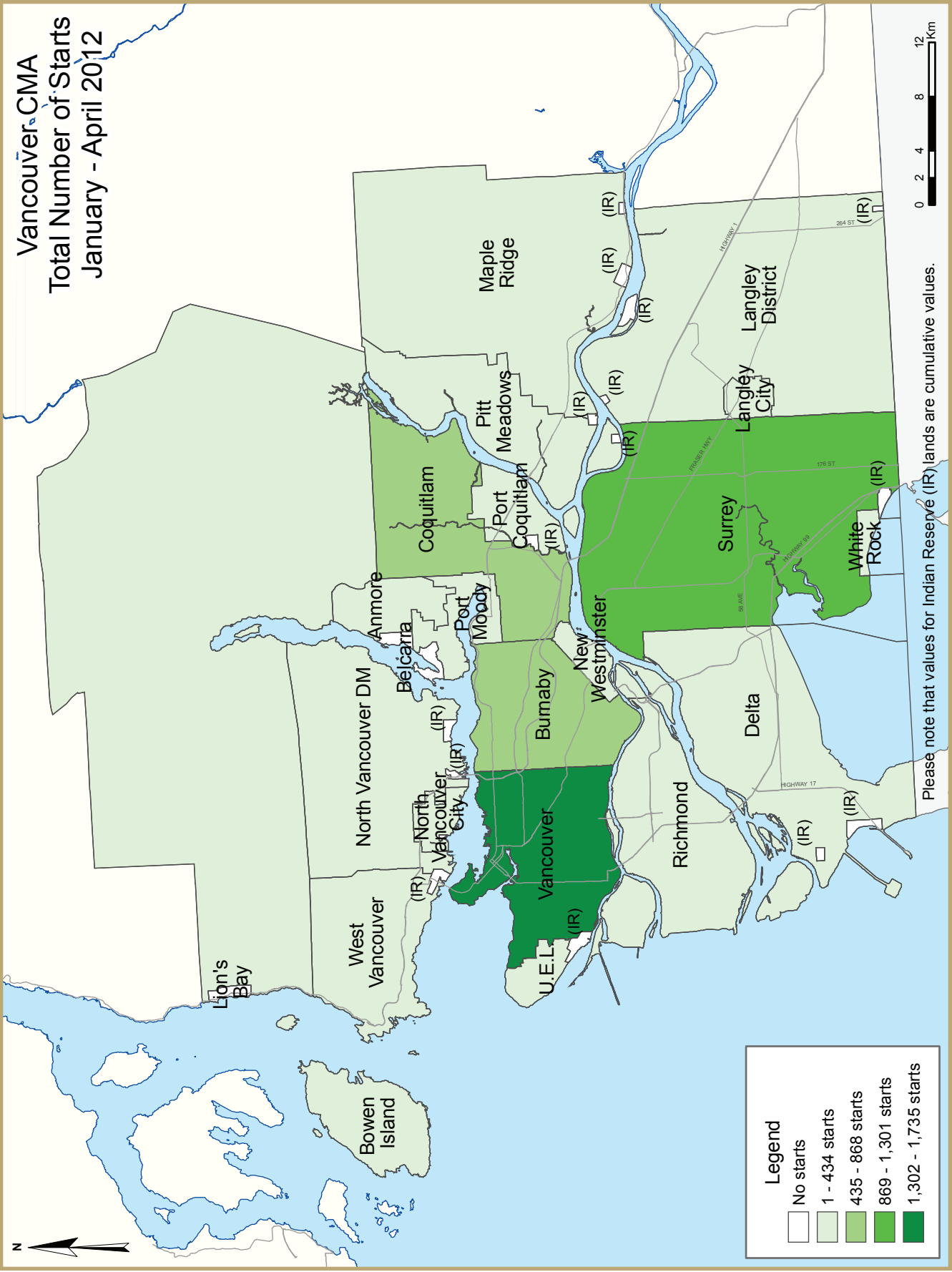
























HOUSING NOW REPORT TABLES

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- 1.2 History of Housing Activity (once a year)
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Vancouver CMA
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2012	257	24	168	0	225	638	19	1	1,332
April 2011	325	24	162	3	338	277	11	189	1,329
% Change	-20.9	0.0	3.7	-100.0	-33.4	130.3	72.7	-99.5	0.2
Year-to-date 2012	878	78	630	4	858	3,278	94	143	5,963
Year-to-date 2011	878	96	408	7	988	2,127	79	554	5,137
% Change	0.0	-18.8	54.4	-42.9	-13.2	54.1	19.0	-74.2	16.1
UNDER CONSTRUCTION									
April 2012	3,130	254	2,243	32	2,231	11,564	312	1,568	21,334
April 2011	2,936	232	1,232	20	2,191	9,728	196	1,167	17,702
% Change	6.6	9.5	82.1	60.0	1.8	18.9	59.2	34.4	20.5
COMPLETIONS									
April 2012	167	12	66	5	360	738	18	1	1,367
April 2011	284	12	73	7	283	224	8	87	978
% Change	-41.2	0.0	-9.6	-28.6	27.2	**	125.0	-98.9	39.8
Year-to-date 2012	881	74	490	6	1,119	2,666	72	152	5,460
Year-to-date 2011	1,062	56	246	24	663	916	55	300	3,322
% Change	-17.0	32.1	99.2	-75.0	68.8	191.0	30.9	-49.3	64.4
COMPLETED & NOT ABSORBED									
April 2012	701	70	330	5	533	1,699	32	10	3,380
April 2011	723	72	160	7	405	1,467	6	212	3,052
% Change	-3.0	-2.8	106.3	-28.6	31.6	15.8	**	-95.3	10.7
ABSORBED									
April 2012	176	18	70	1	372	704	17	1	1,359
April 2011	307	14	53	2	277	248	7	69	977
% Change	-42.7	28.6	32.1	-50.0	34.3	183.9	142.9	-98.6	39.1
Year-to-date 2012	896	91	432	1	1,149	2,473	67	272	5,381
Year-to-date 2011	1,089	78	224	23	667	1,492	50	131	3,754
% Change	-17.7	16.7	92.9	-95.7	72.3	65.8	34.0	107.6	43.3

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
April 2012	25	10	0	0	0	0	0	0	35
April 2011	50	18	0	0	0	135	0	0	203
Delta									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	6	2	2	0	0	0	0	0	10
Langley									
April 2012	16	0	20	0	8	0	1	0	45
April 2011	22	0	56	0	32	51	1	0	162
Maple Ridge / Pitt Meadows									
April 2012	18	0	0	0	9	43	0	0	70
April 2011	43	2	0	0	0	0	0	0	45
New Westminster									
April 2012	5	0	0	0	0	73	0	0	78
April 2011	7	0	0	0	7	0	0	0	14
North Vancouver									
April 2012	8	4	4	0	0	26	0	0	42
April 2011	5	0	8	2	4	91	0	146	256
Richmond									
April 2012	24	0	14	0	14	177	0	0	229
April 2011	20	0	20	1	62	0	0	0	103
Surrey									
April 2012	73	0	54	0	149	0	6	0	282
April 2011	90	0	14	0	136	0	0	0	240
Tri-Cities									
April 2012	38	0	28	0	40	86	0	1	193
April 2011	42	2	28	0	85	0	0	1	158
University Endowment Lands									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2012	34	10	40	0	5	139	12	0	240
April 2011	30	0	22	0	12	0	10	42	116
West Vancouver									
April 2012	12	0	0	0	0	0	0	0	12
April 2011	5	0	0	0	0	0	0	0	5
White Rock									
April 2012	1	0	8	0	0	94	0	0	103
April 2011	3	0	6	0	0	0	0	0	9
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2012	257	24	168	0	225	638	19	1	1,332
April 2011	325	24	162	3	338	277	11	189	1,329

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
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
April 2012	319	104	0	0	56	1,989	0	64	2,532
April 2011	221	86	0	0	121	1,316	0	0	1,744
Delta									
April 2012	54	18	26	0	21	103	1	0	223
April 2011	93	6	8	0	31	111	3	2	254
Langley									
April 2012	151	4	164	21	219	468	2	0	1,029
April 2011	161	2	174	0	230	326	3	0	896
Maple Ridge / Pitt Meadows									
April 2012	128	0	0	0	103	155	2	117	505
April 2011	161	2	0	0	130	0	2	71	366
New Westminster									
April 2012	42	2	0	0	28	517	0	0	589
April 2011	63	0	0	8	38	130	0	129	368
North Vancouver									
April 2012	75	10	124	6	103	429	3	222	972
April 2011	83	4	68	2	25	553	1	198	934
Richmond									
April 2012	471	2	388	4	173	1,717	5	228	2,988
April 2011	337	10	304	2	347	748	8	231	1,987
Surrey									
April 2012	646	8	424	0	942	854	45	6	2,925
April 2011	836	8	18	6	732	1,487	9	28	3,124
Tri-Cities									
April 2012	200	16	307	0	247	1,112	0	35	1,917
April 2011	91	28	152	0	278	1,042	0	1	1,592
University Endowment Lands									
April 2012	6	0	0	0	16	172	0	107	301
April 2011	4	0	0	0	7	168	0	0	179
Vancouver City									
April 2012	769	88	746	1	295	3,803	254	659	6,615
April 2011	653	74	464	2	243	3,838	170	507	5,951
West Vancouver									
April 2012	187	2	0	0	13	18	0	130	350
April 2011	159	12	0	0	0	0	0	0	171
White Rock									
April 2012	19	0	62	0	15	124	0	0	220
April 2011	11	0	38	0	9	9	0	0	67
Indian Reserves									
April 2012	1	0	0	0	0	103	0	0	104
April 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2012	3,130	254	2,243	32	2,231	11,564	312	1,568	21,334
April 2011	2,936	232	1,232	20	2,191	9,728	196	1,167	17,702

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
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2012	32	6	0	0	113	47	0	0	198
April 2011	19	2	0	0	11	0	0	0	32
Delta									
April 2012	5	0	0	0	0	0	2	0	7
April 2011	7	0	0	0	0	0	0	0	7
Langley									
April 2012	12	0	30	4	21	0	4	0	71
April 2011	17	0	16	0	38	0	1	0	72
Maple Ridge / Pitt Meadows									
April 2012	19	0	0	0	18	0	0	0	37
April 2011	13	0	0	7	12	0	0	0	32
New Westminster									
April 2012	3	0	0	0	11	29	0	0	43
April 2011	0	0	0	0	0	0	0	0	0
North Vancouver									
April 2012	10	0	4	0	11	70	0	0	95
April 2011	11	2	6	0	0	0	0	0	19
Richmond									
April 2012	2	0	2	0	31	0	0	0	35
April 2011	6	0	2	0	0	125	0	0	133
Surrey									
April 2012	64	0	22	0	69	125	6	0	286
April 2011	139	0	2	0	165	99	0	13	418
Tri-Cities									
April 2012	2	0	2	0	22	386	0	0	412
April 2011	24	2	29	0	57	0	0	1	113
University Endowment Lands									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	1	0	0	0	0	0	0	72	73
Vancouver City									
April 2012	7	2	4	1	64	81	6	1	166
April 2011	27	4	12	0	0	0	7	1	51
West Vancouver									
April 2012	9	4	0	0	0	0	0	0	13
April 2011	14	2	0	0	0	0	0	0	16
White Rock									
April 2012	2	0	2	0	0	0	0	0	4
April 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2012	167	12	66	5	360	738	18	1	1,367
April 2011	284	12	73	7	283	224	8	87	978

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
April 2012

	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									
April 2012	61	21	0	0	36	284	0	0	402
April 2011	84	29	0	0	34	97	0	0	244
Delta									
April 2012	3	2	0	0	17	9	1	0	32
April 2011	21	0	0	0	12	0	0	0	33
Langley									
April 2012	41	0	148	4	48	138	0	0	379
April 2011	23	0	48	0	53	46	0	0	170
Maple Ridge / Pitt Meadows									
April 2012	100	0	0	0	22	22	0	0	144
April 2011	78	0	0	6	17	85	0	0	186
New Westminster									
April 2012	15	2	0	0	5	75	0	0	97
April 2011	9	2	0	1	0	99	0	0	111
North Vancouver									
April 2012	10	5	18	0	24	183	0	0	240
April 2011	12	4	10	0	23	71	0	0	120
Richmond									
April 2012	45	8	22	1	66	23	2	0	167
April 2011	28	3	38	0	14	29	0	1	113
Surrey									
April 2012	243	0	42	0	181	485	22	8	981
April 2011	285	0	4	0	160	516	0	41	1,006
Tri-Cities									
April 2012	28	3	42	0	44	92	0	0	209
April 2011	19	9	34	0	18	38	0	22	140
University Endowment Lands									
April 2012	1	0	0	0	2	15	0	0	18
April 2011	0	0	0	0	2	37	0	140	179
Vancouver City									
April 2012	131	29	48	0	88	366	7	2	671
April 2011	141	25	14	0	66	425	6	6	683
West Vancouver									
April 2012	15	0	0	0	0	2	0	0	17
April 2011	10	0	0	0	0	4	0	0	14
White Rock									
April 2012	1	0	10	0	0	5	0	0	16
April 2011	2	0	12	0	0	20	0	0	34
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
April 2012	701	70	330	5	533	1,699	32	10	3,380
April 2011	723	72	160	7	405	1,467	6	212	3,052

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
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2012	28	9	0	0	86	30	0	0	153
April 2011	16	5	0	0	11	34	0	0	66
Delta									
April 2012	8	0	0	0	0	8	1	0	17
April 2011	16	0	0	0	3	0	0	2	21
Langley									
April 2012	8	0	38	0	42	18	4	0	110
April 2011	17	0	14	0	34	0	1	0	66
Maple Ridge / Pitt Meadows									
April 2012	15	0	0	0	14	0	0	0	29
April 2011	13	0	0	1	22	4	0	0	40
New Westminster									
April 2012	5	0	0	0	8	33	0	0	46
April 2011	3	0	0	1	0	4	0	0	8
North Vancouver									
April 2012	12	0	6	0	2	48	0	0	68
April 2011	8	0	2	0	2	0	0	0	12
Richmond									
April 2012	2	0	2	0	26	0	0	0	30
April 2011	6	0	2	0	0	129	0	0	137
Surrey									
April 2012	74	0	16	0	105	120	6	1	322
April 2011	153	0	2	0	146	46	0	12	359
Tri-Cities									
April 2012	1	0	6	0	28	345	0	0	380
April 2011	22	2	15	0	59	8	0	7	113
University Endowment Lands									
April 2012	0	0	0	0	0	5	0	0	5
April 2011	1	0	0	0	0	5	0	45	51
Vancouver City									
April 2012	11	5	2	1	60	97	6	0	182
April 2011	26	5	12	0	0	12	6	3	64
West Vancouver									
April 2012	11	4	0	0	1	0	0	0	16
April 2011	19	2	0	0	0	2	0	0	23
White Rock									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	2	0	4	0	0	4	0	0	10
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2012	176	18	70	1	372	704	17	1	1,359
April 2011	307	14	53	2	277	248	7	69	977

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
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	6	0	8	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	75	0	75	-100.0
Burnaby - North	10	14	0	0	0	0	0	0	10	14	-28.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	6	4	4	0	0	0	0	6	10	-40.0
Burnaby - Central Park	1	1	0	4	0	0	0	0	1	5	-80.0
Burnaby - Remainder	12	29	6	10	0	0	0	60	18	99	-81.8
Burnaby Total	25	50	10	18	0	0	0	135	35	203	-82.8
Coquitlam	38	40	0	2	40	89	115	25	193	156	23.7
Delta - Tsawwassen	2	4	0	0	0	0	0	0	2	4	-50.0
Delta - Ladner	0	2	0	2	0	0	0	2	0	6	-100.0
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	2	6	0	2	0	0	0	2	2	10	-80.0
Langley City	0	1	0	0	0	0	0	51	0	52	-100.0
Langley District	17	22	0	0	8	32	20	56	45	110	-59.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	42	0	2	9	0	43	0	70	44	59.1
New Westminster	5	7	0	0	0	7	73	0	78	14	**
North Vancouver City	2	2	4	4	0	0	26	35	32	41	-22.0
North Vancouver DM	6	5	0	0	0	0	4	210	10	215	-95.3
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	2	0	0	0	0	0	0	0	2	-100.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	24	21	0	6	14	56	191	20	229	103	122.3
Surrey - South	29	26	4	0	29	64	12	2	74	92	-19.6
Surrey - Cloverdale	12	2	6	0	56	13	2	2	76	17	**
Surrey - North	31	51	0	0	40	48	34	6	105	105	0.0
Surrey - Guildford	0	0	0	0	7	0	0	0	7	0	n/a
Surrey - Whalley	7	11	0	0	7	11	6	4	20	26	-23.1
Surrey Total	79	90	10	0	139	136	54	14	282	240	17.5
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	42	0	42	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	1	0	0	0	0	139	0	139	1	**
Vancouver - Granville/Oak	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Marpole	2	0	0	0	0	0	2	0	4	0	n/a
Vancouver - Eastside	15	11	4	0	3	0	30	10	52	21	147.6
Vancouver - Mt. Pleasant	0	0	8	0	0	0	0	0	8	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	28	25	0	0	0	12	8	12	36	49	-26.5
Vancouver Total	46	40	12	0	3	12	179	64	240	116	106.9
West Vancouver	12	5	0	0	0	0	0	0	12	5	140.0
White Rock	1	3	0	0	0	0	102	6	103	9	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	276	339	36	34	213	332	807	624	1,332	1,329	0.2

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 - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	1	2	0	0	0	0	0	0	1	2	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	3	0	0	0	0	0	6	3	9	-66.7
Burnaby - Mountain	0	1	0	0	0	0	0	75	0	76	-100.0
Burnaby - North	30	29	6	8	0	0	0	13	36	50	-28.0
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	9	8	6	18	0	12	0	0	15	38	-60.5
Burnaby - Central Park	4	2	4	8	0	0	544	0	552	10	**
Burnaby - Remainder	35	47	12	16	0	40	0	134	47	237	-80.2
Burnaby Total	80	88	28	50	0	52	544	222	652	412	58.3
Coquitlam	67	52	4	12	103	143	314	286	488	493	-1.0
Delta - Tsawwassen	7	5	0	0	0	0	2	0	9	5	80.0
Delta - Ladner	4	6	0	2	0	0	0	2	4	10	-60.0
Delta - North	3	23	16	2	13	0	4	4	36	29	24.1
Delta	16	34	18	4	13	0	10	6	57	44	29.5
Langley City	3	3	0	0	0	0	0	51	3	54	-94.4
Langley District	55	59	4	0	106	85	54	106	219	250	-12.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	66	96	0	2	9	28	120	0	195	126	54.8
New Westminster	15	23	2	2	0	19	340	30	357	74	**
North Vancouver City	9	8	6	6	7	4	208	155	230	173	32.9
North Vancouver DM	20	10	0	0	0	0	44	222	64	232	-72.4
Pitt Meadows	1	1	0	0	0	0	0	71	1	72	-98.6
Port Coquitlam	2	4	0	0	29	0	36	10	67	14	**
Port Moody	3	2	0	0	13	5	185	0	201	7	**
Richmond	96	76	8	32	47	187	242	567	393	862	-54.4
Surrey - South	107	77	22	6	88	92	38	44	255	219	16.4
Surrey - Cloverdale	36	43	20	14	166	71	16	47	238	175	36.0
Surrey - North	112	129	0	2	161	147	94	115	367	393	-6.6
Surrey - Guildford	2	1	0	0	24	0	2	0	28	1	**
Surrey - Whalley	20	26	0	0	11	11	22	259	53	296	-82.1
Surrey Total	277	276	42	22	450	321	172	465	941	1,084	-13.2
University Endowment Lands	1	0	0	0	0	0	0	72	1	72	-98.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	401	452	401	452	-11.3
Vancouver - Kitsilano	0	2	0	2	0	6	53	62	53	72	-26.4
Vancouver - False Creek	0	1	0	0	0	0	558	0	558	1	**
Vancouver - Granville/Oak	0	6	2	0	4	0	3	0	9	6	50.0
Vancouver - Kerrisdale	6	5	0	0	0	0	4	8	10	13	-23.1
Vancouver - Marpole	7	12	0	0	0	0	11	6	18	18	0.0
Vancouver - Eastside	102	78	14	10	20	47	396	91	532	226	135.4
Vancouver - Mt. Pleasant	0	2	10	10	0	24	0	145	10	181	-94.5
Vancouver - Strath/Grand	2	0	4	0	9	0	0	0	15	0	n/a
Vancouver - Westside	93	84	0	0	0	15	36	28	129	127	1.6
Vancouver Total	210	190	30	22	33	92	1,462	804	1,735	1,108	56.6
West Vancouver	45	33	8	0	0	0	148	0	201	33	**
White Rock	6	4	0	0	5	0	143	12	154	16	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	976	964	150	152	815	936	4,022	3,085	5,963	5,137	16.1

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
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
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	6	0	0
Burnaby - Mountain	0	0	0	0	0	75	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	60	0	0
Burnaby Total	0	0	0	0	0	135	0	0
Coquitlam	40	89	0	0	114	24	1	1
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	2	0	0
Langley City	0	0	0	0	0	51	0	0
Langley District	8	32	0	0	20	56	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	0	0	0	43	0	0	0
New Westminster	0	7	0	0	73	0	0	0
North Vancouver City	0	0	0	0	26	35	0	0
North Vancouver DM	0	0	0	0	4	64	0	146
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	14	56	0	0	191	20	0	0
Surrey - South	29	64	0	0	12	2	0	0
Surrey - Cloverdale	56	13	0	0	2	2	0	0
Surrey - North	40	48	0	0	34	6	0	0
Surrey - Guildford	7	0	0	0	0	0	0	0
Surrey - Whalley	7	11	0	0	6	4	0	0
Surrey Total	139	136	0	0	54	14	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	42
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	139	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	2	0	0	0
Vancouver - Eastside	3	0	0	0	30	10	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	12	0	0	8	12	0	0
Vancouver Total	3	12	0	0	179	22	0	42
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	102	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	213	332	0	0	806	435	1	189

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 - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
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	6	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	0	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	40	0	0	0	134	0	0
Burnaby Total	0	52	0	0	544	222	0	0
Coquitlam	103	143	0	0	308	284	6	2
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	13	0	0	0	4	4	0	0
Delta	13	0	0	0	10	6	0	0
Langley City	0	0	0	0	0	51	0	0
Langley District	106	85	0	0	54	106	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	28	0	0	120	0	0	0
New Westminster	0	19	0	0	340	30	0	0
North Vancouver City	7	4	0	0	208	155	0	0
North Vancouver DM	0	0	0	0	44	76	0	146
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	29	0	0	0	36	10	0	0
Port Moody	13	5	0	0	185	0	0	0
Richmond	47	187	0	0	242	423	0	144
Surrey - South	88	92	0	0	38	44	0	0
Surrey - Cloverdale	166	71	0	0	16	47	0	0
Surrey - North	161	147	0	0	94	115	0	0
Surrey - Guildford	24	0	0	0	2	0	0	0
Surrey - Whalley	11	11	0	0	22	259	0	0
Surrey Total	450	321	0	0	172	465	0	0
University Endowment Lands	0	0	0	0	0	0	0	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	401	410	0	42
Vancouver - Kitsilano	0	6	0	0	53	0	0	62
Vancouver - False Creek	0	0	0	0	558	0	0	0
Vancouver - Granville/Oak	4	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	8	0	0
Vancouver - Marpole	0	0	0	0	10	6	1	0
Vancouver - Eastside	20	47	0	0	393	76	3	15
Vancouver - Mt. Pleasant	0	24	0	0	0	145	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	15	0	0	33	28	3	0
Vancouver Total	33	92	0	0	1,455	685	7	119
West Vancouver	0	0	0	0	18	0	130	0
White Rock	5	0	0	0	143	12	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	815	936	0	0	3,879	2,531	143	554

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
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	8	0	0	0	0	0	8
Burnaby - Mountain	0	0	0	75	0	0	0	75
Burnaby - North	10	14	0	0	0	0	10	14
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	10	0	0	0	0	6	10
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	18	39	0	60	0	0	18	99
Burnaby Total	35	68	0	135	0	0	35	203
Coquitlam	66	70	126	85	1	1	193	156
Delta - Tsawwassen	2	4	0	0	0	0	2	4
Delta - Ladner	0	6	0	0	0	0	0	6
Delta - North	0	0	0	0	0	0	0	0
Delta	2	10	0	0	0	0	2	10
Langley City	0	1	0	51	0	0	0	52
Langley District	36	77	8	32	1	1	45	110
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	44	52	0	0	0	70	44
New Westminster	5	7	73	7	0	0	78	14
North Vancouver City	6	8	26	33	0	0	32	41
North Vancouver DM	10	5	0	64	0	146	10	215
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	0	2	0	0	0	0	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	38	40	191	63	0	0	229	103
Surrey - South	41	28	33	64	0	0	74	92
Surrey - Cloverdale	11	4	62	13	3	0	76	17
Surrey - North	62	57	40	48	3	0	105	105
Surrey - Guildford	0	0	7	0	0	0	7	0
Surrey - Whalley	13	15	7	11	0	0	20	26
Surrey Total	127	104	149	136	6	0	282	240
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	42	0	42
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	1	139	0	0	0	139	1
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	1	0	0	0	0	0	1	0
Vancouver - Marpole	3	0	0	0	1	0	4	0
Vancouver - Eastside	45	17	5	0	2	4	52	21
Vancouver - Mt. Pleasant	8	0	0	0	0	0	8	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	27	31	0	12	9	6	36	49
Vancouver Total	84	52	144	12	12	52	240	116
West Vancouver	12	5	0	0	0	0	12	5
White Rock	9	9	94	0	0	0	103	9
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	449	511	863	618	20	200	1,332	1,329

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 - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	1	2	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	9	0	0	0	0	3	9
Burnaby - Mountain	0	1	0	75	0	0	0	76
Burnaby - North	34	37	2	13	0	0	36	50
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	15	22	0	16	0	0	15	38
Burnaby - Central Park	8	10	544	0	0	0	552	10
Burnaby - Remainder	47	63	0	174	0	0	47	237
Burnaby Total	106	134	546	278	0	0	652	412
Coquitlam	158	118	324	373	6	2	488	493
Delta - Tsawwassen	9	5	0	0	0	0	9	5
Delta - Ladner	4	10	0	0	0	0	4	10
Delta - North	15	29	21	0	0	0	36	29
Delta	36	44	21	0	0	0	57	44
Langley City	3	3	0	51	0	0	3	54
Langley District	102	156	109	85	8	9	219	250
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	66	96	129	28	0	2	195	126
New Westminster	17	23	340	51	0	0	357	74
North Vancouver City	18	21	209	151	3	1	230	173
North Vancouver DM	40	22	24	64	0	146	64	232
Pitt Meadows	1	1	0	0	0	71	1	72
Port Coquitlam	8	4	59	10	0	0	67	14
Port Moody	3	2	198	5	0	0	201	7
Richmond	169	127	224	588	0	147	393	862
Surrey - South	145	81	110	138	0	0	255	219
Surrey - Cloverdale	43	43	186	129	9	3	238	175
Surrey - North	199	131	161	256	7	6	367	393
Surrey - Guildford	4	1	24	0	0	0	28	1
Surrey - Whalley	42	30	11	266	0	0	53	296
Surrey Total	433	286	492	789	16	9	941	1,084
University Endowment Lands	1	0	0	0	0	72	1	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	401	410	0	42	401	452
Vancouver - Kitsilano	3	4	50	6	0	62	53	72
Vancouver - False Creek	0	1	558	0	0	0	558	1
Vancouver - Granville/Oak	2	6	7	0	0	0	9	6
Vancouver - Kerrisdale	10	11	0	0	0	2	10	13
Vancouver - Marpole	15	15	0	0	3	3	18	18
Vancouver - Eastside	195	132	291	48	46	46	532	226
Vancouver - Mt. Pleasant	10	12	0	169	0	0	10	181
Vancouver - Strath/Grand	6	0	9	0	0	0	15	0
Vancouver - Westside	101	92	3	16	25	19	129	127
Vancouver Total	342	285	1,319	649	74	174	1,735	1,108
West Vancouver	45	33	26	0	130	0	201	33
White Rock	34	16	120	0	0	0	154	16
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,586	1,382	4,140	3,122	237	633	5,963	5,137

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
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	2	0	6	-100.0
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	7	5	0	0	0	0	47	0	54	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	1	2	0	0	0	0	0	7	1	**
Burnaby - Central Park	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Remainder	14	10	4	2	113	11	0	0	131	23	**
Burnaby Total	32	19	6	2	113	11	47	0	198	32	**
Coquitlam	2	23	0	0	22	61	388	15	412	99	**
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	7	5	0	0	0	0	0	0	7	5	40.0
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	7	7	0	0	0	0	0	0	7	7	0.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	20	18	2	0	19	38	30	16	71	72	-1.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	17	20	6	0	12	12	0	0	35	32	9.4
New Westminster	3	0	0	0	11	0	29	0	43	0	n/a
North Vancouver City	3	2	0	2	0	0	58	4	61	8	**
North Vancouver DM	7	9	2	0	9	0	16	2	34	11	**
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	1	0	2	0	5	0	6	0	14	-100.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	2	6	2	0	29	0	2	127	35	133	-73.7
Surrey - South	19	25	0	4	0	72	64	0	83	101	-17.8
Surrey - Cloverdale	13	40	0	0	13	26	65	11	91	77	18.2
Surrey - North	31	61	0	8	34	55	16	103	81	227	-64.3
Surrey - Guildford	3	1	0	0	0	0	0	0	3	1	200.0
Surrey - Whalley	4	12	0	0	22	0	2	0	28	12	133.3
Surrey Total	70	139	0	12	69	153	147	114	286	418	-31.6
University Endowment Lands	0	1	0	0	0	0	0	72	0	73	-100.0
Vancouver - West End	0	0	0	0	0	0	81	0	81	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	2	0	2	0	n/a
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	0	3	0	0	0	0	0	2	0	5	-100.0
Vancouver - Marpole	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Eastside	1	8	0	2	58	0	0	3	59	13	**
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	11	20	0	0	6	0	3	8	20	28	-28.6
Vancouver Total	14	34	2	4	64	0	86	13	166	51	**
West Vancouver	9	14	4	2	0	0	0	0	13	16	-18.8
White Rock	2	1	0	0	0	0	2	4	4	5	-20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	190	299	24	24	348	280	805	375	1,367	978	39.8

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 - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	3	3	0	0	0	0	0	0	3	3	0.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	11	0	0	0	0	0	4	0	15	-100.0
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	23	24	0	2	0	8	47	0	70	34	105.9
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	19	8	4	0	12	12	37	0	72	20	**
Burnaby - Central Park	9	19	0	2	0	0	0	0	9	21	-57.1
Burnaby - Remainder	37	31	16	6	118	19	342	214	513	270	90.0
Burnaby Total	92	82	20	10	130	39	426	214	668	345	93.6
Coquitlam	90	62	0	18	148	70	471	121	709	271	161.6
Delta - Tsawwassen	1	3	0	0	0	0	0	0	1	3	-66.7
Delta - Ladner	10	11	0	0	0	0	2	0	12	11	9.1
Delta - North	11	13	24	6	50	43	12	0	97	62	56.5
Delta	22	27	24	6	50	43	14	0	110	76	44.7
Langley City	1	3	0	0	0	0	0	0	1	3	-66.7
Langley District	70	52	2	0	103	127	122	46	297	225	32.0
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	89	57	10	4	95	12	0	0	194	73	165.8
New Westminster	13	23	0	2	23	0	116	0	152	25	**
North Vancouver City	8	4	6	2	0	6	224	12	238	24	**
North Vancouver DM	20	18	2	0	9	4	82	2	113	24	**
Pitt Meadows	3	9	0	0	0	0	0	0	3	9	-66.7
Port Coquitlam	4	3	0	4	0	5	130	30	134	42	**
Port Moody	4	7	0	0	0	0	0	0	4	7	-42.9
Richmond	20	35	20	8	60	15	227	139	327	197	66.0
Surrey - South	89	112	8	24	98	139	112	0	307	275	11.6
Surrey - Cloverdale	64	144	12	0	76	44	164	30	316	218	45.0
Surrey - North	145	218	0	24	105	106	102	154	352	502	-29.9
Surrey - Guildford	3	4	0	0	0	0	0	0	3	4	-25.0
Surrey - Whalley	22	46	2	2	40	0	12	0	76	48	58.3
Surrey Total	323	524	22	50	319	289	390	184	1,054	1,047	0.7
University Endowment Lands	0	1	0	0	0	0	0	134	0	135	-100.0
Vancouver - West End	0	0	0	0	0	0	81	0	81	0	n/a
Vancouver - Downtown	1	0	0	0	0	0	440	363	441	363	21.5
Vancouver - Kitsilano	4	3	6	2	24	3	4	3	38	11	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	1	2	0	0	3	0	0	2	4	4	0.0
Vancouver - Kerrisdale	7	18	0	0	0	0	2	2	9	20	-55.0
Vancouver - Marpole	9	21	2	0	0	0	3	6	14	27	-48.1
Vancouver - Eastside	74	38	14	2	64	3	292	158	444	201	120.9
Vancouver - Mt. Pleasant	1	2	2	6	0	0	251	0	254	8	**
Vancouver - Strath/Grand	5	0	2	2	0	0	0	0	7	2	**
Vancouver - Westside	37	88	0	2	24	0	23	12	84	102	-17.6
Vancouver Total	140	172	26	14	115	6	1,096	546	1,377	738	86.6
West Vancouver	49	37	6	2	3	0	0	0	58	39	48.7
White Rock	7	7	0	0	0	0	10	16	17	23	-26.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	959	1,138	138	120	1,055	616	3,308	1,448	5,460	3,322	64.4

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
April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	47	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	113	11	0	0	0	0	0	0
Burnaby Total	113	11	0	0	47	0	0	0
Coquitlam	22	61	0	0	388	14	0	1
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	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	19	38	0	0	30	16	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	12	0	0	0	0	0	0
New Westminster	11	0	0	0	29	0	0	0
North Vancouver City	0	0	0	0	58	4	0	0
North Vancouver DM	9	0	0	0	16	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	0	0	6	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	29	0	0	0	2	127	0	0
Surrey - South	0	72	0	0	64	0	0	0
Surrey - Cloverdale	13	26	0	0	65	2	0	9
Surrey - North	34	55	0	0	16	99	0	4
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	22	0	0	0	2	0	0	0
Surrey Total	69	153	0	0	147	101	0	13
University Endowment Lands	0	0	0	0	0	0	0	72
Vancouver - West End	0	0	0	0	81	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	2	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	2	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	58	0	0	0	0	2	0	1
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	0	0	0	2	8	1	0
Vancouver Total	64	0	0	0	85	12	1	1
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	348	280	0	0	804	288	1	87

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 - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	47	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	118	19	0	0	342	214	0	0
Burnaby Total	130	39	0	0	426	214	0	0
Coquitlam	148	70	0	0	470	70	1	51
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	50	43	0	0	12	0	0	0
Delta	50	43	0	0	14	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	103	127	0	0	122	46	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	95	12	0	0	0	0	0	0
New Westminster	23	0	0	0	92	0	24	0
North Vancouver City	0	6	0	0	224	12	0	0
North Vancouver DM	9	4	0	0	82	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	0	130	30	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	60	15	0	0	147	139	80	0
Surrey - South	98	139	0	0	112	0	0	0
Surrey - Cloverdale	76	44	0	0	164	2	0	28
Surrey - North	105	106	0	0	66	144	36	10
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	40	0	0	0	12	0	0	0
Surrey Total	319	289	0	0	354	146	36	38
University Endowment Lands	0	0	0	0	0	62	0	72
Vancouver - West End	0	0	0	0	81	0	0	0
Vancouver - Downtown	0	0	0	0	440	255	0	108
Vancouver - Kitsilano	24	3	0	0	4	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	3	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	2	2	0	0
Vancouver - Marpole	0	0	0	0	2	6	1	0
Vancouver - Eastside	64	0	0	3	283	129	9	29
Vancouver - Mt. Pleasant	0	0	0	0	251	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	24	0	0	0	22	12	1	0
Vancouver Total	115	3	0	3	1,085	409	11	137
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	16	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,055	613	0	3	3,156	1,148	152	300

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
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	6	0	0	0	0	0	6
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	7	5	47	0	0	0	54	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	1	0	0	0	0	7	1
Burnaby - Central Park	4	3	0	0	0	0	4	3
Burnaby - Remainder	18	12	113	11	0	0	131	23
Burnaby Total	38	21	160	11	0	0	198	32
Coquitlam	4	41	408	57	0	1	412	99
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	5	5	0	0	2	0	7	5
Delta - North	0	0	0	0	0	0	0	0
Delta	5	7	0	0	2	0	7	7
Langley City	0	0	0	0	0	0	0	0
Langley District	42	33	25	38	4	1	71	72
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	17	13	18	19	0	0	35	32
New Westminster	3	0	40	0	0	0	43	0
North Vancouver City	7	8	54	0	0	0	61	8
North Vancouver DM	7	11	27	0	0	0	34	11
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	0	14	0	0	0	0	0	14
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	8	31	125	0	0	35	133
Surrey - South	21	25	62	76	0	0	83	101
Surrey - Cloverdale	11	42	76	26	4	9	91	77
Surrey - North	45	61	34	162	2	4	81	227
Surrey - Guildford	3	1	0	0	0	0	3	1
Surrey - Whalley	6	12	22	0	0	0	28	12
Surrey Total	86	141	194	264	6	13	286	418
University Endowment Lands	0	1	0	0	0	72	0	73
Vancouver - West End	0	0	81	0	0	0	81	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	5	0	0	0	0	0	5
Vancouver - Marpole	0	3	0	0	1	0	1	3
Vancouver - Eastside	0	10	59	0	0	3	59	13
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	8	23	6	0	6	5	20	28
Vancouver Total	13	43	146	0	7	8	166	51
West Vancouver	13	16	0	0	0	0	13	16
White Rock	4	5	0	0	0	0	4	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	245	369	1,103	514	19	95	1,367	978

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
April 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Belcarra													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	3	37.5	1	12.5	3	37.5	1	12.5	8	--	--
Burnaby													
April 2012	0	0.0	0	0.0	11	39.3	17	60.7	0	0.0	28	1,018,000	1,010,171
April 2011	0	0.0	0	0.0	9	56.3	6	37.5	1	6.3	16	993,400	1,033,538
Year-to-date 2012	1	1.0	2	1.9	34	32.4	63	60.0	5	4.8	105	1,018,000	1,078,781
Year-to-date 2011	0	0.0	2	3.2	36	57.1	22	34.9	3	4.8	63	985,000	1,009,278
Coquitlam													
April 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2011	0	0.0	11	52.4	8	38.1	2	9.5	0	0.0	21	735,937	780,283
Year-to-date 2012	0	0.0	23	27.4	54	64.3	7	8.3	0	0.0	84	809,900	823,706
Year-to-date 2011	0	0.0	29	46.8	18	29.0	13	21.0	2	3.2	62	760,022	826,013
Delta													
April 2012	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
April 2011	0	0.0	2	12.5	13	81.3	1	6.3	0	0.0	16	850,000	849,586
Year-to-date 2012	1	4.0	4	16.0	15	60.0	3	12.0	2	8.0	25	840,000	926,801
Year-to-date 2011	1	2.8	4	11.1	28	77.8	2	5.6	1	2.8	36	800,000	842,363
Langley City													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
April 2012	1	12.5	4	50.0	0	0.0	2	25.0	1	12.5	8	--	--
April 2011	4	23.5	7	41.2	5	29.4	1	5.9	0	0.0	17	700,834	728,172
Year-to-date 2012	13	25.5	14	27.5	8	15.7	10	19.6	6	11.8	51	699,900	937,448
Year-to-date 2011	18	35.3	17	33.3	13	25.5	2	3.9	1	2.0	51	638,800	729,776

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	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	1	100.0	1	--	--
Maple Ridge													
April 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	569,900	557,446
April 2011	11	78.6	1	7.1	2	14.3	0	0.0	0	0.0	14	539,900	604,414
Year-to-date 2012	51	71.8	18	25.4	2	2.8	0	0.0	0	0.0	71	569,900	571,232
Year-to-date 2011	32	64.0	11	22.0	7	14.0	0	0.0	0	0.0	50	568,950	604,502
New Westminster													
April 2012	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
April 2011	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	2	15.4	4	30.8	5	38.5	2	15.4	0	0.0	13	750,000	748,053
Year-to-date 2011	32	86.5	2	5.4	2	5.4	0	0.0	1	2.7	37	518,127	564,670
North Vancouver City													
April 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
North Vancouver DM													
April 2012	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
April 2011	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	50.0	10	50.0	20	1,510,100	1,649,540
Year-to-date 2011	0	0.0	0	0.0	5	22.7	7	31.8	10	45.5	22	1,347,000	1,614,859
Pitt Meadows													
April 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Port Moody													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	14.3	3	42.9	3	42.9	0	0.0	7	--	--
Richmond													
April 2012	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	1,410,000	1,578,500
Year-to-date 2011	0	0.0	1	2.9	2	5.9	11	32.4	20	58.8	34	1,500,000	1,542,706

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2012	25	33.8	28	37.8	18	24.3	3	4.1	0	0.0	74	699,000	705,470
April 2011	48	31.4	57	37.3	42	27.5	5	3.3	1	0.7	153	693,080	700,790
Year-to-date 2012	88	29.3	121	40.3	69	23.0	9	3.0	13	4.3	300	699,000	757,324
Year-to-date 2011	199	35.3	201	35.7	135	24.0	22	3.9	6	1.1	563	649,000	699,156
University Endowment Lands													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	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	1	100.0	1	--	--
Vancouver City													
April 2012	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12	3,048,000	2,662,083
April 2011	0	0.0	0	0.0	7	26.9	0	0.0	19	73.1	26	2,759,000	2,400,303
Year-to-date 2012	0	0.0	0	0.0	16	11.6	38	27.5	84	60.9	138	2,403,500	2,400,318
Year-to-date 2011	0	0.0	0	0.0	21	20.2	5	4.8	78	75.0	104	2,819,500	2,525,347
West Vancouver													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,458,000	3,562,818
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	3,200,000	3,238,789
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	3,256,000	3,610,354
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	3,120,000	3,224,550
White Rock													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2011	0	0.0	2	25.0	1	12.5	2	25.0	3	37.5	8	--	--
Indian Reserves													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	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	--	--
Vancouver CMA													
April 2012	38	21.5	40	22.6	37	20.9	32	18.1	30	16.9	177	828,288	1,151,958
April 2011	66	21.4	82	26.6	89	28.9	19	6.2	52	16.9	308	759,450	1,071,197
Year-to-date 2012	162	18.1	192	21.5	208	23.2	158	17.7	175	19.6	895	840,000	1,230,595
Year-to-date 2011	293	26.4	275	24.8	273	24.6	95	8.6	175	15.8	1,111	739,000	1,048,912

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
April 2012**

Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,010,171	1,033,538	-2.3	1,078,781	1,009,278	6.9
Coquitlam	--	780,283	n/a	823,706	826,013	-0.3
Delta	--	849,586	n/a	926,801	842,363	10.0
Langley City	--	--	n/a	--	--	n/a
Langley District	--	728,172	n/a	937,448	729,776	28.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	557,446	604,414	-7.8	571,232	604,502	-5.5
New Westminster	--	--	n/a	748,053	564,670	32.5
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,649,540	1,614,859	2.1
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	--	n/a	1,578,500	1,542,706	2.3
Surrey Total	705,470	700,790	0.7	757,324	699,156	8.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,662,083	2,400,303	10.9	2,400,318	2,525,347	-5.0
West Vancouver	3,562,818	3,238,789	10.0	3,610,354	3,224,550	12.0
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,151,958	1,071,197	7.5	1,230,595	1,048,912	17.3

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 Greater Vancouver
April 2012**

		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
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,388	6,200	4,998	47.8	735,315	-9.8	733,890
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	9,132	19.1		17,827			783,307	17.1	
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	YTD 2011	12,402	10.3		23,838			791,730	18.1	
	YTD 2012	9,935	-19.9		23,800			764,163	-3.5	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2012

		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						
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	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	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	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44		119.4	1,273	6.2	66.2	866
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2012	25	0	4	0	0	31	0	0	60
April 2011	17	0	4	0	0	0	0	0	21
% Change	47.1	n/a	0.0	n/a	n/a	n/a	n/a	n/a	185.7
Year-to-date 2012	69	2	14	0	44	31	3	0	163
Year-to-date 2011	63	0	10	1	27	87	0	0	188
% Change	9.5	n/a	40.0	-100.0	63.0	-64.4	n/a	n/a	-13.3
UNDER CONSTRUCTION									
April 2012	145	4	50	0	164	118	8	0	489
April 2011	127	2	52	2	85	87	4	0	359
% Change	14.2	100.0	-3.8	-100.0	92.9	35.6	100.0	n/a	36.2
COMPLETIONS									
April 2012	15	0	14	0	0	0	2	0	31
April 2011	25	0	8	0	18	0	0	0	51
% Change	-40.0	n/a	75.0	n/a	-100.0	n/a	n/a	n/a	-39.2
Year-to-date 2012	53	0	30	1	4	0	3	0	91
Year-to-date 2011	108	0	26	1	30	0	0	0	165
% Change	-50.9	n/a	15.4	0.0	-86.7	n/a	n/a	n/a	-44.8
COMPLETED & NOT ABSORBED									
April 2012	93	0	12	0	9	2	0	0	116
April 2011	90	0	9	0	10	65	0	0	174
% Change	3.3	n/a	33.3	n/a	-10.0	-96.9	n/a	n/a	-33.3
ABSORBED									
April 2012	19	0	12	0	0	0	2	0	33
April 2011	34	0	8	1	17	10	0	0	70
% Change	-44.1	n/a	50.0	-100.0	-100.0	-100.0	n/a	n/a	-52.9
Year-to-date 2012	67	0	24	1	3	0	3	0	98
Year-to-date 2011	104	0	22	3	35	13	0	0	177
% Change	-35.6	n/a	9.1	-66.7	-91.4	-100.0	n/a	n/a	-44.6

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
April 2012	22	0	4	0	0	31	0	0	57
April 2011	12	0	4	0	0	0	0	0	16
Mission DM									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	5	0	0	0	0	0	0	0	5
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2012	25	0	4	0	0	31	0	0	60
April 2011	17	0	4	0	0	0	0	0	21
UNDER CONSTRUCTION									
Abbotsford City									
April 2012	105	0	50	0	164	118	3	0	440
April 2011	77	0	52	2	85	87	4	0	307
Mission DM									
April 2012	40	4	0	0	0	0	5	0	49
April 2011	50	2	0	0	0	0	0	0	52
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2012	145	4	50	0	164	118	8	0	489
April 2011	127	2	52	2	85	87	4	0	359
COMPLETIONS									
Abbotsford City									
April 2012	11	0	14	0	0	0	1	0	26
April 2011	19	0	8	0	18	0	0	0	45
Mission DM									
April 2012	4	0	0	0	0	0	1	0	5
April 2011	6	0	0	0	0	0	0	0	6
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2012	15	0	14	0	0	0	2	0	31
April 2011	25	0	8	0	18	0	0	0	51

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
April 2012

	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									
Abbotsford City									
April 2012	66	0	12	0	9	2	0	0	89
April 2011	67	0	9	0	8	61	0	0	145
Mission DM									
April 2012	27	0	0	0	0	0	0	0	27
April 2011	23	0	0	0	2	4	0	0	29
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2012	93	0	12	0	9	2	0	0	116
April 2011	90	0	9	0	10	65	0	0	174
ABSORBED									
Abbotsford City									
April 2012	11	0	12	0	0	0	1	0	24
April 2011	27	0	8	1	17	10	0	0	63
Mission DM									
April 2012	8	0	0	0	0	0	1	0	9
April 2011	7	0	0	0	0	0	0	0	7
Indian Reserves									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2012	19	0	12	0	0	0	2	0	33
April 2011	34	0	8	1	17	10	0	0	70

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 Abbotsford-Mission CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Abbotsford City	22	12	0	0	0	0	35	4	57	16	**
Mission DM	3	5	0	0	0	0	0	0	3	5	-40.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	25	17	0	0	0	0	35	4	60	21	185.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	59	35	0	0	44	27	45	97	148	159	-6.9
Mission DM	13	29	2	0	0	0	0	0	15	29	-48.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	72	64	2	0	44	27	45	97	163	188	-13.3

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
April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Abbotsford City	0	0	0	0	35	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	35	4	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	27	0	0	45	97	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	27	0	0	45	97	0	0

**Table 2.4: Starts by Submarket and by Intended Market
April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Abbotsford City	26	16	31	0	0	0	57	16
Mission DM	3	5	0	0	0	0	3	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	29	21	31	0	0	0	60	21

**Table 2.5: Starts by Submarket and by Intended Market
January - April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	73	44	75	115	0	0	148	159
Mission DM	12	29	0	0	3	0	15	29
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	85	73	75	115	3	0	163	188

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
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Abbotsford City	12	19	0	0	0	18	14	8	26	45	-42.2
Mission DM	5	6	0	0	0	0	0	0	5	6	-16.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	25	0	0	0	18	14	8	31	51	-39.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	32	82	0	6	4	24	30	26	66	138	-52.2
Mission DM	25	27	0	0	0	0	0	0	25	27	-7.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	57	109	0	6	4	24	30	26	91	165	-44.8

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
April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Abbotsford City	0	18	0	0	14	8	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	18	0	0	14	8	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	4	24	0	0	30	26	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	4	24	0	0	30	26	0	0

**Table 3.4: Completions by Submarket and by Intended Market
April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Abbotsford City	25	27	0	18	1	0	26	45
Mission DM	4	6	0	0	1	0	5	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	29	33	0	18	2	0	31	51

**Table 3.5: Completions by Submarket and by Intended Market
January - April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	59	107	5	31	2	0	66	138
Mission DM	24	27	0	0	1	0	25	27
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	83	134	5	31	3	0	91	165

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
April 2012

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													
April 2012	1	9.1	3	27.3	2	18.2	1	9.1	4	36.4	11	645,000	664,345
April 2011	0	0.0	7	25.0	12	42.9	6	21.4	3	10.7	28	574,450	624,821
Year-to-date 2012	1	2.9	17	48.6	8	22.9	2	5.7	7	20.0	35	549,900	617,594
Year-to-date 2011	5	5.8	27	31.4	33	38.4	13	15.1	8	9.3	86	569,900	600,587
Mission DM													
April 2012	0	0.0	7	87.5	0	0.0	1	12.5	0	0.0	8	--	--
April 2011	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2012	3	9.1	27	81.8	2	6.1	1	3.0	0	0.0	33	469,900	482,315
Year-to-date 2011	6	28.6	11	52.4	2	9.5	2	9.5	0	0.0	21	469,900	500,476
Indian Reserves													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	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	--	--
Abbotsford-Mission CMA													
April 2012	1	5.3	10	52.6	2	10.5	2	10.5	4	21.1	19	540,000	604,432
April 2011	2	5.7	11	31.4	13	37.1	6	17.1	3	8.6	35	569,900	597,957
Year-to-date 2012	4	5.9	44	64.7	10	14.7	3	4.4	7	10.3	68	515,400	551,944
Year-to-date 2011	11	10.3	38	35.5	35	32.7	15	14.0	8	7.5	107	565,900	580,939

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
April 2012**

Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	664,345	624,821	6.3	617,594	600,587	2.8
Mission DM	--	--	n/a	482,315	500,476	-3.6
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	604,432	597,957	1.1	551,944	580,939	-5.0

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
April 2012**

		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
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,116	2,882	2,505	44.6	501,059	-6.2	487,134
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,704	6.4		8,144			494,984	11.5	
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	YTD 2011	5,118	-0.8		10,761			505,797	13.1	
	YTD 2012	4,627	-9.6		10,688			489,292	-3.3	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

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

Table 6: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission 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						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44		118.2	90	9.5	68.5	798
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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