

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

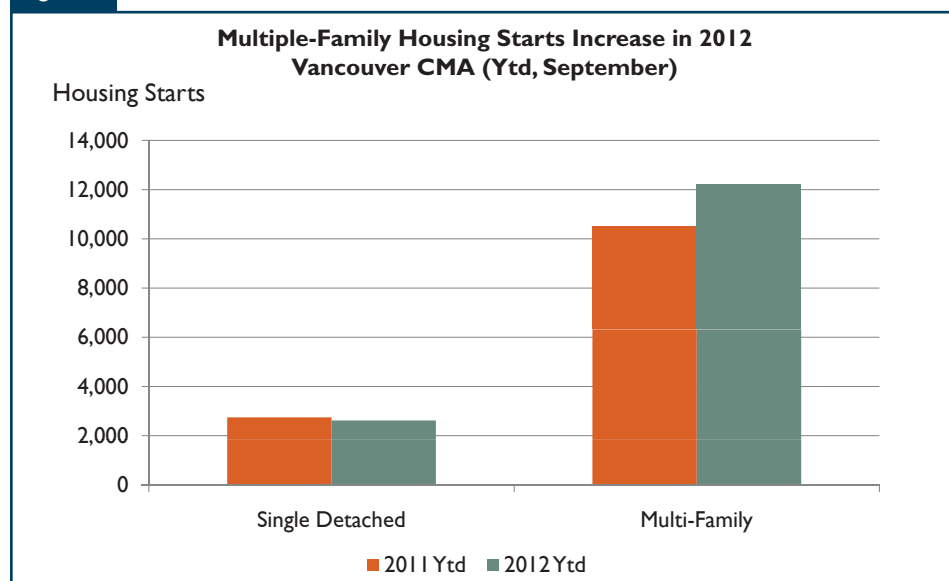
Date Released: October 2012

Vancouver CMA New Construction

Third quarter housing starts were three per cent higher than the same period last year. The rise in apartment starts offset declines in ground-oriented (single detached, semi-detached and row) starts. In addition to an increase in condominium apartment construction, the density

of high rise apartment condominium developments has increased. A key contributing factor has been allowances for higher residential density in a number of municipalities, resulting in the construction of more units per high rise structure this year than last.¹

Figure 1



Source: Canada Mortgage and Housing Corporation

¹ Number of units per high rise structure has increased from 112 units in 2011 to 129 in 2012.

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Year to date, total housing starts were above 2011 levels. Multiple-family (semi-detached, row and apartment) home starts outpaced 2011 levels while single detached housing starts declined five per cent through the same period. Multiple-family dwelling types made up over eighty per cent of all new residential construction so far this year, with the Cities of Vancouver, Surrey and Coquitlam accounting for 58 per cent of all multiple-family construction in the region. By the end of the third quarter, a total of 14,828 new units had started construction in the Vancouver CMA.

Construction of secondary rental structures increased in the Vancouver CMA. While the construction of purpose-built rental apartment buildings has decreased in 2012, the popularity of laneway homes and accessory suites has picked up. Areas such as the Eastside and Westside of Vancouver City have recorded an increase in laneway housing, while cities such as Surrey and North Vancouver (City and District) have recorded notable increases in single-detached homes with accessory suites.

The number of new homes under construction continued to trend higher during the third quarter.² At the end of September, construction was underway on more than 23,000 units for the second consecutive quarter. The majority of the homes under construction were multiple-family dwelling types. By the end of the third quarter, the number of homes under construction for both single and multiple-family homes was above the ten year average level.

Alongside elevated levels of new homes under construction, more

new homes were being completed in the third quarter. The number of homes that were completed was just below five thousand in the CMA, a sixty per cent increase from the third quarter of 2011. However, the increase in completions can be attributed to single-detached houses with accessory suites and apartment condominiums. Third quarter multiple-family completions were almost double the number completed in the same period last year.

The number of newly completed and unabsorbed homes held steady in the Vancouver CMA. With the increased completions of single-detached houses in the third quarter, the number of newly completed and unabsorbed units for this dwelling type rose by one-one third from the same quarter last year. On the other hand, the absorption of newly completed apartment condominiums picked up in August and September, bringing the number of newly completed and unabsorbed apartment condominiums below 1,500 units, the lowest level recorded so far in 2012.

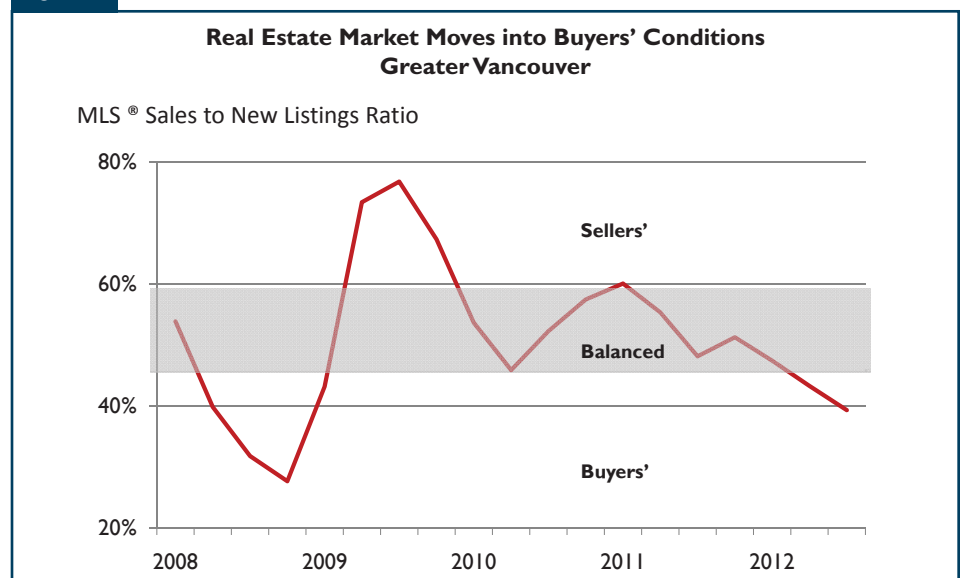
Greater Vancouver Resale Market

Housing demand continued to weaken during the third quarter. Despite favourable mortgage rates and growth in local employment, uncertainty with the global economy and new mortgage regulations have hindered demand. MLS® home sales for the third quarter dropped more than twenty-five per cent compared to the same period last year.³ Overall, year-to-date sales in Greater Vancouver were more than one-fifth below the year-to-date totals of 2011.

Housing markets remained in buyers' territory during the third quarter of 2012. The sales-to-new-listings ratio, an indication of market conditions, was below forty per cent as the decline in sales outpaced the decline in new listings in year-over-year third quarter comparisons. Due to the decline in sales, the actual number of homes listed for sale rose for the fourth straight quarter.

Despite lower demand and more homes to choose from, prices

Figure 2



Source: Canadian Real Estate Association

² Results based on a three month moving average.

³ Canadian Real Estate Association

have remained relatively flat. The Greater Vancouver Real Estate Board's MLS® Home Price Index, a tool that measures trends in home prices, indicates that prices have moved slightly lower in August and September, based on monthly year-over-year comparison.⁴ The decline in the average price recorded for the same period was wider as the demand for higher end properties in neighbourhoods in Richmond and the Westside of Vancouver has slipped over the last twelve months, contributing to the overall downtrend in aggregate average prices in Greater Vancouver. The year to date average price for all dwelling types is seven per cent below the year to date price in 2011.

Abbotsford-Mission

New Construction

Construction of new homes moved lower in the third quarter of 2012. Momentum generated in the second quarter could not be maintained in the third quarter, resulting in year-to-date total housing starts below 2011 levels. The two major centres that make up the CMA, Abbotsford City and the District of Mission, reported 81 housing starts in total for the third quarter of 2012, compared to 109 housing starts in the third quarter of 2011. Fewer housing starts can be attributed to lower levels of residential resales, resulting in builders being less inclined to bring more supply to the market place.

Ground-oriented housing makes up the majority of housing starts in the Abbotsford-Mission CMA. Builders so far this year have stayed away from larger multiple-family housing developments, and concentrated on smaller-scale projects. Smaller ground-oriented single and multiple-family projects allow developers to more easily release groups of homes onto the market in phases based on buyer demand. This approach enables builders to start construction without committing the same level of resources as needed for larger-scale apartment projects.

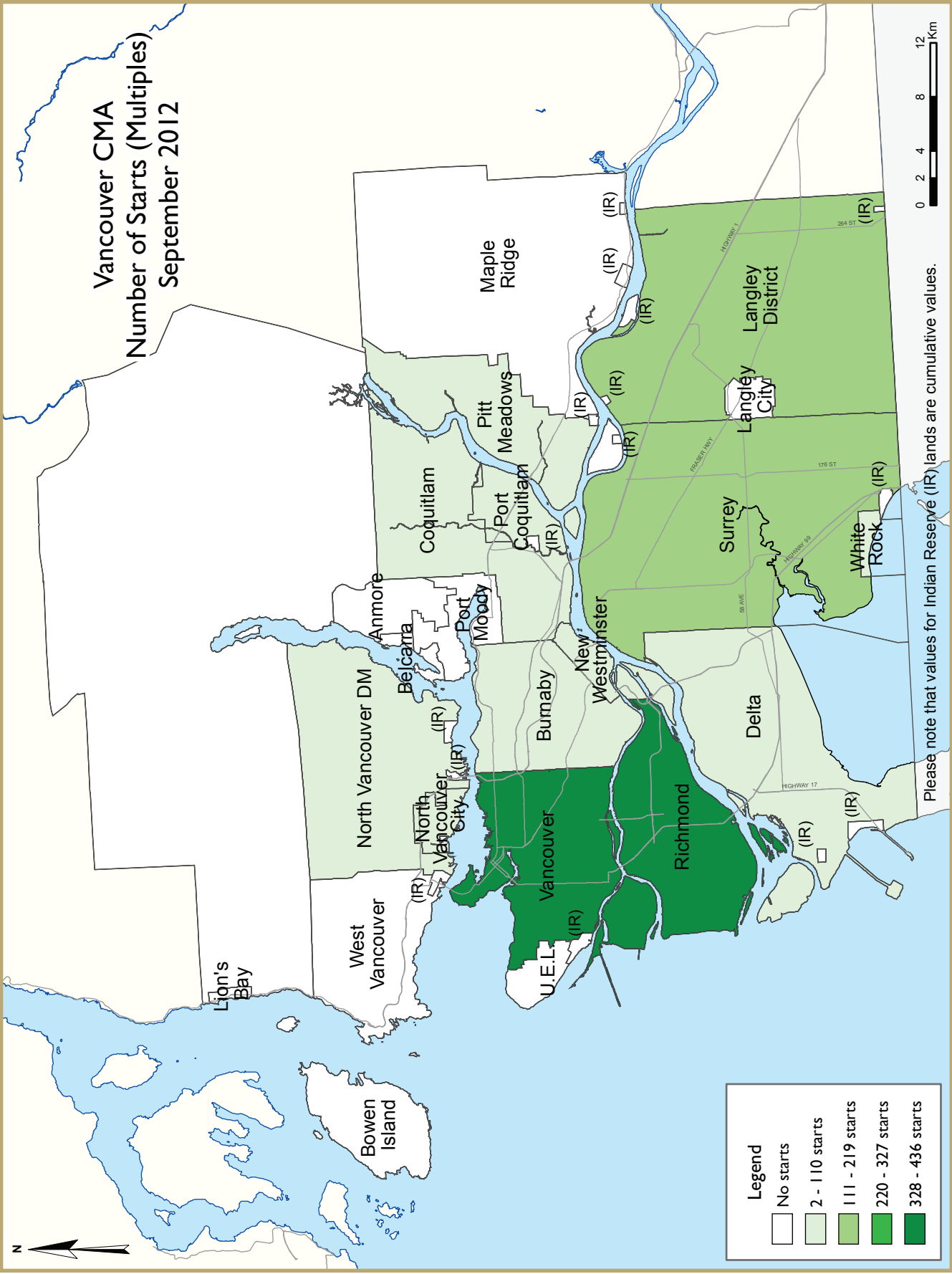
Abbotsford-Mission Resale Market

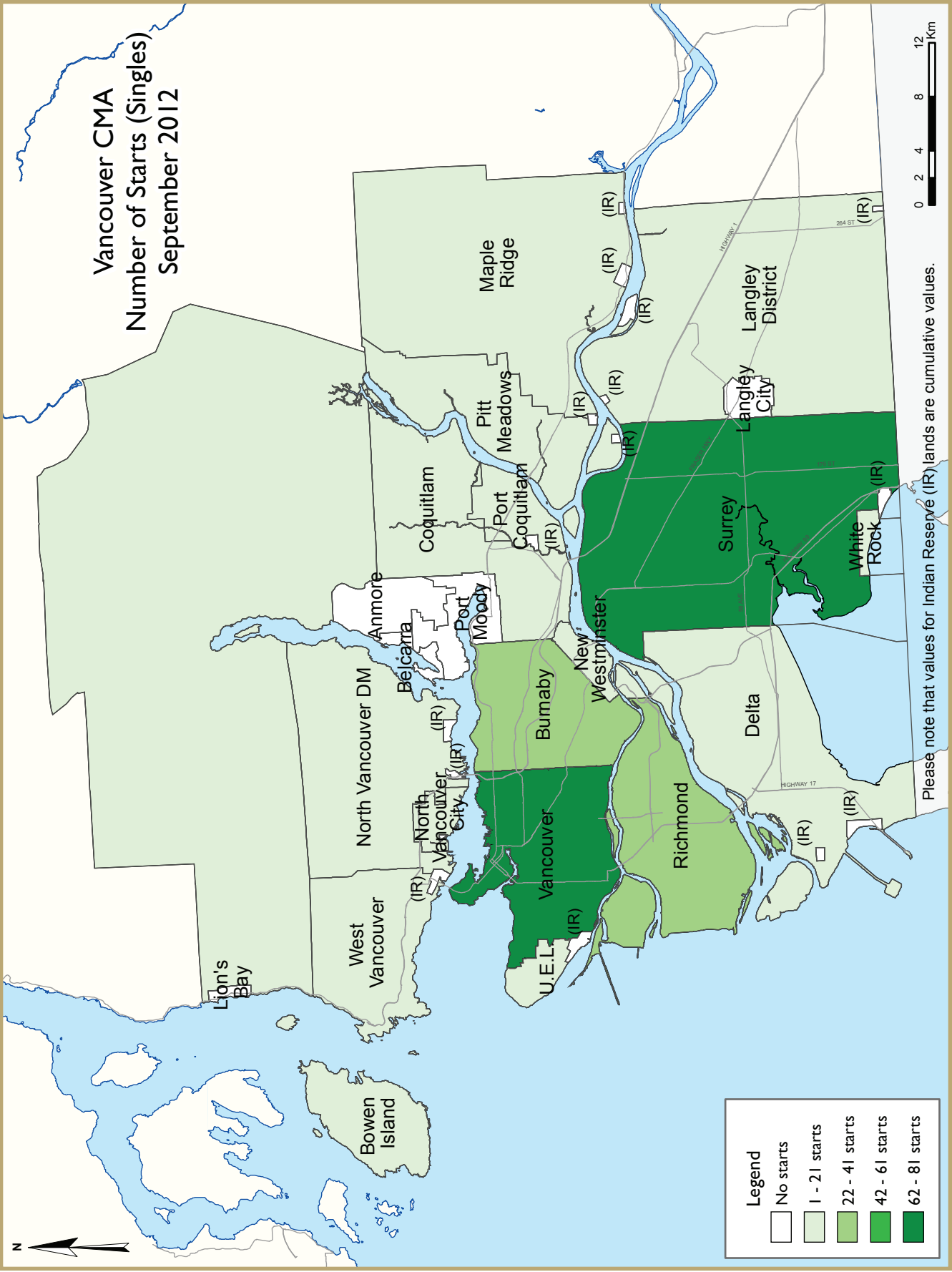
Both sales and prices declined in the third quarter in the Abbotsford-Mission CMA.⁵ Sales dropped by more than eleven per cent in annual third quarter comparisons.. Consumer demand waned as sales in August and September had noticeable declines in comparison to one year ago. As a result, the sales-to-new listings ratio, which had held steady in balanced conditions through most of the year, began to move into buyers' territory in September.

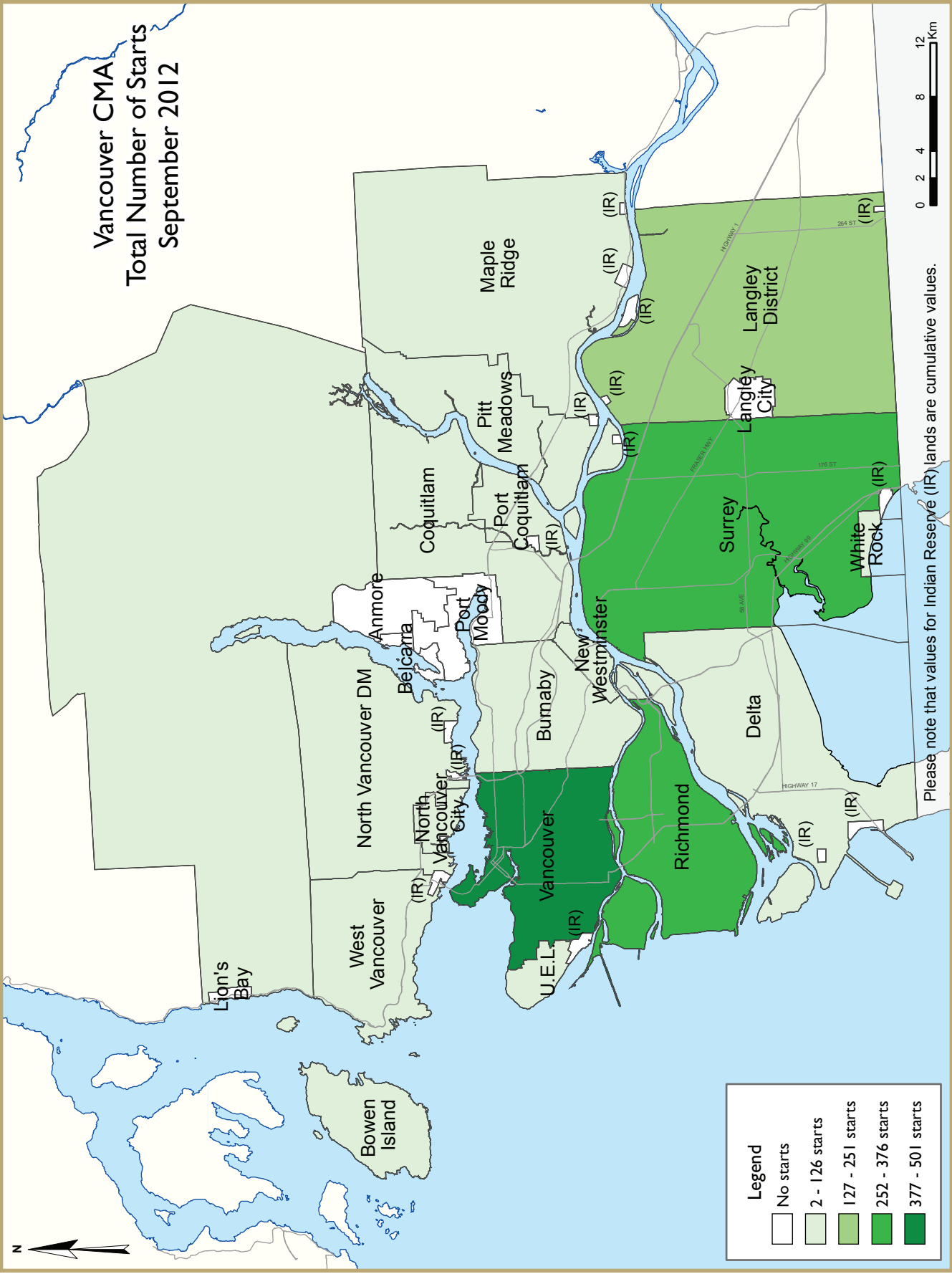
As sales dipped, prices followed. The average price for all dwelling types was down three per cent in the third quarter of this year in comparison to the third quarter of last year. Gains achieved during the first half of the year were nullified in August and September. By the end of the quarter, the total average home price in the CMA was one per cent below the average price of September last year.

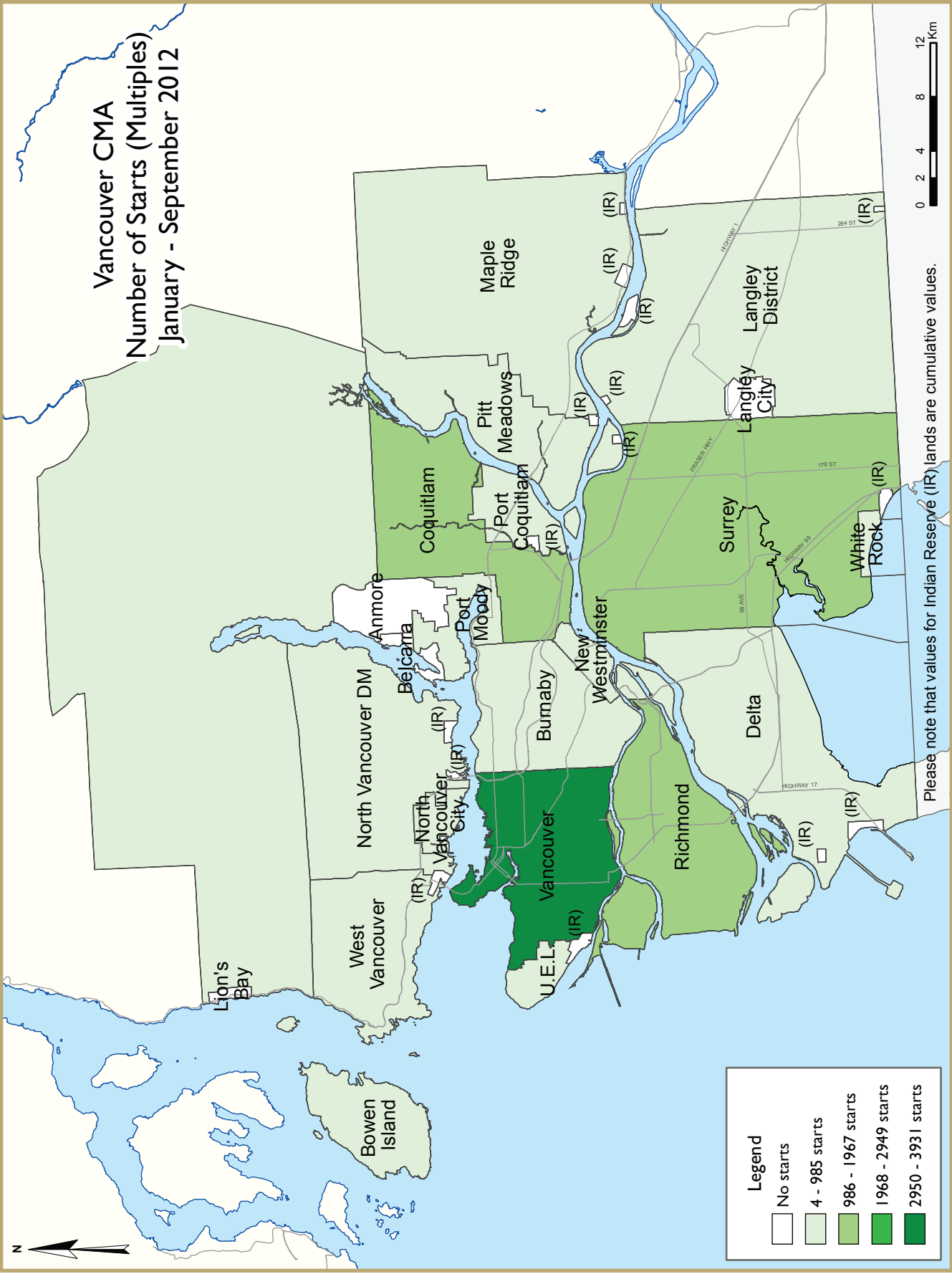
⁴The MLS® Home Price Index is modelled after the Consumer Price Index. Instead of measuring goods and services, the MLS® HPI measures the rate at which housing prices change over time taking into account the type of homes sold.

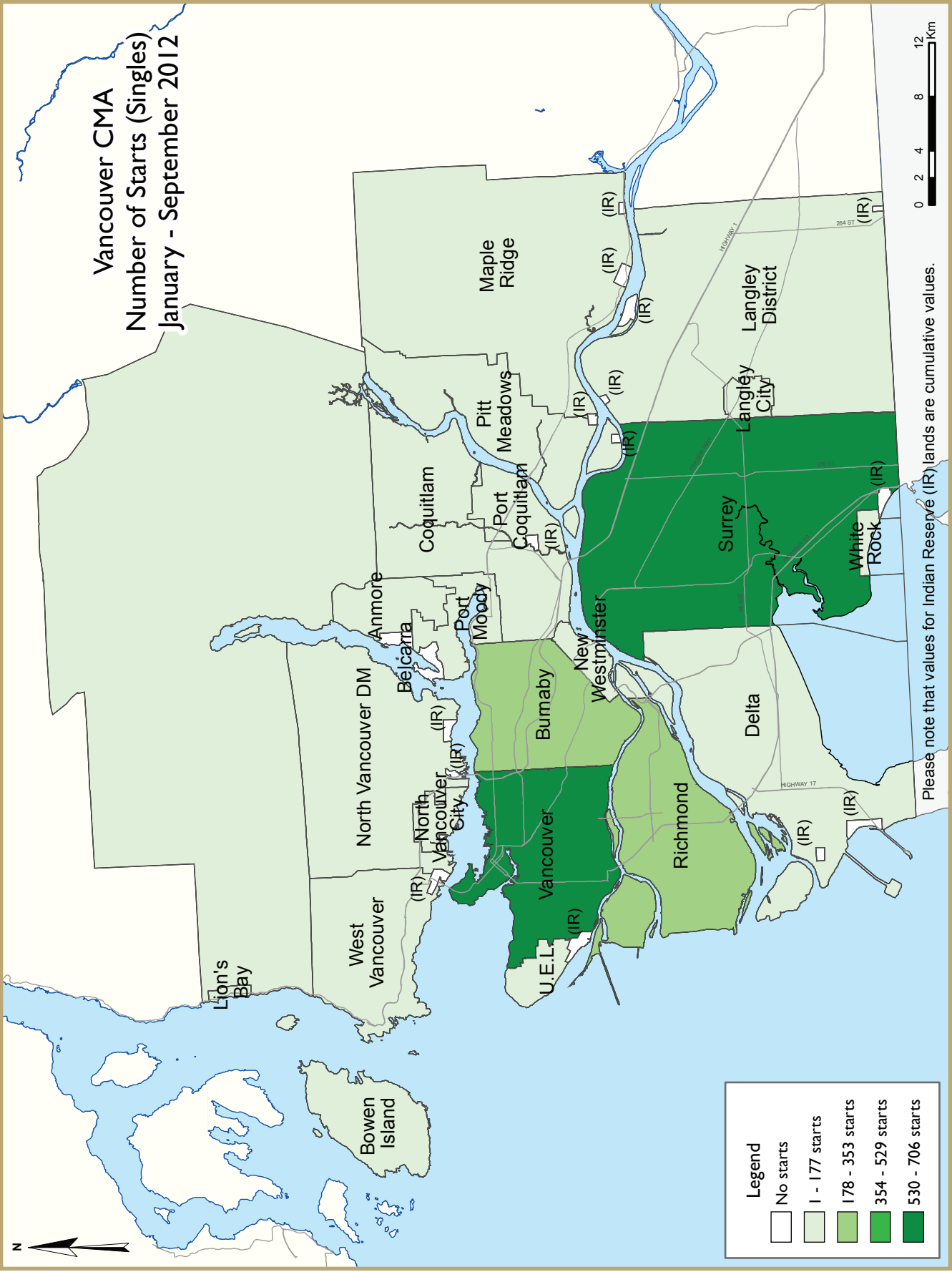
⁵ Data from the Fraser Valley Real Estate Board

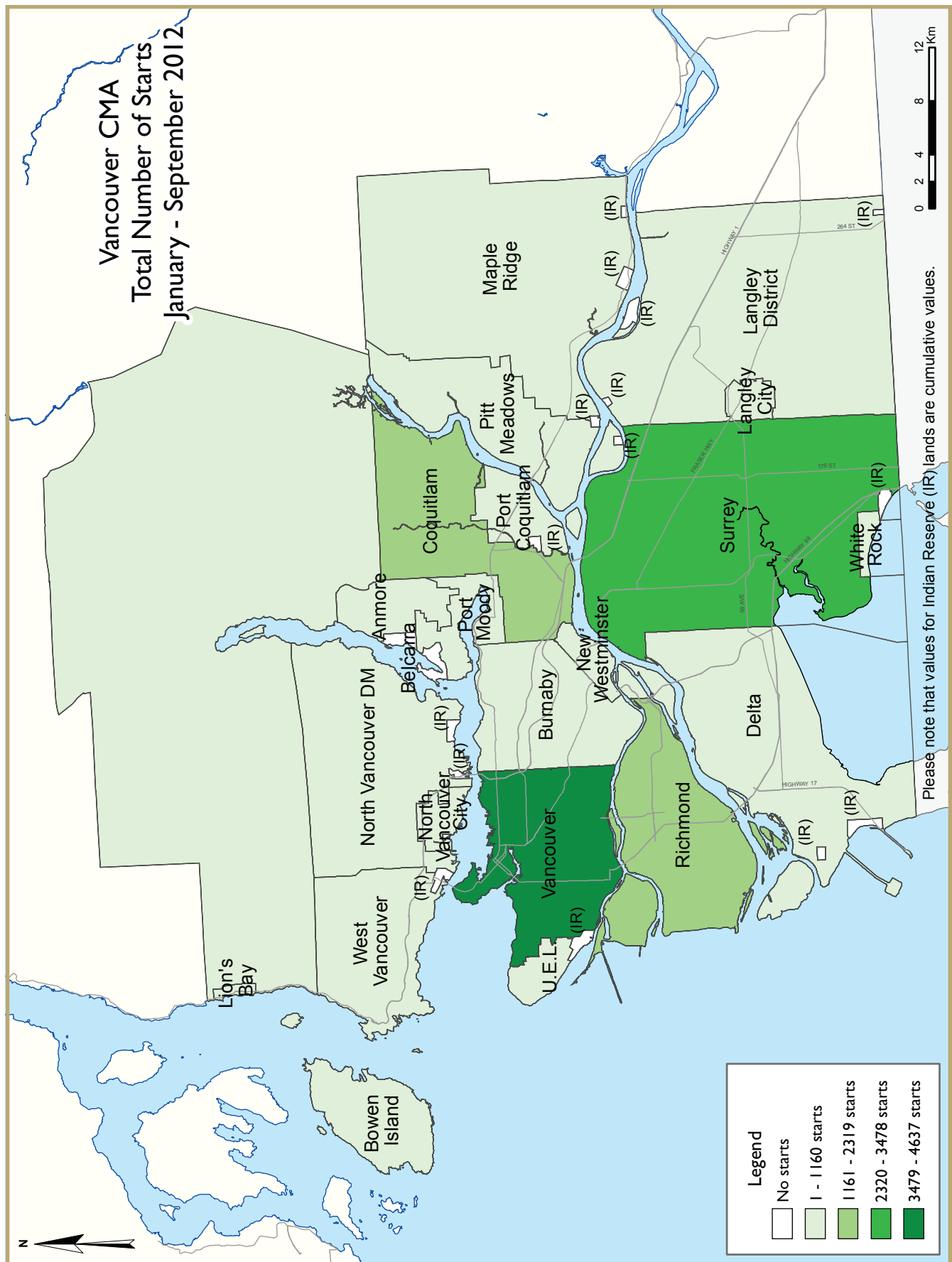
























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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Vancouver CMA
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2012	258	26	221	1	171	999	34	6	1,716
September 2011	326	30	242	3	316	848	17	1	1,783
% Change	-20.9	-13.3	-8.7	-66.7	-45.9	17.8	100.0	**	-3.8
Year-to-date 2012	2,281	240	1,789	26	1,866	7,782	310	534	14,828
Year-to-date 2011	2,500	218	1,571	24	2,358	5,042	220	1,327	13,260
% Change	-8.8	10.1	13.9	8.3	-20.9	54.3	40.9	-59.8	11.8
UNDER CONSTRUCTION									
September 2012	3,107	304	2,235	38	2,057	13,902	334	1,115	23,092
September 2011	2,923	244	1,765	24	2,566	10,241	245	1,540	19,548
% Change	6.3	24.6	26.6	58.3	-19.8	35.7	36.3	-27.6	18.1
COMPLETIONS									
September 2012	354	20	228	1	229	613	41	44	1,530
September 2011	260	18	112	5	192	328	12	1	928
% Change	36.2	11.1	103.6	-80.0	19.3	86.9	**	**	64.9
Year-to-date 2012	2,297	194	1,660	22	2,322	4,699	280	1,099	12,573
Year-to-date 2011	2,692	164	878	37	1,657	3,166	149	663	9,406
% Change	-14.7	18.3	89.1	-40.5	40.1	48.4	87.9	65.8	33.7
COMPLETED & NOT ABSORBED									
September 2012	895	99	478	8	619	1,447	38	3	3,587
September 2011	698	97	193	0	424	1,459	11	151	3,033
% Change	28.2	2.1	147.7	n/a	46.0	-0.8	**	-98.0	18.3
ABSORBED									
September 2012	271	6	186	1	196	794	39	15	1,508
September 2011	244	5	82	5	186	344	11	35	912
% Change	11.1	20.0	126.8	-80.0	5.4	130.8	**	-57.1	65.4
Year-to-date 2012	2,118	183	1,455	14	2,265	4,758	269	451	11,513
Year-to-date 2011	2,743	161	823	43	1,642	3,750	139	354	9,655
% Change	-22.8	13.7	76.8	-67.4	37.9	26.9	93.5	27.4	19.2

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

Table I.1: Housing Activity Summary by Submarket
September 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									
September 2012	37	8	0	0	0	50	0	6	101
September 2011	43	10	0	0	4	41	0	0	98
Delta									
September 2012	1	6	0	0	0	0	0	0	7
September 2011	3	6	6	0	38	0	0	0	53
Langley									
September 2012	13	0	16	0	6	100	2	0	137
September 2011	27	0	30	3	51	50	0	0	161
Maple Ridge / Pitt Meadows									
September 2012	21	0	0	0	12	68	1	0	102
September 2011	14	0	0	0	23	0	0	0	37
New Westminster									
September 2012	3	0	0	0	0	109	0	0	112
September 2011	0	0	0	0	0	54	0	0	54
North Vancouver									
September 2012	6	2	4	0	0	0	1	0	13
September 2011	8	0	26	0	6	69	0	0	109
Richmond									
September 2012	29	4	26	1	9	292	0	0	361
September 2011	45	0	46	0	24	184	0	0	299
Surrey									
September 2012	77	0	67	0	123	0	4	0	271
September 2011	88	2	60	0	134	0	2	0	286
Tri-Cities									
September 2012	13	2	34	0	18	23	0	0	90
September 2011	14	0	14	0	14	0	0	0	42
University Endowment Lands									
September 2012	3	0	0	0	0	0	0	0	3
September 2011	1	0	0	0	0	82	0	0	83
Vancouver City									
September 2012	39	4	72	0	3	357	26	0	501
September 2011	61	10	56	0	22	265	15	1	430
West Vancouver									
September 2012	11	0	0	0	0	0	0	0	11
September 2011	16	2	0	0	0	0	0	0	18
White Rock									
September 2012	3	0	2	0	0	0	0	0	5
September 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	103	0	0	103
Vancouver CMA									
September 2012	258	26	221	1	171	999	34	6	1,716
September 2011	326	30	242	3	316	848	17	1	1,783

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 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									
September 2012	344	114	0	0	25	1,792	0	6	2,281
September 2011	282	94	0	0	184	1,580	0	64	2,204
Delta									
September 2012	60	32	36	0	23	107	3	0	261
September 2011	67	12	36	0	84	73	1	0	273
Langley									
September 2012	148	4	162	29	169	486	3	0	1,001
September 2011	188	2	267	12	256	271	0	0	996
Maple Ridge / Pitt Meadows									
September 2012	137	2	0	0	80	285	3	71	578
September 2011	163	0	0	0	169	35	3	117	487
New Westminster									
September 2012	46	6	0	0	10	578	0	25	665
September 2011	42	0	0	0	42	212	1	24	321
North Vancouver									
September 2012	71	18	146	3	64	561	4	11	878
September 2011	66	12	118	6	73	490	3	222	990
Richmond									
September 2012	408	4	294	4	154	1,987	20	171	3,042
September 2011	311	8	290	3	360	1,255	1	227	2,455
Surrey									
September 2012	635	6	432	0	1,029	975	33	6	3,116
September 2011	783	10	240	1	830	1,512	42	44	3,462
Tri-Cities									
September 2012	119	12	299	0	267	1,780	4	4	2,485
September 2011	140	20	204	0	269	1,221	0	30	1,884
University Endowment Lands									
September 2012	11	0	0	0	16	267	0	0	294
September 2011	5	0	0	0	7	190	0	107	309
Vancouver City									
September 2012	842	106	802	2	198	4,793	264	691	7,698
September 2011	620	78	554	2	292	3,290	194	705	5,735
West Vancouver									
September 2012	204	0	0	0	12	30	0	130	376
September 2011	180	8	0	0	0	0	0	0	188
White Rock									
September 2012	31	0	58	0	10	158	0	0	257
September 2011	15	0	52	0	0	9	0	0	76
Indian Reserves									
September 2012	0	0	0	0	0	103	0	0	103
September 2011	0	0	0	0	0	103	0	0	103
Vancouver CMA									
September 2012	3,107	304	2,235	38	2,057	13,902	334	1,115	23,092
September 2011	2,923	244	1,765	24	2,566	10,241	245	1,540	19,548

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 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									
September 2012	25	6	0	0	0	60	0	0	91
September 2011	29	10	0	0	0	0	0	0	39
Delta									
September 2012	3	6	4	0	13	0	0	0	26
September 2011	18	2	8	0	7	0	0	0	35
Langley									
September 2012	14	0	22	0	31	263	0	0	330
September 2011	19	0	42	0	22	68	1	0	152
Maple Ridge / Pitt Meadows									
September 2012	9	0	0	0	0	0	0	0	9
September 2011	16	0	0	0	0	0	1	0	17
New Westminster									
September 2012	4	0	0	0	0	36	0	0	40
September 2011	6	0	0	0	0	0	0	0	6
North Vancouver									
September 2012	5	2	6	1	31	0	0	0	45
September 2011	5	0	4	0	0	129	1	0	139
Richmond									
September 2012	60	2	42	0	22	72	0	0	198
September 2011	9	0	2	0	13	0	0	0	24
Surrey									
September 2012	74	0	48	0	94	164	7	0	387
September 2011	128	0	14	5	118	71	3	1	340
Tri-Cities									
September 2012	99	2	14	0	14	0	0	0	129
September 2011	0	0	2	0	0	0	0	0	2
University Endowment Lands									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	60	0	0	60
Vancouver City									
September 2012	52	2	86	0	24	18	34	44	260
September 2011	18	6	34	0	32	0	6	0	96
West Vancouver									
September 2012	5	0	0	0	0	0	0	0	5
September 2011	8	0	0	0	0	0	0	0	8
White Rock									
September 2012	4	0	6	0	0	0	0	0	10
September 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2012	354	20	228	1	229	613	41	44	1,530
September 2011	260	18	112	5	192	328	12	1	928

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September 2012

	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 2012	136	42	0	0	32	194	0	0	404
September 2011	94	38	0	0	29	79	0	0	240
Delta									
September 2012	6	8	4	0	14	4	1	0	37
September 2011	7	2	0	0	6	43	0	0	58
Langley									
September 2012	41	0	100	6	42	120	0	0	309
September 2011	27	0	74	0	63	139	0	0	303
Maple Ridge / Pitt Meadows									
September 2012	108	0	0	0	39	15	0	0	162
September 2011	75	2	0	0	10	46	0	0	133
New Westminster									
September 2012	27	2	0	0	25	53	0	0	107
September 2011	19	2	0	0	0	98	0	0	119
North Vancouver									
September 2012	20	0	38	2	43	158	0	0	261
September 2011	11	2	10	0	21	146	0	0	190
Richmond									
September 2012	82	4	46	0	42	20	3	0	197
September 2011	41	6	20	0	37	10	2	0	116
Surrey									
September 2012	213	0	86	0	232	428	21	1	981
September 2011	223	0	2	0	158	375	3	29	790
Tri-Cities									
September 2012	30	10	70	0	46	130	0	0	286
September 2011	21	10	43	0	17	52	0	22	165
University Endowment Lands									
September 2012	1	0	0	0	1	3	0	0	5
September 2011	0	0	0	0	0	31	0	98	129
Vancouver City									
September 2012	202	31	130	0	92	321	13	2	791
September 2011	163	35	42	0	79	424	6	0	749
West Vancouver									
September 2012	20	2	0	0	4	1	0	0	27
September 2011	7	0	0	0	0	3	0	0	10
White Rock									
September 2012	1	0	4	0	7	0	0	0	12
September 2011	1	0	2	0	2	13	0	0	18
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	2	0	0	0	2
Vancouver CMA									
September 2012	895	99	478	8	619	1,447	38	3	3,587
September 2011	698	97	193	0	424	1,459	11	151	3,033

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
September 2012	10	0	0	0	2	219	0	0	231
September 2011	10	2	0	0	5	4	0	0	2
Delta									
September 2012	3	0	2	0	7	0	0	0	12
September 2011	21	0	8	0	7	0	0	0	36
Langley									
September 2012	14	0	32	0	34	282	0	0	362
September 2011	17	0	20	0	24	25	1	0	87
Maple Ridge / Pitt Meadows									
September 2012	9	0	0	0	0	0	0	0	9
September 2011	18	0	0	0	2	20	1	0	41
New Westminster									
September 2012	3	0	0	0	4	30	0	0	37
September 2011	8	0	0	0	0	2	0	28	38
North Vancouver									
September 2012	1	3	10	1	21	4	0	14	54
September 2011	4	0	8	0	4	129	1	0	146
Richmond									
September 2012	28	1	22	0	19	72	0	0	142
September 2011	5	0	2	0	13	0	0	0	20
Surrey									
September 2012	63	0	38	0	78	134	6	0	319
September 2011	118	0	12	5	97	71	3	6	312
Tri-Cities									
September 2012	95	0	16	0	5	3	0	0	119
September 2011	0	0	0	0	1	7	0	0	8
University Endowment Lands									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	58	0	0	58
Vancouver City									
September 2012	31	2	58	0	25	47	33	1	197
September 2011	30	3	26	0	29	26	5	1	120
West Vancouver									
September 2012	9	0	0	0	0	0	0	0	9
September 2011	8	0	0	0	0	0	0	0	8
White Rock									
September 2012	5	0	8	0	1	3	0	0	17
September 2011	1	0	4	0	0	2	0	0	7
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	4	0	0	0	4
Vancouver CMA									
September 2012	271	6	186	1	196	794	39	15	1,508
September 2011	244	5	82	5	186	344	11	35	912

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 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	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	0	9	0	2	0	0	0	0	0	11	-100.0
Burnaby - North	13	13	2	0	0	0	18	0	33	13	153.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0	6	0	n/a
Burnaby - South & East	8	8	0	4	0	0	0	0	8	12	-33.3
Burnaby - Central Park	2	2	0	0	0	4	0	41	2	47	-95.7
Burnaby - Remainder	14	11	6	4	0	0	32	0	52	15	**
Burnaby Total	37	43	8	10	0	4	56	41	101	98	3.1
Coquitlam	11	13	12	0	8	14	53	8	84	35	140.0
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	1	3	6	20	0	24	0	6	7	53	-86.8
Delta	1	3	6	20	0	24	0	6	7	53	-86.8
Langley City	0	1	0	0	0	0	0	50	0	51	-100.0
Langley District	15	29	0	0	6	51	116	30	137	110	24.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	19	14	0	8	0	15	0	0	19	37	-48.6
New Westminster	3	0	0	0	0	0	109	54	112	54	107.4
North Vancouver City	5	1	2	0	0	6	0	71	7	78	-91.0
North Vancouver DM	2	7	0	0	0	0	4	24	6	31	-80.6
Pitt Meadows	3	0	0	0	12	0	68	0	83	0	n/a
Port Coquitlam	2	1	0	0	0	0	4	6	6	7	-14.3
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	30	45	8	8	5	16	318	230	361	299	20.7
Surrey - South	30	34	0	6	19	21	14	4	63	65	-3.1
Surrey - Cloverdale	11	15	0	2	37	60	14	6	62	83	-25.3
Surrey - North	32	35	2	0	65	32	28	40	127	107	18.7
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	8	6	0	2	5	13	6	10	19	31	-38.7
Surrey Total	81	90	2	10	126	126	62	60	271	286	-5.2
University Endowment Lands	3	1	0	0	0	0	0	82	3	83	-96.4
Vancouver - West End	0	0	0	0	0	0	294	0	294	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	2	0	2	50	252	50	256	-80.5
Vancouver - False Creek	0	0	0	0	0	0	12	0	12	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	13	9	13	10	30.0
Vancouver - Kerrisdale	2	2	0	0	0	0	4	2	6	4	50.0
Vancouver - Marpole	5	4	0	0	0	0	6	3	11	7	57.1
Vancouver - Eastside	36	43	2	8	3	8	38	42	79	101	-21.8
Vancouver - Mt. Pleasant	1	0	0	4	0	8	0	0	1	12	-91.7
Vancouver - Strath/Grand	0	0	2	0	0	0	0	4	2	4	-50.0
Vancouver - Westside	21	26	0	0	0	0	12	10	33	36	-8.3
Vancouver Total	65	76	4	14	3	18	429	322	501	430	16.5
West Vancouver	11	16	0	2	0	0	0	0	11	18	-38.9
White Rock	3	1	0	0	0	0	2	4	5	5	0.0
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	293	346	42	72	160	274	1,221	1,091	1,716	1,783	-3.8

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 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	6	7	0	0	0	0	0	0	6	7	-14.3
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	16	0	0	0	0	4	6	14	22	-36.4
Burnaby - Mountain	1	12	0	2	0	0	104	155	105	169	-37.9
Burnaby - North	78	69	8	10	0	7	18	13	104	99	5.1
Burnaby - Lougheed Mall	2	1	0	0	0	0	6	0	8	1	**
Burnaby - South & East	30	33	10	30	0	18	15	44	55	125	-56.0
Burnaby - Central Park	15	20	8	10	0	4	544	41	567	75	**
Burnaby - Remainder	109	97	44	40	0	121	122	503	275	761	-63.9
Burnaby Total	235	232	70	92	0	150	809	756	1,114	1,230	-9.4
Coquitlam	139	152	22	18	185	269	1,151	677	1,497	1,116	34.1
Delta - Tsawwassen	23	12	4	2	0	0	2	0	29	14	107.1
Delta - Ladner	17	19	8	2	0	0	8	4	33	25	32.0
Delta - North	12	52	44	36	18	65	32	111	106	264	-59.8
Delta	54	83	58	40	18	65	46	115	176	303	-41.9
Langley City	3	4	0	0	0	0	0	169	3	173	-98.3
Langley District	159	179	4	2	198	274	512	306	873	761	14.7
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	143	180	0	12	23	115	182	81	348	388	-10.3
New Westminster	43	47	8	2	0	23	549	209	600	281	113.5
North Vancouver City	17	20	18	24	11	18	399	361	445	423	5.2
North Vancouver DM	41	30	0	0	8	40	82	319	131	389	-66.3
Pitt Meadows	9	4	2	0	12	0	68	71	91	75	21.3
Port Coquitlam	7	9	0	0	69	0	153	30	229	39	**
Port Moody	6	9	0	0	13	5	291	0	310	14	**
Richmond	234	232	22	68	109	259	865	1,582	1,230	2,141	-42.6
Surrey - South	240	225	26	38	229	218	136	80	631	561	12.5
Surrey - Cloverdale	110	173	28	26	288	185	52	81	478	465	2.8
Surrey - North	269	391	4	2	473	294	395	385	1,141	1,072	6.4
Surrey - Guildford	2	2	0	0	75	22	4	0	81	24	**
Surrey - Whalley	56	71	0	2	23	48	118	287	197	408	-51.7
Surrey Total	677	862	58	68	1,088	767	705	833	2,528	2,530	-0.1
University Endowment Lands	7	2	0	0	0	0	95	261	102	263	-61.2
Vancouver - West End	0	0	0	0	0	0	569	0	569	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	558	673	558	20.6
Vancouver - Kitsilano	5	6	6	8	0	11	119	483	130	508	-74.4
Vancouver - False Creek	1	2	0	2	0	6	1,114	147	1,115	157	**
Vancouver - Granville/Oak	4	8	2	0	4	8	26	11	36	27	33.3
Vancouver - Kerrisdale	36	27	0	0	0	4	12	16	48	47	2.1
Vancouver - Marpole	33	39	2	2	0	0	123	19	158	60	163.3
Vancouver - Eastside	333	260	40	36	38	55	1,023	426	1,434	777	84.6
Vancouver - Mt. Pleasant	2	4	30	22	0	35	0	247	32	308	-89.6
Vancouver - Strath/Grand	7	2	6	4	19	0	10	4	42	10	**
Vancouver - Westside	285	230	0	4	0	73	115	91	400	398	0.5
Vancouver Total	706	578	86	78	61	192	3,784	2,014	4,637	2,862	62.0
West Vancouver	94	86	12	2	0	0	160	0	266	88	**
White Rock	26	11	0	0	10	0	191	40	227	51	**
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	2,617	2,744	360	406	1,805	2,177	10,046	7,933	14,828	13,260	11.8

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 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 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	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	18	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	4	0	0	0	41	0	0
Burnaby - Remainder	0	0	0	0	32	0	0	0
Burnaby Total	0	4	0	0	50	41	6	0
Coquitlam	8	14	0	0	53	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	24	0	0	0	6	0	0
Delta	0	24	0	0	0	6	0	0
Langley City	0	0	0	0	0	50	0	0
Langley District	6	51	0	0	116	30	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	15	0	0	0	0	0	0
New Westminster	0	0	0	0	109	54	0	0
North Vancouver City	0	6	0	0	0	71	0	0
North Vancouver DM	0	0	0	0	4	24	0	0
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	0	0	0	0	4	6	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	5	16	0	0	318	230	0	0
Surrey - South	19	21	0	0	14	4	0	0
Surrey - Cloverdale	37	60	0	0	14	6	0	0
Surrey - North	65	32	0	0	28	40	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	5	13	0	0	6	10	0	0
Surrey Total	126	126	0	0	62	60	0	0
University Endowment Lands	0	0	0	0	0	82	0	0
Vancouver - West End	0	0	0	0	294	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	0	0	50	252	0	0
Vancouver - False Creek	0	0	0	0	12	0	0	0
Vancouver - Granville/Oak	0	0	0	0	13	9	0	0
Vancouver - Kerrisdale	0	0	0	0	4	2	0	0
Vancouver - Marpole	0	0	0	0	6	2	0	1
Vancouver - Eastside	3	8	0	0	38	42	0	0
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	4	0	0
Vancouver - Westside	0	0	0	0	12	10	0	0
Vancouver Total	3	18	0	0	429	321	0	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	103	0	0
Vancouver CMA	160	274	0	0	1,215	1,090	6	1

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 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	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	18	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	18	0	0	15	44	0	0
Burnaby - Central Park	0	4	0	0	544	41	0	0
Burnaby - Remainder	0	121	0	0	122	439	0	64
Burnaby Total	0	150	0	0	803	692	6	64
Coquitlam	185	269	0	0	1,144	645	7	32
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	8	4	0	0
Delta - North	18	65	0	0	32	111	0	0
Delta	18	65	0	0	46	115	0	0
Langley City	0	0	0	0	0	169	0	0
Langley District	198	274	0	0	512	306	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	115	0	0	182	35	0	46
New Westminster	0	23	0	0	524	185	25	24
North Vancouver City	11	18	0	0	388	285	11	76
North Vancouver DM	8	40	0	0	82	173	0	146
Pitt Meadows	12	0	0	0	68	0	0	71
Port Coquitlam	69	0	0	0	153	30	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	109	259	0	0	865	1,358	0	224
Surrey - South	229	218	0	0	136	80	0	0
Surrey - Cloverdale	288	185	0	0	52	81	0	0
Surrey - North	473	294	0	0	395	349	0	36
Surrey - Guildford	75	22	0	0	4	0	0	0
Surrey - Whalley	23	48	0	0	118	287	0	0
Surrey Total	1,088	767	0	0	705	797	0	36
University Endowment Lands	0	0	0	0	95	82	0	179
Vancouver - West End	0	0	0	0	428	0	141	0
Vancouver - Downtown	0	0	0	0	673	410	0	148
Vancouver - Kitsilano	0	11	0	0	119	391	0	92
Vancouver - False Creek	0	6	0	0	1,114	0	0	147
Vancouver - Granville/Oak	4	8	0	0	26	11	0	0
Vancouver - Kerrisdale	0	4	0	0	12	16	0	0
Vancouver - Marpole	0	0	0	0	122	18	1	1
Vancouver - Eastside	38	55	0	0	813	386	210	40
Vancouver - Mt. Pleasant	0	35	0	0	0	247	0	0
Vancouver - Strath/Grand	19	0	0	0	10	4	0	0
Vancouver - Westside	0	73	0	0	112	90	3	1
Vancouver Total	61	192	0	0	3,429	1,585	355	429
West Vancouver	0	0	0	0	30	0	130	0
White Rock	10	0	0	0	191	40	0	0
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,805	2,177	0	0	9,512	6,606	534	1,327

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 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	0	11	0	0	0	0	0	11
Burnaby - North	15	13	18	0	0	0	33	13
Burnaby - Lougheed Mall	0	0	0	0	6	0	6	0
Burnaby - South & East	8	12	0	0	0	0	8	12
Burnaby - Central Park	2	2	0	45	0	0	2	47
Burnaby - Remainder	20	15	32	0	0	0	52	15
Burnaby Total	45	53	50	45	6	0	101	98
Coquitlam	43	21	41	14	0	0	84	35
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	7	15	0	38	0	0	7	53
Delta	7	15	0	38	0	0	7	53
Langley City	0	1	0	50	0	0	0	51
Langley District	29	56	106	54	2	0	137	110
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	18	14	0	23	1	0	19	37
New Westminster	3	0	109	54	0	0	112	54
North Vancouver City	6	17	0	61	1	0	7	78
North Vancouver DM	6	17	0	14	0	0	6	31
Pitt Meadows	3	0	80	0	0	0	83	0
Port Coquitlam	6	7	0	0	0	0	6	7
Port Moody	0	0	0	0	0	0	0	0
Richmond	59	91	302	208	0	0	361	299
Surrey - South	44	38	19	27	0	0	63	65
Surrey - Cloverdale	22	20	37	62	3	1	62	83
Surrey - North	59	74	67	32	1	1	127	107
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	19	18	0	13	0	0	19	31
Surrey Total	144	150	123	134	4	2	271	286
University Endowment Lands	3	1	0	82	0	0	3	83
Vancouver - West End	0	0	294	0	0	0	294	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	50	254	0	0	50	256
Vancouver - False Creek	12	0	0	0	0	0	12	0
Vancouver - Granville/Oak	0	1	13	9	0	0	13	10
Vancouver - Kerrisdale	5	4	0	0	1	0	6	4
Vancouver - Marpole	11	6	0	0	0	1	11	7
Vancouver - Eastside	57	77	3	12	19	12	79	101
Vancouver - Mt. Pleasant	1	4	0	8	0	0	1	12
Vancouver - Strath/Grand	2	0	0	4	0	0	2	4
Vancouver - Westside	27	33	0	0	6	3	33	36
Vancouver Total	115	127	360	287	26	16	501	430
West Vancouver	11	18	0	0	0	0	11	18
White Rock	5	5	0	0	0	0	5	5
Indian Reserves	0	0	0	103	0	0	0	103
Vancouver CMA	505	598	1,171	1,167	40	18	1,716	1,783

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 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	6	7	0	0	0	0	6	7
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	14	22	0	0	0	0	14	22
Burnaby - Mountain	1	14	104	155	0	0	105	169
Burnaby - North	84	79	20	20	0	0	104	99
Burnaby - Lougheed Mall	2	1	0	0	6	0	8	1
Burnaby - South & East	40	59	15	66	0	0	55	125
Burnaby - Central Park	23	30	544	45	0	0	567	75
Burnaby - Remainder	153	137	122	560	0	64	275	761
Burnaby Total	303	320	805	846	6	64	1,114	1,230
Coquitlam	388	330	1,098	754	11	32	1,497	1,116
Delta - Tsawwassen	27	14	2	0	0	0	29	14
Delta - Ladner	26	24	4	0	3	1	33	25
Delta - North	72	100	34	164	0	0	106	264
Delta	133	138	40	164	3	1	176	303
Langley City	3	4	0	169	0	0	3	173
Langley District	306	464	553	285	14	12	873	761
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	141	178	205	160	2	50	348	388
New Westminster	51	46	524	210	25	25	600	281
North Vancouver City	69	84	359	259	17	80	445	423
North Vancouver DM	107	74	24	169	0	146	131	389
Pitt Meadows	11	4	80	0	0	71	91	75
Port Coquitlam	31	29	198	10	0	0	229	39
Port Moody	6	9	304	5	0	0	310	14
Richmond	420	437	802	1,476	8	228	1,230	2,141
Surrey - South	342	265	289	296	0	0	631	561
Surrey - Cloverdale	132	172	316	255	30	38	478	465
Surrey - North	469	524	656	499	16	49	1,141	1,072
Surrey - Guildford	6	2	75	22	0	0	81	24
Surrey - Whalley	115	105	81	303	1	0	197	408
Surrey Total	1,064	1,068	1,417	1,375	47	87	2,528	2,530
University Endowment Lands	7	2	95	82	0	179	102	263
Vancouver - West End	0	0	428	0	141	0	569	0
Vancouver - Downtown	0	0	673	410	0	148	673	558
Vancouver - Kitsilano	17	16	113	400	0	92	130	508
Vancouver - False Creek	13	2	1,102	8	0	147	1,115	157
Vancouver - Granville/Oak	11	10	24	17	1	0	36	27
Vancouver - Kerrisdale	45	39	0	4	3	4	48	47
Vancouver - Marpole	48	51	104	0	6	9	158	60
Vancouver - Eastside	612	492	463	156	359	129	1,434	777
Vancouver - Mt. Pleasant	32	26	0	282	0	0	32	308
Vancouver - Strath/Grand	10	6	29	4	3	0	42	10
Vancouver - Westside	299	279	33	76	68	43	400	398
Vancouver Total	1,087	933	2,969	1,357	581	572	4,637	2,862
West Vancouver	94	88	42	0	130	0	266	88
White Rock	68	51	159	0	0	0	227	51
Indian Reserves	0	0	0	103	0	0	0	103
Vancouver CMA	4,310	4,289	9,674	7,424	844	1,547	14,828	13,260

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 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 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	2	0	4	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	10	11	2	0	0	0	32	0	44	11	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	2	2	0	0	0	0	4	5	-20.0
Burnaby - Central Park	2	0	0	4	0	0	0	0	2	4	-50.0
Burnaby - Remainder	10	15	2	4	0	0	28	0	40	19	110.5
Burnaby Total	25	29	6	10	0	0	60	0	91	39	133.3
Coquitlam	97	0	2	0	14	0	12	2	125	2	**
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	18	6	2	13	7	2	8	24	35	-31.4
Delta	3	18	6	2	13	7	4	8	26	35	-25.7
Langley City	0	0	0	0	0	0	50	68	50	68	-26.5
Langley District	14	20	0	0	31	22	235	42	280	84	**
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	9	17	0	0	0	0	0	0	9	17	-47.1
New Westminster	4	6	0	0	0	0	36	0	40	6	**
North Vancouver City	1	3	4	0	0	0	6	2	11	5	120.0
North Vancouver DM	5	3	0	0	29	0	0	131	34	134	-74.6
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	2	0	2	0	n/a
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	60	9	2	2	22	11	114	2	198	24	**
Surrey - South	25	39	4	10	12	41	2	4	43	94	-54.3
Surrey - Cloverdale	11	24	6	6	28	7	10	3	55	40	37.5
Surrey - North	33	58	0	0	44	18	28	73	105	149	-29.5
Surrey - Guildford	2	0	0	0	0	14	0	0	2	14	-85.7
Surrey - Whalley	10	15	0	0	0	22	172	6	182	43	**
Surrey Total	81	136	10	16	84	102	212	86	387	340	13.8
University Endowment Lands	0	0	0	0	0	0	0	60	0	60	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	42	0	42	0	n/a
Vancouver - Kitsilano	2	0	2	2	0	0	0	0	4	2	100.0
Vancouver - False Creek	0	1	0	0	3	0	0	0	3	1	200.0
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	6	3	0	0	0	0	0	0	6	3	100.0
Vancouver - Marpole	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Eastside	53	13	2	4	19	32	82	28	156	77	102.6
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	18	0	18	0	n/a
Vancouver - Westside	21	4	0	0	0	0	6	6	27	10	170.0
Vancouver Total	86	24	4	6	22	32	148	34	260	96	170.8
West Vancouver	5	8	0	0	0	0	0	0	5	8	-37.5
White Rock	4	1	0	0	0	0	6	4	10	5	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	396	277	34	36	215	174	885	441	1,530	928	64.9

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 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	13	15	0	0	0	0	0	0	13	15	-13.3
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	13	18	0	0	0	0	0	6	13	24	-45.8
Burnaby - Mountain	13	0	2	0	0	0	80	0	95	0	n/a
Burnaby - North	68	41	6	2	0	15	79	0	153	58	163.8
Burnaby - Lougheed Mall	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - South & East	29	15	12	2	12	12	37	0	90	29	**
Burnaby - Central Park	24	28	4	8	0	0	139	26	167	62	169.4
Burnaby - Remainder	85	81	30	32	147	47	615	394	877	554	58.3
Burnaby Total	222	165	54	44	159	74	950	420	1,385	703	97.0
Coquitlam	241	116	14	34	249	164	674	262	1,178	576	104.5
Delta - Tsawwassen	8	6	2	0	0	0	0	87	10	93	-89.2
Delta - Ladner	20	23	2	0	0	0	8	26	30	49	-38.8
Delta - North	21	75	34	8	63	81	24	10	142	174	-18.4
Delta	51	104	40	8	63	81	36	123	190	316	-39.9
Langley City	2	6	0	0	0	0	101	173	103	179	-42.5
Langley District	167	134	2	0	244	288	463	156	876	578	51.6
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	163	141	12	6	142	70	46	0	363	217	67.3
New Westminster	37	75	2	2	71	0	209	202	319	279	14.3
North Vancouver City	15	15	18	4	6	20	322	159	361	198	82.3
North Vancouver DM	48	50	2	0	38	4	278	147	366	201	82.1
Pitt Meadows	4	9	0	0	0	0	0	0	4	9	-55.6
Port Coquitlam	6	9	0	4	9	35	357	38	372	86	**
Port Moody	8	10	0	0	0	13	0	0	8	23	-65.2
Richmond	217	222	54	22	109	98	728	477	1,108	819	35.3
Surrey - South	217	273	40	40	174	293	142	4	573	610	-6.1
Surrey - Cloverdale	143	269	30	6	233	70	196	44	602	389	54.8
Surrey - North	328	483	0	26	341	232	270	234	939	975	-3.7
Surrey - Guildford	5	5	0	0	5	40	0	0	10	45	-77.8
Surrey - Whalley	53	106	2	2	73	22	198	6	326	136	139.7
Surrey Total	746	1,136	72	74	826	657	806	288	2,450	2,155	13.7
University Endowment Lands	1	2	0	0	0	0	107	194	108	196	-44.9
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	949	1,078	950	1,078	-11.9
Vancouver - Kitsilano	7	6	10	8	24	14	168	3	209	31	**
Vancouver - False Creek	1	1	2	0	6	0	129	0	138	1	**
Vancouver - Granville/Oak	3	7	2	2	3	0	51	2	59	11	**
Vancouver - Kerrisdale	20	41	0	0	4	0	6	8	30	49	-38.8
Vancouver - Marpole	30	41	4	2	0	0	13	20	47	63	-25.4
Vancouver - Eastside	346	284	48	22	83	51	599	415	1,076	772	39.4
Vancouver - Mt. Pleasant	2	3	10	16	8	0	254	182	274	201	36.3
Vancouver - Strath/Grand	6	0	2	6	0	0	18	0	26	6	**
Vancouver - Westside	130	184	4	2	94	0	85	50	313	236	32.6
Vancouver Total	546	567	82	58	222	65	2,353	2,016	3,203	2,706	18.4
West Vancouver	81	69	8	8	8	0	0	0	97	77	26.0
White Rock	15	10	0	0	10	9	28	28	53	47	12.8
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	2,599	2,875	360	264	2,156	1,578	7,458	4,689	12,573	9,406	33.7

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 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 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	32	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	28	0	0	0
Burnaby Total	0	0	0	0	60	0	0	0
Coquitlam	14	0	0	0	12	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	13	7	0	0	2	8	0	0
Delta	13	7	0	0	4	8	0	0
Langley City	0	0	0	0	50	68	0	0
Langley District	31	22	0	0	235	42	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	36	0	0	0
North Vancouver City	0	0	0	0	6	2	0	0
North Vancouver DM	29	0	0	0	0	131	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	22	11	0	0	114	2	0	0
Surrey - South	12	41	0	0	2	4	0	0
Surrey - Cloverdale	28	7	0	0	10	2	0	1
Surrey - North	44	18	0	0	28	73	0	0
Surrey - Guildford	0	14	0	0	0	0	0	0
Surrey - Whalley	0	22	0	0	172	6	0	0
Surrey Total	84	102	0	0	212	85	0	1
University Endowment Lands	0	0	0	0	0	60	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	42	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	3	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	19	32	0	0	80	28	2	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	18	0	0	0
Vancouver - Westside	0	0	0	0	6	6	0	0
Vancouver Total	22	32	0	0	104	34	44	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	215	174	0	0	841	440	44	1

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 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	4	0	2
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	0	15	0	0	79	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	139	26	0	0
Burnaby - Remainder	147	47	0	0	551	394	64	0
Burnaby Total	159	74	0	0	886	420	64	0
Coquitlam	249	164	0	0	640	210	34	52
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	8	24	0	2
Delta - North	63	81	0	0	24	10	0	0
Delta	63	81	0	0	36	121	0	2
Langley City	0	0	0	0	101	173	0	0
Langley District	244	288	0	0	463	156	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	142	70	0	0	0	0	46	0
New Westminster	71	0	0	0	185	73	24	129
North Vancouver City	6	20	0	0	246	159	76	0
North Vancouver DM	38	4	0	0	118	147	160	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	35	0	0	357	38	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	109	98	0	0	501	474	227	3
Surrey - South	174	293	0	0	142	4	0	0
Surrey - Cloverdale	233	70	0	0	196	4	0	40
Surrey - North	341	232	0	0	234	217	36	17
Surrey - Guildford	5	40	0	0	0	0	0	0
Surrey - Whalley	73	22	0	0	198	6	0	0
Surrey Total	826	657	0	0	770	231	36	57
University Endowment Lands	0	0	0	0	0	122	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	801	769	148	309
Vancouver - Kitsilano	24	14	0	0	138	3	30	0
Vancouver - False Creek	6	0	0	0	0	0	129	0
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	4	0	0	0	6	8	0	0
Vancouver - Marpole	0	0	0	0	12	20	1	0
Vancouver - Eastside	83	48	0	3	583	378	16	37
Vancouver - Mt. Pleasant	8	0	0	0	254	182	0	0
Vancouver - Strath/Grand	0	0	0	0	18	0	0	0
Vancouver - Westside	94	0	0	0	84	50	1	0
Vancouver Total	222	62	0	3	2,028	1,670	325	346
West Vancouver	8	0	0	0	0	0	0	0
White Rock	10	9	0	0	28	28	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,156	1,575	0	3	6,359	4,026	1,099	663

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 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	12	11	32	0	0	0	44	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	5	0	0	0	0	4	5
Burnaby - Central Park	2	4	0	0	0	0	2	4
Burnaby - Remainder	12	19	28	0	0	0	40	19
Burnaby Total	31	39	60	0	0	0	91	39
Coquitlam	111	2	14	0	0	0	125	2
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	11	28	13	7	0	0	24	35
Delta	13	28	13	7	0	0	26	35
Langley City	0	0	50	68	0	0	50	68
Langley District	36	61	244	22	0	1	280	84
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	9	16	0	0	0	1	9	17
New Westminster	4	6	36	0	0	0	40	6
North Vancouver City	8	4	3	0	0	1	11	5
North Vancouver DM	5	5	29	129	0	0	34	134
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	2	0	0	0	0	0	2	0
Port Moody	2	0	0	0	0	0	2	0
Richmond	104	11	94	13	0	0	198	24
Surrey - South	27	39	16	55	0	0	43	94
Surrey - Cloverdale	19	24	34	14	2	2	55	40
Surrey - North	56	58	44	89	5	2	105	149
Surrey - Guildford	2	0	0	14	0	0	2	14
Surrey - Whalley	18	21	164	22	0	0	182	43
Surrey Total	122	142	258	194	7	4	387	340
University Endowment Lands	0	0	0	60	0	0	0	60
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	42	0	42	0
Vancouver - Kitsilano	4	2	0	0	0	0	4	2
Vancouver - False Creek	0	1	3	0	0	0	3	1
Vancouver - Granville/Oak	1	1	0	0	0	0	1	1
Vancouver - Kerrisdale	6	3	0	0	0	0	6	3
Vancouver - Marpole	3	2	0	0	0	0	3	2
Vancouver - Eastside	103	39	21	32	32	6	156	77
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	18	0	0	0	18	0
Vancouver - Westside	23	10	0	0	4	0	27	10
Vancouver Total	140	58	42	32	78	6	260	96
West Vancouver	5	8	0	0	0	0	5	8
White Rock	10	5	0	0	0	0	10	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	602	390	843	525	85	13	1,530	928

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 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													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	8	66.7	4	33.3	12	1,461,750	1,455,542
Year-to-date 2011	0	0.0	0	0.0	1	7.1	5	35.7	8	57.1	14	1,500,000	1,497,786
Belcarra													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Year-to-date 2011	2	11.8	5	29.4	2	11.8	5	29.4	3	17.6	17	850,000	942,235
Burnaby													
September 2012	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	983,950	1,022,280
September 2011	0	0.0	2	20.0	2	20.0	6	60.0	0	0.0	10	1,024,000	996,380
Year-to-date 2012	1	0.6	2	1.3	62	38.8	88	55.0	7	4.4	160	1,018,000	1,069,826
Year-to-date 2011	0	0.0	7	5.1	64	47.1	58	42.6	7	5.1	136	996,300	1,040,377
Coquitlam													
September 2012	1	1.1	18	19.1	72	76.6	2	2.1	1	1.1	94	810,000	829,499
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	0.4	55	23.7	154	66.4	21	9.1	1	0.4	232	809,900	839,148
Year-to-date 2011	0	0.0	52	45.2	43	37.4	17	14.8	3	2.6	115	768,537	822,745
Delta													
September 2012	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
September 2011	0	0.0	8	38.1	13	61.9	0	0.0	0	0.0	21	800,000	774,249
Year-to-date 2012	1	2.0	9	18.0	26	52.0	8	16.0	6	12.0	50	897,250	993,119
Year-to-date 2011	2	1.6	27	21.8	85	68.5	7	5.6	3	2.4	124	800,000	833,064
Langley City													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
Langley District													
September 2012	5	35.7	4	28.6	3	21.4	2	14.3	0	0.0	14	621,519	771,868
September 2011	8	47.1	3	17.6	1	5.9	1	5.9	4	23.5	17	609,000	966,941
Year-to-date 2012	39	28.1	48	34.5	23	16.5	18	12.9	11	7.9	139	679,800	844,044
Year-to-date 2011	41	33.1	38	30.6	26	21.0	10	8.1	9	7.3	124	659,000	812,194

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
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	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Maple Ridge													
September 2012	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
September 2011	16	88.9	2	11.1	0	0.0	0	0.0	0	0.0	18	539,900	548,478
Year-to-date 2012	96	71.1	32	23.7	6	4.4	1	0.7	0	0.0	135	568,900	577,827
Year-to-date 2011	103	73.6	27	19.3	10	7.1	0	0.0	0	0.0	140	549,900	568,905
New Westminster													
September 2012	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
September 2011	3	37.5	1	12.5	4	50.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	12.0	4	16.0	14	56.0	4	16.0	0	0.0	25	839,000	811,124
Year-to-date 2011	52	65.0	17	21.3	10	12.5	0	0.0	1	1.3	80	541,350	603,519
North Vancouver City													
September 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	9	90.0	1	10.0	10	1,294,500	1,370,950
North Vancouver DM													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	33.3	26	66.7	39	1,788,000	1,852,713
Year-to-date 2011	0	0.0	0	0.0	7	12.5	20	35.7	29	51.8	56	1,550,000	1,677,496
Pitt Meadows													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2011	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	579,000	577,984
Port Coquitlam													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Year-to-date 2011	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	--	--
Port Moody													
September 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	1,000,000	951,800
Richmond													
September 2012	0	0.0	0	0.0	2	7.1	8	28.6	18	64.3	28	1,693,000	1,589,054
September 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	1	0.6	1	0.6	17	9.9	62	36.3	90	52.6	171	1,540,000	1,591,695
Year-to-date 2011	0	0.0	5	2.5	23	11.5	66	33.0	106	53.0	200	1,500,000	1,516,809

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2012	12	19.0	28	44.4	17	27.0	5	7.9	1	1.6	63	722,995	775,397
September 2011	32	26.0	54	43.9	29	23.6	6	4.9	2	1.6	123	699,000	750,294
Year-to-date 2012	200	28.2	260	36.6	180	25.4	42	5.9	28	3.9	710	699,000	771,554
Year-to-date 2011	402	32.8	437	35.6	312	25.4	58	4.7	18	1.5	1,227	679,000	719,519
University Endowment Lands													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
September 2012	0	0.0	0	0.0	7	22.6	19	61.3	5	16.1	31	1,095,000	1,448,371
September 2011	0	0.0	1	3.3	3	10.0	3	10.0	23	76.7	30	2,694,000	2,591,567
Year-to-date 2012	0	0.0	3	0.9	65	20.1	128	39.6	127	39.3	323	1,247,000	1,929,985
Year-to-date 2011	2	0.5	3	0.7	160	38.7	64	15.5	184	44.6	413	1,030,000	1,907,760
West Vancouver													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	68	100.0	68	3,454,000	3,729,734
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
White Rock													
September 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	3	20.0	11	73.3	15	1,700,000	1,749,267
Year-to-date 2011	0	0.0	3	25.0	1	8.3	4	33.3	4	33.3	12	1,425,000	1,544,053
Indian Reserves													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2012	26	9.6	52	19.1	112	41.2	43	15.8	39	14.3	272	856,095	1,083,482
September 2011	59	23.7	71	28.5	52	20.9	25	10.0	42	16.9	249	747,000	1,133,510
Year-to-date 2012	354	16.6	425	20.0	555	26.1	410	19.3	385	18.1	2,129	860,000	1,171,003
Year-to-date 2011	617	22.3	628	22.6	752	27.1	330	11.9	446	16.1	2,773	795,000	1,066,649

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 2012**

Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	1,455,542	1,497,786	-2.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	906,893	942,235	-3.8
Burnaby Total	1,022,280	996,380	2.6	1,069,826	1,040,377	2.8
Coquitlam	829,499	--	n/a	839,148	822,745	2.0
Delta	--	774,249	n/a	993,119	833,064	19.2
Langley City	--	--	n/a	--	--	n/a
Langley District	771,868	966,941	-20.2	844,044	812,194	3.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	548,478	n/a	577,827	568,905	1.6
New Westminster	--	--	n/a	811,124	603,519	34.4
North Vancouver City	--	--	n/a	--	1,370,950	n/a
North Vancouver DM	--	--	n/a	1,852,713	1,677,496	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	1,589,054	--	n/a	1,591,695	1,516,809	4.9
Surrey Total	775,397	750,294	3.3	771,554	719,519	7.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,448,371	2,591,567	-44.1	1,929,985	1,907,760	1.2
West Vancouver	--	--	n/a	3,729,734	3,224,150	15.7
White Rock	--	--	n/a	1,749,267	1,544,053	13.3
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,083,482	1,133,510	-4.4	1,171,003	1,066,649	9.8

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 Greater Vancouver
September 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	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,093	5,747	5,092	41.1	701,141	-13.3	697,874
	July	2,135	-18.3	2,043	4,944	4,795	42.6	667,462	-12.4	694,913
	August	1,670	-31.0	1,827	4,203	4,635	39.4	725,086	-6.9	726,066
	September	1,536	-33.2	1,903	5,447	5,256	36.2	722,681	-3.8	736,816
	October									
	November									
	December									
	Q3 2011	7,332	0.0		15,890			763,906	0.0	
	Q3 2012	5,341	-27.2		14,594			701,360	-8.2	
	YTD 2011	26,482	9.1		51,790			791,332	18.4	
	YTD 2012	20,571	-22.3		51,279			736,085	-7.0	

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
September 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	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,283	6.8	66.9	854
	August	595	3.10	5.24	98.3	119.4	1,280	6.8	66.6	857
	September	595	3.10	5.24		119.3	1,279	7.0	66.7	858
	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
September 2012

September 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2012	13	0	4	0	9	0	0	0	26
September 2011	15	0	6	0	8	0	0	0	29
% Change	-13.3	n/a	-33.3	n/a	12.5	n/a	n/a	n/a	-10.3
Year-to-date 2012	158	2	40	0	66	31	6	0	303
Year-to-date 2011	182	0	44	1	42	87	6	0	362
% Change	-13.2	n/a	-9.1	-100.0	57.1	-64.4	0.0	n/a	-16.3
UNDER CONSTRUCTION									
September 2012	135	2	42	0	66	31	3	0	279
September 2011	148	0	56	1	40	87	8	0	340
% Change	-8.8	n/a	-25.0	-100.0	65.0	-64.4	-62.5	n/a	-17.9
COMPLETIONS									
September 2012	21	0	4	0	51	0	0	0	76
September 2011	19	0	8	0	15	0	0	0	42
% Change	10.5	n/a	-50.0	n/a	**	n/a	n/a	n/a	81.0
Year-to-date 2012	152	2	64	1	124	87	11	0	441
Year-to-date 2011	206	2	56	1	90	0	3	0	358
% Change	-26.2	0.0	14.3	0.0	37.8	n/a	**	n/a	23.2
COMPLETED & NOT ABSORBED									
September 2012	107	2	12	0	48	39	5	0	213
September 2011	77	0	8	0	19	11	0	0	115
% Change	39.0	n/a	50.0	n/a	152.6	**	n/a	n/a	85.2
ABSORBED									
September 2012	22	0	0	0	8	35	0	0	65
September 2011	23	0	8	0	9	13	0	0	53
% Change	-4.3	n/a	-100.0	n/a	-11.1	169.2	n/a	n/a	22.6
Year-to-date 2012	152	0	58	1	84	50	6	0	351
Year-to-date 2011	215	2	53	3	86	67	3	0	429
% Change	-29.3	-100.0	9.4	-66.7	-2.3	-25.4	100.0	n/a	-18.2

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

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

	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 2012	7	0	4	0	9	0	0	0	20
September 2011	8	0	6	0	8	0	0	0	22
Mission DM									
September 2012	6	0	0	0	0	0	0	0	6
September 2011	7	0	0	0	0	0	0	0	7
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2012	13	0	4	0	9	0	0	0	26
September 2011	15	0	6	0	8	0	0	0	29
UNDER CONSTRUCTION									
Abbotsford City									
September 2012	92	0	42	0	66	31	0	0	231
September 2011	87	0	56	1	40	87	7	0	278
Mission DM									
September 2012	43	2	0	0	0	0	3	0	48
September 2011	61	0	0	0	0	0	1	0	62
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2012	135	2	42	0	66	31	3	0	279
September 2011	148	0	56	1	40	87	8	0	340
COMPLETIONS									
Abbotsford City									
September 2012	14	0	4	0	51	0	0	0	69
September 2011	14	0	8	0	15	0	0	0	37
Mission DM									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	5	0	0	0	0	0	0	0	5
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2012	21	0	4	0	51	0	0	0	76
September 2011	19	0	8	0	15	0	0	0	42

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 2012

	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 2012	77	0	12	0	48	39	0	0	176
September 2011	49	0	8	0	19	11	0	0	87
Mission DM									
September 2012	30	2	0	0	0	0	5	0	37
September 2011	28	0	0	0	0	0	0	0	28
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2012	107	2	12	0	48	39	5	0	213
September 2011	77	0	8	0	19	11	0	0	115
ABSORBED									
Abbotsford City									
September 2012	14	0	0	0	8	35	0	0	57
September 2011	22	0	8	0	9	9	0	0	48
Mission DM									
September 2012	8	0	0	0	0	0	0	0	8
September 2011	1	0	0	0	0	4	0	0	5
Indian Reserves									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2012	22	0	0	0	8	35	0	0	65
September 2011	23	0	8	0	9	13	0	0	53

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

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

**Table 1.2: History of Housing Starts of Abbotsford-Mission CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Abbotsford City	7	8	0	0	9	8	4	6	20	22	-9.1
Mission DM	6	7	0	0	0	0	0	0	6	7	-14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	13	15	0	0	9	8	4	6	26	29	-10.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	114	113	0	0	66	42	71	131	251	286	-12.2
Mission DM	50	76	2	0	0	0	0	0	52	76	-31.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	164	189	2	0	66	42	71	131	303	362	-16.3

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
September 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Abbotsford City	9	8	0	0	4	6	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	9	8	0	0	4	6	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	66	42	0	0	71	131	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	66	42	0	0	71	131	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Abbotsford City	11	14	9	8	0	0	20	22
Mission DM	6	7	0	0	0	0	6	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	17	21	9	8	0	0	26	29

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	154	151	97	130	0	5	251	286
Mission DM	46	75	0	0	6	1	52	76
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	200	226	97	130	6	6	303	362

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 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Abbotsford City	14	14	0	0	51	15	4	8	69	37	86.5
Mission DM	7	5	0	0	0	0	0	0	7	5	40.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	21	19	0	0	51	15	4	8	76	42	81.0

**Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	103	148	0	6	124	84	151	56	378	294	28.6
Mission DM	61	62	2	2	0	0	0	0	63	64	-1.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	164	210	2	8	124	84	151	56	441	358	23.2

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 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Abbotsford City	51	15	0	0	4	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	51	15	0	0	4	8	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	124	84	0	0	151	56	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	124	84	0	0	151	56	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Abbotsford City	18	22	51	15	0	0	69	37
Mission DM	7	5	0	0	0	0	7	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	27	51	15	0	0	76	42

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	161	200	212	91	5	3	378	294
Mission DM	57	64	0	0	6	0	63	64
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	218	264	212	91	11	3	441	358

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 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													
September 2012	0	0.0	8	57.1	3	21.4	0	0.0	3	21.4	14	549,900	615,614
September 2011	0	0.0	9	40.9	11	50.0	2	9.1	0	0.0	22	564,450	576,118
Year-to-date 2012	2	2.2	42	45.7	17	18.5	7	7.6	24	26.1	92	559,900	643,810
Year-to-date 2011	8	4.8	62	37.1	61	36.5	23	13.8	13	7.8	167	569,900	592,987
Mission DM													
September 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	9	14.8	45	73.8	5	8.2	2	3.3	0	0.0	61	469,900	478,548
Year-to-date 2011	16	31.4	25	49.0	4	7.8	5	9.8	1	2.0	51	469,900	497,059
Indian Reserves													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2012	2	9.1	14	63.6	3	13.6	0	0.0	3	13.6	22	499,900	558,950
September 2011	0	0.0	10	43.5	11	47.8	2	8.7	0	0.0	23	559,900	571,461
Year-to-date 2012	11	7.2	87	56.9	22	14.4	9	5.9	24	15.7	153	524,900	577,921
Year-to-date 2011	24	11.0	87	39.9	65	29.8	28	12.8	14	6.4	218	549,900	570,545

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 2012**

Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	615,614	576,118	6.9	643,810	592,987	8.6
Mission DM	--	--	n/a	478,548	497,059	-3.7
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	558,950	571,461	-2.2	577,921	570,545	1.3

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 Fraser Valley
September 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	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,161	2,636	2,488	46.7	503,593	0.1	483,126
	July	1,332	6.6	1,164	2,620	2,221	52.4	479,539	-4.8	476,580
	August	1,007	-21.5	1,018	2,111	2,205	46.2	483,174	-4.8	472,143
	September	791	-28.7	978	2,313	2,379	41.1	495,096	1.2	495,481
	October									
	November									
	December									
	Q3 2011	3,641	23.5		7,459			500,856	13.0	
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	YTD 2011	11,779	5.3		23,499			506,617	12.3	
	YTD 2012	10,657	-9.5		23,335			489,126	-3.5	

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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
September 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	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24	96.8	117.9	91	6.6	66.6	799
	August	595	3.10	5.24	96.8	118.1	91	7.3	67.4	800
	September	595	3.10	5.24		118.1	93	7.3	68.4	805
	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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