

HOUSING NOW

Vancouver and Abbotsford CMAs



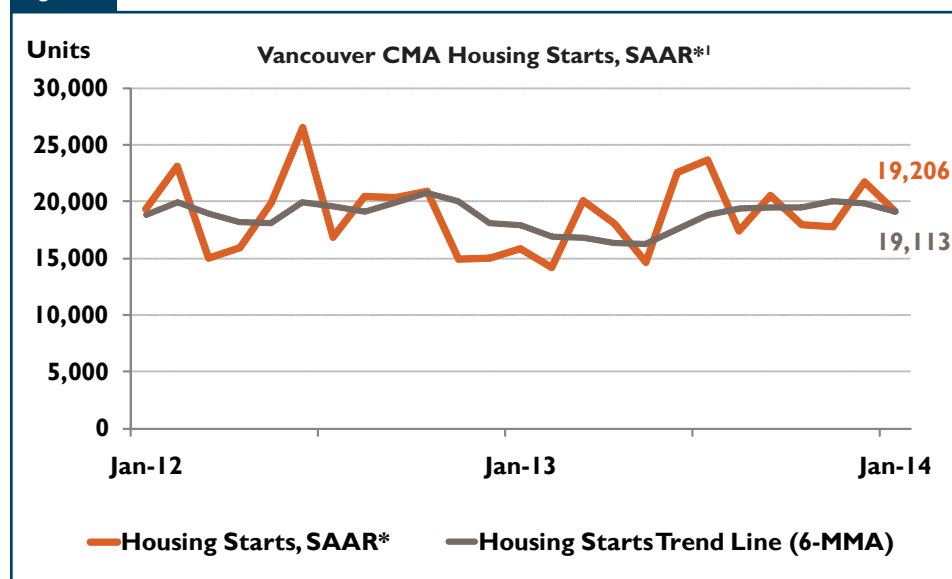
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2014

Highlights

- Housing starts in the Vancouver CMA trended lower in January 2014 at 19,113 units compared to 19,858 units in December 2013;
- Single-detached housing starts in the Vancouver CMA trended higher for the sixth consecutive month in January 2014; and
- Housing starts in the Abbotsford-Mission CMA showed little change in January 2014 at 689 units compared to 694 units in December 2013.

Figure 1



* Seasonally adjusted annual rate
Source: CMHC

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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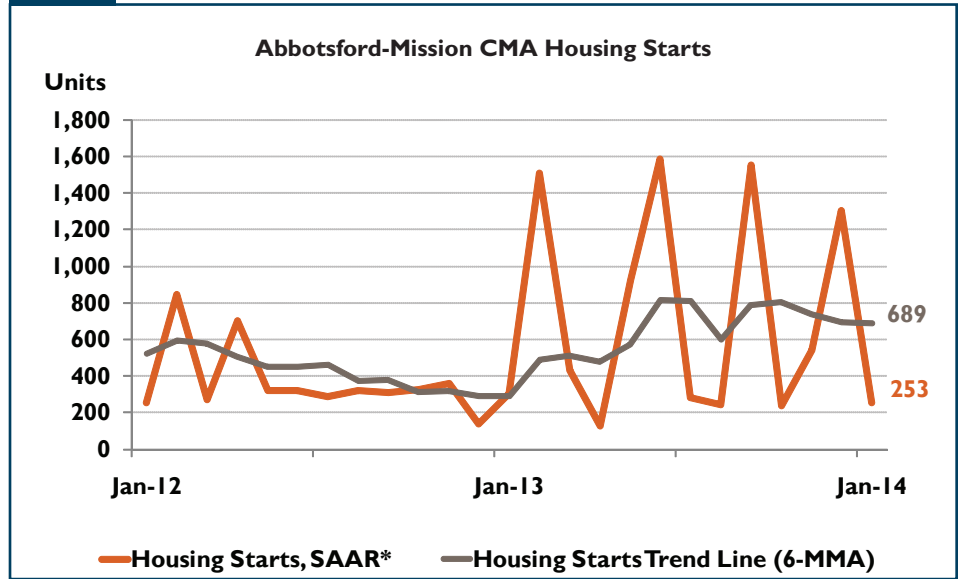
Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,113 units in January 2014 compared to 19,858 in December 2013 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Actual monthly housing starts totalled 1,539 units in January 2014. Most of the new construction activity was concentrated in the the City of Vancouver, North Vancouver, and Surrey.

Single-detached housing starts in the Vancouver CMA trended higher for the sixth consecutive month in January 2014. Even so, as a share of total housing starts, single-detached starts now represent 18 per cent, down from 26 per cent a year ago. Factors, such as elevated inventories and higher land prices, may be contributing to this shrinking share. The inventory of completed and unabsorbed single-detached homes moved higher to 1,358 units in January 2014 from 1,092 units during the same period a year ago.

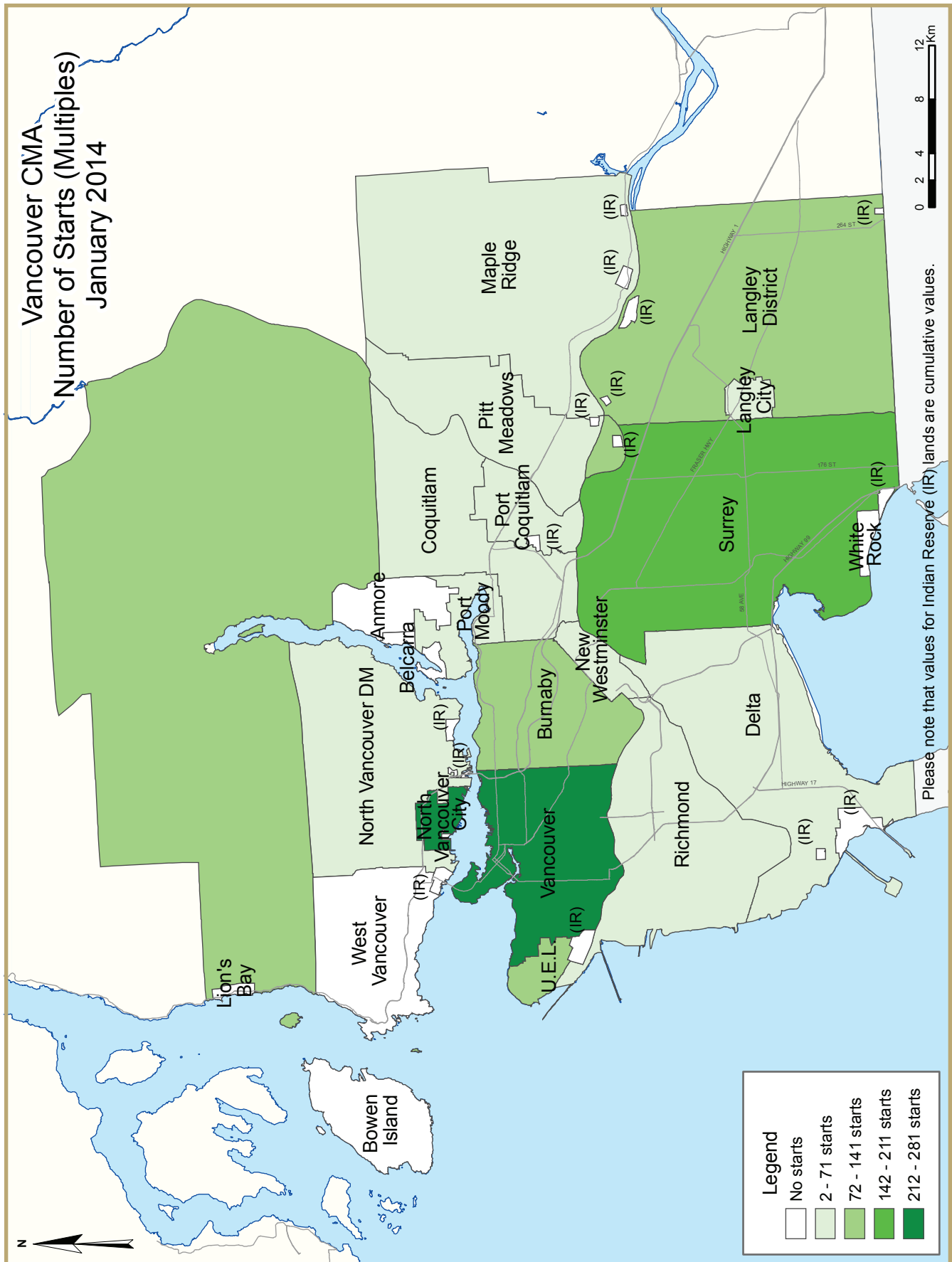
Housing starts in the Abbotsford-Mission CMA were trending at 689 units in January, compared to 694 units in December. Actual monthly housing starts in January 2014 totalled 16 units and the majority were single-detached housing starts. With strong multiple-family housing starts during the latter part of 2013, the number of units under construction reached 661 in January 2014, up from 266 units a year ago.

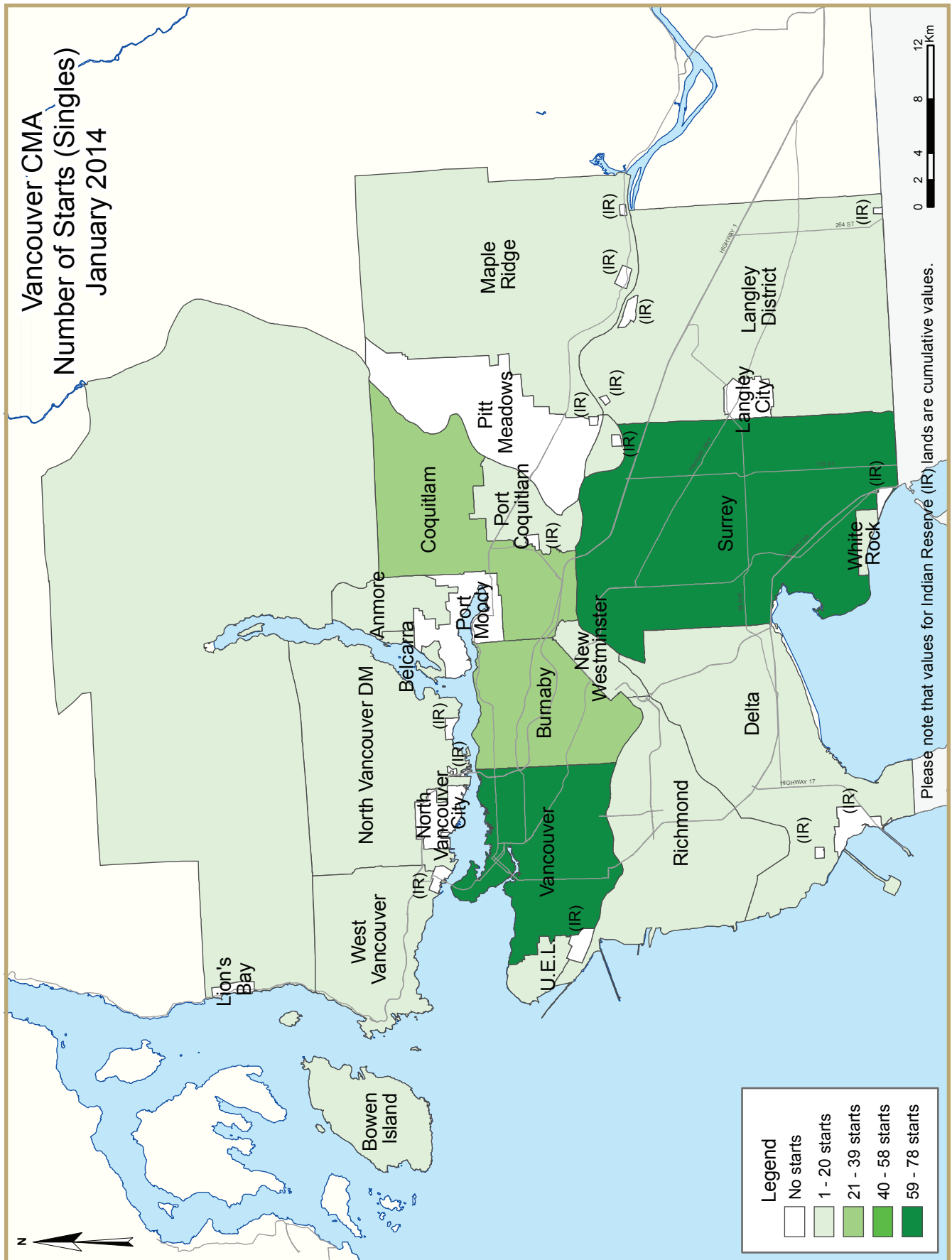
Figure 2

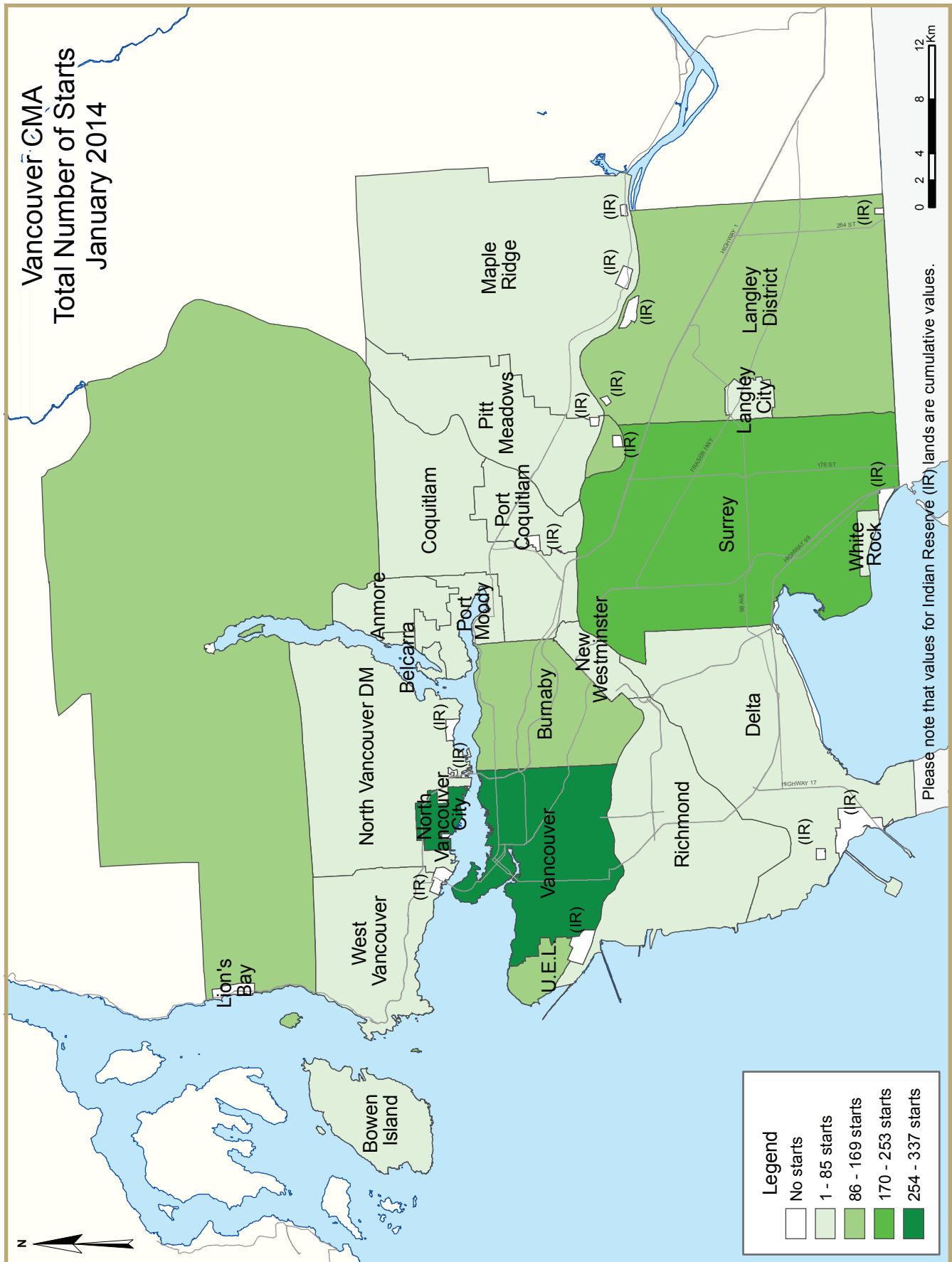


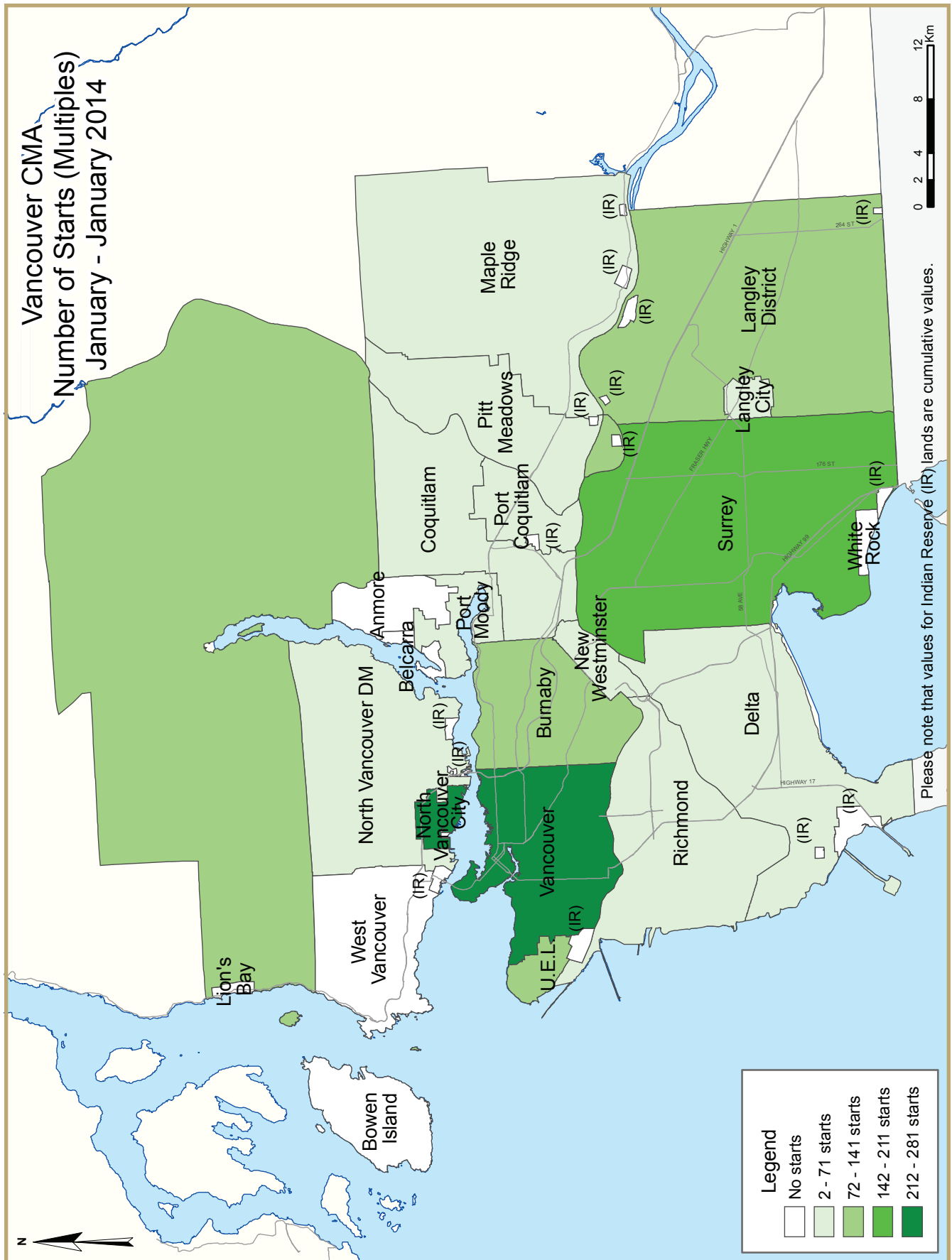
* Seasonally Adjusted Annual Rate

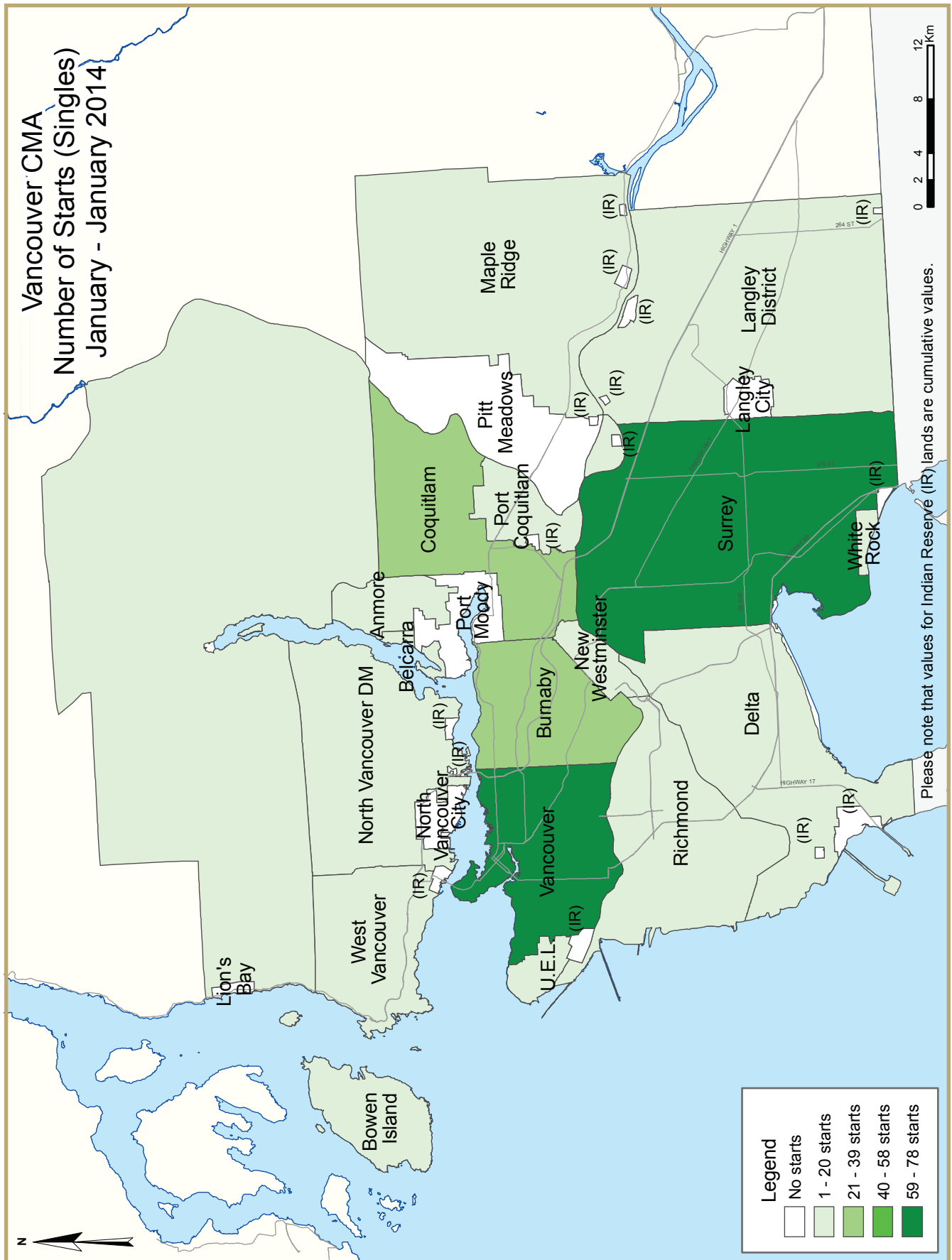
Source: CMHC

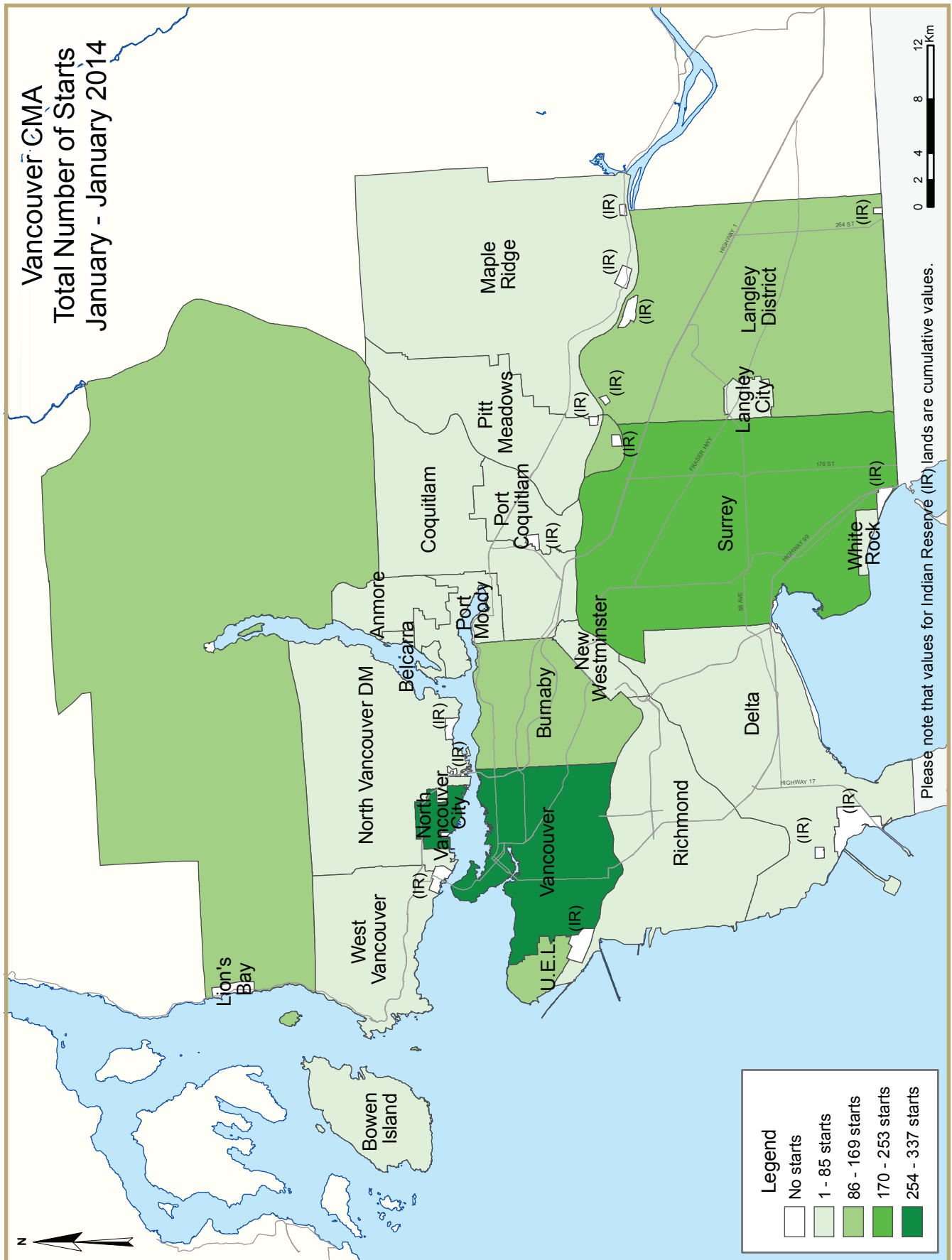




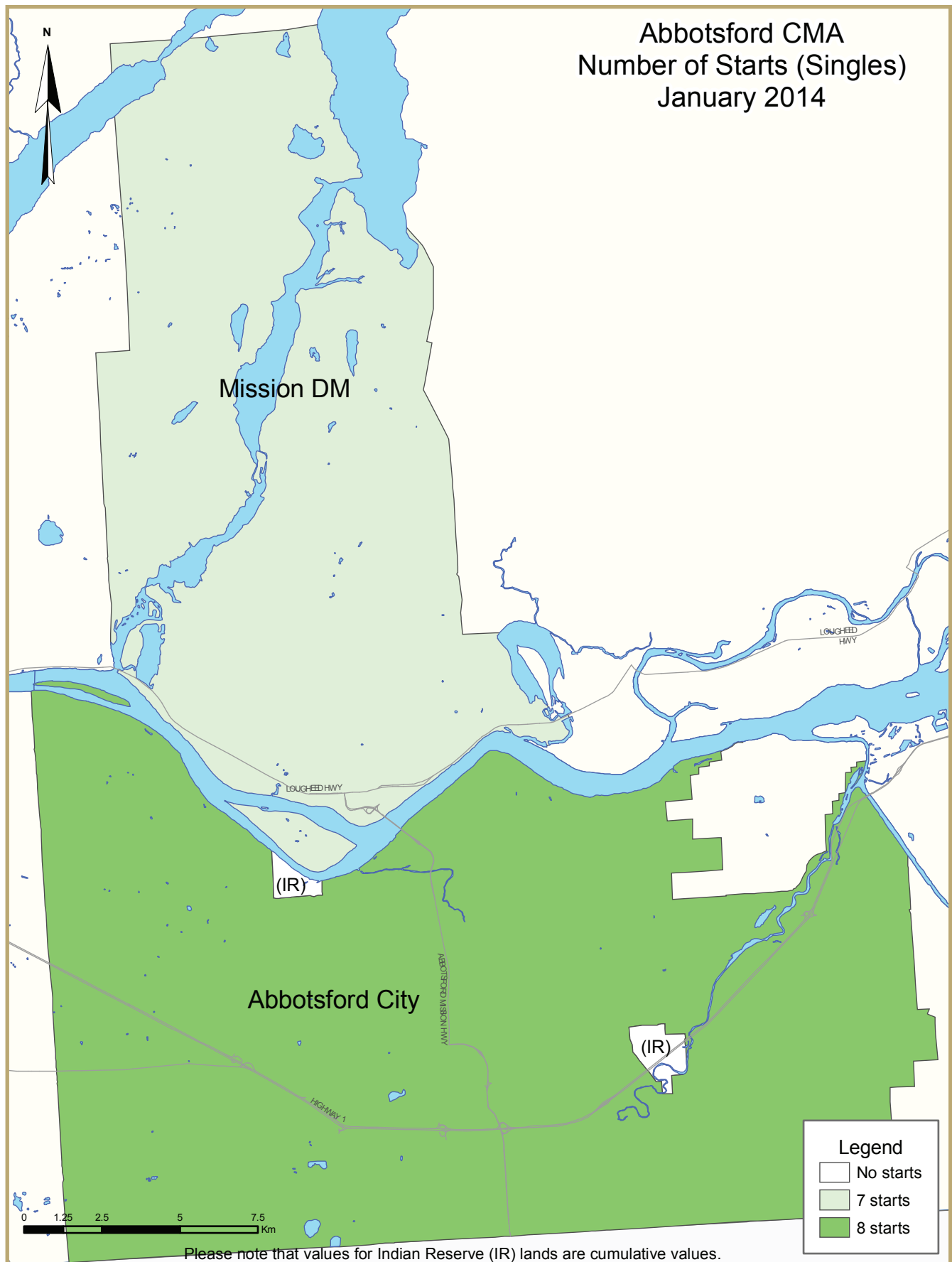


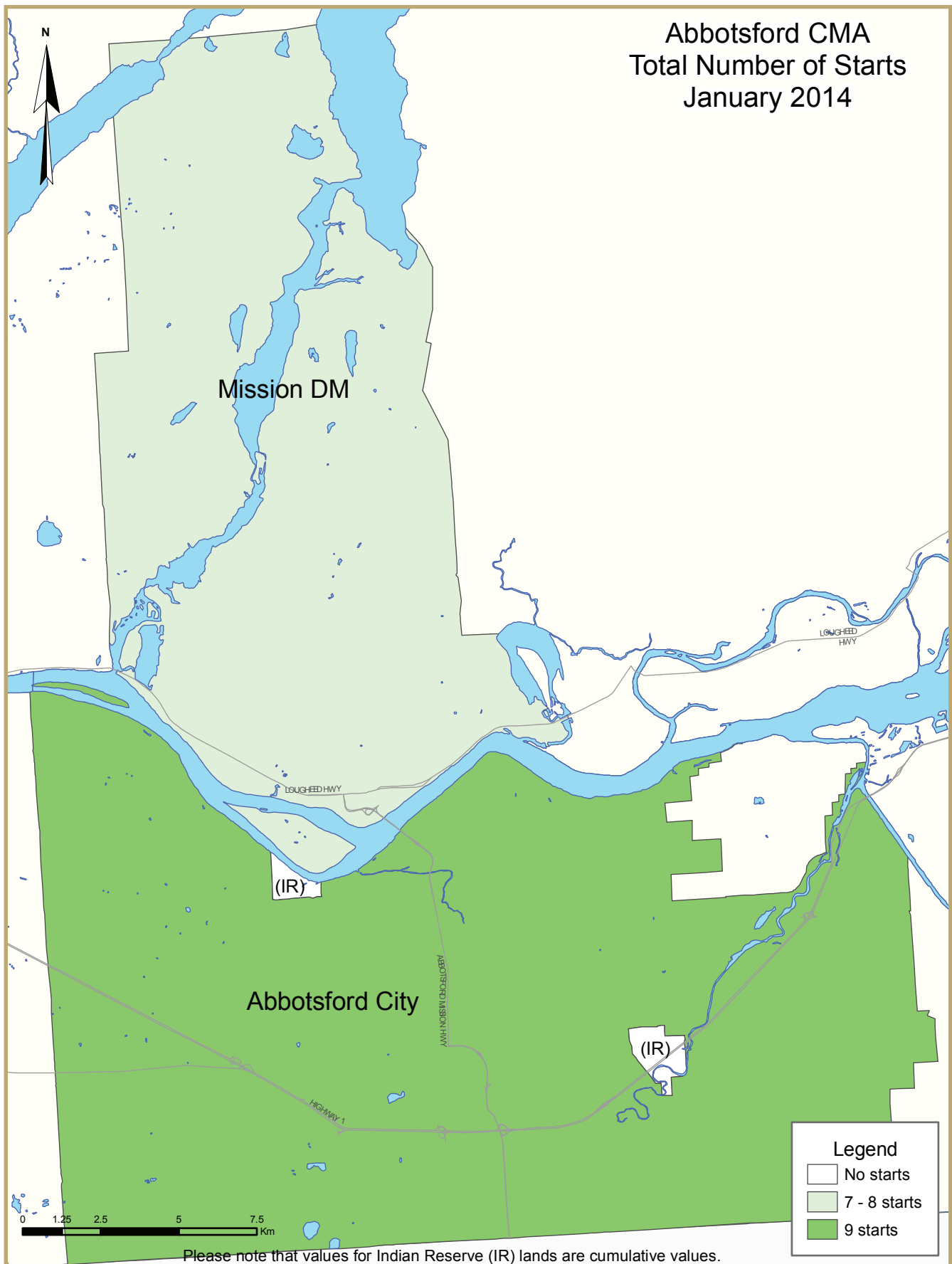


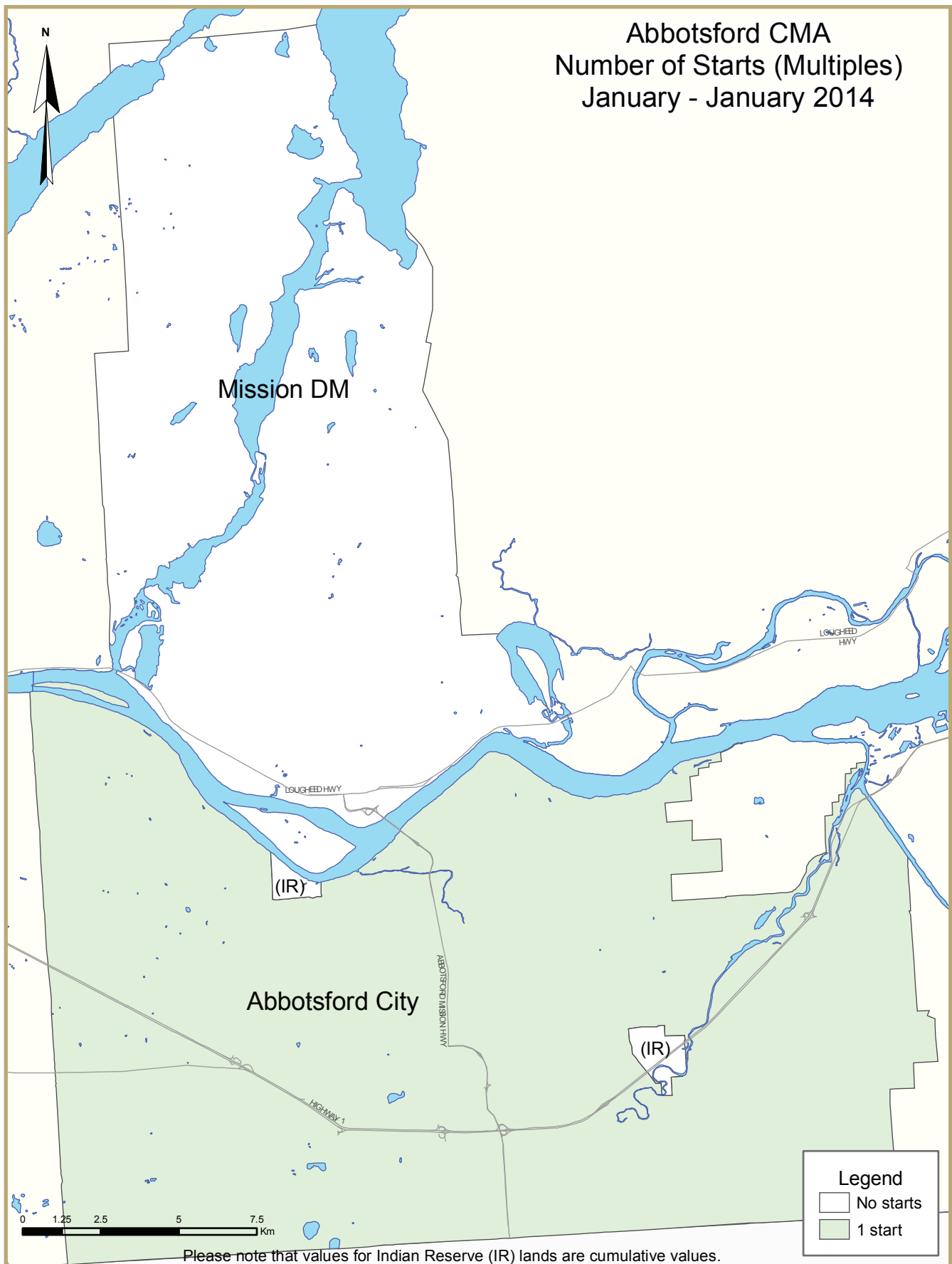




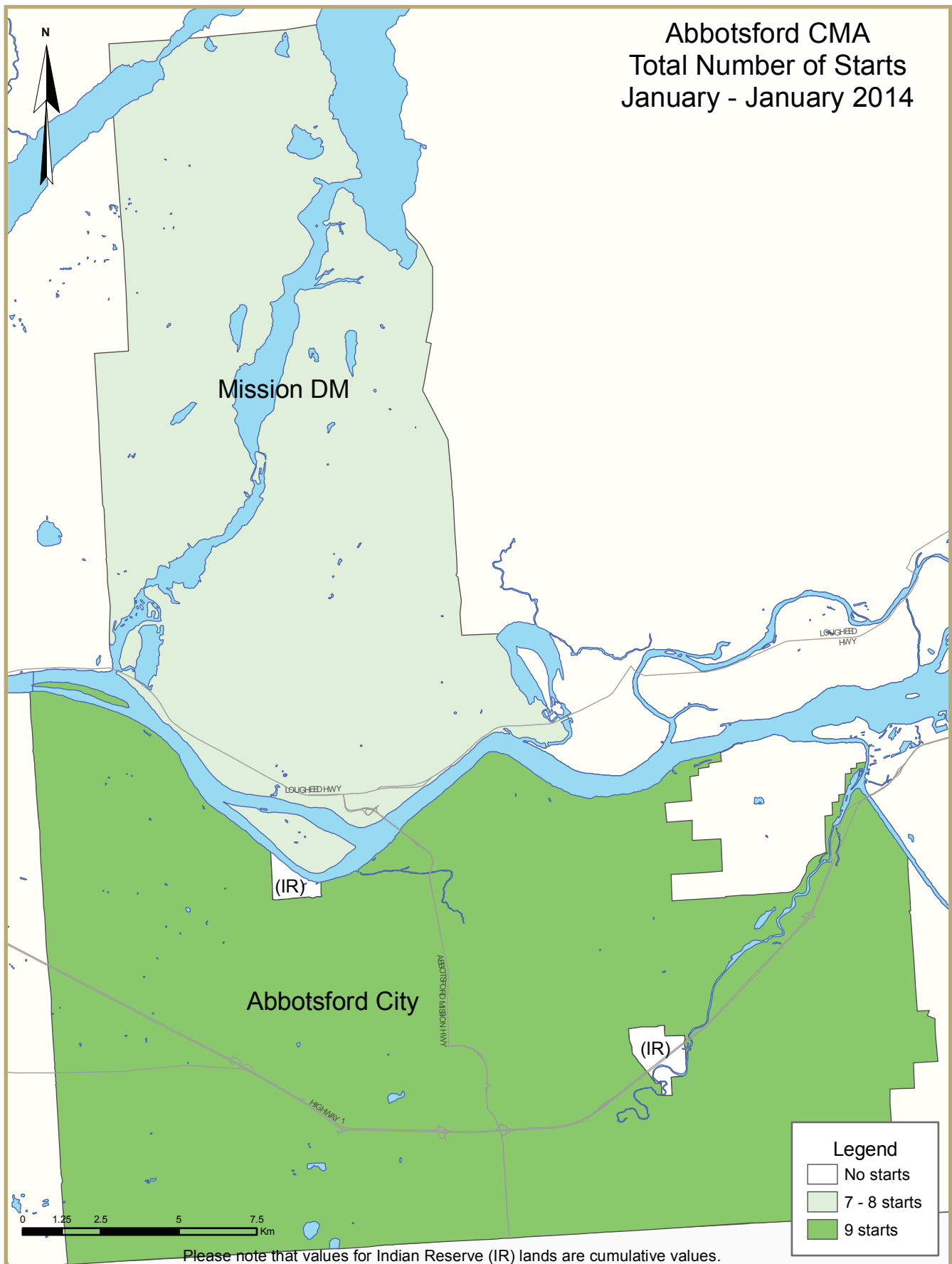












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.3 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 Starts (SAAR and Trend)		
January 2014		
Vancouver CMA¹	December 2013	January 2014
Trend ²	19,858	19,113
SAAR	21,741	19,206
	January 2013	January 2014
Actual		
January - Single-Detached	323	272
January - Multiples	923	1,267
January - Total	1,246	1,539
January to January - Single-Detached	323	272
January to January - Multiples	923	1,267
January to January - Total	1,246	1,539

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2014	252	18	0	0	218	727	20	304	1,539
January 2013	267	18	0	1	147	662	55	96	1,246
% Change	-5.6	0.0	n/a	-100.0	48.3	9.8	-63.6	**	23.5
Year-to-date 2014	252	18	0	0	218	727	20	304	1,539
Year-to-date 2013	267	18	0	1	147	662	55	96	1,246
% Change	-5.6	0.0	n/a	-100.0	48.3	9.8	-63.6	**	23.5
UNDER CONSTRUCTION									
January 2014	3,251	316	17	10	2,179	14,342	303	2,899	23,317
January 2013	2,929	328	1,901	38	1,873	14,164	379	1,440	23,052
% Change	11.0	-3.7	-99.1	-73.7	16.3	1.3	-20.1	101.3	1.1
COMPLETIONS									
January 2014	340	70	14	1	142	704	47	107	1,425
January 2013	302	22	0	1	177	479	28	99	1,108
% Change	12.6	**	n/a	0.0	-19.8	47.0	67.9	8.1	28.6
Year-to-date 2014	340	70	14	1	142	704	47	107	1,425
Year-to-date 2013	302	22	0	1	177	479	28	99	1,108
% Change	12.6	**	n/a	0.0	-19.8	47.0	67.9	8.1	28.6
COMPLETED & NOT ABSORBED									
January 2014	1,350	127	23	8	636	1,978	n/a	n/a	4,122
January 2013	1,080	107	628	12	777	1,637	n/a	n/a	4,241
% Change	25.0	18.7	-96.3	-33.3	-18.1	20.8	n/a	n/a	-2.8
ABSORBED									
January 2014	324	53	15	1	160	718	n/a	n/a	1,271
January 2013	235	10	83	0	158	283	n/a	n/a	769
% Change	37.9	**	-81.9	n/a	1.3	153.7	n/a	n/a	65.3
Year-to-date 2014	324	53	15	1	160	718	n/a	n/a	1,271
Year-to-date 2013	235	10	83	0	158	283	n/a	n/a	769
% Change	37.9	**	-81.9	n/a	1.3	153.7	n/a	n/a	65.3

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
January 2014	23	6	0	0	0	90	0	0	119
January 2013	21	2	0	0	0	0	0	0	23
Delta									
January 2014	8	0	0	0	0	0	0	6	14
January 2013	7	2	0	0	2	0	0	5	16
Langley									
January 2014	7	0	0	0	54	107	0	1	169
January 2013	14	0	0	0	4	0	0	6	24
Maple Ridge / Pitt Meadows									
January 2014	12	4	0	0	13	64	0	0	93
January 2013	12	0	0	0	0	0	0	0	12
New Westminster									
January 2014	3	0	0	0	15	0	0	0	18
January 2013	2	2	0	0	20	0	0	0	24
North Vancouver									
January 2014	8	0	0	0	0	165	0	119	292
January 2013	10	0	0	0	0	196	0	12	218
Richmond									
January 2014	20	0	0	0	40	0	0	4	64
January 2013	17	0	0	0	4	90	0	5	116
Surrey									
January 2014	78	0	0	0	73	56	0	41	248
January 2013	58	0	0	0	85	113	2	21	279
Tri-Cities									
January 2014	29	2	0	0	23	0	0	20	74
January 2013	16	2	0	1	32	0	1	7	59
University Endowment Lands									
January 2014	1	0	0	0	0	0	0	94	95
January 2013	0	0	0	0	0	155	0	0	155
Vancouver City									
January 2014	48	6	0	0	0	245	19	19	337
January 2013	91	10	0	0	0	108	52	36	297
West Vancouver									
January 2014	7	0	0	0	0	0	0	0	7
January 2013	12	0	0	0	0	0	0	0	12
White Rock									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	5	0	0	0	0	0	0	3	8
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
January 2014	252	18	0	0	218	727	20	304	1,539
January 2013	267	18	0	1	147	662	55	96	1,246

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

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January 2014

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
January 2014	297	94	0	0	153	2,795	0	0	3,339
January 2013	364	110	0	0	64	1,761	0	6	2,305
Delta									
January 2014	98	14	0	1	40	101	6	40	300
January 2013	74	40	42	3	10	120	3	9	301
Langley									
January 2014	211	0	4	6	251	338	0	148	958
January 2013	133	2	174	28	137	395	0	6	875
Maple Ridge / Pitt Meadows									
January 2014	124	6	0	0	132	338	1	0	601
January 2013	147	2	0	0	63	411	4	0	627
New Westminster									
January 2014	58	4	0	0	107	496	0	0	665
January 2013	25	6	0	0	44	709	0	25	809
North Vancouver									
January 2014	174	8	0	0	4	805	5	191	1,187
January 2013	83	10	158	1	50	713	4	50	1,069
Richmond									
January 2014	267	12	0	1	258	1,589	12	128	2,267
January 2013	255	4	198	4	121	2,121	18	231	2,952
Surrey									
January 2014	592	2	0	0	893	978	25	190	2,680
January 2013	580	6	374	0	963	1,229	36	27	3,215
Tri-Cities									
January 2014	229	20	12	2	208	861	7	185	1,524
January 2013	111	14	257	1	271	1,683	9	8	2,354
University Endowment Lands									
January 2014	9	0	0	0	0	0	0	94	103
January 2013	9	0	0	0	0	250	0	0	259
Vancouver City									
January 2014	878	154	1	0	88	5,846	243	1,741	8,951
January 2013	877	134	644	1	128	4,431	305	803	7,323
West Vancouver									
January 2014	218	2	0	0	24	108	1	141	494
January 2013	193	0	0	0	12	39	0	271	515
White Rock									
January 2014	60	0	0	0	21	87	1	39	208
January 2013	32	0	52	0	10	199	0	3	296
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	103	0	0	103
Vancouver CMA									
January 2014	3,251	316	17	10	2,179	14,342	303	2,899	23,317
January 2013	2,929	328	1,901	38	1,873	14,164	379	1,440	23,052

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

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January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
January 2014	60	24	0	0	0	90	0	0	174
January 2013	16	8	0	0	0	135	0	0	159
Delta									
January 2014	3	14	0	0	0	0	0	2	19
January 2013	13	2	0	0	0	0	0	9	24
Langley									
January 2014	9	0	0	1	8	0	2	4	24
January 2013	17	2	0	0	3	0	3	5	30
Maple Ridge / Pitt Meadows									
January 2014	10	0	0	0	12	0	0	0	22
January 2013	12	0	0	0	0	0	1	0	13
New Westminster									
January 2014	4	2	0	0	0	75	0	0	81
January 2013	9	2	0	0	0	0	0	0	11
North Vancouver									
January 2014	11	0	0	0	0	62	0	6	79
January 2013	5	2	0	0	6	0	1	2	16
Richmond									
January 2014	33	0	14	0	3	0	0	6	56
January 2013	34	0	0	0	0	0	0	10	44
Surrey									
January 2014	67	0	0	0	109	0	1	21	198
January 2013	68	0	0	0	96	0	4	19	187
Tri-Cities									
January 2014	21	2	0	0	0	221	0	18	262
January 2013	39	0	0	0	39	0	0	25	103
University Endowment Lands									
January 2014	0	0	0	0	7	232	0	0	239
January 2013	2	0	0	0	16	90	0	0	108
Vancouver City									
January 2014	115	28	0	0	3	18	44	50	258
January 2013	67	6	0	1	17	236	19	26	372
West Vancouver									
January 2014	2	0	0	0	0	6	0	0	8
January 2013	14	0	0	0	0	0	0	0	14
White Rock									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	5	0	0	0	0	18	0	3	26
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
January 2014	340	70	14	1	142	704	47	107	1,425
January 2013	302	22	0	1	177	479	28	99	1,108

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	108	34	0	0	18	70	n/a	n/a	230
January 2013	110	43	0	0	35	228	n/a	n/a	416
Delta									
January 2014	16	16	0	2	10	1	n/a	n/a	45
January 2013	19	4	6	0	12	12	n/a	n/a	53
Langley									
January 2014	70	0	0	0	53	175	n/a	n/a	298
January 2013	39	2	68	7	52	120	n/a	n/a	288
Maple Ridge / Pitt Meadows									
January 2014	114	2	0	0	26	161	n/a	n/a	303
January 2013	107	0	0	0	45	7	n/a	n/a	159
New Westminster									
January 2014	10	5	0	0	8	96	n/a	n/a	119
January 2013	33	2	0	0	24	82	n/a	n/a	141
North Vancouver									
January 2014	42	1	5	1	36	265	n/a	n/a	350
January 2013	25	4	42	3	53	149	n/a	n/a	276
Richmond									
January 2014	239	3	7	3	74	64	n/a	n/a	390
January 2013	163	4	125	0	78	50	n/a	n/a	420
Surrey									
January 2014	255	0	4	0	304	342	n/a	n/a	905
January 2013	254	0	120	0	264	302	n/a	n/a	940
Tri-Cities									
January 2014	83	8	1	0	45	284	n/a	n/a	421
January 2013	36	12	71	0	91	160	n/a	n/a	370
University Endowment Lands									
January 2014	0	0	0	0	2	44	n/a	n/a	46
January 2013	0	0	0	0	4	33	n/a	n/a	37
Vancouver City									
January 2014	376	57	6	2	52	393	n/a	n/a	886
January 2013	263	34	188	2	109	476	n/a	n/a	1,072
West Vancouver									
January 2014	21	0	0	0	0	0	n/a	n/a	21
January 2013	21	2	0	0	4	0	n/a	n/a	27
White Rock									
January 2014	7	1	0	0	8	83	n/a	n/a	99
January 2013	3	0	6	0	6	18	n/a	n/a	33
Indian Reserves									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
January 2014	1,350	127	23	8	636	1,978	n/a	n/a	4,122
January 2013	1,080	107	628	12	777	1,637	n/a	n/a	4,241

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

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Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
January 2014	50	19	0	0	8	75	n/a	n/a	152
January 2013	2	0	0	0	1	51	n/a	n/a	54
Delta									
January 2014	6	8	0	0	0	0	n/a	n/a	14
January 2013	10	2	10	0	11	0	n/a	n/a	33
Langley									
January 2014	10	0	0	1	4	10	n/a	n/a	25
January 2013	20	0	10	0	4	1	n/a	n/a	35
Maple Ridge / Pitt Meadows									
January 2014	15	0	0	0	21	6	n/a	n/a	42
January 2013	16	0	0	0	0	0	n/a	n/a	16
New Westminster									
January 2014	2	0	0	0	6	115	n/a	n/a	123
January 2013	1	0	0	0	0	0	n/a	n/a	1
North Vancouver									
January 2014	16	3	1	0	5	56	n/a	n/a	81
January 2013	3	3	0	0	5	4	n/a	n/a	15
Richmond									
January 2014	23	1	14	0	6	17	n/a	n/a	61
January 2013	23	0	5	0	9	0	n/a	n/a	37
Surrey									
January 2014	69	3	0	0	83	12	n/a	n/a	167
January 2013	65	0	30	0	80	7	n/a	n/a	182
Tri-Cities									
January 2014	15	2	0	0	11	174	n/a	n/a	202
January 2013	33	0	27	0	25	0	n/a	n/a	85
University Endowment Lands									
January 2014	0	0	0	0	7	216	n/a	n/a	223
January 2013	2	0	0	0	13	60	n/a	n/a	75
Vancouver City									
January 2014	104	17	0	0	9	28	n/a	n/a	158
January 2013	40	5	55	0	10	160	n/a	n/a	270
West Vancouver									
January 2014	6	0	0	0	0	6	n/a	n/a	12
January 2013	14	0	0	0	0	0	n/a	n/a	14
White Rock									
January 2014	2	0	0	0	0	3	n/a	n/a	5
January 2013	5	0	0	0	0	0	n/a	n/a	5
Indian Reserves									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
January 2014	324	53	15	1	160	718	n/a	n/a	1,271
January 2013	235	10	29	0	158	283	n/a	n/a	715

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Anmore	4	0	0	0	0	0	0	0	4	0	n/a
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	2	0	0	0	0	0	1	2	3	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	4	0	0	0	0	0	0	7	4	75.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	0	0	2	0	0	0	0	2	2	0.0
Burnaby - Central Park	3	4	0	0	0	0	44	0	47	4	**
Burnaby - Remainder	11	13	6	0	0	0	46	0	63	13	**
Burnaby Total	23	21	6	2	0	0	90	0	119	23	**
Coquitlam	24	17	0	8	3	6	16	6	43	37	16.2
Delta - Tsawwassen	1	2	0	0	0	0	1	0	2	2	0.0
Delta - Ladner	4	0	0	0	0	0	2	0	6	0	n/a
Delta - North	3	5	0	4	0	0	3	5	6	14	-57.1
Delta	8	7	0	4	0	0	6	5	14	16	-12.5
Langley City	0	0	0	0	25	0	0	0	25	0	n/a
Langley District	7	14	2	0	27	4	108	6	144	24	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	11	2	0	13	0	0	0	27	11	145.5
New Westminster	3	2	0	2	15	20	0	0	18	24	-25.0
North Vancouver City	0	0	0	0	0	0	281	199	281	199	41.2
North Vancouver DM	8	10	0	0	0	0	3	9	11	19	-42.1
Pitt Meadows	0	1	2	0	0	0	64	0	66	1	**
Port Coquitlam	5	1	0	0	20	20	4	1	29	22	31.8
Port Moody	0	0	2	0	0	0	0	0	2	0	n/a
Richmond	20	17	0	0	40	4	4	95	64	116	-44.8
Surrey - South	17	21	6	0	0	16	3	52	26	89	-70.8
Surrey - Cloverdale	9	6	2	0	18	35	4	67	33	108	-69.4
Surrey - North	47	17	2	2	45	32	29	7	123	58	112.1
Surrey - Guildford	0	3	0	0	0	0	0	2	0	5	-100.0
Surrey - Whalley	5	13	0	0	0	0	61	6	66	19	**
Surrey Total	78	60	10	2	63	83	97	134	248	279	-11.1
University Endowment Lands	1	0	0	0	0	0	94	155	95	155	-38.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	21	0	21	-100.0
Vancouver - Kitsilano	0	3	0	0	0	0	0	1	0	4	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	15	0	15	-100.0
Vancouver - Granville/Oak	0	3	0	0	0	0	3	5	3	8	-62.5
Vancouver - Kerrisdale	4	6	0	0	0	0	2	0	6	6	0.0
Vancouver - Marpole	2	6	2	2	0	0	1	0	5	8	-37.5
Vancouver - Eastside	37	78	4	6	0	0	251	35	292	119	145.4
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	58	0	58	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	6	0	6	2	200.0
Vancouver - Westside	24	47	0	0	0	0	1	9	25	56	-55.4
Vancouver Total	67	143	6	10	0	0	264	144	337	297	13.5
West Vancouver	7	12	0	0	0	0	0	0	7	12	-41.7
White Rock	1	5	0	0	0	0	0	3	1	8	-87.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	272	323	30	28	206	137	1,031	758	1,539	1,246	23.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	4	0	0	0	0	0	0	0	4	0	n/a
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	2	0	0	0	0	0	1	2	3	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	4	0	0	0	0	0	0	7	4	75.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	0	0	2	0	0	0	0	2	2	0.0
Burnaby - Central Park	3	4	0	0	0	0	44	0	47	4	**
Burnaby - Remainder	11	13	6	0	0	0	46	0	63	13	**
Burnaby Total	23	21	6	2	0	0	90	0	119	23	**
Coquitlam	24	17	0	8	3	6	16	6	43	37	16.2
Delta - Tsawwassen	1	2	0	0	0	0	1	0	2	2	0.0
Delta - Ladner	4	0	0	0	0	0	2	0	6	0	n/a
Delta - North	3	5	0	4	0	0	3	5	6	14	-57.1
Delta	8	7	0	4	0	0	6	5	14	16	-12.5
Langley City	0	0	0	0	25	0	0	0	25	0	n/a
Langley District	7	14	2	0	27	4	108	6	144	24	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	11	2	0	13	0	0	0	27	11	145.5
New Westminster	3	2	0	2	15	20	0	0	18	24	-25.0
North Vancouver City	0	0	0	0	0	0	281	199	281	199	41.2
North Vancouver DM	8	10	0	0	0	0	3	9	11	19	-42.1
Pitt Meadows	0	1	2	0	0	0	64	0	66	1	**
Port Coquitlam	5	1	0	0	20	20	4	1	29	22	31.8
Port Moody	0	0	2	0	0	0	0	0	2	0	n/a
Richmond	20	17	0	0	40	4	4	95	64	116	-44.8
Surrey - South	17	21	6	0	0	16	3	52	26	89	-70.8
Surrey - Cloverdale	9	6	2	0	18	35	4	67	33	108	-69.4
Surrey - North	47	17	2	2	45	32	29	7	123	58	112.1
Surrey - Guildford	0	3	0	0	0	0	0	2	0	5	-100.0
Surrey - Whalley	5	13	0	0	0	0	61	6	66	19	**
Surrey Total	78	60	10	2	63	83	97	134	248	279	-11.1
University Endowment Lands	1	0	0	0	0	0	94	155	95	155	-38.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	21	0	21	-100.0
Vancouver - Kitsilano	0	3	0	0	0	0	0	1	0	4	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	15	0	15	-100.0
Vancouver - Granville/Oak	0	3	0	0	0	0	3	5	3	8	-62.5
Vancouver - Kerrisdale	4	6	0	0	0	0	2	0	6	6	0.0
Vancouver - Marpole	2	6	2	2	0	0	1	0	5	8	-37.5
Vancouver - Eastside	37	78	4	6	0	0	251	35	292	119	145.4
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	58	0	58	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	6	0	6	2	200.0
Vancouver - Westside	24	47	0	0	0	0	1	9	25	56	-55.4
Vancouver Total	67	143	6	10	0	0	264	144	337	297	13.5
West Vancouver	7	12	0	0	0	0	0	0	7	12	-41.7
White Rock	1	5	0	0	0	0	0	3	1	8	-87.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	272	323	30	28	206	137	1,031	758	1,539	1,246	23.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
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	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	44	0	0	0
Burnaby - Remainder	0	0	0	0	46	0	0	0
Burnaby Total	0	0	0	0	90	0	0	0
Coquitlam	3	6	0	0	0	0	16	6
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	3	5
Delta	0	0	0	0	0	0	6	5
Langley City	25	0	0	0	0	0	0	0
Langley District	27	4	0	0	107	0	1	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	13	0	0	0	0	0	0	0
New Westminster	15	20	0	0	0	0	0	0
North Vancouver City	0	0	0	0	165	196	116	3
North Vancouver DM	0	0	0	0	0	0	3	9
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	20	20	0	0	0	0	4	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	40	4	0	0	0	90	4	5
Surrey - South	0	16	0	0	0	50	3	2
Surrey - Cloverdale	18	35	0	0	0	63	4	4
Surrey - North	45	32	0	0	0	0	29	7
Surrey - Guildford	0	0	0	0	0	0	0	2
Surrey - Whalley	0	0	0	0	56	0	5	6
Surrey Total	63	83	0	0	56	113	41	21
University Endowment Lands	0	0	0	0	0	155	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	21	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	15	0	0
Vancouver - Granville/Oak	0	0	0	0	3	4	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	0	236	10	15	25
Vancouver - Mt. Pleasant	0	0	0	0	0	58	0	0
Vancouver - Strath/Grand	0	0	0	0	6	0	0	0
Vancouver - Westside	0	0	0	0	0	0	1	9
Vancouver Total	0	0	0	0	245	108	19	36
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	0	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	206	137	0	0	727	662	304	96

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
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	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	44	0	0	0
Burnaby - Remainder	0	0	0	0	46	0	0	0
Burnaby Total	0	0	0	0	90	0	0	0
Coquitlam	3	6	0	0	0	0	16	6
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	3	5
Delta	0	0	0	0	0	0	6	5
Langley City	25	0	0	0	0	0	0	0
Langley District	27	4	0	0	107	0	1	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	13	0	0	0	0	0	0	0
New Westminster	15	20	0	0	0	0	0	0
North Vancouver City	0	0	0	0	165	196	116	3
North Vancouver DM	0	0	0	0	0	0	3	9
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	20	20	0	0	0	0	4	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	40	4	0	0	0	90	4	5
Surrey - South	0	16	0	0	0	50	3	2
Surrey - Cloverdale	18	35	0	0	0	63	4	4
Surrey - North	45	32	0	0	0	0	29	7
Surrey - Guildford	0	0	0	0	0	0	0	2
Surrey - Whalley	0	0	0	0	56	0	5	6
Surrey Total	63	83	0	0	56	113	41	21
University Endowment Lands	0	0	0	0	0	155	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	21	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	15	0	0
Vancouver - Granville/Oak	0	0	0	0	3	4	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	0	236	10	15	25
Vancouver - Mt. Pleasant	0	0	0	0	0	58	0	0
Vancouver - Strath/Grand	0	0	0	0	6	0	0	0
Vancouver - Westside	0	0	0	0	0	0	1	9
Vancouver Total	0	0	0	0	245	108	19	36
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	0	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	206	137	0	0	727	662	304	96

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Anmore	3	0	0	0	1	0	4	0
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	2	0	0	0	1	2	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	4	0	0	0	0	7	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	2	0	0	0	0	2	2
Burnaby - Central Park	3	4	44	0	0	0	47	4
Burnaby - Remainder	17	13	46	0	0	0	63	13
Burnaby Total	29	23	90	0	0	0	119	23
Coquitlam	24	17	3	13	16	7	43	37
Delta - Tsawwassen	1	2	0	0	1	0	2	2
Delta - Ladner	4	0	0	0	2	0	6	0
Delta - North	3	7	0	2	3	5	6	14
Delta	8	9	0	2	6	5	14	16
Langley City	0	0	25	0	0	0	25	0
Langley District	7	14	136	4	1	6	144	24
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	11	13	0	0	0	27	11
New Westminster	3	4	15	20	0	0	18	24
North Vancouver City	0	0	165	196	116	3	281	199
North Vancouver DM	8	10	0	0	3	9	11	19
Pitt Meadows	2	1	64	0	0	0	66	1
Port Coquitlam	5	1	20	20	4	1	29	22
Port Moody	2	0	0	0	0	0	2	0
Richmond	20	17	40	94	4	5	64	116
Surrey - South	17	20	6	66	3	3	26	89
Surrey - Cloverdale	9	5	20	98	4	5	33	108
Surrey - North	47	17	47	34	29	7	123	58
Surrey - Guildford	0	3	0	0	0	2	0	5
Surrey - Whalley	5	13	56	0	5	6	66	19
Surrey Total	78	58	129	198	41	23	248	279
University Endowment Lands	1	0	0	155	94	0	95	155
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	21	0	0	0	21
Vancouver - Kitsilano	0	3	0	0	0	1	0	4
Vancouver - False Creek	0	0	0	15	0	0	0	15
Vancouver - Granville/Oak	0	2	3	4	0	2	3	8
Vancouver - Kerrisdale	3	5	0	0	3	1	6	6
Vancouver - Marpole	4	6	0	0	1	2	5	8
Vancouver - Eastside	27	51	236	10	29	58	292	119
Vancouver - Mt. Pleasant	0	0	0	58	0	0	0	58
Vancouver - Strath/Grand	0	2	6	0	0	0	6	2
Vancouver - Westside	20	32	0	0	5	24	25	56
Vancouver Total	54	101	245	108	38	88	337	297
West Vancouver	7	12	0	0	0	0	7	12
White Rock	1	5	0	0	0	3	1	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	270	285	945	810	324	151	1,539	1,246

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	3	0	0	0	1	0	4	0
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	2	0	0	0	1	2	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	4	0	0	0	0	7	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	2	0	0	0	0	2	2
Burnaby - Central Park	3	4	44	0	0	0	47	4
Burnaby - Remainder	17	13	46	0	0	0	63	13
Burnaby Total	29	23	90	0	0	0	119	23
Coquitlam	24	17	3	13	16	7	43	37
Delta - Tsawwassen	1	2	0	0	1	0	2	2
Delta - Ladner	4	0	0	0	2	0	6	0
Delta - North	3	7	0	2	3	5	6	14
Delta	8	9	0	2	6	5	14	16
Langley City	0	0	25	0	0	0	25	0
Langley District	7	14	136	4	1	6	144	24
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	11	13	0	0	0	27	11
New Westminster	3	4	15	20	0	0	18	24
North Vancouver City	0	0	165	196	116	3	281	199
North Vancouver DM	8	10	0	0	3	9	11	19
Pitt Meadows	2	1	64	0	0	0	66	1
Port Coquitlam	5	1	20	20	4	1	29	22
Port Moody	2	0	0	0	0	0	2	0
Richmond	20	17	40	94	4	5	64	116
Surrey - South	17	20	6	66	3	3	26	89
Surrey - Cloverdale	9	5	20	98	4	5	33	108
Surrey - North	47	17	47	34	29	7	123	58
Surrey - Guildford	0	3	0	0	0	2	0	5
Surrey - Whalley	5	13	56	0	5	6	66	19
Surrey Total	78	58	129	198	41	23	248	279
University Endowment Lands	1	0	0	155	94	0	95	155
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	21	0	0	0	21
Vancouver - Kitsilano	0	3	0	0	0	1	0	4
Vancouver - False Creek	0	0	0	15	0	0	0	15
Vancouver - Granville/Oak	0	2	3	4	0	2	3	8
Vancouver - Kerrisdale	3	5	0	0	3	1	6	6
Vancouver - Marpole	4	6	0	0	1	2	5	8
Vancouver - Eastside	27	51	236	10	29	58	292	119
Vancouver - Mt. Pleasant	0	0	0	58	0	0	0	58
Vancouver - Strath/Grand	0	2	6	0	0	0	6	2
Vancouver - Westside	20	32	0	0	5	24	25	56
Vancouver Total	54	101	245	108	38	88	337	297
West Vancouver	7	12	0	0	0	0	7	12
White Rock	1	5	0	0	0	3	1	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	270	285	945	810	324	151	1,539	1,246

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	1	1	0	0	0	0	0	75	1	76	-98.7
Burnaby - North	16	6	2	0	0	0	0	0	18	6	200.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	8	3	14	2	0	0	0	0	22	5	**
Burnaby - Central Park	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	31	6	8	6	0	0	90	60	129	72	79.2
Burnaby Total	60	16	24	8	0	0	90	135	174	159	9.4
Coquitlam	12	39	0	0	0	39	197	25	209	103	102.9
Delta - Tsawwassen	2	1	0	0	0	0	1	0	3	1	200.0
Delta - Ladner	0	2	0	0	0	0	0	2	0	4	-100.0
Delta - North	1	10	14	2	0	0	1	7	16	19	-15.8
Delta	3	13	14	2	0	0	2	9	19	24	-20.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	12	20	0	2	8	3	4	5	24	30	-20.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	10	11	0	0	4	0	0	0	14	11	27.3
New Westminster	4	9	2	2	0	0	75	0	81	11	**
North Vancouver City	5	1	0	2	0	6	65	0	70	9	**
North Vancouver DM	6	5	0	0	0	0	3	2	9	7	28.6
Pitt Meadows	0	2	0	0	8	0	0	0	8	2	**
Port Coquitlam	9	0	2	0	0	0	42	0	53	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	33	34	0	0	17	0	6	10	56	44	27.3
Surrey - South	18	18	4	10	9	12	0	4	31	44	-29.5
Surrey - Cloverdale	7	11	0	0	8	25	3	3	18	39	-53.8
Surrey - North	32	32	0	2	72	47	15	8	119	89	33.7
Surrey - Guildford	1	1	0	0	16	0	1	1	18	2	**
Surrey - Whalley	10	10	0	0	0	0	2	3	12	13	-7.7
Surrey Total	68	72	4	12	105	84	21	19	198	187	5.9
University Endowment Lands	0	2	0	0	7	16	232	90	239	108	121.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	156	0	156	-100.0
Vancouver - Kitsilano	2	1	2	2	0	0	1	0	5	3	66.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	4	0	0	9	0	0	5	9	-44.4
Vancouver - Kerrisdale	10	1	0	0	0	0	0	0	10	1	**
Vancouver - Marpole	10	5	0	0	0	0	1	2	11	7	57.1
Vancouver - Eastside	82	57	6	4	0	8	50	99	138	168	-17.9
Vancouver - Mt. Pleasant	0	0	10	0	0	0	0	0	10	0	n/a
Vancouver - Strath/Grand	1	1	6	0	3	0	1	0	11	1	**
Vancouver - Westside	53	22	0	0	0	0	15	5	68	27	151.9
Vancouver Total	159	87	28	6	3	17	68	262	258	372	-30.6
West Vancouver	2	14	0	0	0	0	6	0	8	14	-42.9
White Rock	1	5	0	0	0	0	0	21	1	26	-96.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	388	331	74	34	152	165	811	578	1,425	1,108	28.6

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	1	1	0	0	0	0	0	75	1	76	-98.7
Burnaby - North	16	6	2	0	0	0	0	0	18	6	200.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	8	3	14	2	0	0	0	0	22	5	**
Burnaby - Central Park	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	31	6	8	6	0	0	90	60	129	72	79.2
Burnaby Total	60	16	24	8	0	0	90	135	174	159	9.4
Coquitlam	12	39	0	0	0	39	197	25	209	103	102.9
Delta - Tsawwassen	2	1	0	0	0	0	1	0	3	1	200.0
Delta - Ladner	0	2	0	0	0	0	0	2	0	4	-100.0
Delta - North	1	10	14	2	0	0	1	7	16	19	-15.8
Delta	3	13	14	2	0	0	2	9	19	24	-20.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	12	20	0	2	8	3	4	5	24	30	-20.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	10	11	0	0	4	0	0	0	14	11	27.3
New Westminster	4	9	2	2	0	0	75	0	81	11	**
North Vancouver City	5	1	0	2	0	6	65	0	70	9	**
North Vancouver DM	6	5	0	0	0	0	3	2	9	7	28.6
Pitt Meadows	0	2	0	0	8	0	0	0	8	2	**
Port Coquitlam	9	0	2	0	0	0	42	0	53	0	n/a
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	33	34	0	0	17	0	6	10	56	44	27.3
Surrey - South	18	18	4	10	9	12	0	4	31	44	-29.5
Surrey - Cloverdale	7	11	0	0	8	25	3	3	18	39	-53.8
Surrey - North	32	32	0	2	72	47	15	8	119	89	33.7
Surrey - Guildford	1	1	0	0	16	0	1	1	18	2	**
Surrey - Whalley	10	10	0	0	0	0	2	3	12	13	-7.7
Surrey Total	68	72	4	12	105	84	21	19	198	187	5.9
University Endowment Lands	0	2	0	0	7	16	232	90	239	108	121.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	156	0	156	-100.0
Vancouver - Kitsilano	2	1	2	2	0	0	1	0	5	3	66.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	4	0	0	9	0	0	5	9	-44.4
Vancouver - Kerrisdale	10	1	0	0	0	0	0	0	10	1	**
Vancouver - Marpole	10	5	0	0	0	0	1	2	11	7	57.1
Vancouver - Eastside	82	57	6	4	0	8	50	99	138	168	-17.9
Vancouver - Mt. Pleasant	0	0	10	0	0	0	0	0	10	0	n/a
Vancouver - Strath/Grand	1	1	6	0	3	0	1	0	11	1	**
Vancouver - Westside	53	22	0	0	0	0	15	5	68	27	151.9
Vancouver Total	159	87	28	6	3	17	68	262	258	372	-30.6
West Vancouver	2	14	0	0	0	0	6	0	8	14	-42.9
White Rock	1	5	0	0	0	0	0	21	1	26	-96.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	388	331	74	34	152	165	811	578	1,425	1,108	28.6

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
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	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	90	60	0	0
Burnaby Total	0	0	0	0	90	135	0	0
Coquitlam	0	39	0	0	187	0	10	25
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	0	0	0	0	0	0	1	7
Delta	0	0	0	0	0	0	2	9
Langley City	0	0	0	0	0	0	0	0
Langley District	8	3	0	0	0	0	4	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	0	0	0	75	0	0	0
North Vancouver City	0	6	0	0	62	0	3	0
North Vancouver DM	0	0	0	0	0	0	3	2
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	34	0	8	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	0	0	0	0	0	6	10
Surrey - South	9	12	0	0	0	0	0	4
Surrey - Cloverdale	8	25	0	0	0	0	3	3
Surrey - North	72	47	0	0	0	0	15	8
Surrey - Guildford	16	0	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	2	3
Surrey Total	105	84	0	0	0	0	21	19
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	156	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	9	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	2
Vancouver - Eastside	0	8	0	0	15	80	35	19
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	12	5
Vancouver Total	3	17	0	0	18	236	50	26
West Vancouver	0	0	0	0	6	0	0	0
White Rock	0	0	0	0	0	18	0	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	152	165	0	0	704	479	107	99

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
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	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	90	60	0	0
Burnaby Total	0	0	0	0	90	135	0	0
Coquitlam	0	39	0	0	187	0	10	25
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	0	0	0	0	0	0	1	7
Delta	0	0	0	0	0	0	2	9
Langley City	0	0	0	0	0	0	0	0
Langley District	8	3	0	0	0	0	4	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	0	0	0	75	0	0	0
North Vancouver City	0	6	0	0	62	0	3	0
North Vancouver DM	0	0	0	0	0	0	3	2
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	34	0	8	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	0	0	0	0	0	6	10
Surrey - South	9	12	0	0	0	0	0	4
Surrey - Cloverdale	8	25	0	0	0	0	3	3
Surrey - North	72	47	0	0	0	0	15	8
Surrey - Guildford	16	0	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	2	3
Surrey Total	105	84	0	0	0	0	21	19
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	156	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	9	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	2
Vancouver - Eastside	0	8	0	0	15	80	35	19
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	12	5
Vancouver Total	3	17	0	0	18	236	50	26
West Vancouver	0	0	0	0	6	0	0	0
White Rock	0	0	0	0	0	18	0	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	152	165	0	0	704	479	107	99

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Anmore	3	0	0	0	0	0	3	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	1	1	0	75	0	0	1	76
Burnaby - North	18	6	0	0	0	0	18	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	22	5	0	0	0	0	22	5
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	39	12	90	60	0	0	129	72
Burnaby Total	84	24	90	135	0	0	174	159
Coquitlam	12	39	187	39	10	25	209	103
Delta - Tsawwassen	2	1	0	0	1	0	3	1
Delta - Ladner	0	2	0	0	0	2	0	4
Delta - North	15	12	0	0	1	7	16	19
Delta	17	15	0	0	2	9	19	24
Langley City	0	0	0	0	0	0	0	0
Langley District	9	19	9	3	6	8	24	30
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	10	4	0	0	1	14	11
New Westminster	6	11	75	0	0	0	81	11
North Vancouver City	5	2	62	6	3	1	70	9
North Vancouver DM	6	5	0	0	3	2	9	7
Pitt Meadows	0	2	8	0	0	0	8	2
Port Coquitlam	11	0	34	0	8	0	53	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	47	34	3	0	6	10	56	44
Surrey - South	18	18	13	22	0	4	31	44
Surrey - Cloverdale	6	7	8	25	4	7	18	39
Surrey - North	32	32	72	49	15	8	119	89
Surrey - Guildford	1	1	16	0	1	1	18	2
Surrey - Whalley	10	10	0	0	2	3	12	13
Surrey Total	67	68	109	96	22	23	198	187
University Endowment Lands	0	2	239	106	0	0	239	108
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	156	0	0	0	156
Vancouver - Kitsilano	4	3	0	0	1	0	5	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	5	0	0	9	0	0	5	9
Vancouver - Kerrisdale	8	1	0	0	2	0	10	1
Vancouver - Marpole	8	3	0	0	3	4	11	7
Vancouver - Eastside	56	45	15	89	67	34	138	168
Vancouver - Mt. Pleasant	10	0	0	0	0	0	10	0
Vancouver - Strath/Grand	7	0	3	0	1	1	11	1
Vancouver - Westside	45	21	3	0	20	6	68	27
Vancouver Total	143	73	21	254	94	45	258	372
West Vancouver	2	14	6	0	0	0	8	14
White Rock	1	5	0	18	0	3	1	26
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	424	324	847	657	154	127	1,425	1,108

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Belcarra													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
January 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
January 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Burnaby													
January 2014	0	0.0	0	0.0	6	12.0	30	60.0	14	28.0	50	1,286,500	1,351,661
January 2013	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	6	12.0	30	60.0	14	28.0	50	1,286,500	1,351,661
Year-to-date 2013	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Coquitlam													
January 2014	0	0.0	1	12.5	1	12.5	5	62.5	1	12.5	8	--	--
January 2013	0	0.0	8	24.2	19	57.6	6	18.2	0	0.0	33	785,000	859,814
Year-to-date 2014	0	0.0	1	12.5	1	12.5	5	62.5	1	12.5	8	--	--
Year-to-date 2013	0	0.0	8	24.2	19	57.6	6	18.2	0	0.0	33	785,000	859,814
Delta													
January 2014	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
January 2013	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	909,000	980,990
Year-to-date 2014	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	909,000	980,990
Langley City													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
January 2014	5	45.5	2	18.2	4	36.4	0	0.0	0	0.0	11	689,000	683,463
January 2013	5	25.0	5	25.0	4	20.0	2	10.0	4	20.0	20	749,000	972,743
Year-to-date 2014	5	45.5	2	18.2	4	36.4	0	0.0	0	0.0	11	689,000	683,463
Year-to-date 2013	5	25.0	5	25.0	4	20.0	2	10.0	4	20.0	20	749,000	972,743

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
January 2014	11	78.6	3	21.4	0	0.0	0	0.0	0	0.0	14	574,450	567,129
January 2013	11	78.6	2	14.3	1	7.1	0	0.0	0	0.0	14	587,900	568,918
Year-to-date 2014	11	78.6	3	21.4	0	0.0	0	0.0	0	0.0	14	574,450	567,129
Year-to-date 2013	11	78.6	2	14.3	1	7.1	0	0.0	0	0.0	14	587,900	568,918
New Westminster													
January 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
January 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
North Vancouver City													
January 2014	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,632,757	1,637,941
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,632,757	1,637,941
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
North Vancouver DM													
January 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
January 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Pitt Meadows													
January 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Port Coquitlam													
January 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Port Moody													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Richmond													
January 2014	0	0.0	0	0.0	2	8.7	7	30.4	14	60.9	23	1,530,000	1,644,003
January 2013	0	0.0	0	0.0	1	4.3	6	26.1	16	69.6	23	1,760,000	1,917,913
Year-to-date 2014	0	0.0	0	0.0	2	8.7	7	30.4	14	60.9	23	1,530,000	1,644,003
Year-to-date 2013	0	0.0	0	0.0	1	4.3	6	26.1	16	69.6	23	1,760,000	1,917,913

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	2	2.9	21	30.4	30	43.5	11	15.9	5	7.2	69	819,800	923,792
January 2013	9	13.8	30	46.2	19	29.2	3	4.6	4	6.2	65	729,000	821,582
Year-to-date 2014	2	2.9	21	30.4	30	43.5	11	15.9	5	7.2	69	819,800	923,792
Year-to-date 2013	9	13.8	30	46.2	19	29.2	3	4.6	4	6.2	65	729,000	821,582
University Endowment Lands													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
January 2014	0	0.0	0	0.0	3	2.9	38	36.5	63	60.6	104	1,860,000	2,262,364
January 2013	0	0.0	0	0.0	0	0.0	12	30.0	28	70.0	40	2,340,000	2,284,075
Year-to-date 2014	0	0.0	0	0.0	3	2.9	38	36.5	63	60.6	104	1,860,000	2,262,364
Year-to-date 2013	0	0.0	0	0.0	0	0.0	12	30.0	28	70.0	40	2,340,000	2,284,075
West Vancouver													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	4,170,000	4,284,986
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	4,170,000	4,284,986
White Rock													
January 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
January 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Indian Reserves													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
January 2014	19	5.8	29	8.9	53	16.3	105	32.3	119	36.6	325	1,281,000	1,579,427
January 2013	27	11.5	45	19.1	54	23.0	37	15.7	72	30.6	235	909,000	1,439,042
Year-to-date 2014	19	5.8	29	8.9	53	16.3	105	32.3	119	36.6	325	1,281,000	1,579,427
Year-to-date 2013	27	11.5	45	19.1	54	23.0	37	15.7	72	30.6	235	909,000	1,439,042

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2014

Submarket	Jan 2014	Jan 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,351,661	--	n/a	1,351,661	--	n/a
Coquitlam	--	859,814	n/a	--	859,814	n/a
Delta	--	980,990	n/a	--	980,990	n/a
Langley City	--	--	n/a	--	--	n/a
Langley District	683,463	972,743	-29.7	683,463	972,743	-29.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	567,129	568,918	-0.3	567,129	568,918	-0.3
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	1,637,941	--	n/a	1,637,941	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,644,003	1,917,913	-14.3	1,644,003	1,917,913	-14.3
Surrey Total	923,792	821,582	12.4	923,792	821,582	12.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,262,364	2,284,075	-1.0	2,262,364	2,284,075	-1.0
West Vancouver	--	4,284,986	n/a	--	4,284,986	n/a
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,579,427	1,439,042	9.8	1,579,427	1,439,042	9.8

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver
January 2014

		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
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,691	5,498	4,920	54.7	812,536	8.5	805,430
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	1,374	-94.9		5,258			748,651	2.4	
	YTD 2014	1,804	31.3		5,498			812,535	8.5	

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
January 2014

		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						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24		118.7	1,290	6.3	65.1	898
	February									
	March									
	April									
	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:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.3 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 Starts (SAAR and Trend)		
January 2014		
Abbotsford-Mission CMA¹	December 2013	January 2014
Trend ²	693	689
SAAR	1,307	253
	January 2013	January 2014
Actual		
January - Single-Detached	13	15
January - Multiples	7	1
January - Total	20	16
January to January - Single-Detached	13	15
January to January - Multiples	7	1
January to January - Total	20	16

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2014	13	0	0	0	0	0	2	1	16
January 2013	13	0	0	0	4	0	0	3	20
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-66.7	-20.0
Year-to-date 2014	13	0	0	0	0	0	2	1	16
Year-to-date 2013	13	0	0	0	4	0	0	3	20
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-66.7	-20.0
UNDER CONSTRUCTION									
January 2014	137	0	0	0	67	192	13	252	661
January 2013	116	0	32	0	82	0	2	34	266
% Change	18.1	n/a	-100.0	n/a	-18.3	n/a	**	**	148.5
COMPLETIONS									
January 2014	12	0	0	0	0	0	2	2	16
January 2013	13	0	0	0	5	0	1	3	22
% Change	-7.7	n/a	n/a	n/a	-100.0	n/a	100.0	-33.3	-27.3
Year-to-date 2014	12	0	0	0	0	0	2	2	16
Year-to-date 2013	13	0	0	0	5	0	1	3	22
% Change	-7.7	n/a	n/a	n/a	-100.0	n/a	100.0	-33.3	-27.3
COMPLETED & NOT ABSORBED									
January 2014	62	0	0	0	75	0	n/a	n/a	137
January 2013	112	4	6	0	48	28	n/a	n/a	198
% Change	-44.6	-100.0	-100.0	n/a	56.3	-100.0	n/a	n/a	-30.8
ABSORBED									
January 2014	17	1	0	0	11	10	n/a	n/a	39
January 2013	17	0	0	0	0	1	n/a	n/a	18
% Change	0.0	n/a	n/a	n/a	n/a	**	n/a	n/a	116.7
Year-to-date 2014	17	1	0	0	11	10	n/a	n/a	39
Year-to-date 2013	17	0	0	0	0	1	n/a	n/a	18
% Change	0.0	n/a	n/a	n/a	n/a	**	n/a	n/a	116.7

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	8	0	0	0	0	0	0	1	9
January 2013	11	0	0	0	4	0	0	3	18
Mission DM									
January 2014	5	0	0	0	0	0	2	0	7
January 2013	2	0	0	0	0	0	0	0	2
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2014	13	0	0	0	0	0	2	1	16
January 2013	13	0	0	0	4	0	0	3	20
UNDER CONSTRUCTION									
Abbotsford City									
January 2014	83	0	0	0	67	150	7	252	559
January 2013	80	0	32	0	82	0	0	34	228
Mission DM									
January 2014	54	0	0	0	0	42	6	0	102
January 2013	36	0	0	0	0	0	2	0	38
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2014	137	0	0	0	67	192	13	252	661
January 2013	116	0	32	0	82	0	2	34	266
COMPLETIONS									
Abbotsford City									
January 2014	7	0	0	0	0	0	2	2	11
January 2013	8	0	0	0	5	0	0	3	16
Mission DM									
January 2014	5	0	0	0	0	0	0	0	5
January 2013	5	0	0	0	0	0	1	0	6
Indian Reserves									
January 2014	0	0	0	0	0	0	0	0	0
January 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
January 2014	12	0	0	0	0	0	2	2	16
January 2013	13	0	0	0	5	0	1	3	22

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	40	0	0	0	75	0	n/a	n/a	115
January 2013	82	0	6	0	48	28	n/a	n/a	164
Mission DM									
January 2014	22	0	0	0	0	0	n/a	n/a	22
January 2013	30	4	0	0	0	0	n/a	n/a	34
Indian Reserves									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
January 2014	62	0	0	0	75	0	n/a	n/a	137
January 2013	112	4	6	0	48	28	n/a	n/a	198
ABSORBED									
Abbotsford City									
January 2014	8	0	0	0	11	10	n/a	n/a	29
January 2013	10	0	0	0	0	1	n/a	n/a	11
Mission DM									
January 2014	9	1	0	0	0	0	n/a	n/a	10
January 2013	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
January 2014	17	1	0	0	11	10	n/a	n/a	39
January 2013	17	0	0	0	0	1	n/a	n/a	18

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of Abbotsford-Mission CMA
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Abbotsford City	8	11	0	0	0	4	1	3	9	18	-50.0
Mission DM	7	2	0	0	0	0	0	0	7	2	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	15	13	0	0	0	4	1	3	16	20	-20.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	8	11	0	0	0	4	1	3	9	18	-50.0
Mission DM	7	2	0	0	0	0	0	0	7	2	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	15	13	0	0	0	4	1	3	16	20	-20.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Abbotsford City	0	4	0	0	0	0	1	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	4	0	0	0	0	1	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	4	0	0	0	0	1	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	4	0	0	0	0	1	3

Table 2.4: Starts by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Abbotsford City	8	11	0	4	1	3	9	18
Mission DM	5	2	0	0	2	0	7	2
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	13	13	0	4	3	3	16	20

Table 2.5: Starts by Submarket and by Intended Market
January - January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	8	11	0	4	1	3	9	18
Mission DM	5	2	0	0	2	0	7	2
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	13	13	0	4	3	3	16	20

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

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Abbotsford City	9	8	0	0	0	5	2	3	11	16	-31.3
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	14	14	0	0	0	5	2	3	16	22	-27.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	9	8	0	0	0	5	2	3	11	16	-31.3
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	14	14	0	0	0	5	2	3	16	22	-27.3

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Abbotsford City	0	5	0	0	0	0	2	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	5	0	0	0	0	2	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	5	0	0	0	0	2	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	5	0	0	0	0	2	3

Table 3.4: Completions by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Abbotsford City	7	8	0	5	4	3	11	16
Mission DM	5	5	0	0	0	1	5	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	13	0	5	4	4	16	22

Table 3.5: Completions by Submarket and by Intended Market
January - January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	7	8	0	5	4	3	11	16
Mission DM	5	5	0	0	0	1	5	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	13	0	5	4	4	16	22

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	0	0.0	2	25.0	3	37.5	2	25.0	1	12.5	8	--	--
January 2013	4	40.0	1	10.0	0	0.0	3	30.0	2	20.0	10	574,900	623,830
Year-to-date 2014	0	0.0	2	25.0	3	37.5	2	25.0	1	12.5	8	--	--
Year-to-date 2013	4	40.0	1	10.0	0	0.0	3	30.0	2	20.0	10	574,900	623,830
Mission DM													
January 2014	3	33.3	5	55.6	1	11.1	0	0.0	0	0.0	9	--	--
January 2013	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2014	3	33.3	5	55.6	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2013	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
Indian Reserves													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
January 2014	3	17.6	7	41.2	4	23.5	2	11.8	1	5.9	17	519,900	532,161
January 2013	5	29.4	6	35.3	1	5.9	3	17.6	2	11.8	17	499,800	570,153
Year-to-date 2014	3	17.6	7	41.2	4	23.5	2	11.8	1	5.9	17	519,900	532,161
Year-to-date 2013	5	29.4	6	35.3	1	5.9	3	17.6	2	11.8	17	499,800	570,153

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2014

Submarket	Jan 2014	Jan 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	623,830	n/a	--	623,830	n/a
Mission DM	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	532,161	570,153	-6.7	532,161	570,153	-6.7

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley
January 2014

		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
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,142	2,376	2,255	50.6	491,415	13.0	517,595
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	576	-95.8		2,378			434,877	-9.7	
	YTD 2014	729	26.6		2,376			491,416	13.0	

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
January 2014

		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						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24		117.1	92	8.0	67.8	800
	February									
	March									
	April									
	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 2011 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 modeled 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 on 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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