

HOUSING NOW

Vancouver and Abbotsford CMAs



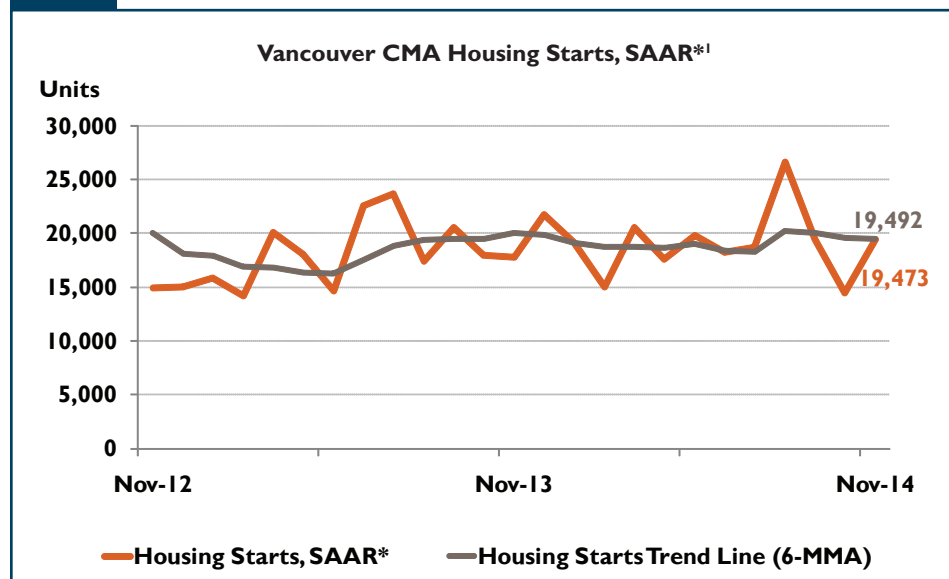
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2014

Highlights

- Housing starts in the Vancouver CMA trended steady in November at 19,492 units compared to 19,548 units in October;
- Both multiple-family and single-detached actual year-to-date housing starts were above 2013 numbers; and
- Abbotsford-Mission housing starts trended lower in November at 431 units compared to 550 units in October.

Figure 1



* Seasonally adjusted annual rate
Source: CMHC

¹ All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal 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 19,492 units in November compared to 19,548 units in October. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

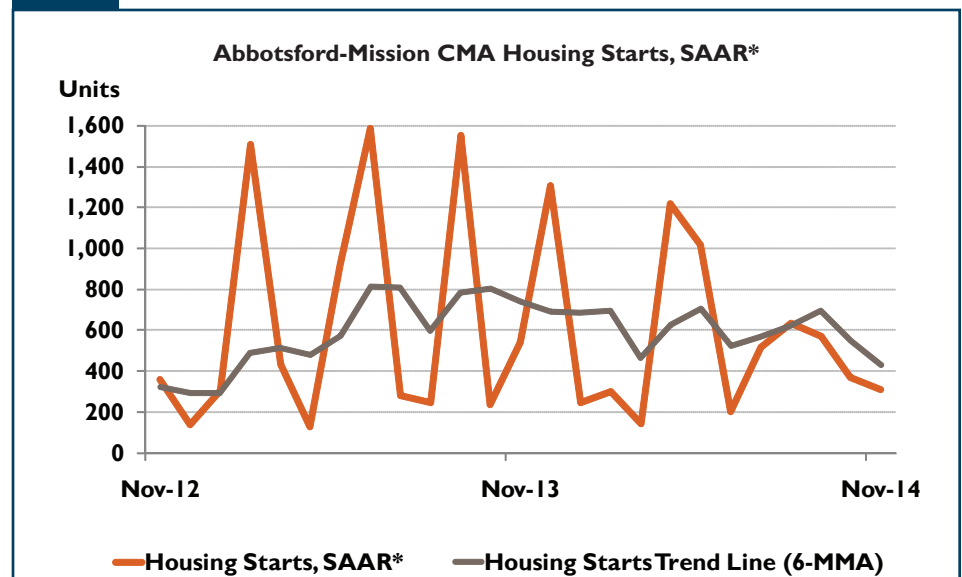
Actual year-to-date housing starts totalled to 17,494 in November 2014, 3.2 per cent above last year's number, with the largest increase in construction activity in Richmond and the largest decline in the City of Vancouver. At 60 per cent of the total, the new construction activity was driven by condominiums followed by single-detached homes and townhouses which held 23 per cent and 15 per cent of the total starts, respectively. More than half of total starts were in the cities of Vancouver, Surrey, and Richmond.

By the end of November 2014, 25,023 units were under construction, 8.5 per cent above last year. On the other hand, the number of completed units was down by 6.6 per cent, from 16,793 to 15,684.

Absorption (sales) of new construction housing units in November 2014 was 20.8 per cent below 2013's number, which resulted in a marginal decline in the total number of absorbed units year-to-date compared to the previous year.

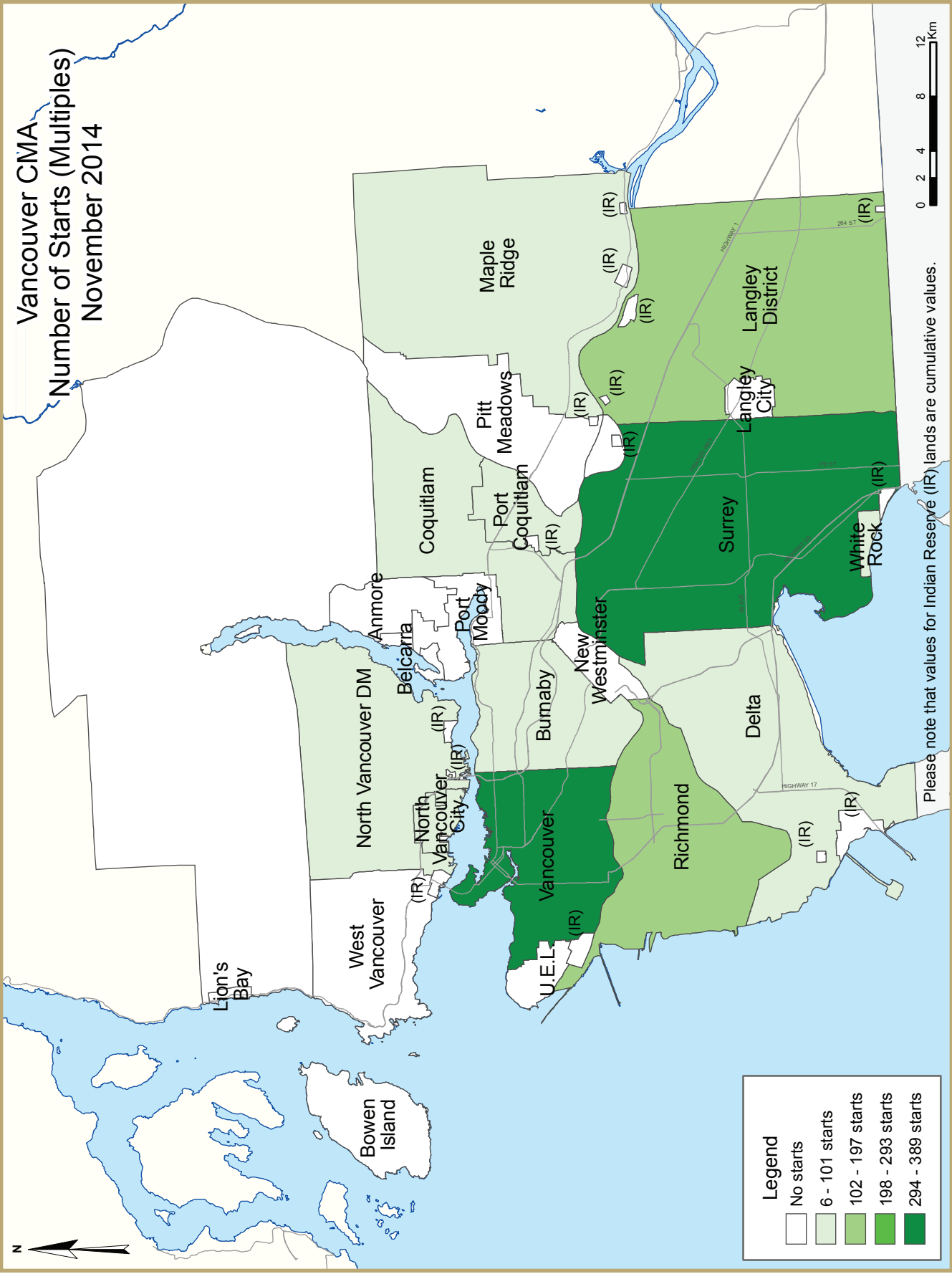
Housing starts in the Abbotsford-Mission CMA were trending at 431 units in November, down from 550 units in October. As a result of lower construction activity for multiple-family units, actual year-to-date housing starts totalled 466 units this year, compared to 643 units during the same period last year.

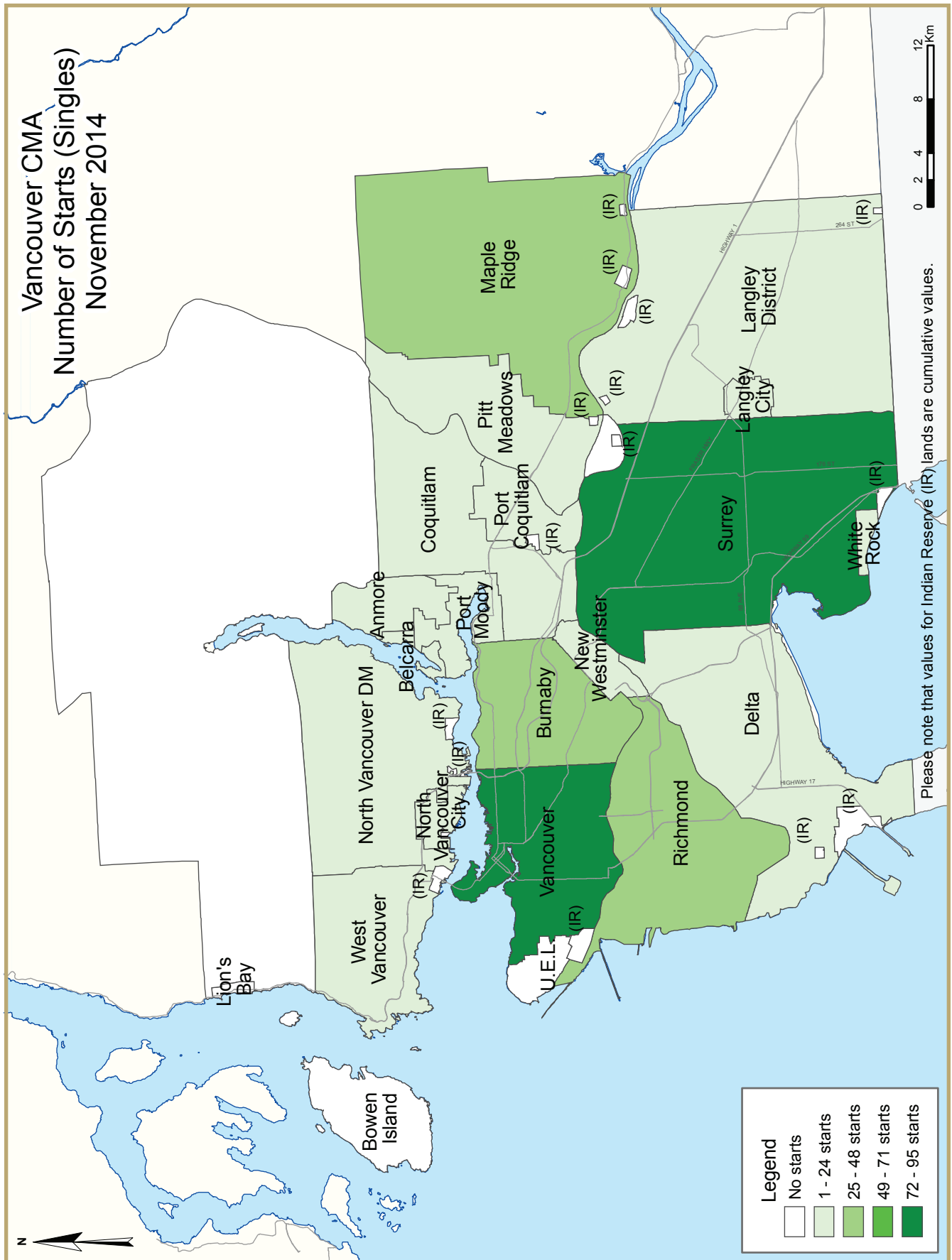
Figure 2

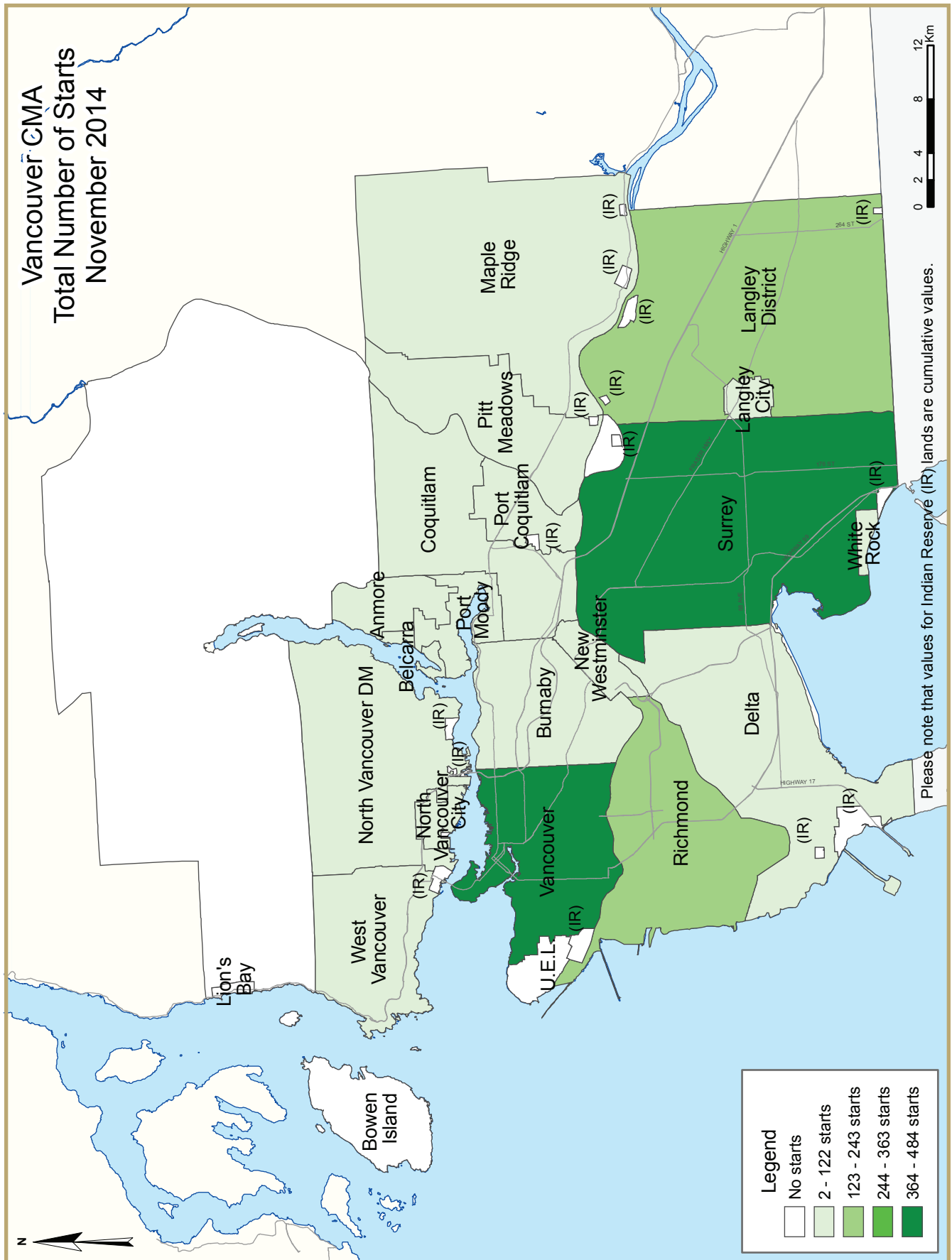


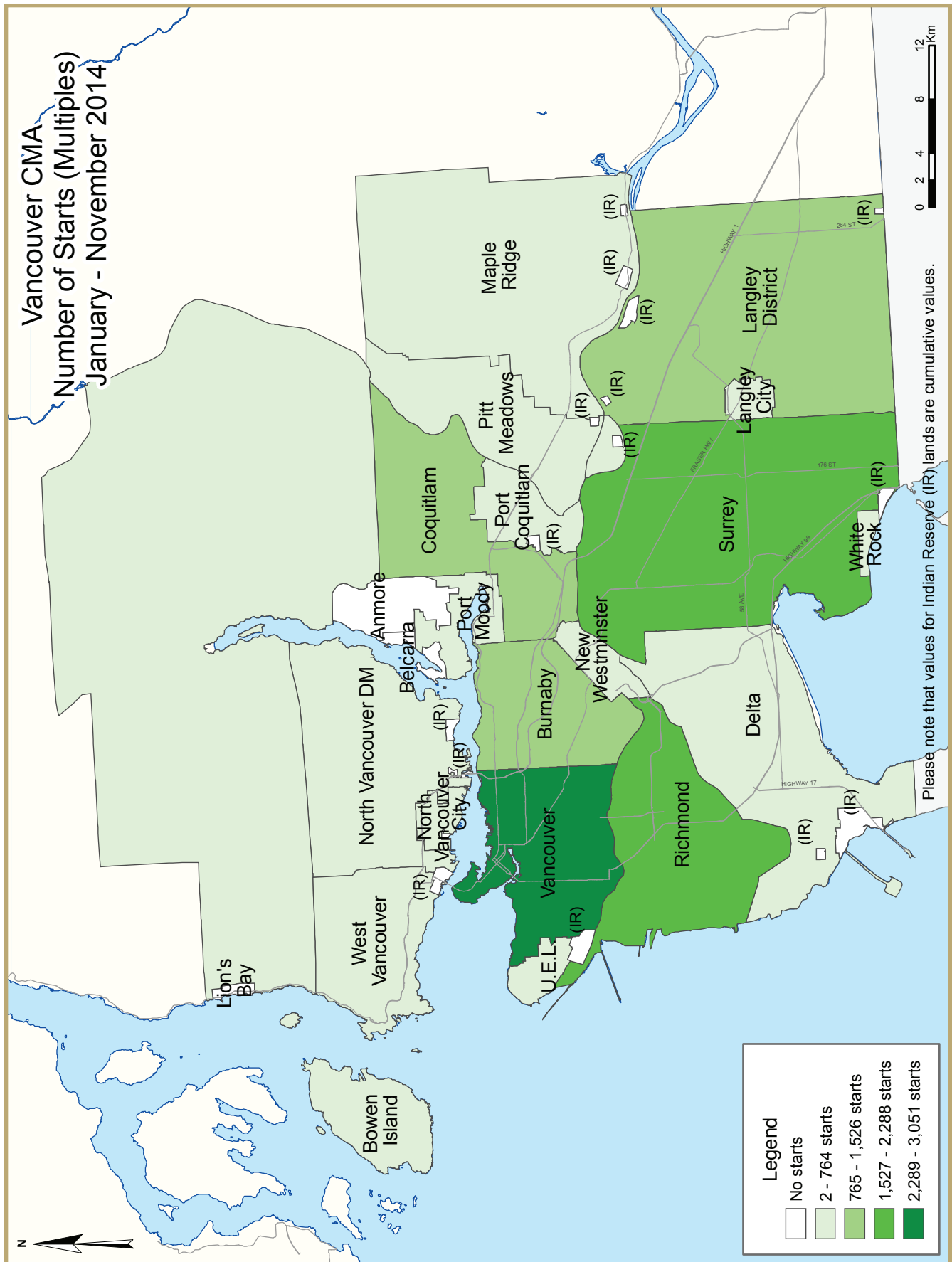
* Seasonally adjusted annual rate

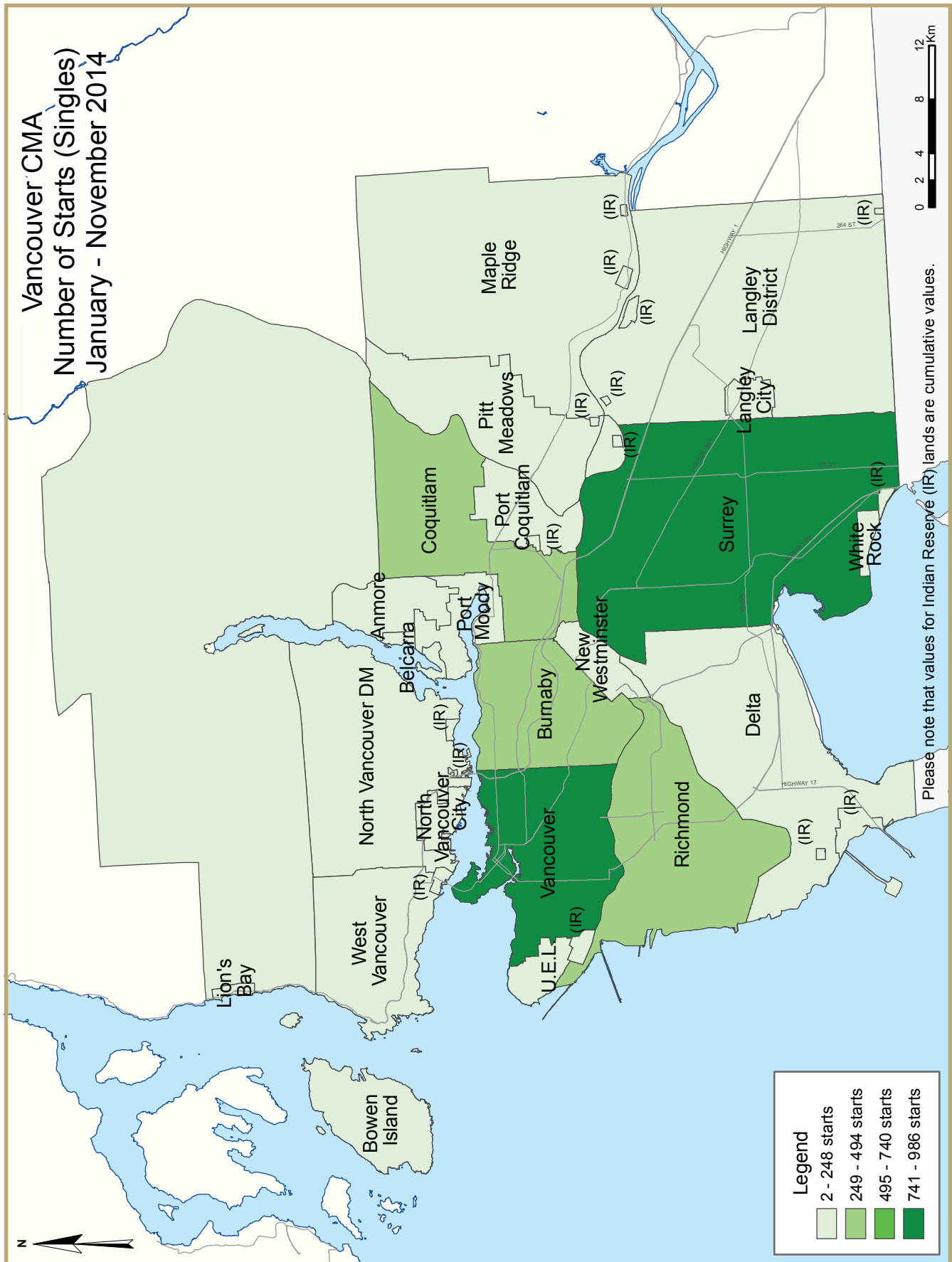
Source: CMHC

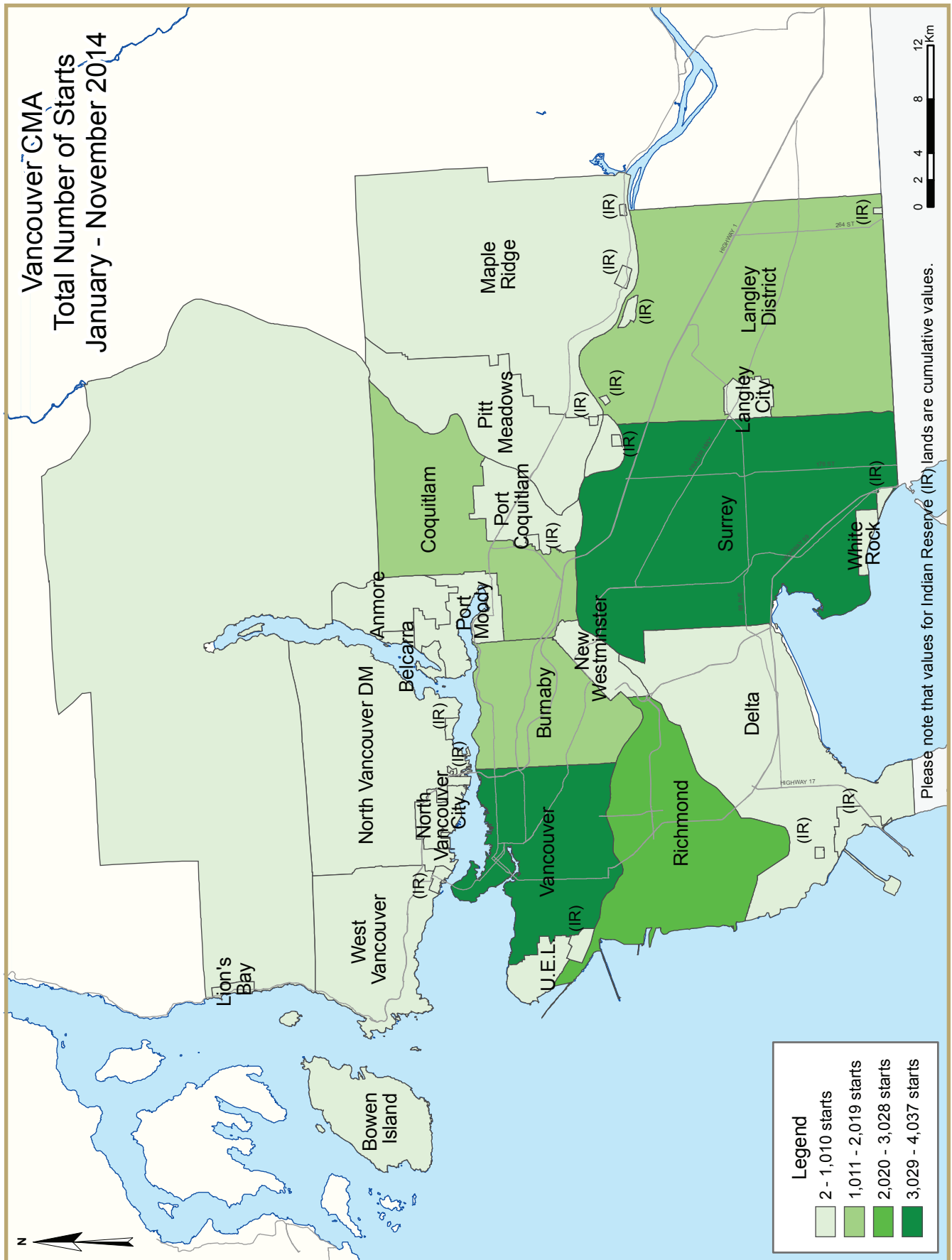


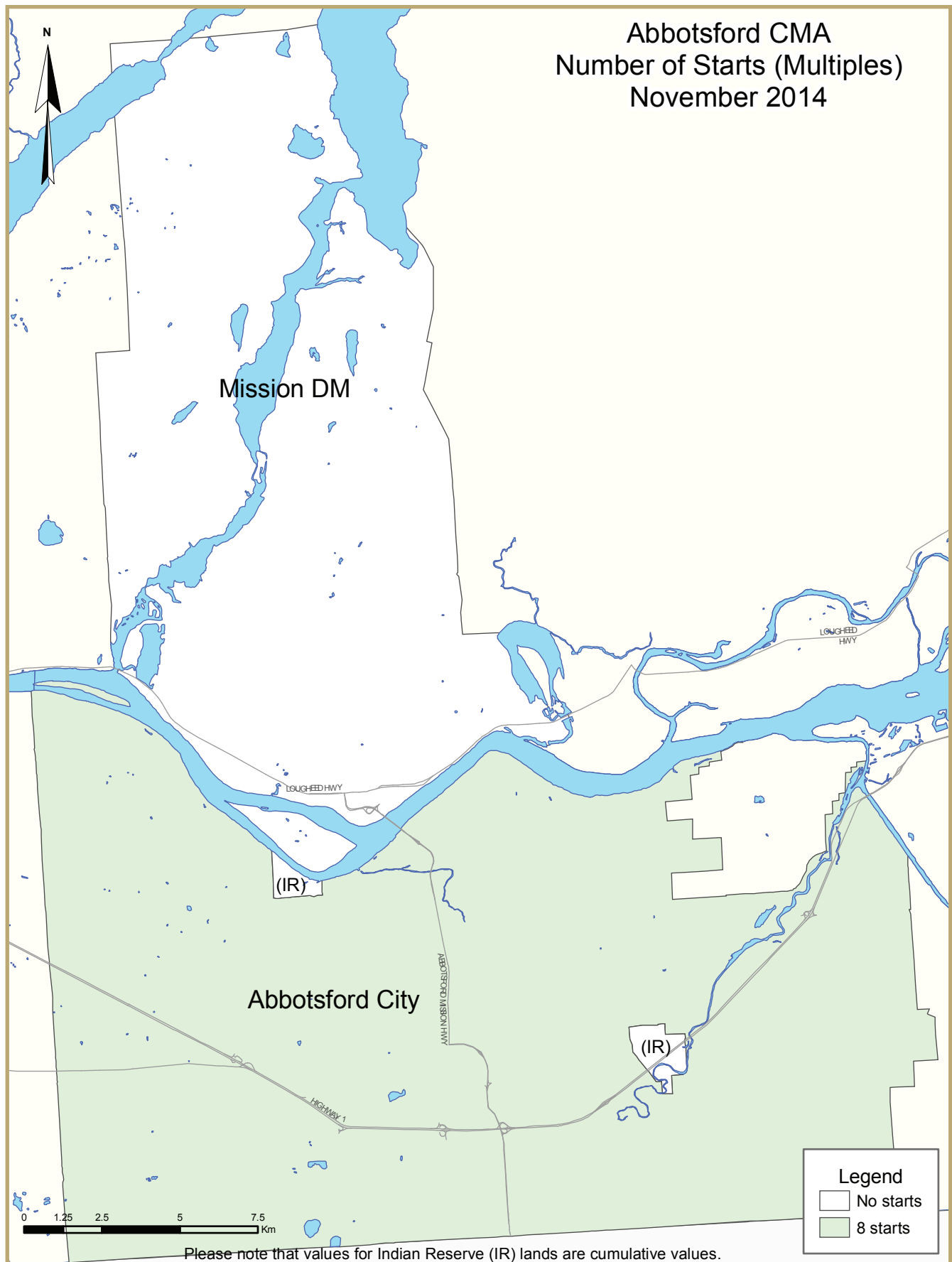


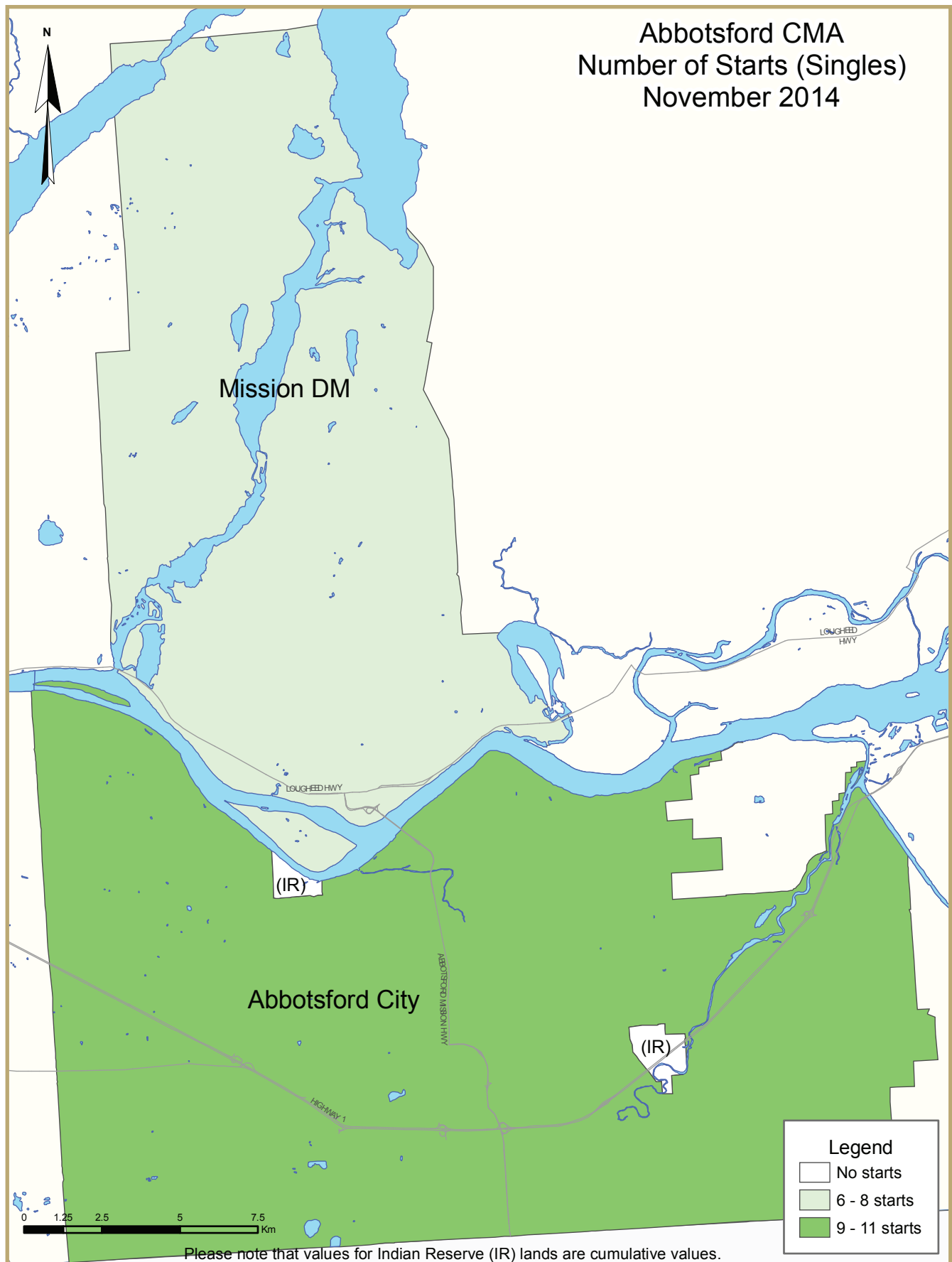


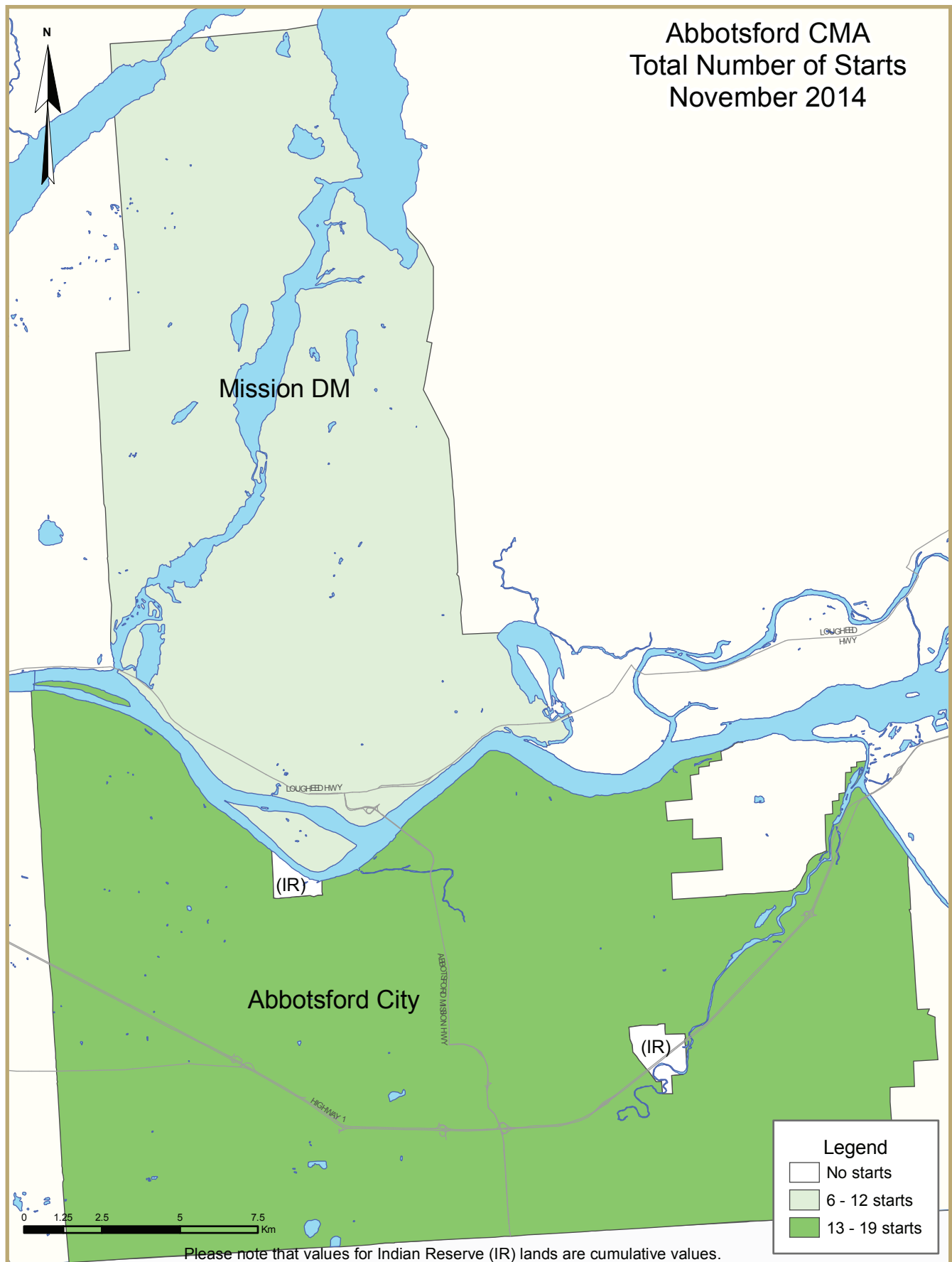






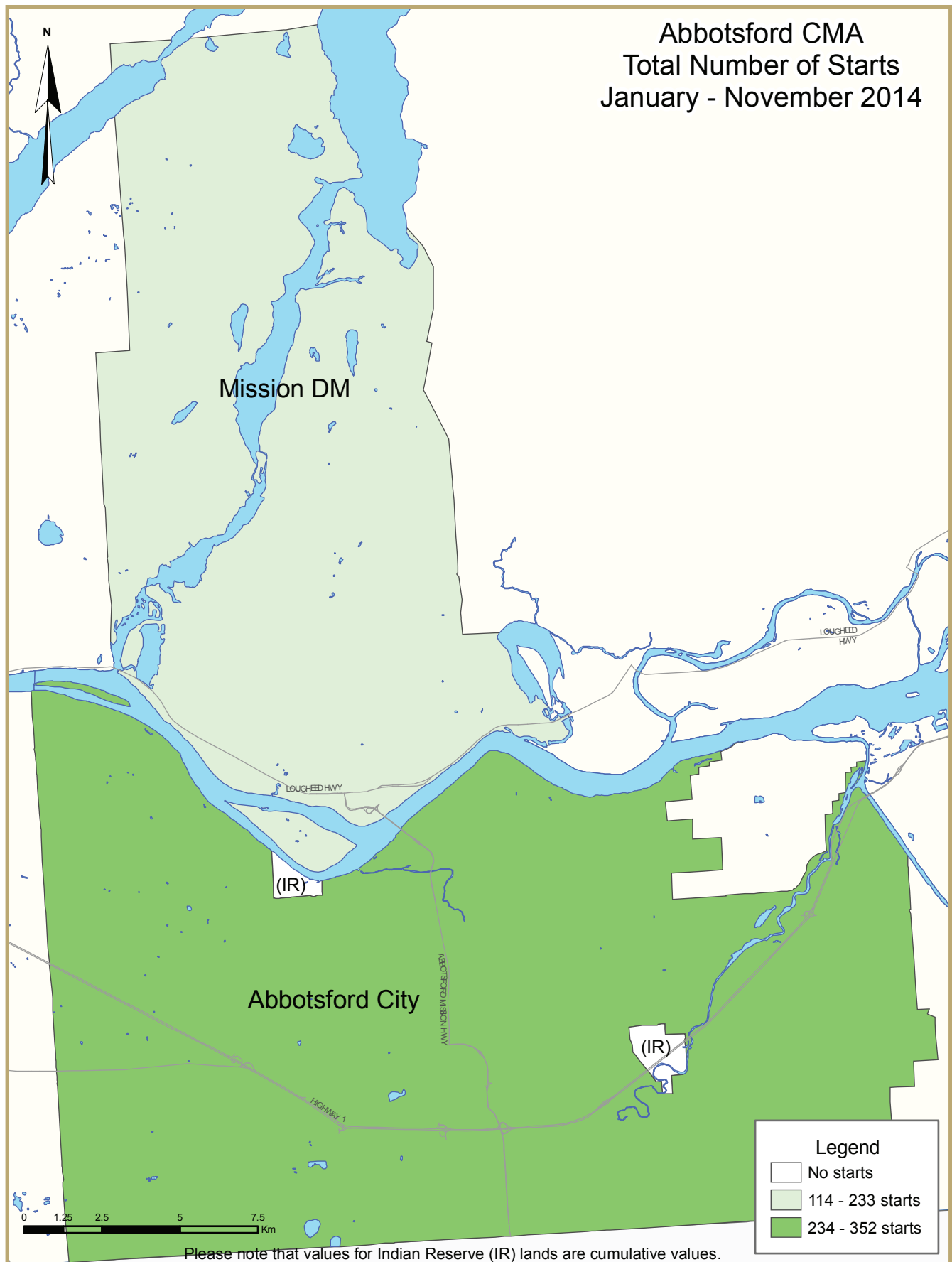












HOUSING NOW REPORT TABLES

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
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- 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) November 2014		
Vancouver CMA ¹	October 2014	November 2014
Trend ²	19,548	19,492
SAAR	14,457	19,473
	November 2013	November 2014
Actual		
November - Single-Detached	357	382
November - Multiples	1,119	1,239
November - Total	1,476	1,621
January to November - Single-Detached	3,707	4,002
January to November - Multiples	13,242	13,492
January to November - Total	16,949	17,494

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

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
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2014	356	18	0	0	251	832	26	138	1,621
November 2013	318	30	0	4	188	794	43	99	1,476
% Change	11.9	-40.0	n/a	-100.0	33.5	4.8	-39.5	39.4	9.8
Year-to-date 2014	3,594	284	106	21	2,730	7,877	397	2,455	17,494
Year-to-date 2013	3,191	322	14	31	2,255	8,303	493	2,340	16,949
% Change	12.6	-11.8	**	-32.3	21.1	-5.1	-19.5	4.9	3.2
UNDER CONSTRUCTION									
November 2014	3,668	270	1	17	2,471	15,235	327	3,004	25,023
November 2013	3,507	350	27	19	2,081	14,044	350	2,680	23,058
% Change	4.6	-22.9	-96.3	-10.5	18.7	8.5	-6.6	12.1	8.5
COMPLETIONS									
November 2014	264	18	0	3	320	582	38	320	1,545
November 2013	329	36	0	6	145	1,028	55	209	1,808
% Change	-19.8	-50.0	n/a	-50.0	120.7	-43.4	-30.9	53.1	-14.5
Year-to-date 2014	3,256	388	30	17	2,366	6,893	405	2,329	15,684
Year-to-date 2013	3,563	296	42	52	2,074	8,030	512	2,224	16,793
% Change	-8.6	31.1	-28.6	-67.3	14.1	-14.2	-20.9	4.7	-6.6
COMPLETED & NOT ABSORBED									
November 2014	1,048	99	0	13	586	1,532	n/a	n/a	3,278
November 2013	1,309	130	204	8	657	1,903	n/a	n/a	4,211
% Change	-19.9	-23.8	-100.0	62.5	-10.8	-19.5	n/a	n/a	-22.2
ABSORBED									
November 2014	259	21	0	1	324	582	n/a	n/a	1,187
November 2013	427	30	33	6	164	838	n/a	n/a	1,498
% Change	-39.3	-30.0	-100.0	-83.3	97.6	-30.5	n/a	n/a	-20.8
Year-to-date 2014	3,541	398	54	13	2,435	7,353	n/a	n/a	13,794
Year-to-date 2013	3,267	261	549	55	2,175	7,559	n/a	n/a	13,866
% Change	8.4	52.5	-90.2	-76.4	12.0	-2.7	n/a	n/a	-0.5

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

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
November 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									
November 2014	25	6	0	0	0	0	0	15	46
November 2013	28	2	0	0	8	0	0	0	38
Delta									
November 2014	16	0	0	0	0	0	2	8	26
November 2013	7	2	0	0	6	0	0	4	19
Langley									
November 2014	23	0	0	0	28	88	2	12	153
November 2013	36	0	0	4	22	0	1	17	80
Maple Ridge / Pitt Meadows									
November 2014	31	0	0	0	41	0	0	0	72
November 2013	9	2	0	0	0	22	0	0	33
New Westminster									
November 2014	11	0	0	0	0	0	0	0	11
November 2013	8	0	0	0	0	196	0	0	204
North Vancouver									
November 2014	19	4	0	0	18	0	0	12	53
November 2013	17	0	0	0	0	201	1	7	226
Richmond									
November 2014	29	0	0	0	0	163	0	9	201
November 2013	23	0	0	0	20	0	2	7	52
Surrey									
November 2014	93	0	0	0	116	241	2	32	484
November 2013	54	0	0	0	104	0	3	19	180
Tri-Cities									
November 2014	19	4	0	0	38	0	1	11	73
November 2013	30	0	0	0	8	0	0	13	51
University Endowment Lands									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2014	65	4	0	0	10	340	19	32	470
November 2013	81	24	0	0	12	375	34	28	554
West Vancouver									
November 2014	14	0	0	0	0	0	0	0	14
November 2013	19	0	0	0	8	0	1	0	28
White Rock									
November 2014	7	0	0	0	0	0	0	7	14
November 2013	6	0	0	0	0	0	1	4	11
Indian Reserves									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2014	356	18	0	0	251	832	26	138	1,621
November 2013	318	30	0	4	188	794	43	99	1,476

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

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.

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2014	332	80	0	0	203	2,793	0	141	3,549
November 2013	387	112	0	0	86	2,720	0	0	3,305
Delta									
November 2014	118	2	0	0	121	58	2	74	375
November 2013	104	32	0	1	32	101	6	43	319
Langley									
November 2014	197	8	0	5	351	427	4	90	1,082
November 2013	209	2	0	10	190	231	1	151	794
Maple Ridge / Pitt Meadows									
November 2014	162	8	0	0	246	482	3	0	901
November 2013	117	2	0	0	131	223	2	0	475
New Westminster									
November 2014	63	4	0	0	79	600	0	0	746
November 2013	63	4	0	0	77	759	0	0	903
North Vancouver									
November 2014	193	18	0	0	149	563	4	350	1,277
November 2013	179	8	0	0	4	702	5	103	1,001
Richmond									
November 2014	376	16	0	2	144	2,319	5	375	3,237
November 2013	282	4	14	2	258	1,357	11	130	2,058
Surrey									
November 2014	732	6	0	5	854	1,054	36	312	2,999
November 2013	597	2	0	0	962	786	29	172	2,548
Tri-Cities									
November 2014	259	6	0	5	234	1,549	6	153	2,212
November 2013	258	24	12	5	170	1,032	7	147	1,655
University Endowment Lands									
November 2014	15	0	0	0	0	105	0	94	214
November 2013	8	0	0	0	7	232	0	174	421
Vancouver City									
November 2014	834	120	1	0	66	5,074	264	1,347	7,706
November 2013	998	158	1	1	114	5,635	286	1,580	8,773
West Vancouver									
November 2014	231	2	0	0	24	111	0	0	368
November 2013	212	2	0	0	24	120	1	141	500
White Rock									
November 2014	90	0	0	0	0	100	2	67	259
November 2013	58	0	0	0	26	146	1	37	268
Indian Reserves									
November 2014	20	0	0	0	0	0	1	0	21
November 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2014	3,668	270	1	17	2,471	15,235	327	3,004	25,023
November 2013	3,507	350	27	19	2,081	14,044	350	2,680	23,058

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

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.

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November 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
November 2014	17	10	0	0	16	0	0	5	48
November 2013	13	6	0	0	0	0	0	0	19
Delta									
November 2014	13	0	0	0	0	0	0	9	22
November 2013	9	16	0	0	0	0	0	4	29
Langley									
November 2014	12	0	0	3	40	0	1	5	61
November 2013	16	0	0	4	9	63	2	7	101
Maple Ridge / Pitt Meadows									
November 2014	19	0	0	0	0	0	1	0	20
November 2013	23	0	0	0	18	0	1	0	42
New Westminster									
November 2014	9	2	0	0	0	0	0	0	11
November 2013	0	0	0	0	0	67	0	0	67
North Vancouver									
November 2014	13	0	0	0	0	0	0	3	16
November 2013	10	0	0	1	3	121	1	20	156
Richmond									
November 2014	14	0	0	0	49	0	0	8	71
November 2013	13	0	0	1	4	288	1	3	310
Surrey									
November 2014	74	0	0	0	148	0	6	33	261
November 2013	72	4	0	0	87	127	3	19	312
Tri-Cities									
November 2014	23	0	0	0	67	162	0	19	271
November 2013	29	6	0	0	17	223	1	12	288
University Endowment Lands									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	107	107
Vancouver City									
November 2014	57	6	0	0	0	420	29	236	748
November 2013	126	2	0	0	7	139	46	35	355
West Vancouver									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	14	0	0	0	0	0	0	0	14
White Rock									
November 2014	4	0	0	0	0	0	1	2	7
November 2013	4	2	0	0	0	0	0	2	8
Indian Reserves									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2014	264	18	0	3	320	582	38	320	1,545
November 2013	329	36	0	6	145	1,028	55	209	1,808

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

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
November 2014

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
November 2014	74	20	0	0	9	43	n/a	n/a	146
November 2013	109	36	0	0	26	55	n/a	n/a	226
Delta									
November 2014	21	2	0	0	9	25	n/a	n/a	57
November 2013	25	12	0	2	10	3	n/a	n/a	52
Langley									
November 2014	45	1	0	6	86	75	n/a	n/a	213
November 2013	69	0	6	0	44	199	n/a	n/a	318
Maple Ridge / Pitt Meadows									
November 2014	85	2	0	0	4	70	n/a	n/a	161
November 2013	116	2	0	0	35	97	n/a	n/a	250
New Westminster									
November 2014	14	0	0	0	21	77	n/a	n/a	112
November 2013	11	3	0	0	14	74	n/a	n/a	102
North Vancouver									
November 2014	41	3	0	0	21	221	n/a	n/a	286
November 2013	37	5	17	1	41	284	n/a	n/a	385
Richmond									
November 2014	160	1	0	3	68	149	n/a	n/a	381
November 2013	217	4	39	2	83	103	n/a	n/a	448
Surrey									
November 2014	187	2	0	2	298	284	n/a	n/a	773
November 2013	258	3	48	0	264	274	n/a	n/a	847
Tri-Cities									
November 2014	83	3	0	0	14	185	n/a	n/a	285
November 2013	59	10	14	1	66	314	n/a	n/a	464
University Endowment Lands									
November 2014	0	0	0	0	1	20	n/a	n/a	21
November 2013	0	0	0	0	2	29	n/a	n/a	31
Vancouver City									
November 2014	296	64	0	2	39	347	n/a	n/a	748
November 2013	364	53	76	2	68	424	n/a	n/a	987
West Vancouver									
November 2014	25	0	0	0	0	4	n/a	n/a	29
November 2013	25	0	0	0	0	0	n/a	n/a	25
White Rock									
November 2014	10	1	0	0	16	32	n/a	n/a	59
November 2013	8	2	4	0	4	47	n/a	n/a	65
Indian Reserves									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2014	1,048	99	0	13	586	1,532	n/a	n/a	3,278
November 2013	1,309	130	204	8	657	1,903	n/a	n/a	4,211

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

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November 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
November 2014	21	6	0	0	11	4	n/a	n/a	42
November 2013	34	11	0	0	12	52	n/a	n/a	109
Delta									
November 2014	10	0	0	0	0	0	n/a	n/a	10
November 2013	5	8	0	0	0	0	n/a	n/a	13
Langley									
November 2014	14	0	0	0	50	11	n/a	n/a	75
November 2013	27	0	0	4	4	24	n/a	n/a	59
Maple Ridge / Pitt Meadows									
November 2014	22	0	0	0	2	0	n/a	n/a	24
November 2013	27	0	0	0	27	18	n/a	n/a	72
New Westminster									
November 2014	2	2	0	0	0	24	n/a	n/a	28
November 2013	5	0	0	0	12	9	n/a	n/a	26
North Vancouver									
November 2014	16	0	0	0	3	12	n/a	n/a	31
November 2013	19	0	6	2	0	38	n/a	n/a	65
Richmond									
November 2014	15	0	0	0	31	0	n/a	n/a	46
November 2013	27	0	9	0	4	279	n/a	n/a	319
Surrey									
November 2014	64	0	0	0	144	31	n/a	n/a	239
November 2013	77	1	10	0	97	119	n/a	n/a	304
Tri-Cities									
November 2014	18	3	0	0	71	87	n/a	n/a	179
November 2013	23	5	0	0	2	238	n/a	n/a	268
University Endowment Lands									
November 2014	0	0	0	0	0	5	n/a	n/a	5
November 2013	0	0	0	0	0	4	n/a	n/a	4
Vancouver City									
November 2014	59	10	0	1	11	407	n/a	n/a	488
November 2013	165	5	6	0	6	55	n/a	n/a	237
West Vancouver									
November 2014	7	0	0	0	0	0	n/a	n/a	7
November 2013	14	0	0	0	0	0	n/a	n/a	14
White Rock									
November 2014	5	0	0	0	1	1	n/a	n/a	7
November 2013	4	0	2	0	0	2	n/a	n/a	8
Indian Reserves									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2014	259	21	0	1	324	582	n/a	n/a	1,187
November 2013	427	30	33	6	164	838	n/a	n/a	1,498

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

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)

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
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	7	0	0	0	0	3	0	7	7	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	2	0	0	0	3	0	8	3	166.7
Burnaby - Central Park	4	2	0	0	0	0	3	0	7	2	**
Burnaby - Remainder	14	16	4	2	0	8	6	0	24	26	-7.7
Burnaby Total	25	28	6	2	0	8	15	0	46	38	21.1
Coquitlam	15	22	2	4	9	4	11	13	37	43	-14.0
Delta - Tsawwassen	5	3	0	0	0	0	0	1	5	4	25.0
Delta - Ladner	5	1	0	0	0	0	0	0	5	1	**
Delta - North	8	3	0	8	0	0	8	3	16	14	14.3
Delta	18	7	0	8	0	0	8	4	26	19	36.8
Langley City	3	4	0	0	0	0	0	0	3	4	-25.0
Langley District	22	37	2	2	26	20	100	17	150	76	97.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	9	0	2	41	0	0	22	69	33	109.1
New Westminster	11	8	0	0	0	0	0	196	11	204	-94.6
North Vancouver City	10	4	4	0	18	0	6	2	38	6	**
North Vancouver DM	9	14	0	0	0	0	6	206	15	220	-93.2
Pitt Meadows	3	0	0	0	0	0	0	0	3	0	n/a
Port Coquitlam	1	6	4	0	27	0	0	0	32	6	**
Port Moody	4	2	0	0	0	0	0	0	4	2	100.0
Richmond	29	25	0	0	0	20	172	7	201	52	**
Surrey - South	35	15	0	0	57	31	196	3	288	49	**
Surrey - Cloverdale	7	3	0	0	46	15	1	0	54	18	200.0
Surrey - North	42	35	0	2	13	56	72	13	127	106	19.8
Surrey - Guildford	1	1	0	0	0	0	0	1	1	2	-50.0
Surrey - Whalley	10	3	0	0	0	0	4	2	14	5	180.0
Surrey Total	95	57	0	2	116	102	273	19	484	180	168.9
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	336	0	336	0	n/a
Vancouver - Kitsilano	1	1	0	4	0	0	0	3	1	8	-87.5
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	3	0	0	10	0	4	3	14	6	133.3
Vancouver - Kerrisdale	3	7	0	0	0	0	0	1	3	8	-62.5
Vancouver - Marpole	13	8	0	0	0	0	5	2	18	10	80.0
Vancouver - Eastside	38	44	4	8	0	8	21	388	63	448	-85.9
Vancouver - Mt. Pleasant	0	1	0	10	0	12	0	0	0	23	-100.0
Vancouver - Strath/Grand	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Westside	29	42	0	0	0	0	6	6	35	48	-27.1
Vancouver Total	84	107	4	24	10	20	372	403	470	554	-15.2
West Vancouver	14	20	0	8	0	0	0	0	14	28	-50.0
White Rock	7	7	0	0	0	0	7	4	14	11	27.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	382	357	22	52	247	174	970	893	1,621	1,476	9.8

Source: CMHC (Starts and Completions Survey)

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 - November 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	21	10	0	0	0	0	0	0	21	10	110.0
Belcarra	5	0	0	0	0	0	0	0	5	0	n/a
Bowen Island	13	6	0	0	30	0	0	1	43	7	**
Burnaby - Mountain	0	0	0	0	26	0	158	262	184	262	-29.8
Burnaby - North	80	68	4	0	0	0	67	607	151	675	-77.6
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	34	27	18	12	42	0	261	71	355	110	**
Burnaby - Central Park	42	24	8	10	0	64	98	812	148	910	-83.7
Burnaby - Remainder	179	123	70	28	69	8	400	0	718	159	**
Burnaby Total	337	243	100	50	137	72	986	1,752	1,560	2,117	-26.3
Coquitlam	307	288	52	64	76	130	1,110	742	1,545	1,224	26.2
Delta - Tsawwassen	29	27	0	0	14	0	64	3	107	30	**
Delta - Ladner	27	47	0	0	3	0	10	16	40	63	-36.5
Delta - North	82	44	18	90	106	0	75	40	281	174	61.5
Delta	138	118	18	90	123	0	149	59	428	267	60.3
Langley City	14	8	0	0	33	5	67	0	114	13	**
Langley District	215	250	22	2	435	228	464	396	1,136	876	29.7
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	196	172	24	6	166	104	144	97	530	379	39.8
New Westminster	61	63	2	6	82	94	404	196	549	359	52.9
North Vancouver City	45	38	14	12	42	0	427	467	528	517	2.1
North Vancouver DM	97	108	0	0	107	0	266	259	470	367	28.1
Pitt Meadows	13	3	6	0	4	24	64	0	87	27	**
Port Coquitlam	23	46	10	2	141	107	198	180	372	335	11.0
Port Moody	7	7	2	0	0	0	0	0	9	7	28.6
Richmond	365	253	32	24	87	221	1,974	619	2,458	1,117	120.1
Surrey - South	237	183	38	4	262	336	267	203	804	726	10.7
Surrey - Cloverdale	130	82	6	14	304	178	100	137	540	411	31.4
Surrey - North	427	335	8	6	493	467	418	117	1,346	925	45.5
Surrey - Guildford	13	17	0	0	21	54	36	161	70	232	-69.8
Surrey - Whalley	106	85	0	0	10	4	198	259	314	348	-9.8
Surrey Total	913	702	52	24	1,090	1,039	1,019	877	3,074	2,642	16.4
University Endowment Lands	10	1	0	0	0	7	199	513	209	521	-59.9
Vancouver - West End	0	0	0	4	0	0	22	309	22	313	-93.0
Vancouver - Downtown	0	0	0	0	0	0	870	852	870	852	2.1
Vancouver - Kitsilano	4	12	10	18	0	0	55	61	69	91	-24.2
Vancouver - False Creek	1	1	0	2	0	0	311	879	312	882	-64.6
Vancouver - Granville/Oak	9	12	8	6	10	0	68	14	95	32	196.9
Vancouver - Kerrisdale	42	57	0	0	0	0	56	4	98	61	60.7
Vancouver - Marpole	60	57	8	8	0	0	10	191	78	256	-69.5
Vancouver - Eastside	568	715	70	60	8	34	851	1,350	1,497	2,159	-30.7
Vancouver - Mt. Pleasant	0	2	12	34	9	12	168	89	189	137	38.0
Vancouver - Strath/Grand	5	5	6	16	5	3	137	330	153	354	-56.8
Vancouver - Westside	297	344	0	2	25	33	332	192	654	571	14.5
Vancouver Total	986	1,205	114	150	57	82	2,880	4,271	4,037	5,708	-29.3
West Vancouver	114	129	0	22	0	4	12	93	126	248	-49.2
White Rock	83	56	0	2	0	26	71	123	154	207	-25.6
Indian Reserves	37	0	0	0	0	0	0	0	37	0	n/a
Vancouver CMA	4,002	3,707	448	454	2,610	2,143	10,434	10,645	17,494	16,949	3.2

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 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	0	0	0
Burnaby - North	0	0	0	0	0	0	3	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	0	3	0
Burnaby - Remainder	0	8	0	0	0	0	6	0
Burnaby Total	0	8	0	0	0	0	15	0
Coquitlam	9	4	0	0	0	0	11	13
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	8	3
Delta	0	0	0	0	0	0	8	4
Langley City	0	0	0	0	0	0	0	0
Langley District	26	20	0	0	88	0	12	17
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	41	0	0	0	0	22	0	0
New Westminster	0	0	0	0	0	196	0	0
North Vancouver City	18	0	0	0	0	0	6	2
North Vancouver DM	0	0	0	0	0	201	6	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	27	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	20	0	0	163	0	9	7
Surrey - South	57	31	0	0	191	0	5	3
Surrey - Cloverdale	46	15	0	0	0	0	1	0
Surrey - North	13	56	0	0	50	0	22	13
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	4	2
Surrey Total	116	102	0	0	241	0	32	19
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	336	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	10	0	0	0	4	3	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	5	2
Vancouver - Eastside	0	0	0	8	0	372	21	16
Vancouver - Mt. Pleasant	0	12	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	6	6
Vancouver Total	10	12	0	8	340	375	32	28
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	7	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	247	166	0	8	832	794	138	99

Source: CMHC (Starts and Completions Survey)

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 - November 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	26	0	0	0	158	262	0	0
Burnaby - North	0	0	0	0	35	607	32	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	245	71	16	0
Burnaby - Central Park	0	64	0	0	76	812	22	0
Burnaby - Remainder	69	8	0	0	326	0	74	0
Burnaby Total	137	72	0	0	840	1,752	146	0
Coquitlam	76	130	0	0	931	607	179	135
Delta - Tsawwassen	14	0	0	0	58	0	6	3
Delta - Ladner	3	0	0	0	0	13	10	3
Delta - North	106	0	0	0	0	0	75	40
Delta	123	0	0	0	58	13	91	46
Langley City	33	5	0	0	67	0	0	0
Langley District	435	228	0	0	364	231	100	165
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	166	104	0	0	144	97	0	0
New Westminster	82	94	0	0	404	196	0	0
North Vancouver City	42	0	0	0	221	431	206	36
North Vancouver DM	107	0	0	0	141	201	125	58
Pitt Meadows	4	24	0	0	64	0	0	0
Port Coquitlam	141	107	0	0	193	164	5	16
Port Moody	0	0	0	0	0	0	0	0
Richmond	87	221	0	0	1,598	559	376	60
Surrey - South	262	336	0	0	233	179	34	24
Surrey - Cloverdale	304	178	0	0	68	112	32	25
Surrey - North	493	467	0	0	175	0	243	117
Surrey - Guildford	21	54	0	0	29	155	7	6
Surrey - Whalley	0	4	10	0	125	228	73	31
Surrey Total	1,080	1,039	10	0	630	674	389	203
University Endowment Lands	0	7	0	0	105	232	94	281
Vancouver - West End	0	0	0	0	22	123	0	186
Vancouver - Downtown	0	0	0	0	589	660	281	192
Vancouver - Kitsilano	0	0	0	0	55	38	0	23
Vancouver - False Creek	0	0	0	0	311	789	0	90
Vancouver - Granville/Oak	10	0	0	0	66	11	2	3
Vancouver - Kerrisdale	0	0	0	0	49	0	7	4
Vancouver - Marpole	0	0	0	0	0	180	10	11
Vancouver - Eastside	8	26	0	8	597	1,004	254	346
Vancouver - Mt. Pleasant	9	12	0	0	168	88	0	1
Vancouver - Strath/Grand	5	3	0	0	137	32	0	298
Vancouver - Westside	25	33	0	0	200	43	132	149
Vancouver Total	57	74	0	8	2,194	2,968	686	1,303
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	26	0	0	13	87	58	36
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,570	2,135	10	8	7,979	8,305	2,455	2,340

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Anmore	2	0	0	0	0	0	2	0
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	7	0	0	3	0	7	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	3	0	0	3	0	8	3
Burnaby - Central Park	4	2	0	0	3	0	7	2
Burnaby - Remainder	18	18	0	8	6	0	24	26
Burnaby Total	31	30	0	8	15	0	46	38
Coquitlam	14	22	11	8	12	13	37	43
Delta - Tsawwassen	5	3	0	0	0	1	5	4
Delta - Ladner	3	1	0	0	2	0	5	1
Delta - North	8	5	0	6	8	3	16	14
Delta	16	9	0	6	10	4	26	19
Langley City	3	4	0	0	0	0	3	4
Langley District	20	32	116	26	14	18	150	76
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	11	41	22	0	0	69	33
New Westminster	11	8	0	196	0	0	11	204
North Vancouver City	14	3	18	0	6	3	38	6
North Vancouver DM	9	14	0	201	6	5	15	220
Pitt Meadows	3	0	0	0	0	0	3	0
Port Coquitlam	5	6	27	0	0	0	32	6
Port Moody	4	2	0	0	0	0	4	2
Richmond	29	23	163	20	9	9	201	52
Surrey - South	35	15	248	31	5	3	288	49
Surrey - Cloverdale	7	3	46	15	1	0	54	18
Surrey - North	40	32	63	58	24	16	127	106
Surrey - Guildford	1	1	0	0	0	1	1	2
Surrey - Whalley	10	3	0	0	4	2	14	5
Surrey Total	93	54	357	104	34	22	484	180
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	336	0	0	0	336	0
Vancouver - Kitsilano	1	5	0	0	0	3	1	8
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	3	14	3	0	0	14	6
Vancouver - Kerrisdale	3	7	0	0	0	1	3	8
Vancouver - Marpole	10	7	0	0	8	3	18	10
Vancouver - Eastside	31	37	0	372	32	39	63	448
Vancouver - Mt. Pleasant	0	11	0	12	0	0	0	23
Vancouver - Strath/Grand	0	2	0	0	0	1	0	3
Vancouver - Westside	24	33	0	0	11	15	35	48
Vancouver Total	69	105	350	387	51	62	470	554
West Vancouver	14	19	0	8	0	1	14	28
White Rock	7	6	0	0	7	5	14	11
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	374	348	1,083	986	164	142	1,621	1,476

Source: CMHC (Starts and Completions Survey)

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 - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	20	7	0	0	1	3	21	10
Belcarra	5	0	0	0	0	0	5	0
Bowen Island	13	6	0	0	0	1	43	7
Burnaby - Mountain	0	0	184	262	0	0	184	262
Burnaby - North	84	68	35	607	32	0	151	675
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	50	39	289	71	16	0	355	110
Burnaby - Central Park	50	34	76	876	22	0	148	910
Burnaby - Remainder	249	151	395	8	74	0	718	159
Burnaby Total	435	293	979	1,824	146	0	1,560	2,117
Coquitlam	296	316	1,064	759	185	149	1,545	1,224
Delta - Tsawwassen	29	27	72	0	6	3	107	30
Delta - Ladner	24	41	3	13	13	9	40	63
Delta - North	82	97	124	37	75	40	281	174
Delta	135	165	199	50	94	52	428	267
Langley City	14	8	100	5	0	0	114	13
Langley District	213	213	809	482	114	181	1,136	876
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	199	171	328	205	3	3	530	379
New Westminster	63	67	486	292	0	0	549	359
North Vancouver City	57	42	263	431	208	44	528	517
North Vancouver DM	97	108	248	201	125	58	470	367
Pitt Meadows	19	3	68	24	0	0	87	27
Port Coquitlam	33	48	334	271	5	16	372	335
Port Moody	9	7	0	0	0	0	9	7
Richmond	367	246	1,711	801	380	70	2,458	1,117
Surrey - South	231	179	537	519	36	28	804	726
Surrey - Cloverdale	105	67	376	304	59	40	540	411
Surrey - North	410	312	670	471	266	142	1,346	925
Surrey - Guildford	13	17	50	209	7	6	70	232
Surrey - Whalley	106	85	125	232	83	31	314	348
Surrey Total	865	660	1,758	1,735	451	247	3,074	2,642
University Endowment Lands	10	1	105	239	94	281	209	521
Vancouver - West End	0	4	22	123	0	186	22	313
Vancouver - Downtown	0	0	589	660	281	192	870	852
Vancouver - Kitsilano	14	30	55	38	0	23	69	91
Vancouver - False Creek	1	3	311	789	0	90	312	882
Vancouver - Granville/Oak	15	16	76	11	4	5	95	32
Vancouver - Kerrisdale	37	49	49	0	12	12	98	61
Vancouver - Marpole	59	54	0	180	19	22	78	256
Vancouver - Eastside	411	492	607	1,028	479	639	1,497	2,159
Vancouver - Mt. Pleasant	12	36	177	100	0	1	189	137
Vancouver - Strath/Grand	112	20	40	35	1	299	153	354
Vancouver - Westside	243	274	225	76	186	221	654	571
Vancouver Total	904	978	2,151	3,040	982	1,690	4,037	5,708
West Vancouver	114	130	12	117	0	1	126	248
White Rock	78	57	13	113	63	37	154	207
Indian Reserves	36	0	0	0	1	0	37	0
Vancouver CMA	3,984	3,527	10,628	10,589	2,852	2,833	17,494	16,949

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	1	0	0	0	0	2	0	5	1	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	7	3	2	0	0	0	3	0	12	3	**
Burnaby - Central Park	0	1	4	2	0	0	0	0	4	3	33.3
Burnaby - Remainder	7	7	4	4	16	0	0	0	27	11	145.5
Burnaby Total	17	13	10	6	16	0	5	0	48	19	152.6
Coquitlam	20	29	0	6	0	0	180	190	200	225	-11.1
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	5	3	0	0	0	0	3	0	8	3	166.7
Delta - North	7	5	0	16	0	0	6	4	13	25	-48.0
Delta	13	9	0	16	0	0	9	4	22	29	-24.1
Langley City	1	1	0	0	0	0	0	63	1	64	-98.4
Langley District	15	21	2	0	38	9	5	7	60	37	62.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	21	0	2	0	0	0	0	20	23	-13.0
New Westminster	9	0	2	0	0	0	0	67	11	67	-83.6
North Vancouver City	1	7	0	0	0	3	1	56	2	66	-97.0
North Vancouver DM	12	5	0	0	0	0	2	85	14	90	-84.4
Pitt Meadows	0	3	0	0	0	16	0	0	0	19	-100.0
Port Coquitlam	3	1	0	2	67	15	1	45	71	63	12.7
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	14	15	2	0	47	4	8	291	71	310	-77.1
Surrey - South	15	24	0	6	60	33	2	2	77	65	18.5
Surrey - Cloverdale	26	10	0	0	16	9	6	2	48	21	128.6
Surrey - North	33	32	0	0	66	39	21	136	120	207	-42.0
Surrey - Guildford	0	1	0	0	6	4	0	1	6	6	0.0
Surrey - Whalley	6	8	0	0	0	0	4	5	10	13	-23.1
Surrey Total	80	75	0	6	148	85	33	146	261	312	-16.3
University Endowment Lands	0	0	0	0	0	0	0	107	0	107	-100.0
Vancouver - West End	0	0	0	0	0	0	118	134	118	134	-11.9
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	2	0	0	0	19	0	21	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	288	0	288	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Kerrisdale	2	14	0	0	0	0	0	3	2	17	-88.2
Vancouver - Marpole	3	16	0	2	0	0	104	3	107	21	**
Vancouver - Eastside	58	59	0	0	0	0	23	23	81	82	-1.2
Vancouver - Mt. Pleasant	1	0	4	0	0	0	99	0	104	0	n/a
Vancouver - Strath/Grand	0	1	0	0	0	7	0	5	0	13	-100.0
Vancouver - Westside	21	81	0	0	0	0	5	6	26	87	-70.1
Vancouver Total	86	172	6	2	0	7	656	174	748	355	110.7
West Vancouver	6	14	0	0	0	0	0	0	6	14	-57.1
White Rock	5	4	0	2	0	0	2	2	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	305	390	22	42	316	139	902	1,237	1,545	1,808	-14.5

Source: CMHC (Starts and Completions Survey)

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 - November 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	16	15	0	0	0	0	0	0	16	15	6.7
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	11	11	0	0	0	0	1	0	12	11	9.1
Burnaby - Mountain	2	4	0	0	0	0	52	179	54	183	-70.5
Burnaby - North	105	58	8	2	0	4	20	203	133	267	-50.2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	6	0	7	-100.0
Burnaby - South & East	48	27	34	8	6	0	74	87	162	122	32.8
Burnaby - Central Park	23	15	24	2	60	0	591	245	698	262	166.4
Burnaby - Remainder	161	110	66	42	16	46	124	210	367	408	-10.0
Burnaby Total	339	215	132	54	82	50	861	930	1,414	1,249	13.2
Coquitlam	240	305	42	42	80	231	679	1,140	1,041	1,718	-39.4
Delta - Tsawwassen	25	39	0	2	0	0	92	2	117	43	172.1
Delta - Ladner	42	36	0	8	0	0	18	37	60	81	-25.9
Delta - North	51	40	74	62	12	0	44	31	181	133	36.1
Delta	118	115	74	72	12	0	154	70	358	257	39.3
Langley City	15	2	0	0	38	0	0	63	53	65	-18.5
Langley District	229	290	8	2	294	182	395	438	926	912	1.5
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	164	190	4	2	65	30	0	217	233	439	-46.9
New Westminster	57	32	4	6	90	43	379	171	530	252	110.3
North Vancouver City	41	46	4	16	4	23	522	375	571	460	24.1
North Vancouver DM	86	76	0	0	0	37	38	177	124	290	-57.2
Pitt Meadows	3	18	2	2	8	28	0	68	13	116	-88.8
Port Coquitlam	52	27	6	2	128	94	192	147	378	270	40.0
Port Moody	6	6	2	0	0	23	0	291	8	320	-97.5
Richmond	278	331	16	20	190	102	999	1,485	1,483	1,938	-23.5
Surrey - South	181	269	18	32	344	259	241	188	784	748	4.8
Surrey - Cloverdale	120	119	22	4	192	201	29	55	363	379	-4.2
Surrey - North	374	375	8	8	577	515	157	513	1,116	1,411	-20.9
Surrey - Guildford	10	11	0	0	47	48	158	4	215	63	**
Surrey - Whalley	67	114	0	2	0	30	160	469	227	615	-63.1
Surrey Total	752	888	48	46	1,160	1,053	745	1,229	2,705	3,216	-15.9
University Endowment Lands	3	4	0	0	7	16	232	292	242	312	-22.4
Vancouver - West End	0	0	0	0	0	0	304	134	304	134	126.9
Vancouver - Downtown	0	0	0	0	0	0	1,137	266	1,137	266	**
Vancouver - Kitsilano	11	5	16	12	0	0	180	24	207	41	**
Vancouver - False Creek	2	0	2	0	0	0	1,075	850	1,079	850	26.9
Vancouver - Granville/Oak	15	11	12	4	4	9	26	41	57	65	-12.3
Vancouver - Kerrisdale	55	75	0	0	0	0	5	11	60	86	-30.2
Vancouver - Marpole	63	66	14	8	0	0	117	12	194	86	125.6
Vancouver - Eastside	576	723	60	64	32	68	446	1,159	1,114	2,014	-44.7
Vancouver - Mt. Pleasant	3	0	48	30	15	0	132	129	198	159	24.5
Vancouver - Strath/Grand	11	5	14	2	11	31	136	24	172	62	177.4
Vancouver - Westside	365	483	2	0	33	0	281	89	681	572	19.1
Vancouver Total	1,101	1,368	168	120	95	108	3,839	2,739	5,203	4,335	20.0
West Vancouver	97	114	0	6	0	0	156	141	253	261	-3.1
White Rock	52	55	0	2	21	10	30	186	103	253	-59.3
Indian Reserves	16	0	0	0	0	0	0	103	16	103	-84.5
Vancouver CMA	3,678	4,109	510	392	2,274	2,030	9,222	10,262	15,684	16,793	-6.6

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 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	0	0	0
Burnaby - North	0	0	0	0	0	0	2	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	16	0	0	0	0	0	0	0
Burnaby Total	16	0	0	0	0	0	5	0
Coquitlam	0	0	0	0	162	179	18	11
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	6	4
Delta	0	0	0	0	0	0	9	4
Langley City	0	0	0	0	0	63	0	0
Langley District	38	9	0	0	0	0	5	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	67	0	0
North Vancouver City	0	3	0	0	0	40	1	16
North Vancouver DM	0	0	0	0	0	81	2	4
Pitt Meadows	0	16	0	0	0	0	0	0
Port Coquitlam	67	15	0	0	0	44	1	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	47	4	0	0	0	288	8	3
Surrey - South	60	33	0	0	0	0	2	2
Surrey - Cloverdale	16	9	0	0	0	0	6	2
Surrey - North	66	39	0	0	0	127	21	9
Surrey - Guildford	6	4	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	4	5
Surrey Total	148	85	0	0	0	127	33	19
University Endowment Lands	0	0	0	0	0	0	0	107
Vancouver - West End	0	0	0	0	118	134	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	19	0
Vancouver - False Creek	0	0	0	0	198	0	90	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	3
Vancouver - Marpole	0	0	0	0	104	0	0	3
Vancouver - Eastside	0	0	0	0	0	0	23	23
Vancouver - Mt. Pleasant	0	0	0	0	0	0	99	0
Vancouver - Strath/Grand	0	7	0	0	0	5	0	0
Vancouver - Westside	0	0	0	0	0	0	5	6
Vancouver Total	0	7	0	0	420	139	236	35
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	316	139	0	0	582	1,028	320	209

Source: CMHC (Starts and Completions Survey)

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 - November 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	1	0
Burnaby - Mountain	0	0	0	0	52	179	0	0
Burnaby - North	0	4	0	0	18	203	2	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	3	0
Burnaby - Central Park	60	0	0	0	591	245	0	0
Burnaby - Remainder	16	46	0	0	122	210	2	0
Burnaby Total	82	50	0	0	854	924	7	6
Coquitlam	80	231	0	0	545	1,002	134	138
Delta - Tsawwassen	0	0	0	0	88	0	4	2
Delta - Ladner	0	0	0	0	13	32	5	5
Delta - North	12	0	0	0	0	0	44	31
Delta	12	0	0	0	101	32	53	38
Langley City	38	0	0	0	0	63	0	0
Langley District	294	182	0	0	235	332	160	106
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	30	0	0	0	217	0	0
New Westminster	90	43	0	0	379	146	0	25
North Vancouver City	4	23	0	0	501	305	21	70
North Vancouver DM	0	37	0	0	0	140	38	37
Pitt Meadows	8	28	0	0	0	68	0	0
Port Coquitlam	128	94	0	0	112	129	80	18
Port Moody	0	23	0	0	0	291	0	0
Richmond	190	84	0	18	868	1,214	131	271
Surrey - South	344	259	0	0	218	135	23	53
Surrey - Cloverdale	192	201	0	0	0	29	29	26
Surrey - North	577	515	0	0	0	275	157	238
Surrey - Guildford	47	48	0	0	155	0	3	4
Surrey - Whalley	0	30	0	0	125	432	35	37
Surrey Total	1,160	1,053	0	0	498	871	247	358
University Endowment Lands	7	16	0	0	232	185	0	107
Vancouver - West End	0	0	0	0	118	134	186	0
Vancouver - Downtown	0	0	0	0	918	156	219	110
Vancouver - Kitsilano	0	0	0	0	136	24	44	0
Vancouver - False Creek	0	0	0	0	985	703	90	147
Vancouver - Granville/Oak	4	9	0	0	24	11	2	30
Vancouver - Kerrisdale	0	0	0	0	0	0	5	11
Vancouver - Marpole	0	0	0	0	104	0	13	12
Vancouver - Eastside	32	68	0	0	84	677	362	482
Vancouver - Mt. Pleasant	15	0	0	0	32	129	100	0
Vancouver - Strath/Grand	11	31	0	0	34	12	102	12
Vancouver - Westside	33	0	0	0	118	0	163	89
Vancouver Total	95	108	0	0	2,553	1,846	1,286	893
West Vancouver	0	0	0	0	15	12	141	129
White Rock	21	10	0	0	0	158	30	28
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	2,274	2,012	0	18	6,893	8,038	2,329	2,224

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Anmore	1	0	0	0	0	0	1	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	1	0	0	2	0	5	1
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	9	3	0	0	3	0	12	3
Burnaby - Central Park	4	3	0	0	0	0	4	3
Burnaby - Remainder	11	11	16	0	0	0	27	11
Burnaby Total	27	19	16	0	5	0	48	19
Coquitlam	20	34	162	179	18	12	200	225
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	5	3	0	0	3	0	8	3
Delta - North	7	21	0	0	6	4	13	25
Delta	13	25	0	0	9	4	22	29
Langley City	1	1	0	63	0	0	1	64
Langley District	11	15	43	13	6	9	60	37
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	21	0	2	1	0	20	23
New Westminster	11	0	0	67	0	0	11	67
North Vancouver City	1	5	0	44	1	17	2	66
North Vancouver DM	12	5	0	81	2	4	14	90
Pitt Meadows	0	2	0	16	0	1	0	19
Port Coquitlam	3	1	67	61	1	1	71	63
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	13	49	293	8	4	71	310
Surrey - South	15	28	60	35	2	2	77	65
Surrey - Cloverdale	20	8	16	9	12	4	48	21
Surrey - North	33	31	66	166	21	10	120	207
Surrey - Guildford	0	1	6	4	0	1	6	6
Surrey - Whalley	6	8	0	0	4	5	10	13
Surrey Total	74	76	148	214	39	22	261	312
University Endowment Lands	0	0	0	0	0	107	0	107
Vancouver - West End	0	0	118	134	0	0	118	134
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	0	0	19	0	21	0
Vancouver - False Creek	0	0	198	0	90	0	288	0
Vancouver - Granville/Oak	1	1	0	0	0	0	1	1
Vancouver - Kerrisdale	2	12	0	0	0	5	2	17
Vancouver - Marpole	3	15	104	0	0	6	107	21
Vancouver - Eastside	33	33	0	0	48	49	81	82
Vancouver - Mt. Pleasant	5	0	0	0	99	0	104	0
Vancouver - Strath/Grand	0	1	0	12	0	0	0	13
Vancouver - Westside	17	66	0	0	9	21	26	87
Vancouver Total	63	128	420	146	265	81	748	355
West Vancouver	6	14	0	0	0	0	6	14
White Rock	4	6	0	0	3	2	7	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	282	365	905	1,179	358	264	1,545	1,808

Source: CMHC (Starts and Completions Survey)

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
November 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													
November 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	5.6	1	5.6	0	0.0	9	50.0	7	38.9	18	1,274,241	2,193,280
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Belcarra													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
November 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	2	18.2	1	9.1	6	54.5	0	0.0	2	18.2	11	850,000	1,195,909
Year-to-date 2013	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	675,000	794,364
Burnaby													
November 2014	0	0.0	0	0.0	2	9.5	13	61.9	6	28.6	21	1,340,000	1,390,238
November 2013	0	0.0	0	0.0	2	5.9	28	82.4	4	11.8	34	1,203,500	1,244,932
Year-to-date 2014	0	0.0	2	0.6	54	14.9	230	63.5	76	21.0	362	1,250,000	1,296,658
Year-to-date 2013	1	0.5	6	3.0	44	21.8	115	56.9	36	17.8	202	1,171,500	1,221,100
Coquitlam													
November 2014	0	0.0	0	0.0	2	13.3	12	80.0	1	6.7	15	1,295,000	1,240,143
November 2013	0	0.0	10	45.5	6	27.3	6	27.3	0	0.0	22	773,514	844,744
Year-to-date 2014	2	0.9	13	6.0	120	55.0	76	34.9	7	3.2	218	950,000	1,013,421
Year-to-date 2013	4	1.5	62	23.2	139	52.1	56	21.0	6	2.2	267	840,000	893,938
Delta													
November 2014	0	0.0	0	0.0	4	40.0	6	60.0	0	0.0	10	1,111,905	1,073,490
November 2013	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Year-to-date 2014	2	1.8	8	7.3	53	48.6	40	36.7	6	5.5	109	945,000	1,047,857
Year-to-date 2013	1	1.0	7	6.9	46	45.5	42	41.6	5	5.0	101	979,000	1,028,139
Langley City													
November 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	3	23.1	9	69.2	1	7.7	0	0.0	13	847,619	817,956
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
November 2014	2	15.4	8	61.5	2	15.4	1	7.7	0	0.0	13	695,142	766,965
November 2013	7	23.3	13	43.3	3	10.0	3	10.0	4	13.3	30	691,696	894,853
Year-to-date 2014	29	12.2	104	43.7	56	23.5	26	10.9	23	9.7	238	714,593	885,514
Year-to-date 2013	87	34.4	66	26.1	38	15.0	24	9.5	38	15.0	253	689,900	909,796

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
November 2014	9	40.9	9	40.9	1	4.5	3	13.6	0	0.0	22	613,400	661,534
November 2013	14	58.3	8	33.3	0	0.0	2	8.3	0	0.0	24	589,900	610,525
Year-to-date 2014	101	52.1	73	37.6	10	5.2	10	5.2	0	0.0	194	598,950	630,634
Year-to-date 2013	133	73.5	36	19.9	9	5.0	3	1.7	0	0.0	181	560,000	575,042
New Westminster													
November 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2013	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
Year-to-date 2014	1	2.0	16	31.4	20	39.2	13	25.5	1	2.0	51	840,000	882,762
Year-to-date 2013	4	8.7	16	34.8	20	43.5	6	13.0	0	0.0	46	773,950	813,850
North Vancouver City													
November 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
November 2013	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	1,435,000	1,488,180
Year-to-date 2014	0	0.0	0	0.0	2	4.3	18	38.3	27	57.4	47	1,505,000	1,574,120
Year-to-date 2013	0	0.0	0	0.0	2	7.1	18	64.3	8	28.6	28	1,450,000	1,461,900
North Vancouver DM													
November 2014	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	2,398,000	2,282,524
November 2013	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	1,560,000	1,831,299
Year-to-date 2014	1	1.2	0	0.0	0	0.0	20	23.8	63	75.0	84	1,887,840	1,903,989
Year-to-date 2013	0	0.0	0	0.0	0	0.0	21	28.4	53	71.6	74	1,658,000	1,808,674
Pitt Meadows													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	10	66.7	3	20.0	2	13.3	0	0.0	0	0.0	15	598,000	626,573
Port Coquitlam													
November 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
November 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	4	6.8	16	27.1	39	66.1	0	0.0	0	0.0	59	798,900	786,458
Year-to-date 2013	1	5.0	10	50.0	5	25.0	4	20.0	0	0.0	20	706,950	827,668
Port Moody													
November 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 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	2	25.0	4	50.0	2	25.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
November 2014	0	0.0	0	0.0	2	13.3	7	46.7	6	40.0	15	1,346,000	1,419,067
November 2013	0	0.0	0	0.0	1	3.7	20	74.1	6	22.2	27	1,231,000	1,359,069
Year-to-date 2014	1	0.3	1	0.3	25	7.5	130	38.8	178	53.1	335	1,524,000	1,613,855
Year-to-date 2013	0	0.0	0	0.0	15	5.8	111	43.0	132	51.2	258	1,505,500	1,639,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2014	4	6.3	14	21.9	38	59.4	7	10.9	1	1.6	64	799,500	841,575
November 2013	6	7.8	27	35.1	29	37.7	10	13.0	5	6.5	77	772,380	917,504
Year-to-date 2014	54	7.1	293	38.3	314	41.0	73	9.5	31	4.1	765	771,428	855,704
Year-to-date 2013	96	11.7	318	38.7	289	35.2	71	8.6	47	5.7	821	749,900	867,258
University Endowment Lands													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
November 2014	1	1.7	1	1.7	1	1.7	17	28.3	40	66.7	60	2,094,444	2,287,309
November 2013	0	0.0	1	0.6	1	0.6	26	15.8	137	83.0	165	2,486,000	2,867,466
Year-to-date 2014	1	0.1	6	0.7	17	2.0	255	29.5	586	67.7	865	2,053,000	2,340,905
Year-to-date 2013	0	0.0	5	0.6	29	3.4	262	30.3	569	65.8	865	1,990,000	2,289,892
West Vancouver													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
November 2013	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	3,661,500	3,961,369
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	97	100.0	97	3,468,000	3,936,154
Year-to-date 2013	1	0.9	0	0.0	0	0.0	3	2.8	102	96.2	106	3,611,000	3,846,058
White Rock													
November 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
November 2013	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	5	10.9	10	21.7	31	67.4	46	1,795,000	1,853,576
Year-to-date 2013	0	0.0	2	4.0	2	4.0	20	40.0	26	52.0	50	1,547,500	1,648,797
Indian Reserves													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	549,900	549,900
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
November 2014	17	6.5	35	13.5	55	21.2	72	27.7	81	31.2	260	1,176,450	1,488,468
November 2013	28	6.5	63	14.5	47	10.9	112	25.9	183	42.3	433	1,295,000	1,835,834
Year-to-date 2014	217	6.1	541	15.3	732	20.6	916	25.8	1,141	32.2	3,547	1,157,317	1,481,013
Year-to-date 2013	342	10.3	534	16.1	647	19.5	764	23.0	1,031	31.1	3,318	1,090,000	1,449,938

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2014	Nov 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	2,193,280	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	1,195,909	794,364	50.5
Burnaby	1,390,238	1,244,932	11.7	1,296,658	1,221,100	6.2
Coquitlam	1,240,143	844,744	46.8	1,013,421	893,938	13.4
Delta	1,073,490	--	n/a	1,047,857	1,028,139	1.9
Langley City	--	--	n/a	817,956	--	n/a
Langley District	766,965	894,853	-14.3	885,514	909,796	-2.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	661,534	610,525	8.4	630,634	575,042	9.7
New Westminster	--	--	n/a	882,762	813,850	8.5
North Vancouver City	--	1,488,180	n/a	1,574,120	1,461,900	7.7
North Vancouver DM	2,282,524	1,831,299	24.6	1,903,989	1,808,674	5.3
Pitt Meadows	--	--	n/a	--	626,573	n/a
Port Coquitlam	--	--	n/a	786,458	827,668	-5.0
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,419,067	1,359,069	4.4	1,613,855	1,639,000	-1.5
Surrey	841,575	917,504	-8.3	855,704	867,258	-1.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,287,309	2,867,466	-20.2	2,340,905	2,289,892	2.2
West Vancouver	--	3,961,369	n/a	3,936,154	3,846,058	2.3
White Rock	--	--	n/a	1,853,576	1,648,797	12.4
Indian Reserves	--	--	n/a	549,900	--	n/a
Vancouver CMA	1,488,468	1,835,834	-18.9	1,481,013	1,449,938	2.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
November 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	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,898	5,518	4,832	60.0	796,714	4.4	803,287
	July	3,111	4.2	2,746	5,115	4,845	56.7	805,061	6.3	823,166
	August	2,820	10.3	2,965	4,036	4,757	62.3	802,763	2.3	802,549
	September	2,965	17.5	2,973	5,348	4,791	62.1	836,735	6.4	833,474
	October	3,113	15.4	3,016	4,608	4,985	60.5	819,336	5.6	815,545
	November	2,567	7.4	3,030	3,115	4,870	62.2	801,450	3.4	828,937
	December									
	Q3 2013	8,067	0.0		14,479			775,100	0.0	
	Q3 2014	8,896	10.3		14,499			814,889	5.1	
	YTD 2013	26,995	11.2		54,533			766,452	4.7	
	YTD 2014	31,520	16.8		55,772			812,188	6.0	

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

¹Source: CREA

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

Table 6: Economic Indicators
November 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	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79	95.5	121.2	1,304	5.7	64.7	889
	August	570	3.14	4.79	95.8	121.2	1,306	5.7	64.7	897
	September	570	3.14	4.79	95.8	121.2	1,312	5.8	64.9	901
	October	570	3.14	4.79	96.2	120.6	1,318	6.1	65.3	897
	November	570	3.14	4.79		120.5	1,326	6.0	65.6	897
	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
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- 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)		
November 2014		
Abbotsford-Mission CMA ¹	October 2014	November 2014
Trend ²	550	431
SAAR	370	308
	November 2013	November 2014
Actual		
November - Single-Detached	23	17
November - Multiples	22	8
November - Total	45	25
January to November - Single-Detached	187	229
January to November - Multiples	456	237
January to November - Total	643	466

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

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
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2014	16	0	0	0	5	0	1	3	25
November 2013	22	0	0	0	20	0	1	2	45
% Change	-27.3	n/a	n/a	n/a	-75.0	n/a	0.0	50.0	-44.4
Year-to-date 2014	205	0	0	0	60	146	24	31	466
Year-to-date 2013	174	0	0	0	91	102	13	263	643
% Change	17.8	n/a	n/a	n/a	-34.1	43.1	84.6	-88.2	-27.5
UNDER CONSTRUCTION									
November 2014	164	0	0	0	75	321	18	30	608
November 2013	142	0	0	0	67	102	12	254	577
% Change	15.5	n/a	n/a	n/a	11.9	**	50.0	-88.2	5.4
COMPLETIONS									
November 2014	18	0	0	0	0	0	0	2	20
November 2013	18	0	0	0	23	0	1	4	46
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	-100.0	-50.0	-56.5
Year-to-date 2014	177	0	0	0	52	17	19	256	521
Year-to-date 2013	164	0	0	0	107	0	4	58	333
% Change	7.9	n/a	n/a	n/a	-51.4	n/a	**	**	56.5
COMPLETED & NOT ABSORBED									
November 2014	50	0	0	0	41	16	n/a	n/a	107
November 2013	63	1	0	0	104	10	n/a	n/a	178
% Change	-20.6	-100.0	n/a	n/a	-60.6	60.0	n/a	n/a	-39.9
ABSORBED									
November 2014	19	0	0	0	4	0	n/a	n/a	23
November 2013	19	0	0	0	7	0	n/a	n/a	26
% Change	0.0	n/a	n/a	n/a	-42.9	n/a	n/a	n/a	-11.5
Year-to-date 2014	194	1	0	0	97	11	n/a	n/a	303
Year-to-date 2013	217	3	6	0	46	19	n/a	n/a	291
% Change	-10.6	-66.7	-100.0	n/a	110.9	-42.1	n/a	n/a	4.1

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

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
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
November 2014	10	0	0	0	5	0	1	3	19
November 2013	10	0	0	0	20	0	0	2	32
Mission DM									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	12	0	0	0	0	0	1	0	13
Indian Reserves									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2014	16	0	0	0	5	0	1	3	25
November 2013	22	0	0	0	20	0	1	2	45
UNDER CONSTRUCTION									
Abbotsford City									
November 2014	92	0	0	0	75	279	8	30	484
November 2013	87	0	0	0	67	60	7	254	475
Mission DM									
November 2014	72	0	0	0	0	42	10	0	124
November 2013	55	0	0	0	0	42	5	0	102
Indian Reserves									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2014	164	0	0	0	75	321	18	30	608
November 2013	142	0	0	0	67	102	12	254	577
COMPLETIONS									
Abbotsford City									
November 2014	12	0	0	0	0	0	0	2	14
November 2013	13	0	0	0	23	0	0	4	40
Mission DM									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	5	0	0	0	0	0	1	0	6
Indian Reserves									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2014	18	0	0	0	0	0	0	2	20
November 2013	18	0	0	0	23	0	1	4	46

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

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
November 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									
November 2014	26	0	0	0	41	16	n/a	n/a	83
November 2013	39	0	0	0	104	10	n/a	n/a	153
Mission DM									
November 2014	24	0	0	0	0	0	n/a	n/a	24
November 2013	24	1	0	0	0	0	n/a	n/a	25
Indian Reserves									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2014	50	0	0	0	41	16	n/a	n/a	107
November 2013	63	1	0	0	104	10	n/a	n/a	178
ABSORBED									
Abbotsford City									
November 2014	11	0	0	0	4	0	n/a	n/a	15
November 2013	16	0	0	0	7	0	n/a	n/a	23
Mission DM									
November 2014	8	0	0	0	0	0	n/a	n/a	8
November 2013	3	0	0	0	0	0	n/a	n/a	3
Indian Reserves									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2014	19	0	0	0	4	0	n/a	n/a	23
November 2013	19	0	0	0	7	0	n/a	n/a	26

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

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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)

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
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Abbotsford City	11	10	0	0	5	20	3	2	19	32	-40.6
Mission DM	6	13	0	0	0	0	0	0	6	13	-53.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	23	0	0	5	20	3	2	25	45	-44.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	115	112	2	0	58	91	177	323	352	526	-33.1
Mission DM	114	75	0	0	0	0	0	42	114	117	-2.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	229	187	2	0	58	91	177	365	466	643	-27.5

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Abbotsford City	5	20	0	0	0	0	3	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	5	20	0	0	0	0	3	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	58	91	0	0	146	60	31	263
Mission DM	0	0	0	0	0	42	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	58	91	0	0	146	102	31	263

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Abbotsford City	10	10	5	20	4	2	19	32
Mission DM	6	12	0	0	0	1	6	13
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	16	22	5	20	4	3	25	45

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	107	105	206	151	39	270	352	526
Mission DM	98	69	0	42	16	6	114	117
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	205	174	206	193	55	276	466	643

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

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
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Abbotsford City	12	13	0	0	0	23	2	4	14	40	-65.0
Mission DM	6	6	0	0	0	0	0	0	6	6	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	19	0	0	0	23	2	4	20	46	-56.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	106	111	0	0	52	107	273	58	431	276	56.2
Mission DM	90	57	0	0	0	0	0	0	90	57	57.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	196	168	0	0	52	107	273	58	521	333	56.5

Source: CMHC (Starts and Completions Survey)

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
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Abbotsford City	0	23	0	0	0	0	2	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	23	0	0	0	0	2	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	52	107	0	0	17	0	256	58
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	52	107	0	0	17	0	256	58

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Abbotsford City	12	13	0	23	2	4	14	40
Mission DM	6	5	0	0	0	1	6	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	18	0	23	2	5	20	46

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	97	111	69	107	265	58	431	276
Mission DM	80	53	0	0	10	4	90	57
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	177	164	69	107	275	62	521	333

Source: CMHC (Starts and Completions Survey)

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
November 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													
November 2014	0	0.0	3	27.3	5	45.5	1	9.1	2	18.2	11	619,900	617,971
November 2013	0	0.0	7	43.8	5	31.3	1	6.3	3	18.8	16	569,500	625,500
Year-to-date 2014	3	2.7	23	20.5	55	49.1	10	8.9	21	18.8	112	599,900	639,029
Year-to-date 2013	9	5.8	39	25.0	67	42.9	27	17.3	14	9.0	156	604,400	612,906
Mission DM													
November 2014	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
November 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	38	46.3	34	41.5	9	11.0	1	1.2	0	0.0	82	456,500	463,257
Year-to-date 2013	12	19.7	45	73.8	3	4.9	1	1.6	0	0.0	61	464,900	476,611
Indian Reserves													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2014	6	31.6	5	26.3	5	26.3	1	5.3	2	10.5	19	549,000	529,608
November 2013	0	0.0	10	52.6	5	26.3	1	5.3	3	15.8	19	549,900	602,826
Year-to-date 2014	41	21.1	57	29.4	64	33.0	11	5.7	21	10.8	194	549,900	564,734
Year-to-date 2013	21	9.7	84	38.7	70	32.3	28	12.9	14	6.5	217	560,900	574,593

Source: CMHC (Starts and Completions Survey)

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

Submarket	Nov 2014	Nov 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	617,971	625,500	-1.2	639,029	612,906	4.3
Mission DM	--	--	n/a	463,257	476,611	-2.8
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	529,608	602,826	-12.1	564,734	574,593	-1.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
November 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	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,236	2,677	2,324	53.2	516,798	3.4	500,110
	July	1,526	10.4	1,228	2,377	2,144	57.3	503,722	0.6	500,989
	August	1,231	1.8	1,269	2,156	2,301	55.1	528,939	9.7	526,382
	September	1,344	24.7	1,366	2,529	2,318	58.9	520,477	5.8	518,355
	October	1,376	16.3	1,364	2,124	2,315	58.9	528,118	8.2	532,320
	November	1,053	14.5	1,348	1,507	2,317	58.2	518,977	-0.2	536,990
	December									
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	Q3 2014	4,101	11.8		7,062			516,783	5.1	
	YTD 2013	12,080	-3.2		25,088			490,735	1.2	
	YTD 2014	14,038	16.2		26,401			517,289	5.4	

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
November 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	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79	94.2	119.6	90	8.1	65.9	820
	August	570	3.14	4.79	94.4	119.6	89	8.4	64.9	830
	September	570	3.14	4.79	94.4	119.5	88	8.1	64.0	825
	October	570	3.14	4.79	94.7	119.0	90	7.2	64.5	816
	November	570	3.14	4.79		118.8	90	6.7	64.2	827
	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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