HOUSING MARKET INFORMATION

HOUSING NOW

Vancouver and Abbotsford CMAs

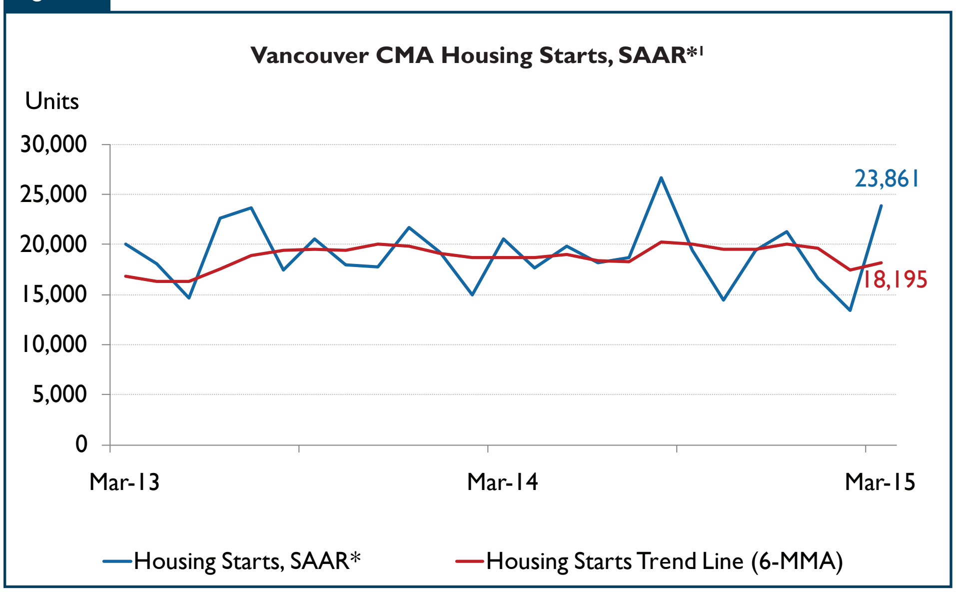
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2015

Highlights

- Vancouver CMA housing starts totalled 4,283 in the first quarter of 2015, with a small increase in single-detached home starts offset by declines in multi-family building, compared to the first quarter of 2014.
- An increase in multi-family construction in the Abbotsford-Mission CMA pushed total starts to 149 units in the first quarter of 2015.
- First quarter MLS® sales in both the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board areas were up 29 per cent, and 29 per cent, respectively, compared to the first quarter of 2014.

Figure 1



* Seasonally adjusted annual rate
Source: CMHC

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

Table of Contents

1 Highlights
2 Vancouver CMA New Housing Market
2 Abbotsford-Mission CMA New Housing Market
3 Greater Vancouver MLS Market
3 Fraser Valley MLS Market
5 Spotlight: Recent Macroeconomic Events Boost the Vancouver CMA's Economy
6 Maps
18 Housing Now Report Tables
57 Methodology

Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,195 units in March 2015, compared to 17,462 units in February (Figure 1). The trend is a six-month moving average of monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts totalled 4,283 units in the first quarter of 2015, a two per cent decline from the same period last year. Increases in single-detached and semi-detached home building were offset by fewer townhouse and apartment starts. Three quarters of all first quarter housing starts in the CMA were concentrated in Vancouver, Surrey, North Vancouver (City and District Municipality) and the Tri Cities.

Single-detached home construction continued the upward trend established last year, with a twelve per cent increase during the first quarter of 2015. Nearly half of all new houses started were in the cities of Vancouver and Surrey, reflecting broad demand for detached homes at all price points. Pricier areas like the West Side of Vancouver as well as those at the other end of the price spectrum, such as Maple Ridge, registered increases in detached home starts. Modest inventories of completed and unabsorbed new single-detached homes and rising resale house prices contributed to the pace of new home building.

Multi-family home construction moved lower in the first quarter of 2015, despite a boost in semi-detached (duplex) starts. Townhouse and apartment construction, the majority (95 per cent) of multi-family starts, declined by18 per cent and five per cent, respectively. A steady pace of monthly absorptions for both of these home types, combined with the dip in new construction starts is keeping the inventory of completed and unabsorbed homes stable in most areas of the region.

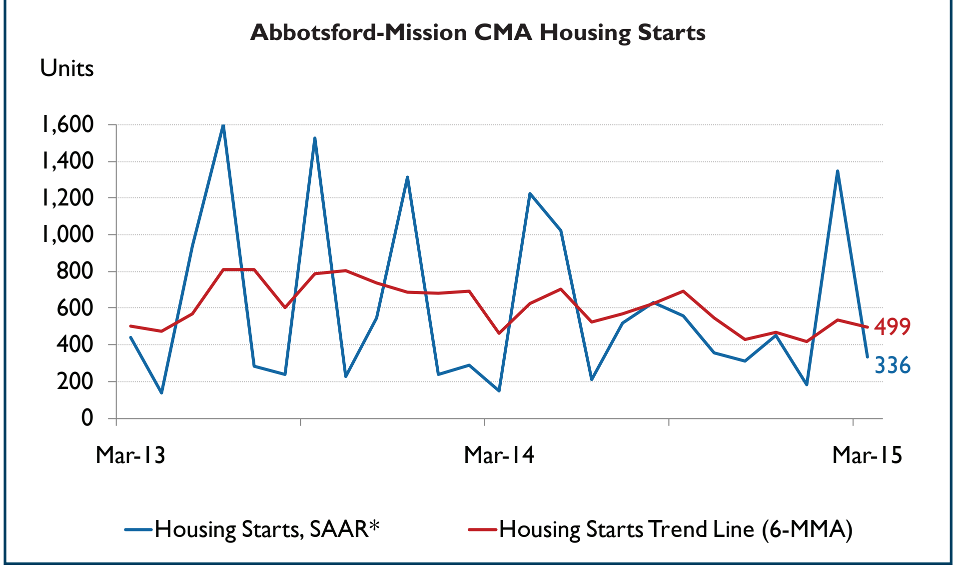
Abbotsford-Mission CMA New Housing Market

Total housing starts in the Abbotsford-Mission CMA were trending at 499 units in March, down from 536 units in February (Figure 2). Single-detached starts were trending at 240 units, up from 221 units a month prior, and multi-family starts were trending lower at 252 units, down from 276 units in the previous month.

At 149 units, actual housing starts in the Abbotsford CMA in the first quarter of 2015 were over three times higher than during the same period a year prior. An increase in multi-family construction activity in Abbotsford, from 6 units during the first three months of last year to 103 units this year, accounted for most of the increase in housing starts for the region. In Mission, unlike Abbotsford, there were no apartments or townhouses started during the first three months of this year. Single-detached starts were on par with first quarter levels last year, totalling 46 units, three units above last year.

In the Abbotsford-Mission CMA, more units were completed in recent months compared to last year, adding to inventories. By the end of March, there were 154 units completed, 23.4 per cent above last year. At the same time, absorptions (sales) of new construction housing units were up by11 per cent, from 81 units to 90 units. As a result of a higher pace of completions compared to absorptions, the number of completed and unoccupied homes was 158 units, 30 units higher than the year before. The majority of these homes available for immediate move-in were apartment condominiums, followed by townhouses and single-detached homes.

Figure 2



* Seasonally adjusted annual rate
Source: CMHC

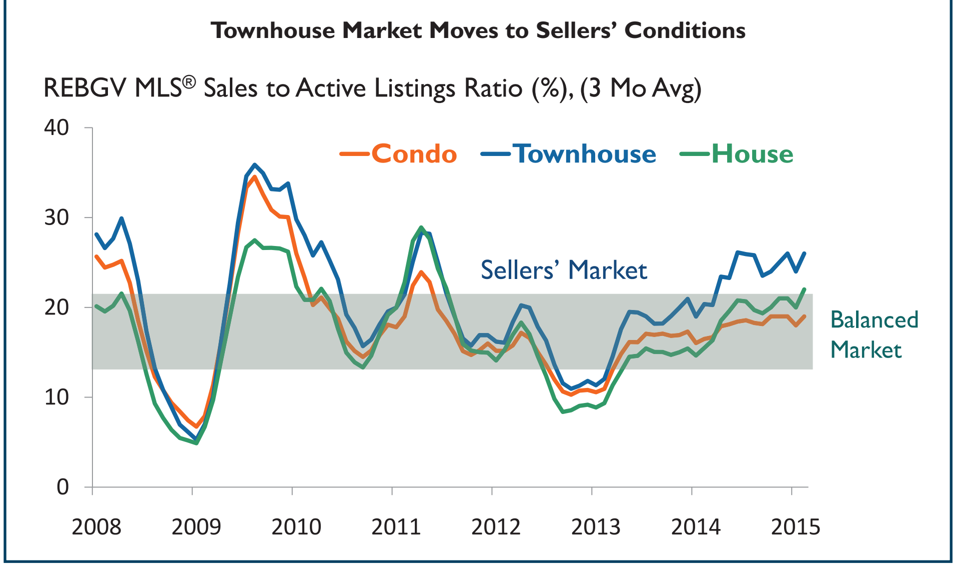
Greater Vancouver MLS®[2] Market

Resale activity in the Real Estate Board of Greater Vancouver (REBGV) area picked up in the first quarter of 2015, nudging some areas and some home types into sellers' market conditions. At the board level, detached home and apartment markets remained balanced, while the market for townhouses has transitioned into seller's territory (Figure 3). However, a closer look at municipal markets reveals pockets of brisk sales activity combined with lean supplies of listings, which propelled home prices, most notably, single-detached prices, higher and in some cases resulted in competitive bidding for homes.

First quarter REBGV MLS® sales were up 29 per cent compared to the first quarter of 2014, supported by low mortgage interest rates and gains in employment and the population. Detached home sales were up 32 per cent, town house sales up 35 per cent and condominium apartment sales increased 27 per cent. Detached home sales continued (since 2014) to account for a larger share (42 per cent) of total sales compared to five or ten years ago, while the share occupied by both town home and apartment sales remained lower (Figure 4).

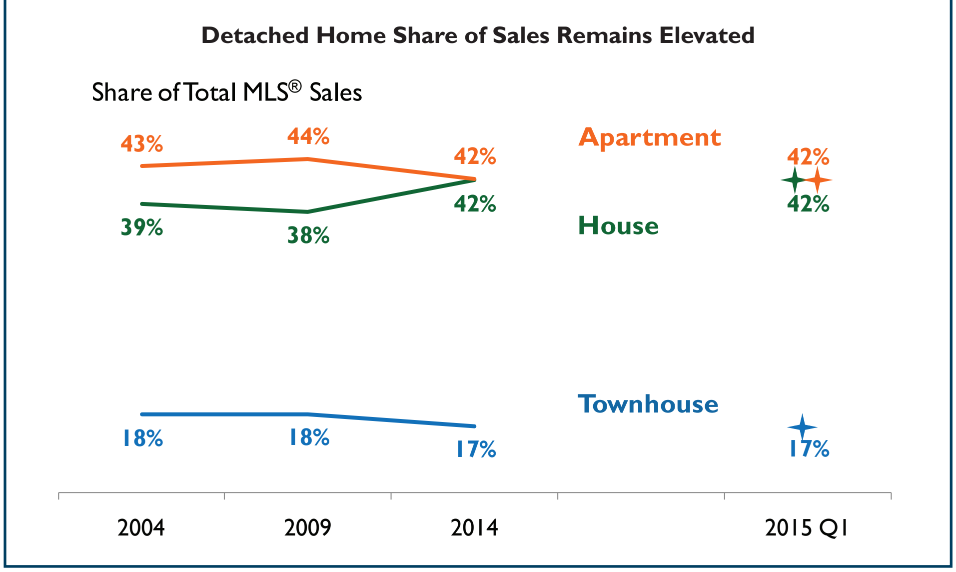
The average monthly stock of active listings during the first quarter of 2015 was 13 per cent lower than during the same period last year. As a result, the MLS® benchmark price in March increased for all home types. The benchmark single-detached price led with 11 per cent year-over-year growth and double-digit growth in half of the twenty submarkets that comprise the board area. In addition, the benchmark townhouse price increased by nearly five per cent, while the condominium apartment price was up three per cent.

Figure 3



Source: Real Estate Board of Greater Vancouver, CMHC Calculation, Mar 2015 latest data point

Figure 4



Source: REBGV, calculations by CMHC

Fraser Valley MLS® Market

Much like the REBGV board area, the MLS® market in the areas covered by the Fraser Valley Real Estate Board (FVREB) recorded strong growth

[2] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

[3] Fraser Valley Real Estate Board covers markets in North Delta, Surrey, South Surrey / White Rock, Langley, Abbotsford, and Mission.

in sales during the first quarter, rising 29 per cent year-over-year to reach 4,042 sales.[3] Most of the increase in sales was ground-oriented housing – first quarter single-detached and townhouse sales rose 28 and 32 per cent, respectively, from year-ago levels. Apartment home sales during the first quarter rose by 19 per cent. On the other hand, year-to-date, the number of new listings for all property types was only up by three per cent, from 8,141 last year to 8,420.

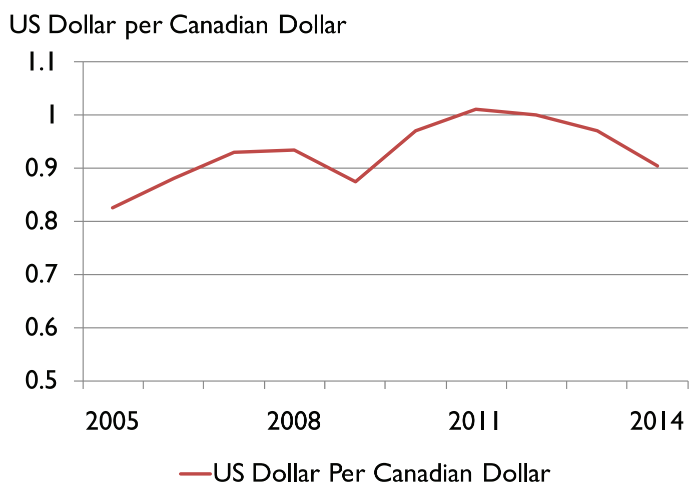
As a result of stronger demand for ground-oriented housing in the first quarter of 2015 compared to the year before, the MLS® HPI benchmark price of single-detached homes and townhouses in the FVREB area increased by 4.5 per cent and 0.9 per cent, respectively. On the other hand, the benchmark price of apartments declined year-over-year by two per cent.

Spotlight: Recent Macroeconomic Events Boost the Vancouver CMA's Economy

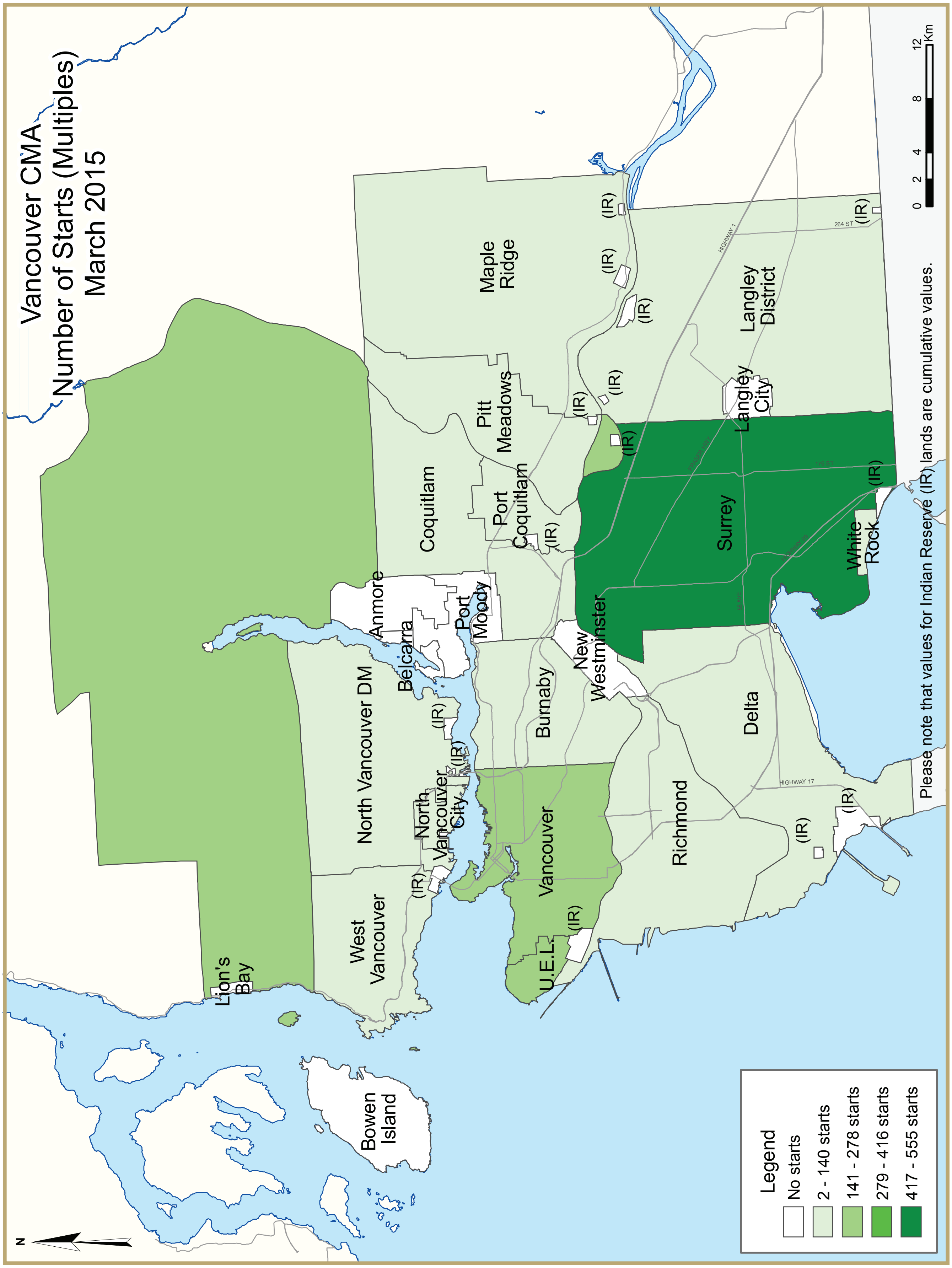
A global ramp-up in the supply of oil, and to a lesser extent an economic slow-down among some of the world's largest oil consumers, has reduced oil prices significantly during the last year. Lower gasoline prices could provide a boost in consumer spending as people redirect their spending to other goods and services, which could benefit the Vancouver economy. This decline in fuel costs could gradually also be reflected in increased productivity and output among industries in the Vancouver CMA that rely on oil as an input, such as transportation and shipping. In addition, the recent depreciation of the Canadian dollar has increased the purchasing power of British Columbia's largest trading partner, the US (Figure 5), at a time when the US economy is expanding. In 2014, close to 50 per cent of British Columbia exports went to the US, compared to 46 per cent in 2013. Compounding this rising trend with the drop in oil price will create favourable conditions for goods-producing and tourism-related industries in Vancouver, as the stronger US dollar improves the purchasing power of US businesses and visitors. In parallel, a weaker Canadian dollar compared to US dollar could discourage Vancouverites shopping in the US, redirecting spending to local stores.

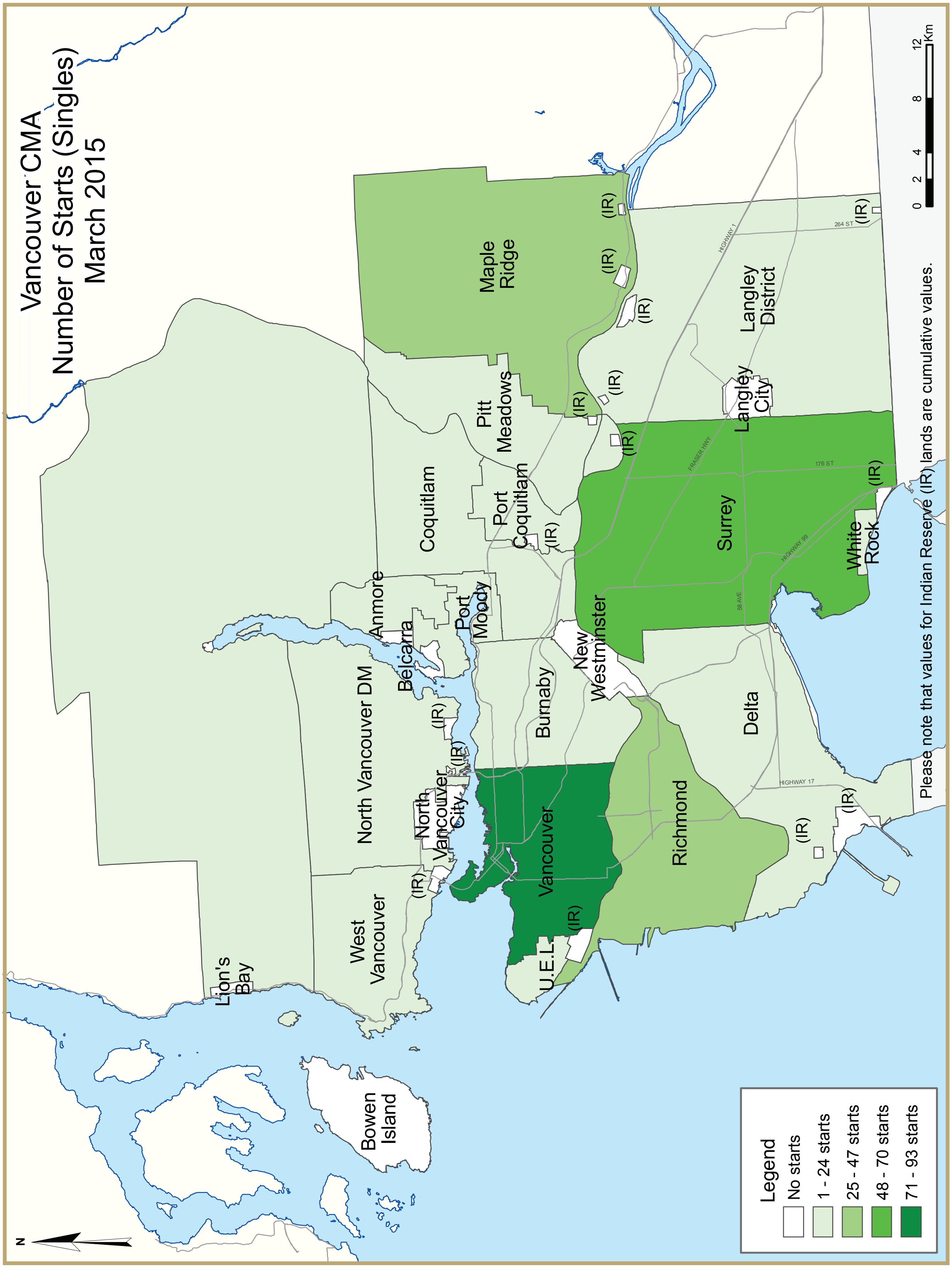
Figure 5

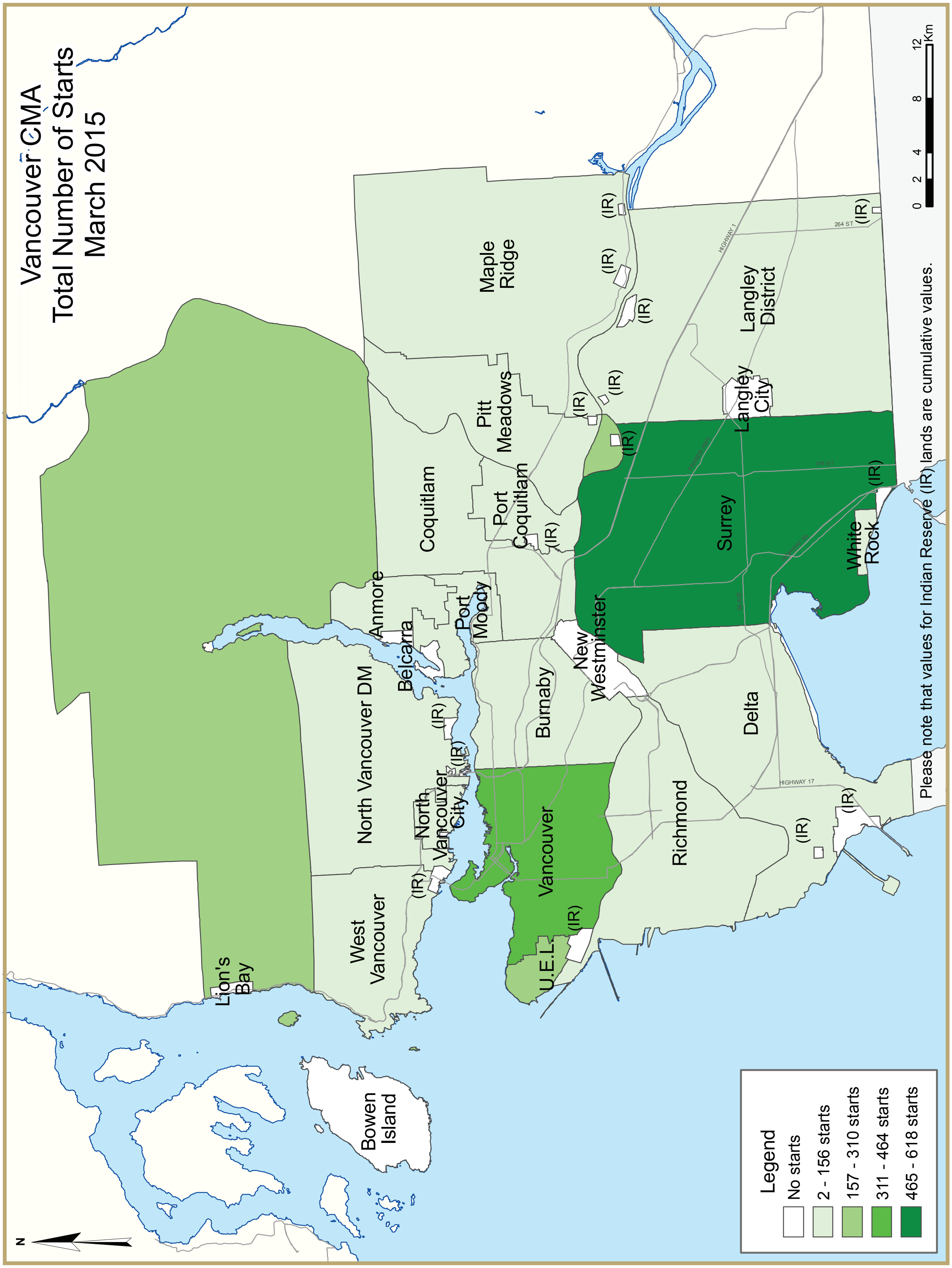
Appreciation of US Dollar Boosts Purchasing Power in BC



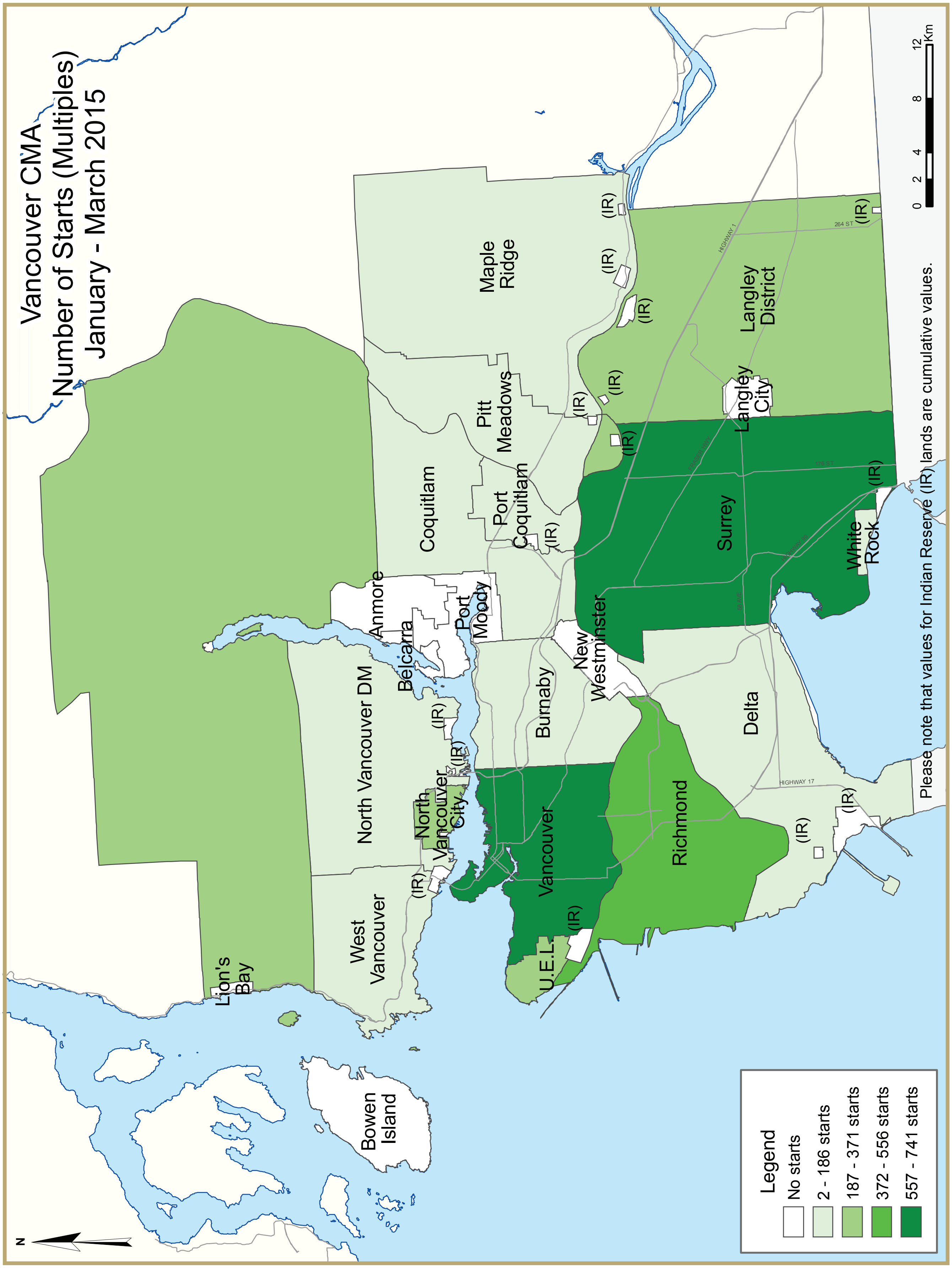
Source: Bank of Canada, Exchange Rate

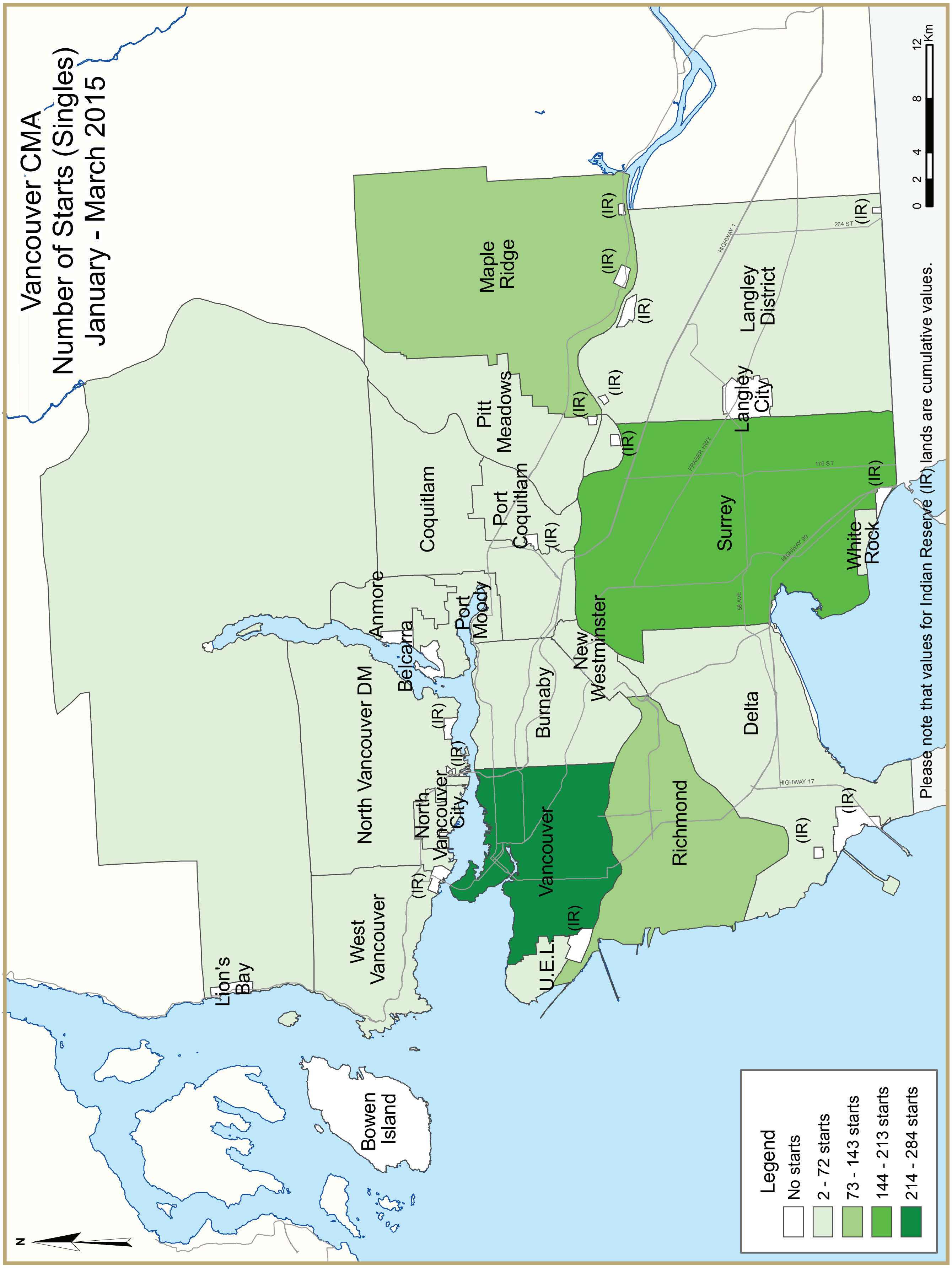

Vancouver CMA
Number of Starts (Multiples)
March 2015
Legend
No starts
2 - 140 starts
141 - 278 starts
279 - 416 starts
417 - 555 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Lion's Bay
West Vancouver
North Vancouver DM
North Vancouver City
Bowen Island
Anmore
Belcarra
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
HIGHWAY 17
HIGHWAY 1
264 ST

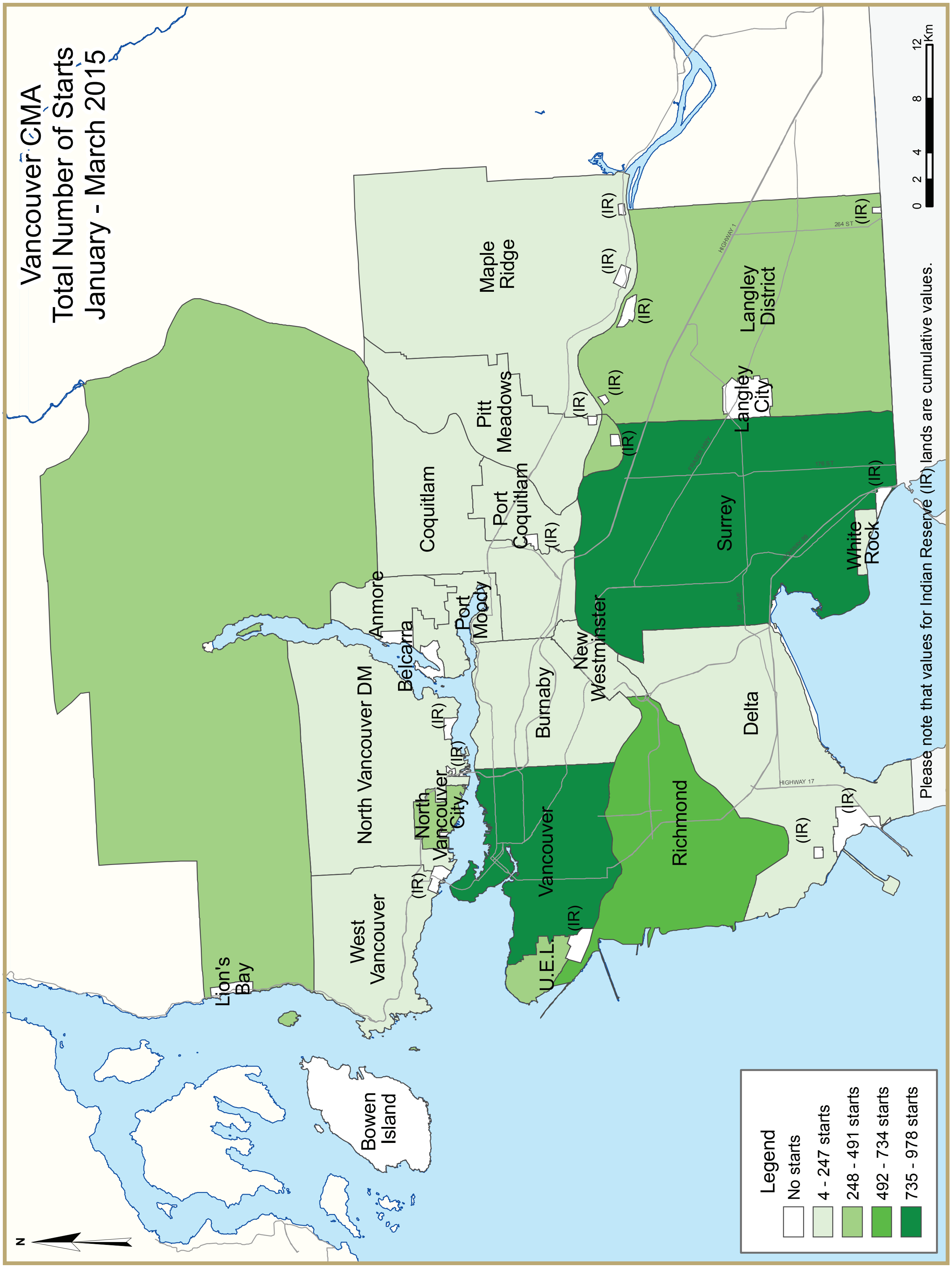

Vancouver CMA
Number of Starts (Singles)
March 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
HIGHWAY 1
HIGHWAY 99
HIGHWAY 17
FRASER HWY
264 ST
176 ST
68 AVE
0 2 4 8 12 Km
N
Legend
No starts
1 - 24 starts
25 - 47 starts
48 - 70 starts
71 - 93 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.



Vancouver CMA
Total Number of Starts
March 2015
Legend
No starts
2 - 156 starts
157 - 310 starts
311 - 464 starts
465 - 618 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
Lion's Bay
West Vancouver
North Vancouver DM
North Vancouver City
Bowen Island
Anmore
Belcarra
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
HIGHWAY 17
HIGHWAY 1
264 ST


Vancouver CMA
Number of Starts (Multiples)
January - March 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Bowen Island
(IR)
HIGHWAY 17
HIGHWAY 1
264 ST
N
0 2 4 8 12 Km
Legend
No starts
2 - 186 starts
187 - 371 starts
372 - 556 starts
557 - 741 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Vancouver CMA
Number of Starts (Singles)
January - March 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
HIGHWAY 1
HIGHWAY 99
HIGHWAY 17
FRASER HWY
264 ST
176 ST
88 AVE
Legend
No starts
2 - 72 starts
73 - 143 starts
144 - 213 starts
214 - 284 starts
0 2 4 8 12 Km
N
Please note that values for Indian Reserve (IR) lands are cumulative values.


Vancouver CMA
Total Number of Starts
January - March 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley District
Langley City
(IR)
HIGHWAY 17
HIGHWAY 1
264 ST
Legend
No starts
4 - 247 starts
248 - 491 starts
492 - 734 starts
735 - 978 starts
0 2 4 8 12 Km
N
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
March 2015
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
(IR)
ABBOTSFORD MISSION HWY
Abbotsford City
HIGHWAY 1
Legend
No starts
8 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
March 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD MISSION HWY
HIGHWAY 1
Legend
No starts
6 - 10 starts
11 - 14 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Total Number of Starts
March 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
14 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - March 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
103 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - March 2015
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
ABBOTSFORD MISSION HWY
Abbotsford City
(IR)
HIGHWAY 1
Legend
No starts
19 - 23 starts
24 - 27 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - March 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD MISSION HWY
HIGHWAY 1
Legend
No starts
27 - 74 starts
75 - 122 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1.1: Housing Activity Summary of Vancouver CMA
March 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	291	22	0	1	225	1,030	32	328	1,929
March 2014	271	18	0	5	179	890	39	257	1,659
% Change	7.4	22.2	n/a	-80.0	25.7	15.7	-17.9	27.6	16.3
Year-to-date 2015	831	84	8	8	580	2,109	115	548	4,283
Year-to-date 2014	748	62	0	9	676	2,092	94	692	4,373
% Change	11.1	35.5	n/a	-11.1	-14.2	0.8	22.3	-20.8	-2.1
UNDER CONSTRUCTION									
March 2015	3,687	293	8	22	2,328	15,623	340	3,351	25,682
March 2014	3,153	272	25	17	2,324	14,012	319	2,853	22,975
% Change	16.9	7.7	-68.0	29.4	0.2	11.5	6.6	17.5	11.8
COMPLETIONS									
March 2015	228	22	0	0	194	422	37	96	999
March 2014	263	18	0	0	163	816	34	163	1,457
% Change	-13.3	22.2	n/a	n/a	19.0	-48.3	8.8	-41.1	-31.4
Year-to-date 2015	749	74	0	3	569	1,369	99	431	3,294
Year-to-date 2014	930	160	14	3	441	2,383	106	561	4,598
% Change	-19.5	-53.8	-100.0	0.0	29.0	-42.6	-6.6	-23.2	-28.4
COMPLETED & NOT ABSORBED									
March 2015	892	105	0	12	561	1,471	n/a	n/a	3,041
March 2014	1,266	104	13	5	619	1,992	n/a	n/a	3,999
% Change	-29.5	1.0	-100.0	140.0	-9.4	-26.2	n/a	n/a	-24.0
ABSORBED									
March 2015	302	22	0	0	220	452	n/a	n/a	996
March 2014	302	39	9	2	193	827	n/a	n/a	1,372
% Change	0.0	-43.6	-100.0	-100.0	14.0	-45.3	n/a	n/a	-27.4
Year-to-date 2015	872	72	0	4	587	1,416	n/a	n/a	2,951
Year-to-date 2014	998	166	25	6	476	2,383	n/a	n/a	4,054
% Change	-12.6	-56.6	-100.0	-33.3	23.3	-40.6	n/a	n/a	-27.2

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 1.1: Housing Activity Summary of Vancouver CMA March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	291	22	0	1	225	1,030	32	328	1,929
March 2014	271	18	0	5	179	890	39	257	1,659
% Change	7.4	22.2	n/a	-80.0	25.7	15.7	-17.9	27.6	16.3
Year-to-date 2015	831	84	8	8	580	2,109	115	548	4,283
Year-to-date 2014	748	62	0	9	676	2,092	94	692	4,373
% Change	11.1	35.5	n/a	-11.1	-14.2	0.8	22.3	-20.8	-2.1
UNDER CONSTRUCTION									
March 2015	3,687	293	8	22	2,328	15,623	340	3,351	25,682
March 2014	3,153	272	25	17	2,324	14,012	319	2,853	22,975
% Change	16.9	7.7	-68.0	29.4	0.2	11.5	6.6	17.5	11.8
COMPLETIONS									
March 2015	228	22	0	0	194	422	37	96	999
March 2014	263	18	0	0	163	816	34	163	1,457
% Change	-13.3	22.2	n/a	n/a	19.0	-48.3	8.8	-41.1	-31.4
Year-to-date 2015	749	74	0	3	569	1,369	99	431	3,294
Year-to-date 2014	930	160	14	3	441	2,383	106	561	4,598
% Change	-19.5	-53.8	-100.0	0.0	29.0	-42.6	-6.6	-23.2	-28.4
COMPLETED & NOT ABSORBED									
March 2015	892	105	0	12	561	1,471	n/a	n/a	3,041
March 2014	1,266	104	13	5	619	1,992	n/a	n/a	3,999
% Change	-29.5	1.0	-100.0	140.0	-9.4	-26.2	n/a	n/a	-24.0
ABSORBED									
March 2015	302	22	0	0	220	452	n/a	n/a	996
March 2014	302	39	9	2	193	827	n/a	n/a	1,372
% Change	0.0	-43.6	-100.0	-100.0	14.0	-45.3	n/a	n/a	-27.4
Year-to-date 2015	872	72	0	4	587	1,416	n/a	n/a	2,951
Year-to-date 2014	998	166	25	6	476	2,383	n/a	n/a	4,054
% Change	-12.6	-56.6	-100.0	-33.3	23.3	-40.6	n/a	n/a	-27.2

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
March 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
March 2015	14	12	0	0	21	0	0	12	59
March 2014	17	6	0	0	58	0	0	2	83
Delta									
March 2015	8	0	0	0	8	0	0	5	21
March 2014	13	0	0	0	0	0	0	9	22
Langley									
March 2015	14	0	0	0	72	0	1	3	90
March 2014	16	2	0	1	38	65	0	5	127
Maple Ridge / Pitt Meadows									
March 2015	31	0	0	0	28	47	1	0	107
March 2014	9	0	0	0	4	81	0	0	94
New Westminster									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	8	0	0	0	0	0	0	0	8
North Vancouver									
March 2015	6	0	0	0	0	127	0	98	231
March 2014	9	0	0	0	0	0	0	1	10
Richmond									
March 2015	39	0	0	0	15	89	0	7	150
March 2014	32	2	0	0	7	106	0	159	306
Surrey									
March 2015	61	0	0	1	46	474	1	35	618
March 2014	74	4	0	4	40	0	14	30	166
Tri-Cities									
March 2015	26	0	0	0	14	64	0	15	119
March 2014	33	0	0	0	32	508	0	12	585
University Endowment Lands									
March 2015	1	0	0	0	11	158	0	0	170
March 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2015	65	8	0	0	8	71	28	150	330
March 2014	49	4	0	0	0	130	24	36	243
West Vancouver									
March 2015	15	0	0	0	2	0	0	0	17
March 2014	5	0	0	0	0	0	0	0	5
White Rock									
March 2015	7	2	0	0	0	0	0	3	12
March 2014	5	0	0	0	0	0	1	3	9
Indian Reserves									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2015	291	22	0	1	225	1,030	32	328	1,929
March 2014	271	18	0	5	179	890	39	257	1,659

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 March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
March 2015	306	94	0	0	136	2,598	0	179	3,313
March 2014	246	58	0	0	252	2,779	0	2	3,337
Delta									
March 2015	133	2	0	0	119	77	2	132	465
March 2014	109	8	0	1	40	88	7	49	302
Langley									
March 2015	203	2	5	4	263	329	3	90	899
March 2014	200	2	4	7	283	341	0	138	975
Maple Ridge / Pitt Meadows									
March 2015	233	8	0	0	274	308	3	0	826
March 2014	126	6	0	0	131	419	1	0	683
New Westminster									
March 2015	54	2	0	0	65	600	0	0	721
March 2014	57	4	0	0	134	496	0	0	691
North Vancouver									
March 2015	173	22	0	0	174	835	5	307	1,516
March 2014	180	12	0	0	0	832	5	250	1,279
Richmond									
March 2015	373	12	0	6	203	2,844	8	375	3,821
March 2014	262	14	0	1	248	1,284	10	231	2,050
Surrey									
March 2015	697	6	0	5	694	1,392	24	328	3,146
March 2014	609	8	0	8	889	753	29	213	2,509
Tri-Cities									
March 2015	252	6	3	5	285	1,188	6	161	1,906
March 2014	237	10	12	0	221	1,246	7	127	1,860
University Endowment Lands									
March 2015	17	0	0	0	11	340	0	94	462
March 2014	11	0	0	0	0	0	0	94	105
Vancouver City									
March 2015	868	135	0	2	80	4,907	286	1,626	7,904
March 2014	804	148	9	0	81	5,579	255	1,710	8,586
West Vancouver									
March 2015	239	2	0	0	24	105	0	0	370
March 2014	216	2	0	0	24	108	1	0	351
White Rock									
March 2015	83	2	0	0	0	100	0	57	242
March 2014	60	0	0	0	21	87	3	37	208
Indian Reserves									
March 2015	11	0	0	0	0	0	2	0	13
March 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2015	3,687	293	8	22	2,328	15,623	340	3,351	25,682
March 2014	3,153	272	25	17	2,324	14,012	319	2,853	22,975

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
March 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
March 2015	35	10	0	0	35	0	0	15	95
March 2014	34	12	0	0	0	32	0	0	78
Delta									
March 2015	3	0	0	0	4	0	0	3	10
March 2014	10	4	0	0	0	0	0	3	17
Langley									
March 2015	14	0	0	0	39	0	2	5	60
March 2014	23	0	0	0	27	66	1	12	129
Maple Ridge / Pitt Meadows									
March 2015	9	0	0	0	13	0	0	0	22
March 2014	9	0	0	0	0	0	0	0	9
New Westminster									
March 2015	2	2	0	0	0	0	0	0	4
March 2014	12	0	0	0	0	0	0	0	12
North Vancouver									
March 2015	18	0	0	0	7	0	0	8	33
March 2014	7	0	0	0	0	0	0	1	8
Richmond									
March 2015	18	0	0	0	0	76	0	5	99
March 2014	24	0	0	0	17	487	1	5	534
Surrey									
March 2015	45	0	0	0	83	33	4	19	184
March 2014	41	0	0	0	93	168	4	8	314
Tri-Cities									
March 2015	15	0	0	0	9	88	1	11	124
March 2014	16	0	0	0	23	63	0	68	170
University Endowment Lands									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2015	48	10	0	0	2	225	29	23	337
March 2014	72	2	0	0	3	0	28	62	167
West Vancouver									
March 2015	8	0	0	0	2	0	0	0	10
March 2014	11	0	0	0	0	0	0	0	11
White Rock									
March 2015	8	0	0	0	0	0	1	7	16
March 2014	4	0	0	0	0	0	0	4	8
Indian Reserves									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2015	228	22	0	0	194	422	37	96	999
March 2014	263	18	0	0	163	816	34	163	1,457

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 March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
March 2015	75	30	0	0	35	18	n/a	n/a	158
March 2014	121	34	0	0	17	50	n/a	n/a	222
Delta									
March 2015	14	0	0	0	7	24	n/a	n/a	45
March 2014	21	8	0	2	10	11	n/a	n/a	52
Langley									
March 2015	40	0	0	5	61	114	n/a	n/a	220
March 2014	65	0	0	0	76	181	n/a	n/a	322
Maple Ridge / Pitt Meadows									
March 2015	64	2	0	0	27	108	n/a	n/a	201
March 2014	113	2	0	0	24	112	n/a	n/a	251
New Westminster									
March 2015	11	2	0	0	26	41	n/a	n/a	80
March 2014	16	4	0	0	3	86	n/a	n/a	109
North Vancouver									
March 2015	31	6	0	0	22	185	n/a	n/a	244
March 2014	32	1	4	0	27	253	n/a	n/a	317
Richmond									
March 2015	155	1	0	3	53	187	n/a	n/a	399
March 2014	212	1	1	3	68	142	n/a	n/a	427
Surrey									
March 2015	139	2	0	2	285	248	n/a	n/a	676
March 2014	223	0	2	0	311	458	n/a	n/a	994
Tri-Cities									
March 2015	60	0	0	0	5	188	n/a	n/a	253
March 2014	83	5	1	0	33	252	n/a	n/a	374
University Endowment Lands									
March 2015	0	0	0	0	1	8	n/a	n/a	9
March 2014	0	0	0	0	1	39	n/a	n/a	40
Vancouver City									
March 2015	269	61	0	2	22	331	n/a	n/a	685
March 2014	343	48	5	0	42	337	n/a	n/a	775
West Vancouver									
March 2015	21	0	0	0	2	2	n/a	n/a	25
March 2014	20	0	0	0	0	0	n/a	n/a	20
White Rock									
March 2015	9	1	0	0	15	17	n/a	n/a	42
March 2014	9	1	0	0	7	71	n/a	n/a	88
Indian Reserves									
March 2015	0	0	0	0	0	0	n/a	n/a	0
March 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
March 2015	892	105	0	12	561	1,471	n/a	n/a	3,041
March 2014	1,266	104	13	5	619	1,992	n/a	n/a	3,999

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
March 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
March 2015	41	5	0	0	26	19	n/a	n/a	91
March 2014	30	13	0	0	0	48	n/a	n/a	91
Delta									
March 2015	10	0	0	0	4	1	n/a	n/a	15
March 2014	4	4	0	0	0	3	n/a	n/a	11
Langley									
March 2015	20	0	0	0	65	15	n/a	n/a	100
March 2014	22	0	0	0	17	46	n/a	n/a	85
Maple Ridge / Pitt Meadows									
March 2015	16	0	0	0	5	7	n/a	n/a	28
March 2014	13	0	0	0	4	12	n/a	n/a	29
New Westminster									
March 2015	1	0	0	0	0	14	n/a	n/a	15
March 2014	4	1	0	0	5	3	n/a	n/a	13
North Vancouver									
March 2015	20	0	0	0	1	14	n/a	n/a	35
March 2014	10	0	0	0	2	7	n/a	n/a	19
Richmond									
March 2015	28	0	0	0	10	42	n/a	n/a	80
March 2014	28	2	6	0	26	406	n/a	n/a	468
Surrey									
March 2015	63	2	0	0	84	43	n/a	n/a	192
March 2014	58	0	2	0	101	119	n/a	n/a	280
Tri-Cities									
March 2015	27	1	0	0	15	76	n/a	n/a	119
March 2014	18	3	0	0	28	88	n/a	n/a	137
University Endowment Lands									
March 2015	0	0	0	0	0	2	n/a	n/a	2
March 2014	0	0	0	0	1	4	n/a	n/a	5
Vancouver City									
March 2015	51	14	0	0	10	215	n/a	n/a	290
March 2014	99	16	1	2	8	84	n/a	n/a	210
West Vancouver									
March 2015	10	0	0	0	0	0	n/a	n/a	10
March 2014	12	0	0	0	0	0	n/a	n/a	12
White Rock									
March 2015	8	0	0	0	0	4	n/a	n/a	12
March 2014	4	0	0	0	1	7	n/a	n/a	12
Indian Reserves									
March 2015	0	0	0	0	0	0	n/a	n/a	0
March 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
March 2015	302	22	0	0	220	452	n/a	n/a	996
March 2014	302	39	9	2	193	827	n/a	n/a	1,372

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
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

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 March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Anmore	5	1	0	0	0	0	0	0	5	1	**
Belcarra	0	0	0	0	0	0	0	0	0	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	5	0	0	21	0	2	0	27	5	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	2	2	6	4	0	15	2	0	10	21	-52.4
Burnaby - Central Park	3	0	0	0	0	0	3	0	6	0	n/a
Burnaby - Remainder	4	10	6	2	0	43	4	2	14	57	-75.4
Burnaby Total	14	17	12	6	21	58	12	2	59	83	-28.9
Coquitlam	22	28	14	4	0	0	15	520	51	552	-90.8
Delta - Tsawwassen	3	0	0	0	0	0	1	0	4	0	n/a
Delta - Ladner	2	3	0	0	8	0	1	1	11	4	175.0
Delta - North	3	10	0	0	0	0	3	8	6	18	-66.7
Delta	8	13	0	0	8	0	5	9	21	22	-4.5
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	15	17	0	2	72	38	3	70	90	127	-29.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	8	2	0	10	4	47	81	89	93	-4.3
New Westminster	0	8	0	0	0	0	0	0	0	8	-100.0
North Vancouver City	0	2	0	0	0	0	127	1	127	3	**
North Vancouver DM	6	7	0	0	0	0	98	0	104	7	**
Pitt Meadows	2	1	0	0	16	0	0	0	18	1	**
Port Coquitlam	2	4	0	0	0	28	64	0	66	32	106.3
Port Moody	2	1	0	0	0	0	0	0	2	1	100.0
Richmond	39	32	0	6	15	3	96	265	150	306	-51.0
Surrey - South	24	15	4	2	23	0	6	4	57	21	171.4
Surrey - Cloverdale	7	28	0	0	0	27	4	1	11	56	-80.4
Surrey - North	26	40	2	4	17	11	75	19	120	74	62.2
Surrey - Guildford	0	1	0	0	0	0	0	1	0	2	-100.0
Surrey - Whalley	6	8	0	0	0	0	424	5	430	13	**
Surrey Total	63	92	6	6	40	38	509	30	618	166	**
University Endowment Lands	1	0	0	0	11	0	158	0	170	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	1	0	2	0	0	0	5	1	8	-87.5
Vancouver - False Creek	0	0	0	0	0	0	0	80	0	80	-100.0
Vancouver - Granville/Oak	1	0	0	0	0	0	17	4	18	4	**
Vancouver - Kerrisdale	2	1	0	0	0	0	1	12	3	13	-76.9
Vancouver - Marpole	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Eastside	53	43	6	2	3	0	123	48	185	93	98.9
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	4	0	0	0	5	0	71	0	80	0	n/a
Vancouver - Westside	32	27	0	0	0	0	9	17	41	44	-6.8
Vancouver Total	93	73	8	4	8	0	221	166	330	243	35.8
West Vancouver	15	5	2	0	0	0	0	0	17	5	**
White Rock	7	6	2	0	0	0	3	3	12	9	33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	324	315	46	28	201	169	1,358	1,147	1,929	1,659	16.3

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 - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	5	5	0	0	0	0	0	0	5	5	0.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	16	20	2	0	21	0	41	0	80	20	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	6	5	6	6	0	42	6	0	18	53	-66.0
Burnaby - Central Park	8	7	0	2	0	0	6	66	14	75	-81.3
Burnaby - Remainder	22	35	14	12	0	69	20	48	56	164	-65.9
Burnaby Total	53	67	22	20	21	111	74	114	170	312	-45.5
Coquitlam	56	67	38	22	13	3	56	545	163	637	-74.4
Delta - Tsawwassen	13	4	0	0	0	0	20	2	33	6	**
Delta - Ladner	6	11	0	0	15	0	2	3	23	14	64.3
Delta - North	11	19	0	0	0	0	11	15	22	34	-35.3
Delta	30	34	0	0	15	0	33	20	78	54	44.4
Langley City	0	0	0	0	0	33	0	0	0	33	-100.0
Langley District	58	33	2	4	110	93	95	185	265	315	-15.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	93	35	10	2	28	23	47	81	178	141	26.2
New Westminster	4	15	0	0	0	42	0	0	4	57	-93.0
North Vancouver City	3	2	4	4	0	0	302	337	309	343	-9.9
North Vancouver DM	24	22	0	0	32	0	99	120	155	142	9.2
Pitt Meadows	6	2	0	2	36	0	0	64	42	68	-38.2
Port Coquitlam	5	9	0	0	42	48	64	4	111	61	82.0
Port Moody	4	1	0	2	0	0	0	0	4	3	33.3
Richmond	92	75	10	12	39	43	448	357	589	487	20.9
Surrey - South	58	47	12	12	64	40	14	49	148	148	0.0
Surrey - Cloverdale	20	45	4	6	24	102	7	9	55	162	-66.0
Surrey - North	83	110	2	6	66	84	109	61	260	261	-0.4
Surrey - Guildford	4	1	0	0	0	0	2	1	6	2	200.0
Surrey - Whalley	21	18	0	0	0	0	437	67	458	85	**
Surrey Total	186	221	18	24	154	226	569	187	927	658	40.9
University Endowment Lands	2	3	0	0	11	0	235	94	248	97	155.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	99	0	99	0	n/a
Vancouver - Kitsilano	1	1	0	2	0	0	0	55	1	58	-98.3
Vancouver - False Creek	0	0	0	0	0	0	0	80	0	80	-100.0
Vancouver - Granville/Oak	2	1	0	0	0	0	17	7	19	8	137.5
Vancouver - Kerrisdale	11	12	0	0	0	0	1	42	12	54	-77.8
Vancouver - Marpole	11	8	2	6	0	0	3	1	16	15	6.7
Vancouver - Eastside	163	127	30	14	6	0	422	370	621	511	21.5
Vancouver - Mt. Pleasant	0	0	12	2	0	0	0	90	12	92	-87.0
Vancouver - Strath/Grand	5	2	4	0	5	0	72	6	86	8	**
Vancouver - Westside	91	75	4	0	0	0	17	20	112	95	17.9
Vancouver Total	284	226	52	24	11	0	631	671	978	921	6.2
West Vancouver	39	19	2	0	0	0	0	0	41	19	115.8
White Rock	10	11	2	0	0	0	4	5	16	16	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	954	851	160	116	512	622	2,657	2,784	4,283	4,373	-2.1

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 March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
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	21	0	0	0	0	0	2	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	15	0	0	0	0	2	0
Burnaby - Central Park	0	0	0	0	0	0	3	0
Burnaby - Remainder	0	43	0	0	0	0	4	2
Burnaby Total	21	58	0	0	0	0	12	2
Coquitlam	0	0	0	0	0	508	15	12
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	8	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	3	8
Delta	8	0	0	0	0	0	5	9
Langley City	0	0	0	0	0	0	0	0
Langley District	72	38	0	0	0	65	3	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	4	0	0	47	81	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	127	0	0	1
North Vancouver DM	0	0	0	0	0	0	98	0
Pitt Meadows	16	0	0	0	0	0	0	0
Port Coquitlam	0	28	0	0	64	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	15	3	0	0	89	106	7	159
Surrey - South	23	0	0	0	0	0	6	4
Surrey - Cloverdale	0	27	0	0	0	0	4	1
Surrey - North	17	11	0	0	56	0	19	19
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	418	0	6	5
Surrey Total	40	38	0	0	474	0	35	30
University Endowment Lands	11	0	0	0	158	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	5	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	4	0	0
Vancouver - Kerrisdale	0	0	0	0	0	12	1	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	3	0	0	0	22	29	101	19
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	29	0	42	0
Vancouver - Westside	0	0	0	0	3	0	6	17
Vancouver Total	8	0	0	0	71	130	150	36
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	201	169	0	0	1,030	890	328	257

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 - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
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	21	0	0	0	32	0	9	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	42	0	0	0	0	6	0
Burnaby - Central Park	0	0	0	0	0	66	6	0
Burnaby - Remainder	0	69	0	0	0	46	20	2
Burnaby Total	21	111	0	0	32	112	42	2
Coquitlam	13	3	0	0	0	508	56	37
Delta - Tsawwassen	0	0	0	0	19	0	1	2
Delta - Ladner	15	0	0	0	0	0	2	3
Delta - North	0	0	0	0	0	0	11	15
Delta	15	0	0	0	19	0	14	20
Langley City	0	33	0	0	0	0	0	0
Langley District	110	93	0	0	74	176	21	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	23	0	0	47	81	0	0
New Westminster	0	42	0	0	0	0	0	0
North Vancouver City	0	0	0	0	302	165	0	172
North Vancouver DM	32	0	0	0	0	111	99	9
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	48	0	0	64	0	0	4
Port Moody	0	0	0	0	0	0	0	0
Richmond	39	43	0	0	431	182	17	175
Surrey - South	64	40	0	0	0	42	14	7
Surrey - Cloverdale	24	102	0	0	0	0	7	9
Surrey - North	66	84	0	0	56	0	53	61
Surrey - Guildford	0	0	0	0	0	0	2	1
Surrey - Whalley	0	0	0	0	418	56	19	11
Surrey Total	154	226	0	0	474	98	95	89
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	99	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	7	0	0
Vancouver - Kerrisdale	0	0	0	0	0	39	1	3
Vancouver - Marpole	0	0	0	0	0	0	3	1
Vancouver - Eastside	6	0	0	0	283	318	139	52
Vancouver - Mt. Pleasant	0	0	0	0	0	90	0	0
Vancouver - Strath/Grand	5	0	0	0	29	6	43	0
Vancouver - Westside	0	0	0	0	3	0	14	20
Vancouver Total	11	0	0	0	431	595	200	76
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	4	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	512	622	0	0	2,109	2,092	548	692

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.

Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Anmore	4	1	0	0	1	0	5	1
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	4	5	21	0	2	0	27	5
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	8	6	0	15	2	0	10	21
Burnaby - Central Park	3	0	0	0	3	0	6	0
Burnaby - Remainder	10	12	0	43	4	2	14	57
Burnaby Total	26	23	21	58	12	2	59	83
Coquitlam	22	28	14	512	15	12	51	552
Delta - Tsawwassen	3	0	0	0	1	0	4	0
Delta - Ladner	2	3	8	0	1	1	11	4
Delta - North	3	10	0	0	3	8	6	18
Delta	8	13	8	0	5	9	21	22
Langley City	0	0	0	0	0	0	0	0
Langley District	14	18	72	104	4	5	90	127
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	29	8	59	85	1	0	89	93
New Westminster	0	8	0	0	0	0	0	8
North Vancouver City	0	2	127	0	0	1	127	3
North Vancouver DM	6	7	0	0	98	0	104	7
Pitt Meadows	2	1	16	0	0	0	18	1
Port Coquitlam	2	4	64	28	0	0	66	32
Port Moody	2	1	0	0	0	0	2	1
Richmond	39	34	104	113	7	159	150	306
Surrey - South	24	11	27	6	6	4	57	21
Surrey - Cloverdale	6	16	0	27	5	13	11	56
Surrey - North	25	42	76	11	19	21	120	74
Surrey - Guildford	0	1	0	0	0	1	0	2
Surrey - Whalley	6	8	418	0	6	5	430	13
Surrey Total	61	78	521	44	36	44	618	166
University Endowment Lands	1	0	169	0	0	0	170	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	3	0	5	0	0	1	8
Vancouver - False Creek	0	0	0	80	0	0	0	80
Vancouver - Granville/Oak	0	0	17	4	1	0	18	4
Vancouver - Kerrisdale	2	1	0	12	1	0	3	13
Vancouver - Marpole	0	1	0	0	0	0	0	1
Vancouver - Eastside	38	27	25	29	122	37	185	93
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	4	0	34	0	42	0	80	0
Vancouver - Westside	26	21	3	0	12	23	41	44
Vancouver Total	73	53	79	130	178	60	330	243
West Vancouver	15	5	2	0	0	0	17	5
White Rock	9	5	0	0	3	4	12	9
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	313	289	1,256	1,074	360	296	1,929	1,659

Table 2.4: Starts by Submarket and by Intended Market, March 2015

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 - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	4	4	0	0	1	1	5	5
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	18	20	53	0	9	0	80	20
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	12	9	0	44	6	0	18	53
Burnaby - Central Park	8	9	0	66	6	0	14	75
Burnaby - Remainder	36	47	0	115	20	2	56	164
Burnaby Total	75	85	53	225	42	2	170	312
Coquitlam	58	67	48	533	57	37	163	637
Delta - Tsawwassen	13	4	19	0	1	2	33	6
Delta - Ladner	6	10	15	0	2	4	23	14
Delta - North	11	19	0	0	11	15	22	34
Delta	30	33	34	0	14	21	78	54
Langley City	0	0	0	33	0	0	0	33
Langley District	59	33	179	272	27	10	265	315
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	91	37	85	104	2	0	178	141
New Westminster	4	15	0	42	0	0	4	57
North Vancouver City	7	6	302	165	0	172	309	343
North Vancouver DM	24	22	32	111	99	9	155	142
Pitt Meadows	6	4	36	64	0	0	42	68
Port Coquitlam	5	9	106	48	0	4	111	61
Port Moody	4	3	0	0	0	0	4	3
Richmond	85	77	484	235	20	175	589	487
Surrey - South	58	39	76	102	14	7	148	148
Surrey - Cloverdale	23	35	24	106	8	21	55	162
Surrey - North	79	111	126	86	55	64	260	261
Surrey - Guildford	4	1	0	0	2	1	6	2
Surrey - Whalley	21	18	418	56	19	11	458	85
Surrey Total	185	204	644	350	98	104	927	658
University Endowment Lands	2	3	246	0	0	94	248	97
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	99	0	0	0	99	0
Vancouver - Kitsilano	1	3	0	55	0	0	1	58
Vancouver - False Creek	0	0	0	80	0	0	0	80
Vancouver - Granville/Oak	1	0	17	7	1	1	19	8
Vancouver - Kerrisdale	6	10	0	39	6	5	12	54
Vancouver - Marpole	13	13	0	0	3	2	16	15
Vancouver - Eastside	112	90	291	318	218	103	621	511
Vancouver - Mt. Pleasant	12	2	0	90	0	0	12	92
Vancouver - Strath/Grand	9	1	34	6	43	1	86	8
Vancouver - Westside	79	57	5	0	28	38	112	95
Vancouver Total	233	176	446	595	299	150	978	921
West Vancouver	39	19	2	0	0	0	41	19
White Rock	12	9	0	0	4	7	16	16
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	923	810	2,697	2,777	663	786	4,283	4,373

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 March 2015												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	6	5	0	0	0	0	1	0	7	5	40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	11	2	0	33	0	0	0	36	11	**
Burnaby - Central Park	6	3	0	4	0	0	2	0	8	7	14.3
Burnaby - Remainder	22	14	10	8	0	0	12	32	44	54	-18.5
Burnaby Total	35	34	12	12	33	0	15	32	95	78	21.8
Coquitlam	14	10	0	2	9	4	33	71	56	87	-35.6
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	4	0	0	0	0	0	0	0	4	-100.0
Delta - North	3	3	0	4	4	0	3	3	10	10	0.0
Delta	3	10	0	4	4	0	3	3	10	17	-41.2
Langley City	2	0	0	0	0	6	0	0	2	6	-66.7
Langley District	14	24	0	0	39	21	5	78	58	123	-52.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	9	0	0	9	0	0	0	17	9	88.9
New Westminster	2	12	2	0	0	0	0	0	4	12	-66.7
North Vancouver City	0	1	0	0	7	0	0	0	7	1	**
North Vancouver DM	18	6	0	0	0	0	8	1	26	7	**
Pitt Meadows	1	0	0	0	4	0	0	0	5	0	n/a
Port Coquitlam	1	5	0	0	0	17	66	60	67	82	-18.3
Port Moody	1	1	0	0	0	0	0	0	1	1	0.0
Richmond	18	25	0	0	0	17	81	492	99	534	-81.5
Surrey - South	12	14	8	0	15	34	36	119	71	167	-57.5
Surrey - Cloverdale	3	8	0	4	12	37	1	3	16	52	-69.2
Surrey - North	27	18	0	0	33	18	11	5	71	41	73.2
Surrey - Guildford	1	1	0	0	15	0	1	49	17	50	-66.0
Surrey - Whalley	6	4	0	0	0	0	3	0	9	4	125.0
Surrey Total	49	45	8	4	75	89	52	176	184	314	-41.4
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	81	0	81	0	n/a
Vancouver - Kitsilano	1	1	2	2	0	0	0	1	3	4	-25.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	0	0	0	4	0	6	0	n/a
Vancouver - Kerrisdale	2	3	0	0	0	0	27	1	29	4	**
Vancouver - Marpole	0	5	0	0	0	0	92	0	92	5	**
Vancouver - Eastside	58	48	6	0	0	0	20	52	84	100	-16.0
Vancouver - Mt. Pleasant	0	0	2	0	0	0	10	0	12	0	n/a
Vancouver - Strath/Grand	0	2	2	0	0	3	12	0	14	5	180.0
Vancouver - Westside	14	41	0	0	0	0	2	8	16	49	-67.3
Vancouver Total	77	100	12	2	0	3	248	62	337	167	101.8
West Vancouver	8	11	2	0	0	0	0	0	10	11	-9.1
White Rock	9	4	0	0	0	0	7	4	16	8	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	265	297	36	24	180	157	518	979	999	1,457	-31.4

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 - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	3	5	0	0	0	0	0	0	3	5	-40.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	7	1	0	0	0	0	0	0	7	1	**
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	19	44	4	8	0	0	4	18	27	70	-61.4
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	7	25	4	22	37	0	3	0	51	47	8.5
Burnaby - Central Park	12	10	2	14	4	0	227	0	245	24	**
Burnaby - Remainder	48	74	16	30	14	0	62	122	140	226	-38.1
Burnaby Total	87	155	26	74	55	0	297	140	465	369	26.0
Coquitlam	55	44	8	26	24	4	147	277	234	351	-33.3
Delta - Tsawwassen	4	5	0	0	0	0	0	1	4	6	-33.3
Delta - Ladner	2	6	0	0	0	0	1	13	3	19	-84.2
Delta - North	20	6	0	20	8	0	16	6	44	32	37.5
Delta	26	17	0	20	8	0	17	20	51	57	-10.5
Langley City	2	1	0	0	0	6	0	0	2	7	-71.4
Langley District	43	47	0	0	115	44	85	88	243	179	35.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	31	33	2	0	37	15	22	0	92	48	91.7
New Westminster	12	17	4	2	12	0	0	75	28	94	-70.2
North Vancouver City	2	8	2	0	7	4	118	150	129	162	-20.4
North Vancouver DM	45	13	0	0	0	0	54	5	99	18	**
Pitt Meadows	2	0	0	0	4	8	64	0	70	8	**
Port Coquitlam	1	17	0	2	0	17	66	164	67	200	-66.5
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	52	94	0	0	4	40	184	561	240	695	-65.5
Surrey - South	45	48	18	4	51	82	40	221	154	355	-56.6
Surrey - Cloverdale	12	17	0	4	81	61	5	6	98	88	11.4
Surrey - North	97	93	2	0	114	117	49	30	262	240	9.2
Surrey - Guildford	2	2	0	0	21	16	1	50	24	68	-64.7
Surrey - Whalley	26	22	0	0	0	0	116	6	142	28	**
Surrey Total	182	182	20	8	267	276	211	313	680	779	-12.7
University Endowment Lands	1	0	0	0	0	7	0	232	1	239	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	489	81	489	-83.4
Vancouver - Kitsilano	3	4	2	4	0	0	1	122	6	130	-95.4
Vancouver - False Creek	0	0	0	0	0	0	189	0	189	0	n/a
Vancouver - Granville/Oak	2	3	0	4	0	4	4	0	6	11	-45.5
Vancouver - Kerrisdale	9	25	0	0	0	0	29	3	38	28	35.7
Vancouver - Marpole	13	31	4	2	0	0	95	5	112	38	194.7
Vancouver - Eastside	172	158	32	8	0	0	83	112	287	278	3.2
Vancouver - Mt. Pleasant	0	1	6	26	0	0	23	0	29	27	7.4
Vancouver - Strath/Grand	0	6	2	8	0	6	12	1	14	21	-33.3
Vancouver - Westside	55	150	0	0	0	0	8	33	63	183	-65.6
Vancouver Total	254	378	46	52	0	10	525	765	825	1,205	-31.5
West Vancouver	32	16	2	0	0	0	0	147	34	163	-79.1
White Rock	13	9	0	0	0	0	10	7	23	16	43.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	851	1,039	110	184	533	431	1,800	2,944	3,294	4,598	-28.4

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
March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
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	1	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	33	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	2	0
Burnaby - Remainder	0	0	0	0	0	32	12	0
Burnaby Total	33	0	0	0	0	32	15	0
Coquitlam	9	4	0	0	22	63	11	8
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	4	0	0	0	0	0	3	3
Delta	4	0	0	0	0	0	3	3
Langley City	0	6	0	0	0	0	0	0
Langley District	39	21	0	0	0	66	5	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	7	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	8	1
Pitt Meadows	4	0	0	0	0	0	0	0
Port Coquitlam	0	17	0	0	66	0	0	60
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	17	0	0	76	487	5	5
Surrey - South	15	34	0	0	33	119	3	0
Surrey - Cloverdale	12	37	0	0	0	0	1	3
Surrey - North	33	18	0	0	0	0	11	5
Surrey - Guildford	15	0	0	0	0	49	1	0
Surrey - Whalley	0	0	0	0	0	0	3	0
Surrey Total	75	89	0	0	33	168	19	8
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	81	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	3	0	1	0
Vancouver - Kerrisdale	0	0	0	0	27	0	0	1
Vancouver - Marpole	0	0	0	0	92	0	0	0
Vancouver - Eastside	0	0	0	0	0	0	20	52
Vancouver - Mt. Pleasant	0	0	0	0	10	0	0	0
Vancouver - Strath/Grand	0	3	0	0	12	0	0	0
Vancouver - Westside	0	0	0	0	0	0	2	8
Vancouver Total	0	3	0	0	225	0	23	62
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	180	157	0	0	422	816	96	163

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 - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
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	18	4	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	37	0	0	0	0	0	3	0
Burnaby - Central Park	4	0	0	0	224	0	3	0
Burnaby - Remainder	14	0	0	0	45	122	17	0
Burnaby Total	55	0	0	0	269	140	28	0
Coquitlam	24	4	0	0	110	250	37	27
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	13	1	0
Delta - North	8	0	0	0	0	0	16	6
Delta	8	0	0	0	0	13	17	7
Langley City	0	6	0	0	0	0	0	0
Langley District	115	44	0	0	65	66	20	22
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	15	0	0	22	0	0	0
New Westminster	12	0	0	0	0	75	0	0
North Vancouver City	7	4	0	0	0	146	118	4
North Vancouver DM	0	0	0	0	30	0	24	5
Pitt Meadows	4	8	0	0	64	0	0	0
Port Coquitlam	0	17	0	0	66	94	0	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	40	0	0	166	487	18	74
Surrey - South	51	82	0	0	33	218	7	3
Surrey - Cloverdale	81	61	0	0	0	0	5	6
Surrey - North	114	117	0	0	0	0	49	30
Surrey - Guildford	21	16	0	0	0	49	1	1
Surrey - Whalley	0	0	0	0	103	0	13	6
Surrey Total	267	276	0	0	136	267	75	46
University Endowment Lands	0	7	0	0	0	232	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	489	0	0
Vancouver - Kitsilano	0	0	0	0	0	100	1	22
Vancouver - False Creek	0	0	0	0	189	0	0	0
Vancouver - Granville/Oak	0	4	0	0	3	0	1	0
Vancouver - Kerrisdale	0	0	0	0	27	0	2	3
Vancouver - Marpole	0	0	0	0	92	0	3	5
Vancouver - Eastside	0	0	0	0	14	15	69	97
Vancouver - Mt. Pleasant	0	0	0	0	23	0	0	0
Vancouver - Strath/Grand	0	6	0	0	12	0	0	1
Vancouver - Westside	0	0	0	0	0	3	8	30
Vancouver Total	0	10	0	0	441	607	84	158
West Vancouver	0	0	0	0	0	6	0	141
White Rock	0	0	0	0	0	0	10	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	533	431	0	0	1,369	2,383	431	561

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 March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Anmore	3	0	0	0	0	0	3	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	6	5	0	0	1	0	7	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	11	35	0	0	0	36	11
Burnaby - Central Park	6	7	0	0	2	0	8	7
Burnaby - Remainder	32	22	0	32	12	0	44	54
Burnaby Total	45	46	35	32	15	0	95	78
Coquitlam	13	10	31	69	12	8	56	87
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	4	0	0	0	0	0	4
Delta - North	3	7	4	0	3	3	10	10
Delta	3	14	4	0	3	3	10	17
Langley City	2	0	0	6	0	0	2	6
Langley District	12	23	39	87	7	13	58	123
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	9	9	0	0	0	17	9
New Westminster	4	12	0	0	0	0	4	12
North Vancouver City	0	1	7	0	0	0	7	1
North Vancouver DM	18	6	0	0	8	1	26	7
Pitt Meadows	1	0	4	0	0	0	5	0
Port Coquitlam	1	5	66	17	0	60	67	82
Port Moody	1	1	0	0	0	0	1	1
Richmond	18	24	76	504	5	6	99	534
Surrey - South	12	14	56	153	3	0	71	167
Surrey - Cloverdale	3	6	12	41	1	5	16	52
Surrey - North	23	16	33	18	15	7	71	41
Surrey - Guildford	1	1	15	49	1	0	17	50
Surrey - Whalley	6	4	0	0	3	0	9	4
Surrey Total	45	41	116	261	23	12	184	314
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	81	0	0	0	81	0
Vancouver - Kitsilano	1	3	2	0	0	1	3	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	0	3	0	1	0	6	0
Vancouver - Kerrisdale	2	2	27	0	0	2	29	4
Vancouver - Marpole	0	5	92	0	0	0	92	5
Vancouver - Eastside	40	32	0	0	44	68	84	100
Vancouver - Mt. Pleasant	2	0	10	0	0	0	12	0
Vancouver - Strath/Grand	2	2	12	3	0	0	14	5
Vancouver - Westside	9	30	0	0	7	19	16	49
Vancouver Total	58	74	227	3	52	90	337	167
West Vancouver	8	11	2	0	0	0	10	11
White Rock	8	4	0	0	8	4	16	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	250	281	616	979	133	197	999	1,457

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 March 2015													
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													
March 2015	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Belcarra													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Bowen Island													
March 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Burnaby													
March 2015	0	0.0	0	0.0	3	7.3	19	46.3	19	46.3	41	1,480,000	1,581,873
March 2014	0	0.0	1	3.3	6	20.0	18	60.0	5	16.7	30	1,153,500	1,243,299
Year-to-date 2015	0	0.0	0	0.0	8	9.0	50	56.2	31	34.8	89	1,376,000	1,442,358
Year-to-date 2014	0	0.0	1	0.8	22	16.7	83	62.9	26	19.7	132	1,205,288	1,284,873
Coquitlam													
March 2015	0	0.0	1	4.3	6	26.1	10	43.5	6	26.1	23	1,235,238	1,232,256
March 2014	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	--	--
Year-to-date 2015	0	0.0	2	2.9	33	48.5	24	35.3	9	13.2	68	982,976	1,089,869
Year-to-date 2014	0	0.0	8	22.9	15	42.9	11	31.4	1	2.9	35	888,900	958,722
Delta													
March 2015	0	0.0	0	0.0	3	30.0	7	70.0	0	0.0	10	1,200,000	1,121,575
March 2014	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
Year-to-date 2015	0	0.0	1	3.0	17	51.5	14	42.4	1	3.0	33	950,000	1,092,984
Year-to-date 2014	0	0.0	3	20.0	7	46.7	4	26.7	1	6.7	15	926,666	996,523
Langley City													
March 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Langley District													
March 2015	0	0.0	10	55.6	3	16.7	2	11.1	3	16.7	18	707,338	1,035,306
March 2014	0	0.0	10	45.5	7	31.8	3	13.6	2	9.1	22	768,488	937,662
Year-to-date 2015	2	4.0	27	54.0	8	16.0	4	8.0	9	18.0	50	719,643	1,003,693
Year-to-date 2014	6	12.0	21	42.0	15	30.0	4	8.0	4	8.0	50	700,417	858,799

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2015													
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													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Maple Ridge													
March 2015	8	53.3	4	26.7	1	6.7	2	13.3	0	0.0	15	599,900	673,100
March 2014	5	38.5	3	23.1	4	30.8	1	7.7	0	0.0	13	639,900	707,238
Year-to-date 2015	21	43.8	23	47.9	2	4.2	2	4.2	0	0.0	48	609,900	628,331
Year-to-date 2014	20	55.6	10	27.8	4	11.1	2	5.6	0	0.0	36	589,500	645,543
New Westminster													
March 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2014	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	1	7.1	4	28.6	7	50.0	2	14.3	0	0.0	14	816,950	821,084
Year-to-date 2014	0	0.0	5	55.6	2	22.2	2	22.2	0	0.0	9	--	--
North Vancouver City													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
Year-to-date 2014	0	0.0	0	0.0	1	5.9	3	17.6	13	76.5	17	1,635,514	1,591,584
North Vancouver DM													
March 2015	0	0.0	0	0.0	0	0.0	2	10.0	18	90.0	20	1,989,034	2,080,848
March 2014	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	12	22.6	41	77.4	53	2,011,400	2,048,356
Year-to-date 2014	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	1,887,840	1,888,730
Pitt Meadows													
March 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Port Coquitlam													
March 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
March 2014	1	9.1	0	0.0	10	90.9	0	0.0	0	0.0	11	871,395	858,178
Year-to-date 2015	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	1	5.0	2	10.0	17	85.0	0	0.0	0	0.0	20	804,450	822,183
Port Moody													
March 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Richmond													
March 2015	0	0.0	0	0.0	1	3.6	14	50.0	13	46.4	28	1,420,024	1,542,395
March 2014	0	0.0	0	0.0	0	0.0	5	17.9	23	82.1	28	1,743,500	1,902,477
Year-to-date 2015	0	0.0	0	0.0	2	3.8	23	44.2	27	51.9	52	1,532,500	1,675,437
Year-to-date 2014	0	0.0	0	0.0	9	8.3	32	29.4	68	62.4	109	1,620,000	1,687,599

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2015													
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													
March 2015	7	11.1	15	23.8	25	39.7	11	17.5	5	7.9	63	819,000	980,208
March 2014	6	10.3	29	50.0	17	29.3	5	8.6	1	1.7	58	704,500	794,488
Year-to-date 2015	20	9.3	71	33.2	76	35.5	31	14.5	16	7.5	214	799,000	931,584
Year-to-date 2014	20	9.8	82	40.2	70	34.3	23	11.3	9	4.4	204	752,053	847,128
University Endowment Lands													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
March 2015	0	0.0	0	0.0	0	0.0	17	33.3	34	66.7	51	1,600,000	1,981,343
March 2014	0	0.0	1	1.0	2	2.0	13	12.9	85	84.2	101	2,540,952	2,983,108
Year-to-date 2015	0	0.0	0	0.0	0	0.0	31	17.3	148	82.7	179	2,076,190	2,365,889
Year-to-date 2014	0	0.0	4	1.3	8	2.5	68	21.7	234	74.5	314	2,378,500	2,636,677
West Vancouver													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,110,000	3,134,000
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	3,175,000	3,765,242
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	5.7	33	94.3	35	3,189,000	3,191,111
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	3,230,000	3,915,465
White Rock													
March 2015	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	--	--
March 2014	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	1,325,000	1,679,328
Year-to-date 2014	0	0.0	0	0.0	1	12.5	4	50.0	3	37.5	8	--	--
Indian Reserves													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Vancouver CMA													
March 2015	17	5.6	35	11.6	46	15.2	92	30.5	112	37.1	302	1,298,000	1,462,603
March 2014	12	3.9	48	15.8	53	17.4	56	18.4	135	44.4	304	1,324,000	1,840,876
Year-to-date 2015	46	5.3	134	15.3	159	18.2	211	24.1	324	37.1	874	1,256,619	1,504,762
Year-to-date 2014	48	4.8	138	13.7	174	17.3	246	24.5	398	39.6	1,004	1,277,150	1,666,111

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2015						
Submarket	March 2015	March 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,581,873	1,243,299	27.2	1,442,358	1,284,873	12.3
Coquitlam	1,232,256	--	n/a	1,089,869	958,722	13.7
Delta	1,121,575	--	n/a	1,092,984	996,523	9.7
Langley City	--	--	n/a	--	--	n/a
Langley District	1,035,306	937,662	10.4	1,003,693	858,799	16.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	673,100	707,238	-4.8	628,331	645,543	-2.7
New Westminster	--	--	n/a	821,084	--	n/a
North Vancouver City	--	--	n/a	--	1,591,584	n/a
North Vancouver DM	2,080,848	--	n/a	2,048,356	1,888,730	8.5
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	858,178	n/a	--	822,183	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,542,395	1,902,477	-18.9	1,675,437	1,687,599	-0.7
Surrey	980,208	794,488	23.4	931,584	847,128	10.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,981,343	2,983,108	-33.6	2,365,889	2,636,677	-10.3
West Vancouver	3,134,000	3,765,242	-16.8	3,191,111	3,915,465	-18.5
White Rock	--	--	n/a	1,679,328	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,462,603	1,840,876	-20.5	1,504,762	1,666,111	-9.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver March 2015											
		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
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,572	6,168	5,163	69.2	891,652	11.2	870,207
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	Q1 2015	9,188	29.9		16,621			873,807	6.5	
	YTD 2014	7,071	27.0		15,803			820,861	8.4	
	YTD 2015	9,188	29.9		16,621			873,807	6.4	

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

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

Table 6: Economic Indicators March 2015											
		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74		121.5	1,280	6.0	64.4	921
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	17	0	0	0	7	0	3	1	28
March 2014	10	0	0	0	0	0	0	2	12
% Change	70.0	n/a	n/a	n/a	n/a	n/a	n/a	-50.0	133.3
Year-to-date 2015	38	0	0	0	32	67	8	4	149
Year-to-date 2014	40	0	0	0	0	0	3	6	49
% Change	-5.0	n/a	n/a	n/a	n/a	n/a	166.7	-33.3	**
UNDER CONSTRUCTION									
March 2015	179	0	0	0	95	256	23	28	581
March 2014	137	0	0	0	61	192	11	189	590
% Change	30.7	n/a	n/a	n/a	55.7	33.3	109.1	-85.2	-1.5
COMPLETIONS									
March 2015	18	0	0	0	0	0	0	5	23
March 2014	12	0	0	0	0	0	1	34	47
% Change	50.0	n/a	n/a	n/a	n/a	n/a	-100.0	-85.3	-51.1
Year-to-date 2015	35	0	0	0	19	90	2	8	154
Year-to-date 2014	39	0	0	0	6	0	5	70	120
% Change	-10.3	n/a	n/a	n/a	**	n/a	-60.0	-88.6	28.3
COMPLETED & NOT ABSORBED									
March 2015	44	0	0	0	50	64	n/a	n/a	158
March 2014	53	0	0	0	75	0	n/a	n/a	128
% Change	-17.0	n/a	n/a	n/a	-33.3	n/a	n/a	n/a	23.4
ABSORBED									
March 2015	19	0	0	0	3	0	n/a	n/a	22
March 2014	18	0	0	0	1	0	n/a	n/a	19
% Change	5.6	n/a	n/a	n/a	200.0	n/a	n/a	n/a	15.8
Year-to-date 2015	39	0	0	0	9	42	n/a	n/a	90
Year-to-date 2014	53	1	0	0	17	10	n/a	n/a	81
% Change	-26.4	-100.0	n/a	n/a	-47.1	**	n/a	n/a	11.1

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

Table 1.2: Housing Activity Summary by Submarket
March 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
March 2015	5	0	0	0	7	0	1	1	14
March 2014	6	0	0	0	0	0	0	2	8
Mission DM									
March 2015	12	0	0	0	0	0	2	0	14
March 2014	4	0	0	0	0	0	0	0	4
Indian Reserves									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2015	17	0	0	0	7	0	3	1	28
March 2014	10	0	0	0	0	0	0	2	12
UNDER CONSTRUCTION									
Abbotsford City									
March 2015	96	0	0	0	95	256	11	28	486
March 2014	81	0	0	0	61	150	5	189	486
Mission DM									
March 2015	83	0	0	0	0	0	12	0	95
March 2014	56	0	0	0	0	42	6	0	104
Indian Reserves									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2015	179	0	0	0	95	256	23	28	581
March 2014	137	0	0	0	61	192	11	189	590
COMPLETIONS									
Abbotsford City									
March 2015	8	0	0	0	0	0	0	5	13
March 2014	8	0	0	0	0	0	1	34	43
Mission DM									
March 2015	10	0	0	0	0	0	0	0	10
March 2014	4	0	0	0	0	0	0	0	4
Indian Reserves									
March 2015	0	0	0	0	0	0	0	0	0
March 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2015	18	0	0	0	0	0	0	5	23
March 2014	12	0	0	0	0	0	1	34	47

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 March 2015									
	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									
March 2015	19	0	0	0	50	64	n/a	n/a	133
March 2014	32	0	0	0	75	0	n/a	n/a	107
Mission DM									
March 2015	25	0	0	0	0	0	n/a	n/a	25
March 2014	21	0	0	0	0	0	n/a	n/a	21
Indian Reserves									
March 2015	0	0	0	0	0	0	n/a	n/a	0
March 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2015	44	0	0	0	50	64	n/a	n/a	158
March 2014	53	0	0	0	75	0	n/a	n/a	128
ABSORBED									
Abbotsford City									
March 2015	10	0	0	0	3	0	n/a	n/a	13
March 2014	12	0	0	0	1	0	n/a	n/a	13
Mission DM									
March 2015	9	0	0	0	0	0	n/a	n/a	9
March 2014	6	0	0	0	0	0	n/a	n/a	6
Indian Reserves									
March 2015	0	0	0	0	0	0	n/a	n/a	0
March 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2015	19	0	0	0	3	0	n/a	n/a	22
March 2014	18	0	0	0	1	0	n/a	n/a	19

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
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

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 March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Abbotsford City	6	6	0	0	7	0	1	2	14	8	75.0
Mission DM	14	4	0	0	0	0	0	0	14	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	20	10	0	0	7	0	1	2	28	12	133.3

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	19	23	0	0	32	0	71	6	122	29	**
Mission DM	27	20	0	0	0	0	0	0	27	20	35.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	46	43	0	0	32	0	71	6	149	49	**

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 March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Abbotsford City	7	0	0	0	0	0	1	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	7	0	0	0	0	0	1	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	32	0	0	0	67	0	4	6
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	0	0	0	67	0	4	6

Table 2.4: Starts by Submarket and by Intended Market March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Abbotsford City	5	6	7	0	2	2	14	8
Mission DM	12	4	0	0	2	0	14	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	17	10	7	0	4	2	28	12

Table 2.5: Starts by Submarket and by Intended Market January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	16	23	99	0	7	6	122	29
Mission DM	22	17	0	0	5	3	27	20
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	38	40	99	0	12	9	149	49

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 March 2015																														

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Abbotsford City	8	9	0	0	0	0	5	34	13	43	-69.8
Mission DM	10	4	0	0	0	0	0	0	10	4	150.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	13	0	0	0	0	5	34	23	47	-51.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	19	28	0	0	19	6	98	70	136	104	30.8
Mission DM	18	16	0	0	0	0	0	0	18	16	12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	37	44	0	0	19	6	98	70	154	120	28.3

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
March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Abbotsford City	0	0	0	0	0	0	5	34
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	5	34

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	19	6	0	0	90	0	8	70
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	19	6	0	0	90	0	8	70

Table 3.4: Completions by Submarket and by Intended Market
March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Abbotsford City	8	8	0	0	5	35	13	43
Mission DM	10	4	0	0	0	0	10	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	12	0	0	5	35	23	47

Table 3.5: Completions by Submarket and by Intended Market
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	19	24	109	6	8	74	136	104
Mission DM	16	15	0	0	2	1	18	16
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	35	39	109	6	10	75	154	120

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
March 2015

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													
March 2015	0	0.0	5	50.0	2	20.0	0	0.0	3	30.0	10	549,500	625,100
March 2014	0	0.0	0	0.0	7	58.3	1	8.3	4	33.3	12	630,400	675,192
Year-to-date 2015	0	0.0	9	37.5	8	33.3	2	8.3	5	20.8	24	590,000	626,295
Year-to-date 2014	0	0.0	4	12.1	16	48.5	5	15.2	8	24.2	33	629,900	648,882
Mission DM													
March 2015	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	--	--
March 2014	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2015	2	13.3	10	66.7	3	20.0	0	0.0	0	0.0	15	474,900	488,988
Year-to-date 2014	9	45.0	8	40.0	3	15.0	0	0.0	0	0.0	20	454,900	462,695
Indian Reserves													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Abbotsford-Mission CMA													
March 2015	0	0.0	11	57.9	5	26.3	0	0.0	3	15.8	19	539,000	575,269
March 2014	3	16.7	2	11.1	8	44.4	1	5.6	4	22.2	18	591,900	611,139
Year-to-date 2015	2	5.1	19	48.7	11	28.2	2	5.1	5	12.8	39	539,900	573,484
Year-to-date 2014	9	17.0	12	22.6	19	35.8	5	9.4	8	15.1	53	575,900	578,622

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2015						
Submarket	March 2015	March 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	625,100	675,192	-7.4	626,295	648,882	-3.5
Mission DM	--	--	n/a	488,988	462,695	5.7
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	575,269	611,139	-5.9	573,484	578,622	-0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
March 2015

		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
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,586	2,793	2,281	69.5	558,457	10.4	554,521
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	YTD 2014	2,968	19.6		7,251			508,781	8.8	
	YTD 2015	3,802	28.1		7,468			548,997	7.9	

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

[1]Source: CREA
[2]Source: 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
March 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74		119.8	90	5.9	66.4	854
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

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

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

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

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

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

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

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

Housing market intelligence you can count on

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

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

FREE REPORTS AVAILABLE ON-LINE

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

Get the market intelligence you need today!

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

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Quick and easy access.

Neighbourhood level data.

cmhc.ca/hmiportal

64175_2015_M04