

HOUSING NOW

Vancouver and Abbotsford CMAs



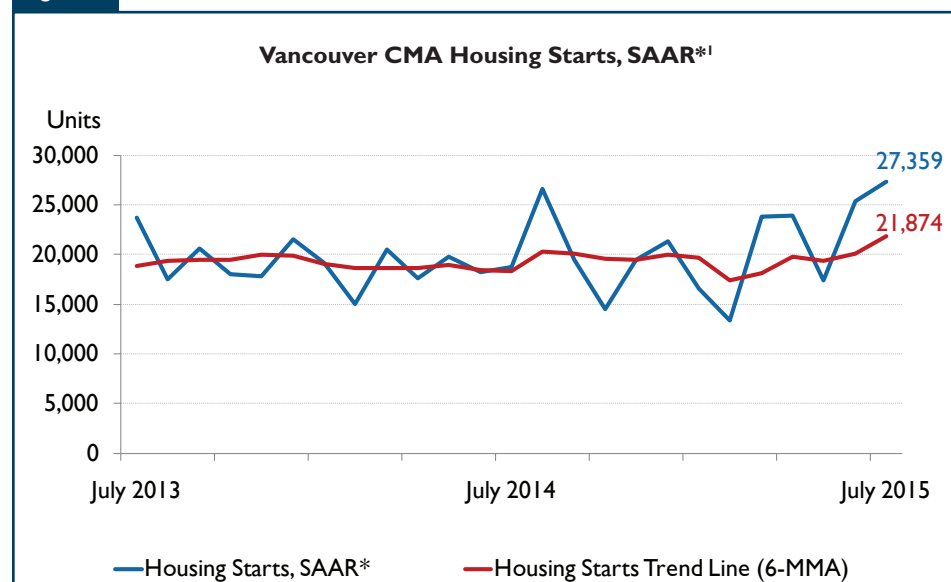
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

Highlights

- Housing starts in the Vancouver CMA trended higher in July 2015;
- A lower number of completed and unabsorbed homes has contributed to the upward trend in housing starts.
- Housing starts in the Abbotsford-Mission CMA trended higher in July at 652 units compared to 553 in June 2015.

Figure 1



* Seasonally adjusted annual rate

Source: CMHC

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

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) trended higher at 21,874 units compared to 20,080 units in June. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)¹ of housing starts. Actual housing starts for July was 2,317, higher than 1,608 recorded during the same month last year.

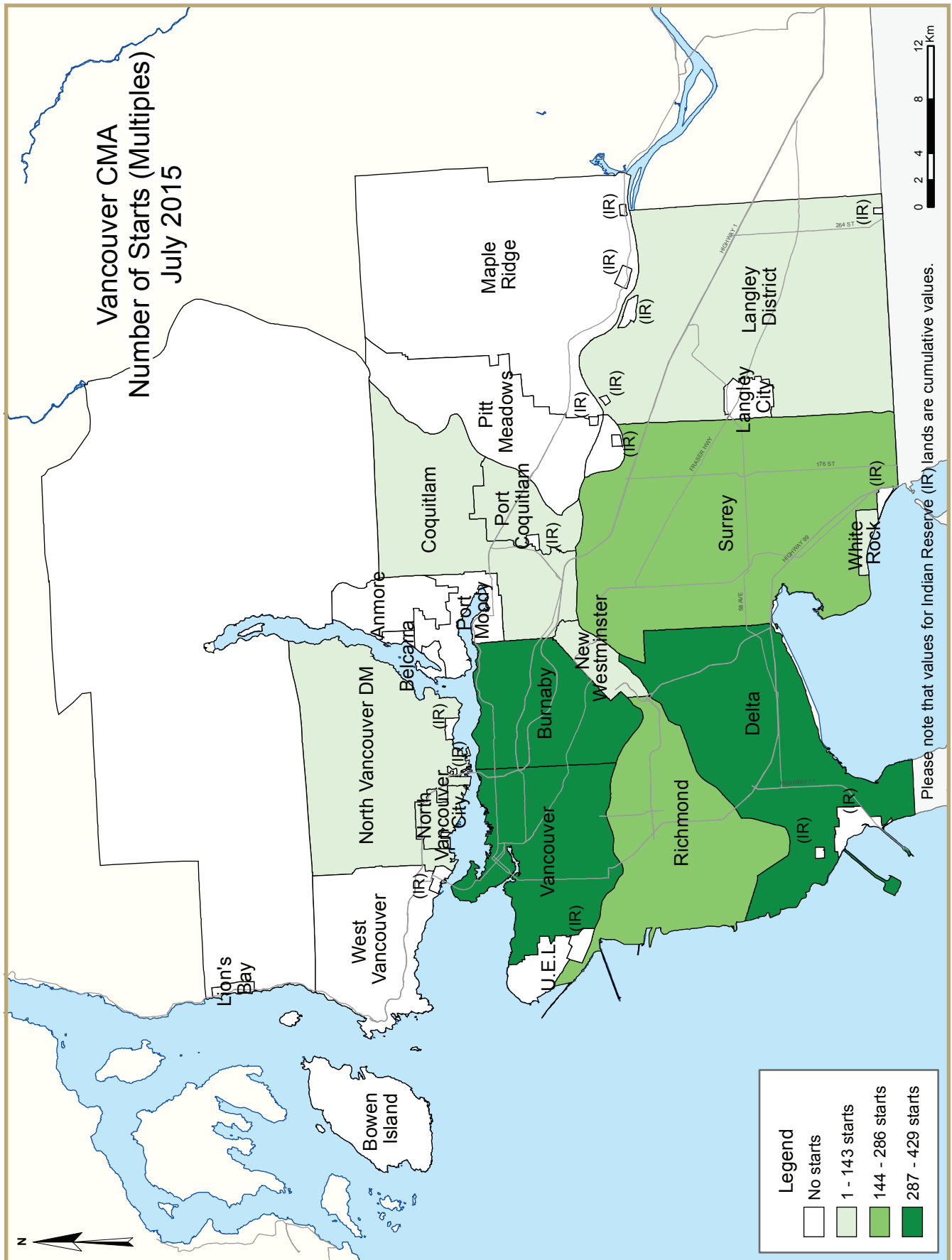
Higher construction activity in single-detached homes and apartment condominiums increased the actual year-to-date starts to 14 per cent above 2014 totals. Other types of housing, such as apartment rentals and semi-detached homes were also above last year's totals during the same time period. While a number of municipalities have surpassed 2014 figures, Delta, North Vancouver City, Surrey and the University Endowment Lands have recorded housing starts 50 per cent above last year's levels. Overall, Surrey and Vancouver City accounted for 45% of all housing starts in the CMA through the year.

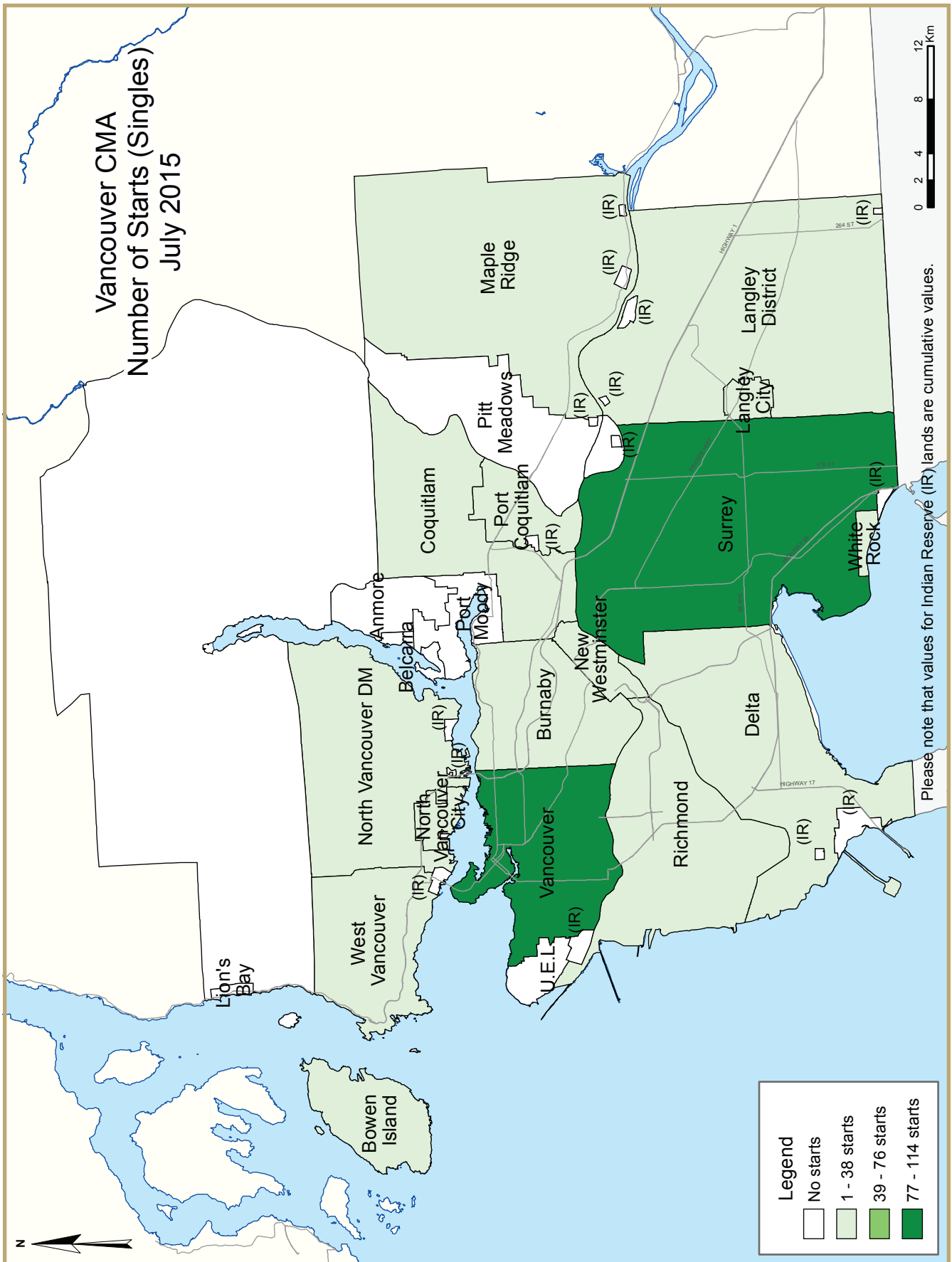
An increase in higher density, high-rise apartment condominiums has contributed to a rise in the total number of homes under construction. In July there were 14,527 high-rise apartment condominiums under construction compared to 11,049 in the same month last year. In contrast, a 61 per cent decline in low-rise apartment condominiums starts this year compared to last year has contributed to a decline of one-third in the number of low-rise apartment

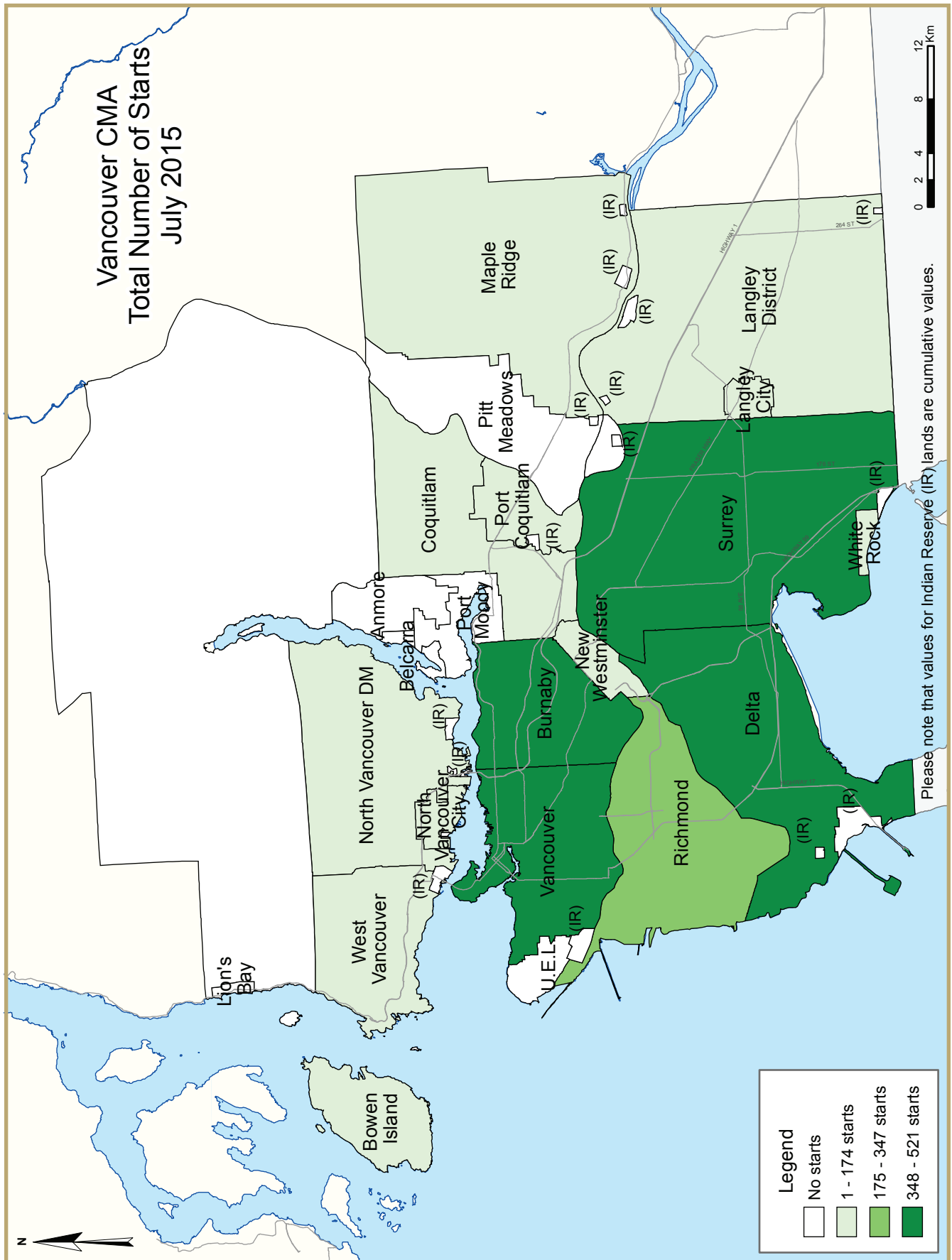
condominiums under construction. In total, the number of new homes under construction in July was 12 per cent over 2014's figures.

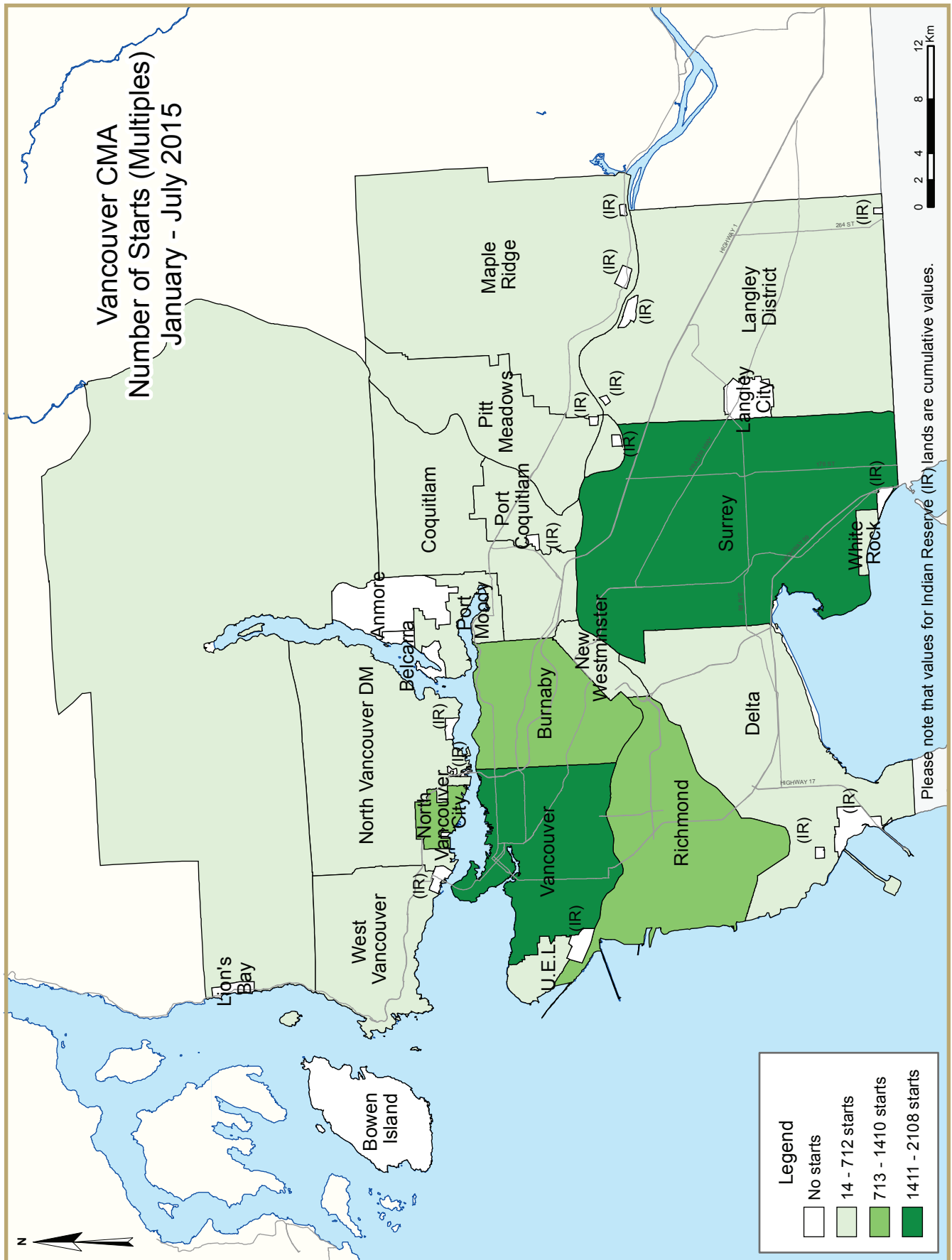
One of the reasons for the increase in housing starts has been a monthly decline in the number of new units for immediate move-in (completed and unabsorbed) since the beginning of 2015. At 2,399 homes, the total number of completed and unabsorbed units is down at its lowest levels since the second quarter of 2010. Further, all dwelling types experienced a decline in the number units for immediate move-in for July, indicating demand has picked-up for all forms of new housing.

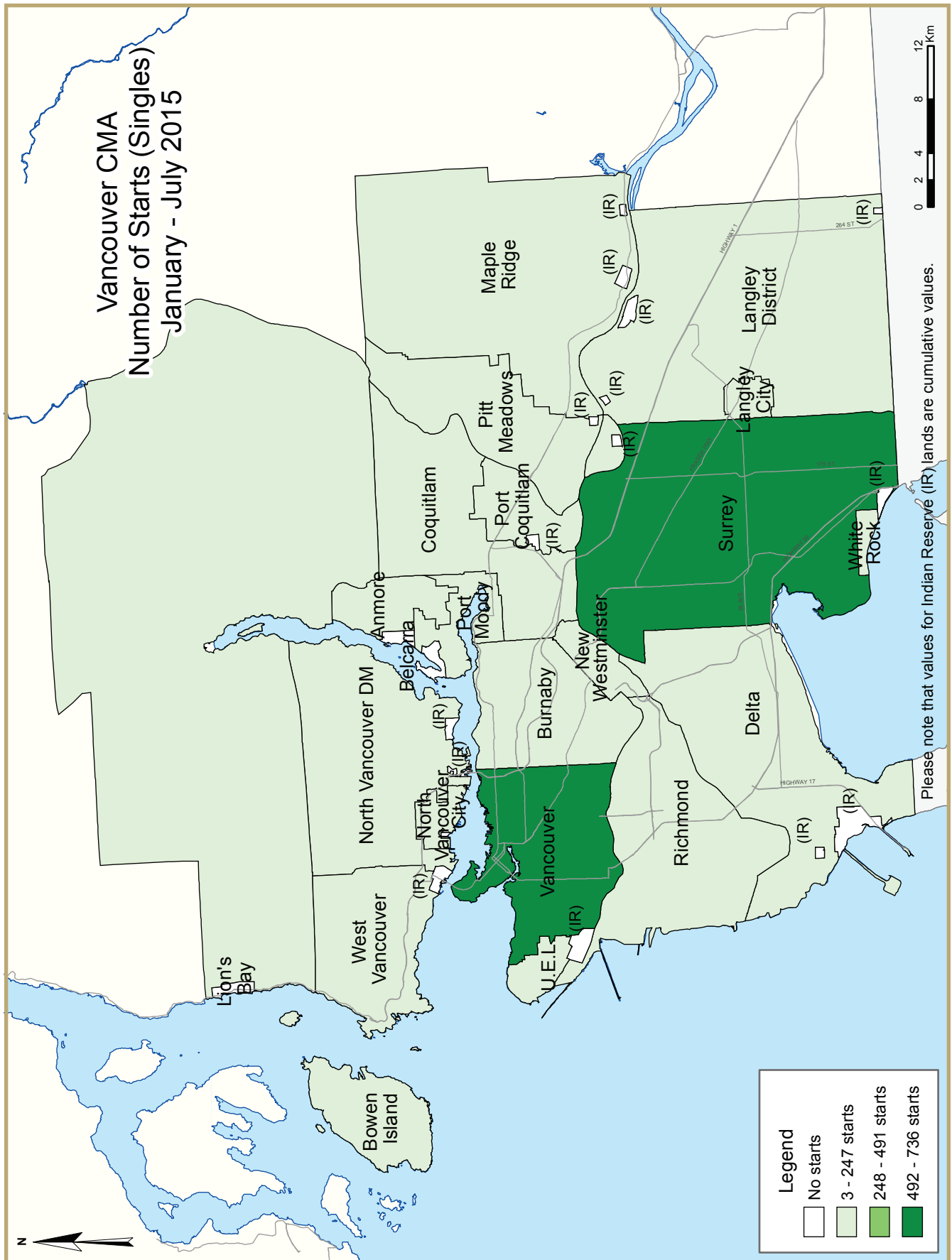
Housing starts in the Abbotsford-Mission CMA were trending at 652 units (6-month average SAAR) in July, compared to 553 units in June. For the year, 68 per cent of all housing starts in the CMA were ground-oriented homes (single-detached, semi-detached and townhomes), a higher ratio than last year at 47 per cent. Part of the reason for the increase in ground-oriented activity is the number of these dwelling types available for immediate move-in, which was 29 per cent below last year's total for July. Overall, the number of homes under construction in the Abbotsford-Mission CMA is slightly above July 2014 figures at 573 compared to 555.

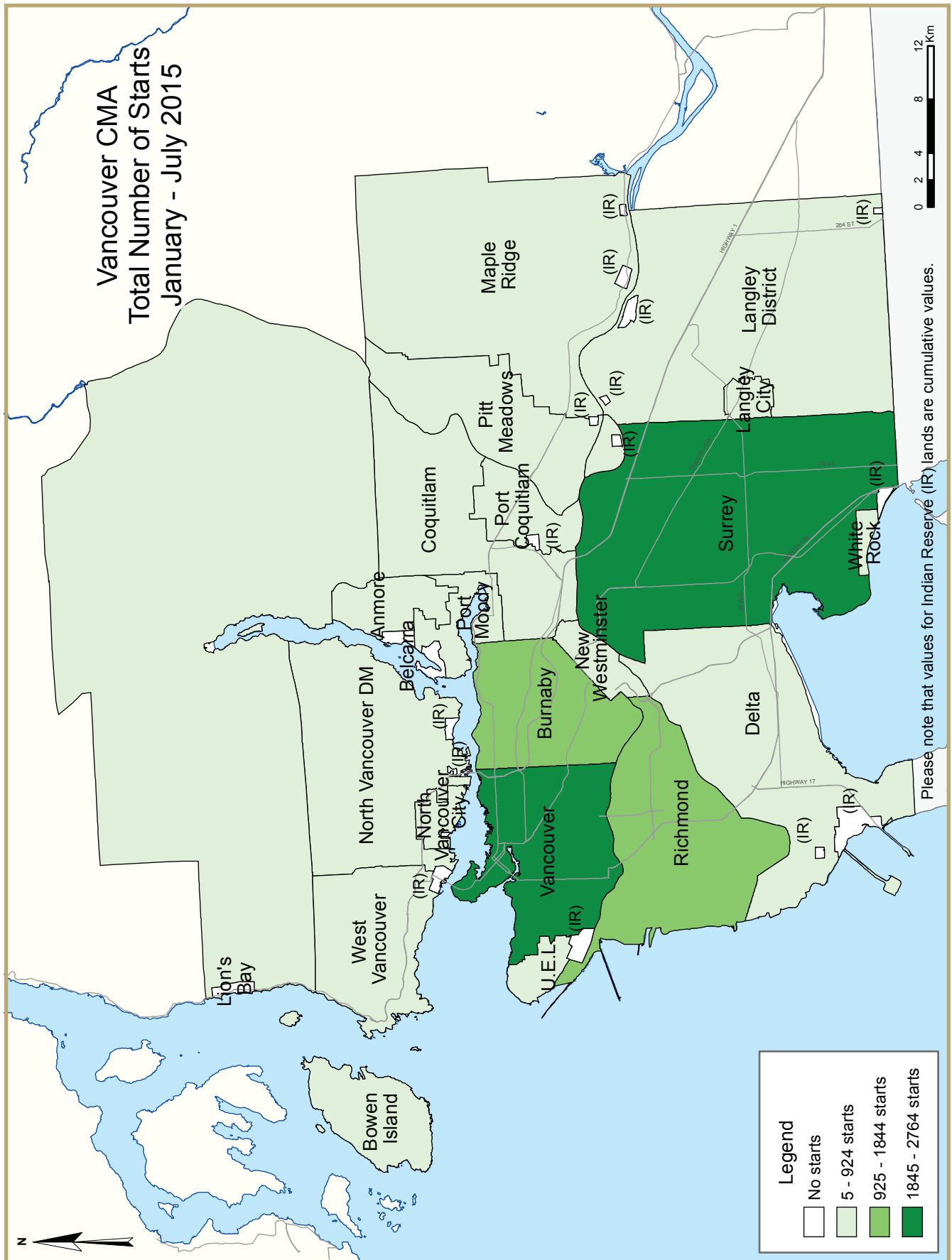


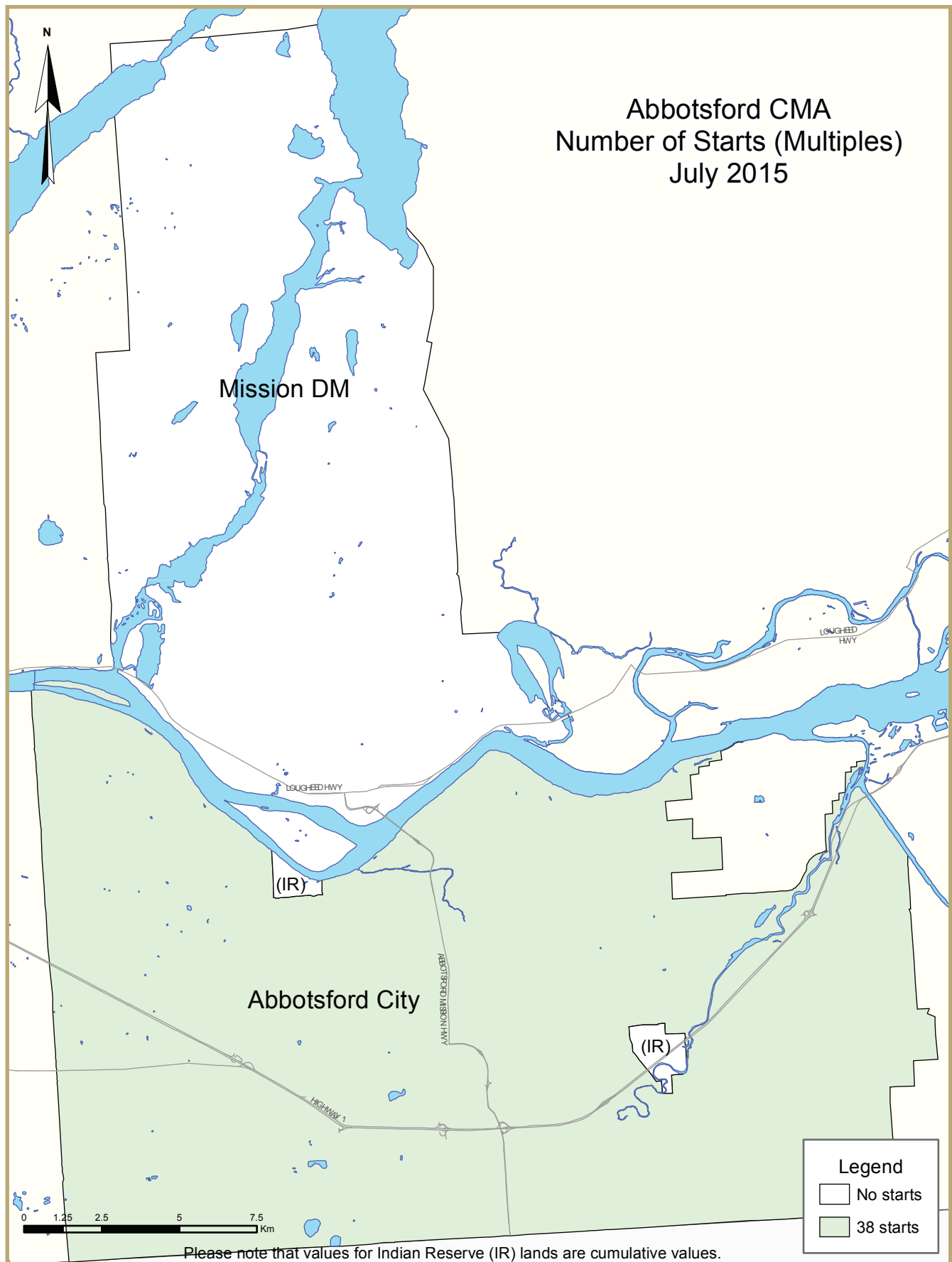


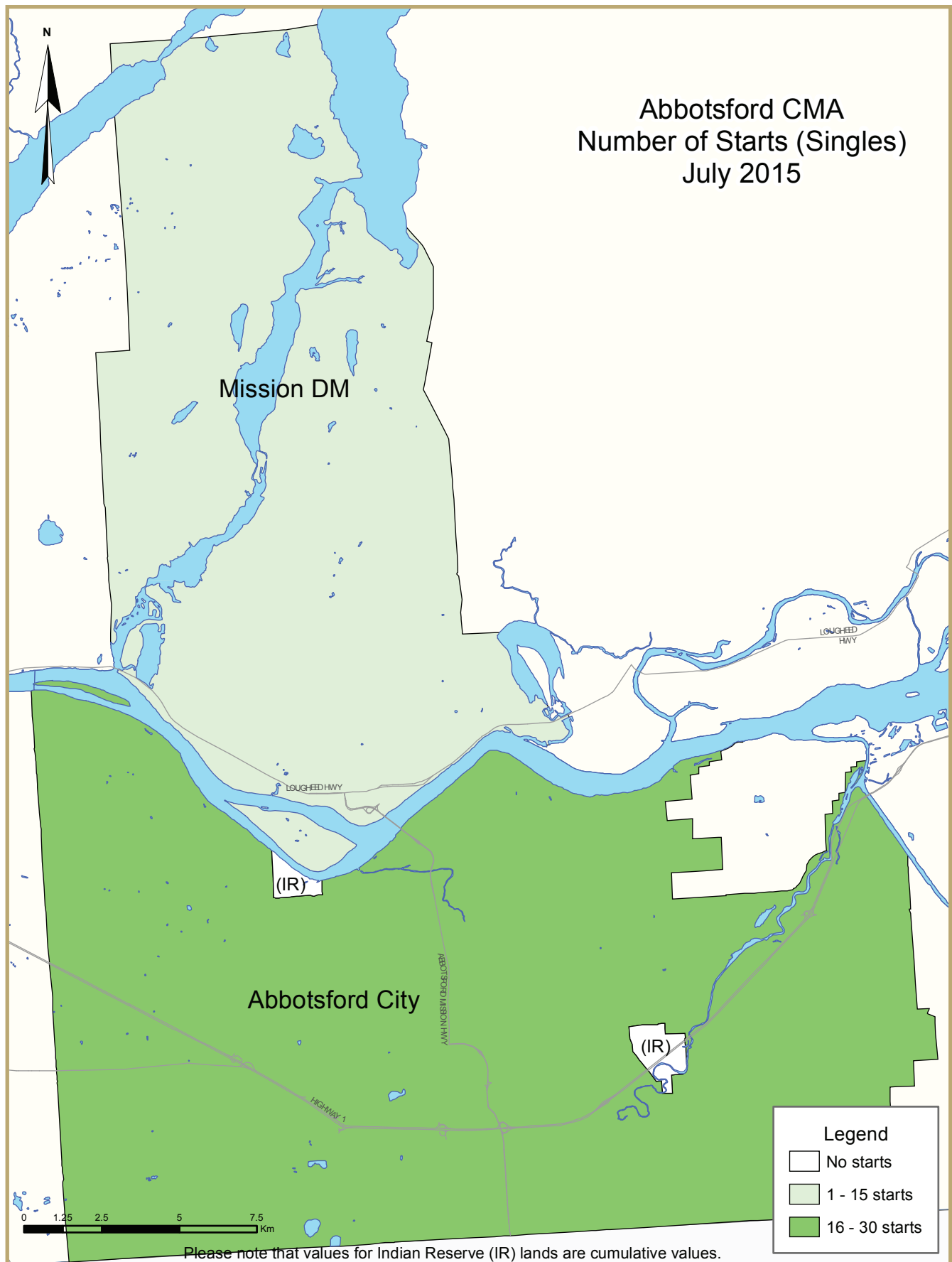


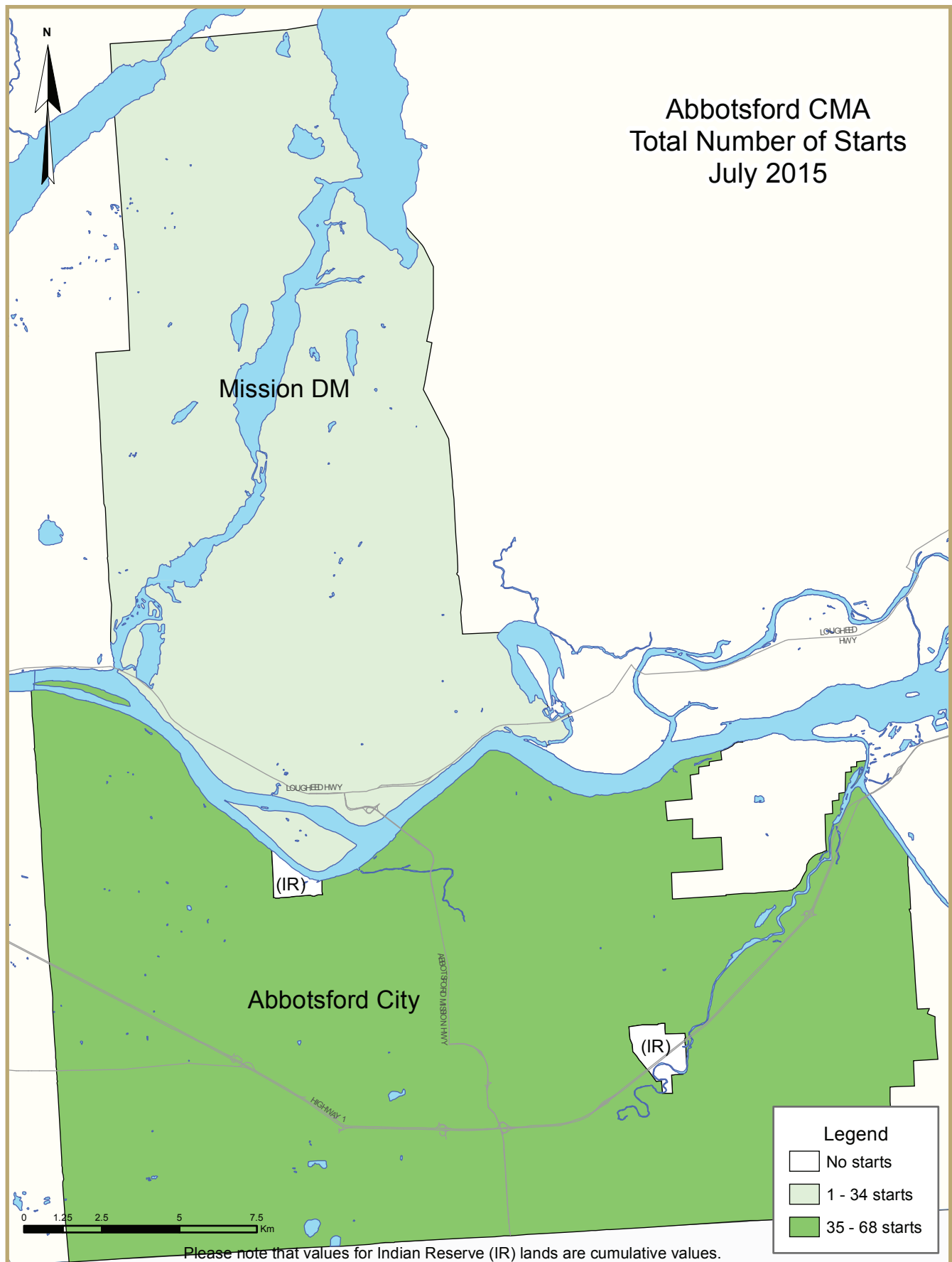


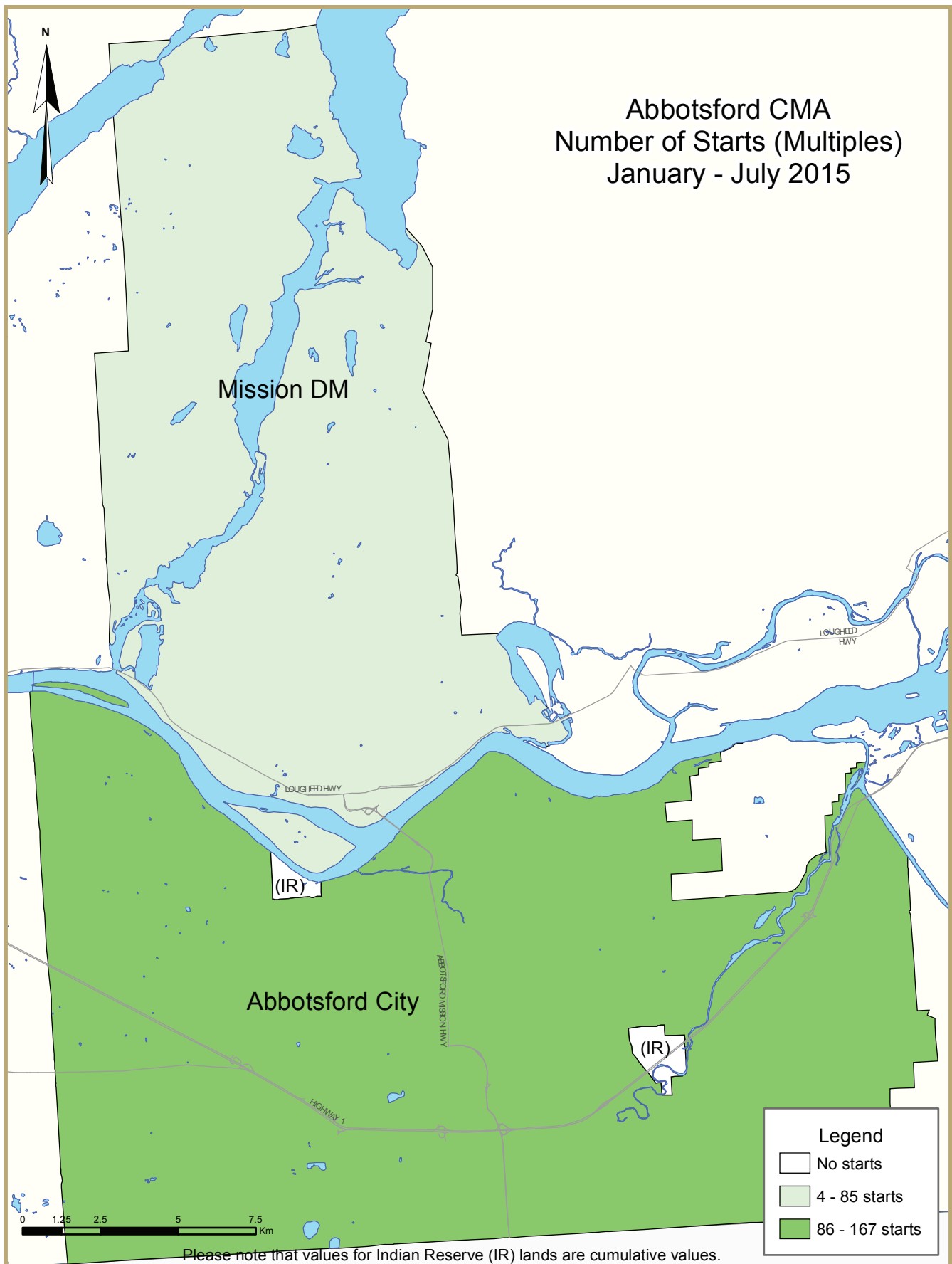


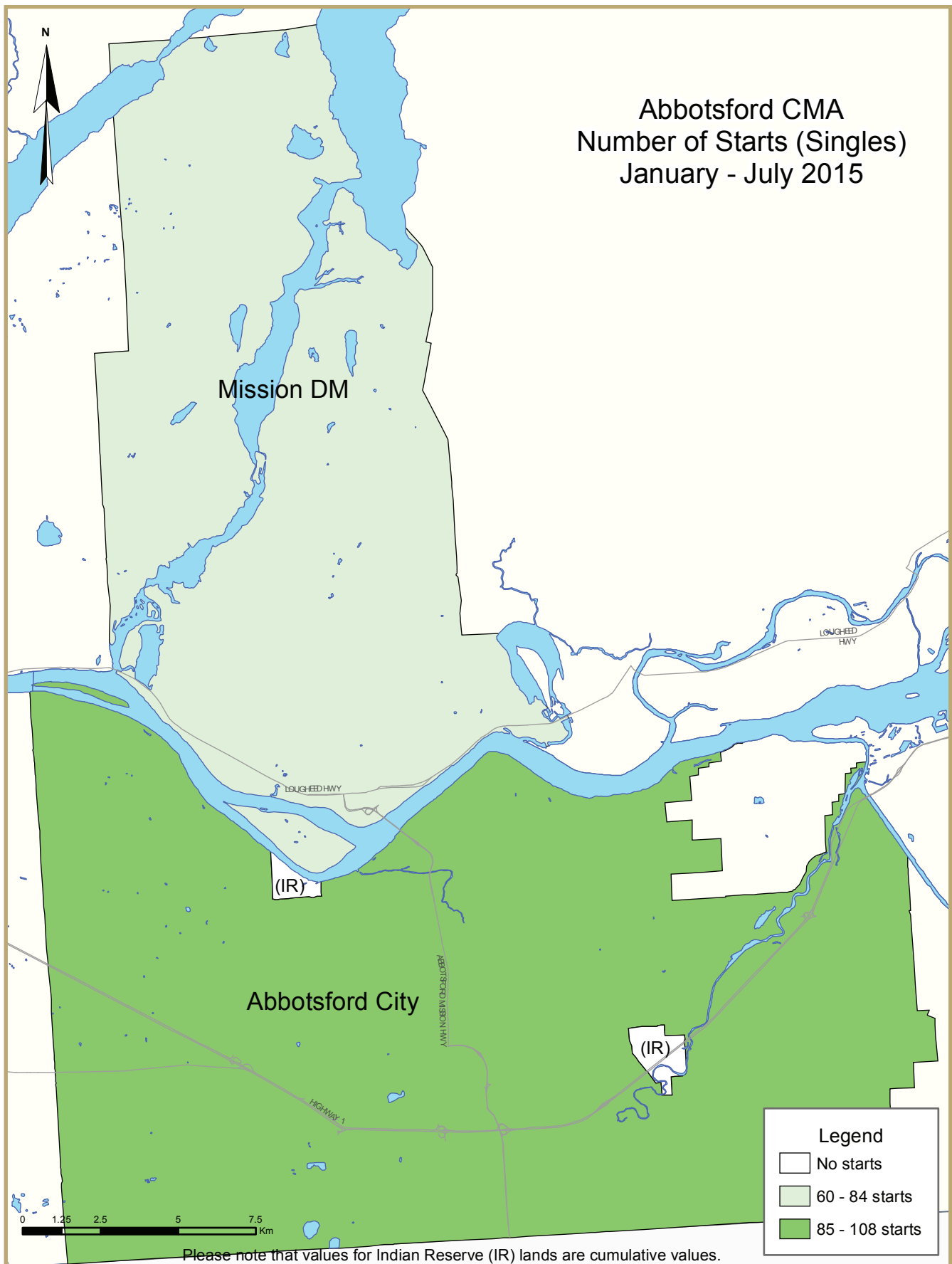


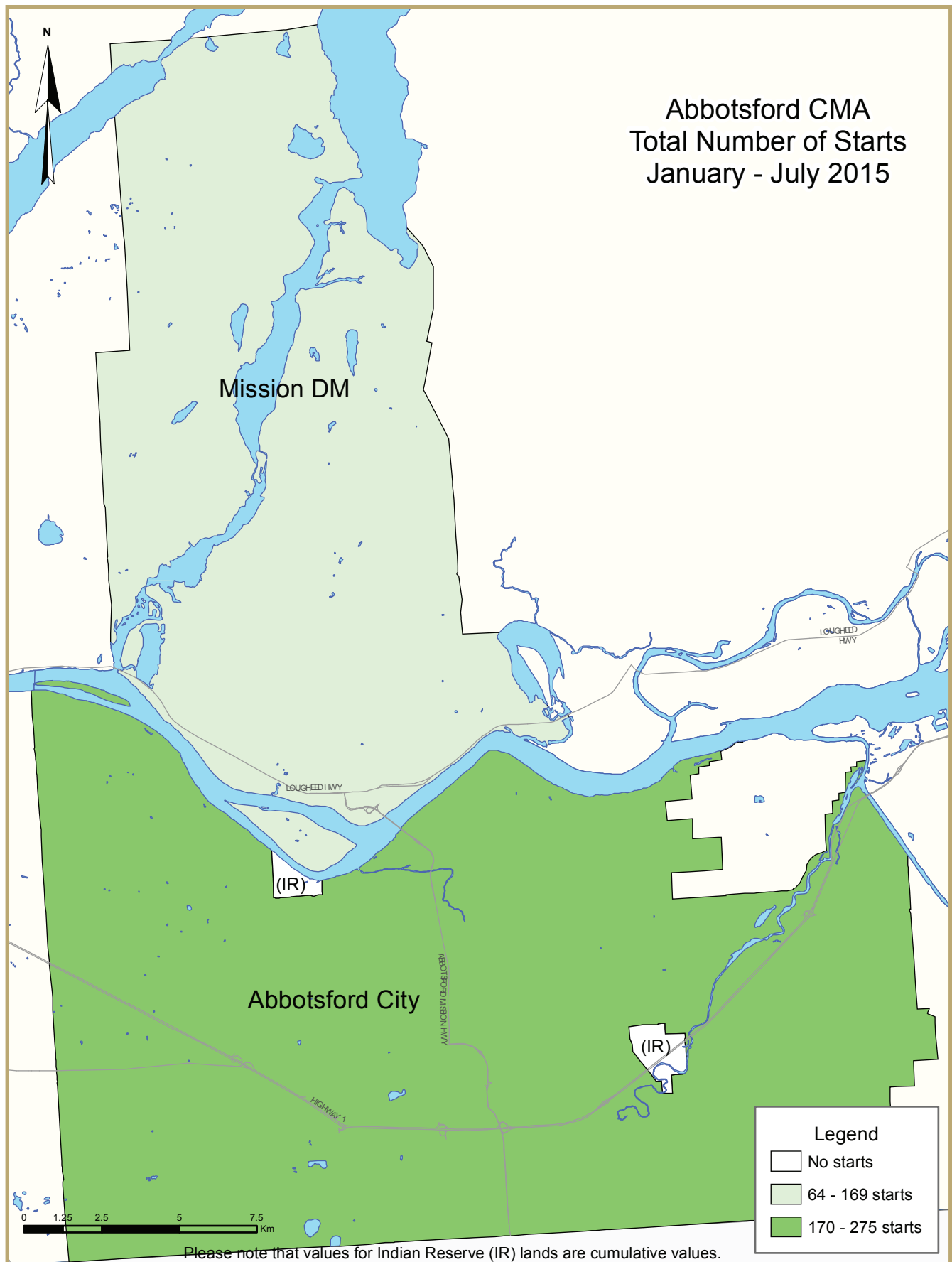












HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) July 2015		
Vancouver CMA ¹	June 2015	July 2015
Trend ²	20,080	21,874
SAAR	25,360	27,359
	July 2014	July 2015
Actual		
July - Single-Detached	419	431
July - Multiples	1,189	1,886
July - Total	1,608	2,317
January to July - Single-Detached	2,417	2,685
January to July - Multiples	8,296	9,570
January to July - Total	10,713	12,255

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2015	389	30	0	2	284	1,385	40	187	2,317
July 2014	377	48	0	2	258	505	40	348	1,608
% Change	3.2	-37.5	n/a	0.0	10.1	174.3	0.0	-46.3	44.1
Year-to-date 2015	2,373	200	8	34	1,455	6,149	278	1,758	12,255
Year-to-date 2014	2,149	182	102	12	1,637	4,740	256	1,605	10,713
% Change	10.4	9.9	-92.2	183.3	-11.1	29.7	8.6	9.5	14.4
UNDER CONSTRUCTION									
July 2015	3,852	292	8	41	2,185	16,836	367	3,463	27,044
July 2014	3,440	292	5	18	2,346	14,452	334	3,135	24,052
% Change	12.0	0.0	60.0	127.8	-6.9	16.5	9.9	10.5	12.4
COMPLETIONS									
July 2015	412	28	0	0	204	944	54	520	2,162
July 2014	329	42	0	1	282	958	55	295	1,962
% Change	25.2	-33.3	n/a	-100.0	-27.7	-1.5	-1.8	76.3	10.2
Year-to-date 2015	2,122	188	0	10	1,530	4,170	240	1,656	9,916
Year-to-date 2014	2,043	264	30	5	1,383	4,616	253	1,271	9,865
% Change	3.9	-28.8	-100.0	100.0	10.6	-9.7	-5.1	30.3	0.5
COMPLETED & NOT ABSORBED									
July 2015	768	73	0	9	378	1,171	n/a	n/a	2,399
July 2014	1,063	82	13	4	589	1,546	n/a	n/a	3,297
% Change	-27.8	-11.0	-100.0	125.0	-35.8	-24.3	n/a	n/a	-27.2
ABSORBED									
July 2015	434	38	0	2	205	998	n/a	n/a	1,677
July 2014	346	31	1	2	268	1 089	n/a	n/a	1,737
% Change	25.4	22.6	-100.0	0.0	-23.5	-8.4	n/a	n/a	-3.5
Year-to-date 2015	2,369	218	0	14	1,731	4,517	n/a	n/a	8,849
Year-to-date 2014	2,314	292	41	9	1,448	5,062	n/a	n/a	9,166
% Change	2.4	-25.3	-100.0	55.6	19.5	-10.8	n/a	n/a	-3.5

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2015	33	6	0	0	0	400	0	23	462
July 2014	44	18	0	0	0	0	0	24	86
Delta									
July 2015	24	0	0	0	0	317	0	15	356
July 2014	13	0	0	0	17	0	0	11	41
Langley									
July 2015	22	4	0	1	35	0	1	7	70
July 2014	10	8	0	0	41	0	0	7	66
Maple Ridge / Pitt Meadows									
July 2015	8	0	0	0	0	0	0	0	8
July 2014	25	0	0	0	32	0	0	0	57
New Westminster									
July 2015	2	0	0	0	0	0	0	1	3
July 2014	3	0	0	0	0	66	0	0	69
North Vancouver									
July 2015	15	0	0	0	0	72	0	9	96
July 2014	16	2	0	0	3	0	0	13	34
Richmond									
July 2015	38	0	0	0	76	163	0	9	286
July 2014	49	2	0	0	10	263	2	12	338
Surrey									
July 2015	114	0	0	0	143	66	0	58	381
July 2014	76	0	0	0	93	68	2	32	271
Tri-Cities									
July 2015	27	4	0	0	26	29	1	15	102
July 2014	45	0	0	2	56	60	1	26	190
University Endowment Lands									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	1	0	0	0	0	0	0	0	1
Vancouver City									
July 2015	76	16	0	0	4	338	38	49	521
July 2014	74	18	0	0	6	48	34	219	399
West Vancouver									
July 2015	23	0	0	1	0	0	0	0	24
July 2014	9	0	0	0	0	0	0	0	9
White Rock									
July 2015	4	0	0	0	0	0	0	1	5
July 2014	4	0	0	0	0	0	0	4	8
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	4	0	0	0	0	0	1	0	5
Vancouver CMA									
July 2015	389	30	0	2	284	1,385	40	187	2,317
July 2014	377	48	0	2	258	505	40	348	1,608

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2015	330	80	0	0	49	2,770	0	218	3,447
July 2014	290	76	0	0	186	2,681	0	64	3,297
Delta									
July 2015	115	2	0	0	35	435	2	130	719
July 2014	110	6	0	0	61	0	1	64	242
Langley									
July 2015	177	6	5	12	336	421	1	170	1,128
July 2014	164	12	4	7	298	176	0	114	775
Maple Ridge / Pitt Meadows									
July 2015	272	16	0	0	228	152	3	0	671
July 2014	157	10	0	0	146	419	2	0	734
New Westminster									
July 2015	52	2	0	0	32	893	0	7	986
July 2014	55	6	0	0	129	537	0	0	727
North Vancouver									
July 2015	171	12	0	0	151	700	7	423	1,464
July 2014	188	10	0	0	66	627	2	266	1,159
Richmond									
July 2015	396	4	0	9	240	2,776	8	87	3,520
July 2014	317	12	0	0	191	2,018	9	228	2,775
Surrey									
July 2015	803	6	0	15	728	1,719	18	406	3,695
July 2014	691	6	0	8	877	924	46	273	2,825
Tri-Cities									
July 2015	257	6	3	1	264	1,248	8	170	1,957
July 2014	274	6	0	3	244	1,729	2	163	2,421
University Endowment Lands									
July 2015	17	0	0	0	11	340	0	0	368
July 2014	18	0	0	0	0	0	0	94	112
Vancouver City									
July 2015	931	154	0	2	81	5,349	319	1,801	8,637
July 2014	825	146	1	0	116	5,133	265	1,819	8,305
West Vancouver									
July 2015	207	0	0	2	23	20	0	1	253
July 2014	207	2	0	0	24	111	1	0	345
White Rock									
July 2015	76	4	0	0	0	13	0	48	141
July 2014	71	0	0	0	8	97	5	48	229
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	33	0	0	0	0	0	1	0	34
Vancouver CMA									
July 2015	3,852	292	8	41	2,185	16,836	367	3,463	27,044
July 2014	3,440	292	5	18	2,346	14,452	334	3,135	24,052

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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July 2015

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2015	38	6	0	0	0	0	0	23	67
July 2014	38	6	0	0	0	342	0	0	386
Delta									
July 2015	24	0	0	0	26	0	0	7	57
July 2014	16	0	0	1	36	88	0	6	147
Langley									
July 2015	31	0	0	0	15	0	3	21	70
July 2014	17	2	0	0	39	0	1	9	68
Maple Ridge / Pitt Meadows									
July 2015	14	0	0	0	24	81	0	0	119
July 2014	8	2	0	0	0	0	0	0	10
New Westminster									
July 2015	3	0	0	0	0	0	0	0	3
July 2014	12	0	0	0	0	77	0	0	89
North Vancouver									
July 2015	34	2	0	0	0	265	1	23	325
July 2014	13	2	0	0	0	175	0	7	197
Richmond									
July 2015	35	2	0	0	12	241	1	151	442
July 2014	15	4	0	0	17	8	2	5	51
Surrey									
July 2015	78	0	0	0	114	124	3	31	350
July 2014	62	6	0	0	158	0	1	35	262
Tri-Cities									
July 2015	20	0	0	0	6	0	0	3	29
July 2014	28	0	0	0	22	0	0	16	66
University Endowment Lands									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2015	83	16	0	0	5	233	46	252	635
July 2014	106	20	0	0	10	268	51	215	670
West Vancouver									
July 2015	43	2	0	0	2	0	0	2	49
July 2014	12	0	0	0	0	0	0	0	12
White Rock									
July 2015	9	0	0	0	0	0	0	7	16
July 2014	2	0	0	0	0	0	0	2	4
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2015	412	28	0	0	204	944	54	520	2,162
July 2014	329	42	0	1	282	958	55	295	1,962

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

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July 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
July 2015	63	25	0	0	1	95	n/a	n/a	184
July 2014	89	22	0	0	12	50	n/a	n/a	173
Delta									
July 2015	17	0	0	0	6	13	n/a	n/a	36
July 2014	14	2	0	1	11	33	n/a	n/a	61
Langley									
July 2015	49	0	0	0	52	65	n/a	n/a	166
July 2014	67	0	0	0	87	116	n/a	n/a	270
Maple Ridge / Pitt Meadows									
July 2015	52	2	0	0	47	177	n/a	n/a	278
July 2014	91	2	0	0	11	97	n/a	n/a	201
New Westminster									
July 2015	6	0	0	0	31	12	n/a	n/a	49
July 2014	9	0	0	0	0	133	n/a	n/a	142
North Vancouver									
July 2015	29	1	0	0	16	155	n/a	n/a	201
July 2014	36	3	2	0	26	229	n/a	n/a	296
Richmond									
July 2015	114	1	0	2	27	132	n/a	n/a	276
July 2014	163	5	1	3	74	114	n/a	n/a	360
Surrey									
July 2015	105	0	0	2	163	264	n/a	n/a	534
July 2014	173	0	0	0	290	343	n/a	n/a	806
Tri-Cities									
July 2015	47	0	0	4	5	91	n/a	n/a	147
July 2014	84	2	6	0	18	142	n/a	n/a	252
University Endowment Lands									
July 2015	0	0	0	0	1	0	n/a	n/a	1
July 2014	0	0	0	0	1	28	n/a	n/a	29
Vancouver City									
July 2015	243	41	0	1	14	139	n/a	n/a	438
July 2014	289	45	4	0	46	208	n/a	n/a	592
West Vancouver									
July 2015	22	2	0	0	10	1	n/a	n/a	35
July 2014	27	0	0	0	0	6	n/a	n/a	33
White Rock									
July 2015	18	1	0	0	4	27	n/a	n/a	50
July 2014	11	1	0	0	13	47	n/a	n/a	72
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2015	768	73	0	9	378	1,171	n/a	n/a	2,399
July 2014	1,063	82	13	4	589	1,546	n/a	n/a	3,297

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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July 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									
July 2015	30	8	0	0	0	59	n/a	n/a	97
July 2014	39	1	0	0	0	345	n/a	n/a	385
Delta									
July 2015	22	0	0	0	28	0	n/a	n/a	50
July 2014	20	0	0	1	35	65	n/a	n/a	121
Langley									
July 2015	22	0	0	1	10	13	n/a	n/a	46
July 2014	20	2	0	0	28	12	n/a	n/a	62
Maple Ridge / Pitt Meadows									
July 2015	20	0	0	0	0	2	n/a	n/a	22
July 2014	13	2	0	0	9	3	n/a	n/a	27
New Westminster									
July 2015	3	0	0	0	20	14	n/a	n/a	37
July 2014	12	2	0	0	2	88	n/a	n/a	104
North Vancouver									
July 2015	31	4	0	0	5	250	n/a	n/a	290
July 2014	14	0	1	0	0	191	n/a	n/a	206
Richmond									
July 2015	54	3	0	0	17	241	n/a	n/a	315
July 2014	30	0	0	1	32	27	n/a	n/a	90
Surrey									
July 2015	86	0	0	0	105	113	n/a	n/a	304
July 2014	68	7	0	0	136	20	n/a	n/a	231
Tri-Cities									
July 2015	26	0	0	0	11	48	n/a	n/a	85
July 2014	28	3	0	0	24	33	n/a	n/a	88
University Endowment Lands									
July 2015	0	0	0	0	0	2	n/a	n/a	2
July 2014	0	0	0	0	0	1	n/a	n/a	1
Vancouver City									
July 2015	89	23	0	1	7	253	n/a	n/a	373
July 2014	91	14	0	0	1	300	n/a	n/a	406
West Vancouver									
July 2015	44	0	0	0	0	1	n/a	n/a	45
July 2014	5	0	0	0	0	0	n/a	n/a	5
White Rock									
July 2015	7	0	0	0	2	2	n/a	n/a	11
July 2014	5	0	0	0	1	4	n/a	n/a	10
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2015	434	38	0	2	205	998	n/a	n/a	1,677
July 2014	346	31	1	2	268	1,089	n/a	n/a	1,737

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
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	4	0	0	0	30	0	0	3	34	-91.2
Burnaby - Mountain	0	0	0	0	0	0	158	0	158	0	n/a
Burnaby - North	8	8	0	0	0	0	4	5	12	13	-7.7
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - South & East	5	6	4	2	0	0	4	4	13	12	8.3
Burnaby - Central Park	1	7	0	2	0	0	243	6	244	15	**
Burnaby - Remainder	19	22	2	14	0	0	14	8	35	44	-20.5
Burnaby Total	33	44	6	18	0	0	423	24	462	86	**
Coquitlam	24	45	4	2	24	54	12	25	64	126	-49.2
Delta - Tsawwassen	3	4	0	0	0	0	0	2	3	6	-50.0
Delta - Ladner	5	0	0	0	0	0	1	0	6	0	n/a
Delta - North	16	9	0	6	0	11	331	9	347	35	**
Delta	24	13	0	6	0	11	332	11	356	41	**
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	23	9	4	8	35	41	7	7	69	65	6.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	25	0	2	0	30	0	0	8	57	-86.0
New Westminster	2	3	0	0	0	0	1	66	3	69	-95.7
North Vancouver City	6	5	0	2	0	3	75	7	81	17	**
North Vancouver DM	9	11	0	0	0	0	6	6	15	17	-11.8
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	4	3	2	0	0	0	32	61	38	64	-40.6
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	38	51	10	6	66	6	172	275	286	338	-15.4
Surrey - South	37	17	2	4	26	20	73	0	138	41	**
Surrey - Cloverdale	12	11	0	0	26	48	8	70	46	129	-64.3
Surrey - North	51	38	2	0	54	21	32	22	139	81	71.6
Surrey - Guildford	1	4	0	0	33	0	1	2	35	6	**
Surrey - Whalley	13	8	0	0	0	0	10	6	23	14	64.3
Surrey Total	114	78	4	4	139	89	124	100	381	271	40.6
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	192	0	192	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	2	2	0	0	0	0	0	1	2	3	-33.3
Vancouver - Marpole	9	8	2	0	0	0	10	0	21	8	162.5
Vancouver - Eastside	84	60	8	18	0	4	312	48	404	130	**
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	10	2	10	-80.0
Vancouver - Strath/Grand	1	0	4	2	0	0	61	0	66	2	**
Vancouver - Westside	18	35	0	0	4	0	4	16	26	51	-49.0
Vancouver Total	114	108	16	20	4	4	387	267	521	399	30.6
West Vancouver	24	9	0	0	0	0	0	0	24	9	166.7
White Rock	4	4	0	0	0	0	1	4	5	8	-37.5
First Nations	0	5	0	0	0	0	0	0	0	5	-100.0
Vancouver CMA	431	419	46	68	268	268	1,572	853	2,317	1,608	44.1

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 2.1: Starts by Submarket and by Dwelling Type
January - July 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	8	9	0	0	0	0	0	0	8	9	-11.1
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	8	13	0	0	0	30	0	0	8	43	-81.4
Burnaby - Mountain	0	0	0	0	0	0	158	0	158	0	n/a
Burnaby - North	48	45	2	0	21	0	62	47	133	92	44.6
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2	6	4	50.0
Burnaby - South & East	13	26	10	14	0	42	10	10	33	92	-64.1
Burnaby - Central Park	14	27	2	6	0	0	729	78	745	111	**
Burnaby - Remainder	96	105	38	40	0	69	80	353	214	567	-62.3
Burnaby Total	174	205	52	60	21	111	1,042	490	1,289	866	48.8
Coquitlam	158	210	60	32	66	57	296	1,050	580	1,349	-57.0
Delta - Tsawwassen	21	13	0	0	0	0	36	5	57	18	**
Delta - Ladner	15	18	0	0	15	0	3	8	33	26	26.9
Delta - North	42	45	0	18	0	39	356	40	398	142	180.3
Delta	78	76	0	18	15	39	395	53	488	186	162.4
Langley City	5	7	0	0	0	33	0	0	5	40	-87.5
Langley District	143	98	8	16	307	242	320	213	778	569	36.7
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	229	122	18	24	96	70	47	81	390	297	31.3
New Westminster	24	30	0	2	0	82	300	341	324	455	-28.8
North Vancouver City	26	26	4	6	0	20	777	358	807	410	96.8
North Vancouver DM	78	56	0	0	39	46	111	167	228	269	-15.2
Pitt Meadows	9	5	2	4	36	0	0	64	47	73	-35.6
Port Coquitlam	19	14	2	4	42	90	128	65	191	173	10.4
Port Moody	10	2	0	2	14	0	0	0	24	4	**
Richmond	246	219	22	18	127	55	784	1,189	1,179	1,481	-20.4
Surrey - South	186	139	16	20	171	134	108	60	481	353	36.3
Surrey - Cloverdale	64	107	4	6	60	181	34	91	162	385	-57.9
Surrey - North	268	265	6	6	197	314	277	274	748	859	-12.9
Surrey - Guildford	11	7	0	0	93	10	7	33	111	50	122.0
Surrey - Whalley	79	61	0	0	0	0	1,135	99	1,214	160	**
Surrey Total	608	579	26	32	521	639	1,561	557	2,716	1,807	50.3
University Endowment Lands	3	10	0	0	11	0	235	94	249	104	139.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	482	281	482	281	71.5
Vancouver - Kitsilano	2	3	2	6	0	0	2	55	6	64	-90.6
Vancouver - False Creek	0	1	0	0	0	0	0	80	0	81	-100.0
Vancouver - Granville/Oak	5	6	0	4	0	0	19	58	24	68	-64.7
Vancouver - Kerrisdale	30	17	0	0	0	0	4	43	34	60	-43.3
Vancouver - Marpole	33	31	6	6	0	0	17	4	56	41	36.6
Vancouver - Eastside	448	368	64	48	18	8	972	656	1,502	1,080	39.1
Vancouver - Mt. Pleasant	1	0	26	8	0	9	116	113	143	130	10.0
Vancouver - Strath/Grand	9	4	16	4	5	5	195	137	225	150	50.0
Vancouver - Westside	208	172	4	0	4	19	76	251	292	442	-33.9
Vancouver Total	736	602	118	76	27	41	1,883	1,678	2,764	2,397	15.3
West Vancouver	87	55	2	0	23	0	8	12	120	67	79.1
White Rock	36	42	4	0	0	0	20	35	60	77	-22.1
First Nations	0	34	0	0	0	0	0	0	0	34	-100.0
Vancouver CMA	2,685	2,417	318	294	1,345	1,555	7,907	6,447	12,255	10,713	14.4

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 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 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	158	0	0	0
Burnaby - North	0	0	0	0	0	0	4	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	1
Burnaby - South & East	0	0	0	0	0	0	4	4
Burnaby - Central Park	0	0	0	0	242	0	1	6
Burnaby - Remainder	0	0	0	0	0	0	14	8
Burnaby Total	0	0	0	0	400	0	23	24
Coquitlam	24	54	0	0	0	0	12	25
Delta - Tsawwassen	0	0	0	0	0	0	0	2
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	11	0	0	317	0	14	9
Delta	0	11	0	0	317	0	15	11
Langley City	0	0	0	0	0	0	0	0
Langley District	35	41	0	0	0	0	7	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	30	0	0	0	0	0	0
New Westminster	0	0	0	0	0	66	1	0
North Vancouver City	0	3	0	0	72	0	3	7
North Vancouver DM	0	0	0	0	0	0	6	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	29	60	3	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	66	6	0	0	163	263	9	12
Surrey - South	26	20	0	0	66	0	7	0
Surrey - Cloverdale	26	48	0	0	0	68	8	2
Surrey - North	54	21	0	0	0	0	32	22
Surrey - Guildford	33	0	0	0	0	0	1	2
Surrey - Whalley	0	0	0	0	0	0	10	6
Surrey Total	139	89	0	0	66	68	58	32
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	192
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	7	0	3	0
Vancouver - Eastside	0	4	0	0	270	26	42	22
Vancouver - Mt. Pleasant	0	0	0	0	0	10	0	0
Vancouver - Strath/Grand	0	0	0	0	61	0	0	0
Vancouver - Westside	4	0	0	0	0	12	4	4
Vancouver Total	4	4	0	0	338	48	49	219
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	268	238	0	0	1,385	505	187	348

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 - July 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	158	0	0	0
Burnaby - North	21	0	0	0	32	35	30	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	2
Burnaby - South & East	0	42	0	0	0	0	10	10
Burnaby - Central Park	0	0	0	0	719	66	10	12
Burnaby - Remainder	0	69	0	0	0	326	80	27
Burnaby Total	21	111	0	0	909	427	133	63
Coquitlam	66	57	0	0	189	931	107	119
Delta - Tsawwassen	0	0	0	0	33	0	3	5
Delta - Ladner	15	0	0	0	0	0	3	8
Delta - North	0	39	0	0	317	0	39	40
Delta	15	39	0	0	350	0	45	53
Langley City	0	33	0	0	0	0	0	0
Langley District	307	242	0	0	166	176	154	37
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	96	70	0	0	47	81	0	0
New Westminster	0	82	0	0	293	341	7	0
North Vancouver City	0	20	0	0	644	165	133	193
North Vancouver DM	39	46	0	0	0	141	111	26
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	90	0	0	121	60	7	5
Port Moody	14	0	0	0	0	0	0	0
Richmond	127	55	0	0	730	990	54	199
Surrey - South	171	134	0	0	66	42	42	18
Surrey - Cloverdale	60	181	0	0	0	68	34	23
Surrey - North	197	314	0	0	120	125	157	149
Surrey - Guildford	93	10	0	0	0	29	7	4
Surrey - Whalley	0	0	0	0	1,077	56	58	43
Surrey Total	521	639	0	0	1,263	320	298	237
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	160	0	322	281
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	56	2	2
Vancouver - Kerrisdale	0	0	0	0	0	39	4	4
Vancouver - Marpole	0	0	0	0	7	0	10	4
Vancouver - Eastside	18	8	0	0	703	501	269	155
Vancouver - Mt. Pleasant	0	9	0	0	115	113	1	0
Vancouver - Strath/Grand	5	5	0	0	150	137	45	0
Vancouver - Westside	4	19	0	0	40	143	36	108
Vancouver Total	27	41	0	0	1,194	1,124	689	554
West Vancouver	23	0	0	0	8	12	0	0
White Rock	0	0	0	0	0	10	20	25
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,345	1,525	0	0	6,149	4,842	1,758	1,605

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	4	0	0	0	0	3	34
Burnaby - Mountain	0	0	158	0	0	0	158	0
Burnaby - North	8	8	0	0	4	5	12	13
Burnaby - Lougheed Mall	0	1	0	0	0	1	0	2
Burnaby - South & East	9	8	0	0	4	4	13	12
Burnaby - Central Park	1	9	242	0	1	6	244	15
Burnaby - Remainder	21	36	0	0	14	8	35	44
Burnaby Total	39	62	400	0	23	24	462	86
Coquitlam	25	42	26	58	13	26	64	126
Delta - Tsawwassen	3	4	0	0	0	2	3	6
Delta - Ladner	5	0	0	0	1	0	6	0
Delta - North	16	9	317	17	14	9	347	35
Delta	24	13	317	17	15	11	356	41
Langley City	1	1	0	0	0	0	1	1
Langley District	25	17	36	41	8	7	69	65
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	25	0	32	0	0	8	57
New Westminster	2	3	0	66	1	0	3	69
North Vancouver City	6	7	72	3	3	7	81	17
North Vancouver DM	9	11	0	0	6	6	15	17
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	6	3	29	60	3	1	38	64
Port Moody	0	0	0	0	0	0	0	0
Richmond	38	51	239	273	9	14	286	338
Surrey - South	37	17	94	24	7	0	138	41
Surrey - Cloverdale	12	11	26	116	8	2	46	129
Surrey - North	51	36	56	21	32	24	139	81
Surrey - Guildford	1	4	33	0	1	2	35	6
Surrey - Whalley	13	8	0	0	10	6	23	14
Surrey Total	114	76	209	161	58	34	381	271
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	192	0	192
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	1	2	0	0	1	1	2	3
Vancouver - Marpole	8	5	7	0	6	3	21	8
Vancouver - Eastside	63	54	270	32	71	44	404	130
Vancouver - Mt. Pleasant	2	0	0	10	0	0	2	10
Vancouver - Strath/Grand	4	2	61	0	1	0	66	2
Vancouver - Westside	14	26	4	12	8	13	26	51
Vancouver Total	92	92	342	54	87	253	521	399
West Vancouver	23	9	1	0	0	0	24	9
White Rock	4	4	0	0	1	4	5	8
First Nations	0	4	0	0	0	1	0	5
Vancouver CMA	419	425	1,671	765	227	388	2,317	1,608

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 - July 2015

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	7	8	0	0	1	1	8	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	8	13	0	0	0	0	8	43
Burnaby - Mountain	0	0	158	0	0	0	158	0
Burnaby - North	50	45	53	35	30	12	133	92
Burnaby - Lougheed Mall	3	2	0	0	3	2	6	4
Burnaby - South & East	23	38	0	44	10	10	33	92
Burnaby - Central Park	16	33	719	66	10	12	745	111
Burnaby - Remainder	134	145	0	395	80	27	214	567
Burnaby Total	226	263	930	540	133	63	1,289	866
Coquitlam	158	205	311	1,023	111	121	580	1,349
Delta - Tsawwassen	21	13	33	0	3	5	57	18
Delta - Ladner	15	17	15	0	3	9	33	26
Delta - North	42	45	317	57	39	40	398	142
Delta	78	75	365	57	45	54	488	186
Langley City	5	7	0	33	0	0	5	40
Langley District	135	104	478	421	165	44	778	569
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	234	127	153	169	3	1	390	297
New Westminster	24	32	293	423	7	0	324	455
North Vancouver City	27	32	644	185	136	193	807	410
North Vancouver DM	78	56	39	187	111	26	228	269
Pitt Meadows	11	9	36	64	0	0	47	73
Port Coquitlam	21	18	163	150	7	5	191	173
Port Moody	10	4	14	0	0	0	24	4
Richmond	234	219	886	1,059	59	203	1,179	1,481
Surrey - South	186	131	253	202	42	20	481	353
Surrey - Cloverdale	65	82	60	253	37	50	162	385
Surrey - North	251	257	336	441	161	161	748	859
Surrey - Guildford	11	7	93	39	7	4	111	50
Surrey - Whalley	79	61	1,077	56	58	43	1,214	160
Surrey Total	592	538	1,819	991	305	278	2,716	1,807
University Endowment Lands	3	10	246	0	0	94	249	104
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	160	0	322	281	482	281
Vancouver - Kitsilano	4	9	2	55	0	0	6	64
Vancouver - False Creek	0	1	0	80	0	0	0	81
Vancouver - Granville/Oak	3	9	17	56	4	3	24	68
Vancouver - Kerrisdale	22	15	0	39	12	6	34	60
Vancouver - Marpole	33	32	7	0	16	9	56	41
Vancouver - Eastside	320	263	723	511	459	306	1,502	1,080
Vancouver - Mt. Pleasant	27	8	115	122	1	0	143	130
Vancouver - Strath/Grand	23	109	155	40	47	1	225	150
Vancouver - Westside	174	139	46	162	72	141	292	442
Vancouver Total	606	585	1,225	1,065	933	747	2,764	2,397
West Vancouver	84	55	36	12	0	0	120	67
White Rock	40	37	0	10	20	30	60	77
First Nations	0	33	0	0	0	1	0	34
Vancouver CMA	2,581	2,433	7,638	6,389	2,036	1,861	12,255	10,713

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
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	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	9	11	0	0	0	0	4	0	13	11	18.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	5	0	0	0	0	2	0	4	5	-20.0
Burnaby - Central Park	4	5	0	2	0	0	3	342	7	349	-98.0
Burnaby - Remainder	23	17	6	4	0	0	14	0	43	21	104.8
Burnaby Total	38	38	6	6	0	0	23	342	67	386	-82.6
Coquitlam	12	19	0	0	6	22	2	16	20	57	-64.9
Delta - Tsawwassen	15	4	0	0	0	0	1	88	16	92	-82.6
Delta - Ladner	2	8	0	0	0	0	0	2	2	10	-80.0
Delta - North	7	5	0	36	26	0	6	4	39	45	-13.3
Delta	24	17	0	36	26	0	7	94	57	147	-61.2
Langley City	0	2	0	0	0	5	0	0	0	7	-100.0
Langley District	34	16	4	2	11	34	21	9	70	61	14.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	8	0	2	24	0	81	0	119	10	**
New Westminster	3	12	0	0	0	0	0	77	3	89	-96.6
North Vancouver City	3	4	2	2	0	0	4	178	9	184	-95.1
North Vancouver DM	32	9	0	0	0	0	284	4	316	13	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	8	9	0	0	0	0	1	0	9	9	0.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	36	17	2	4	12	17	392	13	442	51	**
Surrey - South	24	14	2	4	53	41	2	4	81	63	28.6
Surrey - Cloverdale	9	5	0	10	25	13	72	3	106	31	**
Surrey - North	35	34	0	4	34	92	16	23	85	153	-44.4
Surrey - Guildford	1	2	0	0	0	0	0	1	1	3	-66.7
Surrey - Whalley	12	8	0	0	0	0	65	4	77	12	**
Surrey Total	81	63	2	18	112	146	155	35	350	262	33.6
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	0	78	0	78	-100.0
Vancouver - Kitsilano	1	0	0	0	0	0	0	31	1	31	-96.8
Vancouver - False Creek	0	0	0	0	0	0	0	195	0	195	-100.0
Vancouver - Granville/Oak	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - Kerrisdale	6	4	0	0	0	0	0	0	6	4	50.0
Vancouver - Marpole	8	7	0	4	0	0	118	1	126	12	**
Vancouver - Eastside	88	114	16	8	0	10	139	78	243	210	15.7
Vancouver - Mt. Pleasant	0	0	0	4	0	0	5	0	5	4	25.0
Vancouver - Strath/Grand	0	3	0	4	5	0	152	3	157	10	**
Vancouver - Westside	25	27	0	0	0	0	71	97	96	124	-22.6
Vancouver Total	129	157	16	20	5	10	485	483	635	670	-5.2
West Vancouver	43	12	4	0	0	0	2	0	49	12	**
White Rock	9	2	0	0	0	0	7	2	16	4	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	466	385	36	90	196	234	1,464	1,253	2,162	1,962	10.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	6	12	0	0	0	0	0	0	6	12	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	6	0	0	23	0	0	0	33	6	**
Burnaby - Mountain	0	2	0	0	0	0	95	0	95	2	**
Burnaby - North	46	77	4	8	0	0	257	18	307	103	198.1
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - South & East	12	35	20	26	42	6	7	71	81	138	-41.3
Burnaby - Central Park	24	21	4	16	4	60	588	342	620	439	41.2
Burnaby - Remainder	100	114	42	46	37	0	162	122	341	282	20.9
Burnaby Total	184	249	70	96	83	66	1,111	553	1,448	964	50.2
Coquitlam	158	144	26	42	66	68	382	324	632	578	9.3
Delta - Tsawwassen	32	14	0	0	0	0	2	90	34	104	-67.3
Delta - Ladner	11	27	0	0	0	0	4	15	15	42	-64.3
Delta - North	49	24	0	58	65	0	44	21	158	103	53.4
Delta	92	65	0	58	65	0	50	126	207	249	-16.9
Langley City	6	10	0	0	0	19	0	0	6	29	-79.3
Langley District	149	145	4	2	237	165	139	304	529	616	-14.1
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	125	88	20	2	133	65	178	0	456	155	194.2
New Westminster	34	34	4	2	45	40	0	379	83	455	-81.8
North Vancouver City	28	27	12	4	12	4	299	392	351	427	-17.8
North Vancouver DM	96	47	0	0	25	0	393	20	514	67	**
Pitt Meadows	8	3	2	0	4	8	64	0	78	11	**
Port Coquitlam	16	29	0	2	48	40	68	164	132	235	-43.8
Port Moody	4	5	0	0	0	0	0	0	4	5	-20.0
Richmond	180	189	22	10	53	107	876	662	1,131	968	16.8
Surrey - South	141	111	26	14	153	207	98	233	418	565	-26.0
Surrey - Cloverdale	40	49	2	18	166	117	82	19	290	203	42.9
Surrey - North	243	224	2	6	253	340	191	79	689	649	6.2
Surrey - Guildford	6	8	0	0	21	22	3	103	30	133	-77.4
Surrey - Whalley	64	44	0	0	4	0	427	18	495	62	**
Surrey Total	494	436	30	38	597	686	801	452	1,922	1,612	19.2
University Endowment Lands	2	0	0	0	0	7	94	232	96	239	-59.8
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	1,137	81	1,137	-92.9
Vancouver - Kitsilano	4	6	4	10	0	0	1	153	9	169	-94.7
Vancouver - False Creek	1	1	0	0	0	0	189	322	190	323	-41.2
Vancouver - Granville/Oak	5	9	8	6	0	4	4	8	17	27	-37.0
Vancouver - Kerrisdale	28	39	0	0	0	0	31	3	59	42	40.5
Vancouver - Marpole	35	45	4	12	0	0	214	8	253	65	**
Vancouver - Eastside	390	368	60	24	8	16	350	271	808	679	19.0
Vancouver - Mt. Pleasant	1	1	12	36	0	3	28	32	41	72	-43.1
Vancouver - Strath/Grand	2	10	6	14	5	6	164	35	177	65	172.3
Vancouver - Westside	144	244	2	2	0	0	99	138	245	384	-36.2
Vancouver Total	610	723	96	104	13	29	1,161	2,107	1,880	2,963	-36.6
West Vancouver	109	61	24	0	4	0	95	156	232	217	6.9
White Rock	46	27	0	0	0	13	115	16	161	56	187.5
First Nations	13	0	0	0	0	0	0	0	13	0	n/a
Vancouver CMA	2,372	2,301	310	360	1,408	1,317	5,826	5,887	9,916	9,865	0.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 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	4	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	0
Burnaby - Central Park	0	0	0	0	0	342	3	0
Burnaby - Remainder	0	0	0	0	0	0	14	0
Burnaby Total	0	0	0	0	0	342	23	0
Coquitlam	6	22	0	0	0	0	2	16
Delta - Tsawwassen	0	0	0	0	0	88	1	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	26	0	0	0	0	0	6	4
Delta	26	0	0	0	0	88	7	6
Langley City	0	5	0	0	0	0	0	0
Langley District	11	34	0	0	0	0	21	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	0	0	0	81	0	0	0
New Westminster	0	0	0	0	0	77	0	0
North Vancouver City	0	0	0	0	0	175	4	3
North Vancouver DM	0	0	0	0	265	0	19	4
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	12	17	0	0	241	8	151	5
Surrey - South	53	41	0	0	0	0	2	4
Surrey - Cloverdale	25	13	0	0	68	0	4	3
Surrey - North	34	92	0	0	0	0	16	23
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	56	0	9	4
Surrey Total	112	146	0	0	124	0	31	35
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	78
Vancouver - Kitsilano	0	0	0	0	0	31	0	0
Vancouver - False Creek	0	0	0	0	0	195	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	117	0	1	1
Vancouver - Eastside	0	10	0	0	106	39	33	39
Vancouver - Mt. Pleasant	0	0	0	0	5	0	0	0
Vancouver - Strath/Grand	5	0	0	0	5	3	147	0
Vancouver - Westside	0	0	0	0	0	0	71	97
Vancouver Total	5	10	0	0	233	268	252	215
West Vancouver	0	0	0	0	0	0	2	0
White Rock	0	0	0	0	0	0	7	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	196	234	0	0	944	958	520	295

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 - July 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	23	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	239	18	18	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	6	0	0	0	71	7	0
Burnaby - Central Park	4	60	0	0	577	342	11	0
Burnaby - Remainder	37	0	0	0	118	122	44	0
Burnaby Total	83	66	0	0	1,029	553	82	0
Coquitlam	66	68	0	0	296	250	86	74
Delta - Tsawwassen	0	0	0	0	0	88	2	2
Delta - Ladner	0	0	0	0	0	13	4	2
Delta - North	65	0	0	0	0	0	44	21
Delta	65	0	0	0	0	101	50	25
Langley City	0	19	0	0	0	0	0	0
Langley District	237	165	0	0	65	231	74	73
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	133	65	0	0	103	0	75	0
New Westminster	45	40	0	0	0	379	0	0
North Vancouver City	12	4	0	0	165	381	134	11
North Vancouver DM	25	0	0	0	342	0	51	20
Pitt Meadows	4	8	0	0	64	0	0	0
Port Coquitlam	48	40	0	0	66	94	2	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	53	107	0	0	533	561	343	101
Surrey - South	153	207	0	0	75	218	23	15
Surrey - Cloverdale	166	117	0	0	68	0	14	19
Surrey - North	253	340	0	0	65	0	126	79
Surrey - Guildford	21	22	0	0	0	100	3	3
Surrey - Whalley	4	0	0	0	390	0	37	18
Surrey Total	597	686	0	0	598	318	203	134
University Endowment Lands	0	7	0	0	0	232	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	918	0	219
Vancouver - Kitsilano	0	0	0	0	0	131	1	22
Vancouver - False Creek	0	0	0	0	189	322	0	0
Vancouver - Granville/Oak	0	4	0	0	3	7	1	1
Vancouver - Kerrisdale	0	0	0	0	27	0	4	3
Vancouver - Marpole	0	0	0	0	209	0	5	8
Vancouver - Eastside	8	16	0	0	182	54	168	217
Vancouver - Mt. Pleasant	0	3	0	0	28	32	0	0
Vancouver - Strath/Grand	5	6	0	0	17	34	147	1
Vancouver - Westside	0	0	0	0	0	3	99	135
Vancouver Total	13	29	0	0	736	1,501	425	606
West Vancouver	4	0	0	0	93	15	2	141
White Rock	0	13	0	0	80	0	35	16
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,408	1,317	0	0	4,170	4,616	1,656	1,271

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
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 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	9	11	0	0	4	0	13	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	5	0	0	2	0	4	5
Burnaby - Central Park	4	7	0	342	3	0	7	349
Burnaby - Remainder	29	21	0	0	14	0	43	21
Burnaby Total	44	44	0	342	23	0	67	386
Coquitlam	12	19	6	22	2	16	20	57
Delta - Tsawwassen	15	4	0	88	1	0	16	92
Delta - Ladner	2	8	0	0	0	2	2	10
Delta - North	7	4	26	37	6	4	39	45
Delta	24	16	26	125	7	6	57	147
Langley City	0	2	0	5	0	0	0	7
Langley District	31	17	15	34	24	10	70	61
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	10	105	0	0	0	119	10
New Westminster	3	12	0	77	0	0	3	89
North Vancouver City	4	6	0	175	5	3	9	184
North Vancouver DM	32	9	265	0	19	4	316	13
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	8	9	0	0	1	0	9	9
Port Moody	0	0	0	0	0	0	0	0
Richmond	37	19	253	25	152	7	442	51
Surrey - South	24	14	55	45	2	4	81	63
Surrey - Cloverdale	8	8	93	19	5	4	106	31
Surrey - North	33	36	34	94	18	23	85	153
Surrey - Guildford	1	2	0	0	0	1	1	3
Surrey - Whalley	12	8	56	0	9	4	77	12
Surrey Total	78	68	238	158	34	36	350	262
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	78	0	78
Vancouver - Kitsilano	1	0	0	31	0	0	1	31
Vancouver - False Creek	0	0	0	195	0	0	0	195
Vancouver - Granville/Oak	1	1	0	0	0	1	1	2
Vancouver - Kerrisdale	5	4	0	0	1	0	6	4
Vancouver - Marpole	8	10	117	0	1	2	126	12
Vancouver - Eastside	62	79	106	49	75	82	243	210
Vancouver - Mt. Pleasant	0	4	5	0	0	0	5	4
Vancouver - Strath/Grand	0	6	10	3	147	1	157	10
Vancouver - Westside	22	22	0	0	74	102	96	124
Vancouver Total	99	126	238	278	298	266	635	670
West Vancouver	45	12	2	0	2	0	49	12
White Rock	9	2	0	0	7	2	16	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	440	371	1,148	1,241	574	350	2,162	1,962

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
July 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													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	1,165,000	1,584,895
Belcarra													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	2	22.2	1	11.1	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Burnaby													
July 2015	0	0.0	0	0.0	1	3.3	18	60.0	11	36.7	30	1,409,600	1,545,491
July 2014	0	0.0	0	0.0	6	15.4	28	71.8	5	12.8	39	1,209,000	1,239,759
Year-to-date 2015	0	0.0	0	0.0	12	6.1	116	58.6	70	35.4	198	1,404,000	1,471,397
Year-to-date 2014	0	0.0	2	0.8	44	17.1	163	63.2	49	19.0	258	1,220,500	1,276,402
Coquitlam													
July 2015	0	0.0	0	0.0	13	61.9	5	23.8	3	14.3	21	965,568	1,048,260
July 2014	1	6.3	0	0.0	4	25.0	8	50.0	3	18.8	16	1,162,500	1,224,940
Year-to-date 2015	0	0.0	3	1.6	103	56.0	60	32.6	18	9.8	184	973,750	1,051,333
Year-to-date 2014	2	1.6	12	9.8	69	56.1	36	29.3	4	3.3	123	925,900	984,026
Delta													
July 2015	0	0.0	2	9.1	7	31.8	10	45.5	3	13.6	22	1,104,762	1,171,309
July 2014	0	0.0	4	21.1	7	36.8	6	31.6	2	10.5	19	970,000	1,045,083
Year-to-date 2015	0	0.0	3	3.1	50	52.1	37	38.5	6	6.3	96	995,000	1,086,437
Year-to-date 2014	1	1.6	8	12.7	27	42.9	22	34.9	5	7.9	63	945,000	1,042,824
Langley City													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2014	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Langley District													
July 2015	2	8.7	5	21.7	9	39.1	2	8.7	5	21.7	23	849,000	1,092,847
July 2014	1	5.3	14	73.7	3	15.8	0	0.0	1	5.3	19	687,380	792,671
Year-to-date 2015	14	9.8	52	36.4	40	28.0	16	11.2	21	14.7	143	771,428	990,546
Year-to-date 2014	16	11.0	68	46.6	34	23.3	17	11.6	11	7.5	146	705,000	864,888

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
July 2015	8	44.4	7	38.9	3	16.7	0	0.0	0	0.0	18	605,000	584,044
July 2014	5	38.5	8	61.5	0	0.0	0	0.0	0	0.0	13	615,900	614,264
Year-to-date 2015	71	45.8	62	40.0	17	11.0	5	3.2	0	0.0	155	605,000	625,905
Year-to-date 2014	59	52.2	41	36.3	8	7.1	5	4.4	0	0.0	113	590,000	631,117
New Westminster													
July 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
July 2014	0	0.0	1	8.3	7	58.3	4	33.3	0	0.0	12	989,000	952,250
Year-to-date 2015	1	2.4	15	36.6	14	34.1	11	26.8	0	0.0	41	799,900	846,236
Year-to-date 2014	0	0.0	10	30.3	12	36.4	10	30.3	1	3.0	33	924,000	929,757
North Vancouver City													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
July 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	13	39.4	20	60.6	33	1,549,000	1,629,152
Year-to-date 2014	0	0.0	0	0.0	1	3.1	11	34.4	20	62.5	32	1,510,000	1,549,485
North Vancouver DM													
July 2015	0	0.0	0	0.0	0	0.0	2	8.7	21	91.3	23	1,885,000	2,061,901
July 2014	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	2,120,000	2,054,818
Year-to-date 2015	0	0.0	0	0.0	0	0.0	17	16.5	86	83.5	103	1,899,000	2,016,889
Year-to-date 2014	1	2.0	0	0.0	0	0.0	13	25.5	37	72.5	51	1,798,000	1,828,942
Pitt Meadows													
July 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Port Coquitlam													
July 2015	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	--	--
July 2014	0	0.0	0	0.0	12	100.0	0	0.0	0	0.0	12	859,000	860,217
Year-to-date 2015	2	15.4	1	7.7	10	76.9	0	0.0	0	0.0	13	820,000	796,842
Year-to-date 2014	1	2.8	6	16.7	29	80.6	0	0.0	0	0.0	36	849,000	820,270
Port Moody													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Richmond													
July 2015	0	0.0	0	0.0	0	0.0	2	3.7	52	96.3	54	2,150,000	2,340,561
July 2014	0	0.0	1	3.2	1	3.2	13	41.9	16	51.6	31	1,530,000	1,605,694
Year-to-date 2015	0	0.0	0	0.0	8	3.6	67	30.5	145	65.9	220	1,800,000	1,877,314
Year-to-date 2014	1	0.4	1	0.4	18	7.3	95	38.3	133	53.6	248	1,541,500	1,617,692

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2015	1	1.2	25	29.1	38	44.2	5	5.8	17	19.8	86	825,000	1,140,715
July 2014	2	3.1	32	49.2	23	35.4	5	7.7	3	4.6	65	734,900	857,086
Year-to-date 2015	32	5.8	180	32.7	222	40.4	70	12.7	46	8.4	550	819,000	958,618
Year-to-date 2014	34	6.8	208	41.9	193	38.8	41	8.2	21	4.2	497	765,000	842,378
University Endowment Lands													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	2	100.0	2	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
July 2015	0	0.0	1	1.1	4	4.4	20	22.2	65	72.2	90	1,793,000	2,293,980
July 2014	0	0.0	1	1.1	2	2.2	42	46.2	46	50.5	91	1,500,000	1,834,083
Year-to-date 2015	2	0.4	3	0.7	8	1.8	86	19.1	351	78.0	450	2,130,322	2,431,156
Year-to-date 2014	0	0.0	5	0.8	11	1.8	185	30.7	402	66.7	603	2,035,000	2,378,507
West Vancouver													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	3,077,500	3,447,242
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.8	109	98.2	111	3,135,000	3,447,113
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	59	100.0	59	3,388,000	3,759,109
White Rock													
July 2015	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
July 2014	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	5	14.7	9	26.5	20	58.8	34	1,775,000	1,939,034
Year-to-date 2014	0	0.0	0	0.0	3	13.0	7	30.4	13	56.5	23	1,600,000	1,678,638
First Nations													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	549,900	549,900
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
July 2015	12	2.8	43	9.9	80	18.3	67	15.4	234	53.7	436	1,566,500	1,826,434
July 2014	9	2.6	61	17.8	67	19.5	110	32.1	96	28.0	343	1,125,000	1,352,180
Year-to-date 2015	138	5.8	328	13.8	497	20.9	516	21.7	902	37.9	2,381	1,231,000	1,541,963
Year-to-date 2014	117	5.0	368	15.9	458	19.8	616	26.6	759	32.7	2,318	1,182,000	1,495,865

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2015

Submarket	July 2015	July 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	1,584,895	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,545,491	1,239,759	24.7	1,471,397	1,276,402	15.3
Coquitlam	1,048,260	1,224,940	-14.4	1,051,333	984,026	6.8
Delta	1,171,309	1,045,083	12.1	1,086,437	1,042,824	4.2
Langley City	--	--	n/a	--	--	n/a
Langley District	1,092,847	792,671	37.9	990,546	864,888	14.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	584,044	614,264	-4.9	625,905	631,117	-0.8
New Westminster	--	952,250	n/a	846,236	929,757	-9.0
North Vancouver City	--	--	n/a	1,629,152	1,549,485	5.1
North Vancouver DM	2,061,901	2,054,818	0.3	2,016,889	1,828,942	10.3
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	860,217	n/a	796,842	820,270	-2.9
Port Moody	--	--	n/a	--	--	n/a
Richmond	2,340,561	1,605,694	45.8	1,877,314	1,617,692	16.0
Surrey	1,140,715	857,086	33.1	958,618	842,378	13.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,293,980	1,834,083	25.1	2,431,156	2,378,507	2.2
West Vancouver	3,447,242	--	n/a	3,447,113	3,759,109	-8.3
White Rock	--	--	n/a	1,939,034	1,678,638	15.5
First Nations	--	--	n/a	549,900	--	n/a
Vancouver CMA	1,826,434	1,352,180	35.1	1,541,963	1,495,865	3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
July 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	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,558	6,041	4,711	75.5	899,178	12.2	891,973
	May	4,145	24.4	3,542	5,768	4,857	72.9	905,701	11.2	890,986
	June	4,444	28.7	3,525	5,999	4,947	71.3	922,326	15.8	922,867
	July	4,038	29.8	3,548	5,274	5,044	70.3	866,772	7.7	890,164
	August									
	September									
	October									
	November									
	December									
	Q2 2014	9,873	0.0		17,747			804,082	0.0	
	Q2 2015	12,843	30.1		17,808			909,293	13.1	
	YTD 2014	20,055	19.2		38,665			810,150	6.9	
	YTD 2015	26,069	30.0		39,703			890,199	9.9	

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

¹Source: CREA

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

Table 6: Economic Indicators
July 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.9	928
	May	561	2.89	4.64	96.4	122.4	1,273	6.2	63.9	934
	June	561	2.89	4.64	96.7	122.4	1,275	6.1	63.9	930
	July	561	2.89	4.64		122.5	1,283	6.0	64.1	921
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

HOUSING NOW REPORT TABLES

Available in **ALL** reports:

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

Available in **SELECTED** Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2015	29	0	0	0	28	0	2	10	69
July 2014	21	0	0	0	19	0	5	2	47
% Change	38.1	n/a	n/a	n/a	47.4	n/a	-60.0	**	46.8
Year-to-date 2015	151	4	0	1	60	67	16	40	339
Year-to-date 2014	109	0	0	0	19	146	13	16	303
% Change	38.5	n/a	n/a	n/a	**	-54.1	23.1	150.0	11.9
UNDER CONSTRUCTION									
July 2015	210	4	0	0	91	196	16	56	573
July 2014	140	0	0	0	41	338	14	22	555
% Change	50.0	n/a	n/a	n/a	122.0	-42.0	14.3	154.5	3.2
COMPLETIONS									
July 2015	22	0	0	1	6	0	3	3	35
July 2014	10	0	0	0	4	0	1	103	118
% Change	120.0	n/a	n/a	n/a	50.0	n/a	200.0	-97.1	-70.3
Year-to-date 2015	117	0	0	1	50	150	17	20	355
Year-to-date 2014	105	0	0	0	45	0	12	247	409
% Change	11.4	n/a	n/a	n/a	11.1	n/a	41.7	-91.9	-13.2
COMPLETED & NOT ABSORBED									
July 2015	37	0	0	0	45	86	n/a	n/a	168
July 2014	50	0	0	0	65	0	n/a	n/a	115
% Change	-26.0	n/a	n/a	n/a	-30.8	n/a	n/a	n/a	46.1
ABSORBED									
July 2015	28	0	0	1	1	0	n/a	n/a	30
July 2014	11	0	0	0	14	0	n/a	n/a	25
% Change	154.5	n/a	n/a	n/a	-92.9	n/a	n/a	n/a	20.0
Year-to-date 2015	128	0	0	1	45	80	n/a	n/a	254
Year-to-date 2014	122	1	0	0	66	10	n/a	n/a	199
% Change	4.9	-100.0	n/a	n/a	-31.8	**	n/a	n/a	27.6

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2015	28	0	0	0	28	0	2	10	68
July 2014	11	0	0	0	19	0	1	2	33
Mission DM									
July 2015	1	0	0	0	0	0	0	0	1
July 2014	10	0	0	0	0	0	4	0	14
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2015	29	0	0	0	28	0	2	10	69
July 2014	21	0	0	0	19	0	5	2	47
UNDER CONSTRUCTION									
Abbotsford City									
July 2015	134	0	0	0	91	196	7	56	484
July 2014	75	0	0	0	41	296	3	22	437
Mission DM									
July 2015	76	4	0	0	0	0	9	0	89
July 2014	65	0	0	0	0	42	11	0	118
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2015	210	4	0	0	91	196	16	56	573
July 2014	140	0	0	0	41	338	14	22	555
COMPLETIONS									
Abbotsford City									
July 2015	14	0	0	1	6	0	1	3	25
July 2014	8	0	0	0	4	0	0	103	115
Mission DM									
July 2015	8	0	0	0	0	0	2	0	10
July 2014	2	0	0	0	0	0	1	0	3
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2015	22	0	0	1	6	0	3	3	35
July 2014	10	0	0	0	4	0	1	103	118

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
July 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									
July 2015	20	0	0	0	45	86	n/a	n/a	151
July 2014	32	0	0	0	65	0	n/a	n/a	97
Mission DM									
July 2015	17	0	0	0	0	0	n/a	n/a	17
July 2014	18	0	0	0	0	0	n/a	n/a	18
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2015	37	0	0	0	45	86	n/a	n/a	168
July 2014	50	0	0	0	65	0	n/a	n/a	115
ABSORBED									
Abbotsford City									
July 2015	14	0	0	1	1	0	n/a	n/a	16
July 2014	7	0	0	0	14	0	n/a	n/a	21
Mission DM									
July 2015	14	0	0	0	0	0	n/a	n/a	14
July 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2015	28	0	0	1	1	0	n/a	n/a	30
July 2014	11	0	0	0	14	0	n/a	n/a	25

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
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Abbotsford City	30	12	0	0	28	19	10	2	68	33	106.1
Mission DM	1	14	0	0	0	0	0	0	1	14	-92.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	31	26	0	0	28	19	10	2	69	47	46.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	108	60	0	0	60	19	107	162	275	241	14.1
Mission DM	60	62	4	0	0	0	0	0	64	62	3.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	168	122	4	0	60	19	107	162	339	303	11.9

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
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Abbotsford City	28	19	0	0	0	0	10	2
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	28	19	0	0	0	0	10	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	60	19	0	0	67	146	40	16
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	60	19	0	0	67	146	40	16

Table 2.4: Starts by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Abbotsford City	28	11	28	19	12	3	68	33
Mission DM	1	10	0	0	0	4	1	14
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	29	21	28	19	12	7	69	47

Table 2.5: Starts by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	98	58	128	165	49	18	275	241
Mission DM	57	51	0	0	7	11	64	62
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	155	109	128	165	56	29	339	303

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
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Abbotsford City	16	8	2	0	4	4	3	103	25	115	-78.3
Mission DM	10	3	0	0	0	0	0	0	10	3	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	11	2	0	4	4	3	103	35	118	-70.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	74	73	2	0	48	45	170	247	294	365	-19.5
Mission DM	61	44	0	0	0	0	0	0	61	44	38.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	135	117	2	0	48	45	170	247	355	409	-13.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Abbotsford City	4	4	0	0	0	0	3	103
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	4	0	0	0	0	3	103

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	48	45	0	0	150	0	20	247
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	48	45	0	0	150	0	20	247

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Abbotsford City	14	8	7	4	4	103	25	115
Mission DM	8	2	0	0	2	1	10	3
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	10	7	4	6	104	35	118

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	63	65	201	45	30	255	294	365
Mission DM	54	40	0	0	7	4	61	44
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	117	105	201	45	37	259	355	409

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
July 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													
July 2015	5	33.3	3	20.0	3	20.0	3	20.0	1	6.7	15	520,000	536,808
July 2014	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	--	--
Year-to-date 2015	8	11.8	20	29.4	19	27.9	9	13.2	12	17.6	68	579,450	599,495
Year-to-date 2014	1	1.4	13	17.6	38	51.4	7	9.5	15	20.3	74	613,400	646,858
Mission DM													
July 2015	7	50.0	6	42.9	1	7.1	0	0.0	0	0.0	14	451,950	451,514
July 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	22	36.1	33	54.1	6	9.8	0	0.0	0	0.0	61	465,000	471,448
Year-to-date 2014	22	45.8	20	41.7	6	12.5	0	0.0	0	0.0	48	457,450	464,489
First Nations													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2015	12	41.4	9	31.0	4	13.8	3	10.3	1	3.4	29	469,900	495,632
July 2014	2	18.2	4	36.4	3	27.3	1	9.1	1	9.1	11	519,900	620,227
Year-to-date 2015	30	23.3	53	41.1	25	19.4	9	7.0	12	9.3	129	520,000	538,946
Year-to-date 2014	23	18.9	33	27.0	44	36.1	7	5.7	15	12.3	122	565,400	575,106

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2015

Submarket	July 2015	July 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	536,808	--	n/a	599,495	646,858	-7.3
Mission DM	451,514	--	n/a	471,448	464,489	1.5
First Nations	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	495,632	620,227	-20.1	538,946	575,106	-6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
July 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	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,575	2,921	2,344	67.2	555,793	10.2	548,813
	May	1,884	21.9	1,625	2,715	2,228	72.9	574,557	7.2	555,467
	June	2,283	42.9	1,659	2,997	2,396	69.2	572,888	10.9	560,048
	July	2,089	36.9	1,693	2,548	2,315	73.1	571,739	13.5	567,377
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	Q2 2015	6,095	34.3		8,633			567,996	9.3	
	YTD 2014	9,034	17.5		18,085			513,380	5.0	
	YTD 2015	11,986	32.7		18,649			562,622	9.6	

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

¹Source: CREA

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

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

Table 6: Economic Indicators
July 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 (%)				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	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	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64	94.9	119.6	92	6.0	67.4	867
	May	561	2.89	4.64	94.9	120.6	93	5.7	68.1	866
	June	561	2.89	4.64	95.1	120.7	94	5.4	68.4	870
	July	561	2.89	4.64		120.8	93	5.4	67.9	870
	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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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