HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

Date Released: First Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

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:

1.2	Housing Activity Summary by Submarket
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: Housing Starts (SAAR and Trend)
December 2015

British Columbia	November 2015	December 2015
Trend[1], urban centres[2]	30,840	30,598
SAAR, urban centres[2]	26,417	33,346
	December 2014	December 2015
Actual, urban centres[2]		
December - Single-Detached	690	668
December - Multiples	1,676	2,052
December - Total	2,366	2,720
January to December - Single-Detached	8,332	8,858
January to December - Multiples	18,409	21,056
January to December - Total	26,741	29,914

Source: CMHC

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

[2] Urban centres with a population of 10,000 and over.

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 British Columbia Region
Fourth Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2015	1,959	180	48	44	1,044	2,978	224	1,414	402	8,293
Q4 2014	2,038	257	0	56	1,064	2,135	223	919	406	7,098
% Change	-3.9	-30.0	n/a	-21.4	-1.9	39.5	0.4	53.9	-1.0	16.8
Year-to-date 2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
Year-to-date 2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
UNDER CONSTRUCTION										
Q4 2015	6,537	559	255	151	3,645	19,214	547	5,342	1,666	37,916
Q4 2014	6,088	671	4	147	3,237	16,670	481	4,260	1,729	33,317
% Change	7.4	-16.7	**	2.7	12.6	15.3	13.7	25.4	-3.6	13.8
COMPLETIONS										
Q4 2015	1,985	250	21	51	814	2,297	190	1,157	350	7,115
Q4 2014	1,874	282	0	29	1,097	2,896	169	1,240	358	7,945
% Change	5.9	-11.3	n/a	75.9	-25.8	-20.7	12.4	-6.7	-2.2	-10.4
Year-to-date 2015	7,426	860	21	222	3,440	8,399	691	4,146	1,398	26,603
Year-to-date 2014	6,987	905	42	90	3,356	8,906	710	3,888	1,231	26,115
% Change	6.3	-5.0	-50.0	146.7	2.5	-5.7	-2.7	6.6	13.6	1.9
COMPLETED & NOT ABSORBED										
Q4 2015	1,021	116	13	29	411	1,086	n/a	n/a	n/a	2,676
Q4 2014	1,351	169	0	31	714	2,004	n/a	n/a	n/a	4,269
% Change	-24.4	-31.4	n/a	-6.5	-42.4	-45.8	n/a	n/a	n/a	-37.3
ABSORBED										
Q4 2015	1,726	180	8	48	837	2,566	n/a	n/a	n/a	5,365
Q4 2014	1,683	173	9	19	1,041	2,782	n/a	n/a	n/a	5,707
% Change	2.6	4.0	-11.1	152.6	-19.6	-7.8	n/a	n/a	n/a	-6.0
Year-to-date 2015	6,756	683	8	202	3,589	9,203	n/a	n/a	n/a	20,441
Year-to-date 2014	6,372	675	62	69	3,459	9,509	n/a	n/a	n/a	20,146
% Change	6.0	1.2	-87.1	192.8	3.8	-3.2	n/a	n/a	n/a	1.5

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 1.3: History of Housing Starts of British Columbia Region
2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321
% Change	-18.8	2.8	34.0	-41.5	-6.4	-8.7	-15.9	15.1	-28.3	-12.4
2007	9,925	717	614	436	4,681	16,663	510	816	4,833	39,195
% Change	-13.4	2.7	68.2	-13.0	-10.2	25.5	24.1	30.4	24.8	7.6
2006	11,466	698	365	501	5,211	13,279	411	626	3,872	36,443

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
British Columbia Region
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 100,000+											
Abbotsford-Mission	123	67	0	0	61	12	27	11	211	90	134.4
Kelowna	182	183	52	55	76	73	38	142	348	453	-23.2
Vancouver	1,102	1,146	94	128	706	735	3,725	2,562	5,627	4,571	23.1
Victoria	181	128	8	34	16	52	285	129	490	343	42.9
Centres 50,000 - 99,999											
Chilliwack	58	78	0	14	46	31	43	5	147	128	14.8
Courtenay	40	51	6	10	3	4	15	6	64	71	-9.9
Kamloops	73	91	20	20	3	22	2	56	98	189	-48.1
Nanaimo	89	84	2	6	24	24	36	104	151	218	-30.7
Prince George	41	45	2	0	21	18	4	0	68	63	7.9
Vernon	40	53	10	14	7	6	16	3	73	76	-3.9
Centres 10,000 - 49,999											
Campbell River	23	20	0	0	0	0	0	0	23	20	15.0
Cranbrook	16	27	0	0	0	0	0	0	16	27	-40.7
Dawson Creek	11	31	6	20	3	0	7	26	27	77	-64.9
Duncan	31	34	2	0	0	6	44	3	77	43	79.1
Fort St. John	27	30	36	44	12	0	1	0	76	74	2.7
Nelson[1]	0	5	2	6	0	0	0	0	2	11	-81.8
Parksville-Qualicum Beach	21	26	0	14	0	18	0	0	21	58	-63.8
Penticton	35	45	14	6	3	0	4	3	56	54	3.7
Port Alberni	4	9	2	2	0	0	0	0	6	11	-45.5
Powell River	5	1	4	2	0	0	2	0	11	3	**
Prince Rupert	0	3	0	0	0	0	16	0	16	3	**
Quesnel	10	8	0	0	0	4	0	0	10	12	-16.7
Salmon Arm	48	15	0	0	0	0	0	2	48	17	182.4
Salt Spring Island[1]	2	8	0	0	0	0	0	0	2	8	-75.0
Squamish	20	20	2	0	16	7	124	0	162	27	**
Summerland	15	7	0	0	0	0	1	0	16	7	128.6
Terrace	12	13	6	2	3	9	1	1	22	25	-12.0
Williams Lake	14	12	0	0	8	0	1	1	23	13	76.9
Total British Columbia (10,000+)	2,223	2,240	268	377	1,008	1,021	4,392	3,054	7,891	6,692	17.9

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
January - December 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
Centres 100,000+											
Abbotsford-Mission	393	251	4	2	154	65	255	181	806	499	61.5
Kelowna	628	695	190	163	193	182	269	271	1,280	1,311	-2.4
Vancouver	4,622	4,374	486	508	2,512	2,719	13,243	11,611	20,863	19,212	8.6
Victoria	687	551	75	70	120	113	1,126	581	2,008	1,315	52.7
Centres 50,000 - 99,999											
Chilliwack	298	280	26	38	155	124	152	117	631	559	12.9
Courtenay[1]	161	168	40	28	40	12	133	31	374	239	56.5
Kamloops	296	281	58	52	32	34	137	151	523	518	1.0
Nanaimo	384	318	22	36	70	50	374	261	850	665	27.8
Prince George	169	133	10	4	31	18	59	3	269	158	70.3
Vernon	191	172	50	26	24	28	27	8	292	234	24.8
Centres 10,000 - 49,999											
Campbell River	86	126	6	30	0	0	1	0	93	156	-40.4
Cranbrook	48	86	0	0	3	0	0	0	51	86	-40.7
Dawson Creek	38	56	12	126	7	41	26	74	83	297	-72.1
Duncan	126	124	4	4	0	6	59	46	189	180	5.0
Fort St. John	100	112	98	116	176	38	102	169	476	435	9.4
Nelson[1]	7	10	4	8	0	0	54	10	65	28	132.1
Parksville-Qualicum Beach	137	102	10	28	16	26	1	6	164	162	1.2
Penticton	143	145	42	16	33	8	35	12	253	181	39.8
Port Alberni	29	46	4	4	0	4	0	1	33	55	-40.0
Powell River	17	18	4	4	0	0	2	14	23	36	-36.1
Prince Rupert	8	6	2	0	0	0	16	0	26	6	**
Quesnel	18	36	0	0	0	8	0	0	18	44	-59.1
Salmon Arm	93	56	0	2	15	12	2	29	110	99	11.1
Salt Spring Island[1]	27	25	0	0	0	0	0	0	27	25	8.0
Squamish	57	56	8	20	64	7	134	5	263	88	198.9
Summerland	37	17	6	0	3	0	2	0	48	17	182.4
Terrace	32	56	8	4	18	9	3	32	61	101	-39.6
Williams Lake	26	32	0	0	8	0	1	3	35	35	0.0
Total British Columbia (10,000+)	8,858	8,332	1,169	1,289	3,674	3,504	16,213	13,616	29,914	26,741	11.9

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

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 British Columbia Region Fourth Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Abbotsford-Mission	61	12	0	0	0	0	27	11
Kelowna	76	53	0	20	0	72	38	70
Vancouver	706	725	0	10	2,647	1,885	1,078	677
Victoria	16	52	0	0	114	88	171	41
Centres 50,000 - 99,999								
Chilliwack	46	31	0	0	43	5	0	0
Courtenay	3	4	0	0	12	0	3	6
Kamloops	3	7	0	15	0	56	2	0
Nanaimo	24	24	0	0	4	29	32	75
Prince George	21	18	0	0	0	0	4	0
Vernon	7	6	0	0	0	0	16	3
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	0
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	3	0	0	0	0	0	7	26
Duncan	0	6	0	0	42	0	2	3
Fort St. John	8	0	4	0	0	0	1	0
Nelson[1]	0	0	0	0	0	0	0	0
Parksville-Qualicum Beach	0	0	0	18	0	0	0	0
Penticton	3	0	0	0	0	0	4	3
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	0	0	0	0	2	0
Prince Rupert	0	0	0	0	0	0	16	0
Quesnel	0	4	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	0	2
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	16	7	0	0	116	0	8	0
Summerland	0	0	0	0	0	0	1	0
Terrace	3	9	0	0	0	0	1	1
Williams Lake	8	0	0	0	0	0	1	1
Total British Columbia (10,000+)	1,004	958	4	63	2,978	2,135	1,414	919

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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 British Columbia Region January - December 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
Centres 100,000+								
Abbotsford-Mission	154	65	0	0	165	146	90	35
Kelowna	193	162	0	20	86	138	183	133
Vancouver	2,512	2,679	0	10	9,958	8,768	3,285	2,843
Victoria	120	113	0	0	413	274	713	307
Centres 50,000 - 99,999								
Chilliwack	155	124	0	0	152	73	0	44
Courtenay	40	12	0	0	24	19	109	12
Kamloops	32	19	0	15	105	56	32	95
Nanaimo	70	50	0	0	42	91	332	170
Prince George	31	18	0	0	42	0	17	3
Vernon	24	28	0	0	0	0	27	8
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	1	0
Cranbrook	3	0	0	0	0	0	0	0
Dawson Creek	7	41	0	0	0	0	26	74
Duncan	0	6	0	0	50	40	9	6
Fort St. John	164	38	12	0	100	50	2	119
Nelson[1]	0	0	0	0	54	10	0	0
Parksville-Qualicum Beach	16	8	0	18	0	4	1	2
Penticton	33	8	0	0	0	0	35	12
Port Alberni	0	4	0	0	0	0	0	1
Powell River	0	0	0	0	0	14	2	0
Prince Rupert	0	0	0	0	0	0	16	0
Quesnel	0	8	0	0	0	0	0	0
Salmon Arm	15	12	0	0	0	24	2	5
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	64	7	0	0	116	0	18	5
Summerland	3	0	0	0	0	0	2	0
Terrace	18	9	0	0	0	25	3	7
Williams Lake	8	0	0	0	0	0	1	3
Total British Columbia (10,000+)	3,662	3,411	12	63	11,307	9,732	4,906	3,884

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

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
British Columbia Region
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Abbotsford-Mission	115	63	65	12	31	15	211	90
Kelowna	205	206	96	147	47	100	348	453
Vancouver	1,017	1,120	3,374	2,655	1,236	796	5,627	4,571
Victoria	184	145	132	155	174	43	490	343
Centres 50,000 - 99,999								
Chilliwack	49	62	96	66	2	0	147	128
Courtenay	38	52	21	10	5	9	64	71
Kamloops	76	91	20	83	2	15	98	189
Nanaimo	81	82	32	58	38	78	151	218
Prince George	55	42	8	21	5	0	68	63
Vernon	46	60	9	12	18	4	73	76
Centres 10,000 - 49,999								
Campbell River	22	17	0	3	1	0	23	20
Cranbrook	11	27	0	0	5	0	16	27
Dawson Creek	17	49	3	0	7	28	27	77
Duncan	29	33	43	7	5	3	77	43
Fort St. John	63	74	8	0	5	0	76	74
Nelson[1]	2	11	0	0	0	0	2	11
Parksville-Qualicum Beach	20	25	0	1	1	32	21	58
Penticton	40	44	9	2	7	8	56	54
Port Alberni	5	11	0	0	1	0	6	11
Powell River	5	1	4	2	2	0	11	3
Prince Rupert	0	3	0	0	16	0	16	3
Quesnel	4	8	0	4	6	0	10	12
Salmon Arm	46	15	0	0	2	2	48	17
Salt Spring Island[1]	2	8	0	0	0	0	2	8
Squamish	22	14	132	7	8	6	162	27
Summerland	11	6	3	1	2	0	16	7
Terrace	13	14	3	9	6	2	22	25
Williams Lake	9	12	8	0	6	1	23	13
Total British Columbia (10,000+)	2,187	2,295	4,066	3,255	1,638	1,142	7,891	6,692

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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
British Columbia Region
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Abbotsford-Mission	367	226	324	213	115	60	806	499
Kelowna	723	762	352	355	205	194	1,280	1,311
Vancouver	4,454	4,354	12,599	11,542	3,810	3,286	20,863	19,212
Victoria	730	556	552	418	726	341	2,008	1,315
Centres 50,000 - 99,999								
Chilliwack	258	244	368	269	5	46	631	559
Courtenay	166	159	95	64	113	16	374	239
Kamloops	267	305	221	99	35	114	523	518
Nanaimo	365	312	139	164	346	189	850	665
Prince George	182	131	68	24	19	3	269	158
Vernon	228	188	34	34	30	12	292	234
Centres 10,000 - 49,999								
Campbell River	85	115	6	40	2	1	93	156
Cranbrook	37	86	3	0	11	0	51	86
Dawson Creek	49	171	7	41	27	85	83	297
Duncan	116	124	58	47	15	9	189	180
Fort St. John	297	228	165	88	14	119	476	435
Nelson[1]	11	18	54	10	0	0	65	28
Parksville-Qualicum Beach	131	102	26	26	7	34	164	162
Penticton	167	146	41	10	45	25	253	181
Port Alberni	30	50	1	4	2	1	33	55
Powell River	17	18	4	18	2	0	23	36
Prince Rupert	9	6	0	0	17	0	26	6
Quesnel	11	36	0	8	7	0	18	44
Salmon Arm	85	58	16	36	9	5	110	99
Salt Spring Island[1]	27	25	0	0	0	0	27	25
Squamish	61	69	180	7	22	12	263	88
Summerland	27	16	15	1	6	0	48	17
Terrace	33	59	18	34	10	8	61	101
Williams Lake	21	32	8	0	6	3	35	35
Total British Columbia (10,000+)	8,954	8,596	15,354	13,552	5,606	4,563	29,914	26,741

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 100,000+											
Abbotsford-Mission	73	51	4	0	23	7	88	67	188	125	50.4
Kelowna	161	172	84	54	53	54	56	96	354	376	-5.9
Vancouver	1,127	1,068	168	148	449	862	2,890	3,298	4,634	5,376	-13.8
Victoria	191	123	42	22	37	18	256	379	526	542	-3.0
Centres 50,000 - 99,999											
Chilliwack	68	62	12	2	48	31	5	92	133	187	-28.9
Courtenay	40	55	10	6	12	4	53	14	115	79	45.6
Kamloops	78	88	12	20	0	3	9	49	99	160	-38.1
Nanaimo	107	74	12	16	5	13	47	58	171	161	6.2
Prince George	44	33	0	4	0	0	6	1	50	38	31.6
Vernon	54	48	14	6	10	8	1	3	79	65	21.5
Centres 10,000 - 49,999											
Campbell River	19	38	2	16	0	0	1	0	22	54	-59.3
Cranbrook	13	19	0	0	0	0	0	0	13	19	-31.6
Dawson Creek	12	9	8	38	0	0	12	6	32	53	-39.6
Duncan	39	36	0	2	0	0	22	2	61	40	52.5
Fort St. John	26	30	34	32	4	0	0	0	64	62	3.2
Nelson[1]	2	4	4	0	0	0	0	0	6	4	50
Parksville-Qualicum Beach	32	24	0	0	10	0	0	16	42	40	5.0
Penticton	46	34	12	6	8	0	5	43	71	83	-14.5
Port Alberni	11	9	0	2	0	0	0	1	11	12	-8.3
Powell River	2	4	0	2	0	0	0	0	2	6	-66.7
Prince Rupert	1	1	2	0	0	0	0	0	3	1	200.0
Quesnel	4	13	0	0	4	0	0	0	8	13	-38.5
Salmon Arm	12	19	0	2	0	3	0	1	12	25	-52.0
Salt Spring Island[1]	8	5	0	0	0	0	0	0	8	5	60
Squamish	13	15	0	4	16	0	2	1	31	20	55.0
Summerland	8	4	2	0	0	0	0	0	10	4	150.0
Terrace	11	18	2	2	0	0	1	9	14	29	-51.7
Williams Lake	6	8	0	0	0	0	0	0	6	8	-25.0
Total British Columbia (10,000+	2,208	2,064	424	384	679	1,003	3,454	4,136	6,765	7,587	-10.8

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
January - December 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
Centres 100,000+											
Abbotsford-Mission	258	207	6	0	79	52	270	317	613	576	6.4
Kelowna	655	621	180	116	159	120	124	196	1,118	1,053	6.2
Vancouver	4,245	4,114	554	578	2,281	2,504	10,266	10,535	17,346	17,731	-2.2
Victoria	573	572	88	76	105	115	999	1,050	1,765	1,813	-2.6
Centres 50,000 - 99,999											
Chilliwack	308	202	56	34	164	82	45	110	573	428	33.9
Courtenay	163	145	38	14	39	12	115	24	355	195	82.1
Kamloops	280	251	56	42	12	38	180	155	528	486	8.6
Nanaimo	343	269	36	41	48	28	238	150	665	488	36.3
Prince George	167	138	6	8	0	34	33	8	206	188	9.6
Vernon	195	154	36	10	32	27	5	11	268	202	32.7
Centres 10,000 - 49,999											
Campbell River	91	140	8	32	0	10	1	86	100	268	-62.7
Cranbrook	74	78	0	0	0	3	0	0	74	81	-8.6
Dawson Creek	62	30	46	94	42	63	103	42	253	229	10.5
Duncan	122	131	0	16	3	13	62	7	187	167	12.0
Fort St. John	110	110	124	90	33	4	53	0	320	204	56.9
Nelson[1]	9	16	8	2	0	0	0	0	17	18	-6
Parksville-Qualicum Beach	138	102	26	4	36	8	1	22	201	136	47.8
Penticton	144	98	28	8	16	12	17	56	205	174	17.8
Port Alberni	36	44	4	2	4	0	0	2	44	48	-8.3
Powell River	10	20	2	2	0	0	0	0	12	22	-45.5
Prince Rupert	8	3	2	0	0	0	0	0	10	3	**
Quesnel	23	43	0	0	4	0	0	0	27	43	-37.2
Salmon Arm	57	59	2	4	0	6	4	4	63	73	-13.7
Salt Spring Island[1]	36	20	0	0	0	0	0	3	36	23	57
Squamish	59	52	12	18	16	36	12	4	99	110	-10.0
Summerland	25	26	6	1	0	0	0	0	31	27	14.8
Terrace	40	51	4	2	0	3	14	12	58	68	-14.7
Williams Lake	28	30	0	0	0	0	3	0	31	30	3.3
Total British Columbia (10,000+	8,259	7,726	1,328	1,194	3,073	3,170	12,545	12,794	25,205	24,884	1.3

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Abbotsford-Mission	23	7	0	0	67	59	21	8
Kelowna	53	54	0	0	40	8	16	88
Vancouver	439	858	10	4	2,122	2,416	768	882
Victoria	37	18	0	0	44	349	212	30
Centres 50,000 - 99,999								
Chilliwack	48	31	0	0	5	28	0	64
Courtenay	12	4	0	0	0	12	53	2
Kamloops	0	3	0	0	0	0	9	49
Nanaimo	5	13	0	0	0	0	47	58
Prince George	0	0	0	0	0	0	6	1
Vernon	10	8	0	0	0	0	1	3
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	1	0
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	12	6
Duncan	0	0	0	0	19	0	3	2
Fort St. John	0	0	4	0	0	0	0	0
Nelson[1]	0	0	0	0	0	0	0	0
Parksville-Qualicum Beach	10	0	0	0	0	16	0	0
Penticton	8	0	0	0	0	0	5	43
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	0	3	0	0	0	0	0	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	16	0	0	0	0	0	2	1
Summerland	0	0	0	0	0	0	0	0
Terrace	0	0	0	0	0	8	1	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	665	999	14	4	2,297	2,896	1,157	1,240

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
January - December 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
Centres 100,000+								
Abbotsford-Mission	79	52	0	0	217	59	53	258
Kelowna	159	120	0	0	40	44	84	152
Vancouver	2,271	2,500	10	4	7,349	8,034	2,917	2,501
Victoria	105	115	0	0	425	611	574	439
Centres 50,000 - 99,999								
Chilliwack	164	82	0	0	45	46	0	64
Courtenay	39	12	0	0	3	16	112	8
Kamloops	12	38	0	0	124	50	56	105
Nanaimo	28	28	20	0	62	14	176	136
Prince George	0	34	0	0	20	0	13	8
Vernon	28	27	4	0	0	0	5	11
Centres 10,000 - 49,999								
Campbell River	0	4	0	6	0	0	1	86
Cranbrook	0	3	0	0	0	0	0	0
Dawson Creek	42	33	0	30	0	0	103	42
Duncan	3	13	0	0	54	0	8	7
Fort St. John	29	4	4	0	51	0	2	0
Nelson[1]	0	0	0	0	0	0	0	0
Parksville-Qualicum Beach	18	8	18	0	0	16	1	6
Penticton	16	4	0	8	0	8	17	48
Port Alberni	0	0	4	0	0	0	0	2
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	0	6	0	0	0	0	4	4
Salt Spring Island[1]	0	0	0	0	0	0	0	3
Squamish	16	36	0	0	0	0	12	4
Summerland	0	0	0	0	0	0	0	0
Terrace	0	3	0	0	9	8	5	4
Williams Lake	0	0	0	0	0	0	3	0
Total British Columbia (10,000+)	3,013	3,122	60	48	8,399	8,906	4,146	3,888

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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
British Columbia Region
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Abbotsford-Mission	72	46	90	66	26	13	188	125
Kelowna	202	206	129	70	23	100	354	376
Vancouver	1,072	1,033	2,650	3,340	912	1,003	4,634	5,376
Victoria	209	136	101	370	216	36	526	542
Centres 50,000 - 99,999								
Chilliwack	81	54	51	67	1	66	133	187
Courtenay	43	49	19	27	53	3	115	79
Kamloops	72	102	18	7	9	51	99	160
Nanaimo	100	72	21	21	50	68	171	161
Prince George	42	36	2	0	6	2	50	38
Vernon	61	52	16	8	2	5	79	65
Centres 10,000 - 49,999								
Campbell River	18	38	3	16	1	0	22	54
Cranbrook	11	19	0	0	2	0	13	19
Dawson Creek	20	45	0	0	12	8	32	53
Duncan	38	37	20	1	3	2	61	40
Fort St. John	60	62	0	0	4	0	64	62
Nelson[1]	6	4	0	0	0	0	6	4
Parksville-Qualicum Beach	27	24	12	16	3	0	42	40
Penticton	51	35	8	0	12	48	71	83
Port Alberni	11	11	0	0	0	1	11	12
Powell River	2	4	0	2	0	0	2	6
Prince Rupert	3	1	0	0	0	0	3	1
Quesnel	2	13	4	0	2	0	8	13
Salmon Arm	8	21	0	3	4	1	12	25
Salt Spring Island[1]	8	5	0	0	0	0	8	5
Squamish	11	19	16	0	4	1	31	20
Summerland	7	4	2	0	1	0	10	4
Terrace	13	20	0	8	1	1	14	29
Williams Lake	6	8	0	0	0	0	6	8
Total British Columbia (10,000+)	2,256	2,156	3,162	4,022	1,347	1,409	6,765	7,587

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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 3.5: Completions by Submarket and by Intended Market British Columbia Region January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Abbotsford-Mission	234	186	299	111	80	279	613	576
Kelowna	694	671	303	178	121	204	1,118	1,053
Vancouver	4,093	4,089	9,871	10,681	3,382	2,961	17,346	17,731
Victoria	613	576	563	757	589	480	1,765	1,813
Centres 50,000 - 99,999								
Chilliwack	279	196	291	166	3	66	573	428
Courtenay	159	122	76	55	120	18	355	195
Kamloops	284	281	186	90	58	115	528	486
Nanaimo	340	255	121	60	204	173	665	488
Prince George	166	136	26	42	14	10	206	188
Vernon	222	155	34	27	12	20	268	202
Centres 10,000 - 49,999								
Campbell River	85	137	13	38	2	93	100	268
Cranbrook	69	78	0	3	5	0	74	81
Dawson Creek	100	123	42	29	111	77	253	229
Duncan	113	143	62	15	12	9	187	167
Fort St. John	234	200	80	4	6	0	320	204
Nelson[1]	17	18	0	0	0	0	17	18
Parksville-Qualicum Beach	130	102	32	27	39	7	201	136
Penticton	155	96	20	12	30	66	205	174
Port Alberni	39	44	0	2	5	2	44	48
Powell River	10	20	2	2	0	0	12	22
Prince Rupert	10	3	0	0	0	0	10	3
Quesnel	21	43	4	0	2	0	27	43
Salmon Arm	52	63	2	6	9	4	63	73
Salt Spring Island[1]	36	20	0	0	0	3	36	23
Squamish	62	69	16	36	21	5	99	110
Summerland	21	25	9	0	1	2	31	27
Terrace	41	53	9	11	8	4	58	68
Williams Lake	28	30	0	0	3	0	31	30
Total British Columbia (10,000+)	8,307	7,934	12,061	12,352	4,837	4,598	25,205	24,884

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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 in British Columbia Region
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q4 2015	3	4.0	20	26.7	19	25.3	23	30.7	10	13.3	75	460,000	503,158
Q4 2014	0	0.0	15	24.2	35	56.5	9	14.5	3	4.8	62	450,000	457,954
Year-to-date 2015	12	3.8	85	26.6	132	41.4	70	21.9	20	6.3	319	430,000	463,425
Year-to-date 2014	2	0.9	65	28.4	130	56.8	29	12.7	3	1.3	229	440,000	443,644
Courtenay													
Q4 2015	0	0.0	5	12.8	14	35.9	13	33.3	7	17.9	39	502,500	545,530
Q4 2014	1	2.0	18	35.3	11	21.6	12	23.5	9	17.6	51	425,000	530,206
Year-to-date 2015	2	1.3	40	25.5	42	26.8	50	31.8	23	14.6	157	470,000	516,040
Year-to-date 2014	2	1.3	36	23.8	39	25.8	37	24.5	37	24.5	151	467,500	556,660
Kamloops													
Q4 2015	5	6.3	19	24.1	23	29.1	27	34.2	5	6.3	79	460,000	474,668
Q4 2014	9	11.1	16	19.8	15	18.5	34	42.0	7	8.6	81	505,000	496,758
Year-to-date 2015	17	6.3	52	19.1	114	41.9	67	24.6	22	8.1	272	457,500	473,298
Year-to-date 2014	19	7.9	43	17.9	91	37.9	66	27.5	21	8.8	240	460,000	478,407
Nanaimo													
Q4 2015	1	1.1	31	33.3	33	35.5	13	14.0	15	16.1	93	435,000	497,174
Q4 2014	2	2.8	23	32.4	23	32.4	15	21.1	8	11.3	71	435,000	486,578
Year-to-date 2015	8	2.5	112	34.4	99	30.4	62	19.0	45	13.8	326	445,000	493,484
Year-to-date 2014	7	2.9	73	30.7	86	36.1	43	18.1	29	12.2	238	440,000	483,931
Prince George													
Q4 2015	8	17.0	13	27.7	17	36.2	9	19.1	0	0.0	47	427,500	414,573
Q4 2014	2	5.1	17	43.6	17	43.6	3	7.7	0	0.0	39	410,000	410,463
Year-to-date 2015	24	14.4	57	34.1	57	34.1	25	15.0	4	2.4	167	400,000	415,950
Year-to-date 2014	18	13.0	49	35.5	53	38.4	16	11.6	2	1.4	138	390,000	405,307
Vernon													
Q4 2015	0	0.0	3	7.1	2	4.8	10	23.8	27	64.3	42	672,500	725,852
Q4 2014	0	0.0	2	4.3	6	13.0	21	45.7	17	37.0	46	632,500	646,602
Year-to-date 2015	2	1.2	22	13.4	18	11.0	40	24.4	82	50.0	164	650,000	689,049
Year-to-date 2014	0	0.0	8	5.2	16	10.3	61	39.4	70	45.2	155	652,500	700,378
Abbotsford-Mission CMA													
Q4 2015	0	0.0	4	5.8	10	14.5	23	33.3	32	46.4	69	625,000	640,123
Q4 2014	1	2.4	4	9.5	12	28.6	18	42.9	7	16.7	42	547,500	554,954
Year-to-date 2015	5	1.9	14	5.4	83	32.3	85	33.1	70	27.2	257	540,000	572,363
Year-to-date 2014	1	0.5	11	5.4	66	32.2	93	45.4	34	16.6	205	550,000	562,554
Kelowna CMA													
Q4 2015	1	0.6	11	6.4	25	14.5	58	33.7	77	44.8	172	615,000	733,706
Q4 2014	1	0.6	9	5.4	18	10.8	50	29.9	89	53.3	167	675,000	718,657
Year-to-date 2015	8	1.3	43	7.2	90	15.0	211	35.2	248	41.3	600	600,000	710,055
Year-to-date 2014	13	2.2	47	8.1	114	19.6	163	28.1	244	42.0	581	600,000	695,212
Vancouver CMA													
Q4 2015	0	0.0	4	0.4	39	4.1	74	7.7	845	87.8	962	1,150,000	1,525,711
Q4 2014	0	0.0	1	0.1	9	0.9	120	11.9	878	87.1	1,008	1,112,500	1,414,044
Year-to-date 2015	1	0.0	5	0.1	102	2.5	336	8.2	3,653	89.2	4,097	1,200,000	1,535,280
Year-to-date 2014	1	0.0	2	0.1	37	0.9	390	9.8	3,535	89.2	3,965	1,160,000	1,471,827

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region Fourth Quarter 2015													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q4 2015	0	0.0	13	6.6	35	17.9	63	32.1	85	43.4	196	605,000	736,781
Q4 2014	1	0.8	6	4.6	39	30.0	42	32.3	38	29.2	130	555,000	684,972
Year-to-date 2015	4	0.7	76	12.8	9	1.5	179	30.1	213	35.9	594	570,000	691,447
Year-to-date 2014	6	1.1	63	11.9	102	19.3	157	29.7	166	31.4	528	550,000	664,127
Total Urban Centres in British Columbia (50,000+)													
Q4 2015	18	1.0	123	6.9	217	12.2	313	17.6	1,103	62.2	1,774	780,000	1,113,432
Q4 2014	17	1.0	111	6.5	189	11.1	324	19.1	1,056	62.2	1,697	785,000	1,080,552
Year-to-date 2015	83	1.2	506	7.3	859	12.4	1,125	16.2	4,380	63.0	6,953	800,000	1,146,887
Year-to-date 2014	69	1.1	397	6.2	768	11.9	1,055	16.4	4,141	64.4	6,430	815,000	1,133,099

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for British Columbia Region
Fourth Quarter 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	4,244	24.5	6,579	12,756	12,551	52.4	565,036	9.9	564,225
	February	5,578	23.9	6,529	12,237	11,949	54.6	611,688	15.4	586,604
	March	6,613	16.8	6,066	14,139	12,205	49.7	562,316	4.0	541,817
	April	7,730	12.0	6,667	16,612	12,787	52.1	561,613	6.3	550,030
	May	8,729	13.9	6,954	16,959	12,791	54.4	565,233	5.8	557,018
	June	8,989	24.9	7,137	15,037	12,691	56.2	556,977	4.5	559,701
	July	8,493	11.0	7,048	13,937	12,515	56.3	548,162	2.6	569,372
	August	7,341	7.0	7,255	11,383	12,556	57.8	560,318	5.0	578,402
	September	7,636	17.5	7,458	13,149	12,659	58.9	574,641	7.1	589,258
	October	7,648	14.6	7,482	11,325	12,819	58.4	575,504	6.5	577,938
	November	5,972	8.8	7,416	7,957	12,625	58.7	574,694	3.1	582,729
	December	5,076	14.7	7,454	5,214	12,560	59.3	585,718	3.0	584,806
2015	January	4,377	3.1	7,226	12,006	12,372	58.4	593,155	5.0	591,902
	February	6,661	19.4	7,866	13,275	12,878	61.1	639,405	4.5	613,209
	March	9,101	37.6	8,231	16,130	13,293	61.9	641,799	14.1	619,398
	April	9,952	28.7	8,341	16,257	12,475	66.9	634,744	13.0	622,842
	May	10,174	16.6	8,473	15,866	12,452	68.0	632,182	11.8	624,335
	June	11,294	25.6	8,545	15,907	12,607	67.8	631,962	13.5	635,435
	July	10,247	20.7	8,566	14,049	12,693	67.5	608,294	11.0	631,944
	August	8,811	20.0	8,628	11,699	12,715	67.9	619,881	10.6	640,085
	September	8,553	12.0	8,400	12,167	11,852	70.9	605,258	5.3	619,015
	October	8,725	14.1	9,023	10,463	12,437	72.5	667,480	16.0	669,986
	November	8,032	34.5	9,486	8,730	13,076	72.5	668,317	16.3	677,251
	December	6,590	29.8	9,735	5,518	13,218	73.6	700,943	19.7	698,020
	Q4 2014	18,696	12.7	22,352	24,496	38,004	58.8	578,019	4.4	581,818
	Q4 2015	23,347	24.9	28,244	24,711	38,731	72.9	677,214	17.2	682,088
	YTD 2014	84,049	15.2		150,705			568,405	5.8	
	YTD 2015	102,517	22.0		152,067			636,627	12.0	

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: Level of Economic Indicators for British Columbia Region
Fourth Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2014	January - March	591	3.1	5.2	2,277.1	6.3	9,881	101.0	877	9,652,288	90.18
	April - June	570	3.1	4.8	2,281.2	6.1	14,268	105.1	875	10,999,429	92.39
	July - September	570	3.1	4.8	2,274.2	6.2	22,124	107.6	887	11,158,394	90.97
	October - December	570	3.1	4.8	2,279.5	5.8	308	127.4	889	10,872,597	87.43
2015	January - March	568	3.0	4.8	2,286.1	5.8	4,526	118.0	909	10,442,172	79.20
	April - June	561	2.9	4.6	2,289.4	6.1	8,076	112.4	917	11,138,660	81.10
	July - September	561	2.9	4.6	2,315.2	6.2	17,416	112.6	918	11,149,809	75.79
	October - December	561	3.1	4.6	2,341.1	6.5		115.7	913		74.50

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region
Fourth Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	0.8	-0.5	57.6	12.1	0.5	3.6	-8.5
	April - June	-3.4	0.1	-0.4	0.6	-0.4	45.6	21.0	0.3	8.1	-4.7
	July - September	-4.6	0.0	-0.5	0.1	-0.4	14.5	-2.2	0.2	9.4	-5.7
	October - December	-5.2	0.0	-0.6	0.8	-0.9	-80.1	27.3	0.1	6.6	-7.7
2015	January - March	-3.8	-0.2	-0.4	0.4	-0.4	-54.2	16.8	3.6	8.2	-12.2
	April - June	-1.5	-0.3	-0.2	0.4	0.0	-43.4	7.0	4.8	1.3	-12.2
	July - September	-1.5	-0.3	-0.2	1.8	0.0	-21.3	4.7	3.5	-0.1	-16.7
	October - December	-1.5	-0.1	-0.2	2.7	0.7		-9.3	2.6		-14.8

"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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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 almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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

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/en/hoficlincl/homain

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 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

64151_2016_Q01