HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

Date Released: Second 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)
March 2016

British Columbia	February 2016	March 2016
Trend[1], urban centres[2]	33,935	36,002
SAAR, urban centres[2]	50,190	40,068
	March 2015	March 2016
Actual, urban centres[2]		
March - Single-Detached	612	749
March - Multiples	1,898	2,407
March - Total	2,510	3,156
January to March - Single-Detached	1,766	2,187
January to March - Multiples	4,399	7,341
January to March - Total	6,165	9,528

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 First Quarter 2016										
	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										
Q1 2016	1,926	141	31	59	1,077	3,615	204	2,475	488	10,016
Q1 2015	1,588	170	8	38	908	2,478	142	833	217	6,382
% Change	21.3	-17.1	**	55.3	18.6	45.9	43.7	197.1	124.9	56.9
Year-to-date 2016	1,926	141	31	59	1,077	3,615	204	2,475	488	10,016
Year-to-date 2015	1,588	170	8	38	908	2,478	142	833	217	6,382
% Change	21.3	-17.1	**	55.3	18.6	45.9	43.7	197.1	124.9	56.9
UNDER CONSTRUCTION										
Q1 2016	6,687	523	223	155	3,671	19,164	621	6,679	2,035	39,758
Q1 2015	6,092	610	12	136	3,340	17,545	469	4,391	1,325	33,950
% Change	9.8	-14.3	**	14.0	9.9	9.2	32.4	52.1	53.6	17.1
COMPLETIONS										
Q1 2016	1,747	171	53	54	1,051	3,620	160	1,166	313	8,335
Q1 2015	1,570	226	0	52	796	1,603	161	704	425	5,537
% Change	11.3	-24.3	n/a	3.8	32.0	125.8	-0.6	65.6	-26.4	50.5
Year-to-date 2016	1,747	171	53	54	1,051	3,620	160	1,166	313	8,335
Year-to-date 2015	1,570	226	0	52	796	1,603	161	704	425	5,537
% Change	11.3	-24.3	n/a	3.8	32.0	125.8	-0.6	65.6	-26.4	50.5
COMPLETED & NOT ABSORBED										
Q1 2016	897	81	16	26	277	1,058	n/a	n/a	n/a	2,355
Q1 2015	1,226	152	0	33	693	1,851	n/a	n/a	n/a	3,955
% Change	-26.8	-46.7	n/a	-21.2	-60.0	-42.8	n/a	n/a	n/a	-40.5
ABSORBED										
Q1 2016	1,644	158	24	49	1,017	3,530	n/a	n/a	n/a	6,422
Q1 2015	1,422	159	0	47	732	1,696	n/a	n/a	n/a	4,056
% Change	15.6	-0.6	n/a	4.3	38.9	108.1	n/a	n/a	n/a	58.3
Year-to-date 2016	1,644	158	24	49	1,017	3,530	n/a	n/a	n/a	6,422
Year-to-date 2015	1,422	159	0	47	732	1,696	n/a	n/a	n/a	4,056
% Change	15.6	-0.6	n/a	4.3	38.9	108.1	n/a	n/a	n/a	58.3

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
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Centres 100,000+											
Abbotsford-Mission	131	46	4	0	63	32	184	71	382	149	156.4
Kelowna	126	118	40	36	23	41	376	18	565	213	165.3
Vancouver	1,197	954	112	160	773	512	4,999	2,657	7,081	4,283	65.3
Victoria	218	144	24	18	19	44	332	270	593	476	24.6
Centres 50,000 - 99,999											
Chilliwack	82	41	12	14	46	34	2	0	142	89	59.6
Courtenay	38	37	2	16	0	22	4	98	44	173	-74.6
Kamloops	32	33	6	12	15	6	73	1	126	52	142.3
Nanaimo	104	94	14	8	19	3	56	57	193	162	19.1
Prince George	23	34	0	2	0	0	3	1	26	37	-29.7
Vernon	21	51	10	14	0	8	2	1	33	74	-55.4
Centres 10,000 - 49,999											
Campbell River	14	21	12	0	0	0	1	0	27	21	28.6
Cranbrook	17	8	0	0	0	3	0	0	17	11	54.5
Dawson Creek	1	5	0	2	0	0	0	2	1	9	-88.9
Duncan	22	31	5	0	12	0	1	1	40	32	25.0
Fort St. John	10	13	6	8	0	16	40	50	56	87	-35.6
Nelson[1]	9	1	0	0	0	0	3	54	12	55	-78.2
Parksville-Qualicum Beach	35	52	0	8	0	10	0	0	35	70	-50.0
Penticton	33	21	14	10	3	14	2	22	52	67	-22.4
Port Alberni	13	7	0	2	0	0	1	0	14	9	55.6
Powell River	6	4	0	0	0	0	0	0	6	4	50.0
Prince Rupert	2	2	0	0	0	0	0	0	2	2	0.0
Quesnel	1	2	0	0	0	0	0	0	1	2	-50.0
Salmon Arm	15	12	0	0	0	0	1	1	16	13	23.1
Salt Spring Island[1]	3	12	0	0	0	0	0	0	3	12	-75.0
Squamish	28	13	0	4	17	19	9	6	54	42	28.6
Summerland	4	7	0	4	0	3	0	0	4	14	-71.4
Terrace	1	2	0	0	0	3	1	1	2	6	-66.7
Williams Lake	1	1	0	0	0	0	0	0	1	1	0.0
Total British Columbia (10,000+)	2,187	1,766	261	318	990	770	6,090	3,311	9,528	6,165	54.5

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 - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Abbotsford-Mission	131	46	4	0	63	32	184	71	382	149	156.4
Kelowna	126	118	40	36	23	41	376	18	565	213	165.3
Vancouver	1,197	954	112	160	773	512	4,999	2,657	7,081	4,283	65.3
Victoria	218	144	24	18	19	44	332	270	593	476	24.6
Centres 50,000 - 99,999											
Chilliwack	82	41	12	14	46	34	2	0	142	89	59.6
Courtenay[1]	38	37	2	16	0	22	4	98	44	173	-74.6
Kamloops	32	33	6	12	15	6	73	1	126	52	142.3
Nanaimo	104	94	14	8	19	3	56	57	193	162	19.1
Prince George	23	34	0	2	0	0	3	1	26	37	-29.7
Vernon	21	51	10	14	0	8	2	1	33	74	-55.4
Centres 10,000 - 49,999											
Campbell River	14	21	12	0	0	0	1	0	27	21	28.6
Cranbrook	17	8	0	0	0	3	0	0	17	11	54.5
Dawson Creek	1	5	0	2	0	0	0	2	1	9	-88.9
Duncan	22	31	5	0	12	0	1	1	40	32	25.0
Fort St. John	10	13	6	8	0	16	40	50	56	87	-35.6
Nelson[1]	9	1	0	0	0	0	3	54	12	55	-78.2
Parksville-Qualicum Beach	35	52	0	8	0	10	0	0	35	70	-50.0
Penticton	33	21	14	10	3	14	2	22	52	67	-22.4
Port Alberni	13	7	0	2	0	0	1	0	14	9	55.6
Powell River	6	4	0	0	0	0	0	0	6	4	50.0
Prince Rupert	2	2	0	0	0	0	0	0	2	2	0.0
Quesnel	1	2	0	0	0	0	0	0	1	2	-50.0
Salmon Arm	15	12	0	0	0	0	1	1	16	13	23.1
Salt Spring Island[1]	3	12	0	0	0	0	0	0	3	12	-75.0
Squamish	28	13	0	4	17	19	9	6	54	42	28.6
Summerland	4	7	0	4	0	3	0	0	4	14	-71.4
Terrace	1	2	0	0	0	3	1	1	2	6	-66.7
Williams Lake	1	1	0	0	0	0	0	0	1	1	0.0
Total British Columbia (10,000+)	2,187	1,766	261	318	990	770	6,090	3,311	9,528	6,165	54.5

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 First Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Centres 100,000+								
Abbotsford-Mission	63	32	0	0	169	67	15	4
Kelowna	23	41	0	0	33	0	343	18
Vancouver	773	512	0	0	3,253	2,109	1,746	548
Victoria	19	44	0	0	43	198	289	72
Centres 50,000 - 99,999								
Chilliwack	46	34	0	0	0	0	2	0
Courtenay	0	22	0	0	0	0	4	98
Kamloops	15	6	0	0	68	0	5	1
Nanaimo	19	3	0	0	9	0	47	57
Prince George	0	0	0	0	0	0	3	1
Vernon	0	8	0	0	0	0	2	1
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	1	0
Cranbrook	0	3	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	2
Duncan	12	0	0	0	0	0	1	1
Fort St. John	0	16	0	0	40	50	0	0
Nelson[1]	0	0	0	0	0	54	3	0
Parksville-Qualicum Beach	0	10	0	0	0	0	0	0
Penticton	3	14	0	0	0	0	2	22
Port Alberni	0	0	0	0	0	0	1	0
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	17	19	0	0	0	0	9	6
Summerland	0	3	0	0	0	0	0	0
Terrace	0	3	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	990	770	0	0	3,615	2,478	2,475	833

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 - March 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	63	32	0	0	169	67	15	4
Kelowna	23	41	0	0	33	0	343	18
Vancouver	773	512	0	0	3,253	2,109	1,746	548
Victoria	19	44	0	0	43	198	289	72
Centres 50,000 - 99,999								
Chilliwack	46	34	0	0	0	0	2	0
Courtenay	0	22	0	0	0	0	4	98
Kamloops	15	6	0	0	68	0	5	1
Nanaimo	19	3	0	0	9	0	47	57
Prince George	0	0	0	0	0	0	3	1
Vernon	0	8	0	0	0	0	2	1
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	1	0
Cranbrook	0	3	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	2
Duncan	12	0	0	0	0	0	1	1
Fort St. John	0	16	0	0	40	50	0	0
Nelson[1]	0	0	0	0	0	54	3	0
Parksville-Qualicum Beach	0	10	0	0	0	0	0	0
Penticton	3	14	0	0	0	0	2	22
Port Alberni	0	0	0	0	0	0	1	0
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	17	19	0	0	0	0	9	6
Summerland	0	3	0	0	0	0	0	0
Terrace	0	3	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	990	770	0	0	3,615	2,478	2,475	833

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 First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Centres 100,000+								
Abbotsford-Mission	114	38	238	99	30	12	382	149
Kelowna	132	130	81	58	352	25	565	213
Vancouver	1,121	923	4,061	2,697	1,899	663	7,081	4,283
Victoria	232	150	66	251	295	75	593	476
Centres 50,000 - 99,999								
Chilliwack	77	33	62	56	3	0	142	89
Courtenay	33	42	4	32	7	99	44	173
Kamloops	31	33	89	18	6	1	126	52
Nanaimo	96	93	47	9	50	60	193	162
Prince George	23	35	0	1	3	1	26	37
Vernon	29	64	2	8	2	2	33	74
Centres 10,000 - 49,999								
Campbell River	15	21	10	0	2	0	27	21
Cranbrook	13	8	0	3	4	0	17	11
Dawson Creek	1	6	0	0	0	3	1	9
Duncan	21	26	18	5	1	1	40	32
Fort St. John	16	21	40	66	0	0	56	87
Nelson[1]	8	1	0	54	4	0	12	55
Parksville-Qualicum Beach	33	51	0	16	2	3	35	70
Penticton	37	29	12	16	3	22	52	67
Port Alberni	9	9	4	0	1	0	14	9
Powell River	6	4	0	0	0	0	6	4
Prince Rupert	2	2	0	0	0	0	2	2
Quesnel	1	2	0	0	0	0	1	2
Salmon Arm	15	8	0	4	1	1	16	13
Salt Spring Island[1]	3	12	0	0	0	0	3	12
Squamish	26	17	17	19	11	6	54	42
Summerland	3	5	0	9	1	0	4	14
Terrace	1	2	0	3	1	1	2	6
Williams Lake	0	1	0	0	1	0	1	1
Total British Columbia (10,000+)	2,098	1,766	4,751	3,424	2,679	975	9,528	6,165

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 - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	114	38	238	99	30	12	382	149
Kelowna	132	130	81	58	352	25	565	213
Vancouver	1,121	923	4,061	2,697	1,899	663	7,081	4,283
Victoria	232	150	66	251	295	75	593	476
Centres 50,000 - 99,999								
Chilliwack	77	33	62	56	3	0	142	89
Courtenay	33	42	4	32	7	99	44	173
Kamloops	31	33	89	18	6	1	126	52
Nanaimo	96	93	47	9	50	60	193	162
Prince George	23	35	0	1	3	1	26	37
Vernon	29	64	2	8	2	2	33	74
Centres 10,000 - 49,999								
Campbell River	15	21	10	0	2	0	27	21
Cranbrook	13	8	0	3	4	0	17	11
Dawson Creek	1	6	0	0	0	3	1	9
Duncan	21	26	18	5	1	1	40	32
Fort St. John	16	21	40	66	0	0	56	87
Nelson[1]	8	1	0	54	4	0	12	55
Parksville-Qualicum Beach	33	51	0	16	2	3	35	70
Penticton	37	29	12	16	3	22	52	67
Port Alberni	9	9	4	0	1	0	14	9
Powell River	6	4	0	0	0	0	6	4
Prince Rupert	2	2	0	0	0	0	2	2
Quesnel	1	2	0	0	0	0	1	2
Salmon Arm	15	8	0	4	1	1	16	13
Salt Spring Island[1]	3	12	0	0	0	0	3	12
Squamish	26	17	17	19	11	6	54	42
Summerland	3	5	0	9	1	0	4	14
Terrace	1	2	0	3	1	1	2	6
Williams Lake	0	1	0	0	1	0	1	1
Total British Columbia (10,000+)	2,098	1,766	4,751	3,424	2,679	975	9,528	6,165

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
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Centres 100,000+											
Abbotsford-Mission	79	37	0	0	54	19	11	98	144	154	-6.5
Kelowna	118	161	42	32	43	48	203	19	406	260	56.2
Vancouver	1,080	851	110	110	618	533	3,959	1,800	5,767	3,294	75.1
Victoria	118	141	27	16	35	4	185	76	365	237	54.0
Centres 50,000 - 99,999											
Chilliwack	59	36	2	6	68	28	0	0	129	70	84.3
Courtenay	40	35	8	6	7	4	3	3	58	48	20.8
Kamloops	54	72	6	12	15	0	1	128	76	212	-64.2
Nanaimo	68	67	2	6	5	3	137	31	212	107	98.1
Prince George	35	31	4	4	0	0	5	3	44	38	15.8
Vernon	28	43	6	4	7	18	3	0	44	65	-32.3
Centres 10,000 - 49,999											
Campbell River	24	26	0	2	0	0	0	0	24	28	-14.3
Cranbrook	12	25	0	0	4	0	0	0	16	25	-36.0
Dawson Creek	10	22	4	24	0	42	6	77	20	165	-87.9
Duncan	27	23	2	0	0	0	6	1	35	24	45.8
Fort St. John	25	31	30	48	149	29	219	52	423	160	164.4
Nelson[1]	3	3	2	0	0	0	1	0	6	3	100
Parksville-Qualicum Beach	26	31	12	22	0	10	1	1	39	64	-39.1
Penticton	24	31	8	4	8	0	22	3	62	38	63.2
Port Alberni	8	9	0	2	0	4	0	0	8	15	-46.7
Powell River	9	2	2	0	0	0	15	0	26	2	**
Prince Rupert	2	1	0	0	0	0	0	0	2	1	100.0
Quesnel	4	13	0	0	4	0	0	0	8	13	-38.5
Salmon Arm	31	16	0	2	0	0	1	1	32	19	68.4
Salt Spring Island[1]	5	13	0	0	0	0	0	0	5	13	-62
Squamish	18	13	0	2	13	0	5	2	36	17	111.8
Summerland	11	6	0	0	0	0	1	0	12	6	100.0
Terrace	8	10	0	0	6	0	0	10	14	20	-30.0
Williams Lake	7	12	0	0	0	0	2	2	9	14	-35.7
Total British Columbia (10,000+	1,933	1,761	267	302	1,036	742	4,786	2,307	8,022	5,112	56.9

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 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Abbotsford-Mission	79	37	0	0	54	19	11	98	144	154	-6.5
Kelowna	118	161	42	32	43	48	203	19	406	260	56.2
Vancouver	1,080	851	110	110	618	533	3,959	1,800	5,767	3,294	75.1
Victoria	118	141	27	16	35	4	185	76	365	237	54.0
Centres 50,000 - 99,999											
Chilliwack	59	36	2	6	68	28	0	0	129	70	84.3
Courtenay	40	35	8	6	7	4	3	3	58	48	20.8
Kamloops	54	72	6	12	15	0	1	128	76	212	-64.2
Nanaimo	68	67	2	6	5	3	137	31	212	107	98.1
Prince George	35	31	4	4	0	0	5	3	44	38	15.8
Vernon	28	43	6	4	7	18	3	0	44	65	-32.3
Centres 10,000 - 49,999											
Campbell River	24	26	0	2	0	0	0	0	24	28	-14.3
Cranbrook	12	25	0	0	4	0	0	0	16	25	-36.0
Dawson Creek	10	22	4	24	0	42	6	77	20	165	-87.9
Duncan	27	23	2	0	0	0	6	1	35	24	45.8
Fort St. John	25	31	30	48	149	29	219	52	423	160	164.4
Nelson[1]	3	3	2	0	0	0	1	0	6	3	100
Parksville-Qualicum Beach	26	31	12	22	0	10	1	1	39	64	-39.1
Penticton	24	31	8	4	8	0	22	3	62	38	63.2
Port Alberni	8	9	0	2	0	4	0	0	8	15	-46.7
Powell River	9	2	2	0	0	0	15	0	26	2	**
Prince Rupert	2	1	0	0	0	0	0	0	2	1	100.0
Quesnel	4	13	0	0	4	0	0	0	8	13	-38.5
Salmon Arm	31	16	0	2	0	0	1	1	32	19	68.4
Salt Spring Island[1]	5	13	0	0	0	0	0	0	5	13	-62
Squamish	18	13	0	2	13	0	5	2	36	17	111.8
Summerland	11	6	0	0	0	0	1	0	12	6	100.0
Terrace	8	10	0	0	6	0	0	10	14	20	-30.0
Williams Lake	7	12	0	0	0	0	2	2	9	14	-35.7
Total British Columbia (10,000+	1,933	1,761	267	302	1,036	742	4,786	2,307	8,022	5,112	56.9

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 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Centres 100,000+								
Abbotsford-Mission	54	19	0	0	0	90	11	8
Kelowna	23	48	20	0	138	0	65	19
Vancouver	618	533	0	0	3,213	1,369	746	431
Victoria	35	4	0	0	147	0	38	76
Centres 50,000 - 99,999								
Chilliwack	68	28	0	0	0	0	0	0
Courtenay	7	4	0	0	0	3	3	0
Kamloops	15	0	0	0	0	81	1	47
Nanaimo	5	3	0	0	4	0	133	31
Prince George	0	0	0	0	0	0	5	3
Vernon	7	18	0	0	0	0	3	0
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	0
Cranbrook	4	0	0	0	0	0	0	0
Dawson Creek	0	42	0	0	0	0	6	77
Duncan	0	0	0	0	4	0	2	1
Fort St. John	149	29	0	0	100	51	119	1
Nelson[1]	0	0	0	0	0	0	1	0
Parksville-Qualicum Beach	0	4	0	6	0	0	1	1
Penticton	0	0	8	0	0	0	22	3
Port Alberni	0	0	0	4	0	0	0	0
Powell River	0	0	0	0	14	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	13	0	0	0	0	0	5	2
Summerland	0	0	0	0	0	0	1	0
Terrace	6	0	0	0	0	9	0	1
Williams Lake	0	0	0	0	0	0	2	2
Total British Columbia (10,000+)	1,008	732	28	10	3,620	1,603	1,166	704

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 - March 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	54	19	0	0	0	90	11	8
Kelowna	23	48	20	0	138	0	65	19
Vancouver	618	533	0	0	3,213	1,369	746	431
Victoria	35	4	0	0	147	0	38	76
Centres 50,000 - 99,999								
Chilliwack	68	28	0	0	0	0	0	0
Courtenay	7	4	0	0	0	3	3	0
Kamloops	15	0	0	0	0	81	1	47
Nanaimo	5	3	0	0	4	0	133	31
Prince George	0	0	0	0	0	0	5	3
Vernon	7	18	0	0	0	0	3	0
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	0
Cranbrook	4	0	0	0	0	0	0	0
Dawson Creek	0	42	0	0	0	0	6	77
Duncan	0	0	0	0	4	0	2	1
Fort St. John	149	29	0	0	100	51	119	1
Nelson[1]	0	0	0	0	0	0	1	0
Parksville-Qualicum Beach	0	4	0	6	0	0	1	1
Penticton	0	0	8	0	0	0	22	3
Port Alberni	0	0	0	4	0	0	0	0
Powell River	0	0	0	0	14	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	13	0	0	0	0	0	5	2
Summerland	0	0	0	0	0	0	1	0
Terrace	6	0	0	0	0	9	0	1
Williams Lake	0	0	0	0	0	0	2	2
Total British Columbia (10,000+)	1,008	732	28	10	3,620	1,603	1,166	704

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
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Centres 100,000+								
Abbotsford-Mission	76	35	54	109	14	10	144	154
Kelowna	144	146	173	80	89	34	406	260
Vancouver	1,046	823	3,883	1,941	838	530	5,767	3,294
Victoria	135	144	191	13	39	80	365	237
Centres 50,000 - 99,999								
Chilliwack	65	28	63	41	1	1	129	70
Courtenay	36	34	17	11	5	3	58	48
Kamloops	44	81	29	84	3	47	76	212
Nanaimo	63	69	11	5	138	33	212	107
Prince George	36	34	2	1	6	3	44	38
Vernon	29	46	11	18	4	1	44	65
Centres 10,000 - 49,999								
Campbell River	22	24	1	4	1	0	24	28
Cranbrook	11	25	0	0	5	0	16	25
Dawson Creek	14	42	0	42	6	81	20	165
Duncan	25	22	5	0	5	2	35	24
Fort St. John	77	79	227	80	119	1	423	160
Nelson[1]	5	3	0	0	1	0	6	3
Parksville-Qualicum Beach	25	33	13	12	1	19	39	64
Penticton	29	32	0	0	33	6	62	38
Port Alberni	6	11	2	0	0	4	8	15
Powell River	9	2	16	0	1	0	26	2
Prince Rupert	1	1	0	0	1	0	2	1
Quesnel	3	13	4	0	1	0	8	13
Salmon Arm	28	17	2	1	2	1	32	19
Salt Spring Island[1]	5	13	0	0	0	0	5	13
Squamish	17	12	13	0	6	5	36	17
Summerland	6	6	2	0	4	0	12	6
Terrace	8	9	6	9	0	2	14	20
Williams Lake	6	12	0	0	3	2	9	14
Total British Columbia (10,000+)	1,971	1,796	4,725	2,451	1,326	865	8,022	5,112

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 - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	76	35	54	109	14	10	144	154
Kelowna	144	146	173	80	89	34	406	260
Vancouver	1,046	823	3,883	1,941	838	530	5,767	3,294
Victoria	135	144	191	13	39	80	365	237
Centres 50,000 - 99,999								
Chilliwack	65	28	63	41	1	1	129	70
Courtenay	36	34	17	11	5	3	58	48
Kamloops	44	81	29	84	3	47	76	212
Nanaimo	63	69	11	5	138	33	212	107
Prince George	36	34	2	1	6	3	44	38
Vernon	29	46	11	18	4	1	44	65
Centres 10,000 - 49,999								
Campbell River	22	24	1	4	1	0	24	28
Cranbrook	11	25	0	0	5	0	16	25
Dawson Creek	14	42	0	42	6	81	20	165
Duncan	25	22	5	0	5	2	35	24
Fort St. John	77	79	227	80	119	1	423	160
Nelson[1]	5	3	0	0	1	0	6	3
Parksville-Qualicum Beach	25	33	13	12	1	19	39	64
Penticton	29	32	0	0	33	6	62	38
Port Alberni	6	11	2	0	0	4	8	15
Powell River	9	2	16	0	1	0	26	2
Prince Rupert	1	1	0	0	1	0	2	1
Quesnel	3	13	4	0	1	0	8	13
Salmon Arm	28	17	2	1	2	1	32	19
Salt Spring Island[1]	5	13	0	0	0	0	5	13
Squamish	17	12	13	0	6	5	36	17
Summerland	6	6	2	0	4	0	12	6
Terrace	8	9	6	9	0	2	14	20
Williams Lake	6	12	0	0	3	2	9	14
Total British Columbia (10,000+)	1,971	1,796	4,725	2,451	1,326	865	8,022	5,112

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 First Quarter 2016													
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													
Q1 2016	1	1.6	4	6.5	37	59.7	13	21.0	7	11.3	62	450,000	497,229
Q1 2015	0	0.0	7	20.6	14	41.2	12	35.3	1	2.9	34	479,500	473,465
Year-to-date 2016	1	1.6	4	6.5	37	59.7	13	21.0	7	11.3	62	450,000	497,229
Year-to-date 2015	0	0.0	7	20.6	14	41.2	12	35.3	1	2.9	34	479,500	473,465
Courtenay													
Q1 2016	1	3.0	3	9.1	12	36.4	11	33.3	6	18.2	33	500,000	532,807
Q1 2015	2	5.7	11	31.4	6	17.1	12	34.3	4	11.4	35	450,000	484,465
Year-to-date 2016	1	3.0	3	9.1	12	36.4	11	33.3	6	18.2	33	500,000	532,807
Year-to-date 2015	2	5.7	11	31.4	6	17.1	12	34.3	4	11.4	35	450,000	484,465
Kamloops													
Q1 2016	6	9.1	13	19.7	17	25.8	22	33.3	8	12.1	66	476,663	485,808
Q1 2015	5	7.2	12	17.4	30	43.5	13	18.8	9	13.0	69	459,900	491,366
Year-to-date 2016	6	9.1	13	19.7	17	25.8	22	33.3	8	12.1	66	476,663	485,808
Year-to-date 2015	5	7.2	12	17.4	30	43.5	13	18.8	9	13.0	69	459,900	491,366
Nanaimo													
Q1 2016	0	0.0	18	24.7	22	30.1	19	26.0	14	19.2	73	495,000	524,705
Q1 2015	0	0.0	25	36.8	22	32.4	12	17.6	9	13.2	68	443,250	497,762
Year-to-date 2016	0	0.0	18	24.7	22	30.1	19	26.0	14	19.2	73	495,000	524,705
Year-to-date 2015	0	0.0	25	36.8	22	32.4	12	17.6	9	13.2	68	443,250	497,762
Prince George													
Q1 2016	6	22.2	5	18.5	9	33.3	5	18.5	2	7.4	27	429,700	432,144
Q1 2015	5	18.5	7	25.9	11	40.7	4	14.8	0	0.0	27	419,900	412,789
Year-to-date 2016	6	22.2	5	18.5	9	33.3	5	18.5	2	7.4	27	429,700	432,144
Year-to-date 2015	5	18.5	7	25.9	11	40.7	4	14.8	0	0.0	27	419,900	412,789
Vernon													
Q1 2016	1	2.4	1	2.4	4	9.8	14	34.1	21	51.2	41	650,000	671,456
Q1 2015	0	0.0	10	23.8	5	11.9	4	9.5	23	54.8	42	673,000	745,309
Year-to-date 2016	1	2.4	1	2.4	4	9.8	14	34.1	21	51.2	41	650,000	671,456
Year-to-date 2015	0	0.0	10	23.8	5	11.9	4	9.5	23	54.8	42	673,000	745,309
Abbotsford-Mission CMA													
Q1 2016	0	0.0	5	5.9	12	14.1	38	44.7	30	35.3	85	609,523	603,770
Q1 2015	1	2.6	0	0.0	10	25.6	21	53.8	7	17.9	39	539,900	573,484
Year-to-date 2016	0	0.0	5	5.9	12	14.1	38	44.7	30	35.3	85	609,523	603,770
Year-to-date 2015	1	2.6	0	0.0	10	25.6	21	53.8	7	17.9	39	539,900	573,484
Kelowna CMA													
Q1 2016	2	1.8	6	5.5	14	12.8	44	40.4	43	39.4	109	600,000	736,888
Q1 2015	2	1.4	8	5.5	31	21.4	51	35.2	53	36.6	145	569,000	699,582
Year-to-date 2016	2	1.8	6	5.5	14	12.8	44	40.4	43	39.4	109	600,000	736,888
Year-to-date 2015	2	1.4	8	5.5	31	21.4	51	35.2	53	36.6	145	569,000	699,582
Vancouver CMA													
Q1 2016	1	0.1	2	0.2	24	2.2	70	6.5	973	90.9	1,070	1,400,000	1,778,913
Q1 2015	0	0.0	0	0.0	7	0.8	85	9.7	782	89.5	874	1,256,619	1,504,762
Year-to-date 2016	1	0.1	2	0.2	24	2.2	70	6.5	973	90.9	1,070	1,400,000	1,778,913
Year-to-date 2015	0	0.0	0	0.0	7	0.8	85	9.7	782	89.5	874	1,256,619	1,504,762

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
First Quarter 2016

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													
Q1 2016	0	0.0	6	4.8	18	14.3	31	24.6	71	56.3	126	699,900	858,563
Q1 2015	2	1.5	30	22.6	24	18.0	35	26.3	38	28.6	133	517,000	611,674
Year-to-date 2016	0	0.0	6	4.8	7	5.6	31	24.6	71	56.3	126	699,900	858,563
Year-to-date 2015	2	1.5	30	22.6	24	18.0	35	26.3	38	28.6	133	517,000	611,674
Total Urban Centres in British Columbia (50,000+)													
Q1 2016	18	1.1	63	3.7	169	10.0	267	15.8	1,175	69.4	1,692	913,190	1,360,066
Q1 2015	17	1.2	110	7.5	164	11.2	249	17.0	926	63.2	1,466	799,000	1,134,771
Year-to-date 2016	18	1.1	63	3.7	169	10.0	267	15.8	1,175	69.4	1,692	913,190	1,360,066
Year-to-date 2015	17	1.2	110	7.5	164	11.2	249	17.0	926	63.2	1,466	799,000	1,134,771

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for British Columbia Region
First Quarter 2016

		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
2015	January	4,377	3.1	7,163	12,006	12,568	57.0	593,155	5.0	589,930
	February	6,661	19.4	7,751	13,275	13,074	59.3	639,405	4.5	609,080
	March	9,101	37.6	8,180	16,130	13,249	61.7	641,799	14.1	616,914
	April	9,952	28.7	8,274	16,257	12,532	66.0	634,744	13.0	620,841
	May	10,174	16.6	8,459	15,866	12,515	67.6	632,182	11.8	622,723
	June	11,294	25.6	8,584	15,907	12,649	67.9	631,962	13.5	634,131
	July	10,247	20.7	8,607	14,049	12,663	68.0	608,294	11.0	631,463
	August	8,811	20.0	8,716	11,699	12,669	68.8	619,881	10.6	640,238
	September	8,553	12.0	8,465	12,167	11,717	72.2	605,258	5.3	619,267
	October	8,725	14.1	9,056	10,463	12,314	73.5	667,480	16.0	672,310
	November	8,032	34.5	9,501	8,730	12,879	73.8	668,317	16.3	681,216
	December	6,590	29.8	9,760	5,518	13,238	73.7	700,943	19.7	705,309
2016	January	5,831	33.2	10,119	11,052	12,270	82.5	752,906	26.9	748,322
	February	9,637	44.7	10,767	14,519	13,334	80.7	779,419	21.9	740,983
	March	12,560	38.0	11,054	17,207	13,436	82.3	771,620	20.2	743,733
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	20,139	22.5	23,094	41,411	38,891	59.4	630,435	8.7	605,915
	Q1 2016	28,028	39.2	31,940	42,778	39,040	81.8	770,408	22.2	744,260
	YTD 2015	20,139	22.5		41,411			630,435	8.7	
	YTD 2016	28,028	39.2		42,778			770,408	22.2	

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
First Quarter 2016

		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							
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	11,139,547	75.79
	October - December	561	3.1	4.6	2,341.1	6.5	1,400	115.7	913	10,747,664	74.50
2016	January - March	561	3.1	4.6	2,349.3	6.6		111.4	918		74.03
	April - June										
	July - September										
	October - December										

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region
First Quarter 2016

		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							
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	-0.2	-16.7
	October - December	-1.5	-0.1	-0.2	2.7	0.7	**	-9.3	2.6	-1.1	-14.8
2016	January - March	-1.2	0.2	-0.1	2.8	0.7		-5.5	1.0		-6.5
	April - June										
	July - September										
	October - 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
(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_Q02