

HOUSING NOW

Vancouver and Abbotsford



Canada Mortgage and Housing Corporation

Date Released: February 2007

Strong Kick off to the Year in Vancouver

BC's robust new home construction sector carried over to 2007. Housing starts in the Vancouver CMA were up 22 per cent in January to 1,327 units, compared to the same month last year. Growth in January starts activity is attributed to a 51 per cent increase in multiple

unit construction, which offset a 36 per cent decline in single detached starts. A total of 1,093 multiple units and 234 single detached homes were started in January.

While 22 per cent year-over-year growth in starts is a positive indicator, January of last year was a relatively slow month and multiple starts tend to be highly volatile from month to month. Although demand for new homes is expected to remain strong in the year ahead, this

Figure 1

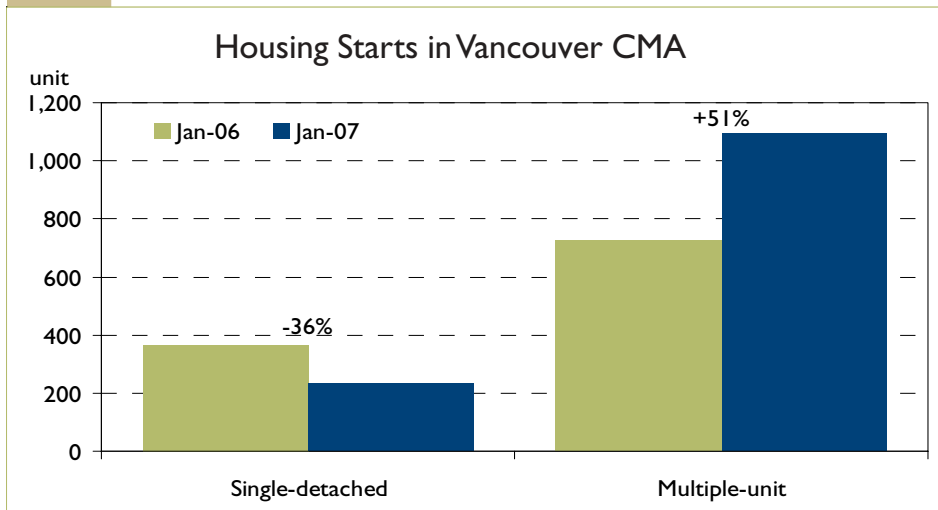


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rate of growth is unlikely to continue for the remainder of the year.

While no sign of oversupply in the Vancouver CMA was observed, the inventory level of newly completed and unoccupied units has been trending up since the second half of 2006. However, inventory levels remain at about one-third of the 15-year average. Housing supply and demand will gradually become more balanced as both resale and new inventory levels increase, slowing down the rise in prices and providing homebuyers with more selection.

In January 2007, the supply of both new and existing homes continued to grow while demand softened due to sharp price increases. The average price for newly completed and absorbed single-detached houses in the Vancouver CMA reached \$834,067 in January, the highest price level in Vancouver's history. Across the CMA, the highest January price was recorded in West Vancouver, with an average of \$2,805,212. Strong housing demand,

escalating land and construction materials costs, and a shortage of skilled labour have all contributed to the rising prices of new homes in Vancouver.

Despite homebuilders' capacity being limited by construction labour shortages, the number of units underway on Vancouver construction sites remained at a historically high level. In January, a total of 21,572 homes were under construction in the Vancouver CMA, with more than 84 per cent being multi-family dwellings (comprised of semi-detached, row, and apartments).

Multi-family Construction Boosts Starts in Abbotsford

Housing starts in the Abbotsford CMA began the year on a positive note with 195 units recorded in January, a 13.4 per cent increase in comparison to the same month last year. The majority of the starts were of the multi-family variety, with row

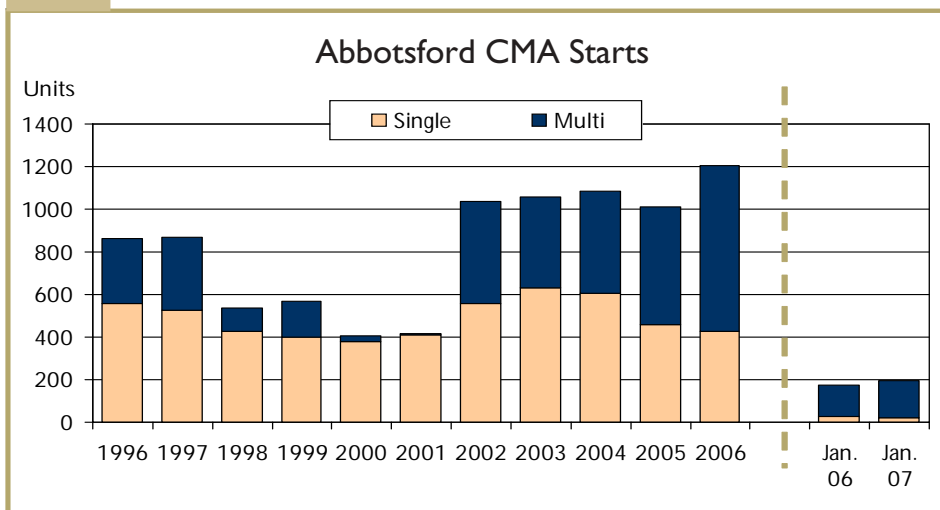
and apartment units making up nearly 90 per cent, or 175 units, of the overall total. However, starts for single detached units slipped this month from 24 units in January 2006 to 20 units.

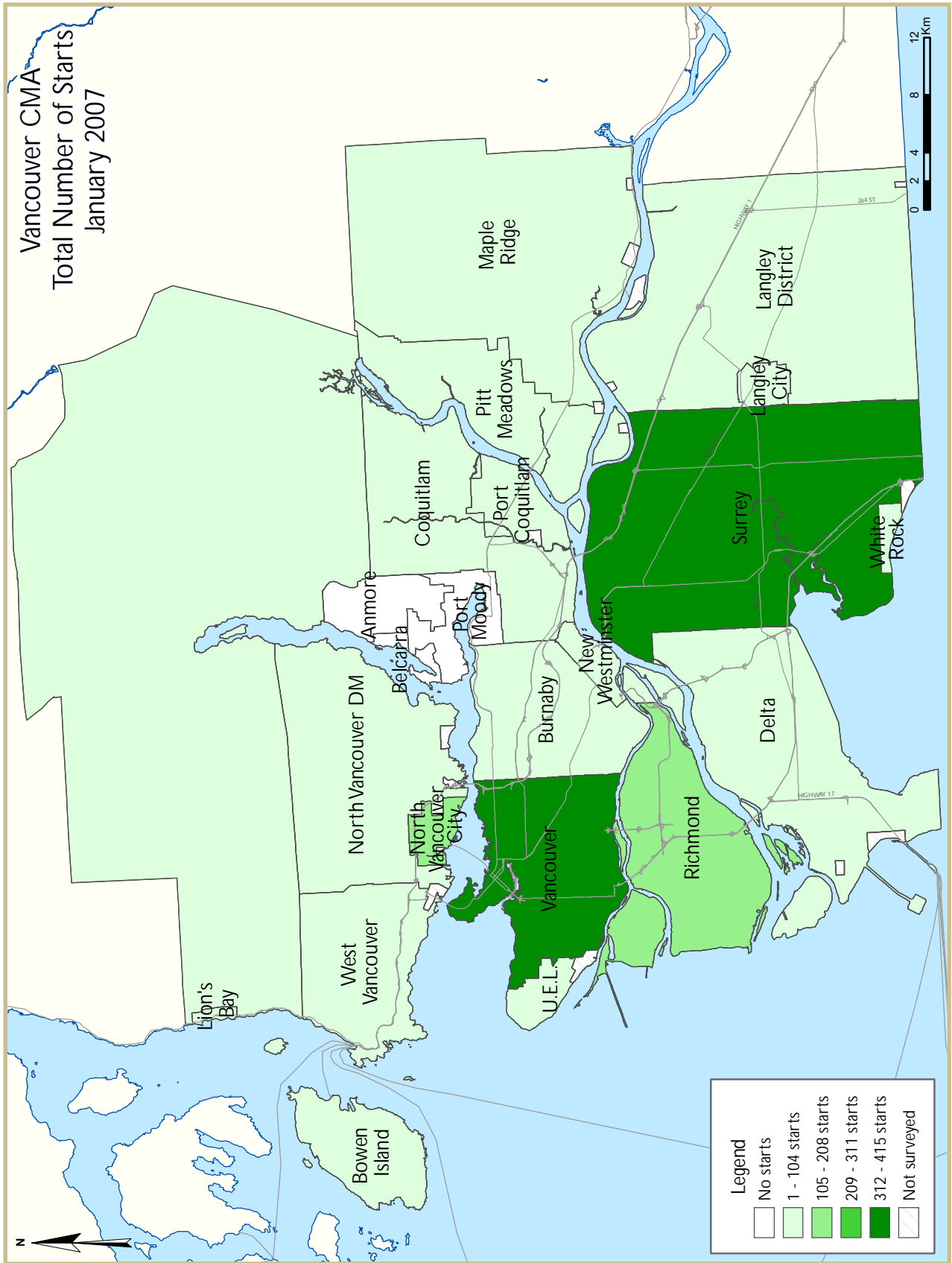
As is common with new construction in the CMA, the majority of housing starts took place in Abbotsford City, representing nearly 97 per cent of new residential construction. Apartment condominiums in Abbotsford City more than doubled January 2006's figure reaching 169 units, a 138 per cent increase.

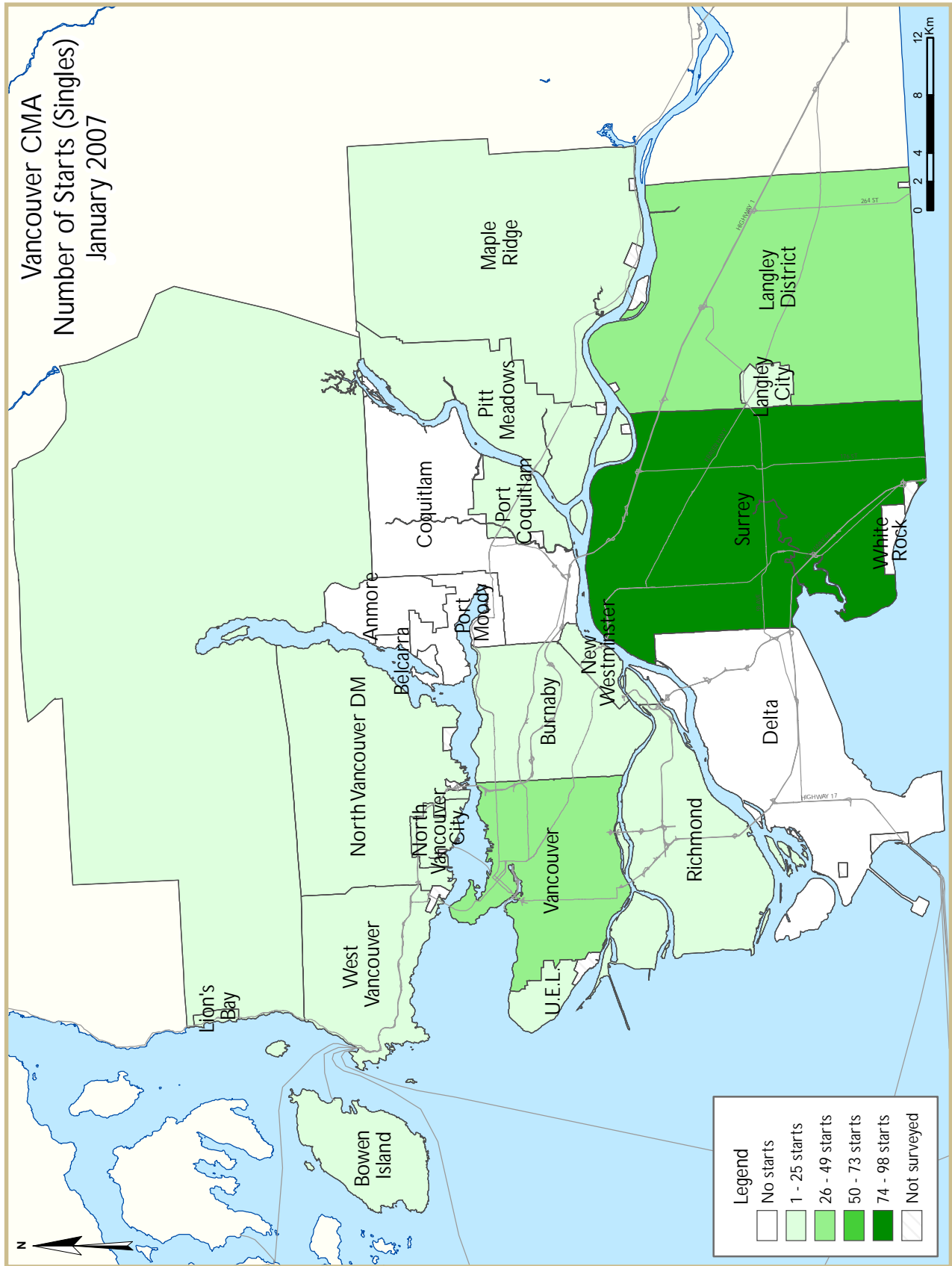
January 2007 recorded 1,145 units under construction, a 51.9 per cent increase when compared to January 2006. The number of units under construction has been on the rise since May of last year as the Abbotsford CMA experienced 1,207 housing starts in 2006, its largest total since 1994.

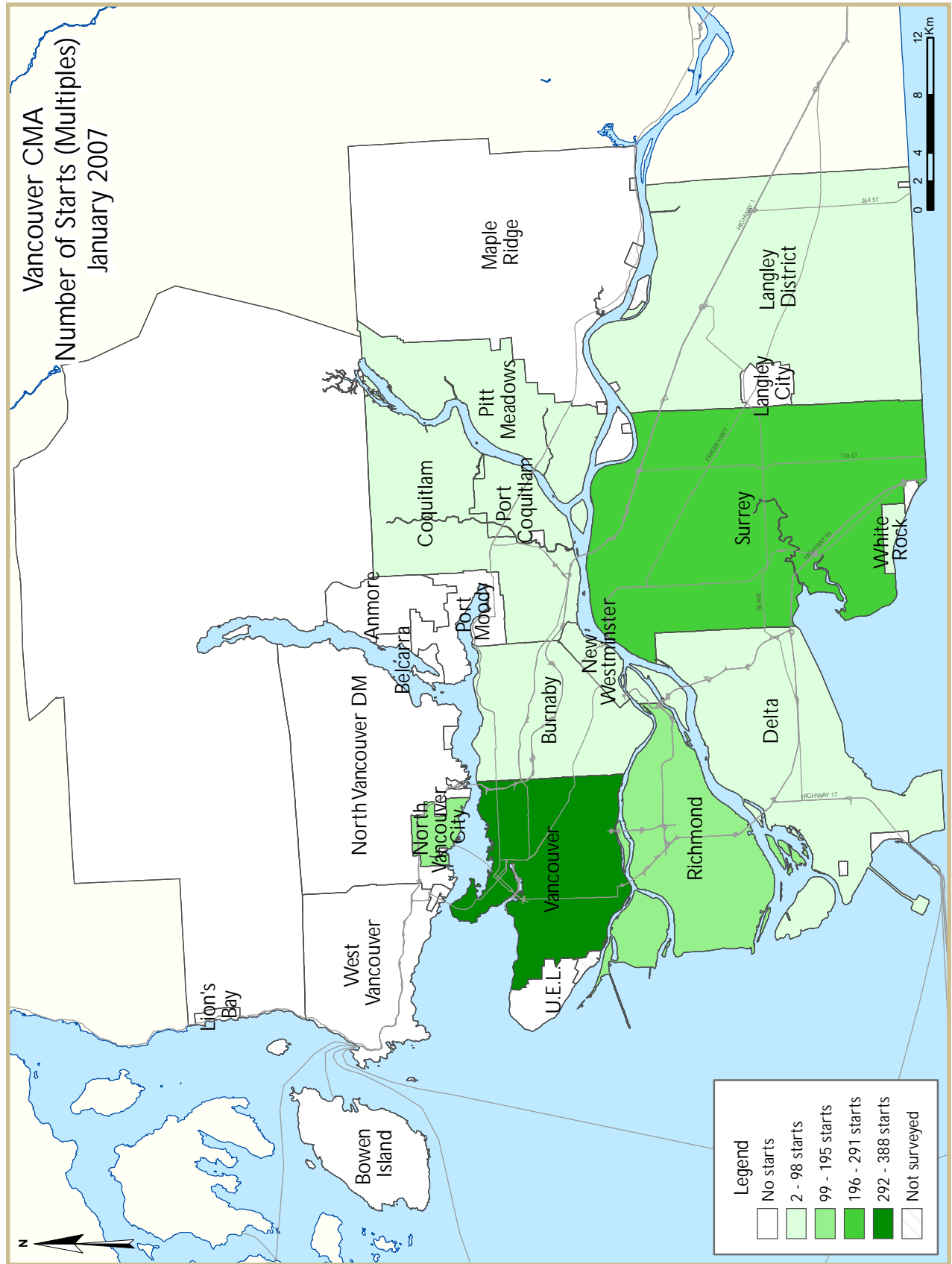
The number of units that were completed and not absorbed dipped by two units to 83 units between last month and this month. The number of absorbed units increased by 70.2 per cent from 84 units in January 2006 to 143 units in January 2007. The majority of the absorptions came from 101 row and apartment units that were completed this month but absorbed earlier during the under construction phase. With a high number of absorptions this month, and completed and not absorbed units being 11 per cent below the five year average in the Abbotsford CMA, demand is strong for new housing in the area.

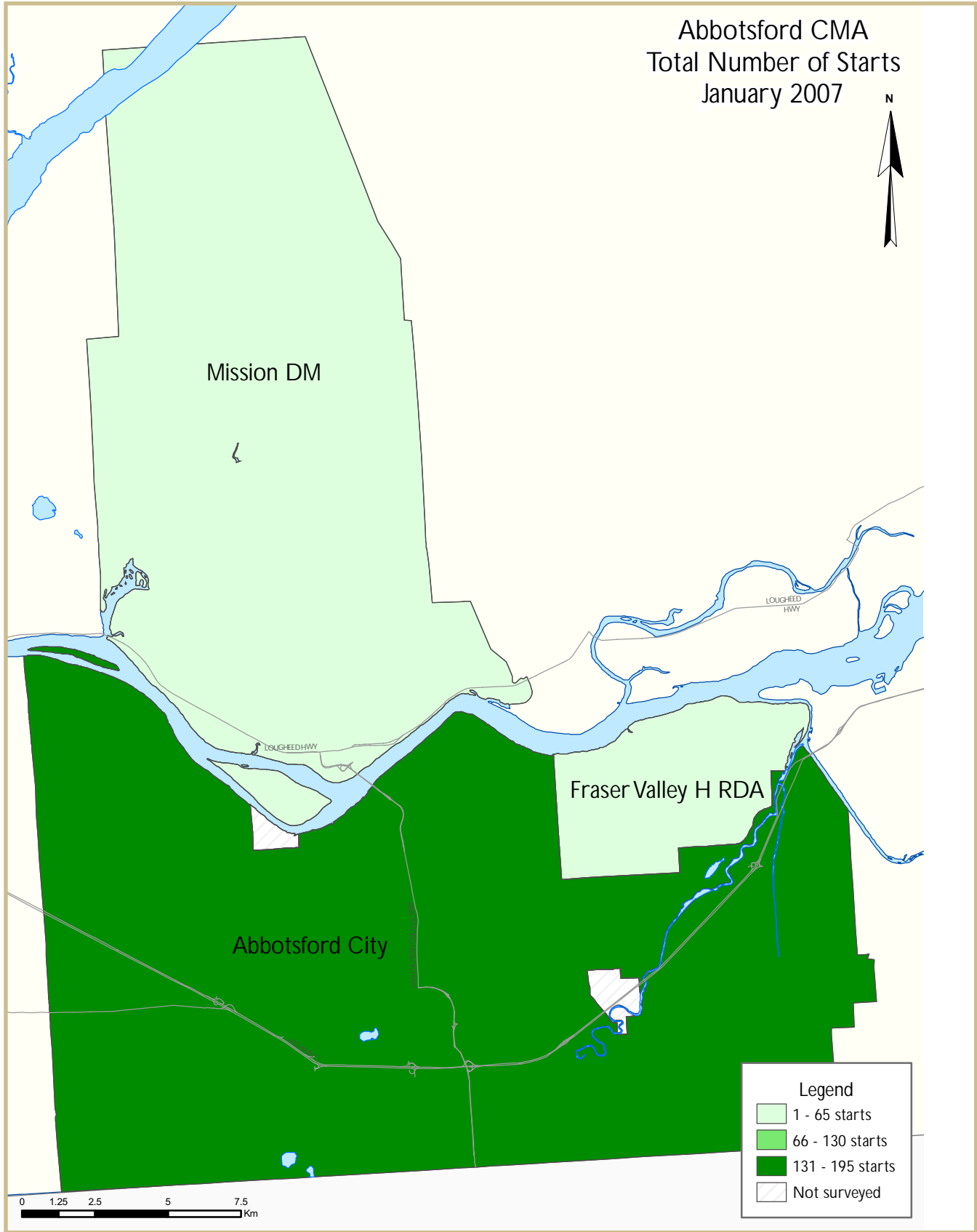
Figure 2

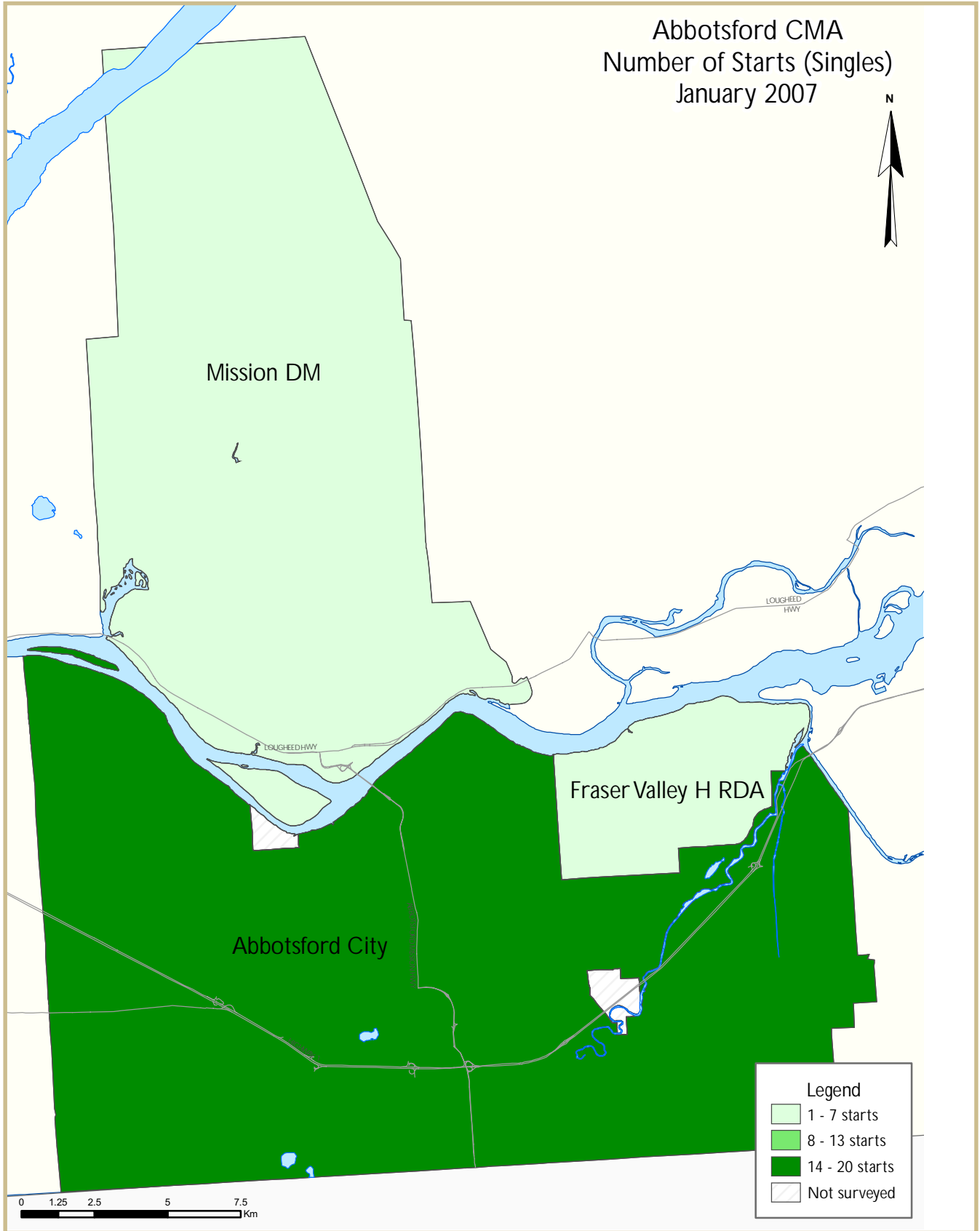


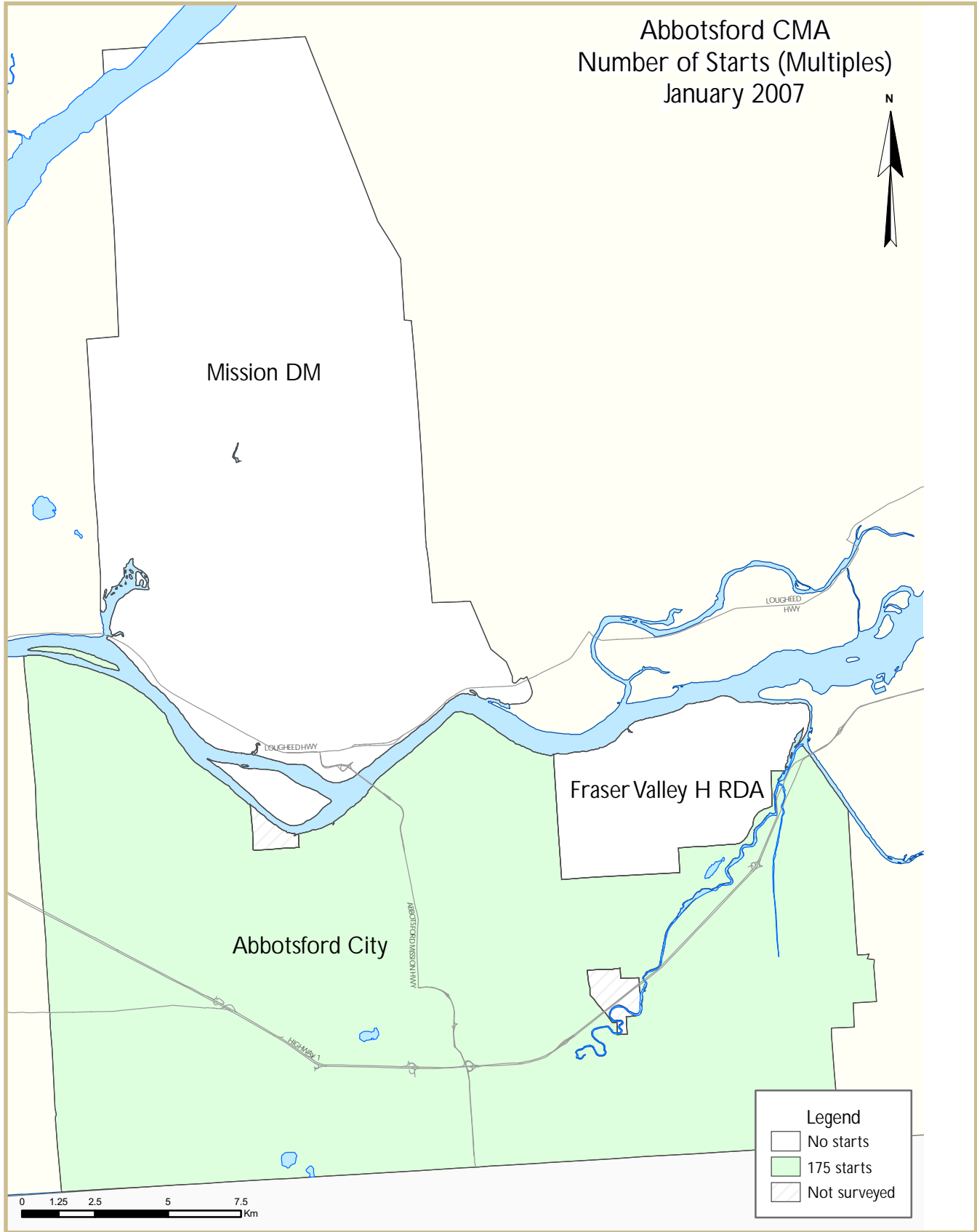












HOUSING NOW REPORT TABLES - VANCOUVER CMA

Available in ALL reports:

- 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:

- 1.1 Housing Activity Summary by Submarket
- 1.2 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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Vancouver CMA
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2007	234	40	29	0	116	904	0	4	1,327
January 2006	356	24	14	2	236	445	12	0	1,089
% Change	-34.3	66.7	107.1	-100.0	-50.8	103.1	-100.0	n/a	21.9
Year-to-date 2007	234	40	29	0	116	904	0	4	1,327
Year-to-date 2006	356	24	14	2	236	445	12	0	1,089
% Change	-34.3	66.7	107.1	-100.0	-50.8	103.1	-100.0	n/a	21.9
UNDER CONSTRUCTION									
January 2007	3,348	236	169	49	2,682	14,365	11	712	21,572
January 2006	3,123	268	127	142	2,826	14,447	28	933	21,894
% Change	7.2	-11.9	33.1	-65.5	-5.1	-0.6	-60.7	-23.7	-1.5
COMPLETIONS									
January 2007	410	30	32	0	181	1,268	1	10	1,932
January 2006	352	26	14	9	270	79	5	0	755
% Change	16.5	15.4	128.6	-100.0	-33.0	**	-80.0	n/a	155.9
Year-to-date 2007	410	30	32	0	181	1,268	1	10	1,932
Year-to-date 2006	352	26	14	9	270	79	5	0	755
% Change	16.5	15.4	128.6	-100.0	-33.0	**	-80.0	n/a	155.9
COMPLETED & NOT ABSORBED									
January 2007	692	99	42	16	105	85	27	19	1,085
January 2006	464	62	30	18	76	95	10	25	780
% Change	49.1	59.7	40.0	-11.1	38.2	-10.5	170.0	-24.0	39.1
ABSORBED									
January 2007	385	31	20	0	195	1,269	5	24	1,929
January 2006	351	23	12	10	330	117	4	9	856
% Change	9.7	34.8	66.7	-100.0	-40.9	**	25.0	166.7	125.4
Year-to-date 2007	385	31	20	0	195	1,269	5	24	1,929
Year-to-date 2006	351	23	12	10	330	117	4	9	856
% Change	9.7	34.8	66.7	-100.0	-40.9	**	25.0	166.7	125.4

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
January 2007	14	6	0	0	13	0	0	0	33
January 2006	9	2	0	0	0	0	0	0	11
Delta									
January 2007	0	2	0	0	0	0	0	0	2
January 2006	6	0	0	0	2	0	1	0	9
Langley									
January 2007	33	0	0	0	12	0	0	2	47
January 2006	48	0	0	0	6	115	2	0	171
Maple Ridge / Pitt Meadows									
January 2007	18	0	0	0	35	0	0	0	53
January 2006	12	0	0	0	0	132	0	0	144
New Westminster									
January 2007	8	4	0	0	12	0	0	0	24
January 2006	8	0	0	0	0	0	0	0	8
North Vancouver									
January 2007	6	0	0	0	5	170	0	0	181
January 2006	4	4	2	0	17	0	5	0	32
Richmond									
January 2007	24	2	0	0	26	154	0	0	206
January 2006	42	0	0	0	37	44	4	0	127
Surrey									
January 2007	98	2	2	0	13	213	0	2	330
January 2006	158	0	0	2	97	72	0	0	329
Tri-Cities									
January 2007	2	6	16	0	0	0	0	0	24
January 2006	14	12	6	0	11	0	0	0	43
University Endowment Lands									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	52	39	0	0	91
Vancouver City									
January 2007	27	18	3	0	0	367	0	0	415
January 2006	44	6	2	0	14	43	0	0	109
West Vancouver									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	5	0	0	0	0	0	0	0	5
White Rock									
January 2007	0	0	8	0	0	0	0	0	8
January 2006	2	0	4	0	0	0	0	0	6
Vancouver CMA									
January 2007	234	40	29	0	116	904	0	4	1,327
January 2006	356	24	14	2	236	445	12	0	1,089

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
January 2007	101	64	0	0	347	1,789	0	146	2,447
January 2006	140	82	0	0	486	2,935	0	146	3,789
Delta									
January 2007	45	2	0	0	32	48	0	2	129
January 2006	71	0	0	0	28	45	2	0	146
Langley									
January 2007	519	8	0	19	205	259	2	5	1,017
January 2006	415	2	0	7	268	326	0	0	1,018
Maple Ridge / Pitt Meadows									
January 2007	305	2	0	0	125	851	0	0	1,283
January 2006	264	0	0	8	82	194	0	18	566
New Westminster									
January 2007	76	22	0	0	34	1,162	0	0	1,294
January 2006	27	0	0	0	109	856	0	0	992
North Vancouver									
January 2007	97	8	2	0	72	754	0	27	960
January 2006	91	28	26	0	149	506	5	0	805
Richmond									
January 2007	172	12	0	2	452	1,546	0	2	2,186
January 2006	202	6	0	3	246	1,019	12	0	1,488
Surrey									
January 2007	1,248	4	4	0	957	1,042	0	136	3,391
January 2006	1,081	2	0	79	784	650	0	233	2,829
Tri-Cities									
January 2007	92	30	78	23	121	1,391	0	54	1,789
January 2006	93	36	78	41	137	875	0	2	1,262
University Endowment Lands									
January 2007	6	0	0	0	84	442	9	71	612
January 2006	3	0	0	0	103	449	9	71	635
Vancouver City									
January 2007	423	80	35	0	213	4,874	0	253	5,878
January 2006	471	104	17	0	412	6,369	0	379	7,752
West Vancouver									
January 2007	166	4	0	5	40	102	0	16	333
January 2006	154	2	0	4	22	123	0	84	389
White Rock									
January 2007	16	0	50	0	0	105	0	0	171
January 2006	34	0	6	0	0	100	0	0	140
Vancouver CMA									
January 2007	3,348	236	169	49	2,682	14,365	11	712	21,572
January 2006	3,123	268	127	142	2,826	14,447	28	933	21,894

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

**Table I.1: Housing Activity Summary by Submarket
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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
January 2007	21	22	0	0	3	211	0	0	257
January 2006	23	4	0	0	0	0	0	0	27
Delta									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	0	0	0	0	26	0	1	0	27
Langley									
January 2007	80	0	0	0	5	0	1	0	86
January 2006	50	0	0	1	34	0	2	0	87
Maple Ridge / Pitt Meadows									
January 2007	32	0	0	0	12	0	0	0	44
January 2006	1	0	0	0	0	0	0	0	1
New Westminster									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	14	0	0	0	11	0	0	0	25
North Vancouver									
January 2007	9	0	0	0	11	0	0	0	20
January 2006	5	0	0	0	0	0	0	0	5
Richmond									
January 2007	55	0	0	0	25	44	0	0	124
January 2006	40	0	0	2	20	34	2	0	98
Surrey									
January 2007	135	0	6	0	82	0	0	8	231
January 2006	131	0	0	6	157	43	0	0	337
Tri-Cities									
January 2007	7	6	18	0	0	0	0	0	31
January 2006	8	8	14	0	0	2	0	0	32
University Endowment Lands									
January 2007	0	0	0	0	5	53	0	0	58
January 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
January 2007	43	2	6	0	38	960	0	2	1,051
January 2006	60	14	0	0	0	0	0	0	74
West Vancouver									
January 2007	16	0	0	0	0	0	0	0	16
January 2006	4	0	0	0	22	0	0	0	26
White Rock									
January 2007	1	0	2	0	0	0	0	0	3
January 2006	1	0	0	0	0	0	0	0	1
Vancouver CMA									
January 2007	410	30	32	0	181	1,268	1	10	1,932
January 2006	352	26	14	9	270	79	5	0	755

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
January 2007	41	32	0	0	1	0	0	0	74
January 2006	63	14	0	0	0	8	0	0	85
Delta									
January 2007	28	0	0	0	0	16	0	0	44
January 2006	14	0	0	0	4	0	1	0	19
Langley									
January 2007	93	0	0	9	19	22	2	0	145
January 2006	51	0	0	9	23	20	2	25	130
Maple Ridge / Pitt Meadows									
January 2007	47	0	0	2	0	0	0	0	49
January 2006	40	0	0	2	0	0	0	0	42
New Westminster									
January 2007	18	0	0	0	0	0	0	0	18
January 2006	1	0	0	0	14	0	0	0	15
North Vancouver									
January 2007	6	3	10	0	4	0	0	0	23
January 2006	4	3	0	0	1	1	0	0	9
Richmond									
January 2007	67	2	0	1	20	13	1	0	104
January 2006	44	5	0	0	9	17	7	0	82
Surrey									
January 2007	213	0	6	4	37	18	14	16	308
January 2006	150	0	0	5	14	24	0	0	193
Tri-Cities									
January 2007	12	17	20	0	9	0	10	3	71
January 2006	10	8	24	2	1	15	0	0	60
University Endowment Lands									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	1	0	0	0	0	0	0	0	1
Vancouver City									
January 2007	154	45	6	0	15	16	0	0	236
January 2006	69	32	6	0	9	10	0	0	126
West Vancouver									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	14	0	0	0	1	0	0	0	15
White Rock									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	2	0	0	0	0	0	0	0	2
Vancouver CMA									
January 2007	692	99	42	16	105	85	27	19	1,085
January 2006	464	62	30	18	76	95	10	25	780

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
January 2007	15	9	0	0	6	216	0	0	246
January 2006	18	10	0	0	25	41	0	0	94
Delta									
January 2007	4	0	0	0	0	1	0	0	5
January 2006	3	0	0	0	24	0	1	0	28
Langley									
January 2007	68	0	0	0	0	3	1	0	72
January 2006	47	0	0	1	55	6	2	8	119
Maple Ridge / Pitt Meadows									
January 2007	28	0	0	0	12	0	0	0	40
January 2006	5	0	0	0	0	2	0	0	7
New Westminster									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	16	1	0	0	8	0	0	0	25
North Vancouver									
January 2007	11	0	0	0	7	0	0	0	18
January 2006	5	0	2	0	1	0	0	0	8
Richmond									
January 2007	42	1	0	0	26	35	0	0	104
January 2006	35	0	0	2	26	25	1	0	89
Surrey									
January 2007	129	0	0	0	82	6	0	11	228
January 2006	142	0	0	7	166	41	0	0	356
Tri-Cities									
January 2007	6	4	14	0	0	0	4	11	39
January 2006	9	1	10	0	1	2	0	0	23
University Endowment Lands									
January 2007	0	0	0	0	5	53	0	0	58
January 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
January 2007	58	17	4	0	57	955	0	2	1,093
January 2006	51	11	0	0	3	0	0	1	66
West Vancouver									
January 2007	20	0	0	0	0	0	0	0	20
January 2006	5	0	0	0	21	0	0	0	26
White Rock									
January 2007	1	0	2	0	0	0	0	0	3
January 2006	1	0	0	0	0	0	0	0	1
Vancouver CMA									
January 2007	385	31	20	0	195	1,269	5	24	1,929
January 2006	351	23	12	10	330	117	4	9	856

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

**Table I.2: History of Housing Starts of Vancouver CMA
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677
% Change	7.4	-4.8	-23.5	-87.3	-28.1	-56.1	-100.0	160.0	-26.9
1998	3,303	292	115	55	1,468	6,146	119	380	11,878
% Change	-28.0	11.5	27.8	-36.8	-28.7	-18.6	-45.2	-63.1	-25.5
1997	4,585	262	90	87	2,060	7,547	217	1,031	15,950

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Anmore	0	4	0	0	0	0	0	0	0	4	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	3	0	0	0	0	0	0	6	3	100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Central Park	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Remainder	3	6	6	2	13	0	0	0	22	8	175.0
Burnaby Total	14	9	6	2	13	0	0	0	33	11	200.0
Coquitlam	0	5	4	12	0	0	14	4	18	21	-14.3
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	7	0	2	0	0	0	0	0	9	-100.0
Delta - North	0	0	2	0	0	0	0	0	2	0	n/a
Delta	0	7	2	2	0	0	0	0	2	9	-77.8
Langley City	1	0	0	0	0	0	0	115	1	115	-99.1
Langley District	32	50	0	0	12	6	2	0	46	56	-17.9
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	17	11	0	0	0	0	0	0	17	11	54.5
New Westminister	8	8	4	0	12	0	0	0	24	8	200.0
North Vancouver City	1	1	2	4	3	3	170	2	176	10	**
North Vancouver DM	5	4	0	4	0	14	0	0	5	22	-77.3
Pitt Meadows	1	1	0	0	35	0	0	132	36	133	-72.9
Port Coquitlam	2	4	2	0	0	11	2	2	6	17	-64.7
Port Moody	0	5	0	0	0	0	0	0	0	5	-100.0
Richmond	24	46	12	12	16	25	154	44	206	127	62.2
Surrey - South	12	14	2	26	0	34	38	36	52	110	-52.7
Surrey - Cloverdale	31	61	2	0	4	17	65	0	102	78	30.8
Surrey - North	51	80	0	0	7	20	2	0	60	100	-40.0
Surrey - Guildford	0	0	0	0	0	0	0	36	0	36	-100.0
Surrey - Whalley	4	5	0	0	0	0	112	0	116	5	**
Surrey Total	98	160	4	26	11	71	217	72	330	329	0.3
University Endowment Lands	1	0	0	6	0	46	0	39	1	91	-98.9
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	63	0	63	0	n/a
Vancouver - Kitsilano	0	1	2	6	0	0	0	33	2	40	-95.0
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	88	0	88	0	n/a
Vancouver - Kerrisdale	3	3	0	0	0	0	49	0	52	3	**
Vancouver - Marpole	3	2	2	0	3	0	0	0	8	2	**
Vancouver - Eastside	12	24	2	0	0	14	167	12	181	50	**
Vancouver - Mt. Pleasant	0	0	8	0	0	0	0	0	8	0	n/a
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	9	14	0	0	0	0	0	0	9	14	-35.7
Vancouver Total	27	44	18	6	3	14	367	45	415	109	**
West Vancouver	1	5	0	0	0	0	0	0	1	5	-80.0
White Rock	0	2	0	0	0	0	8	4	8	6	33.3
Vancouver CMA	234	366	54	74	105	190	934	459	1,327	1,089	21.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	13	0	0	0	0	0	0	0
Burnaby Total	13	0	0	0	0	0	0	0
Coquitlam	0	0	0	0	14	4	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	115	0	0
Langley District	12	6	0	0	0	0	2	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminister	12	0	0	0	0	0	0	0
North Vancouver City	3	3	0	0	170	2	0	0
North Vancouver DM	0	14	0	0	0	0	0	0
Pitt Meadows	35	0	0	0	0	132	0	0
Port Coquitlam	0	11	0	0	2	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	16	25	0	0	154	44	0	0
Surrey - South	0	34	0	0	38	36	0	0
Surrey - Cloverdale	4	17	0	0	63	0	2	0
Surrey - North	7	20	0	0	2	0	0	0
Surrey - Guildford	0	0	0	0	0	36	0	0
Surrey - Whalley	0	0	0	0	112	0	0	0
Surrey Total	11	71	0	0	215	72	2	0
University Endowment Lands	0	46	0	0	0	39	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	63	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	33	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	88	0	0	0
Vancouver - Kerrisdale	0	0	0	0	49	0	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	0	14	0	0	167	12	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	3	14	0	0	367	45	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	4	0	0
Vancouver CMA	105	190	0	0	930	459	4	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Anmore	0	4	0	0	0	0	0	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	3	0	0	0	0	6	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	0	0	4	0
Burnaby - Central Park	1	0	0	0	0	0	1	0
Burnaby - Remainder	9	8	13	0	0	0	22	8
Burnaby Total	20	11	13	0	0	0	33	11
Coquitlam	18	21	0	0	0	0	18	21
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	6	0	2	0	1	0	9
Delta - North	2	0	0	0	0	0	2	0
Delta	2	6	0	2	0	1	2	9
Langley City	1	0	0	115	0	0	1	115
Langley District	32	48	12	6	2	2	46	56
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	17	11	0	0	0	0	17	11
New Westminister	12	8	12	0	0	0	24	8
North Vancouver City	1	7	175	3	0	0	176	10
North Vancouver DM	5	3	0	14	0	5	5	22
Pitt Meadows	1	1	35	132	0	0	36	133
Port Coquitlam	6	6	0	11	0	0	6	17
Port Moody	0	5	0	0	0	0	0	5
Richmond	26	42	180	81	0	4	206	127
Surrey - South	12	14	40	96	0	0	52	110
Surrey - Cloverdale	33	59	67	19	2	0	102	78
Surrey - North	53	80	7	20	0	0	60	100
Surrey - Guildford	0	0	0	36	0	0	0	36
Surrey - Whalley	4	5	112	0	0	0	116	5
Surrey Total	102	158	226	171	2	0	330	329
University Endowment Lands	1	0	0	91	0	0	1	91
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	63	0	0	0	63	0
Vancouver - Kitsilano	2	7	0	33	0	0	2	40
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	0	0	88	0	0	0	88	0
Vancouver - Kerrisdale	3	3	49	0	0	0	52	3
Vancouver - Marpole	8	2	0	0	0	0	8	2
Vancouver - Eastside	14	26	167	24	0	0	181	50
Vancouver - Mt. Pleasant	8	0	0	0	0	0	8	0
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	9	14	0	0	0	0	9	14
Vancouver Total	48	52	367	57	0	0	415	109
West Vancouver	1	5	0	0	0	0	1	5
White Rock	8	6	0	0	0	0	8	6
Vancouver CMA	303	394	1,020	683	4	12	1,327	1,089

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	12	0	0	0	0	0	0	0	12	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	13	0	0	0	0	0	0	5	13	-61.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	7	3	6	4	0	0	211	0	224	7	**
Burnaby - Central Park	0	0	4	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	9	7	12	0	3	0	0	0	24	7	**
Burnaby Total	21	23	22	4	3	0	211	0	257	27	**
Coquitlam	6	1	6	8	0	0	14	16	26	25	4.0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	1	0	26	0	0	0	0	0	27	-100.0
Delta - North	4	0	0	0	0	0	0	0	4	0	n/a
Delta	4	1	0	26	0	0	0	0	4	27	-85.2
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	80	53	0	4	5	30	0	0	85	87	-2.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	1	0	0	0	0	0	0	30	1	**
New Westminister	7	14	0	0	0	11	0	0	7	25	-72.0
North Vancouver City	5	1	0	0	11	0	0	0	16	1	**
North Vancouver DM	4	4	0	0	0	0	0	0	4	4	0.0
Pitt Meadows	2	0	0	0	12	0	0	0	14	0	n/a
Port Coquitlam	1	6	0	0	0	0	4	0	5	6	-16.7
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	55	44	8	20	17	0	44	34	124	98	26.5
Surrey - South	11	23	12	0	0	0	0	43	23	66	-65.2
Surrey - Cloverdale	49	45	0	2	20	68	14	0	83	115	-27.8
Surrey - North	63	63	0	0	38	64	0	0	101	127	-20.5
Surrey - Guildford	0	0	2	0	10	23	0	0	12	23	-47.8
Surrey - Whalley	12	6	0	0	0	0	0	0	12	6	100.0
Surrey Total	135	137	14	2	68	155	14	43	231	337	-31.5
University Endowment Lands	0	0	0	0	5	0	53	0	58	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	13	0	880	0	893	0	n/a
Vancouver - Kitsilano	1	0	2	0	0	0	10	0	13	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	11	0	11	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	0	2	0	0	0	0	2	0	2	2	0.0
Vancouver - Marpole	3	5	0	2	0	0	0	0	3	7	-57.1
Vancouver - Eastside	28	20	0	2	25	0	27	0	80	22	**
Vancouver - Mt. Pleasant	0	0	0	6	0	0	0	0	0	6	-100.0
Vancouver - Strath/Grand	1	2	0	4	0	0	2	0	3	6	-50.0
Vancouver - Westside	10	31	0	0	0	0	36	0	46	31	48.4
Vancouver Total	43	60	2	14	38	0	968	0	1,051	74	**
West Vancouver	16	4	0	22	0	0	0	0	16	26	-38.5
White Rock	1	1	0	0	0	0	2	0	3	1	200.0
Vancouver CMA	411	366	52	100	159	196	1,310	93	1,932	755	155.9

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	211	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	3	0	0	0	0	0	0	0
Burnaby Total	3	0	0	0	211	0	0	0
Coquitlam	0	0	0	0	14	16	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	5	30	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminister	0	11	0	0	0	0	0	0
North Vancouver City	11	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	12	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	4	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	0	0	0	44	34	0	0
Surrey - South	0	0	0	0	0	43	0	0
Surrey - Cloverdale	20	68	0	0	6	0	8	0
Surrey - North	38	64	0	0	0	0	0	0
Surrey - Guildford	10	23	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	68	155	0	0	6	43	8	0
University Endowment Lands	5	0	0	0	53	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	13	0	0	0	880	0	0	0
Vancouver - Kitsilano	0	0	0	0	10	0	0	0
Vancouver - False Creek	0	0	0	0	11	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	25	0	0	0	27	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	2	0	0	0
Vancouver - Westside	0	0	0	0	34	0	2	0
Vancouver Total	38	0	0	0	966	0	2	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	0	0	0
Vancouver CMA	159	196	0	0	1,300	93	10	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	12	0	0	0	0	0	12
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	13	0	0	0	0	5	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	13	7	211	0	0	0	224	7
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	21	7	3	0	0	0	24	7
Burnaby Total	43	27	214	0	0	0	257	27
Coquitlam	26	23	0	2	0	0	26	25
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	26	0	1	0	27
Delta - North	4	0	0	0	0	0	4	0
Delta	4	0	0	26	0	1	4	27
Langley City	1	0	0	0	0	0	1	0
Langley District	79	50	5	35	1	2	85	87
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	1	0	0	0	0	30	1
New Westminister	7	14	0	11	0	0	7	25
North Vancouver City	5	1	11	0	0	0	16	1
North Vancouver DM	4	4	0	0	0	0	4	4
Pitt Meadows	2	0	12	0	0	0	14	0
Port Coquitlam	5	6	0	0	0	0	5	6
Port Moody	0	1	0	0	0	0	0	1
Richmond	55	40	69	56	0	2	124	98
Surrey - South	11	17	12	49	0	0	23	66
Surrey - Cloverdale	55	45	20	70	8	0	83	115
Surrey - North	63	63	38	64	0	0	101	127
Surrey - Guildford	0	0	12	23	0	0	12	23
Surrey - Whalley	12	6	0	0	0	0	12	6
Surrey Total	141	131	82	206	8	0	231	337
University Endowment Lands	0	0	58	0	0	0	58	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	893	0	0	0	893	0
Vancouver - Kitsilano	3	0	10	0	0	0	13	0
Vancouver - False Creek	0	0	11	0	0	0	11	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	2	2	0	0	0	2	2
Vancouver - Marpole	3	7	0	0	0	0	3	7
Vancouver - Eastside	32	22	48	0	0	0	80	22
Vancouver - Mt. Pleasant	0	6	0	0	0	0	0	6
Vancouver - Strath/Grand	3	6	0	0	0	0	3	6
Vancouver - Westside	10	31	34	0	2	0	46	31
Vancouver Total	51	74	998	0	2	0	1,051	74
West Vancouver	16	4	0	22	0	0	16	26
White Rock	3	1	0	0	0	0	3	1
Vancouver CMA	472	392	1,449	358	11	5	1,932	755

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Belcarra													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	2	16.7	3	25.0	4	33.3	1	8.3	2	16.7	12	549,000	559,725
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	2	16.7	3	25.0	4	33.3	1	8.3	2	16.7	12	549,000	559,725
Burnaby													
January 2007	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	761,000	821,787
January 2006	0	0.0	0	0.0	8	44.4	5	27.8	5	27.8	18	613,950	646,517
Year-to-date 2007	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	761,000	821,787
Year-to-date 2006	0	0.0	0	0.0	8	44.4	5	27.8	5	27.8	18	613,950	646,517
Coquitlam													
January 2007	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
January 2006	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Delta													
January 2007	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
January 2006	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2006	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Langley City													
January 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
January 2007	1	1.5	26	38.2	35	51.5	4	5.9	2	2.9	68	529,900	543,369
January 2006	14	28.0	27	54.0	8	16.0	1	2.0	0	0.0	50	439,450	447,831
Year-to-date 2007	1	1.5	26	38.2	35	51.5	4	5.9	2	2.9	68	529,900	543,369
Year-to-date 2006	14	28.0	27	54.0	8	16.0	1	2.0	0	0.0	50	439,450	447,831

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
January 2007	1	3.8	18	69.2	6	23.1	1	3.8	0	0.0	26	467,500	489,888
January 2006	2	40.0	1	20.0	1	20.0	0	0.0	1	20.0	5	--	--
Year-to-date 2007	1	3.8	18	69.2	6	23.1	1	3.8	0	0.0	26	467,500	489,888
Year-to-date 2006	2	40.0	1	20.0	1	20.0	0	0.0	1	20.0	5	--	--
New Westminster													
January 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
January 2006	10	62.5	5	31.3	1	6.3	0	0.0	0	0.0	16	383,950	394,744
Year-to-date 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2006	10	62.5	5	31.3	1	6.3	0	0.0	0	0.0	16	383,950	394,744
North Vancouver City													
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
January 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
North Vancouver DM													
January 2007	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
January 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Pitt Meadows													
January 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Port Coquitlam													
January 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
January 2006	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Port Moody													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Richmond													
January 2007	0	0.0	0	0.0	4	9.5	11	26.2	27	64.3	42	971,500	906,910
January 2006	3	7.9	4	10.5	6	15.8	12	31.6	13	34.2	38	635,000	662,057
Year-to-date 2007	0	0.0	0	0.0	4	9.5	11	26.2	27	64.3	42	971,500	906,910
Year-to-date 2006	3	7.9	4	10.5	6	15.8	12	31.6	13	34.2	38	635,000	662,057

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
January 2007	0	0.0	44	34.1	39	30.2	21	16.3	25	19.4	129	529,999	622,150
January 2006	36	24.2	38	25.5	41	27.5	18	12.1	16	10.7	149	507,700	552,932
Year-to-date 2007	0	0.0	44	34.1	39	30.2	21	16.3	25	19.4	129	529,999	622,150
Year-to-date 2006	36	24.2	38	25.5	41	27.5	18	12.1	16	10.7	149	507,700	552,932
University Endowment Lands													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
January 2007	0	0.0	1	1.7	1	1.7	24	41.4	32	55.2	58	753,750	1,063,497
January 2006	0	0.0	1	2.0	1	2.0	9	17.6	40	78.4	51	988,000	1,273,750
Year-to-date 2007	0	0.0	1	1.7	1	1.7	24	41.4	32	55.2	58	753,750	1,063,497
Year-to-date 2006	0	0.0	1	2.0	1	2.0	9	17.6	40	78.4	51	988,000	1,273,750
West Vancouver													
January 2007	0	0.0	1	5.0	0	0.0	0	0.0	20	100.0	20	2,800,000	2,805,212
January 2006	0	0.0	1	20.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	1	5.0	0	0.0	0	0.0	20	100.0	20	2,800,000	2,805,212
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
White Rock													
January 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver CMA													
January 2007	3	0.8	89	23.1	94	24.4	73	18.9	127	32.9	386	629,000	834,067
January 2006	68	18.6	85	23.3	72	19.7	48	13.2	92	25.2	365	555,900	688,347
Year-to-date 2007	3	0.8	89	23.1	94	24.4	73	18.9	127	32.9	386	629,000	834,067
Year-to-date 2006	68	18.6	85	23.3	72	19.7	48	13.2	92	25.2	365	555,900	688,347

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2007**

Submarket	Jan 2007	Jan 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	559,725	n/a	--	559,725	n/a
Burnaby Total	821,787	646,517	27.1	821,787	646,517	27.1
Coquitlam	--	--	n/a	--	--	n/a
Delta	--	--	n/a	--	--	n/a
Langley City	--	--	n/a	--	--	n/a
Langley District	543,369	447,831	21.3	543,369	447,831	21.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	489,888	--	n/a	489,888	--	n/a
New Westminster	--	394,744	n/a	--	394,744	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	906,910	662,057	37.0	906,910	662,057	37.0
Surrey Total	622,150	552,932	12.5	622,150	552,932	12.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,063,497	1,273,750	-16.5	1,063,497	1,273,750	-16.5
West Vancouver	2,805,212	--	n/a	2,805,212	--	n/a
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	834,067	688,347	21.2	834,067	688,347	21.2

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
January 2007**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2006	January	748	3,129	24%	655,936	340	1,155	29%	379,893	848	2,876	29%	312,330
	February	1,187	3,391	35%	705,414	553	1,254	44%	397,214	1,212	3,121	39%	321,150
	March	1,531	3,956	39%	699,871	731	1,324	55%	402,890	1,780	3,384	53%	336,288
	April	1,451	4,201	35%	701,943	540	1,362	40%	412,735	1,367	3,459	40%	327,522
	May	1,780	4,562	39%	716,154	773	1,455	53%	432,807	1,762	3,507	50%	351,660
	June	1,618	4,777	34%	718,686	756	1,583	48%	410,894	1,593	3,673	43%	340,035
	July	1,048	5,023	21%	730,777	513	1,658	31%	415,841	1,188	3,743	32%	369,322
	August	1,177	5,183	23%	749,242	540	1,652	33%	426,326	1,296	3,800	34%	355,547
	September	1,046	5,738	18%	741,643	397	1,824	22%	463,299	1,095	4,305	25%	349,404
	October	1,096	5,726	19%	795,812	476	1,862	26%	435,177	1,166	4,568	26%	364,947
	November	914	5,138	18%	765,265	405	1,861	22%	427,550	1,052	4,309	24%	340,083
	December	635	4,077	16%	775,722	313	1,491	21%	441,014	741	3,590	21%	353,777
2007	January	703	3,992	18%	761,105	342	1,520	23%	466,107	771	3,800	20%	347,245
	February												
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q4 2005	3,374	3,879	29%	619,656	1,509	1,354	37%	389,699	3,686	3,092	40%	321,572
	Q4 2006	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
	YTD 2006	748	3,129	24%	655,936	340	1,155	29%	379,893	848	2,876	29%	312,330
	YTD 2007	703	3,992	18%	761,105	342	1,520	23%	466,107	771	3,800	20%	347,245

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

Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS[®] Residential Activity for Vancouver
Fourth Quarter 2006**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2005	Q1	3,560	4,536	26%	549,064	1,464	1,500	33%	339,756	3,716	3,848	32%	271,324
	Q2	5,447	4,844	37%	574,962	2,029	1,567	43%	352,180	5,435	4,141	44%	290,858
	Q3	4,466	4,612	32%	610,918	1,852	1,503	41%	369,218	4,448	3,391	44%	304,965
	Q4	3,374	3,879	29%	619,656	1,509	1,354	37%	389,699	3,686	3,092	40%	321,572
2006	Q1	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	Q2	4,849	4,513	36%	712,746	2,069	1,467	47%	419,561	4,722	3,546	44%	340,750
	Q3	3,271	5,315	21%	740,896	1,450	1,711	28%	432,739	3,579	3,949	30%	358,240
	Q4	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
YTD 2005		16,847	4,468	31%	587,972	6,854	1,481	39%	362,391	17,285	3,618	40%	296,838
YTD 2006		14,231	4,575	27%	726,814	6,337	1,540	35%	419,318	15,100	3,695	35%	343,662

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

Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
January 2007

		Interest Rates			NHPI Total Vancouver CMA 1997=100	CPI Vancouver CMA 1992=100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	108.6	126.0	1,168	4.9	66.6	738
	February	667	5.85	6.45	109.5	126.1	1,161	4.8	66.1	737
	March	667	6.05	6.45	109.9	126.8	1,162	4.7	65.9	741
	April	685	6.25	6.75	110.9	127.6	1,174	4.3	66.2	742
	May	685	6.25	6.75	111.2	128.6	1,181	4.2	66.5	741
	June	697	6.60	6.95	111.4	128.5	1,186	4.1	66.6	741
	July	697	6.60	6.95	112.0	128.8	1,192	4.1	66.8	739
	August	691	6.40	6.85	114.8	129.0	1,197	4.0	66.9	743
	September	682	6.40	6.70	115.4	128.5	1,201	4.2	67.1	746
	October	688	6.40	6.80	116.0	128.6	1,205	4.2	67.2	748
	November	673	6.40	6.55	116.1	129.1	1,202	4.4	67.2	750
	December	667	6.30	6.45	116.1	129.4	1,200	4.7	67.1	752
2007	January	679	6.50	6.65		129.3	1,199	4.8	67.0	752
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES - ABBOTSFORD CMA

Available in ALL reports:

- 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:

- 1.1 Housing Activity Summary by Submarket
- 1.2 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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Abbotsford CMA
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2007	19	0	6	1	0	169	0	0	195
January 2006	20	0	16	4	6	126	0	0	172
% Change	-5.0	n/a	-62.5	-75.0	-100.0	34.1	n/a	n/a	13.4
Year-to-date 2007	19	0	6	1	0	169	0	0	195
Year-to-date 2006	20	0	16	4	6	126	0	0	172
% Change	-5.0	n/a	-62.5	-75.0	-100.0	34.1	n/a	n/a	13.4
UNDER CONSTRUCTION									
January 2007	207	0	80	22	65	689	0	82	1,145
January 2006	192	0	92	16	65	307	0	82	754
% Change	7.8	n/a	-13.0	37.5	0.0	124.4	n/a	0.0	51.9
COMPLETIONS									
January 2007	33	4	73	3	28	0	0	0	141
January 2006	28	0	16	3	0	0	0	0	47
% Change	17.9	n/a	**	0.0	n/a	n/a	n/a	n/a	200.0
Year-to-date 2007	33	4	73	3	28	0	0	0	141
Year-to-date 2006	28	0	16	3	0	0	0	0	47
% Change	17.9	n/a	**	0.0	n/a	n/a	n/a	n/a	200.0
COMPLETED & NOT ABSORBED									
January 2007	68	2	8	5	0	0	0	0	83
January 2006	69	0	18	1	0	11	0	0	99
% Change	-1.4	n/a	-55.6	**	n/a	-100.0	n/a	n/a	-16.2
ABSORBED									
January 2007	38	2	73	2	28	0	0	0	143
January 2006	37	0	38	5	4	0	0	0	84
% Change	2.7	n/a	92.1	-60.0	**	n/a	n/a	n/a	70.2
Year-to-date 2007	38	2	73	2	28	0	0	0	143
Year-to-date 2006	37	0	38	5	4	0	0	0	84
% Change	2.7	n/a	92.1	-60.0	**	n/a	n/a	n/a	70.2

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
January 2007	14	0	6	1	0	169	0	0	190
January 2006	16	0	16	3	6	71	0	0	112
Fraser Valley H RDA									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	0	0	0	0	0
Mission DM									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	4	0	0	1	0	55	0	0	60
Abbotsford CMA									
January 2007	19	0	6	1	0	169	0	0	195
January 2006	20	0	16	4	6	126	0	0	172
UNDER CONSTRUCTION									
Abbotsford City									
January 2007	148	0	80	17	65	619	0	82	1,011
January 2006	152	0	92	8	65	182	0	82	581
Fraser Valley H RDA									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	2	0	0	0	0	0	0	0	2
Mission DM									
January 2007	58	0	0	5	0	70	0	0	133
January 2006	38	0	0	8	0	125	0	0	171
Abbotsford CMA									
January 2007	207	0	80	22	65	689	0	82	1,145
January 2006	192	0	92	16	65	307	0	82	754
COMPLETIONS									
Abbotsford City									
January 2007	22	0	18	1	28	0	0	0	69
January 2006	14	0	16	0	0	0	0	0	30
Fraser Valley H RDA									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
Mission DM									
January 2007	11	4	55	2	0	0	0	0	72
January 2006	14	0	0	3	0	0	0	0	17
Abbotsford CMA									
January 2007	33	4	73	3	28	0	0	0	141
January 2006	28	0	16	3	0	0	0	0	47

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

**Table I.1: Housing Activity Summary by Submarket
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
January 2007	54	0	8	4	0	0	0	0	66
January 2006	52	0	18	0	0	11	0	0	81
Fraser Valley H RDA									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
Mission DM									
January 2007	14	2	0	1	0	0	0	0	17
January 2006	17	0	0	1	0	0	0	0	18
Abbotsford CMA									
January 2007	68	2	8	5	0	0	0	0	83
January 2006	69	0	18	1	0	11	0	0	99
ABSORBED									
Abbotsford City									
January 2007	26	0	18	0	28	0	0	0	72
January 2006	20	0	38	3	0	0	0	0	61
Fraser Valley H RDA									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
Mission DM									
January 2007	12	2	55	2	0	0	0	0	71
January 2006	17	0	0	2	4	0	0	0	23
Abbotsford CMA									
January 2007	38	2	73	2	28	0	0	0	143
January 2006	37	0	38	5	4	0	0	0	84

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

**Table I.2A: History of Housing Starts of Abbotsford CMA
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566
% Change	2.8	-33.3	n/a	-93.9	42.9	n/a	-100.0	67.3	5.6
1998	387	6	0	33	49	0	6	55	536
% Change	-24.4	-40.0	n/a	200.0	-18.3	-100.0	50.0	0.0	-38.5
1997	512	10	0	11	60	219	4	55	871

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Abbotsford City	15	19	0	0	0	6	175	87	190	112	69.6
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	4	5	0	0	0	0	0	55	4	60	-93.3
Abbotsford CMA	20	24	0	0	0	6	175	142	195	172	13.4

**Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	15	19	0	0	0	6	175	87	190	112	69.6
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	4	5	0	0	0	0	0	55	4	60	-93.3
Abbotsford CMA	20	24	0	0	0	6	175	142	195	172	13.4

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Abbotsford City	0	6	0	0	175	87	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
Abbotsford DM	0	6	0	0	175	142	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	0	6	0	0	175	87	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
Abbotsford CMA	0	6	0	0	175	142	0	0

**Table 2.4: Starts by Submarket and by Intended Market
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Abbotsford City	20	32	170	80	0	0	190	112
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	4	4	0	56	0	0	4	60
Abbotsford CMA	25	36	170	136	0	0	195	172

**Table 2.5: Starts by Submarket and by Intended Market
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	20	32	170	80	0	0	190	112
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	4	4	0	56	0	0	4	60
Abbotsord CMA	25	36	170	136	0	0	195	172

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Abbotsford City	23	14	0	0	28	0	18	16	69	30	130.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	13	17	4	0	0	0	55	0	72	17	**
Abbotsford CMA	36	31	4	0	28	0	73	16	141	47	200.0

**Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	23	14	0	0	28	0	18	16	69	30	130.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	13	17	4	0	0	0	55	0	72	17	**
Abbotsford CMA	36	31	4	0	28	0	73	16	141	47	200.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Abbotsford City	28	0	0	0	18	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	55	0	0	0
Abbotsford DM	28	0	0	0	73	16	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	28	0	0	0	18	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	55	0	0	0
Abbotsford CMA	28	0	0	0	73	16	0	0

**Table 3.4: Completions by Submarket and by Intended Market
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Abbotsford City	40	30	29	0	0	0	69	30
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	70	14	2	3	0	0	72	17
Abbotsford CMA	110	44	31	3	0	0	141	47

**Table 3.5: Completions by Submarket and by Intended Market
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	40	30	29	0	0	0	69	30
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	70	14	2	3	0	0	72	17
Abbotsford CMA	110	44	31	3	0	0	141	47

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
January 2007	0	0.0	18	69.2	4	15.4	1	3.8	3	11.5	26	472,500	529,769
January 2006	5	21.7	10	43.5	1	4.3	1	4.3	1	4.3	23	449,900	473,674
Year-to-date 2007	0	0.0	18	69.2	3	11.5	1	3.8	3	11.5	26	472,500	529,769
Year-to-date 2006	5	21.7	10	43.5	1	4.3	1	4.3	1	4.3	23	449,900	473,674
Fraser Valley H RDA													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
January 2007	2	14.3	12	85.7	0	0.0	0	0.0	0	0.0	14	433,500	435,929
January 2006	13	68.4	6	31.6	0	0.0	0	0.0	0	0.0	19	378,000	384,800
Year-to-date 2007	2	14.3	12	85.7	0	0.0	0	0.0	0	0.0	14	433,500	435,929
Year-to-date 2006	13	68.4	6	31.6	0	0.0	0	0.0	0	0.0	19	378,000	384,800
Abbotsford CMA													
January 2007	2	5.0	30	75.0	3	7.5	1	2.5	3	7.5	40	450,000	496,925
January 2006	18	42.9	16	38.1	1	2.4	1	2.4	1	2.4	42	419,900	433,469
Year-to-date 2007	2	5.0	30	75.0	3	7.5	1	2.5	3	7.5	40	450,000	496,925
Year-to-date 2006	18	42.9	16	38.1	1	2.4	1	2.4	1	2.4	42	419,900	433,469

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2007**

Submarket	Jan 2007	Jan 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	529,769	473,674	11.8	529,769	473,674	11.8
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	435,929	384,800	13.3	435,929	384,800	13.3
Abbotsford CMA	496,925	433,469	14.6	496,925	433,469	14.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Fraser Valley
January 2007**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2006	January	1,089	37.8	1,760	1,928	2,134	82.5	371,058	25.6	373,243
	February	1,583	17.3	1,687	2,317	2,268	74.4	348,935	12.0	363,925
	March	1,959	12.5	1,627	2,353	2,045	79.6	373,986	18.9	377,609
	April	1,798	-2.2	1,618	2,189	2,115	76.5	392,465	23.7	389,708
	May	2,141	9.2	1,679	2,587	2,081	80.7	407,628	22.5	399,263
	June	2,025	-16.1	1,628	2,724	2,250	72.4	408,467	28.4	397,024
	July	1,581	-19.3	1,468	2,459	2,296	63.9	403,913	22.8	401,099
	August	1,590	-26.8	1,460	2,386	2,337	62.5	405,293	26.3	405,578
	September	1,242	-23.1	1,353	2,261	2,242	60.3	407,850	17.0	403,087
	October	1,193	-29.4	1,278	2,553	2,430	52.6	399,503	19.9	412,032
	November	1,112	-26.3	1,295	1,733	2,293	56.5	407,461	19.0	416,337
	December	780	-28.2	1,240	797	1,796	69.0	381,446	9.6	392,616
2007	January									
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2005	4,286	31.3		4,673			340,237	14.1	
	Q4 2006	3,085	-28.0		5,083			397,806	16.9	
	YTD 2006	1,089	37.8		1,928			371,058	25.6	
	YTD 2007		-100.0						-100.0	

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All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

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

Source: CREA (Fraser Valley Real Estate Board)

Table 6: Economic Indicators
January 2007

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 1992 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	109.5	125.6	82	5.2	68.8	665
	February	667	5.85	6.45	110.3	125.8	84	4.8	69.4	669
	March	667	6.05	6.45	110.7	126.3	83	4.7	68.4	680
	April	685	6.25	6.75	111.6	127.1	81	4.8	67.1	691
	May	685	6.25	6.75	111.9	128.1	80	6.0	66.7	689
	June	697	6.60	6.95	112.2	128.1	80	5.1	66.1	685
	July	697	6.60	6.95	112.6	128.2	81	4.6	65.9	675
	August	691	6.40	6.85	115.2	128.4	81	3.7	65.9	672
	September	682	6.40	6.70	115.8	127.8	82	4.1	66.4	669
	October	688	6.40	6.80	116.2	127.7	82	4.2	66.6	670
	November	673	6.40	6.55	116.3	128.1	83	3.9	67.2	685
	December	667	6.30	6.45	116.3	128.3	85	4.2	68.3	693
2007	January	679	6.50	6.65		128.4	86	4.1	68.8	709
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 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 modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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