

HOUSING NOW

Vancouver and Abbotsford



Canada Mortgage and Housing Corporation

Date Released: May 2007

Vancouver Home Building Continues to Edge Down

New home construction activity in the Vancouver CMA continued to trend down in April, but remains at historically high levels. Housing starts were down 22 per cent in the first four months of 2007 to 5,757 units. Single detached starts declined by 40 per cent to 1,214 units, while multiple unit starts dipped 15 per cent to 4,543 units.

Overall, year to date housing starts are at levels similar to the past four years. The first half of 2006 experienced an exceptionally high level of construction activity, which magnified the decrease in starts for 2007.

There were 357 single detached homes started in the Vancouver CMA for April, the fourth consecutive monthly increase.

Figure 1

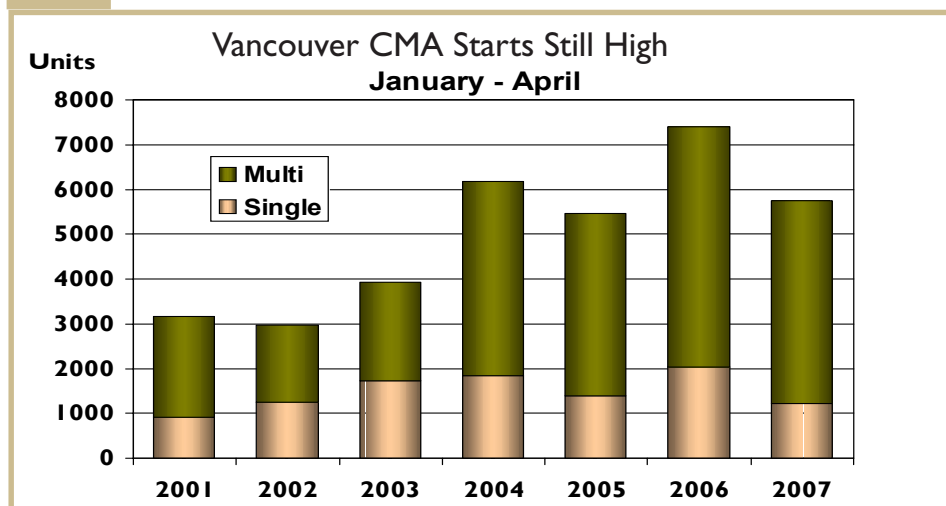


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Unfavourable weather conditions during the winter months delayed many projects for builders, especially in areas closer to the Fraser Valley. The City of Surrey, which accounted for almost half of the single detached housing starts in the CMA in 2006, is experiencing a decline in single family starts, which are now at levels similar to 2002. Notable declines are currently taking place in the neighbourhoods of Cloverdale and North Surrey.

There were 21,924 homes under construction in the Vancouver CMA. The number of units under construction was at high levels as labour shortages continue to move forward completion dates for many projects. With the year to date drop in single detached starts, the number of single family homes under construction decreased for the sixth consecutive month. With the high number of units under construction, completions continue to be over a thousand homes a month.

The number of homes that were completed and unabsorbed in the CMA was 1,167, nearly 50 per cent

more units than April 2006. Ground oriented homes (single detached, semi detached and row) experienced the greatest rise in the number of units completed and unabsorbed, while apartments saw the smallest increase. With the average absorbed price of a new single detached house over \$800,000, buyers are turning towards the apartment condominium market as a chance to enter into homeownership.

Despite the decline in housing starts, expect the Vancouver CMA to reach near the same levels as 2006. Unabsorbed new home inventory levels are still at historic lows indicating solid demand for new homes. The foundation of this demand continues to be a buoyant local economy, which is generating full time jobs that are drawing people to the province. With a number of large multi family projects anticipating completion in the next six months, trades should be able to move onto new projects that are waiting to break ground.

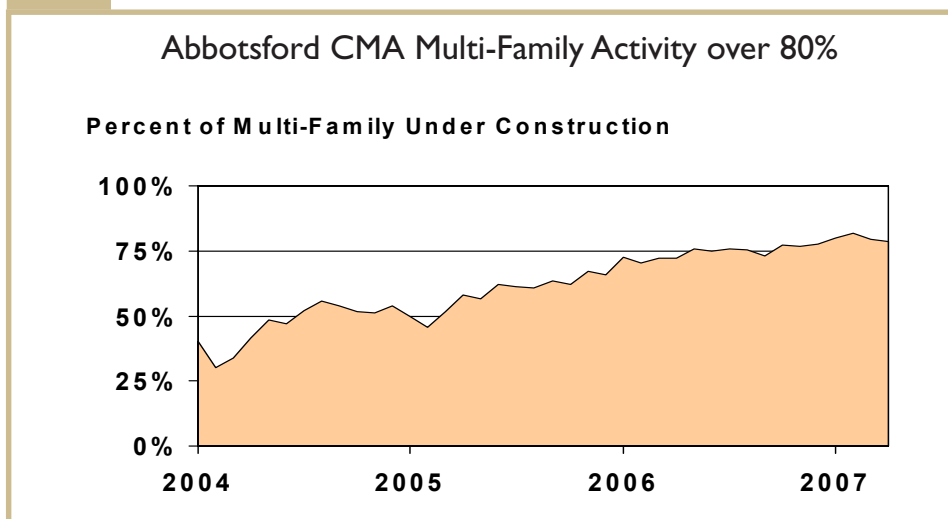
Housing Starts in Abbotsford Continue to Rise

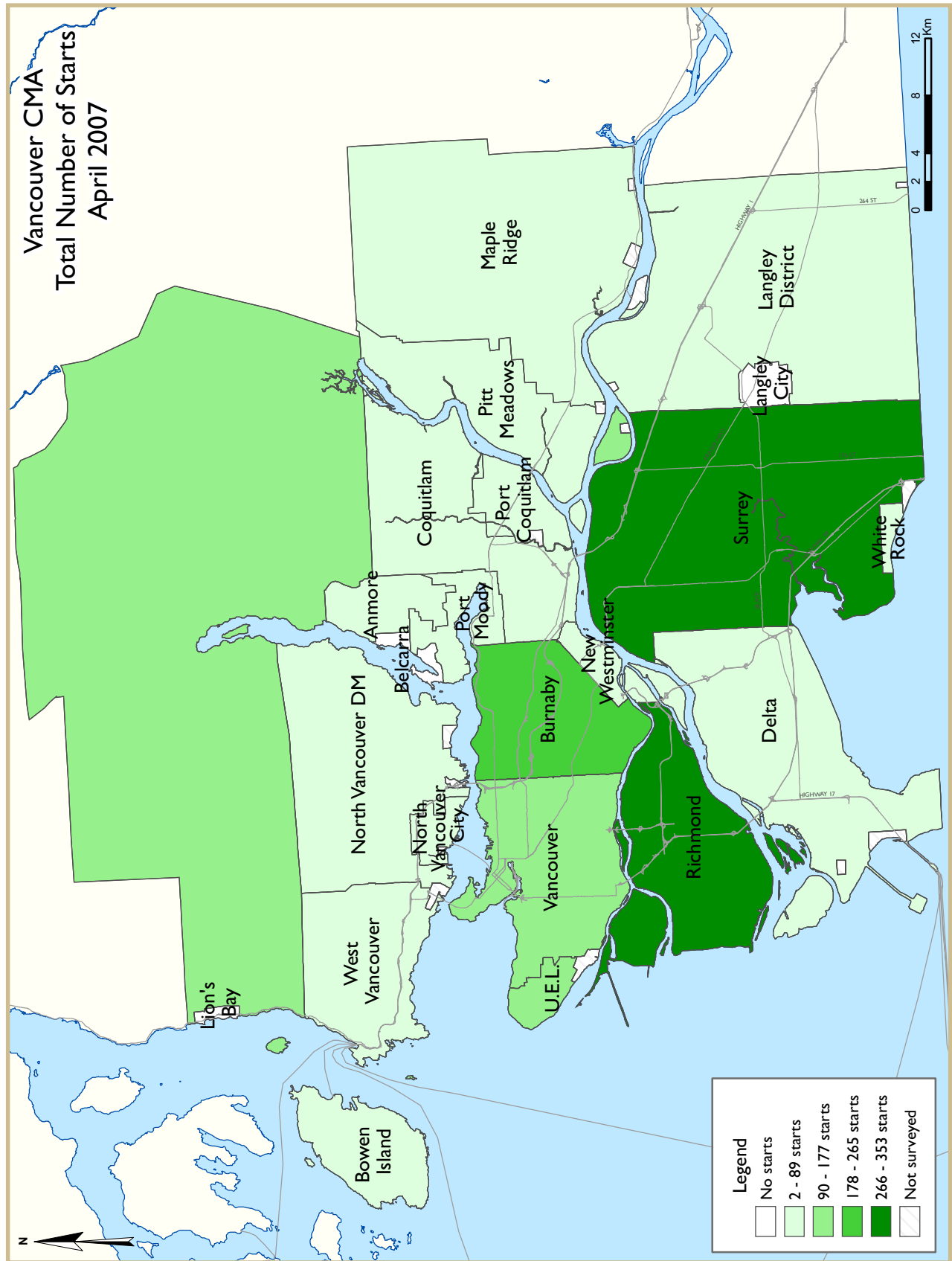
Abbotsford home starts continued to outpace new construction activity from the year before. Total housing starts in April, at a 100 units, were more than double the 42 homes started in the same month last year. Year to date housing starts in the Abbotsford Census Metropolitan Area (CMA) were at 464 units, or a 25 per cent increase in comparison to home construction in the first four months.

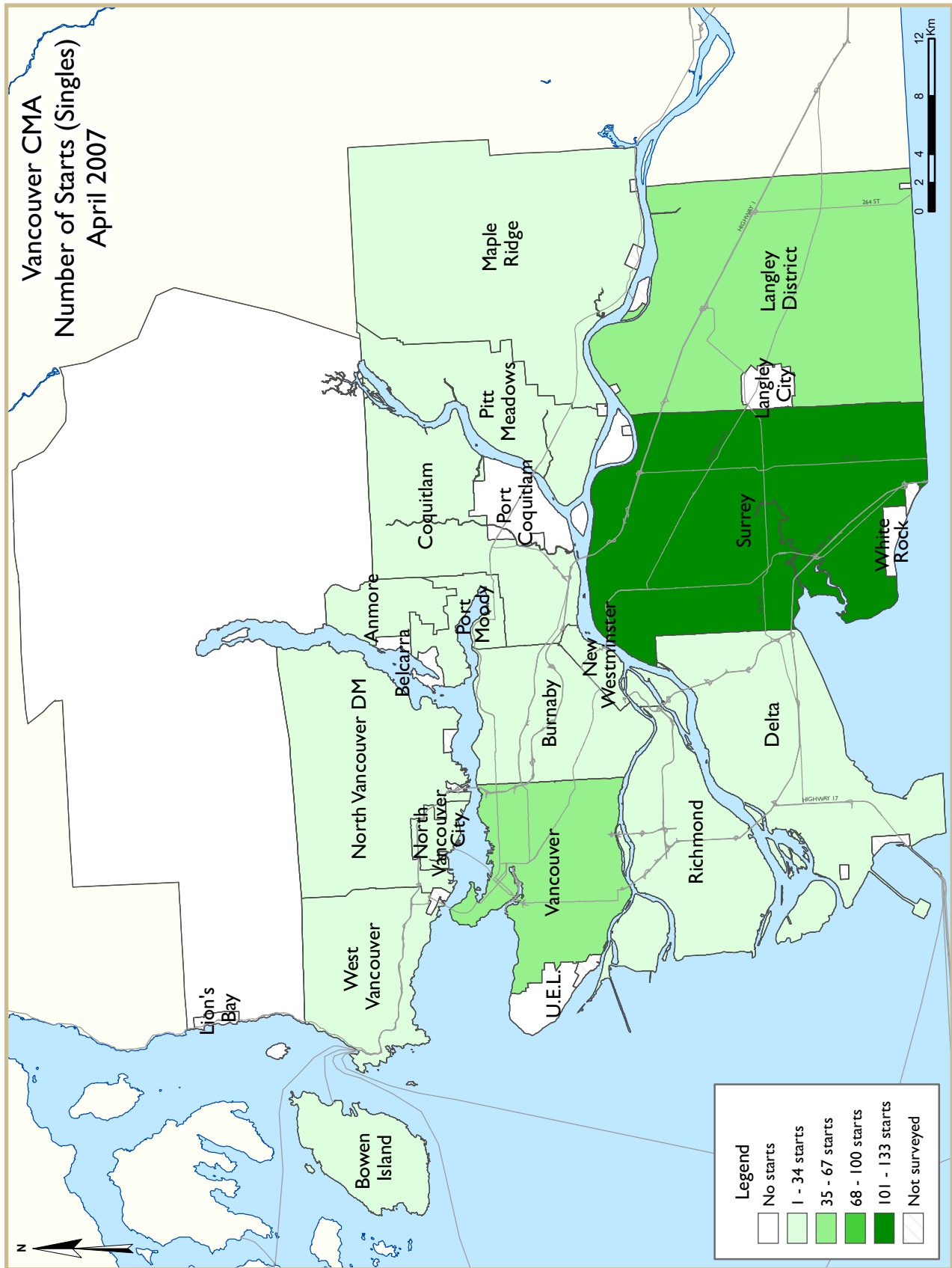
Year to date home starts in Abbotsford City, where most of the CMA's home construction is taking place, have jumped 42 per cent. The opposite is being experienced in Mission, where year to date home starts show a drop of 34 per cent, from 86 to 57 homes started. The lack of multiple family home starts has contributed to a decline.

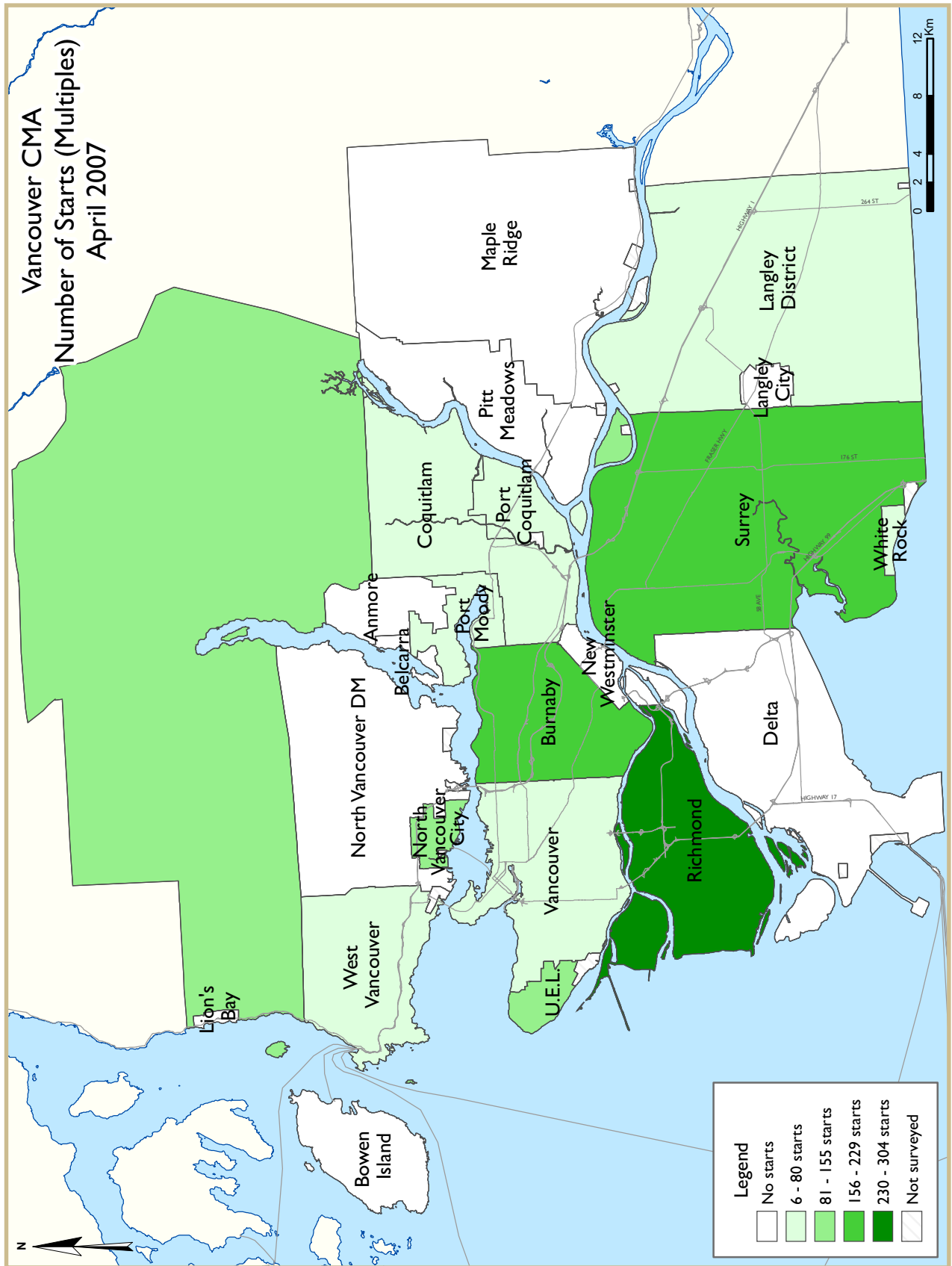
As of the end of April, higher density multiple family housing forms dominated the number of homes under construction in Abbotsford CMA. Over 68 per cent of the homes under construction were semi detached, row or apartment units. With the average price of a new single detached home over a half a million dollars, demand has grown for more affordable multiple family home types. There were five completed and unabsorbed apartment and row condominium units in April.

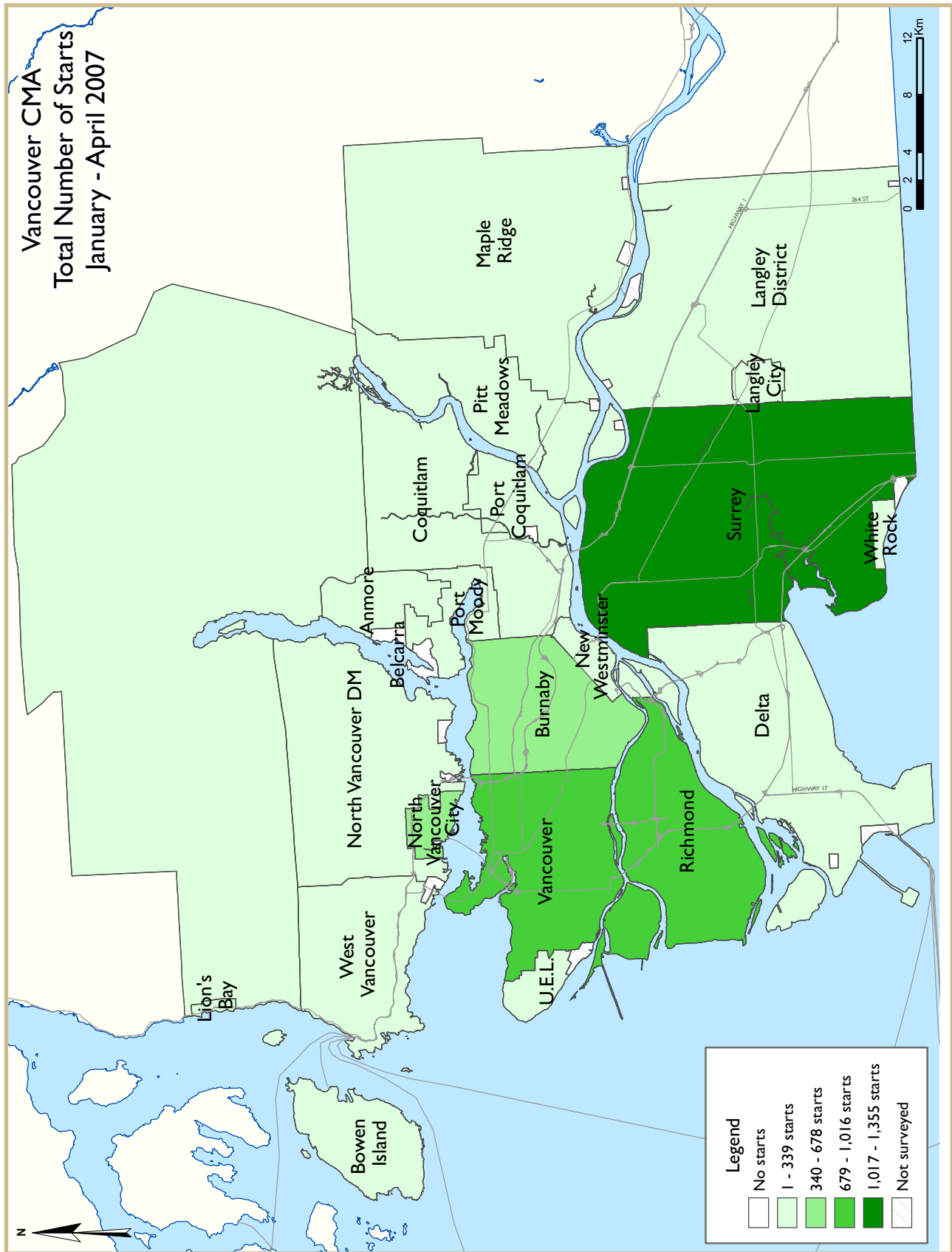
Figure 2

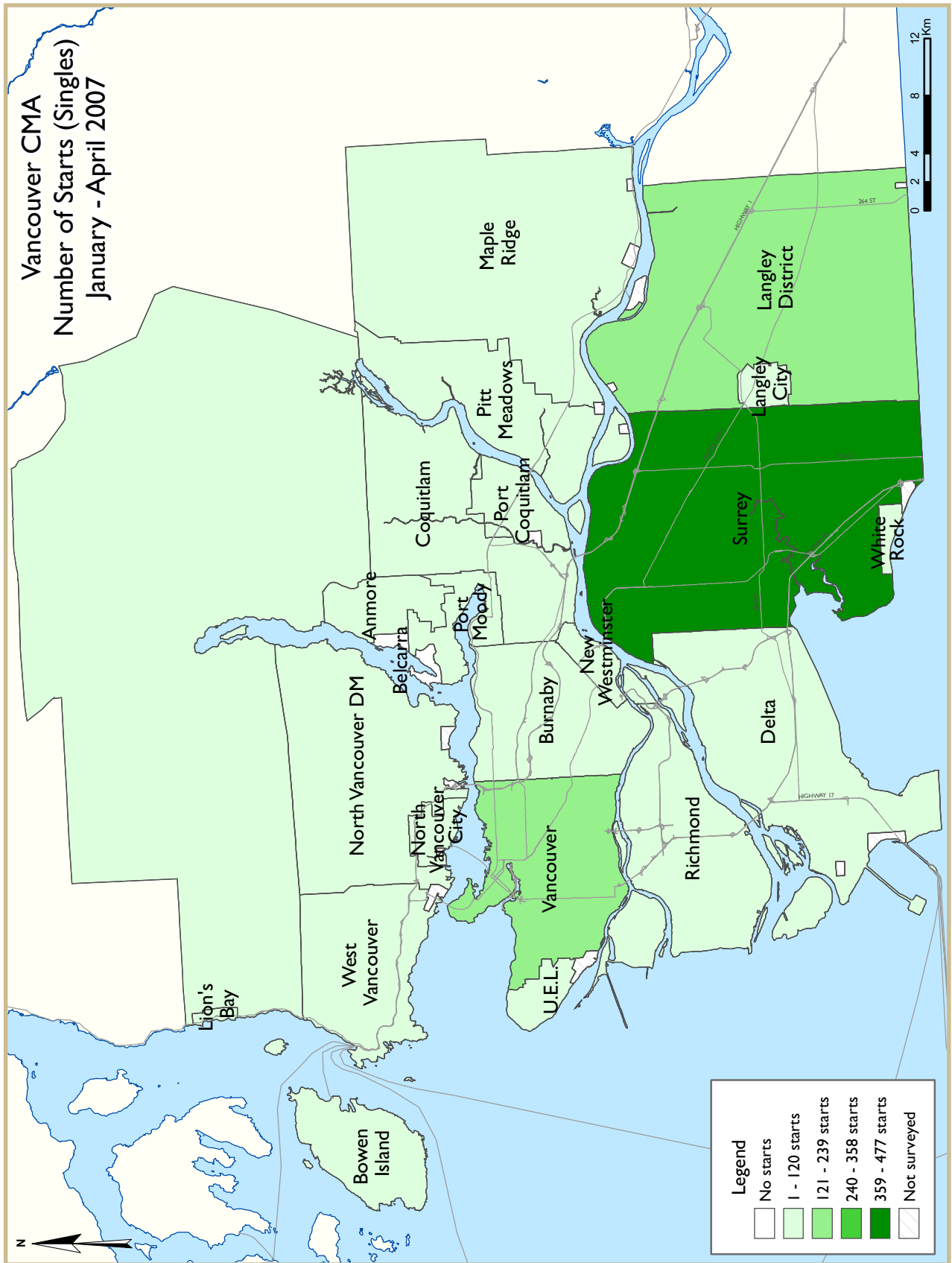


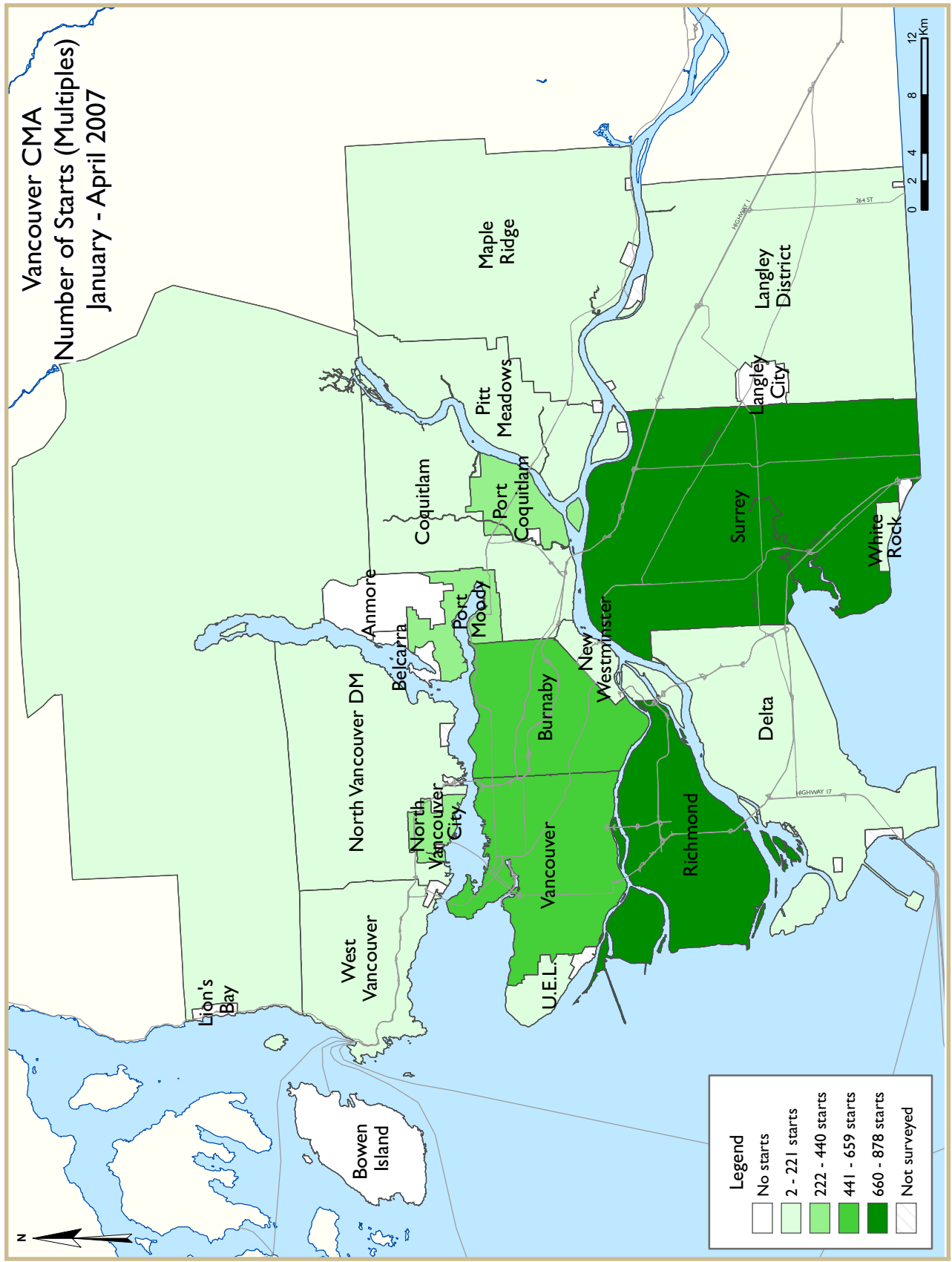


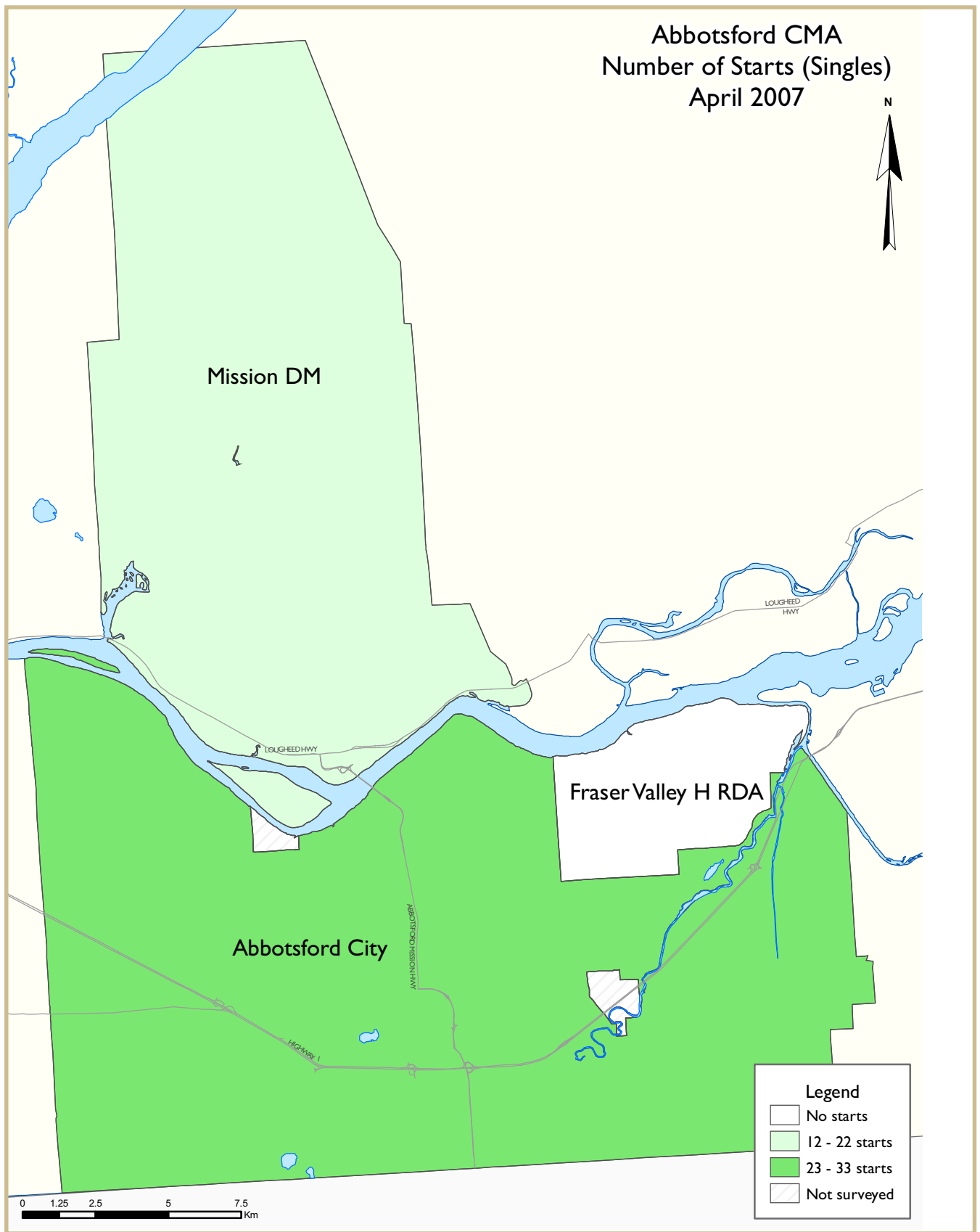


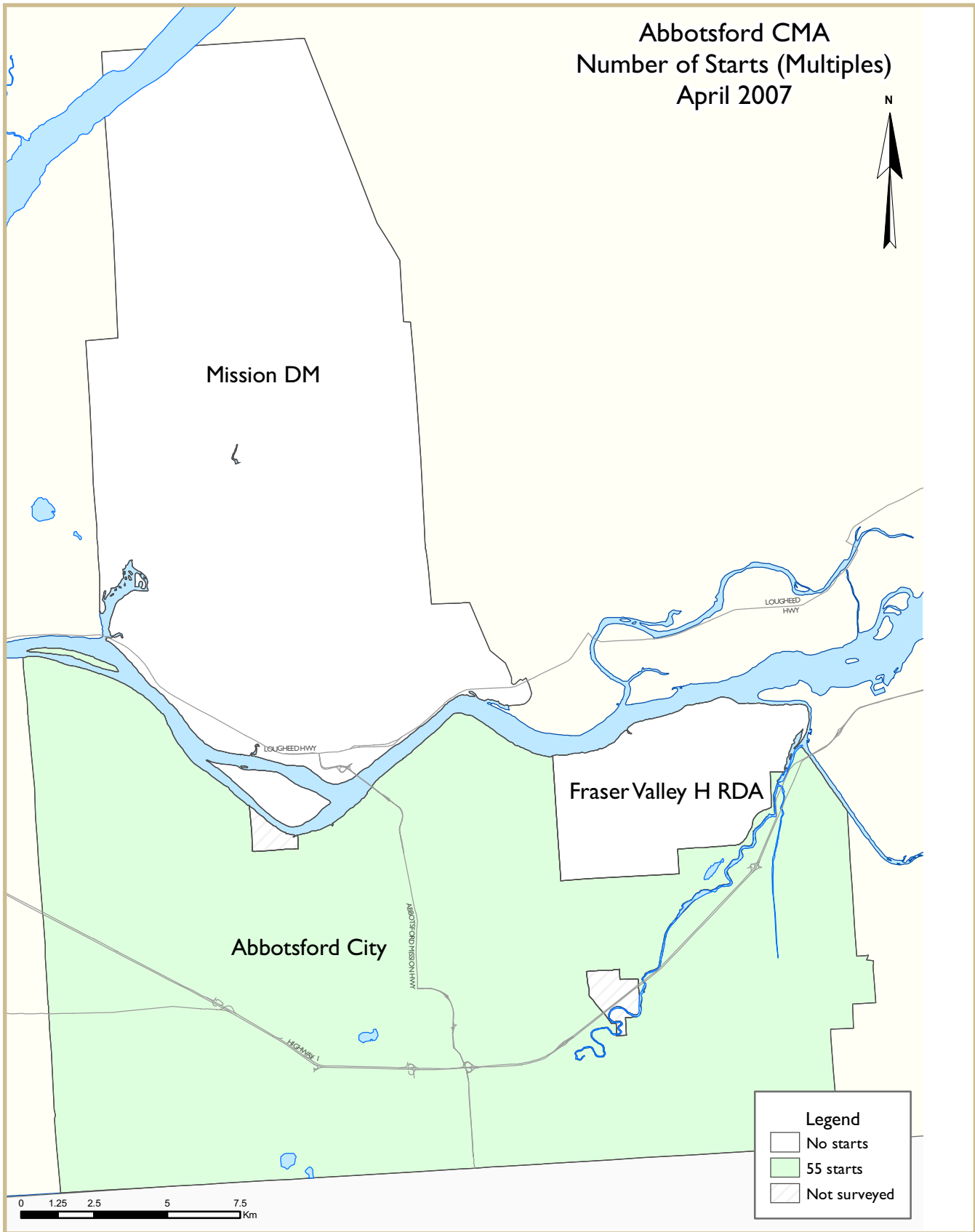


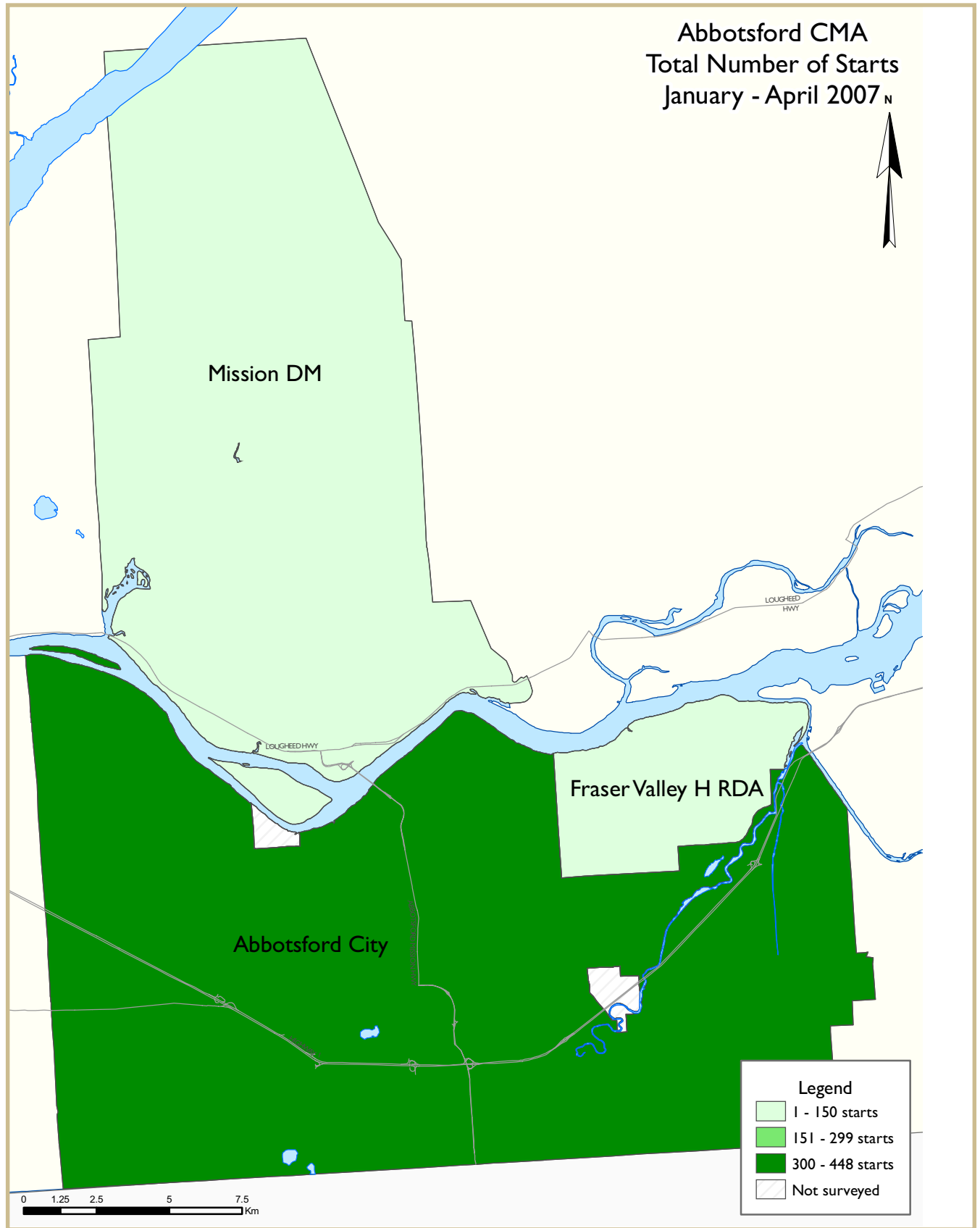


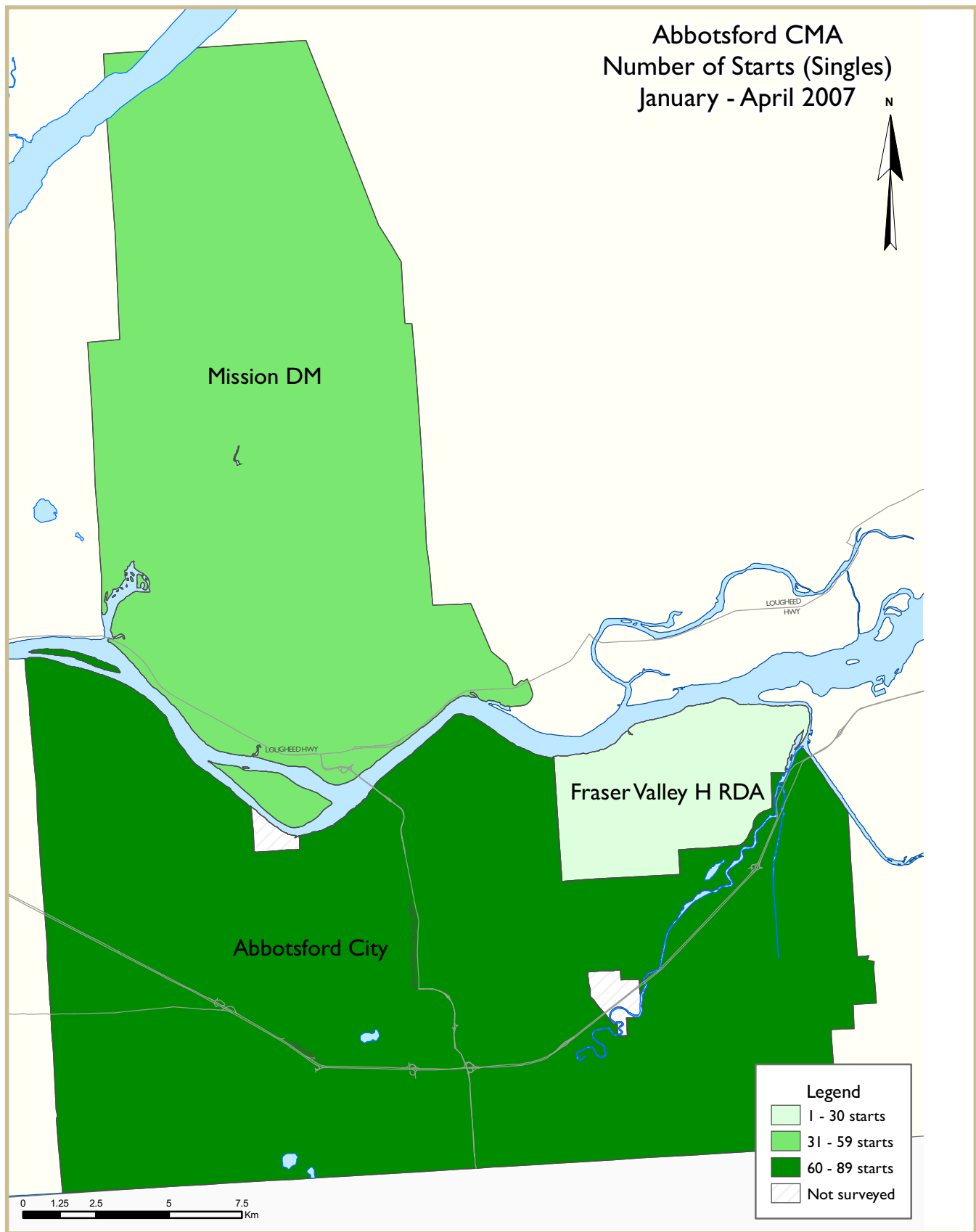


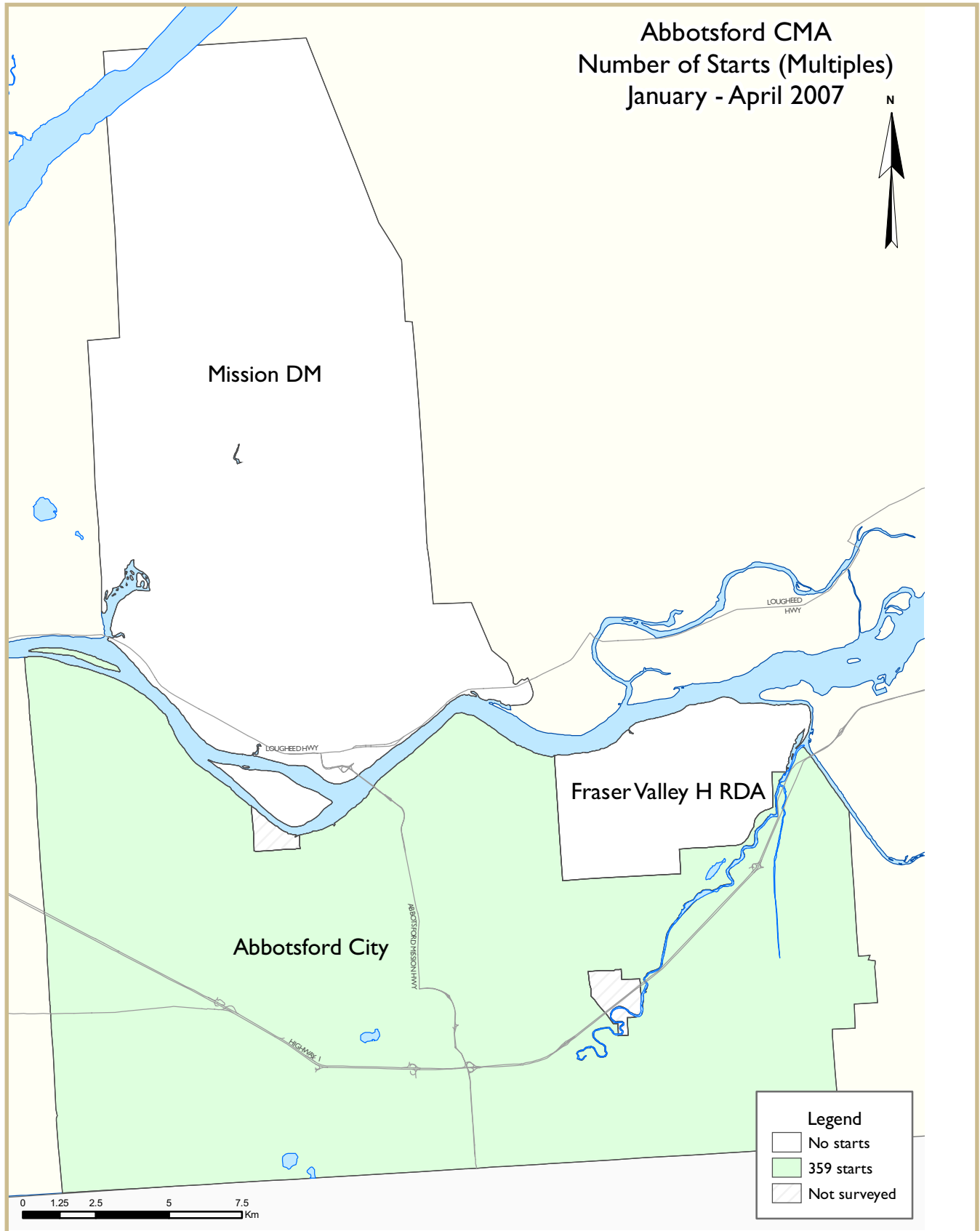












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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 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
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2007	347	26	34	10	282	613	0	116	1,428
April 2006	592	20	20	14	231	1,417	1	9	2,304
% Change	-41.4	30.0	70.0	-28.6	22.1	-56.7	-100.0	**	-38.0
Year-to-date 2007	1,196	118	110	13	790	3,268	5	257	5,757
Year-to-date 2006	1,975	102	72	45	994	4,109	15	85	7,397
% Change	-39.4	15.7	52.8	-71.1	-20.5	-20.5	-66.7	**	-22.2
UNDER CONSTRUCTION									
April 2007	3,174	212	214	64	2,806	14,584	9	861	21,924
April 2006	3,409	208	137	126	2,521	14,513	17	686	21,617
% Change	-6.9	1.9	56.2	-49.2	11.3	0.5	-47.1	25.5	1.4
COMPLETIONS									
April 2007	383	44	6	10	211	724	0	10	1,388
April 2006	464	62	14	30	297	744	3	4	1,618
% Change	-17.5	-29.0	-57.1	-66.7	-29.0	-2.7	-100.0	150.0	-14.2
Year-to-date 2007	1,529	112	62	15	757	3,405	7	115	6,002
Year-to-date 2006	1,683	162	64	69	1,397	3,528	12	423	7,338
% Change	-9.2	-30.9	-3.1	-78.3	-45.8	-3.5	-41.7	-72.8	-18.2
COMPLETED & NOT ABSORBED									
April 2007	689	98	31	12	130	190	7	10	1,167
April 2006	466	68	20	16	64	89	4	62	789
% Change	47.9	44.1	55.0	-25.0	103.1	113.5	75.0	-83.9	47.9
ABSORBED									
April 2007	350	19	10	5	203	719	2	16	1,324
April 2006	483	47	12	26	296	715	7	18	1,604
% Change	-27.5	-59.6	-16.7	-80.8	-31.4	0.6	-71.4	-11.1	-17.5
Year-to-date 2007	1,507	114	61	19	748	3,301	31	138	5,919
Year-to-date 2006	1,680	153	72	72	1,469	3,572	17	195	7,230
% Change	-10.3	-25.5	-15.3	-73.6	-49.1	-7.6	82.4	-29.2	-18.1

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	15	6	0	0	14	153	0	0	188
April 2006	25	8	0	0	15	0	0	0	48
Delta									
April 2007	18	0	0	0	0	0	0	0	18
April 2006	21	0	0	0	11	0	1	0	33
Langley									
April 2007	45	2	6	0	36	0	0	0	89
April 2006	74	0	0	0	0	0	0	0	74
Maple Ridge / Pitt Meadows									
April 2007	24	0	0	0	0	0	0	0	24
April 2006	38	0	0	7	0	0	0	0	45
New Westminster									
April 2007	4	0	0	0	0	0	0	0	4
April 2006	6	0	0	0	0	123	0	0	129
North Vancouver									
April 2007	10	2	0	0	0	81	0	0	93
April 2006	15	0	4	0	0	156	0	0	175
Richmond									
April 2007	23	0	0	4	40	259	0	5	331
April 2006	28	0	0	0	73	180	0	3	284
Surrey									
April 2007	133	8	0	0	129	79	0	4	353
April 2006	260	0	2	0	106	413	0	6	787
Tri-Cities									
April 2007	9	2	16	6	27	0	0	0	60
April 2006	12	0	4	7	14	158	0	0	195
University Endowment Lands									
April 2007	0	0	0	0	0	0	0	107	107
April 2006	0	0	0	0	0	55	0	0	55
Vancouver City									
April 2007	48	6	2	0	0	41	0	0	97
April 2006	98	12	4	0	12	327	0	0	453
West Vancouver									
April 2007	12	0	0	0	36	0	0	0	48
April 2006	8	0	0	0	0	0	0	0	8
White Rock									
April 2007	0	0	10	0	0	0	0	0	10
April 2006	1	0	6	0	0	5	0	0	12
Vancouver CMA									
April 2007	347	26	34	10	282	613	0	116	1,428
April 2006	592	20	20	14	231	1,417	1	9	2,304

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

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UNDER CONSTRUCTION									
Burnaby									
April 2007	89	50	0	0	279	1,878	0	146	2,442
April 2006	92	50	0	0	477	2,084	0	146	2,849
Delta									
April 2007	62	2	0	0	21	48	0	1	134
April 2006	95	0	0	0	23	93	2	0	213
Langley									
April 2007	562	6	6	2	285	131	0	6	998
April 2006	456	0	0	0	116	327	0	0	899
Maple Ridge / Pitt Meadows									
April 2007	253	2	0	0	144	851	0	0	1,250
April 2006	271	0	0	12	56	330	0	0	669
New Westminister									
April 2007	40	4	0	14	54	1,362	0	0	1,474
April 2006	36	0	0	0	14	865	0	0	915
North Vancouver									
April 2007	94	10	4	1	96	794	0	27	1,026
April 2006	100	24	20	0	75	466	5	0	690
Richmond									
April 2007	176	10	0	7	483	1,826	0	7	2,509
April 2006	208	6	0	5	326	1,117	1	8	1,671
Surrey									
April 2007	1,160	12	4	14	1,008	1,020	0	247	3,465
April 2006	1,349	0	2	58	741	1,038	0	78	3,266
Tri-Cities									
April 2007	81	32	106	25	158	1,749	0	54	2,205
April 2006	94	32	76	47	116	1,383	0	44	1,792
University Endowment Lands									
April 2007	5	0	0	0	28	364	9	107	513
April 2006	3	0	0	0	103	504	9	71	690
Vancouver City									
April 2007	397	78	30	0	174	4,466	0	250	5,395
April 2006	427	90	19	0	408	6,122	0	255	7,321
West Vancouver									
April 2007	162	6	0	1	76	88	0	16	349
April 2006	180	0	0	4	66	79	0	84	413
White Rock									
April 2007	15	0	64	0	0	7	0	0	86
April 2006	28	0	20	0	0	105	0	0	153
Vancouver CMA									
April 2007	3,174	212	214	64	2,806	14,584	9	861	21,924
April 2006	3,409	208	137	126	2,521	14,513	17	686	21,617

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
April 2007	9	20	0	0	30	175	0	0	234
April 2006	45	42	0	0	76	58	0	0	221
Delta									
April 2007	5	0	0	1	11	0	0	0	17
April 2006	13	0	0	0	16	0	1	0	30
Langley									
April 2007	38	4	0	5	14	43	0	0	104
April 2006	16	2	0	0	0	42	2	0	62
Maple Ridge / Pitt Meadows									
April 2007	62	0	0	0	0	0	0	0	62
April 2006	32	0	0	0	12	0	0	0	44
New Westminister									
April 2007	10	0	0	0	0	0	0	0	10
April 2006	0	0	0	0	39	0	0	0	39
North Vancouver									
April 2007	7	2	0	0	0	132	0	0	141
April 2006	10	0	4	0	0	0	0	0	14
Richmond									
April 2007	28	4	0	0	7	0	0	0	39
April 2006	29	0	0	2	39	352	0	4	426
Surrey									
April 2007	148	0	0	0	93	68	0	10	319
April 2006	182	2	0	21	88	123	0	0	416
Tri-Cities									
April 2007	3	0	0	4	0	58	0	0	65
April 2006	14	0	6	7	19	71	0	0	117
University Endowment Lands									
April 2007	0	0	0	0	24	78	0	0	102
April 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2007	57	14	2	0	32	170	0	0	275
April 2006	111	16	4	0	8	98	0	0	237
West Vancouver									
April 2007	10	0	0	0	0	0	0	0	10
April 2006	3	0	0	0	0	0	0	0	3
White Rock									
April 2007	1	0	4	0	0	0	0	0	5
April 2006	7	0	0	0	0	0	0	0	7
Vancouver CMA									
April 2007	383	44	6	10	211	724	0	10	1,388
April 2006	464	62	14	30	297	744	3	4	1,618

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

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April 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									
April 2007	45	34	0	0	4	0	0	0	83
April 2006	50	19	0	0	19	0	0	0	88
Delta									
April 2007	21	0	0	1	1	15	0	1	39
April 2006	6	0	0	0	0	0	0	0	6
Langley									
April 2007	74	0	0	4	25	32	0	0	135
April 2006	49	1	0	9	9	5	2	0	75
Maple Ridge / Pitt Meadows									
April 2007	50	0	0	2	0	14	0	0	66
April 2006	24	0	0	0	3	0	0	0	27
New Westminister									
April 2007	24	2	0	0	0	0	0	0	26
April 2006	1	0	0	0	0	11	0	0	12
North Vancouver									
April 2007	6	2	8	0	0	0	0	0	16
April 2006	2	2	0	0	0	0	0	0	4
Richmond									
April 2007	45	5	0	1	19	12	0	0	82
April 2006	39	3	0	0	13	8	2	1	66
Surrey									
April 2007	269	0	6	4	63	71	2	9	424
April 2006	124	0	0	5	13	57	0	61	260
Tri-Cities									
April 2007	7	11	11	0	16	0	5	0	50
April 2006	11	5	14	2	0	7	0	0	39
University Endowment Lands									
April 2007	1	0	0	0	0	8	0	0	9
April 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2007	130	44	0	0	2	0	0	0	176
April 2006	141	38	6	0	7	1	0	0	193
West Vancouver									
April 2007	9	0	0	0	0	2	0	0	11
April 2006	10	0	0	0	0	0	0	0	10
White Rock									
April 2007	4	0	6	0	0	36	0	0	46
April 2006	7	0	0	0	0	0	0	0	7
Vancouver CMA									
April 2007	689	98	31	12	130	190	7	10	1,167
April 2006	466	68	20	16	64	89	4	62	789

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

**Table 1.1: Housing Activity Summary by Submarket
April 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									
April 2007	6	10	0	0	26	175	0	0	217
April 2006	54	31	0	0	71	58	0	0	214
Delta									
April 2007	7	0	0	0	10	0	0	0	17
April 2006	14	0	0	0	20	0	1	0	35
Langley									
April 2007	46	4	0	1	10	29	0	0	90
April 2006	24	1	0	0	0	44	2	0	71
Maple Ridge / Pitt Meadows									
April 2007	56	0	0	0	0	0	0	0	56
April 2006	35	0	0	0	10	0	0	0	45
New Westminster									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	0	0	0	0	41	13	0	0	54
North Vancouver									
April 2007	12	2	2	0	1	132	0	0	149
April 2006	8	3	4	0	0	0	0	0	15
Richmond									
April 2007	23	0	0	0	10	0	0	0	33
April 2006	38	0	0	2	38	354	4	3	439
Surrey									
April 2007	125	0	0	0	83	76	2	13	299
April 2006	200	2	0	17	87	83	0	15	404
Tri-Cities									
April 2007	4	0	0	4	1	58	0	3	70
April 2006	16	2	2	7	19	65	0	0	111
University Endowment Lands									
April 2007	0	0	0	0	24	70	0	0	94
April 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2007	50	3	6	0	38	176	0	0	273
April 2006	84	8	6	0	10	98	0	0	206
West Vancouver									
April 2007	10	0	0	0	0	2	0	0	12
April 2006	4	0	0	0	0	0	0	0	4
White Rock									
April 2007	1	0	2	0	0	1	0	0	4
April 2006	4	0	0	0	0	0	0	0	4
Vancouver CMA									
April 2007	350	19	10	5	203	719	2	16	1,324
April 2006	483	47	12	26	296	715	7	18	1,604

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
April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	6	0	0	0	0	0	0	4	6	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	8	0	0	0	0	0	0	1	8	-87.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	5	0	0	0	0	0	0	3	5	-40.0
Burnaby - Central Park	2	3	0	0	0	0	0	0	2	3	-33.3
Burnaby - Remainder	9	9	6	10	14	13	153	0	182	32	**
Burnaby Total	15	25	6	10	14	13	153	0	188	48	**
Coquitlam	12	9	2	0	11	0	10	2	35	11	**
Delta - Tsawwassen	1	11	0	0	0	0	0	0	1	11	-90.9
Delta - Ladner	12	10	0	6	0	5	0	0	12	21	-42.9
Delta - North	5	1	0	0	0	0	0	0	5	1	**
Delta	18	22	0	6	0	5	0	0	18	33	-45.5
Langley City	0	2	0	0	0	0	0	0	0	2	-100.0
Langley District	45	72	6	0	32	0	6	0	89	72	23.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	39	0	0	0	0	0	0	20	39	-48.7
New Westminster	4	6	0	0	0	0	0	123	4	129	-96.9
North Vancouver City	1	9	2	0	0	0	81	156	84	165	-49.1
North Vancouver DM	9	6	0	0	0	0	0	4	9	10	-10.0
Pitt Meadows	4	6	0	0	0	0	0	0	4	6	-33.3
Port Coquitlam	0	4	0	0	0	8	6	64	6	76	-92.1
Port Moody	3	6	0	2	16	4	0	96	19	108	-82.4
Richmond	27	28	20	4	20	69	264	183	331	284	16.5
Surrey - South	22	12	4	0	0	0	0	0	26	12	116.7
Surrey - Cloverdale	47	101	0	0	58	43	4	8	109	152	-28.3
Surrey - North	56	133	8	0	41	45	0	0	105	178	-41.0
Surrey - Guildford	1	2	0	4	0	14	79	0	80	20	**
Surrey - Whalley	7	12	0	0	26	0	0	413	33	425	-92.2
Surrey Total	133	260	12	4	125	102	83	421	353	787	-55.1
University Endowment Lands	0	0	0	0	0	0	107	55	107	55	94.5
Vancouver - West End	0	0	0	0	0	5	0	149	0	154	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	92	0	93	-100.0
Vancouver - Kerrisdale	1	1	0	0	0	0	41	0	42	1	**
Vancouver - Marpole	3	4	0	0	0	0	0	0	3	4	-25.0
Vancouver - Eastside	31	83	6	10	0	7	2	90	39	190	-79.5
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	12	6	0	0	0	0	0	0	12	6	100.0
Vancouver Total	48	98	6	12	0	12	43	331	97	453	-78.6
West Vancouver	12	8	16	0	20	0	0	0	48	8	**
White Rock	0	1	0	0	0	0	10	11	10	12	-16.7
Vancouver CMA	357	607	70	38	238	213	763	1,446	1,428	2,304	-38.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	Change
Anmore	6	8	0	0	0	0	0	0	6	8	-25.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	10	0	0	0	0	0	0	6	10	-40.0
Burnaby - Mountain	0	0	0	0	4	0	0	0	4	0	n/a
Burnaby - North	19	21	2	4	0	6	169	0	190	31	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	11	8	6	4	0	55	0	0	17	67	-74.6
Burnaby - Central Park	5	5	2	8	0	41	0	214	7	268	-97.4
Burnaby - Remainder	21	30	22	28	37	56	310	0	390	114	**
Burnaby Total	56	64	32	44	41	158	479	214	608	480	26.7
Coquitlam	17	35	14	14	28	7	86	461	145	517	-72.0
Delta - Tsawwassen	3	19	0	0	0	0	0	48	3	67	-95.5
Delta - Ladner	14	40	0	8	0	5	0	0	14	53	-73.6
Delta - North	19	4	2	0	0	0	0	0	21	4	**
Delta	36	63	2	8	0	5	0	48	38	124	-69.4
Langley City	3	5	0	0	0	0	0	158	3	163	-98.2
Langley District	189	225	14	0	122	18	8	0	333	243	37.0
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	86	128	0	0	0	0	62	0	148	128	15.6
New Westminister	15	23	8	0	12	0	200	201	235	224	4.9
North Vancouver City	3	13	10	8	17	14	344	158	374	193	93.8
North Vancouver DM	31	20	2	4	4	22	0	46	37	92	-59.8
Pitt Meadows	12	32	0	10	54	24	0	268	66	334	-80.2
Port Coquitlam	5	14	2	2	0	41	245	92	252	149	69.1
Port Moody	13	26	0	6	44	16	270	150	327	198	65.2
Richmond	95	152	54	76	55	138	629	683	833	1,049	-20.6
Surrey - South	87	52	6	30	0	34	153	36	246	152	61.8
Surrey - Cloverdale	154	317	2	4	129	110	138	62	423	493	-14.2
Surrey - North	199	435	10	0	70	140	2	0	281	575	-51.1
Surrey - Guildford	4	5	0	4	0	14	79	36	83	59	40.7
Surrey - Whalley	33	38	0	0	70	5	219	463	322	506	-36.4
Surrey Total	477	847	18	38	269	303	591	597	1,355	1,785	-24.1
University Endowment Lands	1	0	0	6	0	46	107	94	108	146	-26.0
Vancouver - West End	0	0	0	0	1	5	20	149	21	154	-86.4
Vancouver - Downtown	0	0	0	0	0	10	63	525	63	535	-88.2
Vancouver - Kitsilano	1	5	2	6	0	0	0	78	3	89	-96.6
Vancouver - False Creek	0	1	2	0	0	0	0	0	2	1	100.0
Vancouver - Granville/Oak	1	2	0	0	12	0	153	92	166	94	76.6
Vancouver - Kerrisdale	6	4	0	0	0	9	90	22	96	35	174.3
Vancouver - Marpole	12	12	2	2	3	0	0	0	17	14	21.4
Vancouver - Eastside	78	246	26	22	5	32	175	192	284	492	-42.3
Vancouver - Mt. Pleasant	0	3	8	4	3	0	0	0	11	7	57.1
Vancouver - Strath/Grand	0	0	2	2	8	0	43	0	53	2	**
Vancouver - Westside	35	43	0	0	0	0	20	15	55	58	-5.2
Vancouver Total	133	316	42	36	32	56	564	1,073	771	1,481	-47.9
West Vancouver	26	40	18	0	20	0	0	0	64	40	60.0
White Rock	3	10	0	0	0	0	44	23	47	33	42.4
Vancouver CMA	1,214	2,031	216	252	698	848	3,629	4,266	5,757	7,397	-22.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 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	14	13	0	0	153	0	0	0
Burnaby - Remainder	14	13	0	0	153	0	0	0
Burnaby Total	11	0	0	0	10	2	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	5	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	5	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	32	0	0	0	6	0	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	123	0	0
New Westminster	0	0	0	0	81	156	0	0
North Vancouver City	0	0	0	0	0	4	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	6	64	0	0
Port Coquitlam	16	4	0	0	0	96	0	0
Port Moody	20	69	0	0	259	180	5	3
Richmond	0	0	0	0	0	0	0	0
Surrey - South	58	43	0	0	0	2	4	6
Surrey - Cloverdale	41	45	0	0	0	0	0	0
Surrey - North	0	14	0	0	79	0	0	0
Surrey - Guildford	26	0	0	0	0	413	0	0
Surrey - Whalley	125	102	0	0	79	415	4	6
Surrey Total	0	0	0	0	0	55	107	0
University Endowment Lands	0	5	0	0	0	149	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	92	0	0
Vancouver - Granville/Oak	0	0	0	0	41	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	7	0	0	2	90	0	0
Vancouver - Eastside	0	0	0	0	0	0	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	12	0	0	43	331	0	0
Vancouver Total	20	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	10	11	0	0
White Rock	238	213	0	0	647	1,437	116	9
Vancouver CMA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	0	0	0	0
Burnaby - Mountain	0	6	0	0	169	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	55	0	0	0	0	0	0
Burnaby - South & East	0	41	0	0	0	214	0	0
Burnaby - Central Park	37	56	0	0	310	0	0	0
Burnaby - Remainder	41	158	0	0	479	214	0	0
Burnaby Total	28	7	0	0	86	461	0	0
Coquitlam	0	0	0	0	0	48	0	0
Delta - Tsawwassen	0	5	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	5	0	0	0	48	0	0
Delta	0	0	0	0	0	158	0	0
Langley City	122	18	0	0	6	0	2	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	62	0	0	0
Maple Ridge	12	0	0	0	200	201	0	0
New Westminster	17	14	0	0	344	158	0	0
North Vancouver City	4	22	0	0	0	46	0	0
North Vancouver DM	54	24	0	0	0	268	0	0
Pitt Meadows	0	41	0	0	245	92	0	0
Port Coquitlam	44	16	0	0	270	150	0	0
Port Moody	55	138	0	0	623	680	6	3
Richmond	0	34	0	0	38	36	115	0
Surrey - South	129	110	0	0	115	56	23	6
Surrey - Cloverdale	70	140	0	0	2	0	0	0
Surrey - North	0	14	0	0	79	36	0	0
Surrey - Guildford	70	5	0	0	219	463	0	0
Surrey - Whalley	269	303	0	0	453	591	138	6
Surrey Total	0	46	0	0	0	94	107	0
University Endowment Lands	1	5	0	0	20	149	0	0
Vancouver - West End	0	10	0	0	63	525	0	0
Vancouver - Downtown	0	0	0	0	0	78	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	12	0	0	0	153	92	0	0
Vancouver - Granville/Oak	0	9	0	0	90	22	0	0
Vancouver - Kerrisdale	3	0	0	0	0	0	0	0
Vancouver - Marpole	5	32	0	0	171	116	4	76
Vancouver - Eastside	3	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	8	0	0	0	43	0	0	0
Vancouver - Strath/Grand	0	0	0	0	20	15	0	0
Vancouver - Westside	32	56	0	0	560	997	4	76
Vancouver Total	20	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	44	23	0	0
White Rock	698	848	0	0	3,372	4,181	257	85
Vancouver CMA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Anmore	2	0	0	0	0	0	2	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	6	0	0	0	0	4	6
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	8	0	0	0	0	1	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	5	0	0	0	0	3	5
Burnaby - Central Park	2	3	0	0	0	0	2	3
Burnaby - Remainder	15	17	167	15	0	0	182	32
Burnaby Total	21	33	167	15	0	0	188	48
Coquitlam	18	4	17	7	0	0	35	11
Delta - Tsawwassen	1	11	0	0	0	0	1	11
Delta - Ladner	12	9	0	11	0	1	12	21
Delta - North	5	1	0	0	0	0	5	1
Delta	18	21	0	11	0	1	18	33
Langley City	0	2	0	0	0	0	0	2
Langley District	53	72	36	0	0	0	89	72
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	32	0	7	0	0	20	39
New Westminster	4	6	0	123	0	0	4	129
North Vancouver City	3	9	81	156	0	0	84	165
North Vancouver DM	9	10	0	0	0	0	9	10
Pitt Meadows	4	6	0	0	0	0	4	6
Port Coquitlam	6	6	0	70	0	0	6	76
Port Moody	3	6	16	102	0	0	19	108
Richmond	23	28	303	253	5	3	331	284
Surrey - South	22	12	4	0	0	0	26	12
Surrey - Cloverdale	47	103	58	43	4	6	109	152
Surrey - North	64	133	41	45	0	0	105	178
Surrey - Guildford	1	2	79	18	0	0	80	20
Surrey - Whalley	7	12	26	413	0	0	33	425
Surrey Total	141	262	208	519	4	6	353	787
University Endowment Lands	0	0	0	55	107	0	107	55
Vancouver - West End	0	0	0	154	0	0	0	154
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	0	1	0	92	0	0	0	93
Vancouver - Kerrisdale	1	1	41	0	0	0	42	1
Vancouver - Marpole	3	4	0	0	0	0	3	4
Vancouver - Eastside	39	97	0	93	0	0	39	190
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	12	6	0	0	0	0	12	6
Vancouver Total	56	114	41	339	0	0	97	453
West Vancouver	12	8	36	0	0	0	48	8
White Rock	10	7	0	5	0	0	10	12
Vancouver CMA	407	632	905	1,662	116	10	1,428	2,304

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	6	8	0	0	0	0	6	8
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	10	0	0	0	0	6	10
Burnaby - Mountain	0	0	4	0	0	0	4	0
Burnaby - North	21	25	169	6	0	0	190	31
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	17	12	0	55	0	0	17	67
Burnaby - Central Park	7	13	0	255	0	0	7	268
Burnaby - Remainder	43	52	347	62	0	0	390	114
Burnaby Total	88	102	520	378	0	0	608	480
Coquitlam	63	49	82	468	0	0	145	517
Delta - Tsawwassen	3	19	0	48	0	0	3	67
Delta - Ladner	14	38	0	13	0	2	14	53
Delta - North	21	4	0	0	0	0	21	4
Delta	38	61	0	61	0	2	38	124
Langley City	3	5	0	158	0	0	3	163
Langley District	192	221	134	18	7	4	333	243
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	86	121	62	7	0	0	148	128
New Westminister	23	23	212	201	0	0	235	224
North Vancouver City	9	23	365	170	0	0	374	193
North Vancouver DM	30	23	7	64	0	5	37	92
Pitt Meadows	12	30	54	304	0	0	66	334
Port Coquitlam	17	20	235	129	0	0	252	149
Port Moody	13	26	314	172	0	0	327	198
Richmond	93	148	734	894	6	7	833	1,049
Surrey - South	87	52	44	100	115	0	246	152
Surrey - Cloverdale	156	317	244	170	23	6	423	493
Surrey - North	209	427	72	148	0	0	281	575
Surrey - Guildford	4	5	79	54	0	0	83	59
Surrey - Whalley	33	38	289	468	0	0	322	506
Surrey Total	489	839	728	940	138	6	1,355	1,785
University Endowment Lands	1	0	0	146	107	0	108	146
Vancouver - West End	0	0	21	154	0	0	21	154
Vancouver - Downtown	0	0	63	535	0	0	63	535
Vancouver - Kitsilano	3	11	0	78	0	0	3	89
Vancouver - False Creek	2	1	0	0	0	0	2	1
Vancouver - Granville/Oak	1	2	165	92	0	0	166	94
Vancouver - Kerrisdale	6	4	90	31	0	0	96	35
Vancouver - Marpole	17	14	0	0	0	0	17	14
Vancouver - Eastside	104	288	176	128	4	76	284	492
Vancouver - Mt. Pleasant	11	7	0	0	0	0	11	7
Vancouver - Strath/Grand	2	2	51	0	0	0	53	2
Vancouver - Westside	35	43	20	15	0	0	55	58
Vancouver Total	181	372	586	1,033	4	76	771	1,481
West Vancouver	28	40	36	0	0	0	64	40
White Rock	45	28	2	5	0	0	47	33
Vancouver CMA	1,424	2,149	4,071	5,148	262	100	5,757	7,397

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Mountain	0	0	0	0	0	18	175	0	175	18	**
Burnaby - North	3	15	2	4	0	18	0	58	5	95	-94.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	10	0	4	0	8	0	0	0	22	-100.0
Burnaby - Central Park	0	5	2	0	0	0	0	0	2	5	-60.0
Burnaby - Remainder	6	15	18	34	28	32	0	0	52	81	-35.8
Burnaby Total	9	45	22	42	28	76	175	58	234	221	5.9
Coquitlam	6	5	0	0	0	0	0	6	6	11	-45.5
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	4	10	8	16	3	0	0	0	15	26	-42.3
Delta - North	2	3	0	0	0	0	0	0	2	3	-33.3
Delta	6	14	8	16	3	0	0	0	17	30	-43.3
Langley City	0	0	0	2	0	0	43	0	43	2	**
Langley District	43	18	10	0	8	0	0	42	61	60	1.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	51	24	0	0	0	12	0	0	51	36	41.7
New Westminister	10	0	0	0	0	39	0	0	10	39	-74.4
North Vancouver City	1	3	2	0	0	0	132	4	135	7	**
North Vancouver DM	6	7	0	0	0	0	0	0	6	7	-14.3
Pitt Meadows	11	8	0	0	0	0	0	0	11	8	37.5
Port Coquitlam	0	2	0	0	0	0	0	71	0	73	-100.0
Port Moody	1	14	0	6	0	13	58	0	59	33	78.8
Richmond	28	31	4	0	7	39	0	356	39	426	-90.8
Surrey - South	14	21	0	8	0	0	0	0	14	29	-51.7
Surrey - Cloverdale	33	71	0	2	81	19	10	0	124	92	34.8
Surrey - North	90	98	0	20	12	29	0	0	102	147	-30.6
Surrey - Guildford	0	1	0	0	0	0	0	123	0	124	-100.0
Surrey - Whalley	11	12	0	0	0	12	68	0	79	24	**
Surrey Total	148	203	0	30	93	60	78	123	319	416	-23.3
University Endowment Lands	0	0	0	0	24	0	78	0	102	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	56	0	56	0	n/a
Vancouver - Kitsilano	3	1	0	0	0	0	63	0	66	1	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	1	0	0	2	0	0	46	0	47	2	**
Vancouver - Kerrisdale	1	13	0	0	0	0	0	0	1	13	-92.3
Vancouver - Marpole	4	4	0	2	10	0	0	0	14	6	133.3
Vancouver - Eastside	28	87	6	8	0	6	2	102	36	203	-82.3
Vancouver - Mt. Pleasant	0	0	6	4	0	0	0	0	6	4	50.0
Vancouver - Strath/Grand	0	1	0	2	0	0	3	0	3	3	0.0
Vancouver - Westside	19	5	2	0	22	0	2	0	45	5	**
Vancouver Total	57	111	14	18	32	6	172	102	275	237	16.0
West Vancouver	10	3	0	0	0	0	0	0	10	3	**
White Rock	1	7	0	0	0	0	4	0	5	7	-28.6
Vancouver CMA	393	497	60	114	195	245	740	762	1,388	1,618	-14.2

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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
	Anmore	10	8	0	0	0	0	0	0	10	8
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	4	27	0	0	0	0	0	0	4	27	-85.2
Burnaby - Mountain	0	2	0	0	0	30	175	230	175	262	-33.2
Burnaby - North	23	44	2	8	0	18	0	241	25	311	-92.0
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - South & East	12	21	8	12	0	12	211	0	231	45	**
Burnaby - Central Park	1	9	10	6	0	12	0	0	11	27	-59.3
Burnaby - Remainder	39	47	44	46	97	101	215	594	395	788	-49.9
Burnaby Total	75	126	64	72	97	173	601	1,065	837	1,436	-41.7
Coquitlam	17	14	12	16	0	0	14	36	43	66	-34.8
Delta - Tsawwassen	8	4	0	0	0	0	0	0	8	4	100.0
Delta - Ladner	6	15	8	42	3	0	1	0	18	57	-68.4
Delta - North	9	14	0	0	0	0	0	0	9	14	-35.7
Delta	23	33	8	42	3	0	1	0	35	75	-53.3
Langley City	1	0	0	2	0	0	120	0	121	2	**
Langley District	214	199	10	6	41	192	0	42	265	439	-39.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	140	109	0	0	0	29	62	0	202	138	46.4
New Westminster	36	19	2	0	0	106	0	192	38	317	-88.0
North Vancouver City	10	6	2	8	11	10	132	162	155	186	-16.7
North Vancouver DM	29	18	0	42	0	41	0	86	29	187	-84.5
Pitt Meadows	24	29	0	0	12	49	0	0	36	78	-53.8
Port Coquitlam	4	15	4	0	12	26	8	73	28	114	-75.4
Port Moody	28	33	4	16	17	38	195	56	244	143	70.6
Richmond	117	143	30	26	47	93	234	577	428	839	-49.0
Surrey - South	52	67	12	10	0	15	63	204	127	296	-57.1
Surrey - Cloverdale	175	189	8	4	127	169	39	0	349	362	-3.6
Surrey - North	317	284	4	26	103	166	0	0	424	476	-10.9
Surrey - Guildford	0	4	4	0	20	44	129	123	153	171	-10.5
Surrey - Whalley	44	33	0	0	17	12	68	0	129	45	186.7
Surrey Total	588	577	28	40	267	406	299	327	1,182	1,350	-12.4
University Endowment Lands	1	0	0	0	61	0	202	0	264	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	41	9	1,318	1,043	1,359	1,052	29.2
Vancouver - Kitsilano	7	1	2	0	0	0	74	2	83	3	**
Vancouver - False Creek	1	0	0	0	0	0	39	0	40	0	n/a
Vancouver - Granville/Oak	2	1	0	4	0	0	46	0	48	5	**
Vancouver - Kerrisdale	3	21	0	0	9	0	2	0	14	21	-33.3
Vancouver - Marpole	9	15	0	10	10	0	0	0	19	25	-24.0
Vancouver - Eastside	86	283	6	18	25	33	54	352	171	686	-75.1
Vancouver - Mt. Pleasant	1	1	14	12	6	0	0	0	21	13	61.5
Vancouver - Strath/Grand	1	7	0	10	0	0	5	0	6	17	-64.7
Vancouver - Westside	65	50	2	6	22	0	40	2	129	58	122.4
Vancouver Total	175	379	24	60	113	42	1,578	1,399	1,890	1,880	0.5
West Vancouver	49	13	0	24	0	0	14	0	63	37	70.3
White Rock	5	15	0	0	0	0	122	0	127	15	**
Vancouver CMA	1,551	1,764	188	354	681	1,205	3,582	4,015	6,002	7,338	-18.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	18	0	0	175	0	0	0
Burnaby - Mountain	0	18	0	0	0	58	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	8	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	28	32	0	0	0	0	0	0
Burnaby - Remainder	28	76	0	0	175	58	0	0
Burnaby Total	0	0	0	0	0	6	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	3	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	3	0	0	0	0	0	0	0
Delta	0	0	0	0	43	0	0	0
Langley City	8	0	0	0	0	42	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	12	0	0	0	0	0	0
Maple Ridge	0	39	0	0	0	0	0	0
New Westminister	0	0	0	0	132	4	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	71	0	0
Port Coquitlam	0	13	0	0	58	0	0	0
Port Moody	7	39	0	0	0	352	0	4
Richmond	0	0	0	0	0	0	0	0
Surrey - South	81	19	0	0	0	0	10	0
Surrey - Cloverdale	12	29	0	0	0	0	0	0
Surrey - North	0	0	0	0	0	123	0	0
Surrey - Guildford	0	12	0	0	68	0	0	0
Surrey - Whalley	93	60	0	0	68	123	10	0
Surrey Total	24	0	0	0	78	0	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	56	0	0	0
Vancouver - Downtown	0	0	0	0	63	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	46	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	10	0	0	0	0	0	0	0
Vancouver - Marpole	0	6	0	0	2	102	0	0
Vancouver - Eastside	0	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	3	0	0	0
Vancouver - Strath/Grand	22	0	0	0	2	0	0	0
Vancouver - Westside	32	6	0	0	172	102	0	0
Vancouver Total	0	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	4	0	0	0
White Rock	195	245	0	0	730	758	10	4
Vancouver CMA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	175	230	0	0
Burnaby - Mountain	0	18	0	0	0	241	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	12	0	0	211	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	97	101	0	0	215	594	0	0
Burnaby - Remainder	97	173	0	0	601	1,065	0	0
Burnaby Total	0	0	0	0	14	36	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	3	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	3	0	0	0	0	0	1	0
Delta	0	0	0	0	120	0	0	0
Langley City	41	192	0	0	0	42	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	29	0	0	62	0	0	0
Maple Ridge	0	106	0	0	0	192	0	0
New Westminster	11	10	0	0	132	162	0	0
North Vancouver City	0	41	0	0	0	86	0	0
North Vancouver DM	12	49	0	0	0	0	0	0
Pitt Meadows	12	26	0	0	8	73	0	0
Port Coquitlam	17	38	0	0	195	56	0	0
Port Moody	47	93	0	0	233	573	1	4
Richmond	0	15	0	0	63	43	0	161
Surrey - South	127	169	0	0	6	0	33	0
Surrey - Cloverdale	103	166	0	0	0	0	0	0
Surrey - North	20	44	0	0	129	123	0	0
Surrey - Guildford	17	12	0	0	68	0	0	0
Surrey - Whalley	267	406	0	0	266	166	33	161
Surrey Total	61	0	0	0	131	0	71	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	41	9	0	0	1,318	985	0	58
Vancouver - Downtown	0	0	0	0	73	2	1	0
Vancouver - Kitsilano	0	0	0	0	39	0	0	0
Vancouver - False Creek	0	0	0	0	46	0	0	0
Vancouver - Granville/Oak	9	0	0	0	2	0	0	0
Vancouver - Kerrisdale	10	0	0	0	0	0	0	0
Vancouver - Marpole	25	33	0	0	50	152	4	200
Vancouver - Eastside	6	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	5	0	0	0
Vancouver - Strath/Grand	22	0	0	0	36	2	4	0
Vancouver - Westside	113	42	0	0	1,569	1,141	9	258
Vancouver Total	0	0	0	0	14	0	0	0
West Vancouver	0	0	0	0	122	0	0	0
White Rock	681	1,205	0	0	3,467	3,592	115	423
Vancouver CMA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Anmore	2	0	0	0	0	0	2	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	2	2	0	0	0	0	2	2
Burnaby - Mountain	0	0	175	18	0	0	175	18
Burnaby - North	5	19	0	76	0	0	5	95
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	14	0	8	0	0	0	22
Burnaby - Central Park	2	5	0	0	0	0	2	5
Burnaby - Remainder	22	49	30	32	0	0	52	81
Burnaby Total	29	87	205	134	0	0	234	221
Coquitlam	2	10	4	1	0	0	6	11
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	3	9	12	16	0	1	15	26
Delta - North	2	3	0	0	0	0	2	3
Delta	5	13	12	16	0	1	17	30
Langley City	0	2	43	0	0	0	43	2
Langley District	42	16	19	42	0	2	61	60
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	51	24	0	12	0	0	51	36
New Westminister	10	0	0	39	0	0	10	39
North Vancouver City	3	7	132	0	0	0	135	7
North Vancouver DM	6	7	0	0	0	0	6	7
Pitt Meadows	11	8	0	0	0	0	11	8
Port Coquitlam	0	2	0	71	0	0	0	73
Port Moody	1	8	58	25	0	0	59	33
Richmond	32	29	7	393	0	4	39	426
Surrey - South	14	11	0	18	0	0	14	29
Surrey - Cloverdale	33	60	81	32	10	0	124	92
Surrey - North	90	100	12	47	0	0	102	147
Surrey - Guildford	0	1	0	123	0	0	0	124
Surrey - Whalley	11	12	68	12	0	0	79	24
Surrey Total	148	184	161	232	10	0	319	416
University Endowment Lands	0	0	102	0	0	0	102	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	56	0	0	0	56	0
Vancouver - Kitsilano	3	1	63	0	0	0	66	1
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	1	2	46	0	0	0	47	2
Vancouver - Kerrisdale	1	13	0	0	0	0	1	13
Vancouver - Marpole	4	6	10	0	0	0	14	6
Vancouver - Eastside	36	99	0	104	0	0	36	203
Vancouver - Mt. Pleasant	6	2	0	2	0	0	6	4
Vancouver - Strath/Grand	0	3	3	0	0	0	3	3
Vancouver - Westside	21	5	24	0	0	0	45	5
Vancouver Total	73	131	202	106	0	0	275	237
West Vancouver	10	3	0	0	0	0	10	3
White Rock	5	7	0	0	0	0	5	7
Vancouver CMA	433	540	945	1,071	10	7	1,388	1,618

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	10	8	0	0	0	0	10	8
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	4	27	0	0	0	0	4	27
Burnaby - Mountain	0	2	175	260	0	0	175	262
Burnaby - North	25	52	0	259	0	0	25	311
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3
Burnaby - South & East	20	33	211	12	0	0	231	45
Burnaby - Central Park	11	15	0	12	0	0	11	27
Burnaby - Remainder	81	93	314	695	0	0	395	788
Burnaby Total	137	198	700	1,238	0	0	837	1,436
Coquitlam	39	59	4	7	0	0	43	66
Delta - Tsawwassen	8	4	0	0	0	0	8	4
Delta - Ladner	5	13	12	42	1	2	18	57
Delta - North	9	14	0	0	0	0	9	14
Delta	22	31	12	42	1	2	35	75
Langley City	1	2	120	0	0	0	121	2
Langley District	206	185	52	248	7	6	265	439
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	140	104	62	34	0	0	202	138
New Westminister	38	19	0	298	0	0	38	317
North Vancouver City	12	24	143	162	0	0	155	186
North Vancouver DM	29	18	0	169	0	0	29	187
Pitt Meadows	24	29	12	49	0	0	36	78
Port Coquitlam	12	17	16	97	0	0	28	114
Port Moody	30	21	214	122	0	0	244	143
Richmond	120	139	307	692	1	8	428	839
Surrey - South	52	47	75	88	0	161	127	296
Surrey - Cloverdale	181	178	135	184	33	0	349	362
Surrey - North	317	282	107	194	0	0	424	476
Surrey - Guildford	0	4	153	167	0	0	153	171
Surrey - Whalley	44	33	85	12	0	0	129	45
Surrey Total	594	544	555	645	33	161	1,182	1,350
University Endowment Lands	1	0	192	0	71	0	264	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	1,359	994	0	58	1,359	1,052
Vancouver - Kitsilano	9	3	73	0	1	0	83	3
Vancouver - False Creek	1	0	39	0	0	0	40	0
Vancouver - Granville/Oak	2	5	46	0	0	0	48	5
Vancouver - Kerrisdale	3	21	11	0	0	0	14	21
Vancouver - Marpole	9	25	10	0	0	0	19	25
Vancouver - Eastside	102	315	65	171	4	200	171	686
Vancouver - Mt. Pleasant	15	11	6	2	0	0	21	13
Vancouver - Strath/Grand	3	17	3	0	0	0	6	17
Vancouver - Westside	67	56	58	2	4	0	129	58
Vancouver Total	211	453	1,670	1,169	9	258	1,890	1,880
West Vancouver	45	15	18	22	0	0	63	37
White Rock	27	15	100	0	0	0	127	15
Vancouver CMA	1,703	1,909	4,177	4,994	122	435	6,002	7,338

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 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	0	0.0	9	100.0	9	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Belcarra													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 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	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
April 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
April 2006	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2006	2	7.4	5	18.5	10	37.0	4	14.8	6	22.2	27	585,000	631,200
Burnaby													
April 2007	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
April 2006	0	0.0	0	0.0	16	29.6	25	46.3	13	24.1	54	633,000	697,296
Year-to-date 2007	0	0.0	0	0.0	3	4.6	23	35.4	39	60.0	65	775,000	805,477
Year-to-date 2006	2	1.5	13	9.7	40	29.9	52	38.8	27	20.1	134	618,500	654,694
Coquitlam													
April 2007	4	66.7	0	0.0	1	16.7	0	0.0	1	16.7	6	--	--
April 2006	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2007	4	22.2	0	0.0	1	5.6	2	11.1	11	61.1	18	775,000	694,533
Year-to-date 2006	2	13.3	0	0.0	3	20.0	9	60.0	1	6.7	15	620,000	601,063
Delta													
April 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
April 2006	1	6.7	3	20.0	4	26.7	3	20.0	4	26.7	15	575,000	653,850
Year-to-date 2007	0	0.0	0	0.0	5	17.2	7	24.1	17	58.6	29	750,000	762,100
Year-to-date 2006	3	6.7	7	15.6	20	44.4	8	17.8	7	15.6	45	550,000	605,198
Langley City													
April 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 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	2	100.0	0	0.0	2	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
April 2007	0	0.0	14	30.4	20	43.5	10	21.7	2	4.3	46	561,450	576,061
April 2006	2	7.7	24	92.3	0	0.0	0	0.0	0	0.0	26	457,200	460,125
Year-to-date 2007	21	9.3	79	34.8	97	42.7	25	11.0	5	2.2	227	529,900	533,994
Year-to-date 2006	26	13.1	141	71.2	29	14.6	2	1.0	0	0.0	198	458,450	460,656

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2007	1	2.2	19	42.2	23	51.1	2	4.4	0	0.0	45	520,000	515,610
April 2006	0	0.0	14	51.9	13	48.1	0	0.0	0	0.0	27	499,900	509,248
Year-to-date 2007	2	1.5	57	42.9	64	48.1	8	6.0	2	1.5	133	515,000	522,168
Year-to-date 2006	40	32.3	57	46.0	19	15.3	7	5.6	1	0.8	124	450,000	457,510
New Westminster													
April 2007	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
April 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	18	69.2	5	19.2	3	11.5	26	588,900	595,892
Year-to-date 2006	10	47.6	10	47.6	1	4.8	0	0.0	0	0.0	21	415,000	408,557
North Vancouver City													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,289,500	1,240,083
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North Vancouver DM													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
April 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2007	1	3.4	0	0.0	0	0.0	0	0.0	28	96.6	29	1,320,000	1,270,655
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,200,000	1,113,250
Pitt Meadows													
April 2007	0	0.0	2	18.2	9	81.8	0	0.0	0	0.0	11	572,000	562,745
April 2006	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2007	0	0.0	5	20.8	19	79.2	0	0.0	0	0.0	24	570,950	553,473
Year-to-date 2006	5	13.9	30	83.3	1	2.8	0	0.0	0	0.0	36	429,500	431,803
Port Coquitlam													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2006	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	--	--
Year-to-date 2006	0	0.0	11	73.3	2	13.3	2	13.3	0	0.0	15	460,000	471,933
Port Moody													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2006	0	0.0	0	0.0	8	57.1	6	42.9	0	0.0	14	575,000	569,286
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	27.6	21	72.4	29	800,000	825,782
Year-to-date 2006	0	0.0	0	0.0	23	71.9	8	25.0	1	3.1	32	575,000	611,454
Richmond													
April 2007	0	0.0	0	0.0	4	17.4	4	17.4	15	65.2	23	845,000	845,109
April 2006	4	9.1	9	20.5	9	20.5	4	9.1	18	40.9	44	690,000	748,233
Year-to-date 2007	0	0.0	0	0.0	11	8.7	36	28.6	79	62.7	126	920,500	880,480
Year-to-date 2006	10	6.8	17	11.6	23	15.6	32	21.8	65	44.2	147	716,800	747,519

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	1	0.8	30	24.0	37	29.6	39	31.2	18	14.4	125	598,000	648,655
April 2006	25	11.5	88	40.6	63	29.0	25	11.5	16	7.4	217	499,000	536,113
Year-to-date 2007	2	0.4	149	28.3	147	27.9	124	23.6	104	19.8	526	579,900	645,953
Year-to-date 2006	94	15.3	231	37.6	166	27.0	76	12.4	48	7.8	615	499,000	541,872
University Endowment Lands													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
April 2007	0	0.0	0	0.0	1	2.0	7	14.0	42	84.0	50	1,033,000	1,269,500
April 2006	0	0.0	0	0.0	7	8.3	47	56.0	30	35.7	84	699,500	791,932
Year-to-date 2007	0	0.0	1	0.5	3	1.4	53	24.8	157	73.4	214	898,000	1,205,065
Year-to-date 2006	0	0.0	2	0.7	22	7.4	154	51.7	120	40.3	298	700,000	880,923
West Vancouver													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	2,690,000	2,926,600
April 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	2,450,000	2,868,103
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	2,400,000	2,552,222
White Rock													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	1,014,500	1,038,090
Vancouver CMA													
April 2007	6	1.7	65	18.3	99	27.9	73	20.6	112	31.5	355	619,000	815,125
April 2006	32	6.2	147	28.5	124	24.0	116	22.5	97	18.8	516	575,000	644,159
Year-to-date 2007	30	2.0	293	19.1	371	24.2	297	19.3	544	35.4	1,535	649,000	821,514
Year-to-date 2006	194	11.0	524	29.6	360	20.4	354	20.0	337	19.1	1,769	550,000	643,792

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2007	April 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	631,200	n/a
Burnaby Total	--	697,296	n/a	805,477	654,694	23.0
Coquitlam	--	--	n/a	694,533	601,063	15.6
Delta	--	653,850	n/a	762,100	605,198	25.9
Langley City	--	--	n/a	--	--	n/a
Langley District	576,061	460,125	25.2	533,994	460,656	15.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	515,610	509,248	1.2	522,168	457,510	14.1
New Westminster	--	--	n/a	595,892	408,557	45.9
North Vancouver City	--	--	n/a	1,240,083	--	n/a
North Vancouver DM	--	--	n/a	1,270,655	1,113,250	14.1
Pitt Meadows	562,745	--	n/a	553,473	431,803	28.2
Port Coquitlam	--	--	n/a	--	471,933	n/a
Port Moody	--	569,286	n/a	825,782	611,454	35.1
Richmond	845,109	748,233	12.9	880,480	747,519	17.8
Surrey Total	648,655	536,113	21.0	645,953	541,872	19.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,269,500	791,932	60.3	1,205,065	880,923	36.8
West Vancouver	2,926,600	--	n/a	2,868,103	2,552,222	12.4
White Rock	--	--	n/a	--	1,038,090	n/a
Vancouver CMA	815,125	644,159	26.5	821,514	643,792	27.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
April 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	1,127	4,189	27%	743,221	469	1,556	30%	462,184	1,271	3,925	32%	367,596
	March	1,411	4,507	31%	785,234	654	1,682	39%	456,470	1,535	4,167	37%	380,176
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q1 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	Q1 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	YTD 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	YTD 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608

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
First Quarter 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	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
2007	Q1	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q2												
	Q3												
	Q4												
	YTD 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	YTD 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608

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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
April 2007

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 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	116.1	129.3	1,199	4.8	67.0	752
	February	679	6.50	6.65	116.1	129.6	1,210	4.2	67.2	751
	March	669	6.40	6.49	117.4	130.0	1,221	3.6	67.3	753
	April	678	6.60	6.64		130.5	1,220	3.7	67.2	758
	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

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
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2007	45	0	24	0	31	0	0	0	100
April 2006	22	0	14	6	0	0	0	0	42
% Change	104.5	n/a	71.4	-100.0	n/a	n/a	n/a	n/a	138.1
Year-to-date 2007	144	0	80	3	63	216	0	0	506
Year-to-date 2006	104	0	54	13	6	194	0	0	371
% Change	38.5	n/a	48.1	-76.9	**	11.3	n/a	n/a	36.4
UNDER CONSTRUCTION									
April 2007	237	0	122	17	112	689	0	0	1,177
April 2006	199	0	84	18	60	335	0	82	778
% Change	19.1	n/a	45.2	-5.6	86.7	105.7	n/a	-100.0	51.3
COMPLETIONS									
April 2007	26	0	6	2	0	47	0	0	81
April 2006	24	0	14	3	0	0	0	0	41
% Change	8.3	n/a	-57.1	-33.3	n/a	n/a	n/a	n/a	97.6
Year-to-date 2007	129	4	105	10	44	129	0	0	421
Year-to-date 2006	106	0	62	9	5	40	0	0	222
% Change	21.7	n/a	69.4	11.1	**	**	n/a	n/a	89.6
COMPLETED & NOT ABSORBED									
April 2007	72	2	12	5	0	5	0	0	96
April 2006	57	0	24	0	3	5	0	0	89
% Change	26.3	n/a	-50.0	n/a	-100.0	0.0	n/a	n/a	7.9
ABSORBED									
April 2007	23	0	14	2	3	45	0	0	87
April 2006	33	0	14	4	0	8	0	0	59
% Change	-30.3	n/a	0.0	-50.0	n/a	**	n/a	n/a	47.5
Year-to-date 2007	131	2	101	8	44	124	0	0	410
Year-to-date 2006	127	0	78	12	6	46	0	0	269
% Change	3.1	n/a	29.5	-33.3	**	169.6	n/a	n/a	52.4

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	33	0	24	0	31	0	0	0	88
April 2006	15	0	14	5	0	0	0	0	34
Fraser Valley H RDA									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
Mission DM									
April 2007	12	0	0	0	0	0	0	0	12
April 2006	7	0	0	1	0	0	0	0	8
Abbotsford CMA									
April 2007	45	0	24	0	31	0	0	0	100
April 2006	22	0	14	6	0	0	0	0	42
UNDER CONSTRUCTION									
Abbotsford City									
April 2007	157	0	122	16	112	619	0	0	1,026
April 2006	155	0	84	12	60	210	0	82	603
Fraser Valley H RDA									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	0	0	0	0	0	0	0	0	0
Mission DM									
April 2007	79	0	0	1	0	70	0	0	150
April 2006	44	0	0	6	0	125	0	0	175
Abbotsford CMA									
April 2007	237	0	122	17	112	689	0	0	1,177
April 2006	199	0	84	18	60	335	0	82	778
COMPLETIONS									
Abbotsford City									
April 2007	13	0	6	2	0	47	0	0	68
April 2006	18	0	14	0	0	0	0	0	32
Fraser Valley H RDA									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	2	0	0	0	0	0	0	0	2
Mission DM									
April 2007	13	0	0	0	0	0	0	0	13
April 2006	4	0	0	3	0	0	0	0	7
Abbotsford CMA									
April 2007	26	0	6	2	0	47	0	0	81
April 2006	24	0	14	3	0	0	0	0	41

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	51	0	12	3	0	5	0	0	71
April 2006	49	0	24	0	3	5	0	0	81
Fraser Valley H RDA									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
Mission DM									
April 2007	21	2	0	2	0	0	0	0	25
April 2006	8	0	0	0	0	0	0	0	8
Abbotsford CMA									
April 2007	72	2	12	5	0	5	0	0	96
April 2006	57	0	24	0	3	5	0	0	89
ABSORBED									
Abbotsford City									
April 2007	15	0	14	2	3	45	0	0	79
April 2006	24	0	14	0	0	8	0	0	46
Fraser Valley H RDA									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	2	0	0	0	0	0	0	0	2
Mission DM									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	7	0	0	4	0	0	0	0	11
Abbotsford CMA									
April 2007	23	0	14	2	3	45	0	0	87
April 2006	33	0	14	4	0	8	0	0	59

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
April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Abbotsford City	33	20	0	0	31	0	24	14	88	34	158.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	8	0	0	0	0	0	0	12	8	50.0
Abbotsford CMA	45	28	0	0	31	0	24	14	100	42	138.1

**Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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	89	86	0	0	63	6	296	193	448	285	57.2
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	57	31	0	0	0	0	0	55	57	86	-33.7
Abbotsford CMA	147	117	0	0	63	6	296	248	506	371	36.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Abbotsford City	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	31	0	0	0	24	14	0	0
Abbotsford DM	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	55	0	0
Mission DM	63	6	0	0	296	248	0	0
Abbotsford CMA	0	0	0	0	0	0	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Abbotsford City	57	29	31	5	0	0	88	34
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	7	0	1	0	0	12	8
Abbotsford CMA	69	36	31	6	0	0	100	42

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	166	132	282	153	0	0	448	285
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	57	26	0	60	0	0	57	86
Abbotsford CMA	224	158	282	213	0	0	506	371

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Abbotsford City	15	18	0	0	0	0	53	14	68	32	112.5
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	13	7	0	0	0	0	0	0	13	7	85.7
Abbotsford CMA	28	27	0	0	0	0	53	14	81	41	97.6

**Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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	90	74	2	0	42	5	179	102	313	181	72.9
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	49	39	4	0	0	0	55	0	108	39	176.9
Abbotsford CMA	139	115	6	0	42	5	234	102	421	222	89.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Abbotsford City	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	53	14	0	0
Abbotsford DM	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	55	0	0	0
Mission DM	42	5	0	0	234	102	0	0
Abbotsford CMA	0	0	0	0	0	0	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Abbotsford City	19	32	49	0	0	0	68	32
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	13	4	0	3	0	0	13	7
Abbotsford CMA	32	38	49	3	0	0	81	41

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	137	136	176	45	0	0	313	181
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	101	30	7	9	0	0	108	39
Abbotsford CMA	238	168	183	54	0	0	421	222

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	0	0.0	3	17.6	9	52.9	1	5.9	4	23.5	17	540,000	598,406
April 2006	2	8.3	16	66.7	0	0.0	0	0.0	0	0.0	24	454,450	465,308
Year-to-date 2007	1	1.0	47	48.5	8	8.2	7	7.2	8	8.2	97	510,000	535,792
Year-to-date 2006	11	12.8	50	58.1	2	2.3	3	3.5	2	2.3	86	457,000	470,591
Fraser Valley H RDA													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2006	2	100.0	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	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Mission DM													
April 2007	0	0.0	5	62.5	0	0.0	0	0.0	0	0.0	8	--	--
April 2006	6	54.5	4	36.4	0	0.0	0	0.0	0	0.0	11	398,000	431,173
Year-to-date 2007	3	7.1	32	76.2	0	0.0	0	0.0	0	0.0	42	439,500	459,424
Year-to-date 2006	38	74.5	12	23.5	0	0.0	0	0.0	0	0.0	51	379,900	387,908
Abbotsford CMA													
April 2007	0	0.0	8	32.0	4	16.0	1	4.0	4	16.0	25	510,000	563,392
April 2006	10	27.0	20	54.1	0	0.0	0	0.0	0	0.0	37	449,900	443,516
Year-to-date 2007	4	2.9	79	56.8	8	5.8	7	5.0	8	5.8	139	489,900	512,717
Year-to-date 2006	51	36.7	62	44.6	2	1.4	3	2.2	2	1.4	139	420,000	437,078

Source: CMHC (Starts and Completions Survey)

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

Submarket	April 2007	April 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	598,406	465,308	28.6	535,792	470,591	13.9
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	431,173	n/a	459,424	387,908	18.4
Abbotsford CMA	563,392	443,516	27.0	512,717	437,078	17.3

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley
April 2007**

		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
2006	January	1,089	37.8	1,734	1,928	2,049	84.6	371,058	25.6	368,302
	February	1,583	17.3	1,683	2,317	2,286	73.6	348,935	12.0	359,509
	March	1,959	12.5	1,630	2,353	2,058	79.2	373,986	18.9	373,748
	April	1,798	-2.2	1,618	2,189	2,120	76.3	392,465	23.7	387,707
	May	2,141	9.2	1,676	2,587	2,087	80.3	407,628	22.5	399,792
	June	2,025	-16.1	1,620	2,724	2,254	71.9	408,467	28.4	399,616
	July	1,581	-19.3	1,467	2,459	2,299	63.8	403,913	22.8	402,537
	August	1,590	-26.8	1,435	2,386	2,344	61.2	405,293	26.3	414,964
	September	1,242	-23.1	1,346	2,261	2,259	59.6	407,850	17.0	410,516
	October	1,193	-29.4	1,279	2,553	2,426	52.7	399,503	19.9	418,941
	November	1,112	-26.3	1,307	1,733	2,321	56.3	407,461	19.0	423,149
	December	780	-28.2	1,298	797	1,784	72.8	381,446	9.6	374,676
2007	January	936	-14.0	1,454	2,165	2,273	64.0	387,113	4.3	393,476
	February	1,359	-14.2	1,440	2,277	2,343	61.5	406,086	16.4	421,690
	March	1,660	-15.3	1,457	3,097	2,606	55.9	420,696	12.5	419,769
	April	1,695	-5.7	1,446	2,729	2,552	56.7	427,481	8.9	423,302
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2006	4,631	19.3		6,598			364,734	17.8	
	Q I 2007	3,955	-14.6		7,539			407,728	11.8	
	YTD 2006	6,429	12.4		8,787			372,490	19.4	
	YTD 2007	5,650	-12.1		10,268			413,654	11.1	

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

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

Table 6: Economic Indicators
April 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	5.4	68.9	665
	February	667	5.85	6.45	110.3	125.8	83	4.8	68.8	669
	March	667	6.05	6.45	110.7	126.3	83	4.8	68.3	680
	April	685	6.25	6.75	111.6	127.1	81	4.7	67.0	691
	May	685	6.25	6.75	111.9	128.1	80	5.9	66.6	689
	June	697	6.60	6.95	112.2	128.1	80	5.1	66.0	685
	July	697	6.60	6.95	112.6	128.2	81	4.6	66.0	675
	August	691	6.40	6.85	115.2	128.4	81	3.7	66.1	672
	September	682	6.40	6.70	115.8	127.8	82	4.1	66.6	669
	October	688	6.40	6.80	116.2	127.7	83	4.2	66.8	670
	November	673	6.40	6.55	116.3	128.1	84	3.9	67.3	685
	December	667	6.30	6.45	116.3	128.3	85	4.2	68.3	693
2007	January	679	6.50	6.65	116.3	128.4	86	4.2	68.9	709
	February	679	6.50	6.65	116.3	128.6	85	4.5	68.4	714
	March	669	6.40	6.49	117.5	129.1	84	4.7	67.3	721
	April	678	6.60	6.64		129.5	83	4.9	67.0	726
	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 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 2001 Census area definitions.

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