

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

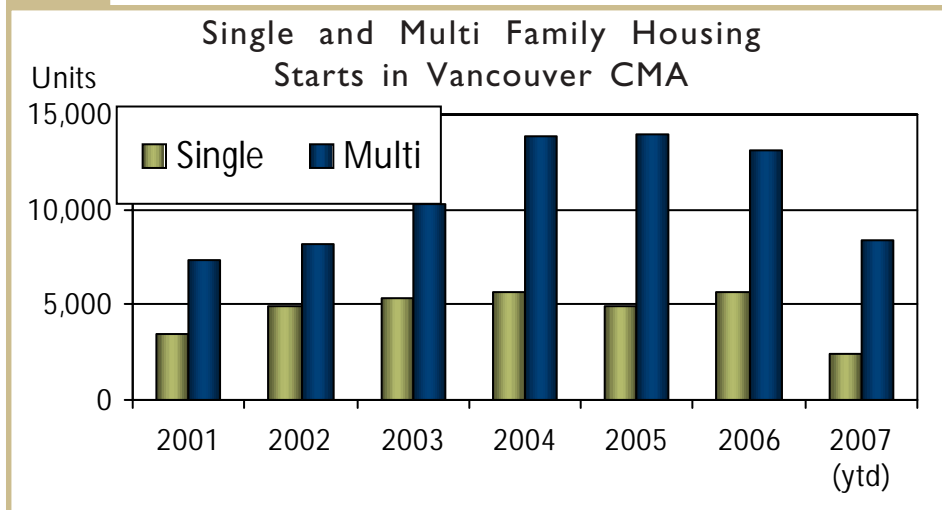
Date Released: August 2007

## Vancouver CMA Housing Starts Lag Last Year's Totals

Year to date housing starts in the Vancouver CMA are at levels ten per cent lower than last year. Single detached housing starts are down by one third, while multiple home starts have come in just below last year's level. Total housing starts in July were 1,524 homes, a thirty per cent decline in comparison to the same month last year.

Almost all centres that make up the Vancouver CMA have seen a decline in single detached housing starts. Lower demand for single detached housing is the main reason why starts for this dwelling type have dropped. Centres that have had the majority of single detached starts in the CMA for the last few years, such as Surrey, Maple Ridge and Langley have seen declines between twenty and forty per cent, while built up areas such as Vancouver City and Richmond have experienced similar

Figure 1



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declines in the number of developments taking place. On the other hand, multiple family home starts have kept pace with 2006 levels and make up nearly eighty per cent of total housing starts in the Vancouver CMA for 2007. Centres close to Vancouver City such as Burnaby, the Tri-Cities and North Vancouver are close to or have surpassed last year's levels. Land constraints and increasing average sale prices have shifted buyer expectation from single detached housing to more affordable higher density developments.

The decline in single detached housing starts has resulted in a year over year drop of 12 per cent in the under construction levels of single detached houses. Multiple family homes have slightly incremented in comparison to last year levels and make up 85 per cent of the homes under construction. Overall, under construction in the CMA is still at high levels at 21,941 homes.

The number of homes completed and unabsorbed was 1,083 with

single detached housing consisting of 62 per cent of the total. All dwelling types have had year over year increases with the inventory of completed and unabsorbed townhouses and apartment condominiums going up by over one hundred per cent. Higher interest rate and average prices have dampen absorptions of new single detached houses while pre-sales of newer projects marketed across the Vancouver CMA have given buyers more choice on the multiple family home side.

Even with the increase in the number of homes completed and unabsorbed, demand for new housing continues to be strong. Pre-sales remain high as more than three quarters of new homes were absorbed at completion this month. The average price of a new single detached home in the CMA continues to rise at \$861,326, an 18 per cent increase over the same month last year. Strong demand should continue as the local economy is creating full time jobs, which is drawing more migrants into the area.

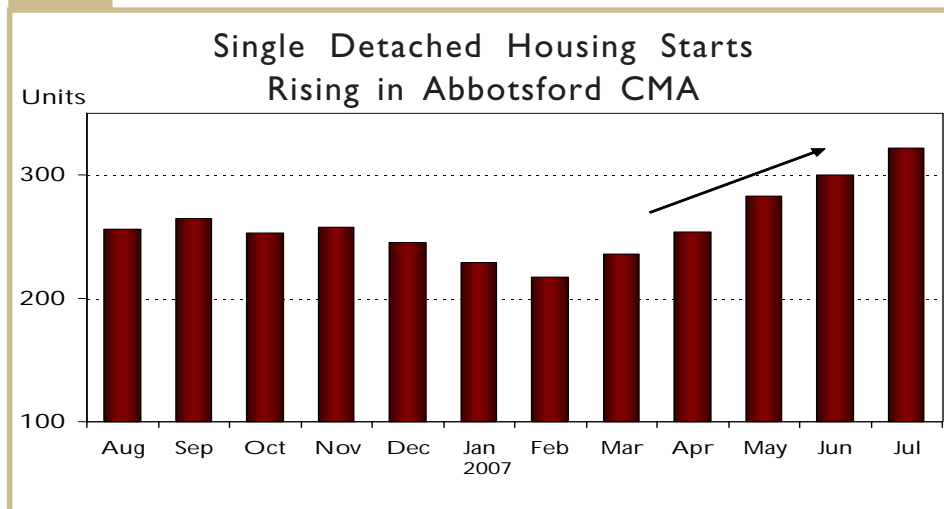
## Housing Starts Dip Below 2006 Levels in Abbotsford CMA

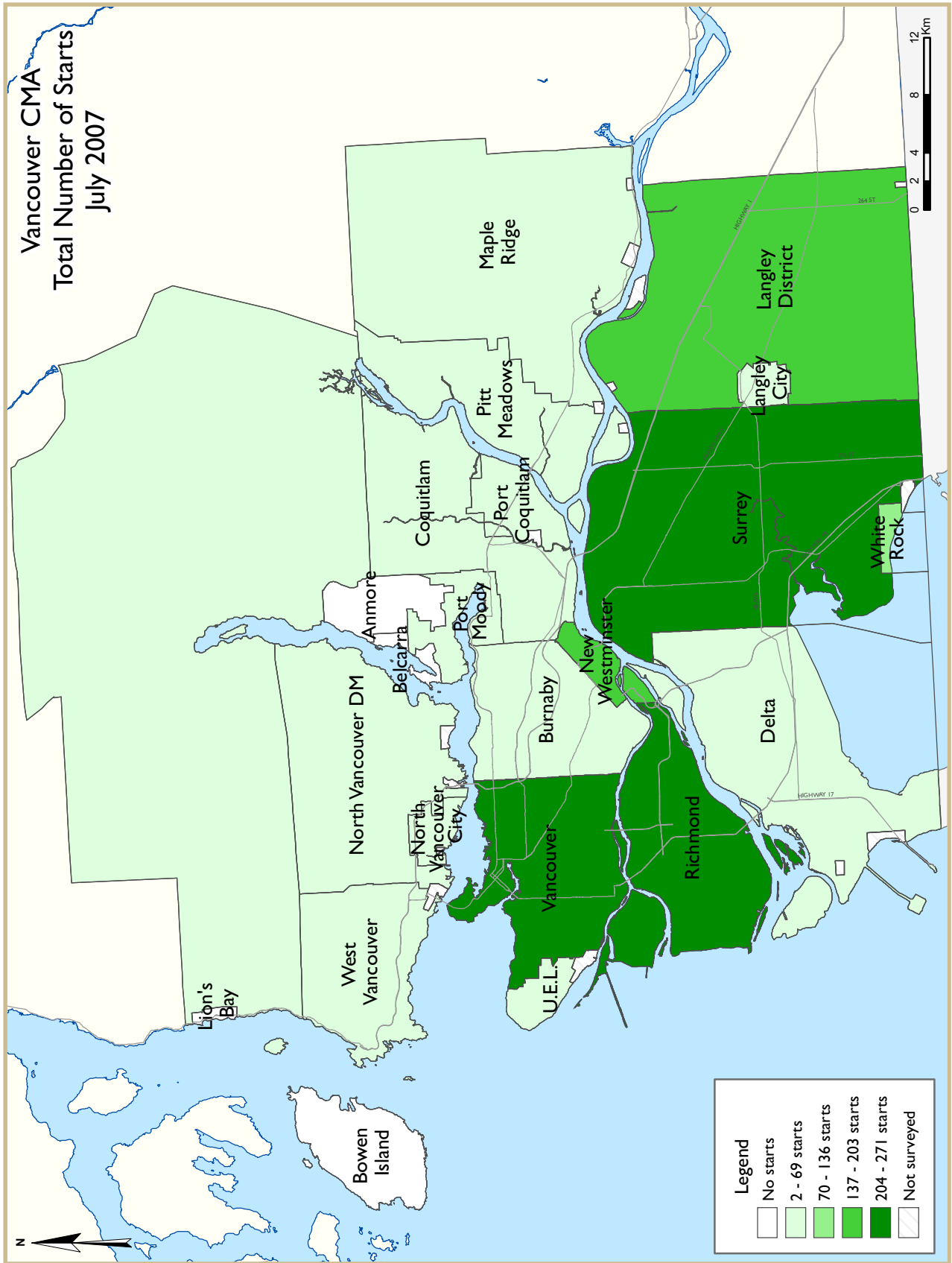
After a quick run up during the first four months of the year, housing starts have slowed down in the Abbotsford CMA, and are three per cent below last year's levels. Abbotsford City has remained near 2006 starts figures while Mission District has declined by 13 per cent over the same time period. For July, housing starts were down year over year by 53 per cent to 85 home starts, the lowest monthly level recorded for 2007.

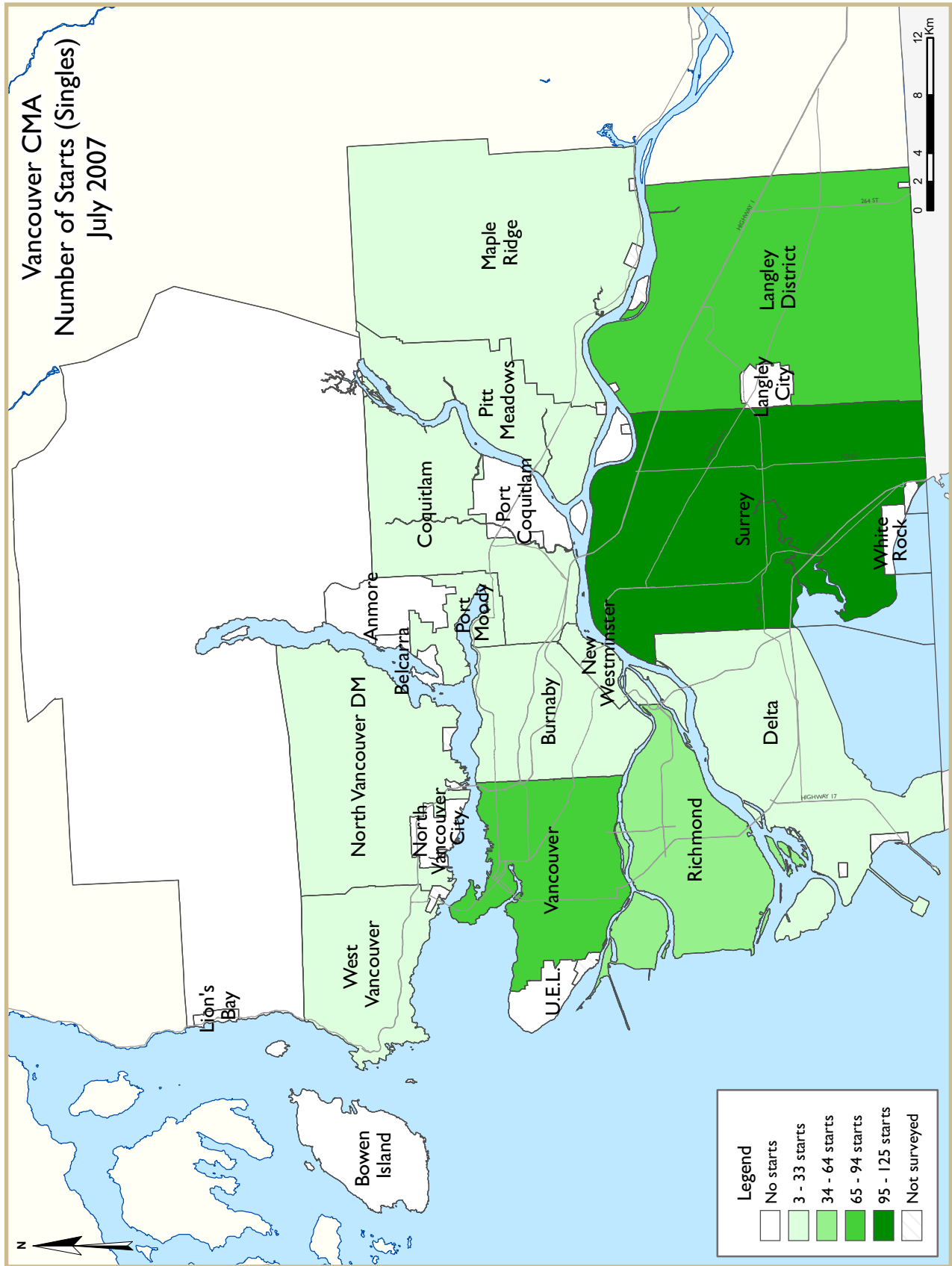
Despite the decline in total starts, the construction of new single detached houses is up by 30 per cent in the CMA in comparison to the same time period last year. New subdivisions in the District of Mission have caused an up surge of over 50 per cent from 2006 figures in single detached housing starts. Lower average prices than Abbotsford City and Vancouver CMA will continue to help fuel buyer demand in Mission.

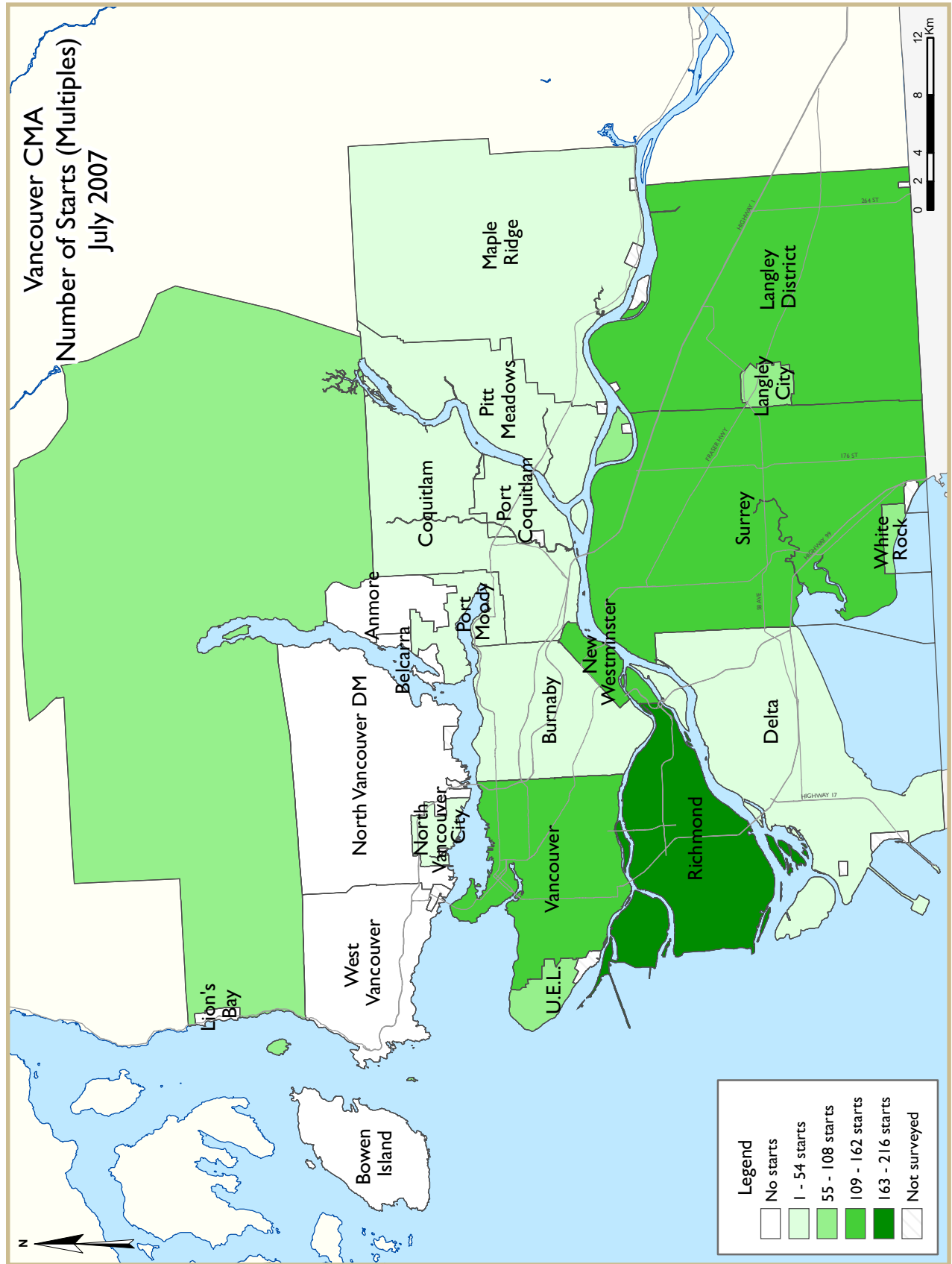
There were 212 homes completed this month, lowering the overall number of homes under construction to 1,160. The number of homes completed and unabsorbed spiked this month to 126, based mainly on an additional 40 single detached homes being unoccupied at completion in Abbotsford City. The average price of a new single detached home is now over a half a million dollars in Abbotsford City and has increased by 14 per cent in comparison to 2006.

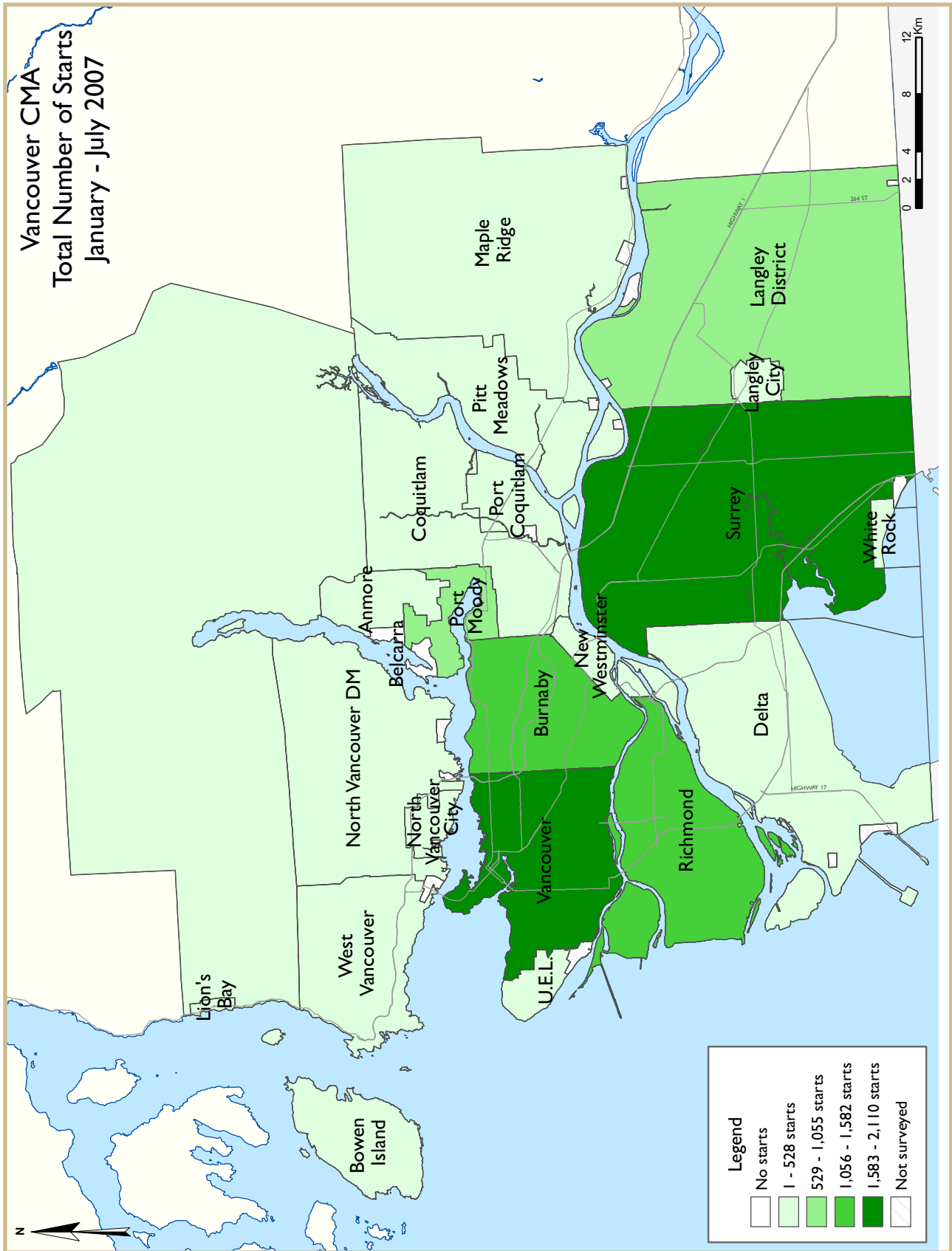
Figure 2

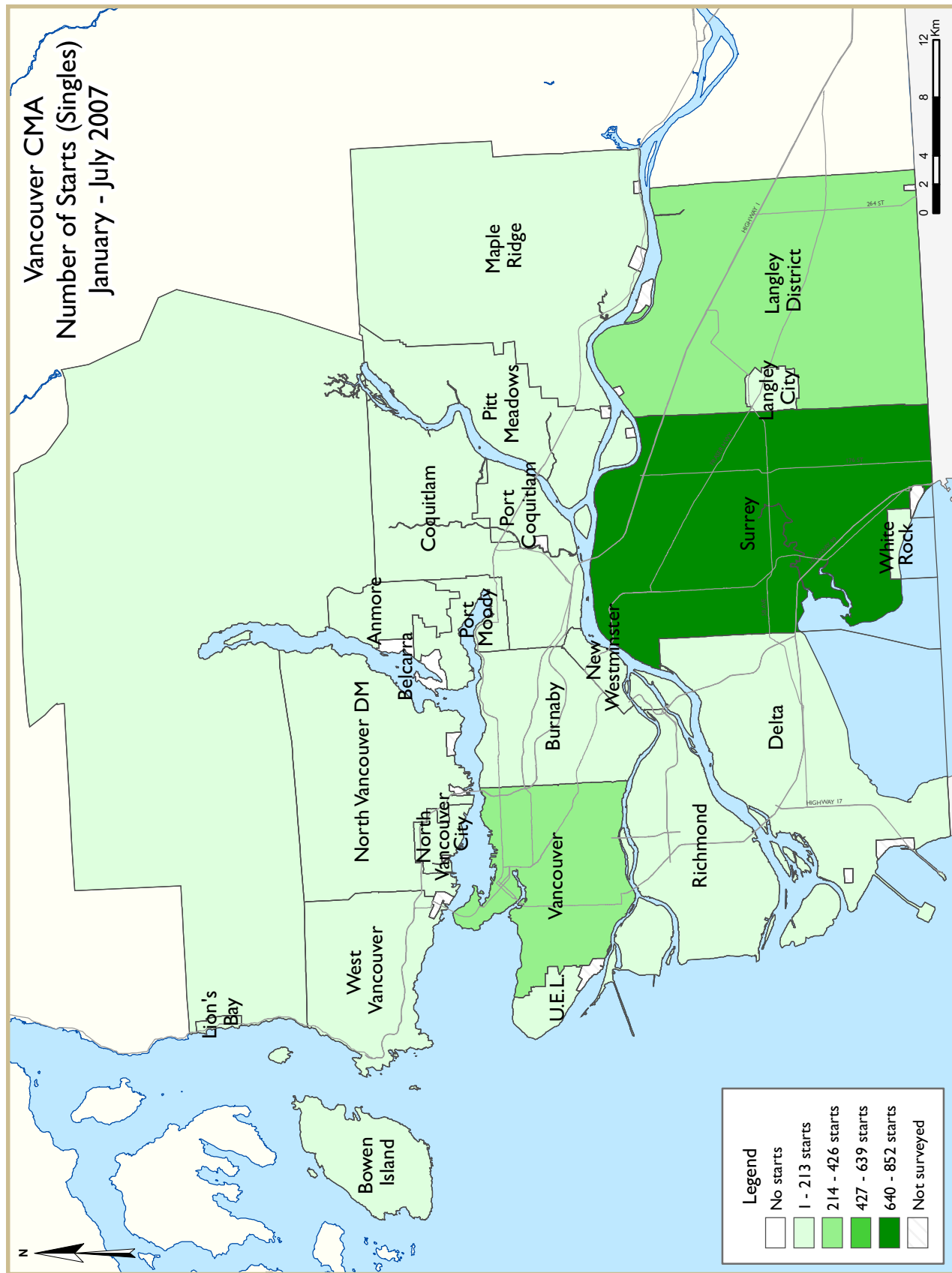


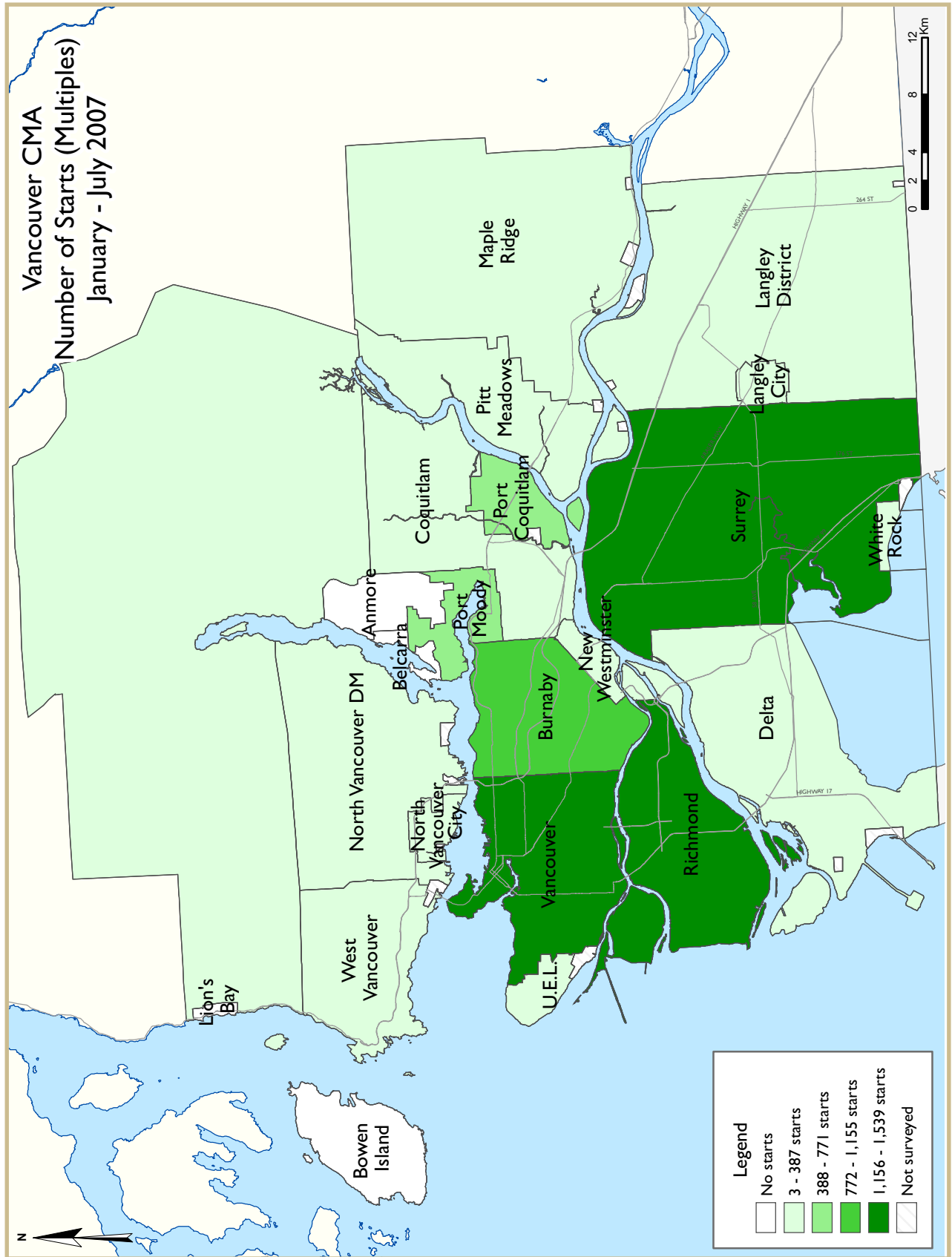




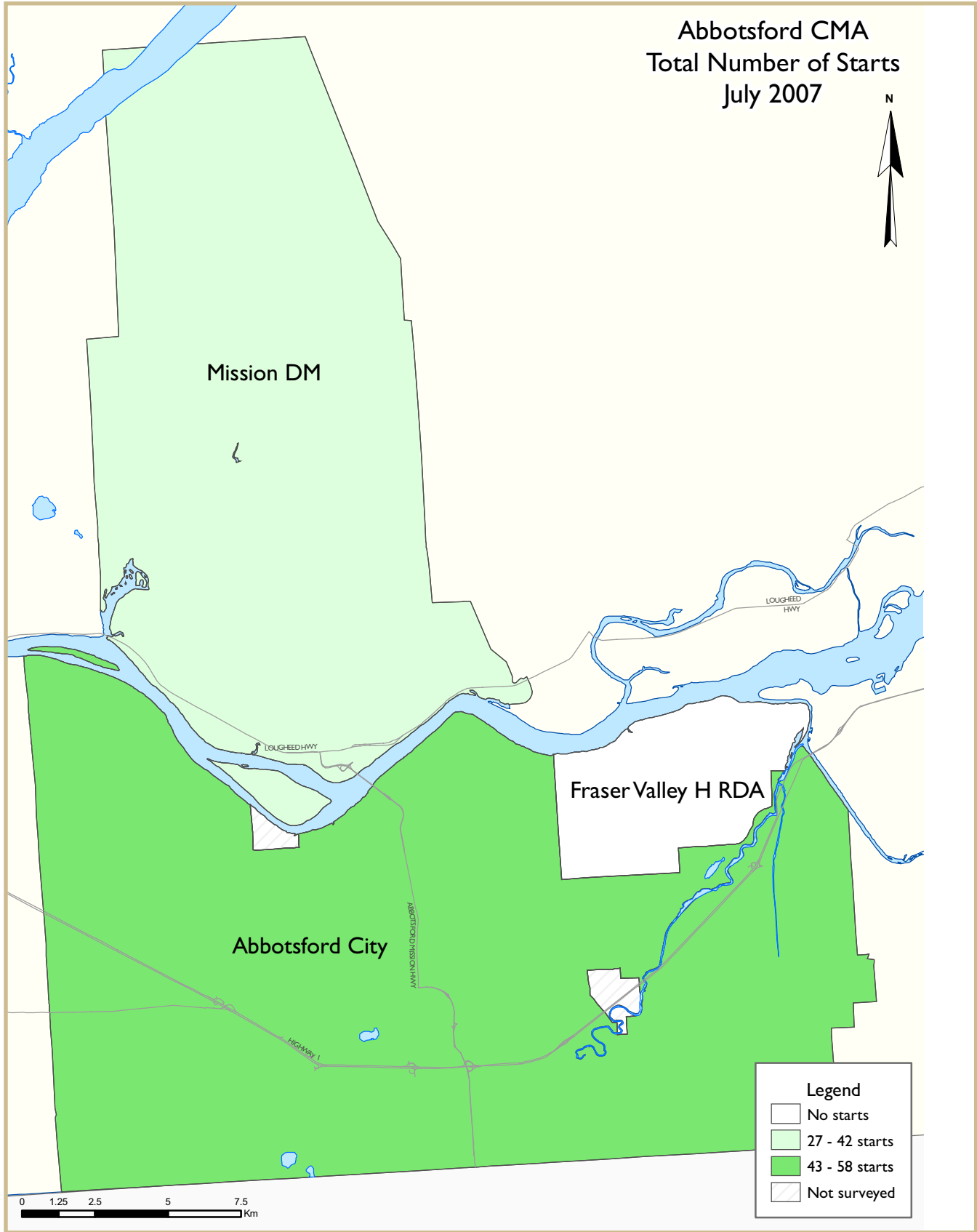


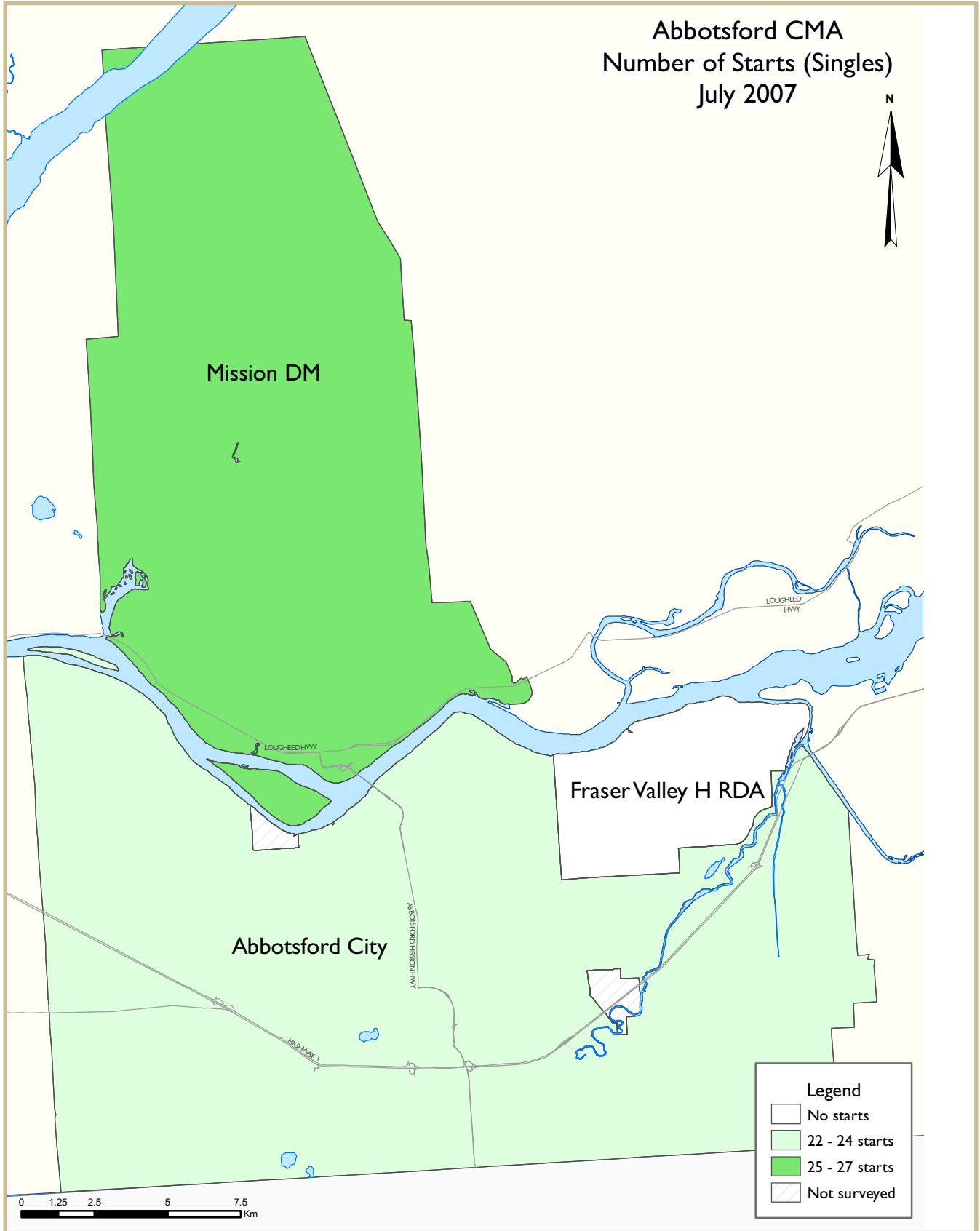


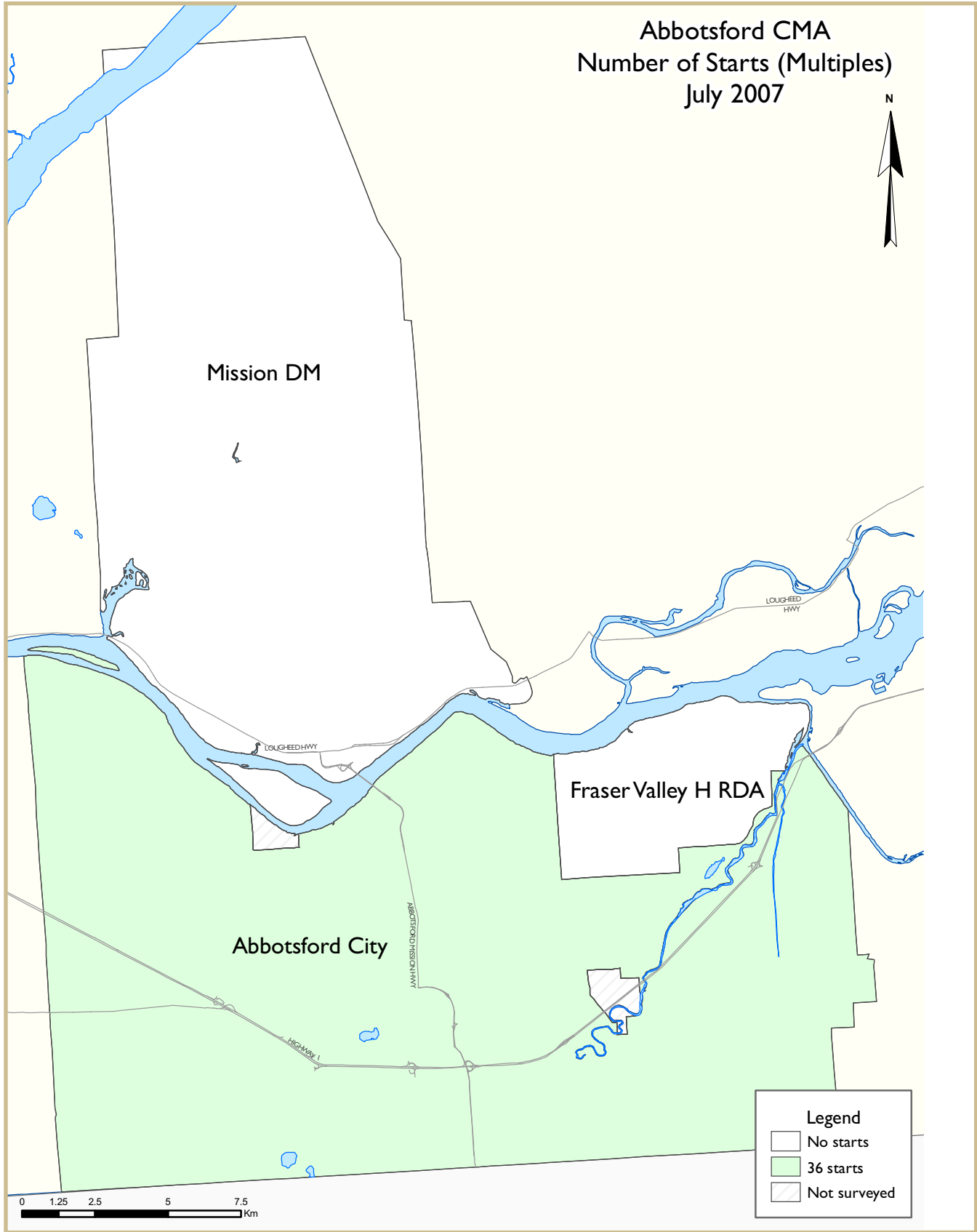


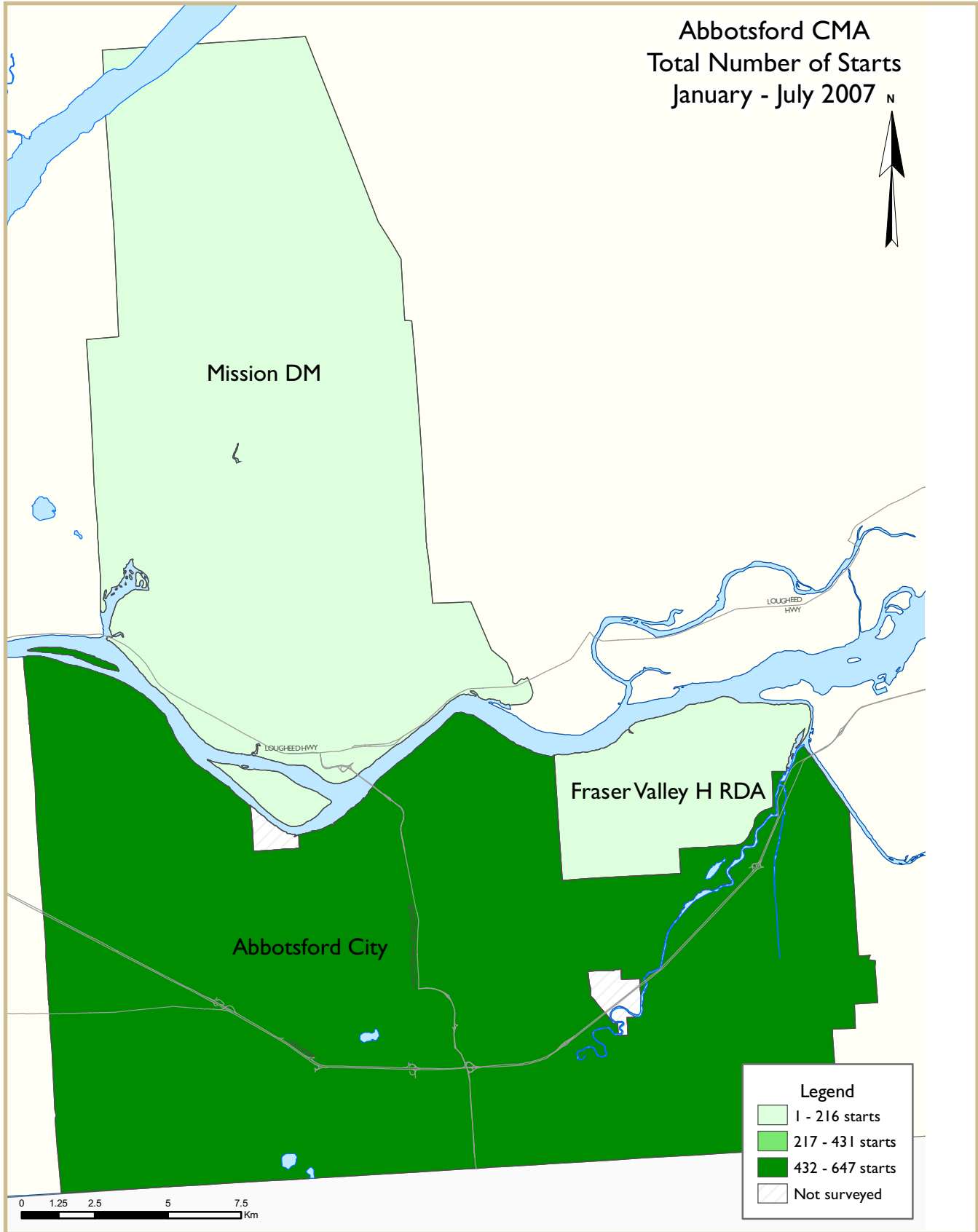


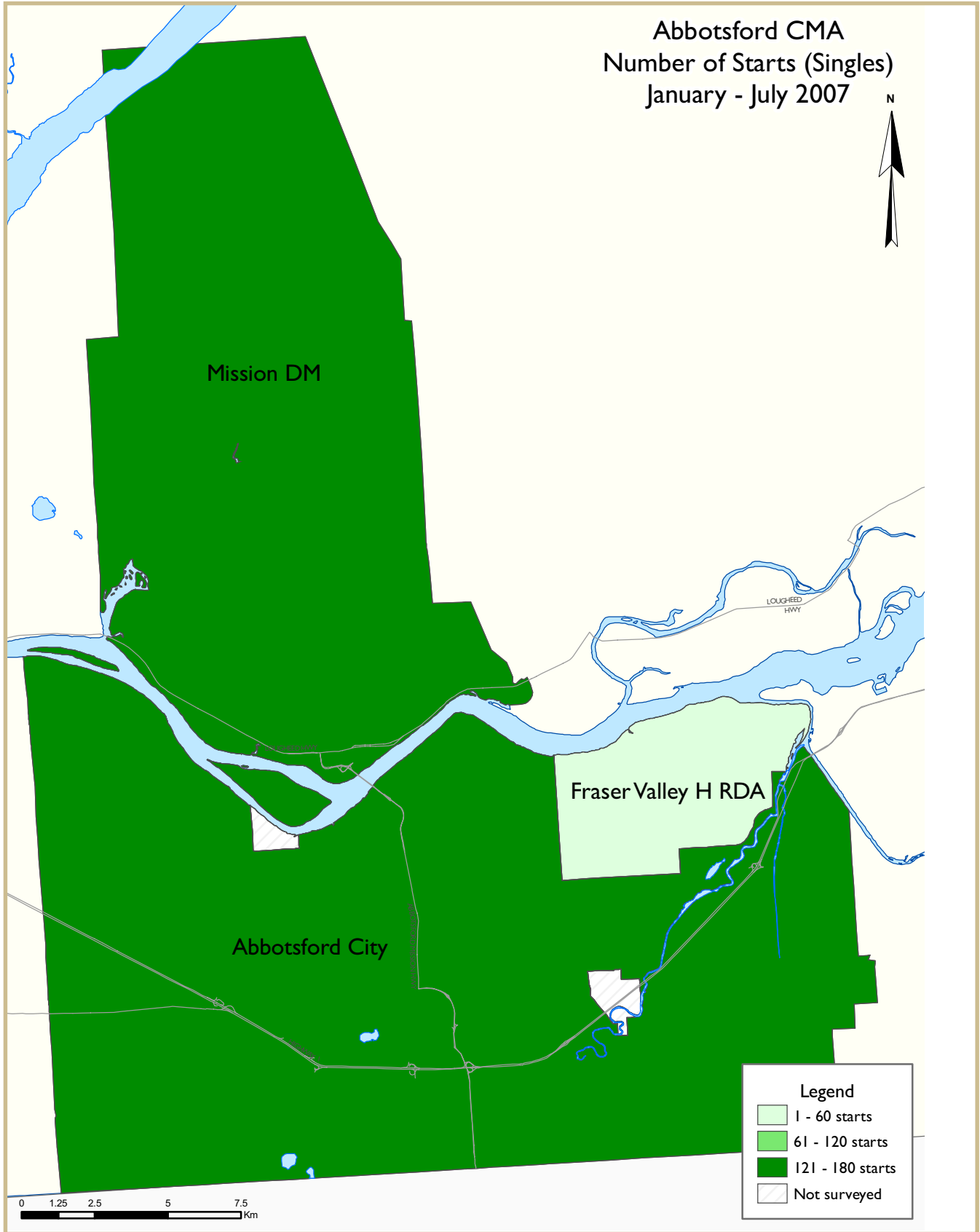


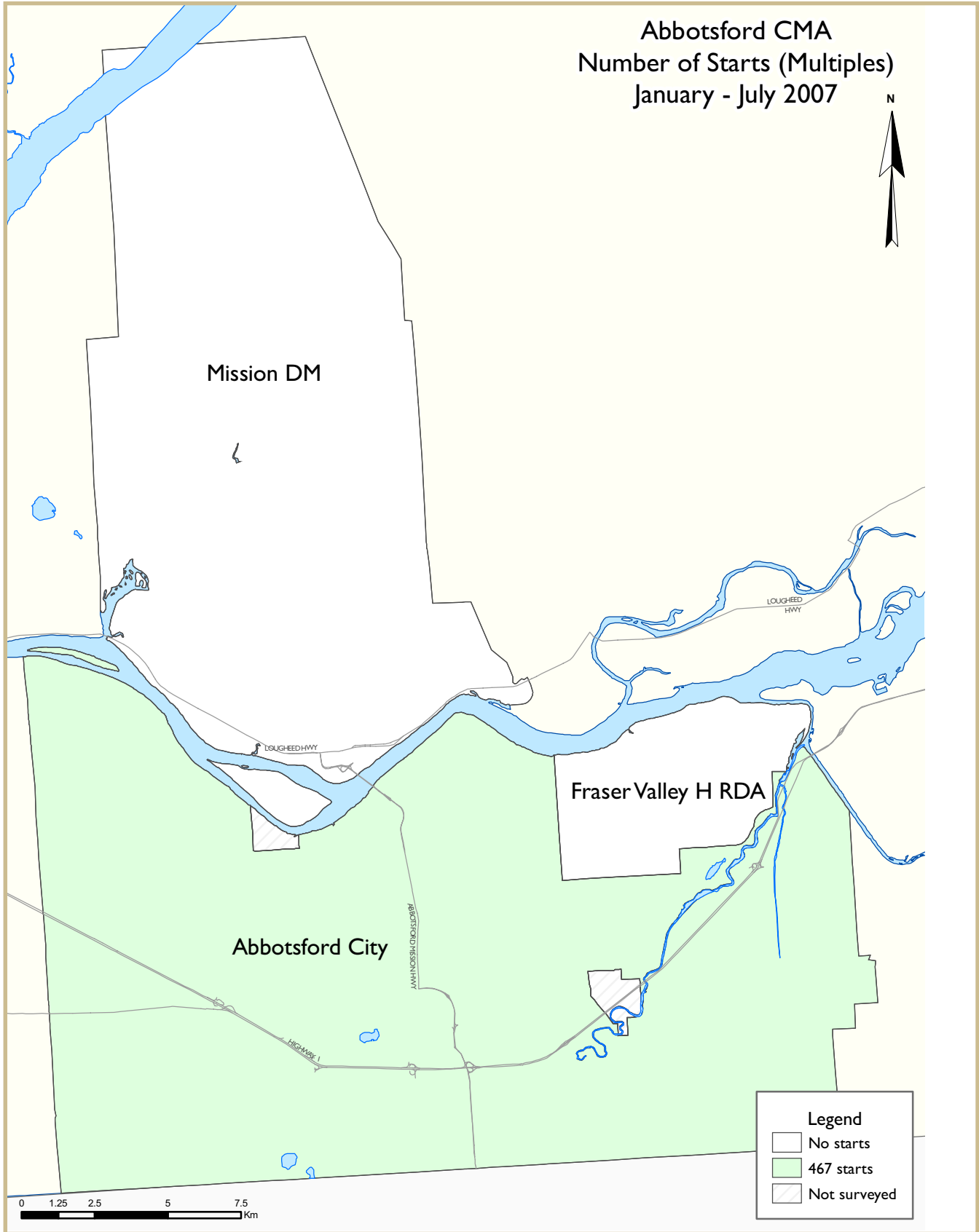












## HOUSING NOW REPORT TABLES

### 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 Vancouver CMA  
July 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
July 2007	402	42	54	13	312	688	0	13	1,524
July 2006	525	24	12	8	412	1,129	0	39	2,163
% Change	-23.4	75.0	**	62.5	-24.3	-39.1	n/a	-66.7	-29.5
Year-to-date 2007	2,384	228	213	36	1,546	6,008	132	321	10,868
Year-to-date 2006	3,448	176	148	53	1,786	6,197	16	286	12,124
% Change	-30.9	29.5	43.9	-32.1	-13.4	-3.0	**	12.2	-10.4
<b>UNDER CONSTRUCTION</b>									
July 2007	3,188	232	241	85	2,658	14,834	127	576	21,941
July 2006	3,603	172	172	59	2,420	14,828	50	716	22,034
% Change	-11.5	34.9	40.1	44.1	9.8	0.0	154.0	-19.6	-0.4
<b>COMPLETIONS</b>									
July 2007	370	24	27	0	247	633	0	233	1,534
July 2006	441	52	15	4	206	773	6	39	1,536
% Change	-16.1	-53.8	80.0	-100.0	19.9	-18.1	-100.0	**	-0.1
Year-to-date 2007	2,704	198	141	17	1,666	5,895	7	467	11,095
Year-to-date 2006	2,961	272	111	144	2,241	5,305	18	583	11,635
% Change	-8.7	-27.2	27.0	-88.2	-25.7	11.1	-61.1	-19.9	-4.6
<b>COMPLETED &amp; NOT ABSORBED</b>									
July 2007	661	74	37	10	112	170	2	17	1,083
July 2006	445	76	16	15	62	65	8	43	730
% Change	48.5	-2.6	131.3	-33.3	80.6	161.5	-75.0	-60.5	48.4
<b>ABSORBED</b>									
July 2007	383	45	20	1	255	623	3	230	1,560
July 2006	431	45	22	6	189	785	1	39	1,518
% Change	-11.1	0.0	-9.1	-83.3	34.9	-20.6	200.0	**	2.8
Year-to-date 2007	2,710	224	134	23	1,675	5,811	36	483	11,096
Year-to-date 2006	2,979	255	123	148	2,315	5,373	19	263	11,475
% Change	-9.0	-12.2	8.9	-84.5	-27.6	8.2	89.5	83.7	-3.3

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Burnaby</b>									
July 2007	20	12	0	0	0	0	0	0	32
July 2006	17	12	0	0	0	0	0	0	41
<b>Delta</b>									
July 2007	14	0	0	0	0	0	0	1	15
July 2006	8	0	0	0	0	0	0	0	8
<b>Langley</b>									
July 2007	82	10	22	0	81	56	0	0	251
July 2006	45	0	0	8	31	43	0	0	127
<b>Maple Ridge / Pitt Meadows</b>									
July 2007	28	0	0	8	48	0	0	0	84
July 2006	49	0	0	0	0	0	0	0	49
<b>New Westminster</b>									
July 2007	7	0	0	0	0	140	0	0	147
July 2006	7	0	0	0	0	384	0	0	391
<b>North Vancouver</b>									
July 2007	9	2	0	0	0	0	0	0	11
July 2006	5	0	0	0	5	0	0	27	37
<b>Richmond</b>									
July 2007	35	0	0	0	35	181	0	0	251
July 2006	38	2	0	0	67	171	0	0	278
<b>Surrey</b>									
July 2007	124	0	0	1	77	61	0	8	271
July 2006	220	0	2	0	198	24	0	7	451
<b>Tri-Cities</b>									
July 2007	7	2	18	4	17	36	0	0	84
July 2006	20	4	4	0	29	0	0	0	57
<b>University Endowment Lands</b>									
July 2007	0	0	0	0	26	35	0	0	61
July 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
July 2007	67	16	8	0	28	83	0	2	204
July 2006	83	6	0	0	82	507	0	5	685
<b>West Vancouver</b>									
July 2007	9	0	0	0	0	0	0	0	9
July 2006	21	0	0	0	0	0	0	0	21
<b>White Rock</b>									
July 2007	0	0	6	0	0	96	0	2	104
July 2006	2	0	6	0	0	0	0	0	8
<b>Vancouver CMA</b>									
July 2007	402	42	54	13	312	688	0	13	1,524
July 2006	525	24	12	8	412	1,129	0	39	2,163

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Burnaby</b>									
July 2007	82	46	0	0	90	2,110	0	0	2,328
July 2006	100	58	0	0	326	1,839	0	146	2,481
<b>Delta</b>									
July 2007	82	2	0	0	21	0	1	1	107
July 2006	86	0	0	0	18	93	1	0	198
<b>Langley</b>									
July 2007	606	24	40	1	351	187	0	3	1,212
July 2006	522	0	0	8	119	370	0	0	1,019
<b>Maple Ridge / Pitt Meadows</b>									
July 2007	264	2	0	18	262	851	0	32	1,429
July 2006	272	0	0	10	36	506	0	0	824
<b>New Westminister</b>									
July 2007	48	2	0	13	48	1,252	0	0	1,363
July 2006	53	0	0	0	6	1,097	0	0	1,156
<b>North Vancouver</b>									
July 2007	86	6	4	1	96	775	0	27	995
July 2006	95	16	12	0	73	502	5	27	730
<b>Richmond</b>									
July 2007	189	8	0	7	351	1,576	0	6	2,137
July 2006	218	6	0	4	461	1,258	0	6	1,953
<b>Surrey</b>									
July 2007	1,077	20	2	15	940	1,045	0	170	3,269
July 2006	1,367	0	12	15	689	1,146	0	97	3,326
<b>Tri-Cities</b>									
July 2007	81	30	96	29	163	2,054	0	54	2,507
July 2006	121	28	74	19	97	1,254	35	44	1,672
<b>University Endowment Lands</b>									
July 2007	5	0	0	0	61	314	126	107	613
July 2006	3	0	0	0	92	565	9	71	740
<b>Vancouver City</b>									
July 2007	424	86	39	0	199	4,342	0	174	5,264
July 2006	476	60	24	0	443	5,991	0	263	7,259
<b>West Vancouver</b>									
July 2007	158	6	0	1	76	96	0	0	337
July 2006	192	2	0	3	60	102	0	62	421
<b>White Rock</b>									
July 2007	11	0	60	0	0	232	0	2	305
July 2006	25	0	50	0	0	105	0	0	180
<b>Vancouver CMA</b>									
July 2007	3,188	232	241	85	2,658	14,834	127	576	21,941
July 2006	3,603	172	172	59	2,420	14,828	50	716	22,034

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Burnaby</b>									
July 2007	9	8	0	0	65	140	0	146	368
July 2006	13	10	0	0	6	178	0	0	207
<b>Delta</b>									
July 2007	7	0	0	0	0	0	0	0	7
July 2006	8	0	0	0	0	0	0	3	11
<b>Langley</b>									
July 2007	53	0	0	0	12	0	0	3	68
July 2006	28	0	0	0	16	0	0	0	44
<b>Maple Ridge / Pitt Meadows</b>									
July 2007	30	0	0	0	0	0	0	0	30
July 2006	47	0	0	0	0	0	0	0	47
<b>New Westminster</b>									
July 2007	5	0	0	0	6	44	0	0	55
July 2006	0	0	0	0	0	152	0	0	152
<b>North Vancouver</b>									
July 2007	15	2	0	0	0	0	0	0	17
July 2006	10	2	0	0	0	41	0	0	53
<b>Richmond</b>									
July 2007	26	0	0	0	33	256	0	0	315
July 2006	34	4	0	0	6	0	0	1	45
<b>Surrey</b>									
July 2007	160	2	0	0	102	36	0	84	384
July 2006	189	0	0	3	97	0	0	0	289
<b>Tri-Cities</b>									
July 2007	17	8	21	0	27	157	0	0	230
July 2006	14	16	12	1	6	0	6	0	55
<b>University Endowment Lands</b>									
July 2007	0	0	0	0	2	0	0	0	2
July 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
July 2007	37	4	2	0	0	0	0	0	43
July 2006	78	18	3	0	75	402	0	35	611
<b>West Vancouver</b>									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	10	0	0	0	0	0	0	0	10
<b>White Rock</b>									
July 2007	1	0	4	0	0	0	0	0	5
July 2006	1	0	0	0	0	0	0	0	1
<b>Vancouver CMA</b>									
July 2007	370	24	27	0	247	633	0	233	1,534
July 2006	441	52	15	4	206	773	6	39	1,536

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Burnaby</b>									
July 2007	39	28	0	0	13	0	0	0	80
July 2006	31	17	0	0	0	0	0	0	48
<b>Delta</b>									
July 2007	6	0	0	0	0	22	0	1	29
July 2006	12	0	0	0	0	0	0	2	14
<b>Langley</b>									
July 2007	86	0	0	4	23	21	0	2	136
July 2006	44	0	0	9	9	1	2	0	65
<b>Maple Ridge / Pitt Meadows</b>									
July 2007	49	0	0	2	0	10	0	0	61
July 2006	27	0	0	0	0	0	0	0	27
<b>New Westminster</b>									
July 2007	20	1	0	1	1	22	0	0	45
July 2006	1	0	0	0	0	5	0	0	6
<b>North Vancouver</b>									
July 2007	12	0	2	0	0	0	0	0	14
July 2006	6	2	0	0	0	0	0	0	8
<b>Richmond</b>									
July 2007	38	1	0	1	6	7	0	1	54
July 2006	35	3	0	1	10	5	1	2	57
<b>Surrey</b>									
July 2007	260	2	2	2	52	30	0	10	358
July 2006	132	0	0	5	29	33	0	35	234
<b>Tri-Cities</b>									
July 2007	9	2	25	0	13	12	2	0	63
July 2006	12	11	14	0	0	0	5	0	42
<b>University Endowment Lands</b>									
July 2007	0	0	0	0	2	5	0	0	7
July 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
July 2007	129	40	2	0	2	9	0	3	185
July 2006	125	43	2	0	14	21	0	4	209
<b>West Vancouver</b>									
July 2007	6	0	0	0	0	0	0	0	6
July 2006	15	0	0	0	0	0	0	0	15
<b>White Rock</b>									
July 2007	0	0	6	0	0	32	0	0	38
July 2006	5	0	0	0	0	0	0	0	5
<b>Vancouver CMA</b>									
July 2007	661	74	37	10	112	170	2	17	1,083
July 2006	445	76	16	15	62	65	8	43	730

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Burnaby</b>									
July 2007	19	14	0	0	61	140	0	146	380
July 2006	24	8	0	0	8	178	0	0	218
<b>Delta</b>									
July 2007	10	0	0	0	0	2	0	0	12
July 2006	4	0	0	0	0	0	0	2	6
<b>Langley</b>									
July 2007	46	0	0	0	13	2	0	1	62
July 2006	24	0	0	0	16	0	0	0	40
<b>Maple Ridge / Pitt Meadows</b>									
July 2007	34	0	0	0	0	0	0	0	34
July 2006	46	0	0	0	0	0	0	0	46
<b>New Westminster</b>									
July 2007	5	0	0	0	5	22	0	0	32
July 2006	3	0	0	0	0	155	0	0	158
<b>North Vancouver</b>									
July 2007	12	3	0	0	0	0	0	0	15
July 2006	7	6	0	0	0	41	0	0	54
<b>Richmond</b>									
July 2007	21	1	0	0	46	257	0	0	325
July 2006	31	2	0	0	5	1	0	0	39
<b>Surrey</b>									
July 2007	159	2	0	1	105	31	0	83	381
July 2006	187	0	0	5	90	19	0	2	303
<b>Tri-Cities</b>									
July 2007	13	11	14	0	24	157	3	0	222
July 2006	14	9	19	1	6	3	1	0	53
<b>University Endowment Lands</b>									
July 2007	1	0	0	0	0	6	0	0	7
July 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
July 2007	52	14	2	0	1	5	0	0	74
July 2006	69	18	3	0	64	388	0	35	577
<b>West Vancouver</b>									
July 2007	9	0	0	0	0	0	0	0	9
July 2006	9	0	0	0	0	0	0	0	9
<b>White Rock</b>									
July 2007	2	0	4	0	0	1	0	0	7
July 2006	2	0	0	0	0	0	0	0	2
<b>Vancouver CMA</b>									
July 2007	383	45	20	1	255	623	3	230	1,560
July 2006	431	45	22	6	189	785	1	39	1,518

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**  
**July 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	3	0	0	0	0	0	0	5	3	66.7
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	2	6	2	0	0	0	0	0	4	6	-33.3
Burnaby - Central Park	2	0	2	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	10	8	8	12	0	12	0	0	18	32	-43.8
Burnaby Total	20	17	12	12	0	12	0	0	32	41	-22.0
Coquitlam	3	3	2	4	0	13	14	2	19	22	-13.6
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	4	1	0	0	0	0	1	0	5	1	**
Delta - North	8	5	0	0	0	0	0	0	8	5	60.0
Delta	14	8	0	0	0	0	1	0	15	8	87.5
Langley City	0	0	0	0	0	0	56	43	56	43	30.2
Langley District	82	53	32	0	59	31	22	0	195	84	132.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	43	0	0	21	0	0	0	49	43	14.0
New Westminister	7	7	0	0	0	0	140	384	147	391	-62.4
North Vancouver City	0	0	2	2	0	3	0	27	2	32	-93.8
North Vancouver DM	9	5	0	0	0	0	0	0	9	5	80.0
Pitt Meadows	8	6	0	0	27	0	0	0	35	6	**
Port Coquitlam	0	6	0	0	0	0	40	2	40	8	**
Port Moody	8	11	0	4	17	12	0	0	25	27	-7.4
Richmond	35	38	10	10	25	59	181	171	251	278	-9.7
Surrey - South	32	15	2	6	11	0	0	0	45	21	114.3
Surrey - Cloverdale	32	65	0	8	64	96	8	33	104	202	-48.5
Surrey - North	45	122	0	4	0	70	61	0	106	196	-45.9
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	15	17	0	0	0	14	0	0	15	31	-51.6
Surrey Total	125	220	2	18	75	180	69	33	271	451	-39.9
University Endowment Lands	0	0	0	0	26	0	35	0	61	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	22	73	310	73	332	-78.0
Vancouver - Kitsilano	0	1	2	0	18	0	0	1	20	2	**
Vancouver - False Creek	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Granville/Oak	0	1	2	0	0	0	0	102	2	103	-98.1
Vancouver - Kerrisdale	2	0	0	0	2	0	10	2	14	2	**
Vancouver - Marpole	6	3	2	0	0	28	0	0	8	31	-74.2
Vancouver - Eastside	47	61	6	0	0	0	8	95	61	156	-60.9
Vancouver - Mt. Pleasant	0	1	4	0	8	0	2	0	14	1	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	12	15	0	4	0	32	0	4	12	55	-78.2
Vancouver Total	67	83	16	6	28	82	93	514	204	685	-70.2
West Vancouver	9	21	0	0	0	0	0	0	9	21	-57.1
White Rock	0	2	0	0	0	0	104	6	104	8	**
<b>Vancouver CMA</b>	<b>415</b>	<b>533</b>	<b>76</b>	<b>56</b>	<b>278</b>	<b>392</b>	<b>755</b>	<b>1,182</b>	<b>1,524</b>	<b>2,163</b>	<b>-29.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - July 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	17	0	0	0	0	0	0	10	17	-41.2
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	10	21	0	0	0	0	0	0	10	21	-52.4
Burnaby - Mountain	0	0	0	0	4	0	0	0	4	0	n/a
Burnaby - North	33	39	4	6	0	6	169	0	206	51	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	17	18	10	6	0	55	0	0	27	79	-65.8
Burnaby - Central Park	8	7	6	10	0	49	0	214	14	280	-95.0
Burnaby - Remainder	40	54	40	54	58	93	785	129	923	330	179.7
Burnaby Total	99	118	60	76	62	203	954	343	1,175	740	58.8
Coquitlam	28	51	24	30	34	20	221	483	307	584	-47.4
Delta - Tsawwassen	8	24	0	0	0	0	0	48	8	72	-88.9
Delta - Ladner	25	50	0	10	0	10	1	0	26	70	-62.9
Delta - North	41	13	2	0	0	0	0	0	43	13	**
Delta	74	87	2	10	0	10	1	48	77	155	-50.3
Langley City	6	6	0	0	0	0	56	201	62	207	-70.0
Langley District	377	403	56	4	244	73	42	0	719	480	49.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	185	235	38	0	49	0	94	176	366	411	-10.9
New Westminister	41	52	8	0	12	0	340	585	401	637	-37.0
North Vancouver City	7	18	12	12	17	22	344	262	380	314	21.0
North Vancouver DM	52	36	2	4	4	22	0	46	58	108	-46.3
Pitt Meadows	60	56	4	10	81	24	0	268	145	358	-59.5
Port Coquitlam	12	26	2	2	0	41	453	137	467	206	126.7
Port Moody	33	66	0	12	92	39	549	188	674	305	121.0
Richmond	176	266	72	100	86	311	1,009	857	1,343	1,534	-12.5
Surrey - South	185	95	16	36	59	34	153	36	413	201	105.5
Surrey - Cloverdale	242	498	12	12	271	274	159	145	684	929	-26.4
Surrey - North	346	729	20	4	117	253	65	0	548	986	-44.4
Surrey - Guildford	5	6	0	4	8	20	79	165	92	195	-52.8
Surrey - Whalley	74	81	0	0	80	36	219	463	373	580	-35.7
Surrey Total	852	1,409	48	56	535	617	675	809	2,110	2,891	-27.0
University Endowment Lands	1	0	0	6	152	46	142	186	295	238	23.9
Vancouver - West End	0	0	0	0	1	10	20	323	21	333	-93.7
Vancouver - Downtown	0	0	0	0	11	32	580	835	591	867	-31.8
Vancouver - Kitsilano	2	11	4	6	22	22	10	79	38	118	-67.8
Vancouver - False Creek	1	2	2	2	0	0	0	92	3	96	-96.9
Vancouver - Granville/Oak	2	3	2	2	12	0	216	194	232	199	16.6
Vancouver - Kerrisdale	13	6	0	2	2	9	100	26	115	43	167.4
Vancouver - Marpole	23	20	6	2	11	28	0	0	40	50	-20.0
Vancouver - Eastside	208	405	46	26	14	39	233	369	501	839	-40.3
Vancouver - Mt. Pleasant	2	4	14	4	11	0	98	0	125	8	**
Vancouver - Strath/Grand	0	2	4	4	11	0	43	45	58	51	13.7
Vancouver - Westside	91	89	2	6	0	32	64	19	157	146	7.5
Vancouver Total	342	542	80	54	95	172	1,364	1,982	1,881	2,750	-31.6
West Vancouver	57	86	18	2	20	0	8	9	103	97	6.2
White Rock	3	16	0	0	0	0	281	53	284	69	**
<b>Vancouver CMA</b>	<b>2,426</b>	<b>3,513</b>	<b>426</b>	<b>378</b>	<b>1,483</b>	<b>1,600</b>	<b>6,533</b>	<b>6,633</b>	<b>10,868</b>	<b>12,124</b>	<b>-10.4</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 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	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	0	13	0	0	14	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	0	0	0	0	56	43	0	0
Langley District	59	31	0	0	22	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	0	0	0	0	0	0	0
New Westminster	0	0	0	0	140	384	0	0
North Vancouver City	0	3	0	0	0	0	0	27
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	27	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	40	2	0	0
Port Moody	17	12	0	0	0	0	0	0
Richmond	25	59	0	0	181	171	0	0
Surrey - South	11	0	0	0	0	0	0	0
Surrey - Cloverdale	64	96	0	0	0	26	8	7
Surrey - North	0	70	0	0	61	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	14	0	0	0	0	0	0
Surrey Total	75	180	0	0	61	26	8	7
University Endowment Lands	26	0	0	0	35	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	22	0	0	73	310	0	0
Vancouver - Kitsilano	18	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	102	0	0
Vancouver - Kerrisdale	2	0	0	0	10	0	0	2
Vancouver - Marpole	0	28	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	8	93	0	0
Vancouver - Mt. Pleasant	8	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	32	0	0	0	2	0	2
Vancouver Total	28	82	0	0	91	507	2	5
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	102	6	2	0
<b>Vancouver CMA</b>	<b>278</b>	<b>380</b>	<b>0</b>	<b>0</b>	<b>742</b>	<b>1,141</b>	<b>13</b>	<b>39</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - July 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	0	0	0	0	0	0	0
Burnaby - Mountain	4	0	0	0	0	0	0	0
Burnaby - North	0	6	0	0	169	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	55	0	0	0	0	0	0
Burnaby - Central Park	0	49	0	0	0	214	0	0
Burnaby - Remainder	58	81	0	0	785	129	0	0
Burnaby Total	62	191	0	0	954	343	0	0
Coquitlam	34	20	0	0	221	483	0	0
Delta - Tsawwassen	0	0	0	0	0	48	0	0
Delta - Ladner	0	10	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	10	0	0	0	48	1	0
Langley City	0	0	0	0	56	201	0	0
Langley District	244	73	0	0	40	0	2	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	49	0	0	0	62	176	32	0
New Westminister	12	0	0	0	340	585	0	0
North Vancouver City	17	22	0	0	344	235	0	27
North Vancouver DM	4	22	0	0	0	46	0	0
Pitt Meadows	81	24	0	0	0	268	0	0
Port Coquitlam	0	41	0	0	453	137	0	0
Port Moody	92	39	0	0	549	188	0	0
Richmond	86	311	0	0	1,003	851	6	6
Surrey - South	59	34	0	0	38	36	115	0
Surrey - Cloverdale	271	274	0	0	115	120	44	25
Surrey - North	117	253	0	0	63	0	2	0
Surrey - Guildford	8	20	0	0	79	165	0	0
Surrey - Whalley	80	36	0	0	219	463	0	0
Surrey Total	535	617	0	0	514	784	161	25
University Endowment Lands	26	46	126	0	35	186	107	0
Vancouver - West End	1	10	0	0	20	323	0	0
Vancouver - Downtown	11	32	0	0	580	835	0	0
Vancouver - Kitsilano	22	22	0	0	8	78	2	1
Vancouver - False Creek	0	0	0	0	0	0	0	92
Vancouver - Granville/Oak	12	0	0	0	216	194	0	0
Vancouver - Kerrisdale	2	9	0	0	100	24	0	2
Vancouver - Marpole	11	28	0	0	0	0	0	0
Vancouver - Eastside	14	39	0	0	229	236	4	131
Vancouver - Mt. Pleasant	11	0	0	0	96	0	2	0
Vancouver - Strath/Grand	11	0	0	0	43	45	0	0
Vancouver - Westside	0	32	0	0	62	17	2	2
Vancouver Total	95	172	0	0	1,354	1,752	10	228
West Vancouver	20	0	0	0	8	9	0	0
White Rock	0	0	0	0	279	53	2	0
<b>Vancouver CMA</b>	<b>1,357</b>	<b>1,588</b>	<b>126</b>	<b>0</b>	<b>6,212</b>	<b>6,345</b>	<b>321</b>	<b>286</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Anmore	0	5	0	0	0	0	0	5
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	3	0	0	0	0	5	3
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	4	6	0	0	0	0	4	6
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	18	20	0	0	0	0	18	32
Burnaby Total	32	29	0	0	0	0	32	41
Coquitlam	19	9	0	13	0	0	19	22
Delta - Tsawwassen	2	2	0	0	0	0	2	2
Delta - Ladner	4	1	0	0	1	0	5	1
Delta - North	8	5	0	0	0	0	8	5
Delta	14	8	0	0	1	0	15	8
Langley City	0	0	56	43	0	0	56	43
Langley District	114	45	81	39	0	0	195	84
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	43	21	0	0	0	49	43
New Westminster	7	7	140	384	0	0	147	391
North Vancouver City	2	0	0	5	0	27	2	32
North Vancouver DM	9	5	0	0	0	0	9	5
Pitt Meadows	0	6	35	0	0	0	35	6
Port Coquitlam	4	8	36	0	0	0	40	8
Port Moody	4	11	21	16	0	0	25	27
Richmond	35	40	216	238	0	0	251	278
Surrey - South	31	15	14	6	0	0	45	21
Surrey - Cloverdale	32	67	64	128	8	7	104	202
Surrey - North	45	122	61	74	0	0	106	196
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	15	17	0	14	0	0	15	31
Surrey Total	124	222	139	222	8	7	271	451
University Endowment Lands	0	0	61	0	0	0	61	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	73	332	0	0	73	332
Vancouver - Kitsilano	2	1	18	0	0	1	20	2
Vancouver - False Creek	0	3	0	0	0	0	0	3
Vancouver - Granville/Oak	2	1	0	102	0	0	2	103
Vancouver - Kerrisdale	2	0	12	0	0	2	14	2
Vancouver - Marpole	8	3	0	28	0	0	8	31
Vancouver - Eastside	61	61	0	93	0	0	61	156
Vancouver - Mt. Pleasant	4	1	8	0	2	0	14	1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	12	19	0	34	0	2	12	55
Vancouver Total	91	89	111	589	2	5	204	685
West Vancouver	9	21	0	0	0	0	9	21
White Rock	6	8	96	0	2	0	104	8
<b>Vancouver CMA</b>	<b>498</b>	<b>561</b>	<b>1,013</b>	<b>1,549</b>	<b>13</b>	<b>39</b>	<b>1,524</b>	<b>2,163</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	10	17	0	0	0	0	10	17
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	10	21	0	0	0	0	10	21
Burnaby - Mountain	0	0	4	0	0	0	4	0
Burnaby - North	37	45	169	6	0	0	206	51
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	27	24	0	55	0	0	27	79
Burnaby - Central Park	14	17	0	263	0	0	14	280
Burnaby - Remainder	80	102	843	216	0	0	923	330
Burnaby Total	159	188	1,016	540	0	0	1,175	740
Coquitlam	112	103	195	481	0	0	307	584
Delta - Tsawwassen	8	24	0	48	0	0	8	72
Delta - Ladner	24	47	0	20	2	3	26	70
Delta - North	43	13	0	0	0	0	43	13
Delta	75	84	0	68	2	3	77	155
Langley City	6	6	56	201	0	0	62	207
Langley District	434	391	278	85	7	4	719	480
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	185	228	149	183	32	0	366	411
New Westminister	49	52	352	585	0	0	401	637
North Vancouver City	15	30	365	257	0	27	380	314
North Vancouver DM	51	39	7	64	0	5	58	108
Pitt Meadows	42	54	103	304	0	0	145	358
Port Coquitlam	30	36	437	170	0	0	467	206
Port Moody	29	66	645	239	0	0	674	305
Richmond	174	266	1,163	1,258	6	10	1,343	1,534
Surrey - South	184	95	114	106	115	0	413	201
Surrey - Cloverdale	246	508	394	396	44	25	684	929
Surrey - North	366	721	180	265	2	0	548	986
Surrey - Guildford	5	6	87	189	0	0	92	195
Surrey - Whalley	74	81	299	499	0	0	373	580
Surrey Total	875	1,411	1,074	1,455	161	25	2,110	2,891
University Endowment Lands	1	0	61	238	233	0	295	238
Vancouver - West End	0	0	21	333	0	0	21	333
Vancouver - Downtown	0	0	591	867	0	0	591	867
Vancouver - Kitsilano	6	17	30	100	2	1	38	118
Vancouver - False Creek	3	4	0	0	0	92	3	96
Vancouver - Granville/Oak	4	5	228	194	0	0	232	199
Vancouver - Kerrisdale	13	8	102	33	0	2	115	43
Vancouver - Marpole	32	22	8	28	0	0	40	50
Vancouver - Eastside	279	461	218	245	4	131	501	839
Vancouver - Mt. Pleasant	19	8	104	0	2	0	125	8
Vancouver - Strath/Grand	4	6	54	45	0	0	58	51
Vancouver - Westside	93	95	62	49	2	2	157	146
Vancouver Total	453	626	1,418	1,894	10	228	1,881	2,750
West Vancouver	59	88	44	9	0	0	103	97
White Rock	55	64	227	5	2	0	284	69
<b>Vancouver CMA</b>	<b>2,825</b>	<b>3,772</b>	<b>7,590</b>	<b>8,036</b>	<b>453</b>	<b>302</b>	<b>10,868</b>	<b>12,124</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Anmore	0	4	0	2	0	0	0	0	0	6	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	5	0	0	0	0	0	0	0	5	-100.0
Burnaby - Mountain	0	0	0	0	4	6	0	0	4	6	-33.3
Burnaby - North	5	6	0	2	0	0	140	0	145	8	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	0	2	0	0	0	146	178	150	178	-15.7
Burnaby - Central Park	1	1	0	4	0	0	0	0	1	5	-80.0
Burnaby - Remainder	1	6	6	4	61	0	0	0	68	10	**
Burnaby Total	9	13	8	10	65	6	286	178	368	207	77.8
Coquitlam	4	2	8	14	13	0	175	12	200	28	**
Delta - Tsawwassen	1	0	0	0	0	0	0	0	1	0	n/a
Delta - Ladner	1	6	0	0	0	0	0	3	1	9	-88.9
Delta - North	5	2	0	0	0	0	0	0	5	2	150.0
Delta	7	8	0	0	0	0	0	3	7	11	-36.4
Langley City	3	0	0	0	0	0	0	0	3	0	n/a
Langley District	50	28	8	0	4	16	3	0	65	44	47.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	34	0	0	0	0	0	0	27	34	-20.6
New Westminister	5	0	0	0	6	0	44	152	55	152	-63.8
North Vancouver City	9	2	2	2	0	0	0	41	11	45	-75.6
North Vancouver DM	6	8	0	0	0	0	0	0	6	8	-25.0
Pitt Meadows	3	13	0	0	0	0	0	0	3	13	-76.9
Port Coquitlam	4	2	0	0	0	6	0	0	4	8	-50.0
Port Moody	9	11	4	2	13	6	0	0	26	19	36.8
Richmond	26	34	0	10	33	0	256	1	315	45	**
Surrey - South	25	11	12	2	0	0	0	0	37	13	184.6
Surrey - Cloverdale	38	75	2	0	36	16	14	0	90	91	-1.1
Surrey - North	75	98	0	6	29	73	70	0	174	177	-1.7
Surrey - Guildford	1	1	0	0	0	0	36	0	37	1	**
Surrey - Whalley	21	7	0	0	25	0	0	0	46	7	**
Surrey Total	160	192	14	8	90	89	120	0	384	289	32.9
University Endowment Lands	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	57	0	57	-100.0
Vancouver - Downtown	0	0	0	0	0	8	0	94	0	102	-100.0
Vancouver - Kitsilano	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	14	0	130	1	145	-99.3
Vancouver - Kerrisdale	2	7	0	0	0	0	0	0	2	7	-71.4
Vancouver - Marpole	2	5	0	4	0	0	0	54	2	63	-96.8
Vancouver - Eastside	21	39	0	10	0	7	2	2	23	58	-60.3
Vancouver - Mt. Pleasant	0	0	4	2	0	7	0	103	4	112	-96.4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	10	23	0	2	0	39	0	0	10	64	-84.4
Vancouver Total	37	78	4	18	0	75	2	440	43	611	-93.0
West Vancouver	10	10	0	0	0	0	0	0	10	10	0.0
White Rock	1	1	0	0	0	0	4	0	5	1	**
<b>Vancouver CMA</b>	<b>370</b>	<b>445</b>	<b>50</b>	<b>66</b>	<b>224</b>	<b>198</b>	<b>890</b>	<b>827</b>	<b>1,534</b>	<b>1,536</b>	<b>-0.1</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - July 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	16	18	0	4	0	0	0	0	16	22	-27.3
Belcarra	1	2	0	0	0	0	0	0	1	2	-50.0
Bowen Island	9	34	0	0	0	0	0	0	9	34	-73.5
Burnaby - Mountain	0	2	0	0	4	132	278	230	282	364	-22.5
Burnaby - North	36	59	6	12	0	38	140	241	182	350	-48.0
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - South & East	23	27	12	12	64	40	357	178	456	257	77.4
Burnaby - Central Park	7	10	12	14	8	18	0	0	27	42	-35.7
Burnaby - Remainder	59	71	66	58	231	129	215	790	571	1,048	-45.5
Burnaby Total	125	172	96	96	307	357	990	1,439	1,518	2,064	-26.5
Coquitlam	26	48	20	34	13	0	207	64	266	146	82.2
Delta - Tsawwassen	11	7	0	0	0	0	48	0	59	7	**
Delta - Ladner	8	31	8	54	3	0	2	4	21	89	-76.4
Delta - North	21	25	0	0	0	0	0	0	21	25	-16.0
Delta	40	63	8	54	3	0	50	4	101	121	-16.5
Langley City	4	2	0	2	0	0	120	0	124	4	**
Langley District	359	302	20	8	107	246	3	42	489	598	-18.2
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	247	211	0	0	0	49	62	0	309	260	18.8
New Westminister	55	31	4	0	6	114	250	344	315	489	-35.6
North Vancouver City	23	11	8	18	11	10	151	209	193	248	-22.2
North Vancouver DM	49	39	0	42	0	53	0	86	49	220	-77.7
Pitt Meadows	35	59	0	0	12	49	0	0	47	108	-56.5
Port Coquitlam	9	24	4	0	12	40	104	154	129	218	-40.8
Port Moody	49	59	18	24	42	44	233	183	342	310	10.3
Richmond	185	248	48	46	212	135	865	613	1,310	1,042	25.7
Surrey - South	107	128	24	14	0	69	63	204	194	415	-53.3
Surrey - Cloverdale	292	389	16	4	317	247	69	48	694	688	0.9
Surrey - North	559	580	6	38	215	402	72	0	852	1,020	-16.5
Surrey - Guildford	3	7	4	0	20	44	165	123	192	174	10.3
Surrey - Whalley	84	60	0	0	49	12	68	27	201	99	103.0
Surrey Total	1,045	1,164	50	56	601	774	437	402	2,133	2,396	-11.0
University Endowment Lands	1	0	2	0	61	11	287	31	351	42	**
Vancouver - West End	0	0	0	0	0	6	291	237	291	243	19.8
Vancouver - Downtown	0	0	0	0	41	17	1,719	1,241	1,760	1,258	39.9
Vancouver - Kitsilano	13	4	2	2	0	0	74	2	89	8	**
Vancouver - False Creek	1	0	2	0	0	0	39	0	42	0	n/a
Vancouver - Granville/Oak	5	2	0	6	0	14	119	130	124	152	-18.4
Vancouver - Kerrisdale	10	28	0	0	9	0	4	0	23	28	-17.9
Vancouver - Marpole	17	26	0	20	26	0	23	54	66	100	-34.0
Vancouver - Eastside	189	404	16	40	32	40	216	641	453	1,125	-59.7
Vancouver - Mt. Pleasant	1	1	24	22	6	7	0	103	31	133	-76.7
Vancouver - Strath/Grand	1	8	4	10	4	0	50	0	59	18	**
Vancouver - Westside	120	83	6	8	30	39	40	12	196	142	38.0
Vancouver Total	357	556	54	108	148	123	2,575	2,420	3,134	3,207	-2.3
West Vancouver	84	49	0	24	0	6	30	0	114	79	44.3
White Rock	9	24	0	0	0	0	136	0	145	24	**
<b>Vancouver CMA</b>	<b>2,728</b>	<b>3,117</b>	<b>332</b>	<b>516</b>	<b>1,535</b>	<b>2,011</b>	<b>6,500</b>	<b>5,991</b>	<b>11,095</b>	<b>11,635</b>	<b>-4.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 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	4	6	0	0	0	0	0	0
Burnaby - North	0	0	0	0	140	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	178	146	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	61	0	0	0	0	0	0	0
Burnaby Total	65	6	0	0	140	178	146	0
Coquitlam	13	0	0	0	175	12	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	4	16	0	0	0	0	3	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	6	0	0	0	44	152	0	0
North Vancouver City	0	0	0	0	0	41	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	6	0	0	0	0
Port Moody	13	6	0	0	0	0	0	0
Richmond	33	0	0	0	256	0	0	1
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	36	16	0	0	0	0	14	0
Surrey - North	29	73	0	0	0	0	70	0
Surrey - Guildford	0	0	0	0	36	0	0	0
Surrey - Whalley	25	0	0	0	0	0	0	0
Surrey Total	90	89	0	0	36	0	84	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	57	0	0
Vancouver - Downtown	0	8	0	0	0	94	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	14	0	0	0	130	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	19	0	35
Vancouver - Eastside	0	7	0	0	2	2	0	0
Vancouver - Mt. Pleasant	0	7	0	0	0	103	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	39	0	0	0	0	0	0
Vancouver Total	0	75	0	0	2	405	0	35
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
<b>Vancouver CMA</b>	<b>224</b>	<b>192</b>	<b>0</b>	<b>6</b>	<b>657</b>	<b>788</b>	<b>233</b>	<b>39</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - July 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	0	0	0	0	0	0	0
Burnaby - Mountain	4	132	0	0	278	230	0	0
Burnaby - North	0	38	0	0	140	241	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	64	40	0	0	211	178	146	0
Burnaby - Central Park	8	18	0	0	0	0	0	0
Burnaby - Remainder	231	129	0	0	215	790	0	0
Burnaby Total	307	357	0	0	844	1,439	146	0
Coquitlam	13	0	0	0	207	64	0	0
Delta - Tsawwassen	0	0	0	0	48	0	0	0
Delta - Ladner	3	0	0	0	0	0	2	4
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	48	0	2	4
Langley City	0	0	0	0	120	0	0	0
Langley District	107	246	0	0	0	42	3	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	62	0	0	0
New Westminster	6	114	0	0	250	344	0	0
North Vancouver City	11	10	0	0	151	209	0	0
North Vancouver DM	0	53	0	0	0	86	0	0
Pitt Meadows	12	49	0	0	0	0	0	0
Port Coquitlam	12	34	0	6	104	154	0	0
Port Moody	42	44	0	0	233	183	0	0
Richmond	212	135	0	0	863	603	2	10
Surrey - South	0	69	0	0	63	43	0	161
Surrey - Cloverdale	317	247	0	0	6	48	63	0
Surrey - North	215	402	0	0	2	0	70	0
Surrey - Guildford	20	44	0	0	165	123	0	0
Surrey - Whalley	49	12	0	0	68	27	0	0
Surrey Total	601	774	0	0	304	241	133	161
University Endowment Lands	61	11	0	0	216	31	71	0
Vancouver - West End	0	6	0	0	291	126	0	111
Vancouver - Downtown	41	17	0	0	1,719	1,183	0	58
Vancouver - Kitsilano	0	0	0	0	73	2	1	0
Vancouver - False Creek	0	0	0	0	39	0	0	0
Vancouver - Granville/Oak	0	14	0	0	119	130	0	0
Vancouver - Kerrisdale	9	0	0	0	2	0	2	0
Vancouver - Marpole	26	0	0	0	23	19	0	35
Vancouver - Eastside	32	40	0	0	129	437	87	204
Vancouver - Mt. Pleasant	6	7	0	0	0	103	0	0
Vancouver - Strath/Grand	4	0	0	0	50	0	0	0
Vancouver - Westside	30	39	0	0	36	12	4	0
Vancouver Total	148	123	0	0	2,481	2,012	94	408
West Vancouver	0	6	0	0	14	0	16	0
White Rock	0	0	0	0	136	0	0	0
<b>Vancouver CMA</b>	<b>1,535</b>	<b>2,005</b>	<b>0</b>	<b>6</b>	<b>6,033</b>	<b>5,408</b>	<b>467</b>	<b>583</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Anmore	0	6	0	0	0	0	0	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	5	0	0	0	0	0	5
Burnaby - Mountain	0	0	4	6	0	0	4	6
Burnaby - North	5	8	140	0	0	0	145	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	178	146	0	150	178
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	7	10	61	0	0	0	68	10
Burnaby Total	17	23	205	184	146	0	368	207
Coquitlam	30	28	170	0	0	0	200	28
Delta - Tsawwassen	1	0	0	0	0	0	1	0
Delta - Ladner	1	6	0	0	0	3	1	9
Delta - North	5	2	0	0	0	0	5	2
Delta	7	8	0	0	0	3	7	11
Langley City	3	0	0	0	0	0	3	0
Langley District	50	28	12	16	3	0	65	44
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	34	0	0	0	0	27	34
New Westminister	5	0	50	152	0	0	55	152
North Vancouver City	11	4	0	41	0	0	11	45
North Vancouver DM	6	8	0	0	0	0	6	8
Pitt Meadows	3	13	0	0	0	0	3	13
Port Coquitlam	4	2	0	0	0	6	4	8
Port Moody	12	12	14	7	0	0	26	19
Richmond	26	38	289	6	0	1	315	45
Surrey - South	25	8	12	5	0	0	37	13
Surrey - Cloverdale	40	75	36	16	14	0	90	91
Surrey - North	75	98	29	79	70	0	174	177
Surrey - Guildford	1	1	36	0	0	0	37	1
Surrey - Whalley	21	7	25	0	0	0	46	7
Surrey Total	162	189	138	100	84	0	384	289
University Endowment Lands	0	0	2	0	0	0	2	0
Vancouver - West End	0	0	0	57	0	0	0	57
Vancouver - Downtown	0	1	0	101	0	0	0	102
Vancouver - Kitsilano	1	3	0	0	0	0	1	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	1	0	144	0	0	1	145
Vancouver - Kerrisdale	2	7	0	0	0	0	2	7
Vancouver - Marpole	2	9	0	19	0	35	2	63
Vancouver - Eastside	23	51	0	7	0	0	23	58
Vancouver - Mt. Pleasant	4	2	0	110	0	0	4	112
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	10	25	0	39	0	0	10	64
Vancouver Total	43	99	0	477	0	35	43	611
West Vancouver	10	10	0	0	0	0	10	10
White Rock	5	1	0	0	0	0	5	1
<b>Vancouver CMA</b>	<b>421</b>	<b>508</b>	<b>880</b>	<b>983</b>	<b>233</b>	<b>45</b>	<b>1,534</b>	<b>1,536</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	16	22	0	0	0	0	16	22
Belcarra	1	2	0	0	0	0	1	2
Bowen Island	9	34	0	0	0	0	9	34
Burnaby - Mountain	0	2	282	362	0	0	282	364
Burnaby - North	42	71	140	279	0	0	182	350
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3
Burnaby - South & East	35	39	275	218	146	0	456	257
Burnaby - Central Park	19	24	8	18	0	0	27	42
Burnaby - Remainder	123	129	448	919	0	0	571	1,048
Burnaby Total	219	268	1,153	1,796	146	0	1,518	2,064
Coquitlam	92	113	174	33	0	0	266	146
Delta - Tsawwassen	11	7	48	0	0	0	59	7
Delta - Ladner	7	29	12	54	2	6	21	89
Delta - North	21	25	0	0	0	0	21	25
Delta	39	61	60	54	2	6	101	121
Langley City	4	4	120	0	0	0	124	4
Langley District	352	288	127	304	10	6	489	598
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	247	204	62	56	0	0	309	260
New Westminister	58	31	257	458	0	0	315	489
North Vancouver City	31	45	162	203	0	0	193	248
North Vancouver DM	49	39	0	181	0	0	49	220
Pitt Meadows	35	59	12	49	0	0	47	108
Port Coquitlam	25	34	104	178	0	6	129	218
Port Moody	54	47	288	263	0	0	342	310
Richmond	190	247	1,118	781	2	14	1,310	1,042
Surrey - South	107	95	87	159	0	161	194	415
Surrey - Cloverdale	300	364	331	324	63	0	694	688
Surrey - North	563	562	219	458	70	0	852	1,020
Surrey - Guildford	3	7	189	167	0	0	192	174
Surrey - Whalley	84	60	117	39	0	0	201	99
Surrey Total	1,057	1,088	943	1,147	133	161	2,133	2,396
University Endowment Lands	1	0	279	42	71	0	351	42
Vancouver - West End	0	0	291	132	0	111	291	243
Vancouver - Downtown	0	1	1,760	1,199	0	58	1,760	1,258
Vancouver - Kitsilano	15	8	73	0	1	0	89	8
Vancouver - False Creek	3	0	39	0	0	0	42	0
Vancouver - Granville/Oak	5	8	119	144	0	0	124	152
Vancouver - Kerrisdale	10	28	11	0	2	0	23	28
Vancouver - Marpole	17	46	49	19	0	35	66	100
Vancouver - Eastside	231	462	135	459	87	204	453	1,125
Vancouver - Mt. Pleasant	25	21	6	112	0	0	31	133
Vancouver - Strath/Grand	7	18	52	0	0	0	59	18
Vancouver - Westside	126	91	66	51	4	0	196	142
Vancouver Total	439	683	2,601	2,116	94	408	3,134	3,207
West Vancouver	80	50	18	29	16	0	114	79
White Rock	45	24	100	0	0	0	145	24
<b>Vancouver CMA</b>	<b>3,043</b>	<b>3,344</b>	<b>7,578</b>	<b>7,690</b>	<b>474</b>	<b>601</b>	<b>11,095</b>	<b>11,635</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
July 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 (%)			
<b>Anmore</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,000,000	1,109,083
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	1,000,000	1,053,807
<b>Belcarra</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	2	100.0	2	--	--
<b>Bowen Island</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	--	--
Year-to-date 2007	1	12.5	0	0.0	2	25.0	4	50.0	1	12.5	8	--	--
Year-to-date 2006	2	5.9	6	17.6	14	41.2	4	11.8	8	23.5	34	567,450	650,835
<b>Burnaby</b>													
July 2007	0	0.0	1	5.3	0	0.0	7	36.8	11	57.9	19	798,000	788,600
July 2006	0	0.0	0	0.0	0	0.0	10	41.7	14	58.3	24	788,000	829,204
Year-to-date 2007	0	0.0	1	0.8	3	2.5	46	38.0	71	58.7	121	779,000	814,479
Year-to-date 2006	2	1.0	13	6.5	42	21.1	81	40.7	61	30.7	199	658,000	701,853
<b>Coquitlam</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2007	4	16.0	0	0.0	1	4.0	2	8.0	18	72.0	25	800,000	743,065
Year-to-date 2006	2	3.9	0	0.0	18	35.3	28	54.9	3	5.9	51	618,000	626,548
<b>Delta</b>													
July 2007	0	0.0	0	0.0	1	10.0	6	60.0	3	30.0	10	647,500	679,500
July 2006	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Year-to-date 2007	0	0.0	1	1.6	11	17.7	19	30.6	31	50.0	62	749,000	728,289
Year-to-date 2006	3	4.3	8	11.6	32	46.4	13	18.8	13	18.8	69	550,000	622,211
<b>Langley City</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	66.7	1	33.3	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
<b>Langley District</b>													
July 2007	0	0.0	6	13.0	18	39.1	18	39.1	4	8.7	46	599,350	613,963
July 2006	5	20.8	15	62.5	3	12.5	0	0.0	1	4.2	24	449,000	465,975
Year-to-date 2007	21	5.8	103	28.5	162	44.8	63	17.4	13	3.6	362	549,900	557,673
Year-to-date 2006	37	12.1	216	70.6	49	16.0	2	0.7	2	0.7	306	465,000	466,245

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
July 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 (%)			
<b>Lion's Bay</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	--	--
<b>Maple Ridge</b>													
July 2007	0	0.0	11	34.4	20	62.5	1	3.1	0	0.0	32	512,450	521,880
July 2006	2	6.1	19	57.6	10	30.3	2	6.1	0	0.0	33	495,000	487,772
Year-to-date 2007	7	2.9	104	42.8	118	48.6	12	4.9	2	0.8	243	510,000	515,364
Year-to-date 2006	50	22.6	95	43.0	53	24.0	12	5.4	11	5.0	221	480,000	489,272
<b>New Westminster</b>													
July 2007	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
July 2006	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2007	0	0.0	0	0.0	29	60.4	15	31.3	4	8.3	48	588,900	599,142
Year-to-date 2006	10	30.3	10	30.3	5	15.2	7	21.2	1	3.0	33	449,900	484,566
<b>North Vancouver City</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 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	22	100.0	22	1,230,000	1,203,409
Year-to-date 2006	0	0.0	0	0.0	1	7.1	1	7.1	12	85.7	14	894,000	886,332
<b>North Vancouver DM</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	1	2.2	0	0.0	0	0.0	0	0.0	45	97.8	46	1,320,000	1,316,435
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	2.9	33	97.1	34	1,085,000	1,106,279
<b>Pitt Meadows</b>													
July 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
July 2006	0	0.0	13	100.0	0	0.0	0	0.0	0	0.0	13	469,000	463,231
Year-to-date 2007	0	0.0	5	15.2	28	84.8	0	0.0	0	0.0	33	572,000	559,583
Year-to-date 2006	7	10.3	58	85.3	2	2.9	0	0.0	1	1.5	68	447,900	448,853
<b>Port Coquitlam</b>													
July 2007	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
July 2006	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	2	18.2	6	54.5	2	18.2	1	9.1	11	565,000	575,518
Year-to-date 2006	0	0.0	18	69.2	4	15.4	4	15.4	0	0.0	26	462,000	482,477
<b>Port Moody</b>													
July 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
July 2006	0	0.0	0	0.0	1	9.1	9	81.8	1	9.1	11	710,000	691,155
Year-to-date 2007	0	0.0	0	0.0	0	0.0	11	22.0	39	78.0	50	800,000	819,167
Year-to-date 2006	0	0.0	0	0.0	29	52.7	23	41.8	3	5.5	55	582,056	633,513
<b>Richmond</b>													
July 2007	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	950,000	978,090
July 2006	0	0.0	2	6.5	4	12.9	9	29.0	16	51.6	31	790,000	819,877
Year-to-date 2007	0	0.0	0	0.0	12	6.0	43	21.4	146	72.6	201	925,000	919,736
Year-to-date 2006	10	3.9	29	11.4	35	13.7	66	25.9	115	45.1	255	710,000	764,169

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**July 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 (%)			
<b>Surrey</b>													
July 2007	0	0.0	31	19.4	52	32.5	42	26.3	35	21.9	160	599,800	687,192
July 2006	10	5.2	61	31.8	63	32.8	41	21.4	17	8.9	192	529,894	574,895
Year-to-date 2007	3	0.3	244	24.5	313	31.5	246	24.7	188	18.9	994	594,950	650,764
Year-to-date 2006	164	13.7	397	33.2	334	28.0	193	16.2	106	8.9	1,194	519,000	557,056
<b>University Endowment Lands</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 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	--	--
<b>Vancouver City</b>													
July 2007	0	0.0	0	0.0	0	0.0	5	9.6	47	90.4	52	1,093,000	1,323,577
July 2006	0	0.0	0	0.0	0	0.0	28	40.6	41	59.4	69	798,000	1,051,500
Year-to-date 2007	0	0.0	1	0.3	4	1.0	70	17.6	322	81.1	397	950,000	1,244,406
Year-to-date 2006	0	0.0	2	0.4	23	4.7	244	49.7	222	45.2	491	730,000	899,947
<b>West Vancouver</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
July 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	89	100.0	89	2,400,000	2,779,025
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	2,400,000	2,802,796
<b>White Rock</b>													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2006	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	995,000	1,054,538
Year-to-date 2006	0	0.0	3	14.3	1	4.8	1	4.8	16	76.2	21	950,000	962,986
<b>Vancouver CMA</b>													
July 2007	0	0.0	49	12.8	99	25.8	86	22.4	150	39.1	384	649,950	837,184
July 2006	17	3.9	112	25.6	87	19.9	103	23.6	118	27.0	437	600,000	727,013
Year-to-date 2007	37	1.3	461	16.8	689	25.1	538	19.6	1,017	37.1	2,742	650,000	832,833
Year-to-date 2006	287	9.1	855	27.2	642	20.4	683	21.7	677	21.5	3,144	569,000	673,478

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	1,109,083	1,053,807	5.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	650,835	n/a
Burnaby Total	788,600	829,204	-4.9	814,479	701,853	16.0
Coquitlam	--	--	n/a	743,065	626,548	18.6
Delta	679,500	--	n/a	728,289	622,211	17.0
Langley City	--	--	n/a	--	--	n/a
Langley District	613,963	465,975	31.8	557,673	466,245	19.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	521,880	487,772	7.0	515,364	489,272	5.3
New Westminster	--	--	n/a	599,142	484,566	23.6
North Vancouver City	--	--	n/a	1,203,409	886,332	35.8
North Vancouver DM	--	--	n/a	1,316,435	1,106,279	19.0
Pitt Meadows	--	463,231	n/a	559,583	448,853	24.7
Port Coquitlam	--	--	n/a	575,518	482,477	19.3
Port Moody	--	691,155	n/a	819,167	633,513	29.3
Richmond	978,090	819,877	19.3	919,736	764,169	20.4
Surrey Total	687,192	574,895	19.5	650,764	557,056	16.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,323,577	1,051,500	25.9	1,244,406	899,947	38.3
West Vancouver	--	--	n/a	2,779,025	2,802,796	-0.8
White Rock	--	--	n/a	1,054,538	962,986	9.5
<b>Vancouver CMA</b>	<b>837,184</b>	<b>727,013</b>	<b>15.2</b>	<b>832,833</b>	<b>673,478</b>	<b>23.7</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
July 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	1,417	5,066	28%	794,309	637	1,766	36%	470,440	1,353	4,515	30%	376,097
	May	1,821	5,206	35%	852,427	744	1,844	40%	470,518	1,792	4,699	38%	377,160
	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  
Second 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

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**  
**July 2007**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	108.6	106.2	1,168	4.9	66.6	738
	February	667	5.85	6.45	109.5	106.3	1,161	4.8	66.1	737
	March	667	6.05	6.45	109.9	106.9	1,162	4.7	65.9	741
	April	685	6.25	6.75	110.9	107.5	1,174	4.3	66.2	742
	May	685	6.25	6.75	111.2	108.4	1,181	4.2	66.5	741
	June	697	6.60	6.95	111.4	108.4	1,186	4.1	66.6	741
	July	697	6.60	6.95	112.0	108.5	1,192	4.1	66.8	739
	August	691	6.40	6.85	114.8	108.7	1,197	4.0	66.9	743
	September	682	6.40	6.70	115.4	108.4	1,201	4.2	67.1	746
	October	688	6.40	6.80	116.0	108.4	1,205	4.2	67.2	748
	November	673	6.40	6.55	116.1	108.9	1,202	4.4	67.2	750
	December	667	6.30	6.45	116.1	109.1	1,200	4.7	67.1	752
2007	January	679	6.50	6.65	116.1	109.0	1,199	4.8	67.0	752
	February	679	6.50	6.65	116.1	109.3	1,210	4.2	67.2	751
	March	669	6.40	6.49	117.4	109.6	1,221	3.6	67.3	753
	April	678	6.60	6.64	118.3	110.0	1,220	3.7	67.2	758
	May	709	6.85	7.14	121.0	110.6	1,215	4.1	67.1	758
	June	715	7.05	7.24	122.1	110.5	1,212	4.4	67.0	755
	July	715	7.05	7.24			1,219	4.0	67.0	751
	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  
July 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
July 2007	49	0	14	0	22	0	0	0	85
July 2006	45	2	20	4	53	55	0	0	179
% Change	8.9	-100.0	-30.0	-100.0	-58.5	-100.0	n/a	n/a	-52.5
Year-to-date 2007	287	0	140	15	111	216	0	0	769
Year-to-date 2006	213	4	82	19	63	408	0	0	789
% Change	34.7	-100.0	70.7	-21.1	76.2	-47.1	n/a	n/a	-2.5
<b>UNDER CONSTRUCTION</b>									
July 2007	294	0	160	28	148	506	0	24	1,160
July 2006	236	4	80	16	80	502	0	129	1,047
% Change	24.6	-100.0	100.0	75.0	85.0	0.8	n/a	-81.4	10.8
<b>COMPLETIONS</b>									
July 2007	27	0	14	0	12	159	0	0	212
July 2006	30	0	12	2	26	0	0	0	70
% Change	-10.0	n/a	16.7	-100.0	-53.8	n/a	n/a	n/a	**
Year-to-date 2007	215	4	127	11	56	288	0	0	701
Year-to-date 2006	178	0	94	17	42	40	0	0	371
% Change	20.8	n/a	35.1	-35.3	33.3	**	n/a	n/a	88.9
<b>COMPLETED &amp; NOT ABSORBED</b>									
July 2007	79	0	4	5	0	38	0	0	126
July 2006	45	0	10	4	2	0	0	0	61
% Change	75.6	n/a	-60.0	25.0	-100.0	n/a	n/a	n/a	106.6
<b>ABSORBED</b>									
July 2007	21	2	10	0	12	124	0	0	169
July 2006	24	0	12	2	24	3	0	0	65
% Change	-12.5	n/a	-16.7	-100.0	-50.0	**	n/a	n/a	160.0
Year-to-date 2007	210	4	131	9	56	250	0	0	660
Year-to-date 2006	211	0	124	16	44	51	0	0	446
% Change	-0.5	n/a	5.6	-43.8	27.3	**	n/a	n/a	48.0

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Abbotsford City</b>									
July 2007	22	0	14	0	22	0	0	0	58
July 2006	28	0	20	0	53	55	0	0	156
<b>Fraser Valley H RDA</b>									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
July 2007	27	0	0	0	0	0	0	0	27
July 2006	17	2	0	4	0	0	0	0	23
<b>Abbotsford CMA</b>									
July 2007	49	0	14	0	22	0	0	0	85
July 2006	45	2	20	4	53	55	0	0	179
<b>UNDER CONSTRUCTION</b>									
<b>Abbotsford City</b>									
July 2007	178	0	160	28	148	436	0	24	974
July 2006	164	0	80	7	80	377	0	129	837
<b>Fraser Valley H RDA</b>									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
July 2007	115	0	0	0	0	70	0	0	185
July 2006	72	4	0	9	0	125	0	0	210
<b>Abbotsford CMA</b>									
July 2007	294	0	160	28	148	506	0	24	1,160
July 2006	236	4	80	16	80	502	0	129	1,047
<b>COMPLETIONS</b>									
<b>Abbotsford City</b>									
July 2007	20	0	14	0	12	159	0	0	205
July 2006	21	0	12	0	26	0	0	0	59
<b>Fraser Valley H RDA</b>									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
July 2007	7	0	0	0	0	0	0	0	7
July 2006	9	0	0	2	0	0	0	0	11
<b>Abbotsford CMA</b>									
July 2007	27	0	14	0	12	159	0	0	212
July 2006	30	0	12	2	26	0	0	0	70

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Abbotsford City</b>									
July 2007	46	0	4	3	0	38	0	0	91
July 2006	37	0	10	4	2	0	0	0	53
<b>Fraser Valley H RDA</b>									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
July 2007	33	0	0	2	0	0	0	0	35
July 2006	8	0	0	0	0	0	0	0	8
<b>Abbotsford CMA</b>									
July 2007	79	0	4	5	0	38	0	0	126
July 2006	45	0	10	4	2	0	0	0	61
<b>ABSORBED</b>									
<b>Abbotsford City</b>									
July 2007	18	0	10	0	12	124	0	0	164
July 2006	17	0	12	0	24	3	0	0	56
<b>Fraser Valley H RDA</b>									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
July 2007	3	2	0	0	0	0	0	0	5
July 2006	7	0	0	2	0	0	0	0	9
<b>Abbotsford CMA</b>									
July 2007	21	2	10	0	12	124	0	0	169
July 2006	24	0	12	2	24	3	0	0	65

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  
July 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Abbotsford City	22	28	6	2	16	51	14	75	58	156	-62.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	27	21	0	2	0	0	0	0	27	23	17.4
<b>Abbotsford CMA</b>	<b>49</b>	<b>49</b>	<b>6</b>	<b>4</b>	<b>16</b>	<b>51</b>	<b>14</b>	<b>75</b>	<b>85</b>	<b>179</b>	<b>-52.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - July 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	180	152	8	2	103	61	356	435	647	650	-0.5
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	121	80	0	4	0	0	0	55	121	139	-12.9
<b>Abbotsford CMA</b>	<b>302</b>	<b>232</b>	<b>8</b>	<b>6</b>	<b>103</b>	<b>61</b>	<b>356</b>	<b>490</b>	<b>769</b>	<b>789</b>	<b>-2.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	16	51	0	0	14	75	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	16	51	0	0	14	75	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - July 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	103	61	0	0	356	435	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
<b>Abbotsford CMA</b>	103	61	0	0	356	490	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	36	48	22	108	0	0	58	156
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	27	19	0	4	0	0	27	23
<b>Abbotsford CMA</b>	63	67	22	112	0	0	85	179

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	305	226	342	424	0	0	647	650
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	121	73	0	66	0	0	121	139
<b>Abbotsford CMA</b>	427	299	342	490	0	0	769	789

Source: CMHC (Starts and Completions Survey)



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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Abbotsford City	20	21	0	0	12	26	173	12	205	59	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	11	0	0	0	0	0	0	7	11	-36.4
<b>Abbotsford CMA</b>	<b>27</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>26</b>	<b>173</b>	<b>12</b>	<b>212</b>	<b>70</b>	<b>**</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - July 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	148	136	2	8	54	34	360	134	564	312	80.8
Fraser Valley H RDA	0	2	0	0	0	0	0	0	0	2	-100.0
Mission DM	78	57	4	0	0	0	55	0	137	57	140.4
<b>Abbotsford CMA</b>	<b>226</b>	<b>195</b>	<b>6</b>	<b>8</b>	<b>54</b>	<b>34</b>	<b>415</b>	<b>134</b>	<b>701</b>	<b>371</b>	<b>88.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	12	26	0	0	173	12	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	12	26	0	0	173	12	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - July 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	54	34	0	0	360	134	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	55	0	0	0
<b>Abbotsford CMA</b>	54	34	0	0	415	134	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Abbotsford City	34	33	171	26	0	0	205	59
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	9	0	2	0	0	7	11
<b>Abbotsford CMA</b>	41	42	171	28	0	0	212	70

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	217	225	347	87	0	0	564	312
Fraser Valley H RDA	0	2	0	0	0	0	0	2
Mission DM	129	45	8	12	0	0	137	57
<b>Abbotsford CMA</b>	346	272	355	99	0	0	701	371

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
July 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 (%)			
<b>Abbotsford City</b>													
July 2007	0	0.0	2	11.1	8	44.4	3	16.7	5	27.8	18	579,500	682,889
July 2006	0	0.0	8	47.1	0	0.0	2	11.8	0	0.0	17	509,700	491,859
Year-to-date 2007	2	1.3	69	43.1	15	9.4	16	10.0	15	9.4	160	510,000	548,430
Year-to-date 2006	14	9.0	90	57.7	3	1.9	8	5.1	3	1.9	156	469,500	479,631
<b>Fraser Valley H RDA</b>													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
<b>Mission DM</b>													
July 2007	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
July 2006	2	22.2	7	77.8	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2007	4	6.8	47	79.7	0	0.0	1	1.7	0	0.0	59	440,000	457,283
Year-to-date 2006	43	62.3	25	36.2	0	0.0	0	0.0	0	0.0	69	390,000	396,190
<b>Abbotsford CMA</b>													
July 2007	0	0.0	4	19.0	5	23.8	4	19.0	5	23.8	21	569,000	658,619
July 2006	2	7.7	15	57.7	0	0.0	2	7.7	0	0.0	26	445,000	466,827
Year-to-date 2007	6	2.7	116	53.0	15	6.8	17	7.8	15	6.8	219	490,000	523,874
Year-to-date 2006	59	26.0	115	50.7	3	1.3	8	3.5	3	1.3	227	440,000	452,244

Source: CMHC (Starts and Completions Survey)

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

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	682,889	491,859	38.8	548,430	479,631	14.3
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	457,283	396,190	15.4
<b>Abbotsford CMA</b>	<b>658,619</b>	<b>466,827</b>	<b>41.1</b>	<b>523,874</b>	<b>452,244</b>	<b>15.8</b>

Source: CMHC (Market Absorption Survey)

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

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,453	2,729	2,576	56.4	427,481	8.9	430,462
	May	2,043	-4.6	1,555	3,400	2,642	58.9	437,484	7.3	427,440
	June	1,953	-3.6	1,554	2,830	2,438	63.7	439,124	7.5	429,362
	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	12,176	1.0		16,557			388,732	21.7	
	YTD 2007	9,646	-20.8		16,498			423,858	9.0	

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**  
**July 2007**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =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	106.6	82	5.4	69.1	665
	February	667	5.85	6.45	110.3	106.7	83	4.8	68.7	669
	March	667	6.05	6.45	110.7	107.2	82	4.8	68.3	680
	April	685	6.25	6.75	111.6	107.8	81	4.7	67.1	691
	May	685	6.25	6.75	111.9	108.7	80	5.8	66.6	689
	June	697	6.60	6.95	112.2	108.7	80	5.1	66.1	685
	July	697	6.60	6.95	112.6	108.8	81	4.6	66.1	675
	August	691	6.40	6.85	115.2	109.0	81	3.7	66.1	672
	September	682	6.40	6.70	115.8	108.4	82	4.1	66.7	669
	October	688	6.40	6.80	116.2	108.3	83	4.3	66.7	670
	November	673	6.40	6.55	116.3	108.7	83	4.0	67.1	685
	December	667	6.30	6.45	116.3	108.8	84	4.3	68.2	693
2007	January	679	6.50	6.65	116.3	109.0	86	4.3	69.0	709
	February	679	6.50	6.65	116.3	109.1	85	4.5	68.3	714
	March	669	6.40	6.49	117.5	109.5	84	4.7	67.2	721
	April	678	6.60	6.64	118.2	109.9	84	4.9	67.2	726
	May	709	6.85	7.14	120.9	110.5	85	4.7	67.9	713
	June	715	7.05	7.24	121.8	110.3	86	4.2	68.2	706
	July	715	7.05	7.24			86	4.0	68.4	698
	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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