

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Total housing starts in the Vancouver CMA were up 18 per cent for the year ending 2003. A total of 15,626 new homes were started in 2003, compared to 13,197 units in 2002. This marked the first year since 1997 in which starts exceeded the 10 year average of 14,238 units.

Total starts for the month of December posted a 5 per cent gain year over year, with 1,031 new homes started. Compared to November 2003, this translates into a 10 per cent decline in the total number of starts.

The strongest performer for the month of December was the apartment condominium market, which jumped 95 per cent over December 2002, to 501 new units. Row condominium starts were up 2 per cent over December 2002 to 147 units. Both the single detached and semi-detached markets saw a year over year decline in the number of December starts. Single detached starts dipped by 9 per cent to 335 units, while semi-detached starts were down 69 per cent to 24 units.

The largest gains for the year 2003 were seen in the condominium market, with apartment condominium starts up 41 per cent to 6,294 units, and row condominium starts up 35 per cent to 2,308 units. Single detached starts for the year increased by 8 per cent to 5,382. The semi-detached market saw no change from 2002 levels, holding steady at 730 units started.

In the rental market, 48 new townhouse starts were recorded for 2003, three times as many as in 2002. Rental apartment construction dipped by one-third in 2003 to 864 units. The decline in purpose-built rental apartment starts is likely a result of higher land and building costs that have made rental construction less profitable than condominium development.

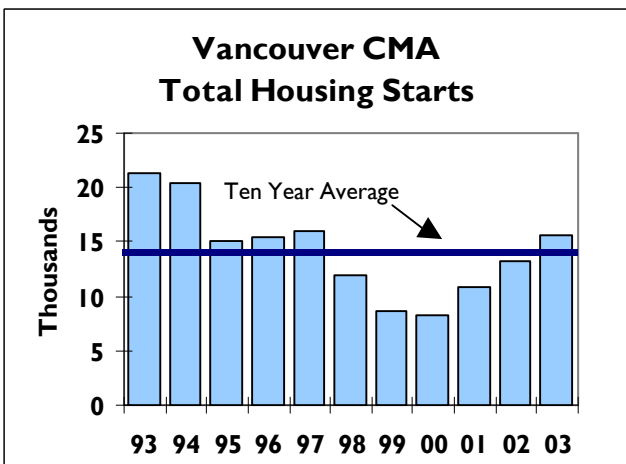
Areas within the CMA that saw the largest increases in the total number of housing starts during 2003 included: False Creek (↑842%); North Vancouver City (↑699%); Burnaby - Central Park (↑292%); South Granville/Oak (↑197%); and New Westminster (↑161%). Areas that experienced the largest declines in housing starts during 2003 included: Delta (↓66%); Langley City (↓61%); Mount Pleasant (↓60%); Strathcona/Grandview (↓55%); and Burnaby - Lougheed Mall (↓45%).

Low mortgage rates, strong consumer confidence and local employment gains have kept the housing market buoyant over the past year. These trends are expected to continue in 2004, pointing to a positive year ahead.

December 2003

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Table 1: Single Detached Market

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	16	0	14	0	16	16	13	0	0	--	--
BELCARRA	0	2	0	3	0	0	3	0	0	0	--	--
BOWEN ISLAND	0	38	0	22	0	22	22	68	0	0	--	--
Burnaby - North	0	68	10	85	10	82	82	35	12	12	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	1	1	0	0	0	--	--
Burnaby - South & East	0	36	4	47	6	50	50	10	9	7	--	--
Burnaby - Central Park	0	12	4	20	2	19	19	7	1	3	--	--
Burnaby - Remainder	11	134	20	136	14	120	120	69	29	35	--	--
BURNABY TOTAL	11	250	38	288	32	272	272	121	51	57	\$500,500	\$510,428
COQUITLAM	8	107	5	118	4	120	120	41	5	6	\$514,450	\$524,531
Delta - Tsawwassen	3	14	0	14	1	14	14	10	2	1	--	--
Delta - Ladner	3	43	4	45	5	42	50	16	8	7	--	--
Delta - North	3	42	8	40	10	36	48	22	6	4	--	--
DELTA TOTAL	9	99	12	99	16	92	92	48	16	12	\$475,000	\$513,375
LANGLEY CITY	0	1	0	4	0	4	4	0	0	0	--	--
LANGLEY DISTRICT	23	412	29	377	22	376	376	189	27	34	\$399,000	\$431,750
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	26	511	24	566	30	559	559	206	38	32	\$310,000	\$314,967
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	53	3	45	3	44	44	21	2	2	\$389,000	\$373,000
NORTH VANCOUVER City	0	12	0	26	0	28	28	5	1	1	--	--
NORTH VANCOUVER DM	5	92	12	79	13	76	76	67	5	4	\$790,000	\$812,231
PITT MEADOWS	8	64	1	33	2	31	31	45	4	3	--	--
PORT COQUITLAM	9	96	2	88	0	89	89	57	0	2	--	--
PORT MOODY	4	99	10	93	10	92	92	53	5	5	\$501,000	\$495,589
RICHMOND	23	427	25	391	24	389	389	230	42	43	\$465,000	\$518,683
Surrey - South	59	533	29	443	28	413	413	284	41	42	--	--
Surrey - Cloverdale	25	421	33	371	31	345	345	149	37	39	--	--
Surrey - North	68	1080	75	1087	84	1043	1043	493	108	99	--	--
Surrey - Guildford	1	35	3	40	4	38	38	16	7	6	--	--
Surrey - Whalley	9	142	13	169	13	170	170	60	10	10	--	--
SURREY TOTAL	162	2211	153	2110	160	2009	2009	1002	203	196	\$429,000	\$454,594
U.E.L.	0	3	0	4	0	5	5	5	0	0	--	--
Van - West End (1)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	6	0	4	0	4	4	7	0	0	--	--
Van - False Creek (4)	1	1	0	0	0	0	0	1	0	0	--	--
Van - Granville/Oak (5)	2	3	0	1	0	1	1	3	0	0	--	--
Van - Kerrisdale (6)	5	35	4	33	4	33	33	30	2	2	--	--
Van - Marpole (7)	1	36	0	32	1	29	29	29	4	3	--	--
Van - Eastside (8)	18	525	18	562	21	585	585	199	43	40	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	0	2	0	1	0	1	1	2	0	0	--	--
Van - Westside (11)	4	102	4	113	3	103	103	77	14	15	--	--
VANCOUVER TOTAL	31	711	26	747	29	757	757	349	63	60	\$699,000	\$771,414
WEST VANCOUVER	9	119	9	110	9	112	112	132	6	6	\$2,100,000	\$1,845,444
WHITE ROCK	7	59	9	58	6	52	52	33	5	8	\$574,000	\$585,817
VANCOUVER CMA TOTAL	335	5382	358	5275	360	5148	5148	2686	473	471	\$448,000	\$529,409

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

Table 2: Semi Detached Market

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	22	2	16	3	18	18	14	3	2	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	36	0	36	2	44	44	20	10	8	--	--
Burnaby - Central Park	0	20	8	30	1	19	19	10	6	13	--	--
Burnaby - Remainder	12	180	18	206	14	205	205	52	36	40	--	--
BURNABY TOTAL	12	258	28	288	20	286	286	96	55	63	\$341,500	\$342,400
COQUITLAM	4	28	0	28	3	28	28	16	4	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	2	0	2	2	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	2	0	2	2	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	12	0	12	12	12	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	4	6	12	6	12	12	4	0	0	\$226,000	\$226,000
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	2	0	2	0	3	3	0	1	1	--	--
NORTH VANCOUVER City	2	20	2	18	2	15	15	12	3	3	--	--
NORTH VANCOUVER DM	0	0	0	24	0	28	28	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	2	0	2	0	2	2	2	0	0	--	--
PORT MOODY	0	16	0	22	0	22	22	4	0	0	--	--
RICHMOND	6	96	0	30	0	37	37	82	1	1	--	--
Surrey - South	0	78	2	108	5	111	111	28	15	12	--	--
Surrey - Cloverdale	0	28	0	6	0	0	0	28	7	7	--	--
Surrey - North	0	38	0	22	0	32	32	38	0	0	--	--
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--
Surrey - Whalley	0	2	0	0	0	0	0	2	0	0	--	--
SURREY TOTAL	0	146	2	158	5	165	165	96	22	19	\$339,900	\$351,900
U.E.L.	0	2	0	0	0	0	0	2	0	0	--	--
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--
Van - Downtown (2)	0	4	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	8	0	0	0	1	1	8	0	0	--	--
Van - False Creek (4)	0	2	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	2	0	4	0	5	5	2	0	0	--	--
Van - Kerrisdale (6)	0	2	0	0	0	0	0	2	0	0	--	--
Van - Marpole (7)	0	34	0	12	0	14	14	24	0	0	--	--
Van - Eastside (8)	0	22	6	22	4	27	27	10	3	5	--	--
Van - Mt. Pleasant (9)	0	34	2	20	0	23	23	24	1	3	--	--
Van - Strath/Grand (10)	0	4	0	8	1	13	13	0	2	1	--	--
Van - Westside (11)	0	24	0	0	0	0	0	24	0	0	--	--
VANCOUVER TOTAL	0	136	8	68	5	85	85	110	6	9	\$310,000	\$310,800
WEST VANCOUVER	0	20	2	6	2	7	7	18	0	0	--	--
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--
VANCOUVER CMA TOTAL	24	730	48	674	43	706	706	454	95	100	\$329,900	\$331,756

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

Table 3: Row Condominium Market

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	22	0	26	26	0	0	0	--	--
Burnaby - Lougheed Mall	0	32	0	87	0	87	87	0	0	0	--	--
Burnaby - South & East	0	37	0	37	0	37	37	0	0	0	--	--
Burnaby - Central Park	0	13	0	0	0	0	0	13	0	0	--	--
Burnaby - Remainder	0	57	0	66	0	66	66	13	0	0	--	--
BURNABY TOTAL	0	139	0	212	0	216	216	26	0	0	--	--
COQUITLAM	8	54	0	27	0	27	27	48	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	16	0	16	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	16	0	16	16	0	0	0	--	--
LANGLEY CITY	0	41	3	41	3	41	41	0	0	0	--	--
LANGLEY DISTRICT	0	317	25	267	27	286	286	187	5	3	\$224,900	\$226,100
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	31	0	46	4	47	47	23	10	6	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	29	0	0	0	0	0	29	0	0	--	--
NORTH VANCOUVER City	0	20	0	18	0	20	20	20	0	0	--	--
NORTH VANCOUVER DM	0	6	0	36	0	36	36	6	0	0	--	--
PITT MEADOWS	0	30	0	13	1	13	13	17	1	0	--	--
PORT COQUITLAM	11	83	7	57	7	57	57	42	2	2	--	--
PORT MOODY	0	145	8	48	8	47	47	97	1	1	--	--
RICHMOND	82	491	21	308	11	284	284	327	24	34	\$305,000	\$312,429
Surrey - South	0	165	0	243	6	238	238	56	12	6	--	--
Surrey - Cloverdale	16	185	5	139	7	152	152	94	26	24	--	--
Surrey - North	17	252	36	259	28	288	288	173	11	19	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	9	23	0	0	0	6	6	23	0	0	--	--
SURREY TOTAL	42	625	41	641	41	684	684	346	49	49	\$223,400	\$229,660
U.E.L.	4	30	0	0	0	0	0	30	0	0	--	--
Van - West End	0	9	42	69	43	71	71	20	3	2	--	--
Van - Downtown	0	22	0	25	0	25	25	61	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	0	3	0	14	0	14	14	3	0	0	--	--
Van - Granville/Oak	0	32	0	3	0	3	3	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	52	0	26	1	26	26	52	1	0	--	--
Van - Eastside	0	111	0	62	0	65	65	103	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	0	6	6	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	4	4	0	0	0	--	--
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--
VANCOUVER TOTAL	0	250	42	221	44	233	233	292	4	2	--	--
WEST VANCOUVER	0	8	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	9	0	0	0	0	0	9	0	0	--	--
VANCOUVER CMA TOTAL	147	2308	147	1951	146	2007	2007	1507	96	97	\$250,225	\$276,073

Adjustments may have been made which effect current month inventory and/or under construction

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	14	0	21	21	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	46	0	111	0	111	111	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	76	7	70	70	0	13	6	--	--
BURNABY TOTAL	0	46	0	201	7	202	202	0	13	6	--	--
COQUITLAM	0	128	0	43	2	43	43	71	2	0	--	--
Delta - Tsawwassen	26	26	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	7	7	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	26	26	0	0	0	7	7	26	0	12	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	257	0	63	0	63	63	105	0	0	--	--
NORTH VANCOUVER City	0	54	0	0	0	0	0	54	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	116	116	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	71	0	0	0	3	3	71	0	0	--	--
PORT MOODY	0	59	0	134	0	134	134	0	0	0	--	--
RICHMOND	25	445	63	351	69	341	341	413	16	10	\$292,400	\$357,400
Surrey - South	35	172	54	159	57	119	119	87	43	40	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	8	0	0	0	--	--
Surrey - Guildford	0	63	63	63	40	40	40	0	0	23	--	--
Surrey - Whalley	0	0	0	46	4	47	47	39	18	14	--	--
SURREY TOTAL	35	235	117	268	101	214	214	126	61	77	\$150,350	\$165,285
U.E.L.	45	45	0	0	0	0	0	45	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	11	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	52	0	8	1	3	3	52	6	5	--	--
Van - False Creek	0	0	0	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	0	139	0	8	0	5	5	139	3	3	--	--
Van - Kerrisdale	0	42	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	123	0	108	1	111	111	109	2	1	--	--
Van - Mt. Pleasant	0	0	0	4	0	4	4	0	0	0	--	--
Van - Strath/Grand	24	32	0	0	0	0	0	32	0	0	--	--
Van - Westside	0	68	102	153	102	142	142	68	13	13	--	--
VANCOUVER TOTAL	24	515	102	299	104	283	283	501	24	22	--	--
WEST VANCOUVER	0	59	0	0	0	0	0	22	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	57	0	0	--	--
VANCOUVER CMA TOTAL	155	1940	282	1472	283	1406	1406	1491	116	115	\$242,400	\$241,448

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months	Current Month	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	131	0	131	131	131	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	151	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	0	198	0	129	0	153	153	198	3	3	--	--
BURNABY TOTAL	0	349	0	260	0	284	284	480	3	3	--	--
COQUITLAM	0	0	0	0	0	4	4	0	1	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	196	0	95	0	90	90	348	5	5	--	--
NORTH VANCOUVER City	0	455	0	0	0	23	23	455	0	24	--	--
NORTH VANCOUVER DM	85	85	0	0	0	14	14	85	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	--	--
PORT MOODY	0	137	0	0	0	0	0	137	0	0	--	--
RICHMOND	110	110	0	483	7	482	482	110	9	2	--	--
Surrey - South	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	--	--
U.E.L.	0	95	0	0	0	0	0	95	0	0	--	--
Van - West End	0	903	207	532	207	669	669	893	5	5	--	--
Van - Downtown	0	1141	0	606	0	606	606	2458	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	173	0	76	0	76	76	173	0	0	--	--
Van - Granville/Oak	0	23	0	0	0	1	1	23	10	10	--	--
Van - Kerrisdale	0	0	0	0	0	7	7	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	134	0	0	--	--
Van - Eastside	0	244	0	181	0	181	181	244	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	78	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	92	92	0	0	0	0	0	212	0	0	--	--
VANCOUVER TOTAL	92	2576	207	1395	207	1540	1540	4215	15	15	\$221,900	\$227,832
WEST VANCOUVER	37	37	0	0	0	0	0	74	0	0	--	--
WHITE ROCK	0	64	0	0	0	0	0	64	0	0	--	--
VANCOUVER CMA TOTAL	324	4104	207	2233	214	2437	2437	6063	33	26	\$221,900	\$228,860

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

Table 6: TOTAL: All Dwelling Types

December 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.	INVENTORY	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months	Current Month	Previous Month	Current Month
ANMORE	0	16	0	14	0	16	16	13	0	0
BELCARRA	0	2	0	3	0	3	3	3	0	0
BOWEN ISLAND	0	38	0	34	0	34	34	68	0	0
Burnaby - North	0	90	12	268	13	278	278	180	15	14
Burnaby - Lougheed Mall	0	32	0	87	0	88	88	0	0	0
Burnaby - South & East	0	155	4	231	8	242	242	30	19	15
Burnaby - Central Park	0	196	12	50	3	38	38	181	7	16
Burnaby - Remainder	23	688	42	617	39	618	618	447	81	84
BURNABY TOTAL	23	1161	70	1253	63	1264	1264	838	122	129
COQUITLAM	38	457	17	358	27	378	378	276	28	18
Delta - Tsawwassen	29	40	0	157	1	95	95	36	64	63
Delta - Ladner	3	43	106	165	95	157	157	16	8	19
Delta - North	3	42	8	40	10	36	36	22	6	4
DELTA TOTAL	35	125	114	362	106	288	288	74	78	86
LANGLEY CITY	0	42	3	110	10	118	118	0	27	20
LANGLEY DISTRICT	23	857	54	656	53	718	718	568	79	80
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	26	546	30	624	40	635	635	233	48	38
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	0	537	3	227	3	222	222	503	8	8
NORTH VANCOUVER City	2	607	2	70	2	94	94	609	4	4
NORTH VANCOUVER DM	90	198	12	252	13	316	316	173	5	4
PITT MEADOWS	8	94	1	46	3	44	44	62	5	3
PORT COQUITLAM	44	320	9	171	7	173	173	220	4	6
PORT MOODY	4	478	18	383	18	381	381	291	6	6
RICHMOND	246	1641	109	1583	111	1564	1564	1226	98	96
Surrey - South	94	1059	85	953	96	881	881	566	111	100
Surrey - Cloverdale	41	634	38	516	38	497	497	271	70	70
Surrey - North	85	1370	111	1368	112	1371	1371	704	119	118
Surrey - Guildford	1	98	66	125	44	100	100	16	7	29
Surrey - Whalley	18	167	13	215	17	223	223	124	28	24
SURREY TOTAL	239	3328	313	3177	307	3072	3072	1681	335	341
U.E.L.	49	233	0	4	1	16	16	237	1	0
Van - West End	0	1033	249	908	253	1160	1160	1016	17	13
Van - Downtown	0	1367	0	808	13	1126	1126	2729	86	73
Van - Kitsilano	0	66	0	31	11	80	80	67	53	42
Van - False Creek	1	179	0	108	0	135	135	179	0	0
Van - Granville/Oak	2	199	0	264	13	274	274	199	36	23
Van - Kerrisdale	5	79	4	53	4	43	43	108	19	19
Van - Marpole	1	170	0	161	2	160	160	287	5	3
Van - Eastside	22	1063	24	1082	26	1116	1116	689	54	52
Van - Mt. Pleasant	0	56	2	56	0	94	94	124	1	3
Van - Strath/Grand	24	50	0	110	1	119	119	34	2	1
Van - Westside	96	309	106	310	105	289	289	404	27	28
VANCOUVER TOTAL	151	4571	385	3891	428	4596	4596	5836	300	257
WEST VANCOUVER	46	243	11	116	11	119	119	254	6	6
WHITE ROCK	7	132	9	60	6	54	54	163	5	8
VANCOUVER CMA TOTAL	1031	15626	1160	13394	1209	14105	14105	13326	1159	1110

Adjustments may have been made which effect inventory and/or under construction

Source: CMHC

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
December 2003

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*	APT	Row	APT	
STARTS							
December 2003	335	24	147	501	0	24	1,031
December 2002	369	78	144	257	0	130	978
Year-to-date 2003	5,382	730	2,308	6,294	48	864	15,626
Year-to-date 2002	4,980	730	1,716	4,458	15	1,298	13,197
UNDER CONSTRUCTION							
December 2003	2,686	454	1,507	7,724	14	941	13,326
December 2002	2,582	410	1,135	5,222	43	1,548	10,940
COMPLETIONS							
December 2003	358	48	147	501	4	102	1,160
December 2002	380	74	218	308	0	644	1,624
Year-to-date 2003	5,275	674	1,951	3,965	81	1,448	13,394
Year-to-date 2002	4,060	668	1,139	3,270	169	2,711	12,017
COMPLETE & UNOCCUPIED							
December 2003	471	100	97	157	6	279	1,110
December 2002	344	132	153	303	0	948	1,880
TOTAL SUPPLY							
December 2003	3,157	554	1,604	7,881	20	1,220	14,436
December 2002	2,926	542	1,288	5,525	43	2,496	12,820
ABSORPTIONS							
December 2003	360	43	146	515	4	141	1,209
3 Month Average	413	55	177	382	9	161	1,197
12 Month Average	429	59	167	343	6	172	1,175

* Includes Other

** Includes private and assisted rental properties

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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Summary Table 7b:
HOUSING SUPPLY AND DEMAND - VANCOUVER CMA
December 2003

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,686	471	3,157	400	Balanced
Semi-Detached	454	100	554	50	Balanced
Row Condo	1,507	97	1,604	150	Balanced
Apartment Condo	7,724	157	7,881	350	Moving towards balanced
Private Row Rental	14	6	20	10	Undersupplied
Private Apt Rental	941	279	1,220	100	Balanced
Assumes completion and selling period of:					
Single Detached:	7 months		Row Condo:	10 months	Row Rental: 10 months
Semi Detached:	9 months		Apt Condo:	14 months	Apt Rental 14 months

Source: CMHC

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