

H

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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Construction activity in the Vancouver CMA surged ahead in July by 46 per cent, jumping from 1,161 starts overall in July of 2002 to 1,691 units in July 2003. Year-to-date, starts climbed from 6,994 in 2002 to 8,019 for the same period this year, a 15 per cent increase.

In the rental market, private apartment starts increased from 52 in July 2002 to 98 for July of this year, an 89 per cent hike. However, year-to-date, starts in this market were down 10 per cent from 2002, with 339 starts recorded for 2003.

All segments of the ownership market except the semi-detached segment showed increased starts activity in July, with apartment condominiums posting the largest gain. Semi-detached starts were down 62 percent, dropping from 104 units for July 2002 to just 40 this month. Year-to-date, semi-detached starts dipped by 21 per cent, from 450 in 2002 to 356 in 2003. This drop may be in response to a continuing surplus of supply, with July showing a vacant inventory of 137 units plus 328 units under construction, along with just 43 units absorbed.

The single detached market showed a moderate increase of 9 per cent in July, rising from 473 in July 2002 to 517 this month. Year-to-date, this market has gone up by 14 per cent, from 2,823 starts in 2002 to 3,216 for the same period in 2003. Demand continued to outstrip supply in the single detached market, with a vacant inventory of 433 units and 528 units absorbed for the month.

The row and apartment condominium markets registered the largest increases in starts activity for the month of July. Row condominium starts jumped from 149 in July 2002 to 256 in July 2003, a 72 percent hike. Year-to-date, starts in this market increased by 44 per cent, to 1,342 units.

The apartment condominium market was the top performer with 776 starts recorded, a 103 per cent jump over the 383 starts recorded in July 2002. Year-to-date, the number of apartment condominium starts increased by 7 per cent from 2,247 to 2,689. In both segments of the condominium market, the available supply fell short of demand in July, especially for apartment condominiums, which had a vacant inventory of 138 units coupled with 608 absorptions.

July 2003

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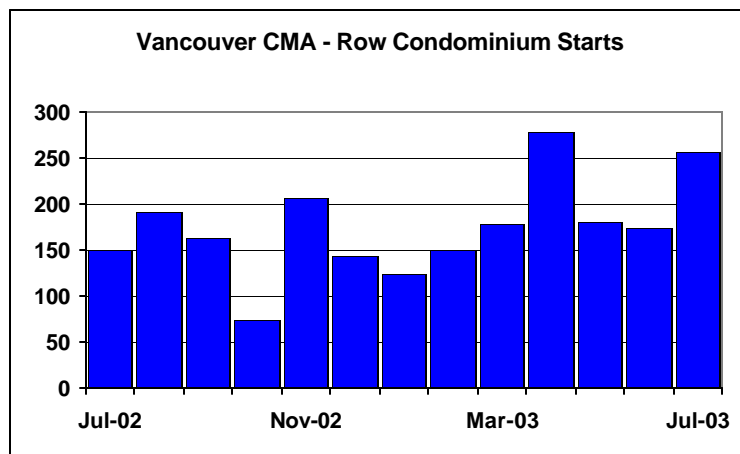
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Table 1: Single Detached Market

July 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
ANMORE	0	5	3	10	4	11	23	6	2	1	--	--
BELCARRA	0	2	0	1	0	1	2	2	0	0	--	--
BOWEN ISLAND	4	26	4	17	4	17	22	61	0	0	--	--
Burnaby - North	10	35	2	54	10	43	75	33	28	20	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	3	0	0	--	--
Burnaby - South & East	2	27	4	25	9	30	49	23	10	5	--	--
Burnaby - Central Park	2	4	0	15	1	11	14	4	7	6	--	--
Burnaby - Remainder	12	61	9	84	23	76	116	48	41	27	--	--
BURNABY TOTAL	26	127	15	178	43	161	257	108	86	58	\$498,000	\$507,712
COQUITLAM	6	84	26	77	28	82	127	59	5	3	\$254,900	\$275,385
Delta - Tsawwassen	1	9	0	8	0	8	14	11	1	1	--	--
Delta - Ladner	3	29	6	25	6	26	35	22	3	3	--	--
Delta - North	6	23	5	17	5	15	26	26	2	2	--	--
DELTA TOTAL	10	61	11	50	11	49	75	59	6	6	\$500,000	\$534,818
LANGLEY CITY	0	1	0	3	0	3	8	1	0	0	--	--
LANGLEY DISTRICT	34	228	19	212	23	227	310	170	22	18	\$361,000	\$361,714
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	41	310	36	341	35	330	534	230	35	36	\$340,000	\$328,740
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	35	7	23	5	22	29	25	0	2	\$301,000	\$334,760
NORTH VANCOUVER City	0	9	7	23	3	22	28	5	0	4	\$590,000	\$586,333
NORTH VANCOUVER DM	3	53	5	43	6	42	75	64	3	2	\$685,000	\$665,833
PITT MEADOWS	11	24	2	14	2	12	34	24	3	3	--	--
PORT COQUITLAM	16	55	6	72	10	68	128	32	11	7	\$325,000	\$335,200
PORT MOODY	7	57	7	40	8	41	72	64	4	3	\$521,625	\$502,519
RICHMOND	50	261	47	218	46	217	349	237	41	42	\$452,544	\$512,070
Surrey - South	47	313	39	229	32	199	310	278	35	42	--	--
Surrey - Cloverdale	61	282	41	166	44	160	239	215	22	19	--	--
Surrey - North	104	656	131	621	123	587	1001	535	81	89	--	--
Surrey - Guildford	1	18	7	22	4	20	32	17	3	6	--	--
Surrey - Whalley	19	84	13	96	14	94	156	75	14	13	--	--
SURREY TOTAL	232	1353	231	1134	217	1060	1738	1120	155	169	\$399,880	\$446,550
U.E.L.	1	3	1	2	1	2	5	7	1	1	--	--
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	0	0	4	0	4	4	1	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	0	0	1	0	1	2	0	0	0	--	--
Van - Kerrisdale (6)	3	17	2	20	0	17	25	25	3	5	--	--
Van - Marpole (7)	1	14	0	19	0	17	31	20	2	2	--	--
Van - Eastside (8)	45	323	50	362	57	389	592	197	43	36	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	0	0	1	1	1	1	1	0	0	0	--	--
Van - Westside (11)	4	64	14	70	13	63	106	82	11	12	--	--
VANCOUVER TOTAL	53	419	67	478	71	493	762	326	59	55	\$500,000	\$644,863
WEST VANCOUVER	15	68	7	68	4	65	96	123	8	11	\$1,790,000	\$1,847,500
WHITE ROCK	8	35	11	35	7	25	39	32	8	12	\$595,000	\$552,500
VANCOUVER CMA TOTAL	517	3216	512	3039	528	2950	4713	2756	449	433	\$425,000	\$483,777

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

Source: CMHC

Table 2: Semi Detached Market

July 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	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	4	10	2	10	3	8	8	8	8	7	6	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	16	0	22	1	29	33	14	10	9	--	--	
Burnaby - Central Park	0	2	0	20	2	11	18	2	13	11	--	--	
Burnaby - Remainder	12	118	10	116	21	95	138	80	71	60	--	--	
BURNABY TOTAL	18	146	12	168	27	143	197	104	101	86	\$320,000	\$321,304	
COQUITLAM	0	12	4	18	4	16	20	10	3	3	--	--	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--	
Delta - Ladner	0	0	0	0	0	0	1	2	0	0	--	--	
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--	
DELTA TOTAL	0	0	0	0	0	0	1	2	0	0	--	--	
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--	
LANGLEY DISTRICT	0	0	0	12	0	10	24	12	5	5	--	--	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	0	4	0	6	0	6	6	10	0	0	--	--	
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	0	8	2	12	0	4	10	6	6	8	--	--	
NORTH VANCOUVER DM	0	0	0	24	0	28	32	0	0	0	--	--	
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--	
PORT COQUITLAM	0	0	0	2	0	2	2	0	0	0	--	--	
PORT MOODY	0	14	4	14	4	14	22	10	0	0	--	--	
RICHMOND	4	22	0	14	0	20	22	24	2	2	--	--	
Surrey - South	4	52	4	60	1	55	120	50	17	20	--	--	
Surrey - Cloverdale	0	4	0	6	0	0	3	4	7	7	--	--	
Surrey - North	0	0	0	20	0	30	44	2	0	0	--	--	
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--	
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--	
SURREY TOTAL	4	56	4	108	1	107	189	56	24	27	--	--	
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--	
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--	
Van - Downtown (2)	4	4	0	0	0	0	0	10	0	0	--	--	
Van - Kitsilano (3)	4	8	0	0	0	0	3	8	1	1	--	--	
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Granville/Oak (5)	0	2	0	4	0	5	12	2	0	0	--	--	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole (7)	0	20	0	10	4	11	19	12	5	1	--	--	
Van - Eastside (8)	0	10	0	10	1	19	37	10	2	1	--	--	
Van - Mt. Pleasant (9)	6	20	2	12	2	18	26	18	0	0	--	--	
Van - Strath/Grand (10)	0	4	0	4	0	8	26	4	2	2	--	--	
Van - Westside (11)	0	20	0	0	0	0	2	20	0	0	--	--	
VANCOUVER TOTAL	14	88	2	42	7	63	127	88	10	5	\$289,000	\$284,429	
WEST VANCOUVER	0	4	0	2	0	3	7	6	0	0	--	--	
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--	
VANCOUVER CMA TOTAL	40	356	28	426	43	421	668	328	152	137	\$299,900	\$309,716	

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

Source: CMHC

Table 3: Row Condominium Market

July 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	15	0	19	19	7	0	0	--	--
Burnaby - Lougheed Mall	0	32	0	65	12	55	55	22	22	10	--	--
Burnaby - South & East	0	37	0	0	0	0	0	37	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	44	6	37	6	35	35	29	2	2	--	--
BURNABY TOTAL	0	113	6	117	18	109	109	95	24	12	\$265,400	\$273,225
COQUITLAM	0	6	0	27	0	27	27	0	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	16	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	16	0	0	--	--
LANGLEY CITY	0	41	0	0	0	0	0	41	0	0	--	--
LANGLEY DISTRICT	12	191	12	140	17	161	261	187	6	1	\$189,900	\$193,863
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	8	31	0	34	0	37	42	35	4	4	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	8	8	0	0	0	0	0	8	0	0	--	--
NORTH VANCOUVER City	8	14	0	18	0	20	25	14	0	0	--	--
NORTH VANCOUVER DM	0	0	0	36	0	32	48	0	4	4	--	--
PITT MEADOWS	0	30	0	0	0	0	11	30	0	0	--	--
PORT COQUITLAM	9	50	5	26	5	26	42	40	2	2	--	--
PORT MOODY	37	91	0	0	0	0	49	91	0	0	--	--
RICHMOND	32	277	50	163	48	152	193	262	19	21	\$289,900	\$301,002
Surrey - South	57	146	22	144	22	132	157	136	13	13	--	--
Surrey - Cloverdale	8	98	11	37	11	48	66	109	26	26	--	--
Surrey - North	54	128	13	159	25	181	422	149	38	26	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	6	8	14	0	0	--	--
SURREY TOTAL	119	386	46	340	58	367	653	408	77	65	\$207,000	\$214,510
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	5	5	17	17	17	21	29	73	0	0	--	--
Van - Downtown	0	0	13	21	13	21	30	38	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	0	0	0	14	0	14	14	0	0	0	--	--
Van - Granville/Oak	0	0	0	3	0	3	5	0	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	17	26	14	23	23	0	0	3	--	--
Van - Eastside	18	78	0	27	0	30	31	91	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	0	1	1	0	5	5	--	--
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	23	104	47	130	44	136	156	223	5	8	\$329,900	\$436,726
WEST VANCOUVER	0	0	0	0	0	0	3	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	256	1342	166	1031	190	1067	1619	1450	141	117	\$245,528	\$298,946

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

July 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	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	14	0	0	21	30	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	46	0	65	0	0	65	65	46	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	0	0	76	0	0	--	--
BURNABY TOTAL	0	46	0	79	0	0	86	95	122	0	0	--	--
COQUITLAM	0	128	0	0	0	0	0	0	114	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	7	18	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	7	36	0	0	12	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	25	0	0	25	74	38	0	0	--	--
NORTH VANCOUVER City	41	41	0	0	0	0	0	0	41	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	0	116	227	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	40	0	0	0	0	3	12	40	0	0	--	--
PORT MOODY	0	59	0	75	0	0	75	85	59	0	0	--	--
RICHMOND	177	420	91	160	67	0	128	201	574	8	32	\$265,900	\$272,319
Surrey - South	0	137	0	0	0	0	0	9	204	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	8	23	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	0	5	63	0	0	--	--
Surrey - Whalley	0	0	0	0	2	0	15	48	85	2	0	--	--
SURREY TOTAL	0	200	0	0	2	0	23	85	352	2	0	--	--
U.E.L.	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	11	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	8	0	0	--	--
Van - False Creek	0	0	18	18	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	8	96	8	8	4	0	4	4	130	0	4	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	1	0	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	109	39	108	45	0	100	106	109	18	12	--	--
Van - Mt. Pleasant	0	0	0	4	1	0	3	3	0	2	1	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	20	68	0	0	0	0	2	2	191	0	0	--	--
VANCOUVER TOTAL	28	332	65	138	68	0	127	134	497	20	17	\$166,400	\$153,481
WEST VANCOUVER	0	59	0	0	0	0	0	0	59	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	3	57	0	0	--	--
VANCOUVER CMA TOTAL	246	1325	156	590	137	0	590	952	1953	30	80	\$199,900	\$231,921

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

July 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.	INVENTORY		ABSORBED UNITS		
	Current	Year	Current	Year	Current	Year	Last 12	Current	Previous	Current	Median	Average	
	Month	To-Date	Month	To-Date	Month	To-Date	Months	Month	Month	Month	Prices	Prices	
ANMORE	0	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	131	1	131	137	131	1	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	9	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	129	7	125	334	0	38	31	--	--	
BURNABY TOTAL	0	0	0	260	8	256	480	131	39	31	\$242,350	\$260,994	
COQUITLAM	0	0	0	0	0	0	3	5	2	2	--	--	
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	0	0	95	6	88	88	0	13	7	\$196,900	\$208,995	
NORTH VANCOUVER City	0	263	0	0	3	19	22	263	7	24	--	--	
NORTH VANCOUVER DM	0	0	0	0	2	13	50	0	3	1	--	--	
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	0	0	0	324	10	319	319	159	16	6	\$201,000	\$354,985	
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	0	0	0	0	0	0	0	0	0	--	--	
Van - West End	188	188	88	124	99	264	674	774	13	2	--	--	
Van - Downtown	302	434	319	403	317	401	911	1766	0	2	--	--	
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	0	0	0	0	1	5	0	10	10	--	--	
Van - Kerrisdale	0	0	0	0	0	7	15	0	0	0	--	--	
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Eastside	0	0	0	0	0	0	0	181	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	0	0	0	0	0	0	19	120	0	0	--	--	
VANCOUVER TOTAL	490	795	407	603	416	749	1700	3092	23	14	\$212,500	\$311,687	
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--	
WHITE ROCK	0	38	0	0	0	0	0	38	0	0	--	--	
VANCOUVER CMA TOTAL	490	1233	407	1282	445	1447	2664	3820	103	65	\$242,350	\$309,686	

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

Table 6: TOTAL: All Dwelling Types

July 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	5	3	10	4	11	23	4	2	1
BELCARRA	0	2	0	1	0	1	2	2	0	0
BOWEN ISLAND	4	26	4	29	4	29	34	61	0	0
Burnaby - North	14	45	4	224	14	222	269	179	36	26
Burnaby - Lougheed Mall	0	32	0	65	12	56	58	22	22	10
Burnaby - South & East	4	126	4	112	10	124	147	120	20	14
Burnaby - Central Park	2	6	0	35	3	22	41	6	20	17
Burnaby - Remainder	28	227	25	366	57	331	682	237	152	120
BURNABY TOTAL	48	436	33	802	96	755	1197	564	250	187
COQUITLAM	24	310	42	210	52	228	337	277	30	20
Delta - Tsawwassen	1	9	0	8	0	8	32	154	1	1
Delta - Ladner	3	29	6	25	6	33	54	142	3	3
Delta - North	6	23	5	17	5	15	26	26	2	2
DELTA TOTAL	10	61	11	50	11	56	112	322	6	6
LANGLEY CITY	0	42	0	3	0	30	72	107	1	1
LANGLEY DISTRICT	46	419	31	364	44	419	624	421	100	87
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	49	345	36	381	35	390	683	275	39	40
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	8	45	7	167	11	160	228	71	14	10
NORTH VANCOUVER City	59	353	9	53	6	65	122	372	13	16
NORTH VANCOUVER DM	3	53	5	216	8	249	472	64	38	35
PITT MEADOWS	11	54	2	14	2	12	49	54	3	3
PORT COQUITLAM	31	169	11	104	15	103	190	136	13	9
PORT MOODY	44	380	11	129	12	130	303	447	4	3
RICHMOND	263	1052	188	891	173	857	1126	1328	96	111
Surrey - South	108	648	65	433	55	386	596	668	65	75
Surrey - Cloverdale	69	384	52	209	55	208	308	328	55	52
Surrey - North	158	784	144	800	148	806	1608	686	119	115
Surrey - Guildford	1	81	7	44	4	42	108	80	3	6
Surrey - Whalley	19	98	13	96	16	115	212	174	16	13
SURREY TOTAL	355	1995	281	1582	278	1557	2832	1936	258	261
U.E.L.	1	3	1	2	1	12	40	7	2	2
Van - West End	291	314	105	426	128	630	1399	972	84	61
Van - Downtown	306	624	377	601	374	851	1585	2000	138	141
Van - Kitsilano	4	8	0	23	13	38	45	17	89	76
Van - False Creek	0	173	18	108	18	135	191	173	0	0
Van - Granville/Oak	8	98	8	230	10	170	186	132	95	93
Van - Kerrisdale	3	17	2	20	0	24	41	79	3	5
Van - Marpole	1	82	17	55	18	51	73	305	7	6
Van - Eastside	69	540	93	640	107	673	908	608	67	53
Van - Mt. Pleasant	6	20	2	48	3	83	114	96	7	6
Van - Strath/Grand	0	16	1	5	1	13	112	105	2	2
Van - Westside	24	173	14	114	13	109	173	465	11	12
VANCOUVER TOTAL	712	2065	637	2270	685	2777	4827	4952	503	455
WEST VANCOUVER	15	131	7	70	4	68	106	188	8	11
WHITE ROCK	8	73	11	37	7	27	44	127	8	12
VANCOUVER CMA TOTAL	1691	8019	1330	7385	1448	7936	13423	11718	1388	1270

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA July 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
July 2003	517	40	256	776	0	98	4	0	1,691
July 2002	473	104	149	383	0	52	0	0	1,161
Year-to-date 2003	3,216	356	1,342	2,698	8	339	26	34	8,019
Year-to-date 2002	2,823	450	934	2,247	3	378	0	159	6,994
UNDER CONSTRUCTION									
July 2003	2,756	328	1,450	5,927	8	1,036	26	187	11,718
July 2002	2,291	438	946	4,518	84	1,954	0	799	11,030
COMPLETIONS									
July 2003	512	28	166	579	0	45	0	0	1,330
July 2002	380	28	72	79	0	0	34	71	664
Year-to-date 2003	3,039	426	1,031	2,038	47	776	0	28	7,385
Year-to-date 2002	2,195	360	534	1,585	38	582	90	392	5,776
COMPLETE & UNOCCUPIED									
July 2003	433	137	117	138	0	445	0	0	1,270
July 2002	242	71	100	295	0	308	0	0	1,016
TOTAL SUPPLY									
July 2003	3,189	465	1,567	6,065	8	1,481	26	187	12,988
July 2002	2,533	509	1,046	4,813	84	2,262	0	799	12,046
ABSORPTIONS									
July 2003	528	43	190	608	2	77	0	0	1,448
3 Month Average	480	73	197	480	7	120	0	0	1,356
12 Month Average	393	56	135	323	7	156	0	43	1,113

*includes Other

Source: CMHC

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

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,756	433	3,189	325	Balanced
Semi-Detached	328	137	465	0	Balanced
Row Condo	1,450	117	1,567	0	Balanced
Apartment Condo	5,927	138	6,065	275	Moving towards balanced
Private Row Rental	8	0	8	10	Undersupplied
Private Apt Rental	1,036	445	1,481	75	Oversupplied
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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