

H

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YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

New residential construction activity in the Vancouver CMA was up 84 per cent in April compared to the same month last year, for a total of 2,479 housing starts. The apartment condominium market saw the largest year-over-year increase in starts activity this month, climbing 155 per cent. Compared to March 2004, the total number of starts this month jumped by 142 per cent. Year-to-date, total starts increased 57 per cent from 3,939 units in 2003 to 6,177 this year. Overall, new multiple construction expanded by 113 per cent to 1,898 starts, a new record for Vancouver. At month end, just 859 units were vacant and unoccupied across the Vancouver CMA, far shy of the 10-year average of 3,253 units.

In the rental market, apartment starts climbed from 0 in April 2003 to 87 units this month. Year-to-date, rental apartment starts were up 58 per cent to 158 units, while rental townhouse starts increased 39 per cent to 25 units, compared to a year earlier.

All product types in the ownership market saw year-over-year increases in the number of starts, with the apartment condominium market recording the largest increase in activity. This market was up 155 per cent, for a total of 1,406 new condominium apartments in April. Year-to-date, starts jumped 164 per cent to 3,042 units. At month end, just 100 apartment condominiums were vacant and unoccupied, while 303 absorptions were recorded.

On the single detached side, starts increased 26 per cent, from 461 in April 2003 to 581 for the same month this year. Year-to-date, single family home construction was up 7 per cent over 2003, to 1,837 units. The single detached market was balanced in April with a vacant inventory of 405 homes and 481 units absorbed.

Semi-detached starts jumped 70 per cent over April 2003, for a total of 102 units. Year-to-date, starts in this market were up 24 per cent from 218 in 2003 to 270 this year. The semi-detached market remained balanced with 117 units in inventory and 82 units absorbed by month end.

The row condominium market saw starts increase by 9 per cent over April 2003, to 303 units. Year-to-date, 845 new townhouse condominiums have been started this year, a 16 per cent increase over 2003. The vacant inventory of townhouse units stood at 70 units, while 225 units were absorbed.

April 2004

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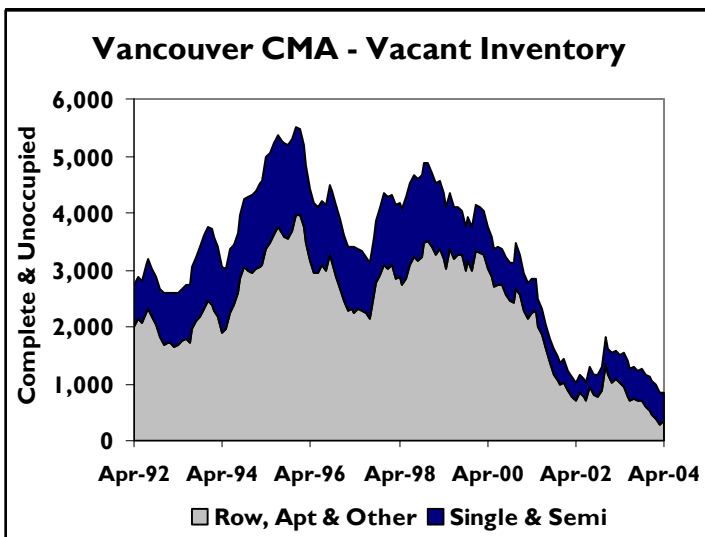
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Table 1: Single Detached Market

April 2004	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	3	3	1	4	1	4	19	12	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	2	0	0	--	--
BOWEN ISLAND	0	10	0	0	0	0	0	11	95	0	--	--
Burnaby - North	9	32	11	30	14	33	95	37	12	9	--	--
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3	0	0	--	--
Burnaby - South & East	3	15	0	6	1	10	50	19	4	3	--	--
Burnaby - Central Park	3	6	7	7	4	4	16	6	3	6	--	--
Burnaby - Remainder	11	34	22	52	23	56	140	51	32	31	--	--
BURNABY TOTAL	26	90	40	95	42	103	301	116	51	49	\$547,500	\$556,412
COQUITLAM	7	23	2	15	1	16	90	49	4	5	--	--
Delta - Tsawwassen	3	8	0	3	0	4	11	15	0	0	--	--
Delta - Ladner	3	10	4	10	5	13	47	16	5	4	--	--
Delta - North	2	16	5	11	4	10	39	27	4	5	--	--
DELTA TOTAL	8	34	9	24	9	27	97	58	9	9	\$550,000	\$523,544
LANGLEY CITY	0	0	0	0	0	0	2	0	0	0	--	--
LANGLEY DISTRICT	72	219	67	190	69	194	484	218	32	30	\$389,000	\$377,698
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	61	136	28	147	34	158	512	195	27	21	\$334,500	\$337,794
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	1	29	7	11	6	10	46	39	2	3	\$384,000	\$403,167
NORTH VANCOUVER City	0	5	1	3	1	4	14	7	0	0	--	--
NORTH VANCOUVER DM	8	22	7	32	9	29	77	57	9	7	\$799,000	\$824,111
PITT MEADOWS	15	32	4	36	6	36	59	41	5	3	\$394,000	\$372,833
PORT COQUITLAM	13	34	0	47	0	49	107	44	0	0	--	--
PORT MOODY	10	27	6	24	6	25	96	56	4	4	\$550,000	\$570,000
RICHMOND	52	121	38	143	49	158	425	208	39	28	\$483,000	\$533,649
Surrey - South	42	161	34	130	35	144	454	315	29	28	--	--
Surrey - Cloverdale	30	141	31	105	34	102	387	185	45	42	--	--
Surrey - North	128	382	81	297	84	309	1041	578	90	87	--	--
Surrey - Guildford	1	8	1	14	1	18	46	10	2	2	--	--
Surrey - Whalley	26	55	7	42	10	43	161	73	12	9	--	--
SURREY TOTAL	227	747	154	588	164	616	2089	1161	178	168	\$443,900	\$478,884
U.E.L.	0	1	0	3	2	3	8	3	2	0	--	--
Van - West End (1)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	2	3	0	1	0	1	1	9	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	0	1	0	2	0	2	2	2	0	0	--	--
Van - Kerrisdale (6)	2	4	2	14	1	11	32	20	4	5	--	--
Van - Marpole (7)	7	10	3	14	7	13	35	25	8	4	--	--
Van - Eastside (8)	40	208	46	173	55	173	571	234	49	40	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Strath/Grand (10)	0	0	0	2	0	2	3	0	0	0	--	--
Van - Westside (11)	13	38	6	21	7	24	98	94	13	12	--	--
VANCOUVER TOTAL	64	264	57	228	70	227	744	385	74	61	\$565,000	\$652,051
WEST VANCOUVER	9	25	11	32	11	26	96	125	12	12	\$1,875,000	\$2,110,818
WHITE ROCK	5	15	2	9	1	12	56	39	4	5	--	--
VANCOUVER CMA TOTAL	581	1837	434	1631	481	1697	5335	2909	452	405	\$459,000	\$543,884

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

Source: CMHC

Table 2: Semi Detached Market

April 2004	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	2	0	0	0	0	0	2	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	2	12	6	14	4	11	26	12	3	5	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	14	16	20	7	11	36	14	8	17	--	--
Burnaby - Central Park	2	6	8	10	3	9	22	6	9	14	--	--
Burnaby - Remainder	6	32	20	38	19	41	196	46	36	37	--	--
BURNABY TOTAL	12	64	50	82	33	72	280	78	56	73	\$339,000	\$368,924
COQUITLAM	0	10	0	4	0	3	23	22	2	2	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	2	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	2	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	9	12	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	4	0	4	14	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	4	0	0	0	0	1	4	1	1	--	--
NORTH VANCOUVER City	0	6	2	6	2	6	19	12	3	3	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	26	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	2	0	0	--	--
PORT MOODY	2	2	0	4	0	4	22	2	0	0	--	--
RICHMOND	24	56	30	44	30	42	60	94	5	5	\$384,950	\$392,540
Surrey - South	0	0	0	0	0	10	102	28	2	2	--	--
Surrey - Cloverdale	32	46	0	4	0	4	4	70	7	7	--	--
Surrey - North	20	36	6	10	0	0	4	64	4	10	--	--
Surrey - Guildford	0	0	0	0	0	0	22	0	0	0	--	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	--	--
SURREY TOTAL	52	82	6	16	0	16	134	162	13	19	--	--
U.E.L.	6	6	0	0	0	0	0	8	0	0	--	--
Van - West End (1)	0	0	0	0	0	0	2	4	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	0	0	6	0	6	7	2	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	0	2	2	2	2	5	0	0	0	--	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Marpole (7)	2	8	6	20	4	16	28	12	2	4	--	--
Van - Eastside (8)	0	20	4	16	8	16	26	14	9	5	--	--
Van - Mt. Pleasant (9)	0	6	2	18	3	19	36	12	3	2	--	--
Van - Strath/Grand (10)	0	0	0	0	0	1	12	0	0	0	--	--
Van - Westside (11)	4	4	0	2	0	2	2	26	0	0	--	--
VANCOUVER TOTAL	6	38	14	66	17	64	120	82	14	11	\$398,000	\$446,765
WEST VANCOUVER	0	0	0	0	0	0	5	18	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	102	270	102	226	82	211	715	498	97	117	\$391,500	\$396,874

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

Source: CMHC

Table 3: Row Condominium Market

April 2004	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	12	21	0	0	0	0	22	21	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	68	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	37	0	0	0	--	--
Burnaby - Central Park	21	21	0	0	0	0	0	34	0	0	--	--
Burnaby - Remainder	0	6	0	0	0	0	56	19	0	0	--	--
BURNABY TOTAL	33	48	0	0	0	0	183	74	0	0	--	--
COQUITLAM	0	61	10	16	8	8	24	93	6	8	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	16	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	41	0	0	0	--	--
LANGLEY DISTRICT	99	126	3	36	3	39	273	277	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	11	2	17	34	12	2	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	12	39	0	0	0	0	0	68	0	0	--	--
NORTH VANCOUVER City	3	3	0	0	0	0	15	23	0	0	--	--
NORTH VANCOUVER DM	0	0	3	3	3	3	27	3	0	0	--	--
PITT MEADOWS	20	20	7	17	7	17	30	20	0	0	\$224,000	\$224,000
PORT COQUITLAM	0	16	9	21	9	21	67	37	2	2	--	--
PORT MOODY	17	38	4	47	4	47	94	88	1	1	--	--
RICHMOND	30	96	73	179	74	204	439	244	10	9	\$324,900	\$343,028
Surrey - South	30	46	0	56	0	60	216	46	2	2	--	--
Surrey - Cloverdale	16	73	28	56	29	57	177	111	24	23	--	--
Surrey - North	20	195	39	108	41	110	279	232	19	17	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	12	9	14	10	12	14	21	3	2	--	--
SURREY TOTAL	66	326	76	234	80	239	686	410	48	44	\$248,175	\$240,147
U.E.L.	0	0	0	0	0	0	0	40	0	0	--	--
Van - West End	0	0	16	16	16	18	89	4	0	0	--	--
Van - Downtown	13	34	18	34	18	34	59	61	0	0	--	--
Van - Kitsilano	10	10	0	0	0	0	1	10	0	0	--	--
Van - False Creek	0	24	0	0	0	0	0	27	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	2	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	26	52	0	0	--	--
Van - Eastside	0	0	0	48	0	48	110	55	0	0	--	--
Van - Mt. Pleasant	0	4	0	0	0	0	6	4	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	3	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	0	21	0	0	--	--
VANCOUVER TOTAL	23	72	34	98	34	100	296	266	0	0	\$468,000	\$478,783
WEST VANCOUVER	0	0	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	9	1	3	3	0	7	6	--	--
VANCOUVER CMA TOTAL	303	845	219	671	225	698	2228	1663	76	70	\$297,400	\$343,028

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

April 2004	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	0	0	0	14	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	72	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	47	47	0	0	0	6	76	47	0	0	--	--
BURNABY TOTAL	47	47	0	0	0	6	162	47	0	0	--	--
COQUITLAM	0	0	0	71	0	71	114	0	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	1	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	1	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	28	28	0	0	0	0	0	28	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	63	105	0	0	--	--
NORTH VANCOUVER City	19	19	0	0	0	0	0	73	0	0	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	32	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	20	20	0	40	2	39	39	51	3	1	--	--
PORT MOODY	0	52	0	0	0	0	59	52	0	0	--	--
RICHMOND	197	217	91	190	94	194	517	440	9	6	\$277,400	\$282,590
Surrey - South	0	51	0	0	1	35	154	138	6	5	--	--
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	100	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	1	53	93	107	1	0	--	--
SURREY TOTAL	100	258	0	39	2	111	310	345	7	5	--	--
U.E.L.	0	172	0	0	0	0	0	217	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	22	22	0	0	0	2	5	38	3	3	--	--
Van - False Creek	0	0	0	0	0	0	18	0	0	0	--	--
Van - Granville/Oak	0	0	0	23	0	26	31	108	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	48	0	0	--	--
Van - Eastside	61	61	0	30	1	31	109	184	1	0	--	--
Van - Mt. Pleasant	7	49	0	0	0	0	4	49	0	0	--	--
Van - Strath/Grand	5	5	0	0	0	0	0	37	0	0	--	--
Van - Westside	60	118	0	0	1	12	152	186	2	1	--	--
VANCOUVER TOTAL	155	255	0	53	2	71	319	703	6	4	--	--
WEST VANCOUVER	0	0	0	0	0	0	0	22	0	0	--	--
WHITE ROCK	0	0	0	57	2	53	53	0	6	4	--	--
VANCOUVER CMA TOTAL	566	1068	91	450	102	545	1669	2109	31	20	\$256,600	\$257,525

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

April 2004	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	132	0	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	0	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	213	558	0	0	0	3	133	756	0	0	--	--
BURNABY TOTAL	213	558	0	131	0	134	265	907	0	0	--	--
COQUITLAM	0	0	0	0	0	1	2	0	0	0	--	--
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	60	0	0	0	0	0	60	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	110	110	0	0	0	5	95	458	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	18	455	0	24	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	10	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	0	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	191	0	0	0	0	366	301	2	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	0	0	0	0	0	0	95	0	0	--	--
Van - West End	0	0	0	67	0	72	708	826	0	0	--	--
Van - Downtown	379	728	111	589	102	580	1186	2597	0	9	--	--
Van - Kitsilano	49	49	0	0	0	0	0	49	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	173	0	0	--	--
Van - Granville/Oak	0	23	0	0	3	9	9	46	4	1	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	134	134	80	80	80	0	0	54	--	--
Van - Eastside	0	0	0	0	0	0	181	244	0	0	--	--
Van - Mt. Pleasant	75	75	0	0	0	0	0	153	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	120	0	120	120	92	0	0	--	--
VANCOUVER TOTAL	503	875	245	910	185	861	2284	4180	4	64	\$192,000	\$496,578
WEST VANCOUVER	0	0	0	0	0	0	0	74	0	0	--	--
WHITE ROCK	0	82	0	0	0	0	0	146	0	0	--	--
VANCOUVER CMA TOTAL	826	1876	245	1041	185	1001	3040	6898	6	66	\$192,000	\$496,578

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

April 2004	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	3	5	1	4	1	4	19	14	0	0
BELCARRA	0	0	0	0	0	0	0	2	0	0
BOWEN ISLAND	0	10	0	0	0	0	11	95	0	0
Burnaby - North	23	65	17	175	18	175	289	70	15	14
Burnaby - Lougheed Mall	0	3	0	0	0	0	68	3	0	0
Burnaby - South & East	5	29	16	26	8	21	195	33	12	20
Burnaby - Central Park	26	33	15	17	7	13	38	197	12	20
Burnaby - Remainder	277	677	42	90	42	106	605	1034	68	68
BURNABY TOTAL	331	807	90	308	75	315	1195	1337	107	122
COQUITLAM	9	158	18	146	17	141	395	288	22	23
Delta - Tsawwassen	3	8	0	3	0	24	112	41	42	42
Delta - Ladner	3	10	4	10	5	25	170	16	5	4
Delta - North	2	16	5	11	4	10	39	27	4	5
DELTA TOTAL	8	34	9	24	9	59	321	84	51	51
LANGLEY CITY	0	60	0	0	10	20	115	60	10	0
LANGLEY DISTRICT	171	345	70	226	80	251	817	687	65	55
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	89	164	28	162	36	179	560	235	29	21
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	123	182	7	11	6	15	217	674	3	4
NORTH VANCOUVER City	24	37	5	21	5	22	86	625	3	3
NORTH VANCOUVER DM	8	22	10	35	12	32	212	160	9	7
PITT MEADOWS	35	52	11	53	13	53	89	61	5	3
PORT COQUITLAM	41	92	9	112	11	115	237	200	5	3
PORT MOODY	29	119	10	75	10	76	357	335	5	5
RICHMOND	303	681	232	620	247	621	1850	1287	112	97
Surrey - South	72	258	34	186	36	249	926	638	39	37
Surrey - Cloverdale	78	260	59	165	63	163	568	366	76	72
Surrey - North	168	628	139	450	131	444	1349	882	116	124
Surrey - Guildford	101	108	1	14	1	41	131	110	2	2
Surrey - Whalley	26	234	16	97	21	110	270	261	16	11
SURREY TOTAL	445	1488	249	912	252	1007	3244	2257	249	246
U.E.L.	6	189	0	3	2	3	14	423	2	0
Van - West End	0	0	16	83	16	96	955	933	0	0
Van - Downtown	444	814	129	623	130	679	1532	2920	18	17
Van - Kitsilano	83	84	0	7	10	46	104	144	13	3
Van - False Creek	0	24	0	1	0	1	29	202	0	0
Van - Granville/Oak	0	24	2	27	5	49	201	196	4	1
Van - Kerrisdale	2	4	36	50	10	26	50	62	17	43
Van - Marpole	44	53	143	168	91	109	260	172	10	62
Van - Eastside	103	299	60	279	70	280	1048	753	61	51
Van - Mt. Pleasant	82	134	2	18	3	19	48	240	3	2
Van - Strath/Grand	5	5	0	2	0	3	119	37	0	0
Van - Westside	77	169	6	143	8	158	412	430	15	13
VANCOUVER TOTAL	840	1610	394	1401	343	1466	4758	6089	141	192
WEST VANCOUVER	9	25	11	32	11	26	101	247	12	12
WHITE ROCK	5	97	2	75	4	68	112	185	17	15
VANCOUVER CMA TOTAL	2479	6177	1156	4220	1144	4473	14712	15344	847	859

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA April 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
STARTS							
April 2004	581	102	303	1,406	0	87	2,479
April 2003	461	60	278	552	0	0	1,351
Year-to-date 2004	1,837	270	845	3,042	25	158	6,177
Year-to-date 2003	1,718	218	730	1,155	18	100	3,939
UNDER CONSTRUCTION							
April 2004	2,909	498	1,653	9,207	32	1,045	15,344
April 2003	2,750	452	1,379	5,653	22	1,109	11,365
COMPLETIONS							
April 2004	434	102	219	354	13	34	1,156
April 2003	378	46	161	285	12	125	1,007
Year-to-date 2004	1,631	226	671	1,559	35	98	4,220
Year-to-date 2003	1,550	176	483	700	43	591	3,543
COMPLETE & UNOCCUPIED							
April 2004	405	117	70	100	13	154	859
April 2003	384	106	159	239	17	591	1,496
TOTAL SUPPLY							
April 2004	3,314	615	1,723	9,307	45	1,199	16,203
April 2003	3,134	558	1,538	5,892	39	1,700	12,861
ABSORPTIONS***							
April 2004	481	82	225	303	6	47	1,144
3 Month Average	430	57	168	366	9	57	1,086
12 Month Average	445	60	186	414	6	116	1,226

* Includes Other

*** Does not include presales

Source: CMHC

** Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.

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Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA April 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	2,909	405	3,314	425	Balanced	
Semi-Detached	498	117	615	50	Balanced	
Row Condo	1,653	70	1,723	150	Balanced	
Apartment Condo	9,207	100	9,307	350	Moving towards balanced	
Private Row Rental	32	13	45	10	Undersupplied	
Private Apt Rental	1,045	154	1,199	50	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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