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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Greater Vancouver housing starts surged ahead in August to 2,288 units, a 52 per cent increase over the same month last year. This is well above the 15-year average of 1,259 total starts. In fact, in the past 15 years, there have been only 3 months (including April 2004) in which the total number of monthly starts has been higher than this month. Year-to-date, starts were up 42 per cent to 13,517 units for 2004.

New construction activity in the rental market dipped in August for both apartments and townhouses, with just 4 and 5 units started respectively. Year-to-date, row rental starts dipped 38 per cent to 30 units, while rental apartment starts were up 8 per cent to 444 units.

All dwelling types in the ownership market posted year-over-year increases in starts activity this month. Apartment condominiums posted the largest gain, jumping 115 per cent from 633 starts in August 2003 to 1,363 units this month.

Since 1990, monthly apartment condominium starts have exceeded this level only once, in April 2004 when 1,406 starts were recorded. Year-to-date, starts were up 95 per cent over 2003 to 6,484 units. Apartment condominium inventories remained low with only 81 units complete and unoccupied at month end and 811 units absorbed.

August townhouse condominium starts in the Vancouver CMA were up by 33 per cent, to 289. Year-to-date, the number of starts expanded to 1,998, a 28 per cent increase compared to 2003. The market for townhouse condominiums was also tight, with a vacant inventory of 73 and 193 absorptions.

In the single detached market, starts activity was up moderately to 521 units, a 3 per cent hike over the same month last year. Year-to-date, starts increased by 6 per cent to 3,929 units. Singles absorptions for the month were 434, while the vacant inventory was recorded at just 382 units.

The number of semi-detached starts in August increased by 6 per cent to 106 units, compared to August 2003. Year-to-date, starts in this market were up 39 per cent to 632 units. Semi-detached was the only structure type to have a vacant inventory (121 units) that exceeded absorptions (73 units) this month.

August 2004

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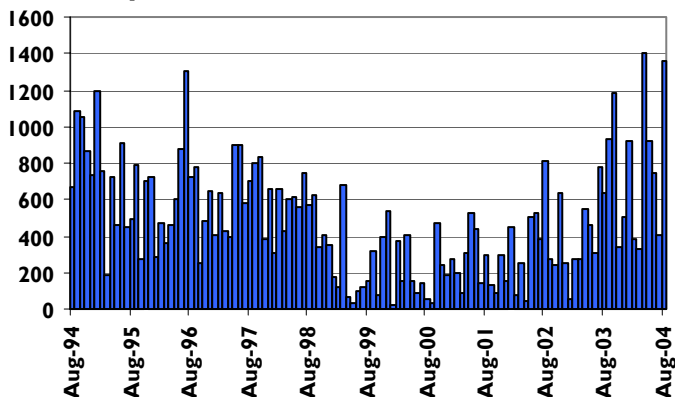
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Vancouver CMA
Apartment Condominium Starts



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Table 1: Single Detached Market

August 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	14	4	11	4	11	14	16	0	0	\$925,000	\$875,000
BELCARRA	2	2	1	1	1	1	3	1	0	0	--	--
BOWEN ISLAND	1	23	5	35	10	35	38	71	5	0	\$420,000	\$433,450
Burnaby - North	7	69	6	44	7	52	86	60	5	4	--	--
Burnaby - Lougheed Mall	0	4	1	1	0	0	0	3	0	1	--	--
Burnaby - South & East	3	36	4	16	4	23	39	30	0	0	--	--
Burnaby - Central Park	0	14	0	10	0	10	17	11	3	3	--	--
Burnaby - Remainder	8	70	8	83	11	106	141	56	15	12	--	--
BURNABY TOTAL	18	193	19	154	22	191	283	160	23	20	\$579,000	\$551,857
COQUITLAM	4	47	4	43	5	48	81	45	2	1	\$645,000	\$640,580
Delta - Tsawwassen	3	19	1	8	1	9	15	21	0	0	--	--
Delta - Ladner	3	40	5	25	5	30	42	31	2	2	--	--
Delta - North	7	31	3	29	3	30	48	24	3	3	--	--
DELTA TOTAL	13	90	9	62	9	69	105	76	5	5	\$550,000	\$511,000
LANGLEY CITY	0	0	0	0	0	0	1	0	0	0	--	--
LANGLEY DISTRICT	86	493	67	353	87	374	493	329	33	13	\$367,900	\$372,646
LION'S BAY	0	2	0	1	0	1	1	2	0	0	--	--
MAPLE RIDGE	25	277	32	261	29	274	437	222	16	19	\$370,000	\$382,024
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	7	62	0	26	0	27	47	57	1	1	--	--
NORTH VANCOUVER City	4	11	1	6	1	7	8	10	0	0	--	--
NORTH VANCOUVER DM	3	52	4	60	4	59	88	59	5	5	\$952,000	\$947,500
PITT MEADOWS	6	68	5	48	4	48	65	65	2	3	\$420,000	\$421,250
PORT COQUITLAM	9	53	0	60	0	62	79	50	0	0	--	--
PORT MOODY	5	51	6	57	6	57	95	47	5	5	\$581,658	\$659,719
RICHMOND	34	289	13	255	15	270	401	264	30	28	\$600,000	\$602,953
Surrey - South	37	296	52	304	49	306	473	276	37	40	--	--
Surrey - Cloverdale	33	261	28	238	17	234	382	172	32	43	--	--
Surrey - North	92	826	98	670	80	657	1029	649	94	112	--	--
Surrey - Guildford	1	15	4	20	3	25	38	11	0	1	--	--
Surrey - Whalley	14	120	9	79	7	85	149	101	2	4	--	--
SURREY TOTAL	177	1518	191	1311	156	1307	2071	1209	165	200	\$459,000	\$509,210
U.E.L.	1	3	0	3	0	3	3	5	0	0	--	--
Van - West End (1)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	6	2	4	2	4	4	9	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	0	3	0	3	0	3	3	3	0	0	--	--
Van - Kerrisdale (6)	7	22	8	25	6	23	34	27	2	4	--	--
Van - Marpole (7)	5	21	8	27	1	21	33	23	2	9	--	--
Van - Eastside (8)	63	416	48	349	47	358	524	266	30	31	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Strath/Grand (10)	1	1	0	2	0	2	2	1	0	0	--	--
Van - Westside (11)	8	80	13	58	10	64	92	99	6	9	--	--
VANCOUVER TOTAL	84	549	79	470	66	477	694	428	40	53	\$650,000	\$804,923
WEST VANCOUVER	30	93	11	71	10	54	86	154	22	23	\$1,595,000	\$1,823,800
WHITE ROCK	9	39	5	29	5	31	53	43	6	6	\$679,900	\$670,760
VANCOUVER CMA TOTAL	521	3929	456	3317	434	3406	5146	3313	360	382	\$469,000	\$572,694

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

Source: CMHC

Table 2: Semi Detached Market

August 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	2	0	2	2	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	6	18	4	22	2	15	23	10	7	9	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	26	4	28	2	23	37	18	11	13	--	--
Burnaby - Central Park	2	12	0	12	0	15	22	10	10	10	--	--
Burnaby - Remainder	10	62	10	68	11	75	166	46	34	33	--	--
BURNABY TOTAL	20	118	18	130	15	128	248	84	62	65	\$426,000	\$416,440
COQUITLAM	4	34	0	20	0	11	21	30	10	10	--	--
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	18	0	0	0	0	0	30	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	4	0	4	10	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	6	0	0	0	0	0	6	1	1	--	--
NORTH VANCOUVER City	0	8	0	18	2	17	26	2	6	4	--	--
NORTH VANCOUVER DM	10	10	0	0	0	0	0	10	0	0	--	--
PITT MEADOWS	8	16	0	0	0	0	0	16	0	0	--	--
PORT COQUITLAM	0	4	0	0	0	0	0	6	0	0	--	--
PORT MOODY	6	28	0	4	0	4	12	28	0	0	--	--
RICHMOND	0	100	6	92	6	94	110	88	7	7	\$374,900	\$386,567
Surrey - South	0	0	16	28	13	37	87	0	0	3	--	--
Surrey - Cloverdale	2	56	10	38	10	43	43	46	2	2	--	--
Surrey - North	16	100	6	42	5	29	29	96	12	13	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	--	--
SURREY TOTAL	18	156	32	110	28	111	161	142	14	18	\$283,900	\$291,746
U.E.L.	12	30	2	2	2	2	2	30	0	0	--	--
Van - West End (1)	0	0	0	4	0	4	4	0	0	0	--	--
Van - Downtown (2)	0	0	0	10	0	10	10	0	0	0	--	--
Van - Kitsilano (3)	0	2	0	8	0	8	8	2	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Marpole (7)	2	10	8	28	0	20	20	6	0	8	--	--
Van - Eastside (8)	4	34	0	26	2	28	33	18	5	3	--	--
Van - Mt. Pleasant (9)	4	22	2	22	2	23	26	24	2	2	--	--
Van - Strath/Grand (10)	2	10	0	0	0	1	4	10	0	0	--	--
Van - Westside (11)	0	4	0	4	0	4	4	24	0	0	--	--
VANCOUVER TOTAL	12	82	10	106	4	102	113	86	7	13	--	--
WEST VANCOUVER	16	20	16	16	16	16	18	22	0	0	\$574,000	\$569,375
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	106	632	84	504	73	491	723	580	110	121	\$419,000	\$420,510

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

Source: CMHC

Table 3: Row Condominium Market

August 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	74	0	12	0	12	19	62	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	19	0	0	0	--	--
Burnaby - South & East	22	22	0	0	0	0	37	22	0	0	--	--
Burnaby - Central Park	12	33	0	4	0	4	4	42	0	0	--	--
Burnaby - Remainder	10	45	0	10	0	10	39	48	0	0	--	--
BURNABY TOTAL	56	174	0	26	0	26	118	174	0	0	--	--
COQUITLAM	0	61	8	48	8	48	48	61	0	0	\$370,650	\$370,650
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	64	0	0	0	0	41	64	0	0	--	--
LANGLEY DISTRICT	65	343	4	197	4	200	324	333	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	13	0	23	0	29	39	13	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	8	92	10	56	9	55	55	65	0	1	\$224,900	\$269,757
NORTH VANCOUVER City	0	16	0	6	0	6	6	30	0	0	--	--
NORTH VANCOUVER DM	12	20	0	6	0	6	10	20	0	0	--	--
PITT MEADOWS	0	23	6	23	6	23	36	17	0	0	\$239,000	\$240,500
PORT COQUITLAM	0	19	0	33	0	35	66	28	0	0	--	--
PORT MOODY	0	106	12	93	12	93	132	110	1	1	--	--
RICHMOND	12	143	25	345	18	366	486	125	6	13	\$399,800	\$390,186
Surrey - South	5	114	6	62	3	63	151	108	2	5	--	--
Surrey - Cloverdale	47	159	36	143	41	157	244	110	15	10	--	--
Surrey - North	45	440	39	232	30	227	310	353	15	24	--	--
Surrey - Guildford	0	32	0	0	0	0	0	32	0	0	--	--
Surrey - Whalley	0	12	0	14	0	14	14	21	0	0	--	--
SURREY TOTAL	97	757	81	451	74	461	719	624	32	39	\$242,400	\$251,358
U.E.L.	0	31	18	26	14	21	21	45	1	5	\$534,900	\$534,900
Van - West End	26	26	0	20	0	22	72	26	0	0	--	--
Van - Downtown	0	39	8	42	8	42	42	58	0	0	--	--
Van - Kitsilano	0	10	0	0	0	0	0	10	0	0	--	--
Van - False Creek	0	24	0	0	0	0	0	27	0	0	--	--
Van - Granville/Oak	0	7	0	6	0	0	0	33	6	6	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	52	2	52	55	0	2	0	--	--
Van - Eastside	0	0	37	85	35	83	105	18	0	2	--	--
Van - Mt. Pleasant	7	11	0	0	0	0	4	11	0	0	--	--
Van - Strath/Grand	0	4	0	0	0	0	0	4	0	0	--	--
Van - Westside	0	9	0	0	0	0	0	30	0	0	--	--
VANCOUVER TOTAL	33	130	45	205	45	199	278	217	8	8	\$515,500	\$491,872
WEST VANCOUVER	6	6	4	4	2	2	2	10	0	2	--	--
WHITE ROCK	0	0	0	9	1	5	5	0	5	4	--	--
VANCOUVER CMA TOTAL	289	1998	213	1551	193	1575	2386	1936	53	73	\$267,900	\$317,360

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

August 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	65	65	0	0	0	0	0	65	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	46	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	47	0	0	0	6	76	47	0	0	--	--
BURNABY TOTAL	65	112	0	0	0	6	122	112	0	0	--	--
COQUITLAM	39	152	0	71	0	71	114	152	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	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	59	87	0	0	0	0	0	87	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	34	34	0	105	0	105	115	34	0	0	--	--
NORTH VANCOUVER City	41	60	0	13	3	10	10	101	6	3	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	35	0	40	0	40	40	66	0	0	--	--
PORT MOODY	60	112	0	0	0	0	59	112	0	0	--	--
RICHMOND	0	277	86	388	86	386	592	298	12	12	--	--
Surrey - South	0	94	0	52	0	92	176	129	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	85	107	0	0	--	--
SURREY TOTAL	0	301	0	91	0	168	324	336	0	0	--	--
U.E.L.	0	284	0	0	0	0	0	329	0	0	--	--
Van - West End	0	10	0	0	0	0	0	10	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	22	0	0	1	5	8	38	1	0	--	--
Van - False Creek	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak	0	35	0	88	0	88	89	78	3	3	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	0	0	48	0	48	48	0	0	0	--	--
Van - Eastside	71	277	0	152	0	149	153	277	4	4	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	0	49	0	0	--	--
Van - Strath/Grand	0	5	0	0	0	0	0	37	0	0	--	--
Van - Westside	0	152	20	20	18	31	171	159	0	2	--	--
VANCOUVER TOTAL	71	550	20	308	19	321	469	701	8	9	\$210,000	\$237,024
WEST VANCOUVER	0	0	0	22	0	20	20	0	2	2	--	--
WHITE ROCK	0	26	0	57	0	57	57	26	0	0	--	--
VANCOUVER CMA TOTAL	369	2030	106	1095	108	1184	1922	2380	28	26	\$238,450	\$239,692

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

August 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	131	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	187	1263	0	117	7	120	138	1344	7	0	--	--	
BURNABY TOTAL	187	1263	0	248	7	251	269	1495	7	0	\$254,900	\$268,573	
COQUITLAM	0	0	0	0	0	0	1	2	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	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	110	0	0	0	5	5	458	0	0	--	--	
NORTH VANCOUVER City	0	152	0	0	0	0	1	607	0	24	--	--	
NORTH VANCOUVER DM	0	86	0	0	0	0	0	171	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	137	137	137	137	137	0	0	0	--	--	
RICHMOND	0	191	0	0	0	0	62	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	333	402	0	178	0	183	586	1117	0	0	--	--	
Van - Downtown	49	1334	533	1235	533	1235	1235	2557	0	0	--	--	
Van - Kitsilano	0	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	0	9	9	46	1	1	--	--	
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole	0	0	0	134	2	106	106	0	30	28	--	--	
Van - Eastside	269	269	0	0	0	0	181	513	0	0	--	--	
Van - Mt. Pleasant	103	178	0	78	0	78	78	178	0	0	--	--	
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Westside	0	10	0	120	0	120	120	102	0	0	--	--	
VANCOUVER TOTAL	754	2265	533	1745	535	1731	2315	4735	31	29	\$293,400	\$318,899	
WEST VANCOUVER	37	37	0	0	0	0	0	111	0	0	--	--	
WHITE ROCK	0	82	0	64	0	64	64	82	0	0	--	--	
VANCOUVER CMA TOTAL	978	4246	670	2194	679	2189	2855	8055	40	31	\$257,400	\$308,180	

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

August 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	16	4	13	4	13	16	16	0	0
BELCARRA	2	2	1	1	1	1	3	3	0	0
BOWEN ISLAND	1	23	5	35	10	35	38	71	5	0
Burnaby - North	90	226	10	209	9	210	256	197	12	13
Burnaby - Lougheed Mall	0	4	1	1	0	0	19	3	0	1
Burnaby - South & East	27	84	8	44	6	46	159	70	11	13
Burnaby - Central Park	14	59	0	26	0	29	43	214	13	13
Burnaby - Remainder	215	1487	18	278	29	317	563	1656	56	45
BURNABY TOTAL	346	1860	37	558	44	602	1040	2140	92	85
COQUITLAM	57	422	30	282	29	275	406	416	24	25
Delta - Tsawwassen	3	19	1	8	1	39	126	47	32	32
Delta - Ladner	3	40	5	25	5	42	144	31	2	2
Delta - North	7	31	3	29	3	30	48	24	3	3
DELTA TOTAL	13	90	9	62	9	111	318	102	37	37
LANGLEY CITY	0	124	0	0	0	20	108	124	0	0
LANGLEY DISTRICT	151	964	71	602	101	666	929	930	46	16
LION'S BAY	0	2	0	1	0	1	1	2	0	0
MAPLE RIDGE	84	377	32	288	29	307	486	322	16	19
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	49	304	10	187	9	192	222	620	2	3
NORTH VANCOUVER City	49	275	1	63	6	60	79	821	12	7
NORTH VANCOUVER DM	25	168	4	66	4	65	126	275	5	5
PITT MEADOWS	14	107	11	71	10	71	101	98	2	3
PORT COQUITLAM	9	143	6	193	4	191	233	170	6	8
PORT MOODY	71	297	155	291	155	291	435	297	6	6
RICHMOND	46	1000	130	1146	135	1151	1692	1076	104	99
Surrey - South	42	504	185	557	176	609	998	513	39	48
Surrey - Cloverdale	82	476	74	419	68	434	669	328	49	55
Surrey - North	158	1386	143	979	117	945	1400	1111	126	152
Surrey - Guildford	1	147	4	20	3	48	101	143	0	1
Surrey - Whalley	14	299	9	134	7	154	250	289	2	4
SURREY TOTAL	297	2812	415	2109	371	2190	3418	2384	216	260
U.E.L.	13	358	80	91	45	55	56	504	1	36
Van - West End	359	549	98	301	90	306	807	1264	0	8
Van - Downtown	49	1425	730	1476	676	1495	1547	2626	0	54
Van - Kitsilano	0	95	2	12	3	54	88	150	1	0
Van - False Creek	0	24	0	1	0	1	1	202	0	0
Van - Granville/Oak	0	111	0	99	0	112	196	211	10	10
Van - Kerrisdale	7	22	8	61	22	76	90	69	18	4
Van - Marpole	7	66	16	289	5	247	272	64	34	45
Van - Eastside	413	1032	87	632	88	642	1032	1132	43	42
Van - Mt. Pleasant	114	260	2	100	2	101	108	284	2	2
Van - Strath/Grand	3	20	0	2	0	3	6	104	0	0
Van - Westside	8	264	33	245	30	262	430	423	8	11
VANCOUVER TOTAL	960	3868	976	3218	916	3299	4577	6529	116	176
WEST VANCOUVER	89	156	31	113	28	92	126	297	24	27
WHITE ROCK	9	149	5	159	6	157	179	153	11	10
VANCOUVER CMA TOTAL	2288	13517	2013	9549	1916	9845	14589	17348	725	822

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA August 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
August 2004	521	106	289	1,363	5	4	2,288
August 2003	507	100	218	633	14	37	1,509
Year-to-date 2004	3,929	632	1,998	6,484	30	444	13,517
Year-to-date 2003	3,723	456	1,560	3,331	48	410	9,528
UNDER CONSTRUCTION							
August 2004	3,313	580	1,936	10,635	13	871	17,348
August 2003	2,804	396	1,518	6,145	40	1,128	12,031
COMPLETIONS							
August 2004	456	84	213	802	14	444	2,013
August 2003	459	32	147	424	8	135	1,205
Year-to-date 2004	3,317	504	1,551	3,469	49	659	9,549
Year-to-date 2003	3,498	458	1,178	2,462	55	939	8,590
COMPLETE & UNOCCUPIED							
August 2004	382	121	73	81	10	155	822
August 2003	434	116	135	144	8	450	1,287
TOTAL SUPPLY							
August 2004	3,695	701	2,009	10,716	23	1,026	18,170
August 2003	3,238	512	1,653	6,289	48	1,578	13,318
ABSORPTIONS***							
August 2004	434	73	193	811	12	393	1,916
3 Month Average	421	74	208	525	5	176	1,409
12 Month Average	429	60	199	420	6	122	1,236

* 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 August 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***
Single Family	3,313	382	3,695	420	Balanced
Semi-Detached	580	121	701	75	Balanced
Row Condo	1,936	73	2,009	205	Balanced
Apartment Condo	10,635	81	10,716	525	Moving towards balanced
Private Row Rental	13	10	23	5	Undersupplied
Private Apt Rental	626	155	781	130	Undersupplied

Assumes completion and selling period of:

Single Detached: 7 months

Semi Detached: 9 months

Row Condo: 10 months

Apt Condo: 14 months

Row Rental: 10 months

Apt Rental: 14 months

Source: CMHC

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