

H

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YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

New Construction Activity

Canada Mortgage and Housing Corporation (CMHC) figures indicate that housing starts in the Vancouver CMA climbed 12 per cent to 1,645 units in July over the same month last year. The increase was due to a 27 per cent increase in multiple starts to 1,187 unit. Single detached housing starts dipped 14 per cent to 458 units compared to the same month last year.

We are now in the midst of a second wave of consumer demand. The first wave was a release of pent-up demand that accumulated during the late 1990's. The current market is supported by much stronger economic fundamentals. Employment and wage growth, an increasing number of migrants, and persistently low mortgage rates continue to drive home sales.

Year-to-date, housing starts in the Vancouver CMA were down 9 per cent to 10,219 units compared to the same period last year. So far this year, single-detached starts have fallen 20 per cent to 2,736 units, while multiple starts were off 4 per cent from last year's pace to 7,483 units.

The dip in the number of housing starts over the last seven months was not due to falling demand. Rather, homebuilders have been pre-occupied with completing the record number of units currently under construction.

With an inventory of just 810 new homes (complete and unoccupied) at month end, and continuing strong demand, new home prices were up for all product types in July.

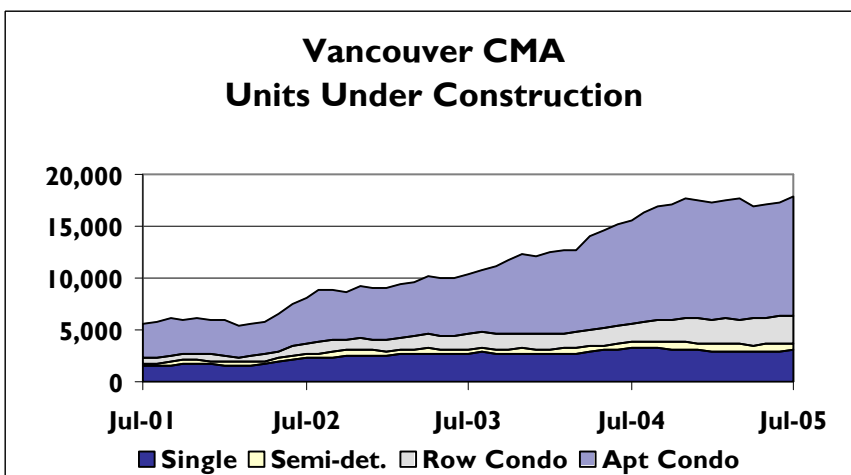
July 2005

IN THIS ISSUE

MONTHLY HIGHLIGHTS... 1

STATISTICAL TABLES:

Single Detached Market.....	2
Semi-Detached Market.....	3
Row Condominium Market.....	4
Low-Rise Apt. Condo Market.....	5
High-Rise Apt. Condo Market.....	6
Total: All Dwelling Types.....	7
HOUSING ACTIVITY SUMMARY.....	8



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Table 1: Single Detached Market

July 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	2	15	6	15	6	15	27	20	0	0	\$920,000	\$912,417
BELCARRA	0	3	0	2	0	0	3	3	0	0	-	-
BOWEN ISLAND	1	32	4	30	4	37	48	65	0	0	\$504,450	\$507,175
Burnaby - North	7	48	2	39	4	45	72	61	11	9	-	-
Burnaby - Louheed Mall	0	2	2	2	0	0	1	3	0	0	-	-
Burnaby - South & East	5	19	1	12	1	18	35	24	2	2	-	-
Burnaby - Central Park	2	9	3	16	4	19	26	6	4	3	-	-
Burnaby - Remainder	11	62	8	64	6	66	103	66	17	19	-	-
BURNABY TOTAL	25	140	16	133	15	148	237	160	34	35	\$658,000	\$654,933
COQUITLAM	10	57	3	34	5	29	65	72	7	5	\$630,000	\$644,062
Delta - Tsawwassen	1	13	6	19	5	14	23	18	4	5	-	-
Delta - Ladner	5	34	2	23	3	31	51	32	3	2	-	-
Delta - North	3	19	2	25	3	23	40	18	3	2	-	-
DELTA TOTAL	9	66	10	67	11	68	114	68	10	9	\$592,000	\$663,818
LANGLEY CITY	0	0	0	0	0	0	1	1	0	0	-	-
LANGLEY DISTRICT	87	319	20	267	22	269	575	322	29	27	\$435,000	\$430,676
LION'S BAY	0	0	0	1	0	1	1	1	0	0	-	-
MAPLE RIDGE	20	209	25	195	35	200	360	209	35	25	\$430,000	\$428,258
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	3	14	2	18	4	18	50	26	4	2	\$427,450	\$412,975
NORTH VANCOUVER City	2	13	3	10	2	9	13	16	0	1	-	-
NORTH VANCOUVER DM	7	42	2	39	4	45	71	57	8	6	\$799,500	\$797,250
PITT MEADOWS	10	49	7	48	6	51	92	45	7	8	\$419,500	\$420,333
PORT COQUITLAM	3	29	11	39	12	40	77	19	2	1	\$449,850	\$451,200
PORT MOODY	18	83	5	36	5	36	73	75	3	3	\$545,000	\$662,060
RICHMOND	33	218	36	259	45	284	413	227	47	38	\$608,000	\$626,405
Surrey - South	13	125	24	174	21	196	388	189	25	28	-	-
Surrey - Cloverdale	49	369	53	220	49	217	358	318	44	48	-	-
Surrey - North	88	496	83	561	89	593	1,048	494	139	133	-	-
Surrey - Guildford	1	8	0	7	0	8	21	8	0	0	-	-
Surrey - Whalley	10	49	5	86	7	96	153	44	9	7	-	-
SURREY TOTAL	161	1,047	165	1,048	166	1,110	1,968	1,053	217	216	\$469,000	\$503,143
U.E.L.	1	1	0	0	0	1	3	4	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)	2	5	0	0	0	0	7	10	0	0	-	-
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Granville/Oak (5)	0	2	0	2	0	1	3	4	1	1	-	-
Van - Kerrisdale (6)	5	23	0	19	2	20	36	36	4	2	-	-
Van - Marpole (7)	2	20	3	21	0	18	33	28	6	9	-	-
Van - Eastside (8)	33	182	35	297	37	325	504	194	46	44	-	-
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	2	0	0	-	-
Van - Strath/Grand (10)	1	1	0	1	0	1	1	4	0	0	-	-
Van - Westside (11)	8	66	4	38	3	37	90	134	7	8	-	-
VANCOUVER TOTAL	51	300	42	379	42	403	675	412	64	64	\$620,000	\$724,167
WEST VANCOUVER	10	70	23	82	19	74	111	151	22	26	\$2,198,000	\$2,278,579
WHITE ROCK	5	29	3	32	2	35	62	30	2	3	-	-
VANCOUVER CMA TOTAL	458	2,736	383	2,737	405	2,876	5,039	3,036	491	469	\$532,450	\$635,255

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

Table 2: Semi-Detached Market

July 2005	STARTS		COMPLETIONS		ABSORPTIONS			INVENTORY		ABSORBED UNITS		
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months	U/Const. Current Month	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	4	0	0	0	4	0	4	4	8	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	6	0	18	8	23	34	8	6	8	0	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - South & East	0	10	0	8	3	24	32	12	12	6	3	-
Burnaby - Central Park	4	14	0	4	1	13	16	18	4	4	3	-
Burnaby - Remainder	4	32	10	58	14	88	111	34	21	17	17	-
BURNABY TOTAL	8	62	10	88	26	148	193	70	39	23	\$429,950	\$441,908
COQUITLAM	0	24	0	30	2	33	50	26	10	8	0	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-
Delta - Ladner	0	28	0	2	2	2	2	34	0	0	0	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-
DELTA TOTAL	0	28	0	2	2	2	2	34	0	0	0	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-
LANGLEY DISTRICT	2	22	0	38	2	25	33	34	18	16	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	2	0	2	6	6	1	1	0	-
NORTH VANCOUVER City	0	20	6	8	4	6	11	16	1	3	0	-
NORTH VANCOUVER DM	4	38	2	24	2	24	24	42	0	0	0	-
PITT MEADOWS	0	10	2	16	6	18	20	8	4	0	\$299,000	\$299,000
PORT COQUITLAM	0	2	2	6	2	4	4	4	4	4	0	-
PORT MOODY	12	14	4	20	4	25	34	34	0	0	0	-
RICHMOND	10	68	16	36	16	55	103	102	0	0	\$295,113	\$331,259
Surrey - South	0	4	2	4	0	0	2	18	26	0	2	-
Surrey - Cloverdale	0	4	4	40	4	40	70	4	4	0	0	-
Surrey - North	0	24	10	62	14	86	137	34	7	3	0	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-
SURREY TOTAL	0	32	16	106	18	128	225	64	7	5	\$329,900	\$319,344
U.E.L.	0	0	0	12	0	14	16	20	0	0	0	-
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Kitsilano (3)	2	4	0	0	0	0	0	8	0	0	0	-
Van - False Creek (4)	0	0	0	2	0	0	0	0	0	2	0	-
Van - Granville/Oak (5)	0	2	0	0	0	0	0	4	0	0	0	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Marpole (7)	0	10	0	4	0	2	12	18	2	2	0	-
Van - Eastside (8)	2	22	2	26	2	27	39	24	6	6	0	-
Van - Mt. Pleasant (9)	6	36	6	12	4	12	20	42	2	4	0	-
Van - Strath/Grand (10)	0	8	0	10	0	2	4	8	8	8	0	-
Van - Westside (11)	0	4	0	4	0	4	4	28	0	0	0	-
VANCOUVER TOTAL	10	86	8	58	6	47	79	132	20	22	\$430,000	\$418,333
WEST VANCOUVER	0	2	4	8	4	8	24	4	0	0	0	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	0	-
VANCOUVER CMA TOTAL	50	414	70	458	92	543	828	624	104	82	\$399,900	\$410,690

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

Table 3: Row Condominium Market

July 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	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	38	38	0	41	0	49	62	38	0	0	-	-
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	38	8	38	38	0	0	0	-	-
Burnaby - Central Park	0	12	27	33	5	11	20	12	0	22	-	-
Burnaby - Remainder	25	64	43	119	25	70	73	103	31	49	-	-
BURNABY TOTAL	63	114	70	231	38	168	193	153	39	71	\$301,900	\$310,895
COQUITLAM	0	0	0	0	0	0	69	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	0	0	22	0	22	64	18	0	0	-	-
LANGLEY DISTRICT	16	263	14	243	8	233	433	285	4	10	\$272,400	\$272,400
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	31	31	0	13	2	9	9	31	6	4	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	19	60	33	81	33	70	94	77	14	14	\$261,900	\$273,476
NORTH VANCOUVER City	3	6	0	17	5	20	23	13	5	0	\$559,000	\$555,400
NORTH VANCOUVER DM	12	67	12	20	12	20	20	67	0	0	-	-
PITT MEADOWS	0	61	0	12	0	12	32	80	0	0	-	-
PORT COQUITLAM	8	39	19	31	19	31	47	58	0	0	\$345,900	\$345,450
PORT MOODY	13	125	50	101	50	100	141	170	6	6	\$329,900	\$343,067
RICHMOND	15	260	41	175	41	166	247	309	20	20	\$379,900	\$396,319
Surrey - South	19	46	26	119	7	48	48	88	2	2	-	-
Surrey - Cloverdale	34	347	10	177	12	178	267	386	6	4	-	-
Surrey - North	64	363	30	313	33	349	556	388	15	12	-	-
Surrey - Guildford	0	51	7	50	7	48	48	88	2	2	-	-
Surrey - Whalley	9	35	0	24	1	25	27	35	6	5	-	-
SURREY TOTAL	126	842	73	683	79	717	1,065	967	36	30	\$257,400	\$264,463
U.I.E.L.	0	14	31	35	31	35	64	91	0	0	\$609,650	\$609,650
Van - West End (1)	0	0	0	0	0	0	0	33	0	0	-	-
Van - Downtown (2)	0	14	0	32	0	32	44	50	0	0	-	-
Van - Kitsilano (3)	0	8	0	0	0	0	0	18	0	0	-	-
Van - False Creek (4)	0	5	0	24	1	24	24	5	4	3	-	-
Van - Granville/Oak (5)	0	4	3	3	2	11	30	14	4	5	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	2	0	0	0	-	-
Van - Eastside (8)	0	41	0	4	0	9	54	67	1	1	-	-
Van - Mt. Pleasant (9)	0	25	3	3	3	4	7	32	0	0	-	-
Van - Strath/Grand (10)	0	26	0	4	1	3	3	26	2	1	-	-
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	-	-
VANCOUVER TOTAL	0	123	6	70	7	83	164	331	11	10	\$464,000	\$462,917
WEST VANCOUVER	0	0	0	0	0	0	0	16	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	1	5	0	0	-	-
VANCOUVER CMA TOTAL	306	2,005	349	1,734	325	1,697	2,678	2,666	141	165	\$280,900	\$307,616

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

Table 4: LOW-RISE Apartment Condominium Market

July 2005	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	Previous 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	65	0	65	65	0	0	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	0	0	0	0	0	-	-
Burnaby - Remainder	0	0	0	0	0	0	0	47	81	0	0	-	-
BURNABY TOTAL	0	0	39	65	0	65	65	112	81	0	0	-	-
COQUITLAM	33	45	0	98	39	98	98	152	43	0	0	\$252,400	\$260,065
Delta - Tsawwassen	0	0	0	0	0	0	3	26	97	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	33	45	0	98	39	98	3	26	97	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	59	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	28	0	28	26	26	59	3	2	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	5	34	34	32	32	32	32	9	0	2	\$235,900	\$249,400
NORTH VANCOUVER City	0	0	0	51	0	51	54	57	60	0	0	-	-
NORTH VANCOUVER DM	0	0	0	15	0	15	15	15	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	59	118	0	0	5	21	29	29	138	7	2	\$234,850	\$232,781
PORT MOODY	0	145	0	172	0	172	172	172	231	0	0	-	-
RICHMOND	0	401	107	345	113	343	430	425	425	19	13	\$282,450	\$289,950
Surrey - South	0	0	0	86	0	86	86	86	43	0	0	-	-
Surrey - Cloverdale	0	48	0	0	0	0	0	0	104	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	46	0	0	-	-
Surrey - Guildford	123	123	52	100	52	100	100	100	123	0	0	-	-
Surrey - Whalley	0	27	0	107	0	107	107	107	27	0	0	-	-
SURREY TOTAL	123	198	52	293	52	293	293	343	343	0	0	\$166,900	\$166,900
U.E.L.	55	232	0	177	0	183	257	381	381	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	3	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	11	0	0	0	-	-
Van - Kitsilano (3)	0	4	0	22	0	30	39	14	14	0	0	-	-
Van - False Creek (4)	0	39	0	0	0	0	0	74	74	0	0	-	-
Van - Granville/Oak (5)	0	48	0	35	0	46	77	48	48	6	4	-	-
Van - Kerrisdale (6)	0	0	0	0	0	11	40	2	2	2	2	-	-
Van - Marpole (7)	0	19	0	0	0	0	0	19	19	0	0	-	-
Van - Eastside (8)	0	63	59	120	59	123	124	236	236	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	42	0	47	49	0	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	5	1	11	15	24	24	5	4	-	-
Van - Westside (11)	0	0	0	58	0	60	85	94	94	0	0	-	-
VANCOUVER TOTAL	0	173	59	282	62	331	444	509	509	13	10	\$531,000	\$459,927
WEST VANCOUVER	0	44	0	0	0	0	0	2	44	0	0	-	-
WHITE ROCK	0	0	0	26	0	22	22	22	22	4	4	-	-
VANCOUVER CMA TOTAL	270	1,361	291	1,586	304	1,658	2,069	2,479	46	33	\$282,450	\$305,320	

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

Table 5: HIGH-RISE Apartment Condominium Market

July 2005	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	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	0	164	0	0	0	0	0	0	405	0	0	-	-
Burnaby - Loughheed 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	151	0	0	151	0	0	0	0	-	-
Burnaby - Remainder	0	537	0	302	0	0	306	1,249	0	0	0	-	-
BURNABY TOTAL	0	701	0	453	0	0	457	1,654	0	0	0	-	-
COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	42	42	0	0	0	0	0	0	42	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	112	141	0	111	0	0	111	532	0	0	0	-	-
NORTH VANCOUVER City	0	132	0	343	10	0	339	451	284	14	4	\$369,500	\$389,100
NORTH VANCOUVER DM	0	0	0	85	0	0	85	86	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT MOODY	0	127	0	0	0	0	0	137	127	0	0	-	-
RICHMOND	0	197	0	301	0	0	300	300	307	3	3	-	-
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-	-
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
U.E.L.	0	0	0	95	0	0	95	95	62	0	0	-	-
Van - West End (1)	0	129	0	188	0	0	192	324	1,123	0	0	-	-
Van - Downtown (2)	403	1,414	0	707	0	0	707	1,646	3,687	0	0	-	-
Van - Kitsilano (3)	0	63	0	0	0	0	0	112	0	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	0	173	173	81	0	0	-	-
Van - Granville/Oak (5)	0	117	0	0	0	0	1	24	243	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	8	30	0	0	0	-	-
Van - Eastside (8)	0	205	0	244	0	0	244	244	474	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	0	178	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	92	0	92	0	0	92	92	10	0	0	-	-
VANCOUVER TOTAL	403	1,928	0	1,404	0	0	1,417	2,533	5,908	0	0	-	-
WEST VANCOUVER	0	0	0	37	0	0	37	74	37	0	0	-	-
WHITE ROCK	0	0	0	82	0	0	79	79	0	0	0	-	-
VANCOUVER CMA TOTAL	557	3,268	0	2,911	13	2,920	4,520	9,039	\$369,500	23	10	\$369,500	\$540,629

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

Table 6: TOTAL: All Dwelling Types

July 2005	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	Previous Month
ANMORE	6	21	6	19	6	19	31	28	0	0	0
BELCARRA	0	3	0	2	0	2	3	3	0	0	0
BOWEN ISLAND	1	33	4	31	4	38	49	65	0	0	0
Burnaby - North	45	256	2	163	2	182	233	510	19	9	9
Burnaby - Lougheed Mall	0	2	2	2	0	0	1	3	0	2	2
Burnaby - South & East	5	175	1	58	12	80	105	182	16	5	5
Burnaby - Central Park	6	35	30	204	10	194	213	36	8	28	28
Burnaby - Remainder	40	695	61	658	47	645	953	1,533	71	85	85
BURNABY TOTAL	96	1,163	96	1,085	81	1,101	1,505	2,264	114	129	129
COQUITLAM	12	119	42	216	54	256	492	197	37	25	25
Delta - Tsawwassen	34	58	6	19	5	30	81	115	4	5	5
Delta - Ladner	5	62	2	25	3	33	53	66	3	2	2
Delta - North	3	19	2	25	3	23	40	18	3	2	2
DELTA TOTAL	42	139	10	69	11	86	174	199	10	9	9
LANGLEY CITY	0	0	0	23	0	23	125	78	0	0	0
LANGLEY DISTRICT	147	646	34	548	36	597	1,155	793	79	77	77
LION'S BAY	0	0	0	1	0	1	1	1	0	0	0
MAPLE RIDGE	51	258	25	236	38	235	395	317	44	31	31
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	134	220	69	246	69	233	293	644	19	19	19
NORTH VANCOUVER City	5	177	9	444	21	443	596	405	20	8	8
NORTH VANCOUVER DM	23	147	16	183	18	189	215	252	8	6	6
PITT MEADOWS	10	120	9	76	12	81	144	133	11	8	8
PORT COQUITLAM	70	198	36	98	48	122	201	246	23	11	11
PORT MOODY	43	494	59	331	59	335	559	637	11	11	11
RICHMOND	58	1,144	200	1,116	215	1,180	1,533	1,370	92	77	77
Surrey - South	32	175	52	383	47	401	659	489	32	37	37
Surrey - Cloverdale	83	778	73	453	71	451	711	814	50	52	52
Surrey - North	152	883	123	945	140	1,039	1,763	964	165	148	148
Surrey - Guildford	124	182	59	157	59	156	169	219	2	2	2
Surrey - Whalley	19	111	5	277	8	228	287	106	15	12	12
SURREY TOTAL	410	2,129	312	2,215	325	2,275	3,589	2,592	264	251	251
U.E.L.	56	247	31	319	31	328	495	558	0	0	0
Van - West End (1)	0	129	0	189	0	196	427	1,267	0	0	0
Van - Downtown (2)	403	1,428	0	739	0	749	1,890	3,737	0	0	0
Van - Kitsilano (3)	4	84	0	26	1	43	84	164	3	2	2
Van - False Creek (4)	0	44	0	199	1	197	197	160	6	5	5
Van - Granville/Oak (5)	0	173	3	83	15	101	184	313	23	11	11
Van - Kerrisdale (6)	5	23	0	19	2	31	92	36	6	4	4
Van - Marpole (7)	2	49	3	25	0	28	77	100	8	11	11
Van - Eastside (8)	37	633	100	719	104	758	1,017	1,222	55	51	51
Van - Mt. Pleasant (9)	6	62	9	57	7	63	76	254	2	4	4
Van - Strath/Grand (10)	1	49	52	72	2	17	23	78	15	13	13
Van - Westside (11)	8	72	4	201	3	199	279	354	10	11	11
VANCOUVER TOTAL	466	2,746	171	2,329	135	2,382	4,346	7,685	128	112	112
WEST VANCOUVER	10	184	27	127	23	119	219	346	22	26	26
WHITE ROCK	5	31	3	140	5	137	170	32	12	10	10
VANCOUVER CMA TOTAL	1,645	10,219	1,159	9,854	1,191	10,182	16,290	18,845	894	810	810

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

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
July 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
July 2005	458	50	306	831	0	0	1,645
July 2004	534	72	328	408	0	125	1,467
Year-to-date 2005	2,736	414	2,005	4,713	0	351	10,219
Year-to-date 2004	3,408	526	1,709	5,121	25	440	11,229
UNDER CONSTRUCTION							
July 2005	3,036	624	2,666	11,630	0	889	18,845
July 2004	3,248	558	1,860	10,078	22	1,311	17,077
COMPLETIONS							
July 2005	383	70	349	305	0	52	1,159
July 2004	454	56	161	306	0	41	1,018
Year-to-date 2005	2,737	458	1,734	4,627	8	290	9,854
Year-to-date 2004	2,861	420	1,338	2,667	35	215	7,536
COMPLETE & UNOCCUPIED							
July 2005	469	82	165	59	3	32	810
July 2004	360	110	53	90	8	104	725
TOTAL SUPPLY							
July 2005	3,505	706	2,831	11,689	3	921	19,655
July 2004	3,608	668	1,913	10,168	30	1,415	17,802
ABSORPTIONS***							
July 2005	405	92	325	351	0	18	1,191
3 Month Average	415	96	281	505	0	33	1,331
12 Month Average	420	69	223	573	3	81	1,369

* Includes Other

** Includes private and assisted rental properties

*** Does not include pre-sales

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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