

H

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Strong housing starts in September

Canada Mortgage and Housing Corporation

Victoria new home sales up, starts down

- ◆ Metro Victoria homebuilding dipped but sales doubled in Sept.
- ◆ Single family house starts climbed to 96 from August's 87, while total starts fell as fewer multiple projects began construction. **Saanich** dominated single family house starts with **22 new houses**, followed by **Langford** with 18 and **Colwood** with 15.
- ◆ New single family house sales shot up to **84** from 47 last month. Average new house prices held steady, at **\$367,497** in September.
- ◆ The new house and duplex market remained balanced, although the 103 units sold exceeded 83 completions.
- ◆ The condo apartment market remained oversupplied as more projects got underway. The number of units under construction rose to 523 while newly completed inventory eased to 17.

- ◆ Fourteen new townhouses broke ground in August. The townhouse market oversupply held steady as 10 units completed, 14 sold, 186 were under construction and 14 in inventory.

Nanaimo homebuilding strong

- ◆ Fifty-three new homes started in Nanaimo this month, close to August's 52. Average new house prices edged up to **\$276,826**, from \$267,033 in Aug.
- ◆ Forty-seven new houses/duplexes completed and 47 sold in Sept. The new house market remained balanced with inventories holding steady.
- ◆ The new townhouse market continued with an undersupply in September, with no starts, four completions, and six sales.
- ◆ Nanaimo's apartment condo market oversupply is edging down slowly, with no completions and just two sales this month. See pages 5-7 for details.

SEPTEMBER 2003

IN THIS ISSUE

Monthly Highlights 1

STATISTICAL TABLES:

Metropolitan Victoria

Starts/Completions/Under Construction 2

Inventory & Absorptions by Municipality 3

Vancouver Island

New House Prices & Starts/ Completions 4

Starts/Completions/Under Construction 5

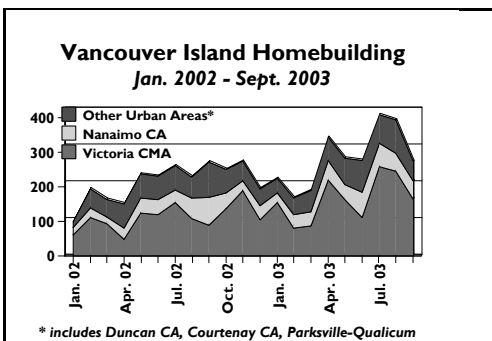
Inventory & Absorptions by Municipality 6

CMHC Market Watch & Inventory Graphs ... 7

Key Economic Indicators & MLS® Sales 8

CMHC Victoria Noticeboard

- ◆ **CMHC survey** results: **rental markets** Nov. 26, **new housing** Nov. 10, (250) 363-8045, pprill@cmhc.ca
- ◆ **Housing Affordability week Oct. 17-23** - for details call Community Council (250) 383-6166 (info@communitycouncil.ca) or contact CMHC Corporate Rep **Lee F. King** (250) 363-8050, lking@cmhc.ca
- ◆ **Oct. is Canada's renovation month** - contact your local CHBA office for more info, or visit www.chba.bc.ca.



◆ Vancouver Island homebuilding robust.

Courtenay CA ahead of other Vancouver Island markets

- ◆ Courtenay-Comox saw 26 homes get underway in September, followed by **Duncan** with 18 starts and **Parksville-Qualicum** with 12.
- ◆ Multiple project starts remain slow in areas outside Metro Victoria, although one **Courtenay condo townhouse broke ground** this month. On a year-to-date basis, **Vancouver Island homebuilding** is now 39% ahead of 2002 levels, buoyed by strong single family housebuilding.

Peggy Prill (250) 721-9945 Fax (250) 995-2640
 CMHC Victoria - Market Analysis (250) 363-8040
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HOME TO CANADIANS
 Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
September 2003

	STARTS							COMPLETIONS						UNDER CONSTRUCTION							
	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL
Victoria City	0	5	4	0	46	0	55	2	0	0	0	0	0	2	8	21	36	0	363	0	428
Oak Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	15
Esquimalt	1	0	0	0	0	0	1	0	0	0	0	0	0	0	15	2	30	0	0	39	86
Saanich	22	2	4	0	0	0	28	25	2	10	0	0	0	37	121	6	50	0	88	0	265
C. Saanich	0	0	0	0	0	0	0	3	0	0	0	0	0	3	23	0	0	0	0	0	23
N. Saanich	7	0	0	0	0	0	7	1	0	0	0	0	0	1	30	0	0	0	0	0	30
Sidney	1	0	6	0	0	0	7	0	0	0	0	0	0	0	19	9	10	0	63	54	155
View Royal	6	0	0	0	0	0	6	2	0	0	0	0	0	2	34	2	21	0	0	0	57
RDA H	4	0	0	0	0	0	4	3	0	0	0	0	0	3	21	1	0	0	0	0	22
Highlands	3	0	0	0	0	0	3	1	0	0	0	0	0	1	20	0	0	0	0	0	20
Langford	18	2	0	0	0	0	20	16	0	0	0	0	0	16	73	6	19	0	9	32	139
Colwood	15	0	0	0	0	0	15	14	0	0	0	0	0	14	73	0	20	0	0	0	93
Metchosin	2	0	0	0	0	0	2	1	0	0	0	0	0	1	11	0	0	0	0	0	11
Sooke	15	0	0	0	0	0	15	1	0	0	0	0	0	1	49	2	0	0	0	0	51
Indian Res.	2	0	0	0	0	0	2	12	0	0	0	0	0	12	13	0	0	0	0	0	13
MONTH TOTAL	96	9	14	0	46	0	165	81	2	10	0	0	0	93	525	49	186	0	523	125	1408
YEAR-TO-DATE	697	67	172	0	450	93	1479	563	67	86	27	92	140	975	---	---	---	---	---	---	---

NOTE: Rental category includes private rental, assisted and co-op housing.

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

September 2003 AND YEAR-TO-DATE 2002 & 2003

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	
Victoria	10	0	5	0	15	9	24	Victoria	1	0	2	0	3	2	5
Cen Saanich	0	0	2	0	2	2	4	Cen Saanich	0	0	1	0	1	3	4
Esquimalt	0	0	0	0	0	1	1	Esquimalt	0	0	0	0	0	1	1
Oak Bay	7	0	1	0	8	0	8	Oak Bay	2	0	0	0	2	0	2
Saanich	0	0	5	0	5	22	27	Saanich	0	6	11	27	44	44	88
Sidney	0	0	0	0	0	0	0	Sidney	0	0	0	0	0	2	2
RDA. H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	4	4
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	1	1
Langford	0	0	0	0	0	6	6	Langford	0	0	0	0	0	17	17
View Royal	0	0	0	0	0	4	4	View Royal	0	0	0	0	0	2	2
N. Saanich	0	0	0	0	0	1	1	N. Saanich	0	0	0	0	0	1	1
Colwood	0	0	1	0	1	2	3	Colwood	0	0	0	0	0	15	15
Metchosin	0	0	0	0	0	1	1	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	1	1	Sooke	0	0	0	0	0	3	3
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	8	8
MONTH TOTAL	17	0	14	0	31	51	82	MONTH TOTAL	3	6	14	27	50	103	153
Y.T.D. AVG. 2003	25	10	20	9	64	65	129	Y.T.D. TOTAL 2003	114	140	74	27	355	613	968
Y.T.D. AVG. 2002	72	19	6	0	97	50	147	Y.T.D. TOTAL 2002	187	107	64	0	358	752	1110

Note 1): Absorptions are measured at project completion and do **not** include presales.
 Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

Preliminary
Page 3

METROPOLITAN VICTORIA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	73	45	\$311,518	\$446,782	43.4	\$284,900	\$387,000	35.8
February	91	62	347,122	402,073	15.8	324,000	343,800	6.1
March	95	52	321,126	334,101	4.0	301,000	336,000	11.6
April	69	30	307,498	329,913	7.3	284,400	333,400	17.2
May	66	70	339,126	334,910	-1.2	299,500	359,000	19.9
June	75	64	337,301	356,838	5.8	274,416	349,450	27.3
July	43	78	315,562	362,844	15.0	290,000	332,400	14.6
August	108	47	339,604	367,773	8.3	289,450	334,000	15.4
September	69	84	324,542	367,497	13.2	289,900	356,300	22.9
October	67		380,037			304,800		
November	49		374,493			354,000		
December	79		423,910			340,200		

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	11	34	\$298,357	\$275,565	-7.6	\$248,400	\$246,044	-0.9
February	19	24	267,268	222,547	-16.7	245,400	194,750	-20.6
March	22	25	262,292	244,495	-6.8	228,950	226,500	-1.1
April	26	40	257,319	240,294	-6.6	224,200	225,450	0.6
May	23	27	265,166	277,954	4.8	262,080	257,000	-1.9
June	32	35	241,729	287,047	18.7	222,705	248,500	11.6
July	5	43	211,383	280,030	32.5	217,900	247,000	13.4
August	29	49	254,686	267,033	4.8	223,200	239,900	7.5
September	31	38	222,222	276,826	24.6	189,900	254,900	34.2
October	31		285,989			287,192		
November	33		212,853			203,000		
December	41		254,734			253,000		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2002 & 2003 Year-to-Date

	STARTS JAN.-SEP. 2003					STARTS JAN.-SEP. 2002					COMPLETIONS JAN.-SEP. 2003					COMPLETIONS JAN.-SEP. 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River *	71	2	0	0	73	47	0	6	0	53	n.a.	n.a.	n.a.	n.a.	n.a.	31	0	0	0	31
Courtenay	231	49	29	24	333	200	14	14	51	279	204	30	6	43	283	178	4	11	0	193
Parksville/Qualicum	140	11	0	0	151	176	18	0	0	194	142	11	0	0	153	146	16	0	0	162
Nanaimo	412	31	15	0	458	306	28	28	7	369	328	28	31	25	412	230	28	12	34	304
Duncan	120	11	0	0	131	68	16	0	0	84	69	12	0	6	87	62	14	0	0	76
Port Alberni *	18	2	0	6	26	11	0	0	0	11	n.a.	n.a.	n.a.	n.a.	n.a.	11	0	0	0	11
Victoria	697	67	172	543	1479	682	41	60	130	913	563	67	113	232	975	606	46	61	360	1073
TOTAL	1689	173	216	573	2651	1490	117	108	188	1903	1306	148	150	306	1910	1264	108	84	394	1850

* updated Quarterly (to September)

Preliminary
Page 4

VANCOUVER ISLAND

Starts/Completions/Under Construction

September 2003

	UNDER CONSTR: AUG. 2003					STARTS					COMPLETIONS					UNDER CONSTR: SEP. 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	34	8	4	0	46	5	1	0	0	6	8	0	0	0	8	31	9	4	0	44
Courtenay City	76	38	16	24	154	9	2	4	0	15	16	4	0	0	20	69	36	20	24	149
Cumberland	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Comox Strath RDA A	13	0	0	0	13	0	0	0	0	0	1	0	0	0	1	12	0	0	0	12
Comox Strath RDA B	28	0	5	0	33	5	0	0	0	5	1	0	0	0	1	32	0	5	0	37
Indian Res.	4	0	0	0	4	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
Courtenay CA	156	46	25	24	251	19	3	4	0	26	27	4	0	0	31	148	45	29	24	246
Parksville City	34	14	0	0	48	4	0	0	0	4	6	0	0	0	6	32	14	0	0	46
Qualicum Beach Town	19	2	0	0	21	2	0	0	0	2	2	0	0	0	2	19	2	0	0	21
Nanaimo RDA G	31	0	0	0	31	6	0	0	0	6	7	0	0	0	7	30	0	0	0	30
Parksville-Qualicum	84	16	0	0	100	12	0	0	0	12	15	0	0	0	15	81	16	0	0	97
Nanaimo City	150	10	8	0	168	37	0	0	0	37	26	6	4	0	36	161	4	4	0	169
Nanaimo RDA A	21	0	0	0	21	2	1	0	0	3	4	0	0	0	4	19	1	0	0	20
Nanaimo RDA B	31	0	0	0	31	4	0	0	0	4	4	0	0	0	4	31	0	0	0	31
Nanaimo RDA D	23	0	0	0	23	4	0	0	0	4	3	0	0	0	3	24	0	0	0	24
Nanaimo RDA E	41	0	7	0	48	5	0	0	0	5	4	0	0	0	4	42	0	7	0	49
Nanaimo CA	266	10	15	0	291	52	1	0	0	53	41	6	4	0	51	277	5	11	0	293
North Cowichan	70	14	0	0	84	13	2	0	0	15	5	6	0	0	11	78	10	0	0	88
Duncan City	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Cowich. Valley RDA D	11	0	0	0	11	1	0	0	0	1	1	0	0	0	1	11	0	0	0	11
Cowich. Valley RDA E	7	0	0	0	7	2	0	0	0	2	1	0	0	0	1	8	0	0	0	8
Duncan CA	89	14	0	0	103	16	2	0	0	18	7	6	0	0	13	98	10	0	0	108
TOTAL	595	86	40	24	745	99	6	4	0	109	90	16	4	0	110	604	76	40	24	744

NANAIMO CA

Inventory and Absorptions by Municipality

SEPTEMBER 2003 AND YEAR-TO-DATE 2002 & 2003

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Nanaimo City	13	0	0	3	16	16	32	Nanaimo	2	0	6	0	8	33	41
Nanaimo A,B,D,E	7	0	0	0	7	4	11	Nanaimo A,B,D,E	0	0	0	0	0	14	14
TOTAL	20	0	0	3	23	20	43	TOTAL	2	0	6	0	8	47	55
Y.T.D. AVG. 2003	34	0	3	2	39	24	63	Y.T.D. TOTAL 2003	29	21	38	0	88	371	459
Y.T.D. AVG. 2002	72	0	3	0	75	20	95	Y.T.D. TOTAL 2002	27	0	6	0	33	264	297

COURTENAY CA

Inventory and Absorptions by Municipality

SEPTEMBER 2003 AND YEAR-TO-DATE 2002 & 2003

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Comox Town	0	0	0	0	0	1	1	Comox Town	0	0	0	0	0	10	10
Courtenay	0	0	0	0	0	6	6	Courtenay	0	0	0	0	0	24	24
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	0	0	0	0	0	Comox Strath A,B	0	0	2	0	2	3	5
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	7	7	TOTAL	0	0	2	0	2	37	39
Y.T.D. AVG. 2003	7	4	2	0	13	25	38	Y.T.D. TOTAL 2003	12	43	8	0	63	239	302
Y.T.D. AVG. 2002	0	0	5	0	5	15	20	Y.T.D. TOTAL 2002	0	0	16	0	16	180	196

Preliminary
Page 6

Note 1): Absorptions are measured at projection completion and do **not** include presales.

Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction SEPTEMBER 2003

need to know

METRO VICTORIA

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	51	548	599	75	8.0	1.0	Balanced.
Row Condo	14	186	200	12	16.7	6.7	Oversupplied.
Apt Condo	17	523	540	24	22.5	8.5	Oversupplied.

need to know

NANAIMO CA

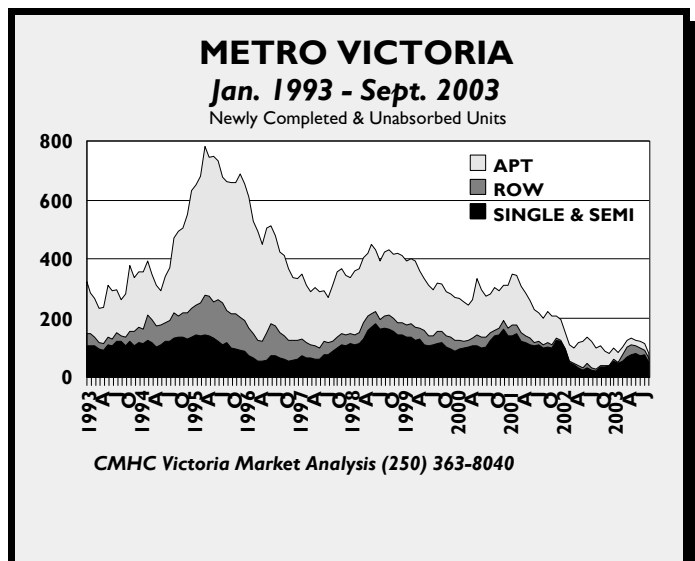
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	20	269	289	38	7.6	0.6	Balanced.
Row Condo	0	11	11	2	5.5	-5.5	Undersupplied.
Apt Condo	20	0	20	1	20.0	7.0	Oversupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

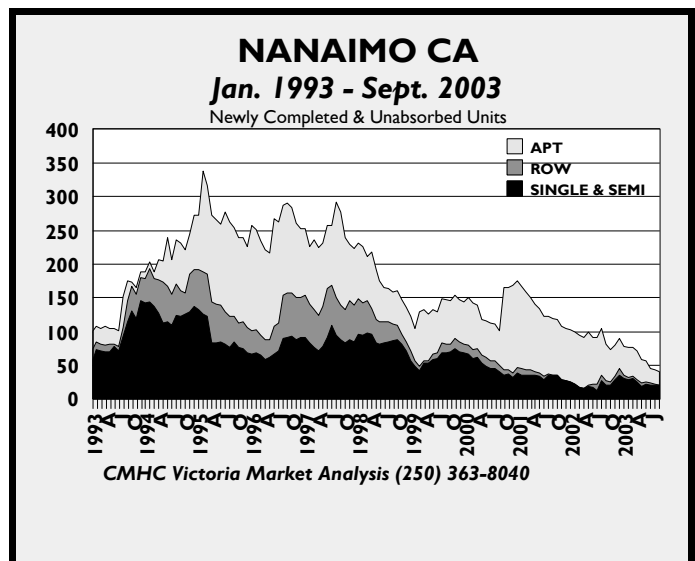
VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 1993 to SEPTEMBER 2003



♦ Victoria new home inventories reach new low.



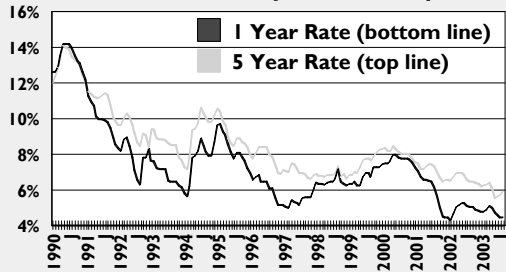
♦ Nanaimo new condo inventories trend down.

Preliminary
Page 7

KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Sept. 2003



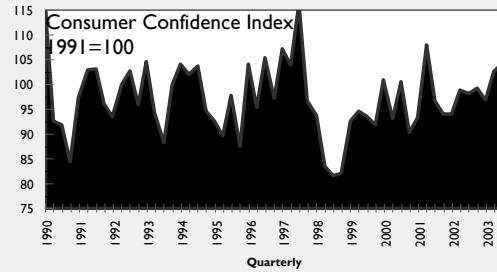
CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue low.

B.C. CONSUMER CONFIDENCE

1st Q 1990 - 3rd Q 2003

Seasonally Adjusted



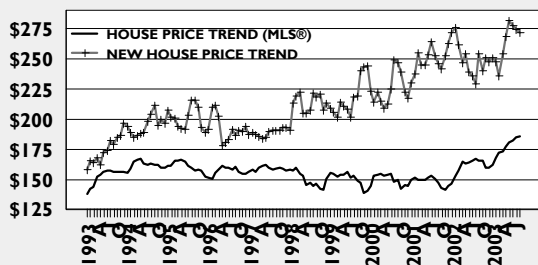
CMHC Victoria (250) 363-8040 DATA: Conference Board of Canada

◆ B.C. consumer confidence remains strong in '03.

NANAIMO

Average House Price Trend Jan. 1993 - Sept. 2003

thousands



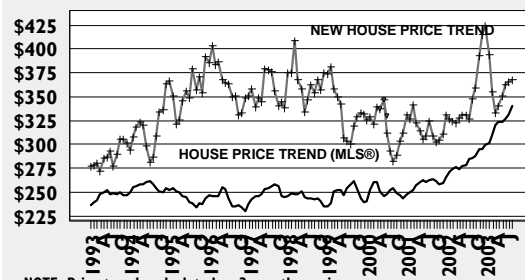
NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices trending up.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Sept. 2003

thousands



NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250)363-8040 DATA: Victoria Real Estate Board, CMHC

◆ Victoria resale house prices escalating.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	September 2003				YEAR TO DATE 2003			
	Sales Sep. 2003	% Change Sep. 2002	Avg Price Sep. 2003	% Change Sep. 2002	Sales Y.T.D.	% Chg. Y.T.D. 02-03	Avg Price Y.T.D.	% Chg. Y.T.D. 02-03
Metro Victoria	374	13%	\$337,638	18%	3,578	-1%	\$320,147	15%
Nanaimo	143	36%	\$186,290	12%	1,228	21%	\$178,142	10%
Duncan-Cowichan Valley	94	57%	\$184,712	0%	703	8%	\$180,724	9%
Port Alberni*	25	-17%	\$142,570	20%	204	-2%	\$110,031	7%
Parksville-Qualicum Beach	84	45%	\$234,442	37%	615	7%	\$211,807	13%
Comox Valley	95	53%	\$164,710	4%	730	16%	\$167,957	7%
Campbell River	49	75%	\$169,322	26%	345	10%	\$153,355	5%

* Note: MLS® data represents a smaller portion of total sales in Port Alberni.

MLS® - Multiple Listing Service® is a registered trademark owned by The Canadian Real Estate Association (CREA). Data courtesy of the Victoria Real Estate Board and the Vancouver Island Real Estate Board.

