

H

OUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

Homebuilding surges in February

Canada Mortgage and Housing Corporation

Victoria new home starts jump

- ◆ Metro Victoria saw **283 homes get underway in February**, up from 180 in January.
- ◆ **Single family** house starts increased to 72, with **Saanich** at 18 and **Langford** at 15 leading the municipalities.
- ◆ New single family **house sales shot up to 97** from January's 80. Average new house **prices jumped to \$453,973** in February from \$378,880 last month.
- ◆ The **new house and duplex market remained balanced**, with 107 sales and 110 completions.
- ◆ New **condo apartments moved toward an oversupply** as 197 new units started, pushing under construction numbers higher, to 791. Newly completed inventory stood at 24.
- ◆ There were **four new townhouse** starts in February. The townhouse market moved towards undersupply

as 33 units sold, 80 were under construction and 18 were in inventory.

Nanaimo house prices rise

- ◆ Nanaimo saw **starts rise to 91** in February from 40 last month. Average new **house prices continued to rise**, reaching \$335,772 up from \$299,394 in January.
- ◆ Fifty-one new houses/duplexes completed and 48 sold in February. The **new house market remained balanced** with inventories holding steady.
- ◆ The **new townhouse market continued with an undersupply** as no units remain in inventory but three starts, seven completions, and seven sales were reported.
- ◆ Nanaimo's **apartment condo market also remained undersupplied**. There were no starts, no completions and one sale in February. See **pages 5-7** for details.

Courtenay-Comox leads other Van. Island markets

- ◆ **Thirty new homes got started in Courtenay-Comox** this month. There were 22 starts in **Parksville-Qualicum**, and 13 in **Duncan**.
- ◆ Multiple project starts remain slow in areas outside Metro Victoria and Nanaimo, with **no apartment or townhouse starts** this month. This year, total **Vancouver Island home construction** is 84% ahead of 2003 levels, buoyed by strong single and semi-detached housebuilding.

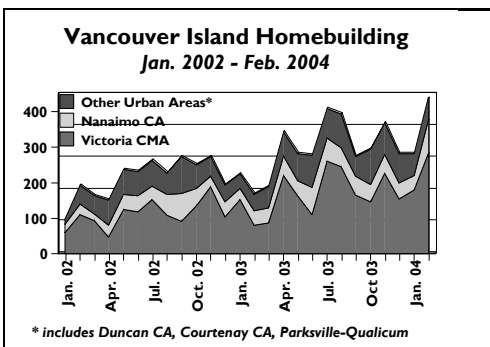
FEBRUARY 2004

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CMHC Victoria Noticeboard

- ◆ **CMHC's 2005 housing market outlooks** available in May - call Lisa Preston for your copy (604) 737-4088 lp Preston@cmhc.ca
- ◆ **CMHC tracks new housing;** next release April 8 (250) 363-8045, prrill@cmhc.ca
- ◆ **Check out CMHC's new "Flex Down" mortgage insurance product** Details at www.cmhc.ca or call CMHC Victoria (250) 363-8040
- ◆ **CHBA 2004 CARE Awards** - Vancouver Island entry deadline June 14: (250) 383-5044 or <http://www.chbavictoria.com> for details or contact CMHC Corporate Rep **Lee F. King** (250) 363-8050, lking@cmhc.ca



◆ **Van. Island homebuilding hits new high.**

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HOME TO CANADIANS
 Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
February 2004

	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	1	2	0	0	197	0	200	2	4	17	0	0	0	23	11	22	33	0	585	49	700
Oak Bay	0	0	0	0	0	0	0	3	0	0	0	0	0	3	13	0	0	0	0	0	13
Esquimalt	1	0	0	0	0	0	1	0	0	0	0	0	0	0	13	6	9	0	0	0	39
Saanich	18	6	4	0	0	0	28	17	0	10	0	0	0	27	149	30	22	0	58	40	299
C. Saanich	4	2	0	0	0	0	6	9	0	0	0	0	0	9	19	2	0	0	42	0	63
N. Saanich	2	0	0	0	0	0	2	5	0	0	0	0	0	5	29	0	0	0	0	0	29
Sidney	0	0	0	0	0	0	0	2	2	0	0	0	0	4	9	2	10	0	78	54	153
View Royal	7	0	0	0	0	0	7	7	0	0	0	0	0	7	38	2	6	0	0	0	46
RDA H	1	0	0	0	0	0	1	2	0	0	0	0	0	2	30	2	0	0	0	0	32
Highlands	0	0	0	0	0	0	0	2	0	0	0	0	0	2	16	0	0	0	0	0	16
Langford	15	0	0	0	0	0	15	18	4	0	0	0	0	22	54	10	0	0	28	0	92
Colwood	10	0	0	0	0	0	10	17	0	0	0	0	0	17	30	0	0	0	0	0	30
Metchosin	1	0	0	0	0	0	1	2	0	0	0	0	0	2	13	0	0	0	0	0	13
Sooke	11	0	0	0	0	0	11	10	0	0	0	0	0	10	64	0	0	0	0	0	64
Indian Res.	1	0	0	0	0	0	1	4	0	0	0	0	0	4	9	0	0	0	0	0	9
MONTH TOTAL	72	10	4	0	197	0	283	100	10	27	0	0	0	137	497	76	80	0	791	182	1626
YEAR-TO-DATE	131	23	9	0	300	0	463	193	11	51	0	28	9	292	---	---	---	---	---	---	---

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

February 2004 AND YEAR-TO-DATE 2003 & 2004

	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	18	0	2	0	20	6	26	Victoria	7	0	20	0	27	8	35
Cen Saanich	0	0	0	0	0	0	0	Cen Saanich	0	0	0	0	0	9	9
Esquimalt	0	0	0	0	0	1	1	Esquimalt	0	0	0	0	0	0	0
Oak Bay	6	0	0	0	6	0	6	Oak Bay	0	0	1	0	1	3	4
Saanich	0	0	16	0	16	22	38	Saanich	0	0	8	0	8	14	22
Sidney	0	0	0	0	0	3	3	Sidney	0	0	0	0	0	1	1
RDA. H	0	0	0	0	0	0	0	RDA H	0	0	0	0	0	2	2
Highlands	0	0	0	0	0	1	1	Highlands	0	0	0	0	0	2	2
Langford	0	0	0	0	0	9	9	Langford	0	1	0	0	1	20	21
View Royal	0	0	0	0	0	3	3	View Royal	0	0	2	0	2	6	8
N. Saanich	0	0	0	0	0	1	1	N. Saanich	0	0	0	0	0	4	4
Colwood	0	0	0	0	0	6	6	Colwood	0	0	2	0	2	16	18
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	4	4
Sooke	0	0	0	0	0	9	9	Sooke	0	0	0	0	0	15	15
Indian Res.	0	0	0	0	0	2	2	Indian Res.	0	0	0	0	0	3	3
MONTH TOTAL	24	0	18	0	42	63	105	MONTH TOTAL	7	1	33	0	41	107	148
Y.T.D. AVG. 2004	28	1	21	0	50	62	112	Y.T.D. TOTAL 2004	24	9	51	0	84	196	280
Y.T.D. AVG. 2003	36	12	5	0	53	52	105	Y.T.D. TOTAL 2003	25	0	5	0	30	118	148

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.

METROPOLITAN VICTORIA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	45	80	\$446,782	\$378,880	-15.2	\$387,000	\$359,900	-7.0
February	62	97	402,073	453,973	12.9	343,800	385,900	12.2
March	52		334,101			336,000		
April	30		329,913			333,400		
May	70		334,910			359,000		
June	64		356,838			349,450		
July	78		362,844			332,400		
August	47		367,773			334,000		
September	84		367,497			356,300		
October	79		368,311			356,400		
November	66		366,450			378,000		
December	72		364,514			334,500		

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	34	32	\$275,565	\$299,394	8.6	\$246,044	\$282,700	14.9
February	24	42	222,547	335,772	50.9	194,750	336,200	72.6
March	25		244,495			226,500		
April	40		240,294			225,450		
May	27		277,954			257,000		
June	35		287,047			248,500		
July	43		280,030			247,000		
August	49		267,033			239,900		
September	38		276,826			254,900		
October	44		276,654			255,200		
November	51		330,688			304,600		
December	47		283,463			274,680		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2003 & 2004 Year-to-Date

	STARTS JANUARY-FEBRUARY 2004					STARTS JANUARY-FEBRUARY 2003					COMPLETIONS JANUARY-FEBRUARY 2004					COMPLETIONS JANUARY-FEBRUARY 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	42	12	8	0	62	26	6	0	0	32	50	8	0	0	58	47	4	3	0	54
Parksville/Qualicum	37	10	0	0	47	21	8	0	0	29	34	4	0	0	38	31	2	0	0	33
Nanaimo	87	38	6	0	131	61	8	0	0	69	84	5	7	0	96	58	2	8	0	68
Duncan	13	4	0	0	17	23	3	0	0	26	32	0	0	0	32	7	2	0	0	9
Port Alberni *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	131	23	9	300	463	117	14	32	73	236	193	11	51	37	292	115	13	7	43	178
TOTAL	310	87	23	300	720	248	39	32	73	392	393	28	58	37	516	258	23	18	43	342

* updated Quarterly

Preliminary
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VANCOUVER ISLAND

Starts/Completions/Under Construction

February 2004

	UNDER CONSTR: JAN. 2003					STARTS					COMPLETIONS					UNDER CONSTR: FEB. 2004				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	30	4	8	0	42	7	0	0	0	7	8	2	0	0	10	29	2	8	0	39
Courtenay City	68	34	12	30	144	11	8	0	0	19	10	4	0	0	14	69	38	12	30	149
Cumberland	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2
Comox Strath RDA A	20	0	0	0	20	0	0	0	0	0	3	0	0	0	3	17	0	0	0	17
Comox Strath RDA B	35	0	0	0	35	3	0	0	0	3	4	0	0	0	4	34	0	0	0	34
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Courtenay CA	155	38	20	30	243	22	8	0	0	30	25	6	0	0	31	152	40	20	30	242
Parksville City	36	28	9	0	73	13	0	0	0	13	11	0	0	0	11	38	28	9	0	75
Qualicum Beach Town	20	2	0	0	22	4	0	0	0	4	1	0	0	0	1	23	2	0	0	25
Nanaimo RDA G	35	18	0	0	53	5	0	0	0	5	9	0	0	0	9	31	18	0	0	49
Parksville-Qualicum	91	48	9	0	148	22	0	0	0	22	21	0	0	0	21	92	48	9	0	149
Nanaimo City	140	24	7	0	171	38	10	3	0	51	28	2	0	0	30	150	32	10	0	192
Nanaimo RDA A	14	0	0	0	14	4	0	0	0	4	5	0	0	0	5	13	0	0	0	13
Nanaimo RDA B	32	0	0	0	32	7	0	0	0	7	3	0	0	0	3	36	0	0	0	36
Nanaimo RDA D	17	0	0	0	17	1	0	0	0	1	3	0	0	0	3	15	0	0	0	15
Nanaimo RDA E	45	2	7	0	54	10	18	0	0	28	10	0	7	0	17	45	20	0	0	65
Nanaimo CA	248	26	14	0	288	60	28	3	0	91	49	2	7	0	58	259	52	10	0	321
North Cowichan	65	10	0	7	82	6	4	0	0	10	16	0	0	0	16	55	14	0	7	76
Duncan City	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
Cowich. Valley RDA D	13	0	0	0	13	1	0	0	0	1	0	0	0	0	0	14	0	0	0	14
Cowich. Valley RDA E	13	0	0	0	13	1	0	0	0	1	5	0	0	0	5	9	0	0	0	9
Duncan CA	93	10	0	7	110	9	4	0	0	13	21	0	0	0	21	81	14	0	7	102
TOTAL	587	122	43	37	789	113	40	3	0	156	116	8	7	0	131	584	154	39	37	814

NANAIMO CA

Inventory and Absorptions by Municipality

FEBRUARY 2004 AND YEAR-TO-DATE 2003 & 2004

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	1	0	0	0	1	17	18	Nanaimo	0	0	0	0	0	27	27
Nanaimo A,B,D,E	3	0	0	0	3	4	7	Nanaimo A,B,D,E	1	0	7	0	8	21	29
TOTAL	4	0	0	0	4	21	25	TOTAL	1	0	7	0	8	48	56
Y.T.D. AVG. 2004	5	0	0	0	5	20	25	Y.T.D. TOTAL 2004	1	0	7	0	8	86	94
Y.T.D. AVG. 2003	44	0	4	0	48	30	78	Y.T.D. TOTAL 2003	1	0	14	0	15	67	82

COURTENAY CA

Inventory and Absorptions by Municipality

FEBRUARY 2004 AND YEAR-TO-DATE 2003 & 2004

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	4	4	Comox Town	0	0	2	0	2	11	13
Courtenay	0	0	4	0	4	7	11	Courtenay	0	0	2	0	2	15	17
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	0	0	0	8	8
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	4	0	4	11	15	TOTAL	0	0	4	0	4	34	38
Y.T.D. AVG. 2004	0	0	6	0	6	13	19	Y.T.D. TOTAL 2004	0	0	5	0	5	59	64
Y.T.D. AVG. 2003	12	0	2	0	14	36	50	Y.T.D. TOTAL 2003	0	0	3	0	3	42	45

Preliminary

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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 FEBRUARY 2004

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	63	573	636	89	7.1	0.1	Balanced.
Row Condo	18	80	98	13	7.5	-2.5	Balanced, moving to undersupply.
Apt Condo	24	791	815	38	21.4	7.4	Oversupplied.

need to know

NANAIMO CA

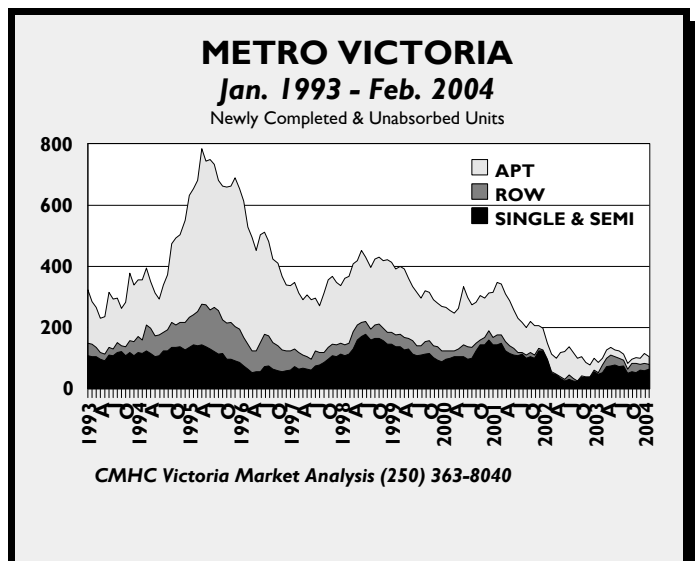
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	21	311	332	40	8.3	1.3	Balanced.
Row Condo	0	7	7	2	3.5	-7.5	Undersupplied.
Apt Condo	4	0	4	2	2.0	-11.0	Undersupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

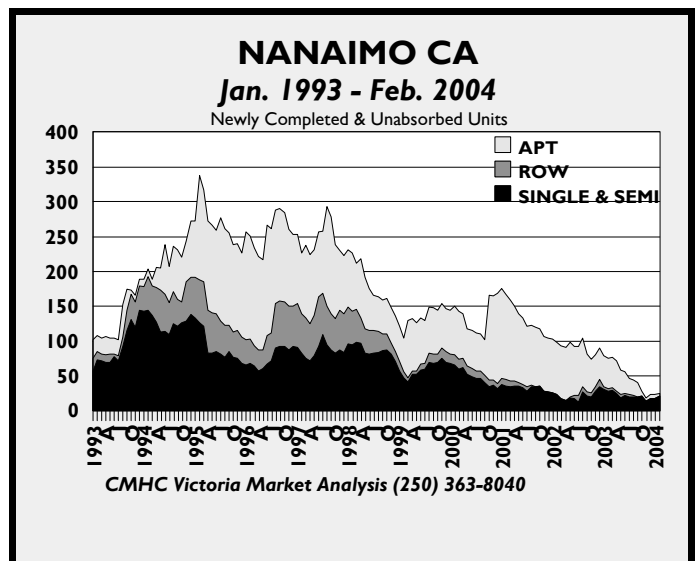
VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 1993 to FEBRUARY 2004



♦ Victoria new home inventories begin to edge up.



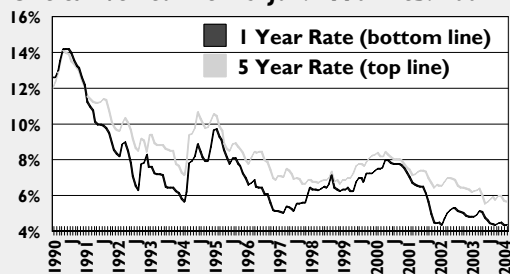
♦ Nanaimo new condo inventories remain low.

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KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Feb. 2004

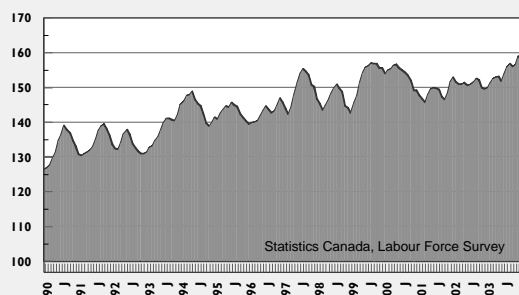


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue downtrend.

METRO VICTORIA

Employed Labour Force Jan. 1990 - Feb. 2004

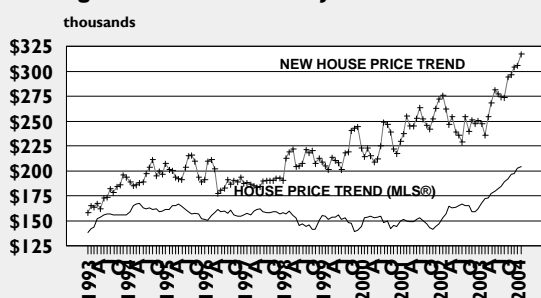


CMHC Market Analysis (250) 363-8040

◆ More new jobs in Metro Victoria this winter.

NANAIMO

Average House Price Trend Jan. 1993 - Feb. 2004

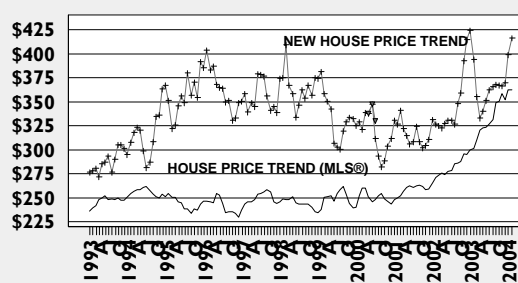


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices continue rising.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Feb. 2004
thousands



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

◆ Victoria new and resale house prices climbing.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	February 2004				January-February 2004			
	Sales Feb. 2004	% Change Feb. 2003	Avg Price Feb. 2004	% Change Feb. 2003	Sales Y.T.D.	% Chg. Y.T.D. 03-04	Avg Price Y.T.D.	% Chg. Y.T.D. 03-04
Metro Victoria	330	1%	\$378,723	38%	572	-5%	\$365,145	31%
Nanaimo	126	10%	\$209,020	19%	206	4%	\$205,374	21%
Duncan-Cowichan Valley	61	-12%	\$197,593	0%	119	-1%	\$197,168	4%
Port Alberni*	23	130%	\$107,204	1%	38	73%	\$116,805	11%
Parksville-Qualicum Beach	72	71%	\$221,014	10%	110	26%	\$225,442	13%
Comox Valley	75	42%	\$195,474	20%	125	26%	\$196,745	20%
Campbell River	46	64%	\$162,459	9%	61	20%	\$166,068	18%

* 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.

