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# OUSING NOW

Kelowna / Southern Interior

## YOUR LINK TO THE HOUSING MARKET

### New Construction Highlights

Canada Mortgage and Housing Corporation

#### Kelowna Housing Starts Down in November

Kelowna area housing starts dropped back down in November. Housing starts fell to 105 units from 235 units in October.

Multi-family starts declined following last month's surge in construction activity. October multi-family starts shot up to the highest monthly level since 1993. The multiples sector typically sees big swings from month to month. Singles starts maintained a brisk pace. The Kelowna new home market remains buoyant despite November's decline.

Pent-up demand, triggered by low interest rates remains a key driver. Low inventories of new and unsold homes point to more opportunity for expansion through year-end and on into 2003. Also, with resale house prices on the rise and supply of listings down, more buyers are turning to the new construction market.

Elsewhere, Vernon area singles starts increased sharply, reaching a thirteen month high in November. Kamloops and Penticton area starts were down. Year-to-date, singles starts in all three centres have seen big gains over the same eleven month period last year.

Okanagan resale singles markets posted another strong performance in November. Kelowna sales will reach near record highs in 2002. The Kamloops market has slowed, October and November singles sales down sharply from the spring and summer. Prices are up in all centres.

The Kelowna area vacancy rate edged back up in 2002, ending a three year decline. The Kamloops vacancy rate was also up slightly. Penticton and Salmon Arm vacancy rates fell by more than half, dipping to the lowest levels since 1994 and 1997, respectively. Vernon saw a smaller decline, dropping for the fourth straight year.

#### NOVEMBER 2002

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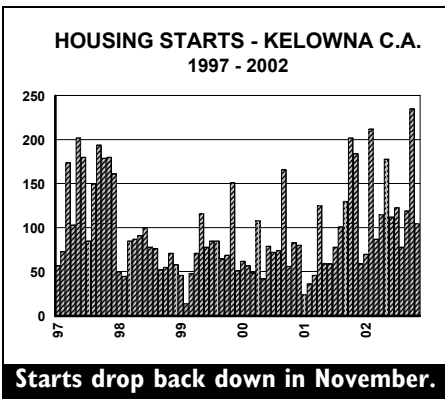
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#### BC Housing Starts Up Again

The BC new home market, lead by the Vancouver multiples sector, recorded big gains in November. BC housing starts are up almost 30% to date this year. Nationally, housing starts edged down from October's twelve year high. November housing starts dropped 3% to 213,500 units, seasonally adjusted at annual rates (SAAR) from 220,100 units (SAAR) in October. All regions except BC saw a decline in the annual rate.

#### CMHC Kelowna Noticeboard

- ◆ **December 2002 Housing Starts:** Local, BC, and National news releases scheduled for Jan. 9, 2003.
- ◆ **The 2002 Kelowna Rental Market Report** is now available. Coming Soon - The 2002 Okanagan Seniors' Housing Market Survey Report. For an in-depth look at Kelowna area new construction, resale, rental and seniors' housing markets, turn to CMHC Market Analysis reports - Information you need to know to grow your business!
- ◆ **To subscribe to CMHC Housing Market reports call:** Telephone: (604) 737-4088. Fax: (604) 737-4021. E-mail: [lpreston@cmhc-schl.gc.ca](mailto:lpreston@cmhc-schl.gc.ca)

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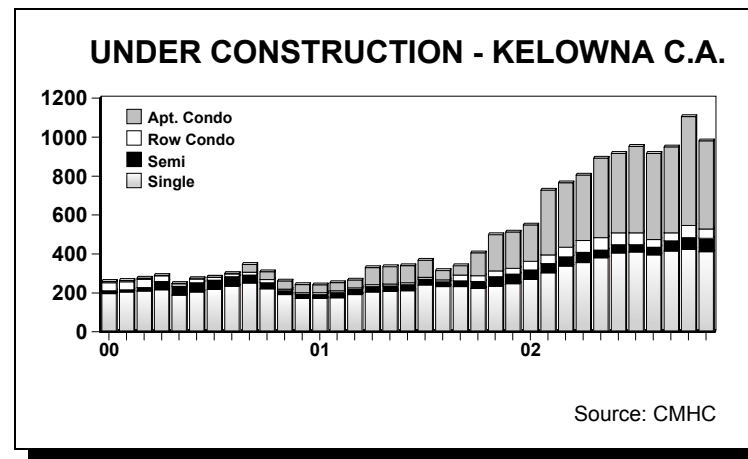
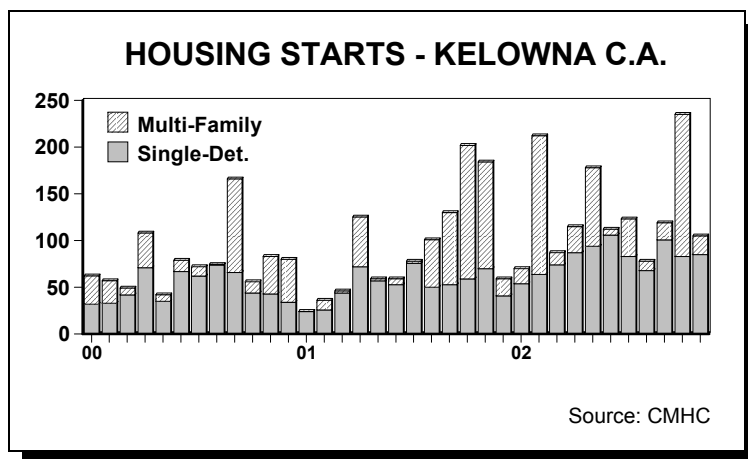


HOME TO CANADIANS  
**Canada**

## KELOWNA C.A. STARTS/COMPLETIONS/UNDER CONSTRUCTION NOVEMBER 2002 & YEAR TO DATE 2002

	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
Kelowna City	51	6	0	0	0	0	57	49	10	16	0	37	68	180	263	50	22	0	428	0	763
Sub. G*	17	0	0	0	0	0	17	17	0	0	0	0	0	17	57	0	0	0	0	0	57
Sub. H*	8	0	0	0	0	0	8	28	0	0	0	0	0	28	52	0	0	0	0	0	52
Sub. I*	1	8	0	0	0	0	9	3	0	0	0	0	0	3	2	10	0	0	0	0	12
Lake Country	3	0	0	0	0	0	3	0	0	0	0	0	0	0	17	0	25	0	25	0	67
Peachland	5	6	0	0	0	0	11	0	0	0	0	0	0	0	20	10	0	0	0	0	30
Indian Res.	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>85</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>98</b>	<b>10</b>	<b>16</b>	<b>0</b>	<b>37</b>	<b>68</b>	<b>229</b>	<b>411</b>	<b>70</b>	<b>47</b>	<b>0</b>	<b>453</b>	<b>0</b>	<b>981</b>
<b>YEAR-TO-DATE</b>	<b>898</b>	<b>96</b>	<b>60</b>	<b>9</b>	<b>370</b>	<b>0</b>	<b>1433</b>	<b>734</b>	<b>76</b>	<b>42</b>	<b>103</b>	<b>85</b>	<b>187</b>	<b>1227</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>

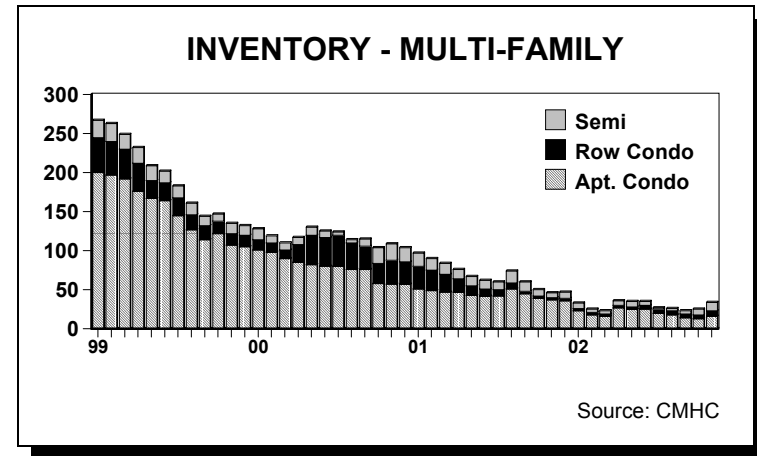
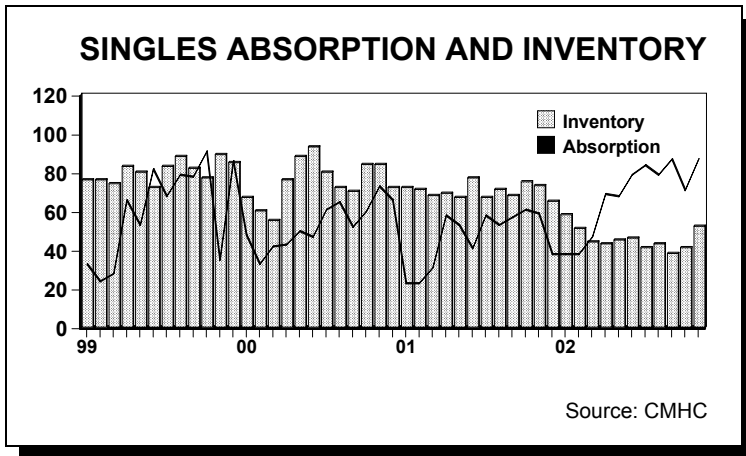
\* Sub. G - West Kelowna, Lakeview Heights, Westside/Fintry. Sub H. - Westbank, Glenrosa, Shannon Heights. (Sub G and H former Sub B.) Sub. I - Joe Rich, Ellision (former A.)



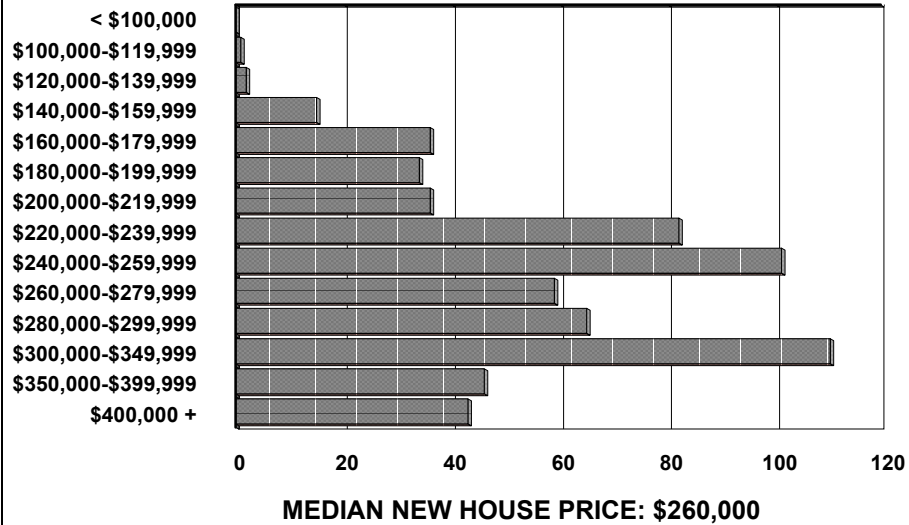
**KELOWNA C.A.**  
**INVENTORY AND ABSORPTION**  
**NOVEMBER 2002 AND YEAR TO DATE 2001 & 2002**

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Grand Total	
Kelowna City	16	43	7	0	11	30	107	Kelowna City	7	52	4	0	6	45	114
Sub. G	0	0	0	0	0	10	10	Sub. G	0	0	0	0	0	15	15
Sub. H	0	0	0	0	0	11	11	Sub. H	0	0	0	0	0	24	24
Sub. I	0	0	0	0	0	1	1	Sub. I	0	0	0	0	0	2	2
Lake Country	0	0	0	0	0	0	0	Lake Country	0	0	4	0	0	0	4
Peachland	0	0	0	0	0	0	0	Peachland	0	0	0	0	0	0	0
Indian Reserve	0	0	0	0	0	0	0	Indian Reserve	0	0	0	0	0	1	1
<b>MONTH TOTAL</b>	<b>16</b>	<b>43</b>	<b>7</b>	<b>0</b>	<b>11</b>	<b>52</b>	<b>129</b>	<b>MONTH TOTAL</b>	<b>7</b>	<b>52</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>87</b>	<b>160</b>
<b>Y.T.D. Average 2002*</b>	<b>20</b>	<b>17</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>46</b>	<b>93</b>	<b>Y.T.D. TOTAL 2002</b>	<b>365</b>	<b>85</b>	<b>74</b>	<b>45</b>	<b>73</b>	<b>747</b>	<b>1389</b>
<b>Y.T.D. Average 2001*</b>	<b>45</b>	<b>6</b>	<b>13</b>	<b>0</b>	<b>12</b>	<b>71</b>	<b>147</b>	<b>Y.T.D. TOTAL 2001</b>	<b>66</b>	<b>62</b>	<b>27</b>	<b>0</b>	<b>48</b>	<b>517</b>	<b>720</b>

Absorption does not include assisted rental units. \* Rounded.



**PRICES OF SINGLES ABSORBED AT COMPLETION  
Kelowna C. A. January - November 2002**



Sub Area	Singles Starts By Sub Area		Singles Absorption by Sub Area	
	Y.T.D. 2002	Y.T.D. 2001	Y.T.D. 2002	Y.T.D. 2001
Black Mountain	45	26	40	16
Dilworth Mountain	59	39	74	31
Ellison	54	35	48	34
Glenrosa	16	6	12	9
Glenmore	52	36	40	25
I.R.	2	3	3	2
Core Area*	76	19	42	19
Lakeview Heights	70	46	62	45
Lower Mission	30	33	26	26
North Glenmore	12	7	6	7
Peachland	34	19	24	18
Rutland North	23	7	14	5
Rutland South	22	13	17	12
S. E. Kelowna	43	56	38	50
Shannon Lake	83	40	83	40
Upper Mission	115	73	88	47
Westbank	8	21	5	21
Winfield	24	17	20	25
West Kelowna	96	55	76	48
Other**	34	33	29	37
<b>Total</b>	<b>898</b>	<b>584</b>	<b>747</b>	<b>517</b>

\* Kelowna North/South/Springfield-Spall \*\* Fintry/Joe Rich/Oyama/Other

## HOUSING ACTIVITY SUMMARY - KELOWNA CA NOVEMBER 2002

	OWNERSHIP				RENTAL				TOTAL
	FREEHOLD		CONDOMINIUM		PRIVATE		ASSISTED		
	Single	Semi	Row	Apt.	Row	Apt.	Row	Apt.	
<b>Starts</b>									
Nov. 2002	85	20	0	0	0	0	0	0	105
YTD 2002	898	96	60	370	9	0	0	0	1,433
YTD 2001	584	60	21	186	28	60	46	59	1,044
<b>Under Construction</b>									
Nov. 2002	411	70	47	453	0	0	0	0	981
Nov. 2001	235	48	30	186	28	60	98	59	744
<b>Completions</b>									
Nov. 2002	98	10	16	37	0	68	0	0	229
YTD 2002	734	76	42	85	45	128	58	59	1,227
YTD 2001	519	36	0	40	0	60	28	0	683
<b>Inventory</b>									
Nov. 2002	52	11	7	16	0	43	-	-	129
Nov. 2001	73	6	3	37	0	0	-	-	119
<b>Total Supply</b>									
Nov. 2002	463	81	54	469	0	43	0	0	1,110
Nov. 2001	308	54	33	223	28	60	98	59	863
<b>Absorption</b>									
Nov. 2002	87	6	8	7	0	52	-	-	160
3 Mo. Ave.	79	6	7	28	0	11	-	-	131
12 Mo. Ave.	63	6	6	30	4	3	-	-	112

Absorption does not include assisted rentals.

### RECORD OF STARTS - KELOWNA C.A.

YEAR	SINGLE	SEMI	ROW	APARTMENT	TOTAL
1990	1,257	30	173	608	2,068
1991	1,294	82	218	623	2,217
1992	1,484	80	292	763	2,619
1993	1,149	44	194	584	1,971
1994	918	152	169	255	1,494
1995	776	92	170	167	1,205
1996	859	131	85	307	1,382
1997	987	192	131	428	1,738
1998	751	88	9	0	848
1999	675	46	62	96	879
2000	603	77	94	154	928
2001	625	66	115	305	1,111

Row and apartment starts include rental units.

**OTHER OKANAGAN CENTRES**  
**Starts/Completions/Under Construction**  
**NOVEMBER 2002 AND YEAR TO DATE 2002**

	STARTS							COMPLETIONS							UNDER CONSTRUCTION						
	Single	Semi	Row Condo	Apt. Condo	Row Rental	Apt. Rental	Total	Single	Semi	Row Condo	Apt. Condo	Row Rental	Apt. Rental	Total	Single	Semi	Row Condo	Apt. Condo	Row Rental	Apt. Rental	Total
Cranbrook City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	27	0	0	40
E. Kootenay C	5	0	0	0	0	0	5	5	0	0	0	0	0	5	21	0	0	0	0	0	21
Cranbrook CA	5	0	0	0	0	0	5	5	0	0	0	0	0	5	34	0	0	27	0	0	61
<b>Y.T.D. 2002</b>	52	0	0	27	0	0	79	76	0	0	0	0	0	76							
Kamloops C.	12	0	0	0	0	0	12	22	4	0	0	0	0	26	74	18	8	0	0	0	100
Kamloops IR	4	0	5	0	0	0	9	2	0	0	0	0	0	2	9	0	5	0	0	0	14
Kamloops CA	16	0	5	0	0	0	21	24	4	0	0	0	0	28	83	18	13	0	0	0	114
<b>Y.T.D. 2002</b>	183	20	13	0	0	0	216	172	14	24	72	0	32	314							
Penticton City	6	0	4	0	0	0	10	2	0	0	0	0	0	2	31	2	43	60	0	0	136
Sub. D	1	0	0	0	0	0	1	1	0	0	12	0	0	13	20	0	0	0	0	0	20
Sub. E	2	0	0	0	0	0	2	3	0	0	0	0	0	3	16	0	0	0	0	0	16
Sub. F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Penticton IR	2	0	0	0	0	0	2	3	0	0	0	0	0	3	3	0	0	0	0	0	3
Penticton CA	11	0	4	0	0	0	15	9	0	0	12	0	0	21	71	2	43	60	0	0	176
<b>Y.T.D. 2002</b>	112	2	43	93	0	0	250	85	0	0	33	0	0	118							
Salmon Arm	6	0	0	0	0	0	6	3	0	0	0	0	0	3	27	10	17	16	0	0	70
<b>Y.T.D. 2002</b>	45	10	9	16	0	0	80	33	2	0	3	0	0	38							
Summerland	2	0	0	0	0	0	2	3	0	0	0	0	0	3	11	0	0	0	0	0	11
<b>Y.T.D. 2002</b>	21	0	0	0	0	0	21	19	0	0	0	0	0	19							
Vernon City	13	0	4	0	0	0	17	14	2	0	0	0	0	16	50	2	33	0	0	0	85
Coldstream	10	0	0	0	0	0	10	4	0	0	0	0	0	4	24	0	0	0	0	0	24
Sub. C	3	0	0	0	0	0	3	3	0	0	0	0	0	3	16	6	0	0	0	0	22
Sub. D	1	0	0	0	0	0	1	1	0	0	0	0	0	1	3	0	0	0	0	0	3
Sub. E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lumby	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	2
I. R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Vernon CA	28	0	4	0	0	0	32	22	2	0	0	0	0	24	96	8	33	0	0	0	137
<b>Y.T.D. 2002</b>	192	14	16	0	0	35	257	161	16	20	0	44	35	276							

## KAMLOOPS CA

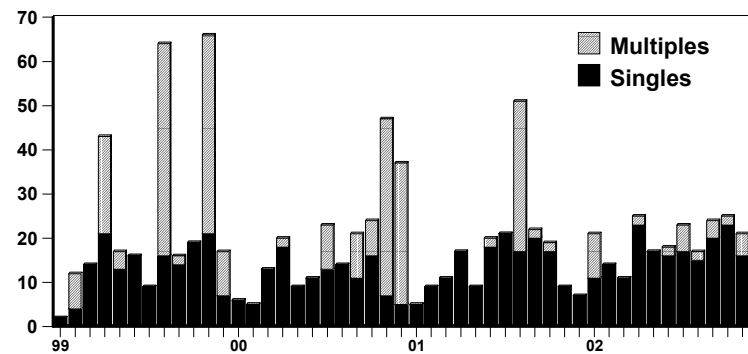
### Inventory and Absorption by Municipality

#### NOVEMBER 2002 AND YEAR-TO-DATE 2001 & 2002

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total
Kamloops City	33	0	5	0	16	15	69	Kamloops City	3	0	1	0	4	20	28
Kamloops IR	0	0	0	0	0	4	4	Kamloops IR	0	0	0	0	0	1	1
<b>TOTAL</b>	<b>33</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>16</b>	<b>19</b>	<b>73</b>	<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>21</b>	<b>29</b>
Y.T.D. AVG. 2002*	32	0	5	0	17	12	66	Y.T.D. TOTAL 2002	30	0	14	0	17	164	225
Y.T.D. AVG. 2001*	24	0	2	0	22	15	63	Y.T.D. TOTAL 2001	45	0	3	0	14	139	201

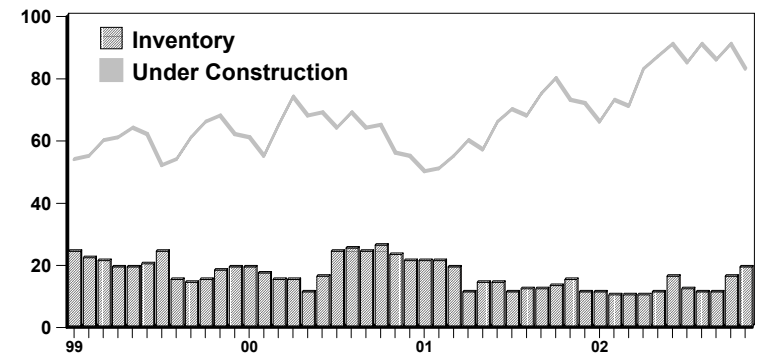
*Absorption does not include assisted rental units. \* Rounded.*

### HOUSING STARTS - KAMLOOPS C.A.



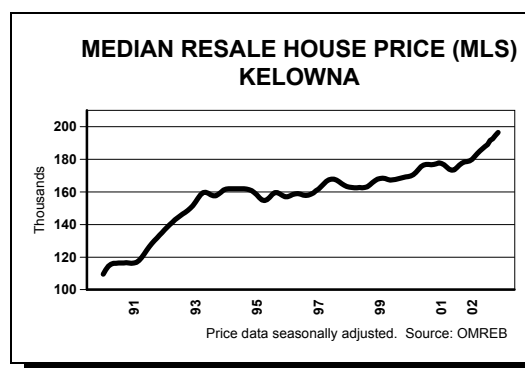
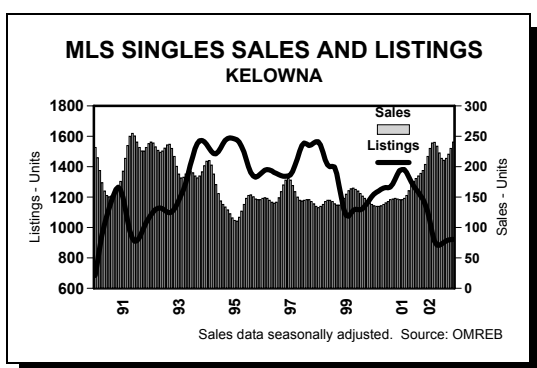
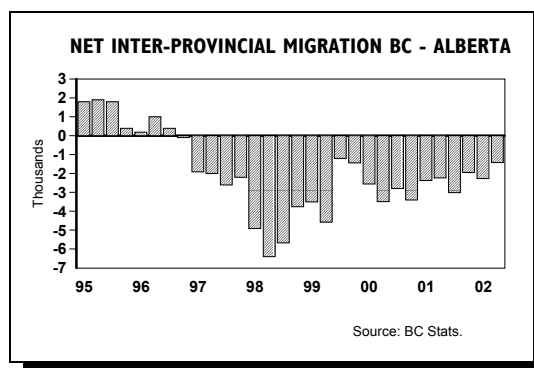
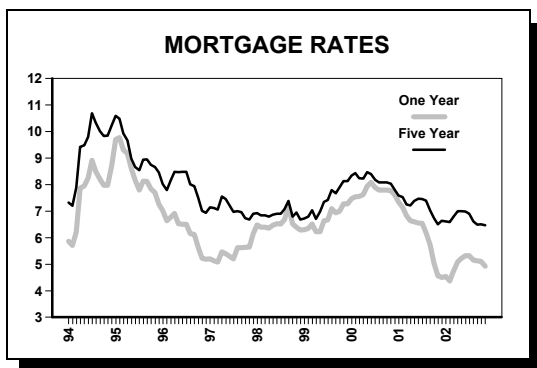
Source: CMHC

### TOTAL SUPPLY - SINGLE DETACHED UNITS



Source: CMHC

## KEY ECONOMIC INDICATORS



## SOUTHERN INTERIOR RESALE MARKETS

MLS SALES	NOVEMBER				YEAR TO DATE			
	Sales Nov. 2002	Percent Change Nov. 01	Median Price Nov. 02	Percent Change Nov. 01	Sales YTD 2002	Percent Change YTD 01	Median Pr. YTD 2002	Percent Change YTD 01
Single - Detached								
Kelowna	189	8%	\$197,900	9%	2,622	25%	\$188,500	7%
Kamloops	56	-37%	\$145,000	0.7%	922	7%	\$148,000	3%
Vernon	88	17%	\$154,500	-3%	1,113	13%	\$155,000	5%
Penticton	24	20%	\$170,000	24%	385	24%	\$156,000	8%
Salmon Arm	14	100%	\$134,250	30%	196	5%	\$157,500	6%
Cranbrook	20	25%	\$114,750	-2%	225	13%	\$116,000	0.9%

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