

# H

# HOUSING NOW

Kelowna / Southern Interior

YOUR LINK TO THE HOUSING MARKET

## New Construction Highlights

Canada Mortgage and Housing Corporation

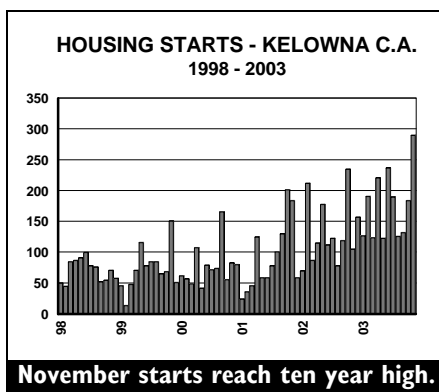
### Kelowna Housing Starts Up Sharply in November

Kelowna area housing starts soared to a ten year high in November. Housing starts, lead by the multi-family sector, jumped to 290 units from 184 units in October.

Construction began on two condominium projects totaling 158 units in November. Condominium starts have rebounded sharply this year. Strong pre sales and low inventories have meant more opportunity for expansion. Move down, retiree and resort markets - buyers of lifestyle-oriented housing - remain the focus of new condo demand.

The singles sector recorded another strong performance. Singles starts included 24 rebuilds of homes destroyed by this summer's wild fire. Rebuilds have totaled 39 units to date this year.

Expect Kelowna housing starts to reach



2,100 units in 2003, the highest level since 1992. Low mortgage rates and strong population growth are key drivers. Kelowna's diversified economy also continues to expand, generating employment opportunities. The search for lifestyle remains a big draw, fueling population growth and new home demand. With resale house prices trending up sharply and the supply of listings dropping to historical lows, more buyers are turning to the new home market.

Elsewhere, Kamloops housing starts fell back following October's up-tick in multi-family construction. The Vernon new home market recorded a smaller decline. Penticton starts rebounded sharply in November.

Okanagan resale markets remained strong in November. Prices are up in all locations, Kelowna seeing the biggest increases. Listings continue to trend down.

### BC Starts Down in November

BC starts declined in November, rising singles construction offset by fewer multi-family starts. The BC new home market remains on an upswing despite this month's decline. BC starts are up 21% to date this year. Nationally, housing starts dropped 10.2% to 213,000 units, seasonally adjusted at annual rates (SAAR), from 237,300 units (SAAR), in October. Ontario, the Prairie region and BC saw a decline in the annual rate.

## NOVEMBER 2003

### IN THIS ISSUE

**Monthly Highlights** ..... 1

**STATISTICAL TABLES:**

**Kelowna C.A.**

Starts/Completions/Under Construction ..... 2

Inventory & Absorptions ..... 3

Record of Starts ..... 4

Kelowna Activity Summary ..... 5

**Kamloops/Okanagan**

Starts/Completions/Under Construction ..... 6

Kamloops Inventory & Absorptions ..... 7

Key Economic Indicators & MLS® Sales ..... 8

### CMHC Kelowna Noticeboard

- ◆ **December 2003 Housing Starts: Local, BC, and National news releases** scheduled for Jan. 9, 2004.
- ◆ **The 2003 Kelowna Rental Market and Okanagan Seniors Housing Survey Market Reports are now available.** 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)

**Paul Fabri - CMHC Kelowna Market Analysis**  
**Telephone: (250) 712-4334 Fax: (250) 712-4322**  
**E-mail: [pfabri@cmhc-schl.gc.ca](mailto:pfabri@cmhc-schl.gc.ca)**



HOME TO CANADIANS

Canada

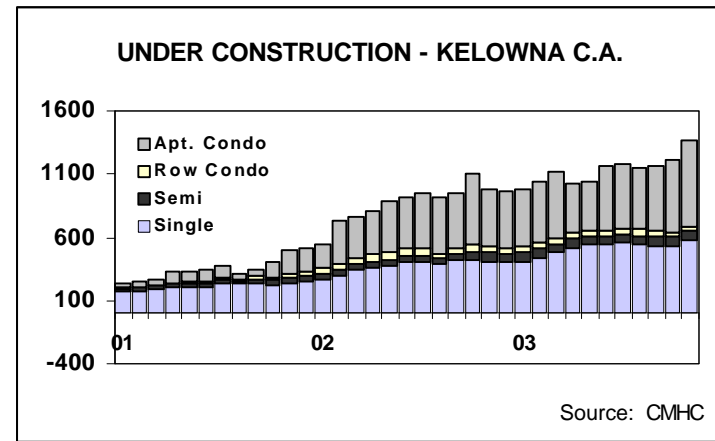
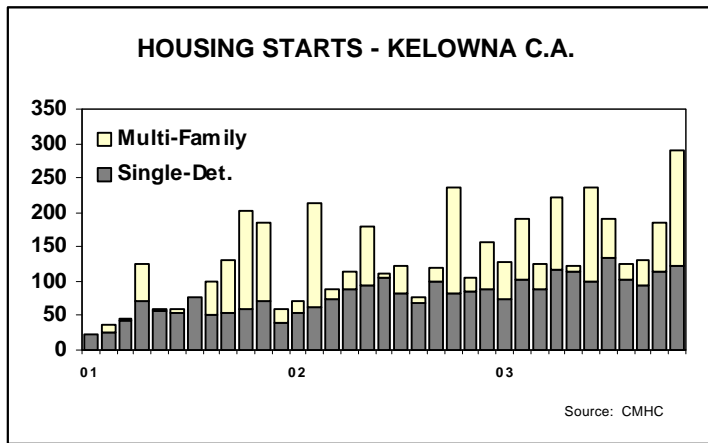
## KELOWNA C.A.

### STARTS/COMPLETIONS/UNDER CONSTRUCTION

#### NOVEMBER 2003 & YEAR-TO-DATE 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
Kelowna City	75	4	0	0	158	0	<b>237</b>	50	4	2	0	47	0	<b>103</b>	364	42	18	0	618	106	<b>1,148</b>
Sub. G*	14	0	0	0	0	0	<b>14</b>	6	0	0	0	0	0	<b>6</b>	63	0	0	0	0	0	<b>63</b>
Sub. H*	25	6	0	0	0	0	<b>31</b>	16	6	0	0	0	0	<b>22</b>	92	28	0	0	43	0	<b>163</b>
Sub. I*	3	0	0	0	0	0	<b>3</b>	2	0	0	0	0	0	<b>2</b>	15	2	0	0	0	0	<b>17</b>
Lake Country	0	0	0	0	0	0	<b>0</b>	1	0	0	0	0	0	<b>1</b>	26	0	4	0	25	0	<b>55</b>
Peachland	4	0	0	0	0	0	<b>4</b>	1	0	0	0	0	0	<b>1</b>	13	4	8	0	0	0	<b>25</b>
Indian Res.	1	0	0	0	0	0	<b>1</b>	1	0	0	0	0	0	<b>1</b>	7	0	0	0	0	0	<b>7</b>
<b>MONTH TOTAL</b>	<b>122</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>0</b>	<b>290</b>	<b>77</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>47</b>	<b>0</b>	<b>136</b>	<b>580</b>	<b>76</b>	<b>30</b>	<b>0</b>	<b>686</b>	<b>106</b>	<b>1,478</b>
<b>YEAR-TO-DATE</b>	<b>1,163</b>	<b>86</b>	<b>26</b>	<b>0</b>	<b>617</b>	<b>54</b>	<b>1,946</b>	<b>983</b>	<b>80</b>	<b>43</b>	<b>4</b>	<b>384</b>	<b>8</b>	<b>1,502</b>							

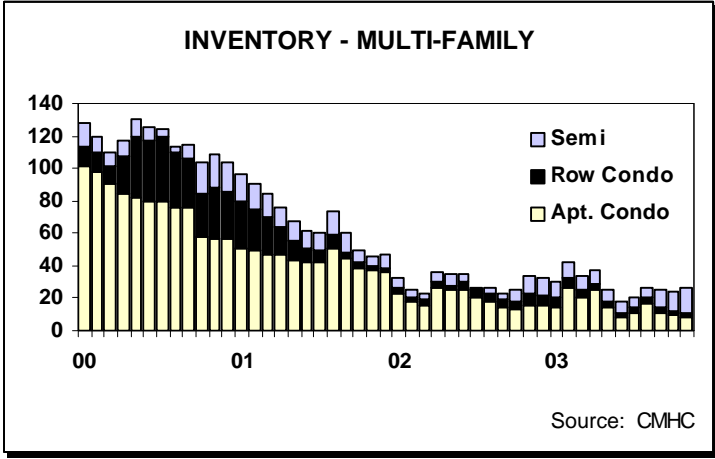
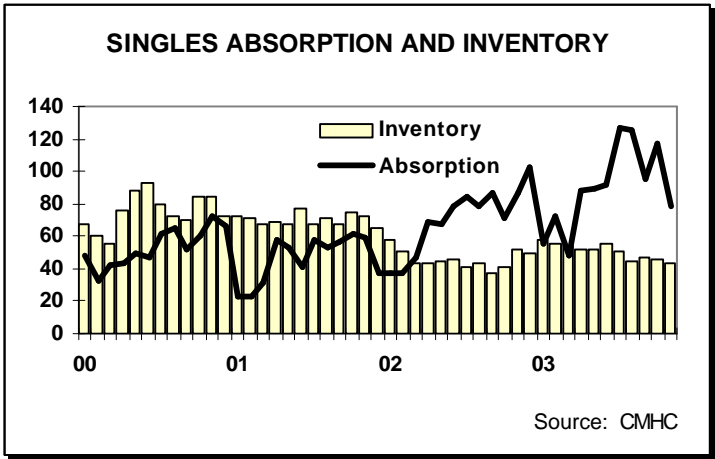
\* Sub. G - West Kelowna, Lakeview Heights, Westside/Fintry. Sub H. - Westbank, Glenrosa, Shannon Heights. (Sub G and H former Sub B.) Sub. I - Joe Rich, Ellison (former A.)



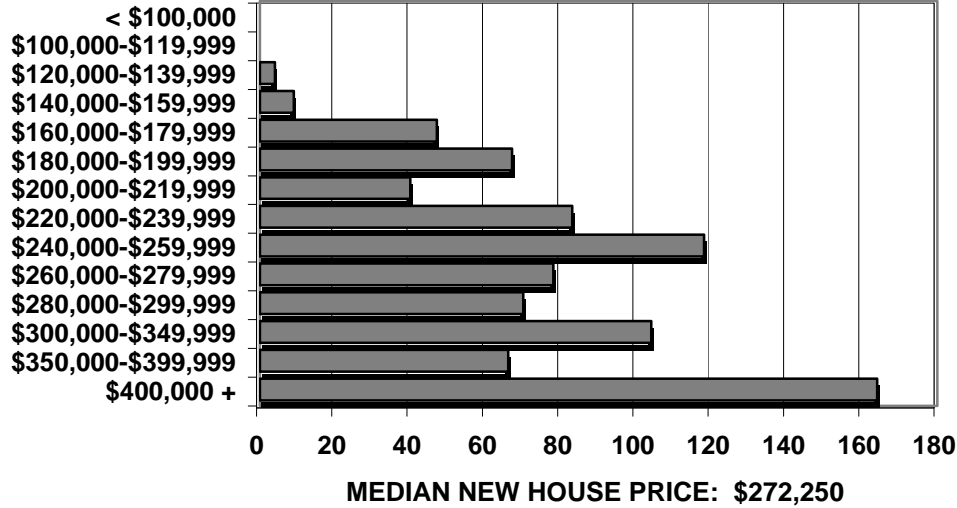
**KELOWNA C.A.**  
**INVENTORY AND ABSORPTION**  
**NOVEMBER 2003 & YEAR-TO-DATE 2002 & 2003**

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	1	2	0	6	28	53	Kelowna City	180	0	1	0	6	49	236
Sub. G	0	0	0	0	0	3	3	Sub. G	0	0	0	0	0	8	8
Sub. H	0	0	0	0	0	11	11	Sub. H	0	0	0	0	6	17	23
Sub. I	0	0	0	0	1	2	3	Sub. I	0	0	0	0	0	2	2
Lake Country	0	0	0	0	0	0	0	Lake Country	0	0	0	0	0	1	1
Peachland	0	0	0	0	2	0	2	Peachland	2	0	0	0	1	1	4
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>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>44</b>	<b>72</b>	<b>MONTH TOTAL</b>	<b>182</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>13</b>	<b>79</b>	<b>275</b>
<b>Y.T.D. Average 2003*</b>	<b>16</b>	<b>27</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>51</b>	<b>107</b>	<b>Y.T.D. Total 2003</b>	<b>586</b>	<b>50</b>	<b>31</b>	<b>4</b>	<b>81</b>	<b>989</b>	<b>1,741</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>1,389</b>

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



**PRICES OF SINGLES ABSORBED AT COMPLETION  
Kelowna C.A. January - November 2003**



Sub Area	Singles Starts By Sub Area		Singles Absorption By Sub Area	
	Y.T.D. 2003	Y.T.D. 2002	Y.T.D. 2003	Y.T.D. 2002
Black Mountain	40	45	45	40
Dilworth Mountain	35	59	36	74
Ellison	58	54	49	48
Glenrosa	34	16	21	12
Glenmore	49	52	42	40
I.R.	8	2	3	3
Core Area*	174	76	142	42
Lakeview Heights	99	70	77	62
Lower Mission	53	30	43	26
North Glenmore	17	12	10	6
Peachland	20	34	23	24
Rutland North	68	23	62	14
Rutland South	1	22	11	17
S. E. Kelowna	68	43	58	38
Shannon Lake	59	83	57	83
Upper Mission	205	115	153	88
Westbank	11	8	6	5
Winfield	32	24	28	20
West Kelowna	91	96	96	76
Other**	41	34	27	29
<b>Total</b>	<b>1163</b>	<b>898</b>	<b>989</b>	<b>747</b>

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

## HOUSING ACTIVITY SUMMARY - KELOWNA CA NOVEMBER 2003

	OWNERSHIP				RENTAL				TOTAL
	FREEHOLD		CONDOMINIUM		PRIVATE		ASSISTED		
	Single	Semi	Row	Apt.	Row	Apt.	Row	Apt.	
<b>Starts</b>									
Nov. 2003	122	10	0	158	0	0	0	0	290
YTD 2003	1,163	86	26	617	0	54	0	0	1,946
YTD 2002	898	96	60	370	9	0	0	0	1,433
<b>Under Construction</b>									
Nov. 2003	580	76	30	686	0	106	0	0	1,478
Nov. 2002	411	70	47	453	0	0	0	0	981
<b>Completions</b>									
Nov. 2003	77	10	2	47	0	0	0	0	136
YTD 2003	983	80	43	384	4	8	0	0	1,502
YTD 2002	734	76	42	85	45	128	58	59	1,227
<b>Inventory</b>									
Nov. 2003	44	9	2	16	0	1			72
Nov. 2002	52	11	7	16	0	43			129
<b>Total Supply</b>									
Nov. 2003	624	85	32	702	0	107	0	0	1,550
Nov. 2002	463	81	54	469	0	43	0	0	1,110
<b>Absorption</b>									
Nov. 2003	79	13	1	182	0	0			275
3 Mo. Ave.	113	4	1	79	0	11			208
12 Mo. Ave.	92	7	4	34	1	9			147

Absorption does not include assisted rentals.

RECORD OF STARTS - KELOWNA C.A.					
YEAR	SINGLE	SEMI	ROW	APT	TOTAL
1991	1294	82	218	623	2217
1992	1484	80	292	763	2619
1993	1149	44	194	584	1971
1994	918	152	169	255	1494
1995	776	92	170	167	1205
1996	859	131	85	307	1382
1997	987	192	131	428	1738
1998	751	88	9	0	848
1999	675	46	62	96	879
2000	603	77	94	154	928
2001	625	66	115	305	1111
2002	987	100	73	430	1590

**OTHER CENTRES**  
**Starts/Completions/Under Construction**  
**NOVEMBER 2003 AND YEAR-TO-DATE 2003**

	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	2	0	0	0	0	0	2	3	0	0	0	0	0	3	9	0	0	0	0	0	9
E. Kootenay C	2	0	0	0	0	0	2	6	0	0	0	0	0	6	31	0	0	0	0	0	31
Cranbrook CA	4	0	0	0	0	0	4	9	0	0	0	0	0	9	40	0	0	0	0	0	40
<b>Y.T.D. 2003</b>	66	0	0	0	0	0	66	61	0	0	27	0	0	88							
Kamloops C.	7	6	0	0	0	4	17	16	2	0	0	0	0	18	79	22	27	42	0	4	174
Kamloops IR	3	0	0	0	0	0	3	1	2	0	0	0	0	3	9	0	0	0	0	0	9
Kamloops CA	10	6	0	0	0	4	20	17	4	0	0	0	0	21	88	22	27	42	0	4	183
<b>Y.T.D. 2003</b>	182	26	27	42	0	4	281	176	30	9	0	0	0	215							
Penticton City	4	0	4	0	0	0	8	3	2	0	0	0	0	5	27	4	32	100	0	0	163
Sub. D	7	0	0	0	0	0	7	2	0	0	0	0	0	2	24	0	0	0	0	0	24
Sub. E	1	0	0	0	0	0	1	2	0	0	0	0	0	2	9	0	0	0	0	0	9
Sub. F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Penticton IR	4	0	0	0	0	0	4	6	0	0	0	0	0	6	11	0	0	0	0	0	11
Penticton CA	16	0	4	0	0	0	20	13	2	0	0	0	0	15	73	4	32	100	0	0	209
<b>Y.T.D. 2003</b>	117	6	43	40	0	0	206	112	4	54	0	0	0	170							
Salmon Arm	7	0	0	0	0	3	10	3	0	0	0	0	0	3	34	6	10	0	0	3	53
<b>Y.T.D. 2003</b>	71	2	0	0	0	3	76	57	6	11	16	0	0	90							
Summerland	2	0	0	0	0	0	2	4	0	0	0	0	0	4	17	0	0	0	0	0	17
<b>Y.T.D. 2003</b>	36	0	0	0	0	0	36	26	0	0	0	0	0	26							
Vernon City	10	2	5	0	0	0	17	16	0	16	0	0	0	32	83	14	19	0	0	0	116
Coldstream	4	0	0	0	0	0	4	6	0	0	0	0	0	6	40	0	0	0	0	0	40
Sub. C	1	0	0	0	0	0	1	4	0	0	0	0	0	4	13	4	0	0	0	0	17
Sub. D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Sub. E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lumby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	4
I. R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	6
Vernon CA	15	2	5	0	0	0	22	26	0	16	0	0	0	42	145	20	19	0	0	0	184
<b>Y.T.D. 2003</b>	259	20	19	0	0	0	298	206	4	33	0	0	0	243							

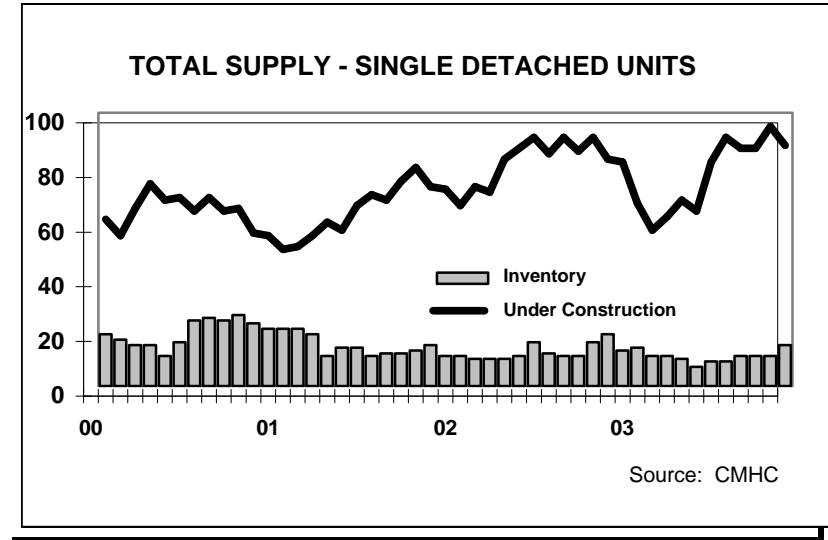
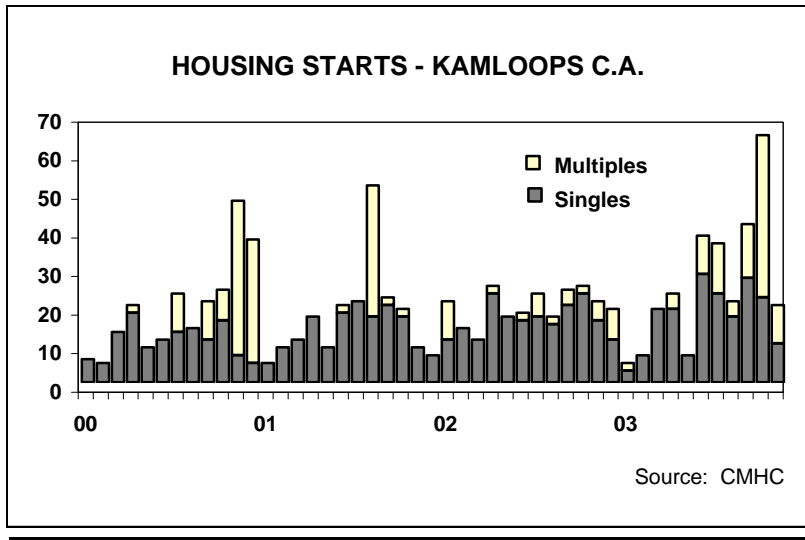
## KAMLOOPS CA

### Inventory and Absorption by Municipality

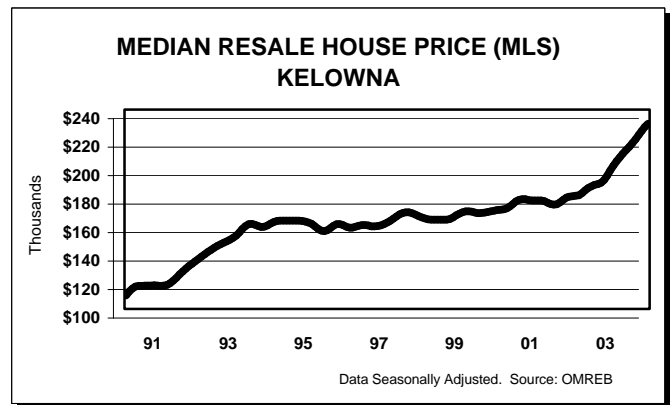
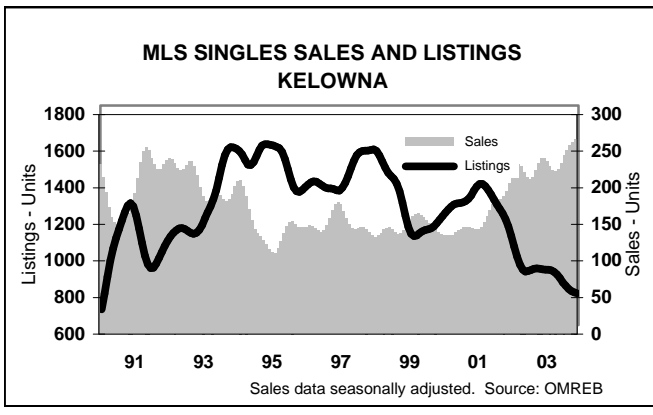
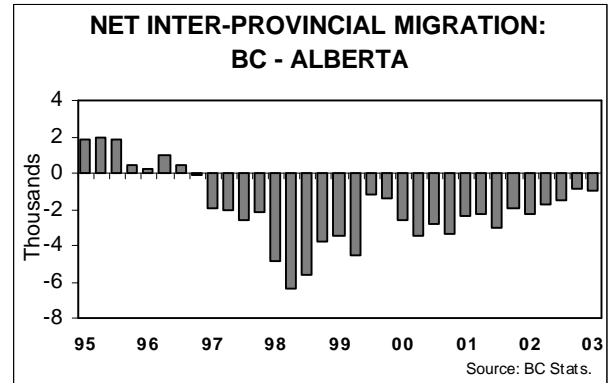
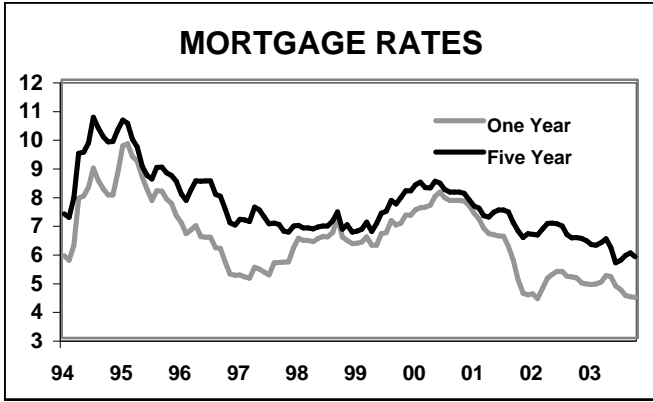
#### NOVEMBER 2003 AND YEAR-TO-DATE 2002 & 2003

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt	Apt	Row	Row	Semi	Single	Total	Apt	Apt	Row	Row	Semi	Single	Grand	
	Condo	Rental	Condo	Rental				Condo	Rental	Condo	Rental			Total	
Kamloops City	14	0	0	0	11	12	37	Kamloops City	0	0	0	0	3	11	14
Kamloops IR	0	0	0	0	0	3	3	Kamloops IR	0	0	0	0	2	2	4
<b>MONTH TOTAL</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>15</b>	<b>40</b>	<b>MONTH TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>13</b>	<b>18</b>
<b>Y.T.D. Average 2003*</b>	<b>21</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>14</b>	<b>11</b>	<b>47</b>	<b>Y.T.D. TOTAL 2003</b>	<b>19</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>35</b>	<b>174</b>	<b>247</b>
<b>Y.T.D. Average 2002*</b>	<b>32</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>17</b>	<b>12</b>	<b>66</b>	<b>Y.T.D. TOTAL 2002</b>	<b>30</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>17</b>	<b>164</b>	<b>225</b>

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



## KEY ECONOMIC INDICATORS



## SOUTHERN INTERIOR RESALE MARKETS

MLS SALES	NOVEMBER				YEAR-TO-DATE			
	Sales Nov. 2003	Percent Change Nov. 02	Median Price Nov. 03	Percent Change Nov. 02	Sales YTD 2003	Percent Change YTD 02	Median Price YTD 2003	Percent Change YTD 02
Single Detached								
Kelowna	202	5%	\$234,000	18%	2,729	4%	\$220,000	17%
Kamloops	54	-11%	\$150,500	3%	1,060	14%	\$158,000	7%
Vernon	92	5%	\$164,950	7%	1,396	25%	\$166,000	7%
Penticton	22	-12%	\$170,000	0%	370	-4%	\$172,000	10%
Salmon Arm	17	21%	\$162,200	21%	235	20%	\$174,500	11%
Cranbrook	19	-10%	\$100,000	-14%	225	2%	\$115,000	n/a

MLS - Multiple Listing Service is a registered trademark owned by The Canadian Real Estate Association (CREA).  
 Current month MLS data is preliminary.

### HOUSING NOW

To subscribe call: Lisa Preston.  
 Phone: (604) 737-4088 or Fax: (604) 737-4021.  
 E-mail: lpreston@cmhc-schl.gc.ca

© 2003 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this book may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this book may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation.