

H

HOUSING NOW *Vancouver*

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Housing starts in the Vancouver CMA dipped by nearly one third in January over January 2002. A total of 677 starts were recorded down considerably from the 1,001 starts recorded last year. A substantial decrease in the number of private apartment condominium starts was the main reason for this months decline and offset the gains in single detached, row and semi start levels.

Despite the rapid pace of construction set in 2002, single detached starts show little sign of letting up in 2003. For January, single detached starts totaled 443 an increase of 52 percent year over year. Low interest rates continue to attract Vancouver residents into the housing market evident from strong single absorptions throughout 2002 and into 2003.

Currently, absorptions are averaging 381 units per month over the past three months with January alone recording 446 absorptions. Meanwhile, inventory levels though up noticeably from the second quarter of 2002 remain well below historical standards illustrating the continued depth of Vancouver's housing demand. Singles construction activity will continue its fervent pace into the latter half of 2003 but look for a return to more historic levels as expected interest hikes and upward price pressure impact housing affordability. Currently, the single detached market is classified as balanced.

After months of continued gains in new condominium apartment construction, January starts dipped to 58 representing the lowest number of starts in eight months. Meanwhile, the number of units under construction is up 44 percent from this time last year to 5,025 units, which has helped ease an otherwise tight market.

Overall, as of the first month of 2003 the apartment condo market maintains its' balanced classification.

January 2003

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

For further information contact:
Jay Park
Market Analyst
Tel: (604) 737-4008
e-mail: jpark@cmhc-schl.gc.ca
www.cmhc-schl.gc.ca



HOME TO CANADIANS
Canada

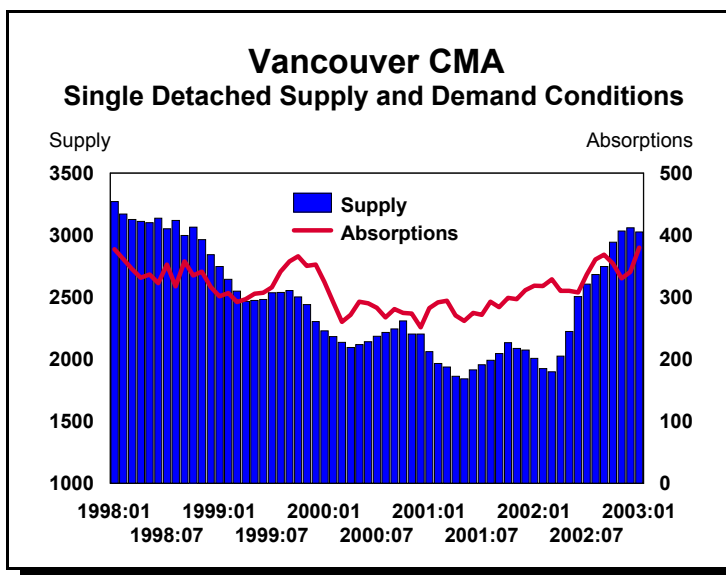


Table 1: Single Detached Market

January 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	1	1	0	0	0	0	14	12	2	2	--	--
BELCARRA	0	0	0	0	0	0	4	1	0	0	--	--
BOWEN ISLAND	4	4	5	5	5	5	18	55	0	0	\$330,000	\$299,700
Burnaby - North	0	0	5	5	8	8	76	47	9	6	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0	1	1	--	--
Burnaby - South & East	0	0	0	0	4	4	35	21	10	6	--	--
Burnaby - Central Park	0	0	1	1	3	3	10	14	2	0	--	--
Burnaby - Remainder	4	4	10	10	14	14	97	65	19	15	--	--
BURNABY TOTAL	4	4	16	16	29	29	220	147	41	28	\$463,000	\$468,207
COQUITLAM	13	13	17	17	17	17	119	47	8	8	\$417,000	\$428,583
Delta - Tsawwassen	1	1	2	2	3	3	21	9	1	0	--	--
Delta - Ladner	3	3	3	3	2	2	21	18	4	5	--	--
Delta - North	1	1	2	2	1	1	23	19	0	1	--	--
DELTA TOTAL	5	5	7	7	6	6	65	46	5	6	\$498,750	\$488,917
LANGLEY CITY	0	0	1	1	0	0	7	2	0	1	--	--
LANGLEY DISTRICT	16	16	18	18	17	17	163	152	33	34	\$341,000	\$350,245
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	46	46	81	81	75	75	513	226	25	31	\$304,000	\$301,227
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	4	4	0	0	0	0	27	17	1	1	--	--
NORTH VANCOUVER City	0	0	8	8	9	9	25	11	3	2	\$590,000	\$600,667
NORTH VANCOUVER DM	6	6	8	8	7	7	78	52	1	2	\$610,000	\$683,571
PITT MEADOWS	1	1	4	4	4	4	55	11	1	1	--	--
PORT COQUITLAM	11	11	3	3	4	4	156	57	3	2	--	--
PORT MOODY	3	3	5	5	4	4	48	45	4	5	--	--
RICHMOND	30	30	41	41	45	45	342	183	41	37	\$515,000	\$512,709
Surrey - South	38	38	30	30	20	20	273	202	12	22	--	--
Surrey - Cloverdale	27	27	23	23	10	10	201	103	13	26	--	--
Surrey - North	99	99	95	95	88	88	843	504	55	62	--	--
Surrey - Guildford	0	0	6	6	4	4	28	15	4	6	--	--
Surrey - Whalley	12	12	16	16	14	14	115	83	11	13	--	--
SURREY TOTAL	176	176	170	170	136	136	1460	907	95	129	\$399,900	\$440,157
U.E.L.	1	1	0	0	0	0	7	7	1	1	--	--
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	0	0	0	0	0	2	5	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Granville/Oak (5)	0	0	0	0	0	0	8	1	0	0	--	--
Van - Kerrisdale (6)	1	1	0	0	1	1	22	29	2	1	--	--
Van - Marpole (7)	1	1	3	3	3	3	29	23	0	0	--	--
Van - Eastside (8)	88	88	55	55	58	58	549	269	63	60	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	1	1	0	0	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	8	8	9	9	8	8	94	87	5	6	--	--
VANCOUVER TOTAL	98	98	67	67	70	70	706	416	70	67	\$447,000	\$536,326
WEST VANCOUVER	12	12	15	15	13	13	95	120	8	10	\$1,695,000	\$1,878,692
WHITE ROCK	2	2	5	5	5	5	31	29	2	2	\$599,900	\$599,740
VANCOUVER CMA TOTAL	433	433	471	471	446	446	4153	2544	344	369	\$400,000	\$485,935

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

Source: CMHC

Table 2: Semi Detached Market

January 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	0	0	0	0	0	0	10	8	4	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	4	4	7	7	23	16	16	13	--	--
Burnaby - Central Park	0	0	4	4	3	3	23	16	2	3	--	--
Burnaby - Remainder	18	18	6	6	9	9	113	90	39	36	--	--
BURNABY TOTAL	18	18	14	14	19	19	169	130	61	56	\$347,000	\$342,947
COQUITLAM	6	6	0	0	1	1	11	22	1	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	4	2	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	4	2	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	2	2	0	0	15	22	3	5	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	2	2	0	0	0	0	0	14	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	7	0	2	2	--	--
NORTH VANCOUVER City	0	0	2	2	0	0	19	8	0	2	--	--
NORTH VANCOUVER DM	0	0	0	0	2	2	12	24	4	2	--	--
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	2	0	0	--	--
PORT MOODY	0	0	0	0	0	0	9	10	0	0	--	--
RICHMOND	4	4	2	2	2	2	36	30	8	8	--	--
Surrey - South	8	8	0	0	1	1	143	66	15	14	--	--
Surrey - Cloverdale	0	0	0	0	0	0	7	6	1	1	--	--
Surrey - North	0	0	10	10	16	16	38	12	10	4	--	--
Surrey - Guildford	0	0	0	0	0	0	0	22	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	8	8	10	10	17	17	188	106	26	19	\$266,500	\$261,112
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End (1)	0	0	0	0	0	0	0	6	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	6	0	0	--	--
Van - Kitsilano (3)	2	2	0	0	0	0	10	2	1	1	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	0	2	2	1	1	9	2	1	2	--	--
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole (7)	8	8	0	0	0	0	20	10	2	2	--	--
Van - Eastside (8)	0	0	2	2	9	9	34	8	10	3	--	--
Van - Mt. Pleasant (9)	2	2	2	2	3	3	24	10	6	5	--	--
Van - Strath/Grand (10)	0	0	0	0	2	2	22	4	6	4	--	--
Van - Westside (11)	0	0	0	0	0	0	7	0	0	0	--	--
VANCOUVER TOTAL	12	12	6	6	15	15	126	48	26	17	\$298,000	\$307,733
WEST VANCOUVER	0	0	2	2	1	1	28	2	1	2	--	--
WHITE ROCK	0	0	0	0	0	0	0	2	0	0	--	--
VANCOUVER CMA TOTAL	50	50	38	38	57	57	628	422	132	113	\$315,000	\$314,419

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

Source: CMHC

Table 3: Row Condominium Market

January 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	0	0	0	0	3	3	5	15	4	1	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	55	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	39	39	0	0	0	0	3	61	0	0	--	--
BURNABY TOTAL	39	39	0	0	3	3	8	131	4	1	--	--
COQUITLAM	6	6	6	6	3	3	18	21	0	3	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	3	16	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	3	16	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	11	11	16	16	162	125	22	17	\$178,800	\$179,809
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	8	8	4	4	5	5	10	42	7	6	\$226,750	\$232,667
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	1	1	38	18	2	1	--	--
NORTH VANCOUVER DM	0	0	7	7	7	7	39	29	0	0	\$309,000	\$319,467
PITT MEADOWS	0	0	0	0	0	0	11	0	0	0	--	--
PORT COQUITLAM	0	0	6	6	6	6	47	10	2	2	\$207,900	\$201,400
PORT MOODY	0	0	0	0	0	0	49	0	0	0	--	--
RICHMOND	46	46	0	0	1	1	168	194	10	9	--	--
Surrey - South	14	14	23	23	13	13	83	125	1	11	--	--
Surrey - Cloverdale	0	0	20	20	17	17	70	28	37	40	--	--
Surrey - North	11	11	36	36	45	45	525	155	48	39	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	11	0	6	6	--	--
SURREY TOTAL	25	25	79	79	75	75	689	308	92	96	\$214,900	\$212,675
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	17	85	4	4	--	--
Van - Downtown	0	0	0	0	0	0	17	59	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	19	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	14	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	7	3	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	26	0	0	--	--
Van - Eastside	0	0	0	0	0	0	1	40	3	3	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	3	3	3	--	--
Van - Strath/Grand	0	0	0	0	0	0	1	0	4	4	--	--
Van - Westside	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER TOTAL	0	0	0	0	0	0	43	249	14	14	--	--
WEST VANCOUVER	0	0	0	0	0	0	12	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	124	124	113	113	117	117	1297	1143	153	149	\$252,235	\$266,948

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

January 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	0	0	0	0	3	3	12	14	7	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	26	26	20	20	20	39	0	6	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	0	76	0	0	--	--
BURNABY TOTAL	0	0	26	26	23	23	32	129	7	10	\$204,900	\$196,438
COQUITLAM	0	0	0	0	0	0	14	0	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	2	2	25	0	7	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	2	2	43	0	7	12	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	3	0	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	4	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	77	63	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	1	0	0	0	--	--
NORTH VANCOUVER DM	0	0	62	62	62	62	211	51	3	3	\$187,950	\$194,715
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	108	0	3	3	--	--
PORT MOODY	0	0	0	0	0	0	10	75	0	0	--	--
RICHMOND	48	48	0	0	0	0	97	362	0	0	--	--
Surrey - South	0	0	0	0	0	0	24	67	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	4	4	27	0	8	4	--	--
Surrey - Guildford	0	0	0	0	0	0	12	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	76	85	15	15	--	--
SURREY TOTAL	0	0	0	0	4	4	139	152	23	19	--	--
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	8	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	18	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	18	42	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	2	54	0	0	--	--
Van - Marpole	0	0	0	0	0	0	43	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	20	108	4	4	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	4	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	74	123	2	2	--	--
VANCOUVER TOTAL	0	0	0	0	0	0	157	357	6	6	--	--
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	3	57	0	0	--	--
VANCOUVER CMA TOTAL	48	48	88	88	91	91	899	1246	49	80	\$196,900	\$188,664

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

January 2003	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	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	0	0	131	131	114	114	155	0	0	17	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	17	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	8	8	220	129	27	19	--	--
BURNABY TOTAL	0	0	131	131	122	122	392	129	27	36	\$242,350	\$250,985
COQUITLAM	0	0	0	0	2	2	9	0	5	3	--	--
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	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	95	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	54	0	23	24	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	86	0	14	14	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	--	--
PORT MOODY	0	0	0	0	0	0	0	0	0	0	--	--
RICHMOND	0	0	0	0	0	0	2	501	1	1	--	--
Surrey - South	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	--	--
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	11	11	645	710	142	131	--	--
Van - Downtown	0	0	0	0	0	0	756	1735	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	0	0	0	0	0	2	76	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	4	0	11	11	--	--
Van - Kerrisdale	0	0	0	0	5	5	39	0	7	2	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	92	181	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	80	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	49	120	0	0	--	--
VANCOUVER TOTAL	0	0	0	0	16	16	1587	2902	160	144	\$504,000	\$558,656
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	0	0	131	131	140	140	2130	3627	230	221	\$257,400	\$390,566

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

January 2003	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
ANMORE	1	1	0	0	0	0	8	12	2	2
BELCARRA	0	0	0	0	0	0	0	1	0	0
BOWEN ISLAND	4	4	5	5	5	5	31	67	0	0
Burnaby - North	0	0	136	136	128	128	324	84	24	32
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	55	1	1
Burnaby - South & East	0	0	30	30	31	31	187	76	26	25
Burnaby - Central Park	0	0	5	5	6	6	96	30	4	3
Burnaby - Remainder	61	61	16	16	31	31	517	421	85	70
BURNABY TOTAL	61	61	187	187	196	196	1124	666	140	131
COQUITLAM	31	31	39	39	43	43	396	182	38	34
Delta - Tsawwassen	1	1	2	2	3	3	26	152	1	0
Delta - Ladner	3	3	3	3	4	4	76	138	11	10
Delta - North	1	1	2	2	1	1	28	19	0	1
DELTA TOTAL	5	5	7	7	8	8	130	309	12	11
LANGLEY CITY	0	0	1	1	4	4	246	67	28	25
LANGLEY DISTRICT	16	16	31	31	38	38	277	351	142	135
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	56	56	85	85	82	82	443	282	49	52
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	4	4	6	6	6	6	185	191	3	3
NORTH VANCOUVER City	0	0	10	10	10	10	339	62	28	28
NORTH VANCOUVER DM	6	6	77	77	79	79	248	156	68	66
PITT MEADOWS	1	1	4	4	4	4	53	11	1	1
PORT COQUITLAM	11	11	9	9	10	10	248	73	8	7
PORT MOODY	3	3	5	5	4	4	131	194	4	5
RICHMOND	128	128	43	43	51	51	741	1270	77	69
Surrey - South	60	60	53	53	34	34	515	460	28	47
Surrey - Cloverdale	27	27	43	43	27	27	273	137	51	67
Surrey - North	110	110	141	141	153	153	1297	671	121	109
Surrey - Guildford	0	0	6	6	4	4	47	37	4	6
Surrey - Whalley	12	12	16	16	14	14	110	168	32	34
SURREY TOTAL	209	209	259	259	232	232	2242	1473	236	263
U.E.L.	1	1	0	0	2	2	202	7	12	10
Van - West End	0	0	0	0	30	30	98	1084	265	235
Van - Downtown	0	0	0	0	203	203	1193	1977	391	188
Van - Kitsilano	2	2	0	0	0	0	82	34	91	91
Van - False Creek	0	0	0	0	7	7	110	108	27	20
Van - Granville/Oak	0	0	164	164	82	82	364	100	33	115
Van - Kerrisdale	1	1	0	0	6	6	77	83	9	3
Van - Marpole	9	9	3	3	3	3	43	284	2	2
Van - Eastside	92	92	59	59	69	69	673	741	86	76
Van - Mt. Pleasant	2	2	2	2	22	22	99	126	41	21
Van - Strath/Grand	12	12	0	0	2	2	110	106	10	8
Van - Westside	8	8	11	11	10	10	355	403	7	8
VANCOUVER TOTAL	126	126	239	239	434	434	3204	5046	962	767
WEST VANCOUVER	12	12	17	17	14	14	98	122	9	12
WHITE ROCK	2	2	5	5	5	5	66	88	2	2
VANCOUVER CMA TOTAL	677	677	1029	1029	1227	1227	10412	10631	1821	1623

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA January 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
January 2003	433	50	124	58	0	0	0	12	677
January 2002	284	38	75	453	0	92	0	59	1,001
Year-to-date 2003	433	50	124	58	0	0	0	12	677
Year-to-date 2002	284	38	75	453	0	92	0	59	1,001
UNDER CONSTRUCTION									
January 2003	2,544	422	1,143	5,025	47	1,346	0	104	10,631
January 2002	1,591	356	580	3,477	108	2,084	58	1,045	9,299
COMPLETIONS									
January 2003	471	38	113	245	0	162	0	0	1,029
January 2002	360	30	68	559	0	187	32	46	1,282
Year-to-date 2003	471	38	113	245	0	162	0	0	1,029
Year-to-date 2002	360	30	68	559	0	187	32	46	1,282
COMPLETE & UNOCCUPIED									
January 2003	369	113	149	287	0	705	0	0	1,623
January 2002	351	65	234	612	0	175	0	0	1,437
TOTAL SUPPLY									
January 2003	2,913	535	1,292	5,312	47	2,051	0	104	12,254
January 2002	1,942	421	814	4,089	108	2,259	58	1,045	10,736
ABSORPTIONS									
January 2003	446	57	117	261	0	346	0	0	1,227
3 Month Average	381	53	131	258	4	163	0	34	1,024
12 Month Average	346	52	108	273	7	105	5	70	966

*includes Other

Source: CMHC

Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA January 2003

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,544	369	2,913	300	balanced
Semi-Detached	422	113	535	50	balanced
Row Condo	1,143	149	1,292	100	balanced
Apartment Condo	5,025	287	5,312	275	moving towards balanced
Private Row Rental	47	0	47	10	Undersupplied
Private Apt Rental	1,346	705	2,051	75	Oversupplied

Assumes completion and selling period of:

Single Detached:	7 months	Row Condo:	10 months	Row Rental:	10 months
Semi Detached:	9 months	Apt Condo:	14 months	Apt Rental:	14 months

Source: CMHC

© 2003 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication 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 publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this

publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.

