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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Housing starts in the Vancouver CMA dipped by nearly 19 per cent overall from 1,859 units in August 2002 to 1,509 starts for August of 2003. Although this appears to be a sizable decline, it should be kept in mind that August 2002 was an unusually strong month. New construction activity for the current month was robust from a historical perspective and is expected to increase further in September. Year-to-date, the number of starts jumped from 8,853 in 2002 to 9,528 for the same period this year, an 8 per cent hike.

In the rental market, starts activity was down in both the private and subsidized sectors, with private row rentals showing the only increase year over year, expanding from 0 starts in August 2002 to 14 units this month.

New residential construction activity in the ownership market was up in all segments except for apartment condominiums. August apartment condominium starts were down nearly 22 per cent, falling from 807 units in August 2002 to 633 this month.

Year-to-date, starts in this market increased from 3,054 in 2002 to 3,331 for 2003, a 9 per cent boost. Demand continued to outstrip supply in the apartment condominium market, with a vacant inventory of just 144 units coupled with 418 absorptions.

The row condominium market posted a year over year gain of nearly 12 per cent, jumping from 192 units started in August 2002 to 218 for August of this year. Year-to-date, this translates into a 39 per cent increase, with 1,560 starts recorded this year compared to 1,126 for 2002. Inventory and absorptions are more balanced in this market, with 135 recorded for the former and 129 for the latter.

Semi-detached starts rebounded in August, increasing 72 per cent over the August 2002 figure of 58 to 100 units this month. However, year-to-date, semi-detached starts activity was down 10 per cent to 456 units. The vacant inventory in this market continued to exceed absorptions, with 116 units completed and unoccupied, and only 53 units absorbed.

Starts in the single detached market were up from 475 in August 2002 to 507 in August of 2003, an increase of almost 7 per cent. Year-to-date, new construction in this market jumped by 13 per cent from 3,298 starts in 2002 to 3,723 in 2003. Vacant inventory in the single detached market was 434 units, along with 458 absorptions.

August 2003

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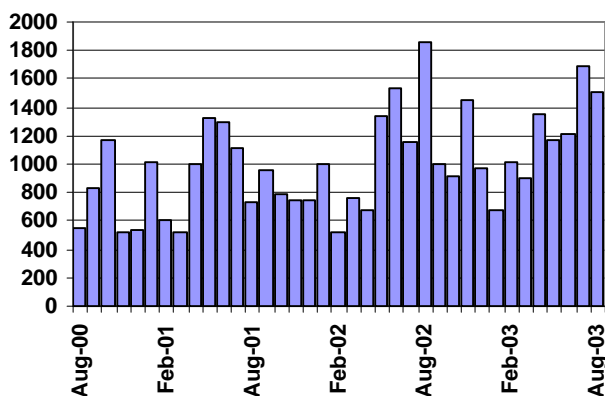
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Vancouver CMA - Total Starts



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Table 1: Single Detached Market

August 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	6	11	1	11	2	13	24	11	1	0	--	--
BELCARRA	0	2	0	1	0	1	2	2	0	0	--	--
BOWEN ISLAND	3	29	2	19	2	19	23	62	0	0	--	--
Burnaby - North	10	45	5	59	5	48	72	38	20	20	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	1	2	0	0	0	--	--
Burnaby - South & East	5	32	2	27	4	34	50	26	5	3	--	--
Burnaby - Central Park	1	5	0	15	1	12	15	5	6	5	--	--
Burnaby - Remainder	21	82	9	93	9	85	122	60	27	27	--	--
BURNABY TOTAL	37	164	16	194	19	180	261	129	58	55	\$498,000	\$546,558
COQUITLAM	2	86	6	83	5	87	121	55	3	4	\$445,000	\$457,880
Delta - Tsawwassen	1	10	1	9	0	8	11	11	1	2	--	--
Delta - Ladner	2	31	5	30	4	30	39	19	3	4	--	--
Delta - North	3	26	5	22	3	18	29	24	2	4	--	--
DELTA TOTAL	6	67	11	61	7	56	79	54	6	10	\$485,000	\$462,000
LANGLEY CITY	0	1	0	3	0	3	6	1	0	0	--	--
LANGLEY DISTRICT	45	273	36	248	30	257	333	179	18	24	\$382,450	\$377,954
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	48	358	61	402	66	396	531	217	36	31	\$315,000	\$321,292
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	3	38	5	28	2	24	31	23	2	5	--	--
NORTH VANCOUVER City	1	10	3	26	5	27	32	3	4	2	\$690,000	\$648,700
NORTH VANCOUVER DM	12	65	5	48	5	47	77	71	2	2	\$871,000	\$810,200
PITT MEADOWS	7	31	2	16	2	14	27	29	3	3	--	--
PORT COQUITLAM	10	65	1	73	4	72	100	41	7	4	--	--
PORT MOODY	16	73	13	53	13	54	82	67	3	3	\$417,000	\$506,416
RICHMOND	51	312	32	250	41	258	365	256	42	33	\$465,000	\$480,098
Surrey - South	35	348	38	267	47	246	332	275	42	33	--	--
Surrey - Cloverdale	34	316	38	204	37	197	253	211	19	20	--	--
Surrey - North	88	744	97	718	84	671	1003	526	89	102	--	--
Surrey - Guildford	6	24	3	25	5	25	36	20	6	4	--	--
Surrey - Whalley	11	95	16	112	12	106	157	70	13	17	--	--
SURREY TOTAL	174	1527	192	1326	185	1245	1781	1102	169	176	\$399,900	\$440,658
U.E.L.	0	3	2	4	3	5	8	5	1	0	\$1,750,000	\$1,693,816
Van - West End (1)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	2	2	0	4	0	4	4	3	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	1	1	0	1	0	1	2	1	0	0	--	--
Van - Kerrisdale (6)	4	21	4	24	5	22	28	25	5	4	--	--
Van - Marpole (7)	5	19	3	22	0	17	27	22	2	5	--	--
Van - Eastside (8)	45	368	31	393	30	419	578	211	36	37	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	1	1	0	1	0	1	1	1	0	0	--	--
Van - Westside (11)	13	77	15	85	12	75	99	80	12	15	--	--
VANCOUVER TOTAL	71	490	53	531	47	540	740	344	55	61	\$600,000	\$760,100
WEST VANCOUVER	12	80	13	81	15	80	106	122	11	9	\$1,699,900	\$1,796,393
WHITE ROCK	3	38	5	40	5	30	41	30	12	12	\$449,000	\$537,560
VANCOUVER CMA TOTAL	507	3723	459	3498	458	3408	4770	2804	433	434	\$409,450	\$522,122

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

Source: CMHC

Table 2: Semi Detached Market

August 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	2	12	0	10	2	10	10	10	6	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	18	2	24	1	30	33	14	9	10	--	--
Burnaby - Central Park	8	10	0	20	1	12	18	10	11	10	--	--
Burnaby - Remainder	18	136	8	124	19	114	140	90	60	49	--	--
BURNABY TOTAL	30	176	10	178	23	166	201	124	86	73	\$342,000	\$323,099
COQUITLAM	2	14	0	18	2	18	22	12	3	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	2	2	2	2	3	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	2	2	2	2	3	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	12	2	12	26	12	5	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	4	0	6	0	6	6	10	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	2	0	2	0	3	3	0	1	1	--	--
NORTH VANCOUVER City	4	12	2	14	2	6	10	8	8	8	--	--
NORTH VANCOUVER DM	0	0	0	24	0	28	32	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--
PORT COQUITLAM	0	0	0	2	0	2	2	0	0	0	--	--
PORT MOODY	2	16	0	14	0	14	20	12	0	0	--	--
RICHMOND	12	34	4	18	1	21	23	32	2	5	--	--
Surrey - South	4	56	4	64	6	61	105	50	20	18	--	--
Surrey - Cloverdale	4	8	0	6	0	0	3	8	7	7	--	--
Surrey - North	8	8	2	22	2	32	46	8	0	0	--	--
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	16	72	6	114	8	115	176	66	27	25	\$328,950	\$364,838
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--
Van - Downtown (2)	0	4	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	8	0	0	1	1	2	8	1	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	2	0	4	0	5	12	2	0	0	--	--
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole (7)	8	28	2	12	3	14	20	18	1	0	--	--
Van - Eastside (8)	2	12	2	12	3	22	40	10	1	0	--	--
Van - Mt. Pleasant (9)	8	28	2	14	2	20	28	24	0	0	--	--
Van - Strath/Grand (10)	0	4	0	4	2	10	24	4	2	0	--	--
Van - Westside (11)	0	20	0	0	0	0	2	20	0	0	--	--
VANCOUVER TOTAL	18	106	6	48	11	74	130	100	5	0	\$325,000	\$353,091
WEST VANCOUVER	16	20	2	4	2	5	8	20	0	0	--	--
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--
VANCOUVER CMA TOTAL	100	456	32	458	53	474	668	396	137	116	\$325,000	\$336,715

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

Source: CMHC

Table 3: Row Condominium Market

August 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	15	0	19	19	7	0	0	--	--
Burnaby - Lougheed Mall	0	32	14	79	13	68	68	8	10	11	--	--
Burnaby - South & East	0	37	0	0	0	0	0	37	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	44	0	37	2	37	37	29	2	0	--	--
BURNABY TOTAL	0	113	14	131	15	124	124	81	12	11	\$184,900	\$222,374
COQUITLAM	6	12	0	27	0	27	27	6	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	16	16	16	16	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	16	16	16	16	16	0	0	0	\$239,000	\$237,235
LANGLEY CITY	0	41	0	0	0	0	0	41	0	0	--	--
LANGLEY DISTRICT	47	238	0	140	1	162	242	235	1	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	31	0	34	0	37	42	35	4	4	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	8	0	0	0	0	0	8	0	0	--	--
NORTH VANCOUVER City	0	14	0	18	0	20	24	14	0	0	--	--
NORTH VANCOUVER DM	0	0	0	36	0	32	48	0	4	4	--	--
PITT MEADOWS	0	30	0	0	0	0	11	30	0	0	--	--
PORT COQUITLAM	9	59	0	26	0	26	42	49	2	2	--	--
PORT MOODY	4	95	12	12	8	8	37	83	0	4	--	--
RICHMOND	27	304	29	192	12	164	205	256	21	38	\$295,450	\$308,706
Surrey - South	19	165	14	158	18	150	174	141	13	9	--	--
Surrey - Cloverdale	8	106	24	61	17	65	80	93	26	33	--	--
Surrey - North	43	171	21	180	24	205	403	171	26	23	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	6	7	14	0	0	--	--
SURREY TOTAL	70	456	59	399	59	426	664	419	65	65	\$210,900	\$220,756
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	5	0	17	0	21	29	68	0	0	--	--
Van - Downtown	4	4	4	25	4	25	34	43	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	0	0	0	14	0	14	14	0	0	0	--	--
Van - Granville/Oak	0	0	0	3	0	3	3	0	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	40	40	0	26	0	23	23	40	3	3	--	--
Van - Eastside	3	81	13	40	13	43	44	81	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	1	2	2	0	5	4	--	--
Van - Strath/Grand	0	0	0	0	0	4	4	0	0	0	--	--
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--
VANCOUVER TOTAL	47	151	17	147	18	154	172	253	8	7	\$329,900	\$445,282
WEST VANCOUVER	8	8	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	218	1560	147	1178	129	1196	1654	1518	117	135	\$247,900	\$266,633

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

August 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	14	0	21	30	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	46	0	65	0	65	65	46	0	0	--	--
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	46	0	79	0	86	95	122	0	0	--	--
COQUITLAM	0	128	0	0	0	0	0	114	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	7	13	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	7	31	0	0	12	--	--
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	12	12	38	63	28	53	53	12	0	10	\$198,650	\$198,447
NORTH VANCOUVER City	0	41	0	0	0	0	0	41	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	116	224	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	40	0	0	0	3	11	40	0	0	--	--
PORT MOODY	0	59	0	75	0	75	75	59	0	0	--	--
RICHMOND	0	420	5	165	7	135	139	574	32	30	--	--
Surrey - South	0	137	67	67	35	35	40	144	0	32	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	23	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	5	63	0	0	--	--
Surrey - Whalley	0	0	0	0	0	15	45	85	0	0	--	--
SURREY TOTAL	0	200	67	67	35	58	113	292	0	32	\$151,900	\$148,838
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	11	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	6	6	0	0	0	0	0	14	0	0	--	--
Van - False Creek	0	0	0	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	0	96	0	8	0	4	4	96	4	4	--	--
Van - Kerrisdale	0	0	0	0	0	0	1	0	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	109	0	108	7	107	110	109	12	5	--	--
Van - Mt. Pleasant	0	0	0	4	1	4	4	0	1	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	68	0	0	0	2	2	222	0	0	--	--
VANCOUVER TOTAL	6	338	0	138	8	135	139	500	17	9	\$294,000	\$275,668
WEST VANCOUVER	0	59	0	0	0	0	0	59	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	1	57	0	0	--	--
VANCOUVER CMA TOTAL	18	1343	110	700	78	668	881	1870	49	80	\$179,000	\$186,365

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

August 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	0	131	0	131	137	131	0	0	--	--
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	9	0	0	0	--	--
Burnaby - Remainder	117	117	0	129	10	135	344	117	31	21	--	--
BURNABY TOTAL	117	117	0	260	10	266	490	248	31	21	\$238,200	\$258,789
COQUITLAM	0	0	0	0	0	3	5	0	2	2	--	--
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	95	2	90	90	0	7	5	--	--
NORTH VANCOUVER City	125	388	0	0	3	22	24	388	4	24	--	--
NORTH VANCOUVER DM	0	0	0	0	1	14	47	0	1	0	--	--
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	137	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	0	99	423	101	420	420	60	6	4	\$201,000	\$215,982
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	129	317	0	124	2	266	674	715	2	0	--	--
Van - Downtown	228	662	203	606	205	606	1115	1979	2	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	173	0	76	0	76	76	173	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	1	5	0	10	10	--	--
Van - Kerrisdale	0	0	0	0	0	7	14	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	0	181	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	78	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	10	120	0	0	--	--
VANCOUVER TOTAL	357	1152	203	806	207	956	1894	3246	14	10	\$216,500	\$327,421
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	38	0	0	0	0	0	38	0	0	--	--
VANCOUVER CMA TOTAL	599	1832	302	1584	324	1771	2970	4117	65	43	\$238,299	\$320,309

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

August 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	6	11	1	11	2	13	24	11	1	0
BELCARRA	0	2	0	1	0	1	2	2	0	0
BOWEN ISLAND	0	26	0	29	0	29	33	61	0	0
Burnaby - North	12	57	21	245	12	233	272	170	27	36
Burnaby - Lougheed Mall	0	32	14	79	7	63	64	8	10	17
Burnaby - South & East	7	133	0	112	14	138	157	127	14	0
Burnaby - Central Park	9	15	0	35	2	24	42	15	17	15
Burnaby - Remainder	39	266	5	371	29	353	684	271	127	103
BURNABY TOTAL	67	503	40	842	64	811	1219	591	195	171
COQUITLAM	20	330	16	226	19	247	327	281	20	17
Delta - Tsawwassen	1	10	1	9	0	8	29	154	1	2
Delta - Ladner	2	31	23	48	22	55	71	121	3	4
Delta - North	3	26	5	22	3	18	29	24	2	4
DELTA TOTAL	6	67	29	79	25	81	129	299	6	10
LANGLEY CITY	0	42	0	3	0	30	48	107	1	1
LANGLEY DISTRICT	95	514	56	420	58	477	655	460	87	85
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	48	393	61	442	66	456	620	262	40	35
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	3	48	43	210	36	190	207	31	16	23
NORTH VANCOUVER City	48	360	5	58	10	72	116	374	19	14
NORTH VANCOUVER DM	27	80	5	221	7	254	465	86	37	35
PITT MEADOWS	7	61	2	16	0	12	40	59	3	5
PORT COQUITLAM	19	188	1	105	4	107	161	154	9	6
PORT MOODY	22	402	25	154	21	151	289	444	3	7
RICHMOND	267	1142	164	964	135	915	1090	1341	97	126
Surrey - South	58	706	56	489	71	457	616	670	75	60
Surrey - Cloverdale	46	430	62	271	54	262	336	312	52	60
Surrey - North	139	923	120	920	110	916	1593	705	115	125
Surrey - Guildford	6	87	3	47	5	47	112	83	6	4
Surrey - Whalley	11	109	16	112	14	127	209	169	15	17
SURREY TOTAL	260	2255	257	1839	254	1809	2866	1939	263	266
U.E.L.	0	3	2	4	3	15	43	5	2	1
Van - West End	188	314	88	426	104	635	1165	972	72	56
Van - Downtown	320	642	323	605	335	869	1433	2014	139	127
Van - Kitsilano	2	10	0	23	8	46	48	19	76	68
Van - False Creek	0	173	18	108	18	135	166	173	0	0
Van - Granville/Oak	9	99	42	264	25	191	205	133	89	106
Van - Kerrisdale	4	21	14	34	5	29	43	69	5	14
Van - Marpole	53	135	96	151	84	135	151	262	6	18
Van - Eastside	54	594	87	688	91	719	904	614	59	55
Van - Mt. Pleasant	30	50	2	50	4	86	109	124	7	5
Van - Strath/Grand	1	17	0	5	2	15	110	106	2	0
Van - Westside	33	186	15	129	12	121	157	432	12	15
VANCOUVER TOTAL	694	2241	685	2483	688	2981	4491	4918	467	464
WEST VANCOUVER	36	167	15	85	17	85	114	209	11	9
WHITE ROCK	3	76	5	42	5	32	44	125	12	12
VANCOUVER CMA TOTAL	1628	8911	1412	8234	1414	8768	12983	11760	1289	1287

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA August 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
August 2003	507	100	218	633	14	15	0	22	1,509
August 2002	475	58	192	807	0	299	0	28	1,859
Year-to-date 2003	3,723	456	1,560	3,331	22	354	26	56	9,528
Year-to-date 2002	3,298	508	1,126	3,054	3	677	0	187	8,853
UNDER CONSTRUCTION									
August 2003	2,804	396	1,518	6,145	14	919	26	209	12,031
August 2002	2,340	440	1,039	5,171	78	1,885	0	386	11,339
COMPLETIONS									
August 2003	459	32	147	424	8	135	0	0	1,205
August 2002	426	56	99	154	6	620	0	189	1,550
Year-to-date 2003	3,498	458	1,178	2,462	55	911	0	28	8,590
Year-to-date 2002	2,621	416	633	1,739	44	1,202	90	581	7,326
COMPLETE & UNOCCUPIED									
August 2003	434	116	135	144	8	450	0	0	1,287
August 2002	267	74	105	254	6	588	0	0	1,294
TOTAL SUPPLY									
August 2003	3,238	512	1,653	6,289	22	1,369	26	209	13,318
August 2002	2,607	514	1,144	5,425	84	2,473	0	386	12,633
ABSORPTIONS									
August 2003	458	53	129	418	0	130	0	0	1,188
3 Month Average	485	65	170	394	1	112	0	0	1,226
12 Month Average	398	56	138	342	7	138	0	27	1,106

*includes Other

Source: CMHC

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

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,804	434	3,238	325	Balanced
Semi-Detached	396	116	512	0	Balanced
Row Condo	1,518	135	1,653	0	Balanced
Apartment Condo	6,145	144	6,289	275	Moving towards balanced
Private Row Rental	14	8	22	10	Undersupplied
Private Apt Rental	919	450	1,369	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

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