

# H

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Vancouver

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

**H**ousing starts in the Vancouver CMA dipped by 13 per cent in July, compared to the same month last year. A total of 1,467 new homes were started this month, well above the 15-year average of 1,253 units per month. Year-to-date, new home construction was up 40 per cent over 2003, for a total of 11,229 units.

In the rental market, 125 new apartment units began construction in July, up 28 per cent over July 2003. Year-to-date, rental apartment construction was up 18 per cent over 2003, with a total of 440 new units started.

The single detached market saw a total of 534 starts this month, a marginal 3 per cent increase over July 2003, and well above the 15-year monthly average of 431 units. Year-to-date, single detached starts were up 6 per cent over last year, with 3,408 new homes started thus far. This market remained balanced with 360 units in inventory and 454 units absorbed by month end.

Semi-detached starts were up 80 per cent year-over-year, with 72 units started in July. This figure is well above the 15-year average of 54 units per month. Year-to-date, this market was up 48 per cent to 526 units started, compared to 2003. The semi-detached market was balanced with 110 units in inventory and 63 absorptions by month end.

Row condominium construction was up 28 per cent this month, with 328 new units beginning construction, more than twice the 15-year monthly average of 159 units. Year-to-date, townhouse starts were up 27 per cent over 2003, with a total of 1,709 units started. The townhouse condominium market remained balanced in July with 53 units in inventory and 171 units absorbed by month end.

Apartment condominium construction cooled slightly in July with 408 starts recorded, down 47 per cent from July 2003, and below the 15-year average of 512 units per month. Year-to-date, however, apartment condominium starts were up 90 per cent over 2003, for a total of 5,121 units. The supply of vacant apartments remained slim this month with just 90 units in inventory across the entire CMA, and 296 units absorbed by month end.

July 2004

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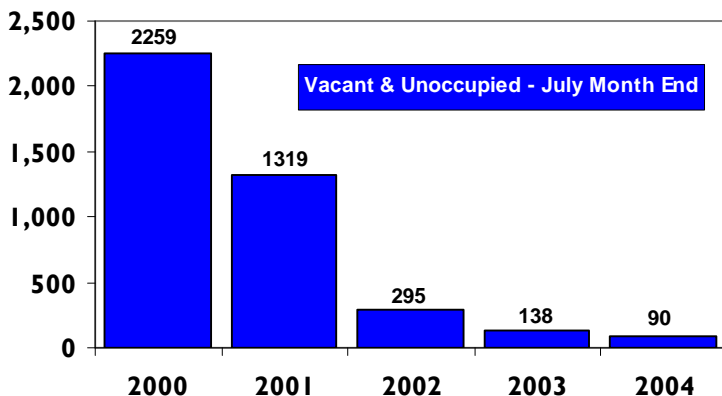
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**Table 1: Single Detached Market**

July 2004	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
<b>ANMORE</b>	3	11	0	7	0	7	12	17	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	2	0	0	0	--	--
<b>BOWEN ISLAND</b>	4	22	4	30	10	25	30	75	11	5	\$449,950	\$449,830
Burnaby - North	14	62	3	38	2	45	84	59	4	5	--	--
Burnaby - Lougheed Mall	0	4	0	0	0	0	0	4	0	0	--	--
Burnaby - South & East	8	33	0	12	0	19	39	31	0	0	--	--
Burnaby - Central Park	2	14	1	10	2	10	18	11	4	3	--	--
Burnaby - Remainder	8	62	5	75	11	95	139	56	21	15	--	--
<b>BURNABY TOTAL</b>	<b>32</b>	<b>175</b>	<b>9</b>	<b>135</b>	<b>15</b>	<b>169</b>	<b>280</b>	<b>161</b>	<b>29</b>	<b>23</b>	<b>\$695,000</b>	<b>\$684,560</b>
<b>COQUITLAM</b>	4	43	15	39	15	43	81	45	2	2	\$289,900	\$410,533
Delta - Tsawwassen	4	16	1	7	1	8	14	19	0	0	--	--
Delta - Ladner	11	37	1	20	4	25	41	33	5	2	--	--
Delta - North	6	24	7	26	5	27	48	20	1	3	--	--
<b>DELTA TOTAL</b>	<b>21</b>	<b>77</b>	<b>9</b>	<b>53</b>	<b>10</b>	<b>60</b>	<b>103</b>	<b>72</b>	<b>6</b>	<b>5</b>	<b>\$450,000</b>	<b>\$462,170</b>
<b>LANGLEY CITY</b>	0	0	0	0	0	0	1	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	36	407	47	286	38	287	436	310	24	33	\$390,450	\$403,274
LION'S BAY	0	2	0	1	0	1	1	2	0	0	--	--
<b>MAPLE RIDGE</b>	52	252	22	229	19	245	474	229	13	16	\$410,000	\$407,579
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	3	55	0	26	1	27	49	50	2	1	--	--
<b>NORTH VANCOUVER City</b>	1	7	1	5	1	6	12	7	0	0	--	--
<b>NORTH VANCOUVER DM</b>	11	49	3	56	5	55	89	60	7	5	\$920,000	\$935,800
<b>PITT MEADOWS</b>	12	62	2	43	3	44	63	64	3	2	\$420,000	\$379,667
<b>PORT COQUITLAM</b>	4	44	12	60	12	62	83	41	0	0	\$408,000	\$411,250
<b>PORT MOODY</b>	4	46	7	51	5	51	102	48	3	5	\$580,000	\$613,000
<b>RICHMOND</b>	54	255	41	242	34	255	427	243	23	30	\$602,500	\$625,706
Surrey - South	38	259	49	252	52	257	471	291	40	37	--	--
Surrey - Cloverdale	37	228	48	210	47	217	402	167	31	32	--	--
Surrey - North	120	734	114	572	113	577	1033	655	93	94	--	--
Surrey - Guildford	5	14	1	16	2	22	40	14	1	0	--	--
Surrey - Whalley	16	106	7	70	10	78	154	96	5	2	--	--
<b>SURREY TOTAL</b>	<b>216</b>	<b>1341</b>	<b>219</b>	<b>1120</b>	<b>224</b>	<b>1151</b>	<b>2100</b>	<b>1223</b>	<b>170</b>	<b>165</b>	<b>\$459,000</b>	<b>\$498,575</b>
<b>U.E.L.</b>	0	2	0	3	0	3	6	4	0	0	--	--
Van - West End (1)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	1	6	0	2	0	2	2	11	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	1	3	1	3	1	3	3	3	0	0	--	--
Van - Kerrisdale (6)	3	15	0	17	1	17	33	28	3	2	--	--
Van - Marpole (7)	2	16	1	19	2	20	32	26	3	2	--	--
Van - Eastside (8)	33	353	45	301	47	311	507	251	32	30	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Strath/Grand (10)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Westside (11)	14	72	6	45	7	54	94	104	7	6	--	--
<b>VANCOUVER TOTAL</b>	<b>54</b>	<b>465</b>	<b>53</b>	<b>391</b>	<b>58</b>	<b>411</b>	<b>675</b>	<b>423</b>	<b>45</b>	<b>40</b>	<b>\$618,000</b>	<b>\$741,931</b>
<b>WEST VANCOUVER</b>	17	63	8	60	2	44	91	135	16	22	--	--
<b>WHITE ROCK</b>	6	30	2	24	2	26	53	39	6	6	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>534</b>	<b>3408</b>	<b>454</b>	<b>2861</b>	<b>454</b>	<b>2972</b>	<b>5170</b>	<b>3248</b>	<b>360</b>	<b>360</b>	<b>\$469,900</b>	<b>\$543,096</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

July 2004	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
<b>ANMORE</b>	0	2	0	2	0	2	2	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - North</b>	0	12	0	18	0	13	23	8	7	7	--	--
<b>Burnaby - Lougheed Mall</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Burnaby - South &amp; East</b>	2	24	0	24	0	21	36	20	11	11	--	--
<b>Burnaby - Central Park</b>	2	10	2	12	1	15	23	8	9	10	--	--
<b>Burnaby - Remainder</b>	6	52	0	58	3	64	174	46	37	34	--	--
<b>BURNABY TOTAL</b>	10	98	2	112	4	113	256	82	64	62	--	--
<b>COQUITLAM</b>	6	30	10	20	4	11	23	26	4	10	--	--
<b>Delta - Tsawwassen</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Delta - Ladner</b>	0	0	0	0	0	0	2	0	0	0	--	--
<b>Delta - North</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	2	0	0	0	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	18	0	0	0	0	2	30	3	3	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	4	0	4	10	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	2	6	0	0	0	0	0	6	1	1	--	--
<b>NORTH VANCOUVER City</b>	0	8	4	18	9	15	26	2	11	6	\$489,000	\$496,556
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PITT MEADOWS</b>	0	8	0	0	0	0	0	8	0	0	--	--
<b>PORT COQUITLAM</b>	0	4	0	0	0	0	0	6	0	0	--	--
<b>PORT MOODY</b>	8	22	0	4	0	4	12	22	0	0	--	--
<b>RICHMOND</b>	6	100	12	86	12	88	105	94	7	7	\$353,900	\$379,233
<b>Surrey - South</b>	0	0	12	12	14	24	80	16	2	0	--	--
<b>Surrey - Cloverdale</b>	0	54	0	28	0	33	33	54	2	2	--	--
<b>Surrey - North</b>	22	84	12	36	16	24	26	86	16	12	--	--
<b>Surrey - Guildford</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>Surrey - Whalley</b>	0	0	0	2	0	2	2	0	0	0	--	--
<b>SURREY TOTAL</b>	22	138	24	78	30	83	141	156	20	14	\$329,900	\$328,507
<b>U.E.L.</b>	4	18	0	0	0	0	0	20	0	0	--	--
<b>Van - West End (1)</b>	0	0	0	4	0	4	4	0	0	0	--	--
<b>Van - Downtown (2)</b>	0	0	0	10	0	10	10	0	0	0	--	--
<b>Van - Kitsilano (3)</b>	2	2	0	8	0	8	9	2	0	0	--	--
<b>Van - False Creek (4)</b>	0	0	0	0	0	0	0	2	0	0	--	--
<b>Van - Granville/Oak (5)</b>	0	0	0	2	0	2	2	0	0	0	--	--
<b>Van - Kerrisdale (6)</b>	0	0	0	2	0	2	2	0	0	0	--	--
<b>Van - Marpole (7)</b>	0	8	0	20	0	20	23	12	0	0	--	--
<b>Van - Eastside (8)</b>	0	30	2	26	2	26	34	14	5	5	--	--
<b>Van - Mt. Pleasant (9)</b>	10	18	2	20	2	21	26	22	2	2	--	--
<b>Van - Strath/Grand (10)</b>	2	8	0	0	0	1	6	8	0	0	--	--
<b>Van - Westside (11)</b>	0	4	0	4	0	4	4	24	0	0	--	--
<b>VANCOUVER TOTAL</b>	14	70	4	96	4	98	120	84	7	7	--	--
<b>WEST VANCOUVER</b>	0	4	0	0	0	0	4	22	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	72	526	56	420	63	418	703	558	117	110	\$353,900	\$370,952

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

Source: CMHC

**Table 3: Row Condominium Market**

July 2004	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	41	62	12	12	12	12	19	50	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	32	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	37	0	0	0	--	--
Burnaby - Central Park	0	21	0	4	0	4	4	30	0	0	--	--
Burnaby - Remainder	13	35	0	10	0	10	41	38	0	0	--	--
<b>BURNABY TOTAL</b>	<b>54</b>	<b>118</b>	<b>12</b>	<b>26</b>	<b>12</b>	<b>26</b>	<b>133</b>	<b>118</b>	<b>0</b>	<b>0</b>	<b>\$282,900</b>	<b>\$281,900</b>
COQUITLAM	0	61	0	40	2	40	40	69	2	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	0	64	0	0	0	0	41	64	0	0	--	--
LANGLEY DISTRICT	40	278	24	193	24	196	321	272	0	0	\$243,900	\$238,381
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	13	13	0	23	0	29	39	13	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	20	84	4	46	13	46	46	67	9	0	\$224,900	\$229,900
NORTH VANCOUVER City	6	16	0	6	0	6	6	30	0	0	--	--
NORTH VANCOUVER DM	8	8	0	6	0	6	10	8	0	0	--	--
PITT MEADOWS	3	23	0	17	0	17	30	23	0	0	--	--
PORT COQUITLAM	0	19	4	33	4	35	66	28	0	0	--	--
PORT MOODY	32	106	0	81	0	81	128	122	1	1	--	--
RICHMOND	20	131	28	320	35	348	480	138	13	6	\$233,900	\$263,560
Surrey - South	19	109	0	56	0	60	166	109	2	2	--	--
Surrey - Cloverdale	16	112	15	107	15	116	220	99	15	15	--	--
Surrey - North	55	395	56	193	54	197	304	347	13	15	--	--
Surrey - Guildford	0	32	0	0	0	0	0	32	0	0	--	--
Surrey - Whalley	0	12	0	14	0	14	14	21	0	0	--	--
<b>SURREY TOTAL</b>	<b>90</b>	<b>660</b>	<b>71</b>	<b>370</b>	<b>69</b>	<b>387</b>	<b>704</b>	<b>608</b>	<b>30</b>	<b>32</b>	<b>\$232,400</b>	<b>\$251,102</b>
U.E.L.	31	31	8	8	7	7	7	63	0	1	\$199,000	\$356,581
Van - West End	0	0	4	20	4	22	72	0	0	0	--	--
Van - Downtown	0	39	0	34	0	34	38	66	0	0	--	--
Van - Kitsilano	0	10	0	0	0	0	0	10	0	0	--	--
Van - False Creek	0	24	0	0	0	0	0	27	0	0	--	--
Van - Granville/Oak	7	7	6	6	0	0	0	33	0	6	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	52	1	50	53	0	3	2	--	--
Van - Eastside	0	0	0	48	0	48	83	55	0	0	--	--
Van - Mt. Pleasant	0	4	0	0	0	0	5	4	0	0	--	--
Van - Strath/Grand	4	4	0	0	0	0	0	4	0	0	--	--
Van - Westside	0	9	0	0	0	0	0	30	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>11</b>	<b>97</b>	<b>10</b>	<b>160</b>	<b>5</b>	<b>154</b>	<b>251</b>	<b>229</b>	<b>3</b>	<b>8</b>	<b>\$345,000</b>	<b>\$429,947</b>
WEST VANCOUVER	0	0	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	9	0	4	4	0	5	5	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>328</b>	<b>1709</b>	<b>161</b>	<b>1338</b>	<b>171</b>	<b>1382</b>	<b>2322</b>	<b>1860</b>	<b>63</b>	<b>53</b>	<b>\$227,400</b>	<b>\$315,653</b>

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

Source: CMHC

**Table 4: LOW-RISE Apartment Condominium Market**

July 2004	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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	46	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	47	0	0	0	6	76	47	0	0	--	--
<b>BURNABY TOTAL</b>	0	47	0	0	0	6	122	47	0	0	--	--
<b>COQUITLAM</b>	0	113	0	71	0	71	114	113	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	26	0	12	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	28	0	0	0	0	0	28	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	0	0	105	0	105	143	0	0	0	--	--
<b>NORTH VANCOUVER City</b>	0	19	13	13	7	7	7	60	0	6	\$270,000	\$301,857
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	35	0	40	0	40	40	66	0	0	--	--
<b>PORT MOODY</b>	0	52	0	0	0	0	59	52	0	0	--	--
<b>RICHMOND</b>	0	277	0	302	0	300	513	388	12	12	--	--
Surrey - South	43	94	52	52	52	92	211	129	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	85	107	0	0	--	--
<b>SURREY TOTAL</b>	43	301	52	91	52	168	359	336	0	0	\$2,130,225	\$209,800
<b>U.E.L.</b>	112	284	0	0	0	0	0	329	0	0	--	--
Van - West End	0	10	0	0	0	0	0	10	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	22	0	0	0	4	7	38	1	1	--	--
Van - False Creek	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak	0	35	0	88	2	88	89	78	5	3	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	0	0	48	1	48	48	0	1	0	--	--
Van - Eastside	0	206	0	152	0	149	160	206	4	4	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	1	49	0	0	--	--
Van - Strath/Grand	0	5	0	0	0	0	0	37	0	0	--	--
Van - Westside	34	152	0	0	0	13	153	179	0	0	--	--
<b>VANCOUVER TOTAL</b>	34	479	0	288	3	302	458	650	11	8	--	--
<b>WEST VANCOUVER</b>	0	0	0	22	0	20	20	0	2	2	--	--
<b>WHITE ROCK</b>	0	26	0	57	0	57	57	26	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	189	1661	65	989	62	1076	1892	2121	25	28	\$206,400	\$245,940

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

Source: CMHC

**Table 5: HIGH-RISE Apartment Condominium Market**

July 2004	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	131	0	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	0	151	0	0	--	--
Burnaby - Remainder	0	1076	117	117	110	113	141	1157	0	7	--	--
<b>BURNABY TOTAL</b>	<b>0</b>	<b>1076</b>	<b>117</b>	<b>248</b>	<b>110</b>	<b>244</b>	<b>272</b>	<b>1308</b>	<b>0</b>	<b>7</b>	<b>--</b>	<b>--</b>
COQUITLAM	0	0	0	0	0	1	2	0	0	0	--	--
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	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	0	60	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	110	0	0	0	5	7	458	0	0	--	--
NORTH VANCOUVER City	0	152	0	0	0	0	4	607	0	24	--	--
NORTH VANCOUVER DM	86	86	0	0	0	0	1	171	0	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	0	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	191	0	0	0	0	163	301	2	2	--	--
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	--	--
<b>SURREY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
U.E.L.	0	0	0	0	0	0	0	95	0	0	--	--
Van - West End	69	69	0	178	0	183	588	784	0	0	--	--
Van - Downtown	40	1285	106	702	106	702	907	3041	0	0	--	--
Van - Kitsilano	0	49	0	0	0	0	0	49	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	173	0	0	--	--
Van - Granville/Oak	0	23	0	0	0	9	9	46	1	1	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	134	0	104	104	0	30	30	--	--
Van - Eastside	0	0	0	0	0	0	181	244	0	0	--	--
Van - Mt. Pleasant	0	75	0	78	0	78	78	75	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	10	0	120	0	120	120	102	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>109</b>	<b>1511</b>	<b>106</b>	<b>1212</b>	<b>106</b>	<b>1196</b>	<b>1987</b>	<b>4514</b>	<b>31</b>	<b>31</b>	<b>\$230,000</b>	<b>\$297,807</b>
WEST VANCOUVER	0	0	0	0	0	0	0	74	0	0	--	--
WHITE ROCK	0	82	0	64	0	64	64	82	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>195</b>	<b>3268</b>	<b>223</b>	<b>1524</b>	<b>216</b>	<b>1510</b>	<b>2500</b>	<b>7747</b>	<b>33</b>	<b>40</b>	<b>\$266,000</b>	<b>\$295,062</b>

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

Source: CMHC

**Table 6: TOTAL: All Dwelling Types**

July 2004	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
<b>ANMORE</b>	3	13	0	9	0	9	14	17	0	0
<b>BELCARRA</b>	0	0	0	0	0	0	2	0	0	0
<b>BOWEN ISLAND</b>	4	22	4	30	10	25	30	75	11	5
Burnaby - North	55	136	15	199	14	201	254	117	11	12
Burnaby - Lougheed Mall	0	4	0	0	0	0	32	4	0	0
Burnaby - South & East	10	57	0	36	0	40	158	51	11	11
Burnaby - Central Park	4	45	3	26	3	29	45	200	13	13
Burnaby - Remainder	27	1272	122	260	124	288	574	1459	58	56
<b>BURNABY TOTAL</b>	<b>96</b>	<b>1514</b>	<b>140</b>	<b>521</b>	<b>141</b>	<b>558</b>	<b>1063</b>	<b>1831</b>	<b>93</b>	<b>92</b>
<b>COQUITLAM</b>	<b>24</b>	<b>365</b>	<b>31</b>	<b>252</b>	<b>31</b>	<b>246</b>	<b>396</b>	<b>389</b>	<b>24</b>	<b>24</b>
Delta - Tsawwassen	4	16	1	7	1	38	125	45	32	32
Delta - Ladner	11	37	1	20	4	37	161	33	5	2
Delta - North	6	24	7	26	5	27	48	20	1	3
<b>DELTA TOTAL</b>	<b>21</b>	<b>77</b>	<b>9</b>	<b>53</b>	<b>10</b>	<b>102</b>	<b>334</b>	<b>98</b>	<b>38</b>	<b>37</b>
<b>LANGLEY CITY</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>108</b>	<b>124</b>	<b>0</b>	<b>0</b>
<b>LANGLEY DISTRICT</b>	<b>76</b>	<b>813</b>	<b>71</b>	<b>531</b>	<b>79</b>	<b>565</b>	<b>864</b>	<b>850</b>	<b>54</b>	<b>46</b>
LION'S BAY	0	2	0	1	0	1	1	2	0	0
<b>MAPLE RIDGE</b>	<b>65</b>	<b>293</b>	<b>22</b>	<b>256</b>	<b>19</b>	<b>278</b>	<b>523</b>	<b>270</b>	<b>13</b>	<b>16</b>
<b>METRO INDIAN RESERVES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NEW WESTMINSTER</b>	<b>25</b>	<b>255</b>	<b>4</b>	<b>177</b>	<b>14</b>	<b>183</b>	<b>245</b>	<b>581</b>	<b>12</b>	<b>2</b>
<b>NORTH VANCOUVER City</b>	<b>23</b>	<b>226</b>	<b>20</b>	<b>62</b>	<b>19</b>	<b>54</b>	<b>83</b>	<b>773</b>	<b>11</b>	<b>12</b>
<b>NORTH VANCOUVER DM</b>	<b>105</b>	<b>143</b>	<b>3</b>	<b>62</b>	<b>5</b>	<b>61</b>	<b>128</b>	<b>254</b>	<b>7</b>	<b>5</b>
<b>PITT MEADOWS</b>	<b>15</b>	<b>93</b>	<b>2</b>	<b>60</b>	<b>3</b>	<b>61</b>	<b>93</b>	<b>95</b>	<b>3</b>	<b>2</b>
<b>PORT COQUITLAM</b>	<b>4</b>	<b>134</b>	<b>22</b>	<b>187</b>	<b>20</b>	<b>187</b>	<b>257</b>	<b>167</b>	<b>4</b>	<b>6</b>
<b>PORT MOODY</b>	<b>44</b>	<b>226</b>	<b>7</b>	<b>136</b>	<b>5</b>	<b>136</b>	<b>301</b>	<b>381</b>	<b>4</b>	<b>6</b>
<b>RICHMOND</b>	<b>80</b>	<b>954</b>	<b>83</b>	<b>1016</b>	<b>83</b>	<b>1016</b>	<b>1723</b>	<b>1164</b>	<b>104</b>	<b>104</b>
Surrey - South	100	462	113	372	118	433	928	656	44	39
Surrey - Cloverdale	53	394	63	345	62	366	655	320	48	49
Surrey - North	197	1228	182	836	183	828	1393	1096	127	126
Surrey - Guildford	5	146	1	16	2	45	103	146	1	0
Surrey - Whalley	16	285	7	125	10	147	255	284	5	2
<b>SURREY TOTAL</b>	<b>371</b>	<b>2515</b>	<b>366</b>	<b>1694</b>	<b>375</b>	<b>1819</b>	<b>3334</b>	<b>2502</b>	<b>225</b>	<b>216</b>
<b>U.E.L.</b>	<b>147</b>	<b>345</b>	<b>8</b>	<b>11</b>	<b>7</b>	<b>10</b>	<b>14</b>	<b>571</b>	<b>0</b>	<b>1</b>
Van - West End	180	190	4	203	4	216	724	1003	0	0
Van - Downtown	40	1376	106	746	106	819	1094	3307	0	0
Van - Kitsilano	9	95	0	10	0	51	93	152	1	1
Van - False Creek	0	24	0	1	0	1	1	202	0	0
Van - Granville/Oak	8	111	7	99	3	112	216	211	6	10
Van - Kerrisdale	3	15	0	53	7	54	73	70	25	18
Van - Marpole	2	59	1	273	4	242	351	73	37	34
Van - Eastside	35	619	49	545	49	554	997	806	43	43
Van - Mt. Pleasant	10	146	2	98	2	99	110	172	2	2
Van - Strath/Grand	6	17	0	2	0	3	8	101	0	0
Van - Westside	48	256	47	212	46	232	412	448	7	8
<b>VANCOUVER TOTAL</b>	<b>341</b>	<b>2908</b>	<b>216</b>	<b>2242</b>	<b>221</b>	<b>2383</b>	<b>4202</b>	<b>6545</b>	<b>121</b>	<b>116</b>
<b>WEST VANCOUVER</b>	<b>17</b>	<b>67</b>	<b>8</b>	<b>82</b>	<b>2</b>	<b>64</b>	<b>115</b>	<b>239</b>	<b>18</b>	<b>24</b>
<b>WHITE ROCK</b>	<b>6</b>	<b>140</b>	<b>2</b>	<b>154</b>	<b>2</b>	<b>151</b>	<b>178</b>	<b>149</b>	<b>11</b>	<b>11</b>
<b>VANCOUVER CMA TOTAL</b>	<b>1467</b>	<b>11229</b>	<b>1018</b>	<b>7536</b>	<b>1046</b>	<b>7929</b>	<b>13885</b>	<b>17077</b>	<b>753</b>	<b>725</b>

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

Source: CMHC

**Table 7**  
**HOUSING ACTIVITY SUMMARY - VANCOUVER CMA**  
**July 2004**

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Row	APT	Row	APT	
<b>STARTS</b>							
July 2004	534	72	328	408	0	125	1,467
July 2003	517	40	256	776	4	98	1,691
Year-to-date 2004	3,408	526	1,709	5,121	25	440	11,229
Year-to-date 2003	3,216	356	1,342	2,698	34	373	8,019
<b>UNDER CONSTRUCTION</b>							
July 2004	3,248	558	1,860	10,078	22	1,311	17,077
July 2003	2,756	328	1,450	5,927	34	1,223	11,718
<b>COMPLETIONS</b>							
July 2004	454	56	161	306	0	41	1,018
July 2003	512	28	166	579	0	45	1,330
Year-to-date 2004	2,861	420	1,338	2,667	35	215	7,536
Year-to-date 2003	3,039	426	1,031	2,038	47	804	7,385
<b>COMPLETE &amp; UNOCCUPIED</b>							
July 2004	360	110	53	90	8	104	725
July 2003	433	137	117	138	0	445	1,270
<b>TOTAL SUPPLY</b>							
July 2004	3,608	668	1,913	10,168	30	1,415	17,802
July 2003	3,189	465	1,567	6,065	34	1,668	12,988
<b>ABSORPTIONS***</b>							
July 2004	454	63	171	296	0	62	1,046
3 Month Average	425	69	228	373	2	56	1,152
12 Month Average	431	59	194	387	5	100	1,175

\* Includes Other

\*\*\* Does not include presales

Source: CMHC

\*\* Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.  
To order, please contact: Lisa Preston  
Administrator, Products & Services  
Tel: (604) 737 4088  
e-mail: lpreston@cmhc-schl.gc.ca

**Summary Table 7b:**  
**HOUSING SUPPLY AND DEMAND - VANCOUVER CMA**  
**July 2004**

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***
Single Family	3,248	360	3,608	425	Balanced
Semi-Detached	558	110	668	70	Balanced
Row Condo	1,860	53	1,913	225	Balanced
Apartment Condo	10,078	90	10,168	375	Moving towards balanced
Private Row Rental	22	8	30	5	Undersupplied
Private Apt Rental	955	104	1,059	55	Oversupplied

Assumes completion and selling period of:  
Single Detached: 7 months  
Semi Detached: 9 months

Row Condo: 10 months  
Apt Condo: 14 months

Row Rental: 10 months  
Apt Rental: 14 months

Source: CMHC

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