

H

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YOUR LINK TO THE HOUSING MARKET

Homebuilding edging higher

Canada Mortgage and Housing Corporation

Victoria homebuilding on rise

♦ More **condos got underway** in November while single family house starts held steady, pushing total Victoria homebuilding ahead of last month. **Langford** and **Saanich** again recorded the highest volume of new house starts in the region.

♦ New **single family house sales continued strong**, at 78 in October compared with 80 in September. **Prices slipped** to a median of \$399,900, as fewer luxury homes sold.

♦ The new house and duplex markets remained **balanced** with 102 units completed, 103 sales and 56 in inventory.

♦ New **condo apartment markets were balanced**, with 77 starts, 95 completions, 98 sales, 12 units in inventory and 800 units underway.

♦ The **townhouse market was also balanced** with 15 starts, 123 units underway, 10 completions, eight sales and nine new townhouses in inventory.

Nanaimo's new home markets continue strong

♦ Although both sales and starts took a **breather from last month's frenzied pace**, Nanaimo homebuilding maintained its strength and is now 55% ahead of last year's levels, on a year-to-date basis.

♦ New house prices remained high this month as strong demand kept momentum in the market. The new house/duplex **market remained balanced**.

♦ **New townhouses moved from undersupplied to balanced** as three new townhouse units broke ground.

♦ Nanaimo's **new apartment condo market saw no new activity this month**. There was one unit in inventory, no sales, and 77 under construction. Undersupplied market conditions prevail but projects now in the planning or pre-selling stages will soon get underway. See **pages 5-7** for details.

Parksville-Qualicum leads other Van. Is. centres

♦ October results show **Parksville-Qualicum** (47 home starts) ahead of **Courtenay-Comox** (44) this month, both trailed by **Duncan** (15).

♦ **Courtenay-Comox** new home sales slowed again in October but inventories also continued to edge down, reflecting limited supply and strong buyer demand. See **pages 5-6** for details.

OCTOBER 2004

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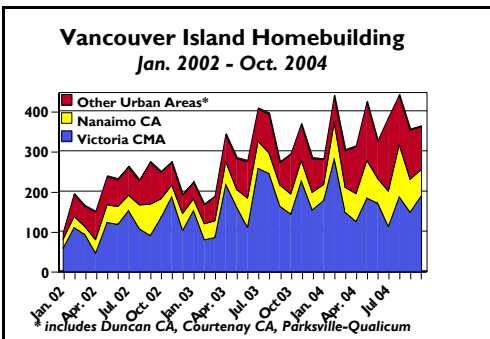
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CMHC Victoria Noticeboard

- ♦ **Looking for 2005 market forecasts?** - check out CMHC's Housing Market Outlook reports for Victoria, Vancouver, Kelowna, (604) 737-4088 or lpreston@cmhc.ca
- ♦ **CMHC tracks new homebuilding** -next release Dec. 8. (250)363-8045, prrill@cmhc.ca
- ♦ **CMHC congratulates** just-announced winners of the 13th Annual Commercial Building Awards. Call Victoria Real Estate Board (250) 385-7766 or www.vreb.org for more info.
- ♦ **CMHC Rental Market Survey Results-** available December 21. Contact Lisa Preston (604) 737-4088 lpreston@cmhc.ca



♦ **Homebuilding growth continues.**

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HOME TO CANADIANS
Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
October 2004

	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
Victoria City	2	1	0	0	21	0	24	2	4	5	0	95	0	106	22	32	32	3	401	15	505
Oak Bay	1	0	0	0	0	0	1	1	0	0	0	0	0	1	11	0	4	0	0	0	15
Esquimalt	1	0	0	0	56	0	57	0	0	5	0	0	0	5	14	2	0	0	87	0	103
Saanich	21	0	0	0	0	0	21	13	4	0	0	0	0	17	159	4	19	0	58	0	240
C. Saanich	2	0	0	0	0	0	2	1	0	0	0	0	0	1	17	6	7	0	42	0	72
N. Saanich	3	0	0	0	0	0	3	4	0	0	0	0	0	4	35	0	0	0	0	0	35
Sidney	6	3	6	0	0	0	15	0	1	0	0	0	0	1	17	6	12	0	68	0	103
View Royal	9	2	9	0	0	0	20	17	0	0	0	0	0	17	55	8	18	0	0	0	81
RDA H	5	0	0	0	0	0	5	5	1	0	0	0	0	6	28	0	0	0	0	0	28
Highlands	3	0	0	0	0	0	3	4	0	0	0	0	0	4	25	0	0	0	0	0	25
Langford	17	0	0	0	0	0	17	12	2	0	0	0	0	14	111	32	0	0	113	0	256
Colwood	3	0	0	0	0	0	3	5	2	0	0	0	0	7	28	2	31	0	31	0	92
Metchosin	0	0	0	0	0	0	0	1	0	0	0	0	0	1	11	0	0	0	0	0	11
Sooke	9	0	0	0	0	0	9	11	0	0	0	0	0	11	53	2	0	0	0	0	55
Indian Res.	10	0	0	0	0	0	10	12	0	0	0	0	0	12	24	0	0	0	0	0	24
MONTH TOTAL	92	6	15	0	77	0	190	88	14	10	0	95	0	207	610	94	123	3	800	15	1645
YEAR-TO-DATE	882	134	98	3	623	0	1740	827	106	96	3	327	191	1550	---	---	---	---	---	---	---

Preliminary

NOTE: Rental category includes private rental, asisted and co-op housing.

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METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

October 2004 AND YEAR-TO-DATE 2003 & 2004

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	
Victoria City	12	1	3	0	16	8	24	Victoria City	97	1	2	0	100	5	105
Oak Bay	0	0	0	0	0	0	0	Oak Bay	0	0	0	0	0	1	1
Esquimalt	0	0	1	0	1	0	1	Esquimalt	0	0	4	0	4	0	4
Saanich	0	0	4	0	4	20	24	Saanich	0	0	3	0	3	16	19
C. Saanich	0	0	0	0	0	1	1	C. Saanich	0	0	0	0	0	0	0
N. Saanich	0	0	0	0	0	0	0	N. Saanich	0	0	0	0	0	5	5
Sidney	0	0	0	0	0	3	3	Sidney	1	0	0	0	1	0	1
View Royal	0	0	0	0	0	2	2	View Royal	0	0	0	0	0	16	16
RDA H	0	0	0	0	0	2	2	RDA H	0	0	0	0	0	7	7
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	4	4
Langford	0	0	0	0	0	10	10	Langford	0	0	0	0	0	15	15
Colwood	0	0	0	0	0	2	2	Colwood	0	0	0	0	0	8	8
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	1	1
Sooke	0	0	0	0	0	6	6	Sooke	0	0	0	0	0	13	13
Indian Res.	0	0	0	0	0	2	2	Indian Res.	0	0	0	0	0	12	12
MONTH TOTAL	12	1	8	0	21	56	77	MONTH TOTAL	98	1	9	0	108	103	211
Y.T.D. AVG. 2004	21	9	14	0	44	59	103	Y.T.D. TOTAL 2004	335	190	106	3	634	933	1567
Y.T.D. AVG. 2003	24	9	21	8	62	64	126	Y.T.D. TOTAL 2003	117	140	121	27	405	694	1099

Note 1): Absorptions are measured at project completion and do **not** include presales.

Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units

Preliminary
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METROPOLITAN VICTORIA
ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	45	80	\$446,782	\$378,880	-15.2	\$387,000	\$359,900	-7.0
February	62	97	402,073	453,973	12.9	343,800	385,900	12.2
March	52	67	334,101	372,211	11.4	336,000	359,900	7.1
April	30	71	329,913	481,230	45.9	333,400	412,900	23.8
May	70	90	334,910	458,695	37.0	359,000	416,200	15.9
June	64	58	356,838	466,053	30.6	349,450	399,450	14.3
July	78	78	362,844	408,943	12.7	332,400	359,450	8.1
August	47	89	367,773	463,498	26.0	334,000	432,500	29.5
September	84	80	367,497	428,044	16.5	356,300	417,400	17.1
October	79	78	368,311	407,190	10.6	356,400	399,900	12.2
November	66		366,450			378,000		
December	72		364,514			334,500		

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	34	32	\$275,565	\$299,394	8.6	\$246,044	\$282,700	14.9
February	24	42	222,547	335,772	50.9	194,750	336,200	72.6
March	25	48	244,495	319,056	30.5	226,500	289,400	27.8
April	40	34	240,294	278,894	16.1	225,450	258,700	14.7
May	27	59	277,954	326,051	17.3	257,000	290,349	13.0
June	35	28	287,047	352,906	22.9	248,500	324,400	30.5
July	43	49	280,030	334,250	19.4	247,000	304,800	23.4
August	49	48	267,033	315,626	18.2	239,900	285,250	18.9
September	38	78	276,826	366,475	32.4	254,900	337,950	32.6
October	44	51	276,654	364,776	31.9	255,200	328,000	28.5
November	51		330,688			304,600		
December	47		283,463			274,680		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2003 & 2004 Year-to-Date

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	JAN.-OCT. 2004					JAN.-OCT. 2003					JAN.-OCT. 2004					JAN.-OCT. 2003				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	99	20	6	21	146	71	2	0	0	73	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	359	38	32	118	547	261	49	29	24	363	287	50	24	40	401	229	43	15	43	330
Parksville/Qualicum	239	99	49	0	387	165	33	0	0	198	182	42	23	0	247	160	13	0	0	173
Nanaimo	638	60	12	77	787	458	35	15	0	508	552	51	14	0	617	376	30	31	25	462
Duncan	150	20	0	0	170	134	11	0	7	152	145	12	0	0	157	82	12	0	6	100
Port Alberni *	32	0	16	0	48	18	2	0	6	26	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	882	134	101	623	1740	801	70	172	582	1625	827	106	99	518	1550	645	76	173	264	1158
Total	2399	371	216	839	3825	1908	202	216	619	2945	1993	261	160	558	2972	1492	174	219	338	2223

* updated quarterly, to September 2004

Preliminary
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METROPOLITAN VICTORIA

Starts/Completions/Under Construction

October 2004

	UNDER CONSTR: SEP. 2004					STARTS					COMPLETIONS					UNDER CONSTR: OCT. 2004				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	39	4	9	37	89	7	2	0	0	9	9	0	0	0	9	37	6	9	37	89
Courtenay City	82	16	7	22	127	19	0	4	0	23	8	0	0	0	8	93	16	11	22	142
Cumberland	6	0	0	0	6	2	0	0	0	2	1	0	0	0	1	7	0	0	0	7
Comox Strath RDA A	24	0	0	0	24	5	0	0	0	5	0	0	0	0	0	29	0	0	0	29
Comox Strath RDA B	62	4	0	59	125	5	0	0	0	5	8	0	0	0	8	59	4	0	59	122
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Courtenay CA	214	24	16	118	372	38	2	4	0	44	26	0	0	0	26	226	26	20	118	390
Parksville City	48	31	40	0	119	8	18	0	0	26	8	4	9	0	21	48	45	31	0	124
Qualicum Beach Town	22	2	3	0	27	5	0	0	0	5	3	0	0	0	3	24	2	3	0	29
Nanaimo RDA G	75	50	0	0	125	10	6	0	0	16	13	2	0	0	15	72	54	0	0	126
Parksville-Qualicum	145	83	43	0	271	23	24	0	0	47	24	6	9	0	39	144	101	34	0	279
Nanaimo City	181	16	7	77	281	47	0	3	0	50	38	6	0	0	44	190	10	10	77	287
Nanaimo RDA A	30	0	0	0	30	2	0	0	0	2	8	0	0	0	8	24	0	0	0	24
Nanaimo RDA B	42	0	0	0	42	9	0	0	0	9	4	0	0	0	4	47	0	0	0	47
Nanaimo RDA D	24	0	0	0	24	1	0	0	0	1	1	0	0	0	1	24	0	0	0	24
Nanaimo RDA E	59	20	0	0	79	5	0	0	0	5	7	0	0	0	7	57	20	0	0	77
Nanaimo CA	336	36	7	77	456	64	0	3	0	67	58	6	0	0	64	342	30	10	77	459
North Cowichan	76	14	0	7	97	4	2	0	0	6	14	0	0	0	14	66	16	0	7	89
Duncan City	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1
Cowich. Valley RDA D	23	0	0	0	23	5	0	0	0	5	2	0	0	0	2	26	0	0	0	26
Cowich. Valley RDA E	13	0	0	0	13	3	0	0	0	3	3	0	0	0	3	13	0	0	0	13
Duncan CA	112	14	0	7	133	13	2	0	0	15	19	0	0	0	19	106	16	0	7	129
TOTAL	807	157	66	202	1232	138	28	7	0	173	127	12	9	0	148	818	173	64	202	1257

NANAIMO CA

Inventory and Absorptions by Municipality

OCTOBER 2004 AND YEAR-TO-DATE 2003 & 2004

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Nanaimo City	1	0	0	0	1	30	31	Nanaimo	0	0	0	0	0	37	37
Nanaimo A,B,D,E	0	0	0	0	0	7	7	Nanaimo A,B,D,E	0	0	0	0	0	24	24
MONTH TOTAL	1	0	0	0	1	37	38	MONTH TOTAL	0	0	0	0	0	61	61
Y.T.D. AVG. 2004	3	0	1	0	4	24	28	Y.T.D. TOTAL 2004	4	0	14	0	18	584	602
Y.T.D. AVG. 2003	31	0	3	2	36	24	60	Y.T.D. TOTAL 2003	42	21	38	3	104	420	524

COURTENAY CA

Inventory and Absorptions by Municipality

OCTOBER 2004 AND YEAR-TO-DATE 2003 & 2004

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Comox Town	0	0	0	0	0	4	4	Comox Town	0	0	0	0	0	7	7
Courtenay	0	0	2	0	2	8	10	Courtenay	0	0	2	0	2	14	16
Cumberland	0	0	0	0	0	1	1	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	0	0	0	1	1	Comox Strath A,B	0	0	0	0	0	7	7
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	0	0	2	0	2	14	16	MONTH TOTAL	0	0	2	0	2	28	30
Y.T.D. AVG. 2004	0	0	3	0	3	12	15	Y.T.D. TOTAL 2004	24	16	27	4	71	310	381
Y.T.D. AVG. 2003	6	4	3	0	13	23	36	Y.T.D. TOTAL 2003	12	43	13	0	68	274	342

Note 1): Absorptions are measured at projection completion and do **not** include presales.

Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units

Preliminary

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CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction OCTOBER 2004

METRO VICTORIA

need to know

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	56	653	709	93	7.6	0.6	Balanced.
Row Condo	7	123	130	13	10.0	0.0	Balanced.
Apt Condo	12	800	812	59	13.8	-0.2	Balanced.

NANAIMO CA

need to know

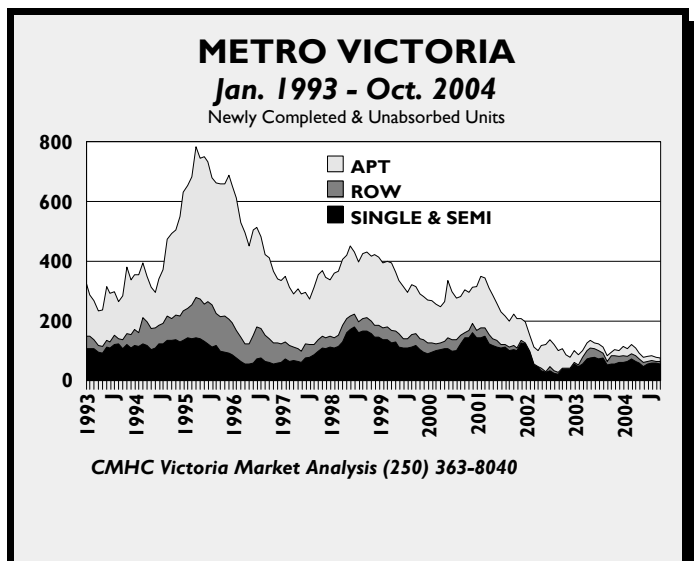
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	37	349	386	52	7.4	0.4	Balanced.
Row Condo	0	10	10	1	10.0	-1.0	Undersupplied, moving into balance.
Apt Condo	1	77	78	8	9.8	-3.3	Undersupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

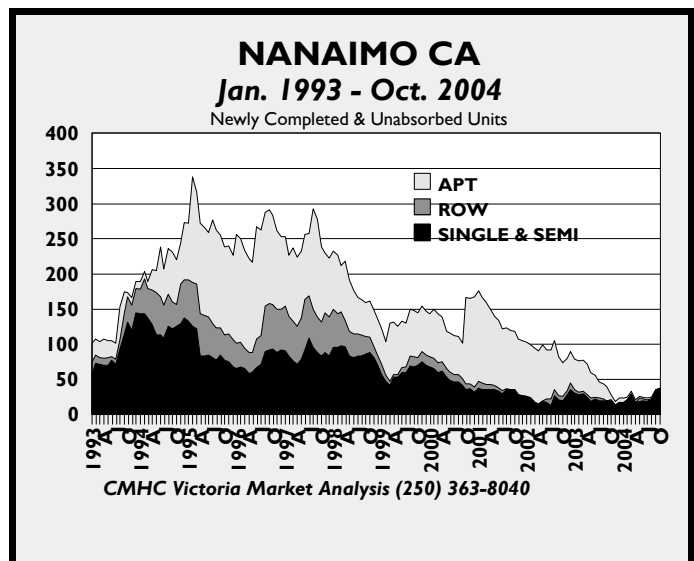
VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 1993 to OCTOBER 2004



♦ Victoria new home inventories remain low.

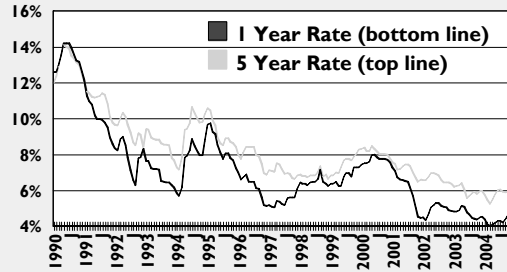


♦ Just one newly completed condo in Nanaimo.

KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Oct. 2004

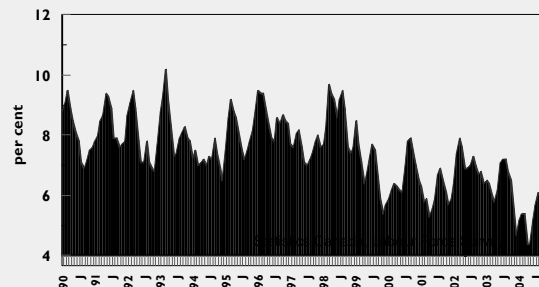


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue at low levels.

METRO VICTORIA

Unemployment Rate: Jan. 1990 - Oct. 2004

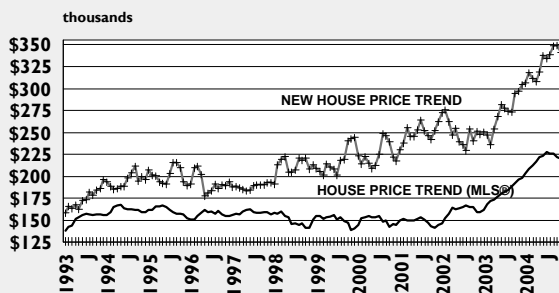


CMHC Market Analysis (250) 363-8040

◆ Fewer unemployed in Victoria this year.

NANAIMO

Average House Price Trend Jan. 1993 - Oct. 2004

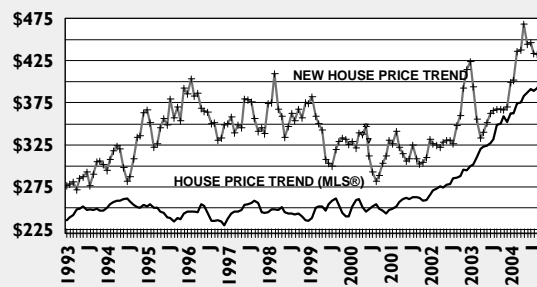


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house price trends level off.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Oct. 2004
thousands



NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250)363-8040 DATA: Victoria Real Estate Board, CMHC

◆ Victoria price trends edging closer together.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	October 2004				January-October 2004			
	Sales Oct. 2004	% Change Oct. 2003	Avg Price Oct. 2004	% Change Sep. 2003	Sales Y.T.D.	% Chg. Y.T.D. 03-04	Avg Price Y.T.D.	% Chg. Y.T.D. 03-04
Metro Victoria	300	-21%	\$407,206	11%	3,746	-5%	\$381,041	18%
Nanaimo	123	-12%	\$215,556	10%	1,417	4%	\$219,590	22%
Duncan-Cowichan Valley	63	-22%	\$198,641	14%	744	-5%	\$213,121	18%
Port Alberni*	41	28%	\$107,809	3%	396	68%	\$120,307	10%
Parksville-Qualicum Beach	77	4%	\$265,401	15%	708	3%	\$251,274	17%
Comox Valley	67	-43%	\$217,960	30%	879	4%	\$208,967	24%
Campbell River	44	57%	\$188,636	26%	473	27%	\$175,927	15%

* Note: MLS® data represents a smaller portion of total sales in Port Alberni.

MLS® - Multiple Listing Service® is a registered trademark owned by The Canadian Real Estate Association (CREA). Data courtesy of the **Victoria Real Estate Board** and the **Vancouver Island Real Estate Board**.

