

# H

# OUSING NOW

Victoria/Vancouver Island

## YOUR LINK TO THE HOUSING MARKET

### Homebuilding rises again in May

Canada Mortgage and Housing Corporation

#### Houses lead Victoria building

◆ Single detached houses outperformed new multiple projects in both starts and sales this month in **Metro Victoria**.

◆ Starts of **single detached houses** rose to 120 from 113 in April and 62 in March. **Saanich** recorded the highest volume of new house starts, at 23, followed by **View Royal** and **Langford** with 19 each.

◆ New **single family house sales** jumped to 90 transactions from 71 in April. Average new house prices settled at \$458,695, below April's record high.

◆ The **new house and duplex market remained balanced**, with 94 units completed, 100 sales and 57 units in inventory.

◆ New **condo apartment markets were balanced**, with 31 starts, no completions, 6 sales, 20 units in inventory and 704 units under construction.

◆ The **townhouse market remained undersupplied** in May with 10 starts, 82 units under construction, three completions, six sales and 16 new townhouses in inventory.

#### Nanaimo homebuilding jumps

◆ Housing starts **moved up sharply in May**, to 95 from 70 in April. Nanaimo's average new house prices rebounded from April's slide, to \$326,051.

◆ The **new house/duplex market remained balanced as inventories held steady in May**, with 74 completions and 73 sales.

◆ The **new townhouse undersupply** continued through May. There were no starts, four completions and no sales. Seven townhouse units were underway while 4 newly completed units remained in inventory.

◆ Nanaimo's **apartment condo market also remained undersupplied**. There were three units in inventory, no sales, no starts, no completions and no

#### Strong homebuilding north of Nanaimo

◆ Construction began on **74 new homes in Courtenay-Comox and 41 in Parksville-Qualicum** during May. **Duncan** trailed with 30 new starts.

◆ **Courtenay-Comox** new home inventories remained low and sales were brisk, reflecting strong buyer demand. See **pages 5-6** for details.

### MAY 2004

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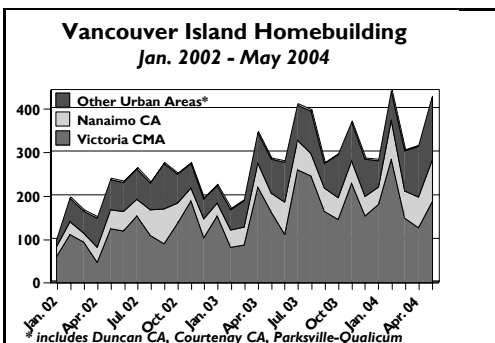
### CMHC Victoria Noticeboard

◆ **What will 2005 bring to BC housing markets?** - contact Lisa Preston for CMHC's Spring 2004 Housing Market Outlooks (604) 737-4088, [lp Preston@cmhc.ca](mailto:lp Preston@cmhc.ca)

◆ **CMHC tracks new housing;** next release July 9. (250) 363-8045, [pprill@cmhc.ca](mailto:pprill@cmhc.ca)

◆ **CHBA's CARE Awards** - plan to attend September 25 at Fairmont Empress Hotel [www.chbavictoria.com](http://www.chbavictoria.com) or call (250) 383-5044.

◆ **CMHC Senior's Survey** - Annual senior's survey now underway. Reports for Vancouver Island, Lower Mainland and Okanagan markets available late summer. Call Lisa Preston to order (604) 737-4088 [lp Preston@cmhc.ca](mailto:lp Preston@cmhc.ca)



◆ **Island homebuilding growing.**

Peggy Prill (250) 363-8045  
 CMHC Victoria - Market Analysis  
 Website: [www.cmhc.ca](http://www.cmhc.ca)

Fax (250) 995-2640  
 (250) 363-8040  
 E-mail: [pprill@cmhc.ca](mailto:pprill@cmhc.ca)



HOME TO CANADIANS  
 Canada

**METROPOLITAN VICTORIA**  
Starts/Completions/Under Construction  
May 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	3	5	0	3	0	0	11	2	2	0	0	0	0	4	12	33	22	6	434	0	507
Oak Bay	1	0	0	0	0	0	1	3	0	0	0	0	0	3	12	0	4	0	0	0	16
Esquimalt	3	0	0	0	0	0	3	1	0	0	0	0	0	1	14	4	9	0	31	0	58
Saanich	23	0	3	0	0	0	26	34	2	3	0	0	0	39	165	24	23	0	58	0	270
C. Saanich	6	0	0	0	0	0	6	0	0	0	0	0	0	0	22	8	7	0	42	0	79
N. Saanich	4	0	0	0	0	0	4	4	0	0	0	0	0	4	31	0	0	0	0	0	31
Sidney	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	3	10	0	78	54	146
View Royal	19	0	0	0	0	0	19	3	0	0	0	0	0	3	59	2	0	0	0	0	61
RDA H	11	0	0	0	0	0	11	3	0	0	0	0	0	3	36	2	0	0	0	0	38
Highlands	4	0	0	0	0	0	4	0	0	0	0	0	0	0	18	0	0	0	0	0	18
Langford	19	14	0	0	0	0	33	13	0	0	0	0	0	13	93	18	0	0	58	0	169
Colwood	5	0	7	0	31	0	43	7	0	0	0	0	0	7	22	0	7	0	31	0	60
Metchosin	2	0	0	0	0	0	2	2	0	0	0	0	0	2	10	0	0	0	0	0	10
Sooke	13	2	0	0	0	0	15	16	0	0	0	0	0	16	58	2	0	0	0	0	60
Indian Res.	7	0	0	0	0	0	7	1	0	0	0	0	0	1	9	0	0	0	0	0	9
<b>MONTH TOTAL</b>	120	21	10	3	31	0	185	89	5	3	0	0	0	97	562	96	82	6	732	54	1532
<b>YEAR-TO-DATE</b>	426	65	34	3	397	0	925	421	32	71	0	179	137	840	---	---	---	---	---	---	---

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

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# METROPOLITAN VICTORIA

## Inventory and Absorptions by Municipality

### May 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	19	4	2	0	25	6	31	Victoria City	3	8	0	0	11	4	15
Oak Bay	1	0	0	0	1	0	1	Oak Bay	3	0	0	0	3	3	6
Esquimalt	0	0	0	0	0	0	0	Esquimalt	0	6	0	0	6	2	8
Saanich	0	12	14	0	26	20	46	Saanich	0	2	5	0	7	34	41
C. Saanich	0	0	0	0	0	0	0	C. Saanich	0	0	0	0	0	0	0
N. Saanich	0	0	0	0	0	2	2	N. Saanich	0	0	0	0	0	3	3
Sidney	0	0	0	0	0	2	2	Sidney	0	0	0	0	0	2	2
View Royal	0	0	0	0	0	4	4	View Royal	0	0	1	0	1	5	6
RDA H	0	0	0	0	0	2	2	RDA H	0	0	0	0	0	4	4
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	0	0
Langford	0	0	0	0	0	5	5	Langford	0	0	0	0	0	15	15
Colwood	0	0	0	0	0	3	3	Colwood	0	0	0	0	0	6	6
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	2	2
Sooke	0	0	0	0	0	9	9	Sooke	0	0	0	0	0	17	17
Indian Res.	0	0	0	0	0	4	4	Indian Res.	0	0	0	0	0	3	3
<b>MONTH TOTAL</b>	20	16	16	0	52	57	109	<b>MONTH TOTAL</b>	6	16	6	0	28	100	128
<b>Y.T.D. AVG. 2004</b>	26	14	19	0	60	63	123	<b>Y.T.D. TOTAL 2004</b>	179	121	73	0	373	451	824
<b>Y.T.D. AVG. 2003</b>	29	12	19	0	60	61	121	<b>Y.T.D. TOTAL 2003</b>	52	118	16	0	186	291	477

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		356,838			349,450		
July	78		362,844			332,400		
August	47		367,773			334,000		
September	84		367,497			356,300		
October	79		368,311			356,400		
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		287,047			248,500		
July	43		280,030			247,000		
August	49		267,033			239,900		
September	38		276,826			254,900		
October	44		276,654			255,200		
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.-MAY 2004					JAN.-MAY 2003					JAN.-MAY 2004					JAN.-MAY 2003				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	27	18	0	21	66	18	2	0	0	20	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	157	26	12	35	230	111	24	5	0	140	128	24	12	24	188	97	10	6	43	156
Parksville/Qualicum	103	24	29	0	156	77	11	0	0	88	85	8	9	0	102	77	6	0	0	83
Nanaimo	304	48	6	0	358	185	26	0	0	211	242	21	11	0	274	147	10	15	25	197
Duncan	82	10	0	0	92	56	7	0	0	63	58	4	0	0	62	37	2	0	6	45
Port Alberni *	5	0	0	0	5	2	2	0	0	4	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	426	65	37	397	925	326	34	92	254	706	421	32	71	316	840	289	40	48	177	554
Total	1104	191	84	453	1832	775	106	97	254	1232	934	89	103	340	1466	647	68	69	251	1035

\* updated quarterly, to March 2004

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# METROPOLITAN VICTORIA

## Starts/Completions/Under Construction

### May 2004

	UNDER CONSTR: APR. 2004					STARTS					COMPLETIONS					UNDER CONSTR: MAY 2004				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	34	2	8	13	57	11	0	0	0	11	5	0	4	0	9	40	2	4	13	59
Courtenay City	67	40	12	40	159	28	4	0	22	54	11	6	4	24	45	84	38	8	38	168
Cumberland	3	0	0	0	3	1	0	0	0	1	0	0	0	0	0	4	0	0	0	4
Comox Strath RDA A	16	0	0	0	16	2	0	0	0	2	2	0	0	0	2	16	0	0	0	16
Comox Strath RDA B	41	0	0	0	41	6	0	0	0	6	5	0	0	0	5	42	0	0	0	42
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
<b>Courtenay CA</b>	<b>162</b>	<b>42</b>	<b>20</b>	<b>53</b>	<b>277</b>	<b>48</b>	<b>4</b>	<b>0</b>	<b>22</b>	<b>74</b>	<b>23</b>	<b>6</b>	<b>8</b>	<b>24</b>	<b>61</b>	<b>187</b>	<b>40</b>	<b>12</b>	<b>51</b>	<b>290</b>
Parksville City	44	28	19	0	91	6	0	9	0	15	8	0	0	0	8	42	28	28	0	98
Qualicum Beach Town	17	2	0	0	19	3	0	0	0	3	0	0	0	0	0	20	2	0	0	22
Nanaimo RDA G	38	20	0	0	58	11	12	0	0	23	5	2	0	0	7	44	30	0	0	74
<b>Parksville-Qualicum</b>	<b>99</b>	<b>50</b>	<b>19</b>	<b>0</b>	<b>168</b>	<b>20</b>	<b>12</b>	<b>9</b>	<b>0</b>	<b>41</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>106</b>	<b>60</b>	<b>28</b>	<b>0</b>	<b>194</b>
Nanaimo City	155	24	11	0	190	55	6	0	0	61	45	6	4	0	55	165	24	7	0	196
Nanaimo RDA A	21	0	0	0	21	7	0	0	0	7	4	0	0	0	4	24	0	0	0	24
Nanaimo RDA B	40	0	0	0	40	7	0	0	0	7	7	0	0	0	7	40	0	0	0	40
Nanaimo RDA D	15	0	0	0	15	3	0	0	0	3	2	0	0	0	2	16	0	0	0	16
Nanaimo RDA E	68	20	0	0	88	15	2	0	0	17	10	0	0	0	10	73	22	0	0	95
<b>Nanaimo CA</b>	<b>299</b>	<b>44</b>	<b>11</b>	<b>0</b>	<b>354</b>	<b>87</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>95</b>	<b>68</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>78</b>	<b>318</b>	<b>46</b>	<b>7</b>	<b>0</b>	<b>371</b>
North Cowichan	74	12	0	7	93	14	6	0	0	20	4	2	0	0	6	84	16	0	7	107
Duncan City	3	0	0	0	3	0	0	0	0	0	1	0	0	0	1	2	0	0	0	2
Cowich. Valley RDA D	14	0	0	0	14	4	0	0	0	4	0	0	0	0	0	18	0	0	0	18
Cowich. Valley RDA E	14	0	0	0	14	6	0	0	0	6	0	0	0	0	0	20	0	0	0	20
<b>Duncan CA</b>	<b>105</b>	<b>12</b>	<b>0</b>	<b>7</b>	<b>124</b>	<b>24</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>124</b>	<b>16</b>	<b>0</b>	<b>7</b>	<b>147</b>
<b>TOTAL</b>	<b>665</b>	<b>148</b>	<b>50</b>	<b>60</b>	<b>923</b>	<b>179</b>	<b>30</b>	<b>9</b>	<b>22</b>	<b>240</b>	<b>109</b>	<b>16</b>	<b>12</b>	<b>24</b>	<b>161</b>	<b>735</b>	<b>162</b>	<b>47</b>	<b>58</b>	<b>1002</b>

## NANAIMO CA

### Inventory and Absorptions by Municipality

#### MAY 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	4	0	5	16	21	Nanaimo	0	0	0	0	0	49	49
Nanaimo A,B,D,E	2	0	0	0	2	3	5	Nanaimo A,B,D,E	0	0	0	0	0	24	24
<b>MONTH TOTAL</b>	3	0	4	0	7	19	26	<b>MONTH TOTAL</b>	0	0	0	0	0	73	73
Y.T.D. AVG. 2004	4	0	1	0	5	21	26	Y.T.D. TOTAL 2004	2	0	7	0	9	262	271
Y.T.D. AVG. 2003	42	0	4	0	46	27	73	Y.T.D. TOTAL 2003	14	21	17	0	52	173	225

## COURTENAY CA

### Inventory and Absorptions by Municipality

#### MAY 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	2	0	2	3	5	Comox Town	0	0	2	0	2	3	5
Courtenay	1	0	0	0	1	5	6	Courtenay	23	0	4	0	27	17	44
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	0	0	0	0	0	Comox Strath A,B	0	0	0	0	0	8	8
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	1	0	2	0	3	8	11	<b>MONTH TOTAL</b>	23	0	6	0	29	28	57
Y.T.D. AVG. 2004	0	0	4	0	4	10	14	Y.T.D. TOTAL 2004	23	0	15	4	42	142	184
Y.T.D. AVG. 2003	11	5	3	0	19	33	52	Y.T.D. TOTAL 2003	1	18	5	0	24	113	137

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 MAY 2004

need to know

### METRO VICTORIA

	Completed & Unoccupied <sup>1</sup>	Under Construction	Total Supply	Monthly Absorption Forecast <sup>2</sup>	Duration of Supply (Months)	Surplus/Shortfall <sup>3</sup> (Months)	Market Classification <sup>4</sup>
Single & Semi	57	639	696	89	7.8	0.8	Balanced.
Row Condo	16	82	98	13	7.5	-2.5	Undersupplied.
Apt Condo	20	704	724	48	15.1	1.1	Balanced.

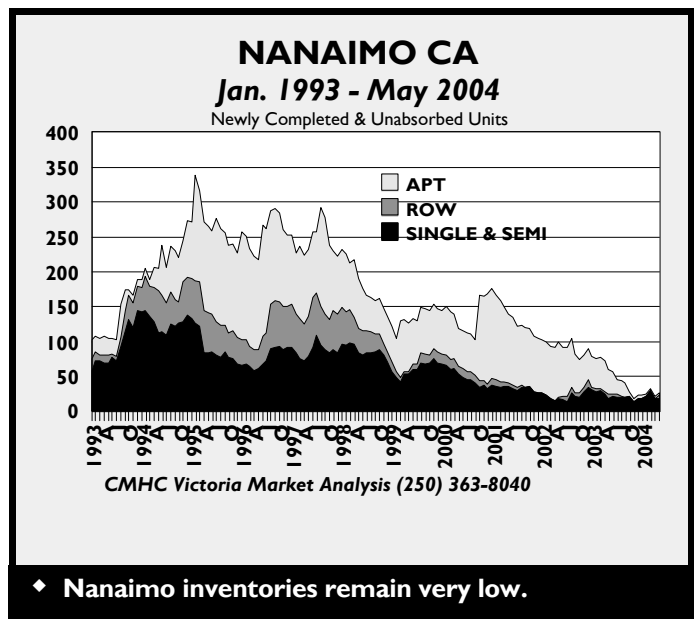
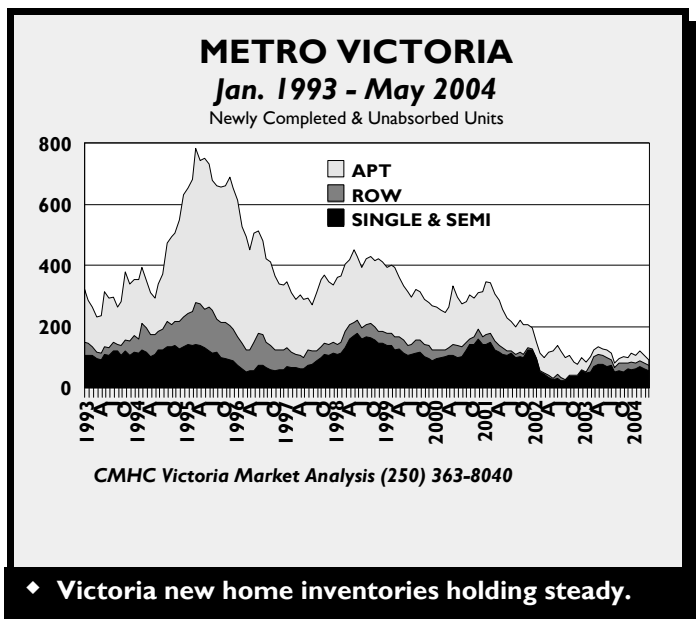
### NANAIMO CA

need to know

	Completed & Unoccupied <sup>1</sup>	Under Construction	Total Supply	Monthly Absorption Forecast <sup>2</sup>	Duration of Supply (Months)	Surplus/Shortfall <sup>3</sup> (Months)	Market Classification <sup>4</sup>
Single & Semi	19	345	364	44	8.3	1.3	Balanced.
Row Condo	0	7	7	2	3.5	-7.5	Undersupplied.
Apt Condo	3	0	3	1	3.0	-10.0	Undersupplied.

<sup>1-4</sup> Refer to CMHC Definitions insert.

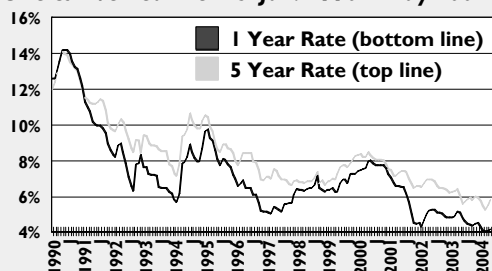
## VICTORIA AND NANAIMO New Housing Inventory JANUARY 1993 to MAY 2004



# KEY ECONOMIC INDICATORS

## MORTGAGE RATES

One & Five Year Terms Jan. 1990 - May 2004

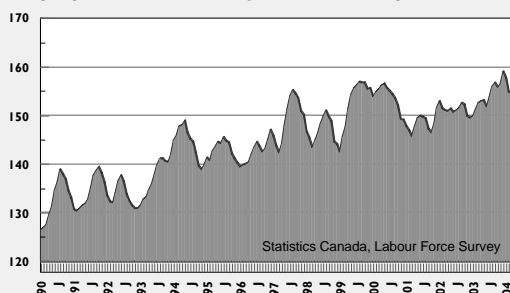


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates edge up slightly in May.

## METRO VICTORIA

Employed Labour Force Jan. 1990 - May 2004

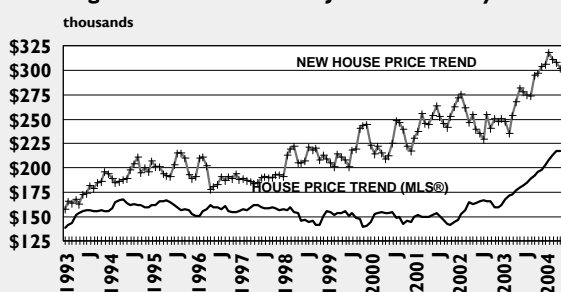


CMHC Market Analysis (250) 363-8040

◆ Victoria job growth resumes this spring.

## NANAIMO

Average House Price Trend Jan. 1993 - May 2004

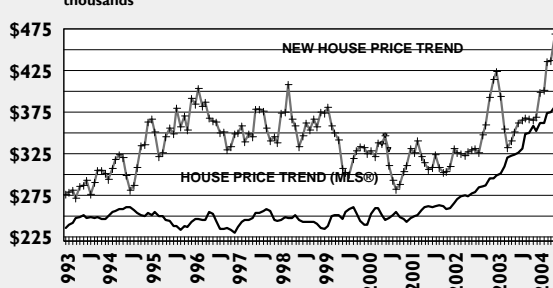


NOTE: Price trends calculated as 3 month moving average.  
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices continue uptrend.

## METRO VICTORIA

Average House Price Trend Jan. 1993 - May 2004



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

◆ Victoria house price trends escalating.

## Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	May 2004				January-May 2004			
	Sales May 2004	% Change May 2003	Avg Price May 2004	% Change May 2003	Sales Y.T.D.	% Chg. Y.T.D. 03-04	Avg Price Y.T.D.	% Chg. Y.T.D. 03-04
Metro Victoria	415	-7%	\$380,499	14%	1,953	5%	\$371,644	21%
Nanaimo	153	1%	\$221,469	24%	693	11%	\$213,502	23%
Duncan-Cowichan Valley	88	-7%	\$203,971	22%	382	5%	\$202,391	14%
Port Alberni*	43	105%	\$118,225	29%	153	66%	\$116,832	8%
Parksville-Qualicum Beach	83	5%	\$244,265	11%	371	17%	\$243,968	19%
Comox Valley	128	32%	\$204,157	21%	449	37%	\$202,264	19%
Campbell River	50	32%	\$170,646	12%	225	32%	\$172,024	16%

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

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