

# H

# OUSING NOW

## YOUR LINK TO THE HOUSING MARKET

### Homebuilding strong in June

Canada Mortgage and Housing Corporation

JUNE 2004

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### CMHC Victoria Noticeboard

- ◆ **Planning for 2005?** - attend CMHC's 10th annual Housing Outlook Conference Nov. 4 in Vancouver: for details, (604) 737-4088 or [lpreston@cmhc.ca](mailto:lpreston@cmhc.ca)
- ◆ **CMHC releases July housing starts** Aug. 10. (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 [lpreston@cmhc.ca](mailto:lpreston@cmhc.ca)



HOME TO CANADIANS  
Canada

### Victoria new home inventories at record low

- ◆ Only 79 newly completed houses, condo apartments and townhouses were available for sale in **Metro Victoria** during June, matching the previous low recorded in December 2002.
- ◆ Starts of **single detached houses** slipped to 99 from 120 in May. **Langford** recorded the highest volume of new house starts, at 20, followed by **Saanich** with 16.
- ◆ New **single family house sales** fell to 58 from 90 in May. Average new house prices edged up slightly from May, at \$466,053 in June.
- ◆ The **new house and duplex market remained balanced**, with 56 units completed, 68 sales and 48 units in inventory.
- ◆ New **condo apartment markets were balanced** in June, with 37 starts, eight completions, nine sales, 19 units in inventory and 733 units underway.
- ◆ The **townhouse market edged toward balanced** from undersupplied

construction, no completions, four sales and 12 new townhouses in inventory.

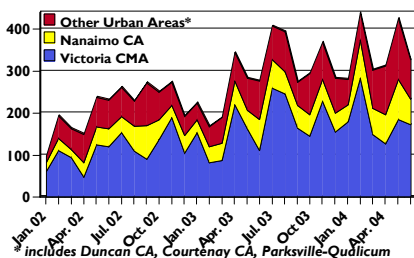
### Nanaimo homebuilding robust

- ◆ Housing starts **edged down in June**, to 61 from 95 in May, but year to date Nanaimo homebuilding is 47% higher than 2003 levels. Average new house prices achieved record levels in June, at \$352,906.
- ◆ The **new house/duplex market remained balanced as inventories held steady in June**, with 30 completions and 29 sales.
- ◆ The **new townhouse undersupply** continued, with two sales, no starts and no completions: seven townhouse units were underway while two 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 units under construction. See **pages 5-7** for details.

### Slower homebuilding north of Nanaimo

- ◆ **Courtenay-Comox** (40 new home starts), **Parksville-Qualicum** (35) and **Duncan** (18) saw fewer new homes start in June compared with May, but year-to-date figures are at least one-third higher.
- ◆ **Courtenay-Comox** new home inventories remained low and sales were brisk, reflecting strong buyer demand. See **pages 5-6** for details.

Vancouver Island Homebuilding  
Jan. 2002 - Jun. 2004



◆ **Island homebuilding up 40% from 2003.**

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**METROPOLITAN VICTORIA**  
Starts/Completions/Under Construction  
June 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	0	10	0	0	0	0	10	0	0	0	0	0	0	0	12	39	27	6	406	28	518
Oak Bay	3	0	0	0	0	0	3	2	0	0	0	0	0	2	13	0	4	0	0	0	17
Esquimalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	4	9	0	31	0	58
Saanich	16	0	3	0	0	0	19	19	2	0	0	0	0	21	162	24	26	0	58	0	270
C. Saanich	1	0	0	0	0	0	1	0	0	0	0	0	0	0	23	8	7	0	42	0	80
N. Saanich	6	0	0	0	0	0	6	0	0	0	0	0	0	0	37	0	0	0	0	0	37
Sidney	1	2	0	0	5	0	8	0	2	0	0	8	0	10	2	3	10	0	75	54	144
View Royal	13	4	0	0	0	0	17	6	0	0	0	0	0	6	66	6	0	0	0	0	72
RDA H	4	0	0	0	0	0	4	2	0	0	0	0	0	2	38	2	0	0	0	0	40
Highlands	6	0	0	0	0	0	6	2	0	0	0	0	0	2	22	0	0	0	0	0	22
Langford	20	4	0	0	32	0	56	14	0	0	0	0	0	14	99	22	0	0	90	0	211
Colwood	7	2	12	0	0	0	21	2	0	0	0	0	0	2	27	2	19	0	31	0	79
Metchosin	2	0	0	0	0	0	2	0	0	0	0	0	0	0	12	0	0	0	0	0	12
Sooke	13	0	0	0	0	0	13	5	0	0	0	0	0	5	66	2	0	0	0	0	68
Indian Res.	7	0	0	0	0	0	7	2	0	0	0	0	0	2	14	0	0	0	0	0	14
<b>MONTH TOTAL</b>	99	22	15	0	37	0	173	54	4	0	0	8	0	66	607	112	102	6	733	82	1642
<b>YEAR-TO-DATE</b>	525	87	49	3	434	0	1098	475	36	71	0	187	137	906	---	---	---	---	---	---	---

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

Preliminary

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# METROPOLITAN VICTORIA

## Inventory and Absorptions by Municipality

### June 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	17	3	0	0	20	6	26	Victoria City	2	1	2	0	5	2	7
Oak Bay	1	0	0	0	1	0	1	Oak Bay	0	0	0	0	0	2	2
Esquimalt	0	0	0	0	0	0	0	Esquimalt	0	0	0	0	0	0	0
Saanich	0	5	12	0	17	19	36	Saanich	0	7	2	0	9	21	30
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	1	1	N. Saanich	0	0	0	0	0	1	1
Sidney	1	0	0	0	1	1	2	Sidney	7	0	0	0	7	3	10
View Royal	0	0	0	0	0	2	2	View Royal	0	0	0	0	0	8	8
RDA H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	3	3
Highlands	0	0	0	0	0	1	1	Highlands	0	0	0	0	0	1	1
Langford	0	0	0	0	0	6	6	Langford	0	0	0	0	0	13	13
Colwood	0	0	0	0	0	3	3	Colwood	0	0	0	0	0	2	2
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	6	6	Sooke	0	0	0	0	0	8	8
Indian Res.	0	0	0	0	0	2	2	Indian Res.	0	0	0	0	0	4	4
<b>MONTH TOTAL</b>	19	8	12	0	39	48	87	<b>MONTH TOTAL</b>	9	8	4	0	21	68	89
<b>Y.T.D. AVG. 2004</b>	25	13	18	0	56	60	116	<b>Y.T.D. TOTAL 2004</b>	188	129	77	0	394	519	913
<b>Y.T.D. AVG. 2003</b>	27	12	21	5	65	64	129	<b>Y.T.D. TOTAL 2003</b>	55	128	36	0	219	363	582

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		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	28	287,047	352,906	22.9	248,500	324,400	30.5
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.-JUN. 2004					JAN.-JUN. 2003					JAN.-JUN. 2004					JAN.-JUN. 2003				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	64	22	0	21	107	44	2	0	0	46	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	195	28	12	35	270	147	38	17	0	202	159	26	20	24	229	113	14	6	43	176
Parksville/Qualicum	121	36	34	0	191	94	11	0	0	105	95	18	9	0	122	92	7	0	0	99
Nanaimo	365	48	6	0	419	248	30	8	0	286	272	21	11	0	304	185	16	15	25	241
Duncan	98	12	0	0	110	68	7	0	0	75	80	4	0	0	84	45	4	0	6	55
Port Alberni *	13	0	16	0	29	8	2	0	6	16	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	525	87	52	434	1098	423	43	97	254	817	475	36	71	324	906	358	46	88	177	669
Total	1381	233	120	490	2224	1032	133	122	260	1547	1081	105	111	348	1645	793	87	109	251	1240

\* updated quarterly, to March 2004

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# METROPOLITAN VICTORIA

## Starts/Completions/Under Construction

### June 2004

	UNDER CONSTR: MAY 2004					STARTS					COMPLETIONS					UNDER CONSTR: JUN. 2004				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	40	2	4	13	59	12	0	0	0	12	14	0	4	0	18	38	2	0	13	53
Courtenay City	84	38	8	38	168	18	2	0	0	20	10	2	4	0	16	92	38	4	38	172
Cumberland	4	0	0	0	4	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
Comox Strath RDA A	16	0	0	0	16	3	0	0	0	3	1	0	0	0	1	18	0	0	0	18
Comox Strath RDA B	41	0	0	0	41	5	0	0	0	5	5	0	0	0	5	41	0	0	0	41
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>186</b>	<b>40</b>	<b>12</b>	<b>51</b>	<b>289</b>	<b>38</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>31</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>41</b>	<b>193</b>	<b>40</b>	<b>4</b>	<b>51</b>	<b>288</b>
Parksville City	42	28	28	0	98	2	0	5	0	7	4	2	0	0	6	40	26	33	0	99
Qualicum Beach Town	20	2	0	0	22	5	0	0	0	5	2	0	0	0	2	23	2	0	0	25
Nanaimo RDA G	44	30	0	0	74	11	12	0	0	23	4	8	0	0	12	51	34	0	0	85
<b>Parksville-Qualicum</b>	<b>106</b>	<b>60</b>	<b>28</b>	<b>0</b>	<b>194</b>	<b>18</b>	<b>12</b>	<b>5</b>	<b>0</b>	<b>35</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>114</b>	<b>62</b>	<b>33</b>	<b>0</b>	<b>209</b>
Nanaimo City	165	24	7	0	196	44	0	0	0	44	21	0	0	0	21	188	24	7	0	219
Nanaimo RDA A	24	0	0	0	24	4	0	0	0	4	3	0	0	0	3	25	0	0	0	25
Nanaimo RDA B	40	0	0	0	40	3	0	0	0	3	0	0	0	0	0	43	0	0	0	43
Nanaimo RDA D	16	0	0	0	16	5	0	0	0	5	1	0	0	0	1	20	0	0	0	20
Nanaimo RDA E	73	22	0	0	95	5	0	0	0	5	5	0	0	0	5	73	22	0	0	95
<b>Nanaimo CA</b>	<b>318</b>	<b>46</b>	<b>7</b>	<b>0</b>	<b>371</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>349</b>	<b>46</b>	<b>7</b>	<b>0</b>	<b>402</b>
North Cowichan	84	16	0	7	107	10	2	0	0	12	14	0	0	0	14	80	18	0	7	105
Duncan City	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Cowich. Valley RDA D	18	0	0	0	18	5	0	0	0	5	4	0	0	0	4	19	0	0	0	19
Cowich. Valley RDA E	20	0	0	0	20	1	0	0	0	1	4	0	0	0	4	17	0	0	0	17
<b>Duncan CA</b>	<b>124</b>	<b>16</b>	<b>0</b>	<b>7</b>	<b>147</b>	<b>16</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>118</b>	<b>18</b>	<b>0</b>	<b>7</b>	<b>143</b>
<b>TOTAL</b>	<b>734</b>	<b>162</b>	<b>47</b>	<b>58</b>	<b>1001</b>	<b>133</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>154</b>	<b>93</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>113</b>	<b>774</b>	<b>166</b>	<b>44</b>	<b>58</b>	<b>1042</b>

## NANAIMO CA

### Inventory and Absorptions by Municipality

#### JUNE 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	2	0	3	17	20	Nanaimo	0	0	2	0	2	20	22
Nanaimo A,B,D,E	2	0	0	0	2	3	5	Nanaimo A,B,D,E	0	0	0	0	0	9	9
<b>MONTH TOTAL</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>20</b>	<b>25</b>	<b>MONTH TOTAL</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>29</b>	<b>31</b>
Y.T.D. AVG. 2004	4	0	1	0	5	21	26	Y.T.D. TOTAL 2004	2	0	9	0	11	291	302
Y.T.D. AVG. 2003	40	0	4	1	45	26	71	Y.T.D. TOTAL 2003	18	21	19	0	58	214	272

## COURTENAY CA

### Inventory and Absorptions by Municipality

#### JUNE 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	5	7	Comox Town	0	0	4	0	4	12	16
Courtenay	1	0	0	0	1	5	6	Courtenay	0	0	4	0	4	11	15
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	1	1
Comox Strath A,B	0	0	0	0	0	0	0	Comox Strath A,B	0	0	0	0	0	6	6
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>13</b>	<b>MONTH TOTAL</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>30</b>	<b>38</b>
Y.T.D. AVG. 2004	0	0	3	0	3	10	13	Y.T.D. TOTAL 2004	23	0	23	4	50	172	222
Y.T.D. AVG. 2003	10	6	3	0	19	31	50	Y.T.D. TOTAL 2003	11	35	5	0	51	135	186

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 JUNE 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	48	696	744	91	8.2	1.2	Balanced.
Row Condo	12	102	114	14	8.1	-1.9	Undersupplied, moving to balanced.
Apt Condo	19	733	752	55	13.7	-0.3	Balanced.

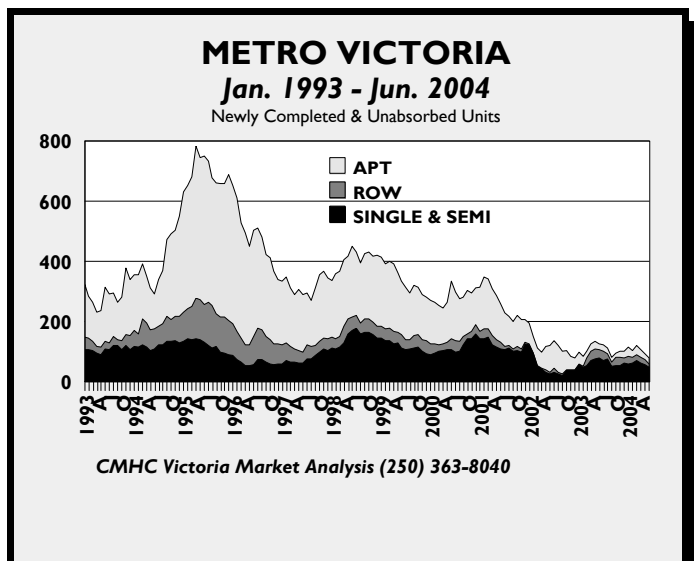
need to know

### NANAIMO CA

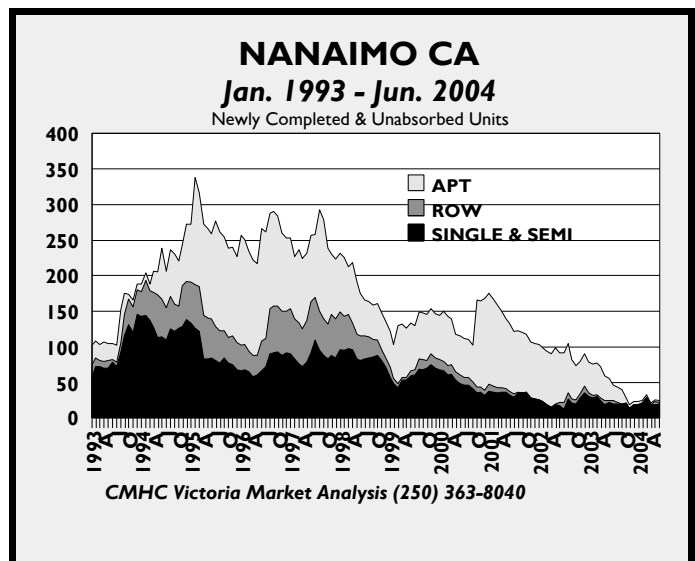
	Completed & Unoccupied <sup>1</sup>	Under Construction	Total Supply	Monthly Absorption Forecast <sup>2</sup>	Duration of Supply (Months)	Surplus/Shortfall <sup>3</sup> (Months)	Market Classification <sup>4</sup>
Single & Semi	20	378	398	49	8.1	1.1	Balanced.
Row Condo	2	7	9	2	4.5	-6.5	Undersupplied.
Apt 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 JUNE 2004



◆ Victoria new home inventories edging down.

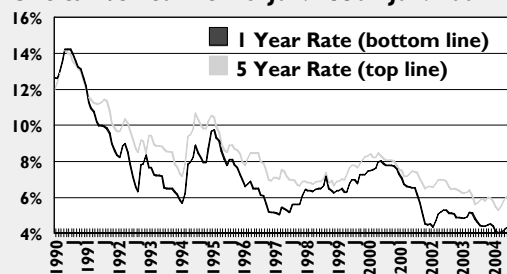


◆ Nanaimo inventories remain very low.

# KEY ECONOMIC INDICATORS

## MORTGAGE RATES

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



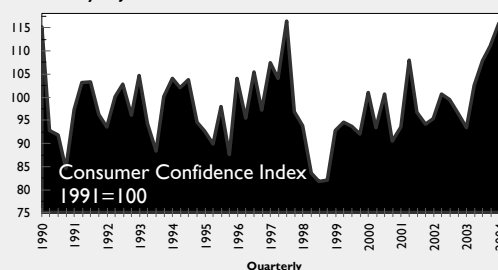
CMHC Market Analysis (250) 363-8040

◆ Mortgage rates edge up slightly in June.

## B.C. CONSUMER CONFIDENCE

1st Q 1990 - 2nd Q 2004

Seasonally Adjusted

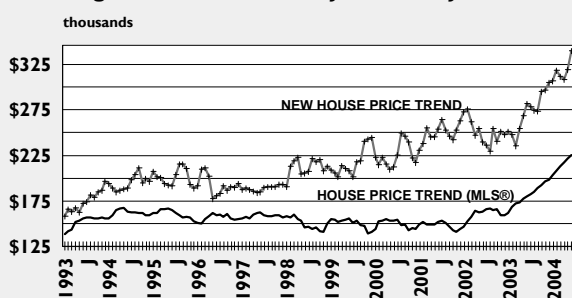


CMHC Victoria (250) 363-8040 DATA: Conference Board of Canada

◆ BC consumer confidence still high this spring.

## NANAIMO

Average House Price Trend Jan. 1993 - Jun. 2004

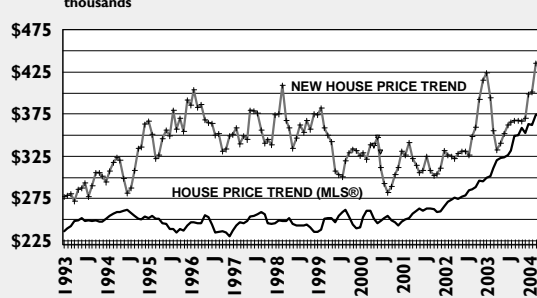


NOTE: Price trends calculated as 3 month moving average.  
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices continue uptrend.

## METRO VICTORIA

Average House Price Trend Jan. 1993 - Jun. 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	June 2004				January-June 2004			
	Sales June 2004	% Change June 2003	Avg Price June 2004	% Change June 2003	Sales Y.T.D.	% Chg. Y.T.D. 03-04	Avg Price Y.T.D.	% Chg. Y.T.D. 03-04
Metro Victoria	421	-12%	\$384,015	18%	2,374	1%	\$374,002	20%
Nanaimo	158	14%	\$229,423	28%	851	12%	\$216,458	24%
Duncan-Cowichan Valley	91	11%	\$229,294	23%	473	6%	\$207,567	16%
Port Alberni*	51	104%	\$126,533	30%	204	74%	\$119,257	13%
Parksville-Qualicum Beach	66	27%	\$246,990	26%	437	19%	\$244,424	20%
Comox Valley	112	-9%	\$222,705	30%	561	24%	\$206,345	22%
Campbell River	52	11%	\$176,727	15%	277	27%	\$172,907	16%

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

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