

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

New Construction Activity

Canada Mortgage and Housing Corporation (CMHC) figures indicate that housing starts in the Vancouver CMA declined 21 per cent to 1,341 units in November over the same month last year. Multiple housing starts dipped 30 per cent to 913 units, while single detached housing starts increased 8 per cent compared to November 2004.

Fewer housing starts were expected in November after achieving a record number of housing starts in October. Typically, multiple housing starts, which comprise three-quarters of all new construction activity, vary widely from month to month.

Solid housing market fundamentals including employment growth, rising wages, and relatively low mortgage rates continue to induce

home purchases in Greater Vancouver.

The inventory of complete and unoccupied new units remains near record low levels with just 794 units available across the Vancouver CMA. This is strong evidence that demand for new homes remains robust. Meanwhile the number of units under construction in November was at the highest level in 15 years, with 21,251 units under construction at month-end.

Year-to-date, housing starts in the Vancouver CMA were down 4 per cent to 17,283 units compared to the same period last year. Single-detached starts fell 13 per cent to 4,575 units for January through November, while multiple starts dipped 1 per cent to 12,708 units from last year's pace of 12,814.

November 2005

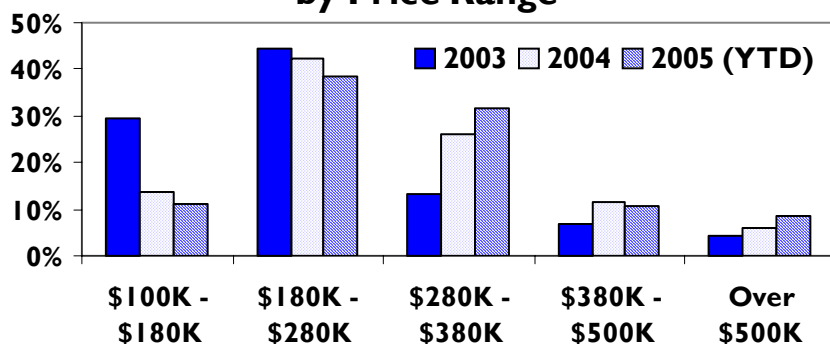
IN THIS ISSUE

MONTHLY HIGHLIGHTS... 1

STATISTICAL TABLES:

Single Detached Market.....	2
Semi-Detached Market.....	3
Row Condominium Market.....	4
Low-Rise Apt. Condo Market.....	5
High-Rise Apt. Condo Market.....	6
Total: All Dwelling Types.....	7
HOUSING ACTIVITY SUMMARY.....	8

Apartment Condo Absorptions by Price Range



Source: CMHC

For further information contact:

Robyn Adamache
Market Analyst
Tel: (604) 737-4008
e-mail: radamach@cmhc.ca

Table 1: Single Detached Market

November 2005	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	11	34	3	23	3	23	23	29	31	0	\$935,000	\$938,300
BELCARRA	1	4	2	4	2	4	4	4	2	0	-	-
BOWEN ISLAND	4	44	2	41	2	47	47	47	66	1	-	-
Burnaby - North	3	67	8	66	4	58	64	64	53	19	-	-
Burnaby - Lougheed Mall	0	2	0	2	0	2	2	2	3	0	-	-
Burnaby - South & East	1	29	3	21	1	26	33	33	25	1	-	-
Burnaby - Central Park	1	16	0	19	0	22	22	22	10	3	-	-
Burnaby - Remainder	6	87	2	92	4	88	90	90	63	27	-	-
BURNABY TOTAL	11	201	13	200	9	196	211	211	154	50	\$738,000	\$709,111
COQUITLAM	4	103	1	78	2	69	73	74	74	10	-	-
Delta - Tsawwassen	3	19	9	32	5	27	29	29	11	1	-	-
Delta - Ladner	9	54	1	42	1	44	49	49	33	8	-	-
Delta - North	8	36	5	37	5	34	37	37	23	3	-	-
DELTA TOTAL	20	109	15	111	11	105	115	115	67	12	\$612,500	\$624,990
LANGLEY CITY	0	0	0	0	0	0	0	0	1	0	-	-
LANGLEY DISTRICT	82	612	50	444	42	410	487	487	438	55	\$445,450	\$447,832
LION'S BAY	0	0	0	0	0	0	0	0	1	0	-	-
MAPLE RIDGE	35	324	43	311	36	320	366	366	208	14	\$374,500	\$370,881
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	3	22	4	24	4	23	29	29	28	3	\$477,400	\$481,675
NORTH VANCOUVER City	2	21	3	13	2	12	12	12	21	0	-	-
NORTH VANCOUVER DM	0	64	4	50	6	61	66	66	68	3	\$974,500	\$1,056,167
PITT MEADOWS	15	97	7	84	7	82	89	89	57	13	\$409,000	\$421,857
PORT COQUITLAM	2	45	6	52	4	51	51	51	22	1	\$442,400	\$491,200
PORT MOODY	1	113	1	81	1	79	88	88	62	3	-	-
RICHMOND	41	337	48	383	39	399	423	423	222	38	\$729,000	\$720,615
Surrey - South	11	187	12	252	13	278	308	308	173	25	-	-
Surrey - Cloverdale	53	607	53	432	55	436	469	469	344	43	-	-
Surrey - North	77	864	59	848	72	922	1,005	1,005	575	104	-	-
Surrey - Guildford	0	11	4	13	4	14	14	15	5	0	-	-
Surrey - Whalley	9	96	7	114	9	128	141	141	63	5	-	-
SURREY TOTAL	150	1,765	135	1,659	153	1,778	1,938	1,938	1,160	177	\$472,000	\$519,543
U.E.L.	0	3	0	3	1	3	3	4	3	2	-	-
Van - West End (1)	0	0	0	1	0	1	1	1	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Kitsilano (3)	4	12	0	4	0	4	6	6	13	0	-	-
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Granville/Oak (5)	0	3	1	5	1	4	5	5	2	1	-	-
Van - Kerrisdale (6)	0	35	2	31	2	31	31	31	36	3	-	-
Van - Marpole (7)	2	32	3	26	4	24	28	28	35	9	-	-
Van - Eastside (8)	28	333	13	408	15	447	462	462	233	35	-	-
Van - Mt. Pleasant (9)	0	1	1	1	1	1	1	1	1	0	-	-
Van - Strath/Grand (10)	0	5	1	2	0	1	1	1	8	0	-	-
Van - Westside (11)	4	98	1	47	1	41	57	57	156	13	-	-
VANCOUVER TOTAL	38	519	22	525	24	554	592	592	484	61	\$699,500	\$787,871
WEST VANCOUVER	1	108	8	114	12	117	125	125	157	19	\$2,198,000	\$2,259,417
WHITE ROCK	7	50	2	47	1	51	51	57	36	1	-	-
VANCOUVER CMA TOTAL	428	4,575	369	4,249	361	4,386	4,812	4,812	3,362	463	\$479,608	\$628,061

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

Table 2: Semi-Detached Market

November 2005	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	6	0	6	0	0	6	6	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	14	0	24	0	27	27	8	2	2	-	-	
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	-	-	
Burnaby - South & East	0	20	0	14	0	29	31	16	4	4	-	-	
Burnaby - Central Park	0	14	0	8	0	16	17	14	4	4	-	-	
Burnaby - Remainder	10	66	6	74	6	114	119	52	7	7	-	-	
BURNABY TOTAL	12	114	6	120	6	186	194	90	17	17	\$528,000	\$518,600	
COQUITLAM	6	46	8	50	13	60	61	28	6	1	\$416,000	\$413,143	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-	
Delta - Ladner	8	64	0	20	0	18	18	52	2	2	-	-	
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-	
DELTA TOTAL	8	64	0	20	0	18	18	52	2	2	-	-	
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-	
LANGLEY DISTRICT	6	34	0	58	0	50	50	26	11	11	-	-	
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	2	0	2	2	6	1	1	-	-	
NORTH VANCOUVER City	0	32	2	18	2	15	15	18	4	4	-	-	
NORTH VANCOUVER DM	0	38	0	24	0	24	24	42	0	0	-	-	
PITT MEADOWS	0	10	0	22	0	24	24	2	0	0	-	-	
PORT COQUITLAM	0	2	0	6	3	7	7	4	1	1	-	-	
PORT MOODY	0	26	0	32	0	37	40	34	0	0	-	-	
RICHMOND	16	86	18	114	10	119	132	42	6	14	\$386,000	\$404,900	
Surrey - South	0	18	4	22	4	22	22	22	0	0	-	-	
Surrey - Cloverdale	0	4	0	40	0	40	40	42	4	0	-	-	
Surrey - North	0	42	0	66	0	92	122	48	1	1	-	-	
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	64	4	128	4	154	186	74	1	1	-	-	
U.E.L.	0	0	0	32	3	34	34	0	3	0	-	-	
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	-	-	
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-	
Van - Kitsilano (3)	0	6	0	2	0	2	2	8	0	0	-	-	
Van - False Creek (4)	0	0	0	2	0	2	2	0	0	0	-	-	
Van - Granville/Oak (5)	0	4	0	0	0	0	0	6	0	0	-	-	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-	
Van - Marpole (7)	0	14	2	6	0	2	3	20	2	4	-	-	
Van - Eastside (8)	6	44	6	44	8	44	49	28	9	7	-	-	
Van - Mt. Pleasant (9)	0	46	4	32	1	29	29	32	4	7	-	-	
Van - Strath/Grand (10)	0	10	0	10	0	2	2	10	8	8	-	-	
Van - Westside (11)	0	6	0	6	0	4	4	28	2	2	-	-	
VANCOUVER TOTAL	6	130	12	102	9	85	91	132	25	28	\$439,000	\$451,000	
WEST VANCOUVER	0	18	2	12	2	12	12	42	0	0	-	-	
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-	
VANCOUVER CMA TOTAL	54	670	52	746	52	833	900	592	80	80	\$431,500	\$509,562	

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

Table 3: Row Condominium Market

November 2005	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	38	0	41	0	49	53	38	0	0	-	-	
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	-	-	
Burnaby - South & East	0	40	0	38	0	38	38	40	0	0	-	-	
Burnaby - Central Park	6	18	0	33	0	18	18	18	15	15	-	-	
Burnaby - Remainder	0	389	8	116	4	116	119	404	23	27	-	-	
BURNABY TOTAL	6	485	8	255	4	221	228	500	38	42	-	-	
COQUITLAM	0	10	10	10	10	10	20	41	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	-	-	
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	-	-	
LANGLEY CITY	0	0	0	22	0	22	44	18	0	0	-	-	
LANGLEY DISTRICT	5	377	26	354	19	324	462	288	23	30	\$249,900	\$264,163	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-	
MAPLE RIDGE	0	31	0	13	0	13	13	31	0	0	-	-	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-	
NEW WESTMINSTER	0	132	5	86	1	82	89	144	3	7	-	-	
NORTH VANCOUVER City	16	33	0	20	0	21	23	37	2	2	-	-	
NORTH VANCOUVER DM	0	67	8	28	7	27	27	59	0	1	\$501,950	\$492,807	
PITT MEADOWS	0	61	4	43	4	43	43	49	0	0	-	-	
PORT COQUITLAM	0	51	13	55	13	54	54	46	1	1	-	-	
PORT MOODY	0	125	0	201	0	205	217	70	1	1	-	-	
RICHMOND	8	373	5	385	5	388	405	212	8	8	\$355,000	\$357,336	
Surrey - South	0	81	0	155	2	157	173	69	5	3	-	-	
Surrey - Cloverdale	24	420	12	327	9	322	328	309	7	10	-	-	
Surrey - North	76	538	23	466	23	509	548	410	5	5	-	-	
Surrey - Guildford	0	51	26	94	26	93	93	44	1	1	-	-	
Surrey - Whalley	0	35	8	38	8	44	46	21	0	0	-	-	
SURREY TOTAL	100	1,125	69	1,080	68	1,125	1,188	853	18	19	\$253,900	\$261,588	
U.E.L.	0	14	0	99	0	99	100	27	0	0	-	-	
Van - West End (1)	0	0	0	0	0	0	0	33	0	0	-	-	
Van - Downtown (2)	0	43	0	45	0	45	45	66	0	0	-	-	
Van - Kitsilano (3)	0	29	0	10	0	10	10	29	0	0	-	-	
Van - False Creek (4)	0	5	0	24	0	27	27	5	0	0	-	-	
Van - Granville/Oak (5)	0	24	0	7	0	16	17	34	4	4	-	-	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-	
Van - Marpole (7)	0	0	0	0	0	0	0	0	0	0	-	-	
Van - Eastside (8)	0	55	30	38	30	44	44	47	0	0	-	-	
Van - Mt. Pleasant (9)	0	43	0	3	0	4	5	46	0	0	-	-	
Van - Strath/Grand (10)	0	30	0	4	0	4	4	30	0	0	-	-	
Van - Westside (11)	0	13	0	6	0	0	0	93	6	6	-	-	
VANCOUVER TOTAL	0	242	30	137	30	150	152	383	10	10	\$529,900	\$535,331	
WEST VANCOUVER	0	0	3	10	4	10	10	6	1	0	-	-	
WHITE ROCK	0	0	0	0	0	0	1	1	0	0	-	-	
VANCOUVER CMA TOTAL	135	3,126	181	2,798	165	2,805	3,097	2,723	105	121	\$284,900	\$333,302	

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

Table 4: LOW-RISE Apartment Condominium Market

November 2005	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	Previous Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - North	0	0	65	65	0	0	65	65	0	0	0	-	-
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Remainder	0	0	0	0	0	0	0	81	0	0	0	-	-
BURNABY TOTAL	0	0	65	65	0	0	65	65	81	0	0	-	-
COQUITLAM	0	114	0	141	0	0	141	195	114	0	0	-	-
Delta - Tsawwassen	0	45	52	52	52	52	55	45	45	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	45	52	52	52	52	55	45	45	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	59	0	0	-	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	87	85	3	3	85	85	0	5	2	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	49	0	34	0	0	34	53	0	0	0	-	-
NORTH VANCOUVER City	0	0	51	54	0	0	54	60	0	0	0	-	-
NORTH VANCOUVER DM	0	0	15	15	0	0	15	0	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	229	20	20	7	7	28	36	229	2	15	\$239,900	\$219,464
PORT MOODY	50	195	0	216	0	0	216	216	237	0	0	-	-
RICHMOND	96	517	0	400	9	9	404	405	486	16	7	\$274,400	\$280,334
Surrey - South	27	27	0	86	0	0	86	86	70	0	0	-	-
Surrey - Cloverdale	0	104	0	0	0	0	0	0	160	0	0	-	-
Surrey - North	0	0	46	46	24	24	24	24	0	0	0	-	-
Surrey - Guildford	0	182	0	100	0	0	100	100	182	0	0	-	-
Surrey - Whalley	0	99	0	107	0	0	107	107	99	0	0	-	-
SURREY TOTAL	27	412	46	339	24	24	317	317	511	0	22	\$181,150	\$215,095
U.E.L.	0	232	0	326	0	0	332	332	232	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	3	3	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	11	0	0	0	-	-
Van - Kitsilano (3)	0	4	0	22	0	0	30	32	14	0	0	-	-
Van - False Creek (4)	0	39	0	0	0	0	0	74	0	0	0	-	-
Van - Granville/Oak (5)	0	48	0	43	0	0	55	80	40	3	-	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	13	21	0	0	0	-	-
Van - Marpole (7)	0	42	0	0	0	0	0	42	0	0	0	-	-
Van - Eastside (8)	2	89	0	154	0	0	154	154	228	3	3	-	-
Van - Mt. Pleasant (9)	0	0	0	42	0	0	47	47	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	23	0	0	27	29	6	6	6	-	-
Van - Westside (11)	0	0	0	58	0	0	60	60	94	0	0	-	-
VANCOUVER TOTAL	2	222	0	342	0	0	389	437	498	12	12	-	-
WEST VANCOUVER	0	62	0	0	0	0	0	0	62	0	0	-	-
WHITE ROCK	27	27	0	26	0	0	26	26	27	0	0	-	-
VANCOUVER CMA TOTAL	202	2,104	118	2,114	95	95	2,161	2,272	2,694	35	58	\$274,400	\$368,819

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

Table 5: HIGH-RISE Apartment Condominium Market

November 2005	STARTS		COMPLETIONS		ABSORPTIONS			INVENTORY		ABSORBED UNITS		
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Last 12 Months	U/Const. 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	140	369	0	0	0	0	0	610	0	0	-	-
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	389	0	0	0	0	0	389	0	0	-	-
Burnaby - Central Park	0	0	0	151	0	151	0	0	0	0	-	-
Burnaby - Remainder	0	1,186	0	478	0	482	572	1,722	0	0	-	-
BURNABY TOTAL	140	1,944	0	629	0	633	723	2,721	0	0	-	-
COQUITLAM	0	0	0	0	0	0	0	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	-	-
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	42	0	0	0	0	0	42	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	497	0	196	5	196	196	803	5	5	-	-
NORTH VANCOUVER City	76	208	0	343	0	341	433	360	2	2	-	-
NORTH VANCOUVER DM	0	0	0	85	0	85	85	86	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	264	0	0	0	0	0	264	0	0	-	-
RICHMOND	122	413	0	301	1	301	301	523	3	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	-	-
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	-	-
U.E.L.	47	93	0	95	0	95	95	155	0	0	-	-
Van - West End (1)	0	420	0	644	0	648	648	958	0	0	-	-
Van - Downtown (2)	0	1,540	0	994	0	994	1,322	3,526	0	0	-	-
Van - Kitsilano (3)	0	63	0	49	0	49	49	63	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	173	173	81	0	0	-	-
Van - Granville/Oak (5)	0	117	0	0	0	1	3	243	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	8	0	0	0	-	-
Van - Eastside (8)	0	411	0	244	0	244	244	680	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	178	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	0	0	92	0	92	92	10	0	0	-	-
VANCOUVER TOTAL	0	2,551	0	2,196	0	2,209	2,539	5,739	0	0	-	-
WEST VANCOUVER	0	61	0	74	0	74	74	61	0	0	-	-
WHITE ROCK	48	48	0	82	0	82	82	48	0	0	-	-
VANCOUVER CMA TOTAL	433	6,121	0	4,001	6	4,016	4,548	10,802	10	4	\$282,350	\$464,575

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

Table 6: TOTAL: All Dwelling Types

November 2005	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	Previous Month
ANMORE	11	40	3	29	3	29	35	37	0	0	0
BELCARRA	1	4	2	4	2	4	4	2	0	0	0
BOWEN ISLAND	4	45	2	42	2	48	48	66	1	1	1
Burnaby - North	145	488	8	196	4	199	209	709	21	25	25
Burnaby - Loughheed Mall	0	2	0	2	0	2	2	3	0	0	0
Burnaby - South & East	1	624	3	73	1	93	102	616	5	7	7
Burnaby - Central Park	7	48	0	211	0	207	208	42	22	22	22
Burnaby - Remainder	16	1,728	16	902	14	915	1,015	2,322	57	59	59
BURNABY TOTAL	169	2,890	27	1,384	19	1,416	1,536	3,692	105	113	113
COQUITLAM	26	363	27	351	31	398	496	306	22	18	18
Delta - Tsawwassen	3	64	61	84	57	95	97	56	1	5	5
Delta - Ladner	17	118	1	62	1	62	67	85	10	10	10
Delta - North	8	36	5	37	5	34	37	23	3	3	3
DELTA TOTAL	28	218	67	183	63	191	201	164	14	18	18
LANGLEY CITY	0	0	0	23	0	23	105	78	0	0	0
LANGLEY DISTRICT	93	1,065	76	966	69	951	1,200	794	134	141	141
LION'S BAY	0	0	0	0	0	0	1	1	0	0	0
MAPLE RIDGE	35	373	43	411	39	418	464	257	19	23	23
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	3	700	9	342	10	337	354	1,028	12	11	11
NORTH VANCOUVER City	94	318	5	462	4	460	580	528	8	9	9
NORTH VANCOUVER DM	0	169	12	202	13	212	217	255	3	2	2
PITT MEADOWS	15	168	11	149	11	149	156	108	13	13	13
PORT COQUITLAM	2	339	41	178	29	187	203	307	14	26	26
PORT MOODY	51	723	1	530	1	541	565	667	4	4	4
RICHMOND	283	1,726	71	1,583	65	1,644	1,699	1,485	74	80	80
Surrey - South	38	313	16	515	19	543	589	495	30	27	27
Surrey - Cloverdale	77	1,145	65	817	64	816	857	817	50	51	51
Surrey - North	153	1,516	128	1,437	119	1,560	1,712	1,105	110	119	119
Surrey - Guildford	0	244	30	207	30	207	208	231	1	1	1
Surrey - Whalley	9	230	15	319	17	279	294	183	5	3	3
SURREY TOTAL	277	3,448	254	3,295	249	3,405	3,660	2,831	196	201	201
U.E.L.	118	413	0	555	4	563	565	488	5	1	1
Van - West End (1)	0	420	0	645	0	652	652	1,102	0	0	0
Van - Downtown (2)	0	1,584	0	1,039	0	1,049	1,411	3,593	0	0	0
Van - Kitsilano (3)	4	114	0	93	0	112	141	127	0	0	0
Van - False Creek (4)	0	44	0	199	0	202	202	160	0	0	0
Van - Granville/Oak (5)	0	196	1	98	1	119	148	325	8	8	8
Van - Kerrisdale (6)	0	35	2	31	2	44	52	36	3	3	3
Van - Marpole (7)	2	88	5	32	4	34	39	132	11	12	12
Van - Eastside (8)	38	1,072	55	930	55	971	999	1,449	49	49	49
Van - Mt. Pleasant (9)	0	90	5	78	2	81	82	257	4	7	7
Van - Strath/Grand (10)	0	59	1	91	0	34	36	70	14	15	15
Van - Westside (11)	4	119	1	218	2	205	221	383	23	22	22
VANCOUVER TOTAL	48	3,821	70	3,454	66	3,503	3,983	7,634	112	116	116
WEST VANCOUVER	1	333	13	210	18	213	221	412	20	15	15
WHITE ROCK	82	127	4	157	3	162	168	111	1	2	2
VANCOUVER CMA TOTAL	1,341	17,283	738	14,511	701	14,855	16,461	21,251	757	794	794

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

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
November 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
November 2005	428	54	135	653	0	71	1,341
November 2004	398	62	346	897	0	0	1,703
Year-to-date 2005	4,575	670	3,126	8,392	0	520	17,283
Year-to-date 2004	5,239	864	3,007	8,340	30	573	18,053
UNDER CONSTRUCTION							
November 2005	3,362	592	2,723	13,641	0	933	21,251
November 2004	3,156	640	2,375	11,738	5	986	18,900
COMPLETIONS							
November 2005	369	52	181	136	0	0	738
November 2004	411	58	187	316	0	26	998
Year-to-date 2005	4,249	746	2,798	6,295	8	415	14,511
Year-to-date 2004	4,784	676	2,120	4,188	57	711	12,536
COMPLETE & UNOCCUPIED							
November 2005	471	80	121	82	2	38	794
November 2004	546	150	146	159	5	84	1,090
TOTAL SUPPLY							
November 2005	3,833	672	2,844	13,723	2	971	22,045
November 2004	3,702	790	2,521	11,897	10	1,070	19,990
ABSORPTIONS***							
November 2005	361	52	165	113	1	9	701
3 Month Average	362	62	264	494	0	39	1,221
12 Month Average	401	75	258	589	1	48	1,372

* Includes Other

** Includes private and assisted rental properties

*** Does not include pre-sales

Source: CMHC

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.ca