

# H

# OUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

## Homebuilding Robust in January

### Victoria reaches new high in homes under construction

◆ Starts outpaced completions for the fifth consecutive month, pushing under construction totals to the **highest level since July 1990**. Continued strong demand for new homes has Victoria homebuilders working hard to finish those now under construction, with several new major projects in the planning stages.

◆ **New home inventories edged up** after four months of decline, as sales were short of completions by 28 units.

◆ All of the **52 newly completed apartment condos** were absorbed in Jan. and a further 126 suites started.

◆ The new **townhouse market crept toward an undersupply** as five townhouses started, six completed and seven sold.

◆ **The new house average price hit a new record at \$585,528 in January**. Rising building costs are expected to maintain upward pressure on prices throughout 2006.

### More new homes underway in Nanaimo

◆ **Nanaimo saw 54 new homes begin construction in January**, well ahead of December's 24 and January 2005's 28.

◆ The new single/semi-detached **house market remained balanced**, with sales outnumbering completions by four.

◆ No new apartment condos were started, completed or sold; **markets remained balanced**. Sales are expected to remain strong, keeping the market balanced through 2006.

### Other Van. Island markets begin year on strong note

◆ **Courtenay CA, Parksville-Qualicum and Duncan CA** all saw more new homes underway this January as compared with last January. **Buoyant demand for new homes in southeast and central Vancouver Island markets** continues.

### B.C. residential construction to rise in early 2006

◆ BC set a new monthly record for value of residential building permits issued during December 2005, indicating a strong start to new home construction in 2006. Total new home starts are forecast to dip 6% from 2005 levels this year, but will remain well above the long-term average.

## JANUARY 2006

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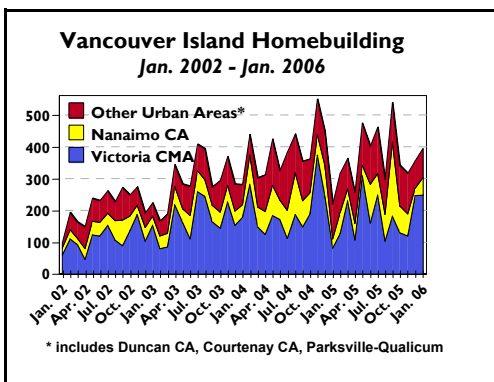
### CMHC Victoria Noticeboard

◆ **Housing Market Outlook** - Spring 2006 edition available in May. Subscribe via website or call (604) 737-4088, lpreston@cmhc.ca

◆ **CMHC to pilot New Home Sales Survey in Victoria** - during 2006 CMHC will contact builders and developers to test feasibility of a new home sales survey. Questions? (250) 363-8045, pprill@cmhc.ca

◆ **Check out the expanded FREE market info on CMHC's website:**  
www.cmhc-schl.gc.ca/mktinfo/store

◆ **CMHC tracks homebuilding** - next release March 8. (250) 363-8045, pprill@cmhc.ca



◆ Homebuilding strong in January.

Peggy Prill (250) 363-8045 Fax (250) 995-2640  
 CMHC Victoria - Market Analysis (250) 363-8040  
 Website: www.cmhc.ca E-mail: pprill@cmhc.ca



**METROPOLITAN VICTORIA**  
Starts/Completions/Under Construction  
January 2006

	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	2	5	0	0	0	7	3	2	0	0	0	20	25	16	24	34	4	703	0	781
Oak Bay	1	0	0	0	0	0	1	4	0	0	0	0	0	4	17	1	0	0	0	0	18
Esquimalt	0	0	0	0	0	0	0	0	2	3	0	31	0	36	9	10	0	0	191	0	210
Saanich	9	0	0	0	108	0	117	12	0	3	0	21	0	36	135	0	6	0	224	0	365
C. Saanich	1	2	0	0	0	0	3	0	0	0	0	0	0	0	25	3	11	0	0	0	39
N. Saanich	2	0	0	0	0	0	2	3	4	0	0	0	0	7	34	0	0	0	0	0	34
Sidney	0	1	0	0	0	0	1	3	0	0	0	0	0	3	4	8	0	0	74	0	86
View Royal	2	0	0	0	0	0	2	4	0	0	0	0	0	4	34	4	12	0	0	0	50
RDA H	4	0	0	0	0	0	4	0	0	0	0	0	0	0	50	2	0	0	0	0	52
Highlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	13
Langford	19	0	0	0	75	0	94	15	2	0	0	0	0	17	192	8	0	0	214	0	414
Colwood	5	0	0	0	0	0	5	3	0	0	0	0	0	3	61	12	0	0	31	0	104
Metchosin	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	12
Sooke	14	0	0	0	0	0	14	3	0	0	0	0	0	3	63	0	0	0	0	0	63
<b>MONTH TOTAL</b>	57	5	5	0	183	0	250	50	10	6	0	52	20	138	665	72	63	4	1437	0	2241
<b>YEAR-TO-DATE</b>	57	5	5	0	183	0	250	50	10	6	0	52	20	138	---	---	---	---	---	---	---

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

# METROPOLITAN VICTORIA

## Inventory and Absorptions by Municipality

### January 2006 AND YEAR-TO-DATE 2005 & 2006

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	20	1	0	33	9	42	Victoria City	0	0	0	0	0	4	4
Oak Bay	0	0	0	0	0	1	1	Oak Bay	0	0	0	0	0	4	4
Esquimalt	0	0	0	0	0	0	0	Esquimalt	31	0	3	0	34	2	36
Saanich	0	0	0	0	0	17	17	Saanich	21	0	3	0	24	7	31
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	7	7	N. Saanich	0	0	0	0	0	4	4
Sidney	1	0	0	0	1	5	6	Sidney	0	0	0	0	0	1	1
View Royal	0	0	0	0	0	3	3	View Royal	0	0	0	0	0	4	4
RDA H	0	0	0	0	0	0	0	RDA H	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	0	0
Langford	0	0	0	0	0	12	12	Langford	0	0	0	0	0	18	18
Colwood	0	0	6	0	6	6	12	Colwood	0	0	1	0	1	3	4
Metchosin	0	0	0	0	0	1	1	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	1	0	1	3	4	Sooke	0	0	0	0	0	4	4
<b>MONTH TOTAL</b>	13	20	8	0	41	65	106	<b>MONTH TOTAL</b>	52	0	7	0	59	51	110
Y.T.D. AVG. 2006	13	20	8	0	41	65	106	Y.T.D. TOTAL 2006	52	0	7	0	59	51	110
Y.T.D. AVG. 2005	37	0	23	0	60	58	118	Y.T.D. TOTAL 2005	56	1	20	0	77	76	153

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

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## METROPOLITAN VICTORIA ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2005	2006	2005	2006	% Chg	2005	2006	% Chg
January	63	39	\$482,247	\$585,528	21.4	\$450,000	\$549,900	22.2
February	72		480,806			433,450		
March	81		488,360			419,900		
April	58		458,350			395,950		
May	85		475,354			459,900		
June	74		501,696			483,500		
July	82		524,561			493,700		
August	73		488,153			489,900		
September	68		546,007			499,900		
October	86		546,067			497,500		
November	66		536,200			487,900		
December	88		532,416			519,950		

## NANAIMO CA ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2005	2006	2005	2006	% Chg	2005	2006	% Chg
January	33	49	\$330,330	\$351,255	6.3	\$316,700	\$349,900	10.5
February	35		353,569			349,900		
March	38		321,282			322,400		
April	37		343,431			312,900		
May	51		346,055			307,000		
June	42		333,431			331,400		
July	27		364,022			343,900		
August	39		363,797			345,900		
September	50		353,184			349,900		
October	36		361,583			343,900		
November	55		399,625			375,000		
December	26		395,358			389,900		

## VANCOUVER ISLAND STARTS/COMPLETIONS SUMMARY 2005 & 2006 Year-to-Date

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	JAN. 2006					JAN. 2005					JAN. 2006					JAN. 2005				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	31	4	7	0	42	21	0	4	59	84	21	6	10	0	37	24	2	3	0	29
Parksville/Qualicum	25	10	3	0	38	10	2	3	9	24	13	4	3	0	20	12	6	0	0	18
Nanaimo	39	15	0	0	54	26	2	0	0	28	49	3	0	0	52	34	0	3	0	37
Duncan	9	2	0	0	11	2	0	0	0	2	14	10	0	0	24	13	0	0	0	13
Port Alberni *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	57	5	5	183	250	58	6	10	9	83	50	10	6	72	138	60	11	20	78	169
<b>Total</b>	<b>161</b>	<b>36</b>	<b>15</b>	<b>183</b>	<b>395</b>	<b>117</b>	<b>10</b>	<b>17</b>	<b>77</b>	<b>221</b>	<b>147</b>	<b>33</b>	<b>19</b>	<b>72</b>	<b>271</b>	<b>143</b>	<b>19</b>	<b>26</b>	<b>78</b>	<b>266</b>

\* updated quarterly

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## VANCOUVER ISLAND

### Starts/Completions/Under Construction

**January 2006**

	UNDER CONSTR: DEC. 2005					STARTS					COMPLETIONS					UNDER CONSTR: JAN. 2006				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	14	2	16	22	54	1	0	4	0	5	1	0	0	0	1	14	2	20	22	58
Courtenay City	92	32	33	128	285	23	4	3	0	30	12	6	10	0	28	103	30	26	128	287
Cumberland	14	0	0	0	14	1	0	0	0	1	1	0	0	0	1	14	0	0	0	14
Comox Strath RDA A	26	0	0	0	26	5	0	0	0	5	4	0	0	0	4	27	0	0	0	27
Comox Strath RDA B	31	2	0	0	33	1	0	0	0	1	3	0	0	0	3	29	2	0	0	31
<b>Courtenay CA</b>	<b>177</b>	<b>36</b>	<b>49</b>	<b>150</b>	<b>412</b>	<b>31</b>	<b>4</b>	<b>7</b>	<b>0</b>	<b>42</b>	<b>21</b>	<b>6</b>	<b>10</b>	<b>0</b>	<b>37</b>	<b>187</b>	<b>34</b>	<b>46</b>	<b>150</b>	<b>417</b>
Parksville City	32	38	6	0	76	18	10	3	0	31	5	4	3	0	12	45	44	6	0	95
Qualicum Beach Town	20	2	0	20	42	0	0	0	0	0	1	0	0	0	1	19	2	0	20	41
Nanaimo RDA G	68	2	0	0	70	7	0	0	0	7	7	0	0	0	7	68	2	0	0	70
<b>Parksville-Qualicum</b>	<b>120</b>	<b>42</b>	<b>6</b>	<b>20</b>	<b>188</b>	<b>25</b>	<b>10</b>	<b>3</b>	<b>0</b>	<b>38</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>20</b>	<b>132</b>	<b>48</b>	<b>6</b>	<b>20</b>	<b>206</b>
Nanaimo City	234	52	11	275	572	32	15	0	0	47	41	3	0	0	44	225	64	11	275	575
Lantzville	2	0	0	0	2	2	0	0	0	2	2	0	0	0	2	2	0	0	0	2
Nanaimo RDA A	21	0	0	0	21	4	0	0	0	4	5	0	0	0	5	20	0	0	0	20
Nanaimo RDA C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nanaimo RDA D	2	0	0	0	2	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
<b>Nanaimo CA</b>	<b>259</b>	<b>52</b>	<b>11</b>	<b>275</b>	<b>597</b>	<b>39</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>49</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>249</b>	<b>64</b>	<b>11</b>	<b>275</b>	<b>599</b>
North Cowichan	84	24	18	24	150	7	0	0	0	7	12	2	0	0	14	79	22	18	24	143
Duncan City	1	20	0	22	43	0	2	0	0	2	0	8	0	0	8	1	14	0	22	37
Cowich. Valley RDA D	10	0	12	0	22	1	0	0	0	1	0	0	0	0	0	11	0	12	0	23
Cowich. Valley RDA E	11	0	0	0	11	1	0	0	0	1	2	0	0	0	2	10	0	0	0	10
<b>Duncan CA</b>	<b>106</b>	<b>44</b>	<b>30</b>	<b>46</b>	<b>226</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>101</b>	<b>36</b>	<b>30</b>	<b>46</b>	<b>213</b>
<b>TOTAL</b>	<b>662</b>	<b>174</b>	<b>96</b>	<b>491</b>	<b>1423</b>	<b>104</b>	<b>31</b>	<b>10</b>	<b>0</b>	<b>145</b>	<b>97</b>	<b>23</b>	<b>13</b>	<b>0</b>	<b>133</b>	<b>669</b>	<b>182</b>	<b>93</b>	<b>491</b>	<b>1435</b>

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## NANAIMO CA

### Inventory and Absorptions by Municipality

#### January 2006 AND YEAR-TO-DATE 2005 & 2006

	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	31	0	0	0	31	33	64	Nanaimo	0	0	1	0	1	48	49
Lantzville	0	0	0	0	0	0	0	Lantzville	0	0	0	0	0	2	2
Nanaimo A,C,D	0	0	0	0	0	0	0	Nanaimo A,C,D	0	0	0	0	0	6	6
<b>MONTH TOTAL</b>	31	0	0	0	31	33	64	<b>MONTH TOTAL</b>	0	0	1	0	1	56	57
Y.T.D. AVG. 2006	31	0	0	0	31	33	64	Y.T.D. TOTAL 2006	0	0	1	0	1	56	57
Y.T.D. AVG. 2005	1	0	0	0	1	19	20	Y.T.D. TOTAL 2005	0	0	3	0	3	37	40

## COURTENAY CA

### Inventory and Absorptions by Municipality

#### January 2006 AND YEAR-TO-DATE 2005 & 2006

	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	2	2	Comox Town	0	0	0	0	0	2	2
Courtenay	8	0	6	0	14	19	33	Courtenay	0	0	10	0	10	13	23
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	1	1
Comox Strath A,B	28	0	0	0	28	1	29	Comox Strath A,B	1	0	0	0	1	6	7
<b>MONTH TOTAL</b>	36	0	6	0	42	22	64	<b>MONTH TOTAL</b>	1	0	10	0	11	22	33
Y.T.D. AVG. 2006	36	0	6	0	42	22	64	Y.T.D. TOTAL 2006	1	0	10	0	11	22	33
Y.T.D. AVG. 2005	1	0	2	0	3	5	8	Y.T.D. TOTAL 2005	0	0	3	0	3	21	24

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

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# CMHC Market Watch

## VICTORIA AND NANAIMO New Ownership Construction JANUARY 2006

### 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	65	715	780	90	8.7	1.7	Balanced.
Row Condo	8	63	71	9	7.9	-2.1	Balanced, moving to undersupplied.
Apt Condo	13	1437	1450	82	17.7	3.7	Oversupplied.

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	33	282	315	43	7.3	0.3	Balanced.
Row Condo	0	11	11	2	5.5	-5.5	Undersupplied.
Apt Condo	31	250	281	22	12.8	-0.2	Balanced.

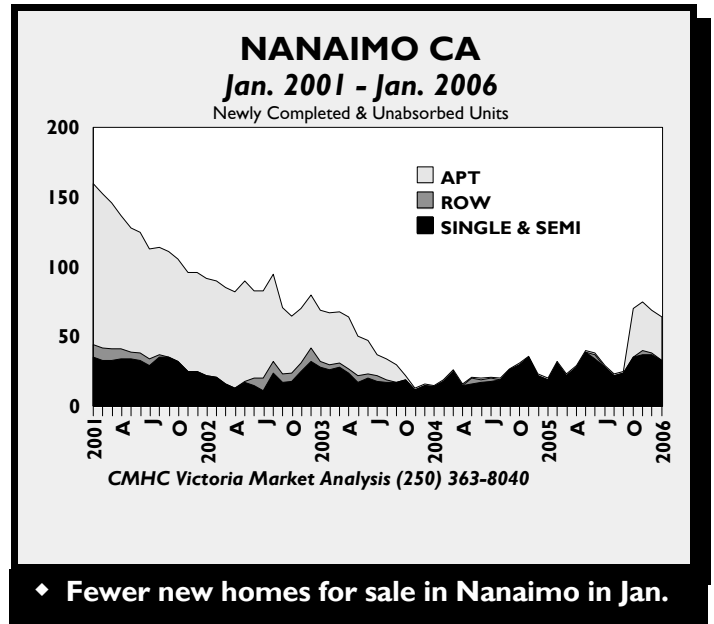
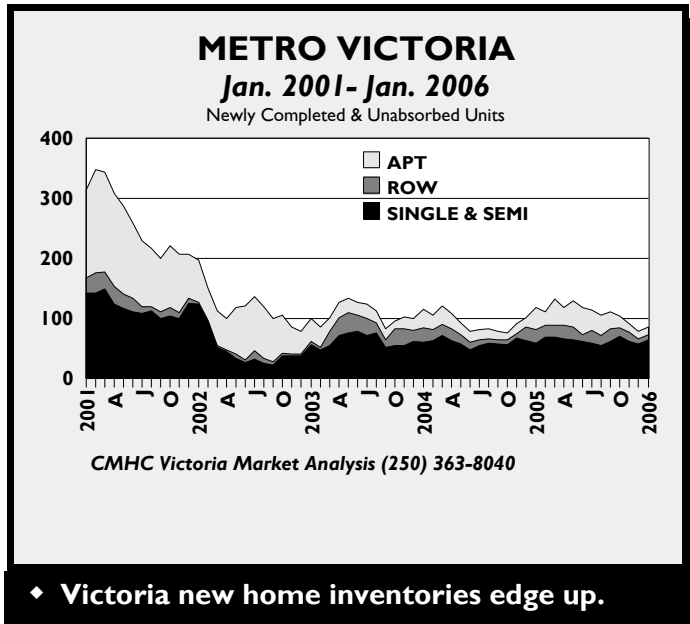
need to know

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

## VICTORIA AND NANAIMO

### New Housing Inventory

#### JANUARY 2001 to JANUARY 2006

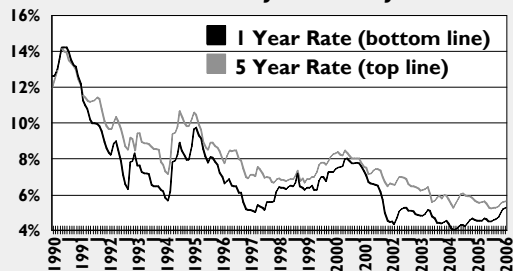


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# KEY ECONOMIC INDICATORS

## MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Jan. 2006

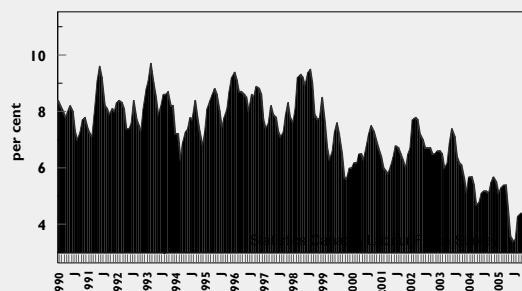


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue edging higher.

## METRO VICTORIA

Unemployment Rate: Jan. 1990 - Jan. 2006

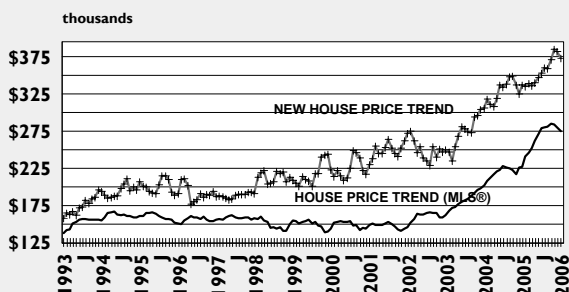


CMHC Market Analysis (250) 363-8040

◆ Victoria unemployment low this winter.

## NANAIMO

Average House Price Trend Jan. 1993 - Jan. 2006

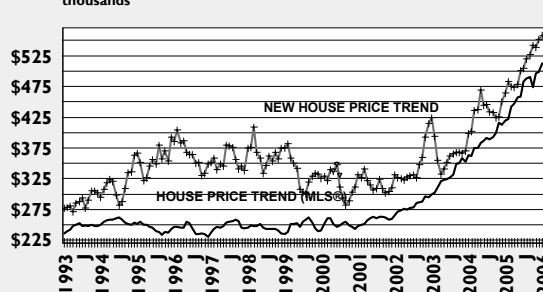


NOTE: Price trends calculated as 3 month moving average.  
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices nudge down.

## METRO VICTORIA

Average House Price Trend Jan. 1993 - Jan. 2006



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

◆ Victoria house prices still climbing.

## Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	January 2006			
	Sales Jan. 2006	% Change Jan. 2005	Avg Price Jan. 2006	% Change Jan. 2005
Metro Victoria	246	10%	\$479,164	21%
Nanaimo	84	9%	\$271,520	12%
Duncan-Cowichan Valley	60	107%	\$296,122	16%
Port Alberni*	16	7%	\$173,320	56%
Parksville-Qualicum Beach	33	38%	\$348,265	27%
Comox Valley	53	61%	\$274,762	23%
Campbell River	36	57%	\$234,196	28%

\* 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.

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