



# HOUSING NOW

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

Greater Vancouver new residential construction activity jumped substantially in May. The total number of new housing starts increased by 659 units from the previous month. Despite the boost in activity in May, overall housing construction remains slightly behind last year's pace largely as a result of fewer apartment rental starts over the first quarter of this year.

On the single family side, conditions are moving towards a balanced market. Construction activity continues to be strong with May housing starts totaling 511 units. Year-to-date, singles construction is up 50 percent, or 638 units. Further, absorptions are holding firm at 300 plus units per month and the supply of units on the market continues to increase. Overall, the single family market remains tight but movement

to a balanced market is occurring as builders continue to satisfy demand. Nevertheless, the majority of single detached activity continues to be found in North Surrey, Maple Ridge and Vancouver's eastside.

Conditions in the apartment condominium market remain brisk with overall construction up 18.7% in May. A total of 499 starts were recorded for the month, the highest number since January. Year-to-date apartment starts total 1,336 units. Apartment absorptions continue to average 250 plus units per month and with many units under construction already pre-sold the market can be considered under-supplied at this time.

Row condominium starts totaled 204 in May to record the highest monthly activity since August 1998. With current absorptions holding firm at 100 units per month the row condominium market also remains in balance.

May 2002

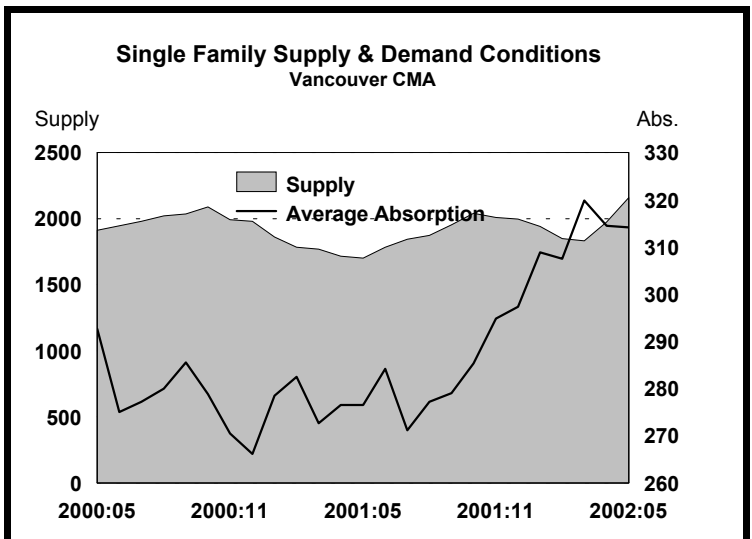
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**Table 1: Single Detached Market**

May 2002	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
<b>ANMORE</b>	0	9	0	2	0	2	7	12	0	0	--	--
<b>BELCARRA</b>	1	5	1	2	1	2	2	3	0	0	--	--
<b>BOWEN ISLAND</b>	3	8	5	8	5	8	24	47	0	0	\$375,000	\$401,720
Burnaby - North	9	36	3	22	1	22	62	59	6	8	--	--
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3	0	0	--	--
Burnaby - South & East	6	23	1	8	2	11	26	35	2	1	--	--
Burnaby - Central Park	2	2	3	3	2	4	11	5	2	3	--	--
Burnaby - Remainder	13	51	10	32	5	28	101	37	0	5	--	--
<b>BURNABY TOTAL</b>	<b>30</b>	<b>115</b>	<b>17</b>	<b>65</b>	<b>10</b>	<b>65</b>	<b>200</b>	<b>139</b>	<b>10</b>	<b>17</b>	<b>\$426,500</b>	<b>\$433,100</b>
<b>COQUITLAM</b>	<b>19</b>	<b>52</b>	<b>10</b>	<b>33</b>	<b>10</b>	<b>41</b>	<b>104</b>	<b>67</b>	<b>9</b>	<b>9</b>	<b>\$400,000</b>	<b>\$446,524</b>
Delta - Tsawwassen	4	8	4	11	4	11	24	7	0	0	--	--
Delta - Ladner	4	9	1	8	1	11	32	10	0	0	--	--
Delta - North	4	11	1	9	1	10	26	13	0	0	--	--
<b>DELTA TOTAL</b>	<b>12</b>	<b>28</b>	<b>6</b>	<b>28</b>	<b>6</b>	<b>32</b>	<b>82</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>\$514,950</b>	<b>\$504,983</b>
<b>LANGLEY CITY</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>LANGLEY DISTRICT</b>	<b>18</b>	<b>66</b>	<b>11</b>	<b>43</b>	<b>12</b>	<b>46</b>	<b>160</b>	<b>72</b>	<b>12</b>	<b>11</b>	<b>\$340,000</b>	<b>\$337,783</b>
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	<b>71</b>	<b>257</b>	<b>28</b>	<b>163</b>	<b>40</b>	<b>173</b>	<b>382</b>	<b>234</b>	<b>25</b>	<b>13</b>	<b>\$259,000</b>	<b>\$270,403</b>
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>20</b>	<b>47</b>	<b>12</b>	<b>1</b>	<b>1</b>	<b>--</b>	<b>--</b>
<b>NORTH VANCOUVER City</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>14</b>	<b>2</b>	<b>9</b>	<b>21</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>--</b>	<b>--</b>
<b>NORTH VANCOUVER DM</b>	<b>6</b>	<b>26</b>	<b>2</b>	<b>31</b>	<b>2</b>	<b>30</b>	<b>62</b>	<b>48</b>	<b>7</b>	<b>7</b>	<b>--</b>	<b>--</b>
<b>PITT MEADOWS</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>22</b>	<b>3</b>	<b>22</b>	<b>55</b>	<b>22</b>	<b>4</b>	<b>3</b>	<b>\$235,000</b>	<b>\$271,667</b>
<b>PORT COQUITLAM</b>	<b>16</b>	<b>81</b>	<b>10</b>	<b>70</b>	<b>9</b>	<b>72</b>	<b>166</b>	<b>84</b>	<b>3</b>	<b>4</b>	<b>\$317,900</b>	<b>\$319,766</b>
<b>PORT MOODY</b>	<b>5</b>	<b>22</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>11</b>	<b>31</b>	<b>27</b>	<b>2</b>	<b>1</b>	<b>--</b>	<b>--</b>
<b>RICHMOND</b>	<b>41</b>	<b>156</b>	<b>26</b>	<b>155</b>	<b>31</b>	<b>142</b>	<b>247</b>	<b>132</b>	<b>55</b>	<b>50</b>	<b>\$469,900</b>	<b>\$499,719</b>
Surrey - South	41	117	22	101	20	107	270	136	13	15	--	--
Surrey - Cloverdale	21	81	25	91	23	90	241	70	9	11	--	--
Surrey - North	113	354	57	255	56	273	672	343	32	33	--	--
Surrey - Guildford	4	11	2	10	2	10	21	10	0	0	--	--
Surrey - Whalley	19	36	4	36	4	34	71	34	7	7	--	--
<b>SURREY TOTAL</b>	<b>198</b>	<b>599</b>	<b>110</b>	<b>493</b>	<b>105</b>	<b>514</b>	<b>1275</b>	<b>593</b>	<b>61</b>	<b>66</b>	<b>\$369,000</b>	<b>\$391,667</b>
U.E.L.	0	2	0	2	0	2	4	7	0	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)	1	2	0	3	0	4	11	2	0	0	--	--
Van - False Creek (4)	1	1	0	0	0	0	0	1	0	0	--	--
Van - Granville/Oak (5)	0	1	0	5	1	7	11	1	2	1	--	--
Van - Kerrisdale (6)	2	7	3	12	4	16	28	10	2	1	--	--
Van - Marpole (7)	3	13	0	7	2	8	24	15	3	1	--	--
Van - Eastside (8)	55	216	55	252	61	282	517	190	37	31	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	2	0	0	0	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	3	0	0	0	--	--
Van - Westside (11)	7	30	4	36	8	40	76	55	15	11	--	--
<b>VANCOUVER TOTAL</b>	<b>69</b>	<b>270</b>	<b>62</b>	<b>316</b>	<b>76</b>	<b>358</b>	<b>672</b>	<b>274</b>	<b>59</b>	<b>45</b>	<b>\$446,750</b>	<b>\$537,826</b>
<b>WEST VANCOUVER</b>	<b>9</b>	<b>37</b>	<b>7</b>	<b>29</b>	<b>11</b>	<b>36</b>	<b>90</b>	<b>91</b>	<b>12</b>	<b>8</b>	<b>\$1,500,000</b>	<b>\$1,885,455</b>
<b>WHITE ROCK</b>	<b>6</b>	<b>14</b>	<b>3</b>	<b>9</b>	<b>1</b>	<b>7</b>	<b>19</b>	<b>16</b>	<b>0</b>	<b>2</b>	<b>--</b>	<b>--</b>
<b>VANCOUVER CMA TOTAL</b>	<b>511</b>	<b>1763</b>	<b>307</b>	<b>1510</b>	<b>327</b>	<b>1597</b>	<b>3656</b>	<b>1916</b>	<b>263</b>	<b>243</b>	<b>\$400,000</b>	<b>\$477,245</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

May 2002	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	2	2	0	8	0	11	15	2	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	4	10	2	12	2	13	24	10	4	4	--	--
Burnaby - Central Park	2	6	6	12	7	13	29	6	2	1	--	--
Burnaby - Remainder	16	62	12	50	4	52	107	58	7	15	--	--
<b>BURNABY TOTAL</b>	<b>24</b>	<b>80</b>	<b>20</b>	<b>82</b>	<b>13</b>	<b>89</b>	<b>175</b>	<b>76</b>	<b>13</b>	<b>20</b>	<b>\$382,000</b>	<b>\$393,733</b>
<b>COQUITLAM</b>	2	4	2	4	1	4	27	4	0	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	3	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	1	2	2	1	1	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>--</b>	<b>--</b>
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	8	28	0	0	0	0	7	34	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	2	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	4	0	8	18	0	0	0	--	--
NORTH VANCOUVER City	2	6	0	10	1	10	28	4	6	5	--	--
NORTH VANCOUVER DM	0	2	0	12	0	6	6	2	6	6	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	2	0	2	8	0	0	0	--	--
PORT MOODY	4	6	0	0	0	2	14	6	0	0	--	--
<b>RICHMOND</b>	6	6	10	32	10	32	55	6	0	0	<b>\$324,500</b>	<b>\$316,879</b>
Surrey - South	14	56	22	80	15	82	169	74	7	14	--	--
Surrey - Cloverdale	0	0	0	2	0	4	7	4	0	0	--	--
Surrey - North	16	16	4	6	1	3	21	30	0	3	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
<b>SURREY TOTAL</b>	<b>30</b>	<b>72</b>	<b>26</b>	<b>88</b>	<b>16</b>	<b>89</b>	<b>197</b>	<b>108</b>	<b>7</b>	<b>17</b>	<b>\$317,400</b>	<b>\$322,175</b>
<b>U.E.L.</b>	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End (1)	0	4	0	0	0	0	0	6	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	4	0	0	--	--
Van - Kitsilano (3)	2	6	2	6	2	8	14	6	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	2	8	0	0	0	1	3	8	0	0	--	--
Van - Kerrisdale (6)	0	0	0	0	0	1	2	0	0	0	--	--
Van - Marpole (7)	0	2	0	6	0	12	17	2	0	0	--	--
Van - Eastside (8)	4	6	0	4	0	8	18	8	0	0	--	--
Van - Mt. Pleasant (9)	2	8	4	14	4	11	17	6	4	4	--	--
Van - Strath/Grand (10)	2	16	0	8	0	2	6	18	6	6	--	--
Van - Westside (11)	2	2	0	4	0	6	10	2	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>14</b>	<b>52</b>	<b>6</b>	<b>42</b>	<b>6</b>	<b>49</b>	<b>87</b>	<b>60</b>	<b>10</b>	<b>10</b>	<b>\$269,000</b>	<b>\$395,333</b>
<b>WEST VANCOUVER</b>	0	0	0	22	4	18	22	4	8	4	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>90</b>	<b>256</b>	<b>64</b>	<b>298</b>	<b>51</b>	<b>310</b>	<b>651</b>	<b>306</b>	<b>51</b>	<b>64</b>	<b>\$320,000</b>	<b>\$375,140</b>

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

Source: CMHC

**Table 3: Row Condominium Market**

May 2002	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS		
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		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	20	20	0	0	0	0	2	15	20	1	1	--	--
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	6	0	0	0	0	6	70	6	0	0	--	--
<b>BURNABY TOTAL</b>	<b>20</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>85</b>	<b>26</b>	<b>1</b>	<b>1</b>	<b>--</b>	<b>--</b>
COQUITLAM	0	0	3	14	3	23	38	0	0	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	3	20	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	11	81	30	30	30	30	45	81	0	0	0	\$183,900	\$188,945
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	16	0	0	0	0	0	29	16	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER City	0	3	14	17	9	31	55	6	4	4	9	\$382,000	\$370,333
NORTH VANCOUVER DM	7	28	0	0	0	0	3	65	42	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	5	17	0	28	0	0	30	53	28	0	0	--	--
PORT MOODY	8	50	0	0	0	0	0	30	62	0	0	--	--
RICHMOND	10	10	59	126	60	123	202	10	44	43	43	\$213,800	\$214,527
Surrey - South	3	21	0	11	0	49	77	21	0	0	0	--	--
Surrey - Cloverdale	16	36	3	20	1	25	52	72	3	5	5	--	--
Surrey - North	89	186	28	135	31	209	398	201	44	41	41	--	--
Surrey - Guildford	0	0	0	0	0	0	6	0	1	1	1	--	--
Surrey - Whalley	0	0	0	0	1	11	36	0	12	11	11	--	--
<b>SURREY TOTAL</b>	<b>108</b>	<b>243</b>	<b>31</b>	<b>166</b>	<b>33</b>	<b>294</b>	<b>569</b>	<b>294</b>	<b>60</b>	<b>58</b>	<b>58</b>	<b>\$191,650</b>	<b>\$203,419</b>
U.E.L.	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	19	33	6	6	6	10	12	76	0	0	0	--	--
Van - Downtown	16	24	0	8	0	8	11	33	0	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	0	0	0	0	0	2	14	0	0	0	--	--
Van - Granville/Oak	0	6	0	0	0	2	10	6	0	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	4	0	0	0	2	11	4	0	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	3	0	0	0	--	--
Van - Strath/Grand	0	0	0	4	0	1	2	0	4	4	4	--	--
Van - Westside	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>35</b>	<b>67</b>	<b>6</b>	<b>18</b>	<b>6</b>	<b>23</b>	<b>48</b>	<b>136</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>--</b>	<b>--</b>
WEST VANCOUVER	0	0	0	12	0	7	7	0	5	5	5	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>204</b>	<b>541</b>	<b>143</b>	<b>411</b>	<b>141</b>	<b>575</b>	<b>1246</b>	<b>701</b>	<b>118</b>	<b>120</b>	<b>120</b>	<b>\$202,400</b>	<b>\$209,184</b>

Adjustments may have been made which effect current month inventory and/or under construction

Source: CMHC

**Table 4: LOW-RISE Apartment Condominium Market**

May 2002	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	0	0	17	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	22	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	7	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	7	0	0	0	--	--
<b>BURNABY TOTAL</b>	0	0	0	0	0	0	53	0	0	0	--	--
<b>COQUITLAM</b>	0	0	0	0	0	0	15	120	0	0	--	--
Delta - Tsawwassen	0	18	0	0	0	0	0	18	0	0	--	--
Delta - Ladner	0	0	0	24	0	0	14	24	0	21	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	18	0	24	0	0	14	24	18	21	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	5	11	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	0	0	0	4	10	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	0	10	34	10	40	79	49	0	0	\$174,900	\$161,400
<b>NORTH VANCOUVER City</b>	0	0	0	0	0	0	1	24	0	0	--	--
<b>NORTH VANCOUVER DM</b>	96	201	64	64	12	12	13	201	0	52	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	1	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	0	0	0	0	0	8	18	105	0	--	--
<b>PORT MOODY</b>	0	10	0	0	0	0	20	10	0	0	--	--
<b>RICHMOND</b>	0	70	0	0	0	0	42	119	70	3	--	--
Surrey - South	0	0	0	0	2	10	17	0	16	14	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	4	79	0	27	27	--	--
Surrey - Guildford	0	0	0	0	2	11	20	0	7	5	--	--
Surrey - Whalley	0	0	0	50	0	39	41	41	11	11	--	--
<b>SURREY TOTAL</b>	0	0	0	50	4	64	157	41	61	57	--	--
<b>U.E.L.</b>	0	0	0	0	0	0	64	0	0	0	--	--
Van - West End	0	0	0	0	0	0	40	0	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	10	0	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak	0	0	0	87	0	86	119	94	1	1	--	--
Van - Kerrisdale	0	0	0	0	0	1	36	0	1	1	--	--
Van - Marpole	0	0	0	43	1	34	34	0	10	9	--	--
Van - Eastside	0	35	0	0	0	18	57	176	10	10	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	2	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	1	0	0	0	--	--
Van - Westside	0	0	0	139	4	188	255	21	12	8	--	--
<b>VANCOUVER TOTAL</b>	0	35	0	269	5	327	554	291	34	29	\$323,500	\$314,070
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>WHITE ROCK</b>	0	3	0	0	0	1	20	3	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	96	337	74	441	31	533	1287	788	119	162	\$180,900	\$196,186

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

Source: CMHC

**Table 5: HIGH-RISE Apartment Condominium Market**

May 2002	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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	3	32	113	131	21	18	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	7	46	10	10	10	--	--
Burnaby - Remainder	0	115	0	0	0	12	92	365	0	0	--	--
<b>BURNABY TOTAL</b>	0	115	0	0	3	51	251	496	31	28	--	--
<b>COQUITLAM</b>	0	0	0	0	0	5	16	0	7	7	--	--
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	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	0	0	0	0	0	6	0	0	0	--	--
<b>NORTH VANCOUVER City</b>	0	0	0	0	0	4	78	51	22	22	--	--
<b>NORTH VANCOUVER DM</b>	0	0	94	94	31	35	50	0	3	66	\$201,000	\$200,887
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT MOODY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>RICHMOND</b>	0	0	0	0	0	3	6	0	1	1	--	--
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	--	--
<b>SURREY TOTAL</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>U.E.L.</b>	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	67	355	89	226	87	206	229	925	23	25	--	--
Van - Downtown	296	417	0	347	3	383	887	1224	12	9	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	0	0	0	1	2	24	76	1	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	47	0	15	15	--	--
Van - Kerrisdale	0	0	0	0	6	25	39	0	22	16	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	179	8	221	244	0	15	7	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	6	25	69	0	30	24	--	--
<b>VANCOUVER TOTAL</b>	363	772	89	752	111	862	1539	2225	118	96	\$219,900	\$255,452
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	1	4	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	363	887	183	846	145	961	1950	2772	182	220	\$201,000	\$237,838

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

Source: CMHC

**Table 6: TOTAL: All Dwelling Types**

May 2002	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
<b>ANMORE</b>	0	9	0	2	0	2	7	12	0	0
<b>BELCARRA</b>	1	5	1	2	1	2	2	3	0	0
<b>BOWEN ISLAND</b>	3	8	5	8	5	8	24	47	0	0
Burnaby - North	31	58	3	30	4	67	222	212	28	27
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3	0	0
Burnaby - South & East	10	33	3	20	4	24	132	45	6	5
Burnaby - Central Park	4	8	9	15	9	24	93	11	14	14
Burnaby - Remainder	29	293	22	82	9	98	420	525	7	20
<b>BURNABY TOTAL</b>	<b>74</b>	<b>395</b>	<b>37</b>	<b>147</b>	<b>26</b>	<b>213</b>	<b>867</b>	<b>796</b>	<b>55</b>	<b>66</b>
<b>COQUITLAM</b>	<b>53</b>	<b>132</b>	<b>29</b>	<b>151</b>	<b>26</b>	<b>188</b>	<b>445</b>	<b>179</b>	<b>26</b>	<b>29</b>
Delta - Tsawwassen	4	26	4	11	4	11	27	25	0	0
Delta - Ladner	4	9	1	32	1	29	78	12	22	22
Delta - North	4	11	1	9	1	10	26	13	0	0
<b>DELTA TOTAL</b>	<b>12</b>	<b>46</b>	<b>6</b>	<b>52</b>	<b>6</b>	<b>50</b>	<b>131</b>	<b>50</b>	<b>22</b>	<b>22</b>
<b>LANGLEY CITY</b>	<b>36</b>	<b>37</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>139</b>	<b>57</b>	<b>18</b>	<b>16</b>
<b>LANGLEY DISTRICT</b>	<b>37</b>	<b>267</b>	<b>41</b>	<b>73</b>	<b>42</b>	<b>81</b>	<b>223</b>	<b>279</b>	<b>12</b>	<b>11</b>
<b>LION'S BAY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>MAPLE RIDGE</b>	<b>71</b>	<b>273</b>	<b>28</b>	<b>163</b>	<b>40</b>	<b>177</b>	<b>423</b>	<b>351</b>	<b>25</b>	<b>13</b>
<b>METRO INDIAN RESERVES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NEW WESTMINSTER</b>	<b>6</b>	<b>12</b>	<b>14</b>	<b>62</b>	<b>14</b>	<b>76</b>	<b>210</b>	<b>73</b>	<b>1</b>	<b>1</b>
<b>NORTH VANCOUVER City</b>	<b>3</b>	<b>23</b>	<b>23</b>	<b>47</b>	<b>15</b>	<b>74</b>	<b>309</b>	<b>104</b>	<b>57</b>	<b>65</b>
<b>NORTH VANCOUVER DM</b>	<b>109</b>	<b>257</b>	<b>160</b>	<b>293</b>	<b>47</b>	<b>106</b>	<b>216</b>	<b>293</b>	<b>90</b>	<b>203</b>
<b>PITT MEADOWS</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>22</b>	<b>3</b>	<b>22</b>	<b>56</b>	<b>22</b>	<b>4</b>	<b>3</b>
<b>PORT COQUITLAM</b>	<b>21</b>	<b>98</b>	<b>28</b>	<b>138</b>	<b>31</b>	<b>153</b>	<b>306</b>	<b>217</b>	<b>9</b>	<b>6</b>
<b>PORT MOODY</b>	<b>17</b>	<b>139</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>13</b>	<b>95</b>	<b>156</b>	<b>2</b>	<b>1</b>
<b>RICHMOND</b>	<b>57</b>	<b>242</b>	<b>95</b>	<b>337</b>	<b>101</b>	<b>366</b>	<b>774</b>	<b>256</b>	<b>103</b>	<b>97</b>
Surrey - South	58	194	44	192	37	248	563	231	36	43
Surrey - Cloverdale	37	117	28	113	24	119	300	146	12	16
Surrey - North	218	556	89	396	88	489	1250	726	103	104
Surrey - Guildford	4	11	2	10	4	21	47	10	8	6
Surrey - Whalley	19	36	4	86	5	84	148	75	30	29
<b>SURREY TOTAL</b>	<b>336</b>	<b>914</b>	<b>167</b>	<b>797</b>	<b>158</b>	<b>961</b>	<b>2308</b>	<b>1188</b>	<b>189</b>	<b>198</b>
<b>U.E.L.</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>176</b>	<b>43</b>	<b>0</b>	<b>0</b>
Van - West End	86	392	95	397	96	321	386	1908	86	85
Van - Downtown	312	572	0	386	3	422	1104	2113	12	9
Van - Kitsilano	3	8	107	136	15	76	104	8	2	94
Van - False Creek	1	1	37	37	38	39	63	225	1	0
Van - Granville/Oak	2	17	0	92	1	96	190	252	18	17
Van - Kerrisdale	2	7	3	12	10	43	105	10	25	18
Van - Marpole	3	15	0	56	3	54	75	17	13	10
Van - Eastside	63	275	61	528	76	645	990	392	73	57
Van - Mt. Pleasant	2	8	4	142	24	79	127	9	84	64
Van - Strath/Grand	2	16	0	155	0	146	249	99	10	10
Van - Westside	9	72	4	179	18	259	511	118	57	43
<b>VANCOUVER TOTAL</b>	<b>485</b>	<b>1383</b>	<b>311</b>	<b>2120</b>	<b>284</b>	<b>2180</b>	<b>3904</b>	<b>5151</b>	<b>381</b>	<b>407</b>
<b>WEST VANCOUVER</b>	<b>9</b>	<b>37</b>	<b>7</b>	<b>63</b>	<b>15</b>	<b>61</b>	<b>119</b>	<b>95</b>	<b>25</b>	<b>17</b>
<b>WHITE ROCK</b>	<b>6</b>	<b>17</b>	<b>3</b>	<b>9</b>	<b>1</b>	<b>9</b>	<b>43</b>	<b>19</b>	<b>0</b>	<b>2</b>
<b>VANCOUVER CMA TOTAL</b>	<b>1339</b>	<b>4304</b>	<b>959</b>	<b>4497</b>	<b>820</b>	<b>4751</b>	<b>10777</b>	<b>9391</b>	<b>1018</b>	<b>1157</b>

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

Source: CMHC

## Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA May 2002

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
<b>STARTS</b>									
May 2002	511	90	204	499	0	35	0	0	1,339
May 2001	259	70	110	527	0	226	21	106	1,319
Year-to-date 2002	1,763	256	541	1,336	3	295	0	110	4,304
Year-to-date 2001	1,158	212	408	1,398	17	825	97	358	4,473
<b>UNDER CONSTRUCTION</b>									
May 2002	1,916	306	701	3,710	69	1,803	34	852	9,391
May 2001	1,278	274	600	3,126	17	1,160	148	809	7,412
<b>COMPLETIONS</b>									
May 2002	307	64	143	285	18	105	0	37	959
May 2001	243	50	93	140	0	231	7	94	858
Year-to-date 2002	1,510	298	411	1,383	38	511	56	290	4,497
Year-to-date 2001	1,277	218	497	762	93	271	12	303	3,433
<b>COMPLETE &amp; UNOCCUPIED</b>									
May 2002	243	64	120	402	0	328	0	0	1,157
May 2001	424	141	371	1,562	89	251	0	0	2,838
<b>TOTAL SUPPLY</b>									
May 2002	2,159	370	821	4,112	69	2,131	34	852	10,548
May 2001	1,702	415	971	4,688	106	1,411	148	809	10,250
<b>ABSORPTIONS</b>									
May 2002	327	51	141	200	22	42	0	37	820
3 Month Average	310	62	111	194	13	46	8	71	815
12 Month Average	305	54	104	278	11	72	16	59	898

\*includes Other

Source: CMHC

## Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA May 2002

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	1,916	243	2,159	300	balanced
Semi-Detached	306	64	370	50	balanced
Row Condo	701	120	821	100	balanced
Apartment Condo	3,710	402	4,112	250	Undersupplied
Private Row Rental	69	0	69	10	Undersupplied
Private Apt Rental	1,803	328	2,131	75	Oversupplied

Assumes completion and selling period of:

Single Detached:	7 months	Row Condo:	10 months	Row Rental:	10 months
Semi Detached:	9 months	Apt Condo:	14 months	Apt Rental:	14 months

Source: CMHC

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