

# H

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## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

New residential construction in the Vancouver CMA declined by 21 per cent in November 2003. A total of 1,140 homes were started for the month, compared to 1,447 units started in November 2002. This figure also represents a 43 per cent dip in the number of starts from October 2003. Year-to-date, however, total starts were up 20 per cent, expanding from 12,219 units in 2002, to 14,595 units in 2003. Much of this growth can be attributed to strong activity in the townhouse and apartment condominium markets, which both experienced growth rates of 38 per cent between January and November.

In the rental market, 133 new apartments began construction in November, down 15 per cent from November 2002. However, year-to-date, rental apartment starts were down 28 per cent from 2002, with just 840 units started. No new rental townhouses were started in November. However, year-to-date, the number of rental townhouse starts doubled, to reach 48 units.

In the ownership market, single detached starts were up 18 per cent over November 2002, with 477 new homes started for the month. Year-to-date, this market has seen an increase of 10 per cent over 2002, with 5,047 starts recorded. Supply and demand conditions in this market were balanced with a vacant inventory of 473 along with 416 absorptions for the month.

Starts in the semi-detached market were up from 44 units in November 2002 to 62 units in November 2003, a 41 per cent jump. Year-to-date, starts in this market were up 8 per cent to 706 units. Supply and demand were balanced in the semi-detached market, which had a vacant inventory of 95 units and 73 absorptions in November.

Both the townhouse and apartment condominium markets posted year-over-year declines in the number November starts. The townhouse condominium market saw the number of starts drop by 39 per cent to 127 units. The apartment condominium market dipped by 46 per cent to 244 units in November. Year-to-date, the number of condominium starts increased by 38 per cent, with 2,161 new townhomes and 5,793 new apartments started in 2003. The supply of townhouse condominiums

continued to fall behind demand with 96 units in inventory and 126 units absorbed. Meanwhile, the supply of apartment condominiums exceeded demand with 171 units in inventory and just 95 units absorbed for the month.

November 2003

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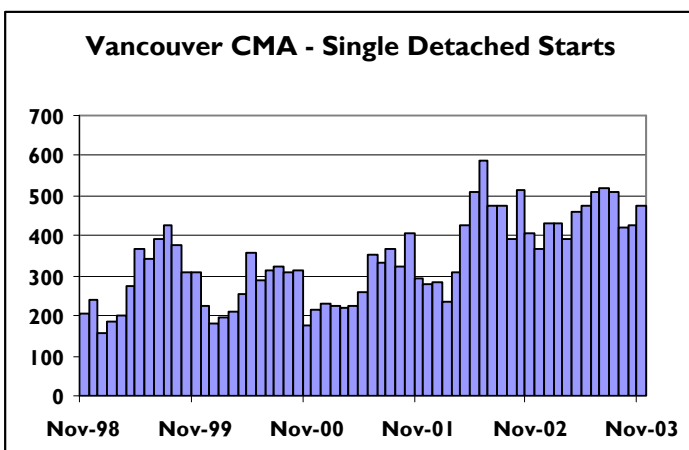
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Vancouver CMA - Single Detached Starts



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**Table 1: Single Detached Market**

November 2003	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>	3	16	2	14	2	16	20	13	0	0	--	--
<b>BELCARRA</b>	0	2	0	3	0	3	3	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	38	0	22	0	22	23	68	0	0	--	--
Burnaby - North	6	68	1	75	2	72	80	45	13	12	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	1	1	0	0	0	--	--
Burnaby - South & East	2	36	12	43	7	44	52	14	4	9	--	--
Burnaby - Central Park	6	12	0	16	2	17	18	11	3	1	--	--
Burnaby - Remainder	12	123	11	116	4	106	118	78	22	29	--	--
<b>BURNABY TOTAL</b>	<b>26</b>	<b>239</b>	<b>24</b>	<b>250</b>	<b>15</b>	<b>240</b>	<b>269</b>	<b>148</b>	<b>42</b>	<b>51</b>	<b>\$482,500</b>	<b>\$492,713</b>
<b>COQUITLAM</b>	<b>4</b>	<b>99</b>	<b>9</b>	<b>113</b>	<b>8</b>	<b>116</b>	<b>119</b>	<b>38</b>	<b>4</b>	<b>5</b>	<b>\$259,400</b>	<b>\$320,788</b>
Delta - Tsawwassen	1	11	1	14	1	13	13	7	2	2	--	--
Delta - Ladner	2	40	6	41	5	37	39	17	7	8	--	--
Delta - North	5	39	3	32	1	26	29	27	4	6	--	--
<b>DELTA TOTAL</b>	<b>8</b>	<b>90</b>	<b>10</b>	<b>87</b>	<b>7</b>	<b>76</b>	<b>81</b>	<b>51</b>	<b>13</b>	<b>16</b>	<b>\$450,000</b>	<b>\$417,000</b>
<b>LANGLEY CITY</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>LANGLEY DISTRICT</b>	<b>65</b>	<b>389</b>	<b>26</b>	<b>348</b>	<b>23</b>	<b>354</b>	<b>377</b>	<b>195</b>	<b>24</b>	<b>27</b>	<b>\$365,250</b>	<b>\$362,683</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>1</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>MAPLE RIDGE</b>	<b>49</b>	<b>485</b>	<b>43</b>	<b>542</b>	<b>36</b>	<b>529</b>	<b>543</b>	<b>204</b>	<b>31</b>	<b>38</b>	<b>\$310,000</b>	<b>\$312,607</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>--</b>	<b>--</b>
<b>NEW WESTMINSTER</b>	<b>7</b>	<b>53</b>	<b>3</b>	<b>42</b>	<b>5</b>	<b>41</b>	<b>41</b>	<b>24</b>	<b>4</b>	<b>2</b>	<b>\$346,000</b>	<b>\$360,380</b>
<b>NORTH VANCOUVER City</b>	<b>2</b>	<b>12</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>28</b>	<b>31</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>--</b>	<b>--</b>
<b>NORTH VANCOUVER DM</b>	<b>8</b>	<b>87</b>	<b>8</b>	<b>67</b>	<b>6</b>	<b>63</b>	<b>69</b>	<b>74</b>	<b>3</b>	<b>5</b>	<b>\$605,000</b>	<b>\$600,000</b>
<b>PITT MEADOWS</b>	<b>5</b>	<b>56</b>	<b>6</b>	<b>32</b>	<b>5</b>	<b>29</b>	<b>36</b>	<b>38</b>	<b>3</b>	<b>4</b>	<b>\$349,000</b>	<b>\$343,400</b>
<b>PORT COQUITLAM</b>	<b>0</b>	<b>87</b>	<b>4</b>	<b>86</b>	<b>6</b>	<b>89</b>	<b>91</b>	<b>50</b>	<b>2</b>	<b>0</b>	<b>\$391,678</b>	<b>\$366,502</b>
<b>PORT MOODY</b>	<b>10</b>	<b>95</b>	<b>15</b>	<b>83</b>	<b>13</b>	<b>82</b>	<b>92</b>	<b>59</b>	<b>3</b>	<b>5</b>	<b>\$535,000</b>	<b>\$492,499</b>
<b>RICHMOND</b>	<b>34</b>	<b>404</b>	<b>48</b>	<b>366</b>	<b>44</b>	<b>365</b>	<b>403</b>	<b>232</b>	<b>38</b>	<b>42</b>	<b>\$533,000</b>	<b>\$540,820</b>
Surrey - South	40	474	45	414	41	385	402	254	37	41	--	--
Surrey - Cloverdale	31	396	45	338	39	314	333	157	31	37	--	--
Surrey - North	99	1012	94	1012	96	959	1055	500	110	108	--	--
Surrey - Guildford	2	34	4	37	3	34	36	18	6	7	--	--
Surrey - Whalley	6	133	12	156	15	157	172	64	13	10	--	--
<b>SURREY TOTAL</b>	<b>178</b>	<b>2049</b>	<b>200</b>	<b>1957</b>	<b>194</b>	<b>1849</b>	<b>1998</b>	<b>993</b>	<b>197</b>	<b>203</b>	<b>\$425,000</b>	<b>\$469,185</b>
<b>U.E.L.</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
Van - West End (1)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	6	0	4	0	4	4	7	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	1	0	1	0	1	1	1	0	0	--	--
Van - Kerrisdale (6)	2	30	1	29	1	29	32	29	2	2	--	--
Van - Marpole (7)	5	35	1	32	2	28	32	28	5	4	--	--
Van - Eastside (8)	52	507	41	544	34	564	608	199	36	43	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	0	2	0	1	0	1	1	2	0	0	--	--
Van - Westside (11)	6	98	0	109	4	100	108	77	18	14	--	--
<b>VANCOUVER TOTAL</b>	<b>65</b>	<b>680</b>	<b>43</b>	<b>721</b>	<b>41</b>	<b>728</b>	<b>787</b>	<b>344</b>	<b>61</b>	<b>63</b>	<b>\$500,000</b>	<b>\$603,683</b>
<b>WEST VANCOUVER</b>	<b>10</b>	<b>110</b>	<b>6</b>	<b>101</b>	<b>6</b>	<b>103</b>	<b>109</b>	<b>132</b>	<b>6</b>	<b>6</b>	<b>\$1,820,000</b>	<b>\$1,890,000</b>
<b>WHITE ROCK</b>	<b>3</b>	<b>52</b>	<b>4</b>	<b>49</b>	<b>5</b>	<b>46</b>	<b>50</b>	<b>35</b>	<b>6</b>	<b>5</b>	<b>\$649,900</b>	<b>\$681,440</b>
<b>VANCOUVER CMA TOTAL</b>	<b>477</b>	<b>5047</b>	<b>451</b>	<b>4917</b>	<b>416</b>	<b>4788</b>	<b>5152</b>	<b>2709</b>	<b>438</b>	<b>473</b>	<b>\$428,800</b>	<b>\$491,695</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

November 2003	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	6	22	2	14	1	15	15	16	2	3	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	10	36	2	36	4	42	43	20	12	10	--	--
Burnaby - Central Park	2	20	0	22	2	18	23	18	8	6	--	--
Burnaby - Remainder	6	168	30	188	32	191	196	58	38	36	--	--
<b>BURNABY TOTAL</b>	<b>24</b>	<b>246</b>	<b>34</b>	<b>260</b>	<b>39</b>	<b>266</b>	<b>277</b>	<b>112</b>	<b>60</b>	<b>55</b>	<b>\$321,000</b>	<b>\$332,823</b>
COQUITLAM	4	24	4	28	3	25	27	12	3	4	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	2	0	2	2	0	0	0	--	--
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>2</b>	<b>0</b>	<b>2</b>	<b>2</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	--	--
LANGLEY DISTRICT	0	0	0	12	0	12	18	12	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	4	0	6	0	6	6	10	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	2	0	2	0	3	3	0	1	1	--	--
NORTH VANCOUVER City	4	18	0	16	2	13	13	12	5	3	--	--
NORTH VANCOUVER DM	0	0	0	24	0	28	32	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	1	0	0	0	--	--
PORT COQUITLAM	0	2	0	2	0	2	2	2	0	0	--	--
PORT MOODY	0	16	0	22	0	22	24	4	0	0	--	--
RICHMOND	10	90	4	30	8	37	37	76	5	1	\$350,000	\$354,749
Surrey - South	0	78	10	106	18	106	106	30	23	15	--	--
Surrey - Cloverdale	0	28	0	6	0	0	0	28	7	7	--	--
Surrey - North	14	38	0	22	0	32	44	38	0	0	--	--
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--
Surrey - Whalley	0	2	0	0	0	0	0	2	0	0	--	--
<b>SURREY TOTAL</b>	<b>14</b>	<b>146</b>	<b>10</b>	<b>156</b>	<b>18</b>	<b>160</b>	<b>172</b>	<b>98</b>	<b>30</b>	<b>22</b>	<b>\$439,900</b>	<b>\$417,600</b>
U.E.L.	0	2	0	0	0	0	0	2	0	0	--	--
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--
Van - Downtown (2)	0	4	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	8	0	0	0	1	2	8	0	0	--	--
Van - False Creek (4)	2	2	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	2	0	4	0	5	7	2	0	0	--	--
Van - Kerrisdale (6)	0	2	0	0	0	0	0	2	0	0	--	--
Van - Marpole (7)	0	34	0	12	0	14	16	24	0	0	--	--
Van - Eastside (8)	0	22	0	16	1	23	29	16	4	3	--	--
Van - Mt. Pleasant (9)	4	34	2	18	2	23	25	26	1	1	--	--
Van - Strath/Grand (10)	0	4	0	8	0	12	12	0	2	2	--	--
Van - Westside (11)	0	24	0	0	0	0	0	24	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>6</b>	<b>136</b>	<b>2</b>	<b>60</b>	<b>3</b>	<b>80</b>	<b>93</b>	<b>118</b>	<b>7</b>	<b>6</b>	<b>--</b>	<b>--</b>
<b>WEST VANCOUVER</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>62</b>	<b>706</b>	<b>54</b>	<b>626</b>	<b>73</b>	<b>663</b>	<b>716</b>	<b>478</b>	<b>114</b>	<b>95</b>	<b>\$350,000</b>	<b>\$359,590</b>

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

Source: CMHC

**Table 3: Row Condominium Market**

November 2003	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	0	0	0	22	0	26	26	0	0	0	--	--
Burnaby - Lougheed Mall	0	32	0	87	0	87	87	0	0	0	--	--
Burnaby - South & East	0	37	0	37	0	37	37	0	0	0	--	--
Burnaby - Central Park	0	13	0	0	0	0	0	13	0	0	--	--
Burnaby - Remainder	0	57	0	66	0	66	66	13	0	0	--	--
<b>BURNABY TOTAL</b>	<b>0</b>	<b>139</b>	<b>0</b>	<b>212</b>	<b>0</b>	<b>216</b>	<b>216</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
COQUITLAM	8	46	0	27	0	27	27	40	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	16	0	16	16	0	0	0	--	--
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>16</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	0	41	0	38	0	38	38	3	0	0	--	--
LANGLEY DISTRICT	28	317	10	242	14	259	308	212	9	5	\$213,400	\$217,900
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	31	8	46	2	43	45	23	4	10	\$225,225	\$225,225
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	29	0	0	0	0	0	29	0	0	--	--
NORTH VANCOUVER City	0	20	0	18	0	20	21	20	0	0	--	--
NORTH VANCOUVER DM	0	6	0	36	0	36	44	6	0	0	--	--
PITT MEADOWS	0	30	13	13	12	12	12	17	0	1	\$221,750	\$221,750
PORT COQUITLAM	4	72	13	50	13	50	66	38	2	2	\$219,900	\$220,900
PORT MOODY	12	145	0	40	0	39	39	105	1	1	--	--
RICHMOND	9	409	4	287	22	273	278	266	42	24	\$304,900	\$316,012
Surrey - South	0	165	29	243	28	232	232	56	11	12	--	--
Surrey - Cloverdale	20	169	4	134	8	145	150	83	30	26	--	--
Surrey - North	33	235	15	223	25	260	345	192	21	11	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	6	6	14	0	0	--	--
<b>SURREY TOTAL</b>	<b>53</b>	<b>583</b>	<b>48</b>	<b>600</b>	<b>61</b>	<b>643</b>	<b>733</b>	<b>345</b>	<b>62</b>	<b>49</b>	<b>\$214,900</b>	<b>\$220,094</b>
U.E.L.	0	26	0	0	0	0	0	26	0	0	--	--
Van - West End	0	9	0	27	0	28	28	62	3	3	--	--
Van - Downtown	0	22	0	25	0	25	25	61	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	3	3	0	14	0	14	14	3	0	0	--	--
Van - Granville/Oak	0	32	0	3	0	3	3	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	52	0	26	0	25	25	52	1	1	--	--
Van - Eastside	10	111	0	62	0	65	65	103	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	2	6	6	0	2	0	--	--
Van - Strath/Grand	0	0	0	0	0	4	4	0	0	0	--	--
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>13</b>	<b>250</b>	<b>0</b>	<b>179</b>	<b>2</b>	<b>189</b>	<b>189</b>	<b>334</b>	<b>6</b>	<b>4</b>	<b>--</b>	<b>--</b>
WEST VANCOUVER	0	8	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	9	0	0	0	0	0	9	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>127</b>	<b>2161</b>	<b>96</b>	<b>1804</b>	<b>126</b>	<b>1861</b>	<b>2032</b>	<b>1507</b>	<b>126</b>	<b>96</b>	<b>\$238,950</b>	<b>\$256,279</b>

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

Source: CMHC

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

November 2003	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	0	0	0	14	0	21	30	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	46	0	111	0	111	111	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	76	10	63	63	0	23	13	--	--
<b>BURNABY TOTAL</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>201</b>	<b>10</b>	<b>195</b>	<b>204</b>	<b>0</b>	<b>23</b>	<b>13</b>	<b>--</b>	<b>--</b>
COQUITLAM	0	128	0	43	2	41	41	71	4	2	--	--
Delta - Tsawwassen	0	0	0	0	0	0	1	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	7	10	0	0	12	--	--
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>7</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	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	152	257	0	63	0	63	63	257	0	0	--	--
NORTH VANCOUVER City	0	54	0	0	0	0	0	54	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	116	118	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	31	71	0	0	0	3	4	71	0	0	--	--
PORT MOODY	0	59	0	134	0	134	134	0	0	0	--	--
RICHMOND	0	420	0	288	1	272	272	451	17	16	--	--
Surrey - South	0	137	0	105	10	62	62	106	53	43	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	11	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	0	63	0	0	--	--
Surrey - Whalley	0	0	46	46	28	43	71	39	0	18	--	--
<b>SURREY TOTAL</b>	<b>0</b>	<b>200</b>	<b>46</b>	<b>151</b>	<b>38</b>	<b>113</b>	<b>144</b>	<b>208</b>	<b>53</b>	<b>61</b>	<b>\$150,350</b>	<b>\$164,914</b>
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	11	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	52	0	8	1	2	2	52	7	6	--	--
Van - False Creek	0	0	0	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	25	139	0	8	0	5	5	139	3	3	--	--
Van - Kerrisdale	0	42	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	123	0	108	0	110	113	109	2	2	--	--
Van - Mt. Pleasant	0	0	0	4	0	4	4	0	0	0	--	--
Van - Strath/Grand	8	8	0	0	0	0	0	8	0	0	--	--
Van - Westside	0	68	20	51	14	40	40	170	7	13	--	--
<b>VANCOUVER TOTAL</b>	<b>33</b>	<b>491</b>	<b>20</b>	<b>197</b>	<b>15</b>	<b>179</b>	<b>182</b>	<b>579</b>	<b>19</b>	<b>24</b>	<b>\$296,500</b>	<b>\$352,417</b>
<b>WEST VANCOUVER</b>	<b>0</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>WHITE ROCK</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>VANCOUVER CMA TOTAL</b>	<b>216</b>	<b>1785</b>	<b>66</b>	<b>1190</b>	<b>66</b>	<b>1123</b>	<b>1173</b>	<b>1770</b>	<b>116</b>	<b>80</b>	<b>\$187,450</b>	<b>\$210,142</b>

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

Source: CMHC

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

November 2003	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	131	0	131	131	131	0	0	--	--
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	151	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	0	198	0	129	0	153	166	198	3	3	--	--
<b>BURNABY TOTAL</b>	0	349	0	260	0	284	297	480	3	3	--	--
<b>COQUITLAM</b>	0	0	0	0	0	4	4	0	1	1	--	--
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	196	0	95	0	90	90	196	5	5	--	--
<b>NORTH VANCOUVER City</b>	0	455	0	0	0	23	23	455	0	24	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	14	19	0	0	0	--	--
<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	137	0	0	0	0	0	137	0	0	--	--
<b>RICHMOND</b>	0	0	0	483	0	475	475	0	9	9	--	--
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	95	0	0	0	0	0	95	0	0	--	--
Van - West End	0	903	0	325	3	462	479	1100	8	5	--	--
Van - Downtown	82	1141	0	606	0	606	851	2458	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	173	0	76	0	76	76	173	0	0	--	--
Van - Granville/Oak	23	23	0	0	0	1	1	23	10	10	--	--
Van - Kerrisdale	0	0	0	0	0	7	7	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	134	0	0	--	--
Van - Eastside	0	244	0	181	0	181	181	244	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	78	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	0	120	0	0	--	--
<b>VANCOUVER TOTAL</b>	105	2484	0	1188	3	1333	1595	4330	18	15	--	--
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	37	0	0	--	--
<b>WHITE ROCK</b>	0	64	0	0	0	0	0	64	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	105	3780	0	2026	3	2223	2503	5794	36	33	--	--

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

Source: CMHC

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

November 2003	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>	3	16	2	14	2	16	20	13	0	0
<b>BELCARRA</b>	0	2	0	3	0	3	3	0	0	0
<b>BOWEN ISLAND</b>	0	38	0	34	0	34	36	68	0	0
Burnaby - North	12	90	3	256	3	265	266	192	15	15
Burnaby - Lougheed Mall	0	32	0	87	0	88	88	0	0	0
Burnaby - South & East	12	155	14	227	11	234	231	34	16	19
Burnaby - Central Park	8	196	0	38	4	35	43	193	11	7
Burnaby - Remainder	133	665	41	575	46	579	806	466	86	81
<b>BURNABY TOTAL</b>	165	1138	58	1183	64	1201	1434	885	128	122
<b>COQUITLAM</b>	20	419	29	341	25	351	321	255	24	28
Delta - Tsawwassen	1	11	1	157	12	94	32	7	75	64
Delta - Ladner	2	40	6	59	5	62	69	119	7	8
Delta - North	5	39	3	32	1	26	29	27	4	6
<b>DELTA TOTAL</b>	8	90	10	248	18	182	130	153	86	78
<b>LANGLEY CITY</b>	0	42	0	107	0	108	100	3	27	27
<b>LANGLEY DISTRICT</b>	93	834	36	602	43	665	685	599	86	79
<b>LION'S BAY</b>	0	0	0	0	0	0	0	1	0	0
<b>MAPLE RIDGE</b>	49	520	51	594	38	595	630	237	35	48
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0
<b>NEW WESTMINSTER</b>	159	537	3	224	5	219	218	506	10	8
<b>NORTH VANCOUVER City</b>	30	605	8	68	10	92	110	609	6	4
<b>NORTH VANCOUVER DM</b>	8	108	8	240	16	303	451	95	13	5
<b>PITT MEADOWS</b>	5	86	19	45	17	41	43	55	3	5
<b>PORT COQUITLAM</b>	43	276	23	162	23	166	155	185	4	4
<b>PORT MOODY</b>	22	474	15	365	13	363	352	305	4	6
<b>RICHMOND</b>	53	1395	56	1474	76	1453	1164	1089	118	98
Surrey - South	40	965	84	868	97	785	703	557	124	111
Surrey - Cloverdale	51	593	49	478	47	459	388	268	68	70
Surrey - North	146	1285	109	1257	121	1259	1603	730	131	119
Surrey - Guildford	2	97	4	59	3	56	113	81	6	7
Surrey - Whalley	6	149	58	202	43	206	215	119	13	28
<b>SURREY TOTAL</b>	245	3089	304	2864	311	2765	3022	1755	342	335
<b>U.E.L.</b>	0	184	0	4	0	15	29	186	1	1
Van - West End	0	1033	0	659	28	907	1249	1265	45	17
Van - Downtown	82	1367	0	808	12	1113	1377	2729	98	86
Van - Kitsilano	0	66	0	31	1	69	70	67	54	53
Van - False Creek	5	178	0	108	0	135	154	178	0	0
Van - Granville/Oak	48	197	0	264	11	261	226	197	47	36
Van - Kerrisdale	2	74	1	49	1	39	46	107	19	19
Van - Marpole	5	169	1	161	2	158	154	420	6	5
Van - Eastside	62	1041	43	1058	37	1090	974	691	48	54
Van - Mt. Pleasant	4	56	2	54	4	94	106	126	3	1
Van - Strath/Grand	8	26	101	110	101	118	103	10	2	2
Van - Westside	8	213	20	204	18	184	160	414	25	27
<b>VANCOUVER TOTAL</b>	224	4420	168	3506	215	4168	4619	6204	347	300
<b>WEST VANCOUVER</b>	10	197	6	105	6	108	121	219	6	6
<b>WHITE ROCK</b>	3	87	4	51	5	48	49	165	6	5
<b>VANCOUVER CMA TOTAL</b>	1140	14557	800	12234	887	12896	13692	13587	1246	1159

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

Source: CMHC

**Table 7**  
**HOUSING ACTIVITY SUMMARY - VANCOUVER CMA**  
**November 2003**

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
<b>STARTS</b>							
November 2003	477	62	127	341	0	133	1,140
November 2002	406	44	207	633	0	157	1,447
Year-to-date 2003	5,047	706	2,161	5,793	48	840	14,595
Year-to-date 2002	4,611	652	1,572	4,201	15	1,168	12,219
<b>UNDER CONSTRUCTION</b>							
November 2003	2,709	478	1,507	7,724	18	1,017	13,453
November 2002	2,593	406	1,209	5,273	43	2,062	11,586
<b>COMPLETIONS</b>							
November 2003	451	54	96	98	0	101	800
November 2002	366	66	132	259	0	103	926
Year-to-date 2003	4,917	626	1,804	3,464	77	1,346	12,234
Year-to-date 2002	3,680	594	921	2,962	169	2,067	10,393
<b>COMPLETE &amp; UNOCCUPIED</b>							
November 2003	473	95	96	171	6	318	1,159
November 2002	328	111	106	343	3	410	1,301
<b>TOTAL SUPPLY</b>							
November 2003	3,182	573	1,603	7,895	24	1,335	14,612
November 2002	2,921	517	1,315	5,616	46	2,472	12,887
<b>ABSORPTIONS</b>							
November 2003	416	73	126	95	1	176	887
3 Month Average	460	63	222	325	8	180	1,257
12 Month Average	429	60	169	329	6	169	1,162

\* Includes Other

\*\* Includes private and assisted rental properties

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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**Summary Table 7b:**  
**HOUSING SUPPLY AND DEMAND - VANCOUVER CMA**  
**November 2003**

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification	
Single Family	2,709	473	3,182	400	Balanced	
Semi-Detached	478	95	573	50	Balanced	
Row Condo	1,507	96	1,603	150	Balanced	
Apartment Condo	7,724	171	7,895	350	Moving towards balanced	
Private Row Rental	18	6	24	10	Undersupplied	
Private Apt Rental	1,017	318	1,335	100	Balanced	
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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