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## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

**V**ancouver CMA new residential construction activity continued to be strong in June, with 1,214 starts recorded overall. Although this figure represents a 20 per cent decline over June of 2002, it is slightly higher than the 1,175 starts reported for May 2003. Year-to-date, housing starts in Greater Vancouver have climbed by nearly 9 per cent over the same period last year, to 6,328.

The private rental apartment market was the only segment of the rental market to report any starts activity in June. This segment experienced a nearly fivefold increase in the number of starts, jumping from 31 in June 2002 to 175 in June of this year.

In the ownership market, starts activity dipped for all dwelling types in June, with the semi-detached market showing the largest decline. Semi-detached starts dropped by 60 per cent, from 90 in June 2002 to 54 this month. However, year-to-date, the decline in semi-detached starts is much less dramatic, at 15 per cent. Supply and demand conditions in the semi-detached market were balanced for June 2003, with 152 units complete and unoccupied

and 98 units absorbed. However this absorption figure is still well above the 3-month and 12-month average figures of 78 and 55 respectively.

Single detached starts fell by 14 per cent from 587 in June of 2002 to 508 in June of this year. Year-to-date, starts in the singles market have increased by 15 per cent to 2,699, compared to the same period last year. The single detached market was balanced for June 2003, with a vacant inventory of 449 units and 468 absorptions. The singles absorption figure for June is above the 12-month average of 380, indicating a strong demand for single detached housing.

Starts activity in the condominium market has cooled down for both townhouse and apartment units, with the former slipping by 28 per cent to 175 starts and the latter by 43 per cent to 302 starts, compared to June 2002. Year-to-date, starts for both row and apartment condominiums posted positive gains of 38 per cent and 3 per cent respectively over the same period last year. Demand slightly outpaced the supply of townhouse condominiums with 191 absorptions and a vacant inventory of 141. The apartment condominium market has become more balanced with 156 absorptions and 167 units completed and unoccupied.

June 2003

### IN THIS ISSUE

<b>MONTHLY HIGHLIGHTS ...</b>	<b>1</b>
<b>STATISTICAL TABLES:</b>	
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
<b>HOUSING ACTIVITY SUMMARY .....</b>	<b>8</b>

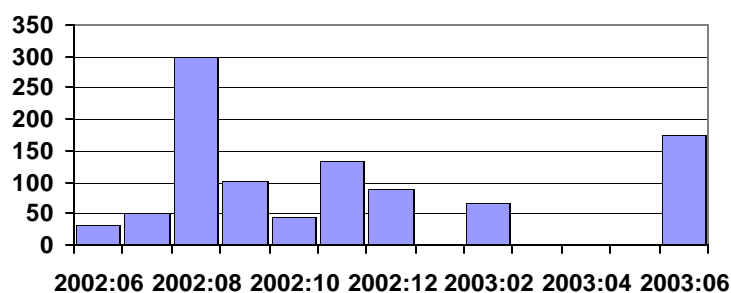
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Vancouver CMA - Rental Apartment Starts



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**Table 1: Single Detached Market**

June 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
ANMORE	2	5	2	7	2	7	19	9	2	2	--	--
BELCARRA	0	2	0	1	0	1	3	2	0	0	--	--
BOWEN ISLAND	5	22	0	13	0	13	18	64	0	0	--	--
Burnaby - North	6	25	11	52	5	33	74	25	22	28	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	3	0	0	--	--
Burnaby - South & East	11	25	6	21	7	21	43	25	11	10	--	--
Burnaby - Central Park	2	2	1	15	1	10	14	2	7	7	--	--
Burnaby - Remainder	14	49	16	75	10	53	107	45	35	41	--	--
<b>BURNABY TOTAL</b>	<b>33</b>	<b>101</b>	<b>34</b>	<b>163</b>	<b>23</b>	<b>118</b>	<b>241</b>	<b>97</b>	<b>75</b>	<b>86</b>	<b>\$426,000</b>	<b>\$437,687</b>
COQUITLAM	11	78	3	51	2	54	110	79	4	5	--	--
Delta - Tsawwassen	3	8	1	8	1	8	15	10	1	1	--	--
Delta - Ladner	2	26	8	19	9	20	29	25	4	3	--	--
Delta - North	6	17	0	12	2	10	22	25	4	2	--	--
<b>DELTA TOTAL</b>	<b>11</b>	<b>51</b>	<b>9</b>	<b>39</b>	<b>12</b>	<b>38</b>	<b>66</b>	<b>60</b>	<b>9</b>	<b>6</b>	<b>\$498,000</b>	<b>\$478,375</b>
LANGLEY CITY	0	1	0	3	0	3	8	1	0	0	--	--
LANGLEY DISTRICT	38	194	58	193	62	204	304	155	26	22	\$349,000	\$359,835
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	51	269	46	305	56	295	542	225	45	35	\$292,000	\$300,011
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	2	35	7	16	7	17	24	32	0	0	\$319,900	\$315,486
NORTH VANCOUVER City	2	9	0	16	0	19	26	12	0	0	--	--
NORTH VANCOUVER DM	12	50	2	38	4	36	76	66	5	3	--	--
PITT MEADOWS	4	13	0	12	0	10	39	15	3	3	--	--
PORT COQUITLAM	4	39	30	66	24	58	139	22	5	11	\$331,500	\$334,833
PORT MOODY	17	50	4	33	3	33	67	64	3	4	--	--
RICHMOND	29	211	18	171	13	171	334	234	36	41	\$539,000	\$540,885
Surrey - South	56	266	36	190	32	167	301	270	31	35	--	--
Surrey - Cloverdale	59	221	28	125	32	116	209	195	26	22	--	--
Surrey - North	99	552	89	490	83	464	948	562	75	81	--	--
Surrey - Guildford	4	17	1	15	3	16	31	23	5	3	--	--
Surrey - Whalley	13	65	17	83	16	80	144	69	13	14	--	--
<b>SURREY TOTAL</b>	<b>231</b>	<b>1121</b>	<b>171</b>	<b>903</b>	<b>166</b>	<b>843</b>	<b>1633</b>	<b>1119</b>	<b>150</b>	<b>155</b>	<b>\$396,450</b>	<b>\$427,382</b>
U.E.L.	0	2	0	1	0	1	4	7	1	1	--	--
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	0	0	4	0	4	4	1	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Granville/Oak (5)	0	0	0	1	0	1	2	0	0	0	--	--
Van - Kerrisdale (6)	4	14	3	18	2	17	25	24	2	3	--	--
Van - Marpole (7)	3	13	8	19	8	17	35	19	2	2	--	--
Van - Eastside (8)	29	278	53	312	61	332	599	202	51	43	--	--
Van - Mt. Pleasant (9)	0	0	0	1	1	1	1	0	1	0	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	7	60	10	56	12	50	103	92	11	13	--	--
<b>VANCOUVER TOTAL</b>	<b>43</b>	<b>366</b>	<b>74</b>	<b>411</b>	<b>84</b>	<b>422</b>	<b>770</b>	<b>340</b>	<b>69</b>	<b>59</b>	<b>\$534,950</b>	<b>\$675,844</b>
WEST VANCOUVER	10	53	7	61	8	61	100	115	9	8	\$1,500,000	\$1,854,875
WHITE ROCK	3	27	4	24	2	18	34	35	6	8	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>508</b>	<b>2699</b>	<b>469</b>	<b>2527</b>	<b>468</b>	<b>2422</b>	<b>4557</b>	<b>2754</b>	<b>448</b>	<b>449</b>	<b>\$399,000</b>	<b>\$477,572</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

June 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
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	2	6	2	8	2	5	5	6	7	7	--	--	
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--	
Burnaby - South & East	4	14	4	22	3	28	32	12	9	10	--	--	
Burnaby - Central Park	2	2	6	20	3	9	18	2	10	13	--	--	
Burnaby - Remainder	26	106	46	106	17	74	126	78	42	71	--	--	
<b>BURNABY TOTAL</b>	<b>34</b>	<b>128</b>	<b>58</b>	<b>156</b>	<b>25</b>	<b>116</b>	<b>181</b>	<b>98</b>	<b>68</b>	<b>101</b>	<b>\$385,000</b>	<b>\$338,988</b>	
COQUITLAM	0	12	6	14	4	12	18	14	1	3	--	--	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--	
Delta - Ladner	0	0	0	0	0	0	1	2	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>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</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	7	10	25	12	12	5	\$229,900	\$243,471	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	2	4	0	6	2	6	6	10	2	0	--	--	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--	
NEW WESTMINSTER	0	2	0	2	1	3	3	0	2	1	--	--	
NORTH VANCOUVER City	0	8	4	10	2	4	12	8	4	6	--	--	
NORTH VANCOUVER DM	0	0	0	24	0	28	32	0	0	0	--	--	
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--	
PORT COQUITLAM	0	0	0	2	0	2	2	0	0	0	--	--	
PORT MOODY	2	14	4	10	4	10	18	14	0	0	--	--	
RICHMOND	0	18	0	14	1	20	22	20	3	2	--	--	
Surrey - South	0	48	18	56	19	54	127	50	18	17	--	--	
Surrey - Cloverdale	4	4	0	6	0	0	3	4	7	7	--	--	
Surrey - North	0	0	0	20	2	30	46	2	2	0	--	--	
Surrey - Guildford	0	0	14	22	14	22	22	0	0	0	--	--	
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--	
<b>SURREY TOTAL</b>	<b>4</b>	<b>52</b>	<b>32</b>	<b>104</b>	<b>35</b>	<b>106</b>	<b>198</b>	<b>56</b>	<b>27</b>	<b>24</b>	<b>\$345,000</b>	<b>\$349,405</b>	
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--	
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--	
Van - Downtown (2)	0	0	0	0	0	0	0	6	0	0	--	--	
Van - Kitsilano (3)	0	4	0	0	0	0	3	4	1	1	--	--	
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Granville/Oak (5)	0	2	2	4	2	5	12	2	0	0	--	--	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole (7)	4	20	4	10	5	7	15	12	6	5	--	--	
Van - Eastside (8)	6	10	0	10	0	18	38	10	2	2	--	--	
Van - Mt. Pleasant (9)	0	14	6	10	6	16	24	14	0	0	--	--	
Van - Strath/Grand (10)	2	4	2	4	4	8	26	4	4	2	--	--	
Van - Westside (11)	0	20	0	0	0	0	2	20	0	0	--	--	
<b>VANCOUVER TOTAL</b>	<b>12</b>	<b>74</b>	<b>14</b>	<b>40</b>	<b>17</b>	<b>56</b>	<b>122</b>	<b>76</b>	<b>13</b>	<b>10</b>	<b>\$320,000</b>	<b>\$324,647</b>	
WEST VANCOUVER	0	4	0	2	0	3	9	6	0	0	--	--	
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--	
<b>VANCOUVER CMA TOTAL</b>	<b>54</b>	<b>316</b>	<b>118</b>	<b>398</b>	<b>98</b>	<b>378</b>	<b>655</b>	<b>316</b>	<b>132</b>	<b>152</b>	<b>\$320,000</b>	<b>\$326,393</b>	

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

Source: CMHC

**Table 3: Row Condominium Market**

June 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	15	1	19	20	7	1	0	--	--
Burnaby - Lougheed Mall	0	32	40	65	21	43	43	22	3	22	--	--
Burnaby - South & East	0	37	0	0	0	0	0	37	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	44	15	31	13	29	29	35	0	2	--	--
<b>BURNABY TOTAL</b>	0	113	55	111	35	91	92	101	4	24	\$265,400	\$264,582
COQUITLAM	0	6	10	27	10	27	27	0	0	0	\$271,900	\$274,132
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	16	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	16	0	0	--	--
LANGLEY CITY	0	41	0	0	0	0	0	41	0	0	--	--
LANGLEY DISTRICT	44	179	37	128	35	144	246	187	4	6	\$207,400	\$219,229
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	15	23	0	34	3	37	42	27	7	4	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER City	0	6	0	18	1	20	30	6	1	0	--	--
NORTH VANCOUVER DM	0	0	24	36	20	32	62	0	0	4	\$336,500	\$360,370
PITT MEADOWS	17	30	0	0	0	0	11	30	0	0	--	--
PORT COQUITLAM	7	41	10	21	10	21	58	36	2	2	\$220,000	\$210,988
PORT MOODY	14	54	0	0	0	0	49	54	0	0	--	--
RICHMOND	40	245	0	113	3	104	145	280	22	19	--	--
Surrey - South	16	89	0	122	6	110	135	101	19	13	--	--
Surrey - Cloverdale	4	90	0	26	3	37	56	112	29	26	--	--
Surrey - North	18	74	13	146	16	156	438	108	41	38	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	2	6	8	14	2	0	--	--
<b>SURREY TOTAL</b>	38	267	13	294	27	309	637	335	91	77	\$224,400	\$225,642
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	4	12	85	0	0	--	--
Van - Downtown	0	0	8	8	8	8	17	51	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	0	0	0	14	0	14	14	0	0	0	--	--
Van - Granville/Oak	0	0	0	3	0	3	5	0	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	9	9	9	9	9	17	0	0	--	--
Van - Eastside	0	60	27	27	27	30	31	73	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	0	1	1	0	5	5	--	--
Van - Strath/Grand	0	0	0	0	3	4	4	0	3	0	--	--
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--
<b>VANCOUVER TOTAL</b>	0	81	44	83	47	92	112	247	8	5	\$321,150	\$399,752
WEST VANCOUVER	0	0	0	0	0	0	4	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	175	1086	193	865	191	877	1515	1360	139	141	\$222,000	\$250,782

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

Source: CMHC

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

June 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	65	0	65	65	46	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	0	76	0	0	--	--
<b>BURNABY TOTAL</b>	0	46	0	79	0	86	95	122	0	0	--	--
COQUITLAM	0	128	0	0	0	0	0	114	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	7	20	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	7	38	0	0	12	--	--
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	0	0	0	25	4	25	74	38	4	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	1	116	227	0	1	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	40	40	0	0	0	3	19	40	0	0	--	--
PORT MOODY	0	59	0	75	0	75	85	59	0	0	--	--
RICHMOND	0	243	0	69	2	61	134	488	10	8	--	--
Surrey - South	45	137	0	0	0	0	9	204	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	24	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	5	63	0	0	--	--
Surrey - Whalley	0	0	0	0	5	13	46	85	7	2	--	--
<b>SURREY TOTAL</b>	45	200	0	0	5	21	84	352	7	2	\$177,400	\$169,327
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	11	11	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	8	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	18	0	0	--	--
Van - Granville/Oak	0	88	0	0	0	0	0	130	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	1	54	0	0	--	--
Van - Marpole	48	48	0	0	0	0	1	48	0	0	--	--
Van - Eastside	0	109	0	69	10	55	61	148	28	18	--	--
Van - Mt. Pleasant	0	0	0	4	1	2	2	0	3	2	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	41	48	0	0	0	2	3	171	0	0	--	--
<b>VANCOUVER TOTAL</b>	100	304	0	73	11	59	68	588	31	20	\$277,443	\$332,500
WEST VANCOUVER	59	59	0	0	0	0	0	59	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	3	57	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	244	1079	0	434	23	453	827	1917	53	80	\$177,400	\$214,427

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

Source: CMHC

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

June 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
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	131	0	130	141	131	1	1	-	-
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	0	9	0	0	0	-	-
Burnaby - Remainder	0	0	0	129	5	118	327	0	43	38	-	-
<b>BURNABY TOTAL</b>	0	0	0	260	5	248	477	131	44	39	\$239,400	\$246,600
COQUITLAM	0	0	0	0	0	3	5	0	2	2	-	-
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	-	-
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	0	0	0	95	10	82	82	0	23	13	\$196,900	\$208,995
NORTH VANCOUVER City	0	263	0	0	4	16	66	263	11	24	-	-
NORTH VANCOUVER DM	0	0	0	0	5	11	52	0	8	3	\$201,000	\$238,200
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	137	0	0	0	0	0	137	0	0	-	-
RICHMOND	0	0	0	324	30	309	309	159	46	16	\$168,200	\$186,267
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	-	-
U.E.L.	0	0	0	0	0	0	0	0	0	0	-	-
Van - West End	0	0	36	36	49	165	586	674	26	13	-	-
Van - Downtown	0	132	0	84	0	84	600	1783	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	0	0	0	0	0	1	5	0	10	10	-	-
Van - Kerrisdale	0	0	0	0	0	7	16	0	0	0	-	-
Van - Marpole	0	0	0	0	0	0	0	0	0	0	-	-
Van - Eastside	0	0	0	0	0	0	1	181	0	0	-	-
Van - Mt. Pleasant	0	0	0	0	0	0	0	80	0	0	-	-
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside	0	0	0	0	0	0	22	120	0	0	-	-
<b>VANCOUVER TOTAL</b>	0	305	36	196	49	333	1306	3011	36	23	\$159,900	\$185,249
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	-	-
WHITE ROCK	38	38	0	0	0	0	0	38	0	0	-	-
<b>VANCOUVER CMA TOTAL</b>	38	743	36	875	103	1002	2297	3739	170	103	\$177,400	\$214,427

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

Source: CMHC

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

June 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>		5	2	7	2	7	19	9		2
<b>BELCARRA</b>	0	2	0	1	0	1	3		0	0
<b>BOWEN ISLAND</b>	5	22	0	25	0	25	30	64	0	0
Burnaby - North	8	31	13	220	8	208	270	169	31	36
Burnaby - Lougheed Mall	0	32	40	65	21	44	46	22	3	22
Burnaby - South & East	15	122	10	108	10	114	140	120	20	20
Burnaby - Central Park	4	4	7	35	4	19	41	4	17	20
Burnaby - Remainder	40	199	77	341	45	274	648	234	120	152
<b>BURNABY TOTAL</b>	<b>67</b>	<b>388</b>	<b>147</b>	<b>769</b>	<b>88</b>	<b>659</b>	<b>1145</b>	<b>549</b>	<b>191</b>	<b>250</b>
<b>COQUITLAM</b>	<b>29</b>	<b>286</b>	<b>35</b>	<b>168</b>	<b>28</b>	<b>176</b>	<b>308</b>	<b>295</b>	<b>23</b>	<b>30</b>
Delta - Tsawwassen	3	8	1	8	1	8	33	153	1	1
Delta - Ladner	2	26	8	19	9	27	50	145	4	3
Delta - North	6	17	0	12	2	10	22	25	4	2
<b>DELTA TOTAL</b>	<b>11</b>	<b>51</b>	<b>9</b>	<b>39</b>	<b>12</b>	<b>45</b>	<b>105</b>	<b>323</b>	<b>9</b>	<b>6</b>
<b>LANGLEY CITY</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>30</b>	<b>74</b>	<b>107</b>	<b>1</b>	<b>1</b>
<b>LANGLEY DISTRICT</b>	<b>82</b>	<b>373</b>	<b>95</b>	<b>333</b>	<b>104</b>	<b>375</b>	<b>600</b>	<b>406</b>	<b>109</b>	<b>100</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>MAPLE RIDGE</b>	<b>68</b>	<b>296</b>	<b>46</b>	<b>345</b>	<b>61</b>	<b>355</b>	<b>691</b>	<b>262</b>	<b>54</b>	<b>39</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>2</b>	<b>37</b>	<b>15</b>	<b>160</b>	<b>30</b>	<b>149</b>	<b>217</b>	<b>70</b>	<b>29</b>	<b>14</b>
<b>NORTH VANCOUVER City</b>	<b>2</b>	<b>294</b>	<b>4</b>	<b>44</b>	<b>7</b>	<b>59</b>	<b>175</b>	<b>322</b>	<b>16</b>	<b>13</b>
<b>NORTH VANCOUVER DM</b>	<b>12</b>	<b>50</b>	<b>26</b>	<b>211</b>	<b>37</b>	<b>241</b>	<b>489</b>	<b>64</b>	<b>49</b>	<b>38</b>
<b>PITT MEADOWS</b>	<b>21</b>	<b>43</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>10</b>	<b>54</b>	<b>45</b>	<b>3</b>	<b>3</b>
<b>PORT COQUITLAM</b>	<b>51</b>	<b>138</b>	<b>40</b>	<b>93</b>	<b>34</b>	<b>88</b>	<b>224</b>	<b>116</b>	<b>7</b>	<b>13</b>
<b>PORT MOODY</b>	<b>33</b>	<b>336</b>	<b>8</b>	<b>118</b>	<b>7</b>	<b>118</b>	<b>294</b>	<b>414</b>	<b>3</b>	<b>4</b>
<b>RICHMOND</b>	<b>69</b>	<b>789</b>	<b>30</b>	<b>703</b>	<b>52</b>	<b>684</b>	<b>984</b>	<b>1253</b>	<b>118</b>	<b>96</b>
Surrey - South	117	540	54	368	57	331	572	625	68	65
Surrey - Cloverdale	67	315	28	157	35	153	268	311	62	55
Surrey - North	117	626	102	656	101	658	1608	672	118	119
Surrey - Guildford	4	80	15	37	17	38	107	84	5	3
Surrey - Whalley	13	79	17	83	23	99	198	168	22	16
<b>SURREY TOTAL</b>	<b>318</b>	<b>1640</b>	<b>216</b>	<b>1301</b>	<b>233</b>	<b>1279</b>	<b>2753</b>	<b>1862</b>	<b>275</b>	<b>258</b>
<b>U.E.L.</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>11</b>	<b>39</b>	<b>7</b>	<b>2</b>	<b>2</b>
Van - West End	0	23	36	321	67	502	1296	786	115	84
Van - Downtown	186	318	8	224	60	477	1288	2071	190	138
Van - Kitsilano	0	4	0	23	2	25	32	13	91	89
Van - False Creek	0	173	0	90	3	117	185	191	3	0
Van - Granville/Oak	0	90	2	222	5	160	176	132	98	95
Van - Kerrisdale	4	14	3	18	2	24	42	78	2	3
Van - Marpole	55	81	21	38	22	33	60	321	8	7
Van - Eastside	37	471	84	547	110	566	878	632	93	67
Van - Mt. Pleasant	0	14	6	46	8	80	116	94	9	7
Van - Strath/Grand	2	16	2	4	7	12	111	106	7	2
Van - Westside	48	149	50	100	52	96	174	455	13	11
<b>VANCOUVER TOTAL</b>	<b>332</b>	<b>1353</b>	<b>212</b>	<b>1633</b>	<b>338</b>	<b>2092</b>	<b>4358</b>	<b>4879</b>	<b>629</b>	<b>503</b>
<b>WEST VANCOUVER</b>	<b>69</b>	<b>116</b>	<b>7</b>	<b>63</b>	<b>8</b>	<b>64</b>	<b>113</b>	<b>180</b>	<b>9</b>	<b>8</b>
<b>WHITE ROCK</b>	<b>41</b>	<b>65</b>	<b>4</b>	<b>26</b>	<b>2</b>	<b>20</b>	<b>39</b>	<b>130</b>	<b>6</b>	<b>8</b>
<b>VANCOUVER CMA TOTAL</b>	<b>1214</b>	<b>6328</b>	<b>896</b>	<b>6055</b>	<b>1043</b>	<b>6488</b>	<b>12714</b>	<b>11362</b>	<b>1535</b>	<b>1388</b>

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

Source: CMHC

## Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA June 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
<b>STARTS</b>									
June 2003	508	54	175	302	0	175	0	0	1,214
June 2002	587	90	244	528	0	31	0	49	1,529
Year-to-date 2003	2,699	316	1,086	1,922	8	241	22	34	6,328
Year-to-date 2002	2,350	346	785	1,864	3	326	0	159	5,833
<b>UNDER CONSTRUCTION</b>									
June 2003	2,754	316	1,360	5,786	8	929	22	187	11,362
June 2002	2,198	362	878	4,311	69	1,805	34	870	10,527
<b>COMPLETIONS</b>									
June 2003	469	118	193	76	0	40	0	0	896
June 2002	305	34	51	123	0	71	0	31	615
Year-to-date 2003	2,527	398	865	1,459	47	731	0	28	6,055
Year-to-date 2002	1,815	332	462	1,506	38	582	56	321	5,112
<b>COMPLETE &amp; UNOCCUPIED</b>									
June 2003	449	152	141	167	2	477	0	0	1,388
June 2002	234	73	114	330	0	340	0	0	1,091
<b>TOTAL SUPPLY</b>									
June 2003	3,203	468	1,501	5,953	10	1,406	22	187	12,750
June 2002	2,432	435	992	4,641	69	2,145	34	870	11,618
<b>ABSORPTIONS</b>									
June 2003	468	98	191	156	0	130	0	0	1,043
3 Month Average	434	78	180	369	13	160	0	9	1,242
12 Month Average	380	55	126	282	7	152	3	49	1,054

\*includes Other

Source: CMHC

## Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA June 2003

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,754	449	3,203	325	Balanced
Semi-Detached	316	152	468	50	Balanced
Row Condo	1,360	141	1,501	100	Balanced
Apartment Condo	5,786	167	5,953	275	Moving towards balanced
Private Row Rental	8	2	10	10	Undersupplied
Private Apt Rental	929	477	1,406	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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