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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Greater Vancouver housing starts surged ahead in September to 1,946, a 95 per cent increase over the 1,000 starts recorded in September 2002. Strong activity in the apartment condominium market accounted for most of the growth. September 2003 saw total starts and apartment condominium starts at their highest levels since July 1996, when 2,151 and 1,296 starts were recorded respectively. Year-to-date, starts were up 17 per cent to 11,474 units for 2003.

New construction activity in the rental market was up in September for both private and subsidized apartments. The number of private apartment starts jumped by 82 percent over September 2002, to 186 units. While there were no subsidized apartment starts in September 2002, 111 units were started in 2003. However, year-to-date, starts dipped by 31 per cent for market apartments and by 11 per cent for subsidized units.

All structure types in the ownership market posted year-over-year increases in starts activity this month. Inventories

were at record low levels for all building types in September. Apartment condominiums posted the largest gain year over year, jumping 244 per cent from 272 starts in September 2002 to 935 units for the same month this year. Year-to-date, this translates into a 28 per cent increase over 2002 to 4,266 starts. Demand for apartment condominiums continued to outpace supply in September, with a vacant inventory of only 154 and 343 absorptions.

September townhouse condominium starts in the Vancouver CMA were up by 42 per cent, to 233. Year-to-date, the number of starts expanded to 1,793, a 39 per cent increase compared to 2002. The market for townhouse condominiums is also tight, with a vacant inventory of 125 along with 280 absorptions.

In the single detached market, starts activity was up moderately from 394 in September 2002, to 419 for this month, a 6 per cent hike. Year-to-date, starts increased by 12 per cent to 4,142. Singles absorptions for the month were 501, while the vacant inventory was recorded at just 427.

The number of semi-detached starts for September 2003 increased by 11 per cent to 62, compared to the same month last year.

However, year-to-date, starts activity for this market fell by 8 percent to 518 units. Semi-detached was the only structure type to have a vacant inventory (119) that exceeded absorptions (67) for the month.

September 2003

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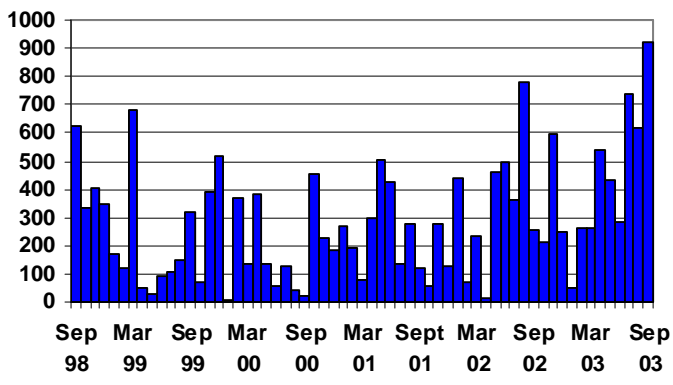
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Vancouver CMA - Apartment Condominium Starts



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Table 1: Single Detached Market

September 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	11	0	11	0	13	20	11	0	0	--	--
BELCARRA	0	2	2	3	2	3	3	0	0	0	--	--
BOWEN ISLAND	7	36	2	21	2	21	24	67	0	0	--	--
Burnaby - North	9	54	4	63	4	52	71	43	20	20	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	1	1	0	0	0	--	--
Burnaby - South & East	1	33	2	29	1	35	48	25	3	4	--	--
Burnaby - Central Park	0	5	0	15	0	12	15	5	5	5	--	--
Burnaby - Remainder	12	94	6	99	4	89	114	66	27	29	--	--
BURNABY TOTAL	22	186	12	206	9	189	249	139	55	58	\$550,000	\$559,444
COQUITLAM	3	89	2	85	2	89	109	56	4	4	--	--
Delta - Tsawwassen	0	10	4	13	4	12	14	7	2	2	--	--
Delta - Ladner	5	36	5	35	2	32	39	19	4	7	--	--
Delta - North	5	31	3	25	4	22	29	26	4	3	--	--
DELTA TOTAL	10	77	12	73	10	66	82	52	10	12	\$490,000	\$483,140
LANGLEY CITY	0	1	0	3	0	3	6	1	0	0	--	--
LANGLEY DISTRICT	20	293	40	288	40	297	355	159	24	24	\$362,363	\$375,496
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	39	397	54	456	59	455	546	202	31	26	\$290,000	\$300,268
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	4	42	5	33	4	28	30	22	5	6	\$430,500	\$462,475
NORTH VANCOUVER City	0	10	0	26	0	27	32	3	2	2	--	--
NORTH VANCOUVER DM	5	70	6	54	7	54	76	70	2	1	\$670,000	\$721,571
PITT MEADOWS	15	46	3	19	3	17	28	41	3	3	\$350,000	\$356,633
PORT COQUITLAM	14	79	9	82	10	82	87	46	4	3	\$327,000	\$328,940
PORT MOODY	4	77	8	61	7	61	84	63	3	4	\$417,000	\$459,462
RICHMOND	27	339	30	280	28	286	368	253	33	35	\$599,500	\$611,386
Surrey - South	44	392	54	321	57	303	365	265	33	30	--	--
Surrey - Cloverdale	21	337	43	247	38	235	277	189	20	25	--	--
Surrey - North	77	821	106	824	99	770	1016	497	102	109	--	--
Surrey - Guildford	2	26	3	28	5	30	41	19	4	2	--	--
Surrey - Whalley	18	113	16	128	16	122	165	72	17	17	--	--
SURREY TOTAL	162	1689	222	1548	215	1460	1864	1042	176	183	\$389,900	\$424,887
U.E.L.	0	3	0	4	0	5	7	5	0	0	--	--
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)	4	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	2	1	0	0	--	--
Van - Kerrisdale (6)	4	25	3	27	4	26	32	26	4	3	--	--
Van - Marpole (7)	5	24	4	26	4	21	30	23	5	5	--	--
Van - Eastside (8)	55	423	61	454	69	488	633	205	37	29	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	1	2	0	1	0	1	1	2	0	0	--	--
Van - Westside (11)	3	80	8	93	9	84	102	75	15	14	--	--
VANCOUVER TOTAL	72	562	76	607	86	626	805	340	61	51	\$549,000	\$679,867
WEST VANCOUVER	10	90	8	89	10	90	113	124	9	7	\$1,640,000	\$1,782,500
WHITE ROCK	5	43	3	43	7	37	47	32	12	8	\$414,900	\$417,543
VANCOUVER CMA TOTAL	419	4142	494	3992	501	3909	4935	2729	434	427	\$417,000	\$497,821

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

Source: CMHC

Table 2: Semi Detached Market

September 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	4	16	2	12	2	12	12	12	4	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	20	4	28	4	34	35	12	10	10	--	--
Burnaby - Central Park	2	12	0	20	2	14	19	12	10	8	--	--
Burnaby - Remainder	10	146	20	144	30	144	161	80	49	39	--	--
BURNABY TOTAL	18	194	26	204	38	204	227	116	73	61	\$312,000	\$326,457
COQUITLAM	2	16	4	22	3	21	25	10	1	2	--	--
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	--	--
DELTA TOTAL	0	0	0	2	0	2	2	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	12	0	12	22	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	0	12	2	16	5	11	13	6	8	5	\$415,874	\$418,150
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	0	16	4	18	4	18	24	8	0	0	--	--
RICHMOND	6	40	2	20	3	24	26	36	5	4	--	--
Surrey - South	14	70	32	96	14	75	102	32	18	36	--	--
Surrey - Cloverdale	0	8	0	6	0	0	3	8	7	7	--	--
Surrey - North	8	16	0	22	0	32	46	16	0	0	--	--
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	22	94	32	146	14	129	173	56	25	43	\$344,900	\$378,793
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	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)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	2	0	4	0	5	11	2	0	0	--	--
Van - Kerrisdale (6)	2	2	0	0	0	0	0	2	0	0	--	--
Van - Marpole (7)	2	30	0	12	0	14	20	20	0	0	--	--
Van - Eastside (8)	6	18	0	12	0	22	40	16	0	0	--	--
Van - Mt. Pleasant (9)	0	28	0	14	0	20	28	24	0	0	--	--
Van - Strath/Grand (10)	0	4	0	4	0	10	17	4	0	0	--	--
Van - Westside (11)	4	24	0	0	0	0	2	24	0	0	--	--
VANCOUVER TOTAL	14	120	0	48	0	74	122	114	0	0	--	--
WEST VANCOUVER	0	20	0	4	0	5	8	20	0	0	--	--
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--
VANCOUVER CMA TOTAL	62	518	70	528	67	541	691	388	116	119	\$329,900	\$342,917

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

Source: CMHC

Table 3: Row Condominium Market

September 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	0	19	19	7	0	0	--	--
Burnaby - Lougheed Mall	0	32	8	87	19	87	87	0	11	0	--	--
Burnaby - South & East	0	37	37	37	37	37	37	0	0	0	--	--
Burnaby - Central Park	9	9	0	0	0	0	0	9	0	0	--	--
Burnaby - Remainder	13	57	29	66	29	66	66	13	0	0	--	--
BURNABY TOTAL	22	135	74	205	85	209	209	29	11	0	\$257,000	\$277,488
COQUITLAM	0	12	0	27	0	27	27	6	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	--	--
DELTA TOTAL	0	0	0	16	0	16	16	0	0	0	--	--
LANGLEY CITY	0	41	21	21	21	21	21	20	0	0	--	--
LANGLEY DISTRICT	31	269	65	205	56	218	271	201	0	9	\$211,400	\$212,267
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	31	0	34	1	38	43	35	4	3	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	7	15	0	0	0	0	0	15	0	0	--	--
NORTH VANCOUVER City	6	20	0	18	0	20	21	20	0	0	--	--
NORTH VANCOUVER DM	3	3	0	36	1	33	49	3	4	3	--	--
PITT MEADOWS	0	30	0	0	0	0	11	30	0	0	--	--
PORT COQUITLAM	4	63	11	37	11	37	53	42	2	2	\$234,900	\$238,233
PORT MOODY	12	107	12	24	12	20	36	83	4	4	\$238,500	\$247,846
RICHMOND	18	322	4	196	8	172	182	270	38	34	\$341,900	\$348,189
Surrey - South	0	165	32	190	32	182	197	109	9	9	--	--
Surrey - Cloverdale	32	138	24	85	30	95	108	101	33	27	--	--
Surrey - North	23	194	17	197	16	221	400	177	23	24	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	6	6	14	0	0	--	--
SURREY TOTAL	55	511	73	472	78	504	711	401	65	60	\$206,400	\$212,546
U.E.L.	20	20	0	0	0	0	0	20	0	0	--	--
Van - West End	0	5	10	27	7	28	32	58	0	3	--	--
Van - Downtown	10	14	0	25	0	25	25	53	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	32	32	0	3	0	3	3	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	40	0	26	0	23	23	40	3	3	--	--
Van - Eastside	4	85	0	40	0	43	44	85	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	0	2	2	0	4	4	--	--
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	--	--
VANCOUVER TOTAL	46	197	10	157	7	161	166	289	7	10	--	--
WEST VANCOUVER	0	8	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	9	9	0	0	0	0	0	9	0	0	--	--
VANCOUVER CMA TOTAL	233	1793	270	1448	280	1476	1816	1481	135	125	\$235,900	\$248,439

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

September 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	46	111	46	111	111	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	76	76	48	48	48	0	0	28	--	--
BURNABY TOTAL	0	46	122	201	94	180	189	0	0	28	\$264,500	\$289,935
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	12	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	7	30	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	79	91	0	63	10	63	63	91	10	0	\$200,400	\$205,900
NORTH VANCOUVER City	13	179	0	0	0	0	0	179	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	116	222	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	40	0	0	0	3	7	40	0	0	--	--
PORT MOODY	0	59	0	75	0	75	75	59	0	0	--	--
RICHMOND	0	420	0	165	5	140	140	574	30	25	\$164,900	\$181,990
Surrey - South	0	137	0	67	0	35	39	144	32	32	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	23	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	1	63	0	0	--	--
Surrey - Whalley	0	0	0	0	0	15	44	85	0	0	--	--
SURREY TOTAL	0	200	0	67	0	58	107	292	32	32	\$135,900	\$137,817
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	46	52	8	8	1	1	1	52	0	7	--	--
Van - False Creek	0	0	0	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	0	96	0	8	1	5	5	96	4	3	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	109	0	108	2	109	112	109	5	3	--	--
Van - Mt. Pleasant	0	0	0	4	0	4	4	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	68	0	0	0	2	2	222	0	0	--	--
VANCOUVER TOTAL	46	384	8	146	4	139	142	538	9	13	\$229,200	\$239,200
WEST VANCOUVER	0	59	0	0	0	0	0	59	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	57	0	0	--	--
VANCOUVER CMA TOTAL	138	1606	130	830	113	781	975	2003	81	80	\$204,900	\$205,767

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

September 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	131	134	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	151	151	0	0	0	0	9	151	0	0	--	--
Burnaby - Remainder	81	198	0	129	14	149	358	198	21	7	--	--
BURNABY TOTAL	232	349	0	260	14	280	501	480	21	7	\$242,350	\$256,339
COQUITLAM	0	0	0	0	0	3	4	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	--	--
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	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	196	196	0	95	0	90	90	196	5	5	--	--
NORTH VANCOUVER City	0	263	0	0	1	23	24	263	1	24	--	--
NORTH VANCOUVER DM	0	0	0	0	0	14	38	0	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	137	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	0	0	423	1	421	421	60	4	3	--	--
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.	95	95	0	0	0	0	0	95	0	0	--	--
Van - West End	0	317	201	325	190	456	768	514	0	11	--	--
Van - Downtown	232	894	0	606	0	606	851	2211	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	14	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	0	181	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	10	120	0	0	--	--
VANCOUVER TOTAL	232	1384	201	1007	190	1146	1724	3277	10	21	\$608,000	\$623,400
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	26	64	0	0	0	0	0	64	0	0	--	--
VANCOUVER CMA TOTAL	781	2488	201	1785	206	1977	2802	4572	43	38	\$242,350	\$293,378

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

September 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
ANMORE	0	11	0	11	0	13	20	11	0	0
BELCARRA	0	2	2	3	2	3	3	3	0	0
BOWEN ISLAND	7	36	2	33	2	33	36	67	0	0
Burnaby - North	13	70	6	235	6	235	266	193	24	24
Burnaby - Lougheed Mall	0	32	8	87	19	88	88	0	11	0
Burnaby - South & East	3	136	89	205	88	217	231	37	13	14
Burnaby - Central Park	162	177	0	35	2	26	43	177	15	13
Burnaby - Remainder	116	499	131	514	125	496	806	361	97	103
BURNABY TOTAL	294	914	234	1076	240	1062	1434	768	160	154
COQUITLAM	17	347	16	242	19	266	321	282	17	14
Delta - Tsawwassen	0	10	4	13	4	12	32	150	2	2
Delta - Ladner	5	36	5	53	2	57	69	121	4	7
Delta - North	5	31	3	25	4	22	29	26	4	3
DELTA TOTAL	10	77	12	91	10	91	130	297	10	12
LANGLEY CITY	0	42	86	89	55	85	100	21	1	32
LANGLEY DISTRICT	179	690	105	505	101	556	685	552	87	91
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	39	432	54	496	60	516	630	247	35	29
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	286	346	5	215	14	206	218	324	21	12
NORTH VANCOUVER City	19	504	2	60	6	81	110	516	11	7
NORTH VANCOUVER DM	8	88	6	227	18	273	451	88	34	22
PITT MEADOWS	15	76	3	19	3	17	43	71	3	3
PORT COQUITLAM	18	206	24	129	23	130	155	148	6	7
PORT MOODY	16	418	88	242	87	238	352	372	7	8
RICHMOND	51	1193	36	1104	46	1069	1164	1257	122	112
Surrey - South	169	875	118	674	103	595	703	661	92	107
Surrey - Cloverdale	53	483	67	338	68	330	388	298	60	59
Surrey - North	108	1031	123	1043	115	1031	1603	690	125	133
Surrey - Guildford	2	89	3	50	5	52	113	82	4	2
Surrey - Whalley	18	127	16	128	16	143	215	171	17	17
SURREY TOTAL	350	2605	327	2233	307	2151	3022	1902	298	318
U.E.L.	173	176	0	4	0	15	29	178	1	1
Van - West End	0	443	233	659	227	864	1249	675	54	60
Van - Downtown	242	1112	0	808	12	1086	1377	2474	125	113
Van - Kitsilano	50	66	8	31	22	68	70	67	68	54
Van - False Creek	0	173	0	108	0	135	154	173	0	0
Van - Granville/Oak	32	131	0	264	23	213	226	131	107	84
Van - Kerrisdale	6	27	3	37	4	33	46	72	14	13
Van - Marpole	7	142	4	155	4	139	154	265	18	18
Van - Eastside	69	663	71	759	79	805	974	612	48	40
Van - Mt. Pleasant	0	50	0	50	0	87	106	124	4	4
Van - Strath/Grand	1	18	0	5	0	15	103	107	0	0
Van - Westside	7	193	8	137	9	130	160	462	15	14
VANCOUVER TOTAL	414	3018	327	3013	380	3575	4619	5162	453	400
WEST VANCOUVER	10	177	8	93	10	95	121	211	9	7
WHITE ROCK	40	116	3	45	7	39	49	162	12	8
VANCOUVER CMA TOTAL	1946	11474	1340	9930	1390	10514	13692	12637	1287	1237

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA September 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
September 2003	419	62	233	935	0	186	0	111	1,946
September 2002	394	56	164	272	12	102	0	0	1,000
Year-to-date 2003	4,142	518	1,793	4,266	22	540	26	167	11,474
Year-to-date 2002	3,692	564	1,290	3,326	15	779	0	187	9,853
UNDER CONSTRUCTION									
September 2003	2,729	388	1,481	6,727	14	1,038	26	234	12,637
September 2002	2,396	444	1,117	5,015	73	1,951	0	386	11,382
COMPLETIONS									
September 2003	494	70	270	353	0	67	0	86	1,340
September 2002	338	52	86	376	17	36	0	0	905
Year-to-date 2003	3,992	528	1,448	2,815	55	978	0	114	9,930
Year-to-date 2002	2,959	468	719	2,115	61	1,238	90	581	8,231
COMPLETE & UNOCCUPIED									
September 2003	427	119	125	154	7	405	0	0	1,237
September 2002	269	82	73	225	6	516	16	0	1,187
TOTAL SUPPLY									
September 2003	3,156	507	1,606	6,881	21	1,443	26	234	13,874
September 2002	2,665	526	1,190	5,240	79	2,467	16	386	12,569
ABSORPTIONS									
September 2003	501	67	280	343	1	112	0	86	1,390
3 Month Average	496	54	200	456	1	106	0	29	1,342
12 Month Average	411	58	151	337	6	139	0	34	1,136

*includes Other

Source: CMHC

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

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,729	427	3,156	325	Balanced
Semi-Detached	388	119	507	0	Balanced
Row Condo	1,481	125	1,606	0	Balanced
Apartment Condo	6,727	154	6,881	275	Moving towards balanced
Private Row Rental	14	7	21	10	Undersupplied
Private Apt Rental	1,038	405	1,443	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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