

H

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Vancouver

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

November 2004

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New residential construction in the Vancouver CMA expanded by 50 per cent in November, compared to the same month last year. A total of 1,703 homes were started this month, well above the 15-year monthly average of 1,253 units. Year-to-date, total starts were up 24 per cent, to 18,053 units.

Historic low inventory levels continue to spur new home construction. At November month -end, there were 1,090 vacant units in inventory across the CMA, compared to the 15-year monthly average of 3,145 units. New condo construction remained the strongest growth sector in the new home market, with both apartment and townhouse starts for November up more than 150 per cent, year-over-year.

Single detached starts dipped 17 per cent in November to 398 units. Year-to-date, this market has seen an increase of 4 per cent compared to

2003, with 5,239 starts recorded. This market was balanced at month-end, with a vacant inventory of 546 units and 333 absorptions.

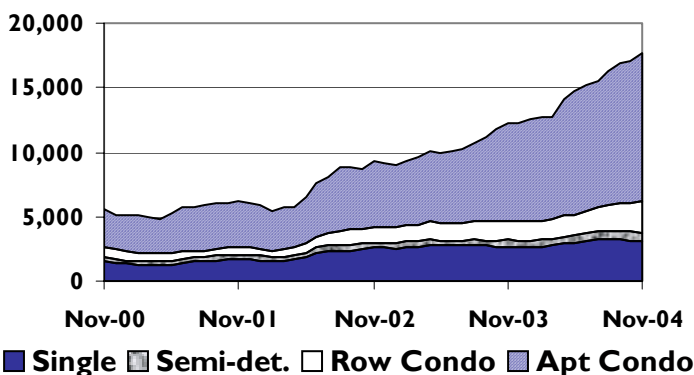
Starts in the semi-detached market were recorded at a stable 62 units, showing no change over November 2003. Year-to-date, starts were up 22 per cent to 864 units. The semi-detached market was near balanced this month with 150 units in inventory and 45 units absorbed.

Both the townhouse and apartment condominium markets posted substantial year-over-year gains in the number of starts this month. The townhouse condo market saw the number of starts jump 172 per cent to 346 units. Apartment condo starts were up 163 per cent to 897 units. Year-to-date, townhouse starts increased 39 per cent to 3,007 units, while apartment starts were up 44 per cent to 8,340 units.

Both the row and apartment condo markets were near balanced at Month-end.

There were 146 townhouse units in inventory and 155 units absorbed. In the apartment condo market, the vacant inventory was recorded at 159 units, while 297 units were absorbed.

**Vancouver CMA
Units Under Construction**



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Table 1: Single Detached Market

	STARTS		COMPLETIONS		ABSORPTIONS		Year To-Date		Year To-Date		Year To-Date		INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months	U/Const. Current Month	Previous Month	Current Month	Median Prices	Average Prices		
November 2004																
ANMORE	7	23	0	13	1	13	1	13	13	23	1	0	--	--		
BELCARRA	0	2	0	1	1	1	1	1	1	1	0	0	--	--		
BOWEN ISLAND	0	25	0	43	1	36	1	36	36	65	7	7	--	--		
Burnaby - North	4	83	8	64	3	66	3	66	76	54	5	10	--	--		
Burnaby - Loughheed Mall	0	4	0	1	1	1	1	1	1	3	0	0	--	--		
Burnaby - South & East	0	44	5	29	1	29	1	29	35	25	3	7	--	--		
Burnaby - Central Park	3	25	19	17	4	17	4	17	19	13	4	5	--	--		
Burnaby - Remainder	16	109	17	115	11	130	11	130	144	63	14	20	--	--		
BURNABY TOTAL	23	265	35	228	19	243	19	243	275	158	26	42	\$498,900	\$505,021		
COQUITLAM	16	81	8	71	7	75	7	75	79	51	2	2	\$514,950	\$543,633		
Delta - Tsawwassen	3	26	2	14	2	15	2	15	16	22	0	0	--	--		
Delta - Ladner	4	49	12	42	6	40	6	40	45	23	3	9	--	--		
Delta - North	2	41	3	38	5	31	5	31	35	25	3	1	--	--		
DELTA TOTAL	9	116	17	94	13	96	13	96	112	70	6	10	\$600,000	\$673,083		
LANGLEY CITY	0	1	0	0	0	0	0	0	0	0	0	0	--	--		
LANGLEY DISTRICT	52	620	34	505	32	516	32	516	538	304	21	23	\$402,398	\$408,868		
LION'S BAY	0	2	0	1	1	1	1	1	1	2	0	0	--	--		
MAPLE RIDGE	27	363	25	349	24	359	24	359	389	220	21	22	\$350,000	\$366,542		
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	--	--		
NEW WESTMINSTER	1	67	3	53	3	53	3	53	56	35	2	2	\$402,900	\$404,567		
NORTH VANCOUVER City	2	15	0	9	10	10	10	10	11	11	0	0	--	--		
NORTH VANCOUVER DM	6	70	4	82	6	76	6	76	89	55	12	10	\$819,450	\$844,817		
PITT MEADOWS	0	85	6	79	5	78	5	78	80	51	3	4	\$450,000	\$444,200		
PORT COQUITLAM	4	71	1	96	1	95	1	95	95	32	2	3	--	--		
PORT MOODY	2	58	4	76	4	79	4	79	89	35	2	2	\$635,000	\$622,934		
RICHMOND	26	414	44	365	30	360	30	360	384	279	34	48	\$516,000	\$575,713		
Surrey - South	27	393	40	424	28	419	28	419	447	253	35	47	--	--		
Surrey - Cloverdale	28	343	22	327	13	325	13	325	356	165	32	41	--	--		
Surrey - North	73	1092	95	1011	79	949	79	949	1033	575	145	161	--	--		
Surrey - Guildford	1	19	4	28	4	34	4	34	38	6	0	0	--	--		
Surrey - Whalley	8	157	9	127	6	122	6	122	135	90	12	15	--	--		
SURREY TOTAL	137	2004	170	1917	130	1849	130	1849	2009	1089	224	264	\$488,000	\$517,485		
U.I.E.L.	0	3	1	5	1	4	1	4	4	3	1	1	--	--		
Van - West End (1)	0	0	0	1	1	1	1	1	1	1	0	0	--	--		
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	0	0	--	--		
Van - Kitsilano (3)	1	8	2	8	2	7	2	7	7	6	1	1	--	--		
Van - False Creek (4)	0	0	0	1	0	1	0	1	1	0	0	0	--	--		
Van - Granville/Oak (5)	1	6	0	4	0	4	0	4	4	5	0	0	--	--		
Van - Kerrisdale (6)	2	33	2	34	2	33	2	33	37	29	3	3	--	--		
Van - Marpole (7)	2	37	1	37	1	31	1	31	32	29	9	9	--	--		
Van - Eastside (8)	51	580	37	493	34	475	34	475	496	286	55	58	--	--		
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	0	0	1	0	0	--	--		
Van - Strath/Grand (10)	0	4	0	2	0	2	0	2	2	4	0	0	--	--		
Van - Westside (11)	15	116	5	83	6	91	6	91	94	7	8	7	--	--		
VANCOUVER TOTAL	72	785	47	663	45	645	45	645	674	471	76	78	\$700,000	\$882,444		
WEST VANCOUVER	9	119	6	88	8	73	8	73	82	163	23	21	\$1,995,000	\$2,057,313		
WHITE ROCK	5	50	5	46	3	47	3	47	53	37	5	7	\$798,000	\$717,333		
VANCOUVER CMA TOTAL	398	5239	411	4784	333	4709	333	4709	5069	3156	468	546	\$499,000	\$608,757		

Source: CMHC

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

Table 2: Semi Detached Market

	STARTS		COMPLETIONS		ABSORPTIONS		Last 12 Months		U/Const.		INVENTORY		Absorbed Units		Average Prices
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months	Current Month	Current Month	Previous Month	Current Month	Median Prices	Average Prices		
November 2004															
ANMORE	8	2	0	2	0	0	2	2	6	0	0	0	0	0	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
Burnaby - North	4	26	2	26	2	25	28	12	3	3	3	3	3	3	--
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
Burnaby - South & East	2	30	4	38	4	27	29	12	19	19	19	19	19	19	--
Burnaby - Central Park	2	14	0	16	0	16	17	10	13	13	13	13	13	13	--
Burnaby - Remainder	8	84	10	88	8	82	96	48	46	46	46	46	46	46	--
BURNABY TOTAL	16	154	16	168	6	150	170	82	71	81	81	81	81	81	--
COQUITLAM	8	50	6	34	7	27	30	32	9	8	8	8	8	8	\$365,000
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
Delta - Ladner	2	2	0	0	0	0	0	2	0	0	0	0	0	0	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
DELTA TOTAL	2	2	0	0	0	0	0	2	0	0	0	0	0	0	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
LANGLEY DISTRICT	2	22	8	8	8	8	8	26	3	3	3	3	3	3	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
MAPLE RIDGE	0	0	0	4	0	4	10	0	0	0	0	0	0	0	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
NEW WESTMINSTER	0	6	0	4	0	0	0	2	5	5	5	5	5	5	--
NORTH VANCOUVER City	0	10	0	18	0	20	22	4	1	1	1	1	1	1	--
NORTH VANCOUVER DM	0	28	0	0	0	0	0	28	0	0	0	0	0	0	--
PITT MEADOWS	0	18	2	2	2	2	2	16	0	0	0	0	0	0	--
PORT COQUITLAM	0	8	0	0	0	0	0	10	0	0	0	0	0	0	--
PORT MOODY	12	54	6	16	6	10	10	42	6	6	6	6	6	6	\$417,200
RICHMOND	6	122	10	128	6	123	123	74	12	12	12	12	12	12	\$345,850
Surrey - South	0	0	0	28	2	40	45	0	2	0	0	0	0	0	--
Surrey - Cloverdale	0	68	0	54	0	61	61	42	0	0	0	0	0	0	--
Surrey - North	8	128	8	64	2	45	45	102	13	13	13	13	13	13	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	0	0	0	0	--
SURREY TOTAL	8	196	8	148	4	148	153	144	15	19	19	19	19	19	--
U.E.L.	0	34	0	4	0	2	2	32	2	2	2	2	2	2	--
Van - West End (1)	0	0	0	4	0	4	4	0	0	0	0	0	0	0	--
Van - Downtown (2)	0	0	0	10	0	10	10	0	0	0	0	0	0	0	--
Van - Kitsilano (3)	2	4	0	8	0	8	8	4	0	0	0	0	0	0	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	0	0	0	0	--
Van - Granville/Oak (5)	2	2	0	2	0	2	2	2	0	0	0	0	0	0	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	0	0	0	0	--
Van - Marpole (7)	0	18	0	30	2	29	29	12	3	3	3	3	3	3	--
Van - Eastside (8)	4	54	0	32	32	33	37	32	4	4	4	4	4	4	--
Van - Mt. Pleasant (9)	0	24	0	30	2	29	29	18	6	6	6	6	6	6	--
Van - Strath/Grand (10)	0	12	2	2	2	3	4	10	0	0	0	0	0	0	--
Van - Westside (11)	0	8	0	4	0	4	4	28	0	0	0	0	0	0	--
VANCOUVER TOTAL	6	122	2	124	6	124	129	108	13	9	13	9	9	9	\$359,000
WEST VANCOUVER	0	30	0	16	0	16	18	32	0	0	0	0	0	0	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
VANCOUVER CMA TOTAL	62	864	58	676	45	636	679	640	137	150	150	150	150	150	\$366,873

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

Source: CMHC

Table 3: Row Condominium Market

	STARTS		COMPLETIONS		ABSORPTIONS		Last 12 Months		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	Previous Month	Current Month	Previous Month	Median Prices	Average Prices
November 2004															
ANMORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - North	0	74	0	33	0	21	21	41	12	12	12	12	12	12	12
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - South & East	0	38	0	0	0	0	0	38	0	0	0	0	0	0	0
Burnaby - Central Park	0	33	9	13	9	13	13	33	0	0	0	0	0	0	0
Burnaby - Remainder	36	135	0	10	0	10	10	138	0	0	0	0	0	0	0
BURNABY TOTAL	36	280	9	56	9	44	44	250	12	12	12	12	12	12	12
COQUITLAM	0	61	0	78	0	78	78	31	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANGLEY CITY	0	64	0	30	0	20	23	34	10	10	10	10	10	10	10
LANGLEY DISTRICT	44	436	18	270	11	258	285	353	8	15	15	15	15	15	15
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MAPLE RIDGE	0	13	0	23	0	29	33	13	0	0	0	0	0	0	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	30	125	12	73	5	63	63	81	3	10	10	10	10	\$224,900	\$224,900
NORTH VANCOUVER City	0	16	0	12	1	7	7	24	6	5	5	5	5	5	5
NORTH VANCOUVER DM	0	20	0	6	0	6	6	6	0	0	0	0	0	0	0
PITT MEADOWS	20	43	0	37	0	37	38	23	0	0	0	0	0	0	0
PORT COQUITLAM	6	48	0	49	0	51	58	41	0	0	0	0	0	0	0
PORT MOODY	36	179	0	113	0	110	118	159	4	4	4	4	4	4	4
RICHMOND	57	242	26	398	29	412	423	171	23	20	20	20	20	\$353,400	\$350,171
Surrey - South	23	196	15	93	15	94	100	159	5	5	5	5	5	5	5
Surrey - Cloverdale	31	290	23	182	20	199	206	202	4	7	7	7	7	7	7
Surrey - North	28	613	54	380	48	365	393	378	28	34	34	34	34	34	34
Surrey - Guildford	6	58	0	0	0	0	0	58	0	0	0	0	0	0	0
Surrey - Whalley	0	23	0	14	0	14	14	32	0	0	0	0	0	0	0
SURREY TOTAL	88	1180	92	669	83	672	713	829	37	46	46	46	46	\$247,400	\$254,203
U.E.L.	0	97	0	36	0	35	35	101	1	1	1	1	1	1	1
Van - West End	4	30	0	20	0	22	22	33	0	0	0	0	0	0	0
Van - Downtown	4	53	0	46	0	46	46	68	0	0	0	0	0	0	0
Van - Kitsilano	0	10	0	0	0	0	0	10	0	0	0	0	0	0	0
Van - False Creek	0	24	0	0	0	0	0	27	0	0	0	0	0	0	0
Van - Granville/Oak	0	13	26	32	14	18	18	13	2	14	14	14	14	14	14
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Van - Marpole	0	0	0	52	0	52	53	0	0	0	0	0	0	0	0
Van - Eastside	0	0	0	99	1	93	93	4	7	6	6	6	6	6	6
Van - Mt. Pleasant	0	14	4	4	2	2	2	10	0	2	2	2	2	2	2
Van - Strath/Grand	0	4	0	0	0	0	0	4	0	0	0	0	0	0	0
Van - Westside	21	39	0	0	0	0	0	60	0	0	0	0	0	0	0
VANCOUVER TOTAL	29	187	30	253	17	233	277	229	9	22	22	22	22	\$431,000	\$431,266
WEST VANCOUVER	0	16	0	8	0	8	8	16	0	0	0	0	0	0	0
WHITE ROCK	0	0	0	9	0	8	8	0	1	1	1	1	1	1	1
VANCOUVER CMA TOTAL	346	3007	187	2120	155	2071	2217	2375	114	146	146	146	146	\$269,400	\$286,028

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

	STARTS		COMPLETIONS		ABSORPTIONS		Last 12 Months		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	Previous Month	Median Prices	Average Prices	
November 2004														
ANMORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - North	0	65	0	0	0	0	0	0	65	0	0	0	0	0
Burnaby - Louheed Mall	0	0	0	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	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	47	0	47	0	47	53	60	60	0	0	0	0	0
BURNABY TOTAL	0	112	0	47	0	47	53	60	60	65	0	0	0	0
COQUITLAM	43	195	0	71	0	71	71	73	73	195	0	0	0	0
Delta - Tsawwassen	0	0	0	26	3	23	23	23	23	6	3	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	12	0	0	0
Delta - North	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELTA TOTAL	0	0	0	26	3	23	23	23	23	6	12	0	0	0
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LION'S BAY	0	87	0	0	0	0	0	0	87	0	0	0	0	0
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	34	105	0	105	0	105	105	105	105	34	0	0	0	0
NORTH VANCOUVER City	60	13	0	13	0	10	10	10	10	101	3	0	0	0
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PORT COQUITLAM	0	35	0	40	0	40	40	40	40	66	0	0	0	0
PORT MOODY	42	214	0	0	0	0	0	0	214	0	0	0	0	0
RICHMOND	71	348	0	388	0	386	386	455	369	12	12	0	0	0
Surrey - South	0	94	0	52	0	92	92	149	129	0	0	0	0	0
Surrey - Cloverdale	56	56	0	0	0	0	0	0	56	0	0	0	0	0
Surrey - North	46	46	0	0	0	0	0	0	46	0	0	0	0	0
Surrey - Guildford	0	100	0	0	0	23	63	63	100	0	0	0	0	0
Surrey - Whalley	0	107	0	39	0	53	57	57	107	0	0	0	0	0
SURREY TOTAL	102	403	0	91	0	168	269	438	438	0	0	0	0	0
U.E.L.	77	361	0	80	5	74	74	74	326	11	6	\$387,400	\$420,400	
Van - West End	0	10	0	4	1	1	1	1	6	4	3	0	0	
Van - Downtown	0	0	0	0	0	0	0	0	11	0	0	0	0	
Van - Kitsilano	0	32	0	16	2	11	12	12	32	12	10	0	0	
Van - False Creek	0	35	0	0	0	0	0	0	35	0	0	0	0	
Van - Granville/Oak	0	35	0	106	0	94	94	94	60	15	15	0	0	
Van - Kerrisdale	0	0	0	24	0	21	21	18	18	3	3	0	0	
Van - Marpole	0	0	0	48	0	48	48	48	0	0	0	0	0	
Van - Eastside	0	293	0	152	1	150	151	151	293	4	3	0	0	
Van - Mt. Pleasant	0	49	7	7	2	2	2	2	42	0	5	0	0	
Van - Strath/Grand	0	11	8	14	1	2	2	2	29	2	5	0	0	
Van - Westside	0	152	0	27	1	38	140	140	152	3	2	0	0	
VANCOUVER TOTAL	0	617	15	398	8	367	471	471	678	46	53	\$374,000	\$456,231	
WEST VANCOUVER	0	0	0	22	2	22	22	22	0	2	2	0	0	
WHITE ROCK	0	26	0	57	0	57	57	57	26	0	0	0	0	
VANCOUVER CMA TOTAL	335	2492	15	1338	18	1376	1659	1659	2599	80	77	\$260,900	\$273,382	

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

	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
November 2004												
ANMORE	0	0	0	0	0	0	0	0	0	0	0	0
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	0
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - North	0	0	131	131	0	0	131	0	0	0	0	0
Burnaby - Louheed Mall	0	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	0
Burnaby - Central Park	0	0	0	0	0	0	0	151	0	0	0	0
Burnaby - Remainder	58	1321	114	231	101	221	221	1288	0	13	0	0
BURNABY TOTAL	58	1321	114	362	101	352	352	1439	0	13	\$455,400	\$455,400
COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0	0	0	0	0
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
LANGLEY CITY	0	119	0	0	0	0	0	59	0	0	0	0
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	0
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	0
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	44	154	0	0	0	5	5	502	0	0	0	0
NORTH VANCOUVER City	0	152	0	0	0	0	0	607	0	24	0	0
NORTH VANCOUVER DM	0	86	0	0	0	0	0	171	0	0	0	0
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	0
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	0
PORT MOODY	0	0	0	137	0	137	137	0	0	0	0	0
RICHMOND	110	301	0	0	0	0	0	411	2	2	0	0
Surrey - South	0	34	0	0	0	0	0	0	0	0	0	0
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	0
SURREY TOTAL	0	34	0	0	0	0	0	0	0	0	0	0
U.E.L.	0	31	0	0	0	0	0	126	0	0	0	0
Van - West End	0	538	130	314	132	315	522	1123	6	4	0	0
Van - Downtown	324	2012	15	1313	15	1313	1313	3157	0	0	0	0
Van - Kitsilano	0	49	0	0	0	0	0	49	0	0	0	0
Van - False Creek	0	81	0	0	0	0	0	254	0	0	0	0
Van - Granville/Oak	0	126	0	23	2	30	30	126	5	3	0	0
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	0	0
Van - Marpole	0	0	0	134	7	126	126	0	15	8	0	0
Van - Eastside	0	269	0	0	0	0	0	513	0	0	0	0
Van - Mt. Pleasant	0	178	0	78	0	78	78	178	0	0	0	0
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	0	0
Van - Westside	0	10	0	120	0	120	120	102	0	0	0	0
VANCOUVER TOTAL	324	3263	145	1982	156	1982	2189	5502	26	15	\$221,250	\$410,450
WEST VANCOUVER	0	37	0	37	0	37	37	74	0	0	0	0
WHITE ROCK	0	82	0	64	0	64	64	82	0	0	0	0
VANCOUVER CMA TOTAL	536	5580	259	2582	257	2578	2792	8973	28	30	0	0

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

Source: CIMHC

Table 6: TOTAL: All Dwelling Types

	STARTS			COMPLETIONS			ABSORPTIONS			U/Const.			INVENTORY			
	Current Month	Year To-Date	Year To-Date	Current Month	Year To-Date	Year To-Date	Current Month	Year To-Date	Year To-Date	Last 12 Months	Current Month	Previous Month	Current Month	Previous Month	Current Month	
November 2004																
ANMORE	9	31	0	15	1	15	1	15	15	15	29	1	0	0		
BELCARRA	0	2	0	1	1	1	1	1	1	1	1	1	0	0		
BOWEN ISLAND	0	25	1	43	1	43	1	43	36	36	65	7	7	7		
Burnaby - North	8	248	10	254	5	243	5	243	254	172	20	25	25	25		
Burnaby - Loughheed Mall	0	4	0	1	1	1	1	1	1	1	3	0	0	0		
Burnaby - South & East	2	112	9	67	5	56	5	56	64	75	22	26	26	26		
Burnaby - Central Park	5	72	14	48	13	46	13	46	50	207	17	18	18	18		
Burnaby - Remainder	118	1696	141	491	112	496	112	496	532	1652	50	79	79	79		
BURNABY TOTAL	133	2132	174	861	135	842	135	842	901	2109	109	148	148	148		
COQUITLAM	77	535	48	420	29	384	29	384	411	391	35	54	54	54		
Delta - Tsawwassen	3	26	2	40	5	87	5	87	88	22	19	16	16	16		
Delta - Ladner	6	51	12	42	6	52	6	52	147	25	3	9	9	9		
Delta - North	2	41	3	38	5	41	5	41	51	25	3	1	1	1		
DELTA TOTAL	11	118	17	120	16	180	16	180	286	72	25	26	26	26		
LANGLEY CITY	0	184	0	30	0	40	0	40	50	154	10	10	10	10		
LANGLEY DISTRICT	98	1188	60	835	51	874	51	874	927	921	32	41	41	41		
LION'S BAY	0	2	0	1	0	1	0	1	1	2	0	0	0	0		
MAPLE RIDGE	27	463	25	376	24	392	24	392	432	320	21	22	22	22		
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
NEW WESTMINSTER	75	386	15	235	8	226	8	226	229	654	10	17	17	17		
NORTH VANCOUVER CITY	4	291	2	92	3	87	3	87	89	808	10	9	9	9		
NORTH VANCOUVER DM	6	204	4	88	6	82	6	82	95	289	12	10	10	10		
PITT MEADOWS	20	146	8	118	7	117	7	117	120	90	3	4	4	4		
PORT COQUITLAM	14	208	3	255	2	250	2	250	257	173	10	11	11	11		
PORT MOODY	92	505	14	346	10	336	10	336	354	450	12	16	16	16		
RICHMOND	270	1427	80	1345	65	1316	65	1316	1427	1304	120	135	135	135		
Surrey - South	50	844	55	708	45	756	45	756	852	702	42	52	52	52		
Surrey - Cloverdale	121	763	45	563	33	585	33	585	623	471	36	48	48	48		
Surrey - North	155	1899	157	1498	130	1400	130	1400	1512	1106	189	216	216	216		
Surrey - Guildford	7	177	4	28	4	57	4	57	101	164	0	0	0	0		
Surrey - Whalley	8	347	9	182	6	191	6	191	208	289	12	15	15	15		
SURREY TOTAL	341	4030	270	2979	218	2989	218	2989	3296	2732	279	331	331	331		
U.E.L.	77	536	1	185	9	175	9	175	176	588	18	10	10	10		
Van - West End	4	689	130	441	133	447	133	447	700	1274	10	7	7	7		
Van - Downtown	328	2117	15	1558	23	1598	23	1598	1611	3236	41	33	33	33		
Van - Kitsilano	3	109	2	32	4	63	4	63	74	143	13	11	11	11		
Van - False Creek	0	140	0	1	0	1	0	1	1	318	0	0	0	0		
Van - Granville/Oak	1	225	26	175	16	166	16	166	179	249	22	32	32	32		
Van - Kerrisdale	2	33	2	94	2	107	2	107	111	47	6	6	6	6		
Van - Marpole	2	90	1	301	10	286	10	286	288	76	27	18	18	18		
Van - Eastside	59	1242	39	804	38	785	38	785	811	1170	70	71	71	71		
Van - Mt. Pleasant	0	266	33	141	28	133	28	133	133	249	6	11	11	11		
Van - Strath/Grand	0	33	10	18	3	7	3	7	8	101	5	12	12	12		
Van - Westside	36	334	5	277	7	296	7	296	401	461	11	9	9	9		
VANCOUVER TOTAL	435	5278	263	3842	264	3889	264	3889	4317	7324	211	210	210	210		
WEST VANCOUVER	9	202	6	171	10	156	10	156	167	285	25	21	21	21		
WHITE ROCK	5	160	7	178	5	178	5	178	184	145	6	8	8	8		
VANCOUVER CMA TOTAL	1703	18053	998	12536	864	12566	864	12566	13771	18906	956	1090	1090	1090		

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

Source: CIMHC

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
November 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
STARTS							
November 2004	398	62	346	897	0	0	1,703
November 2003	477	62	127	341	0	133	1,140
Year-to-date 2004	5,239	864	3,007	8,340	30	573	18,053
Year-to-date 2003	5,047	706	2,161	5,793	48	840	14,595
UNDER CONSTRUCTION							
November 2004	3,156	640	2,375	11,744	5	986	18,906
November 2003	2,709	478	1,507	7,724	18	1,017	13,453
COMPLETIONS							
November 2004	411	58	187	316	0	26	998
November 2003	451	54	96	98	0	101	800
Year-to-date 2004	4,784	676	2,120	4,188	57	711	12,536
Year-to-date 2003	4,917	626	1,804	3,464	77	1,346	12,234
COMPLETE & UNOCCUPIED							
November 2004	546	150	146	159	5	84	1,090
November 2003	473	95	96	171	6	318	1,159
TOTAL SUPPLY							
November 2004	3,702	790	2,521	11,903	10	1,070	19,996
November 2003	3,182	573	1,603	7,895	24	1,335	14,612
ABSORPTIONS***							
November 2004	333	45	155	297	1	33	864
3 Month Average	434	48	165	214	4	41	907
12 Month Average	422	57	185	392	5	87	1,148

* Includes Other

*** Does not include pre-sales

Source: CMHC

** Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.

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Summary Table 7b:
HOUSING SUPPLY AND DEMAND - VANCOUVER CMA
November 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	3,156	546	3,702	435	Balanced	
Semi-Detached	640	150	790	50	Moving towards balanced	
Row Condo	2,375	146	2,521	165	Moving towards balanced	
Apartment Condo	11,744	159	11,903	215	Moving towards balanced	
Private Row Rental	5	5	10	4	Undersupplied	
Private Apt Rental	763	84	847	34	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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