

H

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YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

New Construction Activity

Housing starts in the Vancouver CMA rose 15 per cent to 1,210 units in February over the same period last year. Multiple starts climbed 36 per cent to 849 units, while single detached starts dipped 16 per cent to 361 units, compared to the same month last year. Year-to-date, starts slipped 4 per cent to 2,562 units.

More housing starts were recorded in Greater Vancouver last month than in any February since 1998, when 1,225 starts were recorded. Last month's sunny skies allowed homebuilders to make up for ground lost during January's inclement weather.

The trend of low inventory levels combined with high levels of construction continued this month as builders scrambled to keep up with

demand for new housing. At month end, there were 1,199 complete and unoccupied homes available across the CMA, and 18,659 units under construction.

Increasing job growth and continued low mortgage rates are expected to drive consumer demand for new homes through 2005. Housing starts are forecast to top 20,000 units this year, the highest level since 1994 when 20,473 units were started.

Across the province, urban housing starts rose 14 per cent to 2,016 units in February, over the same period last year. Multiple starts increased 28 per cent to 1,214 units, while single detached starts declined 2 per cent to 802 units last month, compared to February 2004.

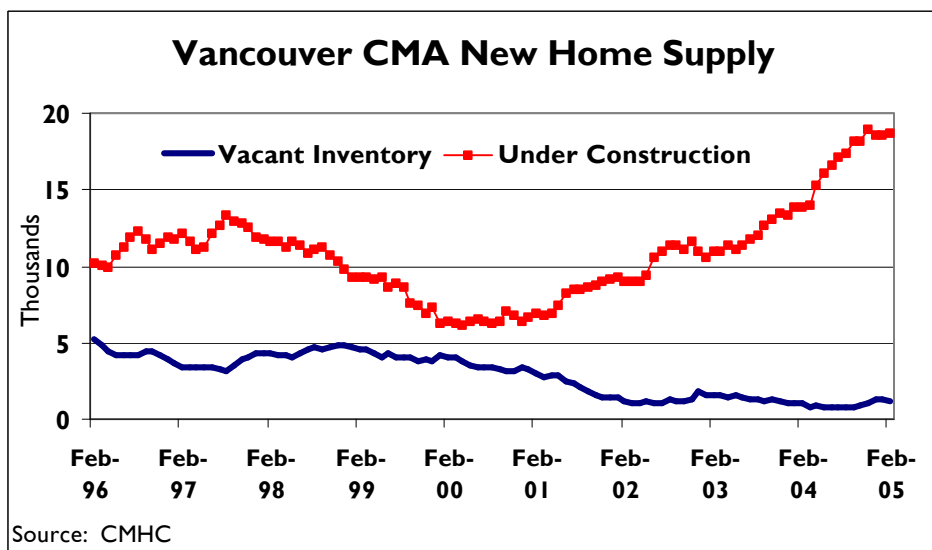
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Table 1: Single Detached Market

February 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	2	3	3	4	3	3	4	20	19	0	\$750,000	\$783,333
BELCARRA	0	0	1	1	1	1	1	2	1	0	-	-
BOWEN ISLAND	4	14	3	8	3	15	51	69	0	0	\$400,000	\$371,667
Burnaby - North	3	9	5	17	2	7	66	46	22	25	-	-
Burnaby - Loughheed Mall	2	2	0	0	0	0	1	5	0	0	-	-
Burnaby - South & East	0	3	2	2	1	2	32	18	7	8	-	-
Burnaby - Central Park	1	1	2	2	0	0	18	12	5	7	-	-
Burnaby - Remainder	7	13	11	17	4	12	128	62	19	26	-	-
BURNABY TOTAL	13	28	20	38	7	22	245	143	53	66	\$489,000	\$498,257
COQUITLAM	3	18	1	5	2	5	73	63	1	0	-	-
Delta - Tsawwassen	5	6	0	1	0	1	15	29	0	0	-	-
Delta - Ladner	0	3	0	3	2	7	45	6	8	6	-	-
Delta - North	1	1	9	9	7	7	47	16	7	2	-	-
DELTA TOTAL	6	10	9	13	9	15	107	66	8	8	\$454,000	\$488,056
LANGLEY CITY	0	0	1	1	1	1	1	1	0	0	-	-
LANGLEY DISTRICT	26	50	28	70	24	64	582	250	31	35	\$429,800	\$433,399
LION'S BAY	0	0	0	0	0	0	0	1	2	0	-	-
MAPLE RIDGE	33	64	11	38	11	29	347	221	39	39	\$429,000	\$409,455
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	1	2	5	10	3	7	66	22	3	5	\$369,500	\$386,067
NORTH VANCOUVER City	3	4	0	2	0	0	2	9	15	0	-	-
NORTH VANCOUVER DM	6	11	4	13	4	14	80	53	11	11	\$955,000	\$932,500
PITT MEADOWS	4	4	5	18	6	19	84	30	11	10	\$422,500	\$432,333
PORT COQUITLAM	8	11	4	15	5	12	71	25	6	5	\$429,800	\$464,640
PORT MOODY	5	16	5	10	8	10	88	36	1	1	\$635,000	\$635,000
RICHMOND	43	62	26	61	35	62	375	269	71	62	\$490,500	\$572,239
Surrey - South	25	42	23	50	33	58	436	230	52	42	-	-
Surrey - Cloverdale	66	89	25	44	27	47	362	214	44	42	-	-
Surrey - North	51	102	65	161	73	160	1,052	500	174	166	-	-
Surrey - Guildford	1	1	2	2	2	2	28	6	1	1	-	-
Surrey - Whalley	6	12	16	34	14	33	148	59	16	18	-	-
SURREY TOTAL	149	246	131	291	149	300	2,026	1,009	287	269	\$479,900	\$533,818
U.E.L.	0	0	0	0	0	0	4	3	1	1	-	-
Van - West End (1)	0	0	0	0	0	0	1	2	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	9	5	0	0	-	-
Van - False Creek (4)	0	0	0	0	0	0	1	0	0	0	-	-
Van - Granville/Oak (5)	0	0	0	0	0	0	5	4	0	0	-	-
Van - Kerrisdale (6)	5	7	5	8	2	5	30	31	3	6	-	-
Van - Marpole (7)	4	6	7	8	6	8	40	27	5	6	-	-
Van - Eastside (8)	26	66	48	135	54	125	534	239	88	82	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	1	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	2	4	0	0	-	-
Van - Westside (11)	13	19	5	9	6	11	106	116	6	5	-	-
VANCOUVER TOTAL	48	98	65	160	68	149	728	429	102	99	\$600,000	\$802,103
WEST VANCOUVER	5	12	2	17	1	19	93	160	15	16	-	-
WHITE ROCK	2	8	4	10	3	11	54	31	4	5	\$644,900	\$644,900
VANCOUVER CMA TOTAL	361	661	328	785	340	761	5,107	2,917	644	632	\$500,000	\$588,767

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

Table 2: Semi-Detached Market

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
February 2005												
ANMORE	2	4	2	4	3	3	5	3	4	0	1	-
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	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - Louheed Mall	0	0	0	6	1	2	25	12	10	9	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	2	2	0	0	28	8	19	21	-	-
Burnaby - Remainder	10	10	8	16	2	4	79	54	53	59	-	-
BURNABY TOTAL	10	14	10	26	3	8	150	84	94	101	-	-
COQUITLAM	0	4	4	6	7	8	36	30	12	9	\$400,000	\$389,557
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	2	0	0	0	0	0	0	10	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	2	0	0	0	0	0	10	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	0	0	0	0	0	0	8	50	3	3	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	2	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	0	2	2	2	2	6	0	1	1	-	-
NORTH VANCOUVER City	4	8	0	0	0	0	18	12	1	1	-	-
NORTH VANCOUVER DM	0	18	0	0	0	0	0	46	0	0	-	-
PITT MEADOWS	2	2	2	14	0	4	6	2	10	12	-	-
PORT COQUITLAM	0	0	0	0	1	2	2	8	1	0	-	-
PORT MOODY	0	0	6	8	6	6	15	32	7	7	\$434,347	\$437,664
RICHMOND	22	30	2	4	10	14	138	96	15	7	\$399,900	\$384,190
Surrey - South	0	0	0	0	0	0	35	26	0	0	-	-
Surrey - Cloverdale	2	2	20	24	20	24	83	18	0	0	-	-
Surrey - North	4	4	0	0	7	11	86	76	23	16	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	2	0	0	0	-	-
SURREY TOTAL	6	6	20	24	27	35	206	120	23	16	\$309,900	\$303,085
U.I.E.L.	0	0	0	0	0	0	2	32	2	2	-	-
Van - West End (1)	0	0	0	0	0	0	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	10	0	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	3	4	0	0	-	-
Van - False Creek (4)	0	0	2	2	0	0	0	0	0	2	-	-
Van - Granville/Oak (5)	0	0	0	0	0	0	2	2	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	2	0	0	0	-	-
Van - Marpole (7)	2	4	2	2	0	0	18	14	0	2	-	-
Van - Eastside (8)	6	8	6	6	2	2	37	30	7	11	-	-
Van - Mt. Pleasant (9)	8	12	0	2	2	4	25	28	4	2	-	-
Van - Strath/Grand (10)	2	2	0	0	0	0	3	12	0	0	-	-
Van - Westside (11)	0	4	0	2	0	2	4	30	0	0	-	-
VANCOUVER TOTAL	18	30	10	14	4	8	108	120	11	17	-	-
WEST VANCOUVER	0	0	0	0	0	2	18	34	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-
VANCOUVER CMA TOTAL	64	116	60	104	63	92	720	680	180	177	\$339,900	\$366,360

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

Table 3: Row Condominium Market

February 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	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	10	4	14	39	31	8	4	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	38	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	13	33	0	0	-	-
Burnaby - Remainder	4	4	0	0	0	0	13	162	0	0	-	-
BURNABY TOTAL	4	4	0	10	4	14	65	264	8	4	-	-
COQUITLAM	0	0	0	0	0	0	5	104	0	10	5	\$368,900
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	12	16	12	16	58	24	0	0	-	-
LANGLEY DISTRICT	15	83	26	46	28	46	433	302	2	0	\$228,200	\$228,200
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	28	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	5	5	0	26	7	29	99	77	7	0	\$251,900	\$258,471
NORTH VANCOUVER City	0	0	0	0	0	0	9	27	3	0	-	-
NORTH VANCOUVER DM	0	0	0	0	0	0	6	20	0	0	-	-
PITT MEADOWS	20	20	0	0	0	0	27	51	0	0	-	-
PORT COQUITLAM	4	4	3	3	3	3	42	51	0	0	-	-
PORT MOODY	20	45	8	8	8	8	111	183	5	5	\$322,900	\$342,356
RICHMOND	60	78	14	23	14	27	336	279	7	7	\$349,900	\$354,453
Surrey - South	27	27	37	37	37	37	104	133	5	5	-	-
Surrey - Cloverdale	59	99	0	13	1	13	196	302	6	5	-	-
Surrey - North	52	74	35	96	52	98	460	316	63	46	-	-
Surrey - Guildford	0	7	7	7	7	7	7	87	0	0	-	-
Surrey - Whalley	0	0	11	11	3	5	21	13	4	12	-	-
SURREY TOTAL	138	207	90	164	100	160	788	851	78	68	\$239,900	\$243,689
U.E.L.	0	9	0	0	0	0	36	121	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	20	33	0	0	-	-
Van - Downtown (2)	0	6	0	23	0	23	61	51	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	10	10	0	0	-	-
Van - False Creek (4)	0	5	0	0	0	0	29	3	3	3	-	-
Van - Granville/Oak (5)	0	0	0	0	0	0	24	13	8	8	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	52	0	0	0	-	-
Van - Eastside (8)	10	14	4	4	3	4	49	40	5	6	-	-
Van - Mt. Pleasant (9)	0	6	0	0	0	1	4	16	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	4	0	0	0	4	4	-	-
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	-	-
VANCOUVER TOTAL	10	31	4	31	3	33	210	278	20	21	-	-
WEST VANCOUVER	0	0	0	0	0	0	8	16	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	8	0	1	1	-	-
VANCOUVER CMA TOTAL	276	486	157	327	184	341	2,368	2,557	141	114	\$312,600	\$325,314

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

Table 4: LOW-RISE Apartment Condominium Market

February 2005	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	Previous 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	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	65	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Remainder	0	0	0	0	0	0	0	81	0	0	0	-	-
BURNABY TOTAL	0	0	0	0	0	0	0	146	0	0	0	-	-
COQUITLAM	0	0	0	0	0	0	0	125	141	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	3	26	52	1	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	0	0	0	0	0	3	26	52	1	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	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	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	87	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	5	5	0	0	0	0	0	105	43	0	0	-	-
NORTH VANCOUVER City	0	0	51	51	0	0	49	59	60	0	5	-	-
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	15	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	3	51	35	21	20	-	-
PORT MOODY	89	89	0	0	52	0	52	52	295	0	0	-	-
RICHMOND	0	111	25	25	25	18	18	305	455	11	18	\$339,900	\$339,900
Surrey - South	0	0	51	86	0	53	74	142	43	14	12	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	56	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	46	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	3	100	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	8	107	0	0	-	-
SURREY TOTAL	0	0	51	86	53	74	153	352	14	12	\$186,500	\$203,220	
U.I.E.L.	53	53	92	92	92	92	96	170	287	2	2	\$349,950	\$362,829
Van - West End (1)	0	0	0	0	0	0	3	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	11	0	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	1	12	32	7	7	-	-
Van - False Creek (4)	0	39	0	0	0	0	0	0	74	0	0	-	-
Van - Granville/Oak (5)	8	8	0	0	0	4	6	100	43	13	9	-	-
Van - Kerrisdale (6)	0	0	0	0	0	2	2	31	11	13	11	-	-
Van - Marpole (7)	19	19	0	0	0	0	0	48	19	0	0	-	-
Van - Eastside (8)	20	20	0	0	0	3	3	123	313	3	0	-	-
Van - Mt. Pleasant (9)	0	0	42	42	45	45	45	47	0	5	2	-	-
Van - Strath/Grand (10)	0	0	0	0	0	4	6	10	29	8	4	-	-
Van - Westside (11)	0	0	0	0	0	0	2	31	152	0	0	-	-
VANCOUVER TOTAL	39	86	42	42	58	68	417	662	49	33	\$289,500	\$322,594	
WEST VANCOUVER	0	0	0	0	0	0	0	22	0	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	57	26	0	0	-	-
VANCOUVER CMA TOTAL	186	344	261	348	269	363	1,595	2,656	98	90	\$286,500	\$294,961	

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	Previous Month	Median Prices	Average Prices
February 2005													
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	0	0	0	0	0	0	131	0	0	0	0	-	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	151	0	0	-	-
Burnaby - Remainder	196	259	0	76	0	80	391	1,438	0	0	0	-	-
BURNABY TOTAL	196	259	0	76	0	80	522	1,589	0	0	0	\$214,900	\$303,789
COQUITLAM	0	0	0	0	0	0	1	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	59	0	0	0	-	-
LANGLEY DISTRICT	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	-	-
MAPLE RIDGE	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	-	-
NEW WESTMINSTER	0	0	0	111	0	111	114	391	0	0	0	-	-
NORTH VANCOUVER City	0	0	0	151	0	151	263	344	0	0	0	-	-
NORTH VANCOUVER DM	0	0	0	0	0	0	0	171	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT MOODY	0	127	0	0	0	0	137	127	0	0	0	-	-
RICHMOND	0	102	110	206	110	203	203	307	5	5	5	-	-
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-	-
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
U.E.L.	0	0	0	0	0	0	0	157	0	0	0	-	-
Van - West End (1)	0	0	0	0	0	4	247	1,123	0	0	0	-	-
Van - Downtown (2)	119	294	0	82	0	82	1,245	3,251	0	0	0	-	-
Van - Kitsilano (3)	0	0	0	0	0	0	0	49	0	0	0	-	-
Van - False Creek (4)	0	0	173	173	173	173	173	81	0	0	0	-	-
Van - Granville/Oak (5)	0	0	0	0	0	1	33	126	0	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	2	128	0	6	6	6	-	-
Van - Eastside (8)	0	0	0	0	0	0	0	513	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	78	178	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	0	0	0	0	0	0	102	0	0	0	-	-
VANCOUVER TOTAL	119	294	173	255	173	262	1,905	5,423	6	6	6	\$357,450	\$357,450
WEST VANCOUVER	0	0	0	0	0	0	37	74	0	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	64	82	0	0	0	-	-
VANCOUVER CMA TOTAL	315	782	283	799	283	807	3,246	8,724	11	11	11	\$225,000	\$304,932

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

Table 6: TOTAL: All Dwelling Types

	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	Previous Month
February 2005											
ANMORE	4	5	7	8	6	7	25	23	0	0	1
BELCARRA	0	0	1	1	1	1	2	1	0	0	0
BOWEN ISLAND	4	15	3	8	3	15	51	70	0	0	0
Burnaby - North	3	9	5	33	7	23	261	154	40	38	0
Burnaby - Loughheed Mall	2	2	0	0	0	0	1	5	0	0	0
Burnaby - South & East	0	149	4	4	1	2	60	210	26	29	0
Burnaby - Central Park	1	5	2	4	0	3	49	206	17	19	0
Burnaby - Remainder	217	286	19	109	6	96	664	1,912	72	85	0
BURNABY TOTAL	223	451	30	150	14	124	1,035	2,487	155	171	0
COQUITLAM	3	22	9	33	18	36	495	284	71	62	0
Delta - Tsawwassen	5	6	0	1	14	17	103	81	14	0	0
Delta - Ladner	0	5	0	3	2	7	45	31	8	6	0
Delta - North	1	1	9	9	7	7	47	16	0	2	0
DELTA TOTAL	6	12	9	13	23	31	195	128	22	8	0
LANGLEY CITY	0	0	13	17	13	17	134	84	0	0	0
LANGLEY DISTRICT	41	133	54	116	69	134	1,170	712	123	108	0
LION'S BAY	0	0	0	0	0	0	1	2	0	0	0
MAPLE RIDGE	33	64	11	38	11	29	377	321	39	39	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	11	12	7	149	12	149	390	533	11	6	0
NORTH VANCOUVER City	7	14	53	208	48	206	400	503	4	9	0
NORTH VANCOUVER DM	6	29	4	13	4	14	86	305	11	11	0
PITT MEADOWS	26	26	7	32	6	23	117	83	21	22	0
PORT COQUITLAM	12	15	9	24	16	26	214	137	40	33	0
PORT MOODY	114	277	19	78	19	76	403	673	17	17	0
RICHMOND	125	383	177	319	187	324	1,363	1,406	146	136	0
Surrey - South	52	69	111	173	123	169	717	593	71	59	0
Surrey - Cloverdale	131	194	49	85	52	88	645	598	50	47	0
Surrey - North	107	180	105	262	139	276	1,646	944	262	228	0
Surrey - Guildford	1	8	9	9	9	9	38	193	1	1	0
Surrey - Whalley	6	12	27	45	17	38	179	239	20	30	0
SURREY TOTAL	297	463	301	574	340	580	3,225	2,567	404	365	0
U.E.L.	53	62	92	92	92	96	272	600	5	5	0
Van - West End (1)	0	0	0	0	0	7	374	1,269	0	0	0
Van - Downtown (2)	119	300	0	105	0	115	1,546	3,302	0	0	0
Van - Kitsilano (3)	0	0	0	0	4	12	77	106	11	7	0
Van - False Creek (4)	0	44	175	175	173	173	174	184	3	5	0
Van - Granville/Oak (5)	0	8	0	0	4	12	172	231	21	17	0
Van - Kerrisdale (6)	5	7	5	8	4	7	110	31	16	17	0
Van - Marpole (7)	25	29	9	10	6	10	286	95	11	14	0
Van - Eastside (8)	66	114	60	153	62	136	781	1,268	109	107	0
Van - Mt. Pleasant (9)	8	18	42	44	47	50	154	223	9	4	0
Van - Strath/Grand (10)	2	16	0	4	4	6	15	113	12	8	0
Van - Westside (11)	13	23	5	11	6	15	185	495	6	5	0
VANCOUVER TOTAL	238	559	296	510	310	543	3,874	7,317	198	184	0
WEST VANCOUVER	5	12	2	19	1	21	178	284	15	16	0
WHITE ROCK	2	8	4	10	3	11	185	139	5	6	0
VANCOUVER CMA TOTAL	1,210	2,562	1,108	2,412	1,196	2,463	14,192	18,659	1,287	1,199	0

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

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
February 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
February 2005	361	64	276	509	0	0	1,210
February 2004	428	66	168	380	10	2	1,054
Year-to-date 2005	661	116	486	1,138	0	161	2,562
Year-to-date 2004	812	116	352	1,305	17	71	2,673
UNDER CONSTRUCTION							
February 2005	2,917	680	2,557	11,510	0	995	18,659
February 2004	2,707	494	1,508	8,143	59	956	13,867
COMPLETIONS							
February 2005	328	60	157	558	5	0	1,108
February 2004	394	30	138	375	0	64	1,001
Year-to-date 2005	785	104	327	1,187	5	4	2,412
Year-to-date 2004	808	76	323	878	0	64	2,149
COMPLETE & UNOCCUPIED							
February 2005	632	177	114	161	3	112	1,199
February 2004	490	103	84	83	5	218	983
TOTAL SUPPLY							
February 2005	3,549	857	2,671	11,671	3	1,107	19,858
February 2004	3,197	597	1,592	8,226	64	1,174	14,850
ABSORPTIONS***							
February 2005	340	63	184	568	7	34	1,196
3 Month Average	396	53	211	628	2	67	1,356
12 Month Average	426	60	197	426	5	82	1,196

* Includes Other

** Includes private and assisted rental properties

*** Does not include pre-sales

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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