



HOUSING NOW

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Canada Mortgage and Housing Corporation

Housing markets in Greater Vancouver remained strong in the first half of 2005.

Although new home construction has slowed from last year, activity remains robust by historical standards. The resale market has heated up again following a brief 'breather' in the latter part of 2004.

Low mortgage rates continued to fuel demand for housing during the first six months of the year. The posted 5-year mortgage rate dipped to 5.7 per cent in June. Demand for housing was also sustained by positive net migration flows, and improving labour market conditions.

The first quarter of 2005 saw a net gain of 1,073 people moving to BC from other provinces, and 9,763 coming from other countries. Vancouver was the destination of

more than 70 per cent of migrants coming to the province.

Employment growth of 2.4 per cent in Greater Vancouver during the first half of 2005 will continue to drive demand for housing going forward. Year-to-date, an additional 27,217 jobs were created compared to the same period last year.

Improving labour market conditions helped maintain high levels of consumer confidence this quarter. Consumers are optimistic about future job prospects and feel that now is a good time to make a big-ticket purchase.

New Home Construction

Year-to-date, housing starts in the Vancouver CMA were down 12 per cent to 8,574 units compared to the first six months of 2004.

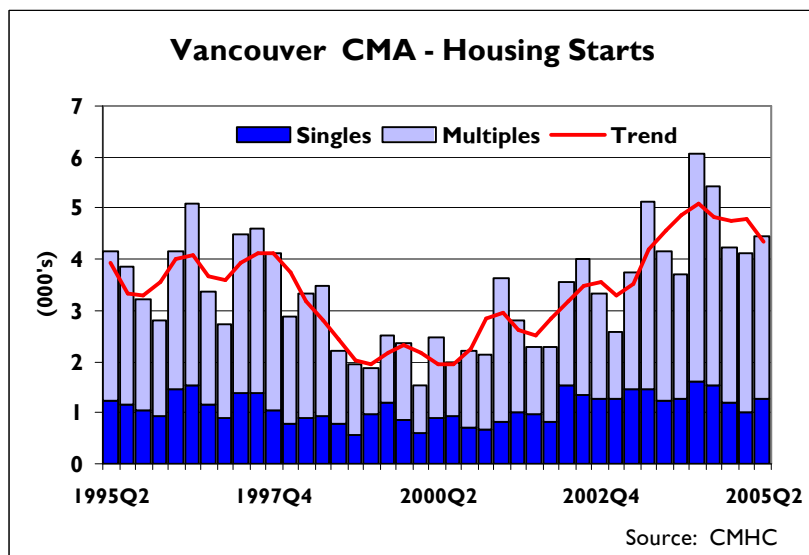
June 2005

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It is not surprising that we have seen fewer housing starts given that homebuilders are extremely busy working on the record number of projects already under construction. There was a surge in multiple starts

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during the second quarter of last year. During the first half of 2005, an average of 18,416 housing units were under construction in the Vancouver CMA, the highest number ever recorded for the first six months of the year. However, pre-sales remain high, especially for apartment condominium projects, indicating that demand is still strong.

Year-to-date, single-detached starts declined 21 per cent to 2,278 units, while multiple starts dipped 9 per cent to 6,296 units compared to the same period last year. The only dwelling type to record a year-over-year increase in starts during the first six months of the year was row condominiums, which saw starts jump 23 per cent to 1,699 units. Semi-detached starts dipped 20 per cent, to 166 units, while apartment condo starts were down 18 per cent to 3,882 units.

Rental apartment starts increased 11 per cent in the first half of 2005. A total of 351 rental apartment units have been started year-to-date.

New home inventories remain near historic low levels. At the end of June, the inventory of complete and unoccupied units was just 894 units. This is well below the 15-year monthly average of 3,055 units.

Year-to-date, the average price of a new single family home increased 11 per cent to \$602,863, compared to the same period last year. New townhouse prices increased 9 per cent to \$311,283, while new apartment prices were up 5 per cent, to \$315,463.

Resale Market

Year-to-date, MLS sales (detached, attached & apartment) in Greater Vancouver increased 3 per cent to 21,651 units, compared to the same period last year. Sales of single detached units increased 6 per cent, while townhouse sales were up 5 per cent. Apartment condo sales increased a marginal 0.5 per cent to 9,151 units. Overall, sales remained strong by historic standards, exceeding the level seen in the first half of 2003, which was a record year overall.

Seasonally adjusted sales hit the highest level ever recorded in the second quarter of this year, with 11,503 units changing hands. Seasonally adjusted new listings rose to their peak of 15,897 in the second quarter of 2004, and are once again approaching this level, with 14,073 recorded in the second quarter of 2005. Employment gains, continuing low mortgage rates and strong consumer confidence have kept resale activity brisk during the past three months.

Sellers' market conditions continue to prevail across the Greater Vancouver region. Average resale prices increased for all product types in the

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second quarter of 2005 compared to the same period last year. Single detached prices were up 8 per cent to \$574,758; townhouse prices expanded 14 per cent to \$351,898; and apartment condo prices jumped 15 per cent to \$290,924.

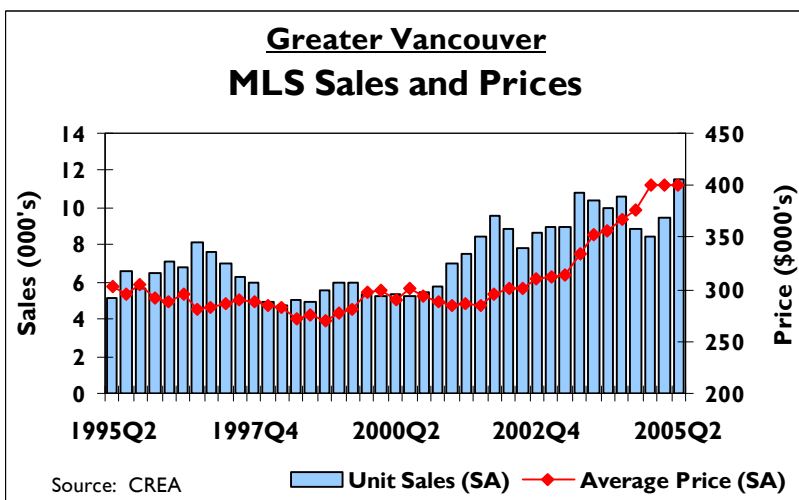


Table 1: Single Detached Market

June 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	1	13	0	9	1	9	21	9	24	1	0	-
BELCARRA	2	3	1	2	1	2	3	2	3	0	0	-
BOWEN ISLAND	4	31	2	26	2	33	54	68	68	0	0	-
Burnaby - North	12	41	5	37	7	41	70	56	56	13	11	-
Burnaby - Louheed Mall	0	2	0	0	0	0	0	5	5	0	0	-
Burnaby - South & East	4	14	0	11	1	17	34	20	20	3	2	-
Burnaby - Central Park	1	7	2	13	5	15	24	7	7	7	4	-
Burnaby - Remainder	8	51	7	56	12	60	108	63	63	22	17	-
BURNABY TOTAL	25	115	14	117	25	133	237	151	151	45	34	\$582,212
COQUITLAM	1	47	3	31	3	24	75	65	65	7	7	\$780,000
Delta - Tsawwassen	2	12	2	13	0	9	19	23	23	2	4	-
Delta - Ladner	14	29	4	21	5	28	52	29	29	4	3	-
Delta - North	2	16	6	23	6	20	42	17	17	3	3	-
DELTA TOTAL	18	57	12	57	11	57	113	69	69	9	10	\$495,000
LANGLEY CITY	0	0	0	0	0	0	1	1	1	0	0	-
LANGLEY DISTRICT	65	232	33	247	42	247	591	255	255	38	29	\$438,889
LION'S BAY	0	0	1	1	1	1	1	1	1	0	0	-
MAPLE RIDGE	24	189	45	170	50	165	344	214	214	40	35	\$396,213
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-
NEW WESTMINSTER	5	11	2	16	2	14	47	25	25	4	4	-
NORTH VANCOUVER City	0	11	1	7	1	7	12	17	17	0	0	-
NORTH VANCOUVER DM	4	35	3	37	5	41	72	52	52	10	8	\$1,180,800
PITT MEADOWS	9	39	7	41	9	45	89	42	42	9	7	\$405,000
PORT COQUITLAM	6	26	0	28	1	28	77	27	27	3	2	-
PORT MOODY	20	65	6	33	6	31	73	62	62	3	3	\$518,150
RICHMOND	43	185	68	223	56	239	402	230	230	35	47	\$587,500
Surrey - South	23	112	21	150	27	175	419	200	200	31	25	-
Surrey - Cloverdale	68	320	40	167	43	168	356	322	322	47	44	-
Surrey - North	75	408	73	478	78	504	1,072	489	489	144	139	-
Surrey - Guildford	4	7	2	7	2	8	23	7	7	0	0	-
Surrey - Whalley	5	39	19	81	21	89	156	39	39	11	9	-
SURREY TOTAL	175	886	155	883	171	944	2,026	1,057	1,057	233	217	\$488,000
U.E.L.	0	0	0	0	0	0	3	3	3	0	0	-
Van - West End (1)	0	0	0	0	0	0	1	1	1	0	0	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Kitsilano (3)	2	3	0	0	0	0	7	8	8	0	0	-
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Granville/Oak (5)	1	2	1	2	0	1	4	4	4	0	1	-
Van - Kerrisdale (6)	2	18	4	19	3	18	35	31	31	3	4	-
Van - Marpole (7)	2	18	6	18	3	18	35	29	29	3	6	-
Van - Eastside (8)	27	149	36	262	41	288	514	196	196	51	46	-
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	0	0	0	0	-
Van - Strath/Grand (10)	0	0	1	1	1	1	1	3	3	0	0	-
Van - Westside (11)	18	58	7	34	1	34	94	130	130	1	7	-
VANCOUVER TOTAL	52	249	55	337	49	361	691	403	403	58	64	\$620,000
WEST VANCOUVER	20	60	12	59	9	55	94	164	164	19	22	\$1,450,000
WHITE ROCK	2	24	7	29	8	33	62	28	28	3	2	\$636,000
VANCOUVER CMA TOTAL	476	2,278	427	2,354	453	2,471	5,088	2,961	2,961	517	491	\$570,562

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

Table 2: Semi-Detached Market

June 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	2	0	0	0	4	4	4	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	6	0	18	2	15	27	6	10	8	-	-
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	4	10	2	8	0	21	29	12	4	6	-	-
Burnaby - Central Park	2	10	2	4	0	12	15	14	2	4	-	-
Burnaby - Remainder	8	28	0	48	6	74	100	40	27	21	-	-
BURNABY TOTAL	14	54	4	78	8	122	171	72	43	39	\$498,400	\$497,350
COQUITLAM	2	24	2	30	7	31	52	26	15	10	\$399,000	\$388,886
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	14	28	2	2	2	2	2	34	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	14	28	2	2	2	2	2	34	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	0	20	0	38	6	23	31	32	24	18	\$329,000	\$324,150
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	0	0	2	2	6	1	1	-	-
NORTH VANCOUVER City	2	20	0	2	0	2	16	22	1	1	-	-
NORTH VANCOUVER DM	16	34	10	22	10	22	22	40	0	0	\$780,000	\$754,000
PITT MEADOWS	0	10	0	14	2	12	14	10	6	4	-	-
PORT COQUITLAM	0	2	2	4	4	2	2	6	2	4	-	-
PORT MOODY	0	0	2	16	2	21	30	26	0	0	-	-
RICHMOND	8	58	10	20	13	39	99	108	1	0	\$399,900	\$377,185
Surrey - South	0	4	0	2	0	2	32	28	0	0	-	-
Surrey - Cloverdale	0	4	6	36	6	36	66	8	0	0	-	-
Surrey - North	2	24	36	52	36	72	139	44	7	7	-	-
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	2	32	42	90	42	110	237	80	7	7	\$332,400	\$336,200
U.E.L.	0	0	0	12	0	14	16	20	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Kitsilano (3)	0	2	0	0	0	0	0	6	0	0	-	-
Van - False Creek (4)	0	0	0	2	0	0	0	0	2	2	-	-
Van - Granville/Oak (5)	0	2	0	0	0	0	0	4	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	10	0	4	0	2	12	18	2	2	-	-
Van - Eastside (8)	4	20	4	24	7	25	39	24	9	6	-	-
Van - Mt. Pleasant (9)	4	30	4	4	2	8	18	42	0	2	-	-
Van - Strath/Grand (10)	4	8	2	10	0	2	4	8	6	8	-	-
Van - Westside (11)	0	4	0	4	0	4	4	28	0	0	-	-
VANCOUVER TOTAL	12	76	10	50	9	41	77	130	19	20	\$392,000	\$403,556
WEST VANCOUVER	0	2	2	4	2	4	20	34	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-
VANCOUVER CMA TOTAL	70	364	86	388	103	451	799	644	119	104	\$374,900	\$413,684

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

Table 3: Row Condominium Market

June 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	41	0	49	74	0	0	0	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	38	2	30	30	0	10	8	-	-
Burnaby - Central Park	0	12	0	6	0	0	15	6	0	0	-	-
Burnaby - Remainder	31	39	36	76	15	45	48	31	10	31	-	-
BURNABY TOTAL	31	51	36	161	17	130	167	160	20	39	\$324,900	\$352,933
COQUITLAM	0	0	0	0	0	0	71	0	0	0	-	-
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	22	0	22	64	18	0	0	-	-
LANGLEY DISTRICT	47	247	43	229	39	225	449	283	0	4	\$272,400	\$270,669
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	13	1	7	7	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	41	0	48	0	37	74	91	14	14	-	-
NORTH VANCOUVER City	3	3	0	17	4	15	18	10	9	5	-	-
NORTH VANCOUVER DM	41	55	0	8	0	8	8	67	0	0	-	-
PITT MEADOWS	33	61	9	12	9	12	32	80	0	0	-	-
PORT COQUITLAM	0	31	0	12	0	12	32	69	0	0	-	-
PORT MOODY	20	112	10	51	11	50	91	207	7	6	\$336,000	\$345,643
RICHMOND	10	245	15	134	8	125	241	335	13	20	\$352,400	\$370,204
Surrey - South	0	27	28	93	26	91	141	77	5	7	-	-
Surrey - Cloverdale	43	313	82	167	79	166	270	362	3	6	-	-
Surrey - North	91	299	56	283	68	316	577	354	27	15	-	-
Surrey - Guildford	0	51	6	43	6	41	41	95	2	2	-	-
Surrey - Whalley	14	26	0	24	0	24	26	26	6	6	-	-
SURREY TOTAL	148	716	172	610	179	638	1,055	914	43	36	\$249,900	\$260,422
U.E.L.	0	14	0	4	0	4	40	122	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	4	33	0	0	-	-
Van - Downtown (2)	0	14	0	32	0	32	44	50	0	0	-	-
Van - Kitsilano (3)	0	8	0	0	0	0	0	18	0	0	-	-
Van - False Creek (4)	0	5	0	24	2	23	23	5	6	4	-	-
Van - Granville/Oak (5)	0	4	0	0	0	9	28	17	4	4	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	3	0	0	0	-	-
Van - Eastside (8)	0	41	0	4	1	9	54	67	2	1	-	-
Van - Mt. Pleasant (9)	0	25	0	0	0	1	4	35	0	0	-	-
Van - Strath/Grand (10)	26	26	0	4	2	2	2	26	4	2	-	-
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	-	-
VANCOUVER TOTAL	26	123	0	64	5	76	162	337	16	11	\$432,250	\$432,250
WEST VANCOUVER	0	0	0	0	0	0	8	16	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	1	5	0	0	-	-
VANCOUVER CMA TOTAL	359	1,699	285	1,385	273	1,372	2,524	2,709	129	141	\$272,900	\$337,285

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

June 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	65	0	65	0	65	0	0	-	-
Burnaby - Louheed 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	0	0	0	0	-	-
Burnaby - Remainder	0	0	0	0	0	0	47	81	0	0	-	-
BURNABY TOTAL	0	0	0	65	0	65	112	81	0	0	-	-
COQUITLAM	0	0	0	59	0	59	113	82	0	0	-	-
Delta - Tsawwassen	12	12	0	0	0	3	26	64	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	12	12	0	0	0	3	26	64	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	28	0	28	25	25	6	3	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	5	0	0	0	0	0	0	43	0	-	-
NORTH VANCOUVER City	0	0	0	51	0	54	64	60	0	0	-	-
NORTH VANCOUVER DM	0	0	0	15	0	15	15	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	59	0	0	0	0	16	24	79	7	-	-
PORT MOODY	145	145	60	172	60	172	172	172	231	0	\$219,950	\$232,801
RICHMOND	40	401	0	238	0	230	317	532	19	19	-	-
Surrey - South	0	0	0	86	0	86	138	43	0	0	-	-
Surrey - Cloverdale	0	48	0	0	0	0	0	104	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	46	0	0	-	-
Surrey - Guildford	0	0	0	48	0	48	48	52	0	0	-	-
Surrey - Whalley	27	27	107	107	0	107	107	27	0	0	-	-
SURREY TOTAL	0	75	0	241	0	241	293	272	0	0	-	-
U.E.L.	124	177	0	177	0	183	257	326	0	0	-	-
Van - West End (1)	0	0	0	0	0	3	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	11	0	0	0	-	-
Van - Kitsilano (3)	0	4	0	22	0	30	39	14	0	0	-	-
Van - False Creek (4)	0	39	0	0	0	0	74	0	0	0	-	-
Van - Granville/Oak (5)	40	48	35	35	34	44	77	48	5	6	-	-
Van - Kerrisdale (6)	0	0	0	0	2	11	40	2	4	2	-	-
Van - Marpole (7)	0	19	0	0	0	0	1	19	0	0	-	-
Van - Eastside (8)	0	63	0	61	0	64	65	295	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	42	0	47	49	0	0	0	-	-
Van - Strath/Grand (10)	0	0	5	5	0	10	14	24	0	5	-	-
Van - Westside (11)	0	0	0	58	0	60	85	94	0	0	-	-
VANCOUVER TOTAL	40	173	40	223	36	269	385	568	9	13	\$381,000	\$435,667
WEST VANCOUVER	0	44	0	0	0	0	2	44	0	0	-	-
WHITE ROCK	0	0	26	26	22	22	22	22	0	4	\$384,900	\$408,233
VANCOUVER CMA TOTAL	204	1,091	126	1,295	121	1,354	1,827	2,441	41	46	\$219,950	\$259,658

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	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	0	164	0	0	0	0	0	0	405	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	151	0	151	151	0	0	0	0	-	-
Burnaby - Remainder	103	537	0	302	0	306	614	1,249	0	0	0	-	-
BURNABY TOTAL	103	701	0	453	0	457	765	1,654	0	0	0	-	-
COQUITLAM	0	0	0	0	0	0	0	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	29	0	111	0	111	111	420	0	0	0	-	-
NORTH VANCOUVER City	0	132	0	343	0	329	441	284	0	14	0	-	-
NORTH VANCOUVER DM	0	0	85	85	85	85	85	86	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	197	0	301	7	300	300	307	10	3	\$308,900	\$323,414	
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.I.E.L.	0	0	0	95	0	95	95	62	0	0	0	-	-
Van - West End (1)	0	129	59	188	59	192	324	1,123	0	0	0	-	-
Van - Downtown (2)	0	1,011	0	707	0	707	1,752	3,284	0	0	0	-	-
Van - Kitsilano (3)	0	63	0	0	0	0	0	112	0	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	173	173	81	0	0	0	-	-
Van - Granville/Oak (5)	73	117	0	0	0	1	24	243	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	8	30	0	0	0	0	-	-
Van - Eastside (8)	0	205	0	244	0	244	244	474	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	178	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	92	0	92	0	92	92	10	0	0	0	-	-
VANCOUVER TOTAL	73	1,525	59	1,404	59	1,417	2,639	5,505	0	0	\$199,500	\$208,866	
WEST VANCOUVER	0	0	0	37	0	37	74	37	0	0	0	-	-
WHITE ROCK	0	0	23	82	21	76	76	0	0	4	\$900,000	\$775,833	
VANCOUVER CMA TOTAL	176	2,711	167	2,911	172	2,907	4,723	8,541	28	23	\$199,500	\$217,379	

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

Table 6: TOTAL: All Dwelling Types

June 2005	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
ANMORE	1	15	0	13	1	13	25	28	1	28	0
BELCARRA	2	3	1	2	1	2	3	3	0	3	0
BOWEN ISLAND	4	32	2	27	2	34	55	68	0	68	0
Burnaby - North	12	211	5	161	9	170	236	467	23	467	19
Burnaby - Lougheed Mall	0	2	0	0	0	0	1	5	0	5	0
Burnaby - South & East	8	170	2	57	3	68	93	178	17	178	16
Burnaby - Central Park	3	29	4	174	5	184	205	60	9	60	8
Burnaby - Remainder	150	655	43	597	36	598	1,030	1,554	64	1,554	71
BURNABY TOTAL	173	1,067	54	989	53	1,020	1,565	2,264	113	2,264	114
COQUITLAM	11	107	7	174	18	202	469	227	48	227	37
Delta - Tsawwassen	2	24	2	13	0	25	77	87	2	87	4
Delta - Ladner	28	57	6	23	7	30	54	63	4	63	3
Delta - North	2	16	6	23	6	20	42	17	3	17	3
DELTA TOTAL	32	97	14	59	13	75	173	167	9	167	10
LANGLEY CITY	0	0	0	23	0	23	125	78	0	78	0
LANGLEY DISTRICT	112	499	76	514	92	561	1,198	680	95	680	79
LION'S BAY	0	0	1	1	1	1	1	1	0	1	0
MAPLE RIDGE	42	207	45	211	54	197	376	291	53	291	44
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	5	86	2	177	2	164	238	579	19	579	19
NORTH VANCOUVER City	7	172	3	435	7	422	594	409	24	409	20
NORTH VANCOUVER DM	61	124	98	167	100	171	202	245	10	245	8
PITT MEADOWS	42	110	16	67	20	69	135	132	15	132	11
PORT COQUITLAM	6	128	6	62	5	74	173	212	22	212	23
PORT MOODY	40	451	78	272	80	276	505	653	13	653	11
RICHMOND	101	1,086	93	916	84	967	1,413	1,512	81	1,512	92
Surrey - South	23	143	49	331	53	354	841	509	36	509	32
Surrey - Cloverdale	111	695	132	380	132	380	702	804	50	804	50
Surrey - North	168	731	165	822	182	899	1,806	935	182	935	165
Surrey - Guildford	4	58	8	98	8	97	112	154	2	154	2
Surrey - Whalley	19	92	19	272	21	220	349	92	17	92	15
SURREY TOTAL	325	1,719	373	1,903	396	1,950	3,810	2,494	287	2,494	264
U.E.L.	124	191	0	288	0	297	471	533	0	533	0
Van - West End (1)	0	129	59	189	59	196	431	1,267	0	1,267	0
Van - Downtown (2)	0	1,025	0	739	0	749	1,996	3,334	0	3,334	0
Van - Kitsilano (3)	2	80	4	26	1	42	83	160	0	160	3
Van - False Creek (4)	0	44	0	199	2	196	196	160	8	160	6
Van - Granville/Oak (5)	114	173	79	80	65	86	172	316	9	316	23
Van - Kerrisdale (6)	2	18	4	19	5	29	97	31	7	31	6
Van - Marpole (7)	2	47	6	22	3	28	81	101	5	101	8
Van - Eastside (8)	33	596	44	619	55	654	962	1,285	66	1,285	55
Van - Mt. Pleasant (9)	4	56	4	48	2	56	93	257	0	257	2
Van - Strath/Grand (10)	30	48	8	20	3	15	129	129	10	129	15
Van - Westside (11)	18	64	7	197	1	196	322	350	4	350	10
VANCOUVER TOTAL	205	2,280	215	2,158	196	2,247	4,454	7,390	109	7,390	128
WEST VANCOUVER	20	174	14	100	11	96	198	363	19	363	22
WHITE ROCK	4	26	56	137	51	132	167	30	7	30	12
VANCOUVER CMA TOTAL	1,317	8,574	1,154	8,695	1,187	8,993	16,350	18,359	925	18,359	894

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

Table 7: Greater Vancouver Resale Market Indicators

	Single Detached				Attached				Apartment Condominium			
	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price
1st Quarter 2003	3,768	4,542	27%	\$428,230	1,246	1,054	39%	\$256,159	3,029	3,162	32%	\$207,674
2nd Quarter 2003	4,731	5,169	30%	\$436,308	1,472	1,195	41%	\$268,233	3,728	3,471	36%	\$202,857
3rd Quarter 2003	4,862	4,890	33%	\$451,254	1,724	1,165	49%	\$272,386	4,367	3,050	48%	\$222,887
4th Quarter 2003	3,855	4,055	31%	\$483,159	1,400	1,117	42%	\$285,608	3,977	2,690	49%	\$231,009
2003	17,216	4,664	31%	\$449,252	5,842	1,133	43%	\$271,047	15,101	3,093	41%	\$217,030
1st Quarter 2004	3,804	3,630	34%	\$508,195	1,541	1,051	48%	\$301,197	4,069	2,674	50%	\$240,930
2nd Quarter 2004	4,728	5,211	31%	\$534,890	1,783	1,403	43%	\$308,486	5,040	4,142	41%	\$253,097
3rd Quarter 2004	3,405	6,411	18%	\$529,156	1,276	1,735	25%	\$324,066	3,718	4,748	26%	\$260,736
4th Quarter 2004	2,948	5,494	18%	\$537,088	1,242	1,698	24%	\$326,900	3,201	4,282	25%	\$287,552
2004	14,885	5,186	25%	\$527,192	5,842	1,472	35%	\$313,881	16,028	3,962	35%	\$258,661
1st Quarter 2005	3,560	4,536	26%	\$543,598	1,464	1,500	33%	\$339,862	3,716	3,848	32%	\$268,760
2nd Quarter 2005	5,447	4,844	37%	\$574,758	2,029	1,567	49%	\$351,898	5,435	4,141	44%	\$290,924

Source: Real Estate Board of Greater Vancouver (REBGV)

Data based on REBGV boundaries (does not include: Langley, North Delta, Surrey, White Rock)

*Note: Quarterly & Annual S:AL Ratio calculated based on average monthly sales for the quarter or year

Housing activity information for Abbotsford CMA is available separately. To order, please contact:

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Table 8 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA June 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
June 2005	476	70	359	394	0	18	1,317
June 2004	535	108	297	746	0	43	1,729
Year-to-date 2005	2,278	364	1,699	3,882	0	351	8,574
Year-to-date 2004	2,874	454	1,381	4,713	25	315	9,762
UNDER CONSTRUCTION							
June 2005	2,961	644	2,709	11,104	0	941	18,359
June 2004	3,170	544	1,693	10,034	22	1,167	16,630
COMPLETIONS							
June 2005	427	86	285	309	0	47	1,154
June 2004	358	86	249	460	0	76	1,229
Year-to-date 2005	2,354	388	1,385	4,322	8	238	8,695
Year-to-date 2004	2,407	364	1,177	2,361	35	174	6,518
COMPLETE & UNOCCUPIED							
June 2005	491	104	141	105	3	50	894
June 2004	360	117	63	80	8	125	753
TOTAL SUPPLY							
June 2005	3,452	748	2,850	11,209	3	991	19,253
June 2004	3,530	661	1,756	10,114	30	1,292	17,383
ABSORPTIONS***							
June 2005	453	103	273	315	0	43	1,187
3 Month Average	436	95	233	887	1	73	1,725
12 Month Average	424	67	210	569	3	85	1,357

* Includes Other ** Includes private and assisted rental properties *** Does not include pre-sales

Source: CMHC

Table 9: Greater Vancouver Resale Market Indicators by Municipality*

	Unit Sales June 2004	Unit Sales June 2005	% Change	Average Price June 2004	Average Price June 2005	% Change
Burnaby	423	507	20%	\$310,889	\$379,646	22%
Coquitlam	270	333	23%	\$314,696	\$359,434	14%
Delta / North Delta	159	198	25%	\$356,034	\$396,265	11%
Langley	225	306	36%	\$266,704	\$299,734	12%
Maple Ridge / Pitt Meadows	240	272	13%	\$298,466	\$317,141	6%
New Westminster	121	236	95%	\$232,550	\$247,944	7%
North Vancouver	237	276	16%	\$442,792	\$506,743	14%
Port Coquitlam	118	169	43%	\$273,141	\$312,401	14%
Port Moody	67	97	45%	\$317,388	\$378,965	19%
Richmond	472	619	31%	\$323,883	\$388,966	20%
Surrey	805	1,208	50%	\$239,812	\$294,539	23%
Vancouver East	466	596	28%	\$345,190	\$376,094	9%
Vancouver West	744	853	15%	\$452,190	\$558,510	24%
West Vancouver	109	99	-9%	\$1,203,106	\$1,039,920	-14%
White Rock	179	198	11%	\$388,661	\$442,376	14%
Greater Vancouver	4,635	5,967	29%	\$352,798	\$392,760	11%

Sources: Real Estate Board of Greater Vancouver (REBGV),
Fraser Valley Real Estate Board (FVREB)

*Data includes Single Detached, Attached and Apartment

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