

H

Victoria/Vancouver Island

HOUSING NOW

YOUR LINK TO THE HOUSING MARKET

Strong housing starts in October

Canada Mortgage and Housing Corporation

Victoria new home mkt. robust

♦ Metro Victoria **homebuilding and sales edged down** but remained strong in October.

♦ **Single family** house starts climbed to 104 from September's 96, although total starts fell as fewer multiple projects broke ground. **Langford** led single family starts with **23 new houses**, followed by **Saanich** with 19 and **Sooke** with 18.

♦ New single family **house sales were down slightly to 79** from 84 last month. Average new house **prices increased** marginally to **\$368,311** in October from \$367,497 last month.

♦ The **new house and duplex market remained balanced**, with 87 units sold and 91 completions.

♦ The **condo apartment** market remained **oversupplied** as more projects got underway. The number of units under construction rose to 562 while newly completed inventory eased to 14.

♦ There were no new townhouse starts in October. The townhouse **market oversupply** held steady as 60 units completed, 47 sold, 126 were under construction and 27 in inventory.

Nanaimo homebuilding strong

♦ **Fifty new homes were started in Nanaimo** this month, slightly below September's 53. Average new house **prices held steady at \$276,654**.

♦ Fifty new houses/duplexes completed and 49 sold in Oct. The **new house market remained balanced** with inventories holding steady.

♦ The **new townhouse market** continued with an **undersupply** in October, with no starts, completions, or sales recorded.

♦ Nanaimo's **apartment condo market moved into undersupply**, with no completions and 13 sales this month. See **pages 5-7** for details.

Parksville-Qualicum leads other Vancouver Island markets

♦ **Parksville -Qualicum** saw 47 homes get underway in October, followed by **Courtenay-Comox** with 30 starts, and **Duncan** with 21.

♦ Multiple project starts remain slow in areas outside Metro Victoria, although 7 **apartment condos broke ground in Duncan** this month. On a year-to-date basis, **Vancouver Island homebuilding** is now 37% ahead of 2002 levels, buoyed by strong single family housebuilding.

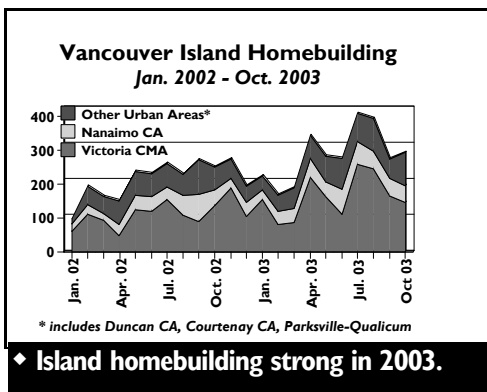
OCTOBER 2003

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CMHC Victoria Noticeboard

- ♦ **CMHC Seniors Housing Report release** - Dec. 4, 2003 for Lower Mainland, Vancouver Island and Okanagan (604) 737-4088 lpreston@cmhc.ca
- ♦ **CMHC rental market info now available** for Vancouver Island markets, (250) 363-8045, pprill@cmhc.ca
- ♦ **CHBA Crystal Ball Sessions 2004** - for details contact your local CHBA office
- ♦ **CMHC Victoria involved in Housing Affordability** contact CMHC Corporate Rep **Lee F. King** (250) 363-8050, lking@cmhc.ca



♦ **Island homebuilding strong in 2003.**

Peggy Prill (250) 721-9945
CMHC Victoria - Market Analysis
Website: www.cmhc.ca

Fax (250) 995-2640
(250) 363-8040
E-mail: pprill@cmhc.ca



HOME TO CANADIANS
Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
October 2003

	STARTS							COMPLETIONS							UNDER CONSTRUCTION						
	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL
Victoria City	1	3	0	0	39	0	43	3	2	0	0	0	0	5	6	22	36	0	402	0	466
Oak Bay	1	0	0	0	0	0	1	0	0	0	0	0	0	0	16	0	0	0	0	0	16
Esquimalt	1	0	0	0	0	0	1	0	0	30	0	0	0	30	16	2	0	0	0	39	57
Saanich	19	0	0	0	0	0	19	18	0	10	0	0	0	28	122	6	40	0	88	0	256
C. Saanich	3	0	0	0	0	0	3	4	0	0	0	0	0	4	22	0	0	0	0	0	22
N. Saanich	2	0	0	0	0	0	2	4	0	0	0	0	0	4	28	0	0	0	0	0	28
Sidney	6	0	0	0	0	0	6	1	6	0	0	0	0	7	24	3	10	0	63	54	154
View Royal	4	0	0	0	0	0	4	3	0	0	0	0	0	3	35	2	21	0	0	0	58
RDA H	4	0	0	0	0	0	4	0	1	0	0	0	0	1	25	0	0	0	0	0	25
Highlands	3	0	0	0	0	0	3	0	0	0	0	0	0	0	23	0	0	0	0	0	23
Langford	23	0	0	0	0	0	23	15	0	0	0	0	32	47	81	6	19	0	9	0	115
Colwood	7	0	0	0	0	0	7	23	0	20	0	0	0	43	57	0	0	0	0	0	57
Metchosin	2	0	0	0	0	0	2	0	0	0	0	0	0	0	13	0	0	0	0	0	13
Sooke	18	0	0	0	0	0	18	10	0	0	0	0	0	10	57	2	0	0	0	0	59
Indian Res.	10	0	0	0	0	0	10	1	0	0	0	0	0	1	16	0	0	0	0	0	16
MONTH TOTAL	104	3	0	0	39	0	146	82	9	60	0	0	32	183	541	43	126	0	562	93	1365
YEAR-TO-DATE	801	70	172	0	489	93	1625	645	76	146	27	92	172	1158	---	---	---	---	---	---	---

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NOTE: Rental category includes private rental, assisted and co-op housing.

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

October 2003 AND YEAR-TO-DATE 2002 & 2003

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Victoria	7	0	3	0	10	10	20	Victoria	3	0	2	0	5	4	9
Cen Saanich	0	0	2	0	2	2	4	Cen Saanich	0	0	0	0	0	4	4
Esquimalt	0	0	7	0	7	1	8	Esquimalt	0	0	23	0	23	0	23
Oak Bay	7	0	1	0	8	0	8	Oak Bay	0	0	0	0	0	0	0
Saanich	0	0	7	0	7	17	24	Saanich	0	0	8	0	8	23	31
Sidney	0	0	0	0	0	1	1	Sidney	0	0	0	0	0	6	6
RDA. H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	1	1
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	0	0
Langford	0	0	0	0	0	5	5	Langford	0	0	0	0	0	16	16
View Royal	0	0	0	0	0	3	3	View Royal	0	0	0	0	0	4	4
N. Saanich	0	0	0	0	0	0	0	N. Saanich	0	0	0	0	0	5	5
Colwood	0	0	7	0	7	9	16	Colwood	0	0	14	0	14	16	30
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	1	1
Sooke	0	0	0	0	0	4	4	Sooke	0	0	0	0	0	7	7
Indian Res.	0	0	0	0	0	2	2	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	14	0	27	0	41	55	96	MONTH TOTAL	3	0	47	0	50	87	137
Y.T.D. AVG. 2003	24	9	21	8	62	64	126	Y.T.D. TOTAL 2003	117	140	121	27	405	694	1099
Y.T.D. AVG. 2002	72	19	6	0	97	50	147	Y.T.D. TOTAL 2002	187	107	64	0	358	752	1110

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Note 1): Absorptions are measured at project completion and do **not** include presales.
 Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

METROPOLITAN VICTORIA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	73	45	\$311,518	\$446,782	43.4	\$284,900	\$387,000	35.8
February	91	62	347,122	402,073	15.8	324,000	343,800	6.1
March	95	52	321,126	334,101	4.0	301,000	336,000	11.6
April	69	30	307,498	329,913	7.3	284,400	333,400	17.2
May	66	70	339,126	334,910	-1.2	299,500	359,000	19.9
June	75	64	337,301	356,838	5.8	274,416	349,450	27.3
July	43	78	315,562	362,844	15.0	290,000	332,400	14.6
August	108	47	339,604	367,773	8.3	289,450	334,000	15.4
September	69	84	324,542	367,497	13.2	289,900	356,300	22.9
October	67	79	380,037	368,311	-3.1	304,800	356,400	16.9
November	49		374,493			354,000		
December	79		423,910			340,200		

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	11	34	\$298,357	\$275,565	-7.6	\$248,400	\$246,044	-0.9
February	19	24	267,268	222,547	-16.7	245,400	194,750	-20.6
March	22	25	262,292	244,495	-6.8	228,950	226,500	-1.1
April	26	40	257,319	240,294	-6.6	224,200	225,450	0.6
May	23	27	265,166	277,954	4.8	262,080	257,000	-1.9
June	32	35	241,729	287,047	18.7	222,705	248,500	11.6
July	5	43	211,383	280,030	32.5	217,900	247,000	13.4
August	29	49	254,686	267,033	4.8	223,200	239,900	7.5
September	31	38	222,222	276,826	24.6	189,900	254,900	34.2
October	31	44	285,989	276,654	-3.3	287,192	255,200	-11.1
November	33		212,853			203,000		
December	41		254,734			253,000		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2002 & 2003 Year-to-Date

	STARTS JAN.-OCT. 2003					STARTS JAN.-OCT. 2002					COMPLETIONS JAN.-OCT. 2003					COMPLETIONS JAN.-OCT. 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River *	71	2	0	0	73	47	0	6	0	53	n.a.	n.a.	n.a.	n.a.	n.a.	31	0	0	0	31
Courtenay	261	49	29	24	363	229	16	14	51	310	229	43	15	43	330	200	4	11	22	237
Parksville/Qualicum	165	33	0	0	198	176	18	0	0	194	160	13	0	0	173	263	16	0	0	279
Nanaimo	458	35	15	0	508	351	30	28	7	416	376	30	31	25	462	263	30	12	34	339
Duncan	134	11	0	7	152	79	16	0	6	101	82	12	0	6	100	73	16	0	0	89
Port Alberni *	18	2	0	6	26	11	0	0	0	11	n.a.	n.a.	n.a.	n.a.	n.a.	11	0	0	0	11
Victoria	801	70	172	582	1625	730	49	112	159	1050	645	76	173	264	1158	684	54	61	360	1159
TOTAL	1908	202	216	619	2945	1623	129	160	223	2135	1492	174	219	338	2223	1525	120	84	416	2145

* updated Quarterly (to September)

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VANCOUVER ISLAND

Starts/Completions/Under Construction

October 2003

	UNDER CONSTR: SEPT. 2003					STARTS					COMPLETIONS					UNDER CONSTR: OCT. 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	31	9	4	0	44	9	0	0	0	9	8	1	0	0	9	32	8	4	0	44
Courtenay City	69	36	20	24	149	14	0	0	0	14	11	12	4	0	27	72	24	16	24	136
Cumberland	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
Comox Strath RDA A	12	0	0	0	12	3	0	0	0	3	2	0	0	0	2	13	0	0	0	13
Comox Strath RDA B	32	0	5	0	37	4	0	0	0	4	2	0	5	0	7	34	0	0	0	34
Indian Res.	3	0	0	0	3	0	0	0	0	0	1	0	0	0	1	2	0	0	0	2
Courtenay CA	148	45	29	24	246	30	0	0	0	30	25	13	9	0	47	153	32	20	24	229
Parksville City	32	14	0	0	46	14	16	0	0	30	8	2	0	0	10	38	28	0	0	66
Qualicum Beach Town	19	2	0	0	21	1	0	0	0	1	0	0	0	0	0	20	2	0	0	22
Nanaimo RDA G	30	0	0	0	30	10	6	0	0	16	10	0	0	0	10	30	6	0	0	36
Parksville-Qualicum	81	16	0	0	97	25	22	0	0	47	18	2	0	0	20	88	36	0	0	124
Nanaimo City	161	4	4	0	169	35	4	0	0	39	37	2	0	0	39	159	6	4	0	169
Nanaimo RDA A	19	1	0	0	20	2	0	0	0	2	0	0	0	0	0	21	1	0	0	22
Nanaimo RDA B	31	0	0	0	31	3	0	0	0	3	3	0	0	0	3	31	0	0	0	31
Nanaimo RDA D	24	0	0	0	24	2	0	0	0	2	4	0	0	0	4	22	0	0	0	22
Nanaimo RDA E	42	0	7	0	49	4	0	0	0	4	4	0	0	0	4	42	0	7	0	49
Nanaimo CA	277	5	11	0	293	46	4	0	0	50	48	2	0	0	50	275	7	11	0	293
North Cowichan	78	10	0	0	88	7	0	0	7	14	11	0	0	0	11	74	10	0	7	91
Duncan City	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Cowich. Valley RDA D	11	0	0	0	11	3	0	0	0	3	2	0	0	0	2	12	0	0	0	12
Cowich. Valley RDA E	8	0	0	0	8	4	0	0	0	4	0	0	0	0	0	12	0	0	0	12
Duncan CA	98	10	0	0	108	14	0	0	7	21	13	0	0	13	99	10	0	7	116	
TOTAL	604	76	40	24	744	115	26	0	7	148	104	17	9	0	130	615	85	31	31	762

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NANAIMO CA

Inventory and Absorptions by Municipality

OCTOBER 2003 AND YEAR-TO-DATE 2002 & 2003

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	
Nanaimo City	3	0	0	0	3	18	21	Nanaimo	10	0	0	3	13	37	50
Nanaimo A,B,D,E	4	0	0	0	4	3	7	Nanaimo A,B,D,E	3	0	0	0	3	12	15
TOTAL	7	0	0	0	7	21	28	TOTAL	13	0	0	3	16	49	65
Y.T.D. AVG. 2003	31	0	3	2	36	24	60	Y.T.D. TOTAL 2003	42	21	38	3	104	420	524
Y.T.D. AVG. 2002	70	0	4	0	74	20	94	Y.T.D. TOTAL 2002	34	0	6	0	40	300	340

COURTENAY CA

Inventory and Absorptions by Municipality

OCTOBER 2003 AND YEAR-TO-DATE 2002 & 2003

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	
Comox Town	0	0	0	0	0	2	2	Comox Town	0	0	0	0	0	7	7
Courtenay	0	0	4	0	4	6	10	Courtenay	0	0	0	0	0	23	23
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	1	1
Comox Strath A,B	0	0	0	0	0	0	0	Comox Strath A,B	0	0	5	0	5	4	9
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	4	0	4	8	12	TOTAL	0	0	5	0	5	35	40
Y.T.D. AVG. 2003	6	4	3	0	13	23	36	Y.T.D. TOTAL 2003	12	43	13	0	68	274	342
Y.T.D. AVG. 2002	1	0	5	0	6	16	22	Y.T.D. TOTAL 2002	10	0	17	0	27	193	220

Preliminary

Note 1): Absorptions are measured at projection completion and do **not** include presales.
 Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

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CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction OCTOBER 2003

need to know

METRO VICTORIA

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	55	553	608	75	8.1	1.1	Balanced.
Row Condo	27	126	153	12	12.8	2.8	Oversupplied.
Apt Condo	14	562	576	24	24.0	10.0	Oversupplied.

need to know

NANAIMO CA

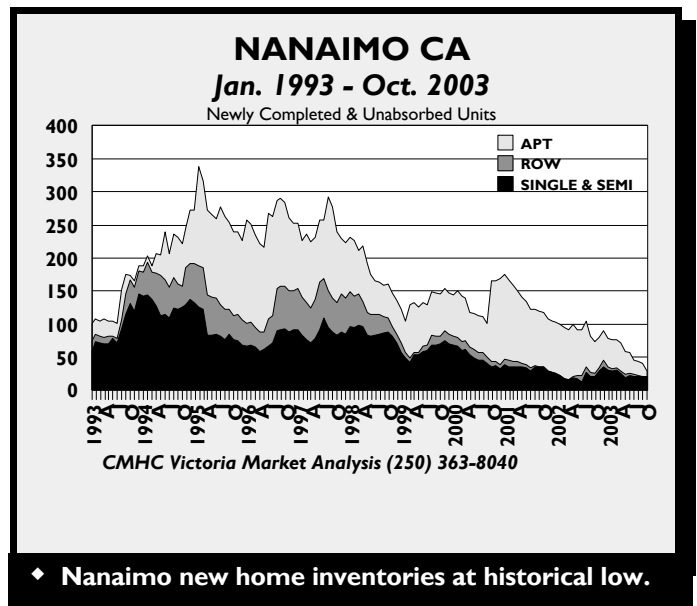
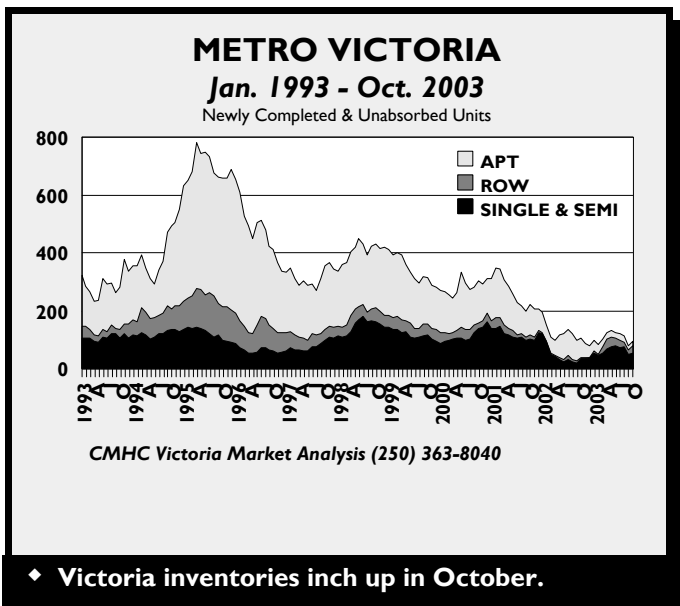
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	21	264	285	38	7.5	0.5	Balanced.
Row Condo	0	11	11	2	5.5	-5.5	Undersupplied.
Apt Condo	7	0	7	1	7.0	-6.0	Undersupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 1993 to OCTOBER 2003

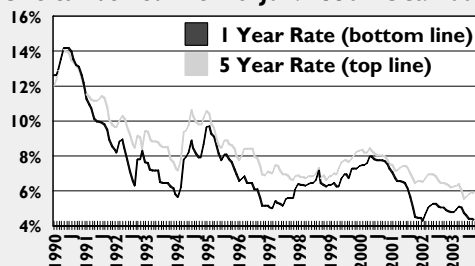


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KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Oct. 2003

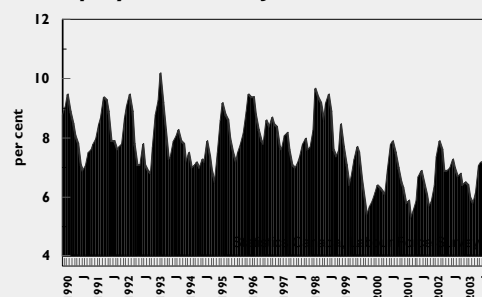


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue downtrend.

METRO VICTORIA

Unemployment Rate: Jan 1990 - Oct. 2003

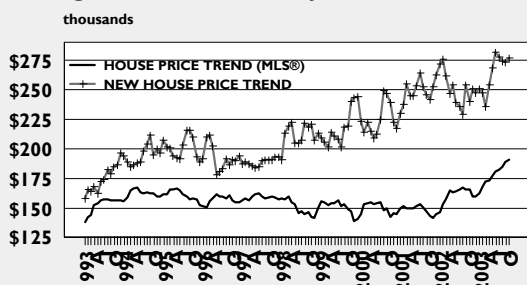


CMHC Market Analysis (250) 363-8040

◆ Fewer unemployed in Victoria this fall.

NANAIMO

Average House Price Trend Jan. 1993 - Oct. 2003

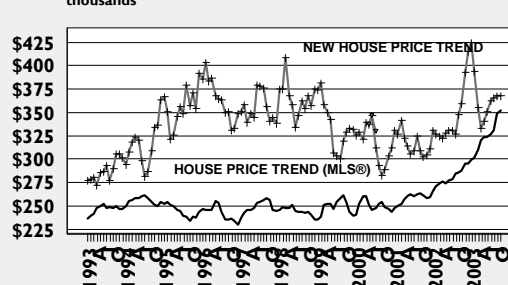


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices trending up.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Oct. 2003



NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250)363-8040 DATA: Victoria Real Estate Board, CMHC

◆ Victoria resale house prices escalating.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	October 2003				YEAR TO DATE 2003			
	Sales Oct. 2003	% Change Oct. 2002	Avg Price Oct. 2003	% Change Oct. 2002	Sales Y.T.D.	% Chg. Y.T.D. 02-03	Avg Price Y.T.D.	% Chg. Y.T.D. 02-03
Metro Victoria	382	19%	\$365,969	28%	3,958	1%	\$324,569	17%
Nanaimo	139	39%	\$195,574	20%	1,367	23%	\$179,915	11%
Duncan-Cowichan Valley	81	-2%	\$173,591	-4%	784	7%	\$179,987	8%
Port Alberni*	32	113%	\$104,295	5%	236	5%	\$109,253	7%
Parksville-Qualicum Beach	74	42%	\$231,562	18%	689	-10%	\$213,929	14%
Comox Valley	117	134%	\$167,314	12%	847	24%	\$167,868	7%
Campbell River	28	-20%	\$149,246	2%	373	7%	\$153,047	5%

* Note: MLS® data represents a smaller portion of total sales in Port Alberni.

MLS® - Multiple Listing Service® is a registered trademark owned by The Canadian Real Estate Association (CREA). Data courtesy of the **Victoria Real Estate Board** and the **Vancouver Island Real Estate Board**.

