

H

OUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

Homebuilding slips in February

Canada Mortgage and Housing Corporation

Fewer starts, more sales in Victoria

♦ **Metro Victoria new home starts decreased to 82 in February** from 154 last month. **Sixty-five** were single family houses, up from January's 52. **Saanich** led all municipalities with **25 new houses**, followed by **Langford** with 14.

♦ **Sixty-two houses sold**, up from January's 45. The new single family house **average price eased** from January's four-year high, to **\$402,073** in February.

♦ **The new single family home and duplex market remained balanced**, as February's 70 sales slightly overshadowed the 62 homes completed.

♦ **The condo apartment market oversupply eased towards balanced** as new apartment condo inventory slipped to 33, with 21 sales, no starts and 16 completions.

♦ **Condo townhouse starts slipped to 4** in February, from 28 the previous

month. The townhouse market stayed **oversupplied** as three units completed, four sold, 129 units were under construction and four in inventory.

Nanaimo homebuilding rises

♦ **Thirty-nine new homes started in Nanaimo** this month, up from 30 in January. Thirty-five starts were single family houses. **Average new house prices slipped to \$222,547** from January's \$275,565.

♦ **Twenty-five new homes** were completed and 28 sold in February. **The new single family house market remains balanced with sales holding steady.**

♦ **The townhouse market remained balanced in February**, with no starts, no completions, and no sales.

♦ **Nanaimo's apartment condo market remains oversupplied**, with no sales this month. See **pages 5-7** for details.

Parksville-Qualicum leads other Van. Island markets

♦ **Parksville-Qualicum** saw 19 homes begin construction, followed by **Courtenay-Comox** with 17 starts and Duncan with 11.

♦ **No multiple projects** broke ground outside of Victoria again this month: **single family housebuilding continues to dominate on Vancouver Island** this winter. Apartment/townhouse construction is expected to pick up by mid year due to rising demand.

FEBRUARY 2003

IN THIS ISSUE

Monthly Highlights	1
STATISTICAL TABLES:	
Metropolitan Victoria	
Starts/Completions/Under Construction	2
Inventory & Absorptions by Municipality	3
Vancouver Island	
New House Prices & Starts/ Completions	4
Starts/Completions/Under Construction	5
Inventory & Absorptions by Municipality	6
CMHC Market Watch & Inventory Graphs ...	7
Key Economic Indicators & MLS® Sales	8

CMHC Victoria Noticeboard

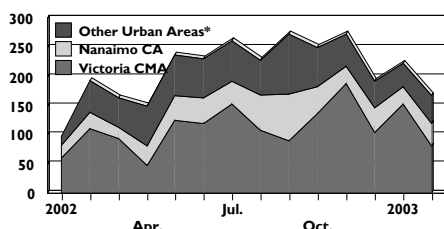
♦ **Check out CMHC's overview of Canadian housing conditions and trends - visit www.cmhc.ca for your copy of the *Canadian Housing Observer*.**

♦ **Homebuilding figures fast?** next release April 8 (250) 363-8045, pprill@cmhc.ca

♦ **Register Now for *Private Partnerships for Public Solutions* conference** June 12 -call Greater Victoria Chamber of Commerce (250) 383-7191.

♦ **Your local CMHC contact is Corporate Representative **Lee F. King**** (250) 363-8050, lking@cmhc.ca.

Vancouver Island Homebuilding Jan. 2002 - Feb. 2003



* includes Duncan CA, Courtenay CA, Parksville-Qualicum

♦ Victoria homebuilding down in February.

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
February 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	4	0	0	0	8	1	2	0	0	16	24	43	14	8	20	0	184	0	226
Oak Bay	1	0	0	0	0	0	1	3	0	0	0	0	0	3	5	0	5	0	15	0	25
Esquimalt	0	0	0	0	0	0	0	3	0	0	0	0	0	3	14	4	18	0	0	0	36
Saanich	25	0	0	0	0	0	25	15	0	3	0	0	0	18	131	24	47	27	4	116	349
C. Saanich	2	0	0	0	0	0	2	4	0	0	0	0	0	4	25	0	7	0	0	0	32
N. Saanich	3	0	0	0	0	0	3	4	0	0	0	0	0	4	20	0	0	0	0	0	20
Sidney	1	2	0	0	0	0	3	3	5	0	0	0	0	8	10	2	4	0	0	0	16
View Royal	4	0	0	0	0	0	4	1	0	0	0	0	0	1	18	2	0	0	0	0	20
RDA H	4	0	0	0	0	0	4	3	0	0	0	0	0	3	21	0	0	0	0	0	21
Highlands	0	0	0	0	0	0	0	1	0	0	0	0	0	1	10	0	0	0	0	0	10
Langford	14	8	0	0	0	0	22	10	0	0	0	0	0	10	65	8	0	0	20	32	125
Colwood	4	0	0	0	0	0	4	0	0	0	0	0	0	0	15	0	28	0	0	0	43
Metchosin	0	0	0	0	0	0	0	3	0	0	0	0	0	3	11	0	0	0	0	0	11
Sooke	4	0	0	0	0	0	4	4	0	0	0	0	0	4	22	0	0	0	0	0	22
Indian Res.	2	0	0	0	0	0	2	0	0	0	0	0	0	0	9	0	0	0	0	0	9
MONTH TOTAL	65	13	4	0	0	0	82	55	7	3	0	16	24	105	390	48	129	27	223	148	965
YEAR-TO-DATE	117	14	32	0	73	0	236	115	13	7	0	19	24	178	---	---	---	---	---	---	---

Preliminary
Page 2

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

February 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	21	24	0	0	45	6	51	Victoria	20	0	0	0	20	5	25
Cen Saanich	0	0	0	0	0	1	1	Cen Saanich	0	0	0	0	0	5	5
Esquimalt	4	0	0	0	4	6	10	Esquimalt	0	0	0	0	0	1	1
Oak Bay	3	0	0	0	3	1	4	Oak Bay	0	0	0	0	0	3	3
Saanich	0	0	1	0	1	19	20	Saanich	0	0	4	0	4	17	21
Sidney	5	0	3	0	8	0	8	Sidney	1	0	0	0	1	8	9
RDA. H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	3	3
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	1	1
Langford	0	0	0	0	0	6	6	Langford	0	0	0	0	0	12	12
View Royal	0	0	0	0	0	5	5	View Royal	0	0	0	0	0	3	3
N. Saanich	0	0	0	0	0	1	1	N. Saanich	0	0	0	0	0	3	3
Colwood	0	0	0	0	0	1	1	Colwood	0	0	0	0	0	2	2
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	3	3
Sooke	0	0	0	0	0	0	0	Sooke	0	0	0	0	0	4	4
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	33	24	4	0	61	48	109	MONTH TOTAL	21	0	4	0	25	70	95
Y.T.D. AVG. 2003	36	12	5	0	53	52	105	Y.T.D. TOTAL 2003	25	0	5	0	30	118	148
Y.T.D. AVG. 2002	62	25	3	0	90	109	199	Y.T.D. TOTAL 2002	21	4	6	0	31	175	206

Preliminary

Page 3

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		321,126			301,000		
April	69		307,498			284,400		
May	66		339,126			299,500		
June	75		337,301			274,416		
July	43		315,562			290,000		
August	108		339,604			289,450		
September	69		324,542			289,900		
October	67		380,037			304,800		
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		262,292			228,950		
April	26		257,319			224,200		
May	23		265,166			262,080		
June	32		241,729			222,705		
July	5		211,383			217,900		
August	29		254,686			223,200		
September	31		222,222			189,900		
October	31		285,989			287,192		
November	33		212,853			203,000		
December	41		254,734			253,000		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2002 & 2003 Year-to-Date

	STARTS JAN.-FEB. 2003					STARTS JAN.-FEB. 2002					COMPLETIONS JAN.-FEB.. 2003					COMPLETIONS JAN.-FEB. 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River	n.a.	n.a.	n.a.	n.a.	n.a.	5	0	0	0	5	n.a.	n.a.	n.a.	n.a.	n.a.	9	0	0	0	9
Courtenay	26	6	0	0	32	30	0	0	0	30	47	4	3	0	54	28	0	0	0	28
Parksville/Qualicum	21	8	0	0	29	n.a.	n.a.	n.a.	n.a.	n.a.	31	2	0	0	33	n.a.	n.a.	n.a.	n.a.	n.a.
Nanaimo	61	8	0	0	69	31	4	16	0	51	58	2	8	0	68	34	2	0	0	36
Duncan	23	3	0	0	26	10	0	0	0	10	7	2	0	0	9	13	2	0	0	15
Port Alberni	n.a.	n.a.	n.a.	n.a.	n.a.	3	0	0	0	3	n.a.	n.a.	n.a.	n.a.	n.a.	7	0	0	0	7
Victoria	117	14	32	73	236	121	5	18	28	172	115	13	7	43	178	132	13	0	0	145
TOTAL	248	39	32	73	392	200	9	34	28	271	258	23	18	43	342	223	17	0	0	240

Preliminary

Page 4

VANCOUVER ISLAND

Starts/Completions/Under Construction

February 2003

	UNDER CONSTR: JAN. 2003					STARTS					COMPLETIONS					UNDER CONSTR: FEB. 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	10	2	0	0	12	2	0	0	0	2	0	0	0	0	0	12	2	0	0	14
Courtenay City	64	26	0	43	133	10	2	0	0	12	19	0	0	0	19	55	28	0	43	126
Cumberland	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1
Comox Strath RDA A	13	0	0	0	13	1	0	0	0	1	0	0	0	0	0	14	0	0	0	14
Comox Strath RDA B	20	0	6	0	26	1	0	0	0	1	2	0	3	0	5	19	0	3	0	22
Courtenay CA	107	28	6	43	184	15	2	0	0	17	21	0	3	0	24	101	30	3	43	177
Parksville City	16	10	0	0	26	4	8	0	0	12	4	0	0	0	4	16	18	0	0	34
Qualicum Beach Town	24	2	0	0	26	1	0	0	0	1	2	0	0	0	2	23	2	0	0	25
Nanaimo RDA G	39	0	0	0	39	6	0	0	0	6	11	0	0	0	11	34	0	0	0	34
Parksville-Qualicum	79	12	0	0	91	11	8	0	0	19	17	0	0	0	17	73	20	0	0	93
Nanaimo City	105	4	19	25	153	24	4	0	0	28	22	0	0	0	22	107	8	19	25	159
Nanaimo RDA A	14	0	0	0	14	2	0	0	0	2	1	0	0	0	1	15	0	0	0	15
Nanaimo RDA B	29	0	0	0	29	3	0	0	0	3	1	0	0	0	1	31	0	0	0	31
Nanaimo RDA D	14	0	0	0	14	2	0	0	0	2	0	0	0	0	0	16	0	0	0	16
Nanaimo RDA E	24	0	0	0	24	4	0	0	0	4	1	0	0	0	1	27	0	0	0	27
Nanaimo CA	186	4	19	25	234	35	4	0	0	39	25	0	0	0	25	196	8	19	25	248
North Cowichan	48	5	0	0	53	7	2	0	0	9	2	2	0	0	4	53	5	0	0	58
Duncan City	2	0	0	6	8	0	0	0	0	0	0	0	0	0	0	2	0	0	6	8
Cowich. Valley RDA D	6	0	0	0	6	2	0	0	0	2	1	0	0	0	1	7	0	0	0	7
Cowich. Valley RDA E	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
Duncan CA	60	5	0	6	71	9	2	0	0	11	3	2	0	0	5	66	5	0	6	77
TOTAL	432	49	25	74	580	70	16	0	0	86	66	2	3	0	71	436	63	22	74	595

NANAIMO CA

Inventory and Absorptions by Municipality

FEBRUARY 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	37	0	4	0	41	25	66	Nanaimo	0	0	0	0	0	23	23
Nanaimo A,B,D,E	7	0	0	0	7	3	10	Nanaimo A,B,D,E	0	0	0	0	0	5	5
TOTAL	44	0	4	0	48	28	76	TOTAL	0	0	0	0	0	28	28
Y.T.D. AVG. 2003	44	0	4	0	48	30	78	Y.T.D. TOTAL 2003	1	0	14	0	15	67	82
Y.T.D. AVG. 2002	77	0	0	0	77	25	102	Y.T.D. TOTAL 2002	2	0	0	0	2	40	42

COURTENAY CA

Inventory and Absorptions by Municipality

FEBRUARY 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	1	0	0	0	1	3	4	Comox Town	0	0	0	0	0	1	1
Courtenay	11	0	1	0	12	34	46	Courtenay	0	0	1	0	1	10	11
Cumberland	0	0	0	0	0	1	1	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	1	0	1	2	3	Comox Strath A,B	0	0	2	0	2	2	4
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	12	0	2	0	14	40	54	TOTAL	0	0	3	0	3	13	16
Y.T.D. AVG. 2003	12	0	2	0	14	36	50	Y.T.D. TOTAL 2003	0	0	3	0	3	42	45
Y.T.D. AVG. 2002	0	0	8	0	8	16	24	Y.T.D. TOTAL 2002	0	0	0	0	0	25	25

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.

Preliminary
Page 6

CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction FEBRUARY 2003

METRO VICTORIA

need to know

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	48	423	471	72	6.5	-0.5	Balanced.
Row Condo	4	129	133	7	19.0	9.0	Oversupplied.
Apt Condo	33	223	256	16	16.0	2.0	Oversupplied, moving into balance.

NANAIMO CA

need to know

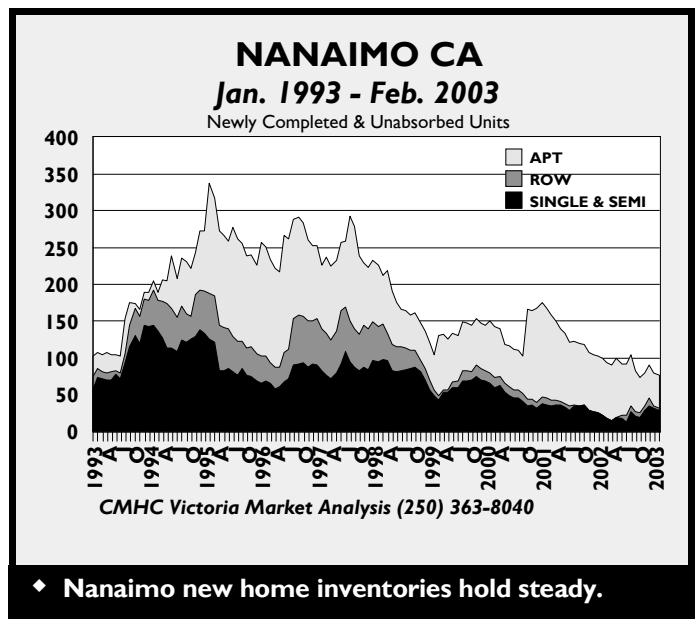
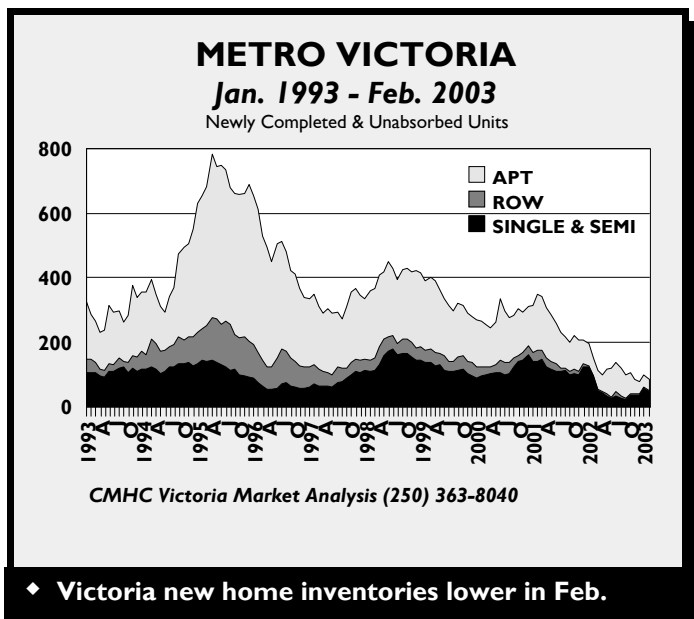
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	28	192	220	34	6.5	-0.5	Balanced.
Row Condo	4	16	20	2	10.0	-1.0	Balanced.
Apt Condo	44	4	48	2	24.0	11.0	Oversupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

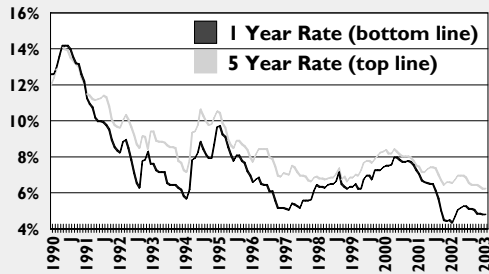
JANUARY 1993 to FEBRUARY 2003



KEY ECONOMIC INDICATORS

MORTGAGE RATES

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

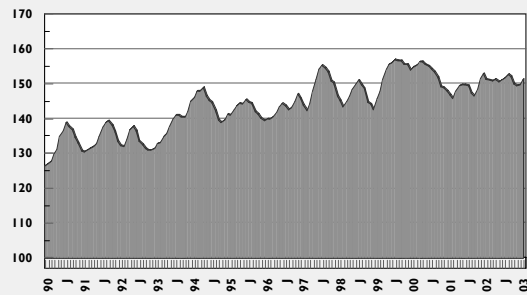


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates remain low in February.

METRO VICTORIA

Employed Labour Force Jan. 1990 - Feb. 2003

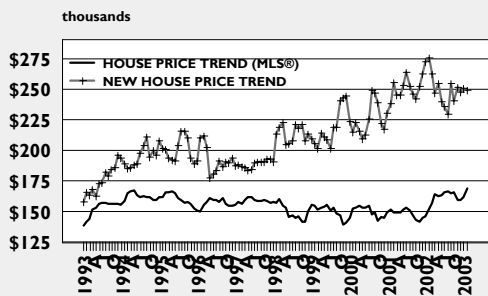


CMHC Market Analysis (250) 363-8040 DATA: Statistics Canada

◆ Victoria sees steady job growth this winter.

NANAIMO

Average House Price Trend Jan. 1993 - Feb. 2003

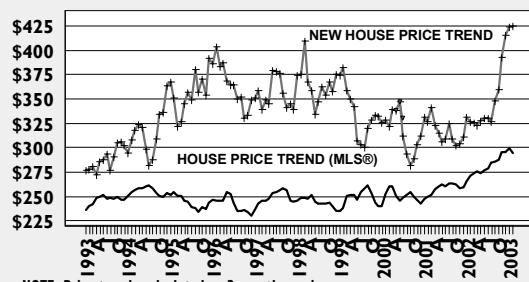


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo resale house prices trending up.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Feb. 2003
thousands



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

◆ Victoria resale and new house prices rising.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	February 2003				YEAR TO DATE 2003			
	Sales Feb. 2003	% Change Feb. 2002	Avg Price Feb. 2003	% Change Feb. 2002	Sales Y.T.D.	% Chg. Y.T.D. 02-03	Avg Price Y.T.D.	% Chg. Y.T.D. 02-03
Metro Victoria	328	-9%	\$303,980	11%	601	-14%	\$295,140	9%
Nanaimo	115	12%	\$175,559	17%	199	16%	\$170,300	13%
Duncan-Cowichan Valley	69	28%	\$197,167	34%	120	12%	\$189,892	22%
Port Alberni*	10	-52%	\$106,621	-8%	22	-41%	\$105,250	-1%
Parksville-Qualicum Beach	42	-13%	\$201,235	8%	87	-1%	\$200,220	14%
Comox Valley	53	-20%	\$163,418	8%	99	-17%	\$164,469	9%
Campbell River	28	-10%	\$148,503	6%	51	-20%	\$140,384	-3%

* 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**.

