

H

OUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

New home sales boom in July

Canada Mortgage and Housing Corporation

Victoria new home sales rising

- ◆ New single family house sales rose to 78 in July from 58 in June, while multi-family sales more than doubled.
- ◆ Average new house prices dipped to \$408,943.
- ◆ Starts of single detached houses edged down to 95 from 99 in June. Langford recorded the highest volume of new house starts, at 19, followed by View Royal with 15.
- ◆ The new house and duplex market remained balanced, with 107 units completed, 100 sales and 55 units in inventory.
- ◆ New condo apartment markets were balanced, with no starts, 45 completions, 47 sales, 17 units in inventory and 688 units underway.
- ◆ The townhouse market moved towards balanced from undersupplied in July with six starts, 102 units underway, three completions, six sales and nine new townhouses in inventory.

Nanaimo new home sales strongest since June 1998

- ◆ New home sales hit a six-year high in Nanaimo this July when 76 transactions were posted. The new house/duplex market remained balanced.
- ◆ Housing starts rebounded in June, and year-to-date homebuilding is 44% higher than 2003 levels. Average new house prices slipped from June's record level.
- ◆ The new townhouse undersupply continued, with three sales, no starts and three completions: four townhouse units were underway while two newly completed units remained in inventory.
- ◆ Nanaimo's apartment condo market also remained undersupplied. There were three units in inventory, no sales, no starts, no completions and no units under construction. See pages 5-7 for details.

Courtenay-Comox leads homebuilding north of Nanaimo

- ◆ Courtenay-Comox posted 105 new home starts in July, followed by Parksville-Qualicum with 60 and Duncan with 17.
- ◆ Courtenay-Comox new home inventories remained low and sales were brisk, reflecting strong buyer demand. See pages 5-6 for details.

JULY 2004

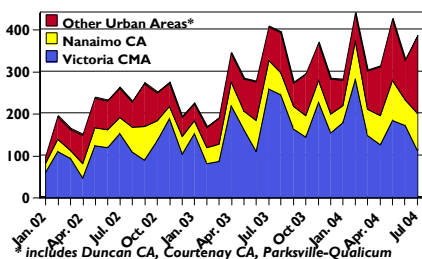
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CMHC Victoria Noticeboard

- ◆ **Planning for 2005?** - attend CMHC's 10th annual Housing Outlook Conference Nov. 4 in Vancouver: for details, (604) 737-4088 or lpreston@cmhc.ca
- ◆ **CMHC releases August housing starts** Sep. 9. (250) 363-8045, prrill@cmhc.ca
- ◆ **CHBA's CARE Awards** - plan to attend September 25 at Fairmont Empress Hotel www.chbavictoria.com or call (250) 383-5044.
- ◆ **CMHC Senior's Survey** - Annual senior's survey now underway. Reports for Vancouver Island, Lower Mainland and Okanagan markets available this autumn. Call Lisa Preston to order (604) 737-4088 lpreston@cmhc.ca

Vancouver Island Homebuilding
Jan. 2002 - Jul. 2004



◆ Island homebuilding rose in July 2004.

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METROPOLITAN VICTORIA

Starts/Completions/Under Construction

July 2004

	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	7	1	0	0	0	0	8	0	7	0	0	28	0	35	20	32	27	6	378	28	491
Oak Bay	0	0	0	0	0	0	0	1	0	0	0	0	0	1	12	0	4	0	0	0	16
Esquimalt	2	0	0	0	0	0	2	0	2	0	0	0	0	2	16	2	9	0	31	0	58
Saanich	10	2	3	0	0	0	15	16	18	3	0	0	0	37	159	8	23	0	58	0	248
C. Saanich	0	0	0	0	0	0	0	5	0	0	0	0	0	5	18	8	7	0	42	0	75
N. Saanich	1	0	0	0	0	0	1	4	0	0	0	0	0	4	34	0	0	0	0	0	34
Sidney	3	1	0	0	0	0	4	0	0	0	0	7	0	7	5	4	10	0	68	54	141
View Royal	15	0	3	0	0	0	18	9	0	0	0	0	0	9	72	6	3	0	0	0	81
RDA H	3	1	0	0	0	0	4	10	0	0	0	0	0	10	31	3	0	0	0	0	34
Highlands	3	0	0	0	0	0	3	0	0	0	0	0	0	0	25	0	0	0	0	0	25
Langford	19	8	0	0	0	0	27	16	0	0	0	10	0	26	102	30	0	0	80	0	212
Colwood	3	0	0	0	0	0	3	3	0	0	0	0	0	3	27	2	19	0	31	0	79
Metchosin	3	0	0	0	0	0	3	0	0	0	0	0	0	0	15	0	0	0	0	0	15
Sooke	11	0	0	0	0	0	11	16	0	0	0	0	0	16	61	2	0	0	0	0	63
Indian Res.	15	0	0	0	0	0	15	0	0	0	0	0	0	0	29	0	0	0	0	0	29
MONTH TOTAL	95	13	6	0	0	0	114	80	27	3	0	45	0	155	626	97	102	6	688	82	1601
YEAR-TO-DATE	621	99	55	3	434	0	1212	555	63	74	0	232	137	1061	---	---	---	---	---	---	---

Preliminary

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

July 2004 AND YEAR-TO-DATE 2003 & 2004

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 City	16	2	0	0	18	5	23	Victoria City	29	1	0	0	30	8	38
Oak Bay	0	0	0	0	0	0	0	Oak Bay	1	0	0	0	1	1	2
Esquimalt	0	0	0	0	0	1	1	Esquimalt	0	0	0	0	0	1	1
Saanich	0	0	9	0	9	29	38	Saanich	0	5	6	0	11	24	35
C. Saanich	0	0	0	0	0	0	0	C. Saanich	0	0	0	0	0	5	5
N. Saanich	0	0	0	0	0	0	0	N. Saanich	0	0	0	0	0	5	5
Sidney	1	0	0	0	1	0	1	Sidney	7	0	0	0	7	1	8
View Royal	0	0	0	0	0	0	0	View Royal	0	0	0	0	0	11	11
RDA H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	10	10
Highlands	0	0	0	0	0	1	1	Highlands	0	0	0	0	0	0	0
Langford	0	0	0	0	0	8	8	Langford	10	0	0	0	10	14	24
Colwood	0	0	0	0	0	2	2	Colwood	0	0	0	0	0	4	4
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	7	7	Sooke	0	0	0	0	0	15	15
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	1	1
MONTH TOTAL	17	2	9	0	28	55	83	MONTH TOTAL	47	6	6	0	59	100	159
Y.T.D. AVG. 2004	24	12	17	0	53	60	113	Y.T.D. TOTAL 2004	235	135	83	0	453	619	1072
Y.T.D. AVG. 2003	27	12	22	8	69	65	134	Y.T.D. TOTAL 2003	108	131	50	0	289	448	737

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

Preliminary
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METROPOLITAN VICTORIA ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	45	80	\$446,782	\$378,880	-15.2	\$387,000	\$359,900	-7.0
February	62	97	402,073	453,973	12.9	343,800	385,900	12.2
March	52	67	334,101	372,211	11.4	336,000	359,900	7.1
April	30	71	329,913	481,230	45.9	333,400	412,900	23.8
May	70	90	334,910	458,695	37.0	359,000	416,200	15.9
June	64	58	356,838	466,053	30.6	349,450	399,450	14.3
July	78	78	362,844	408,943	12.7	332,400	359,450	8.1
August	47		367,773			334,000		
September	84		367,497			356,300		
October	79		368,311			356,400		
November	66		366,450			378,000		
December	72		364,514			334,500		

NANAIMO CA ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2003	2004	2003	2004	% Chg	2003	2004	% Chg
January	34	32	\$275,565	\$299,394	8.6	\$246,044	\$282,700	14.9
February	24	42	222,547	335,772	50.9	194,750	336,200	72.6
March	25	48	244,495	319,056	30.5	226,500	289,400	27.8
April	40	34	240,294	278,894	16.1	225,450	258,700	14.7
May	27	59	277,954	326,051	17.3	257,000	290,349	13.0
June	35	28	287,047	352,906	22.9	248,500	324,400	30.5
July	43	49	280,030	334,250	19.4	247,000	304,800	23.4
August	49		267,033			239,900		
September	38		276,826			254,900		
October	44		276,654			255,200		
November	51		330,688			304,600		
December	47		283,463			274,680		

VANCOUVER ISLAND STARTS/COMPLETIONS SUMMARY 2003 & 2004 Year-to-Date

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	JAN.-JUL. 2004					JAN.-JUL. 2003					JAN.-JUL. 2004					JAN.-JUL. 2003				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	64	22	0	21	107	44	2	0	0	46	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	230	28	23	94	375	175	40	17	24	256	196	34	20	24	274	135	22	6	43	206
Parksville/Qualicum	159	49	43	0	251	107	11	0	0	118	116	24	9	0	149	112	7	0	0	119
Nanaimo	445	56	6	0	507	308	30	15	0	353	330	35	14	0	379	230	18	23	25	296
Duncan	111	16	0	0	127	80	9	0	0	89	90	10	0	0	100	54	4	0	6	64
Port Alberni *	13	0	16	0	29	8	2	0	6	16	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	621	99	58	434	1212	514	47	135	381	1077	555	63	74	369	1061	435	47	103	232	817
Total	1643	270	146	549	2608	1236	141	167	411	1955	1287	166	117	393	1963	966	98	132	306	1502

* updated quarterly, to March 2004

Preliminary
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METROPOLITAN VICTORIA

Starts/Completions/Under Construction

July 2004

	UNDER CONSTR: JUN. 2004					STARTS					COMPLETIONS					UNDER CONSTR: JUL. 2004				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	38	2	0	13	53	7	0	4	0	11	4	0	0	0	4	41	2	4	13	60
Courtenay City	89	38	4	38	169	14	0	7	0	21	27	8	0	0	35	76	30	11	38	155
Cumberland	3	0	0	0	3	2	0	0	0	2	1	0	0	0	1	4	0	0	0	4
Comox Strath RDA A	18	0	0	0	18	3	0	0	0	3	2	0	0	0	2	19	0	0	0	19
Comox Strath RDA B	41	0	0	0	41	9	0	0	59	68	3	0	0	0	3	47	0	0	59	106
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Courtenay CA	190	40	4	51	285	35	0	11	59	105	37	8	0	0	45	188	32	15	110	345
Parksville City	40	26	33	0	99	17	9	9	0	35	8	0	0	0	8	49	35	42	0	126
Qualicum Beach Town	23	2	0	0	25	4	0	0	0	4	3	0	0	0	3	24	2	0	0	26
Nanaimo RDA G	50	34	0	0	84	17	4	0	0	21	10	6	0	0	16	57	32	0	0	89
Parksville-Qualicum	113	62	33	0	208	38	13	9	0	60	21	6	0	0	27	130	69	42	0	241
Nanaimo City	188	24	7	0	219	55	8	0	0	63	35	14	3	0	52	208	18	4	0	230
Nanaimo RDA A	25	0	0	0	25	6	0	0	0	6	3	0	0	0	3	28	0	0	0	28
Nanaimo RDA B	43	0	0	0	43	7	0	0	0	7	7	0	0	0	7	43	0	0	0	43
Nanaimo RDA D	20	0	0	0	20	5	0	0	0	5	3	0	0	0	3	22	0	0	0	22
Nanaimo RDA E	74	22	0	0	96	7	0	0	0	7	10	0	0	0	10	71	22	0	0	93
Nanaimo CA	350	46	7	0	403	80	8	0	0	88	58	14	3	0	75	372	40	4	0	416
North Cowichan	81	16	0	7	104	12	4	0	0	16	7	6	0	0	13	86	14	0	7	107
Duncan City	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
Cowich. Valley RDA D	19	0	0	0	19	0	0	0	0	0	0	0	0	0	0	19	0	0	0	19
Cowich. Valley RDA E	17	0	0	0	17	1	0	0	0	1	2	0	0	0	2	16	0	0	0	16
Duncan CA	119	16	0	7	142	13	4	0	0	17	10	6	0	0	16	122	14	0	7	143
TOTAL	772	164	44	58	1038	166	25	20	59	270	126	34	3	0	163	812	155	61	117	1145

NANAIMO CA

Inventory and Absorptions by Municipality

JULY 2004 AND YEAR-TO-DATE 2003 & 2004

	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	1	0	2	0	3	18	21	Nanaimo	0	0	3	0	3	48	51
Nanaimo A,B,D,E	2	0	0	0	2	1	3	Nanaimo A,B,D,E	0	0	0	0	0	25	25
MONTH TOTAL	3	0	2	0	5	19	24	MONTH TOTAL	0	0	3	0	3	73	76
Y.T.D. AVG. 2004	4	0	1	0	5	21	26	Y.T.D. TOTAL 2004	2	0	12	0	14	364	378
Y.T.D. AVG. 2003	38	0	4	1	43	25	68	Y.T.D. TOTAL 2003	27	21	26	0	74	263	337

COURTENAY CA

Inventory and Absorptions by Municipality

JULY 2004 AND YEAR-TO-DATE 2003 & 2004

	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	2	0	2	2	4	Comox Town	0	0	0	0	0	7	7
Courtenay	0	0	0	0	0	10	10	Courtenay	1	0	0	0	1	27	28
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	0	0	0	2	2
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	3	0
MONTH TOTAL	0	0	2	0	2	12	14	MONTH TOTAL	1	0	0	0	1	40	41
Y.T.D. AVG. 2004	0	0	3	0	3	11	14	Y.T.D. TOTAL 2004	24	0	23	4	51	212	263
Y.T.D. AVG. 2003	8	5	3	0	16	29	45	Y.T.D. TOTAL 2003	11	39	5	0	55	165	220

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

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CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction JULY 2004

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	682	737	91	8.1	1.1	Balanced.
Row Condo	9	102	111	14	7.9	-2.1	Undersupplied, moving to balanced.
Apt Condo	17	688	705	55	12.8	-1.2	Balanced.

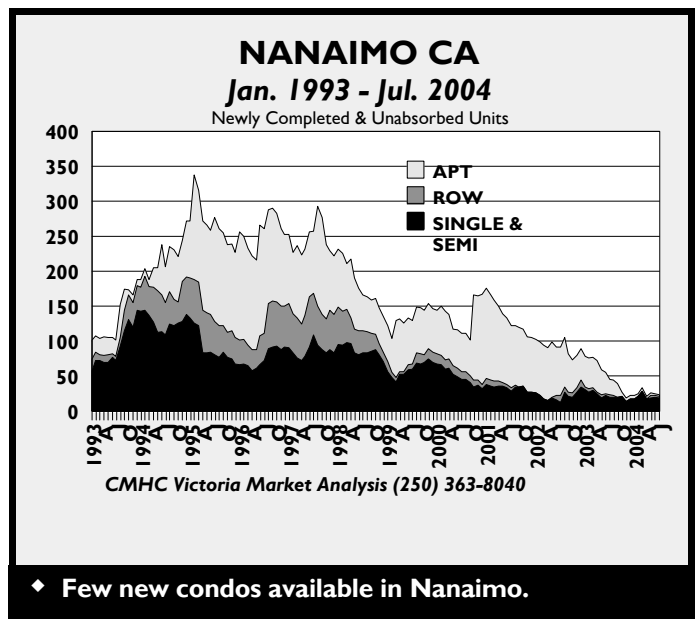
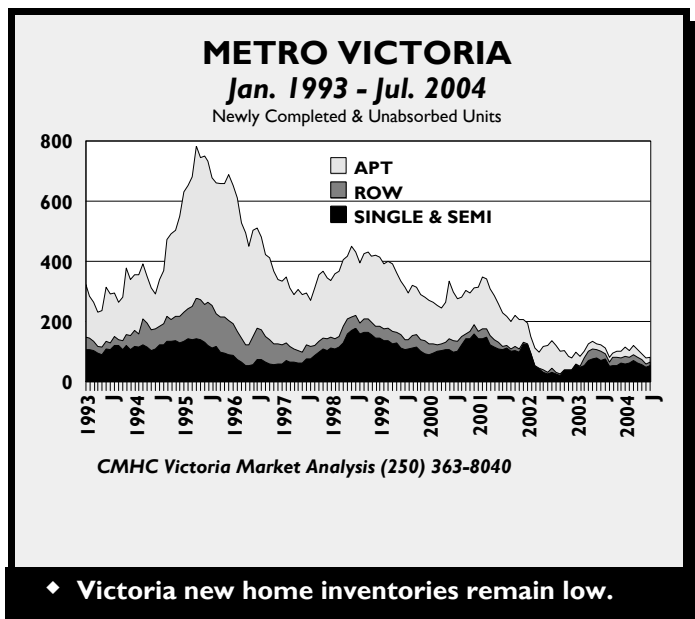
need to know

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	19	389	408	49	8.3	1.3	Balanced.
Row Condo	2	4	6	2	3.0	-8.0	Undersupplied.
Apt Condo	3	0	3	1	3.0	-10.0	Undersupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

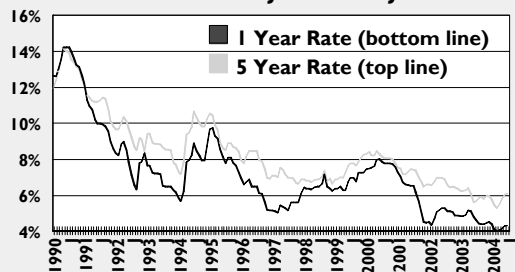
VICTORIA AND NANAIMO New Housing Inventory JANUARY 1993 to JULY 2004



KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Jul. 2004

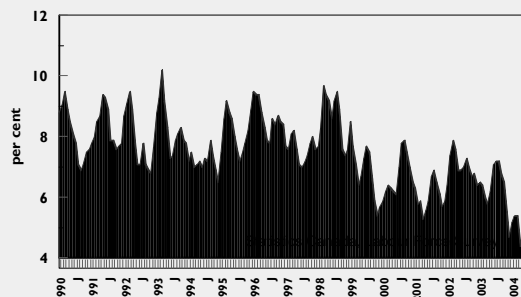


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates remain low in July.

METRO VICTORIA

Unemployment Rate: Jan. 1990 - Jul. 2004

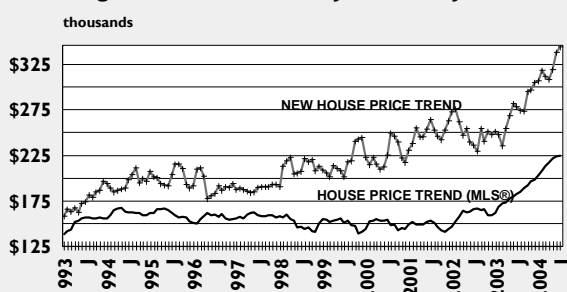


CMHC Market Analysis (250) 363-8040

◆ Fewer Victorians without jobs this year.

NANAIMO

Average House Price Trend Jan. 1993 - Jul. 2004

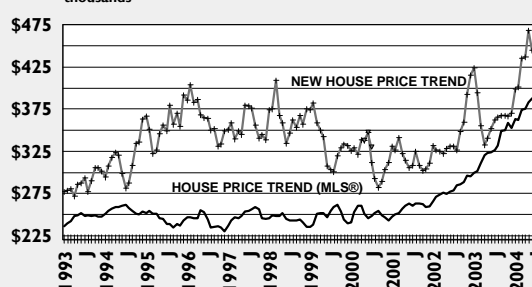


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices escalate further.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Jul. 2004



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

◆ Victoria new house price trend dips.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	July 2004				January-July 2004			
	Sales July 2004	% Change July 2003	Avg Price July 2004	% Change July 2003	Sales Y.T.D.	% Chg. Y.T.D. 03-04	Avg Price Y.T.D.	% Chg. Y.T.D. 03-04
Metro Victoria	380	-21%	\$397,503	27%	2,754	-2%	\$377,245	21%
Nanaimo	147	-16%	\$219,809	20%	998	7%	\$216,951	23%
Duncan-Cowichan Valley	70	-20%	\$234,379	27%	543	2%	\$211,023	17%
Port Alberni*	44	38%	\$119,501	13%	248	66%	\$119,301	13%
Parksville-Qualicum Beach	80	7%	\$265,203	16%	517	17%	\$247,639	19%
Comox Valley	74	-30%	\$218,829	29%	635	14%	\$207,800	22%
Campbell River	59	37%	\$176,356	10%	336	29%	\$173,513	15%

* 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**.

