

H

OUSING NOW

YOUR LINK TO THE HOUSING MARKET

Strong Homebuilding Continues

Canada Mortgage and Housing Corporation

Victoria sees new high in homes under construction

♦ Although homebuilding slowed for the second consecutive month, the number of homes under construction hit another new high in November. Strong demand for new homes has Victoria homebuilders working hard to finish those now under construction, with several new major projects in the planning stages.

♦ **New home inventories edged down for the third consecutive month** as sales outpaced completions by 13 units.

♦ Thirty-four new apt condos got underway, 21 completed construction and 27 sold, meaning the slight market oversupply remained.

♦ **The new townhouse market edged toward an undersupply** as 15 started, 21 completed and 20 sold.

♦ **The new house average price edged down from October's high**, but rising building costs are expected to maintain upward pressure on prices.

Fewer new home starts in Nanaimo

♦ **Nanaimo saw 71 new homes get underway in November**, down from 84 in October. Year-to-date, housing starts are 31% ahead of 2004 levels.

♦ **The new single/semi-detached house market remained balanced**, with five fewer sales than completions.

♦ No new apartment condos were started, completed or sold; **markets remained balanced**. Sales are expected to remain strong, keeping the market balanced into 2006.

Courtenay CA leads other Vancouver Island markets

♦ **Courtenay CA** saw 66 new home starts in Nov., outpacing **Duncan CA** and **Parksville-Qualicum** with 30 each. This year Duncan shows the strongest gains from 2004 levels as **buoyant demand for new homes in southeast central Vancouver Island markets** continues.

Continued job growth and rising wages boost B.C. new homebuyer demand

♦ BC labour force survey results show 80,000 more people working than in November 2004. As well, third quarter 2005 wages show a 6.9% increase from last year. Employment growth and higher earnings are driving housing demand in B.C. markets.

NOVEMBER 2005

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CMHC Victoria Noticeboard

♦ **CMHC's 2005 Rental Report Release** - results now available, on website or contact Lisa Preston (604) 737-4088, lpreston@cmhc.ca

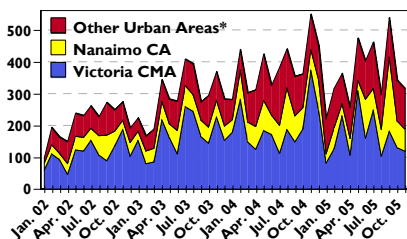
♦ **Is the new home market nearing its peak?** Keep up to date with CMHC's next housing starts release January 10. (250) 363-8045, pprill@cmhc.ca

♦ **Check out the expanded FREE market info on CMHC's website:**

www.cmhc-schl.gc.ca/mktinfo/store

♦ **CHBA Victoria Crystal Ball Session** - CMHC will present 2006 forecast for Victoria January 11, call 250-383-5044 for details.

Vancouver Island Homebuilding
Jan. 2002 - Nov. 2005



* includes Duncan CA, Courtenay CA, Parksville-Qualicum

♦ Homebuilding eases in November.

Peggy Prill (250) 363-8045
CMHC Victoria - Market Analysis
Website: www.cmhc.ca

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



METROPOLITAN VICTORIA
Starts/Completions/Under Construction
November 2005

	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	4	3	15	0	6	0	28	0	3	0	0	21	0	24	19	29	15	4	650	0	717
Oak Bay	1	0	0	0	0	0	1	2	0	0	0	0	2	20	1	0	0	0	0	21	
Esquimalt	0	0	0	0	0	0	0	0	0	0	0	0	0	11	12	3	0	222	0	248	
Saanich	5	0	0	0	0	0	5	13	1	0	0	0	14	146	2	9	0	137	0	294	
C. Saanich	1	0	0	0	0	0	1	3	0	0	0	0	3	24	0	15	0	0	0	39	
N. Saanich	3	0	0	0	0	0	3	4	0	0	0	0	4	32	4	0	0	0	0	36	
Sidney	0	3	0	0	0	0	3	2	0	0	0	0	2	10	7	6	0	74	0	97	
View Royal	5	0	0	0	0	0	5	7	0	3	0	0	10	38	4	12	0	0	0	54	
RDA H	2	0	0	0	0	0	2	2	0	0	0	0	2	46	2	0	0	0	0	48	
Highlands	0	0	0	0	0	0	0	1	0	0	0	0	1	14	0	0	0	0	0	14	
Langford	23	0	0	0	28	0	51	18	0	0	0	0	18	169	8	0	0	90	0	267	
Colwood	6	6	0	0	0	0	12	6	0	18	0	0	24	62	16	0	0	31	0	109	
Metchosin	2	0	0	0	0	0	2	0	0	0	0	0	0	11	0	0	0	0	0	11	
Sooke	7	0	0	0	0	0	7	5	0	0	0	0	5	48	0	0	0	0	0	48	
Indian Res.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	
MONTH TOTAL	59	12	15	0	34	0	120	63	4	21	0	21	109	651	85	60	4	1204	0	2004	
YEAR-TO-DATE	883	91	104	0	730	3	1811	852	76	155	4	670	1757	---	---	---	---	---	---	---	

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

November 2005 AND YEAR-TO-DATE 2004 & 2005

	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	13	0	2	0	15	7	22	Victoria City	25	0	1	0	26	3	29
Oak Bay	0	0	0	0	0	1	1	Oak Bay	0	0	0	0	0	2	2
Esquimalt	0	0	0	0	0	2	2	Esquimalt	2	0	0	0	2	0	2
Saanich	0	0	0	0	0	14	14	Saanich	0	0	3	0	3	15	18
C. Saanich	0	0	0	0	0	1	1	C. Saanich	0	0	0	0	0	3	3
N. Saanich	0	0	0	0	0	4	4	N. Saanich	0	0	0	0	0	5	5
Sidney	1	0	0	0	1	2	3	Sidney	0	0	0	0	0	2	2
View Royal	0	0	0	0	0	4	4	View Royal	0	0	4	0	4	7	11
RDA H	0	0	0	0	0	0	0	RDA H	0	0	0	0	0	3	3
Highlands	0	0	0	0	0	1	1	Highlands	0	0	0	0	0	1	1
Langford	0	0	0	0	0	14	14	Langford	0	0	0	0	0	21	21
Colwood	0	0	11	0	11	6	17	Colwood	0	0	11	0	11	6	17
Metchosin	0	0	0	0	0	1	1	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	2	0	2	4	6	Sooke	0	0	1	0	1	7	8
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	14	0	15	0	29	62	91	MONTH TOTAL	27	0	20	0	47	75	122
Y.T.D. AVG. 2005	32	0	19	0	51	63	114	Y.T.D. TOTAL 2005	671	1	163	4	839	929	1768
Y.T.D. AVG. 2004	21	8	13	0	42	60	102	Y.T.D. TOTAL 2004	381	205	107	3	696	1005	1701

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

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METROPOLITAN VICTORIA ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2004	2005	2004	2005	% Chg	2004	2005	% Chg
January	80	63	\$378,880	\$482,247	27.3	\$359,900	\$450,000	25.0
February	97	72	453,973	480,806	5.9	385,900	433,450	12.3
March	67	81	372,211	488,360	31.2	359,900	419,900	16.7
April	71	58	481,230	458,350	-4.8	412,900	395,950	-4.1
May	90	85	458,695	475,354	3.6	416,200	459,900	10.5
June	58	74	466,053	501,696	7.6	399,450	483,500	21.0
July	78	82	408,943	524,561	28.3	359,450	493,700	37.3
August	89	73	463,498	488,153	5.3	432,500	489,900	13.3
September	80	68	428,044	546,007	27.6	417,400	499,900	19.8
October	78	86	407,190	546,067	34.1	399,900	497,500	24.4
November	53	66	438,053	536,200	22.4	394,000	487,900	23.8
December	79		431,206			409,999		

NANAIMO CA *

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2004	2005	2004	2005	% Chg	2004	2005	% Chg
January	26	33	\$299,948	\$330,330	10.1	\$282,700	\$316,900	12.1
February	28	35	331,957	353,569	6.5	335,640	349,900	4.2
March	42	38	289,925	321,282	10.8	269,900	322,400	19.5
April	26	37	274,842	343,431	25.0	259,900	312,900	20.4
May	42	51	291,363	346,055	18.8	272,750	307,000	12.6
June	23	42	335,317	333,481	-0.5	314,400	331,400	5.4
July	30	27	323,455	364,022	12.5	290,650	343,900	18.3
August	43	39	311,608	363,797	16.7	284,000	345,900	21.8
September	54	50	337,697	353,184	4.6	317,900	349,900	10.1
October	40	36	373,613	361,583	-3.2	327,500	343,900	5.0
November	42	55	313,224	399,625	27.6	293,900	375,000	27.6
December								

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005, 2004 comparative figures reflect this boundary change as well

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2004 & 2005 Year-to-Date

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	Jan.-Nov. 2005					Jan.-Nov. 2004 **					Jan.-Nov. 2005					Jan.-Nov. 2004**				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	128	4	15	28	175	99	20	6	21	146	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	375	56	60	170	661	395	44	32	144	615	369	40	40	196	645	319	52	24	53	448
Parksville/Qualicum	192	38	16	29	275	256	99	49	0	404	208	78	31	0	317	209	46	28	0	283
Nanaimo **	558	91	10	222	881	537	48	12	77	674	512	62	12	64	650	485	51	7	0	543
Duncan	201	82	39	46	368	169	26	0	0	195	186	42	7	7	242	170	16	0	0	186
Port Alberni *	61	0	0	0	61	32	0	16	0	48	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	883	91	104	733	1811	955	136	101	923	2115	852	76	159	670	1757	889	127	99	584	1699
Total	2398	362	244	1228	4232	2443	373	216	1165	4197	2127	298	249	937	3611	2072	292	158	637	3159

* updated quarterly, to September

** Nanaimo 2004 figures are shown for revised 2005 census agglomeration boundary definitions, for comparison purposes on the above table only

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VANCOUVER ISLAND
Starts/Completions/Under Construction
November 2005

	UNDER CONSTR: OCT. 2005					STARTS					COMPLETIONS					UNDER CONSTR: NOV. 2005				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	29	2	3	14	48	4	0	9	8	21	9	0	0	0	9	24	2	12	22	60
Courtenay City	90	48	33	108	279	16	0	3	16	35	14	6	3	22	45	92	42	33	102	269
Cumberland	16	2	0	0	18	0	0	0	0	0	1	2	0	0	3	15	0	0	0	15
Comox Strath RDA A	26	0	0	0	26	4	0	0	0	4	4	0	0	0	4	26	0	0	0	26
Comox Strath RDA B	59	2	4	0	65	6	0	0	0	6	6	0	0	0	6	59	2	4	0	65
Indian Res.	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Courtenay CA	222	54	40	122	438	30	0	12	24	66	34	8	3	22	67	218	46	49	124	437
Parksville City	30	50	6	0	86	8	0	0	0	8	7	6	0	0	13	31	44	6	0	81
Qualicum Beach Town	17	2	0	29	48	3	0	0	0	3	0	0	0	0	0	20	2	0	29	51
Nanaimo RDA G	61	2	0	0	63	19	0	0	0	19	9	0	0	0	9	71	2	0	0	73
Parksville-Qualicum	108	54	6	29	197	30	0	0	0	30	16	6	0	0	22	122	48	6	29	205
Nanaimo City	249	42	14	275	580	52	15	0	0	67	63	4	3	0	70	238	53	11	275	577
Lantzville	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
Nanaimo RDA A	21	0	0	0	21	4	0	0	0	4	3	0	0	0	3	22	0	0	0	22
Nanaimo RDA C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nanaimo RDA D	7	0	0	0	7	0	0	0	0	0	3	0	0	0	3	4	0	0	0	4
Nanaimo CA *	280	42	14	275	611	56	15	0	0	71	69	4	3	0	76	267	53	11	275	606
North Cowichan	116	34	20	24	194	10	2	0	0	12	37	8	0	0	45	89	28	20	24	161
Duncan City	1	20	0	22	43	0	0	0	0	0	0	0	0	0	0	1	20	0	22	43
Cowich. Valley RDA D	20	0	0	0	20	1	0	12	0	13	2	0	0	0	2	19	0	12	0	31
Cowich. Valley RDA E	11	0	0	0	11	5	0	0	0	5	4	0	0	0	4	12	0	0	0	12
Duncan CA	148	54	20	46	268	16	2	12	0	30	43	8	0	0	51	121	48	32	46	247
TOTAL	758	204	80	472	1514	132	17	24	24	197	162	26	6	22	216	728	195	98	474	1495

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005

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NANAIMO CA

Inventory and Absorptions by Municipality

November 2005 AND YEAR-TO-DATE 2004 & 2005

	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	35	0	3	0	38	37	75	Nanaimo	0	0	0	0	0	65	65
Lantzville	0	0	0	0	0	0	0	Lantzville	0	0	0	0	0	0	0
Nanaimo A,C,D	0	0	0	0	0	0	0	Nanaimo A,C,D	0	0	0	0	0	6	6
MONTH TOTAL	35	0	3	0	38	37	75	MONTH TOTAL	0	0	0	0	71	71	
Y.T.D. AVG. 2005	7	0	1	0	8	29	37	Y.T.D. TOTAL 2005	6	0	9	0	15	559	574
Y.T.D. AVG. 2004	1	0	1	0	2	22	24	Y.T.D. TOTAL 2004	4	0	14	0	18	516	534

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005, comparatives for 2004 have been adjusted

COURTENAY CA

Inventory and Absorptions by Municipality

November 2005 AND YEAR-TO-DATE 2004 & 2005

	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	3	3	Comox Town	0	0	0	0	0	7	7
Courtenay	8	0	2	0	10	14	24	Courtenay	22	0	2	0	24	22	46
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	4	4
Comox Strath A,B	29	0	0	0	29	0	29	Comox Strath A,B	0	0	0	0	0	10	10
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	37	0	2	0	39	17	56	MONTH TOTAL	22	0	2	0	24	43	67
Y.T.D. AVG. 2005	26	0	2	0	28	19	47	Y.T.D. TOTAL 2005	101	0	36	4	141	377	518
Y.T.D. AVG. 2004	0	0	3	0	3	13	16	Y.T.D. TOTAL 2004	36	16	29	4	85	338	423

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 NOVEMBER 2005

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	62	709	771	93	8.3	1.3	Balanced.
Row Condo	15	60	75	10	7.5	-2.5	Balanced.
Apt Condo	14	1204	1218	65	18.7	4.7	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	37	294	331	46	7.2	0.2	Balanced.
Row Condo	3	11	14	2	7.0	-4.0	Undersupplied.
Apt Condo	35	250	285	23	12.4	-0.6	Balanced.

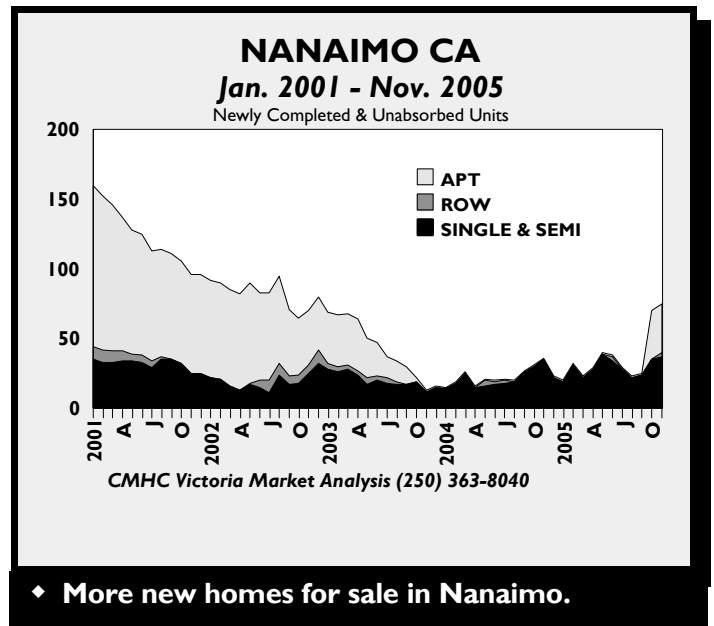
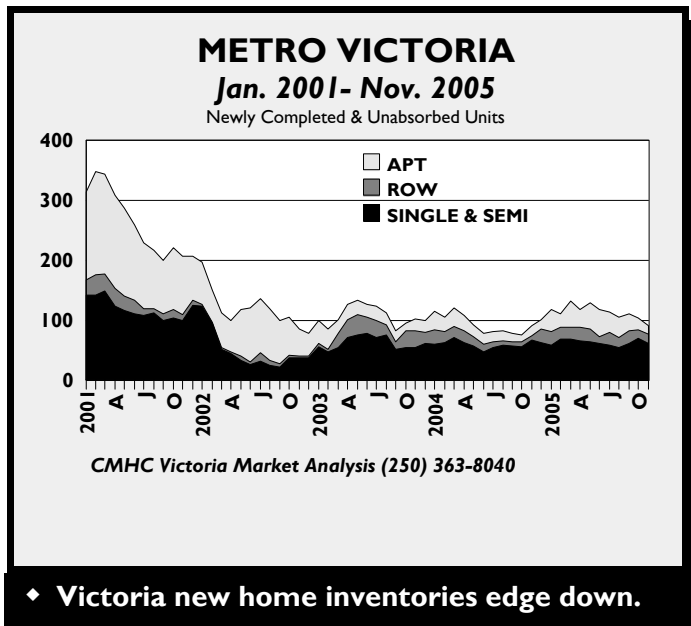
need to know

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 2001 to NOVEMBER 2005

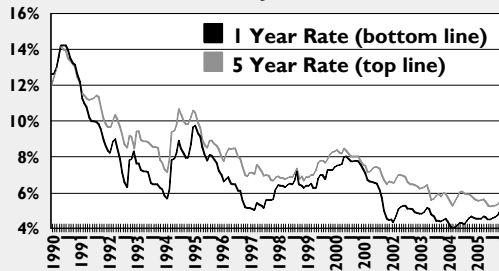


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KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Nov. 2005

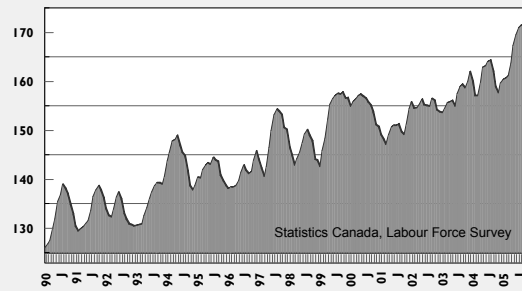


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates trend up in November.

METRO VICTORIA

Employed Labour Force Jan. 1990 - Nov. 2005

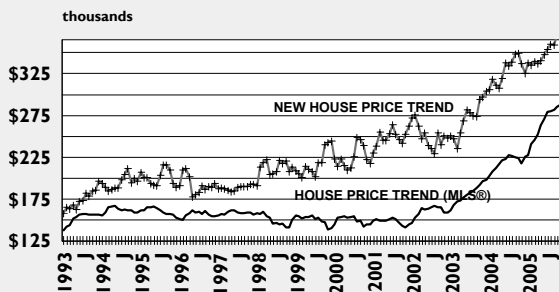


CMHC Market Analysis (250) 363-8040

◆ Victoria sees more new jobs this winter.

NANAIMO

Average House Price Trend Jan. 1993 - Nov. 2005

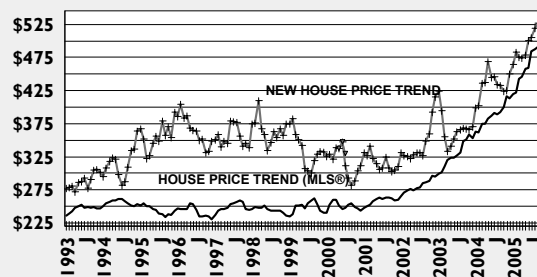


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices continue uptrend.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Nov. 2005



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

◆ Victoria new house prices climbing.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	November 2005				January-November 2005			
	Sales Nov. 2005	% Change Nov. 2004	Avg Price Nov. 2005	% Change Nov. 2004	Sales Y.T.D.	% Chg. Y.T.D. 04-05	Avg Price Y.T.D.	% Chg. Y.T.D. 04-05
Metro Victoria	274	-9%	\$472,298	14%	4,031	0%	\$459,646	20%
Nanaimo	104	-17%	\$290,705	26%	1,546	0%	\$266,490	21%
Duncan-Cowichan Valley	58	-11%	\$276,820	17%	854	6%	\$262,986	22%
Port Alberni*	31	3%	\$189,780	41%	411	-4%	\$153,079	26%
Parksville-Qualicum Beach	51	9%	\$312,183	19%	749	-1%	\$306,302	22%
Comox Valley	44	-28%	\$252,983	14%	857	-9%	\$252,355	20%
Campbell River	40	-7%	\$236,434	21%	525	2%	\$222,971	26%

* 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.

