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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Housing starts activity in the Vancouver CMA continued to be strong in October, particularly on the side of multiple developments. A total of 1,981 starts were recorded for the month, a 116 per cent jump over October 2002. Multiple projects accounted for 78 per cent of the units started in October. Overall, starts were up 2 per cent from September 2003. Year-to-date, total starts have increased 25 per cent over 2002, to 13,455 units.

October saw no new purpose-built rental projects begin construction. Year-to-date, the number of rental townhouse starts has expanded to 48, more than double the number started in 2002. Rental apartment starts year-to-date have declined by 30 per cent, to 707 units, reflecting a previous oversupply in this market, which is now becoming more balanced.

The single detached market was the only segment of the ownership market to see a decrease in construction activity in October. The number of single detached homes started dipped 17 per cent from October 2002, to 428 units.

Year-to-date, 4,570 single detached starts were recorded for 2003, a 9 per cent increase over 2002. This market remained balanced, with 438 vacant units in inventory and 463 sales for the month of October.

Once again, the apartment condominium market posted the largest year-over-year increase in starts activity. The number of new apartment condominiums started in October increased nearly fourfold, from 242 in October 2002 to 1,186 this month. This is also an increase of 27 per cent over September 2003. Year-to-date, 5,452 new apartment condominiums began construction in 2003, up 53 per cent from 2002. There were 537 apartment units absorbed this month, while the vacant inventory was recorded at just 168 units.

Row condominium construction activity was brisk in October with 241 starts, a year-over-year jump of 221 per cent. Year-to-date, the townhouse market has seen a 49 per cent increase in new construction activity, climbing to 2,034 units. 259 new townhouses were sold in October, leaving a vacant inventory of just 126 units.

Semi-detached new construction activity was also robust in October. The number of starts in this market was up 186 per cent, to 126 units. Year-to-date, the number of starts remained steady at 644 units. This market was balanced with a vacant inventory of 114 units and 49 absorptions.

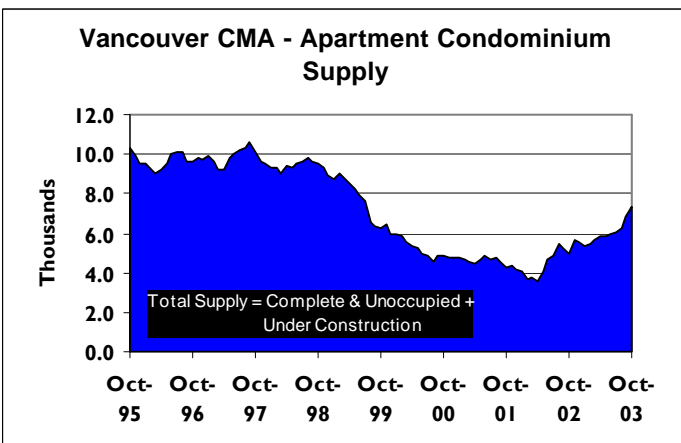
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For further information contact:

Robyn Adamache
Market Analyst
Tel: (604) 737-4008
e-mail: radamach@cmhc-schl.gc.ca
www.cmhc-schl.gc.ca



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Table 1: Single Detached Market

October 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	Last 12 Months		Previous Month	Current Month	Median Prices	Average Prices
ANMORE	2	13	1	12	1	14	21	12	0	0	--	--
BELCARRA	0	2	0	3	0	3	3	0	0	0	--	--
BOWEN ISLAND	2	38	1	22	1	22	24	68	0	0	--	--
Burnaby - North	8	62	11	74	18	70	82	40	20	13	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	1	1	0	0	0	--	--
Burnaby - South & East	1	34	2	31	2	37	46	24	4	4	--	--
Burnaby - Central Park	1	6	1	16	3	15	18	5	5	3	--	--
Burnaby - Remainder	17	111	6	105	13	102	121	77	29	22	--	--
BURNABY TOTAL	27	213	20	226	36	225	268	146	58	42	\$549,000	\$562,561
COQUITLAM	6	95	19	104	19	108	123	43	4	4	\$264,900	\$354,693
Delta - Tsawwassen	0	10	0	13	0	12	13	7	2	2	--	--
Delta - Ladner	2	38	0	35	0	32	38	21	7	7	--	--
Delta - North	3	34	4	29	3	25	28	25	3	4	--	--
DELTA TOTAL	5	82	4	77	3	69	79	53	12	13	\$500,000	\$476,667
LANGLEY CITY	0	1	1	4	1	4	7	0	0	0	--	--
LANGLEY DISTRICT	31	324	34	322	34	331	369	156	24	24	\$392,500	\$417,663
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	39	436	43	499	38	493	554	198	26	31	\$310,000	\$320,484
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	4	46	6	39	8	36	38	20	6	4	\$382,500	\$374,219
NORTH VANCOUVER City	0	10	0	26	1	28	32	3	2	1	--	--
NORTH VANCOUVER DM	9	79	5	59	3	57	70	74	1	3	\$958,000	\$950,667
PITT MEADOWS	5	51	7	26	7	24	31	39	3	3	\$350,000	\$351,286
PORT COQUITLAM	8	87	0	82	1	83	85	54	3	2	--	--
PORT MOODY	8	85	7	68	8	69	87	64	4	3	\$480,992	\$544,106
RICHMOND	31	370	38	318	35	321	382	246	35	38	\$465,000	\$458,511
Surrey - South	42	434	48	369	41	344	389	259	30	37	--	--
Surrey - Cloverdale	28	365	46	293	40	275	305	171	25	31	--	--
Surrey - North	92	913	94	918	93	863	1037	495	109	110	--	--
Surrey - Guildford	6	32	5	33	1	31	40	20	2	6	--	--
Surrey - Whalley	14	127	16	144	20	142	177	70	17	13	--	--
SURREY TOTAL	182	1871	209	1757	195	1655	1948	1015	183	197	\$419,000	\$444,661
U.E.L.	0	3	0	4	0	5	5	5	0	0	--	--
Van - West End (1)	0	1	0	0	0	0	0	1	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	6	0	4	0	4	4	7	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	1	0	1	0	1	2	1	0	0	--	--
Van - Kerrisdale (6)	3	28	1	28	2	28	33	28	3	2	--	--
Van - Marpole (7)	6	30	5	31	5	26	34	24	5	5	--	--
Van - Eastside (8)	32	455	49	503	42	530	599	188	29	36	--	--
Van - Mt. Pleasant (9)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Strath/Grand (10)	0	2	0	1	0	1	1	2	0	0	--	--
Van - Westside (11)	12	92	16	109	12	96	110	71	14	18	--	--
VANCOUVER TOTAL	53	615	71	678	61	687	784	322	51	61	\$528,800	\$657,185
WEST VANCOUVER	10	100	6	95	7	97	108	128	7	6	--	--
WHITE ROCK	6	49	2	45	4	41	50	36	8	6	--	--
VANCOUVER CMA TOTAL	428	4570	474	4466	463	4372	5068	2683	427	438	\$435,000	\$490,718

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

Source: CMHC

Table 2: Semi Detached Market

October 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		Absorbed Units	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	16	0	12	2	14	14	12	4	2	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	6	26	6	34	4	38	39	12	10	12	--	--
Burnaby - Central Park	6	18	2	22	2	16	21	16	8	8	--	--
Burnaby - Remainder	16	162	14	158	15	159	167	82	39	38	--	--
BURNABY TOTAL	28	222	22	226	23	227	241	122	61	60	\$368,000	\$344,252
COQUITLAM	4	20	2	24	1	22	26	12	2	3	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	2	0	2	2	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	2	0	2	2	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	12	0	12	18	12	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	4	0	6	0	6	6	10	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	2	0	2	0	3	3	0	1	1	--	--
NORTH VANCOUVER City	2	14	0	16	0	11	11	8	5	5	--	--
NORTH VANCOUVER DM	0	0	0	24	0	28	32	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--
PORT COQUITLAM	2	2	0	2	0	2	2	2	0	0	--	--
PORT MOODY	0	16	4	22	4	22	28	4	0	0	--	--
RICHMOND	40	80	6	26	5	29	31	70	4	5	\$299,900	\$338,520
Surrey - South	8	78	0	96	13	88	107	40	36	23	--	--
Surrey - Cloverdale	20	28	0	6	0	0	0	28	7	7	--	--
Surrey - North	8	24	0	22	0	32	44	24	0	0	--	--
Surrey - Guildford	0	0	0	22	0	22	22	0	0	0	--	--
Surrey - Whalley	2	2	0	0	0	0	0	2	0	0	--	--
SURREY TOTAL	38	132	0	146	13	142	173	94	43	30	\$420,000	\$396,662
U.E.L.	2	2	0	0	0	0	0	2	0	0	--	--
Van - West End (1)	0	0	0	2	0	2	2	4	0	0	--	--
Van - Downtown (2)	0	4	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	8	0	0	0	1	2	8	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	2	0	4	0	5	7	2	0	0	--	--
Van - Kerrisdale (6)	0	2	0	0	0	0	0	2	0	0	--	--
Van - Marpole (7)	4	34	0	12	0	14	18	24	0	0	--	--
Van - Eastside (8)	4	22	4	16	0	22	35	16	0	4	--	--
Van - Mt. Pleasant (9)	2	30	2	16	1	21	27	24	0	1	--	--
Van - Strath/Grand (10)	0	4	4	8	2	12	15	0	0	2	--	--
Van - Westside (11)	0	24	0	0	0	0	0	24	0	0	--	--
VANCOUVER TOTAL	10	130	0	58	3	77	106	114	0	7	--	--
WEST VANCOUVER	0	20	0	4	0	5	8	20	0	0	--	--
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--
VANCOUVER CMA TOTAL	126	644	44	572	49	590	693	470	119	114	\$349,900	\$354,359

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

Source: CMHC

Table 3: Row Condominium Market

October 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	7	22	7	26	26	0	0	0	--	--
Burnaby - Lougheed Mall	0	32	0	87	0	87	87	0	0	0	--	--
Burnaby - South & East	0	37	0	37	0	37	37	0	0	0	--	--
Burnaby - Central Park	4	13	0	0	0	0	0	13	0	0	--	--
Burnaby - Remainder	0	57	0	66	0	66	66	13	0	0	--	--
BURNABY TOTAL	4	139	7	212	7	216	216	26	0	0	--	--
COQUITLAM	26	38	0	27	0	27	27	32	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	16	0	16	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	16	0	16	16	0	0	0	--	--
LANGLEY CITY	0	41	17	38	17	38	38	3	0	0	--	--
LANGLEY DISTRICT	20	289	27	232	27	245	294	194	9	9	\$213,400	\$217,900
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	31	4	38	3	41	46	31	3	4	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	14	29	0	0	0	0	0	29	0	0	--	--
NORTH VANCOUVER City	0	20	0	18	0	20	21	20	0	0	--	--
NORTH VANCOUVER DM	3	6	0	36	3	36	52	6	3	0	--	--
PITT MEADOWS	0	30	0	0	0	0	6	30	0	0	--	--
PORT COQUITLAM	5	68	0	37	0	37	53	47	2	2	--	--
PORT MOODY	26	133	16	40	19	39	55	93	4	1	\$234,500	\$254,377
RICHMOND	78	400	87	283	79	251	261	261	34	42	\$304,900	\$316,012
Surrey - South	0	165	24	214	22	204	213	85	9	11	--	--
Surrey - Cloverdale	11	149	45	130	42	137	150	67	27	30	--	--
Surrey - North	8	202	11	208	14	235	365	174	24	21	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	6	6	14	0	0	--	--
SURREY TOTAL	19	530	80	552	78	582	734	340	60	62	\$214,900	\$220,094
U.E.L.	6	26	0	0	0	0	0	26	0	0	--	--
Van - West End	4	9	0	27	0	28	32	62	3	3	--	--
Van - Downtown	8	22	0	25	0	25	25	61	0	0	--	--
Van - Kitsilano	0	0	0	19	0	19	19	0	0	0	--	--
Van - False Creek	0	0	0	14	0	14	14	0	0	0	--	--
Van - Granville/Oak	0	32	0	3	0	3	3	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	12	52	0	26	2	25	25	52	3	1	--	--
Van - Eastside	16	101	22	62	22	65	66	79	0	0	--	--
Van - Mt. Pleasant	0	0	0	3	2	4	4	0	4	2	--	--
Van - Strath/Grand	0	0	0	0	0	4	4	0	0	0	--	--
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--
VANCOUVER TOTAL	40	237	22	179	26	187	192	307	10	6	\$343,250	\$343,250
WEST VANCOUVER	0	8	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	9	0	0	0	0	0	9	0	0	--	--
VANCOUVER CMA TOTAL	241	2034	260	1708	259	1735	2011	1462	125	126	\$238,950	\$256,279

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

October 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const. Current Month	INVENTORY		ABSORBED UNITS	
	Current Month	Year To-Date	Current Month	Year To-Date	Current Month	Year To-Date	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	14	0	21	30	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	46	0	111	0	111	111	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	76	5	53	53	0	28	23	--	--
BURNABY TOTAL	0	46	0	201	5	185	194	0	28	23	--	--
COQUITLAM	0	128	43	43	39	39	39	71	0	4	\$210,900	\$205,656
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	7	10	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	7	28	0	0	12	--	--
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	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	14	105	0	63	0	63	63	105	0	0	--	--
NORTH VANCOUVER City	0	54	0	0	0	0	0	54	0	0	--	--
NORTH VANCOUVER DM	0	0	0	113	0	116	150	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	40	0	0	0	3	5	40	0	0	--	--
PORT MOODY	0	59	59	134	59	134	134	0	0	0	--	--
RICHMOND	0	420	123	288	131	271	271	451	25	17	\$175,800	\$192,084
Surrey - South	0	137	38	105	17	52	54	106	32	53	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	11	0	0	0	--	--
Surrey - Guildford	0	63	0	0	0	0	1	63	0	0	--	--
Surrey - Whalley	0	0	0	0	0	15	44	85	0	0	--	--
SURREY TOTAL	0	200	38	105	17	75	110	254	32	53	\$150,350	\$150,756
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	11	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	52	0	8	0	1	1	52	7	7	--	--
Van - False Creek	0	0	0	18	0	18	18	0	0	0	--	--
Van - Granville/Oak	18	114	0	8	0	5	5	114	3	3	--	--
Van - Kerrisdale	42	42	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	48	0	0	0	0	0	48	0	0	--	--
Van - Eastside	14	123	0	108	1	110	113	123	3	2	--	--
Van - Mt. Pleasant	0	0	0	4	0	4	4	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	68	31	31	24	26	26	191	0	7	--	--
VANCOUVER TOTAL	74	458	31	177	25	164	167	581	13	19	\$377,500	\$385,125
WEST VANCOUVER	0	59	0	0	0	0	0	22	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	57	0	0	--	--
VANCOUVER CMA TOTAL	88	1569	294	1124	276	1057	1161	1635	98	80	\$210,900	\$266,502

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

October 2003	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	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	131	0	131	134	131	0	0	--	--
Burnaby - Lougheed 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	151	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	0	198	0	129	4	153	175	198	7	3	--	--
BURNABY TOTAL	0	349	0	260	4	284	309	480	7	3	--	--
COQUITLAM	0	0	0	0	1	4	4	0	2	1	--	--
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	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	0	0	0	0	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	196	0	95	0	90	90	196	5	5	--	--
NORTH VANCOUVER City	67	455	0	0	0	23	23	455	0	24	--	--
NORTH VANCOUVER DM	0	0	0	0	0	14	38	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	--	--
PORT MOODY	0	137	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	0	60	483	54	475	475	0	3	9	\$345,900	\$300,536
Surrey - South	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	0	0	0	0	--	--
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	0	0	0	0	0	0	0	0	0	0	--	--
U.E.L.	0	95	0	0	0	0	0	95	0	0	--	--
Van - West End	586	903	0	325	3	459	522	1100	11	8	--	--
Van - Downtown	165	1059	0	606	0	606	851	2376	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	173	0	76	0	76	76	173	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	1	1	0	10	10	--	--
Van - Kerrisdale	0	0	0	0	0	7	9	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	244	244	181	181	181	181	181	244	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	78	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	5	120	0	0	--	--
VANCOUVER TOTAL	995	2379	181	1188	184	1330	1645	4091	21	18	\$473,000	\$486,550
WEST VANCOUVER	0	0	0	0	0	0	0	37	0	0	--	--
WHITE ROCK	0	64	0	0	0	0	0	64	0	0	--	--
VANCOUVER CMA TOTAL	1062	3675	241	2026	243	2220	2584	5555	38	36	\$431,000	\$466,704

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

October 2003	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
ANMORE	2	13	1	12	1	14	20	12	0	0
BELCARRA	0	2	0	3	0	3	3	0	0	0
BOWEN ISLAND	2	38	1	34	1	34	36	68	0	0
Burnaby - North	8	78	18	253	27	262	266	183	24	15
Burnaby - Lougheed Mall	0	32	0	87	0	88	88	0	0	0
Burnaby - South & East	7	143	8	213	6	223	231	36	14	16
Burnaby - Central Park	11	188	3	38	5	31	43	185	13	11
Burnaby - Remainder	33	532	20	534	37	533	806	374	103	86
BURNABY TOTAL	59	973	49	1125	75	1137	1434	778	154	128
COQUITLAM	52	399	70	312	60	326	321	264	14	24
Delta - Tsawwassen	0	10	143	156	70	82	32	7	2	75
Delta - Ladner	2	38	0	53	0	57	69	123	7	7
Delta - North	3	34	4	29	3	25	29	25	3	4
DELTA TOTAL	5	82	147	238	73	164	130	155	12	86
LANGLEY CITY	0	42	18	107	23	108	100	3	32	27
LANGLEY DISTRICT	51	741	61	566	66	622	685	542	91	86
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	39	471	47	543	41	557	630	239	29	35
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	32	378	6	221	8	214	218	350	12	10
NORTH VANCOUVER City	71	575	0	60	1	82	110	587	7	6
NORTH VANCOUVER DM	12	100	5	232	14	287	451	95	22	13
PITT MEADOWS	5	81	7	26	7	24	43	69	3	3
PORT COQUITLAM	27	233	10	139	13	143	155	165	7	4
PORT MOODY	34	452	108	350	112	350	352	298	8	4
RICHMOND	149	1342	314	1418	308	1377	1164	1092	112	118
Surrey - South	50	925	110	784	93	688	703	601	107	124
Surrey - Cloverdale	59	542	91	429	82	412	388	266	59	68
Surrey - North	108	1139	105	1148	107	1138	1603	693	133	131
Surrey - Guildford	6	95	5	55	1	53	113	83	2	6
Surrey - Whalley	16	143	16	144	20	163	215	171	17	13
SURREY TOTAL	239	2844	327	2560	303	2454	3022	1814	318	342
U.E.L.	8	184	0	4	0	15	29	186	1	1
Van - West End	590	1033	0	659	15	879	1249	1265	60	45
Van - Downtown	173	1285	0	808	15	1101	1377	2647	113	98
Van - Kitsilano	0	66	0	31	0	68	70	67	54	54
Van - False Creek	0	173	0	108	0	135	154	173	0	0
Van - Granville/Oak	18	149	0	264	37	250	226	149	84	47
Van - Kerrisdale	45	72	11	48	5	38	46	106	13	19
Van - Marpole	22	164	5	160	17	156	154	282	18	6
Van - Eastside	316	979	256	1015	248	1053	974	672	40	48
Van - Mt. Pleasant	2	52	2	52	3	90	106	124	4	3
Van - Strath/Grand	0	18	4	9	2	17	103	103	0	2
Van - Westside	12	205	47	184	36	166	160	427	14	25
VANCOUVER TOTAL	1178	4196	325	3338	378	3953	4619	6015	400	347
WEST VANCOUVER	10	187	6	99	7	102	121	215	7	6
WHITE ROCK	6	122	2	47	4	43	49	166	8	6
VANCOUVER CMA TOTAL	1981	13455	1504	11434	1495	12009	13692	13114	1237	1246

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA October 2003

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
STARTS							
October 2003	428	126	241	1,186	0	0	1,981
October 2002	513	44	75	242	0	45	919
Year-to-date 2003	4,570	644	2,034	5,452	48	707	13,455
Year-to-date 2002	4,205	608	1,365	3,568	15	1,011	10,772
UNDER CONSTRUCTION							
October 2003	2,683	470	1,462	7,362	18	1,119	13,114
October 2002	2,553	428	1,129	4,721	48	2,186	11,065
COMPLETIONS							
October 2003	474	44	260	551	22	153	1,504
October 2002	355	60	70	588	18	196	1,287
Year-to-date 2003	4,466	572	1,708	3,366	77	1,245	11,434
Year-to-date 2002	3,314	528	789	2,703	169	1,964	9,467
COMPLETE & UNOCCUPIED							
October 2003	438	114	126	168	7	393	1,246
October 2002	294	95	79	248	11	447	1,174
TOTAL SUPPLY							
October 2003	3,121	584	1,588	7,530	25	1,512	14,360
October 2002	2,847	523	1,208	4,969	59	2,633	12,239
ABSORPTIONS							
October 2003	463	49	259	537	22	165	1,495
3 Month Average	474	56	223	433	8	164	1,358
12 Month Average	422	58	168	334	7	166	1,154

* Includes Other

** Includes private and assisted rental properties

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

To order, please contact: Lisa Preston

Administrator, Products & Services
Tel: (604) 737 4088
e-mail: lpreston@cmhc-schl.gc.ca

Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA October 2003

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification	
Single Family	2,683	438	3,121	400	Balanced	
Semi-Detached	470	114	584	50	Balanced	
Row Condo	1,462	126	1,588	150	Balanced	
Apartment Condo	7,362	168	7,530	350	Moving towards balanced	
Private Row Rental	18	7	25	10	Undersupplied	
Private Apt Rental	1,119	393	1,512	100	Balanced	
Assumes completion and selling period of:						
Single Detached:	7 months		Row Condo:	10 months	Row Rental:	10 months
Semi Detached:	9 months		Apt Condo:	14 months	Apt Rental:	14 months

Source: CMHC

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