

H

HOUSING NOW

Vancouver

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

New housing construction activity in the Vancouver CMA was up 139 per cent over January 2003. A total of 1,619 housing starts were recorded for the month, compared to just 677 for the same month last year. Much of this increase can be accounted for by sizeable gains in the condominium market, which offset a year-over-year decline in single detached starts. Compared to December 2003, January saw a 57 per cent increase in the total number of starts.

Rental starts were up for both the townhouse and apartment markets in January. New rental townhouse construction was up from 0 units in January 2003 to 7 units this month. Rental apartment starts increased from 12 units in January 2003 to 69 units for the same month this year.

Multi-family construction began the year on a positive note, with increases in both the townhouse and apartment markets. Townhouse condominium starts expanded by 48 per cent to 184 units for the month of January. Row condominium absorptions for the month

totaled 195 units, well above the 12 month average of 174 units absorbed. At month end, just 87 vacant row condominium units remained in inventory and 1,478 units were under construction. This equates to a 9 month supply.

The apartment condominium sector was the strongest performer in January with 925 starts, a fifteen-fold jump over January 2003. This market saw 519 absorptions for the month, well above the 12 month average of 364 units absorbed. A total supply of 8,287 apartment condominiums was recorded at month end, including 141 vacant units and 8,146 units under construction. This equates to a 24 month supply.

Semi-detached starts totaled 50 units for the month of January, exactly the same level as that recorded for January 2003. Semi-detached absorptions for the month totaled 41 units, slightly below the 12 month average of 58 units. The vacant inventory of semi-detached homes at month end was 107 units. This combined with 458 units under construction, will provide a 10 month supply of units to the market.

The single detached market saw an 11 per cent year-over-year dip in the number of housing starts, with 384 units started in January. Absorptions were slightly below the 12 month average of 426 units, with 407 units absorbed in January. The vacant inventory at month end was 478 units along with 2,656 units under construction. This equates to a 7 month supply of single detached homes.

January 2004

IN THIS ISSUE

MONTHLY HIGHLIGHTS 1

STATISTICAL TABLES:

Single Detached Market 2

Semi-Detached Market 3

Row Condominium Market 4

Low-Rise Apt. Condo Market 5

High-Rise Apt. Condo Market 6

Total: All Dwelling Types 7

HOUSING ACTIVITY SUMMARY 8

For further information contact:

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

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

www.cmhc-schl.gc.ca



HOME TO CANADIANS
Canada 

Vancouver CMA
Apartment Condo Supply and Demand

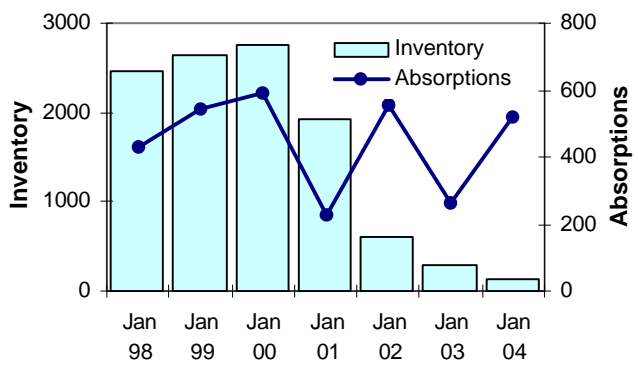


Table 1: Single Detached Market

January 2004	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	16	13	0	0	--	--
BELCARRA	0	0	0	0	0	0	3	0	0	0	--	--
BOWEN ISLAND	0	0	0	0	0	0	17	68	0	0	--	--
Burnaby - North	3	3	7	7	5	5	79	31	12	14	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0	0	0	--	--
Burnaby - South & East	3	3	2	2	0	0	46	11	7	9	--	--
Burnaby - Central Park	3	3	0	0	0	0	16	10	3	3	--	--
Burnaby - Remainder	6	6	6	6	9	9	115	69	35	32	--	--
BURNABY TOTAL	15	15	15	15	14	14	257	121	57	58	\$536,000	\$547,986
COQUITLAM	4	4	8	8	7	7	110	37	6	7	\$590,000	\$568,299
Delta - Tsawwassen	0	0	0	0	1	1	12	10	1	0	--	--
Delta - Ladner	5	5	2	2	3	3	43	19	7	6	--	--
Delta - North	3	3	1	1	2	2	37	24	4	3	--	--
DELTA TOTAL	8	8	3	3	6	6	92	53	12	9	\$492,000	\$473,000
LANGLEY CITY	0	0	0	0	0	0	4	0	0	0	\$4,165,800	\$469,993
LANGLEY DISTRICT	51	51	45	45	42	42	401	195	34	37	--	--
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	22	22	42	42	44	44	528	186	32	30	\$337,000	\$327,182
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	12	12	0	0	0	0	44	33	2	2	--	--
NORTH VANCOUVER City	1	1	0	0	0	0	19	6	1	1	--	--
NORTH VANCOUVER DM	5	5	4	4	3	3	72	68	4	5	\$740,000	\$810,000
PITT MEADOWS	2	2	15	15	13	13	40	32	3	5	\$310,000	\$315,308
PORT COQUITLAM	4	4	20	20	19	19	104	41	2	3	\$369,000	\$375,579
PORT MOODY	5	5	8	8	8	8	96	50	5	5	\$468,500	\$568,875
RICHMOND	26	26	41	41	33	33	377	215	43	51	\$550,000	\$534,411
Surrey - South	43	43	34	34	34	34	427	293	42	42	--	--
Surrey - Cloverdale	29	29	25	25	23	23	358	153	39	41	--	--
Surrey - North	73	73	75	75	80	80	1035	491	99	94	--	--
Surrey - Guildford	2	2	4	4	6	6	40	14	6	4	--	--
Surrey - Whalley	9	9	10	10	12	12	168	59	10	8	--	--
SURREY TOTAL	156	156	148	148	155	155	2028	1010	196	189	\$445,000	\$488,531
U.E.L.	0	0	1	1	1	1	6	4	0	0	--	--
Van - West End (1)	0	0	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	0	0	0	0	0	4	7	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Granville/Oak (5)	0	0	0	0	0	0	1	3	0	0	--	--
Van - Kerrisdale (6)	0	0	2	2	1	1	33	28	2	3	--	--
Van - Marpole (7)	0	0	4	4	3	3	29	25	3	4	--	--
Van - Eastside (8)	54	54	35	35	37	37	564	218	40	38	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Strath/Grand (10)	0	0	1	1	0	0	1	1	0	1	--	--
Van - Westside (11)	11	11	13	13	12	12	107	75	15	16	--	--
VANCOUVER TOTAL	65	65	55	55	53	53	740	359	60	62	\$550,000	\$710,587
WEST VANCOUVER	5	5	5	5	4	4	103	132	6	7	\$1,690,000	\$1,742,250
WHITE ROCK	3	3	4	4	5	5	52	32	8	7	\$449,000	\$598,580
VANCOUVER CMA TOTAL	384	384	414	414	407	407	5109	2656	471	478	\$447,000	\$515,587

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

Source: CMHC

Table 2: Semi Detached Market

January 2004	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	2	0	0	0	0	0	2	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	4	4	0	4	2	2	20	14	2	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	4	4	0	2	1	1	38	22	8	9	--	--
Burnaby - Central Park	0	0	0	0	0	0	16	10	13	13	--	--
Burnaby - Remainder	6	6	0	4	3	3	199	54	40	41	--	--
BURNABY TOTAL	14	14	0	10	6	6	273	100	63	67	\$287,000	\$307,333
COQUITLAM	8	8	0	0	0	0	27	24	1	1	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	2	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	2	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	12	12	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	2	0	0	12	2	0	2	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	3	0	1	1	--	--
NORTH VANCOUVER City	6	6	0	0	0	0	15	18	3	3	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	26	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	2	2	0	0	--	--
PORT MOODY	0	0	0	4	4	4	26	0	0	0	--	--
RICHMOND	8	8	0	2	5	5	40	88	1	0	\$198,800	\$253,360
Surrey - South	0	0	0	0	1	1	111	28	12	11	--	--
Surrey - Cloverdale	0	0	0	4	3	3	3	24	7	8	--	--
Surrey - North	4	4	0	0	0	0	16	42	0	0	--	--
Surrey - Guildford	0	0	0	0	0	0	22	0	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	2	0	0	--	--
SURREY TOTAL	4	4	0	4	4	4	152	96	19	19	--	--
U.E.L.	0	0	0	0	0	0	0	2	0	0	--	--
Van - West End (1)	0	0	0	0	0	0	2	4	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	0	0	0	0	0	1	8	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	0	0	0	0	0	4	2	0	0	--	--
Van - Kerrisdale (6)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Marpole (7)	0	0	0	12	12	12	26	12	0	0	--	--
Van - Eastside (8)	6	6	0	2	0	0	18	14	5	7	--	--
Van - Mt. Pleasant (9)	2	2	0	8	8	8	28	18	3	3	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	11	0	1	1	--	--
Van - Westside (11)	0	0	0	2	2	2	2	22	0	0	--	--
VANCOUVER TOTAL	8	8	0	24	22	22	92	94	9	11	\$329,000	\$310,677
WEST VANCOUVER	0	0	0	0	0	0	6	18	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	50	50	46	46	41	41	690	458	100	107	\$320,000	\$300,882

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

Source: CMHC

Table 3: Row Condominium Market

January 2004	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	0	0	0	23	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	87	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	37	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	13	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	66	13	0	0	--	--
BURNABY TOTAL	0	0	0	0	0	0	213	26	0	0	--	--
COQUITLAM	22	22	0	0	0	0	24	70	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	16	0	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	16	0	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	41	0	0	0	--	--
LANGLEY DISTRICT	0	0	0	0	0	0	270	187	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	0	0	0	42	23	6	6	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	13	13	0	0	0	0	0	42	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	19	20	0	0	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	29	6	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	13	17	0	0	--	--
PORT COQUITLAM	6	6	6	6	6	6	57	42	2	2	\$249,900	\$238,789
PORT MOODY	12	12	19	19	19	19	66	90	1	1	\$271,126	\$274,245
RICHMOND	10	10	62	62	67	67	350	275	34	29	\$304,900	\$307,239
Surrey - South	9	9	19	19	20	20	245	46	6	5	--	--
Surrey - Cloverdale	0	0	13	13	14	14	149	81	24	23	--	--
Surrey - North	83	83	13	13	14	14	257	215	19	18	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	8	8	0	0	0	0	6	31	0	0	--	--
SURREY TOTAL	100	100	45	45	48	48	657	373	49	46	\$237,400	\$234,160
U.E.L.	0	0	0	0	0	0	0	30	0	0	--	--
Van - West End	0	0	0	0	2	2	73	20	2	0	--	--
Van - Downtown	17	17	8	8	8	8	33	70	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	19	0	0	0	--	--
Van - False Creek	0	0	0	0	0	0	14	3	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	3	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	26	52	0	0	--	--
Van - Eastside	0	0	45	45	45	45	110	58	0	0	--	--
Van - Mt. Pleasant	4	4	0	0	0	0	6	4	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	4	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	0	21	0	0	--	--
VANCOUVER TOTAL	21	21	53	53	55	55	288	260	2	0	--	--
WEST VANCOUVER	0	0	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	9	0	0	--	--
VANCOUVER CMA TOTAL	184	184	185	185	195	195	2085	1478	97	87	\$264,900	\$301,958

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

January 2004	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	0	0	0	18	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	91	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	70	0	6	6	--	--
BURNABY TOTAL	0	0	0	0	0	0	179	0	6	6	--	--
COQUITLAM	0	0	0	0	0	0	43	71	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	5	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	5	26	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	0	0	0	0	0	0	63	105	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	0	54	0	0	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	54	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	0	3	71	0	0	--	--
PORT MOODY	0	0	0	0	0	0	134	0	0	0	--	--
RICHMOND	20	20	0	0	0	0	341	433	10	10	--	--
Surrey - South	0	0	0	0	15	15	134	87	40	25	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	0	4	0	0	0	--	--
Surrey - Guildford	0	0	0	0	8	8	48	0	23	15	--	--
Surrey - Whalley	0	0	39	39	23	23	70	0	14	30	--	--
SURREY TOTAL	0	0	39	39	46	46	256	87	77	70	\$149,125	\$166,965
U.E.L.	80	80	0	0	0	0	0	125	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	0	0	0	1	1	4	52	5	4	--	--
Van - False Creek	0	0	0	0	0	0	18	0	0	0	--	--
Van - Granville/Oak	0	0	0	0	1	1	6	139	3	2	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	48	0	0	--	--
Van - Eastside	0	0	30	30	30	30	141	79	1	1	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	4	0	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	32	0	0	--	--
Van - Westside	58	58	0	0	4	4	146	126	13	9	--	--
VANCOUVER TOTAL	58	58	30	30	36	36	319	529	22	16	--	--
WEST VANCOUVER	0	0	0	0	0	0	0	22	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	57	0	0	--	--
VANCOUVER CMA TOTAL	158	158	69	69	82	82	1397	1580	115	102	\$179,000	\$185,545

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

January 2004	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	0	0	0	17	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	0	0	0	0	0	0	151	0	0	--	--	
Burnaby - Remainder	167	167	0	0	0	0	145	365	3	3	--	--	
BURNABY TOTAL	167	167	0	0	0	0	162	647	3	3	--	--	
COQUITLAM	0	0	0	0	0	0	2	0	1	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	0	0	0	0	0	90	348	5	5	--	--	
NORTH VANCOUVER City	0	0	0	0	0	0	23	455	0	24	--	--	
NORTH VANCOUVER DM	0	0	0	0	0	0	14	85	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	0	0	0	0	0	0	137	0	0	--	--	
RICHMOND	191	191	0	0	0	0	482	301	2	2	--	--	
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	0	0	0	0	0	0	95	0	0	--	--	
Van - West End	0	0	67	67	72	72	730	826	5	0	--	--	
Van - Downtown	334	334	351	351	351	351	957	2441	0	0	--	--	
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--	
Van - False Creek	0	0	0	0	0	0	76	173	0	0	--	--	
Van - Granville/Oak	0	0	0	0	0	0	1	23	10	10	--	--	
Van - Kerrisdale	0	0	0	0	0	0	2	0	0	0	--	--	
Van - Marpole	0	0	0	0	0	0	0	134	0	0	--	--	
Van - Eastside	0	0	0	0	0	0	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	0	212	0	0	--	--	
VANCOUVER TOTAL	334	334	418	418	423	423	1947	4131	15	10	\$880,900	\$884,835	
WEST VANCOUVER	0	0	0	0	0	0	0	74	0	0	--	--	
WHITE ROCK	59	59	0	0	0	0	0	123	0	0	--	--	
VANCOUVER CMA TOTAL	751	751	418	418	423	423	2720	6396	26	21	\$880,900	\$871,108	

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

January 2004	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	2	0	0	0	0	16	15	0	0
BELCARRA	0	0	0	0	0	0	3	0	0	0
BOWEN ISLAND	0	0	0	0	0	0	29	68	0	0
Burnaby - North	7	7	7	11	7	7	157	176	14	18
Burnaby - Lougheed Mall	0	0	0	0	0	0	88	0	0	0
Burnaby - South & East	7	7	2	4	1	1	212	33	15	18
Burnaby - Central Park	3	3	0	0	0	0	32	184	16	16
Burnaby - Remainder	179	179	6	10	12	12	599	616	84	82
BURNABY TOTAL	196	196	15	25	20	20	1088	1009	129	134
COQUITLAM	46	46	16	16	11	11	346	306	18	23
Delta - Tsawwassen	0	0	0	0	1	1	93	36	63	62
Delta - Ladner	5	5	2	2	15	15	170	19	19	6
Delta - North	3	3	1	1	2	2	37	24	4	3
DELTA TOTAL	8	8	3	3	18	18	300	79	86	71
LANGLEY CITY	0	0	0	0	0	0	114	0	20	20
LANGLEY DISTRICT	51	51	45	45	42	42	722	574	80	83
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	22	22	42	44	44	44	597	211	38	38
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	25	25	0	0	0	0	216	528	8	8
NORTH VANCOUVER City	7	7	8	8	8	8	92	608	4	4
NORTH VANCOUVER DM	5	5	4	4	3	3	240	174	4	5
PITT MEADOWS	2	2	15	15	13	13	53	49	3	5
PORT COQUITLAM	12	12	26	26	25	25	188	206	6	7
PORT MOODY	17	17	27	31	31	31	408	277	6	6
RICHMOND	255	255	103	105	106	106	1619	1376	96	97
Surrey - South	52	52	53	53	70	70	917	565	100	83
Surrey - Cloverdale	29	29	38	42	40	40	510	258	70	72
Surrey - North	167	167	88	88	94	94	1312	783	118	112
Surrey - Guildford	2	2	4	4	14	14	110	14	29	19
Surrey - Whalley	77	77	49	49	35	35	244	152	24	38
SURREY TOTAL	327	327	232	236	253	253	3093	1772	341	324
U.E.L.	80	80	1	1	1	1	15	316	0	0
Van - West End	0	0	67	67	80	80	1210	949	13	0
Van - Downtown	351	351	359	359	377	377	1300	2721	73	55
Van - Kitsilano	0	0	0	0	11	11	91	67	42	31
Van - False Creek	0	0	0	0	0	0	128	179	0	0
Van - Granville/Oak	0	0	0	0	1	1	193	199	23	22
Van - Kerrisdale	0	0	2	2	5	5	42	106	19	16
Van - Marpole	0	0	4	16	15	15	172	271	3	4
Van - Eastside	62	62	110	112	116	116	1163	639	52	48
Van - Mt. Pleasant	6	6	0	8	8	8	80	122	3	3
Van - Strath/Grand	0	0	1	1	0	0	117	33	1	2
Van - Westside	78	78	13	15	18	18	297	467	28	25
VANCOUVER TOTAL	497	497	556	580	631	631	4793	5753	257	206
WEST VANCOUVER	5	5	5	5	4	4	109	254	6	7
WHITE ROCK	62	62	4	4	5	5	54	221	8	7
VANCOUVER CMA TOTAL	1619	1619	1148	1148	1215	1215	14095	13797	1110	1045

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA January 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
STARTS							
January 2004	384	50	184	925	7	69	1,619
January 2003	433	50	124	58	0	12	677
Year-to-date 2004	384	50	184	925	7	69	1,619
Year-to-date 2003	433	50	124	58	0	12	677
UNDER CONSTRUCTION							
January 2004	2,656	458	1,478	8,146	49	1,010	13,797
January 2003	2,544	422	1,143	5,025	47	1,450	10,631
COMPLETIONS							
January 2004	414	46	185	503	0	0	1,148
January 2003	471	38	113	245	0	162	1,029
Year-to-date 2004	414	46	185	503	0	0	1,148
Year-to-date 2003	471	38	113	245	0	162	1,029
COMPLETE & UNOCCUPIED							
January 2004	478	107	87	141	5	227	1,045
January 2003	369	113	149	287	0	705	1,623
TOTAL SUPPLY							
January 2004	3,134	565	1,565	8,287	54	1,237	14,842
January 2003	2,913	535	1,292	5,312	47	2,155	12,254
ABSORPTIONS							
January 2004	407	41	195	519	1	52	1,215
3 Month Average	394	52	156	376	2	123	1,104
12 Month Average	426	58	174	364	6	147	1,174

* 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 January 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,656	478	3,134	375	Balanced
Semi-Detached	458	107	565	50	Balanced
Row Condo	1,478	87	1,565	150	Balanced
Apartment Condo	8,146	141	8,287	325	Moving towards balanced
Private Row Rental	49	5	54	5	Undersupplied
Private Apt Rental	1,010	227	1,237	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

© 2004 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada

Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this

publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.