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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Housing starts in the Vancouver CMA dipped by 14 per cent in September, compared to the same month last year. A total of 1,682 new homes were started this month, well above the 15-year average of 1,274 units per month. Year-to-date, new home construction was up 33 per cent over 2003, for a total of 15,199 units. Multiple unit construction has continued to drive growth in new home construction, accounting for over 70 per cent of starts year-to-date. Inventory levels remain low, with just 844 vacant units across the CMA at month end, well below the 15-year monthly average of 3,162 units.

Construction of single detached homes was up 13 per cent in September, to 472 units. Year-to-date, single detached starts were up 6 per cent over last year,

with 4,401 new homes started. This market remained balanced with 420 units in inventory and 498 units absorbed by month end.

Semi-detached starts were up 97 per cent year-over-year, with 122 units started this month. Year-to-date, this market was up 46 per cent, to 754 units started. The semi-detached market was slightly oversupplied this month, with 124 units in inventory and 47 absorptions by month end.

Row condominium construction was up 52 per cent this month, with 353 new units beginning construction. Year-to-date, townhouse starts were up 31 per cent over 2003, with 2,351 units started. The townhouse market remained balanced with 81 units in inventory and 180 units absorbed by month end.

Apartment condo construction cooled by 35 per cent in September with 608 starts recorded. Year-to-date, however, apartment condominium starts were up 66 per cent over 2003,

for a total of 7,092 units. The supply of vacant apartments remained slim this month with just 99 units in inventory across the entire CMA, and 101 units absorbed by month end.

September 2004

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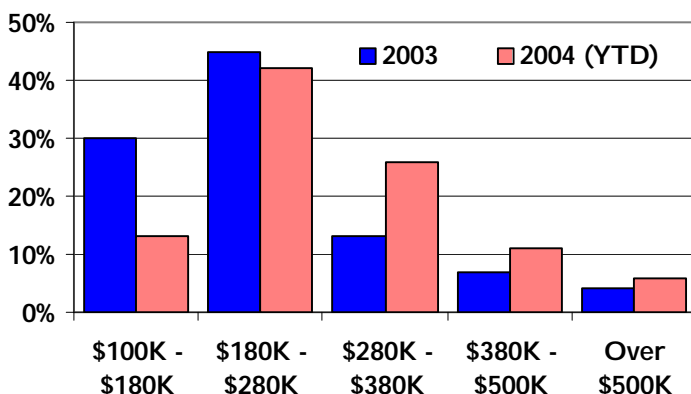
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New Apartment Condo Sales
Vancouver CMA



HOME TO CANADIANS
Canada

Table 1: Single Detached Market

September 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	1	15	1	12	0	11	14	16	0	1	--	--
BELCARRA	0	2	0	1	0	1	1	1	0	0	--	--
BOWEN ISLAND	2	25	4	39	0	35	36	69	0	4	--	--
Burnaby - North	7	76	6	50	4	56	86	61	4	6	--	--
Burnaby - Lougheed Mall	0	4	0	1	1	1	1	3	1	0	--	--
Burnaby - South & East	3	39	3	19	2	25	40	30	0	1	--	--
Burnaby - Central Park	2	16	3	13	1	11	18	10	3	5	--	--
Burnaby - Remainder	14	84	12	95	11	117	148	58	12	13	--	--
BURNABY TOTAL	26	219	24	178	19	210	293	162	20	25	\$589,000	\$592,516
COQUITLAM	5	52	7	50	6	54	85	43	1	2	\$278,900	\$356,583
Delta - Tsawwassen	1	20	1	9	1	10	12	21	0	0	--	--
Delta - Ladner	2	42	3	28	2	32	42	30	2	3	--	--
Delta - North	3	34	6	35	5	35	49	21	3	4	--	--
DELTA TOTAL	6	96	10	72	8	77	103	72	5	7	\$475,000	\$496,500
LANGLEY CITY	0	0	0	0	0	0	1	0	0	0	--	--
LANGLEY DISTRICT	58	551	58	411	57	431	510	329	13	14	\$374,950	\$373,950
LION'S BAY	0	2	0	1	0	1	1	2	0	0	--	--
MAPLE RIDGE	30	307	25	286	21	295	399	227	19	23	\$398,000	\$389,286
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	4	66	9	35	9	36	52	52	1	1	\$489,000	\$441,322
NORTH VANCOUVER City	1	12	2	8	2	9	10	9	0	0	--	--
NORTH VANCOUVER DM	6	58	6	66	4	63	85	59	5	7	\$884,500	\$872,250
PITT MEADOWS	1	69	8	56	8	56	70	58	3	3	\$420,000	\$421,250
PORT COQUITLAM	12	65	34	94	33	95	102	28	0	1	\$388,000	\$388,545
PORT MOODY	4	55	6	63	7	64	95	45	5	4	\$635,000	\$661,197
RICHMOND	61	350	42	297	39	309	412	283	28	31	\$510,000	\$622,051
Surrey - South	32	328	49	353	51	357	467	259	40	38	--	--
Surrey - Cloverdale	17	278	35	273	36	270	380	154	43	42	--	--
Surrey - North	106	932	113	783	105	762	1035	642	112	120	--	--
Surrey - Guildford	0	15	3	23	4	29	37	8	1	0	--	--
Surrey - Whalley	14	134	21	100	18	103	151	94	4	7	--	--
SURREY TOTAL	169	1687	221	1532	214	1521	2070	1157	200	207	\$486,500	\$526,846
U.E.L.	0	3	0	3	0	3	3	5	0	0	--	--
Van - West End (1)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	0	6	1	5	1	5	5	8	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	2	5	0	3	0	3	3	5	0	0	--	--
Van - Kerrisdale (6)	3	25	4	29	4	27	34	26	4	4	--	--
Van - Marpole (7)	9	30	5	32	6	27	35	27	9	8	--	--
Van - Eastside (8)	40	456	45	394	38	396	493	261	31	38	--	--
Van - Mt. Pleasant (9)	1	1	0	0	0	0	0	1	0	0	--	--
Van - Strath/Grand (10)	3	4	0	2	0	2	2	4	0	0	--	--
Van - Westside (11)	13	93	10	68	10	74	93	102	9	9	--	--
VANCOUVER TOTAL	71	620	65	535	59	536	667	434	53	59	\$600,000	\$830,371
WEST VANCOUVER	9	102	8	79	5	59	81	155	23	26	\$1,699,900	\$1,885,180
WHITE ROCK	6	45	6	35	7	38	53	43	6	5	\$524,000	\$573,271
VANCOUVER CMA TOTAL	472	4401	536	3853	498	3904	5143	3249	382	420	\$480,000	\$556,514

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

Source: CMHC

Table 2: Semi Detached Market

September 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	4	6	0	2	0	2	2	4	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	18	2	24	5	21	27	8	8	5	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	28	2	30	0	23	33	18	13	15	--	--
Burnaby - Central Park	0	12	2	14	0	14	19	8	11	13	--	--
Burnaby - Remainder	6	68	6	74	3	78	139	46	33	36	--	--
BURNABY TOTAL	8	126	12	142	8	136	218	80	65	69	\$428,500	\$411,500
COQUITLAM	8	42	8	28	8	19	26	30	10	10	\$353,500	\$358,537
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	18	0	0	0	0	0	30	3	3	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	4	0	4	10	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	6	0	0	0	0	0	6	1	1	--	--
NORTH VANCOUVER City	2	10	0	18	0	17	21	4	4	4	--	--
NORTH VANCOUVER DM	18	28	0	0	0	0	0	28	0	0	--	--
PITT MEADOWS	2	18	0	0	0	0	0	18	0	0	--	--
PORT COQUITLAM	0	4	0	0	0	0	0	6	0	0	--	--
PORT MOODY	10	38	0	4	0	4	8	38	0	0	--	--
RICHMOND	8	108	14	106	10	104	117	82	7	13	\$350,900	\$321,150
Surrey - South	0	0	0	28	1	38	74	0	3	2	--	--
Surrey - Cloverdale	12	68	0	38	2	45	45	58	2	0	--	--
Surrey - North	20	120	4	46	6	35	35	112	13	11	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	--	--
SURREY TOTAL	32	188	4	114	9	120	156	170	18	13	\$272,900	\$281,757
U.E.L.	4	34	2	4	0	2	2	32	0	2	--	--
Van - West End (1)	0	0	0	4	0	4	4	0	0	0	--	--
Van - Downtown (2)	0	0	0	10	0	10	10	0	0	0	--	--
Van - Kitsilano (3)	0	2	0	8	0	8	8	2	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	2	2	0	2	0	2	2	2	0	0	--	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Marpole (7)	6	16	2	30	7	27	27	10	8	3	--	--
Van - Eastside (8)	4	38	4	30	5	33	38	18	3	2	--	--
Van - Mt. Pleasant (9)	2	24	2	24	0	23	26	24	2	4	--	--
Van - Strath/Grand (10)	0	10	0	0	0	1	4	10	0	0	--	--
Van - Westside (11)	4	8	0	4	0	4	4	28	0	0	--	--
VANCOUVER TOTAL	18	100	8	114	12	114	125	96	13	9	\$382,000	\$382,750
WEST VANCOUVER	8	28	0	16	0	16	18	30	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	122	754	48	552	47	538	703	654	121	124	\$354,800	\$354,158

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

Source: CMHC

Table 3: Row Condominium Market

September 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	74	9	21	4	16	23	53	0	5	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	38	0	0	0	0	0	38	0	0	--	--
Burnaby - Central Park	0	33	0	4	0	4	4	42	0	0	--	--
Burnaby - Remainder	21	50	0	10	0	10	10	53	0	0	--	--
BURNABY TOTAL	21	195	9	35	4	30	37	186	0	5	--	--
COQUITLAM	0	61	0	48	0	48	48	61	0	0	--	--
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	64	0	0	0	0	20	64	0	0	--	--
LANGLEY DISTRICT	16	359	27	224	27	227	295	322	0	0	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	13	0	23	0	29	38	13	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	92	5	61	3	58	58	60	1	3	--	--
NORTH VANCOUVER City	0	16	6	12	0	6	6	24	0	6	--	--
NORTH VANCOUVER DM	0	20	0	6	0	6	9	20	0	0	--	--
PITT MEADOWS	0	23	0	23	0	23	36	17	0	0	--	--
PORT COQUITLAM	7	26	16	49	16	51	71	19	0	0	--	--
PORT MOODY	24	130	6	99	6	99	126	124	1	1	--	--
RICHMOND	16	159	0	345	2	368	480	141	13	11	--	--
Surrey - South	36	150	10	72	10	73	129	134	5	5	--	--
Surrey - Cloverdale	64	223	6	149	11	168	225	168	10	5	--	--
Surrey - North	101	541	71	303	69	296	363	383	24	26	--	--
Surrey - Guildford	12	44	0	0	0	0	0	44	0	0	--	--
Surrey - Whalley	0	12	0	14	0	14	14	21	0	0	--	--
SURREY TOTAL	213	970	87	538	90	551	731	750	39	36	\$248,900	\$254,783
U.E.L.	36	67	10	36	11	32	32	71	5	4	\$534,900	\$519,978
Van - West End	0	26	0	20	0	22	65	29	0	0	--	--
Van - Downtown	10	49	4	46	4	46	46	64	0	0	--	--
Van - Kitsilano	0	10	0	0	0	0	0	10	0	0	--	--
Van - False Creek	0	24	0	0	0	0	0	27	0	0	--	--
Van - Granville/Oak	0	7	0	6	2	2	2	33	6	4	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	52	0	52	55	0	0	0	--	--
Van - Eastside	0	0	14	99	8	91	113	4	2	8	--	--
Van - Mt. Pleasant	0	11	0	0	0	0	4	11	0	0	--	--
Van - Strath/Grand	0	4	0	0	0	0	0	4	0	0	--	--
Van - Westside	0	9	0	0	0	0	0	30	0	0	--	--
VANCOUVER TOTAL	10	140	18	223	14	213	285	212	8	12	\$580,000	\$573,750
WEST VANCOUVER	10	16	4	8	4	6	6	16	2	2	--	--
WHITE ROCK	0	0	0	9	3	8	8	0	4	1	--	--
VANCOUVER CMA TOTAL	353	2351	188	1739	180	1755	2286	2100	73	81	\$258,400	\$308,177

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

September 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	65	0	0	0	0	0	65	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	0	0	0	--	--
Burnaby - Remainder	0	47	0	0	0	6	28	47	0	0	--	--
BURNABY TOTAL	0	112	0	0	0	6	28	112	0	0	--	--
COQUITLAM	0	152	0	71	0	71	114	152	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	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	87	0	0	0	0	0	87	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	34	0	105	0	105	105	34	0	0	--	--
NORTH VANCOUVER City	0	60	0	13	0	10	10	101	3	3	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	35	0	40	0	40	40	66	0	0	--	--
PORT MOODY	60	172	0	0	0	0	59	172	0	0	--	--
RICHMOND	0	277	0	388	0	386	587	298	12	12	--	--
Surrey - South	0	94	0	52	0	92	176	129	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	85	107	0	0	--	--
SURREY TOTAL	0	301	0	91	0	168	324	336	0	0	--	--
U.E.L.	0	284	0	0	0	0	0	329	0	0	--	--
Van - West End	0	10	0	0	0	0	0	10	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	10	32	6	6	2	7	9	42	0	4	--	--
Van - False Creek	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak	0	35	0	88	0	88	88	78	3	3	--	--
Van - Kerrisdale	0	0	24	24	21	21	21	18	0	3	--	--
Van - Marpole	0	0	0	48	0	48	48	0	0	0	--	--
Van - Eastside	16	293	0	152	0	149	151	293	4	4	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	0	49	0	0	--	--
Van - Strath/Grand	6	11	0	0	0	0	0	43	0	0	--	--
Van - Westside	0	152	7	27	6	37	177	152	2	3	--	--
VANCOUVER TOTAL	32	582	37	345	29	350	494	696	9	17	\$413,500	\$380,698
WEST VANCOUVER	0	0	0	22	0	20	20	0	2	2	--	--
WHITE ROCK	0	26	0	57	0	57	57	26	0	0	--	--
VANCOUVER CMA TOTAL	92	2122	37	1132	29	1213	1838	2435	26	34	\$324,500	\$312,453

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

September 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	131	0	131	131	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	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	0	1263	0	117	0	120	124	1344	0	0	--	--
BURNABY TOTAL	0	1263	0	248	0	251	255	1495	0	0	\$254,900	\$268,573
COQUITLAM	0	0	0	0	0	0	1	2	0	0	--	--
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	60	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	110	0	0	0	5	5	458	0	0	--	--
NORTH VANCOUVER City	0	152	0	0	0	0	0	607	0	24	--	--
NORTH VANCOUVER DM	0	86	0	0	0	0	0	171	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	137	0	137	137	0	0	0	--	--
RICHMOND	0	191	0	0	0	0	61	301	2	2	--	--
Surrey - South	34	34	0	0	0	0	0	34	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	34	34	0	0	0	0	0	34	0	0	--	--
U.E.L.	31	31	0	0	0	0	0	126	0	0	--	--
Van - West End	0	402	0	178	0	183	396	1117	0	0	--	--
Van - Downtown	354	1688	0	1235	0	1235	1235	2911	0	0	--	--
Van - Kitsilano	0	49	0	0	0	0	0	49	0	0	--	--
Van - False Creek	81	81	0	0	0	0	0	254	0	0	--	--
Van - Granville/Oak	0	23	23	23	15	24	24	23	1	9	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	134	2	108	108	0	28	26	--	--
Van - Eastside	0	269	0	0	0	0	181	513	0	0	--	--
Van - Mt. Pleasant	0	178	0	78	0	78	78	178	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	10	0	120	0	120	120	102	0	0	--	--
VANCOUVER TOTAL	435	2700	23	1768	17	1748	2142	5147	29	35	\$465,900	\$465,643
WEST VANCOUVER	0	37	37	37	37	37	37	74	0	0	\$892,500	\$1,139,792
WHITE ROCK	0	82	0	64	0	64	64	82	0	0	--	--
VANCOUVER CMA TOTAL	500	4746	60	2254	54	2243	2703	8495	31	37	\$478,000	\$537,982

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

September 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	5	21	1	14	0	13	16	20	0	1
BELCARRA	0	2	0	1	0	1	1	1	0	0
BOWEN ISLAND	2	25	4	39	0	35	36	69	0	4
Burnaby - North	7	233	17	226	13	224	263	187	12	16
Burnaby - Lougheed Mall	0	4	0	1	1	1	1	3	1	0
Burnaby - South & East	5	105	5	49	2	48	73	86	13	16
Burnaby - Central Park	2	61	5	31	1	29	42	211	14	18
Burnaby - Remainder	41	1512	18	296	14	331	452	1663	45	49
BURNABY TOTAL	55	1915	45	603	31	633	831	2150	85	99
COQUITLAM	19	441	29	311	24	299	411	406	25	30
Delta - Tsawwassen	1	20	1	9	20	59	142	47	32	13
Delta - Ladner	2	42	3	28	2	44	144	30	2	3
Delta - North	3	34	6	35	5	35	49	21	3	4
DELTA TOTAL	6	96	10	72	27	138	335	98	37	20
LANGLEY CITY	0	124	0	0	0	20	53	124	0	0
LANGLEY DISTRICT	74	1038	85	687	84	750	912	919	16	17
LION'S BAY	0	2	0	1	0	1	1	2	0	0
MAPLE RIDGE	30	407	25	313	21	328	447	327	19	23
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	4	308	14	201	12	204	220	610	3	5
NORTH VANCOUVER City	5	280	26	89	20	80	93	800	7	13
NORTH VANCOUVER DM	24	192	6	72	4	69	112	293	5	7
PITT MEADOWS	3	110	8	79	8	79	106	93	3	3
PORT COQUITLAM	25	168	52	245	51	242	285	143	8	9
PORT MOODY	98	395	12	303	13	304	425	383	6	5
RICHMOND	85	1085	56	1202	51	1202	1697	1105	99	106
Surrey - South	229	733	59	616	62	671	957	683	48	45
Surrey - Cloverdale	93	569	41	460	49	483	650	380	55	47
Surrey - North	227	1613	196	1175	187	1132	1472	1142	152	161
Surrey - Guildford	12	159	3	23	4	52	100	152	1	0
Surrey - Whalley	14	313	21	155	18	172	252	282	4	7
SURREY TOTAL	575	3387	320	2429	320	2510	3431	2639	260	260
U.E.L.	71	429	12	103	17	72	73	563	36	31
Van - West End	0	549	0	301	8	314	610	1267	8	0
Van - Downtown	364	1789	4	1480	17	1512	1552	2986	54	41
Van - Kitsilano	10	105	7	19	3	57	69	153	0	4
Van - False Creek	81	105	0	1	0	1	1	283	0	0
Van - Granville/Oak	4	115	31	130	25	137	198	184	10	16
Van - Kerrisdale	3	25	28	89	25	101	111	44	4	7
Van - Marpole	15	81	7	296	15	262	283	72	45	37
Van - Eastside	62	1094	69	701	57	699	1010	1125	42	54
Van - Mt. Pleasant	3	263	2	102	0	101	108	285	2	4
Van - Strath/Grand	9	29	0	2	0	3	6	113	0	0
Van - Westside	17	281	17	262	16	278	437	423	11	12
VANCOUVER TOTAL	568	4436	165	3383	166	3465	4385	6935	176	175
WEST VANCOUVER	27	183	49	162	46	138	162	275	27	30
WHITE ROCK	6	155	6	165	10	167	182	153	10	6
VANCOUVER CMA TOTAL	1682	15199	925	10474	905	10750	14214	18108	822	844

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA September 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT	Row	APT	
STARTS							
September 2004	472	122	353	608	0	127	1,682
September 2003	419	62	233	935	0	297	1,946
Year-to-date 2004	4,401	754	2,351	7,092	30	571	15,199
Year-to-date 2003	4,142	518	1,793	4,266	48	707	11,474
UNDER CONSTRUCTION							
September 2004	3,249	654	2,100	11,124	9	972	18,108
September 2003	2,729	388	1,481	6,727	40	1,272	12,637
COMPLETIONS							
September 2004	536	48	188	119	8	26	925
September 2003	494	70	270	353	0	153	1,340
Year-to-date 2004	3,853	552	1,739	3,588	57	685	10,474
Year-to-date 2003	3,992	528	1,448	2,815	55	1,092	9,930
COMPLETE & UNOCCUPIED							
September 2004	420	124	81	99	7	113	844
September 2003	427	119	125	154	7	405	1,237
TOTAL SUPPLY							
September 2004	3,669	778	2,181	11,223	16	1,085	18,952
September 2003	3,156	507	1,606	6,881	47	1,677	13,874
ABSORPTIONS***							
September 2004	498	47	180	101	11	68	905
3 Month Average	462	61	181	403	8	174	1,289
12 Month Average	429	59	191	399	7	111	1,195

* Includes Other

*** Does not include presales

Source: CMHC

** Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.

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Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA September 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	3,249	420	3,669	460	Balanced	
Semi-Detached	654	124	778	60	Oversupplied	
Row Condo	2,100	81	2,181	180	Balanced	
Apartment Condo	11,124	99	11,223	400	Moving towards balanced	
Private Row Rental	9	7	16	5	Undersupplied	
Private Apt Rental	727	113	840	175	Undersupplied	
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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