

H

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YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

New Construction Activity

Housing starts in the Vancouver CMA dipped 3 per cent to 1,797 units in May, compared to the same month last year. Multiple housing starts increased 2 per cent to 1,381 units, while single-detached starts declined 17 per cent to 416 units.

Year-to-date, housing starts in the Vancouver CMA were down 10 per cent to 7,257 units over the same period last year. Single-detached starts declined 23 per cent to 1,802 units, while multiple starts dipped 4 per cent to 5,455 units, compared to the first five months of 2004.

Residential construction activity has reached its limit in Greater Vancouver. Homebuilders are now working flat out, leaving little

room for further expansion of the housing sector. The combination of a limited land supply, increasingly complex developments, and competition from non-residential construction for materials and skilled trades has created a ceiling that limits the number of housing units that can be produced.

Despite sufficient consumer demand, annual housing starts will not surpass 20,000 units anytime soon (a level exceeded in both 1993 and 1994). CMHC forecasts 19,400 housing starts in the Vancouver CMA this year, on par with the 19,430 housing starts seen in 2004.

With an inventory of just 925 new homes (complete and unoccupied) at month end, and continuing strong demand, prices were up for all product types in May.

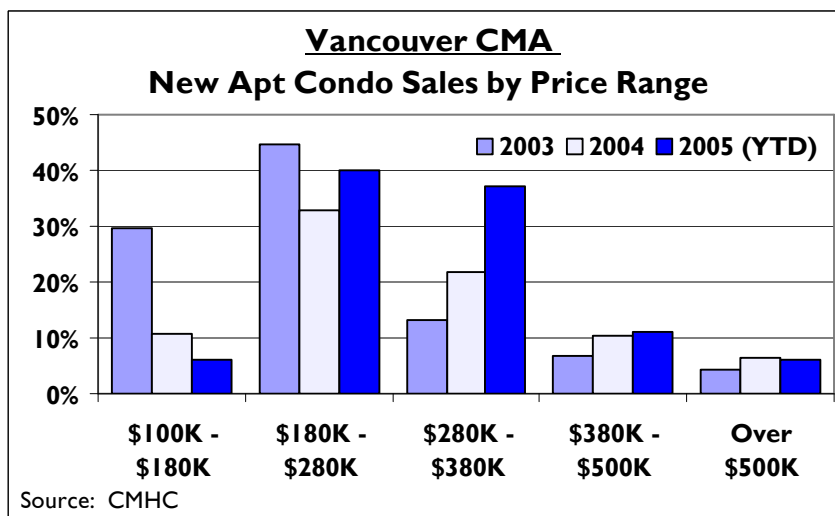
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Table 1: Single Detached Market

	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	Previous Month	Median Prices	Average Prices
May 2005													
ANMORE	4	12	4	9	3	8	21	23	0	0	1	\$950,000	\$950,000
BELCARRA	0	1	0	1	0	1	2	2	0	0	0	-	-
BOWEN ISLAND	2	27	3	24	3	31	67	66	0	0	0	\$499,900	\$599,900
Burnaby - North	8	29	6	32	8	34	67	49	15	13	-	-	-
Burnaby - Louheed Mall	0	2	0	0	0	0	0	5	0	0	-	-	-
Burnaby - South & East	4	10	1	11	5	16	36	16	7	3	-	-	-
Burnaby - Central Park	1	6	3	11	3	10	21	8	7	7	-	-	-
Burnaby - Remainder	8	43	9	49	11	48	109	62	24	22	-	-	-
BURNABY TOTAL	21	90	19	103	27	108	234	140	53	45	\$585,000	\$590,607	
COQUITLAM	4	46	7	28	4	21	76	67	4	7	7	\$452,400	\$456,175
Delta - Tsawwassen	0	10	5	11	4	9	20	23	1	2	-	-	-
Delta - Ladner	6	15	5	17	5	23	49	19	4	4	-	-	-
Delta - North	2	14	1	17	2	14	41	21	4	3	-	-	-
DELTA TOTAL	8	39	11	45	11	46	110	63	9	9	\$599,000	\$619,714	
LANGLEY CITY	0	0	0	0	0	0	1	1	0	0	-	-	-
LANGLEY DISTRICT	54	167	15	214	16	205	580	223	39	38	\$434,900	\$499,838	
LION'S BAY	0	0	0	0	0	0	0	1	2	0	0	-	-
MAPLE RIDGE	27	165	24	125	25	115	333	235	41	40	\$410,000	\$410,414	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-	-
NEW WESTMINSTER	0	6	3	14	3	12	57	22	4	4	\$359,000	\$363,967	
NORTH VANCOUVER City	5	11	2	6	2	6	12	18	0	0	-	-	-
NORTH VANCOUVER DM	6	31	4	34	4	36	77	51	10	10	\$1,205,000	\$1,172,500	
PITT MEADOWS	6	30	1	34	1	36	83	40	9	9	-	-	-
PORT COQUITLAM	1	20	7	28	8	27	77	21	4	3	\$429,400	\$429,750	
PORT MOODY	12	45	6	27	5	25	78	48	2	3	\$545,000	\$587,395	
RICHMOND	33	142	18	155	31	183	374	255	48	35	\$700,000	\$691,832	
Surrey - South	13	89	29	129	32	148	406	198	34	31	-	-	-
Surrey - Cloverdale	64	252	35	127	37	125	342	294	49	47	-	-	-
Surrey - North	99	333	97	405	102	426	1,064	487	149	144	-	-	-
Surrey - Guildford	0	3	3	5	3	6	21	5	0	0	-	-	-
Surrey - Whalley	7	34	11	62	12	68	147	53	12	11	-	-	-
SURREY TOTAL	183	711	175	728	186	773	1,980	1,037	244	233	\$484,450	\$516,017	
U.E.L.	0	0	0	0	0	1	3	3	0	0	-	-	-
Van - West End (1)	0	0	0	1	0	1	2	0	0	0	-	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-	-
Van - Kitsilano (3)	1	1	0	0	0	0	7	6	0	0	-	-	-
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	-	-	-
Van - Granville/Oak (5)	1	1	1	1	1	1	4	4	0	0	-	-	-
Van - Kerrisdale (6)	6	16	0	15	2	15	33	33	5	3	-	-	-
Van - Marpole (7)	6	16	3	12	3	15	34	33	3	3	-	-	-
Van - Eastside (8)	12	122	31	226	34	247	514	205	54	51	-	-	-
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	0	2	0	-	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	4	0	-	-	-
Van - Westside (11)	5	40	5	27	6	33	101	119	2	2	-	-	-
VANCOUVER TOTAL	31	197	40	282	46	312	695	406	64	58	\$644,930	\$883,687	
WEST VANCOUVER	12	40	9	47	6	46	91	156	16	16	\$1,737,500	\$1,908,500	
WHITE ROCK	7	22	5	22	7	25	57	33	5	3	\$700,000	\$688,413	
VANCOUVER CMA TOTAL	416	1,802	353	1,927	388	2,018	5,009	2,912	552	517	\$529,000	\$608,909	

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

Source: CMHC

Table 2: Semi-Detached Market

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
May 2005												
ANMORE	0	2	0	0	4	0	4	6	4	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	2	6	8	18	6	13	25	6	8	10	-	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	6	6	0	6	6	5	21	36	10	9	4	-
Burnaby - Central Park	0	8	0	0	2	2	12	16	14	4	2	-
Burnaby - Remainder	2	20	18	48	31	68	104	32	40	27	-	-
BURNABY TOTAL	10	40	26	74	44	114	181	62	61	43	\$409,250	\$400,661
COQUITLAM	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	14	0	0	0	0	0	0	22	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	14	0	0	0	0	0	22	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	20	20	24	38	6	17	25	32	6	24	\$249,900	\$259,900
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	2	0	2	6	1	1	-	-
NORTH VANCOUVER City	2	18	0	2	2	0	16	20	1	1	-	-
NORTH VANCOUVER DM	0	18	12	12	12	12	12	34	0	0	\$790,000	\$790,000
PITT MEADOWS	0	10	0	14	0	0	10	12	10	6	-	-
PORT COQUITLAM	0	2	2	2	2	0	2	2	8	2	-	-
PORT MOODY	2	2	0	14	6	6	19	28	6	0	\$433,000	\$437,254
RICHMOND	10	50	0	10	1	1	26	102	110	2	-	-
Surrey - South	0	4	2	2	2	2	2	32	28	0	-	-
Surrey - Cloverdale	2	4	0	30	0	0	30	82	14	0	-	-
Surrey - North	0	22	6	16	6	6	36	111	78	7	-	-
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	2	30	8	48	8	68	225	120	7	7	\$353,400	\$394,175
U.E.L.	0	0	0	12	0	14	16	20	0	0	-	-
Van - West End (1)	0	0	0	0	0	0	4	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	10	0	0	0	-	-
Van - Kitsilano (3)	2	2	0	0	0	0	0	6	0	0	-	-
Van - False Creek (4)	0	0	0	2	0	0	0	0	2	2	-	-
Van - Granville/Oak (5)	0	2	0	0	0	0	0	4	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	2	10	2	4	0	2	15	18	0	2	-	-
Van - Eastside (8)	2	16	8	20	5	18	33	24	6	9	-	-
Van - Mt. Pleasant (9)	8	26	0	2	2	2	16	42	2	0	-	-
Van - Strath/Grand (10)	0	4	2	8	2	2	4	6	6	6	-	-
Van - Westside (11)	0	4	0	4	0	0	4	4	0	0	-	-
VANCOUVER TOTAL	14	64	12	40	9	32	86	128	16	19	\$388,000	\$382,333
WEST VANCOUVER	0	2	0	2	0	2	18	36	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-
VANCOUVER CMA TOTAL	70	294	94	302	92	348	782	660	117	119	\$402,000	\$440,873

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

Table 3: Row Condominium Market

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
May 2005												
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - North	0	0	0	41	3	49	74	0	0	3	0	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - South & East	0	0	10	38	8	28	28	0	8	10	0	-
Burnaby - Central Park	0	12	6	6	6	6	19	39	0	0	0	-
Burnaby - Remainder	0	8	6	40	8	30	43	126	12	10	0	-
BURNABY TOTAL	0	20	22	125	25	113	164	165	23	20	\$319,900	\$347,968
COQUITLAM	0	0	0	0	0	0	75	0	0	0	0	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-
LANGLEY CITY	0	0	6	22	6	22	64	18	0	0	0	-
LANGLEY DISTRICT	17	200	0	186	0	186	435	279	0	0	0	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-
MAPLE RIDGE	0	0	0	13	2	6	6	0	9	7	0	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-
NEW WESTMINSTER	36	41	22	48	8	37	88	91	0	14	0	-
NORTH VANCOUVER City	0	0	9	17	2	11	17	7	2	9	0	-
NORTH VANCOUVER DM	0	14	8	8	8	8	8	26	0	0	\$499,000	\$499,000
PITT MEADOWS	0	28	0	3	0	3	23	56	0	0	0	-
PORT COQUITLAM	10	31	5	12	5	12	40	69	0	0	\$328,700	\$328,700
PORT MOODY	17	92	12	41	12	39	102	197	7	7	\$319,900	\$338,590
RICHMOND	57	235	50	119	51	117	338	340	14	13	\$359,900	\$355,836
Surrey - South	0	27	8	65	8	65	115	105	5	5	0	-
Surrey - Cloverdale	100	270	28	85	28	87	220	401	3	3	0	-
Surrey - North	43	208	54	227	68	248	527	319	41	27	0	-
Surrey - Guildford	44	51	0	37	0	35	35	101	2	2	0	-
Surrey - Whalley	12	12	0	24	1	24	26	12	7	6	0	-
SURREY TOTAL	199	568	90	438	105	459	923	938	58	43	\$234,500	\$236,085
U.E.L.	5	14	0	4	0	4	40	122	0	0	0	-
Van - West End (1)	0	0	0	0	0	0	4	33	0	0	0	-
Van - Downtown (2)	0	14	0	32	0	32	44	50	0	0	0	-
Van - Kitsilano (3)	0	8	0	0	0	0	0	18	0	0	0	-
Van - False Creek (4)	0	5	24	24	21	21	21	5	3	6	0	-
Van - Granville/Oak (5)	0	4	0	0	0	9	28	17	4	4	0	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-
Van - Marpole (7)	0	0	0	0	0	0	21	0	0	0	0	-
Van - Eastside (8)	0	41	0	4	1	8	53	67	3	2	0	-
Van - Mt. Pleasant (9)	0	25	0	0	0	1	4	35	0	0	0	-
Van - Strath/Grand (10)	0	0	0	4	0	0	0	0	4	4	0	-
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	0	-
VANCOUVER TOTAL	0	97	24	64	22	71	175	311	14	16	\$419,900	\$435,345
WEST VANCOUVER	0	0	0	0	0	0	8	16	0	0	0	-
WHITE ROCK	0	0	0	0	0	0	5	0	0	0	0	-
VANCOUVER CMA TOTAL	341	1,340	248	1,100	246	1,099	2,511	2,635	127	129	\$261,950	\$299,102

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

Table 4: LOW-RISE Apartment Condominium Market

	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
May 2005												
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - North	0	0	0	65	0	65	0	65	0	0	0	-
Burnaby - Louheed Mall	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - Remainder	0	0	0	0	0	0	0	47	81	0	0	-
BURNABY TOTAL	0	0	0	65	0	65	0	112	81	0	0	-
COQUITLAM	0	0	59	59	59	59	113	82	82	0	\$282,450	\$269,073
Delta - Tsawwassen	12	12	0	0	0	0	3	26	64	0	0	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-
DELTA TOTAL	12	12	0	0	0	0	3	26	64	0	0	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-
MAPLE RIDGE	0	0	28	28	4	22	22	22	59	10	6	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-
NEW WESTMINSTER	0	0	0	0	0	0	0	81	43	0	0	-
NORTH VANCOUVER City	0	0	51	51	0	54	64	60	60	0	0	-
NORTH VANCOUVER DM	0	0	0	15	6	15	15	15	0	6	\$190,000	\$211,667
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-
PORT COQUITLAM	0	59	0	0	0	16	24	79	79	7	0	-
PORT MOODY	56	145	0	112	0	112	112	291	291	0	0	-
RICHMOND	79	361	137	238	142	230	423	492	492	24	\$326,900	\$333,821
Surrey - South	0	0	0	86	0	86	138	43	43	0	0	-
Surrey - Cloverdale	0	48	0	0	0	0	0	104	104	0	0	-
Surrey - North	0	0	0	0	0	0	0	46	46	0	0	-
Surrey - Guildford	0	0	48	48	48	48	48	52	52	0	0	-
Surrey - Whalley	27	27	0	107	0	107	107	27	27	0	0	-
SURREY TOTAL	27	75	48	241	48	241	293	272	272	0	\$177,400	\$178,355
U.E.L.	0	53	0	177	1	183	257	202	202	1	0	-
Van - West End (1)	0	0	0	0	0	3	4	0	0	0	0	-
Van - Downtown (2)	0	0	0	0	0	0	11	0	0	0	0	-
Van - Kitsilano (3)	0	4	0	22	7	30	39	14	14	7	0	-
Van - False Creek (4)	0	39	0	0	0	0	0	74	74	0	0	-
Van - Granville/Oak (5)	8	8	0	0	0	10	48	43	43	5	0	-
Van - Kerrisdale (6)	0	0	0	0	0	9	38	4	4	4	0	-
Van - Marpole (7)	0	19	0	0	0	0	48	19	19	0	0	-
Van - Eastside (8)	24	63	0	61	0	64	104	295	295	0	0	-
Van - Mt. Pleasant (9)	0	0	0	42	0	47	49	0	0	0	0	-
Van - Strath/Grand (10)	0	0	0	0	0	10	14	29	29	0	0	-
Van - Westside (11)	0	0	58	58	58	60	86	94	94	0	0	-
VANCOUVER TOTAL	24	133	58	183	65	233	441	568	568	16	\$333,900	\$342,838
WEST VANCOUVER	44	44	0	0	0	0	22	44	44	0	0	-
WHITE ROCK	0	0	0	0	0	0	2	26	26	0	0	-
VANCOUVER CMA TOTAL	230	887	302	1,169	325	1,233	2,007	2,363	2,363	64	\$314,175	\$321,086

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

Table 5: HIGH-RISE Apartment Condominium Market

	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	Current Month	Previous Month	Current Month	Median Prices	Average Prices
May 2005													
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - North	0	164	0	0	0	0	0	0	164	0	0	-	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - Central Park	0	0	0	151	0	151	151	0	0	0	0	-	-
Burnaby - Remainder	175	434	226	302	226	306	614	1,387	0	0	0	-	-
BURNABY TOTAL	175	598	226	453	226	457	765	1,551	0	0	0	\$332,800	\$336,446
COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	59	0	0	-	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY BAY	0	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	29	0	111	0	111	111	420	0	0	0	-	-
NORTH VANCOUVER City	132	132	0	343	1	329	441	284	15	14	0	-	-
NORTH VANCOUVER DM	0	0	0	0	0	0	0	171	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT MOODY	0	127	0	0	0	0	137	127	0	0	0	-	-
RICHMOND	0	197	0	301	0	293	293	307	10	10	0	-	-
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-	-
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
U.E.L.	0	0	95	95	95	95	95	62	0	0	0	\$480,900	\$534,386
Van - West End (1)	72	129	0	129	0	133	265	1,123	0	0	0	-	-
Van - Downtown (2)	216	1,011	165	707	165	707	1,854	3,343	0	0	0	-	-
Van - Kitsilano (3)	0	63	0	0	0	0	0	112	0	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	173	173	81	0	0	0	-	-
Van - Granville/Oak (5)	44	44	0	0	0	1	24	170	0	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	8	44	0	0	0	0	-	-
Van - Eastside (8)	0	205	0	244	0	244	244	474	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	178	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	92	0	92	0	92	92	10	0	0	0	-	-
VANCOUVER TOTAL	332	1,452	165	1,345	165	1,358	2,696	5,491	0	0	0	\$305,900	\$340,876
WEST VANCOUVER	0	0	0	37	0	37	74	37	0	0	0	-	-
WHITE ROCK	0	0	0	59	0	55	83	23	4	4	0	-	-
VANCOUVER CMA TOTAL	639	2,535	486	2,744	487	2,735	4,695	8,532	29	28	0	\$309,400	\$341,062

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

Table 6: TOTAL: All Dwelling Types

	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	Previous Month
May 2005											
ANMORE	4	14	4	13	3	12	27	27	0	0	1
BELCARRA	0	1	0	1	0	1	2	2	0	0	0
BOWEN ISLAND	2	28	4	25	4	32	68	66	0	0	0
Burnaby - North	10	199	14	156	17	161	231	219	26	23	0
Burnaby - Loughheed Mall	0	2	0	0	0	0	1	5	0	0	0
Burnaby - South & East	10	162	11	55	18	65	100	172	24	17	0
Burnaby - Central Park	1	26	9	170	11	179	207	61	11	9	0
Burnaby - Remainder	185	505	259	554	291	562	1,027	1,688	96	64	0
BURNABY TOTAL	206	894	293	935	337	967	1,566	2,145	157	113	0
COQUITLAM	20	96	92	167	95	184	473	223	51	48	0
Delta - Tsawwassen	0	22	5	11	4	25	88	87	1	2	0
Delta - Ladner	6	29	5	17	5	23	49	41	4	4	0
Delta - North	2	14	1	17	2	14	41	21	4	3	0
DELTA TOTAL	8	65	11	45	11	62	178	149	9	9	0
LANGLEY CITY	0	0	6	23	6	23	125	78	0	0	0
LANGLEY DISTRICT	91	387	39	438	40	469	1,197	644	96	95	0
LION'S BAY	0	0	0	0	0	0	1	2	0	0	0
MAPLE RIDGE	27	165	24	166	31	143	361	294	60	53	0
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	36	81	25	175	11	162	343	576	5	19	0
NORTH VANCOUVER City	141	165	11	432	5	415	595	405	18	24	0
NORTH VANCOUVER DM	6	63	24	69	30	71	112	282	16	10	0
PITT MEADOWS	6	68	1	51	1	49	118	106	15	15	0
PORT COQUITLAM	11	122	14	56	17	69	179	212	25	22	0
PORT MOODY	87	411	18	194	23	196	458	691	18	13	0
RICHMOND	179	985	205	823	225	883	1,574	1,504	101	81	0
Surrey - South	13	120	39	282	42	301	691	535	39	36	0
Surrey - Cloverdale	168	584	63	248	65	248	650	825	52	50	0
Surrey - North	142	563	161	657	176	717	1,722	932	197	182	0
Surrey - Guildford	44	54	51	90	51	89	104	158	2	2	0
Surrey - Whalley	46	73	11	253	13	199	280	92	19	17	0
SURREY TOTAL	413	1,394	325	1,530	347	1,554	3,447	2,542	309	287	0
U.E.L.	5	67	95	288	96	297	471	409	1	0	0
Van - West End (1)	72	129	0	130	0	137	377	1,267	0	0	0
Van - Downtown (2)	216	1,025	165	739	165	749	2,108	3,393	0	0	0
Van - Kitsilano (3)	3	78	0	22	7	41	82	162	7	0	0
Van - False Creek (4)	0	44	24	199	21	194	194	160	5	8	0
Van - Granville/Oak (5)	45	59	1	1	1	21	112	281	9	9	0
Van - Kerrisdale (6)	6	16	0	15	2	24	97	33	7	7	0
Van - Marpole (7)	8	45	5	16	3	25	162	105	3	5	0
Van - Eastside (8)	105	563	43	575	49	599	992	1,294	72	66	0
Van - Mt. Pleasant (9)	8	52	0	44	2	54	69	257	2	0	0
Van - Strath/Grand (10)	0	18	2	12	2	12	18	107	10	10	0
Van - Westside (11)	7	46	63	190	67	195	332	339	8	4	0
VANCOUVER TOTAL	470	2,075	303	1,943	319	2,051	4,543	7,398	125	109	0
WEST VANCOUVER	78	154	9	86	6	85	213	357	16	19	0
WHITE ROCK	7	22	5	81	7	81	149	82	9	7	0
VANCOUVER CMA TOTAL	1,797	7,257	1,508	7,541	1,614	7,806	16,200	18,194	1,031	925	0

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

Table 7
HOUSING ACTIVITY SUMMARY - VANCOUVER CMA
May 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT	Row	APT	
STARTS							
May 2005	416	70	341	887	0	83	1,797
May 2004	502	76	239	925	0	114	1,856
Year-to-date 2005	1,802	294	1,340	3,488	0	333	7,257
Year-to-date 2004	2,339	346	1,084	3,967	25	272	8,033
UNDER CONSTRUCTION							
May 2005	2,912	660	2,635	11,017	0	970	18,194
May 2004	2,993	522	1,645	9,749	22	1,200	16,131
COMPLETIONS							
May 2005	353	94	248	812	0	1	1,508
May 2004	418	52	257	342	0	0	1,069
Year-to-date 2005	1,927	302	1,100	4,013	8	191	7,541
Year-to-date 2004	2,049	278	928	1,901	35	98	5,289
COMPLETE & UNOCCUPIED							
May 2005	517	119	129	111	3	46	925
May 2004	376	117	74	89	10	122	788
TOTAL SUPPLY							
May 2005	3,429	779	2,764	11,128	3	1,016	19,119
May 2004	3,369	639	1,719	9,838	32	1,322	16,919
ABSORPTIONS***							
May 2005	388	92	246	850	0	38	1,614
3 Month Average	419	85	253	959	1	64	1,781
12 Month Average	422	62	210	540	3	87	1,324

* Includes Other

** Includes private and assisted rental properties

*** Does not include pre-sales

Source: CMHC

Housing activity information for Abbotsford CMA is available separately.

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