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# OUSING NOW

Victoria/Vancouver Island

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Homebuilding Pace Skips a Beat

#### Victoria homebuilding slips in January

- ◆ Metro Victoria saw few new homes started in January as multifamily project starts took a breather. **Single family house starts remained on pace** for seasonal conditions, matching January 2004 levels.
- ◆ Apartment condo completions outpaced starts in January, meaning fewer units remained under construction at month end. **Condo inventories edged up** as presales did not consume all of the newly completed units, and the condo market remained oversupplied.
- ◆ In contrast, **townhouse condo buyers snapped up all of January's completions.** Demand for both midrange family-oriented and luxury townhouses continues strong in Metro Victoria.
- ◆ **New house average prices hit an all-time high in January** as construction costs continued to climb.

#### Nanaimo homebuilding on track with 2004 levels

- ◆ Nanaimo homebuilding began 2005 at a pace just shy of last year. However, **development permit applications indicate an uptrend** ahead.
- ◆ New house sales and prices continue strong, as builders struggle to keep pace with rising demand. **Demand** for Nanaimo's new condo apartments and townhouses is outpacing present supply.

#### Courtenay-Comox homebuilding starts strong in 2005

- ◆ **Courtenay-Comox** January 2005 home starts were boosted by a multifamily rental project breaking ground. **Parksville-Qualicum** and **Duncan** saw slightly fewer new starts than in January 2004.
- ◆ **Demand for Vancouver Island homes** continues to grow this winter, and few newly completed homes are available for sale.

#### Low mortgage rates and improved wage increases boost BC housing demand

- ◆ B.C.'s average weekly wages rose 4.3% last month from January 2004 levels. Rising incomes and low mortgage rates both contribute to strong housing demand.
- ◆ Interest from **retirees & investors** is also pushing Vancouver Island housing demand to new highs this year.

### JANUARY 2005

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##### Metropolitan Victoria

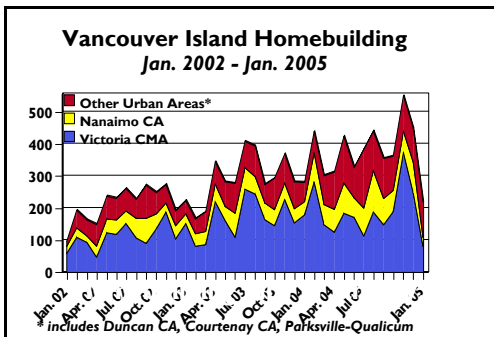
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##### Vancouver Island

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#### CMHC Victoria Noticeboard

- ◆ **Quality of Life Challenge** - check out [www.qolchallenge.ca](http://www.qolchallenge.ca) for information on housing and other indicators of quality of life in the Capital Region.
- ◆ **CMHC tracks homebuilding** -next release Mar. 8 (250) 363-8045, [prrill@cmhc.ca](mailto:prrill@cmhc.ca)
- ◆ **CMHC focus on 2005 markets** - call CMHC Victoria (250) 363-8040 to learn more about upcoming presentations & reports.
- ◆ **April is New Homes Month** -contact your local CHBA office for more info, in Victoria (250) 383-5044 [www.chbavictoria.com](http://www.chbavictoria.com)



#### ◆ Homebuilding dips in January.

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Canada

HOME TO CANADIANS

**METROPOLITAN VICTORIA**  
Starts/Completions/Under Construction  
January 2005

	STARTS					COMPLETIONS					UNDER CONSTRUCTION							
	Single	Semi	Condo	Row Rental	Apt Condo Rental	TOTAL	Single	Semi	Condo	Row Rental	Apt Condo Rental	TOTAL	Single	Semi	Condo	Row Rental	Apt Condo Rental	TOTAL
Victoria City	0	3	0	0	0	3	3	5	10	0	0	46	0	0	0	0	0	64
Oak Bay	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saanich	14	0	10	0	0	24	11	0	10	0	0	0	0	0	0	0	0	21
C. Saanich	2	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	3
N. Saanich	1	0	0	0	0	1	4	0	0	0	0	0	0	0	0	0	0	4
Sidney	1	1	0	0	9	11	1	2	0	0	0	0	0	0	0	0	0	3
View Royal	3	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	3
RDA H	2	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	2
Highlands	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
Langford	23	0	0	0	0	23	17	4	0	0	0	32	0	0	0	0	0	53
Colwood	6	0	0	0	0	6	2	0	0	0	0	0	0	0	0	0	0	2
Metchosin	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Sooke	2	2	0	0	0	4	10	0	0	0	0	0	0	0	0	0	0	10
Indian Res.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	58	6	10	0	9	83	60	11	20	0	78	0	78	0	105	4	1072	1865
<b>YEAR-TO-DATE</b>	58	6	10	0	9	83	60	11	20	0	78	0	78	0	105	4	1072	1865

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

# METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

## January 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	19	0	9	0	28	7	35	37	1	11	0	49	11	60
Oak Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Esquimalt	0	0	1	0	1	0	1	0	0	0	0	0	0	0
Saanich	0	0	13	0	13	16	29	0	0	9	0	9	11	20
C. Saanich	0	0	0	0	0	0	0	0	0	0	0	0	4	4
N. Saanich	0	0	0	0	0	1	1	0	0	0	0	0	4	4
Sidney	5	0	0	0	5	1	6	0	0	0	0	0	3	3
View Royal	0	0	0	0	0	5	5	0	0	0	0	0	4	4
RDA H	0	0	0	0	0	1	1	0	0	0	0	0	2	2
Highlands	0	0	0	0	0	0	0	0	0	0	0	0	3	3
Langford	13	0	0	0	13	17	30	19	0	0	0	19	22	41
Colwood	0	0	0	0	0	5	5	0	0	0	0	0	1	1
Metchosin	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Sooke	0	0	0	0	0	3	3	0	0	0	0	0	10	10
Indian Res.	0	0	0	0	0	2	2	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>37</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>60</b>	<b>58</b>	<b>118</b>	<b>56</b>	<b>1</b>	<b>20</b>	<b>0</b>	<b>77</b>	<b>76</b>	<b>153</b>
<b>Y.T.D. AVG. 2005</b>	<b>37</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>60</b>	<b>58</b>	<b>118</b>	<b>56</b>	<b>1</b>	<b>20</b>	<b>0</b>	<b>77</b>	<b>76</b>	<b>153</b>
<b>Y.T.D. AVG. 2004</b>	<b>31</b>	<b>1</b>	<b>24</b>	<b>0</b>	<b>56</b>	<b>60</b>	<b>116</b>	<b>17</b>	<b>8</b>	<b>18</b>	<b>0</b>	<b>43</b>	<b>89</b>	<b>132</b>

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

**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		453,973			385,900		
March	67		372,211			359,900		
April	71		481,230			412,900		
May	90		458,695			416,200		
June	58		466,053			399,450		
July	78		408,943			359,450		
August	89		463,498			432,500		
September	80		428,044			417,400		
October	78		407,190			399,900		
November	53		438,053			394,000		
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	32	33	\$299,394	\$330,330	10.3	\$282,700	\$316,900	12.1
February	42		335,772			336,200		
March	48		319,056			289,400		
April	34		278,894			258,700		
May	59		326,051			290,349		
June	28		352,906			324,400		
July	49		334,250			304,800		
August	48		315,626			285,250		
September	78		366,475			337,950		
October	51		364,776			328,000		
November	57		317,961			318,900		
December	60		328,845			309,900		

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

**VANCOUVER ISLAND**

**STARTS/COMPLETIONS SUMMARY**

**2004 & 2005 Year-to-Date**

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	JAN. 2005					JAN. 2004 **					JAN. 2005					JAN. 2004**				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	21	0	4	59	84	20	4	8	0	32	24	2	3	0	29	25	2	0	0	27
Parksville/Qualicum	10	2	3	9	24	15	10	0	0	25	12	6	0	0	18	13	4	0	0	17
Nanaimo **	26	2	0	0	28	20	10	3	0	33	34	0	3	0	37	28	3	0	0	31
Duncan	2	0	0	0	2	4	0	0	0	4	13	0	0	0	13	11	0	0	0	11
Port Alberni *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	58	6	10	9	83	59	13	5	103	180	60	11	20	78	169	93	1	24	37	155
<b>Total</b>	<b>117</b>	<b>10</b>	<b>17</b>	<b>77</b>	<b>221</b>	<b>118</b>	<b>37</b>	<b>16</b>	<b>103</b>	<b>274</b>	<b>143</b>	<b>19</b>	<b>26</b>	<b>78</b>	<b>266</b>	<b>170</b>	<b>10</b>	<b>24</b>	<b>37</b>	<b>241</b>

\* updated quarterly

\*\* 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

### January 2005

	UNDER CONSTR: DEC. 2004						STARTS						COMPLETIONS						UNDER CONSTR: JAN. 2005						
	Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		
Comox Town	39	8	15	24	86	7	0	0	0	7	3	2	0	0	5	43	6	15	24	88	79	18	12	129	238
Courtenay City	85	18	11	70	184	7	0	4	59	70	13	0	3	0	16	79	18	12	129	238	4	0	0	0	4
Cumberland	6	0	0	0	6	0	0	0	0	0	2	0	0	0	2	34	0	0	0	34	49	4	0	59	112
Comox Strath RDA A	32	0	0	0	32	4	0	0	0	4	2	0	0	0	2	1	0	0	0	1	210	28	27	212	477
Comox Strath RDA B	50	4	0	59	113	3	0	0	0	3	4	0	0	0	4	36	44	18	0	98	22	4	6	9	41
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	75	36	4	0	115	172	26	10	117	325
<b>Courtenay CA</b>	<b>230</b>	<b>30</b>	<b>20</b>	<b>131</b>	<b>422</b>	<b>21</b>	<b>0</b>	<b>4</b>	<b>59</b>	<b>84</b>	<b>24</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>29</b>	<b>133</b>	<b>84</b>	<b>28</b>	<b>9</b>	<b>254</b>	<b>643</b>	<b>154</b>	<b>65</b>	<b>345</b>	<b>1207</b>
Parksville City	40	44	18	0	102	2	0	0	0	2	6	0	0	0	6	179	24	13	117	333	22	4	6	9	41
Qualicum Beach Town	20	4	3	0	27	2	0	3	9	14	0	0	0	0	0	134	97	29	0	248	17	0	0	0	17
Nanaimo RDA G	75	40	4	0	119	6	2	0	0	8	6	6	0	0	12	179	24	13	117	333	24	0	0	0	24
<b>Parksville-Qualicum</b>	<b>134</b>	<b>97</b>	<b>29</b>	<b>0</b>	<b>248</b>	<b>10</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>24</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>179</b>	<b>24</b>	<b>13</b>	<b>117</b>	<b>333</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>
Nanaimo City	179	24	13	117	333	24	2	0	0	26	31	0	3	0	34	24	0	0	0	24	0	0	0	0	0
Nanaimo RDA A	24	0	0	0	24	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1
Nanaimo RDA C	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	17	0	0	0	17	333	36	10	77	374
Nanaimo RDA D	17	0	0	0	17	1	0	0	0	1	1	0	0	0	1	57	16	0	7	80	1	0	0	0	1
<b>Nanaimo CA *</b>	<b>333</b>	<b>36</b>	<b>10</b>	<b>77</b>	<b>374</b>	<b>26</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>34</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>37</b>	<b>333</b>	<b>36</b>	<b>10</b>	<b>77</b>	<b>374</b>	<b>26</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>28</b>
North Cowichan	57	16	0	7	80	2	0	0	0	2	6	0	0	0	6	32	0	0	0	32	9	0	0	0	9
Duncan City	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	99	16	0	7	122	796	179	59	215	1166
Cowich. Valley RDA D	32	0	0	0	32	0	0	0	0	0	5	0	0	0	5	32	0	0	0	32	9	0	0	0	9
Cowich. Valley RDA E	9	0	0	0	9	0	0	0	0	0	2	0	0	0	2	99	16	0	7	122	796	179	59	215	1166
<b>Duncan CA</b>	<b>99</b>	<b>16</b>	<b>0</b>	<b>7</b>	<b>122</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>99</b>	<b>16</b>	<b>0</b>	<b>7</b>	<b>122</b>	<b>796</b>	<b>179</b>	<b>59</b>	<b>215</b>	<b>1166</b>
<b>TOTAL</b>	<b>796</b>	<b>179</b>	<b>59</b>	<b>215</b>	<b>1166</b>	<b>59</b>	<b>4</b>	<b>7</b>	<b>68</b>	<b>138</b>	<b>83</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>97</b>	<b>643</b>	<b>154</b>	<b>65</b>	<b>345</b>	<b>1207</b>	<b>643</b>	<b>154</b>	<b>65</b>	<b>345</b>	<b>1207</b>

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

# NANAIMO CA

## Inventory and Absorptions by Municipality

### JANUARY 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	1	0	0	0	1	19	20	0	0	3	0	3	34	37
Nanaimo A,C,D	0	0	0	0	0	0	0	0	0	0	0	0	3	3
<b>MONTH TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>19</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>37</b>	<b>40</b>
Y.T.D. AVG. 2005	1	0	0	0	1	19	20	0	0	3	0	3	37	40
Y.T.D. AVG. 2004	5	0	0	0	5	18	23	0	0	0	0	0	0	38

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

# COURTENAY CA

## Inventory and Absorptions by Municipality

### JANUARY 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	1	0	0	0	1	1	2	0	0	0	0	0	4	4
Courtenay	0	0	2	0	2	3	5	0	0	3	0	3	10	13
Cumberland	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Comox Strath A,B	0	0	0	0	0	1	1	0	0	0	0	0	5	5
Indian Res.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>21</b>	<b>24</b>
Y.T.D. AVG. 2005	1	0	2	0	3	5	8	0	0	3	0	3	21	24
Y.T.D. AVG. 2004	0	0	8	0	8	14	22	0	0	1	0	1	25	26

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

# CMHC Market Watch

## VICTORIA AND NANAIMO New Ownership Construction JANUARY 2005

### METRO VICTORIA

	Completed & Unoccupied <sup>1</sup>	Under Construction	Total Supply	Monthly Absorption Forecast <sup>2</sup>	Duration of Supply (Months)	Surplus/Shortfall <sup>3</sup> (Months)	Market Classification <sup>4</sup>
Single & Semi	58	647	705	95	7.4	0.4	Balanced.
Row Condo	23	105	128	14	9.1	-0.9	Balanced.
Apt Condo	37	1072	1109	65	17.1	3.1	Oversupplied.

need to know

### NANAIMO CA

	Completed & Unoccupied <sup>1</sup>	Under Construction	Total Supply	Monthly Absorption Forecast <sup>2</sup>	Duration of Supply (Months)	Surplus/Shortfall <sup>3</sup> (Months)	Market Classification <sup>4</sup>
Single & Semi	19	223	242	45	5.4	-1.6	Balanced.
Row Condo	0	10	10	2	5.0	-6.0	Undersupplied.
Apt Condo	1	117	118	12	9.8	-3.2	Undersupplied.

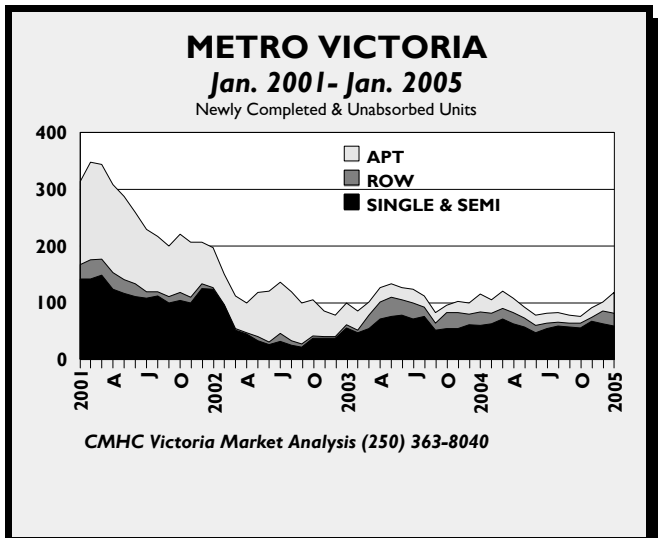
need to know

<sup>1-4</sup> Refer to CMHC Definitions insert.

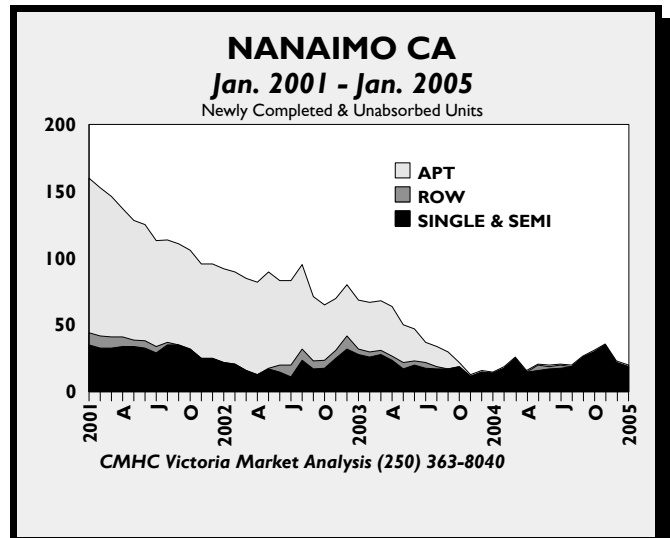
## VICTORIA AND NANAIMO

### New Housing Inventory

#### JANUARY 2001 to JANUARY 2005



♦ Victoria new home inventories edge up.



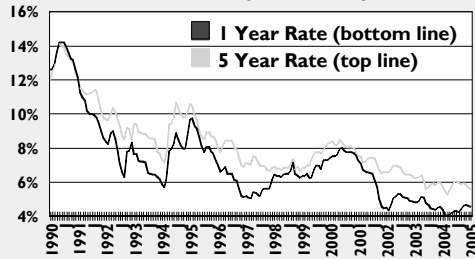
♦ Nanaimo inventories remain low.

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# KEY ECONOMIC INDICATORS

## MORTGAGE RATES

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

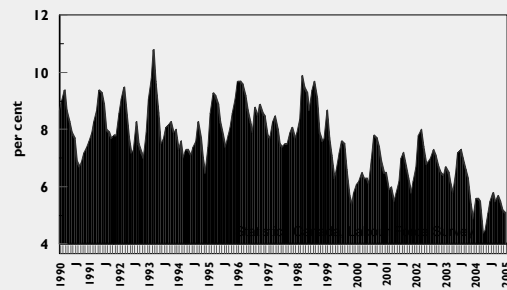


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue downtrend.

## METRO VICTORIA

Unemployment Rate: Jan. 1990 - Jan. 2005

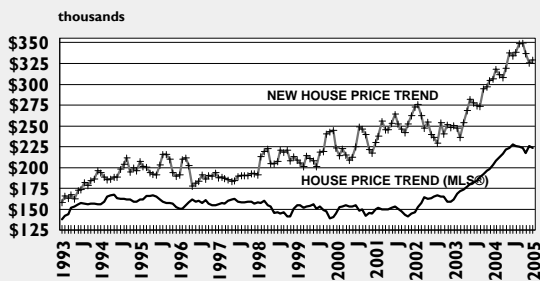


CMHC Market Analysis (250) 363-8040

◆ Fewer unemployed in Victoria this winter.

## NANAIMO

Average House Price Trend Jan. 1993 - Jan. 2005

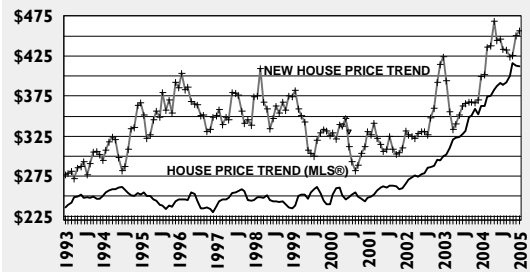


NOTE: Price trends calculated as 3 month moving average.  
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house price trends level off.

## METRO VICTORIA

Average House Price Trend Jan. 1993 - Jan. 2005  
thousands



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

◆ Victoria price trends remain above \$400,000.

## Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	January 2005			
	Sales Jan. 2005	% Change Jan. 2004	Avg Price Jan. 2005	% Change Jan. 2004
Metro Victoria	223	-8%	\$396,560	14%
Nanaimo	77	-4%	\$240,872	20%
Duncan-Cowichan Valley	29	-100%	\$254,520	29%
Port Alberni*	15	0%	\$110,532	-15%
Parksville-Qualicum Beach	24	-37%	\$273,604	17%
Comox Valley	33	-34%	\$221,874	11%
Campbell River	23	53%	\$182,474	3%

\* Note: MLS® data represents a smaller portion of total sales in Port Alberni.

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