

# H

# HOUSING NOW

Kelowna / Southern Interior

YOUR LINK TO THE HOUSING MARKET

## New Construction Highlights

Canada Mortgage and Housing Corporation

### Kelowna Housing Starts Rebound in April

Kelowna area new home construction surged ahead in April. Housing starts shot up to 221 units from 124 units in March. Both the single and multi-family sectors saw big gains.

Singles starts soared to a six year high in April. With resale house prices on the rise and supply of listings down sharply, more buyers are turning to the new home market. The new home market has become increasingly competitive with resale housing, especially in the mid to upper price ranges. The move-up buyer market and buyers seeking lifestyle and retiree-oriented housing remain the focus of new home demand.

The supply of building lots has been drawn down, leaving builders scrambling to bring more on stream. Lot prices are on the rise, pushing up the cost of new housing.

Construction also began on two condominium buildings totaling 88 units, the fourth and fifth projects to break ground this year. Look for more condo construction over the next few months.

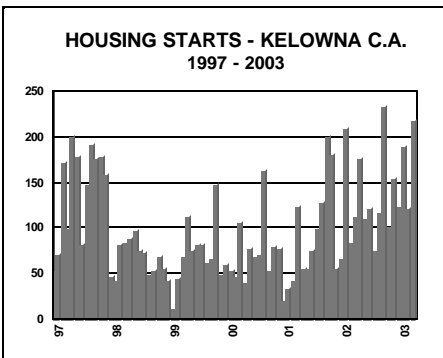
Low interest rates remain a key driver. An aging population has meant increased demand for retiree, resort and lifestyle oriented housing. Also, the Kelowna area economy and population continue to grow, boosting demand. Low inventories of new, complete and unsold units - all types - point to more opportunity for expansion.

Elsewhere, Vernon singles starts jumped to the highest monthly level since 1997. The Penticton new home market, lead by the singles sector, recorded another strong performance. Both Vernon and Penticton singles starts are up sharply over the same four month period last year. Kamloops new home construction maintained a steady pace in April, but remains slow overall.

### APRIL 2003

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Housing starts up sharply in April.

### BC New Home Market Sees Big Gains In April

BC new home markets also set a blistering pace in April, housing starts doubling from the same month a year ago. BC starts are up 35% to date this year. Nationally, housing starts dropped to 207,800 units, seasonally adjusted at annual rates (SAAR) from 220,400 units (SAAR) in March. Ontario, Atlantic Canada and the prairies all saw a decline in the annual rate, offsetting gains in BC.

### CMHC Kelowna Noticeboard

♦ **May 2003 Housing Starts: Local, BC, and National** news releases scheduled for June 9, 2003.

♦ **The Spring 2003 Kelowna Housing Market Outlook Report is now available.** Ask for CMHC's 2002 Okanagan Seniors' Housing Market Survey and Kelowna Rental Market Reports. For an in-depth look at Kelowna area new construction, resale, rental and seniors' housing markets, turn to CMHC Market Analysis reports - Information you need to know to grow your business!

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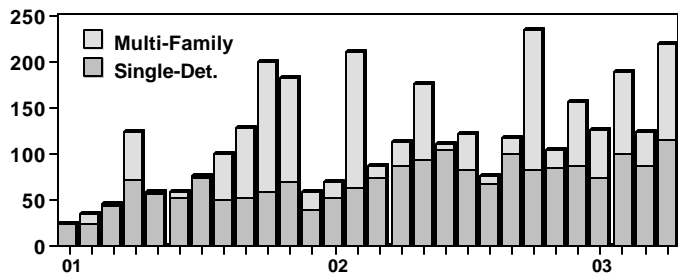


HOME TO CANADIANS  
Canada

## KELOWNA C.A. STARTS/COMPLETIONS/UNDER CONSTRUCTION APRIL 2003 & YEAR TO DATE 2003

	STARTS							COMPLETIONS						UNDER CONSTRUCTION							
	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	Total	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	Total	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	Total
Kelowna City	66	6	0	0	88	4	164	58	6	0	0	216	0	280	323	44	22	4	366	110	869
Sub. G*	18	0	0	0	0	0	18	12	0	0	0	0	12	65	0	0	0	0	0	4	69
Sub. H*	25	2	0	0	0	0	27	14	0	0	0	0	14	86	6	0	0	0	0	0	92
Sub. I*	2	0	0	0	0	0	2	0	2	0	0	0	2	9	10	0	0	0	0	0	19
Lake Country	3	0	0	0	0	0	3	0	0	0	0	0	0	21	0	22	0	25	0	0	68
Peachland	3	4	0	0	0	0	7	2	0	0	0	0	2	12	12	0	0	0	0	0	24
Indian Res.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>117</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>4</b>	<b>221</b>	<b>86</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>216</b>	<b>0</b>	<b>310</b>	<b>516</b>	<b>72</b>	<b>44</b>	<b>4</b>	<b>391</b>	<b>114</b>	<b>1141</b>
<b>YEAR-TO-DATE</b>	<b>382</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>204</b>	<b>54</b>	<b>664</b>	<b>266</b>	<b>22</b>	<b>3</b>	<b>0</b>	<b>266</b>	<b>0</b>	<b>557</b>	---	---	---	---	---	---	---

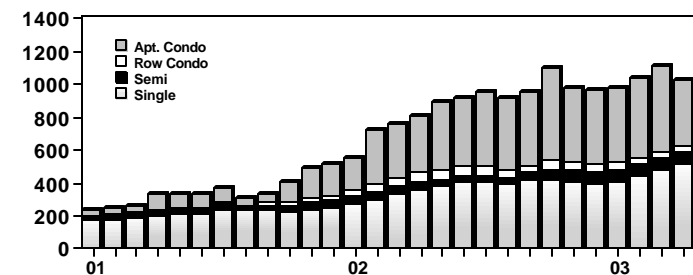
HOUSING STARTS - KELOWNA C.A.



Source: CMHC

\* Sub. G - West Kelowna, Lakeview Heights, Westside/Fintry. Sub H. - Westbank, Glenrosa, Shannon Heights. (Sub G and H former Sub B.) Sub. I - Joe Rich, Ellision (former A.)

UNDER CONSTRUCTION - KELOWNA C.A.

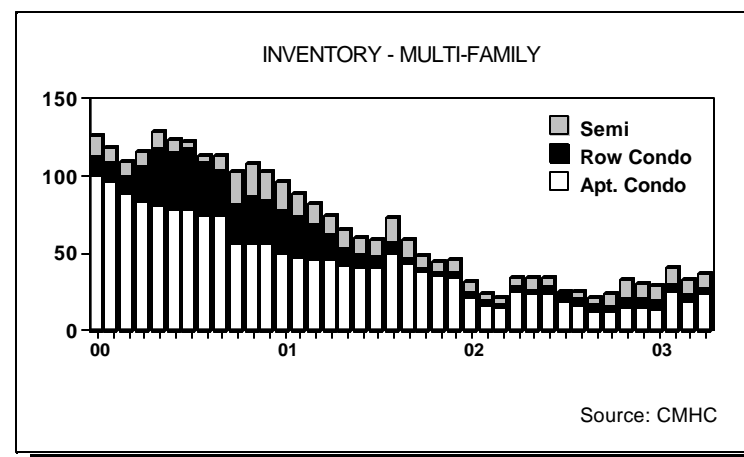
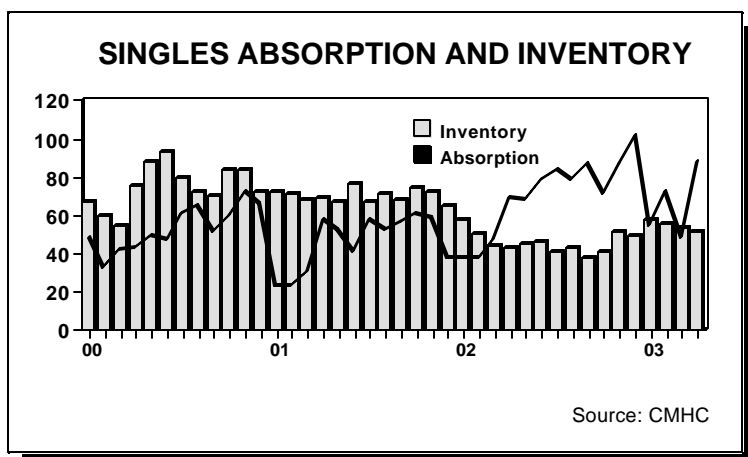


Source: CMHC

## KELOWNA C.A. INVENTORY AND ABSORPTION APRIL 2003 AND YEAR TO DATE 2002 & 2003

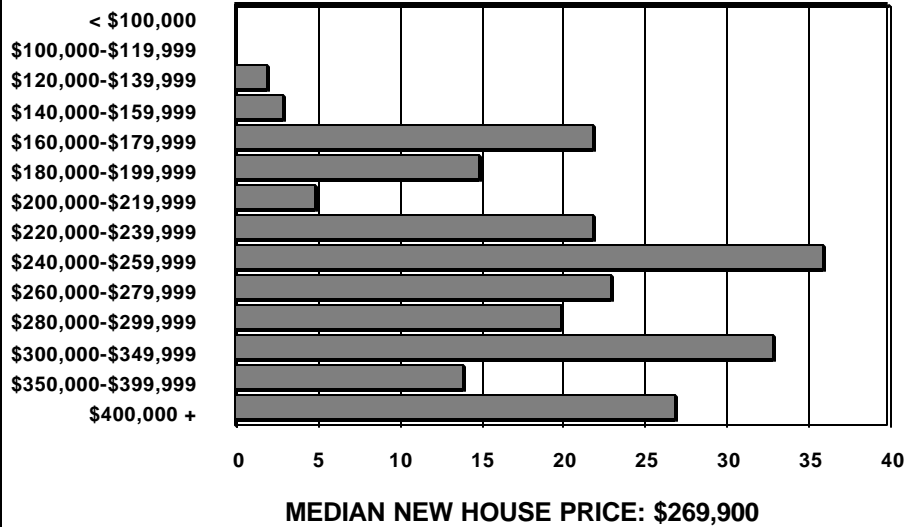
	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Grand Total	
Kelowna City	25	32	4	0	9	36	106	Kelowna City	9	3	1	0	6	61	80
Sub. G	0	0	0	0	0	3	3	Sub. G	0	0	0	0	0	13	13
Sub. H	0	0	0	0	0	11	11	Sub. H	0	0	0	0	0	12	12
Sub. I	0	0	0	0	1	2	3	Sub. I	0	0	0	0	1	0	1
Lake Country	0	0	0	0	0	0	0	Lake Country	1	0	1	0	0	0	2
Peachland	0	0	0	0	0	0	0	Peachland	0	0	0	0	0	2	2
Indian Reserve	0	0	0	0	0	0	0	Indian Reserve	0	0	0	0	0	0	0
<b>MONTH TOTAL</b>	<b>25</b>	<b>32</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>52</b>	<b>123</b>	<b>MONTH TOTAL</b>	<b>10</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>88</b>	<b>110</b>
<b>Y.T.D. Average</b>	<b>22</b>	<b>36</b>	<b>5</b>	<b>0</b>	<b>10</b>	<b>55</b>	<b>128</b>	<b>Y.T.D. TOTAL 2003</b>	<b>76</b>	<b>11</b>	<b>7</b>	<b>0</b>	<b>22</b>	<b>264</b>	<b>380</b>
<b>Y.T.D. Average</b>	<b>21</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>49</b>	<b>78</b>	<b>Y.T.D. TOTAL 2002</b>	<b>208</b>	<b>0</b>	<b>29</b>	<b>28</b>	<b>14</b>	<b>192</b>	<b>471</b>

Absorption does not include assisted rental units. \* Rounded.



## PRICES OF SINGLES ABSORBED AT COMPLETION

Kelowna C. A. January - April 2003



Sub Area	Singles Starts By Sub Area		Singles Absorption by Sub Area	
	Y.T.D. 2003	Y.T.D. 2002	Y.T.D. 2003	Y.T.D. 2002
Black Mountain	16	16	15	10
Dilworth Mountain	14	30	5	22
Ellison	18	16	10	11
Glenrosa	8	5	3	2
Glenmore	6	10	12	11
I.R.	0	1	0	1
Core Area*	65	12	29	3
Lakeview Heights	44	28	19	16
Lower Mission	20	2	9	7
North Glenmore	3	4	3	1
Peachland	4	10	8	5
Rutland North	19	8	14	3
Rutland South	0	5	6	6
S. E. Kelowna	28	12	11	11
Shannon Lake	18	30	16	16
Upper Mission	61	31	55	30
Westbank	3	4	2	2
Winfield	12	7	8	4
West Kelowna	38	33	33	19
Other**	5	15	6	12
<b>Total</b>	<b>382</b>	<b>279</b>	<b>264</b>	<b>192</b>

\* Kelowna North/South/Springfield-Spall \*\* Fintry/Joe Rich/Oyama/Other

# HOUSING ACTIVITY SUMMARY - KELOWNA CA

## APRIL 2003

	OWNERSHIP				RENTAL				TOTAL
	FREEHOLD		CONDOMINIUM		PRIVATE		ASSISTED		
	Single	Semi	Row	Apt.	Row	Apt.	Row	Apt.	
<b>Starts</b>									
Apr. 2003	117	12	0	88	0	4	0	0	221
YTD 2003	382	24	0	204	0	54	0	0	664
YTD 2002	279	14	36	146	9	0	0	0	484
<b>Under Construction</b>									
Apr. 2003	516	72	44	391	4	114	0	0	1,141
Apr. 2002	356	52	62	334	17	60	58	59	998
<b>Completions</b>									
Apr. 2003	86	8	0	216	0	0	0	0	310
YTD 2003	266	22	3	266	0	0	0	0	557
YTD 2002	170	12	3	48	28	0	0	0	261
<b>Inventory</b>									
Apr. 2003	52	10	4	25	0	32	-	-	123
Apr. 2002	43	6	3	27	0	0	-	-	79
<b>Total Supply</b>									
Apr. 2003	568	82	48	416	4	146	0	0	1,264
Apr. 2002	399	58	65	361	17	60	58	59	1,077
<b>Absorption</b>									
Apr. 2003	88	7	2	10	0	3	-	-	110
3 Mo. Ave.	59	5	2	22	0	3	-	-	91
12 Mo. Ave.	75	7	7	33	1	8	-	-	131

Absorption does not include assisted rentals.

RECORD OF STARTS - KELOWNA C.A.					
YEAR	SINGLE	SEMI	ROW	APARTMENT	TOTAL
1991	1,294	82	218	623	2,217
1992	1,484	80	292	763	2,619
1993	1,149	44	194	584	1,971
1994	918	152	169	255	1,494
1995	776	92	170	167	1,205
1996	859	131	85	307	1,382
1997	987	192	131	428	1,738
1998	751	88	9	0	848
1999	675	46	62	96	879
2000	603	77	94	154	928
2001	625	66	115	305	1,111
2002	987	100	73	430	1,590

**OTHER CENTRES**  
**Starts/Completions/Under Construction**  
**APRIL 2003 AND YEAR TO DATE 2003**

	STARTS							COMPLETIONS							UNDER CONSTRUCTION						
	Single	Semi	Row Cond o	Apt. Cond o	Row Rental	Apt. Rental	Total	Single	Semi	Row Cond o	Apt. Cond o	Row Rental	Apt. Rental	Total	Single	Sem i	Row Cond o	Apt. Cond o	Row Rental	Apt. Rental	Total
Cranbrook City	3	0	0	0	0	0	3	1	0	0	0	0	0	1	15	0	0	0	0	0	15
E. Kootenay C	4	0	0	0	0	0	4	3	0	0	0	0	0	3	20	0	0	0	0	0	20
Cranbrook CA	7	0	0	0	0	0	7	4	0	0	0	0	0	4	35	0	0	0	0	0	35
<b>Y.T.D. 2003</b>	14	0	0	0	0	0	14	14	0	0	27	0	0	41							
Kamloops C.	16	4	0	0	0	0	20	11	2	0	0	0	0	13	60	20	0	0	0	0	80
Kamloops IR	3	0	0	0	0	0	3	2	0	0	0	0	0	2	8	4	5	0	0	0	17
Kamloops CA	19	4	0	0	0	0	23	13	2	0	0	0	0	15	68	24	5	0	0	0	97
<b>Y.T.D. 2003</b>	48	6	0	0	0	0	54	62	8	4	0	0	0	74							
Penticton City	7	0	5	0	0	0	12	4	0	6	0	0	0	10	31	2	40	62	0	0	135
Sub. D	3	0	0	0	0	0	3	4	0	0	0	0	0	4	16	0	0	0	0	0	16
Sub. E	0	0	0	0	0	0	0	2	0	0	0	0	0	2	11	0	0	0	0	0	11
Sub. F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Penticton IR	2	0	0	0	0	0	2	1	0	0	0	0	0	1	7	0	0	0	0	0	7
Penticton CA	12	0	5	0	0	0	17	11	0	6	0	0	0	17	66	2	40	62	0	0	170
<b>Y.T.D. 2003</b>	31	0	21	2	0	0	54	33	0	24	0	0	0	57							
Salmon Arm	10	0	0	0	0	0	10	1	0	0	0	0	0	1	20	10	10	0	0	0	40
<b>Y.T.D. 2003</b>	16	2	0	0	0	0	18	16	2	11	16	0	0	45							
Summerland	4	0	0	0	0	0	4	2	0	0	0	0	0	2	15	0	0	0	0	0	15
<b>Y.T.D. 2003</b>	11	0	0	0	0	0	11	3	0	0	0	0	0	3							
Vernon City	19	0	3	0	0	0	22	14	2	0	0	0	0	16	62	2	30	0	0	0	94
Coldstream	10	0	0	0	0	0	10	4	0	0	0	0	0	4	36	0	0	0	0	0	36
Sub. C	0	0	0	0	0	0	0	1	0	0	0	0	0	1	6	0	0	0	0	0	6
Sub. D	1	0	0	0	0	0	1	2	0	0	0	0	0	2	4	0	0	0	0	0	4
Sub. E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lumby	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	2
I. R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vernon CA	31	0	3	0	0	0	34	21	2	0	0	0	0	23	110	2	30	0	0	0	142
<b>Y.T.D. 2003</b>	72	2	3	0	0	0	77	54	4	6	0	0	0	64							

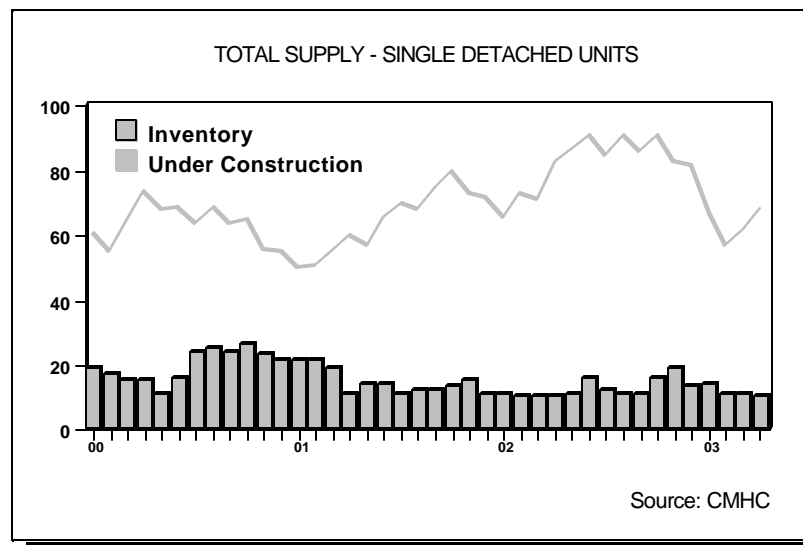
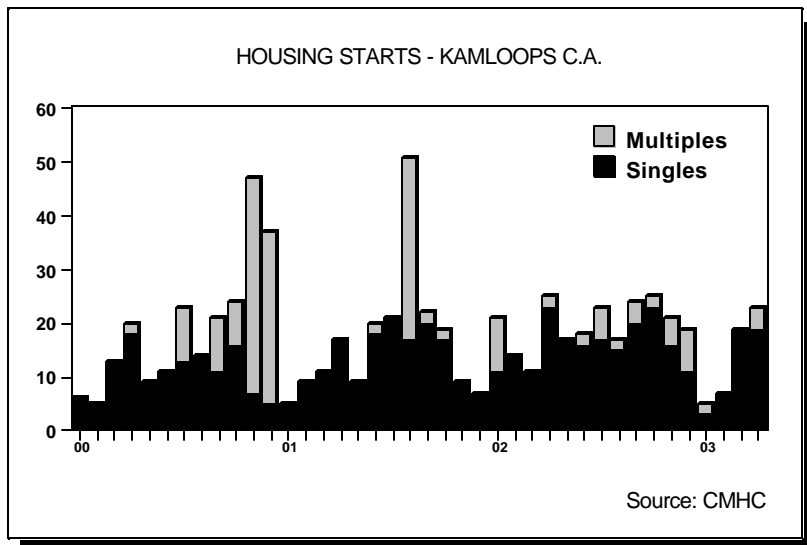
## KAMLOOPS CA

### Inventory and Absorption by Municipality

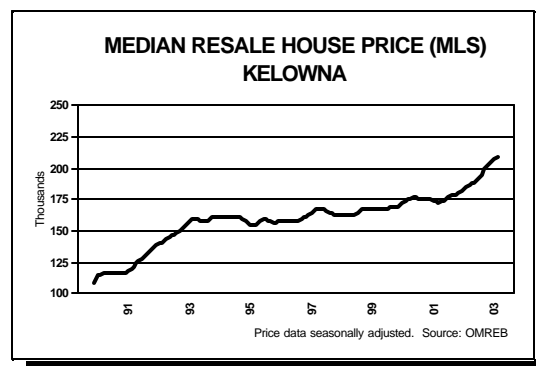
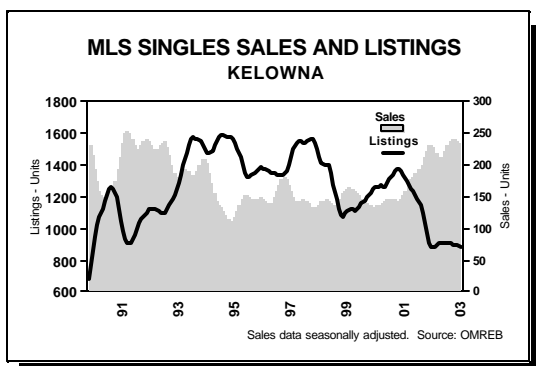
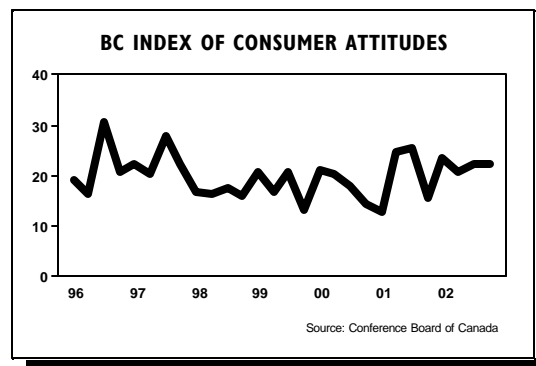
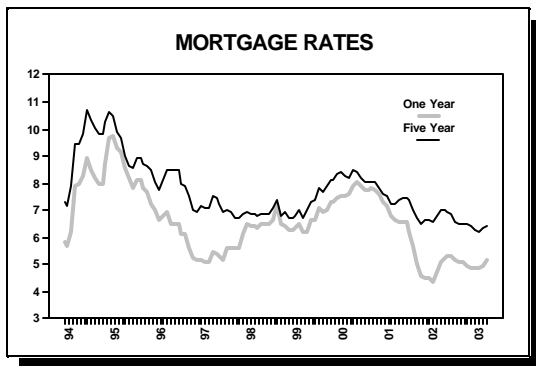
#### APRIL 2003 AND YEAR-TO-DATE 2002 & 2003

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Semi	Single	Total	
Kamloops City	30	0	2	0	16	7	55	Kamloops City	1	0	1	0	2	12	16
Kamloops IR	0	0	0	0	0	3	3	Kamloops IR	0	0	0	0	0	2	2
<b>TOTAL</b>	<b>30</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>16</b>	<b>10</b>	<b>58</b>	<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>14</b>	<b>18</b>
Y.T.D. AVG. 2003*	31	0	3	0	16	12	62	Y.T.D. TOTAL 2003	3	0	5	0	8	65	81
Y.T.D. AVG. 2002*	32	0	3	0	17	10	62	Y.T.D. TOTAL 2002	12	0	5	0	6	49	72

*Absorption does not include assisted rental units. \* Rounded.*



## KEY ECONOMIC INDICATORS



## SOUTHERN INTERIOR RESALE MARKETS

MLS SALES	APRIL				YEAR TO DATE			
	Sales Apr. 2003	Percent Change Apr. 02	Median Price Apr. 03	Percent Change Apr. 02	Sales YTD 2003	Percent Change YTD 02	Median Pr. YTD 2003	Percent Change YTD 02
Single - Detached								
Kelowna	250	-22%	\$209,000	10%	877	-8%	\$207,000	13%
Kamloops	103	26%	\$154,900	3%	339	3%	\$155,000	8%
Vernon	136	3%	\$160,000	-0.6%	418	20%	\$160,000	5%
Penticton	32	-33	\$170,000	17%	129	-7%	\$163,000	8%
Salmon Arm	16	-27%	\$187,250	27%	66	-3%	\$176,250	21%
Cranbrook	24	-17%	\$123,500	12%	70	-10%	\$116,750	n/a

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