

H

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Vancouver

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

Housing starts in the Vancouver CMA jumped in February with a total of 1,006 starts, up nearly 94 per cent from the 519 starts recorded in February 2002. This month's higher level of housing starts can be attributed to greater condominium starts, both in row and apartment units as well as continued strength on the single detached side. Year-to-date, housing starts in the Vancouver CMA are up 11 per cent to 1,685 units overall.

Coincidentally, single detached starts for the second consecutive month of 2002 totaled 433 units - an increase of 84 per cent from this time last year. Year to date, single detached starts total 864 units, outpacing the first two months of 2002 by nearly 350 units. Likewise, construction activity into the second month of 2003 is up 69 per cent from last year with 2,655 units under construction. Demand for

single detached homes remains strong throughout the lower mainland with potential homebuyers 'on the fence' taking advantage of low mortgage rates slowly on the rise. Overall, with inventory levels still considerably low by historic standards and absorptions remaining strong at an average of 419 units per month the single detached market is in balance.

On the multiple housing side, 573 starts were recorded in February up over 140 per cent from this time last year. Apartment and townhouse condominiums accounted for the majority of gains this month recording 276 and 144 starts respectively. Currently, 5,209 apartment condo units are under construction representing a 63 per cent increase from February 2002. Likewise, townhouse construction has doubled from this time last year with 1,181 units currently underway. While condominium absorptions have flattened for the current month, the condo market remains buoyant with a three-month absorption average of 385 units per month. Overall, with

strong absorptions and low inventory levels the townhouse and apartment condo market are in balance.

February 2003

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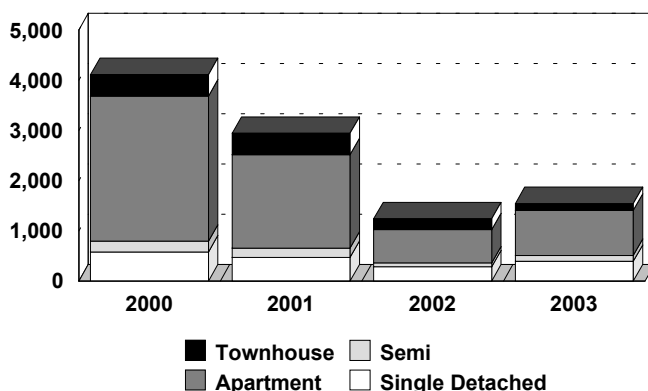
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Vancouver CMA - Vacant Inventory
Month Ending February



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Canada

Table 1: Single Detached Market

February 2003	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	1	1	1	1	1	15	11	2	2	--	--
BELCARRA	2	2	0	0	0	0	3	3	0	0	--	--
BOWEN ISLAND	2	6	3	8	3	8	20	53	0	0	--	--
Burnaby - North	4	4	1	6	0	8	69	50	6	7	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0	1	1	--	--
Burnaby - South & East	5	5	0	0	0	4	35	26	6	6	--	--
Burnaby - Central Park	0	0	0	1	0	3	9	14	0	0	--	--
Burnaby - Remainder	11	15	3	13	3	17	95	73	15	15	--	--
BURNABY TOTAL	20	24	4	20	3	32	210	163	28	29	--	--
COQUITLAM	17	30	7	24	6	23	115	58	8	9	\$541,747	\$555,223
Delta - Tsawwassen	1	2	2	4	0	3	18	8	0	2	--	--
Delta - Ladner	3	6	3	6	1	3	21	18	5	7	--	--
Delta - North	0	1	0	2	1	2	20	19	1	0	--	--
DELTA TOTAL	4	9	5	12	2	8	59	45	6	9	--	--
LANGLEY CITY	0	0	0	1	0	0	7	2	1	1	--	--
LANGLEY DISTRICT	32	48	24	42	33	50	183	160	34	25	\$278,000	\$311,004
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	35	81	47	128	44	119	524	214	31	34	\$309,000	\$296,336
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	11	15	4	4	4	4	19	24	1	1	--	--
NORTH VANCOUVER City	2	2	5	13	4	13	26	8	2	3	--	--
NORTH VANCOUVER DM	10	16	6	14	6	13	76	56	2	2	\$765,000	\$854,333
PITT MEADOWS	2	3	3	7	2	6	50	10	1	2	--	--
PORT COQUITLAM	12	23	8	11	8	12	132	61	2	2	\$338,800	\$347,663
PORT MOODY	13	16	5	10	4	8	49	53	5	6	--	--
RICHMOND	40	70	34	75	24	69	349	189	37	47	\$432,750	\$497,533
Surrey - South	43	81	23	53	21	41	276	222	22	24	--	--
Surrey - Cloverdale	29	56	9	32	13	23	191	123	26	22	--	--
Surrey - North	83	182	68	163	64	152	850	519	62	66	--	--
Surrey - Guildford	5	5	1	7	1	5	26	19	6	6	--	--
Surrey - Whalley	6	18	17	33	17	31	126	72	13	13	--	--
SURREY TOTAL	166	342	118	288	116	252	1469	955	129	131	\$399,000	\$435,260
U.E.L.	0	1	0	0	0	0	6	7	1	1	--	--
Van - West End (1)	1	1	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	2	2	2	2	3	3	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Granville/Oak (5)	0	0	0	0	0	0	5	1	0	0	--	--
Van - Kerrisdale (6)	1	2	6	6	5	6	23	24	1	2	--	--
Van - Marpole (7)	0	1	4	7	2	5	29	19	0	2	--	--
Van - Eastside (8)	32	120	19	74	17	75	546	282	60	62	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	1	1	0	0	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	15	23	11	20	8	16	86	91	6	9	--	--
VANCOUVER TOTAL	49	147	42	109	34	104	694	423	67	75	\$724,500	\$860,368
WEST VANCOUVER	4	16	2	17	2	15	85	122	10	10	--	--
WHITE ROCK	12	14	6	11	1	6	32	35	2	7	--	--
VANCOUVER CMA TOTAL	433	866	324	795	297	743	4123	2653	369	396	\$397,900	\$475,009

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

Source: CMHC

Table 2: Semi Detached Market

February 2003	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	2	2	0	0	0	0	6	10	4	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	2	2	0	4	2	9	24	18	13	11	--	--
Burnaby - Central Park	0	0	0	4	0	3	21	16	3	3	--	--
Burnaby - Remainder	20	38	2	8	0	9	102	108	36	38	--	--
BURNABY TOTAL	24	42	2	16	2	21	153	152	56	56	--	--
COQUITLAM	0	6	0	0	0	1	11	22	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	4	2	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	4	2	0	0	--	--
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--
LANGLEY DISTRICT	0	0	4	6	3	3	18	18	5	6	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	2	0	0	0	0	0	14	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	2	2	0	0	1	1	7	2	2	1	--	--
NORTH VANCOUVER City	2	2	0	2	0	0	17	10	2	2	--	--
NORTH VANCOUVER DM	0	0	0	0	0	2	8	24	2	2	--	--
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--
PORT COQUITLAM	0	0	2	2	0	0	0	0	0	2	--	--
PORT MOODY	2	2	0	0	0	0	8	12	0	0	--	--
RICHMOND	6	10	0	2	5	7	25	36	8	3	\$265,000	\$266,200
Surrey - South	10	18	0	0	1	2	133	76	14	13	--	--
Surrey - Cloverdale	0	0	0	0	0	0	7	6	1	1	--	--
Surrey - North	0	0	0	10	2	18	38	12	4	2	--	--
Surrey - Guildford	0	0	0	0	0	0	0	22	0	0	--	--
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--
SURREY TOTAL	10	18	0	10	3	20	178	116	19	16	--	--
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End (1)	0	0	0	0	0	0	0	6	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	6	0	0	--	--
Van - Kitsilano (3)	0	2	0	0	0	0	9	2	1	1	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Granville/Oak (5)	0	0	0	2	0	1	8	2	2	2	--	--
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole (7)	4	12	2	2	0	0	12	12	2	4	--	--
Van - Eastside (8)	4	4	4	6	0	9	34	8	3	7	--	--
Van - Mt. Pleasant (9)	2	4	2	4	1	4	21	10	5	6	--	--
Van - Strath/Grand (10)	2	2	0	0	0	2	22	6	4	4	--	--
Van - Westside (11)	0	0	0	0	0	0	4	0	0	0	--	--
VANCOUVER TOTAL	12	24	8	14	1	16	110	52	17	24	--	--
WEST VANCOUVER	0	0	0	2	0	1	17	2	2	2	--	--
WHITE ROCK	0	0	0	0	0	0	0	2	0	0	--	--
VANCOUVER CMA TOTAL	58	108	16	54	15	72	560	464	113	114	\$268,000	\$293,208

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

Source: CMHC

Table 3: Row Condominium Market

February 2003	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	3	5	15	1	1	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	55	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	39	0	0	0	0	0	3	61	0	0	--	--
BURNABY TOTAL	0	39	0	0	0	0	3	8	131	1	1	--	--
COQUITLAM	0	6	5	11	5	8	22	16	3	3	\$270,900	\$269,700	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--	
Delta - Ladner	0	0	0	0	0	0	0	3	16	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	0	0	3	16	0	0	--	--
LANGLEY CITY	21	21	0	0	0	0	0	0	21	0	0	--	--
LANGLEY DISTRICT	26	26	15	26	23	39	185	136	17	9	\$167,650	\$176,230	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	8	11	15	5	10	15	31	6	12	\$222,500	\$234,000	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	1	34	18	1	1	--	--
NORTH VANCOUVER DM	0	0	5	12	5	12	42	24	0	0	\$333,700	\$333,700	
PITT MEADOWS	0	0	0	0	0	0	0	11	0	0	0	--	--
PORT COQUITLAM	10	10	0	6	0	6	43	20	2	2	--	--	
PORT MOODY	6	6	0	0	0	0	0	49	6	0	0	--	--
RICHMOND	62	108	0	0	0	0	1	139	256	9	9	--	--
Surrey - South	10	24	17	40	17	30	63	118	11	11	--	--	
Surrey - Cloverdale	0	0	6	26	11	28	79	22	40	35	--	--	
Surrey - North	0	11	38	74	43	88	504	117	39	34	--	--	
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--	
Surrey - Whalley	0	0	0	0	2	2	13	0	6	4	--	--	
SURREY TOTAL	10	35	61	140	73	148	659	257	96	84	\$217,500	\$213,115	
U.E.L.	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	15	85	4	4	--	--
Van - Downtown	0	0	0	0	0	0	0	17	59	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	19	0	0	--	--
Van - False Creek	0	0	14	14	14	14	14	0	0	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	0	7	3	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	26	0	0	--	--
Van - Eastside	14	14	0	0	0	0	0	1	54	3	3	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	0	3	3	3	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	1	0	4	4	--	--
Van - Westside	0	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER TOTAL	14	14	14	14	14	14	55	249	14	14	\$474,000	\$384,840	
WEST VANCOUVER	0	0	0	0	0	0	0	6	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	149	273	111	224	125	242	1271	1181	149	135	\$242,500	\$260,043	

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

February 2003	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	3	12	14	4	4	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	26	3	23	23	39	6	3	--	--	
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	0	0	0	76	0	0	--	--	
BURNABY TOTAL	0	0	0	26	3	26	35	129	10	7	--	--	
COQUITLAM	57	57	0	0	0	0	7	57	0	0	--	--	
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--	
Delta - Ladner	0	0	0	0	3	5	27	0	5	12	--	--	
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--	
DELTA TOTAL	0	0	0	0	3	5	45	0	5	12	--	--	
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--	
LANGLEY DISTRICT	0	0	0	0	0	0	3	0	0	0	--	--	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	0	0	0	0	0	0	3	0	0	0	--	--	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--	
NEW WESTMINSTER	0	0	0	0	0	0	72	63	0	0	--	--	
NORTH VANCOUVER City	0	0	0	0	0	0	0	0	0	0	--	--	
NORTH VANCOUVER DM	0	0	0	62	0	62	211	51	3	3	--	--	
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--	
PORT COQUITLAM	0	0	0	0	1	1	107	0	3	2	--	--	
PORT MOODY	59	59	0	0	0	0	10	134	0	0	--	--	
RICHMOND	83	131	0	0	0	0	83	445	0	0	--	--	
Surrey - South	38	38	0	0	0	0	19	105	0	0	--	--	
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--	
Surrey - North	0	0	0	0	1	5	27	0	4	3	--	--	
Surrey - Guildford	0	0	0	0	0	0	12	0	0	0	--	--	
Surrey - Whalley	0	0	0	0	1	1	77	85	15	14	--	--	
SURREY TOTAL	38	38	0	0	2	6	135	190	19	17	--	--	
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--	
Van - West End	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Downtown	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Kitsilano	0	0	0	0	0	0	0	8	0	0	--	--	
Van - False Creek	0	0	0	0	0	0	0	18	0	0	--	--	
Van - Granville/Oak	23	23	0	0	0	0	16	65	0	0	--	--	
Van - Kerrisdale	0	0	0	0	0	0	2	54	0	0	--	--	
Van - Marpole	0	0	0	0	0	0	43	0	0	0	--	--	
Van - Eastside	0	0	0	0	0	0	18	108	4	4	--	--	
Van - Mt. Pleasant	0	0	0	0	0	0	0	4	0	0	--	--	
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Westside	0	0	0	0	1	1	53	123	2	1	--	--	
VANCOUVER TOTAL	23	23	0	0	1	1	132	380	6	5	\$159,400	\$169,307	
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--	
WHITE ROCK	0	0	0	0	0	0	3	57	0	0	--	--	
VANCOUVER CMA TOTAL	260	308	0	88	10	101	846	1506	46	80	\$217,500	\$206,771	

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

February 2003	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	7	121	158	0	17	10	--	--
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	17	0	0	0	--	--
Burnaby - Remainder	0	0	0	0	8	16	227	129	19	11	--	--
BURNABY TOTAL	0	0	0	131	15	137	402	129	36	21	\$266,700	\$271,007
COQUITLAM	0	0	0	0	1	3	9	0	3	2	--	--
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	0	95	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	1	1	51	0	23	24	--	--
NORTH VANCOUVER DM	0	0	0	0	2	2	85	0	14	12	--	--
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	0	0	0	--	--
RICHMOND	0	0	0	0	0	0	1	501	1	1	--	--
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	0	0	0	--	--
Van - West End	0	0	0	0	10	21	551	710	131	121	--	--
Van - Downtown	0	0	0	0	0	0	537	1735	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	0	0	76	76	76	76	78	0	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	4	0	11	11	--	--
Van - Kerrisdale	0	0	0	0	2	7	33	0	2	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	66	181	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	80	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	0	0	47	120	0	0	--	--
VANCOUVER TOTAL	0	0	76	76	88	104	1316	2826	144	132	\$330,000	\$452,031
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--
VANCOUVER CMA TOTAL	0	0	76	207	107	247	1864	3551	221	190	--	--

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

February 2003	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	0	1	1	1	1	1	15	11	2	2
BELCARRA	2	2	0	0	0	0	3	3	0	0
BOWEN ISLAND	2	6	3	8	3	8	20	65	0	0
Burnaby - North	6	6	1	137	7	135	250	89	32	26
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	55	1	1
Burnaby - South & East	7	7	0	30	5	36	82	83	25	20
Burnaby - Central Park	0	0	0	5	0	6	47	30	3	3
Burnaby - Remainder	31	92	5	21	11	42	486	447	70	64
BURNABY TOTAL	44	105	6	193	23	219	867	704	131	114
COQUITLAM	88	119	24	63	22	65	322	247	34	36
Delta - Tsawwassen	1	2	2	4	0	3	36	151	0	2
Delta - Ladner	3	6	3	6	4	8	55	138	10	9
Delta - North	0	1	0	2	1	2	20	19	1	0
DELTA TOTAL	4	9	5	12	5	13	111	308	11	11
LANGLEY CITY	21	21	0	1	10	14	66	88	25	15
LANGLEY DISTRICT	58	74	43	74	59	97	402	366	135	119
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	35	91	58	143	61	143	640	259	52	49
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	13	17	4	10	5	11	128	200	3	2
NORTH VANCOUVER City	4	4	5	15	5	15	178	61	28	28
NORTH VANCOUVER DM	10	16	11	88	15	94	471	155	66	62
PITT MEADOWS	2	3	3	7	2	6	65	10	1	2
PORT COQUITLAM	22	33	14	23	13	23	326	81	7	8
PORT MOODY	84	87	5	10	4	8	191	273	5	6
RICHMOND	255	383	34	77	29	80	645	1491	69	74
Surrey - South	101	161	40	93	39	73	491	521	47	48
Surrey - Cloverdale	29	56	15	58	24	51	277	151	67	58
Surrey - North	83	193	106	247	110	263	1571	648	109	105
Surrey - Guildford	5	5	1	7	1	5	87	41	6	6
Surrey - Whalley	6	18	17	33	20	34	216	157	34	31
SURREY TOTAL	224	433	179	438	194	426	2642	1518	263	248
U.E.L.	0	1	0	0	0	2	33	7	10	10
Van - West End	23	23	0	0	35	65	1006	1107	235	200
Van - Downtown	0	0	0	0	19	222	1093	1977	188	169
Van - Kitsilano	0	2	2	2	2	2	37	32	91	91
Van - False Creek	0	0	90	90	95	102	249	18	20	15
Van - Granville/Oak	23	23	52	216	28	110	151	71	115	139
Van - Kerrisdale	1	2	6	6	7	13	58	78	3	2
Van - Marpole	4	13	6	9	2	5	84	282	2	6
Van - Eastside	54	146	23	82	17	86	773	772	76	82
Van - Mt. Pleasant	2	4	2	4	7	29	142	126	21	16
Van - Strath/Grand	2	14	0	0	0	2	201	108	8	8
Van - Westside	15	23	11	22	9	19	192	407	8	10
VANCOUVER TOTAL	124	250	192	431	221	655	3986	4978	767	738
WEST VANCOUVER	4	16	2	19	2	16	108	124	12	12
WHITE ROCK	12	14	6	11	1	6	35	94	2	7
VANCOUVER CMA TOTAL	1008	1685	595	1624	675	1902	11254	11044	1623	1543

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA February 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
February 2003	433	58	149	276	0	66	4	22	1,008
February 2002	234	24	53	80	0	128	0	0	519
Year-to-date 2003	866	108	273	334	0	66	4	34	1,685
Year-to-date 2002	518	62	128	533	0	220	0	59	1,520
UNDER CONSTRUCTION									
February 2003	2,653	464	1,181	5,209	47	1,360	4	126	11,044
February 2002	1,563	286	529	3,195	108	2,212	58	1,014	8,965
COMPLETIONS									
February 2003	324	16	111	92	0	52	0	0	595
February 2002	262	94	104	362	0	0	0	31	853
Year-to-date 2003	795	54	224	337	0	214	0	0	1,624
Year-to-date 2002	622	124	172	921	0	187	32	77	2,135
COMPLETE & UNOCCUPIED									
February 2003	396	114	135	248	0	650	0	0	1,543
February 2002	286	76	215	522	0	141	0	0	1,240
TOTAL SUPPLY									
February 2003	3,049	578	1,316	5,457	47	2,010	4	126	12,587
February 2002	1,849	362	744	3,717	108	2,353	58	1,014	10,205
ABSORPTIONS									
February 2003	297	15	125	131	0	107	0	0	675
3 Month Average	369	42	138	247	1	186	0	0	982
12 Month Average	344	47	106	247	7	111	5	67	932

*includes Other

Source: CMHC

Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA February 2003

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,653	396	3,049	300	balanced
Semi-Detached	464	114	578	50	balanced
Row Condo	1,181	135	1,316	100	balanced
Apartment Condo	5,209	248	5,457	275	moving towards balanced
Private Row Rental	47	0	47	10	Undersupplied
Private Apt Rental	1,360	650	2,010	75	Oversupplied

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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