

# 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 significantly in April, with 1,351 starts recorded overall, nearly twice that of the 680 recorded for April of 2002. This represents a 50 per cent increase over the March 2003 figure of 903. Year-to-date, starts in Greater Vancouver climbed by nearly 33 percent, from 2,965 in 2002 to 3,939 this year.

Although there were no rental unit starts in April, construction activity for the ownership market was strong. The single detached and semi-detached markets showed moderate but steady construction activity, while activity in the condominium market was robust.

Much of April's overall growth can be attributed to brisk activity in the condominium market, particularly apartment condominiums, with 552

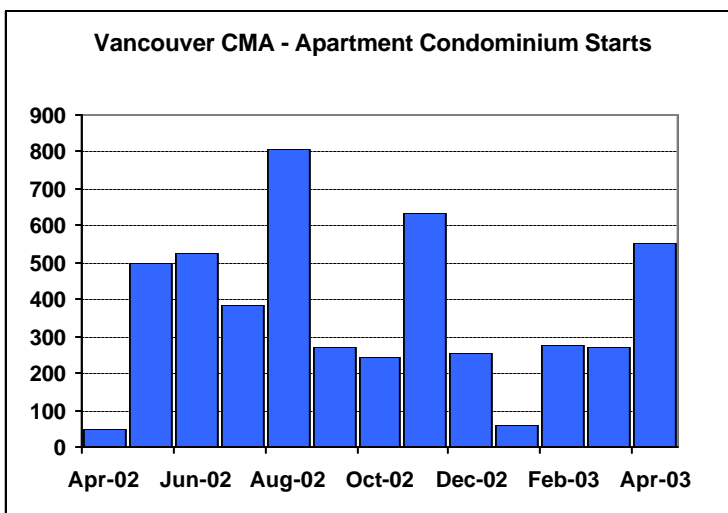
starts - a tenfold increase over last year's figure of 47. As well, townhouse condominium starts more than doubled from 109 in April 2002 to 278 for April 2003. Although construction activity in the apartment condominium market was strong, demand continued to outpace available supply. In April only 239 units were complete and unoccupied, while absorptions were recorded at 275 units. The market for row condominiums was more balanced, with a vacant inventory of 159 units, coupled with 139 absorptions, which is still more than 15 per cent above the 3 month average of 120 absorptions.

Activity in both the single detached and semi-detached markets was up 7 per cent over March 2003, with 461 and 60 starts respectively. However, year-to-date single detached starts, recorded at 1,718, were up 37 per cent over 2002. The semi-detached market showed a 31 per cent increase in year-to-date starts, climbing from 166 to 218.

April 2003

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**Table 1: Single Detached Market**

April 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
ANMORE	0	1	1	3	0	1	15	9	3	4	--	--
BELCARRA	0	2	1	1	1	1	4	2	0	0	--	--
BOWEN ISLAND	4	15	3	11	3	11	21	59	0	0	--	--
Burnaby - North	5	14	4	22	2	20	69	44	9	11	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	3	0	0	--	--
Burnaby - South & East	1	8	0	8	2	10	35	21	10	8	--	--
Burnaby - Central Park	0	0	3	8	1	7	13	7	1	3	--	--
Burnaby - Remainder	5	27	8	38	6	36	101	60	19	21	--	--
<b>BURNABY TOTAL</b>	<b>11</b>	<b>49</b>	<b>15</b>	<b>76</b>	<b>11</b>	<b>74</b>	<b>221</b>	<b>132</b>	<b>39</b>	<b>43</b>	<b>\$443,999</b>	<b>\$491,845</b>
COQUITLAM	19	56	6	42	10	46	124	66	8	4	\$472,500	\$478,190
Delta - Tsawwassen	1	3	2	6	4	7	19	7	2	0	--	--
Delta - Ladner	5	16	0	10	2	8	20	24	8	6	--	--
Delta - North	3	7	3	9	2	7	22	18	1	2	--	--
<b>DELTA TOTAL</b>	<b>9</b>	<b>26</b>	<b>5</b>	<b>25</b>	<b>8</b>	<b>22</b>	<b>61</b>	<b>49</b>	<b>11</b>	<b>8</b>	<b>\$464,500</b>	<b>\$458,250</b>
LANGLEY CITY	0	0	1	2	2	2	8	1	1	0	--	--
LANGLEY DISTRICT	41	118	20	76	15	86	210	196	18	23	\$385,000	\$393,380
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	45	171	61	217	60	205	537	215	36	37	\$289,000	\$300,950
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	2	30	1	7	2	8	15	36	1	0	--	--
NORTH VANCOUVER City	2	6	1	16	3	18	29	9	3	1	--	--
NORTH VANCOUVER DM	6	28	13	32	10	28	78	50	2	5	\$644,500	\$678,400
PITT MEADOWS	3	6	2	11	0	8	43	9	2	4	--	--
PORT COQUITLAM	1	30	17	32	15	31	130	47	2	4	\$375,000	\$364,753
PORT MOODY	8	28	4	22	5	21	58	53	6	5	\$530,000	\$501,960
RICHMOND	10	139	11	115	12	122	340	218	35	34	\$376,000	\$477,517
Surrey - South	48	164	30	123	26	103	284	235	28	32	--	--
Surrey - Cloverdale	45	120	26	73	23	60	199	146	23	26	--	--
Surrey - North	94	359	82	314	98	311	917	545	74	58	--	--
Surrey - Guildford	4	9	3	11	4	10	28	19	6	5	--	--
Surrey - Whalley	13	37	8	53	9	52	127	71	13	12	--	--
<b>SURREY TOTAL</b>	<b>204</b>	<b>689</b>	<b>149</b>	<b>574</b>	<b>160</b>	<b>536</b>	<b>1555</b>	<b>1016</b>	<b>144</b>	<b>133</b>	<b>\$399,900</b>	<b>\$451,717</b>
U.E.L.	0	1	0	0	0	0	5	7	1	1	--	--
Van - West End (1)	0	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	0	4	0	4	4	1	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Granville/Oak (5)	0	0	1	1	1	1	4	0	0	0	--	--
Van - Kerrisdale (6)	0	4	5	11	5	12	24	21	1	1	--	--
Van - Marpole (7)	3	6	1	9	2	7	28	22	3	2	--	--
Van - Eastside (8)	67	213	39	172	48	187	546	277	57	48	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	8	43	11	36	8	29	94	95	9	12	--	--
<b>VANCOUVER TOTAL</b>	<b>78</b>	<b>267</b>	<b>57</b>	<b>233</b>	<b>64</b>	<b>240</b>	<b>701</b>	<b>419</b>	<b>70</b>	<b>63</b>	<b>\$495,900</b>	<b>\$594,425</b>
WEST VANCOUVER	12	35	10	42	9	42	102	116	7	8	\$2,100,000	\$2,342,333
WHITE ROCK	6	21	0	13	0	8	29	40	7	7	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>461</b>	<b>1718</b>	<b>378</b>	<b>1550</b>	<b>390</b>	<b>1510</b>	<b>4286</b>	<b>2750</b>	<b>396</b>	<b>384</b>	<b>\$406,950</b>	<b>\$498,745</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

April 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	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	2	4	2	4	2	4	3	3	8	5	5	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	4	8	0	8	1	19	27	20	6	5	5	--	--
Burnaby - Central Park	0	0	0	8	0	6	22	12	4	4	4	--	--
Burnaby - Remainder	10	54	6	40	18	50	114	92	41	29	29	--	--
<b>BURNABY TOTAL</b>	<b>16</b>	<b>66</b>	<b>8</b>	<b>60</b>	<b>21</b>	<b>78</b>	<b>166</b>	<b>132</b>	<b>56</b>	<b>43</b>	<b>\$332,000</b>	<b>\$324,957</b>	
COQUITLAM	4	12	6	8	5	8	15	20	0	1	\$304,800	\$307,920	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--	
Delta - Ladner	0	0	0	0	0	0	3	2	0	0	--	--	
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--	
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>	
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--	
LANGLEY DISTRICT	0	0	0	6	0	3	18	18	6	6	--	--	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	0	2	2	2	2	2	2	12	0	0	--	--	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--	
NEW WESTMINSTER	0	2	2	2	1	2	2	0	1	2	--	--	
NORTH VANCOUVER City	4	6	2	4	2	2	12	12	2	2	--	--	
NORTH VANCOUVER DM	0	0	0	0	0	2	6	24	2	2	--	--	
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--	
PORT COQUITLAM	0	0	0	2	2	2	2	0	2	0	--	--	
PORT MOODY	4	12	2	4	2	4	12	18	0	0	--	--	
RICHMOND	2	18	4	14	4	19	31	32	3	3	--	--	
Surrey - South	2	48	14	26	8	19	109	80	16	22	--	--	
Surrey - Cloverdale	0	0	0	6	0	0	3	0	7	7	--	--	
Surrey - North	0	0	4	20	4	28	48	2	2	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	--	--	
<b>SURREY TOTAL</b>	<b>2</b>	<b>48</b>	<b>18</b>	<b>52</b>	<b>12</b>	<b>47</b>	<b>160</b>	<b>104</b>	<b>25</b>	<b>31</b>	<b>\$354,900</b>	<b>\$327,783</b>	
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	7	2	1	1	--	--	
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Granville/Oak (5)	2	2	0	2	0	2	9	4	1	1	--	--	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole (7)	2	14	0	2	2	2	10	14	4	2	--	--	
Van - Eastside (8)	0	4	0	8	3	17	37	6	4	1	--	--	
Van - Mt. Pleasant (9)	0	4	0	4	0	6	20	10	4	4	--	--	
Van - Strath/Grand (10)	0	2	2	2	0	2	20	4	4	6	--	--	
Van - Westside (11)	20	20	0	0	20	0	2	20	0	0	--	--	
<b>VANCOUVER TOTAL</b>	<b>24</b>	<b>48</b>	<b>2</b>	<b>18</b>	<b>5</b>	<b>29</b>	<b>105</b>	<b>72</b>	<b>18</b>	<b>15</b>	<b>\$258,000</b>	<b>\$333,200</b>	
WEST VANCOUVER	4	4	0	2	1	2	15	6	2	1	--	--	
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--	
<b>VANCOUVER CMA TOTAL</b>	<b>60</b>	<b>218</b>	<b>46</b>	<b>176</b>	<b>57</b>	<b>202</b>	<b>555</b>	<b>452</b>	<b>117</b>	<b>106</b>	<b>\$335,000</b>	<b>\$342,019</b>	

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

Source: CMHC

**Table 3: Row Condominium Market**

April 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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	0	0	4	5	15	0	0	--	--
Burnaby - Lougheed Mall	8	32	15	25	17	19	19	19	62	8	6	--	--
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	10	0	0	10	10	51	0	0	--	--
<b>BURNABY TOTAL</b>	<b>8</b>	<b>71</b>	<b>15</b>	<b>35</b>	<b>17</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>128</b>	<b>8</b>	<b>6</b>	<b>\$265,400</b>	<b>\$270,007</b>
<b>COQUITLAM</b>	0	6	0	11	1	11	11	14	16	1	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	16	0	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>LANGLEY CITY</b>	20	41	0	0	0	0	0	0	41	0	0	--	--
<b>LANGLEY DISTRICT</b>	42	83	0	37	2	52	198	182	9	7	7	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	8	4	29	6	30	35	17	8	6	6	\$231,500	\$232,731
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	4	4	4	5	27	14	1	1	1	--	--
NORTH VANCOUVER DM	0	0	0	12	0	0	12	42	24	0	0	--	--
PITT MEADOWS	13	13	0	0	0	0	0	11	13	0	0	--	--
PORT COQUITLAM	7	28	5	11	5	11	48	33	2	2	2	--	--
PORT MOODY	10	34	0	0	0	0	0	49	34	0	0	--	--
<b>RICHMOND</b>	18	176	43	60	31	49	153	264	9	21	21	<b>\$289,900</b>	<b>\$316,173</b>
Surrey - South	49	73	49	101	38	82	107	106	9	20	20	--	--
Surrey - Cloverdale	40	57	0	26	3	32	69	79	34	31	31	--	--
Surrey - North	4	45	28	121	19	119	444	104	41	50	50	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	14	0	0	0	4	10	14	2	2	2	--	--
<b>SURREY TOTAL</b>	<b>93</b>	<b>189</b>	<b>77</b>	<b>248</b>	<b>60</b>	<b>237</b>	<b>630</b>	<b>303</b>	<b>86</b>	<b>103</b>	<b>103</b>	<b>\$222,000</b>	<b>\$229,339</b>
<b>U.E.L.</b>	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	14	85	4	4	--	--
Van - Downtown	0	0	0	0	0	0	0	9	59	0	0	--	--
Van - Kitsilano	0	0	10	19	10	18	18	0	1	1	1	--	--
Van - False Creek	0	0	0	14	0	14	14	0	0	0	0	--	--
Van - Granville/Oak	0	0	3	3	1	1	7	0	0	2	2	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	26	0	0	0	--	--
Van - Eastside	46	60	0	0	1	3	4	100	1	0	0	--	--
Van - Mt. Pleasant	0	0	0	0	0	0	0	3	3	3	3	--	--
Van - Strath/Grand	0	0	0	0	1	1	1	0	4	3	3	--	--
Van - Westside	21	21	0	0	0	0	0	21	0	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>67</b>	<b>81</b>	<b>13</b>	<b>36</b>	<b>13</b>	<b>37</b>	<b>67</b>	<b>294</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>\$277,400</b>	<b>\$336,494</b>
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	5	0	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>278</b>	<b>730</b>	<b>161</b>	<b>483</b>	<b>139</b>	<b>477</b>	<b>1313</b>	<b>1379</b>	<b>137</b>	<b>159</b>	<b>159</b>	<b>\$269,900</b>	<b>\$293,069</b>

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

Source: CMHC

**Table 4: LOW-RISE Apartment Condominium Market**

April 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	4	7	16	14	4	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	0	0	0	39	0	39	39	26	0	0	--	--
Burnaby - Central Park	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	39	4	46	55	116	4	0	--	--
COQUITLAM	71	128	0	0	0	0	0	114	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	--	--
Delta - Ladner	0	0	0	0	0	6	20	0	1	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	0	6	38	0	1	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	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	59	63	0	0	--	--
NORTH VANCOUVER City	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER DM	0	0	20	82	22	84	233	31	3	1	\$322,000	\$322,662
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	1	3	105	0	1	0	--	--
PORT MOODY	0	59	75	75	75	75	85	59	0	0	\$185,100	\$190,599
RICHMOND	0	131	32	32	18	18	91	413	0	14	\$187,700	\$172,447
Surrey - South	54	92	0	0	0	0	16	159	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	3	8	27	0	3	0	--	--
Surrey - Guildford	0	0	0	0	0	0	7	0	0	0	--	--
Surrey - Whalley	0	0	0	0	5	7	44	85	13	8	--	--
SURREY TOTAL	54	92	0	0	8	15	94	244	16	8	\$132,900	\$145,540
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	65	88	0	0	0	0	1	130	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	1	54	0	0	--	--
Van - Marpole	0	0	0	0	0	0	10	0	0	0	--	--
Van - Eastside	79	79	0	35	1	33	39	152	7	6	--	--
Van - Mt. Pleasant	0	0	4	4	0	0	0	0	0	4	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	0	0	0	1	2	12	123	1	0	--	--
VANCOUVER TOTAL	144	167	4	39	2	35	63	485	8	10	\$194,900	\$186,187
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	269	577	131	267	130	282	826	1582	33	80	\$194,900	\$214,830

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

Source: CMHC

**Table 5: HIGH-RISE Apartment Condominium Market**

April 2003	STARTS		COMPLETIONS		ABSORPTIONS			U/Const.	INVENTORY		ABSORBED UNITS		
	Current	Year	Current	Year	Current	Year	Last 12	Current	Previous	Current	Median	Average	
	Month	To-Date	Month	To-Date	Month	To-Date	Months	Month	Month	Month	Prices	Prices	
ANMORE	0	0	0	0	0	0	0	0	0	0	0	--	--
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	0	0
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	131	4	130	151	0	5	1	0	0	0
Burnaby - Lougheed Mall	0	0	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	0	0
Burnaby - Central Park	0	0	0	0	0	0	10	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	3	23	232	129	7	4	0	0	0
<b>BURNABY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>7</b>	<b>153</b>	<b>393</b>	<b>129</b>	<b>12</b>	<b>5</b>	<b>\$391,500</b>	<b>\$338,014</b>	
COQUITLAM	0	0	0	0	0	0	3	5	0	2	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	0	0
LANGLEY DISTRICT	0	0	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	0	0
MAPLE RIDGE	0	0	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	0	0
NEW WESTMINSTER	0	0	0	0	0	0	0	95	0	0	0	0	0
NORTH VANCOUVER City	0	263	0	0	2	5	55	263	20	24	0	0	0
NORTH VANCOUVER DM	0	0	0	0	0	4	87	0	10	10	0	0	0
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	0	0
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	0	0
PORT MOODY	137	137	0	0	0	0	0	137	0	0	0	0	0
RICHMOND	0	0	136	136	116	116	116	365	1	21	\$223,250	\$233,641	
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SURREY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
U.E.L.	0	0	0	0	0	0	0	0	0	0	0	0	0
Van - West End	0	0	0	0	6	33	548	710	115	109	0	0	0
Van - Downtown	132	132	0	0	0	0	521	1867	0	0	0	0	0
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	0	0	0
Van - False Creek	0	0	0	76	0	76	77	0	0	0	0	0	0
Van - Granville/Oak	0	0	0	0	0	1	5	0	10	10	0	0	0
Van - Kerrisdale	0	0	0	0	0	7	22	0	0	0	0	0	0
Van - Marpole	0	0	0	0	0	0	0	0	0	0	0	0	0
Van - Eastside	0	0	0	0	0	0	15	181	0	0	0	0	0
Van - Mt. Pleasant	0	0	0	0	0	0	0	80	0	0	0	0	0
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	0	0	0
Van - Westside	0	0	0	0	0	0	30	120	0	0	0	0	0
<b>VANCOUVER TOTAL</b>	<b>132</b>	<b>132</b>	<b>0</b>	<b>76</b>	<b>6</b>	<b>117</b>	<b>1218</b>	<b>2958</b>	<b>125</b>	<b>119</b>	<b>\$216,500</b>	<b>\$297,917</b>	
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	0	0	0
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>VANCOUVER CMA TOTAL</b>	<b>269</b>	<b>532</b>	<b>136</b>	<b>343</b>	<b>131</b>	<b>398</b>	<b>1874</b>	<b>3947</b>	<b>170</b>	<b>175</b>	<b>\$230,000</b>	<b>\$242,389</b>	

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

Source: CMHC

**Table 6: TOTAL: All Dwelling Types**

April 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
<b>ANMORE</b>	0	1	1	3	0	1	15	9	3	4
<b>BELCARRA</b>	0	2	1	1	1	1	4	2	0	0
<b>BOWEN ISLAND</b>	4	15	15	23	15	23	33	59	0	0
Burnaby - North	6	17	6	157	12	164	244	80	23	17
Burnaby - Lougheed Mall	8	32	15	25	17	20	22	62	8	6
Burnaby - South & East	5	16	0	55	3	68	101	67	16	13
Burnaby - Central Park	0	0	3	16	1	13	45	19	5	7
Burnaby - Remainder	16	121	14	88	27	119	516	409	67	54
<b>BURNABY TOTAL</b>	<b>35</b>	<b>186</b>	<b>38</b>	<b>341</b>	<b>60</b>	<b>384</b>	<b>928</b>	<b>637</b>	<b>119</b>	<b>97</b>
<b>COQUITLAM</b>	<b>104</b>	<b>238</b>	<b>18</b>	<b>113</b>	<b>24</b>	<b>124</b>	<b>310</b>	<b>302</b>	<b>33</b>	<b>27</b>
Delta - Tsawwassen	1	3	2	6	4	7	37	150	2	0
Delta - Ladner	5	16	0	10	2	14	43	144	9	7
Delta - North	3	7	3	9	2	7	22	18	1	2
<b>DELTA TOTAL</b>	<b>9</b>	<b>26</b>	<b>5</b>	<b>25</b>	<b>8</b>	<b>28</b>	<b>102</b>	<b>312</b>	<b>12</b>	<b>9</b>
<b>LANGLEY CITY</b>	<b>20</b>	<b>41</b>	<b>1</b>	<b>2</b>	<b>9</b>	<b>23</b>	<b>74</b>	<b>107</b>	<b>15</b>	<b>7</b>
<b>LANGLEY DISTRICT</b>	<b>83</b>	<b>201</b>	<b>20</b>	<b>119</b>	<b>21</b>	<b>152</b>	<b>445</b>	<b>448</b>	<b>110</b>	<b>109</b>
<b>LION'S BAY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>MAPLE RIDGE</b>	<b>45</b>	<b>181</b>	<b>67</b>	<b>248</b>	<b>68</b>	<b>254</b>	<b>675</b>	<b>244</b>	<b>44</b>	<b>43</b>
<b>METRO INDIAN RESERVES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NEW WESTMINSTER</b>	<b>2</b>	<b>32</b>	<b>3</b>	<b>19</b>	<b>3</b>	<b>20</b>	<b>106</b>	<b>206</b>	<b>2</b>	<b>2</b>
<b>NORTH VANCOUVER City</b>	<b>6</b>	<b>275</b>	<b>7</b>	<b>24</b>	<b>11</b>	<b>30</b>	<b>167</b>	<b>323</b>	<b>26</b>	<b>22</b>
<b>NORTH VANCOUVER DM</b>	<b>6</b>	<b>28</b>	<b>33</b>	<b>126</b>	<b>35</b>	<b>136</b>	<b>480</b>	<b>129</b>	<b>60</b>	<b>58</b>
<b>PITT MEADOWS</b>	<b>16</b>	<b>19</b>	<b>2</b>	<b>11</b>	<b>0</b>	<b>8</b>	<b>58</b>	<b>22</b>	<b>2</b>	<b>4</b>
<b>PORT COQUITLAM</b>	<b>12</b>	<b>62</b>	<b>22</b>	<b>49</b>	<b>23</b>	<b>51</b>	<b>313</b>	<b>84</b>	<b>7</b>	<b>6</b>
<b>PORT MOODY</b>	<b>159</b>	<b>288</b>	<b>81</b>	<b>101</b>	<b>82</b>	<b>100</b>	<b>279</b>	<b>383</b>	<b>6</b>	<b>5</b>
<b>RICHMOND</b>	<b>30</b>	<b>528</b>	<b>226</b>	<b>357</b>	<b>186</b>	<b>335</b>	<b>763</b>	<b>1356</b>	<b>59</b>	<b>99</b>
Surrey - South	153	377	93	250	72	204	516	580	53	74
Surrey - Cloverdale	85	177	26	105	26	92	271	225	64	64
Surrey - North	98	404	114	455	124	466	1588	651	120	110
Surrey - Guildford	4	9	3	11	4	10	84	41	6	5
Surrey - Whalley	13	51	8	53	14	63	181	170	28	22
<b>SURREY TOTAL</b>	<b>353</b>	<b>1018</b>	<b>244</b>	<b>874</b>	<b>240</b>	<b>835</b>	<b>2640</b>	<b>1667</b>	<b>271</b>	<b>275</b>
<b>U.E.L.</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>35</b>	<b>7</b>	<b>8</b>	<b>7</b>
Van - West End	0	23	0	283	53	301	1209	824	300	247
Van - Downtown	132	132	0	0	29	273	1120	2109	147	118
Van - Kitsilano	0	2	10	23	10	22	46	11	92	92
Van - False Creek	0	0	0	90	1	107	253	18	11	10
Van - Granville/Oak	67	90	4	220	8	122	145	134	135	131
Van - Kerrisdale	0	4	5	11	5	19	47	75	1	1
Van - Marpole	5	20	1	11	4	9	48	287	7	4
Van - Eastside	192	364	146	332	155	348	773	740	79	70
Van - Mt. Pleasant	0	4	32	36	32	65	127	94	12	12
Van - Strath/Grand	0	14	2	2	1	3	102	106	8	9
Van - Westside	49	84	13	40	11	35	142	450	10	12
<b>VANCOUVER TOTAL</b>	<b>445</b>	<b>737</b>	<b>213</b>	<b>1048</b>	<b>309</b>	<b>1304</b>	<b>4012</b>	<b>4848</b>	<b>802</b>	<b>706</b>
<b>WEST VANCOUVER</b>	<b>16</b>	<b>39</b>	<b>10</b>	<b>44</b>	<b>10</b>	<b>44</b>	<b>122</b>	<b>122</b>	<b>9</b>	<b>9</b>
<b>WHITE ROCK</b>	<b>6</b>	<b>21</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>10</b>	<b>34</b>	<b>97</b>	<b>7</b>	<b>7</b>
<b>VANCOUVER CMA TOTAL</b>	<b>1351</b>	<b>3939</b>	<b>1007</b>	<b>3543</b>	<b>1106</b>	<b>3868</b>	<b>11595</b>	<b>11365</b>	<b>1595</b>	<b>1496</b>

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

Source: CMHC

**Table 7**  
**HOUSING ACTIVITY SUMMARY - VANCOUVER CMA**  
**April 2003**

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
<b>STARTS</b>									
April 2003	461	60	278	552	0	0	0	0	1,351
April 2002	428	56	109	47	0	40	0	0	680
Year-to-date 2003	1,718	218	730	1,155	0	66	18	34	3,939
Year-to-date 2002	1,252	166	337	837	3	260	0	110	2,965
<b>UNDER CONSTRUCTION</b>									
April 2003	2,750	452	1,379	5,653	4	922	18	187	11,365
April 2002	1,712	280	646	3,298	87	2,071	34	889	9,017
<b>COMPLETIONS</b>									
April 2003	378	46	161	285	12	97	0	28	1,007
April 2002	264	66	63	86	20	127	24	97	747
Year-to-date 2003	1,550	176	483	700	43	563	0	28	3,543
Year-to-date 2002	1,203	234	268	1,098	20	406	56	253	3,538
<b>COMPLETE &amp; UNOCCUPIED</b>									
April 2003	384	106	159	239	17	591	0	0	1,496
April 2002	263	51	118	317	4	265	0	0	1,018
<b>TOTAL SUPPLY</b>									
April 2003	3,134	558	1,538	5,892	21	1,513	18	187	12,861
April 2002	1,975	331	764	3,615	91	2,336	34	889	10,035
<b>ABSORPTIONS</b>									
April 2003	390	57	139	275	20	197	0	28	1,106
3 Month Average	355	48	120	168	9	172	0	9	880
12 Month Average	357	46	109	246	7	137	3	55	961

\*includes Other

Source: CMHC

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

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,750	384	3,134	325	Balanced
Semi-Detached	452	106	558	50	Balanced
Row Condo	1,379	159	1,538	100	Balanced
Apartment Condo	5,653	239	5,892	275	Moving towards balanced
Private Row Rental	4	17	21	10	Undersupplied
Private Apt Rental	922	591	1,513	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

