

H

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Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

New residential construction activity in the Vancouver CMA dipped slightly in May 2003 with 1,175 starts recorded overall, a 12 per cent decline over the 1,339 starts recorded for the same period last year. Compared to last month's figure of 1,351, this is a 13 per cent decrease. However, year-to-date, starts increased nearly 19 per cent from 4,304 in 2002 to 5,114 for this year.

In the rental market, private and assisted row housing starts climbed from 0 in May 2002 to 8 and 4 units respectively in May 2003. The number of rental apartment starts was 0 for both the market and assisted sectors. Year-to-date, market rental apartment starts dropped from 295 in 2002 to just 66 in 2003, a 77 per cent drop. Rental apartment starts in the assisted sector fell by 69 per cent from 110 in 2002, to 34 in 2003.

May starts activity in the ownership market fell for all dwelling types, with the semi-detached market suffering the biggest hit. While starts in the condominium and single detached

markets fell by about 10 percent or less, starts in the semi-detached market plummeted by 50 percent, from 90 in May 2002 to 44 in May of this year. However, year-to-date, starts in the semi-detached market were up 2 per cent from 256 in 2002 to 262 in 2003.

On the single detached side, starts dipped by 7 per cent, from 511 in May 2002 to 473 in the same period this year. Year-to-date, starts were up 24 percent over 2002. Market conditions for both the single detached and semi-detached markets were balanced in May 2003 with vacant inventory just slightly outstripping absorptions.

The condominium market has also seen a slight decrease in starts activity for both row and apartment units, with the former dropping by 11 per cent to 181 and the latter by 7 per cent to 465. However, year-to-date, row condominium starts climbed 68 per cent from 541 in May 2002 to 911 for May 2003. Apartment condominiums also showed a year-to-date increase of 21 per cent, rising from 1,336 in May 2002 to 1,620 in May of this year. Condominium absorptions continued to outpace vacant inventory, particularly for apartment condominiums, which had an available inventory of 247 units along with 675 units absorbed.

May 2003

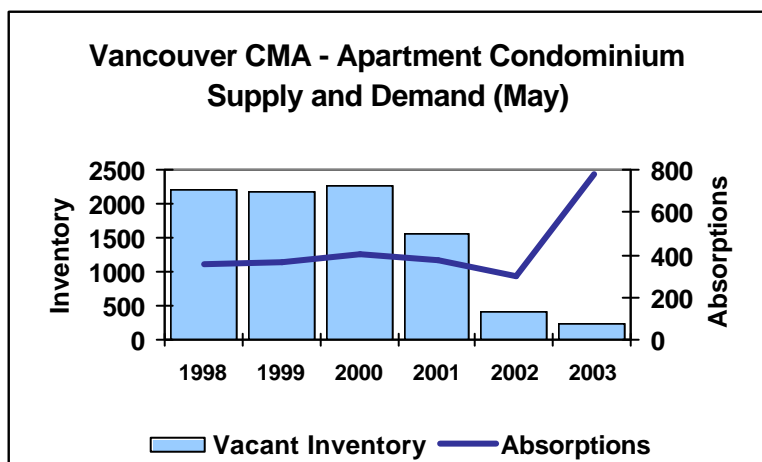
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Table 1: Single Detached Market

May 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	2	3	2	5	4	5	19	9	4	2	\$592,500	\$591,500
BELCARRA	0	2	0	1	0	1	3	0	0	0	--	--
BOWEN ISLAND	2	17	2	13	2	13	18	59	0	0	--	--
Burnaby - North	5	19	19	41	8	28	76	30	11	22	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	3	0	0	--	--
Burnaby - South & East	6	14	7	15	4	14	37	20	8	11	--	--
Burnaby - Central Park	0	0	6	14	2	9	13	1	3	7	--	--
Burnaby - Remainder	8	35	21	59	7	43	103	47	21	35	--	--
BURNABY TOTAL	19	68	53	129	21	95	232	98	43	75	\$528,000	\$533,129
COQUITLAM	11	67	6	48	6	52	120	71	4	4	\$250,000	\$269,506
Delta - Tsawwassen	2	5	1	7	0	7	15	8	0	1	--	--
Delta - Ladner	8	24	1	11	3	11	22	31	6	4	--	--
Delta - North	4	11	3	12	1	8	22	19	2	4	--	--
DELTA TOTAL	14	40	5	30	4	26	59	58	8	9	\$470,274	\$535,137
LANGLEY CITY	1	1	1	3	1	3	8	1	0	0	--	--
LANGLEY DISTRICT	38	156	59	135	56	142	254	175	23	26	\$347,000	\$374,471
LION'S BAY	0	0	0	0	0	0	0	1	0	0	--	--
MAPLE RIDGE	47	218	42	259	34	239	531	220	37	45	\$296,500	\$297,912
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	3	33	2	9	2	10	17	37	0	0	--	--
NORTH VANCOUVER City	1	7	0	16	1	19	28	10	1	0	--	--
NORTH VANCOUVER DM	10	38	4	36	4	32	80	56	5	5	\$715,000	\$721,725
PITT MEADOWS	3	9	1	12	2	10	42	11	4	3	--	--
PORT COQUITLAM	5	35	4	36	3	34	124	48	4	5	--	--
PORT MOODY	5	33	7	29	9	30	65	51	5	3	\$510,000	\$533,889
RICHMOND	43	182	38	153	36	158	345	223	34	36	\$555,000	\$607,854
Surrey - South	46	210	31	154	32	135	296	250	32	31	--	--
Surrey - Cloverdale	42	162	24	97	24	84	200	164	26	26	--	--
Surrey - North	94	453	87	401	70	381	931	552	58	75	--	--
Surrey - Guildford	4	13	3	14	3	13	29	20	5	5	--	--
Surrey - Whalley	15	52	13	66	12	64	135	73	12	13	--	--
SURREY TOTAL	201	890	158	732	141	677	1591	1059	133	150	\$395,000	\$439,925
U.E.L.	1	2	1	1	1	1	6	7	1	1	--	--
Van - West End (1)	0	1	0	0	0	0	0	0	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	0	1	0	1	3	0	0	0	--	--
Van - Kerrisdale (6)	6	10	4	15	3	15	23	23	1	2	--	--
Van - Marpole (7)	4	10	2	11	2	9	28	24	2	2	--	--
Van - Eastside (8)	36	249	87	259	84	271	569	226	48	51	--	--
Van - Mt. Pleasant (9)	0	0	1	1	0	0	0	0	0	1	--	--
Van - Strath/Grand (10)	0	0	0	0	0	0	0	1	0	0	--	--
Van - Westside (11)	10	53	10	46	9	38	95	95	12	13	--	--
VANCOUVER TOTAL	56	323	104	337	98	338	723	371	63	69	\$450,000	\$561,107
WEST VANCOUVER	8	43	12	54	11	53	102	112	8	9	\$1,540,000	\$1,931,545
WHITE ROCK	3	24	7	20	8	16	36	36	7	6	\$1,092,500	\$1,050,250
VANCOUVER CMA TOTAL	473	2191	508	2058	444	1954	4403	2715	384	448	\$428,500	\$526,504

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

Source: CMHC

Table 2: Semi Detached Market

May 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	0	4	2	6	0	3	3	6	5	7	--	--	
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--	
Burnaby - South & East	2	10	10	18	6	25	31	12	5	9	--	--	
Burnaby - Central Park	0	0	6	14	0	6	15	6	4	10	--	--	
Burnaby - Remainder	26	80	20	60	7	57	117	98	29	42	--	--	
BURNABY TOTAL	28	94	38	98	13	91	166	122	43	68	\$348,000	\$317,992	
COQUITLAM	0	12	0	8	0	8	14	20	1	1	--	--	
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	--	--	
DELTA TOTAL	0	0	0	0	0	0	3	2	0	0	--	--	
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	--	--	
LANGLEY DISTRICT	0	0	6	12	0	3	18	12	6	12	--	--	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	0	2	4	6	2	4	4	8	0	2	--	--	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--	
NEW WESTMINSTER	0	2	0	2	0	2	2	0	2	2	--	--	
NORTH VANCOUVER City	2	8	2	6	0	2	11	12	2	4	--	--	
NORTH VANCOUVER DM	0	0	24	24	26	28	32	0	2	0	\$340,000	\$332,308	
PITT MEADOWS	0	0	0	0	0	0	4	0	0	0	--	--	
PORT COQUITLAM	0	0	0	2	0	2	2	0	0	0	--	--	
PORT MOODY	0	12	2	6	2	6	14	16	0	0	--	--	
RICHMOND	0	18	0	14	0	19	21	32	3	3	--	--	
Surrey - South	0	48	12	38	16	35	110	68	22	18	--	--	
Surrey - Cloverdale	0	0	0	6	0	0	3	0	7	7	--	--	
Surrey - North	0	0	0	20	0	28	47	2	2	2	--	--	
Surrey - Guildford	0	0	8	8	8	8	8	14	0	0	--	--	
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	--	--	
SURREY TOTAL	0	48	20	72	24	71	168	84	31	27	\$349,000	\$348,056	
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--	
Van - West End (1)	0	0	2	2	2	2	2	4	0	0	--	--	
Van - Downtown (2)	0	0	0	0	0	0	0	6	0	0	--	--	
Van - Kitsilano (3)	2	4	0	0	0	0	5	4	1	1	--	--	
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Granville/Oak (5)	0	2	0	2	1	3	10	4	1	0	--	--	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole (7)	2	16	4	6	0	2	10	12	2	6	--	--	
Van - Eastside (8)	0	4	2	10	1	18	38	4	1	2	--	--	
Van - Mt. Pleasant (9)	10	14	0	4	4	10	20	20	4	0	--	--	
Van - Strath/Grand (10)	0	2	0	2	2	4	22	4	6	4	--	--	
Van - Westside (11)	0	20	0	0	0	0	2	20	0	0	--	--	
VANCOUVER TOTAL	14	62	8	26	10	39	109	78	15	13	\$386,500	\$427,430	
WEST VANCOUVER	0	4	0	2	1	3	12	6	1	0	--	--	
WHITE ROCK	0	0	0	2	0	2	2	0	0	0	--	--	
VANCOUVER CMA TOTAL	44	262	104	280	78	280	582	392	106	132	\$340,000	\$349,016	

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

Source: CMHC

Table 3: Row Condominium Market

May 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	0	0	15	15	14	18	19	7	0	1	--	--	
Burnaby - Lougheed Mall	0	32	0	25	3	22	22	62	6	3	--	--	
Burnaby - South & East	37	37	0	0	0	0	0	37	0	0	--	--	
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--	
Burnaby - Remainder	5	44	6	16	6	16	16	50	0	0	--	--	
BURNABY TOTAL	42	113	21	56	23	56	57	156	6	4	\$260,650	\$262,633	
COQUITLAM	0	6	6	17	6	17	17	10	0	0	--	--	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	--	--	
Delta - Ladner	0	0	0	0	0	0	0	16	0	0	--	--	
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--	
DELTA TOTAL	0	0	0	0	0	0	0	16	0	0	--	--	
LANGLEY CITY	0	41	0	0	0	0	0	41	0	0	--	--	
LANGLEY DISTRICT	52	135	54	91	57	109	225	180	7	4	\$186,400	\$188,298	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--	
MAPLE RIDGE	0	8	5	34	4	34	39	12	6	7	--	--	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--	
NEW WESTMINSTER	0	0	0	0	0	0	0	0	0	0	--	--	
NORTH VANCOUVER City	6	6	14	18	14	19	32	6	1	1	\$309,000	\$309,750	
NORTH VANCOUVER DM	0	0	0	12	0	12	42	24	0	0	--	--	
PITT MEADOWS	0	13	0	0	0	0	11	13	0	0	--	--	
PORT COQUITLAM	6	34	0	11	0	11	48	39	2	2	--	--	
PORT MOODY	6	40	0	0	0	0	49	40	0	0	--	--	
RICHMOND	29	205	53	113	52	101	145	240	21	22	\$292,900	\$311,647	
Surrey - South	0	73	21	122	22	104	129	85	20	19	--	--	
Surrey - Cloverdale	29	86	0	26	2	34	70	108	31	29	--	--	
Surrey - North	11	56	12	133	21	140	434	103	50	41	--	--	
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--	
Surrey - Whalley	0	14	0	0	0	4	9	14	2	2	--	--	
SURREY TOTAL	40	229	33	281	45	282	642	310	103	91	\$236,735	\$232,775	
U.E.L.	0	0	0	0	0	0	0	0	0	0	--	--	
Van - West End	0	0	0	0	4	4	12	85	4	0	--	--	
Van - Downtown	0	0	0	0	0	0	9	59	0	0	--	--	
Van - Kitsilano	0	0	0	19	1	19	19	0	1	0	--	--	
Van - False Creek	0	0	0	14	0	14	14	0	0	0	--	--	
Van - Granville/Oak	0	0	0	3	2	3	9	0	2	0	--	--	
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--	
Van - Marpole	0	0	0	0	0	0	0	26	0	0	--	--	
Van - Eastside	0	60	0	0	0	3	4	100	0	0	--	--	
Van - Mt. Pleasant	0	0	3	3	1	1	1	0	3	5	--	--	
Van - Strath/Grand	0	0	0	0	0	1	1	0	3	3	--	--	
Van - Westside	0	21	0	0	0	0	0	21	0	0	--	--	
VANCOUVER TOTAL	0	81	3	39	8	45	69	291	13	8	\$349,500	\$394,875	
WEST VANCOUVER	0	0	0	0	0	0	5	0	0	0	--	--	
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	--	--	
VANCOUVER CMA TOTAL	181	911	189	672	209	686	1381	1378	159	139	\$217,400	\$231,812	

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

May 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	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	14	14	14	21	30	0	0	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	46	46	26	65	26	65	65	46	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	76	0	0	0	--	--
BURNABY TOTAL	46	46	40	79	40	86	95	122	0	0	0	\$204,900	\$199,043
COQUITLAM	0	128	0	0	0	0	0	114	0	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	18	0	0	0	0	--	--
Delta - Ladner	0	0	0	0	1	7	21	0	1	12	0	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	0	--	--
DELTA TOTAL	0	0	0	0	1	7	39	0	1	12	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	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	0	25	25	21	21	70	38	0	4	\$232,400	\$231,723	
NORTH VANCOUVER City	0	0	0	0	0	0	0	0	0	0	0	--	--
NORTH VANCOUVER DM	0	0	31	113	31	115	252	0	1	1	\$322,000	\$293,648	
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	0	0	0	0	0	3	105	0	0	0	0	--	--
PORT MOODY	0	59	0	75	0	75	85	59	0	0	0	--	--
RICHMOND	112	243	37	69	41	59	132	488	14	10	\$235,125	\$270,417	
Surrey - South	0	92	0	0	0	0	14	159	0	0	0	--	--
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - North	0	0	0	0	0	8	27	0	0	0	0	--	--
Surrey - Guildford	63	63	0	0	0	0	5	63	0	0	0	--	--
Surrey - Whalley	0	0	0	0	1	8	45	85	8	7	--	--	
SURREY TOTAL	63	155	0	0	1	16	91	307	8	7	--	--	
U.E.L.	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - West End	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	8	0	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	18	0	0	0	--	--
Van - Granville/Oak	0	88	0	0	0	0	0	130	0	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	1	54	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	9	0	0	0	0	--	--
Van - Eastside	30	109	34	69	12	45	51	148	6	28	--	--	
Van - Mt. Pleasant	0	0	0	4	1	1	1	0	4	3	--	--	
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	7	7	0	0	0	2	8	130	0	0	0	--	--
VANCOUVER TOTAL	37	204	34	73	13	48	71	488	10	31	\$166,900	\$183,527	
WEST VANCOUVER	0	0	0	0	0	0	0	0	0	0	0	--	--
WHITE ROCK	0	0	0	0	0	0	3	57	0	0	0	--	--
VANCOUVER CMA TOTAL	258	835	167	434	148	430	943	1673	34	80	\$216,500	\$248,481	

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

May 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	0	130	148	131	1	1	--	--
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	10	0	0	0	--	--
Burnaby - Remainder	0	0	129	129	90	113	322	0	4	43	--	--
BURNABY TOTAL	0	0	129	260	90	243	480	131	5	44	\$266,700	\$290,465
COQUITLAM	0	0	0	0	0	3	5	0	2	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	95	95	72	72	72	0	0	23	\$196,900	\$208,995
NORTH VANCOUVER City	0	263	0	0	7	12	62	263	18	24	\$191,600	\$191,667
NORTH VANCOUVER DM	0	0	0	0	2	6	58	0	10	8	--	--
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	137	0	0	0	0	0	137	0	0	--	--
RICHMOND	0	0	188	324	163	279	279	187	21	46	\$284,900	\$276,744
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	83	116	544	710	109	26	--	--
Van - Downtown	0	132	84	84	84	84	602	1783	0	0	--	--
Van - Kitsilano	0	0	0	0	0	0	0	0	0	0	--	--
Van - False Creek	173	173	0	76	0	76	76	173	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	1	5	0	10	10	--	--
Van - Kerrisdale	0	0	0	0	0	7	16	0	0	0	--	--
Van - Marpole	0	0	0	0	0	0	0	0	0	0	--	--
Van - Eastside	0	0	0	0	0	0	7	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	24	120	0	0	--	--
VANCOUVER TOTAL	173	305	84	160	167	284	1274	3047	119	36	\$298,000	\$336,259
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	173	705	496	839	501	899	2230	3765	175	170	\$284,900	\$280,771

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

Table 6: TOTAL: All Dwelling Types

May 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	2	3	2	5	4	5	19	9	4	2
BELCARRA	0	2	0	1	0	1	3	2	0	0
BOWEN ISLAND	2	17	2	25	2	25	30	59	0	0
Burnaby - North	5	23	50	207	36	200	276	174	17	31
Burnaby - Lougheed Mall	0	32	0	25	3	23	25	62	6	3
Burnaby - South & East	91	107	43	98	36	104	133	115	13	20
Burnaby - Central Park	0	0	12	28	2	15	38	7	7	17
Burnaby - Remainder	39	159	176	264	110	229	617	271	54	120
BURNABY TOTAL	135	321	281	622	187	571	1089	629	97	191
COQUITLAM	19	257	20	133	24	148	308	301	27	23
Delta - Tsawwassen	2	5	1	7	0	7	33	151	0	1
Delta - Ladner	8	24	1	11	4	18	46	151	7	4
Delta - North	4	11	3	12	1	8	22	19	2	4
DELTA TOTAL	14	40	5	30	5	33	101	321	9	9
LANGLEY CITY	1	42	1	3	7	30	78	107	7	1
LANGLEY DISTRICT	90	291	119	238	119	271	522	419	109	109
LION'S BAY	0	0	0	0	0	0	0	1	0	0
MAPLE RIDGE	47	228	51	299	40	294	675	240	43	54
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	3	35	126	145	99	119	191	83	2	29
NORTH VANCOUVER City	17	292	16	40	22	52	174	324	22	16
NORTH VANCOUVER DM	10	38	59	185	68	204	501	80	58	49
PITT MEADOWS	3	22	1	12	2	10	57	24	4	3
PORT COQUITLAM	25	87	4	53	3	54	285	105	6	7
PORT MOODY	15	303	9	110	11	111	288	389	5	3
RICHMOND	192	720	316	673	297	632	959	1242	99	118
Surrey - South	46	423	64	314	70	274	549	562	74	68
Surrey - Cloverdale	71	248	24	129	26	118	273	272	64	62
Surrey - North	105	509	99	554	91	557	1591	657	110	118
Surrey - Guildford	67	76	11	22	11	21	91	97	5	5
Surrey - Whalley	15	66	13	66	13	76	189	172	22	22
SURREY TOTAL	304	1322	211	1085	211	1046	2693	1760	275	275
U.E.L.	1	2	1	1	6	11	41	7	7	2
Van - West End	0	23	2	285	134	435	1247	822	247	115
Van - Downtown	0	132	216	216	144	417	1261	1893	118	190
Van - Kitsilano	2	4	0	23	1	23	32	13	92	91
Van - False Creek	173	173	0	90	7	114	222	191	10	3
Van - Granville/Oak	0	90	0	220	33	155	177	134	131	98
Van - Kerrisdale	6	10	4	15	3	22	40	77	1	2
Van - Marpole	6	26	6	17	2	11	47	287	4	8
Van - Eastside	70	434	131	463	108	456	805	679	70	93
Van - Mt. Pleasant	10	14	4	40	7	72	110	100	12	9
Van - Strath/Grand	0	14	0	2	2	5	104	106	9	7
Van - Westside	17	101	10	50	9	44	133	457	12	13
VANCOUVER TOTAL	284	1021	373	1421	450	1754	4178	4759	706	629
WEST VANCOUVER	8	47	12	56	12	56	119	118	9	9
WHITE ROCK	3	24	7	22	8	18	41	93	7	6
VANCOUVER CMA TOTAL	1175	5114	1616	5159	1577	5445	12352	11072	1496	1535

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA May 2003

	OWNERSHIP				RENTAL				GRAND TOTAL
	Single	Semi	Condominium*		Private		Assisted		
			Row	APT	Row	APT	Row	APT	
STARTS									
May 2003	473	44	181	465	8	0	4	0	1,175
May 2002	511	90	204	499	0	35	0	0	1,339
Year-to-date 2003	2,191	262	911	1,620	8	66	22	34	5,114
Year-to-date 2002	1,763	256	541	1,336	3	295	0	110	4,304
UNDER CONSTRUCTION									
May 2003	2,715	392	1,378	5,576	8	794	22	187	11,072
May 2002	1,916	306	701	3,710	69	1,803	34	852	9,391
COMPLETIONS									
May 2003	508	104	189	683	4	128	0	0	1,616
May 2002	307	64	143	285	18	105	0	37	959
Year-to-date 2003	2,058	280	672	1,383	47	691	0	28	5,159
Year-to-date 2002	1,510	298	411	1,383	38	511	56	290	4,497
COMPLETE & UNOCCUPIED									
May 2003	448	132	139	247	2	567	0	0	1,535
May 2002	243	64	120	402	0	328	0	0	1,157
TOTAL SUPPLY									
May 2003	3,163	524	1,517	5,823	10	1,361	22	187	12,607
May 2002	2,159	370	821	4,112	69	2,131	34	852	10,548
ABSORPTIONS									
May 2003	444	78	209	675	19	152	0	0	1,577
3 Month Average	404	69	148	349	15	187	0	9	1,181
12 Month Average	367	49	115	285	7	146	3	52	1,024

*includes Other

Source: CMHC

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

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification
Single Family	2,715	448	3,163	325	Balanced
Semi-Detached	392	132	524	50	Balanced
Row Condo	1,378	139	1,517	100	Balanced
Apartment Condo	5,576	247	5,823	275	Moving towards balanced
Private Row Rental	8	2	10	10	Undersupplied
Private Apt Rental	794	567	1,361	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

