

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Vancouver CMA New Construction Activity

February housing starts in the Vancouver CMA expanded by 5 per cent over February 2003. A total of 1,054 units were started this month, compared to 1,008 units in the same month last year. This month's new construction activity was down by 35 per cent from January 2004, which is likely a reflection of seasonal factors rather than market trends. Apartment condominiums continued to be the strongest performer this month, accounting for much of the year-over-year increase. Year-to-date, new home construction was up 59 per cent over 2003.

In the rental market, townhouse starts increased from 4 units in February 2003 to 10 units this month. Rental apartment construction declined from 88 starts in February 2003 to just 2 starts this month. Year-to-date, rental townhouse starts were up threefold to 17 units, while apartment starts dipped 29 per cent to 71 units.

Single detached was the only segment in the ownership market to see a

year-over-year decline in the number of housing starts, with a 1 per cent dip to 428 units. Year-to-date, the number of single detached homes started was down by 6 per cent to 812 units. This market remained balanced with 490 units in inventory at month end and 382 units absorbed.

The semi-detached market saw a 14 per cent year-over-year increase in the number of starts in February, for a total of 66 units. Year-to-date, semi-detached starts were up from 108 units in 2003 to 116 units this year, a 7 per cent boost. There were 103 complete and unoccupied semi-detached homes in inventory at month end, along with 34 absorptions, making for a balanced market.

Row condominium starts in February increased to 168 units, a 13 per cent jump over the same month last year. Year-to-date, new townhouse construction was up 29 per cent for a total of 352 units started. This market remained balanced with 84 units in inventory and 141 units absorbed in February.

New apartment condominium construction activity jumped 38 per cent over February 2003 to 380 units started. Year-to-date, the number of apartment starts increased to 1,305 units, a 291 per cent hike. Inventories remain low with just 83 apartment units vacant and unoccupied, and 433 units absorbed during the month of February.

February 2004

IN THIS ISSUE

MONTHLY HIGHLIGHTS 1

STATISTICAL TABLES:

- Single Detached Market 2
- Semi-Detached Market 3
- Row Condominium Market 4
- Low-Rise Apt. Condo Market 5
- High-Rise Apt. Condo Market 6
- Total: All Dwelling Types 7

HOUSING ACTIVITY SUMMARY 8

For further information contact:

Robyn Adamache
Market Analyst
Tel: (604) 737-4008
e-mail: radamach@cmhc-schl.gc.ca

Lisa Preston
Administrator, Products & Services
Tel: (604) 737-4088
e-mail: lpreston@cmhc-schl.gc.ca

www.cmhc-schl.gc.ca

Vancouver CMA - Vacant Inventory February Month End

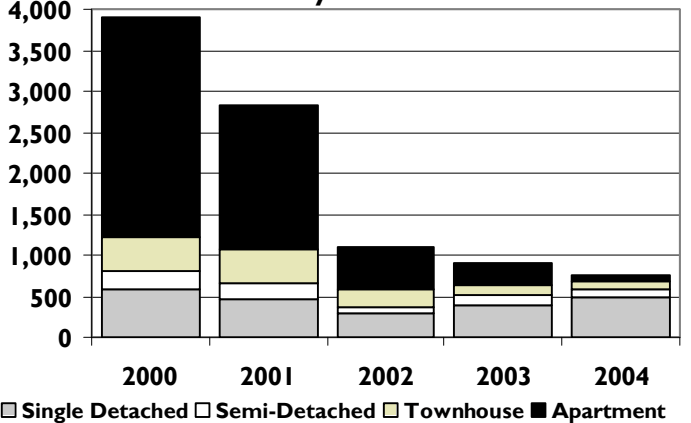


Table 1: Single Detached Market

| February 2004 | 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 | 3 | 3 | 3 | 3 | 18 | 10 | 0 | 0 | \$700,000 | \$700,000 |
| BELCARRA | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | -- | -- |
| BOWEN ISLAND | 8 | 8 | 0 | 0 | 0 | 0 | 14 | 93 | 0 | 0 | -- | -- |
| Burnaby - North | 10 | 13 | 4 | 11 | 8 | 13 | 87 | 37 | 14 | 10 | -- | -- |
| Burnaby - Lougheed Mall | 2 | 2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | -- | -- |
| Burnaby - South & East | 5 | 8 | 3 | 5 | 6 | 6 | 52 | 13 | 9 | 6 | -- | -- |
| Burnaby - Central Park | 0 | 3 | 0 | 0 | 0 | 0 | 16 | 10 | 3 | 3 | -- | -- |
| Burnaby - Remainder | 7 | 13 | 12 | 18 | 7 | 16 | 119 | 64 | 32 | 37 | -- | -- |
| BURNABY TOTAL | 24 | 39 | 19 | 34 | 21 | 35 | 275 | 126 | 58 | 56 | \$498,800 | \$519,938 |
| COQUITLAM | 3 | 7 | 1 | 9 | 4 | 11 | 108 | 39 | 7 | 4 | \$547,900 | \$711,450 |
| Delta - Tsawwassen | 2 | 2 | 2 | 2 | 2 | 3 | 14 | 10 | 0 | 0 | -- | -- |
| Delta - Ladner | 1 | 6 | 2 | 4 | 4 | 7 | 46 | 18 | 6 | 4 | -- | -- |
| Delta - North | 6 | 9 | 4 | 5 | 2 | 4 | 38 | 26 | 3 | 5 | -- | -- |
| DELTA TOTAL | 9 | 17 | 8 | 11 | 8 | 14 | 98 | 54 | 9 | 9 | \$535,000 | \$569,875 |
| LANGLEY CITY | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | -- | -- |
| LANGLEY DISTRICT | 48 | 99 | 34 | 79 | 33 | 75 | 401 | 209 | 37 | 38 | \$458,000 | \$452,355 |
| LION'S BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | -- | -- |
| MAPLE RIDGE | 23 | 45 | 57 | 99 | 43 | 87 | 527 | 152 | 30 | 44 | \$284,900 | \$295,207 |
| METRO INDIAN RESERVES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| NEW WESTMINSTER | 7 | 19 | 0 | 0 | 0 | 0 | 40 | 40 | 2 | 2 | -- | -- |
| NORTH VANCOUVER City | 2 | 3 | 2 | 2 | 3 | 3 | 18 | 6 | 1 | 0 | \$650,000 | \$659,667 |
| NORTH VANCOUVER DM | 3 | 8 | 12 | 16 | 12 | 15 | 78 | 59 | 5 | 5 | \$705,000 | \$740,000 |
| PITT MEADOWS | 7 | 9 | 9 | 24 | 7 | 20 | 45 | 30 | 5 | 7 | \$279,000 | \$307,143 |
| PORT COQUITLAM | 8 | 12 | 21 | 41 | 21 | 40 | 117 | 28 | 3 | 3 | \$370,000 | \$367,143 |
| PORT MOODY | 0 | 5 | 3 | 11 | 2 | 10 | 94 | 47 | 5 | 6 | -- | -- |
| RICHMOND | 32 | 58 | 42 | 83 | 38 | 71 | 391 | 205 | 51 | 55 | \$500,000 | \$539,077 |
| Surrey - South | 41 | 84 | 27 | 61 | 37 | 71 | 443 | 307 | 42 | 32 | -- | -- |
| Surrey - Cloverdale | 44 | 73 | 25 | 50 | 20 | 43 | 365 | 172 | 41 | 46 | -- | -- |
| Surrey - North | 76 | 149 | 57 | 132 | 60 | 140 | 1031 | 510 | 94 | 91 | -- | -- |
| Surrey - Guildford | 2 | 4 | 5 | 9 | 3 | 9 | 42 | 11 | 4 | 6 | -- | -- |
| Surrey - Whalley | 4 | 13 | 9 | 19 | 8 | 20 | 159 | 54 | 8 | 9 | -- | -- |
| SURREY TOTAL | 167 | 323 | 123 | 271 | 128 | 283 | 2040 | 1054 | 189 | 184 | \$429,450 | \$455,176 |
| U.E.L. | 1 | 1 | 0 | 1 | 0 | 1 | 6 | 5 | 0 | 0 | -- | -- |
| Van - West End (1) | 0 | 0 | 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 | 0 | 0 | 0 | 2 | 7 | 0 | 0 | -- | -- |
| Van - False Creek (4) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | -- | -- |
| Van - Granville/Oak (5) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | -- | -- |
| Van - Kerrisdale (6) | 2 | 2 | 9 | 11 | 7 | 8 | 35 | 21 | 3 | 5 | -- | -- |
| Van - Marpole (7) | 3 | 3 | 0 | 4 | 0 | 3 | 27 | 28 | 4 | 4 | -- | -- |
| Van - Eastside (8) | 65 | 119 | 45 | 80 | 44 | 81 | 591 | 238 | 38 | 39 | -- | -- |
| Van - Mt. Pleasant (9) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | -- | -- |
| Van - Strath/Grand (10) | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | -- | -- |
| Van - Westside (11) | 9 | 20 | 0 | 13 | 0 | 12 | 99 | 84 | 16 | 16 | -- | -- |
| VANCOUVER TOTAL | 79 | 144 | 54 | 109 | 51 | 104 | 757 | 384 | 62 | 65 | \$540,000 | \$626,629 |
| WEST VANCOUVER | 3 | 8 | 4 | 9 | 3 | 7 | 104 | 131 | 7 | 8 | \$2,100,000 | \$2,063,333 |
| WHITE ROCK | 4 | 7 | 2 | 6 | 5 | 10 | 56 | 34 | 7 | 4 | \$600,000 | \$565,960 |
| VANCOUVER CMA TOTAL | 428 | 812 | 394 | 808 | 382 | 789 | 5194 | 2707 | 478 | 490 | \$455,000 | \$496,421 |

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

Source: CMHC

Table 2: Semi Detached Market

| February 2004 | 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 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 4 | 0 | 4 | 0 | 2 | 20 | 14 | 4 | 4 | -- | -- |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Burnaby - South & East | 4 | 8 | 0 | 2 | 0 | 1 | 36 | 26 | 9 | 9 | -- | -- |
| Burnaby - Central Park | 2 | 2 | 0 | 0 | 1 | 1 | 17 | 12 | 13 | 12 | -- | -- |
| Burnaby - Remainder | 10 | 16 | 4 | 8 | 9 | 12 | 208 | 60 | 41 | 36 | -- | -- |
| BURNABY TOTAL | 16 | 30 | 4 | 14 | 10 | 16 | 281 | 112 | 67 | 61 | \$398,000 | \$391,370 |
| COQUITLAM | 0 | 8 | 0 | 0 | 0 | 0 | 27 | 24 | 1 | 1 | -- | -- |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Delta - Ladner | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | -- | -- |
| Delta - North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| DELTA TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | -- | -- |
| LANGLEY CITY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| LANGLEY DISTRICT | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 12 | 3 | 3 | -- | -- |
| LION'S BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| MAPLE RIDGE | 0 | 0 | 2 | 4 | 2 | 2 | 14 | 0 | 2 | 2 | -- | -- |
| METRO INDIAN RESERVES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| NEW WESTMINSTER | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 1 | -- | -- |
| NORTH VANCOUVER City | 0 | 6 | 0 | 0 | 2 | 2 | 17 | 18 | 3 | 1 | -- | -- |
| NORTH VANCOUVER DM | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 0 | -- | -- |
| PITT MEADOWS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| PORT COQUITLAM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | -- | -- |
| PORT MOODY | 0 | 0 | 0 | 4 | 0 | 4 | 26 | 0 | 0 | 0 | -- | -- |
| RICHMOND | 20 | 28 | 10 | 12 | 7 | 12 | 42 | 98 | 0 | 3 | \$289,900 | \$336,457 |
| Surrey - South | 0 | 0 | 0 | 0 | 4 | 5 | 114 | 28 | 11 | 7 | -- | -- |
| Surrey - Cloverdale | 12 | 12 | 0 | 4 | 1 | 4 | 4 | 36 | 8 | 7 | -- | -- |
| Surrey - North | 8 | 12 | 0 | 0 | 0 | 0 | 14 | 50 | 0 | 0 | -- | -- |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 0 | -- | -- |
| Surrey - Whalley | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | -- | -- |
| SURREY TOTAL | 20 | 24 | 0 | 4 | 5 | 9 | 154 | 116 | 19 | 14 | \$339,900 | \$341,720 |
| U.E.L. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | -- | -- |
| Van - West End (1) | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 0 | -- | -- |
| Van - Downtown (2) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | -- | -- |
| Van - Kitsilano (3) | 0 | 0 | 6 | 6 | 5 | 5 | 6 | 2 | 0 | 1 | -- | -- |
| Van - False Creek (4) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | -- | -- |
| Van - Granville/Oak (5) | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 | 0 | -- | -- |
| Van - Kerrisdale (6) | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | -- | -- |
| Van - Marpole (7) | 6 | 6 | 0 | 12 | 0 | 12 | 26 | 18 | 0 | 0 | -- | -- |
| Van - Eastside (8) | 4 | 10 | 4 | 6 | 3 | 3 | 21 | 14 | 7 | 8 | -- | -- |
| Van - Mt. Pleasant (9) | 0 | 2 | 2 | 10 | 0 | 8 | 27 | 16 | 3 | 5 | -- | -- |
| Van - Strath/Grand (10) | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 1 | 1 | -- | -- |
| Van - Westside (11) | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 22 | 0 | 0 | -- | -- |
| VANCOUVER TOTAL | 10 | 18 | 14 | 38 | 8 | 30 | 99 | 90 | 11 | 17 | \$620,000 | \$561,250 |
| WEST VANCOUVER | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 18 | 0 | 0 | -- | -- |
| WHITE ROCK | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | -- | -- |
| VANCOUVER CMA TOTAL | 66 | 116 | 30 | 76 | 34 | 75 | 709 | 494 | 107 | 103 | \$379,450 | \$399,809 |

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

Source: CMHC

Table 3: Row Condominium Market

| February 2004 | 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 | 23 | 0 | 0 | 0 | -- | -- |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 87 | 0 | 0 | 0 | -- | -- |
| Burnaby - South & East | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | -- | -- |
| Burnaby - Central Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | -- | -- |
| Burnaby - Remainder | 6 | 6 | 0 | 0 | 0 | 0 | 66 | 19 | 0 | 0 | -- | -- |
| BURNABY TOTAL | 6 | 6 | 0 | 0 | 0 | 0 | 213 | 32 | 0 | 0 | -- | -- |
| COQUITLAM | 11 | 33 | 6 | 6 | 0 | 0 | 19 | 75 | 0 | 6 | \$379,900 | \$370,488 |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Delta - Ladner | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | -- | -- |
| Delta - North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| DELTA TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | -- | -- |
| LANGLEY CITY | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 0 | 0 | -- | -- |
| LANGLEY DISTRICT | 0 | 0 | 13 | 13 | 9 | 9 | 256 | 174 | 3 | 7 | \$194,900 | \$202,088 |
| LION'S BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| MAPLE RIDGE | 0 | 0 | 0 | 0 | 1 | 1 | 38 | 23 | 6 | 5 | -- | -- |
| METRO INDIAN RESERVES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| NEW WESTMINSTER | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 0 | -- | -- |
| NORTH VANCOUVER City | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 20 | 0 | 0 | -- | -- |
| NORTH VANCOUVER DM | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 6 | 0 | 0 | -- | -- |
| PITT MEADOWS | 0 | 0 | 10 | 10 | 10 | 10 | 23 | 7 | 0 | 0 | -- | -- |
| PORT COQUITLAM | 10 | 16 | 6 | 12 | 6 | 12 | 63 | 46 | 2 | 2 | -- | -- |
| PORT MOODY | 9 | 21 | 0 | 19 | 0 | 19 | 66 | 99 | 1 | 1 | \$269,453 | \$260,694 |
| RICHMOND | 48 | 58 | 44 | 106 | 53 | 120 | 403 | 279 | 29 | 20 | \$319,500 | \$341,786 |
| Surrey - South | 7 | 16 | 19 | 38 | 23 | 43 | 251 | 34 | 5 | 1 | -- | -- |
| Surrey - Cloverdale | 34 | 34 | 8 | 21 | 8 | 22 | 146 | 107 | 23 | 23 | -- | -- |
| Surrey - North | 39 | 122 | 29 | 42 | 28 | 42 | 242 | 225 | 18 | 19 | -- | -- |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Surrey - Whalley | 4 | 12 | 0 | 0 | 0 | 0 | 4 | 35 | 0 | 0 | -- | -- |
| SURREY TOTAL | 84 | 184 | 56 | 101 | 59 | 107 | 643 | 401 | 46 | 43 | \$241,318 | \$234,945 |
| U.E.L. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | -- | -- |
| Van - West End | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 73 | 20 | 0 | -- | -- |
| Van - Downtown | 0 | 17 | 0 | 8 | 0 | 8 | 33 | 70 | 0 | 0 | -- | -- |
| Van - Kitsilano | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 0 | -- | -- |
| Van - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | -- | -- |
| Van - Granville/Oak | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 32 | 0 | 0 | -- | -- |
| Van - Kerrisdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Van - Marpole | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 52 | 0 | 0 | -- | -- |
| Van - Eastside | 0 | 0 | 3 | 48 | 3 | 48 | 113 | 55 | 0 | 0 | -- | -- |
| Van - Mt. Pleasant | 0 | 4 | 0 | 0 | 0 | 0 | 6 | 4 | 0 | 0 | -- | -- |
| Van - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | -- | -- |
| Van - Westside | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | -- | -- |
| VANCOUVER TOTAL | 0 | 21 | 3 | 56 | 3 | 58 | 277 | 257 | 0 | 0 | -- | -- |
| WEST VANCOUVER | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | -- | -- |
| WHITE ROCK | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | -- | -- |
| VANCOUVER CMA TOTAL | 168 | 352 | 138 | 323 | 141 | 336 | 2101 | 1508 | 87 | 84 | \$276,900 | \$301,722 |

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

Source: CMHC

Table 4: LOW-RISE Apartment Condominium Market

| February 2004 | 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 | 18 | 0 | 0 | 0 | -- | -- |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Burnaby - South & East | 0 | 0 | 0 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | -- | -- |
| Burnaby - Central Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Burnaby - Remainder | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 6 | 6 | -- | -- |
| BURNABY TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 176 | 0 | 6 | 6 | -- | -- |
| COQUITLAM | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 71 | 0 | 0 | -- | -- |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | -- | -- |
| Delta - Ladner | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 12 | -- | -- |
| Delta - North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| DELTA TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 26 | 0 | 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 | 63 | 105 | 0 | 0 | -- | -- |
| NORTH VANCOUVER City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 0 | -- | -- |
| NORTH VANCOUVER DM | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 0 | 0 | -- | -- |
| PITT MEADOWS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| PORT COQUITLAM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 71 | 0 | 0 | -- | -- |
| PORT MOODY | 0 | 0 | 0 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | -- | -- |
| RICHMOND | 0 | 20 | 99 | 99 | 100 | 100 | 441 | 334 | 10 | 9 | \$277,400 | \$292,949 |
| Surrey - South | 51 | 51 | 0 | 0 | 9 | 24 | 143 | 138 | 25 | 16 | -- | -- |
| Surrey - Cloverdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Surrey - North | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | -- | -- |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 12 | 20 | 60 | 0 | 15 | 3 | -- | -- |
| Surrey - Whalley | 0 | 0 | 0 | 39 | 22 | 45 | 90 | 0 | 30 | 8 | -- | -- |
| SURREY TOTAL | 51 | 51 | 0 | 39 | 43 | 89 | 297 | 138 | 70 | 27 | \$147,900 | \$154,835 |
| U.E.L. | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 125 | 0 | 0 | -- | -- |
| Van - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Van - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | -- | -- |
| Van - Kitsilano | 0 | 0 | 0 | 0 | 1 | 2 | 5 | 52 | 4 | 3 | -- | -- |
| Van - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | -- | -- |
| Van - Granville/Oak | 0 | 0 | 23 | 23 | 24 | 25 | 30 | 108 | 2 | 1 | -- | -- |
| Van - Kerrisdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 0 | -- | -- |
| Van - Marpole | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | -- | -- |
| Van - Eastside | 0 | 0 | 0 | 30 | 0 | 30 | 141 | 79 | 1 | 1 | -- | -- |
| Van - Mt. Pleasant | 42 | 42 | 0 | 0 | 0 | 0 | 4 | 42 | 0 | 0 | -- | -- |
| Van - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | -- | -- |
| Van - Westside | 0 | 58 | 0 | 0 | 5 | 9 | 150 | 126 | 9 | 4 | -- | -- |
| VANCOUVER TOTAL | 42 | 100 | 23 | 53 | 30 | 66 | 348 | 540 | 16 | 9 | \$288,500 | \$267,915 |
| WEST VANCOUVER | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | -- | -- |
| WHITE ROCK | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 0 | 0 | -- | -- |
| VANCOUVER CMA TOTAL | 93 | 251 | 122 | 191 | 173 | 255 | 1559 | 1543 | 102 | 51 | \$217,400 | \$247,005 |

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

Source: CMHC

Table 5: HIGH-RISE Apartment Condominium Market

| February 2004 | 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 | 0 | 0 | 0 | 10 | 131 | 0 | 0 | -- | -- |
| 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 | 0 | 151 | 0 | 0 | -- | -- |
| Burnaby - Remainder | 178 | 345 | 0 | 0 | 0 | 0 | 137 | 543 | 3 | 3 | -- | -- |
| BURNABY TOTAL | 178 | 345 | 0 | 0 | 0 | 0 | 147 | 825 | 3 | 3 | -- | -- |
| COQUITLAM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | -- | -- |
| 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 | 60 | 60 | 0 | 0 | 0 | 0 | 0 | 60 | 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 | 2 | 2 | 92 | 348 | 5 | 3 | -- | -- |
| NORTH VANCOUVER City | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 455 | 0 | 24 | -- | -- |
| NORTH VANCOUVER DM | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 85 | 0 | 0 | -- | -- |
| 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 | 137 | 0 | 0 | -- | -- |
| RICHMOND | 0 | 191 | 0 | 0 | 0 | 0 | 482 | 301 | 2 | 2 | -- | -- |
| 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 | 95 | 0 | 0 | -- | -- |
| Van - West End | 0 | 0 | 0 | 67 | 0 | 72 | 720 | 826 | 0 | 0 | -- | -- |
| Van - Downtown | 15 | 349 | 127 | 478 | 127 | 478 | 1084 | 2329 | 0 | 0 | -- | -- |
| Van - Kitsilano | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Van - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 173 | 0 | 0 | -- | -- |
| Van - Granville/Oak | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 23 | 10 | 10 | -- | -- |
| Van - Kerrisdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Van - Marpole | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 134 | 0 | 0 | -- | -- |
| Van - Eastside | 0 | 0 | 0 | 0 | 0 | 0 | 181 | 244 | 0 | 0 | -- | -- |
| Van - Mt. Pleasant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 0 | -- | -- |
| Van - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | -- |
| Van - Westside | 0 | 0 | 120 | 120 | 119 | 119 | 119 | 92 | 0 | 1 | -- | -- |
| VANCOUVER TOTAL | 15 | 349 | 247 | 665 | 246 | 669 | 2105 | 3899 | 10 | 11 | -- | -- |
| WEST VANCOUVER | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 74 | 0 | 0 | -- | -- |
| WHITE ROCK | 0 | 59 | 0 | 0 | 0 | 0 | 0 | 123 | 0 | 0 | -- | -- |
| VANCOUVER CMA TOTAL | 253 | 1004 | 247 | 665 | 248 | 671 | 2861 | 6402 | 21 | 20 | -- | -- |

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

Source: CMHC

Table 6: TOTAL: All Dwelling Types

| February 2004 | 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 | 2 | 3 | 3 | 3 | 3 | 18 | 12 | 0 | 0 |
| BELCARRA | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| BOWEN ISLAND | 8 | 8 | 0 | 0 | 0 | 0 | 26 | 93 | 0 | 0 |
| Burnaby - North | 10 | 17 | 4 | 15 | 8 | 15 | 158 | 182 | 18 | 14 |
| Burnaby - Lougheed Mall | 2 | 2 | 0 | 0 | 0 | 0 | 88 | 2 | 0 | 0 |
| Burnaby - South & East | 9 | 16 | 3 | 7 | 6 | 7 | 213 | 39 | 18 | 15 |
| Burnaby - Central Park | 2 | 5 | 0 | 0 | 1 | 1 | 33 | 186 | 16 | 15 |
| Burnaby - Remainder | 201 | 380 | 16 | 26 | 16 | 28 | 604 | 801 | 82 | 82 |
| BURNABY TOTAL | 224 | 420 | 23 | 48 | 31 | 51 | 1096 | 1210 | 134 | 126 |
| COQUITLAM | 40 | 86 | 13 | 29 | 12 | 23 | 336 | 333 | 23 | 24 |
| Delta - Tsawwassen | 2 | 2 | 2 | 2 | 2 | 3 | 95 | 36 | 62 | 62 |
| Delta - Ladner | 1 | 6 | 2 | 4 | 4 | 19 | 170 | 18 | 6 | 4 |
| Delta - North | 6 | 9 | 4 | 5 | 2 | 4 | 38 | 26 | 3 | 5 |
| DELTA TOTAL | 9 | 17 | 8 | 11 | 8 | 26 | 303 | 80 | 71 | 71 |
| LANGLEY CITY | 60 | 60 | 0 | 0 | 5 | 5 | 109 | 60 | 20 | 15 |
| LANGLEY DISTRICT | 48 | 99 | 47 | 92 | 45 | 87 | 708 | 575 | 83 | 85 |
| LION'S BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| MAPLE RIDGE | 23 | 45 | 59 | 103 | 46 | 90 | 582 | 175 | 38 | 51 |
| METRO INDIAN RESERVES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NEW WESTMINSTER | 7 | 32 | 0 | 0 | 2 | 2 | 213 | 535 | 8 | 6 |
| NORTH VANCOUVER City | 4 | 11 | 2 | 10 | 5 | 13 | 92 | 610 | 4 | 1 |
| NORTH VANCOUVER DM | 3 | 8 | 12 | 16 | 12 | 15 | 237 | 165 | 5 | 5 |
| PITT MEADOWS | 7 | 9 | 19 | 34 | 17 | 30 | 68 | 37 | 5 | 7 |
| PORT COQUITLAM | 20 | 32 | 27 | 53 | 29 | 54 | 204 | 199 | 7 | 5 |
| PORT MOODY | 9 | 26 | 3 | 34 | 2 | 33 | 406 | 283 | 6 | 7 |
| RICHMOND | 100 | 355 | 259 | 364 | 218 | 324 | 1808 | 1217 | 97 | 138 |
| Surrey - South | 99 | 151 | 46 | 99 | 73 | 143 | 951 | 618 | 83 | 56 |
| Surrey - Cloverdale | 90 | 119 | 33 | 75 | 29 | 69 | 515 | 315 | 72 | 76 |
| Surrey - North | 123 | 290 | 86 | 174 | 88 | 182 | 1290 | 820 | 112 | 110 |
| Surrey - Guildford | 2 | 4 | 5 | 9 | 15 | 29 | 124 | 11 | 19 | 9 |
| Surrey - Whalley | 8 | 85 | 9 | 58 | 30 | 65 | 254 | 151 | 38 | 17 |
| SURREY TOTAL | 322 | 649 | 179 | 415 | 235 | 488 | 3134 | 1915 | 324 | 268 |
| U.E.L. | 11 | 91 | 0 | 1 | 0 | 1 | 15 | 327 | 0 | 0 |
| Van - West End | 0 | 0 | 0 | 67 | 0 | 80 | 1175 | 949 | 0 | 0 |
| Van - Downtown | 15 | 366 | 127 | 486 | 152 | 529 | 1433 | 2609 | 55 | 30 |
| Van - Kitsilano | 0 | 0 | 6 | 6 | 16 | 27 | 105 | 61 | 31 | 21 |
| Van - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 179 | 0 | 0 |
| Van - Granville/Oak | 0 | 0 | 23 | 23 | 34 | 35 | 199 | 176 | 22 | 11 |
| Van - Kerrisdale | 2 | 2 | 11 | 13 | 7 | 12 | 42 | 97 | 16 | 20 |
| Van - Marpole | 9 | 9 | 0 | 16 | 0 | 15 | 170 | 280 | 4 | 4 |
| Van - Eastside | 75 | 137 | 52 | 164 | 52 | 168 | 1198 | 662 | 48 | 48 |
| Van - Mt. Pleasant | 42 | 48 | 2 | 10 | 0 | 8 | 73 | 162 | 3 | 5 |
| Van - Strath/Grand | 0 | 0 | 0 | 1 | 0 | 0 | 117 | 33 | 2 | 2 |
| Van - Westside | 9 | 87 | 120 | 135 | 124 | 142 | 412 | 356 | 25 | 21 |
| VANCOUVER TOTAL | 152 | 649 | 341 | 921 | 385 | 1016 | 4957 | 5564 | 206 | 162 |
| WEST VANCOUVER | 3 | 8 | 4 | 9 | 3 | 7 | 110 | 253 | 7 | 8 |
| WHITE ROCK | 4 | 66 | 2 | 6 | 5 | 10 | 58 | 223 | 7 | 4 |
| VANCOUVER CMA TOTAL | 1054 | 2673 | 1001 | 2149 | 1063 | 2278 | 14483 | 13867 | 1045 | 983 |

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

Source: CMHC

Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA February 2004

| | OWNERSHIP | | | | RENTAL** | | GRAND TOTAL |
|----------------------------------|-----------|------|---------------------|-------|----------|-------|-------------|
| | Single | Semi | Condominium* Row | APT | Row | APT | |
| STARTS | | | | | | | |
| February 2004 | 428 | 66 | 168 | 380 | 10 | 2 | 1,054 |
| February 2003 | 433 | 58 | 149 | 276 | 4 | 88 | 1,008 |
| Year-to-date 2004 | 812 | 116 | 352 | 1,305 | 17 | 71 | 2,673 |
| Year-to-date 2003 | 866 | 108 | 273 | 334 | 4 | 100 | 1,685 |
| UNDER CONSTRUCTION | | | | | | | |
| February 2004 | 2,707 | 494 | 1,508 | 8,143 | 59 | 956 | 13,867 |
| February 2003 | 2,653 | 464 | 1,181 | 5,209 | 51 | 1,486 | 11,044 |
| COMPLETIONS | | | | | | | |
| February 2004 | 394 | 30 | 138 | 375 | 0 | 64 | 1,001 |
| February 2003 | 324 | 16 | 111 | 92 | 0 | 52 | 595 |
| Year-to-date 2004 | 808 | 76 | 323 | 878 | 0 | 64 | 2,149 |
| Year-to-date 2003 | 795 | 54 | 224 | 337 | 0 | 214 | 1,624 |
| COMPLETE & UNOCCUPIED | | | | | | | |
| February 2004 | 490 | 103 | 84 | 83 | 5 | 218 | 983 |
| February 2003 | 396 | 114 | 135 | 248 | 0 | 650 | 1,543 |
| TOTAL SUPPLY | | | | | | | |
| February 2004 | 3,197 | 597 | 1,592 | 8,226 | 64 | 1,174 | 14,850 |
| February 2003 | 3,049 | 578 | 1,316 | 5,457 | 51 | 2,136 | 12,587 |
| ABSORPTIONS*** | | | | | | | |
| February 2004 | 382 | 34 | 141 | 433 | 0 | 73 | 1,063 |
| 3 Month Average | 383 | 39 | 161 | 489 | 2 | 89 | 1,162 |
| 12 Month Average | 433 | 59 | 175 | 389 | 6 | 144 | 1,207 |

* Includes Other

*** Does not include presales

Source: CMHC

** Includes private and assisted rental properties

Housing activity information for Abbotsford CMA is available separately.

To order, please contact: Lisa Preston

Administrator, Products & Services

Tel: (604) 737 4088

e-mail: lpreston@cmhc-schl.gc.ca

Summary Table 7b: HOUSING SUPPLY AND DEMAND - VANCOUVER CMA February 2004

| | Under Construction | Vacant Inventory | Total Supply | Monthly Absorption Forecast | Market Classification*** | |
|---|--------------------|------------------|--------------|-----------------------------|--------------------------|-----------|
| Single Family | 2,707 | 490 | 3,197 | 400 | Balanced | |
| Semi-Detached | 494 | 103 | 597 | 50 | Balanced | |
| Row Condo | 1,508 | 84 | 1,592 | 150 | Balanced | |
| Apartment Condo | 8,143 | 83 | 8,226 | 490 | Balanced | |
| Private Row Rental | 59 | 5 | 64 | 10 | Undersupplied | |
| Private Apt Rental | 956 | 218 | 1,174 | 100 | Balanced | |
| 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

© 2004 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada

Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this

publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.