

### Vancouver CMA New Construction Activity

New residential construction in the Vancouver CMA expanded by 58 per cent overall in May. A total of 1,856 homes were started this month, compared to 1,175 units started during the same month last year. Compared to April 2004, this figure represents a 25 per cent dip in the number of starts, however it is still above the five-year average of 1,093 new units per month. Year-to-date, new home construction was up 57 per cent over 2003, for a total of 8,033 units. Apartment condominium construction continued to drive growth in the new home market this month, with the largest year-over-year increase in starts.

In the rental market, 114 new apartment units began construction in May, compared to 0 for the same month last year. Year-to-date, rental apartment starts were up 172 per cent over 2003, with 272 units started. No new rental townhouses were started in May.

Single detached starts were up 6 per cent over May 2003, to 502 units, well

above the five-year average of 378 homes started per month. Year-to-date, this market has seen an increase of 7 per cent over 2003, with 2,339 starts recorded. Singles construction remained balanced with a vacant inventory of 376 units, along with 447 absorptions, and 2,993 units under construction.

The number of semi-detached homes started in May jumped 73 per cent to 76 units. For this market, the five-year average is 56 starts per month. Year-to-date, starts have increased by 32 per cent to 346 units. Conditions in this market remained balanced with a vacant inventory of 117 units, 522 homes under construction and 58 absorptions in May.

Apartment condominium construction was up by 99 per cent in May, with 925 starts recorded, more than twice the five-year monthly average of 369 units. Year-to-date, apartment starts increased 145 per cent over 2003 for a total of 3,967 units. The supply of apartment condominiums in the Vancouver CMA remained lean with only 89 vacant units in inventory, along with 9,749 units under construction and 353 units absorbed.

New townhome construction increased by 32 per cent to 239 units this month, above the monthly average of 140 units. Year-to-date, row condominium starts increased by 19 per cent, to 1,084 units. The townhouse market remained balanced with 74 units in inventory, 1,645 units under construction and 253 units absorbed in May.

May 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

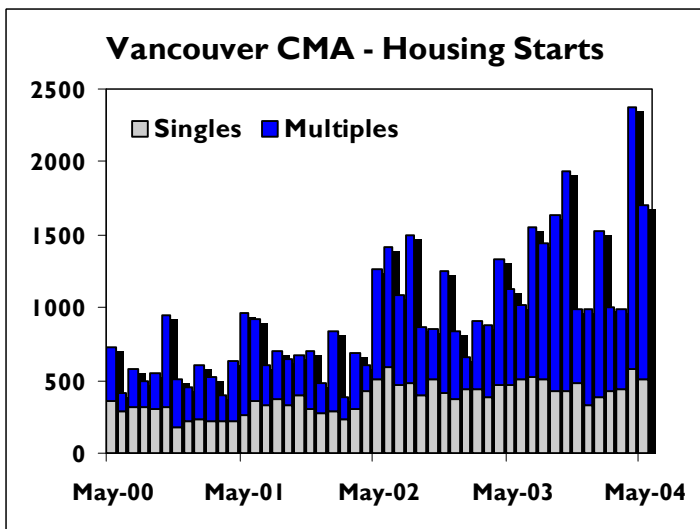
High-Rise Apt. Condo Market . . . . . 6

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](mailto:radamach@cmhc-schl.gc.ca)  
[www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)



**Table 1: Single Detached Market**

May 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
<b>ANMORE</b>	2	5	2	6	2	6	17	12	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	2	0	0	--	--
<b>BOWEN ISLAND</b>	4	14	23	23	0	0	9	76	0	23	--	--
Burnaby - North	9	41	3	33	6	39	93	43	9	6	--	--
Burnaby - Lougheed Mall	1	4	0	0	0	0	0	4	0	0	--	--
Burnaby - South & East	5	20	3	9	6	16	52	21	3	0	--	--
Burnaby - Central Park	3	9	0	7	2	6	16	9	6	4	--	--
Burnaby - Remainder	11	45	6	58	15	71	148	56	31	22	--	--
<b>BURNABY TOTAL</b>	<b>29</b>	<b>119</b>	<b>12</b>	<b>107</b>	<b>29</b>	<b>132</b>	<b>309</b>	<b>133</b>	<b>49</b>	<b>32</b>	<b>\$529,900</b>	<b>\$555,131</b>
<b>COQUITLAM</b>	6	29	6	21	8	24	92	49	5	3	\$653,000	\$600,625
Delta - Tsawwassen	3	11	2	5	2	6	13	16	0	0	--	--
Delta - Ladner	4	14	4	14	6	19	50	16	4	2	--	--
Delta - North	1	17	2	13	7	17	45	26	5	0	--	--
<b>DELTA TOTAL</b>	<b>8</b>	<b>42</b>	<b>8</b>	<b>32</b>	<b>15</b>	<b>42</b>	<b>108</b>	<b>58</b>	<b>9</b>	<b>2</b>	<b>\$470,000</b>	<b>\$473,467</b>
<b>LANGLEY CITY</b>	0	0	0	0	0	0	1	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	76	295	21	211	24	218	452	273	30	27	\$374,000	\$368,424
<b>LION'S BAY</b>	0	0	0	0	0	0	0	1	0	0	--	--
<b>MAPLE RIDGE</b>	29	165	27	174	29	187	507	197	21	19	\$330,000	\$340,379
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	15	44	4	15	4	14	48	50	3	3	\$412,000	\$416,750
<b>NORTH VANCOUVER City</b>	1	6	0	3	0	4	13	8	0	0	--	--
<b>NORTH VANCOUVER DM</b>	10	32	9	41	11	40	84	58	7	5	\$759,000	\$800,818
<b>PITT MEADOWS</b>	9	41	2	38	2	38	59	48	3	3	--	--
<b>PORT COQUITLAM</b>	5	39	0	47	0	49	104	49	0	0	--	--
<b>PORT MOODY</b>	7	34	9	33	10	35	97	54	4	3	\$497,450	\$538,280
<b>RICHMOND</b>	38	159	27	170	35	193	424	219	28	20	\$615,000	\$631,494
Surrey - South	34	195	53	183	47	191	469	296	28	34	--	--
Surrey - Cloverdale	30	171	30	135	39	141	402	185	42	33	--	--
Surrey - North	110	492	91	388	85	394	1056	597	87	93	--	--
Surrey - Guildford	0	8	1	15	2	20	45	9	2	1	--	--
Surrey - Whalley	18	73	9	51	13	56	162	82	9	5	--	--
<b>SURREY TOTAL</b>	<b>192</b>	<b>939</b>	<b>184</b>	<b>772</b>	<b>186</b>	<b>802</b>	<b>2134</b>	<b>1169</b>	<b>168</b>	<b>166</b>	<b>\$442,400</b>	<b>\$490,037</b>
<b>U.E.L.</b>	1	2	0	3	0	3	7	4	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)	1	4	1	2	1	2	2	9	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	1	2	0	2	0	2	2	3	0	0	--	--
Van - Kerrisdale (6)	4	8	3	17	4	15	33	21	5	4	--	--
Van - Marpole (7)	2	12	3	17	3	16	36	24	4	4	--	--
Van - Eastside (8)	31	239	48	221	50	223	537	217	40	38	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	1	0	0	0	--	--
Van - Strath/Grand (10)	0	0	0	2	0	2	3	0	0	0	--	--
Van - Westside (11)	11	49	11	32	15	39	104	94	12	8	--	--
<b>VANCOUVER TOTAL</b>	<b>50</b>	<b>314</b>	<b>66</b>	<b>294</b>	<b>73</b>	<b>300</b>	<b>719</b>	<b>369</b>	<b>61</b>	<b>54</b>	<b>\$689,900</b>	<b>\$780,861</b>
<b>WEST VANCOUVER</b>	13	38	10	42	10	36	95	128	12	12	\$2,175,000	\$2,201,000
<b>WHITE ROCK</b>	7	22	8	17	9	21	57	38	5	4	\$799,000	\$748,511
<b>VANCOUVER CMA TOTAL</b>	<b>502</b>	<b>2339</b>	<b>418</b>	<b>2049</b>	<b>447</b>	<b>2144</b>	<b>5338</b>	<b>2993</b>	<b>405</b>	<b>376</b>	<b>\$488,500</b>	<b>\$590,632</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

May 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
<b>ANMORE</b>	0	2	0	0	0	0	0	2	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	12	0	14	2	13	28	12	5	3	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	4	18	0	20	3	14	33	18	17	14	--	--
Burnaby - Central Park	2	8	0	10	4	13	26	8	14	10	--	--
Burnaby - Remainder	8	40	2	40	10	51	199	52	37	29	--	--
<b>BURNABY TOTAL</b>	<b>14</b>	<b>78</b>	<b>2</b>	<b>84</b>	<b>19</b>	<b>91</b>	<b>286</b>	<b>90</b>	<b>73</b>	<b>56</b>	<b>\$348,000</b>	<b>\$360,589</b>
<b>COQUITLAM</b>	8	18	6	10	2	5	25	24	2	6	--	--
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	--	--
<b>DELTA TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	9	12	3	3	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	4	0	4	12	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	4	0	0	0	0	1	4	1	1	--	--
<b>NORTH VANCOUVER City</b>	0	6	4	10	0	6	19	8	3	7	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	2	2	0	0	0	0	0	4	0	0	--	--
<b>PORT MOODY</b>	6	8	0	4	0	4	20	8	0	0	--	--
<b>RICHMOND</b>	16	72	12	56	18	60	78	98	5	5	<b>\$359,900</b>	<b>\$329,600</b>
Surrey - South	0	0	0	0	0	10	86	28	2	2	--	--
Surrey - Cloverdale	8	54	2	6	7	11	11	76	7	2	--	--
Surrey - North	10	46	14	24	0	0	4	60	10	24	--	--
Surrey - Guildford	0	0	0	0	0	0	14	0	0	0	--	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	--	--
<b>SURREY TOTAL</b>	<b>18</b>	<b>100</b>	<b>16</b>	<b>32</b>	<b>7</b>	<b>23</b>	<b>117</b>	<b>164</b>	<b>19</b>	<b>28</b>	<b>\$299,900</b>	<b>\$319,900</b>
<b>U.E.L.</b>	4	10	0	0	0	0	0	12	0	0	--	--
Van - West End (1)	0	0	0	0	0	0	0	4	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	10	0	0	--	--
Van - Kitsilano (3)	0	0	2	8	2	8	9	0	0	0	--	--
Van - False Creek (4)	0	0	0	0	0	0	0	2	0	0	--	--
Van - Granville/Oak (5)	0	0	0	2	0	2	4	0	0	0	--	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Marpole (7)	0	8	0	20	1	17	29	12	4	3	--	--
Van - Eastside (8)	2	22	8	24	7	23	32	8	5	6	--	--
Van - Mt. Pleasant (9)	2	8	0	18	0	19	32	14	2	2	--	--
Van - Strath/Grand (10)	4	4	0	0	0	1	10	4	0	0	--	--
Van - Westside (11)	0	4	2	4	2	4	4	24	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>8</b>	<b>46</b>	<b>12</b>	<b>78</b>	<b>12</b>	<b>76</b>	<b>122</b>	<b>78</b>	<b>11</b>	<b>11</b>	<b>\$362,500</b>	<b>\$419,250</b>
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	4	18	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>76</b>	<b>346</b>	<b>52</b>	<b>278</b>	<b>58</b>	<b>269</b>	<b>695</b>	<b>522</b>	<b>117</b>	<b>117</b>	<b>\$359,900</b>	<b>\$357,821</b>

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

Source: CMHC

**Table 3: Row Condominium Market**

May 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	21	0	0	0	0	8	21	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	65	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	37	0	0	0	--	--
Burnaby - Central Park	0	21	0	0	0	0	0	34	0	0	--	--
Burnaby - Remainder	0	6	0	0	0	0	50	19	0	0	--	--
<b>BURNABY TOTAL</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
COQUITLAM	0	61	24	40	26	34	44	69	8	6	\$389,900	\$372,400
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	--	--
<b>DELTA TOTAL</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>0</b>	<b>--</b>	<b>--</b>
LANGLEY CITY	34	34	0	0	0	0	41	34	0	0	--	--
LANGLEY DISTRICT	59	185	111	147	108	147	324	225	0	3	\$214,900	\$216,723
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	12	23	12	29	42	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	13	52	28	28	19	19	19	53	0	9	\$243,900	\$243,414
NORTH VANCOUVER City	3	6	3	3	3	3	4	23	0	0	--	--
NORTH VANCOUVER DM	0	0	3	6	3	6	30	0	0	0	--	--
PITT MEADOWS	0	20	0	17	0	17	30	20	0	0	--	--
PORT COQUITLAM	0	16	0	21	2	23	69	37	2	0	--	--
PORT MOODY	17	55	12	59	12	59	106	93	1	1	--	--
RICHMOND	3	99	4	183	4	208	391	243	9	9	--	--
Surrey - South	23	69	0	56	0	60	194	69	2	2	--	--
Surrey - Cloverdale	16	89	8	64	15	72	190	119	23	16	--	--
Surrey - North	42	237	16	124	15	125	273	258	17	18	--	--
Surrey - Guildford	20	20	0	0	0	0	0	20	0	0	--	--
Surrey - Whalley	0	12	0	14	2	14	16	21	2	0	--	--
<b>SURREY TOTAL</b>	<b>101</b>	<b>427</b>	<b>24</b>	<b>258</b>	<b>32</b>	<b>271</b>	<b>673</b>	<b>487</b>	<b>44</b>	<b>36</b>	<b>\$249,900</b>	<b>\$247,896</b>
U.E.L.	0	0	0	0	0	0	0	40	0	0	--	--
Van - West End	0	0	0	16	0	18	85	4	0	0	--	--
Van - Downtown	0	34	0	34	0	34	59	61	0	0	--	--
Van - Kitsilano	0	10	0	0	0	0	0	10	0	0	--	--
Van - False Creek	0	24	0	0	0	0	0	27	0	0	--	--
Van - Granville/Oak	0	0	0	0	0	0	0	32	0	0	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	36	36	31	31	57	16	0	5	--	--
Van - Eastside	0	0	0	48	0	48	110	55	0	0	--	--
Van - Mt. Pleasant	0	4	0	0	0	0	5	4	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	3	0	0	0	--	--
Van - Westside	9	9	0	0	0	0	0	30	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>9</b>	<b>81</b>	<b>36</b>	<b>134</b>	<b>31</b>	<b>131</b>	<b>319</b>	<b>239</b>	<b>0</b>	<b>5</b>	<b>--</b>	<b>--</b>
WEST VANCOUVER	0	0	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	9	1	4	4	0	6	5	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>239</b>	<b>1084</b>	<b>257</b>	<b>928</b>	<b>253</b>	<b>951</b>	<b>2272</b>	<b>1645</b>	<b>70</b>	<b>74</b>	<b>\$233,900</b>	<b>\$251,363</b>

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

Source: CMHC

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

May 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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	0	0	0	0	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	46	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - Remainder	0	47	0	0	0	6	76	47	0	0	--	--
<b>BURNABY TOTAL</b>	0	47	0	0	0	6	122	47	0	0	--	--
<b>COQUITLAM</b>	113	113	0	71	0	71	114	113	0	0	--	--
Delta - Tsawwassen	0	0	0	0	0	0	0	26	0	0	--	--
Delta - Ladner	0	0	0	0	0	0	0	0	0	12	--	--
Delta - North	0	0	0	0	0	0	0	0	0	0	--	--
<b>DELTA TOTAL</b>	0	0	0	0	0	0	0	26	0	12	--	--
<b>LANGLEY CITY</b>	0	0	0	0	0	0	0	60	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	28	0	0	0	0	0	28	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	0	24	24	24	24	66	81	0	0	\$236,400	\$234,681
<b>NORTH VANCOUVER City</b>	0	19	0	0	0	0	0	73	0	0	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	1	0	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	20	0	40	1	40	40	51	1	0	--	--
<b>PORT MOODY</b>	0	52	0	0	0	0	59	52	0	0	--	--
<b>RICHMOND</b>	0	217	0	190	0	194	476	440	6	6	--	--
Surrey - South	0	51	0	0	5	40	159	138	5	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	92	107	0	0	--	--
<b>SURREY TOTAL</b>	0	258	0	39	5	116	314	345	5	0	\$219,400	\$219,400
<b>U.E.L.</b>	0	172	0	0	0	0	0	217	0	0	--	--
Van - West End	10	10	0	0	0	0	0	10	0	0	--	--
Van - Downtown	0	0	0	0	0	0	0	11	0	0	--	--
Van - Kitsilano	0	22	0	0	2	4	7	38	3	1	--	--
Van - False Creek	0	0	0	0	0	0	18	0	0	0	--	--
Van - Granville/Oak	0	0	65	88	55	81	86	43	0	10	--	--
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	34	95	79	109	79	110	176	139	0	0	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	3	49	0	0	--	--
Van - Strath/Grand	0	5	0	0	0	0	0	37	0	0	--	--
Van - Westside	0	118	0	0	0	12	152	145	1	1	--	--
<b>VANCOUVER TOTAL</b>	44	299	144	197	136	207	442	562	4	12	\$289,500	\$306,890
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	22	0	0	--	--
<b>WHITE ROCK</b>	0	0	0	57	2	55	55	0	4	2	--	--
<b>VANCOUVER CMA TOTAL</b>	157	1225	168	618	168	713	1689	2117	20	20	\$239,000	\$255,057

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

Source: CMHC

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

May 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
<b>ANMORE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>BOWEN ISLAND</b>	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - North	0	0	0	131	0	131	132	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	0	0	0	0	--	--
Burnaby - Central Park	0	0	0	0	0	0	0	151	0	0	--	--
Burnaby - Remainder	336	894	0	0	0	3	43	1092	0	0	--	--
<b>BURNABY TOTAL</b>	<b>336</b>	<b>894</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>134</b>	<b>175</b>	<b>1243</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>--</b>
<b>COQUITLAM</b>	0	0	0	0	0	1	2	0	0	0	--	--
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	--	--
<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>--</b>	<b>--</b>
<b>LANGLEY CITY</b>	0	60	0	0	0	0	0	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>LION'S BAY</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>MAPLE RIDGE</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	0	110	0	0	0	5	23	458	0	0	--	--
<b>NORTH VANCOUVER City</b>	152	152	0	0	0	0	11	607	0	24	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	8	85	0	0	--	--
<b>PITT MEADOWS</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT COQUITLAM</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>PORT MOODY</b>	0	0	0	0	0	0	0	137	0	0	--	--
<b>RICHMOND</b>	0	191	0	0	0	0	203	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	--	--
<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>--</b>	<b>--</b>
<b>U.E.L.</b>	0	0	0	0	0	0	0	95	0	0	--	--
Van - West End	0	0	0	178	9	183	736	715	9	0	--	--
Van - Downtown	232	960	16	494	16	494	1016	2924	0	0	--	--
Van - Kitsilano	0	49	0	0	0	0	0	49	0	0	--	--
Van - False Creek	0	0	0	0	0	0	0	173	0	0	--	--
Van - Granville/Oak	0	23	0	0	0	9	9	46	1	1	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	0	0	0	--	--
Van - Marpole	0	0	0	134	10	90	90	0	54	44	--	--
Van - Eastside	0	0	0	0	0	0	181	244	0	0	--	--
Van - Mt. Pleasant	0	75	78	78	78	78	78	75	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	10	10	0	120	0	120	120	102	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>242</b>	<b>1117</b>	<b>94</b>	<b>1004</b>	<b>113</b>	<b>974</b>	<b>2230</b>	<b>4328</b>	<b>64</b>	<b>45</b>	<b>\$214,450</b>	<b>\$317,296</b>
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	74	0	0	--	--
<b>WHITE ROCK</b>	0	82	38	38	36	36	36	108	0	2	<b>\$394,700</b>	<b>\$496,075</b>
<b>VANCOUVER CMA TOTAL</b>	<b>730</b>	<b>2606</b>	<b>132</b>	<b>1173</b>	<b>149</b>	<b>1150</b>	<b>2688</b>	<b>7436</b>	<b>66</b>	<b>49</b>	<b>\$290,000</b>	<b>\$330,162</b>

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

Source: CMHC

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

May 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
<b>ANMORE</b>	2	7	2	6	2	6	17	14	0	0
<b>BELCARRA</b>	0	0	0	0	0	0	0	2	0	0
<b>BOWEN ISLAND</b>	4	14	23	23	0	0	9	76	0	23
Burnaby - North	9	74	3	178	8	183	261	76	14	9
Burnaby - Lougheed Mall	1	4	0	0	0	0	65	4	0	0
Burnaby - South & East	9	38	3	29	9	30	168	39	20	14
Burnaby - Central Park	5	38	0	17	6	19	42	202	20	14
Burnaby - Remainder	355	1032	8	98	25	131	520	1381	68	51
<b>BURNABY TOTAL</b>	<b>379</b>	<b>1186</b>	<b>14</b>	<b>322</b>	<b>48</b>	<b>363</b>	<b>1056</b>	<b>1702</b>	<b>122</b>	<b>88</b>
<b>COQUITLAM</b>	<b>159</b>	<b>317</b>	<b>58</b>	<b>204</b>	<b>52</b>	<b>193</b>	<b>423</b>	<b>389</b>	<b>23</b>	<b>29</b>
Delta - Tsawwassen	3	11	2	5	2	26	114	42	42	42
Delta - Ladner	4	14	4	14	6	31	170	16	4	2
Delta - North	1	17	2	13	7	17	45	26	5	0
<b>DELTA TOTAL</b>	<b>8</b>	<b>42</b>	<b>8</b>	<b>32</b>	<b>15</b>	<b>74</b>	<b>329</b>	<b>84</b>	<b>51</b>	<b>44</b>
<b>LANGLEY CITY</b>	<b>34</b>	<b>94</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>108</b>	<b>94</b>	<b>0</b>	<b>0</b>
<b>LANGLEY DISTRICT</b>	<b>245</b>	<b>590</b>	<b>132</b>	<b>358</b>	<b>144</b>	<b>395</b>	<b>842</b>	<b>800</b>	<b>55</b>	<b>43</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>29</b>	<b>193</b>	<b>39</b>	<b>201</b>	<b>41</b>	<b>220</b>	<b>561</b>	<b>225</b>	<b>21</b>	<b>19</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>28</b>	<b>210</b>	<b>56</b>	<b>67</b>	<b>47</b>	<b>62</b>	<b>165</b>	<b>646</b>	<b>4</b>	<b>13</b>
<b>NORTH VANCOUVER City</b>	<b>158</b>	<b>195</b>	<b>9</b>	<b>30</b>	<b>5</b>	<b>27</b>	<b>69</b>	<b>774</b>	<b>3</b>	<b>7</b>
<b>NORTH VANCOUVER DM</b>	<b>10</b>	<b>32</b>	<b>12</b>	<b>47</b>	<b>14</b>	<b>46</b>	<b>158</b>	<b>158</b>	<b>7</b>	<b>5</b>
<b>PITT MEADOWS</b>	<b>9</b>	<b>61</b>	<b>2</b>	<b>55</b>	<b>2</b>	<b>55</b>	<b>89</b>	<b>68</b>	<b>3</b>	<b>3</b>
<b>PORT COQUITLAM</b>	<b>9</b>	<b>101</b>	<b>18</b>	<b>130</b>	<b>17</b>	<b>132</b>	<b>251</b>	<b>191</b>	<b>3</b>	<b>4</b>
<b>PORT MOODY</b>	<b>30</b>	<b>149</b>	<b>21</b>	<b>96</b>	<b>22</b>	<b>98</b>	<b>368</b>	<b>344</b>	<b>5</b>	<b>4</b>
<b>RICHMOND</b>	<b>57</b>	<b>738</b>	<b>43</b>	<b>663</b>	<b>57</b>	<b>678</b>	<b>1610</b>	<b>1301</b>	<b>97</b>	<b>89</b>
Surrey - South	57	315	53	239	52	301	908	642	37	38
Surrey - Cloverdale	54	314	40	205	61	224	603	380	72	51
Surrey - North	162	790	121	571	103	547	1361	923	124	142
Surrey - Guildford	20	128	1	15	2	43	122	129	2	1
Surrey - Whalley	18	252	9	106	15	125	272	270	11	5
<b>SURREY TOTAL</b>	<b>311</b>	<b>1799</b>	<b>224</b>	<b>1136</b>	<b>233</b>	<b>1240</b>	<b>3266</b>	<b>2344</b>	<b>246</b>	<b>237</b>
<b>U.E.L.</b>	<b>5</b>	<b>194</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>8</b>	<b>428</b>	<b>0</b>	<b>0</b>
Van - West End	10	10	0	194	9	207	932	832	9	0
Van - Downtown	232	1046	16	528	24	601	1310	3247	8	0
Van - Kitsilano	1	85	3	10	5	51	108	142	3	1
Van - False Creek	0	24	0	1	0	1	22	202	0	0
Van - Granville/Oak	1	25	65	92	55	104	223	132	1	11
Van - Kerrisdale	4	8	3	53	16	42	63	63	43	30
Van - Marpole	2	55	39	207	45	154	303	135	62	56
Van - Eastside	73	372	135	414	140	420	1080	691	51	46
Van - Mt. Pleasant	2	136	78	96	78	97	119	164	2	2
Van - Strath/Grand	4	9	0	2	0	3	117	41	0	0
Van - Westside	30	199	13	156	17	175	420	447	13	9
<b>VANCOUVER TOTAL</b>	<b>359</b>	<b>1969</b>	<b>352</b>	<b>1753</b>	<b>389</b>	<b>1855</b>	<b>4697</b>	<b>6096</b>	<b>192</b>	<b>155</b>
<b>WEST VANCOUVER</b>	<b>13</b>	<b>38</b>	<b>10</b>	<b>42</b>	<b>10</b>	<b>36</b>	<b>99</b>	<b>250</b>	<b>12</b>	<b>12</b>
<b>WHITE ROCK</b>	<b>7</b>	<b>104</b>	<b>46</b>	<b>121</b>	<b>48</b>	<b>116</b>	<b>152</b>	<b>146</b>	<b>15</b>	<b>13</b>
<b>VANCOUVER CMA TOTAL</b>	<b>1856</b>	<b>8033</b>	<b>1069</b>	<b>5289</b>	<b>1146</b>	<b>5619</b>	<b>14279</b>	<b>16131</b>	<b>859</b>	<b>788</b>

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

Source: CMHC

## Table 7 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA May 2004

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
<b>STARTS</b>							
May 2004	502	76	239	925	0	114	1,856
May 2003	473	44	181	465	12	0	1,175
Year-to-date 2004	2,339	346	1,084	3,967	25	272	8,033
Year-to-date 2003	2,191	262	911	1,620	30	100	5,114
<b>UNDER CONSTRUCTION</b>							
May 2004	2,993	522	1,645	9,749	22	1,200	16,131
May 2003	2,715	392	1,378	5,576	30	981	11,072
<b>COMPLETIONS</b>							
May 2004	418	52	257	342	0	0	1,069
May 2003	508	104	189	683	4	128	1,616
Year-to-date 2004	2,049	278	928	1,901	35	98	5,289
Year-to-date 2003	2,058	280	672	1,383	47	719	5,159
<b>COMPLETE &amp; UNOCCUPIED</b>							
May 2004	376	117	74	89	10	122	788
May 2003	448	132	139	247	2	567	1,535
<b>TOTAL SUPPLY</b>							
May 2004	3,369	639	1,719	9,838	32	1,322	16,919
May 2003	3,163	524	1,517	5,823	32	1,548	12,607
<b>ABSORPTIONS***</b>							
May 2004	447	58	253	353	3	32	1,146
3 Month Average	452	65	205	339	10	43	1,114
12 Month Average	445	58	189	387	5	106	1,190

\* 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 May 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	2,993	376	3,369	450	Balanced	
Semi-Detached	522	117	639	60	Balanced	
Row Condo	1,645	74	1,719	200	Balanced	
Apartment Condo	9,749	89	9,838	350	Moving towards balanced	
Private Row Rental	22	10	32	10	Undersupplied	
Private Apt Rental	1,200	122	1,322	50	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

© 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.