

# H

# OUSING NOW

Vancouver

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

### Vancouver CMA New Construction Activity

The Vancouver CMA saw a 42 per cent year-over-year increase in new home construction in the month of June, with 1,729 starts recorded overall. Year-to-date, the number of housing starts in Greater Vancouver climbed by 54 per cent over 2003, to 9,762 units. Sizeable increases in both the apartment condominium and semi-detached sectors accounted for much of this month's growth in new construction. Meanwhile, inventories for all product types remained low.

The rental market saw very little construction activity, with just 43 apartment starts recorded in June. Year-to-date, rental apartment construction increased by 14 per cent over 2003, to 315 units started.

In the ownership market, residential construction activity was up for all dwelling types in June. Single detached starts increased by 5 per cent to 535 units, compared to June of last year. Year-to-date, single detached home

construction was up by 7 per cent over 2003. The single detached market was balanced in June, with a vacant inventory of 360 units and 374 absorptions.

Construction of semi-detached homes in June doubled over June 2003, with a total of 108 units started. Year-to-date, semi-detached starts climbed by 44 per cent to 454 units. Conditions in the semi-detached market were balanced this month, with 117 units complete and unoccupied and 86 units absorbed.

Townhouse condominium starts in the Vancouver CMA jumped to 297 units in June, a 70 per cent increase over the same month last year. Year-to-date, row condominium starts were up 27 per cent over 2003, to 1,381 units. At month end there were just 63 townhouse units in inventory, coupled with 260 absorptions.

Apartment condominium construction continued at a frenzied pace in June, with 746 starts, a 147 per cent increase over June 2003. Year-to-date, apartment starts jumped 145 per cent to 4,713 units. The supply of vacant apartment condominiums remained meager this month with just 80 units in inventory, while absorptions for the month totaled 469 units.

June 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

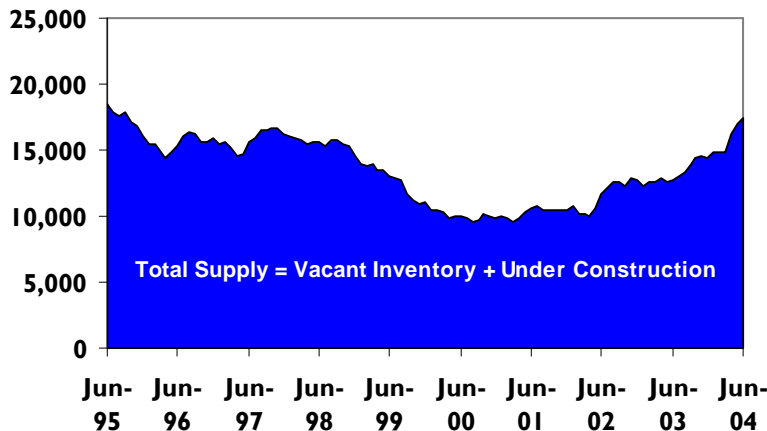
For further information contact:

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 - Total Supply



HOME TO CANADIANS  
Canada

**Table 1: Single Detached Market**

June 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>	3	8	1	7	1	7	16	14	0	0	--	--
<b>BELCARRA</b>	0	0	0	0	0	0	0	2	0	0	--	--
<b>BOWEN ISLAND</b>	4	18	3	26	15	15	24	77	23	11	\$358,000	\$377,520
Burnaby - North	7	48	2	35	4	43	92	48	6	4	--	--
Burnaby - Lougheed Mall	0	4	0	0	0	0	0	4	0	0	--	--
Burnaby - South & East	5	25	3	12	3	19	48	23	0	0	--	--
Burnaby - Central Park	3	12	2	9	2	8	17	10	4	4	--	--
Burnaby - Remainder	9	54	12	70	13	84	151	53	22	21	--	--
<b>BURNABY TOTAL</b>	<b>24</b>	<b>143</b>	<b>19</b>	<b>126</b>	<b>22</b>	<b>154</b>	<b>308</b>	<b>138</b>	<b>32</b>	<b>29</b>	<b>\$554,500</b>	<b>\$552,462</b>
<b>COQUITLAM</b>	10	39	3	24	4	28	94	56	3	2	\$675,000	\$902,500
Delta - Tsawwassen	1	12	1	6	1	7	13	16	0	0	--	--
Delta - Ladner	12	26	5	19	2	21	43	23	2	5	--	--
Delta - North	1	18	6	19	5	22	48	21	0	1	--	--
<b>DELTA TOTAL</b>	<b>14</b>	<b>56</b>	<b>12</b>	<b>44</b>	<b>8</b>	<b>50</b>	<b>104</b>	<b>60</b>	<b>2</b>	<b>6</b>	<b>\$500,000</b>	<b>\$521,125</b>
<b>LANGLEY CITY</b>	0	0	0	0	0	0	1	0	0	0	--	--
<b>LANGLEY DISTRICT</b>	76	371	28	239	31	249	421	321	27	24	\$365,450	\$388,310
<b>LION'S BAY</b>	2	2	1	1	1	1	1	2	0	0	--	--
<b>MAPLE RIDGE</b>	35	200	33	207	39	226	490	199	19	13	\$290,000	\$338,895
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0	--	--
<b>NEW WESTMINSTER</b>	8	52	11	26	12	26	53	47	3	2	\$338,000	\$341,304
<b>NORTH VANCOUVER City</b>	0	6	1	4	1	5	14	7	0	0	--	--
<b>NORTH VANCOUVER DM</b>	6	38	12	53	10	50	90	52	5	7	\$970,000	\$1,019,000
<b>PITT MEADOWS</b>	9	50	3	41	3	41	62	54	3	3	--	--
<b>PORT COQUITLAM</b>	1	40	1	48	1	50	81	49	0	0	--	--
<b>PORT MOODY</b>	8	42	11	44	11	46	105	51	3	3	\$580,000	\$566,364
<b>RICHMOND</b>	42	201	31	201	28	221	439	230	20	23	\$599,500	\$657,434
Surrey - South	26	221	20	203	14	205	451	302	34	40	--	--
Surrey - Cloverdale	20	191	27	162	29	170	399	178	33	31	--	--
Surrey - North	122	614	70	458	70	464	1043	649	93	93	--	--
Surrey - Guildford	1	9	0	15	0	20	42	10	1	1	--	--
Surrey - Whalley	17	90	12	63	12	68	158	87	5	5	--	--
<b>SURREY TOTAL</b>	<b>186</b>	<b>1125</b>	<b>129</b>	<b>901</b>	<b>125</b>	<b>927</b>	<b>2093</b>	<b>1226</b>	<b>166</b>	<b>170</b>	<b>\$459,900</b>	<b>\$482,499</b>
<b>U.E.L.</b>	0	2	0	3	0	3	7	4	0	0	--	--
Van - West End (1)	0	0	1	1	1	1	1	0	0	0	--	--
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Kitsilano (3)	1	5	0	2	0	2	2	10	0	0	--	--
Van - False Creek (4)	0	0	0	1	0	1	1	0	0	0	--	--
Van - Granville/Oak (5)	0	2	0	2	0	2	2	3	0	0	--	--
Van - Kerrisdale (6)	4	12	0	17	1	16	32	25	4	3	--	--
Van - Marpole (7)	2	14	1	18	2	18	30	25	4	3	--	--
Van - Eastside (8)	81	320	35	256	41	264	517	263	38	32	--	--
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	0	0	0	--	--
Van - Strath/Grand (10)	0	0	0	2	0	2	3	0	0	0	--	--
Van - Westside (11)	9	58	7	39	8	47	100	96	8	7	--	--
<b>VANCOUVER TOTAL</b>	<b>97</b>	<b>411</b>	<b>44</b>	<b>338</b>	<b>53</b>	<b>353</b>	<b>688</b>	<b>422</b>	<b>54</b>	<b>45</b>	<b>\$600,000</b>	<b>\$696,754</b>
<b>WEST VANCOUVER</b>	8	46	10	52	6	42	93	126	12	16	\$2,215,000	\$2,130,667
<b>WHITE ROCK</b>	2	24	5	22	3	24	58	35	4	6	\$499,900	\$651,600
<b>VANCOUVER CMA TOTAL</b>	<b>535</b>	<b>2874</b>	<b>358</b>	<b>2407</b>	<b>374</b>	<b>2518</b>	<b>5244</b>	<b>3170</b>	<b>376</b>	<b>360</b>	<b>\$479,000</b>	<b>\$550,805</b>

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

Source: CMHC

**Table 2: Semi Detached Market**

June 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	2	2	2	2	2	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	12	4	18	0	13	26	8	3	7	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	--	--
Burnaby - South & East	4	22	4	24	7	21	37	18	14	11	--	--
Burnaby - Central Park	0	8	0	10	1	14	24	8	10	9	--	--
Burnaby - Remainder	6	46	18	58	10	61	192	40	29	37	--	--
<b>BURNABY TOTAL</b>	<b>10</b>	<b>88</b>	<b>26</b>	<b>110</b>	<b>18</b>	<b>109</b>	<b>279</b>	<b>74</b>	<b>56</b>	<b>64</b>	--	--
<b>COQUITLAM</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>7</b>	<b>23</b>	<b>30</b>	<b>6</b>	<b>4</b>	--	--
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>LANGLEY CITY</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>LANGLEY DISTRICT</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>30</b>	<b>3</b>	<b>3</b>	--	--
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	4	0	4	10	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	4	0	0	0	0	0	4	1	1	--	--
NORTH VANCOUVER City	2	8	4	14	0	6	17	6	7	11	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	0	0	--	--
PITT MEADOWS	8	8	0	0	0	0	0	8	0	0	--	--
PORT COQUITLAM	2	4	0	0	0	0	0	6	0	0	--	--
PORT MOODY	6	14	0	4	0	4	16	14	0	0	--	--
<b>RICHMOND</b>	<b>22</b>	<b>94</b>	<b>18</b>	<b>74</b>	<b>16</b>	<b>76</b>	<b>93</b>	<b>102</b>	<b>5</b>	<b>7</b>	<b>\$393,800</b>	<b>\$389,806</b>
Surrey - South	0	0	0	0	0	10	67	28	2	2	--	--
Surrey - Cloverdale	0	54	22	28	22	33	33	54	2	2	--	--
Surrey - North	16	62	0	24	8	8	10	76	24	16	--	--
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	--	--
Surrey - Whalley	0	0	0	2	0	2	2	0	0	0	--	--
<b>SURREY TOTAL</b>	<b>16</b>	<b>116</b>	<b>22</b>	<b>54</b>	<b>30</b>	<b>53</b>	<b>112</b>	<b>158</b>	<b>28</b>	<b>20</b>	<b>\$269,900</b>	<b>\$277,333</b>
<b>U.E.L.</b>	<b>4</b>	<b>14</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>	--	--
Van - West End (1)	0	0	4	4	4	4	4	0	0	0	--	--
Van - Downtown (2)	0	0	10	10	10	10	10	0	0	0	--	--
Van - Kitsilano (3)	0	0	0	8	0	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	2	0	0	0	--	--
Van - Kerrisdale (6)	0	0	0	2	0	2	2	0	0	0	--	--
Van - Marpole (7)	0	8	0	20	3	20	27	12	3	0	--	--
Van - Eastside (8)	8	30	0	24	1	24	33	16	6	5	--	--
Van - Mt. Pleasant (9)	0	8	0	18	0	19	26	14	2	2	--	--
Van - Strath/Grand (10)	2	6	0	0	0	1	6	6	0	0	--	--
Van - Westside (11)	0	4	0	4	0	4	4	24	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>10</b>	<b>56</b>	<b>14</b>	<b>92</b>	<b>18</b>	<b>94</b>	<b>123</b>	<b>74</b>	<b>11</b>	<b>7</b>	<b>\$598,900</b>	<b>\$556,450</b>
<b>WEST VANCOUVER</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>22</b>	<b>0</b>	<b>0</b>	--	--
<b>WHITE ROCK</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>VANCOUVER CMA TOTAL</b>	<b>108</b>	<b>454</b>	<b>86</b>	<b>364</b>	<b>86</b>	<b>355</b>	<b>683</b>	<b>544</b>	<b>117</b>	<b>117</b>	<b>\$389,400</b>	<b>\$391,480</b>

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

Source: CMHC

**Table 3: Row Condominium Market**

June 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	7	21	0	0	--	--
Burnaby - Lougheed Mall	0	0	0	0	0	0	44	0	0	0	--	--
Burnaby - South & East	0	0	0	0	0	0	37	0	0	0	--	--
Burnaby - Central Park	0	21	4	4	4	4	4	30	0	0	--	--
Burnaby - Remainder	16	22	10	10	10	10	47	25	0	0	--	--
<b>BURNABY TOTAL</b>	<b>16</b>	<b>64</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>139</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>\$290,450</b>	<b>\$290,386</b>
COQUITLAM	0	61	0	40	4	38	38	69	6	2	--	--
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	30	64	0	0	0	0	41	64	0	0	--	--
LANGLEY DISTRICT	53	238	22	169	25	172	314	256	3	0	\$214,900	\$216,554
LION'S BAY	0	0	0	0	0	0	0	0	0	0	--	--
MAPLE RIDGE	0	0	0	23	0	29	39	0	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	12	64	14	42	14	33	33	51	9	9	\$243,900	\$243,414
NORTH VANCOUVER City	4	10	3	6	3	6	6	24	0	0	--	--
NORTH VANCOUVER DM	0	0	0	6	0	6	10	0	0	0	--	--
PITT MEADOWS	0	20	0	17	0	17	30	20	0	0	--	--
PORT COQUITLAM	3	19	8	29	8	31	67	32	0	0	\$229,900	\$244,900
PORT MOODY	19	74	22	81	22	81	128	90	1	1	--	--
RICHMOND	12	111	109	292	105	313	493	146	9	13	\$376,000	\$370,455
Surrey - South	21	90	0	56	0	60	188	90	2	2	--	--
Surrey - Cloverdale	7	96	28	92	29	101	216	98	16	15	--	--
Surrey - North	103	340	13	137	18	143	275	348	18	13	--	--
Surrey - Guildford	12	32	0	0	0	0	0	32	0	0	--	--
Surrey - Whalley	0	12	0	14	0	14	14	21	0	0	--	--
<b>SURREY TOTAL</b>	<b>143</b>	<b>570</b>	<b>41</b>	<b>299</b>	<b>47</b>	<b>318</b>	<b>693</b>	<b>589</b>	<b>36</b>	<b>30</b>	<b>\$249,400</b>	<b>\$244,637</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	5	39	0	34	0	34	51	66	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	16	52	18	49	66	0	5	3	--	--
Van - Eastside	0	0	0	48	0	48	83	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	0	0	0	0	--	--
Van - Westside	0	9	0	0	0	0	0	30	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>5</b>	<b>86</b>	<b>16</b>	<b>150</b>	<b>18</b>	<b>149</b>	<b>290</b>	<b>228</b>	<b>5</b>	<b>3</b>	<b>\$479,000</b>	<b>\$499,333</b>
WEST VANCOUVER	0	0	0	0	0	0	0	8	0	0	--	--
WHITE ROCK	0	0	0	9	0	4	4	0	5	5	--	--
<b>VANCOUVER CMA TOTAL</b>	<b>297</b>	<b>1381</b>	<b>249</b>	<b>1177</b>	<b>260</b>	<b>1211</b>	<b>2341</b>	<b>1693</b>	<b>74</b>	<b>63</b>	<b>\$243,900</b>	<b>\$272,677</b>

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

Source: CMHC

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

June 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	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	--	--
COQUITLAM	0	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	--	--
LANGLEY CITY	0	0	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	28	0	0	0	0	0	28	0	0	--	--
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	--	--
NEW WESTMINSTER	0	0	81	105	81	105	143	0	0	0	\$161,400	\$183,673
NORTH VANCOUVER City	0	19	0	0	0	0	0	73	0	0	--	--
NORTH VANCOUVER DM	0	0	0	0	0	0	0	0	0	0	--	--
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	--	--
PORT COQUITLAM	15	35	0	40	0	40	40	66	0	0	--	--
PORT MOODY	0	52	0	0	0	0	59	52	0	0	--	--
RICHMOND	60	277	112	302	106	300	580	388	6	12	\$267,450	\$261,513
Surrey - South	0	51	0	0	0	40	159	138	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	100	0	0	0	23	63	100	0	0	--	--
Surrey - Whalley	0	107	0	39	0	53	87	107	0	0	--	--
<b>SURREY TOTAL</b>	0	258	0	39	0	116	309	345	0	0	--	--
U.E.L.	0	172	0	0	0	0	0	217	0	0	--	--
Van - West End	0	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	0	4	7	38	1	1	--	--
Van - False Creek	0	0	0	0	0	0	18	0	0	0	--	--
Van - Granville/Oak	35	35	0	88	5	86	91	78	10	5	--	--
Van - Kerrisdale	0	0	0	0	0	0	0	42	0	0	--	--
Van - Marpole	0	0	48	48	47	47	47	0	0	1	--	--
Van - Eastside	111	206	43	152	39	149	205	206	0	4	--	--
Van - Mt. Pleasant	0	49	0	0	0	0	2	49	0	0	--	--
Van - Strath/Grand	0	5	0	0	0	0	0	37	0	0	--	--
Van - Westside	0	118	0	0	1	13	153	145	1	0	--	--
<b>VANCOUVER TOTAL</b>	146	445	91	288	92	299	523	616	12	11	\$289,000	\$308,833
WEST VANCOUVER	0	0	22	22	20	20	20	0	0	2	\$844,500	\$844,500
WHITE ROCK	26	26	0	57	2	57	57	26	2	0	--	--
<b>VANCOUVER CMA TOTAL</b>	247	1472	306	924	301	1014	1967	2057	20	25	\$239,900	\$258,341

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

Source: CMHC

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

June 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	182	1076	0	0	0	3	38	1274	0	0	--	--
<b>BURNABY TOTAL</b>	<b>182</b>	<b>1076</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>134</b>	<b>170</b>	<b>1425</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	13	458	0	0	--	--
<b>NORTH VANCOUVER City</b>	0	152	0	0	0	0	7	607	0	24	--	--
<b>NORTH VANCOUVER DM</b>	0	0	0	0	0	0	3	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	173	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	0	183	687	715	0	0	--	--
Van - Downtown	285	1245	102	596	102	596	1118	3107	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	14	104	104	0	44	30	--	--
Van - Eastside	0	0	0	0	0	0	181	244	0	0	--	--
Van - Mt. Pleasant	0	75	0	78	0	78	78	75	0	0	--	--
Van - Strath/Grand	0	0	0	0	0	0	0	0	0	0	--	--
Van - Westside	0	10	0	120	0	120	120	102	0	0	--	--
<b>VANCOUVER TOTAL</b>	<b>285</b>	<b>1402</b>	<b>102</b>	<b>1106</b>	<b>116</b>	<b>1090</b>	<b>2297</b>	<b>4511</b>	<b>45</b>	<b>31</b>	<b>\$306,000</b>	<b>\$318,012</b>
<b>WEST VANCOUVER</b>	0	0	0	0	0	0	0	74	0	0	--	--
<b>WHITE ROCK</b>	0	82	26	64	28	64	64	82	2	0	\$304,400	\$360,191
<b>VANCOUVER CMA TOTAL</b>	<b>467</b>	<b>3073</b>	<b>128</b>	<b>1301</b>	<b>144</b>	<b>1294</b>	<b>2729</b>	<b>7775</b>	<b>49</b>	<b>33</b>	<b>\$305,000</b>	<b>\$314,191</b>

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

Source: CMHC

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

June 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>	3	10	3	9	3	9	18	14	0	0
<b>BELCARRA</b>	0	0	0	0	0	0	0	2	0	0
<b>BOWEN ISLAND</b>	4	18	3	26	15	15	24	77	23	11
Burnaby - North	7	81	6	184	4	187	253	77	9	11
Burnaby - Lougheed Mall	0	4	0	0	0	0	44	4	0	0
Burnaby - South & East	9	47	7	36	10	40	168	41	14	11
Burnaby - Central Park	3	41	6	23	7	26	46	199	14	13
Burnaby - Remainder	213	1245	40	138	33	164	507	1554	51	58
<b>BURNABY TOTAL</b>	<b>232</b>	<b>1418</b>	<b>59</b>	<b>381</b>	<b>54</b>	<b>417</b>	<b>1018</b>	<b>1875</b>	<b>88</b>	<b>93</b>
<b>COQUITLAM</b>	24	341	17	221	22	215	417	396	29	24
Delta - Tsawwassen	1	12	1	6	11	37	124	42	42	32
Delta - Ladner	12	26	5	19	2	33	163	23	2	5
Delta - North	1	18	6	19	5	22	48	21	0	1
<b>DELTA TOTAL</b>	<b>14</b>	<b>56</b>	<b>12</b>	<b>44</b>	<b>18</b>	<b>92</b>	<b>335</b>	<b>86</b>	<b>44</b>	<b>38</b>
<b>LANGLEY CITY</b>	30	124	0	0	0	20	108	124	0	0
<b>LANGLEY DISTRICT</b>	147	737	102	460	91	486	829	845	43	54
LION'S BAY	2	2	1	1	1	1	1	2	0	0
<b>MAPLE RIDGE</b>	35	228	33	234	39	259	539	227	19	13
<b>METRO INDIAN RESERVES</b>	0	0	0	0	0	0	0	0	0	0
<b>NEW WESTMINSTER</b>	20	230	106	173	107	169	242	560	13	12
<b>NORTH VANCOUVER City</b>	8	203	12	42	8	35	70	770	7	11
<b>NORTH VANCOUVER DM</b>	6	38	12	59	10	56	131	152	5	7
<b>PITT MEADOWS</b>	17	78	3	58	3	58	92	82	3	3
<b>PORT COQUITLAM</b>	29	130	35	165	35	167	252	185	4	4
<b>PORT MOODY</b>	33	182	33	129	33	131	308	344	4	4
<b>RICHMOND</b>	136	874	270	933	255	933	1813	1167	89	104
Surrey - South	47	362	20	259	14	315	865	669	38	44
Surrey - Cloverdale	27	341	77	282	80	304	648	330	51	48
Surrey - North	241	1031	83	654	98	645	1358	1081	142	127
Surrey - Guildford	13	141	0	15	0	43	105	142	1	1
Surrey - Whalley	17	269	12	118	12	137	261	275	5	5
<b>SURREY TOTAL</b>	<b>345</b>	<b>2144</b>	<b>192</b>	<b>1328</b>	<b>204</b>	<b>1444</b>	<b>3237</b>	<b>2497</b>	<b>237</b>	<b>225</b>
<b>U.E.L.</b>	4	198	0	3	0	3	8	432	0	0
Van - West End	0	10	5	199	5	212	848	827	0	0
Van - Downtown	290	1336	112	640	112	713	1362	3373	0	0
Van - Kitsilano	1	86	0	10	0	51	106	143	1	1
Van - False Creek	0	24	0	1	0	1	19	202	0	0
Van - Granville/Oak	78	103	0	92	5	109	223	210	11	6
Van - Kerrisdale	4	12	0	53	5	47	66	67	30	25
Van - Marpole	2	57	65	272	84	238	365	72	56	37
Van - Eastside	212	584	82	496	85	505	1055	820	46	43
Van - Mt. Pleasant	0	136	0	96	0	97	111	164	2	2
Van - Strath/Grand	2	11	0	2	0	3	9	95	0	0
Van - Westside	9	208	9	165	11	186	379	447	9	7
<b>VANCOUVER TOTAL</b>	<b>598</b>	<b>2567</b>	<b>273</b>	<b>2026</b>	<b>307</b>	<b>2162</b>	<b>4543</b>	<b>6420</b>	<b>155</b>	<b>121</b>
<b>WEST VANCOUVER</b>	12	50	32	74	26	62	117	230	12	18
<b>WHITE ROCK</b>	30	134	31	152	33	149	183	145	13	11
<b>VANCOUVER CMA TOTAL</b>	<b>1729</b>	<b>9762</b>	<b>1229</b>	<b>6518</b>	<b>1264</b>	<b>6883</b>	<b>14287</b>	<b>16630</b>	<b>788</b>	<b>753</b>

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

Source: CMHC

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

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium* Row	APT	Row	APT	
<b>STARTS</b>							
June 2004	535	108	297	746	0	43	1,729
June 2003	508	54	175	302	0	175	1,214
Year-to-date 2004	2,874	454	1,381	4,713	25	315	9,762
Year-to-date 2003	2,699	316	1,086	1,922	30	276	6,329
<b>UNDER CONSTRUCTION</b>							
June 2004	3,170	544	1,693	10,034	22	1,167	16,630
June 2003	2,754	316	1,360	5,786	30	1,116	11,362
<b>COMPLETIONS</b>							
June 2004	358	86	249	460	0	76	1,229
June 2003	469	118	193	76	0	40	896
Year-to-date 2004	2,407	364	1,177	2,361	35	174	6,518
Year-to-date 2003	2,527	398	865	1,459	47	759	6,055
<b>COMPLETE &amp; UNOCCUPIED</b>							
June 2004	360	117	63	80	8	125	753
June 2003	449	152	141	167	2	477	1,388
<b>TOTAL SUPPLY</b>							
June 2004	3,530	661	1,756	10,114	30	1,292	17,383
June 2003	3,203	468	1,501	5,953	32	1,593	12,750
<b>ABSORPTIONS***</b>							
June 2004	374	86	260	469	2	73	1,264
3 Month Average	434	75	246	375	4	51	1,185
12 Month Average	437	57	195	413	5	101	1,208

\* 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 June 2004

	Under Construction	Vacant Inventory	Total Supply	Monthly Absorption Forecast	Market Classification***	
Single Family	3,170	360	3,530	430	Balanced	
Semi-Detached	544	117	661	75	Balanced	
Row Condo	1,693	63	1,756	245	Balanced	
Apartment Condo	10,034	80	10,114	375	Moving towards balanced	
Private Row Rental	22	8	30	5	Undersupplied	
Private Apt Rental	922	125	1,047	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.