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YOU

New home starts shoot up in May

Victoria new home starts double

◆ **Metro Victoria new home starts jumped to 125** in May from 48 in April. **One hundred eighteen** were single family starts, up from April's 42. **Langford** led all municipalities with **33 new houses**, followed by **Saanich** with **26**.

◆ **Sixty-six houses sold**, keeping 2002 totals 53% ahead of last year. The **average price** for a new single family house rose to **\$339,126** in May from **\$307,498** in April.

◆ **The new single family home and duplex market was balanced**, as demand kept pace with supply. **May's 71 sales outpaced** the 60 homes completed and demand is expected to continue strong through mid 2002.

◆ Metro Victoria saw **no new rental and 3 new condo apartments** get underway in May. The **unsold new apartment condo supply jumped to 78** from 52 in April as 52 new condo apartments

completed and 26 sold. The market stayed balanced.

◆ **No new townhouses broke ground** in May. The **townhouse market tightened to undersupplied** as 26 units completed and 22 sold; 32 units remain under construction and seven in inventory. **See CMHC Market Watch page 7** for details.

Nanaimo homebuilding up

◆ **Nanaimo starts rose to 43** new homes in May, from 34 in April. Thirty-five were **single family houses**. **Average new house prices rebounded to \$265,166** from April's \$257,319.

◆ **Nanaimo inventories inched up in May** as 38 new homes sold, but 76 completed. **New single family house sales edged down to 23** from 26 last month and the market stayed balanced.

◆ **The apartment condo oversupply** continued, with four completions, one sale and no new starts. No new townhouses broke ground and the market stayed

Courtenay-Comox ahead of other Island Markets

◆ **Courtenay-Comox new home starts** came in at 28 in May, down from 33 in April but topping all Vancouver Island markets outside Victoria and Nanaimo. **Duncan-North Cowichan** had 10 new starts, while three new homes got underway in **Campbell River** and one in **Port Alberni**.

◆ **Courtenay-Comox sales held steady at 25**, compared with April's 24, and inventories remained low at 20. **See pages 5 and 6** for Vancouver Island details.

Canada Mortgage and Housing Corporation

MAY 2002

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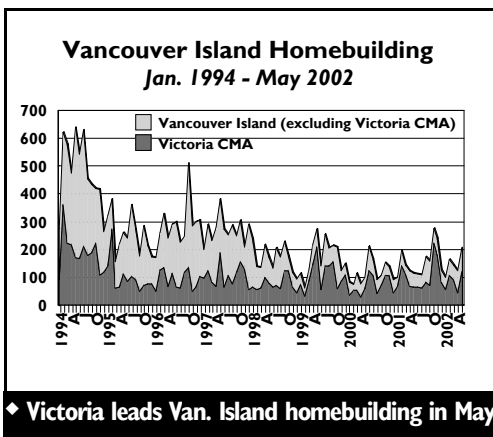
CMHC Victoria Noticeboard

◆ **CMHC launches new Market Insight Report** - subscribe now to free quarterly updates (604) 737-4088, lpreston@cmhc.ca

◆ **June housing starts release available July 9, 2002** will Vancouver Island housing starts remain high this summer? Keep posted via CMHC. (250) 363-8040 or prrill@cmhc.ca for the scoop.

◆ **Plan now to attend 2002 CARE Awards** Sept. 14 in Victoria contact your local CHBA for details, tickets.

◆ **CMHC's Corporate Rep Lee F. King** is Vancouver Island's direct connection with CMHC (250) 363-8050, lking@cmhc.ca



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HOME TO CANADIANS
Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
May 2002

	STARTS							COMPLETIONS						UNDER CONSTRUCTION							
	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Condo	Apt Rental	TOTAL
Victoria City	4	4	0	0	0	0	8	4	0	15	0	0	0	19	18	11	3	0	133	0	165
Oak Bay	2	0	0	0	0	0	2	2	0	0	0	0	2	6	0	0	0	0	0	0	6
Esquimalt	15	0	0	0	0	0	15	2	0	0	0	52	54	28	0	0	0	0	0	0	28
Saanich	26	0	0	0	0	0	26	19	0	0	0	0	20	39	91	2	13	0	0	156	262
C. Saanich	6	0	0	0	0	0	6	4	0	0	0	0	4	25	0	0	0	0	0	0	25
N. Saanich	5	0	0	0	0	0	5	3	0	0	0	0	3	19	0	0	0	0	0	0	19
Sidney	1	0	0	0	3	0	4	0	0	0	0	0	0	4	1	16	0	19	0	40	
View Royal	9	0	0	0	0	0	9	4	0	0	0	0	4	36	2	0	0	0	0	0	38
RDA H	6	0	0	0	0	0	6	3	0	0	0	0	3	21	0	0	0	0	0	0	21
Highlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Langford	33	0	0	0	0	0	33	9	4	11	0	0	24	71	2	0	0	0	0	0	73
Colwood	2	0	0	0	0	0	2	1	0	0	0	51	52	9	0	0	0	0	0	0	9
Metchosin	4	0	0	0	0	0	4	1	0	0	0	0	1	8	0	0	0	0	0	0	8
Sooke	5	0	0	0	0	0	5	4	0	0	0	0	4	25	0	0	0	0	0	0	25
Indian Res.	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	6
MONTH TOTAL	118	4	0	0	3	0	125	56	4	26	0	52	71	209	367	18	32	0	152	156	725
YEAR-TO-DATE	359	17	32	0	3	28	439	317	32	29	0	65	134	577	---	---	---	---	---	---	---

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NOTE: Rental category includes private rental, assisted and co-op housing.

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

May 2002 AND YEAR-TO-DATE 2001 & 2002

	INVENTORY OF NEW HOMES							ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total	
Victoria	26	1	5	0	32	2	34	Victoria	8	5	13	0	26	5	31
Cen Saanich	0	0	0	0	0	0	0	Cen Saanich	0	0	0	0	0	6	6
Esquimalt	40	0	0	0	40	2	42	Esquimalt	12	0	0	0	12	3	15
Oak Bay	3	0	0	0	3	2	5	Oak Bay	0	0	0	0	0	2	2
Saanich	7	0	0	0	7	10	17	Saanich	4	0	0	0	4	24	28
Sidney	0	0	0	0	0	0	0	Sidney	0	0	0	0	0	0	0
RDA. H	0	0	0	0	0	1	1	RDA H	0	0	0	0	0	4	4
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	0	0
Langford	0	0	2	0	2	5	7	Langford	0	0	9	0	9	11	20
View Royal	0	0	0	0	0	3	3	View Royal	0	0	0	0	0	5	5
N. Saanich	0	0	0	0	0	0	0	N. Saanich	0	0	0	0	0	4	4
Colwood	0	28	0	0	28	1	29	Colwood	0	23	0	0	23	0	23
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	1	1
Sooke	2	0	0	0	2	4	6	Sooke	2	0	0	0	2	6	8
Indian Res.	0	0	0	0	0	3	3	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	78	29	7	0	114	33	147	MONTH TOTAL	26	28	22	0	76	71	147
Y.T.D. AVG. 2002	62	22	4	0	88	69	157	Y.T.D. TOTAL 2002	61	85	30	0	176	441	617
Y.T.D. AVG. 2001	158	2	28	0	188	134	322	Y.T.D. TOTAL 2001	94	51	47	0	192	294	486

Preliminary

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Note 1): Absorptions are measured at project completion and do **not** include presales.

Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

METROPOLITAN VICTORIA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2001	2002	2001	2002	% Chg	2001	2002	% Chg
January	57	73	\$323,263	\$311,518	-3.6	\$303,000	\$284,900	-6.0
February	60	91	352,635	347,122	-1.6	310,000	324,000	4.5
March	36	95	304,242	321,126	5.5	283,000	301,000	6.4
April	65	69	366,456	307,498	-16.1	299,900	284,400	-5.2
May	40	66	296,000	339,126	14.6	289,000	299,500	3.6
June	28		281,166			292,500		
July	36		341,315			264,950		
August	49		303,377			253,000		
September	39		329,751			250,000		
October	52		292,716			252,215		
November	53		284,487			269,000		
December	47		335,631			289,800		

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2001	2002	2001	2002	% Chg	2001	2002	% Chg
January	10	11	\$211,339	\$298,357	41.2	\$196,509	\$248,400	26.4
February	14	19	248,071	267,268	7.7	235,033	245,400	4.4
March	13	22	254,655	262,292	3.0	268,070	228,950	-14.6
April	23	26	263,332	257,319	-2.3	215,000	224,200	4.3
May	16	23	218,140	265,166	21.6	207,354	262,080	26.4
June	28		254,124			222,645		
July	18		287,884			258,500		
August	31		250,375			210,000		
September	19		219,542			204,900		
October	10		267,975			267,899		
November	29		238,324			215,000		
December	20		251,419			226,942		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2001 & 2002 Year-to-Date

	STARTS JAN.-MAY. 2002					STARTS JAN.-MAY. 2001					COMPLETIONS JAN.-MAY. 2002					COMPLETIONS JAN.-MAY. 2001				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River	12	0	0	0	12	16	0	0	0	16	16	0	0	0	16	17	0	0	0	17
Courtenay	102	2	8	0	112	46	4	0	0	50	91	0	0	0	91	49	6	8	0	63
Nanaimo	116	16	16	0	148	93	22	0	21	136	114	18	4	34	170	84	22	4	0	110
Duncan	31	10	0	0	41	21	2	0	0	23	33	4	0	0	37	12	2	0	0	14
Port Alberni	6	0	0	0	6	4	0	0	0	4	5	0	0	0	5	4	0	0	0	4
Victoria	359	17	32	31	439	199	22	26	224	471	317	32	29	199	577	223	26	50	169	468
TOTAL	626	45	56	31	758	379	50	26	245	700	576	54	33	233	896	389	56	62	169	676

Preliminary
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VANCOUVER ISLAND
Starts/Completions/Under Construction
May 2002

	UNDER CONSTR: APR. 2002					STARTS					COMPLETIONS					UNDER CONSTR: MAY 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River D.M.	7	0	5	0	12	3	0	0	0	3	4	0	0	0	4	6	0	5	0	11
Comox Strath Sub D	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
Campbell River I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sayward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Campbell River CA	12	0	5	0	17	3	0	0	0	3	4	0	0	0	4	11	0	5	0	16
Comox Town	20	2	0	15	37	6	0	0	0	6	6	0	0	0	6	20	2	0	15	37
Courtenay	45	18	7	14	84	16	0	0	0	16	11	0	0	0	11	50	18	7	14	89
Cumberland	3	0	0	0	3	1	0	0	0	1	3	0	0	0	3	1	0	0	0	1
Comox Strath Sub C	29	2	4	0	35	5	0	0	0	5	4	0	0	0	4	30	2	4	0	36
Courtenay I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Courtenay CA	97	22	11	29	159	28	0	0	0	28	24	0	0	0	24	101	22	11	29	163
Nanaimo City	63	14	24	34	135	25	8	0	0	33	16	10	4	34	64	72	12	20	0	104
Nanaimo Sub A	64	0	0	0	64	10	0	0	0	10	12	0	0	0	12	62	0	0	0	62
Nanaimo I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nanaimo CA	127	14	24	34	199	35	8	0	0	43	28	10	4	34	76	134	12	20	0	166
North Cowichan	38	8	0	0	46	5	4	0	0	9	8	0	0	0	8	35	12	0	0	47
Duncan City	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0
Cowichan Valley 'D'	3	0	0	0	3	1	0	0	0	1	0	0	0	0	0	4	0	0	0	4
Duncan CA	41	10	0	0	51	6	4	0	0	10	8	2	0	0	10	39	12	0	0	51
Port Alberni	5	0	0	0	5	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4
Alberni Clay Sub. A	8	0	0	0	8	1	0	0	0	1	1	0	0	0	1	8	0	0	0	8
Alberni I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Alberni CA	13	0	0	0	13	1	0	0	0	1	2	0	0	0	2	12	0	0	0	12
TOTAL	290	46	40	63	439	73	12	0	0	85	66	12	4	34	116	297	46	36	29	408

NANAIMO CA

Inventory and Absorptions by Municipality

MAY 2002 AND YEAR-TO-DATE 2001 & 2002

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Nanaimo Cirv	72	0	1	0	73	16	89	Nanaimo	1	0	3	0	4	21	25
Nanaimo Sub A	7	0	0	0	7	3	10	Nanaimo Sub A	0	0	0	0	0	13	13
TOTAL	79	0	1	0	80	19	99	TOTAL	1	0	3	0	4	34	38
Y.T.D. AVG. 2002	77	0	0	0	77	20	97	Y.T.D. TOTAL 2002	3	0	3	0	6	140	146
Y.T.D. AVG. 2001	115	0	8	0	123	36	159	Y.T.D. TOTAL 2001	30	0	6	0	36	102	138

COURTENAY CA

Inventory and Absorptions by Municipality

MAY 2002 AND YEAR-TO-DATE 2001 & 2002

INVENTORY OF NEW HOMES								ABSORPTION OF NEW HOMES							
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total		Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Grand Total
Comox Town	0	0	4	0	4	1	5	Comox Town	0	0	4	0	4	8	12
Courtenay	0	0	0	0	0	12	12	Courtenay	0	0	0	0	0	8	8
Cumberland	0	0	0	0	0	2	2	Cumberland	0	0	0	0	0	1	1
Comox Strath C	0	0	0	0	0	1	1	Comox Strath C	0	0	0	0	0	4	4
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	4	0	4	16	20	TOTAL	0	0	4	0	4	21	25
Y.T.D. AVG. 2002	0	0	7	0	7	15	22	Y.T.D. TOTAL 2002	0	0	4	0	4	90	94
Y.T.D. AVG. 2001	5	0	13	0	18	28	46	Y.T.D. TOTAL 2001	4	0	5	8	17	55	72

Note 1): Absorptions are measured at projection completion and do **not** include presales.

Note 2): Tenure is defined as intended market at completion. Inventory refers to unsold or unrented units.

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CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction **MAY 2002**

METRO VICTORIA

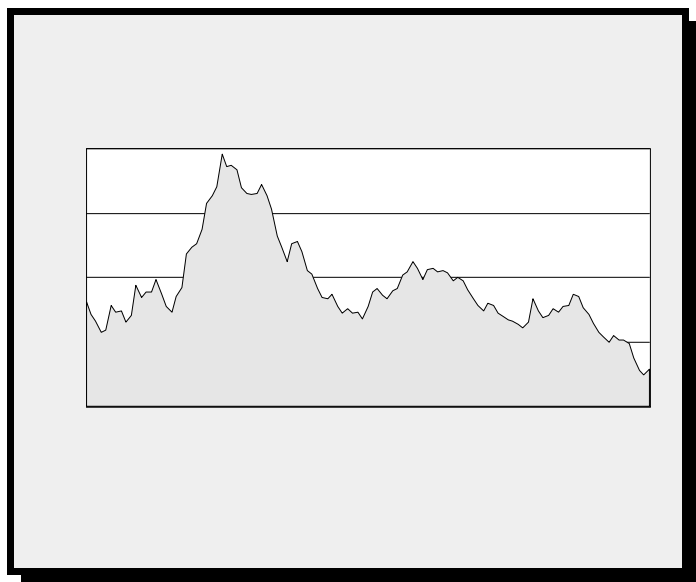
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	33	374	407	67	6.1	-0.9	Balanced.
Row Condo	7	32	39	6	6.5	-3.5	Undersupplied.
Apt Condo	78	152	230	19	12.1	-1.9	Balanced.

NANAIMO CA

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	19	140	159	25	6.4	-0.6	Balanced.
Row Condo	1	20	21	2	10.5	-0.5	Balanced.
Apt Condo	79	0	79	3	26.3	13.3	Oversupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

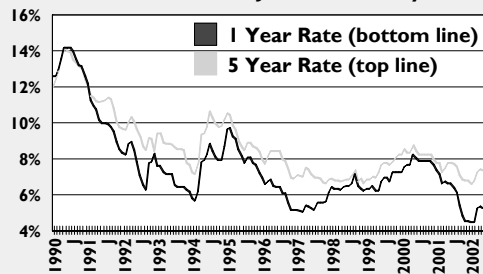
VICTORIA AND NANAIMO New Housing Inventory JANUARY 1993 to MAY 2002



KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - May. 2002

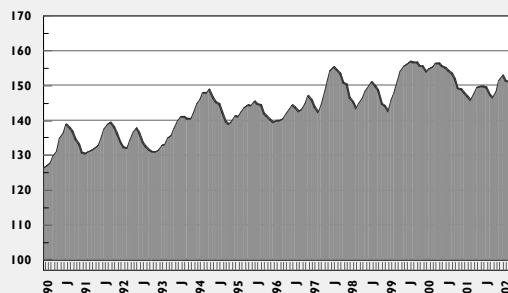


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates edging up.

METRO VICTORIA

Employed Labour Force Jan. 1990 - May 2002

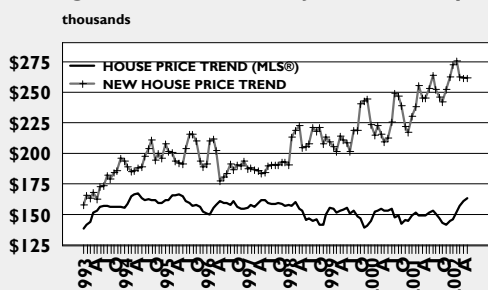


CMHC Market Analysis (250) 363-8040 DATA: Statistics Canada

◆ More people employed in Victoria this spring.

NANAIMO

Average House Price Trend Jan. 1993 - May 2002

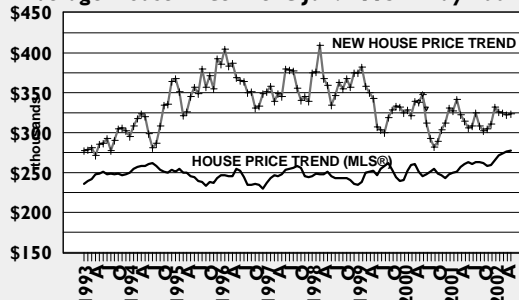


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo new and resale house prices rising.

METRO VICTORIA

Average House Price Trend Jan. 1993 - May 2002



NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250)363-8040 DATA: Victoria Real Estate Board, CMHC

◆ Victoria resale house prices uptrend continues.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	May 2002				YEAR TO DATE 2002			
	Sales May 2002	% Change May 2001	Avg Price May 2002	% Change May 2001	Sales Y.T.D.	% Chg. Y.T.D. 01-02	Avg Price Y.T.D.	% Chg. Y.T.D. 01-02
Metro Victoria	492	0%	\$280,727	5%	2,108	30%	\$274,384	7%
Nanaimo	164	33%	\$162,553	8%	570	20%	\$158,351	5%
Duncan-Cowichan Valley	98	69%	\$167,213	9%	372	66%	\$159,187	6%
Port Alberni*	17	0%	\$103,705	11%	102	52%	\$103,261	8%
Parksville-Qualicum Beach	93	66%	\$198,069	20%	324	49%	\$186,192	16%
Comox Valley	99	38%	\$158,550	5%	380	61%	\$156,163	12%
Campbell River	42	27%	\$145,071	11%	187	40%	\$141,859	5%

* Note: MLS® data represents a smaller portion of total sales in Port Alberni.

MLS® - Multiple Listing Service® is a registered trademark owned by The Canadian Real Estate Association (CREA). Data courtesy of the **Victoria Real Estate Board** and the **Vancouver Island Real Estate Board**.

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