

H

HOUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

Fewer condos underway in December

Canada Mortgage and Housing Corporation

Victoria new house sales up but fewer multiple projects start

- ◆ Metro Victoria single family housebuilding held steady in December while fewer new condos broke ground.
- ◆ Single family house starts remained at 84, led by Sooke with 26 and Saanich with 25.
- ◆ New single family house sales climbed to 72 from November's 66. Average new house prices slipped to \$364,514 in December from \$366,450 last month.
- ◆ The new house and duplex market remained balanced, with 82 units sold and 74 completions.
- ◆ New condo apartments moved into balanced market conditions as two small projects got underway and one completed. The number of units under construction slipped to 519 while newly completed inventory held steady at 20.
- ◆ There were 31 new townhouse starts in December. The townhouse

market also moved to balanced as seven units completed, 17 sold, 122 were under construction and 18 in inventory.

Nanaimo homebuilding down

- ◆ Forty-five new homes got started in Nanaimo this month, slightly below November's 52. Average new house prices dipped from November's high, to \$283,463.
- ◆ Fifty-three new houses/duplexes completed and 49 sold in December. The new house market remained balanced with inventories holding steady.
- ◆ The new townhouse market continued with an undersupply in December as no starts, completions or sales were recorded.
- ◆ Nanaimo's apartment condo market remained undersupplied, with no completions and no sales this month. See pages 5-7 for details.

Courtenay-Comox ahead of other Van. Island markets

- ◆ Courtenay-Comox saw 43 homes get underway in December, followed by Parksville-Qualicum with 22 starts, and Duncan with 18.
- ◆ Multiple project starts remain slow in areas outside Metro Victoria, with no apartment condos started this month. On an annual basis, Vancouver Island 2003 homebuilding was 37% ahead of 2002 levels, buoyed by strong single family housebuilding.

DECEMBER 2003

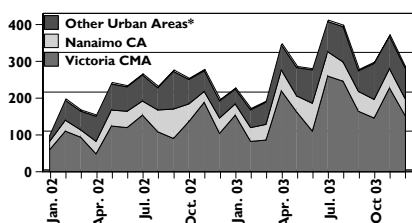
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CMHC Victoria Noticeboard

- ◆ Get CMHC's take on 2004 housing markets - call Lisa Preston for your copy of forecasts (604) 737-4088 lpreston@cmhc.ca
- ◆ CMHC tracks new housing; next release Feb. 9 (250) 363-8045, pprill@cmhc.ca
- ◆ Landlords register now for Spring 2004 courses at ROMA-BC Contact Sandra (250) 382-6354 or info@suites-bc.com
- ◆ Housing in Downtown Victoria 2020 - check out <http://dv2020.urbanreader.net>, plan to attend conference March 22-23 or contact CMHC Corporate Rep Lee F. King (250) 363-8050, lking@cmhc.ca

Vancouver Island Homebuilding
Jan. 2002 - Dec. 2003



* includes Duncan CA, Courtenay CA, Parksville-Qualicum

- ◆ Van. Island building gains momentum.

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HOME TO CANADIANS
Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
December 2003

	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	1	2	22	0	0	0	25	1	4	0	0	0	0	5	11	23	50	0	355	49	488
Oak Bay	1	0	0	0	0	0	1	2	0	0	0	0	0	2	17	0	0	0	0	0	17
Esquimalt	0	4	9	0	0	0	13	3	0	0	0	0	0	3	13	6	9	0	0	39	67
Saanich	25	8	0	0	0	0	33	11	0	0	0	48	0	59	149	16	35	0	58	40	298
C. Saanich	0	0	0	0	0	0	0	1	0	0	0	0	0	1	23	0	0	0	0	0	23
N. Saanich	3	0	0	0	0	0	3	0	0	0	0	0	0	0	36	0	0	0	0	0	36
Sidney	0	0	0	0	8	0	8	3	0	0	0	0	0	3	11	3	10	0	78	54	156
View Royal	7	0	0	0	0	0	7	5	0	3	0	0	0	8	38	2	18	0	0	0	58
RDA H	4	0	0	0	0	0	4	1	0	0	0	0	0	1	30	0	0	0	0	0	30
Highlands	1	0	0	0	0	0	1	4	0	0	0	0	0	4	20	0	0	0	0	0	20
Langford	9	0	0	0	18	0	27	21	0	4	0	0	0	25	68	14	0	0	28	9	119
Colwood	5	0	0	0	0	0	5	15	0	0	0	0	0	15	40	0	0	0	0	0	40
Metchosin	2	0	0	0	0	0	2	1	0	0	0	0	0	1	14	0	0	0	0	0	14
Sooke	26	0	0	0	0	0	26	8	0	0	0	0	0	8	72	0	0	0	0	0	72
Indian Res.	0	0	0	0	0	0	0	3	0	0	0	0	0	3	18	0	0	0	0	0	18
MONTH TOTAL	84	14	31	0	26	0	155	79	4	7	0	48	0	138	560	64	122	0	519	191	1456
YEAR-TO-DATE	969	91	206	0	600	142	2008	794	84	175	27	197	172	1449	---	---	---	---	---	---	---

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

December 2003 AND YEAR-TO-DATE 2002 & 2003

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	14	0	7	0	21	8	29	Victoria	0	0	1	0	1	6	7
Cen Saanich	0	0	0	0	0	0	0	Cen Saanich	0	0	1	0	1	2	3
Esquimalt	0	0	0	0	0	2	2	Esquimalt	0	0	0	0	0	2	2
Oak Bay	6	0	1	0	7	0	7	Oak Bay	0	0	0	0	0	2	2
Saanich	0	0	6	0	6	14	20	Saanich	48	0	6	0	54	11	65
Sidney	0	0	0	0	0	0	0	Sidney	0	0	0	0	0	3	3
RDA. H	0	0	0	0	0	0	0	RDA H	0	0	0	0	0	2	2
Highlands	0	0	0	0	0	1	1	Highlands	0	0	0	0	0	4	4
Langford	0	0	1	0	1	6	7	Langford	0	0	6	0	6	22	28
View Royal	0	0	1	0	1	3	4	View Royal	0	0	2	0	2	5	7
N. Saanich	0	0	0	0	0	0	0	N. Saanich	0	0	0	0	0	0	0
Colwood	0	0	2	0	2	7	9	Colwood	0	0	1	0	1	16	17
Metchosin	0	0	0	0	0	1	1	Metchosin	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	12	12	Sooke	0	0	0	0	0	3	3
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	4	4
MONTH TOTAL	20	0	18	0	38	55	93	MONTH TOTAL	48	0	17	0	65	82	147
Y.T.D. AVG. 2003	23	7	21	7	58	62	120	Y.T.D. TOTAL 2003	216	140	159	27	542	851	1393
Y.T.D. AVG. 2002	67	16	5	0	88	47	135	Y.T.D. TOTAL 2002	221	114	71	0	406	958	1364

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		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	73	45	\$311,518	\$446,782	43.4	\$284,900	\$387,000	35.8
February	91	62	347,122	402,073	15.8	324,000	343,800	6.1
March	95	52	321,126	334,101	4.0	301,000	336,000	11.6
April	69	30	307,498	329,913	7.3	284,400	333,400	17.2
May	66	70	339,126	334,910	-1.2	299,500	359,000	19.9
June	75	64	337,301	356,838	5.8	274,416	349,450	27.3
July	43	78	315,562	362,844	15.0	290,000	332,400	14.6
August	108	47	339,604	367,773	8.3	289,450	334,000	15.4
September	69	84	324,542	367,497	13.2	289,900	356,300	22.9
October	67	79	380,037	368,311	-3.1	304,800	356,400	16.9
November	49	66	374,493	366,450	-2.1	354,000	378,000	6.8
December	79	72	423,910	364,514	-14.0	340,200	334,500	-1.7

NANAIMO CA

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2002	2003	2002	2003	% Chg	2002	2003	% Chg
January	11	34	\$298,357	\$275,565	-7.6	\$248,400	\$246,044	-0.9
February	19	24	267,268	222,547	-16.7	245,400	194,750	-20.6
March	22	25	262,292	244,495	-6.8	228,950	226,500	-1.1
April	26	40	257,319	240,294	-6.6	224,200	225,450	0.6
May	23	27	265,166	277,954	4.8	262,080	257,000	-1.9
June	32	35	241,729	287,047	18.7	222,705	248,500	11.6
July	5	43	211,383	280,030	32.5	217,900	247,000	13.4
August	29	49	254,686	267,033	4.8	223,200	239,900	7.5
September	31	38	222,222	276,826	24.6	189,900	254,900	34.2
October	31	44	285,989	276,654	-3.3	287,192	255,200	-11.1
November	33	51	212,853	330,688	55.4	203,000	304,600	50.0
December	41	47	254,734	283,463	11.3	253,000	274,680	8.6

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2002 & 2003 Year-to-Date

	STARTS JAN.-DEC. 2003					STARTS JAN.-DEC. 2002					COMPLETIONS JAN.-DEC. 2003					COMPLETIONS JAN.-DEC. 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River *	95	2	0	0	97	63	0	6	0	69	n.a.	n.a.	n.a.	n.a.	n.a.	52	0	0	0	52
Courtenay	326	67	29	30	452	269	22	14	51	356	285	57	23	43	408	236	12	11	37	296
Parksville/Qualicum	196	43	9	0	248	231	18	0	0	249	190	17	0	0	207	203	18	0	0	221
Nanaimo	545	45	15	0	605	418	30	28	11	487	481	30	31	25	567	352	38	16	34	440
Duncan	163	15	0	7	185	96	18	0	6	120	110	16	0	6	132	86	20	0	0	106
Port Alberni *	23	2	0	6	31	15	0	0	0	15	n.a.	n.a.	n.a.	n.a.	n.a.	14	0	0	0	14
Victoria	969	91	206	742	2008	879	73	167	225	1344	794	84	202	369	1449	814	60	65	360	1299
TOTAL	2317	265	259	785	3626	1971	161	215	293	2640	1860	204	256	443	2763	1757	148	92	431	2428

* updated Quarterly (to December)

Preliminary
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VANCOUVER ISLAND

Starts/Completions/Under Construction

December 2003

	UNDER CONSTR: NOV. 2003					STARTS					COMPLETIONS					UNDER CONSTR: DEC. 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	35	4	4	0	43	8	0	0	0	8	10	0	4	0	14	33	4	0	0	37
Courtenay City	78	20	16	30	144	11	16	0	0	27	17	4	4	0	25	72	32	12	30	146
Cumberland	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1
Comox Strath RDA A	19	0	0	0	19	2	0	0	0	2	2	0	0	0	2	19	0	0	0	19
Comox Strath RDA B	37	0	0	0	37	5	0	0	0	5	6	0	0	0	6	36	0	0	0	36
Indian Res.	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
Courtenay CA	171	24	20	30	245	27	16	0	0	43	36	4	8	0	48	162	36	12	30	240
Parksville City	29	26	9	0	64	12	0	0	0	12	6	2	0	0	8	35	24	9	0	68
Qualicum Beach Town	18	2	0	0	20	1	0	0	0	1	0	0	0	0	0	19	2	0	0	21
Nanaimo RDA G	37	10	0	0	47	3	6	0	0	9	5	0	0	0	5	35	16	0	0	51
Parksville-Qualicum	84	38	9	0	131	16	6	0	0	22	11	2	0	0	13	89	42	9	0	140
Nanaimo City	150	12	4	0	166	30	2	0	0	32	38	0	0	0	38	142	14	4	0	160
Nanaimo RDA A	17	1	0	0	18	1	0	0	0	1	3	0	0	0	3	15	1	0	0	16
Nanaimo RDA B	34	0	0	0	34	1	0	0	0	1	1	0	0	0	1	34	0	0	0	34
Nanaimo RDA D	24	0	0	0	24	2	0	0	0	2	3	0	0	0	3	23	0	0	0	23
Nanaimo RDA E	44	0	7	0	51	7	2	0	0	9	8	0	0	0	8	43	2	7	0	52
Nanaimo CA	269	13	11	0	293	41	4	0	0	45	53	0	0	0	53	257	17	11	0	285
North Cowichan	78	10	0	7	95	8	2	0	0	10	16	2	0	0	18	70	10	0	7	87
Duncan City	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Cowich. Valley RDA D	13	0	0	0	13	4	0	0	0	4	1	0	0	0	1	16	0	0	0	16
Cowich. Valley RDA E	11	0	0	0	11	4	0	0	0	4	3	0	0	0	3	12	0	0	0	12
Duncan CA	104	10	0	7	121	16	2	0	0	18	20	2	0	0	22	100	10	0	7	117
TOTAL	628	85	40	37	790	100	28	0	0	128	120	8	8	0	136	608	105	32	37	782

NANAIMO CA

Inventory and Absorptions by Municipality

DECEMBER 2003 AND YEAR-TO-DATE 2002 & 2003

	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 City	1	0	0	0	1	15	16	Nanaimo	0	0	0	0	0	35	35
Nanaimo A,B,D,E	4	0	0	0	4	3	7	Nanaimo A,B,D,E	0	0	0	0	0	14	14
TOTAL	5	0	0	0	5	18	23	TOTAL	0	0	0	0	0	49	49
Y.T.D. AVG. 2003	27	0	2	1	30	22	52	Y.T.D. TOTAL 2003	44	21	38	3	106	528	634
Y.T.D. AVG. 2002	66	0	4	0	70	22	92	Y.T.D. TOTAL 2002	37	0	6	0	43	382	425

COURTENAY CA

Inventory and Absorptions by Municipality

DECEMBER 2003 AND YEAR-TO-DATE 2002 & 2003

	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	3	0	3	6	9	Comox Town	0	0	1	0	1	7	8
Courtenay	0	0	6	0	6	7	13	Courtenay	0	0	2	0	2	18	20
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	0	0	0	0	0	Comox Strath A,B	0	0	0	0	0	8	8
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	9	0	9	13	22	TOTAL	0	0	3	0	3	33	36
Y.T.D. AVG. 2003	5	3	3	0	11	21	32	Y.T.D. TOTAL 2003	12	43	16	0	71	336	407
Y.T.D. AVG. 2002	3	0	4	0	7	18	25	Y.T.D. TOTAL 2002	25	0	17	0	42	231	273

Preliminary

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 DECEMBER 2003

METRO VICTORIA

need to know

	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	55	590	645	89	7.2	0.2	Balanced.
Row Condo	18	122	140	13	10.8	0.8	Balanced.
Apt Condo	20	519	539	38	14.2	0.2	Balanced.

NANAIMO CA

need to know

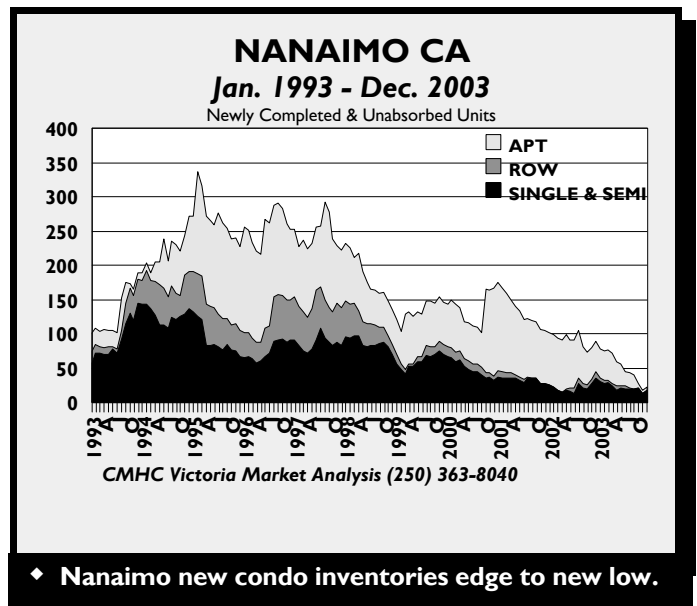
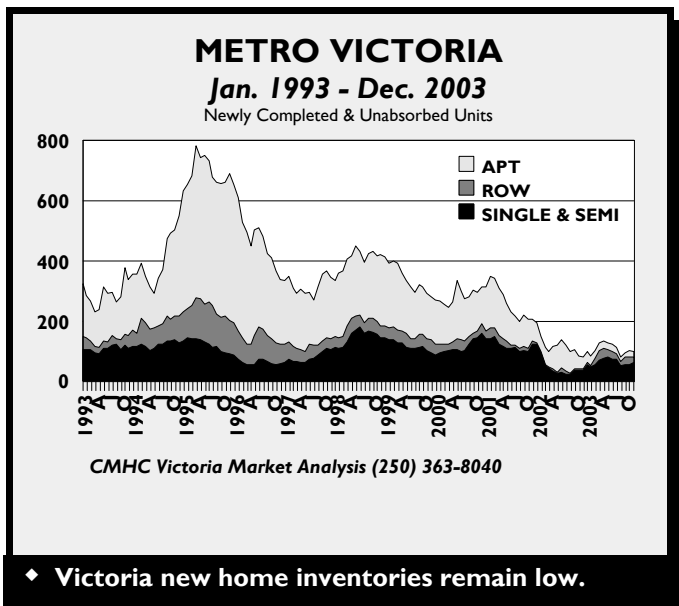
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	18	254	272	40	6.8	-0.2	Balanced.
Row Condo	0	11	11	2	5.5	-5.5	Undersupplied.
Apt Condo	5	0	5	2	2.5	-10.5	Undersupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

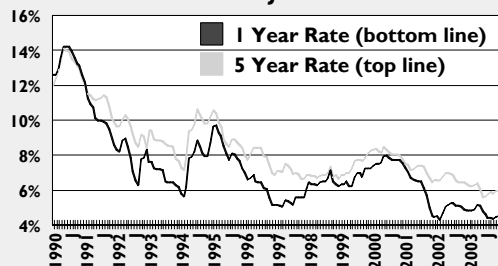
JANUARY 1993 to DECEMBER 2003



KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Dec. 2003

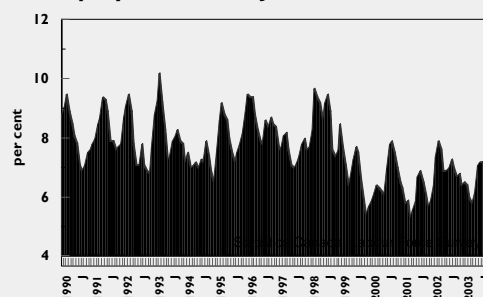


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates trend down.

METRO VICTORIA

Unemployment Rate: Jan 1990 - Dec. 2003

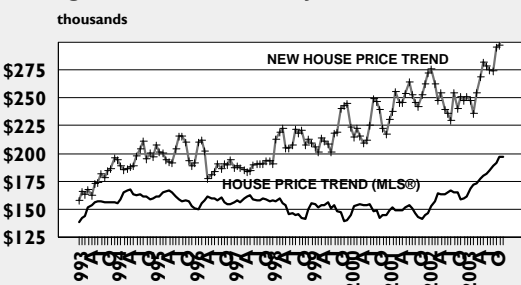


CMHC Market Analysis (250) 363-8040

◆ Victoria unemployment rate reaches new low.

NANAIMO

Average House Price Trend Jan. 1993 - Dec. 2003

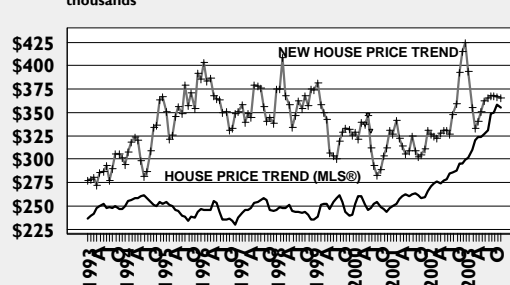


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices continue rising.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Dec. 2003



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 escalating.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	December 2003				YEAR TO DATE 2003			
	Sales Dec. 2003	% Change Dec. 2002	Avg Price Dec. 2003	% Change Dec. 2002	Sales Y.T.D.	% Chg. Y.T.D. 02-03	Avg Price Y.T.D.	% Chg. Y.T.D. 02-03
Metro Victoria	221	-3%	\$363,161	17%	4,477	1%	\$328,005	17%
Nanaimo	86	30%	\$200,004	36%	1,565	22%	\$182,055	13%
Duncan-Cowichan Valley	42	20%	\$182,823	9%	888	8%	\$180,355	7%
Port Alberni*	16	-16%	\$123,315	22%	269	2%	\$108,763	7%
Parksville-Qualicum Beach	29	-28%	\$214,320	14%	779	11%	\$214,984	14%
Comox Valley	45	5%	\$188,694	18%	969	25%	\$169,082	8%
Campbell River	20	-26%	\$157,055	8%	415	6%	\$153,588	6%

* 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**.

