

H

OUSING NOW

YOUR LINK TO THE HOUSING MARKET

Homebuilding robust in August

Canada Mortgage and Housing Corporation

Victoria building strong, steady

◆ Metro Victoria homebuilding remained at strong levels in August, with 237 new homes, compared with July's 260. Single family house starts held steady at 87, close to July's 91. Saanich led all municipalities with 19 new houses, followed by Colwood with 16 and Langford with 14.

◆ New single family house sales slid to 47 from 78 last month. Average new house prices rose for the fifth consecutive month, to \$367,773 in August.

◆ The new single family home and duplex market remained balanced, as 62 units sold and 65 were completed.

◆ The condo apartment market remained oversupplied as more projects broke ground. The number of units under construction rose to 477 while newly completed inventory eased to 20.

◆ Twenty-three new townhouses broke ground in August. The townhouse market oversupply held steady as no

units completed, 10 sold, 182 were under construction and 18 in inventory.

Nanaimo homebuilding dips

◆ Fifty-two new homes started in Nanaimo this month, slightly below July's 67. All of August's starts were single family houses. Average new house prices fell to \$267,033, from \$280,030 in July.

◆ Sixty-one new houses/duplexes were completed and 61 sold in August. The new house market remained balanced with inventories holding steady.

◆ The townhouse market moved to undersupply in August, with no starts, four completions, and six sales.

◆ Nanaimo's apartment condo market oversupply held firm, with no completions and no sales this month. See pages 5-7 for details.

Courtenay CA ahead of other Vancouver Island markets

◆ Courtenay-Comox saw 51 homes get underway in August, followed by Duncan with 24 starts and Parksville-Qualicum with 21.

◆ Multiple project starts remain slow in areas outside Metro Victoria, although one Courtenay condo townhouse got underway this month. On a year-to-date basis, Vancouver Island homebuilding is 45% ahead of 2002 levels, buoyed by strong single family housebuilding.

AUGUST 2003

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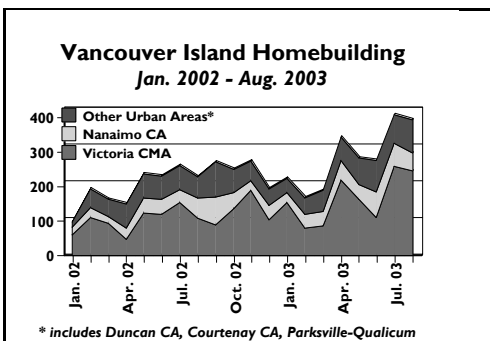
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CMHC Victoria Noticeboard

- ◆ Registered? - CMHC's Nov. 5 Housing Outlook Conference (604) 737-4088 lpreston@cmhc.ca
- ◆ CMHC surveys rental markets & new housing: vacancy rates Nov. 26, next starts release Oct. 8, (250) 363-8045, pprill@cmhc.ca
- ◆ Housing Affordability week Oct. 17-23 check www.crd.bc.ca/regplan/rigs/reports/strategic/ www.housingaffordability.ca www.cmhc.ca/en/imquaf/afho/index.cfm or contact CMHC Corporate Rep Lee F. King (250) 363-8050, lking@cmhc.ca
- ◆ Oct. is Canada's renovation month - contact your local CHBA office for more info.



◆ Vancouver Island homebuilding growing.

Peggy Prill (250) 721-9945 Fax (250) 995-2640
 CMHC Victoria - Market Analysis (250) 363-8040
 Website: www.cmhc.ca E-mail: pprill@cmhc.ca



HOME TO CANADIANS
 Canada

METROPOLITAN VICTORIA
Starts/Completions/Under Construction
August 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	0	4	7	0	53	0	64	3	0	0	0	0	0	3	10	16	32	0	317	0	375
Oak Bay	4	0	0	0	0	0	4	1	0	0	0	0	0	1	15	0	0	0	0	0	15
Esquimalt	1	0	0	0	0	0	1	0	0	0	0	0	0	0	14	2	30	0	0	39	85
Saanich	19	4	3	0	0	0	26	22	14	0	0	0	0	36	124	6	56	0	88	0	274
C. Saanich	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	26
N. Saanich	6	0	0	0	0	0	6	0	0	0	0	0	0	0	25	0	0	0	0	0	25
Sidney	6	1	4	0	63	0	74	0	4	0	0	0	0	4	18	9	4	0	63	54	148
View Royal	6	0	0	0	0	0	6	3	0	0	0	0	0	3	30	2	21	0	0	0	53
RDA H	4	0	0	0	0	0	4	0	0	0	0	0	0	0	20	1	0	0	0	0	21
Highlands	1	0	0	0	0	0	1	3	0	0	0	0	0	3	18	0	0	0	0	0	18
Langford	14	2	9	0	0	0	25	2	0	0	0	0	0	2	71	4	19	0	9	32	135
Colwood	16	0	0	0	0	0	16	8	0	0	0	0	0	8	73	0	20	0	0	0	93
Metchosin	1	0	0	0	0	0	1	2	0	0	0	0	0	2	10	0	0	0	0	0	10
Sooke	5	0	0	0	0	0	5	3	0	0	0	0	0	3	35	2	0	0	0	0	37
Indian Res.	4	0	0	0	0	0	4	0	0	0	0	0	0	0	17	0	0	0	0	0	17
MONTH TOTAL	87	11	23	0	116	0	237	47	18	0	0	0	0	65	506	42	182	0	477	125	1332
YEAR-TO-DATE	601	58	158	0	404	93	1314	482	65	76	27	92	140	882	---	---	---	---	---	---	---

Preliminary

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

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METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

August 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	11	0	7	0	18	9	27	Victoria	3	1	1	0	5	3	8
Cen Saanich	0	0	3	0	3	2	5	Cen Saanich	0	0	2	0	2	0	2
Esquimalt	0	0	0	0	0	2	2	Esquimalt	0	0	0	0	0	0	0
Oak Bay	9	0	1	0	10	0	10	Oak Bay	0	0	2	0	2	2	4
Saanich	0	6	6	27	39	39	78	Saanich	0	2	3	0	5	26	31
Sidney	0	0	0	0	0	2	2	Sidney	0	0	1	0	1	2	3
RDA. H	0	0	0	0	0	2	2	RDA H	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	Highlands	0	0	0	0	0	3	3
Langford	0	0	0	0	0	7	7	Langford	0	0	0	0	0	2	2
View Royal	0	0	0	0	0	4	4	View Royal	0	0	0	0	0	6	6
N. Saanich	0	0	0	0	0	1	1	N. Saanich	0	0	0	0	0	2	2
Colwood	0	0	1	0	1	3	4	Colwood	0	0	1	0	1	11	12
Metchosin	0	0	0	0	0	0	0	Metchosin	0	0	0	0	0	2	2
Sooke	0	0	0	0	0	3	3	Sooke	0	0	0	0	0	3	3
Indian Res.	0	0	0	0	0	1	1	Indian Res.	0	0	0	0	0	0	0
MONTH TOTAL	20	6	18	27	71	75	146	MONTH TOTAL	3	3	10	0	16	62	78
Y.T.D. AVG. 2003	26	11	21	10	68	66	134	Y.T.D. TOTAL 2003	111	134	60	0	305	510	815
Y.T.D. AVG. 2002	72	21	6	0	99	54	153	Y.T.D. TOTAL 2002	173	103	61	0	337	678	1015

Preliminary

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.

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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		324,542			289,900		
October	67		380,037			304,800		
November	49		374,493			354,000		
December	79		423,910			340,200		

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		222,222			189,900		
October	31		285,989			287,192		
November	33		212,853			203,000		
December	41		254,734			253,000		

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY

2002 & 2003 Year-to-Date

	STARTS JAN.-AUG. 2003					STARTS JAN.-AUG. 2002					COMPLETIONS JAN.-AUG. 2003					COMPLETIONS JAN.-AUG. 2002				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Campbell River *	44	2	0	0	46	24	0	6	0	30	n.a.	n.a.	n.a.	n.a.	n.a.	20	0	0	0	20
Courtenay	212	46	25	24	307	179	4	8	8	199	177	26	6	43	252	149	4	8	0	161
Parksville/Qualicum	128	11	0	0	139	161	18	0	0	179	127	11	0	0	138	126	14	0	0	140
Nanaimo	360	30	15	0	405	246	24	20	0	290	287	22	27	25	361	197	24	12	34	267
Duncan	104	9	0	0	113	62	14	0	0	76	62	6	0	6	74	55	10	0	0	65
Port Alberni *	8	2	0	6	16	10	0	0	0	10	n.a.	n.a.	n.a.	n.a.	n.a.	6	0	0	0	6
Victoria	601	58	158	497	1314	622	40	56	104	822	482	65	103	232	882	540	41	61	360	1002
TOTAL	1457	158	198	527	2340	1304	100	90	112	1606	1135	130	136	306	1707	1093	93	81	394	1661

* updated Quarterly (to June)

Preliminary

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VANCOUVER ISLAND

Starts/Completions/Under Construction

August 2003

	UNDER CONSTR: JUL. 2003					STARTS					COMPLETIONS					UNDER CONSTR: AUG. 2003				
	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total	Single	Semi	Row	Apt	Total
Comox Town	39	8	4	0	51	7	0	0	0	7	12	0	0	0	12	34	8	4	0	46
Courtenay City	73	36	8	24	141	21	6	8	0	35	18	4	0	0	22	76	38	16	24	154
Cumberland	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Comox Strath RDA A	12	0	0	0	12	3	0	0	0	3	2	0	0	0	2	13	0	0	0	13
Comox Strath RDA B	27	0	5	0	32	6	0	0	0	6	5	0	0	0	5	28	0	5	0	33
Indian Res.	9	0	0	0	9	0	0	0	0	0	5	0	0	0	5	4	0	0	0	4
Courtenay CA	161	44	17	24	246	37	6	8	0	51	42	4	0	0	46	156	46	25	24	251
Parksville City	29	18	0	0	47	13	0	0	0	13	8	4	0	0	12	34	14	0	0	48
Qualicum Beach Town	17	2	0	0	19	4	0	0	0	4	2	0	0	0	2	19	2	0	0	21
Nanaimo RDA G	32	0	0	0	32	4	0	0	0	4	5	0	0	0	5	31	0	0	0	31
Parksville-Qualicum	78	20	0	0	98	21	0	0	0	21	15	4	0	0	19	84	16	0	0	100
Nanaimo City	153	14	12	0	179	35	0	0	0	35	38	4	4	0	46	150	10	8	0	168
Nanaimo RDA A	25	0	0	0	25	2	0	0	0	2	6	0	0	0	6	21	0	0	0	21
Nanaimo RDA B	34	0	0	0	34	2	0	0	0	2	5	0	0	0	5	31	0	0	0	31
Nanaimo RDA D	20	0	0	0	20	4	0	0	0	4	1	0	0	0	1	23	0	0	0	23
Nanaimo RDA E	39	0	7	0	46	9	0	0	0	9	7	0	0	0	7	41	0	7	0	48
Nanaimo CA	271	14	19	0	304	52	0	0	0	52	57	4	4	0	65	266	10	15	0	291
North Cowichan	63	10	0	0	73	18	0	0	0	18	8	2	0	0	10	73	8	0	0	81
Duncan City	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Cowich. Valley RDA D	7	0	0	0	7	4	0	0	0	4	0	0	0	0	0	11	0	0	0	11
Cowich. Valley RDA E	5	0	0	0	5	2	0	0	0	2	0	0	0	0	0	7	0	0	0	7
Duncan CA	76	10	0	0	86	24	0	0	0	24	8	2	0	0	10	92	8	0	0	100
TOTAL	586	88	36	24	734	134	6	8	0	148	122	14	4	0	140	598	80	40	24	742

Preliminary

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NANAIMO CA

Inventory and Absorptions by Municipality

AUGUST 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	15	0	2	3	20	17	37	Nanaimo	0	0	6	0	6	43	49
Nanaimo A,B,D,E	7	0	0	0	7	3	10	Nanaimo A,B,D,E	0	0	0	0	0	18	18
TOTAL	22	0	2	3	27	20	47	TOTAL	0	0	6	0	6	61	67
Y.T.D. AVG. 2003	36	0	4	2	42	24	66	Y.T.D. TOTAL 2003	27	21	32	0	80	324	404
Y.T.D. AVG. 2002	74	0	3	0	77	20	97	Y.T.D. TOTAL 2002	12	0	4	0	16	221	237

COURTENAY CA

Inventory and Absorptions by Municipality

AUGUST 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	0	0	0	3	3	Comox Town	0	0	0	0	0	11	11
Courtenay	0	0	0	0	0	10	10	Courtenay	1	4	1	0	6	20	26
Cumberland	0	0	0	0	0	0	0	Cumberland	0	0	0	0	0	0	0
Comox Strath A,B	0	0	2	0	2	1	3	Comox Strath A,B	0	0	0	0	0	6	6
Indian Res.	0	0	0	0	0	0	0	Indian Res.	0	0	0	0	0	0	0
TOTAL	0	0	2	0	2	14	16	TOTAL	1	4	1	0	6	37	43
Y.T.D. AVG. 2003	7	5	3	0	15	27	42	Y.T.D. TOTAL 2003	12	43	6	0	61	202	263
Y.T.D. AVG. 2002	0	0	5	0	5	14	19	Y.T.D. TOTAL 2002	0	0	15	0	15	154	169

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 AUGUST 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	75	521	596	73	8.2	1.2	Balanced.
Row Condo	18	182	200	10	20.0	10.0	Oversupplied.
Apt Condo	20	477	497	19	26.2	12.2	Oversupplied.

NANAIMO CA

need to know

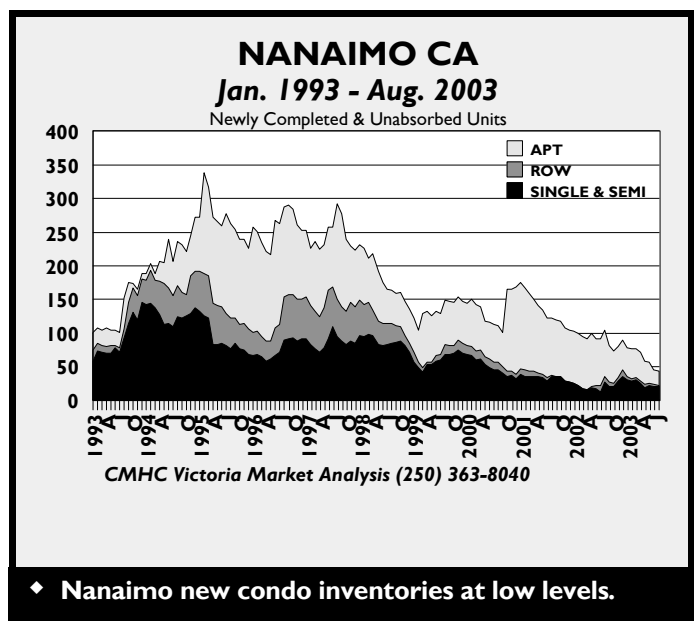
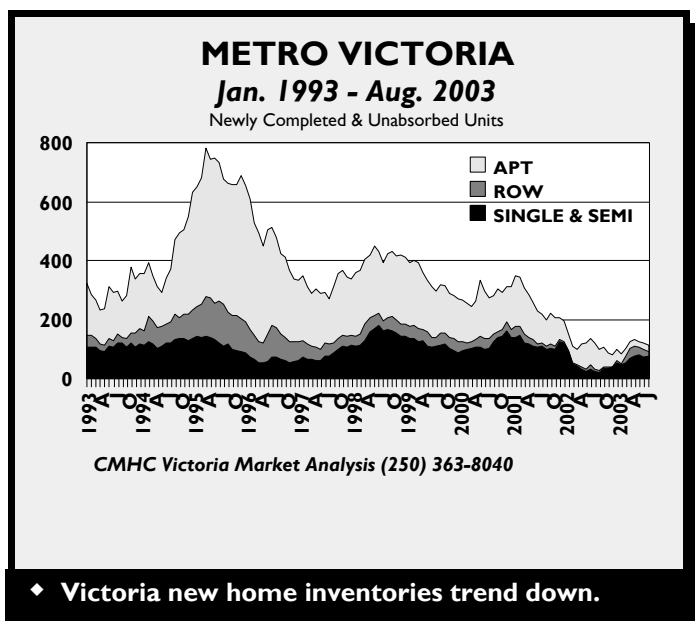
	Completed & Unoccupied ¹	Under Construction	Total Supply	Monthly Absorption Forecast ²	Duration of Supply (Months)	Surplus/Shortfall ³ (Months)	Market Classification ⁴
Single & Semi	20	266	286	36	7.9	0.9	Balanced.
Row Condo	2	15	17	2	8.5	-2.5	Balanced, moving to undersupply.
Apt Condo	22	0	22	1	22.0	9.0	Oversupplied.

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 1993 to AUGUST 2003

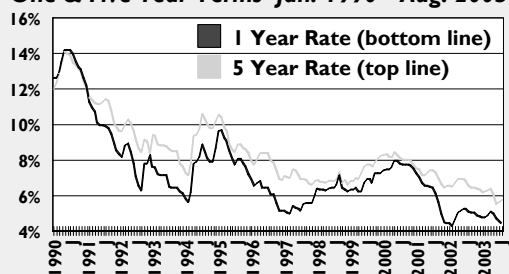


Preliminary
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KEY ECONOMIC INDICATORS

MORTGAGE RATES

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

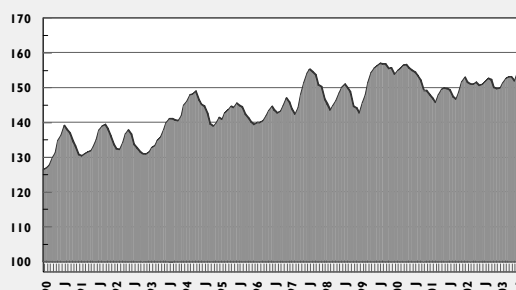


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue low.

METRO VICTORIA

Employed Labour Force Jan. 1990 - Aug. 2003

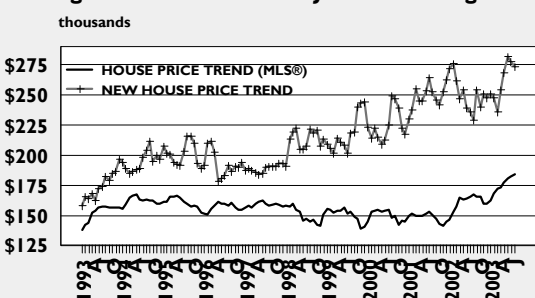


Statistics Canada, Labour Force Survey

◆ Victoria sees more new jobs in 2003.

NANAIMO

Average House Price Trend Jan. 1993 - Aug. 2003

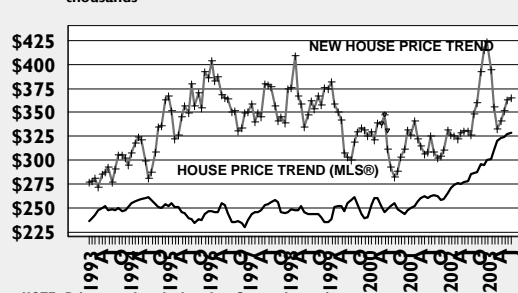


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house prices reach new highs.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Aug. 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	August 2003				YEAR TO DATE 2003			
	Sales Aug. 2003	% Change Aug. 2002	Avg Price Aug. 2003	% Change Aug. 2002	Sales Y.T.D.	% Chg. Y.T.D. 02-03	Avg Price Y.T.D.	% Chg. Y.T.D. 02-03
Metro Victoria	381	-4%	\$343,231	21%	3,202	-3%	\$318,104	15%
Nanaimo	149	39%	\$185,080	10%	1,085	19%	\$177,069	10%
Duncan-Cowichan Valley	76	6%	\$182,036	8%	609	3%	\$180,108	10%
Port Alberni*	30	7%	\$104,683	23%	179	0%	\$105,486	6%
Parksville-Qualicum Beach	88	83%	\$212,441	8%	531	3%	\$208,226	10%
Comox Valley	79	34%	\$160,014	2%	635	12%	\$168,443	7%
Campbell River	35	35%	\$149,758	-7%	296	4%	\$150,712	3%

* 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.

