

H

OUSING NOW

Victoria/Vancouver Island

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Homebuilding Picks Up Pace

Victoria homebuilding climbs in February

- ◆ Metro Victoria saw **more new condos and houses** get underway in February, improving on January's lacklustre pace.
- ◆ The number of apartment condos under construction grew this month as 37 units began construction and no units completed. However, **inventories of newly completed units drew down** as sales continued steady. New condo market conditions remain oversupplied as several new projects are poised to break ground soon.
- ◆ **New townhouse condo inventories edged down in February.** Demand for both midrange family-oriented and luxury townhouses continued strong, and supply/demand factors kept the market balanced.
- ◆ **Avg. new house prices remained above \$480,000** in February as higher construction costs kept upward pressure on prices.

Nanaimo homebuilding improves on January levels

- ◆ Nanaimo homebuilding is **on track with 2004 levels** in the first two months of 2005. An uptrend is anticipated by mid year as projects now preselling will break ground in the coming months.
- ◆ **Demand** for Nanaimo's new houses, condo apartments and townhouses **outpaced February's supply.**

Parksville-Qualicum sees strong Feb. homebuilding

- ◆ A new Qualicum condo project boosted **Parksville-Qualicum** new home starts ahead of **Courtenay-Comox** and **Duncan** in February. These three markets saw **2005 homebuilding double 2004's pace** in the first two months of the year.
- ◆ **Demand for Vancouver Island homes** remains strong, and low inventories of newly completed homes means builders will be active in 2005.

Stronger migration to BC drives housing demand

- ◆ In the first three quarters of 2004, B.C. posted a **net gain of 5,800 people** moving from other provinces. These migrants, together with a steady flow of migrants from other countries, contribute to rising housing demand.
- ◆ In addition, growth in the number of Canadians **buying a second home** in B.C. is pushing demand to new levels.

FEBRUARY 2005

IN THIS ISSUE

Monthly Highlights..... 1

STATISTICAL TABLES:

Metropolitan Victoria

Starts/Completions/Under Construction.. 2
Inventory & Absorptions by Municipality.. 3

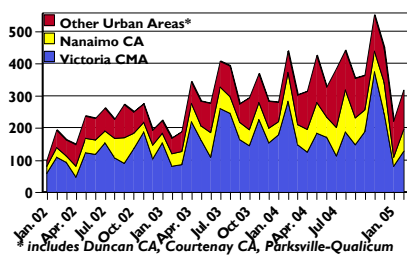
Vancouver Island

New House Prices & Starts/ Completions.. 4
Starts/Completions/Under Construction.. 5
Inventory & Absorptions by Municipality.. 6
CMHC Market Watch 7
New Housing Inventory 7
Market Indicator Trends & MLS® Sales... 8

CMHC Victoria Noticeboard

- ◆ **Quality of Life Challenge** - check out www.qolchallenge.ca for information on housing and other indicators of quality of life in the Capital Region.
- ◆ **CMHC tracks homebuilding** -next release Apr. 8 (250) 363-8045, prrill@cmhc.ca
- ◆ **CMHC surveys seniors' housing in B.C.** - call CMHC Victoria (250) 363-8040 to learn more about upcoming reports.
- ◆ **April is New Homes Month**-contact your local CHBA office for more info; (250) 383-5044 www.chbavictoria.com

Vancouver Island Homebuilding
Jan. 2002 - Feb. 2005



◆ Homebuilding on rise in February.

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Canada 


HOME TO CANADIANS

METROPOLITAN VICTORIA

Starts/Completions/Under Construction

February 2005

	STARTS					COMPLETIONS					UNDER CONSTRUCTION								
	Single	Semi	Row Condo	Row Rental	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Rental	TOTAL	Single	Semi	Row Condo	Row Rental	Apt Rental	TOTAL	
Victoria City	1	3	4	0	0	8	5	2	0	0	0	7	17	23	14	0	548	0	602
Oak Bay	1	0	0	0	0	1	3	0	0	0	0	3	14	0	0	4	0	0	18
Esquimalt	1	2	0	0	0	3	4	0	0	0	0	4	12	4	4	0	218	0	238
Saanich	16	0	0	0	21	37	12	2	0	0	0	14	172	2	10	0	111	0	295
C. Saanich	1	0	0	0	0	1	4	0	0	0	0	4	13	0	0	0	42	0	55
N. Saanich	5	0	0	0	0	5	2	0	0	0	0	2	34	0	0	0	0	0	34
Sidney	0	0	0	0	16	16	7	2	0	0	0	9	16	3	12	0	69	0	100
View Royal	1	0	0	0	0	1	6	0	3	0	0	9	53	4	15	0	0	0	72
RDA H	4	0	0	0	0	4	3	0	0	0	0	3	33	0	0	0	0	0	33
Highlands	1	0	0	0	0	1	4	0	0	0	0	4	16	0	0	0	0	0	16
Langford	13	0	0	0	0	13	20	8	0	0	0	28	116	12	0	0	63	0	191
Colwood	11	0	10	0	0	21	5	2	0	0	0	7	39	2	45	0	58	0	144
Metchosin	1	0	0	0	0	1	0	0	0	0	0	0	10	0	0	0	0	0	10
Sooke	14	0	0	0	0	14	10	0	0	0	0	10	45	2	16	0	0	0	63
Indian Res.	2	0	0	0	0	2	8	0	0	0	0	8	10	0	0	0	0	0	10
MONTH TOTAL	72	5	14	0	37	128	93	16	3	0	0	112	600	52	116	4	1109	0	1881
YEAR-TO-DATE	130	11	24	0	46	211	153	27	23	0	78	281	---	---	---	---	---	---	---

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

METROPOLITAN VICTORIA

Inventory and Absorptions by Municipality

February 2005 AND YEAR-TO-DATE 2004 & 2005

	INVENTORY OF NEW HOMES						ABSORPTION OF NEW HOMES						Grand Total
	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	Apt Condo	Apt Rental	Row Condo	Row Rental	Multi. Total	Single & Semi	
Victoria City	13	0	9	0	22	9	6	0	0	6	0	5	11
Oak Bay	0	0	0	0	0	0	0	0	0	0	0	3	3
Esquimalt	0	0	1	0	1	1	0	0	0	0	0	3	3
Saanich	0	0	10	0	10	14	0	0	3	3	16	19	19
C. Saanich	0	0	0	0	0	0	0	0	0	0	4	4	4
N. Saanich	0	0	0	0	0	1	0	0	0	0	2	2	2
Sidney	4	0	0	0	4	4	1	0	0	1	6	7	7
View Royal	0	0	0	0	0	4	0	0	3	3	7	10	10
RDA H	0	0	0	0	0	1	0	0	0	0	3	3	3
Highlands	0	0	0	0	0	1	0	0	0	0	3	3	3
Langford	6	0	0	0	6	20	7	0	0	7	25	32	32
Colwood	0	0	0	0	0	7	0	0	0	0	5	5	5
Metchosin	0	0	0	0	0	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	4	0	0	0	0	9	9	9
Indian Res.	0	0	0	0	0	2	0	0	0	0	8	8	8
MONTH TOTAL	23	0	20	0	43	68	14	0	6	20	99	119	119
Y.T.D. AVG. 2005	30	0	22	0	52	63	70	1	26	97	175	272	272
Y.T.D. AVG. 2004	28	1	21	0	50	62	24	9	51	84	196	280	280

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		
	2004	2005	2004	2005	% Chg	2004	2005	% Chg
January	80	63	\$378,880	\$482,247	27.3	\$359,900	\$450,000	25.0
February	97	72	453,973	480,086	5.8	385,900	433,450	12.3
March	67		372,211			359,900		
April	71		481,230			412,900		
May	90		458,695			416,200		
June	58		466,053			399,450		
July	78		408,943			359,450		
August	89		463,498			432,500		
September	80		428,044			417,400		
October	78		407,190			399,900		
November	53		438,053			394,000		
December	79		431,206			409,999		

NANAIMO CA *

ABSORBED NEW HOUSE PRICES

	NO. OF UNITS		AVERAGE PRICE			MEDIAN PRICE		
	2004	2005	2004	2005	% Chg	2004	2005	% Chg
January	32	33	\$299,394	\$330,330	10.3	\$282,700	\$316,900	12.1
February	42	35	335,772	353,569	5.3	336,200	349,900	4.1
March	48		319,056			289,400		
April	34		278,894			258,700		
May	59		326,051			290,349		
June	28		352,906			324,400		
July	49		334,250			304,800		
August	48		315,626			285,250		
September	78		366,475			337,950		
October	51		364,776			328,000		
November	57		317,961			318,900		
December	60		328,845			309,900		

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005

VANCOUVER ISLAND

STARTS/COMPLETIONS SUMMARY 2004 & 2005 Year-to-Date

	STARTS					STARTS					COMPLETIONS					COMPLETIONS				
	Jan.-Feb. 2005					Jan.-Feb. 2004 **					Jan.-Feb. 2005					Jan.-Feb. 2004**				
	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL	Single	Semi	Row	Apt	TOTAL
Campbell River *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Courtenay	57	6	4	59	126	42	12	8	0	62	64	2	3	0	69	50	8	0	0	58
Parksville/Qualicum	38	2	3	29	72	37	10	0	0	47	38	16	3	0	57	34	4	0	0	38
Nanaimo **	87	8	0	0	95	63	20	6	0	89	82	8	3	0	93	64	5	0	0	69
Duncan	15	12	7	0	34	13	4	0	0	17	23	2	0	7	32	32	0	0	0	32
Port Alberni *	0	0	0	0	0	0	0	0	0	0	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Victoria	130	11	24	46	211	131	23	9	300	463	153	27	23	78	281	193	11	51	37	292
Total	327	39	38	134	538	286	69	23	300	678	360	55	32	85	532	373	28	51	37	489

* updated quarterly

** Nanaimo 2004 figures are shown for revised 2005 census agglomeration boundary definitions, for comparison purposes on the above table only

Preliminary

Page 4

VANCOUVER ISLAND

Starts/Completions/Under Construction

February 2005

	UNDER CONSTR: JAN. 2005						STARTS						COMPLETIONS						UNDER CONSTR: FEB. 2005						
	Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		Single	Semi	Row	Apt	Total		
Comox Town	43	6	15	24	88	7	0	0	0	7	7	0	0	0	7	43	6	15	24	88	78	24	12	129	243
Courtenay City	79	18	12	129	238	24	6	0	0	30	25	0	0	0	25	78	24	12	129	243	4	0	0	0	4
Cumberland	4	0	0	0	4	1	0	0	0	1	1	0	0	0	1	4	0	0	0	4	34	0	0	0	34
Comox Strath RDA A	34	0	0	0	34	0	0	0	0	0	2	0	0	0	2	32	0	0	0	32	49	4	0	59	112
Comox Strath RDA B	49	4	0	59	112	4	0	0	0	4	5	0	0	0	5	48	4	0	59	111	1	0	0	0	1
Indian Res.	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	210	28	27	212	477
Courtenay CA	210	28	27	212	477	36	6	0	0	42	40	0	0	0	40	206	34	27	212	479	36	44	18	0	98
Parksville City	36	44	18	0	98	16	0	0	0	16	9	4	0	0	13	43	40	18	0	101	22	4	6	9	41
Qualicum Beach Town	22	4	6	9	41	3	0	0	20	23	2	0	3	0	5	23	4	3	29	59	75	36	4	0	115
Nanaimo RDA G	75	36	4	0	115	9	0	0	0	9	15	6	0	0	21	69	30	4	0	103	133	84	28	9	254
Parksville-Qualicum	133	84	28	9	254	28	0	0	20	48	26	10	3	0	39	135	74	25	29	263	172	26	10	117	325
Nanaimo City	172	26	10	117	325	60	6	0	0	66	38	8	0	0	46	194	24	10	117	345	22	0	0	0	22
Nanaimo RDA A	22	0	0	0	22	0	0	0	0	0	4	0	0	0	4	18	0	0	0	18	1	0	0	0	1
Nanaimo RDA C	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	17	0	0	0	17
Nanaimo RDA D	17	0	0	0	17	1	0	0	0	1	6	0	0	0	6	12	0	0	0	12	212	26	10	117	365
Nanaimo CA *	212	26	10	117	365	61	6	0	0	67	48	8	0	0	56	225	24	10	117	376	53	16	0	7	76
North Cowichan	53	16	0	7	76	8	12	7	0	27	8	2	0	7	17	53	26	7	0	86	1	0	0	0	1
Duncan City	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	27	0	0	0	27
Cowich. Valley RDA D	27	0	0	0	27	4	0	0	0	4	1	0	0	0	1	30	0	0	0	30	7	0	0	0	7
Cowich. Valley RDA E	7	0	0	0	7	1	0	0	0	1	1	0	0	0	1	7	0	0	0	7	88	16	0	7	111
Duncan CA	88	16	0	7	111	13	12	7	0	32	10	2	0	7	19	91	26	7	0	124	643	154	65	345	1207
TOTAL	643	154	65	345	1207	138	24	7	20	189	124	20	3	7	154	657	158	69	358	1242					

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005

Preliminary
Page 5

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NANAIMO CA

Inventory and Absorptions by Municipality

FEBRUARY 2005 AND YEAR-TO-DATE 2004 & 2005

	INVENTORY OF NEW HOMES					ABSORPTION OF NEW HOMES				
	Apt Condo	Row Condo	Row Rental	Multi. Total	Single & Semi Total	Apt Condo	Row Condo	Row Rental	Multi. Total	Single & Semi Total
Nanaimo City	1	0	0	1	31	0	0	0	0	34
Nanaimo A,C,D	0	0	0	0	0	0	0	0	0	10
MONTH TOTAL	1	0	0	1	31	0	0	0	0	44
Y.T.D. AVG. 2005	1	0	0	1	25	0	0	0	3	81
Y.T.D. AVG. 2004	5	0	0	5	20	1	0	7	8	86

* Nanaimo CA boundaries revised as per Statistics Canada Definitions effective January 2005

COURTENAY CA

Inventory and Absorptions by Municipality

FEBRUARY 2005 AND YEAR-TO-DATE 2004 & 2005

	INVENTORY OF NEW HOMES					ABSORPTION OF NEW HOMES				
	Apt Condo	Row Condo	Row Rental	Multi. Total	Single & Semi Total	Apt Condo	Row Condo	Row Rental	Multi. Total	Single & Semi Total
Comox Town	1	0	0	1	12	0	0	0	0	3
Courtenay	0	0	0	0	18	0	2	0	2	20
Cumberland	0	0	0	0	1	0	0	0	0	0
Comox Strath A,B	0	0	0	0	0	0	0	0	0	8
Indian Res.	0	0	0	0	0	0	0	0	0	0
MONTH TOTAL	1	0	0	1	31	0	2	0	2	31
Y.T.D. AVG. 2005	1	0	0	2	18	0	5	0	5	52
Y.T.D. AVG. 2004	0	6	0	6	13	0	5	0	5	59

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

CMHC Market Watch

VICTORIA AND NANAIMO New Ownership Construction FEBRUARY 2005

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	68	622	690	95	7.3	0.3	Balanced.
Row Condo	20	116	136	14	9.7	-0.3	Balanced.
Apt Condo	23	1109	1132	65	17.4	3.4	Oversupplied.

need to know

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	31	222	253	45	5.6	-1.4	Balanced.
Row Condo	0	10	10	2	5.0	-6.0	Undersupplied.
Apt Condo	1	117	118	12	9.8	-3.2	Undersupplied.

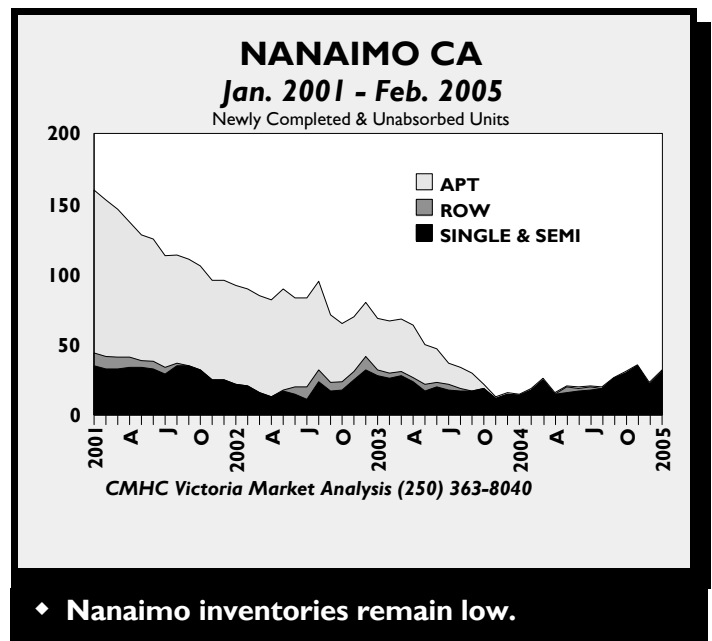
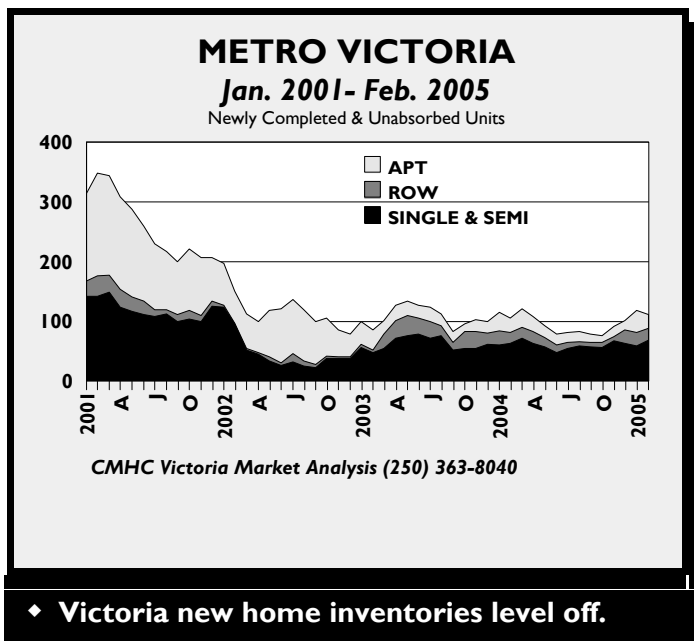
need to know

¹⁻⁴ Refer to CMHC Definitions insert.

VICTORIA AND NANAIMO

New Housing Inventory

JANUARY 2001 to FEBRUARY 2005

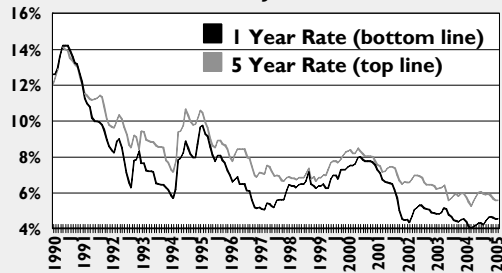


Preliminary
Page 7

KEY ECONOMIC INDICATORS

MORTGAGE RATES

One & Five Year Terms Jan. 1990 - Feb. 2005

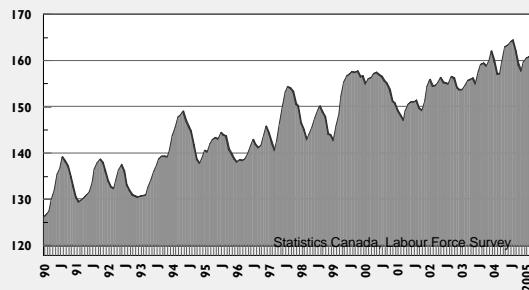


CMHC Market Analysis (250) 363-8040

◆ Mortgage rates continue hold steady.

METRO VICTORIA

Employed Labour Force Jan. 1990 - Feb. 2005

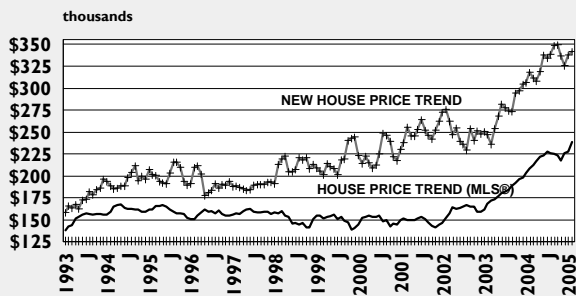


CMHC Market Analysis (250) 363-8040

◆ Employment growth slow but steady in 2005.

NANAIMO

Average House Price Trend Jan. 1993 - Feb. 2005

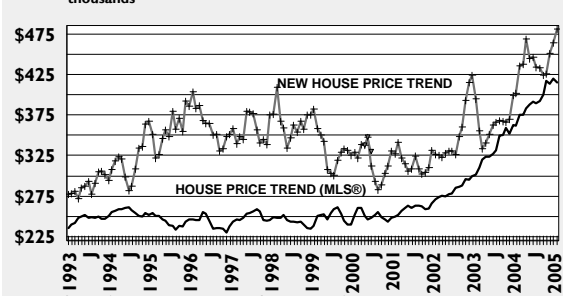


NOTE: Price trends calculated as 3 month moving average.
CMHC Market Analysis (250) 363-8040 DATA: Vancouver Island Real Estate Board, CMHC

◆ Nanaimo house price trends edge up.

METRO VICTORIA

Average House Price Trend Jan. 1993 - Feb. 2005



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

◆ Victoria new house price trend climbing.

Vancouver Island Housing Markets

MLS® SALES SINGLE-FAMILY DETACHED	February 2005				January-February 2005			
	Sales Feb. 2005	% Change Feb. 2004	Avg Price Feb. 2005	% Change Feb. 2004	Sales Y.T.D.	% Chg. Y.T.D. 04-05	Avg Price Y.T.D.	% Chg. Y.T.D. 04-05
Metro Victoria	315	-5%	\$433,939	15%	538	-6%	\$418,445	15%
Nanaimo	128	2%	\$235,903	13%	205	0%	\$237,769	16%
Duncan-Cowichan Valley	65	7%	\$240,865	22%	94	-21%	\$245,078	24%
Port Alberni*	24	4%	\$127,020	18%	39	3%	\$120,678	3%
Parksville-Qualicum Beach	63	-13%	\$267,964	21%	87	-21%	\$269,520	20%
Comox Valley	74	-1%	\$244,471	25%	107	-14%	\$237,502	21%
Campbell River	33	-28%	\$197,697	22%	56	-8%	\$191,445	15%

* 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**.

