

HOUSING NOW

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Strong economic fundamentals have kept housing markets in Greater Vancouver robust during the first nine months of 2005. New home construction has slipped compared to the same period last year, but not from want of demand. Sales in the existing home market reached a record level for the first three quarters of the year.

The market fundamentals driving housing demand include: continuing low mortgage rates, improving labour market conditions, and an influx of migrants to the province.

Employment growth of 2.3 per cent in Greater Vancouver during the first three quarters of 2005 will continue to drive demand for housing going forward. On average, an additional 25,300 people were employed compared to the same period last year. The unemployment rate

dropped to 6.4 per cent in the first nine month of the year, compared to 7.1 per cent for the same period last year.

Job growth over the past year has drawn migrants to BC from other provinces. During the second quarter of 2005, BC saw a net gain of 2,665 people moving to BC from other provinces, plus 10,277 coming from other countries. Vancouver is the destination of more than 70 per cent of migrants coming to the province.

New Home Construction

Year-to-date, housing starts in the Vancouver CMA were down 8 per cent to 13,933 units compared to the same period last year. Single detached starts declined 16 per cent to 3,711 units, while multiple unit starts dipped 5 per cent 10,222 units. New construction activity has been

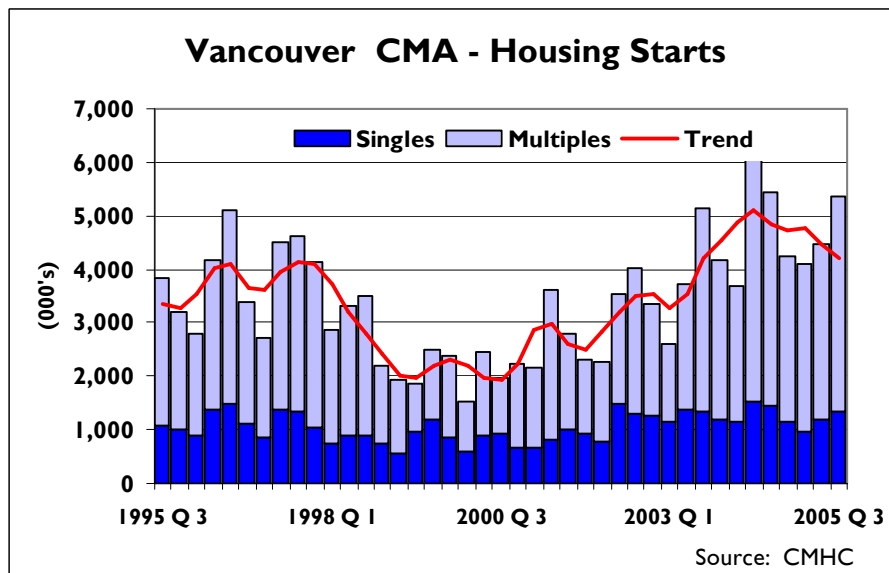
September 2005

IN THIS ISSUE

QUARTERLY HIGHLIGHTS . . . 1-2

STATISTICAL TABLES:

Single Detached Market.	3
Semi-Detached Market.	4
Row Condominium Market.	5
Low-Rise Apt. Condo Market.	6
High-Rise Apt. Condo Market.	7
Total: All Dwelling Types.	8
Resale Market Indicators.	9
HOUSING ACTIVITY SUMMARY.	10
Resale Market Indicators by Municipality.	10



constrained primarily by supply-side factors rather than any lack of demand. Home builders' capacity is being limited by land supply and prices, the availability and cost of labour, the cost of materials, as well

For further information contact:

Robyn Adamache
Market Analyst
Tel: (604) 737-4008
e-mail: radamach@cmhc.ca

as bottlenecks in the approval process in some municipalities.

Year-to-date, the row condominium market was the only dwelling type to record an increase in starts for the first nine months of the year. Row condo starts were up 11 per cent to 2,607 units, compared to the same period last year. Semi-detached starts dipped 24 per cent, to 572 units, while apartment condo starts were down 5 per cent to 6,533 units.

At the end of September, there were a record 20,323 units under construction across the Vancouver CMA. An average of 18,808 housing units were under construction during the first nine months of 2005, the highest number ever recorded for the first three quarters of the year. However, the constraints on builder production mentioned above, along with low inventory levels and a relatively high level of pre-sales, make oversupply in the Vancouver CMA market unlikely.

New home inventories remain near historic low levels. At the end of June, the inventory of complete and unoccupied units was just 761 units. This is well below the 15-year monthly average of over 3,000 units. Apartment condo inventories have been particularly lean, with just 44 vacant units across the CMA.

Year-to-date, the average price of a new single family home increased 12 per cent to \$623,782, compared to the same period last year. New townhouse prices increased 5 per cent to \$309,094, while new apartment prices were up 3 per cent, to \$316,064.

Resale Market

The Greater Vancouver resale market is poised for another record year. Year-to-date, MLS sales (detached, attached & apartment) in Greater Vancouver jumped 10 per cent over the same period last year, reaching 32,417 units. Total sales for the first three quarters of 2005 hit the highest level ever recorded for this period. Sales of single detached units increased 13 per cent, while townhouse sales climbed 16 per cent. Apartment condo sales were up 6 per cent to 13,599 units.

Seasonally adjusted sales were off from last quarter's record level by less than 1 per cent, with 11,419 units changing hands. Seasonally adjusted new listings rose to their peak of 15,897 in the second quarter of 2004, and are once again approaching this level, with 14,065 recorded in the third quarter of 2005.

Sellers' market conditions continue to prevail across the Greater Vancouver region. Average resale prices increased for all product types in the third quarter of 2005 compared to the same period last year. Single

CMHC Noticeboard

♦ **2005 CMHC Housing Outlook Conference - November 2, 2005**
Gain competitive intelligence on market trends from the housing experts.

♦ **October 2005 Housing Starts:** Local, Provincial, and National news releases scheduled for November 8, 2005.

♦ **Recently Released - Seniors' Housing Market Survey Report**
Provides a snapshot of this growing market including rents and vacancies for both independent living residences and care facilities in BC centres with 10,000+ population.

♦ **To subscribe to CMHC Housing Market Reports:**

Lisa Preston
Administrator, Products and Services.
Tel: (604) 737-4088
Fax: (604) 737-4021
E-mail: lpreston@cmhc.ca

detached prices were up 10 per cent to \$576,495; townhouse prices expanded 14 per cent to \$353,647; and apartment condo prices jumped 15 per cent to \$288,212.

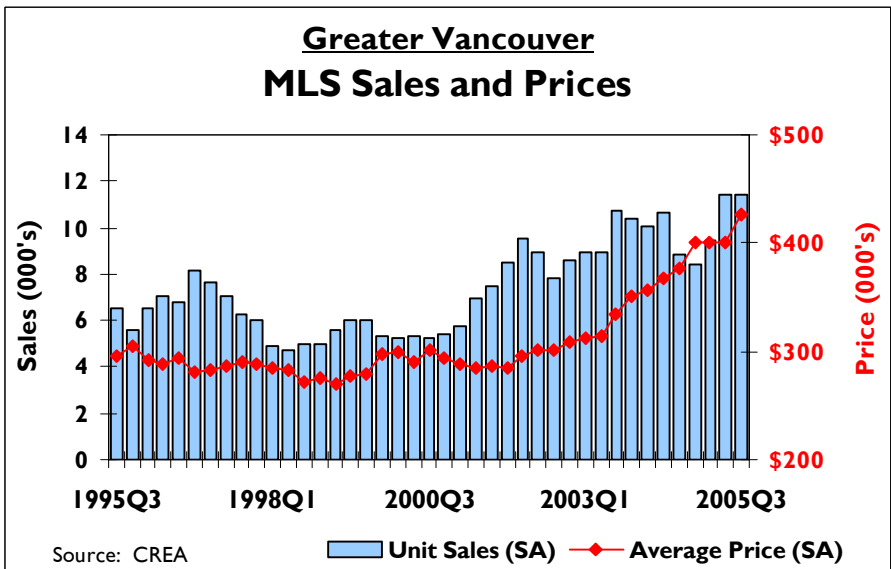


Table 1: Single Detached Market

September 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	7	23	3	20	3	20	28	23	0	0	\$940,000	\$946,333
BELCARRA	0	3	0	2	0	2	2	3	0	0	-	-
BOWEN ISLAND	3	35	6	38	6	45	46	60	0	0	\$694,500	\$663,000
Burnaby - North	5	62	6	49	4	52	68	65	10	12	-	-
Burnaby - Loughheed Mall	0	2	0	2	0	1	1	3	1	1	-	-
Burnaby - South & East	4	27	2	14	2	20	31	30	2	2	-	-
Burnaby - Central Park	4	15	1	17	1	17	28	11	1	1	-	-
Burnaby - Remainder	2	76	9	77	6	79	94	67	16	19	-	-
BURNABY TOTAL	15	182	18	159	13	174	222	176	30	35	\$588,000	\$592,608
COQUITLAM	4	80	1	59	1	53	78	70	6	6	-	-
Delta - Tsawwassen	3	16	2	23	6	22	29	17	5	1	-	-
Delta - Ladner	2	40	1	29	1	37	50	32	2	2	-	-
Delta - North	3	28	5	32	5	29	38	20	3	3	-	-
DELTA TOTAL	8	84	8	84	12	88	117	69	10	6	\$680,000	\$658,067
LANGLEY CITY	0	0	0	0	0	0	1	1	0	0	-	-
LANGLEY DISTRICT	104	463	49	353	40	346	508	380	27	36	\$449,000	\$438,995
LION'S BAY	0	0	0	1	0	1	1	1	0	0	-	-
MAPLE RIDGE	24	263	35	247	34	257	367	211	19	20	\$407,450	\$414,324
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	2	16	0	20	0	19	42	26	3	3	-	-
NORTH VANCOUVER City	4	18	0	10	0	10	11	21	0	0	-	-
NORTH VANCOUVER DM	13	61	1	44	2	52	70	71	5	4	-	-
PITT MEADOWS	6	64	8	73	12	71	100	35	17	13	\$442,500	\$434,983
PORT COQUITLAM	6	42	6	46	7	47	51	25	2	1	\$435,000	\$429,014
PORT MOODY	10	103	18	68	18	65	89	65	4	4	\$545,000	\$532,095
RICHMOND	33	281	15	308	11	341	416	241	26	30	\$550,000	\$582,445
Surrey - South	17	158	27	220	25	246	338	176	22	24	-	-
Surrey - Cloverdale	70	505	58	322	70	329	417	352	50	38	-	-
Surrey - North	106	679	99	721	91	772	1,042	517	106	114	-	-
Surrey - Guildford	1	10	1	9	2	10	16	8	1	0	-	-
Surrey - Whalley	14	73	7	98	10	111	143	56	7	4	-	-
SURREY TOTAL	208	1,425	192	1,370	198	1,468	1,956	1,109	186	180	\$489,450	\$542,674
U.E.L.	2	3	1	1	0	1	3	5	0	1	-	-
Van - West End (1)	0	0	0	1	0	1	1	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Kitsilano (3)	1	8	1	4	1	4	8	9	0	0	-	-
Van - False Creek (4)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Granville/Oak (5)	0	3	0	4	0	3	5	3	1	1	-	-
Van - Kerrisdale (6)	6	34	4	28	4	29	35	38	2	2	-	-
Van - Marpole (7)	5	30	1	22	0	18	26	37	9	10	-	-
Van - Eastside (8)	39	262	33	382	38	412	506	189	47	42	-	-
Van - Mt. Pleasant (9)	0	1	0	0	0	0	0	0	0	0	-	-
Van - Strath/Grand (10)	1	5	0	1	0	1	1	8	0	0	-	-
Van - Westside (11)	13	88	5	43	1	39	72	151	7	11	-	-
VANCOUVER TOTAL	65	431	44	485	44	507	654	437	66	66	\$700,000	\$793,218
WEST VANCOUVER	8	94	8	104	10	103	125	153	21	19	\$2,197,500	\$2,496,500
WHITE ROCK	10	40	6	42	5	45	60	31	2	3	\$689,000	\$729,200
VANCOUVER CMA TOTAL	532	3,711	419	3,535	416	3,716	4,947	3,213	424	427	\$499,900	\$605,935

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

Table 2: Semi-Detached Market

September 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	6	0	0	0	6	6	6	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	2	10	4	24	2	27	31	4	0	2	-	-
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	2	18	2	10	0	26	32	18	1	3	-	-
Burnaby - Central Park	0	14	2	8	0	14	17	14	4	6	-	-
Burnaby - Remainder	16	52	6	68	3	100	109	44	12	15	-	-
BURNABY TOTAL	20	94	14	110	5	167	189	80	17	26	\$498,900	\$484,360
COQUITLAM	0	40	4	42	0	46	55	30	6	7	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	42	0	12	0	10	10	38	2	2	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	42	0	12	0	10	10	38	2	2	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	6	28	2	40	2	33	41	38	10	10	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	0	0	0	2	0	2	6	1	1	1	-	-
NORTH VANCOUVER City	2	28	4	16	3	12	15	16	4	5	-	-
NORTH VANCOUVER DM	0	38	0	24	0	24	24	42	0	0	-	-
PITT MEADOWS	0	10	0	22	0	24	26	2	0	0	-	-
PORT COQUITLAM	0	2	0	6	0	4	4	4	4	4	-	-
PORT MOODY	8	24	6	28	6	33	42	36	0	0	\$399,900	\$399,750
RICHMOND	0	70	0	84	1	90	122	56	14	13	-	-
Surrey - South	10	14	8	12	6	8	10	28	2	4	-	-
Surrey - Cloverdale	0	4	0	40	0	40	58	4	0	0	-	-
Surrey - North	4	32	4	66	6	92	132	38	3	1	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	-	-
SURREY TOTAL	14	50	12	118	12	140	200	70	5	5	\$444,900	\$417,400
U.E.L.	0	0	12	24	9	23	23	8	0	3	\$1,220,000	\$1,285,000
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Downtown (2)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Kitsilano (3)	0	6	0	2	0	2	2	8	0	0	-	-
Van - False Creek (4)	0	0	0	2	0	2	2	0	0	0	-	-
Van - Granville/Oak (5)	2	4	0	0	0	0	0	6	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	12	0	4	0	2	5	20	2	2	-	-
Van - Eastside (8)	6	38	0	38	1	36	41	28	10	9	-	-
Van - Mt. Pleasant (9)	4	46	8	28	10	28	34	36	6	4	-	-
Van - Strath/Grand (10)	2	10	0	10	0	2	4	10	8	8	-	-
Van - Westside (11)	2	6	2	6	0	4	4	28	0	2	-	-
VANCOUVER TOTAL	16	122	10	90	11	76	92	136	26	25	\$420,000	\$440,000
WEST VANCOUVER	0	18	0	10	0	10	10	44	0	0	-	-
WHITE ROCK	0	0	0	0	0	0	0	0	0	0	-	-
VANCOUVER CMA TOTAL	66	572	64	634	52	700	865	606	89	101	\$450,000	\$583,319

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

Table 3: Row Condominium Market

September 2005	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	
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	
Burnaby - North	0	38	0	41	0	49	58	38	0	0	0	-	
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	
Burnaby - South & East	12	40	0	38	0	38	38	40	0	0	0	-	
Burnaby - Central Park	0	12	0	33	0	18	27	12	15	15	15	-	
Burnaby - Remainder	93	313	0	135	0	97	100	336	38	38	38	-	
BURNABY TOTAL	105	403	0	247	0	202	223	426	53	53	-	-	
COQUITLAM	0	10	0	0	0	10	61	10	0	0	0	-	
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	
LANGLEY CITY	0	0	0	22	0	22	64	18	0	0	0	-	
LANGLEY DISTRICT	36	327	35	278	30	263	432	314	10	15	\$279,900	\$278,267	
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-	
MAPLE RIDGE	0	31	0	13	0	13	13	31	0	0	0	-	
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	
NEW WESTMINSTER	18	105	0	81	0	70	82	122	14	14	14	-	
NORTH VANCOUVER City	0	9	3	20	1	21	24	13	0	2	0	-	
NORTH VANCOUVER DM	0	67	0	20	0	20	20	67	0	0	0	-	
PITT MEADOWS	0	61	0	31	0	31	45	61	0	0	0	-	
PORT COQUITLAM	8	51	0	42	0	37	37	59	5	5	5	-	
PORT MOODY	0	125	16	135	16	135	158	136	5	5	5	-	
RICHMOND	0	290	0	281	2	271	332	233	23	21	21	-	
Surrey - South	6	52	0	128	5	127	164	67	11	6	6	-	
Surrey - Cloverdale	12	363	52	277	48	270	307	302	8	12	12	-	
Surrey - North	36	406	48	395	53	437	545	349	11	6	6	-	
Surrey - Guildford	0	51	0	50	1	49	49	88	2	1	1	-	
Surrey - Whalley	0	35	0	24	3	30	32	35	3	0	0	-	
SURREY TOTAL	54	907	100	874	110	913	1,097	841	35	25	\$257,000	\$262,510	
U.E.L.	0	14	25	96	25	96	100	30	0	0	0	-	
Van - West End (1)	0	0	0	0	0	0	0	0	0	0	0	-	
Van - Downtown (2)	0	35	0	32	0	32	32	71	0	0	0	-	
Van - Kitsilano (3)	0	29	10	10	10	10	10	29	0	0	0	-	
Van - False Creek (4)	0	5	0	24	2	27	27	5	2	0	0	-	
Van - Granville/Oak (5)	0	24	4	7	3	15	32	34	4	5	5	-	
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	
Van - Marpole (7)	0	0	0	0	0	0	0	0	0	0	0	-	
Van - Eastside (8)	0	41	0	8	1	11	13	63	4	3	3	-	
Van - Mt. Pleasant (9)	6	43	0	3	0	4	7	46	0	0	0	-	
Van - Strath/Grand (10)	4	30	0	4	0	4	4	30	0	0	0	-	
Van - Westside (11)	0	0	0	0	0	0	0	86	0	0	0	-	
VANCOUVER TOTAL	10	207	14	88	16	103	125	397	10	8	\$540,250	\$536,250	
WEST VANCOUVER	0	0	0	7	2	6	8	9	3	1	1	-	
WHITE ROCK	0	0	0	0	0	0	1	1	0	0	0	-	
VANCOUVER CMA TOTAL	231	2,607	193	2,235	202	2,214	2,822	2,767	158	149	\$271,900	\$286,406	

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

Table 4: LOW-RISE Apartment Condominium Market

September 2005	STARTS		COMPLETIONS		ABSORPTIONS		U/Const.		INVENTORY		ABSORBED UNITS	
	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Year-To-Date	Current Month	Last 12 Months	Previous Month	Current Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - North	0	0	0	65	0	65	0	65	0	0	0	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - South & East	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	0	-
Burnaby - Remainder	0	0	0	0	0	0	47	0	81	0	0	-
BURNABY TOTAL	0	0	0	65	0	65	112	112	81	0	0	-
COQUITLAM	70	70	98	98	0	98	152	152	113	0	0	-
Delta - Tsawwassen	0	45	0	0	0	0	3	26	97	0	0	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-
DELTA TOTAL	0	45	0	0	0	0	3	26	97	0	0	-
LANGLEY CITY	0	0	0	0	0	0	0	0	59	0	0	-
LANGLEY DISTRICT	0	0	0	0	0	0	0	0	0	0	0	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-
MAPLE RIDGE	0	0	0	87	0	87	0	81	0	6	6	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-
NEW WESTMINSTER	6	11	0	34	0	34	0	32	15	2	2	-
NORTH VANCOUVER City	0	0	0	51	0	51	0	54	60	0	0	-
NORTH VANCOUVER DM	0	0	0	15	0	15	0	15	0	0	0	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-
PORT COQUITLAM	26	166	0	0	0	0	21	29	186	2	2	-
PORT MOODY	0	145	0	172	0	172	0	172	231	0	0	-
RICHMOND	0	421	0	345	0	345	0	345	445	11	11	-
Surrey - South	0	0	0	86	0	86	0	86	43	0	0	-
Surrey - Cloverdale	56	104	0	0	0	0	0	0	160	0	0	-
Surrey - North	0	0	0	0	0	0	0	0	46	0	0	-
Surrey - Guildford	0	123	0	100	0	100	0	100	123	0	0	-
Surrey - Whalley	0	99	0	107	0	107	0	107	99	0	0	-
SURREY TOTAL	56	326	0	293	0	293	0	293	471	0	0	-
U.E.L.	0	232	72	249	72	255	329	329	309	0	0	-
Van - West End (1)	0	0	0	0	0	0	3	4	0	0	0	-
Van - Downtown (2)	0	0	0	0	0	0	0	11	0	0	0	-
Van - Kitsilano (3)	0	4	0	22	2	30	36	14	14	2	0	-
Van - False Creek (4)	0	39	0	0	0	0	0	0	74	0	0	-
Van - Granville/Oak (5)	0	48	0	43	0	43	0	86	40	3	3	-
Van - Kerrisdale (6)	0	0	0	0	0	13	21	0	0	0	0	-
Van - Marpole (7)	23	42	0	0	0	0	0	0	42	0	0	-
Van - Eastside (8)	0	63	0	154	0	152	153	202	202	5	5	-
Van - Mt. Pleasant (9)	0	0	0	42	0	47	49	0	0	0	0	-
Van - Strath/Grand (10)	0	0	18	23	13	24	28	6	6	4	9	-
Van - Westside (11)	0	0	0	58	0	60	61	94	94	0	0	-
VANCOUVER TOTAL	23	196	18	342	15	384	449	472	472	14	17	\$380,967
WEST VANCOUVER	18	62	0	0	0	0	2	62	0	0	0	-
WHITE ROCK	0	0	0	0	0	0	26	26	0	0	0	-
VANCOUVER CMA TOTAL	129	1,674	90	1,777	87	1,844	2,118	2,118	2,601	35	38	\$415,500
VANCOVER CMA TOTAL												\$408,244

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

Table 5: HIGH-RISE Apartment Condominium Market

September 2005	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	Previous Month	Median Prices	Average Prices
ANMORE	0	0	0	0	0	0	0	0	0	0	0	-	-
BELCARRA	0	0	0	0	0	0	0	0	0	0	0	-	-
BOWEN ISLAND	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - North	0	164	0	0	0	0	0	0	405	0	0	-	-
Burnaby - Loughheed Mall	0	0	0	0	0	0	0	0	0	0	0	-	-
Burnaby - South & East	0	178	0	0	0	0	0	0	178	0	0	-	-
Burnaby - Central Park	0	0	0	151	0	151	151	0	0	0	0	-	-
Burnaby - Remainder	225	1,072	0	302	0	306	497	1,784	0	0	0	-	-
BURNABY TOTAL	225	1,414	0	453	0	457	648	2,367	0	0	0	-	-
COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	0	-	-
Delta - North	0	0	0	0	0	0	0	0	0	0	0	-	-
DELTA TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY CITY	0	0	0	0	0	0	0	0	0	0	0	-	-
LANGLEY DISTRICT	0	42	0	0	0	0	0	0	42	0	0	-	-
LION'S BAY	0	0	0	0	0	0	0	0	0	0	0	-	-
MAPLE RIDGE	0	0	0	0	0	0	0	0	0	0	0	-	-
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0	-	-
NEW WESTMINSTER	179	320	0	111	0	111	111	711	0	0	0	-	-
NORTH VANCOUVER City	0	132	0	343	0	340	452	284	3	3	0	-	-
NORTH VANCOUVER DM	0	0	0	85	0	85	85	86	0	0	0	-	-
PITT MEADOWS	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT COQUITLAM	0	0	0	0	0	0	0	0	0	0	0	-	-
PORT MOODY	137	264	0	0	0	0	0	264	0	0	0	-	-
RICHMOND	94	291	0	301	0	300	300	401	3	3	0	-	-
Surrey - South	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Cloverdale	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - North	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	0	-	-
Surrey - Whalley	0	0	0	0	0	0	0	0	0	0	0	-	-
SURREY TOTAL	0	0	0	0	0	0	0	0	0	0	0	-	-
U.E.L.	0	0	0	95	0	95	95	62	0	0	0	-	-
Van - West End (1)	291	420	456	644	456	648	780	958	0	0	0	-	-
Van - Downtown (2)	0	1,530	0	707	0	707	1,113	3,803	0	0	0	-	-
Van - Kitsilano (3)	0	63	49	49	49	49	49	63	0	0	0	-	-
Van - False Creek (4)	0	0	0	173	0	173	173	81	0	0	0	-	-
Van - Granville/Oak (5)	0	117	0	0	0	1	9	243	0	0	0	-	-
Van - Kerrisdale (6)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Marpole (7)	0	0	0	0	0	0	26	0	0	0	0	-	-
Van - Eastside (8)	0	205	0	244	0	244	244	474	0	0	0	-	-
Van - Mt. Pleasant (9)	0	0	0	0	0	0	0	178	0	0	0	-	-
Van - Strath/Grand (10)	0	0	0	0	0	0	0	0	0	0	0	-	-
Van - Westside (11)	0	0	0	92	0	92	92	10	0	0	0	-	-
VANCOUVER TOTAL	291	2,335	505	1,909	505	1,922	2,486	5,810	0	0	0	\$282,000	\$314,570
WEST VANCOUVER	61	61	0	74	0	74	74	61	0	0	0	-	-
WHITE ROCK	0	0	0	82	0	82	82	0	0	0	0	-	-
VANCOUVER CMA TOTAL	987	4,859	505	3,453	508	3,466	4,333	10,088	9	9	6	\$415,500	\$408,244

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

Table 6: TOTAL: All Dwelling Types

September 2005	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	Previous Month
ANMORE	7	29	3	26	3	26	34	29	29	0	0
BELCARRA	0	3	0	2	0	2	2	3	3	0	0
BOWEN ISLAND	3	36	6	39	6	46	47	60	60	0	0
Burnaby - North	7	274	10	179	6	193	222	512	512	10	14
Burnaby - Lougheed Mall	0	2	0	2	0	1	1	3	3	1	1
Burnaby - South & East	18	409	4	62	2	84	101	412	412	3	5
Burnaby - Central Park	4	41	3	209	1	205	223	37	37	20	22
Burnaby - Remainder	336	1,513	15	697	9	697	962	2,312	2,312	66	72
BURNABY TOTAL	365	2,239	32	1,149	18	1,180	1,509	3,276	3,276	100	114
COQUITLAM	24	264	5	261	4	307	490	297	297	18	19
Delta - Tsawwassen	3	61	2	23	6	38	68	114	114	5	1
Delta - Ladner	2	82	1	41	1	47	60	70	70	4	4
Delta - North	3	28	5	32	5	29	38	20	20	3	3
DELTA TOTAL	8	171	8	96	12	114	166	204	204	12	8
LANGLEY CITY	0	0	0	23	0	23	125	78	78	0	0
LANGLEY DISTRICT	146	860	86	671	77	717	1,090	884	884	71	80
LION'S BAY	0	0	0	1	0	1	1	1	1	0	0
MAPLE RIDGE	24	312	35	347	34	351	461	260	260	25	26
METRO INDIAN RESERVES	0	0	0	0	0	0	0	0	0	0	0
NEW WESTMINSTER	205	452	0	248	0	234	273	874	874	20	20
NORTH VANCOUVER City	10	209	9	457	6	454	581	424	424	7	10
NORTH VANCOUVER DM	13	166	1	188	2	196	214	266	266	5	4
PITT MEADOWS	6	135	8	126	12	126	171	98	98	17	13
PORT COQUITLAM	42	273	8	120	7	137	161	299	299	17	18
PORT MOODY	155	661	40	403	40	407	463	732	732	11	11
RICHMOND	127	1,353	15	1,319	14	1,379	1,548	1,376	1,376	80	81
Surrey - South	33	224	35	446	36	467	598	475	475	35	34
Surrey - Cloverdale	138	986	110	657	118	657	800	818	818	58	50
Surrey - North	146	1,117	151	1,193	150	1,314	1,734	950	950	120	121
Surrey - Guildford	1	184	1	159	3	159	165	219	219	3	1
Surrey - Whalley	14	207	7	289	13	248	282	190	190	10	4
SURREY TOTAL	332	2,718	304	2,744	320	2,845	3,579	2,652	2,652	226	210
U.E.L.	2	249	110	465	106	470	575	414	414	0	4
Van - West End (1)	291	420	456	645	456	652	785	1,102	1,102	0	0
Van - Downtown (2)	0	1,566	0	739	0	749	1,197	3,875	3,875	0	0
Van - Kitsilano (3)	1	110	60	93	62	112	147	123	123	2	0
Van - False Creek (4)	0	44	0	199	2	202	202	160	160	2	0
Van - Granville/Oak (5)	2	196	4	97	3	117	175	326	326	8	9
Van - Kerrisdale (6)	6	34	4	28	4	42	56	38	38	2	2
Van - Marpole (7)	28	84	1	26	0	28	57	134	134	11	12
Van - Eastside (8)	49	743	35	862	42	891	1,005	1,189	1,189	68	61
Van - Mt. Pleasant (9)	10	90	8	73	10	79	90	262	262	6	4
Van - Strath/Grand (10)	7	59	18	90	13	31	37	70	70	12	17
Van - Westside (11)	15	96	7	208	2	202	236	371	371	10	15
VANCOUVER TOTAL	409	3,442	593	3,060	594	3,105	3,987	7,650	7,650	121	120
WEST VANCOUVER	103	319	8	195	12	193	219	413	413	24	20
WHITE ROCK	10	42	6	150	8	154	171	33	33	5	3
VANCOUVER CMA TOTAL	1,991	13,933	1,277	12,090	1,275	12,467	15,867	20,323	20,323	759	761

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

Table 7: Greater Vancouver Resale Market Indicators

	Single Detached			Attached			Apartment Condominium					
	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price	Unit Sales (\$)	Active Listings (AL)	S:AL Ratio*	Average Price
1st Quarter 2003	3,768	4,542	27%	\$428,230	1,246	1,054	39%	\$256,159	3,029	3,162	32%	\$207,674
2nd Quarter 2003	4,731	5,169	30%	\$436,308	1,472	1,195	41%	\$268,233	3,728	3,471	36%	\$202,857
3rd Quarter 2003	4,862	4,890	33%	\$451,254	1,724	1,165	49%	\$272,386	4,367	3,050	48%	\$222,887
4th Quarter 2003	3,855	4,055	31%	\$483,159	1,400	1,117	42%	\$285,608	3,977	2,690	49%	\$231,009
2003	17,216	4,664	31%	\$449,252	5,842	1,133	43%	\$271,047	15,101	3,093	41%	\$217,030
1st Quarter 2004	3,804	3,630	34%	\$508,195	1,541	1,051	48%	\$301,197	4,069	2,674	50%	\$240,930
2nd Quarter 2004	4,728	5,211	31%	\$534,890	1,783	1,403	43%	\$308,486	5,040	4,142	41%	\$253,097
3rd Quarter 2004	3,405	6,411	18%	\$529,156	1,276	1,735	25%	\$324,066	3,718	4,748	26%	\$260,736
4th Quarter 2004	2,948	5,494	18%	\$537,088	1,242	1,698	24%	\$326,900	3,201	4,282	25%	\$287,552
2004	14,885	5,186	25%	\$527,192	5,842	1,472	35%	\$313,881	16,028	3,962	35%	\$258,661
1st Quarter 2005	3,560	4,536	26%	\$543,598	1,464	1,500	33%	\$339,862	3,716	3,848	32%	\$268,760
2nd Quarter 2005	5,447	4,844	37%	\$574,758	2,029	1,567	49%	\$351,898	5,435	4,141	44%	\$290,924
3rd Quarter 2005	4,466	4,612	32%	\$611,125	1,852	1,503	41%	\$369,181	4,448	3,391	44%	\$304,951

Source: Real Estate Board of Greater Vancouver (REBGV)

Data based on REBGV boundaries (does not include: Langley, North Delta, Surrey, White Rock)

*Note: Quarterly & Annual S:AL Ratio calculated based on average monthly sales for the quarter or year

Housing activity information for Abbotsford CMA is available separately. To order, please contact:

Lisa Preston
Administrator, Product & Services
Tel: (604) 737-4088
E-mail: lpreston@cmhc.ca

Table 8 HOUSING ACTIVITY SUMMARY - VANCOUVER CMA September 2005

	OWNERSHIP				RENTAL**		GRAND TOTAL
	Single	Semi	Condominium*		Row	APT	
			Row	APT			
STARTS							
September 2005	532	66	231	1,144	0	18	1,991
September 2004	472	122	353	608	0	127	1,682
Year-to-date 2005	3,711	572	2,607	6,670	0	373	13,933
Year-to-date 2004	4,401	754	2,351	7,092	30	571	15,199
UNDER CONSTRUCTION							
September 2005	3,213	606	2,767	12,826	0	911	20,323
September 2004	3,249	654	2,100	11,124	9	972	18,108
COMPLETIONS							
September 2005	419	64	193	601	0	0	1,277
September 2004	536	48	188	119	8	26	925
Year-to-date 2005	3,535	634	2,235	5,388	8	290	12,090
Year-to-date 2004	3,853	552	1,739	3,588	57	685	10,474
COMPLETE & UNOCCUPIED							
September 2005	427	101	149	58	3	23	761
September 2004	420	124	81	99	7	113	844
TOTAL SUPPLY							
September 2005	3,640	707	2,916	12,884	3	934	21,084
September 2004	3,669	778	2,181	11,223	16	1,085	18,952
ABSORPTIONS***							
September 2005	416	52	202	599	0	6	1,275
3 Month Average	418	101	318	226	0	8	1,070
12 Month Average	413	77	245	524	1	43	1,302

* Includes Other ** Includes private and assisted rental properties *** Does not include pre-sales

Source: CMHC

Table 9: Greater Vancouver Resale Market Indicators by Municipality*

	Unit Sales Sept 2004	Unit Sales Sept 2005	% Change	Average Price Sept 2004	Average Price Sept 2005	% Change
Burnaby	349	419	20%	\$304,383	\$363,366	19%
Coquitlam	225	241	7%	\$310,796	\$382,856	23%
Delta / North Delta	116	148	28%	\$335,529	\$409,636	22%
Langley	129	245	90%	\$321,662	\$308,263	-4%
Maple Ridge / Pitt Meadows	139	257	85%	\$287,271	\$311,490	8%
New Westminister	116	138	19%	\$205,910	\$264,900	29%
North Vancouver	198	212	7%	\$437,608	\$507,770	16%
Port Coquitlam	108	135	25%	\$272,718	\$315,892	16%
Port Moody	65	82	26%	\$343,852	\$389,269	13%
Richmond	383	415	8%	\$319,014	\$386,321	21%
Surrey	532	664	25%	\$277,918	\$329,284	18%
Vancouver East	326	427	31%	\$316,816	\$406,336	28%
Vancouver West	649	700	8%	\$499,502	\$613,750	23%
West Vancouver	81	96	19%	\$1,204,680	\$1,384,724	15%
White Rock	122	178	46%	\$425,512	\$471,552	11%
Greater Vancouver	3,538	4,357	23%	\$369,086	\$431,136	17%

Sources: Real Estate Board of Greater Vancouver (REBGV),
Fraser Valley Real Estate Board (FVREB)

*Data includes Single Detached, Attached and Apartment

© 2005 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.