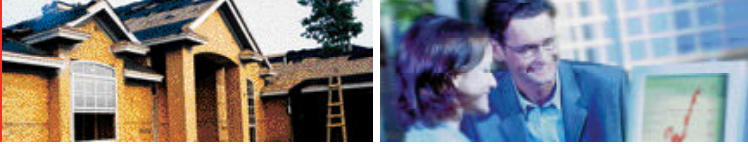


HOUSING NOW

Vancouver



Canada Mortgage and Housing Corporation

Date Released: November 2006

Multis Hold Back Starts in October

Housing starts in the Vancouver CMA totalled 1,256 units in October, down 37 per cent from the same month in 2005 as a decline in multi-family starts weighed heavily on overall activity. Despite experiencing a third consecutive month of year-over-year declines, year-to-date housing starts remained on par with 2005 at 15,993 dwellings.

Multi-family Activity Drops 50 Per Cent

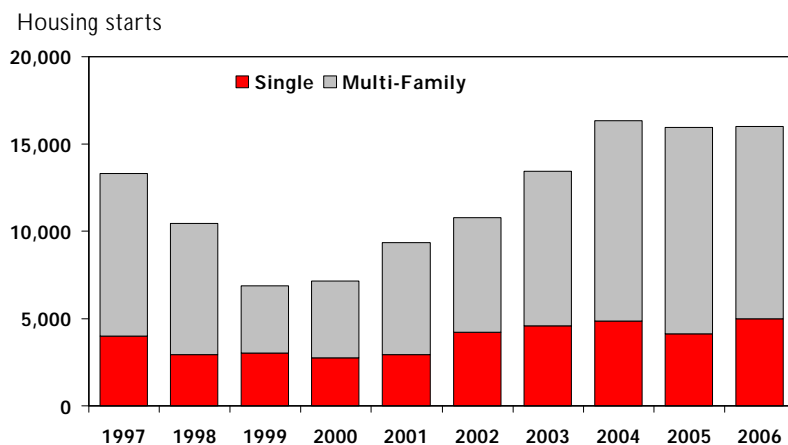
In the multi-family market, which includes semi-detached, row, and apartment structures, October starts fell 50 per cent to 783 units from the same month in 2005. Although dramatic, significant month-to-month fluctuations in multi-family starts are expected given the large number of units that individual projects represent. While the recent drop-off in activity pushed year-to-date multi-

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- 1 Multis Hold Back Starts in October
- 1 Multi-family Activity Drops 50 Per Cent
- 2 Singles Propel Market
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FIGURE 1

Vancouver CMA Year-to-Date Housing Starts



Source: CMHC, YTD October

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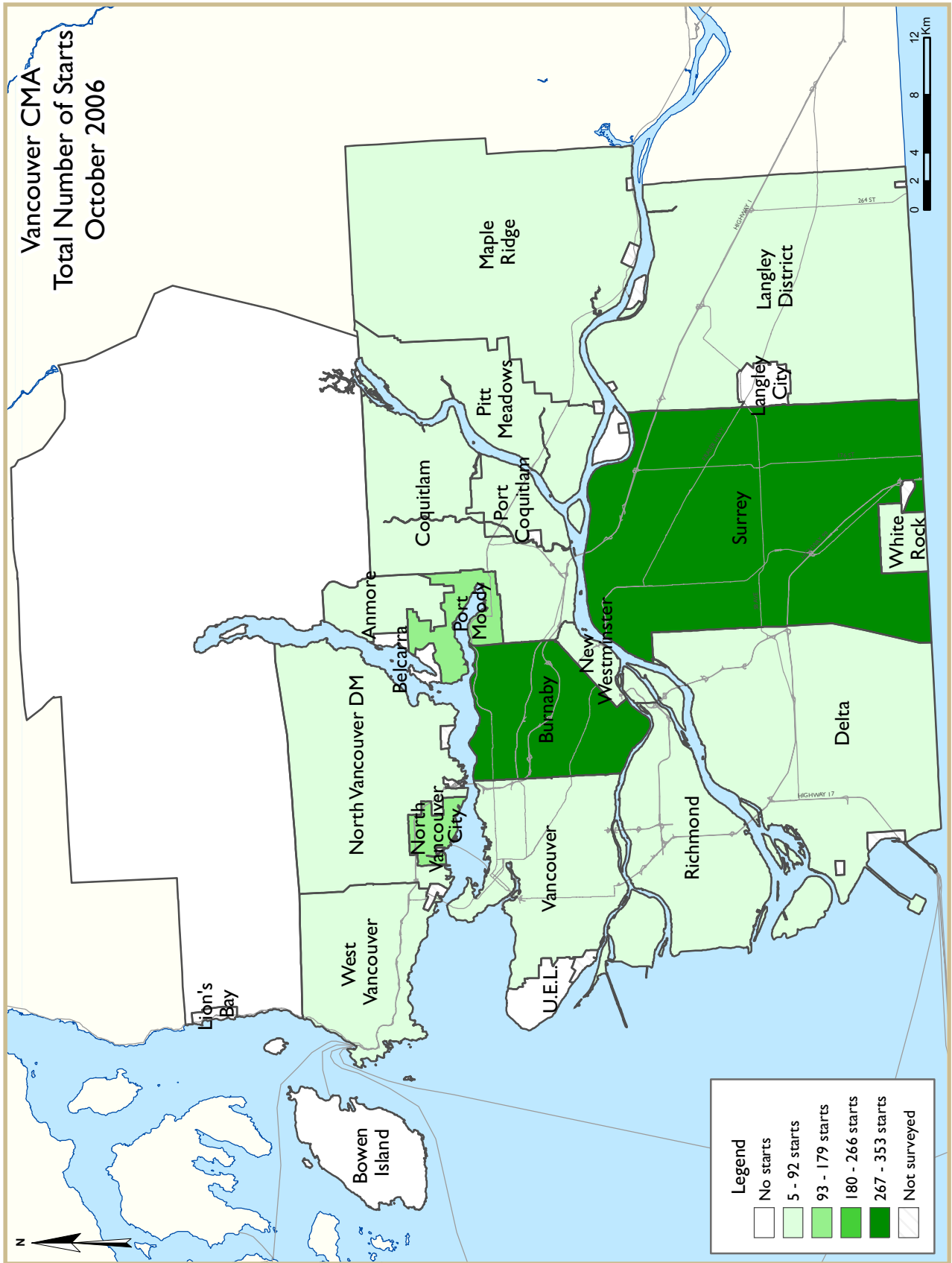
family starts below 2005 levels by seven per cent in October, they have remained elevated at 11,010 dwellings. Record levels of units under construction, an on-going skilled labour shortage, and scarcity of developable land have prevented builders and developers from taking full advantage of robust housing demand in the Vancouver market.

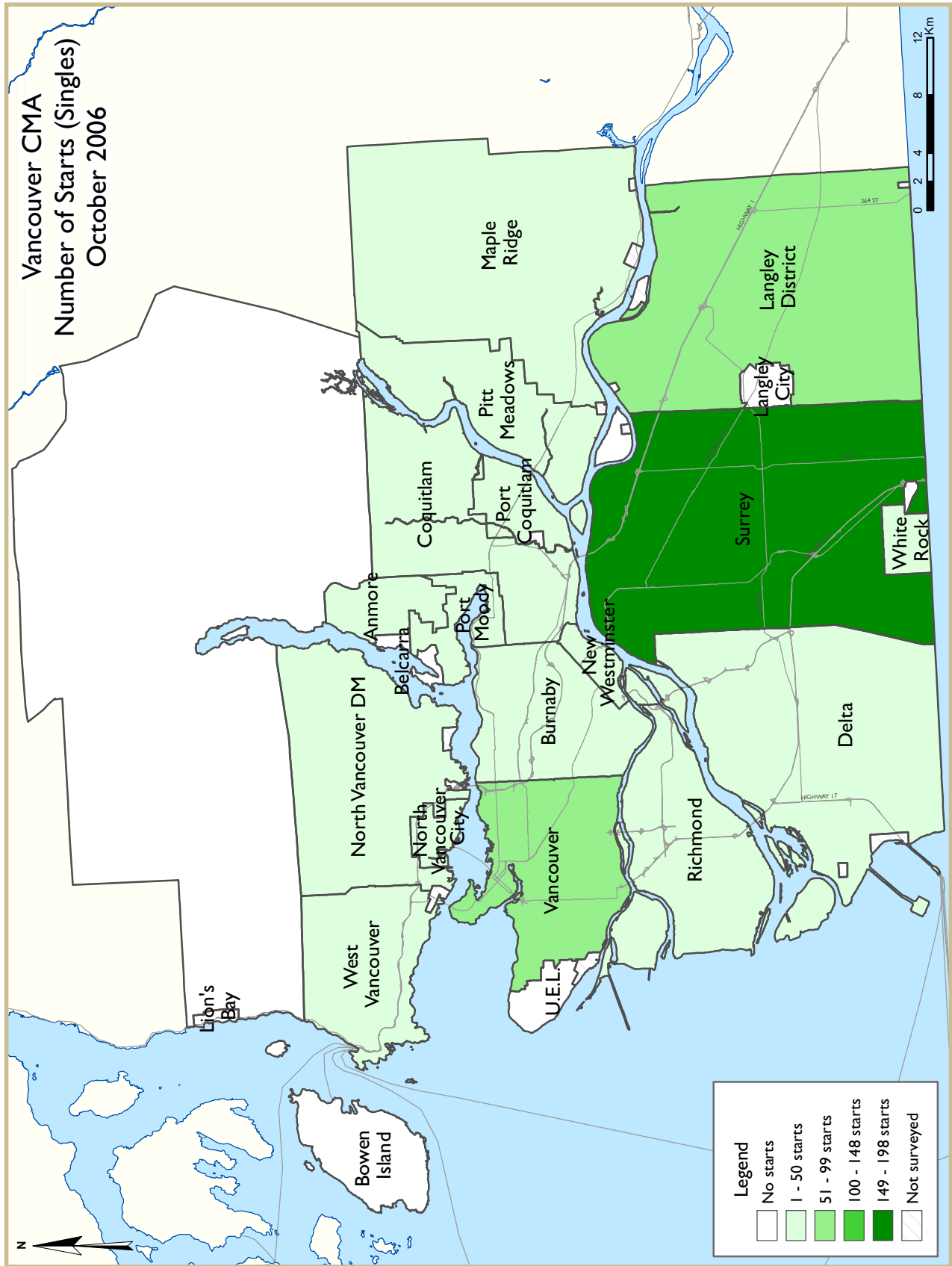
detached starts ascended to 4,983 units during the first 10 months of 2006, a 20 per cent gain over 2005, and the strongest performance since 1994. Despite a ramp-up in production, which has led to 15 per cent more units being completed in 2006, the number of single-detached units under construction has reached the highest level since 1990, at 3,772 dwellings.

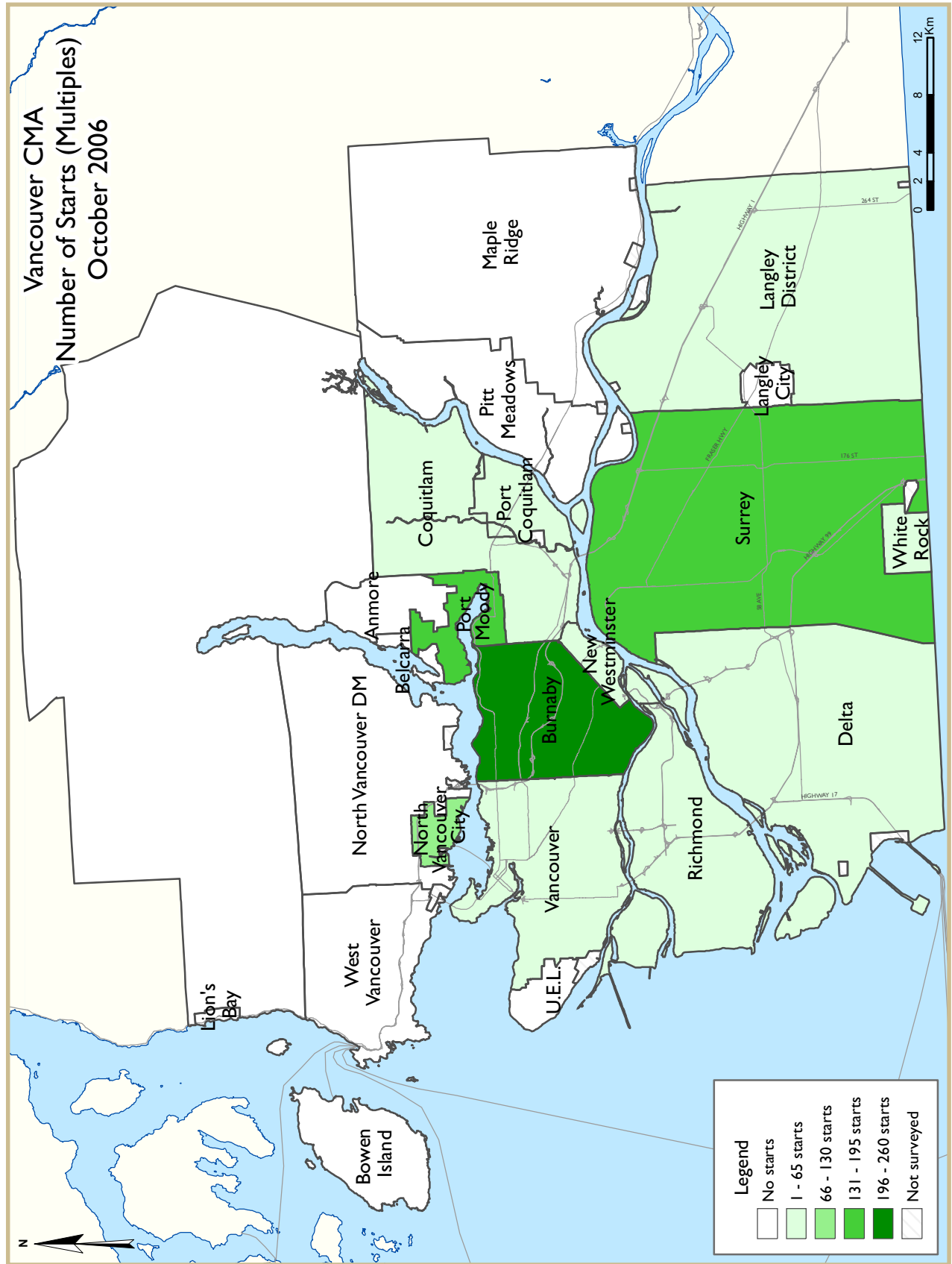
Meanwhile, builders continued to finish multi-family units at the highest level since 1995 with 10,923 units being completed from January through October. Although completions outpaced absorptions for the fourth consecutive month, inventory remained low at 361 units, reflecting the fact that most condominium units in the CMA are pre-sold to homebuyers or investors, and as a result are considered absorbed at completion. It should be noted that some of these completed units may end up in the supply of resale inventory upon completion as the owner attempts to sell them for a higher price. The inventory gains observed in the market were primarily accounted for in the semi-detached and row markets.

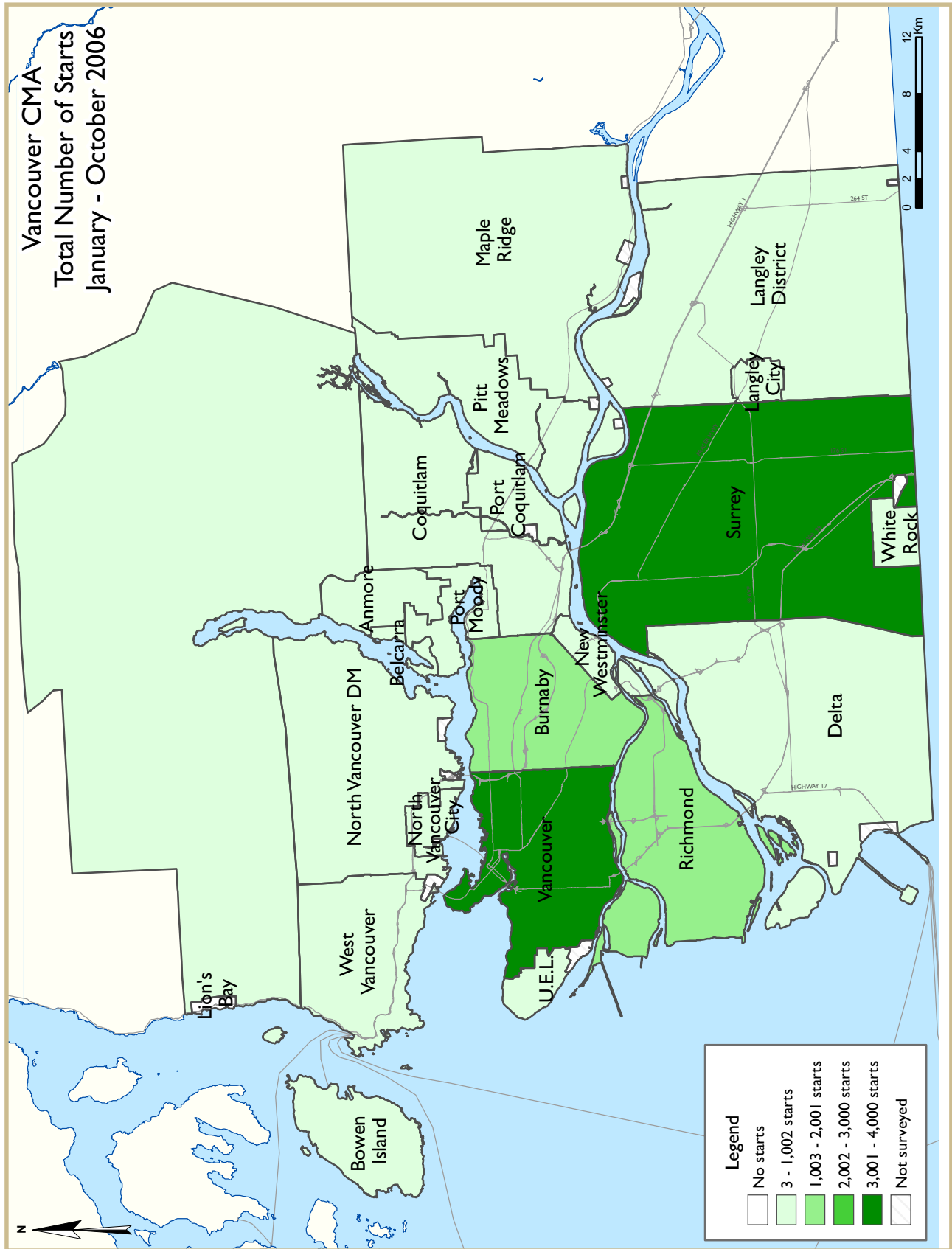
Singles Propel Market

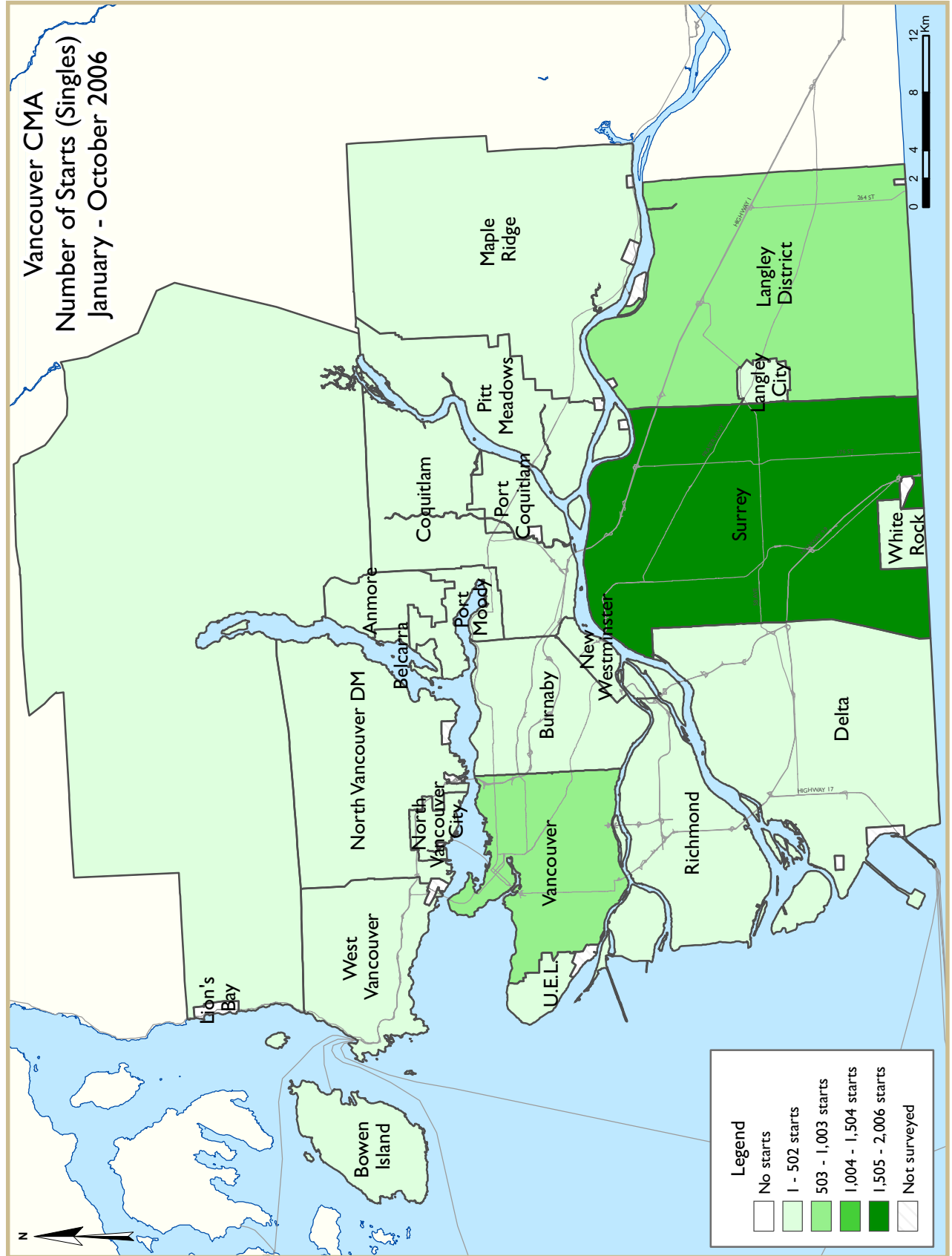
While multi-family starts slipped in October, single-detached starts continued to propel forward. A total of 473 housing starts broke ground in October 2006, representing a year-over-year increase of eight per cent, and the highest October performance since 1993. As a result, single-

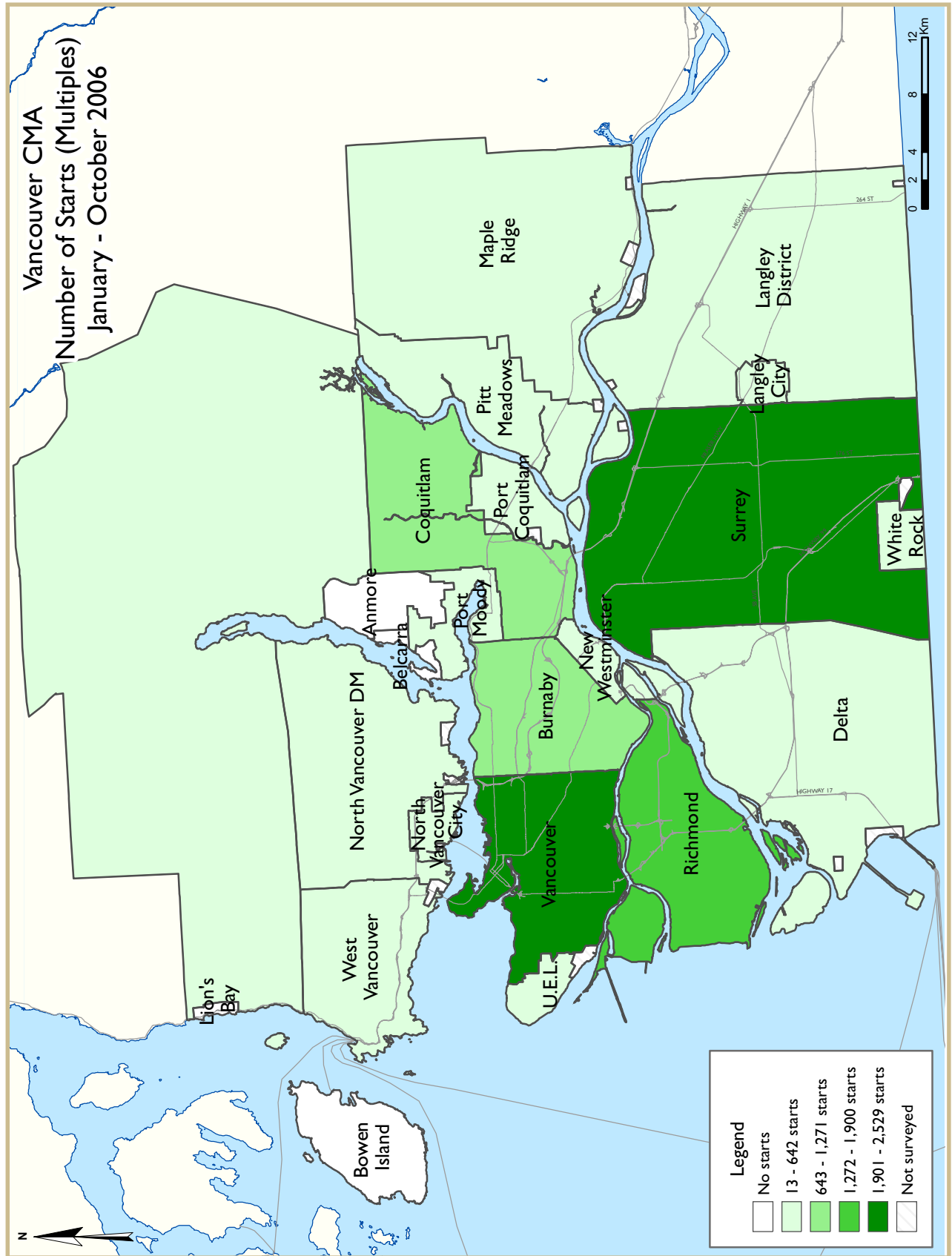












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Vancouver CMA
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2006	454	36	29	17	269	433	2	16	1,256
October 2005	417	14	12	18	414	1,057	1	76	2,009
% Change	8.9	157.1	141.7	-5.6	-35.0	-59.0	100.0	-78.9	-37.5
Year-to-date 2006	4,884	292	211	82	2,621	7,459	21	409	15,993
Year-to-date 2005	3,903	350	149	194	3,257	7,590	50	449	15,942
% Change	25.1	-16.6	41.6	-57.7	-19.5	-1.7	-58.0	-8.9	0.3
UNDER CONSTRUCTION									
October 2006	3,699	218	189	68	2,614	14,642	49	656	22,135
October 2005	3,086	306	145	199	3,053	12,979	19	862	20,649
% Change	19.9	-28.8	30.3	-65.8	-14.4	12.8	157.9	-23.9	7.2
COMPLETIONS									
October 2006	422	16	10	7	275	392	21	123	1,266
October 2005	314	8	4	29	434	767	2	125	1,683
% Change	34.4	100.0	150.0	-75.9	-36.6	-48.9	**	-1.6	-24.8
Year-to-date 2006	4,294	342	157	166	2,876	6,753	44	769	15,401
Year-to-date 2005	3,645	316	172	194	2,983	5,997	51	415	13,773
% Change	17.8	8.2	-8.7	-14.4	-3.6	12.6	-13.7	85.3	11.8
COMPLETED & NOT ABSORBED									
October 2006	562	94	28	18	109	80	17	35	943
October 2005	449	57	14	11	128	45	6	47	757
% Change	25.2	64.9	100.0	63.6	-14.8	77.8	183.3	-25.5	24.6
ABSORBED									
October 2006	353	18	6	5	257	406	7	5	1,057
October 2005	276	19	5	32	486	766	2	101	1,687
% Change	27.9	-5.3	20.0	-84.4	-47.1	-47.0	**	-95.0	-37.3
Year-to-date 2006	4,195	307	157	167	2,903	6,806	36	325	14,896
Year-to-date 2005	3,776	375	212	205	3,034	6,078	56	420	14,156
% Change	11.1	-18.1	-25.9	-18.5	-4.3	12.0	-35.7	-22.6	5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
October 2006	12	22	0	0	25	213	0	0	272
October 2005	8	8	0	0	76	390	0	0	482
Delta									
October 2006	13	0	0	0	0	0	0	1	14
October 2005	5	0	0	0	14	0	0	0	19
Langley									
October 2006	45	2	0	13	22	0	2	0	84
October 2005	66	0	0	0	45	0	1	0	112
Maple Ridge / Pitt Meadows									
October 2006	55	0	0	0	0	0	0	0	55
October 2005	44	0	0	0	0	0	0	0	44
New Westminster									
October 2006	12	4	0	0	4	0	0	0	20
October 2005	3	0	0	0	27	215	0	0	245
North Vancouver									
October 2006	16	0	0	0	12	82	0	0	110
October 2005	4	4	2	0	8	0	0	0	18
Richmond									
October 2006	18	0	0	0	27	0	0	1	46
October 2005	15	0	0	0	75	0	0	0	90
Surrey									
October 2006	198	0	0	0	145	0	0	10	353
October 2005	188	0	0	2	132	59	0	72	453
Tri-Cities									
October 2006	12	2	16	4	18	138	0	0	190
October 2005	13	0	10	16	2	107	0	0	148
University Endowment Lands									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	0	46	0	0	46
Vancouver City									
October 2006	52	6	9	0	16	0	0	4	87
October 2005	50	2	0	0	35	240	0	4	331
West Vancouver									
October 2006	13	0	0	0	0	0	0	0	13
October 2005	13	0	0	0	0	0	0	0	13
White Rock									
October 2006	1	0	4	0	0	0	0	0	5
October 2005	3	0	0	0	0	0	0	0	3
Vancouver CMA									
October 2006	454	36	29	17	269	433	2	16	1,256
October 2005	417	14	12	18	414	1,057	1	76	2,009

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
October 2006	103	78	0	0	407	2,019	0	146	2,753
October 2005	156	82	0	0	504	2,662	0	146	3,550
Delta									
October 2006	62	0	0	0	22	60	0	1	145
October 2005	59	0	0	0	44	97	3	0	203
Langley									
October 2006	541	6	0	30	160	392	5	3	1,137
October 2005	395	0	0	11	347	101	1	0	855
Maple Ridge / Pitt Meadows									
October 2006	325	0	0	7	47	652	0	0	1,031
October 2005	249	0	0	16	86	0	0	18	369
New Westminister									
October 2006	75	6	0	0	10	1,012	0	0	1,103
October 2005	29	0	0	0	149	856	0	0	1,034
North Vancouver									
October 2006	108	8	2	0	86	584	0	27	815
October 2005	94	20	32	0	130	430	0	0	706
Richmond									
October 2006	230	10	0	1	461	1,162	0	4	1,868
October 2005	210	20	0	4	233	791	15	0	1,273
Surrey									
October 2006	1,367	2	14	2	853	872	0	133	3,243
October 2005	1,048	4	0	97	896	530	0	233	2,808
Tri-Cities									
October 2006	123	32	78	23	106	1,332	35	0	1,729
October 2005	92	54	88	67	153	814	0	2	1,270
University Endowment Lands									
October 2006	3	0	0	0	81	431	9	71	595
October 2005	3	0	0	0	27	340	0	0	370
Vancouver City									
October 2006	474	70	43	0	341	5,919	0	255	7,102
October 2005	469	116	23	0	435	6,235	0	379	7,657
West Vancouver									
October 2006	191	4	0	5	40	102	0	16	358
October 2005	160	4	0	4	49	123	0	84	424
White Rock									
October 2006	21	0	52	0	0	105	0	0	178
October 2005	31	0	2	0	0	0	0	0	33
Vancouver CMA									
October 2006	3,699	218	189	68	2,614	14,642	49	656	22,135
October 2005	3,086	306	145	199	3,053	12,979	19	862	20,649

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
October 2006	19	2	0	0	45	0	0	0	66
October 2005	28	4	0	0	0	176	0	0	208
Delta									
October 2006	23	0	0	0	0	0	0	1	24
October 2005	10	0	0	0	8	0	2	0	20
Langley									
October 2006	52	0	0	0	0	0	0	0	52
October 2005	39	0	0	2	68	0	0	110	219
Maple Ridge / Pitt Meadows									
October 2006	31	0	0	3	12	0	0	0	46
October 2005	25	0	0	0	8	0	0	0	33
New Westminster									
October 2006	0	0	0	0	0	85	0	0	85
October 2005	0	0	0	0	0	85	0	0	85
North Vancouver									
October 2006	9	6	2	0	5	0	5	0	27
October 2005	2	0	0	0	0	0	0	0	2
Richmond									
October 2006	9	0	0	0	0	48	0	0	57
October 2005	27	0	0	0	111	55	0	0	193
Surrey									
October 2006	196	0	0	1	131	72	16	76	492
October 2005	147	0	0	7	143	0	0	0	297
Tri-Cities									
October 2006	17	0	6	3	9	121	0	0	156
October 2005	11	4	4	19	66	87	0	15	206
University Endowment Lands									
October 2006	0	0	0	0	11	31	0	0	42
October 2005	1	0	0	1	11	77	0	0	90
Vancouver City									
October 2006	57	8	0	0	42	35	0	0	142
October 2005	18	0	0	0	19	287	0	0	324
West Vancouver									
October 2006	5	0	0	0	20	0	0	46	71
October 2005	2	0	0	0	0	0	0	0	2
White Rock									
October 2006	1	0	2	0	0	0	0	0	3
October 2005	3	0	0	0	0	0	0	0	3
Vancouver CMA									
October 2006	422	16	10	7	275	392	21	123	1,266
October 2005	314	8	4	29	434	767	2	125	1,683

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
October 2006	45	19	0	0	2	0	0	0	66
October 2005	50	17	0	0	38	0	0	0	105
Delta									
October 2006	22	0	0	0	0	17	0	1	40
October 2005	11	0	0	0	2	0	1	0	14
Langley									
October 2006	68	0	0	9	10	1	2	0	90
October 2005	44	0	0	9	34	0	2	45	134
Maple Ridge / Pitt Meadows									
October 2006	29	0	0	3	0	0	0	0	32
October 2005	27	0	0	0	0	5	0	0	32
New Westminster									
October 2006	2	0	0	0	0	1	0	0	3
October 2005	3	1	0	0	3	5	0	0	12
North Vancouver									
October 2006	8	3	8	0	0	0	0	0	19
October 2005	3	4	0	0	2	2	0	0	11
Richmond									
October 2006	42	3	0	2	19	4	1	1	72
October 2005	38	0	0	0	14	19	3	0	74
Surrey									
October 2006	178	0	0	4	40	43	14	19	298
October 2005	177	0	0	0	19	0	0	0	196
Tri-Cities									
October 2006	9	14	16	0	11	0	0	14	64
October 2005	12	10	12	2	2	2	0	0	40
University Endowment Lands									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	2	0	0	0	3	0	0	0	5
Vancouver City									
October 2006	143	55	4	0	25	14	0	0	241
October 2005	61	25	2	0	10	12	0	2	112
West Vancouver									
October 2006	10	0	0	0	2	0	0	0	12
October 2005	19	0	0	0	1	0	0	0	20
White Rock									
October 2006	4	0	0	0	0	0	0	0	4
October 2005	1	0	0	0	0	0	0	0	1
Vancouver CMA									
October 2006	562	94	28	18	109	80	17	35	943
October 2005	449	57	14	11	128	45	6	47	757

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2006	18	12	0	0	43	0	0	0	73
October 2005	13	13	0	0	15	176	0	0	217
Delta									
October 2006	12	0	0	0	0	0	0	0	12
October 2005	5	0	0	0	7	0	2	0	14
Langley									
October 2006	41	0	0	0	2	0	0	0	43
October 2005	20	0	0	2	59	0	0	84	165
Maple Ridge / Pitt Meadows									
October 2006	33	0	0	0	12	0	0	0	45
October 2005	30	0	0	1	8	1	0	0	40
New Westminster									
October 2006	0	0	0	0	0	86	0	0	86
October 2005	0	0	0	0	11	82	0	0	93
North Vancouver									
October 2006	9	4	2	0	5	0	5	0	25
October 2005	3	1	0	0	0	1	0	0	5
Richmond									
October 2006	11	0	0	0	3	49	0	0	63
October 2005	19	0	1	0	130	50	0	0	200
Surrey									
October 2006	171	0	0	2	124	79	2	5	383
October 2005	149	0	0	8	154	0	0	0	311
Tri-Cities									
October 2006	16	1	2	3	8	121	0	0	151
October 2005	7	5	4	20	74	87	0	17	214
University Endowment Lands									
October 2006	0	0	0	0	11	31	0	0	42
October 2005	0	0	0	1	11	77	0	0	89
Vancouver City									
October 2006	33	1	0	0	31	40	0	0	105
October 2005	23	0	0	0	17	292	0	0	332
West Vancouver									
October 2006	5	0	0	0	18	0	0	0	23
October 2005	2	0	0	0	0	0	0	0	2
White Rock									
October 2006	3	0	2	0	0	0	0	0	5
October 2005	5	0	0	0	0	0	0	0	5
Vancouver CMA									
October 2006	353	18	6	5	257	406	7	5	1,057
October 2005	276	19	5	32	486	766	2	101	1,687

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
Anmore	7	0	0	0	0	0	0	0	7	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	5	0	0	0	0	0	0	0	5	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	2	2	2	0	0	0	65	6	69	-91.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	2	0	0	213	211	217	214	1.4
Burnaby - Central Park	0	0	4	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	6	5	14	4	25	76	0	114	45	199	-77.4
Burnaby Total	12	8	22	8	25	76	213	390	272	482	-43.6
Coquitlam	7	19	2	0	9	0	8	54	26	73	-64.4
Delta - Tsawwassen	3	0	0	0	0	0	0	0	3	0	n/a
Delta - Ladner	2	5	0	14	0	0	1	0	3	19	-84.2
Delta - North	8	0	0	0	0	0	0	0	8	0	n/a
Delta	13	5	0	14	0	0	1	0	14	19	-26.3
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	60	67	14	0	10	45	0	0	84	112	-25.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	44	26	0	0	0	0	0	0	44	26	69.2
New Westminister	12	3	4	0	4	27	0	215	20	245	-91.8
North Vancouver City	3	1	0	4	12	8	82	2	97	15	**
North Vancouver DM	13	3	0	0	0	0	0	0	13	3	**
Pitt Meadows	11	18	0	0	0	0	0	0	11	18	-38.9
Port Coquitlam	2	1	0	0	0	0	8	63	10	64	-84.4
Port Moody	7	9	4	2	5	0	138	0	154	11	**
Richmond	18	15	0	0	27	75	1	0	46	90	-48.9
Surrey - South	30	18	0	4	0	29	0	0	30	51	-41.2
Surrey - Cloverdale	27	49	0	0	74	33	10	0	111	82	35.4
Surrey - North	114	108	0	10	43	56	0	72	157	246	-36.2
Surrey - Guildford	0	1	0	0	21	0	0	59	21	60	-65.0
Surrey - Whalley	27	14	0	0	7	0	0	0	34	14	142.9
Surrey Total	198	190	0	14	145	118	10	131	353	453	-22.1
University Endowment Lands	0	0	0	0	0	0	0	46	0	46	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	8	0	10	0	18	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	4	1	0	0	13	0	0	0	17	1	**
Vancouver - Marpole	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - Eastside	38	43	4	0	3	14	10	234	55	291	-81.1
Vancouver - Mt. Pleasant	0	0	2	0	3	0	0	0	5	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	8	6	0	0	0	13	0	0	8	19	-57.9
Vancouver Total	52	50	6	2	19	35	10	244	87	331	-73.7
West Vancouver	13	13	0	0	0	0	0	0	13	13	0.0
White Rock	1	3	0	0	0	0	4	0	5	3	66.7
Vancouver CMA	473	436	52	44	256	384	475	1,145	1,256	2,009	-37.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Anmore	28	23	0	6	0	0	0	0	28	29	-3.4
Belcarra	3	3	0	0	0	0	0	0	3	3	0.0
Bowen Island	24	40	0	0	0	0	0	1	24	41	-41.5
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	57	64	8	12	6	38	0	229	71	343	-79.3
Burnaby - Lougheed Mall	0	2	0	0	0	0	64	0	64	2	**
Burnaby - South & East	25	28	12	20	55	40	213	535	305	623	-51.0
Burnaby - Central Park	8	15	20	14	49	12	214	0	291	41	**
Burnaby - Remainder	85	81	86	56	207	389	196	1,186	574	1,712	-66.5
Burnaby Total	175	190	126	102	317	479	687	1,950	1,305	2,721	-52.0
Coquitlam	65	99	38	40	29	10	688	188	820	337	143.3
Delta - Tsawwassen	29	16	0	0	0	0	48	45	77	61	26.2
Delta - Ladner	53	45	10	56	14	0	1	0	78	101	-22.8
Delta - North	27	28	0	0	0	0	0	0	27	28	-3.6
Delta	109	89	10	56	14	0	49	45	182	190	-4.2
Langley City	7	0	0	0	0	0	297	0	304	0	n/a
Langley District	613	530	30	28	116	372	3	42	762	972	-21.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	380	289	0	0	23	31	322	18	725	338	114.5
New Westminister	76	19	6	0	4	132	585	546	671	697	-3.7
North Vancouver City	27	19	14	32	40	17	344	156	425	224	89.7
North Vancouver DM	62	64	4	38	22	67	46	0	134	169	-20.7
Pitt Meadows	88	82	10	10	24	61	268	0	390	153	154.9
Port Coquitlam	33	43	2	2	41	51	145	241	221	337	-34.4
Port Moody	90	112	26	26	56	125	364	409	536	672	-20.2
Richmond	344	296	122	70	443	365	858	712	1,767	1,443	22.5
Surrey - South	170	176	50	18	34	81	36	0	290	275	5.5
Surrey - Cloverdale	623	554	12	4	507	396	187	114	1,329	1,068	24.4
Surrey - North	1,072	787	6	42	352	462	72	72	1,502	1,363	10.2
Surrey - Guildford	7	11	4	0	48	51	165	182	224	244	-8.2
Surrey - Whalley	134	87	0	0	58	35	463	99	655	221	196.4
Surrey Total	2,006	1,615	72	64	999	1,025	923	467	4,000	3,171	26.1
University Endowment Lands	1	3	6	0	46	14	186	278	239	295	-19.0
Vancouver - West End	0	0	0	0	10	0	323	420	333	420	-20.7
Vancouver - Downtown	0	0	0	0	32	43	1,027	1,541	1,059	1,584	-33.1
Vancouver - Kitsilano	15	8	6	6	22	29	79	67	122	110	10.9
Vancouver - False Creek	2	0	2	0	0	5	92	39	96	44	118.2
Vancouver - Granville/Oak	7	3	2	4	0	24	230	165	239	196	21.9
Vancouver - Kerrisdale	12	35	2	0	22	0	26	0	62	35	77.1
Vancouver - Marpole	26	30	2	14	28	0	0	42	56	86	-34.9
Vancouver - Eastside	518	305	42	38	49	55	395	636	1,004	1,034	-2.9
Vancouver - Mt. Pleasant	4	1	20	46	3	43	0	0	27	90	-70.0
Vancouver - Strath/Grand	2	5	4	10	4	30	48	14	58	59	-1.7
Vancouver - Westside	131	94	6	6	32	13	21	2	190	115	65.2
Vancouver Total	717	481	86	124	202	242	2,241	2,926	3,246	3,773	-14.0
West Vancouver	115	107	4	18	0	0	9	207	128	332	-61.4
White Rock	20	43	0	0	0	0	63	2	83	45	84.4
Vancouver CMA	4,983	4,147	556	616	2,376	2,991	8,078	8,188	15,993	15,942	0.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	65	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	213	211	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	25	76	0	0	0	114	0	0
Burnaby Total	25	76	0	0	213	390	0	0
Coquitlam	9	0	0	0	8	54	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	10	45	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	4	27	0	0	0	215	0	0
North Vancouver City	12	8	0	0	82	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	8	63	0	0
Port Moody	5	0	0	0	138	0	0	0
Richmond	27	75	0	0	0	0	1	0
Surrey - South	0	29	0	0	0	0	0	0
Surrey - Cloverdale	74	33	0	0	0	0	10	0
Surrey - North	43	56	0	0	0	0	0	72
Surrey - Guildford	21	0	0	0	0	59	0	0
Surrey - Whalley	7	0	0	0	0	0	0	0
Surrey Total	145	118	0	0	0	59	10	72
University Endowment Lands	0	0	0	0	0	46	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	8	0	0	0	10	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	13	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	3	14	0	0	6	230	4	4
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	13	0	0	0	0	0	0
Vancouver Total	19	35	0	0	6	240	4	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
Vancouver CMA	256	384	0	0	459	1,069	16	76

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	38	0	0	0	229	0	0
Burnaby - Lougheed Mall	0	0	0	0	64	0	0	0
Burnaby - South & East	55	40	0	0	213	389	0	146
Burnaby - Central Park	49	12	0	0	214	0	0	0
Burnaby - Remainder	195	389	0	0	196	1,186	0	0
Burnaby Total	305	479	0	0	687	1,804	0	146
Coquitlam	29	10	0	0	688	186	0	2
Delta - Tsawwassen	0	0	0	0	48	45	0	0
Delta - Ladner	14	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	14	0	0	0	48	45	1	0
Langley City	0	0	0	0	297	0	0	0
Langley District	116	372	0	0	0	42	3	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	31	0	0	322	0	0	18
New Westminister	4	132	0	0	585	546	0	0
North Vancouver City	40	17	0	0	317	156	27	0
North Vancouver DM	22	67	0	0	46	0	0	0
Pitt Meadows	24	61	0	0	268	0	0	0
Port Coquitlam	41	51	0	0	145	241	0	0
Port Moody	56	125	0	0	364	409	0	0
Richmond	443	365	0	0	851	712	7	0
Surrey - South	34	81	0	0	36	0	0	0
Surrey - Cloverdale	507	396	0	0	120	114	67	0
Surrey - North	352	462	0	0	2	0	70	72
Surrey - Guildford	48	51	0	0	165	182	0	0
Surrey - Whalley	58	35	0	0	463	99	0	0
Surrey Total	999	1,025	0	0	786	395	137	72
University Endowment Lands	46	14	0	0	186	278	0	0
Vancouver - West End	10	0	0	0	323	420	0	0
Vancouver - Downtown	32	43	0	0	1,027	1,541	0	0
Vancouver - Kitsilano	22	29	0	0	78	67	1	0
Vancouver - False Creek	0	5	0	0	0	39	92	0
Vancouver - Granville/Oak	0	24	0	0	230	165	0	0
Vancouver - Kerrisdale	22	0	0	0	24	0	2	0
Vancouver - Marpole	28	0	0	0	0	42	0	0
Vancouver - Eastside	49	55	0	0	258	524	135	112
Vancouver - Mt. Pleasant	3	43	0	0	0	0	0	0
Vancouver - Strath/Grand	4	30	0	0	48	0	0	14
Vancouver - Westside	32	13	0	0	17	2	4	0
Vancouver Total	202	242	0	0	2,005	2,800	234	126
West Vancouver	0	0	0	0	9	123	0	84
White Rock	0	0	0	0	63	2	0	0
Vancouver CMA	2,364	2,991	0	0	7,667	7,739	409	449

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Anmore	7	0	0	0	0	0	7	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	5	0	0	0	0	0	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	4	0	65	0	0	6	69
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	213	211	0	0	217	214
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	20	9	25	190	0	0	45	199
Burnaby Total	34	16	238	466	0	0	272	482
Coquitlam	13	15	13	58	0	0	26	73
Delta - Tsawwassen	3	0	0	0	0	0	3	0
Delta - Ladner	2	5	0	14	1	0	3	19
Delta - North	8	0	0	0	0	0	8	0
Delta	13	5	0	14	1	0	14	19
Langley City	0	0	0	0	0	0	0	0
Langley District	47	66	35	45	2	1	84	112
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	26	0	0	0	0	44	26
New Westminster	16	3	4	242	0	0	20	245
North Vancouver City	3	7	94	8	0	0	97	15
North Vancouver DM	13	3	0	0	0	0	13	3
Pitt Meadows	11	18	0	0	0	0	11	18
Port Coquitlam	10	1	0	63	0	0	10	64
Port Moody	7	7	147	4	0	0	154	11
Richmond	18	15	27	75	1	0	46	90
Surrey - South	30	16	0	35	0	0	30	51
Surrey - Cloverdale	27	49	74	33	10	0	111	82
Surrey - North	114	108	43	66	0	72	157	246
Surrey - Guildford	0	1	21	59	0	0	21	60
Surrey - Whalley	27	14	7	0	0	0	34	14
Surrey Total	198	188	145	193	10	72	353	453
University Endowment Lands	0	0	0	46	0	0	0	46
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	18	0	0	0	18
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	4	1	13	0	0	0	17	1
Vancouver - Marpole	1	2	0	0	0	0	1	2
Vancouver - Eastside	51	43	0	244	4	4	55	291
Vancouver - Mt. Pleasant	2	0	3	0	0	0	5	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	8	6	0	13	0	0	8	19
Vancouver Total	67	52	16	275	4	4	87	331
West Vancouver	13	13	0	0	0	0	13	13
White Rock	5	3	0	0	0	0	5	3
Vancouver CMA	519	443	719	1,489	18	77	1,256	2,009

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	28	29	0	0	0	0	28	29
Belcarra	3	3	0	0	0	0	3	3
Bowen Island	24	40	0	0	0	1	24	41
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	65	76	6	267	0	0	71	343
Burnaby - Lougheed Mall	0	2	64	0	0	0	64	2
Burnaby - South & East	37	48	268	429	0	146	305	623
Burnaby - Central Park	28	29	263	12	0	0	291	41
Burnaby - Remainder	163	135	399	1,577	0	0	574	1,712
Burnaby Total	293	290	1,000	2,285	0	146	1,305	2,721
Coquitlam	136	145	684	190	0	2	820	337
Delta - Tsawwassen	29	16	48	45	0	0	77	61
Delta - Ladner	50	40	24	55	4	6	78	101
Delta - North	27	28	0	0	0	0	27	28
Delta	106	84	72	100	4	6	182	190
Langley City	7	0	297	0	0	0	304	0
Langley District	580	488	170	460	12	24	762	972
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	373	283	352	37	0	18	725	338
New Westminister	82	19	589	678	0	0	671	697
North Vancouver City	41	75	357	149	27	0	425	224
North Vancouver DM	65	64	64	105	5	0	134	169
Pitt Meadows	86	82	304	71	0	0	390	153
Port Coquitlam	51	57	170	280	0	0	221	337
Port Moody	94	85	442	587	0	0	536	672
Richmond	350	288	1,406	1,135	11	20	1,767	1,443
Surrey - South	170	165	120	110	0	0	290	275
Surrey - Cloverdale	633	538	629	530	67	0	1,329	1,068
Surrey - North	1,068	784	364	507	70	72	1,502	1,363
Surrey - Guildford	7	11	217	233	0	0	224	244
Surrey - Whalley	134	87	521	134	0	0	655	221
Surrey Total	2,012	1,585	1,851	1,514	137	72	4,000	3,171
University Endowment Lands	1	3	238	292	0	0	239	295
Vancouver - West End	0	0	333	420	0	0	333	420
Vancouver - Downtown	0	1	1,059	1,583	0	0	1,059	1,584
Vancouver - Kitsilano	21	14	100	96	1	0	122	110
Vancouver - False Creek	4	0	0	44	92	0	96	44
Vancouver - Granville/Oak	9	7	230	189	0	0	239	196
Vancouver - Kerrisdale	14	35	46	0	2	0	62	35
Vancouver - Marpole	28	44	28	42	0	0	56	86
Vancouver - Eastside	615	369	252	553	135	112	1,004	1,034
Vancouver - Mt. Pleasant	24	45	3	45	0	0	27	90
Vancouver - Strath/Grand	6	15	52	30	0	14	58	59
Vancouver - Westside	137	102	49	13	4	0	190	115
Vancouver Total	858	632	2,152	3,015	234	126	3,246	3,773
West Vancouver	119	105	9	143	0	84	128	332
White Rock	78	45	5	0	0	0	83	45
Vancouver CMA	5,387	4,402	10,162	11,041	430	499	15,993	15,942

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	9	2	0	0	0	0	0	9	9	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	4	0	4	0	0	0	0	3	8	-62.5
Burnaby - Central Park	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Remainder	9	13	2	0	43	0	0	176	54	189	-71.4
Burnaby Total	19	28	4	4	43	0	0	176	66	208	-68.3
Coquitlam	4	18	0	0	7	0	6	45	17	63	-73.0
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	17	12	0	8	0	0	1	0	18	20	-10.0
Delta - North	4	0	0	0	0	0	0	0	4	0	n/a
Delta	23	12	0	8	0	0	1	0	24	20	20.0
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	51	41	0	18	0	50	0	110	51	219	-76.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	21	0	0	0	0	0	0	28	21	33.3
New Westminister	0	0	0	0	0	0	85	85	85	85	0.0
North Vancouver City	2	0	8	0	3	0	2	0	15	0	n/a
North Vancouver DM	8	2	4	0	0	0	0	0	12	2	**
Pitt Meadows	6	4	0	0	12	8	0	0	18	12	50.0
Port Coquitlam	0	0	0	0	0	0	121	17	121	17	**
Port Moody	16	12	2	4	0	66	0	44	18	126	-85.7
Richmond	9	27	0	12	0	99	48	55	57	193	-70.5
Surrey - South	17	20	16	6	22	27	0	0	55	53	3.8
Surrey - Cloverdale	72	57	0	0	50	38	4	0	126	95	32.6
Surrey - North	90	68	0	0	59	48	72	0	221	116	90.5
Surrey - Guildford	2	0	0	0	0	18	0	0	2	18	-88.9
Surrey - Whalley	16	9	0	0	0	6	72	0	88	15	**
Surrey Total	197	154	16	6	131	137	148	0	492	297	65.7
University Endowment Lands	0	2	0	8	11	3	31	77	42	90	-53.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	13	0	287	0	300	-100.0
Vancouver - Kitsilano	3	0	4	0	17	0	0	0	24	0	n/a
Vancouver - False Creek	1	0	0	0	0	0	35	0	36	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Marpole	3	1	0	0	2	0	0	0	5	1	**
Vancouver - Eastside	34	13	0	0	0	0	0	0	34	13	161.5
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	23	0	0	0	23	0	n/a
Vancouver - Westside	14	3	0	0	0	6	0	0	14	9	55.6
Vancouver Total	57	18	8	0	42	19	35	287	142	324	-56.2
West Vancouver	5	2	8	0	12	0	46	0	71	2	**
White Rock	1	3	0	0	0	0	2	0	3	3	0.0
Vancouver CMA	430	345	50	60	261	382	525	896	1,266	1,683	-24.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	Change
Anmore	26	20	4	6	0	0	0	0	30	26	15.4
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	37	39	0	0	0	0	0	1	37	40	-7.5
Burnaby - Mountain	2	0	0	0	132	0	230	0	364	0	n/a
Burnaby - North	76	58	16	24	38	41	405	65	535	188	184.6
Burnaby - Lougheed Mall	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - South & East	36	18	16	14	40	38	178	0	270	70	**
Burnaby - Central Park	14	19	18	8	18	33	0	151	50	211	-76.3
Burnaby - Remainder	95	90	76	68	172	135	790	593	1,133	886	27.9
Burnaby Total	226	187	126	114	400	247	1,603	809	2,355	1,357	73.5
Coquitlam	58	77	40	42	7	0	198	205	303	324	-6.5
Delta - Tsawwassen	12	23	0	0	0	0	33	0	45	23	95.7
Delta - Ladner	66	41	54	20	0	0	5	0	125	61	104.9
Delta - North	31	32	0	0	0	0	0	0	31	32	-3.1
Delta	109	96	54	20	0	0	38	0	201	116	73.3
Langley City	5	1	2	0	0	22	74	0	81	23	**
Langley District	464	394	8	58	268	328	42	110	782	890	-12.1
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	302	268	0	0	49	13	0	87	351	368	-4.6
New Westminister	33	20	0	2	114	81	429	230	576	333	73.0
North Vancouver City	16	10	30	16	13	23	219	408	278	457	-39.2
North Vancouver DM	57	46	46	24	53	20	86	100	242	190	27.4
Pitt Meadows	95	77	0	22	61	39	0	0	156	138	13.0
Port Coquitlam	32	46	2	6	40	42	277	43	351	137	156.2
Port Moody	80	80	26	32	62	201	277	216	445	529	-15.9
Richmond	317	335	100	96	231	380	712	701	1,360	1,512	-10.1
Surrey - South	171	240	42	18	103	155	204	86	520	499	4.2
Surrey - Cloverdale	601	379	4	40	328	315	108	18	1,041	752	38.4
Surrey - North	897	789	38	66	491	448	72	6	1,498	1,309	14.4
Surrey - Guildford	10	9	0	0	44	68	269	100	323	177	82.5
Surrey - Whalley	96	107	0	0	12	30	99	167	207	304	-31.9
Surrey Total	1,775	1,524	84	124	978	1,016	752	377	3,589	3,041	18.0
University Endowment Lands	1	3	0	32	22	99	165	421	188	555	-66.1
Vancouver - West End	0	1	0	0	6	0	237	644	243	645	-62.3
Vancouver - Downtown	0	0	0	0	25	45	1,285	994	1,310	1,039	26.1
Vancouver - Kitsilano	12	4	10	2	17	10	2	77	41	93	-55.9
Vancouver - False Creek	1	0	0	2	0	24	116	173	117	199	-41.2
Vancouver - Granville/Oak	3	4	6	0	14	7	130	86	153	97	57.7
Vancouver - Kerrisdale	34	29	0	0	0	0	0	0	34	29	17.2
Vancouver - Marpole	36	23	20	4	2	0	54	0	112	27	**
Vancouver - Eastside	508	395	50	38	61	8	649	434	1,268	875	44.9
Vancouver - Mt. Pleasant	1	0	26	28	7	3	178	42	212	73	190.4
Vancouver - Strath/Grand	8	1	10	10	27	4	22	75	67	90	-25.6
Vancouver - Westside	130	46	26	6	75	6	72	159	303	217	39.6
Vancouver Total	733	503	148	90	234	107	2,745	2,684	3,860	3,384	14.1
West Vancouver	77	106	32	10	18	7	46	74	173	197	-12.2
White Rock	32	45	0	0	0	0	8	108	40	153	-73.9
Vancouver CMA	4,478	3,880	702	694	2,550	2,625	7,671	6,574	15,401	13,773	11.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	43	0	0	0	0	176	0	0
Burnaby Total	43	0	0	0	0	176	0	0
Coquitlam	7	0	0	0	6	45	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	50	0	0	0	0	0	110
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	85	85	0	0
North Vancouver City	3	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	12	8	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	121	2	0	15
Port Moody	0	66	0	0	0	44	0	0
Richmond	0	99	0	0	48	55	0	0
Surrey - South	22	27	0	0	0	0	0	0
Surrey - Cloverdale	50	38	0	0	0	0	4	0
Surrey - North	43	48	16	0	0	0	72	0
Surrey - Guildford	0	18	0	0	0	0	0	0
Surrey - Whalley	0	6	0	0	72	0	0	0
Surrey Total	115	137	16	0	72	0	76	0
University Endowment Lands	11	3	0	0	31	77	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	13	0	0	0	287	0	0
Vancouver - Kitsilano	17	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	35	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	2	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	23	0	0	0	0	0	0	0
Vancouver - Westside	0	6	0	0	0	0	0	0
Vancouver Total	42	19	0	0	35	287	0	0
West Vancouver	12	0	0	0	0	0	46	0
White Rock	0	0	0	0	2	0	0	0
Vancouver CMA	245	382	16	0	402	771	123	125

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	132	0	0	0	230	0	0	0
Burnaby - North	38	41	0	0	405	65	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	40	38	0	0	178	0	0	0
Burnaby - Central Park	18	33	0	0	0	151	0	0
Burnaby - Remainder	172	135	0	0	790	478	0	115
Burnaby Total	400	247	0	0	1,603	694	0	115
Coquitlam	7	0	0	0	196	205	2	0
Delta - Tsawwassen	0	0	0	0	33	0	0	0
Delta - Ladner	0	0	0	0	0	0	5	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	33	0	5	0
Langley City	0	22	0	0	74	0	0	0
Langley District	268	328	0	0	42	0	0	110
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	49	13	0	0	0	87	0	0
New Westminister	114	81	0	0	429	230	0	0
North Vancouver City	13	20	0	3	219	408	0	0
North Vancouver DM	53	20	0	0	86	100	0	0
Pitt Meadows	61	39	0	0	0	0	0	0
Port Coquitlam	34	42	6	0	277	28	0	15
Port Moody	62	201	0	0	235	216	42	0
Richmond	231	380	0	0	699	701	13	0
Surrey - South	103	155	0	0	43	86	161	0
Surrey - Cloverdale	328	315	0	0	104	18	4	0
Surrey - North	475	443	16	5	0	6	72	0
Surrey - Guildford	44	68	0	0	269	100	0	0
Surrey - Whalley	12	30	0	0	99	107	0	60
Surrey Total	962	1,011	16	5	515	317	237	60
University Endowment Lands	22	99	0	0	165	421	0	0
Vancouver - West End	6	0	0	0	126	644	111	0
Vancouver - Downtown	25	45	0	0	1,227	994	58	0
Vancouver - Kitsilano	17	10	0	0	2	73	0	4
Vancouver - False Creek	0	24	0	0	116	173	0	0
Vancouver - Granville/Oak	14	7	0	0	130	43	0	43
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	2	0	0	0	19	0	35	0
Vancouver - Eastside	61	8	0	0	445	428	204	6
Vancouver - Mt. Pleasant	7	3	0	0	178	42	0	0
Vancouver - Strath/Grand	27	4	0	0	6	23	16	52
Vancouver - Westside	75	6	0	0	72	150	0	9
Vancouver Total	234	107	0	0	2,321	2,570	424	114
West Vancouver	18	7	0	0	0	74	46	0
White Rock	0	0	0	0	8	108	0	0
Vancouver CMA	2,528	2,617	22	8	6,902	6,159	769	415

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	1	0	0	0	0	3	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	9	0	0	0	0	9	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	8	0	0	0	0	3	8
Burnaby - Central Park	0	2	0	0	0	0	0	2
Burnaby - Remainder	9	13	45	176	0	0	54	189
Burnaby Total	21	32	45	176	0	0	66	208
Coquitlam	7	9	10	54	0	0	17	63
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	17	10	0	8	1	2	18	20
Delta - North	4	0	0	0	0	0	4	0
Delta	23	10	0	8	1	2	24	20
Langley City	1	0	0	0	0	0	1	0
Langley District	51	39	0	70	0	110	51	219
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	21	2	0	0	0	28	21
New Westminister	0	0	85	85	0	0	85	85
North Vancouver City	10	0	5	0	0	0	15	0
North Vancouver DM	7	2	0	0	5	0	12	2
Pitt Meadows	5	4	13	8	0	0	18	12
Port Coquitlam	0	2	121	0	0	15	121	17
Port Moody	16	8	2	118	0	0	18	126
Richmond	9	27	48	166	0	0	57	193
Surrey - South	16	17	39	36	0	0	55	53
Surrey - Cloverdale	72	53	50	42	4	0	126	95
Surrey - North	90	68	43	48	88	0	221	116
Surrey - Guildford	2	0	0	18	0	0	2	18
Surrey - Whalley	16	9	72	6	0	0	88	15
Surrey Total	196	147	204	150	92	0	492	297
University Endowment Lands	0	1	42	89	0	0	42	90
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	300	0	0	0	300
Vancouver - Kitsilano	7	0	17	0	0	0	24	0
Vancouver - False Creek	1	0	35	0	0	0	36	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	1	1	0	0	0	0	1	1
Vancouver - Marpole	3	1	2	0	0	0	5	1
Vancouver - Eastside	34	13	0	0	0	0	34	13
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	0	0	23	0	0	0	23	0
Vancouver - Westside	14	3	0	6	0	0	14	9
Vancouver Total	65	18	77	306	0	0	142	324
West Vancouver	5	2	20	0	46	0	71	2
White Rock	3	3	0	0	0	0	3	3
Vancouver CMA	448	326	674	1,230	144	127	1,266	1,683

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	30	26	0	0	0	0	30	26
Belcarra	2	2	0	0	0	0	2	2
Bowen Island	37	39	0	0	0	1	37	40
Burnaby - Mountain	2	0	362	0	0	0	364	0
Burnaby - North	92	82	443	106	0	0	535	188
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2
Burnaby - South & East	52	32	218	38	0	0	270	70
Burnaby - Central Park	32	27	18	184	0	0	50	211
Burnaby - Remainder	169	158	964	613	0	115	1,133	886
Burnaby Total	350	301	2,005	941	0	115	2,355	1,357
Coquitlam	146	142	155	182	2	0	303	324
Delta - Tsawwassen	12	21	33	0	0	2	45	23
Delta - Ladner	63	31	54	17	8	13	125	61
Delta - North	31	31	0	0	0	1	31	32
Delta	106	83	87	17	8	16	201	116
Langley City	7	1	74	22	0	0	81	23
Langley District	446	356	326	402	10	132	782	890
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	293	247	58	121	0	0	351	368
New Westminister	33	20	543	313	0	0	576	333
North Vancouver City	70	40	208	414	0	3	278	457
North Vancouver DM	56	46	181	144	5	0	242	190
Pitt Meadows	94	77	62	61	0	0	156	138
Port Coquitlam	46	83	299	39	6	15	351	137
Port Moody	68	83	335	446	42	0	445	529
Richmond	315	287	1,028	1,220	17	5	1,360	1,512
Surrey - South	137	225	222	274	161	0	520	499
Surrey - Cloverdale	576	379	461	373	4	0	1,041	752
Surrey - North	867	795	543	509	88	5	1,498	1,309
Surrey - Guildford	10	9	313	168	0	0	323	177
Surrey - Whalley	96	107	111	137	0	60	207	304
Surrey Total	1,686	1,515	1,650	1,461	253	65	3,589	3,041
University Endowment Lands	1	2	187	553	0	0	188	555
Vancouver - West End	0	1	132	644	111	0	243	645
Vancouver - Downtown	1	0	1,251	1,039	58	0	1,310	1,039
Vancouver - Kitsilano	24	8	17	81	0	4	41	93
Vancouver - False Creek	1	0	116	199	0	0	117	199
Vancouver - Granville/Oak	9	4	144	50	0	43	153	97
Vancouver - Kerrisdale	34	29	0	0	0	0	34	29
Vancouver - Marpole	56	27	21	0	35	0	112	27
Vancouver - Eastside	582	463	482	406	204	6	1,268	875
Vancouver - Mt. Pleasant	25	28	187	45	0	0	212	73
Vancouver - Strath/Grand	18	11	33	27	16	52	67	90
Vancouver - Westside	138	52	165	156	0	9	303	217
Vancouver Total	888	623	2,548	2,647	424	114	3,860	3,384
West Vancouver	78	114	49	83	46	0	173	197
White Rock	40	45	0	108	0	0	40	153
Vancouver CMA	4,793	4,133	9,795	9,174	813	466	15,401	13,773

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	3.8	1	3.8	26	1,000,000	1,125,635
Year-to-date 2005	0	0.0	0	0.0	0	0.0	3	15.0	3	15.0	20	900,000	881,470
Belcarra													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
October 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	2	5.7	6	17.1	14	40.0	5	14.3	8	22.9	35	585,000	652,794
Year-to-date 2005	17	37.8	12	26.7	4	8.9	6	13.3	6	13.3	45	459,900	494,327
Burnaby													
October 2006	0	0.0	0	0.0	0	0.0	11	61.1	7	38.9	18	732,000	821,250
October 2005	0	0.0	0	0.0	7	53.8	6	46.2	0	0.0	13	598,900	604,438
Year-to-date 2006	2	0.8	13	5.4	42	17.6	102	42.7	80	33.5	239	678,000	732,615
Year-to-date 2005	1	0.5	45	24.1	87	46.5	42	22.5	12	6.4	187	565,900	573,628
Coquitlam													
October 2006	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
October 2005	0	0.0	0	0.0	12	85.7	1	7.1	1	7.1	14	536,500	573,643
Year-to-date 2006	5	8.1	3	4.8	18	29.0	31	50.0	5	8.1	62	617,000	620,559
Year-to-date 2005	15	22.4	8	11.9	25	37.3	14	20.9	5	7.5	67	535,000	529,154
Delta													
October 2006	0	0.0	0	0.0	3	25.0	5	41.7	4	33.3	12	700,000	699,167
October 2005	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2006	4	3.8	8	7.6	44	41.9	25	23.8	24	22.9	105	585,000	661,939
Year-to-date 2005	15	16.0	21	22.3	30	31.9	13	13.8	15	16.0	94	565,000	613,265
Langley City													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2005	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Langley District													
October 2006	2	4.9	16	39.0	19	46.3	3	7.3	1	2.4	41	519,000	531,134
October 2005	8	36.4	14	63.6	0	0.0	0	0.0	0	0.0	22	429,440	408,185
Year-to-date 2006	44	9.9	270	60.5	113	25.3	12	2.7	7	1.6	446	479,000	488,697
Year-to-date 2005	114	31.0	218	59.2	27	7.3	8	2.2	1	0.3	368	429,900	431,114

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
October 2006	0	0.0	10	43.5	12	52.2	1	4.3	0	0.0	23	510,000	511,713
October 2005	21	77.8	3	11.1	2	7.4	1	3.7	0	0.0	27	390,000	393,199
Year-to-date 2006	52	17.0	129	42.2	99	32.4	14	4.6	12	3.9	306	485,000	495,661
Year-to-date 2005	138	48.6	134	47.2	11	3.9	1	0.4	0	0.0	284	404,950	408,412
New Westminster													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	10	29.4	10	29.4	5	14.7	8	23.5	1	2.9	34	462,900	489,344
Year-to-date 2005	10	52.6	8	42.1	1	5.3	0	0.0	0	0.0	19	389,000	409,053
North Vancouver City													
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	1	5.9	1	5.9	15	88.2	17	898,000	913,391
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	789,500	818,800
North Vancouver DM													
October 2006	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	--	--
October 2005	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2006	1	1.9	0	0.0	0	0.0	1	1.9	50	96.2	52	1,248,000	1,186,927
Year-to-date 2005	0	0.0	0	0.0	0	0.0	3	5.5	52	94.5	55	980,000	1,009,209
Pitt Meadows													
October 2006	1	10.0	8	80.0	1	10.0	0	0.0	0	0.0	10	429,500	437,080
October 2005	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2006	9	8.6	85	81.0	10	9.5	0	0.0	1	1.0	105	449,000	453,017
Year-to-date 2005	20	26.7	54	72.0	1	1.3	0	0.0	0	0.0	75	419,000	416,323
Port Coquitlam													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	25	73.5	5	14.7	4	11.8	0	0.0	34	460,000	480,171
Year-to-date 2005	0	0.0	45	95.7	1	2.1	0	0.0	1	2.1	47	429,800	447,009
Port Moody													
October 2006	0	0.0	0	0.0	0	0.0	12	75.0	4	25.0	16	637,500	681,588
October 2005	0	0.0	2	15.4	10	76.9	1	7.7	0	0.0	13	530,000	533,585
Year-to-date 2006	0	0.0	0	0.0	29	37.2	41	52.6	8	10.3	78	609,950	664,981
Year-to-date 2005	0	0.0	5	6.4	48	61.5	20	25.6	5	6.4	78	545,000	581,998
Richmond													
October 2006	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,000,000	1,142,800
October 2005	0	0.0	5	26.3	2	10.5	4	21.1	8	42.1	19	700,000	701,732
Year-to-date 2006	10	3.2	35	11.1	44	13.9	80	25.3	147	46.5	316	719,500	778,767
Year-to-date 2005	33	9.2	104	28.9	76	21.1	80	22.2	67	18.6	360	559,900	597,429

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2006	1	0.6	46	26.6	62	35.8	48	27.7	16	9.2	173	549,000	612,971
October 2005	10	6.4	78	49.7	37	23.6	15	9.6	17	10.8	157	489,900	541,017
Year-to-date 2006	184	10.5	584	33.2	482	27.4	331	18.8	179	10.2	1,760	525,900	574,108
Year-to-date 2005	325	20.0	622	38.3	366	22.5	156	9.6	156	9.6	1,625	489,000	525,072
University Endowment Lands													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
October 2006	0	0.0	0	0.0	1	3.0	13	39.4	19	57.6	33	759,000	980,076
October 2005	0	0.0	0	0.0	4	17.4	12	52.2	7	30.4	23	650,000	718,652
Year-to-date 2006	0	0.0	2	0.3	25	3.8	287	44.2	336	51.7	650	754,000	954,401
Year-to-date 2005	0	0.0	3	0.6	169	31.9	219	41.3	139	26.2	530	630,000	771,063
West Vancouver													
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
October 2005	0	0.0	2	100.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	1	1.2	3	3.7	0	0.0	0	0.0	81	98.8	82	2,450,000	2,812,183
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	105	100.0	105	1,980,000	2,430,229
White Rock													
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2005	0	0.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	1	3.3	2	6.7	24	80.0	30	1,074,500	989,687
Year-to-date 2005	0	0.0	0	0.0	8	16.0	20	40.0	9	18.0	50	637,200	648,934
Vancouver CMA													
October 2006	8	2.2	80	22.3	98	27.3	96	26.7	77	21.4	359	598,950	699,888
October 2005	40	12.9	109	35.3	76	24.6	42	13.6	42	13.6	309	515,000	568,060
Year-to-date 2006	324	7.4	1,174	26.8	932	21.3	947	21.6	1,008	23.0	4,385	575,000	698,306
Year-to-date 2005	688	17.1	1,293	32.1	854	21.2	585	14.5	605	15.0	4,025	513,000	611,172

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2006**

Submarket	Oct 2006	Oct 2005	% Change	YTD 2006	YTD 2005	% Change
Anmore	--	--	n/a	1,125,635	881,470	27.7
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	652,794	494,327	32.1
Burnaby Total	821,250	604,438	35.9	732,615	573,628	27.7
Coquitlam	--	573,643	n/a	620,559	529,154	17.3
Delta	699,167	--	n/a	661,939	613,265	7.9
Langley City	--	--	n/a	--	--	n/a
Langley District	531,134	408,185	30.1	488,697	431,114	13.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	511,713	393,199	30.1	495,661	408,412	21.4
New Westminster	--	--	n/a	489,344	409,053	19.6
North Vancouver City	--	--	n/a	913,391	818,800	11.6
North Vancouver DM	--	--	n/a	1,186,927	1,009,209	17.6
Pitt Meadows	437,080	--	n/a	453,017	416,323	8.8
Port Coquitlam	--	--	n/a	480,171	447,009	7.4
Port Moody	681,588	533,585	27.7	664,981	581,998	14.3
Richmond	1,142,800	701,732	62.9	778,767	597,429	30.4
Surrey Total	612,971	541,017	13.3	574,108	525,072	9.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	980,076	718,652	36.4	954,401	771,063	23.8
West Vancouver	--	--	n/a	2,812,183	2,430,229	15.7
White Rock	--	--	n/a	989,687	648,934	52.5
Vancouver CMA	699,888	568,060	23.2	698,306	611,172	14.3

Source: CMHC (Market Absorption Survey)

**Table 6: Economic Indicators
October 2006**

		Interest Rates			NHPI Total % chg Vancouver CMA 1997=100	CPI	Vancouver Labour Market			Average Weekly Earnings (\$)
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.03	1.24	1,139	6.5	67.5	728
	February	643	4.80	6.05	1.03	1.24	1,148	6.5	68.0	731
	March	655	5.05	6.25	1.03	1.25	1,152	6.5	68.1	729
	April	643	4.90	6.05	1.05	1.25	1,155	6.3	68.0	721
	May	637	4.85	5.95	1.06	1.26	1,156	6.1	67.8	715
	June	622	4.75	5.70	1.06	1.26	1,153	6.0	67.4	713
	July	628	4.90	5.80	1.06	1.26	1,151	6.0	67.2	711
	August	628	5.00	5.80	1.06	1.26	1,148	5.9	66.8	712
	September	628	5.00	5.80	1.07	1.27	1,148	5.7	66.5	715
	October	640	5.25	6.00	1.07	1.27	1,150	5.3	66.2	720
	November	649	5.60	6.15	1.07	1.26	1,163	4.8	66.5	730
	December	658	5.80	6.30	1.07	1.26	1,170	4.7	66.7	731
2006	January	658	5.80	6.30	1.09	1.26	1,166	5.0	66.6	738
	February	667	5.85	6.45	1.10	1.26	1,159	4.9	66.0	737
	March	667	6.05	6.45	1.10	1.27	1,159	4.8	65.8	741
	April	685	6.25	6.75	1.11	1.28	1,171	4.3	66.1	742
	May	685	6.25	6.75	1.11	1.29	1,180	4.2	66.4	741
	June	697	6.60	6.95	1.11	1.29	1,185	4.1	66.5	741
	July	697	6.60	6.95	1.12	1.29	1,192	4.1	66.8	739
	August	691	6.40	6.85	1.15	1.29	1,198	3.9	66.9	743
	September	682	6.40	6.70	1.15	1.29	1,202	4.1	67.1	746
	October	688	6.40	6.80		1.29	1,205	4.1	67.2	748
	November									
	December									

"P & I" means Principal and Interest (assumes \$ 100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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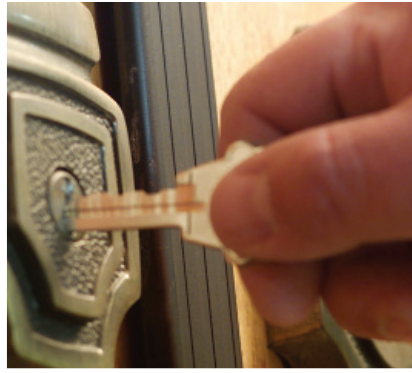
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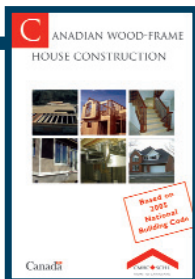
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