

HOUSING NOW

Vancouver



Canada Mortgage and Housing Corporation

Date Released: December 2006

Vancouver Housing Starts Rebound in November

After experiencing lower levels of activity for three consecutive months compared to 2005, housing starts in the Vancouver CMA rebounded in November as multi-family starts propelled higher. Despite the negative impact of unusually wintery weather, a total of 1,405 dwelling units started in November,

representing a gain of five per cent over the same month in the preceding year. As a result, year-to-date activity grew to 17,398 units, edging above the first 11 months of 2005 by one per cent.

In the multi-family market, comprised of semi-detached, row, and apartment dwellings, 1,002 units started construction in November, 10 per cent above the same month in 2005, and the first year-over-year increase since July. Despite this bump up in activity, with 12,012 units started during the first 11

Table of contents

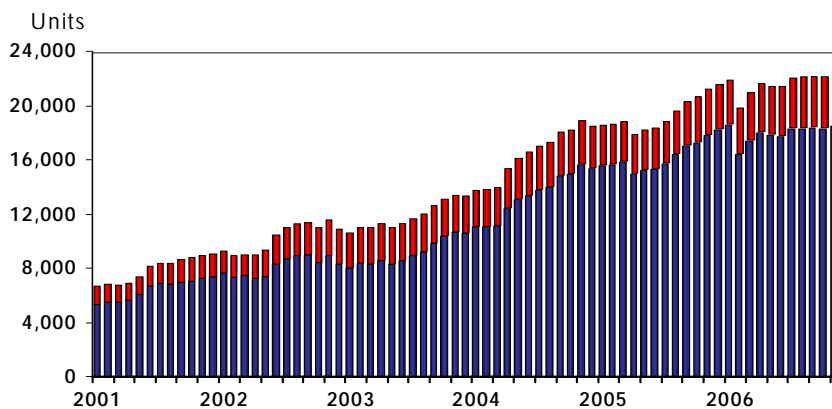
1-2 Vancouver Housing Starts Rebound in November

3-6 Maps

8-31 Housing Tables

Figure 1

Vancouver CMA Units Under Construction



Source: CMHC

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation.

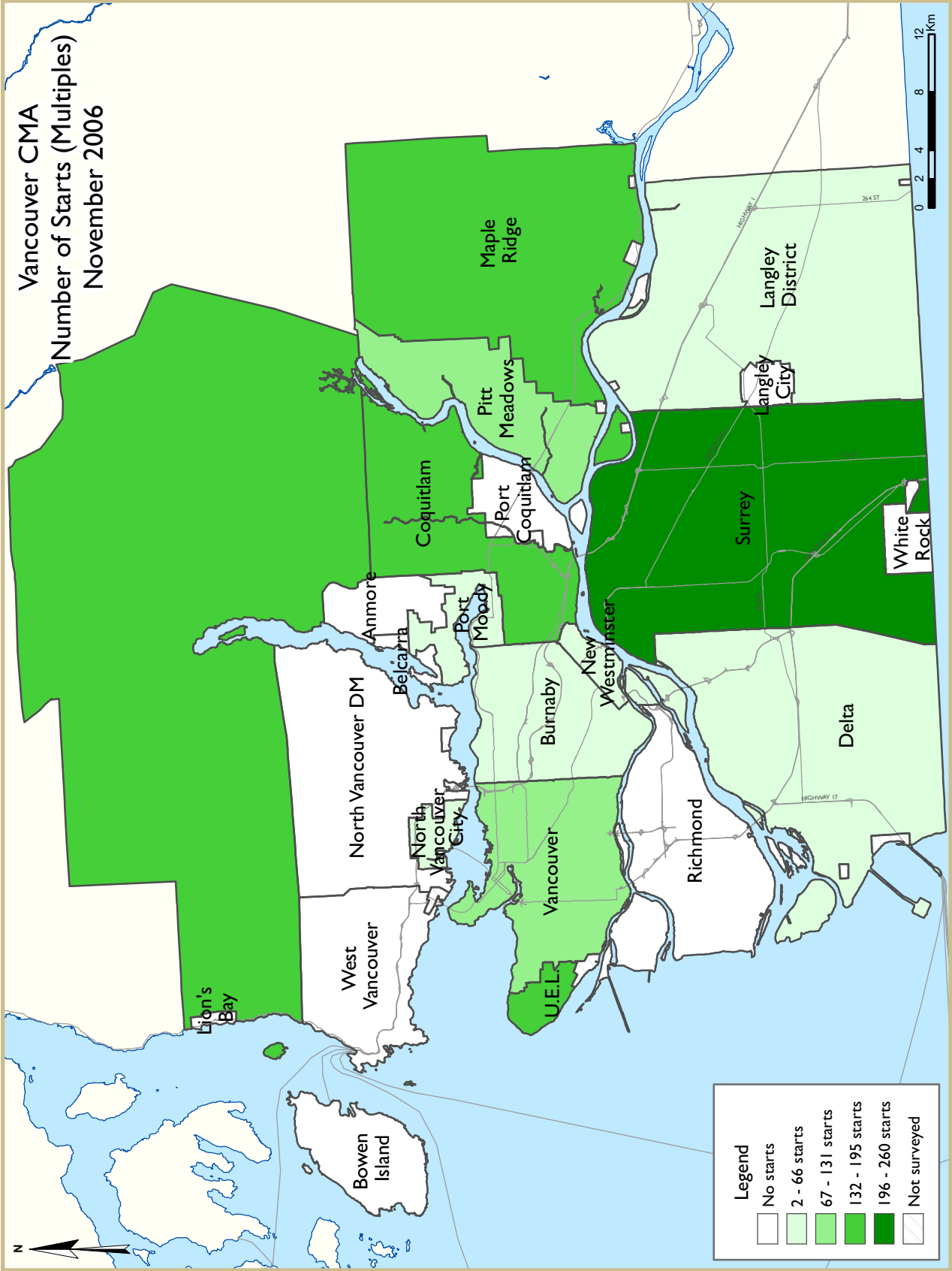
View, print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

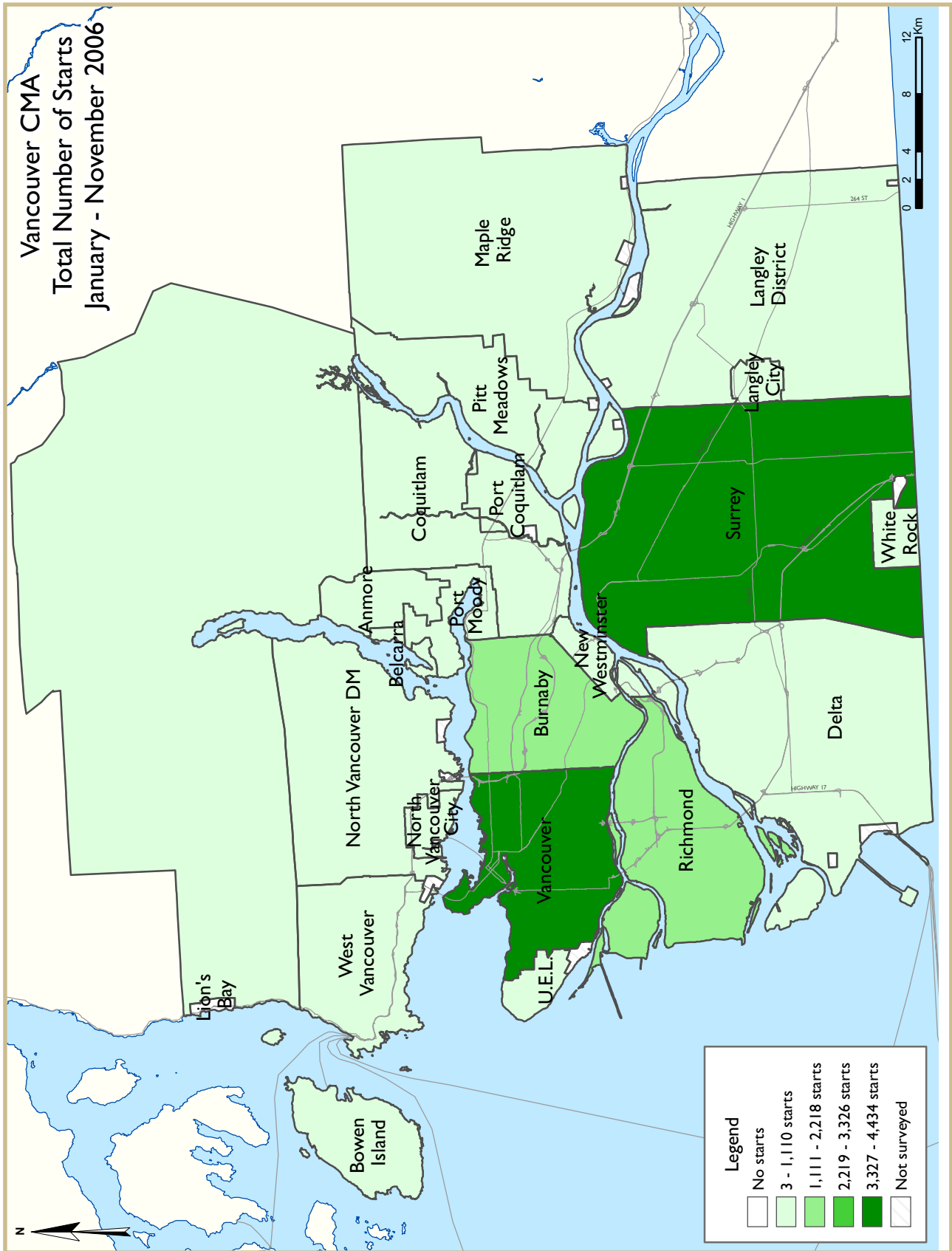
months of the year, year-to-date starts continued to trail the performance observed in 2005 by five per cent. Nonetheless, builders in the multi-family market have remained busy. During the first 11 months of 2006, builders completed work on 11,733 multi-family units, the highest year-to-date figure since 1995. With more starts than completions in 2006, the number of units under construction has remained near a record high at 18,555 units in November.

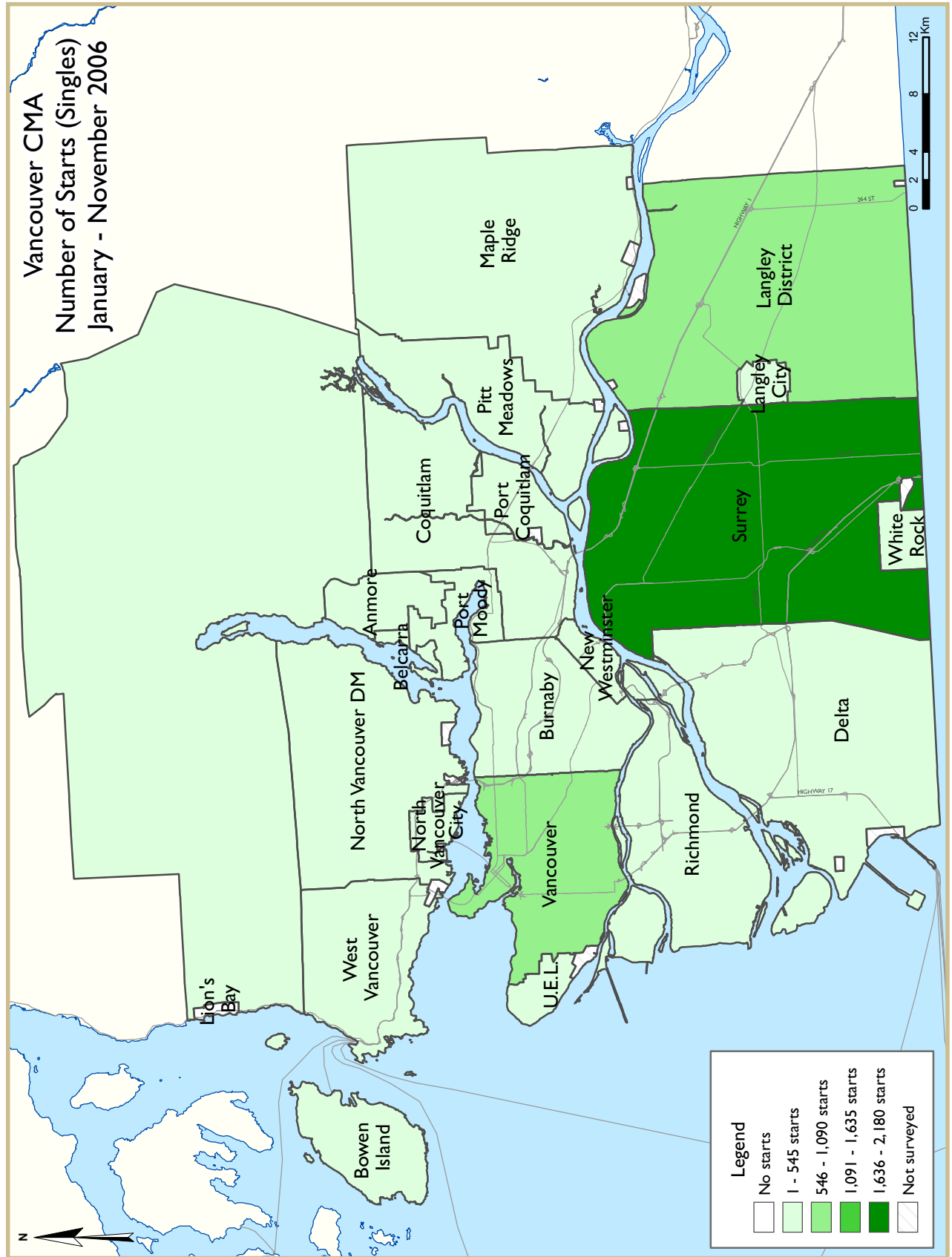
For the fifth consecutive month, multi-family completions were higher than the number of units absorbed. As a result, the number of units in inventory grew to 405 units in November, split almost evenly between semi-detached, row, and apartment units. Inventory has remained low by historical comparison, reflecting continued demand for multi-family product by

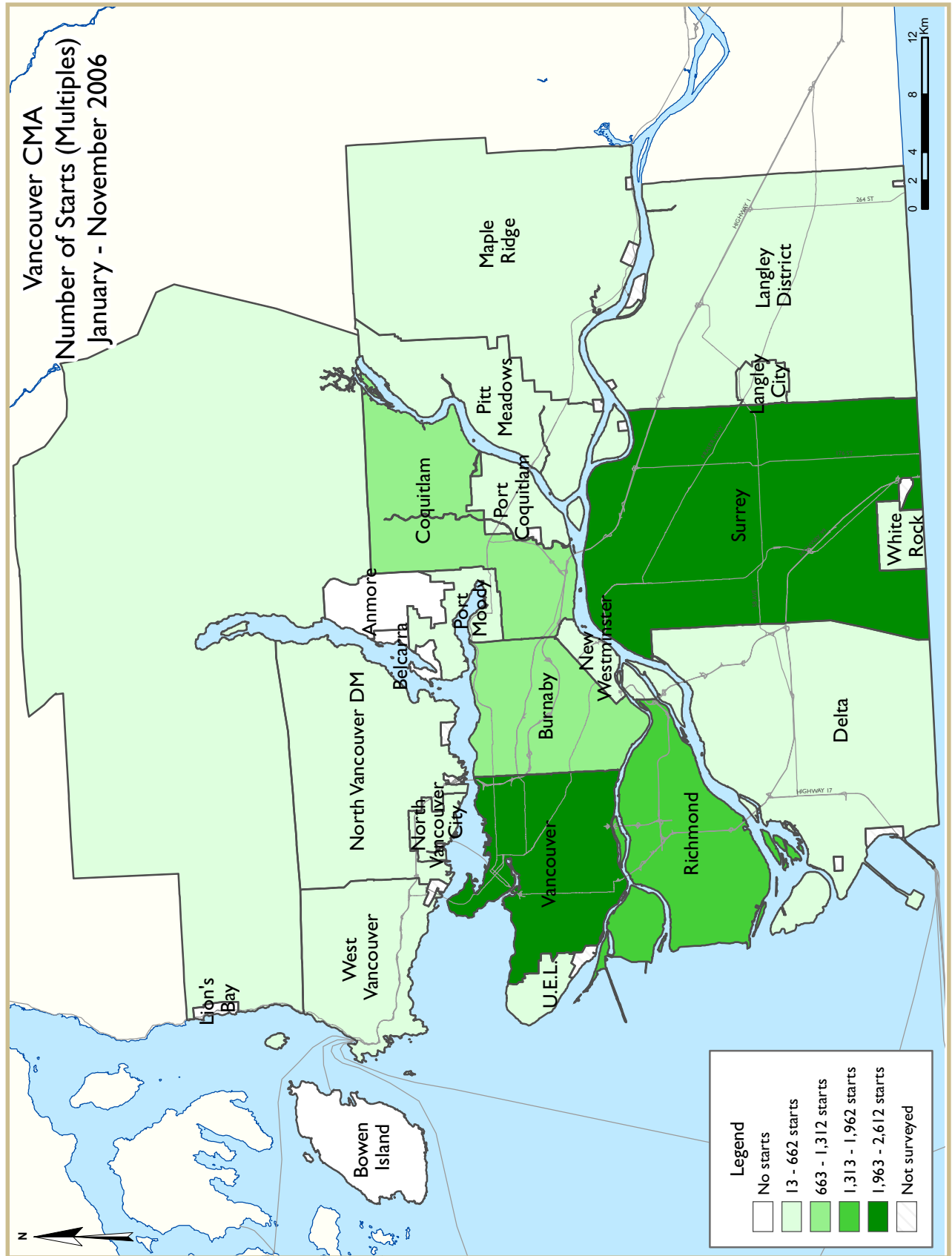
both home buyers as well as investors. Of the investor-owned units, some of these completed units may end up in the supply of resale inventory upon completion as owners attempt to sell these units for a higher price in order to achieve a positive return on their investment.

In the single-detached market, builders broke ground on 403 homes in November, a decline of six per cent from the same month in 2005. Nonetheless, activity in 2006 has remained at the highest level since 1995. A total of 5,386 homes were started in the first 11 months of the year, representing an 18 per cent increase from the same period in 2005. Similar to the multi-family market, inventory has also grown in the single-detached sector, as 643 homes were recorded as complete and unabsorbed in November.









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
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2006	402	32	16	1	290	657	0	7	1,405
November 2005	423	26	18	2	163	635	3	71	1,341
% Change	-5.0	23.1	-11.1	-50.0	77.9	3.5	-100.0	-90.1	4.8
Year-to-date 2006	5,286	324	227	83	2,911	8,116	21	416	17,398
Year-to-date 2005	4,326	376	167	196	3,420	8,225	53	520	17,283
% Change	22.2	-13.8	35.9	-57.7	-14.9	-1.3	-60.4	-20.0	0.7
UNDER CONSTRUCTION									
November 2006	3,690	218	176	63	2,704	14,790	12	658	22,311
November 2005	3,163	290	145	187	3,025	13,496	12	933	21,251
% Change	16.7	-24.8	21.4	-66.3	-10.6	9.6	0.0	-29.5	5.0
COMPLETIONS									
November 2006	412	32	26	6	203	509	37	5	1,230
November 2005	344	42	18	14	191	118	11	0	738
% Change	19.8	-23.8	44.4	-57.1	6.3	**	**	n/a	66.7
Year-to-date 2006	4,706	374	183	172	3,079	7,262	81	774	16,631
Year-to-date 2005	3,989	358	190	208	3,174	6,115	62	415	14,511
% Change	18.0	4.5	-3.7	-17.3	-3.0	18.8	30.6	86.5	14.6
COMPLETED & NOT ABSORBED									
November 2006	623	111	28	18	135	67	31	35	1,048
November 2005	452	57	20	12	144	62	9	38	794
% Change	37.8	94.7	40.0	50.0	-6.3	8.1	**	-7.9	32.0
ABSORBED									
November 2006	351	15	22	6	181	522	23	5	1,125
November 2005	341	42	12	13	175	101	8	9	701
% Change	2.9	-64.3	83.3	-53.8	3.4	**	187.5	-44.4	60.5
Year-to-date 2006	4,546	322	179	173	3,084	7,328	59	330	16,021
Year-to-date 2005	4,117	417	224	218	3,209	6,179	64	429	14,857
% Change	10.4	-22.8	-20.1	-20.6	-3.9	18.6	-7.8	-23.1	7.8

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2006	22	10	0	0	5	42	0	0	79
November 2005	11	12	0	0	6	140	0	0	169
Delta									
November 2006	0	0	0	0	3	0	0	0	3
November 2005	20	0	0	0	8	0	0	0	28
Langley									
November 2006	69	2	0	1	16	0	0	0	88
November 2005	81	2	0	0	9	0	1	0	93
Maple Ridge / Pitt Meadows									
November 2006	44	2	0	0	65	199	0	0	310
November 2005	49	0	0	1	0	0	0	0	50
New Westminster									
November 2006	9	6	0	0	0	0	0	0	15
November 2005	3	0	0	0	0	0	0	0	3
North Vancouver									
November 2006	6	2	2	0	0	0	0	0	10
November 2005	2	0	0	0	16	76	0	0	94
Richmond									
November 2006	11	0	0	0	0	0	0	0	11
November 2005	38	0	0	1	24	218	2	0	283
Surrey									
November 2006	174	0	0	0	193	60	0	7	434
November 2005	150	0	0	0	100	27	0	0	277
Tri-Cities									
November 2006	7	4	12	0	0	141	0	0	164
November 2005	7	6	16	0	0	50	0	0	79
University Endowment Lands									
November 2006	0	0	0	0	8	140	0	0	148
November 2005	0	0	0	0	0	47	0	71	118
Vancouver City									
November 2006	43	6	2	0	0	75	0	0	126
November 2005	38	6	2	0	0	2	0	0	48
West Vancouver									
November 2006	10	0	0	0	0	0	0	0	10
November 2005	1	0	0	0	0	0	0	0	1
White Rock									
November 2006	1	0	0	0	0	0	0	0	1
November 2005	7	0	0	0	0	75	0	0	82
Vancouver CMA									
November 2006	402	32	16	1	290	657	0	7	1,405
November 2005	423	26	18	2	163	635	3	71	1,341

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2006	114	82	0	0	332	1,996	0	146	2,670
November 2005	154	90	0	0	500	2,802	0	146	3,692
Delta									
November 2006	62	0	0	0	25	60	0	1	148
November 2005	65	0	0	0	52	45	2	0	164
Langley									
November 2006	567	8	0	31	170	344	3	3	1,126
November 2005	427	2	0	11	330	101	1	0	872
Maple Ridge / Pitt Meadows									
November 2006	328	2	0	3	106	851	0	0	1,290
November 2005	255	0	0	10	82	0	0	18	365
New Westminster									
November 2006	79	12	0	0	10	1,012	0	0	1,113
November 2005	28	0	0	0	144	856	0	0	1,028
North Vancouver									
November 2006	108	10	2	0	72	584	0	27	803
November 2005	89	18	32	0	138	506	0	0	783
Richmond									
November 2006	218	10	0	1	455	1,162	0	4	1,850
November 2005	208	6	0	5	248	1,009	9	0	1,485
Surrey									
November 2006	1,366	2	10	0	1,018	932	0	135	3,463
November 2005	1,070	4	0	90	923	511	0	233	2,831
Tri-Cities									
November 2006	116	30	80	23	106	1,447	0	0	1,802
November 2005	91	52	94	67	130	844	0	2	1,280
University Endowment Lands									
November 2006	3	0	0	0	89	571	9	71	743
November 2005	3	0	0	0	27	387	0	71	488
Vancouver City									
November 2006	436	58	36	0	281	5,624	0	255	6,690
November 2005	484	110	19	0	405	6,237	0	379	7,634
West Vancouver									
November 2006	196	4	0	5	40	102	0	16	363
November 2005	153	2	0	4	46	123	0	84	412
White Rock									
November 2006	18	0	48	0	0	105	0	0	171
November 2005	36	0	0	0	0	75	0	0	111
Vancouver CMA									
November 2006	3,690	218	176	63	2,704	14,790	12	658	22,311
November 2005	3,163	290	145	187	3,025	13,496	12	933	21,251

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2006	11	6	0	0	80	65	0	0	162
November 2005	13	4	0	0	10	0	0	0	27
Delta									
November 2006	0	0	0	0	0	0	0	0	0
November 2005	14	0	0	0	0	52	1	0	67
Langley									
November 2006	43	0	0	0	6	48	2	0	99
November 2005	48	0	0	0	26	0	2	0	76
Maple Ridge / Pitt Meadows									
November 2006	41	0	0	4	6	0	0	0	51
November 2005	43	0	0	7	4	0	0	0	54
New Westminster									
November 2006	5	0	0	0	0	0	0	0	5
November 2005	4	0	0	0	5	0	0	0	9
North Vancouver									
November 2006	6	0	2	0	14	0	0	0	22
November 2005	7	2	0	0	8	0	0	0	17
Richmond									
November 2006	24	0	0	0	6	0	0	0	30
November 2005	40	14	0	0	9	0	8	0	71
Surrey									
November 2006	175	0	4	2	28	0	0	5	214
November 2005	128	0	0	7	73	46	0	0	254
Tri-Cities									
November 2006	14	6	10	0	0	26	35	0	91
November 2005	8	8	10	0	23	20	0	0	69
University Endowment Lands									
November 2006	0	0	0	0	0	0	0	0	0
November 2005	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2006	81	18	6	0	63	370	0	0	538
November 2005	22	12	6	0	30	0	0	0	70
West Vancouver									
November 2006	5	0	0	0	0	0	0	0	5
November 2005	8	2	0	0	3	0	0	0	13
White Rock									
November 2006	4	0	4	0	0	0	0	0	8
November 2005	2	0	2	0	0	0	0	0	4
Vancouver CMA									
November 2006	412	32	26	6	203	509	37	5	1,230
November 2005	344	42	18	14	191	118	11	0	738

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2006	45	22	0	0	7	5	0	0	79
November 2005	54	17	0	0	42	0	0	0	113
Delta									
November 2006	18	0	0	0	0	11	0	0	29
November 2005	15	0	0	0	2	0	1	0	18
Langley									
November 2006	76	0	0	9	11	6	2	0	104
November 2005	53	0	0	8	41	0	2	37	141
Maple Ridge / Pitt Meadows									
November 2006	33	0	0	3	0	0	0	0	36
November 2005	32	0	0	2	0	2	0	0	36
New Westminster									
November 2006	5	0	0	0	0	1	0	0	6
November 2005	3	1	0	0	7	0	0	0	11
North Vancouver									
November 2006	4	3	10	0	0	0	0	0	17
November 2005	2	4	0	0	3	2	0	0	11
Richmond									
November 2006	48	3	0	2	20	4	1	0	78
November 2005	43	5	0	0	17	9	6	0	80
Surrey									
November 2006	192	0	0	4	38	26	14	21	295
November 2005	159	0	0	0	20	22	0	0	201
Tri-Cities									
November 2006	11	16	12	0	15	0	14	14	82
November 2005	13	2	14	2	2	15	0	0	48
University Endowment Lands									
November 2006	0	0	0	0	0	0	0	0	0
November 2005	1	0	0	0	0	0	0	0	1
Vancouver City									
November 2006	176	67	6	0	42	14	0	0	305
November 2005	59	28	6	0	10	12	0	1	116
West Vancouver									
November 2006	9	0	0	0	2	0	0	0	11
November 2005	15	0	0	0	0	0	0	0	15
White Rock									
November 2006	4	0	0	0	0	0	0	0	4
November 2005	2	0	0	0	0	0	0	0	2
Vancouver CMA									
November 2006	623	111	28	18	135	67	31	35	1,048
November 2005	452	57	20	12	144	62	9	38	794

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2006	11	3	0	0	75	60	0	0	149
November 2005	9	4	0	0	6	0	0	0	19
Delta									
November 2006	4	0	0	0	0	6	0	1	11
November 2005	10	0	0	0	0	52	1	0	63
Langley									
November 2006	35	0	0	0	5	43	2	0	85
November 2005	39	0	0	1	19	0	2	8	69
Maple Ridge / Pitt Meadows									
November 2006	37	0	0	4	6	0	0	0	47
November 2005	38	0	0	5	4	3	0	0	50
New Westminster									
November 2006	2	0	0	0	0	0	0	0	2
November 2005	4	0	0	0	1	5	0	0	10
North Vancouver									
November 2006	10	0	0	0	14	0	0	0	24
November 2005	8	2	0	0	7	0	0	0	17
Richmond									
November 2006	18	0	0	0	5	0	0	1	24
November 2005	35	9	0	0	6	10	5	0	65
Surrey									
November 2006	161	0	4	2	30	17	0	3	217
November 2005	146	0	0	7	72	24	0	0	249
Tri-Cities									
November 2006	12	4	10	0	0	26	21	0	73
November 2005	7	16	8	0	23	7	0	0	61
University Endowment Lands									
November 2006	0	0	0	0	0	0	0	0	0
November 2005	1	0	0	0	3	0	0	0	4
Vancouver City									
November 2006	48	6	4	0	46	370	0	0	474
November 2005	24	9	2	0	30	0	0	1	66
West Vancouver									
November 2006	6	0	0	0	0	0	0	0	6
November 2005	12	2	0	0	4	0	0	0	18
White Rock									
November 2006	4	0	4	0	0	0	0	0	8
November 2005	1	0	2	0	0	0	0	0	3
Vancouver CMA									
November 2006	351	15	22	6	181	522	23	5	1,125
November 2005	341	42	12	13	175	101	8	9	701

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

**Table I.2: History of Housing Starts of Vancouver CMA
1996 - 2005**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677
% Change	7.4	-4.8	-23.5	-87.3	-28.1	-56.1	-100.0	160.0	-26.9
1998	3,303	292	115	55	1,468	6,146	119	380	11,878
% Change	-28.0	11.5	27.8	-36.8	-28.7	-18.6	-45.2	-63.1	-25.5
1997	4,585	262	90	87	2,060	7,547	217	1,031	15,950
% Change	-6.2	29.7	55.2	-50.3	-4.1	5.1	**	59.1	3.2
1996	4,889	202	58	175	2,147	7,183	67	648	15,453

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Anmore	3	11	0	0	0	0	0	0	3	11	-72.7
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	3	4	0	0	0	0	0	0	3	4	-25.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	3	2	2	0	0	42	140	46	145	-68.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - Central Park	4	1	0	0	0	0	6	0	4	7	-42.9
Burnaby - Remainder	14	6	8	10	5	0	0	0	27	16	68.8
Burnaby Total	22	11	10	12	5	6	42	140	79	169	-53.3
Coquitlam	3	4	2	6	0	0	153	16	158	26	**
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	9	0	8	3	0	0	0	3	17	-82.4
Delta - North	0	8	0	0	0	0	0	0	0	8	-100.0
Delta	0	20	0	8	3	0	0	0	3	28	-89.3
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	70	82	6	6	12	5	0	0	88	93	-5.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	36	35	2	0	65	0	114	0	217	35	**
New Westminister	9	3	6	0	0	0	0	0	15	3	**
North Vancouver City	0	2	2	0	0	16	2	76	4	94	-95.7
North Vancouver DM	6	0	0	0	0	0	0	0	6	0	n/a
Pitt Meadows	8	15	0	0	0	0	85	0	93	15	**
Port Coquitlam	2	2	0	0	0	0	0	0	2	2	0.0
Port Moody	2	1	2	0	0	0	0	50	4	51	-92.2
Richmond	11	41	0	16	0	8	0	218	11	283	-96.1
Surrey - South	38	11	0	0	0	0	60	27	98	38	157.9
Surrey - Cloverdale	27	53	12	0	135	24	7	0	181	77	135.1
Surrey - North	95	77	0	0	46	76	0	0	141	153	-7.8
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	13	9	0	0	0	0	0	0	13	9	44.4
Surrey Total	174	150	12	0	181	100	67	27	434	277	56.7
University Endowment Lands	0	0	0	0	8	0	140	118	148	118	25.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	4	0	0	0	0	0	0	0	4	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	0	0	0	0	0	27	0	29	0	n/a
Vancouver - Marpole	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Eastside	24	28	0	6	0	0	20	4	44	38	15.8
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	14	4	0	0	0	0	30	0	44	4	**
Vancouver Total	43	38	6	6	0	0	77	4	126	48	162.5
West Vancouver	10	1	0	0	0	0	0	0	10	1	**
White Rock	1	7	0	0	0	0	0	75	1	82	-98.8
Vancouver CMA	403	428	48	54	274	135	680	724	1,405	1,341	4.8

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	31	34	0	6	0	0	0	0	31	40	-22.5
Belcarra	3	4	0	0	0	0	0	0	3	4	-25.0
Bowen Island	27	44	0	0	0	0	0	1	27	45	-40.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	59	67	10	14	6	38	42	369	117	488	-76.0
Burnaby - Lougheed Mall	0	2	0	0	0	0	64	0	64	2	**
Burnaby - South & East	27	29	12	20	55	40	213	535	307	624	-50.8
Burnaby - Central Park	12	16	20	14	49	18	214	0	295	48	**
Burnaby - Remainder	99	87	94	66	212	389	196	1,186	601	1,728	-65.2
Burnaby Total	197	201	136	114	322	485	729	2,090	1,384	2,890	-52.1
Coquitlam	68	103	40	46	29	10	841	204	978	363	169.4
Delta - Tsawwassen	29	19	0	0	0	0	48	45	77	64	20.3
Delta - Ladner	53	54	10	64	17	0	1	0	81	118	-31.4
Delta - North	27	36	0	0	0	0	0	0	27	36	-25.0
Delta	109	109	10	64	17	0	49	45	185	218	-15.1
Langley City	7	0	0	0	0	0	297	0	304	0	n/a
Langley District	683	612	36	34	128	377	3	42	850	1,065	-20.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	416	324	2	0	88	31	436	18	942	373	152.5
New Westminister	85	22	12	0	4	132	585	546	686	700	-2.0
North Vancouver City	27	21	16	32	40	33	346	232	429	318	34.9
North Vancouver DM	68	64	4	38	22	67	46	0	140	169	-17.2
Pitt Meadows	96	97	10	10	24	61	353	0	483	168	187.5
Port Coquitlam	35	45	2	2	41	51	145	241	223	339	-34.2
Port Moody	92	113	28	26	56	125	364	459	540	723	-25.3
Richmond	355	337	122	86	443	373	858	930	1,778	1,726	3.0
Surrey - South	208	187	50	18	34	81	96	27	388	313	24.0
Surrey - Cloverdale	650	607	24	4	642	420	194	114	1,510	1,145	31.9
Surrey - North	1,167	864	6	42	398	538	72	72	1,643	1,516	8.4
Surrey - Guildford	8	11	4	0	48	51	165	182	225	244	-7.8
Surrey - Whalley	147	96	0	0	58	35	463	99	668	230	190.4
Surrey Total	2,180	1,765	84	64	1,180	1,125	990	494	4,434	3,448	28.6
University Endowment Lands	1	3	6	0	54	14	326	396	387	413	-6.3
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	12	6	6	22	29	79	67	122	114	7.0
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	14	35	2	0	22	0	53	0	91	35	160.0
Vancouver - Marpole	29	32	2	14	28	0	0	42	59	88	-33.0
Vancouver - Eastside	542	333	42	44	49	55	415	640	1,048	1,072	-2.2
Vancouver - Mt. Pleasant	4	1	24	46	3	43	0	0	31	90	-65.6
Vancouver - Strath/Grand	2	5	6	10	4	30	48	14	60	59	1.7
Vancouver - Westside	145	98	6	6	32	13	51	2	234	119	96.6
Vancouver Total	760	519	92	130	202	242	2,318	2,930	3,372	3,821	-11.8
West Vancouver	125	108	4	18	0	0	9	207	138	333	-58.6
White Rock	21	50	0	0	0	0	63	77	84	127	-33.9
Vancouver CMA	5,386	4,575	604	670	2,650	3,126	8,758	8,912	17,398	17,283	0.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 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	42	140	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	6	0	0	0	0	0	0
Burnaby - Remainder	5	0	0	0	0	0	0	0
Burnaby Total	5	6	0	0	42	140	0	0
Coquitlam	0	0	0	0	153	16	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	12	5	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	0	0	0	114	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	16	0	0	2	76	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	85	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	50	0	0
Richmond	0	8	0	0	0	218	0	0
Surrey - South	0	0	0	0	60	27	0	0
Surrey - Cloverdale	135	24	0	0	0	0	7	0
Surrey - North	46	76	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	181	100	0	0	60	27	7	0
University Endowment Lands	8	0	0	0	140	47	0	71
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	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	0	0	0	0	27	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	20	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	30	0	0	0
Vancouver Total	0	0	0	0	77	4	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	75	0	0
Vancouver CMA	274	135	0	0	673	653	7	71

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	42	369	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	18	0	0	214	0	0	0
Burnaby - Remainder	200	389	0	0	196	1,186	0	0
Burnaby Total	310	485	0	0	729	1,944	0	146
Coquitlam	29	10	0	0	841	202	0	2
Delta - Tsawwassen	0	0	0	0	48	45	0	0
Delta - Ladner	17	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	17	0	0	0	48	45	1	0
Langley City	0	0	0	0	297	0	0	0
Langley District	128	377	0	0	0	42	3	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	88	31	0	0	436	0	0	18
New Westminster	4	132	0	0	585	546	0	0
North Vancouver City	40	33	0	0	319	232	27	0
North Vancouver DM	22	67	0	0	46	0	0	0
Pitt Meadows	24	61	0	0	353	0	0	0
Port Coquitlam	41	51	0	0	145	241	0	0
Port Moody	56	125	0	0	364	459	0	0
Richmond	443	373	0	0	851	930	7	0
Surrey - South	34	81	0	0	96	27	0	0
Surrey - Cloverdale	642	420	0	0	120	114	74	0
Surrey - North	398	538	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	1,180	1,125	0	0	846	422	144	72
University Endowment Lands	54	14	0	0	326	325	0	71
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	51	0	2	0
Vancouver - Marpole	28	0	0	0	0	42	0	0
Vancouver - Eastside	49	55	0	0	278	528	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	47	2	4	0
Vancouver Total	202	242	0	0	2,082	2,804	234	126
West Vancouver	0	0	0	0	9	123	0	84
White Rock	0	0	0	0	63	77	0	0
Vancouver CMA	2,638	3,126	0	0	8,340	8,392	416	520

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Anmore	3	11	0	0	0	0	3	11
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	3	4	0	0	0	0	3	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	5	42	140	0	0	46	145
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	1	0	0	0	0	2	1
Burnaby - Central Park	4	1	0	6	0	0	4	7
Burnaby - Remainder	22	16	5	0	0	0	27	16
Burnaby Total	32	23	47	146	0	0	79	169
Coquitlam	17	26	141	0	0	0	158	26
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	9	3	8	0	0	3	17
Delta - North	0	8	0	0	0	0	0	8
Delta	0	20	3	8	0	0	3	28
Langley City	0	0	0	0	0	0	0	0
Langley District	71	83	17	9	0	1	88	93
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	38	35	179	0	0	0	217	35
New Westminster	15	3	0	0	0	0	15	3
North Vancouver City	4	2	0	92	0	0	4	94
North Vancouver DM	6	0	0	0	0	0	6	0
Pitt Meadows	8	14	85	1	0	0	93	15
Port Coquitlam	2	2	0	0	0	0	2	2
Port Moody	4	1	0	50	0	0	4	51
Richmond	11	38	0	243	0	2	11	283
Surrey - South	38	11	60	27	0	0	98	38
Surrey - Cloverdale	27	53	147	24	7	0	181	77
Surrey - North	95	77	46	76	0	0	141	153
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	13	9	0	0	0	0	13	9
Surrey Total	174	150	253	127	7	0	434	277
University Endowment Lands	0	0	148	47	0	71	148	118
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	4	0	0	0	0	0	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	2	0	27	0	0	0	29	0
Vancouver - Marpole	3	2	0	0	0	0	3	2
Vancouver - Eastside	26	36	18	2	0	0	44	38
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	14	4	30	0	0	0	44	4
Vancouver Total	51	46	75	2	0	0	126	48
West Vancouver	10	1	0	0	0	0	10	1
White Rock	1	7	0	75	0	0	1	82
Vancouver CMA	450	467	948	800	7	74	1,405	1,341

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	31	40	0	0	0	0	31	40
Belcarra	3	4	0	0	0	0	3	4
Bowen Island	27	44	0	0	0	1	27	45
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	69	81	48	407	0	0	117	488
Burnaby - Lougheed Mall	0	2	64	0	0	0	64	2
Burnaby - South & East	39	49	268	429	0	146	307	624
Burnaby - Central Park	32	30	263	18	0	0	295	48
Burnaby - Remainder	185	151	404	1,577	0	0	601	1,728
Burnaby Total	325	313	1,047	2,431	0	146	1,384	2,890
Coquitlam	153	171	825	190	0	2	978	363
Delta - Tsawwassen	29	19	48	45	0	0	77	64
Delta - Ladner	50	49	27	63	4	6	81	118
Delta - North	27	36	0	0	0	0	27	36
Delta	106	104	75	108	4	6	185	218
Langley City	7	0	297	0	0	0	304	0
Langley District	651	571	187	469	12	25	850	1,065
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	411	318	531	37	0	18	942	373
New Westminister	97	22	589	678	0	0	686	700
North Vancouver City	45	77	357	241	27	0	429	318
North Vancouver DM	71	64	64	105	5	0	140	169
Pitt Meadows	94	96	389	72	0	0	483	168
Port Coquitlam	53	59	170	280	0	0	223	339
Port Moody	98	86	442	637	0	0	540	723
Richmond	361	326	1,406	1,378	11	22	1,778	1,726
Surrey - South	208	176	180	137	0	0	388	313
Surrey - Cloverdale	660	591	776	554	74	0	1,510	1,145
Surrey - North	1,163	861	410	583	70	72	1,643	1,516
Surrey - Guildford	8	11	217	233	0	0	225	244
Surrey - Whalley	147	96	521	134	0	0	668	230
Surrey Total	2,186	1,735	2,104	1,641	144	72	4,434	3,448
University Endowment Lands	1	3	386	339	0	71	387	413
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	18	100	96	1	0	122	114
Vancouver - False Creek	4	0	0	44	92	0	96	44
Vancouver - Granville/Oak	9	7	230	189	0	0	239	196
Vancouver - Kerrisdale	16	35	73	0	2	0	91	35
Vancouver - Marpole	31	46	28	42	0	0	59	88
Vancouver - Eastside	641	405	270	555	135	112	1,048	1,072
Vancouver - Mt. Pleasant	28	45	3	45	0	0	31	90
Vancouver - Strath/Grand	8	15	52	30	0	14	60	59
Vancouver - Westside	151	106	79	13	4	0	234	119
Vancouver Total	909	678	2,227	3,017	234	126	3,372	3,821
West Vancouver	129	106	9	143	0	84	138	333
White Rock	79	52	5	75	0	0	84	127
Vancouver CMA	5,837	4,869	11,110	11,841	437	573	17,398	17,283

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Anmore	3	3	2	0	0	0	0	0	5	3	66.7
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	8	0	0	6	0	65	0	74	8	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	0	0	8	0	0	0	9	3	200.0
Burnaby - Central Park	1	0	2	0	29	0	0	0	32	0	n/a
Burnaby - Remainder	6	2	8	6	33	8	0	0	47	16	193.8
Burnaby Total	11	13	10	6	76	8	65	0	162	27	**
Coquitlam	2	1	6	8	0	10	8	8	16	27	-40.7
Delta - Tsawwassen	0	9	0	0	0	0	0	52	0	61	-100.0
Delta - Ladner	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - North	0	5	0	0	0	0	0	0	0	5	-100.0
Delta	0	15	0	0	0	0	0	52	0	67	-100.0
Langley City	1	0	0	0	0	0	48	0	49	0	n/a
Langley District	44	50	0	0	6	26	0	0	50	76	-34.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	41	43	0	0	0	0	0	0	41	43	-4.7
New Westminister	5	4	0	0	0	5	0	0	5	9	-44.4
North Vancouver City	1	3	0	2	0	0	0	0	1	5	-80.0
North Vancouver DM	5	4	0	0	14	8	2	0	21	12	75.0
Pitt Meadows	4	7	6	0	0	4	0	0	10	11	-9.1
Port Coquitlam	12	6	0	0	35	13	28	22	75	41	82.9
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	24	48	0	18	6	5	0	0	30	71	-57.7
Surrey - South	13	12	0	4	0	0	0	0	13	16	-18.8
Surrey - Cloverdale	61	53	4	0	18	12	9	0	92	65	41.5
Surrey - North	89	59	0	0	6	23	0	46	95	128	-25.8
Surrey - Guildford	0	4	0	0	0	26	0	0	0	30	-100.0
Surrey - Whalley	14	7	0	0	0	8	0	0	14	15	-6.7
Surrey Total	177	135	4	4	24	69	9	46	214	254	-15.7
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	13	0	286	0	299	0	n/a
Vancouver - Kitsilano	2	0	2	0	12	0	4	0	20	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	20	0	80	0	100	1	**
Vancouver - Kerrisdale	4	2	0	0	0	0	0	0	4	2	100.0
Vancouver - Marpole	5	3	0	2	0	0	0	0	5	5	0.0
Vancouver - Eastside	38	13	10	6	0	30	6	6	54	55	-1.8
Vancouver - Mt. Pleasant	2	1	2	4	0	0	0	0	4	5	-20.0
Vancouver - Strath/Grand	1	1	2	0	3	0	0	0	6	1	**
Vancouver - Westside	29	1	2	0	15	0	0	0	46	1	**
Vancouver Total	81	22	18	12	63	30	376	6	538	70	**
West Vancouver	5	8	0	2	0	3	0	0	5	13	-61.5
White Rock	4	2	0	0	0	0	4	2	8	4	100.0
Vancouver CMA	420	369	46	52	224	181	540	136	1,230	738	66.7

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	29	23	6	6	0	0	0	0	35	29	20.7
Belcarra	2	4	0	0	0	0	0	0	2	4	-50.0
Bowen Island	37	41	0	0	0	0	0	1	37	42	-11.9
Burnaby - Mountain	2	0	0	0	132	0	230	0	364	0	n/a
Burnaby - North	79	66	16	24	44	41	470	65	609	196	**
Burnaby - Lougheed Mall	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - South & East	37	21	16	14	48	38	178	0	279	73	**
Burnaby - Central Park	15	19	20	8	47	33	0	151	82	211	-61.1
Burnaby - Remainder	101	92	84	74	205	143	790	593	1,180	902	30.8
Burnaby Total	237	200	136	120	476	255	1,668	809	2,517	1,384	81.9
Coquitlam	60	78	46	50	7	10	206	213	319	351	-9.1
Delta - Tsawwassen	12	32	0	0	0	0	33	52	45	84	-46.4
Delta - Ladner	66	42	54	20	0	0	5	0	125	62	101.6
Delta - North	31	37	0	0	0	0	0	0	31	37	-16.2
Delta	109	111	54	20	0	0	38	52	201	183	9.8
Langley City	6	1	2	0	0	22	122	0	130	23	**
Langley District	508	444	8	58	274	354	42	110	832	966	-13.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	343	311	0	0	49	13	0	87	392	411	-4.6
New Westminister	38	24	0	2	114	86	429	230	581	342	69.9
North Vancouver City	17	13	30	18	13	23	219	408	279	462	-39.6
North Vancouver DM	62	50	46	24	67	28	88	100	263	202	30.2
Pitt Meadows	99	84	6	22	61	43	0	0	166	149	11.4
Port Coquitlam	44	52	2	6	75	55	305	65	426	178	139.3
Port Moody	80	81	26	32	62	201	277	216	445	530	-16.0
Richmond	341	383	100	114	237	385	712	701	1,390	1,583	-12.2
Surrey - South	184	252	42	22	103	155	204	86	533	515	3.5
Surrey - Cloverdale	662	432	8	40	346	327	117	18	1,133	817	38.7
Surrey - North	986	848	38	66	497	471	72	52	1,593	1,437	10.9
Surrey - Guildford	10	13	0	0	44	94	269	100	323	207	56.0
Surrey - Whalley	110	114	0	0	12	38	99	167	221	319	-30.7
Surrey Total	1,952	1,659	88	128	1,002	1,085	761	423	3,803	3,295	15.4
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	38	45	1,571	994	1,609	1,039	54.9
Vancouver - Kitsilano	14	4	12	2	29	10	6	77	61	93	-34.4
Vancouver - False Creek	1	0	0	2	0	24	116	173	117	199	-41.2
Vancouver - Granville/Oak	3	5	6	0	34	7	210	86	253	98	158.2
Vancouver - Kerrisdale	38	31	0	0	0	0	0	0	38	31	22.6
Vancouver - Marpole	41	26	20	6	2	0	54	0	117	32	**
Vancouver - Eastside	546	408	60	44	61	38	655	440	1,322	930	42.2
Vancouver - Mt. Pleasant	3	1	28	32	7	3	178	42	216	78	176.9
Vancouver - Strath/Grand	9	2	12	10	30	4	22	75	73	91	-19.8
Vancouver - Westside	159	47	28	6	90	6	72	159	349	218	60.1
Vancouver Total	814	525	166	102	297	137	3,121	2,690	4,398	3,454	27.3
West Vancouver	82	114	32	12	18	10	46	74	178	210	-15.2
White Rock	36	47	0	0	0	0	12	110	48	157	-69.4
Vancouver CMA	4,898	4,249	748	746	2,774	2,806	8,211	6,710	16,631	14,511	14.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 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	6	0	0	0	65	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	0	0	0	0	0	0	0
Burnaby - Central Park	29	0	0	0	0	0	0	0
Burnaby - Remainder	33	8	0	0	0	0	0	0
Burnaby Total	76	8	0	0	65	0	0	0
Coquitlam	0	10	0	0	8	8	0	0
Delta - Tsawwassen	0	0	0	0	0	52	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	52	0	0
Langley City	0	0	0	0	48	0	0	0
Langley District	6	26	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 Westminister	0	5	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	14	8	0	0	2	0	0	0
Pitt Meadows	0	4	0	0	0	0	0	0
Port Coquitlam	0	13	35	0	28	22	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	5	0	0	0	0	0	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	18	12	0	0	4	0	5	0
Surrey - North	6	23	0	0	0	46	0	0
Surrey - Guildford	0	26	0	0	0	0	0	0
Surrey - Whalley	0	8	0	0	0	0	0	0
Surrey Total	24	69	0	0	4	46	5	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	13	0	0	0	286	0	0	0
Vancouver - Kitsilano	12	0	0	0	4	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	20	0	0	0	80	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	30	0	0	6	6	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	0	0
Vancouver - Westside	15	0	0	0	0	0	0	0
Vancouver Total	63	30	0	0	376	6	0	0
West Vancouver	0	3	0	0	0	0	0	0
White Rock	0	0	0	0	4	2	0	0
Vancouver CMA	189	181	35	0	535	136	5	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	44	41	0	0	470	65	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	48	38	0	0	178	0	0	0
Burnaby - Central Park	47	33	0	0	0	151	0	0
Burnaby - Remainder	205	143	0	0	790	478	0	115
Burnaby Total	476	255	0	0	1,668	694	0	115
Coquitlam	7	10	0	0	204	213	2	0
Delta - Tsawwassen	0	0	0	0	33	52	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	52	5	0
Langley City	0	22	0	0	122	0	0	0
Langley District	274	354	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	86	0	0	429	230	0	0
North Vancouver City	13	20	0	3	219	408	0	0
North Vancouver DM	67	28	0	0	88	100	0	0
Pitt Meadows	61	43	0	0	0	0	0	0
Port Coquitlam	34	55	41	0	305	50	0	15
Port Moody	62	201	0	0	235	216	42	0
Richmond	237	385	0	0	699	701	13	0
Surrey - South	103	155	0	0	43	86	161	0
Surrey - Cloverdale	346	327	0	0	108	18	9	0
Surrey - North	481	466	16	5	0	52	72	0
Surrey - Guildford	44	94	0	0	269	100	0	0
Surrey - Whalley	12	38	0	0	99	107	0	60
Surrey Total	986	1,080	16	5	519	363	242	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	38	45	0	0	1,513	994	58	0
Vancouver - Kitsilano	29	10	0	0	6	73	0	4
Vancouver - False Creek	0	24	0	0	116	173	0	0
Vancouver - Granville/Oak	34	7	0	0	210	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	38	0	0	451	434	204	6
Vancouver - Mt. Pleasant	7	3	0	0	178	42	0	0
Vancouver - Strath/Grand	30	4	0	0	6	23	16	52
Vancouver - Westside	90	6	0	0	72	150	0	9
Vancouver Total	297	137	0	0	2,697	2,576	424	114
West Vancouver	18	10	0	0	0	74	46	0
White Rock	0	0	0	0	12	110	0	0
Vancouver CMA	2,717	2,798	57	8	7,437	6,295	774	415

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Anmore	5	3	0	0	0	0	5	3
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	8	71	0	0	0	74	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	3	8	0	0	0	9	3
Burnaby - Central Park	3	0	29	0	0	0	32	0
Burnaby - Remainder	10	6	37	10	0	0	47	16
Burnaby Total	17	17	145	10	0	0	162	27
Coquitlam	16	17	0	10	0	0	16	27
Delta - Tsawwassen	0	9	0	52	0	0	0	61
Delta - Ladner	0	0	0	0	0	1	0	1
Delta - North	0	5	0	0	0	0	0	5
Delta	0	14	0	52	0	1	0	67
Langley City	1	0	48	0	0	0	49	0
Langley District	42	48	6	26	2	2	50	76
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	36	4	7	0	0	41	43
New Westminister	5	4	0	5	0	0	5	9
North Vancouver City	1	5	0	0	0	0	1	5
North Vancouver DM	7	4	14	8	0	0	21	12
Pitt Meadows	4	7	6	4	0	0	10	11
Port Coquitlam	14	8	26	33	35	0	75	41
Port Moody	0	1	0	0	0	0	0	1
Richmond	24	54	6	9	0	8	30	71
Surrey - South	13	10	0	6	0	0	13	16
Surrey - Cloverdale	65	48	22	17	5	0	92	65
Surrey - North	87	59	8	69	0	0	95	128
Surrey - Guildford	0	4	0	26	0	0	0	30
Surrey - Whalley	14	7	0	8	0	0	14	15
Surrey Total	179	128	30	126	5	0	214	254
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	299	0	0	0	299	0
Vancouver - Kitsilano	4	0	16	0	0	0	20	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	100	0	0	0	100	1
Vancouver - Kerrisdale	4	2	0	0	0	0	4	2
Vancouver - Marpole	5	5	0	0	0	0	5	5
Vancouver - Eastside	54	25	0	30	0	0	54	55
Vancouver - Mt. Pleasant	4	5	0	0	0	0	4	5
Vancouver - Strath/Grand	3	1	3	0	0	0	6	1
Vancouver - Westside	31	1	15	0	0	0	46	1
Vancouver Total	105	40	433	30	0	0	538	70
West Vancouver	5	10	0	3	0	0	5	13
White Rock	8	4	0	0	0	0	8	4
Vancouver CMA	470	404	718	323	42	11	1,230	738

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	35	29	0	0	0	0	35	29
Belcarra	2	4	0	0	0	0	2	4
Bowen Island	37	41	0	0	0	1	37	42
Burnaby - Mountain	2	0	362	0	0	0	364	0
Burnaby - North	95	90	514	106	0	0	609	196
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2
Burnaby - South & East	53	35	226	38	0	0	279	73
Burnaby - Central Park	35	27	47	184	0	0	82	211
Burnaby - Remainder	179	164	1,001	623	0	115	1,180	902
Burnaby Total	367	318	2,150	951	0	115	2,517	1,384
Coquitlam	162	159	155	192	2	0	319	351
Delta - Tsawwassen	12	30	33	52	0	2	45	84
Delta - Ladner	63	31	54	17	8	14	125	62
Delta - North	31	36	0	0	0	1	31	37
Delta	106	97	87	69	8	17	201	183
Langley City	8	1	122	22	0	0	130	23
Langley District	488	404	332	428	12	134	832	966
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	330	283	62	128	0	0	392	411
New Westminister	38	24	543	318	0	0	581	342
North Vancouver City	71	45	208	414	0	3	279	462
North Vancouver DM	63	50	195	152	5	0	263	202
Pitt Meadows	98	84	68	65	0	0	166	149
Port Coquitlam	60	91	325	72	41	15	426	178
Port Moody	68	84	335	446	42	0	445	530
Richmond	339	341	1,034	1,229	17	13	1,390	1,583
Surrey - South	150	235	222	280	161	0	533	515
Surrey - Cloverdale	641	427	483	390	9	0	1,133	817
Surrey - North	954	854	551	578	88	5	1,593	1,437
Surrey - Guildford	10	13	313	194	0	0	323	207
Surrey - Whalley	110	114	111	145	0	60	221	319
Surrey Total	1,865	1,643	1,680	1,587	258	65	3,803	3,295
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	1,550	1,039	58	0	1,609	1,039
Vancouver - Kitsilano	28	8	33	81	0	4	61	93
Vancouver - False Creek	1	0	116	199	0	0	117	199
Vancouver - Granville/Oak	9	5	244	50	0	43	253	98
Vancouver - Kerrisdale	38	31	0	0	0	0	38	31
Vancouver - Marpole	61	32	21	0	35	0	117	32
Vancouver - Eastside	636	488	482	436	204	6	1,322	930
Vancouver - Mt. Pleasant	29	33	187	45	0	0	216	78
Vancouver - Strath/Grand	21	12	36	27	16	52	73	91
Vancouver - Westside	169	53	180	156	0	9	349	218
Vancouver Total	993	663	2,981	2,677	424	114	4,398	3,454
West Vancouver	83	124	49	86	46	0	178	210
White Rock	48	49	0	108	0	0	48	157
Vancouver CMA	5,263	4,537	10,513	9,497	855	477	16,631	14,511

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	3.4	1	3.4	29	1,000,000	1,126,432
Year-to-date 2005	0	0.0	0	0.0	0	0.0	3	13.0	3	13.0	23	900,000	888,883
Belcarra													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	4	100.0	4	--	--
Bowen Island													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2005	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
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	36.2	12	25.5	4	8.5	7	14.9	7	14.9	47	459,900	506,589
Burnaby													
November 2006	0	0.0	0	0.0	0	0.0	6	54.5	5	45.5	11	679,900	750,245
November 2005	0	0.0	0	0.0	2	22.2	6	66.7	1	11.1	9	--	--
Year-to-date 2006	2	0.8	13	5.2	42	16.8	108	43.2	85	34.0	250	679,450	733,390
Year-to-date 2005	1	0.5	45	23.0	89	45.4	48	24.5	13	6.6	196	568,000	579,849
Coquitlam													
November 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2005	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2006	5	7.9	3	4.8	18	28.6	32	50.8	5	7.9	63	618,000	621,820
Year-to-date 2005	15	21.7	8	11.6	25	36.2	16	23.2	5	7.2	69	538,000	532,367
Delta													
November 2006	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
November 2005	1	9.1	1	9.1	4	36.4	4	36.4	1	9.1	11	612,500	624,990
Year-to-date 2006	4	3.7	8	7.3	44	40.4	27	24.8	26	23.9	109	600,000	665,236
Year-to-date 2005	16	15.2	22	21.0	34	32.4	17	16.2	16	15.2	105	565,000	614,554
Langley City													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2006	2	5.4	10	27.0	23	62.2	2	5.4	0	0.0	37	519,000	530,626
November 2005	3	7.1	39	92.9	0	0.0	0	0.0	0	0.0	42	445,450	447,832
Year-to-date 2006	46	9.5	280	58.0	136	28.2	14	2.9	7	1.4	483	479,900	491,813
Year-to-date 2005	117	28.5	257	62.7	27	6.6	8	2.0	1	0.2	410	435,900	432,865

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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													
November 2006	1	2.6	15	39.5	19	50.0	3	7.9	0	0.0	38	532,000	512,697
November 2005	31	86.1	5	13.9	0	0.0	0	0.0	0	0.0	36	374,500	370,881
Year-to-date 2006	53	15.4	144	41.9	118	34.3	17	4.9	12	3.5	344	489,927	497,543
Year-to-date 2005	169	52.8	139	43.4	11	3.4	1	0.3	0	0.0	320	399,000	404,189
New Westminster													
November 2006	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
November 2005	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2006	10	27.8	11	30.6	5	13.9	8	22.2	2	5.6	36	472,400	498,558
Year-to-date 2005	10	43.5	11	47.8	2	8.7	0	0.0	0	0.0	23	432,000	421,683
North Vancouver City													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	1	5.3	1	5.3	17	89.5	19	933,644	938,192
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	789,500	833,083
North Vancouver DM													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2006	1	1.7	0	0.0	0	0.0	1	1.7	58	96.7	60	1,200,000	1,166,069
Year-to-date 2005	0	0.0	0	0.0	0	0.0	3	4.9	58	95.1	61	980,000	1,013,828
Pitt Meadows													
November 2006	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
November 2005	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2006	9	8.3	86	79.6	12	11.1	0	0.0	1	0.9	108	449,000	454,582
Year-to-date 2005	21	25.6	60	73.2	1	1.2	0	0.0	0	0.0	82	419,000	416,795
Port Coquitlam													
November 2006	0	0.0	1	10.0	6	60.0	3	30.0	0	0.0	10	573,800	569,152
November 2005	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2006	0	0.0	26	59.1	11	25.0	7	15.9	0	0.0	44	470,000	500,394
Year-to-date 2005	0	0.0	48	94.1	1	2.0	1	2.0	1	2.0	51	430,000	450,475
Port Moody													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 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	29	36.7	41	51.9	9	11.4	79	619,900	666,374
Year-to-date 2005	0	0.0	5	6.3	48	60.8	20	25.3	6	7.6	79	545,000	584,795
Richmond													
November 2006	0	0.0	1	5.6	1	5.6	6	33.3	10	55.6	18	824,500	805,194
November 2005	5	12.8	7	17.9	6	15.4	5	12.8	16	41.0	39	729,000	720,615
Year-to-date 2006	10	3.0	36	10.8	45	13.5	86	25.7	157	47.0	334	721,900	780,226
Year-to-date 2005	38	9.5	111	27.8	82	20.6	85	21.3	83	20.8	399	567,500	608,484

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2006	2	1.2	49	30.1	42	25.8	43	26.4	27	16.6	163	599,000	642,230
November 2005	36	23.5	55	35.9	34	22.2	16	10.5	12	7.8	153	472,000	519,543
Year-to-date 2006	186	9.7	633	32.9	524	27.2	374	19.4	206	10.7	1,923	529,000	579,882
Year-to-date 2005	361	20.3	677	38.1	400	22.5	172	9.7	168	9.4	1,778	488,400	524,596
University Endowment Lands													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	3	100.0	3	--	--
Vancouver City													
November 2006	0	0.0	1	2.1	2	4.2	10	20.8	35	72.9	48	893,500	1,212,294
November 2005	0	0.0	0	0.0	1	4.2	12	50.0	11	45.8	24	699,500	787,871
Year-to-date 2006	0	0.0	3	0.4	27	3.9	297	42.6	371	53.2	698	758,000	972,136
Year-to-date 2005	0	0.0	3	0.5	170	30.7	231	41.7	150	27.1	554	630,500	771,791
West Vancouver													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
November 2005	0	0.0	3	25.0	0	0.0	0	0.0	12	100.0	12	2,198,000	2,259,417
Year-to-date 2006	1	1.1	3	3.4	0	0.0	0	0.0	87	98.9	88	2,450,000	2,807,761
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	117	100.0	117	1,995,000	2,412,709
White Rock													
November 2006	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	1	2.9	4	11.8	26	76.5	34	999,500	1,007,635
Year-to-date 2005	0	0.0	0	0.0	8	15.7	20	39.2	9	17.6	51	629,900	646,012
Vancouver CMA													
November 2006	5	1.4	79	22.0	95	26.5	78	21.7	102	28.4	359	609,000	761,033
November 2005	77	21.3	120	33.2	48	13.3	47	13.0	69	19.1	361	479,608	628,061
Year-to-date 2006	329	6.9	1,253	26.4	1,027	21.6	1,025	21.6	1,110	23.4	4,744	579,000	703,051
Year-to-date 2005	765	17.4	1,413	32.2	902	20.6	632	14.4	674	15.4	4,386	509,000	612,551

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov. 2006	Nov. 2005	% Change	YTD 2006	YTD 2005	% Change
Anmore	--	--	n/a	1,126,432	888,883	26.7
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	652,794	506,589	28.9
Burnaby Total	750,245	--	n/a	733,390	579,849	26.5
Coquitlam	--	--	n/a	621,820	532,367	16.8
Delta	--	624,990	n/a	665,236	614,554	8.2
Langley City	--	--	n/a	--	--	n/a
Langley District	530,626	447,832	18.5	491,813	432,865	13.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	512,697	370,881	38.2	497,543	404,189	23.1
New Westminster	--	--	n/a	498,558	421,683	18.2
North Vancouver City	--	--	n/a	938,192	833,083	12.6
North Vancouver DM	--	--	n/a	1,166,069	1,013,828	15.0
Pitt Meadows	--	--	n/a	454,582	416,795	9.1
Port Coquitlam	569,152	--	n/a	500,394	450,475	11.1
Port Moody	--	--	n/a	666,374	584,795	14.0
Richmond	805,194	720,615	11.7	780,226	608,484	28.2
Surrey Total	642,230	519,543	23.6	579,882	524,596	10.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,212,294	787,871	53.9	972,136	771,791	26.0
West Vancouver	--	2,259,417	n/a	2,807,761	2,412,709	16.4
White Rock	--	--	n/a	1,007,635	646,012	56.0
Vancouver CMA	761,033	628,061	21.2	703,051	612,551	14.8

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
November 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	1.16	1.29	1,205	4.1	67.2	748
	November	673	6.40	6.55		1.29	1,203	4.3	67.2	750
	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)

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 on 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.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at <http://www.cmhc.ca/>

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to <http://www.cmhc.ca/housingmarketinformation>

For more information on MAC and the wealth of housing market information available to you, visit us today at <http://www.cmhc.ca/housingmarketinformation>

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French 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 to be 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 responsibility.



NEW SURVEYS AND NEW REPORTS

We Consulted ... Clients Spoke ... We Listened

Announcing enhancements to CMHC's Market Analysis Products and Services

Clients told us

that Canada Mortgage and Housing Corporation (CMHC) products and services are their best source of housing market information. They rely on them for comprehensive and up-to-date facts and forecasts. Clients also pointed out ways to make our products even better.

- Secondary Rental Market Information
- Additional Spring Rental Market Survey
- Annual Renovation Expenditure Survey Covering 10 Major Centres
- Publications for Additional Centres

Find out More!

Starting December 2006 and throughout 2007, CMHC will introduce enhancements to benefit all market participants. To find out more visit our website regularly and subscribe to CMHC's FREE Market Analysis electronic products at: www.cmhc.ca/housingmarketinformation