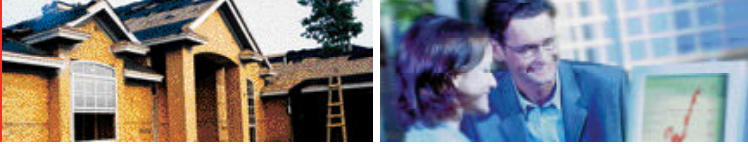


HOUSING NOW

Vancouver



Canada Mortgage and Housing Corporation

Date Released: January 2007

December Housing Starts Drop 20 Per Cent

Housing starts fell by 20 per cent in December 2006 compared to the same month in 2005 as builders started construction on 1,307 single-detached and multiple-family dwelling units in the Vancouver Census Metropolitan Area (CMA). While poor weather conditions factored into fewer homes being

started, December marked the fourth time in five months that housing starts recorded a year-over-year same month decline. With lower activity in the second half of the year offsetting strong gains in early 2006, annual starts reached 18,705 units, a one per cent drop from 2005.

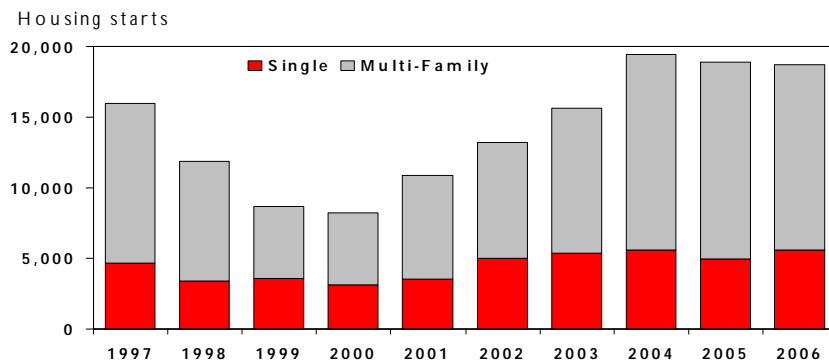
The decline in housing starts resulted exclusively from lower activity in the multiple-family market. A total of 1,079 multiple family dwellings, which include semi-

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- 1 December Housing Starts Drop 20 Per Cent
- 2 Resale Activity Moderates in 2006
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Figure 1

Vancouver Annual Housing Starts



Source: CMHC

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detached, row, and apartment units, started construction in December, a 15 per cent decline from the same month in 2005. As a result, annual multiple family housing starts reached 13,091 dwellings by the end of the year, a six per cent drop from 2005, and the first year-over-year decline since 2000. Despite this dip, multiple-family builders remained busier than ever in 2006. Work was completed on 12,766 dwelling units in 2006, a 15 per cent increase over 2005, and the highest level since 1995. However, with starts outnumbering completions, the number of units under construction pushed up to 18,601 units by year-end, representing a two per cent increase from the same period in 2005.

With most apartment condominium units being sold prior to completion, the number of complete and unabsorbed multiple family units in inventory remained low in 2006. A

total of 397 complete and unabsorbed units were recorded in December 2006, one per cent above year-end 2005. In comparison, in the five-year period between 1999 and 2004, the multiple family inventory level averaged over 2,000 units as apartment inventory remained elevated. While robust demand on the part of homebuyers and investors has pushed down inventory, some of these newly completed units may end up as resale inventory as owners attempt to sell them for a higher price to achieve a positive return on their investment.

In the single-detached housing market, builders started work on 228 housing units in December, a same month drop of 37 per cent from 2005. Nonetheless, annual housing starts for 2006 remained high, pushing up to 5,614 dwellings, equalling the performance seen in 2004. The last time housing starts

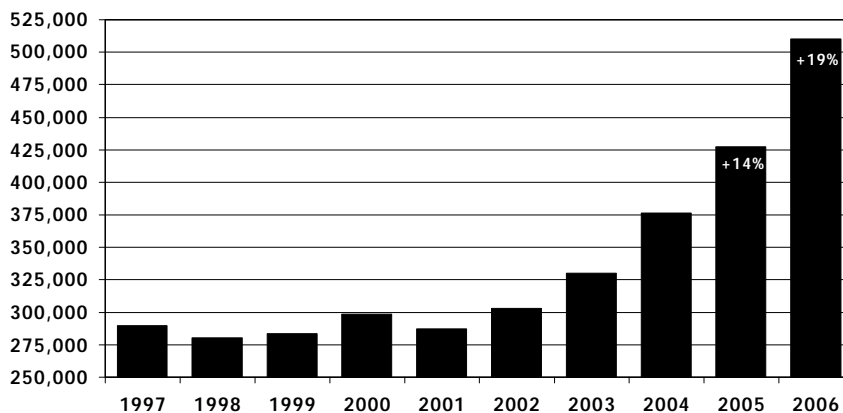
surpassed this level was in 1994 when 6,345 units started construction. While single-detached housing completions during December lagged same month activity in 2005, builders generally finished units at a quicker pace than in 2005. However, unlike the multiple-family market, the number of units in inventory has crept up considerably over 2005, reaching 685 dwellings in December, a year-over-year increase of 40 per cent, and the highest level since June 1999. The average price for a complete and absorbed home sold in 2006 was \$710,526, a gain of 16 per cent over 2005.

Resale Activity Moderates in 2006

A total of 6,798 homes in the Greater Vancouver area were sold through the Multiple Listing Service (MLS®) during the fourth quarter of 2006, representing a year-over-year drop of 21 per cent, and the lowest same quarter performance since 2000. The dissipation of pent-up demand in the market in recent years, coupled with tremendous price gains led to dampened activity in 2006. Sales in 10 of the 12 months in 2006 recorded year-over-year same month declines from 2005. As a result, total resale transactions in 2006 fell to 35,668 dwellings, 13 per cent below the record high performance of 2005. Declines were most prevalent in the single-detached and apartment condominium markets, which dipped 16 and 13 per cent, respectively. With resale activity moderating throughout 2006, market conditions favouring sellers moved further into balance, meaning that the choice of properties available to prospective

Figure 2

Greater Vancouver Average Resale Price

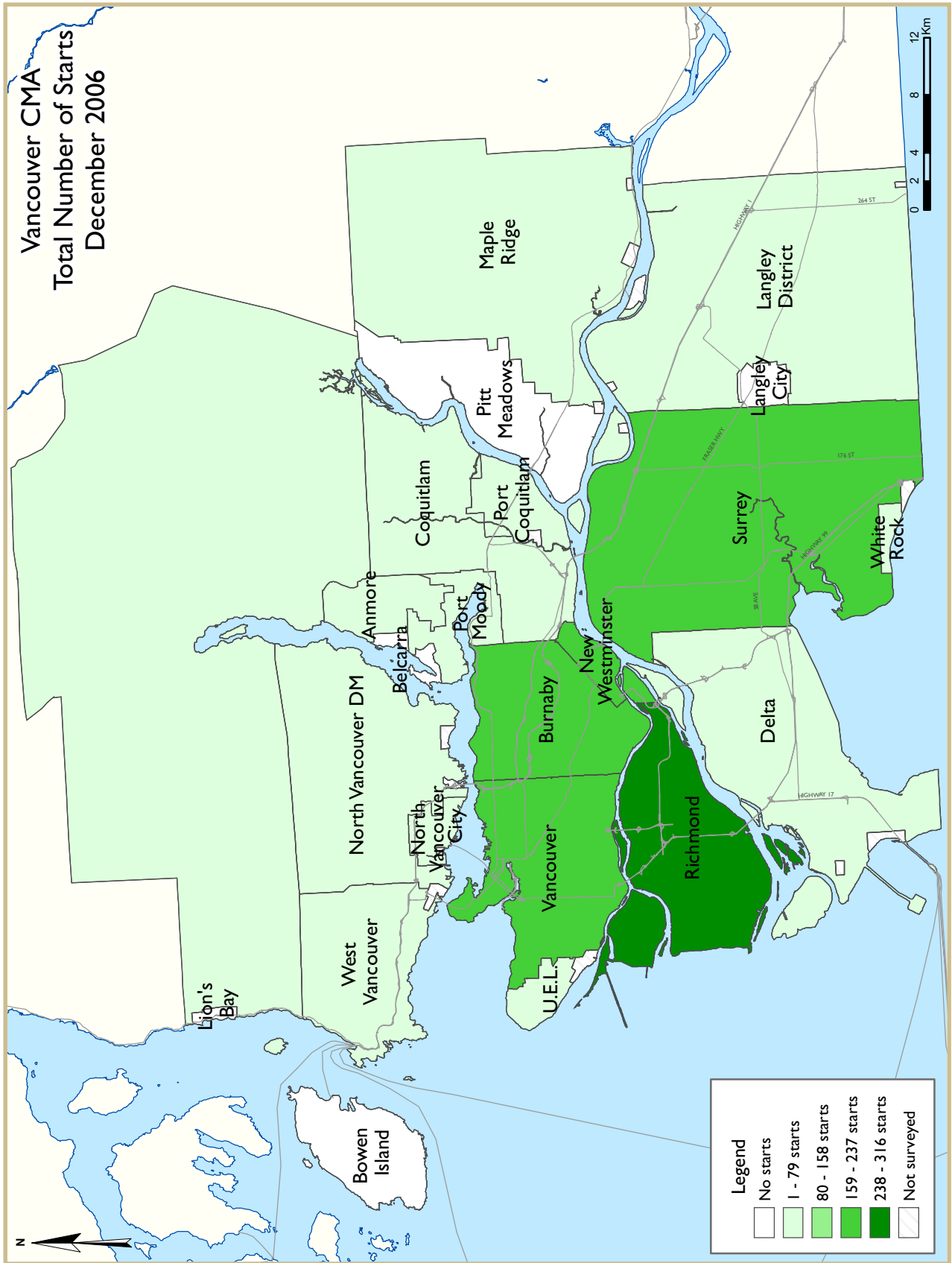


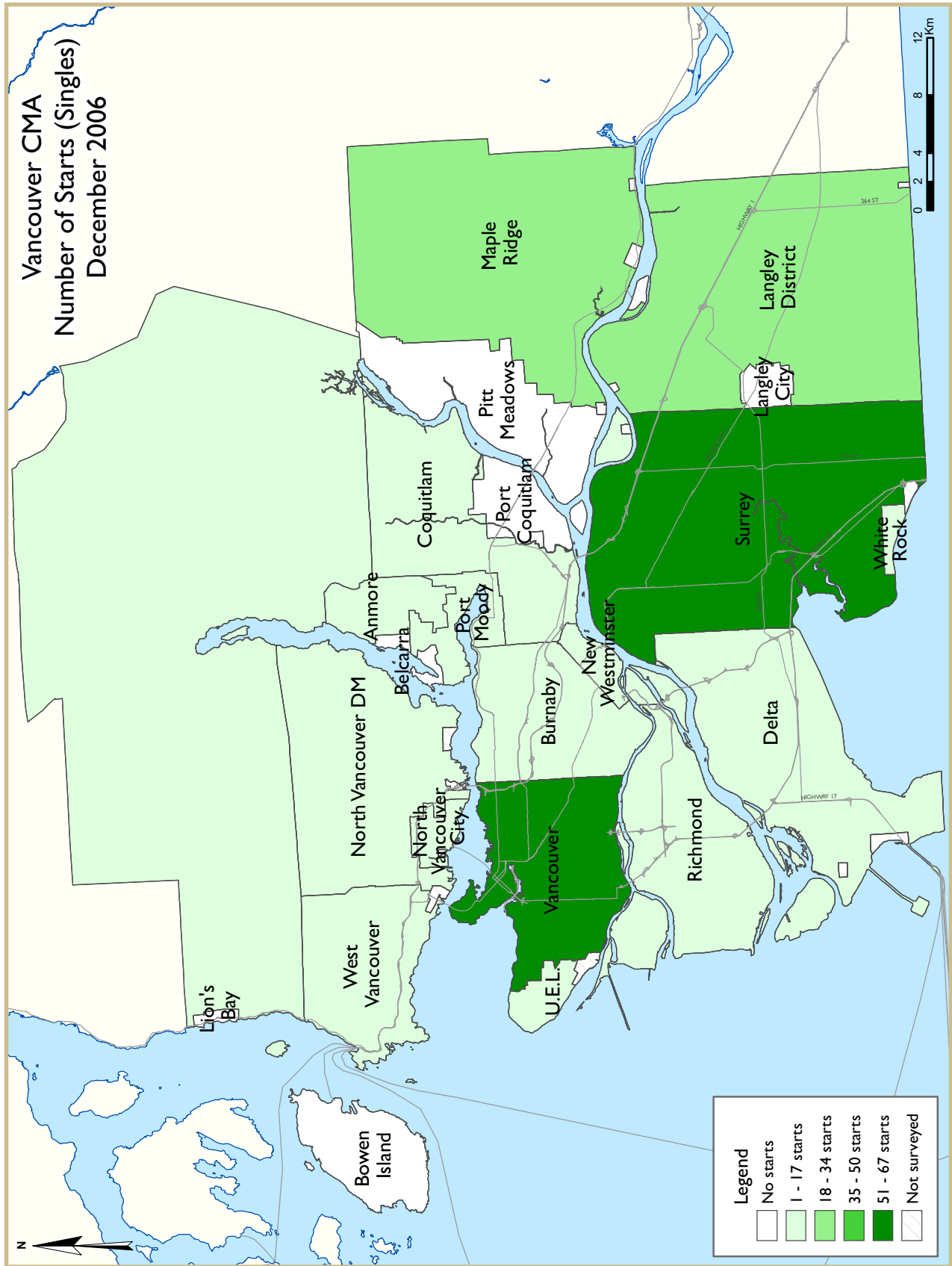
Source: REBGV

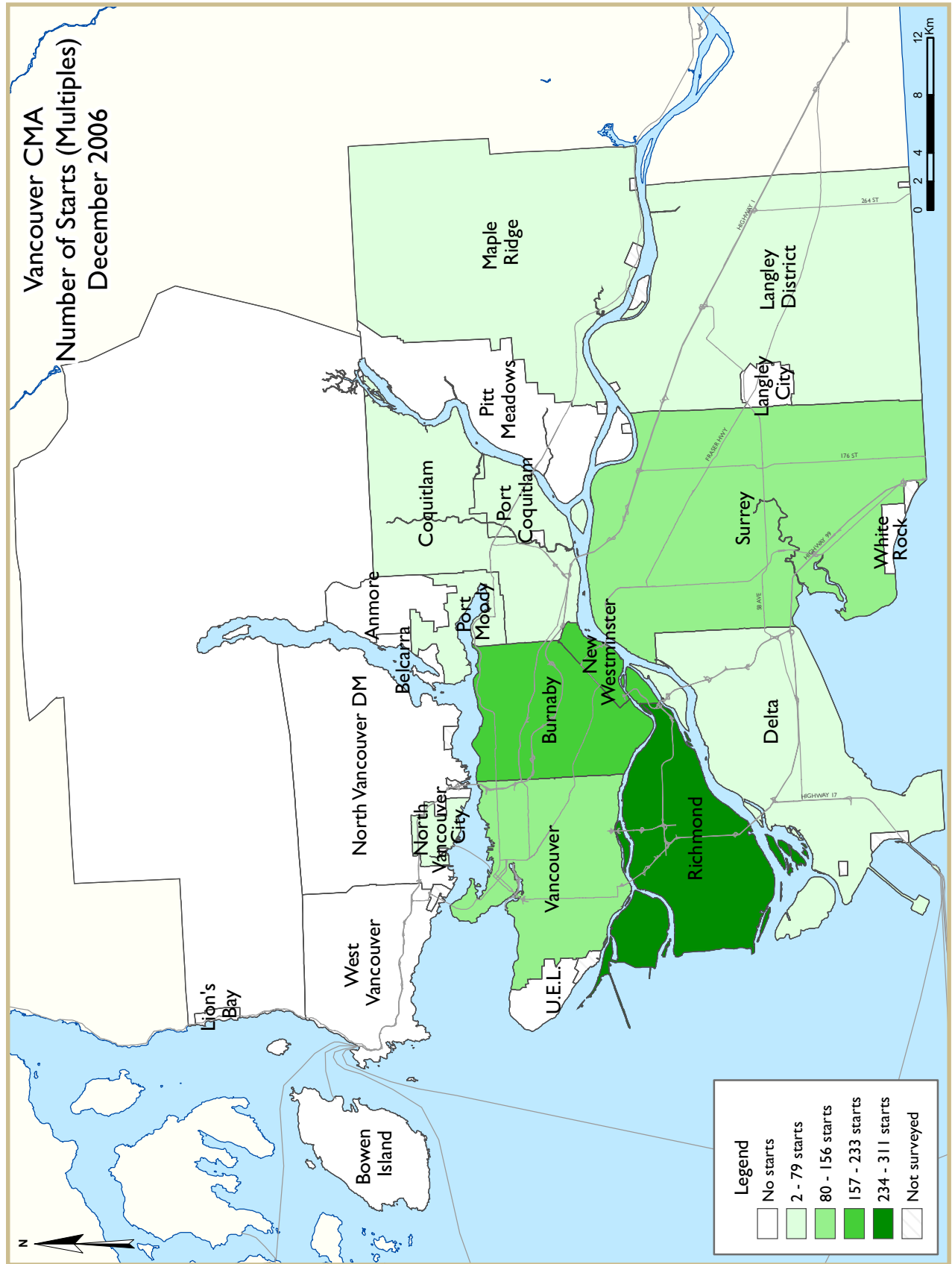
buyers widened. Meanwhile, the average price for all unit types sold increased to \$509,975, representing a 19 per cent increase over 2005. In the single-detached market, the average price increased by 24 per cent to \$726,814, while condominium apartment units averaged \$343,662, up 16 per cent from 2005.

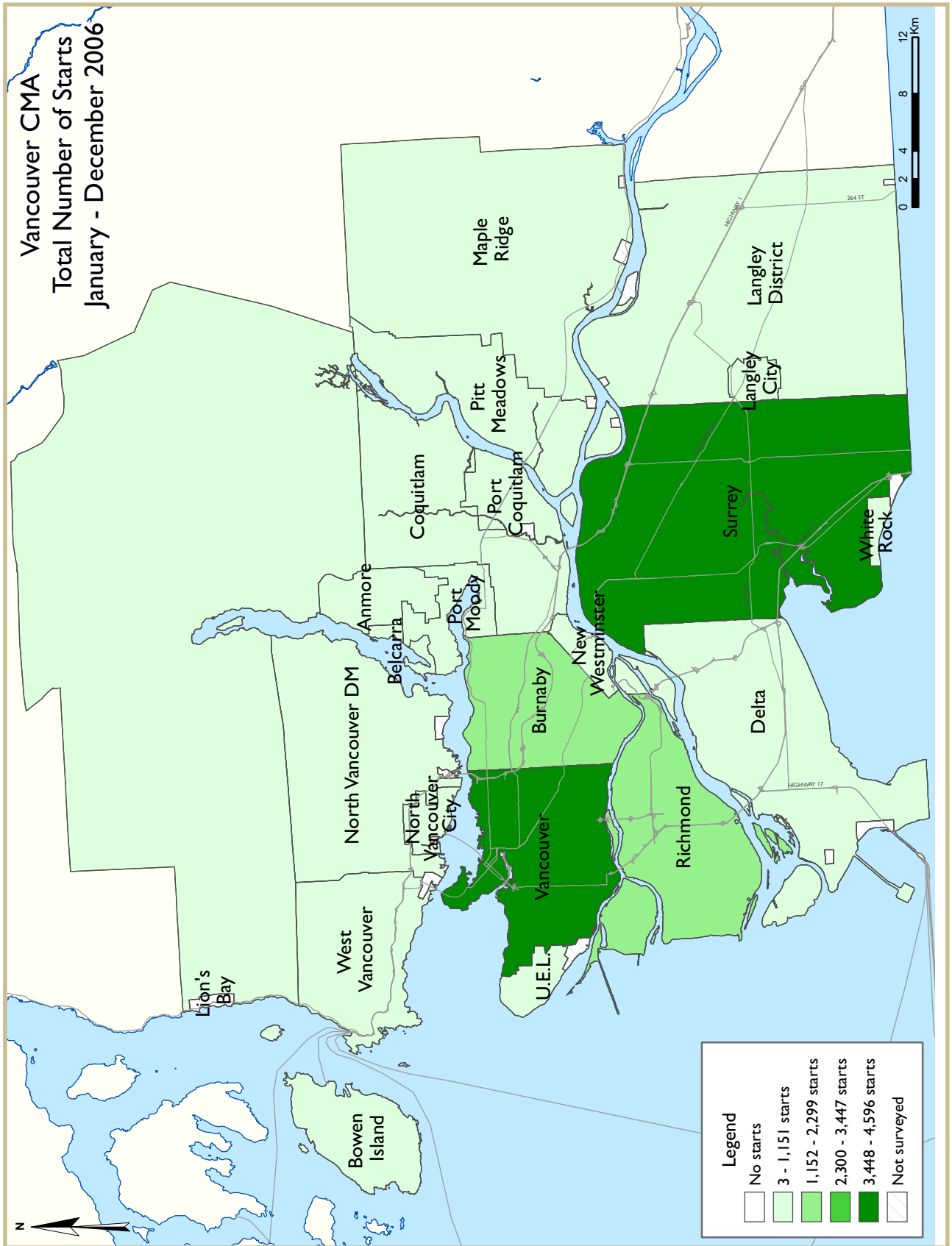
Economy Activity Remains Robust

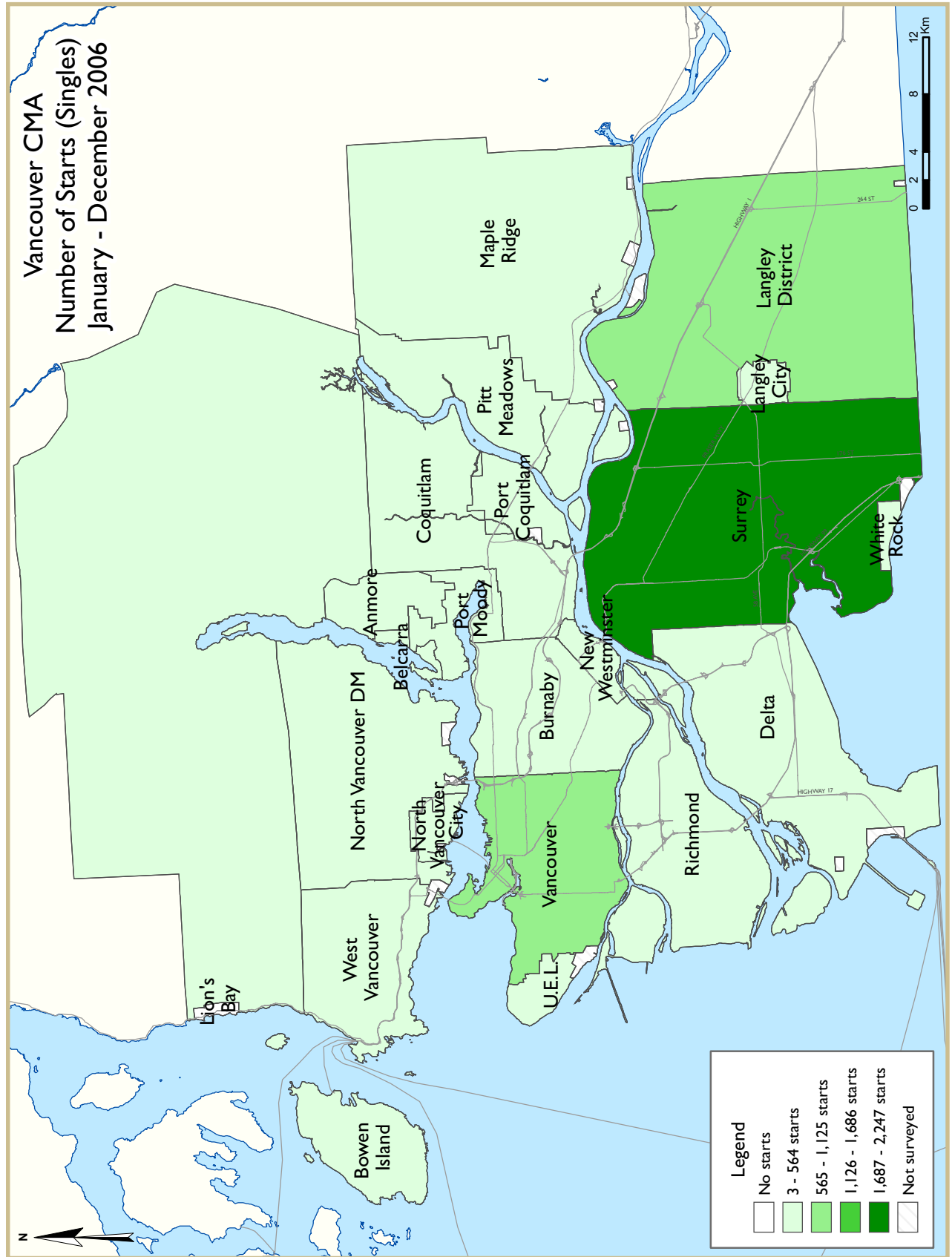
Despite a dampening of housing market activity in 2006 vis-à-vis 2005, economic conditions in the Vancouver CMA have remained robust. Job gains in Vancouver outpaced the number of individuals added to the labour force in 2006, further pushing down an already low unemployment rate. The average unemployment rate dipped to just 4.4 per cent in 2006, a drop of 1.4 percentage points from 2005, reflecting an economy operating near capacity. Employment gains in 2006 were predominantly in the full-time sector, with part-time employment increasing modestly.

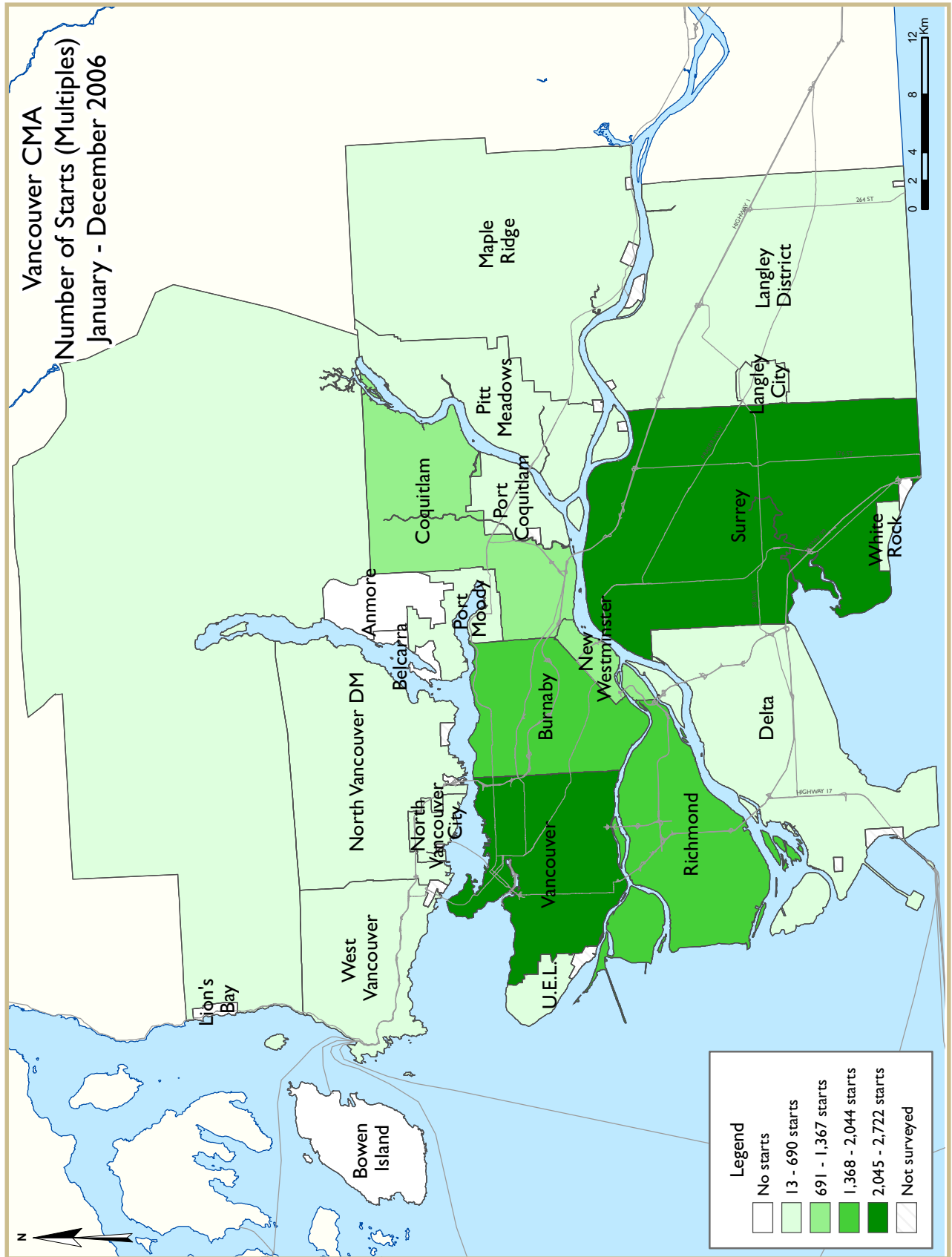












HOUSING NOW REPORT TABLES

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
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- 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
December 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2006	225	30	4	3	244	729	0	72	1,307
December 2005	347	22	6	9	168	1,066	13	0	1,631
% Change	-35.2	36.4	-33.3	-66.7	45.2	-31.6	-100.0	n/a	-19.9
Year-to-date 2006	5,511	354	231	86	3,155	8,845	21	488	18,705
Year-to-date 2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
UNDER CONSTRUCTION									
December 2006	3,512	226	172	61	2,747	14,729	12	718	22,177
December 2005	3,120	270	127	149	2,860	14,081	20	933	21,560
% Change	12.6	-16.3	35.4	-59.1	-4.0	4.6	-40.0	-23.0	2.9
COMPLETIONS									
December 2006	402	22	8	5	201	790	1	12	1,441
December 2005	385	30	22	52	347	481	6	0	1,323
% Change	4.4	-26.7	-63.6	-90.4	-42.1	64.2	-83.3	n/a	8.9
Year-to-date 2006	5,108	396	191	177	3,280	8,052	82	786	18,072
Year-to-date 2005	4,374	388	212	260	3,521	6,596	68	415	15,834
% Change	16.8	2.1	-9.9	-31.9	-6.8	22.1	20.6	89.4	14.1
COMPLETED & NOT ABSORBED									
December 2006	667	100	30	16	119	86	31	33	1,082
December 2005	463	59	28	19	136	133	9	34	881
% Change	44.1	69.5	7.1	-15.8	-12.5	-35.3	**	-2.9	22.8
ABSORBED									
December 2006	358	33	10	7	213	771	1	14	1,407
December 2005	374	28	14	45	355	410	6	4	1,236
% Change	-4.3	17.9	-28.6	-84.4	-40.0	88.0	-83.3	**	13.8
Year-to-date 2006	4,904	355	189	180	3,297	8,099	60	344	17,428
Year-to-date 2005	4,491	445	238	263	3,564	6,589	70	433	16,093
% Change	9.2	-20.2	-20.6	-31.6	-7.5	22.9	-14.3	-20.6	8.3

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

**Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2006	8	8	0	0	45	161	0	0	222
December 2005	21	10	0	0	17	214	0	0	262
Delta									
December 2006	11	0	0	0	7	0	0	1	19
December 2005	11	0	0	0	0	0	1	0	12
Langley									
December 2006	28	0	0	0	36	0	0	0	64
December 2005	38	2	0	0	11	169	3	0	223
Maple Ridge / Pitt Meadows									
December 2006	30	0	0	0	2	0	0	0	32
December 2005	55	0	0	2	0	62	0	0	119
New Westminster									
December 2006	6	6	0	0	12	150	0	0	174
December 2005	5	0	0	0	0	0	0	0	5
North Vancouver									
December 2006	6	0	0	0	6	0	0	0	12
December 2005	11	6	0	0	0	0	0	0	17
Richmond									
December 2006	4	0	0	1	37	274	0	0	316
December 2005	5	0	0	0	39	0	0	0	44
Surrey									
December 2006	67	0	0	0	64	24	0	7	162
December 2005	143	0	0	0	69	166	0	0	378
Tri-Cities									
December 2006	3	0	0	2	27	48	0	54	134
December 2005	12	0	2	7	0	122	0	0	143
University Endowment Lands									
December 2006	2	0	0	0	0	0	0	0	2
December 2005	0	0	0	0	24	23	9	0	56
Vancouver City									
December 2006	52	16	4	0	8	72	0	10	162
December 2005	35	4	2	0	8	285	0	0	334
West Vancouver									
December 2006	5	0	0	0	0	0	0	0	5
December 2005	5	0	0	0	0	0	0	0	5
White Rock									
December 2006	1	0	0	0	0	0	0	0	1
December 2005	0	0	2	0	0	25	0	0	27
Vancouver CMA									
December 2006	225	30	4	3	244	729	0	72	1,307
December 2005	347	22	6	9	168	1,066	13	0	1,631

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	108	80	0	0	337	2,000	0	146	2,671
December 2005	154	84	0	0	486	2,935	0	146	3,805
Delta									
December 2006	49	0	0	0	32	48	0	2	131
December 2005	65	0	0	0	52	45	2	0	164
Langley									
December 2006	554	8	0	31	198	259	3	3	1,056
December 2005	417	2	0	8	296	211	0	0	934
Maple Ridge / Pitt Meadows									
December 2006	319	2	0	0	102	851	0	0	1,274
December 2005	253	0	0	8	82	62	0	18	423
New Westminister									
December 2006	75	18	0	0	22	1,162	0	0	1,277
December 2005	33	0	0	0	120	856	0	0	1,009
North Vancouver									
December 2006	100	8	2	0	78	584	0	27	799
December 2005	92	24	24	0	132	506	0	0	778
Richmond									
December 2006	203	10	0	2	451	1,436	0	2	2,104
December 2005	201	6	0	5	229	1,009	9	0	1,459
Surrey									
December 2006	1,285	2	8	0	1,026	829	0	142	3,292
December 2005	1,054	2	0	83	844	621	0	233	2,837
Tri-Cities									
December 2006	97	30	80	23	121	1,391	0	54	1,796
December 2005	87	32	86	41	126	877	0	2	1,251
University Endowment Lands									
December 2006	5	0	0	0	89	495	9	71	669
December 2005	3	0	0	0	51	410	9	71	544
Vancouver City									
December 2006	439	64	38	0	251	5,467	0	255	6,514
December 2005	487	112	15	0	398	6,326	0	379	7,717
West Vancouver									
December 2006	181	4	0	5	40	102	0	16	348
December 2005	153	2	0	4	44	123	0	84	410
White Rock									
December 2006	17	0	44	0	0	105	0	0	166
December 2005	33	0	2	0	0	100	0	0	135
Vancouver CMA									
December 2006	3,512	226	172	61	2,747	14,729	12	718	22,177
December 2005	3,120	270	127	149	2,860	14,081	20	933	21,560

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	14	10	0	0	40	157	0	0	221
December 2005	21	16	0	0	31	81	0	0	149
Delta									
December 2006	23	0	0	0	0	12	1	0	36
December 2005	10	0	0	0	0	0	2	0	12
Langley									
December 2006	41	0	0	0	8	85	0	0	134
December 2005	47	0	0	4	47	59	4	0	161
Maple Ridge / Pitt Meadows									
December 2006	39	0	0	3	6	0	0	0	48
December 2005	57	0	0	4	0	0	0	0	61
New Westminster									
December 2006	10	0	0	0	0	0	0	0	10
December 2005	0	0	0	0	24	0	0	0	24
North Vancouver									
December 2006	14	2	0	0	0	0	0	0	16
December 2005	8	0	8	0	6	0	0	0	22
Richmond									
December 2006	19	0	0	0	41	0	0	2	62
December 2005	12	0	0	0	58	0	0	0	70
Surrey									
December 2006	148	0	2	0	56	127	0	0	333
December 2005	155	2	0	11	148	56	0	0	372
Tri-Cities									
December 2006	22	0	0	2	12	104	0	0	140
December 2005	17	8	10	33	16	89	0	0	173
University Endowment Lands									
December 2006	0	0	0	0	0	76	0	0	76
December 2005	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2006	49	10	2	0	38	229	0	10	338
December 2005	32	4	4	0	15	196	0	0	251
West Vancouver									
December 2006	20	0	0	0	0	0	0	0	20
December 2005	5	0	0	0	2	0	0	0	7
White Rock									
December 2006	2	0	4	0	0	0	0	0	6
December 2005	3	0	0	0	0	0	0	0	3
Vancouver CMA									
December 2006	402	22	8	5	201	790	1	12	1,441
December 2005	385	30	22	52	347	481	6	0	1,323

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	35	19	0	0	4	5	0	0	63
December 2005	58	20	0	0	25	49	0	0	152
Delta									
December 2006	28	0	0	0	0	17	0	0	45
December 2005	17	0	0	0	2	0	1	0	20
Langley									
December 2006	81	0	0	9	14	25	2	0	131
December 2005	48	0	0	9	44	26	2	33	162
Maple Ridge / Pitt Meadows									
December 2006	43	0	0	2	0	0	0	0	45
December 2005	44	0	0	2	0	2	0	0	48
New Westminster									
December 2006	14	0	0	0	0	0	0	0	14
December 2005	3	1	0	0	11	0	0	0	15
North Vancouver									
December 2006	8	3	10	0	0	0	0	0	21
December 2005	4	3	2	0	2	1	0	0	12
Richmond									
December 2006	54	3	0	1	21	4	1	0	84
December 2005	39	5	0	0	15	8	6	0	73
Surrey									
December 2006	207	0	0	4	37	24	14	19	305
December 2005	161	0	0	6	23	22	0	0	212
Tri-Cities									
December 2006	11	15	16	0	9	0	14	14	79
December 2005	11	1	20	2	2	15	0	0	51
University Endowment Lands									
December 2006	0	0	0	0	0	0	0	0	0
December 2005	1	0	0	0	0	0	0	0	1
Vancouver City									
December 2006	169	60	4	0	34	11	0	0	278
December 2005	60	29	6	0	12	10	0	1	118
West Vancouver									
December 2006	11	0	0	0	0	0	0	0	11
December 2005	15	0	0	0	0	0	0	0	15
White Rock									
December 2006	4	0	0	0	0	0	0	0	4
December 2005	2	0	0	0	0	0	0	0	2
Vancouver CMA									
December 2006	667	100	30	16	119	86	31	33	1,082
December 2005	463	59	28	19	136	133	9	34	881

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

**Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2006	24	13	0	0	43	157	0	0	237
December 2005	17	13	0	0	48	32	0	0	110
Delta									
December 2006	13	0	0	0	0	6	1	0	20
December 2005	8	0	0	0	0	0	2	0	10
Langley									
December 2006	36	0	0	0	5	66	0	0	107
December 2005	52	0	0	3	44	33	4	4	140
Maple Ridge / Pitt Meadows									
December 2006	29	0	0	4	6	0	0	0	39
December 2005	45	0	0	4	0	0	0	0	49
New Westminster									
December 2006	1	0	0	0	0	1	0	0	2
December 2005	0	0	0	0	20	0	0	0	20
North Vancouver									
December 2006	10	2	0	0	0	0	0	0	12
December 2005	6	1	6	0	7	1	0	0	21
Richmond									
December 2006	13	0	0	1	40	0	0	2	56
December 2005	16	0	0	0	60	1	0	0	77
Surrey									
December 2006	133	0	2	0	57	129	0	2	323
December 2005	153	2	0	5	145	56	0	0	361
Tri-Cities									
December 2006	22	1	0	2	14	104	0	0	143
December 2005	19	9	4	33	16	89	0	0	170
University Endowment Lands									
December 2006	0	0	0	0	0	76	0	0	76
December 2005	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2006	56	17	4	0	46	232	0	10	365
December 2005	31	3	4	0	13	198	0	0	249
West Vancouver									
December 2006	18	0	0	0	2	0	0	0	20
December 2005	5	0	0	0	2	0	0	0	7
White Rock									
December 2006	2	0	4	0	0	0	0	0	6
December 2005	3	0	0	0	0	0	0	0	3
Vancouver CMA									
December 2006	358	33	10	7	213	771	1	14	1,407
December 2005	374	28	14	45	355	410	6	4	1,236

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

**Table I.2: History of Housing Starts of Vancouver CMA
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	6	2	2	0	0	0	0	4	8	-50.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	5	0	0	0	17	0	214	2	236	-99.2
Burnaby - Central Park	0	0	2	2	0	0	0	0	2	2	0.0
Burnaby - Remainder	4	10	4	6	45	0	161	0	214	16	**
Burnaby Total	8	21	8	10	45	17	161	214	222	262	-15.3
Coquitlam	3	11	0	0	18	0	48	0	69	11	**
Delta - Tsawwassen	2	1	0	0	0	0	0	0	2	1	100.0
Delta - Ladner	2	9	2	0	5	0	1	0	10	9	11.1
Delta - North	7	2	0	0	0	0	0	0	7	2	**
Delta	11	12	2	0	5	0	1	0	19	12	58.3
Langley City	0	2	0	2	0	0	0	169	0	173	-100.0
Langley District	28	39	4	0	32	11	0	0	64	50	28.0
Lion's Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Maple Ridge	30	37	2	0	0	0	0	62	32	99	-67.7
New Westminister	6	5	6	0	12	0	150	0	174	5	**
North Vancouver City	2	1	0	6	6	0	0	0	8	7	14.3
North Vancouver DM	4	10	0	0	0	0	0	0	4	10	-60.0
Pitt Meadows	0	20	0	0	0	0	0	0	0	20	-100.0
Port Coquitlam	0	3	0	0	0	0	54	72	54	75	-28.0
Port Moody	2	5	0	0	9	0	0	52	11	57	-80.7
Richmond	5	5	26	6	11	33	274	0	316	44	**
Surrey - South	15	7	8	14	0	0	24	0	47	21	123.8
Surrey - Cloverdale	23	41	0	0	56	10	7	0	86	51	68.6
Surrey - North	25	88	0	2	0	38	0	0	25	128	-80.5
Surrey - Guildford	0	1	0	0	0	0	0	87	0	88	-100.0
Surrey - Whalley	4	6	0	0	0	5	0	79	4	90	-95.6
Surrey Total	67	143	8	16	56	53	31	166	162	378	-57.1
University Endowment Lands	2	0	0	0	0	33	0	23	2	56	-96.4
Vancouver - West End	0	0	0	0	4	0	48	0	52	0	n/a
Vancouver - Downtown	0	0	0	0	0	8	0	193	0	201	-100.0
Vancouver - Kitsilano	1	2	2	0	0	0	0	57	3	59	-94.9
Vancouver - False Creek	0	0	0	0	0	0	0	35	0	35	-100.0
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	1	3	2	0	4	0	0	0	7	3	133.3
Vancouver - Marpole	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Eastside	38	21	6	4	0	0	10	2	54	27	100.0
Vancouver - Mt. Pleasant	0	0	6	0	0	0	2	0	8	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	2	0	2	0	n/a
Vancouver - Westside	10	8	0	0	0	0	24	0	34	8	**
Vancouver Total	52	35	16	4	8	8	86	287	162	334	-51.5
West Vancouver	5	5	0	0	0	0	0	0	5	5	0.0
White Rock	1	0	0	0	0	0	0	27	1	27	-96.3
Vancouver CMA	228	360	72	44	202	155	805	1,072	1,307	1,631	-19.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	33	34	0	6	0	0	0	0	33	40	-17.5
Belcarra	3	4	0	0	0	0	0	0	3	4	-25.0
Bowen Island	27	48	0	0	0	0	0	1	27	49	-44.9
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	61	73	12	16	6	38	42	369	121	496	-75.6
Burnaby - Lougheed Mall	0	2	0	0	0	0	64	0	64	2	**
Burnaby - South & East	29	34	12	20	55	57	213	749	309	860	-64.1
Burnaby - Central Park	12	16	22	16	49	18	214	0	297	50	**
Burnaby - Remainder	103	97	98	72	257	389	357	1,186	815	1,744	-53.3
Burnaby Total	205	222	144	124	367	502	890	2,304	1,606	3,152	-49.0
Coquitlam	71	114	40	46	47	10	889	204	1,047	374	179.9
Delta - Tsawwassen	31	20	0	0	0	0	48	45	79	65	21.5
Delta - Ladner	55	63	12	64	22	0	2	0	91	127	-28.3
Delta - North	34	38	0	0	0	0	0	0	34	38	-10.5
Delta	120	121	12	64	22	0	50	45	204	230	-11.3
Langley City	7	2	0	2	0	0	297	169	304	173	75.7
Langley District	711	651	40	34	160	388	3	42	914	1,115	-18.0
Lion's Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Maple Ridge	446	361	4	0	88	31	436	80	974	472	106.4
New Westminister	91	27	18	0	16	132	735	546	860	705	22.0
North Vancouver City	29	22	16	38	46	33	346	232	437	325	34.5
North Vancouver DM	72	74	4	38	22	67	46	0	144	179	-19.6
Pitt Meadows	96	117	10	10	24	61	353	0	483	188	156.9
Port Coquitlam	35	48	2	2	41	51	199	313	277	414	-33.1
Port Moody	94	118	28	26	65	125	364	511	551	780	-29.4
Richmond	360	342	148	92	454	406	1,132	930	2,094	1,770	18.3
Surrey - South	223	194	58	32	34	81	120	27	435	334	30.2
Surrey - Cloverdale	673	648	24	4	698	430	201	114	1,596	1,196	33.4
Surrey - North	1,192	952	6	44	398	576	72	72	1,668	1,644	1.5
Surrey - Guildford	8	12	4	0	48	51	165	269	225	332	-32.2
Surrey - Whalley	151	102	0	0	58	40	463	178	672	320	110.0
Surrey Total	2,247	1,908	92	80	1,236	1,178	1,021	660	4,596	3,826	20.1
University Endowment Lands	3	3	6	0	54	47	326	419	389	469	-17.1
Vancouver - West End	0	0	0	0	14	0	371	420	385	420	-8.3
Vancouver - Downtown	0	0	0	0	32	51	1,027	1,734	1,059	1,785	-40.7
Vancouver - Kitsilano	16	14	8	6	22	29	79	124	125	173	-27.7
Vancouver - False Creek	2	0	2	0	0	5	92	74	96	79	21.5
Vancouver - Granville/Oak	8	3	2	4	0	24	230	165	240	196	22.4
Vancouver - Kerrisdale	15	38	4	0	26	0	53	0	98	38	157.9
Vancouver - Marpole	30	33	2	14	28	0	0	42	60	89	-32.6
Vancouver - Eastside	580	354	48	48	49	55	425	642	1,102	1,099	0.3
Vancouver - Mt. Pleasant	4	1	30	46	3	43	2	0	39	90	-56.7
Vancouver - Strath/Grand	2	5	6	10	4	30	50	14	62	59	5.1
Vancouver - Westside	155	106	6	6	32	13	75	2	268	127	111.0
Vancouver Total	812	554	108	134	210	250	2,404	3,217	3,534	4,155	-14.9
West Vancouver	130	113	4	18	0	0	9	207	143	338	-57.7
White Rock	22	50	0	0	0	0	63	104	85	154	-44.8
Vancouver CMA	5,614	4,935	676	714	2,852	3,281	9,563	9,984	18,705	18,914	-1.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 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	17	0	0	0	214	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	45	0	0	0	161	0	0	0
Burnaby Total	45	17	0	0	161	214	0	0
Coquitlam	18	0	0	0	48	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	5	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	5	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	169	0	0
Langley District	32	11	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	62	0	0
New Westminister	12	0	0	0	150	0	0	0
North Vancouver City	6	0	0	0	0	0	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	0	72	54	0
Port Moody	9	0	0	0	0	52	0	0
Richmond	11	33	0	0	274	0	0	0
Surrey - South	0	0	0	0	24	0	0	0
Surrey - Cloverdale	56	10	0	0	0	0	7	0
Surrey - North	0	38	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	87	0	0
Surrey - Whalley	0	5	0	0	0	79	0	0
Surrey Total	56	53	0	0	24	166	7	0
University Endowment Lands	0	24	0	9	0	23	0	0
Vancouver - West End	4	0	0	0	48	0	0	0
Vancouver - Downtown	0	8	0	0	0	193	0	0
Vancouver - Kitsilano	0	0	0	0	0	57	0	0
Vancouver - False Creek	0	0	0	0	0	35	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	2	2	8	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	0	2	0	0	0
Vancouver - Westside	0	0	0	0	24	0	0	0
Vancouver Total	8	8	0	0	76	287	10	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	27	0	0
Vancouver CMA	202	146	0	9	733	1,072	72	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	57	0	0	213	603	0	146
Burnaby - Central Park	49	18	0	0	214	0	0	0
Burnaby - Remainder	245	389	0	0	357	1,186	0	0
Burnaby Total	355	502	0	0	890	2,158	0	146
Coquitlam	47	10	0	0	889	202	0	2
Delta - Tsawwassen	0	0	0	0	48	45	0	0
Delta - Ladner	22	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	0	0
Delta	22	0	0	0	48	45	2	0
Langley City	0	0	0	0	297	169	0	0
Langley District	160	388	0	0	0	42	3	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	88	31	0	0	436	62	0	18
New Westminister	16	132	0	0	735	546	0	0
North Vancouver City	46	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	313	54	0
Port Moody	65	125	0	0	364	511	0	0
Richmond	454	406	0	0	1,125	930	7	0
Surrey - South	34	81	0	0	120	27	0	0
Surrey - Cloverdale	698	430	0	0	120	114	81	0
Surrey - North	398	576	0	0	2	0	70	72
Surrey - Guildford	48	51	0	0	165	269	0	0
Surrey - Whalley	58	40	0	0	463	178	0	0
Surrey Total	1,236	1,178	0	0	870	588	151	72
University Endowment Lands	54	38	0	9	326	348	0	71
Vancouver - West End	14	0	0	0	371	420	0	0
Vancouver - Downtown	32	51	0	0	1,027	1,734	0	0
Vancouver - Kitsilano	22	29	0	0	78	124	1	0
Vancouver - False Creek	0	5	0	0	0	74	92	0
Vancouver - Granville/Oak	0	24	0	0	230	165	0	0
Vancouver - Kerrisdale	26	0	0	0	51	0	2	0
Vancouver - Marpole	28	0	0	0	0	42	0	0
Vancouver - Eastside	49	55	0	0	280	530	143	112
Vancouver - Mt. Pleasant	3	43	0	0	0	0	2	0
Vancouver - Strath/Grand	4	30	0	0	50	0	0	14
Vancouver - Westside	32	13	0	0	71	2	4	0
Vancouver Total	210	250	0	0	2,158	3,091	244	126
West Vancouver	0	0	0	0	9	123	0	84
White Rock	0	0	0	0	63	104	0	0
Vancouver CMA	2,840	3,272	0	9	9,073	9,464	488	520

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Anmore	2	0	0	0	0	0	2	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	8	0	0	0	0	4	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	5	0	231	0	0	2	236
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	8	16	206	0	0	0	214	16
Burnaby Total	16	31	206	231	0	0	222	262
Coquitlam	1	4	68	7	0	0	69	11
Delta - Tsawwassen	2	1	0	0	0	0	2	1
Delta - Ladner	2	8	7	0	1	1	10	9
Delta - North	7	2	0	0	0	0	7	2
Delta	11	11	7	0	1	1	19	12
Langley City	0	4	0	169	0	0	0	173
Langley District	28	36	36	11	0	3	64	50
Lion's Bay	0	2	0	0	0	0	0	2
Maple Ridge	30	35	2	64	0	0	32	99
New Westminster	12	5	162	0	0	0	174	5
North Vancouver City	2	7	6	0	0	0	8	7
North Vancouver DM	4	10	0	0	0	0	4	10
Pitt Meadows	0	20	0	0	0	0	0	20
Port Coquitlam	0	5	0	70	54	0	54	75
Port Moody	2	5	9	52	0	0	11	57
Richmond	4	5	312	39	0	0	316	44
Surrey - South	15	7	32	14	0	0	47	21
Surrey - Cloverdale	23	41	56	10	7	0	86	51
Surrey - North	25	88	0	40	0	0	25	128
Surrey - Guildford	0	1	0	87	0	0	0	88
Surrey - Whalley	4	6	0	84	0	0	4	90
Surrey Total	67	143	88	235	7	0	162	378
University Endowment Lands	2	0	0	47	0	9	2	56
Vancouver - West End	0	0	52	0	0	0	52	0
Vancouver - Downtown	0	0	0	201	0	0	0	201
Vancouver - Kitsilano	3	2	0	57	0	0	3	59
Vancouver - False Creek	0	0	0	35	0	0	0	35
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	3	3	4	0	0	0	7	3
Vancouver - Marpole	1	1	0	0	0	0	1	1
Vancouver - Eastside	46	27	0	0	8	0	54	27
Vancouver - Mt. Pleasant	6	0	0	0	2	0	8	0
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	10	8	24	0	0	0	34	8
Vancouver Total	72	41	80	293	10	0	162	334
West Vancouver	5	5	0	0	0	0	5	5
White Rock	1	2	0	25	0	0	1	27
Vancouver CMA	259	375	976	1,243	72	13	1,307	1,631

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Anmore	33	40	0	0	0	0	33	40
Belcarra	3	4	0	0	0	0	3	4
Bowen Island	27	48	0	0	0	1	27	49
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	73	89	48	407	0	0	121	496
Burnaby - Lougheed Mall	0	2	64	0	0	0	64	2
Burnaby - South & East	41	54	268	660	0	146	309	860
Burnaby - Central Park	34	32	263	18	0	0	297	50
Burnaby - Remainder	193	167	610	1,577	0	0	815	1,744
Burnaby Total	341	344	1,253	2,662	0	146	1,606	3,152
Coquitlam	154	175	893	197	0	2	1,047	374
Delta - Tsawwassen	31	20	48	45	0	0	79	65
Delta - Ladner	52	57	34	63	5	7	91	127
Delta - North	34	38	0	0	0	0	34	38
Delta	117	115	82	108	5	7	204	230
Langley City	7	4	297	169	0	0	304	173
Langley District	679	607	223	480	12	28	914	1,115
Lion's Bay	0	2	0	0	0	0	0	2
Maple Ridge	441	353	533	101	0	18	974	472
New Westminister	109	27	751	678	0	0	860	705
North Vancouver City	47	84	363	241	27	0	437	325
North Vancouver DM	75	74	64	105	5	0	144	179
Pitt Meadows	94	116	389	72	0	0	483	188
Port Coquitlam	53	64	170	350	54	0	277	414
Port Moody	100	91	451	689	0	0	551	780
Richmond	365	331	1,718	1,417	11	22	2,094	1,770
Surrey - South	223	183	212	151	0	0	435	334
Surrey - Cloverdale	683	632	832	564	81	0	1,596	1,196
Surrey - North	1,188	949	410	623	70	72	1,668	1,644
Surrey - Guildford	8	12	217	320	0	0	225	332
Surrey - Whalley	151	102	521	218	0	0	672	320
Surrey Total	2,253	1,878	2,192	1,876	151	72	4,596	3,826
University Endowment Lands	3	3	386	386	0	80	389	469
Vancouver - West End	0	0	385	420	0	0	385	420
Vancouver - Downtown	0	1	1,059	1,784	0	0	1,059	1,785
Vancouver - Kitsilano	24	20	100	153	1	0	125	173
Vancouver - False Creek	4	0	0	79	92	0	96	79
Vancouver - Granville/Oak	10	7	230	189	0	0	240	196
Vancouver - Kerrisdale	19	38	77	0	2	0	98	38
Vancouver - Marpole	32	47	28	42	0	0	60	89
Vancouver - Eastside	687	432	270	555	143	112	1,102	1,099
Vancouver - Mt. Pleasant	34	45	3	45	2	0	39	90
Vancouver - Strath/Grand	10	15	52	30	0	14	62	59
Vancouver - Westside	161	114	103	13	4	0	268	127
Vancouver Total	981	719	2,307	3,310	244	126	3,534	4,155
West Vancouver	134	111	9	143	0	84	143	338
White Rock	80	54	5	100	0	0	85	154
Vancouver CMA	6,096	5,244	12,086	13,084	509	586	18,705	18,914

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 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	1	18	0	0	0	0	0	0	1	18	-94.4
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	7	0	0	0	0	0	0	4	7	-42.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	0	4	0	0	0	0	2	7	-71.4
Burnaby - Central Park	1	1	0	6	0	0	0	0	1	7	-85.7
Burnaby - Remainder	7	10	10	6	40	31	157	81	214	128	67.2
Burnaby Total	14	21	10	16	40	31	157	81	221	149	48.3
Coquitlam	4	32	0	0	0	0	0	8	4	40	-90.0
Delta - Tsawwassen	14	1	0	0	0	0	12	0	26	1	**
Delta - Ladner	5	11	0	0	0	0	0	0	5	11	-54.5
Delta - North	5	0	0	0	0	0	0	0	5	0	n/a
Delta	24	12	0	0	0	0	12	0	36	12	200.0
Langley City	1	0	0	0	0	18	85	59	86	77	11.7
Langley District	40	55	0	2	8	27	0	0	48	84	-42.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	48	0	0	0	0	0	0	27	48	-43.8
New Westminister	10	0	0	0	0	24	0	0	10	24	-58.3
North Vancouver City	1	6	2	0	0	0	0	8	3	14	-78.6
North Vancouver DM	13	2	0	0	0	6	0	0	13	8	62.5
Pitt Meadows	15	13	6	0	0	0	0	0	21	13	61.5
Port Coquitlam	3	0	0	0	0	0	0	2	3	2	50.0
Port Moody	17	18	2	10	10	14	104	89	133	131	1.5
Richmond	19	12	10	0	31	58	2	0	62	70	-11.4
Surrey - South	19	17	8	4	0	0	0	0	27	21	28.6
Surrey - Cloverdale	41	57	0	0	29	67	50	56	120	180	-33.3
Surrey - North	81	85	2	10	17	60	0	0	100	155	-35.5
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	7	6	0	0	0	9	79	0	86	15	**
Surrey Total	148	166	10	14	46	136	129	56	333	372	-10.5
University Endowment Lands	0	0	0	0	0	0	76	0	76	0	n/a
Vancouver - West End	0	0	0	0	0	10	0	47	0	57	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	97	0	97	-100.0
Vancouver - Kitsilano	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - False Creek	0	0	0	0	5	0	0	0	5	0	n/a
Vancouver - Granville/Oak	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Kerrisdale	2	1	2	0	0	0	0	0	4	1	**
Vancouver - Marpole	5	0	2	0	0	0	0	0	7	0	n/a
Vancouver - Eastside	37	27	0	0	0	0	241	56	278	83	**
Vancouver - Mt. Pleasant	1	0	2	4	33	0	0	0	36	4	**
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	2	3	0	0	0	5	0	0	2	8	-75.0
Vancouver Total	49	32	10	4	38	15	241	200	338	251	34.7
West Vancouver	20	5	0	2	0	0	0	0	20	7	185.7
White Rock	2	3	0	0	0	0	4	0	6	3	100.0
Vancouver CMA	408	443	50	48	173	329	810	503	1,441	1,323	8.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	38	59	0	0	0	0	0	1	38	60	-36.7
Burnaby - Mountain	2	0	0	0	132	0	230	0	364	0	n/a
Burnaby - North	83	73	16	24	44	41	470	65	613	203	**
Burnaby - Lougheed Mall	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - South & East	39	24	16	18	48	38	178	0	281	80	**
Burnaby - Central Park	16	20	20	14	47	33	0	151	83	218	-61.9
Burnaby - Remainder	108	102	94	80	245	174	947	674	1,394	1,030	35.3
Burnaby Total	251	221	146	136	516	286	1,825	890	2,738	1,533	78.6
Coquitlam	64	110	46	50	7	10	206	221	323	391	-17.4
Delta - Tsawwassen	26	33	0	0	0	0	45	52	71	85	-16.5
Delta - Ladner	71	53	54	20	0	0	5	0	130	73	78.1
Delta - North	36	37	0	0	0	0	0	0	36	37	-2.7
Delta	133	123	54	20	0	0	50	52	237	195	21.5
Langley City	7	1	2	0	0	40	207	59	216	100	116.0
Langley District	548	499	8	60	282	381	42	110	880	1,050	-16.2
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	370	359	0	0	49	13	0	87	419	459	-8.7
New Westminister	48	24	0	2	114	110	429	230	591	366	61.5
North Vancouver City	18	19	32	18	13	23	219	416	282	476	-40.8
North Vancouver DM	75	52	46	24	67	34	88	100	276	210	31.4
Pitt Meadows	114	97	12	22	61	43	0	0	187	162	15.4
Port Coquitlam	47	52	2	6	75	55	305	67	429	180	138.3
Port Moody	97	99	28	42	72	215	381	305	578	661	-12.6
Richmond	360	395	110	114	268	443	714	701	1,452	1,653	-12.2
Surrey - South	203	269	50	26	103	155	204	86	560	536	4.5
Surrey - Cloverdale	703	489	8	40	375	394	167	74	1,253	997	25.7
Surrey - North	1,067	933	40	76	514	531	72	52	1,693	1,592	6.3
Surrey - Guildford	10	14	0	0	44	94	269	100	323	208	55.3
Surrey - Whalley	117	120	0	0	12	47	178	167	307	334	-8.1
Surrey Total	2,100	1,825	98	142	1,048	1,221	890	479	4,136	3,667	12.8
University Endowment Lands	1	3	0	32	22	99	241	421	264	555	-52.4
Vancouver - West End	0	1	0	0	6	10	237	691	243	702	-65.4
Vancouver - Downtown	0	0	0	0	38	45	1,571	1,091	1,609	1,136	41.6
Vancouver - Kitsilano	15	5	12	2	29	10	6	77	62	94	-34.0
Vancouver - False Creek	1	0	0	2	5	24	116	173	122	199	-38.7
Vancouver - Granville/Oak	4	5	8	0	34	7	210	86	256	98	161.2
Vancouver - Kerrisdale	40	32	2	0	0	0	0	0	42	32	31.3
Vancouver - Marpole	46	26	22	6	2	0	54	0	124	32	**
Vancouver - Eastside	583	435	60	44	61	38	896	496	1,600	1,013	57.9
Vancouver - Mt. Pleasant	4	1	30	36	40	3	178	42	252	82	**
Vancouver - Strath/Grand	9	2	14	10	30	4	22	75	75	91	-17.6
Vancouver - Westside	161	50	28	6	90	11	72	159	351	226	55.3
Vancouver Total	863	557	176	106	335	152	3,362	2,890	4,736	3,705	27.8
West Vancouver	102	119	32	14	18	10	46	74	198	217	-8.8
White Rock	38	50	0	0	0	0	16	110	54	160	-66.3
Vancouver CMA	5,306	4,692	798	794	2,947	3,135	9,021	7,213	18,072	15,834	14.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 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	40	31	0	0	157	81	0	0
Burnaby Total	40	31	0	0	157	81	0	0
Coquitlam	0	0	0	0	0	8	0	0
Delta - Tsawwassen	0	0	0	0	12	0	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	12	0	0	0
Langley City	0	18	0	0	85	59	0	0
Langley District	8	27	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	24	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	8	0	0
North Vancouver DM	0	6	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	2	0	0
Port Moody	10	14	0	0	104	89	0	0
Richmond	31	58	0	0	0	0	2	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	29	67	0	0	50	56	0	0
Surrey - North	17	60	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	9	0	0	79	0	0	0
Surrey Total	46	136	0	0	129	56	0	0
University Endowment Lands	0	0	0	0	76	0	0	0
Vancouver - West End	0	10	0	0	0	47	0	0
Vancouver - Downtown	0	0	0	0	0	97	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	5	0	0	0	0	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	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	231	56	10	0
Vancouver - Mt. Pleasant	33	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	5	0	0	0	0	0	0
Vancouver Total	38	15	0	0	231	200	10	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
Vancouver CMA	173	329	0	0	798	503	12	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	245	174	0	0	947	559	0	115
Burnaby Total	516	286	0	0	1,825	775	0	115
Coquitlam	7	10	0	0	204	221	2	0
Delta - Tsawwassen	0	0	0	0	45	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	45	52	5	0
Langley City	0	40	0	0	207	59	0	0
Langley District	282	381	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	110	0	0	429	230	0	0
North Vancouver City	13	20	0	3	219	416	0	0
North Vancouver DM	67	34	0	0	88	100	0	0
Pitt Meadows	61	43	0	0	0	0	0	0
Port Coquitlam	34	55	41	0	305	52	0	15
Port Moody	72	215	0	0	339	305	42	0
Richmond	268	443	0	0	699	701	15	0
Surrey - South	103	155	0	0	43	86	161	0
Surrey - Cloverdale	375	394	0	0	158	74	9	0
Surrey - North	498	526	16	5	0	52	72	0
Surrey - Guildford	44	94	0	0	269	100	0	0
Surrey - Whalley	12	47	0	0	178	107	0	60
Surrey Total	1,032	1,216	16	5	648	419	242	60
University Endowment Lands	22	99	0	0	241	421	0	0
Vancouver - West End	6	10	0	0	126	691	111	0
Vancouver - Downtown	38	45	0	0	1,513	1,091	58	0
Vancouver - Kitsilano	29	10	0	0	6	73	0	4
Vancouver - False Creek	5	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	682	490	214	6
Vancouver - Mt. Pleasant	40	3	0	0	178	42	0	0
Vancouver - Strath/Grand	30	4	0	0	6	23	16	52
Vancouver - Westside	90	11	0	0	72	150	0	9
Vancouver Total	335	152	0	0	2,928	2,776	434	114
West Vancouver	18	10	0	0	0	74	46	0
White Rock	0	0	0	0	16	110	0	0
Vancouver CMA	2,890	3,127	57	8	8,235	6,798	786	415

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	18	0	0	0	0	1	18
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	7	0	0	0	0	4	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	7	0	0	0	0	2	7
Burnaby - Central Park	1	7	0	0	0	0	1	7
Burnaby - Remainder	17	16	197	112	0	0	214	128
Burnaby Total	24	37	197	112	0	0	221	149
Coquitlam	2	15	2	25	0	0	4	40
Delta - Tsawwassen	14	1	12	0	0	0	26	1
Delta - Ladner	4	9	0	0	1	2	5	11
Delta - North	5	0	0	0	0	0	5	0
Delta	23	10	12	0	1	2	36	12
Langley City	1	0	85	77	0	0	86	77
Langley District	40	47	8	33	0	4	48	84
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	44	1	4	0	0	27	48
New Westminister	10	0	0	24	0	0	10	24
North Vancouver City	3	14	0	0	0	0	3	14
North Vancouver DM	13	2	0	6	0	0	13	8
Pitt Meadows	13	13	8	0	0	0	21	13
Port Coquitlam	3	2	0	0	0	0	3	2
Port Moody	17	18	116	113	0	0	133	131
Richmond	19	12	41	58	2	0	62	70
Surrey - South	19	14	8	7	0	0	27	21
Surrey - Cloverdale	43	51	77	129	0	0	120	180
Surrey - North	81	85	19	70	0	0	100	155
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	7	6	79	9	0	0	86	15
Surrey Total	150	157	183	215	0	0	333	372
University Endowment Lands	0	0	76	0	0	0	76	0
Vancouver - West End	0	0	0	57	0	0	0	57
Vancouver - Downtown	0	0	0	97	0	0	0	97
Vancouver - Kitsilano	1	1	0	0	0	0	1	1
Vancouver - False Creek	0	0	5	0	0	0	5	0
Vancouver - Granville/Oak	3	0	0	0	0	0	3	0
Vancouver - Kerrisdale	4	1	0	0	0	0	4	1
Vancouver - Marpole	7	0	0	0	0	0	7	0
Vancouver - Eastside	39	31	229	52	10	0	278	83
Vancouver - Mt. Pleasant	3	4	33	0	0	0	36	4
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	2	3	0	5	0	0	2	8
Vancouver Total	61	40	267	211	10	0	338	251
West Vancouver	20	5	0	2	0	0	20	7
White Rock	6	3	0	0	0	0	6	3
Vancouver CMA	432	437	996	880	13	6	1,441	1,323

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - December 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	38	59	0	0	0	1	38	60
Burnaby - Mountain	2	0	362	0	0	0	364	0
Burnaby - North	99	97	514	106	0	0	613	203
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2
Burnaby - South & East	55	42	226	38	0	0	281	80
Burnaby - Central Park	36	34	47	184	0	0	83	218
Burnaby - Remainder	196	180	1,198	735	0	115	1,394	1,030
Burnaby Total	391	355	2,347	1,063	0	115	2,738	1,533
Coquitlam	164	174	157	217	2	0	323	391
Delta - Tsawwassen	26	31	45	52	0	2	71	85
Delta - Ladner	67	40	54	17	9	16	130	73
Delta - North	36	36	0	0	0	1	36	37
Delta	129	107	99	69	9	19	237	195
Langley City	9	1	207	99	0	0	216	100
Langley District	528	451	340	461	12	138	880	1,050
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	356	327	63	132	0	0	419	459
New Westminister	48	24	543	342	0	0	591	366
North Vancouver City	74	59	208	414	0	3	282	476
North Vancouver DM	76	52	195	158	5	0	276	210
Pitt Meadows	111	97	76	65	0	0	187	162
Port Coquitlam	63	93	325	72	41	15	429	180
Port Moody	85	102	451	559	42	0	578	661
Richmond	358	353	1,075	1,287	19	13	1,452	1,653
Surrey - South	169	249	230	287	161	0	560	536
Surrey - Cloverdale	684	478	560	519	9	0	1,253	997
Surrey - North	1,035	939	570	648	88	5	1,693	1,592
Surrey - Guildford	10	14	313	194	0	0	323	208
Surrey - Whalley	117	120	190	154	0	60	307	334
Surrey Total	2,015	1,800	1,863	1,802	258	65	4,136	3,667
University Endowment Lands	1	2	263	553	0	0	264	555
Vancouver - West End	0	1	132	701	111	0	243	702
Vancouver - Downtown	1	0	1,550	1,136	58	0	1,609	1,136
Vancouver - Kitsilano	29	9	33	81	0	4	62	94
Vancouver - False Creek	1	0	121	199	0	0	122	199
Vancouver - Granville/Oak	12	5	244	50	0	43	256	98
Vancouver - Kerrisdale	42	32	0	0	0	0	42	32
Vancouver - Marpole	68	32	21	0	35	0	124	32
Vancouver - Eastside	675	519	711	488	214	6	1,600	1,013
Vancouver - Mt. Pleasant	32	37	220	45	0	0	252	82
Vancouver - Strath/Grand	23	12	36	27	16	52	75	91
Vancouver - Westside	171	56	180	161	0	9	351	226
Vancouver Total	1,054	703	3,248	2,888	434	114	4,736	3,705
West Vancouver	103	129	49	88	46	0	198	217
White Rock	54	52	0	108	0	0	54	160
Vancouver CMA	5,695	4,974	11,509	10,377	868	483	18,072	15,834

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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	3.4	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													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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	4	100.0	4	--	--
Bowen Island													
December 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2005	2	10.5	2	10.5	3	15.8	8	42.1	4	21.1	19	699,000	771,784
Year-to-date 2006	2	5.6	6	16.7	14	38.9	6	16.7	8	22.2	36	587,500	655,189
Year-to-date 2005	19	28.8	14	21.2	7	10.6	15	22.7	11	16.7	66	509,450	582,933
Burnaby													
December 2006	0	0.0	0	0.0	2	8.3	10	41.7	12	50.0	24	752,000	774,479
December 2005	0	0.0	1	5.9	5	29.4	9	52.9	2	11.8	17	659,000	647,629
Year-to-date 2006	2	0.7	13	4.7	44	16.1	118	43.1	97	35.4	274	683,450	736,989
Year-to-date 2005	1	0.5	46	21.6	94	44.1	57	26.8	15	7.0	213	569,000	585,259
Coquitlam													
December 2006	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	--	--
December 2005	2	6.1	2	6.1	18	54.5	10	30.3	1	3.0	33	545,000	566,612
Year-to-date 2006	7	10.4	4	6.0	18	26.9	33	49.3	5	7.5	67	616,000	612,977
Year-to-date 2005	17	16.7	10	9.8	43	42.2	26	25.5	6	5.9	102	539,900	543,446
Delta													
December 2006	1	7.1	0	0.0	1	7.1	5	35.7	7	50.0	14	750,000	737,308
December 2005	2	20.0	5	50.0	2	20.0	1	10.0	0	0.0	10	499,450	523,488
Year-to-date 2006	5	4.1	8	6.5	45	36.6	32	26.0	33	26.8	123	600,000	673,176
Year-to-date 2005	18	15.7	27	23.5	36	31.3	18	15.7	16	13.9	115	558,000	607,195
Langley City													
December 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 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	20.0	0	0.0	3	60.0	1	20.0	5	--	--
Year-to-date 2005	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Langley District													
December 2006	0	0.0	9	26.5	18	52.9	5	14.7	2	5.9	34	522,400	551,306
December 2005	10	16.9	42	71.2	5	8.5	2	3.4	0	0.0	59	439,000	452,938
Year-to-date 2006	46	8.9	289	55.9	154	29.8	19	3.7	9	1.7	517	479,900	495,818
Year-to-date 2005	127	27.1	299	63.8	32	6.8	10	2.1	1	0.2	469	435,900	435,391

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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													
December 2006	0	0.0	5	26.3	13	68.4	0	0.0	1	5.3	19	549,000	546,377
December 2005	18	46.2	20	51.3	1	2.6	0	0.0	0	0.0	39	409,000	415,356
Year-to-date 2006	53	14.6	149	41.0	131	36.1	17	4.7	13	3.6	363	490,000	500,099
Year-to-date 2005	187	52.1	159	44.3	12	3.3	1	0.3	0	0.0	359	399,000	405,403
New Westminster													
December 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	10	27.0	11	29.7	6	16.2	8	21.6	2	5.4	37	475,899	499,273
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													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
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	16	100.0	16	794,500	868,750
North Vancouver DM													
December 2006	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,412,500	1,228,369
December 2005	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2006	1	1.4	0	0.0	0	0.0	2	2.9	67	95.7	70	1,200,000	1,175,098
Year-to-date 2005	0	0.0	0	0.0	0	0.0	4	6.3	59	93.7	63	980,000	1,009,563
Pitt Meadows													
December 2006	1	7.1	6	42.9	7	50.0	0	0.0	0	0.0	14	500,000	494,186
December 2005	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	434,000	437,290
Year-to-date 2006	10	8.2	92	75.4	19	15.6	0	0.0	1	0.8	122	449,000	459,126
Year-to-date 2005	21	22.8	70	76.1	1	1.1	0	0.0	0	0.0	92	420,000	419,023
Port Coquitlam													
December 2006	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
December 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	26	55.3	13	27.7	8	17.0	0	0.0	47	479,500	506,241
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													
December 2006	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	800,000	756,412
December 2005	0	0.0	0	0.0	18	94.7	0	0.0	1	5.3	19	570,680	617,319
Year-to-date 2006	0	0.0	0	0.0	29	30.2	46	47.9	21	21.9	96	628,400	682,318
Year-to-date 2005	0	0.0	5	5.1	66	67.3	20	20.4	7	7.1	98	545,000	591,101
Richmond													
December 2006	0	0.0	3	21.4	1	7.1	1	7.1	9	64.3	14	940,000	814,857
December 2005	0	0.0	3	18.8	0	0.0	3	18.8	10	62.5	16	794,000	745,595
Year-to-date 2006	10	2.9	39	11.2	46	13.2	87	25.0	166	47.7	348	730,000	781,652
Year-to-date 2005	38	9.2	114	27.5	82	19.8	88	21.2	93	22.4	415	568,900	613,887

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	8	6.0	42	31.6	32	24.1	28	21.1	23	17.3	133	529,000	633,683
December 2005	31	19.6	47	29.7	32	20.3	28	17.7	20	12.7	158	515,950	574,887
Year-to-date 2006	194	9.4	675	32.8	556	27.0	402	19.6	229	11.1	2,056	529,000	583,362
Year-to-date 2005	392	20.2	724	37.4	432	22.3	200	10.3	188	9.7	1,936	489,000	528,701
University Endowment Lands													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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	3	100.0	3	--	--
Vancouver City													
December 2006	0	0.0	0	0.0	2	3.6	17	30.4	37	66.1	56	819,500	972,084
December 2005	0	0.0	0	0.0	5	16.1	20	64.5	6	19.4	31	650,000	704,548
Year-to-date 2006	0	0.0	3	0.4	29	3.8	314	41.6	408	54.1	754	760,000	972,132
Year-to-date 2005	0	0.0	3	0.5	175	29.9	251	42.9	156	26.7	585	635,000	768,228
West Vancouver													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	2,675,000	2,626,444
December 2005	0	0.0	3	60.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2006	1	0.9	3	2.8	0	0.0	0	0.0	105	99.1	106	2,450,000	2,776,972
Year-to-date 2005	0	0.0	0	0.0	0	0.0	0	0.0	122	100.0	122	1,987,500	2,414,213
White Rock													
December 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	1	2.8	5	13.9	27	75.0	36	950,000	993,322
Year-to-date 2005	0	0.0	0	0.0	8	14.8	20	37.0	12	22.2	54	644,700	658,029
Vancouver CMA													
December 2006	12	3.3	66	18.0	79	21.6	77	21.0	132	36.1	366	659,900	807,158
December 2005	65	15.3	132	31.1	89	20.9	82	19.3	57	13.4	425	530,000	598,737
Year-to-date 2006	341	6.7	1,319	25.8	1,106	21.6	1,102	21.6	1,242	24.3	5,110	585,000	710,526
Year-to-date 2005	830	17.3	1,545	32.1	991	20.6	714	14.8	731	15.2	4,811	512,000	611,333

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec. 2006	Dec. 2005	% Change	YTD 2006	YTD 2005	% Change
Anmore	--	--	n/a	1,126,432	888,883	26.7
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	771,784	n/a	655,189	582,933	12.4
Burnaby Total	774,479	647,629	19.6	736,989	585,259	25.9
Coquitlam	--	566,612	n/a	612,977	543,446	12.8
Delta	737,308	--	n/a	673,176	607,195	10.9
Langley City	--	--	n/a	--	--	n/a
Langley District	551,306	452,938	21.7	495,818	435,391	13.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	546,377	415,356	31.5	500,099	405,403	23.4
New Westminster	--	--	n/a	499,273	421,683	18.4
North Vancouver City	--	--	n/a	938,192	868,750	8.0
North Vancouver DM	1,228,369	--	n/a	1,175,098	1,009,563	16.4
Pitt Meadows	494,186	437,290	13.0	459,126	419,023	9.6
Port Coquitlam	--	--	n/a	506,241	450,475	12.4
Port Moody	756,412	617,319	22.5	682,318	591,101	15.4
Richmond	814,857	745,595	9.3	781,652	613,887	27.3
Surrey Total	633,683	574,887	10.2	583,362	528,701	10.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	972,084	704,548	38.0	972,132	768,228	26.5
West Vancouver	2,626,444	--	n/a	2,776,972	2,414,213	15.0
White Rock	--	--	n/a	993,322	658,029	51.0
Vancouver CMA	807,158	598,737	34.8	710,526	611,333	16.2

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Vancouver
Fourth Quarter 2006**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2005	Q1	3,560	4,536	26%	549,064	1,464	1,500	33%	339,756	3,716	3,848	32%	271,324
	Q2	5,447	4,844	37%	574,962	2,029	1,567	43%	352,180	5,435	4,141	44%	290,858
	Q3	4,466	4,612	32%	610,918	1,852	1,503	41%	369,218	4,448	3,391	44%	304,965
	Q4	3,374	3,879	29%	619,656	1,509	1,359	37%	389,699	3,686	3,106	40%	321,572
2006	Q1	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	Q2	4,849	4,513	36%	712,746	2,069	1,467	47%	419,561	4,722	3,546	44%	340,750
	Q3	3,271	5,315	21%	740,896	1,450	1,711	28%	432,739	3,579	3,949	30%	358,240
	Q4	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
YTD 2005		16,847	4,468	31%	587,972	6,854	1,482	39%	362,931	17,285	3,622	40%	296,838
YTD 2006		14,231	4,575	27%	726,814	6,337	1,540	35%	419,318	15,100	3,694	34%	343,662

MLS[®] is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
December 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	1.16	1.29	1,203	4.3	67.2	750
	December	667	6.30	6.45		1.29	1,201	4.6	67.1	752

"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 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.

CMHC—HOME TO CANADIANS

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