

HOUSING NOW

Vancouver and Abbotsford



Canada Mortgage and Housing Corporation

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Vancouver New Home Starts Dip in February

For the month of February, housing starts in the Vancouver CMA slipped to 1,248 units, a 37 per cent decline compared to the same month last year. Both single detached and multiple unit starts declined in February, by 42 per cent and 36 per cent, respectively. By dwelling type, a total of 299 single detached homes

and 949 multiple units were started this month.

The decline recorded for the month was in comparison to February 2006, which saw the highest level of starts for that month since 1989. Despite the substantial drop in starts activity in February, new home building is expected to remain robust in 2007, coming in at about the same level as last year. The number of units under construction remains near historically high levels, with 21,340 units underway. As well,

Figure 1

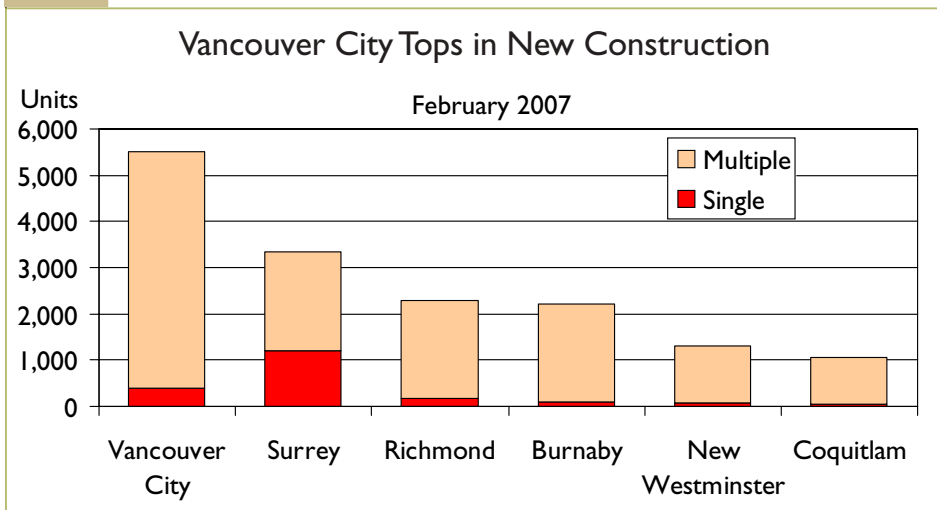


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there are numerous projects in the pipeline that have not yet been started, but are being marketed and should come on stream over the next year or two.

Nearly 45 per cent of the housing starts in the Vancouver CMA took place in the Tri-Cities (Coquitlam, Port Coquitlam and Port Moody). Multi-family developments led the way with a total of 549 row and apartment condominium units started in the area. The majority of single detached starts took place in the relatively less expensive suburbs of the Vancouver CMA, with Surrey, Langley and Maple Ridge recording nearly 70 per cent of all single starts for the month of February.

High home completion numbers reflected the large number of homes under construction. There were 1,480 units completed this month, seven per cent above the 12 month average. Most of the completions took place on the multiple side with 73 per cent being either a semi, row or apartment unit.

Supply of completed and unabsorbed units grew for the seventh straight month to 1,120

units. All dwelling types experienced an upward trend since the latter half of 2006. However, the total still remains less than half of the ten year average of 2,308 units.

With demand for new housing in the Vancouver CMA so strong, absorptions of single detached homes picked up considerably in the last three months. The average price for a new single detached home in the CMA was \$822,934, marking its third straight month over \$800,000.

On the apartment condominium side, 92 per cent of the 769 units completed this month were absorbed. Within the new apartment condominium market, demand for high rise suites took precedence over their low rise counterparts of which only two units were completed and unabsorbed in the Vancouver CMA market.

Abbotsford Housing Starts Jump

Housing starts in the Abbotsford CMA increased a hefty 117 per cent

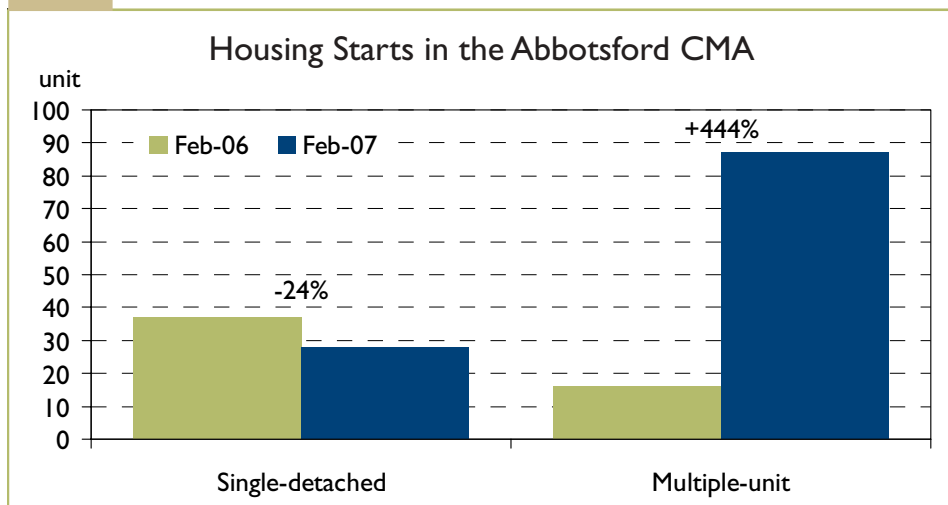
in February compared to the same month in 2006. Construction of single-detached homes fell 24 per cent while multiple-unit starts registered more than five times their level recorded in February 2006.

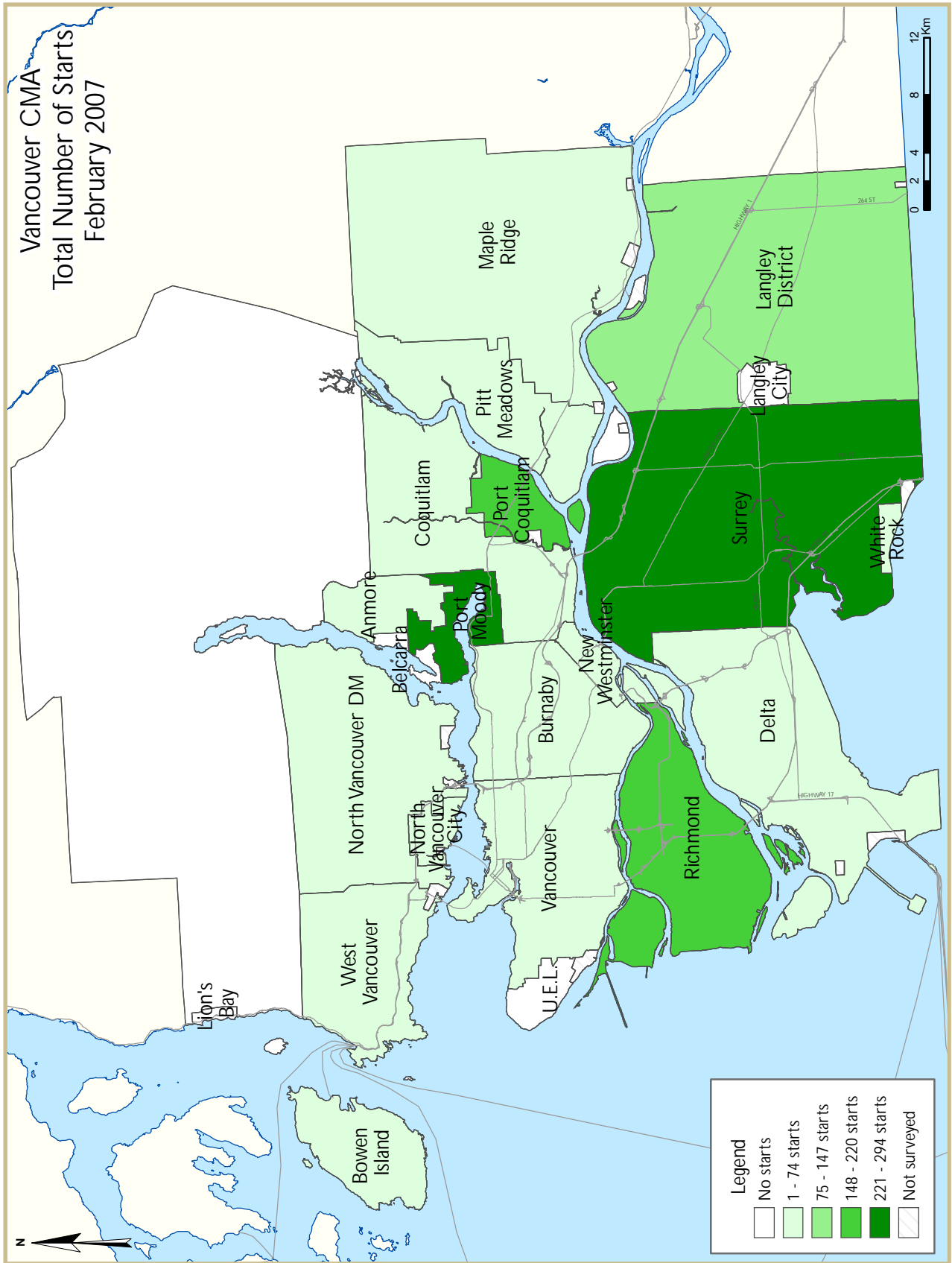
Historically, developers have built more single-detached houses than multi-family homes in Abbotsford. But the trend turned in 2005 as more people moved to the city and housing affordability became a bigger issue for homebuyers. Since then, developers focused heavily on the multiples sector, with the lion's share being condominium apartments. For example, in the first two months of 2007, 262 multi-family homes were started compared to only 48 detached houses.

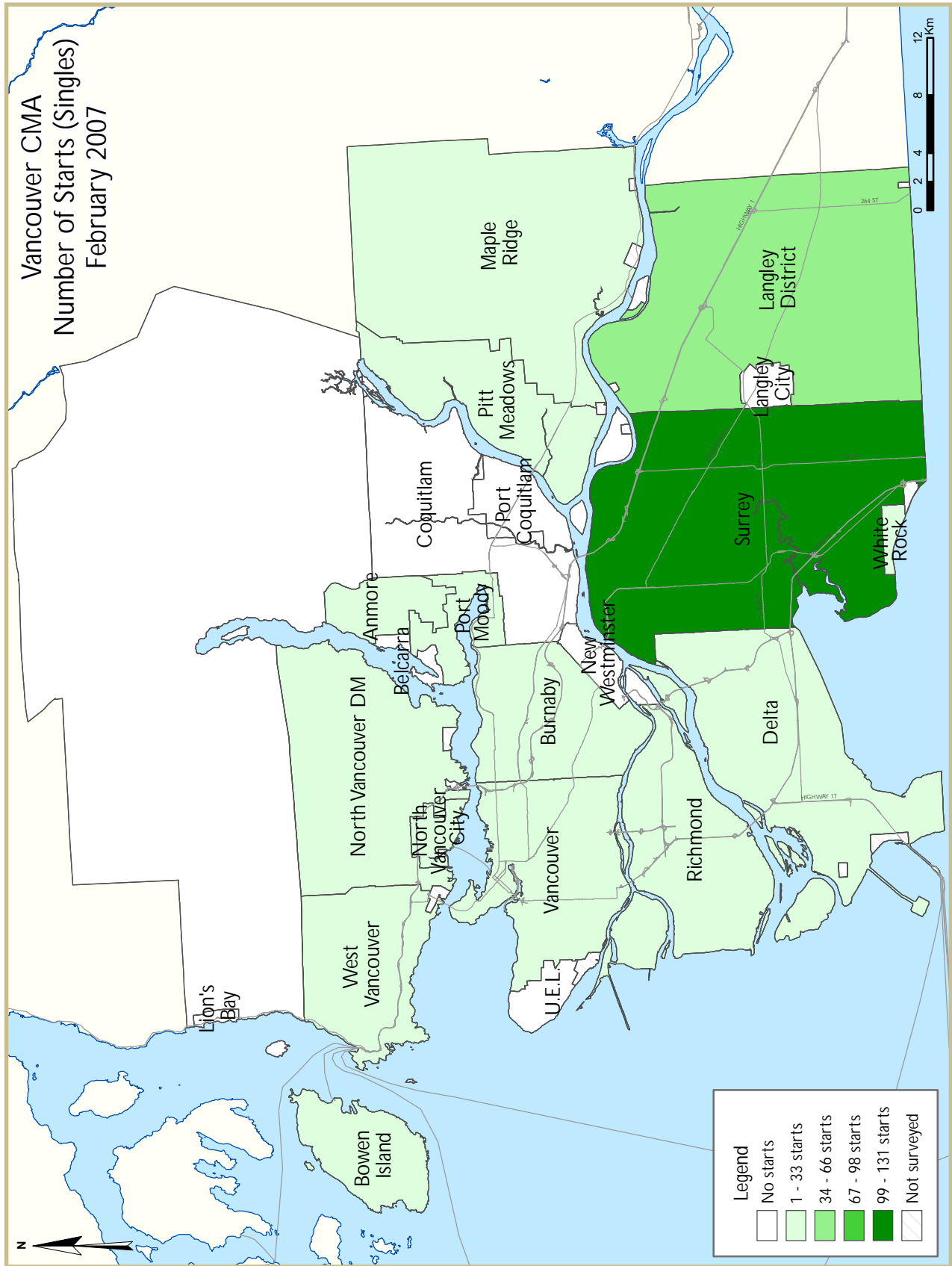
Since it takes longer to build multi-family buildings than detached houses, the number of units under construction in Abbotsford has been growing steadily with an increasing share of them being townhouse and apartment projects. In February, there were 1,197 units under construction in Abbotsford, 66 per cent more than in the same month last year. Compounded by the shortage of skilled trades, it will be rather difficult for homebuilders to keep up with the pace of housing demand as we enter the peak homebuying season.

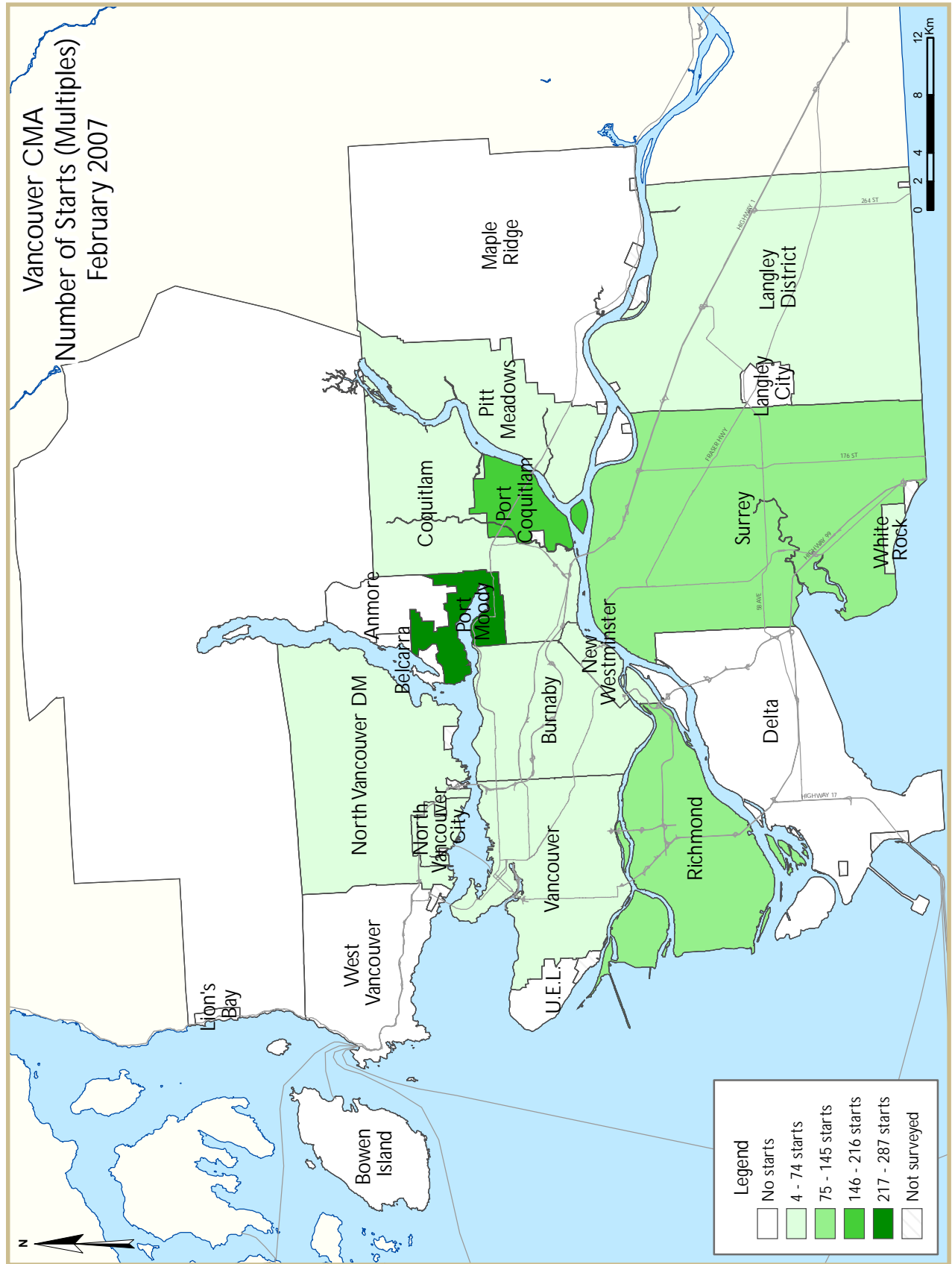
As a result of continuing low mortgage rates and a robust economy, new homes in Abbotsford continue to be snapped up quickly after completion. During the first two months of 2007, 181 new units found owners, leaving only 108 unabsorbed units available on the market.

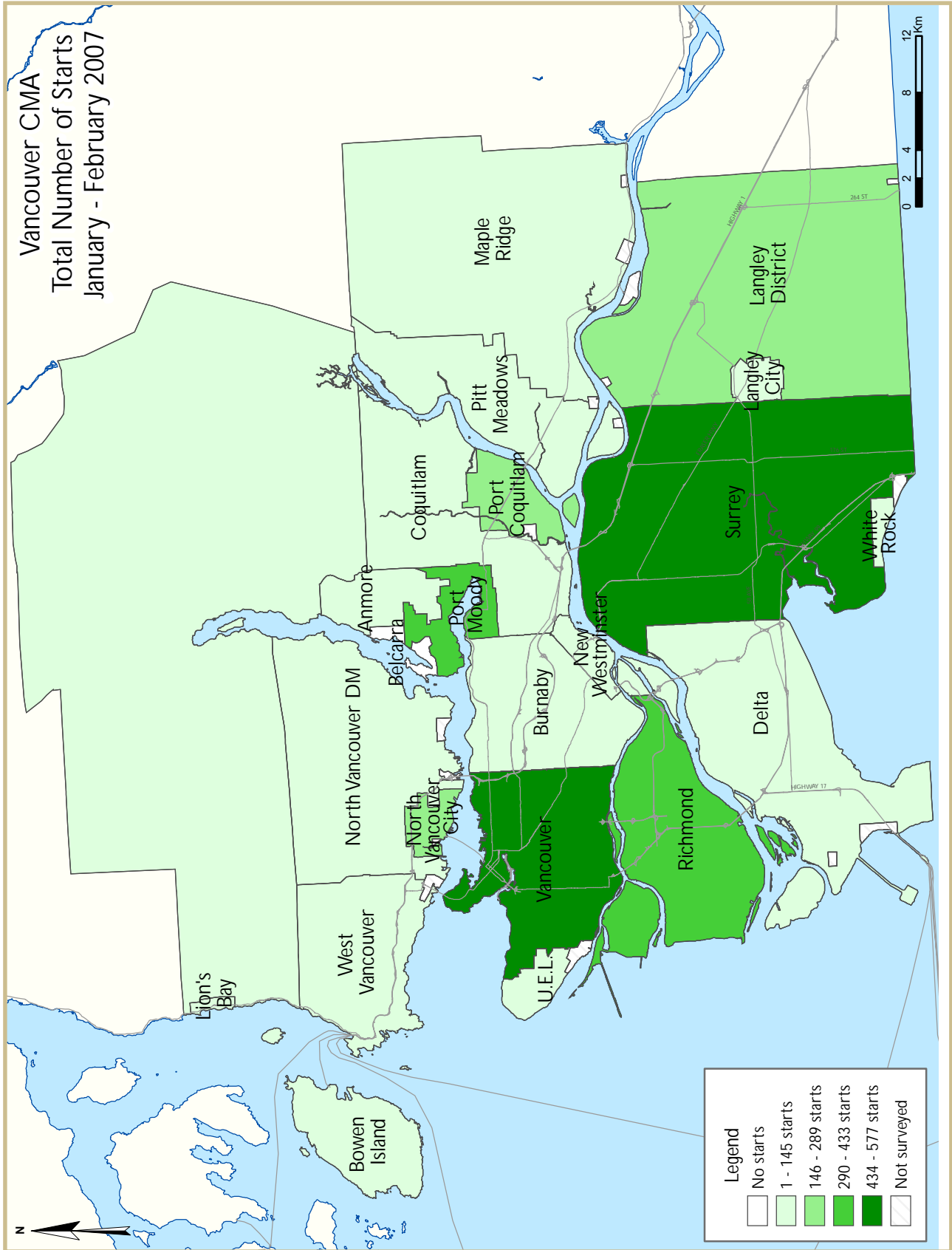
Figure 2

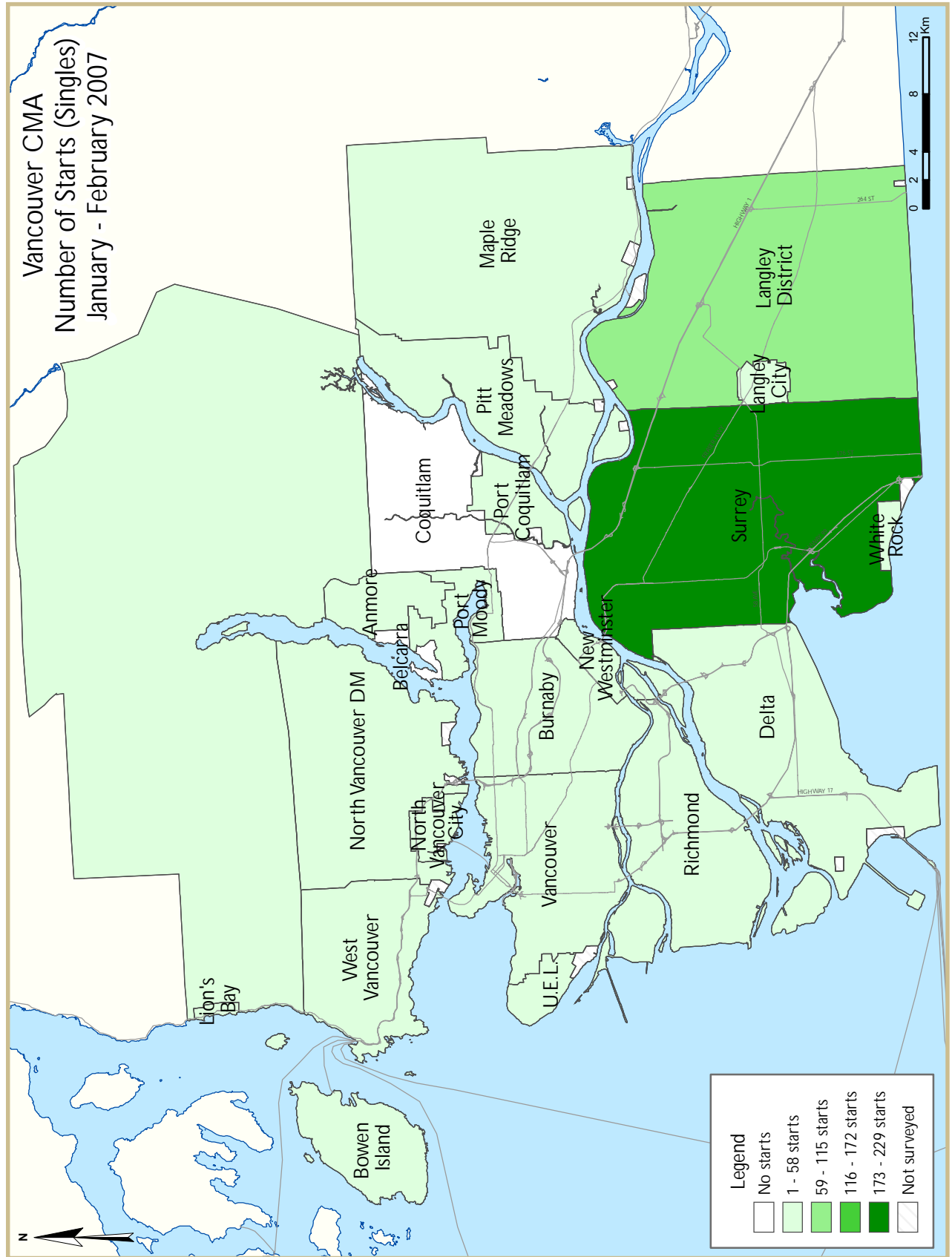


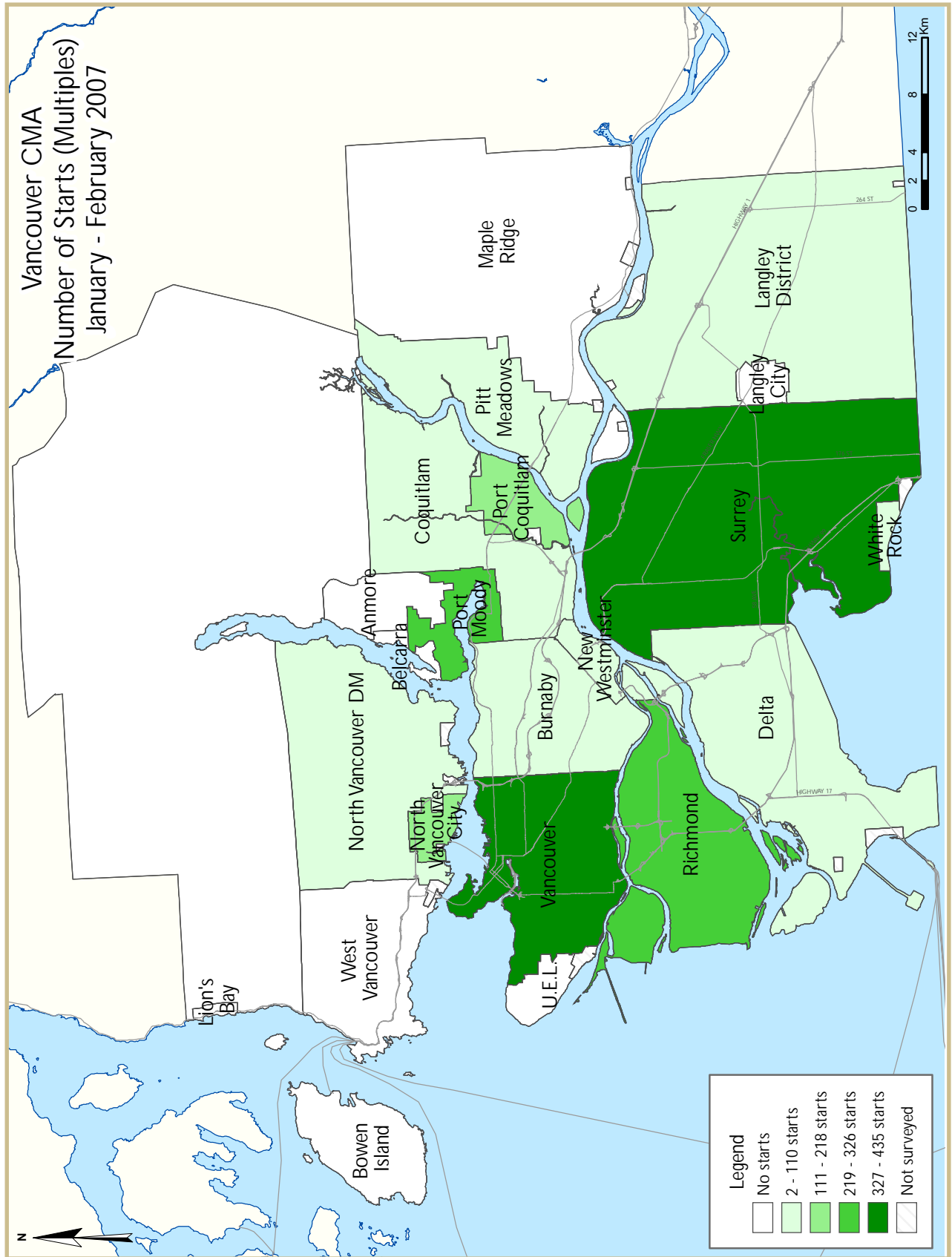


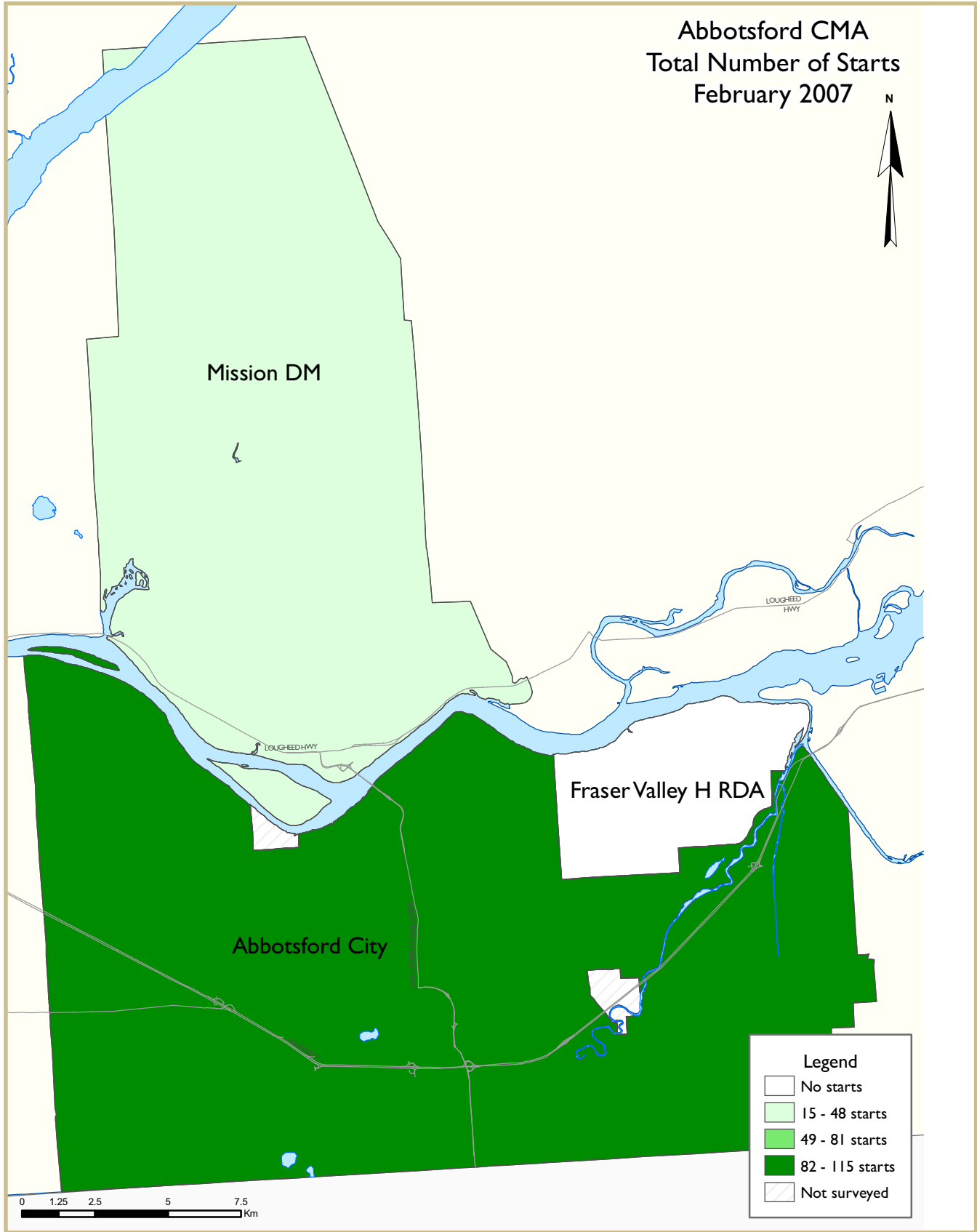


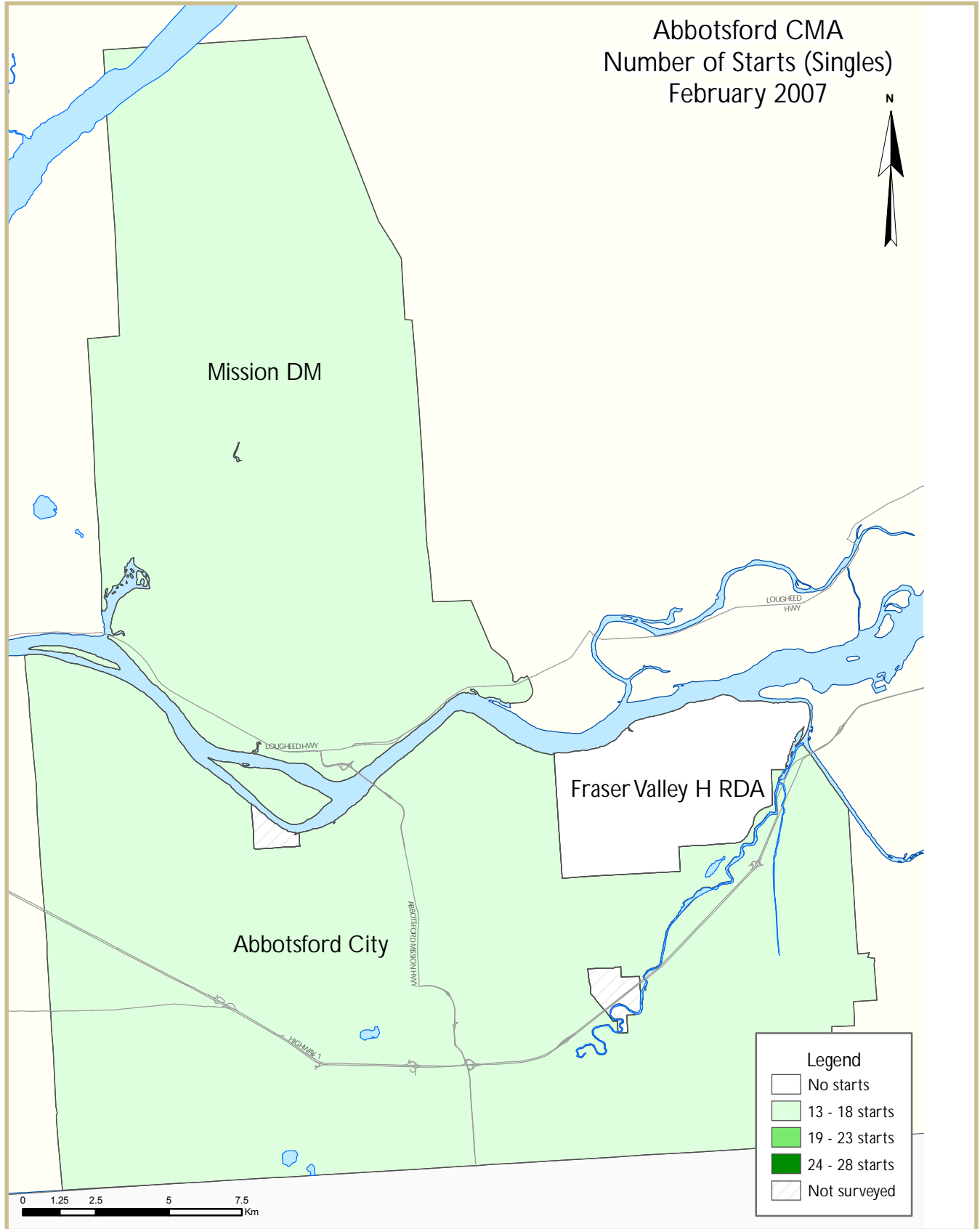


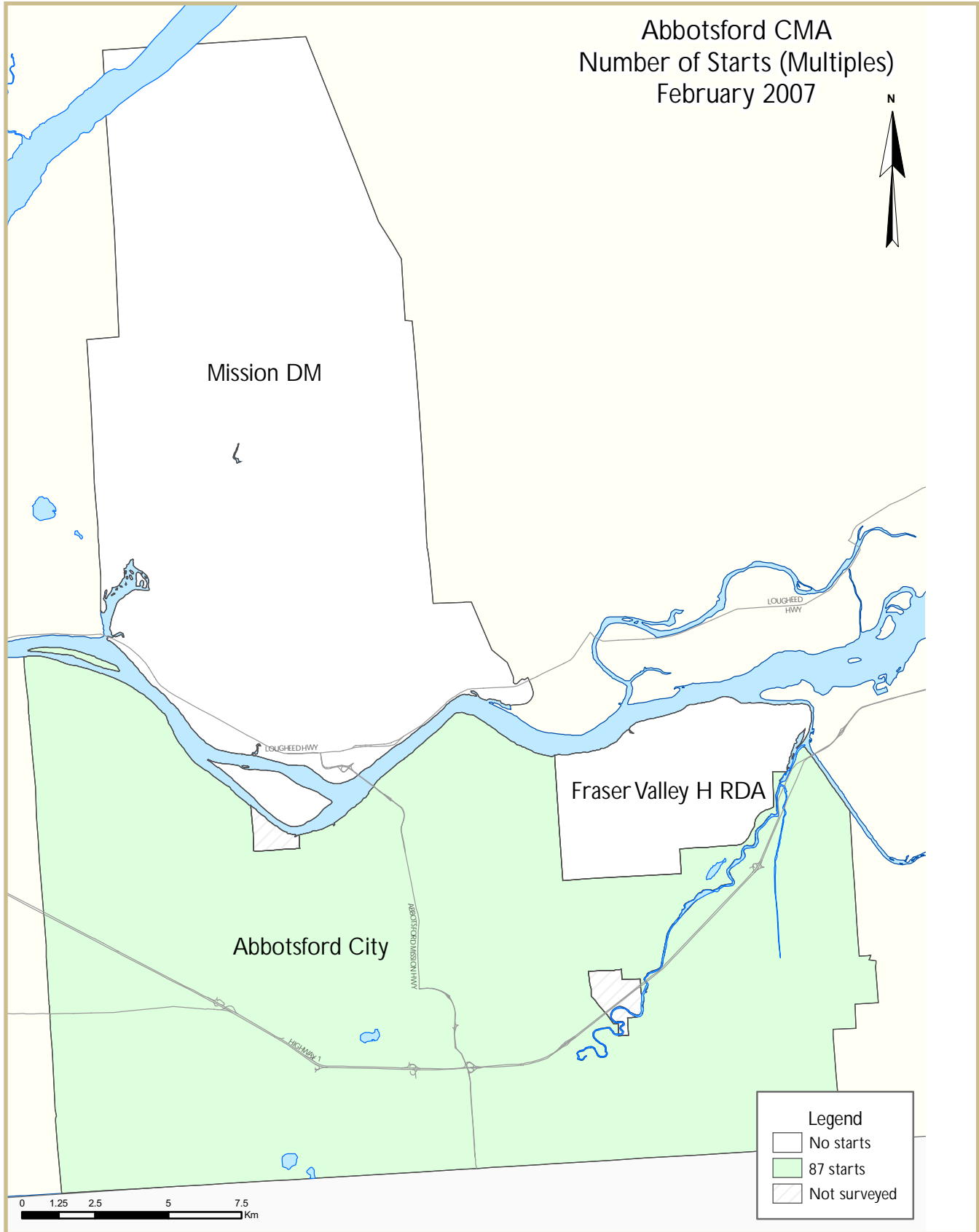


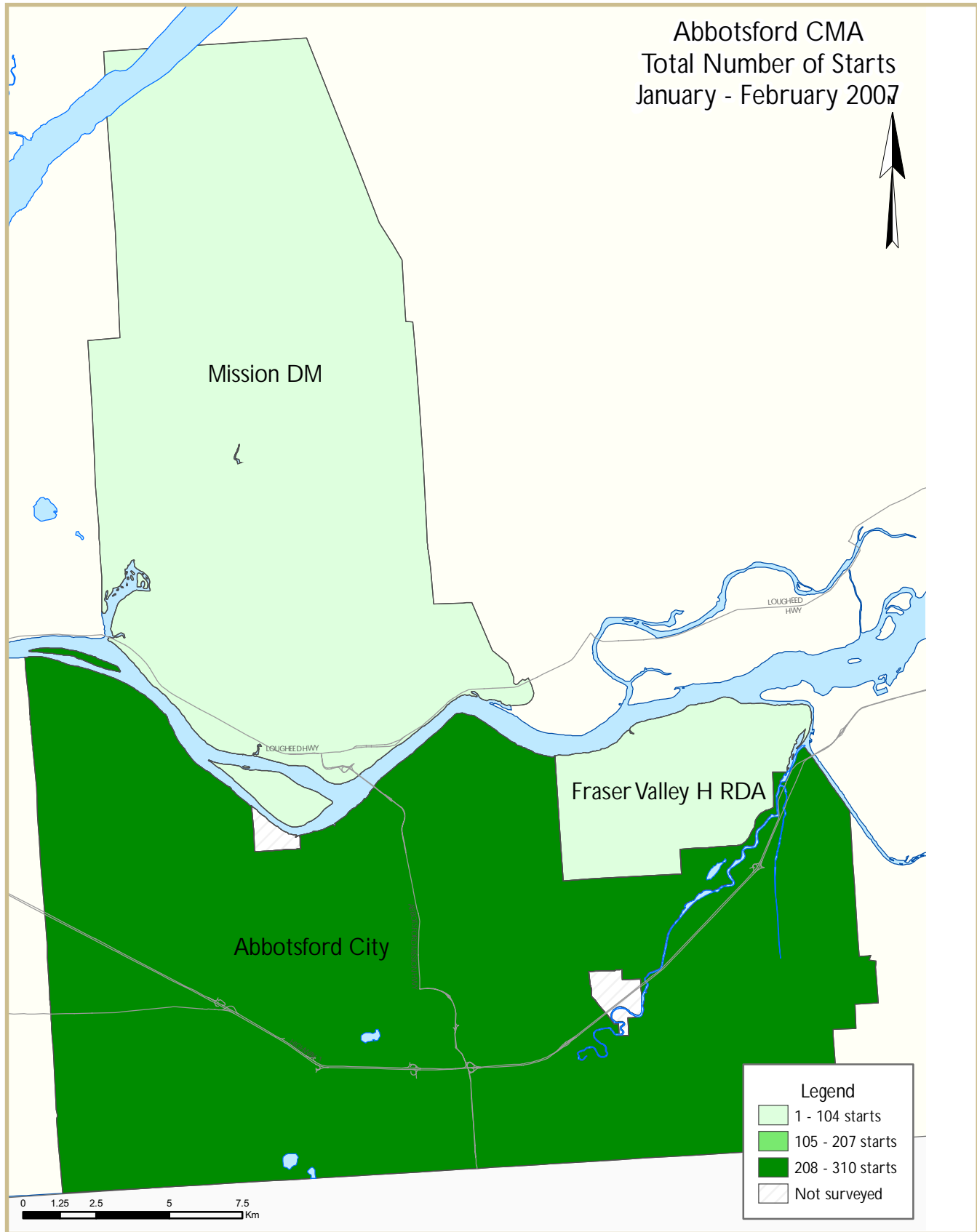


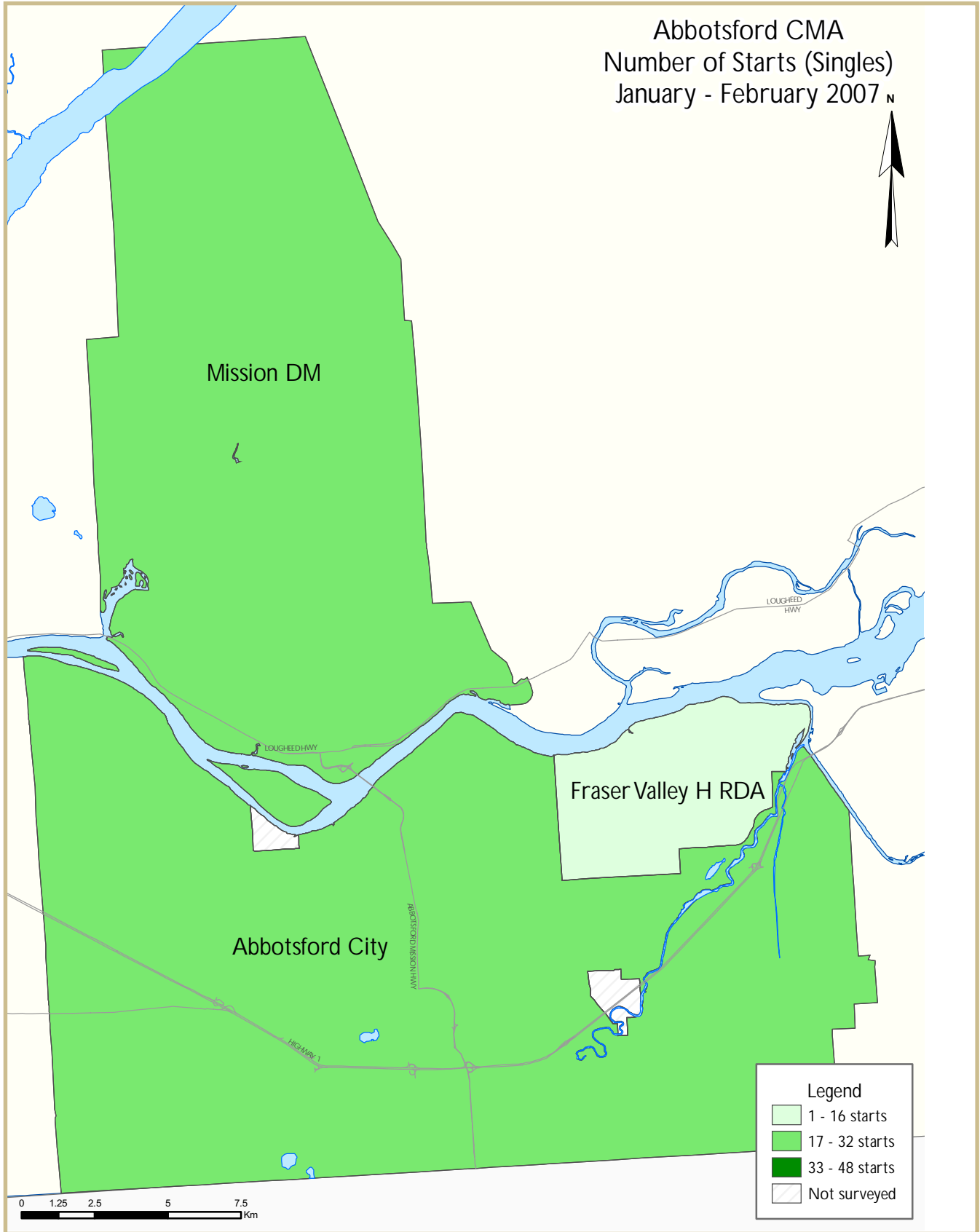


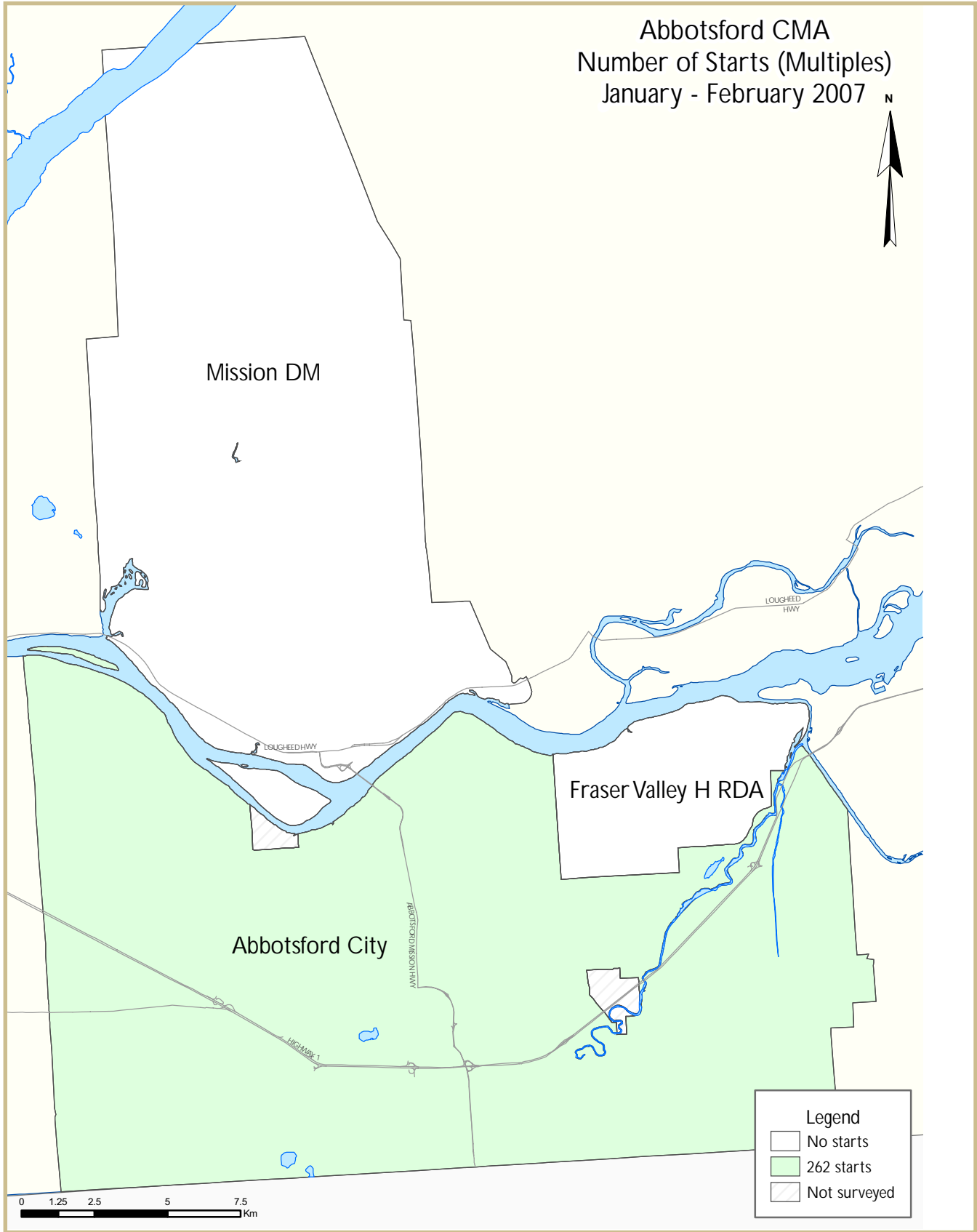












HOUSING NOW REPORT TABLES - VANCOUVER CMA

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
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2007	291	20	18	3	198	699	5	14	1,248
February 2006	490	22	16	20	280	1,084	2	74	1,988
% Change	-40.6	-9.1	12.5	-85.0	-29.3	-35.5	150.0	-81.1	-37.2
Year-to-date 2007	525	60	47	3	314	1,603	5	18	2,575
Year-to-date 2006	846	46	30	22	516	1,529	14	74	3,077
% Change	-37.9	30.4	56.7	-86.4	-39.1	4.8	-64.3	-75.7	-16.3
UNDER CONSTRUCTION									
February 2007	3,244	248	175	47	2,668	14,295	16	647	21,340
February 2006	3,197	266	133	144	2,592	12,832	28	628	19,820
% Change	1.5	-6.8	31.6	-67.4	2.9	11.4	-42.9	3.0	7.7
COMPLETIONS									
February 2007	395	8	12	5	212	769	0	79	1,480
February 2006	415	22	12	19	514	2,659	2	419	4,062
% Change	-4.8	-63.6	0.0	-73.7	-58.8	-71.1	-100.0	-81.1	-63.6
Year-to-date 2007	805	38	44	5	393	2,037	1	89	3,412
Year-to-date 2006	767	48	26	28	784	2,738	7	419	4,817
% Change	5.0	-20.8	69.2	-82.1	-49.9	-25.6	-85.7	-78.8	-29.2
COMPLETED & NOT ABSORBED									
February 2007	685	98	37	7	124	131	19	19	1,120
February 2006	472	52	32	18	70	90	8	87	829
% Change	45.1	88.5	15.6	-61.1	77.1	45.6	137.5	-78.2	35.1
ABSORBED									
February 2007	402	9	17	14	193	723	8	79	1,445
February 2006	407	32	10	19	520	2,664	4	157	3,813
% Change	-1.2	-71.9	70.0	-26.3	-62.9	-72.9	100.0	-49.7	-62.1
Year-to-date 2007	787	40	37	14	388	1,992	13	103	3,374
Year-to-date 2006	758	55	22	29	850	2,781	8	166	4,669
% Change	3.8	-27.3	68.2	-51.7	-54.4	-28.4	62.5	-38.0	-27.7

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
February 2007	13	10	0	0	4	0	0	0	27
February 2006	11	10	0	0	61	0	0	0	82
Delta									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	7	0	0	0	0	48	0	0	55
Langley									
February 2007	50	0	0	0	50	0	5	0	105
February 2006	63	0	0	0	0	0	2	0	65
Maple Ridge / Pitt Meadows									
February 2007	28	0	0	0	10	0	0	0	38
February 2006	62	0	0	2	34	0	0	0	98
New Westminster									
February 2007	0	4	0	0	0	0	0	0	4
February 2006	2	0	0	0	0	0	0	0	2
North Vancouver									
February 2007	10	0	2	1	12	0	0	0	25
February 2006	6	0	0	0	16	42	0	0	64
Richmond									
February 2007	24	2	0	2	35	96	0	0	159
February 2006	21	0	0	2	41	332	0	0	396
Surrey									
February 2007	131	0	0	0	52	52	0	12	247
February 2006	191	0	0	4	78	54	0	0	327
Tri-Cities									
February 2007	7	0	4	0	34	511	0	0	556
February 2006	11	0	0	12	31	362	0	0	416
University Endowment Lands									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2007	10	4	0	0	1	40	0	2	57
February 2006	90	12	12	0	19	246	0	74	453
West Vancouver									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	20	0	0	0	0	0	0	0	20
White Rock									
February 2007	1	0	12	0	0	0	0	0	13
February 2006	2	0	4	0	0	0	0	0	6
Vancouver CMA									
February 2007	291	20	18	3	198	699	5	14	1,248
February 2006	490	22	16	20	280	1,084	2	74	1,988

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
February 2007	87	68	0	0	285	1,636	0	146	2,222
February 2006	128	84	0	0	450	1,928	0	146	2,736
Delta									
February 2007	43	2	0	0	32	48	0	2	127
February 2006	67	0	0	0	28	93	2	0	190
Langley									
February 2007	534	8	0	19	249	212	7	5	1,034
February 2006	381	2	0	6	133	326	0	0	848
Maple Ridge / Pitt Meadows									
February 2007	291	2	0	0	135	789	0	0	1,217
February 2006	277	0	0	7	62	212	0	0	558
New Westminster									
February 2007	69	26	0	0	34	1,162	0	0	1,291
February 2006	28	0	0	0	103	670	0	0	801
North Vancouver									
February 2007	93	8	4	1	84	754	0	27	971
February 2006	91	26	22	0	100	310	5	0	554
Richmond									
February 2007	175	14	0	3	450	1,642	0	2	2,286
February 2006	215	2	0	5	258	1,164	12	0	1,656
Surrey									
February 2007	1,215	4	4	0	929	1,058	0	140	3,350
February 2006	1,156	2	0	78	791	704	0	72	2,803
Tri-Cities									
February 2007	84	28	82	23	139	1,902	0	54	2,312
February 2006	92	36	78	44	133	1,181	0	2	1,566
University Endowment Lands									
February 2007	6	0	0	0	84	442	9	0	541
February 2006	3	0	0	0	103	449	9	71	635
Vancouver City									
February 2007	391	84	31	0	207	4,532	0	255	5,500
February 2006	482	106	23	0	409	5,572	0	253	6,845
West Vancouver									
February 2007	162	4	0	1	40	88	0	16	311
February 2006	171	2	0	4	22	123	0	84	406
White Rock									
February 2007	15	0	54	0	0	30	0	0	99
February 2006	34	0	10	0	0	100	0	0	144
Vancouver CMA									
February 2007	3,244	248	175	47	2,668	14,295	16	647	21,340
February 2006	3,197	266	133	144	2,592	12,832	28	628	19,820

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
February 2007	27	6	0	0	66	153	0	0	252
February 2006	23	8	0	0	97	1,007	0	0	1,135
Delta									
February 2007	8	0	0	0	0	0	0	0	8
February 2006	11	0	0	0	0	0	0	0	11
Langley									
February 2007	35	0	0	0	6	47	0	0	88
February 2006	97	0	0	1	135	0	2	0	235
Maple Ridge / Pitt Meadows									
February 2007	42	0	0	0	0	62	0	0	104
February 2006	49	0	0	3	54	0	0	0	106
New Westminster									
February 2007	7	0	0	0	0	0	0	0	7
February 2006	1	0	0	0	6	186	0	0	193
North Vancouver									
February 2007	14	0	0	0	0	0	0	0	14
February 2006	6	2	4	0	65	238	0	0	315
Richmond									
February 2007	21	0	0	1	37	0	0	0	59
February 2006	8	4	0	0	29	187	0	0	228
Surrey									
February 2007	164	0	0	0	80	36	0	8	288
February 2006	116	0	0	5	71	0	0	161	353
Tri-Cities									
February 2007	15	2	0	0	16	0	0	0	33
February 2006	11	0	0	10	35	56	0	0	112
University Endowment Lands									
February 2007	0	0	0	0	0	0	0	71	71
February 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2007	42	0	4	0	7	382	0	0	435
February 2006	79	8	8	0	22	985	0	258	1,360
West Vancouver									
February 2007	10	0	0	4	0	14	0	0	28
February 2006	3	0	0	0	0	0	0	0	3
White Rock									
February 2007	2	0	8	0	0	75	0	0	85
February 2006	2	0	0	0	0	0	0	0	2
Vancouver CMA									
February 2007	395	8	12	5	212	769	0	79	1,480
February 2006	415	22	12	19	514	2,659	2	419	4,062

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

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February 2007**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
February 2007	52	32	0	0	1	0	0	0	85
February 2006	70	7	0	0	15	2	0	0	94
Delta									
February 2007	26	0	0	0	0	16	0	0	42
February 2006	10	0	0	0	4	0	0	0	14
Langley									
February 2007	84	0	0	0	17	19	0	0	120
February 2006	72	0	0	9	9	9	2	0	101
Maple Ridge / Pitt Meadows									
February 2007	43	0	0	2	0	14	0	0	59
February 2006	26	0	0	2	1	0	0	0	29
New Westminster									
February 2007	19	0	0	0	0	0	0	0	19
February 2006	1	0	0	0	14	24	0	0	39
North Vancouver									
February 2007	9	3	10	0	3	0	0	0	25
February 2006	3	4	0	0	0	0	0	0	7
Richmond									
February 2007	50	2	0	1	24	13	0	0	90
February 2006	37	4	0	0	7	17	6	0	71
Surrey									
February 2007	226	0	6	4	48	29	9	16	338
February 2006	146	0	0	5	11	19	0	87	268
Tri-Cities									
February 2007	10	17	15	0	17	0	10	3	72
February 2006	10	8	20	2	0	15	0	0	55
University Endowment Lands									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	1	0	0	0	0	0	0	0	1
Vancouver City									
February 2007	153	44	4	0	14	10	0	0	225
February 2006	79	29	12	0	9	4	0	0	133
West Vancouver									
February 2007	6	0	0	0	0	4	0	0	10
February 2006	13	0	0	0	0	0	0	0	13
White Rock									
February 2007	4	0	2	0	0	26	0	0	32
February 2006	3	0	0	0	0	0	0	0	3
Vancouver CMA									
February 2007	685	98	37	7	124	131	19	19	1,120
February 2006	472	52	32	18	70	90	8	87	829

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
February 2007	16	6	0	0	66	153	0	0	241
February 2006	16	15	0	0	82	1,013	0	0	1,126
Delta									
February 2007	10	0	0	0	0	0	0	0	10
February 2006	15	0	0	0	0	0	1	0	16
Langley									
February 2007	44	0	0	9	8	50	2	0	113
February 2006	76	0	0	1	149	11	2	25	264
Maple Ridge / Pitt Meadows									
February 2007	46	0	0	0	0	48	0	0	94
February 2006	63	0	0	3	53	0	0	0	119
New Westminster									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	1	0	0	0	6	162	0	0	169
North Vancouver									
February 2007	11	0	0	0	1	0	0	0	12
February 2006	7	1	4	0	66	239	0	0	317
Richmond									
February 2007	38	0	0	1	33	0	1	0	73
February 2006	15	5	0	0	31	187	1	0	239
Surrey									
February 2007	151	0	0	0	69	25	5	8	258
February 2006	120	0	0	5	74	5	0	74	278
Tri-Cities									
February 2007	17	2	5	0	8	0	0	0	32
February 2006	11	0	4	10	36	56	0	0	117
University Endowment Lands									
February 2007	0	0	0	0	0	0	0	71	71
February 2006	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2007	43	1	6	0	8	388	0	0	446
February 2006	69	11	2	0	22	991	0	58	1,153
West Vancouver									
February 2007	11	0	0	4	0	10	0	0	25
February 2006	4	0	0	0	1	0	0	0	5
White Rock									
February 2007	2	0	6	0	0	49	0	0	57
February 2006	1	0	0	0	0	0	0	0	1
Vancouver CMA									
February 2007	402	9	17	14	193	723	8	79	1,445
February 2006	407	32	10	19	520	2,664	4	157	3,813

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
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Anmore	4	0	0	0	0	0	0	0	4	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	4	0	0	0	0	0	0	1	4	-75.0
Burnaby - Mountain	0	0	0	0	4	0	0	0	4	0	n/a
Burnaby - North	5	7	0	2	0	6	0	0	5	15	-66.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	4	0	0	55	0	0	6	56	-89.3
Burnaby - Central Park	1	1	0	4	0	0	0	0	1	5	-80.0
Burnaby - Remainder	5	2	6	4	0	0	0	0	11	6	83.3
Burnaby Total	13	11	10	10	4	61	0	0	27	82	-67.1
Coquitlam	0	15	0	0	17	7	50	282	67	304	-78.0
Delta - Tsawwassen	1	3	0	0	0	0	0	48	1	51	-98.0
Delta - Ladner	1	2	0	0	0	0	0	0	1	2	-50.0
Delta - North	4	2	0	0	0	0	0	0	4	2	100.0
Delta	6	7	0	0	0	0	0	48	6	55	-89.1
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	55	64	8	0	42	0	0	0	105	64	64.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	49	0	0	0	0	0	0	23	49	-53.1
New Westminister	0	2	4	0	0	0	0	0	4	2	100.0
North Vancouver City	1	1	0	0	6	8	2	0	9	9	0.0
North Vancouver DM	10	5	2	0	4	8	0	42	16	55	-70.9
Pitt Meadows	5	15	0	10	10	24	0	0	15	49	-69.4
Port Coquitlam	0	0	0	0	0	14	195	26	195	40	**
Port Moody	7	8	0	4	17	6	270	54	294	72	**
Richmond	26	23	18	10	19	31	96	332	159	396	-59.8
Surrey - South	30	11	0	0	0	0	0	0	30	11	172.7
Surrey - Cloverdale	41	75	0	4	38	30	64	54	143	163	-12.3
Surrey - North	47	100	0	0	14	39	0	0	61	139	-56.1
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	13	8	0	0	0	5	0	0	13	13	0.0
Surrey Total	131	195	0	4	52	74	64	54	247	327	-24.5
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	1	0	20	0	21	0	n/a
Vancouver - Downtown	0	0	0	0	0	10	0	209	0	219	-100.0
Vancouver - Kitsilano	0	3	0	0	0	0	0	0	0	3	-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	0	0	0	0	0	9	0	22	0	31	-100.0
Vancouver - Marpole	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Eastside	9	72	4	8	0	0	2	86	15	166	-91.0
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	0	12	0	0	0	0	20	15	20	27	-25.9
Vancouver Total	10	90	4	12	1	19	42	332	57	453	-87.4
West Vancouver	6	20	0	0	0	0	0	0	6	20	-70.0
White Rock	1	2	0	0	0	0	12	4	13	6	116.7
Vancouver CMA	299	512	46	50	172	252	731	1,174	1,248	1,988	-37.2

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	4	4	0	0	0	0	0	0	4	4	0.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	0	0	0	0	4	0	0	0	4	0	n/a
Burnaby - North	11	10	0	2	0	6	0	0	11	18	-38.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	1	4	0	0	55	0	0	10	56	-82.1
Burnaby - Central Park	2	1	0	4	0	0	0	0	2	5	-60.0
Burnaby - Remainder	8	8	12	6	13	0	0	0	33	14	135.7
Burnaby Total	27	20	16	12	17	61	0	0	60	93	-35.5
Coquitlam	0	20	4	12	17	7	64	286	85	325	-73.8
Delta - Tsawwassen	1	3	0	0	0	0	0	48	1	51	-98.0
Delta - Ladner	1	9	0	2	0	0	0	0	1	11	-90.9
Delta - North	4	2	2	0	0	0	0	0	6	2	200.0
Delta	6	14	2	2	0	0	0	48	8	64	-87.5
Langley City	1	1	0	0	0	0	0	115	1	116	-99.1
Langley District	87	114	8	0	54	6	2	0	151	120	25.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	40	60	0	0	0	0	0	0	40	60	-33.3
New Westminister	8	10	8	0	12	0	0	0	28	10	180.0
North Vancouver City	2	2	2	4	9	11	172	2	185	19	**
North Vancouver DM	15	9	2	4	4	22	0	42	21	77	-72.7
Pitt Meadows	6	16	0	10	45	24	0	132	51	182	-72.0
Port Coquitlam	2	4	2	0	0	25	197	28	201	57	**
Port Moody	7	13	0	4	17	6	270	54	294	77	**
Richmond	50	69	30	22	35	56	250	376	365	523	-30.2
Surrey - South	42	25	2	26	0	34	38	36	82	121	-32.2
Surrey - Cloverdale	72	136	2	4	42	47	129	54	245	241	1.7
Surrey - North	98	180	0	0	21	59	2	0	121	239	-49.4
Surrey - Guildford	0	1	0	0	0	0	0	36	0	37	-100.0
Surrey - Whalley	17	13	0	0	0	5	112	0	129	18	**
Surrey Total	229	355	4	30	63	145	281	126	577	656	-12.0
University Endowment Lands	1	0	0	6	0	46	0	39	1	91	-98.9
Vancouver - West End	0	0	0	0	1	0	20	0	21	0	n/a
Vancouver - Downtown	0	0	0	0	0	10	63	209	63	219	-71.2
Vancouver - Kitsilano	0	4	2	6	0	0	0	33	2	43	-95.3
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	88	0	88	0	n/a
Vancouver - Kerrisdale	3	3	0	0	0	9	49	22	52	34	52.9
Vancouver - Marpole	4	5	2	0	3	0	0	0	9	5	80.0
Vancouver - Eastside	21	96	6	8	0	14	169	98	196	216	-9.3
Vancouver - Mt. Pleasant	0	0	8	4	0	0	0	0	8	4	100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	9	26	0	0	0	0	20	15	29	41	-29.3
Vancouver Total	37	134	22	18	4	33	409	377	472	562	-16.0
West Vancouver	7	25	0	0	0	0	0	0	7	25	-72.0
White Rock	1	4	0	0	0	0	20	8	21	12	75.0
Vancouver CMA	533	878	100	124	277	442	1,665	1,633	2,575	3,077	-16.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
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	4	0	0	0	0	0	0	0
Burnaby - North	0	6	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	55	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	4	61	0	0	0	0	0	0
Coquitlam	17	7	0	0	50	282	0	0
Delta - Tsawwassen	0	0	0	0	0	48	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	48	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	42	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	6	8	0	0	2	0	0	0
North Vancouver DM	4	8	0	0	0	42	0	0
Pitt Meadows	10	24	0	0	0	0	0	0
Port Coquitlam	0	14	0	0	195	26	0	0
Port Moody	17	6	0	0	270	54	0	0
Richmond	19	31	0	0	96	332	0	0
Surrey - South	0	0	0	0	0	0	0	0
Surrey - Cloverdale	38	30	0	0	52	54	12	0
Surrey - North	14	39	0	0	0	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	5	0	0	0	0	0	0
Surrey Total	52	74	0	0	52	54	12	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	1	0	0	0	20	0	0	0
Vancouver - Downtown	0	10	0	0	0	209	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	9	0	0	0	22	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	12	2	74
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	20	15	0	0
Vancouver Total	1	19	0	0	40	258	2	74
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	12	4	0	0
Vancouver CMA	172	252	0	0	717	1,100	14	74

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
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	4	0	0	0	0	0	0	0
Burnaby - North	0	6	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	55	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	13	0	0	0	0	0	0	0
Burnaby Total	17	61	0	0	0	0	0	0
Coquitlam	17	7	0	0	64	286	0	0
Delta - Tsawwassen	0	0	0	0	0	48	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	48	0	0
Langley City	0	0	0	0	0	115	0	0
Langley District	54	6	0	0	0	0	2	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	12	0	0	0	0	0	0	0
North Vancouver City	9	11	0	0	172	2	0	0
North Vancouver DM	4	22	0	0	0	42	0	0
Pitt Meadows	45	24	0	0	0	132	0	0
Port Coquitlam	0	25	0	0	197	28	0	0
Port Moody	17	6	0	0	270	54	0	0
Richmond	35	56	0	0	250	376	0	0
Surrey - South	0	34	0	0	38	36	0	0
Surrey - Cloverdale	42	47	0	0	115	54	14	0
Surrey - North	21	59	0	0	2	0	0	0
Surrey - Guildford	0	0	0	0	0	36	0	0
Surrey - Whalley	0	5	0	0	112	0	0	0
Surrey Total	63	145	0	0	267	126	14	0
University Endowment Lands	0	46	0	0	0	39	0	0
Vancouver - West End	1	0	0	0	20	0	0	0
Vancouver - Downtown	0	10	0	0	63	209	0	0
Vancouver - Kitsilano	0	0	0	0	0	33	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	88	0	0	0
Vancouver - Kerrisdale	0	9	0	0	49	22	0	0
Vancouver - Marpole	3	0	0	0	0	0	0	0
Vancouver - Eastside	0	14	0	0	167	24	2	74
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	20	15	0	0
Vancouver Total	4	33	0	0	407	303	2	74
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	20	8	0	0
Vancouver CMA	277	442	0	0	1,647	1,559	18	74

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Anmore	4	0	0	0	0	0	4	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	4	0	0	0	0	1	4
Burnaby - Mountain	0	0	4	0	0	0	4	0
Burnaby - North	5	9	0	6	0	0	5	15
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	1	0	55	0	0	6	56
Burnaby - Central Park	1	5	0	0	0	0	1	5
Burnaby - Remainder	11	6	0	0	0	0	11	6
Burnaby Total	23	21	4	61	0	0	27	82
Coquitlam	2	3	65	301	0	0	67	304
Delta - Tsawwassen	1	3	0	48	0	0	1	51
Delta - Ladner	1	2	0	0	0	0	1	2
Delta - North	4	2	0	0	0	0	4	2
Delta	6	7	0	48	0	0	6	55
Langley City	0	1	0	0	0	0	0	1
Langley District	50	62	50	0	5	2	105	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	49	0	0	0	0	23	49
New Westminster	4	2	0	0	0	0	4	2
North Vancouver City	3	1	6	8	0	0	9	9
North Vancouver DM	9	5	7	50	0	0	16	55
Pitt Meadows	5	13	10	36	0	0	15	49
Port Coquitlam	2	0	193	40	0	0	195	40
Port Moody	7	8	287	64	0	0	294	72
Richmond	26	21	133	375	0	0	159	396
Surrey - South	30	11	0	0	0	0	30	11
Surrey - Cloverdale	41	75	90	88	12	0	143	163
Surrey - North	47	96	14	43	0	0	61	139
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	13	8	0	5	0	0	13	13
Surrey Total	131	191	104	136	12	0	247	327
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	21	0	0	0	21	0
Vancouver - Downtown	0	0	0	219	0	0	0	219
Vancouver - Kitsilano	0	3	0	0	0	0	0	3
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	31	0	0	0	31
Vancouver - Marpole	1	3	0	0	0	0	1	3
Vancouver - Eastside	13	92	0	0	2	74	15	166
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	12	20	15	0	0	20	27
Vancouver Total	14	114	41	265	2	74	57	453
West Vancouver	6	20	0	0	0	0	6	20
White Rock	13	6	0	0	0	0	13	6
Vancouver CMA	329	528	900	1,384	19	76	1,248	1,988

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	4	4	0	0	0	0	4	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	0	0	4	0	0	0	4	0
Burnaby - North	11	12	0	6	0	0	11	18
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	1	0	55	0	0	10	56
Burnaby - Central Park	2	5	0	0	0	0	2	5
Burnaby - Remainder	20	14	13	0	0	0	33	14
Burnaby Total	43	32	17	61	0	0	60	93
Coquitlam	20	24	65	301	0	0	85	325
Delta - Tsawwassen	1	3	0	48	0	0	1	51
Delta - Ladner	1	8	0	2	0	1	1	11
Delta - North	6	2	0	0	0	0	6	2
Delta	8	13	0	50	0	1	8	64
Langley City	1	1	0	115	0	0	1	116
Langley District	82	110	62	6	7	4	151	120
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	40	60	0	0	0	0	40	60
New Westminister	16	10	12	0	0	0	28	10
North Vancouver City	4	8	181	11	0	0	185	19
North Vancouver DM	14	8	7	64	0	5	21	77
Pitt Meadows	6	14	45	168	0	0	51	182
Port Coquitlam	8	6	193	51	0	0	201	57
Port Moody	7	13	287	64	0	0	294	77
Richmond	52	63	313	456	0	4	365	523
Surrey - South	42	25	40	96	0	0	82	121
Surrey - Cloverdale	74	134	157	107	14	0	245	241
Surrey - North	100	176	21	63	0	0	121	239
Surrey - Guildford	0	1	0	36	0	0	0	37
Surrey - Whalley	17	13	112	5	0	0	129	18
Surrey Total	233	349	330	307	14	0	577	656
University Endowment Lands	1	0	0	91	0	0	1	91
Vancouver - West End	0	0	21	0	0	0	21	0
Vancouver - Downtown	0	0	63	219	0	0	63	219
Vancouver - Kitsilano	2	10	0	33	0	0	2	43
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	0	0	88	0	0	0	88	0
Vancouver - Kerrisdale	3	3	49	31	0	0	52	34
Vancouver - Marpole	9	5	0	0	0	0	9	5
Vancouver - Eastside	27	118	167	24	2	74	196	216
Vancouver - Mt. Pleasant	8	4	0	0	0	0	8	4
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	9	26	20	15	0	0	29	41
Vancouver Total	62	166	408	322	2	74	472	562
West Vancouver	7	25	0	0	0	0	7	25
White Rock	21	12	0	0	0	0	21	12
Vancouver CMA	632	922	1,920	2,067	23	88	2,575	3,077

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Anmore	8	0	0	0	0	0	0	0	8	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	9	0	0	0	0	0	0	0	9	-100.0
Burnaby - Mountain	0	0	0	0	0	12	0	230	0	242	-100.0
Burnaby - North	8	2	0	2	0	0	0	183	8	187	-95.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	2	2	0	4	0	0	6	10	-40.0
Burnaby - Central Park	1	4	0	0	0	12	0	0	1	16	-93.8
Burnaby - Remainder	14	13	4	4	66	69	153	594	237	680	-65.1
Burnaby Total	27	23	6	8	66	97	153	1,007	252	1,135	-77.8
Coquitlam	2	7	0	0	0	0	0	0	2	7	-71.4
Delta - Tsawwassen	7	2	0	0	0	0	0	0	7	2	**
Delta - Ladner	1	0	0	0	0	0	0	0	1	0	n/a
Delta - North	0	9	0	0	0	0	0	0	0	9	-100.0
Delta	8	11	0	0	0	0	0	0	8	11	-27.3
Langley City	0	0	0	0	0	0	47	0	47	0	n/a
Langley District	35	100	0	2	6	133	0	0	41	235	-82.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	34	43	0	0	0	17	62	0	96	60	60.0
New Westminister	7	1	0	0	0	6	0	186	7	193	-96.4
North Vancouver City	2	1	0	2	0	7	0	156	2	166	-98.8
North Vancouver DM	12	5	0	38	0	20	0	86	12	149	-91.9
Pitt Meadows	8	9	0	0	0	37	0	0	8	46	-82.6
Port Coquitlam	0	1	4	0	12	0	0	0	16	1	**
Port Moody	13	13	2	10	0	25	0	56	15	104	-85.6
Richmond	22	8	18	4	19	29	0	187	59	228	-74.1
Surrey - South	14	13	0	0	0	0	36	161	50	174	-71.3
Surrey - Cloverdale	50	38	8	0	11	48	8	0	77	86	-10.5
Surrey - North	88	62	0	2	32	21	0	0	120	85	41.2
Surrey - Guildford	0	2	2	0	10	0	0	0	12	2	**
Surrey - Whalley	12	6	0	0	17	0	0	0	29	6	**
Surrey Total	164	121	10	2	70	69	44	161	288	353	-18.4
University Endowment Lands	0	0	0	0	0	0	71	0	71	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	7	9	382	1,043	389	1,052	-63.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	2	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Kerrisdale	2	3	0	0	0	0	0	0	2	3	-33.3
Vancouver - Marpole	1	0	0	4	0	0	0	0	1	4	-75.0
Vancouver - Eastside	18	70	0	2	0	13	4	204	22	289	-92.4
Vancouver - Mt. Pleasant	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	20	5	0	0	0	0	0	2	20	7	185.7
Vancouver Total	42	79	0	8	7	22	386	1,251	435	1,360	-68.0
West Vancouver	14	3	0	0	0	0	14	0	28	3	**
White Rock	2	2	0	0	0	0	83	0	85	2	**
Vancouver CMA	400	436	40	74	180	462	860	3,090	1,480	4,062	-63.6

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Anmore	8	3	0	0	0	0	0	0	8	3	166.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	21	0	0	0	0	0	0	0	21	-100.0
Burnaby - Mountain	0	0	0	0	0	12	0	230	0	242	-100.0
Burnaby - North	13	15	0	2	0	0	0	183	13	200	-93.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	11	7	8	6	0	4	211	0	230	17	**
Burnaby - Central Park	1	4	4	0	0	12	0	0	5	16	-68.8
Burnaby - Remainder	23	20	16	4	69	69	153	594	261	687	-62.0
Burnaby Total	48	46	28	12	69	97	364	1,007	509	1,162	-56.2
Coquitlam	8	8	6	8	0	0	14	16	28	32	-12.5
Delta - Tsawwassen	7	2	0	0	0	0	0	0	7	2	**
Delta - Ladner	1	1	0	26	0	0	0	0	1	27	-96.3
Delta - North	4	9	0	0	0	0	0	0	4	9	-55.6
Delta	12	12	0	26	0	0	0	0	12	38	-68.4
Langley City	1	0	0	0	0	0	47	0	48	0	n/a
Langley District	115	153	0	6	11	163	0	0	126	322	-60.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	64	44	0	0	0	17	62	0	126	61	106.6
New Westminister	14	15	0	0	0	17	0	186	14	218	-93.6
North Vancouver City	7	2	0	2	11	7	0	156	18	167	-89.2
North Vancouver DM	16	9	0	38	0	20	0	86	16	153	-89.5
Pitt Meadows	10	9	0	0	12	37	0	0	22	46	-52.2
Port Coquitlam	1	7	4	0	12	0	4	0	21	7	200.0
Port Moody	13	14	2	10	0	25	0	56	15	105	-85.7
Richmond	77	52	26	24	36	29	44	221	183	326	-43.9
Surrey - South	25	36	12	0	0	0	36	204	73	240	-69.6
Surrey - Cloverdale	99	83	8	2	31	116	22	0	160	201	-20.4
Surrey - North	151	125	0	2	70	85	0	0	221	212	4.2
Surrey - Guildford	0	2	4	0	20	23	0	0	24	25	-4.0
Surrey - Whalley	24	12	0	0	17	0	0	0	41	12	**
Surrey Total	299	258	24	4	138	224	58	204	519	690	-24.8
University Endowment Lands	0	0	0	0	5	0	124	0	129	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	20	9	1,262	1,043	1,282	1,052	21.9
Vancouver - Kitsilano	1	0	2	0	0	0	10	2	13	2	**
Vancouver - False Creek	0	0	0	0	0	0	11	0	11	0	n/a
Vancouver - Granville/Oak	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Kerrisdale	2	5	0	0	0	0	2	0	4	5	-20.0
Vancouver - Marpole	4	5	0	6	0	0	0	0	4	11	-63.6
Vancouver - Eastside	46	90	0	4	25	13	31	204	102	311	-67.2
Vancouver - Mt. Pleasant	1	0	0	6	0	0	0	0	1	6	-83.3
Vancouver - Strath/Grand	1	2	0	4	0	0	2	0	3	6	-50.0
Vancouver - Westside	30	36	0	0	0	0	36	2	66	38	73.7
Vancouver Total	85	139	2	22	45	22	1,354	1,251	1,486	1,434	3.6
West Vancouver	30	7	0	22	0	0	14	0	44	29	51.7
White Rock	3	3	0	0	0	0	85	0	88	3	**
Vancouver CMA	811	802	92	174	339	658	2,170	3,183	3,412	4,817	-29.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
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	12	0	0	0	230	0	0
Burnaby - North	0	0	0	0	0	183	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	12	0	0	0	0	0	0
Burnaby - Remainder	66	69	0	0	153	594	0	0
Burnaby Total	66	97	0	0	153	1,007	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	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	0	0	0	0
Langley City	0	0	0	0	47	0	0	0
Langley District	6	133	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	17	0	0	62	0	0	0
New Westminister	0	6	0	0	0	186	0	0
North Vancouver City	0	7	0	0	0	156	0	0
North Vancouver DM	0	20	0	0	0	86	0	0
Pitt Meadows	0	37	0	0	0	0	0	0
Port Coquitlam	12	0	0	0	0	0	0	0
Port Moody	0	25	0	0	0	56	0	0
Richmond	19	29	0	0	0	187	0	0
Surrey - South	0	0	0	0	36	0	0	161
Surrey - Cloverdale	11	48	0	0	0	0	8	0
Surrey - North	32	21	0	0	0	0	0	0
Surrey - Guildford	10	0	0	0	0	0	0	0
Surrey - Whalley	17	0	0	0	0	0	0	0
Surrey Total	70	69	0	0	36	0	8	161
University Endowment Lands	0	0	0	0	0	0	71	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	7	9	0	0	382	985	0	58
Vancouver - Kitsilano	0	0	0	0	0	2	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	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	13	0	0	4	4	0	200
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	0	2	0	0
Vancouver Total	7	22	0	0	386	993	0	258
West Vancouver	0	0	0	0	14	0	0	0
White Rock	0	0	0	0	83	0	0	0
Vancouver CMA	180	462	0	0	781	2,671	79	419

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
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	12	0	0	0	230	0	0
Burnaby - North	0	0	0	0	0	183	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	211	0	0	0
Burnaby - Central Park	0	12	0	0	0	0	0	0
Burnaby - Remainder	69	69	0	0	153	594	0	0
Burnaby Total	69	97	0	0	364	1,007	0	0
Coquitlam	0	0	0	0	14	16	0	0
Delta - Tsawwassen	0	0	0	0	0	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	0	0	0	0
Langley City	0	0	0	0	47	0	0	0
Langley District	11	163	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	17	0	0	62	0	0	0
New Westminster	0	17	0	0	0	186	0	0
North Vancouver City	11	7	0	0	0	156	0	0
North Vancouver DM	0	20	0	0	0	86	0	0
Pitt Meadows	12	37	0	0	0	0	0	0
Port Coquitlam	12	0	0	0	4	0	0	0
Port Moody	0	25	0	0	0	56	0	0
Richmond	36	29	0	0	44	221	0	0
Surrey - South	0	0	0	0	36	43	0	161
Surrey - Cloverdale	31	116	0	0	6	0	16	0
Surrey - North	70	85	0	0	0	0	0	0
Surrey - Guildford	20	23	0	0	0	0	0	0
Surrey - Whalley	17	0	0	0	0	0	0	0
Surrey Total	138	224	0	0	42	43	16	161
University Endowment Lands	5	0	0	0	53	0	71	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	20	9	0	0	1,262	985	0	58
Vancouver - Kitsilano	0	0	0	0	10	2	0	0
Vancouver - False Creek	0	0	0	0	11	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	25	13	0	0	31	4	0	200
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	2	0	0	0
Vancouver - Westside	0	0	0	0	34	2	2	0
Vancouver Total	45	22	0	0	1,352	993	2	258
West Vancouver	0	0	0	0	14	0	0	0
White Rock	0	0	0	0	85	0	0	0
Vancouver CMA	339	658	0	0	2,081	2,764	89	419

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Anmore	8	0	0	0	0	0	8	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	9	0	0	0	0	0	9
Burnaby - Mountain	0	0	0	242	0	0	0	242
Burnaby - North	8	4	0	183	0	0	8	187
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	6	0	4	0	0	6	10
Burnaby - Central Park	1	4	0	12	0	0	1	16
Burnaby - Remainder	18	17	219	663	0	0	237	680
Burnaby Total	33	31	219	1,104	0	0	252	1,135
Coquitlam	2	3	0	4	0	0	2	7
Delta - Tsawwassen	7	2	0	0	0	0	7	2
Delta - Ladner	1	0	0	0	0	0	1	0
Delta - North	0	9	0	0	0	0	0	9
Delta	8	11	0	0	0	0	8	11
Langley City	0	0	47	0	0	0	47	0
Langley District	35	97	6	136	0	2	41	235
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	40	62	20	0	0	96	60
New Westminister	7	1	0	192	0	0	7	193
North Vancouver City	2	7	0	159	0	0	2	166
North Vancouver DM	12	5	0	144	0	0	12	149
Pitt Meadows	8	9	0	37	0	0	8	46
Port Coquitlam	0	1	16	0	0	0	16	1
Port Moody	15	7	0	97	0	0	15	104
Richmond	21	12	38	216	0	0	59	228
Surrey - South	14	10	36	3	0	161	50	174
Surrey - Cloverdale	50	38	19	48	8	0	77	86
Surrey - North	88	60	32	25	0	0	120	85
Surrey - Guildford	0	2	12	0	0	0	12	2
Surrey - Whalley	12	6	17	0	0	0	29	6
Surrey Total	164	116	116	76	8	161	288	353
University Endowment Lands	0	0	0	0	71	0	71	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	389	994	0	58	389	1,052
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	3	0	0	0	0	0	3
Vancouver - Kerrisdale	2	3	0	0	0	0	2	3
Vancouver - Marpole	1	4	0	0	0	0	1	4
Vancouver - Eastside	22	76	0	13	0	200	22	289
Vancouver - Mt. Pleasant	1	0	0	0	0	0	1	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	20	7	0	0	0	0	20	7
Vancouver Total	46	95	389	1,007	0	258	435	1,360
West Vancouver	10	3	18	0	0	0	28	3
White Rock	10	2	75	0	0	0	85	2
Vancouver CMA	415	449	986	3,192	79	421	1,480	4,062

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	8	3	0	0	0	0	8	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	21	0	0	0	0	0	21
Burnaby - Mountain	0	0	0	242	0	0	0	242
Burnaby - North	13	17	0	183	0	0	13	200
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	19	13	211	4	0	0	230	17
Burnaby - Central Park	5	4	0	12	0	0	5	16
Burnaby - Remainder	39	24	222	663	0	0	261	687
Burnaby Total	76	58	433	1,104	0	0	509	1,162
Coquitlam	28	26	0	6	0	0	28	32
Delta - Tsawwassen	7	2	0	0	0	0	7	2
Delta - Ladner	1	0	0	26	0	1	1	27
Delta - North	4	9	0	0	0	0	4	9
Delta	12	11	0	26	0	1	12	38
Langley City	1	0	47	0	0	0	48	0
Langley District	114	147	11	171	1	4	126	322
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	64	41	62	20	0	0	126	61
New Westminister	14	15	0	203	0	0	14	218
North Vancouver City	7	8	11	159	0	0	18	167
North Vancouver DM	16	9	0	144	0	0	16	153
Pitt Meadows	10	9	12	37	0	0	22	46
Port Coquitlam	5	7	16	0	0	0	21	7
Port Moody	15	8	0	97	0	0	15	105
Richmond	76	52	107	272	0	2	183	326
Surrey - South	25	27	48	52	0	161	73	240
Surrey - Cloverdale	105	83	39	118	16	0	160	201
Surrey - North	151	123	70	89	0	0	221	212
Surrey - Guildford	0	2	24	23	0	0	24	25
Surrey - Whalley	24	12	17	0	0	0	41	12
Surrey Total	305	247	198	282	16	161	519	690
University Endowment Lands	0	0	58	0	71	0	129	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	1,282	994	0	58	1,282	1,052
Vancouver - Kitsilano	3	2	10	0	0	0	13	2
Vancouver - False Creek	0	0	11	0	0	0	11	0
Vancouver - Granville/Oak	0	3	0	0	0	0	0	3
Vancouver - Kerrisdale	2	5	2	0	0	0	4	5
Vancouver - Marpole	4	11	0	0	0	0	4	11
Vancouver - Eastside	54	98	48	13	0	200	102	311
Vancouver - Mt. Pleasant	1	6	0	0	0	0	1	6
Vancouver - Strath/Grand	3	6	0	0	0	0	3	6
Vancouver - Westside	30	38	34	0	2	0	66	38
Vancouver Total	97	169	1,387	1,007	2	258	1,486	1,434
West Vancouver	26	7	18	22	0	0	44	29
White Rock	13	3	75	0	0	0	88	3
Vancouver CMA	887	841	2,435	3,550	90	426	3,412	4,817

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Belcarra													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	0.0	1	11.1	2	22.2	3	33.3	3	33.3	9	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	2	9.5	4	19.0	6	28.6	4	19.0	5	23.8	21	599,000	643,129
Burnaby													
February 2007	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	749,500	766,475
February 2006	0	0.0	0	0.0	3	18.8	9	56.3	4	25.0	16	643,000	730,175
Year-to-date 2007	0	0.0	0	0.0	1	3.2	14	45.2	16	51.6	31	750,000	793,239
Year-to-date 2006	0	0.0	0	0.0	11	32.4	14	41.2	9	26.5	34	632,450	685,885
Coquitlam													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 2006	2	25.0	0	0.0	2	25.0	4	50.0	0	0.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2006	2	20.0	0	0.0	3	30.0	4	40.0	1	10.0	10	583,000	573,550
Delta													
February 2007	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	758,000	756,040
February 2006	1	6.3	1	6.3	9	56.3	4	25.0	1	6.3	16	500,000	570,660
Year-to-date 2007	0	0.0	0	0.0	2	14.3	5	35.7	7	50.0	14	738,750	704,314
Year-to-date 2006	2	10.0	3	15.0	10	50.0	4	20.0	1	5.0	20	500,000	559,883
Langley City													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
February 2007	14	25.5	21	38.2	17	30.9	2	3.6	1	1.8	55	489,900	472,145
February 2006	3	3.8	55	69.6	21	26.6	0	0.0	0	0.0	79	469,700	478,989
Year-to-date 2007	15	12.2	47	38.2	52	42.3	6	4.9	3	2.4	123	511,950	511,912
Year-to-date 2006	17	13.2	82	63.6	29	22.5	1	0.8	0	0.0	129	459,000	467,024

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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														
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	--	--
Maple Ridge														
February 2007	0	0.0	7	19.4	25	69.4	2	5.6	2	5.6	36	544,500	557,044	
February 2006	25	48.1	24	46.2	2	3.8	1	1.9	0	0.0	52	414,950	417,109	
Year-to-date 2007	1	1.6	25	40.3	31	50.0	3	4.8	2	3.2	62	517,500	528,882	
Year-to-date 2006	27	47.4	25	43.9	3	5.3	1	1.8	1	1.8	57	419,900	430,538	
New Westminster														
February 2007	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--	
February 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--	
Year-to-date 2007	0	0.0	0	0.0	7	77.8	1	11.1	1	11.1	9	--	--	
Year-to-date 2006	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	389,000	397,988	
North Vancouver City														
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--	
February 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--	
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--	
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--	
North Vancouver DM														
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--	
February 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--	
Year-to-date 2007	1	6.3	0	0.0	0	0.0	0	0.0	15	93.8	16	1,240,000	1,181,625	
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--	
Pitt Meadows														
February 2007	0	0.0	3	30.0	7	70.0	0	0.0	0	0.0	10	562,500	535,514	
February 2006	4	28.6	10	71.4	0	0.0	0	0.0	0	0.0	14	429,000	418,993	
Year-to-date 2007	0	0.0	3	25.0	9	75.0	0	0.0	0	0.0	12	562,500	541,178	
Year-to-date 2006	4	28.6	10	71.4	0	0.0	0	0.0	0	0.0	14	429,000	418,993	
Port Coquitlam														
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--	
February 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--	
Year-to-date 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--	
Year-to-date 2006	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--	
Port Moody														
February 2007	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	725,000	734,930	
February 2006	0	0.0	0	0.0	12	100.0	0	0.0	0	0.0	12	552,500	551,904	
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	57.1	6	42.9	14	725,000	734,930	
Year-to-date 2006	0	0.0	0	0.0	12	80.0	2	13.3	1	6.7	15	575,000	657,323	
Richmond														
February 2007	0	0.0	0	0.0	3	7.7	15	38.5	21	53.8	39	800,000	864,385	
February 2006	1	6.3	2	12.5	1	6.3	4	25.0	8	50.0	16	1,000,000	923,833	
Year-to-date 2007	0	0.0	0	0.0	7	8.6	26	32.1	48	59.3	81	920,000	886,435	
Year-to-date 2006	4	7.4	6	11.1	7	13.0	16	29.6	21	38.9	54	662,500	737,569	

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	0	0.0	38	25.2	42	27.8	37	24.5	34	22.5	151	589,900	647,299
February 2006	19	15.2	54	43.2	28	22.4	13	10.4	11	8.8	125	479,000	542,620
Year-to-date 2007	0	0.0	82	29.3	81	28.9	58	20.7	59	21.1	280	567,000	635,712
Year-to-date 2006	55	20.1	92	33.6	69	25.2	31	11.3	27	9.9	274	499,000	548,228
University Endowment Lands													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
February 2007	0	0.0	0	0.0	0	0.0	12	27.9	31	72.1	43	898,000	1,256,729
February 2006	0	0.0	0	0.0	6	8.7	54	78.3	9	13.0	69	650,000	720,135
Year-to-date 2007	0	0.0	1	1.0	1	1.0	36	35.6	63	62.4	101	800,000	1,145,764
Year-to-date 2006	0	0.0	1	0.8	7	5.8	63	52.5	49	40.8	120	700,000	955,421
West Vancouver													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	2,450,000	3,211,800
February 2006	0	0.0	1	25.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	1	2.9	0	0.0	0	0.0	35	100.0	35	2,800,000	2,979,464
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
White Rock													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver CMA													
February 2007	14	3.3	69	16.5	99	23.7	87	20.8	149	35.6	418	653,100	822,934
February 2006	55	12.8	149	34.7	86	20.0	92	21.4	48	11.2	430	514,900	593,017
Year-to-date 2007	17	2.1	158	19.7	193	24.0	160	19.9	276	34.3	804	649,900	828,285
Year-to-date 2006	123	15.5	234	29.4	158	19.9	140	17.6	140	17.6	795	530,000	636,745

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2007**

Submarket	Feb 2007	Feb 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	643,129	n/a
Burnaby Total	766,475	730,175	5.0	793,239	685,885	15.7
Coquitlam	--	--	n/a	--	573,550	n/a
Delta	756,040	570,660	32.5	704,314	559,883	25.8
Langley City	--	--	n/a	--	--	n/a
Langley District	472,145	478,989	-1.4	511,912	467,024	9.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	557,044	417,109	33.5	528,882	430,538	22.8
New Westminster	--	--	n/a	--	397,988	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,181,625	--	n/a
Pitt Meadows	535,514	418,993	27.8	541,178	418,993	29.2
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	734,930	551,904	33.2	734,930	657,323	11.8
Richmond	864,385	923,833	-6.4	886,435	737,569	20.2
Surrey Total	647,299	542,620	19.3	635,712	548,228	16.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,256,729	720,135	74.5	1,145,764	955,421	19.9
West Vancouver	3,211,800	--	n/a	2,979,464	--	n/a
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	822,934	593,017	38.8	828,285	636,745	30.1

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
February 2007**

		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 (\$)
2006	January	748	3,129	24%	655,936	340	1,155	29%	379,893	848	2,876	29%	312,330
	February	1,187	3,391	35%	705,414	553	1,254	44%	397,214	1,212	3,121	39%	321,150
	March	1,531	3,956	39%	699,871	731	1,324	55%	402,890	1,780	3,384	53%	336,288
	April	1,451	4,201	35%	701,943	540	1,362	40%	412,735	1,367	3,459	40%	327,522
	May	1,780	4,562	39%	716,154	773	1,455	53%	432,807	1,762	3,507	50%	351,660
	June	1,618	4,777	34%	718,686	756	1,583	48%	410,894	1,593	3,673	43%	340,035
	July	1,048	5,023	21%	730,777	513	1,658	31%	415,841	1,188	3,743	32%	369,322
	August	1,177	5,183	23%	749,242	540	1,652	33%	426,326	1,296	3,800	34%	355,547
	September	1,046	5,738	18%	741,643	397	1,824	22%	463,299	1,095	4,305	25%	349,404
	October	1,096	5,726	19%	795,812	476	1,862	26%	435,177	1,166	4,568	26%	364,947
	November	914	5,138	18%	765,265	405	1,861	22%	427,550	1,052	4,309	24%	340,083
	December	635	4,077	16%	775,722	313	1,491	21%	441,014	741	3,590	21%	353,777
2007	January	703	3,992	18%	761,105	342	1,520	23%	466,107	771	3,800	20%	347,245
	February	1,127	4,189	27%	743,221	469	1,556	30%	462,184	1,271	3,925	32%	367,596
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q4 2005	3,374	3,879	29%	619,656	1,509	1,354	37%	389,699	3,686	3,092	40%	321,572
	Q4 2006	2,645	4,980	18%	780,433	1,194	1,738	23%	434,120	2,959	4,156	24%	353,310
	YTD 2006	1,935	3,260	29%	686,288	893	1,205	37%	390,619	2,060	2,999	34%	317,519
	YTD 2007	1,830	4,091	22%	750,091	811	1,538	26%	463,838	2,042	3,863	26%	359,912

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 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	1,354	37%	389,699	3,686	3,092	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	1,481	39%	362,391	17,285	3,618	40%	296,838
YTD 2006		14,231	4,575	27%	726,814	6,337	1,540	35%	419,318	15,100	3,695	35%	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 2007**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, Vancouver CMA 1992=100	Vancouver Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2005	January	658	5.80	6.30	108.6	126.0	1,168	4.9	66.6	738
	February	667	5.85	6.45	109.5	126.1	1,161	4.8	66.1	737
	March	667	6.05	6.45	109.9	126.8	1,162	4.7	65.9	741
	April	685	6.25	6.75	110.9	127.6	1,174	4.3	66.2	742
	May	685	6.25	6.75	111.2	128.6	1,181	4.2	66.5	741
	June	697	6.60	6.95	111.4	128.5	1,186	4.1	66.6	741
	July	697	6.60	6.95	112.0	128.8	1,192	4.1	66.8	739
	August	691	6.40	6.85	114.8	129.0	1,197	4.0	66.9	743
	September	682	6.40	6.70	115.4	128.5	1,201	4.2	67.1	746
	October	688	6.40	6.80	116.0	128.6	1,205	4.2	67.2	748
	November	673	6.40	6.55	116.1	129.1	1,202	4.4	67.2	750
	December	667	6.30	6.45	116.1	129.4	1,200	4.7	67.1	752
2007	January	679	6.50	6.65	116.1	129.3	1,199	4.8	67.0	752
	February	679	6.50	6.65		129.6	1,210	4.2	67.2	751
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

HOUSING NOW REPORT TABLES - ABBOTSFORD CMA

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 Abbotsford CMA
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2007	28	0	8	0	32	47	0	0	115
February 2006	36	0	16	1	0	0	0	0	53
% Change	-22.2	n/a	-50.0	-100.0	n/a	n/a	n/a	n/a	117.0
Year-to-date 2007	47	0	14	1	32	216	0	0	310
Year-to-date 2006	56	0	32	5	6	126	0	0	225
% Change	-16.1	n/a	-56.3	-80.0	**	71.4	n/a	n/a	37.8
UNDER CONSTRUCTION									
February 2007	195	0	72	22	90	736	0	82	1,197
February 2006	199	0	94	14	65	267	0	82	721
% Change	-2.0	n/a	-23.4	57.1	38.5	175.7	n/a	0.0	66.0
COMPLETIONS									
February 2007	40	0	16	0	7	0	0	0	63
February 2006	29	0	14	3	0	40	0	0	86
% Change	37.9	n/a	14.3	-100.0	n/a	-100.0	n/a	n/a	-26.7
Year-to-date 2007	73	4	89	3	35	0	0	0	204
Year-to-date 2006	57	0	30	6	0	40	0	0	133
% Change	28.1	n/a	196.7	-50.0	n/a	-100.0	n/a	n/a	53.4
COMPLETED & NOT ABSORBED									
February 2007	76	2	20	5	5	0	0	0	108
February 2006	64	0	16	1	0	25	0	0	106
% Change	18.8	n/a	25.0	**	n/a	-100.0	n/a	n/a	1.9
ABSORBED									
February 2007	32	0	4	0	2	0	0	0	38
February 2006	34	0	16	3	0	26	0	0	79
% Change	-5.9	n/a	-75.0	-100.0	n/a	-100.0	n/a	n/a	-51.9
Year-to-date 2007	70	2	77	2	30	0	0	0	181
Year-to-date 2006	71	0	54	8	4	26	0	0	163
% Change	-1.4	n/a	42.6	-75.0	**	-100.0	n/a	n/a	11.0

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
February 2007	13	0	8	0	32	47	0	0	100
February 2006	28	0	16	0	0	0	0	0	44
Fraser Valley H RDA									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	0	0	0	0	0	0	0	0	0
Mission DM									
February 2007	15	0	0	0	0	0	0	0	15
February 2006	8	0	0	1	0	0	0	0	9
Abbotsford CMA									
February 2007	28	0	8	0	32	47	0	0	115
February 2006	36	0	16	1	0	0	0	0	53
UNDER CONSTRUCTION									
Abbotsford City									
February 2007	133	0	72	17	90	666	0	82	1,060
February 2006	159	0	94	8	65	142	0	82	550
Fraser Valley H RDA									
February 2007	1	0	0	0	0	0	0	0	1
February 2006	2	0	0	0	0	0	0	0	2
Mission DM									
February 2007	61	0	0	5	0	70	0	0	136
February 2006	38	0	0	6	0	125	0	0	169
Abbotsford CMA									
February 2007	195	0	72	22	90	736	0	82	1,197
February 2006	199	0	94	14	65	267	0	82	721
COMPLETIONS									
Abbotsford City									
February 2007	28	0	16	0	7	0	0	0	51
February 2006	21	0	14	0	0	40	0	0	75
Fraser Valley H RDA									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	0	0	0	0	0	0	0	0	0
Mission DM									
February 2007	12	0	0	0	0	0	0	0	12
February 2006	8	0	0	3	0	0	0	0	11
Abbotsford CMA									
February 2007	40	0	16	0	7	0	0	0	63
February 2006	29	0	14	3	0	40	0	0	86

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	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									
Abbotsford City									
February 2007	59	0	20	4	5	0	0	0	88
February 2006	53	0	16	0	0	25	0	0	94
Fraser Valley H RDA									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	0	0	0	0	0	0	0	0	0
Mission DM									
February 2007	17	2	0	1	0	0	0	0	20
February 2006	11	0	0	1	0	0	0	0	12
Abbotsford CMA									
February 2007	76	2	20	5	5	0	0	0	108
February 2006	64	0	16	1	0	25	0	0	106
ABSORBED									
Abbotsford City									
February 2007	23	0	4	0	2	0	0	0	29
February 2006	20	0	16	0	0	26	0	0	62
Fraser Valley H RDA									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	0	0	0	0	0	0	0	0	0
Mission DM									
February 2007	9	0	0	0	0	0	0	0	9
February 2006	14	0	0	3	0	0	0	0	17
Abbotsford CMA									
February 2007	32	0	4	0	2	0	0	0	38
February 2006	34	0	16	3	0	26	0	0	79

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

**Table I.2A: History of Housing Starts of Abbotsford 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	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566
% Change	2.8	-33.3	n/a	-93.9	42.9	n/a	-100.0	67.3	5.6
1998	387	6	0	33	49	0	6	55	536
% Change	-24.4	-40.0	n/a	200.0	-18.3	-100.0	50.0	0.0	-38.5
1997	512	10	0	11	60	219	4	55	871

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
	Abbotsford City	13	28	0	0	32	0	55	16	100	44
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	15	9	0	0	0	0	0	0	15	9	66.7
Abbotsford CMA	28	37	0	0	32	0	55	16	115	53	117.0

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
	Abbotsford City	28	47	0	0	32	6	230	103	290	156
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	19	14	0	0	0	0	0	55	19	69	-72.5
Abbotsford CMA	48	61	0	0	32	6	230	158	310	225	37.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Abbotsford City	32	0	0	0	55	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	32	0	0	0	55	16	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	32	6	0	0	230	103	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	55	0	0
Abbotsford CMA	32	6	0	0	230	158	0	0

**Table 2.4: Starts by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Abbotsford City	21	44	79	0	0	0	100	44
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	8	0	1	0	0	15	9
Abbotsford CMA	36	52	79	1	0	0	115	53

**Table 2.5: Starts by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	41	76	249	80	0	0	290	156
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	19	12	0	57	0	0	19	69
Abbotsford CMA	61	88	249	137	0	0	310	225

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Abbotsford City	28	21	0	0	7	0	16	54	51	75	-32.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	11	0	0	0	0	0	0	12	11	9.1
Abbotsford CMA	40	32	0	0	7	0	16	54	63	86	-26.7

**Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Abbotsford City	51	35	0	0	35	0	34	70	120	105	14.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	25	28	4	0	0	0	55	0	84	28	200.0
Abbotsford CMA	76	63	4	0	35	0	89	70	204	133	53.4

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Abbotsford City	7	0	0	0	16	54	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	7	0	0	0	16	54	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	35	0	0	0	34	70	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	55	0	0	0
Abbotsford CMA	35	0	0	0	89	70	0	0

**Table 3.4: Completions by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Abbotsford City	44	35	7	40	0	0	51	75
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	8	0	3	0	0	12	11
Abbotsford CMA	56	43	7	43	0	0	63	86

**Table 3.5: Completions by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	84	65	36	40	0	0	120	105
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	82	22	2	6	0	0	84	28
Abbotsford CMA	166	87	38	46	0	0	204	133

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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 (%)			
Abbotsford City													
February 2007	0	0.0	15	65.2	5	21.7	3	13.0	0	0.0	23	490,000	505,957
February 2006	4	20.0	11	55.0	1	5.0	1	5.0	1	5.0	20	461,500	467,670
Year-to-date 2007	0	0.0	33	67.3	3	6.1	4	8.2	3	6.1	49	485,000	518,592
Year-to-date 2006	9	20.9	21	48.8	2	4.7	2	4.7	2	4.7	43	460,000	470,881
Fraser Valley H RDA													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
February 2007	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
February 2006	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	360,000	362,952
Year-to-date 2007	3	13.0	20	87.0	0	0.0	0	0.0	0	0.0	23	439,000	442,691
Year-to-date 2006	30	83.3	6	16.7	0	0.0	0	0.0	0	0.0	36	370,850	374,483
Abbotsford CMA													
February 2007	1	3.1	23	71.9	0	0.0	3	9.4	0	0.0	32	480,000	491,122
February 2006	21	56.8	11	29.7	1	2.7	1	2.7	1	2.7	37	390,000	419,556
Year-to-date 2007	3	4.2	53	73.6	3	4.2	4	5.6	3	4.2	72	463,500	494,346
Year-to-date 2006	39	49.4	27	34.2	2	2.5	2	2.5	2	2.5	79	409,700	426,953

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2007**

Submarket	Feb 2007	Feb 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	505,957	467,670	8.2	518,592	470,881	10.1
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	362,952	n/a	442,691	374,483	18.2
Abbotsford CMA	491,122	419,556	17.1	494,346	426,953	15.8

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley
February 2007**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	1,089	37.8	1,734	1,928	2,049	84.6	371,058	25.6	368,302
	February	1,583	17.3	1,683	2,317	2,286	73.6	348,935	12.0	359,509
	March	1,959	12.5	1,630	2,353	2,058	79.2	373,986	18.9	373,748
	April	1,798	-2.2	1,618	2,189	2,120	76.3	392,465	23.7	387,707
	May	2,141	9.2	1,676	2,587	2,087	80.3	407,628	22.5	399,792
	June	2,025	-16.1	1,620	2,724	2,254	71.9	408,467	28.4	399,616
	July	1,581	-19.3	1,467	2,459	2,299	63.8	403,913	22.8	402,537
	August	1,590	-26.8	1,435	2,386	2,344	61.2	405,293	26.3	414,964
	September	1,242	-23.1	1,346	2,261	2,259	59.6	407,850	17.0	410,516
	October	1,193	-29.4	1,279	2,553	2,426	52.7	399,503	19.9	418,941
	November	1,112	-26.3	1,307	1,733	2,321	56.3	407,461	19.0	423,149
	December	780	-28.2	1,298	797	1,784	72.8	381,446	9.6	374,676
2007	January	936	-14.0	1,445	2,165	2,273	63.6	387,113	4.3	392,045
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2005	4,286	31.3		4,673			340,237	14.1	
	Q4 2006	3,085	-28.0		5,083			397,806	16.9	
	YTD 2006	1,089	37.8		1,928			371,058	25.6	
	YTD 2007	936	-14.0		2,165			387,113	4.3	

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

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

**Table 6: Economic Indicators
December 2007**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 1992 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2005	January	658	5.80	6.30	109.5	125.6	82	5.4	68.8	665
	February	667	5.85	6.45	110.3	125.8	84	4.7	69.3	669
	March	667	6.05	6.45	110.7	126.3	83	4.8	68.4	680
	April	685	6.25	6.75	111.6	127.1	81	4.8	67.0	691
	May	685	6.25	6.75	111.9	128.1	80	6.0	66.7	689
	June	697	6.60	6.95	112.2	128.1	80	5.1	66.1	685
	July	697	6.60	6.95	112.6	128.2	81	4.6	66.0	675
	August	691	6.40	6.85	115.2	128.4	81	3.7	66.0	672
	September	682	6.40	6.70	115.8	127.8	82	4.1	66.4	669
	October	688	6.40	6.80	116.2	127.7	82	4.2	66.6	670
	November	673	6.40	6.55	116.3	128.1	83	3.9	67.2	685
	December	667	6.30	6.45	116.3	128.3	85	4.2	68.3	693
2007	January	679	6.50	6.65	116.3	128.4	85	4.2	68.8	709
	February	679	6.50	6.65		128.6	86	4.4	69.0	714
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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