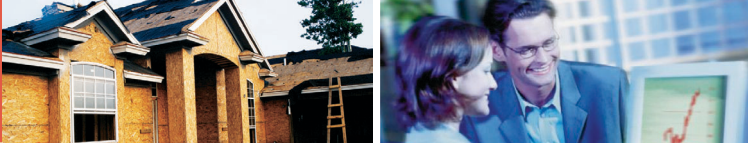


## HOUSING NOW

## Vancouver and Abbotsford



Canada Mortgage and Housing Corporation

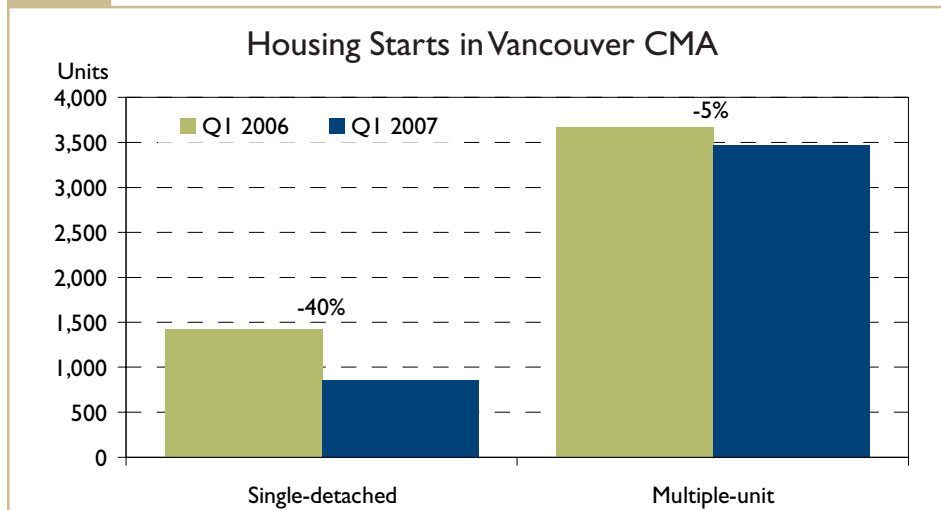
Date Released: April 2007

## Vancouver New Home Construction Remain Robust in the First Quarter

The Vancouver housing market picked up from the unfavorable weather conditions that hit builders during the last quarter of 2006 to register a solid first quarter for new home construction in 2007.

Builders started a total of 4,329 new homes in the Vancouver Census Metropolitan Area (CMA) during the first quarter, with 857 single-detached houses and 3,472 condominium homes recorded. Although the level of construction activity this year was dwarfed by the record-setting pace observed during the same period in 2006, the first three months of this year made for the second busiest first quarter for housing starts in the Vancouver CMA since 1994. Backed by new projects that are selling out quickly

Figure 1



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and will break ground soon, strong demand for new homes will keep residential construction near the same level as last year, despite the continuing difficulties faced by developers.

In response to the current challenges of land scarcity, lofty land costs, and eroded housing affordability, developers have not only allocated more resources to building cost-effective multi-family homes, but also to strategically focus more on the region's suburban communities. The Tri-cities (Coquitlam, Port Coquitlam, and Port Moody), Maple Ridge, Pitt Meadows, Surrey, and Langley all became the new growth areas in the CMA. While housing starts in the CMA during the first quarter declined 15 per cent year-over-year, Port Coquitlam (+237%), Port Moody (+242%), and Maple Ridge (+43%) all registered sizable gains in new home construction. More importantly, most of the growth recorded in these regions came from multi-family homes (including apartments and townhouses), which

are a more affordable choice for many homebuyers.

The number of apartment and townhouse units under construction at the end of March hit a new record in the CMA's history. The 18,609 multi-family homes and 3,275 detached houses currently under construction, however, could not offer much relief to consumers' seemingly insatiable appetite for housing.

Of the 4,614 newly completed homes during the first quarter, only 1,103 units were available for purchase at the end of March. Although the number of newly completed and unabsorbed homes was 42 per cent higher than a year ago, this was deemed as a welcomed trend towards a healthier supply-demand relationship. The inventory of unabsorbed new homes was far below the ten-year-average for the first quarter (2,444 units).

Soaring land prices, construction costs, and an inadequate supply of existing homes have continued to put upward pressure on new home prices. In the Vancouver CMA, the

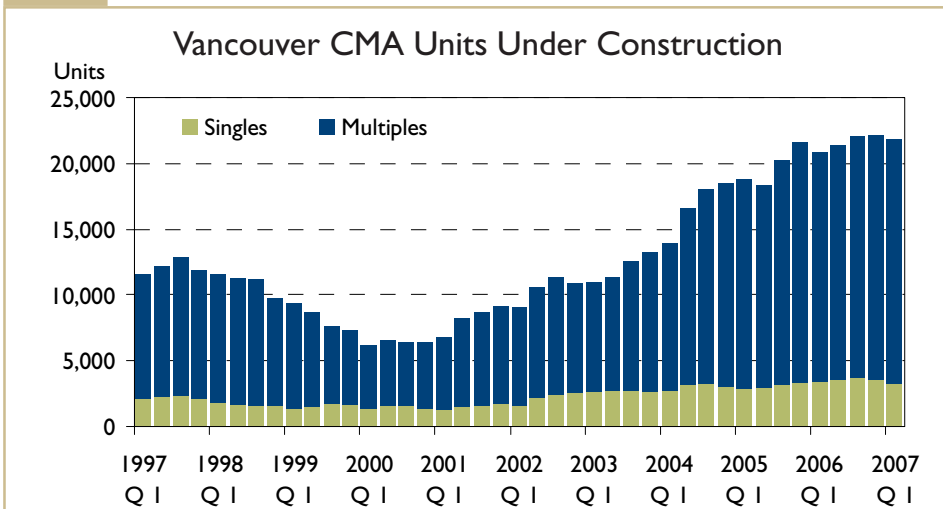
average price of a new detached house in the first quarter increased 24 per cent to \$812,986. West Vancouver (\$2,853,835) remained the most expensive community in the CMA, and was more than twice as expensive as its followers, North Vancouver (\$1,260,286) and Vancouver City (\$1,185,420).

## Resale Market Approaching Balanced State

Sales of existing homes during the first three months in 2007 slipped seven per cent from the same quarter of 2006 in the Greater Vancouver region (defined as the Vancouver CMA, excluding North Delta, Surrey, and Langley, which along with Abbotsford and Mission constitute the Fraser Valley Real Estate Board). While the 8,283 transactions of detached, attached and apartment homes represent the slowest first quarter for the region since 2003, the number is 18 per cent higher than the ten-year-average recorded between 1997 and 2006.

On the supply side, the number of new listings onto the Multiple Listing Service (MLS®) during the first quarter dropped by five per cent year over year, in response to the slowing sales. The total number of listed properties that were active at the end of March increased by 20 per cent from 12 months ago, suggesting a move to more balanced housing market conditions than in 2006. However, with double-digit home price increases recorded, sellers' market conditions continue

Figure 2



to prevail across the Greater Vancouver region.

Average resale prices increased for all home types in the first quarter of 2007 compared to the same period last year. Single detached prices were up 11 per cent to \$765,391; townhouse prices expanded 16 per cent to \$460,549; and apartment condo prices jumped 13 per cent to \$368,608.

## Abbotsford Starts Increase for the Quarter

There were 96 housing units started in the Abbotsford CMA for the month of March, an eight per cent decline in comparison to March 2006. The slowdown of starts activity in the multi-family condominium and rental markets contributed to the decline in starts this month. On the single detached side, there were 54 units started, the highest total since August 2006.

Despite the dip in March, housing starts in the Abbotsford CMA ended the first quarter of 2007 on a positive note, recording a 23 per cent increase in comparison to the same quarter last year. The CMA experienced increases in both single detached and multi-family starts. Multi-family activity accounted for close to 75 per cent of the housing starts at 304 units.

Single detached starts in the Abbotsford CMA are on the rise and reached over 100 units for the third consecutive quarter. The District of Mission accounted for 45 units of the 102 single detached units started in the CMA. With lower land costs in comparison to many centres in the Lower Mainland, development applications and inquiries have increased significantly in Mission over the last few years.

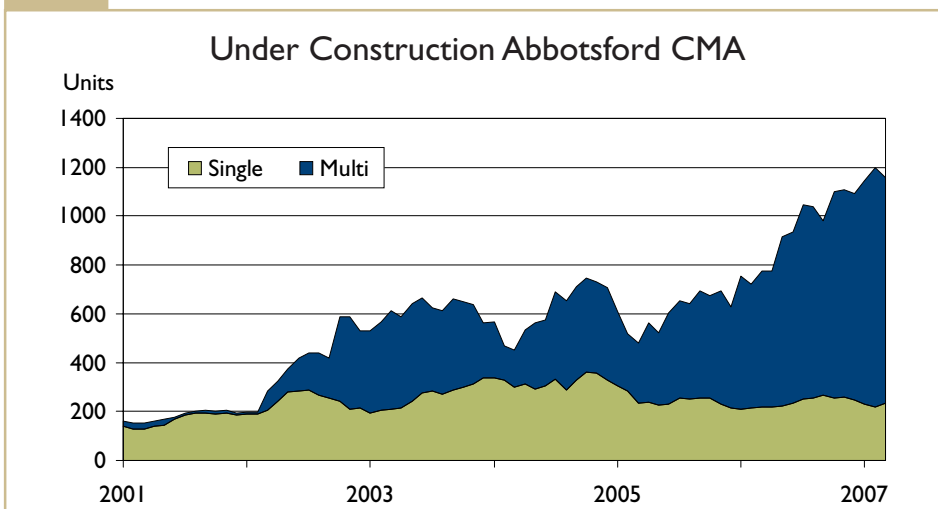
The number of homes under construction was also high. This month, there were 1,157 units under construction, a 54 per cent increase from the same month last year. Just over 70 per cent, or 817 units, were apartments and

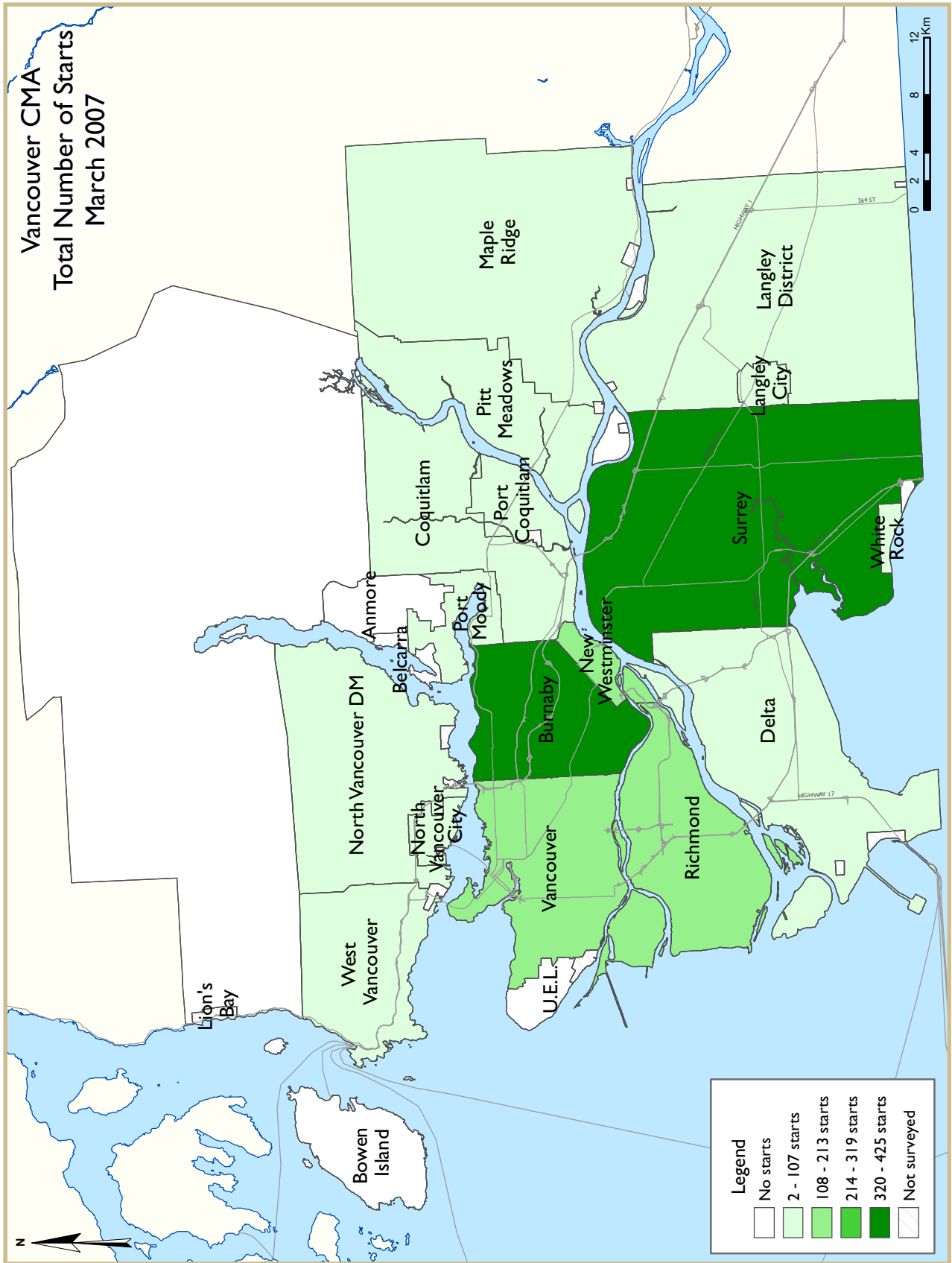
townhouse condominiums, with almost all of the units located in Abbotsford City.

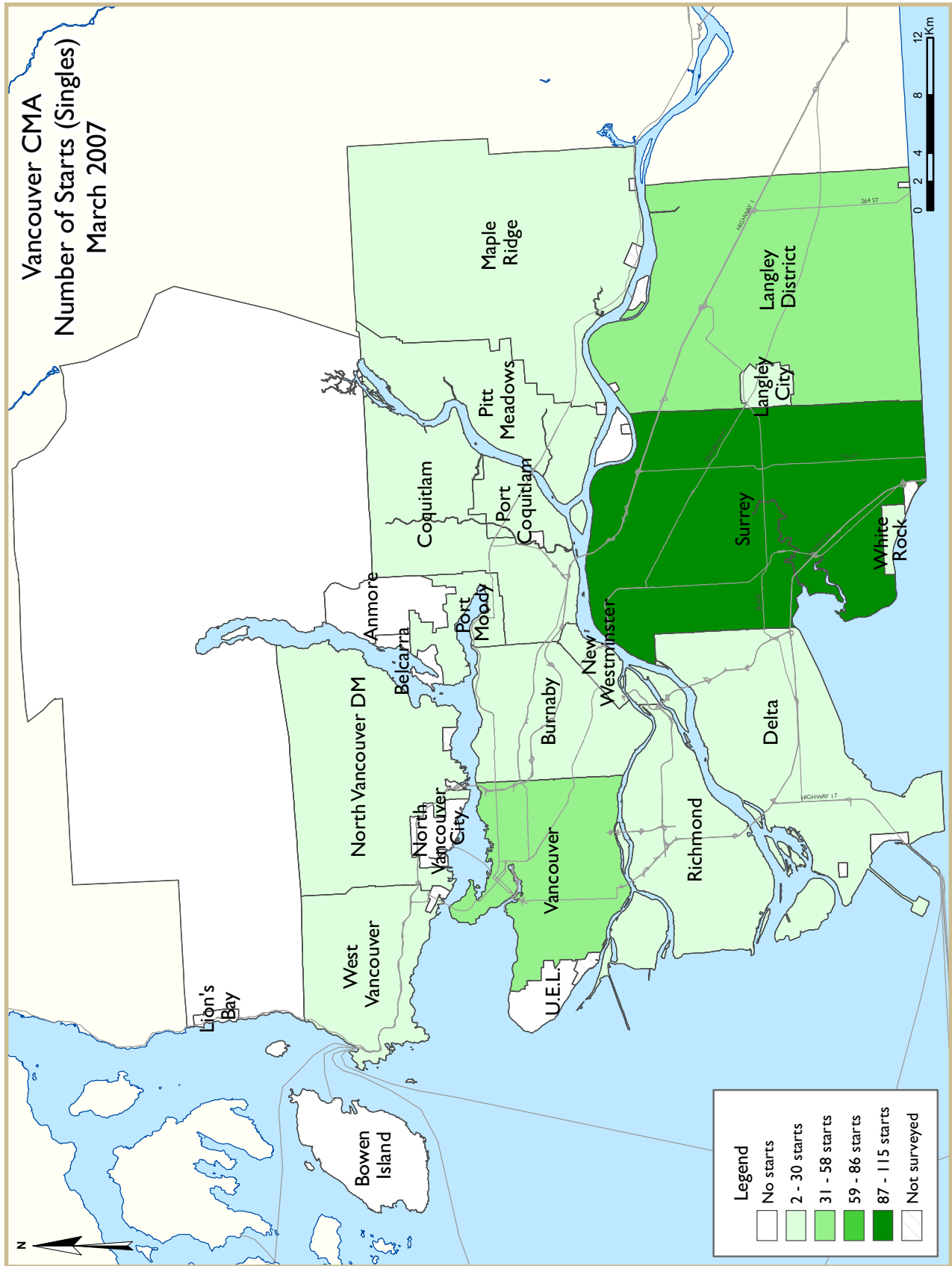
Home completion figures have been on the rise. With 136 units completed in March, total completions for the first quarter of 2007 hit 340 units, the highest level recorded since the first quarter of 2005. Multi-family projects accounted for nearly 67 per cent, or 229 units, of completions in the Abbotsford CMA.

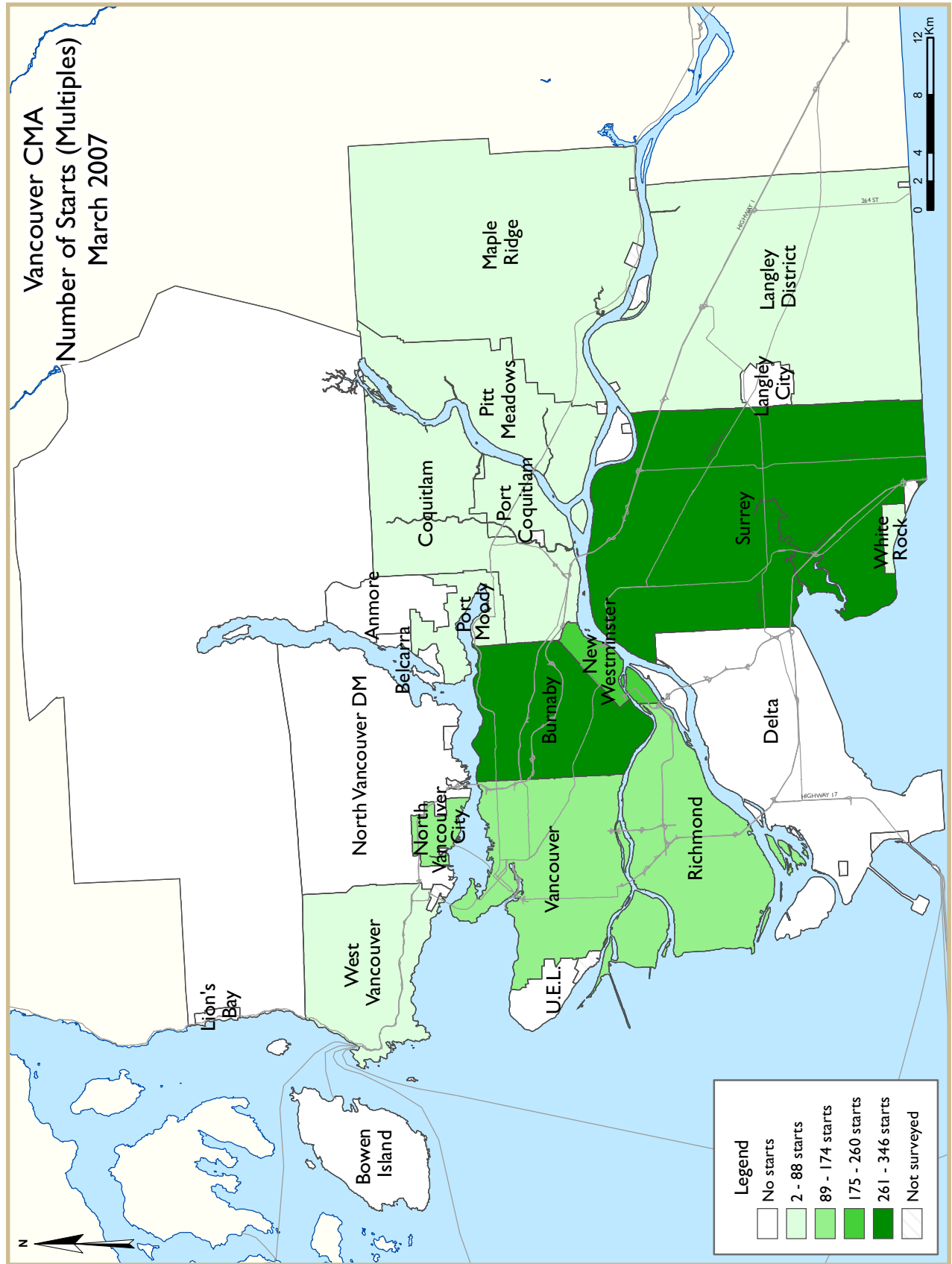
Demand for new housing remains strong, with 83 per cent of units completed this month being absorbed. The number of units newly completed and unabsorbed has been steady for the past six months with 99 units counted in March. New apartment and row condominium units are in high demand with only six units completed and unabsorbed this month.

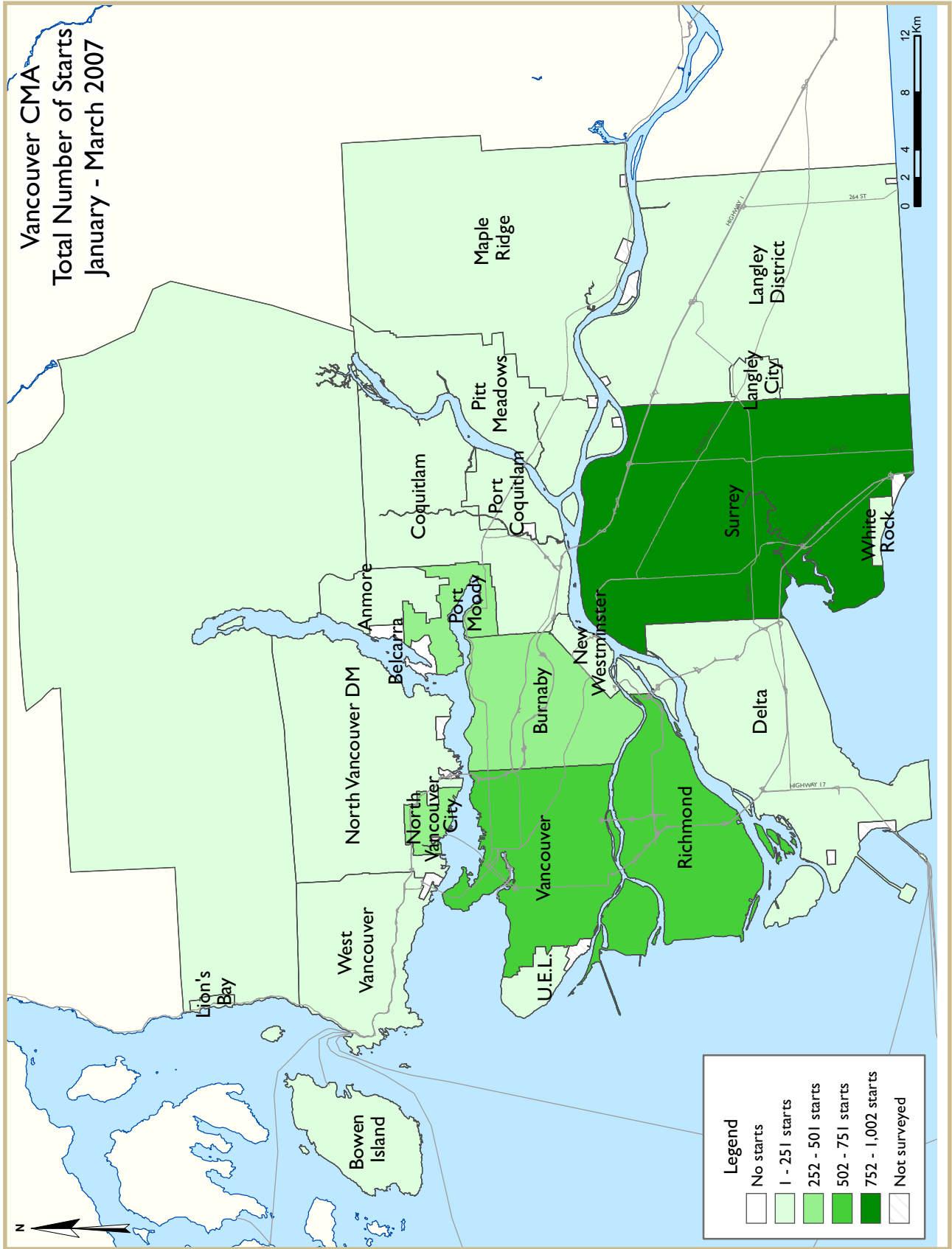
Figure 3



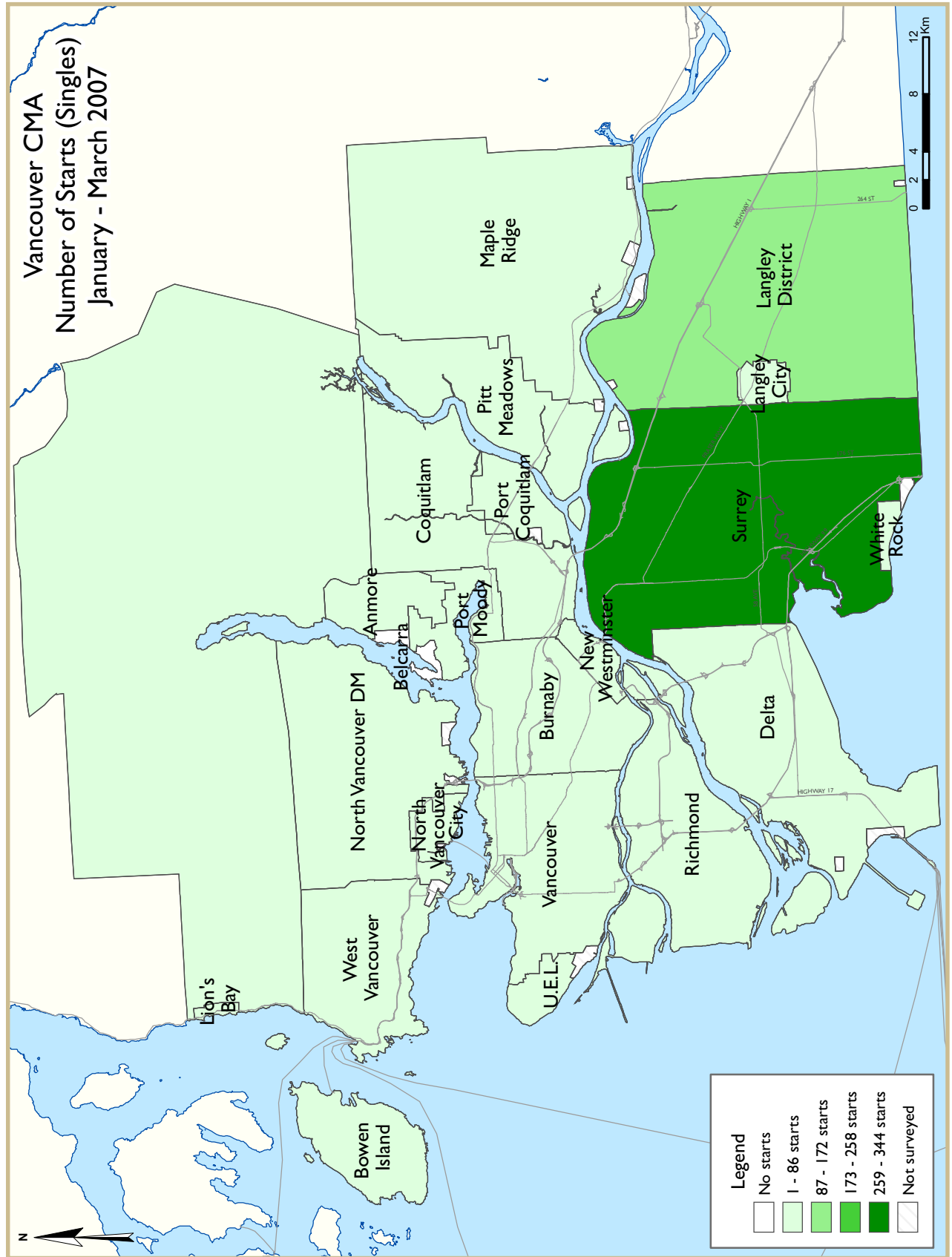




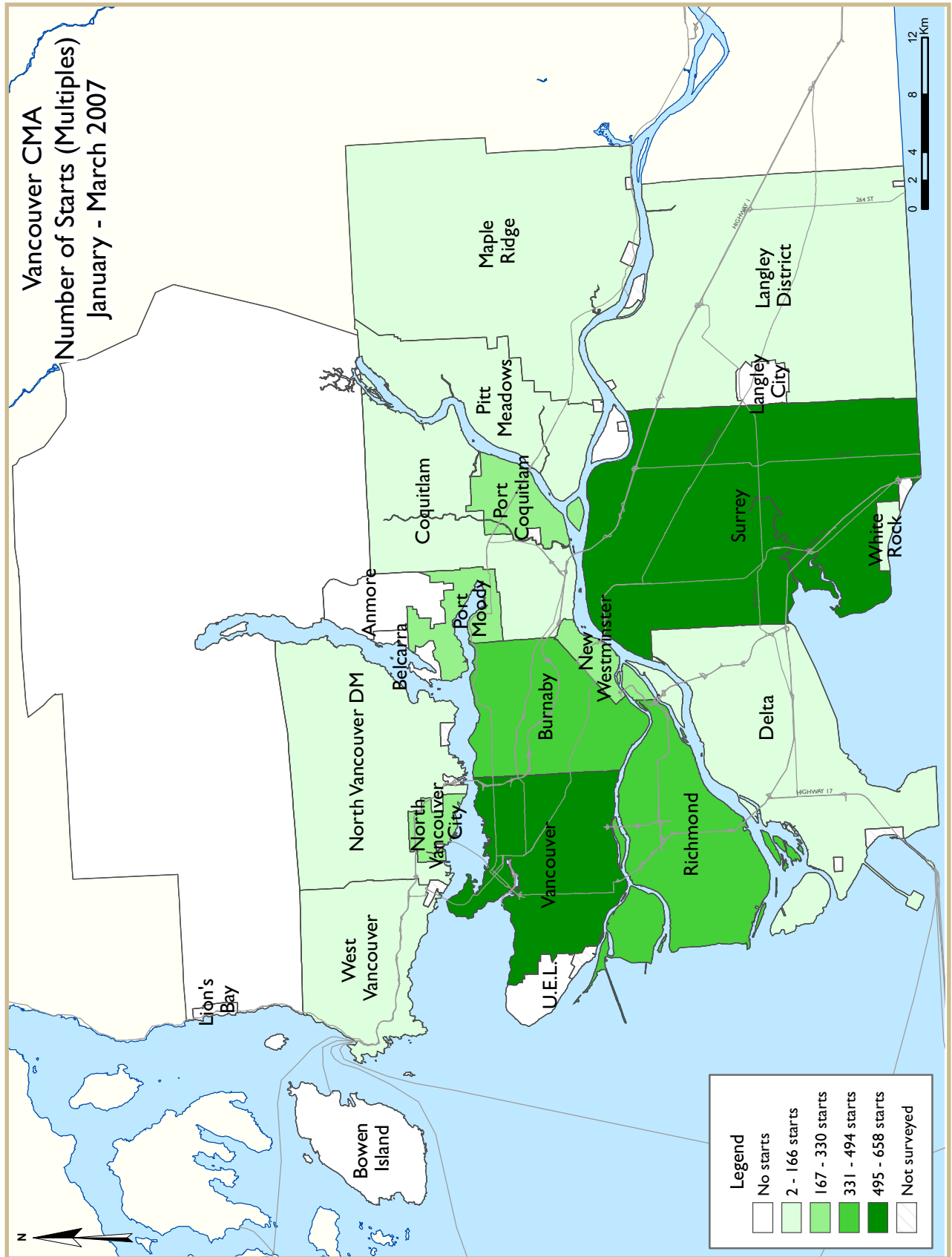


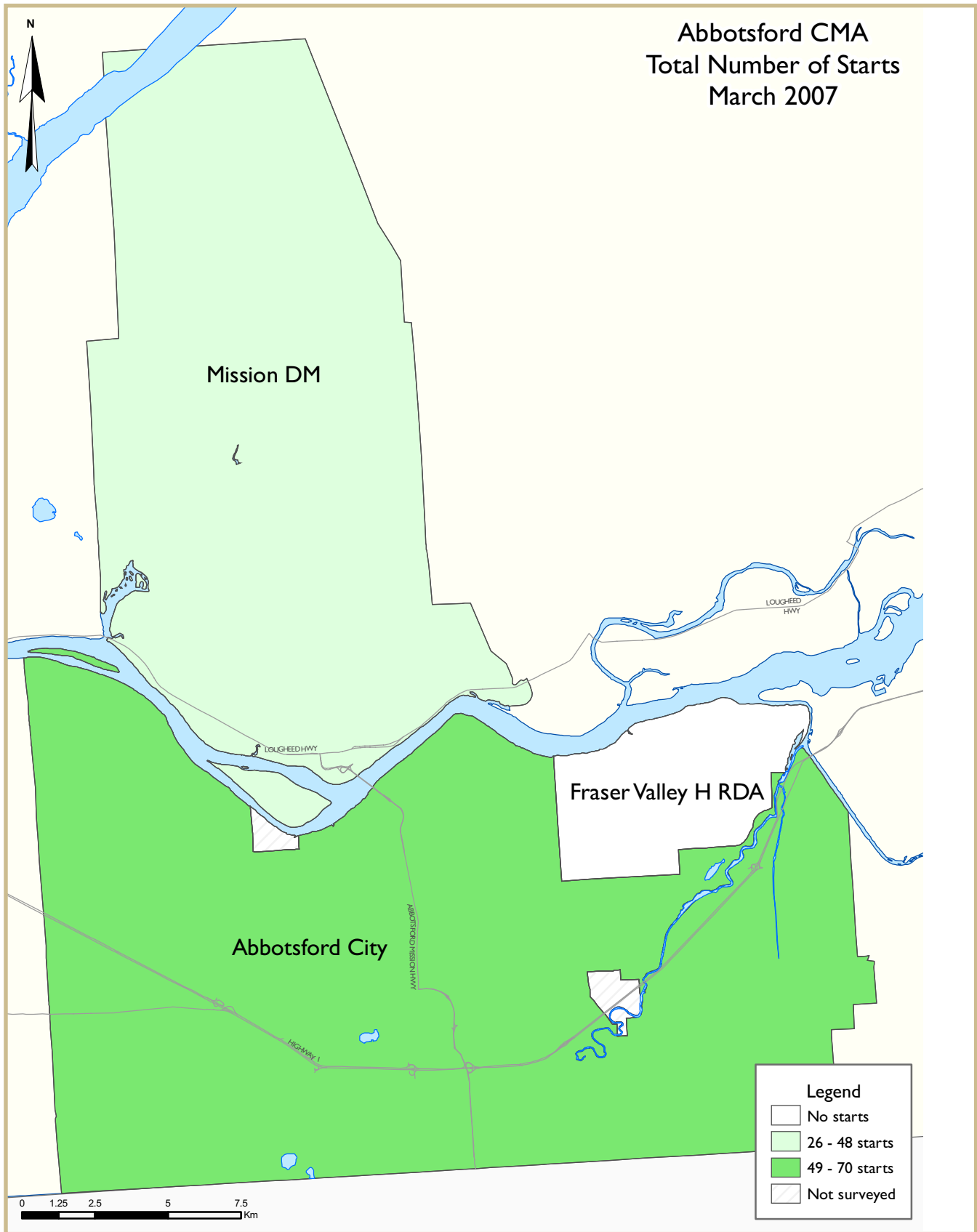


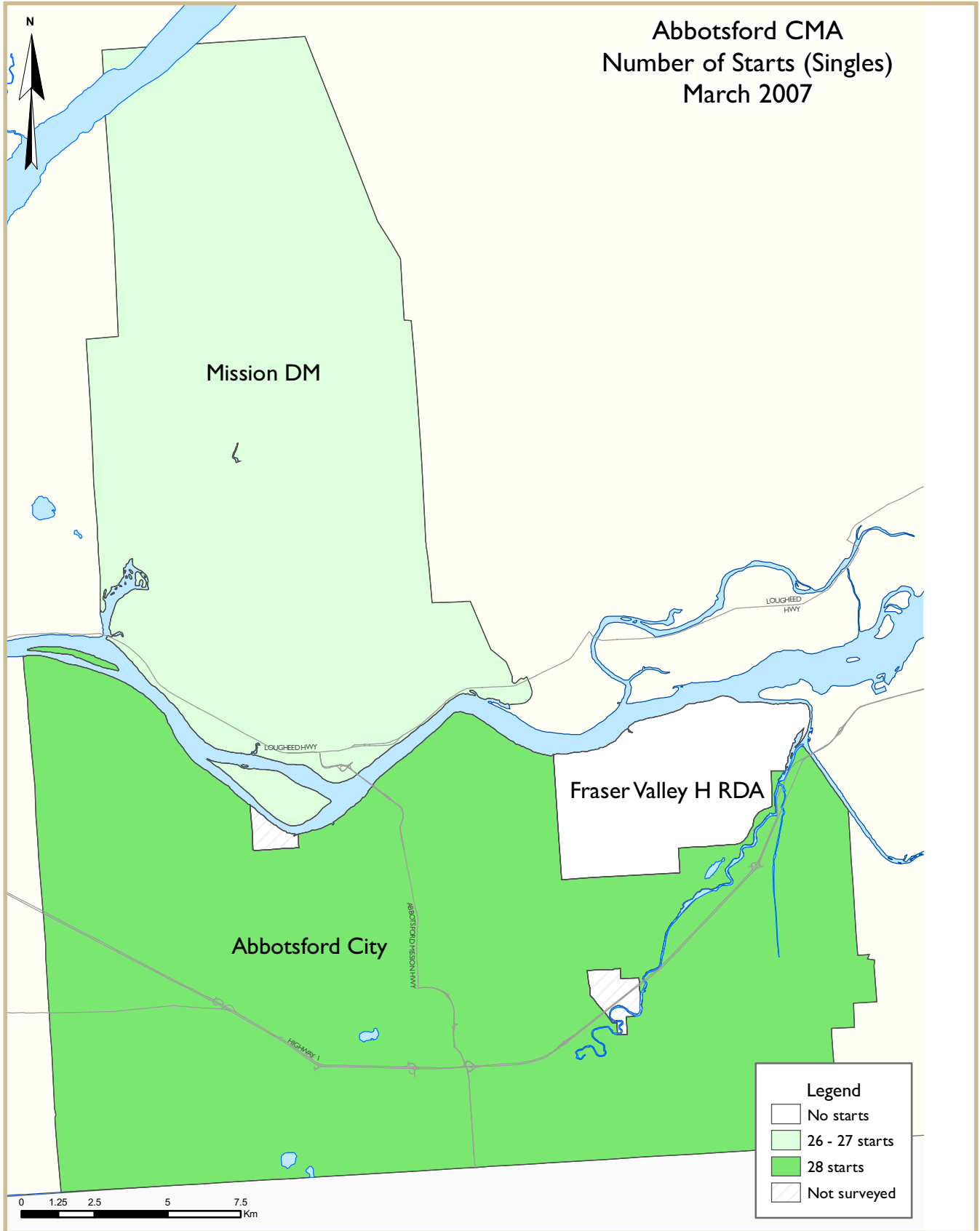


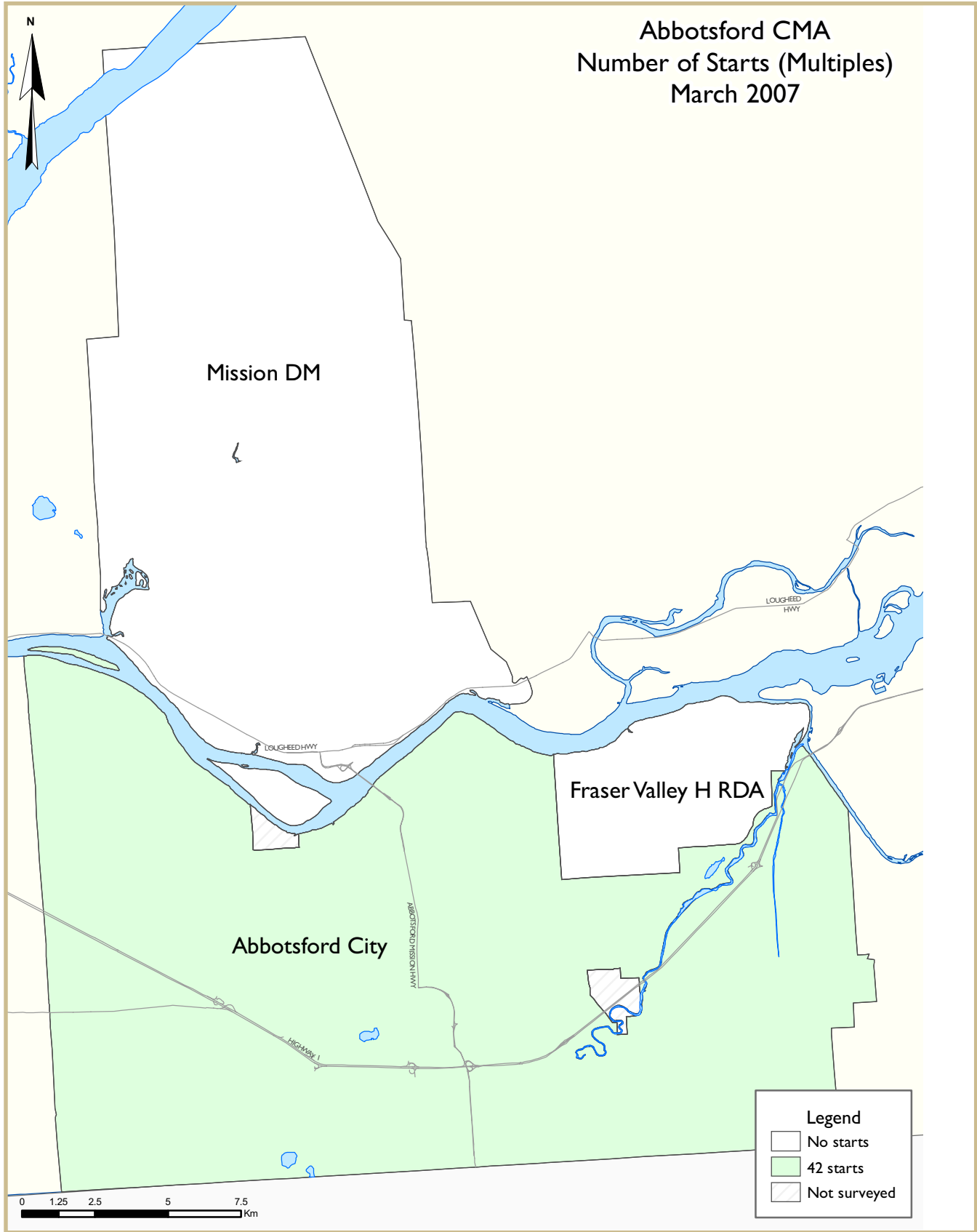


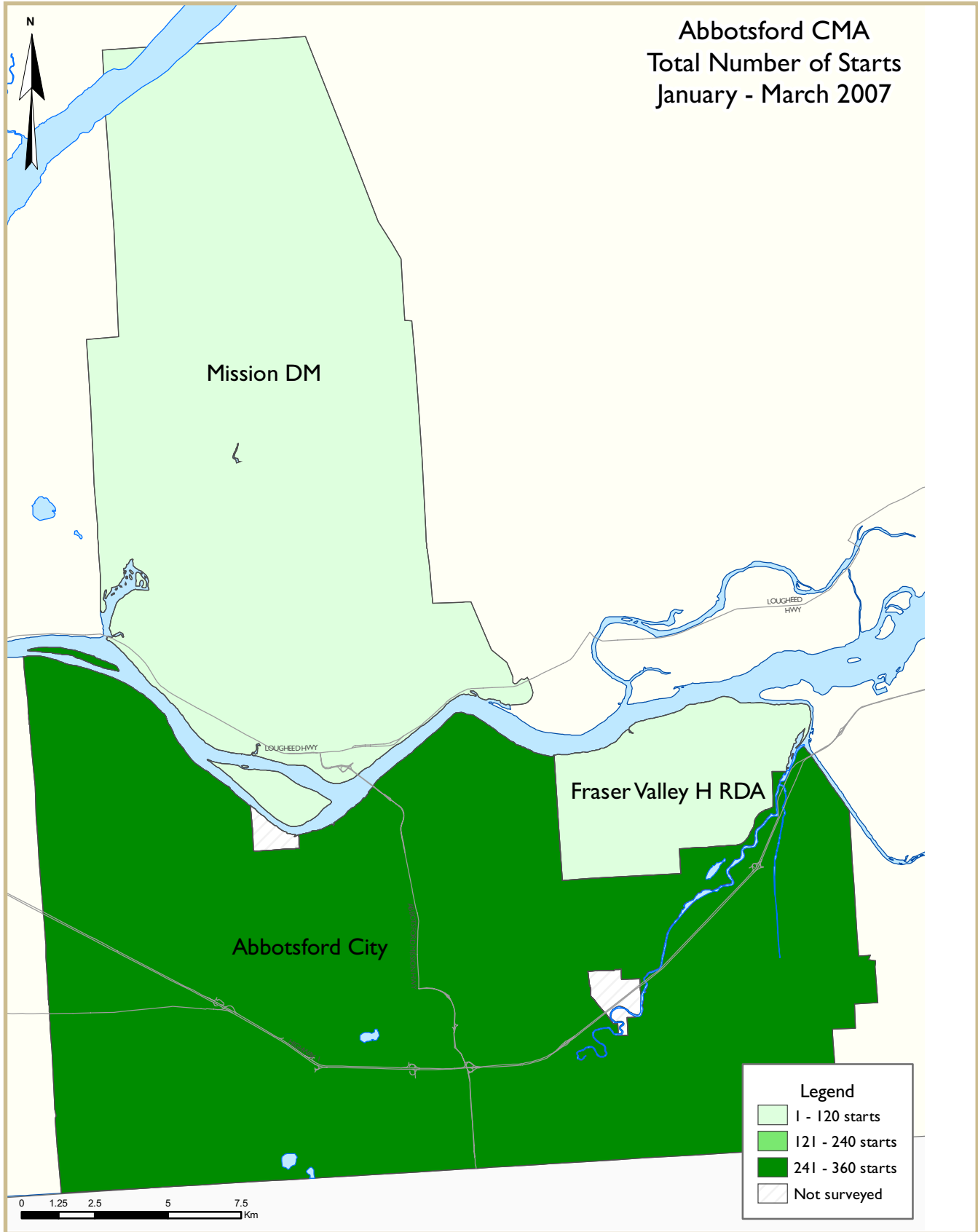


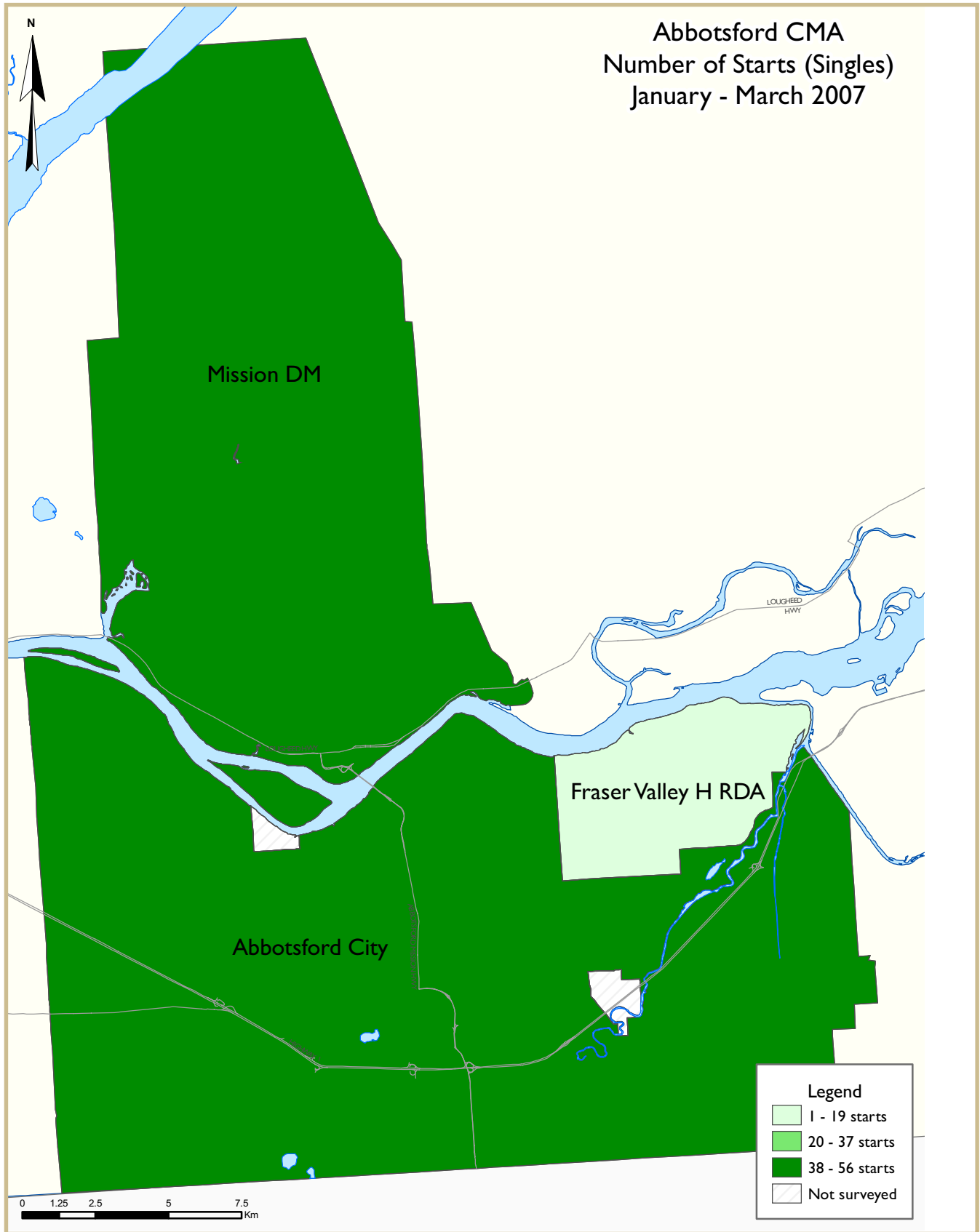


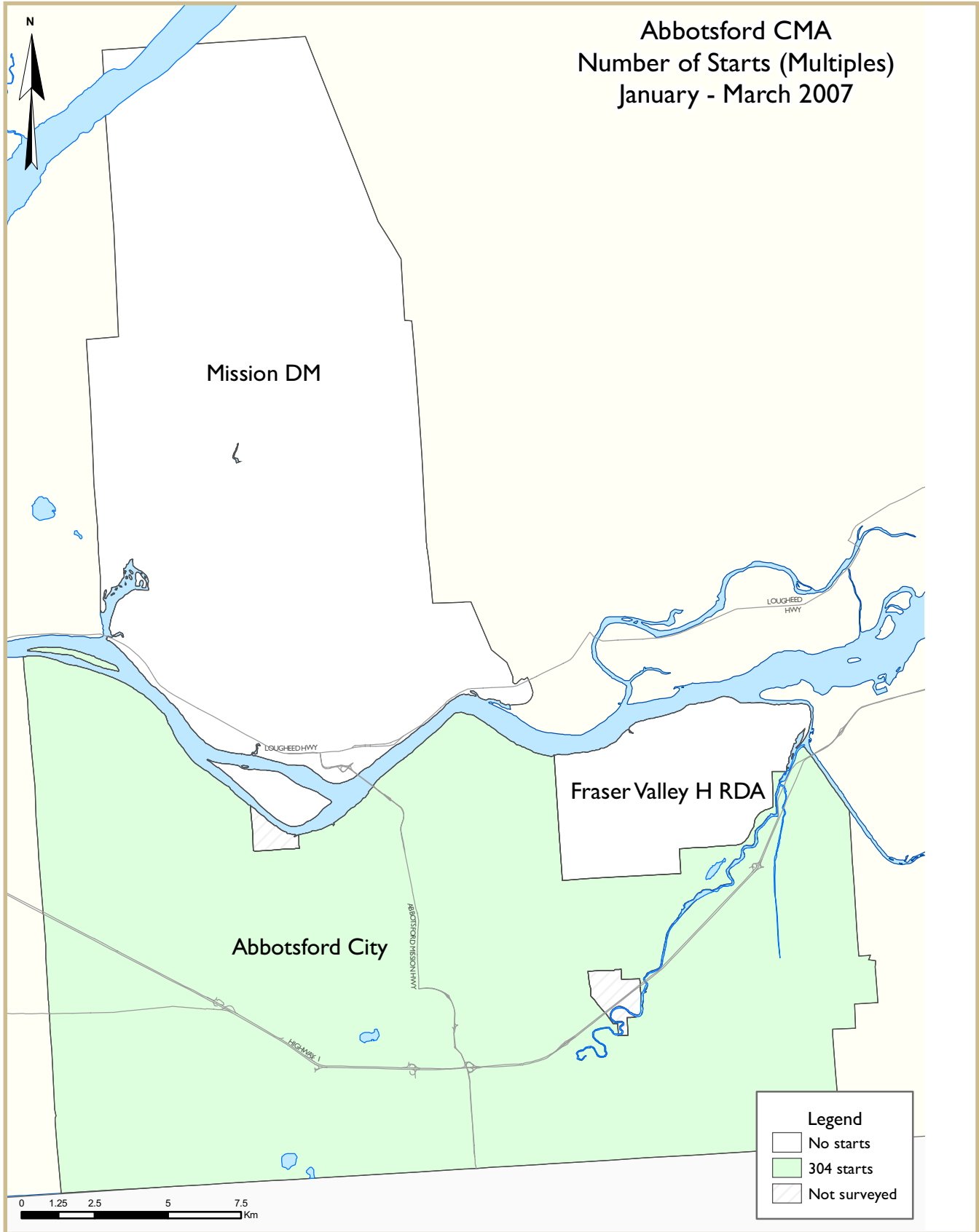














## HOUSING NOW REPORT TABLES - VANCOUVER CMA

### 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  
March 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
March 2007	324	32	29	0	194	1,052	0	123	1,754
March 2006	537	36	22	9	247	1,163	0	2	2,016
% Change	-39.7	-11.1	31.8	-100.0	-21.5	-9.5	n/a	**	-13.0
Year-to-date 2007	849	92	76	3	508	2,655	5	141	4,329
Year-to-date 2006	1,383	82	52	31	763	2,692	14	76	5,093
% Change	-38.6	12.2	46.2	-90.3	-33.4	-1.4	-64.3	85.5	-15.0
<b>UNDER CONSTRUCTION</b>									
March 2007	3,227	250	192	47	2,709	14,695	10	754	21,884
March 2006	3,282	250	131	142	2,587	13,881	26	630	20,929
% Change	-1.7	0.0	46.6	-66.9	4.7	5.9	-61.5	19.7	4.6
<b>COMPLETIONS</b>									
March 2007	341	30	12	0	153	644	6	16	1,202
March 2006	452	52	24	11	316	46	2	0	903
% Change	-24.6	-42.3	-50.0	-100.0	-51.6	**	200.0	n/a	33.1
Year-to-date 2007	1,146	68	56	5	546	2,681	7	105	4,614
Year-to-date 2006	1,219	100	50	39	1,100	2,784	9	419	5,720
% Change	-6.0	-32.0	12.0	-87.2	-50.4	-3.7	-22.2	-74.9	-19.3
<b>COMPLETED &amp; NOT ABSORBED</b>									
March 2007	656	73	35	7	122	185	9	16	1,103
March 2006	485	53	18	12	63	60	8	76	775
% Change	35.3	37.7	94.4	-41.7	93.7	**	12.5	-78.9	42.3
<b>ABSORBED</b>									
March 2007	370	55	14	0	157	590	16	19	1,221
March 2006	439	51	38	17	323	76	2	11	957
% Change	-15.7	7.8	-63.2	-100.0	-51.4	**	**	72.7	27.6
Year-to-date 2007	1,157	95	51	14	545	2,582	29	122	4,595
Year-to-date 2006	1,197	106	60	46	1,173	2,857	10	177	5,626
% Change	-3.3	-10.4	-15.0	-69.6	-53.5	-9.6	190.0	-31.1	-18.3

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Burnaby</b>									
March 2007	14	10	0	0	10	326	0	0	360
March 2006	19	18	0	0	88	214	0	0	339
<b>Delta</b>									
March 2007	12	0	0	0	0	0	0	0	12
March 2006	27	0	0	0	0	0	0	0	27
<b>Langley</b>									
March 2007	59	0	0	0	36	0	0	0	95
March 2006	41	0	0	0	12	43	0	0	96
<b>Maple Ridge / Pitt Meadows</b>									
March 2007	28	0	0	0	9	62	0	0	99
March 2006	39	0	0	0	0	136	0	0	175
<b>New Westminster</b>									
March 2007	3	0	0	0	0	200	0	0	203
March 2006	7	0	0	0	0	78	0	0	85
<b>North Vancouver</b>									
March 2007	7	2	0	0	12	91	0	0	112
March 2006	7	4	0	0	3	0	0	0	14
<b>Richmond</b>									
March 2007	18	0	0	0	4	114	0	1	137
March 2006	53	4	0	2	59	124	0	0	242
<b>Surrey</b>									
March 2007	115	0	0	0	83	107	0	120	425
March 2006	228	0	0	4	60	50	0	0	342
<b>Tri-Cities</b>									
March 2007	11	8	12	0	11	42	0	0	84
March 2006	16	4	16	3	14	157	0	0	210
<b>University Endowment Lands</b>									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
March 2007	48	10	5	0	29	108	0	2	202
March 2006	84	6	2	0	11	361	0	2	466
<b>West Vancouver</b>									
March 2007	7	2	0	0	0	0	0	0	9
March 2006	7	0	0	0	0	0	0	0	7
<b>White Rock</b>									
March 2007	2	0	12	0	0	2	0	0	16
March 2006	5	0	4	0	0	0	0	0	9
<b>Vancouver CMA</b>									
March 2007	324	32	29	0	194	1,052	0	123	1,754
March 2006	537	36	22	9	247	1,163	0	2	2,016

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

**Table I.1: Housing Activity Summary by Submarket  
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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Burnaby</b>									
March 2007	83	64	0	0	295	1,900	0	146	2,488
March 2006	112	84	0	0	538	2,142	0	146	3,022
<b>Delta</b>									
March 2007	50	2	0	0	32	48	0	1	133
March 2006	87	0	0	0	28	93	2	0	210
<b>Langley</b>									
March 2007	543	8	0	19	263	174	1	5	1,013
March 2006	400	2	0	0	116	369	0	0	887
<b>Maple Ridge / Pitt Meadows</b>									
March 2007	291	2	0	0	144	851	0	0	1,288
March 2006	265	0	0	5	68	330	0	0	668
<b>New Westminster</b>									
March 2007	60	24	0	0	34	1,362	0	0	1,480
March 2006	30	0	0	0	53	742	0	0	825
<b>North Vancouver</b>									
March 2007	91	10	4	1	96	845	0	27	1,074
March 2006	95	24	20	0	75	310	5	0	529
<b>Richmond</b>									
March 2007	181	14	0	3	450	1,567	0	2	2,217
March 2006	209	6	0	7	292	1,288	10	0	1,812
<b>Surrey</b>									
March 2007	1,189	4	4	0	972	1,009	0	253	3,431
March 2006	1,271	2	0	79	723	748	0	72	2,895
<b>Tri-Cities</b>									
March 2007	75	30	90	23	131	1,807	0	54	2,210
March 2006	96	32	78	47	121	1,338	0	2	1,714
<b>University Endowment Lands</b>									
March 2007	5	0	0	0	52	442	9	0	508
March 2006	3	0	0	0	103	449	9	71	635
<b>Vancouver City</b>									
March 2007	406	86	36	0	200	4,595	0	250	5,573
March 2006	439	94	19	0	404	5,893	0	255	7,104
<b>West Vancouver</b>									
March 2007	160	6	0	1	40	88	0	16	311
March 2006	175	0	0	4	66	79	0	84	408
<b>White Rock</b>									
March 2007	16	0	58	0	0	7	0	0	81
March 2006	34	0	14	0	0	100	0	0	148
<b>Vancouver CMA</b>									
March 2007	3,227	250	192	47	2,709	14,695	10	754	21,884
March 2006	3,282	250	131	142	2,587	13,881	26	630	20,929

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Burnaby</b>									
March 2007	18	14	0	0	0	62	0	0	94
March 2006	35	18	0	0	0	0	0	0	53
<b>Delta</b>									
March 2007	5	0	0	0	0	0	0	1	6
March 2006	7	0	0	0	0	0	0	0	7
<b>Langley</b>									
March 2007	50	0	0	0	22	30	6	0	108
March 2006	22	0	0	6	29	0	0	0	57
<b>Maple Ridge / Pitt Meadows</b>									
March 2007	28	0	0	0	0	0	0	0	28
March 2006	51	0	0	2	12	0	0	0	65
<b>New Westminister</b>									
March 2007	12	2	0	0	0	0	0	0	14
March 2006	4	0	0	0	50	6	0	0	60
<b>North Vancouver</b>									
March 2007	9	0	0	0	0	0	0	0	9
March 2006	3	6	2	0	28	0	0	0	39
<b>Richmond</b>									
March 2007	12	0	0	0	4	189	0	1	206
March 2006	58	0	0	0	27	0	2	0	87
<b>Surrey</b>									
March 2007	141	0	0	0	40	156	0	7	344
March 2006	113	0	0	3	128	0	0	0	244
<b>Tri-Cities</b>									
March 2007	20	6	4	0	19	137	0	0	186
March 2006	12	8	16	0	26	0	0	0	62
<b>University Endowment Lands</b>									
March 2007	1	0	0	0	32	0	0	0	33
March 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
March 2007	33	8	0	0	36	45	0	7	129
March 2006	129	18	6	0	16	40	0	0	209
<b>West Vancouver</b>									
March 2007	9	0	0	0	0	0	0	0	9
March 2006	3	2	0	0	0	0	0	0	5
<b>White Rock</b>									
March 2007	1	0	8	0	0	25	0	0	34
March 2006	5	0	0	0	0	0	0	0	5
<b>Vancouver CMA</b>									
March 2007	341	30	12	0	153	644	6	16	1,202
March 2006	452	52	24	11	316	46	2	0	903

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Burnaby</b>									
March 2007	42	24	0	0	0	0	0	0	66
March 2006	59	8	0	0	14	0	0	0	81
<b>Delta</b>									
March 2007	23	0	0	0	0	15	0	1	39
March 2006	7	0	0	0	4	0	0	0	11
<b>Langley</b>									
March 2007	82	0	0	0	21	18	0	0	121
March 2006	57	0	0	9	9	7	2	0	84
<b>Maple Ridge / Pitt Meadows</b>									
March 2007	44	0	0	2	0	14	0	0	60
March 2006	27	0	0	0	1	0	0	0	28
<b>New Westminster</b>									
March 2007	20	2	0	0	0	0	0	0	22
March 2006	1	0	0	0	2	24	0	0	27
<b>North Vancouver</b>									
March 2007	11	2	10	0	1	0	0	0	24
March 2006	0	5	0	0	0	0	0	0	5
<b>Richmond</b>									
March 2007	40	1	0	1	22	12	0	0	76
March 2006	48	3	0	0	12	10	6	0	79
<b>Surrey</b>									
March 2007	246	0	6	4	53	79	4	12	404
March 2006	142	0	0	1	12	17	0	76	248
<b>Tri-Cities</b>									
March 2007	8	11	11	0	17	0	5	3	55
March 2006	13	7	10	2	0	1	0	0	33
<b>University Endowment Lands</b>									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	0	0	0	0	0	0	0	0	0
<b>Vancouver City</b>									
March 2007	123	33	4	0	8	6	0	0	174
March 2006	114	30	8	0	9	1	0	0	162
<b>West Vancouver</b>									
March 2007	9	0	0	0	0	4	0	0	13
March 2006	11	0	0	0	0	0	0	0	11
<b>White Rock</b>									
March 2007	4	0	4	0	0	37	0	0	45
March 2006	4	0	0	0	0	0	0	0	4
<b>Vancouver CMA</b>									
March 2007	656	73	35	7	122	185	9	16	1,103
March 2006	485	53	18	12	63	60	8	76	775

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Burnaby</b>									
March 2007	28	22	0	0	1	62	0	0	113
March 2006	46	17	0	0	1	2	0	0	66
<b>Delta</b>									
March 2007	8	0	0	0	0	1	0	0	9
March 2006	10	0	0	0	0	0	0	0	10
<b>Langley</b>									
March 2007	52	0	0	0	18	31	6	0	107
March 2006	37	0	0	6	29	2	0	0	74
<b>Maple Ridge / Pitt Meadows</b>									
March 2007	27	0	0	0	0	0	0	0	27
March 2006	50	0	0	4	12	0	0	0	66
<b>New Westminster</b>									
March 2007	11	0	0	0	0	0	0	0	11
March 2006	4	0	0	0	62	6	0	0	72
<b>North Vancouver</b>									
March 2007	7	1	0	0	2	0	0	0	10
March 2006	6	5	2	0	28	0	0	0	41
<b>Richmond</b>									
March 2007	22	1	0	0	8	190	0	1	222
March 2006	47	1	0	0	22	7	2	0	79
<b>Surrey</b>									
March 2007	121	0	0	0	35	106	5	11	278
March 2006	117	0	0	7	127	2	0	11	264
<b>Tri-Cities</b>									
March 2007	22	12	8	0	19	137	5	0	203
March 2006	9	9	26	0	26	14	0	0	84
<b>University Endowment Lands</b>									
March 2007	0	0	0	0	32	0	0	0	32
March 2006	1	0	0	0	0	0	0	0	1
<b>Vancouver City</b>									
March 2007	63	19	0	0	42	49	0	7	180
March 2006	94	17	10	0	16	43	0	0	180
<b>West Vancouver</b>									
March 2007	6	0	0	0	0	0	0	0	6
March 2006	5	2	0	0	0	0	0	0	7
<b>White Rock</b>									
March 2007	1	0	6	0	0	14	0	0	21
March 2006	4	0	0	0	0	0	0	0	4
<b>Vancouver CMA</b>									
March 2007	370	55	14	0	157	590	16	19	1,221
March 2006	439	51	38	17	323	76	2	11	957

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  
March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Anmore	0	4	0	0	0	0	0	0	0	4	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	3	2	2	0	0	169	0	178	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	2	4	0	0	0	0	4	6	-33.3
Burnaby - Central Park	1	1	2	4	0	41	0	214	3	260	-98.8
Burnaby - Remainder	4	13	4	12	10	43	157	0	175	68	157.4
Burnaby Total	14	19	10	22	10	84	326	214	360	339	6.2
Coquitlam	5	6	8	2	0	0	12	173	25	181	-86.2
Delta - Tsawwassen	1	5	0	0	0	0	0	0	1	5	-80.0
Delta - Ladner	1	21	0	0	0	0	0	0	1	21	-95.2
Delta - North	10	1	0	0	0	0	0	0	10	1	**
Delta	12	27	0	0	0	0	0	0	12	27	-55.6
Langley City	2	2	0	0	0	0	0	43	2	45	-95.6
Langley District	57	39	0	0	36	12	0	0	93	51	82.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	29	0	0	0	0	62	0	88	29	**
New Westminister	3	7	0	0	0	0	200	78	203	85	138.8
North Vancouver City	0	2	6	4	8	3	91	0	105	9	**
North Vancouver DM	7	5	0	0	0	0	0	0	7	5	40.0
Pitt Meadows	2	10	0	0	9	0	0	136	11	146	-92.5
Port Coquitlam	3	6	0	2	0	8	42	0	45	16	181.3
Port Moody	3	7	0	0	11	6	0	0	14	13	7.7
Richmond	18	55	4	50	0	13	115	124	137	242	-43.4
Surrey - South	23	15	0	4	0	0	115	0	138	19	**
Surrey - Cloverdale	35	80	0	0	29	20	5	0	69	100	-31.0
Surrey - North	45	122	2	0	8	36	0	0	55	158	-65.2
Surrey - Guildford	3	2	0	0	0	0	0	0	3	2	50.0
Surrey - Whalley	9	13	0	0	44	0	107	50	160	63	154.0
Surrey Total	115	232	2	4	81	56	227	50	425	342	24.3
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	316	0	316	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	45	0	46	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	12	0	65	0	78	1	**
Vancouver - Kerrisdale	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Marpole	5	3	0	2	0	0	0	0	5	5	0.0
Vancouver - Eastside	26	67	14	4	5	11	4	4	49	86	-43.0
Vancouver - Mt. Pleasant	0	1	0	0	3	0	0	0	3	1	200.0
Vancouver - Strath/Grand	0	0	0	0	8	0	43	0	51	0	n/a
Vancouver - Westside	14	11	0	0	0	0	0	0	14	11	27.3
Vancouver Total	48	84	14	6	28	11	112	365	202	466	-56.7
West Vancouver	7	7	2	0	0	0	0	0	9	7	28.6
White Rock	2	5	0	0	0	0	14	4	16	9	77.8
<b>Vancouver CMA</b>	<b>324</b>	<b>546</b>	<b>46</b>	<b>90</b>	<b>183</b>	<b>193</b>	<b>1,201</b>	<b>1,187</b>	<b>1,754</b>	<b>2,016</b>	<b>-13.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	Change
Anmore	4	8	0	0	0	0	0	0	4	8	-50.0
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	18	13	2	4	0	6	169	0	189	23	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	8	3	6	4	0	55	0	0	14	62	-77.4
Burnaby - Central Park	3	2	2	8	0	41	0	214	5	265	-98.1
Burnaby - Remainder	12	21	16	18	23	43	157	0	208	82	153.7
Burnaby Total	41	39	26	34	27	145	326	214	420	432	-2.8
Coquitlam	5	26	12	14	17	7	76	459	110	506	-78.3
Delta - Tsawwassen	2	8	0	0	0	0	0	48	2	56	-96.4
Delta - Ladner	2	30	0	2	0	0	0	0	2	32	-93.8
Delta - North	14	3	2	0	0	0	0	0	16	3	**
Delta	18	41	2	2	0	0	0	48	20	91	-78.0
Langley City	3	3	0	0	0	0	0	158	3	161	-98.1
Langley District	144	153	8	0	90	18	2	0	244	171	42.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	66	89	0	0	0	0	62	0	128	89	43.8
New Westminister	11	17	8	0	12	0	200	78	231	95	143.2
North Vancouver City	2	4	8	8	17	14	263	2	290	28	**
North Vancouver DM	22	14	2	4	4	22	0	42	28	82	-65.9
Pitt Meadows	8	26	0	10	54	24	0	268	62	328	-81.1
Port Coquitlam	5	10	2	2	0	33	239	28	246	73	**
Port Moody	10	20	0	4	28	12	270	54	308	90	**
Richmond	68	124	34	72	35	69	365	500	502	765	-34.4
Surrey - South	65	40	2	30	0	34	153	36	220	140	57.1
Surrey - Cloverdale	107	216	2	4	71	67	134	54	314	341	-7.9
Surrey - North	143	302	2	0	29	95	2	0	176	397	-55.7
Surrey - Guildford	3	3	0	0	0	0	0	36	3	39	-92.3
Surrey - Whalley	26	26	0	0	44	5	219	50	289	81	**
Surrey Total	344	587	6	34	144	201	508	176	1,002	998	0.4
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	525	63	535	-88.2
Vancouver - Kitsilano	0	5	2	6	0	0	0	78	2	89	-97.8
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	1	1	0	0	12	0	153	0	166	1	**
Vancouver - Kerrisdale	5	3	0	0	0	9	49	22	54	34	58.8
Vancouver - Marpole	9	8	2	2	3	0	0	0	14	10	40.0
Vancouver - Eastside	47	163	20	12	5	25	173	102	245	302	-18.9
Vancouver - Mt. Pleasant	0	1	8	4	3	0	0	0	11	5	120.0
Vancouver - Strath/Grand	0	0	2	0	8	0	43	0	53	0	n/a
Vancouver - Westside	23	37	0	0	0	0	20	15	43	52	-17.3
Vancouver Total	85	218	36	24	32	44	521	742	674	1,028	-34.4
West Vancouver	14	32	2	0	0	0	0	0	16	32	-50.0
White Rock	3	9	0	0	0	0	34	12	37	21	76.2
<b>Vancouver CMA</b>	<b>857</b>	<b>1,424</b>	<b>146</b>	<b>214</b>	<b>460</b>	<b>635</b>	<b>2,866</b>	<b>2,820</b>	<b>4,329</b>	<b>5,093</b>	<b>-15.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 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	0	0	0	169	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	41	0	0	0	214	0	0
Burnaby - Central Park	10	43	0	0	157	0	0	0
Burnaby - Remainder	10	84	0	0	326	214	0	0
Burnaby Total	0	0	0	0	12	173	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	43	0	0
Langley City	36	12	0	0	0	0	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	62	0	0	0
Maple Ridge	0	0	0	0	200	78	0	0
New Westminster	8	3	0	0	91	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	9	0	0	0	0	136	0	0
Pitt Meadows	0	8	0	0	42	0	0	0
Port Coquitlam	11	6	0	0	0	0	0	0
Port Moody	0	13	0	0	114	124	1	0
Richmond	0	0	0	0	0	0	115	0
Surrey - South	29	20	0	0	0	0	5	0
Surrey - Cloverdale	8	36	0	0	0	0	0	0
Surrey - North	0	0	0	0	0	0	0	0
Surrey - Guildford	44	0	0	0	107	50	0	0
Surrey - Whalley	81	56	0	0	107	50	120	0
Surrey Total	0	0	0	0	0	0	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	316	0	0
Vancouver - Downtown	0	0	0	0	0	45	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	12	0	0	0	65	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	5	11	0	0	2	2	2	2
Vancouver - Eastside	3	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	8	0	0	0	43	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	28	11	0	0	110	363	2	2
Vancouver Total	0	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	14	4	0	0
White Rock	183	193	0	0	1,078	1,185	123	2
<b>Vancouver CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 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	4	0	0	0	0	0	0	0
Burnaby - Mountain	0	6	0	0	169	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	55	0	0	0	0	0	0
Burnaby - South & East	0	41	0	0	0	214	0	0
Burnaby - Central Park	23	43	0	0	157	0	0	0
Burnaby - Remainder	27	145	0	0	326	214	0	0
Burnaby Total	17	7	0	0	76	459	0	0
Coquitlam	0	0	0	0	0	48	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	48	0	0
Delta	0	0	0	0	0	158	0	0
Langley City	90	18	0	0	0	0	2	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	62	0	0	0
Maple Ridge	12	0	0	0	200	78	0	0
New Westminster	17	14	0	0	263	2	0	0
North Vancouver City	4	22	0	0	0	42	0	0
North Vancouver DM	54	24	0	0	0	268	0	0
Pitt Meadows	0	33	0	0	239	28	0	0
Port Coquitlam	28	12	0	0	270	54	0	0
Port Moody	35	69	0	0	364	500	1	0
Richmond	0	34	0	0	38	36	115	0
Surrey - South	71	67	0	0	115	54	19	0
Surrey - Cloverdale	29	95	0	0	2	0	0	0
Surrey - North	0	0	0	0	0	36	0	0
Surrey - Guildford	44	5	0	0	219	50	0	0
Surrey - Whalley	144	201	0	0	374	176	134	0
Surrey Total	0	46	0	0	0	39	0	0
University Endowment Lands	1	0	0	0	20	0	0	0
Vancouver - West End	0	10	0	0	63	525	0	0
Vancouver - Downtown	0	0	0	0	0	78	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	12	0	0	0	153	0	0	0
Vancouver - Granville/Oak	0	9	0	0	49	22	0	0
Vancouver - Kerrisdale	3	0	0	0	0	0	0	0
Vancouver - Marpole	5	25	0	0	169	26	4	76
Vancouver - Eastside	3	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	8	0	0	0	43	0	0	0
Vancouver - Strath/Grand	0	0	0	0	20	15	0	0
Vancouver - Westside	32	44	0	0	517	666	4	76
Vancouver Total	0	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	34	12	0	0
White Rock	460	635	0	0	2,725	2,744	141	76
<b>Vancouver CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Anmore	0	4	0	0	0	0	0	4
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	9	5	169	0	0	0	178	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	6	0	0	0	0	4	6
Burnaby - Central Park	3	5	0	255	0	0	3	260
Burnaby - Remainder	8	21	167	47	0	0	175	68
Burnaby Total	24	37	336	302	0	0	360	339
Coquitlam	25	21	0	160	0	0	25	181
Delta - Tsawwassen	1	5	0	0	0	0	1	5
Delta - Ladner	1	21	0	0	0	0	1	21
Delta - North	10	1	0	0	0	0	10	1
Delta	12	27	0	0	0	0	12	27
Langley City	2	2	0	43	0	0	2	45
Langley District	57	39	36	12	0	0	93	51
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	29	62	0	0	0	88	29
New Westminster	3	7	200	78	0	0	203	85
North Vancouver City	2	6	103	3	0	0	105	9
North Vancouver DM	7	5	0	0	0	0	7	5
Pitt Meadows	2	10	9	136	0	0	11	146
Port Coquitlam	3	8	42	8	0	0	45	16
Port Moody	3	7	11	6	0	0	14	13
Richmond	18	57	118	185	1	0	137	242
Surrey - South	23	15	0	4	115	0	138	19
Surrey - Cloverdale	35	80	29	20	5	0	69	100
Surrey - North	45	118	10	40	0	0	55	158
Surrey - Guildford	3	2	0	0	0	0	3	2
Surrey - Whalley	9	13	151	50	0	0	160	63
Surrey Total	115	228	190	114	120	0	425	342
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	316	0	0	0	316
Vancouver - Kitsilano	0	1	0	45	0	0	0	46
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	1	77	0	0	0	78	1
Vancouver - Kerrisdale	2	0	0	0	0	0	2	0
Vancouver - Marpole	5	5	0	0	0	0	5	5
Vancouver - Eastside	38	73	9	11	2	2	49	86
Vancouver - Mt. Pleasant	3	1	0	0	0	0	3	1
Vancouver - Strath/Grand	0	0	51	0	0	0	51	0
Vancouver - Westside	14	11	0	0	0	0	14	11
Vancouver Total	63	92	137	372	2	2	202	466
West Vancouver	9	7	0	0	0	0	9	7
White Rock	14	9	2	0	0	0	16	9
<b>Vancouver CMA</b>	<b>385</b>	<b>595</b>	<b>1,246</b>	<b>1,419</b>	<b>123</b>	<b>2</b>	<b>1,754</b>	<b>2,016</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	4	8	0	0	0	0	4	8
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	20	17	169	6	0	0	189	23
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	14	7	0	55	0	0	14	62
Burnaby - Central Park	5	10	0	255	0	0	5	265
Burnaby - Remainder	28	35	180	47	0	0	208	82
Burnaby Total	67	69	353	363	0	0	420	432
Coquitlam	45	45	65	461	0	0	110	506
Delta - Tsawwassen	2	8	0	48	0	0	2	56
Delta - Ladner	2	29	0	2	0	1	2	32
Delta - North	16	3	0	0	0	0	16	3
Delta	20	40	0	50	0	1	20	91
Langley City	3	3	0	158	0	0	3	161
Langley District	139	149	98	18	7	4	244	171
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	66	89	62	0	0	0	128	89
New Westminister	19	17	212	78	0	0	231	95
North Vancouver City	6	14	284	14	0	0	290	28
North Vancouver DM	21	13	7	64	0	5	28	82
Pitt Meadows	8	24	54	304	0	0	62	328
Port Coquitlam	11	14	235	59	0	0	246	73
Port Moody	10	20	298	70	0	0	308	90
Richmond	70	120	431	641	1	4	502	765
Surrey - South	65	40	40	100	115	0	220	140
Surrey - Cloverdale	109	214	186	127	19	0	314	341
Surrey - North	145	294	31	103	0	0	176	397
Surrey - Guildford	3	3	0	36	0	0	3	39
Surrey - Whalley	26	26	263	55	0	0	289	81
Surrey Total	348	577	520	421	134	0	1,002	998
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	535	0	0	63	535
Vancouver - Kitsilano	2	11	0	78	0	0	2	89
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	1	1	165	0	0	0	166	1
Vancouver - Kerrisdale	5	3	49	31	0	0	54	34
Vancouver - Marpole	14	10	0	0	0	0	14	10
Vancouver - Eastside	65	191	176	35	4	76	245	302
Vancouver - Mt. Pleasant	11	5	0	0	0	0	11	5
Vancouver - Strath/Grand	2	0	51	0	0	0	53	0
Vancouver - Westside	23	37	20	15	0	0	43	52
Vancouver Total	125	258	545	694	4	76	674	1,028
West Vancouver	16	32	0	0	0	0	16	32
White Rock	35	21	2	0	0	0	37	21
<b>Vancouver CMA</b>	<b>1,017</b>	<b>1,517</b>	<b>3,166</b>	<b>3,486</b>	<b>146</b>	<b>90</b>	<b>4,329</b>	<b>5,093</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	7	14	0	2	0	0	0	0	7	16	-56.3
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - South & East	1	4	0	2	0	0	0	0	1	6	-83.3
Burnaby - Central Park	0	0	4	6	0	0	0	0	4	6	-33.3
Burnaby - Remainder	10	12	10	8	0	0	62	0	82	20	**
Burnaby Total	18	35	14	18	0	0	62	0	94	53	77.4
Coquitlam	3	1	6	8	0	0	0	14	9	23	-60.9
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	1	4	0	0	0	0	1	0	2	4	-50.0
Delta - North	3	2	0	0	0	0	0	0	3	2	50.0
Delta	5	7	0	0	0	0	1	0	6	7	-14.3
Langley City	0	0	0	0	0	0	30	0	30	0	n/a
Langley District	56	28	0	0	22	29	0	0	78	57	36.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	41	0	0	0	0	0	0	25	41	-39.0
New Westminister	12	4	2	0	0	50	0	6	14	60	-76.7
North Vancouver City	2	1	0	6	0	3	0	2	2	12	-83.3
North Vancouver DM	7	2	0	4	0	21	0	0	7	27	-74.1
Pitt Meadows	3	12	0	0	0	12	0	0	3	24	-87.5
Port Coquitlam	3	6	0	0	0	26	4	2	7	34	-79.4
Port Moody	14	5	2	0	17	0	137	0	170	5	**
Richmond	12	60	0	2	4	25	190	0	206	87	136.8
Surrey - South	13	10	0	2	0	15	27	0	40	27	48.1
Surrey - Cloverdale	43	35	0	0	15	34	7	0	65	69	-5.8
Surrey - North	76	61	4	4	21	52	0	0	101	117	-13.7
Surrey - Guildford	0	1	0	0	0	21	129	0	129	22	**
Surrey - Whalley	9	9	0	0	0	0	0	0	9	9	0.0
Surrey Total	141	116	4	6	36	122	163	0	344	244	41.0
University Endowment Lands	1	0	0	0	32	0	0	0	33	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	21	0	0	0	21	0	n/a
Vancouver - Kitsilano	3	0	0	0	0	0	1	0	4	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	28	0	28	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	0	3	0	0	9	0	0	0	9	3	200.0
Vancouver - Marpole	1	6	0	2	0	0	0	0	1	8	-87.5
Vancouver - Eastside	12	106	0	6	0	14	21	46	33	172	-80.8
Vancouver - Mt. Pleasant	0	1	8	2	6	0	0	0	14	3	**
Vancouver - Strath/Grand	0	4	0	4	0	0	0	0	0	8	-100.0
Vancouver - Westside	16	9	0	6	0	0	2	0	18	15	20.0
Vancouver Total	33	129	8	20	36	14	52	46	129	209	-38.3
West Vancouver	9	3	0	2	0	0	0	0	9	5	80.0
White Rock	1	5	0	0	0	0	33	0	34	5	**
<b>Vancouver CMA</b>	<b>347</b>	<b>465</b>	<b>36</b>	<b>66</b>	<b>147</b>	<b>302</b>	<b>672</b>	<b>70</b>	<b>1,202</b>	<b>903</b>	<b>33.1</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	Change
Anmore	8	8	0	0	0	0	0	0	8	8	0.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	2	25	0	0	0	0	0	0	2	25	-92.0
Burnaby - Mountain	0	2	0	0	0	12	0	230	0	244	-100.0
Burnaby - North	20	29	0	4	0	0	0	183	20	216	-90.7
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - South & East	12	11	8	8	0	4	211	0	231	23	**
Burnaby - Central Park	1	4	8	6	0	12	0	0	9	22	-59.1
Burnaby - Remainder	33	32	26	12	69	69	215	594	343	707	-51.5
Burnaby Total	66	81	42	30	69	97	426	1,007	603	1,215	-50.4
Coquitlam	11	9	12	16	0	0	14	30	37	55	-32.7
Delta - Tsawwassen	8	3	0	0	0	0	0	0	8	3	166.7
Delta - Ladner	2	5	0	26	0	0	1	0	3	31	-90.3
Delta - North	7	11	0	0	0	0	0	0	7	11	-36.4
Delta	17	19	0	26	0	0	1	0	18	45	-60.0
Langley City	1	0	0	0	0	0	77	0	78	0	n/a
Langley District	171	181	0	6	33	192	0	0	204	379	-46.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	89	85	0	0	0	17	62	0	151	102	48.0
New Westminister	26	19	2	0	0	67	0	192	28	278	-89.9
North Vancouver City	9	3	0	8	11	10	0	158	20	179	-88.8
North Vancouver DM	23	11	0	42	0	41	0	86	23	180	-87.2
Pitt Meadows	13	21	0	0	12	49	0	0	25	70	-64.3
Port Coquitlam	4	13	4	0	12	26	8	2	28	41	-31.7
Port Moody	27	19	4	10	17	25	137	56	185	110	68.2
Richmond	89	112	26	26	40	54	234	221	389	413	-5.8
Surrey - South	38	46	12	2	0	15	63	204	113	267	-57.7
Surrey - Cloverdale	142	118	8	2	46	150	29	0	225	270	-16.7
Surrey - North	227	186	4	6	91	137	0	0	322	329	-2.1
Surrey - Guildford	0	3	4	0	20	44	129	0	153	47	**
Surrey - Whalley	33	21	0	0	17	0	0	0	50	21	138.1
Surrey Total	440	374	28	10	174	346	221	204	863	934	-7.6
University Endowment Lands	1	0	0	0	37	0	124	0	162	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	41	9	1,262	1,043	1,303	1,052	23.9
Vancouver - Kitsilano	4	0	2	0	0	0	11	2	17	2	**
Vancouver - False Creek	0	0	0	0	0	0	39	0	39	0	n/a
Vancouver - Granville/Oak	1	1	0	2	0	0	0	0	1	3	-66.7
Vancouver - Kerrisdale	2	8	0	0	9	0	2	0	13	8	62.5
Vancouver - Marpole	5	11	0	8	0	0	0	0	5	19	-73.7
Vancouver - Eastside	58	196	0	10	25	27	52	250	135	483	-72.0
Vancouver - Mt. Pleasant	1	1	8	8	6	0	0	0	15	9	66.7
Vancouver - Strath/Grand	1	6	0	8	0	0	2	0	3	14	-78.6
Vancouver - Westside	46	45	0	6	0	0	38	2	84	53	58.5
Vancouver Total	118	268	10	42	81	36	1,406	1,297	1,615	1,643	-1.7
West Vancouver	39	10	0	24	0	0	14	0	53	34	55.9
White Rock	4	8	0	0	0	0	118	0	122	8	**
<b>Vancouver CMA</b>	<b>1,158</b>	<b>1,267</b>	<b>128</b>	<b>240</b>	<b>486</b>	<b>960</b>	<b>2,842</b>	<b>3,253</b>	<b>4,614</b>	<b>5,720</b>	<b>-19.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 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	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	62	0	0	0
Burnaby - Remainder	0	0	0	0	62	0	0	0
Burnaby Total	0	0	0	0	0	14	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	1	0
Delta	0	0	0	0	30	0	0	0
Langley City	22	29	0	0	0	0	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	50	0	0	0	6	0	0
New Westminister	0	3	0	0	0	2	0	0
North Vancouver City	0	21	0	0	0	0	0	0
North Vancouver DM	0	12	0	0	0	0	0	0
Pitt Meadows	0	26	0	0	4	2	0	0
Port Coquitlam	17	0	0	0	137	0	0	0
Port Moody	4	25	0	0	189	0	1	0
Richmond	0	15	0	0	27	0	0	0
Surrey - South	15	34	0	0	0	0	7	0
Surrey - Cloverdale	21	52	0	0	0	0	0	0
Surrey - North	0	21	0	0	129	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	36	122	0	0	156	0	7	0
Surrey Total	32	0	0	0	0	0	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	21	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	1	0
Vancouver - Kitsilano	0	0	0	0	28	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	9	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	14	0	0	17	46	4	0
Vancouver - Eastside	6	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	2	0
Vancouver - Westside	36	14	0	0	45	46	7	0
Vancouver Total	0	0	0	0	0	0	0	0
West Vancouver	0	0	0	0	33	0	0	0
White Rock	147	302	0	0	656	70	16	0
<b>Vancouver CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	12	0	0	0	230	0	0
Burnaby - Mountain	0	0	0	0	0	183	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	4	0	0	211	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	69	69	0	0	215	594	0	0
Burnaby - Remainder	69	97	0	0	426	1,007	0	0
Burnaby Total	0	0	0	0	14	30	0	0
Coquitlam	0	0	0	0	0	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	1	0
Delta	0	0	0	0	77	0	0	0
Langley City	33	192	0	0	0	0	0	0
Langley District	0	0	0	0	0	0	0	0
Lion's Bay	0	17	0	0	62	0	0	0
Maple Ridge	0	67	0	0	0	192	0	0
New Westminister	11	10	0	0	0	158	0	0
North Vancouver City	0	41	0	0	0	86	0	0
North Vancouver DM	12	49	0	0	0	0	0	0
Pitt Meadows	12	26	0	0	8	2	0	0
Port Coquitlam	17	25	0	0	137	56	0	0
Port Moody	40	54	0	0	233	221	1	0
Richmond	0	15	0	0	63	43	0	161
Surrey - South	46	150	0	0	6	0	23	0
Surrey - Cloverdale	91	137	0	0	0	0	0	0
Surrey - North	20	44	0	0	129	0	0	0
Surrey - Guildford	17	0	0	0	0	0	0	0
Surrey - Whalley	174	346	0	0	198	43	23	161
Surrey Total	37	0	0	0	53	0	71	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	41	9	0	0	1,262	985	0	58
Vancouver - Downtown	0	0	0	0	10	2	1	0
Vancouver - Kitsilano	0	0	0	0	39	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	9	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	25	27	0	0	48	50	4	200
Vancouver - Eastside	6	0	0	0	0	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	2	0	0	0
Vancouver - Strath/Grand	0	0	0	0	34	2	4	0
Vancouver - Westside	81	36	0	0	1,397	1,039	9	258
Vancouver Total	0	0	0	0	14	0	0	0
West Vancouver	0	0	0	0	118	0	0	0
White Rock	486	960	0	0	2,737	2,834	105	419
<b>Vancouver CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Anmore	0	5	0	0	0	0	0	5
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	7	16	0	0	0	0	7	16
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3
Burnaby - South & East	1	6	0	0	0	0	1	6
Burnaby - Central Park	4	6	0	0	0	0	4	6
Burnaby - Remainder	20	20	62	0	0	0	82	20
Burnaby Total	32	53	62	0	0	0	94	53
Coquitlam	9	23	0	0	0	0	9	23
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	1	4	0	0	1	0	2	4
Delta - North	3	2	0	0	0	0	3	2
Delta	5	7	0	0	1	0	6	7
Langley City	0	0	30	0	0	0	30	0
Langley District	50	22	22	35	6	0	78	57
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	39	0	2	0	0	25	41
New Westminister	14	4	0	56	0	0	14	60
North Vancouver City	2	9	0	3	0	0	2	12
North Vancouver DM	7	2	0	25	0	0	7	27
Pitt Meadows	3	12	0	12	0	0	3	24
Port Coquitlam	7	8	0	26	0	0	7	34
Port Moody	14	5	156	0	0	0	170	5
Richmond	12	58	193	27	1	2	206	87
Surrey - South	13	9	27	18	0	0	40	27
Surrey - Cloverdale	43	35	15	34	7	0	65	69
Surrey - North	76	59	25	58	0	0	101	117
Surrey - Guildford	0	1	129	21	0	0	129	22
Surrey - Whalley	9	9	0	0	0	0	9	9
Surrey Total	141	113	196	131	7	0	344	244
University Endowment Lands	1	0	32	0	0	0	33	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	21	0	0	0	21	0
Vancouver - Kitsilano	3	0	0	0	1	0	4	0
Vancouver - False Creek	0	0	28	0	0	0	28	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	0	3	9	0	0	0	9	3
Vancouver - Marpole	1	8	0	0	0	0	1	8
Vancouver - Eastside	12	118	17	54	4	0	33	172
Vancouver - Mt. Pleasant	8	3	6	0	0	0	14	3
Vancouver - Strath/Grand	0	8	0	0	0	0	0	8
Vancouver - Westside	16	13	0	2	2	0	18	15
Vancouver Total	41	153	81	56	7	0	129	209
West Vancouver	9	5	0	0	0	0	9	5
White Rock	9	5	25	0	0	0	34	5
<b>Vancouver CMA</b>	<b>383</b>	<b>528</b>	<b>797</b>	<b>373</b>	<b>22</b>	<b>2</b>	<b>1,202</b>	<b>903</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Anmore	8	8	0	0	0	0	8	8
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	2	25	0	0	0	0	2	25
Burnaby - Mountain	0	2	0	242	0	0	0	244
Burnaby - North	20	33	0	183	0	0	20	216
Burnaby - Lougheed Mall	0	3	0	0	0	0	0	3
Burnaby - South & East	20	19	211	4	0	0	231	23
Burnaby - Central Park	9	10	0	12	0	0	9	22
Burnaby - Remainder	59	44	284	663	0	0	343	707
Burnaby Total	108	111	495	1,104	0	0	603	1,215
Coquitlam	37	49	0	6	0	0	37	55
Delta - Tsawwassen	8	3	0	0	0	0	8	3
Delta - Ladner	2	4	0	26	1	1	3	31
Delta - North	7	11	0	0	0	0	7	11
Delta	17	18	0	26	1	1	18	45
Langley City	1	0	77	0	0	0	78	0
Langley District	164	169	33	206	7	4	204	379
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	89	80	62	22	0	0	151	102
New Westminister	28	19	0	259	0	0	28	278
North Vancouver City	9	17	11	162	0	0	20	179
North Vancouver DM	23	11	0	169	0	0	23	180
Pitt Meadows	13	21	12	49	0	0	25	70
Port Coquitlam	12	15	16	26	0	0	28	41
Port Moody	29	13	156	97	0	0	185	110
Richmond	88	110	300	299	1	4	389	413
Surrey - South	38	36	75	70	0	161	113	267
Surrey - Cloverdale	148	118	54	152	23	0	225	270
Surrey - North	227	182	95	147	0	0	322	329
Surrey - Guildford	0	3	153	44	0	0	153	47
Surrey - Whalley	33	21	17	0	0	0	50	21
Surrey Total	446	360	394	413	23	161	863	934
University Endowment Lands	1	0	90	0	71	0	162	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	1,303	994	0	58	1,303	1,052
Vancouver - Kitsilano	6	2	10	0	1	0	17	2
Vancouver - False Creek	0	0	39	0	0	0	39	0
Vancouver - Granville/Oak	1	3	0	0	0	0	1	3
Vancouver - Kerrisdale	2	8	11	0	0	0	13	8
Vancouver - Marpole	5	19	0	0	0	0	5	19
Vancouver - Eastside	66	216	65	67	4	200	135	483
Vancouver - Mt. Pleasant	9	9	6	0	0	0	15	9
Vancouver - Strath/Grand	3	14	0	0	0	0	3	14
Vancouver - Westside	46	51	34	2	4	0	84	53
Vancouver Total	138	322	1,468	1,063	9	258	1,615	1,643
West Vancouver	35	12	18	22	0	0	53	34
White Rock	22	8	100	0	0	0	122	8
<b>Vancouver CMA</b>	<b>1,270</b>	<b>1,369</b>	<b>3,232</b>	<b>3,923</b>	<b>112</b>	<b>428</b>	<b>4,614</b>	<b>5,720</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
March 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 (%)			
<b>Anmore</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 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	8	100.0	8	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
<b>Belcarra</b>													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
<b>Bowen Island</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2006	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	2	8.0	5	20.0	8	32.0	4	16.0	6	24.0	25	599,000	637,704
<b>Burnaby</b>													
March 2007	0	0.0	0	0.0	2	7.1	4	14.3	22	78.6	28	799,000	834,200
March 2006	2	4.3	13	28.3	13	28.3	13	28.3	5	10.9	46	569,450	581,628
Year-to-date 2007	0	0.0	0	0.0	3	5.1	18	30.5	38	64.4	59	779,000	812,678
Year-to-date 2006	2	2.5	13	16.3	24	30.0	27	33.8	14	17.5	80	609,450	625,938
<b>Coquitlam</b>													
March 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
March 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	2	16.7	10	83.3	12	800,000	804,167
Year-to-date 2006	2	20.0	0	0.0	3	30.0	4	40.0	1	10.0	10	583,000	573,550
<b>Delta</b>													
March 2007	0	0.0	0	0.0	3	37.5	1	12.5	4	50.0	8	--	--
March 2006	0	0.0	1	10.0	6	60.0	1	10.0	2	20.0	10	566,000	618,650
Year-to-date 2007	0	0.0	0	0.0	5	22.7	6	27.3	11	50.0	22	749,000	701,745
Year-to-date 2006	2	6.7	4	13.3	16	53.3	5	16.7	3	10.0	30	535,000	580,871
<b>Langley City</b>													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	--	--
<b>Langley District</b>													
March 2007	6	10.3	18	31.0	25	43.1	9	15.5	0	0.0	58	549,450	547,740
March 2006	7	16.3	35	81.4	0	0.0	1	2.3	0	0.0	43	454,000	442,440
Year-to-date 2007	21	11.6	65	35.9	77	42.5	15	8.3	3	1.7	181	519,950	522,744
Year-to-date 2006	24	14.0	117	68.0	29	16.9	2	1.2	0	0.0	172	458,450	460,732

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 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 (%)			
<b>Lion's Bay</b>													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	--	--
<b>Maple Ridge</b>													
March 2007	0	0.0	13	50.0	10	38.5	3	11.5	0	0.0	26	504,950	517,510
March 2006	13	32.5	18	45.0	3	7.5	6	15.0	0	0.0	40	430,000	461,021
Year-to-date 2007	1	1.1	38	43.2	41	46.6	6	6.8	2	2.3	88	513,000	525,522
Year-to-date 2006	40	41.2	43	44.3	6	6.2	7	7.2	1	1.0	97	420,000	443,108
<b>New Westminster</b>													
March 2007	0	0.0	0	0.0	7	63.6	2	18.2	2	18.2	11	588,900	615,491
March 2006	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	14	70.0	3	15.0	3	15.0	20	588,900	602,390
Year-to-date 2006	10	47.6	10	47.6	1	4.8	0	0.0	0	0.0	21	415,000	408,557
<b>North Vancouver City</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 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	0	0.0	8	100.0	8	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
<b>North Vancouver DM</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	1	4.8	0	0.0	0	0.0	0	0.0	20	95.2	21	1,280,000	1,260,286
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,224,000	1,096,375
<b>Pitt Meadows</b>													
March 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2006	1	7.1	13	92.9	0	0.0	0	0.0	0	0.0	14	429,500	430,000
Year-to-date 2007	0	0.0	3	23.1	10	76.9	0	0.0	0	0.0	13	565,000	545,626
Year-to-date 2006	5	17.9	23	82.1	0	0.0	0	0.0	0	0.0	28	429,000	424,496
<b>Port Coquitlam</b>													
March 2007	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
March 2006	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	--	--
Year-to-date 2007	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2006	0	0.0	9	81.8	1	9.1	1	9.1	0	0.0	11	435,000	458,382
<b>Port Moody</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	850,000	832,762
March 2006	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	28.6	20	71.4	28	799,950	783,846
Year-to-date 2006	0	0.0	0	0.0	15	83.3	2	11.1	1	5.6	18	575,000	644,252
<b>Richmond</b>													
March 2007	0	0.0	0	0.0	0	0.0	6	27.3	16	72.7	22	939,500	895,536
March 2006	2	4.1	2	4.1	7	14.3	12	24.5	26	53.1	49	760,000	757,919
Year-to-date 2007	0	0.0	0	0.0	7	6.8	32	31.1	64	62.1	103	929,000	888,379
Year-to-date 2006	6	5.8	8	7.8	14	13.6	28	27.2	47	45.6	103	719,000	747,230

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
March 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 (%)			
<b>Surrey</b>													
March 2007	1	0.8	37	30.6	29	24.0	27	22.3	27	22.3	121	588,900	666,859
March 2006	14	11.3	51	41.1	34	27.4	20	16.1	5	4.0	124	499,000	537,905
Year-to-date 2007	1	0.2	119	29.7	110	27.4	85	21.2	86	21.4	401	569,000	645,111
Year-to-date 2006	69	17.3	143	35.9	103	25.9	51	12.8	32	8.0	398	499,000	545,012
<b>University Endowment Lands</b>													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
<b>Vancouver City</b>													
March 2007	0	0.0	0	0.0	1	1.6	10	15.9	52	82.5	63	998,000	1,248,997
March 2006	0	0.0	1	1.1	8	8.5	44	46.8	41	43.6	94	700,000	865,341
Year-to-date 2007	0	0.0	1	0.6	2	1.2	46	28.0	115	70.1	164	868,000	1,185,420
Year-to-date 2006	0	0.0	2	0.9	15	7.0	107	50.0	90	42.1	214	700,000	915,853
<b>West Vancouver</b>													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	2,450,000	2,853,835
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,425,000	2,417,143
<b>White Rock</b>													
March 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2006	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	--	--
<b>Vancouver CMA</b>													
March 2007	7	1.9	70	18.6	79	21.0	64	17.0	156	41.5	376	680,000	812,986
March 2006	39	8.5	143	31.2	78	17.0	98	21.4	100	21.8	458	569,000	655,544
Year-to-date 2007	24	2.0	228	19.3	272	23.1	224	19.0	432	36.6	1,180	656,200	823,451
Year-to-date 2006	162	12.9	377	30.1	236	18.8	238	19.0	240	19.2	1,253	549,000	643,641

Source: CMHC (Market Absorption Survey)

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

Submarket	March 2007	March 2006	% Change	YTD 2007	YTD 2006	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	637,704	n/a
Burnaby Total	834,200	581,628	43.4	812,678	625,938	29.8
Coquitlam	--	--	n/a	804,167	573,550	40.2
Delta	--	618,650	n/a	701,745	580,871	20.8
Langley City	--	--	n/a	--	--	n/a
Langley District	547,740	442,440	23.8	522,744	460,732	13.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	517,510	461,021	12.3	525,522	443,108	18.6
New Westminster	615,491	--	n/a	602,390	408,557	47.4
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,260,286	1,096,375	15.0
Pitt Meadows	--	430,000	n/a	545,626	424,496	28.5
Port Coquitlam	--	--	n/a	--	458,382	n/a
Port Moody	832,762	--	n/a	783,846	644,252	21.7
Richmond	895,536	757,919	18.2	888,379	747,230	18.9
Surrey Total	666,859	537,905	24.0	645,111	545,012	18.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,248,997	865,341	44.3	1,185,420	915,853	29.4
West Vancouver	--	--	n/a	2,853,835	2,417,143	18.1
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>812,986</b>	<b>655,544</b>	<b>24.0</b>	<b>823,451</b>	<b>643,641</b>	<b>27.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
March 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	1,411	4,507	31%	785,234	654	1,682	39%	456,470	1,535	4,167	37%	380,176
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q1 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	Q1 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	YTD 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	YTD 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608

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  
First Quarter 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	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
2007	Q1	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608
	Q2												
	Q3												
	Q4												
	YTD 2006	3,466	3,492	33%	692,288	1,624	1,244	43%	396,143	3,840	3,127	40%	326,219
	YTD 2007	3,241	4,229	25%	765,391	1,465	1,586	31%	460,549	3,577	3,964	30%	368,608

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  
March 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						
2006	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	116.1	129.6	1,210	4.2	67.2	751
	March	669	6.40	6.49		130.0	1,221	3.6	67.3	753
	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  
March 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
March 2007	52	0	42	2	0	0	0	0	96
March 2006	26	0	8	2	0	68	0	0	104
% Change	100.0	n/a	**	0.0	n/a	-100.0	n/a	n/a	-7.7
Year-to-date 2007	99	0	56	3	32	216	0	0	406
Year-to-date 2006	82	0	40	7	6	194	0	0	329
% Change	20.7	n/a	40.0	-57.1	**	11.3	n/a	n/a	23.4
<b>UNDER CONSTRUCTION</b>									
March 2007	217	0	104	19	81	736	0	0	1,157
March 2006	201	0	84	15	60	335	0	82	777
% Change	8.0	n/a	23.8	26.7	35.0	119.7	n/a	-100.0	48.9
<b>COMPLETIONS</b>									
March 2007	30	0	10	5	9	82	0	0	136
March 2006	25	0	18	0	5	0	0	0	48
% Change	20.0	n/a	-44.4	n/a	80.0	n/a	n/a	n/a	183.3
Year-to-date 2007	103	4	99	8	44	82	0	0	340
Year-to-date 2006	82	0	48	6	5	40	0	0	181
% Change	25.6	n/a	106.3	33.3	**	105.0	n/a	n/a	87.8
<b>COMPLETED &amp; NOT ABSORBED</b>									
March 2007	69	2	20	5	3	3	0	0	102
March 2006	66	0	24	1	3	13	0	0	107
% Change	4.5	n/a	-16.7	**	0.0	-76.9	n/a	n/a	-4.7
<b>ABSORBED</b>									
March 2007	38	0	10	4	11	79	0	0	142
March 2006	23	0	10	0	2	12	0	0	47
% Change	65.2	n/a	0.0	n/a	**	**	n/a	n/a	**
Year-to-date 2007	108	2	87	6	41	79	0	0	323
Year-to-date 2006	94	0	64	8	6	38	0	0	210
% Change	14.9	n/a	35.9	-25.0	**	107.9	n/a	n/a	53.8

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Abbotsford City</b>									
March 2007	26	0	42	2	0	0	0	0	70
March 2006	19	0	8	0	0	68	0	0	95
<b>Fraser Valley H RDA</b>									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
March 2007	26	0	0	0	0	0	0	0	26
March 2006	7	0	0	2	0	0	0	0	9
<b>Abbotsford CMA</b>									
March 2007	52	0	42	2	0	0	0	0	96
March 2006	26	0	8	2	0	68	0	0	104
<b>UNDER CONSTRUCTION</b>									
<b>Abbotsford City</b>									
March 2007	136	0	104	18	81	666	0	0	1,005
March 2006	158	0	84	7	60	210	0	82	601
<b>Fraser Valley H RDA</b>									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	2	0	0	0	0	0	0	0	2
<b>Mission DM</b>									
March 2007	80	0	0	1	0	70	0	0	151
March 2006	41	0	0	8	0	125	0	0	174
<b>Abbotsford CMA</b>									
March 2007	217	0	104	19	81	736	0	0	1,157
March 2006	201	0	84	15	60	335	0	82	777
<b>COMPLETIONS</b>									
<b>Abbotsford City</b>									
March 2007	24	0	10	0	9	82	0	0	125
March 2006	21	0	18	0	5	0	0	0	44
<b>Fraser Valley H RDA</b>									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
March 2007	6	0	0	5	0	0	0	0	11
March 2006	4	0	0	0	0	0	0	0	4
<b>Abbotsford CMA</b>									
March 2007	30	0	10	5	9	82	0	0	136
March 2006	25	0	18	0	5	0	0	0	48

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Abbotsford City</b>									
March 2007	53	0	20	3	3	3	0	0	82
March 2006	55	0	24	0	3	13	0	0	95
<b>Fraser Valley H RDA</b>									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
March 2007	16	2	0	2	0	0	0	0	20
March 2006	11	0	0	1	0	0	0	0	12
<b>Abbotsford CMA</b>									
March 2007	69	2	20	5	3	3	0	0	102
March 2006	66	0	24	1	3	13	0	0	107
<b>ABSORBED</b>									
<b>Abbotsford City</b>									
March 2007	31	0	10	0	11	79	0	0	131
March 2006	19	0	10	0	2	12	0	0	43
<b>Fraser Valley H RDA</b>									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
<b>Mission DM</b>									
March 2007	7	0	0	4	0	0	0	0	11
March 2006	4	0	0	0	0	0	0	0	4
<b>Abbotsford CMA</b>									
March 2007	38	0	10	4	11	79	0	0	142
March 2006	23	0	10	0	2	12	0	0	47

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  
March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Abbotsford City	28	19	0	0	0	0	42	76	70	95	-26.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	26	9	0	0	0	0	0	0	26	9	188.9
<b>Abbotsford CMA</b>	<b>54</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>76</b>	<b>96</b>	<b>104</b>	<b>-7.7</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - March 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	56	66	0	0	32	6	272	179	360	251	43.4
Fraser Valley H RDA	1	0	0	0	0	0	0	0	1	0	n/a
Mission DM	45	23	0	0	0	0	0	55	45	78	-42.3
<b>Abbotsford CMA</b>	<b>102</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>6</b>	<b>272</b>	<b>234</b>	<b>406</b>	<b>329</b>	<b>23.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Abbotsford City	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	42	76	0	0
<b>Abbotsford DM</b>	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 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	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	55	0	0
Mission DM	32	6	0	0	272	234	0	0
<b>Abbotsford CMA</b>	0	0	0	0	0	0	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Abbotsford City	68	27	2	68	0	0	70	95
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	26	7	0	2	0	0	26	9
<b>Abbotsford CMA</b>	94	34	2	70	0	0	96	104

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	109	103	251	148	0	0	360	251
Fraser Valley H RDA	1	0	0	0	0	0	1	0
Mission DM	45	19	0	59	0	0	45	78
<b>Abbotsford CMA</b>	155	122	251	207	0	0	406	329

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Abbotsford City	24	21	2	0	7	5	92	18	125	44	184.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	11	4	0	0	0	0	0	0	11	4	175.0
<b>Abbotsford CMA</b>	<b>35</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>5</b>	<b>92</b>	<b>18</b>	<b>136</b>	<b>48</b>	<b>183.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - March 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	75	56	2	0	42	5	126	88	245	149	64.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	36	32	4	0	0	0	55	0	95	32	196.9
<b>Abbotsford CMA</b>	<b>111</b>	<b>88</b>	<b>6</b>	<b>0</b>	<b>42</b>	<b>5</b>	<b>181</b>	<b>88</b>	<b>340</b>	<b>181</b>	<b>87.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Abbotsford City	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	5	0	0	92	18	0	0
<b>Abbotsford DM</b>	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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	0	0	0	0	0	0	0	0
Fraser Valley H RDA	0	0	0	0	55	0	0	0
Mission DM	42	5	0	0	181	88	0	0
<b>Abbotsford CMA</b>	0	0	0	0	0	0	0	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Abbotsford City	34	39	91	5	0	0	125	44
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	4	5	0	0	0	11	4
<b>Abbotsford CMA</b>	40	43	96	5	0	0	136	48

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Abbotsford City	118	104	127	45	0	0	245	149
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	88	26	7	6	0	0	95	32
<b>Abbotsford CMA</b>	206	130	134	51	0	0	340	181

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
March 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 (%)			
<b>Abbotsford City</b>													
March 2007	1	3.2	11	35.5	16	51.6	2	6.5	1	3.2	31	520,000	528,642
March 2006	0	0.0	13	68.4	0	0.0	1	5.3	0	0.0	19	448,000	476,605
Year-to-date 2007	1	1.3	44	55.0	4	5.0	6	7.5	4	5.0	80	490,000	522,486
Year-to-date 2006	9	14.5	34	54.8	2	3.2	3	4.8	2	3.2	62	457,450	472,635
<b>Fraser Valley H RDA</b>													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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	--	--
<b>Mission DM</b>													
March 2007	0	0.0	7	63.6	0	0.0	0	0.0	0	0.0	11	435,000	472,909
March 2006	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	3	8.8	27	79.4	0	0.0	0	0.0	0	0.0	34	439,000	452,468
Year-to-date 2006	32	80.0	8	20.0	0	0.0	0	0.0	0	0.0	40	376,000	376,010
<b>Abbotsford CMA</b>													
March 2007	1	2.4	18	42.9	1	2.4	2	4.8	1	2.4	42	515,000	514,045
March 2006	2	8.7	15	65.2	0	0.0	1	4.3	0	0.0	23	429,000	461,500
Year-to-date 2007	4	3.5	71	62.3	4	3.5	6	5.3	4	3.5	114	480,000	501,604
Year-to-date 2006	41	40.2	42	41.2	2	2.0	3	2.9	2	2.0	102	419,900	434,743

Source: CMHC (Starts and Completions Survey)



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

Submarket	March 2007	March 2006	% Change	YTD 2007	YTD 2006	% Change
Abbotsford City	528,642	476,605	10.9	522,486	472,635	10.5
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	472,909	--	n/a	452,468	376,010	20.3
<b>Abbotsford CMA</b>	<b>514,045</b>	<b>461,500</b>	<b>11.4</b>	<b>501,604</b>	<b>434,743</b>	<b>15.4</b>

Source: CMHC (Market Absorption Survey)

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

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,454	2,165	2,273	64.0	387,113	4.3	393,476
	February	1,359	-14.2	1,440	2,277	2,343	61.5	406,086	16.4	421,690
	March	1,660	-15.3	1,463	3,097	2,612	56.0	420,696	12.5	418,021
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2006	4,631	19.3		6,598			364,734	17.8	
	Q I 2007	3,955	-14.6		7,539			407,728	11.8	
	YTD 2006	4,631	19.3		6,598			364,734	17.8	
	YTD 2007	3,955	-14.6		7,539			407,728	11.8	

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  
March 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						
2006	January	658	5.80	6.30	109.5	125.6	82	5.4	68.7	665
	February	667	5.85	6.45	110.3	125.8	83	4.8	68.9	669
	March	667	6.05	6.45	110.7	126.3	83	4.7	68.3	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	5.9	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	66.1	672
	September	682	6.40	6.70	115.8	127.8	82	4.1	66.6	669
	October	688	6.40	6.80	116.2	127.7	82	4.2	66.8	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	4.3	68.7	709
	February	679	6.50	6.65	116.3	128.6	85	4.4	68.6	714
	March	669	6.40	6.49		129.1	84	4.7	67.2	721
	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)

"NHP" 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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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