

RELEASE

JUNE 2013 HOUSING STARTS IN VANCOUVER

Vancouver, July 9, 2013 - Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 17,575 units in June compared to 16,318 in May according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)¹ of housing starts.

“The trend in housing starts moved up in June,” said Lance Jakubec, CMHC’s Senior Market Analyst for Vancouver. “Robust multiple-family housing starts, which included over 180 rental units, were recorded.”

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The standalone monthly SAAR was 22,583 units in June, up from 14,654 in May.

Housing starts in the Abbotsford-Mission CMA were trending at 821 units in June. The standalone monthly SAAR was 1,578 units in June. An increase in apartment starts raised both the six-month trend and June SAAR starts above the previous month’s level.

Preliminary Housing Starts data is also available in English and French at the following link:
[Preliminary Housing Starts Tables](#)

As Canada’s national housing agency, CMHC draws on more than 65 years of experience to help Canadians access a variety of quality, environmentally sustainable and affordable housing solutions. CMHC also provides reliable, impartial and up-to-date housing market reports, analysis and knowledge to support and assist consumers and the housing industry in making informed decisions.

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¹ All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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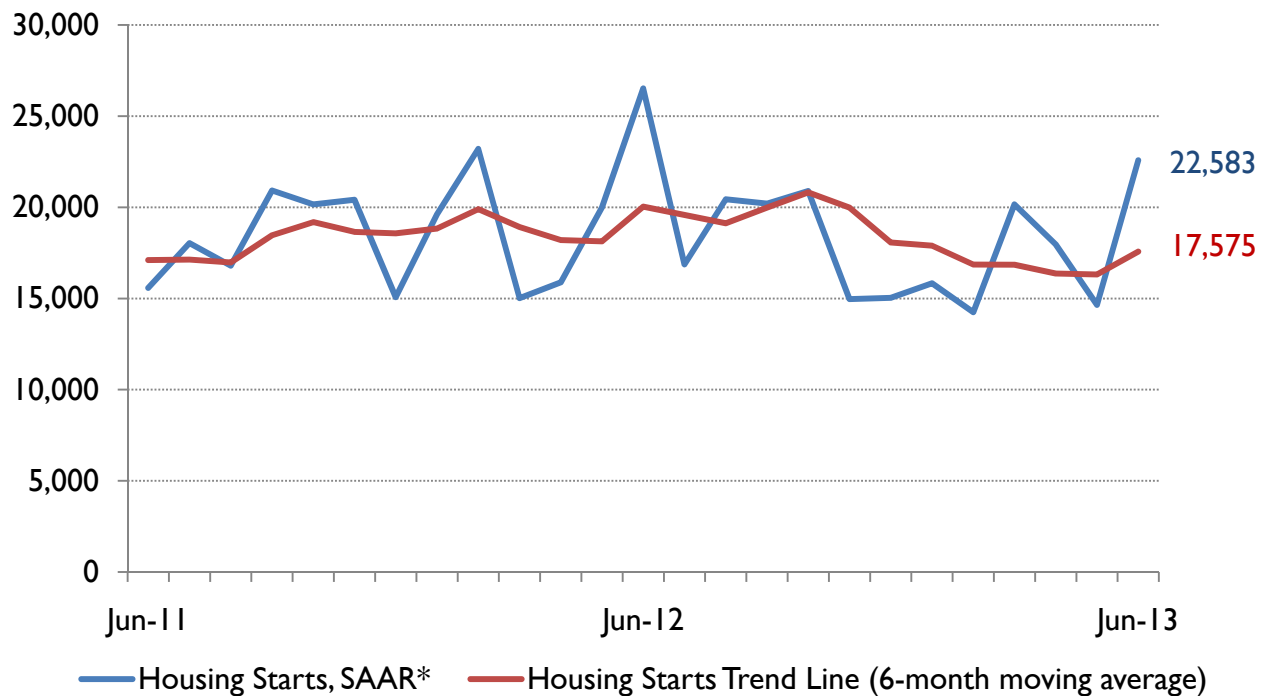
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This release is also available at www.cmhc.ca.

Additional data is available upon request.

(Ce document existe également en français)

Vancouver CMA Housing Starts



*SAAR: Seasonally Adjusted Annual Rate

Preliminary Housing Start Data June 2013		
Vancouver CMA ¹	May 2013	June 2013
<i>Trend</i> ²	16,318	17,575
SAAR	14,654	22,583
	June 2012	June 2013
Actual		
June - Single-Detached	340	344
June - Multiples	1,912	1,584
June - Total	2,252	1,928
January to June - Single-Detached	1,643	1,882
January to June - Multiples	8,264	6,790
January to June - Total	9,907	8,672

Source: CMHC

¹Census Metropolitan Area

²The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Vancouver CMA Preliminary Actual Housing Starts Data						
June / 2012 - 2013						
	Singles		Multiples		Total	
	2012	2013	2012	2013	2012	2013
Anmore VL	0	6	0	0	0	6
Belcarra VL	0	0	0	0	0	0
Bowen Island IM	1	1	2	0	3	1
Burnaby CY	27	17	90	189	117	206
Coquitlam CY	9	28	301	18	310	46
Delta DM	21	6	4	8	25	14
University Endowment Lands	1	0	95	0	96	0
Langley CY	0	1	0	0	0	1
Langley DM	28	17	279	80	307	97
Lions Bay VL	1	0	0	0	1	0
Maple Ridge DM	8	13	62	0	70	13
New Westminster CY	2	9	27	0	29	9
North Vancouver CY	1	3	166	72	167	75
North Vancouver DM	3	5	14	2	17	7
Pitt Meadows CY	3	1	0	24	3	25
Port Coquitlam CY	2	4	35	36	37	40
Port Moody CY	1	1	106	0	107	1
Richmond CY	25	23	47	34	72	57
Surrey CY	67	57	203	219	270	276
Vancouver CY	119	138	463	790	582	928
West Vancouver DM	17	10	0	101	17	111
White Rock CY	4	4	18	11	22	15
VANCOUVER CMA Total	340	344	1,912	1,584	2,252	1,928
ABBOTSFORD – MISSION CMA Total	20	17	10	118	30	135
CHILLIWACK CA Total	15	25	28	11	43	36

Note: University Endowment Lands = Greater Vancouver A RDA

Vancouver CMA Preliminary Actual Housing Starts Data

Year to Date / 2012 - 2013

	Singles		Multiples		Total	
	2012	2013	2012	2013	2012	2013
Anmore VL	1	10	0	0	1	10
Belcarra VL	0	0	0	0	0	0
Bowen Island IM	7	5	2	1	9	6
Burnaby CY	141	111	774	1,073	915	1,184
Coquitlam CY	100	157	862	369	962	526
Delta DM	39	51	80	70	119	121
University Endowment Lands	2	1	95	520	97	521
Langley CY	3	4	0	5	3	9
Langley DM	99	117	533	266	632	383
Lions Bay VL	1	0	0	0	1	0
Maple Ridge DM	85	102	191	26	276	128
New Westminster CY	28	26	369	76	397	102
North Vancouver CY	11	14	397	462	408	476
North Vancouver DM	26	45	64	29	90	74
Pitt Meadows CY	4	2	0	24	4	26
Port Coquitlam CY	4	20	174	159	178	179
Port Moody CY	6	5	304	0	310	5
Richmond CY	149	115	599	465	748	580
Surrey CY	434	371	1,050	1,033	1,484	1,404
Vancouver CY	414	648	2,444	2,085	2,858	2,733
West Vancouver DM	71	62	160	101	231	163
White Rock CY	18	16	166	26	184	42
VANCOUVER CMA Total	1,643	1,882	8,264	6,790	9,907	8,672
ABBOTSFORD – MISSION CMA Total	117	84	105	316	222	400
CHILLIWACK CA Total	89	105	105	58	194	163

Note: University Endowment Lands = Greater Vancouver A RDA