



Metro Vancouver Housing Data Book

Revised September 2019

METRO VANCOUVER HOUSING DATA BOOK –

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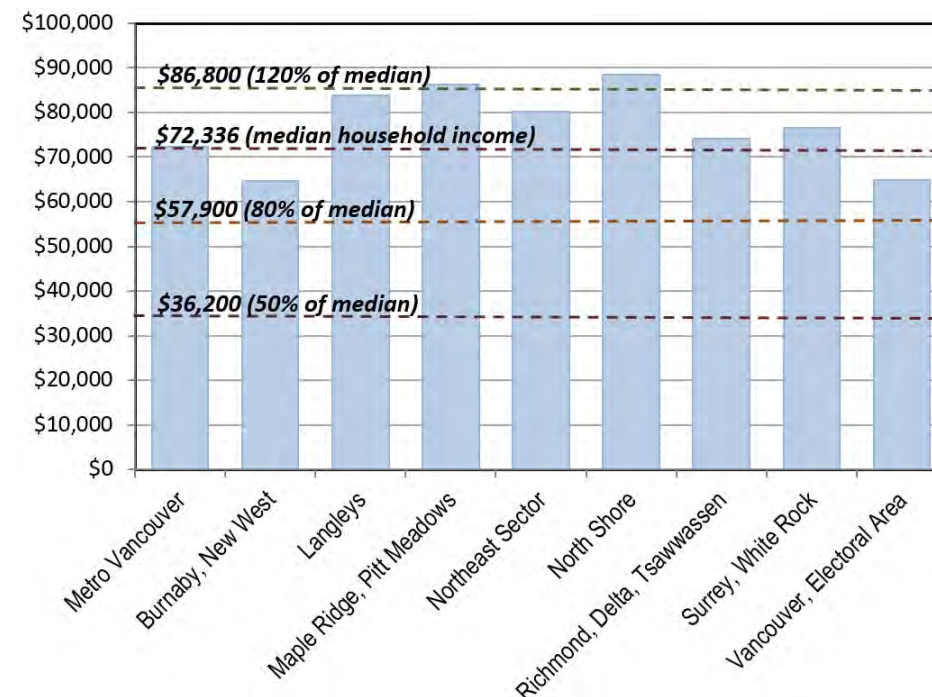
Description

- Housing affordability is a measure of housing costs as well as a household's ability to meet these costs. The median household income can be used as a measure for determining a household's ability to find housing in their community at an affordable price.
- In moving forward on the strategies and actions proposed in the Regional Affordable Housing Strategy and the regional growth strategy, Metro 2040, different income categories or income thresholds are defined. These income categories are:
very low income (less than 50% of median household income);
low income (between 50% and 80% of median household income);
moderate income (between 80% and 120% of median household income);
above moderate income (between 120% and 150% of median household income); and **high income** (more than 150% of median household income).

Key Findings

- According to the 2016 Census, the Median Household Income in Metro Vancouver in 2015 was \$ 72,336. This is 11% (\$7,320) higher than the \$65,342 reported for 2005.
- The 2016 Census shows 218,930 households with annual incomes below 50% of median household in the region (incomes below \$35,000)*. This share represents 23% of the total households Metro Vancouver.
- There are an estimated 179,680 households (19% of total households) with incomes between 50% and 80% of the median household income for the region.
- There are an estimated 152,840 households (16% of total households) with incomes between 80% and 120% of the median household income for the region.

Median Household Income and Income Thresholds by Subregion in Metro Vancouver, 2015



Source: Statistics Canada, 2016 Census

Note: 2016 Census reports annual incomes for the 2015 calendar year.

* Income groups are rounded to the nearest \$5,000 for reporting purposes. In 2015 the median household income was \$72,662, therefore the reporting income for 50% or less was defined as incomes of under \$35,000 (\$36,200). The reporting threshold for 80% is \$60,000 (\$58,130) and for 120% the reporting threshold is \$85,000 (\$87,190).

Median Household Income and Income Thresholds for Metro Vancouver Municipalities, 2015

Municipality	Total Hshlds #	Median Hshld Income	Income Thresholds		
			50 % of Municipal Median Income	80 % of Municipal Median Income	120 % of Municipal Median Income
Anmore	690	\$139,469	\$69,700	\$111,600	\$167,400
Belcarra	250	\$128,256	\$64,100	\$102,600	\$153,900
Bowen Island	1,495	\$89,856	\$44,900	\$71,900	\$107,800
Burnaby	92,200	\$64,737	\$32,400	\$51,800	\$77,700
Coquitlam	51,325	\$74,383	\$37,200	\$59,500	\$89,300
Delta	35,760	\$92,300	\$46,200	\$73,800	\$110,800
Electoral Area A, UBC/UEL	6,100	\$46,322	\$23,200	\$37,100	\$55,600
Langley City	11,840	\$59,452	\$29,700	\$47,600	\$71,300
Langley Township	41,980	\$90,594	\$45,300	\$72,500	\$108,700
Lions Bay	495	\$125,082	\$62,500	\$100,100	\$150,100
Maple Ridge	30,265	\$86,178	\$43,100	\$68,900	\$103,400
New Westminster	32,710	\$64,695	\$32,300	\$51,800	\$77,600
North Vancouver City	24,645	\$67,119	\$33,600	\$53,700	\$80,500
North Vancouver District	31,120	\$103,981	\$52,000	\$83,200	\$124,800
Pitt Meadows	7,195	\$86,912	\$43,500	\$69,500	\$104,300
Port Coquitlam	21,750	\$84,096	\$42,000	\$67,300	\$100,900
Port Moody	12,975	\$92,922	\$46,500	\$74,300	\$111,500
Richmond	73,455	\$65,241	\$32,600	\$52,200	\$78,300
Surrey	169,965	\$77,494	\$38,700	\$62,000	\$93,000
Tsawwassen First Nation	325	\$84,053	\$42,000	\$67,200	\$100,900
Vancouver	283,915	\$65,327	\$32,700	\$52,300	\$78,400
West Vancouver	16,935	\$89,808	\$44,900	\$71,800	\$107,800
White Rock	10,005	\$62,344	\$31,200	\$49,900	\$74,800
Metro Vancouver	960,890	\$72,662	\$36,300	\$58,100	\$87,200

Source: Statistics Canada, 2016 Census

Note: Values for income thresholds are rounded to nearest 100.

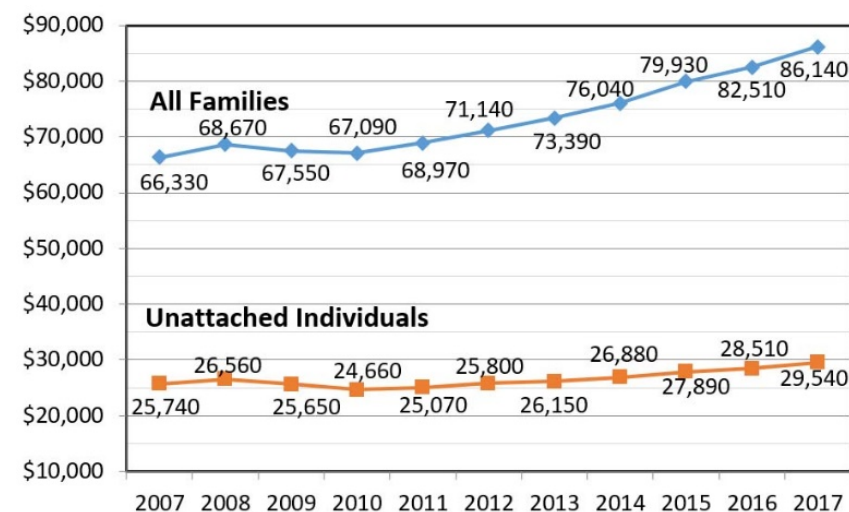
Description

- Statistics Canada taxfiler data is used to present annual figures for median income. The data is based on tax returns submitted to Revenue Canada annually (matched for families comprised of 2 or more persons, and for unattached individuals). The data thus excludes those families and unattached individuals who do not file a tax return.
- Median income figures from taxfiler data differ from 2016 Census figures due to the difference in coverage and definitions. The 2016 Census reported median household income of \$72,662 for all households in 2015 (includes non-family households) compared to \$80,970 reported by Statistics Canada taxfiler data for all families (excludes unattached individuals).

Key Findings

- In the recent 5-year period the median income of all families in Metro Vancouver increased from \$71,140 in 2012 to \$86,140 in 2017 (22.2%). Nationally, the median income for all families increased by 15.2%, from \$74,540 in 2012 to \$84,950 in 2017.
- There is a substantial difference between the income of a family (2+ persons) and unattached individuals. The unattached individuals' median income of \$29,540 is just over a third of a families' median income (\$86,140 in 2017) in Metro Vancouver.
- Unattached individuals in Metro Vancouver show an increase of 14.6% over the 5-year period from 2012 – 2017 (from \$25,800 in 2012 to \$29,540 in 2017), which is more than the national median income for unattached individuals' increase of 11.8 % over the same period. The 2017 median income for unattached individuals in Metro Vancouver is slightly higher than the national rate of \$28,340.

Annual Median Income in Metro Vancouver for All Families and Unattached Individuals, 2007 - 2017



Source: Statistics Canada Income Statistics Division CANSIM (table 111-0011 and 111-0012)

Annual Median Income for Families and Unattached Individuals, 2009 - 2017

Median Income	2009	2010	2011	2012	2013	2014	2015	2016	2017	Change (2012 - 2017)	
All Families										#	%
Metro Vancouver	67,550	67,090	68,970	71,140	73,390	76,040	79,930	82,510	86,140	15,000	22.2%
B.C.	66,700	66,970	69,150	71,660	74,150	76,770	79,750	81,370	84,850	13,190	19.8%
Canada	68,410	69,860	72,240	74,540	76,550	78,870	80,940	82,110	84,950	10,410	15.2%
Unattached Individuals										Change (2012 - 2017)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	#	%
Metro Vancouver	25,650	24,660	25,070	25,800	26,150	26,880	27,890	28,510	29,540	3,740	14.6%
B.C.	25,430	24,790	25,380	26,230	26,710	27,460	28,260	28,660	29,730	3,500	13.8%
Canada	24,700	24,680	25,660	26,570	27,040	27,690	28,410	28,590	29,340	2,770	11.2%

Source: Statistics Canada Income Statistics Division CANSIM (table 111-0011 and 111-0012)

Note: "All families" consists of couple families and lone parent families.

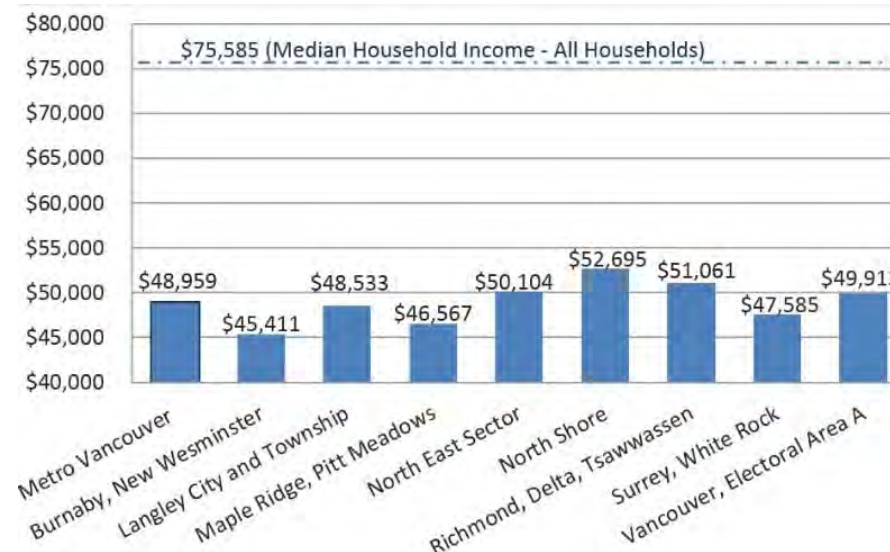
Description

- Affordable housing is defined as housing that does not cost more than 30% of a household's gross income. Different households are affected by affordability challenges in different ways. Based on the 2016 Census, the median annual household income for renter households in Metro Vancouver was \$48,959.

Key Findings

- Metro Vancouver's median renter household income of \$48,959 is equal to approximately 67% of the median household income for all households in the region (\$72,585).
- Based on the median income of \$48,959, an "affordable rent" was \$1,224 per month. According to the 2016 Census, the average rent across all households in the region was \$1,054 and the median rent was \$968.
- According to the 2016 CMHC rental market report, the median rent for the region was \$1,127 per month for purpose built rental apartment units. (There is an affordability gap of approximately \$97 per month between the rent that paid by the average renter household and the median income for renter households.)
- 2016 Census data shows the median household income for renter households varies across the region, from \$45,411 in Burnaby / New Westminster subregion to \$52,695 on the North Shore.

Median Household Income for Renter Households by Subregion in Metro Vancouver, 2016



Median Household Income for Renter Households, Subregions in Metro Vancouver, 2016

	Total Households	Median Hshld Income	Renter Households	Median Hshld Income
Metro Vancouver	960,890	\$72,585	348,695	\$48,959
Burnaby, New Westminster	124,910	\$64,885	49,350	\$45,411
Langley City and Township	53,820	\$83,956	11,850	\$48,533
Maple Ridge, Pitt Meadows	37,450	\$86,328	7,705	\$46,567
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	86,745	\$80,282	22,870	\$50,104
North Van. City and District West Van., Lions Bay, Bowen Is	73,185	\$88,352	22,570	\$52,695
Richmond, Delta	109,540	\$74,174	26,515	\$51,061
Surrey, White Rock	179,970	\$76,645	52,230	\$47,585
Vancouver, Electoral Area A	290,010	\$64,996	154,015	\$49,913

Source: Statistics Canada, 2016 Census

Household Income by Income Groups for Metro Vancouver Municipalities, 2016

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	690	\$148,582	60	\$100,760	\$2,519	630	\$153,883	\$3,847
Belcarra	255	\$136,112	25	\$0	\$0	230	\$154,863	\$3,872
Bowen Island	1,495	\$88,540	265	\$56,791	\$1,420	1,230	\$97,444	\$2,436
Burnaby	92,200	\$64,899	34,985	\$45,839	\$1,146	57,220	\$80,492	\$2,012
Coquitlam	51,325	\$74,475	14,540	\$46,425	\$1,161	36,780	\$89,265	\$2,232
Delta	35,760	\$92,156	7,575	\$56,195	\$1,405	28,190	\$104,000	\$2,600
Electoral Area 'A'	6,095	\$45,089	3,265	\$34,294	\$857	2,830	\$59,956	\$1,499
Langley City	11,840	\$59,645	4,505	\$38,380	\$960	7,340	\$73,676	\$1,842
Langley Township	41,980	\$90,815	7,345	\$54,761	\$1,369	34,640	\$100,065	\$2,502
Lions Bay	495	\$119,507	40	\$73,116	\$1,828	450	\$130,839	\$3,271
Maple Ridge	30,255	\$86,164	6,095	\$44,797	\$1,120	24,160	\$97,820	\$2,446
New Westminster	32,710	\$64,847	14,370	\$44,368	\$1,109	18,340	\$86,115	\$2,153
North Vancouver City	24,645	\$66,966	11,620	\$50,398	\$1,260	13,030	\$85,991	\$2,150
North Vancouver District	31,115	\$103,889	6,650	\$59,344	\$1,484	24,460	\$119,465	\$2,987
Pitt Meadows	7,195	\$87,017	1,610	\$53,268	\$1,332	5,580	\$98,055	\$2,451
Port Coquitlam	21,755	\$83,918	5,025	\$49,432	\$1,236	16,730	\$95,752	\$2,394
Port Moody	12,975	\$93,521	3,245	\$66,690	\$1,667	9,725	\$105,118	\$2,628
Richmond	73,455	\$65,368	18,910	\$48,989	\$1,225	54,550	\$71,840	\$1,796
Surrey	169,965	\$77,515	49,020	\$47,965	\$1,199	120,945	\$92,614	\$2,315
Tsawwassen	325	\$85,885	30	\$61,101	\$1,528	290	\$96,222	\$2,406
Vancouver	283,915	\$65,423	150,750	\$50,251	\$1,256	133,170	\$88,427	\$2,211
West Vancouver	16,930	\$90,016	4,260	\$48,392	\$1,210	12,675	\$112,697	\$2,817
White Rock	10,005	\$61,865	3,210	\$41,790	\$1,045	6,795	\$73,667	\$1,842
Metro Vancouver	960,890	\$72,585	348,695	\$48,959	\$1,224	612,005	\$90,278	\$2,257

* Affordable Housing Cost for a median income household is equal to 30% of household income, shown as a monthly cost.

Source: Statistics Canada, 2016 Census

Note: Total Dwellings includes Band Housing, but Band Housing is not shown/included in either Renter or Owner household sub-groups.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Description

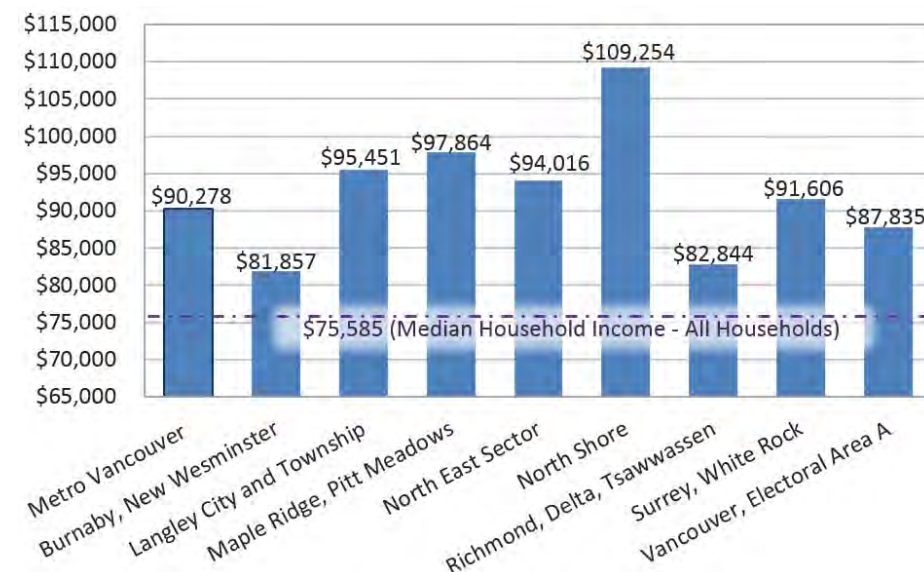
- Affordable housing is defined as housing that does not cost more than 30% of a household's gross income. Different households are affected by affordability challenges in different ways. Based on the 2016 Census the median annual household income for owner households in Metro Vancouver was \$90,278.

Key Findings

- Metro Vancouver's median household income of \$90,278 for owner households is approximately 19% higher than the median household income for all households in the region (\$75,585).
- Based on the median income of \$90,278 a monthly "affordable housing cost" is \$2,257 per month (30% of household income). According to the 2016 Census, the average shelter cost for owners across all households in the region was \$1,622 and the median shelter cost was \$1,376, within the affordability threshold.
- Assuming some standard assumptions, an annual household income of \$90,278 may be able to support a home purchase of \$400,000 with a monthly mortgage payment of \$1,850. *
- 2016 Census data shows that the annual median household income for owner households varies across the region, from \$81,857 in Burnaby / New Westminster subregion to \$109,254 on the North Shore.

* Estimate, assuming a 10% down payment, 25 year amortization period, 3.5% mortgage rate, \$2,000 annual property taxes and \$250 for monthly strata fees.

Median Household Income for Owner Households, Subregions in Metro Vancouver, 2016



Median Household Income for Owner Households by Subregion in Metro Vancouver, 2016

	Total Households	Median Hshld Income	Owner Households	Median Hshld Income
Metro Vancouver	960,890	\$72,585	612,005	\$90,278
Burnaby, New Westminster	124,910	\$64,885	75,560	\$81,857
Langley City and Township	53,820	\$83,956	41,980	\$95,451
Maple Ridge, Pitt Meadows	37,450	\$86,328	29,740	\$97,864
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	86,745	\$80,282	63,865	\$94,016
North Van. City and District West Van., Lions Bay, Bowen Is	73,185	\$88,352	50,615	\$109,254
Richmond, Delta	109,540	\$74,174	83,030	\$82,844
Surrey, White Rock	179,970	\$76,645	127,740	\$91,606
Vancouver, Electoral Area A	290,010	\$64,996	136,000	\$87,835

Source: Statistics Canada, 2016 Census

Household Income by Income Groups for Metro Vancouver Municipalities, 2016

Municipality	All Households		Renter Households			Owner Households		
	Total Dwellings	Median Hshld Income	Total #	Median Hshld Income	Affordable Housing Cost *	Total #	Median Hshld Income	Affordable Housing Cost *
Anmore	690	\$148,582	60	\$100,760	\$2,519	630	\$153,883	\$3,847
Belcarra	255	\$136,112	25	\$0	\$0	230	\$154,863	\$3,872
Bowen Island	1,495	\$88,540	265	\$56,791	\$1,420	1,230	\$97,444	\$2,436
Burnaby	92,200	\$64,899	34,985	\$45,839	\$1,146	57,220	\$80,492	\$2,012
Coquitlam	51,325	\$74,475	14,540	\$46,425	\$1,161	36,780	\$89,265	\$2,232
Delta	35,760	\$92,156	7,575	\$56,195	\$1,405	28,190	\$104,000	\$2,600
Electoral Area 'A'	6,095	\$45,089	3,265	\$34,294	\$857	2,830	\$59,956	\$1,499
Langley City	11,840	\$59,645	4,505	\$38,380	\$960	7,340	\$73,676	\$1,842
Langley Township	41,980	\$90,815	7,345	\$54,761	\$1,369	34,640	\$100,065	\$2,502
Lions Bay	495	\$119,507	40	\$73,116	\$1,828	450	\$130,839	\$3,271
Maple Ridge	30,255	\$86,164	6,095	\$44,797	\$1,120	24,160	\$97,820	\$2,446
New Westminster	32,710	\$64,847	14,370	\$44,368	\$1,109	18,340	\$86,115	\$2,153
North Vancouver City	24,645	\$66,966	11,620	\$50,398	\$1,260	13,030	\$85,991	\$2,150
North Vancouver District	31,115	\$103,889	6,650	\$59,344	\$1,484	24,460	\$119,465	\$2,987
Pitt Meadows	7,195	\$87,017	1,610	\$53,268	\$1,332	5,580	\$98,055	\$2,451
Port Coquitlam	21,755	\$83,918	5,025	\$49,432	\$1,236	16,730	\$95,752	\$2,394
Port Moody	12,975	\$93,521	3,245	\$66,690	\$1,667	9,725	\$105,118	\$2,628
Richmond	73,455	\$65,368	18,910	\$48,989	\$1,225	54,550	\$71,840	\$1,796
Surrey	169,965	\$77,515	49,020	\$47,965	\$1,199	120,945	\$92,614	\$2,315
Tsawwassen	325	\$85,885	30	\$61,101	\$1,528	290	\$96,222	\$2,406
Vancouver	283,915	\$65,423	150,750	\$50,251	\$1,256	133,170	\$88,427	\$2,211
West Vancouver	16,930	\$90,016	4,260	\$48,392	\$1,210	12,675	\$112,697	\$2,817
White Rock	10,005	\$61,865	3,210	\$41,790	\$1,045	6,795	\$73,667	\$1,842
Metro Vancouver	960,890	\$72,585	348,695	\$48,959	\$1,224	612,005	\$90,278	\$2,257

* Affordable Housing Cost for a median income household is equal to 30% of household income, shown as a monthly cost.

Source: Statistics Canada, 2016 Census

Note: Total Dwellings includes Band Housing, but Band Housing is not shown/included in either Renter or Owner household sub-groups.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

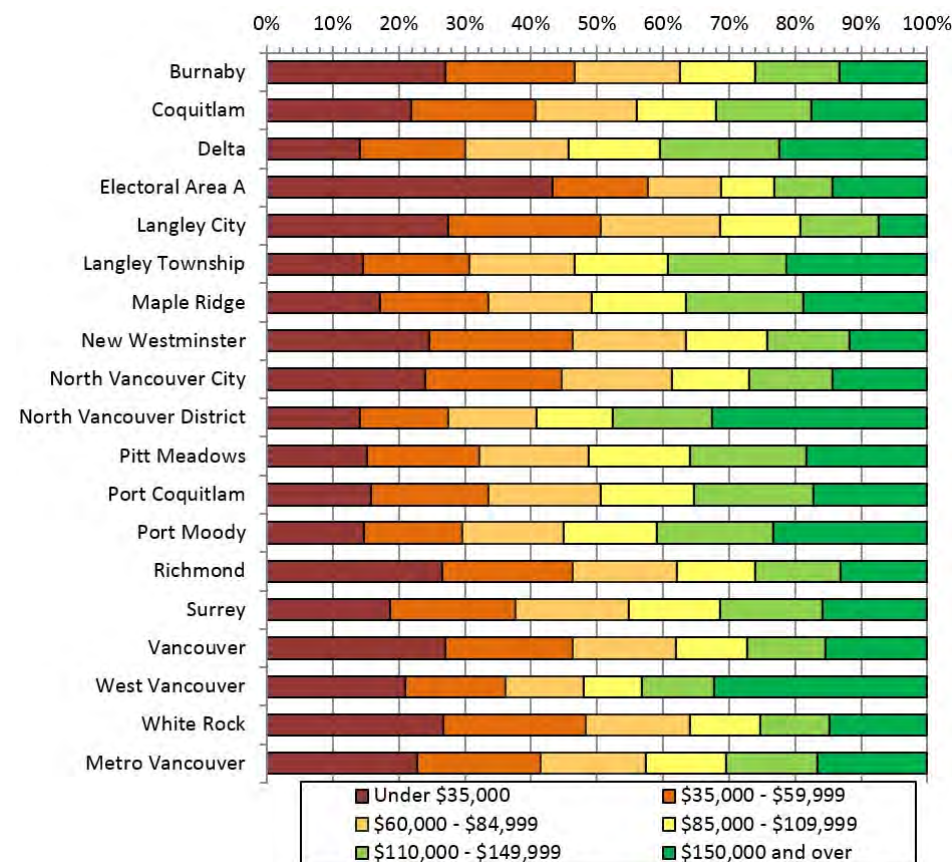
Description

- The income distribution for all households is provided, along with information on the number of households that fit within the different income categories identified in section 1.1.

Key Findings

- Region wide, 23% (218,915) of all households had **very low** household incomes (below \$35,000, or below 50% of regional median household income).
- Household income data shows that 19% (179,680) of all households had annual incomes between \$35,000 and \$60,000. This fits the general definition of **low income** (between 50% - 80% of regional median household income).
- The data shows that 16% (152,840) of all households had annual incomes between \$60,000 and \$85,000. This fits the general definition of **moderate income** (between 80% and 120% of the regional median household income).
- The data shows that 12% (116,730) of all households had annual incomes between \$85,000 and \$110,000. This aligns approximately with the definition of **above-moderate** income (between 120% and 150% of the regional median household income).
- Municipalities with a higher proportion of households with very low incomes (27% compared to 23% regionally) include Burnaby, Langley City, Richmond, Vancouver and White Rock.
- Municipalities with a high proportion of households with incomes above \$110,000 include Langley Township (39%), Delta (40%), Port Moody (41%), West Vancouver (43%) and District of North Vancouver (48%).

Households by Income Group in Metro Vancouver, 2015



Source: Statistics Canada, 2016 Census

* Income groups are rounded to the nearest \$5,000 for reporting purposes. In 2015 the median household income was \$72,662, therefore the reporting income for 50% or less was defined as incomes of under \$35,000 (\$36,330). The reporting threshold for 80% is \$60,000 (\$58,130) and for 120% the reporting threshold is \$85,000 (\$87,190).

Household Income by Income Groups for Metro Vancouver Municipalities, 2015

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$35,000		Hshld Income \$35,000-\$59,999		Hshld Income \$60,000-\$84,999		Hshld Income \$85,000-\$109,999		Hshld Income \$110,000-\$149,999		Hshld Income \$150,000 and over	
			#	%	#	%	#	%	#	%	#	%	#	%
Anmore	685	\$139,469	70	10%	60	9%	65	9%	70	10%	120	18%	310	45%
Belcarra	255	\$128,256	15	6%	25	10%	30	12%	35	14%	40	16%	110	43%
Bowen Island	1,495	\$89,856	255	17%	240	16%	230	15%	185	12%	225	15%	375	25%
Burnaby	92,205	\$64,737	24,880	27%	18,070	20%	14,745	16%	10,565	11%	11,660	13%	12,285	13%
Coquitlam	51,325	\$74,383	11,220	22%	9,660	19%	7,925	15%	6,155	12%	7,340	14%	9,040	18%
Delta	35,755	\$92,300	5,070	14%	5,660	16%	5,590	16%	4,980	14%	6,420	18%	8,035	22%
Electoral Area 'A'	6,105	\$46,322	2,640	43%	890	15%	670	11%	495	8%	540	9%	875	14%
Langley City	11,840	\$59,452	3,255	27%	2,725	23%	2,145	18%	1,435	12%	1,395	12%	880	7%
Langley Township	41,980	\$90,594	6,115	15%	6,765	16%	6,705	16%	5,905	14%	7,545	18%	8,960	21%
Lions Bay	495	\$125,082	35	7%	55	11%	60	12%	60	12%	95	19%	195	39%
Maple Ridge	30,260	\$86,178	5,175	17%	4,970	16%	4,765	16%	4,310	14%	5,365	18%	5,685	19%
New Westminister	32,705	\$64,695	8,060	25%	7,075	22%	5,645	17%	4,015	12%	4,100	13%	3,830	12%
North Vancouver City	24,645	\$67,119	5,930	24%	5,090	21%	4,115	17%	2,890	12%	3,085	13%	3,545	14%
North Vancouver District	31,120	\$103,981	4,390	14%	4,175	13%	4,130	13%	3,620	12%	4,695	15%	10,115	33%
Pitt Meadows	7,195	\$86,912	1,095	15%	1,225	17%	1,200	17%	1,100	15%	1,275	18%	1,320	18%
Port Coquitlam	21,755	\$84,096	3,450	16%	3,850	18%	3,695	17%	3,085	14%	3,950	18%	3,735	17%
Port Moody	12,975	\$92,922	1,910	15%	1,930	15%	1,995	15%	1,835	14%	2,275	18%	3,035	23%
Richmond	73,455	\$65,241	19,520	27%	14,505	20%	11,645	16%	8,705	12%	9,435	13%	9,655	13%
Surrey	169,965	\$77,494	31,620	19%	32,440	19%	29,200	17%	23,375	14%	26,305	15%	27,020	16%
Tsawwassen FN	320	\$84,053	50	16%	65	20%	45	14%	45	14%	55	17%	60	19%
Vancouver	283,915	\$65,327	76,855	27%	54,695	19%	44,190	16%	30,995	11%	33,250	12%	43,945	15%
West Vancouver	16,935	\$89,808	3,555	21%	2,565	15%	2,005	12%	1,500	9%	1,845	11%	5,465	32%
White Rock	10,005	\$62,344	2,675	27%	2,160	22%	1,580	16%	1,060	11%	1,045	10%	1,485	15%
Metro Vancouver	960,895	\$72,662	218,915	23%	179,680	19%	152,845	16%	116,730	12%	132,395	14%	160,325	17%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: Household income groups for "Under \$35,000", "\$35,000 to \$59,999" and "\$60,000 to \$84,999" are created by Metro Vancouver to assist with affordability research.

Note: any re-distribution of income groups would be based on the assumption of equal distribution of households within the standard income groups.

* Income groups are rounded to the nearest \$5,000 for reporting purposes.

The median household income is \$72,662. For households earning 50% or less of the regional median hshld income, the income threshold is \$35,000 (\$36,330).

The household income threshold for 80% is \$60,000 (\$58,130), for 120% the income threshold is \$85,000 (\$87,190), and for 150% income threshold is \$110,000 (\$108,990).

Description

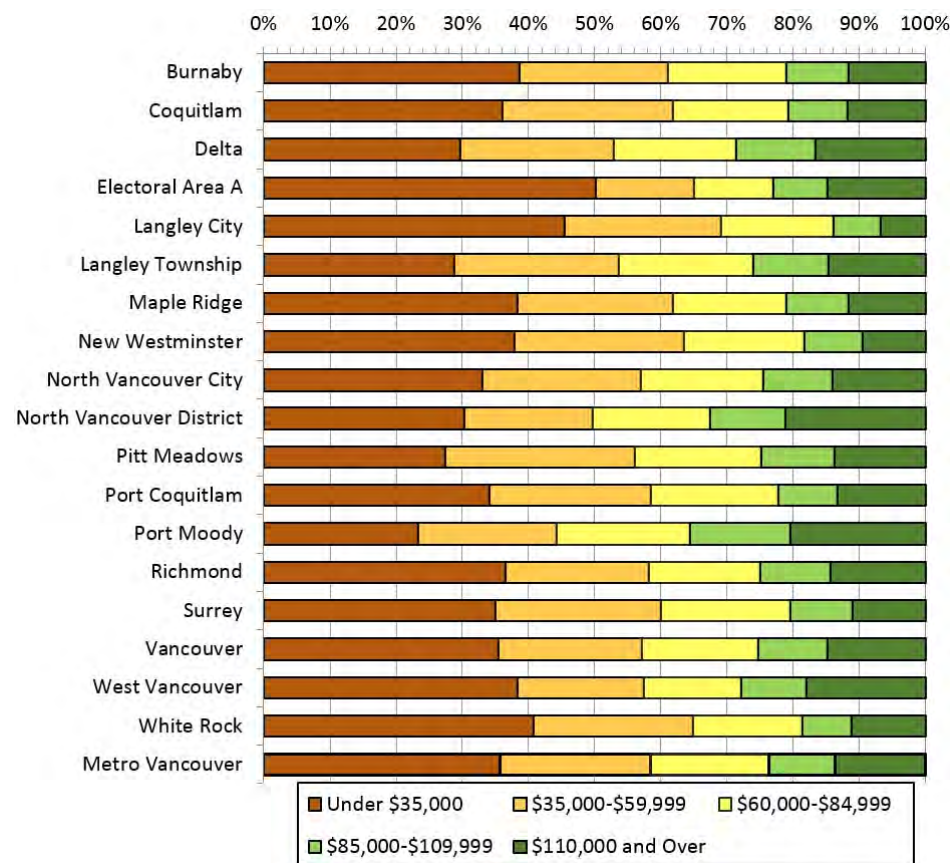
- In 2016, there were 348,695 renter households in Metro Vancouver representing approximately one-third (36%) of all households across the region.
- The median income for renter households was \$48,959, which is equal to 67% of the median household income for all households in the region.

Key Findings

- Region wide there were 126,630 households with very low incomes, earning less than \$35,000 per year in 2015, representing 36% of all renter households.
- Household income data shows that 23% (80,755) of renter households had annual incomes between \$35,000 and \$60,000. This aligns with Metro Vancouver's definition of low income (between 50% - 80% of regional median household income).
- The data shows that 18% (63,450) of all renter households had annual incomes between \$60,000 and \$85,000. This range approximates Metro Vancouver's definition of moderate income (between 80% and 120% of the regional median household income).
- Household income data shows that 24% (62,665) of renter households had annual incomes over \$85,000. This income threshold fits Metro Vancouver's definitions of above-moderate and high income (greater than 120% of regional median household income), considered the threshold for entry-level home ownership. At \$85,000 household income, a household would be able to afford to purchase a home costing \$350,000. ¹

1. CMHC Affordability calculator with 10% down, 25 year amortization, 3.45 mortgage interest rate, \$175 monthly property tax, plus \$250 for monthly strata fees & heating costs.

Renter Households by Household Income Group in Metro Vancouver, 2015



Source: Statistics Canada, 2016 Census

* Income groups are rounded to the nearest \$5,000 for reporting purposes. In 2015 the median household income was \$72,662, therefore the reporting income for 50% or less was defined as incomes of under \$35,000 (\$36,330). The reporting threshold for 80% is \$60,000 (\$58,130), for 120% the reporting threshold is \$85,000 (\$87,190) and for 150% it is \$110,000 (\$108,993).

Renter Household Income by Income Groups for Metro Vancouver Municipalities, 2015

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$35,000		Hshld Income \$35,000-\$59,999		Hshld Income \$60,000-\$84,999		Hshld Income \$85,000-\$109,999		Hshld Income \$110,000 and over	
			#	%	#	%	#	%	#	%	#	%
Anmore	60	\$100,760										
Belcarra	25	n/a										
Bowen Island	265	\$56,791	95	36%	45	17%	65	25%	30	11%	40	15%
Burnaby	34,985	\$45,839	13,785	39%	7,960	23%	6,385	18%	3,310	9%	4,160	12%
Coquitlam	14,540	\$46,425	5,375	37%	3,860	27%	2,580	18%	1,355	9%	1,745	12%
Delta	7,575	\$56,195	2,300	30%	1,790	24%	1,420	19%	930	12%	1,285	17%
Electoral Area 'A'	3,265	\$34,294	1,655	51%	490	15%	395	12%	270	8%	490	15%
Langley City	4,505	\$38,380	2,085	46%	1,085	24%	785	17%	325	7%	310	7%
Langley Township	7,345	\$54,761	2,175	30%	1,870	25%	1,525	21%	865	12%	1,100	15%
Lions Bay	40	\$73,116										
Maple Ridge	6,095	\$44,797	2,375	39%	1,460	24%	1,055	17%	585	10%	720	12%
New Westminster	14,370	\$44,368	5,575	39%	3,775	26%	2,670	19%	1,290	9%	1,405	10%
North Vancouver City	11,620	\$50,398	3,890	33%	2,820	24%	2,170	19%	1,235	11%	1,655	14%
North Vancouver District	6,650	\$59,344	2,040	31%	1,305	20%	1,190	18%	775	12%	1,420	21%
Pitt Meadows	1,610	\$53,268	460	29%	480	30%	320	20%	185	11%	230	14%
Port Coquitlam	5,025	\$49,432	1,750	35%	1,245	25%	990	20%	460	9%	680	14%
Port Moody	3,245	\$66,690	770	24%	685	21%	665	20%	500	15%	670	21%
Richmond	18,910	\$48,989	7,010	37%	4,170	22%	3,230	17%	2,020	11%	2,755	15%
Surrey	49,020	\$47,965	17,460	36%	12,525	26%	9,755	20%	4,705	10%	5,530	11%
Tsawwassen FN	30	\$61,101										
Vancouver	150,750	\$50,251	54,335	36%	33,250	22%	26,870	18%	15,990	11%	22,700	15%
West Vancouver	4,260	\$48,392	1,655	39%	825	19%	635	15%	425	10%	775	18%
White Rock	3,210	\$41,790	1,345	42%	795	25%	545	17%	245	8%	370	12%
Metro Vancouver	348,695	\$48,959	126,630	36%	80,755	23%	63,450	18%	35,630	10%	48,250	14%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: Household income groups for "Under \$35,000", "\$35,000 to \$59,999" and "\$60,000 to \$84,999" are created by Metro Vancouver to assist with affordability research.

Note: Any re-distribution of income groups would be based on the assumption of equal distribution of households within the standard income groups.

* Income groups are rounded to the nearest \$5,000 for reporting purposes.

The median household income is \$72,662. For households earning 50% or less of the regional median hshld income, the income threshold is \$35,000 (\$36,330).

The household income threshold for 80% is \$60,000 (\$58,130), for 120% the income threshold is \$85,000 (\$87,190), and for 150% income threshold is \$110,000 (\$108,990).

Description

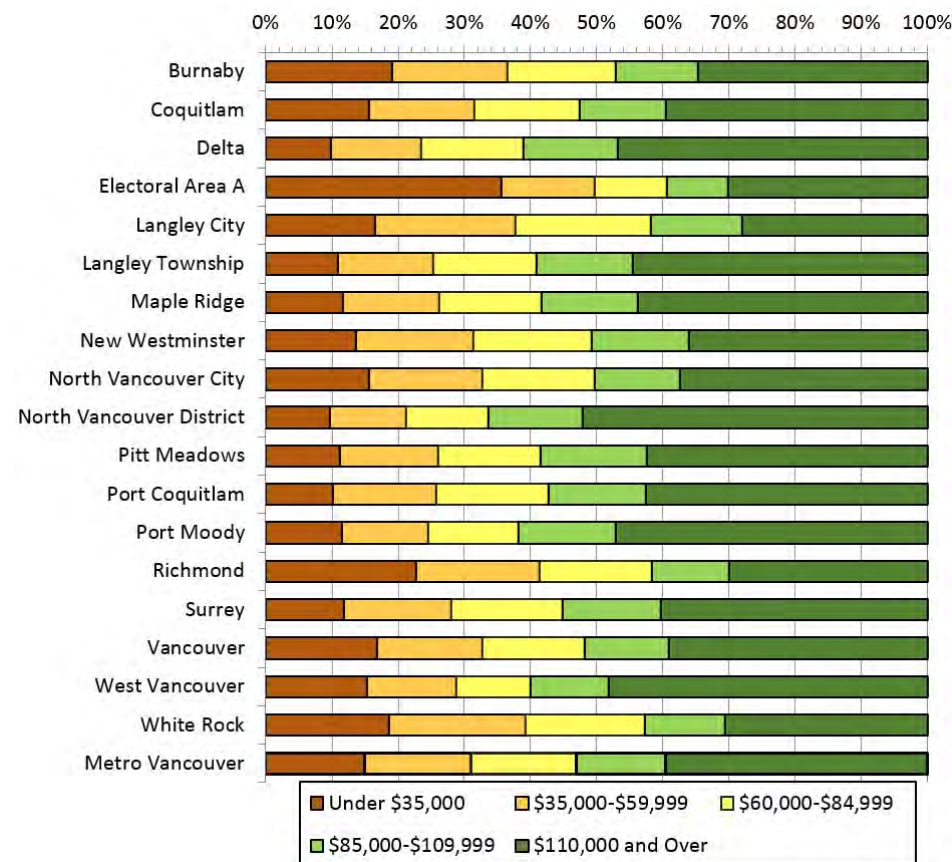
- In 2016, there were 612,005 owner households in Metro Vancouver representing approximately two-thirds of all households in the region.
- The median income for owner households was \$90,278, which is equal to 124% of the median household income for all households in the region.

Key Findings

- Region wide there were 91,975 owner households with very low incomes, earning less than \$35,000 per year in 2015, representing 15% of all owner occupied households.
- Household income data shows that 16% (98,325) of owner households had annual incomes between \$35,000 and \$60,000. This aligns with Metro Vancouver's definition of low income (between 50% - 80% of regional median household income).
- Census data shows that 16% (97,695) of all owner households had annual incomes between \$60,000 and \$85,000. This range approximates Metro Vancouver's definition of moderate income (between 80% and 120% of the regional median household income).
- Household income data shows that 54% (352,500) of owner households had annual incomes over \$85,000. This income threshold fits Metro Vancouver's definitions of above-moderate and high income (greater than 120% of regional median household income), considered the threshold for entry-level home ownership. At \$85,000 household income, a household would be able to afford to purchase a home costing \$350,000. . At \$110,000 annual income, a household would be able to afford to purchase a home costing \$400,000.¹

1. CMHC Affordability calculator estimate, with 10% down, 25 year amortization, 3.45 mortgage interest rate, \$175 monthly property tax, plus \$225 for monthly strata fees & heating costs.

Owner Households by Household Income Group in Metro Vancouver, 2015



Source: Statistics Canada, 2016 Census

* Income groups are rounded to the nearest \$5,000 for reporting purposes. In 2015 the median household income was \$72,662, therefore the reporting income for 50% or less was defined as incomes of under \$35,000 (\$36,330). The reporting threshold for 80% is \$60,000 (\$58,130), for 120% the reporting threshold is \$85,000 (\$87,190) and for 150% it is \$110,000 (\$108,993).

Owner Household Income by Income Groups for Metro Vancouver Municipalities, 2015

Municipality	Total Hshlds #	Median Hshld Income	Hshld Income Under \$35,000		Hshld Income \$35,000-\$59,999		Hshld Income \$60,000-\$84,999		Hshld Income \$85,000-\$109,999		Hshld Income \$110,000 and over	
			#	%	#	%	#	%	#	%	#	%
Anmore	630	\$153,883	35	6%	50	8%	55	9%	90	14%	380	60%
Belcarra	230	\$154,863	10	4%	20	9%	25	11%	40	17%	145	63%
Bowen Island	1,230	\$97,444	180	15%	160	13%	205	17%	170	14%	535	43%
Burnaby	57,220	\$80,492	10,960	19%	10,080	18%	9,375	16%	7,155	13%	19,925	35%
Coquitlam	36,780	\$89,265	5,750	16%	5,880	16%	5,840	16%	4,810	13%	14,535	40%
Delta	28,190	\$104,000	2,780	10%	3,825	14%	4,340	15%	4,050	14%	13,155	47%
Electoral Area 'A'	2,830	\$59,956	1,010	36%	400	14%	310	11%	260	9%	855	30%
Langley City	7,340	\$73,676	1,225	17%	1,580	22%	1,520	21%	1,025	14%	2,085	28%
Langley Township	34,640	\$100,065	3,790	11%	4,965	14%	5,405	16%	5,035	15%	15,435	45%
Lions Bay	450	\$130,839	30	7%	45	10%	55	12%	75	17%	250	56%
Maple Ridge	24,160	\$97,820	2,805	12%	3,475	14%	3,710	15%	3,515	15%	10,505	43%
New Westminster	18,340	\$86,115	2,500	14%	3,275	18%	3,280	18%	2,680	15%	6,630	36%
North Vancouver City	13,030	\$85,991	2,040	16%	2,250	17%	2,230	17%	1,690	13%	4,895	38%
North Vancouver District	24,460	\$119,465	2,365	10%	2,835	12%	3,040	12%	3,470	14%	12,765	52%
Pitt Meadows	5,580	\$98,055	625	11%	840	15%	870	16%	900	16%	2,380	43%
Port Coquitlam	16,730	\$95,752	1,695	10%	2,625	16%	2,840	17%	2,470	15%	7,110	42%
Port Moody	9,725	\$105,118	1,115	11%	1,270	13%	1,330	14%	1,430	15%	4,590	47%
Richmond	54,550	\$71,840	12,465	23%	10,280	19%	9,320	17%	6,425	12%	16,520	30%
Surrey	120,945	\$92,614	14,370	12%	19,565	16%	20,360	17%	17,960	15%	48,730	40%
Tsawwassen FN	290	\$96,222	50	17%	65	22%	45	16%	35	12%	125	43%
Vancouver	133,170	\$88,427	22,425	17%	21,325	16%	20,590	15%	17,120	13%	52,190	39%
West Vancouver	12,675	\$112,697	1,945	15%	1,715	14%	1,435	11%	1,490	12%	6,130	48%
White Rock	6,795	\$73,667	1,280	19%	1,420	21%	1,240	18%	840	12%	2,100	31%
Metro Vancouver	612,005	\$90,278	91,975	15%	98,325	16%	97,695	16%	82,960	14%	242,540	40%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: Household income groups for "Under \$35,000", "\$35,000 to \$59,999" and "\$60,000 to \$84,999" are created by Metro Vancouver to assist with affordability research.

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The median household income is \$72,662. For households earning 50% or less of the regional median hshld income, the income threshold is \$35,000 (\$36,330).

The household income threshold for 80% is \$60,000 (\$58,130), for 120% the income threshold is \$85,000 (\$87,190), and for 150% income threshold is \$110,000 (\$108,990).

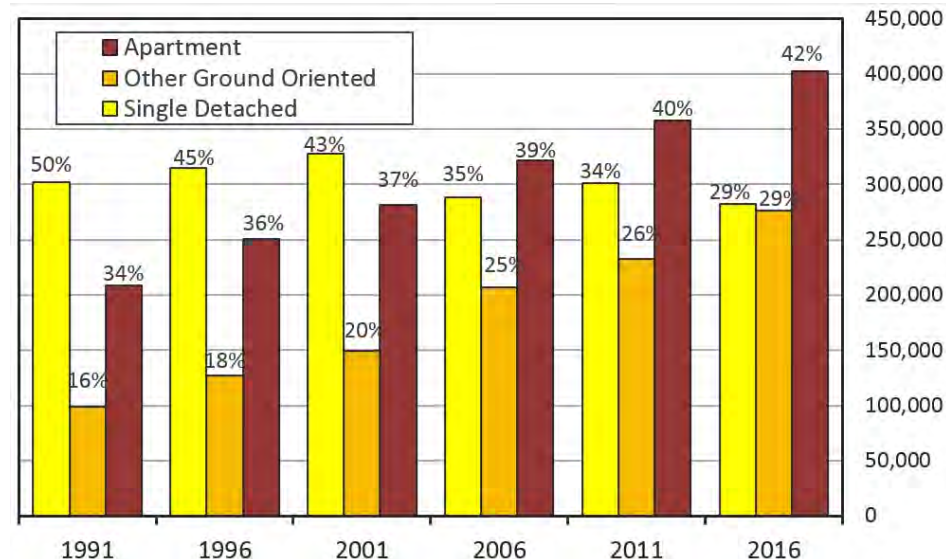
Description

- The Metro Vancouver Board Strategic Plan recognizes the need for a diverse supply of housing across the region. This includes different types and tenures of housing units which can offer improved affordability across all income levels.

Key Findings

- The 2016 Census shows the number of occupied dwellings to be 960,895. The 2016 Census figure of 960,895 occupied private dwellings is an increase of 69,560 dwellings units over the 2011 Census. The growth rate of 7.8% is slightly less than the 9.8% (74,300 units) experienced over the preceding five years (2006-2011).
- The proportion of homes in the region that are single detached homes has decreased from 50% of dwellings in 1991 to 29% of dwellings in 2016. The 282,355 single detached homes is the lowest value in the past 25 years (homes with secondary suites are not included in this category, but are included with “Other Ground Oriented”).
- In 2016, the combined categories for apartments account for the largest share of dwelling type in the region, representing 42% (402,260 units) of total occupied private dwellings. High-rise apartments (five or more storeys) account for 17% (160,060 units) of the total, while low-rise apartments account for 25% (242,200 units) of total occupied dwelling units.
- “Other ground-oriented dwellings” account for 29% (276,280 units) of housing units in 2016. A house and its secondary suite (both units are reported by Statistics Canada Census as “apartment in a duplex”) account for 57% (156,440) of the other ground-oriented dwelling units. Row housing accounts for 10% (93,415 units) of the dwelling units in Metro Vancouver in 2016.

Occupied Private Dwellings by Structure Type, Metro Vancouver, 1991 - 2016



Source: Statistics Canada, 2016 Census

Occupied Private Dwellings in Metro Vancouver by Sub-Region and by Structure Type, 2016

Subregion	Total #	Single Detached		Other Ground-Oriented		Apartments	
		#	%	#	%	#	%
Burnaby / New Westminster	124,905	56,660	45%	32,530	26%	68,245	55%
Langley	53,820	42,635	79%	18,215	34%	11,185	21%
North East Sector	87,000	59,155	68%	26,375	30%	27,845	32%
North Shore	74,685	47,500	64%	17,185	23%	27,185	36%
Pitt Meadows / Maple Ridge	37,455	30,585	82%	10,690	29%	6,870	18%
Richmond / Delta / Tsawwassen	109,535	76,135	70%	30,665	28%	33,400	30%
Surrey / White Rock	179,965	133,875	74%	71,145	40%	46,090	26%
Vancouver / Electoral 'A'	290,020	110,470	38%	68,715	24%	179,550	62%
Vancouver CMA	960,895	558,635	58%	276,280	29%	402,260	42%

Source: Statistics Canada, 2016 Census

Housing Inventory by Structure Type for Metro Vancouver Municipalities, 2001 - 2016

Municipality	2001				2006				2011				2016			
	Total Occupied Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Occupied Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Occupied Hshlds	Single Detached	Other Ground-Oriented	Apartment	Total Occupied Hshlds	Single Detached	Other Ground-Oriented	Apartment
Anmore	430	290	140	-	535	355	180	-	620	435	185	-	690	485	205	-
Belcarra	260	230	30	-	255	225	30	-	275	225	50	-	255	210	45	-
Bowen Island	1,130	1,060	55	15	1,340	1,210	75	55	1,350	1,180	110	60	1,495	1,335	85	75
Burnaby	74,000	26,550	15,230	32,220	78,030	21,280	21,070	35,680	86,845	21,360	23,250	42,235	92,200	19,135	27,215	45,850
Coquitlam	40,220	20,685	8,345	11,190	41,235	19,225	10,050	11,960	45,545	20,155	11,630	13,760	51,325	19,785	14,250	17,290
Delta	32,785	23,360	4,730	4,695	33,550	21,590	6,810	5,150	34,760	22,155	7,585	5,020	35,760	20,940	9,630	5,190
Electoral Area 'A'	2,715	500	770	1,445	4,500	470	790	3,240	5,040	470	825	3,745	6,105	425	765	4,915
Langley City	10,085	3,100	1,755	5,230	10,570	2,790	1,980	5,800	11,320	2,805	2,135	6,380	11,840	2,730	2,280	6,830
Langley Township	29,670	20,890	6,705	2,075	33,320	20,210	10,595	2,515	37,235	21,940	12,380	2,915	41,980	21,690	15,935	4,355
Lions Bay	520	500	15	5	520	455	60	5	505	450	40	15	495	470	25	-
Maple Ridge	22,595	14,650	4,390	3,555	24,935	15,250	5,845	3,840	28,040	16,650	6,895	4,495	30,260	16,830	8,340	5,090
New Westminster	26,025	6,170	3,055	16,800	27,045	4,945	4,225	17,875	30,580	5,580	4,320	20,680	32,705	4,995	5,315	22,395
North Vancouver City	20,705	4,105	4,410	12,190	21,345	3,390	4,830	13,125	22,785	3,430	5,100	5,375	24,645	2,955	5,795	15,895
North Vancouver District	29,075	18,455	5,905	4,715	29,745	16,915	7,640	5,190	30,560	17,130	8,055	14,255	31,115	16,200	8,870	6,045
Pitt Meadows	5,305	3,145	1,255	905	5,820	3,070	1,765	985	6,720	3,120	2,250	1,350	7,195	3,065	2,350	1,780
Port Coquitlam	17,755	9,270	5,120	3,365	18,710	8,725	6,185	3,800	20,645	8,625	6,945	5,075	21,755	8,375	7,705	5,675
Port Moody	8,535	3,775	2,820	1,940	10,130	3,840	3,725	2,565	12,620	4,000	4,035	4,585	12,975	3,925	4,170	4,880
Richmond	56,775	26,865	13,100	16,810	61,420	25,255	17,305	18,860	67,980	25,320	19,500	23,160	73,455	24,315	21,015	28,125
Surrey	115,715	64,060	29,220	22,435	131,145	56,790	43,695	30,660	152,850	64,515	53,190	35,145	169,960	60,195	69,155	40,610
Vancouver	236,100	65,390	39,580	131,130	253,215	48,365	55,340	149,510	264,570	47,535	59,340	157,695	283,915	41,330	67,950	174,635
West Vancouver	16,335	10,290	1,375	4,670	16,840	9,725	2,240	4,875	17,085	9,845	2,300	4,940	16,935	9,355	2,410	5,170
White Rock	9,080	3,330	1,070	4,680	9,525	2,685	1,790	5,050	9,865	2,820	1,735	5,310	10,005	2,535	1,990	5,480
Metro Vancouver	758,715	327,655	149,610	281,450	817,035	288,320	206,745	321,970	891,340	301,140	232,360	357,840	960,895	282,355	276,280	402,260

Source: Statistics Canada, 2001, 2006, 2011 and 2016 Census

Note: Metro Vancouver total includes Indian Reserves and Tsawwassen First Nation.

Note: "Other Ground-Oriented" includes Semi-detached, Apartment-duplex, Row house, Other single detached and moveable dwellings.

Note: In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings.

This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

When examining increases and decreases among specific structural types, it cannot be determined how much of the change is a result of the improved enumeration methods, the additional classification instructions, or real increases since the last Census.

Note: In 2011 Metro Vancouver staff have identified that some seniors apartment buildings may have been identified as "Collective Dwellings", whereas in 2006 they may have been reported as "apartment" units.

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

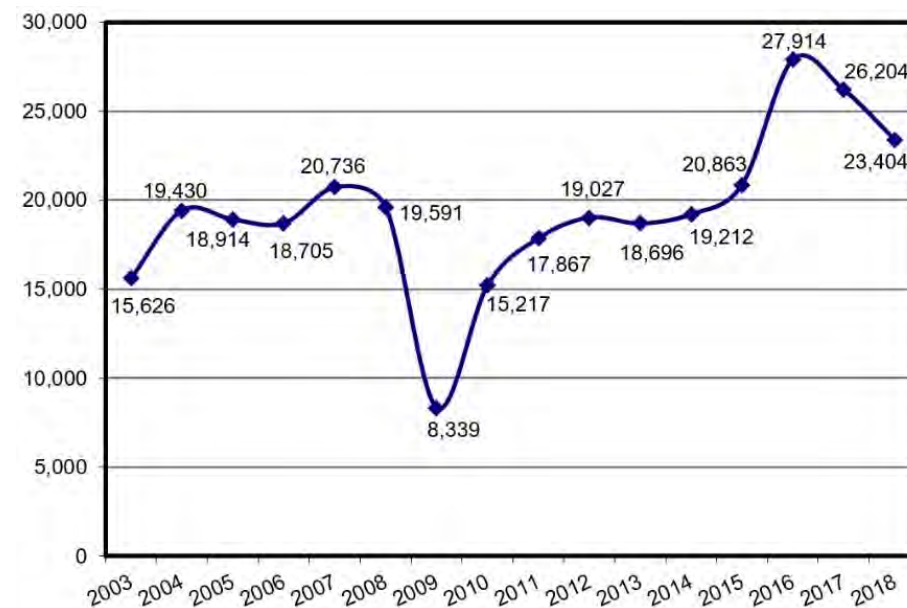
Description

- The number of annual housing starts in the region reflects economic patterns and the cyclical nature of the housing market.
- The global economic downturn of 2008/09 resulted in a steep drop in housing starts in 2009, but the past eight years has seen a recovery in housing starts, peaking in 2016.

Key Findings

- 2018 saw 23,404 housing starts in the region. This approximately 4,500 fewer starts than the 2016 figure of 27,914, but is about 4,000 units greater than the ten-year average of 19,675 units per year.
- For the period from 2009 to 2018 (10 years) the number of annual housing starts ranged from a low of 8,399 in 2009 to a high of 27,914 in 2016.
- The subregion with the highest proportion of the total regional starts is Vancouver / Electoral Area A with 28% of the regional total, followed by Surrey / White Rock also with 16%. Burnaby / New Westminster subregion and the North Shore each accounted for 13% of the total regional housing starts in 2018.
- The City of Vancouver saw the most housing starts of the municipalities in 2018 with 6,522 starts. The second highest number of starts occurred in the City of Surrey (3,402), following by Burnaby (2,576) and Richmond (2,414).

Housing Starts in Metro Vancouver, 2003 - 2018



Source: CMHC Housing Now – Local Housing Market Data

Housing Starts by Metro Vancouver Subregions, 2013-2018

	2013	2014	2015	2016	2017	2018
Metro Vancouver	18,696	19,212	20,863	27,914	26,204	23,404
Burnaby, New Westminister	2,676	2,225	2,838	5,407	5,570	3,029
Langley City and Township	954	1,301	1,497	1,415	2,083	1,584
Maple Ridge, Pitt Meadows	554	635	602	844	821	981
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,750	2,008	1,467	1,914	2,690	1,629
North Van. City and District	1,164	1,214	1,364	1,978	790	3,133
West Van., Lions Bay, Bowen	1,716	3,573	3,292	2,697	2,637	2,756
Richmond, Delta	3,289	3,355	4,721	3,649	5,494	3,632
Surrey, White Rock	6,593	4,859	5,082	9,974	6,077	6,529
Vancouver, Electoral Area A						

Note: Electoral Area A includes UBC/UEL

Source: CMHC Housing Now – Local Housing Market Data

Housing Starts for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Year Average	10 Year Average
Anmore	20	9	28	13	11	10	21	10	24	31	18	21	18
Belcarra	3	2	1	2	0	0	5	0	3	2	2	2	2
Bowen Island	25	17	27	26	15	7	48	18	29	45		28	23
Burnaby	1,643	852	1,288	1,611	1,528	2,298	1,674	1,918	4,172	4,173	2,576	2,903	2,209
Coquitlam	1,565	475	1,131	1,442	1,802	1,390	1,598	971	1,625	2,130	1,103	1,485	1,367
Delta	313	285	438	378	363	289	537	635	482	567	664	577	464
Electoral Area A	272	142	240	370	102	522	211	466	215	460	7	272	274
Langley City	119	199	171	224	66	18	114	193	32	155	557	210	173
Langley Township	763	580	907	1,292	1,050	936	1,187	1,304	1,383	1,928	1,027	1,366	1,159
Lions Bay	2	1	2	1	1	1	3	0	0	3	1	1	1
Maple Ridge	419	303	443	474	524	400	547	548	826	716	937	715	572
New Westminster	468	209	262	368	809	378	551	920	1,235	1,397	453	911	658
North Vancouver City	372	44	270	481	480	521	535	833	879	327	1,134	742	550
North Vancouver District	254	216	247	455	256	378	492	330	816	278	1,549	693	502
Pitt Meadows	195	37	14	75	97	154	88	54	18	105	44	62	69
Port Coquitlam	228	90	402	47	371	342	375	460	219	485	268	361	306
Port Moody	374	7	35	26	310	8	9	26	43	42	238	72	74
Richmond	1,961	685	1,421	2,636	1,708	1,427	3,036	2,657	2,215	2,070	2,092	2,414	1,995
Surrey	5,699	2,439	3,617	3,807	3,275	3,071	3,194	4,561	3,471	5,380	3,402	4,002	3,622
Vancouver	4,670	1,576	4,075	3,830	5,498	6,071	4,648	4,616	9,759	5,617	6,522	6,232	5,221
West Vancouver	159	56	104	126	446	257	136	183	254	137	449	232	215
White Rock	67	115	94	79	315	218	161	160	178	114	230	169	166
Indian Reserves				104	0	0	42	0	36	42	212	66	n/a
Metro Vancouver	19,591	8,339	15,217	17,867	19,027	18,696	19,212	20,863	27,914	26,204	23,404	23,519	19,674

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

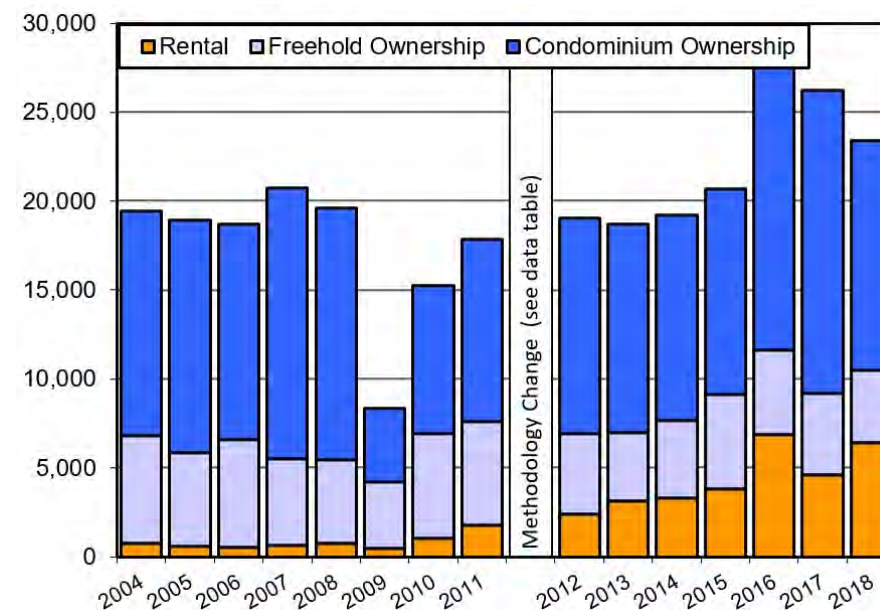
Description

- One of the priorities set out in the Metro Vancouver Regional Affordable Housing Strategy is to expand the supply of rental housing, including new purpose built market rental housing. Over the past twenty years there have been very few purpose built rental units in the region, although in recent years, and in 2016 in particular, there has been growth in rental starts.

Key Findings

- 2018 CMHC data shows 6,425 rental housing starts in the region. This is the second highest number of rental starts (6,841 rental housing starts in 2016) in the past 15 years.
- The 6,425 rental starts account for 27% of the total housing starts in 2018. The distribution of the rental starts is as follows: 53% in Vancouver / Electoral Area A; 20% in Burnaby / New Westminster; 15% in Surrey / White Rock; and 6% in the Langley subregion.
- The graph shows that since 2004 an increasing proportion of housing starts have been strata condominium (apartment or townhouse). Following the 2009 downturn, the condominium starts continue to exceed the freehold ownership starts in the region. In 2018 55% of total housing starts were condominium ownership.
- The proportion of ownership starts that are condominium varies among subregions. In 2018 the proportion of ownership starts that were condominium ranged from 59% in Surrey / White Rock to 86% of the ownership starts in the Richmond / Delta subregion.
- Of the 6,425 rental starts reported for 2018, 43% (2,741) are purpose-built market rental apartment units. 31% (2,014) are secondary suites, 12% (797) are laneway / coach house rental housing and 13% (865) are for social housing.

Housing Starts by Tenure Metro Vancouver, 2004 - 2018



Source: Canada Mortgage and Housing Corporation (CMHC)

Note: City of Vancouver had 90 cooperative housing unit starts in 2016 (not shown in graph).

Housing Starts by Tenure by Subregion, 2018

	Freehold Ownership	%	Condominium Ownership	%	Purpose-Built Rental	%
Metro Vancouver	4,048	17%	12,931	55%	6,425	27%
Burnaby, New Westminster	387	13%	2,261	75%	381	13%
Langley City and Township	266	17%	952	60%	366	23%
Maple Ridge, Pitt Meadows	228	23%	692	71%	61	6%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	284	18%	1,023	63%	311	19%
North Van. City and District	338	11%	2,106	69%	618	20%
West Van., Lions Bay, Bowen Is	531	19%	1,930	70%	295	11%
Richmond, Delta	1,133	30%	1,654	44%	960	26%
Surrey, White Rock	835	13%	2,261	35%	3,433	53%
Vancouver, Electoral Area A						

Note: Electoral Area A includes UBC/UEL

Source: CMHC Housing Now – Local Housing Market Data

Ownership Housing Starts by Ownership Type for Metro Vancouver Municipalities, 2014 - 2018

Municipality	2014		2015		2016		2017		2018	
	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium	Freehold	Condominium
Anmore	20	0	9	0	16	8	27	3	5	1
Belcarra	5	0	0	0	3	0	2	0	2	0
Bowen	17	0	18	0	24	1	33	0	24	0
Burnaby	484	1,023	408	1,279	434	2,949	385	3,295	316	2,030
Coquitlam	318	1,083	241	581	363	1,031	265	1,605	222	611
Delta	159	212	138	408	122	293	186	290	201	303
Electoral Area A	12	105	6	460	3	0	10	360	7	0
Langley City	14	100	9	147	10	22	17	133	28	350
Langley Township	238	823	250	834	359	849	333	1,152	238	602
Lion's Bay	3	0	0	0	0	0	3	0	1	0
Maple Ridge	216	328	339	197	407	392	321	327	203	675
New West	65	486	62	542	75	186	113	868	71	231
North Van City	63	263	40	644	82	544	86	144	52	741
North Van District	113	248	145	39	130	608	167	14	135	1,043
Pitt Meadows	20	68	17	36	16	0	21	82	25	17
Port Coquitlam	36	334	28	420	42	161	44	412	44	189
Port Moody	9	0	12	14	22	17	16	22	11	223
Richmond	399	2,248	478	1,812	454	1,638	487	1,486	330	1,627
Surrey	917	1,800	994	2,979	1,074	1,799	1,092	3,830	1,133	1,442
Vancouver *	1,000	2,396	1,049	2,111	842	5,582	745	2,989	828	2,261
West Vancouver	124	12	146	36	195	57	130	5	126	322
White Rock	82	13	65	60	52	89	67	4	46	51
First Nations									0	212
Metro Vancouver	4,354	11,542	4,454	12,599	4,757	16,226	4,566	17,047	4,048	12,931

Source: CMHC - Rental Housing Market Reports & Housing Now Reports

* Note: There were zero cooperative housing unit starts in 2017 and 2018.

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

Definition: Condominium - An individual dwelling which is privately owned, but where the building and/or land are collectively owned by all dwelling unit owners.

Note:

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Purpose Built Rental Starts for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015 *	2016 *	2017 *	2018 *	5 Yr Average
Anmore	0	0	0	1	0	3	1	1	0	1	2	1
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	2	0	2	1	1	0	4	12	4	4
Burnaby	0	5	70	64	6	0	167	231	789	493	230	382
Coquitlam	0	0	50	32	175	157	197	149	231	260	270	221
Delta	13	9	9	2	41	56	166	89	67	91	160	115
Electoral Area A	211	46	0	179	0	281	94	0	212	90	0	79
Langley City	0	0	0	0	0	0	0	37	0	5	179	44
Langley Township	19	20	20	14	146	188	126	220	175	443	187	230
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	2	1	52	4	3	3	12	27	68	59	34
New Westminster	0	0	0	25	25	0	0	316	974	416	151	371
North Vancouver City	0	0	52	80	54	44	209	149	253	97	341	210
North Vancouver District	32	0	0	146	43	59	131	146	78	97	272	145
Pitt Meadows	0	0	0	71	1	0	0	1	2	2	2	1
Port Coquitlam	3	0	0	0	19	19	5	12	16	29	35	19
Port Moody	0	0	0	0	0	0	0	0	4	4	4	2
Richmond	8	0	92	232	163	76	389	367	123	97	135	222
Surrey	193	173	164	114	342	275	477	588	598	458	827	590
Vancouver	269	192	594	743	1,088	1,944	1,252	1,456	3,245	1,883	3,433	2,254
West Vancouver	0	0	0	0	271	1	0	1	2	2	1	1
White Rock	0	0	0	0	32	42	66	35	37	43	133	63
Metro Vancouver	748	447	1,054	1,755	2,412	3,149	3,286	3,810	6,841	4,591	6,425	4,991

Source: Canada Mortgage and Housing Corporation (CMHC)

* Note: 2015/16/17/18 data includes secondary suites and laneway rental housing (single detached rental).

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Note:

Some data for 2012 have been restated in the above table, to allow comparison with 2013 and 2014 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA. The impact of this adjustment was the 2012 figure for Metro Vancouver changed from 1,277 rental starts to 2,412 rental starts.

Purpose Built Rental Starts** By Rental Housing Type for Metro Vancouver Municipalities, 2015/2016/2017/2018

Municipality	Accessory Suites				Single Detached Rental *				Market Rental (apt & row)				Social Hsg Rental			
	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018
Anmore	0	0	0	0	1	0	1	1	0	0	0	1	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	1	7	3	0	3	1	0	0	0	4	1	0	0	0	0
Burnaby	231	261	258	208	0	1	0	0	0	405	0	22	0	122	235	0
Coquitlam	114	215	187	143	5	14	8	14	0	2	65	113	30	0	0	0
Delta	87	67	86	82	1	0	5	1	1	0	0	77	0	0	0	0
Electoral Area A	0	0	0	0	0	0	0	0	0	212	90	0	0	0	0	0
Langley City	0	0	5	11	0	0	0	0	37	0	0	168	0	0	0	0
Langley Township	85	147	146	124	30	28	34	43	105	0	263	20	0	0	0	0
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	3	24	50	42	3	3	10	8	6	0	8	9	0	0	0	0
New Westminster	34	58	79	52	0	1	1	2	282	915	336	91	0	0	0	0
North Vancouver City	12	49	53	51	7	12	15	12	130	192	29	278	0	0	0	0
North Vancouver District	48	73	87	74	0	5	5	3	98	0	5	195	0	0	0	0
Pitt Meadows	1	0	0	0	0	2	2	2	0	0	0	0	0	0	0	0
Port Coquitlam	12	16	28	30	0	0	1	3	0	0	0	2	0	0	0	0
Port Moody	0	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	101	120	93	100	5	3	4	2	132	0	0	33	129	0	0	0
Surrey	509	507	433	554	8	5	4	1	0	86	20	272	71	0	0	0
Vancouver	418	439	391	504	464	547	471	704	574	1,845	990	1,358	0	414	31	865
West Vancouver	0	0	1	0	1	2	1	1	0	0	0	0	0	0	0	0
White Rock	35	37	42	32	0	0	0	0	0	0	1	101	0	0	0	0
Metro Vancouver	1,690	2,018	1,950	2,014	525	630	563	797	1,365	3,623	1,811	2,741	230	536	266	865

Source: Canada Mortgage and Housing Corporation (CMHC), custom data request.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

* Note: Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.

** Note: Rental/Non-rental data is for entire building only. If a building has rental units combined with predominately stratified ownership units, it may not appear in this table.

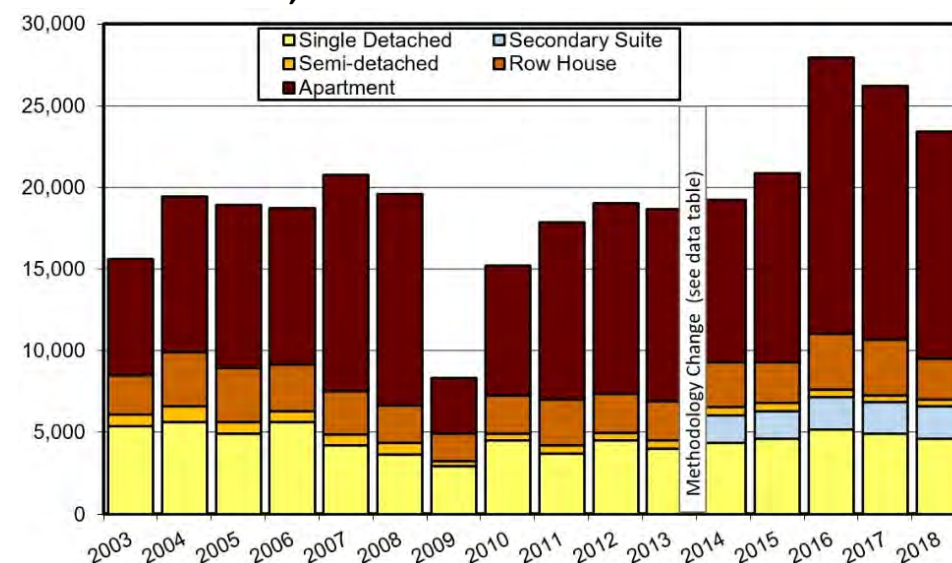
Description

- The composition of housing stock in Metro Vancouver has continued to evolve over the past decade. Multi-unit developments account for an increasing proportion of the total housing starts in the region. Higher density developments can help to contribute to more efficient use of the land base.

Key Findings

- Data reported by CMHC for the period from 2014 to 2018 (5 years), there were 117,600 housing starts; 42% (49,800) were ground-oriented units (single detached, secondary suites, semi-detached duplex or row housing) and 58% (67,800) were apartment units.
- In 2018 apartment units accounted for 59% of the total housing starts and ground-oriented housing starts accounted for 41%. Over the past two years the number of apartment units starts decreased by 18% (3,000), from 16,900 units in 2016 to 13,900 units in 2018.
- Row house (townhouse) starts accounted for 11% of total housing starts in 2018. Over the past 5 years the number of row house starts has varied from a high of 3,400 units (2016) to a low of 2,500 (2018).
- The share of housing starts by structure type varies among the subregions. The proportion of starts that are ground-oriented ranged from 20% of the housing starts on the North Shore to 74% in the Surrey / White Rock subregion.
- In 2018 14% of housing starts are in semi-detached or row house / townhouse units. Semi-detached and row house units share of total starts vary across the region, from 4% in Vancouver, Electoral Area subregion to 26% on the North-East sector.

Housing Starts by Structure Type, Metro Vancouver, 2003 - 2018



* Secondary suite data was included with Apartment (Apartment & Other) until 2014.

Source: CMHC Housing Now – Local Housing Market Data and regional custom data.

Housing Starts by Structure Type, by Subregions Metro Vancouver, 2016 & 2017

	2017				2018			
	Secondary Suite	Single Detached	Semi & Row	Apartment	Secondary Suite	Single Detached	Semi & Row	Apartment
Metro Vancouver	7%	19%	14%	59%	9%	20%	12%	59%
Burnaby, New Westminster	6%	7%	5%	82%	9%	10%	7%	74%
Langley City and Township	7%	19%	31%	43%	9%	20%	19%	53%
Maple Ridge, Pitt Meadows	6%	41%	28%	25%	4%	23%	13%	60%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	8%	12%	9%	70%	11%	18%	26%	44%
North Van. City and District	19%	51%	8%	23%	4%	10%	6%	80%
West Van., Lions Bay, Bowen	7%	27%	8%	58%	7%	19%	17%	57%
Richmond, Delta	9%	21%	34%	37%	16%	33%	25%	26%
Surrey, White Rock	6%	19%	4%	71%	7%	20%	4%	69%

Source: CMHC Housing Now – Local Housing Market Data and regional custom data.

Single Detached Housing Starts for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012*	2013*	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	9	28	13	11	10	21	10	24	31	7	19	16
Belcarra	2	1	2	0	0	5	0	3	2	2	2	2
Bowen Island	15	21	20	13	6	17	18	26	30	24	23	19
Burnaby	132	273	306	304	268	364	308	357	312	240	316	286
Coquitlam	182	164	251	350	301	329	242	342	260	230	281	265
Delta	129	167	107	125	128	162	142	146	223	200	175	153
Electoral Area A	5	3	3	7	2	12	6	3	10	7	8	6
Langley City	3	4	4	3	13	14	9	10	17	28	16	11
Langley Township	168	228	232	323	268	240	261	406	389	281	315	280
Lions Bay	1	2	1	1	1	3	0	0	3	1	1	1
Maple Ridge	197	284	225	193	193	213	334	406	322	210	297	258
New Westminster	51	112	59	53	65	63	58	70	98	66	71	70
North Vancouver City	13	9	20	58	42	48	41	68	73	50	56	42
North Vancouver District	56	76	51	100	118	113	145	135	172	124	138	109
Pitt Meadows	17	14	4	15	4	14	13	16	17	11	14	13
Port Coquitlam	4	7	9	27	50	26	26	34	46	49	36	28
Port Moody	7	14	11	6	8	7	12	32	26	13	18	14
Richmond	142	302	340	385	274	399	472	474	488	332	433	361
Surrey	1,328	1,915	1,091	1,139	769	965	1,009	1,063	1,062	1,138	1,047	1,148
Vancouver	395	799	800	1,214	1,284	1,106	1,309	1,280	1,116	1,419	1,246	1,072
West Vancouver	56	102	119	124	138	124	150	189	131	116	142	125
White Rock	17	8	17	65	62	87	57	52	67	44	61	48
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
Metro Vancouver	2,929	4,533	3,686	4,516	4,004	4,374	4,622	5,169	4,911	4,592	4,734	4,334

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA

Accessory Suite Housing Starts for Metro Vancouver Municipalities, 2013 - 2018

Municipality	2010	2011	2013 *	2014	2015	2016	2017	2018	3 Yr Average
Anmore	not available		0	0	0	0	0	0	0
Belcarra	not available		0	0	0	0	0	0	0
Bowen Island	not available		1	1	0	1	7	3	4
Burnaby	not available		0	167	231	261	258	208	242
Coquitlam	not available		143	191	114	215	187	143	182
Delta	not available		50	99	87	67	86	82	78
Electoral Area A	not available		0	0	0	0	0	0	0
Langley City	not available		0	0	0	0	5	11	5
Langley Township	not available		111	112	85	147	146	124	139
Lions Bay	not available		0	0	0	0	0	0	0
Maple Ridge	not available		0	0	3	24	50	42	39
New Westminster	not available		0	0	34	58	79	52	63
North Vancouver City	not available		17	35	12	49	53	51	51
North Vancouver District	not available		59	50	48	73	87	74	78
Pitt Meadows	not available		0	0	1	0	0	0	0
Port Coquitlam	not available		19	5	12	16	28	30	25
Port Moody	not available		0	0	0	4	4	4	4
Richmond	not available		65	87	101	120	93	100	104
Surrey	not available		227	415	509	507	433	554	498
Vancouver	not available		350	371	418	439	391	504	445
West Vancouver	not available		0	0	0	0	1	0	0
White Rock	not available		41	61	35	37	42	32	37
Metro Vancouver	not available		1,083	1,594	1,690	2,018	1,950	2,014	1,994

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Note: not all municipalities record accessory suite permits. In 2013 there is no accessory suite data for Burnaby, New Westminster, Maple Ridge and Pitt Meadows.

Semi-Detached Housing Starts for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	2	4	0	1	1
Burnaby	66	106	108	86	62	124	100	78	75	78	91	88
Coquitlam	14	38	22	36	68	60	64	54	36	32	49	42
Delta	4	14	48	90	98	18	4	4	0	8	7	29
Electoral Area A	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0	0	0	0	0
Langley Township	4	2	2	4	2	24	24	32	8	28	23	13
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	8	4	14	0	6	24	18	16	10	4	14	10
New Westminster	0	8	2	8	8	2	4	10	16	10	8	7
North Vancouver City	8	18	28	18	12	18	6	30	28	14	19	18
North Vancouver District	50	2	0	0	0	0	0	0	0	2	0	5
Pitt Meadows	12	0	0	2	0	6	4	2	6	16	7	5
Port Coquitlam	2	4	0	2	2	10	2	8	4	0	5	3
Port Moody	0	0	0	0	0	2	0	0	4	0	1	1
Richmond	40	50	74	24	32	36	28	38	30	48	36	40
Surrey	42	86	94	66	24	52	66	48	64	36	53	58
Vancouver	80	80	108	132	172	132	160	100	118	130	128	121
West Vancouver	0	2	2	12	22	0	2	8	2	12	5	6
White Rock	0	0	0	0	2	0	4	0	0	2	1	1
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
Metro Vancouver	330	414	504	480	510	508	486	430	409	420	451	449

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Row Housing Starts for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	30	0	0	0	0	6	3
Burnaby	95	101	150	45	141	137	62	108	137	51	99	103
Coquitlam	135	179	352	231	161	87	96	38	90	139	90	151
Delta	92	139	72	18	0	136	21	170	90	127	109	87
Electoral Area A	0	7	16	0	0	0	11	0	0	99	22	13
Langley City	36	0	0	0	5	33	0	14	63	50	32	20
Langley Township	148	381	342	263	265	447	475	730	565	228	489	384
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	96	134	154	23	104	166	140	267	213	91	175	139
New Westminster	0	13	41	14	109	82	15	127	44	76	69	52
North Vancouver City	11	17	21	11	0	42	0	15	9	86	30	21
North Vancouver District	63	20	69	8	0	107	39	15	14	70	49	41
Pitt Meadows	8	0	0	12	24	4	36	0	0	17	11	10
Port Coquitlam	60	42	0	120	107	141	160	33	91	32	91	79
Port Moody	0	21	15	13	0	0	14	7	8	221	50	30
Richmond	160	224	292	164	246	115	212	260	95	290	194	206
Surrey	698	874	1,031	1,365	1,089	1,132	1,124	1,386	1,793	871	1,261	1,136
Vancouver	53	163	266	92	85	60	80	225	145	56	113	123
West Vancouver	0	0	5	0	4	0	23	0	3	0	5	4
White Rock	0	9	10	10	26	0	4	0	4	0	2	6
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	99	20	10
Metro Vancouver	1,655	2,324	2,836	2,389	2,373	2,719	2,512	3,398	3,386	2,504	2,904	2,610

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

Apartment Housing Starts for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012*	2013*	2014*	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	1	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	4	2	6	6	2	0	1	0	0	4	1	1	2
Burnaby	1,110	559	808	1,047	1,093	1,827	1,049	1,217	3,368	3,391	1,999	2,205	1,636
Coquitlam	1,155	144	750	817	1,185	717	1,122	455	976	1,557	559	934	828
Delta	13	60	118	151	130	13	221	381	95	168	247	222	158
Electoral Area A	257	137	230	351	95	513	199	449	212	450	450	352	309
Langley City	118	160	167	220	63	0	67	184	8	70	468	159	141
Langley Township	446	260	296	716	460	290	475	459	68	820	366	438	421
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	45	2	21	81	308	97	144	53	113	121	590	204	153
New Westminster	422	158	129	266	734	196	404	809	970	1,160	249	718	508
North Vancouver City	300	12	226	412	393	450	427	774	717	164	933	603	451
North Vancouver District	167	47	149	335	148	201	272	98	593	5	1,180	430	303
Pitt Meadows	144	0	0	71	68	126	64	0	0	82	0	29	41
Port Coquitlam	125	24	349	38	222	164	198	260	128	316	157	212	186
Port Moody	353	0	0	0	291	0	0	0	0	0	0	0	29
Richmond	1,399	343	845	1,930	1,135	810	2,486	1,844	1,323	1,364	1,322	1,668	1,340
Surrey	3,109	371	742	1,591	705	962	1,045	1,853	467	2,028	803	1,239	1,057
Vancouver	3,687	1,048	3,033	2,656	4,060	4,180	3,350	2,649	7,715	3,847	4,413	4,395	3,695
West Vancouver	33	0	0	0	310	93	12	8	57	0	321	80	80
White Rock	52	98	77	52	240	87	74	60	89	1	152	62	83
First Nations	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	113		
Metro Vancouver	12,939	3,425	7,946	10,843	11,642	10,726	11,611	11,553	16,899	15,548	13,874	13,897	11,407

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: CMHC's full category title is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Note: Seniors' independent/assisted living units are included in the count if units are self contained with full kitchen.

Units where there is only a microwave and bar fridge are excluded

*Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Apt + Other" in some markets, including the Vancouver CMA

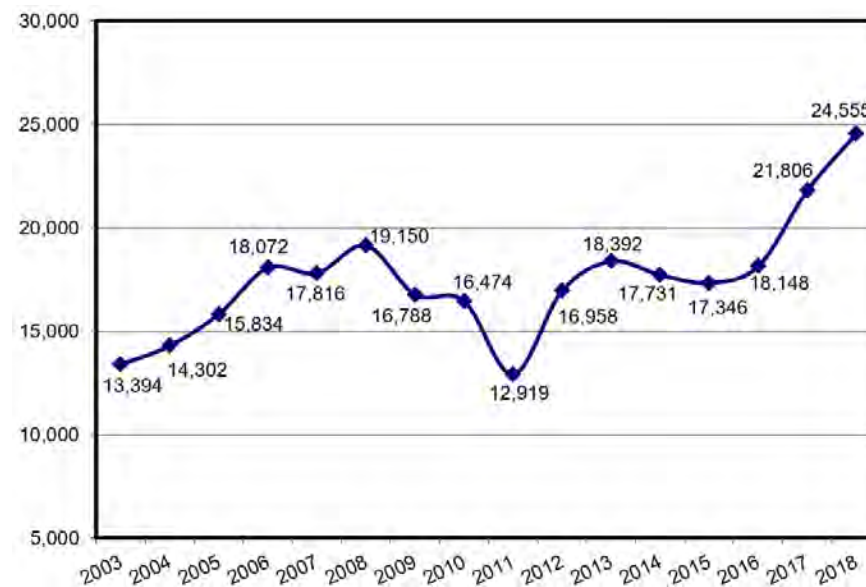
Description

- Housing completions is the most reliable measure of increasing supply of housing across the region. The number of housing completions over the past 15 years reflects economic patterns and the cyclical nature of the housing market.
- The global economic downturn of 2008/09 resulted in a steep drop in housing completions in 2010/11, but the past seven years has seen a recovery in housing completions.

Key Findings

- Data reported by CMHC for the 10-year period 2009 to 2018 shows 181,117 completions, with an annual average of 18,110 completions per year.
- For the 10-year period from 2009 to 2018 the number of annual housing completions ranged from a low of 12,919 in 2011 to a high of 24,555 in 2018.
- In 2018 the number of housing completions continued to rebound from the 2011 figure of 12,919, achieving the highest number of completions in the past 20 years (24,555).
- The distribution of housing completions by subregion varies year over year. Vancouver/ Electoral Area A (UBC/UEL) subregion has seen its proportion of housing completions vary from 23% in 2015 to 34% in 2018. Burnaby / New Westminster has seen its proportion of housing completions vary from 17% (2015) to 11% (2016).

Housing Completions in Metro Vancouver, 2003 - 2018



Source: CMHC Housing Now – Local Housing Market Data

Completions by Metro Vancouver Subregions, 2015-2018

	2015		2016		2017		2018	
	No.	%	No.	%	No.	%	No.	%
Metro Vancouver	17,346	100%	18,148	100%	21,806	100%	24,555	100%
Burnaby, New Westminster	2,988	17%	2,022	11%	3,206	15%	3,573	15%
Langley City and Township	1,097	6%	1,206	7%	1,880	9%	1,427	6%
Maple Ridge, Pitt Meadows	864	5%	783	4%	549	3%	638	3%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,374	8%	1,425	8%	1,817	8%	1,199	5%
North Van. City and District West Van., Lions Bay, Bowen	1,340	8%	987	5%	1,117	5%	1,824	7%
Richmond, Delta	2,276	14%	3,088	14%	2,857	13%	3,176	13%
Surrey, White Rock	3,284	19%	3,363	19%	4,352	20%	4,256	17%
Vancouver, Electoral Area A	4,047	23%	5,201	29%	5,963	27%	8,261	34%

Source: CMHC Housing Now - Local Housing Market Data

Housing Completions for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	14	16	20	19	15	15	16	15	21	21	16	18	17
Belcarra	3	2	2	0	4	1	1	0	3	2	3	1	2
Bowen Island	27	27	21	31	24	13	12	45	16	26	31	22	24
Burnaby	2,526	1,561	965	740	1,640	1,340	1,460	2,674	1,414	2,079	2,837	1,793	1,640
Coquitlam	1,103	1,130	1,157	762	1,656	1,832	1,377	1,128	1,134	1,348	974	1,364	1,263
Delta	166	342	337	388	329	294	404	308	465	774	314	449	381
Electoral Area A	646	333	282	312	190	487	243	203	254	347	288	307	330
Langley City	60	323	64	242	156	66	54	78	5	278	66	96	133
Langley Township	1,102	820	782	988	1,183	958	1,179	1,019	1,201	1,602	1,361	1,192	1,083
Lions Bay	1	4	1	3	1	0	1	3	1	0	1	1	2
Maple Ridge	922	490	486	284	423	532	298	702	757	532	618	564	543
New Westminster	654	532	678	303	397	446	533	314	608	1,127	736	606	559
North Vancouver City	833	124	564	270	506	480	585	450	343	692	865	510	485
North Vancouver District	102	255	230	214	395	312	138	607	524	240	752	364	302
Pitt Meadows	336	132	9	160	76	116	99	162	26	17	20	84	113
Port Coquitlam	764	287	158	104	427	272	380	239	255	434	183	316	332
Port Moody	839	562	7	39	10	320	8	7	36	35	42	81	186
Richmond	1,730	1,535	1,609	1,035	1,748	2,047	1,822	1,968	2,623	2,083	2,862	2,109	1,820
Surrey	4,104	4,237	4,917	3,856	3,189	3,562	2,932	3,068	3,262	4,121	4,142	3,389	3,725
Vancouver	3,072	3,909	3,827	3,154	4,369	4,598	5,772	3,844	4,947	5,616	7,973	4,955	4,311
West Vancouver	165	137	78	98	135	274	268	283	120	185	207	226	174
White Rock	294	68	129	68	84	324	120	216	101	231	114	198	164
Metro Vancouver	19,150	16,788	16,474	12,919	16,958	18,392	17,731	17,346	18,148	21,806	24,555	18,685	17,571

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Description

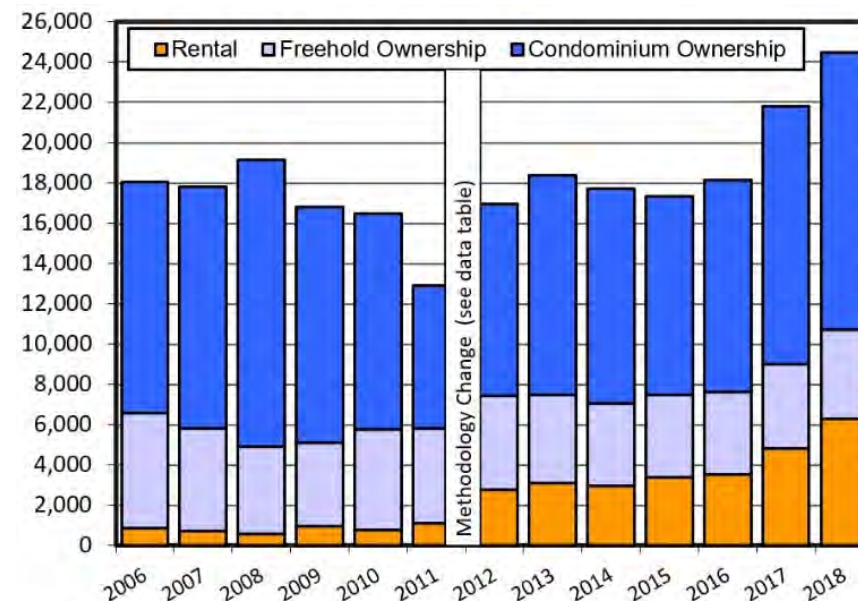
- One of the priorities set out in the Metro Vancouver Regional Affordable Housing Strategy is to increase the supply of rental housing. This includes encouraging an adequate supply of rental housing units.
Recently there have been some noticeable increase in new rental housing units completed in the region (2017 and 2018).

Key Findings

- In 2018 there were 6,275 rental housing completions, 1,475 rental units more than the previous year. 2017 and 2018 show the greatest number of rental completions built in the past 10 years (Note: applying the revised methodology is unlikely to result in a significant change to the net completions of rental units in years prior to 2012).
- The graph shows that since 2006 strata condominium ownership (apartment or townhouse) has been more prevalent than freehold ownership. Freehold ownership completions account of 18% of completions in 2018, compared to 23% of completions in 2008.
- The proportion of housing completions that are rental varies among subregions. In 2018 the proportion of completions that were rental ranged from 45% in the Vancouver / Electoral Area A subregion, to 7% of housing completions in Richmond / Delta.
- Of the 6,275 rental housing completions reported for 2018, 39% are purpose-built market rental apartment units. 34% (2,164) are secondary suites, 12% (735) are laneway / coach house rental housing and 15% (941) are for social housing.

Note: Rental housing units refers to units in purpose built rental apartment buildings, social housing units, secondary suites and rental laneway housing.

Completions by Tenure Metro Vancouver, 2006 - 2018



Source: CMHC Housing Now - Local Housing Market Data

Housing Completions by Tenure by Subregion, 2017/18

	2017			2018		
	Total Completions	Rental Completions No.	%	Total Completions	Rental Completions No.	%
Metro Vancouver	21,806	4,800	22%	24,555	6,275	26%
Burnaby, New Westminster	3,206	1,001	31%	3,573	767	21%
Langley City and Township	1,880	374	20%	1,427	286	20%
Maple Ridge, Pitt Meadows	549	42	8%	638	79	12%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,817	200	11%	1,199	274	23%
North Van. City and District	1,117	243	22%	1,824	264	14%
West Van., Lions Bay, Bowen	2,857	449	16%	3,176	207	7%
Richmond, Delta	4,352	559	13%	4,256	711	17%
Surrey, White Rock	5,963	1,928	32%	8,261	3,678	45%
Vancouver, Electoral Area A						

Source: CMHC Starts and Completions Survey (CMHC Housing Market Information Portal)

Rental Completions for Metro Vancouver Municipalities *

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Anmore	0	0	0	0	0	3	2	0	1	0	1
Belcarra	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0			2	0	1	0	1	4	8
Burnaby	0	0	75	0	64	6	12	161	229	380	482
Coquitlam	0	66	0	52	197	187	164	177	173	176	183
Delta	3	15	9	2	27	52	71	82	142	73	95
Electoral Area 'A'	108	123	0	62	0	281	0	94	0	126	176
Langley City	0	0	0	0	0	0	0	0	0	184	9
Langley Township	1	0	0	0	149	130	191	147	271	190	277
Lions Bay	0	0	0	0	46	0	0	0	0	0	0
Maple Ridge	0	8	2	0	0	6	2	78	21	40	77
New Westminster	0	0	25	0	24	25	0	1	70	621	285
North Vancouver City	0	2	0	0	115	96	29	206	163	150	190
North Vancouver District	0	32	0	0	188	45	41	70	229	93	71
Pitt Meadows	0	0	0	0	71	2	0	0	2	2	2
Port Coquitlam	56	1	0	0	17	19	80	5	48	20	86
Port Moody	0	0	6	3	0	0	0	0	0	4	5
Richmond	5	7	237	59	298	300	150	382	257	376	112
Surrey	199	275	134	72	107	451	342	426	577	526	664
Vancouver	166	411	262	505	690	1,346	1,693	1,495	1,284	1,802	3,502
West Vancouver	0	0	0	0	0	129	141	3	2	0	3
White Rock	2	0	0	0	25	31	42	53	39	33	47
Metro Vancouver	540	940	750	886	2,416	3,109	2,961	3,382	3,513	4,800	6,275

Source: Canada Mortgage and Housing Corporation (CMHC)

* Note that data for 2006 to 2011 is for "Row House" and "Apartment & Other", and does not include purpose-built rental single detached and semi-detached units.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area 'A' contains data for UBC/UEL only.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Note:

Some data for 2012 have been restated in the above table, to allow comparison with the more recent data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA. The impact of this adjustment was the 2012 figure for Metro Vancouver changed from 1,277 rental starts to 2,416 rental starts.

Purpose Built Rental Completions** By Rental Housing Type for Metro Vancouver Municipalities, 2015/2016/2017/2018

Municipality	Accessory Suites				Single Detached Rental *				Market Rental (apt & row)				Social Hsg Rental			
	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018
Anmore	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	1	2	6	0	0	1	2	0	0	1	0	0	0	0	0
Burnaby	161	229	213	287	0	0	0	0	0	0	115	0	0	0	52	195
Coquitlam	170	168	159	170	7	5	14	10	0	0	3	3	0	0	0	0
Delta	80	74	68	88	2	3	1	5	0	65	0	2	0	0	0	0
Electoral Area A	0	0	0	0	0	0	0	0	0	0	126	176	94	0	0	0
Langley City	0	0	0	9	0	0	0	0	0	0	184	0	0	0	0	0
Langley Township	118	65	153	165	29	27	35	45	0	179	2	67	0	0	0	0
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	14	31	63	3	1	6	12	75	6	3	2	0	0	0	0
New Westminster	1	31	61	82	0	1	2	0	0	38	558	203	0	0	0	0
North Vancouver City	26	27	37	51	9	6	14	15	171	130	99	124	0	0	0	0
North Vancouver District	70	49	86	67	0	2	5	2	0	178	2	2	0	0	0	0
Pitt Meadows	0	1	0	0	0	1	2	2	0	0	0	0	0	0	0	0
Port Coquitlam	3	19	20	21	2	0	0	1	0	29	0	64	0	0	0	0
Port Moody	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	81	90	112	106	5	4	3	5	0	163	132	1	296	0	129	0
Surrey	391	503	422	516	25	3	7	2	0	0	97	146	0	71	0	0
Vancouver	367	349	368	481	370	407	461	632	602	335	885	1,643	156	178	88	746
West Vancouver	3	0	0	1	0	1	0	1	0	1	0	1	0	0	0	0
White Rock	52	39	33	46	1	0	0	0	0	0	0	1	0	0	0	0
First Nations				0				0				0				0
Metro Vancouver	1,523	1,659	1,769	2,164	455	466	551	735	848	1,124	2,207	2,435	546	249	269	941

Source: Canada Mortgage and Housing Corporation (CMHC), custom data request.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A contains data for UBC/UEL (University of British Columbia and University Endowment Lands).

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

* Note: Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.

** Note: Rental/Non-rental data is for entire building only. If a building has rental units combined with predominately stratified ownership units, it may not appear in this table.

Description

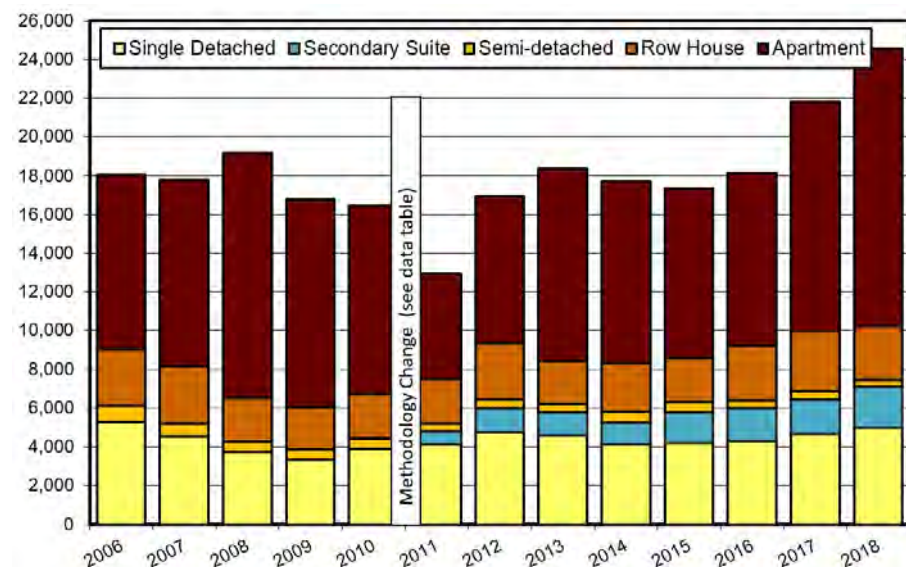
- Housing completions provide valuable information on the changing supply of housing across the region. The number of housing completions over the past decade reflects economic patterns and the cyclical nature of the housing development industry.
- The global economic downturn of 2008/09 resulted in a steep drop in housing completions in 2011, but the past seven years has seen a recovery in the number of annual housing completions.

Key Findings

- Data reported by CMHC for the period from 2012 to 2017 (5 years) shows there were 99,600 housing completions; 47% (46,400) were ground-oriented units and 53% (53,200) were apartment units. In the past 10 years the highest number of completions occurred in 2018 (24,555) and the lowest number of completions was in 2011 (12,919).
- In 2018, apartment completions accounted for 58% of the total housing completions. Over the past 5 years the proportion of total completions that are apartment completions varied from 45% in 2012 to 54% in 2017.
- The share of housing completions by structure type varies among subregions. In 2018, the proportion of completions that are ground-oriented ranged from 81% of the housing completions in the Pitt Meadows / Maple Ridge subregion to 29% on the North Shore and 26% in Vancouver / Electoral Area A.

Note: Apartment refers to the structure type, and not the tenure of ownership. This category includes both condominium apartment buildings and rental apartment buildings as the "apartment" structure type.

Housing Completions in Metro Vancouver, 2006 - 2018



Source: CMHC (*note that prior to 2011, suite units and the house unit containing the suite were both captured in the "apartment & other" category).

Housing Completions by Structure Type, Metro Vancouver Subregions, 2017-2018

	2017			2018		
	Total Completions	Apartment %	Ground-oriented	Total Completions	Apartment %	Ground-oriented
Metro Vancouver	18,148	54%	46%	21,806	58%	42%
Burnaby, New Westminster	2,022	71%	29%	3,206	69%	31%
Langley City and Township	1,206	29%	71%	1,880	36%	64%
Maple Ridge, Pitt Meadows	783	9%	91%	549	19%	81%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	1,425	62%	38%	1,817	46%	54%
North Van. City and District	987	51%	49%	1,117	71%	29%
West Van., Lions Bay, Bowen						
Richmond, Delta	3,088	54%	46%	2,857	68%	32%
Surrey, White Rock	3,363	36%	64%	4,352	23%	77%
Vancouver, Electoral Area A	5,201	70%	30%	5,963	74%	26%

Source: CMHC Housing Now - Local Housing Market Data

Note: Ground-oriented housing includes single detached, secondary suites, semi-detached and duplex and row housing.

Single Detached Housing Completions for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012*	2013*	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	16	6	19	15	15	16	15	21	21	16	18	16
Belcarra	2	0	0	4	1	1	0	3	2	3	2	2
Bowen Island	25	0	26	22	13	11	15	15	21	21	17	17
Burnaby	171	9	190	276	292	358	308	303	308	358	327	257
Coquitlam	131	0	216	457	361	278	290	291	256	234	270	251
Delta	175	11	147	101	137	131	152	130	149	211	155	134
Electoral Area 'A'	3	0	3	1	5	4	4	8	7	6	6	4
Langley City	2	0	7	4	3	16	11	5	11	24	13	8
Langley Township	390	25	343	368	310	262	275	243	420	364	313	300
Lions Bay	4	0	3	1	0	1	3	1	0	1	1	1
Maple Ridge	259	23	197	206	208	175	288	369	274	283	278	228
New Westminster	34	22	90	61	38	60	58	49	93	92	70	60
North Vancouver City	20	0	33	62	48	48	46	46	54	71	53	43
North Vancouver District	76	3	71	87	90	97	149	122	152	131	130	98
Pitt Meadows	27	3	9	5	18	5	16	17	11	16	13	13
Port Coquitlam	9	0	28	26	28	54	26	32	38	35	37	28
Port Moody	17	1	13	10	6	6	7	15	31	25	17	13
Richmond	164	37	338	585	354	344	321	413	437	521	407	351
Surrey	1,268	126	1,485	1,249	973	855	892	993	933	1,042	943	982
Vancouver	436	459	803	1,054	1,518	1,195	1,125	1,058	1,194	1,321	1,179	1,016
West Vancouver	102	70	90	119	121	106	159	110	173	112	132	116
White Rock	7	13	35	49	59	62	72	57	49	63	61	47
First Nations								32	11	6		
Metro Vancouver	3,338	3,935	4,146	4,763	4,598	4,114	4,245	4,333	4,645	4,956	4,459	4,307

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA

Secondary Suite Housing Completions for Metro Vancouver Municipalities, 2011 - 2018

Municipality	2009	2010	2011	2012	2013	2014	2015	2106	2017	2018	3 Yr Average
Anmore			0	0	0	0	0	0	0	0	0
Belcarra			0	0	0	0	0	0	0	0	0
Bowen Island			3	2	0	1	0	1	2	6	3
Burnaby			n/a	n/a	n/a	4	161	229	213	287	n/a
Coquitlam			90	167	171	138	170	168	159	170	268
Delta			14	27	45	50	80	74	68	88	120
Electoral Area 'A'			0	0	0	0	0	0	0	0	0
Langley City							0	0	0	9	
Langley Township			144	149	111	116	118	65	153	165	206
Lions Bay			0	0	0	0	0	0	0	0	0
Maple Ridge							0	14	31	63	n/a
New Westminster							1	31	61	82	n/a
North Vancouver City			16	39	31	23	26	27	37	51	55
North Vancouver District			10	28	45	38	70	49	86	67	103
Pitt Meadows							0	1	0	0	n/a
Port Coquitlam			19	17	19	19	3	19	20	21	27
Port Moody							0	0	4	5	3
Richmond			100	172	93	88	81	90	112	106	159
Surrey			90	262	254	252	391	503	422	516	695
Vancouver			158	321	378	375	367	349	368	481	647
West Vancouver							3	0	0	1	n/a
White Rock			24	25	31	32	52	39	33	46	67
First Nations								0	0	0	
Metro Vancouver			668	1,209	1,178	1,133	1,523	1,659	1,769	2,164	1,864

Source: CMHC regional housing data, custom data request by Metro Vancouver.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Semi-Detached Housing Completions for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	2	4	1	1
Burnaby	80	110	56	68	68	138	116	98	70	62	97	87
Coquitlam	76	12	46	18	56	64	74	40	72	18	54	48
Delta	20	8	20	60	76	84	2	4	2	0	18	28
Electoral Area 'A'	14	4	0	0	0	0	0	0	0	0	0	2
Langley City	0	0	0	0	0	0	0	0	0	0	0	0
Langley Township	18	12	2	2	4	18	14	20	34	4	18	13
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	12	26	6	12	2	4	36	8	20	8	15	13
New Westminster	4	2	8	2	6	4	4	6	16	8	8	6
North Vancouver City	8	32	8	30	16	6	18	8	28	28	18	18
North Vancouver District	12	40	0	2	0	0	0	0	0	6	1	6
Pitt Meadows	14	0	0	0	2	2	4	4	6	4	4	4
Port Coquitlam	2	2	4	0	2	6	2	4	6	2	4	3
Port Moody	0	0	0	0	0	2	0	0	0	4	1	1
Richmond	54	66	32	68	26	22	40	20	40	28	30	40
Surrey	82	126	124	94	48	50	52	56	56	60	55	75
Vancouver	119	92	70	104	126	178	166	120	100	104	134	118
West Vancouver	2	0	8	8	6	0	24	0	4	10	8	6
White Rock	2	0	0	0	2	0	2	2	0	0	1	1
								0	0	4		
Metro Vancouver	519	532	384	468	440	578	554	390	456	354	466	468

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Row Housing Completions for Metro Vancouver Municipalities, 2009 - 2018

Municipality	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	30	0	0	0	6	3
Burnaby	214	59	74	166	50	102	83	74	93	146	100	106
Coquitlam	205	145	254	315	241	84	103	73	44	70	75	153
Delta	132	109	96	68	0	24	74	74	208	13	79	80
Electoral Area 'A'	62	0	7	0	16	7	0	11	0	0	4	10
Langley City	36	0	0	0	0	38	0	0	13	29	16	12
Langley Township	76	244	391	348	201	384	459	500	713	323	476	364
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	16	120	81	159	30	68	177	320	157	141	173	127
New Westminster	4	0	3	71	43	90	55	32	89	70	67	46
North Vancouver City	17	35	20	11	23	4	24	0	18	18	13	17
North Vancouver District	0	79	4	38	37	0	46	100	0	28	35	33
Pitt Meadows	21	0	0	0	28	8	36	4	0	0	10	10
Port Coquitlam	60	60	35	47	94	128	83	137	68	61	95	77
Port Moody	0	0	26	0	23	0	0	21	0	8	6	8
Richmond	179	306	273	205	144	206	90	206	288	47	167	194
Surrey	1,030	948	938	1,136	1,134	1,245	982	1,155	1,309	1,545	1,247	1,142
Vancouver	137	187	68	315	132	95	35	102	99	197	106	137
West Vancouver	8	0	0	8	0	0	4	9	0	14	5	4
White Rock	5	0	9	10	15	21	0	0	0	4	5	6
First Nations								0	5	49		
Metro Vancouver	2,202	2,292	2,279	2,897	2,211	2,504	2,281	2,818	3,104	2,763	2,694	2,535

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Apartment Housing Completions for Metro Vancouver Municipalities, 2008 - 2018

Municipality	Apartment & "Other" Category			Apartment Only								3 Year Average
	2008	2009	2010	2011*	2012*	2013	2014	2015	2016	2017	2018	
Anmore	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	2	2	4	2	0	0	0	0	0	1	0	0
Burnaby	2,161	1,096	621	420	1,130	930	858	2,006	710	1,395	1,984	1,363
Coquitlam	878	718	808	156	699	1,003	813	491	562	817	482	620
Delta	3	15	60	111	73	36	115	0	183	347	2	177
Electoral Area 'A'	320	216	271	302	189	466	232	199	235	340	282	286
Langley City	56	285	62	235	152	63	0	67	0	254	4	86
Langley Township	339	336	308	108	316	332	399	153	373	282	505	387
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	428	203	23	0	46	292	51	201	46	50	123	73
New Westminster	582	490	592	202	263	359	379	196	490	868	484	614
North Vancouver City	735	79	488	193	364	362	504	336	262	555	697	505
North Vancouver District	0	167	47	129	240	140	3	342	253	2	520	258
Pitt Meadows	217	70	144	0	71	68	84	106	0	0	0	0
Port Coquitlam	627	216	92	18	337	129	129	125	63	302	64	143
Port Moody	696	545	0	0	0	291	291	0	0	0	0	0
Richmond	1,230	1,138	1,078	292	718	1,430	1,430	1,436	1,894	1,206	2,160	1,753
Surrey	1,700	1,857	1,904	1,219	448	1,153	1,153	751	555	1,401	979	978
Vancouver	2,359	3,217	3,089	2,055	2,575	2,444	2,443	2,151	3,318	3,855	5,870	4,348
West Vancouver	17	25	8	0	0	147	147	93	1	8	70	26
White Rock	285	54	116	0	0	217	5	90	3	149	1	51
First Nations									0	0	91	30
Metro Vancouver	12,635	10,729	9,715	5,442	7,621	9,965	9,402	8,743	8,948	11,832	14,318	11,699

Source: CMHC Canadian Housing Observer and CMHC regional housing data - custom data request for Metro Vancouver.

Note: CMHC's full category title is most publications is "apartment & other".

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Note: Numbers for individual years and municipalities provided by CMHC may not necessarily equal the column total.

Note:

* Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA. 2011 data is sourced to a CMHC custom data request, which aligns the data collection methodology of 2012 and 2013.

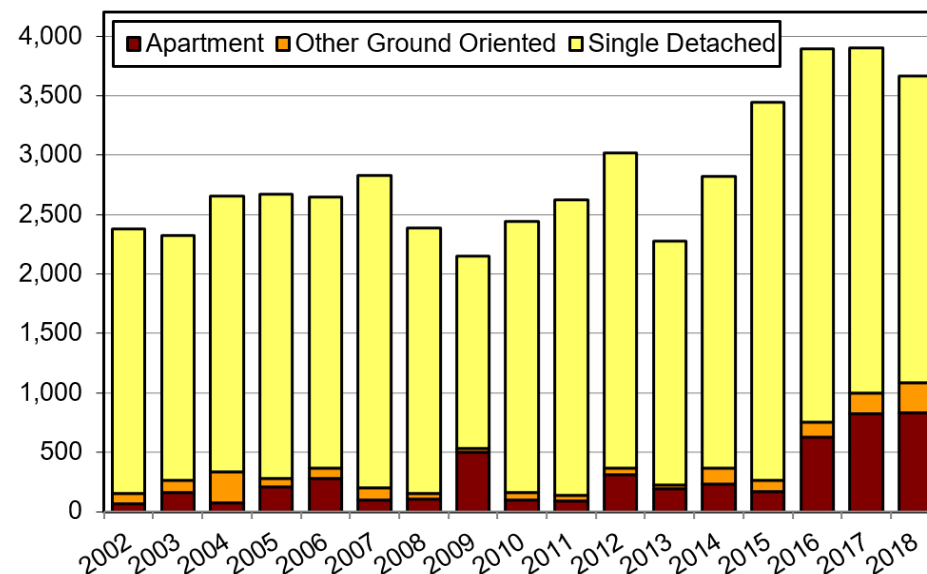
Description

- As the housing stock ages it is renewed and this may result in demolitions. It is important to monitor the number of demolitions as they affect the net additions to the housing stock. The existing stock of purpose-built apartment units provides for an important supply of rental options for residents of Metro Vancouver. There is concern about the loss of affordable rental units through the demolition and redevelopment of older apartment buildings.

Key Findings

- In 2018 there were 3,662 residential unit demolitions in the region. This number is lower than the total demolitions reported in 2016 and 2017.
- Data reported by Statistics Canada and local municipalities for the period from 2009 to 2018 (10 years) shows 30,230 residential units were demolished with an annual average of 3,023 demolitions.
- The demolition of 832 apartment units in 2018 was the most apartment units demolished in a single year in the past 15 years. Apartment units accounted for 23% of residential unit demolitions in 2018.
- Single detached houses and other ground oriented dwellings account for 87% (26,365 units) of the residential demolitions that occurred from 2009 to 2018. Apartment demolitions account for 13% (3,865 apartment units) of the total residential demolitions over the same 10 year period.

Housing Demolitions in Metro Vancouver, 2002 - 2018



Source: Statistics Canada.

Demolitions by Metro Vancouver Subregions, 2017 - 2018

	2017			2018		
	Total Demolitions	Ground Oriented	Apartment	Total Demolitions	Ground Oriented	Apartment
Metro Vancouver	3,904	3,276	826	3,662	2,830	832
Burnaby, New Westminster	579	484	165	528	445	83
Langley City and Township	165	129	4	230	219	11
Maple Ridge, Pitt Meadows	71	64	0	103	103	0
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	168	160	0	351	283	68
North Van. City and District	370	329	16	293	275	18
West Van., Lions Bay, Bowen						
Richmond, Delta	563	575	0	312	310	2
Surrey, White Rock	697	558	3	777	777	0
Vancouver, Electoral Area A	1,291	969	638	1,068	418	650

Source: Statistics Canada

All Housing Demolitions for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	6	1	5	4	0	2	2	3	2
Belcarra	0	0	1	4	1	2	1	1	1	4	0	1	2
Bowen Island	1	5	2	0	0	1	3	4	7	4	9	5	4
Burnaby	295	194	341	390	434	419	556	481	781	525	468	562	459
Coquitlam	90	51	77	105	154	111	45	113	60	102	216	107	103
Delta	65	71	53	63	94	97	99	131	161	175	164	146	111
UBC, UEL	0	0	2	4	2	4	11	2	5	4	8	6	4
Langley City	13	5	12	10	3	12	10	16	61	36	181	61	35
Langley Township	109	67	59	79	83	73	79	115	125	129	49	99	86
Lions Bay	1	1	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	54	39	24	59	60	41	44	62	131	61	56	71	58
New Westminster	29	28	43	101	106	46	70	68	57	54	60	62	63
North Vancouver City	45	20	63	55	112	35	58	84	69	154	78	89	73
North Vancouver District	70	69	84	74	109	127	152	154	165	111	133	143	118
Pitt Meadows	10	3	5	8	6	8	8	2	14	10	47	16	11
Port Coquitlam	33	13	48	24	27	26	38	35	31	45	84	47	37
Port Moody	0	6	1	4	3	5	8	12	18	15	49	20	12
Richmond	309	234	294	86	184	60	203	450	509	388	148	340	256
Surrey	393	256	390	475	453	432	464	506	604	637	721	586	494
Vancouver	660	515	826	954	1,034	606	813	1,030	886	1,291	1,068	1,018	902
West Vancouver	86	47	83	97	116	121	99	124	165	101	73	112	103
White Rock	16	25	34	38	29	52	68	52	49	60	56	57	46
Metro Vancouver	2,279	1,649	2,440	2,626	3,014	2,275	2,823	3,444	3,894	3,904	3,662	3,545	2,973

Source: Statistics Canada (except for City of Richmond data from 2005 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2008/2009; Maple Ridge (apartment data) 2009; Port Coquitlam (apartment data) 2009, Coquitlam 2016 (apartment data).

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Apartment Demolitions for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnaby	0	11	10	0	52	111	137	60	377	165	83	164	101
Coquitlam	0	0	0	0	0	0	0	0	112	0	21	27	13
Delta	2	2	0	0	0	0	0	0	1	0	2	1	1
UBC, UEL	0	0	0	0	0	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0	45	2	5	10	5
Langley Township	0	4	2	2	0	2	4	2	4	2	6	4	3
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	0	52	0	2	0	0	0	0	54	0	0	11	11
New Westminster	0	0	2	55	58	0	29	5	0	0	0	7	15
North Vancouver City	0	48	24	4	66	0	0	31	13	16	13	15	22
North Vancouver District	0	0	0	0	0	0	0	2	2	0	5	2	1
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	8	0	12	0	0	0	0	0	1	0	47	10	6
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	0	0	6	4	0	0	0	6	0	0	0	1	2
Surrey	0	0	0	0	0	0	0	0	1	1	0	0	0
Vancouver	98	382	38	22	134	76	58	61	123	638	650	306	218
West Vancouver	0	0	0	0	0	0	0	0	2	0	0	0	0
White Rock	0	0	2	0	0	3	0	0	0	2	0	0	1
Metro Vancouver	108	499	96	89	310	192	231	168	623	826	832	760	387

Source: Statistics Canada (except for City of Richmond data from 2007 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2005 - 2009; Maple Ridge (apartment demolition data) 2009; Port Coquitlam (apartment demolition data) 2009.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Ground Oriented Dwelling Demolitions for Metro Vancouver Municipalities, 2008 - 2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Average	10 Yr Average
Anmore	0	0	0	0	6	5	4	0	2	2	2	2	2
Belcarra	0	0	1	4	1	1	1	1	4	4	0	2	2
Bowen Island	1	5	0	0	0	3	4	7	4	4	9	6	n/a
Burnaby	295	194	331	390	382	445	344	721	148	360	385	392	370
Coquitlam	90	51	77	105	154	45	113	60	102	102	195	114	100
Delta	65	71	53	63	94	99	131	161	174	175	162	161	118
UBC, UEL	0	0	0	0	2	4	11	2	5	4	8	6	4
Langley City	13	5	12	10	3	10	16	61	16	34	176	61	34
Langley Township	109	67	57	79	83	77	111	123	125	127	43	106	89
Lions Bay	1	1	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	54	39	24	59	60	44	62	131	7	61	56	63	54
New Westminster	29	28	41	101	48	46	39	52	54	54	60	52	52
North Vancouver City	45	20	39	55	46	58	84	38	141	138	65	93	68
North Vancouver District	70	69	84	74	109	152	154	163	109	111	128	133	115
Pitt Meadows	10	3	5	8	6	8	2	14	10	10	47	17	11
Port Coquitlam	33	13	36	24	27	38	35	31	44	45	37	38	33
Port Moody	0	6	1	4	3	8	12	18	15	15	49	22	13
Richmond	309	234	288	86	184	203	450	503	388	388	148	375	287
Surrey	393	256	390	475	453	464	506	604	636	636	721	621	514
Vancouver	660	515	788	954	900	737	972	825	1,168	653	418	807	793
West Vancouver	86	47	83	97	116	99	124	165	99	101	73	112	100
White Rock	16	25	32	38	29	65	52	49	60	58	56	55	46
Metro Vancouver	2,279	1,649	2,344	2,626	2,704	2,631	3,215	3,726	3,281	3,078	2,830	3,226	2,808

Source: Statistics Canada (except for City of Richmond data from 2007 - 2009, Burnaby 2012)

Source: City of Richmond (municipal website) 2007 - 2009; Maple Ridge (apartment demolition data) 2009; Port Coquitlam (apartment demolition data) 2009.

Note: Ground Oriented Dwellings include Single Detached, Cottages, Mobiles, Duplexes, Semi-detached, and Row House.

Note: 93% of Ground Oriented Dwelling demolitions over the past 10 years have been single detached dwellings.

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Description

- Median rents, when compared to changes in inflation measures and incomes, provide a good indicator of affordability. When rents grow at a faster rate than incomes, affordability pressures increase, particularly for households with lower incomes.
- The purpose built rental apartment universe, as reported in the CMHC Rental Market Report, accounts for approximately 109,289 units or 32% of the estimated 340,000 rental dwelling units in 2016. The remainder of the rental market is mostly secondary suites, non-market rental units and privately rented condominium units and are not included in vacancy rate estimates provided here.

Key Findings

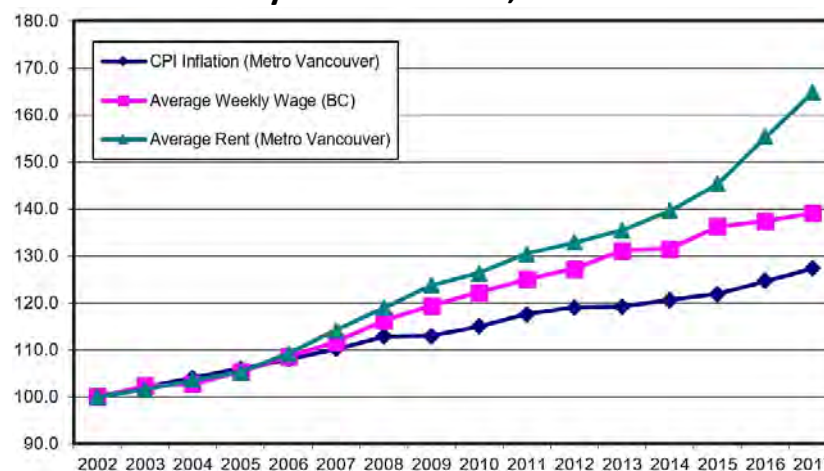
- CMHC data shows that for Metro Vancouver for the period from 2008 to 2018 (10 years), median apartment rents increased from \$875 to \$1,300 per month, an increase of 48% (an average of 4.8% per year over ten years).
- According to the Consumer Price Index (2007 – 2017), Metro Vancouver's prices have increased by 16.1% or 1.6% per year on average for the last 10-year period. During this same 10-year period for British Columbia, according to BC Stats, average wages increased by about 26.0% or 2.6% per year on average.
- Apartment rents have increased at a rate greater than the average wage increase and the increase in the general price index (inflation). Recent construction of new purpose-built rental has added more high priced units, therefore raising average rent in the region.
- Since 2014 the median rent for 3-bedroom units has increased by 29%; 2-bedroom units median rent has increased by 25%; 1-bedroom units median rent has increased by 26%; and bachelor units by 23%.

Average Purpose Built Apartment Rents Metro Vancouver, 2008 - 2018



Source: CMHC Rental Market Reports

Inflation Rates by Select Sectors, 2002 – 2017



Source: BC Stats (inflation & wage) and CMHC (rents).

Median Purpose Built Apartment Rents for Metro Vancouver Municipalities, 2008-2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Year Increase (2013-2018)	10 Year Increase (2008-2018)
Burnaby	\$825	\$850	\$869	\$880	\$900	\$900	\$930	\$950	\$1,010	\$1,100	\$1,167	\$267	\$342
Coquitlam	\$800	\$814	\$820	\$840	\$850	\$850	\$875	\$915	\$965	\$1,075	\$1,150	\$300	\$350
Delta	\$795	\$782	\$790	\$800	\$820	\$842	\$863	\$875	\$895	\$925	\$975	\$133	\$180
Electoral Area A (UBC/UEL)	\$1,349	\$1,376	\$1,439	\$1,540	\$1,465	\$1,500	\$1,560	\$1,605	\$1,651	\$1,750	\$1,850	\$350	\$501
Langley City	\$800	\$800	\$800	\$820	\$825	\$840	\$850	\$879	\$970	\$1,050	\$1,103	\$263	\$303
Langley Township	**	**	\$887	\$950	\$875	\$925	\$825	\$900	\$920	\$1,413	\$1,445	\$520	n/a
Maple Ridge	\$700	\$725	\$725	\$740	\$750	\$750	\$750	\$788	\$825	\$840	\$930	\$180	\$230
New Westminster	\$750	\$775	\$800	\$800	\$815	\$840	\$863	\$875	\$936	\$1,005	\$1,138	\$298	\$388
North Vancouver City	\$900	\$930	\$950	\$957	\$975	\$1,031	\$1,035	\$1,100	\$1,200	\$1,258	\$1,377	\$346	\$477
North Vancouver District	\$950	\$1,022	\$1,020	\$1,047	\$1,116	\$1,150	\$1,175	\$1,206	\$1,313	\$1,439	\$1,533	\$383	\$583
Pitt Meadows	\$770	\$770	\$795	\$850	\$900	\$865	\$925	\$909	\$908	\$1,100	\$1,200	\$335	\$430
Port Coquitlam	\$765	\$775	\$800	\$800	\$800	\$825	\$850	\$878	\$915	\$1,020	\$1,163	\$338	\$398
Port Moody	**	\$819	\$950	\$875	\$900	\$900	\$890	\$919	\$944	\$1,075	\$1,110	\$210	\$291
Richmond	\$975	\$950	\$951	\$970	\$1,000	\$1,000	\$1,050	\$1,100	\$1,200	\$1,227	\$1,295	\$295	\$320
Surrey	\$795	\$785	\$800	\$800	\$800	\$850	\$850	\$863	\$925	\$986	\$1,045	\$195	\$250
Vancouver	\$904	\$960	\$1,000	\$1,000	\$1,050	\$1,075	\$1,115	\$1,163	\$1,237	\$1,313	\$1,400	\$325	\$496
West Vancouver	\$1,250	\$1,250	\$1,325	\$1,300	\$1,400	\$1,300	\$1,458	\$1,480	\$1,581	\$1,650	\$1,700	\$400	\$450
White Rock	\$800	\$820	\$825	\$835	\$850	\$850	\$842	\$860	\$900	\$975	\$1,000	\$150	\$200
Metro Vancouver	\$875	\$900	\$925	\$950	\$965	\$1,000	\$1,023	\$1,055	\$1,127	\$1,200	\$1,300	\$300	\$425

Source: CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

CHMC rental universe consists of 109,289 rental apartment units in Metro Vancouver (2018). This excludes secondary suites, non-market rental units and privately rented condominium units

Median Rent for Purpose Built Apartment Units by Unit Size for Metro Vancouver, 2014-2018

Municipality	2014				2015				2016				2017				2018			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	\$720	\$880	\$1,125	\$1,200	\$750	\$899	\$1,170	\$1,360	\$800	\$950	\$1,250	\$1,314	\$875	\$1,025	\$1,311	\$1,400	\$896	\$1,100	\$1,400	\$1,600
Coquitlam	\$720	\$805	\$1,000	\$1,150	\$720	\$849	\$1,070	\$1,200	\$775	\$900	\$1,125	\$1,220	\$827	\$994	\$1,246	\$1,350	\$850	\$1,075	\$1,276	\$1,355
Delta	\$659	\$820	\$1,050	\$1,073	\$685	\$825	\$1,078	\$1,100	\$680	\$865	\$1,135	**	\$725	\$875	\$1,165	\$1,145	\$760	\$918	\$1,210	**
Electoral Area A (UBC/UEL)	\$1,240	\$1,470	\$2,050	\$2,500	\$1,300	\$1,520	\$2,150	\$2,700	\$1,360	\$1,600	\$2,178	\$2,608	\$1,370	\$1,660	\$2,330	\$2,906	\$1,395	\$1,741	\$2,350	\$2,931
Langley City	\$650	\$750	\$900	\$1,145	\$695	\$795	\$920	\$1,100	\$715	\$900	\$1,100	\$1,146	\$775	\$979	\$1,194	\$1,475	\$782	\$939	\$1,250	\$1,570
Langley Township	**	\$725	\$1,050	**	**	\$750	\$1,500	**	**	\$920	**	**	**	\$1,150	\$1,841	**	**	\$1,258	\$1,753	**
Maple Ridge	\$600	\$710	\$850	\$1,120	\$600	\$733	\$940	\$1,000	\$600	\$713	\$938	\$1,300	\$632	\$784	\$945	\$1,300	\$749	\$874	\$1,125	\$1,250
New Westminster	\$711	\$830	\$1,120	\$1,400	\$715	\$850	\$1,130	\$1,475	\$750	\$900	\$1,200	\$1,400	\$805	\$950	\$1,295	\$1,650	\$853	\$1,057	\$1,413	\$1,905
North Vancouver City	\$865	\$981	\$1,250	\$1,550	\$900	\$1,020	\$1,300	\$1,500	\$980	\$1,115	\$1,377	\$1,600	\$966	\$1,175	\$1,475	\$1,925	\$1,075	\$1,298	\$1,575	\$2,790
North Vancouver District	\$924	\$1,130	\$1,350	\$1,520	\$953	\$1,173	\$1,348	\$1,560	\$992	\$1,220	\$1,375	\$1,600	\$1,049	\$1,296	\$1,731	\$1,638	\$1,158	\$1,460	\$1,750	\$1,798
Pitt Meadows	**	\$783	\$960	**	**	\$784	\$988	\$1,175	**	\$825	\$933	**	**	\$991	\$1,200	**	**	\$1,200	\$1,250	\$1,638
Port Coquitlam	\$610	\$800	\$930	\$1,290	\$600	\$780	\$925	\$1,280	\$650	\$835	\$953	\$1,310	\$670	\$900	\$1,075	\$1,340	\$700	\$1,055	\$1,288	\$1,375
Port Moody	**	\$850	**	**	**	\$875	\$1,200	**	**	\$908	\$1,100	**	**	\$1,000	\$1,150	**	**	\$985	\$1,304	**
Richmond	\$830	\$935	\$1,150	\$1,263	\$851	\$980	\$1,230	\$1,410	\$922	\$1,050	\$1,278	\$1,471	\$962	\$1,095	\$1,291	\$1,525	\$1,092	\$1,150	\$1,409	\$1,700
Surrey	\$780	\$750	\$900	\$1,100	\$687	\$765	\$915	\$1,106	\$765	\$850	\$975	\$1,150	\$866	\$885	\$1,050	\$1,175	\$738	\$960	\$1,090	\$1,248
Vancouver	\$930	\$1,100	\$1,538	\$1,850	\$960	\$1,150	\$1,575	\$1,850	\$1,010	\$1,200	\$1,661	\$1,850	\$1,050	\$1,300	\$1,777	\$2,200	\$1,150	\$1,389	\$1,875	\$2,400
West Vancouver	\$1,000	\$1,330	\$2,050	\$3,750	\$1,000	\$1,400	\$2,200	\$3,150	\$1,300	\$1,500	\$2,200	\$3,500	\$1,248	\$1,600	\$2,500	\$3,350	\$1,300	\$1,610	\$2,350	\$3,600
White Rock	\$715	\$825	\$1,019	**	\$775	\$845	\$1,045	\$1,850	\$800	\$875	\$1,050	**	\$810	\$940	\$1,181	**	\$863	\$960	\$1,209	**
Metro Vancouver	\$897	\$995	\$1,200	\$1,280	\$920	\$1,010	\$1,238	\$1,350	\$975	\$1,086	\$1,300	\$1,356	\$1,007	\$1,165	\$1,400	\$1,500	\$1,100	\$1,250	\$1,505	\$1,650

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: ** indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes secondary suites, non-market rental units, condominium apartment rental units.

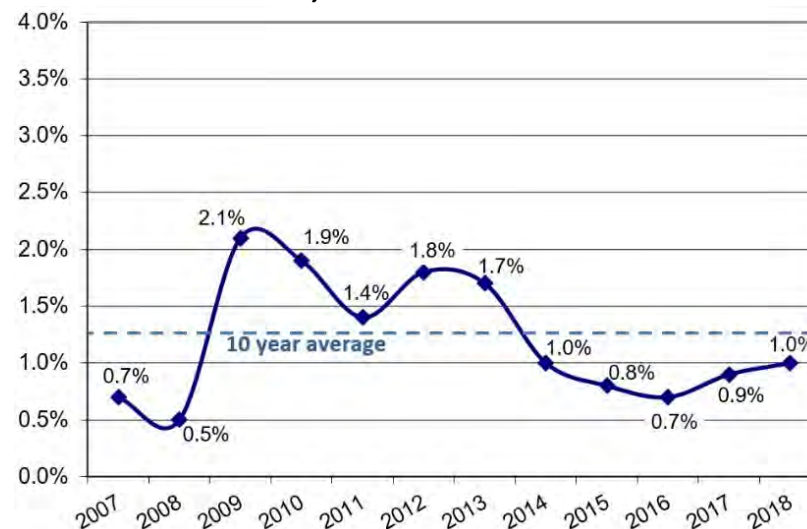
Description

- The purpose built apartment vacancy rate is an indication of the health of the residential rental market. A residential vacancy rate of 2.0%-3.0% is generally considered a balanced market. Low vacancy rates lead to challenges for many households, particularly those with low incomes, in finding suitable and affordable rental housing.
- The purpose built rental apartment universe, as reported in the CMHC Rental Market Report, accounts for approximately 109,300 units, or 34% of the estimated 340,000 rental dwelling units in 2016. The remainder of the rental market is mostly secondary suites, non-market rental units and privately rented condominium units and are not included in vacancy rate estimates provided here.

Key Findings

- Data reported by CMHC for Fall 2018 shows that the vacancy rate for the 109,300 purpose built rental apartments in Metro Vancouver was 1.0%, which is slightly above the 10-year low of 0.7% in 2016.
- The vacancy rate of 1.0% for 2018 is below the 10-year average of 1.3% for the region (2007 - 2018).
- Average vacancy rates vary by unit type and location. The average vacancy rate for bachelor units was 0.9% compared to 1.1% for 1 bedroom units.
- The lowest average vacancy rates were found in Surrey / White Rock (0.4%), while the highest average vacancy rate of 1.8% was found in Burnaby / New Westminster.

Average Purpose Built Apartment Vacancy Rate in Metro Vancouver, 2007 - 2018



Source: CMHC Rental Market Reports

Sub-regional Vacancy Rates by Bedroom Type, 2018

	Total	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Metro Vancouver	1.5%	0.9%	1.1%	0.9%	1.0%
Burnaby, New Westminster	1.4%	2.2%	2.0%	1.3%	2.2%
Langley City and Township	2.1%	1.2%	1.6%	1.4%	3.0%
Maple Ridge, Pitt Meadows	1.0%	n/a	1.0%	2.4%	2.9%
Coquitlam, Port Coquitlam, Port Moody	2.0%	0.0%	1.2%	1.5%	0.0%
North Van. City and District					
West Vancouver	1.7%	0.4%	0.7%	1.1%	0.9%
Richmond, Delta	1.4%	1.3%	1.1%	0.7%	0.0%
Surrey, White Rock	1.0%	n/a	0.5%	0.3%	0.9%
Vancouver, Electoral Area A	1.5%	0.8%	0.8%	0.7%	0.7%

Source: CMHC Rental Market Reports

Average Purpose Built Apartment Vacancy Rates for Metro Vancouver Municipalities, 2007-2018

Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Year Average (2014-2018)	10 Year Average (2009-2018)
Burnaby	0.5%	0.5%	3.4%	2.6%	2.0%	2.1%	2.0%	1.3%	1.2%	0.8%	0.6%	2.0%	1.2%	1.8%
Coquitlam, Port Moody and Port Coquitlam	1.8%	0.7%	3.4%	3.2%	3.0%	3.2%	3.2%	1.5%	1.2%	1.7%	1.4%	1.2%	1.4%	2.3%
Delta	1.3%	0.8%	3.8%	1.2%	1.5%	1.8%	2.6%	3.6%	0.6%	0.0%	1.2%	1.3%	1.3%	1.8%
Langley City and Langley Township	1.4%	1.3%	3.4%	3.9%	3.5%	4.4%	2.1%	2.4%	1.5%	1.1%	1.5%	1.5%	1.6%	2.5%
Maple Ridge and Pitt Meadows	2.4%	2.0%	5.1%	3.2%	4.0%	4.9%	3.9%	2.6%	1.6%	0.5%	0.6%	1.6%	1.4%	2.8%
New Westminster	1.3%	1.0%	3.3%	3.2%	2.9%	2.3%	2.2%	1.4%	0.9%	0.4%	1.1%	1.6%	1.1%	1.9%
North Van City	0.3%	0.2%	0.9%	1.1%	0.5%	0.8%	0.9%	0.5%	0.4%	0.3%	1.3%	0.8%	0.7%	0.8%
North Van District	0.3%	0.2%	0.9%	1.6%	0.4%	0.9%	1.3%	0.7%	0.5%	0.1%	0.9%	1.7%	0.8%	0.9%
Richmond	0.7%	0.5%	2.7%	1.5%	1.2%	1.5%	2.7%	1.6%	0.9%	1.0%	0.6%	0.7%	1.0%	1.4%
Surrey	2.4%	2.1%	6.1%	4.2%	3.7%	5.9%	4.4%	2.4%	1.9%	0.0%	0.2%	0.3%	1.0%	2.9%
Electoral Area A (UBC/UEL)	0.0%	0.3%	0.2%	0.6%	0.3%	0.4%	0.5%	0.2%	0.1%	0.4%	0.6%	0.4%	0.3%	0.4%
Vancouver	0.5%	0.3%	1.2%	1.3%	0.7%	1.1%	1.0%	1.0%	0.6%	0.8%	0.9%	0.8%	0.8%	0.9%
West Vancouver	0.1%	0.4%	1.4%	0.6%	0.2%	0.9%	0.8%	0.7%	0.5%	0.2%	0.4%	0.6%	0.5%	0.6%
White Rock	1.2%	0.5%	1.6%	1.8%	0.7%	3.3%	3.9%	1.5%	0.8%	0.1%	0.6%	1.1%	0.8%	1.5%
Metro Vancouver	0.7%	0.5%	2.1%	1.9%	1.4%	1.8%	1.7%	1.0%	0.8%	0.7%	0.9%	1.0%	0.9%	1.3%

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes condominium apartment rental units.

Average Purpose Built Apartment Vacancy Rates by Unit Size for Metro Vancouver Municipalities, 2014-2018

Municipality	2014				2015				2016				2017				2018			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	0.7%	1.3%	1.2%	2.0%	0.7%	1.1%	1.3%	2.3%	0.5%	0.8%	0.9%	1.5%	0.3%	1.1%	2.0%	1.0%	1.6%	2.2%	1.5%	2.2%
Coquitlam, Port Coq., and Port Moody	1.2%	1.3%	2.0%	0.6%	0.6%	0.8%	1.3%	5.6%	1.1%	0.8%	2.3%	2.9%	1.1%	1.8%	2.5%	1.7%	0.0%	1.2%	1.5%	0.0%
Delta	4.2%	5.1%	2.0%	n/a	1.6%	0.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	1.7%	n/a	1.5%	1.3%	1.4%	n/a
Langley City and Township	5.9%	2.5%	2.4%	0.8%	1.2%	1.9%	1.1%	0.0%	2.4%	1.4%	0.5%	1.0%	n/a	1.3%	2.3%	n/a	1.2%	1.6%	1.4%	3.0%
Maple Ridge and Pitt Meadows	0.0%	2.4%	3.3%	1.6%	n/a	1.6%	1.6%	2.0%	0.0%	0.7%	0.2%	0.4%	n/a	0.9%	1.3%	n/a	n/a	1.0%	2.4%	2.9%
New Westminster	1.8%	1.4%	1.4%	0.0%	1.4%	0.8%	0.8%	0.0%	0.4%	0.5%	0.1%	0.0%	1.0%	1.5%	1.2%	n/a	2.8%	1.6%	1.1%	1.4%
North Van City	0.2%	0.6%	0.4%	1.6%	0.0%	0.4%	0.5%	0.0%	0.6%	0.3%	0.3%	0.0%	0.9%	2.4%	1.8%	n/a	0.5%	1.0%	0.6%	0.0%
North Van District	0.0%	0.3%	1.0%	1.2%	0.0%	0.9%	0.6%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	1.3%	2.5%	1.0%	0.0%	0.9%	3.2%	1.9%
Richmond	0.0%	3.3%	0.8%	0.6%	0.4%	1.4%	0.5%	0.7%	2.5%	1.0%	0.7%	0.9%	0.0%	1.2%	1.3%	2.2%	1.2%	1.0%	0.3%	0.0%
Surrey	0.8%	2.3%	2.4%	3.6%	3.9%	1.6%	2.0%	1.9%	0.0%	0.5%	0.4%	0.3%	0.0%	0.8%	1.1%	0.3%	0.0%	0.3%	0.2%	0.9%
University Endowment Lands	n/a	0.1%	0.4%	n/a	n/a	0.0%	0.0%	1.5%	n/a	0.0%	0.0%	n/a	0.0%	0.5%	0.4%	n/a	0.0%	0.4%	0.5%	0.0%
Vancouver	0.8%	0.9%	1.1%	1.4%	0.6%	0.8%	0.9%	1.4%	0.8%	0.8%	0.9%	1.2%	0.9%	1.4%	1.7%	2.4%	0.8%	0.8%	0.7%	0.8%
West Vancouver	2.8%	0.4%	0.7%	n/a	1.2%	0.4%	0.5%	n/a	0.4%	0.2%	0.0%	0.2%	1.1%	0.3%	0.8%	n/a	0.0%	0.4%	1.1%	n/a
White Rock	4.1%	1.4%	1.2%	n/a	3.0%	0.8%	0.3%	0.0%	0.0%	0.1%	n/a	0.1%	n/a	0.8%	1.2%	n/a	n/a	0.9%	1.6%	n/a
Metro Vancouver	0.8%	0.9%	1.1%	1.7%	0.6%	0.8%	0.9%	1.4%	0.7%	0.7%	0.7%	1.4%	0.8%	0.7%	0.7%	1.4%	0.9%	1.1%	0.9%	1.0%

Source: CMHC Canadian Housing Observer and CMHC Rental Market Reports.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not statistically reliable

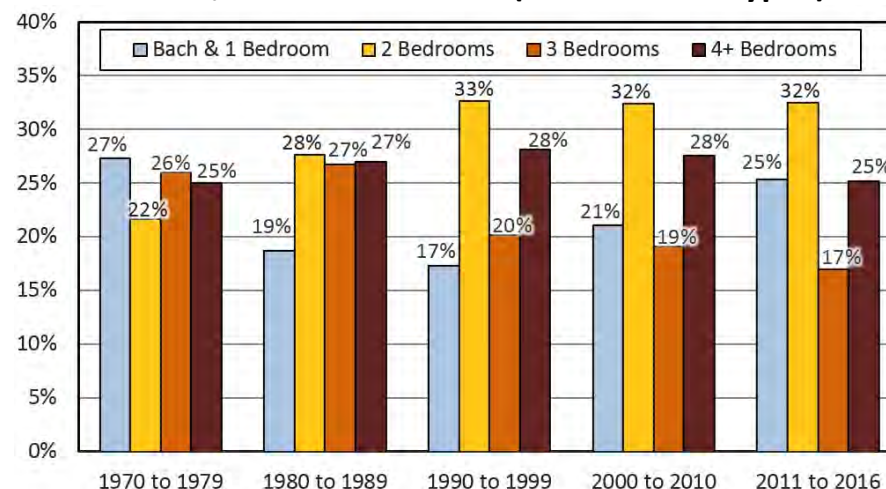
Description

- As the region grows and with increasing focus on meeting the need for complete communities with diverse housing choices, it is important to consider the suitability of new housing stock to accommodate all household types including families. The number of bedrooms by period of construction provides one indicator of the diversity, indicating how new housing supply is meeting the demand for family (multi-bedroom) housing.

Key Findings

- The proportion of recently constructed housing units that have 3 or more bedrooms was higher in the 1970's (51%) and 1980's (54%) than in the past 5 years (42%) (2011-2016 period).
- Since 1981, the proportion of housing units built that have 2 bedrooms has generally been about 1/3 of the units (between 28% and 33%).
- The proportion of housing units that are 1-bedroom / bachelor units has been increasing over the past 25 years, from 17% of units in the 1990's to 25% of units built between 2011 and 2016. Bachelor units alone account for less than 2% of total housing units by bedroom size.
- The proportion of units built since the year 2000 that are 3 or more bedrooms varies among subregions. The proportion of recently built units with 3 or more bedrooms varies from 60% in the North-east sector to 33% in Burnaby / New Westminster and 27% in Vancouver / Electoral Area A.
- The structure type also influences the number of bedrooms provided in newer units. Recently added apartment units (built since 2000) contain a unit distribution of 50% 2-bedroom units, 10% with 3 or more bedrooms, 38% 1-bedroom units and 2% bachelor units.

Dwelling Units by Number of Bedrooms and Period of Construction, Metro Vancouver (All Structure Types)



Source: Statistics Canada, 2016 Census

Recently Added Units (Built between 2000 to 2016) by Number of Bedrooms and by Subregion, Metro Vancouver

	Bachelor & 1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms	
		%		%		%		%
Metro Vancouver	57,215	22%	82,770	32%	46,915	18%	68,145	27%
Burnaby, New Westminster	7,120	22%	15,080	46%	4,870	15%	5,785	18%
Langley City and Township	2,025	12%	4,310	27%	3,985	25%	5,910	36%
Maple Ridge, Pitt Meadows	1,095	10%	2,035	19%	2,985	28%	4,430	42%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	3,615	16%	9,245	41%	4,305	19%	5,495	24%
North Van. City and District	2,805	23%	3,970	32%	2,010	16%	3,620	29%
West Van., Lions Bay, Bowen Is								
Richmond, Delta	4,520	17%	8,825	33%	5,855	22%	7,320	28%
Surrey, White Rock	8,610	13%	15,840	25%	14,985	23%	24,660	38%
Vancouver, Electoral Area A	27,235	40%	23,210	34%	7,710	11%	10,745	16%

Source: Statistics Canada, 2016 Census

Dwelling Units by Number of Bedrooms by Period of Construction for Metro Vancouver, 2016

TOTAL DWELLING UNITS ALL PERIODS OF CONSTRUCTION	Total Hshlds	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
	#	#	%	#	%	#	%	#	%
Total - All Structural types	960,895	225,580	23%	259,450	27%	215,335	22%	260,530	27%
Apartment, five or more storeys	160,120	85,105	53%	67,035	42%	7,505	5%	465	0%
Apartment, fewer than five storeys	242,195	111,880	46%	103,105	43%	17,070	7%	10,145	4%
Row house	95,365	2,760	3%	25,800	27%	55,635	58%	11,170	12%
Semi-detached house	20,880	730	3%	4,360	21%	10,845	52%	4,945	24%
Apartment, duplex	154,280	18,695	12%	34,270	22%	31,390	20%	69,925	45%
Single-detached house	282,305	5,190	2%	21,765	8%	91,850	33%	163,505	58%

Source: Statistics Canada, 2016 Census

Note: Structure types "movable dwelling" and "other single-attached house" are included in total, but not shown individually.

DWELLING UNITS IN STRUCTURE BUILT SINCE 2001 (2001 - 2016)	Total Hshlds	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
	#	#	%	#	%	#	%	#	%
Total - All Structural types	255,035	57,215	22%	82,770	32%	46,915	18%	68,145	27%
Apartment, five or more storeys	70,870	32,305	46%	34,645	49%	3,645	5%	275	0%
Apartment, fewer than five storeys	51,090	17,040	33%	26,210	51%	4,415	9%	3,425	7%
Row house	38,445	925	2%	9,680	25%	22,190	58%	5,650	15%
Semi-detached house	6,725	205	3%	950	14%	3,140	47%	2,425	36%
Apartment, duplex	35,355	4,630	13%	8,520	24%	4,560	13%	17,660	50%
Single-detached house	51,710	1,840	4%	2,490	5%	8,805	17%	38,560	75%

DWELLING UNITS IN STRUCTURES BUILT PRIOR TO 2001	Total Hshlds	Bachelor & 1 Bedroom		2 Bedroom Units		3 Bedroom Units		4 or More Bedroom Units	
	#	#	%	#	%	#	%	#	%
Total - All Structural types	705,860	168,365	24%	176,680	25%	168,420	24%	192,385	27%
Apartment, five or more storeys	89,250	52,800	59%	32,390	36%	3,860	4%	190	0%
Apartment, fewer than five storeys	191,105	94,840	50%	76,895	40%	12,655	7%	6,720	4%
Row house	56,920	1,835	3%	16,120	28%	33,445	59%	5,520	10%
Semi-detached house	14,155	525	4%	3,410	24%	7,705	54%	2,520	18%
Apartment, duplex	118,925	14,065	12%	25,750	22%	26,830	23%	52,265	44%
Single-detached house	230,595	3,350	1%	19,275	8%	83,045	36%	124,945	54%

Description

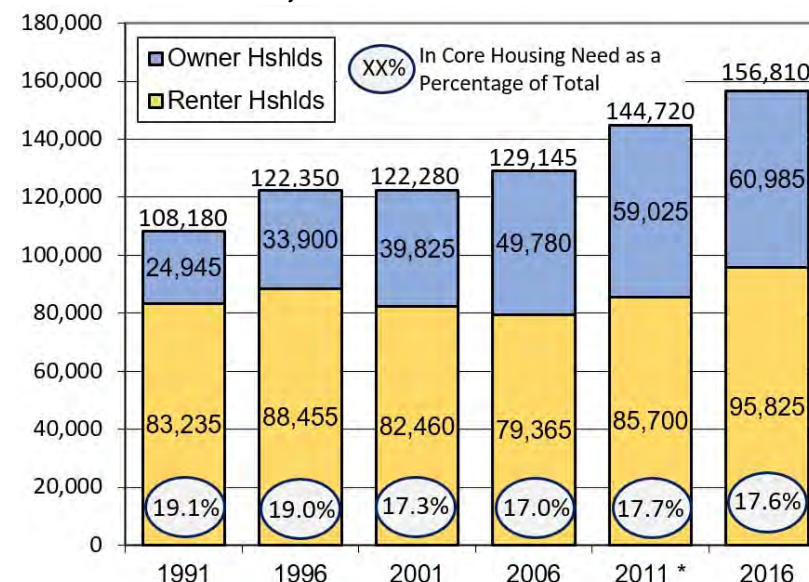
- Core housing need is a measure of the number of households that are inadequately housed due to the condition of the unit, the size of the unit, or the cost of the unit (given that alternative affordable housing costing not more than 30% of before-tax household income is not available).
- Between 2001 and 2016, the number of Metro Vancouver households in core housing need grew by 34,500 households, from 122,280 households in 2001 to 156,810 households in 2016.

Key Findings

- In Metro Vancouver 17.6% of households are in core housing need. The percentage of households in core housing need varies across the region, from 13.4% of households in Maple Ridge/ Pitt Meadows to 20.1% in the Burnaby / New Westminster subregion.
- 2016 Census data shows of the 144,720 households in core housing need, 61% are renter households and 39% are owner households. The number of owner households in core housing need has nearly doubled over the past 20 years, from 33,900 households in 1996 to 60,985 households in 2016.
- Households in core housing need are predominately renter households. The number of renter households in core housing need in 2016 is 95,825. This represents an increase of 10,125 renter households over a 5 year period in the region.
- The proportion of renter households in core housing need varies across the region, from 44% of renter households in the City of Langley to 22% of renter households in Port Moody.

Source: CHMC and Statistics Canada Census Program (Census-based housing indicators and data). The 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change between time periods.

Households in Core Housing Need by Tenure, Metro Vancouver, 1991 to 2016



Distribution of Households in Core Housing Need by Subregions in Metro Vancouver, 2016

	Households In Core Need	% of Households In Core Need	Renter Households In Core Need	Owner Households In Core Need
Metro Vancouver	156,810	17.6%	95,825	60,985
Burnaby, New Westminster	23,065	20.1%	14,215	8,850
Langley City and Township	6,905	13.5%	3,595	3,315
Maple Ridge, Pitt Meadows	4,815	13.4%	2,615	2,200
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	12,970	15.8%	6,815	6,145
North Van. City and District West Van., Lions Bay	67,865	14.4%	5,975	3,815
Richmond, Delta	17,345	17.3%	7,670	9,675
Surrey, White Rock	29,505	17.2%	16,495	13,010
Vancouver, Electoral Area A	52,230	19.8%	38,390	13,840

Households in Core Housing Need by Municipality, 2016

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	Hshlds in Core Need #	%	Total (Renter)	Hshlds in Core Need #	%	Total (Owner)	Hshlds in Core Need #	%
Anmore	655	40	6.1%	60	0	0.0%	595	30	5.0%
Belcarra	245	0	0.0%	15	0	0.0%	225	0	0.0%
Burnaby	83,770	16,650	19.9%	30,430	9,780	32.1%	53,340	6,870	12.9%
Coquitlam	47,685	8,480	17.8%	12,845	4,545	35.4%	34,840	3,935	11.3%
Delta	34,530	4,050	11.7%	7,135	2,145	30.1%	27,395	1,905	7.0%
Electoral Area 'A'	4,270	830	19.4%	2,105	410	19.5%	2,165	420	19.4%
Langley City	11,505	2,720	23.6%	4,305	1,895	44.0%	7,200	825	11.5%
Langley Township	39,625	4,185	10.6%	6,665	1,700	25.5%	32,970	2,490	7.6%
Lions Bay	475	25	5.3%	40	10	25.0%	445	20	4.5%
Maple Ridge	29,110	4,000	13.7%	5,760	2,125	36.9%	23,355	1,875	8.0%
New Westminster	31,050	6,415	20.7%	13,255	4,435	33.5%	17,800	1,980	11.1%
North Vancouver City	23,030	4,540	19.7%	10,580	3,250	30.7%	12,445	1,300	10.4%
North Vancouver District	29,500	3,105	10.5%	5,995	1,610	26.9%	23,505	1,495	6.4%
Pitt Meadows	6,900	815	11.8%	1,550	490	31.6%	5,350	325	6.1%
Port Coquitlam	21,020	3,110	14.8%	4,700	1,600	34.0%	16,320	1,510	9.3%
Port Moody	12,325	1,340	10.9%	3,010	670	22.3%	9,315	670	7.2%
Richmond	65,940	13,295	20.2%	16,440	5,525	33.6%	49,500	7,770	15.7%
Surrey	162,335	27,735	17.1%	45,725	15,375	33.6%	116,610	12,360	10.6%
Vancouver	259,730	51,400	19.8%	135,810	37,980	28.0%	123,920	13,420	10.8%
West Vancouver	14,860	2,110	14.2%	3,600	1,105	30.7%	11,260	1,000	8.9%
White Rock	9,465	1,770	18.7%	2,935	1,120	38.2%	6,535	650	9.9%
Vancouver CMA	889,415	156,810	17.6%	313,165	95,825	30.6%	576,245	60,985	10.6%

Source: Statistics Canada (2016 Census) - All households incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%

A household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Single Room Occupancy (SRO) units are classified as collective dwellings in the 2016 Census. The 2016 data for this table only includes privately occupied dwellings, it did not count SROs. Therefore the total number of Households in Core Housing Need in 2016 as calculated by CMHC is likely to underestimate total housing need.

Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered to have dire housing circumstances. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.
- Between 2006 and 2016, the number of INALH households grew by approximately 6,000 households, from 55,760 households in 2006 to 67,125 households in 2016.

Key Findings

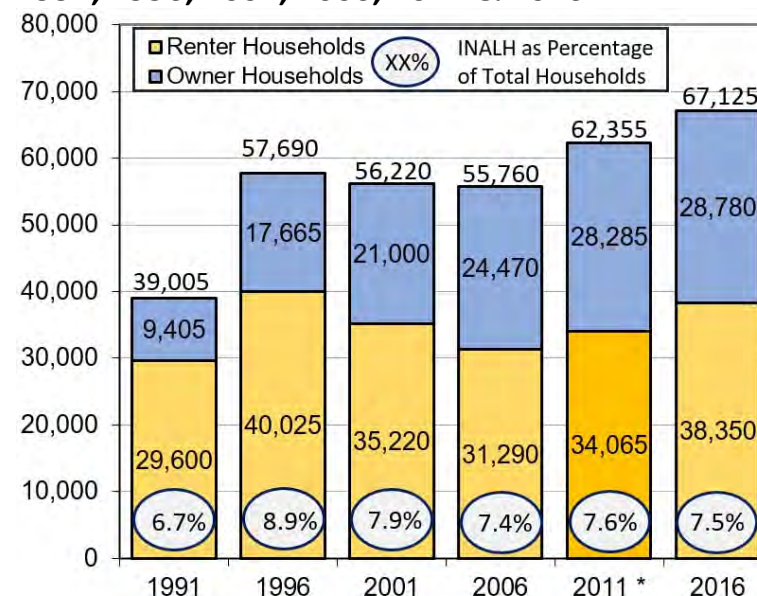
- In Metro Vancouver 7.5% of households are in core housing need and spending at least half of household income on shelter. The proportion of INALH households that are in rental housing is 55%, while the remaining 45% are owner households.
- The percentage of households that are INALH households varies across the region, from 5.4% of households in Langley subregion to 8.5% in the Vancouver / Electoral Area (UBC/UEL) subregion.
- INALH households are predominately renter households. The number of renter households is 38,035. This represents 12.2% of the total renter households in the region.
- The proportion of renter households that are INALH households varies by municipality across the region, from 19.3% of renter households in West Vancouver to 9.5% in Port Moody.
- The proportion of **owner** households that are INALH households varies by municipality across the region, from 7.5% of owner households in Richmond to 3.0% in Pitt Meadows.

¹ INALH (In Need, At Least Half)

* Source: Statistics Canada, 2016 Census. (Note: 2011 data is based on the 2011 National Household Survey and therefore may not be an accurate measure of change).

Data is for non-farm, non-band, non-reserve households only.

INALH Households by Tenure, Metro Vancouver, 1991, 1996, 2001, 2006, 2011 & 2016



* 2011 data source: based on the 2011 National Household Survey

Distribution of INALH Households in Metro Vancouver by Subregion, 2016

	Households INALH	% of Households that are INALH	Renter INALH Households	Owner INALH Households
Metro Vancouver	67,125	7.5%	38,350	28,780
Burnaby, New Westminster	9,460	8.2%	5,315	4,140
Langley City and Township	2,750	5.4%	1,360	1,395
Maple Ridge, Pitt Meadows	2,020	5.6%	955	1,060
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	5,875	7.2%	2,750	3,120
North Van. City and District	4,905	7.2%	3,015	1,895
West Van., Lions Bay	7,870	7.8%	3,230	4,645
Richmond, Delta	11,730	6.8%	5,720	6,005
Surrey, White Rock	22,375	8.5%	15,985	6,390

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs for Metro Vancouver Municipalities, 2016 Census

Municipality	All Households			Renter Households			Owner Households		
	Total Hshlds	INALH Households #	%	Total (Renter)	INALH Households #	%	Total (Owner)	INALH Households #	%
Anmore	655	n/a	n/a	60	n/a	n/a	595	n/a	n/a
Belcarra	245	n/a	n/a	15	n/a	n/a	225	n/a	n/a
Burnaby	83,770	6,725	8.0%	30,430	3,545	11.6%	53,340	3,180	6.0%
Coquitlam	47,685	3,955	8.3%	12,845	1,925	15.0%	34,840	2,025	5.8%
Delta	34,530	1,730	5.0%	7,135	815	11.4%	27,395	920	3.4%
Electoral Area 'A'	4,270	520	12.2%	2,105	280	13.3%	2,165	240	11.1%
Langley City	11,505	960	8.3%	4,305	660	15.3%	7,200	300	4.2%
Langley Township	39,625	1,790	4.5%	6,665	700	10.5%	32,970	1,095	3.3%
Lions Bay	475	15	n/a	40	10	n/a	445	10	n/a
Maple Ridge	29,110	1,700	5.8%	5,760	795	13.8%	23,355	900	3.9%
New Westminster	31,050	2,735	8.8%	13,255	1,770	13.4%	17,800	960	5.4%
North Vancouver City	23,030	2,235	9.7%	10,580	1,585	15.0%	12,445	650	5.2%
North Vancouver District	29,500	1,495	5.1%	5,995	735	12.3%	23,505	765	3.3%
Pitt Meadows	6,900	320	4.6%	1,550	160	10.3%	5,350	160	3.0%
Port Coquitlam	21,020	1,245	5.9%	4,700	540	11.5%	16,320	705	4.3%
Port Moody	12,325	675	5.5%	3,010	285	9.5%	9,315	390	4.2%
Richmond	65,940	6,140	9.3%	16,440	2,415	14.7%	49,500	3,725	7.5%
Surrey	162,335	10,920	6.7%	45,725	5,185	11.3%	116,610	5,735	4.9%
Vancouver	259,730	21,855	8.4%	135,810	15,705	11.6%	123,920	6,150	5.0%
West Vancouver	14,860	1,175	7.9%	3,600	695	19.3%	11,260	480	4.3%
White Rock	9,465	810	8.6%	2,935	535	18.2%	6,535	270	4.1%
Vancouver CMA	889,415	67,125	7.5%	313,165	38,350	12.2%	576,245	28,780	5.0%

Source: CMHC (based on 2016 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%.

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Data includes Non-Reserve Aboriginal Households. Aboriginal Households are defined as having one of the following:

- a non-family household in which at least 50 per cent of household members self-identified as Aboriginal people, or
- a family household that meets at least one of the two criteria:
 - at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal person; or
 - at least 50 per cent of household members self-identified as Aboriginal people

Households In Core Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 1996 to 2016

	1996			2001			2006			2011 *			2016		
Municipality	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners	INALH Hshlds	INALH Households Renters	Owners
Anmore	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	5,915	4,155	1,755	5,610	3,710	1,900	5,770	3,310	2,460	6,270	3,455	2,820	6,725	3,545	3,180
Coquitlam	2,625	1,570	1,050	2,835	1,365	1,470	2,585	1,025	1,560	3,175	1,355	1,820	3,955	1,925	2,025
Delta	1,780	920	860	1,480	645	835	1,600	730	870	1,500	610	890	1,730	815	920
Electoral Area 'A'	220	190	30	160	145	20	330	210	125	510	330	185	520	280	240
Langley City	855	645	210	855	615	240	790	495	295	940	625	320	960	660	300
Langley Township	1,130	435	690	1,565	515	1,050	1,445	415	1,030	1,765	515	1,250	1,790	700	1,095
Lions Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	15	0	0	15	10	10
Maple Ridge	1,340	775	570	1,490	705	780	1,510	660	850	1,655	805	855	1,700	795	900
New Westminster	2,235	1,835	400	2,295	1,750	540	2,005	1,455	545	2,400	1,645	760	2,735	1,770	960
North Vancouver City	1,805	1,515	290	1,615	1,165	450	1,740	1,200	535	1,795	1,185	610	2,235	1,585	650
North Vancouver District	1,285	585	700	1,465	675	785	1,280	555	725	1,520	680	840	1,495	735	765
Pitt Meadows	315	115	200	280	115	165	265	100	165	375	130	245	320	160	160
Port Coquitlam	1,050	595	460	1,170	570	600	1,190	485	700	1,240	460	785	1,245	540	705
Port Moody	400	220	180	365	135	225	380	165	215	745	265	480	675	285	390
Richmond	3,630	1,680	1,945	4,415	1,995	2,415	4,695	1,675	3,020	5,320	1,805	3,515	6,140	2,415	3,725
Surrey	8,535	4,975	3,565	8,195	4,085	4,115	8,185	3,495	4,690	9,950	4,285	5,670	10,920	5,185	5,735
Vancouver	22,965	18,800	4,165	20,740	15,945	4,795	20,120	14,220	5,900	21,305	14,760	6,540	21,855	15,705	6,150
West Vancouver	805	500	300	805	490	315	1,035	585	450	995	560	435	1,175	695	480
White Rock	680	485	195	775	560	210	680	440	240	790	545	240	810	535	270
Vancouver CMA	57,685	40,025	17,665	56,215	35,220	21,000	55,765	31,290	24,470	62,355	34,065	28,285	67,125	38,350	28,780

Source: CMHC (based on 2016 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) is greater or equal to 50% but lower than 100%)

* 2011 Source: CMHC (based on 2011 National Household Survey. Direct measure of change is not recommended as the methodology used for a Survey differs from a Census methodology.

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered at economic risk of homelessness.
- Non-family households have different housing needs than families with children. Of the 67,125 INALH households in the region, 50% are family households. Non-family households account for the other half (50%) of the INALH households in the region.

Key Findings

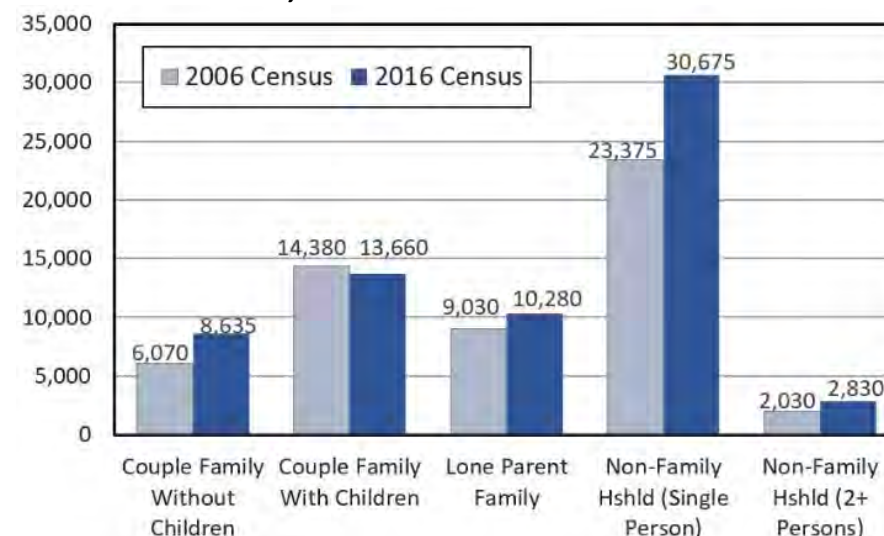
- CMHC data shows that of the 32,575 INALH family households in Metro Vancouver, 27% (8,635) are couples without children; 42% (13,660) are couples with children; and 32% (10,280) are lone-parent families.
- The number of INALH households with children living at home decreased by 5% over a ten-year period, from 14,380 in 2006 to 13,660 in 2016.
- Non-family INALH households (single person or 2+ persons) increased by 32% over a ten-year period, from 25,405 in 2006 to 33,505 in 2016.
- The proportion of INALH households with children varies across the region, from 23% of all INALH households in White Rock and 23% in the City of Vancouver to 49% in Surrey and 53% in Port Moody.
- The proportion of INALH households that are non-family also varies across the region. In the subregion of Vancouver / UBC, UEL 62% of INALH households are non-family, whereas only 36% of INALH households are non-family in the Richmond / Delta subregion.

¹ INALH (In Need, At Least Half)

* Source: CHMC and Statistics Canada (2016 Census and 2006 Census)

Data is for non-farm, non-band, non-reserve households only.

INALH Households by Household Type, Metro Vancouver, 2006 and 2016



Distribution of INALH Households by Subregion, Metro Vancouver, 2016

	INALH Households	Households with Children at Home		Non-family Households	
	#	#	%	#	%
Metro Vancouver	67,125	23,940	36%	33,505	50%
Burnaby, New Westminster	9,460	3,265	35%	4,705	50%
Langley City and Township	2,750	1,010	37%	1,400	51%
Maple Ridge, Pitt Meadows	2,020	755	37%	1,030	51%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	5,915	2,685	45%	2,380	40%
North Van. City and District	4,920	1,820	37%	2,480	50%
West Van., Lions Bay	7,870	3,540	45%	2,870	36%
Richmond, Delta	11,730	5,490	47%	4,635	40%
Surrey, White Rock	22,375	5,285	24%	13,975	62%
Vancouver, UBC, UEL					

Source: Statistics Canada / CMHC (based on Statistics Canada 2016 Census)

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs in Metro Vancouver Municipalities, 2016

Municipality	Total INALH Hshlds	Couple Family Without Children		Couple Family With Children		Lone Parent Family		Non-Family Hshld (Single Person)		Non-Family Hshld (2+ Persons)	
		#	%	#	%	#	%	#	%	#	%
Anmore	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belcarra	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burnaby	6,725	1,085	16%	1,505	22%	1,060	16%	2,675	40%	295	4%
Coquitlam	3,955	500	13%	1,205	30%	645	16%	1,395	35%	125	3%
Delta	1,730	220	13%	365	21%	360	21%	715	41%	40	2%
UBC, UEL	520	55	11%	230	44%	125	24%	100	19%	0	0%
Langley City	960	45	5%	65	7%	155	16%	675	70%	15	2%
Langley Township	1,790	280	16%	455	25%	335	19%	645	36%	65	4%
Lions Bay	15	0	n/a	10	n/a	0	n/a	0	n/a	0	n/a
Maple Ridge	1,700	170	10%	260	15%	380	22%	830	49%	55	3%
New Westminster	2,735	280	10%	340	12%	360	13%	1,640	60%	95	3%
North Vancouver City	2,235	210	9%	380	17%	335	15%	1,235	55%	65	3%
North Vancouver District	1,495	220	15%	400	27%	310	21%	525	35%	35	2%
Pitt Meadows	320	55	17%	50	16%	65	20%	135	42%	10	3%
Port Coquitlam	1,245	130	10%	260	21%	215	17%	580	47%	45	4%
Port Moody	675	80	12%	220	33%	140	21%	220	33%	15	2%
Richmond	6,140	1,030	17%	1,755	29%	1,060	17%	1,950	32%	165	3%
Surrey	10,920	1,205	11%	3,255	30%	2,045	19%	3,700	34%	375	3%
Vancouver	21,855	2,870	13%	2,500	11%	2,430	11%	12,490	57%	1,385	6%
West Vancouver	1,175	125	11%	255	22%	140	12%	600	51%	20	2%
White Rock	810	55	7%	90	11%	100	12%	525	65%	35	4%
Vancouver CMA	67,125	8,635	13%	13,660	20%	10,280	15%	30,675	46%	2,830	4%

Source: CMHC & Statistics Canada (based on 2016 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

- Adequate dwellings are those reported by their residents as not requiring any major repairs.
- Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are considered not to be in Core Housing Need (considered a transitional phase).

Note: Household type values may not add up to total INALH households.

"UBC, UEL" = University of British Columbia, University Endowment Lands

Description

- Households in core housing need and spending at least half (INALH¹) of household income on shelter are considered to have dire housing circumstances. In Metro Vancouver the INALH data is considered to be a measure of households at risk of homelessness.

Key Findings

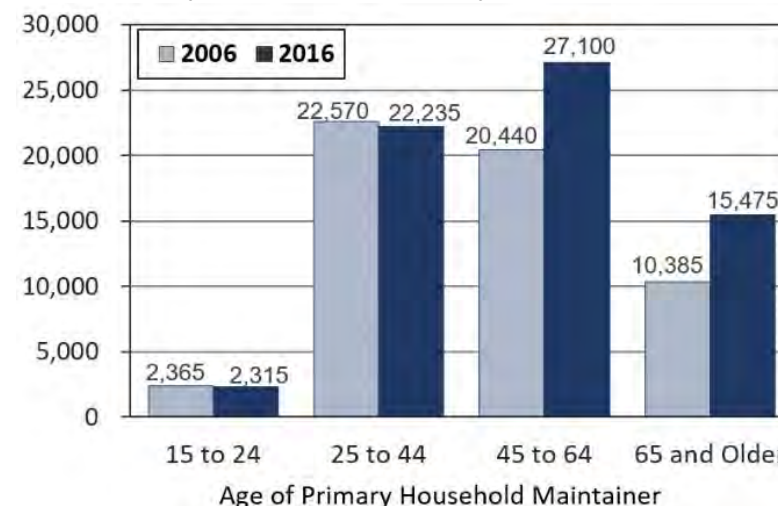
- The risk of homelessness exists for over 15,000 households with the primary maintainer age 65 and over (senior households) in the region. This number has increased by 49% over ten years, from 10,385 senior households in 2006.
- 2016 data shows that of the 67,125 INALH households in Metro Vancouver, 36% (24,550) have a primary household maintainer age 15 to 44; 40% (27,100) have a primary household maintainer age 45 to 64; and 23% (15,475) have a primary household maintainer age 65 and over.
- The proportion of INALH households that are headed by younger working age adults (age 25 to 44) did not increase between 2006 and 2016, whereas households with more mature working age adults (age 45 to 64) the number of INALH households increased by 33% (6,660 additional households).
- The proportion of INALH households headed by a senior varies across the region, from 33% of all INALH households on the North Shore to 20% in the Maple Ridge / Pitt Meadows subregion.
- Municipalities with a high proportion of INALH households headed by a senior include West Vancouver (48%) and White Rock (45%).

¹ INALH (In Need, At Least Half)

* Source: CHMC and Statistics Canada - 2016 Census.

Data is for non-farm, non-band, non-reserve households only.

INALH Households by Age of Primary Household Maintainer, Metro Vancouver, 2016



Distribution of INALH Households by Subregion, Metro Vancouver, 2016

	INALH Households #	Primary Household Maintainer Age 15 to 44		Primary Household Maintainer Age 45 to 64		Primary Household Maintainer Age 65 and Over	
		#	%	#	%	#	%
Metro Vancouver	67,125	24,550	37%	27,100	40%	15,475	23%
Burnaby, New Westminster	9,460	3,305	35%	3,820	40%	2,335	25%
Langley City and Township	2,750	840	31%	1,120	41%	785	29%
Maple Ridge, Pitt Meadows	2,020	695	34%	910	45%	405	20%
Coquitlam, Port Coquitlam, Port Moody	5,875	2,045	35%	2,560	44%	1,260	21%
North Van. City and District West Vancouver	4,905	1,180	24%	2,110	43%	1,620	33%
Richmond, Delta	7,870	2,550	32%	3,495	44%	1,820	23%
Surrey, White Rock	11,730	4,545	39%	4,760	41%	2,430	21%
Vancouver, UBC, UEL	22,375	9,365	42%	8,220	37%	4,785	21%

Source: CHMC and Statistics Canada - 2016 Census

Households In Core Housing Need and Spending At Least Half (INALH) of Household Income on Shelter Costs by Age of Primary Household Maintainer, 2016

Municipality	Total INALH Hshlds	Maintainer Age 65 and Older		Primary Hshld Maintainer Age 15 - 24		Primary Hshld Maintainer Age 25 - 44		Primary Hshld Maintainer Age 45 -64	
		#	%	#	%	#	%	#	%
Burnaby	6,725	1,545	23%	290	4%	2,120	32%	2,770	41%
Coquitlam	3,955	875	22%	85	2%	1,205	30%	1,785	45%
Delta	1,730	440	25%	20	1%	455	26%	815	47%
UBC, UEL	520	55	11%	15	3%	195	38%	255	49%
Langley City	960	335	35%	35	4%	195	20%	395	41%
Langley Township	1,790	450	25%	25	1%	585	33%	725	41%
Maple Ridge	1,700	335	20%	45	3%	550	32%	765	45%
New Westminster	2,735	790	29%	85	3%	810	30%	1,050	38%
North Vancouver City	2,235	650	29%	50	2%	550	25%	990	44%
North Vancouver District	1,495	410	27%	20	1%	350	23%	715	48%
Pitt Meadows	320	70	22%	0	0%	100	31%	145	45%
Port Coquitlam	1,245	260	21%	45	4%	495	40%	445	36%
Port Moody	675	125	19%	0	0%	215	32%	330	49%
Richmond	6,140	1,380	22%	145	2%	1,930	31%	2,680	44%
Surrey	10,920	2,065	19%	350	3%	4,035	37%	4,475	41%
Vancouver	21,855	4,730	22%	1,080	5%	8,075	37%	7,965	36%
West Vancouver	1,175	560	48%	10	1%	200	17%	405	34%
White Rock	810	365	45%	10	1%	150	19%	285	35%
Vancouver CMA	67,125	15,475	23%	2,315	3%	22,235	33%	27,100	40%

Source: CMHC (based on 2016 Census - All households with incomes greater than zero and shelter-cost-to-income ratios (STIRs) less than 100%)

Note: Anmore, Belcarra and Lions Bay are absent due to small sample size.

"UBC, UEL" = University of British Columbia, University Endowment Lands

A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

· Adequate dwellings are those reported by their residents as not requiring any major repairs.

· Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

· Affordable dwellings cost less than 30% of total before-tax household income

Note: Non-family households with at least one maintainer aged 15 to 29 attending school full-time are not considered Core Housing Need (considered a transitional phase).

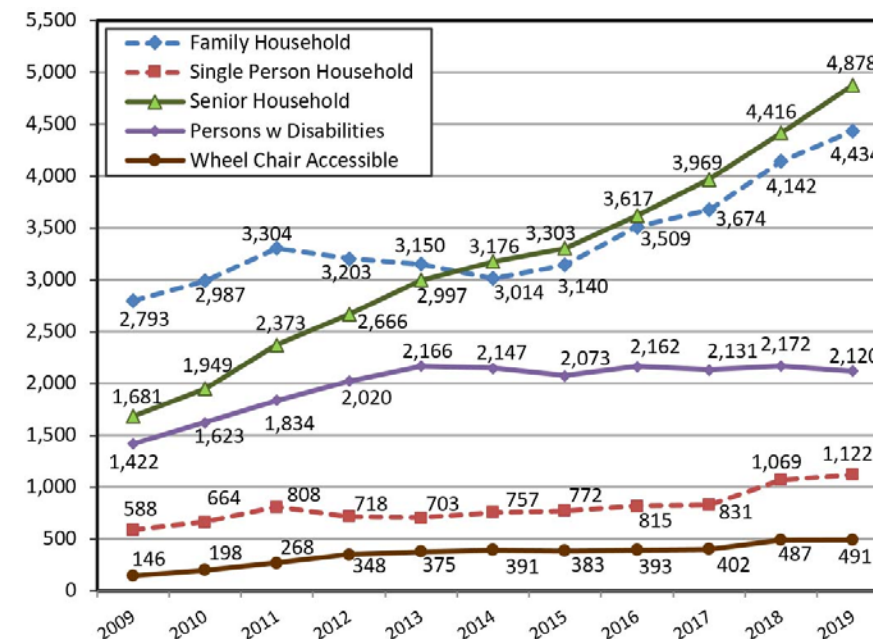
Description

- BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Key Findings

- Over the past five years the number of households in Metro Vancouver waiting for social housing increased by 37%, from 9,671 in 2014 to 13,045 in 2019.
- The social housing waitlist for seniors' housing in the region has increased by 54% in the past 5 years, from 3,176 in 2014 to 4,878 in 2019. Seniors represent the largest component of the social housing waitlist in the region in 2019 at 37% of households.
- Social housing for families represents the second largest component of the waitlist in 2019 with 34% (4,434) of the waitlist households.
- Persons with disabilities account for 16% (2,120 households) of the 2019 social housing waitlist in the region.
- Over the past 5 years the Surrey / White Rock subregion waitlist for BC Housing social housing units has increased by 98% (1,297 units), from 1,328 in 2014 to 2,625 households in 2019, whereas the overall population growth rate for Surrey is approximately 11% over a five-year period (2016 Census).
- The City of Vancouver has seen a five-year increase in social housing waitlist of 10% (391 units). The City of Burnaby also showed a significant increase of 47% (545 units) over the same five-year time period. Coquitlam data shows an increase of 55% (287 units) from June 2014 to June 2019.

Social Housing Waitlist, by Household Characteristics, Metro Vancouver, 2009 - 2019



Social Housing Waitlist by Sub-region, 2013 - 2019

	Wait List - All						
	2013	2014	2015	2016	2017	2018	2019
Vancouver CMA	9,391	9,489	9,671	10,496	11,007	12,286	13,045
Burnaby / New Westminster	1,664	1,631	1,634	1,693	1,787	2,034	2,305
Langley City and Township	156	142	151	154	209	251	275
Coquitlam, Port Coquitlam, Port Moody	729	738	830	919	975	1,022	1,147
North Shore	607	619	703	711	714	780	846
Pitt Meadows / Maple Ridge	221	163	265	294	311	306	353
Richmond / Delta / Tsawwassen	741	744	765	797	864	1,004	1,098
Surrey / White Rock	1,355	1,328	1,406	1,739	2,108	2,430	2,625
Vancouver / Electoral 'A'	3,879	3,984	3,897	4,152	4,008	4,433	4,375

Households on the BC Housing Waiting List by Household Type for Metro Vancouver Municipalities, 2013 - 2019

Geographic Area	Wait List - All							Family Households							Single Person Households						
	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019
Aldergrove	32	25	20	31	25	17	21	17	11	11	20	16	5	8	1	2	1	-	-	-	-
Burnaby	1,202	1,171	1,199	1,239	1,317	1,470	1,717	518	481	482	503	515	595	681	82	83	101	112	111	128	165
Coquitlam	517	526	584	654	662	700	813	257	243	274	307	287	286	340	35	32	56	56	46	48	71
Delta	130	108	124	140	184	217	230	64	52	53	62	79	102	100	8	3	5	2	7	6	15
Langley	156	142	151	154	209	251	275	60	58	55	47	71	83	92	4	12	10	6	11	7	8
Maple Ridge	196	137	227	263	275	277	319	83	81	73	95	84	77	89	8	7	7	19	27	18	17
New Westminster	462	460	435	454	470	564	589	157	145	138	146	158	196	215	46	42	44	32	29	54	47
North Vancouver	503	533	606	615	610	671	722	155	173	194	211	176	200	200	34	28	30	25	32	40	54
Pitt Meadows	25	26	38	31	36	29	35	8	15	19	12	17	11	14	1	1	2	2	-	1	2
Port Coquitlam	156	170	176	191	226	233	252	66	63	71	73	88	91	104	3	9	8	8	12	6	8
Port Moody	56	42	70	74	87	89	79	22	22	33	32	38	36	30	4	4	7	8	1	4	8
Richmond	611	636	641	657	680	787	868	206	203	234	237	235	275	305	33	37	35	37	30	37	43
Surrey	1,321	1,290	1,360	1,688	2,046	2,366	2,554	631	615	650	828	992	1,176	1,225	86	75	70	81	130	146	182
Vancouver	3,879	3,984	3,897	4,152	4,008	4,433	4,378	871	829	822	900	885	977	987	353	408	389	426	391	565	491
West Vancouver	104	86	97	96	104	109	120	27	16	19	23	22	19	30	4	9	5	1	1	4	8
White Rock	34	38	46	51	62	64	77	6	6	12	12	10	12	14	1	4	2	-	3	4	2
Vancouver CMA	9,391	9,489	9,671	10,496	11,007	12,286	13,058	3,150	3,014	3,140	3,509	3,674	4,142	4,434	703	757	772	815	831	1,069	1,122

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019)

(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

* Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately.

Anmore, Bowen Island, Lions Bay and Tsawwassen are not shown.

Households on the BC Housing Waiting List by Household Type for Metro Vancouver Municipalities, 2013 - 2019

Geographic Area	Seniors							Persons with Disabilities							Wheelchair Accessible Unit						
	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019
Aldergrove	8	7	5	6	7	11	8	5	5	2	4	1	1	3	1	0	1	1	1	0	0
Burnaby	327	333	365	389	453	500	605	229	223	207	194	197	194	213	46	51	44	41	41	53	52
Coquitlam	142	164	154	163	196	222	259	73	74	87	113	115	123	121	10	13	13	15	18	21	22
Delta	28	24	30	48	59	70	77	23	26	28	25	28	29	26	7	3	8	3	11	10	12
Langley	35	31	42	53	72	99	113	47	41	39	44	48	45	42	10	8	5	4	7	17	20
Maple Ridge	62	70	81	77	88	100	134	36	48	51	57	60	64	62	7	12	15	15	16	18	16
New Westminster	125	146	138	149	164	188	207	117	109	101	113	101	101	105	17	18	14	14	18	25	15
North Vancouver	187	187	242	263	273	294	330	111	128	126	103	116	119	113	16	17	14	13	13	18	25
Pitt Meadows	6	7	9	10	12	11	13	7	8	4	3	6	4	4	3	4	4	4	1	2	2
Port Coquitlam	43	58	57	57	69	79	87	38	37	34	40	42	42	45	6	3	6	13	15	15	8
Port Moody	17	14	14	21	24	30	29	11	11	14	9	18	15	6	2	2	2	4	6	4	6
Richmond	273	295	274	282	333	383	411	71	75	73	77	66	72	86	28	26	25	24	16	20	21
Surrey	266	285	316	413	509	594	668	276	248	266	281	312	325	343	62	67	58	85	103	125	130
Vancouver	1,405	1,491	1,501	1,608	1,607	1,729	1,825	1,097	1,092	1,015	1,065	993	1,007	917	153	164	170	153	132	155	155
West Vancouver	53	44	49	50	60	64	59	16	15	21	20	19	20	21	4	2	3	2	2	2	2
White Rock	18	20	26	24	38	37	47	6	7	5	13	9	10	11	3	1	1	2	2	1	3
Vancouver CMA	2,997	3,176	3,303	3,617	3,969	4,416	4,878	2,166	2,147	2,073	2,162	2,131	2,172	2,120	375	391	383	393	402	487	491

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019)

(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

* Geographic areas as reported by BC Housing. Langleys and North Vancouver municipalities are grouped together. Aldergrove (in the Township of Langley) is reported separately.

Anmore, Bowen Island, Lions Bay and Tsawwassen are not shown.

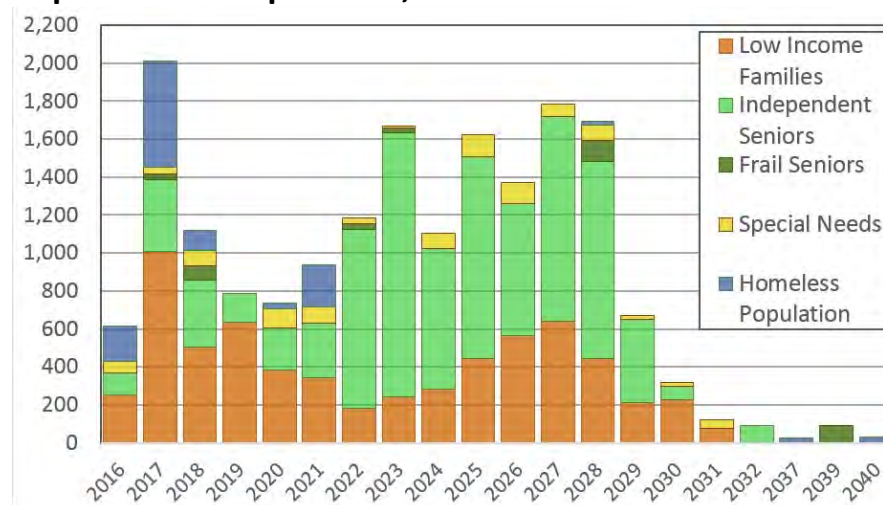
Description

- There are approximately 19,050 social housing units and 12,430 cooperative housing units in Metro Vancouver that currently have operating agreements with the provincial or federal government. This includes non-profit housing, co-ops, independent seniors housing, group homes, transition homes and other housing with supports, as well as some units receiving rent supplements. Housing units with expiring agreements account for 63% of the estimated 50,350 social housing units in the region.

Key Findings

- By the year 2031 nearly all of the 19,050 social housing units the operating agreements will have expired, and 91% of the 12,430 housing cooperative agreements will have expired.
- The population groups served by affected expiring agreements within the 19,050 social housing units include low-income families (6,436 units), independent seniors (9,056 units), frail seniors (365 units), and special needs clients (953 units). There are 1,173 units for homelessness with expiring operating agreements, and these are all located in the City of Vancouver.
- 47% of the 19,050 social housing units with expiring operating agreements are in the City of Vancouver. Other municipalities with a large number of units include Burnaby (2,177 units), Surrey (1,859 units), and Richmond (1,276 units).
- 47% of the 12,430 cooperative housing units with expiring operating agreements are in the City of Vancouver (5,800 units) and 17% are in the City of Burnaby (2,145 units).

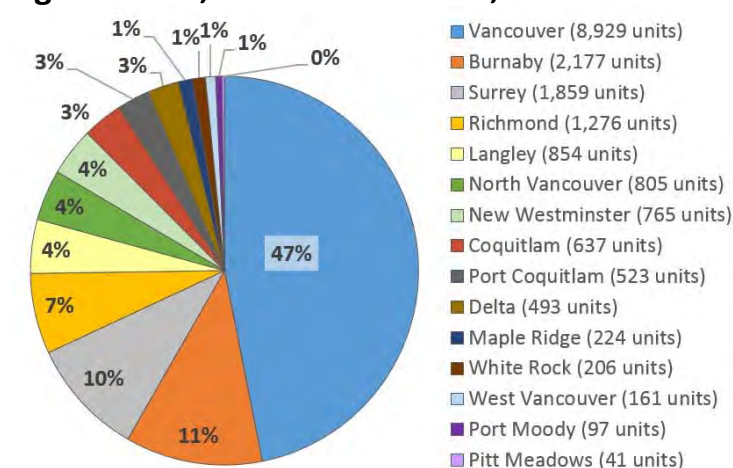
Social Housing Units with Expiring Operating Agreements by Population Group Served, Metro Vancouver 2015 – 2045



Note: Cooperative Housing is excluded.

Source: BC Housing

Distribution of Social Housing Units with Expiring Operating Agreements, Metro Vancouver, 2015 – 2045



Source: BC Housing

Subsidized Social Housing Units with Expiring Operating Agreements by Metro Vancouver Municipalities, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	2,177		11	86	248		2	396	246	118	288	147	78	407	107	86
Coquitlam	637		195	57		1		21	120	41	36	54	40	42	30	0
Delta	493		38	93					192	62	14	1		93		0
Langley	854		96	104					97	3	266	96	155	36	1	0
Maple Ridge	224	2								41	88					186
New Westminster	765		1	87		94	100	1	13	28	81	1	194	36	129	0
North Vancouver	805					76	94	319	65		48	39	52	28	84	0
Pitt Meadows	41										41					0
Port Coquitlam	523	5	111						65	74	60	56	83	38	31	0
Port Moody	97			52						17				1	27	0
Richmond	1,276		68	213	200	45	94	230	92	44	25	89	86	42		96
Surrey	1,859	311	558		25		25	3	41	220	96	175	223	113	3	132
Vancouver	8,929	299	932	348	312	522	553	453	902	721	701	726	855	871	304	737
West Vancouver	161						71						89	1		0
White Rock	206			79							2			111	14	0
Metro Vancouver	19,047	617	2,010	1,119	785	738	939	1,423	1,833	1,369	1,746	1,384	1,855	1,819	730	1,238

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Cooperatives with Expiring Operating Agreements by Metro Vancouver Municipalities, 2001 - 2061

Municipality	TOTAL	Pre-2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040	2040+
Bowen Island	19				19													
Burnaby	2,144	24		660	372		240	73	146	133	70	218			56			152
Coquitlam	689	65		157	291				65	37								74
Delta	150			24						44	44	38						
Langley	40				40													
Maple Ridge	162	84		31									47					
New Westminster	415		42		49		84	116	31	42	51							
North Vancouver	465			65		173	43	67	67						50			
Pitt Meadows	314	64		250														
Port Coquitlam	25			25														
Port Moody	336	219			60						57							
Richmond	989		70		72	94	64	122	195	107	192							73
Surrey	879		190	198	232						96	34	49		40			40
Vancouver	5,799	634	253	781	233	496	805	487	474	87	257	21		320	110	61		696
Metro Vancouver	12,426	1,090	555	2,191	1,368	763	1,236	865	978	450	767	311	96	320	256	61	0	1,035

Source: Co-operative Housing Federation of BC

Note: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Note: - Athlete's Village Coop in the city of Vancouver has no program or dates as it was a one-off deal with the City.

Subsidized Social Housing Units with Expiring Operating Agreements for Low Income Families, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	705			86	248			1	1		92	65		86	83	43
Coquitlam	450		102	57		1			49	40	36	54	40	41	30	0
Delta	131		38	51					40	1		1				0
Langley	199										33	1	154	10	1	0
Maple Ridge	86									35	51					0
New Westminster	176			48		94								34		0
North Vancouver	284					76	94	1	1		47	19	46			0
Pitt Meadows	41										41					0
Port Coquitlam	322		107							22	40	56	41	38	18	0
Port Moody	79			52											27	0
Richmond	591		68	130	184		42	1	1		2	1	74	40		48
Surrey	1,291	253	494					1	41	133	23	158	30	91	1	66
Vancouver	2,047		198	82	203	210	207	177	110	50	80	211	221	104	51	143
West Vancouver	33												32	1		0
White Rock	1										1					0
Metro Vancouver	6,436	253	1,007	506	635	381	343	181	243	281	446	566	638	445	211	300

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Seniors¹, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	1,224	0	0	0	0	0	0	348	204	96	119	80	63	290	24	0
Coquitlam	147	0	93	0	0	0	0	0	54	0	0	0	0	0	0	0
Delta	319	0	0	42	0	0	0	0	136	48	0	0	0	93	0	0
Langley	650	0	96	104	0	0	0	0	97	0	232	95	0	26	0	0
Maple Ridge	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93
New Westminster	542	0	0	39	0	0	100	0	0	0	81	0	193	0	129	0
North Vancouver	431	0	0	0	0	0	0	270	64	0	0	15	0	0	82	0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Port Coquitlam	176	0	4	0	0	0	0	0	65	52	0	0	42	0	13	0
Port Moody	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond	483	0	0	83	16	45	52	171	40	0	0	64	12	0	0	0
Surrey	465	50	64	0	25	0	25	0	0	51	60	1	189	0	0	0
Vancouver	4,574	63	153	78	109	178	40	186	754	496	570	438	524	628	191	166
West Vancouver	127	0	0	0	0	0	71	0	0	0	0	0	56	0	0	0
White Rock	190	0	0	79	0	0	0	0	0	0	1	0	0	110	0	0
Metro Vancouver	9,421	113	410	425	150	223	288	975	1,414	743	1,063	693	1,079	1,147	439	259

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Special Needs, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	39		11				2	1		1	4	2	15	3		0
Coquitlam	3								1	1				1		0
Delta																0
Langley	5									3	1		1			0
Maple Ridge	20	2								6	12					0
New Westminster	19		1					1		13		1	1	2		0
North Vancouver	17										1	5	6	3	2	0
Pitt Meadows																0
Port Coquitlam	25	5									20					0
Port Moody	1													1		0
Richmond	51									2	23	24		2		0
Surrey	23	8						2		1	3	1	4	2	2	0
Vancouver	734	50	21	84		103	85	23	12	53	51	77	40	67	1	67
West Vancouver	1												1			0
White Rock	15													1	14	0
Metro Vancouver	953	65	33	84		103	87	27	13	80	115	110	68	82	19	67

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

Subsidized Social Housing Units with Expiring Operating Agreements for Homeless Housed & Sheltered¹, 2016 - 2040

Municipality	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030-2040
Burnaby	0															
Coquitlam	0															
Delta	0															
Langley	0															
Maple Ridge	0															
New Westminster	0															
North Vancouver	0															
Pitt Meadows	0															
Port Coquitlam	0															
Port Moody	0															
Richmond	0															
Surrey	0															
Vancouver	1,173	186	560	104	0	31	221	0	0	0	0	0	0	17	0	54
West Vancouver	0															
White Rock	0															
Metro Vancouver	1,173	186	560	104	0	31	221	0	0	0	0	0	0	17	0	54

Source: BC Housing's Research and Corporate Planning Department

Notes:

1. BC Housing only tracks units where they have a financial relationship.

There may be other subsidized housing units in the community where no financial relationship exists.

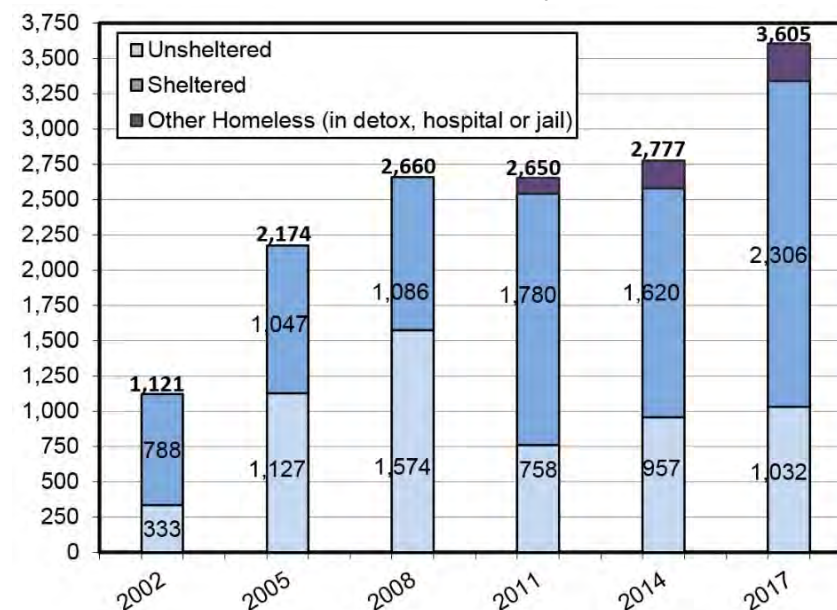
Description

- Homeless counts in Metro Vancouver occur every three years. The homeless count results should not be viewed as a precise measure of the number of homeless persons. It is however a good indicator of magnitude of need. It can also provide a profile of the homeless population, and show trends over time.
- The 2011, 2014 and 2017 homeless count included hospitals, jails and detox facilities contributing data about persons who would be homeless when leaving the facility.

Key Findings

- A total of 3,605 homeless people were counted in the Metro Vancouver region on March 8, 2017. Of those 1,032 were unsheltered and 2,573 sheltered. The 2017 homeless count includes 267 individuals with no fixed address (staying in either a detox facility, hospital, or were in jail).
- The homeless population grew by 30% (828 people) since 2014. This increase comes after a fairly stable count of about 2,700 persons (+/- 100) over the previous 3 counts (2008, 2011, 2014).
- Homelessness increased in all communities except on the North Shore, between 19% (Burnaby) and 142% (Delta/White Rock).
- The largest homeless population can be found in Vancouver, with 2,138 people, followed by Surrey with 602 people.
- The 2017 Count found 746 individuals who identified as Indigenous/ Aboriginal.
- More comprehensive data from regional homeless counts and a detailed analysis of the data is available at www.endhomelessnessnow.ca.

Metro Vancouver Homeless Count, 2002 - 2017



Source: Greater Vancouver Regional Steering Committee on Homelessness.

Metro Vancouver Homeless Count Results by Subregion, 2017

Sub-Region	Unsheltered Total	Sheltered				Total Homeless
		Total	EWR Shelters ¹	Shelters ²	No Fixed Address ³	
Burnaby	49	20	7	12	1	69
Delta/White Rock	23	23	13	9	1	46
Langley	79	127	31	92	4	206
Ridge Meadows	30	94	10	78	6	124
New Westminster	30	103	27	66	10	133
North Shore	11	89	11	66	12	100
Richmond	29	41	16	20	5	70
Surrey	203	399	44	286	69	602
Tri-Cities	41	76	33	40	3	117
Vancouver	537	1,601	64	1,381	156	2,138
Total	1,032	2,573	256	2,050	267	3,605

Source: Greater Vancouver Regional Steering Committee on Homelessness.

Homeless Count Results for Metro Vancouver, 2002, 2005, 2008, 2011, 2014, 2017

Municipality	2002			2005			2008			2011 *			2014 *			2017 *		
	Street	Sheltered	Total	Street	Sheltered	Total	Street	Sheltered	Total	Street	Sheltered	Total *	Street	Sheltered	Total *	Street	Sheltered	Total *
Burnaby	n/a	n/a	18	38	2	42	77	9	86	70	8	78	44	13	58	49	19	69
Langley	n/a	n/a	18	52	2	57	74	12	86	60	42	103	54	35	92	79	123	206
Maple Ridge / Pitt Meadows	n/a	n/a	66	30	12	44	40	50	90	63	46	110	39	43	84	30	88	124
New Westminster	n/a	n/a	74	47	45	97	72	52	124	41	88	132	34	70	106	30	93	133
North Vancouver	n/a	n/a	47	27	58	90	67	60	127	55	67	122	60	54	119	11	77	100
Richmond	n/a	n/a	31	24	9	35	37	19	56	34	15	49	22	11	38	29	36	70
Surrey	n/a	n/a	171	263	108	392	307	95	402	230	159	400	140	210	403	203	330	602
Tri-Cities	n/a	n/a	14	30	8	40	76	18	94	28	19	48	23	31	55	41	73	117
Vancouver	n/a	n/a	670	591	700	1,364	811	765	1,576	154	1,336	1,581	536	1,143	1,803	537	1,445	2,138
Delta / White Rock	n/a	n/a	12	3	8	13	13	6	19	13	0	19	5	10	19	23	22	46
Metro Vancouver	333	788	1,121	1,127	1,047	2,174	1,574	1,086	2,660	758	1,780	2,650	957	1,620	2,777	1,032	1,620	3,605

Source: Greater Vancouver Regional Steering Committee on Homelessness. Results of the 2017 Homeless Count in the Metro Vancouver Region.

Note: The increase in numbers from 2002 and 2005 could, to some extent, be a function of an improved count methodology, including more volunteers.

* Note: Total include those found in detox facilities, hospitals and Jail who identify as homeless. This inclusion is unique to the 2011, 2014 and 2017 homeless counts.

Description

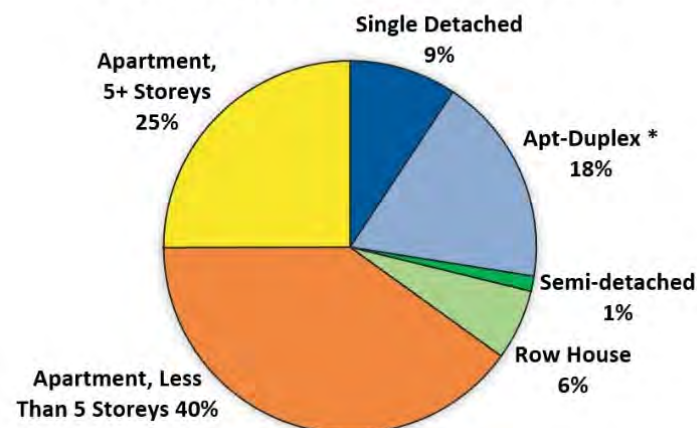
- 2016 Census data shows there were 348,700 renter households in Metro Vancouver; 65% were in apartment (or rented condominium) units, 9% were single detached homes, and 9% were other ground-oriented housing units (ie. secondary suite or duplexes).
- The 2016 Census provides information on rented units by structure type. Providing housing choice for renters requires a variety of housing forms throughout the region.

Key Findings

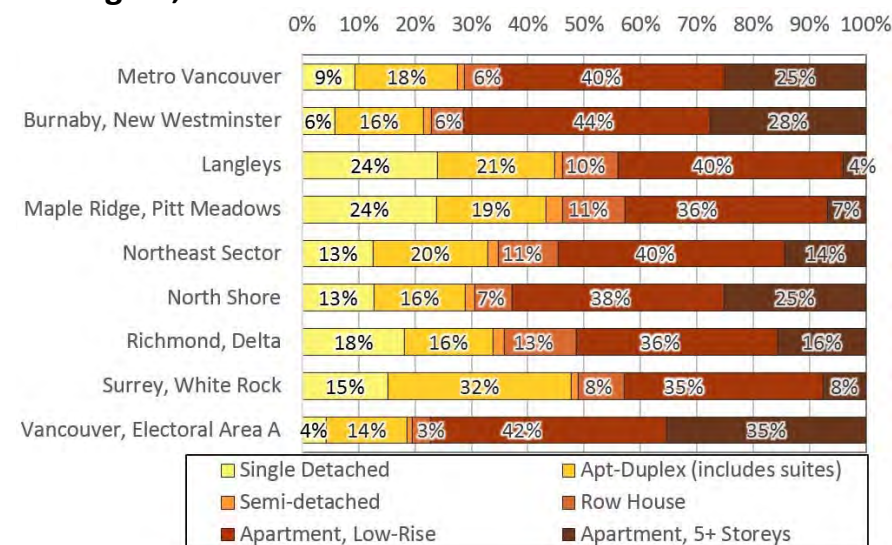
- The number of renter households in the region increased by 43,595 households (14%) between 2011 and 2016. Over the past 30 years the share of renter households in the region has declined from 44% in 1986 to 35% of dwellings in 2016.
- The proportion of renter households in single detached dwellings in the region is 9% (32,380 households). 18% (63,145 households) are in apartment-duplex units (this category includes secondary suites).
- The proportion of renter-occupied dwellings that were single detached or apartment-duplex was highest in Surrey / White Rock (45%) and lowest in Vancouver / Electoral Area A (18%).
- Low-rise apartment units account for 40% of the rental households in the region. Low-rise apartment proportion of total rental units varies from 44% in Burnaby / New Westminster to 35% in Surrey / White Rock subregion.
- High-rise apartment units account for 25% of the rental households in the region. 28% of renter occupied high-rise units were built between 2001 and 2011 and are likely to be privately rented condominium units (as opposed to purpose-built rental apartments).
- High rise apartment units make up the greatest proportion of total rental units in the Vancouver / Electoral Area A subregion (35%) and the lowest in Langley City & Township subregion (4%).

Renter-Occupied Households by Structure Type, Metro Vancouver, 2016

348,700 RENTER HOUSEHOLDS



Renter-Occupied Households by Structure Type and by Subregion, 2016



Source: Statistics Canada, 2016 Census

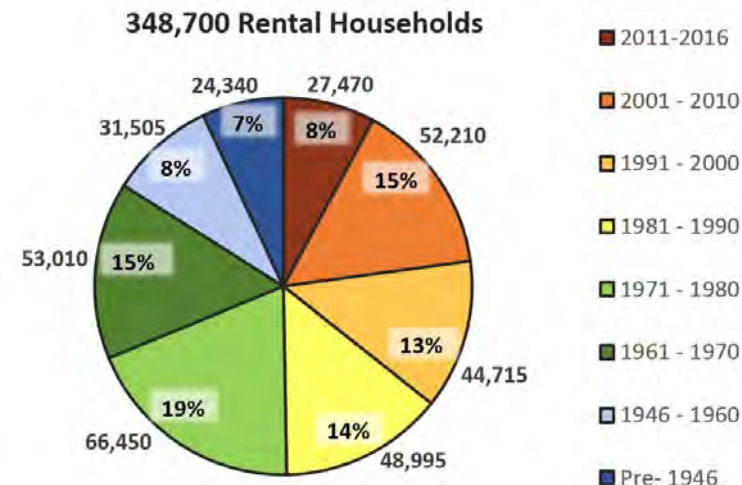
Description

- 2016 Census data shows there were 348,780 renter households in Metro Vancouver; 23% were in units built since 2000, 27% were built in the 1980's and 1990's, and 24% were built in the 50's and 60's.
- The 2016 Census provides information on rented units by structure type as well as age. Providing housing choice for renters requires both adding new rental housing units as well as understanding the existing rental supply.

Key Findings

- The share of renter households in the region has declined from 44% in 1986 to 35% of dwellings in 2016.
- 23% (79,680 households) of all renter households live in units built in the past 16 years (2001 to 2016). The age composition of rental housing units varies across the region. 33% of renter household's in Surrey / White Rock and Richmond / Delta / Tsawwassen live in structures built since 2000, whereas in Pitt Meadows / Maple Ridge only 20% of renter household structures were built since 2000.
- The proportion of renter-occupied units that were built prior to 1961 was highest in Vancouver / Electoral Area A (23%) and lowest in Richmond/ Delta / Tsawwassen (7%) and Surrey / White Rock (7%).
- With respect to differing structure types, low-rise apartment units account for 43% of the rental households in the region. 9% of low-rise units were built between 2001 and 2011. Most renter occupied low rise units were built prior to 1981 (61%).
- High-rise apartment units account for 23% of the rental households in the region. 28% of renter occupied high-rise units were built between 2001 and 2011 and are likely to be privately rented condominium units (as opposed to purpose-built rental apartments).

Renter Households by Age of Housing Structure in Metro Vancouver, 2016



Source: Statistics Canada, 2016 Census

Renter Households in Metro Vancouver by Housing Structure Age and by Subregion, 2016

Subregion	Pre-1961		1961 - 1980		1981 - 2000		2001 - 2016	
	#	%	#	%	#	%	#	%
Burnaby / New Westminster	7,120	14%	19,545	40%	13,435	27%	9,245	27%
Langley	1,110	9%	3,895	33%	3,390	29%	3,465	29%
North East Sector	940	12%	2,510	33%	2,450	32%	1,805	32%
North Shore	1,895	8%	7,615	33%	7,105	31%	6,305	31%
Pitt Meadows / Maple Ridge	3,755	16%	11,090	48%	4,655	20%	3,370	20%
Richmond / Delta / Tsawwassen	1,910	7%	9,765	37%	8,620	33%	6,175	33%
Surrey / White Rock	3,600	7%	13,875	27%	17,010	33%	17,745	33%
Vancouver / Electoral 'A'	35,375	23%	50,450	33%	36,765	24%	31,420	24%
Vancouver CMA	55,845	16%	119,460	34%	93,710	27%	79,680	27%

Renter-Occupied Households in Metro Vancouver Municipalities, 2016

Municipality	Total Rental	Single Detached		Apartment, Duplex *		Semi-detached		Row House		Apartment, Less Than 5 Storeys		Apartment, 5 or more storeys	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	60												
Belcarra	25												
Bowen Island	265	200	75%	35	13%								
Burnaby	34,985	2,255	6%	6,535	19%	575	2%	2,310	7%	14,395	41%	8,850	25%
Coquitlam	14,545	1,835	13%	2,690	18%	250	2%	1,145	8%	5,980	41%	2,590	18%
Delta	7,570	2,170	29%	2,340	31%	180	2%	320	4%	2,475	33%	70	1%
Electoral Area A	3,265	75	2%	15	0%	10	0%	360	11%	1,685	52%	1,110	34%
Langley City	4,500	250	6%	280	6%	30	1%	360	8%	3,575	79%	0	0%
Langley Township	7,345	2,495	34%	2,105	29%	125	2%	775	11%	995	14%	460	6%
Lions Bay	45												
Maple Ridge	6,095	1,590	26%	1,225	20%	200	3%	485	8%	2,115	35%	440	7%
New Westminster	14,370	555	4%	1,245	9%	115	1%	505	4%	7,140	50%	4,780	33%
North Vancouver City	11,620	420	4%	1,230	11%	230	2%	545	5%	6,355	55%	2,835	24%
North Vancouver District	6,650	1,195	18%	2,035	31%	95	1%	920	14%	1,475	22%	915	14%
Pitt Meadows	1,615	230	14%	265	16%	25	2%	370	23%	635	39%	85	5%
Port Coquitlam	5,025	760	15%	1,510	30%	110	2%	625	12%	1,975	39%	45	1%
Port Moody	3,250	235	7%	390	12%	55	2%	670	21%	1,230	38%	660	20%
Richmond	18,910	2,595	14%	1,820	10%	365	2%	3,075	16%	6,955	37%	4,080	22%
Surrey	49,020	7,405	15%	16,145	33%	660	1%	4,230	9%	16,820	34%	3,490	7%
Vancouver	150,750	6,395	4%	22,120	15%	1,410	1%	4,430	3%	62,855	42%	53,075	35%
West Vancouver	4,260	1,055	25%	385	9%	55	1%	60	1%	705	17%	2,000	47%
White Rock	3,215	490	15%	715	22%	35	1%	20	1%	1,495	47%	445	14%
Vancouver CMA	348,700	32,380	9%	63,145	18%	4,540	1%	21,290	6%	138,980	40%	86,940	25%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites. With respect to the house with a secondary suite, the primary unit may also be included if it is also rented and not owner-occupied (in addition to the rented suite).

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Occupied Dwelling Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	All Units	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		Pre- 1946	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	60	0	0%	25	0%	10	0%	10	0%	0	0%	10	0%	0	0%	10	0%
Belcarra	25	0	0%	20	0%	0	0%	10	0%	0	0%	0	0%	0	0%	0	0%
Bowen Island	265	10	4%	45		60		45		70		10		15		30	
Burnaby	34,985	2,295	7%	4,650	13%	4,215	12%	6,175	18%	7,870	22%	5,460	16%	3,185	9%	1,130	3%
Coquitlam	14,545	1,850	13%	2,110	15%	2,260	16%	2,290	16%	2,990	21%	1,825	13%	940	6%	275	2%
Delta	7,570	300	4%	400	5%	665	9%	1,450	19%	2,440	32%	1,545	20%	520	7%	245	3%
Electoral Area A	3,265	770	24%	1,120	34%	535	16%	345	11%	190	6%	125	4%	130	4%	50	2%
Langley City	4,500	275	6%	610	14%	655	15%	730	16%	1,240	28%	670	15%	215	5%	110	2%
Langley Township	7,345	1,040	14%	1,540	21%	1,080	15%	925	13%	1,310	18%	675	9%	475	6%	310	0%
Lions Bay	45	0	0%	0	0%	10	0%	0	0%	25	0%	0	0%	0	0%	10	0%
Maple Ridge	6,095	405	7%	1,000	16%	905	15%	900	15%	1,235	20%	790	13%	595	10%	260	4%
New Westminster	14,370	765	5%	1,535	11%	1,240	9%	1,805	13%	3,135	22%	3,080	21%	1,725	12%	1,080	8%
North Vancouver City	11,620	825	7%	1,255	11%	810	7%	1,400	12%	2,905	25%	2,530	22%	1,375	12%	525	5%
North Vancouver Dist.	6,650	385	6%	385	6%	600	9%	955	14%	1,955	29%	1,345	20%	785	12%	245	4%
Pitt Meadows	1,615	80	5%	320	20%	295	18%	350	22%	370	23%	115	7%	35	2%	50	0%
Port Coquitlam	5,025	350	7%	750	15%	920	18%	785	16%	1,110	22%	685	14%	350	7%	80	0%
Port Moody	3,250	120	4%	1,080	33%	460	14%	360	11%	530	16%	465	14%	185	6%	55	2%
Richmond	18,910	2,515	13%	2,960	16%	2,935	16%	3,570	19%	4,055	21%	1,725	9%	865	5%	280	1%
Surrey	49,020	5,220	11%	12,050	25%	8,215	17%	8,050	16%	7,875	16%	4,470	9%	2,405	5%	740	2%
Vancouver	150,750	9,900	7%	19,630	13%	18,010	12%	17,875	12%	24,980	17%	25,155	17%	16,760	11%	18,435	12%
West Vancouver	4,260	220	5%	245	6%	345	8%	430	10%	980	23%	1,270	30%	515	12%	255	6%
White Rock	3,215	115	4%	360	11%	345	11%	400	12%	830	26%	700	22%	300	9%	155	5%
Vancouver CMA	348,700	27,470	8%	52,210	15%	44,715	13%	48,995	14%	66,450	19%	53,010	15%	31,505	9%	24,340	7%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 25).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Occupied Single Detached House by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Single Detached House	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	25														
Belcarra	10														
Bowen Island	200														
Burnaby	2,255	75	3%	120	5%	165	7%	210	9%	405	18%	455	20%	810	36%
Coquitlam	1,835	100	5%	120	7%	265	14%	330	18%	385	21%	315	17%	325	18%
Delta	2,170	85	4%	90	4%	110	5%	300	14%	665	31%	520	24%	390	18%
Electoral Area A	75														
Langley City	250	0	0%	10	4%	25	10%	50	20%	90	36%	50	20%	35	14%
Langley Township	2,495	85	3%	205	8%	345	14%	315	13%	575	23%	385	15%	585	0%
Lions Bay	40														
Maple Ridge	1,590	45	3%	195	12%	150	9%	215	14%	290	18%	290	18%	400	25%
New Westminster	555	20	4%	50	9%	10	2%	20	4%	55	10%	35	6%	350	63%
North Vancouver City	420	15	4%	15	4%	10	2%	35	8%	30	7%	80	19%	230	55%
North Vancouver District	1,195	40	3%	50	4%	95	8%	85	7%	220	18%	290	24%	420	35%
Pitt Meadows	230	0	0%	10	4%	25	11%	45	20%	60	26%	40	17%	50	0%
Port Coquitlam	760	0	0%	65	9%	70	9%	105	14%	225	30%	160	21%	145	0%
Port Moody	235	0	0%	10	4%	35	15%	20	9%	70	30%	35	15%	75	32%
Richmond	2,595	65	3%	235	9%	335	13%	465	18%	630	24%	400	15%	480	18%
Surrey	7,405	555	7%	1,190	16%	690	9%	1,135	15%	1,555	21%	1,080	15%	1,200	16%
Vancouver	6,395	995	16%	445	7%	430	7%	430	7%	575	9%	595	9%	2,925	46%
West Vancouver	1,055	20	2%	50	5%	90	9%	125	12%	190	18%	275	26%	310	29%
White Rock	490	10	2%	45	9%	15	3%	30	6%	140	29%	105	21%	145	30%
Vancouver CMA	32,380	2,125	7%	2,970	9%	2,940	9%	3,985	12%	6,285	19%	5,135	16%	8,935	28%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter "Apartment, Duplex" (primarily secondary suites) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Apartment, Duplex (includes suites)	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	35														
Belcarra	20														
Bowen Island	35														
Burnaby	6,535	315	5%	790	12%	1,025	16%	1,075	16%	1,335	20%	965	15%	1,020	16%
Coquitlam	2,690	140	5%	465	17%	680	25%	380	14%	430	16%	320	12%	285	11%
Delta	2,340	105	4%	190	8%	185	8%	380	16%	870	37%	425	18%	195	8%
Electoral Area A	15					0		10		0		10			
Langley City	280	0	0%	10	4%	20	7%	50	18%	110	39%	65	23%	25	9%
Langley Township	2,105	330	16%	520	25%	340	16%	290	14%	420	20%	125	6%	90	0%
Lions Bay	0														
Maple Ridge	1,225	40	3%	250	20%	300	24%	230	19%	210	17%	115	9%	70	6%
New Westminster	1,245	95	8%	75	6%	190	15%	130	10%	180	14%	140	11%	430	35%
North Vancouver City	1,230	85	7%	100	8%	100	8%	105	9%	230	19%	240	20%	370	30%
North Vancouver District	2,035	40	2%	155	8%	190	9%	330	16%	565	28%	400	20%	350	17%
Pitt Meadows	265	0	0%	10	4%	95	36%	45	17%	85	32%	15	6%	30	0%
Port Coquitlam	1,510	35	2%	115	8%	350	23%	305	20%	305	20%	255	17%	140	0%
Port Moody	390	10	3%	30	8%	80	21%	80	21%	65	17%	65	17%	60	15%
Richmond	1,820	65	4%	140	8%	215	12%	300	16%	585	32%	325	18%	195	11%
Surrey	16,145	1,640	10%	4,575	28%	3,135	19%	2,525	16%	2,220	14%	1,315	8%	735	5%
Vancouver	22,120	1,345	6%	2,610	12%	2,535	11%	2,580	12%	3,275	15%	2,880	13%	6,895	31%
West Vancouver	385	15	4%	10	3%	45	12%	50	13%	65	17%	40	10%	145	38%
White Rock	715	45	6%	125	17%	135	19%	90	13%	130	18%	100	14%	95	13%
Vancouver CMA	63,145	4,300	7%	10,215	16%	9,635	15%	8,970	14%	11,085	18%	7,815	12%	11,125	18%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Occupied Semi-Detached (Side-by-Side Duplex) Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Semi-detached	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	0														
Burnaby	575	75	13%	85	15%	45	8%	90	16%	95	17%	80	14%	115	20%
Coquitlam	250	95	38%	25	10%	75	30%	50	20%	60	24%	15	6%	25	10%
Delta	180	15	8%	0	0%	35	19%	35	19%	45	25%	40	22%	15	8%
Electoral Area A	10														
Langley City	30														
Langley Township	125	160	128%	25	20%	20	16%	25	20%	40	32%	0	0%	35	28%
Lions Bay	0														
Maple Ridge	200	20	10%	0	0%	30	15%	30	15%	55	28%	30	15%	40	20%
New Westminster	115	45	39%	25	22%	0	0%	0	0%	0	0%	20	17%	25	22%
North Vancouver City	230	25	11%	65	28%	15	7%	30	13%	30	13%	35	15%	20	9%
North Vancouver District	95	60	63%	15	16%	20	21%	25	26%	10	11%	0	0%	10	11%
Pitt Meadows	25														
Port Coquitlam	110	30	27%	0	0%	0	0%	10	9%	75	68%	15	14%	10	9%
Port Moody	55														
Richmond	365	170	47%	40	11%	40	11%	45	12%	105	29%	80	22%	50	14%
Surrey	660	540	82%	100	15%	55	8%	100	15%	125	19%	120	18%	115	17%
Vancouver	1,410	150	11%	205	15%	125	9%	235	17%	190	13%	150	11%	415	29%
West Vancouver	55														
White Rock	35														
Vancouver CMA	4,540	1,425	31%	625	14%	490	11%	730	16%	875	19%	645	14%	900	20%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Occupied Row House Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Row house	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	0														
Burnaby	2,310	75	3%	300	13%	470	20%	780	34%	505	22%	130	6%	50	2%
Coquitlam	1,145	95	8%	145	13%	180	16%	350	31%	255	22%	85	7%	35	3%
Delta	320	15	5%	15	5%	35	11%	170	53%	45	14%	30	9%	10	3%
Electoral Area A	360	10	3%	25	7%	85	24%	120	33%	55	15%	35	10%	25	7%
Langley City	360	10	3%	25	n/a	40	11%	75	21%	160	44%	35	10%	15	4%
Langley Township	775	160	21%	245	32%	115	15%	135	17%	85	11%	35	5%	10	1%
Lions Bay	10														
Maple Ridge	485	20	4%	50	10%	115	24%	90	19%	150	31%	50	10%	10	2%
New Westminster	505	45	9%	45	9%	35	7%	240	48%	90	18%	40	8%	0	0%
North Vancouver City	545	25	5%	50	9%	65	12%	160	29%	125	23%	85	16%	40	7%
North Vancouver District	920	60	7%	35	4%	85	9%	235	26%	300	33%	155	17%	45	5%
Pitt Meadows	370	10	3%	70	19%	45	12%	145	39%	90	24%	0	0%	0	0%
Port Coquitlam	625	30	5%	140	22%	150	24%	100	16%	140	22%	45	7%	25	4%
Port Moody	670	0	0%	115	17%	105	16%	105	16%	150	22%	165	25%	35	5%
Richmond	3,075	170	6%	410	13%	680	22%	960	31%	585	19%	215	7%	50	2%
Surrey	4,230	540	13%	1,195	28%	805	19%	870	21%	565	13%	175	4%	90	2%
Vancouver	4,430	150	3%	380	9%	500	11%	1,235	28%	1,200	27%	460	10%	505	11%
West Vancouver	60														
White Rock	20														
Vancouver CMA	21,290	1,425	7%	3,280	15%	3,520	17%	5,785	27%	4,555	21%	1,750	8%	980	5%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Apartment Units (Less Than 5 Storeys) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Low-rise Apartment	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	25														
Burnaby	14,395	530	4%	1,320	9%	1,665	12%	2,375	16%	3,485	24%	3,100	22%	1,915	13%
Coquitlam	5,980	405	7%	395	7%	840	14%	1,070	18%	1,695	28%	1,025	17%	550	9%
Delta	2,475	75	3%	90	4%	290	12%	535	22%	810	33%	520	21%	155	n/a
Electoral Area A	1,685	220	13%	770	46%	350	21%	165	10%	35	2%	45	3%	110	7%
Langley City	3,575	260	7%	570	16%	565	16%	555	16%	870	24%	520	15%	240	7%
Langley Township	995	180	18%	320	32%	165	17%	95	10%	90	9%	95	10%	50	5%
Lions Bay	0														
Maple Ridge	2,115	285	13%	490	23%	200	9%	215	10%	425	20%	260	12%	240	11%
New Westminster	7,140	245	3%	330	5%	555	8%	825	12%	1,660	23%	1,975	28%	1,555	22%
North Vancouver City	6,355	235	4%	270	4%	450	7%	700	11%	1,920	30%	1,715	27%	1,060	17%
North Vancouver District	1,475	95	6%	105	7%	155	11%	225	15%	360	24%	370	25%	165	11%
Pitt Meadows	635	40	6%	160	25%	125	20%	100	16%	130	20%	50	8%	10	2%
Port Coquitlam	1,975	245	12%	435	22%	340	17%	265	13%	365	18%	200	10%	105	5%
Port Moody	1,230	40	3%	405	33%	185	15%	135	11%	205	17%	190	15%	55	4%
Richmond	6,955	600	9%	740	11%	1,065	15%	1,670	24%	1,935	28%	625	9%	315	5%
Surrey	16,820	1,200	7%	3,880	23%	3,180	19%	3,060	18%	2,925	17%	1,630	10%	940	6%
Vancouver	62,855	1,720	3%	4,085	6%	6,005	10%	8,360	13%	12,500	20%	11,535	18%	18,640	30%
West Vancouver	705	160	23%	85	12%	110	16%	75	11%	145	21%	85	12%	50	7%
White Rock	1,495	10	1%	65	4%	180	12%	150	10%	465	31%	430	29%	200	13%
Vancouver CMA	138,980	6,535	5%	14,540	10%	16,475	12%	20,615	15%	30,030	22%	24,385	18%	26,395	19%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

Renter Apartment Units (5 Storeys or More) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Apartment, 5+ Storeys	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	0														
Burnaby	8,850	1,250	14%	2,005	23%	830	9%	1,645	19%	2,025	23%	705	8%	380	4%
Coquitlam	2,590	1,095	42%	955	37%	225	9%	105	4%	145	0%	55	2%	10	0%
Delta	70														
Electoral Area A	1,110	535	48%	320	29%	80	7%	40	4%	90	8%	35	3%	0	0%
Langley City	0														
Langley Township	460	265	0%	180	0%	20	0%	0	0%	0	0%	0	0%	0	0%
Lions Bay	0														
Maple Ridge	440	10	2%	10	2%	100	23%	125	28%	95	22%	40	9%	70	16%
New Westminster	4,780	330	7%	1,005	21%	445	9%	575	12%	1,145	24%	865	18%	415	9%
North Vancouver City	2,835	445	16%	755	27%	160	6%	365	13%	575	20%	365	13%	170	6%
North Vancouver District	915	125	14%	10	1%	70	8%	55	6%	490	54%	125	14%	65	7%
Pitt Meadows	85														
Port Coquitlam	45														
Port Moody	660	65	10%	515	78%	40	6%	0	0%	30	5%	10	2%	0	0%
Richmond	4,080	1,605	39%	1,395	34%	605	15%	135	3%	220	5%	75	2%	45	1%
Surrey	3,490	1,215	35%	1,085	31%	305	9%	315	9%	410	12%	145	4%	30	1%
Vancouver	53,075	5,590	11%	11,870	22%	8,360	16%	4,990	9%	7,150	13%	9,435	18%	5,675	11%
West Vancouver	2,000	30	2%	80	4%	80	4%	150	8%	550	28%	855	43%	255	13%
White Rock	445	50	11%	115	26%	0	0%	110	25%	90	20%	55	12%	15	3%
Vancouver CMA	86,940	12,720	15%	20,410	23%	11,435	13%	8,725	10%	13,305	15%	13,100	15%	7,255	8%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: n/a indicates data suppression due to low values reported (the value is greater than zero but less than 25).

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

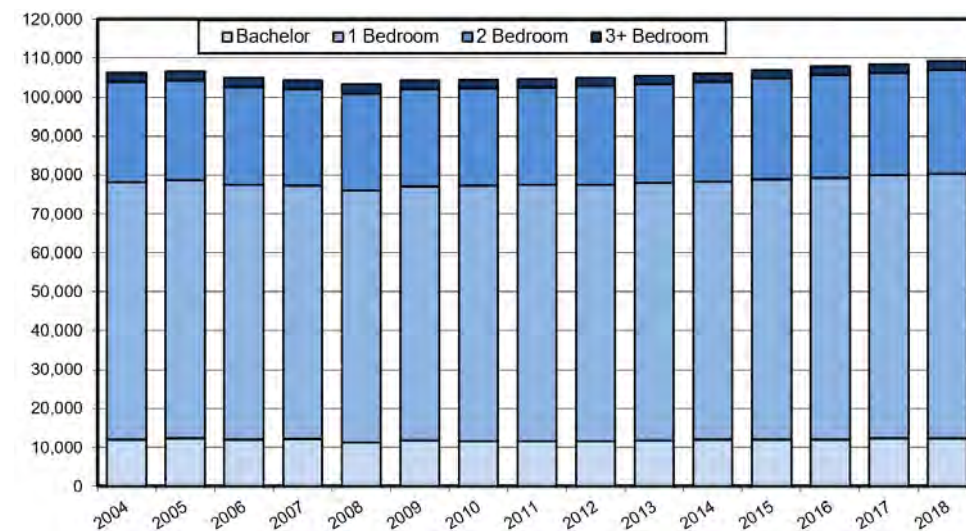
Description

- Private purpose built rental apartment units represent about 1/3 of the total rental stock in Metro Vancouver. These units provide an important supply of affordable rental housing. Over the course of the past decade, the inventory of purpose built rental apartment units fluctuated from a low of 103,300 to the high of 109,300 in 2018.
- Expanding the supply of purpose built rental apartment units, including a variety of unit types/sizes located throughout the region, increases the diversity of housing options available.

Key Findings

- The number of purpose built rental apartments has been slowly increasing from a low of 103,300 units in 2008 to 109,300 in 2018.
- The City of Vancouver accounted for 53% of purpose built rental apartment units in Metro Vancouver in 2018. The City of Vancouver added 1,624 rental apartment units between 2015 and 2018.
- One bedroom and bachelor apartments account for 74% of the total purpose built rental apartment stock in 2018. These types of units make up a high proportion (82%) of the rental units in Vancouver / UBC-UEL, and a lower proportion in the Langleys (49%) and Richmond / Delta (56%) and Surrey / White Rock (53%).
- The Langley subregion has the highest proportion of purpose built family rental (2 or 3+ bedrooms rental apartments) units (51%). Vancouver / UBC-UEL has the lowest proportion (18%) of purpose built rental apartment units that are family units.
- Over the past 10 years Burnaby's inventory of purpose built rental apartment units declined by 875 units. Coquitlam's inventory of purpose built rental apartment units has declined by 767 units since 2015.

Purpose Built Rental Apartment Inventory, Metro Vancouver, 2004 – 2018



Source: CMHC Rental Market Reports

Purpose Built Rental Apartment Inventory by Sub-regions in Metro Vancouver, 2018

	Total	Bachelor and 1-Bedroom Units	2-Bedroom and 3+ Bedroom Units
Metro Vancouver	109,289	80,302 74%	28,987 26%
Burnaby, New Westminster	20,568	14,492 70%	6,076 30%
Langley City and Township	2,495	1,229 49%	1,266 51%
Maple Ridge, Pitt Meadows	1,568	937 60%	631 40%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	4,007	2,438 61%	1,569 39%
North Van. City and District			
West Van., Lions Bay	9,439	6,246 66%	3,193 34%
Richmond, Delta	4,824	2,687 56%	2,137 44%
Surrey, White Rock	6,996	3,737 53%	3,259 47%
Vancouver, Electoral Area A	59,392	48,536 82%	10,856 18%

Source: CMHC Rental Market Reports

Purpose Built Rental Apartment Inventory for Metro Vancouver, 2007-2018

Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Change 2008 - 2018
Burnaby	12,727	12,740	12,730	12,754	12,725	12,689	12,624	12,357	12,384	12,276	12,042	11,865	-875
Coquitlam, Port Moody and Port Coquitlam	4,346	4,345	4,393	4,440	4,418	4,418	4,533	4,562	4,668	4,567	4,346	4,007	-338
Delta	1,735	1,711	1,713	1,634	1,590	1,580	1,640	1,724	1,724	1,727	1,726	1,727	16
Langley City and Langley Township	2,074	1,999	1,982	2,027	2,002	2,063	2,083	2,091	2,150	2,157	2,425	2,495	496
Maple Ridge and Pitt Meadows	1,466	1,449	1,449	1,468	1,464	1,449	1,416	1,431	1,475	1,566	1,547	1,568	119
New Westminster	8,151	7,900	7,975	7,953	7,944	8,001	7,932	7,959	8,018	8,060	8,275	8,703	803
North Van City	5,851	5,878	5,864	5,827	5,828	5,813	5,782	5,864	6,014	6,006	6,150	6,066	188
North Van District	982	968	953	955	953	953	969	968	948	1,131	1,074	1,047	79
Richmond	2,249	2,250	2,489	2,488	2,490	2,573	2,674	2,812	2,806	2,795	3,091	3,097	847
Surrey	5,279	5,206	5,470	5,419	5,453	5,578	5,564	5,493	5,584	5,581	5,582	5,603	397
UBC, UEL	725	725	830	970	1,042	996	997	1,279	1,277	1,277	1,277	1,578	853
Vancouver	55,042	54,442	54,810	54,791	55,063	55,228	55,611	55,848	56,190	57,018	57,243	57,814	3,372
West Vancouver	2,332	2,329	2,330	2,329	2,328	2,329	2,329	2,328	2,329	2,329	2,330	2,326	-3
White Rock	1,356	1,358	1,347	1,402	1,381	1,397	1,393	1,395	1,378	1,377	1,388	1,393	35
Metro Vancouver	104,315	103,300	104,335	104,457	104,681	105,067	105,547	106,111	106,945	107,867	108,496	109,289	5,989

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay). Electoral Area A data is not available, except for the University Endowment Lands (U.E.L.)

Note: "n/a" indicates data suppressed for confidentiality or data is not available.

Note: CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

CMHC Purpose Built Rental Apartment Inventory by Unit Size for Metro Vancouver, 2014-2018

Municipality	2014				2015				2016				2017				2018			
	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm	Bachelor	1 Bdrm	2 Bdrm	3+ Bdrm
Burnaby	790	7,799	3,373	395	795	7,802	3,401	386	781	7,742	3,364	389	770	7,561	3,318	393	748	7,446	3,283	388
Coquitlam, Port Moody and Port Coquitlam	190	2,501	1,706	165	192	2,572	1,717	187	191	2,483	1,706	187	192	2,494	1,550	110	160	2,278	1,464	105
Delta	71	860	757	36	74	858	756	36	74	860	757	36	71	857	762	36	73	853	767	34
Langley City and Township	85	1,021	933	52	88	1,043	970	49	88	1,015	1,005	49	88	1,070	1,205	62	89	1,140	1,198	68
Maple Ridge and Pitt Meadows	14	806	556	55	14	854	558	49	25	918	574	49	25	901	572	49	25	912	595	36
New Westminster	765	5,029	2,034	131	769	5,072	2,047	130	761	5,093	2,074	132	774	5,250	2,116	135	820	5,478	2,243	162
North Van City	499	3,560	1,772	33	487	3,662	1,832	33	495	3,620	1,858	33	497	3,705	1,905	43	504	3,660	1,853	49
North Van District	180	358	315	115	180	341	312	115	180	355	454	142	180	333	448	113	183	360	391	113
Richmond	243	1,231	1,189	149	238	1,254	1,165	149	237	1,253	1,161	144	331	1,427	1,188	145	332	1,429	1,191	145
Surrey	129	2,547	2,453	364	132	2,597	2,470	385	133	2,593	2,470	385	130	2,585	2,483	384	78	2,648	2,485	392
University Endowment Lands	71	675	475	58	81	665	466	65	81	665	466	65	70	676	466	65	104	748	590	136
Vancouver	8,582	37,731	9,005	530	8,597	37,940	9,125	528	8,625	38,464	9,406	523	8,907	38,507	9,294	535	8,889	38,795	9,622	508
West Vancouver	232	1,315	687	94	233	1,314	688	94	233	1,314	688	94	236	1,305	695	94	236	1,303	694	93
White Rock	78	935	373	9	78	927	365	8	77	927	366	7	72	936	373	7	72	939	375	7
Vancouver CMA	11,929	66,368	25,628	2,186	11,958	66,901	25,872	2,214	11,981	67,302	26,349	2,235	12,343	67,607	26,375	2,171	12,313	67,989	26,751	2,236

Source: CMHC Canadian Housing Observer and CMHC regional housing data.

Note: Data not available for small municipalities (Anmore, Belcarra, Bowen Is., Lions Bay)

Note: "n/a" indicates data suppressed for confidentiality or data is not statistically reliable

Note: CMHC rental universe excludes secondary suites, non-market rental units and privately rented condominium units.

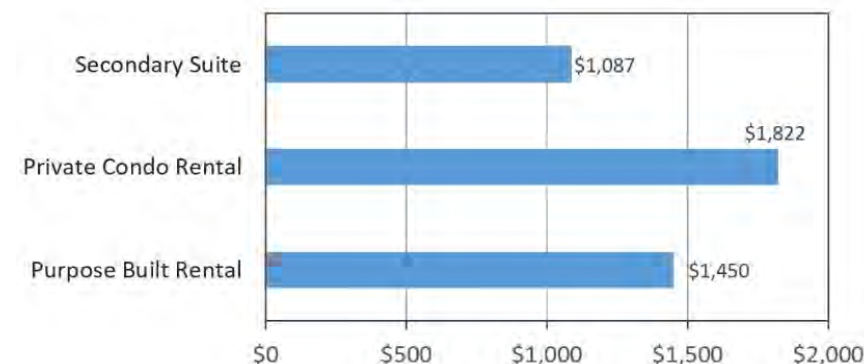
Description

- Secondary suites represent a significant portion of the rental housing stock in Metro Vancouver. On average, secondary suites have significantly lower rents than purpose-built rental apartments and therefore play an important role in providing affordable housing.
- Secondary suites also play a role in affordable home ownership. Homeowners in single family dwellings often rely on rental income from secondary suites to make ownership financially possible.

Key Findings

- Metro Vancouver estimates that there are 91,000 – 98,000 secondary suites in the region. This represents approximately 26% to 28% of the estimated 348,700 rental households in the region.
- The average rent for a two-bedroom secondary suite was \$1,087, 25% (\$363) less than the average rent in a conventional apartment building unit.
- The proportion of total rental housing that is attributed to secondary suites varies across the region. In Richmond / Delta, between 14% and 22% of total rental households are estimated to be in secondary suites. In Surrey / White Rock, between 52% and 57% of total rental households are estimated to be in secondary suites.
- As of 2014, all of the largest municipalities have policies that allow secondary suites in single family neighbourhoods, providing certain conditions are met.
- The 2017 estimate of 91,000 – 98,000 secondary suites is higher than the 2010 estimate of 69,200 – 75,500.

Average Rents (\$) for 2-Bedroom Units by Market Source, Metro Vancouver, 2016



Source: CMHC Rental Market Reports

Proportion of Rental Households Estimated to be Secondary Suites in Metro Vancouver, 2017

	Renter Household Estimates (2016 Census)	Secondary Suite Estimates (2017)	% of Renter Households in Secondary Suites
Metro Vancouver	348,700	91,000 - 98,000	26% - 28%
Burnaby, New Westminster	49,400	9,200 - 9,700	19% - 20%
Langley City and Township	11,900	3,100	26%
Maple Ridge, Pitt Meadows	7,700	1,800 - 2,000	23% - 26%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	22,800	7,200	32%
North Van. City and District	18,300	7,200 - 8,000	39% - 44%
West Van., Lions Bay	28,500	4,000 - 6,300	14% - 22%
Richmond, Delta	52,200	27,400 - 29,600	52% - 57%
Surrey, White Rock	154,000	30,690 - 33,960	20% - 22%

Source: Metro Vancouver (based on 2016 Census and BCAA data) and local municipalities

Secondary Suite Estimates for Metro Vancouver Municipalities, 2017 ¹

Municipality	2017 Metro Vancouver Estimate ²	2017 Municipal Estimates or Counts ³	2016 BCAA Secondary Suites	2016 Census Proxy-based Estimate ⁴
Anmore	50 - 70		66	35
Belcarra	30 - 65		65	20
Burnaby	6,000 - 6,500	6,297	1,167	6,535
Coquitlam	3,530	3,530	5,023	2,690
Delta	2,713	2,713	4,072	2,340
Electoral Area 'A'	25 - 65		20	15
Langley City	700	700	510	280
Langley Township	2368	2,368	3,578	2,105
Lions Bay	30 - 70		65	0
Maple Ridge	1,455	1,455	2,355	1,225
New Westminster	3,168	3,168	2,780	1,245
North Vancouver City	1,300 - 2,000	806	1,841	1,230
North Vancouver District	5,060	5,058	4,577	2,035
Pitt Meadows	300-500	n/a	393	265
Port Coquitlam	2,914	2,914	2,881	1,510
Port Moody	744	744	571	390
Richmond	1300 - 3600	1,316	3,600	1,820
Surrey	26,000 - 28,000	26,834	24,788	16,145
Vancouver	30,665 - 33,895	30,665 - 33,895	34,257	22,120
West Vancouver	890	887	1,107	385
White Rock	1,400 - 1,600	1,400 - 1,600	1,418	715
Metro Vancouver	91,000 - 98,000	93,200	95,134	63,145

Note 1: For smaller municipalities BCAA secondary suites data and 2016 Census count of renter-occupied "Apartment, Duplex" units provide stable data to produce estimates, although both sources are likely to under-represent the actual number of secondary suites.

Note 2: Metro Vancouver staff derived values based on the three sources shown, or based on previous estimates with municipal input.

Note 3: Municipal estimates or counts (either 2017 or early 2018).

Note 4: Renter-occupied "Apartment or flat in a duplex" identified by the 2016 Census, which is a reasonable proxy for secondary suites (if no other source is available).

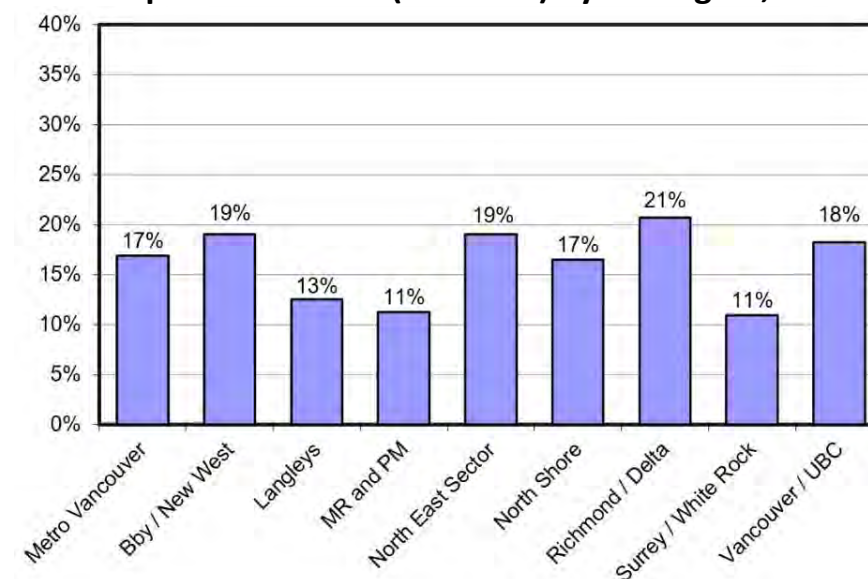
Description

- Private condominium rentals represent a significant portion of the rental housing stock in Metro Vancouver. On average, rented condominiums are newer and command higher rents than other rental housing in the region.
- While there has been little change in the number of purpose-built rental units over the past 15 years, the rental condominium market has grown considerably.

Key Findings

- CMHC estimates that there are 58,850 private condominium rentals in the region. This represents approximately 17% of the total rental households (348,700) in 2017.
- Rented condominium units are more expensive than purpose built rental units. The average rent for a one bedroom condo unit was \$1,582, 21% (\$275) more than the average rent in a conventional rental apartment building. Similarly, the average rent for a two bedroom condo unit was \$2,034, 23% (\$385) higher than a traditional rental two bedroom apartment.
- Just under half of the estimated 58,850 rental condominiums are in the City of Vancouver (28,144).
- The proportion of total rental housing that is private condominiums varies across the region. In Richmond/Delta it is estimated private condominiums make up 21 % of the rental housing stock. In the Tri-Cities (Coquitlam, Port Coquitlam and Port Moody) and Burnaby/New Westminster subregion it is estimated private condominiums make up 19% of the rental housing stock. In Maple Ridge/Pitt Meadows and in Surrey/White Rock, 11% of total rental households are estimated to be private condominiums.

Private Condominium Rentals as a Proportion of Total Rental Apartment Units (estimate) by Subregion, 2018



Source: Metro Vancouver and CMHC Rental Market Reports

Private Condominium Inventory by Subregion in Metro Vancouver, 2018

Subregions	Renter Household (2016 Census)	Private Condominium Rented Estimate (2018)	% of Renter Households in Rented Condos
Metro Vancouver	348,700	58,849	17%
Burnaby, New Westminister	49,350	9,412	19%
Langley City and Township	11,840	1,487	13%
Maple Ridge, Pitt Meadows	7,710	868	11%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	22,810	4,339	19%
North Van. City and District West Van., Lions Bay	18,305	3,022	17%
Richmond, Delta	26,480	5,488	21%
Surrey, White Rock	52,230	5,720	11%
Vancouver, Electoral Area A	154,015	28,144	18%

Estimated Rental Condominium Apartment Units for Metro Vancouver Municipalities, 2018

CMHC Condominium Subregional Area	October 2018	Municipality	Estimated Distribution of Renter-Occupied Condominiums.	Subregional Distribution Ratio		Subregional Estimates.
Vancouver City	28,144	Vancouver	27,176	97%	100%	28,144
		University Endowment Lands	968	3%		
Suburban Vancouver	18,595	Burnaby	6,410	34%	100%	9,412
		New Westminster	3,002	16%		
		Coquitlam,	2,462	13%		4,339
		Port Coquitlam, and Port Moody	1,047	6%		
			829	4%		
		Richmond	4,844	26%		5,488
Fraser Valley	8,717	Delta	643	7%	100%	5,720
		Surrey	4,864	56%		
		White Rock	856	10%		1,487
		Langley City and Langley Township	781	9%		
			706	8%		868
		Maple Ridge and Pitt Meadows	614	7%		
			253	3%		
North Shore	3,022	North Van City	1,572	52%	100%	3,022
		North Van District	864	29%		
		West Vancouver	586	19%		
Metro Vancouver	58,849	Metro Vancouver	58,849			58,849

Source: CMHC Rental Market Report - October 2018.

Note: Totals for columns may not equal sum of values due to (a) rounding and (b) data suppression.

Note: CMHC reports data for 4 sub-areas in Metro Vancouver. An estimated distribution ratio for municipalities is based on 2016 Census data - distribution of owner-occupied apartments (2016).

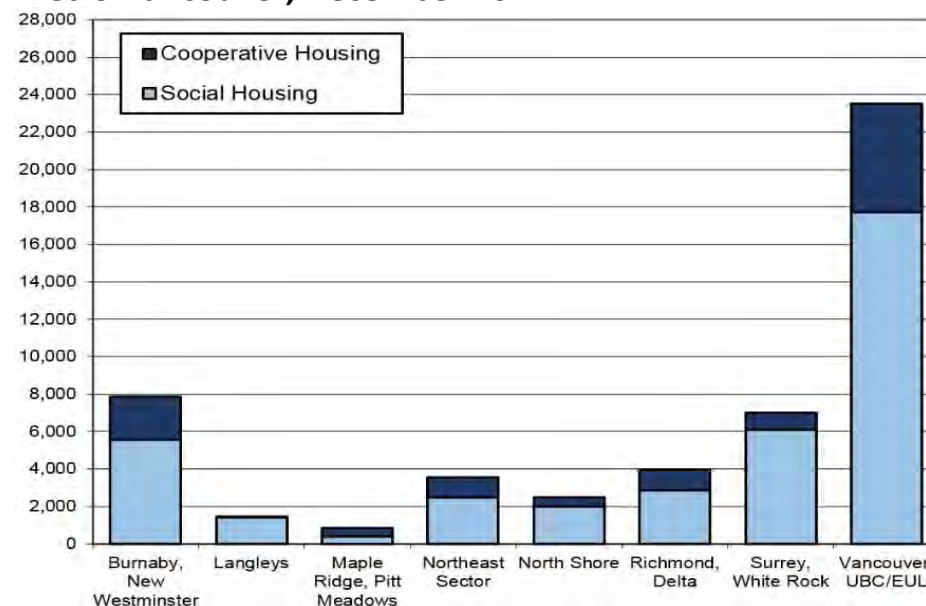
Description

- Social Housing units are an important part of the rental housing stock in Metro Vancouver. Social housing is government supported rental housing that is affordable to low and moderate income individuals and families. Some social housing is targeted to seniors, aboriginal people, people with disabilities and/or mental health issues, or other vulnerable people.
- Social housing providers include BC Housing and non-profit housing providers. BC Housing provides housing for low income households that is geared to income (RGI). Non-profit housing providers usually provide a mix of RGI and low end rental or market rental housing.

Key Findings

- Metro Vancouver estimates that there are 50,349 social housing units in the region. This represents 15% of the estimated 328,000 renter occupied households in the region.
- BC Housing (provincial government), non-profit organizations manage 76% (38,173) of the social housing units in the region. The remaining 24% (12,176 units) are housing cooperatives.
- Nearly half (46%, or 23,507) of the social housing units in the region are within the City of Vancouver.
- Social housing as a proportion of total rental housing stock varies across the region. In Coquitlam/ Port Coquitlam/ Port Moody subregion about 17% of the total rental households are social housing. On the North Shore the proportion is 12%; and in Maple Ridge/ Pitt Meadow it is 11%.

Estimated Number of Social Housing Units, Metro Vancouver, December 2014



Proportion of Rental Households Estimated to be Social Housing Units in Metro Vancouver, 2014

	Renter Household Estimates (2014)	Social Housing Estimates	% of Renter Households Living in Social Housing
Metro Vancouver	328,000	50,349	15%
Burnaby, New Westminster	47,500	7,453	16%
Langley City and Township	10,500	1,475	14%
Maple Ridge, Pitt Meadows	7,500	851	11%
Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra	21,000	3,534	17%
North Van. City and District West Van., Lions Bay	21,000	2,573	12%
Richmond, Delta	23,000	3,966	17%
Surrey, White Rock	48,000	6,990	15%
Vancouver, Electoral Area A	148,500	23,507	16%

Source: Metro Vancouver (based on BC Housing & BCNPHA data) and member municipalities

Social Housing (Built Housing Stock)¹ Estimates for Metro Vancouver Municipalities, December 2014

Municipality⁴	Social Housing Units (2015)¹ <i>Estimate</i>	Co-ops³	TOTAL Social Housing Stock <i>Estimate</i>
Anmore	0	0	0
Belcarra	0	0	0
Burnaby	4,069	1,900	5,969
Coquitlam	1,312	689	2,001
Delta	672	150	822
Electoral Area 'A'	0	0	0
Langley City	778	0	778
Langley Township	657	40	697
Lions Bay	0	0	0
Maple Ridge	355	162	517
New Westminster	1,069	415	1,484
North Vancouver City	873	177	1,050
North Vancouver District	614	288	902
Pitt Meadows	20	314	334
Port Coquitlam	951	25	976
Port Moody	221	336	557
Richmond	2,165	979	3,144
Surrey	5,667	879	6,546
Vancouver	17,727	5,780	23,507
West Vancouver	579	42	621
White Rock	444	0	444
Metro Vancouver	38,173	12,176	50,349

Note 1: Shelter beds & transitional housing are not included as "Social Housing" for this data table.

Not all municipal estimates include small projects (less than 10 units) operated by 'health or social support service societies'.

Assisted Living and Supportive Housing were generally excluded. Users of the data may wish to consult local municipal staff for further details.

Note 2: Source: Municipalities, BC Housing (2010), and BCNPHA

Some municipal values may have changed over time due to demolition of buildings and with new stock under construction.

Note 3: Canadian Federation of Cooperatives reports only 1 new Co-op project since 2010 - Olympic Village (88 units) in the City of Vancouver.

Description

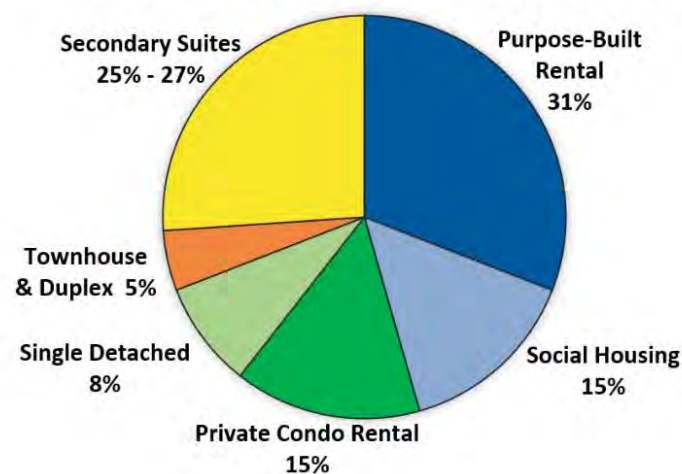
- The total estimated rental housing supply in 2014 was about 328,000. Purpose-built rental units (market rental units and social housing units) make up the largest proportion of the rental supply (46%), followed by secondary suites (25%-27%) and private condominium rentals (15%).
- Housing affordability for rental units varies by source, age, and location. The more affordable rental housing tends to be in secondary suites and older purpose-built rental while condo rentals tend to be more expensive.

Key Findings

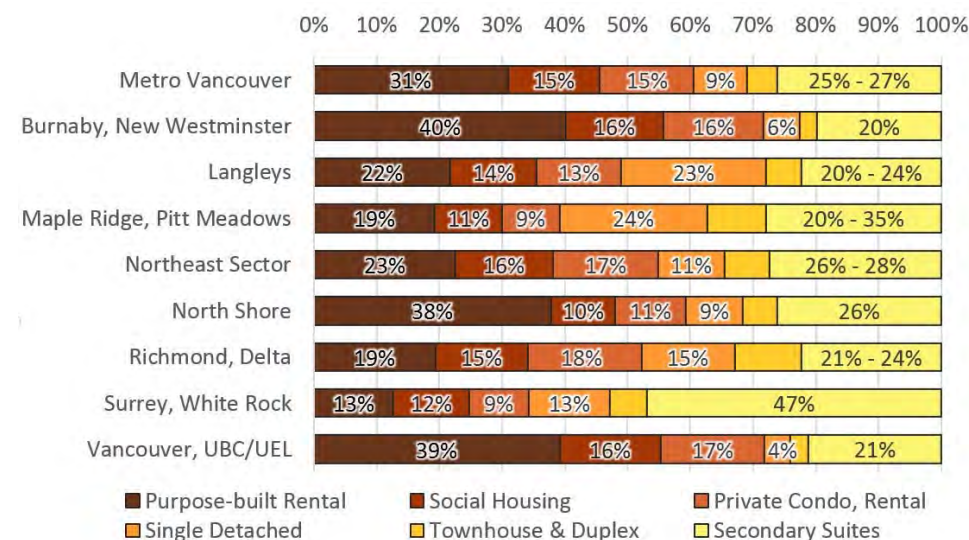
- Purpose built rental units (market rental and social housing rental units) account for the highest proportion of rental units in the region. About 1,000 to 1,400 purpose built rental units per year have been built in the past 3 years, which is below the estimated demand. Increased demand for rental housing is predominately being met through secondary suites and private condominium rentals.
- Sub-regions such as Vancouver / Electoral Area A (UBC-UEL) and Burnaby / New Westminster have the highest proportions of their rental supply from purpose built market rental units (41% and 44% respectively). Surrey / White Rock has the lowest proportion of rental housing stock that is purpose built market rental at 13%.
- Social housing as a proportion of rental housing was highest in the sub-regions Vancouver / UBC-UEL, the Northeast Sector (tri-cities), and Burnaby / New Westminster (16% each) and lowest in the North Shore sub-region (10%).
- The proportion of rental housing in secondary suites was highest in the Surrey / White Rock sub-region (47%) and lowest in Burnaby / New Westminster sub-region (20%).

Estimated Distribution of Renter Households by Source of Rental Units, Metro Vancouver, 2014

328,000 - 340,000 RENTER HOUSEHOLDS



Distribution of Renter Households by Sub-regions, 2014



Description

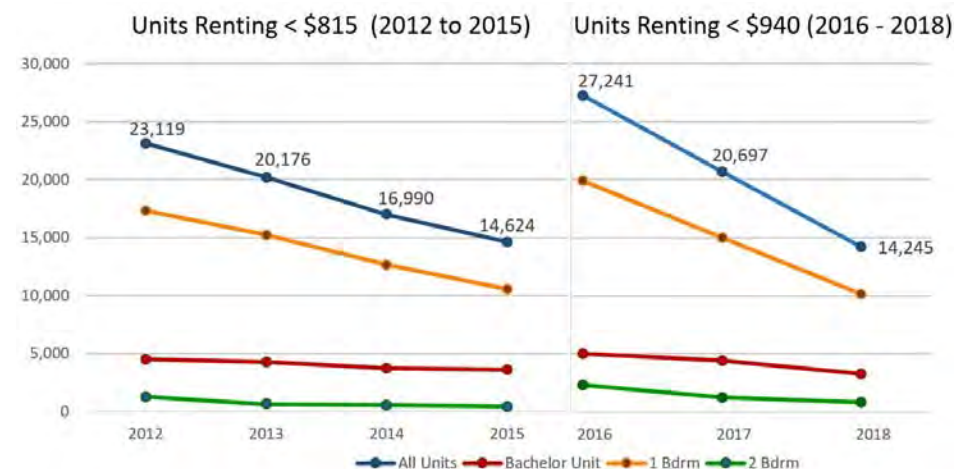
- Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.
- Units that rent for \$940 per month or less are deemed to be affordable (*cost 30% or less of household income*) for households earning \$37,500 per year (approximately 50% of the 2016 regional median household income).

Key Findings

- Data reported from CMHC shows from 2016 to 2018 the number of apartment units in Metro Vancouver that rent for \$940 or less fell from 27,241 in 2016 to 14,245 in 2018, a decrease of 48% (12,996 units).
- 71% of the units that rent for \$940 or less in 2018 are one bedroom units. The number of one bedroom units with rents affordable to very low income households (50% of median household income) decreased from 20,176 units in 2013 to 14,245 in 2018.
- The proportion of units with rents affordable to moderate and above incomes increased from 17% of the CMHC purpose built rental units in 2012 to 34% in 2018.
- The proportion of rental units that rent for rates affordable to Low and Very Low income households has declined from 82% of units in 2012 to 64% of units in 2018.

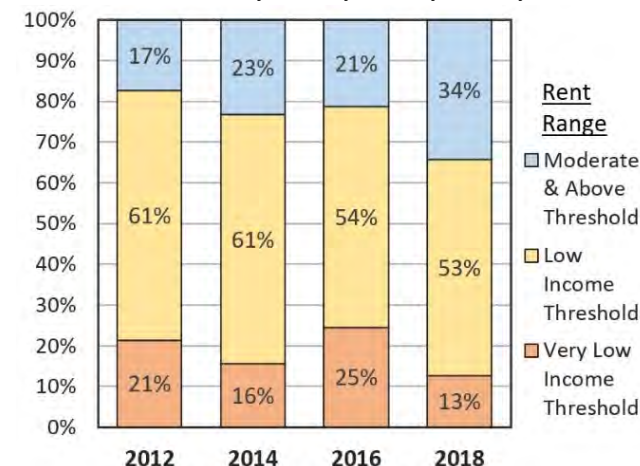
Note: Rent thresholds are established for households earning 50% of median household income (very low income), 80% of median household income (low income), and 120% (moderate income) of median household income. Affordability is based on a household spending 30% of household income on shelter. The regional median household income estimate for 2013/14/15 is \$66,000 and for 2016/17/18 it is \$75,000.

Rental Units Renting Below the Low Income Thresholds in Metro Vancouver, 2012 - 2018



Source: CMHC (Rental Market Report)

Rental Units with Rent Rates Below the Rent Thresholds in Metro Vancouver, 2012, 2014, 2016, 2018



Source: CMHC (Custom Data based on Rental Market Report)

Rental Units by Rent Thresholds (Low Income and Very Low Income) for Metro Vancouver, 2016 - 2018

Municipality	2016					2017					2018				
	Total Rental Hshlds*	Rents for \$940 or Less		Rents Between \$940 and \$1,500		Total Rental Hshlds	Rents for \$940 or Less		Rents Between \$940 and \$1,500		Total Rental Hshlds	Rents for \$940 or Less		Rents Between \$940 and \$1,500	
		#	%	#	%		#	%	#	%		#	%	#	%
Burnaby	12,276	4,155	34%	6,864	56%	12,042	2,797	23%	7,341	61%	11,865	1,870	16%	7,646	64%
Coquitlam	3,748	1,598	43%	2,138	57%	3,540	980	28%	2,517	71%	3,078	554	18%	2,304	75%
Delta	1,727	1,009	58%	707	41%	1,726	951	55%	762	44%	1,727	718	42%	995	58%
UBC, UEL	1,277	**		356	28%	1,277	**		389	30%	1,578	**		345	22%
Langley City	1,933	750	39%	1,285	66%	2,086	604	29%	1,501	72%	2,090	613	29%	1,190	57%
Langley Township		**		**			**		**			**		**	
Maple Ridge	1,272	1,028	81%	408	32%	1,256	971	77%	321	26%	1,277	629	49%	566	44%
New Westminster	8,060	4,025	50%	3,578	44%	8,275	3,021	37%	4,293	52%	8,703	1,995	23%	5,091	58%
North Vancouver City	6,006	707	12%	4,233	70%	6,150	579	9%	3,999	65%	6,066	**		3,796	63%
North Vancouver Dist	1,131	61	5%	1,054	93%	1,074	**		745	69%	1,047	**		523	50%
Pitt Meadows		**		**			**		**			**		**	
Port Coquitlam	523	**		**		547	210	38%	317	58%	674	**		537	80%
Port Moody	296	**		**		259	**		**		255	**		**	
Richmond	2,795	279	10%	2,401	86%	3,091	243	8%	2,617	85%	3,097	187	6%	2,365	76%
Surrey	5,581	2,973	53%	2,701	48%	5,582	2,123	38%	3,542	63%	5,603	1,510	27%	3,982	71%
Vancouver	57,018	9,107	16%	32,232	57%	57,243	7,370	13%	31,114	54%	57,814	5,029	9%	28,616	49%
West Vancouver	2,329	**		1,040	45%	2,330	**		793	34%	2,326	**		608	26%
White Rock	1,377	875	64%	475	34%	1,388	564	41%	763	55%	1,393	442	32%	814	58%
Vancouver CMA	107,945	27,241	25%	60,058	56%	108,496	20,697	19%	61,508	57%	109,289	14,245	13%	59,432	54%

Source: CMHC (CMHC Rental Market Report - custom data request)

Note: Data may be suppressed due to the small sample survey.

* Purpose Built Rental Apartment Units within the CMHC data set.

** Data suppressed to protect confidentiality or data not statistically reliable.

Rental Units by Rent Thresholds (\$) by Unit Size for Metro Vancouver, 2012-2015

CMHC RENTAL UNIVERSE (Rental Row and Apartment)	2012		2013		2014		2015	
Total Rental Units	108,146	100%	108,666	100%	109,217	100%	110,024	100%
Less than \$815	23,119	21%	20,176	19%	16,990	16%	14,624	13%
\$815 - \$1,300	66,224	61%	68,063	63%	66,831	61%	65,081	59%
\$1,300 - \$1,615	10,578	10%	11,698	11%	14,125	13%	17,850	16%
Bachelor Units	11,668	100%	11,785	100%	11,988	100%	12,017	100%
Less than \$815	4,512	39%	3,755	32%	3,755	31%	3,624	30%
\$815 - \$1,300	6,443	55%	7,453	63%	7,453	62%	7,176	60%
\$1,300 - \$1,615	131	1%	359	3%	359	3%	766	6%
1 Bedroom Units	65,995	100%	66,255	100%	66,455	100%	66,988	100%
Less than \$815	17,319	26%	12,648	19%	12,648	19%	10,573	16%
\$815 - \$1,300	42,241	64%	42,798	65%	42,798	64%	42,428	63%
\$1,300 - \$1,615	4,755	7%	7,546	11%	7,546	11%	10,227	15%
2 Bedroom Units	26,240	100%	26,327	100%	26,543	100%	26,786	100%
Less than \$815	1,278	5%	573	2%	573	2%	415	2%
\$815 - \$1,300	15,596	59%	14,878	57%	14,878	56%	14,257	53%
\$1,300 - \$1,615	4,501	17%	4,937	19%	4,937	19%	5,462	20%
3+ Bedroom Units	4,243	100%	4,299	100%	4,231	100%	4,233	100%
Less than \$815	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
\$815 - \$1,300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
\$1,300 - \$1,615	1,191	28%	1,271	30%	1,282	30%	1,394	33%

Source: CMHC (Rental Market Survey)

Note: An estimated 2015 household income estimate of \$66,000 is used to set rent thresholds.

Monthly rent of approximately \$815 represents 30% of household income for a household earning 50% of \$66,000

Monthly rent of approximately \$1,300 represents 30% of household income for a household earning 80% of \$66,000

Monthly rent of approximately \$1,615 represents 30% of household income for a household earning \$66,000

Description

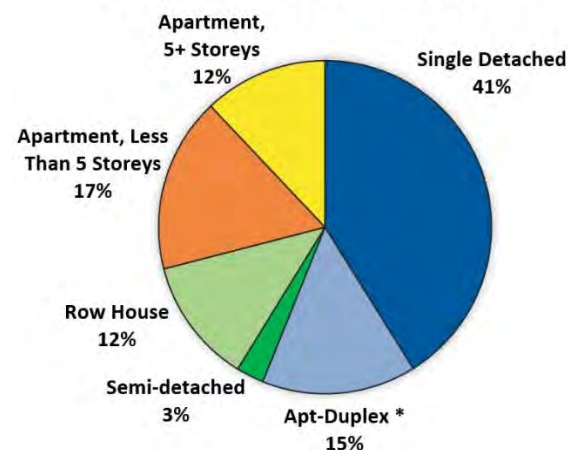
- 2016 Census data shows there were 612,005 owner-occupied dwellings in Metro Vancouver; 29% were apartment (condominium) units, 41% were single detached homes, 15% were apartment-duplex units (up/down duplex or house with suite), 12% were Row House.
- The 2016 Census provides information on owner occupied units by structure type. Providing housing choice requires a variety of housing forms throughout the region.

Key Findings

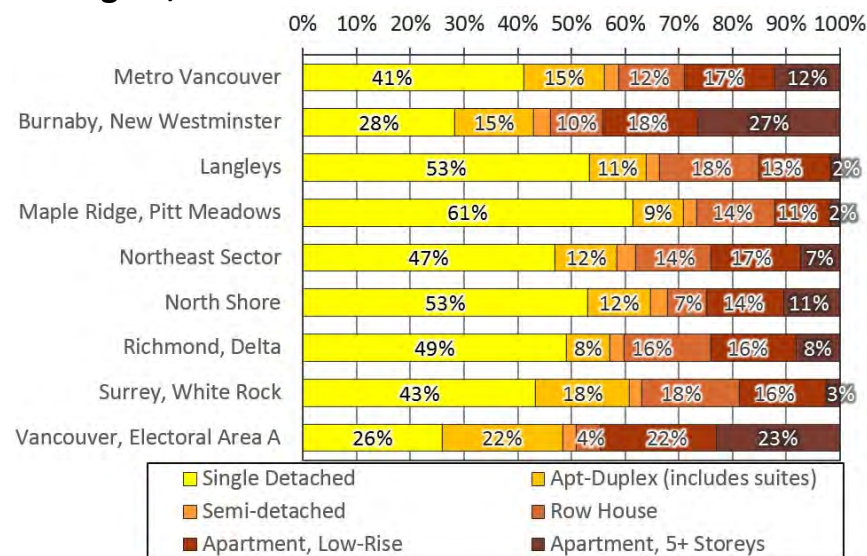
- The number of owner households in the region increased by 31,930 households (14%) between 2011 and 2016. This is fewer units than the increase of 43,595 renter households between 2011 and 2016.
- The proportion of owner households in single detached dwellings in the region is 41% (249,850 households). 15% (91,085 households) are in apartment-duplex units (this category includes house with suite).
- The proportion of owner-occupied dwellings that were single detached or apartment-duplex was highest in Maple Ridge / Pitt Meadows (70%) and lowest in Burnaby / New Westminster (43%).
- Owner-occupied apartments (low-rise and high-rise) account for 29% of owner households in the region. The proportion of owned households that are apartments varies from 44% in Burnaby / New Westminster subregion to 12% in the Northeast Sector.
- High-rise apartments (condominium) account for 12% of the owner households in the region. 52% of owner occupied high-rise units were built between 2001 and 2016.
- Row House units account for 12% of the owner households in the region. Of the 74,035 owner occupied row house units, 45% of were built between 2001 and 2016.

Owner-Occupied Households by Structure Type, Metro Vancouver, 2016

612,000 OWNER HOUSEHOLDS



Owner-Occupied Households by Structure Type and by Subregion, 2016



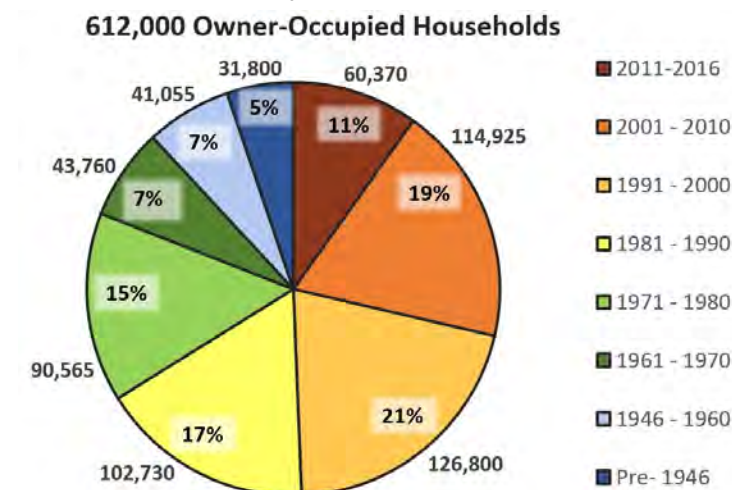
Description

- 2016 Census data shows there were 612,000 owner occupied households in Metro Vancouver; 30% units were built since 2000, 38% were built in the 1980's and 1990's, and 23% were built in the 1960's and 1970's.
- The 2016 Census provides information on rented units by structure type as well as age. Providing housing choice for owners requires both adding new housing units as well as understanding possible changes to the existing housing supply available for ownership.

Key Findings

- The share of owner households in the region has declined from 44% in 1986 to 35% of dwellings in 2016.
- 38% (175,295 households) of all owner households live in units built in the past 16 years (2001 to 2016). The age composition of ownership housing varies across the region. 43% of owner household's in Vancouver / UBC-UEL and on the North Shore live in structures built since 2000, whereas in Richmond/ Delta / Tsawwassen only 27% of owner occupied housing units were built since 2000.
- The proportion of owner-occupied units that were built prior to 1961 was highest in Richmond/ Delta / Tsawwassen (23%) and lowest in the Northeast Sector (3%).
- With respect to differing structure types, single detached housing account for 41% of the ownership households in the region. The data shows that 18% of the single detached homes were built between 2001 and 2016. 47% (117,290) of owner-occupied single detached homes were built prior to 1981.
- Low-rise apartment units account for 17% (103,200 units) of owner-occupied households in the region. 60% of owner-occupied low-rise units were built between 1991 and 2016.

Owner Households by Age of Housing Structure in Metro Vancouver, 2016



Source: Statistics Canada, 2016 Census

Owner Households in Metro Vancouver by Age of Structure and by Subregion, 2016

Subregion	Pre-1961		1961 - 1980		1981 - 2000		2001 - 2016	
	#	%	#	%	#	%	#	%
Burnaby / New Westminster	12,240	16%	14,765	20%	24,930	33%	23,615	33%
Langley	1,420	3%	10,280	24%	17,505	42%	12,775	42%
North East Sector	2,105	7%	6,065	20%	12,855	43%	8,715	43%
North Shore	4,205	7%	16,410	26%	26,580	42%	16,045	42%
Pitt Meadows / Maple Ridge	11,910	24%	15,850	32%	13,775	27%	8,625	27%
Richmond / Delta / Tsawwassen	3,925	5%	27,890	34%	30,650	37%	20,270	37%
Surrey / White Rock	5,765	5%	20,685	16%	54,935	43%	46,340	43%
Vancouver / Electoral 'A'	31,065	23%	21,085	16%	46,390	34%	37,460	34%
Vancouver CMA	72,855	12%	134,325	22%	229,530	38%	175,295	38%

Source: Statistics Canada, 2016 Census (custom tables)

Owner-Occupied Households in Metro Vancouver Municipalities, 2016

Municipality	Total Owner	Single Detached		Apartment, Duplex *		Semi-detached		Row House		Apartment, Less Than 5 Storeys		Apartment, 5 or more storeys	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	625	460	74%										
Belcarra	230	195	85%										
Bowen Island	1,230	1,145	93%										
Burnaby	57,220	16,870	29%	9,095	16%	2,160	4%	6,250	11%	8,550	15%	14,135	25%
Coquitlam	36,780	17,945	49%	4,615	13%	1,370	4%	3,880	11%	5,410	15%	3,305	9%
Delta	28,190	18,800	67%	4,100	15%	830	3%	1,655	6%	2,285	8%	380	1%
Electoral Area A	2,830	355	13%	50	2%	55	2%	275	10%	1,000	35%	1,090	39%
Langley City	7,340	2,480	34%	560	8%	260	4%	780	11%	3,210	44%	30	0%
Langley Township	34,640	19,190	55%	3,745	11%	790	2%	6,675	19%	2,270	7%	650	2%
Lions Bay	455	425	93%										
Maple Ridge	24,160	15,230	63%	2,310	10%	595	2%	3,285	14%	2,115	9%	430	2%
New Westminster	18,340	4,445	24%	2,020	11%	110	1%	1,125	6%	4,775	26%	5,855	32%
North Vancouver City	13,030	2,525	19%	1,660	13%	660	5%	1,485	11%	3,850	30%	2,805	22%
North Vancouver District	24,465	15,000	61%	3,340	14%	475	2%	1,980	8%	2,555	10%	1,105	5%
Pitt Meadows	5,585	2,835	51%	440	8%	145	3%	965	17%	990	18%	50	1%
Port Coquitlam	16,730	7,615	46%	2,045	12%	495	3%	2,875	17%	3,500	21%	205	1%
Port Moody	9,725	3,685	38%	660	7%	340	3%	2,100	22%	1,735	18%	1,195	12%
Richmond	54,550	21,725	40%	2,625	5%	1,235	2%	11,760	22%	10,770	20%	6,370	12%
Surrey	120,945	52,745	44%	21,180	18%	2,890	2%	22,655	19%	17,695	15%	2,460	2%
Vancouver	133,165	34,915	26%	30,360	23%	3,335	3%	5,770	4%	28,545	21%	30,125	23%
West Vancouver	12,675	8,325	66%	1,100	9%	440	3%	315	2%	935	7%	1,545	12%
White Rock	6,795	2,040	30%	960	14%	55	1%	170	3%	2,715	40%	830	12%
Vancouver CMA	612,005	249,850	41%	91,085	15%	16,345	3%	74,035	12%	103,200	17%	73,180	12%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites (excludes the rented suite unit)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Electoral Area A includes University of British Columbia and University Endowment Lands

Owner Occupied Dwelling Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	All Units	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		1946 - 1960		Pre- 1946	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	625																
Belcarra	230																
Bowen Island	1,230	105	9%	240	20%	250	20%	210	17%	180	15%	125	10%	60	5%	65	5%
Burnaby	57,220	6,170	11%	11,895	21%	10,295	18%	8,230	14%	8,455	15%	4,120	7%	6,465	11%	1,590	3%
Coquitlam	36,780	4,635	13%	4,395	12%	8,895	24%	6,975	19%	4,810	13%	4,410	12%	2,265	6%	395	1%
Delta	28,190	1,455	5%	1,985	7%	3,290	12%	5,205	18%	9,040	32%	5,260	19%	1,590	6%	370	1%
Electoral Area 'A'	2,830	535	19%	1,260	45%	695	25%	55	2%	50	2%	20	1%	105	4%	110	4%
Langley City	7,340	380	5%	850	12%	2,045	28%	1,240	17%	2,300	31%	345	5%	115	2%	70	1%
Langley Township	34,640	4,580	13%	6,965	20%	8,080	23%	6,140	18%	6,260	18%	1,375	4%	750	2%	485	1%
Lions Bay	455																
Maple Ridge	24,160	2,190	9%	4,840	20%	5,490	23%	4,765	20%	3,205	13%	1,720	7%	1,290	5%	660	3%
New Westminster	18,340	1,860	10%	3,690	20%	3,915	21%	2,490	14%	1,565	9%	625	3%	1,450	8%	2,735	15%
North Vancouver City	13,030	1,425	11%	1,975	15%	2,225	17%	2,025	16%	2,175	17%	975	7%	1,240	10%	985	8%
North Vancouver Dist.	24,465	1,360	6%	1,695	7%	2,460	10%	3,525	14%	4,835	20%	4,145	17%	5,290	22%	1,150	5%
Pitt Meadows	5,585	425	8%	1,260	23%	1,455	26%	1,145	21%	970	17%	170	3%	100	2%	55	1%
Port Coquitlam	16,730	1,125	7%	2,435	15%	4,630	28%	2,970	18%	2,845	17%	1,850	11%	720	4%	160	1%
Port Moody	9,725	445	5%	3,010	31%	1,890	19%	1,220	13%	1,690	17%	805	8%	510	5%	155	2%
Richmond	54,550	5,930	11%	10,900	20%	12,475	23%	9,680	18%	10,755	20%	2,835	5%	1,470	3%	495	1%
Surrey	120,945	14,330	12%	30,460	25%	27,920	23%	24,295	20%	13,860	11%	4,880	4%	4,210	3%	985	1%
Vancouver	133,165	11,755	9%	23,910	18%	27,195	20%	18,445	14%	13,855	10%	7,160	5%	10,740	8%	20,110	15%
West Vancouver	12,675	655	5%	1,515	12%	1,625	13%	1,915	15%	1,670	13%	2,050	16%	2,295	18%	950	7%
White Rock	6,795	660	10%	890	13%	1,155	17%	1,565	23%	1,375	20%	570	8%	320	5%	250	4%
Vancouver CMA	612,005	60,370	10%	114,925	19%	126,800	21%	102,730	17%	90,565	15%	43,760	7%	41,055	7%	31,800	5%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Owner Occupied Single Detached House by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Single Detached House	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	460	65	14%	155	34%	160	35%	30	7%	20	4%	20	4%	10	2%
Belcarra	195	15	8%	20	10%	35	18%	35	18%	55	28%	20	10%	10	5%
Bowen Island	1,145	80	7%	225	20%	235	21%	200	17%	165	14%	120	10%	120	10%
Burnaby	16,870	1,240	7%	1,600	9%	1,940	11%	1,945	12%	2,535	15%	2,315	14%	5,300	31%
Coquitlam	17,945	1,310	7%	1,330	7%	3,070	17%	3,995	22%	2,890	16%	3,335	19%	2,020	11%
Delta	18,800	575	3%	1,055	6%	1,410	8%	3,650	19%	6,545	35%	3,980	21%	1,575	8%
Electoral Area 'A'	355	20	6%	25	7%	55	15%	15	4%	20	6%	20	6%	205	58%
Langley City	2,480	30	1%	45	2%	140	6%	490	20%	1,405	57%	240	10%	135	5%
Langley Township	19,190	1,055	5%	3,375	18%	3,720	19%	4,225	22%	4,720	25%	1,080	6%	1,025	5%
Lions Bay	425	15	4%	30	7%	50	12%	75	18%	200	47%	50	12%	10	2%
Maple Ridge	15,230	1,195	8%	3,200	21%	2,205	14%	3,045	20%	2,440	16%	1,390	9%	1,750	11%
New Westminster	4,445	195	4%	375	8%	370	8%	255	6%	125	3%	245	6%	2,890	65%
North Vancouver City	2,525	140	6%	215	9%	135	5%	315	12%	180	7%	305	12%	1,245	49%
North Vancouver District	15,000	610	4%	615	4%	820	5%	2,105	14%	2,585	17%	2,980	20%	5,285	35%
Pitt Meadows	2,835	60	2%	600	21%	450	16%	775	27%	700	25%	125	4%	120	4%
Port Coquitlam	7,615	140	2%	615	8%	1,350	18%	1,730	23%	1,875	25%	1,275	17%	630	8%
Port Moody	3,685	50	1%	535	15%	645	18%	710	19%	715	19%	505	14%	515	14%
Richmond	21,725	1,605	7%	2,815	13%	4,550	21%	4,435	20%	5,165	24%	1,770	8%	1,385	6%
Surrey	52,745	3,690	7%	9,965	19%	10,340	20%	14,435	27%	7,605	14%	2,860	5%	3,855	7%
Vancouver	34,915	2,455	7%	3,120	9%	4,955	14%	4,045	12%	2,720	8%	2,705	8%	14,915	43%
West Vancouver	8,325	445	5%	920	11%	940	11%	1,085	13%	915	11%	1,430	17%	2,580	31%
White Rock	2,040	260	13%	245	12%	205	10%	250	12%	330	16%	365	18%	400	20%
Vancouver CMA	249,850	15,345	6%	31,230	12%	37,945	15%	48,050	19%	44,065	18%	27,235	11%	45,990	18%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Owner "Apartment, Duplex" (Up/Down Duplex or House w Suite) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Apartment, Duplex * (not rented suite)	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	55														
Belcarra	40														
Bowen Island	30														
Burnaby	9,095	505	6%	995	11%	1,710	19%	1,380	15%	1,195	13%	1,050	12%	2,255	25%
Coquitlam	4,615	265	6%	560	12%	1,210	26%	655	14%	555	12%	820	18%	555	12%
Delta	4,100	235	6%	190	5%	275	7%	475	12%	1,540	38%	1,050	26%	340	8%
Electoral Area 'A'	50	0		10		10		0		0		0		20	
Langley City	560	10	2%	0	0%	30	5%	75	13%	350	63%	55	10%	35	6%
Langley Township	3,745	600	16%	835	22%	760	20%	560	15%	750	20%	155	4%	95	0%
Lions Bay	0	0												0	
Maple Ridge	2,310	120	5%	475	21%	720	31%	390	17%	300	13%	145	6%	160	7%
New Westminster	2,020	100	5%	220	11%	270	13%	140	7%	100	5%	125	6%	1,065	53%
North Vancouver City	1,660	90	5%	160	10%	90	5%	155	9%	160	10%	225	14%	775	47%
North Vancouver District	3,340	80	2%	210	6%	325	10%	365	11%	605	18%	775	23%	985	29%
Pitt Meadows	440	0	0%	70	16%	115	26%	70	16%	145	33%	20	5%	10	0%
Port Coquitlam	2,045	20	1%	100	5%	510	25%	405	20%	425	21%	390	19%	195	0%
Port Moody	660	10	2%	40	6%	200	30%	85	13%	110	17%	115	17%	110	17%
Richmond	2,625	230	9%	370	14%	215	8%	300	11%	785	30%	420	16%	300	11%
Surrey	21,180	2,195	10%	6,310	30%	4,210	20%	3,280	15%	2,845	13%	1,280	6%	1,065	5%
Vancouver	30,360	2,040	7%	3,220	11%	4,160	14%	3,790	12%	3,045	10%	2,610	9%	11,500	38%
West Vancouver	1,100	50	5%	160	15%	140	13%	110	10%	60	5%	85	8%	490	45%
White Rock	960	85	9%	190	20%	200	21%	140	15%	180	19%	75	8%	110	11%
Vancouver CMA	91,085	6,635	7%	14,195	16%	15,185	17%	12,425	14%	13,205	14%	9,405	10%	20,035	22%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

* Note: includes up/down duplex units occupied by owner, and single detached house with a secondary suite (only the unit occupied by an owner)

Owner Occupied Semi-Detached (Side-by-Side Duplex) Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Semi-detached	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	35														
Belcarra	0														
Bowen Island	0														
Burnaby	2,160	255	12%	870	40%	390	18%	200	9%	230	11%	85	4%	130	6%
Coquitlam	1,370	230	17%	255	19%	450	33%	165	12%	200	15%	35	3%	25	2%
Delta	830	145	17%	140	17%	250	30%	80	10%	155	19%	50	6%	10	1%
Electoral Area 'A'	55														
Langley City	260	0		0		90		85		75		0		20	
Langley Township	790	40	5%	125	16%	475	60%	100	13%	40	5%	10	1%	10	1%
Lions Bay	10														
Maple Ridge	595	160	27%	105	18%	145	24%	135	23%	20	3%	15	3%	20	3%
New Westminster	110	35	32%	30	27%	10	9%	10	9%	0	0%	0	0%	30	27%
North Vancouver City	660	105	16%	185	28%	170	26%	125	19%	35	5%	15	2%	30	5%
North Vancouver District	475	10	2%	50	11%	155	33%	135	28%	90	19%	10	2%	35	7%
Pitt Meadows	145	10		55		45		30		10		0		0	
Port Coquitlam	495	25	5%	25	5%	245	49%	60	12%	90	18%	15	3%	20	4%
Port Moody	340	0		110		180		25		15		0		10	
Richmond	1,235	70	6%	290	23%	335	27%	155	13%	260	21%	85	7%	45	4%
Surrey	2,890	355	12%	750	26%	900	31%	500	17%	325	11%	45	2%	15	1%
Vancouver	3,335	405	12%	790	24%	770	23%	895	27%	160	5%	75	2%	255	8%
West Vancouver	440	40		60		135		150		30		25		20	
White Rock	55														
Vancouver CMA	16,345	1,895	12%	3,935	24%	4,795	29%	2,870	18%	1,735	11%	465	3%	665	4%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Owner Occupied Row House Units by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Row house	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	0														
Burnaby	6,250	565	9%	1,585	25%	1,490	24%	840	13%	1,555	25%	165	3%	55	1%
Coquitlam	3,880	975	25%	730	19%	780	20%	885	23%	455	12%	35	1%	10	0%
Delta	1,655	265	16%	280	17%	330	20%	265	16%	405	24%	100	6%	0	0%
Electoral Area 'A'	275	0	0%	155	56%	120	44%	0	0%	0	0%	0	0%	0	0%
Langley City	780	35	4%	110	n/a	150	19%	170	22%	300	38%	20	3%	0	0%
Langley Township	6,675	1,815	27%	2,125	32%	1,810	27%	675	10%	220	3%	15	0%	10	0%
Lions Bay	20														
Maple Ridge	3,285	420	13%	585	18%	1,450	44%	570	17%	180	5%	60	2%	15	0%
New Westminster	1,125	265	24%	475	42%	310	28%	65	6%	0	0%	0	0%	0	0%
North Vancouver City	1,485	25	2%	190	13%	375	25%	585	39%	245	16%	55	4%	10	1%
North Vancouver District	1,980	160	8%	280	14%	295	15%	390	20%	665	34%	165	8%	35	2%
Pitt Meadows	965	65	7%	265	27%	390	40%	200	21%	40	4%	10	1%	0	0%
Port Coquitlam	2,875	385	13%	640	22%	1,045	36%	510	18%	180	6%	115	4%	0	0%
Port Moody	2,100	30	1%	755	36%	320	15%	300	14%	625	30%	65	3%	0	0%
Richmond	11,760	1,120	10%	3,325	28%	3,145	27%	1,875	16%	1,995	17%	240	2%	55	0%
Surrey	22,655	5,330	24%	8,560	38%	4,470	20%	2,335	10%	1,560	7%	340	2%	55	0%
Vancouver	5,770	560	10%	1,480	26%	1,015	18%	1,265	22%	1,150	20%	110	2%	170	3%
West Vancouver	315	20	6%	100	32%	60	19%	60	19%	50	16%	10	3%	10	3%
White Rock	170	45	26%	10	6%	25	15%	20	12%	55	32%	10	6%	0	0%
Vancouver CMA	74,035	12,065	16%	21,665	29%	17,605	24%	11,030	15%	9,705	13%	1,515	2%	450	1%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Owner-Occupied Apartment Units (Less Than 5 Storeys) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Low-rise Apartment	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	30	30													
Burnaby	8,550	1,125	13%	2,020	24%	1,880	22%	1,330	16%	1,590	19%	365	4%	235	3%
Coquitlam	5,410	820	15%	600	11%	2,270	42%	930	17%	590	11%	145	3%	50	1%
Delta	2,285	185	8%	290	13%	915	40%	470	21%	315	14%	80	4%	20	1%
Electoral Area 'A'	1,000	60	6%	645	65%	250	25%	30	3%	15	2%	0	0%	0	0%
Langley City	3,210	315	10%	645	20%	1,635	51%	415	13%	170	5%	20	1%	20	1%
Langley Township	2,270	500	22%	300	13%	1,105	49%	295	13%	45	2%	10	0%	30	1%
Lions Bay	10	0												0	
Maple Ridge	2,115	290	14%	415	20%	655	31%	510	24%	185	9%	55	3%	15	1%
New Westminster	4,775	605	13%	685	14%	1,125	24%	1,140	24%	845	18%	205	4%	175	4%
North Vancouver City	3,850	395	10%	380	10%	920	24%	445	12%	1,230	32%	325	8%	155	4%
North Vancouver District	2,555	325	13%	535	21%	625	24%	430	17%	420	16%	150	6%	65	3%
Pitt Meadows	990	245	25%	225	23%	430	43%	60	6%	15	2%	10	1%	10	1%
Port Coquitlam	3,500	360	10%	1,040	30%	1,480	42%	255	7%	275	8%	55	2%	35	1%
Port Moody	1,735	155	9%	810	47%	335	19%	70	4%	215	12%	120	7%	40	2%
Richmond	10,770	1,035	10%	1,795	17%	2,805	26%	2,690	25%	2,060	19%	260	2%	110	1%
Surrey	17,695	2,020	11%	4,290	24%	6,920	39%	3,205	18%	960	5%	165	1%	135	1%
Vancouver	28,545	1,915	7%	4,445	16%	7,755	27%	5,915	21%	4,865	17%	740	3%	2,915	10%
West Vancouver	935	30	3%	160	17%	75	8%	305	33%	180	19%	130	14%	45	5%
White Rock	2,715	150	6%	140	5%	555	20%	960	35%	750	28%	110	4%	60	2%
Vancouver CMA	103,200	10,550	10%	19,460	19%	31,830	31%	19,490	19%	14,760	14%	2,990	3%	4,120	4%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported (the value is greater than zero but less than 20).

Owner-Occupied Apartment Units (5 Storeys or More) by Age of Structure in Metro Vancouver Municipalities, 2016

Municipality	Apartment, 5+ Storeys	2011 - 2016		2001 - 2010		1991 - 2000		1981 - 1990		1971 - 1980		1961 - 1970		Pre- 1961	
	No.	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	0														
Belcarra	0														
Bowen Island	0														
Burnaby	14,135	2,465	17%	4,750	34%	2,835	20%	2,525	18%	1,350	10%	140	1%	60	0%
Coquitlam	3,305	1,035	31%	915	28%	1,100	33%	190	6%	55	0%	10	0%	0	0%
Delta	380	45		0		90		215		30		0		0	
Electoral Area 'A'	1,090	455	42%	370	34%	250	23%	20	2%	0	0%	0	0%	0	0%
Langley City	30	0		30		0		0						0	
Langley Township	650	535	0%	110	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Lions Bay	0	0				0		0						0	
Maple Ridge	430	10	2%	60	14%	290	67%	75	17%	0	0%	0	0%	0	0%
New Westminster	5,855	660	11%	1,910	33%	1,835	31%	880	15%	485	8%	50	1%	40	1%
North Vancouver City	2,805	650	23%	840	30%	535	19%	395	14%	320	11%	55	2%	10	0%
North Vancouver District	1,105	175	16%	10	1%	240	22%	105	10%	470	43%	70	6%	40	4%
Pitt Meadows	50	35		20		0		0		0		0		0	
Port Coquitlam	205	195		10		0		0		0		0		0	
Port Moody	1,195	195	16%	760	64%	215	18%	20	0%	0	0%	0	0%	0	0%
Richmond	6,370	1,870	29%	2,305	36%	1,415	22%	225	4%	465	7%	60	1%	40	1%
Surrey	2,460	690	28%	470	19%	955	39%	285	12%	55	2%	0	0%	10	0%
Vancouver	30,125	4,375	15%	10,840	36%	8,530	28%	2,525	8%	1,885	6%	915	3%	1,065	4%
West Vancouver	1,545	70	5%	115	7%	260	17%	200	13%	435	28%	370	24%	105	7%
White Rock	830	115	14%	305	37%	150	18%	175	21%	70	8%	15	2%	20	2%
Vancouver CMA	73,180	13,680	19%	24,065	33%	18,945	26%	7,825	11%	5,630	8%	1,665	2%	1,370	2%

Source: Statistics Canada, 2016 Census

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: n/a indicates data suppression due to low values reported (the value is greater than zero but less than 25).

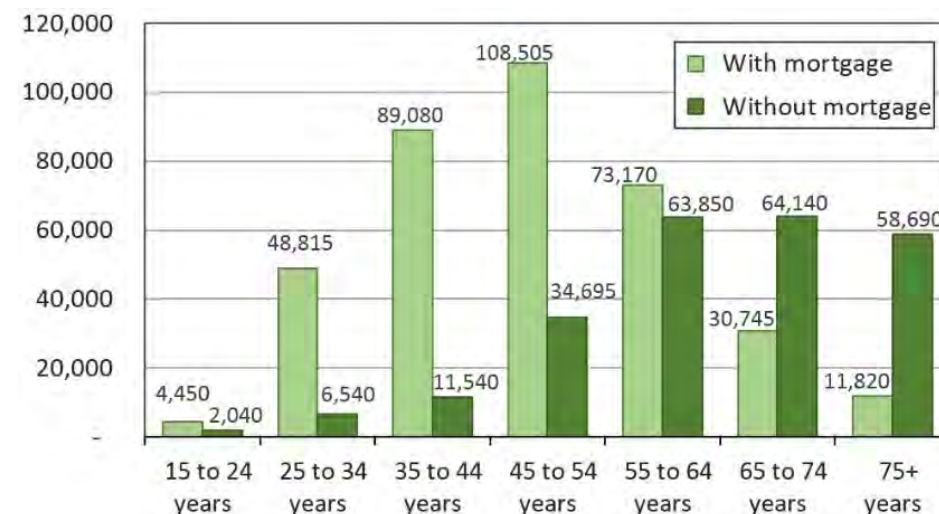
Description

- Mortgage expense is typically the largest household expense for owners and entry into homeownership is challenging due to persistently high housing prices in the region. Analysis of the presence of a mortgage by the age of homeowners and types of dwellings provides helpful information for policies directed at enabling entry into homeownership, and provides insight into the mortgage burden in the senior years.

Key Findings

- In 2016, 366,585 (60%) of all owner households had mortgages and 241,490 (40%) were mortgage free. The presence of a mortgage varies significantly by housing type and by age of the primary household maintainer.
- Multi-unit housing forms such as condominium apartments and row houses, which are likely to be newer housing stock, were more likely to have a mortgage than single detached housing.
- 14.5% (53,265) of owners with mortgages were under the age of 35. With older homeowners the data shows 11.6% (42,565) of owners with mortgages were age 65 or older. The majority of mortgage owner households were aged 35 to 64.
- Senior households (household maintainer age 65 or older) account for 27% (165,390 households) of total owner-occupied households. Only 26% of senior owner-occupied households had mortgages while 74% were without a mortgage. For the younger seniors age 65 to 74, 31% had mortgages, whereas only 17% of owners aged 75 and older had a mortgage.
- The sub-region with the highest proportion of homeowners having a mortgage was Pitt Meadows/Maple Ridge (70% with mortgage).

Owner Households by Presence of a Mortgage and by Age of Primary Household Maintainer, Metro Vancouver, 2016



Owner Households by Presence of a Mortgage and by Sub-region, Metro Vancouver, 2016

Subregion	Total - All Dwellings		Single Detached		Apartments	
	#	% with Mrtg	#	% with Mrtg	#	% with Mrtg
Burnaby / New Westminster	75,540	58%	21,295	46%	33,315	64%
Langley	41,135	67%	20,995	64%	6,160	65%
Pitt Meadows / Maple Ridge	29,480	70%	17,850	70%	3,575	62%
North East Sector	64,070	65%	29,880	57%	15,350	71%
North Shore	50,610	54%	26,265	50%	12,805	55%
Richmond / Delta / Tsawwassen	82,555	57%	40,375	52%	19,805	60%
Surrey / White Rock	127,480	67%	54,575	61%	23,695	67%
Vancouver / Electoral 'A'	135,985	53%	35,270	40%	60,755	61%
Vancouver CMA	608,080	60%	247,645	54%	175,495	63%

Source: Statistics Canada, 2016 Census

Owner-Occupied Households by Presence of Mortgage in Metro Vancouver Municipalities, 2016

Municipality	All Owned Dwelling Units			Single Detached			Apartment, Duplex *			Row House			Apartment, Less Than 5 Storeys			Apartment, 5 or More Storeys		
	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg
Anmore	625	61%	39%	460	60%	41%	60	58%	33%	-	-	-	-	-	-	-	-	-
Belcarra	230	28%	74%	195	28%	69%	35	0%	86%	-	-	-	-	-	-	-	-	-
Burnaby	57,210	55%	45%	16,860	42%	58%	9,095	53%	47%	6,250	69%	31%	8,550	69%	31%	14,135	57%	43%
Coquitlam	36,780	62%	38%	17,940	55%	45%	4,610	67%	33%	3,880	77%	23%	5,405	69%	31%	3,305	65%	36%
Delta	28,080	57%	43%	18,710	54%	46%	4,080	72%	28%	1,650	69%	31%	2,280	57%	43%	385	35%	65%
Electoral Area A	2,825	52%	48%	355	35%	63%	50	40%	60%	275	51%	47%	995	57%	44%	1,090	53%	47%
Langley City	7,335	70%	30%	2,485	68%	32%	560	78%	22%	785	75%	25%	3,210	72%	28%	30	67%	0%
Langley Township	33,800	66%	34%	18,510	64%	36%	3,645	75%	25%	6,675	78%	22%	2,270	56%	44%	650	65%	35%
Lions Bay	455	55%	45%	425	54%	46%	-	-	-	15	-	-	10	-	-	-	-	-
Maple Ridge	23,980	71%	29%	15,065	71%	29%	2,290	76%	24%	3,285	78%	22%	2,115	63%	37%	425	48%	54%
New Westminster	18,330	67%	33%	4,435	58%	42%	2,020	70%	30%	1,125	79%	22%	4,775	73%	27%	5,855	65%	34%
North Vancouver City	13,025	61%	39%	2,520	49%	51%	1,660	67%	34%	1,485	69%	31%	3,850	69%	31%	2,805	54%	46%
North Vancouver District	24,455	56%	44%	14,995	51%	49%	3,345	66%	34%	1,985	66%	34%	2,555	60%	40%	1,105	52%	48%
Pitt Meadows	5,500	67%	33%	2,785	68%	32%	420	71%	27%	965	73%	27%	985	63%	37%	50	70%	30%
Port Coquitlam	16,705	70%	30%	7,595	62%	38%	2,030	73%	27%	2,870	79%	21%	3,500	80%	20%	210	81%	17%
Port Moody	9,730	66%	34%	3,690	55%	45%	655	63%	38%	2,105	81%	19%	1,735	79%	21%	1,195	62%	38%
Richmond	54,475	57%	43%	21,665	50%	50%	2,615	55%	45%	11,760	65%	35%	10,770	62%	38%	6,370	57%	43%
Surrey	120,690	68%	32%	52,535	62%	38%	21,140	77%	23%	22,655	75%	25%	17,690	70%	30%	2,460	73%	27%
Vancouver	133,160	53%	47%	34,915	40%	60%	30,350	50%	50%	5,770	63%	37%	28,540	62%	38%	30,130	61%	39%
West Vancouver	12,675	44%	56%	8,325	46%	54%	1,105	53%	47%	315	49%	52%	935	35%	65%	1,545	30%	70%
White Rock	6,790	49%	51%	2,040	50%	50%	960	57%	43%	170	56%	44%	2,715	49%	51%	830	36%	65%
Vancouver CMA	608,080	60%	40%	247,645	54%	46%	90,765	63%	37%	74,020	72%	28%	102,930	66%	34%	72,565	59%	41%

Source: Statistics Canada, 2016 Census

Electoral Area A includes University of British Columbia, University Endowment Lands

Note: Structure Type "Apartment, Duplex" would include up-down duplexes as well as houses with secondary suites. With respect to the house with a secondary suite, only the owner-occupied unit would be included in this count (excludes the rented suite).

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Owner-Occupied Households by Age of Primary Household Maintainer in Metro Vancouver Municipalities, 2016

Municipality	Under Age 35			Age 35 - 44			Age 45 - 54			Age 55 - 64			Age 65 - 74			Age 75 and Over		
	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg	No.	with Mrtg	without Mrtg
Anmore	20	100%	0%	105	90%	10%	235	68%	34%	195	49%	51%	55	27%	64%	20	0%	75%
Belcarra	-	-	-	10	0%	0%	45	44%	56%	85	35%	65%	65	15%	92%	30	0%	83%
Burnaby	7,480	81%	19%	9,015	82%	18%	12,705	69%	31%	12,345	47%	53%	8,360	29%	71%	7,300	15%	85%
Coquitlam	3,485	88%	12%	6,230	90%	10%	9,280	78%	22%	8,890	53%	47%	5,465	33%	67%	3,415	17%	83%
Delta	1,555	91%	9%	4,085	91%	10%	6,755	78%	22%	6,785	53%	47%	5,260	29%	71%	3,640	16%	84%
Electoral Area A	495	60%	39%	335	75%	25%	915	64%	37%	390	46%	55%	335	27%	73%	350	16%	86%
Langley City	1,120	94%	6%	1,150	97%	3%	1,490	88%	12%	1,400	67%	34%	1,225	41%	59%	945	24%	75%
Langley Township	3,640	95%	5%	6,205	93%	7%	7,520	80%	20%	7,495	58%	42%	5,410	34%	65%	3,530	22%	78%
Lions Bay	-	-	-	55	73%	18%	90	56%	44%	125	56%	40%	135	52%	48%	45	0%	78%
Maple Ridge	2,650	95%	5%	4,240	94%	6%	6,235	84%	16%	5,360	64%	36%	3,260	40%	60%	2,240	22%	78%
New Westminster	2,395	91%	8%	3,275	91%	9%	4,210	80%	20%	4,040	61%	39%	2,510	35%	65%	1,895	19%	80%
North Vancouver City	1,245	90%	11%	2,130	91%	9%	2,855	78%	23%	3,015	56%	44%	2,100	36%	64%	1,685	16%	84%
North Vancouver District	1,150	92%	8%	3,470	91%	9%	5,945	77%	23%	6,095	49%	51%	4,340	30%	70%	3,465	15%	85%
Pitt Meadows	605	93%	7%	935	94%	6%	1,290	86%	14%	1,320	60%	40%	810	34%	66%	545	14%	85%
Port Coquitlam	1,840	95%	5%	3,140	95%	5%	4,470	81%	19%	3,930	59%	41%	2,065	37%	63%	1,270	23%	77%
Port Moody	885	94%	6%	2,025	91%	9%	2,675	80%	20%	2,055	54%	46%	1,290	33%	66%	795	13%	87%
Richmond	6,065	81%	19%	7,955	85%	15%	12,860	73%	27%	13,115	50%	50%	8,495	31%	69%	5,990	15%	85%
Surrey	11,660	92%	8%	23,210	93%	7%	29,590	81%	19%	27,300	61%	39%	17,675	39%	61%	11,250	21%	79%
Vancouver	14,805	79%	21%	21,190	83%	17%	30,015	68%	32%	28,250	46%	54%	21,320	27%	73%	17,575	13%	86%
West Vancouver	335	73%	30%	1,170	79%	21%	2,645	69%	31%	2,855	50%	50%	2,720	27%	73%	2,940	13%	87%
White Rock	330	83%	15%	550	89%	12%	1,140	74%	26%	1,615	52%	48%	1,695	35%	65%	1,455	19%	81%
Vancouver CMA	61,840	86%	14%	100,625	89%	11%	143,200	76%	24%	137,015	53%	47%	94,880	32%	68%	70,510	17%	83%

Source: Statistics Canada, 2016 Census

Electoral Area A includes University of British Columbia, University Endowment Lands

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

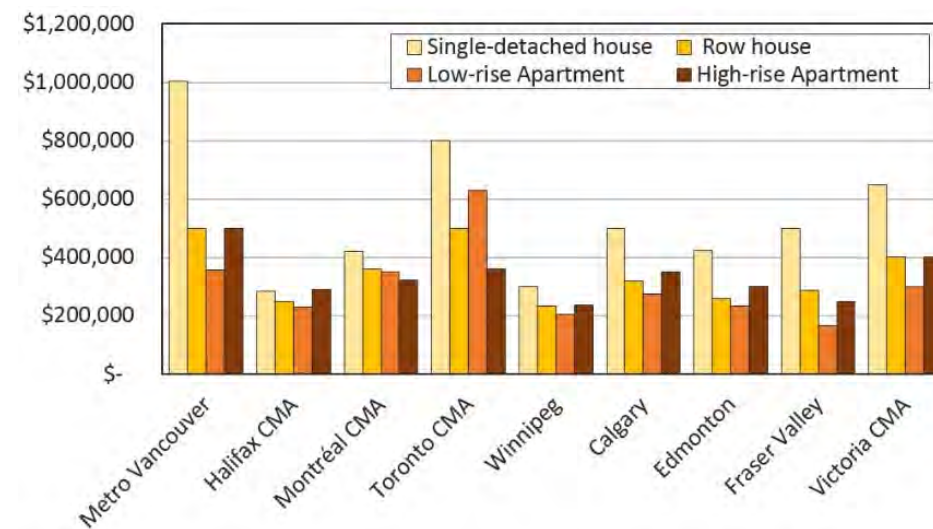
Description

- Analysis of home values, and subsequent costs of home ownership, provide important information for housing policy research and planning. Metro Vancouver housing values are the highest of the select metropolitan areas, with the exception of the built form of low-rise apartments (which are higher in Toronto CMA).
- These home value estimates are current at the time of the 2016 Census as reported by the home owner. The values do not reflect current market housing values, but do indicate the relative differences among select metropolitan areas.

Key Findings

- The median value for owner-occupied single detached houses in Metro Vancouver in 2016 is shown to be \$1,003,470. Single detached homes in the Fraser Valley regional district have a median value that is 50% of that amount (\$500,302). In Calgary, a single detached home is valued at is 50% of the Vancouver median value for a single detached home (\$500,762).
- The median value for owner-occupied row house units in Metro Vancouver in 2016 is \$400,188. Owner-occupied row house units in Abbotsford – Mission CMA have a median value that is 70% of that amount (\$280,164).
- The median value for low-rise owner-occupied apartment units in the Fraser Valley (\$165,779) and in Victoria (\$299,603) are valued at 46% and 83% respectively of median value of a Metro Vancouver low-rise unit (\$358,902).
- Median value for owner-occupied high-rise apartment units in Calgary (\$349,836) is 70% of the median value of a Metro Vancouver high-rise unit (\$499,802), and in Toronto high-rise units (\$359,696) have a median value of 72% of the Metro Vancouver high-rise unit.

Median Value of Owner-Occupied Dwelling Units by Structure Type for Select Canadian CMA's, 2016



Median Value of Owner-Occupied Dwelling Units by Structure Type for Select Canadian CMA's, 2016

	Single-detached House		Low-rise Apartment		High-rise Apartment	
	House	Row House	Apartment	Apartment	Apartment	Apartment
Metro Vancouver	\$ 1,003,470	\$ 499,945	\$ 358,904	\$ 499,802		
Halifax CMA	\$ 285,018	\$ 250,720	\$ 229,377	\$ 289,717		
Montréal CMA	\$ 420,194	\$ 359,339	\$ 349,446	\$ 321,071		
Toronto CMA	\$ 800,687	\$ 501,088	\$ 630,339	\$ 359,696		
Winnipeg	\$ 299,975	\$ 233,955	\$ 205,789	\$ 235,418		
Calgary	\$ 500,762	\$ 320,719	\$ 276,414	\$ 349,836		
Edmonton	\$ 424,108	\$ 259,790	\$ 235,164	\$ 299,924		
Fraser Valley	\$ 500,302	\$ 288,865	\$ 165,779	\$ 249,889		
Victoria CMA	\$ 647,739	\$ 401,043	\$ 299,603	\$ 400,315		

Source: Statistics Canada, 2016 Census

Low-rise refers to apartment buildings with fewer than 5 storeys

High-rise refers to apartment buildings with 5 or more storeys

Median Value (Owner Estimated) - All Structure Types - Metro Vancouver Municipalities, 2016

Municipality	All Units Median Value	Less than \$200,000		\$200,000 to \$299,999		\$300,000 to \$399,999		\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 to \$1,499,999		\$1,500,000 or more	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	\$1,506,952																
Belcarra	\$2,000,268																
Bowen Island	\$798,877	30	2%	0	0%	10	1%	60	5%	435	36%	320	26%	190	16%	170	14%
Burnaby	\$799,080	1,075	2%	3,395	6%	6,755	12%	6,900	12%	9,505	17%	4,920	9%	11,210	20%	13,450	24%
Coquitlam	\$849,515	1,470	4%	2,285	6%	3,400	9%	2,750	7%	5,295	14%	7,130	19%	10,235	28%	4,210	11%
Delta	\$897,064	570	2%	660	2%	955	3%	1,175	4%	5,295	19%	9,100	32%	7,740	28%	2,585	9%
Electoral Area A	\$850,251	45	2%	10	0%	40	1%	140	5%	830	29%	680	24%	455	16%	625	22%
Langley City	\$341,626	1,000	14%	2,285	31%	710	10%	430	6%	1,735	24%	1,005	14%	135	2%	30	0%
Langley Township	\$697,350	2,000	6%	1,930	6%	3,305	10%	3,375	10%	7,640	23%	8,455	25%	4,580	14%	2,495	7%
Lions Bay	\$1,396,636																
Maple Ridge	\$598,306	1,415	6%	1,815	8%	2,385	10%	2,610	11%	9,215	38%	4,575	19%	1,360	6%	590	2%
New Westminster	\$470,537	1,040	6%	2,415	13%	3,310	18%	2,660	15%	2,675	15%	2,350	13%	2,845	16%	1,025	6%
North Vancouver City	\$749,628	220	2%	745	6%	1,580	12%	1,590	12%	2,370	18%	1,815	14%	2,510	19%	2,190	17%
North Vancouver Dist.	\$1,301,201	305	1%	365	1%	885	4%	880	4%	2,010	8%	2,465	10%	7,065	29%	10,490	43%
Pitt Meadows	\$598,662	205	4%	635	12%	840	15%	515	9%	1,845	34%	1,165	21%	175	3%	130	2%
Port Coquitlam	\$681,362	640	4%	1,680	10%	1,560	9%	1,475	9%	3,895	23%	5,590	33%	1,705	10%	170	1%
Port Moody	\$752,309	155	2%	335	3%	975	10%	1,365	14%	1,875	19%	1,710	18%	2,210	23%	1,105	11%
Richmond	\$752,395	1,585	3%	3,380	6%	5,280	10%	5,405	10%	10,830	20%	6,355	12%	9,705	18%	11,935	22%
Surrey	\$698,205	6,645	6%	10,330	9%	12,545	10%	9,915	8%	25,140	21%	29,405	24%	17,185	14%	9,520	8%
Vancouver	\$1,102,843	2,010	2%	3,145	2%	8,415	6%	10,505	8%	19,705	15%	12,995	10%	26,330	20%	50,065	38%
West Vancouver	\$2,304,818	180	1%	140	1%	185	1%	265	2%	665	5%	665	5%	1,205	10%	9,365	74%
White Rock	\$600,196	475	7%	1,160	17%	885	13%	440	6%	795	12%	695	10%	1,115	16%	1,220	18%
Vancouver CMA	\$800,220	21,105	3%	36,735	6%	54,020	9%	52,470	9%	111,820	18%	101,500	17%	108,325	18%	122,110	20%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported.

Note: Electoral Area A includes UBC/Uel (University of British Columbia / University Endowment Lands)

Median Value (Owner Estimated) - Single Detached House - Metro Vancouver Municipalities, 2016

Municipality	Single Detached Median (\$)	Less than \$200,000		\$200,000 to \$299,999		\$300,000 to \$399,999		\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 to \$1,499,999		\$1,500,000 or more	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore	\$1,794,905																
Belcarra	\$2,002,146																
Bowen Island	\$800,137	10	1%	0	0%	15	1%	50	4%	395	35%	315	28%	185	16%	165	15%
Burnaby	\$1,499,846	165	1%	40	0%	25	0%	35	0%	235	1%	1,420	8%	6,305	37%	8,635	51%
Coquitlam	\$1,002,791	540	3%	35	0%	25	0%	80	0%	1,540	9%	4,620	26%	7,905	44%	3,205	18%
Delta	\$948,778	200	1%	20	0%	35	0%	135	1%	2,850	15%	6,700	36%	6,495	35%	2,280	12%
Electoral Area A	\$3,004,898																
Langley City	\$696,745	45	2%	15	1%	35	1%	110	4%	1,310	53%	860	35%	90	4%	15	1%
Langley Township	\$849,727	295	2%	10	0%	255	1%	670	4%	4,600	25%	6,845	37%	3,645	20%	2,180	12%
Lions Bay	\$1,499,183																
Maple Ridge	\$650,136	165	1%	55	0%	340	2%	1,520	10%	7,535	50%	3,765	25%	1,195	8%	500	3%
New Westminster	\$1,000,746	55	1%	0	0%	15	0%	25	1%	450	10%	1,450	33%	1,810	41%	645	15%
North Vancouver City	\$1,395,161	55	2%	0	0%	0	0%	0	0%	40	2%	260	10%	1,005	40%	1,150	46%
North Vancouver Dist.	\$1,503,958	185	1%	0	0%	10	0%	20	0%	85	1%	845	6%	5,250	35%	8,600	57%
Pitt Meadows	\$699,469	15	1%	10	0%	10	0%	95	3%	1,445	52%	990	36%	120	4%	105	4%
Port Coquitlam	\$847,957	60	1%	10	0%	35	0%	85	1%	1,745	23%	4,210	55%	1,310	17%	145	2%
Port Moody	\$1,104,022	30	1%	0	0%	10	0%	10	0%	130	4%	875	24%	1,795	49%	825	22%
Richmond	\$1,398,805	300	1%	45	0%	25	0%	20	0%	470	2%	2,635	12%	7,695	36%	10,465	48%
Surrey	\$850,793	1,025	2%	295	1%	595	1%	1,320	3%	12,825	24%	17,395	33%	11,155	21%	7,925	15%
Vancouver	\$2,000,827	470	1%	80	0%	100	0%	100	0%	530	2%	1,600	5%	7,620	22%	24,425	70%
West Vancouver	\$2,786,551	70	1%	20	0%	20	0%	10	0%	90	1%	145	2%	555	7%	7,420	89%
White Rock	\$1,250,686	30	1%	10	0%	10	0%	15	1%	100	5%	375	18%	680	33%	825	40%
Vancouver CMA	\$1,003,470	3,720	2%	655	0%	1,540	1%	4,305	2%	36,410	15%	55,425	22%	65,180	26%	80,420	32%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported.

Note: Electoral Area A includes UBC/Uel (University of British Columbia / University Endowment Lands)

Median Value (Owner Estimated) - Row House - Metro Vancouver Municipalities, 2016

Municipality	All Units Median Value	Less than \$200,000		\$200,000 to \$299,999		\$300,000 to \$399,999		\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 to \$1,499,999		\$1,500,000 or more	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore																	
Belcarra																	
Bowen Island																	
Burnaby	\$551,571	80	1%	120	2%	795	13%	1,130	18%	2,815	45%	1,020	16%	230	4%	55	1%
Coquitlam	\$576,116	35	1%	60	2%	430	11%	770	20%	1,970	51%	570	15%	45	1%	10	0%
Delta	\$501,256	60	4%	60	4%	300	18%	280	17%	775	47%	130	8%	30	2%	15	1%
Electoral Area A	\$1,250,432	0		0		0		0		25		30		105		105	
Langley City	\$300,248	30	4%	320	41%	285	36%	110	14%	35	4%	0	0%	10	1%	0	0%
Langley Township	\$400,268	95	1%	735	11%	2,215	33%	1,980	30%	1,480	22%	110	2%	50	1%	0	0%
Lions Bay	\$0	0		0		0		0		20		0		0		0	
Maple Ridge	\$348,747	70	2%	655	20%	1,350	41%	715	22%	410	12%	40	1%	15	0%	10	0%
New Westminster	\$549,091	0	0%	25	2%	65	6%	290	26%	650	58%	75	7%	10	1%	10	1%
North Vancouver City	\$752,706	10	1%	0	0%	20	1%	75	5%	510	34%	650	44%	200	13%	10	1%
North Vancouver Dist.	\$778,411	15	1%	0	0%	35	2%	55	3%	695	35%	850	43%	275	14%	55	3%
Pitt Meadows	\$389,121	10	1%	95	10%	405	42%	310	32%	115	12%	20	2%	10	1%	0	0%
Port Coquitlam	\$484,314	10	0%	40	1%	430	15%	970	34%	1,275	44%	120	4%	15	1%	0	0%
Port Moody	\$549,433	0	0%	15	1%	170	8%	520	25%	995	47%	360	17%	35	2%	10	0%
Richmond	\$601,068	205	2%	95	1%	440	4%	1,620	14%	6,490	55%	2,380	20%	465	4%	85	1%
Surrey	\$399,856	495	2%	2,390	11%	7,870	35%	6,430	28%	4,270	19%	800	4%	295	1%	120	1%
Vancouver	\$802,073	70	1%	35	1%	75	1%	390	7%	1,765	31%	1,285	22%	1,310	23%	835	14%
West Vancouver	\$1,395,940	0	0%	0	0%	0	0%	0	0%	10	3%	40	13%	120	38%	145	46%
White Rock	\$551,643	0	0%	0	0%	20	12%	35	21%	80	47%	30	18%	15	9%	0	0%
Vancouver CMA	\$499,945	1,195	2%	4,665	6%	14,895	20%	15,685	21%	24,385	33%	8,500	11%	3,215	4%	1,475	2%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported.

Note: Electoral Area A includes UBC/Uel (University of British Columbia / University Endowment Lands)

Median Value (Owner Estimated) - Low-Rise Apartment - Metro Vancouver Municipalities, 2016

Municipality	All Units Median Value	Less than \$200,000		\$200,000 to \$299,999		\$300,000 to \$399,999		\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 to \$1,499,999		\$1,500,000 or more	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore																	
Belcarra																	
Bowen Island																	
Burnaby	\$369,304	300	4%	1,855	22%	2,550	30%	1,975	23%	1,060	12%	220	3%	285	3%	295	3%
Coquitlam	\$300,501	585	11%	1,760	33%	1,845	34%	730	14%	265	5%	90	2%	90	2%	45	1%
Delta	\$400,174	175	8%	360	16%	540	24%	585	26%	430	19%	115	5%	75	3%	0	0%
Electoral Area A	\$682,733	20		20		20		105		500		270		60		15	
Langley City	\$219,789	910	28%	1,935	60%	275	9%	50	2%	15	0%	10	0%	0	0%	10	0%
Langley Township	\$250,506	475	21%	930	41%	435	19%	180	8%	165	7%	30	1%	30	1%	20	1%
Lions Bay	\$0	0		0		0		0		0		0		0		0	
Maple Ridge	\$210,287	855	40%	820	39%	325	15%	45	2%	35	2%	20	1%	10	0%	15	1%
New Westminster	\$313,402	645	14%	1,260	26%	1,240	26%	755	16%	580	12%	140	3%	100	2%	60	1%
North Vancouver City	\$390,345	110	3%	665	17%	1,185	31%	875	23%	650	17%	150	4%	140	4%	85	2%
North Vancouver Dist.	\$489,808	30	1%	150	6%	510	20%	610	24%	865	34%	270	11%	85	3%	25	1%
Pitt Meadows	\$280,508	65	7%	450	46%	375	38%	50	5%	20	2%	20	2%	10	1%	0	0%
Port Coquitlam	\$259,630	510	15%	1,600	46%	940	27%	250	7%	140	4%	40	1%	20	1%	0	0%
Port Moody	\$376,162	75	4%	270	16%	595	34%	505	29%	230	13%	15	1%	25	1%	15	1%
Richmond	\$345,529	875	8%	2,835	26%	3,235	30%	2,145	20%	1,215	11%	215	2%	150	1%	110	1%
Surrey	\$280,005	3,090	17%	6,120	35%	2,775	16%	970	5%	1,260	7%	1,950	11%	1,260	7%	260	1%
Vancouver	\$501,430	595	2%	1,755	6%	5,265	18%	5,250	18%	7,030	25%	2,665	9%	2,555	9%	3,425	12%
West Vancouver	\$850,399	30	3%	30	3%	60	6%	85	9%	190	20%	165	18%	180	19%	190	20%
White Rock	\$286,386	395	15%	1,035	38%	675	25%	215	8%	265	10%	65	2%	40	1%	30	1%
Vancouver CMA	\$358,904	9,740	9%	23,845	23%	22,850	22%	15,370	15%	14,970	15%	6,445	6%	5,095	5%	4,615	4%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported.

Note: Electoral Area A includes UBC/Uel (University of British Columbia / University Endowment Lands)

Median Value (Owner Estimated) - High-Rise Apartment (5 or more Storeys) - Metro Vancouver Municipalities, 2016

Municipality	All Units Median Value	Less than \$200,000		\$200,000 to \$299,999		\$300,000 to \$399,999		\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 to \$1,499,999		\$1,500,000 or more	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Anmore																	
Belcarra																	
Bowen Island																	
Burnaby	\$449,009	335	2%	1,325	9%	3,350	24%	3,645	26%	4,580	32%	700	5%	130	1%	70	0%
Coquitlam	\$400,499	70	2%	335	10%	1,035	31%	1,085	33%	650	20%	95	3%	20	1%	0	0%
Delta	\$299,854	10	3%	160	42%	50	13%	35	9%	85	22%	30	8%	10	3%	0	0%
Electoral Area A	\$883,478	15		0		20		30		285		340		245		155	
Langley City	\$334,985	0	0%	0	0%	30	100%	10	33%	0	0%	0	0%	0	0%	0	0%
Langley Township	\$375,924	20	3%	125	19%	270	42%	200	31%	35	5%	0	0%	0	0%	0	0%
Lions Bay	\$0	0		0		0		0		0		0		0		0	
Maple Ridge	\$250,260	100	24%	190	45%	105	25%	20	5%	0	0%	0	0%	0	0%	0	0%
New Westminster	\$369,207	320	5%	1,130	19%	1,950	33%	1,570	27%	775	13%	85	1%	15	0%	10	0%
North Vancouver City	\$518,175	35	1%	65	2%	360	13%	635	23%	1,090	39%	365	13%	185	7%	75	3%
North Vancouver Dist.	\$399,746	10	1%	205	19%	320	29%	180	16%	270	24%	80	7%	15	1%	15	1%
Pitt Meadows	\$268,640	0	0%	35	70%	0	0%	10	20%	10	20%	0	0%	0	0%	0	0%
Port Coquitlam	\$359,332	10	5%	25	12%	130	62%	40	19%	0	0%	0	0%	0	0%	0	0%
Port Moody	\$499,778	20	2%	55	5%	205	17%	320	27%	490	41%	70	6%	45	4%	0	0%
Richmond	\$449,828	115	2%	380	6%	1,550	24%	1,570	25%	2,090	33%	370	6%	225	4%	75	1%
Surrey	\$250,289	490	20%	1,095	45%	680	28%	100	4%	75	3%	20	1%	20	1%	0	0%
Vancouver	\$601,651	390	1%	1,200	4%	2,845	9%	4,635	15%	9,555	32%	4,915	16%	3,580	12%	3,025	10%
West Vancouver	\$752,189	50	3%	75	5%	105	7%	160	10%	345	22%	260	17%	215	14%	330	21%
White Rock	\$449,595	20	2%	115	14%	175	21%	145	17%	265	32%	60	7%	25	3%	25	3%
Vancouver CMA	\$499,802	2,015	3%	6,520	9%	13,155	18%	14,380	20%	20,595	28%	7,390	10%	4,725	7%	3,790	5%

Source: Statistics Canada, 2016 Census (Custom Cross-tabulations)

Note: Values may not add up to 100% of Metro Vancouver total figures due to rounding, data suppression, and customized data orders.

Note: "n/a" indicates data suppression due to low values reported.

Note: Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands)

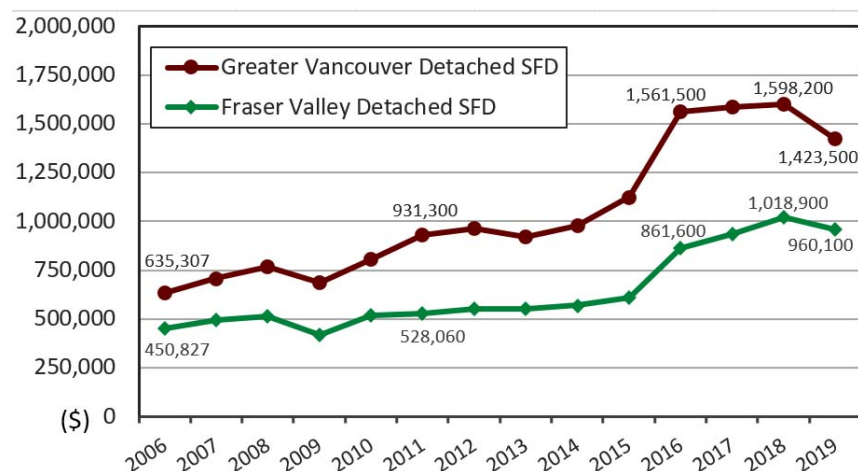
Description

- The sale price of homes in Metro Vancouver is a key indicator of affordability in the ownership market. Data is presented separately for the Real Estate Board areas of Greater Vancouver and the Fraser Valley recognizing the wide variation in sale price both by location and by structure type. It uses the “benchmark” price of a typical home, rather than actual sales prices.

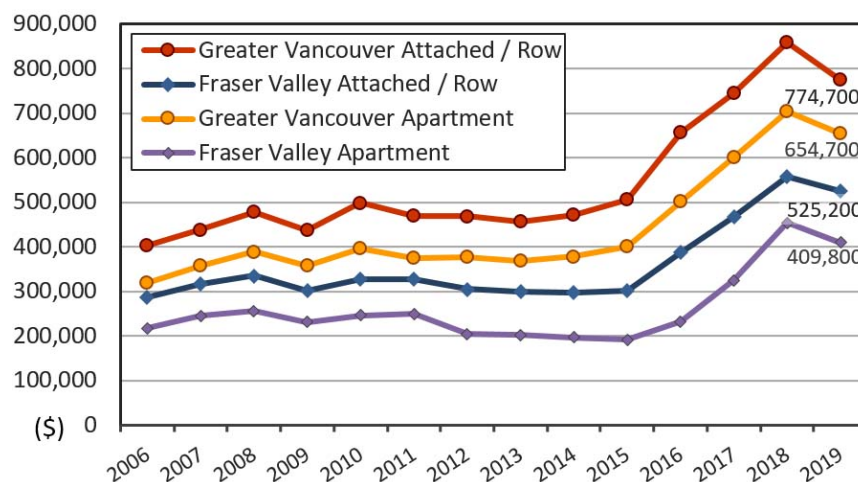
Key Findings

- The average sale price of a single detached home in Greater Vancouver has increased 73% over the past 5 years, from \$976,700 in 2014 to \$1,423,500 in 2019. The Fraser Valley real estate area saw the average sale price of a single detached increase by 69% over the past 5 years (\$568,600 in 2014 to \$960,100 in 2019). Average sales price for single detached homes dropped over the past year (June 2018 to June 2019) by 11% in Greater Vancouver and 6% in the Fraser Valley.
- The average sale price of an attached home (semi-detached, row or townhouse) in Greater Vancouver has increased by 64% over the past 5 years, from \$471,200 in 2014 to \$774,700 in 2019. The Fraser Valley real estate area saw the average sale price of an attached home increase by 76% over the past 5 years (\$297,800 in 2014 to \$525,200 in 2019). Average sales price for attached homes dropped over the past year (June 2018 to June 2019) by 10% in Greater Vancouver and 6% in the Fraser Valley.
- The average sale price of an apartment unit in Greater Vancouver has increased 73% over the past 5 years, from \$378,000 in 2014 to \$654,700 in 2019. The Fraser Valley real estate area saw the average sale price of an apartment unit increase by 108% over the past 5 years (\$197,000 in 2014 to \$409,800 in 2019). Average sales price for apartment homes dropped over the past year (June 2018 to June 2019) by 10% in Greater Vancouver and 10% in the Fraser Valley.

Benchmark Price (HPI) For Single Detached Homes in the Greater Vancouver Area and the Fraser Valley Real Estate Area



Benchmark Price (HPI) For Multi-Family Homes in the Greater Vancouver Area and the Fraser Valley Real Estate Area



The MLSLink® Housing Price Index (HPI), is modeled on the Consumer Price Index (CPI). More information and methodology at: www.homepriceindex.ca

Source: The Real Estate Board of Greater Vancouver (REBGV) and the Fraser Valley Real Estate Board (FVREB). Note: The Real Estate Board of Greater Vancouver (REBGV) has a functional definition of “Greater Vancouver” that includes Vancouver city, Richmond, New Westminister, North Shore, Tri-Cities, Maple Ridge and Pitt Meadows, as well as Whistler, Squamish and the Sunshine Coast. The Fraser Valley Real Estate Board includes Abbotsford, Mission, Langley City and Township, Surrey White Rock and Delta.

Single Detached Housing Price Index (\$) for Metro Vancouver Municipalities, June 2010 - 2019

Municipality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	5 Yr Increase (2014 - 2019)	
											(No.)	(%)
Burnaby **	789,405	859,300	902,300	877,500	932,700	1,076,633	1,518,600	1,518,300	1,530,700	1,358,800	426,100	46%
Coquitlam	686,612	686,100	720,533	706,900	748,800	861,200	1,217,300	1,256,700	1,313,500	1,166,100	417,300	56%
Ladner - Delta (South)	676,820	618,300	644,700	611,400	634,100	726,500	1,042,800	975,700	998,100	960,000	325,900	51%
Delta (North)	525,200	548,817	525,267	523,100	557,100	612,300	843,300	877,600	957,800	888,200	331,100	59%
Langley	523,327	523,618	543,600	560,000	577,200	612,900	905,700	950,800	1,073,700	982,300	405,100	70%
Maple Ridge	465,019	470,400	465,133	461,500	472,500	505,100	692,500	776,100	880,700	824,200	351,700	74%
New Westminster	603,589	659,500	682,167	665,800	693,300	789,300	1,095,600	1,125,200	1,189,400	1,051,100	357,800	52%
North Vancouver	920,633	914,800	974,700	947,600	1,010,000	1,176,600	1,664,100	1,690,600	1,683,600	1,524,800	514,800	51%
Pitt Meadows	525,291	506,300	501,800	503,100	513,500	560,500	760,600	840,700	956,700	904,200	390,700	76%
Port Coquitlam	565,666	551,500	563,233	548,100	572,500	662,100	916,300	990,500	1,030,300	923,700	351,200	61%
Port Moody	798,314	821,400	845,733	829,500	895,400	1,005,600	1,379,700	1,444,700	1,551,900	1,427,400	532,000	59%
Richmond	901,706	1,026,000	999,200	941,933	979,300	1,144,700	1,700,200	1,650,100	1,648,600	1,484,600	505,300	52%
Surrey *	530,763	546,694	564,300	579,450	714,814	689,700	981,700	1,043,400	1,121,500	1,004,100	289,286	40%
Vancouver West	1,648,096	2,135,400	2,207,433	2,069,200	2,257,100	2,599,700	3,547,300	3,627,200	3,392,500	2,912,000	654,900	29%
Vancouver East	745,497	807,400	863,467	842,800	918,900	1,093,900	1,511,500	1,534,100	1,541,400	1,350,100	431,200	47%
West Vancouver	1,410,756	1,770,700	1,934,567	1,849,200	2,053,300	2,320,400	3,261,600	3,127,100	3,392,500	2,564,600	511,300	25%
South Surrey & White Rock	751,532	815,398	881,800	851,100	902,400	983,900	1,437,600	1,493,300	1,464,000	1,340,900	438,500	49%
Greater Vancouver	807,868	931,300	961,600	919,200	976,700	1,123,900	1,561,500	1,587,900	1,598,200	1,423,500	446,800	46%
Fraser Valley	518,355	528,060	551,000	552,200	568,600	609,900	861,600	934,600	1,018,900	960,100	391,500	69%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board (FVREB)

Notes:

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2018 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

Semi-detached and Rowhouse Housing Price Index (\$) for Metro Vancouver Municipalities, June 2010 - 2019

Municipality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	5 Yr Increase (2014 - 2019)	
											(No.)	(%)
Burnaby **	492,510	423,600	414,333	403,100	422,067	442,867	517,400	681,033	783,600	710,800	288,733	68%
Coquitlam	447,025	386,600	382,867	382,800	389,000	414,200	527,500	617,400	712,200	657,300	268,300	69%
Ladner - Delta (South)	468,499	459,600	450,767	446,500	461,800	493,100	628,300	731,300	778,000	638,200	176,400	38%
Delta (North)	n/a	n/a	297,267	292,700	312,000	323,000	447,600	553,800	627,700	583,200	271,200	87%
Langley	328,117	324,844	292,767	291,500	291,300	298,300	408,400	449,600	527,900	498,600	207,300	71%
Maple Ridge	314,522	285,500	276,233	269,400	271,300	282,400	373,500	471,300	574,300	529,900	258,600	95%
New Westminster	n/a	394,500	398,633	393,900	408,900	441,900	543,000	640,600	723,500	721,500	312,600	76%
North Vancouver	618,998	579,900	598,467	580,500	605,400	650,100	850,200	938,300	1,049,900	946,600	341,200	56%
Pitt Meadows	n/a	336,700	321,633	317,800	322,200	363,100	447,400	535,900	664,200	609,400	287,200	89%
Port Coquitlam	400,914	375,400	374,733	365,100	372,200	397,400	515,300	591,400	689,700	642,400	270,200	73%
Port Moody	413,309	419,600	409,933	402,100	416,100	447,400	547,400	584,400	685,900	654,200	238,100	57%
Richmond	517,348	590,800	506,600	493,900	507,900	546,900	709,800	766,200	854,800	779,200	271,300	53%
Surrey *	330,194	335,567	306,833	320,613	379,416	324,200	409,800	507,800	598,000	565,100	185,684	49%
Vancouver West	765,336	680,400	711,333	703,600	748,000	805,500	1,092,900	1,211,600	1,303,600	1,125,800	377,800	51%
Vancouver East	535,723	495,300	522,733	517,700	532,300	562,100	765,500	813,400	923,400	861,500	329,200	62%
West Vancouver	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
South Surrey & White Rock	481,048	472,458	469,400	458,200	463,100	429,900	521,000	619,000	680,800	648,300	185,200	40%
Greater Vancouver	498,533	468,700	468,400	456,200	471,200	506,900	656,900	745,700	859,800	774,700	303,500	64%
Fraser Valley	328,080	327,457	305,000	298,700	297,800	302,600	387,100	467,000	558,000	525,200	227,400	76%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Notes:

Maple Ridge and Pitt Meadows were reported as a singular geographic area prior to 2012.

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Note: For 2007-2013 Surrey does not have a "benchmark price" for apartments, therefore "average price" data is shown in this table.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2018 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

Apartment Housing Price Index (\$) for Metro Vancouver Municipalities, June 2010 - 2019

Municipality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	5 Yr Increase (2014 - 2019)	
											(No.)	(%)
Burnaby **	354,100	368,700	362,378	359,600	382,330	382,330	497,300	588,900	698,200	670,000	287,670	75%
Coquitlam	295,670	263,800	257,467	248,000	255,000	397,500	336,100	442,600	552,100	514,600	259,600	102%
Ladner - Delta (South)	366,686	315,800	324,333	301,600	313,900	272,700	416,100	397,500	470,700	432,300	118,400	38%
Delta (North)	n/a	n/a	177,333	161,800	158,400	160,200	195,500	309,900	433,200	377,900	219,500	139%
Langley	241,491	239,684	214,200	211,900	213,700	197,100	238,800	328,700	448,500	416,900	203,200	95%
Maple Ridge	251,808	187,600	178,967	170,800	169,800	172,300	190,000	232,600	327,200	355,200	185,400	109%
New Westminster	300,034	270,300	274,700	272,100	277,800	288,000	347,200	440,900	564,600	520,000	242,200	87%
North Vancouver	395,053	344,000	351,700	353,500	352,700	370,600	444,200	528,200	602,800	552,400	199,700	57%
Pitt Meadows	n/a	226,600	217,600	231,500	245,300	255,500	285,100	348,700	480,300	498,400	253,100	103%
Port Coquitlam	252,880	239,500	228,067	217,300	225,200	236,300	287,300	386,900	489,100	446,500	221,300	98%
Port Moody	309,186	300,500	317,600	322,800	331,900	354,900	445,700	554,500	699,200	619,800	287,900	87%
Richmond	339,497	349,100	350,400	346,500	354,000	362,600	424,100	572,600	683,800	628,500	274,500	78%
Surrey *	216,661	211,506	197,859	208,369	210,500	201,500	239,000	340,200	464,300	410,700	200,200	95%
Vancouver West	508,628	477,300	480,533	474,600	491,200	528,000	696,200	772,900	842,600	744,300	253,100	52%
Vancouver East	336,472	304,500	311,733	306,800	321,000	330,300	418,400	507,700	573,800	554,100	233,100	73%
West Vancouver	661,505	630,300	632,533	601,400	610,100	646,300	846,300	1,168,000	1,286,500	1,034,500	424,400	70%
South Surrey & White Rock	315,388	323,094	250,900	241,000	240,600	243,600	310,600	420,200	516,000	500,100	259,500	108%
Greater Vancouver	396,030	375,000	376,200	367,700	378,000	400,200	501,100	600,700	704,200	654,700	276,700	73%
Fraser Valley	246,351	249,537	204,200	202,500	197,000	191,900	231,900	325,300	453,500	409,800	212,800	108%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Notes:

Maple Ridge and Pitt Meadows were reported as a singular geographic area prior to 2012.

"Greater Vancouver" as defined by REBGV has a different geographic area than the regionally defined "Metro Vancouver" region.

Homes sales in Greater Vancouver are tracked through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices.

The MLSLink® Housing Price Index (HPI), established in 1995, is modeled on the Consumer Price Index (CPI).

Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not –

items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

* Surrey does not include "South Surrey", which is reported below in the group "South Surrey & White Rock".

** For 2012-2018 Burnaby data is reported for 3 sub-areas of Burnaby. For purposes of this table, a non-weighted average of the 3 sub-areas is used.

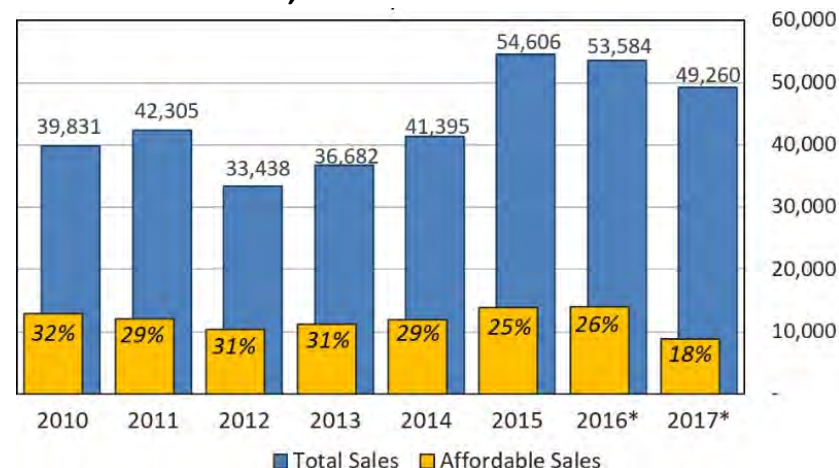
Description

- Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market.
- Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25 year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at \$420,000 * (previously set to \$385,000 for 2011-2015).

Key Findings

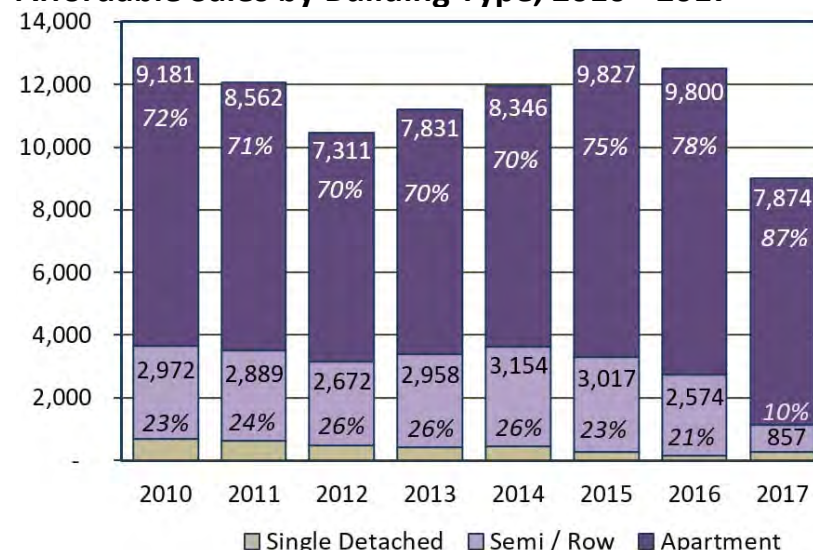
- Real Estate Board data for Metro Vancouver showed that in 2017, 18% of sales (all unit types) were considered affordable on average (8,820 affordable sales of the 49,260 total sales). The proportion of total sales that are deemed affordable has declined from 32% in 2010. In the past 7 years the number of affordable sales in the region has varied from 13,869 sales in 2015 to 8,820 sales in 2017.
- Municipalities with a higher proportion of affordable sales in 2016 are Pitt Meadows (38%), White Rock (34%), Langley (30%), and Surrey (30%). The greatest number of actual affordable sales in 2016 occurred in Surrey with 3,280 affordable sales (31% of all affordable sales in the region).
- The majority of affordable sales are in apartment / condominium building form, accounting for 87% of affordable sales in 2017. Row house / townhouse units made up 10% of the affordable sales in 2017, compared to 26% of affordable sales in 2013/14.

Estimated Real Estate Sales, Total and Affordable, Metro Vancouver, 2010 - 2017



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Affordable Sales by Building Type, 2010 - 2017



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Note: Real Estate Board of Greater Vancouver data represents approximately 80% of all sales in the Board's area. The other 20% of sales are new homes that are not listed on the MLS® system, usually sold directly from the developer. The 20% not captured may also include private sales.

Affordable Sales in Metro Vancouver, 2012 - 2017

Municipality	2012			2013			2014			2015			2016			2017		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	2,920	969	33%	3,434	1,119	33%	3,745	1,116	30%	5,099	1,345	26%	4,495	1,244	28%	4,031	510	13%
Coquitlam	2,104	728	35%	2,307	839	36%	2,618	808	31%	3,400	1,048	31%	3,394	1,008	30%	2,960	455	15%
Ladner - Delta	278	49	18%	314	67	21%	427	85	20%	442	81	18%	427	41	10%	448	24	5%
Delta (except Ladner)*	569	47	8%	582	66	11%	583	67	11%	971	77	8%	1,001	182	18%	821	91	11%
Langley *	2,224	956	43%	2,263	958	42%	2,529	1,137	45%	3,205	1,297	40%	3,765	1,380	37%	3,640	1,109	30%
Maple Ridge	1,379	618	45%	1,414	612	43%	1,765	712	40%	2,413	872	36%	2,850	864	30%	2,340	610	26%
New Westminster	1,146	654	57%	1,130	645	57%	1,237	677	55%	1,644	873	53%	1,714	820	48%	1,847	469	25%
North Vancouver City	388	90	23%	435	81	19%	488	99	20%	639	150	23%	616	113	18%	583	20	3%
North Vancouver District	1,600	331	21%	1,789	355	20%	2,046	371	18%	2,700	454	17%	2,389	351	15%	2,162	124	6%
Pitt Meadows	335	185	55%	431	253	59%	425	250	59%	527	212	40%	454	206	45%	516	194	38%
Port Coquitlam	902	408	45%	942	436	46%	1,178	523	44%	1,499	628	42%	1,607	696	43%	1,378	401	29%
Port Moody	574	214	37%	651	242	37%	738	240	33%	803	213	27%	872	209	24%	785	88	11%
Richmond	2,815	815	29%	3,624	1,035	29%	4,270	1,006	24%	5,740	1,271	22%	5,269	1,362	26%	4,954	745	15%
Surrey (less South Surrey)*	5,139	2,123	41%	4,787	2,075	43%	4,931	2,145	44%									
City of Surrey (total)										10,061	3,124	31%	11,087	3,923	35%	10,778	3,280	30%
Vancouver	7,722	1,632	21%	8,847	1,769	20%	10,236	1,926	19%	12,287	1,822	15%	10,641	1,307	12%	9,684	433	4%
West Vancouver	783	30	4%	960	32	3%	1,038	35	3%	1,309	30	2%	1,067	32	3%	736	15	2%
White Rock										791	290	37%	833	300	36%	669	230	34%
S. Surrey & White Rock*	1,860	521	28%	2,012	562	28%	2,234	669	30%									
Metro Vancouver	33,438	10,454	31%	36,682	11,218	31%	41,395	11,957	29%	54,606	13,869	25%	53,584	14,093	26%	49,260	8,820	18%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Note: Metro Vancouver includes Lions Bay, Anmore, Belcarra, UBC-UEL, Tsawwassen.

Notes:

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** Fraser Valley Real Estate Board includes Abbotsford, Mission, Langleys, Surrey, White Rock, Delta (excluding Ladner)

Affordable SINGLE DETACHED Sales in Metro Vancouver, 2012 - 2017

Municipality	2012 Total Sales	Affordable Sales		2013 Total Sales	Affordable Sales		2014 Total Sales	Affordable Sales		2015 Total Sales	Affordable Sales		2016 Total Sales	Affordable Sales		2017 Total Sales	Affordable Sales	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Burnaby	818	0	0%	980	0	0%	1,201	0	0%	1,599	0	0%	1,151	0	0%	900	0	0%
Coquitlam	1,068	39	4%	1,113	46	4%	1,334	52	4%	1,613	33	2%	1,389	47	3%	1,051	40	4%
Ladner - Delta	192	4	2%	206	4	2%	282	4	1%	281	5	2%	254	4	1%	264	5	2%
Delta (except Ladner)*	479	3	1%	463	1	0%	463	1	0%	783	1	0%	698	0	0%	618	0	0%
Langley *	1,224	86	7%	1,251	58	5%	1,251	71	6%	1,692	42	2%	1,790	16	0%	1,402	4	0%
Maple Ridge	908	170	19%	935	158	17%	1,196	186	16%	1,551	126	8%	1,739	35	2%	1,299	149	11%
New Westminster	268	3	1%	271	3	1%	338	1	0%	386	0	0%	375	3	1%	268	5	2%
North Vancouver City	99	0	0%	118	0	0%	123	1	1%	145	0	0%	146	0	0%	126	1	1%
North Vancouver District	821	2	0%	974	4	0%	1,113	2	0%	1,334	4	0%	1,097	6	1%	923	1	0%
Pitt Meadows	142	8	6%	179	21	12%	166	10	6%	254	5	2%	174	5	3%	182	12	7%
Port Coquitlam	390	11	3%	390	14	4%	476	11	2%	586	6	1%	578	3	0%	481	16	3%
Port Moody	159	0	0%	204	0	0%	228	0	0%	258	0	0%	228	0	0%	170	13	8%
Richmond	978	6	1%	1,319	9	1%	1,692	6	0%	2,360	2	0%	1,664	11	1%	1,282	20	2%
Surrey* (excludes South Surrey)	2,936	115	4%	2,624	82	3%	2,624	76	3%									
City of Surrey (total)										5,978	47	1%	5,233	12	0%	4,234	3	0%
Vancouver	2,475	1	0%	3,063	2	0%	3,499	1	0%	3,942	1	0%	3,044	2	0%	2,436	7	0%
West Vancouver	571	6	1%	730	12	2%	796	8	1%	1,019	2	0%	786	4	1%	473	0	0%
White Rock										371	1	0%	348	0	0%	225	0	0%
South Surrey & White Rock*	980	9	1%	1,080	8	1%	1,080	7	1%	1,785	4	0%	1,586	5	0%	1,086	0	0%
Metro Vancouver	14,881	626	3%	16,282	429	3%	18,383	457	2%	24,720	282	2%	21,238	150	1%	16,714	277	2%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Note: Metro Vancouver includes Lions Bay, Anmore, Belcarra, UBC-UEL, Tsawwassen.

Notes:

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2011 NHS median household Income for Metro Vancouver \$63,347. Metro Vancouver estimates the median household income to be \$69,000 in 2016.
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Affordable TOWNHOUSE Sales in Metro Vancouver, 2012 - 2017

Municipality	2012 Total Sales	Affordable Sales		2013 Total Sales	Affordable Sales		2014 Total Sales	Affordable Sales		2015 Total Sales	Affordable Sales		2016 Total Sales	Affordable Sales		2017 Total Sales	Affordable Sales	
		No.	%		No.	%		No.	%		No.	%		No.	%		No.	%
Burnaby	666	159	24%	768	172	22%	764	159	21%	1,058	198	19%	757	78	10%	748	23	3%
Coquitlam	374	103	28%	461	135	29%	501	113	23%	609	141	23%	541	48	9%	517	7	1%
Ladner - Delta	43	16	37%	55	24	44%	69	20	29%	65	10	15%	107	3	3%	115	1	1%
Delta (except Ladner)*	62	17	27%	80	26	33%	87	34	39%	783	1	0%	121	32	26%	100	12	12%
Langley *	613	487	79%	623	517	83%	800	601	75%	1,692	42	2%	1,057	477	45%	1,143	134	12%
Maple Ridge	289	266	92%	295	270	92%	364	321	88%	588	474	81%	647	287	44%	567	149	26%
New Westminster	127	37	29%	130	33	25%	100	23	23%	163	23	14%	143	19	13%	208	5	2%
North Vancouver City	105	1	1%	128	3	2%	130	2	2%	156	2	1%	145	0	0%	140	1	1%
North Vancouver District	202	16	8%	227	15	7%	268	8	3%	366	9	2%	318	6	2%	273	1	0%
Pitt Meadows	77	61	79%	98	79	81%	102	85	83%	165	99	60%	118	33	28%	105	12	11%
Port Coquitlam	223	111	50%	290	161	56%	345	164	48%	386	121	31%	330	24	7%	311	16	5%
Port Moody	196	66	34%	192	65	34%	221	63	29%	210	54	26%	229	22	10%	206	13	6%
Richmond	734	81	11%	892	105	12%	1,079	100	9%	1,325	80	6%	1,042	28	3%	1,182	20	2%
Surrey* (excludes South Surrey)	1,264	1,076	85%	1,297	1,147	88%	1,470	1,245	85%									
City of Surrey (total)										2,618	1,714		3,319	1,500	45%	3,219	455	14%
Vancouver	868	33	4%	1,046	50	5%	1,138	40	4%	1,402	38	3%	1,110	10	1%	1,075	7	1%
West Vancouver	53	0	0%	72	1	1%	61	1	2%	83	2	2%	58	0	0%	60	0	0%
White Rock										39	3		38	6	16%	19	1	5%
South Surrey & White Rock*	413	137	33%	413	145	35%	523	173	33%	1,785	4	0%	841	123	15%	789	7	1%
Metro Vancouver	6,364	2,672	42%	7,136	2,958	41%	8,069	3,154	39%	8,069	3,154	39%	10,154	2,574	25%	10,052	857	9%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Note: Metro Vancouver includes Lions Bay, Anmore, Belcarra, UBC-UEL, Tsawwassen.

Notes:

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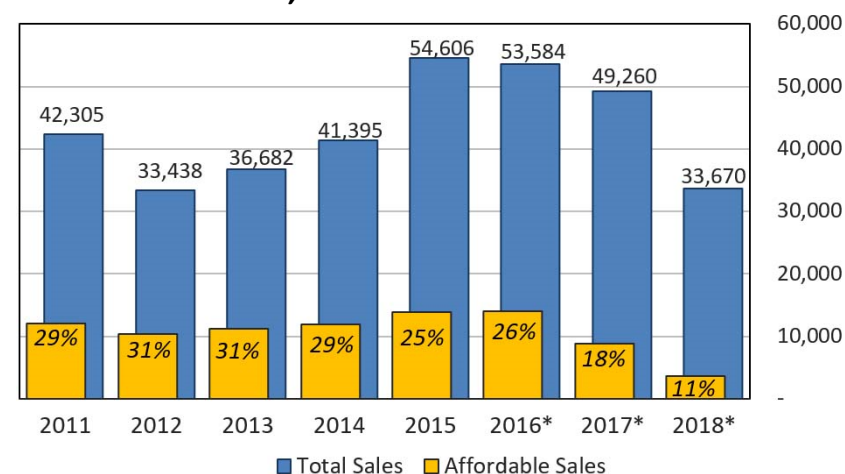
Description

- Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market.
- Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25 year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at \$420,000 * (previously set to \$385,000 for 2011-2015).

Key Findings

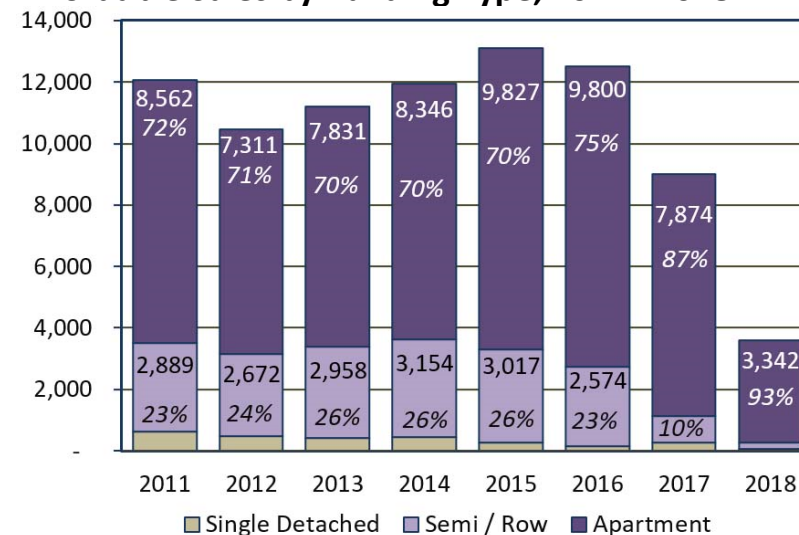
- Real Estate Board data for Metro Vancouver showed that in 2018, 11% of sales (all unit types) were considered affordable on average (3,630 affordable sales of the 33,670 total sales). The proportion of total sales that are deemed affordable has declined from 31% in 2012/13. In the past 7 years the number of affordable sales in the region has varied from 14,093 sales in 2016 to 3,630 sales in 2018.
- Municipalities with a higher proportion of affordable sales in 2018 are White Rock (24%), Langley (22%), and Maple Ridge (21%). The greatest number of actual affordable sales in 2016 occurred in Surrey with 1,345 affordable sales (18% of all affordable sales in Surrey).
- The majority of affordable sales are in apartment / condominium building form, accounting for 93% of affordable sales in 2018. Row house / townhouse units made up less than 6% of the affordable sales in 2018, compared to 26% of affordable sales in 2013/14/15.

Estimated Real Estate Sales, Total and Affordable, Metro Vancouver, 2011 - 2018



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Affordable Sales by Building Type, 2011 - 2018



Source: Fraser Valley Real Estate Board (FVREB) and the Real Estate Board of Greater Vancouver (REBGV)

Note: Real Estate Board of Greater Vancouver data represents approximately 80% of all sales in the Board's area. The other 20% of sales are new homes that are not listed on the MLS® system, usually sold directly from the developer. The 20% not captured may also include private sales.

Affordable Sales in Metro Vancouver, 2013 - 2018

Municipality	2013			2014			2015			2016			2017			2018		
	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%	Total Sales	Affordable Sales No.	%
Burnaby	3,434	1,119	33%	3,745	1,116	30%	5,099	1,345	26%	4,495	1,244	28%	4,030	510	13%	2,573	133	5%
Coquitlam	2,307	839	36%	2,618	808	31%	3,400	1,048	31%	3,394	1,008	30%	2,960	455	15%	1,930	140	7%
Ladner - Delta	314	67	21%	427	85	20%	442	81	18%	427	41	10%	448	24	5%	315	17	5%
Delta (except Ladner)*	582	66	11%	583	67	11%	971	77	8%	1,001	182	18%	821	91	11%	529	34	6%
Langley *	2,263	958	42%	2,529	1,137	45%	3,205	1,297	40%	3,765	1,380	37%	3,640	1,109	30%	2,594	566	22%
Maple Ridge	1,414	612	43%	1,765	712	40%	2,413	872	36%	2,850	864	30%	2,340	610	26%	1,698	356	21%
New Westminster	1,130	645	57%	1,237	677	55%	1,644	873	53%	1,714	820	48%	1,847	469	25%	1,261	232	18%
North Vancouver City	435	81	19%	488	99	20%	639	150	23%	616	113	18%	583	20	3%	423	10	2%
North Vancouver District	1,789	355	20%	2,046	371	18%	2,700	454	17%	2,389	351	15%	2,162	124	6%	1,557	34	2%
Pitt Meadows	431	253	59%	425	250	59%	527	212	40%	454	206	45%	516	194	38%	301	44	15%
Port Coquitlam	942	436	46%	1,178	523	44%	1,499	628	42%	1,607	696	43%	1,378	401	29%	978	175	18%
Port Moody	651	242	37%	738	240	33%	803	213	27%	872	209	24%	785	88	11%	494	16	3%
Richmond	3,624	1,035	29%	4,270	1,006	24%	5,740	1,271	22%	5,269	1,362	26%	4,954	745	15%	3,080	264	9%
Surrey (less South Surrey)*	4,787	2,075	43%	4,931	2,145	44%												
City of Surrey (total)							10,061	3,124	31%	11,087	3,923	35%	10,778	3,280	30%	7,340	1,345	18%
Vancouver	8,847	1,769	20%	10,236	1,926	19%	12,287	1,822	15%	10,641	1,307	12%	9,684	433	4%	6,962	129	2%
West Vancouver	960	32	3%	1,038	35	3%	1,309	30	2%	1,067	32	3%	736	15	2%	517	9	2%
White Rock							791	290	37%	833	300	36%	669	230	34%	444	105	24%
S. Surrey & White Rock*	2,012	562	28%	2,234	669	30%												
Metro Vancouver	36,682	11,218	31%	41,395	11,957	29%	54,606	13,869	25%	53,584	14,093	26%	49,259	8,820	18%	33,670	3,631	11%

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Affordable SINGLE DETACHED Sales in Metro Vancouver, 2013 - 2018

Municipality	2013 Total Sales	Affordable Sales		2014 Total Sales	Affordable Sales		2015 Total Sales	Affordable Sales		2016 Total Sales	Affordable Sales		2017 Total Sales	Affordable Sales		2018 Total Sales	Affordable Sales	
		No.	%		No.	%		No.	%		No.	%		No.	%		No.	%
Burnaby	980	0	0%	1,201	0	0%	1,599	0	0%	1,151	0	0%	900	0	0%	582	0	0%
Coquitlam	1,113	46	4%	1,334	52	4%	1,613	33	2%	1,389	47	3%	1,051	40	4%	687	31	5%
Ladner - Delta	206	4	2%	282	4	1%	281	5	2%	254	4	1%	264	5	2%	168	5	3%
Delta (except Ladner)*	463	1	0%	463	1	0%	783	1	0%	698	0	0%	618	0	0%	383	0	0%
Langley *	1,251	58	5%	1,251	71	6%	1,692	42	2%	1,790	16	0%	1,402	4	0%	949	2	0%
Maple Ridge	935	158	17%	1,196	186	16%	1,551	126	8%	1,739	35	2%	1,299	149	11%	872	8	1%
New Westminster	271	3	1%	338	1	0%	386	0	0%	375	3	1%	268	5	2%	227	0	0%
North Vancouver City	118	0	0%	123	1	1%	145	0	0%	146	0	0%	126	1	1%	67	0	0%
North Vancouver District	974	4	0%	1,113	2	0%	1,334	4	0%	1,097	6	1%	923	1	0%	608	2	0%
Pitt Meadows	179	21	12%	166	10	6%	254	5	2%	174	5	3%	182	12	7%	108	3	3%
Port Coquitlam	390	14	4%	476	11	2%	586	6	1%	578	3	0%	481	16	3%	307	0	0%
Port Moody	204	0	0%	228	0	0%	258	0	0%	228	0	0%	170	13	8%	94	0	0%
Richmond	1,319	9	1%	1,692	6	0%	2,360	2	0%	1,664	11	1%	1,282	20	2%	762	4	1%
Surrey* (excludes South Surrey)	2,624	82	3%	2,624	76	3%												
City of Surrey (total)							5,978	47	1%	5,233	12	0%	4,234	3	0%	2,756	0	0%
Vancouver	3,063	2	0%	3,499	1	0%	3,942	1	0%	3,044	2	0%	2,436	7	0%	1,596	0	0%
West Vancouver	730	12	2%	796	8	1%	1,019	2	0%	786	4	1%	473	0	0%	309	5	2%
White Rock							371	1	0%	348	0	0%	225	0	0%	135	0	0%
South Surrey & White Rock*	1,080	8	1%	1,080	7	1%												
Metro Vancouver	16,282	429	3%	18,383	457	2%	24,152	282	1%	21,238	150	1%	16,714	277	2%	10,873	61	1%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

Note: Metro Vancouver includes Lions Bay, Anmore, Belcarra, UBC-UEL, Tsawwassen.

Notes:

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Affordable TOWNHOUSE Sales in Metro Vancouver, 2013 - 2018

Municipality	2013 Total Sales	Affordable Sales		2014 Total Sales	Affordable Sales		2015 Total Sales	Affordable Sales		2016 Total Sales	Affordable Sales		2017 Total Sales	Affordable Sales		2018 Total Sales	Affordable Sales	
		No.	%		No.	%		No.	%		No.	%		No.	%		No.	%
Burnaby	768	172	22%	764	159	21%	1,058	198	19%	757	78	10%	748	23	3%	493	4	1%
Coquitlam	461	135	29%	501	113	23%	609	141	23%	541	48	9%	517	7	1%	345	1	0%
Ladner - Delta	55	24	44%	69	20	29%	65	10	15%	107	3	3%	115	1	1%	84	1	1%
Delta (except Ladner)*	80	26	33%	87	34	39%	783	1	0%	121	32	26%	100	12	12%	72	0	0%
Langley *	623	517	83%	800	601	75%	1,692	42	2%	1,057	477	45%	1,143	134	12%	797	35	4%
Maple Ridge	295	270	92%	364	321	88%	588	474	81%	647	287	44%	567	149	26%	397	37	9%
New Westminster	130	33	25%	100	23	23%	163	23	14%	143	19	13%	208	5	2%	107	6	6%
North Vancouver City	128	3	2%	130	2	2%	156	2	1%	145	0	0%	140	1	1%	108	0	0%
North Vancouver District	227	15	7%	268	8	3%	366	9	2%	318	6	2%	273	1	0%	237	0	0%
Pitt Meadows	98	79	81%	102	85	83%	165	99	60%	118	33	28%	105	12	11%	56	0	0%
Port Coquitlam	290	161	56%	345	164	48%	386	121	31%	330	24	7%	311	16	5%	232	6	3%
Port Moody	192	65	34%	221	63	29%	210	54	26%	229	22	10%	206	13	6%	145	1	1%
Richmond	892	105	12%	1,079	100	9%	1,325	80	6%	1,042	28	3%	1,182	20	2%	681	6	1%
Surrey* (excludes South Surrey)	1,297	1,147	88%	1,470	1,245	85%												
City of Surrey (total)							2,618	1,714		3,319	1,500	45%	3,219	455	14%	2,389	106	4%
Vancouver	1,046	50	5%	1,138	40	4%	1,402	38	3%	1,110	10	1%	1,075	7	1%	850	4	0%
West Vancouver	72	1	1%	61	1	2%	83	2	2%	58	0	0%	60	0	0%	38	0	0%
White Rock							39	3		38	6	16%	19	1	5%	20	0	0%
South Surrey & White Rock*	413	145	35%	523	173	33%												
Metro Vancouver	7,136	2,958	41%	8,069	3,154	39%	11,708	3,011	26%	10,080	2,573	26%	9,988	857	9%	7,051	207	3%

Source: Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board

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Affordable APARTMENT / CONDOMINIUM Sales in Metro Vancouver, 2013 - 2018

Municipality	2013 Total Sales	Affordable Sales		2014 Total Sales	Affordable Sales		2015 Total Sales	Affordable Sales		2016 Total Sales	Affordable Sales		2017 Total Sales	Affordable Sales		2018 Total Sales	Affordable Sales	
		No.	%		No.	%		No.	%		No.	%		No.	%		No.	%
Burnaby	1,686	947	56%	1,780	957	54%	2,442	1,147	47%	2,588	908	35%	2,383	487	20%	1,498	129	9%
Coquitlam	733	658	90%	783	643	82%	1,178	874	74%	1,464	747	51%	1,392	408	29%	898	108	12%
Ladner - Delta	53	39	74%	76	61	80%	96	66	69%	66	22	33%	69	18	26%	63	11	17%
Delta (except Ladner)*	39	39	100%	33	32	97%	44	44	100%	182	150	82%	103	79	77%	74	34	46%
Langley *	389	383	98%	478	465	97%	579	564	97%	918	887	97%	1,095	971	89%	848	529	62%
Maple Ridge	184	184	100%	205	205	100%	274	272	99%	464	451	97%	474	448	95%	429	311	72%
New Westminster	729	609	84%	799	653	82%	1,095	850	78%	1,197	682	57%	1,371	464	34%	927	226	24%
North Vancouver City	189	78	41%	235	96	41%	338	148	44%	325	87	27%	317	19	6%	248	10	4%
North Vancouver District	588	336	57%	665	361	54%	1,000	441	44%	974	274	28%	966	120	12%	712	32	4%
Pitt Meadows	154	153	99%	157	155	99%	108	108	100%	162	142	88%	229	173	76%	137	41	30%
Port Coquitlam	262	261	100%	357	348	97%	527	501	95%	700	602	86%	586	385	66%	439	169	38%
Port Moody	255	177	69%	289	177	61%	335	159	47%	415	132	32%	409	75	18%	255	15	6%
Richmond	1,413	921	65%	1,499	900	60%	2,055	1,189	58%	2,565	1,075	42%	2,490	719	29%	1,637	254	16%
Surrey* (excludes S. Surrey)	866	846	98%	837	824	98%												
City of Surrey (total)							1,465	1,363	93%	2,535	2,411	95%	3,325	2,822	85%	2,195	1,239	56%
Vancouver	4,738	1,717	36%	5,599	1,885	34%	6,943	1,783	26%	6,487	874	13%	6,173	426	7%	4,516	125	3%
West Vancouver	158	19	12%	181	26	14%	207	26	13%	223	24	11%	203	10	5%	170	4	2%
White Rock							381	286	75%	447	294	66%	425	229	54%	289	105	36%
South Surrey & White Rock*	519	409	79%	631	489	77%												
Metro Vancouver	13,264	7,831	59%	14,944	8,346	56%	19,165	9,827	51%	22,245	9,800	44%	22,490	7,874	35%	15,335	3,342	22%

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Glossary

Affordable Housing – Housing that does not cost more than 30% of a household's gross income regardless of where they live.

Core Housing Need - the number of households in a community who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their gross household income on their housing costs

Housing Action Plans - Plans prepared by municipalities that identify specific housing objectives and actions for increasing housing supply, diversity and affordability at the municipal level.

INALH (In Need At Least Half) - Refers to households who are in core housing need and who are spending at least half of their income on housing. These are households who face extreme affordability challenges and who are considered to be at increased risk of homelessness.

Very Low Income Households - Refers to households with incomes which are below 50% of the median income for the region.

Low Income Households - Refers to households with incomes which are between 50% and 80% of the median income for the region

Moderate Income Households - Refers to households with incomes which are between 80% and 120% of the median income for the region

Above-Moderate Income Households - Refers to households with incomes which are between 120% and 150% of the median income for the region

High Income Households - Refers to households with incomes which are above 150% of the median household income for the region

Private Market Housing – The private rental market provides the majority of rental housing affordable to households with low and low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market including basement apartments. Rented condo apartments also represent an important source of rental housing stock.

Social Housing - Social housing refers to housing built under Federal, Federal / Provincial or Provincial programs and is designed to provide housing for households in core housing need. It includes public housing as well as non-profit and co-op housing.

