British Columbia Housing Market Outlook

Total Housing Starts	2008 Actual	2009 Forecast	2010 Forecast
British Columbia	34,321	19,725	21,700
(Forecast Ranges)		(17,000 to 22,600)	(19,000 to 24,400)
Abbotsford CMA[1]	1,285	550	500
Kelowna CMA	2,257	850	800
Vancouver CMA	19,591	11,000	11,500
Victoria CMA	1,905	1,200	1,150

Total MLS® Sales[2]	2008 Actual	2009 Forecast	2010 Forecast
British Columbia	68,923	58,100	67,750
(Forecast Ranges)		(53,500 to 62,200)	(63,000 to 70,200)
Abbotsford CMA	2,674	2,400	2,450
Kelowna CMA	3,445	2,900	3,350
Vancouver CMA	25,149	22,000	25,000
Victoria CMA	6,171	5,400	5,600

Average MLS® Price ($)[2]	2008 Actual	2009 Forecast	2010 Forecast
British Columbia	454,599	403,700	406,400
(Forecast Ranges)		(388,000 to 428,000)	(384,000 to 432,000)
Abbotsford CMA	355,099	315,000	320,000
Kelowna CMA	430,755	365,000	355,000
Vancouver CMA	593,767	516,000	504,000
Victoria CMA	484,898	425,000	420,000

SOURCE: CMHC Housing Market Outlook, British Columbia Region Highlights, Second Quarter 2009.

[1] Census Metropolitan Area (CMA).

[2] The term MLS® stands for Multiple Listing Service and is a registered trademark of the Canadian Real Estate Association (CREA).