

HOUSING NOW

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2011

New Home Market

Housing Starts in Edmonton Move Lower in June

Following modest gains in May, total housing starts decreased on a year-over-year basis across Greater Edmonton in June. Housing starts in the Edmonton Census Metropolitan

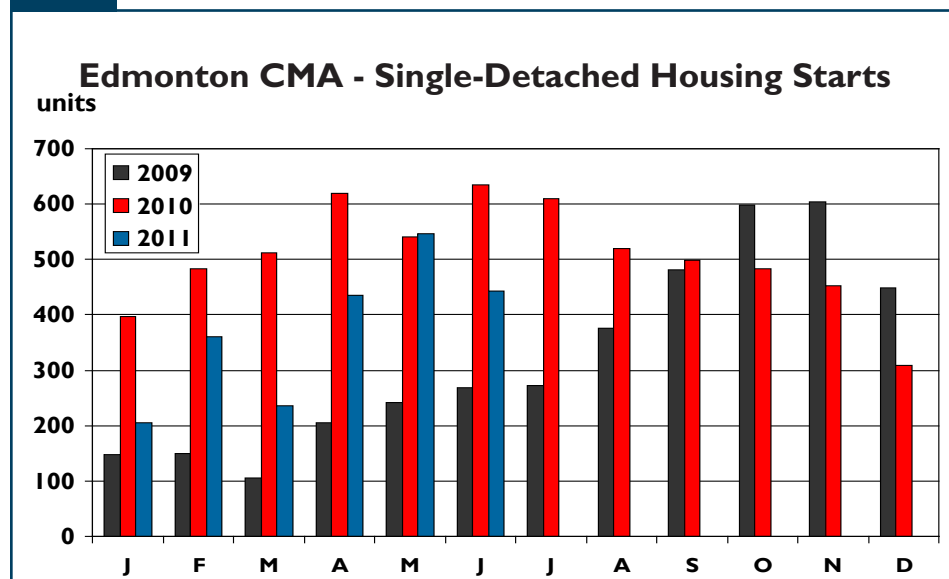
Area (CMA) totalled 719 units in June, 24 per cent lower than the 951 units started in June of 2010. For the year-to-date, housing starts totalled 4,051 units, down 25 per cent from 5,379 units reported in the first half of last year.

Single-detached starts amounted to 443 units in June, for a decrease of 30 per cent from the same month last year. To the end of June, builders

Table of Contents

- 1 New Home Market
- 2 Resale Market
- 3 Economy
- 4 Maps of Edmonton
- 10 Housing Now Report Tables
- 11 Summary by Market
- 17 Starts
- 21 Completions
- 24 Absorptions
- 26 Average Price
- 27 MLS® Activity
- 28 Economic Indicators

Figure 1

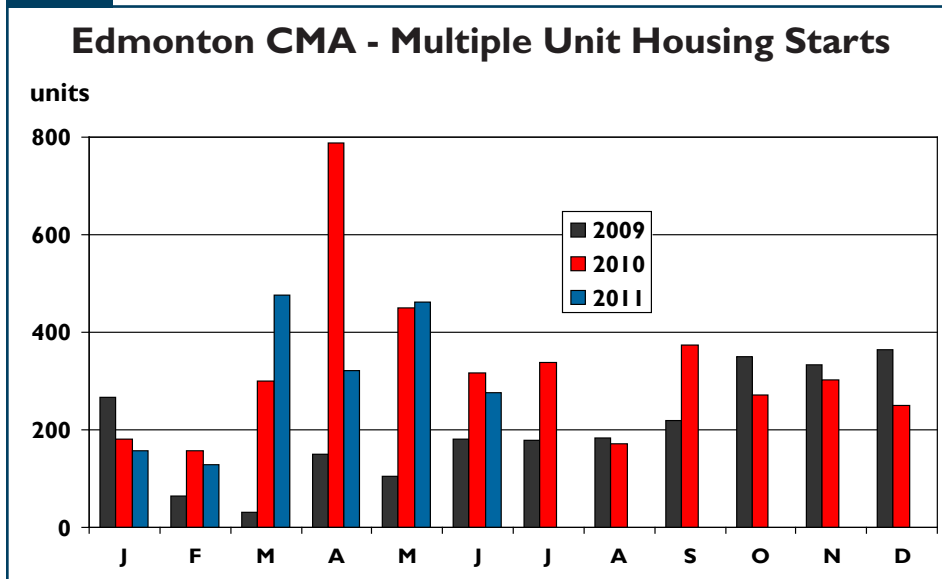


Source: CMHC

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Figure 2



Source: CMHC

started work on 2,226 units across Metro, representing a 30 per cent reduction from activity levels reported in the first six months of 2010.

However, the first half of last year represented the best performance for the Capital region since 2007. Within the city limits, the decline in production during the first half of 2011 was less pronounced, down 22 per cent on a year-over-year basis.

Single-detached completions in June increased by five per cent over June 2010 to 453 units. This represented the 18th consecutive month of year-over-year gains in completion levels. With units under construction in June down by 22 per cent from a year prior, look for completion rates to slow in the months ahead.

Absorptions in June rose by six per cent from the same month last year to 449 units. With absorptions falling short of completions in June, the unabsorbed inventory increased slightly month-over-month. At 546 units in June, the region's stock of completed and unoccupied singles (including show homes) was up by 34 per cent from June 2010.

The average price of single-detached units absorbed in June increased by 7.5 per cent year-over-year to \$513,907. For the year-to-date, new home prices for units absorbed in Greater Edmonton rose by eight per cent to an average of \$512,576. During the first half of 2011, the proportion of units being absorbed for under \$450,000 decreased to 50 per cent compared with 62 per cent of units occupied in the first half of 2010.

Multiple unit starts, which consist of semi-detached, row, and apartments units, decreased by 13 per cent year-over-year in June to 276 units. A moderate uptick in apartment starts was countered by reductions in semi-detached and row unit starts, which declined by 10 and 33 per cent, respectively. To mid-year, multiple dwelling starts were down by 17 per cent to 1,825 units compared with 2,190 units tallied after two quarters in 2010. The largest decreases so far this year have come in row unit starts, which were 42 per cent below 2010 levels to mid-year. In contrast, apartment starts have fallen by less

than four per cent from the volumes reported during January through June of last year.

Multi-unit completions in June totalled 305 units, down 49 per cent from June of last year. Meanwhile, absorptions in June decreased by 43 per cent year-over-year to 276 units. As a result, inventory levels rose month-over-month to 990 units. Despite this increase, inventory levels throughout Metro were down on a year-over-year basis by 14 units or 1.4 per cent.

Apartments represented just over three-quarters of the unabsorbed inventory, a proportion similar to this time last year.

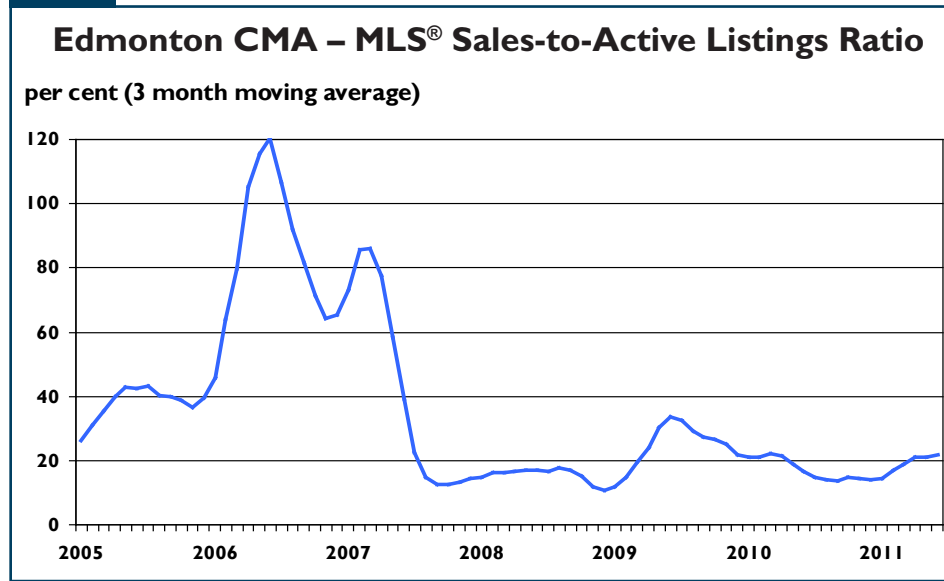
Despite the moderate slowdown in starts so far in 2011, multiple units under construction in June were seven per cent higher than this time last year. Completions in the first half of the year fell by 20 per cent from the first six months of 2010, but are not expected to continue easing markedly in the coming months. As such, inventory levels will be slow to retreat from their currently elevated levels.

Resale Market

Sales Improve in 2nd Quarter

Following a nine per cent year-over-year decrease during the first quarter, residential MLS® sales strengthened in the second quarter compared with April through June of 2010. Year-over-year improvements in May and June helped counter a relatively weaker performance in April. Sales in the Alberta Capital Region totaled 5,513 units in the second quarter, representing a 3.5 per cent increase from the same time last year. So far this year, total residential sales have decreased by 1.7 per cent from the first half of 2010.

Figure 3



Source: CREA

Residential active listings in Edmonton stood at 8,477 units at the end of June, down 10 per cent from a year prior. Stronger sales in recent months combined with a reduction in new listings this year have helped to reduce inventories. The ratio of sales-to-active listings averaged 21 per cent in the second quarter of 2011 compared with an average of 17 per cent in the first quarter and 19 per cent during the same period last year. While representing a modest improvement, overall market balance still largely favours the buyer across the region. For example, average days on the market in June were 13 per cent higher than this time last year. If current trends continue, however, Edmonton's resale market should move into a balanced position during the third quarter, providing some support for prices.

Despite some modest improvements in market balance in recent months, average prices continue to soften compared with 2010 levels. Following a 2.6 per cent year-over-year reduction in the first quarter, the

average MLS® residential price declined by 2.7 per cent year-over-year in the second quarter to \$329,471. For the year-to-date, the average sale price decreased by 2.5 per cent to \$325,501 due to a moderate shift in the sales mix toward lower-priced units.

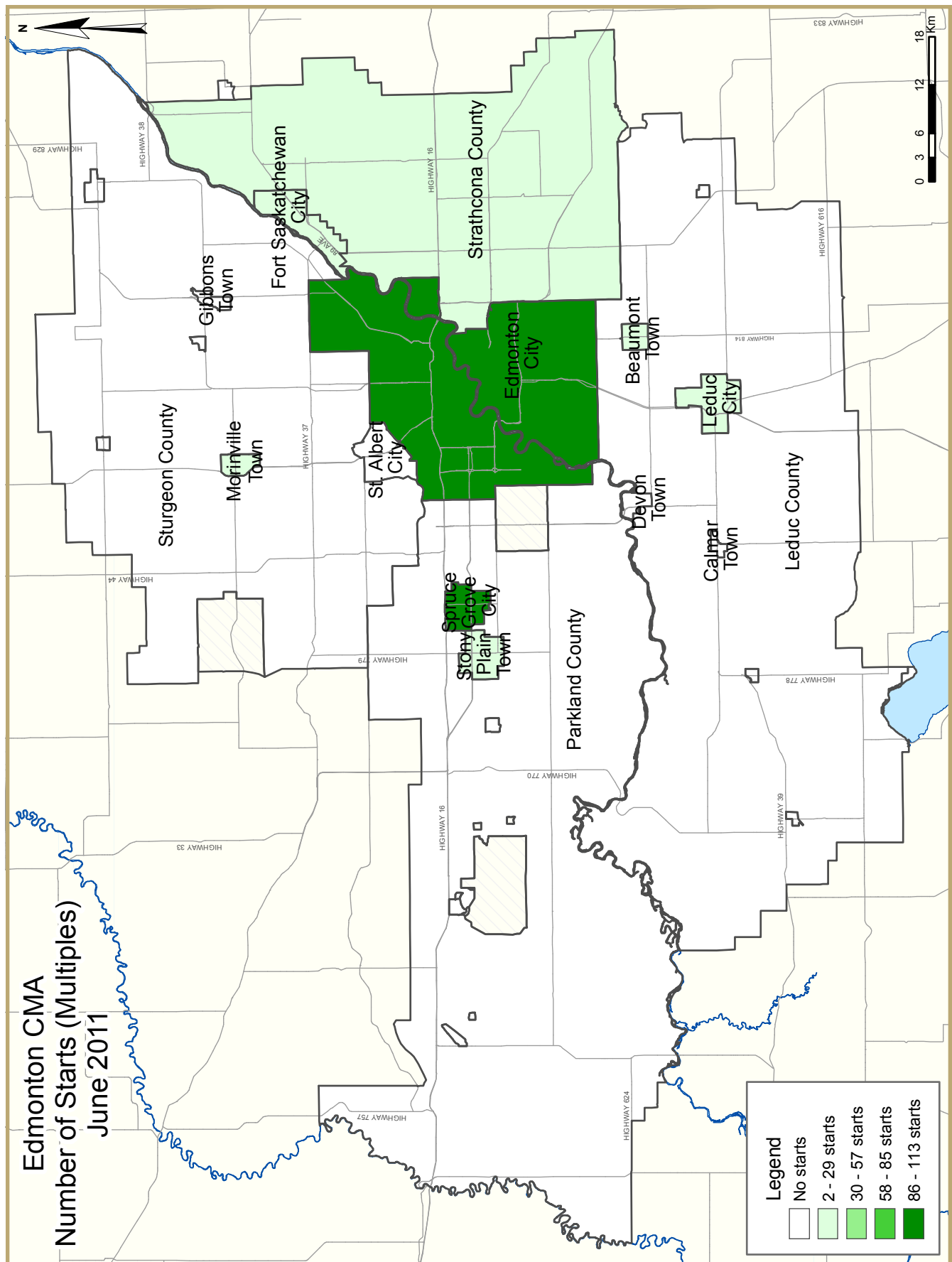
Economy

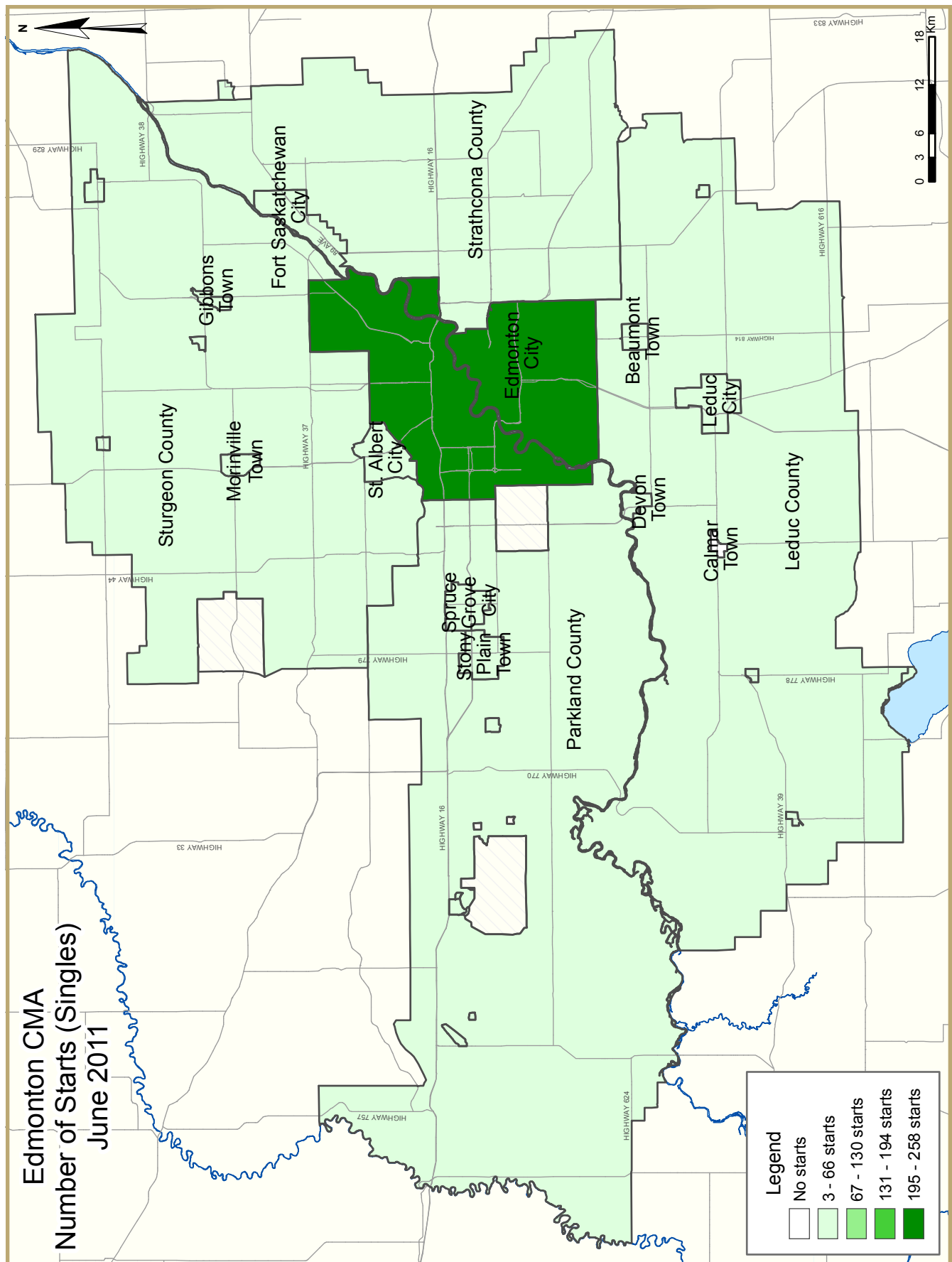
Labour market gains continue

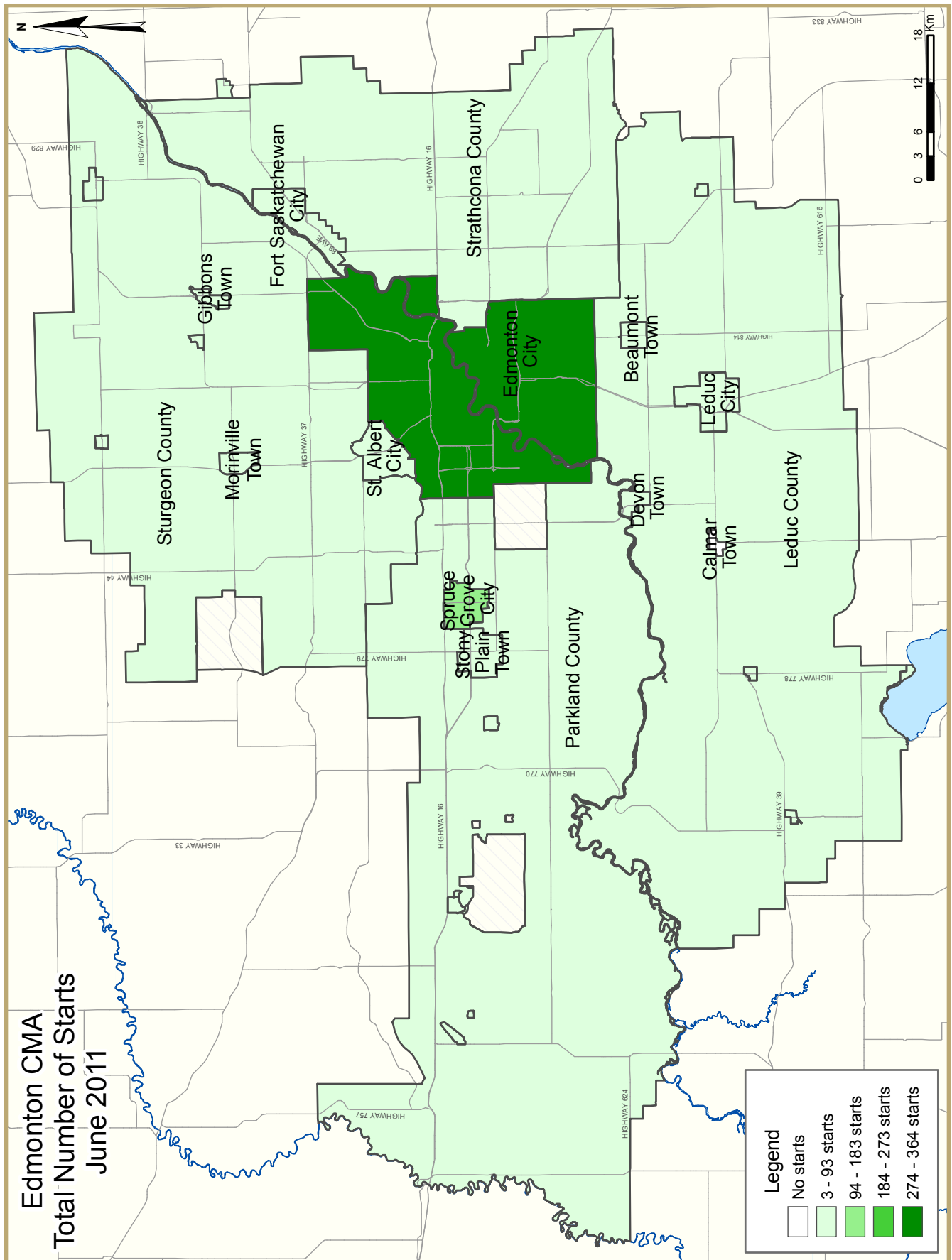
The improvements in Edmonton's labour market conditions identified in the first three months of 2011 have continued in the second quarter, with higher employment levels and falling joblessness. The seasonally adjusted unemployment rate in June stood at 5.4 per cent, representing the lowest level since April 2009. The average number of people employed (unadjusted) across the region during the first six months of 2011 grew by well over 30,000 jobs year-over-year, representing a remarkable increase of above five per cent. Meanwhile, the

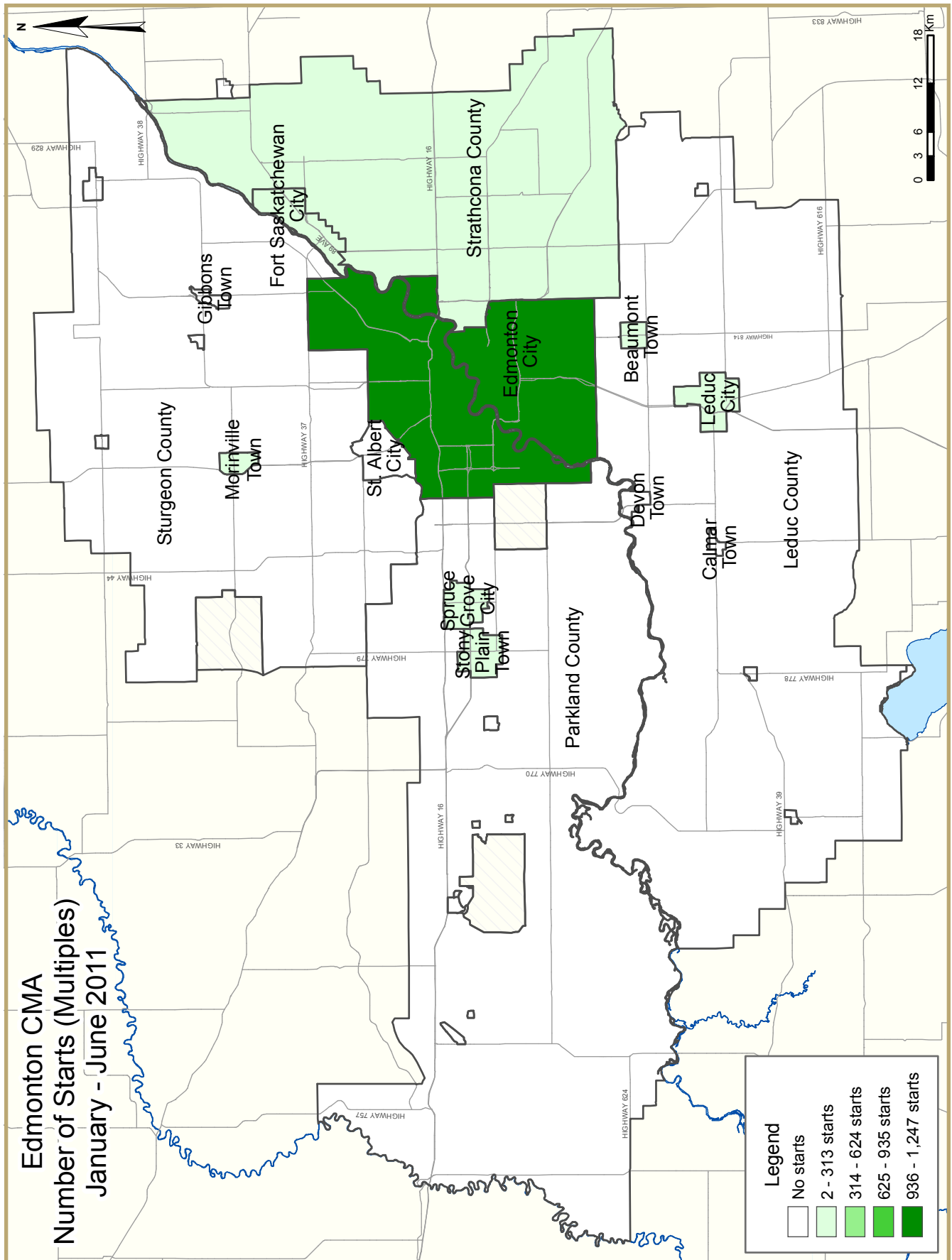
tighter labour market conditions are helping to increase wages. Statistics Canada's Average Weekly Earnings for Edmonton rose by 3.7 per cent in the first half of 2011, compared with a modest 0.5 per cent average rise in the first six months of last year.

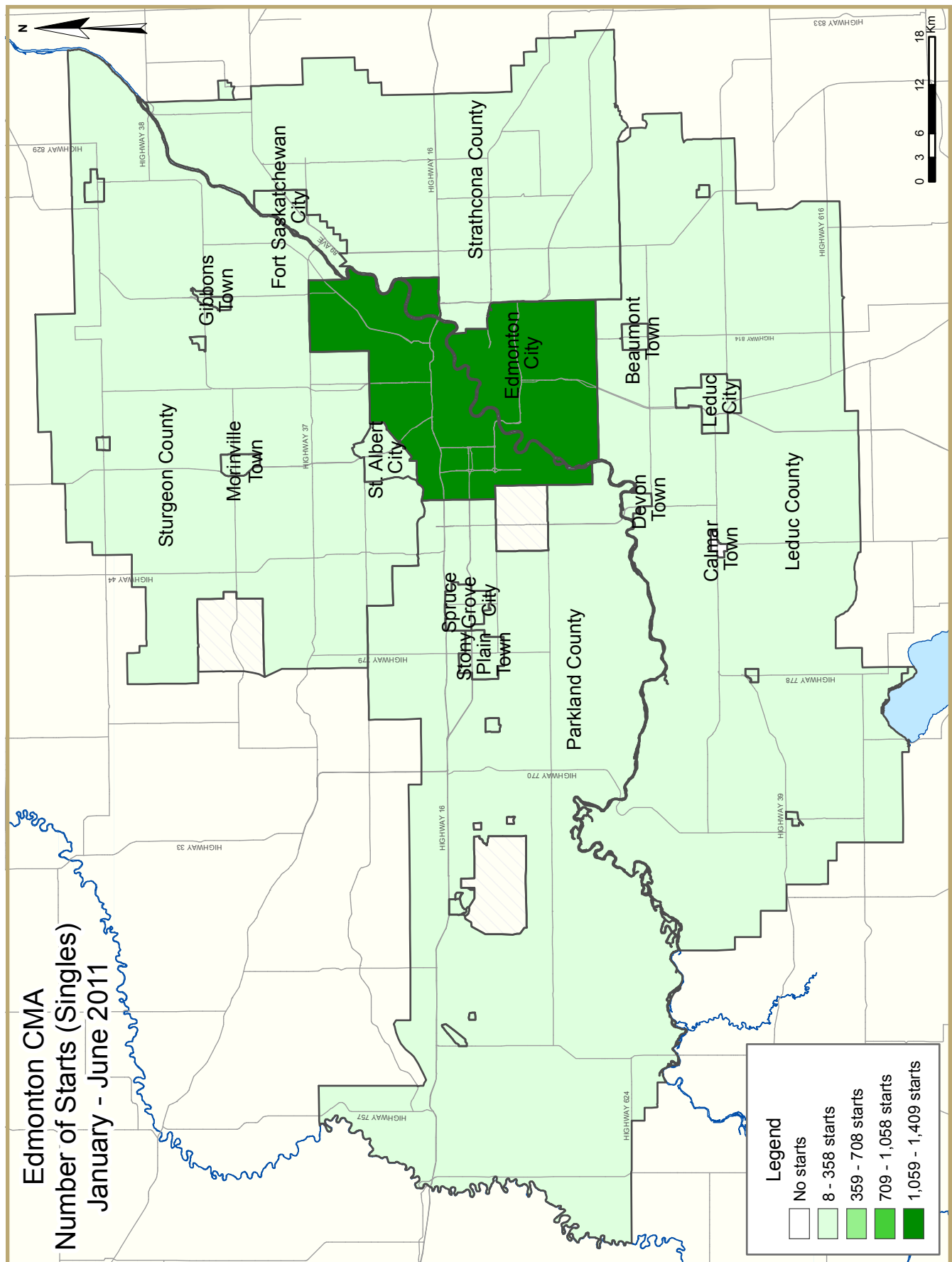
Alberta's population growth continued to strengthen in the first quarter largely due to improving interprovincial net migration. Alberta gained a net total of 5,275 persons from other parts of Canada, representing the best performance since the second quarter of 2008. Meanwhile, the high net outflow of non-permanent residents reported in the previous quarter moderated substantially in the first three months of this year. However, the net losses in the non-permanent resident category, most of which were temporary foreign workers, were still higher than the levels reported in the first quarter of 2010.

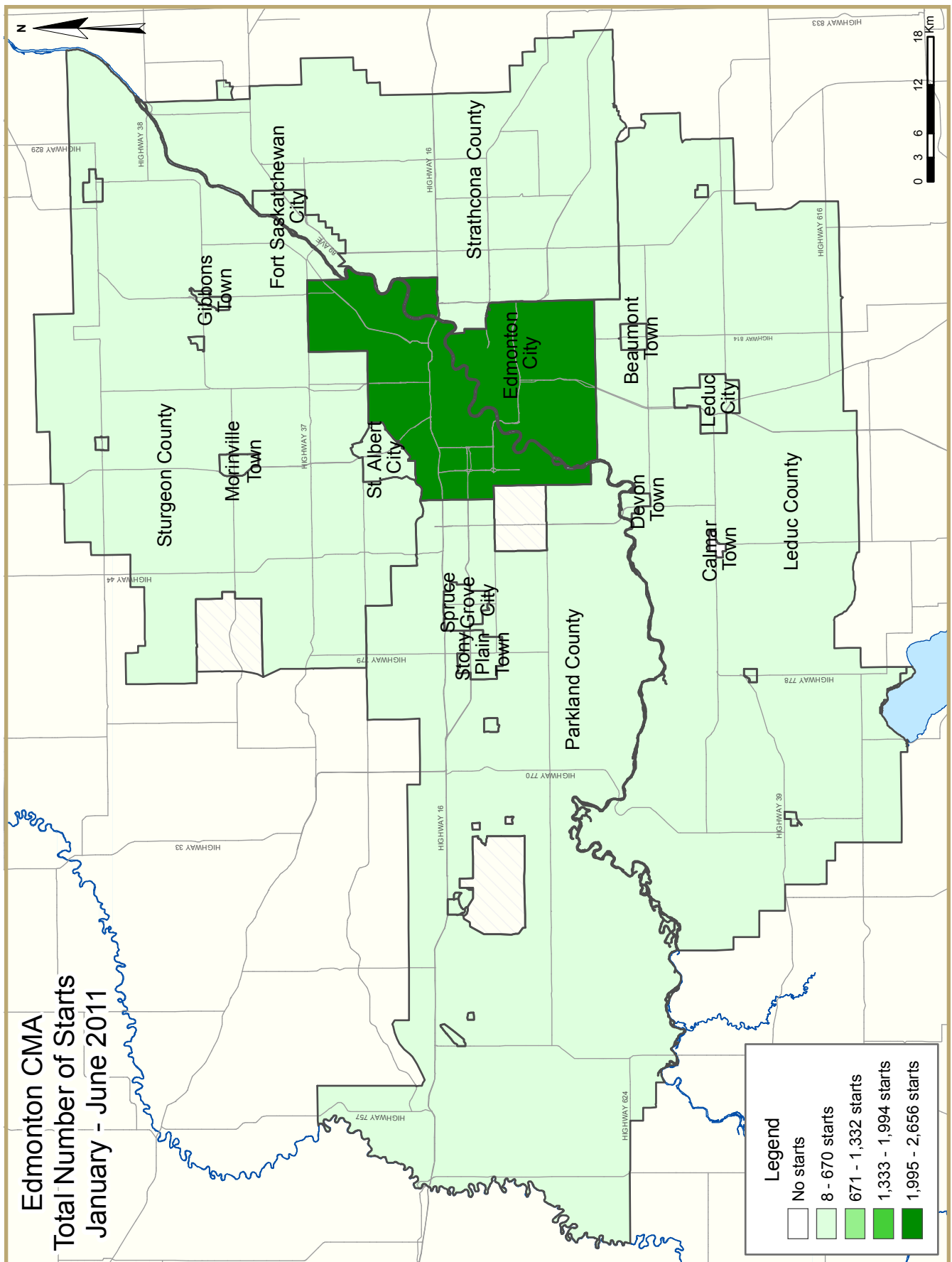












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- *** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2011	442	96	11	1	66	0	0	103	719
June 2010	634	108	15	1	88	99	6	0	951
% Change	-30.3	-11.1	-26.7	0.0	-25.0	-100.0	-100.0	n/a	-24.4
Year-to-date 2011	2,215	560	54	11	265	479	0	467	4,051
Year-to-date 2010	3,186	688	71	3	414	847	34	136	5,379
% Change	-30.5	-18.6	-23.9	**	-36.0	-43.4	-100.0	**	-24.7
UNDER CONSTRUCTION									
June 2011	3,074	698	81	26	875	2,932	24	728	8,438
June 2010	3,962	862	101	14	980	2,502	47	495	8,963
% Change	-22.4	-19.0	-19.8	85.7	-10.7	17.2	-48.9	47.1	-5.9
COMPLETIONS									
June 2011	453	66	10	0	34	117	7	71	758
June 2010	432	98	26	0	48	371	0	55	1,030
% Change	4.9	-32.7	-61.5	n/a	-29.2	-68.5	n/a	29.1	-26.4
Year-to-date 2011	2,801	480	63	1	291	583	61	117	4,397
Year-to-date 2010	2,228	544	52	4	355	886	0	160	4,229
% Change	25.7	-11.8	21.2	-75.0	-18.0	-34.2	n/a	-26.9	4.0
COMPLETED & NOT ABSORBED									
June 2011	544	75	10	1	154	707	1	44	1,536
June 2010	407	71	19	1	152	667	1	95	1,413
% Change	33.7	5.6	-47.4	0.0	1.3	6.0	0.0	-53.7	8.7
ABSORBED									
June 2011	449	81	14	0	38	104	0	39	725
June 2010	424	105	20	0	67	272	0	16	904
% Change	5.9	-22.9	-30.0	n/a	-43.3	-61.8	n/a	143.8	-19.8
Year-to-date 2011	2,785	489	66	1	298	494	3	69	4,205
Year-to-date 2010	2,217	534	44	3	441	953	3	96	4,291
% Change	25.6	-8.4	50.0	-66.7	-32.4	-48.2	0.0	-28.1	-2.0

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2011	257	52	7	1	47	0	0	0	364
June 2010	345	66	4	0	73	14	0	0	502
Beaumont Town									
June 2011	14	6	0	0	0	0	0	0	20
June 2010	40	4	0	0	0	0	0	0	44
Devon Town									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	0	4	0	0	5	0	0	0	9
Fort Saskatchewan City									
June 2011	28	14	0	0	4	0	0	0	46
June 2010	34	8	11	0	0	0	0	0	53
Leduc City									
June 2011	18	2	0	0	0	0	0	0	20
June 2010	45	2	0	0	0	85	0	0	132
Leduc County									
June 2011	11	0	0	0	0	0	0	0	11
June 2010	14	0	0	0	0	0	0	0	14
Morinville Town									
June 2011	3	2	0	0	0	0	0	0	5
June 2010	14	0	0	0	0	0	0	0	14
Parkland County									
June 2011	5	0	0	0	0	0	0	0	5
June 2010	17	0	0	0	0	0	0	0	17
Spruce Grove City									
June 2011	20	2	4	0	4	0	0	103	133
June 2010	24	10	0	0	0	0	0	0	34
St. Albert City									
June 2011	12	0	0	0	0	0	0	0	12
June 2010	21	0	0	0	0	0	0	0	21
Stony Plain Town									
June 2011	9	8	0	0	0	0	0	0	17
June 2010	9	0	0	0	0	0	6	0	15
Strathcona County									
June 2011	37	10	0	0	11	0	0	0	58
June 2010	42	12	0	1	10	0	0	0	65
Sturgeon County									
June 2011	17	0	0	0	0	0	0	0	17
June 2010	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	12	2	0	0	0	0	0	0	14
Edmonton CMA									
June 2011	442	96	11	1	66	0	0	103	719
June 2010	634	108	15	1	88	99	6	0	951

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

Table I.1: Housing Activity Summary by Submarket
June 2011

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
June 2011	1,738	532	52	25	691	2,220	20	288	5,566
June 2010	2,112	544	58	7	675	2,209	35	137	5,777
Beaumont Town									
June 2011	159	18	0	0	0	0	0	0	177
June 2010	189	18	0	0	32	0	0	0	239
Devon Town									
June 2011	12	0	0	0	5	0	0	0	17
June 2010	13	12	0	0	10	0	0	28	63
Fort Saskatchewan City									
June 2011	136	30	0	0	13	0	0	152	331
June 2010	177	60	18	0	25	0	0	152	432
Leduc City									
June 2011	103	22	0	0	12	160	0	151	448
June 2010	290	54	4	0	56	85	0	96	585
Leduc County									
June 2011	96	0	0	0	0	0	0	0	96
June 2010	76	0	0	0	0	0	0	0	76
Morinville Town									
June 2011	48	2	4	0	34	0	0	0	88
June 2010	72	2	4	0	44	20	0	0	142
Parkland County									
June 2011	133	0	0	0	0	0	0	0	133
June 2010	148	0	0	0	0	0	0	0	148
Spruce Grove City									
June 2011	101	60	21	1	10	99	0	103	395
June 2010	184	70	9	0	8	0	0	0	271
St. Albert City									
June 2011	125	0	0	0	0	101	0	0	226
June 2010	143	8	0	0	8	36	0	82	277
Stony Plain Town									
June 2011	48	10	4	0	36	141	0	0	239
June 2010	64	14	4	0	68	119	12	0	281
Strathcona County									
June 2011	229	20	0	0	74	211	0	34	568
June 2010	334	76	4	7	54	0	0	0	475
Sturgeon County									
June 2011	103	0	0	0	0	0	0	0	103
June 2010	107	0	0	0	0	0	0	0	107
Remainder of the CMA									
June 2011	43	4	0	0	0	0	4	0	51
June 2010	53	4	0	0	0	33	0	0	90
Edmonton CMA									
June 2011	3,074	698	81	26	875	2,932	24	728	8,438
June 2010	3,962	862	101	14	980	2,502	47	495	8,963

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2011	228	30	6	0	22	117	7	0	410
June 2010	280	56	23	0	37	371	0	55	822
Beaumont Town									
June 2011	25	2	0	0	0	0	0	0	27
June 2010	1	0	0	0	0	0	0	0	1
Devon Town									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	5	0	0	0	5
Fort Saskatchewan City									
June 2011	18	2	0	0	4	0	0	71	95
June 2010	8	20	0	0	0	0	0	0	28
Leduc City									
June 2011	15	2	0	0	0	0	0	0	17
June 2010	7	4	0	0	0	0	0	0	11
Leduc County									
June 2011	9	0	0	0	0	0	0	0	9
June 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
June 2011	17	0	4	0	4	0	0	0	25
June 2010	6	0	3	0	0	0	0	0	9
Parkland County									
June 2011	25	2	0	0	0	0	0	0	27
June 2010	17	0	0	0	0	0	0	0	17
Spruce Grove City									
June 2011	27	10	0	0	0	0	0	0	37
June 2010	32	10	0	0	0	0	0	0	42
St. Albert City									
June 2011	15	2	0	0	0	0	0	0	17
June 2010	10	4	0	0	2	0	0	0	16
Stony Plain Town									
June 2011	16	4	0	0	4	0	0	0	24
June 2010	12	0	0	0	0	0	0	0	12
Strathcona County									
June 2011	40	12	0	0	0	0	0	0	52
June 2010	35	2	0	0	4	0	0	0	41
Sturgeon County									
June 2011	13	0	0	0	0	0	0	0	13
June 2010	11	2	0	0	0	0	0	0	13
Remainder of the CMA									
June 2011	5	0	0	0	0	0	0	0	5
June 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
June 2011	453	66	10	0	34	117	7	71	758
June 2010	432	98	26	0	48	371	0	55	1,030

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

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June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2011	236	36	5	0	79	538	1	0	895
June 2010	204	44	6	1	93	446	1	43	838
Beaumont Town									
June 2011	28	0	0	0	1	0	0	0	29
June 2010	8	0	0	0	2	0	0	0	10
Devon Town									
June 2011	2	0	0	0	5	0	0	0	7
June 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
June 2011	46	11	0	0	19	48	0	32	156
June 2010	28	13	1	0	18	67	0	0	127
Leduc City									
June 2011	32	10	0	0	8	20	0	0	70
June 2010	26	2	0	0	6	47	0	40	121
Leduc County									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
June 2011	21	0	0	0	15	0	0	0	36
June 2010	8	0	7	0	9	6	0	0	30
Parkland County									
June 2011	19	2	0	0	0	0	0	0	21
June 2010	6	0	0	0	0	0	0	0	6
Spruce Grove City									
June 2011	33	9	4	0	0	93	0	0	139
June 2010	20	7	5	0	0	93	0	0	125
St. Albert City									
June 2011	29	0	0	0	1	0	0	0	30
June 2010	27	3	0	0	2	0	0	0	32
Stony Plain Town									
June 2011	25	1	0	0	20	0	0	0	46
June 2010	23	0	0	0	16	4	0	0	43
Strathcona County									
June 2011	69	4	1	1	6	1	0	12	94
June 2010	53	2	0	0	6	4	0	12	77
Sturgeon County									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
June 2011	4	2	0	0	0	7	0	0	13
June 2010	1	0	0	0	0	0	0	0	1
Edmonton CMA									
June 2011	544	75	10	1	154	707	1	44	1,536
June 2010	407	71	19	1	152	667	1	95	1,413

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2011	240	35	6	0	24	102	0	0	407
June 2010	273	67	20	0	46	267	0	16	689
Beaumont Town									
June 2011	19	2	0	0	0	0	0	0	21
June 2010	4	0	0	0	0	0	0	0	4
Devon Town									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	5	0	0	0	5
Fort Saskatchewan City									
June 2011	21	10	1	0	3	0	0	39	74
June 2010	9	17	0	0	4	4	0	0	34
Leduc City									
June 2011	16	1	0	0	0	0	0	0	17
June 2010	6	3	0	0	0	0	0	0	9
Leduc County									
June 2011	9	0	0	0	0	0	0	0	9
June 2010	6	0	0	0	0	0	0	0	6
Morinville Town									
June 2011	10	0	5	0	7	0	0	0	22
June 2010	12	0	0	0	4	0	0	0	16
Parkland County									
June 2011	24	0	0	0	0	0	0	0	24
June 2010	17	0	0	0	0	0	0	0	17
Spruce Grove City									
June 2011	20	14	1	0	0	0	0	0	35
June 2010	27	10	0	0	0	0	0	0	37
St. Albert City									
June 2011	16	4	0	0	0	0	0	0	20
June 2010	12	2	0	0	2	0	0	0	16
Stony Plain Town									
June 2011	10	4	0	0	4	0	0	0	18
June 2010	9	0	0	0	2	1	0	0	12
Strathcona County									
June 2011	46	11	1	0	0	0	0	0	58
June 2010	29	4	0	0	4	0	0	0	37
Sturgeon County									
June 2011	14	0	0	0	0	0	0	0	14
June 2010	13	2	0	0	0	0	0	0	15
Remainder of the CMA									
June 2011	4	0	0	0	0	2	0	0	6
June 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
June 2011	449	81	14	0	38	104	0	39	725
June 2010	424	105	20	0	67	272	0	16	904

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

**Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Edmonton City	258	345	56	78	50	65	0	14	364	502	-27.5
Beaumont Town	14	40	6	4	0	0	0	0	20	44	-54.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	0	0	4	0	5	0	0	4	9	-55.6
Fort Saskatchewan City	28	34	18	8	0	11	0	0	46	53	-13.2
Gibbons Town	4	3	0	0	0	0	0	0	4	3	33.3
Leduc City	18	45	2	2	0	0	0	85	20	132	-84.8
Leduc County	11	14	0	0	0	0	0	0	11	14	-21.4
Morinville Town	3	14	2	0	0	0	0	0	5	14	-64.3
Parkland County	5	17	0	0	0	0	0	0	5	17	-70.6
Spruce Grove City	20	24	6	10	4	0	103	0	133	34	**
St. Albert City	12	21	0	0	0	0	0	0	12	21	-42.9
Stony Plain Town	9	9	8	0	0	6	0	0	17	15	13.3
Strathcona County	37	43	10	12	11	10	0	0	58	65	-10.8
Sturgeon County	17	17	0	0	0	0	0	0	17	17	0.0
Remainder of the CMA	3	9	0	2	0	0	0	0	3	11	-72.7
Edmonton CMA	443	635	108	120	65	97	103	99	719	951	-24.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,409	1,815	462	526	224	371	561	774	2,656	3,486	-23.8
Beaumont Town	101	119	14	22	0	0	0	0	115	141	-18.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	8	4	0	4	0	5	0	28	8	41	-80.5
Fort Saskatchewan City	91	145	26	40	0	11	0	0	117	196	-40.3
Gibbons Town	9	9	0	0	0	0	0	0	9	9	0.0
Leduc City	77	175	14	18	8	0	207	181	306	374	-18.2
Leduc County	41	45	0	0	0	0	0	0	41	45	-8.9
Morinville Town	39	64	2	0	0	7	0	0	41	71	-42.3
Parkland County	53	102	0	0	0	0	0	0	53	102	-48.0
Spruce Grove City	78	173	64	72	8	8	103	0	253	253	0.0
St. Albert City	81	98	0	2	0	0	0	0	81	100	-19.0
Stony Plain Town	45	56	10	12	0	12	0	0	55	80	-31.3
Strathcona County	127	271	26	62	21	33	75	0	249	366	-32.0
Sturgeon County	51	79	0	0	0	0	0	0	51	79	-35.4
Remainder of the CMA	16	34	0	2	0	0	0	0	16	36	-55.6
Edmonton CMA	2,226	3,189	618	760	261	447	946	983	4,051	5,379	-24.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Edmonton City	50	65	0	0	0	14	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	11	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	85	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	103	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	6	0	0	0	0
Strathcona County	11	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	65	91	0	6	0	99	103	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	224	349	0	22	324	762	237	12
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	80	85	127	96
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	103	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	12	0	0	0	0
Strathcona County	21	33	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	261	413	0	34	479	847	467	136

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Edmonton City	316	415	48	87	0	0	364	502
Beaumont Town	20	44	0	0	0	0	20	44
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	4	0	5	0	0	4	9
Fort Saskatchewan City	42	53	4	0	0	0	46	53
Gibbons Town	4	3	0	0	0	0	4	3
Leduc City	20	47	0	85	0	0	20	132
Leduc County	11	14	0	0	0	0	11	14
Morinville Town	5	14	0	0	0	0	5	14
Parkland County	5	17	0	0	0	0	5	17
Spruce Grove City	26	34	4	0	103	0	133	34
St. Albert City	12	21	0	0	0	0	12	21
Stony Plain Town	17	9	0	0	0	6	17	15
Strathcona County	47	54	11	11	0	0	58	65
Sturgeon County	17	17	0	0	0	0	17	17
Remainder of the CMA	3	11	0	0	0	0	3	11
Edmonton CMA	549	757	67	188	103	6	719	951

Table 2.5: Starts by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,875	2,327	544	1,125	237	34	2,656	3,486
Beaumont Town	115	133	0	8	0	0	115	141
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	8	8	0	5	0	28	8	41
Fort Saskatchewan City	113	196	4	0	0	0	117	196
Gibbons Town	9	9	0	0	0	0	9	9
Leduc City	91	193	88	85	127	96	306	374
Leduc County	41	45	0	0	0	0	41	45
Morinville Town	41	71	0	0	0	0	41	71
Parkland County	53	102	0	0	0	0	53	102
Spruce Grove City	139	245	11	8	103	0	253	253
St. Albert City	81	100	0	0	0	0	81	100
Stony Plain Town	55	68	0	0	0	12	55	80
Strathcona County	141	333	108	33	0	0	249	366
Sturgeon County	51	79	0	0	0	0	51	79
Remainder of the CMA	16	36	0	0	0	0	16	36
Edmonton CMA	2,829	3,945	755	1,264	467	170	4,051	5,379

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Edmonton City	228	280	52	60	13	56	117	426	410	822	-50.1
Beaumont Town	25	1	2	0	0	0	0	0	27	1	**
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	5	0	0	0	5	-100.0
Fort Saskatchewan City	18	8	2	20	4	0	71	0	95	28	**
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	15	7	2	4	0	0	0	0	17	11	54.5
Leduc County	9	6	0	0	0	0	0	0	9	6	50.0
Morinville Town	17	6	0	0	8	3	0	0	25	9	177.8
Parkland County	25	17	2	0	0	0	0	0	27	17	58.8
Spruce Grove City	27	32	10	10	0	0	0	0	37	42	-11.9
St. Albert City	15	10	2	6	0	0	0	0	17	16	6.3
Stony Plain Town	16	12	4	0	4	0	0	0	24	12	100.0
Strathcona County	40	35	12	6	0	0	0	0	52	41	26.8
Sturgeon County	13	11	0	2	0	0	0	0	13	13	0.0
Remainder of the CMA	3	5	0	0	0	0	0	0	3	5	-40.0
Edmonton CMA	453	432	88	108	29	64	188	426	758	1,030	-26.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,573	1,372	358	408	223	238	598	999	2,752	3,017	-8.8
Beaumont Town	145	16	28	6	0	6	0	0	173	28	**
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	4	1	2	0	5	10	28	0	39	11	**
Fort Saskatchewan City	107	80	32	62	15	8	71	0	225	150	50.0
Gibbons Town	7	9	0	0	0	0	0	0	7	9	-22.2
Leduc City	186	64	30	18	6	20	0	47	222	149	49.0
Leduc County	43	29	0	2	0	0	0	0	43	31	38.7
Morinville Town	46	25	0	2	27	10	3	0	76	37	105.4
Parkland County	104	77	2	0	0	0	0	0	106	77	37.7
Spruce Grove City	122	125	52	36	8	8	0	0	182	169	7.7
St. Albert City	69	81	4	16	0	16	0	0	73	113	-35.4
Stony Plain Town	45	61	8	8	28	0	0	0	81	69	17.4
Strathcona County	205	203	40	56	27	19	0	0	272	278	-2.2
Sturgeon County	105	74	0	2	0	0	0	0	105	76	38.2
Remainder of the CMA	36	15	0	0	0	0	0	0	36	15	140.0
Edmonton CMA	2,802	2,232	556	616	339	335	700	1,046	4,397	4,229	4.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Edmonton City	6	56	7	0	117	371	0	55
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	22	64	7	0	117	371	71	55

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	177	238	46	0	583	886	15	113
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	15	8	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	10	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	0	16	0	0	0	0	0	0
Stony Plain Town	16	0	12	0	0	0	0	0
Strathcona County	27	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	278	335	61	0	583	886	117	160

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Edmonton City	264	359	139	408	7	55	410	822
Beaumont Town	27	1	0	0	0	0	27	1
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	5	0	0	0	5
Fort Saskatchewan City	20	28	4	0	71	0	95	28
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	17	11	0	0	0	0	17	11
Leduc County	9	6	0	0	0	0	9	6
Morinville Town	21	9	4	0	0	0	25	9
Parkland County	27	17	0	0	0	0	27	17
Spruce Grove City	37	42	0	0	0	0	37	42
St. Albert City	17	14	0	2	0	0	17	16
Stony Plain Town	20	12	4	0	0	0	24	12
Strathcona County	52	37	0	4	0	0	52	41
Sturgeon County	13	13	0	0	0	0	13	13
Remainder of the CMA	3	5	0	0	0	0	3	5
Edmonton CMA	529	556	151	419	78	55	758	1,030

Table 3.5: Completions by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,915	1,756	776	1,148	61	113	2,752	3,017
Beaumont Town	159	22	14	6	0	0	173	28
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	6	1	5	10	28	0	39	11
Fort Saskatchewan City	150	145	4	5	71	0	225	150
Gibbons Town	7	9	0	0	0	0	7	9
Leduc City	214	82	8	20	0	47	222	149
Leduc County	43	31	0	0	0	0	43	31
Morinville Town	50	37	20	0	6	0	76	37
Parkland County	106	77	0	0	0	0	106	77
Spruce Grove City	178	169	4	0	0	0	182	169
St. Albert City	73	91	0	22	0	0	73	113
Stony Plain Town	53	63	16	6	12	0	81	69
Strathcona County	244	250	28	28	0	0	272	278
Sturgeon County	105	76	0	0	0	0	105	76
Remainder of the CMA	36	15	0	0	0	0	36	15
Edmonton CMA	3,344	2,824	875	1,245	178	160	4,397	4,229

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2011	19	8.3	80	34.8	53	23.0	36	15.7	42	18.3	230	483,000	546,735
June 2010	40	15.0	127	47.6	46	17.2	17	6.4	37	13.9	267	415,900	474,274
Year-to-date 2011	184	12.2	493	32.6	378	25.0	205	13.6	250	16.6	1,510	464,300	541,025
Year-to-date 2010	238	18.0	596	45.2	257	19.5	94	7.1	134	10.2	1,319	419,500	470,135
Beaumont Town													
June 2011	1	5.3	10	52.6	5	26.3	2	10.5	1	5.3	19	420,000	452,293
June 2010	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	28	21.7	63	48.8	25	19.4	7	5.4	6	4.7	129	401,900	419,717
Year-to-date 2010	7	38.9	7	38.9	3	16.7	1	5.6	0	0.0	18	386,250	390,356
Calmar Town													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Fort Saskatchewan City													
June 2011	2	10.0	16	80.0	1	5.0	1	5.0	0	0.0	20	386,000	400,620
June 2010	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2011	4	3.8	69	65.7	17	16.2	10	9.5	5	4.8	105	403,000	446,679
Year-to-date 2010	25	30.5	46	56.1	6	7.3	4	4.9	1	1.2	82	369,750	384,320
Gibbons Town													
June 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	4	57.1	2	28.6	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2010	4	44.4	5	55.6	0	0.0	0	0.0	0	0.0	9	--	--
Leduc City													
June 2011	4	25.0	9	56.3	0	0.0	3	18.8	0	0.0	16	383,094	412,861
June 2010	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2011	72	38.5	82	43.9	23	12.3	8	4.3	2	1.1	187	374,900	384,548
Year-to-date 2010	38	54.3	25	35.7	5	7.1	2	2.9	0	0.0	70	337,811	350,387
Leduc County													
June 2011	2	22.2	1	11.1	1	11.1	4	44.4	1	11.1	9	--	--
June 2010	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2011	9	20.0	10	22.2	10	22.2	11	24.4	5	11.1	45	498,900	490,242
Year-to-date 2010	6	21.4	5	17.9	11	39.3	4	14.3	2	7.1	28	475,500	461,840
Morinville Town													
June 2011	4	40.0	6	60.0	0	0.0	0	0.0	0	0.0	10	364,900	368,230
June 2010	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	378,000	378,892
Year-to-date 2011	14	36.8	22	57.9	2	5.3	0	0.0	0	0.0	38	370,500	376,276
Year-to-date 2010	12	31.6	20	52.6	6	15.8	0	0.0	0	0.0	38	373,250	375,497

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2011	0	0.0	2	25.0	3	37.5	1	12.5	2	25.0	8	--	--
June 2010	0	0.0	2	22.2	1	11.1	0	0.0	6	66.7	9	--	--
Year-to-date 2011	2	5.3	5	13.2	6	15.8	5	13.2	20	52.6	38	710,000	690,989
Year-to-date 2010	16	29.6	11	20.4	4	7.4	3	5.6	20	37.0	54	447,500	557,830
Spruce Grove City													
June 2011	3	16.7	11	61.1	2	11.1	2	11.1	0	0.0	18	430,000	418,818
June 2010	6	22.2	16	59.3	4	14.8	1	3.7	0	0.0	27	396,118	398,526
Year-to-date 2011	13	12.1	65	60.7	19	17.8	8	7.5	2	1.9	107	420,647	427,646
Year-to-date 2010	41	34.7	62	52.5	12	10.2	2	1.7	1	0.8	118	366,308	377,343
St. Albert City													
June 2011	1	6.7	2	13.3	7	46.7	4	26.7	1	6.7	15	477,800	506,500
June 2010	0	0.0	4	36.4	7	63.6	0	0.0	0	0.0	11	480,000	455,918
Year-to-date 2011	1	1.4	20	27.0	24	32.4	16	21.6	13	17.6	74	498,800	556,269
Year-to-date 2010	1	1.3	23	29.1	28	35.4	15	19.0	12	15.2	79	500,100	552,695
Stony Plain Town													
June 2011	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
June 2010	2	22.2	7	77.8	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2011	10	25.6	22	56.4	6	15.4	0	0.0	1	2.6	39	390,000	378,053
Year-to-date 2010	21	36.2	29	50.0	5	8.6	0	0.0	3	5.2	58	377,101	424,778
Strathcona County													
June 2011	0	0.0	12	26.7	17	37.8	9	20.0	7	15.6	45	490,000	545,289
June 2010	1	3.6	15	53.6	4	14.3	1	3.6	7	25.0	28	436,500	581,050
Year-to-date 2011	0	0.0	62	30.2	71	34.6	36	17.6	36	17.6	205	494,000	560,688
Year-to-date 2010	3	1.7	64	36.2	51	28.8	20	11.3	39	22.0	177	484,000	601,683
Sturgeon County													
June 2011	5	35.7	2	14.3	1	7.1	2	14.3	4	28.6	14	455,000	518,214
June 2010	2	15.4	1	7.7	1	7.7	2	15.4	7	53.8	13	690,000	691,923
Year-to-date 2011	26	24.8	13	12.4	14	13.3	14	13.3	38	36.2	105	540,000	561,505
Year-to-date 2010	10	13.2	7	9.2	11	14.5	18	23.7	30	39.5	76	592,500	624,276
Remainder of the CMA													
June 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	11	44.0	8	32.0	3	12.0	1	4.0	2	8.0	25	403,000	409,968
Year-to-date 2010	9	56.3	4	25.0	2	12.5	0	0.0	1	6.3	16	334,900	358,094
Edmonton CMA													
June 2011	43	10.4	159	38.3	91	21.9	64	15.4	58	14.0	415	458,000	513,907
June 2010	64	15.8	191	47.2	71	17.5	22	5.4	57	14.1	405	419,000	478,150
Year-to-date 2011	381	14.5	939	35.8	600	22.9	321	12.2	380	14.5	2,621	449,400	512,576
Year-to-date 2010	431	20.1	904	42.2	401	18.7	164	7.7	243	11.3	2,143	419,500	474,371

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
June 2011

Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	546,735	474,274	15.3	541,025	470,135	15.1
Beaumont Town	452,293	--	n/a	419,717	390,356	7.5
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	400,620	--	n/a	446,679	384,320	16.2
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	412,861	--	n/a	384,548	350,387	9.7
Leduc County	--	--	n/a	490,242	461,840	6.1
Morinville Town	368,230	378,892	-2.8	376,276	375,497	0.2
Parkland County	--	--	n/a	690,989	557,830	23.9
Spruce Grove City	418,818	398,526	5.1	427,646	377,343	13.3
St. Albert City	506,500	455,918	11.1	556,269	552,695	0.6
Stony Plain Town	--	--	n/a	378,053	424,778	-11.0
Strathcona County	545,289	581,050	-6.2	560,688	601,683	-6.8
Sturgeon County	518,214	691,923	-25.1	561,505	624,276	-10.1
Remainder of the CMA	--	--	n/a	409,968	358,094	14.5
Edmonton CMA	513,907	478,150	7.5	512,576	474,371	8.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
June 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,343	3,308	2,620	51.3	327,805	-3.4	326,420
	May	2,007	10.0	1,413	3,556	2,636	53.6	331,537	-2.7	322,726
	June	1,901	14.7	1,420	3,298	2,662	53.3	328,695	-2.0	321,649
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	Q2 2011	5,513	3.5		10,162			329,471	-2.7	
	YTD 2010	9,202	-5.5		19,459			333,987	4.7	
	YTD 2011	9,050	-1.7		17,971			325,501	-2.5	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	918
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	950
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69	89.6	126.2	659	5.7	72.9	944
	May	616	3.70	5.59	89.8	126.5	660	5.6	72.7	950
	June	604	3.50	5.39		125.6	663	5.4	72.8	954
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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