

HOUSING NOW

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2012

New Home Market

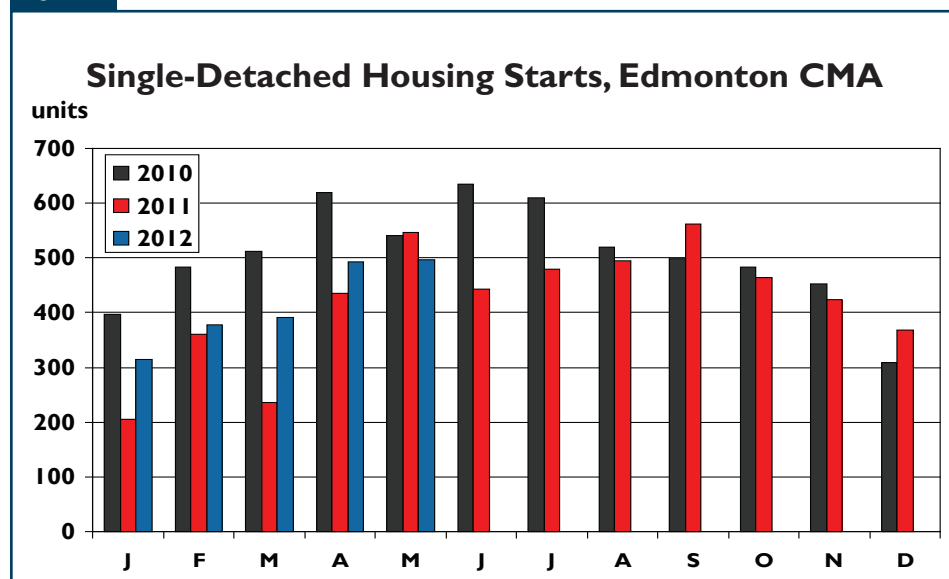
Edmonton housing starts increase in May

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased 23 per cent in May to 1,246 units, up from 1,009 starts in May 2011. Higher multi-family starts countered a modest reduction in single-detached units. For the year-

to-date, housing starts totalled 4,418 units, up from 3,332 during the first five months of 2011.

In the Edmonton CMA, foundations were poured for 497 single-detached units in May, a nine per cent reduction from May 2011. Within Edmonton City limits, 279 single-detached units were started, down 19 per cent from a year earlier. Despite the decline in May, single-detached housing starts

Figure 1



Source: CMHC

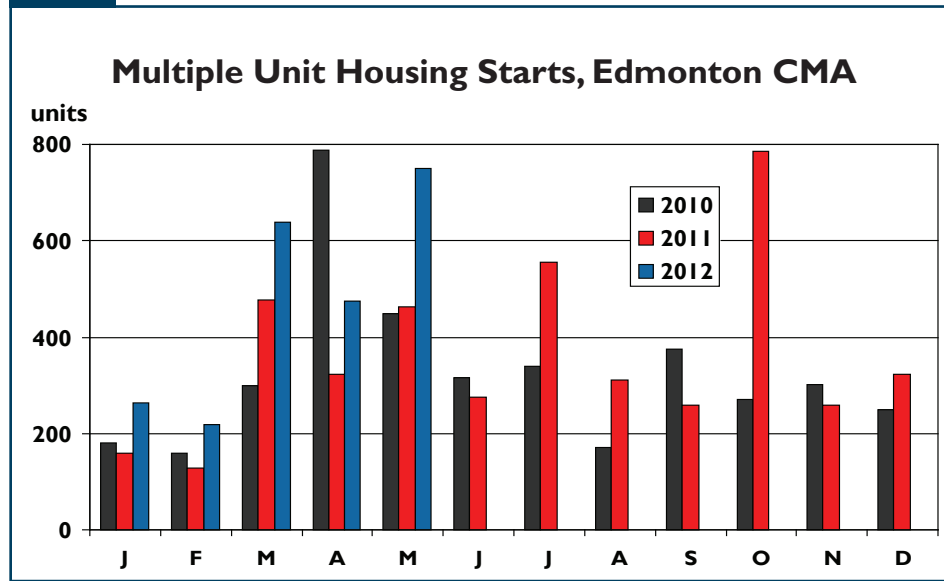
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Figure 2



Source: CMHC

in the Edmonton CMA were up 16 per cent year-to-date, with 2,073 singles breaking ground in the first five months of 2012.

Completions of single-detached units increased 13 per cent in May, following 10 consecutive months of year-over-year decline. There were 479 single-detached units completed in May, up from 425 in May 2011. Absorptions of single-detached units also rose in May, increasing seven per cent year-over-year to 495 units. This also followed ten consecutive months of year-over-year declines. The uptick in absorptions pushed down inventories (including show homes) on both a month-to-month and year-over-year basis. The number of single-detached

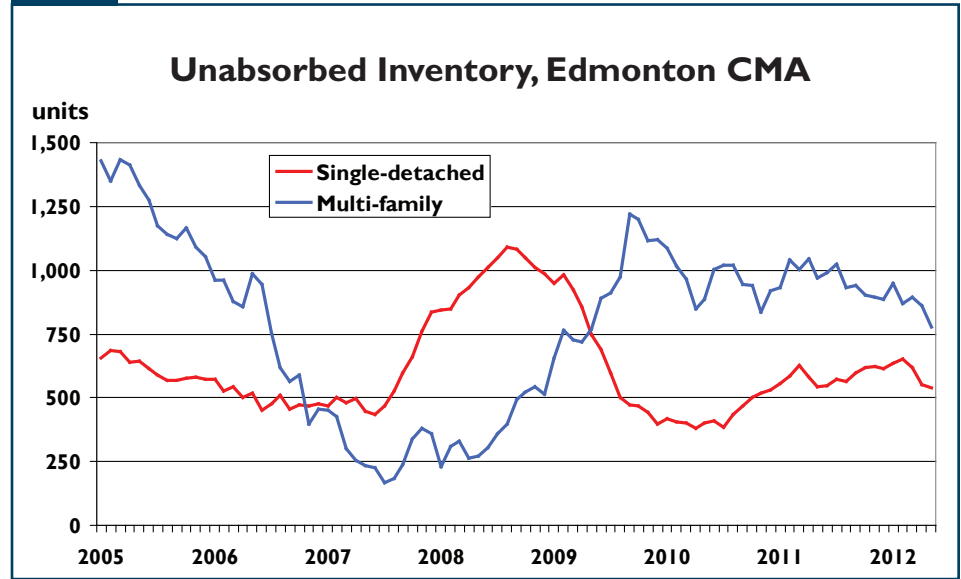
units in inventory was one per cent lower in May 2012 than a year earlier, as a decline in the number of show homes in inventory outpaced the increase in the number of completed and unoccupied spec homes.

The average price of absorbed single-detached units fell nine per cent year-over-year in May to \$501,465. The decline was due to fewer higher-priced homes being absorbed. Homes priced at or above \$600,000 accounted for 17 per cent of absorbed single-detached units in May, compared to 24 per cent a year earlier. Statistics Canada's New House Price Index (NHPI) for Edmonton increased by 1.3 per cent in April, compared to the same month of 2011.

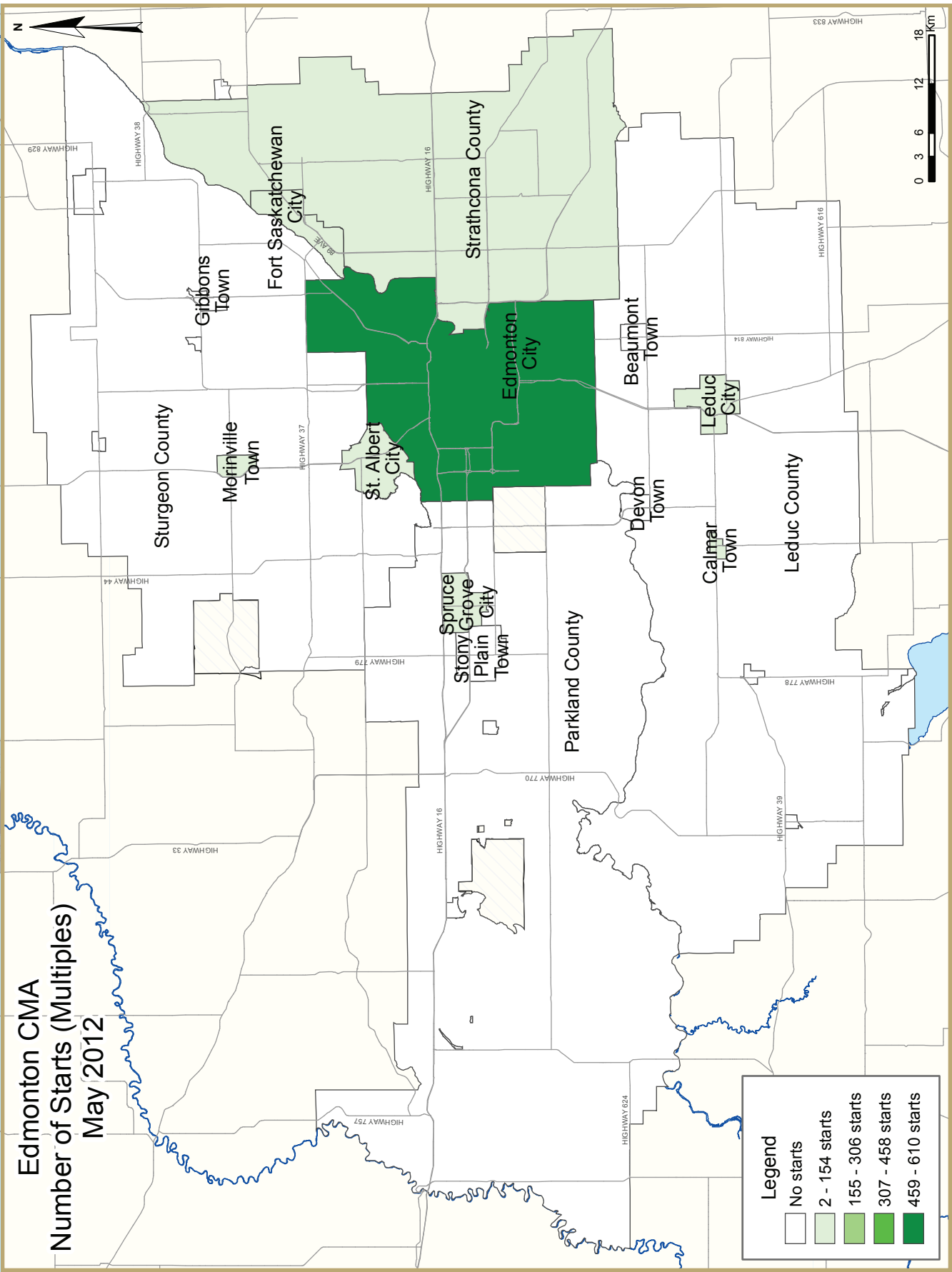
Multi-family starts, which consist of semi-detached units, rows, and apartments, increased 62 per cent year-over-year in May to 749 units. Gains were reported in all unit types, with apartment starts leading the sector. There were 449 apartment starts in May, nearly double the 225 recorded a year earlier. The City of Edmonton accounted for 81 per cent of multi-family starts in May, with 610 units recorded. Year-to-date, 2,345 multi-family units were started across the Edmonton CMA, up 51 per cent from the first five months of 2011.

Completions of multi-family units totalled 496 in May, up from 142 a year earlier. Absorptions were also higher at 479 units in May, compare to 193 units absorbed in May 2011. The increase in absorptions in May was closely tied to the higher level of completions since 79 per cent of units were absorbed at completion. The number of multi-family units in inventory fell 10 per cent year-over-year to 876 units. Inventory levels will likely rise moving forward as the number of units under construction in May totalled 6,355 units, 20 per cent higher than in May 2011.

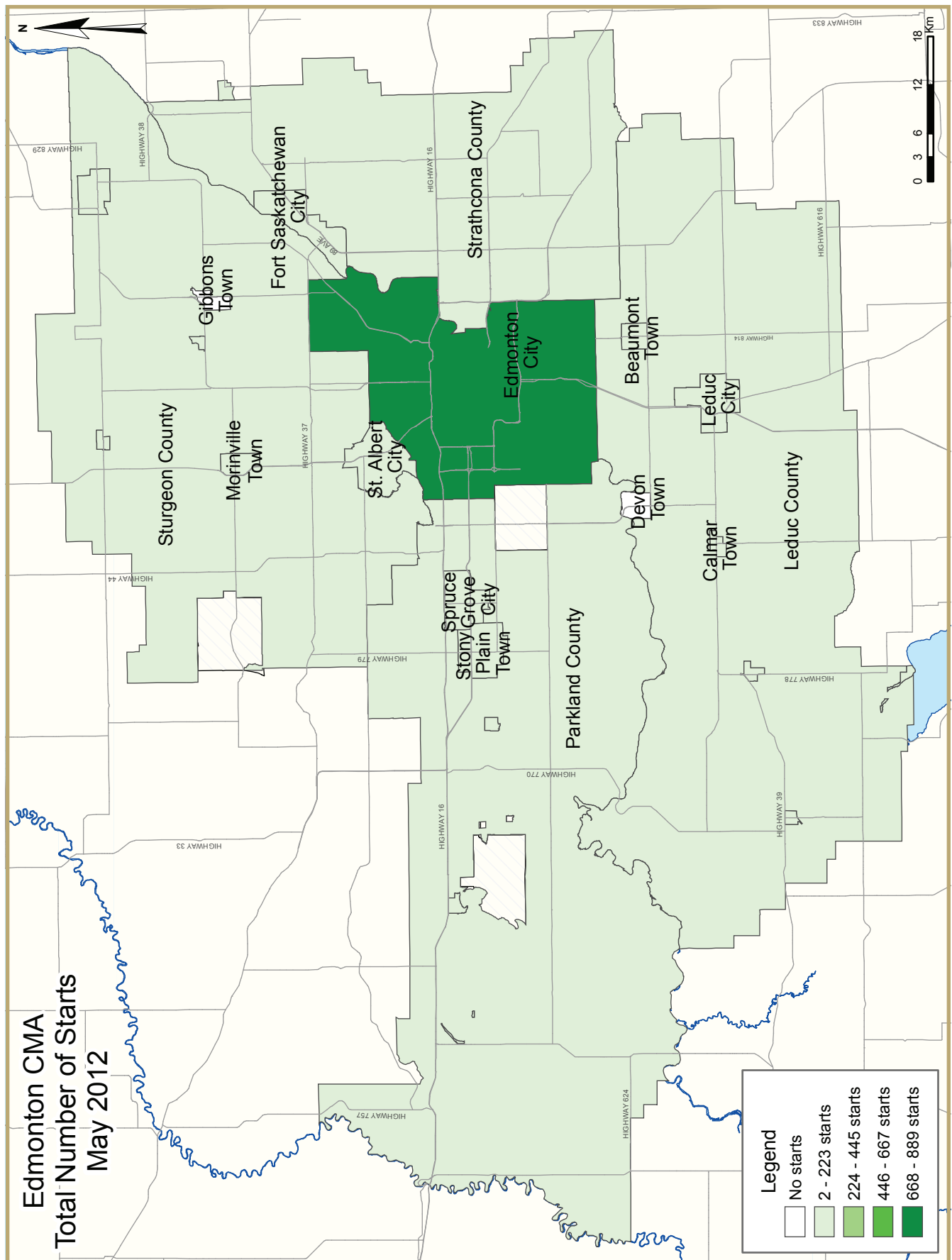
Figure 3

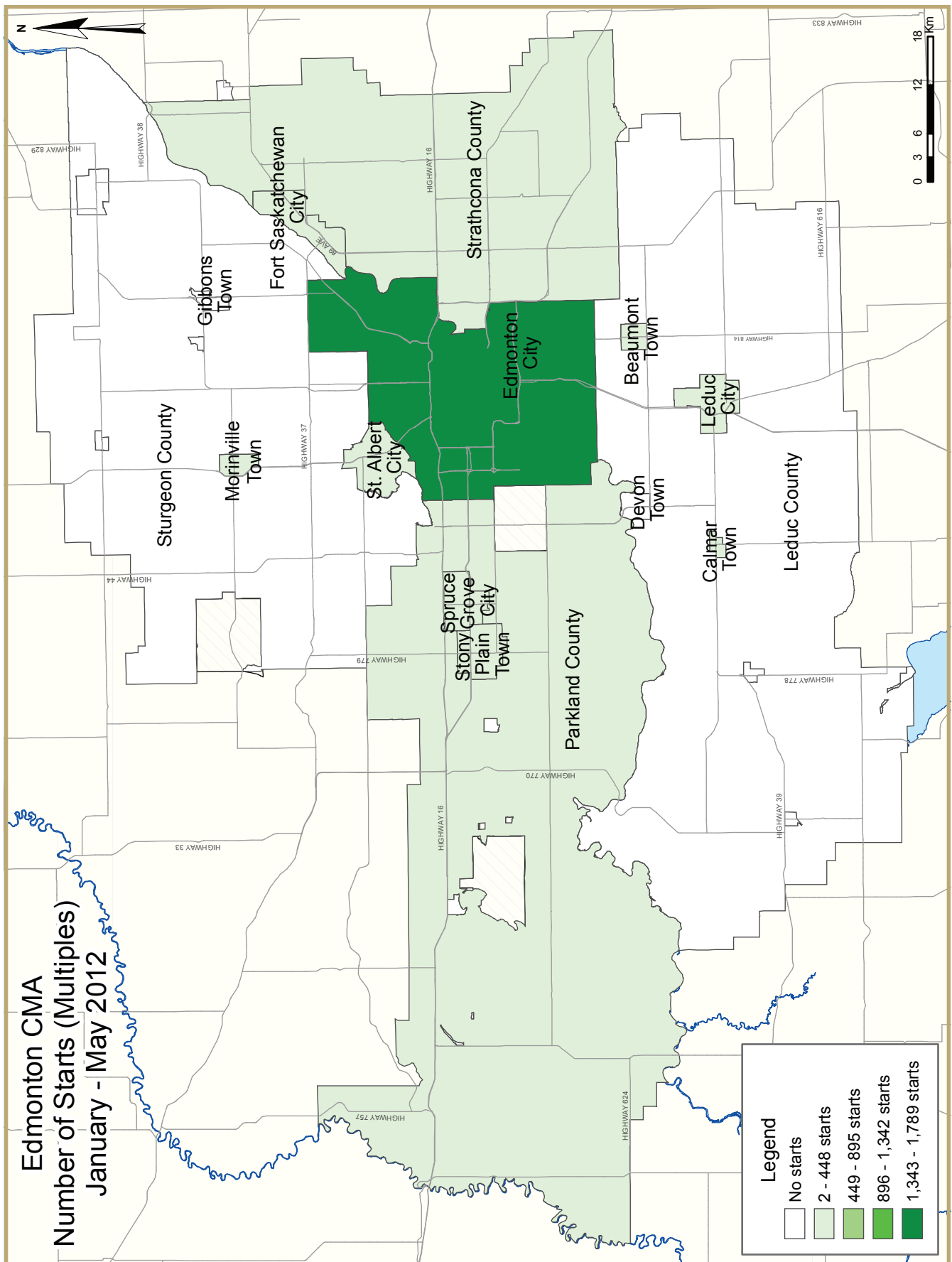


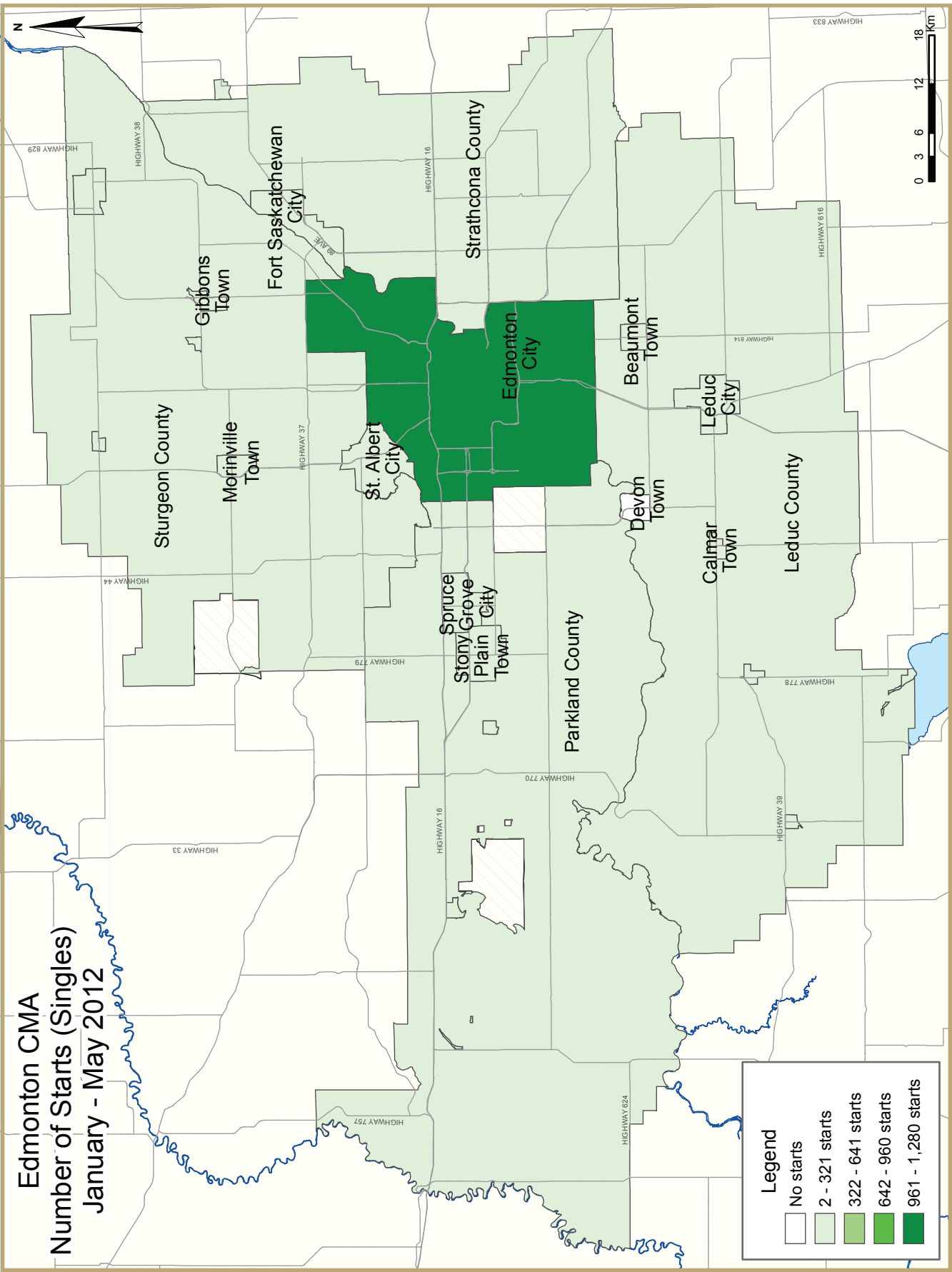
Source: CMHC

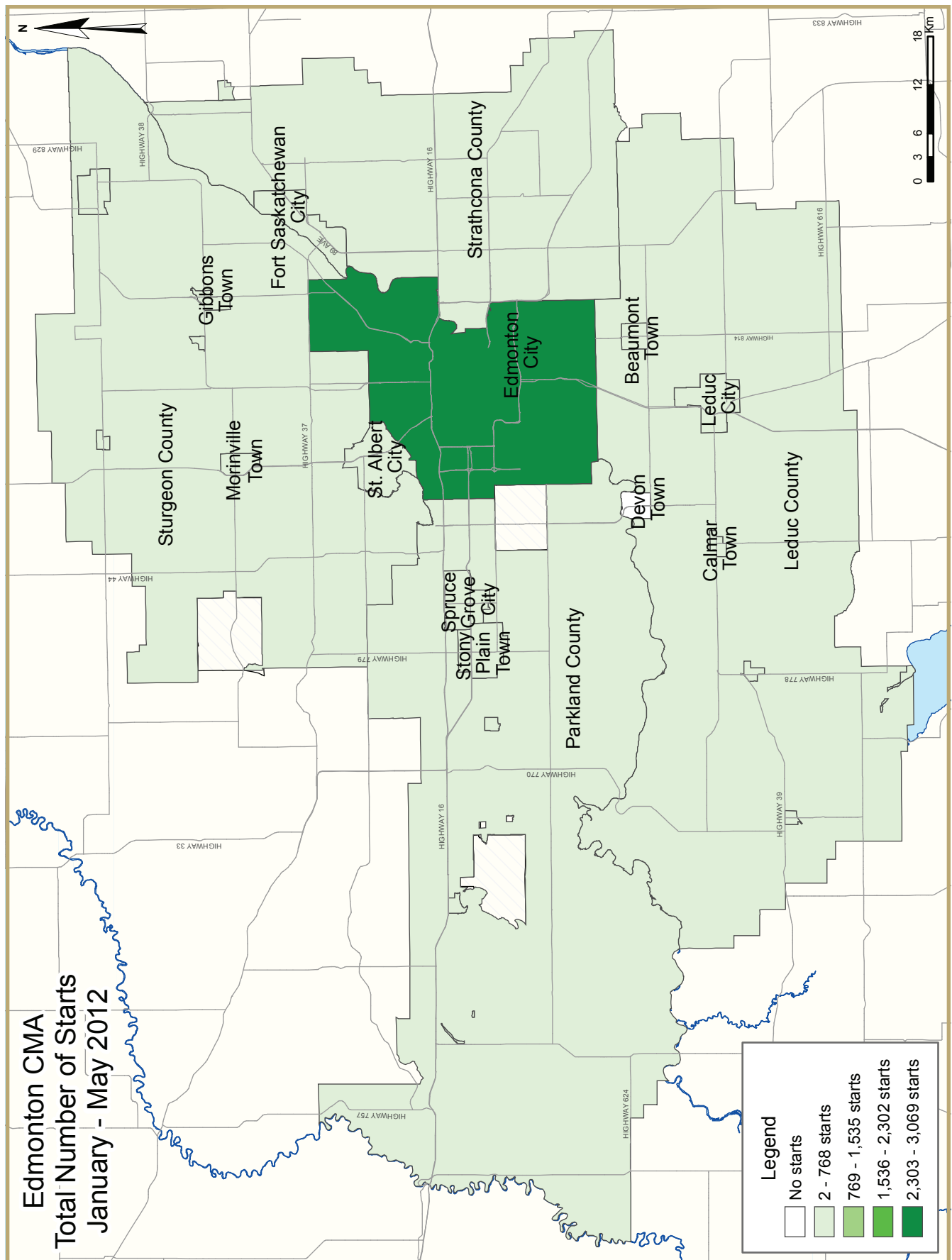












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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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
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- 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
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2012	497	170	12	0	110	268	8	181	1,246
May 2011	536	146	13	10	79	98	0	127	1,009
% Change	-7.3	16.4	-7.7	-100.0	39.2	173.5	n/a	42.5	23.5
Year-to-date 2012	2,070	716	83	3	379	381	12	774	4,418
Year-to-date 2011	1,773	464	43	10	199	479	0	364	3,332
% Change	16.8	54.3	93.0	-70.0	90.5	-20.5	n/a	112.6	32.6
UNDER CONSTRUCTION									
May 2012	3,368	1,004	141	5	920	2,893	33	1,373	9,737
May 2011	3,081	668	80	25	843	2,967	31	696	8,391
% Change	9.3	50.3	76.3	-80.0	9.1	-2.5	6.5	97.3	16.0
COMPLETIONS									
May 2012	477	154	22	2	53	267	0	0	975
May 2011	425	78	4	0	33	0	12	15	567
% Change	12.2	97.4	**	n/a	60.6	n/a	-100.0	-100.0	72.0
Year-to-date 2012	2,074	544	34	9	334	446	8	325	3,774
Year-to-date 2011	2,348	414	53	1	257	466	54	46	3,639
% Change	-11.7	31.4	-35.8	**	30.0	-4.3	-85.2	**	3.7
COMPLETED & NOT ABSORBED									
May 2012	534	124	22	2	202	499	1	29	1,413
May 2011	540	90	14	1	158	694	1	12	1,510
% Change	-1.1	37.8	57.1	100.0	27.8	-28.1	0.0	141.7	-6.4
ABSORBED									
May 2012	493	128	22	2	56	253	0	20	974
May 2011	464	79	2	0	46	66	0	0	657
% Change	6.3	62.0	**	n/a	21.7	**	n/a	n/a	48.2
Year-to-date 2012	2,151	541	30	7	283	501	2	199	3,714
Year-to-date 2011	2,336	408	52	1	260	390	3	30	3,480
% Change	-7.9	32.6	-42.3	**	8.8	28.5	-33.3	**	6.7

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

Table I.1: Housing Activity Summary by Submarket
May 2012

	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									
May 2012	279	126	4	0	100	268	0	112	889
May 2011	337	130	9	9	59	98	0	0	642
Beaumont Town									
May 2012	27	0	0	0	0	0	0	0	27
May 2011	35	0	0	0	0	0	0	0	35
Devon Town									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
May 2012	24	0	0	0	2	0	0	0	26
May 2011	22	2	0	0	0	0	0	0	24
Leduc City									
May 2012	28	2	0	0	0	0	0	0	30
May 2011	11	0	0	0	8	0	0	127	146
Leduc County									
May 2012	2	0	0	0	0	0	0	0	2
May 2011	14	0	0	0	0	0	0	0	14
Morinville Town									
May 2012	6	0	0	0	4	0	0	0	10
May 2011	7	0	0	0	0	0	0	0	7
Parkland County									
May 2012	23	0	0	0	0	0	0	0	23
May 2011	19	0	0	0	0	0	0	0	19
Spruce Grove City									
May 2012	23	18	8	0	0	0	0	0	49
May 2011	16	12	4	1	6	0	0	0	39
St. Albert City									
May 2012	21	12	0	0	0	0	0	0	33
May 2011	19	0	0	0	0	0	0	0	19
Stony Plain Town									
May 2012	12	0	0	0	0	0	0	0	12
May 2011	4	2	0	0	0	0	0	0	6
Strathcona County									
May 2012	33	12	0	0	4	0	0	69	118
May 2011	27	0	0	0	6	0	0	0	33
Sturgeon County									
May 2012	13	0	0	0	0	0	0	0	13
May 2011	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
May 2012	6	0	0	0	0	0	8	0	14
May 2011	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2012	497	170	12	0	110	268	8	181	1,246
May 2011	536	146	13	10	79	98	0	127	1,009

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

Table I.I: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2012	1,947	734	87	5	705	2,562	17	887	6,944
May 2011	1,708	510	51	24	666	2,255	27	288	5,529
Beaumont Town									
May 2012	198	10	3	0	0	0	0	66	277
May 2011	170	14	0	0	0	0	0	0	184
Devon Town									
May 2012	7	0	0	0	5	0	0	0	12
May 2011	7	0	0	0	5	0	0	0	12
Fort Saskatchewan City									
May 2012	149	32	4	0	6	0	0	0	191
May 2011	126	18	0	0	13	0	0	223	380
Leduc City									
May 2012	216	82	0	0	32	0	4	0	334
May 2011	100	22	0	0	12	160	0	151	445
Leduc County									
May 2012	75	2	0	0	0	0	0	0	77
May 2011	94	0	0	0	0	0	0	0	94
Morinville Town									
May 2012	33	0	4	0	23	0	0	0	60
May 2011	61	0	8	0	38	0	0	0	107
Parkland County									
May 2012	107	4	0	0	0	0	0	0	111
May 2011	153	2	0	0	0	0	0	0	155
Spruce Grove City									
May 2012	101	62	43	0	18	99	0	103	426
May 2011	108	68	17	1	6	99	0	0	299
St. Albert City									
May 2012	135	20	0	0	0	0	0	214	369
May 2011	128	2	0	0	0	101	0	0	231
Stony Plain Town									
May 2012	44	16	0	0	36	0	0	0	96
May 2011	55	6	4	0	40	141	0	0	246
Strathcona County									
May 2012	217	40	0	0	95	232	0	103	687
May 2011	232	22	0	0	63	211	0	34	562
Sturgeon County									
May 2012	97	0	0	0	0	0	0	0	97
May 2011	99	0	0	0	0	0	0	0	99
Remainder of the CMA									
May 2012	42	2	0	0	0	0	12	0	56
May 2011	40	4	0	0	0	0	4	0	48
Edmonton CMA									
May 2012	3,368	1,004	141	5	920	2,893	33	1,373	9,737
May 2011	3,081	668	80	25	843	2,967	31	696	8,391

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

Table I.1: Housing Activity Summary by Submarket
May 2012

	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									
May 2012	280	104	22	2	33	267	0	0	708
May 2011	246	44	0	0	12	0	0	15	317
Beaumont Town									
May 2012	15	6	0	0	0	0	0	0	21
May 2011	7	2	0	0	0	0	0	0	9
Devon Town									
May 2012	0	2	0	0	0	0	0	0	2
May 2011	2	0	0	0	5	0	0	0	7
Fort Saskatchewan City									
May 2012	16	14	0	0	0	0	0	0	30
May 2011	17	12	0	0	0	0	0	0	29
Leduc City									
May 2012	5	6	0	0	0	0	0	0	11
May 2011	23	6	0	0	0	0	0	0	29
Leduc County									
May 2012	7	0	0	0	0	0	0	0	7
May 2011	10	0	0	0	0	0	0	0	10
Morinville Town									
May 2012	3	0	0	0	4	0	0	0	7
May 2011	5	0	0	0	16	0	0	0	21
Parkland County									
May 2012	39	0	0	0	0	0	0	0	39
May 2011	19	0	0	0	0	0	0	0	19
Spruce Grove City									
May 2012	25	12	0	0	16	0	0	0	53
May 2011	18	12	4	0	0	0	0	0	34
St. Albert City									
May 2012	17	0	0	0	0	0	0	0	17
May 2011	9	0	0	0	0	0	0	0	9
Stony Plain Town									
May 2012	15	6	0	0	0	0	0	0	21
May 2011	9	0	0	0	0	0	12	0	21
Strathcona County									
May 2012	34	4	0	0	0	0	0	0	38
May 2011	42	2	0	0	0	0	0	0	44
Sturgeon County									
May 2012	15	0	0	0	0	0	0	0	15
May 2011	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
May 2012	6	0	0	0	0	0	0	0	6
May 2011	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2012	477	154	22	2	53	267	0	0	975
May 2011	425	78	4	0	33	0	12	15	567

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

Table I.1: Housing Activity Summary by Submarket
May 2012

	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									
May 2012	251	80	11	0	89	349	1	0	781
May 2011	248	41	5	0	81	523	1	0	899
Beaumont Town									
May 2012	20	2	0	0	3	0	0	0	25
May 2011	22	0	0	0	1	0	0	0	23
Devon Town									
May 2012	1	0	0	0	1	0	0	0	2
May 2011	2	0	0	0	5	0	0	0	7
Fort Saskatchewan City									
May 2012	47	11	0	1	15	38	0	4	116
May 2011	49	19	1	0	18	48	0	0	135
Leduc City									
May 2012	38	8	0	0	5	18	0	3	72
May 2011	33	9	0	0	8	20	0	0	70
Leduc County									
May 2012	2	0	0	0	0	0	0	0	2
May 2011	0	0	0	0	0	0	0	0	0
Morinville Town									
May 2012	15	0	2	0	32	0	0	0	49
May 2011	14	0	1	0	18	0	0	0	33
Parkland County									
May 2012	15	3	0	0	0	0	0	0	18
May 2011	18	0	0	0	0	0	0	0	18
Spruce Grove City									
May 2012	37	11	9	1	31	0	0	22	111
May 2011	26	13	5	0	0	93	0	0	137
St. Albert City									
May 2012	31	0	0	0	0	37	0	0	68
May 2011	30	2	0	0	1	0	0	0	33
Stony Plain Town									
May 2012	23	1	0	0	3	56	0	0	83
May 2011	19	1	0	0	20	0	0	0	40
Strathcona County									
May 2012	51	6	0	0	19	0	0	0	76
May 2011	75	3	2	1	6	1	0	12	100
Sturgeon County									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
May 2012	3	2	0	0	4	1	0	0	10
May 2011	3	2	0	0	0	9	0	0	14
Edmonton CMA									
May 2012	534	124	22	2	202	499	1	29	1,413
May 2011	540	90	14	1	158	694	1	12	1,510

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

Table I.1: Housing Activity Summary by Submarket
May 2012

	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									
May 2012	284	77	20	2	35	249	0	0	667
May 2011	267	48	0	0	28	59	0	0	402
Beaumont Town									
May 2012	17	6	0	0	0	0	0	0	23
May 2011	11	2	0	0	0	0	0	0	13
Devon Town									
May 2012	1	2	0	0	0	0	0	0	3
May 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
May 2012	17	14	0	0	2	1	0	0	34
May 2011	20	5	0	0	1	1	0	0	27
Leduc City									
May 2012	7	5	0	0	4	2	0	18	36
May 2011	25	10	0	0	0	0	0	0	35
Leduc County									
May 2012	9	0	0	0	0	0	0	0	9
May 2011	10	0	0	0	0	0	0	0	10
Morinville Town									
May 2012	8	2	2	0	2	0	0	0	14
May 2011	7	0	0	0	10	0	0	0	17
Parkland County									
May 2012	37	0	0	0	0	0	0	0	37
May 2011	18	0	0	0	0	0	0	0	18
Spruce Grove City									
May 2012	19	11	0	0	10	0	0	2	42
May 2011	16	11	2	0	3	0	0	0	32
St. Albert City									
May 2012	17	0	0	0	0	0	0	0	17
May 2011	16	0	0	0	2	0	0	0	18
Stony Plain Town									
May 2012	14	7	0	0	1	1	0	0	23
May 2011	7	0	0	0	1	0	0	0	8
Strathcona County									
May 2012	39	4	0	0	2	0	0	0	45
May 2011	42	3	0	0	1	1	0	0	47
Sturgeon County									
May 2012	19	0	0	0	0	0	0	0	19
May 2011	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
May 2012	5	0	0	0	0	0	0	0	5
May 2011	8	0	0	0	0	5	0	0	13
Edmonton CMA									
May 2012	493	128	22	2	56	253	0	20	974
May 2011	464	79	2	0	46	66	0	0	657

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

**Table 1.2: History of Housing Starts of Edmonton CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Edmonton City	279	346	132	134	98	64	380	98	889	642	38.5
Beaumont Town	27	35	0	0	0	0	0	0	27	35	-22.9
Calmar Town	1	0	0	0	8	0	0	0	9	0	n/a
Devon Town	0	3	0	0	0	0	0	0	0	3	-100.0
Fort Saskatchewan City	24	22	2	2	0	0	0	0	26	24	8.3
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	28	11	2	0	0	8	0	127	30	146	-79.5
Leduc County	2	14	0	0	0	0	0	0	2	14	-85.7
Morinville Town	6	7	0	0	4	0	0	0	10	7	42.9
Parkland County	23	19	0	0	0	0	0	0	23	19	21.1
Spruce Grove City	23	17	18	18	8	4	0	0	49	39	25.6
St. Albert City	21	19	12	0	0	0	0	0	33	19	73.7
Stony Plain Town	12	4	0	2	0	0	0	0	12	6	100.0
Strathcona County	33	27	12	0	4	6	69	0	118	33	**
Sturgeon County	13	16	0	0	0	0	0	0	13	16	-18.8
Remainder of the CMA	5	5	0	0	0	0	0	0	5	5	0.0
Edmonton CMA	497	546	178	156	122	82	449	225	1,246	1,009	23.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,280	1,151	552	406	315	174	922	561	3,069	2,292	33.9
Beaumont Town	66	87	8	8	3	0	0	0	77	95	-18.9
Calmar Town	5	0	0	0	8	0	0	0	13	0	n/a
Devon Town	0	4	0	0	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	96	63	28	8	4	0	0	0	128	71	80.3
Gibbons Town	2	5	0	0	0	0	0	0	2	5	-60.0
Leduc City	115	59	48	12	12	8	0	207	175	286	-38.8
Leduc County	16	30	0	0	0	0	0	0	16	30	-46.7
Morinville Town	22	36	2	0	4	0	0	0	28	36	-22.2
Parkland County	53	48	2	0	0	0	0	0	55	48	14.6
Spruce Grove City	94	58	52	58	43	4	0	0	189	120	57.5
St. Albert City	79	69	12	0	0	0	118	0	209	69	**
Stony Plain Town	49	36	16	2	0	0	0	0	65	38	71.1
Strathcona County	144	90	50	16	31	10	115	75	340	191	78.0
Sturgeon County	36	34	0	0	0	0	0	0	36	34	5.9
Remainder of the CMA	16	13	0	0	0	0	0	0	16	13	23.1
Edmonton CMA	2,073	1,783	770	510	420	196	1,155	843	4,418	3,332	32.6

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Edmonton City	98	64	0	0	268	98	112	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	6	0	0	0	0	69	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	114	82	8	0	268	98	181	127

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	311	174	4	0	335	324	587	237
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	8	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	43	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	31	10	0	0	46	75	69	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	408	196	12	0	381	479	774	364

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Edmonton City	409	476	368	166	112	0	889	642
Beaumont Town	27	35	0	0	0	0	27	35
Calmar Town	1	0	0	0	8	0	9	0
Devon Town	0	3	0	0	0	0	0	3
Fort Saskatchewan City	24	24	2	0	0	0	26	24
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	30	11	0	8	0	127	30	146
Leduc County	2	14	0	0	0	0	2	14
Morinville Town	6	7	4	0	0	0	10	7
Parkland County	23	19	0	0	0	0	23	19
Spruce Grove City	49	32	0	7	0	0	49	39
St. Albert City	33	19	0	0	0	0	33	19
Stony Plain Town	12	6	0	0	0	0	12	6
Strathcona County	45	27	4	6	69	0	118	33
Sturgeon County	13	16	0	0	0	0	13	16
Remainder of the CMA	5	5	0	0	0	0	5	5
Edmonton CMA	679	695	378	187	189	127	1,246	1,009

Table 2.5: Starts by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	1,842	1,559	636	496	591	237	3,069	2,292
Beaumont Town	77	95	0	0	0	0	77	95
Calmar Town	5	0	0	0	8	0	13	0
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	122	71	6	0	0	0	128	71
Gibbons Town	2	5	0	0	0	0	2	5
Leduc City	163	71	12	88	0	127	175	286
Leduc County	16	30	0	0	0	0	16	30
Morinville Town	24	36	4	0	0	0	28	36
Parkland County	55	48	0	0	0	0	55	48
Spruce Grove City	177	113	12	7	0	0	189	120
St. Albert City	91	69	0	0	118	0	209	69
Stony Plain Town	65	38	0	0	0	0	65	38
Strathcona County	178	94	93	97	69	0	340	191
Sturgeon County	36	34	0	0	0	0	36	34
Remainder of the CMA	16	13	0	0	0	0	16	13
Edmonton CMA	2,869	2,280	763	688	786	364	4,418	3,332

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Edmonton City	282	246	114	50	45	6	267	15	708	317	123.3
Beaumont Town	15	7	6	2	0	0	0	0	21	9	133.3
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	0	2	2	0	0	5	0	0	2	7	-71.4
Fort Saskatchewan City	16	17	14	12	0	0	0	0	30	29	3.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	5	23	6	6	0	0	0	0	11	29	-62.1
Leduc County	7	10	0	0	0	0	0	0	7	10	-30.0
Morinville Town	3	5	0	0	4	16	0	0	7	21	-66.7
Parkland County	39	19	0	0	0	0	0	0	39	19	105.3
Spruce Grove City	25	18	28	12	0	4	0	0	53	34	55.9
St. Albert City	17	9	0	0	0	0	0	0	17	9	88.9
Stony Plain Town	15	9	6	0	0	12	0	0	21	21	0.0
Strathcona County	34	42	4	2	0	0	0	0	38	44	-13.6
Sturgeon County	15	12	0	0	0	0	0	0	15	12	25.0
Remainder of the CMA	5	5	0	0	0	0	0	0	5	5	0.0
Edmonton CMA	479	425	180	84	49	43	267	15	975	567	72.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,344	1,345	450	306	192	210	573	481	2,559	2,342	9.3
Beaumont Town	47	120	12	26	16	0	0	0	75	146	-48.6
Calmar Town	2	4	0	0	0	0	0	0	2	4	-50.0
Devon Town	4	4	2	2	0	5	0	28	6	39	-84.6
Fort Saskatchewan City	78	89	42	30	0	11	71	0	191	130	46.9
Gibbons Town	7	6	0	0	0	0	0	0	7	6	16.7
Leduc City	39	171	26	28	4	6	127	0	196	205	-4.4
Leduc County	33	34	0	0	0	0	0	0	33	34	-2.9
Morinville Town	30	29	4	0	32	19	0	3	66	51	29.4
Parkland County	86	79	2	0	0	0	0	0	88	79	11.4
Spruce Grove City	73	95	70	42	8	8	0	0	151	145	4.1
St. Albert City	76	54	0	2	0	0	0	0	76	56	35.7
Stony Plain Town	44	29	10	4	0	24	0	0	54	57	-5.3
Strathcona County	140	165	28	28	18	27	0	0	186	220	-15.5
Sturgeon County	61	92	0	0	0	0	0	0	61	92	-33.7
Remainder of the CMA	19	33	0	0	4	0	0	0	23	33	-30.3
Edmonton CMA	2,083	2,349	646	468	274	310	771	512	3,774	3,639	3.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Edmonton City	45	6	0	0	267	0	0	15
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	0	0	0	0	0	0	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	4	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	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	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	49	31	0	12	267	0	0	15

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	188	171	4	39	446	466	127	15
Beaumont Town	16	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	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	32	16	0	3	0	0	0	3
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	0	0	0	0	0	0	0
Stony Plain Town	0	12	0	12	0	0	0	0
Strathcona County	18	27	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	270	256	4	54	446	466	325	46

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Edmonton City	406	290	302	12	0	15	708	317
Beaumont Town	21	9	0	0	0	0	21	9
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	2	2	0	5	0	0	2	7
Fort Saskatchewan City	30	29	0	0	0	0	30	29
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	29	0	0	0	0	11	29
Leduc County	7	10	0	0	0	0	7	10
Morinville Town	3	5	4	16	0	0	7	21
Parkland County	39	19	0	0	0	0	39	19
Spruce Grove City	37	34	16	0	0	0	53	34
St. Albert City	17	9	0	0	0	0	17	9
Stony Plain Town	21	9	0	0	0	12	21	21
Strathcona County	38	44	0	0	0	0	38	44
Sturgeon County	15	12	0	0	0	0	15	12
Remainder of the CMA	5	5	0	0	0	0	5	5
Edmonton CMA	653	507	322	33	0	27	975	567

Table 3.5: Completions by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	1,763	1,651	663	637	133	54	2,559	2,342
Beaumont Town	59	132	16	14	0	0	75	146
Calmar Town	2	4	0	0	0	0	2	4
Devon Town	6	6	0	5	0	28	6	39
Fort Saskatchewan City	117	130	3	0	71	0	191	130
Gibbons Town	7	6	0	0	0	0	7	6
Leduc City	65	197	4	8	127	0	196	205
Leduc County	33	34	0	0	0	0	33	34
Morinville Town	36	29	28	16	2	6	66	51
Parkland County	88	79	0	0	0	0	88	79
Spruce Grove City	106	141	45	4	0	0	151	145
St. Albert City	76	56	0	0	0	0	76	56
Stony Plain Town	54	33	0	12	0	12	54	57
Strathcona County	160	192	26	28	0	0	186	220
Sturgeon County	61	92	0	0	0	0	61	92
Remainder of the CMA	19	33	4	0	0	0	23	33
Edmonton CMA	2,652	2,815	789	724	333	100	3,774	3,639

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

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													
May 2012	38	13.6	100	35.8	78	28.0	36	12.9	27	9.7	279	450,600	490,029
May 2011	29	11.1	81	31.0	53	20.3	36	13.8	62	23.8	261	489,900	583,649
Year-to-date 2012	168	12.6	519	38.8	343	25.6	124	9.3	184	13.8	1,338	446,000	501,663
Year-to-date 2011	165	12.9	413	32.3	325	25.4	169	13.2	208	16.3	1,280	462,450	539,999
Beaumont Town													
May 2012	0	0.0	11	64.7	3	17.6	3	17.6	0	0.0	17	429,000	462,846
May 2011	3	27.3	3	27.3	4	36.4	1	9.1	0	0.0	11	421,000	428,445
Year-to-date 2012	0	0.0	31	51.7	17	28.3	10	16.7	2	3.3	60	444,300	476,730
Year-to-date 2011	27	24.5	53	48.2	20	18.2	5	4.5	5	4.5	110	400,769	414,091
Calmar Town													
May 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Fort Saskatchewan City													
May 2012	1	6.3	13	81.3	2	12.5	0	0.0	0	0.0	16	401,950	414,094
May 2011	0	0.0	13	72.2	3	16.7	2	11.1	0	0.0	18	432,300	445,372
Year-to-date 2012	6	7.4	59	72.8	11	13.6	4	4.9	1	1.2	81	405,000	423,784
Year-to-date 2011	2	2.4	53	62.4	16	18.8	9	10.6	5	5.9	85	417,600	457,516
Gibbons Town													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Leduc City													
May 2012	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	--	--
May 2011	9	36.0	10	40.0	4	16.0	2	8.0	0	0.0	25	398,900	396,009
Year-to-date 2012	10	22.2	15	33.3	11	24.4	6	13.3	3	6.7	45	434,000	461,819
Year-to-date 2011	68	39.8	73	42.7	23	13.5	5	2.9	2	1.2	171	374,900	381,899
Leduc County													
May 2012	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	--	--
May 2011	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	508,125	506,715
Year-to-date 2012	5	15.6	12	37.5	7	21.9	2	6.3	6	18.8	32	436,750	472,154
Year-to-date 2011	7	19.4	9	25.0	9	25.0	7	19.4	4	11.1	36	487,375	487,618
Morinville Town													
May 2012	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	--	--
May 2011	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	6	18.8	20	62.5	6	18.8	0	0.0	0	0.0	32	404,450	405,488
Year-to-date 2011	10	35.7	16	57.1	2	7.1	0	0.0	0	0.0	28	371,550	379,150

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

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													
May 2012	2	11.8	1	5.9	2	11.8	5	29.4	7	41.2	17	604,000	599,761
May 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	5	13.2	2	5.3	4	10.5	5	13.2	22	57.9	38	694,500	682,536
Year-to-date 2011	2	6.7	3	10.0	3	10.0	4	13.3	18	60.0	30	722,500	706,722
Spruce Grove City													
May 2012	2	11.1	5	27.8	3	16.7	6	33.3	2	11.1	18	514,626	521,847
May 2011	1	6.3	9	56.3	4	25.0	2	12.5	0	0.0	16	427,500	453,841
Year-to-date 2012	8	11.0	29	39.7	20	27.4	13	17.8	3	4.1	73	449,305	471,100
Year-to-date 2011	10	11.2	54	60.7	17	19.1	6	6.7	2	2.2	89	419,670	429,431
St. Albert City													
May 2012	0	0.0	5	31.3	6	37.5	4	25.0	1	6.3	16	491,000	510,163
May 2011	0	0.0	5	38.5	4	30.8	3	23.1	1	7.7	13	519,900	538,869
Year-to-date 2012	0	0.0	13	17.1	32	42.1	17	22.4	14	18.4	76	530,650	558,849
Year-to-date 2011	0	0.0	18	30.5	17	28.8	12	20.3	12	20.3	59	520,500	568,922
Stony Plain Town													
May 2012	0	0.0	7	50.0	4	28.6	1	7.1	2	14.3	14	441,297	516,626
May 2011	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2012	5	12.8	21	53.8	9	23.1	1	2.6	3	7.7	39	411,083	447,887
Year-to-date 2011	9	30.0	15	50.0	5	16.7	0	0.0	1	3.3	30	389,950	376,246
Strathcona County													
May 2012	0	0.0	7	19.4	15	41.7	10	27.8	4	11.1	36	517,500	537,083
May 2011	0	0.0	18	43.9	12	29.3	4	9.8	7	17.1	41	460,000	567,561
Year-to-date 2012	2	1.4	27	18.5	48	32.9	32	21.9	37	25.3	146	538,000	615,743
Year-to-date 2011	0	0.0	50	31.3	54	33.8	27	16.9	29	18.1	160	494,500	565,019
Sturgeon County													
May 2012	0	0.0	2	10.5	3	15.8	4	21.1	10	52.6	19	650,000	638,368
May 2011	2	14.3	0	0.0	0	0.0	1	7.1	11	78.6	14	815,000	738,143
Year-to-date 2012	12	19.4	7	11.3	10	16.1	13	21.0	20	32.3	62	575,000	570,226
Year-to-date 2011	21	23.1	11	12.1	13	14.3	12	13.2	34	37.4	91	550,000	568,165
Remainder of the CMA													
May 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
May 2011	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	6	60.0	1	10.0	0	0.0	1	10.0	2	20.0	10	342,750	442,550
Year-to-date 2011	10	41.7	8	33.3	3	12.5	1	4.2	2	8.3	24	408,950	414,967
Edmonton CMA													
May 2012	47	10.2	161	35.0	125	27.2	71	15.4	56	12.2	460	460,946	501,465
May 2011	53	12.2	153	35.1	89	20.4	56	12.8	85	19.5	436	460,000	550,370
Year-to-date 2012	238	11.6	763	37.3	520	25.4	229	11.2	297	14.5	2,047	453,000	507,468
Year-to-date 2011	338	15.3	780	35.4	509	23.1	257	11.7	322	14.6	2,206	448,966	512,325

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2012**

Submarket	May 2012	May 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	490,029	583,649	-16.0	501,663	539,999	-7.1
Beaumont Town	462,846	428,445	8.0	476,730	414,091	15.1
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	414,094	445,372	-7.0	423,784	457,516	-7.4
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	--	396,009	n/a	461,819	381,899	20.9
Leduc County	--	506,715	n/a	472,154	487,618	-3.2
Morinville Town	--	--	n/a	405,488	379,150	6.9
Parkland County	599,761	--	n/a	682,536	706,722	-3.4
Spruce Grove City	521,847	453,841	15.0	471,100	429,431	9.7
St. Albert City	510,163	538,869	-5.3	558,849	568,922	-1.8
Stony Plain Town	516,626	--	n/a	447,887	376,246	19.0
Strathcona County	537,083	567,561	-5.4	615,743	565,019	9.0
Sturgeon County	638,368	738,143	-13.5	570,226	568,165	0.4
Remainder of the CMA	--	--	n/a	442,550	414,967	6.6
Edmonton CMA	501,465	550,370	-8.9	507,468	512,325	-0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2012

		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
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,492	3,764	2,738	54.5	347,078	4.7	333,962
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	YTD 2011	7,149	-5.2		14,673			324,652	-2.7	
	YTD 2012	7,813	9.3		15,327			336,033	3.5	

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
May 2012

		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						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34		127.0	683	4.9	73.1	953
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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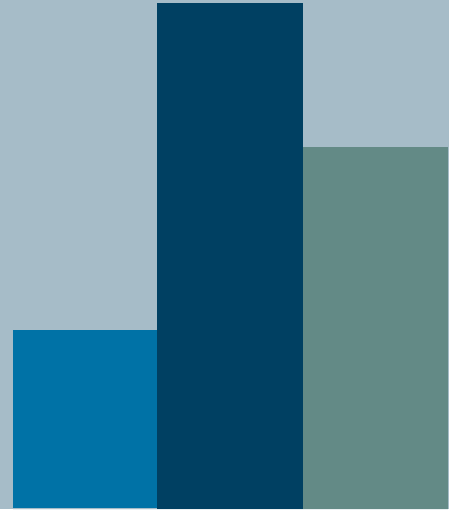
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