

HOUSING NOW

Edmonton CMA



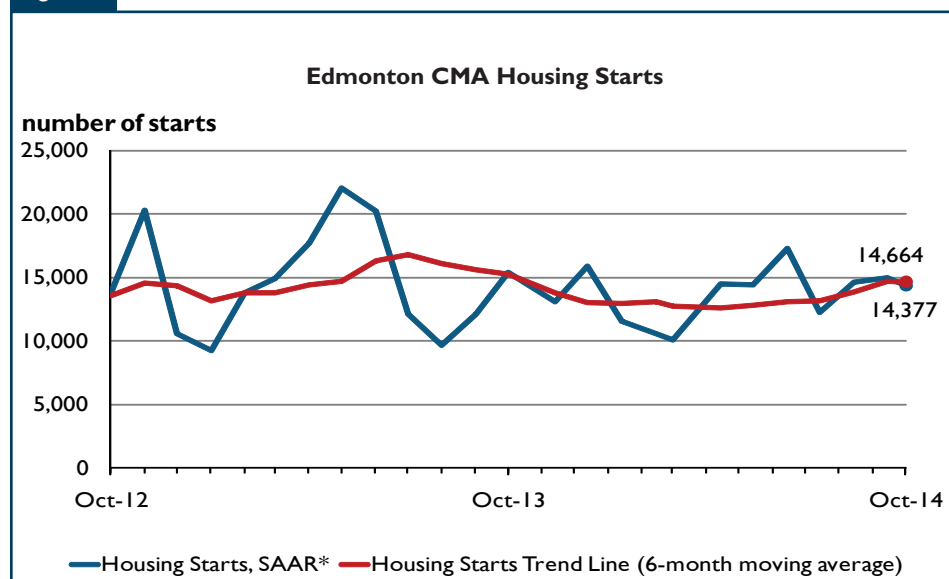
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2014

Highlights

- Actual housing starts decline in October
- Single-detached housing starts post double-digit per cent gain
- Multi-family starts move lower

Figure 1

* SAAR¹: Seasonally Adjusted Annual Rate

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

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Housing Market Overview

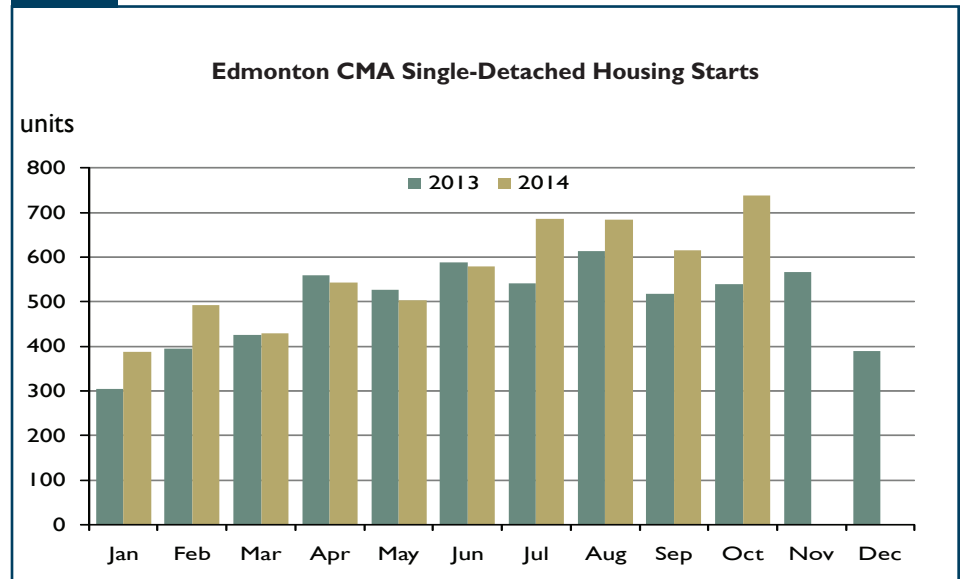
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 14,664 units in October compared to 14,682 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined to 1,247 units in October from 1,317 in the same month of the previous year. A gain in the single-detached segment was more than offset by lower multi-family housing starts. After the first ten months of 2014, total housing starts were down nine per cent from the same period of 2013.

For the fourth consecutive month, single-detached housing starts posted a double-digit year-over-year increase in October. Foundations were poured on 739 single-detached homes, up from 540 in the corresponding month of 2013. Within the City of Edmonton, 496 single-detached starts were recorded, 43 per cent higher than the 346 starts in October 2013. On a year-to-date basis, single-detached housing starts in the Edmonton CMA were up 13 per cent from the same period of 2013. Strong growth in this segment has been supported by employment growth, rising incomes, and relatively low inventory of both new single-detached homes and in the competing resale market.

There were 504 complete and unabsorbed single-detached homes in inventory in October, 16 per cent lower than in the same month of 2013. This was a result of a decline in

Figure 2



Source: CMHC

both show homes and spec homes. Builders put the finishing touches on 486 single-detached homes in October, of which 377 were absorbed at completion. Another 131 units were absorbed from inventory in October, bringing total absorptions to 508, four per cent higher than in the same month of 2013.

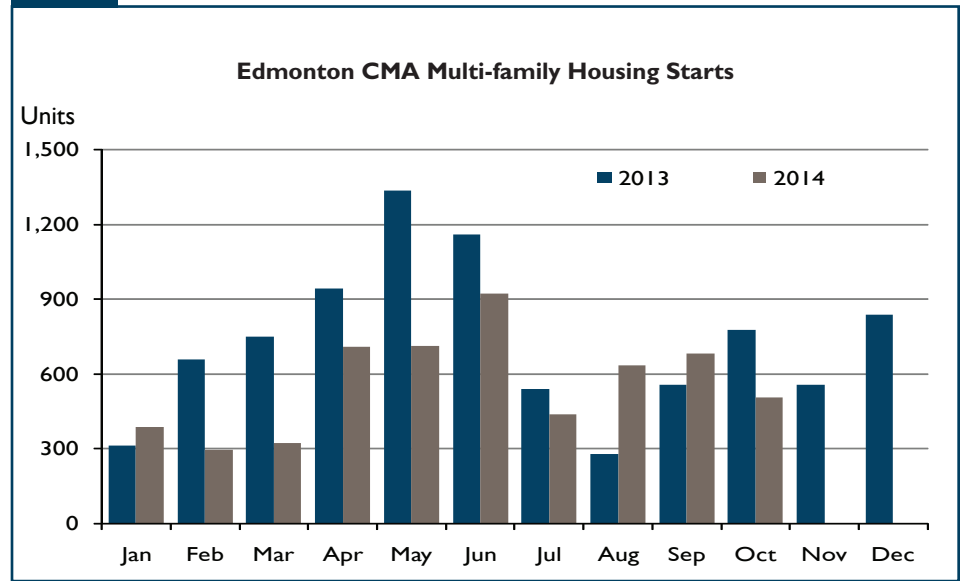
After posting two consecutive months of year-over-year declines, the average absorbed price for a single-detached home increased 12.9 per cent year-over-year in October. The average absorbed price was \$615,415, up from \$544,862 in the corresponding month of 2013. The increase can be partly attributable to a higher number of luxury homes being absorbed. There were 34 homes priced above one million dollars absorbed in October 2014, accounting for seven per cent of all single-detached absorptions. A year prior, homes in this price bracket accounted for four per cent

of all absorptions. On a year-to-date basis, the average absorbed price was \$558,348, a five per cent increase over the same period in 2013.

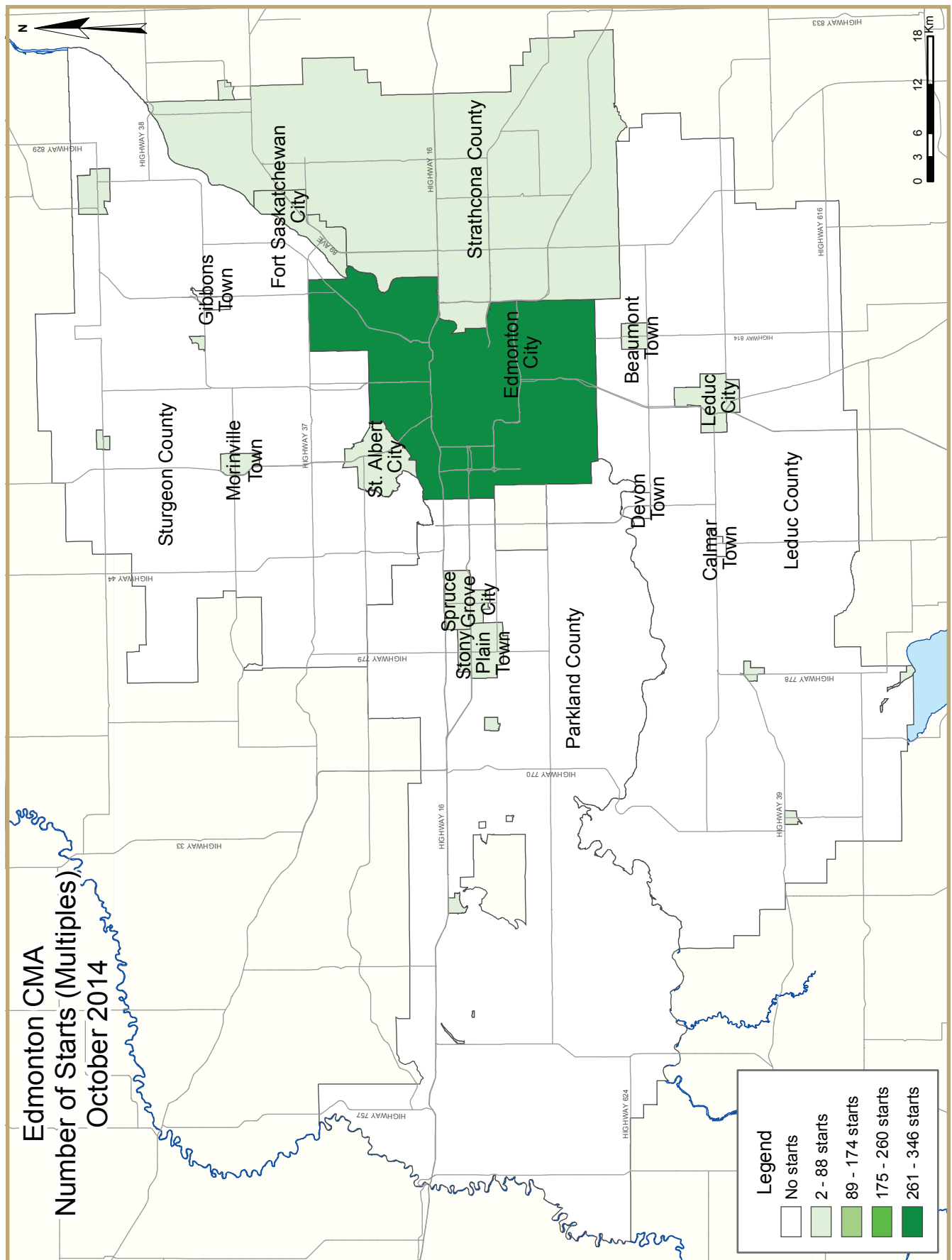
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 508 units in October 2014, down from 777 one year prior. The decline was most pronounced for apartment starts, although row starts were also down on a year-over-year basis. In contrast, semi-detached starts, at 262 units in October, were up 46 per cent from the same month of 2013. On a year-to-date basis, multi-family starts were down 24 per cent year-over-year through October. The decline in the multi-family segment in 2014 follows a near-record number of multi-family housing starts and is a result of builders ensuring that future inventory remains manageable.

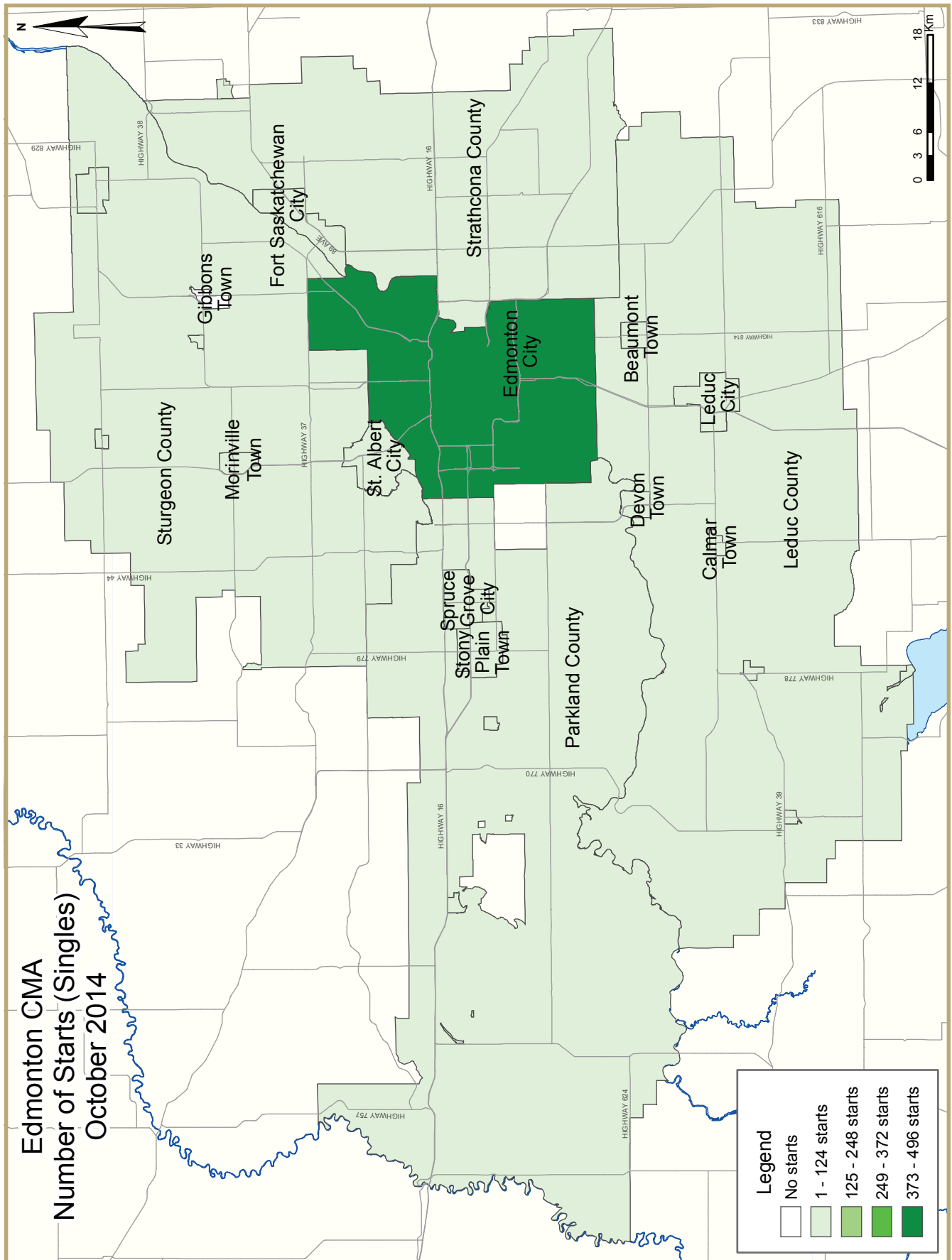
There were 421 multi-family units of ownership tenure in inventory in October, down 33 per cent from the same month of 2013. However, there were 10,220 multi-family units under construction in October, up one per cent from the same month of 2013 and well-above the preceding five-year average of 6,912. As these units move into completion, they will put upward pressure on inventory. Completions of multi-family units reached 5,447 in October, up six per cent from the same month of 2013.

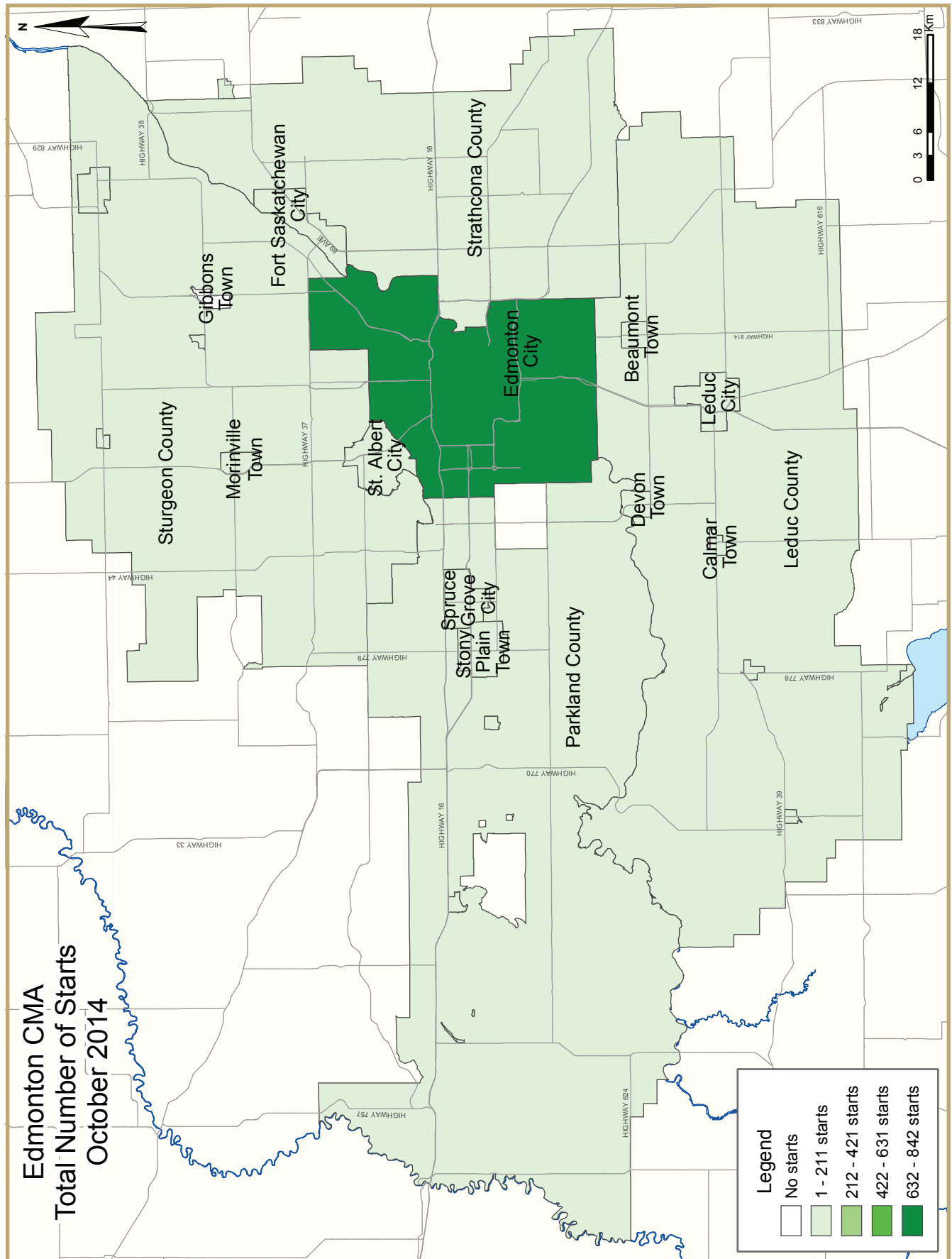
Figure 3

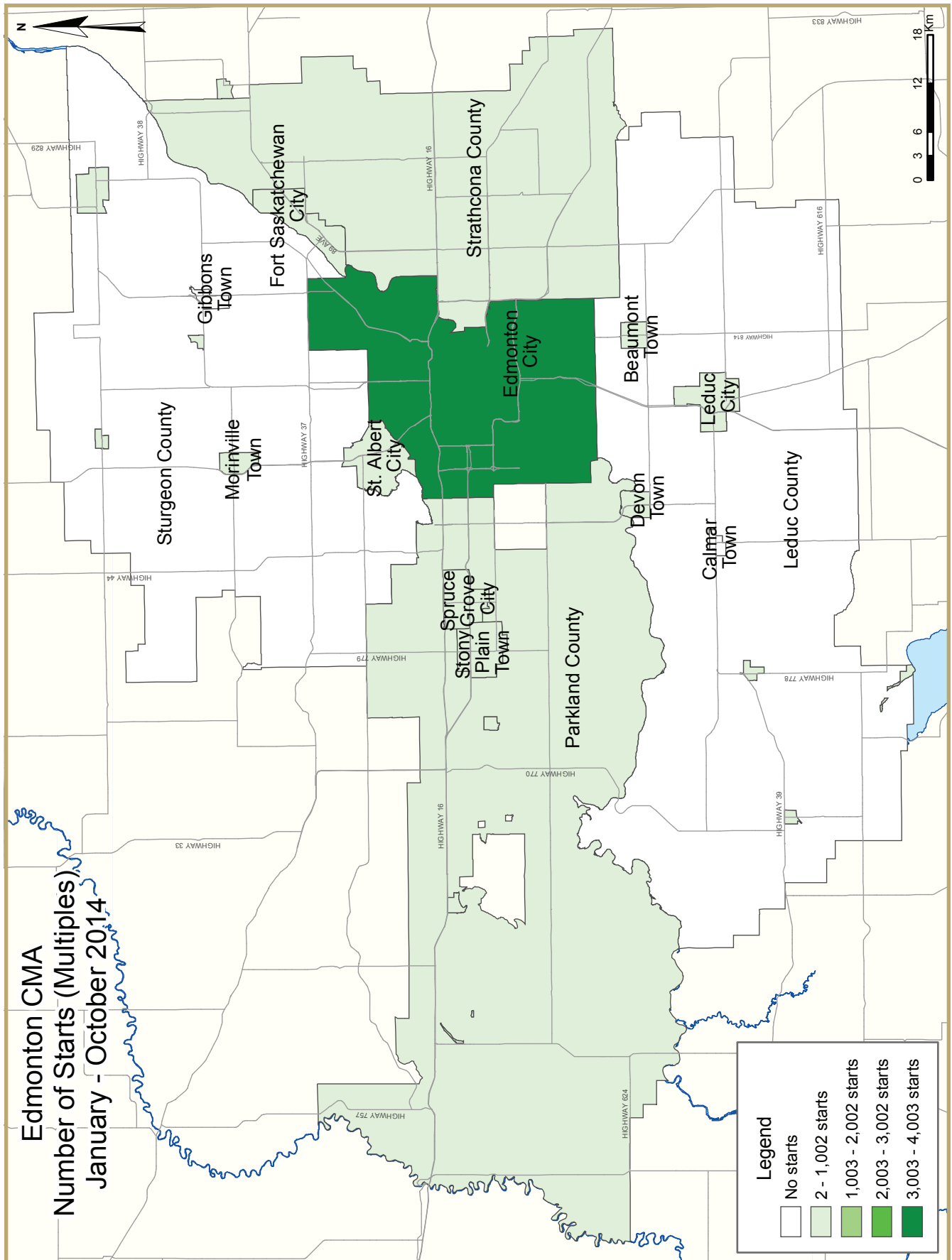


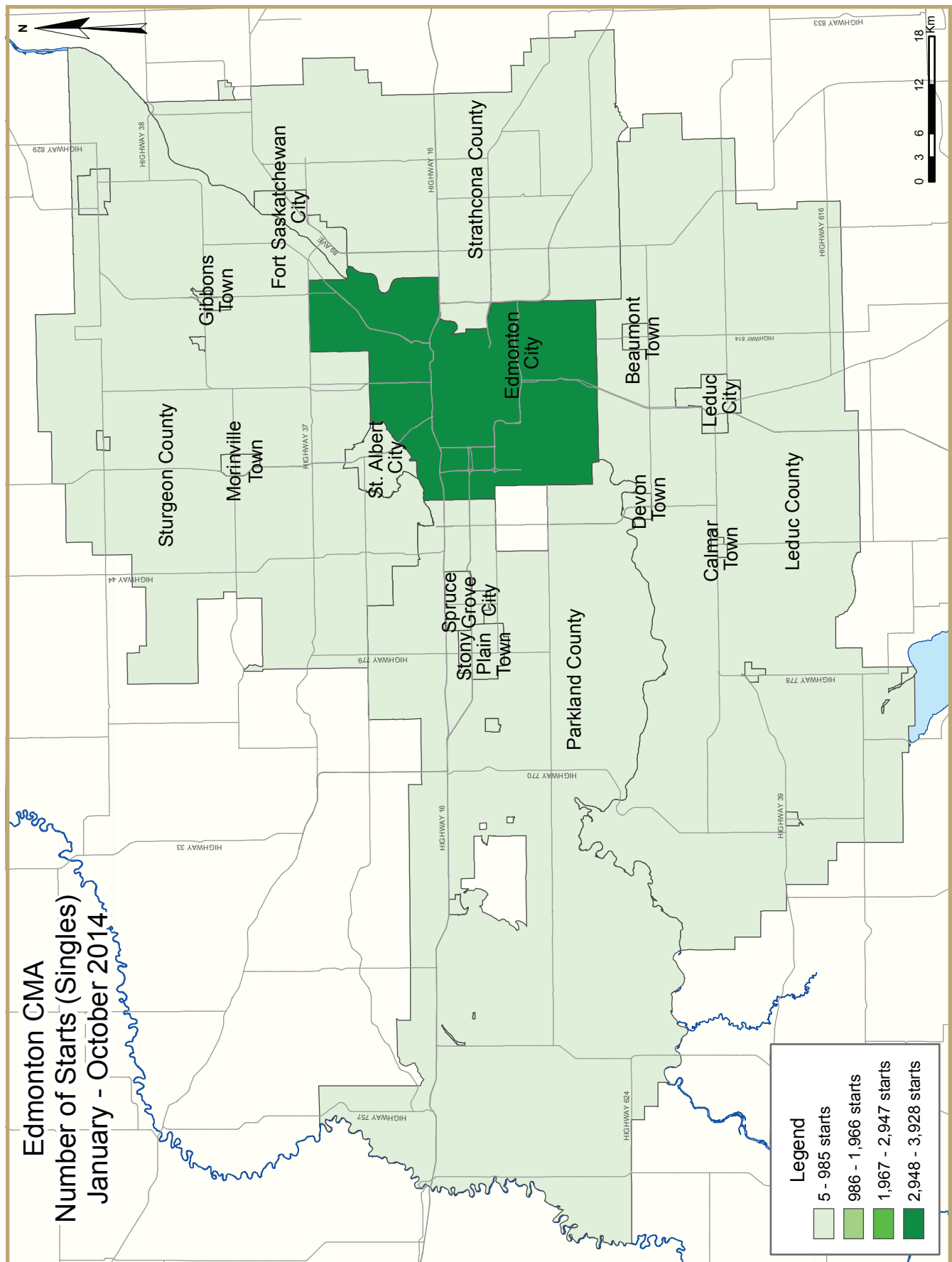
Source: CMHC

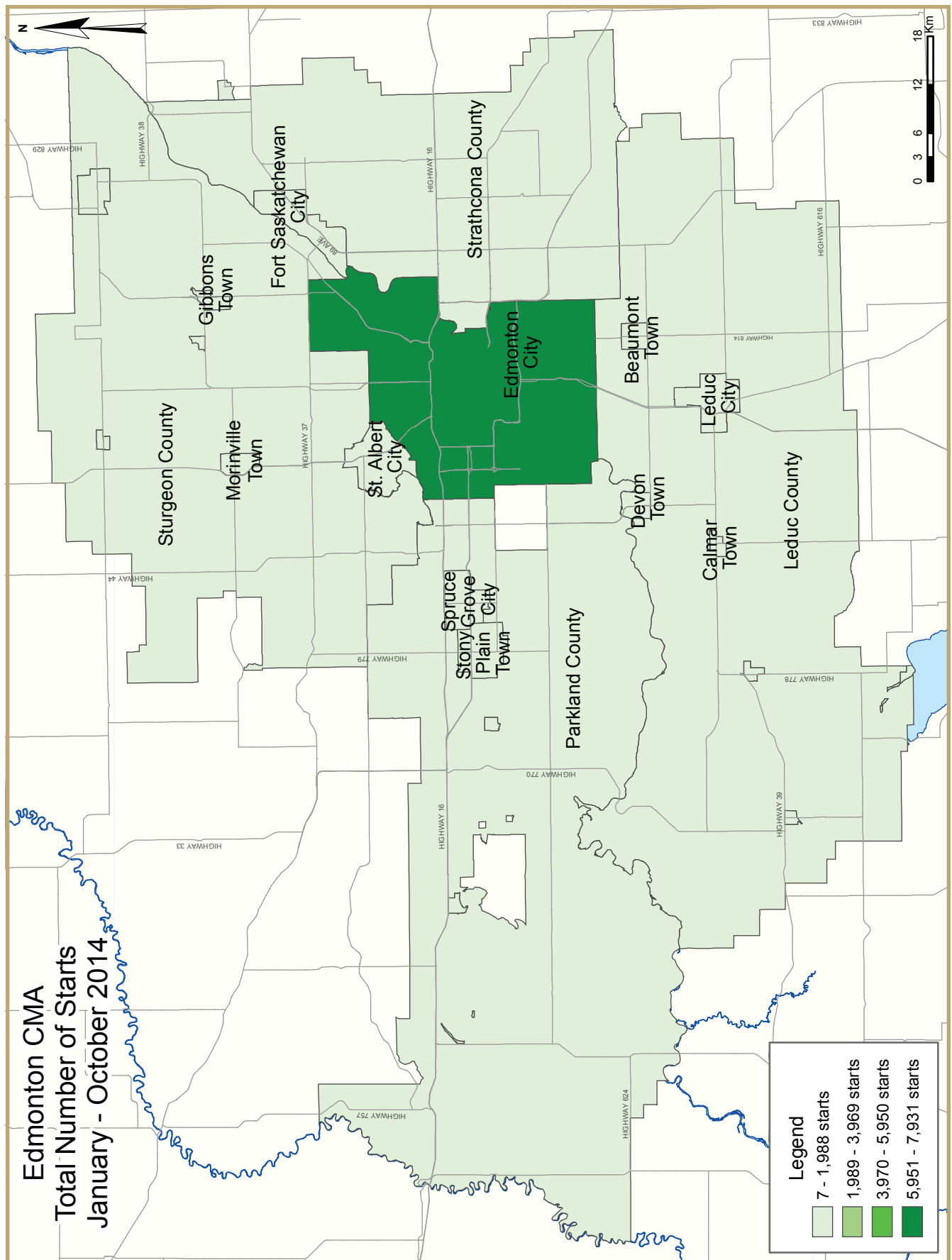












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.3 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 Starts (SAAR and Trend) October 2014 | | |
|--|----------------|--------------|
| Edmonton CMA ¹ | September 2014 | October 2014 |
| Trend ² | 14,682 | 14,664 |
| SAAR | 14,980 | 14,377 |
| | October 2013 | October 2014 |
| Actual | | |
| October - Single-Detached | 540 | 739 |
| October - Multiples | 777 | 508 |
| October - Total | 1,317 | 1,247 |
| January to October - Single-Detached | 5,014 | 5,663 |
| January to October - Multiples | 7,323 | 5,622 |
| January to October - Total | 12,337 | 11,285 |
| | | |

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table I.1: Housing Activity Summary of Edmonton CMA
October 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| October 2014 | 739 | 250 | 20 | 0 | 76 | 74 | 0 | 88 | 1,247 |
| October 2013 | 540 | 170 | 52 | 0 | 58 | 196 | 0 | 301 | 1,317 |
| % Change | 36.9 | 47.1 | -61.5 | n/a | 31.0 | -62.2 | n/a | -70.8 | -5.3 |
| Year-to-date 2014 | 5,660 | 2,142 | 376 | 2 | 695 | 1,339 | 9 | 1,062 | 11,285 |
| Year-to-date 2013 | 5,012 | 1,660 | 400 | 2 | 845 | 2,747 | 83 | 1,588 | 12,337 |
| % Change | 12.9 | 29.0 | -6.0 | 0.0 | -17.8 | -51.3 | -89.2 | -33.1 | -8.5 |
| UNDER CONSTRUCTION | | | | | | | | | |
| October 2014 | 4,670 | 1,818 | 426 | 7 | 1,040 | 4,251 | 21 | 2,665 | 14,898 |
| October 2013 | 4,080 | 1,361 | 360 | 4 | 998 | 5,044 | 84 | 2,314 | 14,245 |
| % Change | 14.5 | 33.6 | 18.3 | 75.0 | 4.2 | -15.7 | -75.0 | 15.2 | 4.6 |
| COMPLETIONS | | | | | | | | | |
| October 2014 | 486 | 164 | 30 | 0 | 39 | 0 | 0 | 196 | 915 |
| October 2013 | 542 | 154 | 11 | 0 | 56 | 74 | 25 | 0 | 862 |
| % Change | -10.3 | 6.5 | 172.7 | n/a | -30.4 | -100.0 | -100.0 | n/a | 6.1 |
| Year-to-date 2014 | 4,940 | 1,652 | 298 | 1 | 613 | 836 | 12 | 2,036 | 10,388 |
| Year-to-date 2013 | 4,662 | 1,636 | 170 | 4 | 851 | 987 | 58 | 1,459 | 9,827 |
| % Change | 6.0 | 1.0 | 75.3 | -75.0 | -28.0 | -15.3 | -79.3 | 39.5 | 5.7 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| October 2014 | 503 | 154 | 23 | 1 | 78 | 166 | n/a | n/a | 925 |
| October 2013 | 603 | 198 | 16 | 0 | 152 | 258 | n/a | n/a | 1,227 |
| % Change | -16.6 | -22.2 | 43.8 | n/a | -48.7 | -35.7 | n/a | n/a | -24.6 |
| ABSORBED | | | | | | | | | |
| October 2014 | 508 | 178 | 29 | 0 | 44 | 31 | n/a | n/a | 790 |
| October 2013 | 487 | 154 | 10 | 0 | 33 | 71 | n/a | n/a | 755 |
| % Change | 4.3 | 15.6 | 190.0 | n/a | 33.3 | -56.3 | n/a | n/a | 4.6 |
| Year-to-date 2014 | 5,055 | 1,705 | 310 | 1 | 693 | 936 | n/a | n/a | 8,700 |
| Year-to-date 2013 | 4,669 | 1,586 | 178 | 4 | 863 | 1,204 | n/a | n/a | 8,504 |
| % Change | 8.3 | 7.5 | 74.2 | -75.0 | -19.7 | -22.3 | n/a | n/a | 2.3 |

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

| | 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 | | | | | | | | | |
| October 2014 | 496 | 140 | 13 | 0 | 31 | 74 | 0 | 88 | 842 |
| October 2013 | 346 | 126 | 26 | 0 | 31 | 196 | 0 | 301 | 1,026 |
| Beaumont Town | | | | | | | | | |
| October 2014 | 12 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 28 |
| October 2013 | 23 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 35 |
| Devon Town | | | | | | | | | |
| October 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| October 2014 | 19 | 18 | 0 | 0 | 17 | 0 | 0 | 0 | 54 |
| October 2013 | 16 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| Leduc City | | | | | | | | | |
| October 2014 | 33 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 59 |
| October 2013 | 25 | 4 | 18 | 0 | 0 | 0 | 0 | 0 | 47 |
| Leduc County | | | | | | | | | |
| October 2014 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Morinville Town | | | | | | | | | |
| October 2014 | 7 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 11 |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Parkland County | | | | | | | | | |
| October 2014 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| October 2013 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Spruce Grove City | | | | | | | | | |
| October 2014 | 41 | 40 | 3 | 0 | 0 | 0 | 0 | 0 | 84 |
| October 2013 | 25 | 10 | 4 | 0 | 12 | 0 | 0 | 0 | 51 |
| St. Albert City | | | | | | | | | |
| October 2014 | 19 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| October 2013 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Stony Plain Town | | | | | | | | | |
| October 2014 | 20 | 6 | 0 | 0 | 16 | 0 | 0 | 0 | 42 |
| October 2013 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Strathcona County | | | | | | | | | |
| October 2014 | 34 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 44 |
| October 2013 | 30 | 12 | 0 | 0 | 15 | 0 | 0 | 0 | 57 |
| Sturgeon County | | | | | | | | | |
| October 2014 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| October 2013 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Remainder of the CMA | | | | | | | | | |
| October 2014 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Edmonton CMA | | | | | | | | | |
| October 2014 | 739 | 250 | 20 | 0 | 76 | 74 | 0 | 88 | 1,247 |
| October 2013 | 540 | 170 | 52 | 0 | 58 | 196 | 0 | 301 | 1,317 |

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

| | 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 | | | | | | | | | |
| October 2014 | 3,084 | 1,292 | 318 | 7 | 789 | 3,840 | 5 | 1,949 | 11,284 |
| October 2013 | 2,592 | 1,057 | 188 | 4 | 830 | 4,658 | 40 | 1,602 | 10,971 |
| Beaumont Town | | | | | | | | | |
| October 2014 | 121 | 30 | 4 | 0 | 0 | 0 | 0 | 0 | 155 |
| October 2013 | 131 | 32 | 51 | 0 | 0 | 0 | 0 | 104 | 318 |
| Devon Town | | | | | | | | | |
| October 2014 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| October 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Fort Saskatchewan City | | | | | | | | | |
| October 2014 | 158 | 78 | 4 | 0 | 39 | 0 | 0 | 0 | 279 |
| October 2013 | 156 | 38 | 0 | 0 | 4 | 0 | 40 | 0 | 238 |
| Leduc City | | | | | | | | | |
| October 2014 | 245 | 136 | 40 | 0 | 33 | 160 | 12 | 0 | 626 |
| October 2013 | 237 | 64 | 58 | 0 | 22 | 160 | 0 | 0 | 541 |
| Leduc County | | | | | | | | | |
| October 2014 | 123 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123 |
| October 2013 | 111 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 111 |
| Morinville Town | | | | | | | | | |
| October 2014 | 42 | 2 | 3 | 0 | 4 | 0 | 0 | 73 | 124 |
| October 2013 | 27 | 0 | 11 | 0 | 7 | 0 | 0 | 37 | 82 |
| Parkland County | | | | | | | | | |
| October 2014 | 122 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 126 |
| October 2013 | 149 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 151 |
| Spruce Grove City | | | | | | | | | |
| October 2014 | 231 | 154 | 51 | 0 | 31 | 0 | 0 | 247 | 714 |
| October 2013 | 169 | 104 | 52 | 0 | 27 | 92 | 0 | 143 | 587 |
| St. Albert City | | | | | | | | | |
| October 2014 | 136 | 14 | 0 | 0 | 62 | 193 | 0 | 188 | 593 |
| October 2013 | 101 | 4 | 0 | 0 | 16 | 72 | 0 | 428 | 621 |
| Stony Plain Town | | | | | | | | | |
| October 2014 | 74 | 58 | 6 | 0 | 23 | 0 | 0 | 0 | 161 |
| October 2013 | 41 | 18 | 0 | 0 | 19 | 4 | 0 | 0 | 82 |
| Strathcona County | | | | | | | | | |
| October 2014 | 193 | 46 | 0 | 0 | 59 | 58 | 0 | 208 | 564 |
| October 2013 | 225 | 42 | 0 | 0 | 73 | 58 | 0 | 0 | 398 |
| Sturgeon County | | | | | | | | | |
| October 2014 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 83 |
| October 2013 | 86 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 |
| Remainder of the CMA | | | | | | | | | |
| October 2014 | 53 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 59 |
| October 2013 | 51 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 55 |
| Edmonton CMA | | | | | | | | | |
| October 2014 | 4,670 | 1,818 | 426 | 7 | 1,040 | 4,251 | 21 | 2,665 | 14,898 |
| October 2013 | 4,080 | 1,361 | 360 | 4 | 998 | 5,044 | 84 | 2,314 | 14,245 |

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| October 2014 | 388 | 138 | 23 | 0 | 18 | 0 | 0 | 125 | 692 |
| October 2013 | 391 | 134 | 0 | 0 | 49 | 74 | 0 | 0 | 648 |
| Beaumont Town | | | | | | | | | |
| October 2014 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| October 2013 | 14 | 4 | 7 | 0 | 0 | 0 | 0 | 0 | 25 |
| Devon Town | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2013 | 1 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 6 |
| Fort Saskatchewan City | | | | | | | | | |
| October 2014 | 22 | 6 | 0 | 0 | 0 | 0 | 0 | 71 | 99 |
| October 2013 | 25 | 4 | 0 | 0 | 2 | 0 | 19 | 0 | 50 |
| Leduc City | | | | | | | | | |
| October 2014 | 8 | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 17 |
| October 2013 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Leduc County | | | | | | | | | |
| October 2014 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| October 2013 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Morinville Town | | | | | | | | | |
| October 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 14 |
| Parkland County | | | | | | | | | |
| October 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| October 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Spruce Grove City | | | | | | | | | |
| October 2014 | 2 | 0 | 4 | 0 | 3 | 0 | 0 | 0 | 9 |
| October 2013 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 13 |
| St. Albert City | | | | | | | | | |
| October 2014 | 9 | 2 | 0 | 0 | 10 | 0 | 0 | 0 | 21 |
| October 2013 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Stony Plain Town | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 |
| October 2013 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Strathcona County | | | | | | | | | |
| October 2014 | 26 | 8 | 0 | 0 | 4 | 0 | 0 | 0 | 38 |
| October 2013 | 28 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| Sturgeon County | | | | | | | | | |
| October 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| October 2013 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Remainder of the CMA | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Edmonton CMA | | | | | | | | | |
| October 2014 | 486 | 164 | 30 | 0 | 39 | 0 | 0 | 196 | 915 |
| October 2013 | 542 | 154 | 11 | 0 | 56 | 74 | 25 | 0 | 862 |

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

| | 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 | | | | | | | | | |
| October 2014 | 258 | 110 | 11 | 1 | 30 | 121 | n/a | n/a | 531 |
| October 2013 | 328 | 131 | 7 | 0 | 92 | 179 | n/a | n/a | 737 |
| Beaumont Town | | | | | | | | | |
| October 2014 | 20 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 21 |
| October 2013 | 34 | 2 | 1 | 0 | 0 | 0 | n/a | n/a | 37 |
| Devon Town | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2013 | 4 | 0 | 0 | 0 | 3 | 0 | n/a | n/a | 7 |
| Fort Saskatchewan City | | | | | | | | | |
| October 2014 | 43 | 11 | 0 | 0 | 1 | 0 | n/a | n/a | 55 |
| October 2013 | 30 | 8 | 0 | 0 | 3 | 4 | n/a | n/a | 45 |
| Leduc City | | | | | | | | | |
| October 2014 | 30 | 4 | 10 | 0 | 17 | 0 | n/a | n/a | 61 |
| October 2013 | 35 | 11 | 0 | 0 | 0 | 0 | n/a | n/a | 46 |
| Leduc County | | | | | | | | | |
| October 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| October 2013 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| Morinville Town | | | | | | | | | |
| October 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2013 | 17 | 1 | 4 | 0 | 16 | 0 | n/a | n/a | 38 |
| Parkland County | | | | | | | | | |
| October 2014 | 10 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| October 2013 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| Spruce Grove City | | | | | | | | | |
| October 2014 | 45 | 15 | 1 | 0 | 5 | 45 | n/a | n/a | 111 |
| October 2013 | 32 | 14 | 4 | 0 | 19 | 0 | n/a | n/a | 69 |
| St. Albert City | | | | | | | | | |
| October 2014 | 36 | 2 | 0 | 0 | 6 | 0 | n/a | n/a | 44 |
| October 2013 | 37 | 0 | 0 | 0 | 0 | 18 | n/a | n/a | 55 |
| Stony Plain Town | | | | | | | | | |
| October 2014 | 16 | 3 | 0 | 0 | 9 | 0 | n/a | n/a | 28 |
| October 2013 | 26 | 26 | 0 | 0 | 13 | 42 | n/a | n/a | 107 |
| Strathcona County | | | | | | | | | |
| October 2014 | 30 | 7 | 0 | 0 | 10 | 0 | n/a | n/a | 47 |
| October 2013 | 41 | 5 | 0 | 0 | 6 | 15 | n/a | n/a | 67 |
| Sturgeon County | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| Remainder of the CMA | | | | | | | | | |
| October 2014 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| October 2013 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| Edmonton CMA | | | | | | | | | |
| October 2014 | 503 | 154 | 23 | 1 | 78 | 166 | n/a | n/a | 925 |
| October 2013 | 603 | 198 | 16 | 0 | 152 | 258 | n/a | n/a | 1,227 |

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

| | 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 | | | | | | | | | |
| October 2014 | 384 | 133 | 20 | 0 | 20 | 29 | n/a | n/a | 586 |
| October 2013 | 323 | 120 | 0 | 0 | 26 | 60 | n/a | n/a | 529 |
| Beaumont Town | | | | | | | | | |
| October 2014 | 13 | 6 | 0 | 0 | 0 | 0 | n/a | n/a | 19 |
| October 2013 | 23 | 4 | 7 | 0 | 0 | 0 | n/a | n/a | 34 |
| Devon Town | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2013 | 1 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 3 |
| Fort Saskatchewan City | | | | | | | | | |
| October 2014 | 21 | 7 | 0 | 0 | 0 | 0 | n/a | n/a | 28 |
| October 2013 | 30 | 5 | 0 | 0 | 1 | 1 | n/a | n/a | 37 |
| Leduc City | | | | | | | | | |
| October 2014 | 11 | 7 | 3 | 0 | 0 | 0 | n/a | n/a | 21 |
| October 2013 | 11 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| Leduc County | | | | | | | | | |
| October 2014 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| October 2013 | 15 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| Morinville Town | | | | | | | | | |
| October 2014 | 2 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 3 |
| October 2013 | 5 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| Parkland County | | | | | | | | | |
| October 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| Spruce Grove City | | | | | | | | | |
| October 2014 | 10 | 7 | 5 | 0 | 3 | 2 | n/a | n/a | 27 |
| October 2013 | 13 | 5 | 3 | 0 | 0 | 0 | n/a | n/a | 21 |
| St. Albert City | | | | | | | | | |
| October 2014 | 10 | 2 | 0 | 0 | 13 | 0 | n/a | n/a | 25 |
| October 2013 | 12 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| Stony Plain Town | | | | | | | | | |
| October 2014 | 6 | 4 | 0 | 0 | 4 | 0 | n/a | n/a | 14 |
| October 2013 | 6 | 8 | 0 | 0 | 0 | 0 | n/a | n/a | 14 |
| Strathcona County | | | | | | | | | |
| October 2014 | 29 | 12 | 0 | 0 | 4 | 0 | n/a | n/a | 45 |
| October 2013 | 28 | 7 | 0 | 0 | 4 | 10 | n/a | n/a | 49 |
| Sturgeon County | | | | | | | | | |
| October 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| October 2013 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| Remainder of the CMA | | | | | | | | | |
| October 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| Edmonton CMA | | | | | | | | | |
| October 2014 | 508 | 178 | 29 | 0 | 44 | 31 | n/a | n/a | 790 |
| October 2013 | 487 | 154 | 10 | 0 | 33 | 71 | n/a | n/a | 755 |

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

**Table 1.3: History of Housing Starts of Edmonton CMA
2004 - 2013**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2013 | 5,964 | 1,946 | 476 | 6 | 1,050 | 3,121 | 83 | 2,043 | 14,689 |
| % Change | 5.5 | -1.9 | 144.1 | 50.0 | -1.0 | 57.4 | ** | 5.1 | 14.4 |
| 2012 | 5,654 | 1,984 | 195 | 4 | 1,061 | 1,983 | 12 | 1,944 | 12,837 |
| % Change | 13.0 | 59.0 | 50.0 | -73.3 | 45.7 | 42.5 | 200.0 | 139.1 | 37.6 |
| 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 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|------------|--------------|------------|--------------|--------------|-------------|
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | % Change |
| Edmonton City | 496 | 346 | 140 | 130 | 44 | 53 | 162 | 497 | 842 | 1,026 | -17.9 |
| Beaumont Town | 12 | 23 | 12 | 8 | 4 | 4 | 0 | 0 | 28 | 35 | -20.0 |
| Calmar Town | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | n/a |
| Devon Town | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Fort Saskatchewan City | 19 | 16 | 22 | 8 | 13 | 0 | 0 | 0 | 54 | 24 | 125.0 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Leduc City | 33 | 25 | 26 | 4 | 0 | 18 | 0 | 0 | 59 | 47 | 25.5 |
| Leduc County | 11 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 8 | 37.5 |
| Morinville Town | 7 | 5 | 0 | 0 | 4 | 0 | 0 | 0 | 11 | 5 | 120.0 |
| Parkland County | 21 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 17 | 23.5 |
| Spruce Grove City | 41 | 25 | 40 | 10 | 3 | 16 | 0 | 0 | 84 | 51 | 64.7 |
| St. Albert City | 19 | 17 | 4 | 0 | 0 | 0 | 0 | 0 | 23 | 17 | 35.3 |
| Stony Plain Town | 20 | 9 | 6 | 2 | 16 | 0 | 0 | 0 | 42 | 11 | ** |
| Strathcona County | 34 | 30 | 10 | 18 | 0 | 9 | 0 | 0 | 44 | 57 | -22.8 |
| Sturgeon County | 16 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 14 | 14.3 |
| Remainder of the CMA | 2 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| Edmonton CMA | 739 | 540 | 262 | 180 | 84 | 100 | 162 | 497 | 1,247 | 1,317 | -5.3 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|--------------|--------------|------------|--------------|--------------|--------------|---------------|---------------|-------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Edmonton City | 3,928 | 3,319 | 1,572 | 1,308 | 645 | 873 | 1,786 | 3,458 | 7,931 | 8,958 | -11.5 |
| Beaumont Town | 113 | 123 | 34 | 36 | 7 | 51 | 0 | 104 | 154 | 314 | -51.0 |
| Calmar Town | 26 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 13 | 100.0 |
| Devon Town | 5 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 2 | ** |
| Fort Saskatchewan City | 229 | 195 | 118 | 52 | 29 | 59 | 0 | 0 | 376 | 306 | 22.9 |
| Gibbons Town | 7 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 19 | -63.2 |
| Leduc City | 236 | 242 | 150 | 74 | 82 | 67 | 0 | 0 | 468 | 383 | 22.2 |
| Leduc County | 90 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 95 | -5.3 |
| Morinville Town | 48 | 37 | 2 | 2 | 7 | 23 | 36 | 37 | 93 | 99 | -6.1 |
| Parkland County | 136 | 147 | 6 | 2 | 0 | 0 | 0 | 0 | 142 | 149 | -4.7 |
| Spruce Grove City | 283 | 206 | 172 | 132 | 99 | 98 | 104 | 143 | 658 | 579 | 13.6 |
| St. Albert City | 165 | 130 | 60 | 20 | 22 | 0 | 231 | 500 | 478 | 650 | -26.5 |
| Stony Plain Town | 88 | 68 | 64 | 34 | 28 | 3 | 0 | 4 | 180 | 109 | 65.1 |
| Strathcona County | 199 | 300 | 102 | 102 | 18 | 52 | 208 | 58 | 527 | 512 | 2.9 |
| Sturgeon County | 91 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 91 | 99 | -8.1 |
| Remainder of the CMA | 19 | 19 | 2 | 0 | 0 | 0 | 36 | 31 | 57 | 50 | 14.0 |
| Edmonton CMA | 5,663 | 5,014 | 2,284 | 1,762 | 937 | 1,226 | 2,401 | 4,335 | 11,285 | 12,337 | -8.5 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|-----------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 |
| Edmonton City | 44 | 53 | 0 | 0 | 74 | 196 | 88 | 301 |
| Beaumont Town | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 3 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 9 | 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 | 84 | 100 | 0 | 0 | 74 | 196 | 88 | 301 |

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|--------------|----------|-----------|--------------------------|--------------|--------------|--------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 645 | 851 | 0 | 22 | 1,218 | 2,582 | 568 | 876 |
| Beaumont Town | 7 | 51 | 0 | 0 | 0 | 0 | 0 | 104 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 29 | 0 | 0 | 59 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 74 | 67 | 8 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 7 | 23 | 0 | 0 | 0 | 0 | 36 | 37 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 99 | 98 | 0 | 0 | 0 | 0 | 104 | 143 |
| St. Albert City | 22 | 0 | 0 | 0 | 121 | 72 | 110 | 428 |
| Stony Plain Town | 28 | 3 | 0 | 0 | 0 | 4 | 0 | 0 |
| Strathcona County | 18 | 52 | 0 | 0 | 0 | 58 | 208 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 31 | 36 | 0 |
| Edmonton CMA | 929 | 1,145 | 8 | 81 | 1,339 | 2,747 | 1,062 | 1,588 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|------------|-------------|------------|-----------|------------|--------------|--------------|
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 |
| Edmonton City | 649 | 498 | 105 | 227 | 88 | 301 | 842 | 1,026 |
| Beaumont Town | 28 | 35 | 0 | 0 | 0 | 0 | 28 | 35 |
| Calmar Town | 7 | 0 | 0 | 0 | 0 | 0 | 7 | 0 |
| Devon Town | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Fort Saskatchewan City | 37 | 24 | 17 | 0 | 0 | 0 | 54 | 24 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Leduc City | 59 | 47 | 0 | 0 | 0 | 0 | 59 | 47 |
| Leduc County | 11 | 8 | 0 | 0 | 0 | 0 | 11 | 8 |
| Morinville Town | 7 | 5 | 4 | 0 | 0 | 0 | 11 | 5 |
| Parkland County | 21 | 17 | 0 | 0 | 0 | 0 | 21 | 17 |
| Spruce Grove City | 84 | 39 | 0 | 12 | 0 | 0 | 84 | 51 |
| St. Albert City | 23 | 17 | 0 | 0 | 0 | 0 | 23 | 17 |
| Stony Plain Town | 26 | 11 | 16 | 0 | 0 | 0 | 42 | 11 |
| Strathcona County | 36 | 42 | 8 | 15 | 0 | 0 | 44 | 57 |
| Sturgeon County | 16 | 14 | 0 | 0 | 0 | 0 | 16 | 14 |
| Remainder of the CMA | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 4 |
| Edmonton CMA | 1,009 | 762 | 150 | 254 | 88 | 301 | 1,247 | 1,317 |

Table 2.5: Starts by Submarket and by Intended Market
January - October 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 5,677 | 4,774 | 1,685 | 3,284 | 569 | 900 | 7,931 | 8,958 |
| Beaumont Town | 154 | 210 | 0 | 0 | 0 | 104 | 154 | 314 |
| Calmar Town | 26 | 13 | 0 | 0 | 0 | 0 | 26 | 13 |
| Devon Town | 7 | 2 | 0 | 0 | 0 | 0 | 7 | 2 |
| Fort Saskatchewan City | 337 | 245 | 39 | 2 | 0 | 59 | 376 | 306 |
| Gibbons Town | 7 | 19 | 0 | 0 | 0 | 0 | 7 | 19 |
| Leduc City | 427 | 371 | 33 | 12 | 8 | 0 | 468 | 383 |
| Leduc County | 90 | 95 | 0 | 0 | 0 | 0 | 90 | 95 |
| Morinville Town | 53 | 54 | 4 | 8 | 36 | 37 | 93 | 99 |
| Parkland County | 142 | 149 | 0 | 0 | 0 | 0 | 142 | 149 |
| Spruce Grove City | 532 | 418 | 22 | 18 | 104 | 143 | 658 | 579 |
| St. Albert City | 185 | 134 | 183 | 88 | 110 | 428 | 478 | 650 |
| Stony Plain Town | 158 | 102 | 22 | 7 | 0 | 0 | 180 | 109 |
| Strathcona County | 271 | 368 | 48 | 144 | 208 | 0 | 527 | 512 |
| Sturgeon County | 91 | 99 | 0 | 0 | 0 | 0 | 91 | 99 |
| Remainder of the CMA | 21 | 19 | 0 | 31 | 36 | 0 | 57 | 50 |
| Edmonton CMA | 8,178 | 7,072 | 2,036 | 3,594 | 1,071 | 1,671 | 11,285 | 12,337 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|-----------|--------------|-----------|------------|------------|------------|
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | % Change |
| Edmonton City | 388 | 391 | 138 | 134 | 41 | 49 | 125 | 74 | 692 | 648 | 6.8 |
| Beaumont Town | 8 | 14 | 4 | 4 | 0 | 7 | 0 | 0 | 12 | 25 | -52.0 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 0 | 1 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 6 | -100.0 |
| Fort Saskatchewan City | 22 | 25 | 6 | 6 | 0 | 19 | 71 | 0 | 99 | 50 | 98.0 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Leduc City | 8 | 10 | 6 | 2 | 3 | 0 | 0 | 0 | 17 | 12 | 41.7 |
| Leduc County | 9 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 15 | -40.0 |
| Morinville Town | 2 | 8 | 0 | 0 | 0 | 6 | 0 | 0 | 2 | 14 | -85.7 |
| Parkland County | 5 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 9 | -44.4 |
| Spruce Grove City | 2 | 9 | 0 | 0 | 7 | 4 | 0 | 0 | 9 | 13 | -30.8 |
| St. Albert City | 9 | 18 | 12 | 0 | 0 | 0 | 0 | 0 | 21 | 18 | 16.7 |
| Stony Plain Town | 0 | 2 | 0 | 2 | 4 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| Strathcona County | 26 | 28 | 12 | 8 | 0 | 0 | 0 | 0 | 38 | 36 | 5.6 |
| Sturgeon County | 7 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 7 | 0.0 |
| Remainder of the CMA | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Edmonton CMA | 486 | 542 | 178 | 156 | 55 | 90 | 196 | 74 | 915 | 862 | 6.1 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------|---------------|--------------|------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Edmonton City | 3,373 | 3,022 | 1,312 | 1,272 | 467 | 683 | 2,036 | 2,026 | 7,188 | 7,003 | 2.6 |
| Beaumont Town | 111 | 164 | 42 | 28 | 42 | 11 | 104 | 0 | 299 | 203 | 47.3 |
| Calmar Town | 17 | 12 | 0 | 0 | 0 | 8 | 0 | 0 | 17 | 20 | -15.0 |
| Devon Town | 2 | 9 | 0 | 0 | 0 | 5 | 0 | 0 | 2 | 14 | -85.7 |
| Fort Saskatchewan City | 205 | 187 | 76 | 62 | 0 | 23 | 142 | 0 | 423 | 272 | 55.5 |
| Gibbons Town | 17 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 15 | 13.3 |
| Leduc City | 205 | 205 | 70 | 88 | 89 | 31 | 0 | 0 | 364 | 324 | 12.3 |
| Leduc County | 79 | 88 | 0 | 0 | 0 | 0 | 0 | 0 | 79 | 88 | -10.2 |
| Morinville Town | 35 | 49 | 0 | 4 | 16 | 32 | 0 | 0 | 51 | 85 | -40.0 |
| Parkland County | 157 | 143 | 2 | 8 | 0 | 0 | 0 | 0 | 159 | 151 | 5.3 |
| Spruce Grove City | 220 | 153 | 132 | 126 | 100 | 83 | 92 | 202 | 544 | 564 | -3.5 |
| St. Albert City | 132 | 136 | 54 | 10 | 0 | 0 | 428 | 118 | 614 | 264 | 132.6 |
| Stony Plain Town | 63 | 82 | 22 | 64 | 18 | 16 | 34 | 0 | 137 | 162 | -15.4 |
| Strathcona County | 208 | 271 | 96 | 100 | 37 | 61 | 0 | 69 | 341 | 501 | -31.9 |
| Sturgeon County | 97 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 97 | 100 | -3.0 |
| Remainder of the CMA | 20 | 30 | 0 | 0 | 0 | 0 | 36 | 31 | 56 | 61 | -8.2 |
| Edmonton CMA | 4,941 | 4,666 | 1,806 | 1,762 | 769 | 953 | 2,872 | 2,446 | 10,388 | 9,827 | 5.7 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|----------|-----------|--------------------------|-----------|------------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 |
| Edmonton City | 41 | 49 | 0 | 0 | 0 | 74 | 125 | 0 |
| Beaumont Town | 0 | 7 | 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 | 19 | 0 | 0 | 71 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 7 | 4 | 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 | 55 | 65 | 0 | 25 | 0 | 74 | 196 | 0 |

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|-----------|--------------------------|------------|--------------|--------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 461 | 668 | 6 | 15 | 744 | 987 | 1,292 | 1,039 |
| Beaumont Town | 42 | 11 | 0 | 0 | 0 | 0 | 104 | 0 |
| Calmar Town | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 4 | 0 | 19 | 0 | 0 | 142 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 89 | 31 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 16 | 20 | 0 | 12 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 100 | 83 | 0 | 0 | 92 | 0 | 0 | 202 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 428 | 118 |
| Stony Plain Town | 18 | 16 | 0 | 0 | 0 | 0 | 34 | 0 |
| Strathcona County | 37 | 61 | 0 | 0 | 0 | 0 | 0 | 69 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 31 |
| Edmonton CMA | 763 | 899 | 6 | 54 | 836 | 987 | 2,036 | 1,459 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|------------|-----------|------------|------------|
| | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 | Oct 2014 | Oct 2013 |
| Edmonton City | 549 | 525 | 18 | 123 | 125 | 0 | 692 | 648 |
| Beaumont Town | 12 | 25 | 0 | 0 | 0 | 0 | 12 | 25 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 0 | 1 | 0 | 5 | 0 | 0 | 0 | 6 |
| Fort Saskatchewan City | 28 | 29 | 0 | 2 | 71 | 19 | 99 | 50 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Leduc City | 17 | 12 | 0 | 0 | 0 | 0 | 17 | 12 |
| Leduc County | 9 | 15 | 0 | 0 | 0 | 0 | 9 | 15 |
| Morinville Town | 2 | 8 | 0 | 0 | 0 | 6 | 2 | 14 |
| Parkland County | 5 | 9 | 0 | 0 | 0 | 0 | 5 | 9 |
| Spruce Grove City | 6 | 13 | 3 | 0 | 0 | 0 | 9 | 13 |
| St. Albert City | 11 | 18 | 10 | 0 | 0 | 0 | 21 | 18 |
| Stony Plain Town | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 4 |
| Strathcona County | 34 | 36 | 4 | 0 | 0 | 0 | 38 | 36 |
| Sturgeon County | 7 | 7 | 0 | 0 | 0 | 0 | 7 | 7 |
| Remainder of the CMA | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Edmonton CMA | 680 | 707 | 39 | 130 | 196 | 25 | 915 | 862 |

Table 3.5: Completions by Submarket and by Intended Market
January - October 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 4,710 | 4,309 | 1,174 | 1,636 | 1,304 | 1,058 | 7,188 | 7,003 |
| Beaumont Town | 195 | 203 | 0 | 0 | 104 | 0 | 299 | 203 |
| Calmar Town | 17 | 12 | 0 | 0 | 0 | 8 | 17 | 20 |
| Devon Town | 2 | 9 | 0 | 5 | 0 | 0 | 2 | 14 |
| Fort Saskatchewan City | 279 | 246 | 2 | 7 | 142 | 19 | 423 | 272 |
| Gibbons Town | 17 | 15 | 0 | 0 | 0 | 0 | 17 | 15 |
| Leduc City | 335 | 301 | 29 | 23 | 0 | 0 | 364 | 324 |
| Leduc County | 79 | 88 | 0 | 0 | 0 | 0 | 79 | 88 |
| Morinville Town | 47 | 65 | 4 | 8 | 0 | 12 | 51 | 85 |
| Parkland County | 159 | 151 | 0 | 0 | 0 | 0 | 159 | 151 |
| Spruce Grove City | 434 | 338 | 110 | 24 | 0 | 202 | 544 | 564 |
| St. Albert City | 142 | 146 | 44 | 0 | 428 | 118 | 614 | 264 |
| Stony Plain Town | 85 | 146 | 18 | 16 | 34 | 0 | 137 | 162 |
| Strathcona County | 272 | 309 | 69 | 123 | 0 | 69 | 341 | 501 |
| Sturgeon County | 97 | 100 | 0 | 0 | 0 | 0 | 97 | 100 |
| Remainder of the CMA | 20 | 30 | 0 | 0 | 36 | 31 | 56 | 61 |
| Edmonton CMA | 6,890 | 6,468 | 1,450 | 1,842 | 2,048 | 1,517 | 10,388 | 9,827 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

| 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 | | | | | | | | | | | | | |
| October 2014 | 31 | 8.1 | 103 | 27.0 | 103 | 27.0 | 59 | 15.5 | 85 | 22.3 | 381 | 504,900 | 628,652 |
| October 2013 | 25 | 7.9 | 107 | 34.0 | 112 | 35.6 | 26 | 8.3 | 45 | 14.3 | 315 | 467,700 | 546,247 |
| Year-to-date 2014 | 179 | 5.3 | 1,026 | 30.2 | 1,103 | 32.5 | 535 | 15.7 | 555 | 16.3 | 3,398 | 493,950 | 561,883 |
| Year-to-date 2013 | 272 | 9.3 | 1,103 | 37.9 | 880 | 30.2 | 268 | 9.2 | 391 | 13.4 | 2,914 | 456,489 | 536,558 |
| Baumont Town | | | | | | | | | | | | | |
| October 2014 | 0 | 0.0 | 6 | 46.2 | 3 | 23.1 | 4 | 30.8 | 0 | 0.0 | 13 | 461,000 | 488,357 |
| October 2013 | 1 | 4.3 | 6 | 26.1 | 14 | 60.9 | 2 | 8.7 | 0 | 0.0 | 23 | 478,888 | 479,646 |
| Year-to-date 2014 | 4 | 3.1 | 50 | 39.4 | 47 | 37.0 | 22 | 17.3 | 4 | 3.1 | 127 | 474,499 | 487,394 |
| Year-to-date 2013 | 3 | 1.9 | 55 | 35.3 | 66 | 42.3 | 30 | 19.2 | 2 | 1.3 | 156 | 481,245 | 484,294 |
| Calmar Town | | | | | | | | | | | | | |
| October 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2013 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 10 | 62.5 | 6 | 37.5 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 16 | 313,250 | 316,008 |
| Year-to-date 2013 | 9 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Devon Town | | | | | | | | | | | | | |
| October 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 3 | 60.0 | 2 | 40.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2013 | 1 | 16.7 | 1 | 16.7 | 3 | 50.0 | 1 | 16.7 | 0 | 0.0 | 6 | -- | -- |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| October 2014 | 2 | 9.5 | 4 | 19.0 | 8 | 38.1 | 5 | 23.8 | 2 | 9.5 | 21 | 471,000 | 548,462 |
| October 2013 | 1 | 3.3 | 13 | 43.3 | 10 | 33.3 | 4 | 13.3 | 2 | 6.7 | 30 | 453,250 | 477,783 |
| Year-to-date 2014 | 8 | 4.1 | 73 | 37.4 | 68 | 34.9 | 30 | 15.4 | 16 | 8.2 | 195 | 461,000 | 502,573 |
| Year-to-date 2013 | 23 | 10.9 | 109 | 51.7 | 50 | 23.7 | 15 | 7.1 | 14 | 6.6 | 211 | 429,000 | 455,797 |
| Gibbons Town | | | | | | | | | | | | | |
| October 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2013 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2014 | 8 | 47.1 | 9 | 52.9 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 360,000 | 358,000 |
| Year-to-date 2013 | 6 | 40.0 | 5 | 33.3 | 4 | 26.7 | 0 | 0.0 | 0 | 0.0 | 15 | 359,900 | 370,520 |
| Leduc City | | | | | | | | | | | | | |
| October 2014 | 2 | 18.2 | 7 | 63.6 | 2 | 18.2 | 0 | 0.0 | 0 | 0.0 | 11 | 381,020 | 389,691 |
| October 2013 | 3 | 27.3 | 4 | 36.4 | 3 | 27.3 | 1 | 9.1 | 0 | 0.0 | 11 | 407,124 | 422,886 |
| Year-to-date 2014 | 54 | 26.0 | 71 | 34.1 | 61 | 29.3 | 21 | 10.1 | 1 | 0.5 | 208 | 412,800 | 432,523 |
| Year-to-date 2013 | 48 | 23.6 | 86 | 42.4 | 47 | 23.2 | 14 | 6.9 | 8 | 3.9 | 203 | 413,042 | 432,621 |
| Leduc County | | | | | | | | | | | | | |
| October 2014 | 1 | 12.5 | 1 | 12.5 | 1 | 12.5 | 3 | 37.5 | 2 | 25.0 | 8 | -- | -- |
| October 2013 | 1 | 6.7 | 2 | 13.3 | 4 | 26.7 | 1 | 6.7 | 7 | 46.7 | 15 | 594,000 | 620,779 |
| Year-to-date 2014 | 7 | 9.1 | 14 | 18.2 | 16 | 20.8 | 21 | 27.3 | 19 | 24.7 | 77 | 581,311 | 566,175 |
| Year-to-date 2013 | 10 | 11.6 | 15 | 17.4 | 26 | 30.2 | 13 | 15.1 | 22 | 25.6 | 86 | 506,350 | 537,781 |
| Morinville Town | | | | | | | | | | | | | |
| October 2014 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| October 2013 | 0 | 0.0 | 4 | 80.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2014 | 2 | 4.2 | 38 | 79.2 | 7 | 14.6 | 1 | 2.1 | 0 | 0.0 | 48 | 406,500 | 412,483 |
| Year-to-date 2013 | 2 | 4.4 | 36 | 80.0 | 6 | 13.3 | 1 | 2.2 | 0 | 0.0 | 45 | 404,000 | 411,422 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

| 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 | | | | | | | | | | | | | |
| October 2014 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 3 | -- | -- |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| Year-to-date 2014 | 11 | 17.5 | 0 | 0.0 | 5 | 7.9 | 6 | 9.5 | 41 | 65.1 | 63 | 775,000 | 785,750 |
| Year-to-date 2013 | 7 | 13.7 | 4 | 7.8 | 1 | 2.0 | 10 | 19.6 | 29 | 56.9 | 51 | 749,900 | 729,063 |
| Spruce Grove City | | | | | | | | | | | | | |
| October 2014 | 0 | 0.0 | 1 | 10.0 | 6 | 60.0 | 2 | 20.0 | 1 | 10.0 | 10 | 492,400 | 525,123 |
| October 2013 | 5 | 38.5 | 2 | 15.4 | 4 | 30.8 | 1 | 7.7 | 1 | 7.7 | 13 | 449,000 | 438,732 |
| Year-to-date 2014 | 22 | 10.9 | 75 | 37.1 | 68 | 33.7 | 24 | 11.9 | 13 | 6.4 | 202 | 453,632 | 467,001 |
| Year-to-date 2013 | 27 | 16.6 | 60 | 36.8 | 49 | 30.1 | 19 | 11.7 | 8 | 4.9 | 163 | 439,900 | 452,728 |
| St. Albert City | | | | | | | | | | | | | |
| October 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 20.0 | 3 | 30.0 | 5 | 50.0 | 10 | 654,900 | 742,720 |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 20.0 | 1 | 10.0 | 7 | 70.0 | 10 | 730,600 | 771,440 |
| Year-to-date 2014 | 0 | 0.0 | 5 | 3.8 | 30 | 22.6 | 46 | 34.6 | 52 | 39.1 | 133 | 619,900 | 661,606 |
| Year-to-date 2013 | 0 | 0.0 | 11 | 8.5 | 46 | 35.7 | 21 | 16.3 | 51 | 39.5 | 129 | 583,000 | 626,937 |
| Stony Plain Town | | | | | | | | | | | | | |
| October 2014 | 1 | 16.7 | 5 | 83.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| October 2013 | 0 | 0.0 | 4 | 80.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2014 | 7 | 11.5 | 20 | 32.8 | 19 | 31.1 | 6 | 9.8 | 9 | 14.8 | 61 | 469,900 | 522,942 |
| Year-to-date 2013 | 14 | 17.7 | 44 | 55.7 | 12 | 15.2 | 2 | 2.5 | 7 | 8.9 | 79 | 399,900 | 442,988 |
| Strathcona County | | | | | | | | | | | | | |
| October 2014 | 0 | 0.0 | 1 | 3.8 | 10 | 38.5 | 7 | 26.9 | 8 | 30.8 | 26 | 570,000 | 742,462 |
| October 2013 | 0 | 0.0 | 4 | 16.7 | 10 | 41.7 | 2 | 8.3 | 8 | 33.3 | 24 | 522,500 | 651,125 |
| Year-to-date 2014 | 0 | 0.0 | 13 | 6.4 | 83 | 40.9 | 52 | 25.6 | 55 | 27.1 | 203 | 560,000 | 741,133 |
| Year-to-date 2013 | 5 | 1.8 | 56 | 19.9 | 110 | 39.1 | 51 | 18.1 | 59 | 21.0 | 281 | 515,000 | 630,050 |
| Sturgeon County | | | | | | | | | | | | | |
| October 2014 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| October 2013 | 1 | 14.3 | 1 | 14.3 | 0 | 0.0 | 2 | 28.6 | 3 | 42.9 | 7 | -- | -- |
| Year-to-date 2014 | 12 | 14.0 | 5 | 5.8 | 16 | 18.6 | 21 | 24.4 | 32 | 37.2 | 86 | 610,000 | 626,605 |
| Year-to-date 2013 | 9 | 9.1 | 7 | 7.1 | 24 | 24.2 | 28 | 28.3 | 31 | 31.3 | 99 | 590,000 | 635,095 |
| Remainder of the CMA | | | | | | | | | | | | | |
| October 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2013 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2014 | 4 | 25.0 | 6 | 37.5 | 1 | 6.3 | 2 | 12.5 | 3 | 18.8 | 16 | 399,750 | 488,688 |
| Year-to-date 2013 | 10 | 50.0 | 3 | 15.0 | 0 | 0.0 | 4 | 20.0 | 3 | 15.0 | 20 | 349,950 | 502,837 |
| Edmonton CMA | | | | | | | | | | | | | |
| October 2014 | 40 | 8.1 | 130 | 26.3 | 135 | 27.3 | 84 | 17.0 | 105 | 21.3 | 494 | 504,671 | 615,415 |
| October 2013 | 41 | 8.8 | 148 | 31.6 | 161 | 34.4 | 40 | 8.5 | 78 | 16.7 | 468 | 471,855 | 544,862 |
| Year-to-date 2014 | 328 | 6.8 | 1,414 | 29.1 | 1,526 | 31.4 | 787 | 16.2 | 800 | 16.5 | 4,855 | 494,200 | 558,556 |
| Year-to-date 2013 | 446 | 10.0 | 1,595 | 35.7 | 1,324 | 29.6 | 477 | 10.7 | 625 | 14.0 | 4,467 | 460,100 | 531,871 |

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2014

| Submarket | Oct 2014 | Oct 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|------------------------|----------------|----------------|-------------|----------------|----------------|------------|
| Edmonton City | 628,652 | 546,247 | 15.1 | 561,883 | 536,558 | 4.7 |
| Beaumont Town | 488,357 | 479,646 | 1.8 | 487,394 | 484,294 | 0.6 |
| Calmar Town | -- | -- | n/a | 316,008 | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | 548,462 | 477,783 | 14.8 | 502,573 | 455,797 | 10.3 |
| Gibbons Town | -- | -- | n/a | 358,000 | 370,520 | -3.4 |
| Leduc City | 389,691 | 422,886 | -7.8 | 432,523 | 432,621 | 0.0 |
| Leduc County | -- | 620,779 | n/a | 566,175 | 537,781 | 5.3 |
| Morinville Town | -- | -- | n/a | 412,483 | 411,422 | 0.3 |
| Parkland County | -- | -- | n/a | 785,750 | 729,063 | 7.8 |
| Spruce Grove City | 525,123 | 438,732 | 19.7 | 467,001 | 452,728 | 3.2 |
| St. Albert City | 742,720 | 771,440 | -3.7 | 661,606 | 626,937 | 5.5 |
| Stony Plain Town | -- | -- | n/a | 522,942 | 442,988 | 18.0 |
| Strathcona County | 742,462 | 651,125 | 14.0 | 741,133 | 630,050 | 17.6 |
| Sturgeon County | -- | -- | n/a | 626,605 | 635,095 | -1.3 |
| Remainder of the CMA | -- | -- | n/a | 488,688 | 502,837 | -2.8 |
| Edmonton CMA | 615,415 | 544,862 | 12.9 | 558,556 | 531,871 | 5.0 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2014

| | | 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 |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|---------------------------------------|
| 2013 | January | 1,075 | 15.6 | 1,628 | 2,172 | 2,437 | 66.8 | 323,541 | 1.7 | 334,191 |
| | February | 1,301 | 5.7 | 1,569 | 2,328 | 2,518 | 62.3 | 334,347 | 1.4 | 340,871 |
| | March | 1,645 | 1.4 | 1,596 | 2,795 | 2,508 | 63.6 | 350,723 | 4.5 | 342,381 |
| | April | 1,838 | -1.9 | 1,448 | 3,213 | 2,509 | 57.7 | 349,047 | 3.7 | 345,293 |
| | May | 2,151 | -0.2 | 1,555 | 3,734 | 2,639 | 58.9 | 350,921 | 1.1 | 339,477 |
| | June | 2,052 | 7.3 | 1,678 | 3,151 | 2,703 | 62.1 | 353,360 | 3.8 | 344,937 |
| | July | 2,136 | 23.8 | 1,661 | 2,949 | 2,562 | 64.8 | 345,335 | 2.4 | 340,216 |
| | August | 1,753 | 14.2 | 1,705 | 2,660 | 2,550 | 66.9 | 348,758 | 4.3 | 347,011 |
| | September | 1,712 | 24.8 | 1,769 | 2,404 | 2,498 | 70.8 | 349,923 | 8.1 | 347,524 |
| | October | 1,682 | 23.2 | 1,714 | 2,102 | 2,387 | 71.8 | 332,461 | 1.4 | 339,163 |
| | November | 1,291 | 15.8 | 1,695 | 1,591 | 2,406 | 70.4 | 339,703 | 2.5 | 347,241 |
| | December | 916 | 14.1 | 1,535 | 912 | 2,292 | 67.0 | 347,103 | 5.4 | 356,916 |
| 2014 | January | 987 | -8.2 | 1,502 | 2,282 | 2,495 | 60.2 | 343,545 | 6.2 | 356,505 |
| | February | 1,254 | -3.6 | 1,542 | 2,178 | 2,390 | 64.5 | 357,061 | 6.8 | 360,652 |
| | March | 1,748 | 6.3 | 1,660 | 2,950 | 2,617 | 63.4 | 358,464 | 2.2 | 354,706 |
| | April | 2,098 | 14.1 | 1,634 | 3,436 | 2,712 | 60.3 | 362,586 | 3.9 | 354,681 |
| | May | 2,235 | 3.9 | 1,688 | 3,869 | 2,717 | 62.1 | 368,345 | 5.0 | 356,789 |
| | June | 2,188 | 6.6 | 1,660 | 3,384 | 2,660 | 62.4 | 367,489 | 4.0 | 358,142 |
| | July | 2,081 | -2.6 | 1,659 | 3,102 | 2,665 | 62.3 | 359,574 | 4.1 | 356,466 |
| | August | 1,736 | -1.0 | 1,758 | 2,619 | 2,617 | 67.2 | 362,418 | 3.9 | 361,023 |
| | September | 1,778 | 3.9 | 1,681 | 2,519 | 2,468 | 68.1 | 367,381 | 5.0 | 365,144 |
| | October | 1,611 | -4.2 | 1,714 | 2,334 | 2,636 | 65.0 | 359,579 | 8.2 | 367,027 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2013 | 5,601 | 20.9 | | 8,013 | | | 347,809 | 4.7 | |
| | Q3 2014 | 5,595 | -0.1 | | 8,240 | | | 362,937 | 4.3 | |
| | YTD 2013 | 17,345 | 10.3 | | 27,508 | | | 345,257 | 3.1 | |
| | YTD 2014 | 17,716 | 2.1 | | 28,673 | | | 361,897 | 4.8 | |

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
October 2014

| | | 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 | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 91.0 | 126.8 | 703 | 4.3 | 73.0 | 1,030 |
| | February | 595 | 3.00 | 5.24 | 91.0 | 128.0 | 702 | 4.4 | 72.7 | 1,028 |
| | March | 590 | 3.00 | 5.14 | 91.0 | 128.3 | 704 | 4.3 | 72.6 | 1,035 |
| | April | 590 | 3.00 | 5.14 | 91.2 | 129.0 | 704 | 4.5 | 72.5 | 1,038 |
| | May | 590 | 3.00 | 5.14 | 91.0 | 129.7 | 707 | 4.6 | 72.8 | 1,048 |
| | June | 590 | 3.14 | 5.14 | 91.3 | 130.0 | 713 | 4.7 | 73.2 | 1,046 |
| | July | 590 | 3.14 | 5.14 | 91.2 | 129.5 | 719 | 4.9 | 73.7 | 1,041 |
| | August | 601 | 3.14 | 5.34 | 91.4 | 129.4 | 724 | 5.3 | 74.1 | 1,033 |
| | September | 601 | 3.14 | 5.34 | 91.0 | 129.5 | 725 | 5.2 | 73.9 | 1,037 |
| | October | 601 | 3.14 | 5.34 | 91.1 | 129.2 | 723 | 5.4 | 73.6 | 1,044 |
| | November | 601 | 3.14 | 5.34 | 90.9 | 129.3 | 725 | 5.2 | 73.5 | 1,050 |
| | December | 601 | 3.14 | 5.34 | 90.9 | 128.9 | 726 | 5.5 | 73.6 | 1,052 |
| 2014 | January | 595 | 3.14 | 5.24 | 90.8 | 129.6 | 728 | 5.5 | 73.5 | 1,063 |
| | February | 595 | 3.14 | 5.24 | 90.9 | 130.4 | 731 | 5.1 | 73.5 | 1,073 |
| | March | 581 | 3.14 | 4.99 | 90.9 | 132.5 | 737 | 4.8 | 73.6 | 1,072 |
| | April | 570 | 3.14 | 4.79 | 90.7 | 131.9 | 743 | 4.8 | 74.0 | 1,068 |
| | May | 570 | 3.14 | 4.79 | 91.0 | 132.1 | 745 | 5.2 | 74.2 | 1,062 |
| | June | 570 | 3.14 | 4.79 | 91.1 | 132.1 | 744 | 5.5 | 74.1 | 1,063 |
| | July | 570 | 3.14 | 4.79 | 91.1 | 132.4 | 744 | 5.5 | 73.8 | 1,063 |
| | August | 570 | 3.14 | 4.79 | 91.3 | 132.2 | 741 | 5.6 | 73.3 | 1,063 |
| | September | 570 | 3.14 | 4.79 | 91.5 | 132.3 | 739 | 5.6 | 73.0 | 1,069 |
| | October | 570 | 3.14 | 4.79 | | 132.8 | 742 | 5.4 | 72.9 | 1,065 |
| | 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 2011 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 modeled 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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