HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: May 2016

Canada

Housing market intelligence you can count on

CMHC SCHL

Contents

Edmonton Metropolitan Area

All Housing Starts for the Current Month 1a
All Housing Starts: Year to Date 2016 ..... 1b
Single Family Housing Starts by Zone and House Type for the Current Month 2a
Single Family Housing Starts by Zone and House Type: Year to Date 2016 ..... 2b
Multiple Family Housing Starts by Zone, Type and Tenure for the Current Month 3a
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2016 ..... 3b
All Housing Completions for the Current Month 4a
All Housing Completions: Year to Date 2016 ..... 4b
Single Family Housing Completions by Zone and House Type for the Current Month 5a
Single Family Housing Completions by Zone and House Type: Year to Date 2016 ..... 5b
Multiple Family Housing Completions by Zone, Type and Tenure for the Current Month 6a
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2016 ..... 6b
All Housing Under Construction by City Zone for the Current Month 7
Single Family Housing Under Construction by Zone and Type for the Current Month 8
Multiple Family Housing Under Construction by Zone, Type and Tenure for the Current Month 9
All Housing Starts by Month: 2015 vs. 2016 10
All Housing Completions by Month: 2015 vs. 2016 11
All Housing Under Construction by Month: 2015 vs. 2016 12
Single Family Housing Starts by Month and House Type: Year to Date 2016 13
Single Family Housing Completions by Month and House Type: Year to Date 2016 14
Single Family Housing Under Construction by Month and House Type: Year to Date 2016 15
Multiple Family Housing Starts by Month, Type and Tenure: Year to date 2016 16
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date 2016 17
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date 2016 18
All Complete and Unabsorbed Units by Zone and Type for the Current Month 19
All Complete and Unabsorbed Units by Month and Type 20
Complete and Unabsorbed Single Units by Zone and House Type for the Current Month 21
Complete and Unabsorbed Single Units by Month and House Type 22
Complete and Unabsorned Multiple Units by Zone, Type and Tenure 23
Complete and Unabsorbed Multiple Units by Month, Type and Tenure 24
Single Units Unabsorbed by Zone and Months Since Completion as of Month End 25
Multiple Units Unabsorbed by Zone and Months Since Completion as of Month End 26
Single Detached Dwellings Unabsorbed by Zone and Price Range for the Current Month 27
Single Detached Dwellings Unabsorbed by Month and Price Range Year to Date 2016 28

LEGEND

Single Family ..... Text
Multiple Family ..... Text
Single + Multiple Family ..... Text

Contents

Single Detached Dwellings Absorbed by Zone and Price Range for Current Month 29a
Single Detached Dwellings Absorbed by Zone and Price Range: Year to Date 2016 ..... 29b
All Absorbed Units by Zone and Type for the Current Month 30a
All Absorbed Units by Zone and Type Year to Date 2016 ..... 30b
Absorbed Single Units by Zone and House Type for the Current Month 31a
Absorbed Single Units by Zone and House Type Year to Date 2016 ..... 31b
Absorbed Multiple Units by Zone, Type and Tenure for the Current Month 32a
Absorbed Multiple Units by Zone, Type and Tenure Year to Date 2016 ..... 32b
Absorbed Single Detached Units by Zone and House Type Average and Median Price for Current Month 33a
Absorbed Single Detached Units by Zone and House Type Average and Median Price 33b
All Absorbed Units from Inventory by Zone and Type the Current Month 34a
All Absorbed Units from Inventory by Zone and Type Year to Date 2016 ..... 34b
Absorbed Single Units from Inventory by Zone and House Type for the Current Month 35a
Absorbed Single Units from Inventory by Zone and House Type Year to Date 2016 ..... 35b
Absorbed Multiple Units from Inventory by Zone, Type and Tenure for the Current Month 36a
Absorbed Multiple Units from Inventory by Zone, Type and Tenure Year to Date 2016 ..... 36b
All Absorbed Units at Completion by Zone and Type for the Current Month 37a
All Absorbed Units at Completion by Zone and Type Year to Date 2016 ..... 37b
Absorbed Single Units at Completion by Zone and House Type for the Current Month 38a
Absorbed Single Units at Completion by Zone and House Type Year to Date 2016 ..... 38b
Absorbed Multiple Units at Completion by Zone, Type and Tenure for the Current Month 39a
Absorbed Multiple Units at Completion by Zone, Type and Tenure Year to Date 2016 ..... 39b
All Percent Absorbed at Completion by Zone for the Current Month 40

Alberta Centres of 50,000 + Population

Housing Starts for the current month 41
Housing Starts: Year to Date 2016 42
Housing Completions for the current month 43
Housing Completions: Year to Date 2016 44
Housing Under Construction for the current month 45

Zone Map

Table 1a: Edmonton Metropolitan Area
Housing Starts: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	16	4	300.0	8	26	-69.2	24	30	-20.0
Northeast	24	35	-31.4	16	101	-84.2	40	136	-70.6
Northwest	25	62	-59.7	10	18	-44.4	35	80	-56.3
South Central	8	11	-27.3	55	8	587.5	63	19	231.6
Southeast	64	68	-5.9	42	88	-52.3	106	156	-32.1
Southwest	83	111	-25.2	241	340	-29.1	324	451	-28.2
West	49	63	-22.2	14	38	-63.2	63	101	-37.6
Total Edmonton City	**269**	**354**	**-24.0**	**386**	**619**	**-37.6**	**655**	**973**	**-32.7**
Beaumont Town	8	10	-20.0	2	8	-75.0	10	18	-44.4
Calmar Town	1	1	0.0	0	4	-100.0	1	5	-80.0
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	7	18	-61.1	6	40	-85.0	13	58	-77.6
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	5	17	-70.6	4	6	-33.3	9	23	-60.9
Leduc County	7	12	-41.7	0	0	--	7	12	-41.7
Morinville Town	1	1	0.0	0	0	--	1	1	0.0
Parkland County	3	9	-66.7	0	0	--	3	9	-66.7
Spruce Grove City	7	30	-76.7	10	16	-37.5	17	46	-63.0
St. Albert City	10	16	-37.5	213	6	3,450.0	223	22	913.6
Stony Plain Town	3	10	-70.0	2	2	0.0	5	12	-58.3
Strathcona County	10	18	-44.4	174	79	120.3	184	97	89.7
Sturgeon County	6	6	0.0	0	0	--	6	6	0.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	0	4	-100.0	0	0	--	0	4	-100.0
Total Rural	**69**	**152**	**-54.6**	**411**	**161**	**155.3**	**480**	**313**	**53.4**
Grand Total	**338**	**506**	**-33.2**	**797**	**780**	**2.2**	**1,135**	**1,286**	**-11.7**

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	51	27	88.9	42	907	-95.4	93	934	-90.0
Northeast	90	143	-37.1	143	296	-51.7	233	439	-46.9
Northwest	100	234	-57.3	68	511	-86.7	168	745	-77.4
South Central	36	44	-18.2	77	82	-6.1	113	126	-10.3
Southeast	221	269	-17.8	201	580	-65.3	422	849	-50.3
Southwest	267	371	-28.0	593	1,546	-61.6	860	1,917	-55.1
West	169	272	-37.9	60	366	-83.6	229	638	-64.1
Total Edmonton City	**934**	**1,360**	**-31.3**	**1,184**	**4,288**	**-72.4**	**2,118**	**5,648**	**-62.5**
Beaumont Town	44	37	18.9	14	8	75.0	58	45	28.9
Calmar Town	3	3	0.0	0	4	--	3	7	-57.1
Devon Town	1	3	-66.7	0	0	--	1	3	-66.7
Fort Saskatchewan City	18	67	-73.1	72	130	-44.6	90	197	-54.3
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	31	62	-50.0	24	48	-50.0	55	110	-50.0
Leduc County	18	38	-52.6	7	0	--	25	38	-34.2
Morinville Town	8	15	-46.7	0	0	--	8	15	-46.7
Parkland County	16	36	-55.6	0	0	--	16	36	-55.6
Spruce Grove City	34	110	-69.1	80	78	2.6	114	188	-39.4
St. Albert City	39	56	-30.4	450	26	1,630.8	489	82	496.3
Stony Plain Town	12	29	-58.6	11	18	-38.9	23	47	-51.1
Strathcona County	34	74	-54.1	184	259	-29.0	218	333	-34.5
Sturgeon County	22	30	-26.7	0	0	--	22	30	-26.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	8	-75.0	4	4	0.0	6	12	-50.0
Total Rural	**282**	**568**	**-50.4**	**846**	**575**	**47.1**	**1,128**	**1,143**	**-1.3**
Grand Total	**1,216**	**1,928**	**-36.9**	**2,030**	**4,863**	**-58.3**	**3,246**	**6,791**	**-52.2**

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	1	0.0	0	0	--	15	3	400.0	0	0	--	16	4	300.0
Northeast	1	0	--	1	0	--	22	34	-35.3	0	1	-100.0	24	35	-31.4
Northwest	1	1	0.0	0	3	-100.0	24	57	-57.9	0	1	-100.0	25	62	-59.7
South Central	0	0	--	0	0	--	7	9	-22.2	1	2	-50.0	8	11	-27.3
Southeast	2	1	100.0	1	0	--	60	67	-10.4	1	0	--	64	68	-5.9
Southwest	4	3	33.3	0	0	--	78	94	-17.0	1	14	-92.9	83	111	-25.2
West	1	5	-80.0	0	0	--	48	57	-15.8	0	1	-100.0	49	63	-22.2
Total Edmonton City	**10**	**11**	**-9.1**	**2**	**3**	**-33.3**	**254**	**321**	**-20.9**	**3**	**19**	**-84.2**	**269**	**354**	**-24.0**
Beaumont Town	0	0	--	0	0	--	7	9	-22.2	1	1	0.0	8	10	-20.0
Calmar Town	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Devon Town	0	0	--	0	0	--	0	0	--	1	0	--	1	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	2	0	--	5	17	-70.6	7	18	-61.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	1	-100.0	0	0	--	4	12	-66.7	1	4	-75.0	5	17	-70.6
Leduc County	0	1	-100.0	0	0	--	2	5	-60.0	5	6	-16.7	7	12	-41.7
Morinville Town	0	0	--	0	0	--	0	0	--	1	1	0.0	1	1	0.0
Parkland County	0	2	-100.0	2	0	--	0	0	--	1	7	-85.7	3	9	-66.7
Spruce Grove City	0	0	--	0	0	--	7	14	-50.0	0	16	-100.0	7	30	-76.7
St. Albert City	1	1	0.0	0	0	--	1	5	-80.0	8	10	-20.0	10	16	-37.5
Stony Plain Town	0	0	--	0	0	--	3	5	-40.0	0	5	-100.0	3	10	-70.0
Strathcona County	0	0	--	0	0	--	0	0	--	10	18	-44.4	10	18	-44.4
Sturgeon County	1	0	--	0	0	--	1	1	0.0	4	5	-20.0	6	6	0.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	0	0	--	0	4	-100.0	0	4	-100.0
Total Rural	**2**	**6**	**-66.7**	**2**	**0**	**--**	**28**	**51**	**-45.1**	**37**	**95**	**-61.1**	**69**	**152**	**-54.6**
Grand Total	**12**	**17**	**-29.4**	**4**	**3**	**33.3**	**282**	**372**	**-24.2**	**40**	**114**	**-64.9**	**338**	**506**	**-33.2**

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	3	0.0	1	0	--	46	23	100.0	1	1	0.0	51	27	88.9
Northeast	2	1	100.0	2	0	--	85	140	-39.3	1	2	-50.0	90	143	-37.1
Northwest	4	3	33.3	0	4	-100.0	94	225	-58.2	2	2	0.0	100	234	-57.3
South Central	1	1	0.0	1	0	--	29	39	-25.6	5	4	25.0	36	44	-18.2
Southeast	2	1	100.0	1	4	-75.0	217	263	-17.5	1	1	0.0	221	269	-17.8
Southwest	6	9	-33.3	0	1	-100.0	251	343	-26.8	10	18	-44.4	267	371	-28.0
West	6	13	-53.8	0	0	--	156	250	-37.6	7	9	-22.2	169	272	-37.9
Total Edmonton City	**24**	**31**	**-22.6**	**5**	**9**	**-44.4**	**878**	**1,283**	**-31.6**	**27**	**37**	**-27.0**	**934**	**1,360**	**-31.3**
Beaumont Town	2	0	--	0	0	--	41	34	20.6	1	3	-66.7	44	37	18.9
Calmar Town	0	0	--	0	0	--	3	2	50.0	0	1	-100.0	3	3	0.0
Devon Town	0	1	-100.0	0	0	--	0	2	-100.0	1	0	--	1	3	-66.7
Fort Saskatchewan City	1	1	0.0	0	0	--	2	0	--	15	66	-77.3	18	67	-73.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	1	0.0	0	0	--	28	53	-47.2	2	8	-75.0	31	62	-50.0
Leduc County	1	2	-50.0	0	0	--	5	13	-61.5	12	23	-47.8	18	38	-52.6
Morinville Town	0	0	--	0	0	--	1	0	--	7	15	-53.3	8	15	-46.7
Parkland County	2	3	-33.3	2	0	--	5	2	150.0	7	31	-77.4	16	36	-55.6
Spruce Grove City	0	0	--	0	0	--	34	32	6.3	0	78	-100.0	34	110	-69.1
St. Albert City	2	2	0.0	0	0	--	10	18	-44.4	27	36	-25.0	39	56	-30.4
Stony Plain Town	1	0	--	0	0	--	9	12	-25.0	2	17	-88.2	12	29	-58.6
Strathcona County	0	0	--	0	0	--	0	0	--	34	74	-54.1	34	74	-54.1
Sturgeon County	2	0	--	0	0	--	2	1	100.0	18	29	-37.9	22	30	-26.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	1	0.0	1	7	-85.7	2	8	-75.0
Total Rural	**12**	**10**	**20.0**	**2**	**0**	**--**	**141**	**170**	**-17.1**	**127**	**388**	**-67.3**	**282**	**568**	**-50.4**
Grand Total	**36**	**41**	**-12.2**	**7**	**9**	**-22.2**	**1,019**	**1,453**	**-29.9**	**154**	**425**	**-63.8**	**1,216**	**1,928**	**-36.9**

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	0	0	0	0	0	0	8
Northeast	16	0	0	0	0	0	0	0	16
Northwest	6	0	0	0	4	0	4	0	10
South Central	4	0	51	51	0	0	0	0	55
Southeast	34	0	0	0	4	0	4	4	42
Southwest	30	0	39	39	12	153	165	7	241
West	10	0	0	0	0	0	0	4	14
Total Edmonton City	**108**	**0**	**90**	**90**	**20**	**153**	**173**	**15**	**386**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	0	0	0	0	0	0	0	6
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	10	0	0	0	0	0	0	0	10
St. Albert City	8	0	0	0	4	201	205	0	213
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	2	0	172	172	0	0	0	0	174
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**34**	**0**	**172**	**172**	**4**	**201**	**205**	**0**	**411**
Grand Total	**142**	**0**	**262**	**262**	**24**	**354**	**378**	**15**	**797**

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	30	0	0	0	3	0	3	9	42
Northeast	52	0	0	0	12	79	91	0	143
Northwest	16	0	0	0	52	0	52	0	68
South Central	22	0	55	55	0	0	0	0	77
Southeast	122	0	0	0	59	9	68	11	201
Southwest	110	80	39	119	82	244	326	38	593
West	50	0	0	0	0	0	0	10	60
Total Edmonton City	**402**	**80**	**94**	**174**	**208**	**332**	**540**	**68**	**1,184**
Beaumont Town	10	0	0	0	0	0	0	4	14
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	0	48	48	0	0	0	4	72
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	20	0	0	0	0	0	0	4	24
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	40	0	0	0	4	0	4	36	80
St. Albert City	48	0	0	0	4	398	402	0	450
Stony Plain Town	8	0	0	0	0	0	0	3	11
Strathcona County	12	0	172	172	0	0	0	0	184
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	4	4
Total Rural	**162**	**0**	**220**	**220**	**8**	**398**	**406**	**58**	**846**
Grand Total	**564**	**80**	**314**	**394**	**216**	**730**	**946**	**126**	**2,030**

Table 4a: Edmonton Metropolitan Area
Housing Completions: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	7	21	-66.7	529	18	2,838.9	536	39	1,274.4
Northeast	13	24	-45.8	99	73	35.6	112	97	15.5
Northwest	20	61	-67.2	14	7	100.0	34	68	-50.0
South Central	5	8	-37.5	6	8	-25.0	11	16	-31.3
Southeast	100	75	33.3	125	111	12.6	225	186	21.0
Southwest	120	123	-2.4	61	31	96.8	181	154	17.5
West	68	104	-34.6	80	21	281.0	148	125	18.4
Total Edmonton City	**333**	**416**	**-20.0**	**914**	**269**	**239.8**	**1,247**	**685**	**82.0**
Beaumont Town	16	17	-5.9	8	6	33.3	24	23	4.3
Calmar Town	3	4	-25.0	0	0	--	3	4	-25.0
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	3	21	-85.7	4	8	-50.0	7	29	-75.9
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	16	29	-44.8	6	12	-50.0	22	41	-46.3
Leduc County	17	6	183.3	0	0	--	17	6	183.3
Morinville Town	8	6	33.3	8	0	--	16	6	166.7
Parkland County	9	1	800.0	0	0	--	9	1	800.0
Spruce Grove City	18	7	157.1	18	39	-53.8	36	46	-21.7
St. Albert City	9	4	125.0	110	0	--	119	4	2,875.0
Stony Plain Town	4	0	--	2	6	-66.7	6	6	0.0
Strathcona County	15	15	0.0	0	51	-100.0	15	66	-77.3
Sturgeon County	13	2	550.0	0	0	--	13	2	550.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	5	1	400.0	0	0	--	5	1	400.0
Total Rural	**137**	**113**	**21.2**	**156**	**122**	**27.9**	**293**	**235**	**24.7**
Grand Total	**470**	**529**	**-11.2**	**1,070**	**391**	**173.7**	**1,540**	**920**	**67.4**

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	42	36	16.7	1,001	50	1,902.0	1,043	86	1,112.8
Northeast	105	103	1.9	148	361	-59.0	253	464	-45.5
Northwest	150	311	-51.8	65	208	-68.8	215	519	-58.6
South Central	37	30	23.3	89	142	-37.3	126	172	-26.7
Southeast	293	270	8.5	345	448	-23.0	638	718	-11.1
Southwest	397	451	-12.0	646	586	10.2	1,043	1,037	0.6
West	274	307	-10.7	417	141	195.7	691	448	54.2
Total Edmonton City	**1,298**	**1,508**	**-13.9**	**2,711**	**1,936**	**40.0**	**4,009**	**3,444**	**16.4**
Beaumont Town	47	52	-9.6	24	6	300.0	71	58	22.4
Calmar Town	7	12	-41.7	0	0	--	7	12	-41.7
Devon Town	1	3	-66.7	2	0	--	3	3	0.0
Fort Saskatchewan City	36	75	-52.0	99	26	280.8	135	101	33.7
Gibbons Town	1	1	0.0	0	0	--	1	1	0.0
Leduc City	75	112	-33.0	210	92	128.3	285	204	39.7
Leduc County	43	24	79.2	0	0	--	43	24	79.2
Morinville Town	19	21	-9.5	16	2	700.0	35	23	52.2
Parkland County	35	46	-23.9	0	2	--	35	48	-27.1
Spruce Grove City	68	127	-46.5	90	255	-64.7	158	382	-58.6
St. Albert City	44	75	-41.3	148	90	64.4	192	165	16.4
Stony Plain Town	19	27	-29.6	20	33	-39.4	39	60	-35.0
Strathcona County	88	73	20.5	95	84	13.1	183	157	16.6
Sturgeon County	44	34	29.4	0	0	--	44	34	29.4
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	10	5	100.0	4	0	--	14	5	180.0
Total Rural	**537**	**687**	**-21.8**	**708**	**590**	**20.0**	**1,245**	**1,277**	**-2.5**
Grand Total	**1,835**	**2,195**	**-16.4**	**3,419**	**2,526**	**35.4**	**5,254**	**4,721**	**11.3**

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	1	0	--	6	18	-66.7	0	1	-100.0	7	21	-66.7
Northeast	0	0	--	0	0	--	13	24	-45.8	0	0	--	13	24	-45.8
Northwest	0	1	-100.0	0	0	--	20	60	-66.7	0	0	--	20	61	-67.2
South Central	1	0	--	0	0	--	4	8	-50.0	0	0	--	5	8	-37.5
Southeast	0	1	-100.0	1	2	-50.0	99	72	37.5	0	0	--	100	75	33.3
Southwest	2	3	-33.3	2	0	--	116	120	-3.3	0	0	--	120	123	-2.4
West	1	2	-50.0	1	0	--	65	102	-36.3	1	0	--	68	104	-34.6
Total Edmonton City	**4**	**9**	**-55.6**	**5**	**2**	**150.0**	**323**	**404**	**-20.0**	**1**	**1**	**0.0**	**333**	**416**	**-20.0**
Beaumont Town	0	1	-100.0	0	0	--	16	16	0.0	0	0	--	16	17	-5.9
Calmar Town	0	0	--	0	0	--	3	4	-25.0	0	0	--	3	4	-25.0
Devon Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	3	20	-85.0	0	0	--	3	21	-85.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	1	-100.0	16	26	-38.5	0	0	--	16	29	-44.8
Leduc County	2	2	0.0	1	0	--	14	3	366.7	0	1	-100.0	17	6	183.3
Morinville Town	1	1	0.0	0	0	--	7	5	40.0	0	0	--	8	6	33.3
Parkland County	2	1	100.0	0	0	--	7	0	--	0	0	--	9	1	800.0
Spruce Grove City	0	0	--	0	0	--	18	7	157.1	0	0	--	18	7	157.1
St. Albert City	1	0	--	0	0	--	8	4	100.0	0	0	--	9	4	125.0
Stony Plain Town	1	0	--	0	0	--	3	0	--	0	0	--	4	0	--
Strathcona County	2	2	0.0	0	0	--	12	13	-7.7	1	0	--	15	15	0.0
Sturgeon County	5	1	400.0	0	0	--	4	0	--	4	1	300.0	13	2	550.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	0	--	1	0	--	1	1	0.0	1	0	--	5	1	400.0
Total Rural	**17**	**11**	**54.5**	**2**	**1**	**100.0**	**112**	**99**	**13.1**	**6**	**2**	**200.0**	**137**	**113**	**21.2**
Grand Total	**21**	**20**	**5.0**	**7**	**3**	**133.3**	**435**	**503**	**-13.5**	**7**	**3**	**133.3**	**470**	**529**	**-11.2**

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	4	0.0	1	3	-66.7	36	27	33.3	1	2	-50.0	42	36	16.7
Northeast	2	2	0.0	0	4	-100.0	103	97	6.2	0	0	--	105	103	1.9
Northwest	3	4	-25.0	3	3	0.0	143	303	-52.8	1	1	0.0	150	311	-51.8
South Central	1	2	-50.0	0	0	--	28	27	3.7	8	1	700.0	37	30	23.3
Southeast	3	2	50.0	5	4	25.0	285	264	8.0	0	0	--	293	270	8.5
Southwest	11	14	-21.4	2	0	--	383	435	-12.0	1	2	-50.0	397	451	-12.0
West	4	16	-75.0	1	0	--	264	291	-9.3	5	0	--	274	307	-10.7
Total Edmonton City	**28**	**44**	**-36.4**	**12**	**14**	**-14.3**	**1,242**	**1,444**	**-14.0**	**16**	**6**	**166.7**	**1,298**	**1,508**	**-13.9**
Beaumont Town	2	3	-33.3	0	0	--	45	49	-8.2	0	0	--	47	52	-9.6
Calmar Town	0	1	-100.0	0	0	--	7	11	-36.4	0	0	--	7	12	-41.7
Devon Town	1	0	--	0	0	--	0	3	-100.0	0	0	--	1	3	-66.7
Fort Saskatchewan City	1	7	-85.7	0	0	--	34	68	-50.0	1	0	--	36	75	-52.0
Gibbons Town	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Leduc City	4	15	-73.3	0	1	-100.0	71	96	-26.0	0	0	--	75	112	-33.0
Leduc County	10	8	25.0	1	0	--	27	13	107.7	5	3	66.7	43	24	79.2
Morinville Town	2	6	-66.7	0	0	--	17	15	13.3	0	0	--	19	21	-9.5
Parkland County	15	27	-44.4	0	1	-100.0	14	8	75.0	6	10	-40.0	35	46	-23.9
Spruce Grove City	3	6	-50.0	0	0	--	65	121	-46.3	0	0	--	68	127	-46.5
St. Albert City	5	15	-66.7	1	0	--	38	60	-36.7	0	0	--	44	75	-41.3
Stony Plain Town	1	1	0.0	0	0	--	18	21	-14.3	0	5	-100.0	19	27	-29.6
Strathcona County	15	13	15.4	0	2	-100.0	72	55	30.9	1	3	-66.7	88	73	20.5
Sturgeon County	16	22	-27.3	0	0	--	20	8	150.0	8	4	100.0	44	34	29.4
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	5	2	150.0	1	0	--	3	2	50.0	1	1	0.0	10	5	100.0
Total Rural	**80**	**126**	**-36.5**	**3**	**4**	**-25.0**	**432**	**530**	**-18.5**	**22**	**27**	**-18.5**	**537**	**687**	**-21.8**
Grand Total	**108**	**170**	**-36.5**	**15**	**18**	**-16.7**	**1,674**	**1,974**	**-15.2**	**38**	**33**	**15.2**	**1,835**	**2,195**	**-16.4**

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	12	3	212	215	5	297	302	0	529
Northeast	4	0	95	95	0	0	0	0	99
Northwest	4	0	0	0	10	0	10	0	14
South Central	6	0	0	0	0	0	0	0	6
Southeast	36	0	0	0	18	71	89	0	125
Southwest	36	12	0	12	0	0	0	13	61
West	36	0	0	0	0	44	44	0	80
Total Edmonton City	**134**	**15**	**307**	**322**	**33**	**412**	**445**	**13**	**914**
Beaumont Town	8	0	0	0	0	0	0	0	8
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0	4
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0	6
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0	18
St. Albert City	0	0	110	110	0	0	0	0	110
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	0	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**46**	**0**	**110**	**110**	**0**	**0**	**0**	**0**	**156**
Grand Total	**180**	**15**	**417**	**432**	**33**	**412**	**445**	**13**	**1,070**

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	64	10	622	632	5	297	302	3	1,001
Northeast	36	0	95	95	14	0	14	3	148
Northwest	28	0	0	0	37	0	37	0	65
South Central	46	0	4	4	0	39	39	0	89
Southeast	82	0	0	0	51	186	237	26	345
Southwest	222	12	325	337	21	9	30	57	646
West	120	0	131	131	32	131	163	3	417
Total Edmonton City	**598**	**22**	**1,177**	**1,199**	**160**	**662**	**822**	**92**	**2,711**
Beaumont Town	24	0	0	0	0	0	0	0	24
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	32	7	48	55	9	0	9	3	99
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	22	0	160	160	3	0	3	25	210
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	16	0	0	0	0	0	0	0	16
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	70	4	16	20	0	0	0	0	90
St. Albert City	22	11	110	121	5	0	5	0	148
Stony Plain Town	16	0	0	0	4	0	4	0	20
Strathcona County	34	0	61	61	0	0	0	0	95
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	4	0	4	0	4
Total Rural	**238**	**22**	**395**	**417**	**25**	**0**	**25**	**28**	**708**
Grand Total	**836**	**44**	**1,572**	**1,616**	**185**	**662**	**847**	**120**	**3,419**

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	92	119	-22.7	1,781	2,804	-36.5	1,873	2,923	-35.9
Northeast	198	268	-26.1	385	700	-45.0	583	968	-39.8
Northwest	222	577	-61.5	655	1,142	-42.6	877	1,719	-49.0
South Central	88	112	-21.4	347	237	46.4	435	349	24.6
Southeast	378	568	-33.5	719	1,257	-42.8	1,097	1,825	-39.9
Southwest	548	797	-31.2	3,446	3,191	8.0	3,994	3,988	0.2
West	306	538	-43.1	544	952	-42.9	850	1,490	-43.0
Total Edmonton City	**1,832**	**2,979**	**-38.5**	**7,877**	**10,283**	**-23.4**	**9,709**	**13,262**	**-26.8**
Beaumont Town	129	101	27.7	171	30	470.0	300	131	129.0
Calmar Town	13	23	-43.5	4	4	0.0	17	27	-37.0
Devon Town	3	6	-50.0	0	0	--	3	6	-50.0
Fort Saskatchewan City	44	140	-68.6	188	229	-17.9	232	369	-37.1
Gibbons Town	1	6	-83.3	0	0	--	1	6	-83.3
Leduc City	120	181	-33.7	155	438	-64.6	275	619	-55.6
Leduc County	77	141	-45.4	7	0	--	84	141	-40.4
Morinville Town	21	55	-61.8	39	43	-9.3	60	98	-38.8
Parkland County	91	114	-20.2	0	4	-100.0	91	118	-22.9
Spruce Grove City	75	198	-62.1	349	366	-4.6	424	564	-24.8
St. Albert City	104	116	-10.3	611	391	56.3	715	507	41.0
Stony Plain Town	43	66	-34.8	287	44	552.3	330	110	200.0
Strathcona County	119	187	-36.4	449	521	-13.8	568	708	-19.8
Sturgeon County	55	94	-41.5	0	0	--	55	94	-41.5
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	10	20	-50.0	14	10	40.0	24	30	-20.0
Total Rural	**905**	**1,448**	**-37.5**	**2,274**	**2,080**	**9.3**	**3,179**	**3,528**	**-9.9**
Grand Total	**2,737**	**4,427**	**-38.2**	**10,151**	**12,363**	**-17.9**	**12,888**	**16,790**	**-23.2**

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	8	12	-33.3	3	5	-40.0	74	95	-22.1	7	7	0.0	92	119	-22.7
Northeast	6	6	0.0	4	2	100.0	184	258	-28.7	4	2	100.0	198	268	-26.1
Northwest	7	8	-12.5	2	13	-84.6	207	550	-62.4	6	6	0.0	222	577	-61.5
South Central	1	4	-75.0	3	0	--	68	91	-25.3	16	17	-5.9	88	112	-21.4
Southeast	3	3	0.0	1	5	-80.0	372	547	-32.0	2	13	-84.6	378	568	-33.5
Southwest	17	22	-22.7	1	1	0.0	488	728	-33.0	42	46	-8.7	548	797	-31.2
West	12	24	-50.0	1	0	--	269	486	-44.7	24	28	-14.3	306	538	-43.1
Total Edmonton City	**54**	**79**	**-31.6**	**15**	**26**	**-42.3**	**1,662**	**2,755**	**-39.7**	**101**	**119**	**-15.1**	**1,832**	**2,979**	**-38.5**
Beaumont Town	5	2	150.0	0	0	--	120	93	29.0	4	6	-33.3	129	101	27.7
Calmar Town	1	0	--	0	1	-100.0	11	19	-42.1	1	3	-66.7	13	23	-43.5
Devon Town	1	2	-50.0	0	0	--	0	2	-100.0	2	2	0.0	3	6	-50.0
Fort Saskatchewan City	3	9	-66.7	0	1	-100.0	22	54	-59.3	19	76	-75.0	44	140	-68.6
Gibbons Town	0	0	--	0	0	--	0	0	--	1	6	-83.3	1	6	-83.3
Leduc City	6	7	-14.3	0	1	-100.0	108	152	-28.9	6	21	-71.4	120	181	-33.7
Leduc County	13	28	-53.6	0	0	--	22	79	-72.2	42	34	23.5	77	141	-45.4
Morinville Town	2	0	--	0	0	--	2	6	-66.7	17	49	-65.3	21	55	-61.8
Parkland County	19	33	-42.4	2	0	--	38	22	72.7	32	59	-45.8	91	114	-20.2
Spruce Grove City	1	7	-85.7	0	0	--	64	84	-23.8	10	107	-90.7	75	198	-62.1
St. Albert City	13	8	62.5	0	0	--	41	45	-8.9	50	63	-20.6	104	116	-10.3
Stony Plain Town	4	3	33.3	0	0	--	22	38	-42.1	17	25	-32.0	43	66	-34.8
Strathcona County	21	22	-4.5	1	2	-50.0	46	64	-28.1	51	99	-48.5	119	187	-36.4
Sturgeon County	5	0	--	0	0	--	10	1	900.0	40	93	-57.0	55	94	-41.5
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	4	-25.0	1	0	--	4	2	100.0	2	14	-85.7	10	20	-50.0
Total Rural	**97**	**125**	**-22.4**	**4**	**5**	**-20.0**	**510**	**661**	**-22.8**	**294**	**657**	**-55.3**	**905**	**1,448**	**-37.5**
Grand Total	**151**	**204**	**-26.0**	**19**	**31**	**-38.7**	**2,172**	**3,416**	**-36.4**	**395**	**776**	**-49.1**	**2,737**	**4,427**	**-38.2**

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	86	6	732	738	35	859	894	63	1,781
Northeast	98	0	66	66	41	163	204	17	385
Northwest	88	53	0	53	185	329	514	0	655
South Central	62	0	121	121	0	157	157	7	347
Southeast	216	0	0	0	135	318	453	50	719
Southwest	282	171	1,010	1,181	122	1,780	1,902	81	3,446
West	160	0	0	0	115	240	355	29	544
Total Edmonton City	**992**	**230**	**1,929**	**2,159**	**633**	**3,846**	**4,479**	**247**	**7,877**
Beaumont Town	22	65	63	128	0	8	8	13	171
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	54	66	48	114	13	0	13	7	188
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	30	4	90	94	23	0	23	8	155
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	0	0	36	36	0	3	3	0	39
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	88	38	0	38	31	124	155	68	349
St. Albert City	66	0	0	0	28	517	545	0	611
Stony Plain Town	34	33	66	99	16	135	151	3	287
Strathcona County	14	0	371	371	4	56	60	4	449
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	4	4	0	0	0	8	14
Total Rural	**314**	**210**	**678**	**888**	**115**	**843**	**958**	**114**	**2,274**
Grand Total	**1,306**	**440**	**2,607**	**3,047**	**748**	**4,689**	**5,437**	**361**	**10,151**

Table 10: Edmonton Metropolitan Area
Housing Starts: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	263	446	-41.0	338	1,386	-75.6	601	1,832	-67.2
February	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
March	290	477	-39.2	584	1,250	-53.3	874	1,727	-49.4
April	338	506	-33.2	797	780	2.2	1,135	1,286	-11.7
Total	**1,216**	**1,928**	**-36.9**	**2,030**	**4,863**	**-58.3**	**3,246**	**6,791**	**-52.2**

Table 11: Edmonton Metropolitan Area
Housing Completions: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	500	419	19.3	691	300	130.3	1,191	719	65.6
February	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
March	456	696	-34.5	785	876	-10.4	1,241	1,572	-21.1
April	470	529	-11.2	1,070	391	173.7	1,540	920	67.4
Total	**1,835**	**2,195**	**-16.4**	**3,419**	**2,526**	**35.4**	**5,254**	**4,721**	**11.3**

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	3,125	4,724	-33.8	11,198	11,122	0.7	14,323	15,846	-9.6
February	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0
March	2,870	4,454	-35.6	10,424	11,982	-13.0	13,294	16,436	-19.1
April	2,737	4,427	-38.2	10,151	12,363	-17.9	12,888	16,790	-23.2

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
Month	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**
January	10	14	-28.6	2	2	0.0	220	320	-31.3	31	110	-71.8	263	446	-41.0
February	8	4	100.0	0	3	-100.0	290	383	-24.3	27	109	-75.2	325	499	-34.9
March	6	6	0.0	1	1	0.0	227	378	-39.9	56	92	-39.1	290	477	-39.2
April	12	17	-29.4	4	3	33.3	282	372	-24.2	40	114	-64.9	338	506	-33.2
Total	**36**	**41**	**-12.2**	**7**	**9**	**-22.2**	**1,019**	**1,453**	**-29.9**	**154**	**425**	**-63.8**	**1,216**	**1,928**	**-36.9**

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Other			Total		
Month	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**	**2016**	**2015**	**% Change**
January	24	33	-27.3	2	3	-33.3	467	374	24.9	7	9	-22.2	500	419	19.3
February	29	44	-34.1	4	6	-33.3	365	488	-25.2	11	13	-15.4	409	551	-25.8
March	34	73	-53.4	2	6	-66.7	407	609	-33.2	13	8	62.5	456	696	-34.5
April	21	20	5.0	7	3	133.3	435	503	-13.5	7	3	133.3	470	529	-11.2
Total	**108**	**170**	**-36.5**	**15**	**18**	**-16.7**	**1,674**	**1,974**	**-15.2**	**38**	**33**	**15.2**	**1,835**	**2,195**	**-16.4**

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	141	210	-32.9	26	36	-27.8	2,282	3,547	-35.7	676	931	-27.4	3,125	4,724	-33.8
February	140	208	-32.7	21	33	-36.4	2,271	3,558	-36.2	608	873	-30.4	3,040	4,672	-34.9
March	142	197	-27.9	21	31	-32.3	2,229	3,476	-35.9	478	750	-36.3	2,870	4,454	-35.6
April	151	204	-26.0	19	31	-38.7	2,172	3,416	-36.4	395	776	-49.1	2,737	4,427	-38.2

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	**Semi-Det**	**Row**	**Apt.**	**Total**	**Row**	**Apt.**	**Total**	**Other**	**Grand Total**
January	142	0	52	52	73	6	79	65	338
February	136	80	0	80	56	0	56	39	311
March	144	0	0	0	63	370	433	7	584
April	142	0	262	262	24	354	378	15	797
Total	**564**	**80**	**314**	**394**	**216**	**730**	**946**	**126**	**2,030**

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	**Semi-Det**	**Row**	**Apt.**	**Total**	**Row**	**Apt.**	**Total**	**Other**	**Grand Total**
January	272	11	216	227	33	117	150	42	691
February	180	18	473	491	53	116	169	33	873
March	204	0	466	466	66	17	83	32	785
April	180	15	417	432	33	412	445	13	1,070
Total	**836**	**44**	**1,572**	**1,616**	**185**	**662**	**847**	**120**	**3,419**

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	**Semi-Det**	**Row**	**Apt.**	**Total**	**Row**	**Apt.**	**Total**	**Other**	**Grand Total**
January	1,450	316	2,996	3,312	823	5,228	6,051	385	11,198
February	1,406	396	3,226	3,622	815	4,409	5,224	384	10,636
March	1,344	402	2,756	3,158	810	4,753	5,563	359	10,424
April	1,306	440	2,607	3,047	748	4,689	5,437	361	10,151

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	17	9	88.9	421	30	1,303.3	438	39	1,023.1
Northeast	83	48	72.9	109	102	6.9	192	150	28.0
Northwest	106	90	17.8	133	24	454.2	239	114	109.6
South Central	4	8	-50.0	23	11	109.1	27	19	42.1
Southeast	112	73	53.4	153	104	47.1	265	177	49.7
Southwest	112	25	348.0	257	182	41.2	369	207	78.3
West	77	32	140.6	218	4	5,350.0	295	36	719.4
Total Edmonton City	**511**	**285**	**79.3**	**1,314**	**457**	**187.5**	**1,825**	**742**	**146.0**
Beaumont Town	27	24	12.5	18	0	--	45	24	87.5
Calmar Town	4	1	300.0	0	0	--	4	1	300.0
Devon Town	0	1	-100.0	2	0	--	2	1	100.0
Fort Saskatchewan City	64	56	14.3	75	14	435.7	139	70	98.6
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	58	59	-1.7	211	26	711.5	269	85	216.5
Leduc County	12	8	50.0	0	0	--	12	8	50.0
Morinville Town	15	3	400.0	10	0	--	25	3	733.3
Parkland County	6	9	-33.3	0	2	-100.0	6	11	-45.5
Spruce Grove City	52	51	2.0	188	209	-10.0	240	260	-7.7
St. Albert City	35	42	-16.7	136	53	156.6	171	95	80.0
Stony Plain Town	25	25	0.0	39	43	-9.3	64	68	-5.9
Strathcona County	30	35	-14.3	124	26	376.9	154	61	152.5
Sturgeon County	3	0	--	0	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	2	50.0	4	0	--	7	2	250.0
Total Rural	**335**	**316**	**6.0**	**807**	**373**	**116.4**	**1,142**	**689**	**65.7**
Grand Total	**846**	**601**	**40.8**	**2,121**	**830**	**155.5**	**2,967**	**1,431**	**107.3**

Table 20: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	822	514	59.9	1,233	601	105.2	2,055	1,115	84.3
February	828	562	47.3	1,572	683	130.2	2,400	1,245	92.8
March	841	592	42.1	1,952	871	124.1	2,793	1,463	90.9
April	846	601	40.8	2,121	830	155.5	2,967	1,431	107.3

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	1	300.0	0	0	--	13	7	85.7	0	1	-100.0	17	9	88.9
Northeast	1	0	--	0	0	--	82	48	70.8	0	0	--	83	48	72.9
Northwest	0	2	-100.0	1	2	-50.0	104	85	22.4	1	1	0.0	106	90	17.8
South Central	0	0	--	0	0	--	4	8	-50.0	0	0	--	4	8	-50.0
Southeast	1	1	0.0	1	1	0.0	110	71	54.9	0	0	--	112	73	53.4
Southwest	3	0	--	0	0	--	109	25	336.0	0	0	--	112	25	348.0
West	1	0	--	0	0	--	76	32	137.5	0	0	--	77	32	140.6
Total Edmonton City	**10**	**4**	**150.0**	**2**	**3**	**-33.3**	**498**	**276**	**80.4**	**1**	**2**	**-50.0**	**511**	**285**	**79.3**
Beaumont Town	0	1	-100.0	0	0	--	27	23	17.4	0	0	--	27	24	12.5
Calmar Town	0	0	--	0	0	--	4	1	300.0	0	0	--	4	1	300.0
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	1	2	-50.0	1	2	-50.0	62	52	19.2	0	0	--	64	56	14.3
Gibbons Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Leduc City	6	11	-45.5	1	0	--	51	48	6.3	0	0	--	58	59	-1.7
Leduc County	3	2	50.0	0	0	--	9	5	80.0	0	1	-100.0	12	8	50.0
Morinville Town	4	0	--	2	0	--	9	3	200.0	0	0	--	15	3	400.0
Parkland County	1	3	-66.7	0	0	--	3	3	0.0	2	3	-33.3	6	9	-33.3
Spruce Grove City	1	7	-85.7	0	0	--	51	44	15.9	0	0	--	52	51	2.0
St. Albert City	5	7	-28.6	1	0	--	29	35	-17.1	0	0	--	35	42	-16.7
Stony Plain Town	2	1	100.0	0	0	--	22	22	0.0	1	2	-50.0	25	25	0.0
Strathcona County	6	7	-14.3	0	0	--	24	28	-14.3	0	0	--	30	35	-14.3
Sturgeon County	0	0	--	0	0	--	2	0	--	1	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	1	200.0	0	0	--	0	1	-100.0	0	0	--	3	2	50.0
Total Rural	**32**	**42**	**-23.8**	**5**	**2**	**150.0**	**294**	**266**	**10.5**	**4**	**6**	**-33.3**	**335**	**316**	**6.0**
Grand Total	**42**	**46**	**-8.7**	**7**	**5**	**40.0**	**792**	**542**	**46.1**	**5**	**8**	**-37.5**	**846**	**601**	**40.8**

Table 22: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Other			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	45	37	21.6	6	4	50.0	768	466	64.8	3	7	-57.1	822	514	59.9
February	46	44	4.5	6	4	50.0	770	505	52.5	6	9	-33.3	828	562	47.3
March	41	48	-14.6	7	5	40.0	787	531	48.2	6	8	-25.0	841	592	42.1
April	42	46	-8.7	7	5	40.0	792	542	46.1	5	8	-37.5	846	601	40.8

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	37	3	356	359	2	15	17	8	421
Northeast	39	3	65	68	0	2	2	0	109
Northwest	16	0	31	31	6	80	86	0	133
South Central	23	0	0	0	0	0	0	0	23
Southeast	65	0	0	0	21	59	80	8	153
Southwest	78	11	51	62	5	98	103	14	257
West	38	0	148	148	4	25	29	3	218
Total Edmonton City	**296**	**17**	**651**	**668**	**38**	**279**	**317**	**33**	**1,314**
Beaumont Town	10	0	0	0	0	0	0	8	18
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	48	11	13	24	0	0	0	3	75
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	23	20	152	172	2	0	2	14	211
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	10	0	0	0	0	0	0	0	10
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	66	0	89	89	6	27	33	0	188
St. Albert City	17	5	110	115	4	0	4	0	136
Stony Plain Town	25	0	0	0	8	0	8	6	39
Strathcona County	32	0	50	50	4	38	42	0	124
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	4	0	4	0	4
Total Rural	**233**	**36**	**414**	**450**	**28**	**65**	**93**	**31**	**807**
Grand Total	**529**	**53**	**1,065**	**1,118**	**66**	**344**	**410**	**64**	**2,121**

Table 24: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	481	46	252	298	46	341	387	67	1,233
February	500	46	584	630	47	323	370	72	1,572
March	531	47	936	983	64	303	367	71	1,952
April	529	53	1,065	1,118	66	344	410	64	2,121

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: April 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	2	1	2	0	0	1	2	2	3	1	1	0	17
Northeast	6	8	16	6	8	1	2	6	5	1	7	2	15	83
Northwest	8	18	9	5	8	6	4	11	5	4	1	2	25	106
South Central	1	0	1	0	0	1	0	0	1	0	0	0	0	4
Southeast	24	6	10	19	11	8	4	2	6	1	0	0	21	112
Southwest	32	9	14	18	19	12	0	0	0	6	1	0	1	112
West	22	14	5	8	8	10	2	0	0	1	0	0	7	77
Total Edmonton City	**95**	**57**	**56**	**58**	**54**	**38**	**13**	**21**	**19**	**16**	**10**	**5**	**69**	**511**
Beaumont Town	7	3	1	0	1	3	0	1	1	0	2	1	7	27
Calmar Town	2	0	1	1	0	0	0	0	0	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	1	2	11	3	5	9	4	10	3	5	3	0	8	64
Gibbons Town	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Leduc City	5	8	4	5	4	2	2	1	2	5	2	1	17	58
Leduc County	5	1	3	0	0	0	0	0	1	0	0	1	1	12
Morinville Town	2	5	2	0	1	0	1	2	2	0	0	0	0	15
Parkland County	0	0	1	1	1	3	0	0	0	0	0	0	0	6
Spruce Grove City	7	4	2	6	2	4	6	0	4	2	0	1	14	52
St. Albert City	2	5	8	2	3	3	2	1	0	0	1	0	8	35
Stony Plain Town	3	0	2	4	1	0	0	1	2	1	2	0	9	25
Strathcona County	4	1	3	2	1	2	4	0	0	0	1	1	11	30
Sturgeon County	0	0	1	0	2	0	0	0	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	1	0	0	0	0	1	0	0	0	0	1	0	0	3
Total Rural	**39**	**29**	**40**	**24**	**21**	**27**	**19**	**16**	**15**	**13**	**12**	**5**	**75**	**335**
Grand Total	**134**	**86**	**96**	**82**	**75**	**65**	**32**	**37**	**34**	**29**	**22**	**10**	**144**	**846**

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: April 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	197	163	33	0	2	5	3	0	0	13	2	0	3	421
Northeast	63	8	6	0	6	5	4	5	0	1	0	0	11	109
Northwest	2	0	2	0	27	26	0	23	35	1	0	0	17	133
South Central	1	10	4	4	4	0	0	0	0	0	0	0	0	23
Southeast	53	6	0	13	9	41	5	3	5	5	0	0	13	153
Southwest	33	50	16	38	9	3	0	31	0	8	20	8	41	257
West	33	133	2	15	31	0	1	0	0	3	0	0	0	218
Total Edmonton City	**382**	**370**	**63**	**70**	**88**	**80**	**13**	**62**	**40**	**31**	**22**	**8**	**85**	**1,314**
Beaumont Town	5	2	1	0	3	7	0	0	0	0	0	0	0	18
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Fort Saskatchewan City	3	4	20	11	5	8	3	6	9	0	0	0	6	75
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	2	16	156	5	1	0	2	0	2	4	18	0	5	211
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	4	0	0	0	0	0	0	0	0	0	10
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	5	6	21	5	1	4	4	1	11	3	2	1	124	188
St. Albert City	110	7	10	0	1	0	0	0	0	2	3	1	2	136
Stony Plain Town	2	4	0	5	2	0	0	0	1	0	0	0	25	39
Strathcona County	0	52	4	5	35	12	3	1	0	0	2	3	7	124
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	4	0	0	0	0	0	0	0	0	0	0	0	4
Total Rural	**133**	**97**	**212**	**35**	**48**	**31**	**12**	**8**	**23**	**9**	**25**	**5**	**169**	**807**
Grand Total	**515**	**467**	**275**	**105**	**136**	**111**	**25**	**70**	**63**	**40**	**47**	**13**	**254**	**2,121**

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: April 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	0	11	4	0	1	17
Northeast	1	12	24	36	7	3	83
Northwest	0	8	26	46	21	5	106
South Central	0	1	0	0	0	3	4
Southeast	0	15	28	35	20	14	112
Southwest	0	12	23	45	17	15	112
West	0	6	24	29	7	11	77
Total Edmonton City	**2**	**54**	**136**	**195**	**72**	**52**	**511**
Beaumont Town	0	7	5	12	1	2	27
Calmar Town	0	4	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	34	18	6	2	64
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	13	24	11	7	3	58
Leduc County	0	0	0	2	3	7	12
Morinville Town	0	10	4	1	0	0	15
Parkland County	2	0	0	0	1	3	6
Spruce Grove City	0	9	20	10	9	4	52
St. Albert City	0	0	2	6	12	15	35
Stony Plain Town	0	2	10	6	0	7	25
Strathcona County	0	0	3	14	7	6	30
Sturgeon County	1	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0
Other Centres	0	1	1	0	1	0	3
Total Rural	**3**	**51**	**103**	**80**	**47**	**51**	**335**
Grand Total	**5**	**105**	**239**	**275**	**119**	**103**	**846**

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	4	83	237	274	123	101	822
February	6	85	221	276	129	111	828
March	5	107	227	271	123	108	841
April	5	105	239	275	119	103	846

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: April 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	2	1	1	2	6
Northeast	0	5	5	7	1	1	19
Northwest	0	4	4	8	5	3	24
South Central	0	0	0	0	1	2	3
Southeast	0	9	31	26	16	16	98
Southwest	0	11	31	28	9	28	107
West	0	6	20	23	7	5	61
Total Edmonton City	**0**	**35**	**93**	**93**	**40**	**57**	**318**
Beaumont Town	1	3	3	5	0	0	12
Calmar Town	0	2	0	0	0	0	2
Devon Town	0	1	0	0	0	0	1
Fort Saskatchewan City	0	0	3	1	0	1	5
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	9	13	5	0	0	27
Leduc County	0	0	2	4	3	3	12
Morinville Town	0	5	2	0	0	0	7
Parkland County	0	0	0	0	0	2	2
Spruce Grove City	0	6	6	2	1	1	16
St. Albert City	0	0	0	1	6	3	10
Stony Plain Town	0	0	3	1	1	1	6
Strathcona County	0	0	2	7	1	7	17
Sturgeon County	6	0	0	0	1	5	12
First Nations	0	0	0	0	0	0	0
Other Centres	0	4	0	0	0	0	4
Total Rural	**7**	**30**	**34**	**26**	**13**	**23**	**133**
Grand Total	**7**	**65**	**127**	**119**	**53**	**80**	**451**

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	0	13	5	5	12	36
Northeast	0	36	28	34	11	5	114
Northwest	0	27	41	65	27	11	171
South Central	0	1	2	14	6	17	40
Southeast	0	32	75	84	43	35	269
Southwest	0	40	98	95	38	85	356
West	0	22	77	77	35	32	243
Total Edmonton City	**1**	**158**	**334**	**374**	**165**	**197**	**1,229**
Beaumont Town	2	9	13	10	4	0	38
Calmar Town	1	6	0	0	0	0	7
Devon Town	0	1	1	0	0	0	2
Fort Saskatchewan City	0	8	19	10	2	1	40
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	16	31	14	4	3	68
Leduc County	1	4	7	7	6	9	34
Morinville Town	0	9	3	0	0	0	12
Parkland County	1	1	0	1	0	5	8
Spruce Grove City	0	13	32	16	6	6	73
St. Albert City	0	0	7	7	13	17	44
Stony Plain Town	0	2	8	1	4	3	18
Strathcona County	0	1	20	29	12	26	88
Sturgeon County	6	5	4	5	5	16	41
First Nations	0	0	0	0	0	0	0
Other Centres	1	5	0	0	0	1	7
Total Rural	**12**	**80**	**145**	**100**	**56**	**87**	**480**
Grand Total	**13**	**238**	**479**	**474**	**221**	**284**	**1,709**

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	6	18	-66.7	437	20	2,085.0	443	38	1,065.8
Northeast	19	25	-24.0	38	86	-55.8	57	111	-48.6
Northwest	24	69	-65.2	16	9	77.8	40	78	-48.7
South Central	6	5	20.0	25	3	733.3	31	8	287.5
Southeast	98	76	28.9	93	118	-21.2	191	194	-1.5
Southwest	107	115	-7.0	128	38	236.8	235	153	53.6
West	61	93	-34.4	60	17	252.9	121	110	10.0
Total Edmonton City	**321**	**401**	**-20.0**	**797**	**291**	**173.9**	**1,118**	**692**	**61.6**
Beaumont Town	12	16	-25.0	3	7	-57.1	15	23	-34.8
Calmar Town	2	5	-60.0	0	0	--	2	5	-60.0
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	5	20	-75.0	44	8	450.0	49	28	75.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	27	23	17.4	9	17	-47.1	36	40	-10.0
Leduc County	12	5	140.0	0	0	--	12	5	140.0
Morinville Town	7	4	75.0	2	2	0.0	9	6	50.0
Parkland County	10	1	900.0	0	0	--	10	1	900.0
Spruce Grove City	16	16	0.0	21	18	16.7	37	34	8.8
St. Albert City	10	8	25.0	5	16	-68.8	15	24	-37.5
Stony Plain Town	6	1	500.0	3	9	-66.7	9	10	-10.0
Strathcona County	18	16	12.5	17	48	-64.6	35	64	-45.3
Sturgeon County	14	2	600.0	0	0	--	14	2	600.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	4	2	100.0	0	0	--	4	2	100.0
Total Rural	**144**	**119**	**21.0**	**104**	**125**	**-16.8**	**248**	**244**	**1.6**
Grand Total	**465**	**520**	**-10.6**	**901**	**416**	**116.6**	**1,366**	**936**	**45.9**

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	38	31	22.6	630	58	986.2	668	89	650.6
Northeast	114	94	21.3	91	382	-76.2	205	476	-56.9
Northwest	172	305	-43.6	97	163	-40.5	269	468	-42.5
South Central	43	28	53.6	81	144	-43.8	124	172	-27.9
Southeast	270	270	0.0	329	399	-17.5	599	669	-10.5
Southwest	356	455	-21.8	676	541	25.0	1,032	996	3.6
West	243	305	-20.3	266	146	82.2	509	451	12.9
Total Edmonton City	**1,236**	**1,488**	**-16.9**	**2,170**	**1,833**	**18.4**	**3,406**	**3,321**	**2.6**
Beaumont Town	38	45	-15.6	17	8	112.5	55	53	3.8
Calmar Town	7	12	-41.7	0	0	--	7	12	-41.7
Devon Town	2	2	0.0	0	0	--	2	2	0.0
Fort Saskatchewan City	40	67	-40.3	100	23	334.8	140	90	55.6
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	68	96	-29.2	38	103	-63.1	106	199	-46.7
Leduc County	35	22	59.1	0	0	--	35	22	59.1
Morinville Town	12	19	-36.8	6	2	200.0	18	21	-14.3
Parkland County	38	47	-19.1	0	2	--	38	49	-22.4
Spruce Grove City	73	124	-41.1	74	118	-37.3	147	242	-39.3
St. Albert City	44	65	-32.3	31	64	-51.6	75	129	-41.9
Stony Plain Town	18	19	-5.3	13	36	-63.9	31	55	-43.6
Strathcona County	93	70	32.9	46	80	-42.5	139	150	-7.3
Sturgeon County	45	34	32.4	0	0	--	45	34	32.4
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	10	6	66.7	0	0	--	10	6	66.7
Total Rural	**523**	**629**	**-16.9**	**325**	**436**	**-25.5**	**848**	**1,065**	**-20.4**
Grand Total	**1,759**	**2,117**	**-16.9**	**2,495**	**2,269**	**10.0**	**4,254**	**4,386**	**-3.0**

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	1	0	--	5	15	-66.7	0	2	-100.0	6	18	-66.7
Northeast	0	0	--	0	0	--	19	25	-24.0	0	0	--	19	25	-24.0
Northwest	0	1	-100.0	0	0	--	24	68	-64.7	0	0	--	24	69	-65.2
South Central	1	0	--	0	0	--	5	5	0.0	0	0	--	6	5	20.0
Southeast	0	1	-100.0	1	2	-50.0	97	73	32.9	0	0	--	98	76	28.9
Southwest	1	5	-80.0	2	0	--	104	110	-5.5	0	0	--	107	115	-7.0
West	1	3	-66.7	1	0	--	58	90	-35.6	1	0	--	61	93	-34.4
Total Edmonton City	**3**	**11**	**-72.7**	**5**	**2**	**150.0**	**312**	**386**	**-19.2**	**1**	**2**	**-50.0**	**321**	**401**	**-20.0**
Beaumont Town	0	1	-100.0	0	0	--	12	15	-20.0	0	0	--	12	16	-25.0
Calmar Town	0	0	--	0	0	--	2	5	-60.0	0	0	--	2	5	-60.0
Devon Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	4	19	-78.9	1	0	--	5	20	-75.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	1	-100.0	0	1	-100.0	27	21	28.6	0	0	--	27	23	17.4
Leduc County	1	2	-50.0	1	0	--	10	3	233.3	0	0	--	12	5	140.0
Morinville Town	1	1	0.0	0	0	--	6	3	100.0	0	0	--	7	4	75.0
Parkland County	3	1	200.0	0	0	--	7	0	--	0	0	--	10	1	900.0
Spruce Grove City	0	0	--	0	0	--	16	16	0.0	0	0	--	16	16	0.0
St. Albert City	0	1	-100.0	0	0	--	10	7	42.9	0	0	--	10	8	25.0
Stony Plain Town	1	0	--	0	0	--	5	1	400.0	0	0	--	6	1	500.0
Strathcona County	4	1	300.0	0	0	--	13	15	-13.3	1	0	--	18	16	12.5
Sturgeon County	5	1	400.0	0	0	--	5	0	--	4	1	300.0	14	2	600.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	1	0	--	1	1	0.0	1	0	--	4	2	100.0
Total Rural	**17**	**11**	**54.5**	**2**	**1**	**100.0**	**118**	**106**	**11.3**	**7**	**1**	**600.0**	**144**	**119**	**21.0**
Grand Total	**20**	**22**	**-9.1**	**7**	**3**	**133.3**	**430**	**492**	**-12.6**	**8**	**3**	**166.7**	**465**	**520**	**-10.6**

Table 31b: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	6	3	100.0	1	3	-66.7	30	22	36.4	1	3	-66.7	38	31	22.6
Northeast	2	2	0.0	0	4	-100.0	112	88	27.3	0	0	--	114	94	21.3
Northwest	3	2	50.0	4	3	33.3	164	299	-45.2	1	1	0.0	172	305	-43.6
South Central	2	2	0.0	0	0	--	33	25	32.0	8	1	700.0	43	28	53.6
Southeast	3	2	50.0	4	3	33.3	263	265	-0.8	0	0	--	270	270	0.0
Southwest	10	15	-33.3	2	0	--	343	438	-21.7	1	2	-50.0	356	455	-21.8
West	3	17	-82.4	1	0	--	234	288	-18.8	5	0	--	243	305	-20.3
Total Edmonton City	**29**	**43**	**-32.6**	**12**	**13**	**-7.7**	**1,179**	**1,425**	**-17.3**	**16**	**7**	**128.6**	**1,236**	**1,488**	**-16.9**
Beaumont Town	3	2	50.0	0	0	--	35	43	-18.6	0	0	--	38	45	-15.6
Calmar Town	0	1	-100.0	0	0	--	7	11	-36.4	0	0	--	7	12	-41.7
Devon Town	1	0	--	0	0	--	1	2	-50.0	0	0	--	2	2	0.0
Fort Saskatchewan City	1	7	-85.7	0	0	--	38	60	-36.7	1	0	--	40	67	-40.3
Gibbons Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Leduc City	5	6	-16.7	0	1	-100.0	63	89	-29.2	0	0	--	68	96	-29.2
Leduc County	9	7	28.6	1	0	--	20	13	53.8	5	2	150.0	35	22	59.1
Morinville Town	1	6	-83.3	0	0	--	11	13	-15.4	0	0	--	12	19	-36.8
Parkland County	17	29	-41.4	0	1	-100.0	15	7	114.3	6	10	-40.0	38	47	-19.1
Spruce Grove City	3	8	-62.5	0	0	--	70	116	-39.7	0	0	--	73	124	-41.1
St. Albert City	7	14	-50.0	0	0	--	37	51	-27.5	0	0	--	44	65	-32.3
Stony Plain Town	1	1	0.0	0	0	--	17	13	30.8	0	5	-100.0	18	19	-5.3
Strathcona County	15	13	15.4	0	2	-100.0	77	52	48.1	1	3	-66.7	93	70	32.9
Sturgeon County	17	22	-22.7	0	0	--	20	8	150.0	8	4	100.0	45	34	32.4
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	4	3	33.3	1	0	--	4	2	100.0	1	1	0.0	10	6	66.7
Total Rural	**84**	**119**	**-29.4**	**2**	**4**	**-50.0**	**415**	**480**	**-13.5**	**22**	**26**	**-15.4**	**523**	**629**	**-16.9**
Grand Total	**113**	**162**	**-30.2**	**14**	**17**	**-17.6**	**1,594**	**1,905**	**-16.3**	**38**	**33**	**15.2**	**1,759**	**2,117**	**-16.9**

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	3	136	139	3	284	287	3	437
Northeast	3	0	35	35	0	0	0	0	38
Northwest	4	0	0	0	11	1	12	0	16
South Central	21	0	0	0	0	4	4	0	25
Southeast	28	0	10	10	12	41	53	2	93
Southwest	34	2	71	73	4	6	10	11	128
West	23	0	0	0	1	33	34	3	60
Total Edmonton City	**121**	**5**	**252**	**257**	**31**	**369**	**400**	**19**	**797**
Beaumont Town	3	0	0	0	0	0	0	0	3
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	4	23	27	0	0	0	0	44
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	1	9
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	21	0	0	0	0	0	0	0	21
St. Albert City	4	0	1	1	0	0	0	0	5
Stony Plain Town	3	0	0	0	0	0	0	0	3
Strathcona County	3	0	12	12	0	2	2	0	17
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**61**	**4**	**36**	**40**	**0**	**2**	**2**	**1**	**104**
Grand Total	**182**	**9**	**288**	**297**	**31**	**371**	**402**	**20**	**901**

Table 32b: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	57	10	268	278	3	286	289	6	630
Northeast	33	0	51	51	0	7	7	0	91
Northwest	38	0	14	14	38	7	45	0	97
South Central	34	0	4	4	0	43	43	0	81
Southeast	83	0	25	25	40	159	199	22	329
Southwest	186	2	401	403	21	12	33	54	676
West	94	0	24	24	30	106	136	12	266
Total Edmonton City	**525**	**12**	**787**	**799**	**132**	**620**	**752**	**94**	**2,170**
Beaumont Town	16	0	0	0	0	0	0	1	17
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	41	14	35	49	9	0	9	1	100
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	17	0	8	8	2	0	2	11	38
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	0	0	0	6
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	69	4	0	4	0	1	1	0	74
St. Albert City	19	6	3	9	3	0	3	0	31
Stony Plain Town	12	0	0	0	1	0	1	0	13
Strathcona County	27	0	12	12	1	6	7	0	46
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**207**	**24**	**58**	**82**	**16**	**7**	**23**	**13**	**325**
Grand Total	**732**	**36**	**845**	**881**	**148**	**627**	**775**	**107**	**2,495**

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: April 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	.	.	497,700	497,700	683,880	698,900	.	.	652,850	611,950
Northeast	.	.	.	.	506,808	487,700	.	.	506,808	487,700
Northwest	.	.	.	.	549,839	529,700	.	.	549,839	529,700
South Central	.	.	.	.	850,667	700,000	.	.	850,667	700,000
Southeast	.	.	537,300	537,300	559,885	530,000	.	.	559,655	533,650
Southwest	383,000	383,000	629,450	629,450	634,628	537,050	.	.	632,180	536,800
West	337,500	337,500	487,000	487,000	591,538	539,350	581,500	581,500	585,495	533,100
Total Edmonton City	**360,250**	**360,250**	**556,180**	**497,700**	**591,665**	**533,400**	**581,500**	**581,500**	**589,620**	**531,550**
Beaumont Town	.	.	.	.	445,433	482,501	.	.	445,433	482,501
Calmar Town	.	.	.	.	332,950	332,950	.	.	332,950	332,950
Devon Town	361,924	361,924	.	.	.	.	.	.	361,924	361,924
Fort Saskatchewan City	.	.	.	.	529,750	464,500	550,000	550,000	533,800	470,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	.	.	.	.	446,380	425,204	.	.	446,380	425,204
Leduc County	675,000	675,000	451,000	451,000	626,126	635,452	.	.	615,605	635,452
Morinville Town	380,000	380,000	.	.	381,650	370,000	.	.	381,414	380,000
Parkland County	875,000	875,000	.	.	750,000	750,000	.	.	812,500	812,500
Spruce Grove City	.	.	.	.	467,086	422,250	.	.	467,086	422,250
St. Albert City	.	.	.	.	683,820	654,000	.	.	683,820	654,000
Stony Plain Town	789,900	789,900	.	.	521,960	474,900	.	.	566,617	522,400
Strathcona County	553,667	550,000	.	.	943,385	603,000	1,800,000	1,800,000	925,000	571,000
Sturgeon County	526,667	290,000	.	.	782,000	790,000	196,250	180,000	522,917	445,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	330,000	330,000	390,000	390,000	383,000	383,000	320,000	320,000	355,750	356,500
Total Rural	**554,402**	**545,000**	**420,500**	**420,500**	**562,160**	**498,660**	**493,571**	**280,000**	**555,720**	**496,811**
Grand Total	**526,666**	**461,500**	**517,414**	**487,000**	**583,835**	**525,000**	**504,563**	**300,000**	**579,623**	**521,900**

Table 33b: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	430,642	446,450	497,700	497,700	786,080	657,639	898,000	898,000	721,938	532,850
Northeast	566,625	566,625	.	.	491,456	481,280	.	.	492,775	481,280
Northwest	558,358	564,850	496,390	492,450	539,175	533,250	516,500	516,500	538,378	529,900
South Central	513,900	513,900	.	.	799,684	639,900	1,119,213	611,750	856,445	620,650
Southeast	517,604	505,680	523,237	511,650	549,095	532,880	.	.	548,359	532,140
Southwest	554,935	450,500	629,450	629,450	627,974	533,700	570,000	570,000	625,768	533,550
West	382,167	369,300	487,000	487,000	576,089	536,300	551,040	556,000	572,812	535,000
Total Edmonton City	**505,526**	**449,113**	**526,842**	**492,350**	**582,943**	**533,700**	**855,838**	**585,250**	**584,184**	**533,400**
Beaumont Town	461,783	486,116	.	.	457,120	473,990	.	.	457,488	474,801
Calmar Town	.	.	.	.	345,017	341,901	.	.	345,017	341,901
Devon Town	361,924	361,924	.	.	426,111	426,111	.	.	394,018	394,018
Fort Saskatchewan City	464,000	464,000	.	.	469,597	459,500	550,000	550,000	471,468	460,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	582,870	555,000	.	.	470,741	449,100	.	.	478,986	458,607
Leduc County	483,263	491,331	451,000	451,000	683,453	694,116	370,981	408,258	586,863	582,850
Morinville Town	380,000	380,000	.	.	382,709	380,000	.	.	382,483	380,000
Parkland County	737,500	762,500	.	.	612,483	702,450	169,900	169,900	619,669	713,725
Spruce Grove City	609,498	675,000	.	.	492,216	475,100	.	.	497,036	475,200
St. Albert City	846,114	800,000	.	.	676,468	651,046	.	.	703,457	659,450
Stony Plain Town	789,900	789,900	.	.	531,412	474,900	.	.	545,772	483,700
Strathcona County	600,445	550,000	.	.	708,671	547,500	1,800,000	1,800,000	707,544	549,500
Sturgeon County	526,667	490,000	.	.	846,500	815,000	279,167	245,000	646,463	600,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	496,333	330,000	390,000	390,000	386,500	386,500	320,000	320,000	424,571	383,000
Total Rural	**583,439**	**550,000**	**420,500**	**420,500**	**565,347**	**501,157**	**428,487**	**310,000**	**563,164**	**501,407**
Grand Total	**559,726**	**516,616**	**511,650**	**486,500**	**578,468**	**525,000**	**656,407**	**549,350**	**578,280**	**525,000**

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	1	3	-66.7	105	8	1,212.5	106	11	863.6
Northeast	12	4	200.0	2	29	-93.1	14	33	-57.6
Northwest	12	15	-20.0	4	2	100.0	16	17	-5.9
South Central	2	2	0.0	20	1	1,900.0	22	3	633.3
Southeast	22	10	120.0	21	17	23.5	43	27	59.3
Southwest	19	11	72.7	100	14	614.3	119	25	376.0
West	15	6	150.0	13	0	--	28	6	366.7
Total Edmonton City	**83**	**51**	**62.7**	**265**	**71**	**273.2**	**348**	**122**	**185.2**
Beaumont Town	3	2	50.0	0	1	-100.0	3	3	0.0
Calmar Town	1	1	0.0	0	0	--	1	1	0.0
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	3	6	-50.0	43	4	975.0	46	10	360.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	16	4	300.0	5	8	-37.5	21	12	75.0
Leduc County	0	2	-100.0	0	0	--	0	2	-100.0
Morinville Town	1	0	--	0	2	-100.0	1	2	-50.0
Parkland County	1	0	--	0	0	--	1	0	--
Spruce Grove City	5	10	-50.0	8	4	100.0	13	14	-7.1
St. Albert City	3	5	-40.0	5	16	-68.8	8	21	-61.9
Stony Plain Town	5	1	400.0	3	7	-57.1	8	8	0.0
Strathcona County	7	6	16.7	17	2	750.0	24	8	200.0
Sturgeon County	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0
Total Rural	**46**	**38**	**21.1**	**81**	**44**	**84.1**	**127**	**82**	**54.9**
Grand Total	**129**	**89**	**44.9**	**346**	**115**	**200.9**	**475**	**204**	**132.8**

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	6	33.3	145	33	339.4	153	39	292.3
Northeast	51	13	292.3	38	107	-64.5	89	120	-25.8
Northwest	68	44	54.5	40	22	81.8	108	66	63.6
South Central	13	4	225.0	27	13	107.7	40	17	135.3
Southeast	51	37	37.8	70	61	14.8	121	98	23.5
Southwest	64	66	-3.0	301	67	349.3	365	133	174.4
West	39	47	-17.0	57	11	418.2	96	58	65.5
Total Edmonton City	**294**	**217**	**35.5**	**678**	**314**	**115.9**	**972**	**531**	**83.1**
Beaumont Town	5	7	-28.6	1	2	-50.0	6	9	-33.3
Calmar Town	5	1	400.0	0	0	--	5	1	400.0
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	26	20	30.0	82	9	811.1	108	29	272.4
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	26	17	52.9	10	37	-73.0	36	54	-33.3
Leduc County	2	5	-60.0	0	0	--	2	5	-60.0
Morinville Town	2	2	0.0	3	2	50.0	5	4	25.0
Parkland County	5	5	0.0	0	1	--	5	6	-16.7
Spruce Grove City	29	30	-3.3	25	34	-26.5	54	64	-15.6
St. Albert City	19	15	26.7	13	51	-74.5	32	66	-51.5
Stony Plain Town	12	4	200.0	6	22	-72.7	18	26	-30.8
Strathcona County	25	14	78.6	37	11	236.4	62	25	148.0
Sturgeon County	3	0	--	0	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	0	0	--	1	2	-50.0
Total Rural	**160**	**122**	**31.1**	**177**	**169**	**4.7**	**337**	**291**	**15.8**
Grand Total	**454**	**339**	**33.9**	**855**	**483**	**77.0**	**1,309**	**822**	**59.2**

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	1	1	0.0	0	2	-100.0	1	3	-66.7
Northeast	0	0	--	0	0	--	12	4	200.0	0	0	--	12	4	200.0
Northwest	0	0	--	0	0	--	12	15	-20.0	0	0	--	12	15	-20.0
South Central	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Southeast	0	0	--	0	0	--	22	10	120.0	0	0	--	22	10	120.0
Southwest	0	2	-100.0	0	0	--	19	9	111.1	0	0	--	19	11	72.7
West	1	1	0.0	0	0	--	14	5	180.0	0	0	--	15	6	150.0
Total Edmonton City	**1**	**3**	**-66.7**	**0**	**0**	**--**	**82**	**46**	**78.3**	**0**	**2**	**-100.0**	**83**	**51**	**62.7**
Beaumont Town	0	0	--	0	0	--	3	2	50.0	0	0	--	3	2	50.0
Calmar Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	2	6	-66.7	1	0	--	3	6	-50.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	0	--	0	0	--	16	4	300.0	0	0	--	16	4	300.0
Leduc County	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Morinville Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Parkland County	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Spruce Grove City	0	0	--	0	0	--	5	10	-50.0	0	0	--	5	10	-50.0
St. Albert City	0	1	-100.0	0	0	--	3	4	-25.0	0	0	--	3	5	-40.0
Stony Plain Town	0	0	--	0	0	--	5	1	400.0	0	0	--	5	1	400.0
Strathcona County	2	1	100.0	0	0	--	5	5	0.0	0	0	--	7	6	16.7
Sturgeon County	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Total Rural	**3**	**4**	**-25.0**	**0**	**0**	**--**	**42**	**34**	**23.5**	**1**	**0**	**--**	**46**	**38**	**21.1**
Grand Total	**4**	**7**	**-42.9**	**0**	**0**	**--**	**124**	**80**	**55.0**	**1**	**2**	**-50.0**	**129**	**89**	**44.9**

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	0	--	0	0	--	5	3	66.7	0	3	-100.0	8	6	33.3
Northeast	0	0	--	0	0	--	51	13	292.3	0	0	--	51	13	292.3
Northwest	0	0	--	1	0	--	67	44	52.3	0	0	--	68	44	54.5
South Central	1	0	--	0	0	--	11	4	175.0	1	0	--	13	4	225.0
Southeast	0	0	--	0	0	--	51	37	37.8	0	0	--	51	37	37.8
Southwest	1	4	-75.0	0	0	--	63	62	1.6	0	0	--	64	66	-3.0
West	1	2	-50.0	0	0	--	38	45	-15.6	0	0	--	39	47	-17.0
Total Edmonton City	**6**	**6**	**0.0**	**1**	**0**	**--**	**286**	**208**	**37.5**	**1**	**3**	**-66.7**	**294**	**217**	**35.5**
Beaumont Town	1	0	--	0	0	--	4	7	-42.9	0	0	--	5	7	-28.6
Calmar Town	0	0	--	0	0	--	5	1	400.0	0	0	--	5	1	400.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	25	20	25.0	1	0	--	26	20	30.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	0	--	0	0	--	23	17	35.3	0	0	--	26	17	52.9
Leduc County	1	1	0.0	0	0	--	1	4	-75.0	0	0	--	2	5	-60.0
Morinville Town	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Parkland County	3	3	0.0	0	0	--	1	1	0.0	1	1	0.0	5	5	0.0
Spruce Grove City	0	4	-100.0	0	0	--	29	26	11.5	0	0	--	29	30	-3.3
St. Albert City	2	5	-60.0	0	0	--	17	10	70.0	0	0	--	19	15	26.7
Stony Plain Town	0	0	--	0	0	--	12	4	200.0	0	0	--	12	4	200.0
Strathcona County	4	3	33.3	0	0	--	21	11	90.9	0	0	--	25	14	78.6
Sturgeon County	1	0	--	0	0	--	1	0	--	1	0	--	3	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	2	-100.0	0	0	--	1	0	--	0	0	--	1	2	-50.0
Total Rural	**15**	**18**	**-16.7**	**0**	**0**	**--**	**142**	**103**	**37.9**	**3**	**1**	**200.0**	**160**	**122**	**31.1**
Grand Total	**21**	**24**	**-12.5**	**1**	**0**	**--**	**428**	**311**	**37.6**	**4**	**4**	**0.0**	**454**	**339**	**33.9**

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	0	96	96	0	0	0	3	105
Northeast	2	0	0	0	0	0	0	0	2
Northwest	2	0	0	0	1	1	2	0	4
South Central	16	0	0	0	0	4	4	0	20
Southeast	7	0	10	10	2	0	2	2	21
Southwest	15	0	71	71	4	6	10	4	100
West	9	0	0	0	1	0	1	3	13
Total Edmonton City	**57**	**0**	**177**	**177**	**8**	**11**	**19**	**12**	**265**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	16	4	23	27	0	0	0	0	43
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	1	5
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0	8
St. Albert City	4	0	1	1	0	0	0	0	5
Stony Plain Town	3	0	0	0	0	0	0	0	3
Strathcona County	3	0	12	12	0	2	2	0	17
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**38**	**4**	**36**	**40**	**0**	**2**	**2**	**1**	**81**
Grand Total	**95**	**4**	**213**	**217**	**8**	**13**	**21**	**13**	**346**

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	21	3	113	116	0	2	2	6	145
Northeast	15	0	16	16	0	7	7	0	38
Northwest	18	0	14	14	1	7	8	0	40
South Central	21	0	2	2	0	4	4	0	27
Southeast	30	0	25	25	2	4	6	9	70
Southwest	61	0	211	211	5	12	17	12	301
West	27	0	14	14	3	4	7	9	57
Total Edmonton City	**193**	**3**	**395**	**398**	**11**	**40**	**51**	**36**	**678**
Beaumont Town	0	0	0	0	0	0	0	1	1
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	34	14	33	47	0	0	0	1	82
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	9	0	0	0	0	0	0	1	10
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	21	3	0	3	0	1	1	0	25
St. Albert City	10	0	3	3	0	0	0	0	13
Stony Plain Town	5	0	0	0	1	0	1	0	6
Strathcona County	18	0	12	12	1	6	7	0	37
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**100**	**17**	**48**	**65**	**2**	**7**	**9**	**3**	**177**
Grand Total	**293**	**20**	**443**	**463**	**13**	**47**	**60**	**39**	**855**

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: April 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	5	15	-66.7	332	12	2,666.7	337	27	1,148.1
Northeast	7	21	-66.7	36	57	-36.8	43	78	-44.9
Northwest	12	54	-77.8	12	7	71.4	24	61	-60.7
South Central	4	3	33.3	5	2	150.0	9	5	80.0
Southeast	76	66	15.2	72	101	-28.7	148	167	-11.4
Southwest	88	104	-15.4	28	24	16.7	116	128	-9.4
West	46	87	-47.1	47	17	176.5	93	104	-10.6
Total Edmonton City	**238**	**350**	**-32.0**	**532**	**220**	**141.8**	**770**	**570**	**35.1**
Beaumont Town	9	14	-35.7	3	6	-50.0	12	20	-40.0
Calmar Town	1	4	-75.0	0	0	--	1	4	-75.0
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	2	14	-85.7	1	4	-75.0	3	18	-83.3
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	11	19	-42.1	4	9	-55.6	15	28	-46.4
Leduc County	12	3	300.0	0	0	--	12	3	300.0
Morinville Town	6	4	50.0	2	0	--	8	4	100.0
Parkland County	9	1	800.0	0	0	--	9	1	800.0
Spruce Grove City	11	6	83.3	13	14	-7.1	24	20	20.0
St. Albert City	7	3	133.3	0	0	--	7	3	133.3
Stony Plain Town	1	0	--	0	2	-100.0	1	2	-50.0
Strathcona County	11	10	10.0	0	46	-100.0	11	56	-80.4
Sturgeon County	13	2	550.0	0	0	--	13	2	550.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	4	1	300.0	0	0	--	4	1	300.0
Total Rural	**98**	**81**	**21.0**	**23**	**81**	**-71.6**	**121**	**162**	**-25.3**
Grand Total	**336**	**431**	**-22.0**	**555**	**301**	**84.4**	**891**	**732**	**21.7**

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	30	25	20.0	485	25	1,840.0	515	50	930.0
Northeast	63	81	-22.2	53	275	-80.7	116	356	-67.4
Northwest	104	261	-60.2	57	141	-59.6	161	402	-60.0
South Central	30	24	25.0	54	131	-58.8	84	155	-45.8
Southeast	219	233	-6.0	259	338	-23.4	478	571	-16.3
Southwest	292	389	-24.9	375	474	-20.9	667	863	-22.7
West	204	258	-20.9	209	135	54.8	413	393	5.1
Total Edmonton City	**942**	**1,271**	**-25.9**	**1,492**	**1,519**	**-1.8**	**2,434**	**2,790**	**-12.8**
Beaumont Town	33	38	-13.2	16	6	166.7	49	44	11.4
Calmar Town	2	11	-81.8	0	0	--	2	11	-81.8
Devon Town	1	2	-50.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	14	47	-70.2	18	14	28.6	32	61	-47.5
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	42	79	-46.8	28	66	-57.6	70	145	-51.7
Leduc County	33	17	94.1	0	0	--	33	17	94.1
Morinville Town	10	17	-41.2	3	0	--	13	17	-23.5
Parkland County	33	42	-21.4	0	1	--	33	43	-23.3
Spruce Grove City	43	94	-54.3	49	84	-41.7	92	178	-48.3
St. Albert City	24	50	-52.0	18	13	38.5	42	63	-33.3
Stony Plain Town	6	15	-60.0	7	14	-50.0	13	29	-55.2
Strathcona County	68	56	21.4	9	69	-87.0	77	125	-38.4
Sturgeon County	42	34	23.5	0	0	--	42	34	23.5
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	9	4	125.0	0	0	--	9	4	125.0
Total Rural	**360**	**507**	**-29.0**	**148**	**267**	**-44.6**	**508**	**774**	**-34.4**
Grand Total	**1,302**	**1,778**	**-26.8**	**1,640**	**1,786**	**-8.2**	**2,942**	**3,564**	**-17.5**

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: April 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	1	0	--	4	14	-71.4	0	0	--	5	15	-66.7
Northeast	0	0	--	0	0	--	7	21	-66.7	0	0	--	7	21	-66.7
Northwest	0	1	-100.0	0	0	--	12	53	-77.4	0	0	--	12	54	-77.8
South Central	1	0	--	0	0	--	3	3	0.0	0	0	--	4	3	33.3
Southeast	0	1	-100.0	1	2	-50.0	75	63	19.0	0	0	--	76	66	15.2
Southwest	1	3	-66.7	2	0	--	85	101	-15.8	0	0	--	88	104	-15.4
West	0	2	-100.0	1	0	--	44	85	-48.2	1	0	--	46	87	-47.1
Total Edmonton City	**2**	**8**	**-75.0**	**5**	**2**	**150.0**	**230**	**340**	**-32.4**	**1**	**0**	**--**	**238**	**350**	**-32.0**
Beaumont Town	0	1	-100.0	0	0	--	9	13	-30.8	0	0	--	9	14	-35.7
Calmar Town	0	0	--	0	0	--	1	4	-75.0	0	0	--	1	4	-75.0
Devon Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	2	13	-84.6	0	0	--	2	14	-85.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	1	-100.0	0	1	-100.0	11	17	-35.3	0	0	--	11	19	-42.1
Leduc County	1	1	0.0	1	0	--	10	2	400.0	0	0	--	12	3	300.0
Morinville Town	1	1	0.0	0	0	--	5	3	66.7	0	0	--	6	4	50.0
Parkland County	2	1	100.0	0	0	--	7	0	--	0	0	--	9	1	800.0
Spruce Grove City	0	0	--	0	0	--	11	6	83.3	0	0	--	11	6	83.3
St. Albert City	0	0	--	0	0	--	7	3	133.3	0	0	--	7	3	133.3
Stony Plain Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Strathcona County	2	0	--	0	0	--	8	10	-20.0	1	0	--	11	10	10.0
Sturgeon County	5	1	400.0	0	0	--	4	0	--	4	1	300.0	13	2	550.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	1	0	--	1	1	0.0	1	0	--	4	1	300.0
Total Rural	**14**	**7**	**100.0**	**2**	**1**	**100.0**	**76**	**72**	**5.6**	**6**	**1**	**500.0**	**98**	**81**	**21.0**
Grand Total	**16**	**15**	**6.7**	**7**	**3**	**133.3**	**306**	**412**	**-25.7**	**7**	**1**	**600.0**	**336**	**431**	**-22.0**

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	3	0.0	1	3	-66.7	25	19	31.6	1	0	--	30	25	20.0
Northeast	2	2	0.0	0	4	-100.0	61	75	-18.7	0	0	--	63	81	-22.2
Northwest	3	2	50.0	3	3	0.0	97	255	-62.0	1	1	0.0	104	261	-60.2
South Central	1	2	-50.0	0	0	--	22	21	4.8	7	1	600.0	30	24	25.0
Southeast	3	2	50.0	4	3	33.3	212	228	-7.0	0	0	--	219	233	-6.0
Southwest	9	11	-18.2	2	0	--	280	376	-25.5	1	2	-50.0	292	389	-24.9
West	2	15	-86.7	1	0	--	196	243	-19.3	5	0	--	204	258	-20.9
Total Edmonton City	**23**	**37**	**-37.8**	**11**	**13**	**-15.4**	**893**	**1,217**	**-26.6**	**15**	**4**	**275.0**	**942**	**1,271**	**-25.9**
Beaumont Town	2	2	0.0	0	0	--	31	36	-13.9	0	0	--	33	38	-13.2
Calmar Town	0	1	-100.0	0	0	--	2	10	-80.0	0	0	--	2	11	-81.8
Devon Town	1	0	--	0	0	--	0	2	-100.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	1	7	-85.7	0	0	--	13	40	-67.5	0	0	--	14	47	-70.2
Gibbons Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Leduc City	2	6	-66.7	0	1	-100.0	40	72	-44.4	0	0	--	42	79	-46.8
Leduc County	8	6	33.3	1	0	--	19	9	111.1	5	2	150.0	33	17	94.1
Morinville Town	1	6	-83.3	0	0	--	9	11	-18.2	0	0	--	10	17	-41.2
Parkland County	14	26	-46.2	0	1	-100.0	14	6	133.3	5	9	-44.4	33	42	-21.4
Spruce Grove City	3	4	-25.0	0	0	--	40	90	-55.6	0	0	--	43	94	-54.3
St. Albert City	4	9	-55.6	0	0	--	20	41	-51.2	0	0	--	24	50	-52.0
Stony Plain Town	1	1	0.0	0	0	--	5	9	-44.4	0	5	-100.0	6	15	-60.0
Strathcona County	11	10	10.0	0	2	-100.0	56	41	36.6	1	3	-66.7	68	56	21.4
Sturgeon County	16	22	-27.3	0	0	--	19	8	137.5	7	4	75.0	42	34	23.5
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	4	1	300.0	1	0	--	3	2	50.0	1	1	0.0	9	4	125.0
Total Rural	**68**	**101**	**-32.7**	**2**	**4**	**-50.0**	**271**	**377**	**-28.1**	**19**	**25**	**-24.0**	**360**	**507**	**-29.0**
Grand Total	**91**	**138**	**-34.1**	**13**	**17**	**-23.5**	**1,164**	**1,594**	**-27.0**	**34**	**29**	**17.2**	**1,302**	**1,778**	**-26.8**

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: April 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	2	3	40	43	3	284	287	0	332
Northeast	1	0	35	35	0	0	0	0	36
Northwest	2	0	0	0	10	0	10	0	12
South Central	5	0	0	0	0	0	0	0	5
Southeast	21	0	0	0	10	41	51	0	72
Southwest	19	2	0	2	0	0	0	7	28
West	14	0	0	0	0	33	33	0	47
Total Edmonton City	**64**	**5**	**75**	**80**	**23**	**358**	**381**	**7**	**532**
Beaumont Town	3	0	0	0	0	0	0	0	3
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	1	0	0	0	0	0	0	0	1
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	13	0	0	0	0	0	0	0	13
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**
Grand Total	**87**	**5**	**75**	**80**	**23**	**358**	**381**	**7**	**555**

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	36	7	155	162	3	284	287	0	485
Northeast	18	0	35	35	0	0	0	0	53
Northwest	20	0	0	0	37	0	37	0	57
South Central	13	0	2	2	0	39	39	0	54
Southeast	53	0	0	0	38	155	193	13	259
Southwest	125	2	190	192	16	0	16	42	375
West	67	0	10	10	27	102	129	3	209
Total Edmonton City	**332**	**9**	**392**	**401**	**121**	**580**	**701**	**58**	**1,492**
Beaumont Town	16	0	0	0	0	0	0	0	16
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	2	2	9	0	9	0	18
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	8	0	8	8	2	0	2	10	28
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	48	1	0	1	0	0	0	0	49
St. Albert City	9	6	0	6	3	0	3	0	18
Stony Plain Town	7	0	0	0	0	0	0	0	7
Strathcona County	9	0	0	0	0	0	0	0	9
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**107**	**7**	**10**	**17**	**14**	**0**	**14**	**10**	**148**
Grand Total	**439**	**16**	**402**	**418**	**135**	**580**	**715**	**68**	**1,640**

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: April 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	71.4	62.8	62.9
Northeast	53.8	36.4	38.4
Northwest	60.0	85.7	70.6
South Central	80.0	83.3	81.8
Southeast	76.0	57.6	65.8
Southwest	73.3	45.9	64.1
West	67.6	58.8	62.8
Total Edmonton City	**71.5**	**58.2**	**61.7**
Beaumont Town	56.3	37.5	50.0
Calmar Town	33.3	0	33.3
Devon Town	100.0	0	100.0
Fort Saskatchewan City	66.7	25.0	42.9
Gibbons Town	0	0	0
Leduc City	68.8	66.7	68.2
Leduc County	70.6	0	70.6
Morinville Town	75.0	25.0	50.0
Parkland County	100.0	0	100.0
Spruce Grove City	61.1	72.2	66.7
St. Albert City	77.8	0.0	5.9
Stony Plain Town	25.0	0.0	16.7
Strathcona County	73.3	0	73.3
Sturgeon County	100.0	0	100.0
First Nations	0	0	0
Other Centres	80.0	0	80.0
Total Rural	**71.5**	**14.7**	**41.3**
Grand Total	**71.5**	**51.9**	**57.9**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

April 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	224	373	-39.9	591	404	46.3	815	777	4.9
Edmonton	338	506	-33.2	797	780	2.2	1,135	1,286	-11.7
Grande Prairie	7	3	133.3	5	0	--	12	3	300.0
Lethbridge	48	42	14.3	10	50	-80.0	58	92	-37.0
Medicine Hat	5	15	-66.7	2	4	-50.0	7	19	-63.2
Red Deer	11	6	83.3	11	138	-92.0	22	144	-84.7
Wood Buffalo	1	1	0.0	0	0	--	1	1	0.0

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	884	1,562	-43.4	1,498	2,392	-37.4	2,382	3,954	-39.8
Edmonton	1,216	1,928	-36.9	2,030	4,863	-58.3	3,246	6,791	-52.2
Grande Prairie	25	29	-13.8	91	20	355.0	116	49	136.7
Lethbridge	151	137	10.2	61	108	-43.5	212	245	-13.5
Medicine Hat	37	49	-24.5	8	12	-33.3	45	61	-26.2
Red Deer	36	98	-63.3	169	248	-31.9	205	346	-40.8
Wood Buffalo	7	38	-81.6	6	103	-94.2	13	141	-90.8

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

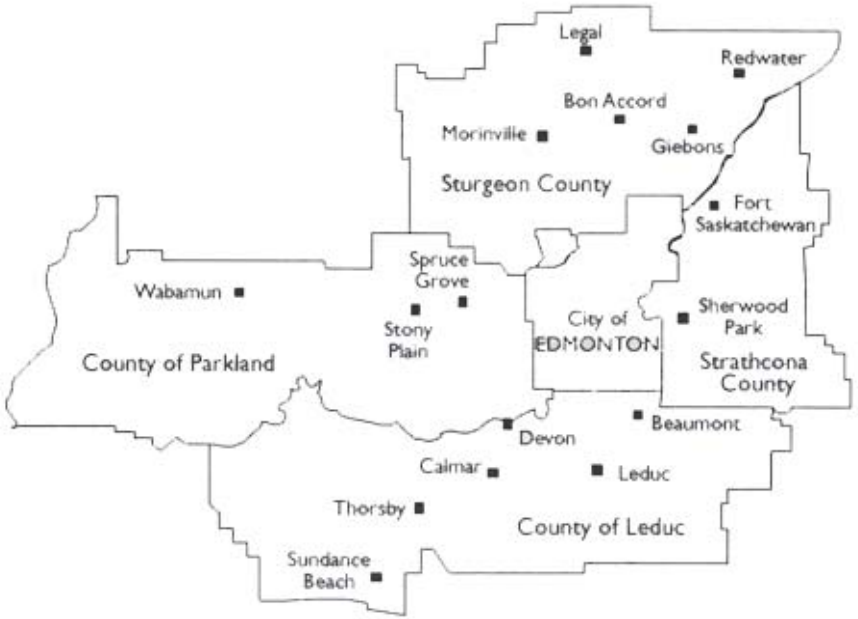
April 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	405	426	-4.9	1,093	1,127	-3.0	1,498	1,553	-3.5
Edmonton	470	529	-11.2	1,070	391	173.7	1,540	920	67.4
Grande Prairie	9	12	-25.0	10	64	-84.4	19	76	-75.0
Lethbridge	51	19	168.4	3	2	50.0	54	21	157.1
Medicine Hat	14	15	-6.7	0	0	--	14	15	-6.7
Red Deer	12	36	-66.7	0	30	-100.0	12	66	-81.8
Wood Buffalo	3	16	-81.3	6	19	-68.4	9	35	-74.3

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	1,084	1,824	-40.6	3,006	2,868	4.8	4,090	4,692	-12.8
Edmonton	1,835	2,195	-16.4	3,419	2,526	35.4	5,254	4,721	11.3
Grande Prairie	33	40	-17.5	54	82	-34.1	87	122	-28.7
Lethbridge	222	111	100.0	147	41	258.5	369	152	142.8
Medicine Hat	54	55	-1.8	14	2	600.0	68	57	19.3
Red Deer	64	136	-52.9	99	42	135.7	163	178	-8.4
Wood Buffalo	15	72	-79.2	95	209	-54.5	110	281	-60.9

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

April 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,167	3,396	-36.2	9,888	11,218	-11.9	12,055	14,614	-17.5
Edmonton	2,737	4,427	-38.2	10,151	12,363	-17.9	12,888	16,790	-23.2
Grande Prairie	90	265	-66.0	295	221	33.5	385	486	-20.8
Lethbridge	368	391	-5.9	178	192	-7.3	546	583	-6.3
Medicine Hat	62	111	-44.1	28	65	-56.9	90	176	-48.9
Red Deer	74	173	-57.2	311	409	-24.0	385	582	-33.8
Wood Buffalo	25	131	-80.9	94	372	-74.7	119	503	-76.3



Edmonton Census Metropolitan Area

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. 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.

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 self-contained living premise 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 TYPE DEFINITIONS

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.

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"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

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

Condominium or "condo" (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 on 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.

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

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook, and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically

to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64579_2016_M05