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Canada Mortgage and Housing Corporation

Housing Starts Surge In July

JULY 2003

Following weaker activity in May and June, housing starts across Metro Edmonton experienced a strong rebound in July. Total housing starts in the capital region reached 1,396 units, representing an increase of 67 per cent from July 2002. Both single-detached and multi-unit housing starts saw improvements compared with the same month last year. However, the surge in July starts fell short in pushing the year-to-date total start levels above last year's values. Year-to-date new construction totaled 6,814 units, a two per cent decline from the levels recorded in the first seven months of the previous year.

After three months of consecutive declines, single-detached starts increased by 27 per cent over July of last year to 739 units. July's performance represented the highest number of single-detached units started in one month (metro-wide) since April of 1990. In addition, single-family starts reached a new year-to-date record level with 3,821 units. Within Edmonton City, builders started work on 449 single-family homes, representing an increase of 57 per cent.

After the first seven months of 2003, single starts increased in the majority of

the communities within Edmonton CMA. Centres recording declines in single-family starts so far this year were Fort Saskatchewan, Leduc City and County, Parkland Country, St. Albert and Strathcona County.

Increasing inventories of completed and unoccupied new single-family homes did not slow down builders in the first seven months of 2003. However, CMHC anticipates a slower fall building season as inventories of completed and unoccupied units (including show homes) have returned to the 500+ unit mark; similar to levels seen during much of 2000 and 2001. In July, single-detached completions exceeded absorptions by 52 units, pushing the inventory up to 527 units, the highest level since May 2001. Of the stock of unsold units, there are 253 show homes, and 274 units of spec, a respective increase of 16 and 198 per cent from July of 2002.

The average price of single-detached homes absorbed across the region soared by 15 per cent to \$226,382. The year-to-date average price of new singles recorded a 12 per cent gain, reaching \$220,091. This compares with a moderating trend for price growth in the resale market. Rising inventories and longer listing periods have cut price growth in half this year to nearly eight per cent for existing homes.

Multiple unit starts, which include semi-detached, row and apartment units, soared by over 150 per cent from July 2002 to 657 units. The majority of July's new multiples were apartments, with high volumes of both rental and condominium units getting underway in Edmonton's downtown. The town of Morinville also contributed to July's tally.

Despite the overall surge in July's multi-unit starts, year-to-date activity remains

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eight per cent below last year's production after seven months. To the end of July, semi-detached construction increased by three per cent, while apartment and row units recorded declines of 12 and one per cent, respectively. Activity in Edmonton City is only slightly below last year's pace to the end of July while St. Albert and Leduc City have seen a major pullback in multi-unit starts this year. Meanwhile, Strathcona County and Stoney Plain have seen better numbers so far this year.

Inventory levels of multi-family units declined in July from the previous month as absorptions outpaced completions by 19 units. However this decline is negligible, as the supply of new multiple units remains high by historic standards. In fact, it was not since the fall of 1996 that Edmonton Metro had seen inventories of unabsorbed multiple units equivalent to current levels.

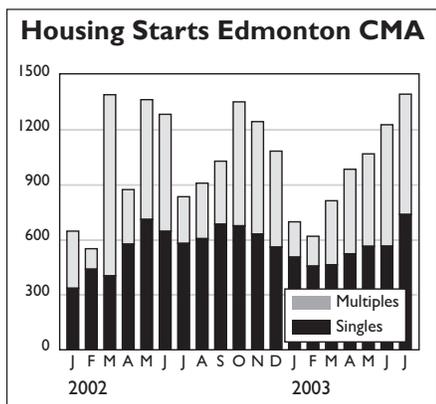


Table I
EDMONTON CMA
STARTS ACTIVITY BY AREA JULY 2003

AREA	Single		Multiple			Total		% Chg 2003/2002
	2003	2002	Semi	Row	Apt	2003	2002	
BEAUMONT TOWN	17	20	0	0	0	17	20	-15.00
CALMAR TOWN	2	0	0	0	0	2	0	**
DEVON TOWN	15	8	0	8	0	23	8	**
EDMONTON CITY	449	286	42	41	534	1066	461	**
FORT SASKATCHEWAN CITY	2	6	0	0	0	2	6	-66.67
GIBBONS TOWN	2	2	0	0	0	2	2	0.00
LEDUC CITY	15	14	0	0	0	15	24	-37.50
LEDUC COUNTY	9	6	0	0	0	9	6	50.00
MORINVILLE TOWN	7	3	0	0	22	29	9	**
PARKLAND COUNTY	18	48	0	0	0	18	48	-62.50
SPRUCE GROVE CITY	24	20	6	0	0	30	44	-31.82
ST.ALBERT CITY	28	41	0	0	0	28	63	-55.56
STONEY PLAIN TOWN	24	6	0	0	0	24	12	**
STRATHCONA COUNTY	106	87	4	0	0	110	95	15.79
STURGEON COUNTY	14	24	0	0	0	14	24	-41.67
OTHER CENTRES	7	10	0	0	0	7	14	-50.00
TOTAL	739	581	52	49	556	1396	836	66.99

Table IB
EDMONTON CMA
STARTS ACTIVITY BY AREA YEAR TO DATE

AREA	Single		Multiple			Total		% Chg 2003/2002
	2003	2002	Semi	Row	Apt	2003	2002	
BEAUMONT TOWN	92	70	0	0	0	92	70	31.43
CALMAR TOWN	6	2	0	0	0	6	2	**
DEVON TOWN	79	62	0	8	0	87	64	35.94
EDMONTON CITY	2330	2161	516	268	1853	4967	4836	2.71
FORT SASKATCHEWAN CITY	42	54	26	0	0	68	99	-31.31
GIBBONS TOWN	10	4	0	0	0	10	4	**
LEDUC CITY	57	87	14	0	0	71	142	-50.00
LEDUC COUNTY	30	31	0	0	0	30	31	-3.23
MORINVILLE TOWN	21	17	4	0	22	47	29	62.07
PARKLAND COUNTY	108	163	0	0	0	108	163	-33.74
SPRUCE GROVE CITY	136	110	12	8	0	156	234	-33.33
ST.ALBERT CITY	197	233	26	0	50	273	499	-45.29
STONEY PLAIN TOWN	95	85	16	18	101	230	123	86.99
STRATHCONA COUNTY	528	545	18	31	0	577	581	-0.69
STURGEON COUNTY	62	56	0	0	0	62	56	10.71
OTHER CENTRES	28	17	0	0	0	30	23	30.43
TOTAL	3821	3697	634	333	2026	6814	6956	-2.04

** Indicates 100% change or greater



HOUSING NOW provides an overview of a survey conducted monthly by CMHC. These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada. For more information please contact Richard Goatcher in Market Analysis at (780) 423-8729 or by fax at (780) 423-8702.

Table 2
EDMONTON CMA
HOUSING COMPLETIONS BY AREA JULY 2003

AREA	Single		Multiple			Total		% Chg 2003/2002
	2003	2002	Semi	Row	Apt	2003	2002	
BEAUMONT TOWN	6	8	0	0	0	6	8	-25.00
CALMAR TOWN	0	0	0	0	0	0	0	**
DEVON TOWN	17	14	0	0	0	17	16	6.25
EDMONTON CITY	409	298	40	69	226	744	354	**
FORT SASKATCHEWAN CITY	9	13	2	0	0	11	13	-15.38
GIBBONS TOWN	0	0	0	0	0	0	0	**
LEDUC CITY	4	9	2	0	0	6	9	-33.33
LEDUC COUNTY	0	4	0	0	0	0	4	**
MORINVILLE TOWN	0	0	2	0	0	2	0	**
PARKLAND COUNTY	7	10	0	0	0	7	10	-30.00
SPRUCE GROVE CITY	19	17	0	0	0	19	17	11.76
ST.ALBERT CITY	39	32	10	0	0	49	46	6.52
STONEY PLAIN TOWN	19	19	6	0	0	25	29	-13.79
STRATHCONA COUNTY	69	54	4	0	0	73	62	17.74
STURGEON COUNTY	9	11	0	0	0	9	11	-18.18
OTHER CENTRES	1	2	2	0	0	3	2	50.00
TOTAL	608	491	68	69	226	971	581	67.13

Table 2B
EDMONTON CMA
HOUSING COMPLETIONS BY AREA YEAR TO DATE

AREA	Single		Multiple			Total		% Chg 2003/2002
	2003	2002	Semi	Row	Apt	2003	2002	
BEAUMONT TOWN	94	52	0	0	0	94	52	80.77
CALMAR TOWN	2	1	0	0	0	2	1	**
DEVON TOWN	67	46	0	0	0	67	56	19.64
EDMONTON CITY	2384	1603	350	237	1712	4683	2845	64.60
FORT SASKATCHEWAN CITY	56	41	2	0	138	196	85	**
GIBBONS TOWN	1	1	0	0	0	1	1	0.00
LEDUC CITY	65	57	6	0	39	110	182	-39.56
LEDUC COUNTY	22	26	0	0	0	22	26	-15.38
MORINVILLE TOWN	8	5	6	0	0	14	9	55.56
PARKLAND COUNTY	131	107	0	0	0	131	107	22.43
SPRUCE GROVE CITY	128	84	14	0	48	190	86	**
ST.ALBERT CITY	213	197	58	3	12	286	261	9.58
STONEY PLAIN TOWN	86	72	10	0	35	131	104	25.96
STRATHCONA COUNTY	452	276	20	9	0	481	300	60.33
STURGEON COUNTY	85	51	0	0	0	85	51	66.67
OTHER CENTRES	16	13	2	0	0	18	17	5.88
TOTAL	3810	2632	468	249	1984	6511	4183	55.65

** Indicates 100% change or greater

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Table 3
EDMONTON CMA
HOUSING ACTIVITY SUMMARY

Activity	Ownership					Rental				Total
	Freehold			Condominium		Private		Assisted		
	Single	Semi	Row	Row	Apt	Row	Apt	Row	Apt	
STARTS										
July	739	52	0	49	393	0	163	0	0	1396
2002	581	112	0	47	76	20	0	0	0	836
Year-To-Date 2003	3821	634	59	213	1471	61	555	0	0	6814
Year-To-Date 2002	3697	614	0	231	1142	106	1166	0	0	6956
UNDER CONSTRUCTION										
2003	3320	778	44	234	2878	32	1249	0	0	8535
2002	2880	594	0	246	1672	106	1509	0	0	7007
COMPLETIONS										
July	608	68	0	53	15	16	211	0	0	971
2002	491	56	4	10	0	0	20	0	0	581
Year-To-Date 2003	3810	468	18	184	749	47	1235	0	0	6511
Year-To-Date 2002	2632	306	12	62	654	10	507	0	0	4183
COMPLETED & NOT ABSORBED										
2003	527	91	1	24	135	13	458	0	0	1249
2002	310	48	0	12	122	0	287	0	0	779
TOTAL SUPPLY										
2003	3847	869	45	258	3013	45	1707	0	0	9784
2002	3190	642	0	258	1794	106	1796	0	0	7786
ABSORPTIONS										
July	556	67	0	49	56	3	207	0	0	938
3-month Average	525	72	3	32	204	8	253	0	0	1097
12-month Average	527	72	1	28	100	15	130	0	0	873

RESIDENTIAL CONSTRUCTION DIGEST

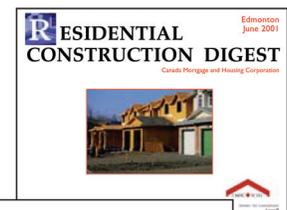
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JUNE 2001
Single Family Housing Starts by Zone and House Type for the Census Month

Zone	Single Detached	Single Attached	Multi-Family	Total
North	1,200	100	50	1,350
West	1,100	150	60	1,310
South	1,000	200	70	1,270
East	900	250	80	1,230
Central	800	300	90	1,190
Southwest	700	350	100	1,150
Southwest	600	400	110	1,110
Southwest	500	450	120	1,070
Southwest	400	500	130	1,030
Southwest	300	550	140	990
Southwest	200	600	150	950
Southwest	100	650	160	910
Southwest	0	700	170	870
Southwest	0	750	180	830
Southwest	0	800	190	790
Southwest	0	850	200	750
Southwest	0	900	210	710
Southwest	0	950	220	670
Southwest	0	1,000	230	630
Southwest	0	1,050	240	590
Southwest	0	1,100	250	550
Southwest	0	1,150	260	510
Southwest	0	1,200	270	470
Southwest	0	1,250	280	430
Southwest	0	1,300	290	390
Southwest	0	1,350	300	350
Southwest	0	1,400	310	310
Southwest	0	1,450	320	270
Southwest	0	1,500	330	230
Southwest	0	1,550	340	190
Southwest	0	1,600	350	150
Southwest	0	1,650	360	110
Southwest	0	1,700	370	70
Southwest	0	1,750	380	30
Southwest	0	1,800	390	0
Southwest	0	1,850	400	0
Southwest	0	1,900	410	0
Southwest	0	1,950	420	0
Southwest	0	2,000	430	0
Southwest	0	2,050	440	0
Southwest	0	2,100	450	0
Southwest	0	2,150	460	0
Southwest	0	2,200	470	0
Southwest	0	2,250	480	0
Southwest	0	2,300	490	0
Southwest	0	2,350	500	0
Southwest	0	2,400	510	0
Southwest	0	2,450	520	0
Southwest	0	2,500	530	0
Southwest	0	2,550	540	0
Southwest	0	2,600	550	0
Southwest	0	2,650	560	0
Southwest	0	2,700	570	0
Southwest	0	2,750	580	0
Southwest	0	2,800	590	0
Southwest	0	2,850	600	0
Southwest	0	2,900	610	0
Southwest	0	2,950	620	0
Southwest	0	3,000	630	0
Southwest	0	3,050	640	0
Southwest	0	3,100	650	0
Southwest	0	3,150	660	0
Southwest	0	3,200	670	0
Southwest	0	3,250	680	0
Southwest	0	3,300	690	0
Southwest	0	3,350	700	0
Southwest	0	3,400	710	0
Southwest	0	3,450	720	0
Southwest	0	3,500	730	0
Southwest	0	3,550	740	0
Southwest	0	3,600	750	0
Southwest	0	3,650	760	0
Southwest	0	3,700	770	0
Southwest	0	3,750	780	0
Southwest	0	3,800	790	0
Southwest	0	3,850	800	0
Southwest	0	3,900	810	0
Southwest	0	3,950	820	0
Southwest	0	4,000	830	0
Southwest	0	4,050	840	0
Southwest	0	4,100	850	0
Southwest	0	4,150	860	0
Southwest	0	4,200	870	0
Southwest	0	4,250	880	0
Southwest	0	4,300	890	0
Southwest	0	4,350	900	0
Southwest	0	4,400	910	0
Southwest	0	4,450	920	0
Southwest	0	4,500	930	0
Southwest	0	4,550	940	0
Southwest	0	4,600	950	0
Southwest	0	4,650	960	0
Southwest	0	4,700	970	0
Southwest	0	4,750	980	0
Southwest	0	4,800	990	0
Southwest	0	4,850	1,000	0

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