

HOUSING NOW

Edmonton CMA



Canada Mortgage and Housing Corporation

Date Released: February 2008

New Home Market

Edmonton's Housing Starts Show Moderate Gains in January

New housing production across Metro Edmonton began 2008 with modest gains over January of last year, with improved multiple unit activity helping to overcome continued weakness in single-detached starts.

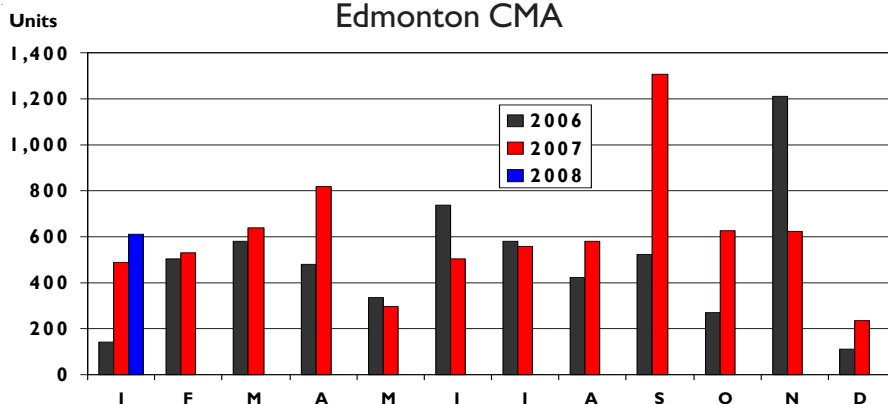
Total housing starts across the Edmonton Census Metropolitan Area (CMA) increased to 1,145 units, up by 4.3 per cent over January 2007.

Following a strong year-over-year improvement in December, multiple unit starts reached 936 units in January, signifying a 92 per cent gain over the first month of 2007. While row unit starts fell by 47 per cent year-over-year to 150 units, strong increases in semi-detached and most

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Figure 1

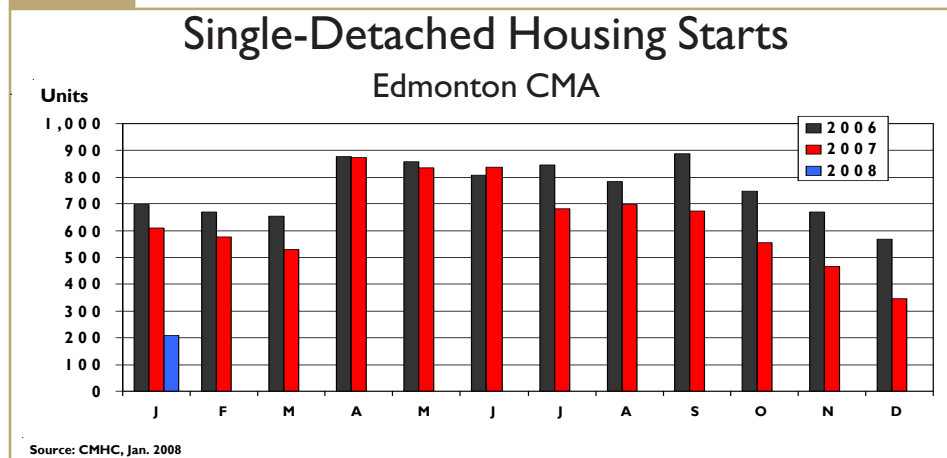
Multiple Unit Housing Starts
Edmonton CMA

Source: CMHC, Jan. 2008

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Figure 2



notably apartment starts helped to bolster the overall production of new multiple dwellings. Almost half of January's multiple starts occurred in the municipalities outside of Edmonton City, with high volumes reported in centres such as Leduc City and Fort Saskatchewan.

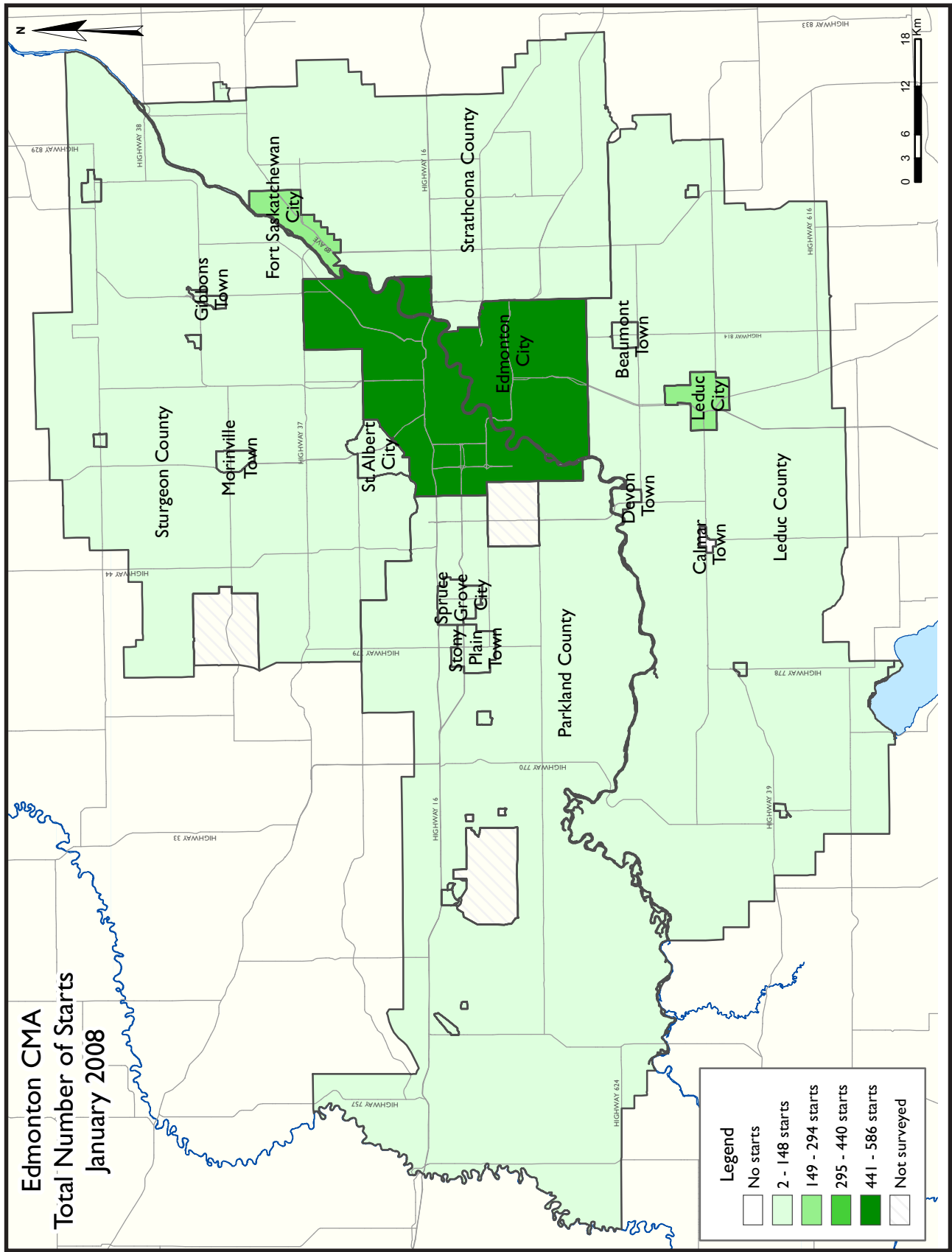
There were 10,982 multiple units under construction throughout the region in January, representing a net gain of 673 units from the previous month and a 52 per cent increase from January 2007. The increase from December was the result of the large gap between the volume of starts in January and the number of units that were completed in the same month. Multi-unit absorptions, while down by a wide margin year-over-year, also exceeded completions in January and this reduced the standing inventory that was on hand in December.

In contrast to multi-family activity, single-detached starts have declined across the Capital region on a year-over-year basis for the seventh month in a row. Builders started work on 209 single-detached homes in January, down 66 per cent from the same month last year and representing the weakest January performance since 1997. Lingering concerns over high new home inventories and strong competition from existing homes listed for sale will result in continued weakness in single-detached starts in the months ahead.

Single-detached completions in January reached 477 units, representing a 29 per cent decline from the same month last year and the lowest completion level since February 2006. Absorptions also fell by a wide margin year-over-year, dropping 31 per cent to 472 units. With

completions outpacing absorptions by a slight margin, the inventory of completed and unoccupied set a new record in January at 843 units, representing an 80 per cent increase from a year ago.

Despite rising inventories and price pressures from a well-supplied resale market, the absorbed price for single-detached units continues to set new benchmarks. Houses absorbed in January for an average price of \$486,776, up 34 per cent from the average absorbed price for a single-detached unit in the first month of 2007. Readers should be mindful that in many cases the prices of these units were set when construction began. CMHC anticipates these year-over-year price gaps to narrow in the months ahead. Builders will need to "sharpen their pencils" in a market place that gives buyers more choices than was the case in the early months of 2007.



HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table I: Housing Activity Summary of Edmonton CMA
January 2008

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| January 2008 | 209 | 24 | 12 | 0 | 150 | 746 | 4 | 0 | 1,145 |
| January 2007 | 608 | 16 | 0 | 3 | 287 | 178 | 6 | 0 | 1,098 |
| % Change | -65.6 | 50.0 | n/a | -100.0 | -47.7 | ** | -33.3 | n/a | 4.3 |
| Year-to-date 2008 | 209 | 24 | 12 | 0 | 150 | 746 | 4 | 0 | 1,145 |
| Year-to-date 2007 | 608 | 16 | 0 | 3 | 287 | 178 | 6 | 0 | 1,098 |
| % Change | -65.6 | 50.0 | n/a | -100.0 | -47.7 | ** | -33.3 | n/a | 4.3 |
| UNDER CONSTRUCTION | | | | | | | | | |
| January 2008 | 5,589 | 1,072 | 84 | 29 | 1,819 | 7,491 | 34 | 489 | 16,607 |
| January 2007 | 5,771 | 678 | 42 | 19 | 1,188 | 4,918 | 26 | 379 | 13,021 |
| % Change | -3.2 | 58.1 | 100.0 | 52.6 | 53.1 | 52.3 | 30.8 | 29.0 | 27.5 |
| COMPLETIONS | | | | | | | | | |
| January 2008 | 475 | 48 | 4 | 2 | 58 | 76 | 12 | 69 | 744 |
| January 2007 | 672 | 76 | 6 | 2 | 60 | 472 | 35 | 51 | 1,374 |
| % Change | -29.3 | -36.8 | -33.3 | 0.0 | -3.3 | -83.9 | -65.7 | 35.3 | -45.9 |
| Year-to-date 2008 | 475 | 48 | 4 | 2 | 58 | 76 | 12 | 69 | 744 |
| Year-to-date 2007 | 672 | 76 | 6 | 2 | 60 | 472 | 35 | 51 | 1,374 |
| % Change | -29.3 | -36.8 | -33.3 | 0.0 | -3.3 | -83.9 | -65.7 | 35.3 | -45.9 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| January 2008 | 841 | 115 | 0 | 1 | 44 | 67 | 4 | 0 | 1,072 |
| January 2007 | 467 | 97 | 0 | 0 | 42 | 119 | 3 | 193 | 921 |
| % Change | 80.1 | 18.6 | n/a | n/a | 4.8 | -43.7 | 33.3 | -100.0 | 16.4 |
| ABSORBED | | | | | | | | | |
| January 2008 | 471 | 57 | 0 | 1 | 60 | 76 | 6 | 121 | 792 |
| January 2007 | 680 | 69 | 6 | 2 | 64 | 449 | 0 | 77 | 1,347 |
| % Change | -30.7 | -17.4 | -100.0 | -50.0 | -6.3 | -83.1 | n/a | 57.1 | -41.2 |
| Year-to-date 2008 | 471 | 57 | 0 | 1 | 60 | 76 | 6 | 121 | 792 |
| Year-to-date 2007 | 680 | 69 | 6 | 2 | 64 | 449 | 0 | 77 | 1,347 |
| % Change | -30.7 | -17.4 | -100.0 | -50.0 | -6.3 | -83.1 | n/a | 57.1 | -41.2 |

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

Table 1.1: Housing Activity Summary by Submarket
January 2008

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| January 2008 | 107 | 24 | 12 | 0 | 51 | 392 | 0 | 0 | 586 |
| January 2007 | 369 | 12 | 0 | 0 | 160 | 178 | 6 | 0 | 725 |
| Beaumont Town | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 3 |
| January 2007 | 58 | 0 | 0 | 0 | 82 | 0 | 0 | 0 | 140 |
| Devon Town | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 22 |
| January 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 12 | 212 | 0 | 0 | 225 |
| January 2007 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Leduc City | | | | | | | | | |
| January 2008 | 7 | 0 | 0 | 0 | 28 | 121 | 4 | 0 | 160 |
| January 2007 | 20 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 32 |
| Leduc County | | | | | | | | | |
| January 2008 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| January 2007 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Morinville Town | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 29 |
| January 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Parkland County | | | | | | | | | |
| January 2008 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| January 2007 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Spruce Grove City | | | | | | | | | |
| January 2008 | 6 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 14 |
| January 2007 | 31 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 49 |
| St. Albert City | | | | | | | | | |
| January 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| January 2007 | 10 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 15 |
| Stony Plain Town | | | | | | | | | |
| January 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| January 2007 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Strathcona County | | | | | | | | | |
| January 2008 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| January 2007 | 33 | 0 | 0 | 3 | 12 | 0 | 0 | 0 | 48 |
| Sturgeon County | | | | | | | | | |
| January 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| January 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Remainder of the CMA | | | | | | | | | |
| January 2008 | 12 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 33 |
| January 2007 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Edmonton CMA | | | | | | | | | |
| January 2008 | 209 | 24 | 12 | 0 | 150 | 746 | 4 | 0 | 1,145 |
| January 2007 | 608 | 16 | 0 | 3 | 287 | 178 | 6 | 0 | 1,098 |

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

Table 1.1: Housing Activity Summary by Submarket
January 2008

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| January 2008 | 2,606 | 604 | 59 | 11 | 1,230 | 5,764 | 30 | 286 | 10,590 |
| January 2007 | 3,216 | 370 | 42 | 8 | 822 | 4,093 | 22 | 180 | 8,753 |
| Beaumont Town | | | | | | | | | |
| January 2008 | 253 | 42 | 0 | 0 | 101 | 50 | 0 | 28 | 474 |
| January 2007 | 297 | 42 | 0 | 0 | 94 | 0 | 0 | 41 | 474 |
| Devon Town | | | | | | | | | |
| January 2008 | 21 | 0 | 0 | 0 | 35 | 0 | 0 | 0 | 56 |
| January 2007 | 11 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 17 |
| Fort Saskatchewan City | | | | | | | | | |
| January 2008 | 200 | 82 | 8 | 0 | 74 | 343 | 0 | 0 | 707 |
| January 2007 | 123 | 52 | 0 | 0 | 45 | 79 | 0 | 0 | 299 |
| Leduc City | | | | | | | | | |
| January 2008 | 441 | 68 | 0 | 0 | 28 | 168 | 4 | 0 | 709 |
| January 2007 | 243 | 22 | 0 | 0 | 28 | 0 | 0 | 24 | 317 |
| Leduc County | | | | | | | | | |
| January 2008 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 84 |
| January 2007 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78 |
| Morinville Town | | | | | | | | | |
| January 2008 | 128 | 0 | 0 | 0 | 67 | 108 | 0 | 0 | 303 |
| January 2007 | 95 | 16 | 0 | 0 | 0 | 128 | 0 | 0 | 239 |
| Parkland County | | | | | | | | | |
| January 2008 | 267 | 0 | 3 | 0 | 10 | 0 | 0 | 0 | 280 |
| January 2007 | 182 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 190 |
| Spruce Grove City | | | | | | | | | |
| January 2008 | 394 | 96 | 0 | 0 | 48 | 283 | 0 | 0 | 821 |
| January 2007 | 366 | 72 | 0 | 0 | 21 | 52 | 0 | 0 | 511 |
| St. Albert City | | | | | | | | | |
| January 2008 | 213 | 38 | 0 | 0 | 21 | 129 | 0 | 41 | 442 |
| January 2007 | 249 | 48 | 0 | 0 | 77 | 226 | 0 | 0 | 600 |
| Stony Plain Town | | | | | | | | | |
| January 2008 | 145 | 114 | 0 | 0 | 85 | 65 | 0 | 0 | 409 |
| January 2007 | 151 | 32 | 0 | 0 | 0 | 60 | 0 | 0 | 243 |
| Strathcona County | | | | | | | | | |
| January 2008 | 517 | 26 | 0 | 18 | 114 | 556 | 0 | 134 | 1,365 |
| January 2007 | 550 | 14 | 0 | 11 | 95 | 280 | 0 | 134 | 1,084 |
| Sturgeon County | | | | | | | | | |
| January 2008 | 212 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 212 |
| January 2007 | 116 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 116 |
| Remainder of the CMA | | | | | | | | | |
| January 2008 | 108 | 2 | 14 | 0 | 6 | 25 | 0 | 0 | 155 |
| January 2007 | 94 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 100 |
| Edmonton CMA | | | | | | | | | |
| January 2008 | 5,589 | 1,072 | 84 | 29 | 1,819 | 7,491 | 34 | 489 | 16,607 |
| January 2007 | 5,771 | 678 | 42 | 19 | 1,188 | 4,918 | 26 | 379 | 13,021 |

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

Table 1.1: Housing Activity Summary by Submarket
January 2008

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| January 2008 | 265 | 24 | 4 | 0 | 46 | 76 | 12 | 69 | 496 |
| January 2007 | 399 | 48 | 6 | 2 | 46 | 283 | 35 | 0 | 819 |
| Beaumont Town | | | | | | | | | |
| January 2008 | 12 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| January 2007 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| Devon Town | | | | | | | | | |
| January 2008 | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 6 |
| January 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Fort Saskatchewan City | | | | | | | | | |
| January 2008 | 21 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 25 |
| January 2007 | 14 | 8 | 0 | 0 | 0 | 31 | 0 | 0 | 53 |
| Leduc City | | | | | | | | | |
| January 2008 | 23 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| January 2007 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Leduc County | | | | | | | | | |
| January 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2007 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Morinville Town | | | | | | | | | |
| January 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| January 2007 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Parkland County | | | | | | | | | |
| January 2008 | 25 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| January 2007 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| Spruce Grove City | | | | | | | | | |
| January 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2007 | 53 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 57 |
| St. Albert City | | | | | | | | | |
| January 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| January 2007 | 18 | 6 | 0 | 0 | 4 | 0 | 0 | 51 | 79 |
| Stony Plain Town | | | | | | | | | |
| January 2008 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2007 | 11 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Strathcona County | | | | | | | | | |
| January 2008 | 42 | 4 | 0 | 2 | 6 | 0 | 0 | 0 | 54 |
| January 2007 | 50 | 4 | 0 | 0 | 10 | 158 | 0 | 0 | 222 |
| Sturgeon County | | | | | | | | | |
| January 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| January 2007 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Remainder of the CMA | | | | | | | | | |
| January 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| January 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Edmonton CMA | | | | | | | | | |
| January 2008 | 475 | 48 | 4 | 2 | 58 | 76 | 12 | 69 | 744 |
| January 2007 | 672 | 76 | 6 | 2 | 60 | 472 | 35 | 51 | 1,374 |

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

Table 1.1: Housing Activity Summary by Submarket
January 2008

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| January 2008 | 368 | 52 | 0 | 0 | 7 | 2 | 4 | 0 | 433 |
| January 2007 | 284 | 67 | 0 | 0 | 31 | 46 | 3 | 193 | 624 |
| Beaumont Town | | | | | | | | | |
| January 2008 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| January 2007 | 19 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 20 |
| Devon Town | | | | | | | | | |
| January 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| January 2008 | 50 | 11 | 0 | 0 | 12 | 2 | 0 | 0 | 75 |
| January 2007 | 26 | 6 | 0 | 0 | 2 | 53 | 0 | 0 | 87 |
| Leduc City | | | | | | | | | |
| January 2008 | 46 | 10 | 0 | 0 | 0 | 3 | 0 | 0 | 59 |
| January 2007 | 24 | 7 | 0 | 0 | 0 | 3 | 0 | 0 | 34 |
| Leduc County | | | | | | | | | |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | | | | | | | | | |
| January 2008 | 38 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| January 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Parkland County | | | | | | | | | |
| January 2008 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| January 2007 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Spruce Grove City | | | | | | | | | |
| January 2008 | 59 | 6 | 0 | 0 | 9 | 0 | 0 | 0 | 74 |
| January 2007 | 18 | 5 | 0 | 0 | 0 | 17 | 0 | 0 | 40 |
| St. Albert City | | | | | | | | | |
| January 2008 | 74 | 19 | 0 | 0 | 10 | 0 | 0 | 0 | 103 |
| January 2007 | 34 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 44 |
| Stony Plain Town | | | | | | | | | |
| January 2008 | 49 | 11 | 0 | 0 | 0 | 60 | 0 | 0 | 120 |
| January 2007 | 11 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Strathcona County | | | | | | | | | |
| January 2008 | 86 | 1 | 0 | 1 | 6 | 0 | 0 | 0 | 94 |
| January 2007 | 43 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 47 |
| Sturgeon County | | | | | | | | | |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Edmonton CMA | | | | | | | | | |
| January 2008 | 841 | 115 | 0 | 1 | 44 | 67 | 4 | 0 | 1,072 |
| January 2007 | 467 | 97 | 0 | 0 | 42 | 119 | 3 | 193 | 921 |

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

Table I.1: Housing Activity Summary by Submarket
January 2008

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| January 2008 | 272 | 23 | 0 | 0 | 46 | 76 | 6 | 121 | 544 |
| January 2007 | 406 | 41 | 6 | 2 | 46 | 258 | 0 | 26 | 785 |
| Baumont Town | | | | | | | | | |
| January 2008 | 15 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| January 2007 | 26 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Devon Town | | | | | | | | | |
| January 2008 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 5 |
| January 2007 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Fort Saskatchewan City | | | | | | | | | |
| January 2008 | 18 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 28 |
| January 2007 | 12 | 6 | 0 | 0 | 0 | 31 | 0 | 0 | 49 |
| Leduc City | | | | | | | | | |
| January 2008 | 21 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| January 2007 | 20 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| Leduc County | | | | | | | | | |
| January 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2007 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Morinville Town | | | | | | | | | |
| January 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Parkland County | | | | | | | | | |
| January 2008 | 23 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| January 2007 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| Spruce Grove City | | | | | | | | | |
| January 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2007 | 49 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| St. Albert City | | | | | | | | | |
| January 2008 | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| January 2007 | 18 | 4 | 0 | 0 | 4 | 0 | 0 | 51 | 77 |
| Stony Plain Town | | | | | | | | | |
| January 2008 | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2007 | 13 | 6 | 0 | 0 | 0 | 2 | 0 | 0 | 21 |
| Strathcona County | | | | | | | | | |
| January 2008 | 35 | 7 | 0 | 1 | 6 | 0 | 0 | 0 | 49 |
| January 2007 | 52 | 4 | 0 | 0 | 14 | 158 | 0 | 0 | 228 |
| Sturgeon County | | | | | | | | | |
| January 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| January 2007 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Remainder of the CMA | | | | | | | | | |
| January 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| January 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Edmonton CMA | | | | | | | | | |
| January 2008 | 471 | 57 | 0 | 1 | 60 | 76 | 6 | 121 | 792 |
| January 2007 | 680 | 69 | 6 | 2 | 64 | 449 | 0 | 77 | 1,347 |

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

Table 2: Starts by Submarket and by Dwelling Type
January 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|-----------|-----------|------------|------------|--------------|------------|--------------|--------------|------------|
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | % Change |
| Edmonton City | 107 | 369 | 28 | 16 | 59 | 162 | 392 | 178 | 586 | 725 | -19.2 |
| Beaumont Town | 1 | 58 | 2 | 2 | 0 | 80 | 0 | 0 | 3 | 140 | -97.9 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 1 | 2 | 6 | 0 | 15 | 0 | 0 | 0 | 22 | 2 | ** |
| Fort Saskatchewan City | 1 | 9 | 0 | 2 | 12 | 0 | 212 | 0 | 225 | 11 | ** |
| Gibbons Town | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| Leduc City | 7 | 20 | 0 | 0 | 32 | 12 | 121 | 0 | 160 | 32 | ** |
| Leduc County | 11 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 9 | 22.2 |
| Morinville Town | 1 | 12 | 4 | 0 | 24 | 0 | 0 | 0 | 29 | 12 | 141.7 |
| Parkland County | 11 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 19 | -42.1 |
| Spruce Grove City | 6 | 31 | 0 | 0 | 8 | 18 | 0 | 0 | 14 | 49 | -71.4 |
| St. Albert City | 5 | 10 | 0 | 2 | 0 | 3 | 0 | 0 | 5 | 15 | -66.7 |
| Stony Plain Town | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 15 | -86.7 |
| Strathcona County | 24 | 36 | 0 | 4 | 0 | 8 | 0 | 0 | 24 | 48 | -50.0 |
| Sturgeon County | 20 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 | 66.7 |
| Remainder of the CMA | 9 | 1 | 0 | 0 | 0 | 0 | 21 | 0 | 30 | 1 | ** |
| Edmonton CMA | 209 | 611 | 40 | 26 | 150 | 283 | 746 | 178 | 1,145 | 1,098 | 4.3 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|-----------|-----------|------------|------------|--------------|------------|--------------|--------------|------------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| Edmonton City | 107 | 369 | 28 | 16 | 59 | 162 | 392 | 178 | 586 | 725 | -19.2 |
| Beaumont Town | 1 | 58 | 2 | 2 | 0 | 80 | 0 | 0 | 3 | 140 | -97.9 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 1 | 2 | 6 | 0 | 15 | 0 | 0 | 0 | 22 | 2 | ** |
| Fort Saskatchewan City | 1 | 9 | 0 | 2 | 12 | 0 | 212 | 0 | 225 | 11 | ** |
| Gibbons Town | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| Leduc City | 7 | 20 | 0 | 0 | 32 | 12 | 121 | 0 | 160 | 32 | ** |
| Leduc County | 11 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 9 | 22.2 |
| Morinville Town | 1 | 12 | 4 | 0 | 24 | 0 | 0 | 0 | 29 | 12 | 141.7 |
| Parkland County | 11 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 19 | -42.1 |
| Spruce Grove City | 6 | 31 | 0 | 0 | 8 | 18 | 0 | 0 | 14 | 49 | -71.4 |
| St. Albert City | 5 | 10 | 0 | 2 | 0 | 3 | 0 | 0 | 5 | 15 | -66.7 |
| Stony Plain Town | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 15 | -86.7 |
| Strathcona County | 24 | 36 | 0 | 4 | 0 | 8 | 0 | 0 | 24 | 48 | -50.0 |
| Sturgeon County | 20 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 | 66.7 |
| Remainder of the CMA | 9 | 1 | 0 | 0 | 0 | 0 | 21 | 0 | 30 | 1 | ** |
| Edmonton CMA | 209 | 611 | 40 | 26 | 150 | 283 | 746 | 178 | 1,145 | 1,098 | 4.3 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2008**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 |
| Edmonton City | 59 | 158 | 0 | 4 | 392 | 178 | 0 | 0 |
| Beaumont Town | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 12 | 0 | 0 | 0 | 212 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 28 | 12 | 4 | 0 | 121 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 |
| Edmonton CMA | 146 | 279 | 4 | 4 | 746 | 178 | 0 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2008**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Edmonton City | 59 | 158 | 0 | 4 | 392 | 178 | 0 | 0 |
| Beaumont Town | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 12 | 0 | 0 | 0 | 212 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 28 | 12 | 4 | 0 | 121 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 |
| Edmonton CMA | 146 | 279 | 4 | 4 | 746 | 178 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|----------|----------|--------------|--------------|
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 |
| Edmonton City | 143 | 381 | 443 | 338 | 0 | 6 | 586 | 725 |
| Beaumont Town | 1 | 58 | 2 | 82 | 0 | 0 | 3 | 140 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 1 | 2 | 21 | 0 | 0 | 0 | 22 | 2 |
| Fort Saskatchewan City | 1 | 11 | 224 | 0 | 0 | 0 | 225 | 11 |
| Gibbons Town | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| Leduc City | 7 | 20 | 149 | 12 | 4 | 0 | 160 | 32 |
| Leduc County | 11 | 9 | 0 | 0 | 0 | 0 | 11 | 9 |
| Morinville Town | 1 | 12 | 28 | 0 | 0 | 0 | 29 | 12 |
| Parkland County | 11 | 19 | 0 | 0 | 0 | 0 | 11 | 19 |
| Spruce Grove City | 6 | 31 | 8 | 18 | 0 | 0 | 14 | 49 |
| St. Albert City | 5 | 12 | 0 | 3 | 0 | 0 | 5 | 15 |
| Stony Plain Town | 2 | 15 | 0 | 0 | 0 | 0 | 2 | 15 |
| Strathcona County | 24 | 33 | 0 | 15 | 0 | 0 | 24 | 48 |
| Sturgeon County | 20 | 12 | 0 | 0 | 0 | 0 | 20 | 12 |
| Remainder of the CMA | 9 | 1 | 21 | 0 | 0 | 0 | 30 | 1 |
| Edmonton CMA | 245 | 624 | 896 | 468 | 4 | 6 | 1,145 | 1,098 |

Table 2.5: Starts by Submarket and by Intended Market
January - January 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|----------|----------|--------------|--------------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Edmonton City | 143 | 381 | 443 | 338 | 0 | 6 | 586 | 725 |
| Beaumont Town | 1 | 58 | 2 | 82 | 0 | 0 | 3 | 140 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 1 | 2 | 21 | 0 | 0 | 0 | 22 | 2 |
| Fort Saskatchewan City | 1 | 11 | 224 | 0 | 0 | 0 | 225 | 11 |
| Gibbons Town | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| Leduc City | 7 | 20 | 149 | 12 | 4 | 0 | 160 | 32 |
| Leduc County | 11 | 9 | 0 | 0 | 0 | 0 | 11 | 9 |
| Morinville Town | 1 | 12 | 28 | 0 | 0 | 0 | 29 | 12 |
| Parkland County | 11 | 19 | 0 | 0 | 0 | 0 | 11 | 19 |
| Spruce Grove City | 6 | 31 | 8 | 18 | 0 | 0 | 14 | 49 |
| St. Albert City | 5 | 12 | 0 | 3 | 0 | 0 | 5 | 15 |
| Stony Plain Town | 2 | 15 | 0 | 0 | 0 | 0 | 2 | 15 |
| Strathcona County | 24 | 33 | 0 | 15 | 0 | 0 | 24 | 48 |
| Sturgeon County | 20 | 12 | 0 | 0 | 0 | 0 | 20 | 12 |
| Remainder of the CMA | 9 | 1 | 21 | 0 | 0 | 0 | 30 | 1 |
| Edmonton CMA | 245 | 624 | 896 | 468 | 4 | 6 | 1,145 | 1,098 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|------------|------------|--------------|--------------|
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | % Change |
| Edmonton City | 265 | 401 | 54 | 56 | 28 | 79 | 149 | 283 | 496 | 819 | -39.4 |
| Beaumont Town | 12 | 26 | 6 | 0 | 0 | 0 | 0 | 0 | 18 | 26 | -30.8 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 2 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| Fort Saskatchewan City | 21 | 14 | 4 | 8 | 0 | 0 | 0 | 31 | 25 | 53 | -52.8 |
| Gibbons Town | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Leduc City | 23 | 20 | 2 | 0 | 0 | 0 | 0 | 0 | 25 | 20 | 25.0 |
| Leduc County | 13 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 9 | 44.4 |
| Morinville Town | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 7 | 71.4 |
| Parkland County | 25 | 43 | 6 | 0 | 0 | 0 | 0 | 0 | 31 | 43 | -27.9 |
| Spruce Grove City | 8 | 53 | 0 | 4 | 0 | 0 | 0 | 0 | 8 | 57 | -86.0 |
| St. Albert City | 16 | 18 | 0 | 10 | 0 | 0 | 0 | 51 | 16 | 79 | -79.7 |
| Stony Plain Town | 4 | 11 | 4 | 6 | 0 | 0 | 0 | 0 | 8 | 17 | -52.9 |
| Strathcona County | 44 | 50 | 6 | 6 | 4 | 8 | 0 | 158 | 54 | 222 | -75.7 |
| Sturgeon County | 20 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 11 | 81.8 |
| Remainder of the CMA | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | 40.0 |
| Edmonton CMA | 477 | 674 | 86 | 90 | 32 | 87 | 149 | 523 | 744 | 1,374 | -45.9 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|------------|------------|--------------|--------------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| Edmonton City | 265 | 401 | 54 | 56 | 28 | 79 | 149 | 283 | 496 | 819 | -39.4 |
| Beaumont Town | 12 | 26 | 6 | 0 | 0 | 0 | 0 | 0 | 18 | 26 | -30.8 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 2 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| Fort Saskatchewan City | 21 | 14 | 4 | 8 | 0 | 0 | 0 | 31 | 25 | 53 | -52.8 |
| Gibbons Town | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Leduc City | 23 | 20 | 2 | 0 | 0 | 0 | 0 | 0 | 25 | 20 | 25.0 |
| Leduc County | 13 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 9 | 44.4 |
| Morinville Town | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 7 | 71.4 |
| Parkland County | 25 | 43 | 6 | 0 | 0 | 0 | 0 | 0 | 31 | 43 | -27.9 |
| Spruce Grove City | 8 | 53 | 0 | 4 | 0 | 0 | 0 | 0 | 8 | 57 | -86.0 |
| St. Albert City | 16 | 18 | 0 | 10 | 0 | 0 | 0 | 51 | 16 | 79 | -79.7 |
| Stony Plain Town | 4 | 11 | 4 | 6 | 0 | 0 | 0 | 0 | 8 | 17 | -52.9 |
| Strathcona County | 44 | 50 | 6 | 6 | 4 | 8 | 0 | 158 | 54 | 222 | -75.7 |
| Sturgeon County | 20 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 11 | 81.8 |
| Remainder of the CMA | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | 40.0 |
| Edmonton CMA | 477 | 674 | 86 | 90 | 32 | 87 | 149 | 523 | 744 | 1,374 | -45.9 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2008**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|-----------|-----------|--------------------------|------------|-----------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 |
| Edmonton City | 16 | 46 | 12 | 33 | 80 | 283 | 69 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 4 | 8 | 0 | 0 | 0 | 158 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 20 | 54 | 12 | 33 | 80 | 472 | 69 | 51 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2008**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|-----------|-----------|--------------------------|------------|-----------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Edmonton City | 16 | 46 | 12 | 33 | 80 | 283 | 69 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 4 | 8 | 0 | 0 | 0 | 158 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 20 | 54 | 12 | 33 | 80 | 472 | 69 | 51 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|-----------|------------|--------------|
| | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 | Jan 2008 | Jan 2007 |
| Edmonton City | 293 | 453 | 122 | 331 | 81 | 35 | 496 | 819 |
| Beaumont Town | 18 | 26 | 0 | 0 | 0 | 0 | 18 | 26 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 2 | 6 | 4 | 0 | 0 | 0 | 6 | 6 |
| Fort Saskatchewan City | 23 | 22 | 2 | 31 | 0 | 0 | 25 | 53 |
| Gibbons Town | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Leduc City | 25 | 20 | 0 | 0 | 0 | 0 | 25 | 20 |
| Leduc County | 13 | 9 | 0 | 0 | 0 | 0 | 13 | 9 |
| Morinville Town | 12 | 7 | 0 | 0 | 0 | 0 | 12 | 7 |
| Parkland County | 31 | 43 | 0 | 0 | 0 | 0 | 31 | 43 |
| Spruce Grove City | 8 | 57 | 0 | 0 | 0 | 0 | 8 | 57 |
| St. Albert City | 16 | 24 | 0 | 4 | 0 | 51 | 16 | 79 |
| Stony Plain Town | 8 | 17 | 0 | 0 | 0 | 0 | 8 | 17 |
| Strathcona County | 46 | 54 | 8 | 168 | 0 | 0 | 54 | 222 |
| Sturgeon County | 20 | 11 | 0 | 0 | 0 | 0 | 20 | 11 |
| Remainder of the CMA | 7 | 5 | 0 | 0 | 0 | 0 | 7 | 5 |
| Edmonton CMA | 527 | 754 | 136 | 534 | 81 | 86 | 744 | 1,374 |

Table 3.5: Completions by Submarket and by Intended Market
January - January 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|-----------|------------|--------------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Edmonton City | 293 | 453 | 122 | 331 | 81 | 35 | 496 | 819 |
| Beaumont Town | 18 | 26 | 0 | 0 | 0 | 0 | 18 | 26 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 2 | 6 | 4 | 0 | 0 | 0 | 6 | 6 |
| Fort Saskatchewan City | 23 | 22 | 2 | 31 | 0 | 0 | 25 | 53 |
| Gibbons Town | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Leduc City | 25 | 20 | 0 | 0 | 0 | 0 | 25 | 20 |
| Leduc County | 13 | 9 | 0 | 0 | 0 | 0 | 13 | 9 |
| Morinville Town | 12 | 7 | 0 | 0 | 0 | 0 | 12 | 7 |
| Parkland County | 31 | 43 | 0 | 0 | 0 | 0 | 31 | 43 |
| Spruce Grove City | 8 | 57 | 0 | 0 | 0 | 0 | 8 | 57 |
| St. Albert City | 16 | 24 | 0 | 4 | 0 | 51 | 16 | 79 |
| Stony Plain Town | 8 | 17 | 0 | 0 | 0 | 0 | 8 | 17 |
| Strathcona County | 46 | 54 | 8 | 168 | 0 | 0 | 54 | 222 |
| Sturgeon County | 20 | 11 | 0 | 0 | 0 | 0 | 20 | 11 |
| Remainder of the CMA | 7 | 5 | 0 | 0 | 0 | 0 | 7 | 5 |
| Edmonton CMA | 527 | 754 | 136 | 534 | 81 | 86 | 744 | 1,374 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$350,000 | | \$350,000 - \$449,999 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Edmonton City | | | | | | | | | | | | | |
| January 2008 | 37 | 13.6 | 105 | 38.6 | 80 | 29.4 | 23 | 8.5 | 27 | 9.9 | 272 | 440,700 | 480,871 |
| January 2007 | 260 | 63.7 | 96 | 23.5 | 31 | 7.6 | 12 | 2.9 | 9 | 2.2 | 408 | 324,500 | 358,742 |
| Year-to-date 2008 | 37 | 13.6 | 105 | 38.6 | 80 | 29.4 | 23 | 8.5 | 27 | 9.9 | 272 | 440,700 | 480,871 |
| Year-to-date 2007 | 260 | 63.7 | 96 | 23.5 | 31 | 7.6 | 12 | 2.9 | 9 | 2.2 | 408 | 324,500 | 358,742 |
| Beaumont Town | | | | | | | | | | | | | |
| January 2008 | 3 | 20.0 | 9 | 60.0 | 1 | 6.7 | 2 | 13.3 | 0 | 0.0 | 15 | 379,900 | 406,067 |
| January 2007 | 19 | 73.1 | 3 | 11.5 | 3 | 11.5 | 0 | 0.0 | 1 | 3.8 | 26 | 324,950 | 355,769 |
| Year-to-date 2008 | 3 | 20.0 | 9 | 60.0 | 1 | 6.7 | 2 | 13.3 | 0 | 0.0 | 15 | 379,900 | 406,067 |
| Year-to-date 2007 | 19 | 73.1 | 3 | 11.5 | 3 | 11.5 | 0 | 0.0 | 1 | 3.8 | 26 | 324,950 | 355,769 |
| Calmar Town | | | | | | | | | | | | | |
| January 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Devon Town | | | | | | | | | | | | | |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2007 | 8 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2007 | 8 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| January 2008 | 1 | 5.6 | 7 | 38.9 | 5 | 27.8 | 0 | 0.0 | 5 | 27.8 | 18 | 464,850 | 526,578 |
| January 2007 | 3 | 25.0 | 8 | 66.7 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 12 | 385,400 | 387,883 |
| Year-to-date 2008 | 1 | 5.6 | 7 | 38.9 | 5 | 27.8 | 0 | 0.0 | 5 | 27.8 | 18 | 464,850 | 526,578 |
| Year-to-date 2007 | 3 | 25.0 | 8 | 66.7 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 12 | 385,400 | 387,883 |
| Gibbons Town | | | | | | | | | | | | | |
| January 2008 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| January 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Leduc City | | | | | | | | | | | | | |
| January 2008 | 3 | 14.3 | 12 | 57.1 | 6 | 28.6 | 0 | 0.0 | 0 | 0.0 | 21 | 400,000 | 402,681 |
| January 2007 | 7 | 35.0 | 9 | 45.0 | 4 | 20.0 | 0 | 0.0 | 0 | 0.0 | 20 | 382,400 | 372,850 |
| Year-to-date 2008 | 3 | 14.3 | 12 | 57.1 | 6 | 28.6 | 0 | 0.0 | 0 | 0.0 | 21 | 400,000 | 402,681 |
| Year-to-date 2007 | 7 | 35.0 | 9 | 45.0 | 4 | 20.0 | 0 | 0.0 | 0 | 0.0 | 20 | 382,400 | 372,850 |
| Leduc County | | | | | | | | | | | | | |
| January 2008 | 0 | 0.0 | 2 | 15.4 | 3 | 23.1 | 8 | 61.5 | 0 | 0.0 | 13 | 565,000 | 531,154 |
| January 2007 | 3 | 33.3 | 4 | 44.4 | 1 | 11.1 | 0 | 0.0 | 1 | 11.1 | 9 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 2 | 15.4 | 3 | 23.1 | 8 | 61.5 | 0 | 0.0 | 13 | 565,000 | 531,154 |
| Year-to-date 2007 | 3 | 33.3 | 4 | 44.4 | 1 | 11.1 | 0 | 0.0 | 1 | 11.1 | 9 | -- | -- |
| Morinville Town | | | | | | | | | | | | | |
| January 2008 | 0 | 0.0 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| January 2007 | 3 | 50.0 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2007 | 3 | 50.0 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|----------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$350,000 | | \$350,000 - \$449,999 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Parkland County | | | | | | | | | | | | | |
| January 2008 | 9 | 39.1 | 3 | 13.0 | 4 | 17.4 | 4 | 17.4 | 3 | 13.0 | 23 | 443,791 | 427,442 |
| January 2007 | 31 | 68.9 | 8 | 17.8 | 2 | 4.4 | 3 | 6.7 | 1 | 2.2 | 45 | 289,940 | 313,091 |
| Year-to-date 2008 | 9 | 39.1 | 3 | 13.0 | 4 | 17.4 | 4 | 17.4 | 3 | 13.0 | 23 | 443,791 | 427,442 |
| Year-to-date 2007 | 31 | 68.9 | 8 | 17.8 | 2 | 4.4 | 3 | 6.7 | 1 | 2.2 | 45 | 289,940 | 313,091 |
| Spruce Grove City | | | | | | | | | | | | | |
| January 2008 | 6 | 85.7 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| January 2007 | 46 | 93.9 | 3 | 6.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 49 | 253,698 | 249,950 |
| Year-to-date 2008 | 6 | 85.7 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2007 | 46 | 93.9 | 3 | 6.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 49 | 253,698 | 249,950 |
| St. Albert City | | | | | | | | | | | | | |
| January 2008 | 0 | 0.0 | 1 | 4.5 | 3 | 13.6 | 11 | 50.0 | 7 | 31.8 | 22 | 599,900 | 820,482 |
| January 2007 | 0 | 0.0 | 3 | 16.7 | 5 | 27.8 | 7 | 38.9 | 3 | 16.7 | 18 | 551,200 | 546,233 |
| Year-to-date 2008 | 0 | 0.0 | 1 | 4.5 | 3 | 13.6 | 11 | 50.0 | 7 | 31.8 | 22 | 599,900 | 820,482 |
| Year-to-date 2007 | 0 | 0.0 | 3 | 16.7 | 5 | 27.8 | 7 | 38.9 | 3 | 16.7 | 18 | 551,200 | 546,233 |
| Stony Plain Town | | | | | | | | | | | | | |
| January 2008 | 4 | 66.7 | 1 | 16.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| January 2007 | 12 | 92.3 | 1 | 7.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 274,408 | 284,859 |
| Year-to-date 2008 | 4 | 66.7 | 1 | 16.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2007 | 12 | 92.3 | 1 | 7.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 274,408 | 284,859 |
| Strathcona County | | | | | | | | | | | | | |
| January 2008 | 0 | 0.0 | 7 | 19.4 | 17 | 47.2 | 2 | 5.6 | 10 | 27.8 | 36 | 508,500 | 583,306 |
| January 2007 | 8 | 15.4 | 26 | 50.0 | 4 | 7.7 | 3 | 5.8 | 11 | 21.2 | 52 | 415,000 | 511,173 |
| Year-to-date 2008 | 0 | 0.0 | 7 | 19.4 | 17 | 47.2 | 2 | 5.6 | 10 | 27.8 | 36 | 508,500 | 583,306 |
| Year-to-date 2007 | 8 | 15.4 | 26 | 50.0 | 4 | 7.7 | 3 | 5.8 | 11 | 21.2 | 52 | 415,000 | 511,173 |
| Sturgeon County | | | | | | | | | | | | | |
| January 2008 | 9 | 45.0 | 4 | 20.0 | 1 | 5.0 | 1 | 5.0 | 5 | 25.0 | 20 | 395,000 | 412,000 |
| January 2007 | 6 | 54.5 | 2 | 18.2 | 1 | 9.1 | 1 | 9.1 | 1 | 9.1 | 11 | 230,000 | 346,818 |
| Year-to-date 2008 | 9 | 45.0 | 4 | 20.0 | 1 | 5.0 | 1 | 5.0 | 5 | 25.0 | 20 | 395,000 | 412,000 |
| Year-to-date 2007 | 6 | 54.5 | 2 | 18.2 | 1 | 9.1 | 1 | 9.1 | 1 | 9.1 | 11 | 230,000 | 346,818 |
| Remainder of the CMA | | | | | | | | | | | | | |
| January 2008 | 5 | 71.4 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| January 2007 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2008 | 5 | 71.4 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2007 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Edmonton CMA | | | | | | | | | | | | | |
| January 2008 | 82 | 17.4 | 159 | 33.7 | 122 | 25.8 | 52 | 11.0 | 57 | 12.1 | 472 | 444,696 | 486,776 |
| January 2007 | 411 | 60.3 | 166 | 24.3 | 51 | 7.5 | 27 | 4.0 | 27 | 4.0 | 682 | 324,950 | 362,297 |
| Year-to-date 2008 | 82 | 17.4 | 159 | 33.7 | 122 | 25.8 | 52 | 11.0 | 57 | 12.1 | 472 | 444,696 | 486,776 |
| Year-to-date 2007 | 411 | 60.3 | 166 | 24.3 | 51 | 7.5 | 27 | 4.0 | 27 | 4.0 | 682 | 324,950 | 362,297 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2008**

| Submarket | Jan 2008 | Jan 2007 | % Change | YTD 2008 | YTD 2007 | % Change |
|------------------------|----------------|----------------|-------------|----------------|----------------|-------------|
| Edmonton City | 480,871 | 358,742 | 34.0 | 480,871 | 358,742 | 34.0 |
| Beaumont Town | 406,067 | 355,769 | 14.1 | 406,067 | 355,769 | 14.1 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | 526,578 | 387,883 | 35.8 | 526,578 | 387,883 | 35.8 |
| Gibbons Town | -- | -- | n/a | -- | -- | n/a |
| Leduc City | 402,681 | 372,850 | 8.0 | 402,681 | 372,850 | 8.0 |
| Leduc County | 531,154 | -- | n/a | 531,154 | -- | n/a |
| Morinville Town | -- | -- | n/a | -- | -- | n/a |
| Parkland County | 427,442 | 313,091 | 36.5 | 427,442 | 313,091 | 36.5 |
| Spruce Grove City | -- | 249,950 | n/a | -- | 249,950 | n/a |
| St. Albert City | 820,482 | 546,233 | 50.2 | 820,482 | 546,233 | 50.2 |
| Stony Plain Town | -- | 284,859 | n/a | -- | 284,859 | n/a |
| Strathcona County | 583,306 | 511,173 | 14.1 | 583,306 | 511,173 | 14.1 |
| Sturgeon County | 412,000 | 346,818 | 18.8 | 412,000 | 346,818 | 18.8 |
| Remainder of the CMA | -- | -- | n/a | -- | -- | n/a |
| Edmonton CMA | 486,776 | 362,297 | 34.4 | 486,776 | 362,297 | 34.4 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
January 2008

| | | Number of Sales ¹ | Yr/Yr ² (%) | Sales SA ¹ | Number of New Listings ¹ | New Listings SA ¹ | Sales-to- New Listings SA ² | Average Price ¹ (\$) | Yr/Yr ² (%) | Average Price ¹ (\$) SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2007 | January | 1,554 | 32.3 | 2,094 | 2,115 | 2,450 | 85.5 | 303,820 | 52.6 | 315,874 |
| | February | 1,886 | 17.5 | 2,054 | 2,166 | 2,559 | 80.3 | 321,307 | 51.9 | 330,194 |
| | March | 2,358 | 17.0 | 2,070 | 3,100 | 2,872 | 72.1 | 325,439 | 47.8 | 332,779 |
| | April | 2,443 | 20.6 | 1,969 | 3,296 | 2,971 | 66.3 | 343,922 | 51.6 | 341,762 |
| | May | 2,794 | 8.9 | 1,920 | 4,710 | 3,634 | 52.8 | 357,839 | 47.3 | 345,184 |
| | June | 2,176 | -0.3 | 1,744 | 4,884 | 4,205 | 41.5 | 350,357 | 37.8 | 346,258 |
| | July | 1,538 | -21.2 | 1,472 | 4,481 | 3,845 | 38.3 | 353,919 | 38.0 | 347,871 |
| | August | 1,280 | -38.4 | 1,268 | 4,192 | 3,685 | 34.4 | 345,809 | 27.7 | 337,890 |
| | September | 1,042 | -43.5 | 1,259 | 3,919 | 3,817 | 33.0 | 344,286 | 23.5 | 343,365 |
| | October | 1,276 | -32.5 | 1,424 | 3,774 | 3,741 | 38.1 | 347,668 | 25.7 | 348,412 |
| | November | 1,223 | -22.3 | 1,550 | 2,638 | 3,553 | 43.6 | 325,060 | 15.1 | 339,450 |
| | December | 857 | -20.2 | 1,603 | 1,433 | 3,376 | 47.5 | 329,705 | 12.1 | 345,705 |
| 2008 | January | 1,227 | -21.0 | 1,683 | 3,408 | 4,001 | 42.1 | 332,051 | 9.3 | 350,122 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q I 2007 | 5,798 | 20.9 | | 7,381 | | | 318,301 | 50.1 | |
| | Q I 2008 | N/A | | | N/A | | | N/A | | |
| | YTD 2007 | 1,554 | 32.3 | | 2,115 | | | 303,820 | 52.6 | |
| | YTD 2008 | 1,227 | -21.0 | | 3,408 | | | 332,051 | 9.3 | |

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

¹Source: CREA

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

Table 6: Economic Indicators
January 2008

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 1997=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|--|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2007 | January | 679 | 6.50 | 6.65 | 208.4 | 113.9 | 583 | 3.8 | 71.0 | 805 |
| | February | 679 | 6.50 | 6.65 | 214.1 | 114.2 | 587 | 3.7 | 71.2 | 801 |
| | March | 669 | 6.40 | 6.49 | 214.1 | 115.7 | 591 | 3.6 | 71.5 | 799 |
| | April | 678 | 6.60 | 6.64 | 223.5 | 117.0 | 592 | 3.4 | 71.3 | 802 |
| | May | 709 | 6.85 | 7.14 | 229.4 | 117.1 | 592 | 3.6 | 71.2 | 811 |
| | June | 715 | 7.05 | 7.24 | 231.2 | 118.6 | 593 | 3.8 | 71.4 | 821 |
| | July | 715 | 7.05 | 7.24 | 247.4 | 118.8 | 595 | 4.0 | 71.5 | 832 |
| | August | 715 | 7.05 | 7.24 | 248.4 | 119.1 | 597 | 3.9 | 71.5 | 843 |
| | September | 712 | 7.05 | 7.19 | 248.4 | 119.1 | 599 | 4.1 | 71.8 | 848 |
| | October | 728 | 7.25 | 7.44 | 249.2 | 118.3 | 601 | 4.2 | 71.9 | 845 |
| | November | 725 | 7.20 | 7.39 | 249.2 | 118.8 | 605 | 4.2 | 72.3 | 843 |
| | December | 734 | 7.35 | 7.54 | 249.2 | 118.6 | 613 | 3.8 | 72.9 | 842 |
| 2008 | January | 725 | 7.35 | 7.39 | | 118.5 | 619 | 3.6 | 73.4 | 849 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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.

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

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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