

## HOUSING NOW

## Edmonton CMA



Canada Mortgage and Housing Corporation

Date Released: May 2008

## New Home Market

### Housing Starts Downturn Continues in April

On the heels of a 59 per cent year-over-year decline in March and a 31 per cent drop in the first quarter, total housing starts across Greater Edmonton last month fell by 60 per cent from April 2007. Housing starts in the Edmonton Census Metropoli-

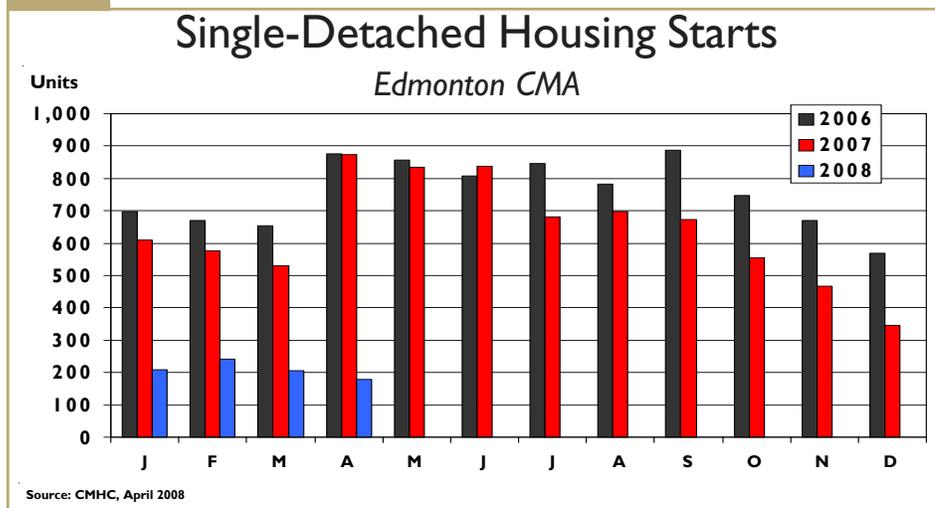
tan Area (CMA) totalled 683 units in April compared with 1,695 units in the same month last year. Despite a strong economy and robust job growth, total housing starts to the end of April have fallen by 41 per cent from activity levels reported in the first four months of 2007.

For the tenth month in succession, single-detached housing starts registered another year-over-year decline in starts in April. Home builders poured foundations for only 178

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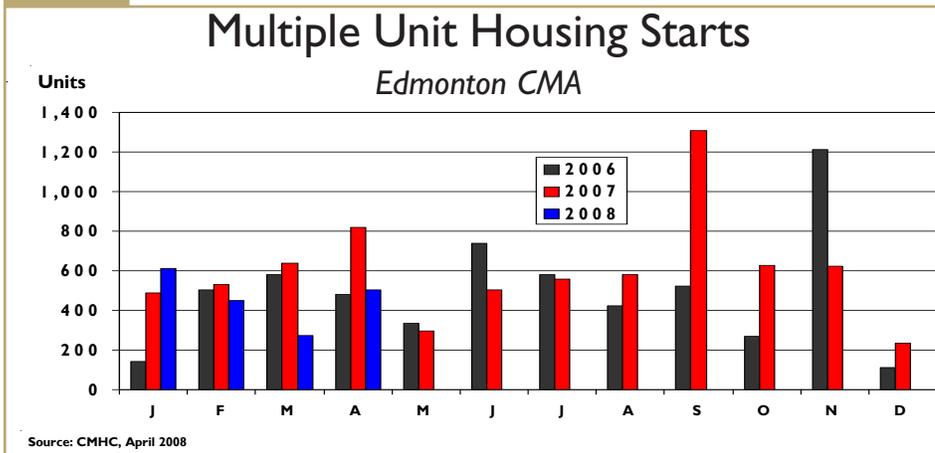
Figure 1



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Figure 2



units last month, representing an 80 per cent slide from April of last year. For the year-to-date, single starts have fallen by over two thirds from the first four months of 2007 to 835 units, the lowest level of activity since January through April of 1996. High levels of unsold spec home inventories coupled with an ample supply of resale listings continue to undermine new single-detached construction this year. CMHC expects single-detached starts to begin improving in the second half of the year once new house inventories turn the corner in the months ahead.

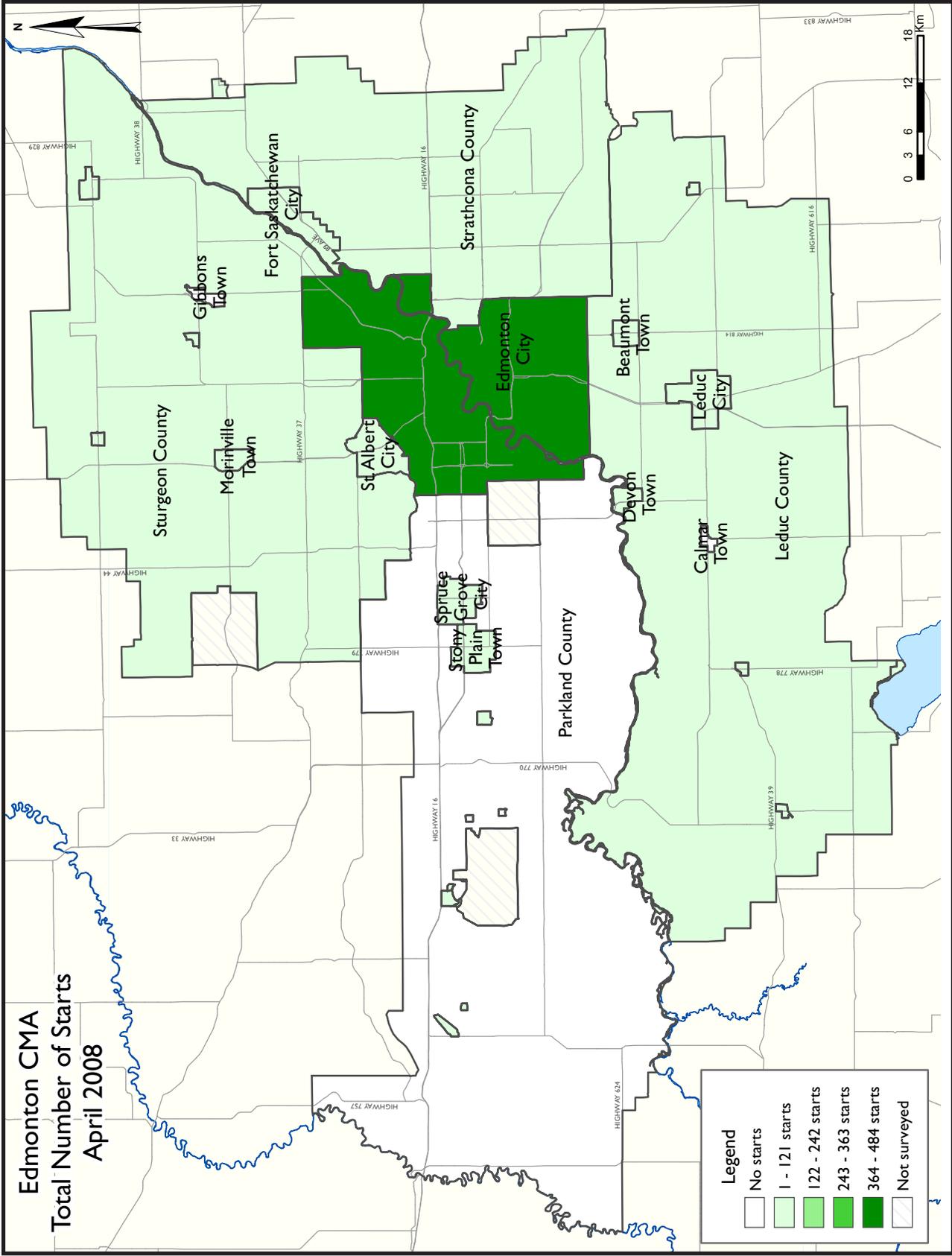
Single-detached completions in April increased by just over two per cent year-over-year to 578 units. Absorptions in April were down slightly from last April, but at 547 units they fell short of completions causing inventories to move upward for the tenth consecutive month. The inventory of completed and unoccupied

singles including show homes stood at a record 933 units in April, up by 88 per cent from the same time last year. However, with the sharp downturn in starts so far in 2008, units under construction have fallen by 26 per cent from April 2007. This should translate into lower completion levels in the coming months, allowing inventories to turn the corner as well.

The big challenge for builders will be the state of the existing resale market during the prime selling season which is typically the second quarter. Inventories of resale homes on the market were at record levels in April and this has put downward pressure on single-detached home prices in recent months. New unit absorptions have fallen by 10 per cent year-to-date, since prospective buyers have more options now than they had a year ago when inventories in both the new and resale markets were much lower.

Following a 57 per cent year-over-year decline in March, multiple unit starts last month dropped by 38.5 per cent from April 2007. Semi-detached, row and apartment starts totalled 505 units compared with 821 total multiple unit starts last April. Most of April's multiple starts were condominium apartments in Edmonton and condo townhouses in Leduc City. For the year-to-date, multiple unit starts have declined by 13 per cent from the number of units started during January through April of 2007. Multiple unit starts are expected to cool for the duration of 2008 due to an expected run-up in new condominium apartment inventories and a relatively well supplied existing condo market.

Multiple unit completions were up on a year-over-year basis in April but they were outpaced by absorptions which rose substantially to 472 units. This allowed unabsorbed inventories to move downward month-over-month to 262 units. Inventories were up by less than three per cent from last April but this should change in the coming months. Multi units under construction in April were 31 per cent higher than the same time last year and completions levels are poised to move upward as the year progresses. Meanwhile, supplies of resale condos are up substantially from this time last year and will provide an affordable alternative for price-sensitive buyers.



## 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**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2008	176	56	7	1	83	355	5	0	683
April 2007	869	170	9	5	189	453	0	0	1,695
% Change	-79.7	-67.1	-22.2	-80.0	-56.1	-21.6	n/a	n/a	-59.7
Year-to-date 2008	827	196	19	1	339	1,601	15	0	2,998
Year-to-date 2007	2,575	336	12	17	714	1,408	6	0	5,068
% Change	-67.9	-41.7	58.3	-94.1	-52.5	13.7	150.0	n/a	-40.8
<b>UNDER CONSTRUCTION</b>									
April 2008	4,452	1,022	85	22	1,666	7,578	40	489	15,354
April 2007	6,015	806	51	29	1,411	5,634	22	379	14,347
% Change	-26.0	26.8	66.7	-24.1	18.1	34.5	81.8	29.0	7.0
<b>COMPLETIONS</b>									
April 2008	572	46	6	2	49	303	4	0	982
April 2007	565	70	0	0	45	0	4	0	684
% Change	1.2	-34.3	n/a	n/a	8.9	n/a	0.0	n/a	43.6
Year-to-date 2008	2,230	272	10	10	399	834	17	69	3,841
Year-to-date 2007	2,393	266	9	6	268	986	39	51	4,018
% Change	-6.8	2.3	11.1	66.7	48.9	-15.4	-56.4	35.3	-4.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2008	930	136	1	1	67	57	3	0	1,195
April 2007	496	106	0	0	27	14	3	106	752
% Change	87.5	28.3	n/a	n/a	148.1	**	0.0	-100.0	58.9
<b>ABSORBED</b>									
April 2008	542	51	5	2	51	363	5	0	1,019
April 2007	549	78	0	0	48	33	4	0	712
% Change	-1.3	-34.6	n/a	n/a	6.3	**	25.0	n/a	43.1
Year-to-date 2008	2,137	260	5	9	378	844	12	121	3,766
Year-to-date 2007	2,372	250	9	6	287	1,068	4	164	4,160
% Change	-9.9	4.0	-44.4	50.0	31.7	-21.0	200.0	-26.2	-9.5

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

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Edmonton City</b>									
April 2008	79	40	0	1	4	355	5	0	484
April 2007	431	74	9	0	141	247	0	0	902
<b>Beaumont Town</b>									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	40	0	0	0	22	0	0	0	62
<b>Devon Town</b>									
April 2008	2	0	0	0	0	0	0	0	2
April 2007	9	0	0	0	0	0	0	0	9
<b>Fort Saskatchewan City</b>									
April 2008	5	8	7	0	3	0	0	0	23
April 2007	35	20	0	0	12	0	0	0	67
<b>Leduc City</b>									
April 2008	4	0	0	0	72	0	0	0	76
April 2007	75	2	0	0	0	0	0	0	77
<b>Leduc County</b>									
April 2008	5	0	0	0	0	0	0	0	5
April 2007	6	0	0	0	0	0	0	0	6
<b>Morinville Town</b>									
April 2008	1	0	0	0	4	0	0	0	5
April 2007	14	0	0	0	0	0	0	0	14
<b>Parkland County</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	25	0	0	0	0	0	0	0	25
<b>Spruce Grove City</b>									
April 2008	13	2	0	0	0	0	0	0	15
April 2007	51	12	0	0	0	123	0	0	186
<b>St. Albert City</b>									
April 2008	9	0	0	0	0	0	0	0	9
April 2007	44	12	0	0	0	0	0	0	56
<b>Stony Plain Town</b>									
April 2008	5	4	0	0	0	0	0	0	9
April 2007	31	40	0	0	0	0	0	0	71
<b>Strathcona County</b>									
April 2008	34	2	0	0	0	0	0	0	36
April 2007	83	10	0	5	14	83	0	0	195
<b>Sturgeon County</b>									
April 2008	12	0	0	0	0	0	0	0	12
April 2007	19	0	0	0	0	0	0	0	19
<b>Remainder of the CMA</b>									
April 2008	1	0	0	0	0	0	0	0	1
April 2007	6	0	0	0	0	0	0	0	6
<b>Edmonton CMA</b>									
April 2008	176	56	7	1	83	355	5	0	683
April 2007	869	170	9	5	189	453	0	0	1,695

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Edmonton City</b>									
April 2008	2,071	580	53	12	1,087	5,975	36	286	10,100
April 2007	3,261	444	51	7	976	4,635	22	180	9,576
<b>Beaumont Town</b>									
April 2008	163	46	0	0	69	50	0	28	356
April 2007	327	44	0	0	104	0	0	41	516
<b>Devon Town</b>									
April 2008	23	0	0	0	27	0	0	0	50
April 2007	14	0	0	0	6	0	0	0	20
<b>Fort Saskatchewan City</b>									
April 2008	159	92	15	0	78	264	0	0	608
April 2007	168	52	0	0	61	79	0	0	360
<b>Leduc City</b>									
April 2008	376	60	0	0	124	168	4	0	732
April 2007	303	34	0	0	28	0	0	24	389
<b>Leduc County</b>									
April 2008	72	0	0	0	0	0	0	0	72
April 2007	53	0	0	0	0	0	0	0	53
<b>Morinville Town</b>									
April 2008	116	0	0	0	71	108	0	0	295
April 2007	104	14	0	0	0	85	0	0	203
<b>Parkland County</b>									
April 2008	226	0	3	0	10	0	0	0	239
April 2007	192	6	0	0	0	0	0	0	198
<b>Spruce Grove City</b>									
April 2008	300	84	0	0	12	283	0	0	679
April 2007	406	88	0	0	22	123	0	0	639
<b>St. Albert City</b>									
April 2008	172	36	0	0	9	88	0	41	346
April 2007	265	46	0	0	91	186	0	0	588
<b>Stony Plain Town</b>									
April 2008	113	100	0	0	85	65	0	0	363
April 2007	173	54	0	0	0	60	0	0	287
<b>Strathcona County</b>									
April 2008	373	22	0	10	88	556	0	134	1,183
April 2007	552	20	0	22	123	462	0	134	1,313
<b>Sturgeon County</b>									
April 2008	207	0	0	0	0	0	0	0	207
April 2007	123	0	0	0	0	0	0	0	123
<b>Remainder of the CMA</b>									
April 2008	81	2	14	0	6	21	0	0	124
April 2007	74	4	0	0	0	4	0	0	82
<b>Edmonton CMA</b>									
April 2008	4,452	1,022	85	22	1,666	7,578	40	489	15,354
April 2007	6,015	806	51	29	1,411	5,634	22	379	14,347

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Edmonton City</b>									
April 2008	218	18	6	0	39	303	4	0	588
April 2007	275	30	0	0	16	0	0	0	321
<b>Beaumont Town</b>									
April 2008	52	0	0	0	0	0	0	0	52
April 2007	12	2	0	0	14	0	0	0	28
<b>Devon Town</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	6	0	0	0	0	0	0	0	6
<b>Fort Saskatchewan City</b>									
April 2008	22	2	0	0	0	0	0	0	24
April 2007	17	8	0	0	6	0	0	0	31
<b>Leduc City</b>									
April 2008	52	4	0	0	0	0	0	0	56
April 2007	38	2	0	0	0	0	0	0	40
<b>Leduc County</b>									
April 2008	16	0	0	0	0	0	0	0	16
April 2007	18	0	0	0	0	0	0	0	18
<b>Morinville Town</b>									
April 2008	8	0	0	0	0	0	0	0	8
April 2007	12	0	0	0	0	0	0	0	12
<b>Parkland County</b>									
April 2008	34	0	0	0	0	0	0	0	34
April 2007	25	0	0	0	0	0	0	0	25
<b>Spruce Grove City</b>									
April 2008	50	4	0	0	0	0	0	0	54
April 2007	39	12	0	0	3	0	0	0	54
<b>St. Albert City</b>									
April 2008	14	2	0	0	0	0	0	0	16
April 2007	13	6	0	0	0	0	0	0	19
<b>Stony Plain Town</b>									
April 2008	20	2	0	0	0	0	0	0	22
April 2007	19	8	0	0	0	0	0	0	27
<b>Strathcona County</b>									
April 2008	60	14	0	2	10	0	0	0	86
April 2007	64	2	0	0	6	0	0	0	72
<b>Sturgeon County</b>									
April 2008	16	0	0	0	0	0	0	0	16
April 2007	19	0	0	0	0	0	0	0	19
<b>Remainder of the CMA</b>									
April 2008	10	0	0	0	0	0	0	0	10
April 2007	8	0	0	0	0	0	4	0	12
<b>Edmonton CMA</b>									
April 2008	572	46	6	2	49	303	4	0	982
April 2007	565	70	0	0	45	0	4	0	684

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

**Table 1.1: Housing Activity Summary by Submarket  
April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Edmonton City</b>									
April 2008	366	66	1	0	7	8	3	0	451
April 2007	288	63	0	0	16	5	3	106	481
<b>Beaumont Town</b>									
April 2008	56	0	0	0	0	0	0	0	56
April 2007	17	0	0	0	1	0	0	0	18
<b>Devon Town</b>									
April 2008	4	0	0	0	0	0	0	0	4
April 2007	1	0	0	0	0	0	0	0	1
<b>Fort Saskatchewan City</b>									
April 2008	73	12	0	0	9	46	0	0	140
April 2007	19	9	0	0	4	6	0	0	38
<b>Leduc City</b>									
April 2008	53	8	0	0	0	3	0	0	64
April 2007	33	4	0	0	0	3	0	0	40
<b>Leduc County</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
<b>Morinville Town</b>									
April 2008	46	2	0	0	0	0	0	0	48
April 2007	8	0	0	0	0	0	0	0	8
<b>Parkland County</b>									
April 2008	16	2	0	0	0	0	0	0	18
April 2007	4	1	0	0	0	0	0	0	5
<b>Spruce Grove City</b>									
April 2008	83	9	0	0	38	0	0	0	130
April 2007	23	9	0	0	0	0	0	0	32
<b>St. Albert City</b>									
April 2008	77	16	0	0	2	0	0	0	95
April 2007	40	8	0	0	6	0	0	0	54
<b>Stony Plain Town</b>									
April 2008	50	20	0	0	0	0	0	0	70
April 2007	15	8	0	0	0	0	0	0	23
<b>Strathcona County</b>									
April 2008	98	1	0	1	11	0	0	0	111
April 2007	47	4	0	0	0	0	0	0	51
<b>Sturgeon County</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	0	0	0	0	0	0	0	0	0
<b>Remainder of the CMA</b>									
April 2008	8	0	0	0	0	0	0	0	8
April 2007	1	0	0	0	0	0	0	0	1
<b>Edmonton CMA</b>									
April 2008	930	136	1	1	67	57	3	0	1,195
April 2007	496	106	0	0	27	14	3	106	752

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Edmonton City</b>									
April 2008	223	25	5	0	39	303	5	0	600
April 2007	283	31	0	0	21	1	0	0	336
<b>Beaumont Town</b>									
April 2008	36	0	0	0	0	0	0	0	36
April 2007	12	2	0	0	14	0	0	0	28
<b>Devon Town</b>									
April 2008	3	0	0	0	0	0	0	0	3
April 2007	5	0	0	0	0	0	0	0	5
<b>Fort Saskatchewan City</b>									
April 2008	14	1	0	0	3	0	0	0	18
April 2007	14	12	0	0	4	32	0	0	62
<b>Leduc City</b>									
April 2008	50	4	0	0	0	0	0	0	54
April 2007	32	4	0	0	0	0	0	0	36
<b>Leduc County</b>									
April 2008	16	0	0	0	0	0	0	0	16
April 2007	18	0	0	0	0	0	0	0	18
<b>Morinville Town</b>									
April 2008	7	1	0	0	0	0	0	0	8
April 2007	8	0	0	0	0	0	0	0	8
<b>Parkland County</b>									
April 2008	29	0	0	0	0	0	0	0	29
April 2007	23	0	0	0	0	0	0	0	23
<b>Spruce Grove City</b>									
April 2008	46	2	0	0	3	0	0	0	51
April 2007	33	10	0	0	3	0	0	0	46
<b>St. Albert City</b>									
April 2008	17	2	0	0	1	0	0	0	20
April 2007	18	5	0	0	0	0	0	0	23
<b>Stony Plain Town</b>									
April 2008	16	2	0	0	0	60	0	0	78
April 2007	19	12	0	0	0	0	0	0	31
<b>Strathcona County</b>									
April 2008	56	14	0	2	5	0	0	0	77
April 2007	57	2	0	0	6	0	0	0	65
<b>Sturgeon County</b>									
April 2008	16	0	0	0	0	0	0	0	16
April 2007	19	0	0	0	0	0	0	0	19
<b>Remainder of the CMA</b>									
April 2008	13	0	0	0	0	0	0	0	13
April 2007	8	0	0	0	0	0	4	0	12
<b>Edmonton CMA</b>									
April 2008	542	51	5	2	51	363	5	0	1,019
April 2007	549	78	0	0	48	33	4	0	712

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

**Table 2: Starts by Submarket and by Dwelling Type  
April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Edmonton City	81	431	44	134	4	90	355	247	484	902	-46.3
Beaumont Town	6	40	0	2	0	20	0	0	6	62	-90.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	2	9	0	0	0	0	0	0	2	9	-77.8
Fort Saskatchewan City	5	35	8	32	10	0	0	0	23	67	-65.7
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	4	75	16	2	56	0	0	0	76	77	-1.3
Leduc County	5	6	0	0	0	0	0	0	5	6	-16.7
Morinville Town	1	14	0	0	4	0	0	0	5	14	-64.3
Parkland County	0	25	0	0	0	0	0	0	0	25	-100.0
Spruce Grove City	13	51	2	12	0	0	0	123	15	186	-91.9
St. Albert City	9	44	0	12	0	0	0	0	9	56	-83.9
Stony Plain Town	5	31	4	40	0	0	0	0	9	71	-87.3
Strathcona County	34	88	2	12	0	12	0	83	36	195	-81.5
Sturgeon County	12	19	0	0	0	0	0	0	12	19	-36.8
Remainder of the CMA	1	4	0	0	0	0	0	0	1	4	-75.0
<b>Edmonton CMA</b>	<b>178</b>	<b>874</b>	<b>76</b>	<b>246</b>	<b>74</b>	<b>122</b>	<b>355</b>	<b>453</b>	<b>683</b>	<b>1,695</b>	<b>-59.7</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - April 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	431	1,314	180	264	97	409	1,247	1,099	1,955	3,086	-36.6
Beaumont Town	15	148	4	16	16	100	0	0	35	264	-86.7
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	3	11	6	0	15	0	0	0	24	11	118.2
Fort Saskatchewan City	19	90	14	48	22	0	212	0	267	138	93.5
Gibbons Town	4	10	0	0	0	0	0	4	4	14	-71.4
Leduc City	39	164	18	20	112	12	121	0	290	196	48.0
Leduc County	29	34	0	0	0	0	0	0	29	34	-14.7
Morinville Town	15	48	4	0	28	0	0	0	47	48	-2.1
Parkland County	20	82	0	0	0	0	0	0	20	82	-75.6
Spruce Grove City	61	184	20	34	8	18	0	123	89	359	-75.2
St. Albert City	17	92	0	22	0	15	0	0	17	129	-86.8
Stony Plain Town	16	80	8	40	0	0	0	0	24	120	-80.0
Strathcona County	98	251	10	32	0	36	0	182	108	501	-78.4
Sturgeon County	53	67	0	0	0	0	0	0	53	67	-20.9
Remainder of the CMA	15	16	0	2	0	0	21	0	36	18	100.0
<b>Edmonton CMA</b>	<b>835</b>	<b>2,592</b>	<b>264</b>	<b>478</b>	<b>298</b>	<b>590</b>	<b>1,601</b>	<b>1,408</b>	<b>2,998</b>	<b>5,068</b>	<b>-40.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Edmonton City	4	90	0	0	355	247	0	0
Beaumont Town	0	20	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	10	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	56	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	123	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	12	0	0	0	83	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>74</b>	<b>122</b>	<b>0</b>	<b>0</b>	<b>355</b>	<b>453</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 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	97	405	0	4	1,247	1,099	0	0
Beaumont Town	16	100	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	22	0	0	0	212	0	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	108	12	4	0	121	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	28	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	123	0	0
St. Albert City	0	15	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	36	0	0	0	182	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	21	0	0	0
<b>Edmonton CMA</b>	<b>294</b>	<b>586</b>	<b>4</b>	<b>4</b>	<b>1,601</b>	<b>1,408</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
April 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Edmonton City	119	514	360	388	5	0	484	902
Beaumont Town	6	40	0	22	0	0	6	62
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	2	9	0	0	0	0	2	9
Fort Saskatchewan City	20	55	3	12	0	0	23	67
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	4	77	72	0	0	0	76	77
Leduc County	5	6	0	0	0	0	5	6
Morinville Town	1	14	4	0	0	0	5	14
Parkland County	0	25	0	0	0	0	0	25
Spruce Grove City	15	63	0	123	0	0	15	186
St. Albert City	9	56	0	0	0	0	9	56
Stony Plain Town	9	71	0	0	0	0	9	71
Strathcona County	36	93	0	102	0	0	36	195
Sturgeon County	12	19	0	0	0	0	12	19
Remainder of the CMA	1	4	0	0	0	0	1	4
<b>Edmonton CMA</b>	<b>239</b>	<b>1,048</b>	<b>439</b>	<b>647</b>	<b>5</b>	<b>0</b>	<b>683</b>	<b>1,695</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Edmonton City	575	1,502	1,369	1,578	11	6	1,955	3,086
Beaumont Town	17	156	18	108	0	0	35	264
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	3	11	21	0	0	0	24	11
Fort Saskatchewan City	40	116	227	22	0	0	267	138
Gibbons Town	4	10	0	4	0	0	4	14
Leduc City	41	184	245	12	4	0	290	196
Leduc County	29	34	0	0	0	0	29	34
Morinville Town	15	48	32	0	0	0	47	48
Parkland County	20	82	0	0	0	0	20	82
Spruce Grove City	81	214	8	145	0	0	89	359
St. Albert City	17	110	0	19	0	0	17	129
Stony Plain Town	24	120	0	0	0	0	24	120
Strathcona County	108	250	0	251	0	0	108	501
Sturgeon County	53	67	0	0	0	0	53	67
Remainder of the CMA	15	18	21	0	0	0	36	18
<b>Edmonton CMA</b>	<b>1,042</b>	<b>2,923</b>	<b>1,941</b>	<b>2,139</b>	<b>15</b>	<b>6</b>	<b>2,998</b>	<b>5,068</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Edmonton City	222	275	28	42	35	4	303	0	588	321	83.2
Beaumont Town	52	12	0	4	0	12	0	0	52	28	85.7
Calmar Town	0	0	0	0	0	4	0	0	0	4	-100.0
Devon Town	0	6	0	0	0	0	0	0	0	6	-100.0
Fort Saskatchewan City	22	17	2	8	0	6	0	0	24	31	-22.6
Gibbons Town	6	3	0	0	0	0	0	0	6	3	100.0
Leduc City	52	38	4	2	0	0	0	0	56	40	40.0
Leduc County	16	18	0	0	0	0	0	0	16	18	-11.1
Morinville Town	8	12	0	0	0	0	0	0	8	12	-33.3
Parkland County	34	25	0	0	0	0	0	0	34	25	36.0
Spruce Grove City	50	39	4	12	0	3	0	0	54	54	0.0
St. Albert City	14	13	2	6	0	0	0	0	16	19	-15.8
Stony Plain Town	20	19	2	8	0	0	0	0	22	27	-18.5
Strathcona County	62	64	16	2	8	6	0	0	86	72	19.4
Sturgeon County	16	19	0	0	0	0	0	0	16	19	-15.8
Remainder of the CMA	4	5	0	0	0	0	0	0	4	5	-20.0
<b>Edmonton CMA</b>	<b>578</b>	<b>565</b>	<b>58</b>	<b>84</b>	<b>43</b>	<b>35</b>	<b>303</b>	<b>0</b>	<b>982</b>	<b>684</b>	<b>43.6</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 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	1,121	1,302	224	214	217	179	783	662	2,345	2,357	-0.5
Beaumont Town	116	86	18	6	34	16	0	0	168	108	55.6
Calmar Town	0	0	0	0	0	4	0	0	0	4	-100.0
Devon Town	2	12	12	0	0	0	0	0	14	12	16.7
Fort Saskatchewan City	80	50	8	32	0	6	79	31	167	119	40.3
Gibbons Town	12	8	0	0	0	0	4	0	16	8	100.0
Leduc City	120	104	12	8	0	0	0	0	132	112	17.9
Leduc County	43	59	0	0	0	0	0	0	43	59	-27.1
Morinville Town	38	34	0	2	0	0	0	43	38	79	-51.9
Parkland County	75	96	6	2	0	0	0	0	81	98	-17.3
Spruce Grove City	157	165	32	20	36	3	0	52	225	240	-6.3
St. Albert City	69	84	2	30	12	0	41	91	124	205	-39.5
Stony Plain Town	50	53	26	24	0	0	0	0	76	77	-1.3
Strathcona County	270	252	34	14	16	22	0	158	320	446	-28.3
Sturgeon County	58	59	0	0	0	0	0	0	58	59	-1.7
Remainder of the CMA	34	35	0	0	0	0	0	0	34	35	-2.9
<b>Edmonton CMA</b>	<b>2,245</b>	<b>2,399</b>	<b>374</b>	<b>352</b>	<b>315</b>	<b>230</b>	<b>907</b>	<b>1,037</b>	<b>3,841</b>	<b>4,018</b>	<b>-4.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Edmonton City	35	4	0	0	303	0	0	0
Beaumont Town	0	12	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	6	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>43</b>	<b>31</b>	<b>0</b>	<b>4</b>	<b>303</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 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	205	146	12	33	714	662	69	0
Beaumont Town	34	16	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	6	0	0	79	31	0	0
Gibbons Town	0	0	0	0	4	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	43	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	36	3	0	0	0	52	0	0
St. Albert City	12	0	0	0	41	40	0	51
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	16	22	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
<b>Edmonton CMA</b>	<b>303</b>	<b>193</b>	<b>12</b>	<b>37</b>	<b>838</b>	<b>986</b>	<b>69</b>	<b>51</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
April 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Edmonton City	242	305	342	16	4	0	588	321
Beaumont Town	52	14	0	14	0	0	52	28
Calmar Town	0	0	0	0	0	4	0	4
Devon Town	0	6	0	0	0	0	0	6
Fort Saskatchewan City	24	25	0	6	0	0	24	31
Gibbons Town	6	3	0	0	0	0	6	3
Leduc City	56	40	0	0	0	0	56	40
Leduc County	16	18	0	0	0	0	16	18
Morinville Town	8	12	0	0	0	0	8	12
Parkland County	34	25	0	0	0	0	34	25
Spruce Grove City	54	51	0	3	0	0	54	54
St. Albert City	16	19	0	0	0	0	16	19
Stony Plain Town	22	27	0	0	0	0	22	27
Strathcona County	74	66	12	6	0	0	86	72
Sturgeon County	16	19	0	0	0	0	16	19
Remainder of the CMA	4	5	0	0	0	0	4	5
<b>Edmonton CMA</b>	<b>624</b>	<b>635</b>	<b>354</b>	<b>45</b>	<b>4</b>	<b>4</b>	<b>982</b>	<b>684</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Edmonton City	1,290	1,446	969	876	86	35	2,345	2,357
Beaumont Town	122	90	46	18	0	0	168	108
Calmar Town	0	0	0	0	0	4	0	4
Devon Town	2	12	12	0	0	0	14	12
Fort Saskatchewan City	86	80	81	39	0	0	167	119
Gibbons Town	12	8	4	0	0	0	16	8
Leduc City	132	112	0	0	0	0	132	112
Leduc County	43	59	0	0	0	0	43	59
Morinville Town	38	36	0	43	0	0	38	79
Parkland County	81	98	0	0	0	0	81	98
Spruce Grove City	189	185	36	55	0	0	225	240
St. Albert City	71	108	53	46	0	51	124	205
Stony Plain Town	76	77	0	0	0	0	76	77
Strathcona County	278	263	42	183	0	0	320	446
Sturgeon County	58	59	0	0	0	0	58	59
Remainder of the CMA	34	35	0	0	0	0	34	35
<b>Edmonton CMA</b>	<b>2,512</b>	<b>2,668</b>	<b>1,243</b>	<b>1,260</b>	<b>86</b>	<b>90</b>	<b>3,841</b>	<b>4,018</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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 (%)			
<b>Edmonton City</b>													
April 2008	25	11.1	73	32.3	70	31.0	34	15.0	24	10.6	226	473,400	496,310
April 2007	97	34.3	111	39.2	41	14.5	13	4.6	21	7.4	283	391,000	446,776
Year-to-date 2008	128	11.3	410	36.3	356	31.5	138	12.2	97	8.6	1,129	455,000	483,478
Year-to-date 2007	687	52.6	424	32.5	102	7.8	46	3.5	46	3.5	1,305	344,400	384,122
<b>Beaumont Town</b>													
April 2008	2	5.6	11	30.6	20	55.6	2	5.6	1	2.8	36	464,950	462,369
April 2007	5	41.7	2	16.7	0	0.0	1	8.3	4	33.3	12	370,400	478,192
Year-to-date 2008	14	12.5	43	38.4	46	41.1	8	7.1	1	0.9	112	448,900	442,768
Year-to-date 2007	54	61.4	15	17.0	10	11.4	1	1.1	8	9.1	88	326,450	377,398
<b>Calmar Town</b>													
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	--	--
<b>Devon Town</b>													
April 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
April 2007	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2007	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	237,500	237,477
<b>Fort Saskatchewan City</b>													
April 2008	0	0.0	11	78.6	2	14.3	0	0.0	1	7.1	14	415,950	447,571
April 2007	3	21.4	7	50.0	2	14.3	1	7.1	1	7.1	14	424,950	436,186
Year-to-date 2008	2	3.7	25	46.3	14	25.9	2	3.7	11	20.4	54	450,300	508,063
Year-to-date 2007	7	12.7	36	65.5	6	10.9	4	7.3	2	3.6	55	409,600	421,387
<b>Gibbons Town</b>													
April 2008	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
April 2007	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	295,000	303,333
Year-to-date 2007	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
<b>Leduc City</b>													
April 2008	10	20.0	23	46.0	13	26.0	2	4.0	2	4.0	50	408,900	424,016
April 2007	21	65.6	9	28.1	2	6.3	0	0.0	0	0.0	32	326,200	346,138
Year-to-date 2008	18	16.2	46	41.4	38	34.2	7	6.3	2	1.8	111	437,900	434,201
Year-to-date 2007	58	61.1	26	27.4	11	11.6	0	0.0	0	0.0	95	325,000	343,979
<b>Leduc County</b>													
April 2008	0	0.0	2	12.5	9	56.3	3	18.8	2	12.5	16	500,000	579,063
April 2007	4	22.2	10	55.6	1	5.6	2	11.1	1	5.6	18	400,000	415,000
Year-to-date 2008	3	7.0	4	9.3	17	39.5	14	32.6	5	11.6	43	525,000	542,209
Year-to-date 2007	18	30.5	22	37.3	11	18.6	3	5.1	5	8.5	59	400,000	411,269
<b>Morinville Town</b>													
April 2008	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
April 2007	3	37.5	0	0.0	5	62.5	0	0.0	0	0.0	8	--	--
Year-to-date 2008	1	4.2	18	75.0	3	12.5	2	8.3	0	0.0	24	421,400	434,858
Year-to-date 2007	15	50.0	10	33.3	5	16.7	0	0.0	0	0.0	30	349,950	357,840

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
April 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 (%)			
<b>Parkland County</b>													
April 2008	7	24.1	12	41.4	5	17.2	2	6.9	3	10.3	29	411,500	428,714
April 2007	13	56.5	2	8.7	3	13.0	0	0.0	5	21.7	23	315,827	431,920
Year-to-date 2008	22	31.0	21	29.6	12	16.9	8	11.3	8	11.3	71	421,900	426,965
Year-to-date 2007	63	65.6	14	14.6	9	9.4	3	3.1	7	7.3	96	289,940	340,723
<b>Spruce Grove City</b>													
April 2008	24	52.2	21	45.7	0	0.0	1	2.2	0	0.0	46	336,095	346,554
April 2007	27	81.8	5	15.2	1	3.0	0	0.0	0	0.0	33	280,026	289,453
Year-to-date 2008	66	50.0	57	43.2	8	6.1	1	0.8	0	0.0	132	352,431	355,077
Year-to-date 2007	146	93.6	9	5.8	1	0.6	0	0.0	0	0.0	156	268,401	263,788
<b>St. Albert City</b>													
April 2008	0	0.0	3	17.6	4	23.5	5	29.4	5	29.4	17	579,200	581,729
April 2007	0	0.0	3	16.7	2	11.1	5	27.8	8	44.4	18	647,700	639,189
Year-to-date 2008	0	0.0	8	11.1	22	30.6	23	31.9	19	26.4	72	581,250	656,910
Year-to-date 2007	0	0.0	22	28.2	16	20.5	14	17.9	26	33.3	78	551,200	584,560
<b>Stony Plain Town</b>													
April 2008	9	56.3	4	25.0	3	18.8	0	0.0	0	0.0	16	340,871	349,931
April 2007	14	73.7	3	15.8	2	10.5	0	0.0	0	0.0	19	284,763	319,822
Year-to-date 2008	36	70.6	8	15.7	6	11.8	1	2.0	0	0.0	51	316,976	327,856
Year-to-date 2007	39	76.5	8	15.7	3	5.9	1	2.0	0	0.0	51	280,900	312,774
<b>Strathcona County</b>													
April 2008	1	1.7	10	17.2	26	44.8	7	12.1	14	24.1	58	513,000	560,177
April 2007	0	0.0	35	61.4	7	12.3	0	0.0	15	26.3	57	432,000	563,018
Year-to-date 2008	5	2.0	46	18.4	101	40.4	36	14.4	62	24.8	250	518,500	593,537
Year-to-date 2007	23	9.2	132	52.8	32	12.8	14	5.6	49	19.6	250	427,500	512,364
<b>Sturgeon County</b>													
April 2008	2	12.5	5	31.3	4	25.0	0	0.0	5	31.3	16	465,000	530,000
April 2007	5	26.3	5	26.3	7	36.8	2	10.5	0	0.0	19	440,000	409,474
Year-to-date 2008	17	29.3	12	20.7	7	12.1	7	12.1	15	25.9	58	445,000	486,897
Year-to-date 2007	25	42.4	14	23.7	11	18.6	6	10.2	3	5.1	59	390,000	386,864
<b>Remainder of the CMA</b>													
April 2008	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	--	--
April 2007	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2008	15	55.6	11	40.7	0	0.0	0	0.0	1	3.7	27	321,000	334,719
Year-to-date 2007	34	97.1	1	2.9	0	0.0	0	0.0	0	0.0	35	280,000	271,080
<b>Edmonton CMA</b>													
April 2008	87	15.9	188	34.4	157	28.7	58	10.6	57	10.4	547	449,950	473,893
April 2007	204	37.2	193	35.2	73	13.3	24	4.4	55	10.0	549	391,300	438,243
Year-to-date 2008	338	15.7	710	33.0	631	29.3	250	11.6	221	10.3	2,150	452,050	482,565
Year-to-date 2007	1,190	50.0	733	30.8	217	9.1	92	3.9	146	6.1	2,378	349,900	389,532

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2008	April 2007	% Change	YTD 2008	YTD 2007	% Change
Edmonton City	496,310	446,776	11.1	483,478	384,122	25.9
Beaumont Town	462,369	478,192	-3.3	442,768	377,398	17.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	237,477	n/a
Fort Saskatchewan City	447,571	436,186	2.6	508,063	421,387	20.6
Gibbons Town	--	--	n/a	303,333	--	n/a
Leduc City	424,016	346,138	22.5	434,201	343,979	26.2
Leduc County	579,063	415,000	39.5	542,209	411,269	31.8
Morinville Town	--	--	n/a	434,858	357,840	21.5
Parkland County	428,714	431,920	-0.7	426,965	340,723	25.3
Spruce Grove City	346,554	289,453	19.7	355,077	263,788	34.6
St. Albert City	581,729	639,189	-9.0	656,910	584,560	12.4
Stony Plain Town	349,931	319,822	9.4	327,856	312,774	4.8
Strathcona County	560,177	563,018	-0.5	593,537	512,364	15.8
Sturgeon County	530,000	409,474	29.4	486,897	386,864	25.9
Remainder of the CMA	--	--	n/a	334,719	271,080	23.5
<b>Edmonton CMA</b>	<b>473,893</b>	<b>438,243</b>	<b>8.1</b>	<b>482,565</b>	<b>389,532</b>	<b>23.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton**  
**April 2008**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,686	3,408	4,062	41.5	332,051	9.3	348,164
	February	1,287	-31.8	1,395	3,576	4,159	33.5	338,347	5.3	348,992
	March	1,557	-34.0	1,414	4,244	4,262	33.2	343,760	5.6	348,790
	April	1,823	-25.4	1,400	4,470	3,862	36.3	336,931	-2.0	336,445
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	5,798	20.9		7,381			318,301	50.1	
	Q1 2008	4,071	-29.8		11,228			338,520	6.4	
	YTD 2007	8,241	20.8		10,677			325,896	50.5	
	YTD 2008	5,894	-28.5		15,698			338,028	3.7	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**April 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	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	623	3.7	73.8	850
	March	712	7.15	7.19	242.9	119.5	623	3.8	73.9	859
	April	700	6.95	6.99		121.2	622	4.0	73.7	861
	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), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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