

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton



Canada Mortgage and Housing Corporation

Release Date: December 2008



Edmonton Metropolitan Area

All Housing Starts for the Current Month	1a
All Housing Starts:Year to Date 2008	1b
Single Family Housing Starts by Zone and House Type for the Current Month	2a
Single Family Housing Starts by Zone and House Type:Year to Date 2008	2b
Multiple Family Housing Starts by Zone,Type and Tenure for the Current Month	3a
Multiple Family Housing Starts by Zone,Type and Tenure:Year to Date 2008	3b
All Housing Completions for the Current Month	4a
All Housing Completions:Year to Date 2008	4b
Single Family Housing Completions by Zone and House Type for the Current Month	5a
Single Family Housing Completions by Zone and House Type:Year to Date 2008	5b
Multiple Family Housing Completions by Zone,Type and Tenure for the Current Month	6a
Multiple Family Housing Completions by Zone,Type and Tenure:Year to Date 2008	6b
All Housing Under Construction by City Zone for the Current Month	7
Single Family Housing Under Construction by Zone and Type for the Current Month	8
Multiple Family Housing Under Construction by Zone,Type and Tenure for the Current Month	9
All Housing Starts by Month: 2007 vs. 2008	10
All Housing Completions by Month: 2007 vs. 2008	11
All Housing Under Construction by Month: 2007 vs. 2008	12
Single Family Housing Starts by Month and House Type:Year to Date 2008	13
Single Family Housing Completions by Month and House Type:Year to Date 2008	14
Single Family Housing Under Construction by Month and House Type:Year to Date 2008	15
Multiple Family Housing Starts by Month,Type and Tenure:Year to date 2008	16
Multiple Family Housing Completions by Month,Type and Tenure:Year to Date 2008	17
Multiple Family Housing Under Construction by Month,Type and Tenure:Year to Date 2008	18
All Complete and Unabsorbed Units by Zone and Type for the Current Month	19
All Complete and Unabsorbed Units by Month and Type	20
Complete and Unabsorbed Single Units by Zone and House Type for the Current Month	21
Complete and Unabsorbed Single Units by Month and House Type	22
Complete and Unabsorbed Multiple Units by Zone,Type and Tenure	23
Complete and Unabsorbed Multiple Units by Month,Type and Tenure	24
Single Units Unabsorbed by Zone and Months Since Completion as of Month End	25
Multiple Units Unabsorbed by Zone and Months Since Completion as of Month End	26
Single Detached Dwellings Unabsorbed by Zone and Price Range for the Current Month	27

LEGEND

Single Family Text
 Multiple Family Text
 Single + Multiple Family Text

Contents

Single Deatched Dwellings Unabsorbed by Month and Price Range Year to Date 2008	28
Single Detached Dwellings Absorbed by Zone and Price Range for Current Month	29a
Single Detached Dwellings Absorbed by Zone and Price Range:Year to Date 2008	29b
All Absorbed Units by Zone and Type for the Current Month	30a
All Absorbed Units by Zone and Type Year to Date 2008	30b
Absorbed Single Units by Zone and House Type for the Current Month	31a
Absorbed Single Units by Zone and House Type Year to Date 2008	31b
Absorbed Multiple Units by Zone,Type and Tenure for the Current Month	32a
Absorbed Multiple Units by Zone,Type and Tenure Year to Date 2008	32b
Absorbed Single Detached Units by Zone and House Type Average and Median Price for Current Month	33a
Absorbed Single Detached Units by Zone and House Type Average and Median Price	33b
All Absorbed Units from Inventory by Zone and Type the Current Month	34a
All Absorbed Units from Inventory by Zone and Type Year to Date 2008	34b
Absorbed Single Units from Inventory by Zone and House Type for the Current Month	35a
Absorbed Single Units from Inventory by Zone and House Type Year to Date 2008	35b
Absorbed Multiple Units from Inventory by Zone,Type and Tenure for the Current Month	36a
Absorbed Multiple Units from Inventory by Zone,Type and Tenure Year to Date 2008	36b
All Absorbed Units at Completion by Zone and Type for the Current Month	37a
All Absorbed Units at Completion by Zone and Type Year to Date 2008	37b
Absorbed Single Units at Completion by Zone and House Type for the Current Month	38a
Absorbed Single Units at Completion by Zone and House Type Year to Date 2008	38b
Absorbed Multiple Units at Completion by Zone,Type and Tenure for the Current Month	39a
Absorbed Multiple Units at Completion by Zone,Type and Tenure Year to Date 2008	39b
All Percent Absorbed at Completion by Zone for the Current Month	40

Alberta Centres of 10,000 + Population

Housing Starts for the current month	41
Housing Starts:Year to Date 2008	42
Housing Completions for the current month	43
Housing Completions:Year to Date 2008	44
Housing Under Construction for the current month	45

Zone Map	66
-----------------------	----

Edmonton Residential Construction Digest

**Table 1a - Edmonton Metropolitan Area
Housing Starts for the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	14	6	133.3	14	35	-60.0	28	41	-31.7
Northeast	8	33	-75.8	6	82	-92.7	14	115	-87.8
Northwest	13	9	44.4	0	0	.	13	9	44.4
South Central	5	7	-28.6	0	11	-100.0	5	18	-72.2
Southeast	23	32	-28.1	4	38	-89.5	27	70	-61.4
Southwest	34	98	-65.3	8	26	-69.2	42	124	-66.1
West	14	46	-69.6	2	295	-99.3	16	341	-95.3
Total Edmonton City	111	231	-52.0	34	487	-93.0	145	718	-79.8
Beaumont Town	8	13	-38.5	2	14	-85.7	10	27	-63.0
Calmar Town	0	3	-100.0	0	0	.	0	3	-100.0
Devon Town	0	4	-100.0	0	6	-100.0	0	10	-100.0
Fort Saskatchewan City	13	13	0.0	8	12	-33.3	21	25	-16.0
Gibbons Town	1	9	-88.9	0	0	.	1	9	-88.9
Leduc City	11	20	-45.0	0	0	.	11	20	-45.0
Leduc County	7	5	40.0	0	0	.	7	5	40.0
Morinville Town	2	15	-86.7	0	33	-100.0	2	48	-95.8
Parkland County	18	27	-33.3	0	4	-100.0	18	31	-41.9
Spruce Grove City	16	13	23.1	6	2	200.0	22	15	46.7
St. Albert City	5	22	-77.3	0	0	.	5	22	-77.3
Stony Plain Town	4	20	-80.0	3	67	-95.5	7	87	-92.0
Strathcona County	13	29	-55.17	2	0	.	15	29	-48.28
Sturgeon County	12	41	-70.73	0	0	.	12	41	-70.73
Other Centres	3	1	200	0	0	.	3	1	200
Total Rural Municipalities	113	235	-51.9	21	138	-84.8	134	373	-64.1
Grand Total	224	466	-51.93	55	625	-91.2	279	1091	-74.4

Edmonton Residential Construction Digest

**Table 1b - Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	55	85	-35.3	632	537	17.7	687	622	10.5
Northeast	66	441	-85.0	250	536	-53.4	316	977	-67.7
Northwest	168	539	-68.8	212	447	-52.6	380	986	-61.5
South Central	39	59	-33.9	31	337	-90.8	70	396	-82.3
Southeast	284	746	-61.9	506	588	-14.0	790	1334	-40.8
Southwest	347	1117	-68.9	823	2004	-58.9	1170	3121	-62.5
West	155	623	-75.1	221	604	-63.4	376	1227	-69.4
Total Edmonton City	1114	3610	-69.1	2675	5053	-47.1	3789	8663	-56.3
Beaumont Town	57	333	-82.9	71	213	-66.7	128	546	-76.6
Calmar Town	1	5	-80.0	4	0	.	5	5	0.0
Devon Town	5	29	-82.8	36	16	125.0	41	45	-8.9
Fort Saskatchewan City	84	269	-68.8	313	190	64.7	397	459	-13.5
Gibbons Town	21	33	-36.4	0	9	-100.0	21	42	-50.0
Leduc City	132	558	-76.3	353	86	310.5	485	644	-24.7
Leduc County	87	103	-15.53	0	0	.	87	103	-15.5
Morinville Town	45	174	-74.1	42	33	27.3	87	207	-58.0
Parkland County	158	342	-53.8	0	13	-100.0	158	355	-55.5
Spruce Grove City	164	423	-61.2	64	421	-84.8	228	844	-73.0
St. Albert City	52	270	-80.7	77	156	-50.6	129	426	-69.7
Stony Plain Town	51	198	-74.2	168	278	-39.6	219	476	-54.0
Strathcona County	247	675	-63.41	46	486	-90.53	293	1161	-74.76
Sturgeon County	167	242	-30.99	0	0	.	167	242	-30.99
Other Centres	34	73	-53.42	23	19	21.05	57	92	-38.04
Total Rural Municipalities	1305	3727	-65.0	1197	1920	-37.7	2502	5647	-55.7
Grand Total	2419	7337	-67.0	3872	6973	-44.5	6291	14310	-56.0

Edmonton Residential Construction Digest

**Table 2a - Edmonton Metropolitan Area
Single Family Housing Starts by Zone and House Type: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	0	1	-100.0	0	0	.	10	5	100.0	4	0	.	14
Northeast	1	1	0.0	0	1	-100.0	6	23	-73.9	1	8	-87.5	8
Northwest	0	1	-100.0	1	0	.	10	7	42.9	2	1	100.0	13
South Central	0	0	.	0	0	.	4	7	-42.9	1	0	.	5
Southeast	1	0	.	0	0	.	21	28	-25.0	1	4	-75.0	23
Southwest	2	3	-33.3	1	0	.	30	89	-66.3	1	6	-83.3	34
West	2	4	-50.0	0	0	.	10	41	-75.6	2	1	100.0	14
Total Edmonton City	6	10	-40.0	2	1	100.0	91	200	-54.5	12	20	-40.0	111
Beaumont Town	0	0	.	0	0	.	3	4	-25.0	5	9	-44.4	8
Calmar Town	0	0	.	0	0	.	0	0	.	0	3	-100.0	0
Devon Town	0	0	.	0	0	.	0	0	.	0	4	-100.0	0
Fort Saskatchewan City	0	0	.	0	0	.	0	0	.	13	13	0.0	13
Gibbons Town	0	0	.	0	0	.	0	0	.	1	9	-88.9	1
Leduc City	0	0	.	0	0	.	1	1	0.0	10	19	-47.4	11
Leduc County	2	0	.	0	0	.	2	0	.	3	5	-40.0	7
Morinville Town	0	0	.	0	0	.	0	0	.	2	15	-86.7	2
Parkland County	2	0	.	0	0	.	6	0	.	10	27	-63.0	18
Spruce Grove City	0	0	.	1	0	.	14	1	1300.0	1	12	-91.7	16
St. Albert City	1	9	-88.9	0	0	.	3	13	-76.9	1	0	.	5
Stony Plain Town	1	0	.	0	0	.	0	0	.	3	20	-85.0	4
Strathcona County	0	0	.	0	0	.	0	0	.	13	29	-55.17	13
Sturgeon County	0	0	.	0	0	.	0	0	.	12	41	-70.73	12
Other Centres	0	0	.	0	0	.	1	0	.	2	1	100	3
Total Rural Municipalities	6	9	-33.3	1	0	.	30	19	57.9	76	207	-63.3	113
Grand Total	12	19	-36.8	3	1	200.0	121	219	-44.8	88	227	-61.2	224

Edmonton Residential Construction Digest

Table 2b - Edmonton Metropolitan Area
Single Family Housing Starts by Zone and House Type: Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	2	16	-87.5	0	3	-100.0	34	52	-34.6	19	14	35.7	55
Northeast	5	19	-73.7	0	7	-100.0	51	333	-84.7	10	82	-87.8	66
Northwest	6	15	-60.0	2	7	-71.4	123	458	-73.1	37	59	-37.3	168
South Central	6	3	100.0	0	1	-100.0	26	51	-49.0	7	4	75.0	39
Southeast	11	22	-50.0	0	14	-100.0	237	645	-63.3	36	65	-44.6	284
Southwest	23	57	-59.7	1	14	-92.9	261	1011	-74.2	62	35	77.1	347
West	13	42	-69.1	1	5	-80.0	105	545	-80.7	36	31	16.1	155
Total Edmonton City	66	174	-62.1	4	51	-92.2	837	3095	-73.0	207	290	-28.6	1114
Beaumont Town	0	3	-100.0	0	1	-100.0	9	20	-55.0	48	309	-84.5	57
Calmar Town	0	0	.	0	0	.	0	0	.	1	5	-80.0	1
Devon Town	1	2	-50.0	0	0	.	0	7	-100.0	4	20	-80.0	5
Fort Saskatchewan City	0	0	.	0	0	.	0	1	-100.0	84	268	-68.7	84
Gibbons Town	0	0	.	0	0	.	0	0	.	21	33	-36.4	21
Leduc City	0	2	-100.0	0	0	.	25	45	-44.4	107	511	-79.1	132
Leduc County	10	3	233.3	0	0	.	12	2	500.0	65	98	-33.7	87
Morinville Town	0	0	.	0	0	.	0	0	.	45	174	-74.1	45
Parkland County	16	23	-30.4	0	1	-100.0	18	11	63.6	124	307	-59.6	158
Spruce Grove City	4	5	-20.0	1	0	.	103	47	119.2	56	371	-84.9	164
St. Albert City	6	54	-88.9	0	0	.	20	182	-89.0	26	34	-23.5	52
Stony Plain Town	6	10	-40.0	0	0	.	9	15	-40.0	36	173	-79.2	51
Strathcona County	0	1	-100	0	0	.	2	0	.	245	674	-63.65	247
Sturgeon County	3	0	.	0	0	.	0	0	.	164	242	-32.23	167
Other Centres	3	5	-40	0	0	.	2	8	-75	29	60	-51.67	34
Total Rural Municipalities	49	108	-54.6	1	2	-50.0	200	338	-40.8	1055	3279	-67.8	1305
Grand Total	115	282	-59.2	5	53	-90.6	1037	3433	-69.8	1262	3569	-64.6	2419

Edmonton Residential Construction Digest

**Table 3a - Edmonton Metropolitan Area
Multiple Family Housing Starts by Zone, Type and Tenure: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	0	0	0	10	0	10	0	14
Northeast	0	0	0	0	0	0	0	6	6
Northwest	0	0	0	0	0	0	0	0	0
South Central	0	0	0	0	0	0	0	0	0
Southeast	0	0	0	0	4	0	4	0	4
Southwest	8	0	0	0	0	0	0	0	8
West	2	0	0	0	0	0	0	0	2
Total Edmonton City	14	0	0	0	14	0	14	6	34
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	0	0	0	0	8
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	6	0	0	0	0	0	0	0	6
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	3	3
Strathcona County	2	0	0	0	0	0	0	0	2
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	18	0	0	0	0	0	0	3	21
Grand Total	32	0	0	0	14	0	14	9	55

Edmonton Residential Construction Digest

**Table 3b - Edmonton Metropolitan Area
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	48	4	26	30	14	540	554	0	632
Northeast	24	0	0	0	0	216	216	10	250
Northwest	32	0	0	0	66	114	180	0	212
South Central	20	0	4	4	7	0	7	0	31
Southeast	86	0	0	0	71	349	420	0	506
Southwest	154	0	0	0	25	632	657	12	823
West	142	0	0	0	11	68	79	0	221
Total Edmonton City	506	4	30	34	194	1919	2113	22	2675
Beaumont Town	14	0	35	35	22	0	22	0	71
Calmar Town	4	0	0	0	0	0	0	0	4
Devon Town	6	0	0	0	30	0	30	0	36
Fort Saskatchewan City	72	0	0	0	15	212	227	14	313
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	56	4	0	4	135	158	293	0	353
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	10	0	0	0	28	0	28	4	42
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	56	0	0	0	8	0	8	0	64
St. Albert City	0	0	0	0	12	65	77	0	77
Stony Plain Town	8	0	0	0	56	101	157	3	168
Strathcona County	36	0	0	0	10	0	10	0	46
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	21	21	0	23
Total Rural Municipalities	264	4	35	39	316	557	873	21	1197
Grand Total	770	8	65	73	510	2476	2986	43	3872

Edmonton Residential Construction Digest

**Table 4a - Edmonton Metropolitan Area
Housing Completions for the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	10	2	400.0	85	17	400.0	95	19	400.0
Northeast	10	61	-83.6	18	44	-59.1	28	105	-73.3
Northwest	35	47	-25.5	4	0	.	39	47	-17.0
South Central	3	2	50.0	44	0	.	47	2	2250.0
Southeast	52	112	-53.6	50	6	733.3	102	118	-13.6
Southwest	44	95	-53.7	136	48	183.3	180	143	25.9
West	26	64	-59.4	28	16	75.0	54	80	-32.5
Total Edmonton City	180	383	-53.0	365	131	178.6	545	514	6.0
Beaumont Town	7	45	-84.4	12	12	0.0	19	57	-66.7
Calmar Town	0	2	-100.0	0	0	.	0	2	-100.0
Devon Town	0	7	-100.0	0	0	.	0	7	-100.0
Fort Saskatchewan City	17	16	6.3	37	6	516.7	54	22	145.5
Gibbons Town	7	1	600.0	0	0	.	7	1	600.0
Leduc City	12	17	-29.4	16	24	-33.3	28	41	-31.7
Leduc County	12	0	.	0	0	.	12	0	.
Morinville Town	3	17	-82.4	6	2	200.0	9	19	-52.6
Parkland County	18	27	-33.3	2	0	.	20	27	-25.9
Spruce Grove City	18	31	-41.9	2	16	-87.5	20	47	-57.5
St. Albert City	19	38	-50.0	0	18	-100.0	19	56	-66.1
Stony Plain Town	8	22	-63.6	0	10	-100.0	8	32	-75.0
Strathcona County	42	68	-38.24	4	16	-75	46	84	-45.24
Sturgeon County	19	11	72.73	0	0	.	19	11	72.73
Other Centres	2	3	-33.33	0	0	.	2	3	-33.33
Total Rural Municipalities	184	305	-39.7	79	104	-24.0	263	409	-35.7
Grand Total	364	688	-47.09	444	235	88.94	808	923	-12.46

Edmonton Residential Construction Digest

**Table 4b - Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	74	55	34.6	513	251	104.4	587	306	91.8
Northeast	348	628	-44.6	608	282	115.6	956	910	5.1
Northwest	455	495	-8.1	188	456	-58.8	643	951	-32.4
South Central	47	40	17.5	275	113	143.4	322	153	110.5
Southeast	617	809	-23.7	414	459	-9.8	1031	1268	-18.7
Southwest	908	1228	-26.1	1069	592	80.6	1977	1820	8.6
West	439	635	-30.9	338	486	-30.5	777	1121	-30.7
Total Edmonton City	2888	3890	-25.8	3405	2639	29.0	6293	6529	-3.6
Beaumont Town	246	281	-12.5	142	111	27.9	388	392	-1.0
Calmar Town	2	3	-33.3	0	6	-100.0	2	9	-77.8
Devon Town	17	22	-22.7	24	4	500.0	41	26	57.7
Fort Saskatchewan City	232	161	44.1	296	140	111.4	528	301	75.4
Gibbons Town	40	35	14.3	9	0	.	49	35	40.0
Leduc City	396	273	45.1	82	80	2.5	478	353	35.4
Leduc County	110	97	13.4	0	0	.	110	97	13.4
Morinville Town	128	106	20.8	16	57	-71.9	144	163	-11.7
Parkland County	226	277	-18.4	16	2	700.0	242	279	-13.3
Spruce Grove City	420	424	-0.9	121	145	-16.6	541	569	-4.9
St. Albert City	206	278	-25.9	127	308	-58.8	333	586	-43.2
Stony Plain Town	137	188	-27.1	164	112	46.4	301	300	0.3
Strathcona County	585	649	-9.86	431	317	35.96	1016	966	5.18
Sturgeon County	214	151	41.72	0	0	.	214	151	41.72
Other Centres	68	67	1.49	17	0	.	85	67	26.87
Total Rural Municipalities	3027	3012	0.5	1445	1282	12.7	4472	4294	4.2
Grand Total	5915	6902	-14.3	4850	3921	23.7	10765	10823	-0.5

Edmonton Residential Construction Digest

**Table 5a - Edmonton Metropolitan Area
Single Family Housing Completions by Zone and House Type: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	1	0	.	0	1	-100.0	8	1	700.0	1	0	.	10
Northeast	0	4	-100.0	0	1	-100.0	10	38	-73.7	0	18	-100.0	10
Northwest	0	2	-100.0	0	2	-100.0	30	39	-23.1	5	4	25.0	35
South Central	0	0	.	0	0	.	3	2	50.0	0	0	.	3
Southeast	4	1	300.0	1	2	-50.0	42	95	-55.8	5	14	-64.3	52
Southwest	5	8	-37.5	0	2	-100.0	37	82	-54.9	2	3	-33.3	44
West	1	4	-75.0	0	3	-100.0	23	55	-58.2	2	2	0.0	26
Total Edmonton City	11	19	-42.1	1	11	-90.9	153	312	-51.0	15	41	-63.4	180
Beaumont Town	0	2	-100.0	0	0	.	7	42	-83.3	0	1	-100.0	7
Calmar Town	0	0	.	0	0	.	0	1	-100.0	0	1	-100.0	0
Devon Town	0	1	-100.0	0	0	.	0	4	-100.0	0	2	-100.0	0
Fort Saskatchewan City	0	1	-100.0	0	0	.	16	14	14.3	1	1	0.0	17
Gibbons Town	0	0	.	0	0	.	3	0	.	4	1	300.0	7
Leduc City	3	1	200.0	0	0	.	9	16	-43.8	0	0	.	12
Leduc County	5	0	.	0	0	.	5	0	.	2	0	.	12
Morinville Town	1	1	0.0	0	0	.	0	13	-100.0	2	3	-33.3	3
Parkland County	11	12	-8.3	0	0	.	4	4	0.0	3	11	-72.7	18
Spruce Grove City	2	4	-50.0	1	0	.	14	25	-44.0	1	2	-50.0	18
St. Albert City	6	5	20.0	0	0	.	12	30	-60.0	1	3	-66.7	19
Stony Plain Town	1	6	-83.3	0	0	.	6	14	-57.1	1	2	-50.0	8
Strathcona County	10	11	-9.09	1	2	-50	27	51	-47.06	4	4	0	42
Sturgeon County	4	2	100	0	1	-100	10	6	66.67	5	2	150	19
Other Centres	0	0	.	0	1	-100	1	1	0	1	1	0	2
Total Rural Municipalities	43	46	-6.5	2	4	-50.0	114	221	-48.4	25	34	-26.5	184
Grand Total	54	65	-16.9	3	15	-80.0	267	533	-49.9	40	75	-46.7	364

Edmonton Residential Construction Digest

**Table 5b - Edmonton Metropolitan Area
Single Family Housing Completions by Zone and House Type: Year to Date 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	14	6	133.3	2	3	-33.3	48	37	29.7	10	9	11.1	74
Northeast	15	18	-16.7	7	10	-30.0	276	485	-43.1	50	115	-56.5	348
Northwest	14	18	-22.2	3	9	-66.7	391	409	-4.4	47	59	-20.3	455
South Central	4	7	-42.9	0	0	.	41	32	28.1	2	1	100.0	47
Southeast	15	14	7.1	9	13	-30.8	553	704	-21.5	40	78	-48.7	617
Southwest	55	73	-24.7	12	14	-14.3	820	1106	-25.9	21	35	-40.0	908
West	37	56	-33.9	2	11	-81.8	382	544	-29.8	18	24	-25.0	439
Total Edmonton City	154	192	-19.8	35	60	-41.7	2511	3317	-24.3	188	321	-41.4	2888
Beaumont Town	35	21	66.7	2	1	100.0	185	224	-17.4	24	35	-31.4	246
Calmar Town	1	0	.	0	0	.	0	1	-100.0	1	2	-50.0	2
Devon Town	5	2	150.0	0	0	.	7	13	-46.2	5	7	-28.6	17
Fort Saskatchewan City	26	19	36.8	0	1	-100.0	197	127	55.1	9	14	-35.7	232
Gibbons Town	3	12	-75.0	16	13	23.1	10	6	66.7	11	4	175.0	40
Leduc City	63	34	85.3	1	0	.	313	220	42.3	19	19	0.0	396
Leduc County	18	16	12.5	0	0	.	60	54	11.1	32	27	18.5	110
Morinville Town	8	7	14.3	0	0	.	91	63	44.4	29	36	-19.4	128
Parkland County	125	140	-10.7	4	4	0.0	57	49	16.3	40	84	-52.4	226
Spruce Grove City	27	63	-57.1	3	0	.	383	351	9.1	7	10	-30.0	420
St. Albert City	54	79	-31.7	0	1	-100.0	145	185	-21.6	7	13	-46.2	206
Stony Plain Town	27	46	-41.3	4	0	.	94	103	-8.7	12	39	-69.2	137
Strathcona County	145	122	18.85	26	44	-40.91	376	445	-15.51	38	38	0	585
Sturgeon County	42	37	13.51	16	7	128.57	104	68	52.94	52	39	33.33	214
Other Centres	17	21	-19.05	3	8	-62.5	25	19	31.58	23	19	21.05	68
Total Rural Municipalities	596	619	-3.7	75	79	-5.1	2047	1928	6.2	309	386	-20.0	3027
Grand Total	750	811	-7.5	110	139	-20.9	4558	5245	-13.1	497	707	-29.7	5915

Edmonton Residential Construction Digest

**Table 6a - Edmonton Metropolitan Area
Multiple Family Housing Completions by Zone, Type and Tenure: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	0	0	0	0	79	79	0	85
Northeast	4	0	0	0	11	0	11	3	18
Northwest	0	0	0	0	4	0	4	0	4
South Central	12	0	0	0	0	32	32	0	44
Southeast	20	0	0	0	30	0	30	0	50
Southwest	32	0	0	0	18	86	104	0	136
West	28	0	0	0	0	0	0	0	28
Total Edmonton City	102	0	0	0	63	197	260	3	365
Beaumont Town	2	0	0	0	10	0	10	0	12
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	18	0	0	0	19	0	19	0	37
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	16	0	16	0	16
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	0	0	0	6
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	2	0	0	0	0	0	0	0	2
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0	4
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	34	0	0	0	45	0	45	0	79
Grand Total	136	0	0	0	108	197	305	3	444

Edmonton Residential Construction Digest

**Table 6b - Edmonton Metropolitan Area
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	62	21	104	125	14	299	313	13	513
Northeast	128	0	0	0	63	414	477	3	608
Northwest	2	0	0	0	127	59	186	0	188
South Central	26	0	4	4	16	229	245	0	275
Southeast	180	0	0	0	161	73	234	0	414
Southwest	282	0	0	0	201	565	766	21	1069
West	112	0	0	0	45	181	226	0	338
Total Edmonton City	792	21	108	129	627	1820	2447	37	3405
Beaumont Town	60	0	0	0	82	0	82	0	142
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	18	0	0	0	6	0	6	0	24
Fort Saskatchewan City	124	0	0	0	26	131	157	15	296
Gibbons Town	0	0	0	0	0	4	4	5	9
Leduc City	58	4	0	4	20	0	20	0	82
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	10	0	10	0	16
Parkland County	16	0	0	0	0	0	0	0	16
Spruce Grove City	76	0	0	0	45	0	45	0	121
St. Albert City	24	0	0	0	16	87	103	0	127
Stony Plain Town	128	0	0	0	36	0	36	0	164
Strathcona County	78	0	0	0	44	309	353	0	431
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	6	0	6	9	17
Total Rural Municipalities	590	4	0	4	291	531	822	29	1445
Grand Total	1382	25	108	133	918	2351	3269	66	4850

Edmonton Residential Construction Digest

**Table 7 - Edmonton Metropolitan Area
Housing Under Construction by City Zone for the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	78	95	-17.9	1779	1643	8.3	1857	1738	6.9
Northeast	81	380	-78.7	615	1084	-43.3	696	1464	-52.5
Northwest	156	511	-69.5	549	519	5.8	705	1030	-31.6
South Central	58	66	-12.1	564	810	-30.4	622	876	-29.0
Southeast	220	585	-62.4	681	577	18.0	901	1162	-22.5
Southwest	280	890	-68.5	2152	2476	-13.1	2432	3366	-27.8
West	131	452	-71.0	648	747	-13.3	779	1199	-35.0
Total Edmonton City	1,004	2979	-66.3	6988	7856	-11.1	7992	10835	-26.2
Beaumont Town	75	317	-76.3	153	197	-22.3	228	514	-55.6
Calmar Town	2	3	-33.3	4	0	.	6	3	100.0
Devon Town	10	22	-54.6	30	18	66.7	40	40	0.0
Fort Saskatchewan City	72	236	-69.5	305	263	16.0	377	499	-24.5
Gibbons Town	23	24	-4.2	0	9	-100.0	23	33	-30.3
Leduc City	176	528	-66.7	390	68	473.5	566	596	-5.0
Leduc County	63	84	-25.0	0	0	.	63	84	-25.0
Morinville Town	56	158	-64.6	173	120	44.2	229	278	-17.6
Parkland County	213	271	-21.4	3	19	-84.2	216	290	-25.5
Spruce Grove City	140	384	-63.5	362	413	-12.4	502	797	-37.0
St. Albert City	70	249	-71.9	137	255	-46.3	207	504	-58.9
Stony Plain Town	63	156	-59.6	270	264	2.3	333	420	-20.7
Strathcona County	216	601	-64.06	459	852	-46.13	675	1453	-53.54
Sturgeon County	165	206	-19.9	0	0	.	165	206	-19.9
Other Centres	28	69	-59.42	21	19	10.53	49	88	-44.32
Total Rural Municipalities	1,372	3308	-58.5	2307	2497	-7.6	3679	5805	-36.6
Grand Total	2,376	6287	-62.2	9295	10353	-10.2	11671	16640	-29.9

Edmonton Residential Construction Digest

**Table 8 - Edmonton Metropolitan Area
Single Family Housing Under Construction by Zone and Type: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	6	17	-64.7	0	3	-100.0	52	60	-13.3	20	15	33.3	78
Northeast	5	17	-70.6	0	8	-100.0	59	288	-79.5	17	67	-74.6	81
Northwest	8	17	-52.9	2	4	-50.0	111	434	-74.4	35	56	-37.5	156
South Central	5	3	66.7	1	1	0.0	43	57	-24.6	9	5	80.0	58
Southeast	12	19	-36.8	1	14	-92.9	174	506	-65.6	33	46	-28.3	220
Southwest	17	50	-66.0	1	14	-92.9	205	794	-74.2	57	32	78.1	280
West	16	36	-55.6	1	2	-50.0	82	390	-79.0	32	24	33.3	131
Total Edmonton City	69	159	-56.6	6	46	-87.0	726	2529	-71.3	203	245	-17.1	1004
Beaumont Town	1	3	-66.7	0	1	-100.0	11	19	-42.1	63	294	-78.6	75
Calmar Town	0	0	.	0	0	.	0	0	.	2	3	-33.3	2
Devon Town	1	2	-50.0	0	0	.	3	5	-40.0	6	15	-60.0	10
Fort Saskatchewan City	0	0	.	0	0	.	0	0	.	72	236	-69.5	72
Gibbons Town	0	0	.	0	0	.	0	0	.	23	24	-4.2	23
Leduc City	0	2	-100.0	0	0	.	26	37	-29.7	150	489	-69.3	176
Leduc County	4	0	.	0	0	.	11	2	450.0	48	82	-41.5	63
Morinville Town	0	0	.	0	0	.	0	0	.	56	158	-64.6	56
Parkland County	21	11	90.9	0	0	.	29	9	222.2	163	251	-35.1	213
Spruce Grove City	3	2	50.0	1	0	.	85	35	142.9	51	347	-85.3	140
St. Albert City	14	49	-71.4	0	0	.	31	150	-79.3	25	50	-50.0	70
Stony Plain Town	6	6	0.0	0	0	.	9	11	-18.2	48	139	-65.5	63
Strathcona County	31	75	-58.67	2	16	-87.5	41	158	-74.05	142	352	-59.66	216
Sturgeon County	3	0	.	0	0	.	0	0	.	162	206	-21.36	165
Other Centres	3	3	0	0	0	.	3	9	-66.67	22	57	-61.4	28
Total Rural Municipalities	87	153	-43.1	3	17	-82.4	249	435	-42.8	1033	2703	-61.8	1372
Grand Total	156	312	-50.0	9	63	-85.7	975	2964	-67.1	1236	2948	-58.1	2376

Edmonton Residential Construction Digest

**Table 9 - Edmonton Metropolitan Area
Multiple Family Housing Under Construction by Zone, Type and Tenure: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	64	0	26	26	45	1641	1686	3	1779
Northeast	54	0	94	94	12	442	454	13	615
Northwest	52	8	0	8	154	335	489	0	549
South Central	28	0	0	0	17	519	536	0	564
Southeast	106	0	0	0	144	431	575	0	681
Southwest	198	0	80	80	121	1733	1854	20	2152
West	118	0	77	77	53	400	453	0	648
Total Edmonton City	620	8	277	285	546	5501	6047	36	6988
Beaumont Town	16	0	63	63	24	50	74	0	153
Calmar Town	4	0	0	0	0	0	0	0	4
Devon Town	0	0	0	0	30	0	30	0	30
Fort Saskatchewan City	56	0	0	0	30	212	242	7	305
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	70	0	0	0	115	205	320	0	390
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	10	0	0	0	51	108	159	4	173
Parkland County	0	0	0	0	0	0	0	3	3
Spruce Grove City	76	0	0	0	3	283	286	0	362
St. Albert City	20	0	41	41	11	65	76	0	137
Stony Plain Town	30	0	0	0	71	166	237	3	270
Strathcona County	32	0	134	134	46	247	293	0	459
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	21	21	0	21
Total Rural Municipalities	314	0	238	238	381	1357	1738	17	2307
Grand Total	934	8	515	523	927	6858	7785	53	9295

Edmonton Residential Construction Digest

**Table 10 - Edmonton Metropolitan Area
Housing Starts by Month: 2007 vs. 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	209	611	-65.8	936	487	92.2	1145	1098	4.3
February	243	576	-57.8	449	530	-15.3	692	1106	-37.4
March	205	531	-61.4	273	638	-57.2	478	1169	-59.1
April	178	874	-79.6	505	821	-38.5	683	1695	-59.7
May	275	836	-67.1	311	296	5.1	586	1132	-48.2
June	244	838	-70.9	312	503	-38.0	556	1341	-58.5
July	199	682	-70.8	208	559	-62.8	407	1241	-67.2
August	184	697	-73.6	241	581	-58.5	425	1278	-66.7
September	235	672	-65.0	193	1306	-85.2	428	1978	-78.4
October	223	554	-59.8	389	627	-38.0	612	1181	-48.2
November	224	466	-51.9	55	625	-91.2	279	1091	-74.4
December	0	0	.	0	0	.	0	0	.
Total	2419	7337	-67.0	3872	6973	-44.5	6291	14310	-56.0

Edmonton Residential Construction Digest

**Table 11 - Edmonton Metropolitan Area
Housing Completions by Month: 2007 vs. 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	477	674	-29.2	267	700	-61.9	744	1374	-45.9
February	644	678	-5.0	389	284	37.0	1033	962	7.4
March	546	482	13.3	536	516	3.9	1082	998	8.4
April	578	565	2.3	404	119	239.5	982	684	43.6
May	677	608	11.4	345	388	-11.1	1022	996	2.6
June	604	629	-4.0	463	488	-5.1	1067	1117	-4.5
July	692	652	6.1	462	304	52.0	1154	956	20.7
August	543	636	-14.6	519	217	139.2	1062	853	24.5
September	374	676	-44.7	542	313	73.2	916	989	-7.4
October	416	614	-32.3	479	357	34.2	895	971	-7.8
November	364	688	-47.1	444	235	88.9	808	923	-12.5
December	0	0	.	0	0	.	0	0	.
Total	5915	6902	-14.3	4850	3921	23.7	10765	10823	-0.5

Edmonton Residential Construction Digest

**Table 12 - Edmonton Metropolitan Area
Housing Under Construction by Month: 2008 vs. 2007**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	5625	5794	-2.9	10982	7227	52.0	16607	13021	27.5
February	5224	5692	-8.2	11032	7473	47.6	16256	13165	23.5
March	4883	5741	-15.0	10770	7595	41.8	15653	13336	17.4
April	4483	6048	-25.9	10871	8299	31.0	15354	14347	7.0
May	4081	6275	-35.0	10837	8207	32.1	14918	14482	3.0
June	3721	6484	-42.6	10686	8222	30.0	14407	14706	-2.0
July	3227	6514	-50.5	10433	8332	25.2	13660	14846	-8.0
August	2868	6573	-56.4	10155	8700	16.7	13023	15273	-14.7
September	2729	6569	-58.5	9806	9693	1.2	12535	16262	-22.9
October	2536	6509	-61.0	9680	9963	-2.8	12216	16472	-25.8
November	2376	6287	-62.2	9295	10353	-10.2	11671	16640	-29.9
December	0	5893	.	0	10309	.	0	16202	.

Edmonton Residential Construction Digest

Table 13 - Edmonton Metropolitan Area
Single Family Housing Starts by Month and House Type: Year to Date 2008

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	12	25	-52.0	0	10	-100.0	101	323	-68.7	96	253	-62.1	209
February	13	31	-58.1	0	4	-100.0	117	309	-62.1	113	232	-51.3	243
March	7	29	-75.9	0	2	-100.0	110	173	-36.4	88	327	-73.1	205
April	7	21	-66.7	0	11	-100.0	79	416	-81.0	92	426	-78.4	178
May	8	23	-65.2	0	6	-100.0	94	408	-77.0	173	399	-56.6	275
June	7	40	-82.5	0	4	-100.0	85	397	-78.6	152	397	-61.7	244
July	13	32	-59.4	0	2	-100.0	25	293	-91.5	161	355	-54.7	199
August	7	22	-68.2	1	6	-83.3	74	299	-75.3	102	370	-72.4	184
September	17	28	-39.3	1	4	-75.0	111	345	-67.8	106	295	-64.1	235
October	12	12	0.0	0	3	-100.0	120	251	-52.2	91	288	-68.4	223
November	12	19	-36.8	3	1	200.0	121	219	-44.8	88	227	-61.2	224
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	115	282	-59.2	5	53	-90.6	1037	3433	-69.8	1262	3569	-64.6	2419

Edmonton Residential Construction Digest

**Table 14 - Edmonton Metropolitan Area
Single Family Housing Completions by Month and House Type: Year to Date 2008**

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	62	95	-34.7	11	14	-21.4	350	499	-29.9	54	66	-18.2	477
February	72	91	-20.9	18	15	20.0	511	497	2.8	43	75	-42.7	644
March	50	68	-26.5	8	9	-11.1	452	360	25.6	36	45	-20.0	546
April	96	79	21.5	10	11	-9.1	433	417	3.8	39	58	-32.8	578
May	70	60	16.7	8	12	-33.3	544	472	15.3	55	64	-14.1	677
June	76	61	24.6	13	6	116.7	454	496	-8.5	61	66	-7.6	604
July	89	84	6.0	11	17	-35.3	545	493	10.6	47	58	-19.0	692
August	61	64	-4.7	9	16	-43.8	426	498	-14.5	47	58	-19.0	543
September	67	59	13.6	8	18	-55.6	264	523	-49.5	35	76	-54.0	374
October	53	85	-37.7	11	6	83.3	312	457	-31.7	40	66	-39.4	416
November	54	65	-16.9	3	15	-80.0	267	533	-49.9	40	75	-46.7	364
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	750	811	-7.5	110	139	-20.9	4558	5245	-13.1	497	707	-29.7	5915

Edmonton Residential Construction Digest

**Table 15 - Edmonton Metropolitan Area
Single Family Housing Under Construction by Month and House Type: Year to Date 2008**

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	285	224	27.2	46	75	-38.7	2690	2805	-4.1	2604	2690	-3.2	5625
February	270	237	13.9	36	76	-52.6	2447	2794	-12.4	2471	2585	-4.4	5224
March	256	259	-1.2	31	80	-61.3	2246	2781	-19.2	2350	2621	-10.3	4883
April	246	251	-2.0	28	83	-66.3	2100	2938	-28.5	2109	2776	-24.0	4483
May	231	259	-10.8	24	82	-70.7	1843	3006	-38.7	1983	2928	-32.3	4081
June	201	295	-31.9	19	88	-78.4	1624	3071	-47.1	1877	3030	-38.1	3721
July	190	301	-36.9	12	81	-85.2	1322	3108	-57.5	1703	3024	-43.7	3227
August	173	307	-43.7	8	80	-90.0	1132	3105	-63.5	1555	3081	-49.5	2868
September	169	322	-47.5	8	73	-89.0	1075	3093	-65.2	1477	3081	-52.1	2729
October	170	312	-45.5	7	75	-90.7	1033	3071	-66.4	1326	3051	-56.5	2536
November	156	312	-50.0	9	63	-85.7	975	2964	-67.1	1236	2948	-58.1	2376
December	0	295	.	0	53	.	0	2812	.	0	2733	.	0

Edmonton Residential Construction Digest

**Table 16 - Edmonton Metropolitan Area
Multiple Family Housing Starts by Month, Type and Tenure: Year to Date - 2008**

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	40	4	0	4	134	746	880	12	936
February	52	0	0	0	0	397	397	0	449
March	96	0	0	0	74	103	177	0	273
April	76	0	0	0	67	355	422	7	505
May	110	4	0	4	15	178	193	4	311
June	82	0	0	0	61	169	230	0	312
July	62	0	26	26	17	103	120	0	208
August	72	0	4	4	37	125	162	3	241
September	92	0	35	35	38	24	62	4	193
October	56	0	0	0	53	276	329	4	389
November	32	0	0	0	14	0	14	9	55
December	0	0	0	0	0	0	0	0	0
Total	770	8	65	73	510	2476	2986	43	3872

Edmonton Residential Construction Digest

**Table 17 - Edmonton Metropolitan Area
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date - 2008**

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	86	12	69	81	20	76	96	4	267
February	86	0	0	0	155	148	303	0	389
March	144	0	0	0	85	307	392	0	536
April	58	0	0	0	37	303	340	6	404
May	98	0	0	0	21	226	247	0	345
June	164	0	0	0	57	228	285	14	463
July	202	0	0	0	94	136	230	30	462
August	110	9	35	44	55	310	365	0	519
September	140	4	0	4	105	290	395	3	542
October	158	0	4	4	181	130	311	6	479
November	136	0	0	0	108	197	305	3	444
December	0	0	0	0	0	0	0	0	0
Total	1382	25	108	133	918	2351	3269	66	4850

Edmonton Residential Construction Digest

**Table 18 - Edmonton Metropolitan Area
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date - 2008**

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	1494	21	489	510	1403	7491	8894	84	10982
February	1460	21	489	510	1248	7730	8978	84	11032
March	1412	21	489	510	1238	7526	8764	84	10770
April	1430	21	489	510	1268	7578	8846	85	10871
May	1442	25	489	514	1262	7530	8792	89	10837
June	1360	25	489	514	1266	7471	8737	75	10686
July	1222	25	515	540	1188	7438	8626	45	10433
August	1184	12	484	496	1174	7253	8427	48	10155
September	1136	8	519	527	1107	6987	8094	49	9806
October	1034	8	515	523	1021	7055	8076	47	9680
November	934	8	515	523	927	6858	7785	53	9295
December	0	0	0	0	0	0	0	0	0

Edmonton Residential Construction Digest

**Table 19 - Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type
For the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	3	2	50.0	12	6	100.0	15	8	87.5
Northeast	62	41	51.2	35	11	218.2	97	52	86.5
Northwest	73	64	14.1	19	3	533.3	92	67	37.3
South Central	4	2	100.0	31	1	3000.0	35	3	1066.7
Southeast	151	153	-1.3	64	25	156.0	215	178	20.8
Southwest	62	67	-7.5	58	78	-25.6	120	145	-17.2
West	40	33	21.2	22	89	-75.3	62	122	-49.2
Total Edmonton City	395	362	9.1	241	213	13.2	636	575	10.6
Beaumont Town	49	41	19.5	2	0	.	51	41	24.4
Calmar Town	0	0	.	0	0	.	0	0	.
Devon Town	7	6	16.7	3	0	.	10	6	66.7
Fort Saskatchewan City	77	43	79.1	152	25	508.0	229	68	236.8
Gibbons Town	3	0	.	0	0	.	3	0	.
Leduc City	92	33	178.8	4	14	-71.4	96	47	104.3
Leduc County	0	0	.	0	0	.	0	0	.
Morinville Town	65	21	209.5	16	1	1500.0	81	22	268.2
Parkland County	30	12	150.0	5	0	.	35	12	191.7
Spruce Grove City	64	52	23.1	17	17	0.0	81	69	17.4
St. Albert City	70	75	-6.7	19	27	-29.6	89	102	-12.8
Stony Plain Town	44	38	15.8	52	72	-27.8	96	110	-12.7
Strathcona County	107	77	38.96	34	10	240	141	87	62.07
Sturgeon County	0	0	.	0	0	.	0	0	.
Other Centres	7	2	250	0	0	.	7	2	250
Total Rural Municipalities	615	400	53.8	304	166	83.1	919	566	62.4
Grand Total	1,010	762	32.6	545	379	43.8	1555	1141	36.3

Edmonton Residential Construction Digest

**Table 20 - Edmonton Metropolitan Area
Complete and Unabsorbed Units by Month and Type
Year to Date 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	843	468	80.1	229	453	-49.5	1072	921	16.4
February	849	502	69.1	311	428	-27.3	1160	930	24.7
March	902	481	87.5	330	299	10.4	1232	780	58.0
April	933	497	87.7	262	255	2.8	1195	752	58.9
May	975	446	118.6	271	236	14.8	1246	682	82.7
June	1014	435	133.1	309	224	38.0	1323	659	100.8
July	1047	469	123.2	361	169	113.6	1408	638	120.7
August	1090	527	106.8	397	182	118.1	1487	709	109.7
September	1081	597	81.1	495	239	107.1	1576	836	88.5
October	1047	662	58.2	524	338	55.0	1571	1000	57.1
November	1010	762	32.6	545	379	43.8	1555	1141	36.3
December	0	838	.	0	361	.	0	1199	.

Edmonton Residential Construction Digest

**Table 21 - Edmonton Metropolitan Area
Complete and Unabsorbed Single Units by Zone and House Type
For the Month of: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	0	0	.	0	0	.	2	2	0.0	1	0	.	3
Northeast	0	2	-100.0	1	0	.	54	30	80.0	7	9	-22.2	62
Northwest	2	5	-60.0	0	3	-100.0	60	47	27.7	11	9	22.2	73
South Central	0	0	.	0	0	.	4	2	100.0	0	0	.	4
Southeast	5	1	400.0	3	4	-25.0	133	130	2.3	10	18	-44.4	151
Southwest	1	6	-83.3	0	2	-100.0	59	55	7.3	2	4	-50.0	62
West	3	1	200.0	1	0	.	34	29	17.2	2	3	-33.3	40
Total Edmonton City	11	15	-26.7	5	9	-44.4	346	295	17.3	33	43	-23.3	395
Beaumont Town	7	5	40.0	0	0	.	39	34	14.7	3	2	50.0	49
Calmar Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Devon Town	2	1	100.0	0	0	.	5	4	25.0	0	1	-100.0	7
Fort Saskatchewan City	5	2	150.0	0	0	.	67	38	76.3	5	3	66.7	77
Gibbons Town	0	0	.	0	0	.	1	0	.	2	0	.	3
Leduc City	14	5	180.0	0	0	.	74	25	196.0	4	3	33.3	92
Leduc County	0	0	.	0	0	.	0	0	.	0	0	.	0
Morinville Town	4	1	300.0	0	0	.	46	10	360.0	15	10	50.0	65
Parkland County	18	4	350.0	1	0	.	6	3	100.0	5	5	0.0	30
Spruce Grove City	9	10	-10.0	0	0	.	53	40	32.5	2	2	0.0	64
St. Albert City	21	17	23.5	0	0	.	45	57	-21.1	4	1	300.0	70
Stony Plain Town	9	9	0.0	0	0	.	25	20	25.0	10	9	11.1	44
Strathcona County	25	10	150	4	0	.	67	58	15.52	11	9	22.22	107
Sturgeon County	0	0	.	0	0	.	0	0	.	0	0	.	0
Other Centres	2	0	.	0	0	.	4	0	.	1	2	-50	7
Total Rural Municipalities	116	64	81.3	5	0	.	432	289	49.5	62	47	31.9	615
Grand Total	127	79	60.8	10	9	11.1	778	584	33.2	95	90	5.6	1010

Edmonton Residential Construction Digest

**Table 22 - Edmonton Metropolitan Area
Complete and Unabsorbed Single Units by Month and House Type
Year to Date 2008**

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	94	51	84.3	11	9	22.2	634	349	81.7	104	59	76.3	843
February	99	56	76.8	10	8	25.0	639	376	70.0	101	62	62.9	849
March	112	57	96.5	13	5	160.0	678	360	88.3	99	59	67.8	902
April	122	61	100.0	14	6	133.3	700	371	88.7	97	59	64.4	933
May	125	52	140.4	14	9	55.6	739	330	123.9	97	55	76.4	975
June	132	47	180.9	14	5	180.0	766	321	138.6	102	62	64.5	1014
July	134	52	157.7	15	9	66.7	796	346	130.1	102	62	64.5	1047
August	124	60	106.7	14	11	27.3	849	388	118.8	103	68	51.5	1090
September	125	65	92.3	13	9	44.4	843	448	88.2	100	75	33.3	1081
October	127	78	62.8	11	7	57.1	813	492	65.2	96	85	12.9	1047
November	127	79	60.8	10	9	11.1	778	584	33.2	95	90	5.6	1010
December	0	89	.	0	10	.	0	636	.	0	103	.	0

Edmonton Residential Construction Digest

**Table 23 - Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type and Tenure
For the Month of: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	7	0	0	0	3	2	5	0	12
Northeast	6	0	0	0	12	17	29	0	35
Northwest	0	0	0	0	19	0	19	0	19
South Central	15	0	0	0	2	14	16	0	31
Southeast	41	0	0	0	16	7	23	0	64
Southwest	23	0	0	0	18	12	30	5	58
West	8	0	0	0	0	14	14	0	22
Total Edmonton City	100	0	0	0	70	66	136	5	241
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City	50	0	0	0	14	84	98	4	152
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	10	0	10	0	16
Parkland County	5	0	0	0	0	0	0	0	5
Spruce Grove City	9	0	0	0	8	0	8	0	17
St. Albert City	10	0	0	0	4	5	9	0	19
Stony Plain Town	48	0	0	0	4	0	4	0	52
Strathcona County	6	0	0	0	19	9	28	0	34
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	143	0	0	0	59	98	157	4	304
Grand Total	243	0	0	0	129	164	293	9	545

Edmonton Residential Construction Digest

**Table 24 - Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type and Tenure
Year to Date 2008**

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	139	0	0	0	23	67	90	0	229
February	142	0	0	0	52	117	169	0	311
March	162	0	0	0	51	117	168	0	330
April	151	0	0	0	53	57	110	1	262
May	167	0	0	0	52	51	103	1	271
June	184	0	0	0	64	60	124	1	309
July	196	0	0	0	69	87	156	9	361
August	209	0	0	0	85	94	179	9	397
September	221	0	0	0	77	188	265	9	495
October	243	0	0	0	101	168	269	12	524
November	243	0	0	0	129	164	293	9	545
December	0	0	0	0	0	0	0	0	0

Edmonton Residential Construction Digest

**Table 25 - Edmonton Metropolitan Area
Single Units Unabsorbed by Zone and Months Since Completion
As of Month End: NOV 2008**

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	1	0	0	0	2	0	0	0	0	0	0	0	0	3
Northeast	3	9	12	9	3	10	6	1	1	2	1	1	4	62
Northwest	26	3	2	7	3	3	6	0	3	1	0	2	17	73
South Central	0	0	0	1	1	0	0	0	0	0	2	0	0	4
Southeast	22	13	11	30	11	5	10	1	1	4	4	5	34	151
Southwest	5	3	3	13	6	0	5	2	3	0	0	1	21	62
West	4	2	6	0	1	1	1	7	2	0	0	0	16	40
Total Edmonton City	61	30	34	60	27	19	28	11	10	7	7	9	92	395
Beaumont Town	0	11	5	0	3	4	6	5	1	0	0	5	9	49
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	1	0	1	0	0	0	0	0	3	7
Fort Saskatchewan City	15	12	9	8	6	0	7	4	2	0	0	1	13	77
Gibbons Town	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Leduc City	3	9	13	6	9	9	7	4	5	0	2	7	18	92
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	2	10	7	8	7	6	1	1	2	1	3	7	10	65
Parkland County	1	4	5	1	5	3	3	4	0	2	1	0	1	30
Spruce Grove City	2	3	6	8	12	3	7	3	1	6	0	0	13	64
St. Albert City	6	13	6	4	2	9	2	0	1	3	0	8	16	70
Stony Plain Town	4	6	2	1	1	14	0	1	0	1	1	4	9	44
Strathcona County	6	13	4	10	6	8	6	6	5	1	2	5	35	107
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	1	0	0	1	0	0	1	0	2	2	0	0	0	7
Total Rural Municipalities	43	83	57	47	52	56	41	28	19	16	9	37	127	615
Grand Total	104	113	91	107	79	75	69	39	29	23	16	46	219	1010

Edmonton Residential Construction Digest

**Table 26 - Edmonton Metropolitan Area
Multiple Units Unabsorbed by Zone and Months Since Completion
As of Month End: NOV 2008**

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	3	4	3	0	0	0	0	0	0	0	0	0	2	12
Northeast	3	2	21	7	2	0	0	0	0	0	0	0	0	35
Northwest	2	17	0	0	0	0	0	0	0	0	0	0	0	19
South Central	21	0	2	2	2	0	0	0	0	0	2	2	0	31
Southeast	29	10	4	0	7	4	1	2	0	0	3	2	2	64
Southwest	15	3	21	0	6	0	0	1	0	0	0	0	12	58
West	2	0	14	2	0	0	0	0	3	0	0	0	1	22
Total Edmonton City	75	36	65	11	17	4	1	3	3	0	5	4	17	241
Beaumont Town	0	1	0	0	0	1	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Fort Saskatchewan City	21	4	55	10	4	12	0	0	1	32	0	2	11	152
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	1	1	0	0	0	0	0	2	4
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	10	0	0	0	0	0	0	0	16
Parkland County	0	3	0	0	0	0	2	0	0	0	0	0	0	5
Spruce Grove City	0	0	0	5	1	0	0	1	0	10	0	0	0	17
St. Albert City	0	0	2	7	0	4	0	2	0	0	0	0	4	19
Stony Plain Town	0	18	4	18	7	1	0	0	0	3	0	0	1	52
Strathcona County	0	2	3	9	0	9	2	3	0	0	0	1	5	34
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	27	31	64	49	12	38	5	6	1	45	0	3	23	304
Grand Total	102	67	129	60	29	42	6	9	4	45	5	7	40	545

Edmonton Residential Construction Digest

**Table 27 - Edmonton Metropolitan Area
Single-Detached Dwellings Unabsorbed by Zone and Price Range
For the Month of: NOV 2008**

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	2	0	0	1	0	3
Northeast	3	6	26	25	2	0	62
Northwest	6	28	18	16	4	1	73
South Central	0	0	0	0	0	4	4
Southeast	3	25	74	28	17	4	151
Southwest	4	5	13	20	8	12	62
West	7	7	12	5	2	7	40
Total Edmonton City	23	73	143	94	34	28	395
Beaumont Town	0	10	15	23	1	0	49
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	1	0	5	1	0	7
Fort Saskatchewan City	1	11	40	13	5	7	77
Gibbons Town	3	0	0	0	0	0	3
Leduc City	7	12	37	33	2	1	92
Leduc County	0	0	0	0	0	0	0
Morinville Town	1	17	31	13	2	1	65
Parkland County	1	4	7	6	4	8	30
Spruce Grove City	13	24	21	4	2	0	64
St. Albert City	0	5	3	14	11	37	70
Stony Plain Town	12	16	11	5	0	0	44
Strathcona County	4	2	19	54	11	17	107
Sturgeon County	0	0	0	0	0	0	0
Other Centres	0	6	1	0	0	0	7
Total Rural Municipalities	42	108	185	170	39	71	615
Grand Total	65	181	328	264	73	99	1010

Edmonton Residential Construction Digest

**Table 28 - Edmonton Metropolitan Area
Single-Detached Dwellings Unabsorbed by Month and Price Range
Year-to-Date 2008**

Month	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
January	151	184	260	152	38	58	843
February	125	189	267	161	39	68	849
March	121	183	306	176	39	77	902
April	121	193	314	182	45	78	933
May	106	213	336	185	51	84	975
June	97	241	336	193	58	89	1014
July	95	227	360	213	61	91	1047
August	89	212	361	261	78	89	1090
September	80	197	362	265	82	95	1081
October	71	183	348	267	77	101	1047
November	65	181	328	264	73	99	1010
December	0	0	0	0	0	0	0

Edmonton Residential Construction Digest

Table 29a - Edmonton Metropolitan Area
Single-Detached Dwellings Absorbed by Zone and Price Range for the Month of: NOV 2008

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	3	1	1	2	3	10
Northeast	0	3	6	5	1	0	15
Northwest	0	12	11	3	2	0	28
South Central	0	0	0	0	1	2	3
Southeast	1	18	19	6	5	5	54
Southwest	6	4	20	6	14	17	67
West	0	1	9	6	2	10	28
Total Edmonton City	7	41	66	27	27	37	205
Beaumont Town	0	2	2	4	0	0	8
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	6	1	1	0	0	8
Gibbons Town	1	0	3	0	0	0	4
Leduc City	0	4	9	3	2	1	19
Leduc County	0	4	2	1	3	2	12
Morinville Town	0	1	3	0	0	0	4
Parkland County	1	2	3	2	3	8	19
Spruce Grove City	2	7	7	9	1	1	27
St. Albert City	0	1	5	6	3	9	24
Stony Plain Town	2	1	0	1	2	0	6
Strathcona County	0	0	14	10	7	13	44
Sturgeon County	1	7	3	1	4	3	19
Other Centres	0	1	0	0	1	0	2
Total Rural Municipalities	7	36	52	38	26	37	196
Grand Total	14	77	118	65	53	74	401

Edmonton Residential Construction Digest

**Table 29b - Edmonton Metropolitan Area
Single-Detached Dwellings Absorbed by Zone and Price Range: Year-to-Date 2008**

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	25	15	12	6	15	73
Northeast	13	68	130	103	6	9	329
Northwest	5	141	189	100	22	3	460
South Central	0	0	4	7	12	22	45
Southeast	9	179	262	95	46	41	632
Southwest	16	116	214	271	135	152	904
West	9	25	178	113	52	49	426
Total Edmonton City	52	554	992	701	279	291	2869
Beaumont Town	7	60	102	73	6	1	249
Calmar Town	1	0	1	0	0	0	2
Devon Town	0	0	5	11	0	0	16
Fort Saskatchewan City	0	54	98	20	5	25	202
Gibbons Town	21	13	3	0	0	0	37
Leduc City	6	88	147	79	23	5	348
Leduc County	6	9	16	28	23	28	110
Morinville Town	0	36	49	6	3	1	95
Parkland County	32	40	47	27	24	38	208
Spruce Grove City	66	202	112	30	2	2	414
St. Albert City	1	13	43	69	32	58	216
Stony Plain Town	47	67	20	8	2	0	144
Strathcona County	3	14	187	155	60	138	557
Sturgeon County	37	57	45	23	25	27	214
Other Centres	22	29	7	1	3	0	62
Total Rural Municipalities	249	682	882	530	208	323	2874
Grand Total	301	1236	1874	1231	487	614	5743

Edmonton Residential Construction Digest

**Table 30a - Edmonton Metropolitan Area
Absorbed Units by Zone and Type
For the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	10	2	400.0	93	17	447.1	103	19	442.1
Northeast	15	60	-75.0	21	35	-40.0	36	95	-62.1
Northwest	28	39	-28.2	5	2	150.0	33	41	-19.5
South Central	3	1	200.0	23	0	.	26	1	2500.0
Southeast	54	89	-39.3	31	7	342.9	85	96	-11.5
Southwest	67	89	-24.7	125	45	177.8	192	134	43.3
West	28	68	-58.8	38	16	137.5	66	84	-21.4
Total Edmonton City	205	348	-41.1	336	122	175.4	541	470	15.1
Beaumont Town	8	39	-79.5	12	12	0.0	20	51	-60.8
Calmar Town	0	2	-100.0	0	0	.	0	2	-100.0
Devon Town	0	1	-100.0	0	0	.	0	1	-100.0
Fort Saskatchewan City	8	5	60.0	33	4	725.0	41	9	355.6
Gibbons Town	4	1	300.0	0	0	.	4	1	300.0
Leduc City	19	12	58.3	20	23	-13.0	39	35	11.4
Leduc County	12	0	.	0	0	.	12	0	.
Morinville Town	4	11	-63.6	0	2	-100.0	4	13	-69.2
Parkland County	19	26	-26.9	2	1	100.0	21	27	-22.2
Spruce Grove City	27	24	12.5	2	6	-66.7	29	30	-3.3
St. Albert City	24	28	-14.3	2	4	-50.0	26	32	-18.8
Stony Plain Town	6	14	-57.1	11	2	450.0	17	16	6.3
Strathcona County	44	63	-30.16	5	18	-72.22	49	81	-39.51
Sturgeon County	19	11	72.73	0	0	.	19	11	72.73
Other Centres	2	3	-33.33	0	0	.	2	3	-33.33
Total Rural Municipalities	196	240	-18.3	87	72	20.8	283	312	-9.3
Grand Total	401	588	-31.8	423	194	118.0	824	782	5.4

Edmonton Residential Construction Digest

Table 30b - Edmonton Metropolitan Area
Absorbed Units by Zone and Type
Year to Date 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	73	55	32.7	376	323	16.4	449	378	18.8
Northeast	329	647	-49.2	582	273	113.2	911	920	-1.0
Northwest	460	481	-4.4	169	431	-60.8	629	912	-31.0
South Central	45	38	18.4	247	127	94.5	292	165	77.0
Southeast	632	729	-13.3	368	461	-20.2	1000	1190	-16.0
Southwest	904	1230	-26.5	1071	693	54.6	1975	1923	2.7
West	426	640	-33.4	403	404	-0.3	829	1044	-20.6
Total Edmonton City	2869	3820	-24.9	3216	2712	18.6	6085	6532	-6.8
Beaumont Town	249	259	-3.9	140	116	20.7	389	375	3.7
Calmar Town	2	3	-33.3	0	6	-100.0	2	9	-77.8
Devon Town	16	18	-11.1	21	4	425.0	37	22	68.2
Fort Saskatchewan City	202	142	42.3	175	174	0.6	377	316	19.3
Gibbons Town	37	35	5.7	9	0	.	46	35	31.4
Leduc City	348	264	31.8	91	53	71.7	439	317	38.5
Leduc County	110	97	13.4	0	0	.	110	97	13.4
Morinville Town	95	89	6.7	3	56	-94.6	98	145	-32.4
Parkland County	208	269	-22.7	11	3	266.7	219	272	-19.5
Spruce Grove City	414	386	7.3	119	149	-20.1	533	535	-0.4
St. Albert City	216	237	-8.9	139	289	-51.9	355	526	-32.5
Stony Plain Town	144	163	-11.7	186	47	295.7	330	210	57.1
Strathcona County	557	617	-9.72	407	315	29.21	964	932	3.43
Sturgeon County	214	151	41.72	0	0	.	214	151	41.72
Other Centres	62	66	-6.06	17	0	.	79	66	19.7
Total Rural Municipalities	2874	2796	2.8	1318	1212	8.8	4192	4008	4.6
Grand Total	5743	6616	-13.2	4534	3924	15.6	10277	10540	-2.5

Edmonton Residential Construction Digest

**Table 31a - Edmonton Metropolitan Area
Absorbed Single Units by Zone and House Type
For the Month of: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	1	0	.	0	1	-100.0	8	1	700.0	1	0	.	10
Northeast	0	4	-100.0	0	1	-100.0	10	36	-72.2	5	19	-73.7	15
Northwest	0	2	-100.0	1	1	0.0	23	33	-30.3	4	3	33.3	28
South Central	0	0	.	0	0	.	3	1	200.0	0	0	.	3
Southeast	3	0	.	1	1	0.0	46	76	-39.5	4	12	-66.7	54
Southwest	6	8	-25.0	0	2	-100.0	58	76	-23.7	3	3	0.0	67
West	2	6	-66.7	0	3	-100.0	25	56	-55.4	1	3	-66.7	28
Total Edmonton City	12	20	-40.0	2	9	-77.8	173	279	-38.0	18	40	-55.0	205
Beaumont Town	0	2	-100.0	0	0	.	8	35	-77.1	0	2	-100.0	8
Calmar Town	0	0	.	0	0	.	0	1	-100.0	0	1	-100.0	0
Devon Town	0	0	.	0	0	.	0	0	.	0	1	-100.0	0
Fort Saskatchewan City	0	1	-100.0	0	0	.	8	4	100.0	0	0	.	8
Gibbons Town	0	0	.	0	0	.	2	0	.	2	1	100.0	4
Leduc City	3	1	200.0	0	0	.	16	11	45.5	0	0	.	19
Leduc County	5	0	.	0	0	.	5	0	.	2	0	.	12
Morinville Town	1	1	0.0	0	0	.	2	10	-80.0	1	0	.	4
Parkland County	12	12	0.0	0	0	.	4	4	0.0	3	10	-70.0	19
Spruce Grove City	4	5	-20.0	1	0	.	21	17	23.5	1	2	-50.0	27
St. Albert City	5	6	-16.7	0	0	.	18	17	5.9	1	5	-80.0	24
Stony Plain Town	1	4	-75.0	0	0	.	3	8	-62.5	2	2	0.0	6
Strathcona County	7	10	-30	1	2	-50	31	48	-35.42	5	3	66.67	44
Sturgeon County	4	2	100	0	1	-100	10	6	66.67	5	2	150	19
Other Centres	0	0	.	0	1	-100	1	1	0	1	1	0	2
Total Rural Municipalities	42	44	-4.6	2	4	-50.0	129	162	-20.4	23	30	-23.3	196
Grand Total	54	64	-15.6	4	13	-69.2	302	441	-31.5	41	70	-41.4	401

Edmonton Residential Construction Digest

**Table 31b - Edmonton Metropolitan Area
Absorbed Single Units by Zone and House Type
Year to Date 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	14	6	133.3	2	3	-33.3	48	37	29.7	9	9	0.0	73
Northeast	17	19	-10.5	6	11	-45.5	251	497	-49.5	55	120	-54.2	329
Northwest	15	19	-21.1	6	9	-33.3	393	395	-0.5	46	58	-20.7	460
South Central	4	7	-42.9	0	0	.	39	30	30.0	2	1	100.0	45
Southeast	13	13	0.0	11	12	-8.3	556	630	-11.8	52	74	-29.7	632
Southwest	59	73	-19.2	13	13	0.0	809	1110	-27.1	23	34	-32.4	904
West	35	59	-40.7	1	11	-90.9	372	543	-31.5	18	27	-33.3	426
Total Edmonton City	157	196	-19.9	39	59	-33.9	2468	3242	-23.9	205	323	-36.5	2869
Beaumont Town	33	20	65.0	3	1	200.0	189	203	-6.9	24	35	-31.4	249
Calmar Town	1	0	.	0	0	.	0	1	-100.0	1	2	-50.0	2
Devon Town	4	1	300.0	0	0	.	6	11	-45.5	6	6	0.0	16
Fort Saskatchewan City	25	21	19.1	0	1	-100.0	170	108	57.4	7	12	-41.7	202
Gibbons Town	3	12	-75.0	16	13	23.1	9	6	50.0	9	4	125.0	37
Leduc City	54	32	68.8	1	0	.	274	211	29.9	19	21	-9.5	348
Leduc County	18	16	12.5	0	0	.	60	54	11.1	32	27	18.5	110
Morinville Town	5	6	-16.7	0	0	.	63	55	14.6	27	28	-3.6	95
Parkland County	111	137	-19.0	3	4	-25.0	54	48	12.5	40	80	-50.0	208
Spruce Grove City	28	55	-49.1	3	0	.	377	322	17.1	6	9	-33.3	414
St. Albert City	55	70	-21.4	0	1	-100.0	157	152	3.3	4	14	-71.4	216
Stony Plain Town	30	39	-23.1	5	0	.	95	93	2.2	14	31	-54.8	144
Strathcona County	132	119	10.92	22	45	-51.11	367	420	-12.62	36	33	9.09	557
Sturgeon County	42	37	13.51	16	7	128.57	104	68	52.94	52	39	33.33	214
Other Centres	15	21	-28.57	3	8	-62.5	21	19	10.53	23	18	27.78	62
Total Rural Municipalities	556	586	-5.1	72	80	-10.0	1946	1771	9.9	300	359	-16.4	2874
Grand Total	713	782	-8.8	111	139	-20.1	4414	5013	-12.0	505	682	-26.0	5743

Edmonton Residential Construction Digest

**Table 32a - Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
For the Month of: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	7	0	0	0	1	85	86	0	93
Northeast	3	0	0	0	15	0	15	3	21
Northwest	0	0	0	0	5	0	5	0	5
South Central	5	0	0	0	0	18	18	0	23
Southeast	15	0	0	0	16	0	16	0	31
Southwest	29	0	0	0	10	86	96	0	125
West	38	0	0	0	0	0	0	0	38
Total Edmonton City	97	0	0	0	47	189	236	3	336
Beaumont Town	2	0	0	0	10	0	10	0	12
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	16	0	0	0	7	7	14	3	33
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	1	0	0	0	16	3	19	0	20
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	2	0	0	0	0	0	0	0	2
St. Albert City	0	0	0	0	0	2	2	0	2
Stony Plain Town	11	0	0	0	0	0	0	0	11
Strathcona County	5	0	0	0	0	0	0	0	5
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	39	0	0	0	33	12	45	3	87
Grand Total	136	0	0	0	80	201	281	6	423

Edmonton Residential Construction Digest

**Table 32b - Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
Year to Date 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	60	6	0	6	11	299	310	0	376
Northeast	131	0	0	0	51	397	448	3	582
Northwest	2	0	0	0	108	59	167	0	169
South Central	14	0	4	4	14	215	229	0	247
Southeast	157	0	0	0	145	66	211	0	368
Southwest	278	0	37	37	187	553	740	16	1071
West	107	0	84	84	45	167	212	0	403
Total Edmonton City	749	6	125	131	561	1756	2317	19	3216
Beaumont Town	58	0	0	0	82	0	82	0	140
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	6	0	6	0	21
Fort Saskatchewan City	99	0	0	0	16	49	65	11	175
Gibbons Town	0	0	0	0	0	4	4	5	9
Leduc City	64	4	0	4	20	3	23	0	91
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	11	0	0	0	0	0	0	0	11
Spruce Grove City	73	0	0	0	46	0	46	0	119
St. Albert City	41	0	0	0	16	82	98	0	139
Stony Plain Town	94	0	0	0	32	60	92	0	186
Strathcona County	78	0	0	0	29	300	329	0	407
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	6	0	6	9	17
Total Rural Municipalities	538	4	0	4	253	498	751	25	1318
Grand Total	1287	10	125	135	814	2254	3068	44	4534

Edmonton Residential Construction Digest

**Table 33a - Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: NOV 2008**

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	457,300	457,300	.	.	713,763	631,300	686,500	686,500	685,390	630,750
Northeast	.	.	.	.	498,970	509,900	446,240	444,900	481,393	475,000
Northwest	.	.	327,900	327,900	433,913	419,900	515,725	525,000	441,814	429,900
South Central	.	.	.	.	854,433	865,000	.	.	854,433	865,000
Southeast	664,967	640,900	679,900	679,900	466,333	438,100	351,450	365,500	472,813	438,100
Southwest	781,667	527,700	.	.	644,597	565,700	488,067	495,800	649,863	537,000
West	1,245,200	1,245,200	.	.	742,984	554,700	439,400	439,400	768,014	556,650
Total Edmonton City	802,717	618,700	503,900	503,900	581,824	476,900	460,556	447,450	583,346	474,900
Beaumont Town	.	.	.	.	469,088	502,450	.	.	469,088	502,450
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	.	.	.	.	396,563	381,700	.	.	396,563	381,700
Gibbons Town	.	.	.	.	435,000	435,000	330,000	330,000	382,500	410,000
Leduc City	518,600	495,900	.	.	479,013	445,900	.	.	485,263	456,900
Leduc County	352,000	350,000	.	.	880,000	650,000	510,000	510,000	598,333	510,000
Morinville Town	429,000	429,000	.	.	401,000	401,000	479,900	479,900	427,725	427,000
Parkland County	615,189	654,750	.	.	751,500	747,000	359,180	453,840	603,463	651,000
Spruce Grove City	445,991	390,967	580,072	580,072	443,709	462,409	630,028	630,028	455,999	462,409
St. Albert City	590,480	629,000	.	.	672,139	593,600	531,700	531,700	649,275	593,600
Stony Plain Town	647,776	647,776	.	.	488,067	532,974	274,736	274,736	443,575	433,116
Strathcona County	661857	586000	527000	527000	675032	580000	519000	505000	651841	580000
Sturgeon County	317500	310000	.	.	621000	645000	418000	380000	503684	440000
Other Centres	.	.	.	.	359000	359000	681000	681000	520000	520000
Total Rural Municipalities	533,672	484,400	553,536	553,536	573,977	520,000	448,463	450,000	550,403	502,686
Grand Total	593,459	497,950	528,718	553,536	578,472	496,816	453,772	450,000	567,244	489,000

Edmonton Residential Construction Digest

**Table 33b - Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: Year to Date 2008**

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	418,114	364,650	378,300	378,300	645,873	544,050	408,178	340,000	565,558	468,500
Northeast	500,718	444,900	445,950	450,200	470,272	479,900	423,689	440,000	463,614	467,900
Northwest	476,193	480,000	386,433	350,400	457,412	464,900	434,476	450,000	454,805	461,250
South Central	807,200	858,500	.	.	765,410	695,000	874,000	874,000	773,951	698,200
Southeast	600,900	566,100	395,073	379,900	475,052	448,650	408,735	409,700	470,792	441,900
Southwest	689,524	626,100	383,346	390,300	583,528	533,500	486,848	495,800	585,107	534,750
West	709,868	659,500	622,500	622,500	565,749	500,250	448,312	436,300	571,753	501,200
Total Edmonton City	622,464	583,900	402,633	390,400	528,896	489,950	435,213	429,900	525,502	486,350
Beaumont Town	459,512	450,000	327,567	324,900	455,843	464,900	437,938	438,900	453,058	460,000
Calmar Town	270,000	270,000	.	.	.	.	410,000	410,000	340,000	340,000
Devon Town	486,225	475,000	.	.	536,317	536,450	497,467	487,500	509,225	522,500
Fort Saskatchewan City	638,204	649,000	.	.	463,255	430,250	456,529	432,500	484,674	439,950
Gibbons Town	283,333	280,000	293,125	290,000	347,778	340,000	294,444	270,000	305,946	290,000
Leduc City	519,631	488,750	354,900	354,900	450,697	447,900	488,342	479,900	463,210	452,500
Leduc County	352,778	325,000	.	.	696,083	650,000	532,344	500,000	592,273	575,000
Morinville Town	471,360	448,900	.	.	425,895	412,900	424,567	415,500	427,911	415,000
Parkland County	532,496	491,000	272,037	168,500	566,169	553,240	323,839	323,250	497,355	461,864
Spruce Grove City	378,850	367,340	461,491	439,000	386,164	371,181	389,927	348,672	386,270	371,541
St. Albert City	695,501	655,000	.	.	624,092	557,000	465,600	467,050	639,340	576,850
Stony Plain Town	388,159	373,675	317,725	324,000	335,634	324,881	303,998	300,449	342,879	332,774
Strathcona County	697,485	645,500	581,091	522,000	618,674	523,000	593,833	491,500	634,261	536,000
Sturgeon County	327857	320000	321875	315000	649327	590000	334231	340000	485187	415000
Other Centres	362097	310000	303333	310000	344567	340000	314330	310000	335596	319950
Total Rural Municipalities	542,864	489,250	398,067	337,400	499,093	460,000	416,423	410,000	496,400	457,726
Grand Total	560,042	500,000	399,671	360,000	515,760	478,500	424,028	420,000	510,928	470,000

Edmonton Residential Construction Digest

Table 34a - Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type
For the Month of: NOV 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	1	0	.	11	0	.	12	0	.
Northeast	8	1	700.0	6	0	.	14	1	1300.0
Northwest	18	1	1700.0	3	2	50.0	21	3	600.0
South Central	0	0	.	0	0	.	0	0	.
Southeast	24	18	33.3	10	2	400.0	34	20	70.0
Southwest	28	8	250.0	4	4	0.0	32	12	166.7
West	6	13	-53.9	12	0	.	18	13	38.5
Total Edmonton City	85	41	107.3	46	8	475.0	131	49	167.4
Beaumont Town	1	4	-75.0	0	0	.	1	4	-75.0
Calmar Town	0	0	.	0	0	.	0	0	.
Devon Town	0	0	.	0	0	.	0	0	.
Fort Saskatchewan City	6	2	200.0	17	4	325.0	23	6	283.3
Gibbons Town	0	0	.	0	0	.	0	0	.
Leduc City	10	0	.	4	0	.	14	0	.
Leduc County	0	0	.	0	0	.	0	0	.
Morinville Town	3	3	0.0	0	0	.	3	3	0.0
Parkland County	2	2	0.0	0	1	-100.0	2	3	-33.3
Spruce Grove City	11	9	22.2	0	1	-100.0	11	10	10.0
St. Albert City	10	11	-9.1	2	2	0.0	12	13	-7.7
Stony Plain Town	2	2	0.0	11	0	.	13	2	550.0
Strathcona County	7	3	133.33	1	2	-50	8	5	60
Sturgeon County	0	0	.	0	0	.	0	0	.
Other Centres	1	0	.	0	0	.	1	0	.
Total Rural Municipalities	53	36	47.2	35	10	250.0	88	46	91.3
Grand Total	138	77	79.2	81	18	350.0	219	95	130.5

Edmonton Residential Construction Digest

Table 34b - Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type
Year to Date 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	6	1	500.0	22	86	-74.4	28	87	-67.8
Northeast	76	54	40.7	15	0	.	91	54	68.5
Northwest	98	46	113.0	4	12	-66.7	102	58	75.9
South Central	5	3	66.7	2	42	-95.2	7	45	-84.4
Southeast	252	122	106.6	97	39	148.7	349	161	116.8
Southwest	168	144	16.7	94	173	-45.7	262	317	-17.4
West	51	39	30.8	115	2	5650.0	166	41	304.9
Total Edmonton City	656	409	60.4	349	354	-1.4	1005	763	31.7
Beaumont Town	66	10	560.0	4	5	-20.0	70	15	366.7
Calmar Town	0	0	.	0	0	.	0	0	.
Devon Town	7	3	133.3	0	0	.	7	3	133.3
Fort Saskatchewan City	96	39	146.2	54	79	-31.7	150	118	27.1
Gibbons Town	0	0	.	0	0	.	0	0	.
Leduc City	52	26	100.0	21	4	425.0	73	30	143.3
Leduc County	0	0	.	0	0	.	0	0	.
Morinville Town	42	16	162.5	3	1	200.0	45	17	164.7
Parkland County	32	11	190.9	2	1	100.0	34	12	183.3
Spruce Grove City	173	54	220.4	48	29	65.5	221	83	166.3
St. Albert City	82	68	20.6	30	28	7.1	112	96	16.7
Stony Plain Town	90	36	150.0	125	13	861.5	215	49	338.8
Strathcona County	91	42	116.7	11	6	83.3	102	48	112.5
Sturgeon County	0	0	.	0	0	.	0	0	.
Other Centres	13	0	.	0	0	.	13	0	.
Total Rural Municipalities	744	305	143.9	298	166	79.5	1042	471	121.2
Grand Total	1,400	714	96.1	647	520	24.4	2047	1234	65.9

Edmonton Residential Construction Digest

Table 35a - Edmonton Metropolitan Area
Absorbed Single Units from Inventory by Zone and House Type
For the Month of: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	0	0	.	0	0	.	1	0	.	0	0	.	1
Northeast	0	0	.	0	0	.	3	0	.	5	1	400.0	8
Northwest	0	0	.	1	0	.	15	1	1400.0	2	0	.	18
South Central	0	0	.	0	0	.	0	0	.	0	0	.	0
Southeast	0	0	.	0	1	-100.0	23	14	64.3	1	3	-66.7	24
Southwest	1	1	0.0	0	0	.	26	6	333.3	1	1	0.0	28
West	1	2	-50.0	0	0	.	5	9	-44.4	0	2	-100.0	6
Total Edmonton City	2	3	-33.3	1	1	0.0	73	30	143.3	9	7	28.6	85
Beaumont Town	0	0	.	0	0	.	1	3	-66.7	0	1	-100.0	1
Calmar Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Devon Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Fort Saskatchewan City	0	0	.	0	0	.	6	2	200.0	0	0	.	6
Gibbons Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Leduc City	1	0	.	0	0	.	9	0	.	0	0	.	10
Leduc County	0	0	.	0	0	.	0	0	.	0	0	.	0
Morinville Town	0	0	.	0	0	.	2	3	-33.3	1	0	.	3
Parkland County	2	2	0.0	0	0	.	0	0	.	0	0	.	2
Spruce Grove City	2	3	-33.3	0	0	.	9	5	80.0	0	1	-100.0	11
St. Albert City	1	3	-66.7	0	0	.	9	5	80.0	0	3	-100.0	10
Stony Plain Town	0	1	-100.0	0	0	.	1	0	.	1	1	0.0	2
Strathcona County	0	0	.	0	0	.	7	3	133.3	0	0	.	7
Sturgeon County	0	0	.	0	0	.	0	0	.	0	0	.	0
Other Centres	0	0	.	0	0	.	1	0	.	0	0	.	1
Total Rural Municipalities	6	9	-33.3	0	0	.	45	21	114.3	2	6	-66.7	53
Grand Total	8	12	-33.3	1	1	0.0	118	51	131.4	11	13	-15.4	138

Edmonton Residential Construction Digest

Table 35b - Edmonton Metropolitan Area
Absorbed Single Units from Inventory by Zone and House Type
Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	0	1	-100.0	0	0	.	4	0	.	2	0	.	6
Northeast	2	1	100.0	3	3	0.0	51	39	30.8	20	11	81.8	76
Northwest	3	2	50.0	4	3	33.3	81	37	118.9	10	4	150.0	98
South Central	0	0	.	0	0	.	5	3	66.7	0	0	.	5
Southeast	4	1	300.0	5	4	25.0	217	103	110.7	26	14	85.7	252
Southwest	7	4	75.0	3	2	50.0	151	137	10.2	7	1	600.0	168
West	5	6	-16.7	0	1	-100.0	45	27	66.7	1	5	-80.0	51
Total Edmonton City	21	15	40.0	15	13	15.4	554	346	60.1	66	35	88.6	656
Beaumont Town	9	0	.	2	0	.	49	9	444.4	6	1	500.0	66
Calmar Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Devon Town	1	0	.	0	0	.	3	3	0.0	3	0	.	7
Fort Saskatchewan City	4	6	-33.3	0	0	.	90	32	181.3	2	1	100.0	96
Gibbons Town	0	0	.	0	0	.	0	0	.	0	0	.	0
Leduc City	4	2	100.0	0	0	.	43	16	168.8	5	8	-37.5	52
Leduc County	0	0	.	0	0	.	0	0	.	0	0	.	0
Morinville Town	2	1	100.0	0	0	.	27	10	170.0	13	5	160.0	42
Parkland County	19	6	216.7	0	0	.	9	2	350.0	4	3	33.3	32
Spruce Grove City	13	9	44.4	0	0	.	159	41	287.8	1	4	-75.0	173
St. Albert City	18	18	0.0	0	0	.	63	46	37.0	1	4	-75.0	82
Stony Plain Town	12	6	100.0	5	0	.	66	19	247.4	7	11	-36.4	90
Strathcona County	17	3	466.7	2	4	-50.0	68	34	100.0	4	1	300.0	91
Sturgeon County	0	0	.	0	0	.	0	0	.	0	0	.	0
Other Centres	2	0	.	0	0	.	7	0	.	4	0	.	13
Total Rural Municipalities	101	51	98.0	9	4	125.0	584	212	175.5	50	38	31.6	744
Grand Total	122	66	84.9	24	17	41.2	1138	558	103.9	116	73	58.9	1400

Edmonton Residential Construction Digest

**Table 36a - Edmonton Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
For the Month of: NOV 2008**

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	0	0	0	1	6	7	0	11
Northeast	0	0	0	0	6	0	6	0	6
Northwest	0	0	0	0	3	0	3	0	3
South Central	0	0	0	0	0	0	0	0	0
Southeast	8	0	0	0	2	0	2	0	10
Southwest	4	0	0	0	0	0	0	0	4
West	12	0	0	0	0	0	0	0	12
Total Edmonton City	28	0	0	0	12	6	18	0	46
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	0	0	0	7	7	3	17
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	1	0	0	0	0	3	3	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	2	2	0	2
Stony Plain Town	11	0	0	0	0	0	0	0	11
Strathcona County	1	0	0	0	0	0	0	0	1
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	20	0	0	0	0	12	12	3	35
Grand Total	48	0	0	0	12	18	30	3	81

Edmonton Residential Construction Digest

Table 36b - Edmonton Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	13	0	0	0	3	6	9	0	22
Northeast	9	0	0	0	6	0	6	0	15
Northwest	0	0	0	0	4	0	4	0	4
South Central	2	0	0	0	0	0	0	0	2
Southeast	75	0	0	0	2	20	22	0	97
Southwest	55	0	37	37	2	0	2	0	94
West	31	0	84	84	0	0	0	0	115
Total Edmonton City	185	0	121	121	17	26	43	0	349
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	34	0	0	0	4	13	17	3	54
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	18	0	0	0	0	3	3	0	21
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	15	0	0	0	33	0	33	0	48
St. Albert City	24	0	0	0	4	2	6	0	30
Stony Plain Town	65	0	0	0	0	60	60	0	125
Strathcona County	8	0	0	0	3	0	3	0	11
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	173	0	0	0	44	78	122	3	298
Grand Total	358	0	121	121	61	104	165	3	647

Edmonton Residential Construction Digest

**Table 37a - Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type
For the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	9	2	350.0	82	17	382.4	91	19	379.0
Northeast	7	59	-88.1	15	35	-57.1	22	94	-76.6
Northwest	9	38	-76.3	2	0	.	11	38	-71.1
South Central	3	1	200.0	23	0	.	26	1	2500.0
Southeast	30	71	-57.8	21	5	320.0	51	76	-32.9
Southwest	39	81	-51.9	121	41	195.1	160	122	31.2
West	22	55	-60.0	26	16	62.5	48	71	-32.4
Total Edmonton City	119	307	-61.2	290	114	154.4	409	421	-2.9
Beaumont Town	7	35	-80.0	12	12	0.0	19	47	-59.6
Calmar Town	0	2	-100.0	0	0	.	0	2	-100.0
Devon Town	0	1	-100.0	0	0	.	0	1	-100.0
Fort Saskatchewan City	2	3	-33.3	16	0	.	18	3	500.0
Gibbons Town	4	1	300.0	0	0	.	4	1	300.0
Leduc City	9	12	-25.0	16	23	-30.4	25	35	-28.6
Leduc County	12	0	.	0	0	.	12	0	.
Morinville Town	1	8	-87.5	0	2	-100.0	1	10	-90.0
Parkland County	17	24	-29.2	2	0	.	19	24	-20.8
Spruce Grove City	16	15	6.7	2	5	-60.0	18	20	-10.0
St. Albert City	13	17	-23.5	0	2	-100.0	13	19	-31.6
Stony Plain Town	4	12	-66.7	0	2	-100.0	4	14	-71.4
Strathcona County	36	60	-40.0	4	16	-75.0	40	76	-47.4
Sturgeon County	19	11	72.73	0	0	.	19	11	72.73
Other Centres	1	3	-66.67	0	0	.	1	3	-66.67
Total Rural Municipalities	141	204	-30.9	52	62	-16.1	193	266	-27.4
Grand Total	260	511	-49.1	342	176	94.3	602	687	-12.4

Edmonton Residential Construction Digest

**Table 37b - Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type
Year to Date 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
North Central	67	54	24.1	442	251	76.1	509	305	66.9
Northeast	251	593	-57.7	567	273	107.7	818	866	-5.5
Northwest	360	435	-17.2	165	454	-63.7	525	889	-40.9
South Central	40	35	14.3	245	85	188.2	285	120	137.5
Southeast	378	607	-37.7	271	422	-35.8	649	1029	-36.9
Southwest	736	1086	-32.2	976	520	87.7	1712	1606	6.6
West	375	601	-37.6	288	402	-28.4	663	1003	-33.9
Total Edmonton City	2,207	3411	-35.3	2954	2407	22.7	5161	5818	-11.3
Beaumont Town	180	249	-27.7	136	111	22.5	316	360	-12.2
Calmar Town	2	3	-33.3	0	6	-100.0	2	9	-77.8
Devon Town	9	15	-40.0	21	4	425.0	30	19	57.9
Fort Saskatchewan City	103	103	0.0	121	95	27.4	224	198	13.1
Gibbons Town	37	35	5.7	9	0	.	46	35	31.4
Leduc City	296	238	24.4	70	73	-4.1	366	311	17.7
Leduc County	110	97	13.4	0	0	.	110	97	13.4
Morinville Town	53	73	-27.4	0	55	-100.0	53	128	-58.6
Parkland County	175	258	-32.2	9	2	350.0	184	260	-29.2
Spruce Grove City	239	332	-28.0	71	120	-40.8	310	452	-31.4
St. Albert City	132	169	-21.9	106	261	-59.4	238	430	-44.7
Stony Plain Town	54	127	-57.5	61	34	79.4	115	161	-28.6
Strathcona County	464	575	-19.3	396	309	28.2	860	884	-2.7
Sturgeon County	214	151	41.72	0	0	.	214	151	41.72
Other Centres	49	66	-25.76	17	0	.	66	66	0
Total Rural Municipalities	2,117	2491	-15.0	1017	1070	-5.0	3134	3561	-12.0
Grand Total	4,324	5902	-26.7	3971	3477	14.2	8295	9379	-11.6

Edmonton Residential Construction Digest

**Table 38a - Edmonton Metropolitan Area
Absorbed Single Units at Completion by Zone and House Type
For the Month of: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	1	0	.	0	1	-100.0	7	1	600.0	1	0	.	9
Northeast	0	4	-100.0	0	1	-100.0	7	36	-80.6	0	18	-100.0	7
Northwest	0	2	-100.0	0	1	-100.0	7	32	-78.1	2	3	-33.3	9
South Central	0	0	.	0	0	.	3	1	200.0	0	0	.	3
Southeast	3	0	.	1	0	.	23	62	-62.9	3	9	-66.7	30
Southwest	5	7	-28.6	0	2	-100.0	32	70	-54.3	2	2	0.0	39
West	1	4	-75.0	0	3	-100.0	20	47	-57.5	1	1	0.0	22
Total Edmonton City	10	17	-41.2	1	8	-87.5	99	249	-60.2	9	33	-72.7	119
Beaumont Town	0	2	-100.0	0	0	.	7	32	-78.1	0	1	-100.0	7
Calmar Town	0	0	.	0	0	.	0	1	-100.0	0	1	-100.0	0
Devon Town	0	0	.	0	0	.	0	0	.	0	1	-100.0	0
Fort Saskatchewan City	0	1	-100.0	0	0	.	2	2	0.0	0	0	.	2
Gibbons Town	0	0	.	0	0	.	2	0	.	2	1	100.0	4
Leduc City	2	1	100.0	0	0	.	7	11	-36.4	0	0	.	9
Leduc County	5	0	.	0	0	.	5	0	.	2	0	.	12
Morinville Town	1	1	0.0	0	0	.	0	7	-100.0	0	0	.	1
Parkland County	10	10	0.0	0	0	.	4	4	0.0	3	10	-70.0	17
Spruce Grove City	2	2	0.0	1	0	.	12	12	0.0	1	1	0.0	16
St. Albert City	4	3	33.3	0	0	.	8	12	-33.3	1	2	-50.0	13
Stony Plain Town	1	3	-66.7	0	0	.	2	8	-75.0	1	1	0.0	4
Strathcona County	7	10	-30.0	1	2	-50.0	24	45	-46.7	4	3	33.3	36
Sturgeon County	4	2	100	0	1	-100	10	6	66.67	5	2	150	19
Other Centres	0	0	.	0	1	-100	0	1	-100	1	1	0	1
Total Rural Municipalities	36	35	2.9	2	4	-50.0	83	141	-41.1	20	24	-16.7	141
Grand Total	46	52	-11.5	3	12	-75.0	182	390	-53.3	29	57	-49.1	260

Edmonton Residential Construction Digest

**Table 38b - Edmonton Metropolitan Area
Absorbed Single Units at Completion by Zone and House Type
Year to Date 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
North Central	14	5	180.0	2	3	-33.3	44	37	18.9	7	9	-22.2	67
Northeast	15	18	-16.7	3	8	-62.5	199	458	-56.6	34	109	-68.8	251
Northwest	12	17	-29.4	2	6	-66.7	310	358	-13.4	36	54	-33.3	360
South Central	4	7	-42.9	0	0	.	34	27	25.9	2	1	100.0	40
Southeast	9	12	-25.0	6	8	-25.0	337	527	-36.1	26	60	-56.7	378
Southwest	52	69	-24.6	10	11	-9.1	658	973	-32.4	16	33	-51.5	736
West	30	53	-43.4	1	10	-90.0	327	516	-36.6	17	22	-22.7	375
Total Edmonton City	136	181	-24.9	24	46	-47.8	1909	2896	-34.1	138	288	-52.1	2207
Beaumont Town	24	20	20.0	1	1	0.0	137	194	-29.4	18	34	-47.1	180
Calmar Town	1	0	.	0	0	.	0	1	-100.0	1	2	-50.0	2
Devon Town	3	1	200.0	0	0	.	3	8	-62.5	3	6	-50.0	9
Fort Saskatchewan City	20	15	33.3	0	1	-100.0	78	76	2.6	5	11	-54.6	103
Gibbons Town	3	12	-75.0	16	13	23.1	9	6	50.0	9	4	125.0	37
Leduc City	50	30	66.7	1	0	.	231	195	18.5	14	13	7.7	296
Leduc County	18	16	12.5	0	0	.	60	54	11.1	32	27	18.5	110
Morinville Town	3	5	-40.0	0	0	.	36	45	-20.0	14	23	-39.1	53
Parkland County	92	131	-29.8	3	4	-25.0	44	46	-4.4	36	77	-53.3	175
Spruce Grove City	14	46	-69.6	3	0	.	217	281	-22.8	5	5	0.0	239
St. Albert City	36	52	-30.8	0	1	-100.0	93	106	-12.3	3	10	-70.0	132
Stony Plain Town	18	33	-45.5	0	0	.	29	74	-60.8	7	20	-65.0	54
Strathcona County	115	116	-0.9	20	41	-51.2	298	386	-22.8	31	32	-3.1	464
Sturgeon County	42	37	13.51	16	7	128.57	104	68	52.94	52	39	33.33	214
Other Centres	13	21	-38.1	3	8	-62.5	14	19	-26.32	19	18	5.56	49
Total Rural Municipalities	452	535	-15.5	63	76	-17.1	1353	1559	-13.2	249	321	-22.4	2117
Grand Total	588	716	-17.9	87	122	-28.7	3262	4455	-26.8	387	609	-36.5	4324

Edmonton Residential Construction Digest

Table 39a - Edmonton Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
For the Month of: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	3	0	0	0	0	79	79	0	82
Northeast	3	0	0	0	9	0	9	3	15
Northwest	0	0	0	0	2	0	2	0	2
South Central	5	0	0	0	0	18	18	0	23
Southeast	7	0	0	0	14	0	14	0	21
Southwest	25	0	0	0	10	86	96	0	121
West	26	0	0	0	0	0	0	0	26
Total Edmonton City	69	0	0	0	35	183	218	3	290
Beaumont Town	2	0	0	0	10	0	10	0	12
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	9	0	0	0	7	0	7	0	16
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	16	0	16	0	16
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	2	0	0	0	0	0	0	0	2
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0	4
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	19	0	0	0	33	0	33	0	52
Grand Total	88	0	0	0	68	183	251	3	342

Edmonton Residential Construction Digest

Table 39b - Edmonton Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	47	12	69	81	8	293	301	13	442
Northeast	122	0	0	0	45	397	442	3	567
Northwest	2	0	0	0	104	59	163	0	165
South Central	12	0	4	4	14	215	229	0	245
Southeast	82	0	0	0	143	46	189	0	271
Southwest	222	0	0	0	185	553	738	16	976
West	76	0	0	0	45	167	212	0	288
Total Edmonton City	563	12	73	85	544	1730	2274	32	2954
Beaumont Town	54	0	0	0	82	0	82	0	136
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	6	0	6	0	21
Fort Saskatchewan City	65	0	0	0	12	36	48	8	121
Gibbons Town	0	0	0	0	0	4	4	5	9
Leduc City	46	4	0	4	20	0	20	0	70
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	9	0	0	0	0	0	0	0	9
Spruce Grove City	58	0	0	0	13	0	13	0	71
St. Albert City	14	0	0	0	12	80	92	0	106
Stony Plain Town	29	0	0	0	32	0	32	0	61
Strathcona County	70	0	0	0	26	300	326	0	396
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	6	0	6	9	17
Total Rural Municipalities	362	4	0	4	209	420	629	22	1017
Grand Total	925	16	73	89	753	2150	2903	54	3971

Edmonton Residential Construction Digest

**Table 40 - Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone
For the Month of: NOV 2008**

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	.	.	.
North Central	90.0	96.5	95.8
Northeast	70.0	83.3	78.6
Northwest	25.7	50.0	28.2
South Central	100.0	52.3	55.3
Southeast	57.7	42.0	50.0
Southwest	88.6	89.0	88.9
West	84.6	92.9	88.9
Total Edmonton City	66.1	79.5	75.1
Beaumont Town	100.0	100.0	100.0
Calmar Town	.	.	.
Devon Town	.	.	.
Fort Saskatchewan City	11.8	43.2	33.3
Gibbons Town	57.1	.	57.1
Leduc City	75.0	100.0	89.3
Leduc County	100.0	.	100.0
Morinville Town	33.3	0.0	11.1
Parkland County	94.4	100.0	95.0
Spruce Grove City	88.9	100.0	90.0
St. Albert City	68.4	.	68.4
Stony Plain Town	50.0	.	50.0
Strathcona County	85.7	100.0	87.0
Sturgeon County	100	.	100
Other Centres	50	.	50
Total Rural Municipalities	76.6	65.8	73.4
Grand Total	71.4	77.0	74.5

Edmonton Residential Construction Digest

**Table 41 - Alberta Major Centres of 10,000+ Population
Housing Starts for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	338	591	-42.81	237	185	28.11	575	776	-25.9
Edmonton	224	466	-51.93	55	625	-91.2	279	1091	-74.43
Grande Prairie	86	43	100	65	165	-60.61	151	208	-27.4
Lethbridge	73	63	15.87	16	10	60	89	73	21.92
Medicine Hat	24	32	-25	0	38	-100	24	70	-65.71
Red Deer	27	55	-50.91	35	97	-63.92	62	152	-59.21
Wood Buffalo	64	58	10.34	20	25	-20	84	83	1.2

Edmonton Residential Construction Digest

**Table 42 - Alberta Major Centres of 10,000+ Population
Housing Starts: Year-to-Date 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	4104	7385	-44.43	6931	5519	25.58	11035	12904	-14.48
Edmonton	2419	7337	-67.03	3872	6973	-44.47	6291	14310	-56.04
Grande Prairie	604	765	-21.05	357	829	-56.94	961	1594	-39.71
Lethbridge	718	855	-16.02	147	271	-45.76	865	1126	-23.18
Medicine Hat	383	435	-11.95	187	612	-69.44	570	1047	-45.56
Red Deer	325	928	-64.98	205	582	-64.78	530	1510	-64.9
Wood Buffalo	646	918	-29.63	809	972	-16.77	1455	1890	-23.02

Edmonton Residential Construction Digest

**Table 43 - Alberta Major Centres of 10,000+ Population
Housing Completions for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	353	783	-54.92	454	180	152.22	807	963	-16.2
Edmonton	364	688	-47.09	444	235	88.94	808	923	-12.46
Grande Prairie	52	34	52.94	95	103	-7.77	147	137	7.3
Lethbridge	90	42	114.29	23	2	1050	113	44	156.82
Medicine Hat	28	28	0	204	62	229.03	232	90	157.78
Red Deer	42	125	-66.4	14	46	-69.57	56	171	-67.25
Wood Buffalo	121	57	112.28	132	0	.	253	57	343.86

Edmonton Residential Construction Digest

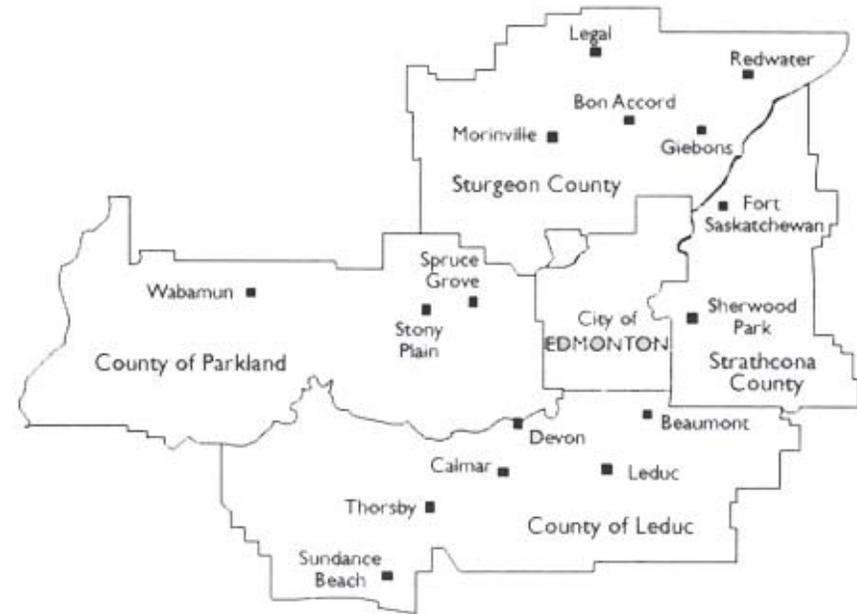
**Table 44 - Alberta Major Centres of 10,000+ Population
Housing Completions: Year-to-Date 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	6452	8269	-21.97	6916	3790	82.48	13368	12059	10.85
Edmonton	5915	6902	-14.3	4850	3921	23.69	10765	10823	-0.54
Grande Prairie	694	920	-24.57	581	357	62.75	1275	1277	-0.16
Lethbridge	736	664	10.84	145	154	-5.84	881	818	7.7
Medicine Hat	455	412	10.44	550	561	-1.96	1005	973	3.29
Red Deer	673	826	-18.52	181	217	-16.59	854	1043	-18.12
Wood Buffalo	338	584	-42.12	811	901	-9.99	1149	1485	-22.63

Edmonton Residential Construction Digest

**Table 45 - Alberta Major Centres of 10,000+ Population
Housing Under Construction for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	2761	5598	-50.68	8880	9574	-7.25	11641	15172	-23.27
Edmonton	2376	6287	-62.21	9295	10353	-10.22	11671	16640	-29.86
Grande Prairie	457	461	-0.87	647	946	-31.61	1104	1407	-21.54
Lethbridge	598	615	-2.76	226	223	1.35	824	838	-1.67
Medicine Hat	167	222	-24.77	78	477	-83.65	245	699	-64.95
Red Deer	222	605	-63.31	564	550	2.55	786	1155	-31.95
Wood Buffalo	1008	707	42.57	1454	1217	19.47	2462	1924	27.96



Edmonton Census Metropolitan Area

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at www.cmhc.ca

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

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

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

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

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

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

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

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

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.gc.ca; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

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

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



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

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

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

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data

- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables:
Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today! Click
www.cmhc.ca/housingmarketinformation to view, download or subscribe.

EQuilibrium™: Healthy Housing for a Healthy Environment.

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.