

HOUSING NOW

Edmonton CMA



Canada Mortgage and Housing Corporation

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New Home Market

Single-detached Housing Starts Improve in April

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 355 units in April compared with 683 units in April 2008. After four months of activity this year, total housing starts have amounted to 1,116 units across Greater Edmon-

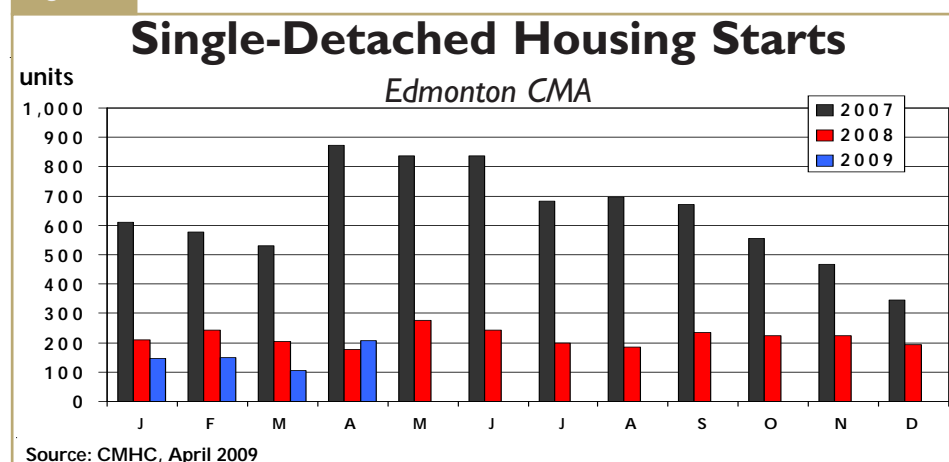
ton, down from 2,998 units recorded during January to April of 2008.

Builders poured foundations for 206 single-detached homes in April, representing an increase of almost 16 per cent from the 178 units started in April 2008. This represents the first year-over-year improvement in single-detached activity since June 2007. To the end of April, 607 single-detached homes began construction across Greater Edmonton, down

Table of contents

1-2	New Home Market
3	Map of Edmonton
4	Housing Now Report Tables
5-10	Summary by Market
11-13	Starts
14-16	Completions
17-18	Absorptions
19	Average Price
20	MLS Activity
21	Economic Indicators

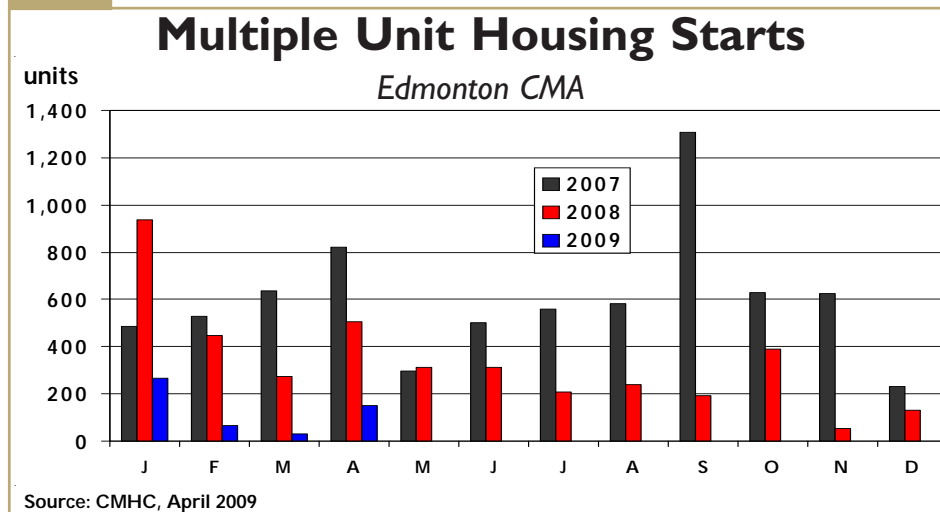
Figure 1



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Figure 2



from 835 units during the first four months of 2008. Singles under construction at the end of April stood at 1,776 units, representing a 60 per cent decline year-over-year and the lowest level since June 2001.

Single-detached completions totalled 247 units in April, for a decline of 57 per cent from the same month last year. This represented the ninth consecutive month of year-over-year declines in completions across Greater Edmonton. CMHC expects this trend to continue throughout 2009 due to the aforementioned large drop in singles under construction this year.

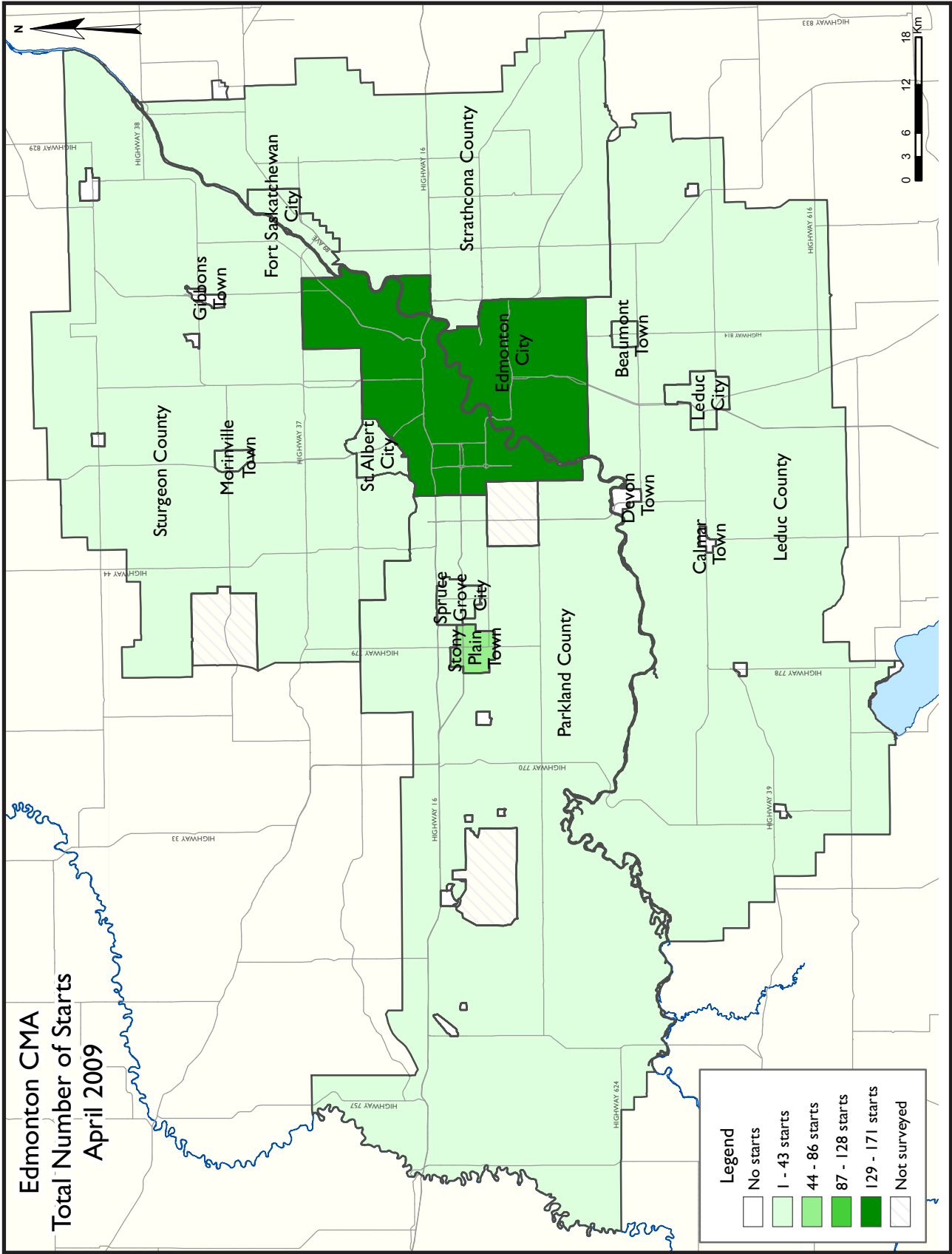
Single-detached units absorbed in April also fell by a large margin over this time last year but exceeded completions by 69 units. This allowed the inventory of completed and unoccupied singles to drop below 900 units for the first time since

February of last year. The median price for units absorbed in April stood at \$449,900, largely unchanged from April 2008.

Multi-family starts, which consist of semi-detached, row, and apartment units, remained on a downtrend in April. A 26 per cent year-over-year gain in row starts was offset by continued weakness in new apartment activity. Semi-detached, row, and apartment starts totalled 149 units in April, representing a decrease of about 71 per cent from the 505 multiple unit starts in the same month last year. Multiple starts have amounted to 509 units across Metro from January through April, down nearly 77 per cent from 2,163 multiple starts tallied in the first four months of 2008.

Multiple dwelling completions in April reached 154 units, down from 404 completions in the same month

of 2008. This contributed to a sizable 65 per cent year-over-year decline in absorptions. Nonetheless, absorptions in April exceeded completions and this resulted in a moderate decline in the standing inventory from the previous month. This was the second month in a row that low completion levels relative to last year allowed for an inventory reduction. Unabsorbed inventories, at 717 units, still remained well above the levels reported this time last year. Although units under construction were down by 28 per cent from April 2008, they are still high by historic standards. CMHC expects completions to pick up in the coming months, preventing the type of steady erosion of inventory observed in the singles market over the past year.



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 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2009	206	52	35	0	58	4	0	0	355
April 2008	176	56	7	1	83	355	5	0	683
% Change	17.0	-7.1	**	-100.0	-30.1	-98.9	-100.0	n/a	-48.0
Year-to-date 2009	607	142	39	0	84	148	0	96	1,116
Year-to-date 2008	827	196	19	1	339	1,601	15	0	2,998
% Change	-26.6	-27.6	105.3	-100.0	-75.2	-90.8	-100.0	n/a	-62.8
UNDER CONSTRUCTION									
April 2009	1,764	404	82	4	984	5,956	30	421	9,645
April 2008	4,452	1,022	85	22	1,666	7,578	40	489	15,354
% Change	-60.4	-60.5	-3.5	-81.8	-40.9	-21.4	-25.0	-13.9	-37.2
COMPLETIONS									
April 2009	247	46	11	0	43	54	0	0	401
April 2008	572	46	6	2	49	303	4	0	982
% Change	-56.8	0.0	83.3	-100.0	-12.2	-82.2	-100.0	n/a	-59.2
Year-to-date 2009	1,076	314	20	1	296	843	14	122	2,686
Year-to-date 2008	2,230	272	10	10	399	834	17	69	3,841
% Change	-51.7	15.4	100.0	-90.0	-25.8	1.1	-17.6	76.8	-30.1
COMPLETED & NOT ABSORBED									
April 2009	851	197	11	2	246	186	3	76	1,572
April 2008	930	136	1	1	67	57	3	0	1,195
% Change	-8.5	44.9	**	100.0	**	**	0.0	n/a	31.5
ABSORBED									
April 2009	316	48	10	0	45	62	0	0	481
April 2008	542	51	5	2	51	363	5	0	1,019
% Change	-41.7	-5.9	100.0	-100.0	-11.8	-82.9	-100.0	n/a	-52.8
Year-to-date 2009	1,204	285	20	4	228	812	14	46	2,613
Year-to-date 2008	2,137	260	5	9	378	844	12	121	3,766
% Change	-43.7	9.6	**	-55.6	-39.7	-3.8	16.7	-62.0	-30.6

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2009	105	20	35	0	7	4	0	0	171
April 2008	79	40	0	1	4	355	5	0	484
Beaumont Town									
April 2009	1	0	0	0	0	0	0	0	1
April 2008	6	0	0	0	0	0	0	0	6
Devon Town									
April 2009	2	0	0	0	0	0	0	0	2
April 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2009	14	10	0	0	0	0	0	0	24
April 2008	5	8	7	0	3	0	0	0	23
Leduc City									
April 2009	24	8	0	0	0	0	0	0	32
April 2008	4	0	0	0	72	0	0	0	76
Leduc County									
April 2009	3	2	0	0	0	0	0	0	5
April 2008	5	0	0	0	0	0	0	0	5
Morinville Town									
April 2009	3	0	0	0	0	0	0	0	3
April 2008	1	0	0	0	4	0	0	0	5
Parkland County									
April 2009	10	0	0	0	0	0	0	0	10
April 2008	0	0	0	0	0	0	0	0	0
Spruce Grove City									
April 2009	2	0	0	0	0	0	0	0	2
April 2008	13	2	0	0	0	0	0	0	15
St. Albert City									
April 2009	7	0	0	0	0	0	0	0	7
April 2008	9	0	0	0	0	0	0	0	9
Stony Plain Town									
April 2009	12	0	0	0	44	0	0	0	56
April 2008	5	4	0	0	0	0	0	0	9
Strathcona County									
April 2009	20	12	0	0	7	0	0	0	39
April 2008	34	2	0	0	0	0	0	0	36
Sturgeon County									
April 2009	5	0	0	0	0	0	0	0	5
April 2008	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
April 2009	1	0	0	0	0	0	0	0	1
April 2008	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2009	206	52	35	0	58	4	0	0	355
April 2008	176	56	7	1	83	355	5	0	683

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
April 2009	721	220	65	4	627	4,856	28	120	6,641
April 2008	2,071	580	53	12	1,087	5,975	36	286	10,100
Beaumont Town									
April 2009	32	4	0	0	18	50	0	35	139
April 2008	163	46	0	0	69	50	0	28	356
Devon Town									
April 2009	4	0	0	0	20	0	0	0	24
April 2008	23	0	0	0	27	0	0	0	50
Fort Saskatchewan City									
April 2009	66	40	0	0	30	212	0	0	348
April 2008	159	92	15	0	78	264	0	0	608
Leduc City									
April 2009	116	26	0	0	95	121	0	0	358
April 2008	376	60	0	0	124	168	4	0	732
Leduc County									
April 2009	53	2	0	0	0	0	0	0	55
April 2008	72	0	0	0	0	0	0	0	72
Morinville Town									
April 2009	31	2	4	0	53	108	0	0	198
April 2008	116	0	0	0	71	108	0	0	295
Parkland County									
April 2009	171	0	0	0	0	0	0	0	171
April 2008	226	0	3	0	10	0	0	0	239
Spruce Grove City									
April 2009	101	54	13	0	0	283	0	0	451
April 2008	300	84	0	0	12	283	0	0	679
St. Albert City									
April 2009	49	12	0	0	0	65	0	132	258
April 2008	172	36	0	0	9	88	0	41	346
Stony Plain Town									
April 2009	79	4	0	0	122	166	0	0	371
April 2008	113	100	0	0	85	65	0	0	363
Strathcona County									
April 2009	188	34	0	0	19	74	2	134	451
April 2008	373	22	0	10	88	556	0	134	1,183
Sturgeon County									
April 2009	122	0	0	0	0	0	0	0	122
April 2008	207	0	0	0	0	0	0	0	207
Remainder of the CMA									
April 2009	31	6	0	0	0	21	0	0	58
April 2008	81	2	14	0	6	21	0	0	124
Edmonton CMA									
April 2009	1,764	404	82	4	984	5,956	30	421	9,645
April 2008	4,452	1,022	85	22	1,666	7,578	40	489	15,354

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2009	121	22	0	0	24	54	0	0	221
April 2008	218	18	6	0	39	303	4	0	588
Beaumont Town									
April 2009	9	0	0	0	0	0	0	0	9
April 2008	52	0	0	0	0	0	0	0	52
Devon Town									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2009	11	12	7	0	2	0	0	0	32
April 2008	22	2	0	0	0	0	0	0	24
Leduc City									
April 2009	22	0	0	0	0	0	0	0	22
April 2008	52	4	0	0	0	0	0	0	56
Leduc County									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	16	0	0	0	0	0	0	0	16
Morinville Town									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	8	0	0	0	0	0	0	0	8
Parkland County									
April 2009	22	0	0	0	0	0	0	0	22
April 2008	34	0	0	0	0	0	0	0	34
Spruce Grove City									
April 2009	8	4	4	0	0	0	0	0	16
April 2008	50	4	0	0	0	0	0	0	54
St. Albert City									
April 2009	3	0	0	0	0	0	0	0	3
April 2008	14	2	0	0	0	0	0	0	16
Stony Plain Town									
April 2009	3	0	0	0	17	0	0	0	20
April 2008	20	2	0	0	0	0	0	0	22
Strathcona County									
April 2009	18	8	0	0	0	0	0	0	26
April 2008	60	14	0	2	10	0	0	0	86
Sturgeon County									
April 2009	14	0	0	0	0	0	0	0	14
April 2008	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
April 2009	4	0	0	0	0	0	0	0	4
April 2008	10	0	0	0	0	0	0	0	10
Edmonton CMA									
April 2009	247	46	11	0	43	54	0	0	401
April 2008	572	46	6	2	49	303	4	0	982

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2009	358	117	6	0	99	65	3	76	724
April 2008	366	66	1	0	7	8	3	0	451
Beaumont Town									
April 2009	49	5	0	0	5	0	0	0	59
April 2008	56	0	0	0	0	0	0	0	56
Devon Town									
April 2009	6	0	0	0	8	0	0	0	14
April 2008	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
April 2009	65	34	3	0	34	81	0	0	217
April 2008	73	12	0	0	9	46	0	0	140
Leduc City									
April 2009	74	1	0	0	15	27	0	0	117
April 2008	53	8	0	0	0	3	0	0	64
Leduc County									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
April 2009	47	4	1	0	18	0	0	0	70
April 2008	46	2	0	0	0	0	0	0	48
Parkland County									
April 2009	16	0	1	0	0	0	0	0	17
April 2008	16	2	0	0	0	0	0	0	18
Spruce Grove City									
April 2009	43	10	0	0	0	0	0	0	53
April 2008	83	9	0	0	38	0	0	0	130
St. Albert City									
April 2009	56	4	0	0	10	4	0	0	74
April 2008	77	16	0	0	2	0	0	0	95
Stony Plain Town									
April 2009	36	13	0	0	16	0	0	0	65
April 2008	50	20	0	0	0	0	0	0	70
Strathcona County									
April 2009	82	9	0	2	41	9	0	0	143
April 2008	98	1	0	1	11	0	0	0	111
Sturgeon County									
April 2009	2	0	0	0	0	0	0	0	2
April 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
April 2009	17	0	0	0	0	0	0	0	17
April 2008	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2009	851	197	11	2	246	186	3	76	1,572
April 2008	930	136	1	1	67	57	3	0	1,195

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

Table 1.1: Housing Activity Summary by Submarket
April 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2009	153	24	0	0	23	56	0	0	256
April 2008	223	25	5	0	39	303	5	0	600
Beaumont Town									
April 2009	12	0	0	0	0	0	0	0	12
April 2008	36	0	0	0	0	0	0	0	36
Devon Town									
April 2009	0	0	0	0	0	0	0	0	0
April 2008	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2009	9	7	5	0	1	2	0	0	24
April 2008	14	1	0	0	3	0	0	0	18
Leduc City									
April 2009	38	2	0	0	8	4	0	0	52
April 2008	50	4	0	0	0	0	0	0	54
Leduc County									
April 2009	6	0	0	0	0	0	0	0	6
April 2008	16	0	0	0	0	0	0	0	16
Morinville Town									
April 2009	13	0	0	0	0	0	0	0	13
April 2008	7	1	0	0	0	0	0	0	8
Parkland County									
April 2009	24	0	0	0	2	0	0	0	26
April 2008	29	0	0	0	0	0	0	0	29
Spruce Grove City									
April 2009	13	4	4	0	0	0	0	0	21
April 2008	46	2	0	0	3	0	0	0	51
St. Albert City									
April 2009	3	2	0	0	0	0	0	0	5
April 2008	17	2	0	0	1	0	0	0	20
Stony Plain Town									
April 2009	7	1	1	0	11	0	0	0	20
April 2008	16	2	0	0	0	60	0	0	78
Strathcona County									
April 2009	22	8	0	0	0	0	0	0	30
April 2008	56	14	0	2	5	0	0	0	77
Sturgeon County									
April 2009	14	0	0	0	0	0	0	0	14
April 2008	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
April 2009	2	0	0	0	0	0	0	0	2
April 2008	13	0	0	0	0	0	0	0	13
Edmonton CMA									
April 2009	316	48	10	0	45	62	0	0	481
April 2008	542	51	5	2	51	363	5	0	1,019

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

Table 2: Starts by Submarket and by Dwelling Type
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Edmonton City	105	81	20	44	42	4	4	355	171	484	-64.7
Beaumont Town	1	6	0	0	0	0	0	0	1	6	-83.3
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	14	5	10	8	0	10	0	0	24	23	4.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	24	4	8	16	0	56	0	0	32	76	-57.9
Leduc County	3	5	2	0	0	0	0	0	5	5	0.0
Morinville Town	3	1	0	0	0	4	0	0	3	5	-40.0
Parkland County	10	0	0	0	0	0	0	0	10	0	n/a
Spruce Grove City	2	13	0	2	0	0	0	0	2	15	-86.7
St. Albert City	7	9	0	0	0	0	0	0	7	9	-22.2
Stony Plain Town	12	5	0	4	44	0	0	0	56	9	**
Strathcona County	20	34	12	2	7	0	0	0	39	36	8.3
Sturgeon County	5	12	0	0	0	0	0	0	5	12	-58.3
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
Edmonton CMA	206	178	52	76	93	74	4	355	355	683	-48.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	315	431	86	180	56	97	162	1,247	619	1,955	-68.3
Beaumont Town	4	15	4	4	0	16	0	0	8	35	-77.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	3	0	6	0	15	0	0	0	24	-100.0
Fort Saskatchewan City	32	19	22	14	0	22	0	212	54	267	-79.8
Gibbons Town	2	4	0	0	0	0	0	0	2	4	-50.0
Leduc City	44	39	8	18	8	112	0	121	60	290	-79.3
Leduc County	13	29	2	0	0	0	0	0	15	29	-48.3
Morinville Town	12	15	0	4	4	28	0	0	16	47	-66.0
Parkland County	25	20	0	0	0	0	0	0	25	20	25.0
Spruce Grove City	22	61	10	20	0	8	0	0	32	89	-64.0
St. Albert City	12	17	0	0	0	0	82	0	94	17	**
Stony Plain Town	35	16	0	8	44	0	0	0	79	24	**
Strathcona County	64	98	14	10	7	0	0	0	85	108	-21.3
Sturgeon County	23	53	0	0	0	0	0	0	23	53	-56.6
Remainder of the CMA	4	15	0	0	0	0	0	21	4	36	-88.9
Edmonton CMA	607	835	146	264	119	298	244	1,601	1,116	2,998	-62.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Edmonton City	42	4	0	0	4	355	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	10	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	56	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	44	0	0	0	0	0	0	0
Strathcona County	7	0	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
Edmonton CMA	93	74	0	0	4	355	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	56	97	0	0	148	1,247	14	0
Beaumont Town	0	16	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	15	0	0	0	0	0	0
Fort Saskatchewan City	0	22	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	108	0	4	0	121	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	28	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	82	0
Stony Plain Town	44	0	0	0	0	0	0	0
Strathcona County	7	0	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	21	0	0
Edmonton CMA	119	294	0	4	148	1,601	96	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Edmonton City	160	119	11	360	0	5	171	484
Beaumont Town	1	6	0	0	0	0	1	6
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	24	20	0	3	0	0	24	23
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	32	4	0	72	0	0	32	76
Leduc County	5	5	0	0	0	0	5	5
Morinville Town	3	1	0	4	0	0	3	5
Parkland County	10	0	0	0	0	0	10	0
Spruce Grove City	2	15	0	0	0	0	2	15
St. Albert City	7	9	0	0	0	0	7	9
Stony Plain Town	12	9	44	0	0	0	56	9
Strathcona County	32	36	7	0	0	0	39	36
Sturgeon County	5	12	0	0	0	0	5	12
Remainder of the CMA	0	1	0	0	0	0	0	1
Edmonton CMA	293	239	62	439	0	5	355	683

Table 2.5: Starts by Submarket and by Intended Market
January - April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	432	575	173	1,369	14	11	619	1,955
Beaumont Town	8	17	0	18	0	0	8	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	3	0	21	0	0	0	24
Fort Saskatchewan City	54	40	0	227	0	0	54	267
Gibbons Town	2	4	0	0	0	0	2	4
Leduc City	52	41	8	245	0	4	60	290
Leduc County	15	29	0	0	0	0	15	29
Morinville Town	16	15	0	32	0	0	16	47
Parkland County	25	20	0	0	0	0	25	20
Spruce Grove City	32	81	0	8	0	0	32	89
St. Albert City	12	17	0	0	82	0	94	17
Stony Plain Town	35	24	44	0	0	0	79	24
Strathcona County	78	108	7	0	0	0	85	108
Sturgeon County	23	53	0	0	0	0	23	53
Remainder of the CMA	4	15	0	21	0	0	4	36
Edmonton CMA	788	1,042	232	1,941	96	15	1,116	2,998

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	% Change
Edmonton City	121	222	30	28	16	35	54	303	221	588	-62.4
Beaumont Town	9	52	0	0	0	0	0	0	9	52	-82.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	11	22	14	2	7	0	0	0	32	24	33.3
Gibbons Town	1	6	0	0	0	0	0	0	1	6	-83.3
Leduc City	22	52	0	4	0	0	0	0	22	56	-60.7
Leduc County	6	16	0	0	0	0	0	0	6	16	-62.5
Morinville Town	6	8	0	0	0	0	0	0	6	8	-25.0
Parkland County	22	34	0	0	0	0	0	0	22	34	-35.3
Spruce Grove City	8	50	4	4	4	0	0	0	16	54	-70.4
St. Albert City	3	14	0	2	0	0	0	0	3	16	-81.3
Stony Plain Town	3	20	4	2	13	0	0	0	20	22	-9.1
Strathcona County	18	62	8	16	0	8	0	0	26	86	-69.8
Sturgeon County	14	16	0	0	0	0	0	0	14	16	-12.5
Remainder of the CMA	3	4	0	0	0	0	0	0	3	4	-25.0
Edmonton CMA	247	578	60	58	40	43	54	303	401	982	-59.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	567	1,121	242	224	137	217	680	783	1,626	2,345	-30.7
Beaumont Town	32	116	14	18	8	34	28	0	82	168	-51.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	2	0	12	10	0	0	0	14	14	0.0
Fort Saskatchewan City	32	80	38	8	7	0	0	79	77	167	-53.9
Gibbons Town	6	12	0	0	0	0	0	4	6	16	-62.5
Leduc City	82	120	40	12	44	0	84	0	250	132	89.4
Leduc County	28	43	0	0	0	0	0	0	28	43	-34.9
Morinville Town	24	38	4	0	0	0	0	0	28	38	-26.3
Parkland County	58	75	0	6	3	0	0	0	61	81	-24.7
Spruce Grove City	59	157	28	32	4	36	0	0	91	225	-59.6
St. Albert City	21	69	0	2	8	12	0	41	29	124	-76.6
Stony Plain Town	21	50	6	26	13	0	0	0	40	76	-47.4
Strathcona County	73	270	14	34	24	16	173	0	284	320	-11.3
Sturgeon County	53	58	0	0	0	0	0	0	53	58	-8.6
Remainder of the CMA	17	34	0	0	0	0	0	0	17	34	-50.0
Edmonton CMA	1,077	2,245	386	374	258	315	965	907	2,686	3,841	-30.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Edmonton City	16	35	0	0	54	303	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	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	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	13	0	0	0	0	0	0	0
Strathcona County	0	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	40	43	0	0	54	303	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	137	205	0	12	586	714	94	69
Beaumont Town	8	34	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	0	0	0	79	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	44	0	0	0	84	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	3	0	0	0	0	0	0	0
Spruce Grove City	4	36	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	41	0	0
Stony Plain Town	13	0	0	0	0	0	0	0
Strathcona County	24	16	0	0	173	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
Edmonton CMA	258	303	0	12	843	838	122	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008	April 2009	April 2008
Edmonton City	143	242	78	342	0	4	221	588
Beaumont Town	9	52	0	0	0	0	9	52
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	30	24	2	0	0	0	32	24
Gibbons Town	1	6	0	0	0	0	1	6
Leduc City	22	56	0	0	0	0	22	56
Leduc County	6	16	0	0	0	0	6	16
Morinville Town	6	8	0	0	0	0	6	8
Parkland County	22	34	0	0	0	0	22	34
Spruce Grove City	16	54	0	0	0	0	16	54
St. Albert City	3	16	0	0	0	0	3	16
Stony Plain Town	3	22	17	0	0	0	20	22
Strathcona County	26	74	0	12	0	0	26	86
Sturgeon County	14	16	0	0	0	0	14	16
Remainder of the CMA	3	4	0	0	0	0	3	4
Edmonton CMA	304	624	97	354	0	4	401	982

Table 3.5: Completions by Submarket and by Intended Market
January - April 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	760	1,290	758	969	108	86	1,626	2,345
Beaumont Town	46	122	8	46	28	0	82	168
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	2	10	12	0	0	14	14
Fort Saskatchewan City	75	86	2	81	0	0	77	167
Gibbons Town	6	12	0	4	0	0	6	16
Leduc City	114	132	136	0	0	0	250	132
Leduc County	28	43	0	0	0	0	28	43
Morinville Town	28	38	0	0	0	0	28	38
Parkland County	61	81	0	0	0	0	61	81
Spruce Grove City	91	189	0	36	0	0	91	225
St. Albert City	21	71	8	53	0	0	29	124
Stony Plain Town	23	76	17	0	0	0	40	76
Strathcona County	83	278	201	42	0	0	284	320
Sturgeon County	53	58	0	0	0	0	53	58
Remainder of the CMA	17	34	0	0	0	0	17	34
Edmonton CMA	1,410	2,512	1,140	1,243	136	86	2,686	3,841

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2009	15	9.8	51	33.3	44	28.8	13	8.5	30	19.6	153	469,900	533,985
April 2008	25	11.1	73	32.3	70	31.0	34	15.0	24	10.6	226	473,400	496,310
Year-to-date 2009	40	6.6	161	26.7	162	26.9	76	12.6	163	27.1	602	509,900	613,871
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
Beaumont Town													
April 2009	0	0.0	6	50.0	2	16.7	3	25.0	1	8.3	12	439,950	473,292
April 2008	2	5.6	11	30.6	20	55.6	2	5.6	1	2.8	36	464,950	462,369
Year-to-date 2009	2	6.1	11	33.3	12	36.4	6	18.2	2	6.1	33	479,900	485,661
Year-to-date 2008	14	12.5	43	38.4	46	41.1	8	7.1	1	0.9	112	448,900	442,768
Calmar Town													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	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	--	--
Devon Town													
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Fort Saskatchewan City													
April 2009	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
April 2008	0	0.0	11	78.6	2	14.3	0	0.0	1	7.1	14	415,950	447,571
Year-to-date 2009	5	11.1	25	55.6	8	17.8	3	6.7	4	8.9	45	406,800	450,069
Year-to-date 2008	2	3.7	25	46.3	14	25.9	2	3.7	11	20.4	54	450,300	508,063
Gibbons Town													
April 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2008	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	6	60.0	3	30.0	1	10.0	0	0.0	0	0.0	10	275,000	324,000
Year-to-date 2008	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	295,000	303,333
Leduc City													
April 2009	4	10.5	15	39.5	8	21.1	8	21.1	3	7.9	38	458,900	486,797
April 2008	10	20.0	23	46.0	13	26.0	2	4.0	2	4.0	50	408,900	424,016
Year-to-date 2009	11	11.0	30	30.0	39	39.0	16	16.0	4	4.0	100	469,950	479,398
Year-to-date 2008	18	16.2	46	41.4	38	34.2	7	6.3	2	1.8	111	437,900	434,201
Leduc County													
April 2009	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	--	--
April 2008	0	0.0	2	12.5	9	56.3	3	18.8	2	12.5	16	500,000	579,063
Year-to-date 2009	2	7.1	1	3.6	2	7.1	9	32.1	14	50.0	28	637,500	688,929
Year-to-date 2008	3	7.0	4	9.3	17	39.5	14	32.6	5	11.6	43	525,000	542,209
Morinville Town													
April 2009	3	23.1	9	69.2	0	0.0	0	0.0	1	7.7	13	370,000	415,962
April 2008	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	9	23.7	24	63.2	3	7.9	0	0.0	2	5.3	38	390,200	429,616
Year-to-date 2008	1	4.2	18	75.0	3	12.5	2	8.3	0	0.0	24	421,400	434,858

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2009	9	37.5	9	37.5	0	0.0	0	0.0	6	25.0	24	399,500	459,348
April 2008	7	24.1	12	41.4	5	17.2	2	6.9	3	10.3	29	411,500	428,714
Year-to-date 2009	16	23.2	19	27.5	5	7.2	3	4.3	26	37.7	69	441,000	550,499
Year-to-date 2008	22	31.0	21	29.6	12	16.9	8	11.3	8	11.3	71	421,900	426,965
Spruce Grove City													
April 2009	7	53.8	3	23.1	1	7.7	1	7.7	1	7.7	13	349,900	382,088
April 2008	24	52.2	21	45.7	0	0.0	1	2.2	0	0.0	46	336,095	346,554
Year-to-date 2009	17	24.3	36	51.4	13	18.6	2	2.9	2	2.9	70	382,742	400,848
Year-to-date 2008	66	50.0	57	43.2	8	6.1	1	0.8	0	0.0	132	352,431	355,077
St. Albert City													
April 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
April 2008	0	0.0	3	17.6	4	23.5	5	29.4	5	29.4	17	579,200	581,729
Year-to-date 2009	0	0.0	0	0.0	7	25.0	3	10.7	18	64.3	28	700,050	764,371
Year-to-date 2008	0	0.0	8	11.1	22	30.6	23	31.9	19	26.4	72	581,250	656,910
Stony Plain Town													
April 2009	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
April 2008	9	56.3	4	25.0	3	18.8	0	0.0	0	0.0	16	340,871	349,931
Year-to-date 2009	15	60.0	8	32.0	2	8.0	0	0.0	0	0.0	25	311,663	329,078
Year-to-date 2008	36	70.6	8	15.7	6	11.8	1	2.0	0	0.0	51	316,976	327,856
Strathcona County													
April 2009	0	0.0	5	22.7	8	36.4	3	13.6	6	27.3	22	528,500	658,545
April 2008	1	1.7	10	17.2	26	44.8	7	12.1	14	24.1	58	513,000	560,177
Year-to-date 2009	0	0.0	14	14.7	40	42.1	10	10.5	31	32.6	95	540,000	677,495
Year-to-date 2008	5	2.0	46	18.4	101	40.4	36	14.4	62	24.8	250	518,500	593,537
Sturgeon County													
April 2009	4	28.6	6	42.9	1	7.1	0	0.0	3	21.4	14	390,000	505,357
April 2008	2	12.5	5	31.3	4	25.0	0	0.0	5	31.3	16	465,000	530,000
Year-to-date 2009	8	15.4	14	26.9	7	13.5	8	15.4	15	28.8	52	490,000	593,750
Year-to-date 2008	17	29.3	12	20.7	7	12.1	7	12.1	15	25.9	58	445,000	486,897
Remainder of the CMA													
April 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2008	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2008	15	55.6	11	40.7	0	0.0	0	0.0	1	3.7	27	321,000	334,719
Edmonton CMA													
April 2009	50	15.8	111	35.1	66	20.9	31	9.8	58	18.4	316	449,900	513,481
April 2008	87	15.9	188	34.4	157	28.7	58	10.6	57	10.4	547	449,950	473,893
Year-to-date 2009	137	11.3	347	28.7	305	25.2	138	11.4	281	23.3	1,208	490,000	570,187
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

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2009**

Submarket	April 2009	April 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	533,985	496,310	7.6	613,871	483,478	27.0
Beaumont Town	473,292	462,369	2.4	485,661	442,768	9.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	--	447,571	n/a	450,069	508,063	-11.4
Gibbons Town	--	--	n/a	324,000	303,333	6.8
Leduc City	486,797	424,016	14.8	479,398	434,201	10.4
Leduc County	--	579,063	n/a	688,929	542,209	27.1
Morinville Town	415,962	--	n/a	429,616	434,858	-1.2
Parkland County	459,348	428,714	7.1	550,499	426,965	28.9
Spruce Grove City	382,088	346,554	10.3	400,848	355,077	12.9
St. Albert City	--	581,729	n/a	764,371	656,910	16.4
Stony Plain Town	--	349,931	n/a	329,078	327,856	0.4
Strathcona County	658,545	560,177	17.6	677,495	593,537	14.1
Sturgeon County	505,357	530,000	-4.6	593,750	486,897	21.9
Remainder of the CMA	--	--	n/a	--	334,719	n/a
Edmonton CMA	513,481	473,893	8.4	570,187	482,565	18.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,405	2,999	2,654	52.9	312,127	-7.4	315,993
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	4,071	-29.8		11,228			338,520	6.4	
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	YTD 2008	5,894	-28.5		15,698			338,028	3.7	
	YTD 2009	5,028	-14.7		10,973			311,317	-7.9	

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

¹Source: CREA

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

Table 6: Economic Indicators
April 2009

		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						
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	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25		120.5	621	5.4	73.1	899
	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 duster-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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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