HOUSING MARKET INFORMATION

# HOUSING NOW
## Calgary CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

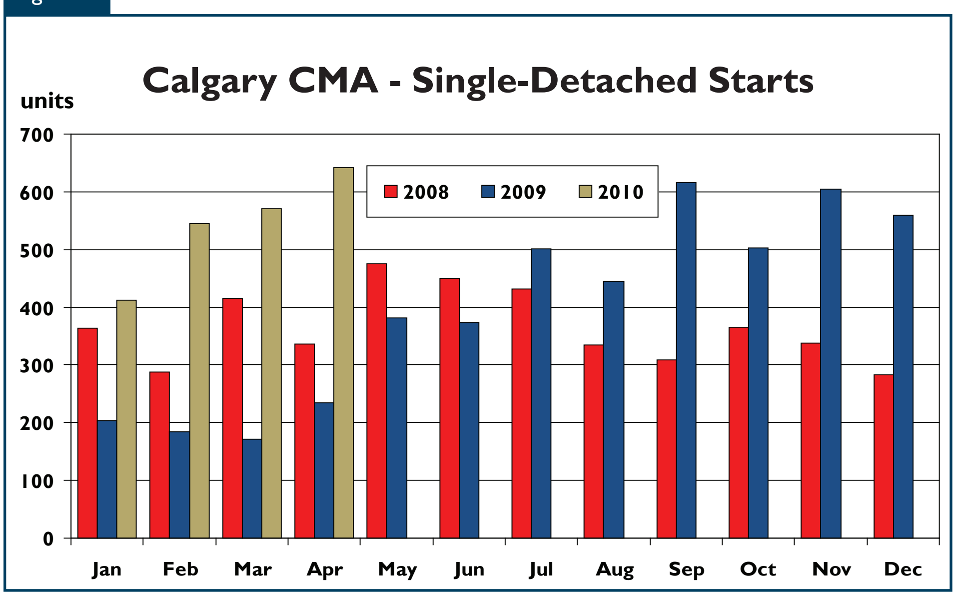
## New Home Market

### Total housing starts continue to increase in April

Total housing starts in the Calgary Census Metropolitan Area (CMA) reached 909 units in April 2010, up from 321 units in the previous year. This represents a considerable turnaround compared to April 2009 when total housing starts were down 71 per cent year-over-year. To the end of April, total housing starts increased nearly three-fold from 1,067 units in 2009 to 3,070 units in 2010.

Single-detached builders started work on 642 homes in April 2010, up from 234 units started a year earlier. The 174 per cent year-over-year gain in production was pronounced as April starts in 2009 fell to their lowest level since 1987. Since the

Figure 1




Source: CMHC

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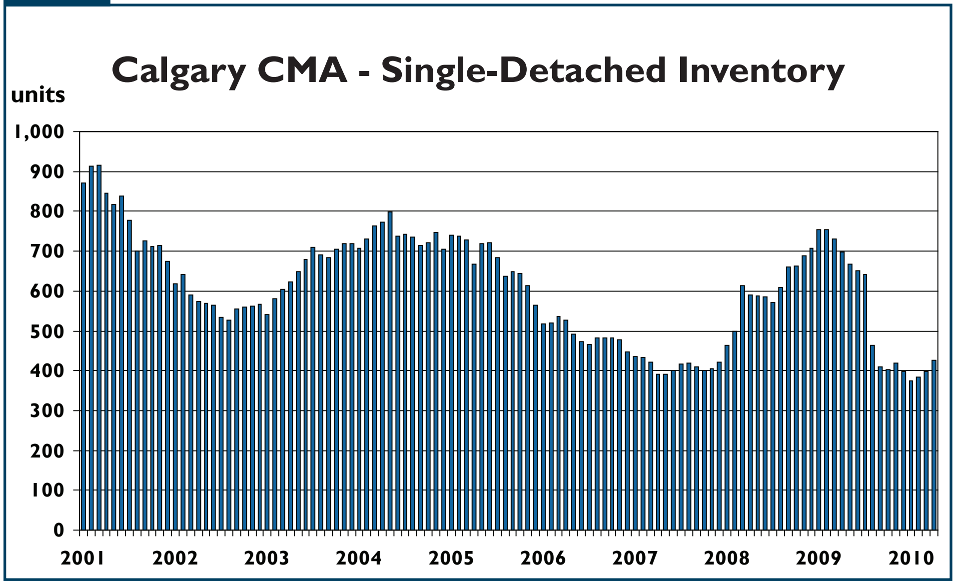



Source: CMHC

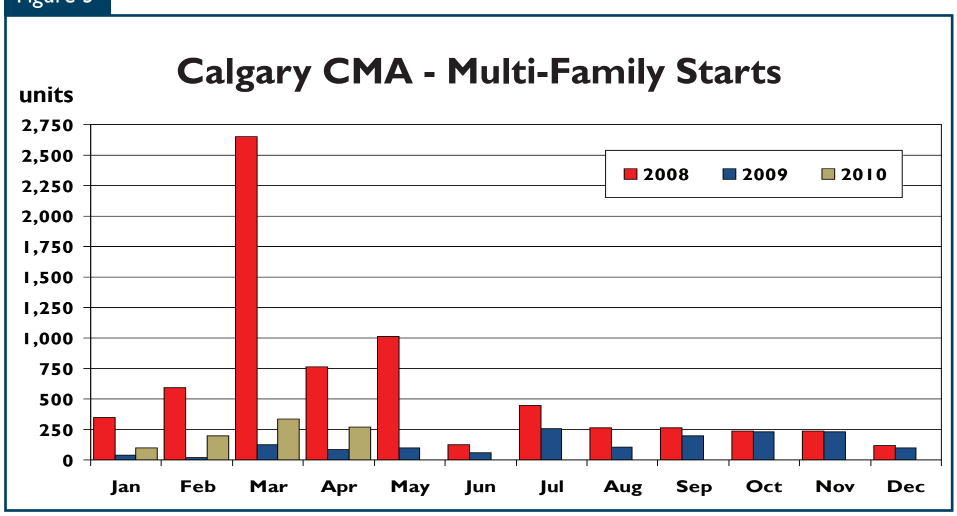
beginning of 2009, inventory levels have moved lower and the economic outlook has turned more positive, providing builders an opportunity to increase activity. To the end of April, the foundations for 2,170 units were poured, an increase from 793 units in 2009.

Inventory levels have been creeping upwards for the last several months, but still remain below 2009 levels. The number of complete and unabsorbed single-detached units increased from 374 units in January to 426 units in April. The steady lift in inventory is partly due to more homes reaching completion. In February, March, and April, completions were up 44, 49 and 71 per cent year-over-year, respectively. Many of the homes that are nearing completion were started in the latter half of 2009, when the housing market was picking up. Despite the rise, inventories in April were down 39 per cent from the previous year.

The median absorbed price, which is less influenced than the average by extreme values, reached $419,685 in April, down 12 per cent from the previous year when it was $478,600. Readers should note that the absorbed price reflects units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated.

In April, multi-family starts, which include semi-detached, row and apartment units, rose from 87 units in 2009 to 267 units in 2010. Of the multi-family units started, 117 were row, 94 were semi-detached, and the remainder were apartment units. Although production of all three types of multi-family units has outpaced 2009 levels, the rise in row construction has been particularly strong. There have been a total of 341 row units started in the first four months of the year, up from 44 units compared to 2009 and an increase of 19 per cent from the 2000-2009 average of 286 units. To the end of April, total multi-family starts rose

Figure 3

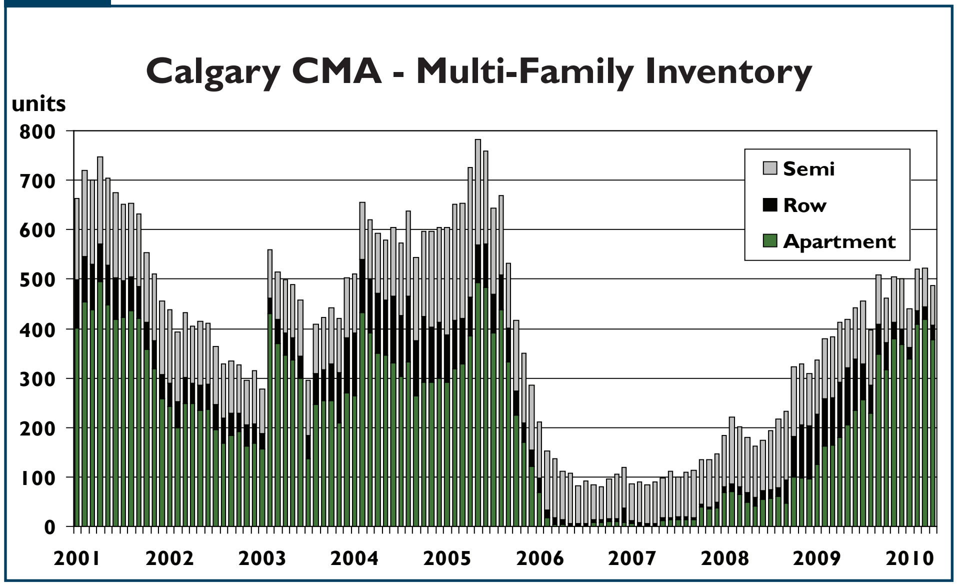



Source: CMHC

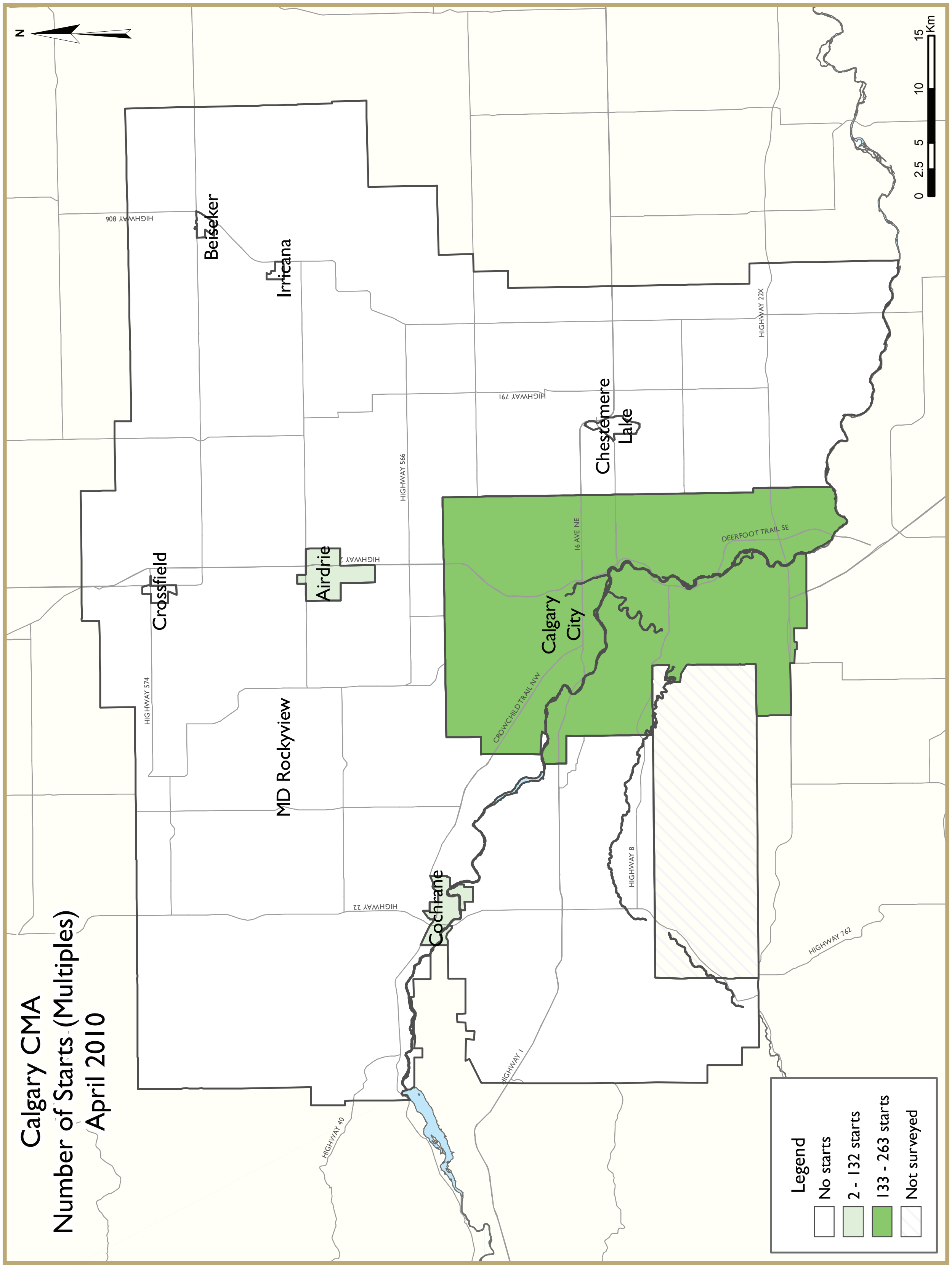
from 274 units in 2009 to 900 multi-family units in 2010. Despite the gains in multi-family production, elevated apartment inventories have kept production relatively low by historical standards.

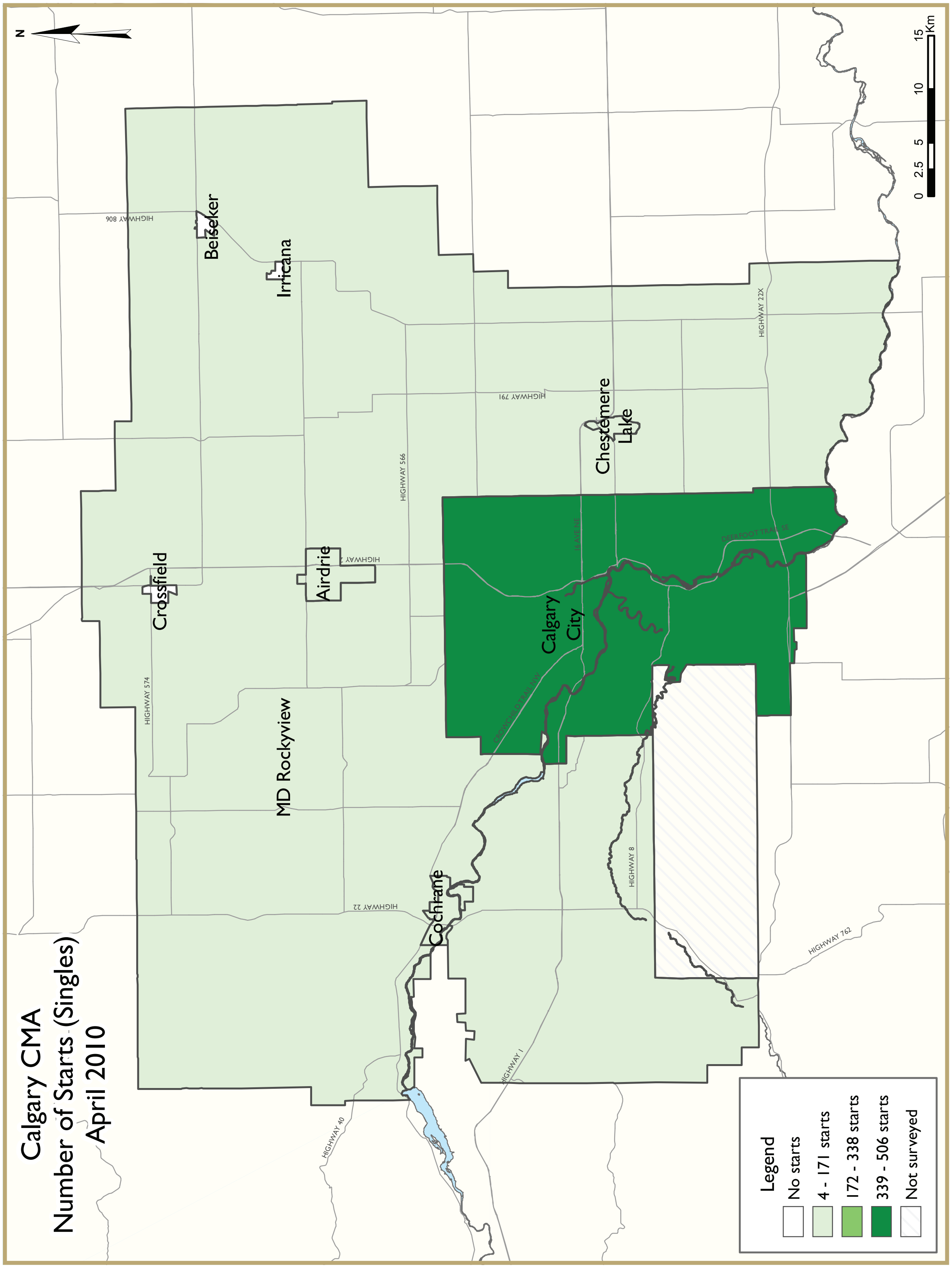
Multi-family builders completed work on 101 units in April, down 56 per cent from the previous year. The decline was not only due to fewer semi-detached and row units reaching completion, but there were also zero apartment units that finished construction. With 42 apartment absorptions in April, apartment inventories declined for the first time this year on a month-over-month basis from 419 units in March to 377 units in April, while semi-detached and row inventories moved slightly higher. Multi-family inventories continue to remain elevated, sitting at 488 units in April, up 18 per cent from a year prior.

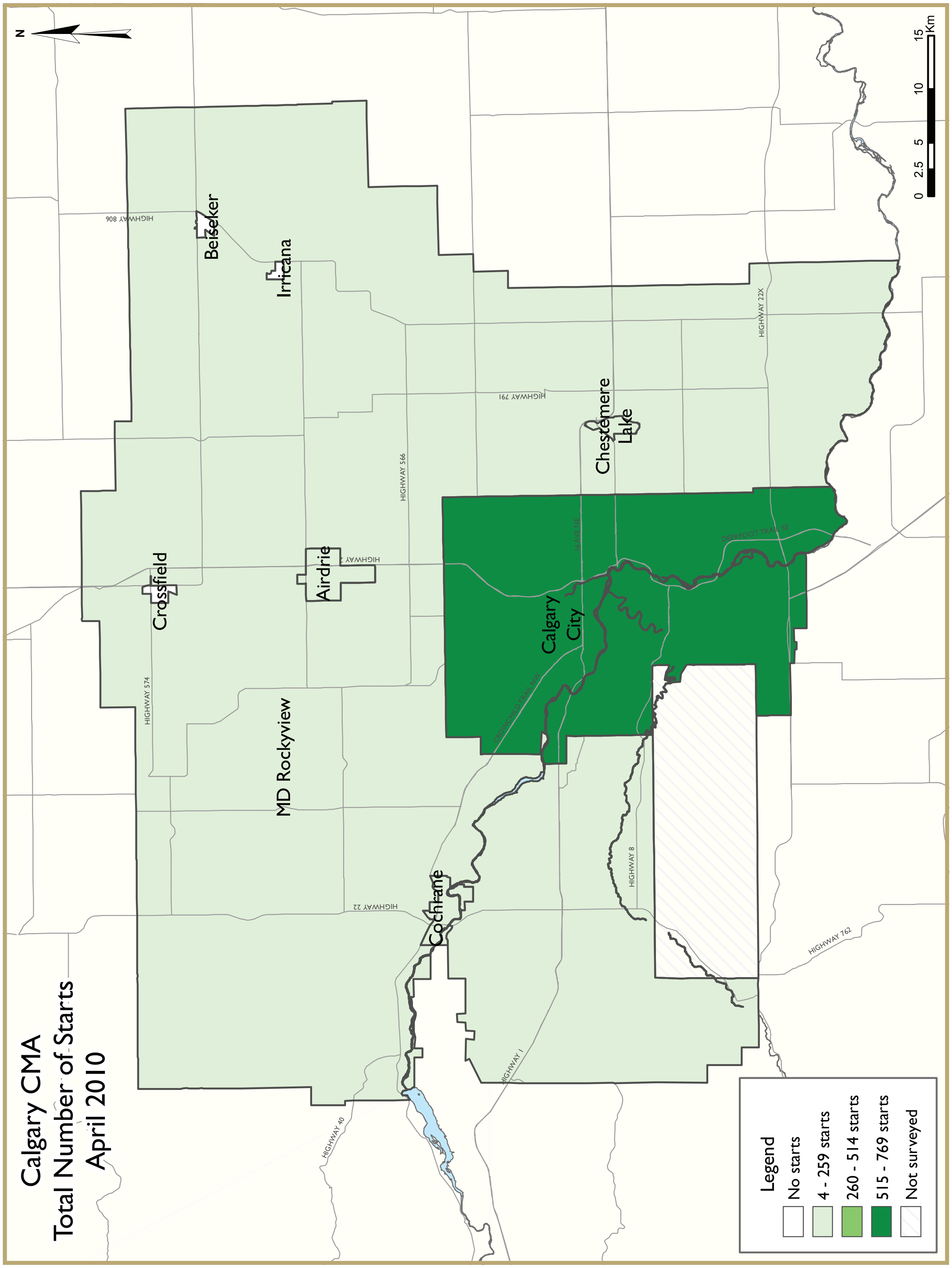
Figure 4

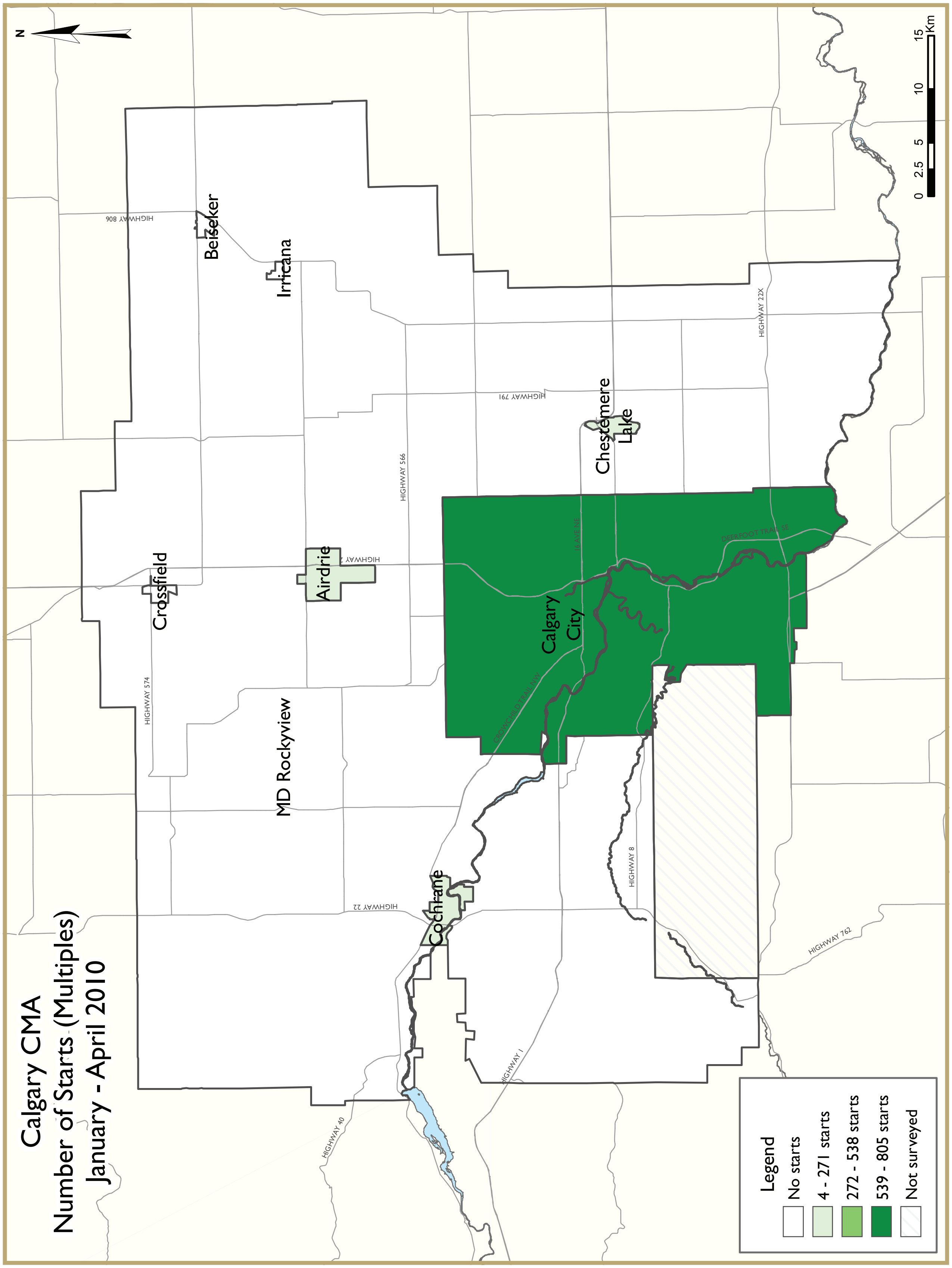


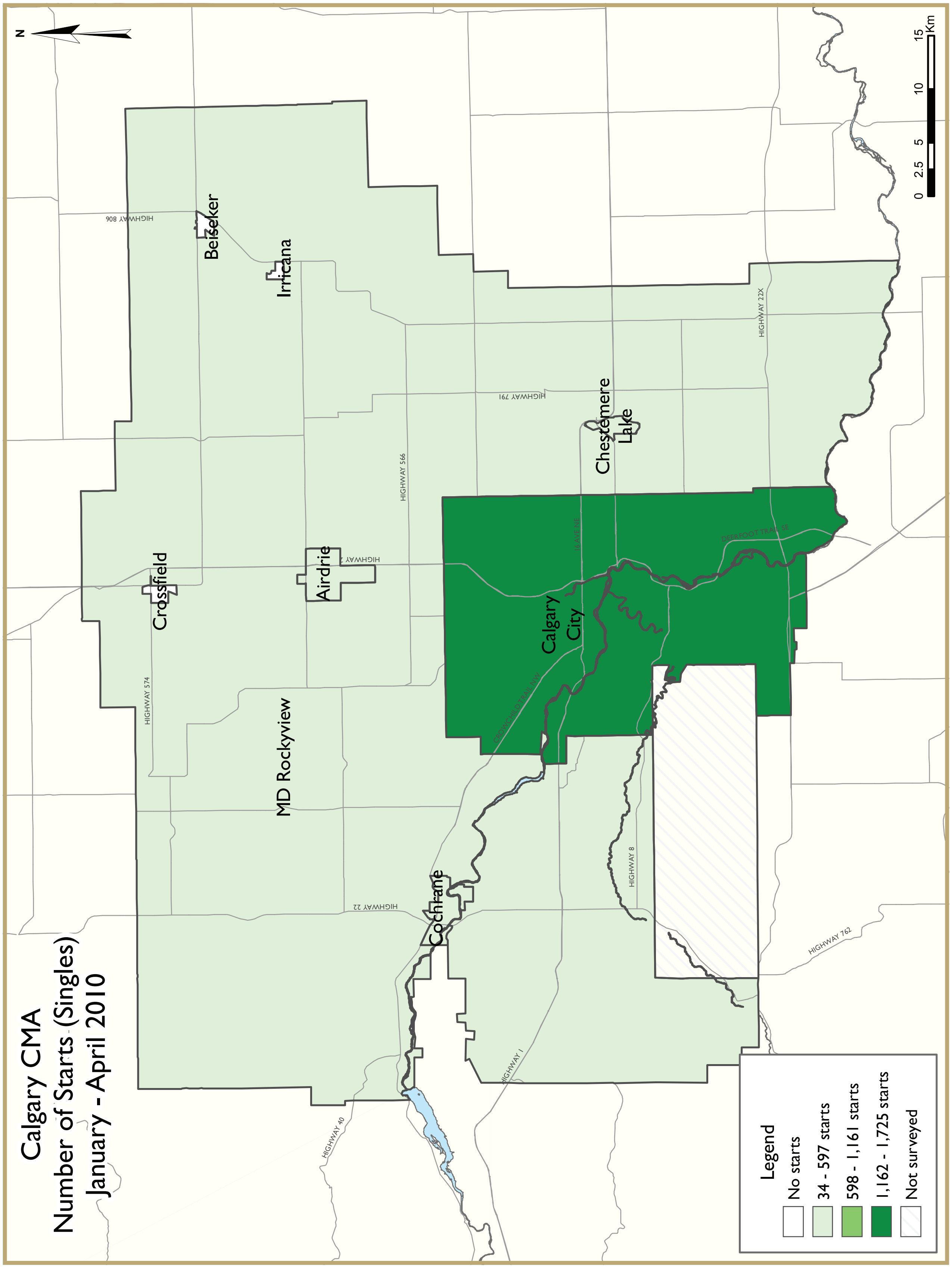

Source: CMHC

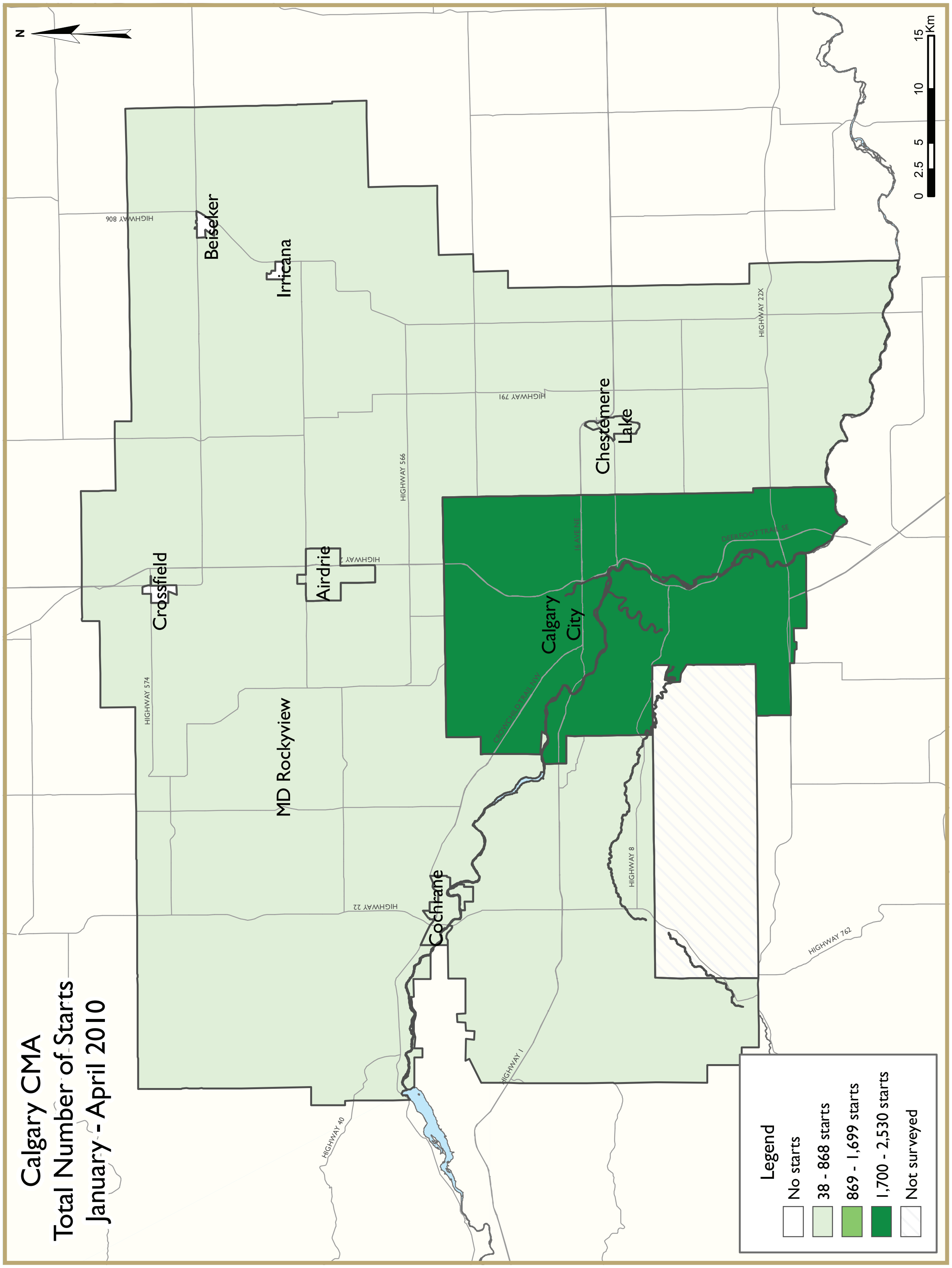

Calgary CMA
Number of Starts (Multiples)
April 2010
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 22X
HIGHWAY 574
HIGHWAY 22
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
16 AVE NE
DEERFOOT TRAIL SE
CROWCHILD TRAIL NW
Legend
No starts
2 - 132 starts
133 - 263 starts
Not surveyed


Calgary CMA
Number of Starts (Singles)
April 2010
Legend
No starts
4 - 171 starts
172 - 338 starts
339 - 506 starts
Not surveyed
0 2.5 5 10 15 Km
N
Beiseker
Irricana
Crossfield
Airdrie
Chestermere Lake
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40


Calgary CMA
Total Number of Starts
April 2010
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Crossfield
Airdrie
Chestermere Lake
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22X
HIGHWAY 22
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
Legend
No starts
4 - 259 starts
260 - 514 starts
515 - 769 starts
Not surveyed


Calgary CMA
Number of Starts (Multiples)
January - April 2010
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 22X
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 8
HIGHWAY 1
HIGHWAY 40
HIGHWAY 762
N
0 2.5 5 10 15 Km
Legend
No starts
4 - 271 starts
272 - 538 starts
539 - 805 starts
Not surveyed


Calgary CMA
Number of Starts (Singles)
January - April 2010
N
Beiseker
Irricana
Crossfield
Airdrie
Chestermere Lake
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
0 2.5 5 10 15 Km
Legend
No starts
34 - 597 starts
598 - 1,161 starts
1,162 - 1,725 starts
Not surveyed


Calgary CMA
Total Number of Starts
January - April 2010
Legend
No starts
38 - 868 starts
869 - 1,699 starts
1,700 - 2,530 starts
Not surveyed
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Crossfield
Airdrie
Chestermere Lake
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 1
HIGHWAY 40
HIGHWAY 762

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## 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 1: Housing Activity Summary of Calgary CMA April 2010 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| April 2010 | 642 | 92 | 16 | 0 | 103 | 56 | 0 | 0 | 909 |
| April 2009 | 234 | 42 | 0 | 0 | 41 | 4 | 0 | 0 | 321 |
| % Change | 174.4 | 119.0 | n/a | n/a | 151.2 | ** | n/a | n/a | 183.2 |
| Year-to-date 2010 | 2,170 | 292 | 23 | 0 | 324 | 131 | 0 | 130 | 3,070 |
| Year-to-date 2009 | 793 | 128 | 0 | 0 | 58 | 88 | 0 | 0 | 1,067 |
| % Change | 173.6 | 128.1 | n/a | n/a | ** | 48.9 | n/a | n/a | 187.7 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| April 2010 | 3,546 | 554 | 99 | 0 | 565 | 3,915 | 0 | 467 | 9,146 |
| April 2009 | 2,042 | 468 | 12 | 0 | 541 | 6,205 | 1 | 436 | 9,705 |
| % Change | 73.7 | 18.4 | ** | n/a | 4.4 | -36.9 | -100.0 | 7.1 | -5.8 |
| **COMPLETIONS** | | | | | | | | | |
| April 2010 | 550 | 60 | 0 | 0 | 41 | 0 | 0 | 0 | 651 |
| April 2009 | 322 | 100 | 0 | 0 | 108 | 14 | 0 | 10 | 554 |
| % Change | 70.8 | -40.0 | n/a | n/a | -62.0 | -100.0 | n/a | -100.0 | 17.5 |
| Year-to-date 2010 | 1,657 | 204 | 3 | 0 | 178 | 824 | 0 | 0 | 2,866 |
| Year-to-date 2009 | 1,337 | 270 | 0 | 0 | 364 | 571 | 0 | 30 | 2,572 |
| % Change | 23.9 | -24.4 | n/a | n/a | -51.1 | 44.3 | n/a | -100.0 | 11.4 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| April 2010 | 426 | 76 | 2 | 0 | 33 | 377 | 0 | 0 | 914 |
| April 2009 | 697 | 112 | 0 | 0 | 121 | 169 | 0 | 10 | 1,109 |
| % Change | -38.9 | -32.1 | n/a | n/a | -72.7 | 123.1 | n/a | -100.0 | -17.6 |
| **ABSORBED** | | | | | | | | | |
| April 2010 | 521 | 57 | 0 | 0 | 37 | 42 | 0 | 0 | 657 |
| April 2009 | 355 | 103 | 0 | 0 | 90 | 10 | 0 | 0 | 558 |
| % Change | 46.8 | -44.7 | n/a | n/a | -58.9 | ** | n/a | n/a | 17.7 |
| Year-to-date 2010 | 1,629 | 222 | 1 | 0 | 184 | 814 | 0 | 0 | 2,850 |
| Year-to-date 2009 | 1,346 | 254 | 0 | 0 | 360 | 490 | 0 | 28 | 2,478 |
| % Change | 21.0 | -12.6 | n/a | n/a | -48.9 | 66.1 | n/a | -100.0 | 15.0 |

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

**Table 1.1: Housing Activity Summary by Submarket**
**April 2010**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Calgary City** | | | | | | | | | |
| April 2010 | 506 | 88 | 16 | 0 | 103 | 56 | 0 | 0 | 769 |
| April 2009 | 185 | 36 | 0 | 0 | 41 | 4 | 0 | 0 | 266 |
| **Airdrie** | | | | | | | | | |
| April 2010 | 106 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 108 |
| April 2009 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Beiseker** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Chestermere Lake** | | | | | | | | | |
| April 2010 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| April 2009 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Cochrane** | | | | | | | | | |
| April 2010 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| April 2009 | 11 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **Crossfield** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Irricana** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **MD Rockyview** | | | | | | | | | |
| April 2010 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| April 2009 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Calgary CMA** | | | | | | | | | |
| April 2010 | 642 | 92 | 16 | 0 | 103 | 56 | 0 | 0 | 909 |
| April 2009 | 234 | 42 | 0 | 0 | 41 | 4 | 0 | 0 | 321 |

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

| Table 1.1: Housing Activity Summary by Submarket April 2010 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Calgary City** | | | | | | | | | |
| April 2010 | 2,789 | 518 | 81 | 0 | 380 | 3,740 | 0 | 467 | 7,975 |
| April 2009 | 1,492 | 414 | 0 | 0 | 336 | 5,680 | 1 | 436 | 8,359 |
| **Airdrie** | | | | | | | | | |
| April 2010 | 408 | 2 | 6 | 0 | 87 | 0 | 0 | 0 | 503 |
| April 2009 | 266 | 12 | 0 | 0 | 113 | 208 | 0 | 0 | 599 |
| **Beiseker** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Chestermere Lake** | | | | | | | | | |
| April 2010 | 61 | 4 | 0 | 0 | 26 | 0 | 0 | 0 | 91 |
| April 2009 | 39 | 16 | 0 | 0 | 24 | 0 | 0 | 0 | 79 |
| **Cochrane** | | | | | | | | | |
| April 2010 | 127 | 28 | 12 | 0 | 66 | 175 | 0 | 0 | 408 |
| April 2009 | 99 | 24 | 12 | 0 | 56 | 317 | 0 | 0 | 508 |
| **Crossfield** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Irricana** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **MD Rockyview** | | | | | | | | | |
| April 2010 | 161 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 169 |
| April 2009 | 142 | 2 | 0 | 0 | 12 | 0 | 0 | 0 | 156 |
| **Calgary CMA** | | | | | | | | | |
| April 2010 | 3,546 | 554 | 99 | 0 | 565 | 3,915 | 0 | 467 | 9,146 |
| April 2009 | 2,042 | 468 | 12 | 0 | 541 | 6,205 | 1 | 436 | 9,705 |

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

## Table 1.1: Housing Activity Summary by Submarket
## April 2010

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Calgary City** | | | | | | | | | |
| April 2010 | 444 | 50 | 0 | 0 | 27 | 0 | 0 | 0 | 521 |
| April 2009 | 250 | 80 | 0 | 0 | 108 | 14 | 0 | 10 | 462 |
| **Airdrie** | | | | | | | | | |
| April 2010 | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61 |
| April 2009 | 43 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 57 |
| **Beiseker** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Chestermere Lake** | | | | | | | | | |
| April 2010 | 10 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 24 |
| April 2009 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Cochrane** | | | | | | | | | |
| April 2010 | 25 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| April 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Crossfield** | | | | | | | | | |
| April 2010 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Irricana** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **MD Rockyview** | | | | | | | | | |
| April 2010 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| April 2009 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Calgary CMA** | | | | | | | | | |
| April 2010 | 550 | 60 | 0 | 0 | 41 | 0 | 0 | 0 | 651 |
| April 2009 | 322 | 100 | 0 | 0 | 108 | 14 | 0 | 10 | 554 |

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

| Table 1.1: Housing Activity Summary by Submarket April 2010 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 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** | | | | | | | | | |
| **Calgary City** | | | | | | | | | |
| April 2010 | 332 | 66 | 2 | 0 | 18 | 355 | 0 | 0 | 773 |
| April 2009 | 584 | 101 | 0 | 0 | 107 | 159 | 0 | 10 | 961 |
| **Airdrie** | | | | | | | | | |
| April 2010 | 47 | 2 | 0 | 0 | 2 | 6 | 0 | 0 | 57 |
| April 2009 | 56 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 61 |
| **Beiseker** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Chestermere Lake** | | | | | | | | | |
| April 2010 | 9 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 14 |
| April 2009 | 10 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 11 |
| **Cochrane** | | | | | | | | | |
| April 2010 | 36 | 7 | 0 | 0 | 9 | 16 | 0 | 0 | 68 |
| April 2009 | 39 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Crossfield** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 10 |
| **Irricana** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **MD Rockyview** | | | | | | | | | |
| April 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2009 | 8 | 1 | 0 | 0 | 12 | 0 | 0 | 0 | 21 |
| **Calgary CMA** | | | | | | | | | |
| April 2010 | 426 | 76 | 2 | 0 | 33 | 377 | 0 | 0 | 914 |
| April 2009 | 697 | 112 | 0 | 0 | 121 | 169 | 0 | 10 | 1,109 |

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

**Table 1.1: Housing Activity Summary by Submarket**
**April 2010**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Calgary City** | | | | | | | | | |
| April 2010 | 415 | 47 | 0 | 0 | 27 | 42 | 0 | 0 | 531 |
| April 2009 | 283 | 82 | 0 | 0 | 90 | 10 | 0 | 0 | 465 |
| **Airdrie** | | | | | | | | | |
| April 2010 | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61 |
| April 2009 | 43 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 57 |
| **Beiseker** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Chestermere Lake** | | | | | | | | | |
| April 2010 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 20 |
| April 2009 | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Cochrane** | | | | | | | | | |
| April 2010 | 25 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| April 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Crossfield** | | | | | | | | | |
| April 2010 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Irricana** | | | | | | | | | |
| April 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **MD Rockyview** | | | | | | | | | |
| April 2010 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| April 2009 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Calgary CMA** | | | | | | | | | |
| April 2010 | 521 | 57 | 0 | 0 | 37 | 42 | 0 | 0 | 657 |
| April 2009 | 355 | 103 | 0 | 0 | 90 | 10 | 0 | 0 | 558 |

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

| Table 1.2: History of Housing Starts of Calgary CMA 2000 - 2009 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2009 | 4,775 | 724 | 58 | 0 | 363 | 383 | 10 | 5 | 6,318 |
| % Change | 8.8 | 8.1 | ** | n/a | -45.5 | -92.8 | n/a | -98.6 | -44.8 |
| 2008 | 4,387 | 670 | 12 | 0 | 666 | 5,335 | 0 | 368 | 11,438 |
| % Change | -43.6 | -29.6 | -66.7 | -100.0 | -51.7 | 59.7 | n/a | ** | -15.3 |
| 2007 | 7,776 | 952 | 36 | 1 | 1,380 | 3,340 | 0 | 20 | 13,505 |
| % Change | -25.8 | -1.9 | 176.9 | -88.9 | 17.8 | -20.9 | n/a | -89.4 | -20.8 |
| 2006 | 10,473 | 970 | 13 | 9 | 1,171 | 4,222 | 0 | 188 | 17,046 |
| % Change | 20.2 | 21.9 | -40.9 | 200.0 | -11.9 | 51.9 | n/a | ** | 24.7 |
| 2005 | 8,716 | 796 | 22 | 3 | 1,329 | 2,780 | 0 | 21 | 13,667 |
| % Change | 6.0 | 8.4 | 22.2 | -70.0 | 21.1 | -19.4 | -100.0 | -95.5 | -2.4 |
| 2004 | 8,223 | 734 | 18 | 10 | 1,097 | 3,451 | 12 | 463 | 14,008 |
| % Change | -3.5 | 36.4 | -60.9 | 150.0 | -27.1 | 23.9 | 200.0 | 93.7 | 2.7 |
| 2003 | 8,522 | 538 | 46 | 4 | 1,504 | 2,785 | 4 | 239 | 13,642 |
| % Change | -9.2 | 40.8 | 76.9 | -82.6 | 1.0 | 1.9 | 100.0 | -18.4 | -4.9 |
| 2002 | 9,390 | 382 | 26 | 23 | 1,489 | 2,734 | 2 | 293 | 14,339 |
| % Change | 24.6 | 11.7 | ** | ** | 17.3 | 58.5 | -84.6 | -34.9 | 26.3 |
| 2001 | 7,538 | 342 | 4 | 7 | 1,269 | 1,725 | 13 | 450 | 11,349 |
| % Change | 11.9 | 4.3 | -97.2 | -12.5 | 40.8 | -41.6 | 116.7 | ** | 2.3 |
| 2000 | 6,737 | 328 | 145 | 8 | 901 | 2,956 | 6 | 12 | 11,093 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type<br>April 2010 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | % Change |
| Calgary City | 506 | 185 | 90 | 48 | 117 | 29 | 56 | 4 | 769 | 266 | 189.1 |
| Airdrie | 106 | 26 | 2 | 0 | 0 | 0 | 0 | 0 | 108 | 26 | ** |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Chestermere Lake | 4 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 7 | -42.9 |
| Cochrane | 5 | 11 | 2 | 6 | 0 | 0 | 0 | 0 | 7 | 17 | -58.8 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MD Rockyview | 21 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 5 | ** |
| **Calgary CMA** | 642 | 234 | 94 | 54 | 117 | 29 | 56 | 4 | 909 | 321 | 183.2 |

| Table 2.1: Starts by Submarket and by Dwelling Type<br>January - April 2010 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | % Change |
| Calgary City | 1,725 | 587 | 276 | 128 | 268 | 29 | 261 | 13 | 2,530 | 757 | ** |
| Airdrie | 266 | 113 | 2 | 0 | 27 | 9 | 0 | 0 | 295 | 122 | 141.8 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Chestermere Lake | 34 | 15 | 0 | 0 | 4 | 0 | 0 | 0 | 38 | 15 | 153.3 |
| Cochrane | 73 | 52 | 20 | 14 | 42 | 6 | 0 | 75 | 135 | 147 | -8.2 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MD Rockyview | 72 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 72 | 26 | 176.9 |
| **Calgary CMA** | 2,170 | 793 | 298 | 142 | 341 | 44 | 261 | 88 | 3,070 | 1,067 | 187.7 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Calgary City | 117 | 29 | 0 | 0 | 56 | 4 | 0 | 0 |
| Airdrie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cochrane | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Calgary CMA** | 117 | 29 | 0 | 0 | 56 | 4 | 0 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Calgary City | 268 | 29 | 0 | 0 | 131 | 13 | 130 | 0 |
| Airdrie | 27 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cochrane | 42 | 6 | 0 | 0 | 0 | 75 | 0 | 0 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Calgary CMA** | 341 | 44 | 0 | 0 | 131 | 88 | 130 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Calgary City | 610 | 221 | 159 | 45 | 0 | 0 | 769 | 266 |
| Airdrie | 108 | 26 | 0 | 0 | 0 | 0 | 108 | 26 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 4 | 7 | 0 | 0 | 0 | 0 | 4 | 7 |
| Cochrane | 7 | 17 | 0 | 0 | 0 | 0 | 7 | 17 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 21 | 5 | 0 | 0 | 0 | 0 | 21 | 5 |
| **Calgary CMA** | 750 | 276 | 159 | 45 | 0 | 0 | 909 | 321 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Calgary City | 2,018 | 701 | 382 | 56 | 130 | 0 | 2,530 | 757 |
| Airdrie | 268 | 113 | 27 | 9 | 0 | 0 | 295 | 122 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 34 | 15 | 4 | 0 | 0 | 0 | 38 | 15 |
| Cochrane | 93 | 66 | 42 | 81 | 0 | 0 | 135 | 147 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 72 | 26 | 0 | 0 | 0 | 0 | 72 | 26 |
| **Calgary CMA** | 2,485 | 921 | 455 | 146 | 130 | 0 | 3,070 | 1,067 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | % Change |
| Calgary City | 444 | 250 | 50 | 80 | 27 | 108 | 0 | 24 | 521 | 462 | 12.8 |
| Airdrie | 61 | 43 | 0 | 14 | 0 | 0 | 0 | 0 | 61 | 57 | 7.0 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Chestermere Lake | 10 | 3 | 0 | 4 | 14 | 0 | 0 | 0 | 24 | 7 | ** |
| Cochrane | 25 | 18 | 8 | 0 | 0 | 0 | 0 | 0 | 33 | 18 | 83.3 |
| Crossfield | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MD Rockyview | 10 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 10 | 10 | 0.0 |
| **Calgary CMA** | 550 | 322 | 60 | 100 | 41 | 108 | 0 | 24 | 651 | 554 | 17.5 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | % Change |
| Calgary City | 1,262 | 1,053 | 188 | 234 | 139 | 277 | 824 | 601 | 2,413 | 2,165 | 11.5 |
| Airdrie | 240 | 162 | 0 | 14 | 9 | 49 | 0 | 0 | 249 | 225 | 10.7 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Chestermere Lake | 24 | 17 | 0 | 14 | 19 | 11 | 0 | 0 | 43 | 42 | 2.4 |
| Cochrane | 86 | 62 | 22 | 4 | 6 | 17 | 0 | 0 | 114 | 83 | 37.3 |
| Crossfield | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | -33.3 |
| Irricana | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| MD Rockyview | 44 | 40 | 0 | 4 | 0 | 10 | 0 | 0 | 44 | 54 | -18.5 |
| **Calgary CMA** | 1,657 | 1,337 | 212 | 270 | 173 | 364 | 824 | 601 | 2,866 | 2,572 | 11.4 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Calgary City | 27 | 108 | 0 | 0 | 0 | 14 | 0 | 10 |
| Airdrie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cochrane | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Calgary CMA** | 41 | 108 | 0 | 0 | 0 | 14 | 0 | 10 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Calgary City | 139 | 277 | 0 | 0 | 824 | 571 | 0 | 30 |
| Airdrie | 9 | 49 | 0 | 0 | 0 | 0 | 0 | 0 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 19 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cochrane | 6 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crossfield | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Calgary CMA** | 173 | 364 | 0 | 0 | 824 | 571 | 0 | 30 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Calgary City | 494 | 330 | 27 | 122 | 0 | 10 | 521 | 462 |
| Airdrie | 61 | 57 | 0 | 0 | 0 | 0 | 61 | 57 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 10 | 7 | 14 | 0 | 0 | 0 | 24 | 7 |
| Cochrane | 33 | 18 | 0 | 0 | 0 | 0 | 33 | 18 |
| Crossfield | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Irricana | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MD Rockyview | 10 | 10 | 0 | 0 | 0 | 0 | 10 | 10 |
| **Calgary CMA** | 610 | 422 | 41 | 122 | 0 | 10 | 651 | 554 |

| Table 3.5: Completions by Submarket and by Intended Market January - April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Calgary City | 1,445 | 1,287 | 968 | 848 | 0 | 30 | 2,413 | 2,165 |
| Airdrie | 240 | 176 | 9 | 49 | 0 | 0 | 249 | 225 |
| Beiseker | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chestermere Lake | 24 | 31 | 19 | 11 | 0 | 0 | 43 | 42 |
| Cochrane | 108 | 66 | 6 | 17 | 0 | 0 | 114 | 83 |
| Crossfield | 2 | 3 | 0 | 0 | 0 | 0 | 2 | 3 |
| Irricana | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| MD Rockyview | 44 | 44 | 0 | 10 | 0 | 0 | 44 | 54 |
| **Calgary CMA** | 1,864 | 1,607 | 1,002 | 935 | 0 | 30 | 2,866 | 2,572 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range April 2010 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 (%) | | | |
| **Calgary City** | | | | | | | | | | | | | |
| April 2010 | 98 | 23.8 | 163 | 39.6 | 74 | 18.0 | 24 | 5.8 | 53 | 12.9 | 412 | 417,579 | 498,608 |
| April 2009 | 19 | 6.7 | 92 | 32.5 | 72 | 25.4 | 35 | 12.4 | 65 | 23.0 | 283 | 488,000 | 610,302 |
| Year-to-date 2010 | 295 | 23.9 | 472 | 38.2 | 186 | 15.1 | 79 | 6.4 | 202 | 16.4 | 1,234 | 419,950 | 538,856 |
| Year-to-date 2009 | 53 | 4.9 | 380 | 35.4 | 283 | 26.4 | 113 | 10.5 | 245 | 22.8 | 1,074 | 477,053 | 594,641 |
| **Airdrie** | | | | | | | | | | | | | |
| April 2010 | 13 | 21.3 | 31 | 50.8 | 16 | 26.2 | 1 | 1.6 | 0 | 0.0 | 61 | 410,000 | 411,946 |
| April 2009 | 9 | 20.9 | 16 | 37.2 | 15 | 34.9 | 2 | 4.7 | 1 | 2.3 | 43 | 434,000 | 442,840 |
| Year-to-date 2010 | 70 | 29.8 | 125 | 53.2 | 36 | 15.3 | 4 | 1.7 | 0 | 0.0 | 235 | 384,300 | 389,363 |
| Year-to-date 2009 | 33 | 21.2 | 63 | 40.4 | 40 | 25.6 | 16 | 10.3 | 4 | 2.6 | 156 | 431,000 | 437,619 |
| **Beiseker** | | | | | | | | | | | | | |
| April 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 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 | -- | -- |
| **Chestermere Lake** | | | | | | | | | | | | | |
| April 2010 | 0 | 0.0 | 2 | 20.0 | 4 | 40.0 | 3 | 30.0 | 1 | 10.0 | 10 | 530,834 | 552,972 |
| April 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 6 | 25.0 | 8 | 33.3 | 7 | 29.2 | 3 | 12.5 | 24 | 527,000 | 545,734 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 8 | 47.1 | 5 | 29.4 | 4 | 23.5 | 17 | 565,000 | 586,412 |
| **Cochrane** | | | | | | | | | | | | | |
| April 2010 | 5 | 20.0 | 11 | 44.0 | 7 | 28.0 | 1 | 4.0 | 1 | 4.0 | 25 | 408,200 | 430,288 |
| April 2009 | 3 | 16.7 | 7 | 38.9 | 4 | 22.2 | 1 | 5.6 | 3 | 16.7 | 18 | 426,441 | 467,387 |
| Year-to-date 2010 | 25 | 29.1 | 40 | 46.5 | 18 | 20.9 | 1 | 1.2 | 2 | 2.3 | 86 | 388,850 | 407,855 |
| Year-to-date 2009 | 4 | 7.1 | 20 | 35.7 | 18 | 32.1 | 6 | 10.7 | 8 | 14.3 | 56 | 479,500 | 492,794 |
| **Crossfield** | | | | | | | | | | | | | |
| April 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| **Irricana** | | | | | | | | | | | | | |
| April 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **MD Rockyview** | | | | | | | | | | | | | |
| April 2010 | 1 | 10.0 | 3 | 30.0 | 4 | 40.0 | 2 | 20.0 | 0 | 0.0 | 10 | 472,981 | 481,318 |
| April 2009 | 0 | 0.0 | 3 | 37.5 | 1 | 12.5 | 0 | 0.0 | 4 | 50.0 | 8 | -- | -- |
| Year-to-date 2010 | 7 | 16.3 | 8 | 18.6 | 12 | 27.9 | 4 | 9.3 | 12 | 27.9 | 43 | 501,878 | 714,233 |
| Year-to-date 2009 | 8 | 20.0 | 6 | 15.0 | 5 | 12.5 | 7 | 17.5 | 14 | 35.0 | 40 | 560,000 | 675,618 |
| **Calgary CMA** | | | | | | | | | | | | | |
| April 2010 | 117 | 22.6 | 210 | 40.5 | 105 | 20.3 | 31 | 6.0 | 55 | 10.6 | 518 | 419,685 | 485,821 |
| April 2009 | 31 | 8.7 | 118 | 33.2 | 93 | 26.2 | 38 | 10.7 | 75 | 21.1 | 355 | 478,600 | 586,885 |
| Year-to-date 2010 | 398 | 24.5 | 651 | 40.1 | 260 | 16.0 | 95 | 5.9 | 219 | 13.5 | 1,623 | 413,000 | 514,820 |
| Year-to-date 2009 | 99 | 7.4 | 471 | 35.0 | 354 | 26.3 | 147 | 10.9 | 275 | 20.4 | 1,346 | 470,564 | 573,977 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2010 | | | | | | |
|---|---|---|---|---|---|---|
| Submarket | April 2010 | April 2009 | % Change | YTD 2010 | YTD 2009 | % Change |
| Calgary City | 498,608 | 610,302 | -18.3 | 538,856 | 594,641 | -9.4 |
| Airdrie | 411,946 | 442,840 | -7.0 | 389,363 | 437,619 | -11.0 |
| Beiseker | -- | -- | n/a | -- | -- | n/a |
| Chestermere Lake | 552,972 | -- | n/a | 545,734 | 586,412 | -6.9 |
| Cochrane | 430,288 | 467,387 | -7.9 | 407,855 | 492,794 | -17.2 |
| Crossfield | -- | -- | n/a | -- | -- | n/a |
| Irricana | -- | -- | n/a | -- | -- | n/a |
| MD Rockyview | 481,318 | -- | n/a | 714,233 | 675,618 | 5.7 |
| **Calgary CMA** | 485,821 | 586,885 | -17.2 | 514,820 | 573,977 | -10.3 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Calgary**
**April 2010**

| | | 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 2009 | January | 928 | -49.0 | 1,274 | 3,767 | 3,711 | 34.3 | 362,143 | -11.4 | 368,036 |
| | February | 1,392 | -35.6 | 1,481 | 3,662 | 3,765 | 39.3 | 370,198 | -10.8 | 377,249 |
| | March | 1,797 | -24.3 | 1,516 | 3,792 | 3,248 | 46.7 | 372,114 | -11.3 | 365,984 |
| | April | 2,217 | -8.1 | 1,888 | 3,766 | 3,219 | 58.7 | 371,995 | -10.1 | 369,557 |
| | May | 2,624 | 11.3 | 2,231 | 4,125 | 3,387 | 65.9 | 382,632 | -8.7 | 373,195 |
| | June | 3,057 | 27.4 | 2,391 | 4,065 | 3,446 | 69.4 | 392,601 | -6.3 | 380,010 |
| | July | 2,745 | 22.3 | 2,448 | 3,877 | 3,628 | 67.5 | 381,740 | -5.2 | 380,885 |
| | August | 2,324 | 16.8 | 2,393 | 3,495 | 3,516 | 68.1 | 388,725 | -0.4 | 392,299 |
| | September | 2,255 | 12.4 | 2,370 | 3,478 | 3,096 | 76.6 | 394,835 | 1.1 | 397,837 |
| | October | 2,265 | 55.9 | 2,421 | 3,343 | 3,474 | 69.7 | 399,679 | 2.9 | 398,266 |
| | November | 1,902 | 66.7 | 2,372 | 2,630 | 3,610 | 65.7 | 401,201 | 4.4 | 405,614 |
| | December | 1,374 | 76.8 | 2,096 | 1,640 | 3,541 | 59.2 | 394,300 | 8.8 | 400,299 |
| 2010 | January | 1,398 | 50.6 | 2,026 | 3,487 | 3,578 | 56.6 | 382,009 | 5.5 | 386,390 |
| | February | 1,913 | 37.4 | 2,070 | 4,051 | 4,031 | 51.4 | 389,388 | 5.2 | 395,054 |
| | March | 2,446 | 36.1 | 2,013 | 5,433 | 4,363 | 46.1 | 405,551 | 9.0 | 398,165 |
| | April | 2,382 | 7.4 | 2,011 | 5,416 | 4,549 | 44.2 | 395,847 | 6.4 | 400,129 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2009 | 4,117 | -35.2 | | 11,221 | | | 369,219 | -11.0 | |
| | Q1 2010 | 5,757 | 39.8 | | 12,971 | | | 394,463 | 6.8 | |
| | | | | | | | | | | |
| | YTD 2009 | 6,334 | -27.8 | | 14,987 | | | 370,190 | -10.7 | |
| | YTD 2010 | 8,139 | 28.5 | | 18,387 | | | 394,868 | 6.7 | |



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

| Table 6: Economic Indicators April 2010 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI, Total, Calgary CMA 1997=100 | CPI, 2002 =100 | Calgary Labour Market | | | |
| | | P & I Per $100,000 | Mortage Rates (%) 1 Yr. Term | Mortage Rates (%) 5 Yr. Term | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| 2009 | January | 627 | 5.00 | 5.79 | 235.7 | 120.7 | 714 | 4.2 | 77.9 | 983 |
| | February | 627 | 5.00 | 5.79 | 233.6 | 121.9 | 707 | 5.1 | 77.6 | 982 |
| | March | 613 | 4.50 | 5.55 | 230.9 | 121.3 | 701 | 5.8 | 77.3 | 972 |
| | April | 596 | 3.90 | 5.25 | 229.0 | 120.8 | 693 | 6.5 | 76.9 | 957 |
| | May | 596 | 3.90 | 5.25 | 229.1 | 121.5 | 692 | 6.8 | 76.8 | 954 |
| | June | 631 | 3.75 | 5.85 | 228.9 | 122.1 | 693 | 6.8 | 76.7 | 965 |
| | July | 631 | 3.75 | 5.85 | 230.0 | 121.6 | 693 | 7.0 | 76.7 | 975 |
| | August | 631 | 3.75 | 5.85 | 230.5 | 122.1 | 695 | 7.1 | 76.8 | 986 |
| | September | 610 | 3.70 | 5.49 | 231.9 | 121.6 | 698 | 6.9 | 76.7 | 990 |
| | October | 630 | 3.80 | 5.84 | 232.7 | 121.9 | 703 | 6.7 | 77.0 | 986 |
| | November | 616 | 3.60 | 5.59 | 233.6 | 122.7 | 703 | 6.9 | 77.0 | 980 |
| | December | 610 | 3.60 | 5.49 | 233.2 | 122.1 | 702 | 7.2 | 77.0 | 976 |
| 2010 | January | 610 | 3.60 | 5.49 | 234.4 | 122.4 | 697 | 7.2 | 76.3 | 983 |
| | February | 604 | 3.60 | 5.39 | 234.6 | 122.8 | 697 | 7.1 | 76.1 | 983 |
| | March | 631 | 3.60 | 5.85 | 235.6 | 122.3 | 694 | 7.2 | 75.8 | 989 |
| | April | 655 | 3.80 | 6.25 | | 122.4 | 690 | 7.6 | 75.5 | 977 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

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

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

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

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

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

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

**Market Absorption Survey Methodology**

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

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada's 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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