

HOUSING NOW

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

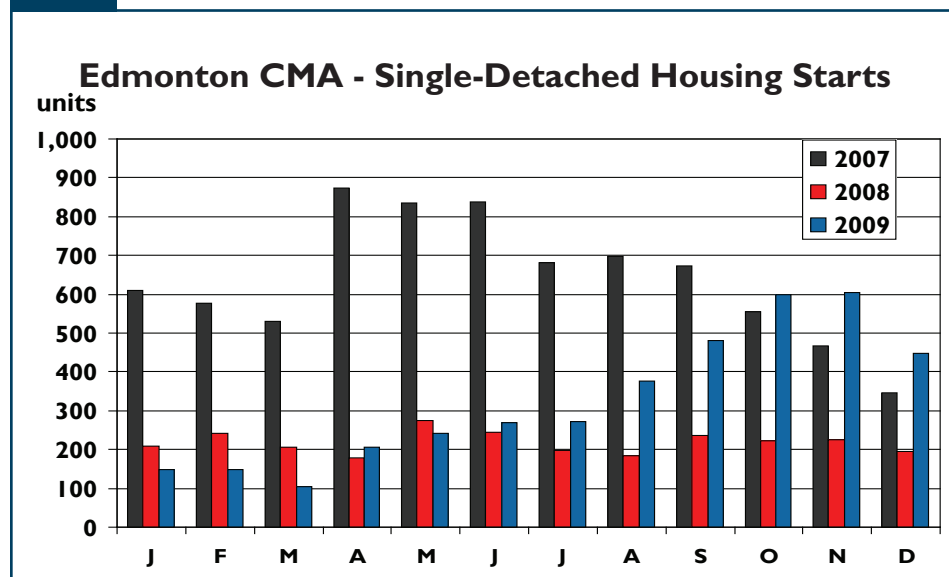
Edmonton's Housing Starts Continue to Improve in December

Total housing starts in Greater Edmonton ended 2009 on a high note, with activity rising on a year-over-year basis for the sixth month in a row. Housing starts in the Edmonton

Census Metropolitan Area (CMA) totalled 812 units in December compared with 324 units in December 2008. For all of 2009, housing starts totalled 6,317 units across Metro compared with 6,615 units recorded in 2008.

Single-detached starts in the Capital region amounted to 448 units in December, up substantially from the 194 units reported during December

Figure 1



Source: CMHC

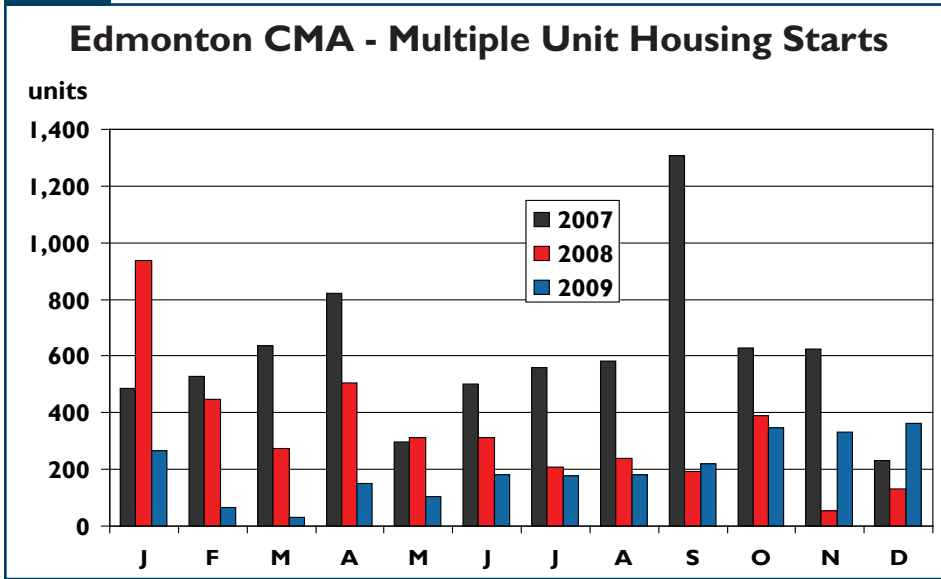
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Figure 2



Source: CMHC

2008. To the end of December, home builders poured foundations for 3,897 single-detached units, an increase of 49 per cent from the 2,613 units started during all of 2008. With Edmonton's economy expected to improve in 2010, look for continued gains in new single-detached activity in the months ahead.

Single-detached completions fell by 9.1 per cent year-over-year in December to 281 units. Singles under construction, meanwhile, rose for the sixth consecutive month to 3,028 units, representing the highest level since July 2008. Absorptions in December fell by 1.5 per cent from the last month of 2008 to 328 units. With absorptions outpacing completions by a wide margin, the inventory of completed and unoccupied singles (including show homes) decreased to 397 units, down 60 per cent from the end of 2008. The inventory has not dropped below the 400 unit mark since March 2003.

The average price of single-detached units absorbed in December fell by 8.3 per cent from December 2008

to \$486,015. Despite this decrease, the annual average for 2009 rose by just over six per cent above the 2008 average to \$543,243.

Multiple unit starts also picked up on year-over-year basis in December. Semi-detached, row, and apartment units totalled 364 units in December compared with 130 units in December 2008. Multiple starts increased to 1,046 units during the fourth quarter, representing an 82 per cent rise over the volumes witnessed during October to December 2008. Despite the gains in recent months, production in 2009 was down by 39.5 per cent to 2,420 units compared with 4,002 multiple dwelling starts tallied in all of 2008.

Multiple dwelling completions increased in December to 508 units compared with 143 during the same month a year prior. Absorptions also experienced major gains year-over-year, allowing inventory levels to remain largely unchanged from the previous month of November. However, inventories remain elevated compared with the volume of

completed and unoccupied units on hand at the end of 2008. Total inventory stood at 1,118 units in December, more than double the tally reported a year prior. The good news for multi-family developers is that inventories remain down from the peak levels reported in September of last year. With units under construction in December down 51 per cent from levels reported at the end of 2008, we look for further reductions in the volumes of completed and unoccupied multis in the months ahead.

Resale Market

Demand Strengthens in 4th Quarter

On the heels of a 12 per cent year-over-year increase during the third quarter, sales reported by the Realtors® Association of Edmonton (RAE) in the last three months of 2009 jumped by 36 per cent over the fourth quarter of 2008 to 3,744 units. For the year, total home sales on the MLS® reached 19,139 units, representing a 10 per cent gain over 2008 and the third best year on record.

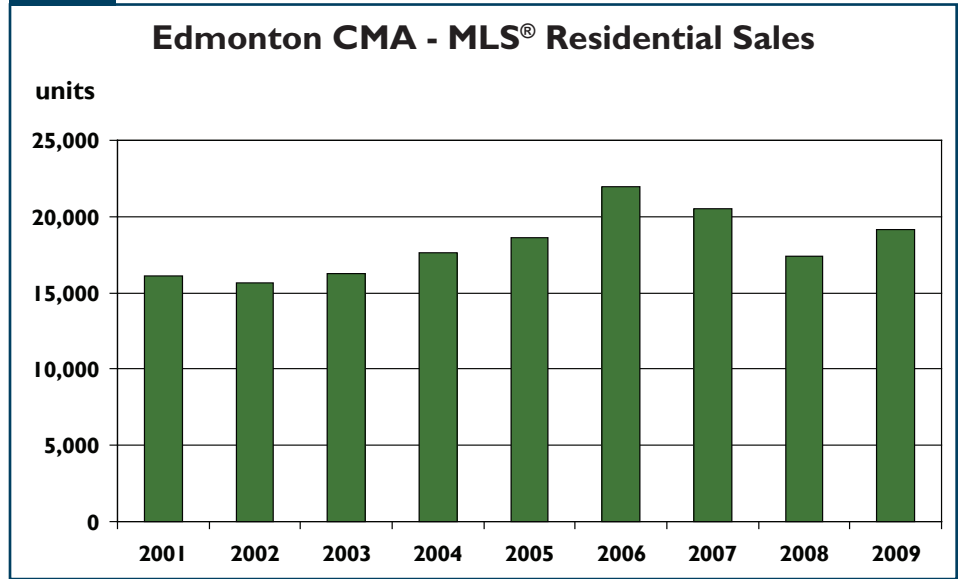
The supply of units available on Edmonton's MLS® continued to retreat during the final months of the year. New listings entering the market in the first nine months of 2009 fell by 25 per cent from the volumes listed during January to September 2008. This trend continued in the last three months of 2009, with new listings dropping by 19 per cent compared with listings posted during October through December 2008. As a result of the stronger sales and reduced listings, inventory levels have been drawn downward. Active listings at year-end stood at 4,037 units, down

36 per cent from December 2008. On a seasonally adjusted basis, active listings in the fourth quarter were at their lowest level since the spring of 2007.

Stronger sales and reduced supply helped to maintain balanced market conditions during the second half of 2009. Typical listing periods on the MLS® decreased from an average of 62 days on the market in the fourth quarter of 2008 to 48 days during the last three months of 2009. Meanwhile, the sales-to-active listings ratio averaged 25 per cent during October to December of 2009 compare with 15 per cent during the same period in 2008. A balanced market in Edmonton has historically been associated with average listing periods of 40 to 55 days and sales-to-active listings ratios of 22 to 30 per cent.

Improved market balance has also helped to firm up prices. The average residential resale price rose by 2.6 per cent year-over-year in December to \$319,201. Following a 1.5 per cent decrease in 2008, Edmonton's resale prices decreased on an annual basis by 3.7 per cent in 2009 to \$320,392. This represented the first time that annual average prices had decreased for two consecutive years since 1995-1996. Single-detached home prices fell on average by 3.2 per cent in 2009 to \$364,032 compared with a 2008 average of \$375,952. Meanwhile, a typical resale condominium sold for \$240,322 in 2009, down 5.5 per cent on an annual basis.

Figure 3



Source: RAE

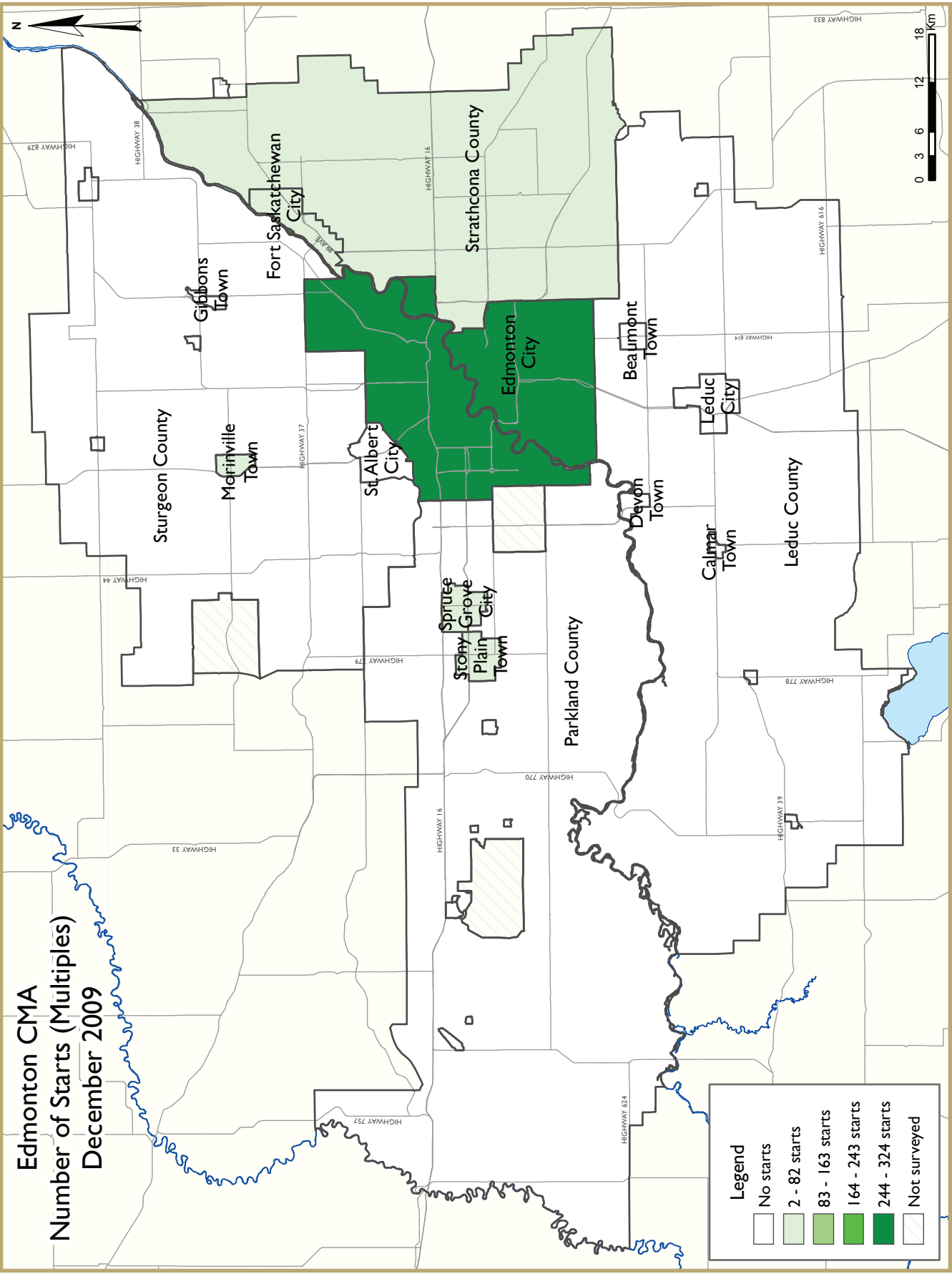
Economy

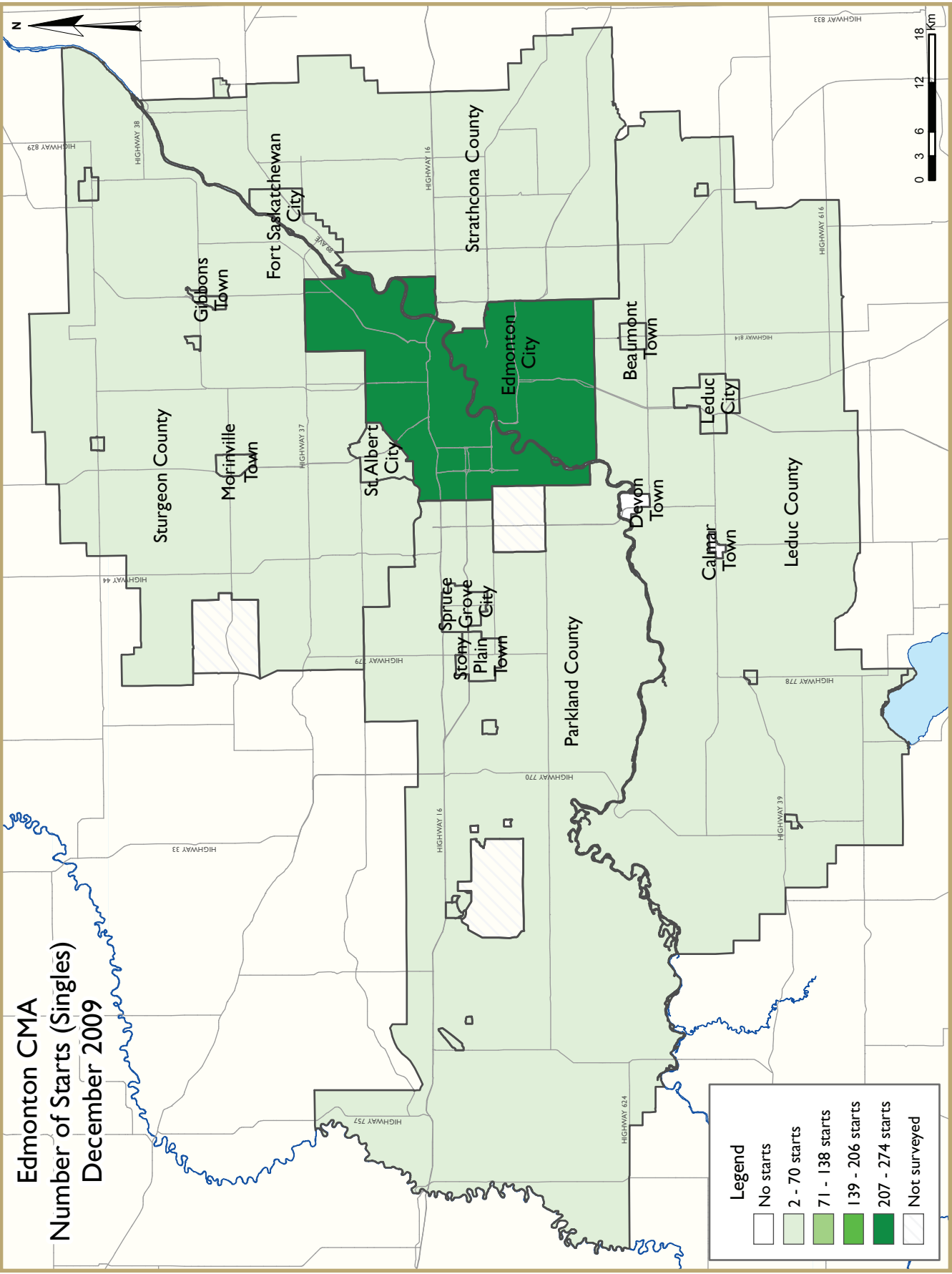
Labour Market Weakens in 4th Quarter

Continued growth in the labour force combined with job losses has pushed unemployment in Edmonton to its highest level since the first quarter of 2007. On a seasonally adjusted basis, unemployment across the Capital region averaged 7.7 per cent in the fourth quarter of 2009, more than double the 3.5 per cent average reported in the same period of 2008. Total employment in 2009 fell, on average, by 0.6 per cent or 3,850 jobs. This compares with an average increase of 22,020 jobs in 2008. Gains in part-time employment were offset by reductions in full-time jobs. Average weekly earnings reported by the labour force survey remained on an upward trend despite the rising unemployment rate. Earnings

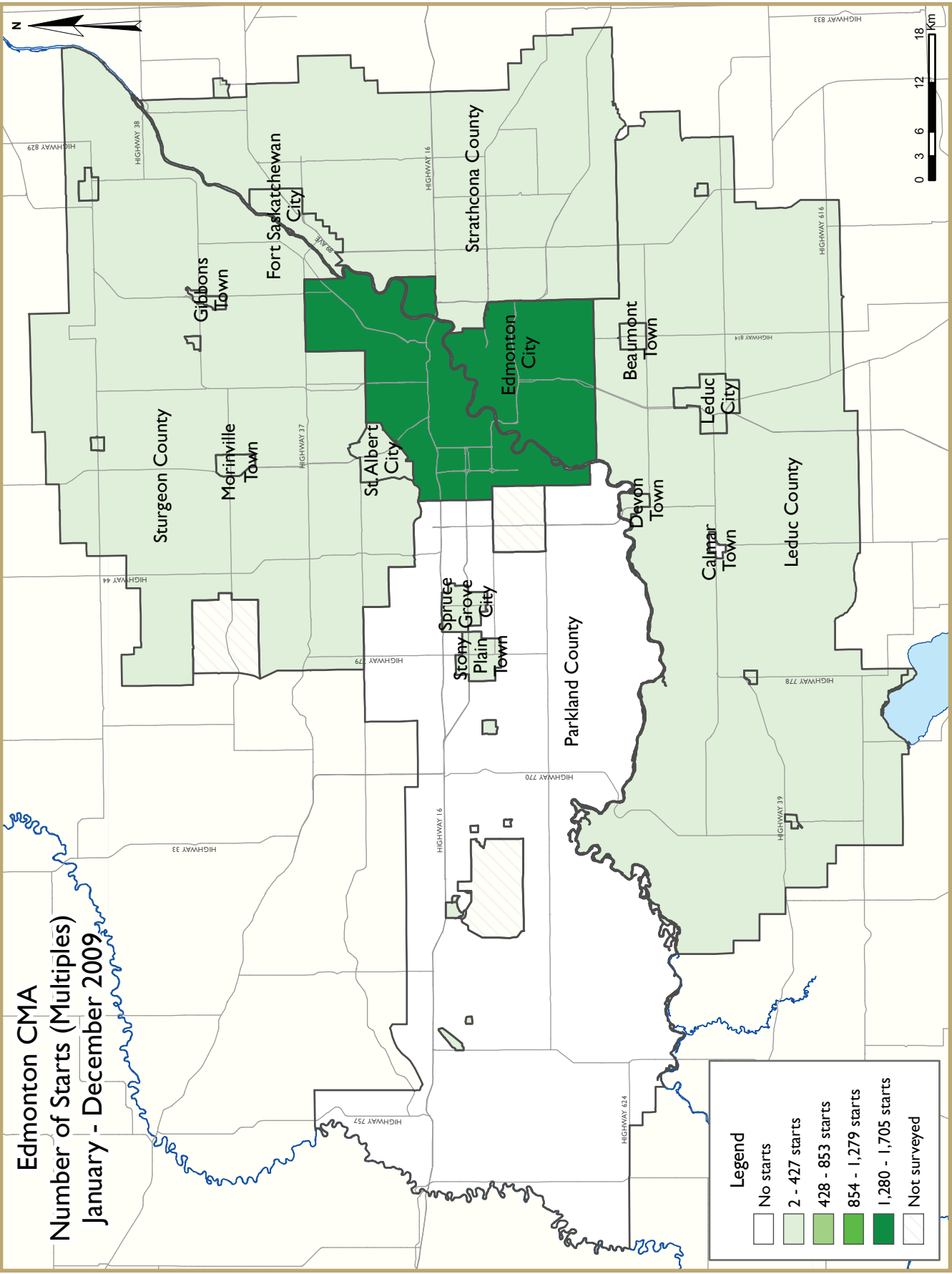
growth in 2009 averaged 4.8 per cent compared with an average gain of 6.4 per cent in the previous year and 6.5 per cent in 2007.

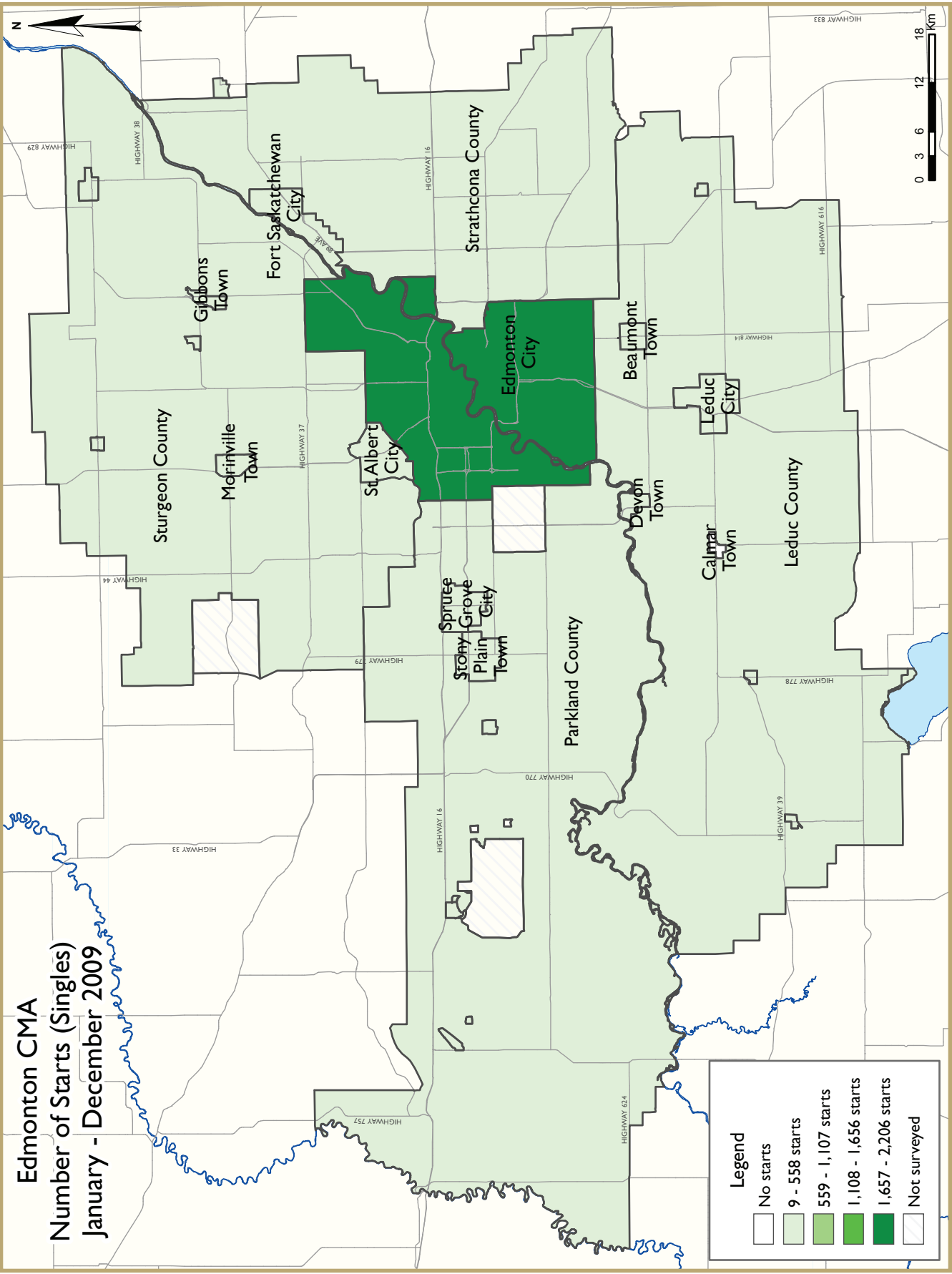
The higher jobless numbers associated with the economic slowdown in Alberta have contributed to slower population growth, largely due to weaker interprovincial migration. Statistics Canada estimates for the third quarter of 2009 showed that Alberta experienced a net loss of 2,535 interprovincial migrants during July through September of 2009 compared with a net gain of 4,927 persons in the same period of 2008. This represented the first net loss of interprovincial migrants in 15 years. These losses were offset somewhat by improved net international migration. However, total net migration numbers were also undercut by reductions in net non-permanent residents.

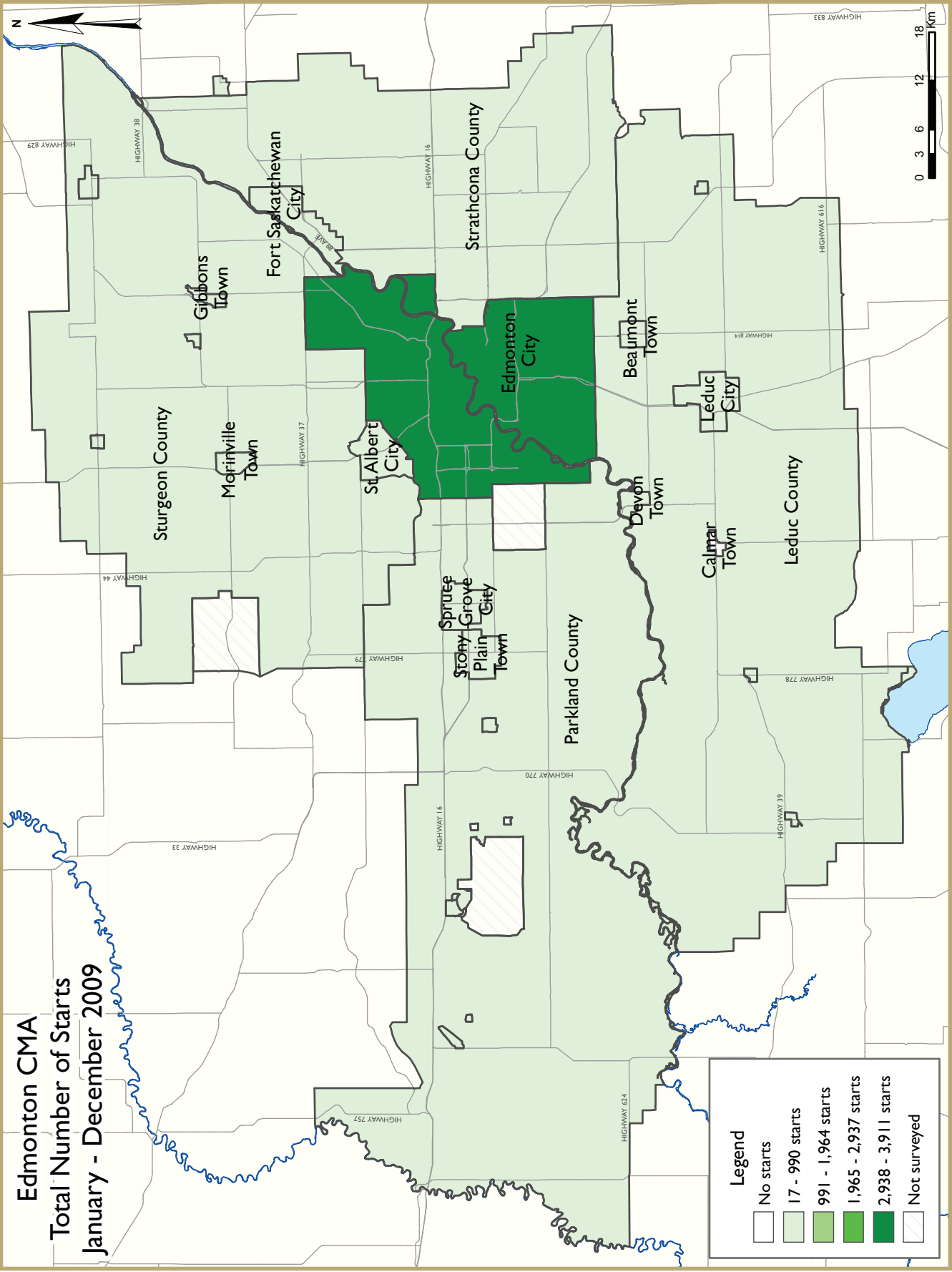












HOUSING NOW REPORT TABLES

Available in **ALL** reports:

- I 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:

- I.1 Housing Activity Summary by Submarket
- I.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 1: Housing Activity Summary of Edmonton CMA
December 2009

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| December 2009 | 448 | 70 | 8 | 0 | 62 | 106 | 0 | 118 | 812 |
| December 2008 | 194 | 40 | 3 | 0 | 45 | 31 | 2 | 9 | 324 |
| % Change | 130.9 | 75.0 | 166.7 | n/a | 37.8 | ** | -100.0 | ** | 150.6 |
| Year-to-date 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| Year-to-date 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| UNDER CONSTRUCTION | | | | | | | | | |
| December 2009 | 3,004 | 706 | 82 | 15 | 847 | 2,409 | 15 | 471 | 7,549 |
| December 2008 | 2,248 | 604 | 49 | 5 | 1,208 | 6,828 | 20 | 447 | 11,409 |
| % Change | 33.6 | 16.9 | 67.3 | 200.0 | -29.9 | -64.7 | -25.0 | 5.4 | -33.8 |
| COMPLETIONS | | | | | | | | | |
| December 2009 | 281 | 68 | 10 | 0 | 61 | 347 | 22 | 0 | 789 |
| December 2008 | 305 | 62 | 7 | 4 | 55 | 15 | 4 | 0 | 452 |
| % Change | -7.9 | 9.7 | 42.9 | -100.0 | 10.9 | ** | ** | n/a | 74.6 |
| Year-to-date 2009 | 3,104 | 792 | 100 | 3 | 826 | 3,987 | 51 | 360 | 9,232 |
| Year-to-date 2008 | 6,190 | 1,086 | 73 | 27 | 1,309 | 2,366 | 58 | 108 | 11,217 |
| % Change | -49.9 | -27.1 | 37.0 | -88.9 | -36.9 | 68.5 | -12.1 | ** | -17.7 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| December 2009 | 396 | 64 | 11 | 0 | 235 | 734 | 4 | 71 | 1,515 |
| December 2008 | 979 | 167 | 11 | 5 | 178 | 155 | 4 | 0 | 1,499 |
| % Change | -59.6 | -61.7 | 0.0 | -100.0 | 32.0 | ** | 0.0 | n/a | 1.1 |
| ABSORBED | | | | | | | | | |
| December 2009 | 327 | 73 | 8 | 0 | 39 | 250 | 4 | 55 | 756 |
| December 2008 | 333 | 80 | 5 | 0 | 60 | 24 | 4 | 0 | 506 |
| % Change | -1.8 | -8.8 | 60.0 | n/a | -35.0 | ** | 0.0 | n/a | 49.4 |
| Year-to-date 2009 | 3,687 | 888 | 78 | 8 | 762 | 3,357 | 41 | 254 | 9,084 |
| Year-to-date 2008 | 6,048 | 1,041 | 46 | 22 | 1,177 | 2,278 | 43 | 125 | 10,780 |
| % Change | -39.0 | -14.7 | 69.6 | -63.6 | -35.3 | 47.4 | -4.7 | 103.2 | -15.7 |

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

Table I.1: Housing Activity Summary by Submarket
December 2009

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| December 2009 | 274 | 38 | 4 | 0 | 58 | 106 | 0 | 118 | 598 |
| December 2008 | 106 | 8 | 0 | 0 | 45 | 31 | 0 | 0 | 190 |
| Beaumont Town | | | | | | | | | |
| December 2009 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Devon Town | | | | | | | | | |
| December 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| December 2009 | 17 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| December 2008 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Leduc City | | | | | | | | | |
| December 2009 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| December 2008 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Leduc County | | | | | | | | | |
| December 2009 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Morinville Town | | | | | | | | | |
| December 2009 | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 6 |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | | | | | | | | | |
| December 2009 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Spruce Grove City | | | | | | | | | |
| December 2009 | 35 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| December 2008 | 12 | 14 | 3 | 0 | 0 | 0 | 0 | 0 | 29 |
| St. Albert City | | | | | | | | | |
| December 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| December 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 16 |
| Stony Plain Town | | | | | | | | | |
| December 2009 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Strathcona County | | | | | | | | | |
| December 2009 | 33 | 10 | 0 | 0 | 4 | 0 | 0 | 0 | 47 |
| December 2008 | 7 | 10 | 0 | 0 | 0 | 0 | 2 | 0 | 19 |
| Sturgeon County | | | | | | | | | |
| December 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| December 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Remainder of the CMA | | | | | | | | | |
| December 2009 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2008 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Edmonton CMA | | | | | | | | | |
| December 2009 | 448 | 70 | 8 | 0 | 62 | 106 | 0 | 118 | 812 |
| December 2008 | 194 | 40 | 3 | 0 | 45 | 31 | 2 | 9 | 324 |

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

Table I.1: Housing Activity Summary by Submarket
December 2009

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| December 2009 | 1,667 | 424 | 40 | 9 | 562 | 2,136 | 15 | 190 | 5,043 |
| December 2008 | 973 | 340 | 36 | 5 | 785 | 5,471 | 18 | 200 | 7,828 |
| Beaumont Town | | | | | | | | | |
| December 2009 | 86 | 12 | 0 | 0 | 28 | 0 | 0 | 0 | 126 |
| December 2008 | 60 | 14 | 0 | 0 | 26 | 50 | 0 | 63 | 213 |
| Devon Town | | | | | | | | | |
| December 2009 | 10 | 8 | 0 | 0 | 15 | 0 | 0 | 0 | 33 |
| December 2008 | 10 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 40 |
| Fort Saskatchewan City | | | | | | | | | |
| December 2009 | 112 | 82 | 10 | 0 | 30 | 0 | 0 | 152 | 386 |
| December 2008 | 66 | 54 | 7 | 0 | 32 | 212 | 0 | 0 | 371 |
| Leduc City | | | | | | | | | |
| December 2009 | 179 | 54 | 4 | 0 | 12 | 0 | 0 | 47 | 296 |
| December 2008 | 154 | 50 | 0 | 0 | 139 | 205 | 0 | 0 | 548 |
| Leduc County | | | | | | | | | |
| December 2009 | 60 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 62 |
| December 2008 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 |
| Morinville Town | | | | | | | | | |
| December 2009 | 33 | 2 | 7 | 0 | 46 | 20 | 0 | 0 | 108 |
| December 2008 | 49 | 6 | 0 | 0 | 53 | 108 | 0 | 0 | 216 |
| Parkland County | | | | | | | | | |
| December 2009 | 123 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123 |
| December 2008 | 204 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 207 |
| Spruce Grove City | | | | | | | | | |
| December 2009 | 136 | 34 | 17 | 0 | 0 | 0 | 0 | 0 | 187 |
| December 2008 | 139 | 86 | 3 | 0 | 0 | 283 | 0 | 0 | 511 |
| St. Albert City | | | | | | | | | |
| December 2009 | 126 | 16 | 0 | 0 | 30 | 101 | 0 | 82 | 355 |
| December 2008 | 63 | 12 | 0 | 0 | 8 | 65 | 0 | 50 | 198 |
| Stony Plain Town | | | | | | | | | |
| December 2009 | 69 | 4 | 4 | 0 | 74 | 119 | 0 | 0 | 270 |
| December 2008 | 65 | 6 | 0 | 0 | 95 | 166 | 0 | 0 | 332 |
| Strathcona County | | | | | | | | | |
| December 2009 | 267 | 64 | 0 | 6 | 50 | 0 | 0 | 0 | 387 |
| December 2008 | 197 | 30 | 0 | 0 | 40 | 247 | 2 | 134 | 650 |
| Sturgeon County | | | | | | | | | |
| December 2009 | 102 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 104 |
| December 2008 | 152 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152 |
| Remainder of the CMA | | | | | | | | | |
| December 2009 | 34 | 2 | 0 | 0 | 0 | 33 | 0 | 0 | 69 |
| December 2008 | 48 | 6 | 0 | 0 | 0 | 21 | 0 | 0 | 75 |
| Edmonton CMA | | | | | | | | | |
| December 2009 | 3,004 | 706 | 82 | 15 | 847 | 2,409 | 15 | 471 | 7,549 |
| December 2008 | 2,248 | 604 | 49 | 5 | 1,208 | 6,828 | 20 | 447 | 11,409 |

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

Table I.1: Housing Activity Summary by Submarket
December 2009

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| December 2009 | 121 | 42 | 10 | 0 | 44 | 113 | 22 | 0 | 352 |
| December 2008 | 124 | 50 | 0 | 0 | 38 | 15 | 4 | 0 | 231 |
| Baumont Town | | | | | | | | | |
| December 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2008 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Devon Town | | | | | | | | | |
| December 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| December 2009 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| December 2008 | 13 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Leduc City | | | | | | | | | |
| December 2009 | 28 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| December 2008 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| Leduc County | | | | | | | | | |
| December 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Morinville Town | | | | | | | | | |
| December 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2008 | 7 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 13 |
| Parkland County | | | | | | | | | |
| December 2009 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| December 2008 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Spruce Grove City | | | | | | | | | |
| December 2009 | 26 | 14 | 0 | 0 | 0 | 160 | 0 | 0 | 200 |
| December 2008 | 13 | 4 | 0 | 0 | 3 | 0 | 0 | 0 | 20 |
| St. Albert City | | | | | | | | | |
| December 2009 | 12 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 18 |
| December 2008 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Stony Plain Town | | | | | | | | | |
| December 2009 | 15 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 21 |
| December 2008 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 10 |
| Strathcona County | | | | | | | | | |
| December 2009 | 28 | 0 | 0 | 0 | 5 | 74 | 0 | 0 | 107 |
| December 2008 | 22 | 6 | 0 | 4 | 12 | 0 | 0 | 0 | 44 |
| Sturgeon County | | | | | | | | | |
| December 2009 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| December 2008 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Remainder of the CMA | | | | | | | | | |
| December 2009 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Edmonton CMA | | | | | | | | | |
| December 2009 | 281 | 68 | 10 | 0 | 61 | 347 | 22 | 0 | 789 |
| December 2008 | 305 | 62 | 7 | 4 | 55 | 15 | 4 | 0 | 452 |

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

Table I.1: Housing Activity Summary by Submarket
December 2009

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| December 2009 | 185 | 34 | 6 | 0 | 147 | 433 | 1 | 35 | 841 |
| December 2008 | 393 | 96 | 5 | 0 | 76 | 57 | 4 | 0 | 63 |
| Beaumont Town | | | | | | | | | |
| December 2009 | 10 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 14 |
| December 2008 | 50 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| Devon Town | | | | | | | | | |
| December 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2008 | 7 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 10 |
| Fort Saskatchewan City | | | | | | | | | |
| December 2009 | 31 | 13 | 1 | 0 | 23 | 74 | 0 | 0 | 142 |
| December 2008 | 78 | 25 | 4 | 0 | 33 | 84 | 0 | 0 | 224 |
| Leduc City | | | | | | | | | |
| December 2009 | 32 | 2 | 0 | 0 | 13 | 63 | 0 | 0 | 110 |
| December 2008 | 92 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 93 |
| Leduc County | | | | | | | | | |
| December 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | | | | | | | | | |
| December 2009 | 22 | 1 | 1 | 0 | 18 | 10 | 0 | 0 | 52 |
| December 2008 | 61 | 0 | 1 | 0 | 18 | 0 | 0 | 0 | 80 |
| Parkland County | | | | | | | | | |
| December 2009 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| December 2008 | 27 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 30 |
| Spruce Grove City | | | | | | | | | |
| December 2009 | 15 | 4 | 3 | 0 | 0 | 93 | 0 | 0 | 115 |
| December 2008 | 54 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |
| St. Albert City | | | | | | | | | |
| December 2009 | 27 | 5 | 0 | 0 | 1 | 0 | 0 | 0 | 33 |
| December 2008 | 63 | 6 | 0 | 0 | 4 | 5 | 0 | 0 | 78 |
| Stony Plain Town | | | | | | | | | |
| December 2009 | 21 | 1 | 0 | 0 | 24 | 43 | 3 | 0 | 92 |
| December 2008 | 40 | 25 | 1 | 0 | 10 | 0 | 0 | 0 | 76 |
| Strathcona County | | | | | | | | | |
| December 2009 | 32 | 4 | 0 | 0 | 5 | 18 | 0 | 36 | 95 |
| December 2008 | 101 | 8 | 0 | 5 | 31 | 9 | 0 | 0 | 154 |
| Sturgeon County | | | | | | | | | |
| December 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Remainder of the CMA | | | | | | | | | |
| December 2009 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Edmonton CMA | | | | | | | | | |
| December 2009 | 396 | 64 | 11 | 0 | 235 | 734 | 4 | 71 | 1,515 |
| December 2008 | 979 | 167 | 11 | 5 | 178 | 155 | 4 | 0 | 1,499 |

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

Table I.1: Housing Activity Summary by Submarket
December 2009

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| December 2009 | 150 | 45 | 8 | 0 | 20 | 115 | 1 | 55 | 394 |
| December 2008 | 124 | 42 | 0 | 0 | 42 | 24 | 4 | 0 | 236 |
| Beaumont Town | | | | | | | | | |
| December 2009 | 3 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 5 |
| December 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Devon Town | | | | | | | | | |
| December 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| December 2009 | 5 | 3 | 0 | 0 | 6 | 2 | 0 | 0 | 16 |
| December 2008 | 12 | 7 | 0 | 0 | 1 | 0 | 0 | 0 | 20 |
| Leduc City | | | | | | | | | |
| December 2009 | 29 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| December 2008 | 26 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Leduc County | | | | | | | | | |
| December 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Morinville Town | | | | | | | | | |
| December 2009 | 6 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 10 |
| December 2008 | 11 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 14 |
| Parkland County | | | | | | | | | |
| December 2009 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| December 2008 | 21 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 23 |
| Spruce Grove City | | | | | | | | | |
| December 2009 | 26 | 15 | 0 | 0 | 0 | 67 | 0 | 0 | 108 |
| December 2008 | 23 | 9 | 0 | 0 | 11 | 0 | 0 | 0 | 43 |
| St. Albert City | | | | | | | | | |
| December 2009 | 17 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 24 |
| December 2008 | 21 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Stony Plain Town | | | | | | | | | |
| December 2009 | 18 | 1 | 0 | 0 | 1 | 0 | 3 | 0 | 23 |
| December 2008 | 11 | 17 | 2 | 0 | 0 | 0 | 0 | 0 | 30 |
| Strathcona County | | | | | | | | | |
| December 2009 | 26 | 0 | 0 | 0 | 5 | 63 | 0 | 0 | 94 |
| December 2008 | 27 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 31 |
| Sturgeon County | | | | | | | | | |
| December 2009 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| December 2008 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| Remainder of the CMA | | | | | | | | | |
| December 2009 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| December 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Edmonton CMA | | | | | | | | | |
| December 2009 | 327 | 73 | 8 | 0 | 39 | 250 | 4 | 55 | 756 |
| December 2008 | 333 | 80 | 5 | 0 | 60 | 24 | 4 | 0 | 506 |

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

**Table 1.2: History of Housing Starts of Edmonton 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 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | ** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |
| % Change | 19.1 | 52.0 | ** | -11.8 | -5.2 | 11.2 | -84.4 | -60.7 | 12.6 |
| 2005 | 7,586 | 708 | 3 | 34 | 1,124 | 3,098 | 77 | 664 | 13,294 |
| % Change | 15.4 | 7.9 | -62.5 | -12.8 | 29.0 | 28.7 | -27.4 | -19.7 | 15.7 |
| 2004 | 6,574 | 656 | 8 | 39 | 871 | 2,407 | 106 | 827 | 11,488 |
| % Change | 3.5 | 33.9 | -89.7 | 2.6 | -14.9 | -22.9 | -10.2 | -28.7 | -7.2 |
| 2003 | 6,353 | 490 | 78 | 38 | 1,023 | 3,120 | 118 | 1,160 | 12,380 |
| % Change | -7.1 | 40.8 | ** | 72.7 | -5.8 | 48.9 | -25.3 | -42.9 | -1.6 |
| 2002 | 6,838 | 348 | 3 | 22 | 1,086 | 2,096 | 158 | 2,030 | 12,581 |
| % Change | 38.4 | 89.1 | -85.0 | 22.2 | 125.3 | 95.9 | ** | 80.3 | 60.2 |
| 2001 | 4,939 | 184 | 20 | 18 | 482 | 1,070 | 12 | 1,126 | 7,855 |
| % Change | 22.0 | 27.8 | 150.0 | -28.0 | 53.0 | -6.2 | -91.9 | 181.5 | 26.1 |
| 2000 | 4,047 | 144 | 8 | 25 | 315 | 1,141 | 148 | 400 | 6,228 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | % Change |
| Edmonton City | 274 | 106 | 76 | 42 | 24 | 11 | 224 | 31 | 598 | 190 | ** |
| Beaumont Town | 15 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 2 | ** |
| 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 | 17 | 7 | 14 | 2 | 0 | 0 | 0 | 0 | 31 | 9 | ** |
| Gibbons Town | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 3 | -33.3 |
| Leduc City | 20 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 20 | 8 | 150.0 |
| Leduc County | 7 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 10 | -30.0 |
| Morinville Town | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 6 | 0 | n/a |
| Parkland County | 7 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 9 | -22.2 |
| Spruce Grove City | 35 | 12 | 6 | 14 | 0 | 3 | 0 | 0 | 41 | 29 | 41.4 |
| St. Albert City | 18 | 7 | 0 | 0 | 0 | 0 | 0 | 9 | 18 | 16 | 12.5 |
| Stony Plain Town | 3 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 9 | -44.4 |
| Strathcona County | 33 | 7 | 14 | 12 | 0 | 0 | 0 | 0 | 47 | 19 | 147.4 |
| Sturgeon County | 10 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 16 | -37.5 |
| Remainder of the CMA | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4 | 25.0 |
| Edmonton CMA | 448 | 194 | 112 | 76 | 28 | 14 | 224 | 40 | 812 | 324 | 150.6 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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 | 2,206 | 1,220 | 684 | 548 | 437 | 231 | 584 | 1,980 | 3,911 | 3,979 | -1.7 |
| Beaumont Town | 86 | 59 | 24 | 14 | 6 | 22 | 0 | 35 | 116 | 130 | -10.8 |
| Calmar Town | 0 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 5 | -100.0 |
| Devon Town | 9 | 5 | 8 | 6 | 0 | 30 | 0 | 0 | 17 | 41 | -58.5 |
| Fort Saskatchewan City | 160 | 91 | 116 | 74 | 13 | 29 | 0 | 212 | 289 | 406 | -28.8 |
| Gibbons Town | 13 | 22 | 0 | 2 | 0 | 0 | 33 | 0 | 46 | 24 | 91.7 |
| Leduc City | 209 | 136 | 48 | 60 | 18 | 139 | 47 | 158 | 322 | 493 | -34.7 |
| Leduc County | 63 | 97 | 2 | 0 | 0 | 0 | 0 | 0 | 65 | 97 | -33.0 |
| Morinville Town | 51 | 45 | 2 | 10 | 11 | 32 | 0 | 0 | 64 | 87 | -26.4 |
| Parkland County | 141 | 167 | 0 | 0 | 0 | 0 | 0 | 0 | 141 | 167 | -15.6 |
| Spruce Grove City | 180 | 176 | 46 | 70 | 8 | 11 | 0 | 0 | 234 | 257 | -8.9 |
| St. Albert City | 168 | 59 | 20 | 0 | 30 | 12 | 82 | 74 | 300 | 145 | 106.9 |
| Stony Plain Town | 93 | 60 | 4 | 8 | 48 | 59 | 0 | 101 | 145 | 228 | -36.4 |
| Strathcona County | 373 | 254 | 114 | 48 | 31 | 10 | 0 | 0 | 518 | 312 | 66.0 |
| Sturgeon County | 120 | 183 | 2 | 0 | 0 | 0 | 0 | 0 | 122 | 183 | -33.3 |
| Remainder of the CMA | 25 | 38 | 2 | 2 | 0 | 0 | 0 | 21 | 27 | 61 | -55.7 |
| Edmonton CMA | 3,897 | 2,613 | 1,072 | 846 | 602 | 575 | 746 | 2,581 | 6,317 | 6,615 | -4.5 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|----------|----------|--------------------------|-----------|------------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 |
| Edmonton City | 24 | 11 | 0 | 0 | 106 | 31 | 118 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 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 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 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 | 28 | 14 | 0 | 0 | 106 | 31 | 118 | 9 |

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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 | 437 | 227 | 0 | 4 | 420 | 1,950 | 164 | 30 |
| Beaumont Town | 6 | 22 | 0 | 0 | 0 | 0 | 0 | 35 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 13 | 29 | 0 | 0 | 0 | 212 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 0 |
| Leduc City | 18 | 135 | 0 | 4 | 0 | 158 | 47 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 11 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 30 | 12 | 0 | 0 | 0 | 65 | 82 | 9 |
| Stony Plain Town | 48 | 59 | 0 | 0 | 0 | 101 | 0 | 0 |
| Strathcona County | 31 | 10 | 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 | 602 | 567 | 0 | 8 | 453 | 2,507 | 293 | 74 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|-----------|------------|-----------|------------|------------|
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 |
| Edmonton City | 316 | 114 | 164 | 76 | 118 | 0 | 598 | 190 |
| Beaumont Town | 15 | 2 | 0 | 0 | 0 | 0 | 15 | 2 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 31 | 9 | 0 | 0 | 0 | 0 | 31 | 9 |
| Gibbons Town | 2 | 3 | 0 | 0 | 0 | 0 | 2 | 3 |
| Leduc City | 20 | 8 | 0 | 0 | 0 | 0 | 20 | 8 |
| Leduc County | 7 | 10 | 0 | 0 | 0 | 0 | 7 | 10 |
| Morinville Town | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Parkland County | 7 | 9 | 0 | 0 | 0 | 0 | 7 | 9 |
| Spruce Grove City | 41 | 29 | 0 | 0 | 0 | 0 | 41 | 29 |
| St. Albert City | 18 | 7 | 0 | 0 | 0 | 9 | 18 | 16 |
| Stony Plain Town | 5 | 9 | 0 | 0 | 0 | 0 | 5 | 9 |
| Strathcona County | 43 | 17 | 4 | 0 | 0 | 2 | 47 | 19 |
| Sturgeon County | 10 | 16 | 0 | 0 | 0 | 0 | 10 | 16 |
| Remainder of the CMA | 5 | 4 | 0 | 0 | 0 | 0 | 5 | 4 |
| Edmonton CMA | 526 | 237 | 168 | 76 | 118 | 11 | 812 | 324 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|-----------|--------------|--------------|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 2,865 | 1,591 | 878 | 2,343 | 168 | 45 | 3,911 | 3,979 |
| Beaumont Town | 102 | 69 | 14 | 26 | 0 | 35 | 116 | 130 |
| Calmar Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 5 |
| Devon Town | 17 | 5 | 0 | 36 | 0 | 0 | 17 | 41 |
| Fort Saskatchewan City | 289 | 177 | 0 | 229 | 0 | 0 | 289 | 406 |
| Gibbons Town | 13 | 24 | 33 | 0 | 0 | 0 | 46 | 24 |
| Leduc City | 261 | 172 | 14 | 317 | 47 | 4 | 322 | 493 |
| Leduc County | 65 | 97 | 0 | 0 | 0 | 0 | 65 | 97 |
| Morinville Town | 64 | 55 | 0 | 32 | 0 | 0 | 64 | 87 |
| Parkland County | 141 | 167 | 0 | 0 | 0 | 0 | 141 | 167 |
| Spruce Grove City | 234 | 249 | 0 | 8 | 0 | 0 | 234 | 257 |
| St. Albert City | 188 | 59 | 30 | 77 | 82 | 9 | 300 | 145 |
| Stony Plain Town | 101 | 71 | 44 | 157 | 0 | 0 | 145 | 228 |
| Strathcona County | 456 | 300 | 62 | 10 | 0 | 2 | 518 | 312 |
| Sturgeon County | 122 | 183 | 0 | 0 | 0 | 0 | 122 | 183 |
| Remainder of the CMA | 27 | 40 | 0 | 21 | 0 | 0 | 27 | 61 |
| Edmonton CMA | 4,945 | 3,264 | 1,075 | 3,256 | 297 | 95 | 6,317 | 6,615 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|-------------|
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | % Change |
| Edmonton City | 121 | 124 | 48 | 72 | 70 | 20 | 113 | 15 | 352 | 231 | 52.4 |
| Beaumont Town | 1 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 17 | -94.1 |
| 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 | 6 | 13 | 4 | 2 | 0 | 0 | 0 | 0 | 10 | 15 | -33.3 |
| Gibbons Town | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Leduc City | 28 | 26 | 8 | 0 | 0 | 0 | 0 | 0 | 36 | 26 | 38.5 |
| Leduc County | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Morinville Town | 2 | 7 | 0 | 2 | 0 | 4 | 0 | 0 | 2 | 13 | -84.6 |
| Parkland County | 19 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 18 | 5.6 |
| Spruce Grove City | 26 | 13 | 14 | 4 | 0 | 3 | 160 | 0 | 200 | 20 | ** |
| St. Albert City | 12 | 14 | 0 | 0 | 6 | 0 | 0 | 0 | 18 | 14 | 28.6 |
| Stony Plain Town | 15 | 7 | 6 | 0 | 0 | 3 | 0 | 0 | 21 | 10 | 110.0 |
| Strathcona County | 28 | 26 | 2 | 6 | 3 | 12 | 74 | 0 | 107 | 44 | 143.2 |
| Sturgeon County | 15 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 29 | -48.3 |
| Remainder of the CMA | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| Edmonton CMA | 281 | 309 | 82 | 86 | 79 | 42 | 347 | 15 | 789 | 452 | 74.6 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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 | 1,495 | 3,012 | 692 | 864 | 481 | 701 | 3,232 | 1,947 | 5,900 | 6,524 | -9.6 |
| Beaumont Town | 60 | 263 | 22 | 60 | 8 | 82 | 63 | 0 | 153 | 405 | -62.2 |
| Calmar Town | 1 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 150.0 |
| Devon Town | 7 | 17 | 0 | 18 | 15 | 6 | 0 | 0 | 22 | 41 | -46.3 |
| Fort Saskatchewan City | 113 | 245 | 90 | 126 | 10 | 41 | 60 | 131 | 273 | 543 | -49.7 |
| Gibbons Town | 20 | 46 | 2 | 0 | 0 | 5 | 0 | 4 | 22 | 55 | -60.0 |
| Leduc City | 186 | 422 | 52 | 58 | 69 | 24 | 205 | 0 | 512 | 504 | 1.6 |
| Leduc County | 71 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 115 | -38.3 |
| Morinville Town | 63 | 135 | 6 | 8 | 14 | 14 | 85 | 0 | 168 | 157 | 7.0 |
| Parkland County | 222 | 244 | 0 | 16 | 3 | 0 | 0 | 0 | 225 | 260 | -13.5 |
| Spruce Grove City | 181 | 433 | 84 | 80 | 8 | 48 | 283 | 0 | 556 | 561 | -0.9 |
| St. Albert City | 101 | 220 | 18 | 24 | 17 | 16 | 50 | 87 | 186 | 347 | -46.4 |
| Stony Plain Town | 89 | 144 | 24 | 128 | 47 | 39 | 47 | 0 | 207 | 311 | -33.4 |
| Strathcona County | 297 | 611 | 66 | 84 | 37 | 56 | 310 | 309 | 710 | 1,060 | -33.0 |
| Sturgeon County | 170 | 243 | 0 | 0 | 0 | 0 | 0 | 0 | 170 | 243 | -30.0 |
| Remainder of the CMA | 31 | 72 | 0 | 2 | 0 | 15 | 21 | 0 | 52 | 89 | -41.6 |
| Edmonton CMA | 3,107 | 6,224 | 1,060 | 1,468 | 709 | 1,047 | 4,356 | 2,478 | 9,232 | 11,217 | -17.7 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|-----------|----------|--------------------------|-----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 |
| Edmonton City | 48 | 20 | 22 | 0 | 113 | 15 | 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 | 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 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 3 | 0 | 0 | 160 | 0 | 0 | 0 |
| St. Albert City | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 3 | 12 | 0 | 0 | 74 | 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 | 57 | 42 | 22 | 0 | 347 | 15 | 0 | 0 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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 | 451 | 680 | 30 | 21 | 3,039 | 1,839 | 184 | 108 |
| Beaumont Town | 8 | 82 | 0 | 0 | 0 | 0 | 63 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 15 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 10 | 41 | 0 | 0 | 60 | 131 | 0 | 0 |
| Gibbons Town | 0 | 5 | 0 | 0 | 0 | 4 | 0 | 0 |
| Leduc City | 69 | 20 | 0 | 4 | 205 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 14 | 14 | 0 | 0 | 85 | 0 | 0 | 0 |
| Parkland County | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 48 | 0 | 0 | 283 | 0 | 0 | 0 |
| St. Albert City | 17 | 16 | 0 | 0 | 0 | 87 | 50 | 0 |
| Stony Plain Town | 40 | 39 | 7 | 0 | 47 | 0 | 0 | 0 |
| Strathcona County | 37 | 56 | 0 | 0 | 247 | 309 | 63 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 15 | 0 | 0 | 21 | 0 | 0 | 0 |
| Edmonton CMA | 672 | 1,022 | 37 | 25 | 3,987 | 2,370 | 360 | 108 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
December 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|-----------|-----------|----------|------------|------------|
| | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 | Dec 2009 | Dec 2008 |
| Edmonton City | 173 | 174 | 157 | 53 | 22 | 4 | 352 | 231 |
| Beaumont Town | 1 | 17 | 0 | 0 | 0 | 0 | 1 | 17 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 10 | 15 | 0 | 0 | 0 | 0 | 10 | 15 |
| Gibbons Town | 1 | 6 | 0 | 0 | 0 | 0 | 1 | 6 |
| Leduc City | 36 | 26 | 0 | 0 | 0 | 0 | 36 | 26 |
| Leduc County | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Morinville Town | 2 | 11 | 0 | 2 | 0 | 0 | 2 | 13 |
| Parkland County | 19 | 18 | 0 | 0 | 0 | 0 | 19 | 18 |
| Spruce Grove City | 40 | 17 | 160 | 3 | 0 | 0 | 200 | 20 |
| St. Albert City | 12 | 14 | 6 | 0 | 0 | 0 | 18 | 14 |
| Stony Plain Town | 15 | 10 | 6 | 0 | 0 | 0 | 21 | 10 |
| Strathcona County | 28 | 28 | 79 | 16 | 0 | 0 | 107 | 44 |
| Sturgeon County | 15 | 29 | 0 | 0 | 0 | 0 | 15 | 29 |
| Remainder of the CMA | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 4 |
| Edmonton CMA | 359 | 374 | 408 | 74 | 22 | 4 | 789 | 452 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|---------------|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 2,043 | 3,642 | 3,620 | 2,721 | 228 | 161 | 5,900 | 6,524 |
| Beaumont Town | 78 | 309 | 12 | 96 | 63 | 0 | 153 | 405 |
| Calmar Town | 5 | 2 | 0 | 0 | 0 | 0 | 5 | 2 |
| Devon Town | 7 | 17 | 15 | 24 | 0 | 0 | 22 | 41 |
| Fort Saskatchewan City | 207 | 362 | 66 | 181 | 0 | 0 | 273 | 543 |
| Gibbons Town | 22 | 51 | 0 | 4 | 0 | 0 | 22 | 55 |
| Leduc City | 230 | 479 | 282 | 20 | 0 | 5 | 512 | 504 |
| Leduc County | 71 | 115 | 0 | 0 | 0 | 0 | 71 | 115 |
| Morinville Town | 73 | 139 | 95 | 18 | 0 | 0 | 168 | 157 |
| Parkland County | 225 | 250 | 0 | 10 | 0 | 0 | 225 | 260 |
| Spruce Grove City | 273 | 513 | 283 | 48 | 0 | 0 | 556 | 561 |
| St. Albert City | 117 | 244 | 19 | 103 | 50 | 0 | 186 | 347 |
| Stony Plain Town | 93 | 265 | 107 | 46 | 7 | 0 | 207 | 311 |
| Strathcona County | 351 | 635 | 296 | 425 | 63 | 0 | 710 | 1,060 |
| Sturgeon County | 170 | 243 | 0 | 0 | 0 | 0 | 170 | 243 |
| Remainder of the CMA | 31 | 83 | 21 | 6 | 0 | 0 | 52 | 89 |
| Edmonton CMA | 3,996 | 7,349 | 4,816 | 3,702 | 411 | 166 | 9,232 | 11,217 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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 | | | | | | | | | | | | | |
| December 2009 | 31 | 20.7 | 70 | 46.7 | 22 | 14.7 | 8 | 5.3 | 19 | 12.7 | 150 | 407,350 | 475,122 |
| December 2008 | 6 | 4.8 | 28 | 22.6 | 32 | 25.8 | 26 | 21.0 | 32 | 25.8 | 124 | 527,750 | 583,735 |
| Year-to-date 2009 | 189 | 11.2 | 551 | 32.5 | 398 | 23.5 | 179 | 10.6 | 376 | 22.2 | 1,693 | 473,900 | 568,527 |
| Year-to-date 2008 | 233 | 7.8 | 863 | 28.8 | 1,004 | 33.5 | 448 | 15.0 | 445 | 14.9 | 2,993 | 488,300 | 527,919 |
| Beaumont Town | | | | | | | | | | | | | |
| December 2009 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| December 2008 | 1 | 6.3 | 7 | 43.8 | 5 | 31.3 | 1 | 6.3 | 2 | 12.5 | 16 | 439,950 | 457,819 |
| Year-to-date 2009 | 6 | 6.0 | 34 | 34.0 | 41 | 41.0 | 16 | 16.0 | 3 | 3.0 | 100 | 472,450 | 475,897 |
| Year-to-date 2008 | 35 | 13.2 | 85 | 32.1 | 116 | 43.8 | 23 | 8.7 | 6 | 2.3 | 265 | 457,900 | 453,346 |
| Calmar Town | | | | | | | | | | | | | |
| December 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2008 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Devon Town | | | | | | | | | | | | | |
| December 2009 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| December 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 1 | 8.3 | 6 | 50.0 | 3 | 25.0 | 2 | 16.7 | 12 | 549,900 | 561,208 |
| Year-to-date 2008 | 0 | 0.0 | 2 | 12.5 | 10 | 62.5 | 4 | 25.0 | 0 | 0.0 | 16 | 522,500 | 509,225 |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| December 2009 | 3 | 60.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| December 2008 | 0 | 0.0 | 10 | 83.3 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 12 | 406,350 | 449,825 |
| Year-to-date 2009 | 33 | 20.6 | 83 | 51.9 | 25 | 15.6 | 6 | 3.8 | 13 | 8.1 | 160 | 389,000 | 425,087 |
| Year-to-date 2008 | 7 | 3.3 | 114 | 53.3 | 57 | 26.6 | 8 | 3.7 | 28 | 13.1 | 214 | 439,750 | 482,720 |
| Gibbons Town | | | | | | | | | | | | | |
| December 2009 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| December 2008 | 3 | 60.0 | 1 | 20.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2009 | 14 | 58.3 | 8 | 33.3 | 2 | 8.3 | 0 | 0.0 | 0 | 0.0 | 24 | 340,000 | 342,167 |
| Year-to-date 2008 | 34 | 81.0 | 6 | 14.3 | 2 | 4.8 | 0 | 0.0 | 0 | 0.0 | 42 | 290,000 | 314,286 |
| Leduc City | | | | | | | | | | | | | |
| December 2009 | 9 | 31.0 | 19 | 65.5 | 1 | 3.4 | 0 | 0.0 | 0 | 0.0 | 29 | 367,954 | 365,012 |
| December 2008 | 7 | 26.9 | 11 | 42.3 | 2 | 7.7 | 6 | 23.1 | 0 | 0.0 | 26 | 368,900 | 402,746 |
| Year-to-date 2009 | 36 | 14.6 | 101 | 41.1 | 74 | 30.1 | 29 | 11.8 | 6 | 2.4 | 246 | 432,950 | 447,547 |
| Year-to-date 2008 | 50 | 13.4 | 137 | 36.6 | 135 | 36.1 | 41 | 11.0 | 11 | 2.9 | 374 | 450,000 | 458,995 |
| Leduc County | | | | | | | | | | | | | |
| December 2009 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| December 2008 | 1 | 20.0 | 0 | 0.0 | 3 | 60.0 | 1 | 20.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2009 | 6 | 8.6 | 8 | 11.4 | 6 | 8.6 | 14 | 20.0 | 36 | 51.4 | 70 | 650,000 | 653,954 |
| Year-to-date 2008 | 14 | 12.2 | 12 | 10.4 | 27 | 23.5 | 26 | 22.6 | 36 | 31.3 | 115 | 570,000 | 586,826 |
| Morinville Town | | | | | | | | | | | | | |
| December 2009 | 3 | 50.0 | 1 | 16.7 | 0 | 0.0 | 2 | 33.3 | 0 | 0.0 | 6 | -- | -- |
| December 2008 | 1 | 9.1 | 5 | 45.5 | 3 | 27.3 | 2 | 18.2 | 0 | 0.0 | 11 | 449,900 | 440,636 |
| Year-to-date 2009 | 25 | 24.5 | 58 | 56.9 | 10 | 9.8 | 7 | 6.9 | 2 | 2.0 | 102 | 388,900 | 414,787 |
| Year-to-date 2008 | 7 | 6.6 | 73 | 68.9 | 18 | 17.0 | 6 | 5.7 | 2 | 1.9 | 106 | 415,250 | 429,231 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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 | | | | | | | | | | | | | |
| December 2009 | 2 | 12.5 | 0 | 0.0 | 4 | 25.0 | 2 | 12.5 | 8 | 50.0 | 16 | 645,000 | 704,022 |
| December 2008 | 2 | 9.5 | 1 | 4.8 | 4 | 19.0 | 3 | 14.3 | 11 | 52.4 | 21 | 650,000 | 609,976 |
| Year-to-date 2009 | 67 | 34.2 | 33 | 16.8 | 18 | 9.2 | 13 | 6.6 | 65 | 33.2 | 196 | 436,750 | 534,598 |
| Year-to-date 2008 | 52 | 22.7 | 48 | 21.0 | 38 | 16.6 | 27 | 11.8 | 64 | 27.9 | 229 | 473,900 | 507,683 |
| Spruce Grove City | | | | | | | | | | | | | |
| December 2009 | 4 | 15.4 | 16 | 61.5 | 3 | 11.5 | 3 | 11.5 | 0 | 0.0 | 26 | 393,660 | 407,527 |
| December 2008 | 8 | 34.8 | 10 | 43.5 | 4 | 17.4 | 0 | 0.0 | 1 | 4.3 | 23 | 373,590 | 390,285 |
| Year-to-date 2009 | 61 | 28.0 | 107 | 49.1 | 37 | 17.0 | 9 | 4.1 | 4 | 1.8 | 218 | 384,363 | 397,553 |
| Year-to-date 2008 | 173 | 39.6 | 183 | 41.9 | 68 | 15.6 | 10 | 2.3 | 3 | 0.7 | 437 | 371,900 | 386,481 |
| St. Albert City | | | | | | | | | | | | | |
| December 2009 | 0 | 0.0 | 5 | 29.4 | 4 | 23.5 | 3 | 17.6 | 5 | 29.4 | 17 | 535,100 | 589,253 |
| December 2008 | 0 | 0.0 | 6 | 28.6 | 4 | 19.0 | 2 | 9.5 | 9 | 42.9 | 21 | 620,000 | 673,048 |
| Year-to-date 2009 | 1 | 0.7 | 31 | 22.6 | 32 | 23.4 | 27 | 19.7 | 46 | 33.6 | 137 | 565,500 | 615,536 |
| Year-to-date 2008 | 2 | 0.8 | 33 | 13.9 | 72 | 30.4 | 50 | 21.1 | 80 | 33.8 | 237 | 579,200 | 642,326 |
| Stony Plain Town | | | | | | | | | | | | | |
| December 2009 | 5 | 27.8 | 13 | 72.2 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 18 | 369,450 | 353,272 |
| December 2008 | 5 | 45.5 | 3 | 27.3 | 3 | 27.3 | 0 | 0.0 | 0 | 0.0 | 11 | 359,000 | 370,771 |
| Year-to-date 2009 | 42 | 39.6 | 54 | 50.9 | 8 | 7.5 | 2 | 1.9 | 0 | 0.0 | 106 | 360,628 | 356,681 |
| Year-to-date 2008 | 95 | 61.3 | 37 | 23.9 | 19 | 12.3 | 3 | 1.9 | 1 | 0.6 | 155 | 332,798 | 344,859 |
| Strathcona County | | | | | | | | | | | | | |
| December 2009 | 1 | 4.0 | 13 | 52.0 | 5 | 20.0 | 1 | 4.0 | 5 | 20.0 | 25 | 448,000 | 597,771 |
| December 2008 | 1 | 3.7 | 1 | 3.7 | 11 | 40.7 | 6 | 22.2 | 8 | 29.6 | 27 | 550,000 | 619,333 |
| Year-to-date 2009 | 7 | 1.9 | 78 | 21.3 | 119 | 32.5 | 40 | 10.9 | 122 | 33.3 | 366 | 529,500 | 708,220 |
| Year-to-date 2008 | 6 | 1.0 | 76 | 13.0 | 230 | 39.4 | 105 | 18.0 | 167 | 28.6 | 584 | 538,500 | 633,571 |
| Sturgeon County | | | | | | | | | | | | | |
| December 2009 | 2 | 14.3 | 1 | 7.1 | 2 | 14.3 | 3 | 21.4 | 6 | 42.9 | 14 | 615,000 | 739,286 |
| December 2008 | 6 | 21.4 | 5 | 17.9 | 6 | 21.4 | 6 | 21.4 | 5 | 17.9 | 28 | 505,000 | 502,857 |
| Year-to-date 2009 | 35 | 20.7 | 33 | 19.5 | 29 | 17.2 | 20 | 11.8 | 52 | 30.8 | 169 | 490,000 | 580,411 |
| Year-to-date 2008 | 74 | 30.6 | 61 | 25.2 | 32 | 13.2 | 32 | 13.2 | 43 | 17.8 | 242 | 420,000 | 487,231 |
| Remainder of the CMA | | | | | | | | | | | | | |
| December 2009 | 3 | 50.0 | 2 | 33.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| December 2008 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2009 | 20 | 62.5 | 9 | 28.1 | 2 | 6.3 | 0 | 0.0 | 1 | 3.1 | 32 | 319,900 | 334,066 |
| Year-to-date 2008 | 43 | 66.2 | 17 | 26.2 | 1 | 1.5 | 2 | 3.1 | 2 | 3.1 | 65 | 320,000 | 337,644 |
| Edmonton CMA | | | | | | | | | | | | | |
| December 2009 | 64 | 20.0 | 144 | 45.0 | 46 | 14.4 | 22 | 6.9 | 44 | 13.8 | 320 | 408,300 | 486,015 |
| December 2008 | 43 | 12.9 | 88 | 26.4 | 79 | 23.7 | 53 | 15.9 | 70 | 21.0 | 333 | 498,900 | 530,270 |
| Year-to-date 2009 | 543 | 15.0 | 1,189 | 32.7 | 807 | 22.2 | 365 | 10.0 | 728 | 20.0 | 3,632 | 460,000 | 543,243 |
| Year-to-date 2008 | 826 | 13.6 | 1,748 | 28.8 | 1,829 | 30.1 | 785 | 12.9 | 888 | 14.6 | 6,076 | 471,850 | 511,989 |

Source: CMHC (Market Absorption Survey)

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

| Submarket | Dec 2009 | Dec 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
|------------------------|----------------|----------------|-------------|----------------|----------------|------------|
| Edmonton City | 475,122 | 583,735 | -18.6 | 568,527 | 527,919 | 7.7 |
| Beaumont Town | -- | 457,819 | n/a | 475,897 | 453,346 | 5.0 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | 561,208 | 509,225 | 10.2 |
| Fort Saskatchewan City | -- | 449,825 | n/a | 425,087 | 482,720 | -11.9 |
| Gibbons Town | -- | -- | n/a | 342,167 | 314,286 | 8.9 |
| Leduc City | 365,012 | 402,746 | -9.4 | 447,547 | 458,995 | -2.5 |
| Leduc County | -- | -- | n/a | 653,954 | 586,826 | 11.4 |
| Morinville Town | -- | 440,636 | n/a | 414,787 | 429,231 | -3.4 |
| Parkland County | 704,022 | 609,976 | 15.4 | 534,598 | 507,683 | 5.3 |
| Spruce Grove City | 407,527 | 390,285 | 4.4 | 397,553 | 386,481 | 2.9 |
| St. Albert City | 589,253 | 673,048 | -12.5 | 615,536 | 642,326 | -4.2 |
| Stony Plain Town | 353,272 | 370,771 | -4.7 | 356,681 | 344,859 | 3.4 |
| Strathcona County | 597,771 | 619,333 | -3.5 | 708,220 | 633,571 | 11.8 |
| Sturgeon County | 739,286 | 502,857 | 47.0 | 580,411 | 487,231 | 19.1 |
| Remainder of the CMA | -- | -- | n/a | 334,066 | 337,644 | -1.1 |
| Edmonton CMA | 486,015 | 530,270 | -8.3 | 543,243 | 511,989 | 6.1 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
December 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 | 1,795 | 3,408 | 3,940 | 45.6 | 332,051 | 9.3 | 339,283 |
| | February | 1,287 | -31.8 | 1,446 | 3,576 | 3,816 | 37.9 | 338,347 | 5.3 | 346,389 |
| | March | 1,557 | -34.0 | 1,494 | 4,244 | 4,313 | 34.6 | 343,760 | 5.6 | 348,183 |
| | April | 1,823 | -25.4 | 1,418 | 4,470 | 3,636 | 39.0 | 336,931 | -2.0 | 334,034 |
| | May | 1,821 | -34.8 | 1,338 | 4,272 | 3,394 | 39.4 | 340,499 | -4.8 | 335,244 |
| | June | 1,852 | -14.9 | 1,400 | 3,952 | 3,349 | 41.8 | 341,376 | -2.6 | 337,243 |
| | July | 1,784 | 16.0 | 1,516 | 3,594 | 3,025 | 50.1 | 335,100 | -5.3 | 326,767 |
| | August | 1,541 | 20.4 | 1,541 | 2,991 | 2,878 | 53.5 | 329,207 | -4.8 | 326,909 |
| | September | 1,729 | 65.9 | 1,759 | 3,142 | 2,844 | 61.8 | 324,906 | -5.6 | 327,437 |
| | October | 1,249 | -2.1 | 1,365 | 3,069 | 3,044 | 44.8 | 317,744 | -8.6 | 320,390 |
| | November | 891 | -27.1 | 1,243 | 2,038 | 2,923 | 42.5 | 318,588 | -2.0 | 327,561 |
| | December | 608 | -29.1 | 1,054 | 1,303 | 2,897 | 36.4 | 310,974 | -5.7 | 319,988 |
| 2009 | January | 730 | -40.5 | 1,167 | 2,429 | 2,898 | 40.3 | 317,049 | -4.5 | 326,898 |
| | February | 1,075 | -16.5 | 1,279 | 2,664 | 2,950 | 43.4 | 308,970 | -8.7 | 313,945 |
| | March | 1,380 | -11.4 | 1,280 | 2,881 | 2,652 | 48.3 | 309,032 | -10.1 | 311,158 |
| | April | 1,843 | 1.1 | 1,474 | 2,999 | 2,557 | 57.6 | 312,127 | -7.4 | 311,472 |
| | May | 2,161 | 18.7 | 1,651 | 3,180 | 2,593 | 63.7 | 326,332 | -4.2 | 315,203 |
| | June | 2,551 | 37.7 | 1,809 | 3,136 | 2,478 | 73.0 | 328,285 | -3.8 | 325,572 |
| | July | 2,278 | 27.7 | 1,943 | 3,052 | 2,533 | 76.7 | 324,744 | -3.1 | 315,709 |
| | August | 1,673 | 8.6 | 1,665 | 2,629 | 2,502 | 66.5 | 318,321 | -3.3 | 317,967 |
| | September | 1,704 | -1.4 | 1,715 | 2,559 | 2,321 | 73.9 | 327,235 | 0.7 | 320,638 |
| | October | 1,535 | 22.9 | 1,775 | 2,192 | 2,221 | 79.9 | 318,969 | 0.4 | 326,489 |
| | November | 1,261 | 41.5 | 1,705 | 1,894 | 2,572 | 66.3 | 318,482 | 0.0 | 328,505 |
| | December | 948 | 55.9 | 1,676 | 1,081 | 2,419 | 69.3 | 319,201 | 2.6 | 327,916 |
| | Q4 2008 | 2,748 | -18.1 | | 6,410 | | | 316,520 | -5.5 | |
| | Q4 2009 | 3,744 | 36.2 | | 5,167 | | | 318,864 | 0.7 | |
| | YTD 2008 | 17,369 | -15.0 | | 40,059 | | | 332,852 | -1.7 | |
| | YTD 2009 | 19,139 | 10.2 | | 30,696 | | | 320,378 | -3.7 | |

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
December 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 | 211.2 | 120.5 | 621 | 5.4 | 73.1 | 899 |
| | May | 596 | 3.90 | 5.25 | 209.2 | 121.6 | 621 | 6.0 | 73.4 | 902 |
| | June | 631 | 3.75 | 5.85 | 207.5 | 122.2 | 621 | 6.5 | 73.6 | 912 |
| | July | 631 | 3.75 | 5.85 | 208.3 | 121.8 | 619 | 7.0 | 73.6 | 916 |
| | August | 631 | 3.75 | 5.85 | 207.6 | 122.1 | 618 | 7.3 | 73.5 | 927 |
| | September | 610 | 3.70 | 5.49 | 207.4 | 121.7 | 616 | 7.4 | 73.2 | 933 |
| | October | 630 | 3.80 | 5.84 | 206.8 | 121.8 | 611 | 7.7 | 72.8 | 948 |
| | November | 616 | 3.60 | 5.59 | 207.0 | 122.7 | 610 | 7.7 | 72.6 | 946 |
| | December | 610 | 3.60 | 5.49 | | 122.0 | 615 | 7.6 | 72.9 | 937 |

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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