

HOUSING NOW

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2011

New Home Market

Apartments Bolster Edmonton Housing Starts in July

Housing starts increased across Greater Edmonton in July due to a strong year-over-year upswing in new apartment construction. Total new housing activity in the Edmonton

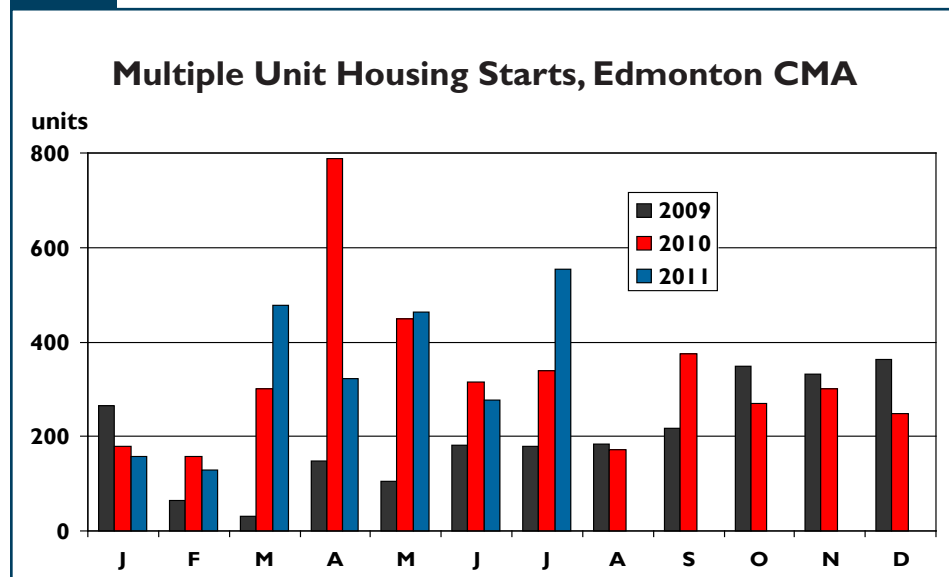
Census Metropolitan Area (CMA) amounted to 1,034 units in July, representing a nine per cent increase from 949 starts in the same month last year. For the year-to-date, housing starts totalled 5,085 units, down 20 per cent from 6,328 units tallied in the first seven months of 2010.

Multiple unit starts, which consist of semi-detached, row, and apartments units, reached 555 units in July, up 64

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Figure 1



Source: CMHC

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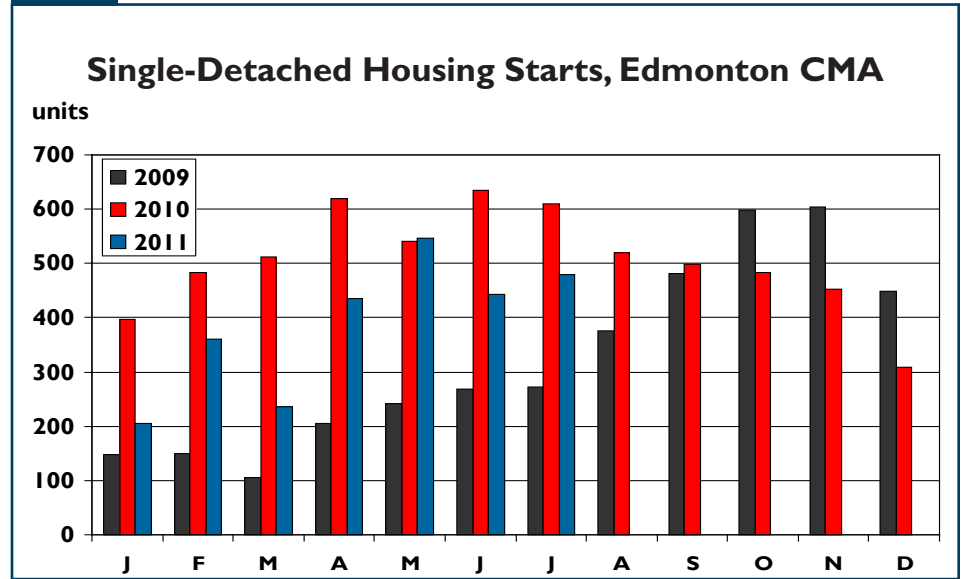
per cent from the volumes reported in the same month last year. A three-fold increase in apartment unit starts more than compensated for lower activity in semi-detached and row units, which decreased by nine and 25 per cent respectively. Within the City of Edmonton, activity levels in July more than doubled year-over-year to 356 units. After seven months, multiple dwelling starts of 2,380 units were six per cent below the levels reported to the end of July 2010. Increased apartment starts so far this year have helped to offset lower production in the other categories.

Multiple dwelling completions in July totalled 346 units, down marginally from the same month last year.

On a year-to-date basis, multi-unit completions have lagged 2010 levels by 17 per cent and this has held back absorption levels as well. Absorptions in July reached 302 units, representing a 23 per cent increase over the same month last year. So far this year, however, absorptions have lagged 2010 levels by 26 per cent. With July absorptions falling short of completions, inventory levels moved higher on a month-over-month basis compared with June. The total count of completed and unoccupied multiple units stood at 1,023 units in July, largely unchanged from a year prior.

Single-detached home builders poured foundations for 479 units in July, down from the 610 units reported in July of last year. To the end of July,

Figure 2



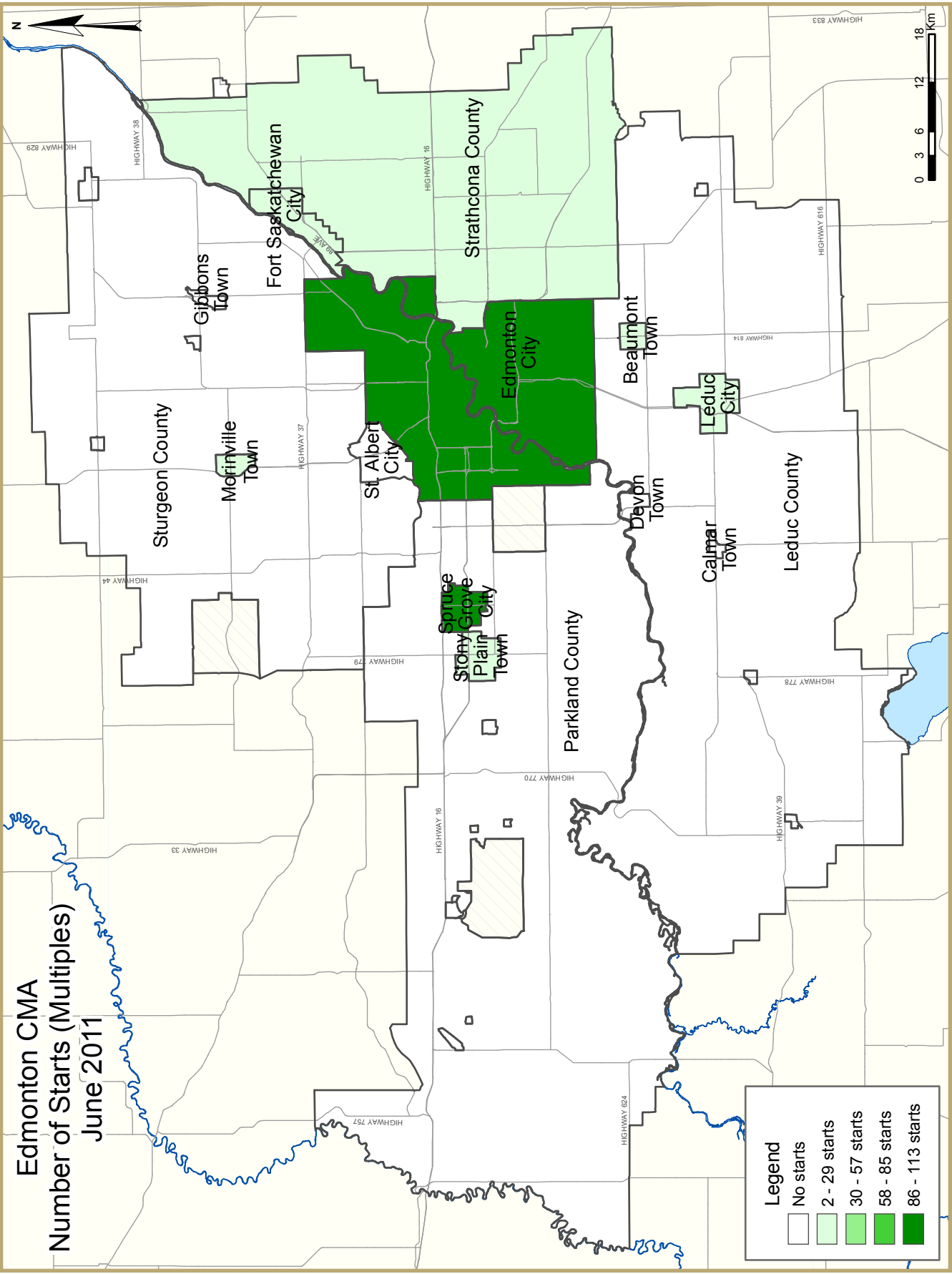
Source: CMHC

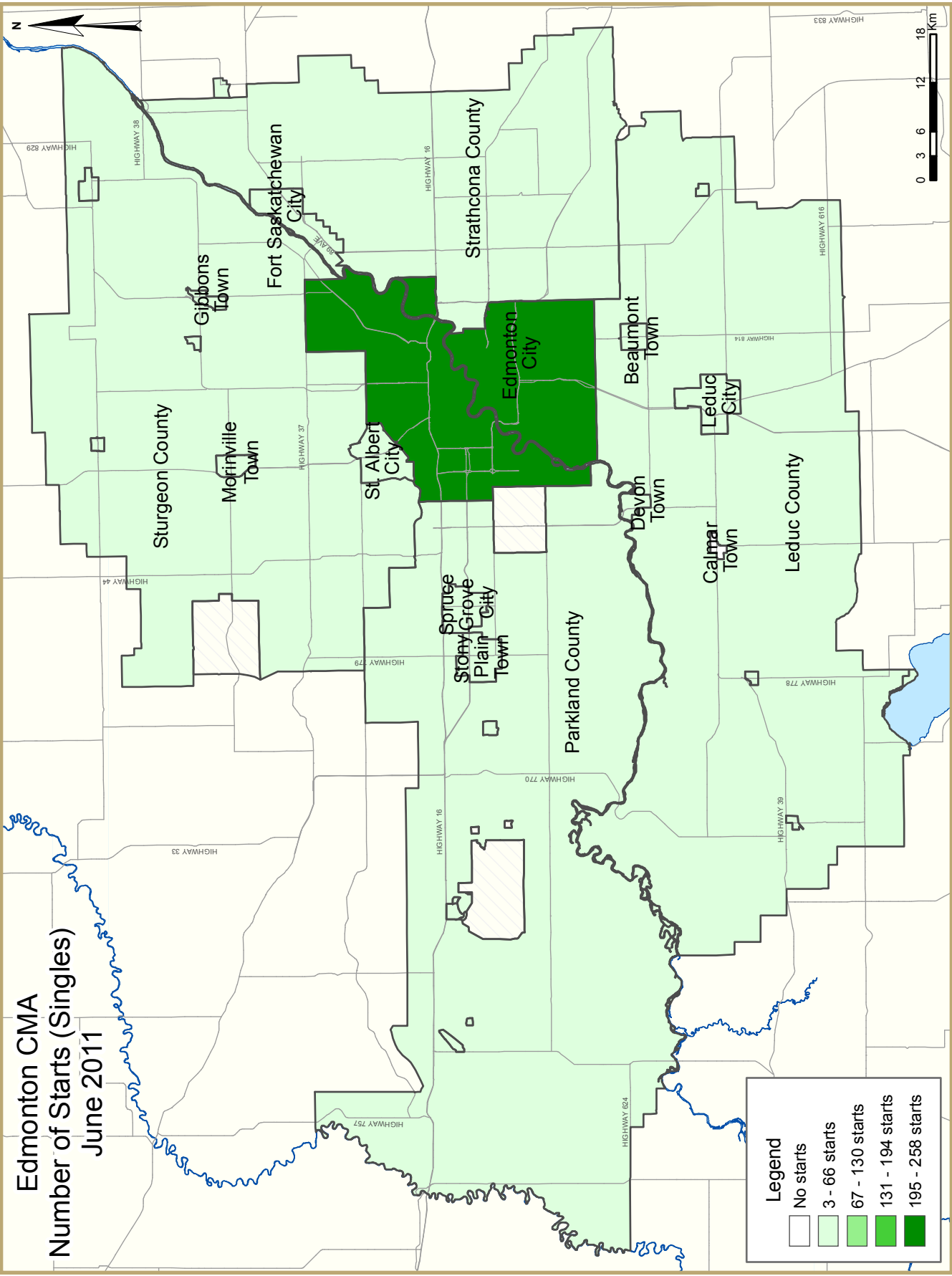
single-detached starts across Metro totalled 2,705 units, down 29 per cent from the first seven months of 2010. Unseasonably damp weather in recent months has hampered development activity across the region. CMHC expects the gap between this year and 2010 to close in the months ahead as production levels improve, but overall volumes are nonetheless forecasted to fall short of last year's 6,062 total single-detached starts.

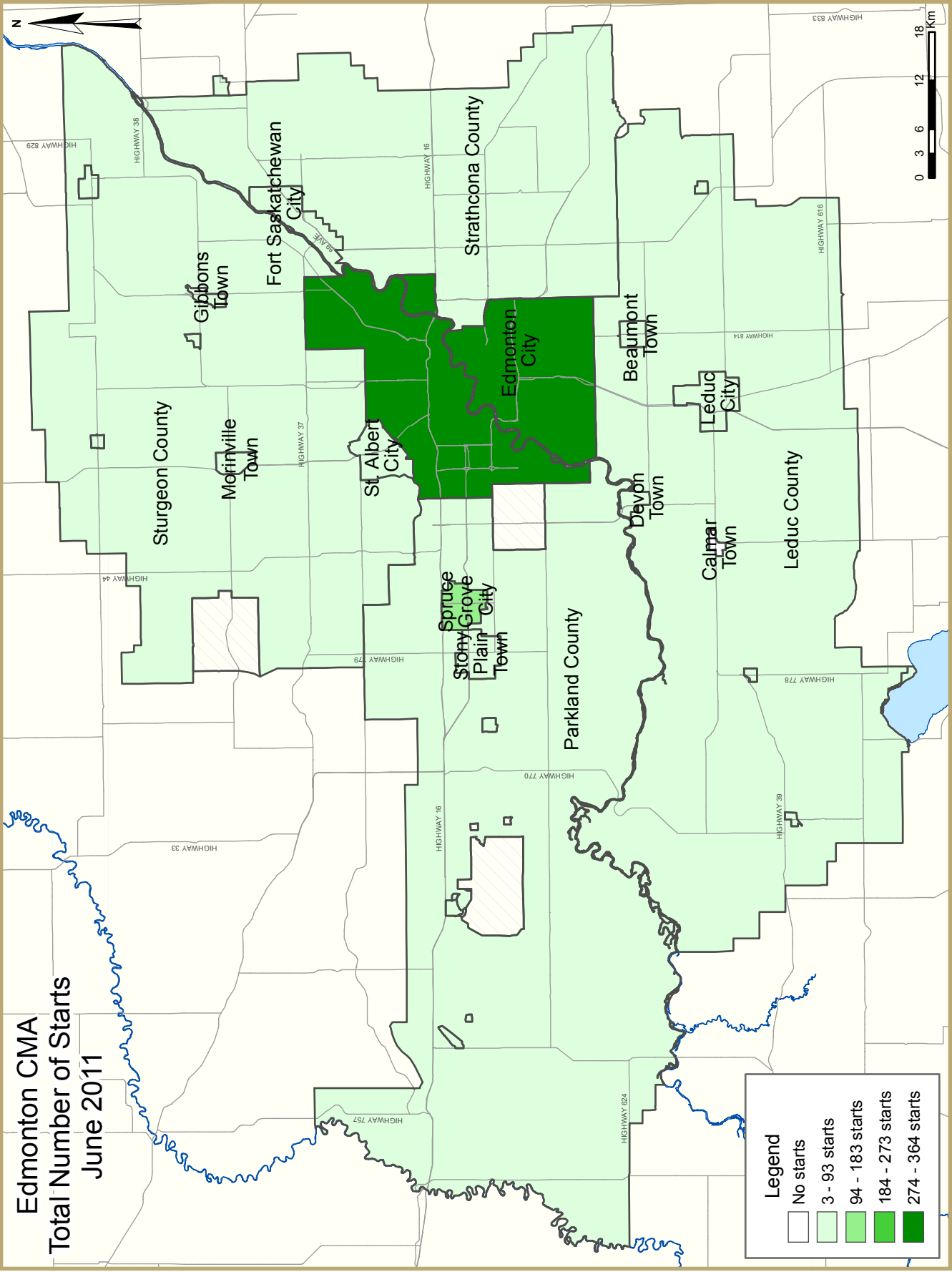
Across the Capital region there were 420 single-detached units completed in July, down 12 per cent year-over-year and representing the lowest amount since May of last year. Absorptions also slowed, decreasing by 22 per cent from July 2010 to 392 units. With completions outpacing

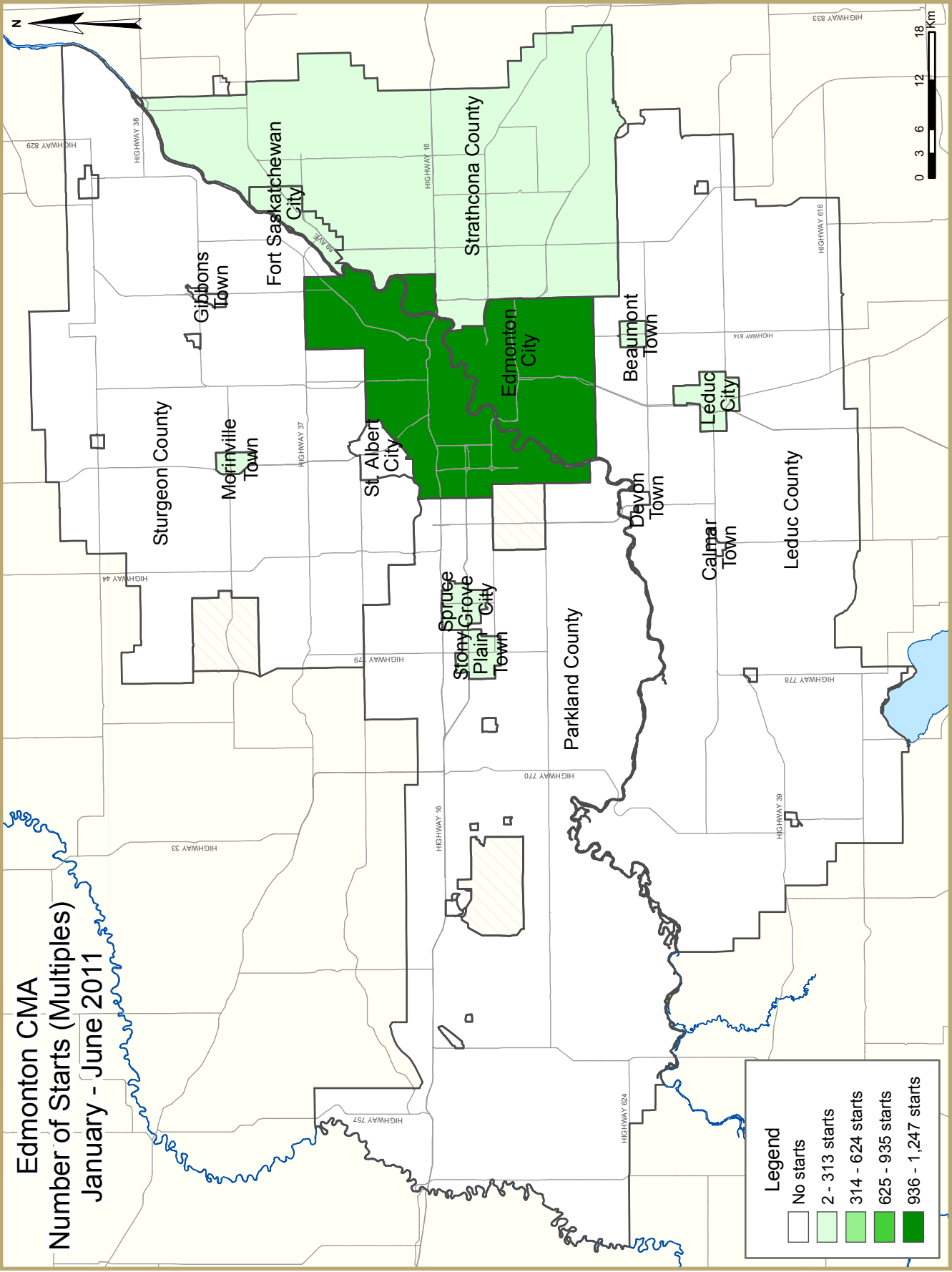
absorptions in July, inventories including show homes moved upward from the previous month. At 574 units, the number of completed and unoccupied singles was 50 per cent higher in July than the same month a year prior. However, with units under construction in July down by 23 per cent from this time last year, we look for both completions levels and inventories to be reduced in the coming months.

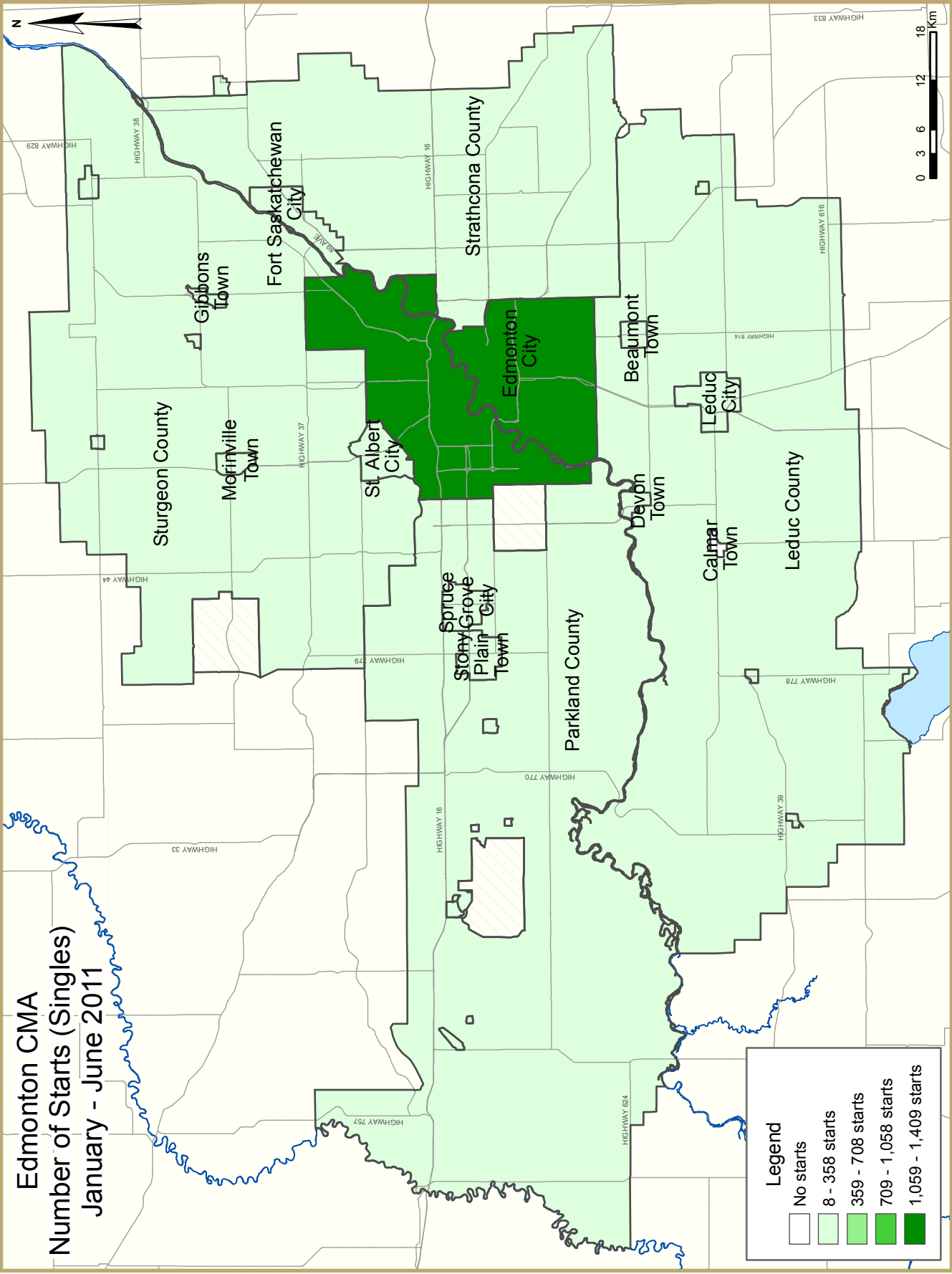
The average price of single-detached units absorbed in July rose by six per cent year-over-year to \$554,195. The proportion of units absorbed in July for over \$450,000 increased to 56 per cent compared with 50 per cent of units occupied in July 2010.

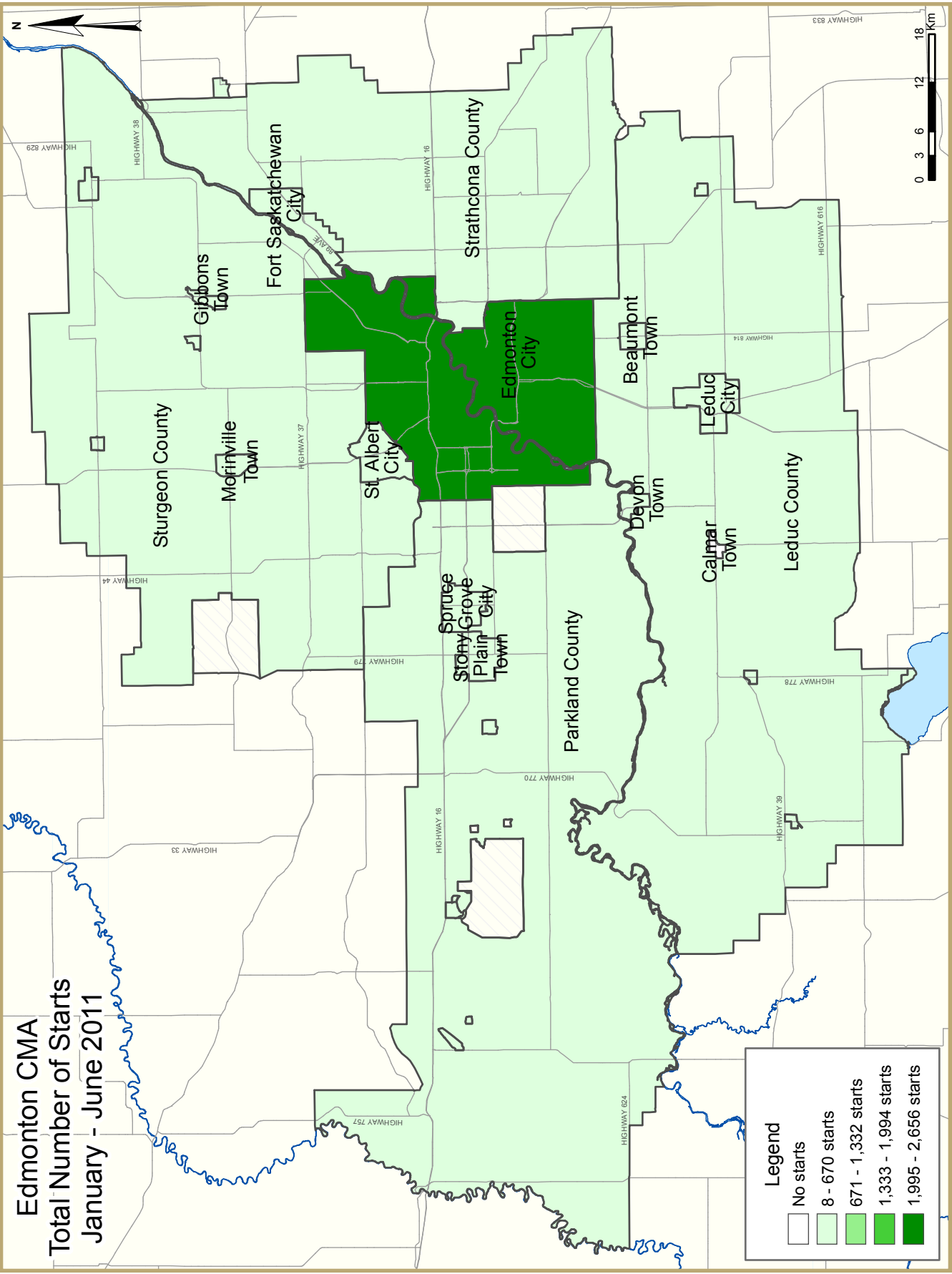












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- *** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
July 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| July 2011 | 479 | 92 | 4 | 0 | 83 | 239 | 0 | 137 | 1,034 |
| July 2010 | 609 | 112 | 14 | 1 | 87 | 99 | 0 | 27 | 949 |
| % Change | -21.3 | -17.9 | -71.4 | -100.0 | -4.6 | 141.4 | n/a | ** | 9.0 |
| Year-to-date 2011 | 2,694 | 652 | 58 | 11 | 348 | 718 | 0 | 604 | 5,085 |
| Year-to-date 2010 | 3,795 | 800 | 85 | 4 | 501 | 946 | 34 | 163 | 6,328 |
| % Change | -29.0 | -18.5 | -31.8 | 175.0 | -30.5 | -24.1 | -100.0 | ** | -19.6 |
| UNDER CONSTRUCTION | | | | | | | | | |
| July 2011 | 3,136 | 694 | 75 | 23 | 885 | 3,011 | 17 | 865 | 8,706 |
| July 2010 | 4,116 | 854 | 101 | 14 | 943 | 2,601 | 47 | 440 | 9,116 |
| % Change | -23.8 | -18.7 | -25.7 | 64.3 | -6.2 | 15.8 | -63.8 | 96.6 | -4.5 |
| COMPLETIONS | | | | | | | | | |
| July 2011 | 419 | 92 | 10 | 1 | 77 | 160 | 7 | 0 | 766 |
| July 2010 | 478 | 120 | 10 | 1 | 134 | 0 | 4 | 82 | 829 |
| % Change | -12.3 | -23.3 | 0.0 | 0.0 | -42.5 | n/a | 75.0 | -100.0 | -7.6 |
| Year-to-date 2011 | 3,220 | 572 | 73 | 2 | 368 | 743 | 68 | 117 | 5,163 |
| Year-to-date 2010 | 2,706 | 664 | 62 | 5 | 489 | 886 | 4 | 242 | 5,058 |
| % Change | 19.0 | -13.9 | 17.7 | -60.0 | -24.7 | -16.1 | ** | -51.7 | 2.1 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| July 2011 | 571 | 92 | 8 | 2 | 167 | 732 | 1 | 24 | 1,597 |
| July 2010 | 381 | 91 | 19 | 1 | 167 | 654 | 1 | 89 | 1,403 |
| % Change | 49.9 | 1.1 | -57.9 | 100.0 | 0.0 | 11.9 | 0.0 | -73.0 | 13.8 |
| ABSORBED | | | | | | | | | |
| July 2011 | 392 | 71 | 12 | 0 | 64 | 135 | 0 | 20 | 694 |
| July 2010 | 504 | 94 | 10 | 1 | 119 | 13 | 4 | 6 | 751 |
| % Change | -22.2 | -24.5 | 20.0 | -100.0 | -46.2 | ** | -100.0 | ** | -7.6 |
| Year-to-date 2011 | 3,177 | 560 | 78 | 1 | 362 | 629 | 3 | 89 | 4,899 |
| Year-to-date 2010 | 2,721 | 628 | 54 | 4 | 560 | 966 | 7 | 102 | 5,042 |
| % Change | 16.8 | -10.8 | 44.4 | -75.0 | -35.4 | -34.9 | -57.1 | -12.7 | -2.8 |

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

Table I.1: Housing Activity Summary by Submarket
July 2011

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| July 2011 | 289 | 58 | 0 | 0 | 59 | 239 | 0 | 0 | 645 |
| July 2010 | 344 | 62 | 14 | 0 | 68 | 0 | 0 | 27 | 515 |
| Beaumont Town | | | | | | | | | |
| July 2011 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 66 | 84 |
| July 2010 | 19 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 24 |
| Devon Town | | | | | | | | | |
| July 2011 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| July 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| July 2011 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 71 | 96 |
| July 2010 | 26 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| Leduc City | | | | | | | | | |
| July 2011 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| July 2010 | 32 | 2 | 0 | 0 | 4 | 80 | 0 | 0 | 118 |
| Leduc County | | | | | | | | | |
| July 2011 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| July 2010 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Morinville Town | | | | | | | | | |
| July 2011 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| July 2010 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Parkland County | | | | | | | | | |
| July 2011 | 17 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| July 2010 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Spruce Grove City | | | | | | | | | |
| July 2011 | 18 | 18 | 4 | 0 | 14 | 0 | 0 | 0 | 54 |
| July 2010 | 27 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 53 |
| St. Albert City | | | | | | | | | |
| July 2011 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| July 2010 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| Stony Plain Town | | | | | | | | | |
| July 2011 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| July 2010 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Strathcona County | | | | | | | | | |
| July 2011 | 25 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | 37 |
| July 2010 | 39 | 4 | 0 | 0 | 15 | 0 | 0 | 0 | 58 |
| Sturgeon County | | | | | | | | | |
| July 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| July 2010 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Remainder of the CMA | | | | | | | | | |
| July 2011 | 8 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 12 |
| July 2010 | 8 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 27 |
| Edmonton CMA | | | | | | | | | |
| July 2011 | 479 | 92 | 4 | 0 | 83 | 239 | 0 | 137 | 1,034 |
| July 2010 | 609 | 112 | 14 | 1 | 87 | 99 | 0 | 27 | 949 |

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

Table 1.1: Housing Activity Summary by Submarket
July 2011

| | 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 | | | | | | | | | |
| July 2011 | 1,808 | 532 | 45 | 22 | 708 | 2,364 | 13 | 288 | 5,780 |
| July 2010 | 2,195 | 544 | 69 | 7 | 675 | 2,209 | 35 | 164 | 5,898 |
| Beaumont Town | | | | | | | | | |
| July 2011 | 172 | 14 | 0 | 0 | 0 | 0 | 0 | 66 | 252 |
| July 2010 | 205 | 18 | 0 | 1 | 32 | 0 | 0 | 0 | 256 |
| Devon Town | | | | | | | | | |
| July 2011 | 11 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 18 |
| July 2010 | 12 | 12 | 0 | 0 | 10 | 0 | 0 | 28 | 62 |
| Fort Saskatchewan City | | | | | | | | | |
| July 2011 | 131 | 26 | 0 | 0 | 4 | 0 | 0 | 223 | 384 |
| July 2010 | 185 | 52 | 11 | 0 | 25 | 0 | 0 | 152 | 425 |
| Leduc City | | | | | | | | | |
| July 2011 | 97 | 22 | 0 | 0 | 12 | 160 | 0 | 151 | 442 |
| July 2010 | 314 | 52 | 0 | 0 | 22 | 165 | 0 | 96 | 649 |
| Leduc County | | | | | | | | | |
| July 2011 | 91 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 91 |
| July 2010 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| Morinville Town | | | | | | | | | |
| July 2011 | 42 | 4 | 4 | 0 | 34 | 0 | 0 | 0 | 84 |
| July 2010 | 74 | 2 | 4 | 0 | 44 | 20 | 0 | 0 | 144 |
| Parkland County | | | | | | | | | |
| July 2011 | 129 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 131 |
| July 2010 | 155 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 155 |
| Spruce Grove City | | | | | | | | | |
| July 2011 | 107 | 54 | 22 | 1 | 24 | 99 | 0 | 103 | 410 |
| July 2010 | 169 | 90 | 9 | 0 | 8 | 0 | 0 | 0 | 276 |
| St. Albert City | | | | | | | | | |
| July 2011 | 133 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 169 |
| July 2010 | 158 | 2 | 0 | 0 | 0 | 36 | 0 | 0 | 196 |
| Stony Plain Town | | | | | | | | | |
| July 2011 | 51 | 10 | 4 | 0 | 36 | 141 | 0 | 0 | 242 |
| July 2010 | 67 | 12 | 4 | 0 | 68 | 119 | 12 | 0 | 282 |
| Strathcona County | | | | | | | | | |
| July 2011 | 214 | 24 | 0 | 0 | 58 | 211 | 0 | 34 | 541 |
| July 2010 | 328 | 68 | 4 | 6 | 59 | 0 | 0 | 0 | 465 |
| Sturgeon County | | | | | | | | | |
| July 2011 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 106 |
| July 2010 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 106 |
| Remainder of the CMA | | | | | | | | | |
| July 2011 | 44 | 4 | 0 | 0 | 4 | 0 | 4 | 0 | 56 |
| July 2010 | 58 | 2 | 0 | 0 | 0 | 52 | 0 | 0 | 112 |
| Edmonton CMA | | | | | | | | | |
| July 2011 | 3,136 | 694 | 75 | 23 | 885 | 3,011 | 17 | 865 | 8,706 |
| July 2010 | 4,116 | 854 | 101 | 14 | 943 | 2,601 | 47 | 440 | 9,116 |

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

Table 1.1: Housing Activity Summary by Submarket
July 2011

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| July 2011 | 222 | 58 | 7 | 0 | 42 | 95 | 7 | 0 | 431 |
| July 2010 | 266 | 62 | 3 | 0 | 78 | 0 | 0 | 0 | 409 |
| Beaumont Town | | | | | | | | | |
| July 2011 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| July 2010 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Devon Town | | | | | | | | | |
| July 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| July 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| July 2011 | 25 | 4 | 0 | 1 | 13 | 0 | 0 | 0 | 43 |
| July 2010 | 19 | 22 | 7 | 0 | 0 | 0 | 0 | 0 | 48 |
| Leduc City | | | | | | | | | |
| July 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| July 2010 | 21 | 4 | 0 | 0 | 38 | 0 | 4 | 0 | 67 |
| Leduc County | | | | | | | | | |
| July 2011 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| July 2010 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Morinville Town | | | | | | | | | |
| July 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| July 2010 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Parkland County | | | | | | | | | |
| July 2011 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| July 2010 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Spruce Grove City | | | | | | | | | |
| July 2011 | 12 | 24 | 3 | 0 | 0 | 0 | 0 | 0 | 39 |
| July 2010 | 42 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 48 |
| St. Albert City | | | | | | | | | |
| July 2011 | 20 | 0 | 0 | 0 | 0 | 65 | 0 | 0 | 85 |
| July 2010 | 21 | 6 | 0 | 0 | 8 | 0 | 0 | 82 | 117 |
| Stony Plain Town | | | | | | | | | |
| July 2011 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| July 2010 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Strathcona County | | | | | | | | | |
| July 2011 | 40 | 2 | 0 | 0 | 22 | 0 | 0 | 0 | 64 |
| July 2010 | 45 | 12 | 0 | 1 | 10 | 0 | 0 | 0 | 68 |
| Sturgeon County | | | | | | | | | |
| July 2011 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| July 2010 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Remainder of the CMA | | | | | | | | | |
| July 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| July 2010 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Edmonton CMA | | | | | | | | | |
| July 2011 | 419 | 92 | 10 | 1 | 77 | 160 | 7 | 0 | 766 |
| July 2010 | 478 | 120 | 10 | 1 | 134 | 0 | 4 | 82 | 829 |

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

Table 1.1: Housing Activity Summary by Submarket
July 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| July 2011 | 254 | 50 | 5 | 0 | 81 | 540 | 1 | 0 | 931 |
| July 2010 | 183 | 51 | 9 | 1 | 97 | 440 | 1 | 37 | 819 |
| Beaumont Town | | | | | | | | | |
| July 2011 | 27 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 28 |
| July 2010 | 8 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 10 |
| Devon Town | | | | | | | | | |
| July 2011 | 2 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 7 |
| July 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| July 2011 | 49 | 9 | 0 | 1 | 25 | 46 | 0 | 12 | 142 |
| July 2010 | 28 | 19 | 3 | 0 | 17 | 67 | 0 | 0 | 134 |
| Leduc City | | | | | | | | | |
| July 2011 | 41 | 9 | 0 | 0 | 8 | 20 | 0 | 0 | 78 |
| July 2010 | 22 | 0 | 0 | 0 | 20 | 46 | 0 | 40 | 128 |
| Leduc County | | | | | | | | | |
| July 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| July 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Morinville Town | | | | | | | | | |
| July 2011 | 20 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 32 |
| July 2010 | 9 | 0 | 3 | 0 | 9 | 0 | 0 | 0 | 21 |
| Parkland County | | | | | | | | | |
| July 2011 | 21 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| July 2010 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Spruce Grove City | | | | | | | | | |
| July 2011 | 28 | 16 | 2 | 0 | 0 | 74 | 0 | 0 | 120 |
| July 2010 | 21 | 7 | 4 | 0 | 0 | 93 | 0 | 0 | 125 |
| St. Albert City | | | | | | | | | |
| July 2011 | 31 | 0 | 0 | 0 | 1 | 46 | 0 | 0 | 78 |
| July 2010 | 26 | 5 | 0 | 0 | 4 | 0 | 0 | 0 | 35 |
| Stony Plain Town | | | | | | | | | |
| July 2011 | 24 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 44 |
| July 2010 | 20 | 0 | 0 | 0 | 13 | 4 | 0 | 0 | 37 |
| Strathcona County | | | | | | | | | |
| July 2011 | 67 | 4 | 1 | 1 | 14 | 0 | 0 | 12 | 99 |
| July 2010 | 55 | 7 | 0 | 0 | 5 | 4 | 0 | 12 | 83 |
| Sturgeon County | | | | | | | | | |
| July 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | | | | | | | | | |
| July 2011 | 5 | 2 | 0 | 0 | 0 | 6 | 0 | 0 | 13 |
| July 2010 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Edmonton CMA | | | | | | | | | |
| July 2011 | 571 | 92 | 8 | 2 | 167 | 732 | 1 | 24 | 1,597 |
| July 2010 | 381 | 91 | 19 | 1 | 167 | 654 | 1 | 89 | 1,403 |

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

Table 1.1: Housing Activity Summary by Submarket
July 2011

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| July 2011 | 204 | 40 | 7 | 0 | 40 | 93 | 0 | 0 | 384 |
| July 2010 | 287 | 55 | 0 | 0 | 74 | 6 | 0 | 6 | 428 |
| Beaumont Town | | | | | | | | | |
| July 2011 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| July 2010 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Devon Town | | | | | | | | | |
| July 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| July 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| July 2011 | 22 | 6 | 0 | 0 | 7 | 2 | 0 | 20 | 57 |
| July 2010 | 19 | 16 | 5 | 0 | 1 | 0 | 0 | 0 | 41 |
| Leduc City | | | | | | | | | |
| July 2011 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| July 2010 | 25 | 6 | 0 | 0 | 24 | 1 | 4 | 0 | 60 |
| Leduc County | | | | | | | | | |
| July 2011 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| July 2010 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Morinville Town | | | | | | | | | |
| July 2011 | 7 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 10 |
| July 2010 | 8 | 0 | 4 | 0 | 0 | 6 | 0 | 0 | 18 |
| Parkland County | | | | | | | | | |
| July 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| July 2010 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Spruce Grove City | | | | | | | | | |
| July 2011 | 17 | 17 | 5 | 0 | 0 | 19 | 0 | 0 | 58 |
| July 2010 | 41 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 42 |
| St. Albert City | | | | | | | | | |
| July 2011 | 18 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 37 |
| July 2010 | 22 | 4 | 0 | 0 | 6 | 0 | 0 | 0 | 32 |
| Stony Plain Town | | | | | | | | | |
| July 2011 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| July 2010 | 10 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 15 |
| Strathcona County | | | | | | | | | |
| July 2011 | 42 | 2 | 0 | 0 | 14 | 1 | 0 | 0 | 59 |
| July 2010 | 43 | 7 | 0 | 1 | 11 | 0 | 0 | 0 | 62 |
| Sturgeon County | | | | | | | | | |
| July 2011 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| July 2010 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Remainder of the CMA | | | | | | | | | |
| July 2011 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 7 |
| July 2010 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Edmonton CMA | | | | | | | | | |
| July 2011 | 392 | 71 | 12 | 0 | 64 | 135 | 0 | 20 | 694 |
| July 2010 | 504 | 94 | 10 | 1 | 119 | 13 | 4 | 6 | 751 |

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

**Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | ** | ** | -2.7 | 57.7 |
| 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 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|-----------|--------------|------------|--------------|------------|------------|
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | % Change |
| Edmonton City | 289 | 344 | 60 | 64 | 57 | 80 | 239 | 27 | 645 | 515 | 25.2 |
| Beaumont Town | 18 | 20 | 0 | 4 | 0 | 0 | 66 | 0 | 84 | 24 | ** |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Fort Saskatchewan City | 21 | 26 | 4 | 14 | 0 | 0 | 71 | 0 | 96 | 40 | 140.0 |
| Gibbons Town | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 3 | 9 | -66.7 |
| Leduc City | 13 | 32 | 0 | 2 | 0 | 4 | 0 | 80 | 13 | 118 | -89.0 |
| Leduc County | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | -50.0 |
| Morinville Town | 0 | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 11 | -81.8 |
| Parkland County | 17 | 18 | 2 | 0 | 0 | 0 | 0 | 0 | 19 | 18 | 5.6 |
| Spruce Grove City | 18 | 27 | 28 | 26 | 8 | 0 | 0 | 0 | 54 | 53 | 1.9 |
| St. Albert City | 28 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 33 | -15.2 |
| Stony Plain Town | 11 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 10 | 10.0 |
| Strathcona County | 25 | 39 | 8 | 6 | 4 | 13 | 0 | 0 | 37 | 58 | -36.2 |
| Sturgeon County | 19 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 22 | -13.6 |
| Remainder of the CMA | 5 | 5 | 0 | 0 | 4 | 0 | 0 | 12 | 9 | 17 | -47.1 |
| Edmonton CMA | 479 | 610 | 106 | 116 | 73 | 97 | 376 | 126 | 1,034 | 949 | 9.0 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Edmonton City | 1,698 | 2,159 | 522 | 590 | 281 | 451 | 800 | 801 | 3,301 | 4,001 | -17.5 |
| Beaumont Town | 119 | 139 | 14 | 26 | 0 | 0 | 66 | 0 | 199 | 165 | 20.6 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 10 | 4 | 2 | 4 | 0 | 5 | 0 | 28 | 12 | 41 | -70.7 |
| Fort Saskatchewan City | 112 | 171 | 30 | 54 | 0 | 11 | 71 | 0 | 213 | 236 | -9.7 |
| Gibbons Town | 12 | 11 | 0 | 0 | 0 | 0 | 0 | 7 | 12 | 18 | -33.3 |
| Leduc City | 90 | 207 | 14 | 20 | 8 | 4 | 207 | 261 | 319 | 492 | -35.2 |
| Leduc County | 51 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 51 | 65 | -21.5 |
| Morinville Town | 39 | 75 | 4 | 0 | 0 | 7 | 0 | 0 | 43 | 82 | -47.6 |
| Parkland County | 70 | 120 | 2 | 0 | 0 | 0 | 0 | 0 | 72 | 120 | -40.0 |
| Spruce Grove City | 96 | 200 | 92 | 98 | 16 | 8 | 103 | 0 | 307 | 306 | 0.3 |
| St. Albert City | 109 | 131 | 0 | 2 | 0 | 0 | 0 | 0 | 109 | 133 | -18.0 |
| Stony Plain Town | 56 | 66 | 10 | 12 | 0 | 12 | 0 | 0 | 66 | 90 | -26.7 |
| Strathcona County | 152 | 310 | 34 | 68 | 25 | 46 | 75 | 0 | 286 | 424 | -32.5 |
| Sturgeon County | 70 | 101 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 101 | -30.7 |
| Remainder of the CMA | 21 | 39 | 0 | 2 | 4 | 0 | 0 | 12 | 25 | 53 | -52.8 |
| Edmonton CMA | 2,705 | 3,799 | 724 | 876 | 334 | 544 | 1,322 | 1,109 | 5,085 | 6,328 | -19.6 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|-----------|-----------|--------------------------|-----------|------------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 |
| Edmonton City | 57 | 80 | 0 | 0 | 239 | 0 | 0 | 27 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 66 | 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 | 71 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| Leduc City | 0 | 4 | 0 | 0 | 0 | 80 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 4 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 4 | 0 | 0 | 0 | 0 | 12 | 0 | 0 |
| Edmonton CMA | 73 | 97 | 0 | 0 | 239 | 99 | 137 | 27 |

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|-----------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Edmonton City | 281 | 429 | 0 | 22 | 563 | 762 | 237 | 39 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 66 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 28 |
| Fort Saskatchewan City | 0 | 11 | 0 | 0 | 0 | 0 | 71 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| Leduc City | 8 | 4 | 0 | 0 | 80 | 165 | 127 | 96 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 16 | 8 | 0 | 0 | 0 | 0 | 103 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 |
| Strathcona County | 25 | 46 | 0 | 0 | 75 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 4 | 0 | 0 | 0 | 0 | 12 | 0 | 0 |
| Edmonton CMA | 334 | 510 | 0 | 34 | 718 | 946 | 604 | 163 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|------------|-----------|--------------|------------|
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 |
| Edmonton City | 347 | 420 | 298 | 68 | 0 | 27 | 645 | 515 |
| Beaumont Town | 18 | 23 | 0 | 1 | 66 | 0 | 84 | 24 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Fort Saskatchewan City | 25 | 40 | 0 | 0 | 71 | 0 | 96 | 40 |
| Gibbons Town | 3 | 2 | 0 | 7 | 0 | 0 | 3 | 9 |
| Leduc City | 13 | 34 | 0 | 84 | 0 | 0 | 13 | 118 |
| Leduc County | 10 | 20 | 0 | 0 | 0 | 0 | 10 | 20 |
| Morinville Town | 2 | 11 | 0 | 0 | 0 | 0 | 2 | 11 |
| Parkland County | 19 | 18 | 0 | 0 | 0 | 0 | 19 | 18 |
| Spruce Grove City | 40 | 53 | 14 | 0 | 0 | 0 | 54 | 53 |
| St. Albert City | 28 | 33 | 0 | 0 | 0 | 0 | 28 | 33 |
| Stony Plain Town | 11 | 10 | 0 | 0 | 0 | 0 | 11 | 10 |
| Strathcona County | 31 | 43 | 6 | 15 | 0 | 0 | 37 | 58 |
| Sturgeon County | 19 | 22 | 0 | 0 | 0 | 0 | 19 | 22 |
| Remainder of the CMA | 5 | 5 | 4 | 12 | 0 | 0 | 9 | 17 |
| Edmonton CMA | 575 | 735 | 322 | 187 | 137 | 27 | 1,034 | 949 |

Table 2.5: Starts by Submarket and by Intended Market
January - July 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Edmonton City | 2,222 | 2,747 | 842 | 1,193 | 237 | 61 | 3,301 | 4,001 |
| Beaumont Town | 133 | 156 | 0 | 9 | 66 | 0 | 199 | 165 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 12 | 8 | 0 | 5 | 0 | 28 | 12 | 41 |
| Fort Saskatchewan City | 138 | 236 | 4 | 0 | 71 | 0 | 213 | 236 |
| Gibbons Town | 12 | 11 | 0 | 7 | 0 | 0 | 12 | 18 |
| Leduc City | 104 | 227 | 88 | 169 | 127 | 96 | 319 | 492 |
| Leduc County | 51 | 65 | 0 | 0 | 0 | 0 | 51 | 65 |
| Morinville Town | 43 | 82 | 0 | 0 | 0 | 0 | 43 | 82 |
| Parkland County | 72 | 120 | 0 | 0 | 0 | 0 | 72 | 120 |
| Spruce Grove City | 179 | 298 | 25 | 8 | 103 | 0 | 307 | 306 |
| St. Albert City | 109 | 133 | 0 | 0 | 0 | 0 | 109 | 133 |
| Stony Plain Town | 66 | 78 | 0 | 0 | 0 | 12 | 66 | 90 |
| Strathcona County | 172 | 376 | 114 | 48 | 0 | 0 | 286 | 424 |
| Sturgeon County | 70 | 101 | 0 | 0 | 0 | 0 | 70 | 101 |
| Remainder of the CMA | 21 | 41 | 4 | 12 | 0 | 0 | 25 | 53 |
| Edmonton CMA | 3,404 | 4,680 | 1,077 | 1,451 | 604 | 197 | 5,085 | 6,328 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|------------|--------------|-----------|------------|------------|-------------|
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | % Change |
| Edmonton City | 222 | 266 | 82 | 78 | 32 | 65 | 95 | 0 | 431 | 409 | 5.4 |
| Beaumont Town | 5 | 3 | 4 | 4 | 0 | 0 | 0 | 0 | 9 | 7 | 28.6 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Fort Saskatchewan City | 26 | 19 | 8 | 22 | 9 | 7 | 0 | 0 | 43 | 48 | -10.4 |
| Gibbons Town | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | n/a |
| Leduc City | 19 | 21 | 0 | 18 | 0 | 28 | 0 | 0 | 19 | 67 | -71.6 |
| Leduc County | 15 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 6 | 150.0 |
| Morinville Town | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 9 | -33.3 |
| Parkland County | 21 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 11 | 90.9 |
| Spruce Grove City | 12 | 42 | 24 | 6 | 3 | 0 | 0 | 0 | 39 | 48 | -18.8 |
| St. Albert City | 20 | 21 | 0 | 6 | 0 | 8 | 65 | 82 | 85 | 117 | -27.4 |
| Stony Plain Town | 8 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 8 | 9 | -11.1 |
| Strathcona County | 40 | 46 | 2 | 16 | 22 | 6 | 0 | 0 | 64 | 68 | -5.9 |
| Sturgeon County | 16 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 23 | -30.4 |
| Remainder of the CMA | 1 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Edmonton CMA | 420 | 479 | 120 | 154 | 66 | 114 | 160 | 82 | 766 | 829 | -7.6 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Edmonton City | 1,795 | 1,638 | 440 | 486 | 255 | 303 | 693 | 999 | 3,183 | 3,426 | -7.1 |
| Beaumont Town | 150 | 19 | 32 | 10 | 0 | 6 | 0 | 0 | 182 | 35 | ** |
| Calmar Town | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Devon Town | 7 | 3 | 2 | 0 | 5 | 10 | 28 | 0 | 42 | 13 | ** |
| Fort Saskatchewan City | 133 | 99 | 40 | 84 | 24 | 15 | 71 | 0 | 268 | 198 | 35.4 |
| Gibbons Town | 13 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 9 | 44.4 |
| Leduc City | 205 | 85 | 30 | 36 | 6 | 48 | 0 | 47 | 241 | 216 | 11.6 |
| Leduc County | 58 | 35 | 0 | 2 | 0 | 0 | 0 | 0 | 58 | 37 | 56.8 |
| Morinville Town | 52 | 34 | 0 | 2 | 27 | 10 | 3 | 0 | 82 | 46 | 78.3 |
| Parkland County | 125 | 88 | 2 | 0 | 0 | 0 | 0 | 0 | 127 | 88 | 44.3 |
| Spruce Grove City | 134 | 167 | 76 | 42 | 11 | 8 | 0 | 0 | 221 | 217 | 1.8 |
| St. Albert City | 89 | 102 | 4 | 22 | 0 | 24 | 65 | 82 | 158 | 230 | -31.3 |
| Stony Plain Town | 53 | 68 | 8 | 10 | 28 | 0 | 0 | 0 | 89 | 78 | 14.1 |
| Strathcona County | 245 | 249 | 42 | 72 | 49 | 25 | 0 | 0 | 336 | 346 | -2.9 |
| Sturgeon County | 121 | 97 | 0 | 2 | 0 | 0 | 0 | 0 | 121 | 99 | 22.2 |
| Remainder of the CMA | 37 | 18 | 0 | 2 | 0 | 0 | 0 | 0 | 37 | 20 | 85.0 |
| Edmonton CMA | 3,222 | 2,711 | 676 | 770 | 405 | 449 | 860 | 1,128 | 5,163 | 5,058 | 2.1 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|-----------|-----------|--------------------------|-----------|-----------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 |
| Edmonton City | 25 | 65 | 7 | 0 | 95 | 0 | 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 | 9 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 24 | 0 | 4 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 8 | 0 | 0 | 65 | 0 | 0 | 82 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 22 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 59 | 110 | 7 | 4 | 160 | 0 | 0 | 82 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|-----------|----------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Edmonton City | 202 | 303 | 53 | 0 | 678 | 886 | 15 | 113 |
| Beaumont Town | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 5 | 10 | 0 | 0 | 0 | 0 | 28 | 0 |
| Fort Saskatchewan City | 24 | 15 | 0 | 0 | 0 | 0 | 71 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 6 | 44 | 0 | 4 | 0 | 0 | 0 | 47 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 24 | 10 | 3 | 0 | 0 | 0 | 3 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 11 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 24 | 0 | 0 | 65 | 0 | 0 | 82 |
| Stony Plain Town | 16 | 0 | 12 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 49 | 25 | 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 | 337 | 445 | 68 | 4 | 743 | 886 | 117 | 242 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|-----------|------------|------------|
| | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 | July 2011 | July 2010 |
| Edmonton City | 287 | 331 | 137 | 78 | 7 | 0 | 431 | 409 |
| Beaumont Town | 9 | 7 | 0 | 0 | 0 | 0 | 9 | 7 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Fort Saskatchewan City | 29 | 48 | 14 | 0 | 0 | 0 | 43 | 48 |
| Gibbons Town | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Leduc City | 19 | 25 | 0 | 38 | 0 | 4 | 19 | 67 |
| Leduc County | 15 | 6 | 0 | 0 | 0 | 0 | 15 | 6 |
| Morinville Town | 6 | 9 | 0 | 0 | 0 | 0 | 6 | 9 |
| Parkland County | 21 | 11 | 0 | 0 | 0 | 0 | 21 | 11 |
| Spruce Grove City | 39 | 48 | 0 | 0 | 0 | 0 | 39 | 48 |
| St. Albert City | 20 | 27 | 65 | 8 | 0 | 82 | 85 | 117 |
| Stony Plain Town | 8 | 9 | 0 | 0 | 0 | 0 | 8 | 9 |
| Strathcona County | 42 | 57 | 22 | 11 | 0 | 0 | 64 | 68 |
| Sturgeon County | 16 | 23 | 0 | 0 | 0 | 0 | 16 | 23 |
| Remainder of the CMA | 1 | 5 | 0 | 0 | 0 | 0 | 1 | 5 |
| Edmonton CMA | 521 | 608 | 238 | 135 | 7 | 86 | 766 | 829 |

Table 3.5: Completions by Submarket and by Intended Market
January - July 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Edmonton City | 2,202 | 2,087 | 913 | 1,226 | 68 | 113 | 3,183 | 3,426 |
| Beaumont Town | 168 | 29 | 14 | 6 | 0 | 0 | 182 | 35 |
| Calmar Town | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Devon Town | 9 | 3 | 5 | 10 | 28 | 0 | 42 | 13 |
| Fort Saskatchewan City | 179 | 193 | 18 | 5 | 71 | 0 | 268 | 198 |
| Gibbons Town | 13 | 9 | 0 | 0 | 0 | 0 | 13 | 9 |
| Leduc City | 233 | 107 | 8 | 58 | 0 | 51 | 241 | 216 |
| Leduc County | 58 | 37 | 0 | 0 | 0 | 0 | 58 | 37 |
| Morinville Town | 56 | 46 | 20 | 0 | 6 | 0 | 82 | 46 |
| Parkland County | 127 | 88 | 0 | 0 | 0 | 0 | 127 | 88 |
| Spruce Grove City | 217 | 217 | 4 | 0 | 0 | 0 | 221 | 217 |
| St. Albert City | 93 | 118 | 65 | 30 | 0 | 82 | 158 | 230 |
| Stony Plain Town | 61 | 72 | 16 | 6 | 12 | 0 | 89 | 78 |
| Strathcona County | 286 | 307 | 50 | 39 | 0 | 0 | 336 | 346 |
| Sturgeon County | 121 | 99 | 0 | 0 | 0 | 0 | 121 | 99 |
| Remainder of the CMA | 37 | 20 | 0 | 0 | 0 | 0 | 37 | 20 |
| Edmonton CMA | 3,865 | 3,432 | 1,113 | 1,380 | 185 | 246 | 5,163 | 5,058 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

| 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 | | | | | | | | | | | | | |
| July 2011 | 21 | 10.9 | 59 | 30.6 | 48 | 24.9 | 25 | 13.0 | 40 | 20.7 | 193 | 490,100 | 569,929 |
| July 2010 | 36 | 12.9 | 101 | 36.2 | 60 | 21.5 | 36 | 12.9 | 46 | 16.5 | 279 | 452,900 | 545,388 |
| Year-to-date 2011 | 205 | 12.0 | 552 | 32.4 | 426 | 25.0 | 230 | 13.5 | 290 | 17.0 | 1,703 | 465,800 | 544,301 |
| Year-to-date 2010 | 274 | 17.1 | 697 | 43.6 | 317 | 19.8 | 130 | 8.1 | 180 | 11.3 | 1,598 | 425,000 | 483,274 |
| Beaumont Town | | | | | | | | | | | | | |
| July 2011 | 1 | 16.7 | 4 | 66.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| July 2010 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2011 | 29 | 21.5 | 67 | 49.6 | 26 | 19.3 | 7 | 5.2 | 6 | 4.4 | 135 | 400,638 | 418,160 |
| Year-to-date 2010 | 9 | 42.9 | 7 | 33.3 | 3 | 14.3 | 1 | 4.8 | 1 | 4.8 | 21 | 385,000 | 394,842 |
| Calmar Town | | | | | | | | | | | | | |
| July 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Devon Town | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| July 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2011 | 1 | 12.5 | 5 | 62.5 | 2 | 25.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 3 | -- | -- |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 18 | 81.8 | 3 | 13.6 | 0 | 0.0 | 1 | 4.5 | 22 | 417,500 | 423,664 |
| July 2010 | 2 | 10.5 | 11 | 57.9 | 4 | 21.1 | 0 | 0.0 | 2 | 10.5 | 19 | 395,500 | 440,905 |
| Year-to-date 2011 | 4 | 3.1 | 87 | 68.5 | 20 | 15.7 | 10 | 7.9 | 6 | 4.7 | 127 | 408,000 | 442,692 |
| Year-to-date 2010 | 27 | 26.7 | 57 | 56.4 | 10 | 9.9 | 4 | 4.0 | 3 | 3.0 | 101 | 373,000 | 394,965 |
| Gibbons Town | | | | | | | | | | | | | |
| July 2011 | 2 | 33.3 | 2 | 33.3 | 2 | 33.3 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| July 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 6 | 46.2 | 4 | 30.8 | 3 | 23.1 | 0 | 0.0 | 0 | 0.0 | 13 | 360,000 | 389,577 |
| Year-to-date 2010 | 4 | 44.4 | 5 | 55.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Leduc City | | | | | | | | | | | | | |
| July 2011 | 3 | 30.0 | 4 | 40.0 | 1 | 10.0 | 2 | 20.0 | 0 | 0.0 | 10 | 414,236 | 436,773 |
| July 2010 | 6 | 24.0 | 3 | 12.0 | 7 | 28.0 | 8 | 32.0 | 1 | 4.0 | 25 | 535,000 | 483,990 |
| Year-to-date 2011 | 75 | 38.1 | 86 | 43.7 | 24 | 12.2 | 10 | 5.1 | 2 | 1.0 | 197 | 375,900 | 387,199 |
| Year-to-date 2010 | 44 | 46.3 | 28 | 29.5 | 12 | 12.6 | 10 | 10.5 | 1 | 1.1 | 95 | 360,400 | 385,546 |
| Leduc County | | | | | | | | | | | | | |
| July 2011 | 2 | 15.4 | 3 | 23.1 | 4 | 30.8 | 2 | 15.4 | 2 | 15.4 | 13 | 513,900 | 470,238 |
| July 2010 | 1 | 16.7 | 4 | 66.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2011 | 11 | 19.0 | 13 | 22.4 | 14 | 24.1 | 13 | 22.4 | 7 | 12.1 | 58 | 502,200 | 485,758 |
| Year-to-date 2010 | 7 | 20.6 | 9 | 26.5 | 12 | 35.3 | 4 | 11.8 | 2 | 5.9 | 34 | 460,450 | 452,575 |
| Morinville Town | | | | | | | | | | | | | |
| July 2011 | 2 | 28.6 | 4 | 57.1 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| July 2010 | 2 | 28.6 | 5 | 71.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2011 | 16 | 35.6 | 26 | 57.8 | 3 | 6.7 | 0 | 0.0 | 0 | 0.0 | 45 | 371,100 | 376,622 |
| Year-to-date 2010 | 14 | 31.1 | 25 | 55.6 | 6 | 13.3 | 0 | 0.0 | 0 | 0.0 | 45 | 376,500 | 374,687 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

| 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 | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 0 | 0.0 | 2 | 50.0 | 4 | -- | -- |
| July 2010 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 4 | 57.1 | 7 | -- | -- |
| Year-to-date 2011 | 2 | 4.8 | 6 | 14.3 | 7 | 16.7 | 5 | 11.9 | 22 | 52.4 | 42 | 710,000 | 697,799 |
| Year-to-date 2010 | 17 | 27.9 | 11 | 18.0 | 4 | 6.6 | 5 | 8.2 | 24 | 39.3 | 61 | 483,000 | 565,804 |
| Spruce Grove City | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 6 | 42.9 | 3 | 21.4 | 5 | 35.7 | 0 | 0.0 | 14 | 464,945 | 483,951 |
| July 2010 | 5 | 12.5 | 22 | 55.0 | 7 | 17.5 | 4 | 10.0 | 2 | 5.0 | 40 | 398,438 | 431,348 |
| Year-to-date 2011 | 13 | 10.7 | 71 | 58.7 | 22 | 18.2 | 13 | 10.7 | 2 | 1.7 | 121 | 421,609 | 434,160 |
| Year-to-date 2010 | 46 | 29.1 | 84 | 53.2 | 19 | 12.0 | 6 | 3.8 | 3 | 1.9 | 158 | 374,963 | 391,015 |
| St. Albert City | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 3 | 17.6 | 4 | 23.5 | 6 | 35.3 | 4 | 23.5 | 17 | 571,300 | 605,759 |
| July 2010 | 0 | 0.0 | 6 | 28.6 | 6 | 28.6 | 5 | 23.8 | 4 | 19.0 | 21 | 492,900 | 622,748 |
| Year-to-date 2011 | 1 | 1.1 | 23 | 25.3 | 28 | 30.8 | 22 | 24.2 | 17 | 18.7 | 91 | 520,500 | 565,514 |
| Year-to-date 2010 | 1 | 1.0 | 29 | 29.0 | 34 | 34.0 | 20 | 20.0 | 16 | 16.0 | 100 | 499,350 | 567,406 |
| Stony Plain Town | | | | | | | | | | | | | |
| July 2011 | 2 | 25.0 | 5 | 62.5 | 1 | 12.5 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| July 2010 | 4 | 44.4 | 3 | 33.3 | 0 | 0.0 | 1 | 11.1 | 1 | 11.1 | 9 | -- | -- |
| Year-to-date 2011 | 12 | 25.5 | 27 | 57.4 | 7 | 14.9 | 0 | 0.0 | 1 | 2.1 | 47 | 399,000 | 375,683 |
| Year-to-date 2010 | 25 | 37.3 | 32 | 47.8 | 5 | 7.5 | 1 | 1.5 | 4 | 6.0 | 67 | 378,491 | 426,696 |
| Strathcona County | | | | | | | | | | | | | |
| July 2011 | 0 | 0.0 | 9 | 23.1 | 12 | 30.8 | 8 | 20.5 | 10 | 25.6 | 39 | 538,000 | 707,077 |
| July 2010 | 0 | 0.0 | 18 | 41.9 | 16 | 37.2 | 5 | 11.6 | 4 | 9.3 | 43 | 459,000 | 528,837 |
| Year-to-date 2011 | 0 | 0.0 | 71 | 29.1 | 83 | 34.0 | 44 | 18.0 | 46 | 18.9 | 244 | 500,000 | 584,086 |
| Year-to-date 2010 | 3 | 1.4 | 82 | 37.3 | 67 | 30.5 | 25 | 11.4 | 43 | 19.5 | 220 | 479,000 | 587,445 |
| Sturgeon County | | | | | | | | | | | | | |
| July 2011 | 2 | 12.5 | 2 | 12.5 | 2 | 12.5 | 2 | 12.5 | 8 | 50.0 | 16 | 635,000 | 580,938 |
| July 2010 | 9 | 39.1 | 1 | 4.3 | 3 | 13.0 | 4 | 17.4 | 6 | 26.1 | 23 | 540,000 | 492,391 |
| Year-to-date 2011 | 28 | 23.1 | 15 | 12.4 | 16 | 13.2 | 16 | 13.2 | 46 | 38.0 | 121 | 550,000 | 564,074 |
| Year-to-date 2010 | 19 | 19.2 | 8 | 8.1 | 14 | 14.1 | 22 | 22.2 | 36 | 36.4 | 99 | 590,000 | 593,636 |
| Remainder of the CMA | | | | | | | | | | | | | |
| July 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2010 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2011 | 11 | 44.0 | 8 | 32.0 | 3 | 12.0 | 1 | 4.0 | 2 | 8.0 | 25 | 403,000 | 409,968 |
| Year-to-date 2010 | 11 | 55.0 | 5 | 25.0 | 2 | 10.0 | 0 | 0.0 | 2 | 10.0 | 20 | 334,900 | 366,960 |
| Edmonton CMA | | | | | | | | | | | | | |
| July 2011 | 35 | 9.8 | 122 | 34.1 | 84 | 23.5 | 50 | 14.0 | 67 | 18.7 | 358 | 481,000 | 554,195 |
| July 2010 | 70 | 14.3 | 175 | 35.9 | 105 | 21.5 | 66 | 13.5 | 72 | 14.8 | 488 | 449,850 | 521,290 |
| Year-to-date 2011 | 416 | 14.0 | 1,061 | 35.6 | 684 | 23.0 | 371 | 12.5 | 447 | 15.0 | 2,979 | 451,000 | 517,577 |
| Year-to-date 2010 | 501 | 19.0 | 1,079 | 41.0 | 506 | 19.2 | 230 | 8.7 | 315 | 12.0 | 2,631 | 424,600 | 483,074 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2011**

| Submarket | July 2011 | July 2010 | % Change | YTD 2011 | YTD 2010 | % Change |
|------------------------|----------------|----------------|------------|----------------|----------------|------------|
| Edmonton City | 569,929 | 545,388 | 4.5 | 544,301 | 483,274 | 12.6 |
| Beaumont Town | -- | -- | n/a | 418,160 | 394,842 | 5.9 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | 423,664 | 440,905 | -3.9 | 442,692 | 394,965 | 12.1 |
| Gibbons Town | -- | -- | n/a | 389,577 | -- | n/a |
| Leduc City | 436,773 | 483,990 | -9.8 | 387,199 | 385,546 | 0.4 |
| Leduc County | 470,238 | -- | n/a | 485,758 | 452,575 | 7.3 |
| Morinville Town | -- | -- | n/a | 376,622 | 374,687 | 0.5 |
| Parkland County | -- | -- | n/a | 697,799 | 565,804 | 23.3 |
| Spruce Grove City | 483,951 | 431,348 | 12.2 | 434,160 | 391,015 | 11.0 |
| St. Albert City | 605,759 | 622,748 | -2.7 | 565,514 | 567,406 | -0.3 |
| Stony Plain Town | -- | -- | n/a | 375,683 | 426,696 | -12.0 |
| Strathcona County | 707,077 | 528,837 | 33.7 | 584,086 | 587,445 | -0.6 |
| Sturgeon County | 580,938 | 492,391 | 18.0 | 564,074 | 593,636 | -5.0 |
| Remainder of the CMA | -- | -- | n/a | 409,968 | 366,960 | 11.7 |
| Edmonton CMA | 554,195 | 521,290 | 6.3 | 517,577 | 483,074 | 7.1 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2011

| | | 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 |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2010 | January | 884 | 21.1 | 1,478 | 2,199 | 2,670 | 55.4 | 314,783 | -0.7 | 321,571 |
| | February | 1,298 | 20.7 | 1,510 | 2,505 | 2,759 | 54.7 | 316,927 | 2.6 | 325,683 |
| | March | 1,691 | 22.5 | 1,434 | 3,728 | 2,929 | 49.0 | 342,933 | 11.0 | 335,588 |
| | April | 1,846 | 0.2 | 1,473 | 3,884 | 3,036 | 48.5 | 339,172 | 8.7 | 340,773 |
| | May | 1,825 | -15.5 | 1,379 | 3,670 | 3,010 | 45.8 | 340,723 | 4.4 | 332,554 |
| | June | 1,658 | -35.0 | 1,200 | 3,473 | 2,864 | 41.9 | 335,271 | 2.1 | 328,466 |
| | July | 1,389 | -39.0 | 1,243 | 2,955 | 2,707 | 45.9 | 329,731 | 1.5 | 325,981 |
| | August | 1,305 | -22.0 | 1,232 | 2,730 | 2,656 | 46.4 | 326,550 | 2.6 | 329,846 |
| | September | 1,282 | -24.8 | 1,303 | 2,695 | 2,751 | 47.4 | 325,060 | -0.7 | 327,419 |
| | October | 1,154 | -24.8 | 1,354 | 2,291 | 2,610 | 51.9 | 317,096 | -0.6 | 324,933 |
| | November | 1,223 | -3.0 | 1,402 | 1,877 | 2,529 | 55.4 | 318,538 | 0.0 | 330,294 |
| | December | 848 | -10.5 | 1,395 | 1,124 | 2,609 | 53.5 | 310,885 | -2.6 | 321,951 |
| 2011 | January | 792 | -10.4 | 1,293 | 2,160 | 2,651 | 48.8 | 315,483 | 0.2 | 323,092 |
| | February | 1,132 | -12.8 | 1,320 | 2,666 | 2,870 | 46.0 | 311,674 | -1.7 | 321,815 |
| | March | 1,613 | -4.6 | 1,380 | 2,983 | 2,470 | 55.9 | 326,557 | -4.8 | 320,240 |
| | April | 1,605 | -13.1 | 1,343 | 3,308 | 2,620 | 51.3 | 327,805 | -3.4 | 326,420 |
| | May | 2,007 | 10.0 | 1,413 | 3,556 | 2,636 | 53.6 | 331,537 | -2.7 | 322,726 |
| | June | 1,901 | 14.7 | 1,435 | 3,298 | 2,682 | 53.5 | 328,695 | -2.0 | 322,609 |
| | July | 1,603 | 15.4 | 1,491 | 3,082 | 2,798 | 53.3 | 334,444 | 1.4 | 326,775 |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2010 | 5,329 | -18.7 | | 11,027 | | | 338,489 | 4.8 | |
| | Q2 2011 | 5,513 | 3.5 | | 10,162 | | | 329,471 | -2.7 | |
| | YTD 2010 | 10,591 | -11.9 | | 22,414 | | | 333,429 | 4.1 | |
| | YTD 2011 | 10,653 | 0.6 | | 21,053 | | | 326,847 | -2.0 | |

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
July 2011

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=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 | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 88.7 | 122.4 | 636 | 7.1 | 72.7 | 920 |
| | February | 604 | 3.60 | 5.39 | 89.0 | 122.9 | 630 | 6.9 | 71.8 | 905 |
| | March | 631 | 3.60 | 5.85 | 88.7 | 122.3 | 622 | 7.3 | 71.1 | 896 |
| | April | 655 | 3.80 | 6.25 | 89.2 | 122.6 | 623 | 7.6 | 71.3 | 897 |
| | May | 639 | 3.70 | 5.99 | 89.2 | 122.8 | 630 | 7.3 | 71.9 | 907 |
| | June | 633 | 3.60 | 5.89 | 89.0 | 122.7 | 637 | 7.0 | 72.2 | 918 |
| | July | 627 | 3.50 | 5.79 | 89.0 | 123.5 | 634 | 6.8 | 71.7 | 925 |
| | August | 604 | 3.30 | 5.39 | 89.1 | 122.9 | 634 | 6.8 | 71.5 | 943 |
| | September | 604 | 3.30 | 5.39 | 89.1 | 122.8 | 634 | 6.5 | 71.2 | 950 |
| | October | 598 | 3.20 | 5.29 | 89.1 | 123.3 | 637 | 6.2 | 71.3 | 950 |
| | November | 607 | 3.35 | 5.44 | 89.2 | 123.0 | 640 | 5.9 | 71.4 | 938 |
| | December | 592 | 3.35 | 5.19 | 89.1 | 123.1 | 646 | 5.8 | 71.8 | 935 |
| 2011 | January | 592 | 3.35 | 5.19 | 89.0 | 123.9 | 650 | 5.8 | 72.3 | 929 |
| | February | 607 | 3.50 | 5.44 | 90.0 | 124.3 | 657 | 5.8 | 72.9 | 932 |
| | March | 601 | 3.50 | 5.34 | 89.8 | 124.8 | 659 | 5.8 | 73.0 | 937 |
| | April | 621 | 3.70 | 5.69 | 89.6 | 126.2 | 659 | 5.7 | 72.9 | 944 |
| | May | 616 | 3.70 | 5.59 | 89.8 | 126.5 | 660 | 5.6 | 72.7 | 950 |
| | June | 604 | 3.50 | 5.39 | 90.1 | 125.6 | 663 | 5.4 | 72.8 | 954 |
| | July | 604 | 3.50 | 5.39 | | | 669 | 5.3 | 73.2 | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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