

# HOUSING NOW

## Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2011

## New Home Market

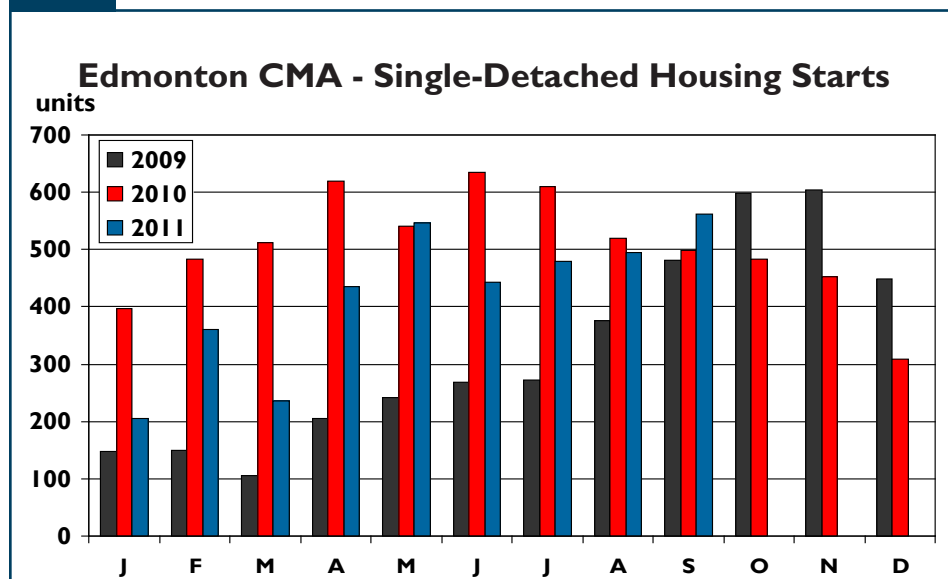
### Edmonton Housing Starts Lower in September

Following stronger performances in July and August, total housing starts across Greater Edmonton decreased on a year-over-year basis in September. September housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 820 units, representing

a six per cent decrease from the 873 units tallied in September 2010. For the year-to-date, total housing starts amounted to 6,710 units, down 15 per cent from 7,891 starts after three quarters last year.

Single-detached starts in September increased year-over-year by 13 per cent to 562 units. This was the best monthly performance for Edmonton's single-detached builders since July

Figure 1



Source: CMHC

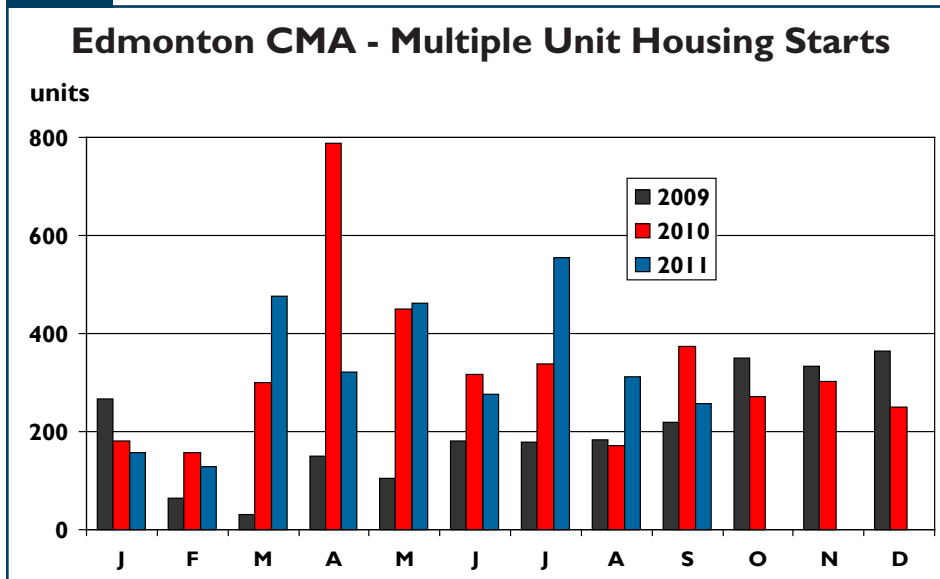
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Figure 2



Source: CMHC

2010. Within the city of Edmonton, single-detached starts rose by 19 per cent over September of last year to 319 units. After nine months, single-detached starts across the region have reached 3,761 units, down 22 per cent from January to September 2010.

Single-detached completions totalled 439 units in September, for a decrease of five per cent from the same month last year. This represented the third consecutive year-over-year decline in completions which has resulted from the slower level of starts reported in the final months of 2010 and the early part of 2011. Single-detached absorptions reached 405 units in September, down from 431 a year prior. With completions outpacing absorptions in September, the inventory of complete and unabsorbed homes (including show homes) increased by 34 units on a month-over-month basis compared with August. At 597 units, September's inventory of single-detached units was 28 per cent higher than the number recorded in September 2010 and the highest level since March of this year.

The average price for single-detached units absorbed in September stood at \$490,155, representing a decrease of three per cent year-over-year. On a year-to-date basis, however, the average price for units absorbed to the end of September was \$514,177, up by six per cent from \$484,770 recorded in the first nine months of 2010. The number of units absorbed for under \$450,000 so far this year has decreased to one half of total absorptions compared with 60 per cent of the market during January to September of last year.

Multi-family starts, which consist of semi-detached units, rows, and apartments, decreased by 31 per cent year-over-year in September to 258 units. A strong increase in semi-detached starts was offset by lower volumes in rows and apartments which declined by 48 and 67 per cent, respectively. Despite this reduction, multiple starts during the third quarter increased by 27 per cent year-over-year to 1,124 units. To the end of September, multiple dwelling starts totalled 2,949 units, four per cent below corresponding levels in

2010. A 16 per cent gain in apartment starts thus far has been countered by reduced construction of semi-detached and row units. After nine months, overall multiple starts across Metro remain on track to match 2010's total activity of near 3,800 units.

A total of 327 multiple dwellings were completed in September, up 52 per cent from the same month in 2010. Despite this increase, absorptions decreased slightly to 282 units compared with 288 in the ninth month last year. While inventories rose on a month-over-month basis in September, they were down slightly from a year prior. At 940 units, the total inventory was five units below the volume on hand in September 2010. Condominium apartments remain the largest segment of the multi-family inventory, with the biggest amount found in the North Central part of Edmonton City.

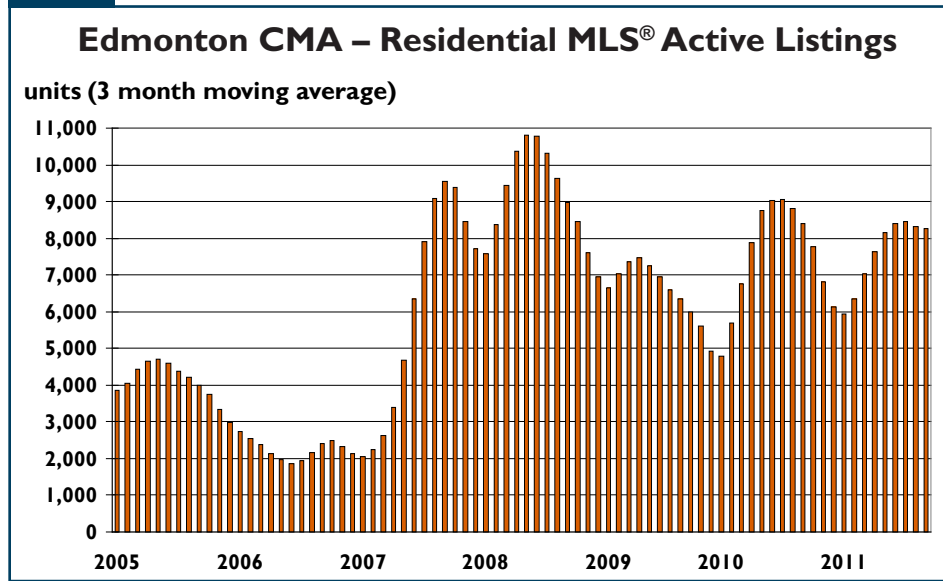
## Resale Market

### Sales Strengthen in Third Quarter

On the heels of a 3.5 per cent year-over-year increase during the second quarter, residential MLS® sales made further gains in the third quarter compared with July through September of last year. Sales across the Edmonton region totalled 4,590 units in the third quarter, for a 15 per cent increase from the same time last year. After three quarters, total residential sales have increased by 3.5 per cent from the first nine months of 2010.

Despite a modest three per cent year-over-year increase in new listings during the third quarter, active MLS® listings at the end of September were down by six per cent from a year

Figure 3



Source: RAE

prior to 8,116 units. The market balance during the third quarter continued to benefit buyers as listings remained elevated relative to demand. On a seasonally adjusted basis, the sales-to-active listings ratio (SALR) so far this year has yet to exceed the 18 per cent mark. As such, less than one in five homes on the market sold in any particular month. The average listing period in the first nine months of 2011 was close to 56 days which is near the boundary of the levels typically associated between buyers' and balanced markets.

With market conditions generally favouring buyers in the third quarter, upward pressure on average prices continues to be weak. Following a 2.5 per cent year-over-year decrease in the first half of the year, average MLS® residential resale prices rose by one per cent in the third quarter to \$330,694. Some of these gains came from an increased proportion of single-detached sales which tend to sell at higher prices, on average, than condominiums. To the end of September, the average sale price was

down by 1.4 per cent from the first nine months of 2010 to \$327,249.

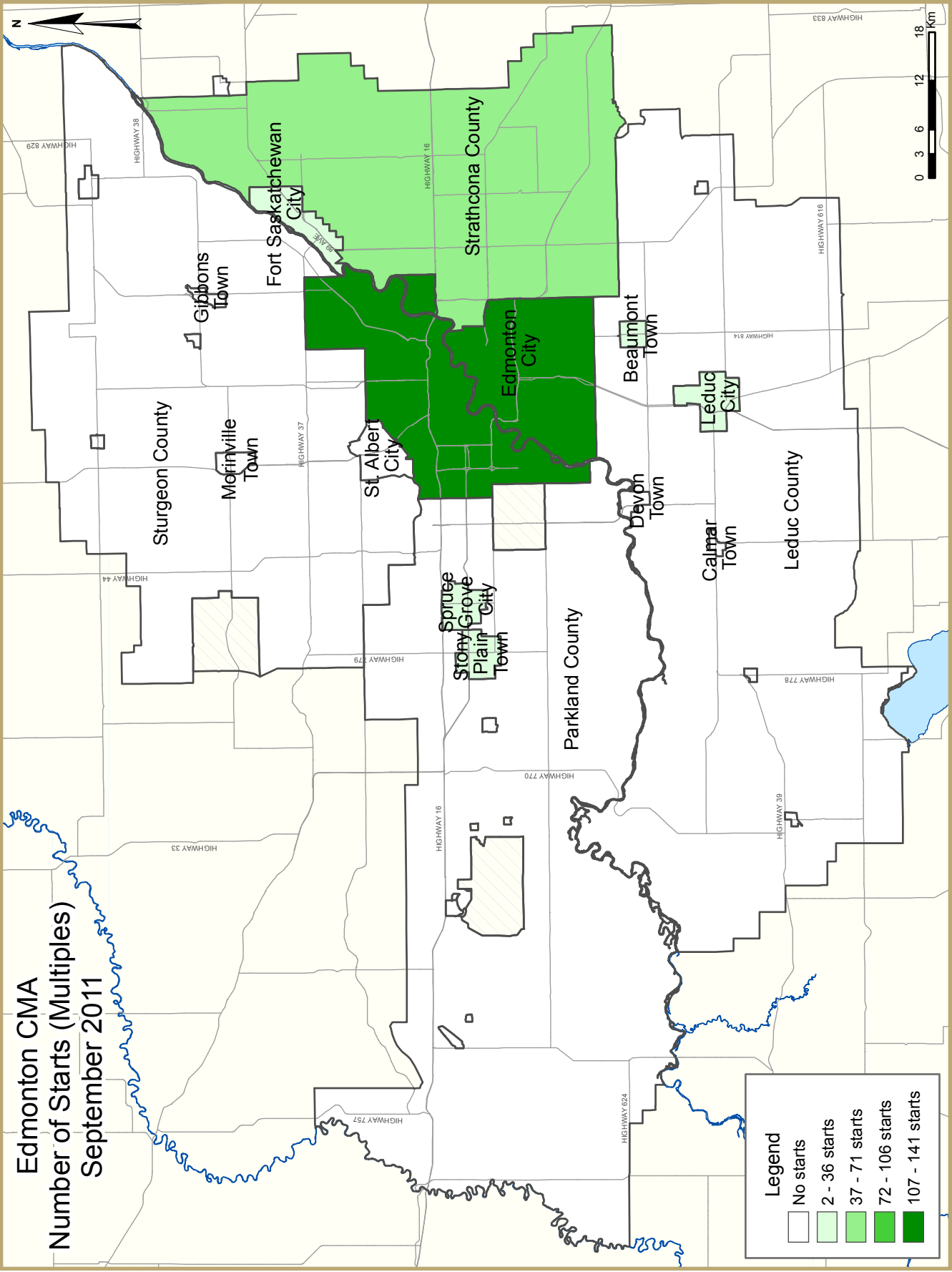
## Economy

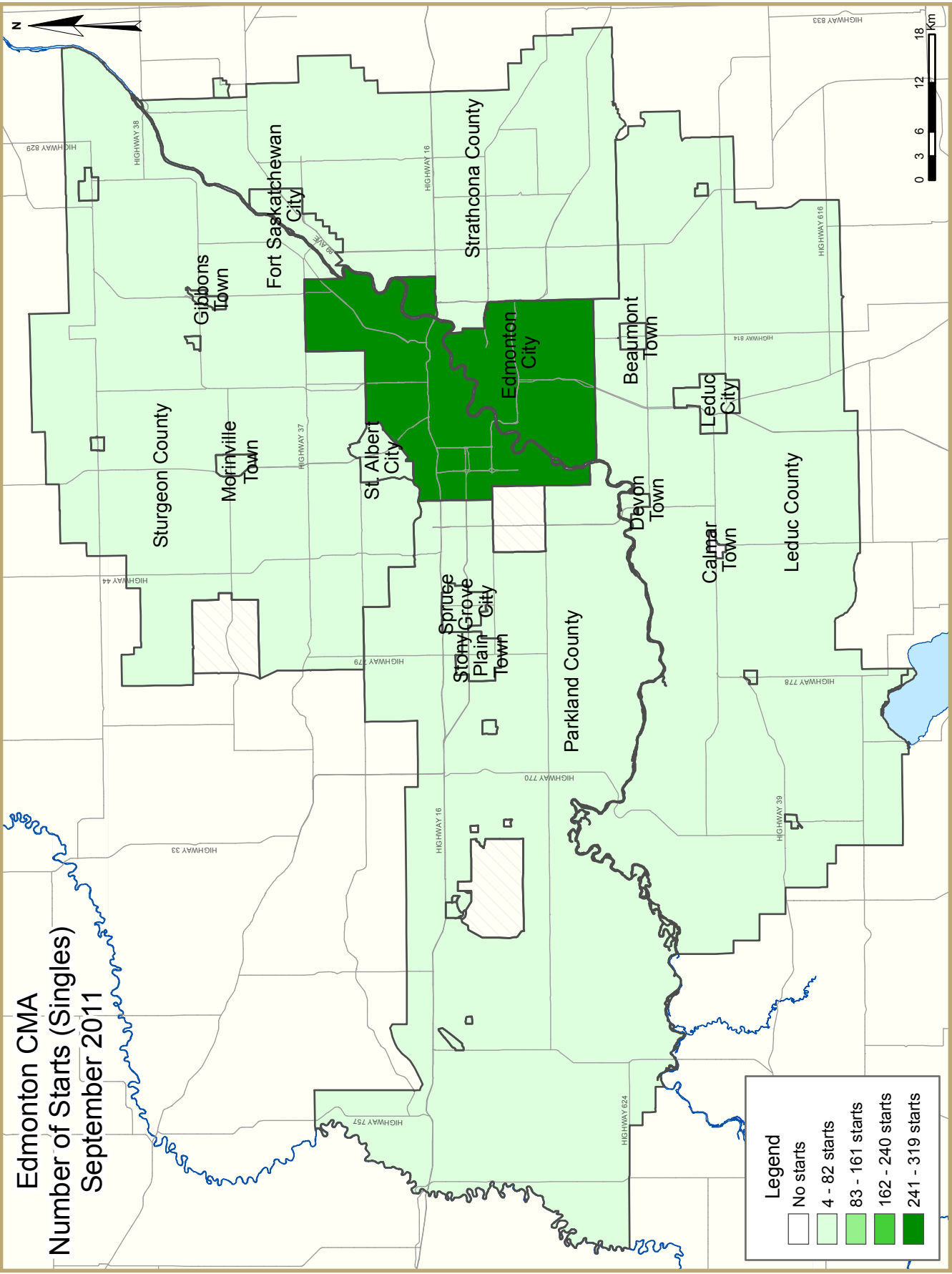
### Labour Market Continues to Improve

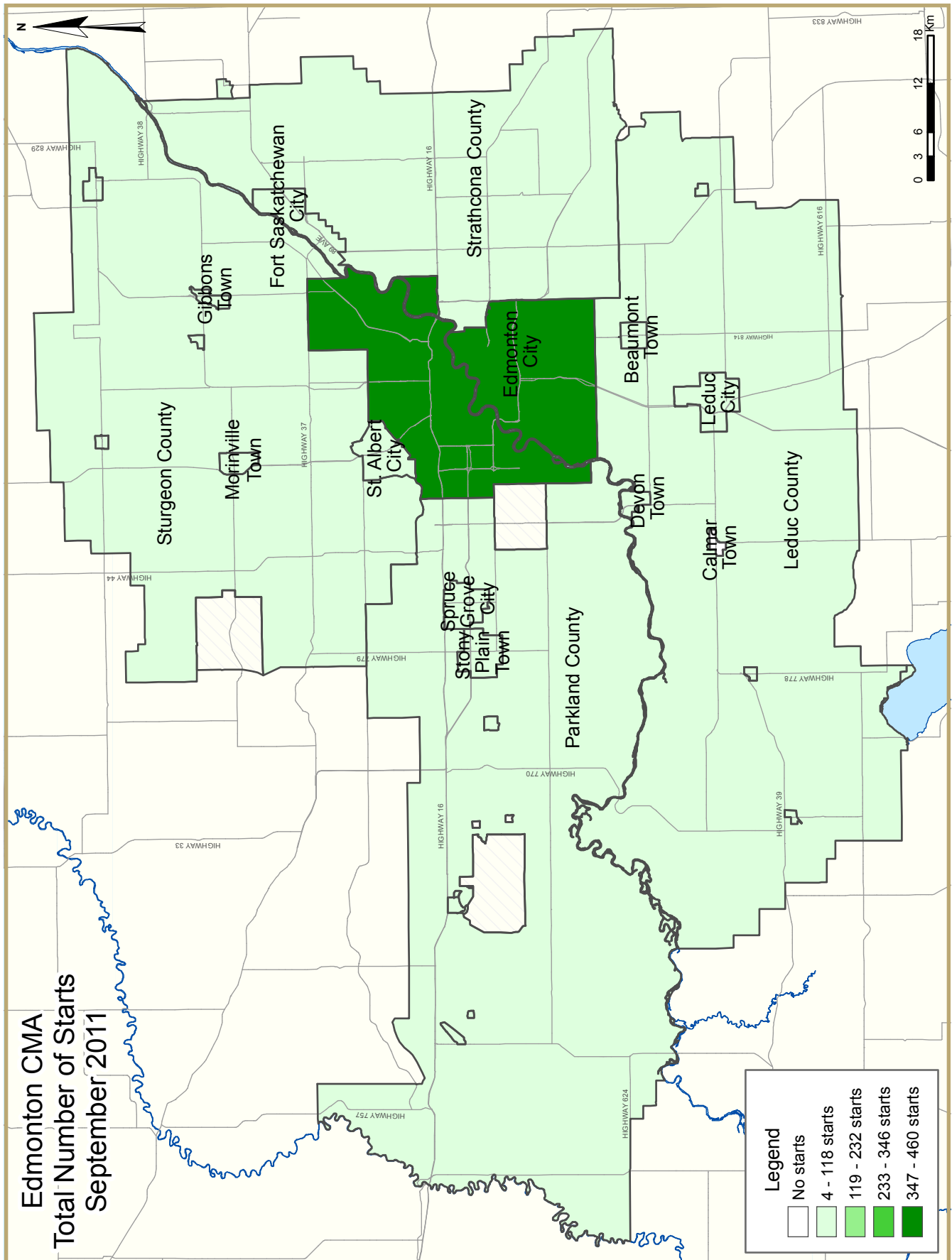
The labour market in the Edmonton CMA continues to make gains in 2011 with rising employment levels, particularly full-time positions, and reduced joblessness. The seasonally adjusted unemployment rate was 5.3 per cent in September, unchanged from the two previous months but sitting at the lowest level since early 2009. Meanwhile, the number of people employed continued to trend upward in the third quarter, totalling 681,200 (seasonally adjusted) in September, up by 7.5 per cent from a year prior. The stronger labour market is bolstering wages across the Capital region. Statistics Canada's Average Weekly Earnings for Edmonton increased by 2.8 per cent on a year-to-date basis to the end of September. This compares with a 0.9 per cent

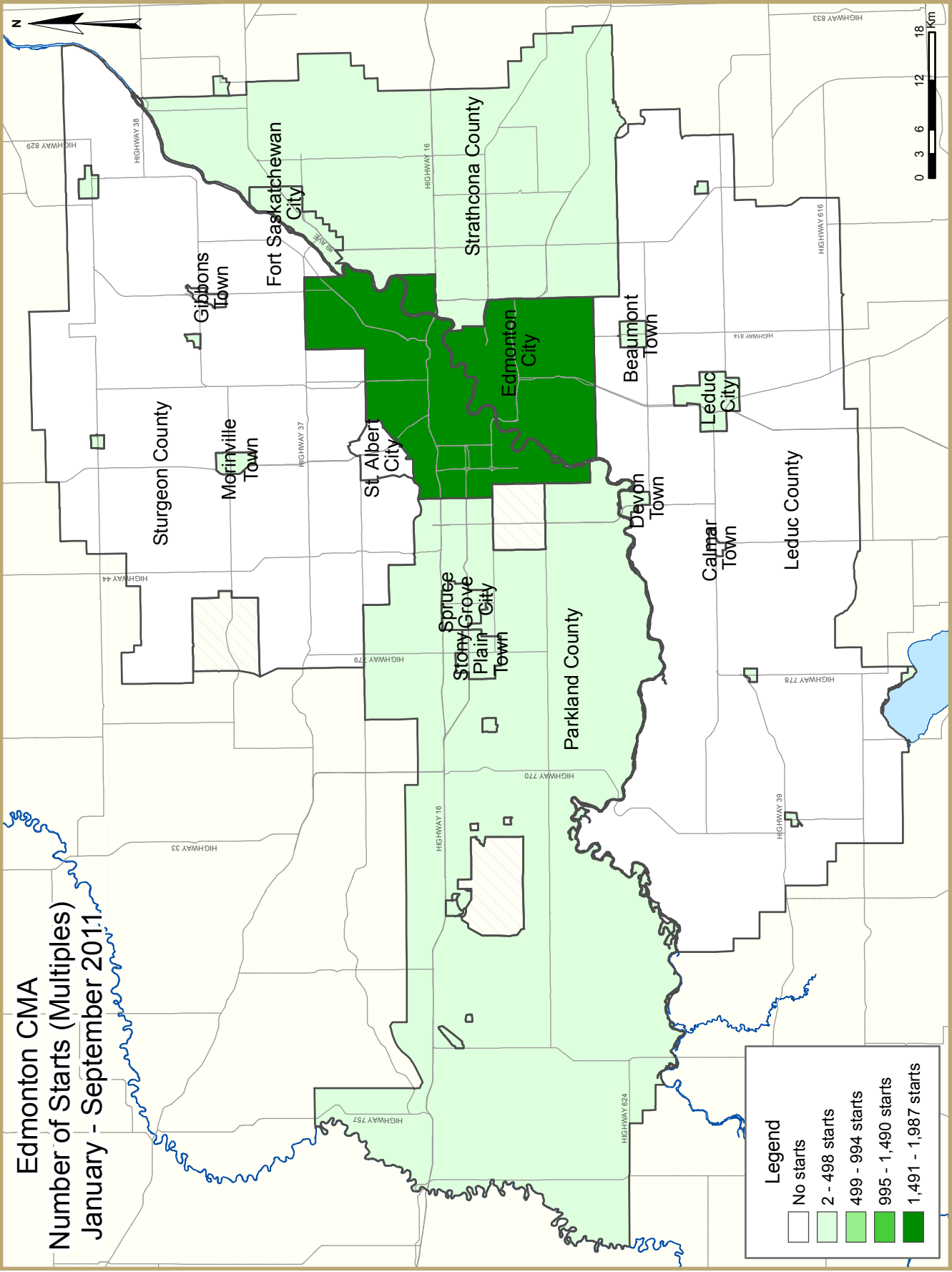
average gain between January and September 2010.

With labour market conditions generally improved across the province, more people are moving here in search of employment opportunities. Total net migration to Alberta rose to 13,033 during the second quarter, representing the highest level since the first quarter of 2009. Alberta gained a net total of 4,720 persons from other parts of Canada, down from the previous quarter but well above the levels reported a year prior. Migration from international sources was up substantially from the previous quarter but below the volumes recorded in the second quarter of 2010. Another encouraging aspect to the second quarter population estimates was the return to positive numbers for the net flow of non-permanent residents. This category, which represents many temporary foreign workers, was positive for the first time since the third quarter of 2009.

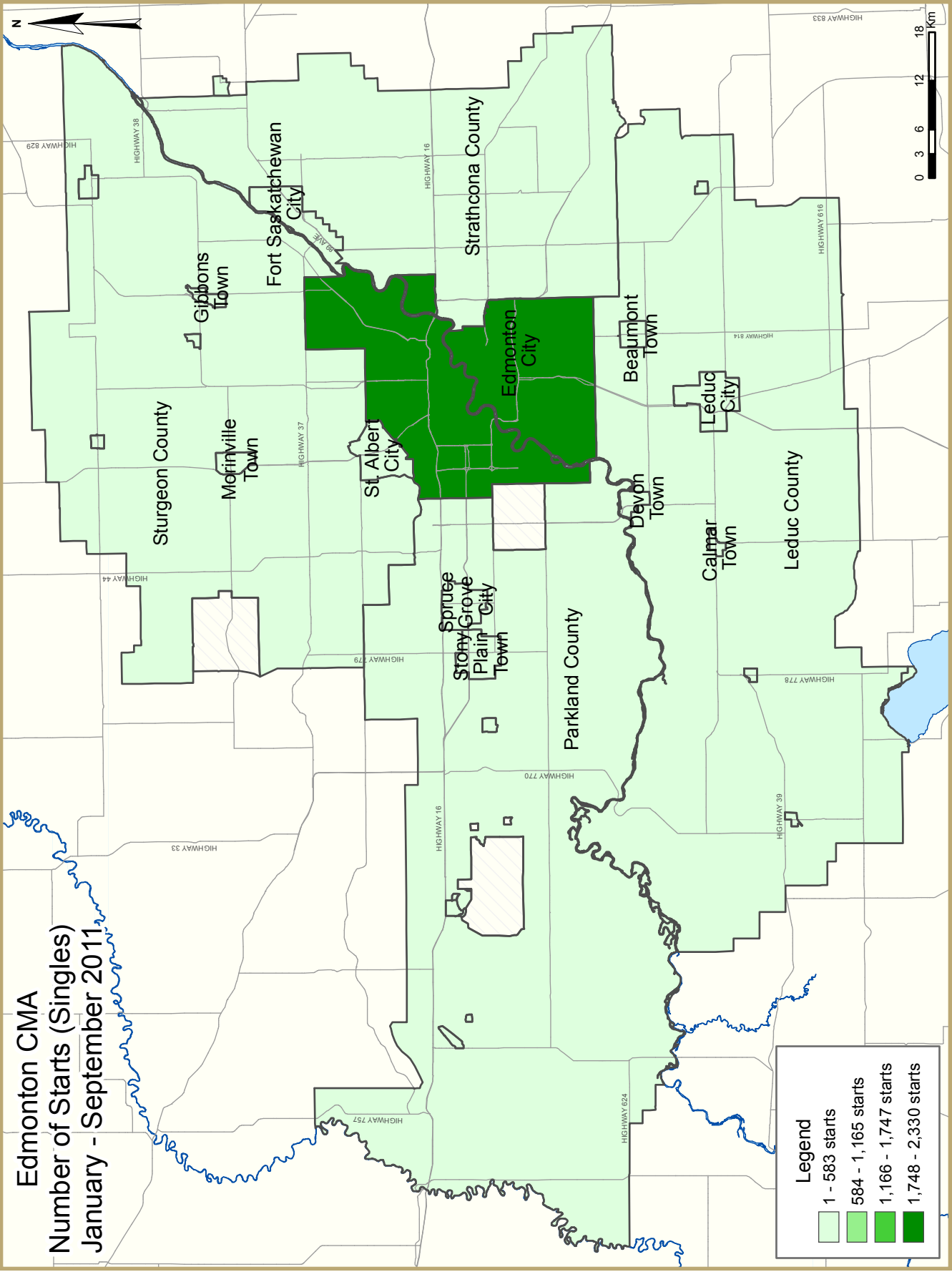




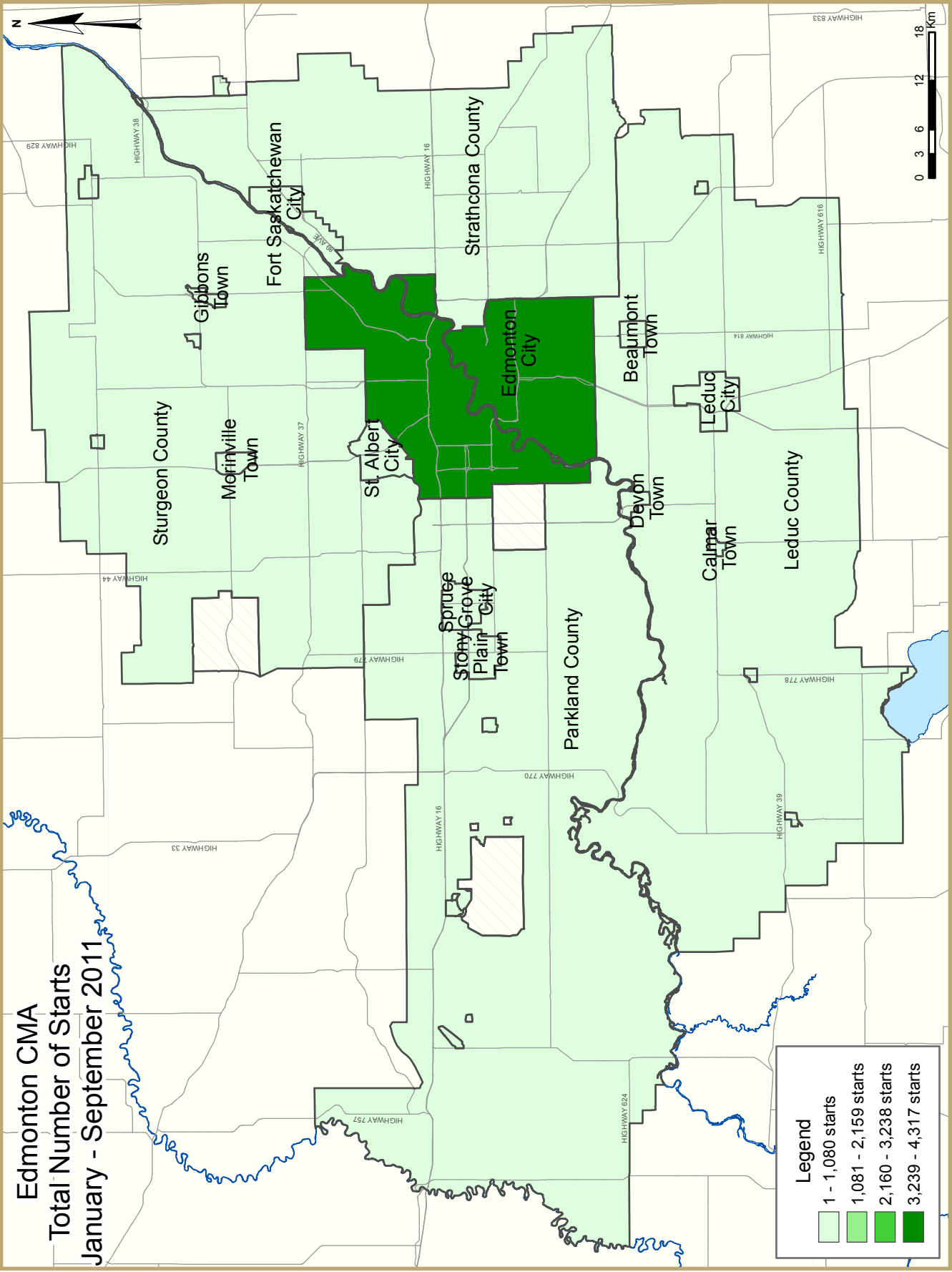












## HOUSING NOW REPORT TABLES

### 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**  
**September 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2011	561	136	0	1	52	70	0	0	820
September 2010	494	98	16	4	52	197	0	12	873
% Change	13.6	38.8	-100.0	-75.0	0.0	-64.5	n/a	-100.0	-6.1
Year-to-date 2011	3,749	892	62	12	453	938	0	604	6,710
Year-to-date 2010	4,808	980	107	8	624	1,143	34	187	7,891
% Change	-22.0	-9.0	-42.1	50.0	-27.4	-17.9	-100.0	**	-15.0
UNDER CONSTRUCTION									
September 2011	3,401	800	61	15	761	3,007	17	826	8,888
September 2010	4,078	820	112	15	975	2,876	47	290	9,213
% Change	-16.6	-2.4	-45.5	0.0	-21.9	4.6	-63.8	184.8	-3.5
COMPLETIONS									
September 2011	438	86	7	1	119	76	0	39	766
September 2010	461	76	8	0	34	82	0	15	676
% Change	-5.0	13.2	-12.5	n/a	**	-7.3	n/a	160.0	13.3
Year-to-date 2011	4,017	706	87	3	597	967	68	156	6,601
Year-to-date 2010	3,756	878	73	8	584	968	4	416	6,687
% Change	6.9	-19.6	19.2	-62.5	2.2	-0.1	**	-62.5	-1.3
COMPLETED & NOT ABSORBED									
September 2011	595	92	14	1	165	665	1	4	1,537
September 2010	465	74	14	0	174	589	1	94	1,411
% Change	28.0	24.3	0.0	n/a	-5.2	12.9	0.0	-95.7	8.9
ABSORBED									
September 2011	403	74	4	2	121	61	0	22	687
September 2010	431	86	10	0	30	98	0	64	719
% Change	-6.5	-14.0	-60.0	n/a	**	-37.8	n/a	-65.6	-4.5
Year-to-date 2011	3,950	686	86	3	593	920	3	121	6,362
Year-to-date 2010	3,687	859	69	8	649	1,108	7	271	6,658
% Change	7.1	-20.1	24.6	-62.5	-8.6	-17.0	-57.1	-55.4	-4.4

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

**Table 1.1: Housing Activity Summary by Submarket**  
**September 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									
September 2011	319	96	0	0	25	20	0	0	460
September 2010	264	68	12	4	41	152	0	0	54
Beaumont Town									
September 2011	34	4	0	0	0	0	0	0	38
September 2010	24	0	0	0	0	0	0	0	24
Devon Town									
September 2011	4	0	0	0	0	0	0	0	4
September 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
September 2011	19	4	0	1	2	0	0	0	26
September 2010	25	14	0	0	0	0	0	0	39
Leduc City									
September 2011	19	16	0	0	0	0	0	0	35
September 2010	22	6	0	0	0	0	0	12	40
Leduc County									
September 2011	13	0	0	0	0	0	0	0	13
September 2010	11	0	0	0	0	0	0	0	11
Morinville Town									
September 2011	12	0	0	0	0	0	0	0	12
September 2010	8	0	4	0	0	0	0	0	12
Parkland County									
September 2011	29	0	0	0	0	0	0	0	29
September 2010	25	0	0	0	0	0	0	0	25
Spruce Grove City									
September 2011	8	6	0	0	12	0	0	0	26
September 2010	23	0	0	0	0	0	0	0	23
St. Albert City									
September 2011	32	0	0	0	0	0	0	0	32
September 2010	14	2	0	0	0	0	0	0	16
Stony Plain Town									
September 2011	5	2	0	0	0	0	0	0	7
September 2010	4	0	0	0	0	22	0	0	26
Strathcona County									
September 2011	35	8	0	0	13	50	0	0	106
September 2010	44	8	0	0	11	23	0	0	86
Sturgeon County									
September 2011	21	0	0	0	0	0	0	0	21
September 2010	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
September 2011	11	0	0	0	0	0	0	0	11
September 2010	11	0	0	0	0	0	0	0	11
Edmonton CMA									
September 2011	561	136	0	1	52	70	0	0	820
September 2010	494	98	16	4	52	197	0	12	873

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

**Table 1.1: Housing Activity Summary by Submarket**  
**September 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									
September 2011	2,041	590	42	13	564	2,451	13	261	5,975
September 2010	2,135	540	76	11	709	2,443	35	86	6,035
Baumont Town									
September 2011	189	16	0	0	0	0	0	66	271
September 2010	240	18	0	1	32	0	0	0	291
Devon Town									
September 2011	14	2	0	0	5	0	0	0	21
September 2010	10	4	0	0	10	0	0	28	52
Fort Saskatchewan City									
September 2011	117	46	0	1	6	0	0	223	393
September 2010	179	48	11	0	25	0	0	152	415
Leduc City									
September 2011	110	40	0	0	8	160	0	139	457
September 2010	305	56	0	0	12	165	0	24	562
Leduc County									
September 2011	92	0	0	0	0	0	0	0	92
September 2010	99	0	0	0	0	0	0	0	99
Morinville Town									
September 2011	39	4	4	0	34	0	0	0	81
September 2010	77	2	8	0	44	16	0	0	147
Parkland County									
September 2011	137	2	0	0	0	0	0	0	139
September 2010	174	0	0	0	0	0	0	0	174
Spruce Grove City									
September 2011	87	50	15	1	54	99	0	103	409
September 2010	163	74	9	0	4	0	0	0	250
St. Albert City									
September 2011	135	0	0	0	0	36	0	0	171
September 2010	139	4	0	0	0	36	0	0	179
Stony Plain Town									
September 2011	42	14	0	0	36	0	0	0	92
September 2010	43	10	4	0	64	141	12	0	274
Strathcona County									
September 2011	236	32	0	0	50	261	0	34	613
September 2010	320	62	4	3	75	23	0	0	487
Sturgeon County									
September 2011	113	0	0	0	0	0	0	0	113
September 2010	133	0	0	0	0	0	0	0	133
Remainder of the CMA									
September 2011	49	4	0	0	4	0	4	0	61
September 2010	61	2	0	0	0	52	0	0	115
Edmonton CMA									
September 2011	3,401	800	61	15	761	3,007	17	826	8,888
September 2010	4,078	820	112	15	975	2,876	47	290	9,213

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

**Table 1.1: Housing Activity Summary by Submarket**  
**September 2011**

	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									
September 2011	247	60	0	0	102	0	0	27	436
September 2010	254	40	8	0	28	82	0	15	427
Baumont Town									
September 2011	16	6	0	0	0	0	0	0	22
September 2010	5	0	0	0	0	0	0	0	5
Devon Town									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	4	0	0	0	0	0	0	4
Fort Saskatchewan City									
September 2011	33	0	0	1	0	0	0	0	34
September 2010	17	8	0	0	0	0	0	0	25
Leduc City									
September 2011	7	4	0	0	0	0	0	12	23
September 2010	31	6	0	0	0	0	0	0	37
Leduc County									
September 2011	9	0	0	0	0	0	0	0	9
September 2010	11	0	0	0	0	0	0	0	11
Morinville Town									
September 2011	17	0	4	0	0	0	0	0	21
September 2010	10	0	0	0	0	0	0	0	10
Parkland County									
September 2011	12	0	0	0	0	0	0	0	12
September 2010	10	0	0	0	0	0	0	0	10
Spruce Grove City									
September 2011	21	14	3	0	0	0	0	0	38
September 2010	22	8	0	0	4	0	0	0	34
St. Albert City									
September 2011	28	0	0	0	0	0	0	0	28
September 2010	19	0	0	0	0	0	0	0	19
Stony Plain Town									
September 2011	8	0	0	0	0	76	0	0	84
September 2010	15	2	0	0	0	0	0	0	17
Strathcona County									
September 2011	30	2	0	0	17	0	0	0	49
September 2010	55	8	0	0	2	0	0	0	65
Sturgeon County									
September 2011	10	0	0	0	0	0	0	0	10
September 2010	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	5	0	0	0	0	0	0	0	5
Edmonton CMA									
September 2011	438	86	7	1	119	76	0	39	766
September 2010	461	76	8	0	34	82	0	15	676

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

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**September 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									
September 2011	257	55	5	0	83	423	1	0	824
September 2010	218	40	6	0	102	402	1	82	85
Beaumont Town									
September 2011	31	2	0	0	1	0	0	0	34
September 2010	9	0	0	0	2	0	0	0	11
Devon Town									
September 2011	1	0	0	0	4	0	0	0	5
September 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
September 2011	49	7	0	0	20	46	0	2	124
September 2010	43	14	2	0	17	66	0	0	142
Leduc City									
September 2011	45	9	0	0	9	20	0	0	83
September 2010	25	0	0	0	19	21	0	0	65
Leduc County									
September 2011	3	0	0	0	0	0	0	0	3
September 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
September 2011	29	0	2	0	8	0	0	0	39
September 2010	11	0	3	0	10	0	0	0	24
Parkland County									
September 2011	22	2	0	0	0	0	0	0	24
September 2010	9	0	0	0	0	0	0	0	9
Spruce Grove City									
September 2011	34	10	6	0	0	74	0	0	124
September 2010	27	9	3	0	1	93	0	0	133
St. Albert City									
September 2011	36	0	0	0	0	37	0	0	73
September 2010	31	2	0	0	4	0	0	0	37
Stony Plain Town									
September 2011	23	0	0	0	15	62	0	0	100
September 2010	22	1	0	0	14	3	0	0	40
Strathcona County									
September 2011	60	5	1	1	25	0	0	2	94
September 2010	66	6	0	0	5	4	0	12	93
Sturgeon County									
September 2011	1	0	0	0	0	0	0	0	1
September 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
September 2011	4	2	0	0	0	3	0	0	9
September 2010	0	2	0	0	0	0	0	0	2
Edmonton CMA									
September 2011	595	92	14	1	165	665	1	4	1,537
September 2010	465	74	14	0	174	589	1	94	1,411

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



**Table 1.1: Housing Activity Summary by Submarket**  
**September 2011**

	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									
September 2011	225	50	0	0	106	20	0	0	401
September 2010	243	50	10	0	21	97	0	0	421
Beaumont Town									
September 2011	14	4	0	0	0	0	0	0	18
September 2010	4	0	0	0	0	0	0	0	4
Devon Town									
September 2011	1	0	0	0	0	0	0	0	1
September 2010	0	4	0	0	0	0	0	0	4
Fort Saskatchewan City									
September 2011	33	1	0	2	2	0	0	0	38
September 2010	17	6	0	0	0	1	0	0	24
Leduc City									
September 2011	7	3	0	0	0	0	0	12	22
September 2010	26	6	0	0	0	0	0	64	96
Leduc County									
September 2011	8	0	0	0	0	0	0	0	8
September 2010	12	0	0	0	0	0	0	0	12
Morinville Town									
September 2011	11	0	2	0	4	0	0	0	17
September 2010	8	0	0	0	1	0	0	0	9
Parkland County									
September 2011	12	0	0	0	0	0	0	0	12
September 2010	10	0	0	0	0	0	0	0	10
Spruce Grove City									
September 2011	16	16	2	0	0	0	0	0	34
September 2010	20	10	0	0	4	0	0	0	34
St. Albert City									
September 2011	26	0	0	0	1	9	0	0	36
September 2010	19	0	0	0	0	0	0	0	19
Stony Plain Town									
September 2011	10	0	0	0	2	31	0	0	43
September 2010	14	1	0	0	2	0	0	0	17
Strathcona County									
September 2011	29	0	0	0	6	0	0	10	45
September 2010	46	9	0	0	2	0	0	0	57
Sturgeon County									
September 2011	10	0	0	0	0	0	0	0	10
September 2010	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
September 2011	1	0	0	0	0	1	0	0	2
September 2010	5	0	0	0	0	0	0	0	5
Edmonton CMA									
September 2011	403	74	4	2	121	61	0	22	687
September 2010	431	86	10	0	30	98	0	64	719

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**  
**September 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Edmonton City	319	268	96	68	25	53	20	152	460	541	-15.0
Beaumont Town	34	24	4	0	0	0	0	0	38	24	58.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	4	3	0	0	0	0	0	0	4	3	33.3
Fort Saskatchewan City	20	25	6	14	0	0	0	0	26	39	-33.3
Gibbons Town	4	5	0	0	0	0	0	0	4	5	-20.0
Leduc City	19	22	16	6	0	0	0	12	35	40	-12.5
Leduc County	13	11	0	0	0	0	0	0	13	11	18.2
Morinville Town	12	8	0	0	0	4	0	0	12	12	0.0
Parkland County	29	25	0	0	0	0	0	0	29	25	16.0
Spruce Grove City	8	23	18	0	0	0	0	0	26	23	13.0
St. Albert City	32	14	0	2	0	0	0	0	32	16	100.0
Stony Plain Town	5	4	2	0	0	0	0	22	7	26	-73.1
Strathcona County	35	44	12	10	9	9	50	23	106	86	23.3
Sturgeon County	21	16	0	0	0	0	0	0	21	16	31.3
Remainder of the CMA	7	5	0	0	0	0	0	0	7	5	40.0
<b>Edmonton CMA</b>	<b>562</b>	<b>498</b>	<b>154</b>	<b>100</b>	<b>34</b>	<b>66</b>	<b>70</b>	<b>209</b>	<b>820</b>	<b>873</b>	<b>-6.1</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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	2,330	2,714	688	788	329	510	970	953	4,317	4,965	-13.1
Beaumont Town	174	182	22	26	0	0	66	0	262	208	26.0
Calmar Town	1	4	0	0	0	0	0	0	1	4	-75.0
Devon Town	14	7	2	4	0	5	0	28	16	44	-63.6
Fort Saskatchewan City	147	222	52	68	0	11	71	0	270	301	-10.3
Gibbons Town	16	17	0	0	0	0	0	7	16	24	-33.3
Leduc City	126	247	42	30	8	4	207	285	383	566	-32.3
Leduc County	68	89	0	0	0	0	0	0	68	89	-23.6
Morinville Town	59	96	4	0	4	11	0	0	67	107	-37.4
Parkland County	111	174	2	0	0	0	0	0	113	174	-35.1
Spruce Grove City	120	246	126	104	24	8	103	0	373	358	4.2
St. Albert City	154	148	0	4	0	0	0	0	154	152	1.3
Stony Plain Town	66	78	14	12	0	12	0	22	80	124	-35.5
Strathcona County	230	404	50	84	34	62	125	23	439	573	-23.4
Sturgeon County	115	142	0	0	0	0	0	0	115	142	-19.0
Remainder of the CMA	30	46	2	2	4	0	0	12	36	60	-40.0
<b>Edmonton CMA</b>	<b>3,761</b>	<b>4,816</b>	<b>1,004</b>	<b>1,122</b>	<b>403</b>	<b>623</b>	<b>1,542</b>	<b>1,330</b>	<b>6,710</b>	<b>7,891</b>	<b>-15.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Edmonton City	25	53	0	0	20	152	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	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	22	0	0
Strathcona County	9	9	0	0	50	23	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>34</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>197</b>	<b>0</b>	<b>12</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - September 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	329	488	0	22	733	914	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	120
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	11	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	24	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	22	0	0
Strathcona County	34	62	0	0	125	23	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	12	0	0
<b>Edmonton CMA</b>	<b>403</b>	<b>589</b>	<b>0</b>	<b>34</b>	<b>938</b>	<b>1,143</b>	<b>604</b>	<b>187</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**September 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Edmonton City	415	344	45	197	0	0	460	541
Beaumont Town	38	24	0	0	0	0	38	24
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	4	3	0	0	0	0	4	3
Fort Saskatchewan City	23	39	3	0	0	0	26	39
Gibbons Town	4	5	0	0	0	0	4	5
Leduc City	35	28	0	0	0	12	35	40
Leduc County	13	11	0	0	0	0	13	11
Morinville Town	12	12	0	0	0	0	12	12
Parkland County	29	25	0	0	0	0	29	25
Spruce Grove City	14	23	12	0	0	0	26	23
St. Albert City	32	16	0	0	0	0	32	16
Stony Plain Town	7	4	0	22	0	0	7	26
Strathcona County	43	52	63	34	0	0	106	86
Sturgeon County	21	16	0	0	0	0	21	16
Remainder of the CMA	7	5	0	0	0	0	7	5
<b>Edmonton CMA</b>	<b>697</b>	<b>608</b>	<b>123</b>	<b>253</b>	<b>0</b>	<b>12</b>	<b>820</b>	<b>873</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3,008	3,452	1,072	1,452	237	61	4,317	4,965
Beaumont Town	196	199	0	9	66	0	262	208
Calmar Town	1	4	0	0	0	0	1	4
Devon Town	16	11	0	5	0	28	16	44
Fort Saskatchewan City	192	301	7	0	71	0	270	301
Gibbons Town	16	17	0	7	0	0	16	24
Leduc City	168	277	88	169	127	120	383	566
Leduc County	68	89	0	0	0	0	68	89
Morinville Town	67	107	0	0	0	0	67	107
Parkland County	113	174	0	0	0	0	113	174
Spruce Grove City	215	350	55	8	103	0	373	358
St. Albert City	154	152	0	0	0	0	154	152
Stony Plain Town	80	90	0	22	0	12	80	124
Strathcona County	262	482	177	91	0	0	439	573
Sturgeon County	115	142	0	0	0	0	115	142
Remainder of the CMA	32	48	4	12	0	0	36	60
<b>Edmonton CMA</b>	<b>4,703</b>	<b>5,895</b>	<b>1,403</b>	<b>1,775</b>	<b>604</b>	<b>221</b>	<b>6,710</b>	<b>7,891</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Edmonton City	247	254	94	42	68	34	27	97	436	427	2.1
Beaumont Town	16	5	6	0	0	0	0	0	22	5	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	4	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	34	17	0	8	0	0	0	0	34	25	36.0
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	7	31	4	6	0	0	12	0	23	37	-37.8
Leduc County	9	11	0	0	0	0	0	0	9	11	-18.2
Morinville Town	17	10	0	0	4	0	0	0	21	10	110.0
Parkland County	12	10	0	0	0	0	0	0	12	10	20.0
Spruce Grove City	21	22	14	8	3	4	0	0	38	34	11.8
St. Albert City	28	19	0	0	0	0	0	0	28	19	47.4
Stony Plain Town	8	15	0	2	0	0	76	0	84	17	**
Strathcona County	30	55	8	10	11	0	0	0	49	65	-24.6
Sturgeon County	10	7	0	0	0	0	0	0	10	7	42.9
Remainder of the CMA	0	3	0	0	0	0	0	0	0	3	-100.0
<b>Edmonton CMA</b>	<b>439</b>	<b>461</b>	<b>126</b>	<b>80</b>	<b>86</b>	<b>38</b>	<b>115</b>	<b>97</b>	<b>766</b>	<b>676</b>	<b>13.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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	2,203	2,249	576	638	422	371	803	1,159	4,004	4,417	-9.4
Beaumont Town	188	27	38	10	0	6	0	0	226	43	**
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	8	8	2	8	5	10	28	0	43	26	65.4
Fort Saskatchewan City	181	156	40	102	24	15	71	0	316	273	15.8
Gibbons Town	18	14	2	0	0	0	0	0	20	14	42.9
Leduc City	228	134	40	42	10	58	12	143	290	377	-23.1
Leduc County	74	50	0	2	0	0	0	0	74	52	42.3
Morinville Town	75	52	0	2	31	14	3	0	109	68	60.3
Parkland County	157	123	2	0	0	0	0	0	159	123	29.3
Spruce Grove City	178	219	92	64	18	12	0	0	288	295	-2.4
St. Albert City	132	138	4	22	0	24	65	82	201	266	-24.4
Stony Plain Town	72	104	8	12	28	4	141	0	249	120	107.5
Strathcona County	301	354	56	94	60	25	0	0	417	473	-11.8
Sturgeon County	159	111	0	2	0	0	0	0	159	113	40.7
Remainder of the CMA	41	25	0	2	0	0	0	0	41	27	51.9
<b>Edmonton CMA</b>	<b>4,020</b>	<b>3,764</b>	<b>860</b>	<b>1,000</b>	<b>598</b>	<b>539</b>	<b>1,123</b>	<b>1,384</b>	<b>6,601</b>	<b>6,687</b>	<b>-1.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Edmonton City	68	34	0	0	0	82	27	15
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	12	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	3	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	76	0	0	0
Strathcona County	11	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
<b>Edmonton CMA</b>	<b>86</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>82</b>	<b>39</b>	<b>15</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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	369	371	53	0	761	968	42	191
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	10	54	0	4	0	0	12	143
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	28	14	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	18	12	0	0	0	0	0	0
St. Albert City	0	24	0	0	65	0	0	82
Stony Plain Town	16	4	12	0	141	0	0	0
Strathcona County	60	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
<b>Edmonton CMA</b>	<b>530</b>	<b>535</b>	<b>68</b>	<b>4</b>	<b>967</b>	<b>968</b>	<b>156</b>	<b>416</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**September 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Edmonton City	307	302	102	110	27	15	436	427
Beaumont Town	22	5	0	0	0	0	22	5
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	33	25	1	0	0	0	34	25
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	11	37	0	0	12	0	23	37
Leduc County	9	11	0	0	0	0	9	11
Morinville Town	21	10	0	0	0	0	21	10
Parkland County	12	10	0	0	0	0	12	10
Spruce Grove City	38	30	0	4	0	0	38	34
St. Albert City	28	19	0	0	0	0	28	19
Stony Plain Town	8	17	76	0	0	0	84	17
Strathcona County	32	63	17	2	0	0	49	65
Sturgeon County	10	7	0	0	0	0	10	7
Remainder of the CMA	0	3	0	0	0	0	0	3
<b>Edmonton CMA</b>	<b>531</b>	<b>545</b>	<b>196</b>	<b>116</b>	<b>39</b>	<b>15</b>	<b>766</b>	<b>676</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	2,709	2,849	1,200	1,377	95	191	4,004	4,417
Beaumont Town	212	37	14	6	0	0	226	43
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	10	16	5	10	28	0	43	26
Fort Saskatchewan City	226	268	19	5	71	0	316	273
Gibbons Town	20	14	0	0	0	0	20	14
Leduc City	266	162	12	68	12	147	290	377
Leduc County	74	52	0	0	0	0	74	52
Morinville Town	83	64	20	4	6	0	109	68
Parkland County	159	123	0	0	0	0	159	123
Spruce Grove City	284	291	4	4	0	0	288	295
St. Albert City	136	154	65	30	0	82	201	266
Stony Plain Town	80	110	157	10	12	0	249	120
Strathcona County	346	427	71	46	0	0	417	473
Sturgeon County	159	113	0	0	0	0	159	113
Remainder of the CMA	41	27	0	0	0	0	41	27
<b>Edmonton CMA</b>	<b>4,810</b>	<b>4,707</b>	<b>1,567</b>	<b>1,560</b>	<b>224</b>	<b>420</b>	<b>6,601</b>	<b>6,687</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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													
September 2011	13	6.1	97	45.5	50	23.5	25	11.7	28	13.1	213	443,900	491,564
September 2010	37	15.9	95	40.9	46	19.8	29	12.5	25	10.8	232	436,900	506,288
Year-to-date 2011	234	11.2	718	34.4	523	25.0	274	13.1	341	16.3	2,090	462,500	537,193
Year-to-date 2010	354	16.4	946	43.9	435	20.2	186	8.6	235	10.9	2,156	428,300	485,762
Beaumont Town													
September 2011	1	7.1	11	78.6	1	7.1	1	7.1	0	0.0	14	426,700	426,624
September 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	34	20.1	88	52.1	31	18.3	9	5.3	7	4.1	169	408,984	420,908
Year-to-date 2010	10	35.7	11	39.3	5	17.9	1	3.6	1	3.6	28	386,000	398,568
Calmar Town													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	20.0	6	60.0	2	20.0	0	0.0	0	0.0	10	397,900	395,253
Year-to-date 2010	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	--	--
Fort Saskatchewan City													
September 2011	4	11.8	23	67.6	7	20.6	0	0.0	0	0.0	34	396,600	404,050
September 2010	1	5.9	8	47.1	5	29.4	1	5.9	2	11.8	17	425,000	477,741
Year-to-date 2011	8	4.6	122	69.7	28	16.0	11	6.3	6	3.4	175	403,000	432,975
Year-to-date 2010	33	23.1	79	55.2	19	13.3	6	4.2	6	4.2	143	383,000	408,994
Gibbons Town													
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	6	33.3	8	44.4	4	22.2	0	0.0	0	0.0	18	376,500	390,417
Year-to-date 2010	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	345,000	335,214
Leduc City													
September 2011	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
September 2010	10	38.5	14	53.8	1	3.8	1	3.8	0	0.0	26	355,500	356,401
Year-to-date 2011	84	38.9	92	42.6	26	12.0	10	4.6	4	1.9	216	370,450	387,967
Year-to-date 2010	60	42.6	52	36.9	16	11.3	12	8.5	1	0.7	141	360,712	381,833
Leduc County													
September 2011	2	28.6	3	42.9	0	0.0	0	0.0	2	28.6	7	--	--
September 2010	4	33.3	2	16.7	4	33.3	0	0.0	2	16.7	12	457,296	442,841
Year-to-date 2011	13	18.1	18	25.0	15	20.8	17	23.6	9	12.5	72	493,950	487,976
Year-to-date 2010	13	26.5	12	24.5	16	32.7	4	8.2	4	8.2	49	432,684	439,176
Morinville Town													
September 2011	0	0.0	9	100.0	0	0.0	0	0.0	0	0.0	9	--	--
September 2010	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2011	16	28.1	38	66.7	3	5.3	0	0.0	0	0.0	57	379,000	381,125
Year-to-date 2010	20	32.8	34	55.7	7	11.5	0	0.0	0	0.0	61	369,000	371,125

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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													
September 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
September 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2011	3	5.5	6	10.9	9	16.4	8	14.5	29	52.7	55	700,000	695,032
Year-to-date 2010	19	26.4	11	15.3	7	9.7	6	8.3	29	40.3	72	518,000	606,558
Spruce Grove City													
September 2011	2	13.3	8	53.3	1	6.7	1	6.7	3	20.0	15	415,000	465,316
September 2010	1	5.3	11	57.9	4	21.1	2	10.5	1	5.3	19	402,949	443,975
Year-to-date 2011	18	11.4	88	55.7	27	17.1	20	12.7	5	3.2	158	421,095	440,397
Year-to-date 2010	51	25.1	113	55.7	25	12.3	10	4.9	4	2.0	203	380,000	398,221
St. Albert City													
September 2011	0	0.0	3	14.3	9	42.9	3	14.3	6	28.6	21	529,900	569,405
September 2010	0	0.0	2	11.1	7	38.9	4	22.2	5	27.8	18	581,950	602,828
Year-to-date 2011	1	0.8	27	21.8	42	33.9	29	23.4	25	20.2	124	529,950	564,842
Year-to-date 2010	1	0.8	33	25.4	45	34.6	28	21.5	23	17.7	130	511,100	573,975
Stony Plain Town													
September 2011	1	10.0	8	80.0	0	0.0	1	10.0	0	0.0	10	384,456	404,956
September 2010	7	53.8	4	30.8	2	15.4	0	0.0	0	0.0	13	325,000	317,717
Year-to-date 2011	15	22.7	41	62.1	8	12.1	1	1.5	1	1.5	66	389,950	381,294
Year-to-date 2010	43	43.4	42	42.4	9	9.1	1	1.0	4	4.0	99	365,000	387,757
Strathcona County													
September 2011	0	0.0	5	21.7	11	47.8	0	0.0	7	30.4	23	504,000	586,209
September 2010	0	0.0	16	34.8	16	34.8	1	2.2	13	28.3	46	470,500	713,435
Year-to-date 2011	0	0.0	79	26.5	104	34.9	51	17.1	64	21.5	298	504,500	592,922
Year-to-date 2010	3	1.0	108	34.6	100	32.1	40	12.8	61	19.6	312	483,000	601,929
Sturgeon County													
September 2011	0	0.0	1	10.0	2	20.0	1	10.0	6	60.0	10	750,000	708,000
September 2010	2	28.6	1	14.3	2	28.6	1	14.3	1	14.3	7	--	--
Year-to-date 2011	37	23.4	21	13.3	21	13.3	23	14.6	56	35.4	158	545,000	554,987
Year-to-date 2010	23	20.4	11	9.7	17	15.0	25	22.1	37	32.7	113	580,000	572,965
Remainder of the CMA													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2011	13	46.4	9	32.1	3	10.7	1	3.6	2	7.1	28	396,500	399,879
Year-to-date 2010	14	56.0	5	20.0	2	8.0	0	0.0	4	16.0	25	329,800	381,592
Edmonton CMA													
September 2011	25	6.8	173	46.9	84	22.8	33	8.9	54	14.6	369	440,800	490,155
September 2010	68	16.6	161	39.3	91	22.2	39	9.5	51	12.4	410	435,900	507,206
Year-to-date 2011	486	13.1	1,361	36.8	846	22.9	454	12.3	549	14.9	3,696	450,000	514,177
Year-to-date 2010	653	18.4	1,466	41.3	704	19.8	321	9.0	409	11.5	3,553	426,500	484,770

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2011	Sept 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	491,564	506,288	-2.9	537,193	485,762	10.6
Beaumont Town	426,624	--	n/a	420,908	398,568	5.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	395,253	--	n/a
Fort Saskatchewan City	404,050	477,741	-15.4	432,975	408,994	5.9
Gibbons Town	--	--	n/a	390,417	335,214	16.5
Leduc City	--	356,401	n/a	387,967	381,833	1.6
Leduc County	--	442,841	n/a	487,976	439,176	11.1
Morinville Town	--	--	n/a	381,125	371,125	2.7
Parkland County	--	--	n/a	695,032	606,558	14.6
Spruce Grove City	465,316	443,975	4.8	440,397	398,221	10.6
St. Albert City	569,405	602,828	-5.5	564,842	573,975	-1.6
Stony Plain Town	404,956	317,717	27.5	381,294	387,757	-1.7
Strathcona County	586,209	713,435	-17.8	592,922	601,929	-1.5
Sturgeon County	708,000	--	n/a	554,987	572,965	-3.1
Remainder of the CMA	--	--	n/a	399,879	381,592	4.8
<b>Edmonton CMA</b>	<b>490,155</b>	<b>507,206</b>	<b>-3.4</b>	<b>514,177</b>	<b>484,770</b>	<b>6.1</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton**  
**September 2011**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,490	3,082	2,804	53.1	334,444	1.4	326,055
	August	1,642	25.8	1,474	2,987	2,690	54.8	325,322	-0.4	325,503
	September	1,345	4.9	1,416	2,585	2,527	56.0	332,782	2.4	333,065
	October									
	November									
	December									
	Q3 2010	3,976	-29.7		8,380			327,181	1.1	
	Q3 2011	4,590	15.4		8,654			330,694	1.1	
	YTD 2010	13,178	-14.4		27,839			331,934	3.5	
	YTD 2011	13,640	3.5		26,625			327,249	-1.4	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**September 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	90.0	125.9	669	5.3	73.2	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.7	950
	September	592	3.50	5.19			681	5.3	74.4	948
	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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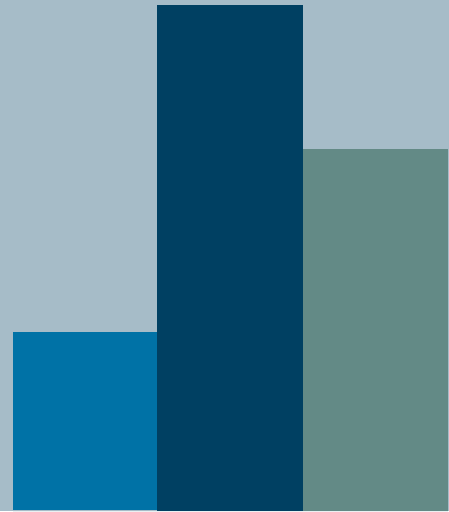
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