

# HOUSING NOW

## Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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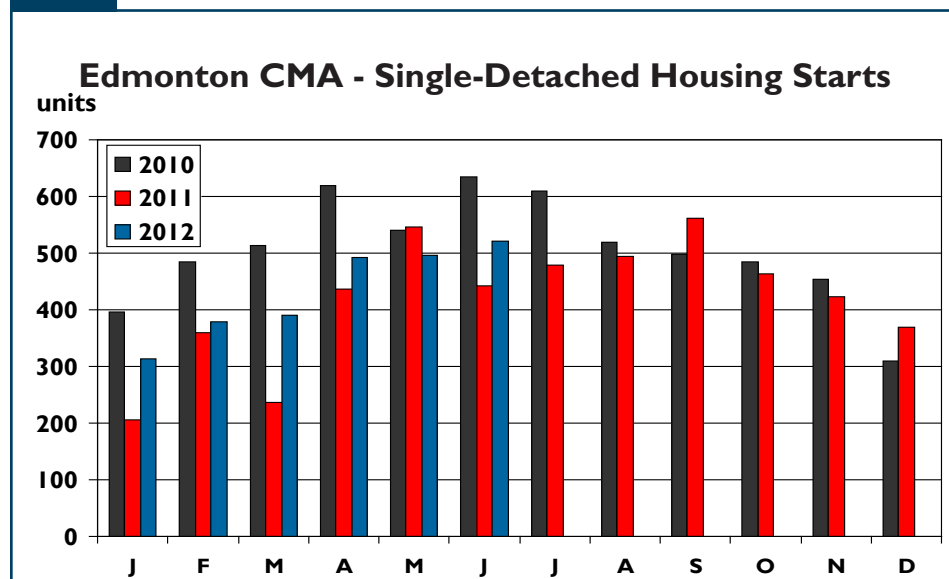
## New Home Market

### Housing Starts Up in June

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased in June to 1,050 units, up 46 per cent from the corresponding levels in June 2011. For the year-to-date, housing starts of all types totalled 5,468 units, up from 4,051 during the first six months of 2011.

Single-detached housing starts in the Edmonton CMA increased 18 per cent in June to 522 units, up from 443 units a year earlier. Within the City of Edmonton, 259 single-detached units were started, virtually unchanged from the 258 units started in June 2011. On a year-to-date basis, foundations were poured for 2,595 single-detached units in the Edmonton CMA, up 17 per cent from the 2,226 units started in the first half of last year.

Figure 1



Source: CMHC

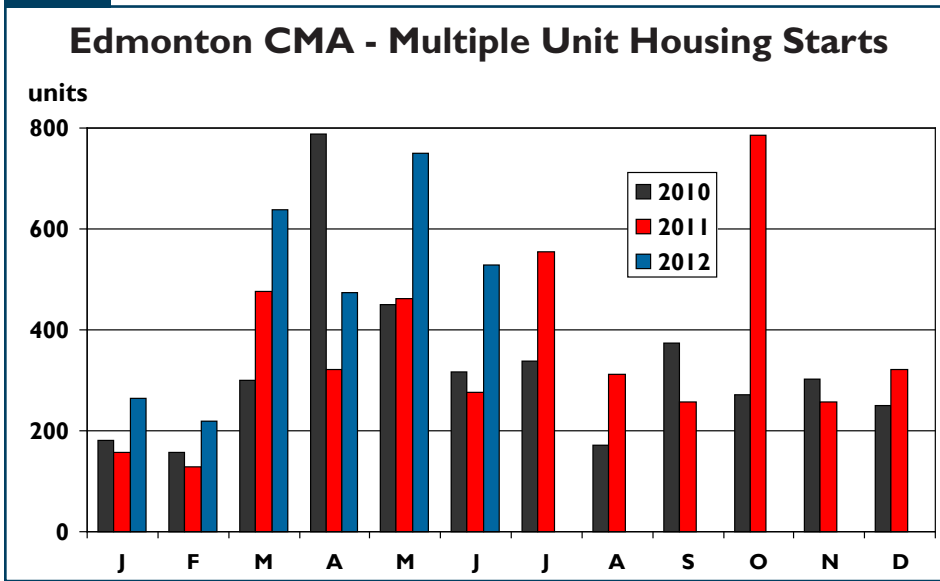
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Figure 2



Source: CMHC

With the exception of May 2012, single-detached completions continued to move down on a year-over-year basis. There were 426 homes completed in June 2012, a six per cent decrease compared to the same month in 2011. However, completions are expected to post some year-over-year gains later this year as the number of units under construction in June was 12 per cent higher than the previous year. The pace at which single-detached homes were absorbed by the market slowed as well. Single-detached absorptions totalled 416 units in June, down seven per cent from the level in 2011. With completions and absorptions changing at a similar pace, the inventory of complete and unabsorbed single-detached homes remained stable. There were 547 units of inventory in June 2012 compared to the 546 units reported in the same period in 2011. The single-detached inventory in June remained lower than February's peak of 650 units, which represented the highest level in the past three years.

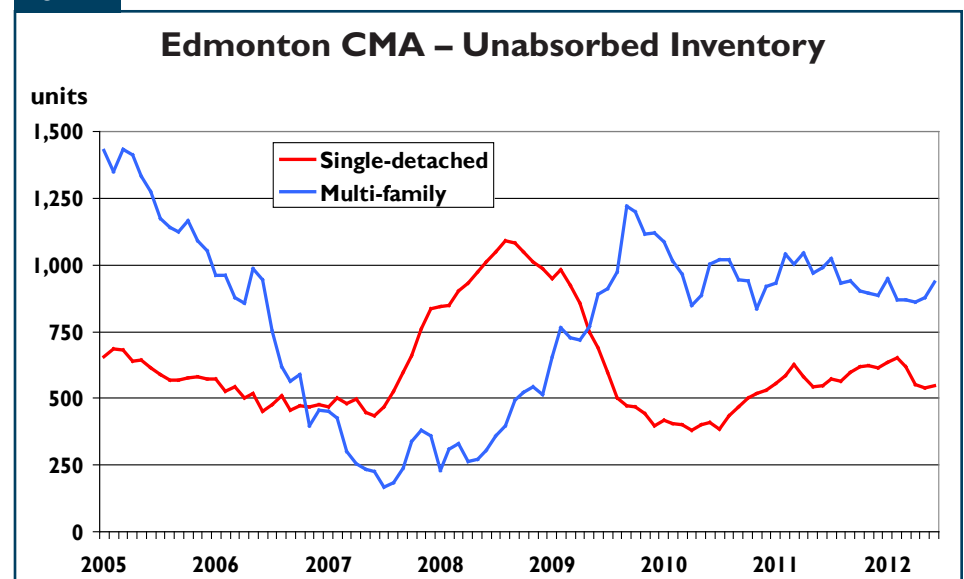
The price of new homes in the Edmonton CMA increased in June 2012. The average price of absorbed single-detached units was \$531,946, an increase of four per cent compared to the same period in 2011. The median price of absorbed single-detached homes in June increased one per cent year-over-year to \$463,600. Data from Statistics Canada's New House Price

Index (NHPI) showed a similar trend. Contractor selling prices reported an increase of one per cent from the previous year in May 2012. A slower growth in both the median price and the NHPI relative to that of the average is due to more higher priced single-detached homes absorbed during this period.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 528 units in the Edmonton CMA in June, compared to 276 units started a year earlier. The majority, at 89 per cent, occurred within the City of Edmonton. Halfway into 2012, multi-family housing starts reached 2,873 units in the Edmonton CMA, compared to 1,825 units started in the first six months of 2011. To the end of June, row starts have more than doubled in the Edmonton CMA, while semi-detached and apartments reported gains of 50 and 49 per cent, respectively.

Completions of multi-family units increased to 579 units in June 2012, up from the 305 units recorded in the same period in 2011. The inventory of

Figure 3

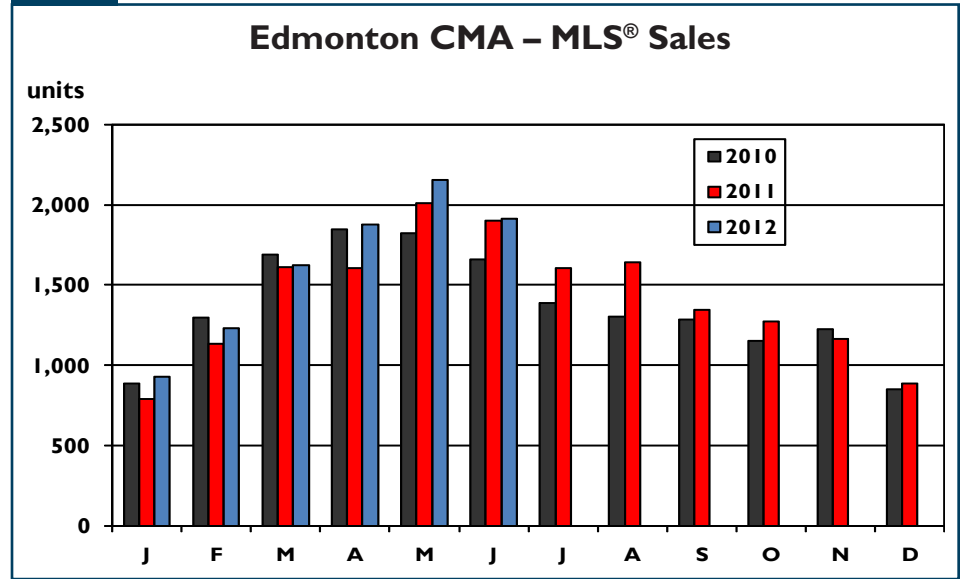


Source: CMHC

multi-family units was down year-over-year for the fifth consecutive month. There were 935 complete and unoccupied units at the end of June, down from 990 in June 2011. A total of 6,464 multi-family units were under construction in June, up 21 per cent from the same period in 2011.

Total new housing supply in the Edmonton CMA moved up for the ninth consecutive month in June. A total of 11,424 units of new supply were recorded in June 2012 compared to the 9,974 units in June 2011, which represents a 15 per cent increase. Total new supply includes the number of complete and unoccupied units as well as those under construction.

Figure 4



Source: CREA

## Resale Market

### Existing home sales and prices move higher

MLS® sales in the Edmonton region continued to move upward during the second quarter of 2012. A total of 5,943 homes exchanged hands from April through June, representing a nearly eight per cent increase from the same period in 2011. Sales rose higher on a year-over-year basis in each month in the second quarter. On a year-to-date basis, MLS® sales

increased by 7.5 per cent over the first half of 2011, reaching 9,726 transactions.

The number of new MLS® listings in the Edmonton Region remained relatively stable during the second quarter of 2012. There were 10,236 new listings from April to June, compared to the 10,162 recorded in the same quarter of last year. Active listings averaged 8,233 units from April to June of 2012, down slightly from the 8,389 posted in the same period in 2011. With sales increasing and

active listings moving down, the sales-to-active listings ratio moved up to an average of 23 per cent in the second quarter of 2012, bringing the market into balanced territory.

With a higher volume of sales relative to listings, Edmonton's average price in the second quarter of 2012 increased. The average MLS® residential price was \$341,669 during the quarter, up nearly four per cent from the same period in 2011. On a year-to-date basis, the average price increased by three per cent, reaching \$336,890.

## Economy

### Strong labour market attracts migrants

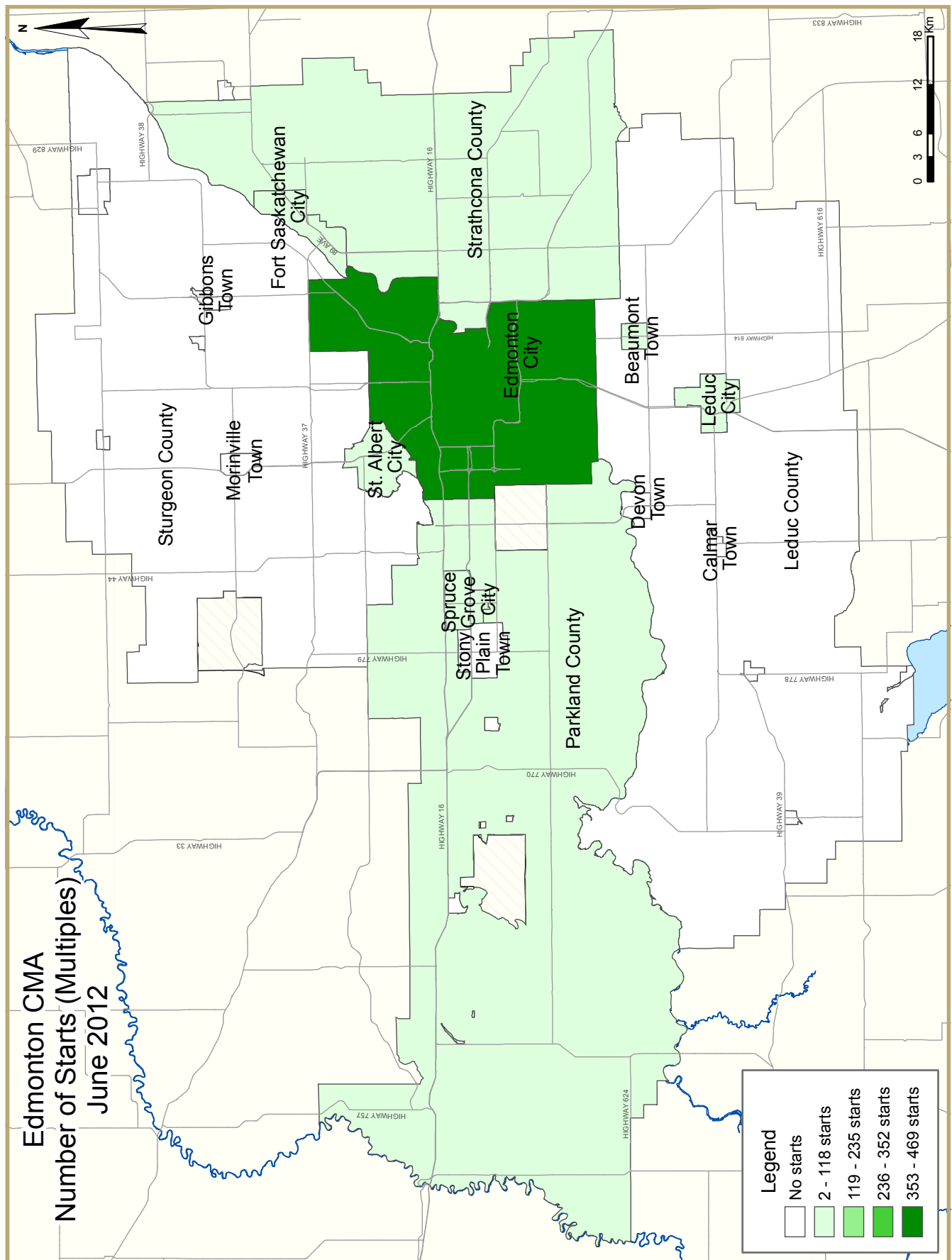
After a pause in the first quarter of 2012, employment growth in the Edmonton CMA picked up again in the second quarter of 2012. Seasonally adjusted employment averaged 691,000 from April to June, up from the 668,300 in the first quarter of 2012. On an unadjusted basis, average employment in the second quarter increased 4.3 per cent, representing the addition of 28,900 jobs. This boost in the employment level can be attributed to both a hike in full-time

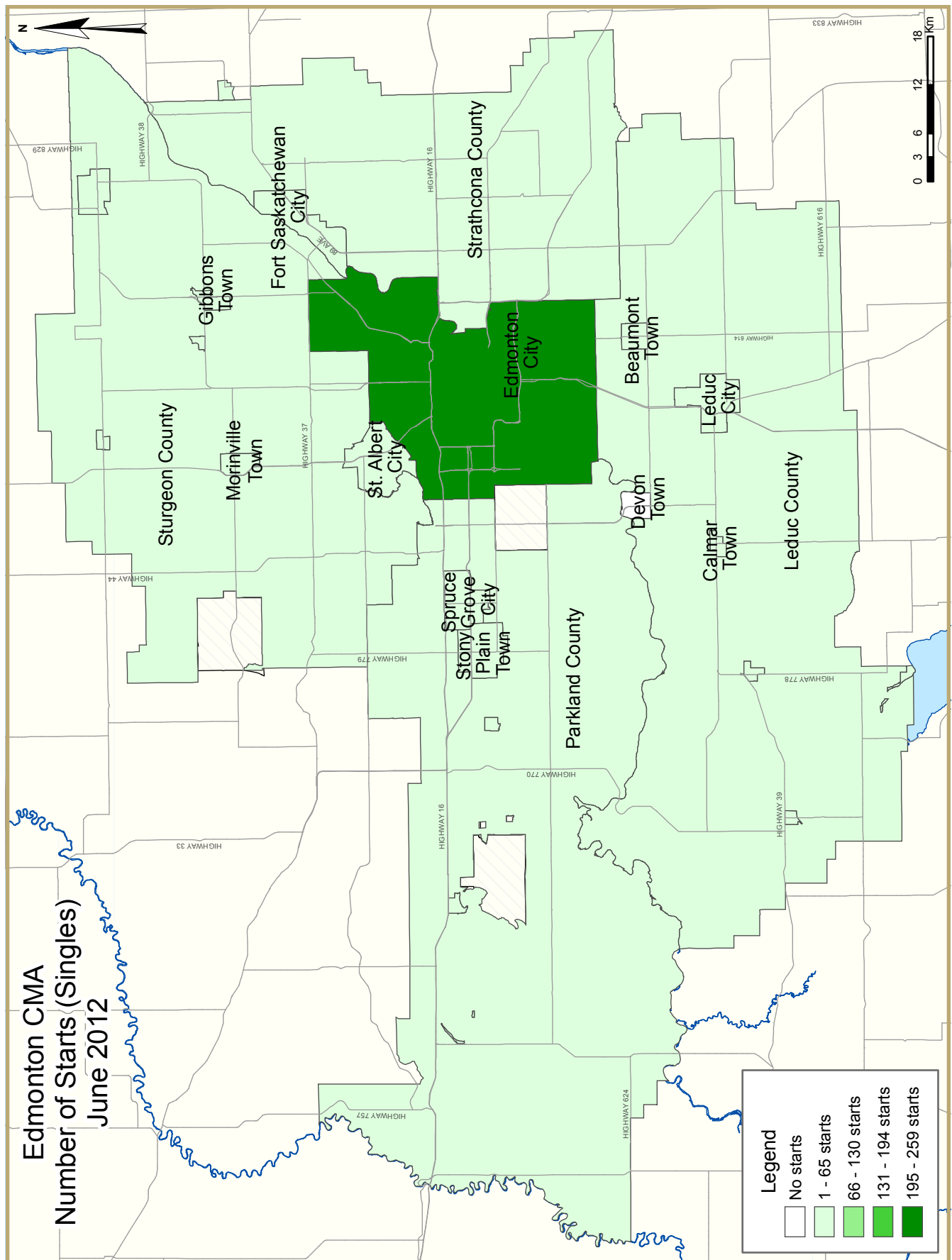
and part-time job creation, which contributed 13,600 and 15,300 jobs, respectively, over the previous year.

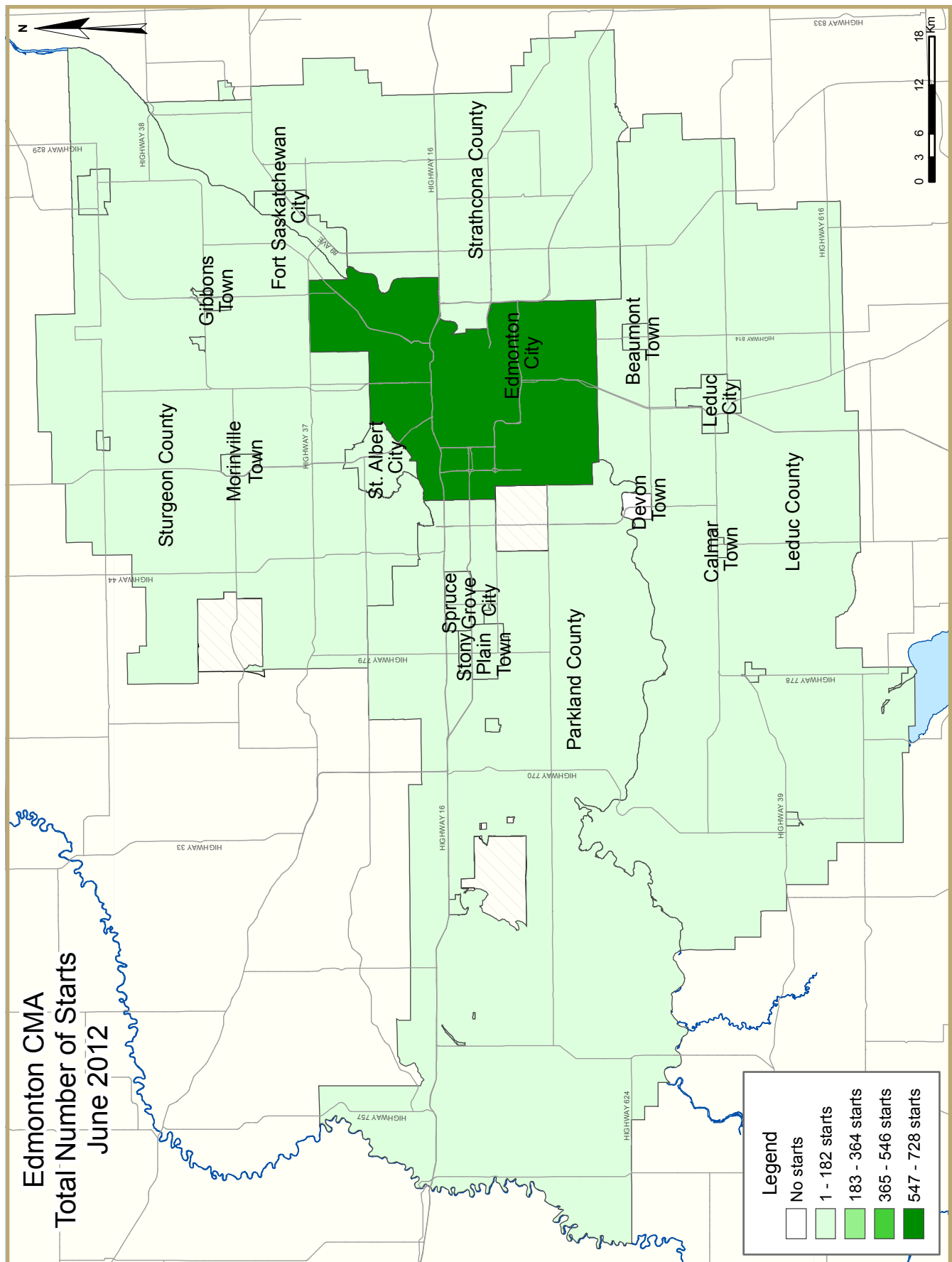
As employment expanded at a faster rate than the labour force, the unemployment rate in the Edmonton CMA declined. The seasonally adjusted unemployment rate moved down to 4.4 per cent in the second quarter of 2012 compared to the 5.7 per cent in the first quarter of the year.

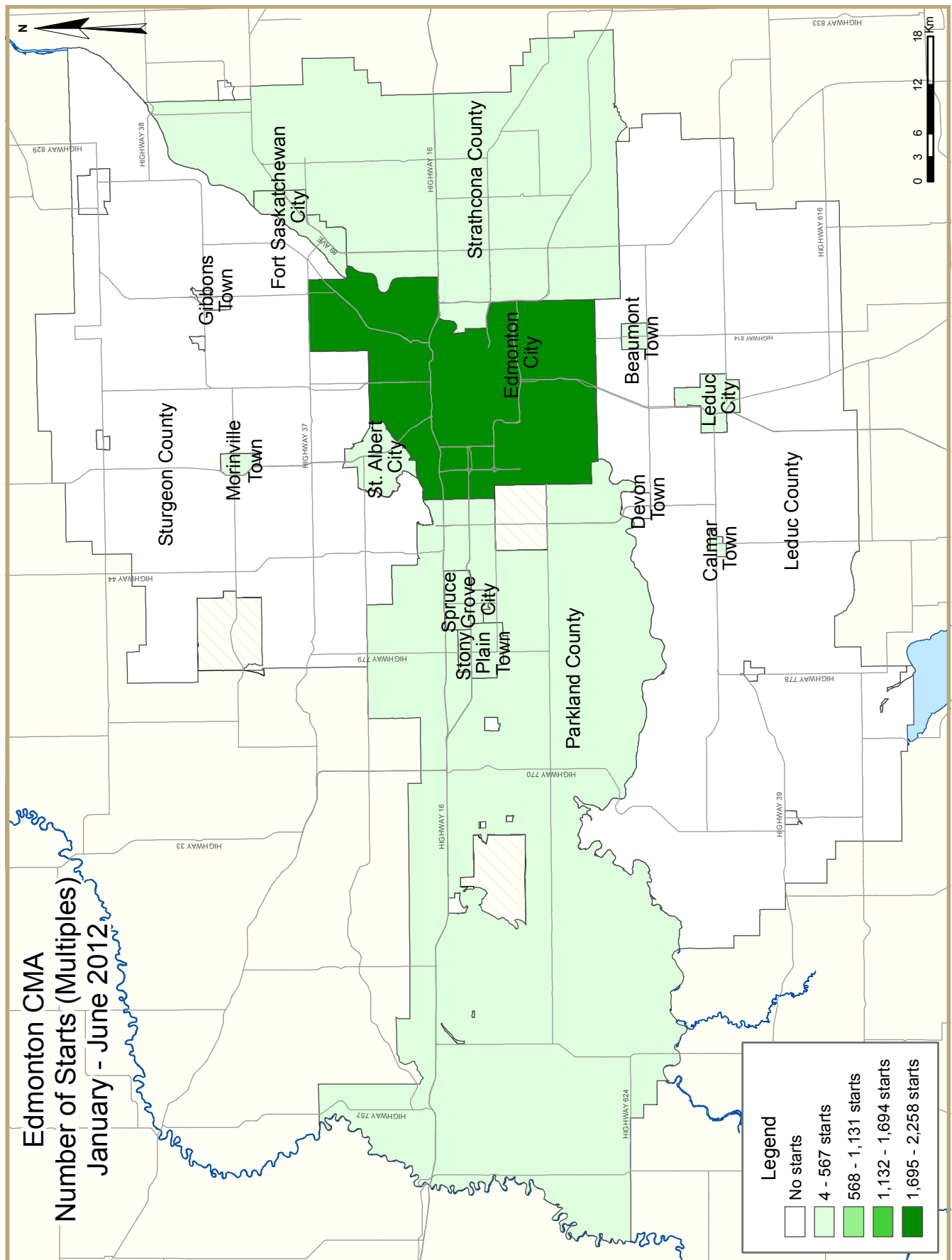
The need for labour to feed Alberta's expanding economy continued to draw migrants from other provinces and countries. According to Statistics Canada, net migration to Alberta jumped to 22,067 people in the first

quarter of 2012, compared to the 8,983 in the same quarter in 2011. Net inter-provincial migration during the first quarter of 2012 was 13,396, up substantially from the 5,275 recorded in 2011. Alberta gained from every province, especially from the Atlantic Provinces and Ontario. The strong labour market also boosted the number of non-permanent residents coming to Alberta and contributed to the rise in net international migration in the first quarter of 2012. Net international migration, including non-permanent residents, reached 8,671 in the first quarter of 2012, more than double the 3,708 migrants in the first three months of 2011.

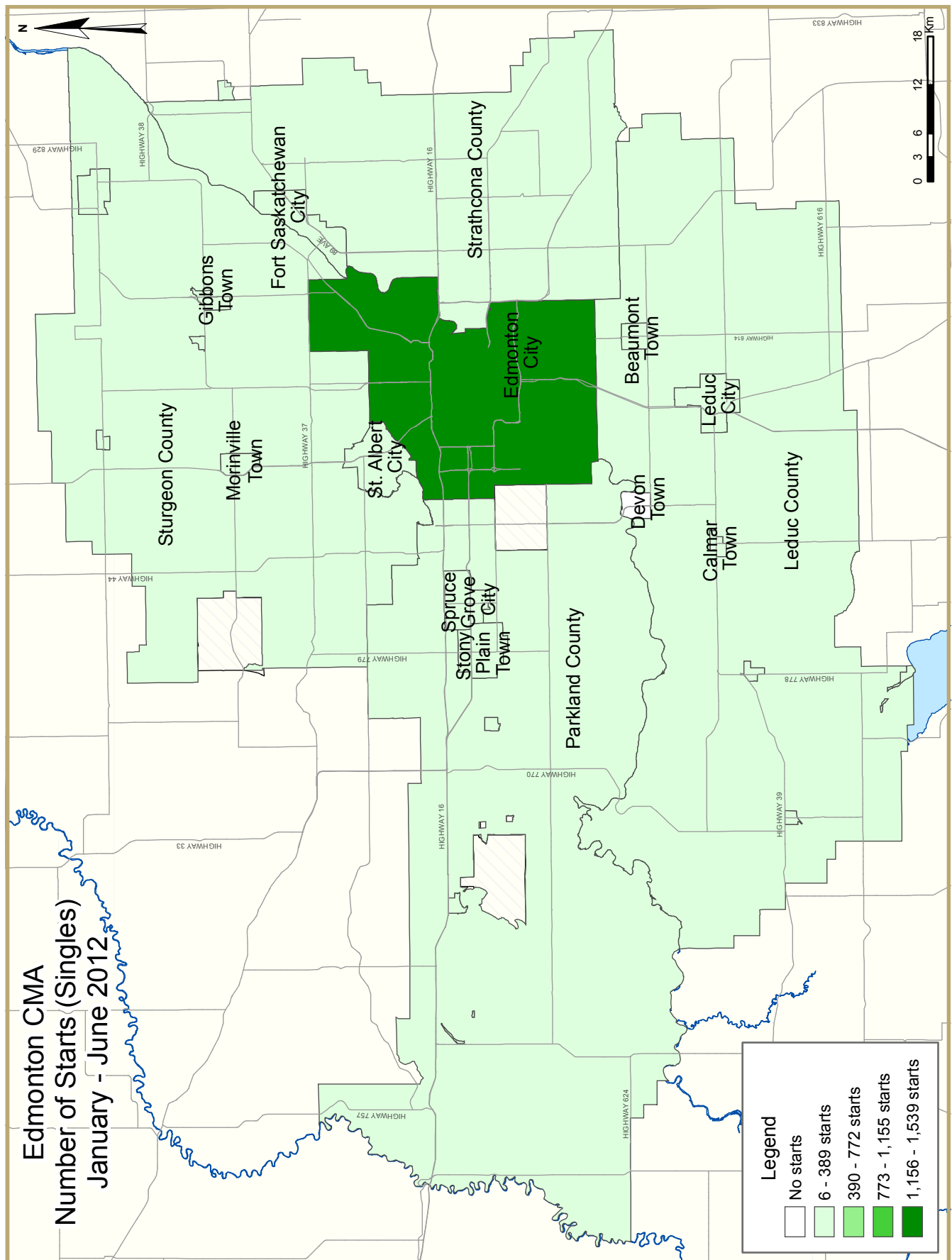


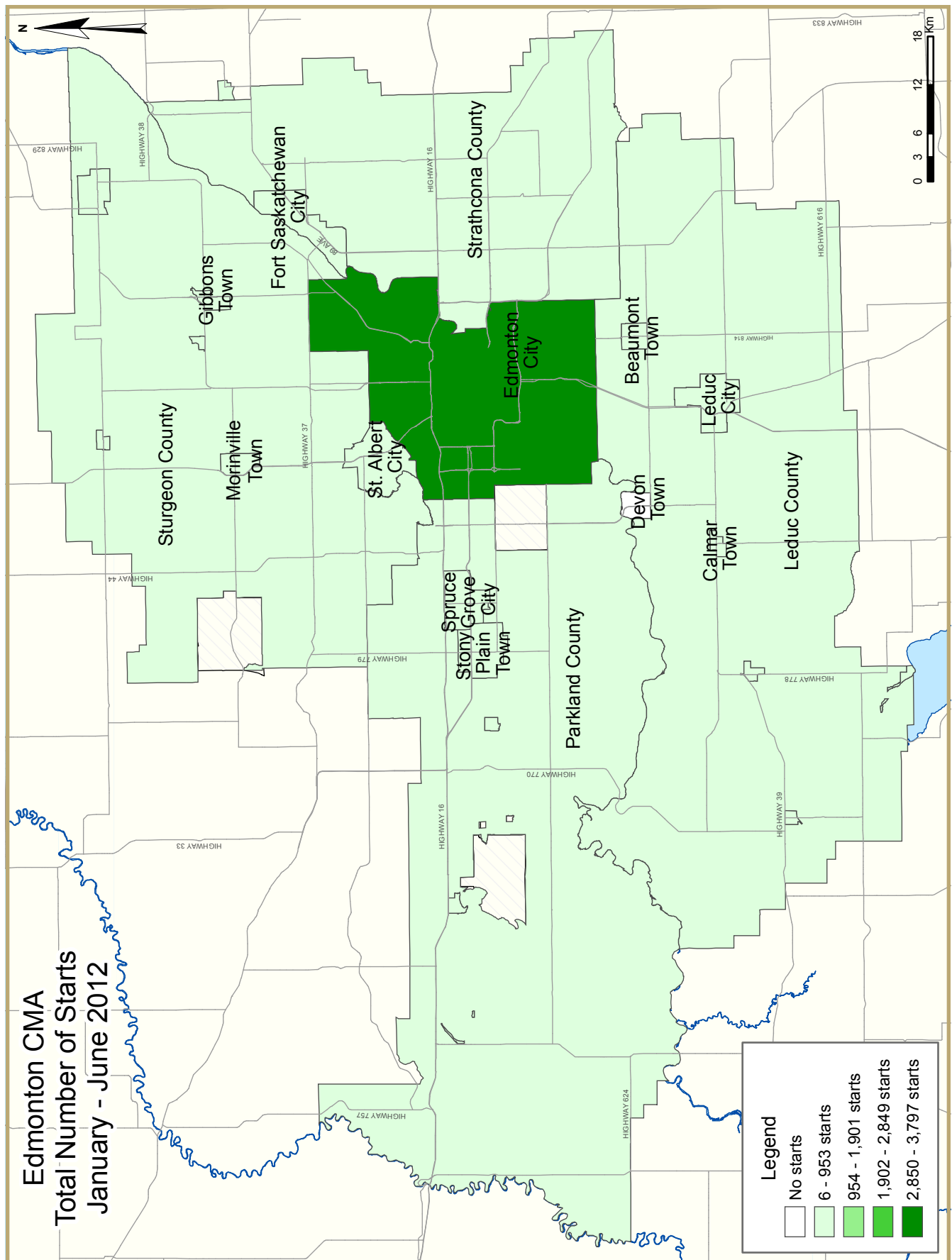












## HOUSING NOW REPORT TABLES

### 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**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2012	522	146	21	0	104	51	0	206	1,050
June 2011	442	96	11	1	66	0	0	103	719
% Change	18.1	52.1	90.9	-100.0	57.6	n/a	n/a	100.0	46.0
Year-to-date 2012	2,592	862	104	3	483	432	12	980	5,468
Year-to-date 2011	2,215	560	54	11	265	479	0	467	4,051
% Change	17.0	53.9	92.6	-72.7	82.3	-9.8	n/a	109.9	35.0
UNDER CONSTRUCTION									
June 2012	3,464	1,056	155	5	962	2,694	33	1,573	9,942
June 2011	3,074	698	81	26	875	2,932	24	728	8,438
% Change	12.7	51.3	91.4	-80.8	9.9	-8.1	37.5	116.1	17.8
COMPLETIONS									
June 2012	426	94	7	0	62	311	0	105	1,005
June 2011	453	66	10	0	34	117	7	71	758
% Change	-6.0	42.4	-30.0	n/a	82.4	165.8	-100.0	47.9	32.6
Year-to-date 2012	2,500	638	41	9	396	757	8	430	4,779
Year-to-date 2011	2,801	480	63	1	291	583	61	117	4,397
% Change	-10.7	32.9	-34.9	**	36.1	29.8	-86.9	**	8.7
COMPLETED & NOT ABSORBED									
June 2012	544	122	20	2	200	558	1	35	1,482
June 2011	544	75	10	1	154	707	1	44	1,536
% Change	0.0	62.7	100.0	100.0	29.9	-21.1	0.0	-20.5	-3.5
ABSORBED									
June 2012	416	96	9	0	64	252	0	99	936
June 2011	449	81	14	0	38	104	0	39	725
% Change	-7.3	18.5	-35.7	n/a	68.4	142.3	n/a	153.8	29.1
Year-to-date 2012	2,567	637	39	7	347	753	2	298	4,650
Year-to-date 2011	2,785	489	66	1	298	494	3	69	4,205
% Change	-7.8	30.3	-40.9	**	16.4	52.4	-33.3	**	10.6

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

**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	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									
June 2012	259	112	5	0	95	51	0	206	728
June 2011	257	52	7	1	47	0	0	0	364
Beaumont Town									
June 2012	31	10	0	0	0	0	0	0	41
June 2011	14	6	0	0	0	0	0	0	20
Devon Town									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
June 2012	27	10	0	0	2	0	0	0	39
June 2011	28	14	0	0	4	0	0	0	46
Leduc City									
June 2012	27	6	0	0	0	0	0	0	33
June 2011	18	2	0	0	0	0	0	0	20
Leduc County									
June 2012	15	0	0	0	0	0	0	0	15
June 2011	11	0	0	0	0	0	0	0	11
Morinville Town									
June 2012	12	0	0	0	0	0	0	0	12
June 2011	3	2	0	0	0	0	0	0	5
Parkland County									
June 2012	19	2	0	0	0	0	0	0	21
June 2011	5	0	0	0	0	0	0	0	5
Spruce Grove City									
June 2012	19	2	16	0	0	0	0	0	37
June 2011	20	2	4	0	4	0	0	103	133
St. Albert City									
June 2012	27	2	0	0	0	0	0	0	29
June 2011	12	0	0	0	0	0	0	0	12
Stony Plain Town									
June 2012	13	0	0	0	0	0	0	0	13
June 2011	9	8	0	0	0	0	0	0	17
Strathcona County									
June 2012	47	2	0	0	7	0	0	0	56
June 2011	37	10	0	0	11	0	0	0	58
Sturgeon County									
June 2012	19	0	0	0	0	0	0	0	19
June 2011	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
June 2012	7	0	0	0	0	0	0	0	7
June 2011	7	0	0	0	0	0	0	0	7
Edmonton CMA									
June 2012	522	146	21	0	104	51	0	206	1,050
June 2011	442	96	11	1	66	0	0	103	719

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

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	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									
June 2012	1,945	782	92	5	756	2,340	17	1,022	6,959
June 2011	1,738	532	52	25	691	2,220	20	288	5,566
Beaumont Town									
June 2012	210	20	3	0	0	0	0	66	299
June 2011	159	18	0	0	0	0	0	0	177
Devon Town									
June 2012	6	0	0	0	5	0	0	0	11
June 2011	12	0	0	0	5	0	0	0	17
Fort Saskatchewan City									
June 2012	155	36	4	0	8	0	0	0	203
June 2011	136	30	0	0	13	0	0	152	331
Leduc City									
June 2012	216	78	0	0	32	160	4	0	490
June 2011	103	22	0	0	12	160	0	151	448
Leduc County									
June 2012	85	2	0	0	0	0	0	0	87
June 2011	96	0	0	0	0	0	0	0	96
Morinville Town									
June 2012	41	0	4	0	23	0	0	0	68
June 2011	48	2	4	0	34	0	0	0	88
Parkland County									
June 2012	125	6	0	0	0	0	0	0	131
June 2011	133	0	0	0	0	0	0	0	133
Spruce Grove City									
June 2012	113	56	52	0	8	0	0	202	431
June 2011	101	60	21	1	10	99	0	103	395
St. Albert City									
June 2012	144	22	0	0	0	0	0	214	380
June 2011	125	0	0	0	0	101	0	0	226
Stony Plain Town									
June 2012	47	14	0	0	36	0	0	0	97
June 2011	48	10	4	0	36	141	0	0	239
Strathcona County									
June 2012	235	40	0	0	94	194	0	69	632
June 2011	229	20	0	0	74	211	0	34	568
Sturgeon County									
June 2012	96	0	0	0	0	0	0	0	96
June 2011	103	0	0	0	0	0	0	0	103
Remainder of the CMA									
June 2012	46	0	0	0	0	0	12	0	58
June 2011	43	4	0	0	0	0	4	0	51
Edmonton CMA									
June 2012	3,464	1,056	155	5	962	2,694	33	1,573	9,942
June 2011	3,074	698	81	26	875	2,932	24	728	8,438

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

**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	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									
June 2012	261	64	0	0	44	273	0	71	713
June 2011	228	30	6	0	22	117	7	0	410
Beaumont Town									
June 2012	19	0	0	0	0	0	0	0	19
June 2011	25	2	0	0	0	0	0	0	27
Devon Town									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2012	21	6	0	0	0	0	0	0	27
June 2011	18	2	0	0	4	0	0	71	95
Leduc City									
June 2012	27	10	0	0	0	0	0	0	37
June 2011	15	2	0	0	0	0	0	0	17
Leduc County									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	9	0	0	0	0	0	0	0	9
Morinville Town									
June 2012	4	0	0	0	0	0	0	0	4
June 2011	17	0	4	0	4	0	0	0	25
Parkland County									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	25	2	0	0	0	0	0	0	27
Spruce Grove City									
June 2012	7	8	7	0	10	0	0	0	32
June 2011	27	10	0	0	0	0	0	0	37
St. Albert City									
June 2012	18	0	0	0	0	0	0	0	18
June 2011	15	2	0	0	0	0	0	0	17
Stony Plain Town									
June 2012	10	2	0	0	0	0	0	0	12
June 2011	16	4	0	0	4	0	0	0	24
Strathcona County									
June 2012	29	2	0	0	8	38	0	34	111
June 2011	40	12	0	0	0	0	0	0	52
Sturgeon County									
June 2012	20	0	0	0	0	0	0	0	20
June 2011	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
June 2012	3	2	0	0	0	0	0	0	5
June 2011	5	0	0	0	0	0	0	0	5
Edmonton CMA									
June 2012	426	94	7	0	62	311	0	105	1,005
June 2011	453	66	10	0	34	117	7	71	758

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

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2012	259	82	9	0	88	395	1	0	834
June 2011	236	36	5	0	79	538	1	0	895
Beaumont Town									
June 2012	19	2	0	0	2	0	0	0	23
June 2011	28	0	0	0	1	0	0	0	29
Devon Town									
June 2012	1	0	0	0	1	0	0	0	2
June 2011	2	0	0	0	5	0	0	0	7
Fort Saskatchewan City									
June 2012	42	7	0	1	14	38	0	0	102
June 2011	46	11	0	0	19	48	0	32	156
Leduc City									
June 2012	46	6	0	0	1	18	0	3	74
June 2011	32	10	0	0	8	20	0	0	70
Leduc County									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
Morinville Town									
June 2012	15	0	2	0	28	0	0	0	45
June 2011	21	0	0	0	15	0	0	0	36
Parkland County									
June 2012	15	3	0	0	0	0	0	0	18
June 2011	19	2	0	0	0	0	0	0	21
Spruce Grove City									
June 2012	37	16	9	1	41	0	0	20	124
June 2011	33	9	4	0	0	93	0	0	139
St. Albert City									
June 2012	31	0	0	0	0	37	0	0	68
June 2011	29	0	0	0	1	0	0	0	30
Stony Plain Town									
June 2012	25	1	0	0	3	56	0	0	85
June 2011	25	1	0	0	20	0	0	0	46
Strathcona County									
June 2012	50	3	0	0	20	13	0	12	98
June 2011	69	4	1	1	6	1	0	12	94
Sturgeon County									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
June 2012	3	2	0	0	2	1	0	0	8
June 2011	4	2	0	0	0	7	0	0	13
Edmonton CMA									
June 2012	544	122	20	2	200	558	1	35	1,482
June 2011	544	75	10	1	154	707	1	44	1,536

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



**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	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									
June 2012	253	62	2	0	45	227	0	71	660
June 2011	240	35	6	0	24	102	0	0	407
Beaumont Town									
June 2012	20	0	0	0	1	0	0	0	21
June 2011	19	2	0	0	0	0	0	0	21
Devon Town									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2012	26	10	0	0	1	0	0	4	41
June 2011	21	10	1	0	3	0	0	39	74
Leduc City									
June 2012	19	12	0	0	4	0	0	0	35
June 2011	16	1	0	0	0	0	0	0	17
Leduc County									
June 2012	6	0	0	0	0	0	0	0	6
June 2011	9	0	0	0	0	0	0	0	9
Morinville Town									
June 2012	4	0	0	0	4	0	0	0	8
June 2011	10	0	5	0	7	0	0	0	22
Parkland County									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	24	0	0	0	0	0	0	0	24
Spruce Grove City									
June 2012	7	3	7	0	0	0	0	2	19
June 2011	20	14	1	0	0	0	0	0	35
St. Albert City									
June 2012	18	0	0	0	0	0	0	0	18
June 2011	16	4	0	0	0	0	0	0	20
Stony Plain Town									
June 2012	8	2	0	0	0	0	0	0	10
June 2011	10	4	0	0	4	0	0	0	18
Strathcona County									
June 2012	30	5	0	0	7	25	0	22	89
June 2011	46	11	1	0	0	0	0	0	58
Sturgeon County									
June 2012	20	0	0	0	0	0	0	0	20
June 2011	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
June 2012	3	2	0	0	2	0	0	0	7
June 2011	4	0	0	0	0	2	0	0	6
Edmonton CMA									
June 2012	416	96	9	0	64	252	0	99	936
June 2011	449	81	14	0	38	104	0	39	725

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

**Table 1.2: History of Housing Starts of Edmonton CMA  
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Edmonton City	259	258	122	56	90	50	257	0	728	364	100.0
Beaumont Town	31	14	10	6	0	0	0	0	41	20	105.0
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	4	0	0	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	27	28	12	18	0	0	0	0	39	46	-15.2
Gibbons Town	4	4	0	0	0	0	0	0	4	4	0.0
Leduc City	27	18	6	2	0	0	0	0	33	20	65.0
Leduc County	15	11	0	0	0	0	0	0	15	11	36.4
Morinville Town	12	3	0	2	0	0	0	0	12	5	140.0
Parkland County	19	5	2	0	0	0	0	0	21	5	**
Spruce Grove City	19	20	2	6	16	4	0	103	37	133	-72.2
St. Albert City	27	12	2	0	0	0	0	0	29	12	141.7
Stony Plain Town	13	9	0	8	0	0	0	0	13	17	-23.5
Strathcona County	47	37	2	10	7	11	0	0	56	58	-3.4
Sturgeon County	19	17	0	0	0	0	0	0	19	17	11.8
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
<b>Edmonton CMA</b>	<b>522</b>	<b>443</b>	<b>158</b>	<b>108</b>	<b>113</b>	<b>65</b>	<b>257</b>	<b>103</b>	<b>1,050</b>	<b>719</b>	<b>46.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,539	1,409	674	462	405	224	1,179	561	3,797	2,656	43.0
Beaumont Town	97	101	18	14	3	0	0	0	118	115	2.6
Calmar Town	7	0	0	0	8	0	0	0	15	0	n/a
Devon Town	0	8	0	0	0	0	0	0	0	8	-100.0
Fort Saskatchewan City	123	91	40	26	4	0	0	0	167	117	42.7
Gibbons Town	6	9	0	0	0	0	0	0	6	9	-33.3
Leduc City	142	77	54	14	12	8	0	207	208	306	-32.0
Leduc County	31	41	0	0	0	0	0	0	31	41	-24.4
Morinville Town	34	39	2	2	4	0	0	0	40	41	-2.4
Parkland County	72	53	4	0	0	0	0	0	76	53	43.4
Spruce Grove City	113	78	54	64	59	8	0	103	226	253	-10.7
St. Albert City	106	81	14	0	0	0	118	0	238	81	193.8
Stony Plain Town	62	45	16	10	0	0	0	0	78	55	41.8
Strathcona County	191	127	52	26	38	21	115	75	396	249	59.0
Sturgeon County	55	51	0	0	0	0	0	0	55	51	7.8
Remainder of the CMA	17	16	0	0	0	0	0	0	17	16	6.3
<b>Edmonton CMA</b>	<b>2,595</b>	<b>2,226</b>	<b>928</b>	<b>618</b>	<b>533</b>	<b>261</b>	<b>1,412</b>	<b>946</b>	<b>5,468</b>	<b>4,051</b>	<b>35.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Edmonton City	90	50	0	0	51	0	206	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	4	0	0	0	0	0	103
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	11	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>113</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>206</b>	<b>103</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	401	224	4	0	386	324	793	237
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	8	0	0	0	80	0	127
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	59	8	0	0	0	0	0	103
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	38	21	0	0	46	75	69	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>521</b>	<b>261</b>	<b>12</b>	<b>0</b>	<b>432</b>	<b>479</b>	<b>980</b>	<b>467</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Edmonton City	376	316	146	48	206	0	728	364
Beaumont Town	41	20	0	0	0	0	41	20
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	37	42	2	4	0	0	39	46
Gibbons Town	4	4	0	0	0	0	4	4
Leduc City	33	20	0	0	0	0	33	20
Leduc County	15	11	0	0	0	0	15	11
Morinville Town	12	5	0	0	0	0	12	5
Parkland County	21	5	0	0	0	0	21	5
Spruce Grove City	37	26	0	4	0	103	37	133
St. Albert City	29	12	0	0	0	0	29	12
Stony Plain Town	13	17	0	0	0	0	13	17
Strathcona County	49	47	7	11	0	0	56	58
Sturgeon County	19	17	0	0	0	0	19	17
Remainder of the CMA	1	3	0	0	0	0	1	3
<b>Edmonton CMA</b>	<b>689</b>	<b>549</b>	<b>155</b>	<b>67</b>	<b>206</b>	<b>103</b>	<b>1,050</b>	<b>719</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	2,218	1,875	782	544	797	237	3,797	2,656
Beaumont Town	118	115	0	0	0	0	118	115
Calmar Town	7	0	0	0	8	0	15	0
Devon Town	0	8	0	0	0	0	0	8
Fort Saskatchewan City	159	113	8	4	0	0	167	117
Gibbons Town	6	9	0	0	0	0	6	9
Leduc City	196	91	12	88	0	127	208	306
Leduc County	31	41	0	0	0	0	31	41
Morinville Town	36	41	4	0	0	0	40	41
Parkland County	76	53	0	0	0	0	76	53
Spruce Grove City	214	139	12	11	0	103	226	253
St. Albert City	120	81	0	0	118	0	238	81
Stony Plain Town	78	55	0	0	0	0	78	55
Strathcona County	227	141	100	108	69	0	396	249
Sturgeon County	55	51	0	0	0	0	55	51
Remainder of the CMA	17	16	0	0	0	0	17	16
<b>Edmonton CMA</b>	<b>3,558</b>	<b>2,829</b>	<b>918</b>	<b>755</b>	<b>992</b>	<b>467</b>	<b>5,468</b>	<b>4,051</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Edmonton City	261	228	72	52	36	13	344	117	713	410	73.9
Beaumont Town	19	25	0	2	0	0	0	0	19	27	-29.6
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	21	18	6	2	0	4	0	71	27	95	-71.6
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	27	15	10	2	0	0	0	0	37	17	117.6
Leduc County	5	9	0	0	0	0	0	0	5	9	-44.4
Morinville Town	4	17	0	0	0	8	0	0	4	25	-84.0
Parkland County	1	25	0	2	0	0	0	0	1	27	-96.3
Spruce Grove City	7	27	10	10	15	0	0	0	32	37	-13.5
St. Albert City	18	15	0	2	0	0	0	0	18	17	5.9
Stony Plain Town	10	16	2	4	0	4	0	0	12	24	-50.0
Strathcona County	29	40	10	12	0	0	72	0	111	52	113.5
Sturgeon County	20	13	0	0	0	0	0	0	20	13	53.8
Remainder of the CMA	1	3	2	0	0	0	0	0	3	3	0.0
<b>Edmonton CMA</b>	<b>426</b>	<b>453</b>	<b>112</b>	<b>88</b>	<b>51</b>	<b>29</b>	<b>416</b>	<b>188</b>	<b>1,005</b>	<b>758</b>	<b>32.6</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,605	1,573	522	358	228	223	917	598	3,272	2,752	18.9
Beaumont Town	66	145	12	28	16	0	0	0	94	173	-45.7
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	5	4	2	2	0	5	0	28	7	39	-82.1
Fort Saskatchewan City	99	107	48	32	0	15	71	71	218	225	-3.1
Gibbons Town	9	7	0	0	0	0	0	0	9	7	28.6
Leduc City	66	186	36	30	4	6	127	0	233	222	5.0
Leduc County	38	43	0	0	0	0	0	0	38	43	-11.6
Morinville Town	34	46	4	0	32	27	0	3	70	76	-7.9
Parkland County	87	104	2	2	0	0	0	0	89	106	-16.0
Spruce Grove City	80	122	80	52	23	8	0	0	183	182	0.5
St. Albert City	94	69	0	4	0	0	0	0	94	73	28.8
Stony Plain Town	54	45	12	8	0	28	0	0	66	81	-18.5
Strathcona County	169	205	38	40	18	27	72	0	297	272	9.2
Sturgeon County	81	105	0	0	0	0	0	0	81	105	-22.9
Remainder of the CMA	20	36	2	0	4	0	0	0	26	36	-27.8
<b>Edmonton CMA</b>	<b>2,509</b>	<b>2,802</b>	<b>758</b>	<b>556</b>	<b>325</b>	<b>339</b>	<b>1,187</b>	<b>700</b>	<b>4,779</b>	<b>4,397</b>	<b>8.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Edmonton City	36	6	0	7	273	117	71	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	4	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	15	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	38	0	34	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>51</b>	<b>22</b>	<b>0</b>	<b>7</b>	<b>311</b>	<b>117</b>	<b>105</b>	<b>71</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	224	177	4	46	719	583	198	15
Beaumont Town	16	0	0	0	0	0	0	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	15	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	32	24	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	23	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	16	0	12	0	0	0	0
Strathcona County	18	27	0	0	38	0	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>321</b>	<b>278</b>	<b>4</b>	<b>61</b>	<b>757</b>	<b>583</b>	<b>430</b>	<b>117</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Edmonton City	325	264	317	139	71	7	713	410
Beaumont Town	19	27	0	0	0	0	19	27
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	27	20	0	4	0	71	27	95
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	37	17	0	0	0	0	37	17
Leduc County	5	9	0	0	0	0	5	9
Morinville Town	4	21	0	4	0	0	4	25
Parkland County	1	27	0	0	0	0	1	27
Spruce Grove City	22	37	10	0	0	0	32	37
St. Albert City	18	17	0	0	0	0	18	17
Stony Plain Town	12	20	0	4	0	0	12	24
Strathcona County	31	52	46	0	34	0	111	52
Sturgeon County	20	13	0	0	0	0	20	13
Remainder of the CMA	3	3	0	0	0	0	3	3
<b>Edmonton CMA</b>	<b>527</b>	<b>529</b>	<b>373</b>	<b>151</b>	<b>105</b>	<b>78</b>	<b>1,005</b>	<b>758</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	2,088	1,915	980	776	204	61	3,272	2,752
Beaumont Town	78	159	16	14	0	0	94	173
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	7	6	0	5	0	28	7	39
Fort Saskatchewan City	144	150	3	4	71	71	218	225
Gibbons Town	9	7	0	0	0	0	9	7
Leduc City	102	214	4	8	127	0	233	222
Leduc County	38	43	0	0	0	0	38	43
Morinville Town	40	50	28	20	2	6	70	76
Parkland County	89	106	0	0	0	0	89	106
Spruce Grove City	128	178	55	4	0	0	183	182
St. Albert City	94	73	0	0	0	0	94	73
Stony Plain Town	66	53	0	16	0	12	66	81
Strathcona County	191	244	72	28	34	0	297	272
Sturgeon County	81	105	0	0	0	0	81	105
Remainder of the CMA	22	36	4	0	0	0	26	36
<b>Edmonton CMA</b>	<b>3,179</b>	<b>3,344</b>	<b>1,162</b>	<b>875</b>	<b>438</b>	<b>178</b>	<b>4,779</b>	<b>4,397</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

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													
June 2012	13	5.3	93	38.0	56	22.9	28	11.4	55	22.4	245	476,900	563,357
June 2011	19	8.3	80	34.8	53	23.0	36	15.7	42	18.3	230	483,000	546,735
Year-to-date 2012	181	11.4	612	38.7	399	25.2	152	9.6	239	15.1	1,583	449,900	511,211
Year-to-date 2011	184	12.2	493	32.6	378	25.0	205	13.6	250	16.6	1,510	464,300	541,025
Beaumont Town													
June 2012	0	0.0	12	60.0	4	20.0	4	20.0	0	0.0	20	440,829	469,683
June 2011	1	5.3	10	52.6	5	26.3	2	10.5	1	5.3	19	420,000	452,293
Year-to-date 2012	0	0.0	43	53.8	21	26.3	14	17.5	2	2.5	80	442,879	474,968
Year-to-date 2011	28	21.7	63	48.8	25	19.4	7	5.4	6	4.7	129	401,900	419,717
Calmar Town													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
June 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Fort Saskatchewan City													
June 2012	1	4.0	22	88.0	2	8.0	0	0.0	0	0.0	25	395,100	409,896
June 2011	2	10.0	16	80.0	1	5.0	1	5.0	0	0.0	20	386,000	400,620
Year-to-date 2012	7	6.6	81	76.4	13	12.3	4	3.8	1	0.9	106	405,000	420,508
Year-to-date 2011	4	3.8	69	65.7	17	16.2	10	9.5	5	4.8	105	403,000	446,679
Gibbons Town													
June 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	3	30.0	7	70.0	0	0.0	0	0.0	0	0.0	10	369,900	366,150
Year-to-date 2011	4	57.1	2	28.6	1	14.3	0	0.0	0	0.0	7	--	--
Leduc City													
June 2012	1	5.3	9	47.4	9	47.4	0	0.0	0	0.0	19	446,000	446,056
June 2011	4	25.0	9	56.3	0	0.0	3	18.8	0	0.0	16	383,094	412,861
Year-to-date 2012	11	17.2	24	37.5	20	31.3	6	9.4	3	4.7	64	445,452	457,139
Year-to-date 2011	72	38.5	82	43.9	23	12.3	8	4.3	2	1.1	187	374,900	384,548
Leduc County													
June 2012	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
June 2011	2	22.2	1	11.1	1	11.1	4	44.4	1	11.1	9	--	--
Year-to-date 2012	8	21.1	13	34.2	9	23.7	2	5.3	6	15.8	38	436,750	456,496
Year-to-date 2011	9	20.0	10	22.2	10	22.2	11	24.4	5	11.1	45	498,900	490,242
Morinville Town													
June 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
June 2011	4	40.0	6	60.0	0	0.0	0	0.0	0	0.0	10	364,900	368,230
Year-to-date 2012	6	16.7	23	63.9	7	19.4	0	0.0	0	0.0	36	402,900	405,400
Year-to-date 2011	14	36.8	22	57.9	2	5.3	0	0.0	0	0.0	38	370,500	376,276

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

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													
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2011	0	0.0	2	25.0	3	37.5	1	12.5	2	25.0	8	--	--
Year-to-date 2012	5	12.8	2	5.1	4	10.3	6	15.4	22	56.4	39	690,000	679,622
Year-to-date 2011	2	5.3	5	13.2	6	15.8	5	13.2	20	52.6	38	710,000	690,989
Spruce Grove City													
June 2012	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
June 2011	3	16.7	11	61.1	2	11.1	2	11.1	0	0.0	18	430,000	418,818
Year-to-date 2012	9	11.3	32	40.0	23	28.8	13	16.3	3	3.8	80	446,103	468,758
Year-to-date 2011	13	12.1	65	60.7	19	17.8	8	7.5	2	1.9	107	420,647	427,646
St. Albert City													
June 2012	0	0.0	3	16.7	9	50.0	2	11.1	4	22.2	18	525,800	574,317
June 2011	1	6.7	2	13.3	7	46.7	4	26.7	1	6.7	15	477,800	506,500
Year-to-date 2012	0	0.0	16	17.0	41	43.6	19	20.2	18	19.1	94	529,800	561,811
Year-to-date 2011	1	1.4	20	27.0	24	32.4	16	21.6	13	17.6	74	498,800	556,269
Stony Plain Town													
June 2012	1	12.5	4	50.0	2	25.0	0	0.0	1	12.5	8	--	--
June 2011	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2012	6	12.8	25	53.2	11	23.4	1	2.1	4	8.5	47	414,200	447,638
Year-to-date 2011	10	25.6	22	56.4	6	15.4	0	0.0	1	2.6	39	390,000	378,053
Strathcona County													
June 2012	2	6.7	11	36.7	10	33.3	2	6.7	5	16.7	30	472,500	503,500
June 2011	0	0.0	12	26.7	17	37.8	9	20.0	7	15.6	45	490,000	545,289
Year-to-date 2012	4	2.3	38	21.6	58	33.0	34	19.3	42	23.9	176	516,000	596,611
Year-to-date 2011	0	0.0	62	30.2	71	34.6	36	17.6	36	17.6	205	494,000	560,688
Sturgeon County													
June 2012	2	10.0	2	10.0	1	5.0	6	30.0	9	45.0	20	615,000	617,250
June 2011	5	35.7	2	14.3	1	7.1	2	14.3	4	28.6	14	455,000	518,214
Year-to-date 2012	14	17.1	9	11.0	11	13.4	19	23.2	29	35.4	82	600,000	581,695
Year-to-date 2011	26	24.8	13	12.4	14	13.3	14	13.3	38	36.2	105	540,000	561,505
Remainder of the CMA													
June 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	6	54.5	2	18.2	0	0.0	1	9.1	2	18.2	11	345,500	438,227
Year-to-date 2011	11	44.0	8	32.0	3	12.0	1	4.0	2	8.0	25	403,000	409,968
Edmonton CMA													
June 2012	25	6.1	166	40.8	99	24.3	43	10.6	74	18.2	407	463,600	531,946
June 2011	43	10.4	159	38.3	91	21.9	64	15.4	58	14.0	415	458,000	513,907
Year-to-date 2012	263	10.7	929	37.9	619	25.2	272	11.1	371	15.1	2,454	454,900	511,528
Year-to-date 2011	381	14.5	939	35.8	600	22.9	321	12.2	380	14.5	2,621	449,400	512,576

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**June 2012**

Submarket	June 2012	June 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	563,357	546,735	3.0	511,211	541,025	-5.5
Beaumont Town	469,683	452,293	3.8	474,968	419,717	13.2
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	409,896	400,620	2.3	420,508	446,679	-5.9
Gibbons Town	--	--	n/a	366,150	--	n/a
Leduc City	446,056	412,861	8.0	457,139	384,548	18.9
Leduc County	--	--	n/a	456,496	490,242	-6.9
Morinville Town	--	368,230	n/a	405,400	376,276	7.7
Parkland County	--	--	n/a	679,622	690,989	-1.6
Spruce Grove City	--	418,818	n/a	468,758	427,646	9.6
St. Albert City	574,317	506,500	13.4	561,811	556,269	1.0
Stony Plain Town	--	--	n/a	447,638	378,053	18.4
Strathcona County	503,500	545,289	-7.7	596,611	560,688	6.4
Sturgeon County	617,250	518,214	19.1	581,695	561,505	3.6
Remainder of the CMA	--	--	n/a	438,227	409,968	6.9
<b>Edmonton CMA</b>	<b>531,946</b>	<b>513,907</b>	<b>3.5</b>	<b>511,528</b>	<b>512,576</b>	<b>-0.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton**  
**June 2012**

		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
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,496	3,764	2,741	54.6	347,078	4.7	333,738
	June	1,913	0.6	1,567	3,220	2,653	59.1	340,391	3.6	332,344
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	5,513	3.5		10,162			329,471	-2.7	
	Q2 2012	5,943	7.8		10,236			341,669	3.7	
	YTD 2011	9,050	-1.7		17,971			325,501	-2.5	
	YTD 2012	9,726	7.5		18,547			336,890	3.5	

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**  
**June 2012**

		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						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24		127.2	691	4.4	73.4	963
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## METHODOLOGY

### Starts & Completions Survey Methodology

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

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

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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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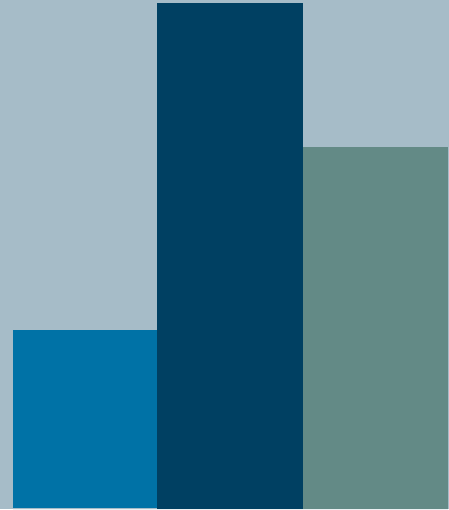
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