

# HOUSING NOW

## Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

### New Home Market

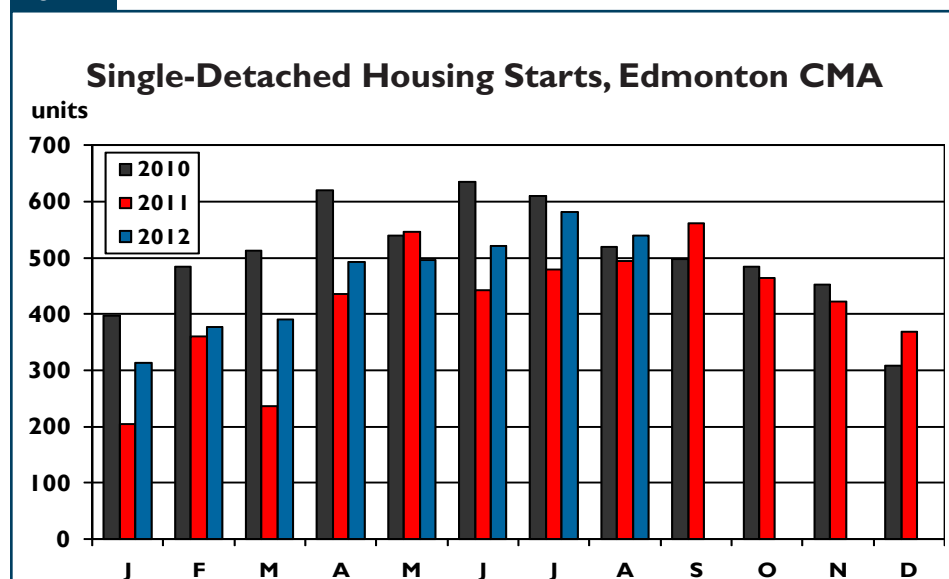
#### Edmonton housing starts moved up in August

Housing starts in the Edmonton Census Metropolitan Area (CMA) increased in August to 918 units from 805 starts in August 2011. From January to August 2012, housing starts totalled 7,821 units, up from 5,890 units recorded in the first eight

months of 2011. Employment and net-migration continued to drive housing starts in the Edmonton CMA. Spill-over demand from the resale market also contributed to higher level of starts in August.

Single-detached housing starts in the Edmonton CMA increased nine per cent in August to 540 units, up from 494 units a year earlier. Year-to-date, 3,717 single-detached units began

Figure 1



Source: CMHC

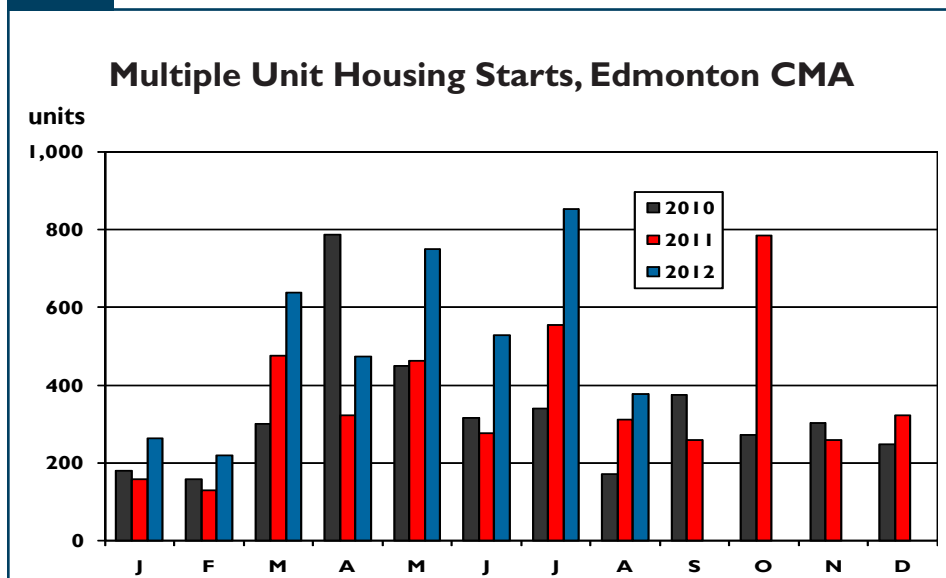
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Figure 2



Source: CMHC

construction, up 16 per cent from the 3,199 units started in the same period in 2011. Within the City of Edmonton, 352 single-detached units were started in August, representing an increase from the 313 units started in August 2011.

There were 474 single-detached units completed in August, up 32 per cent from a year earlier. With the

exception of May, July, and August, monthly completions had declined on a year-over-year basis during the past 12 months. Absorptions of single-detached units also rose in August, increasing 28 per cent year-over-year to 475 units. The rise in absorptions compared to completions had pushed down the inventory of complete and unabsorbed units on both a month-over-month and year-

over-year basis. There were 523 units of single-detached homes in inventory in August 2012, down seven per cent from the same month in 2011.

The average price of absorbed single-detached units in August increased three per cent year-over-year to \$527,844. The median price increased by 3.5 per cent, reaching \$466,700.

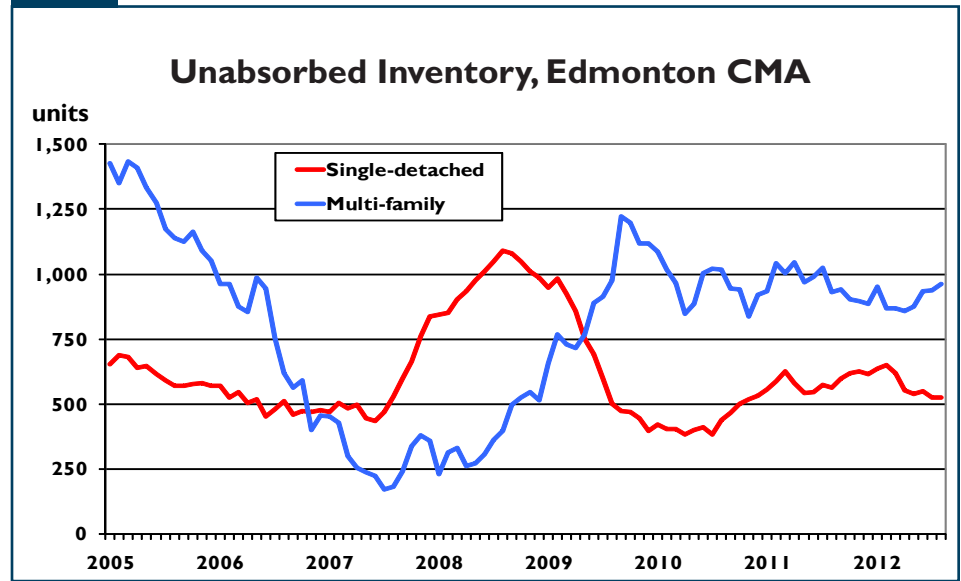
The narrowing gap between the average and median price is a result of more entry level single-detached homes being absorbed in August. Readers should note that absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated. By comparison, Statistics Canada's latest New House Price Index (NHPI) for Edmonton increased by 0.8 per cent in July 2012 relative to July 2011.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 378 units in August, compared to 311 units a year earlier. Stronger semi-detached and row unit starts compensated for lower apartment construction. The

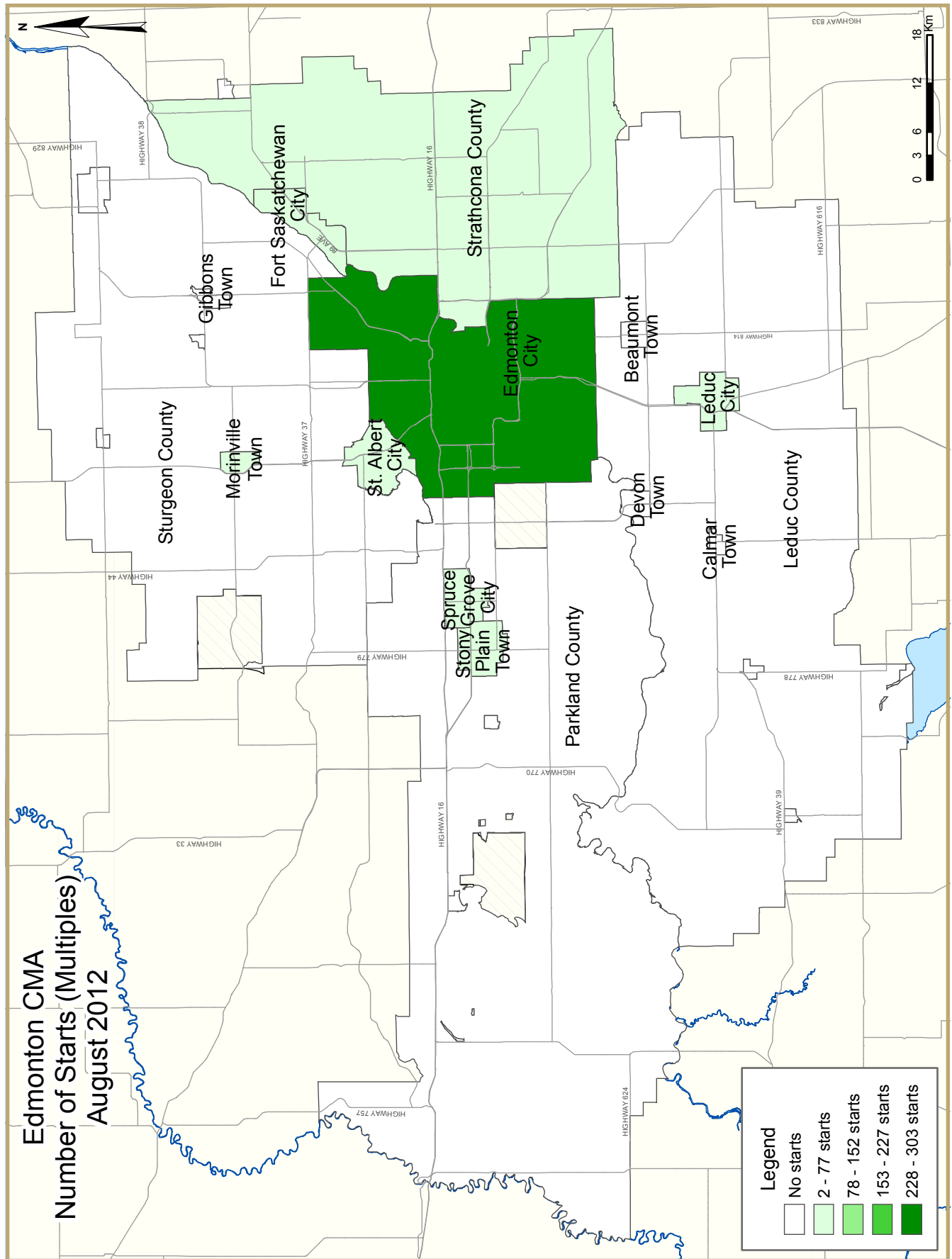
majority of August's multi-family starts, at 80 per cent, occurred within the City of Edmonton. On a year-to-date basis, multi-family housing starts in the Edmonton CMA reached 4,104 units, compared to 2,691 units started in the corresponding period in 2011.

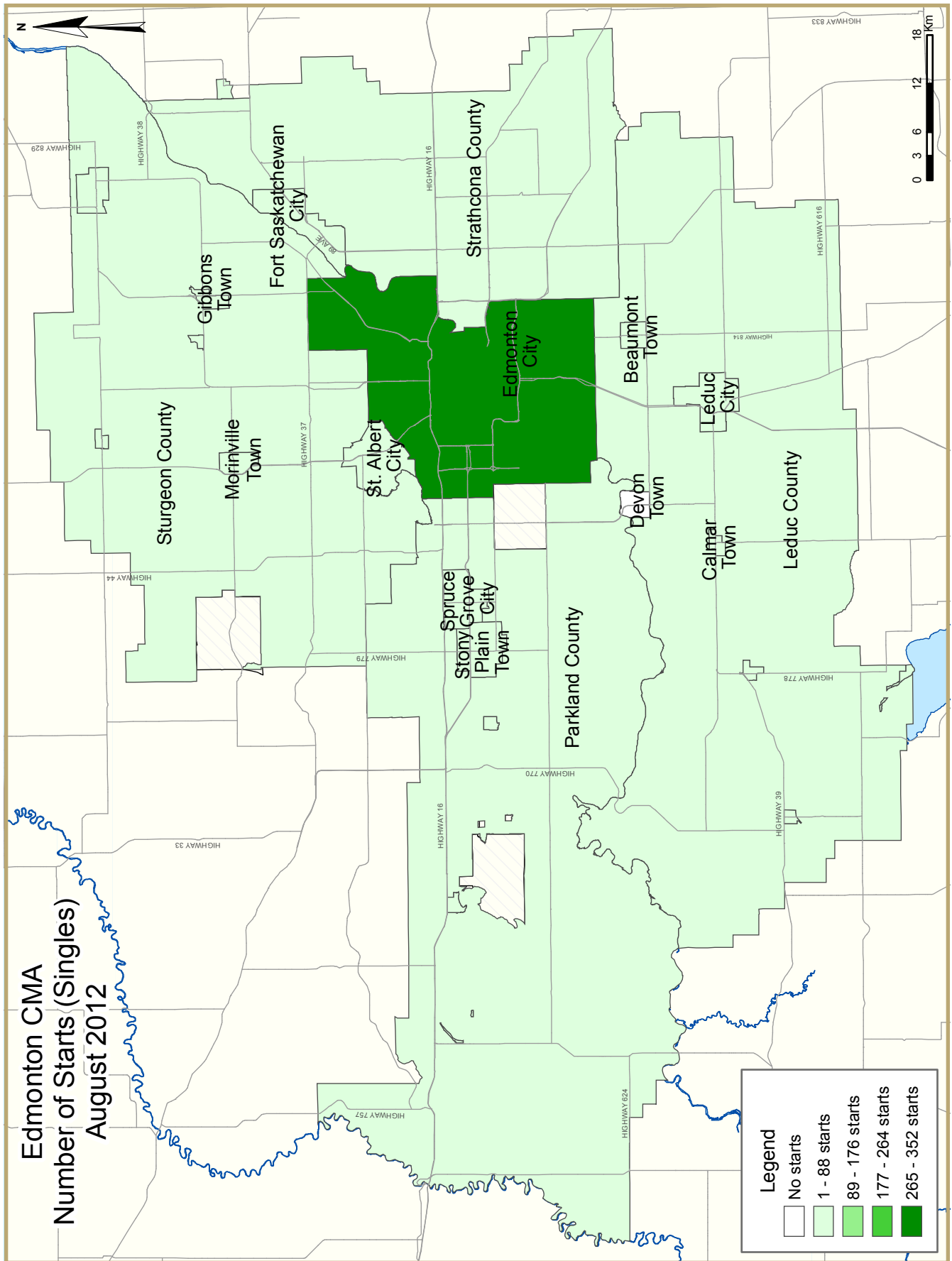
Completions of multi-family units totalled 774 in August, up from 313 units recorded in 2011. Absorptions were also higher at 499 units in August, compared to 406 units a year earlier. The number of multi-family units in inventory increased 3.4 per cent, totalling 962 units compared to the 930 units recorded in the same month last year. However, inventory levels may rise further in the months ahead as the number of units under construction has increased 16 per cent from the previous year, reaching 6,430 units in August.

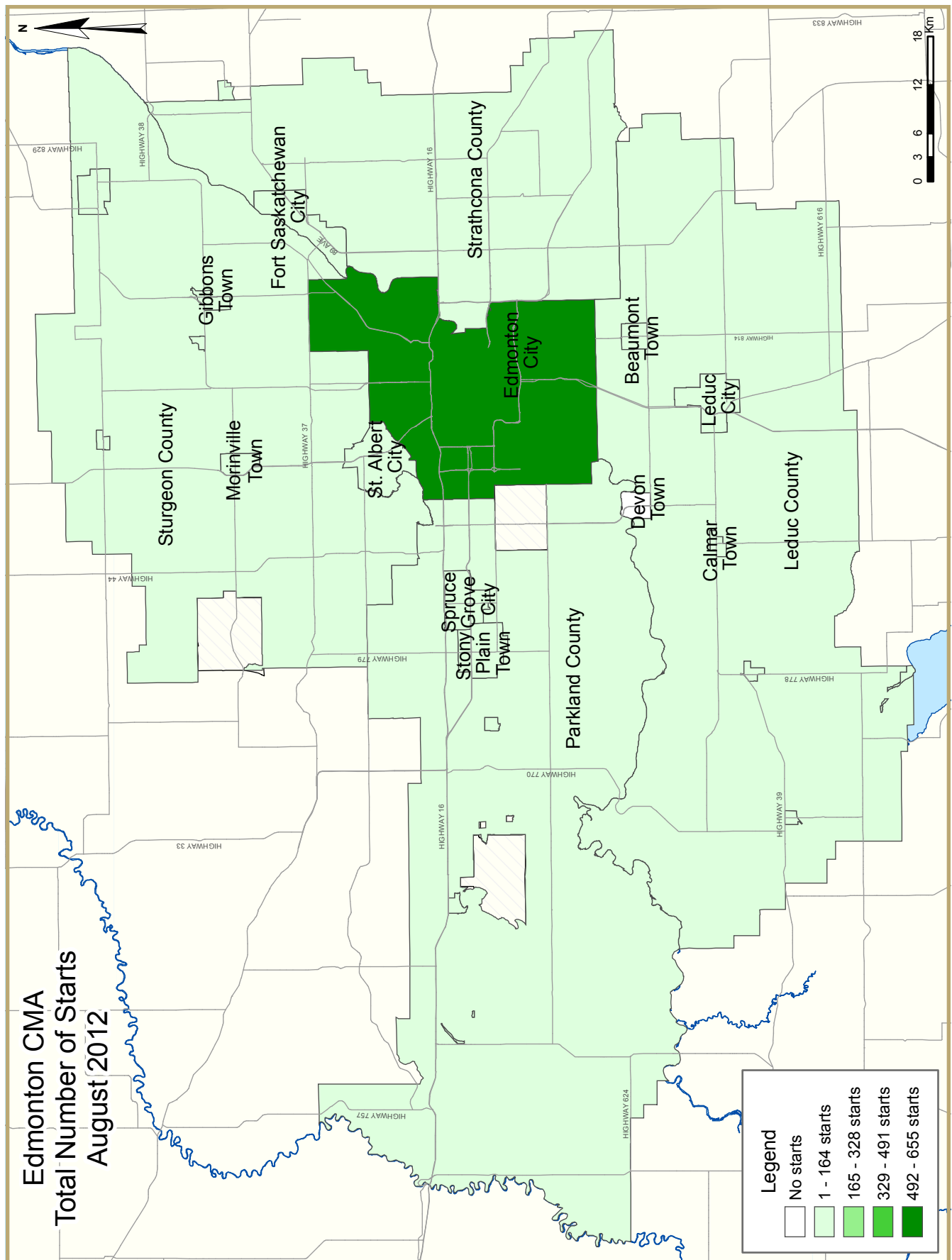
Figure 3

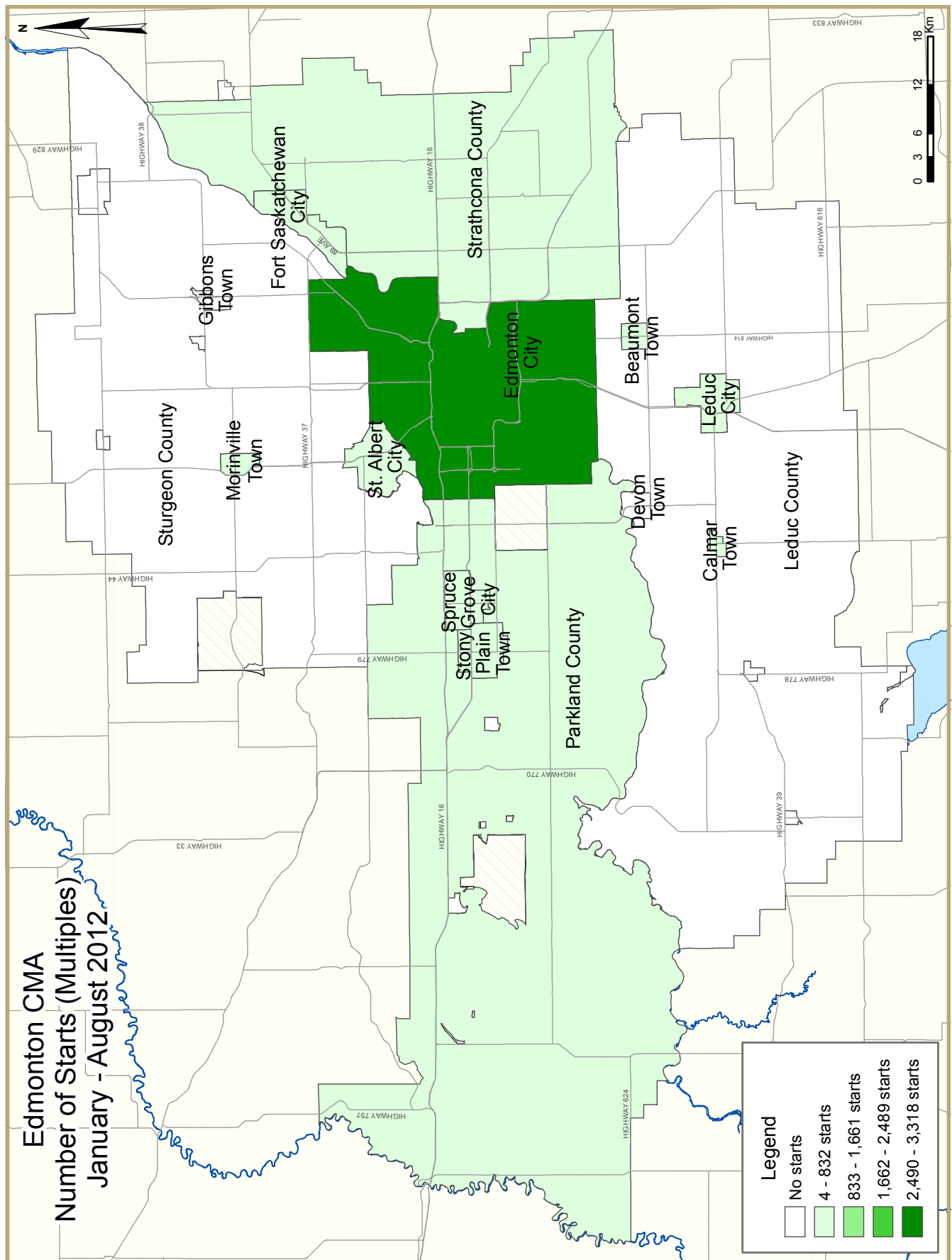


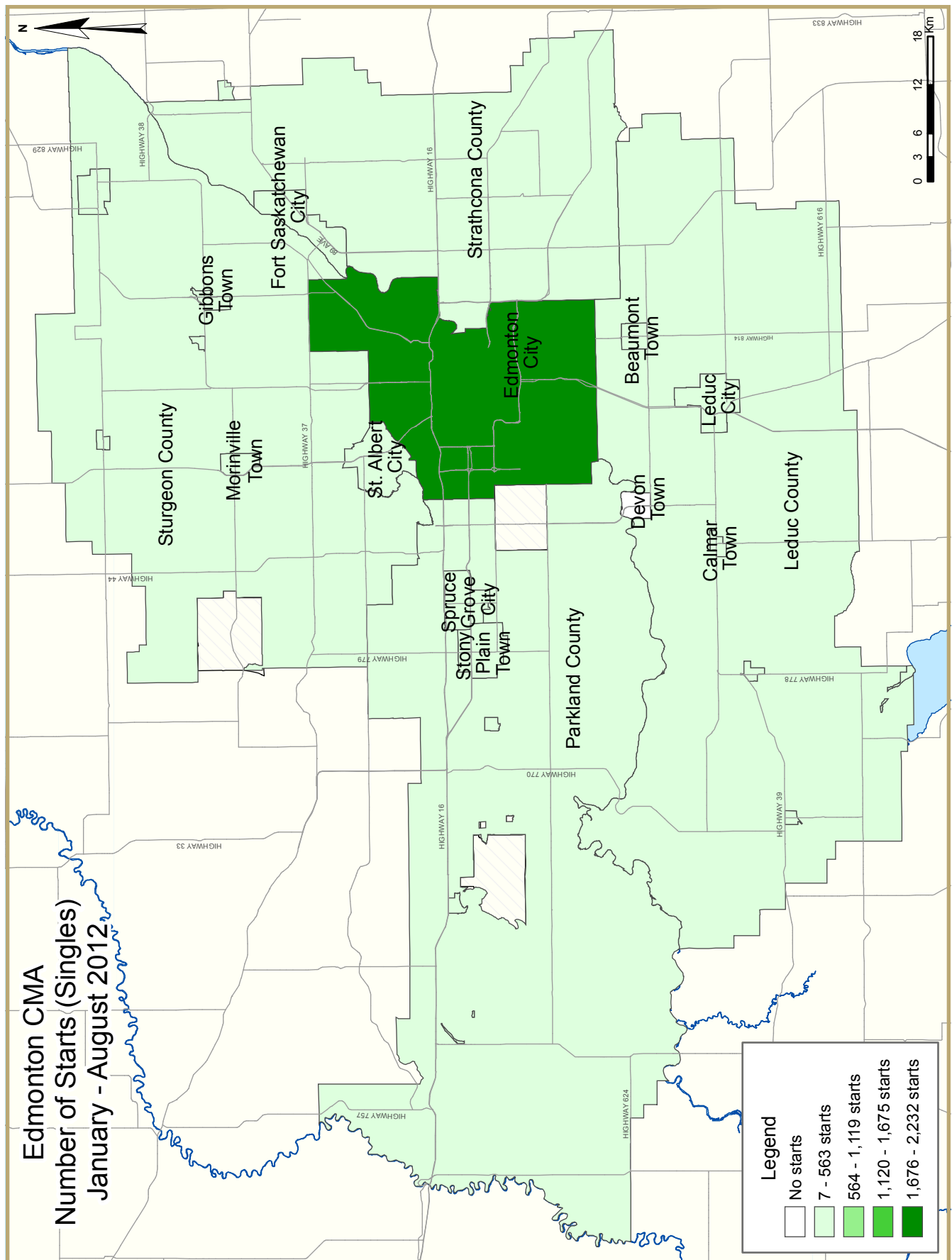
Source: CMHC



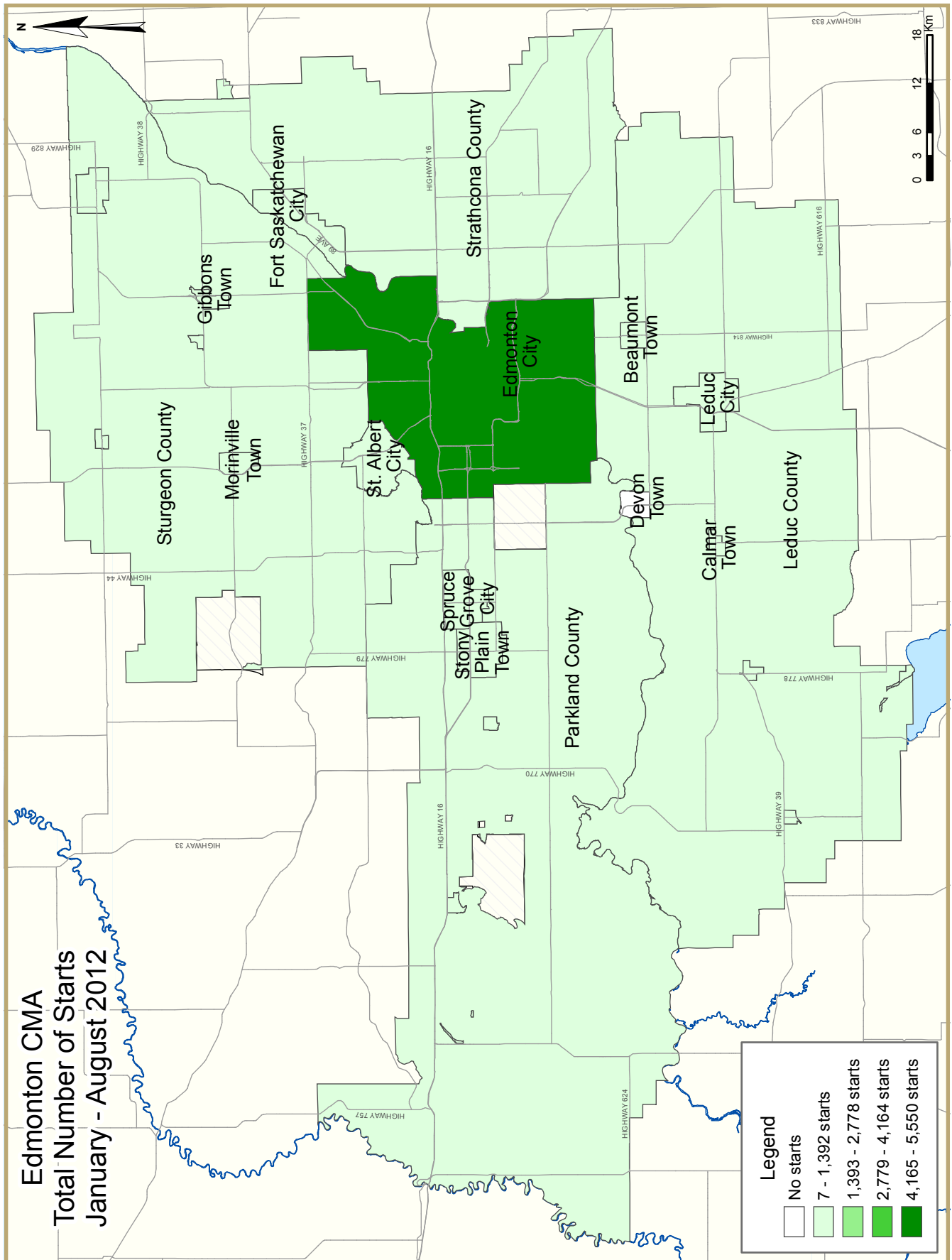












## HOUSING NOW REPORT TABLES

### 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**  
**August 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2012	540	198	34	0	71	75	0	0	918
August 2011	494	104	4	0	53	150	0	0	805
% Change	9.3	90.4	**	n/a	34.0	-50.0	n/a	n/a	14.0
Year-to-date 2012	3,714	1,302	161	3	707	668	12	1,254	7,821
Year-to-date 2011	3,188	756	62	11	401	868	0	604	5,890
% Change	16.5	72.2	159.7	-72.7	76.3	-23.0	n/a	107.6	32.8
UNDER CONSTRUCTION									
August 2012	3,688	1,256	182	5	989	2,531	33	1,448	10,132
August 2011	3,271	750	72	22	828	3,013	17	865	8,838
% Change	12.7	67.5	152.8	-77.3	19.4	-16.0	94.1	67.4	14.6
COMPLETIONS									
August 2012	474	152	12	0	89	284	0	237	1,248
August 2011	359	48	7	0	110	148	0	0	672
% Change	32.0	**	71.4	n/a	-19.1	91.9	n/a	n/a	85.7
Year-to-date 2012	3,398	878	63	9	601	1,156	8	829	6,942
Year-to-date 2011	3,579	620	80	2	478	891	68	117	5,835
% Change	-5.1	41.6	-21.3	**	25.7	29.7	-88.2	**	19.0
COMPLETED & NOT ABSORBED									
August 2012	521	137	19	1	216	560	1	30	1,485
August 2011	560	88	11	2	167	650	1	14	1,493
% Change	-7.0	55.7	72.7	-50.0	29.3	-13.8	0.0	114.3	-0.5
ABSORBED									
August 2012	475	114	10	0	79	247	2	47	974
August 2011	370	52	4	0	110	230	0	10	776
% Change	28.4	119.2	150.0	n/a	-28.2	7.4	n/a	**	25.5
Year-to-date 2012	3,488	839	62	8	539	1,150	4	399	6,489
Year-to-date 2011	3,547	612	82	1	472	859	3	99	5,675
% Change	-1.7	37.1	-24.4	**	14.2	33.9	33.3	**	14.3

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

**Table I.1: Housing Activity Summary by Submarket**  
**August 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
August 2012	352	152	15	0	61	75	0	0	655
August 2011	313	58	0	0	35	150	0	0	556
Beaumont Town									
August 2012	13	0	0	0	0	0	0	0	13
August 2011	21	4	0	0	0	0	0	0	25
Devon Town									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2012	14	6	0	0	0	0	0	0	20
August 2011	15	16	0	0	0	0	0	0	31
Leduc City									
August 2012	28	16	7	0	0	0	0	0	51
August 2011	17	12	0	0	0	0	0	0	29
Leduc County									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	4	0	0	0	0	0	0	0	4
Morinville Town									
August 2012	5	0	4	0	0	0	0	0	9
August 2011	8	0	4	0	0	0	0	0	12
Parkland County									
August 2012	20	0	0	0	0	0	0	0	20
August 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
August 2012	19	12	8	0	6	0	0	0	45
August 2011	16	6	0	0	18	0	0	0	40
St. Albert City									
August 2012	13	2	0	0	0	0	0	0	15
August 2011	13	0	0	0	0	0	0	0	13
Stony Plain Town									
August 2012	13	10	0	0	0	0	0	0	23
August 2011	5	2	0	0	0	0	0	0	7
Strathcona County									
August 2012	34	0	0	0	4	0	0	0	38
August 2011	43	4	0	0	0	0	0	0	47
Sturgeon County									
August 2012	19	0	0	0	0	0	0	0	19
August 2011	24	0	0	0	0	0	0	0	24
Remainder of the CMA									
August 2012	8	0	0	0	0	0	0	0	8
August 2011	3	2	0	0	0	0	0	0	5
Edmonton CMA									
August 2012	540	198	34	0	71	75	0	0	918
August 2011	494	104	4	0	53	150	0	0	805

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
August 2012	2,176	958	101	5	781	2,275	17	1,059	7,372
August 2011	1,961	554	42	21	641	2,431	13	288	5,951
Beaumont Town									
August 2012	184	18	7	0	0	0	0	0	209
August 2011	171	18	0	0	0	0	0	66	255
Devon Town									
August 2012	3	0	0	0	5	0	0	0	8
August 2011	10	2	0	0	5	0	0	0	17
Fort Saskatchewan City									
August 2012	161	40	4	0	4	0	0	0	209
August 2011	132	42	0	0	4	0	0	223	401
Leduc City									
August 2012	205	96	7	0	26	160	4	0	498
August 2011	98	28	0	0	8	160	0	151	445
Leduc County									
August 2012	79	2	0	0	0	0	0	0	81
August 2011	88	0	0	0	0	0	0	0	88
Morinville Town									
August 2012	40	0	4	0	23	0	0	0	67
August 2011	44	4	8	0	34	0	0	0	90
Parkland County									
August 2012	136	6	0	0	0	0	0	0	142
August 2011	120	2	0	0	0	0	0	0	122
Spruce Grove City									
August 2012	125	62	59	0	18	0	0	202	466
August 2011	100	58	18	1	42	99	0	103	421
St. Albert City									
August 2012	142	30	0	0	0	0	0	118	290
August 2011	131	0	0	0	0	36	0	0	167
Stony Plain Town									
August 2012	60	20	0	0	36	0	0	0	116
August 2011	45	12	4	0	36	76	0	0	173
Strathcona County									
August 2012	241	24	0	0	96	96	0	69	526
August 2011	231	26	0	0	54	211	0	34	556
Sturgeon County									
August 2012	88	0	0	0	0	0	0	0	88
August 2011	102	0	0	0	0	0	0	0	102
Remainder of the CMA									
August 2012	48	0	0	0	0	0	12	0	60
August 2011	38	4	0	0	4	0	4	0	50
Edmonton CMA									
August 2012	3,688	1,256	182	5	989	2,531	33	1,448	10,132
August 2011	3,271	750	72	22	828	3,013	17	865	8,838

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

**Table I.1: Housing Activity Summary by Submarket**  
**August 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2012	272	120	0	0	76	186	0	237	891
August 2011	161	36	3	0	102	83	0	0	385
Beaumont Town									
August 2012	33	0	0	0	0	0	0	0	33
August 2011	22	0	0	0	0	0	0	0	22
Devon Town									
August 2012	1	0	0	0	0	0	0	0	1
August 2011	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2012	14	0	0	0	2	0	0	0	16
August 2011	14	0	0	0	0	0	0	0	14
Leduc City									
August 2012	42	14	0	0	4	0	0	0	60
August 2011	16	6	0	0	4	0	0	0	26
Leduc County									
August 2012	12	0	0	0	0	0	0	0	12
August 2011	7	0	0	0	0	0	0	0	7
Morinville Town									
August 2012	3	0	4	0	0	0	0	0	7
August 2011	6	0	0	0	0	0	0	0	6
Parkland County									
August 2012	8	0	0	0	0	0	0	0	8
August 2011	20	0	0	0	0	0	0	0	20
Spruce Grove City									
August 2012	12	10	8	0	0	0	0	0	30
August 2011	23	2	4	0	0	0	0	0	29
St. Albert City									
August 2012	18	0	0	0	0	0	0	0	18
August 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	11	0	0	0	0	65	0	0	76
Strathcona County									
August 2012	35	8	0	0	7	98	0	0	148
August 2011	26	2	0	0	4	0	0	0	32
Sturgeon County									
August 2012	19	0	0	0	0	0	0	0	19
August 2011	28	0	0	0	0	0	0	0	28
Remainder of the CMA									
August 2012	3	0	0	0	0	0	0	0	3
August 2011	9	2	0	0	0	0	0	0	11
Edmonton CMA									
August 2012	474	152	12	0	89	284	0	237	1,248
August 2011	359	48	7	0	110	148	0	0	672

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

**Table I.1: Housing Activity Summary by Submarket**  
**August 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2012	224	94	8	0	114	380	1	0	821
August 2011	235	53	5	0	87	443	1	0	824
Beaumont Town									
August 2012	27	2	0	0	2	0	0	0	31
August 2011	29	0	0	0	1	0	0	0	30
Devon Town									
August 2012	1	0	0	0	1	0	0	0	2
August 2011	2	0	0	0	4	0	0	0	6
Fort Saskatchewan City									
August 2012	38	1	0	1	13	35	0	0	88
August 2011	49	8	0	1	22	46	0	2	128
Leduc City									
August 2012	50	8	0	0	5	17	0	0	80
August 2011	45	8	0	0	9	20	0	0	82
Leduc County									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	2	0	0	0	0	0	0	0	2
Morinville Town									
August 2012	14	0	3	0	26	0	0	0	43
August 2011	23	0	0	0	12	0	0	0	35
Parkland County									
August 2012	12	3	0	0	0	0	0	0	15
August 2011	22	2	0	0	0	0	0	0	24
Spruce Grove City									
August 2012	37	17	8	0	39	0	0	16	117
August 2011	29	12	5	0	0	74	0	0	120
St. Albert City									
August 2012	34	0	0	0	0	37	0	2	73
August 2011	34	0	0	0	1	46	0	0	81
Stony Plain Town									
August 2012	23	4	0	0	3	56	0	0	86
August 2011	25	0	0	0	17	17	0	0	59
Strathcona County									
August 2012	52	8	0	0	13	35	0	12	120
August 2011	59	3	1	1	14	0	0	12	90
Sturgeon County									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
August 2012	7	0	0	0	0	0	0	0	7
August 2011	5	2	0	0	0	4	0	0	11
Edmonton CMA									
August 2012	521	137	19	1	216	560	1	30	1,485
August 2011	560	88	11	2	167	650	1	14	1,493

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

**Table I.1: Housing Activity Summary by Submarket**  
**August 2012**

	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									
August 2012	278	89	2	0	48	166	0	0	583
August 2011	180	33	3	0	96	180	0	0	492
Beaumont Town									
August 2012	30	0	0	0	0	0	0	0	30
August 2011	20	0	0	0	0	0	0	0	20
Devon Town									
August 2012	1	0	0	0	0	0	0	0	1
August 2011	1	0	0	0	1	0	0	0	2
Fort Saskatchewan City									
August 2012	17	1	0	0	6	3	0	0	27
August 2011	14	1	0	0	3	0	0	10	28
Leduc City									
August 2012	33	14	0	0	3	1	0	0	51
August 2011	12	7	0	0	3	0	0	0	22
Leduc County									
August 2012	11	0	0	0	0	0	0	0	11
August 2011	7	0	0	0	0	0	0	0	7
Morinville Town									
August 2012	4	0	3	0	1	0	0	0	8
August 2011	3	0	0	0	0	0	0	0	3
Parkland County									
August 2012	10	0	0	0	0	0	0	0	10
August 2011	19	0	0	0	0	0	0	0	19
Spruce Grove City									
August 2012	15	5	5	0	6	0	0	2	33
August 2011	22	6	1	0	0	0	0	0	29
St. Albert City									
August 2012	17	0	0	0	0	0	0	45	62
August 2011	12	0	0	0	0	0	0	0	12
Stony Plain Town									
August 2012	7	1	0	0	0	0	0	0	8
August 2011	10	0	0	0	3	48	0	0	61
Strathcona County									
August 2012	32	4	0	0	14	76	0	0	126
August 2011	34	3	0	0	4	0	0	0	41
Sturgeon County									
August 2012	19	0	0	0	0	0	0	0	19
August 2011	27	0	0	0	0	0	0	0	27
Remainder of the CMA									
August 2012	1	0	0	0	1	1	2	0	5
August 2011	9	2	0	0	0	2	0	0	13
Edmonton CMA									
August 2012	475	114	10	0	79	247	2	47	974
August 2011	370	52	4	0	110	230	0	10	776

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**  
**August 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Edmonton City	352	313	156	70	72	23	75	150	655	556	17.8
Beaumont Town	13	21	0	4	0	0	0	0	13	25	-48.0
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	14	15	6	16	0	0	0	0	20	31	-35.5
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	28	17	16	12	7	0	0	0	51	29	75.9
Leduc County	2	4	0	0	0	0	0	0	2	4	-50.0
Morinville Town	5	8	0	0	4	4	0	0	9	12	-25.0
Parkland County	20	12	0	0	0	0	0	0	20	12	66.7
Spruce Grove City	19	16	18	16	8	8	0	0	45	40	12.5
St. Albert City	13	13	2	0	0	0	0	0	15	13	15.4
Stony Plain Town	13	5	10	2	0	0	0	0	23	7	**
Strathcona County	34	43	4	4	0	0	0	0	38	47	-19.1
Sturgeon County	19	24	0	0	0	0	0	0	19	24	-20.8
Remainder of the CMA	6	2	0	2	0	0	0	0	6	4	50.0
<b>Edmonton CMA</b>	<b>540</b>	<b>494</b>	<b>212</b>	<b>126</b>	<b>91</b>	<b>35</b>	<b>75</b>	<b>150</b>	<b>918</b>	<b>805</b>	<b>14.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - August 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	2,232	2,011	1,036	592	593	304	1,689	950	5,550	3,857	43.9
Beaumont Town	137	140	18	18	7	0	0	66	162	224	-27.7
Calmar Town	10	1	0	0	8	0	0	0	18	1	**
Devon Town	0	10	0	2	0	0	0	0	0	12	-100.0
Fort Saskatchewan City	164	127	50	46	4	0	0	71	218	244	-10.7
Gibbons Town	7	12	0	0	0	0	0	0	7	12	-41.7
Leduc City	189	107	96	26	25	8	0	207	310	348	-10.9
Leduc County	47	55	0	0	0	0	0	0	47	55	-14.5
Morinville Town	41	47	2	4	8	4	0	0	51	55	-7.3
Parkland County	120	82	4	2	0	0	0	0	124	84	47.6
Spruce Grove City	157	112	86	108	86	24	0	103	329	347	-5.2
St. Albert City	143	122	22	0	0	0	118	0	283	122	132.0
Stony Plain Town	87	61	30	12	0	0	0	0	117	73	60.3
Strathcona County	266	195	58	38	49	25	115	75	488	333	46.5
Sturgeon County	92	94	0	0	0	0	0	0	92	94	-2.1
Remainder of the CMA	25	23	0	2	0	4	0	0	25	29	-13.8
<b>Edmonton CMA</b>	<b>3,717</b>	<b>3,199</b>	<b>1,402</b>	<b>850</b>	<b>780</b>	<b>369</b>	<b>1,922</b>	<b>1,472</b>	<b>7,821</b>	<b>5,890</b>	<b>32.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Edmonton City	72	23	0	0	75	150	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	7	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>91</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>150</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - August 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	589	304	4	0	622	713	1,067	237
Beaumont Town	7	0	0	0	0	0	0	66
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	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	8	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	86	24	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	49	25	0	0	46	75	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>768</b>	<b>369</b>	<b>12</b>	<b>0</b>	<b>668</b>	<b>868</b>	<b>1,254</b>	<b>604</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Edmonton City	519	371	136	185	0	0	655	556
Beaumont Town	13	25	0	0	0	0	13	25
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	31	0	0	0	0	20	31
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	51	29	0	0	0	0	51	29
Leduc County	2	4	0	0	0	0	2	4
Morinville Town	9	12	0	0	0	0	9	12
Parkland County	20	12	0	0	0	0	20	12
Spruce Grove City	39	22	6	18	0	0	45	40
St. Albert City	15	13	0	0	0	0	15	13
Stony Plain Town	23	7	0	0	0	0	23	7
Strathcona County	34	47	4	0	0	0	38	47
Sturgeon County	19	24	0	0	0	0	19	24
Remainder of the CMA	6	4	0	0	0	0	6	4
<b>Edmonton CMA</b>	<b>772</b>	<b>602</b>	<b>146</b>	<b>203</b>	<b>0</b>	<b>0</b>	<b>918</b>	<b>805</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	3,272	2,593	1,207	1,027	1,071	237	5,550	3,857
Beaumont Town	162	158	0	0	0	66	162	224
Calmar Town	10	1	0	0	8	0	18	1
Devon Town	0	12	0	0	0	0	0	12
Fort Saskatchewan City	208	169	10	4	0	71	218	244
Gibbons Town	7	12	0	0	0	0	7	12
Leduc City	292	133	18	88	0	127	310	348
Leduc County	47	55	0	0	0	0	47	55
Morinville Town	47	55	4	0	0	0	51	55
Parkland County	124	84	0	0	0	0	124	84
Spruce Grove City	307	201	22	43	0	103	329	347
St. Albert City	165	122	0	0	118	0	283	122
Stony Plain Town	117	73	0	0	0	0	117	73
Strathcona County	302	219	117	114	69	0	488	333
Sturgeon County	92	94	0	0	0	0	92	94
Remainder of the CMA	25	25	0	4	0	0	25	29
<b>Edmonton CMA</b>	<b>5,177</b>	<b>4,006</b>	<b>1,378</b>	<b>1,280</b>	<b>1,266</b>	<b>604</b>	<b>7,821</b>	<b>5,890</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Edmonton City	272	161	122	42	74	99	423	83	891	385	131.4
Beaumont Town	33	22	0	0	0	0	0	0	33	22	50.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	14	14	2	0	0	0	0	0	16	14	14.3
Gibbons Town	3	5	0	2	0	0	0	0	3	7	-57.1
Leduc City	42	16	14	6	4	4	0	0	60	26	130.8
Leduc County	12	7	0	0	0	0	0	0	12	7	71.4
Morinville Town	3	6	0	0	4	0	0	0	7	6	16.7
Parkland County	8	20	0	0	0	0	0	0	8	20	-60.0
Spruce Grove City	12	23	10	2	8	4	0	0	30	29	3.4
St. Albert City	18	15	0	0	0	0	0	0	18	15	20.0
Stony Plain Town	2	11	0	0	0	0	0	65	2	76	-97.4
Strathcona County	35	26	10	6	5	0	98	0	148	32	**
Sturgeon County	19	28	0	0	0	0	0	0	19	28	-32.1
Remainder of the CMA	0	4	0	0	0	0	0	0	0	4	-100.0
<b>Edmonton CMA</b>	<b>474</b>	<b>359</b>	<b>158</b>	<b>58</b>	<b>95</b>	<b>107</b>	<b>521</b>	<b>148</b>	<b>1,248</b>	<b>672</b>	<b>85.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - August 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	2,067	1,956	696	482	394	354	1,455	776	4,612	3,568	29.3
Beaumont Town	132	172	14	32	16	0	66	0	228	204	11.8
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	8	8	2	2	0	5	0	28	10	43	-76.7
Fort Saskatchewan City	134	147	58	40	0	24	71	71	263	282	-6.7
Gibbons Town	14	18	0	2	0	0	0	0	14	20	-30.0
Leduc City	124	221	60	36	16	10	127	0	327	267	22.5
Leduc County	60	65	0	0	0	0	0	0	60	65	-7.7
Morinville Town	42	58	4	0	36	27	0	3	82	88	-6.8
Parkland County	124	145	2	2	0	0	0	0	126	147	-14.3
Spruce Grove City	112	157	100	78	39	15	0	0	251	250	0.4
St. Albert City	133	104	0	4	0	0	96	65	229	173	32.4
Stony Plain Town	66	64	20	8	0	28	0	65	86	165	-47.9
Strathcona County	238	271	64	48	23	49	170	0	495	368	34.5
Sturgeon County	126	149	0	0	0	0	0	0	126	149	-15.4
Remainder of the CMA	25	41	2	0	4	0	0	0	31	41	-24.4
<b>Edmonton CMA</b>	<b>3,407</b>	<b>3,581</b>	<b>1,022</b>	<b>734</b>	<b>528</b>	<b>512</b>	<b>1,985</b>	<b>1,008</b>	<b>6,942</b>	<b>5,835</b>	<b>19.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Edmonton City	74	99	0	0	186	83	237	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	4	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	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	0	65	0	0
Strathcona County	5	0	0	0	98	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>95</b>	<b>107</b>	<b>0</b>	<b>0</b>	<b>284</b>	<b>148</b>	<b>237</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - August 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	390	301	4	53	1,020	761	435	15
Beaumont Town	16	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	24	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	10	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	36	24	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	39	15	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	65	96	0
Stony Plain Town	0	16	0	12	0	65	0	0
Strathcona County	23	49	0	0	136	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>524</b>	<b>444</b>	<b>4</b>	<b>68</b>	<b>1,156</b>	<b>891</b>	<b>829</b>	<b>117</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Edmonton City	392	200	262	185	237	0	891	385
Beaumont Town	33	22	0	0	0	0	33	22
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	14	14	2	0	0	0	16	14
Gibbons Town	3	7	0	0	0	0	3	7
Leduc City	56	22	4	4	0	0	60	26
Leduc County	12	7	0	0	0	0	12	7
Morinville Town	7	6	0	0	0	0	7	6
Parkland County	8	20	0	0	0	0	8	20
Spruce Grove City	30	29	0	0	0	0	30	29
St. Albert City	18	15	0	0	0	0	18	15
Stony Plain Town	2	11	0	65	0	0	2	76
Strathcona County	43	28	105	4	0	0	148	32
Sturgeon County	19	28	0	0	0	0	19	28
Remainder of the CMA	0	4	0	0	0	0	0	4
<b>Edmonton CMA</b>	<b>638</b>	<b>414</b>	<b>373</b>	<b>258</b>	<b>237</b>	<b>0</b>	<b>1,248</b>	<b>672</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	2,726	2,402	1,445	1,098	441	68	4,612	3,568
Beaumont Town	146	190	16	14	66	0	228	204
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	10	10	0	5	0	28	10	43
Fort Saskatchewan City	183	193	9	18	71	71	263	282
Gibbons Town	14	20	0	0	0	0	14	20
Leduc City	184	255	16	12	127	0	327	267
Leduc County	60	65	0	0	0	0	60	65
Morinville Town	52	62	28	20	2	6	82	88
Parkland County	126	147	0	0	0	0	126	147
Spruce Grove City	188	246	63	4	0	0	251	250
St. Albert City	133	108	0	65	96	0	229	173
Stony Plain Town	86	72	0	81	0	12	86	165
Strathcona County	276	314	185	54	34	0	495	368
Sturgeon County	126	149	0	0	0	0	126	149
Remainder of the CMA	27	41	4	0	0	0	31	41
<b>Edmonton CMA</b>	<b>4,339</b>	<b>4,279</b>	<b>1,766</b>	<b>1,371</b>	<b>837</b>	<b>185</b>	<b>6,942</b>	<b>5,835</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2012	18	6.6	111	40.7	69	25.3	24	8.8	51	18.7	273	458,100	540,142
August 2011	16	9.2	69	39.7	47	27.0	19	10.9	23	13.2	174	452,424	523,483
Year-to-date 2012	212	10.2	790	38.2	522	25.2	214	10.3	331	16.0	2,069	454,900	519,997
Year-to-date 2011	221	11.8	621	33.1	473	25.2	249	13.3	313	16.7	1,877	464,900	542,371
Beaumont Town													
August 2012	0	0.0	15	50.0	10	33.3	4	13.3	1	3.3	30	445,450	475,146
August 2011	4	20.0	10	50.0	4	20.0	1	5.0	1	5.0	20	426,282	435,457
Year-to-date 2012	4	2.9	65	47.1	44	31.9	21	15.2	4	2.9	138	450,250	473,698
Year-to-date 2011	33	21.3	77	49.7	30	19.4	8	5.2	7	4.5	155	402,997	420,392
Calmar Town													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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													
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	3	37.5	2	25.0	2	25.0	1	12.5	8	--	--
Year-to-date 2011	2	22.2	5	55.6	2	22.2	0	0.0	0	0.0	9	--	--
Fort Saskatchewan City													
August 2012	1	6.3	7	43.8	6	37.5	1	6.3	1	6.3	16	450,750	474,025
August 2011	0	0.0	12	85.7	1	7.1	1	7.1	0	0.0	14	402,900	415,071
Year-to-date 2012	8	5.6	105	73.4	21	14.7	6	4.2	3	2.1	143	418,000	429,245
Year-to-date 2011	4	2.8	99	70.2	21	14.9	11	7.8	6	4.3	141	406,900	439,950
Gibbons Town													
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2011	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	5	38.5	8	61.5	0	0.0	0	0.0	0	0.0	13	359,900	360,038
Year-to-date 2011	6	35.3	7	41.2	4	23.5	0	0.0	0	0.0	17	380,000	391,441
Leduc City													
August 2012	5	15.2	16	48.5	8	24.2	4	12.1	0	0.0	33	433,500	444,260
August 2011	7	58.3	3	25.0	0	0.0	0	0.0	2	16.7	12	344,924	394,625
Year-to-date 2012	19	16.1	50	42.4	33	28.0	12	10.2	4	3.4	118	439,702	451,845
Year-to-date 2011	82	39.2	89	42.6	24	11.5	10	4.8	4	1.9	209	369,900	387,626
Leduc County													
August 2012	1	9.1	1	9.1	4	36.4	2	18.2	3	27.3	11	530,250	578,450
August 2011	0	0.0	2	28.6	1	14.3	4	57.1	0	0.0	7	--	--
Year-to-date 2012	9	15.3	18	30.5	14	23.7	8	13.6	10	16.9	59	458,500	490,352
Year-to-date 2011	11	16.9	15	23.1	15	23.1	17	26.2	7	10.8	65	505,500	490,011
Morinville Town													
August 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
August 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	7	15.6	31	68.9	7	15.6	0	0.0	0	0.0	45	399,900	403,476
Year-to-date 2011	16	33.3	29	60.4	3	6.3	0	0.0	0	0.0	48	372,900	379,117

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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													
August 2012	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
August 2011	1	11.1	0	0.0	1	11.1	2	22.2	5	55.6	9	--	--
Year-to-date 2012	10	17.5	3	5.3	6	10.5	8	14.0	30	52.6	57	656,250	630,931
Year-to-date 2011	3	5.9	6	11.8	8	15.7	7	13.7	27	52.9	51	720,000	700,623
Spruce Grove City													
August 2012	2	13.3	5	33.3	6	40.0	2	13.3	0	0.0	15	450,550	461,410
August 2011	3	13.6	9	40.9	4	18.2	6	27.3	0	0.0	22	416,500	457,707
Year-to-date 2012	14	12.4	40	35.4	33	29.2	22	19.5	4	3.5	113	456,111	469,949
Year-to-date 2011	16	11.2	80	55.9	26	18.2	19	13.3	2	1.4	143	421,236	437,783
St. Albert City													
August 2012	0	0.0	1	5.9	7	41.2	5	29.4	4	23.5	17	551,300	589,694
August 2011	0	0.0	1	8.3	5	41.7	4	33.3	2	16.7	12	547,650	551,758
Year-to-date 2012	0	0.0	21	16.2	52	40.0	29	22.3	28	21.5	130	535,150	568,085
Year-to-date 2011	1	1.0	24	23.3	33	32.0	26	25.2	19	18.4	103	530,000	563,912
Stony Plain Town													
August 2012	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
August 2011	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2012	9	14.8	31	50.8	16	26.2	1	1.6	4	6.6	61	418,125	437,545
Year-to-date 2011	14	25.0	33	58.9	8	14.3	0	0.0	1	1.8	56	399,007	377,068
Strathcona County													
August 2012	0	0.0	7	22.6	10	32.3	9	29.0	5	16.1	31	528,000	569,340
August 2011	0	0.0	3	9.7	10	32.3	7	22.6	11	35.5	31	579,000	667,447
Year-to-date 2012	4	1.7	53	22.0	84	34.9	49	20.3	51	21.2	241	515,000	587,660
Year-to-date 2011	0	0.0	74	26.9	93	33.8	51	18.5	57	20.7	275	505,000	593,483
Sturgeon County													
August 2012	6	33.3	0	0.0	1	5.6	4	22.2	7	38.9	18	585,000	590,833
August 2011	9	33.3	5	18.5	3	11.1	6	22.2	4	14.8	27	425,000	457,593
Year-to-date 2012	30	23.8	13	10.3	13	10.3	27	21.4	43	34.1	126	590,000	569,357
Year-to-date 2011	37	25.0	20	13.5	19	12.8	22	14.9	50	33.8	148	540,000	544,649
Remainder of the CMA													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	7	53.8	2	15.4	0	0.0	1	7.7	3	23.1	13	345,500	448,492
Year-to-date 2011	13	46.4	9	32.1	3	10.7	1	3.6	2	7.1	28	396,500	399,879
Edmonton CMA													
August 2012	36	7.8	171	37.2	124	27.0	55	12.0	74	16.1	460	466,700	527,844
August 2011	45	12.9	127	36.5	78	22.4	50	14.4	48	13.8	348	450,800	510,540
Year-to-date 2012	341	10.2	1,233	36.9	847	25.4	400	12.0	516	15.5	3,337	458,700	515,884
Year-to-date 2011	461	13.9	1,188	35.7	762	22.9	421	12.7	495	14.9	3,327	451,000	516,841

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	540,142	523,483	3.2	519,997	542,371	-4.1
Beaumont Town	475,146	435,457	9.1	473,698	420,392	12.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	474,025	415,071	14.2	429,245	439,950	-2.4
Gibbons Town	--	--	n/a	360,038	391,441	-8.0
Leduc City	444,260	394,625	12.6	451,845	387,626	16.6
Leduc County	578,450	--	n/a	490,352	490,011	0.1
Morinville Town	--	--	n/a	403,476	379,117	6.4
Parkland County	--	--	n/a	630,931	700,623	-9.9
Spruce Grove City	461,410	457,707	0.8	469,949	437,783	7.3
St. Albert City	589,694	551,758	6.9	568,085	563,912	0.7
Stony Plain Town	--	--	n/a	437,545	377,068	16.0
Strathcona County	569,340	667,447	-14.7	587,660	593,483	-1.0
Sturgeon County	590,833	457,593	29.1	569,357	544,649	4.5
Remainder of the CMA	--	--	n/a	448,492	399,879	12.2
<b>Edmonton CMA</b>	<b>527,844</b>	<b>510,540</b>	<b>3.4</b>	<b>515,884</b>	<b>516,841</b>	<b>-0.2</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton**  
**August 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	1,564	3,220	2,644	59.2	340,391	3.6	332,194
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	331,768
	August	1,535	-6.5	1,456	2,740	2,569	56.7	334,391	2.8	334,564
	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	12,295	3.4		24,040			326,643	-1.8	
	YTD 2012	12,986	5.6		24,101			336,649	3.1	

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**  
**August 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	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24	90.7	127.1	695	4.5	73.6	978
	August	595	3.10	5.24		127.9	699	4.5	73.9	995
	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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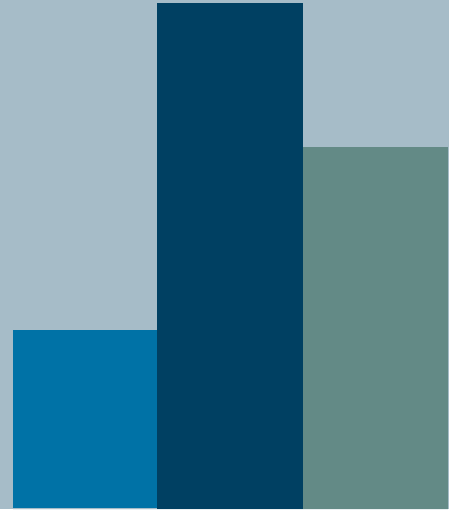
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## CMHC's 2012 Mortgage Consumer Survey

The 2012 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify valuable business opportunities to help you build stronger client relationships.

Visit [www.cmhc.ca/2012survey](http://www.cmhc.ca/2012survey) for complete details and find out how CMHC can help.

