

HOUSING NOW

Edmonton CMA



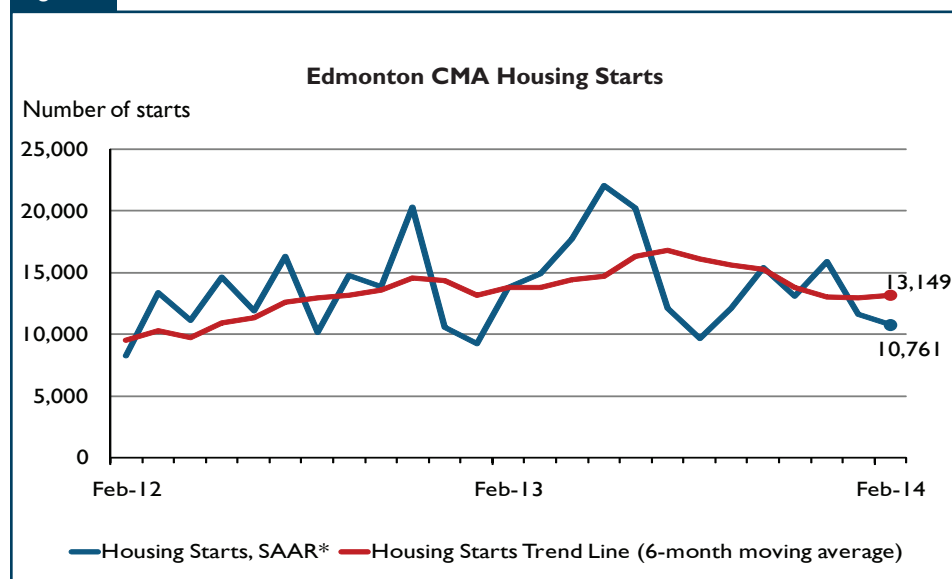
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2014

Highlights

- Actual housing starts decline in February
- Single-detached inventory rises
- Multi-family housing starts move lower

Figure 1

* SAAR¹: Seasonally Adjusted Annual Rate

¹ Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

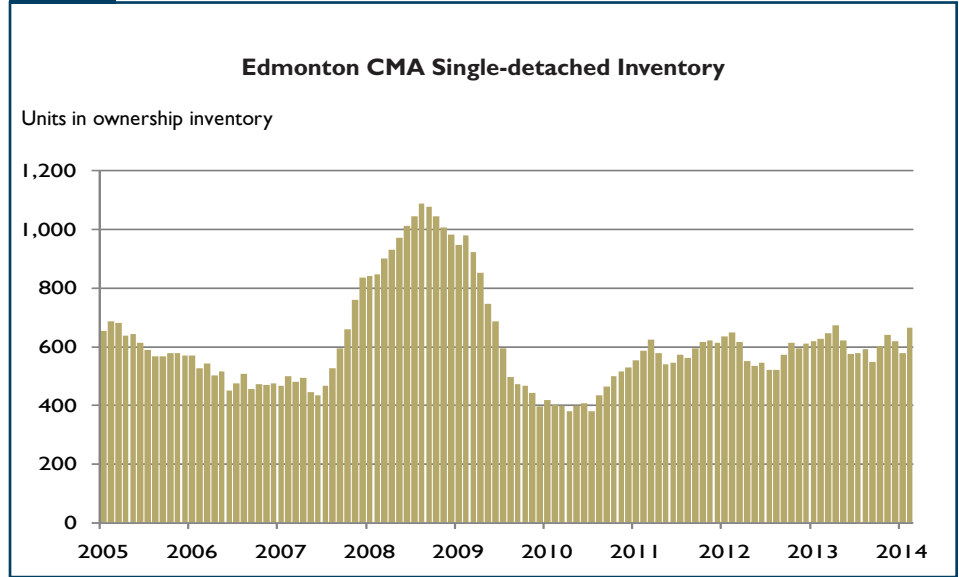
Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,149 units in February compared to 12,972 in January. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined 25 per cent in February to 787 units, down from 1,054 a year prior. The decline was attributable to lower multi-family starts which fell to 295 starts from 659 in February 2013. After two months of 2014, housing starts for the Edmonton CMA totalled 1,563 units, a seven per cent decline from the same period of 2013.

The number of single-detached housing starts in the Edmonton CMA increased on a year-over-year basis for the second consecutive month in February. Foundations were poured on 492 single-family homes, up 25 per cent from the 395 starts one year earlier. Within the City of Edmonton, 363 single-family homes were started, 32 per cent higher year-over-year. Year-to-date, single-detached housing starts for the Edmonton CMA reached 880, a 26 per cent increase over the same period of 2013. Employment gains, low mortgage rates, and elevated migration continue to support demand for new single-family homes in Edmonton.

There were 3,890 single-family homes under construction in February, seven per cent higher than a year earlier. Although the number of homes under construction has moved higher

Figure 2



Source: CMHC

in the past year, it is close to the preceding 10-year average of 3,783. Completions of single-family homes totalled 590 in February, up 44 per cent from the same period of 2013. Absorptions of single-family homes also increased. There were 504 absorptions in February, up from 401 in February 2013. With the number of completions surpassing absorptions, the number of single-family homes in ownership inventory increased. The number of complete and unabsorbed single-detached homes in ownership inventory rose six per cent year-over-year in February to 665 units. Total supply, which includes homes under construction and those that are completed and not absorbed, was up seven per cent year-over-year in February.

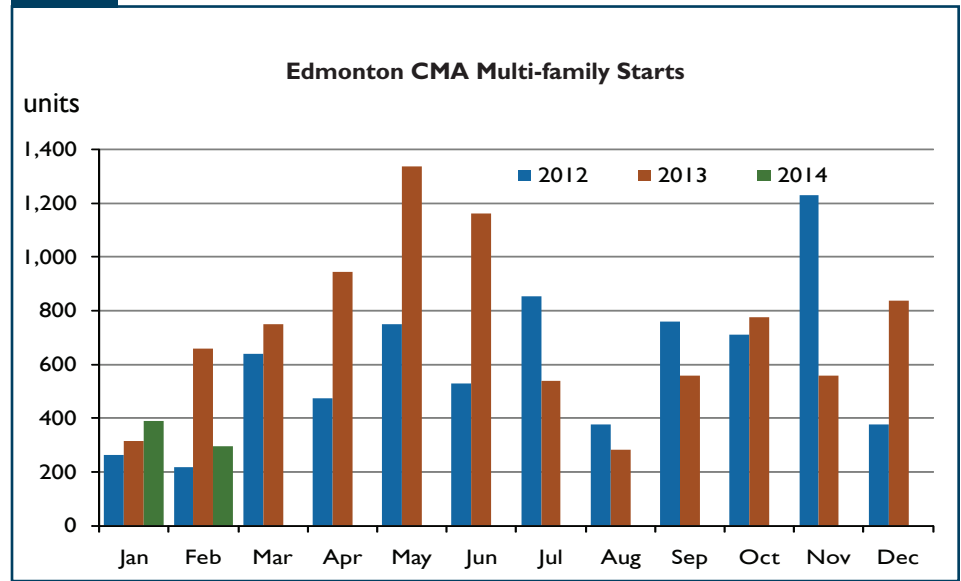
The average absorbed price for a new single-detached home increased 10.5 per cent on a year-over-year basis in February to \$566,859. A shift

to homes priced in the higher price ranges contributed to the increase. Homes priced above \$650,000 accounted for 18 per cent of single-family absorptions in February, up from 12 per cent in the corresponding period of 2013. This shift also led to an increase in the median absorbed price, which moved from \$451,900 in February 2013 to \$499,500 in February 2014.

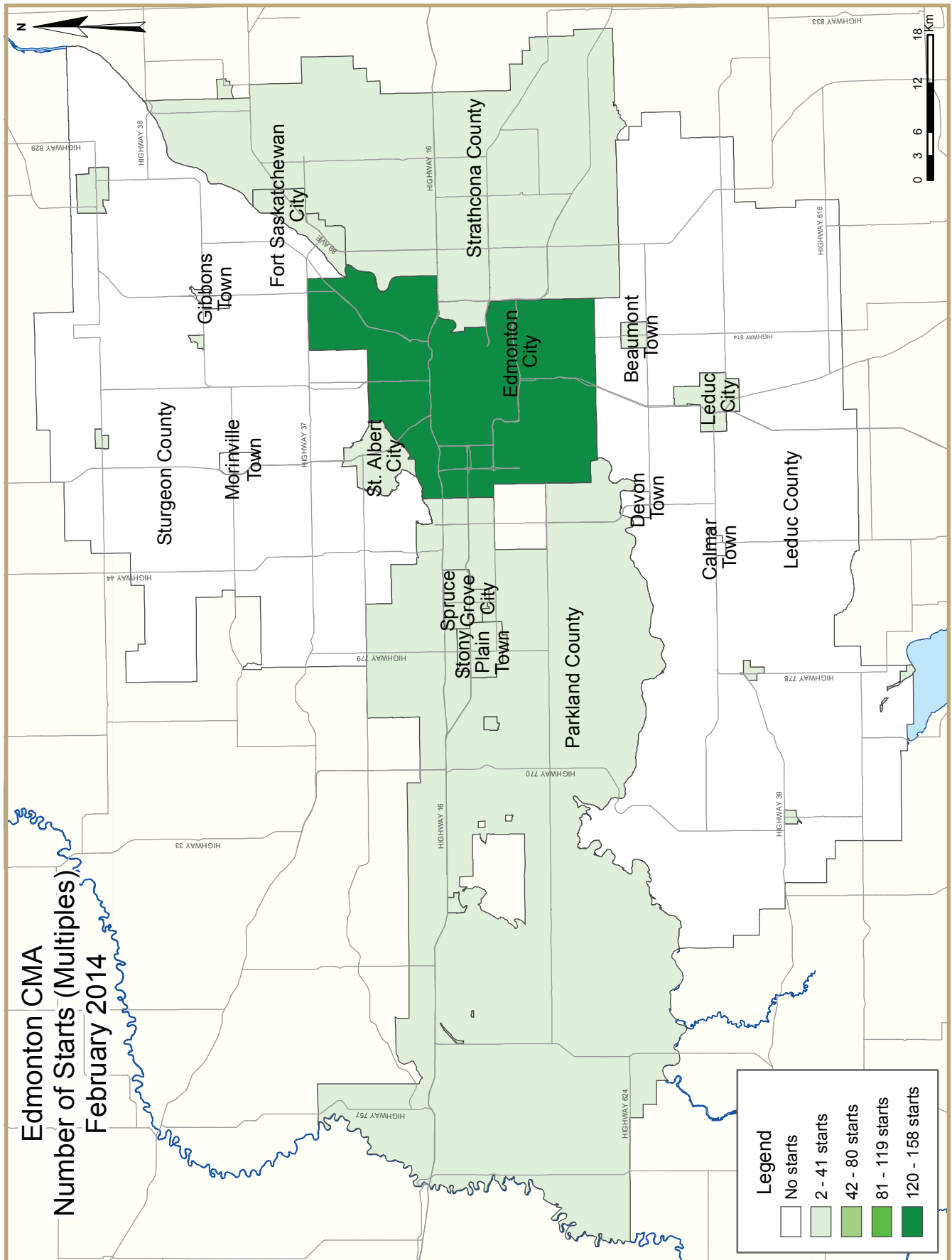
Multi-family housing starts in the Edmonton CMA, which include semi-detached, row, and apartment units, declined 55 per cent year-over-year in February. There were 295 multi-family housing starts recorded in February, down from 659 in the corresponding period of 2013. Semi-detached starts were the only unit type to post an increase at five per cent year-over-year, while row starts and apartment starts declined 60 per cent and 81 per cent, respectively.

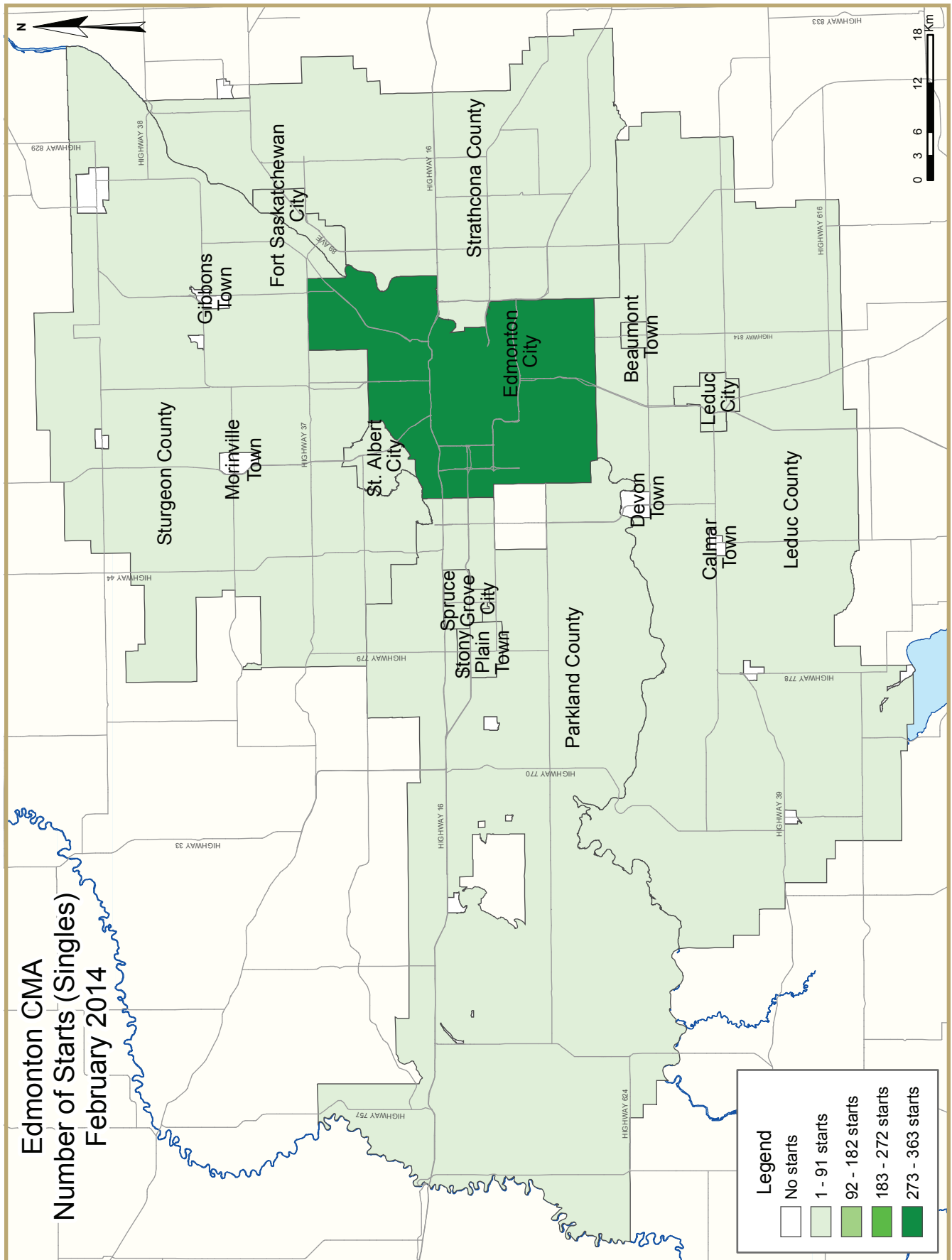
Although multi-family housing starts were lower in February, the number of units currently under construction was higher on a year-over-year basis. There were 9,337 multi-family units under construction in February, 16 per cent higher than one year prior. At the same time, multi-family absorptions in the ownership market were relatively stable. A total of 348 units were absorbed compared to 349 in the same month of 2013. Ownership inventory of multi-family units declined to 614 in February, down 28 per cent from one year prior. As multi-family units that are currently under construction move into completion, there is a risk that inventory will move higher.

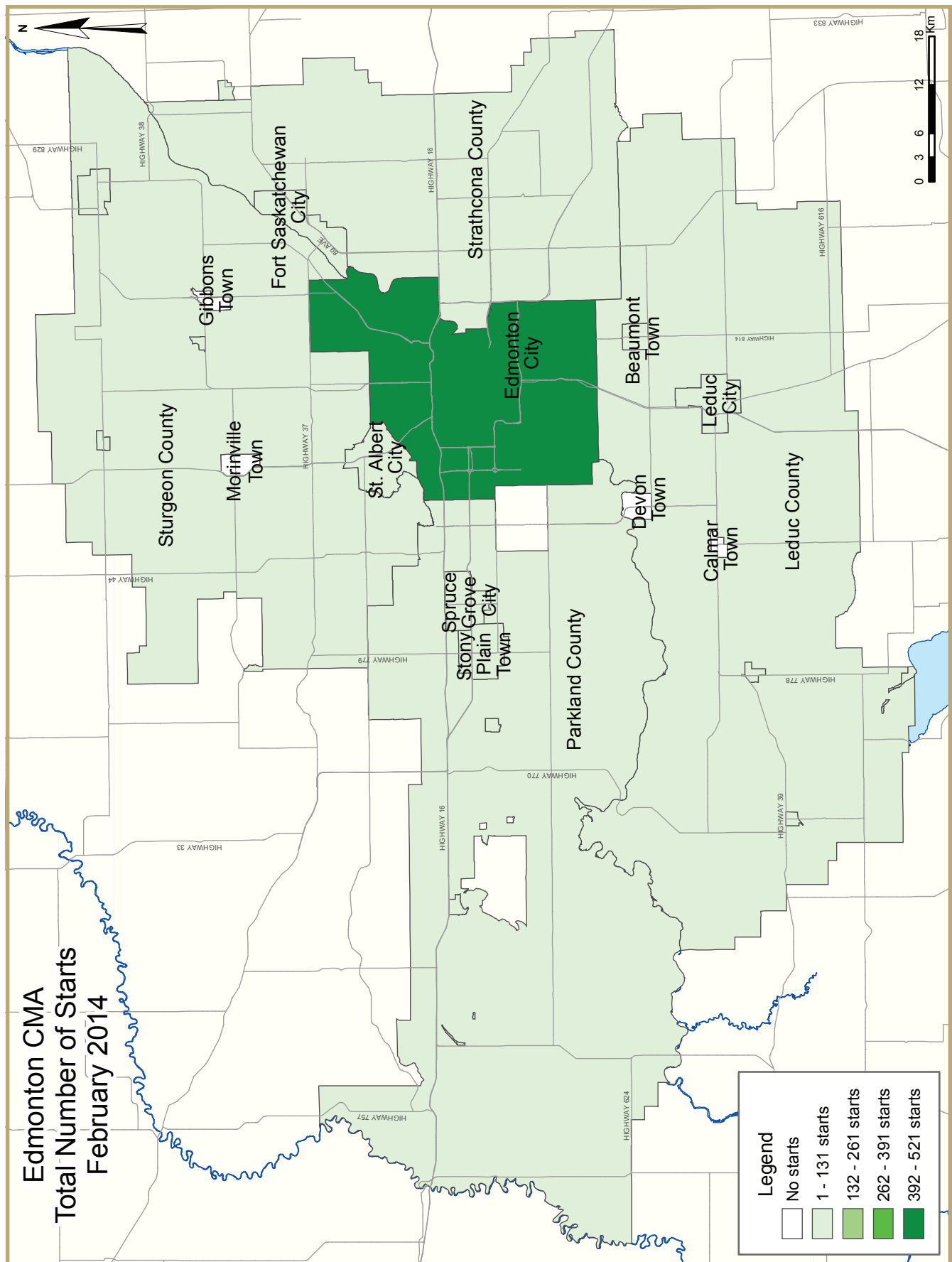
Figure 3

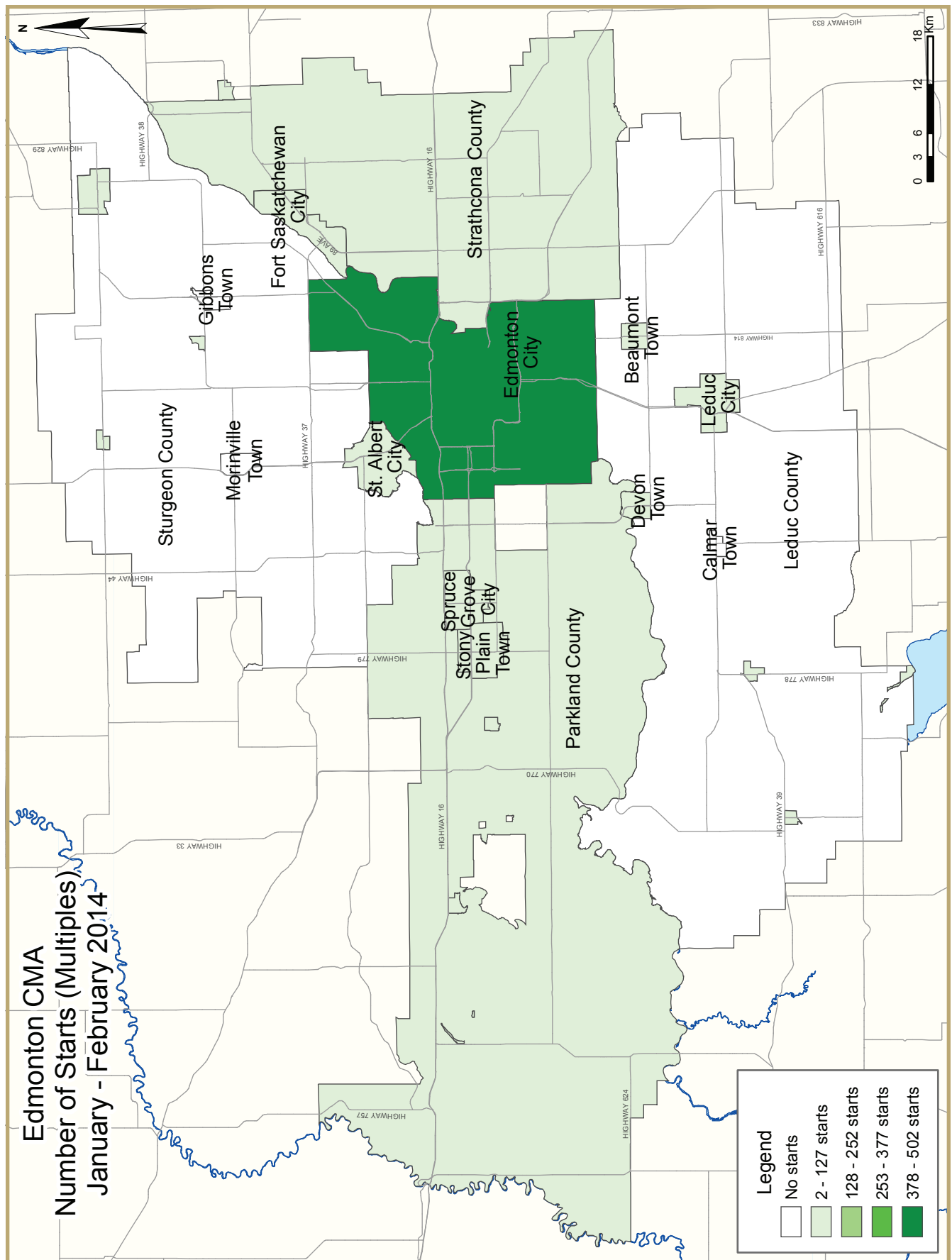


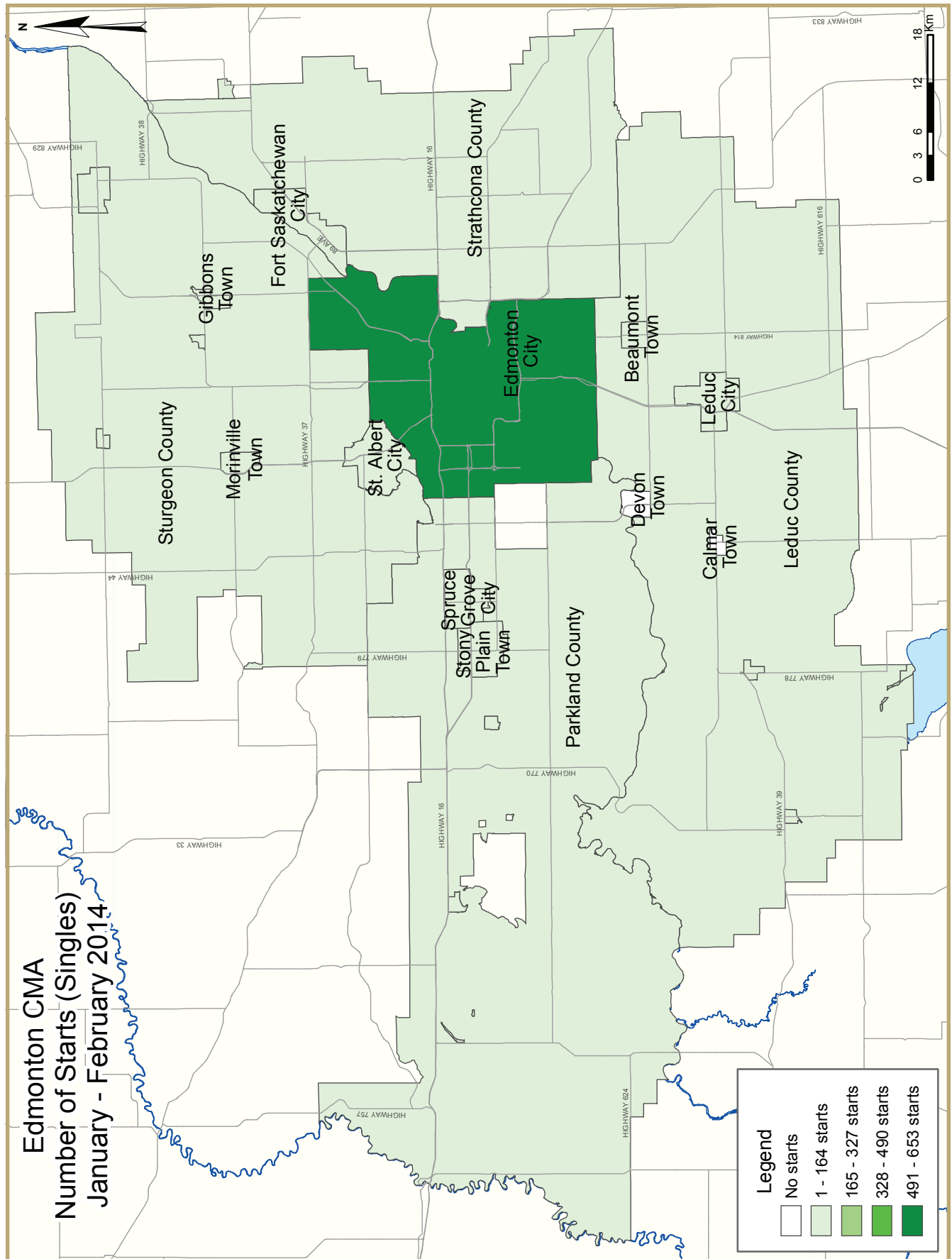
Source: CMHC

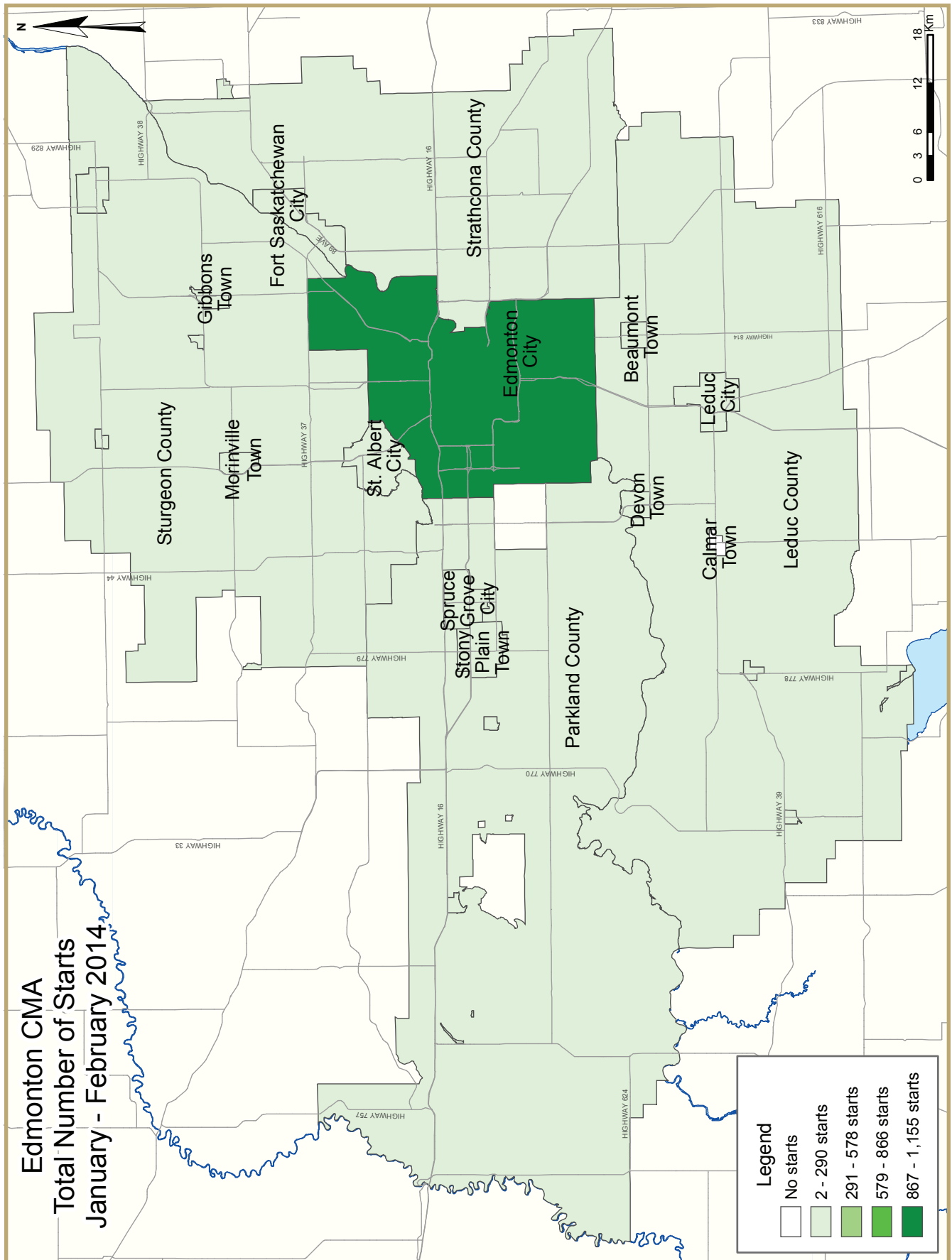












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.3 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 Starts (SAAR and Trend) February 2014		
Edmonton CMA ¹	January 2014	February 2014
Trend ²	12,972	13,149
SAAR	11,619	10,761
	February 2013	February 2014
Actual		
February - Single-Detached	395	492
February - Multiples	659	295
February - Total	1,054	787
January to February - Single-Detached	699	880
January to February - Multiples	974	683
January to February - Total	1,673	1,563

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.1: Housing Activity Summary of Edmonton CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2014	492	142	24	0	69	20	0	40	787
February 2013	395	140	39	0	161	319	0	0	1,054
% Change	24.6	1.4	-38.5	n/a	-57.1	-93.7	n/a	n/a	-25.3
Year-to-date 2014	880	270	28	0	90	129	0	166	1,563
Year-to-date 2013	698	244	63	1	196	393	0	78	1,673
% Change	26.1	10.7	-55.6	-100.0	-54.1	-67.2	n/a	112.8	-6.6
UNDER CONSTRUCTION									
February 2014	3,882	1,292	286	6	957	4,390	15	2,399	13,227
February 2013	3,605	1,260	151	6	1,112	3,794	20	1,689	11,637
% Change	7.7	2.5	89.4	0.0	-13.9	15.7	-25.0	42.0	13.7
COMPLETIONS									
February 2014	590	170	58	0	11	51	8	64	952
February 2013	410	158	19	0	44	119	2	262	1,014
% Change	43.9	7.6	**	n/a	-75.0	-57.1	**	-75.6	-6.1
Year-to-date 2014	953	312	84	0	93	261	8	369	2,080
Year-to-date 2013	826	326	53	1	149	230	2	464	2,051
% Change	15.4	-4.3	58.5	-100.0	-37.6	13.5	**	-20.5	1.4
COMPLETED & NOT ABSORBED									
February 2014	664	206	28	1	111	269	n/a	n/a	1,279
February 2013	627	189	40	1	157	463	n/a	n/a	1,477
% Change	5.9	9.0	-30.0	0.0	-29.3	-41.9	n/a	n/a	-13.4
ABSORBED									
February 2014	504	179	59	0	44	66	n/a	n/a	852
February 2013	401	140	13	0	59	137	n/a	n/a	750
% Change	25.7	27.9	**	n/a	-25.4	-51.8	n/a	n/a	13.6
Year-to-date 2014	907	313	91	0	140	298	n/a	n/a	1,749
Year-to-date 2013	809	297	41	0	156	242	n/a	n/a	1,545
% Change	12.1	5.4	122.0	n/a	-10.3	23.1	n/a	n/a	13.2

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

Table 1.2: Housing Activity Summary by Submarket
February 2014

	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									
February 2014	363	106	15	0	13	20	0	4	521
February 2013	276	102	19	0	155	319	0	0	871
Beaumont Town									
February 2014	6	2	3	0	0	0	0	0	11
February 2013	12	4	8	0	0	0	0	0	24
Devon Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2014	21	4	0	0	0	0	0	0	25
February 2013	20	4	0	0	0	0	0	0	24
Leduc City									
February 2014	21	12	6	0	22	0	0	0	61
February 2013	23	14	0	0	0	0	0	0	37
Leduc County									
February 2014	6	0	0	0	0	0	0	0	6
February 2013	0	0	0	0	0	0	0	0	0
Morinville Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	3	0	4	0	0	0	0	0	7
Parkland County									
February 2014	6	2	0	0	0	0	0	0	8
February 2013	7	2	0	0	0	0	0	0	9
Spruce Grove City									
February 2014	30	6	0	0	12	0	0	0	48
February 2013	15	6	8	0	0	0	0	0	29
St. Albert City									
February 2014	14	2	0	0	16	0	0	0	32
February 2013	8	0	0	0	0	0	0	0	8
Stony Plain Town									
February 2014	14	8	0	0	3	0	0	0	25
February 2013	2	8	0	0	0	0	0	0	10
Strathcona County									
February 2014	10	0	0	0	3	0	0	0	13
February 2013	23	0	0	0	6	0	0	0	29
Sturgeon County									
February 2014	1	0	0	0	0	0	0	0	1
February 2013	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
February 2014	0	0	0	0	0	0	0	36	36
February 2013	4	0	0	0	0	0	0	0	4
Edmonton CMA									
February 2014	492	142	24	0	69	20	0	40	787
February 2013	395	140	39	0	161	319	0	0	1,054

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

Table 1.2: Housing Activity Summary by Submarket
February 2014

	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									
February 2014	2,572	988	166	6	716	4,052	7	1,629	10,136
February 2013	2,254	938	70	6	914	3,542	8	1,502	9,234
Beaumont Town									
February 2014	103	38	31	0	0	0	0	0	172
February 2013	178	28	23	0	0	0	0	0	229
Devon Town									
February 2014	1	2	0	0	0	0	0	0	3
February 2013	11	0	0	0	5	0	0	0	16
Fort Saskatchewan City									
February 2014	141	46	0	0	2	0	0	142	331
February 2013	137	38	0	0	8	0	0	0	183
Leduc City									
February 2014	194	64	61	0	51	160	4	0	534
February 2013	196	84	15	0	25	160	0	0	480
Leduc County									
February 2014	116	0	0	0	0	0	0	0	116
February 2013	95	0	0	0	0	0	0	0	95
Morinville Town									
February 2014	24	0	12	0	4	0	0	37	77
February 2013	40	4	12	0	23	0	0	0	79
Parkland County									
February 2014	122	4	0	0	0	0	0	0	126
February 2013	149	10	0	0	0	0	0	0	159
Spruce Grove City									
February 2014	155	94	16	0	39	44	0	143	491
February 2013	101	88	31	0	17	92	0	0	329
St. Albert City									
February 2014	109	2	0	0	60	72	0	378	621
February 2013	91	10	0	0	0	0	0	118	219
Stony Plain Town									
February 2014	55	22	0	0	22	4	0	34	137
February 2013	42	46	0	0	28	0	0	0	116
Strathcona County									
February 2014	171	32	0	0	63	58	0	0	324
February 2013	193	14	0	0	92	0	0	69	368
Sturgeon County									
February 2014	69	0	0	0	0	0	0	0	69
February 2013	69	0	0	0	0	0	0	0	69
Remainder of the CMA									
February 2014	50	0	0	0	0	0	4	36	90
February 2013	49	0	0	0	0	0	12	0	61
Edmonton CMA									
February 2014	3,882	1,292	286	6	957	4,390	15	2,399	13,227
February 2013	3,605	1,260	151	6	1,112	3,794	20	1,689	11,637

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

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February 2014

	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									
February 2014	368	112	11	0	7	51	8	0	557
February 2013	251	130	11	0	18	119	2	262	793
Beaumont Town									
February 2014	16	2	0	0	0	0	0	0	18
February 2013	14	2	0	0	0	0	0	0	16
Devon Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2014	15	2	0	0	0	0	0	0	17
February 2013	21	4	4	0	0	0	0	0	29
Leduc City									
February 2014	30	10	3	0	0	0	0	0	43
February 2013	32	10	0	0	0	0	0	0	42
Leduc County									
February 2014	6	0	0	0	0	0	0	0	6
February 2013	9	0	0	0	0	0	0	0	9
Morinville Town									
February 2014	1	0	0	0	0	0	0	0	1
February 2013	0	0	0	0	0	0	0	0	0
Parkland County									
February 2014	29	0	0	0	0	0	0	0	29
February 2013	1	0	0	0	0	0	0	0	1
Spruce Grove City									
February 2014	62	34	44	0	0	0	0	0	140
February 2013	13	4	4	0	8	0	0	0	29
St. Albert City									
February 2014	11	2	0	0	0	0	0	64	77
February 2013	11	0	0	0	0	0	0	0	11
Stony Plain Town									
February 2014	9	0	0	0	0	0	0	0	9
February 2013	9	8	0	0	4	0	0	0	21
Strathcona County									
February 2014	25	8	0	0	4	0	0	0	37
February 2013	24	0	0	0	14	0	0	0	38
Sturgeon County									
February 2014	11	0	0	0	0	0	0	0	11
February 2013	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
February 2014	7	0	0	0	0	0	0	0	7
February 2013	8	0	0	0	0	0	0	0	8
Edmonton CMA									
February 2014	590	170	58	0	11	51	8	64	952
February 2013	410	158	19	0	44	119	2	262	1,014

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

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2014	358	134	21	1	65	211	n/a	n/a	790
February 2013	297	113	16	0	67	270	n/a	n/a	763
Beaumont Town									
February 2014	34	6	2	0	0	0	n/a	n/a	42
February 2013	26	2	1	0	0	0	n/a	n/a	29
Devon Town									
February 2014	3	0	0	0	3	0	n/a	n/a	6
February 2013	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
February 2014	36	8	0	0	1	0	n/a	n/a	45
February 2013	62	13	1	1	8	28	n/a	n/a	113
Leduc City									
February 2014	38	12	2	0	0	0	n/a	n/a	52
February 2013	36	22	0	0	1	17	n/a	n/a	76
Leduc County									
February 2014	5	0	0	0	0	0	n/a	n/a	5
February 2013	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
February 2014	13	0	3	0	9	0	n/a	n/a	25
February 2013	15	0	1	0	16	0	n/a	n/a	32
Parkland County									
February 2014	12	0	0	0	0	0	n/a	n/a	12
February 2013	12	4	0	0	0	0	n/a	n/a	16
Spruce Grove City									
February 2014	53	22	0	0	18	0	n/a	n/a	93
February 2013	47	20	21	0	35	0	n/a	n/a	123
St. Albert City									
February 2014	37	2	0	0	0	12	n/a	n/a	51
February 2013	35	0	0	0	0	35	n/a	n/a	70
Stony Plain Town									
February 2014	22	17	0	0	9	42	n/a	n/a	90
February 2013	31	12	0	0	5	52	n/a	n/a	100
Strathcona County									
February 2014	47	5	0	0	6	4	n/a	n/a	62
February 2013	59	3	0	0	24	61	n/a	n/a	147
Sturgeon County									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
February 2014	6	0	0	0	0	0	n/a	n/a	6
February 2013	5	0	0	0	0	0	n/a	n/a	5
Edmonton CMA									
February 2014	664	206	28	1	111	269	n/a	n/a	1,279
February 2013	627	189	40	1	157	463	n/a	n/a	1,477

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

Table 1.2: Housing Activity Summary by Submarket
February 2014

	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									
February 2014	305	132	11	0	32	57	n/a	n/a	537
February 2013	233	121	8	0	30	131	n/a	n/a	523
Beaumont Town									
February 2014	22	0	0	0	0	0	n/a	n/a	22
February 2013	14	2	0	0	0	0	n/a	n/a	16
Devon Town									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
February 2014	9	1	0	0	0	0	n/a	n/a	10
February 2013	17	3	3	0	3	0	n/a	n/a	26
Leduc City									
February 2014	28	9	1	0	0	0	n/a	n/a	38
February 2013	28	11	0	0	0	0	n/a	n/a	39
Leduc County									
February 2014	4	0	0	0	0	0	n/a	n/a	4
February 2013	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
February 2014	3	0	2	0	7	0	n/a	n/a	12
February 2013	4	0	0	0	3	0	n/a	n/a	7
Parkland County									
February 2014	28	0	0	0	0	0	n/a	n/a	28
February 2013	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
February 2014	43	26	45	0	0	0	n/a	n/a	114
February 2013	11	3	2	0	8	0	n/a	n/a	24
St. Albert City									
February 2014	12	0	0	0	0	4	n/a	n/a	16
February 2013	14	0	0	0	0	0	n/a	n/a	14
Stony Plain Town									
February 2014	7	2	0	0	1	0	n/a	n/a	10
February 2013	9	0	0	0	2	0	n/a	n/a	11
Strathcona County									
February 2014	25	9	0	0	4	5	n/a	n/a	43
February 2013	33	0	0	0	13	6	n/a	n/a	52
Sturgeon County									
February 2014	11	0	0	0	0	0	n/a	n/a	11
February 2013	17	0	0	0	0	0	n/a	n/a	17
Remainder of the CMA									
February 2014	7	0	0	0	0	0	n/a	n/a	7
February 2013	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
February 2014	504	179	59	0	44	66	n/a	n/a	852
February 2013	401	140	13	0	59	137	n/a	n/a	750

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

**Table 1.3: History of Housing Starts of Edmonton CMA
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Edmonton City	363	276	108	108	26	168	24	319	521	871	-40.2
Beaumont Town	6	12	2	4	3	8	0	0	11	24	-54.2
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	20	4	4	0	0	0	0	25	24	4.2
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	21	23	12	14	28	0	0	0	61	37	64.9
Leduc County	6	0	0	0	0	0	0	0	6	0	n/a
Morinville Town	0	3	0	0	0	4	0	0	0	7	-100.0
Parkland County	6	7	2	2	0	0	0	0	8	9	-11.1
Spruce Grove City	30	15	6	6	12	8	0	0	48	29	65.5
St. Albert City	14	8	18	0	0	0	0	0	32	8	**
Stony Plain Town	14	2	8	8	3	0	0	0	25	10	150.0
Strathcona County	10	23	0	6	3	0	0	0	13	29	-55.2
Sturgeon County	1	2	0	0	0	0	0	0	1	2	-50.0
Remainder of the CMA	0	1	0	0	0	0	36	0	36	1	**
Edmonton CMA	492	395	160	152	75	188	60	319	787	1,054	-25.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	653	494	196	184	47	197	259	471	1,155	1,346	-14.2
Beaumont Town	15	25	2	6	3	12	0	0	20	43	-53.5
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	39	31	8	6	0	0	0	0	47	37	27.0
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	34	38	28	24	28	0	0	0	90	62	45.2
Leduc County	11	4	0	0	0	0	0	0	11	4	175.0
Morinville Town	2	5	0	2	0	8	0	0	2	15	-86.7
Parkland County	9	13	4	2	0	0	0	0	13	15	-13.3
Spruce Grove City	48	21	16	16	16	16	0	0	80	53	50.9
St. Albert City	25	11	18	0	0	0	0	0	43	11	**
Stony Plain Town	17	4	8	10	3	0	0	0	28	14	100.0
Strathcona County	22	41	6	12	3	8	0	0	31	61	-49.2
Sturgeon County	2	8	0	0	0	0	0	0	2	8	-75.0
Remainder of the CMA	1	1	0	0	0	0	36	0	37	1	**
Edmonton CMA	880	699	288	262	100	241	295	471	1,563	1,673	-6.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Edmonton City	26	168	0	0	20	319	4	0
Beaumont Town	3	8	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	28	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	3	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	36	0
Edmonton CMA	75	188	0	0	20	319	40	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	47	197	0	0	129	393	130	78
Beaumont Town	3	12	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	28	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	16	16	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	3	8	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	36	0
Edmonton CMA	100	241	0	0	129	393	166	78

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Edmonton City	484	397	33	474	4	0	521	871
Beaumont Town	11	24	0	0	0	0	11	24
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	25	24	0	0	0	0	25	24
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	39	37	22	0	0	0	61	37
Leduc County	6	0	0	0	0	0	6	0
Morinville Town	0	7	0	0	0	0	0	7
Parkland County	8	9	0	0	0	0	8	9
Spruce Grove City	36	29	12	0	0	0	48	29
St. Albert City	16	8	16	0	0	0	32	8
Stony Plain Town	22	10	3	0	0	0	25	10
Strathcona County	10	23	3	6	0	0	13	29
Sturgeon County	1	2	0	0	0	0	1	2
Remainder of the CMA	0	1	0	0	36	0	36	1
Edmonton CMA	658	574	89	480	40	0	787	1,054

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	862	700	163	568	130	78	1,155	1,346
Beaumont Town	20	43	0	0	0	0	20	43
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	47	35	0	2	0	0	47	37
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	68	62	22	0	0	0	90	62
Leduc County	11	4	0	0	0	0	11	4
Morinville Town	2	11	0	4	0	0	2	15
Parkland County	13	15	0	0	0	0	13	15
Spruce Grove City	68	53	12	0	0	0	80	53
St. Albert City	27	11	16	0	0	0	43	11
Stony Plain Town	25	14	3	0	0	0	28	14
Strathcona County	28	45	3	16	0	0	31	61
Sturgeon County	2	8	0	0	0	0	2	8
Remainder of the CMA	1	1	0	0	36	0	37	1
Edmonton CMA	1,178	1,005	219	590	166	78	1,563	1,673

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Edmonton City	368	251	116	138	22	23	51	381	557	793	-29.8
Beaumont Town	16	14	2	2	0	0	0	0	18	16	12.5
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	15	21	2	4	0	4	0	0	17	29	-41.4
Gibbons Town	4	2	0	0	0	0	0	0	4	2	100.0
Leduc City	30	32	10	10	3	0	0	0	43	42	2.4
Leduc County	6	9	0	0	0	0	0	0	6	9	-33.3
Morinville Town	1	0	0	0	0	0	0	0	1	0	n/a
Parkland County	29	1	0	0	0	0	0	0	29	1	**
Spruce Grove City	62	13	34	12	44	4	0	0	140	29	**
St. Albert City	11	11	2	0	0	0	64	0	77	11	**
Stony Plain Town	9	9	0	8	0	4	0	0	9	21	-57.1
Strathcona County	25	24	8	6	4	8	0	0	37	38	-2.6
Sturgeon County	11	17	0	0	0	0	0	0	11	17	-35.3
Remainder of the CMA	3	3	0	0	0	0	0	0	3	3	0.0
Edmonton CMA	590	410	174	180	73	43	115	381	952	1,014	-6.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	614	534	248	286	87	90	398	492	1,347	1,402	-3.9
Beaumont Town	31	19	2	2	11	0	104	0	148	21	**
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	32	42	10	12	0	4	0	0	42	58	-27.6
Gibbons Town	5	4	0	0	0	0	0	0	5	4	25.0
Leduc City	54	42	20	18	3	8	0	0	77	68	13.2
Leduc County	7	13	0	0	0	0	0	0	7	13	-46.2
Morinville Town	7	4	0	0	0	0	0	0	7	4	75.0
Parkland County	31	10	0	0	0	0	0	0	31	10	**
Spruce Grove City	62	36	36	22	44	36	0	202	142	296	-52.0
St. Albert City	19	27	4	0	0	0	128	0	151	27	**
Stony Plain Town	11	17	0	12	0	4	0	0	11	33	-66.7
Strathcona County	54	45	20	10	12	26	0	0	86	81	6.2
Sturgeon County	22	26	0	0	0	0	0	0	22	26	-15.4
Remainder of the CMA	3	5	0	0	0	0	0	0	3	5	-40.0
Edmonton CMA	953	827	340	362	157	168	630	694	2,080	2,051	1.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Edmonton City	16	23	6	0	51	119	0	262
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	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	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	44	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	64	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	4	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	67	43	6	0	51	119	64	262

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	81	90	6	0	261	230	137	262
Beaumont Town	11	0	0	0	0	0	104	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	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	8	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	44	36	0	0	0	0	0	202
St. Albert City	0	0	0	0	0	0	128	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	12	26	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	151	168	6	0	261	230	369	464

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Edmonton City	491	392	58	137	8	264	557	793
Beaumont Town	18	16	0	0	0	0	18	16
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	29	0	0	0	0	17	29
Gibbons Town	4	2	0	0	0	0	4	2
Leduc City	43	42	0	0	0	0	43	42
Leduc County	6	9	0	0	0	0	6	9
Morinville Town	1	0	0	0	0	0	1	0
Parkland County	29	1	0	0	0	0	29	1
Spruce Grove City	140	21	0	8	0	0	140	29
St. Albert City	13	11	0	0	64	0	77	11
Stony Plain Town	9	17	0	4	0	0	9	21
Strathcona County	33	24	4	14	0	0	37	38
Sturgeon County	11	17	0	0	0	0	11	17
Remainder of the CMA	3	3	0	0	0	0	3	3
Edmonton CMA	818	587	62	163	72	264	952	1,014

Table 3.5: Completions by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	866	823	336	315	145	264	1,347	1,402
Beaumont Town	44	21	0	0	104	0	148	21
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	42	55	0	3	0	0	42	58
Gibbons Town	5	4	0	0	0	0	5	4
Leduc City	77	60	0	8	0	0	77	68
Leduc County	7	13	0	0	0	0	7	13
Morinville Town	7	4	0	0	0	0	7	4
Parkland County	31	10	0	0	0	0	31	10
Spruce Grove City	142	78	0	16	0	202	142	296
St. Albert City	23	27	0	0	128	0	151	27
Stony Plain Town	11	29	0	4	0	0	11	33
Strathcona County	68	47	18	34	0	0	86	81
Sturgeon County	22	26	0	0	0	0	22	26
Remainder of the CMA	3	5	0	0	0	0	3	5
Edmonton CMA	1,349	1,205	354	380	377	466	2,080	2,051

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

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													
February 2014	21	7.0	93	30.8	81	26.8	46	15.2	61	20.2	302	488,832	581,254
February 2013	19	8.2	100	43.3	71	30.7	20	8.7	21	9.1	231	447,200	509,682
Year-to-date 2014	35	6.0	178	30.5	182	31.2	90	15.4	99	17.0	584	488,482	563,601
Year-to-date 2013	47	9.4	210	41.8	143	28.5	43	8.6	59	11.8	502	447,750	507,848
Baumont Town													
February 2014	0	0.0	4	18.2	10	45.5	6	27.3	2	9.1	22	521,493	555,278
February 2013	0	0.0	8	57.1	2	14.3	4	28.6	0	0.0	14	449,400	481,536
Year-to-date 2014	0	0.0	8	24.2	14	42.4	9	27.3	2	6.1	33	518,985	540,318
Year-to-date 2013	1	5.3	9	47.4	3	15.8	6	31.6	0	0.0	19	449,800	476,661
Calmar Town													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Fort Saskatchewan City													
February 2014	1	11.1	2	22.2	2	22.2	3	33.3	1	11.1	9	--	--
February 2013	1	5.9	8	47.1	6	35.3	0	0.0	2	11.8	17	435,000	477,188
Year-to-date 2014	2	6.9	11	37.9	7	24.1	6	20.7	3	10.3	29	460,000	508,524
Year-to-date 2013	2	5.7	17	48.6	10	28.6	3	8.6	3	8.6	35	435,000	473,174
Gibbons Town													
February 2014	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Leduc City													
February 2014	4	14.3	11	39.3	12	42.9	1	3.6	0	0.0	28	431,950	436,352
February 2013	11	39.3	7	25.0	6	21.4	4	14.3	0	0.0	28	397,250	412,055
Year-to-date 2014	16	32.7	17	34.7	15	30.6	1	2.0	0	0.0	49	394,757	405,849
Year-to-date 2013	13	33.3	13	33.3	8	20.5	4	10.3	1	2.6	39	412,800	413,998
Leduc County													
February 2014	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
February 2013	0	0.0	3	37.5	2	25.0	0	0.0	3	37.5	8	--	--
Year-to-date 2014	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	8	--	--
Year-to-date 2013	2	15.4	4	30.8	2	15.4	2	15.4	3	23.1	13	450,600	516,720
Morinville Town													
February 2014	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
February 2013	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	420,000	413,580
Year-to-date 2013	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

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													
February 2014	2	15.4	0	0.0	1	7.7	2	15.4	8	61.5	13	759,000	774,227
February 2013	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
Year-to-date 2014	2	15.4	0	0.0	1	7.7	2	15.4	8	61.5	13	759,000	774,227
Year-to-date 2013	1	14.3	2	28.6	1	14.3	2	28.6	1	14.3	7	--	--
Spruce Grove City													
February 2014	5	12.2	11	26.8	17	41.5	7	17.1	1	2.4	41	481,900	473,375
February 2013	3	27.3	2	18.2	4	36.4	1	9.1	1	9.1	11	459,233	452,985
Year-to-date 2014	6	14.3	11	26.2	17	40.5	7	16.7	1	2.4	42	481,900	469,796
Year-to-date 2013	6	19.4	9	29.0	7	22.6	5	16.1	4	12.9	31	450,778	476,837
St. Albert City													
February 2014	0	0.0	1	8.3	2	16.7	6	50.0	3	25.0	12	625,900	628,400
February 2013	0	0.0	2	14.3	5	35.7	1	7.1	6	42.9	14	556,550	597,029
Year-to-date 2014	0	0.0	1	4.0	9	36.0	10	40.0	5	20.0	25	598,000	602,776
Year-to-date 2013	0	0.0	5	17.9	8	28.6	6	21.4	9	32.1	28	574,800	588,725
Stony Plain Town													
February 2014	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
February 2013	1	11.1	6	66.7	2	22.2	0	0.0	0	0.0	9	--	--
Year-to-date 2014	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	--	--
Year-to-date 2013	1	6.7	9	60.0	4	26.7	0	0.0	1	6.7	15	430,000	455,704
Strathcona County													
February 2014	0	0.0	2	9.1	9	40.9	5	22.7	6	27.3	22	552,500	606,318
February 2013	1	3.0	10	30.3	7	21.2	7	21.2	8	24.2	33	525,000	642,212
Year-to-date 2014	0	0.0	4	9.3	18	41.9	12	27.9	9	20.9	43	545,000	830,488
Year-to-date 2013	1	1.9	18	33.3	13	24.1	12	22.2	10	18.5	54	519,500	593,315
Sturgeon County													
February 2014	1	9.1	0	0.0	1	9.1	4	36.4	5	45.5	11	640,000	627,182
February 2013	1	5.9	1	5.9	6	35.3	4	23.5	5	29.4	17	550,000	587,059
Year-to-date 2014	2	9.5	0	0.0	3	14.3	5	23.8	11	52.4	21	670,000	673,714
Year-to-date 2013	3	11.5	3	11.5	8	30.8	6	23.1	6	23.1	26	530,000	689,231
Remainder of the CMA													
February 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2013	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Edmonton CMA													
February 2014	35	7.3	135	28.3	137	28.7	82	17.2	88	18.4	477	499,500	566,859
February 2013	42	10.6	152	38.5	111	28.1	43	10.9	47	11.9	395	451,900	512,855
Year-to-date 2014	65	7.5	247	28.4	272	31.3	146	16.8	140	16.1	870	490,000	564,824
Year-to-date 2013	82	10.5	308	39.3	207	26.4	89	11.4	97	12.4	783	450,000	510,869

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2014

Submarket	Feb 2014	Feb 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	581,254	509,682	14.0	563,601	507,848	11.0
Beaumont Town	555,278	481,536	15.3	540,318	476,661	13.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	--	477,188	n/a	508,524	473,174	7.5
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	436,352	412,055	5.9	405,849	413,998	-2.0
Leduc County	--	--	n/a	--	516,720	n/a
Morinville Town	--	--	n/a	413,580	--	n/a
Parkland County	774,227	--	n/a	774,227	--	n/a
Spruce Grove City	473,375	452,985	4.5	469,796	476,837	-1.5
St. Albert City	628,400	597,029	5.3	602,776	588,725	2.4
Stony Plain Town	--	--	n/a	--	455,704	n/a
Strathcona County	606,318	642,212	-5.6	830,488	593,315	40.0
Sturgeon County	627,182	587,059	6.8	673,714	689,231	-2.3
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	566,859	512,855	10.5	564,824	510,869	10.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
February 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,502	2,282	2,495	60.2	343,545	6.2	356,505
	February	1,122	-13.8	1,364	1,972	2,159	63.2	359,973	7.7	364,231
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	2,376	9.9		4,500			329,458	1.5	
	YTD 2014	2,109	-11.2		4,254			352,285	6.9	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2014

		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						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24	90.8	129.6	728	5.5	73.5	1,063
	February	595	3.14	5.24		130.4	731	5.1	73.5	1,073
	March									
	April									
	May									
	June									
	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 2011 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 modeled 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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