

HOUSING NOW

Edmonton CMA



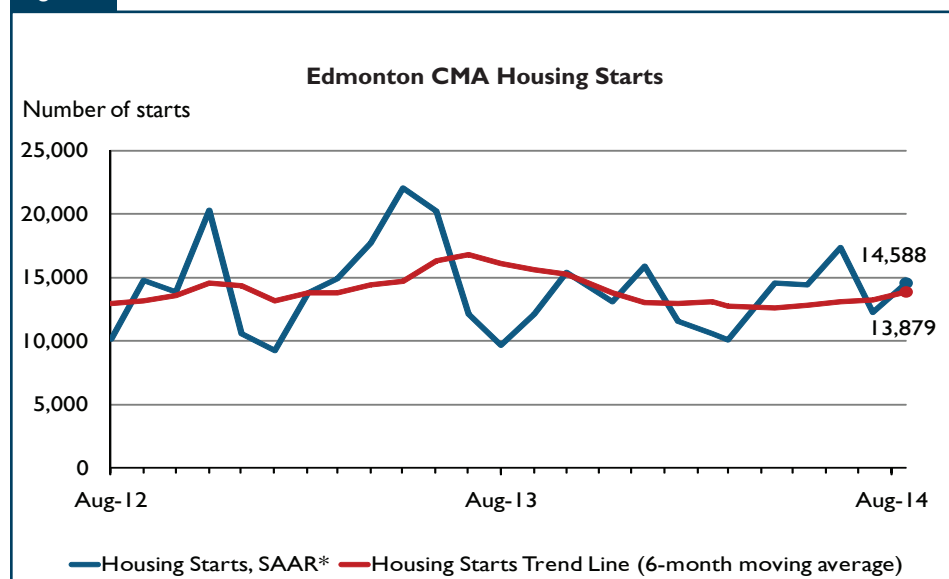
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2014

Highlights

- Actual housing starts increase in August
- Single-detached inventory continues to move lower
- Multi-family starts rise

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

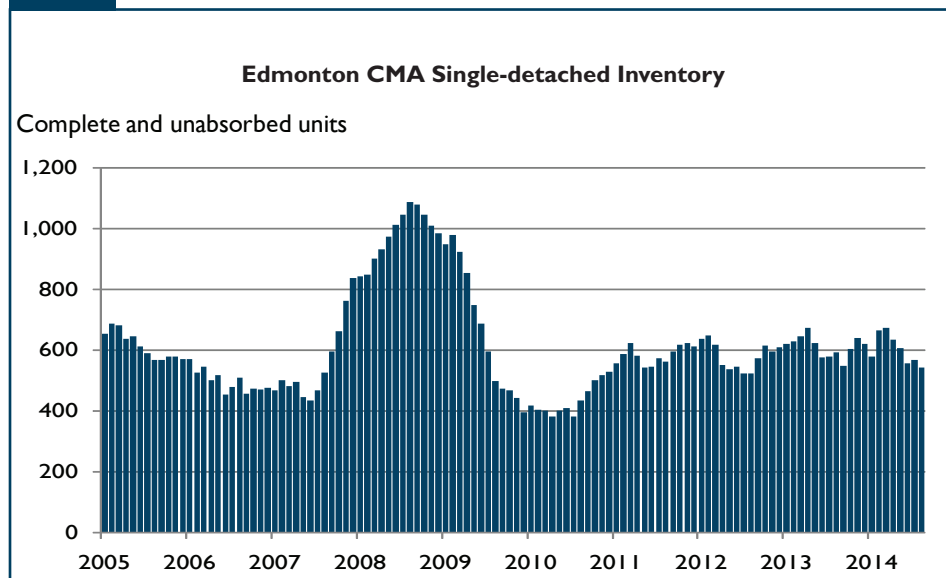
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,879 units in August compared to 13,213 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA reached 1,322 units in August, 48 per cent higher than one year prior. The gain was mainly attributable to higher multi-family starts, although single-detached starts were also up from the previous year. On a year-to-date basis, total housing starts were down 12 per cent year-over-year.

For the second consecutive month, single-detached housing starts increased in the Edmonton CMA. Foundations were poured on 685 single-detached homes in August, up 12 per cent from the corresponding period of 2013. Within the City of Edmonton, 468 single-detached houses were started, the highest monthly level since September 2006. Through the first eight months of 2014, single-detached housing starts in the Edmonton CMA were up nine per cent from the same period of 2013. Employment gains, low mortgage rates, and relatively low inventory are supporting growth in single-detached construction.

Inventory of complete and unabsorbed single-detached homes has been trending lower since April 2014. As of August, there were 541 new single-detached homes in

Figure 2



Source: CMHC

inventory, nine per cent lower than in the same month of 2013. The decline was attributable to both lower spec and show homes. Higher absorptions in recent months have contributed to the decline in inventory. At 616, absorptions of single-detached homes were up five per cent year-over-year in August and surpassed the 591 completions recorded in the same month.

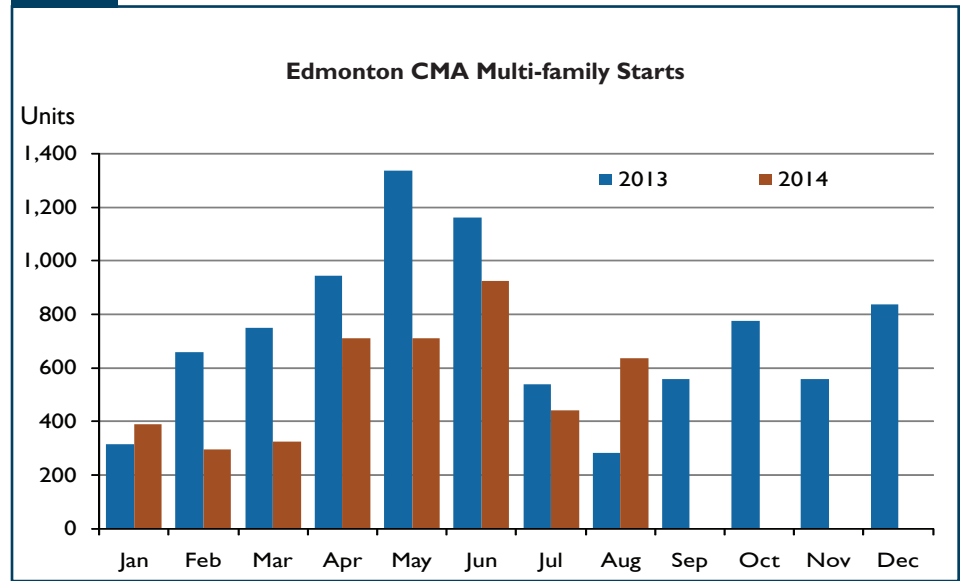
For the first time this year, the average absorbed price for a single-detached home declined on a year-over-year basis. The average price was \$542,233 in August, down 3.6 per cent from August 2013. The decline was partly attributable to fewer higher priced homes being absorbed. Homes priced above \$650,000 accounted for 15 per cent of absorptions in August, down from 19 per cent in the same month one year prior. Despite the decline

in August, the average absorbed price was up 5.4 per cent after eight months of 2014 to \$552,102 from \$523,599 in the corresponding period of 2013.

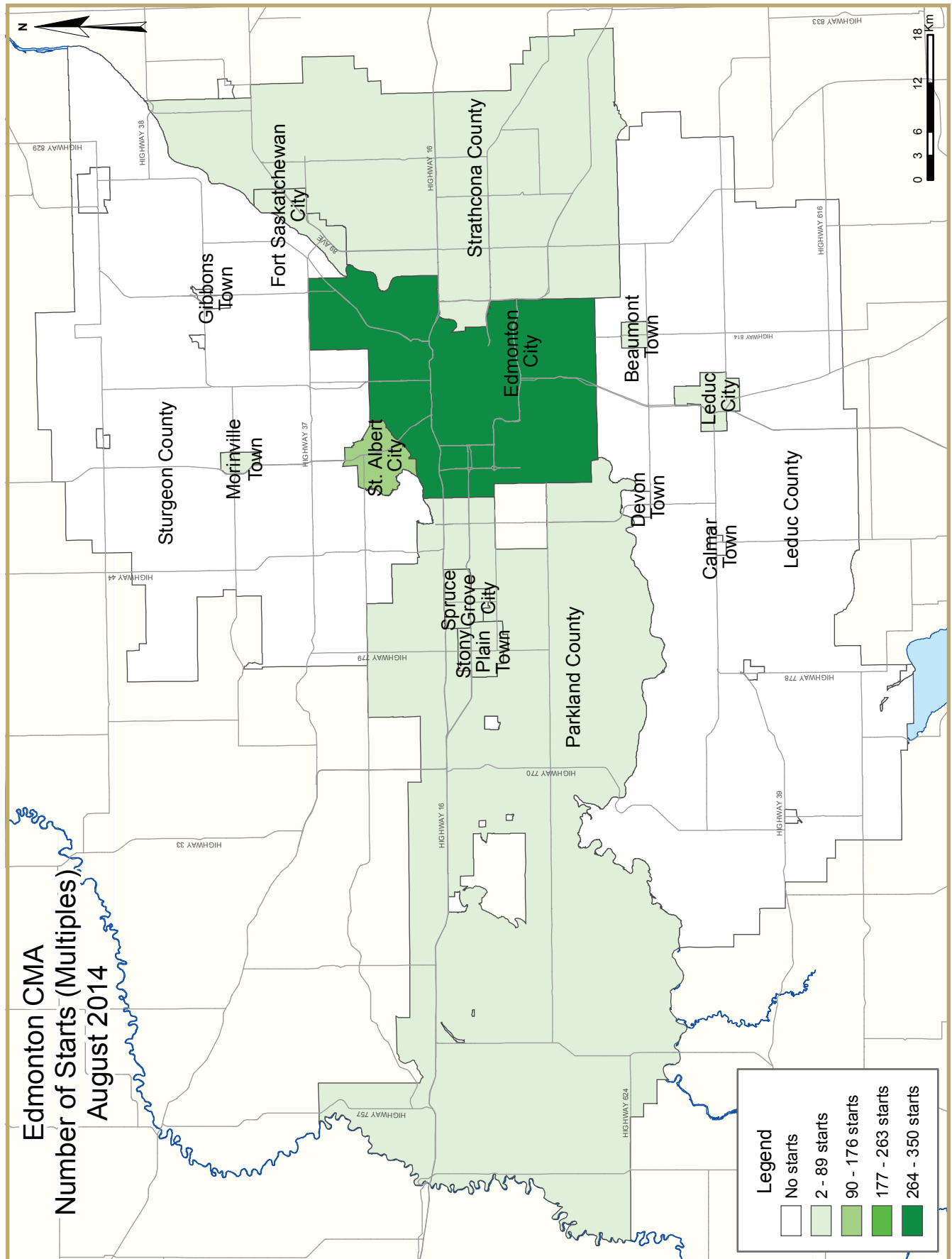
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, reached 637 units in August, up from 281 in the same period of 2013. This increase follows six consecutive months of year-over-year declines. Higher apartment starts accounted for the majority of the increase. After eight months of 2014, multi-family housing starts were down 26 per cent from the corresponding period of 2013. Multi-family starts have moved lower in 2014 after reaching near-record levels in 2013 as builders scale back production to ensure that inventory levels remain manageable.

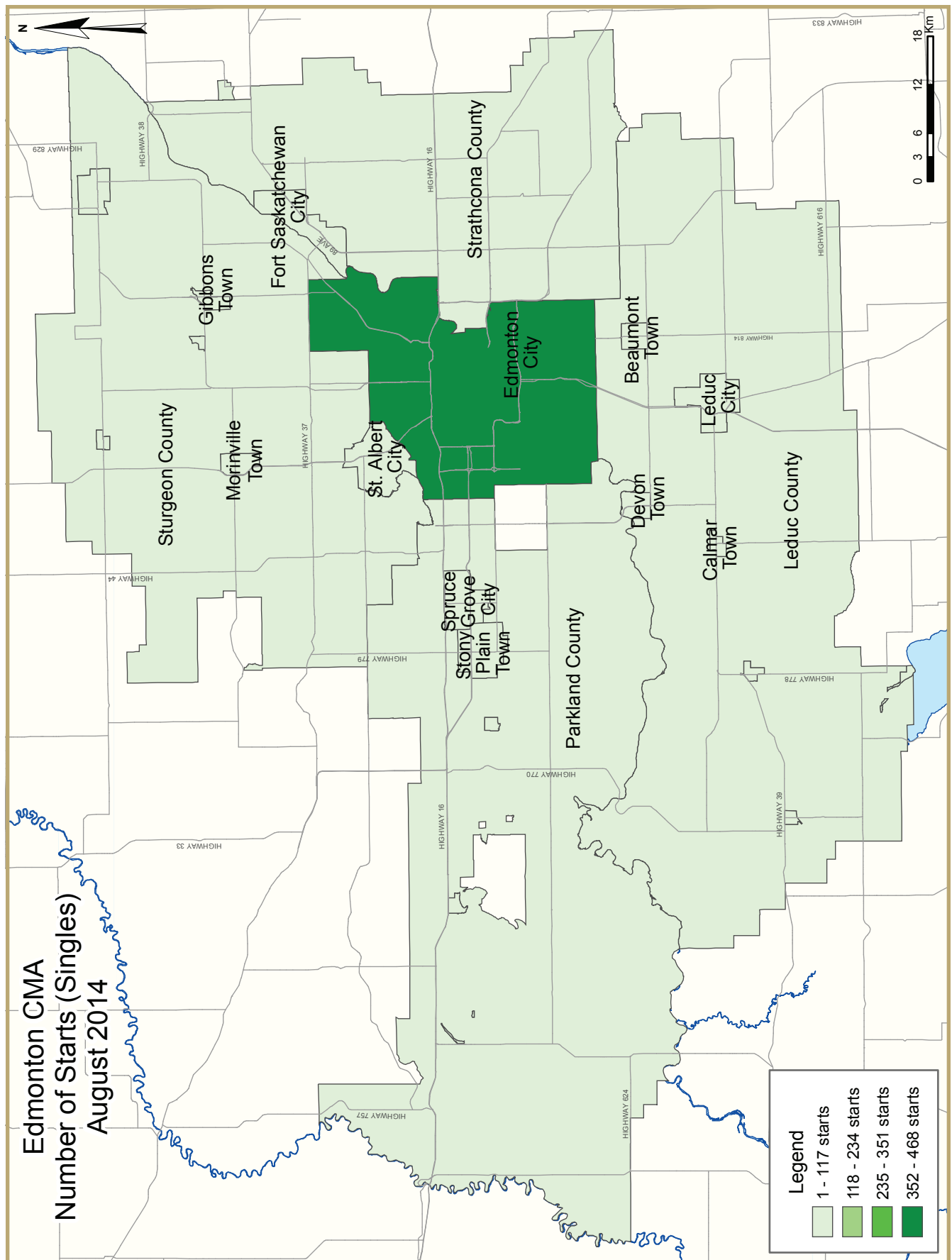
There were 9,856 multi-family units under construction in August, relatively unchanged from 9,834 units one year prior. At the same time, completions of multi-family homes rose 18 per cent on a year-over-year basis, to 564. Apartment completions accounted for 272 of these units, as 186 rental apartments and 86 condo apartments were completed. Absorptions of multi-family units in the ownership market increased 11 per cent in August to 372 units from 334 in the same month of 2013. This contributed to a decrease in the number of multi-family units in ownership inventory. There were 477 units in ownership inventory, down 26 per cent from one year prior.

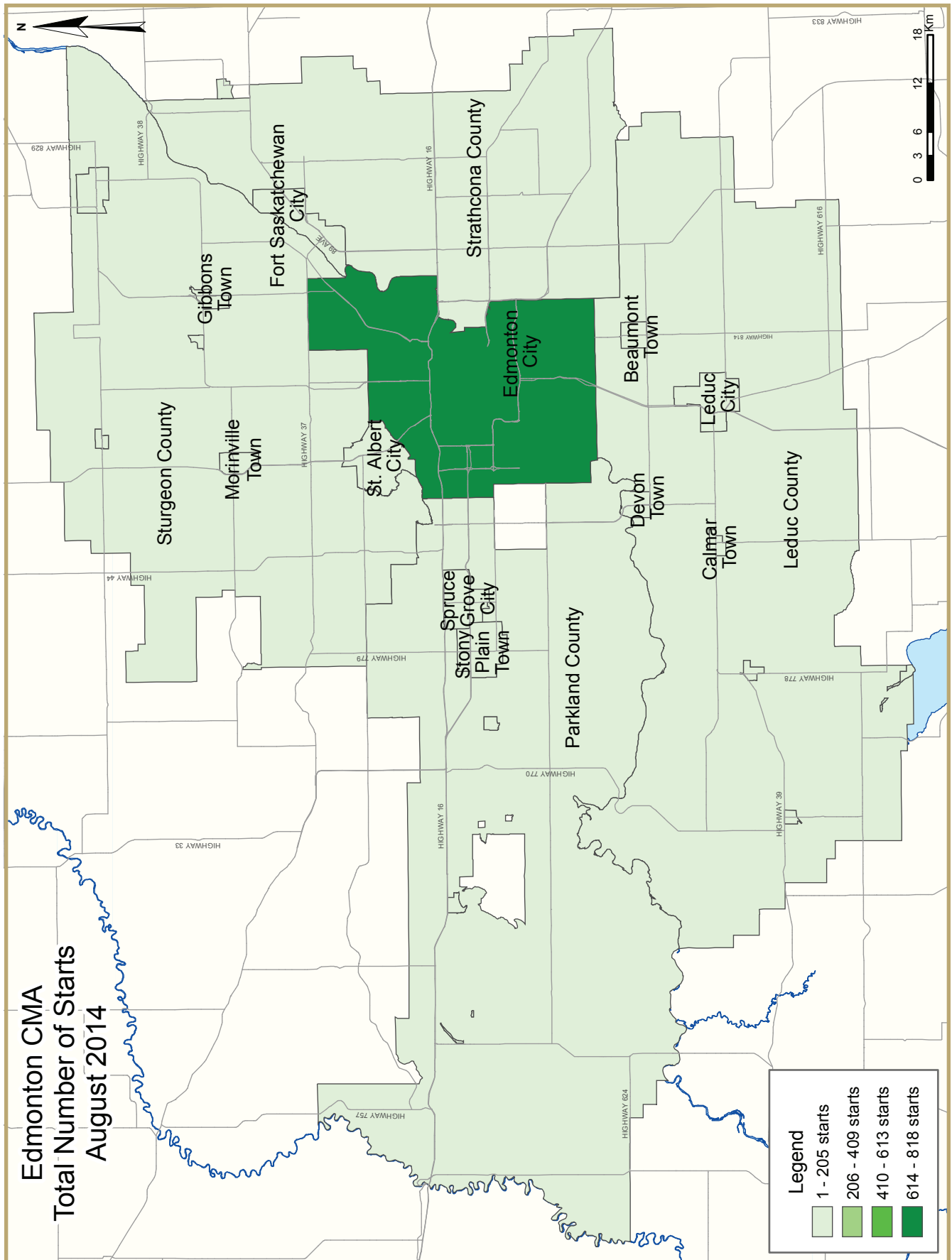
Figure 3

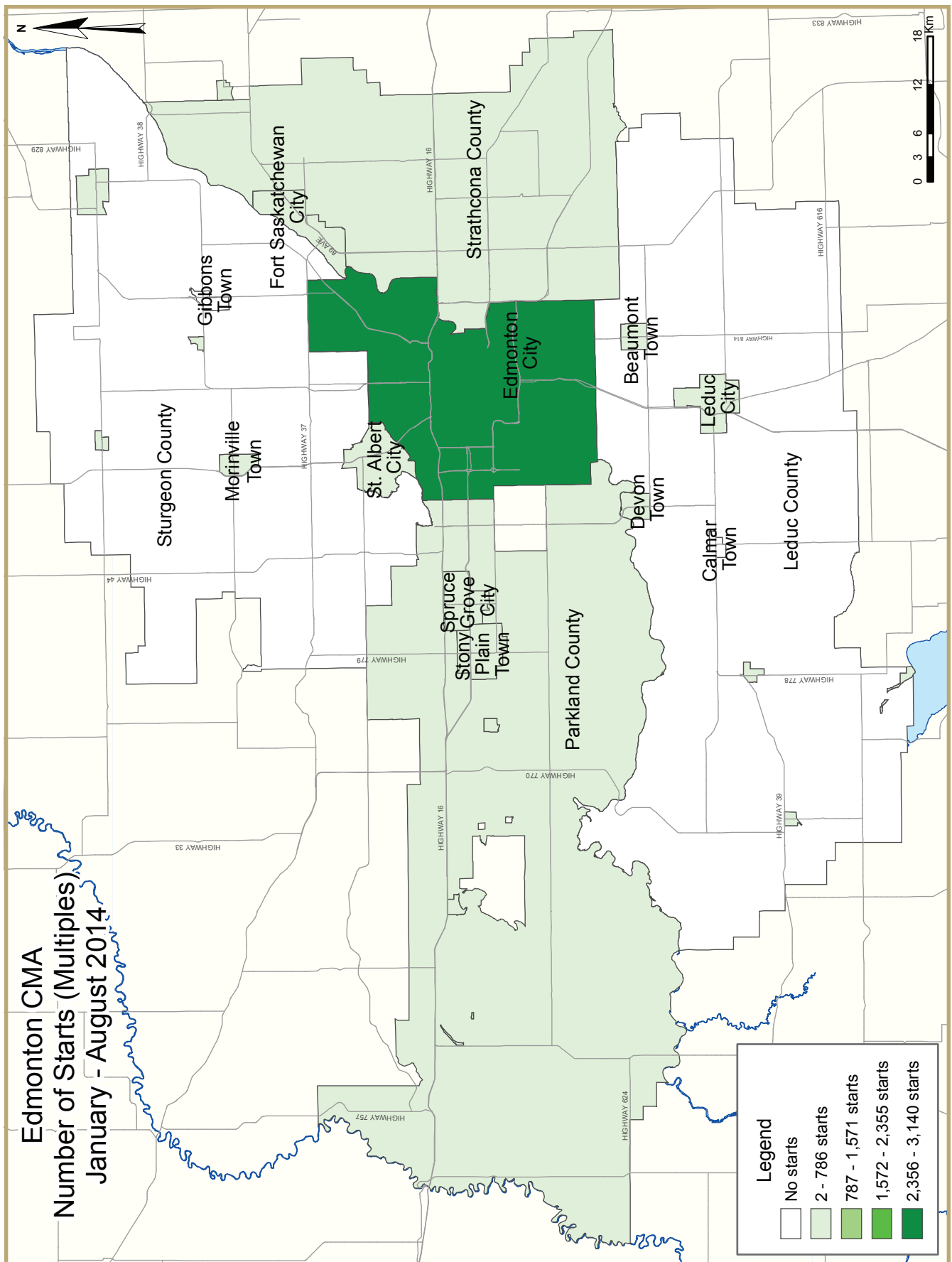


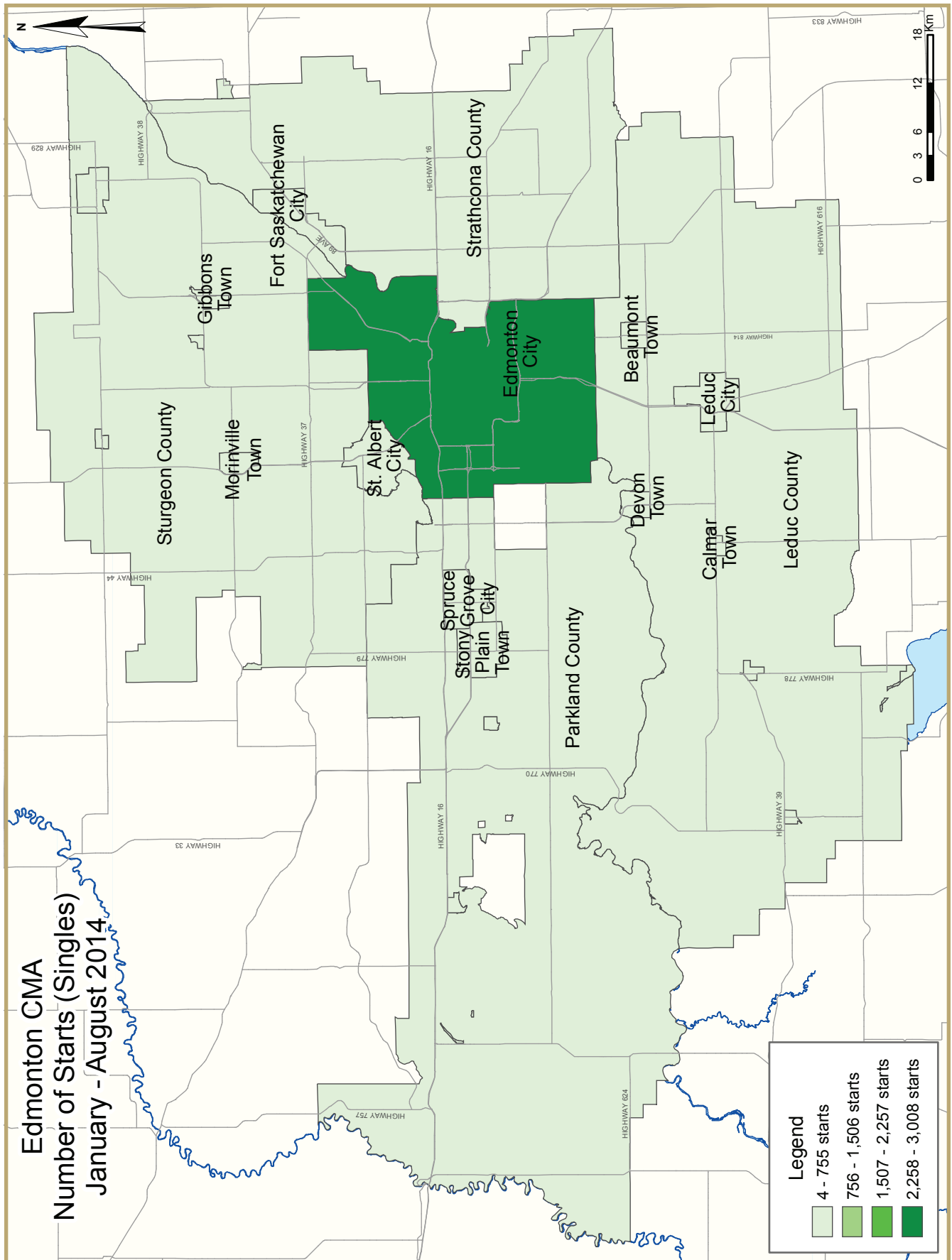
Source: CMHC

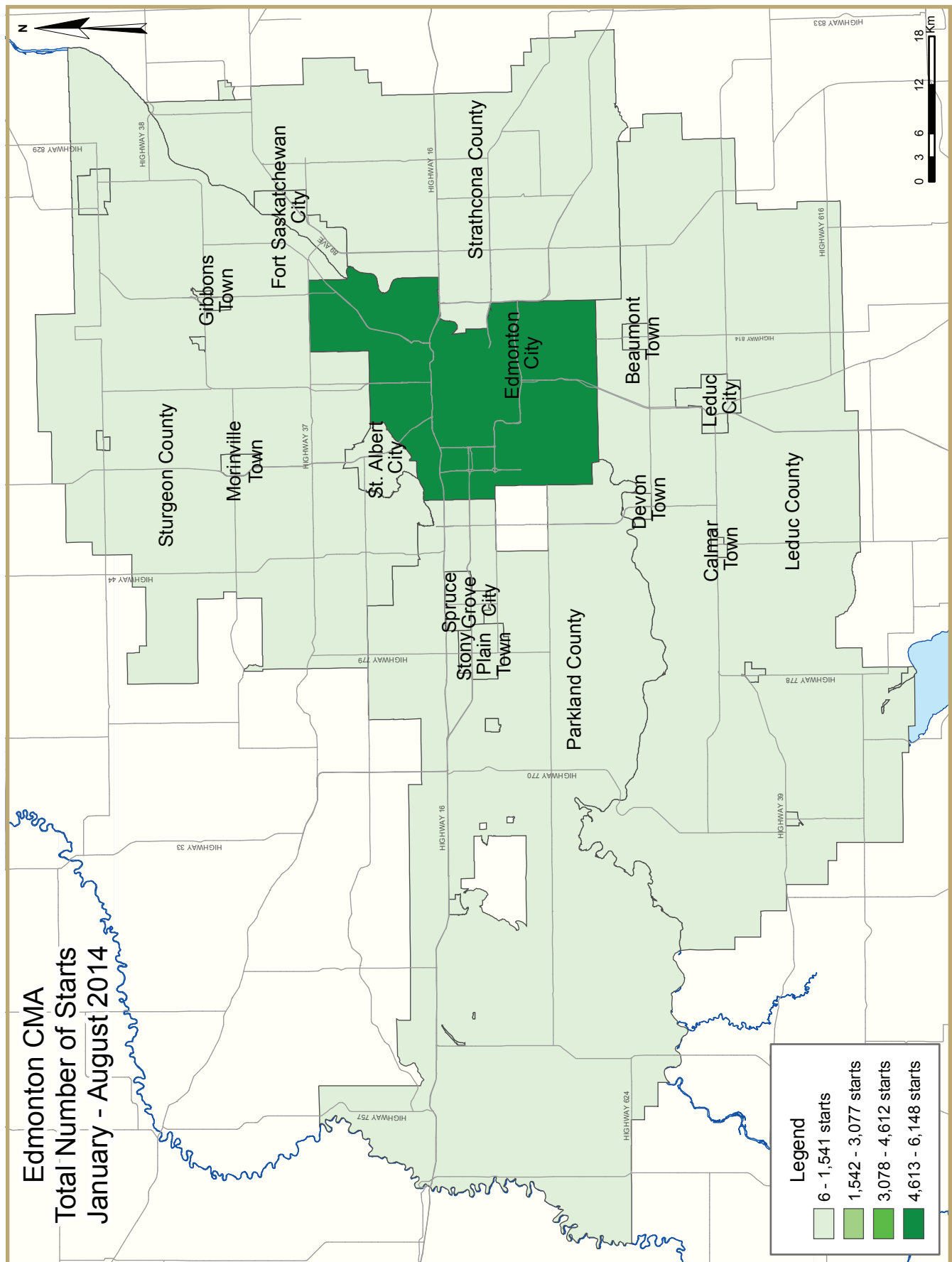












HOUSING NOW REPORT TABLES

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) August 2014		
Edmonton CMA ¹	July 2014	August 2014
Trend ²	13,213	13,879
SAAR	12,271	14,588
	August 2013	August 2014
Actual		
August - Single-Detached	614	685
August - Multiples	281	637
August - Total	895	1,322
January to August - Single-Detached	3,956	4,308
January to August - Multiples	5,987	4,430
January to August - Total	9,943	8,738

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2014	685	206	37	0	60	242	0	92	1,322
August 2013	614	188	40	0	45	0	8	0	895
% Change	11.6	9.6	-7.5	n/a	33.3	n/a	-100.0	n/a	47.7
Year-to-date 2014	4,305	1,666	319	2	572	1,183	5	686	8,738
Year-to-date 2013	3,954	1,344	326	2	743	2,241	83	1,250	9,943
% Change	8.9	24.0	-2.1	0.0	-23.0	-47.2	-94.0	-45.1	-12.1
UNDER CONSTRUCTION									
August 2014	4,226	1,648	411	7	1,004	4,174	17	2,603	14,090
August 2013	3,984	1,313	301	4	1,010	5,079	111	2,028	13,830
% Change	6.1	25.5	36.5	75.0	-0.6	-17.8	-84.7	28.4	1.9
COMPLETIONS									
August 2014	591	180	45	0	67	86	0	186	1,155
August 2013	600	236	8	0	78	10	0	148	1,080
% Change	-1.5	-23.7	**	n/a	-14.1	**	n/a	25.7	6.9
Year-to-date 2014	4,031	1,346	256	1	526	757	10	1,722	8,649
Year-to-date 2013	3,700	1,366	155	4	736	711	33	1,407	8,112
% Change	8.9	-1.5	65.2	-75.0	-28.5	6.5	-69.7	22.4	6.6
COMPLETED & NOT ABSORBED									
August 2014	539	180	20	2	76	201	n/a	n/a	1,018
August 2013	593	217	18	0	140	266	n/a	n/a	1,234
% Change	-9.1	-17.1	11.1	n/a	-45.7	-24.4	n/a	n/a	-17.5
ABSORBED									
August 2014	616	159	49	0	60	104	n/a	n/a	988
August 2013	585	210	11	0	76	37	n/a	n/a	919
% Change	5.3	-24.3	**	n/a	-21.1	181.1	n/a	n/a	7.5
Year-to-date 2014	4,110	1,373	271	0	608	822	n/a	n/a	7,184
Year-to-date 2013	3,717	1,299	161	4	760	920	n/a	n/a	6,861
% Change	10.6	5.7	68.3	-100.0	-20.0	-10.7	n/a	n/a	4.7

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

Table 1.2: Housing Activity Summary by Submarket
August 2014

	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 2014	468	162	19	0	48	121	0	0	818
August 2013	349	148	4	0	27	0	0	0	528
Beaumont Town									
August 2014	11	2	0	0	0	0	0	0	13
August 2013	13	4	16	0	0	0	0	0	33
Devon Town									
August 2014	1	0	0	0	0	0	0	0	1
August 2013	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2014	23	4	0	0	7	0	0	0	34
August 2013	32	4	0	0	0	0	8	0	44
Leduc City									
August 2014	20	6	15	0	0	0	0	0	41
August 2013	18	6	8	0	0	0	0	0	32
Leduc County									
August 2014	14	0	0	0	0	0	0	0	14
August 2013	23	0	0	0	0	0	0	0	23
Morinville Town									
August 2014	4	0	3	0	0	0	0	36	43
August 2013	8	0	0	0	0	0	0	0	8
Parkland County									
August 2014	24	2	0	0	0	0	0	0	26
August 2013	28	0	0	0	0	0	0	0	28
Spruce Grove City									
August 2014	40	14	0	0	0	0	0	0	54
August 2013	43	12	12	0	0	0	0	0	67
St. Albert City									
August 2014	18	2	0	0	0	121	0	0	141
August 2013	15	0	0	0	4	0	0	0	19
Stony Plain Town									
August 2014	14	8	0	0	0	0	0	0	22
August 2013	14	6	0	0	3	0	0	0	23
Strathcona County									
August 2014	24	6	0	0	5	0	0	56	91
August 2013	42	8	0	0	11	0	0	0	61
Sturgeon County									
August 2014	12	0	0	0	0	0	0	0	12
August 2013	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
August 2014	12	0	0	0	0	0	0	0	12
August 2013	12	0	0	0	0	0	0	0	12
Edmonton CMA									
August 2014	685	206	37	0	60	242	0	92	1,322
August 2013	614	188	40	0	45	0	8	0	895

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

Table 1.2: Housing Activity Summary by Submarket
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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
August 2014	2,867	1,238	299	7	784	3,763	5	1,880	10,843
August 2013	2,589	1,051	162	4	858	4,755	40	1,353	10,812
Beaumont Town									
August 2014	108	26	0	0	0	0	0	0	134
August 2013	121	30	51	0	0	0	0	104	306
Devon Town									
August 2014	4	2	0	0	0	0	0	0	6
August 2013	7	0	0	0	5	0	0	0	12
Fort Saskatchewan City									
August 2014	172	50	4	0	17	0	0	71	314
August 2013	156	42	0	0	6	0	59	0	263
Leduc City									
August 2014	203	106	47	0	41	160	8	0	565
August 2013	211	66	21	0	23	160	0	0	481
Leduc County									
August 2014	117	0	0	0	0	0	0	0	117
August 2013	115	0	0	0	0	0	0	0	115
Morinville Town									
August 2014	29	2	3	0	0	0	0	73	107
August 2013	32	0	15	0	3	0	8	0	58
Parkland County									
August 2014	94	4	0	0	0	0	0	0	98
August 2013	132	2	0	0	0	0	0	0	134
Spruce Grove City									
August 2014	172	108	52	0	24	0	0	247	603
August 2013	144	64	52	0	15	92	0	143	510
St. Albert City									
August 2014	118	8	0	0	74	193	0	188	581
August 2013	102	4	0	0	4	72	0	428	610
Stony Plain Town									
August 2014	55	40	6	0	11	0	0	0	112
August 2013	36	18	0	0	19	0	0	0	73
Strathcona County									
August 2014	184	64	0	0	53	58	0	144	503
August 2013	221	36	0	0	77	0	0	0	334
Sturgeon County									
August 2014	59	0	0	0	0	0	0	0	59
August 2013	73	0	0	0	0	0	0	0	73
Remainder of the CMA									
August 2014	44	0	0	0	0	0	4	0	48
August 2013	45	0	0	0	0	0	4	0	49
Edmonton CMA									
August 2014	4,226	1,648	411	7	1,004	4,174	17	2,603	14,090
August 2013	3,984	1,313	301	4	1,010	5,079	111	2,028	13,830

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
August 2014	344	86	4	0	44	86	0	79	643
August 2013	389	140	0	0	58	10	0	79	676
Beaumont Town									
August 2014	14	8	15	0	0	0	0	0	37
August 2013	26	2	0	0	0	0	0	0	28
Devon Town									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2014	20	14	0	0	0	0	0	71	105
August 2013	15	10	0	0	2	0	0	0	27
Leduc City									
August 2014	22	12	3	0	0	0	0	0	37
August 2013	18	4	0	0	0	0	0	0	22
Leduc County									
August 2014	13	0	0	0	0	0	0	0	13
August 2013	21	0	0	0	0	0	0	0	21
Morinville Town									
August 2014	5	0	8	0	0	0	0	0	13
August 2013	6	0	0	0	4	0	0	0	10
Parkland County									
August 2014	25	2	0	0	0	0	0	0	27
August 2013	21	2	0	0	0	0	0	0	23
Spruce Grove City									
August 2014	58	48	15	0	6	0	0	0	127
August 2013	27	32	8	0	4	0	0	0	71
St. Albert City									
August 2014	20	0	0	0	6	0	0	0	26
August 2013	16	8	0	0	0	0	0	0	24
Stony Plain Town									
August 2014	28	8	0	0	3	0	0	0	39
August 2013	14	22	0	0	0	0	0	0	36
Strathcona County									
August 2014	21	2	0	0	8	0	0	0	31
August 2013	39	16	0	0	10	0	0	69	134
Sturgeon County									
August 2014	14	0	0	0	0	0	0	0	14
August 2013	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
August 2014	7	0	0	0	0	0	0	36	43
August 2013	1	0	0	0	0	0	0	0	1
Edmonton CMA									
August 2014	591	180	45	0	67	86	0	186	1,155
August 2013	600	236	8	0	78	10	0	148	1,080

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2014	279	110	8	2	37	151	n/a	n/a	587
August 2013	281	133	7	0	74	159	n/a	n/a	654
Beaumont Town									
August 2014	20	3	1	0	0	0	n/a	n/a	24
August 2013	44	3	1	0	0	0	n/a	n/a	48
Devon Town									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	4	0	0	0	0	0	n/a	n/a	4
Fort Saskatchewan City									
August 2014	35	12	0	0	1	0	n/a	n/a	48
August 2013	43	5	0	0	3	7	n/a	n/a	58
Leduc City									
August 2014	35	6	7	0	3	0	n/a	n/a	51
August 2013	36	14	1	0	0	15	n/a	n/a	66
Leduc County									
August 2014	4	0	0	0	0	0	n/a	n/a	4
August 2013	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
August 2014	1	0	2	0	0	0	n/a	n/a	3
August 2013	16	1	3	0	16	0	n/a	n/a	36
Parkland County									
August 2014	12	2	0	0	0	0	n/a	n/a	14
August 2013	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
August 2014	56	32	2	0	5	49	n/a	n/a	144
August 2013	39	22	6	0	21	0	n/a	n/a	88
St. Albert City									
August 2014	38	2	0	0	11	1	n/a	n/a	52
August 2013	37	0	0	0	0	18	n/a	n/a	55
Stony Plain Town									
August 2014	21	8	0	0	9	0	n/a	n/a	38
August 2013	35	35	0	0	14	42	n/a	n/a	126
Strathcona County									
August 2014	30	5	0	0	10	0	n/a	n/a	45
August 2013	37	4	0	0	12	25	n/a	n/a	78
Sturgeon County									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
August 2014	8	0	0	0	0	0	n/a	n/a	8
August 2013	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
August 2014	539	180	20	2	76	201	n/a	n/a	1,018
August 2013	593	217	18	0	140	266	n/a	n/a	1,234

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2014	379	81	6	0	45	99	n/a	n/a	610
August 2013	378	127	3	0	55	22	n/a	n/a	585
Beaumont Town									
August 2014	15	6	15	0	0	0	n/a	n/a	36
August 2013	21	1	0	0	0	0	n/a	n/a	22
Devon Town									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
August 2014	19	14	0	0	0	0	n/a	n/a	33
August 2013	18	16	0	0	1	1	n/a	n/a	36
Leduc City									
August 2014	26	13	8	0	0	0	n/a	n/a	47
August 2013	17	9	1	0	0	0	n/a	n/a	27
Leduc County									
August 2014	15	0	0	0	0	0	n/a	n/a	15
August 2013	19	0	0	0	0	0	n/a	n/a	19
Morinville Town									
August 2014	6	0	6	0	0	0	n/a	n/a	12
August 2013	6	0	0	0	5	0	n/a	n/a	11
Parkland County									
August 2014	23	0	0	0	0	0	n/a	n/a	23
August 2013	22	2	0	0	0	0	n/a	n/a	24
Spruce Grove City									
August 2014	47	34	14	0	5	2	n/a	n/a	102
August 2013	21	28	7	0	7	0	n/a	n/a	63
St. Albert City									
August 2014	25	1	0	0	3	3	n/a	n/a	32
August 2013	19	0	0	0	0	2	n/a	n/a	21
Stony Plain Town									
August 2014	19	8	0	0	3	0	n/a	n/a	30
August 2013	12	12	0	0	1	0	n/a	n/a	25
Strathcona County									
August 2014	22	2	0	0	4	0	n/a	n/a	28
August 2013	43	15	0	0	7	12	n/a	n/a	77
Sturgeon County									
August 2014	14	0	0	0	0	0	n/a	n/a	14
August 2013	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
August 2014	6	0	0	0	0	0	n/a	n/a	6
August 2013	3	0	0	0	0	0	n/a	n/a	3
Edmonton CMA									
August 2014	616	159	49	0	60	104	n/a	n/a	988
August 2013	585	210	11	0	76	37	n/a	n/a	919

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
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Edmonton City	468	349	164	156	65	23	121	0	818	528	54.9
Beaumont Town	11	13	2	4	0	16	0	0	13	33	-60.6
Calmar Town	2	1	0	0	0	0	0	0	2	1	100.0
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	23	32	4	4	7	8	0	0	34	44	-22.7
Gibbons Town	3	6	0	0	0	0	0	0	3	6	-50.0
Leduc City	20	18	6	6	15	8	0	0	41	32	28.1
Leduc County	14	23	0	0	0	0	0	0	14	23	-39.1
Morinville Town	4	8	0	0	3	0	36	0	43	8	**
Parkland County	24	28	2	0	0	0	0	0	26	28	-7.1
Spruce Grove City	40	43	14	12	0	12	0	0	54	67	-19.4
St. Albert City	18	15	2	4	0	0	121	0	141	19	**
Stony Plain Town	14	14	8	6	0	3	0	0	22	23	-4.3
Strathcona County	24	42	8	16	3	3	56	0	91	61	49.2
Sturgeon County	12	16	0	0	0	0	0	0	12	16	-25.0
Remainder of the CMA	7	5	0	0	0	0	0	0	7	5	40.0
Edmonton CMA	685	614	210	208	93	73	334	0	1,322	895	47.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	3,008	2,628	1,274	1,068	548	799	1,318	2,713	6,148	7,208	-14.7
Beaumont Town	82	91	20	28	3	44	0	104	105	267	-60.7
Calmar Town	17	8	0	0	0	0	0	0	17	8	112.5
Devon Town	4	2	2	0	0	0	0	0	6	2	200.0
Fort Saskatchewan City	190	152	74	44	11	59	0	0	275	255	7.8
Gibbons Town	7	16	0	0	0	0	0	0	7	16	-56.3
Leduc City	177	193	110	68	72	25	0	0	359	286	25.5
Leduc County	66	76	0	0	0	0	0	0	66	76	-13.2
Morinville Town	31	30	2	2	3	19	36	0	72	51	41.2
Parkland County	96	116	6	2	0	0	0	0	102	118	-13.6
Spruce Grove City	215	169	122	92	86	82	104	143	527	486	8.4
St. Albert City	133	98	50	8	22	0	231	500	436	606	-28.1
Stony Plain Town	67	57	46	30	12	3	0	0	125	90	38.9
Strathcona County	144	236	80	80	18	43	144	0	386	359	7.5
Sturgeon County	55	71	0	0	0	0	0	0	55	71	-22.5
Remainder of the CMA	16	13	0	0	0	0	36	31	52	44	18.2
Edmonton CMA	4,308	3,956	1,786	1,422	775	1,074	1,869	3,491	8,738	9,943	-12.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Edmonton City	65	23	0	0	121	0	0	0
Beaumont Town	0	16	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	7	0	0	8	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	15	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	12	0	0	0	0	0	0
St. Albert City	0	0	0	0	121	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	3	3	0	0	0	0	56	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	93	65	0	8	242	0	92	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	548	777	0	22	1,062	2,138	256	575
Beaumont Town	3	44	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	0	0	59	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	68	25	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	19	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	86	82	0	0	0	0	104	143
St. Albert City	22	0	0	0	121	72	110	428
Stony Plain Town	12	3	0	0	0	0	0	0
Strathcona County	18	43	0	0	0	0	144	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	31	36	0
Edmonton CMA	771	993	4	81	1,183	2,241	686	1,250

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Edmonton City	649	501	169	27	0	0	818	528
Beaumont Town	13	33	0	0	0	0	13	33
Calmar Town	2	1	0	0	0	0	2	1
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	27	36	7	0	0	8	34	44
Gibbons Town	3	6	0	0	0	0	3	6
Leduc City	41	32	0	0	0	0	41	32
Leduc County	14	23	0	0	0	0	14	23
Morinville Town	7	8	0	0	36	0	43	8
Parkland County	26	28	0	0	0	0	26	28
Spruce Grove City	54	67	0	0	0	0	54	67
St. Albert City	20	15	121	4	0	0	141	19
Stony Plain Town	22	20	0	3	0	0	22	23
Strathcona County	30	50	5	11	56	0	91	61
Sturgeon County	12	16	0	0	0	0	12	16
Remainder of the CMA	7	5	0	0	0	0	7	5
Edmonton CMA	928	842	302	45	92	8	1,322	895

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	4,411	3,823	1,480	2,786	257	599	6,148	7,208
Beaumont Town	105	163	0	0	0	104	105	267
Calmar Town	17	8	0	0	0	0	17	8
Devon Town	6	2	0	0	0	0	6	2
Fort Saskatchewan City	258	194	17	2	0	59	275	255
Gibbons Town	7	16	0	0	0	0	7	16
Leduc City	328	279	27	7	4	0	359	286
Leduc County	66	76	0	0	0	0	66	76
Morinville Town	36	47	0	4	36	0	72	51
Parkland County	102	118	0	0	0	0	102	118
Spruce Grove City	411	337	12	6	104	143	527	486
St. Albert City	143	102	183	76	110	428	436	606
Stony Plain Town	119	87	6	3	0	0	125	90
Strathcona County	210	288	32	71	144	0	386	359
Sturgeon County	55	71	0	0	0	0	55	71
Remainder of the CMA	16	13	0	31	36	0	52	44
Edmonton CMA	6,290	5,624	1,757	2,986	691	1,333	8,738	9,943

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Edmonton City	344	389	108	142	26	56	165	89	643	676	-4.9
Beaumont Town	14	26	8	2	15	0	0	0	37	28	32.1
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	20	15	14	12	0	0	71	0	105	27	**
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	22	18	12	4	3	0	0	0	37	22	68.2
Leduc County	13	21	0	0	0	0	0	0	13	21	-38.1
Morinville Town	5	6	0	0	8	4	0	0	13	10	30.0
Parkland County	25	21	2	2	0	0	0	0	27	23	17.4
Spruce Grove City	58	27	48	36	21	8	0	0	127	71	78.9
St. Albert City	20	16	6	8	0	0	0	0	26	24	8.3
Stony Plain Town	28	14	8	22	3	0	0	0	39	36	8.3
Strathcona County	21	39	6	26	4	0	0	69	31	134	-76.9
Sturgeon County	14	6	0	0	0	0	0	0	14	6	133.3
Remainder of the CMA	2	0	0	0	0	0	36	0	38	0	n/a
Edmonton CMA	591	600	212	254	80	68	272	158	1,155	1,080	6.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	2,672	2,334	1,068	1,044	392	600	1,714	1,698	5,846	5,676	3.0
Beaumont Town	93	142	32	22	42	4	104	0	271	168	61.3
Calmar Town	17	10	0	0	0	8	0	0	17	18	-5.6
Devon Town	2	6	0	0	0	0	0	0	2	6	-66.7
Fort Saskatchewan City	152	144	64	48	0	4	71	0	287	196	46.4
Gibbons Town	15	13	0	0	0	0	0	0	15	13	15.4
Leduc City	188	182	60	80	68	25	0	0	316	287	10.1
Leduc County	61	65	0	0	0	0	0	0	61	65	-6.2
Morinville Town	31	37	0	2	16	22	0	0	47	61	-23.0
Parkland County	145	129	2	8	0	0	0	0	147	137	7.3
Spruce Grove City	211	141	128	126	93	79	92	202	524	548	-4.4
St. Albert City	118	103	38	10	0	0	428	118	584	231	152.8
Stony Plain Town	61	76	22	60	14	16	34	0	131	152	-13.8
Strathcona County	162	211	68	74	31	58	0	69	261	412	-36.7
Sturgeon County	85	85	0	0	0	0	0	0	85	85	0.0
Remainder of the CMA	19	26	0	0	0	0	36	31	55	57	-3.5
Edmonton CMA	4,032	3,704	1,482	1,474	656	816	2,479	2,118	8,649	8,112	6.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Edmonton City	26	56	0	0	86	10	79	79
Beaumont Town	15	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	71	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	8	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	21	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	4	0	0	0	0	0	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	36	0
Edmonton CMA	80	68	0	0	86	10	186	148

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	386	585	6	15	665	711	1,049	987
Beaumont Town	42	4	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	68	25	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	16	0	6	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	93	79	0	0	92	0	0	202
St. Albert City	0	0	0	0	0	0	428	118
Stony Plain Town	14	16	0	0	0	0	34	0
Strathcona County	31	58	0	0	0	0	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	36	31
Edmonton CMA	650	787	6	29	757	711	1,722	1,407

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Edmonton City	434	529	130	68	79	79	643	676
Beaumont Town	37	28	0	0	0	0	37	28
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	34	25	0	2	71	0	105	27
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	37	22	0	0	0	0	37	22
Leduc County	13	21	0	0	0	0	13	21
Morinville Town	13	6	0	4	0	0	13	10
Parkland County	27	23	0	0	0	0	27	23
Spruce Grove City	121	67	6	4	0	0	127	71
St. Albert City	20	24	6	0	0	0	26	24
Stony Plain Town	36	36	3	0	0	0	39	36
Strathcona County	23	55	8	10	0	69	31	134
Sturgeon County	14	6	0	0	0	0	14	6
Remainder of the CMA	2	0	0	0	36	0	38	0
Edmonton CMA	816	844	153	88	186	148	1,155	1,080

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	3,736	3,393	1,051	1,277	1,059	1,006	5,846	5,676
Beaumont Town	167	168	0	0	104	0	271	168
Calmar Town	17	10	0	0	0	8	17	18
Devon Town	2	6	0	0	0	0	2	6
Fort Saskatchewan City	214	191	2	5	71	0	287	196
Gibbons Town	15	13	0	0	0	0	15	13
Leduc City	301	270	15	17	0	0	316	287
Leduc County	61	65	0	0	0	0	61	65
Morinville Town	43	47	4	8	0	6	47	61
Parkland County	147	137	0	0	0	0	147	137
Spruce Grove City	417	322	107	24	0	202	524	548
St. Albert City	124	113	32	0	428	118	584	231
Stony Plain Town	83	136	14	16	34	0	131	152
Strathcona County	202	239	59	104	0	69	261	412
Sturgeon County	85	85	0	0	0	0	85	85
Remainder of the CMA	19	26	0	0	36	31	55	57
Edmonton CMA	5,633	5,221	1,284	1,451	1,732	1,440	8,649	8,112

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**August 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													
August 2014	12	3.2	124	33.3	132	35.5	50	13.4	54	14.5	372	485,550	544,209
August 2013	25	6.8	130	35.3	106	28.8	35	9.5	72	19.6	368	479,750	576,715
Year-to-date 2014	133	4.9	828	30.8	892	33.2	414	15.4	420	15.6	2,687	492,981	554,138
Year-to-date 2013	220	9.6	892	39.0	673	29.4	206	9.0	297	13.0	2,288	452,700	525,765
Beaumont Town													
August 2014	2	13.3	7	46.7	4	26.7	2	13.3	0	0.0	15	442,000	450,929
August 2013	0	0.0	6	28.6	11	52.4	4	19.0	0	0.0	21	495,517	482,752
Year-to-date 2014	4	3.7	41	37.6	42	38.5	18	16.5	4	3.7	109	478,300	489,580
Year-to-date 2013	2	1.6	45	36.3	49	39.5	26	21.0	2	1.6	124	481,245	485,889
Calmar Town													
August 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	313,250	316,008
Year-to-date 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Devon Town													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Fort Saskatchewan City													
August 2014	0	0.0	4	21.1	12	63.2	3	15.8	0	0.0	19	460,000	473,574
August 2013	4	22.2	10	55.6	2	11.1	1	5.6	1	5.6	18	412,850	425,378
Year-to-date 2014	5	3.3	54	36.0	53	35.3	24	16.0	14	9.3	150	461,500	507,822
Year-to-date 2013	20	12.9	84	54.2	31	20.0	9	5.8	11	7.1	155	426,500	450,671
Gibbons Town													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	345,000	355,733
Year-to-date 2013	5	41.7	3	25.0	4	33.3	0	0.0	0	0.0	12	377,500	386,992
Leduc City													
August 2014	7	26.9	7	26.9	8	30.8	4	15.4	0	0.0	26	420,997	443,062
August 2013	10	58.8	1	5.9	6	35.3	0	0.0	0	0.0	17	332,624	387,768
Year-to-date 2014	51	27.4	60	32.3	54	29.0	20	10.8	1	0.5	186	412,401	433,363
Year-to-date 2013	42	23.5	75	41.9	41	22.9	13	7.3	8	4.5	179	413,042	434,827
Leduc County													
August 2014	2	13.3	2	13.3	2	13.3	4	26.7	5	33.3	15	601,500	587,046
August 2013	2	10.5	4	21.1	6	31.6	3	15.8	4	21.1	19	496,500	513,837
Year-to-date 2014	5	8.1	12	19.4	14	22.6	16	25.8	15	24.2	62	553,706	567,290
Year-to-date 2013	9	14.8	11	18.0	16	26.2	12	19.7	13	21.3	61	506,300	517,860
Morinville Town													
August 2014	0	0.0	5	83.3	0	0.0	1	16.7	0	0.0	6	--	--
August 2013	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	2	4.4	35	77.8	7	15.6	1	2.2	0	0.0	45	409,900	414,093
Year-to-date 2013	2	5.7	29	82.9	3	8.6	1	2.9	0	0.0	35	399,000	407,017

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2014	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
August 2013	1	12.5	1	12.5	0	0.0	2	25.0	4	50.0	8	--	--
Year-to-date 2014	9	15.0	0	0.0	5	8.3	5	8.3	41	68.3	60	777,000	808,691
Year-to-date 2013	5	11.9	4	9.5	1	2.4	9	21.4	23	54.8	42	705,700	722,197
Spruce Grove City													
August 2014	4	8.9	18	40.0	16	35.6	5	11.1	2	4.4	45	454,410	460,324
August 2013	7	33.3	10	47.6	2	9.5	2	9.5	0	0.0	21	391,962	399,406
Year-to-date 2014	21	11.5	71	39.0	57	31.3	22	12.1	11	6.0	182	449,900	463,216
Year-to-date 2013	22	15.3	54	37.5	43	29.9	18	12.5	7	4.9	144	439,288	454,513
St. Albert City													
August 2014	0	0.0	0	0.0	4	16.7	8	33.3	12	50.0	24	639,000	704,175
August 2013	0	0.0	0	0.0	8	44.4	2	11.1	8	44.4	18	615,500	658,306
Year-to-date 2014	0	0.0	5	4.3	28	23.9	41	35.0	43	36.8	117	615,000	652,557
Year-to-date 2013	0	0.0	10	10.2	38	38.8	16	16.3	34	34.7	98	553,500	608,705
Stony Plain Town													
August 2014	4	23.5	3	17.6	7	41.2	1	5.9	2	11.8	17	490,266	471,566
August 2013	5	45.5	2	18.2	1	9.1	1	9.1	2	18.2	11	387,427	444,539
Year-to-date 2014	6	11.1	14	25.9	19	35.2	6	11.1	9	16.7	54	493,023	540,511
Year-to-date 2013	11	16.4	36	53.7	12	17.9	2	3.0	6	9.0	67	399,900	449,676
Strathcona County													
August 2014	0	0.0	1	4.8	8	38.1	7	33.3	5	23.8	21	557,000	720,186
August 2013	1	2.4	7	17.1	18	43.9	4	9.8	11	26.8	41	515,000	669,829
Year-to-date 2014	0	0.0	10	6.2	67	41.6	44	27.3	40	24.8	161	555,000	720,167
Year-to-date 2013	5	2.2	48	20.8	91	39.4	40	17.3	47	20.3	231	510,000	625,005
Sturgeon County													
August 2014	0	0.0	1	7.7	5	38.5	5	38.5	2	15.4	13	560,000	618,077
August 2013	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	--	--
Year-to-date 2014	9	11.4	5	6.3	16	20.3	21	26.6	28	35.4	79	610,000	626,557
Year-to-date 2013	6	7.1	6	7.1	22	26.2	23	27.4	27	32.1	84	590,000	641,250
Remainder of the CMA													
August 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2014	2	15.4	6	46.2	1	7.7	1	7.7	3	23.1	13	410,000	499,238
Year-to-date 2013	8	44.4	3	16.7	0	0.0	4	22.2	3	16.7	18	350,000	522,324
Edmonton CMA													
August 2014	35	6.0	174	29.7	198	33.8	91	15.5	88	15.0	586	489,900	542,233
August 2013	57	10.3	174	31.3	163	29.3	57	10.3	105	18.9	556	481,995	562,665
Year-to-date 2014	265	6.7	1,157	29.4	1,257	31.9	633	16.1	629	16.0	3,941	493,536	552,102
Year-to-date 2013	366	10.3	1,301	36.7	1,025	28.9	379	10.7	478	13.5	3,549	456,982	523,599

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	544,209	576,715	-5.6	554,138	525,765	5.4
Beaumont Town	450,929	482,752	-6.6	489,580	485,889	0.8
Calmar Town	--	--	n/a	316,008	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	473,574	425,378	11.3	507,822	450,671	12.7
Gibbons Town	--	--	n/a	355,733	386,992	-8.1
Leduc City	443,062	387,768	14.3	433,363	434,827	-0.3
Leduc County	587,046	513,837	14.2	567,290	517,860	9.5
Morinville Town	--	--	n/a	414,093	407,017	1.7
Parkland County	--	--	n/a	808,691	722,197	12.0
Spruce Grove City	460,324	399,406	15.3	463,216	454,513	1.9
St. Albert City	704,175	658,306	7.0	652,557	608,705	7.2
Stony Plain Town	471,566	444,539	6.1	540,511	449,676	20.2
Strathcona County	720,186	669,829	7.5	720,167	625,005	15.2
Sturgeon County	618,077	--	n/a	626,557	641,250	-2.3
Remainder of the CMA	--	--	n/a	499,238	522,324	-4.4
Edmonton CMA	542,233	562,665	-3.6	552,102	523,599	5.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
August 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	1,254	-3.6	1,542	2,178	2,390	64.5	357,061	6.8	360,652
	March	1,748	6.3	1,660	2,950	2,617	63.4	358,464	2.2	354,706
	April	2,098	14.1	1,634	3,436	2,712	60.3	362,586	3.9	354,681
	May	2,235	3.9	1,688	3,869	2,717	62.1	368,345	5.0	356,789
	June	2,188	6.6	1,660	3,384	2,660	62.4	367,489	4.0	358,142
	July	2,081	-2.6	1,659	3,102	2,665	62.3	359,574	4.1	356,466
	August	1,736	-1.0	1,760	2,619	2,626	67.0	362,418	3.9	360,512
	September									
	October									
	November									
	December									
	Q2 2013	6,041	1.6		10,098			351,179	2.8	
	Q2 2014	6,521	7.9		10,689			366,205	4.3	
	YTD 2013	13,951	7.4		23,002			346,227	2.8	
	YTD 2014	14,327	2.7		23,820			361,477	4.4	

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
August 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	90.9	130.4	731	5.1	73.5	1,073
	March	581	3.14	4.99	90.9	132.5	737	4.8	73.6	1,072
	April	570	3.14	4.79	90.7	131.9	743	4.8	74.0	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.2	74.2	1,062
	June	570	3.14	4.79	91.1	132.1	744	5.5	74.1	1,063
	July	570	3.14	4.79	91.1	132.4	744	5.5	73.8	1,063
	August	570	3.14	4.79		132.2	741	5.6	73.3	1,063
	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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