

HOUSING NOW

Edmonton CMA



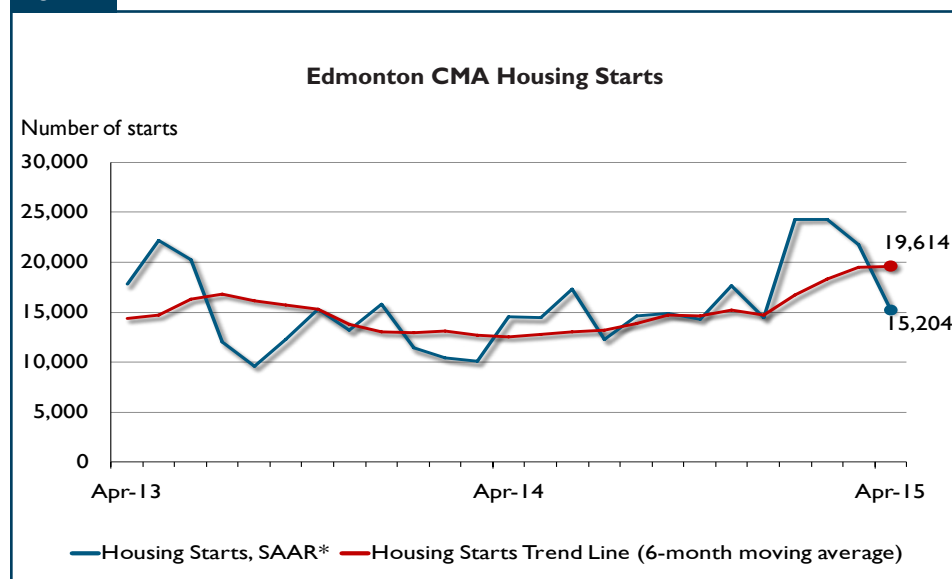
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

Highlights

- Actual housing starts increase in April
- Single-detached housing starts decline
- Multi-family housing starts move higher

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

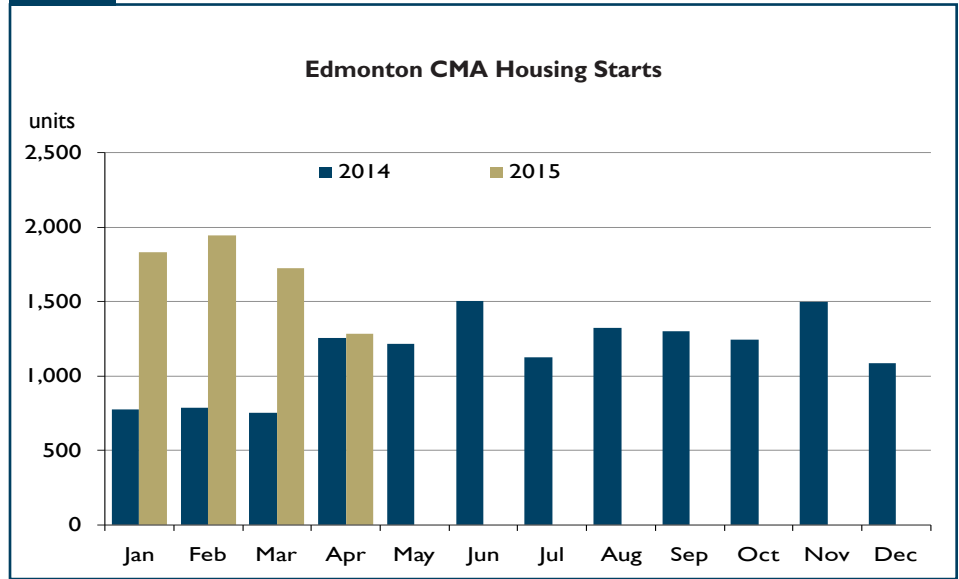
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 19,614 units in April compared to 19,465 in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA moved slightly higher in April totalling 1,286 units, up from 1,255 in the same month of 2014. An increase in the number of multi-family starts more than offset a decline in single-detached starts. Through the first four months of 2015, total housing starts were up 90 per cent year-over-year, rising from 3,570 in the same period of 2014 to 6,791.

Following nine consecutive months of year-over-year growth, single-detached housing starts were down seven per cent in April to 506 from 544 in the same month of 2014. Within the City of Edmonton, foundations were poured on 354 single-detached homes, six per cent lower than the 375 starts recorded one year prior. Weaker economic conditions due to lower oil prices, coupled with a rising selection on the resale home market, contributed to the pullback in April. Despite the recent decline, on a year-to-date basis, single-detached housing starts were up four per cent from 1,853 in 2014 to 1,928 in 2015.

Single-detached completions totalled 529 units in April, up 10 per cent from 479 in April 2014. At the same time, single-detached absorptions remained relatively stable in April at 520 compared to 519 in the same month of 2014. With completions outpacing absorptions, inventory rose. There were 601 new single-detached homes in inventory in April, the highest level since May 2014. Both show

Figure 2



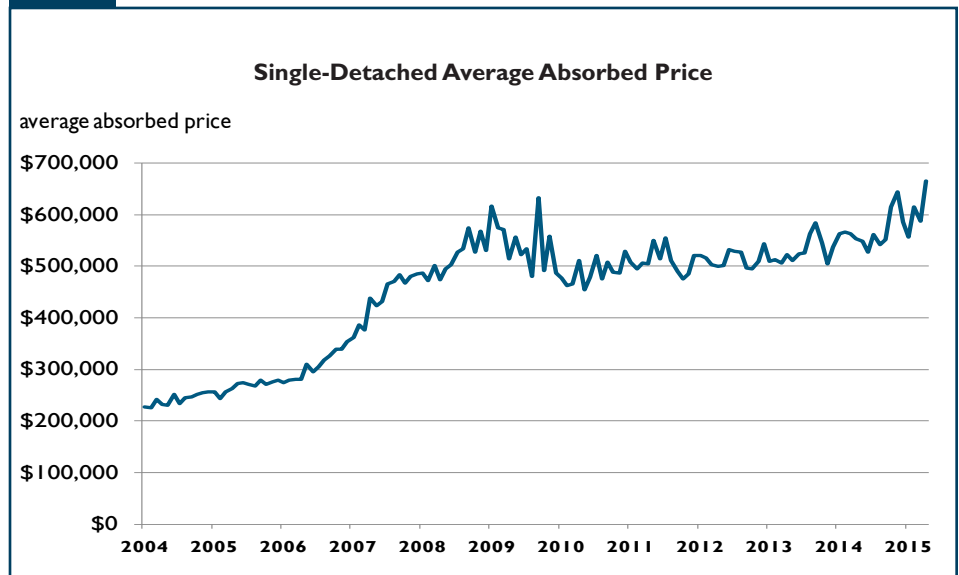
Source: CMHC

homes and spec homes increased on a month-over-month basis. Despite the increase, total inventory was still lower on a year-over-year basis in April.

The average single-detached absorbed price in the Edmonton CMA was \$665,523 in April 2015, up 20.2 per cent from the same month of 2014. The increase was attributable to a

higher proportion of more expensive homes being sold. Homes priced above \$700,000 accounted for 21 per cent of absorptions, up from 13 per cent in the same period one year prior. After four months of 2015, the average absorbed price for a single-detached home was \$607,032, up from \$561,139 in the same period of 2014.

Figure 3

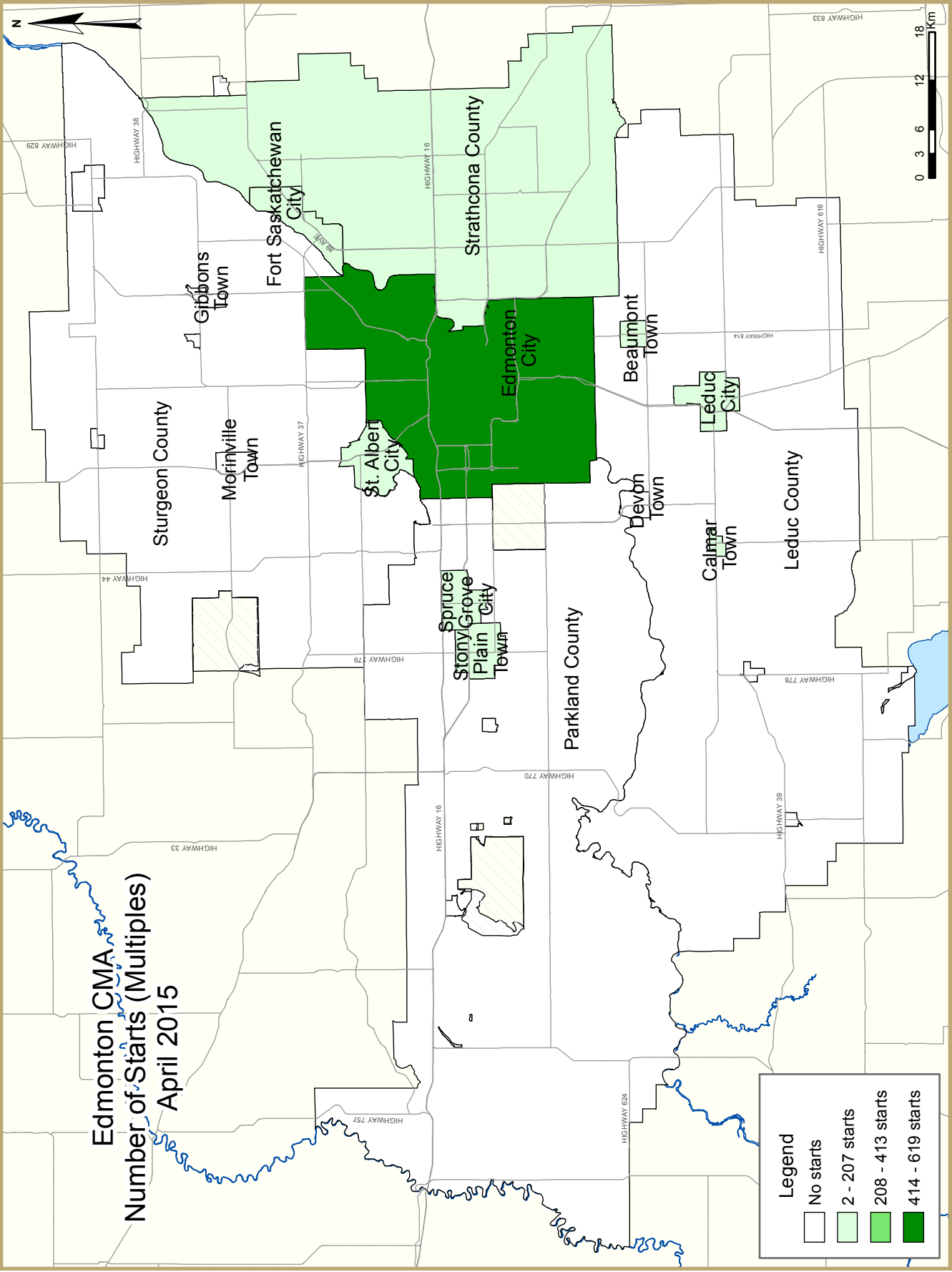


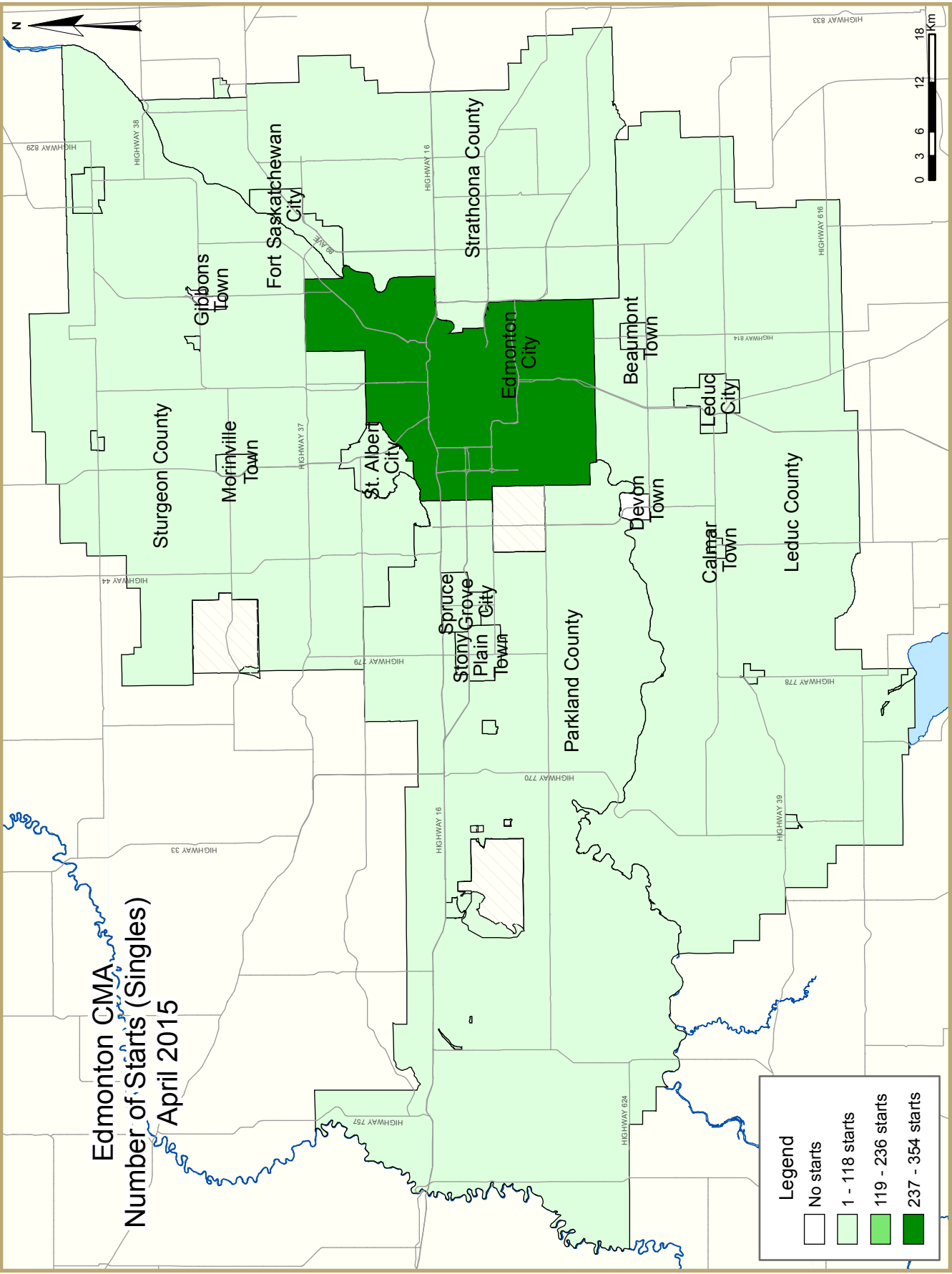
Source: CMHC

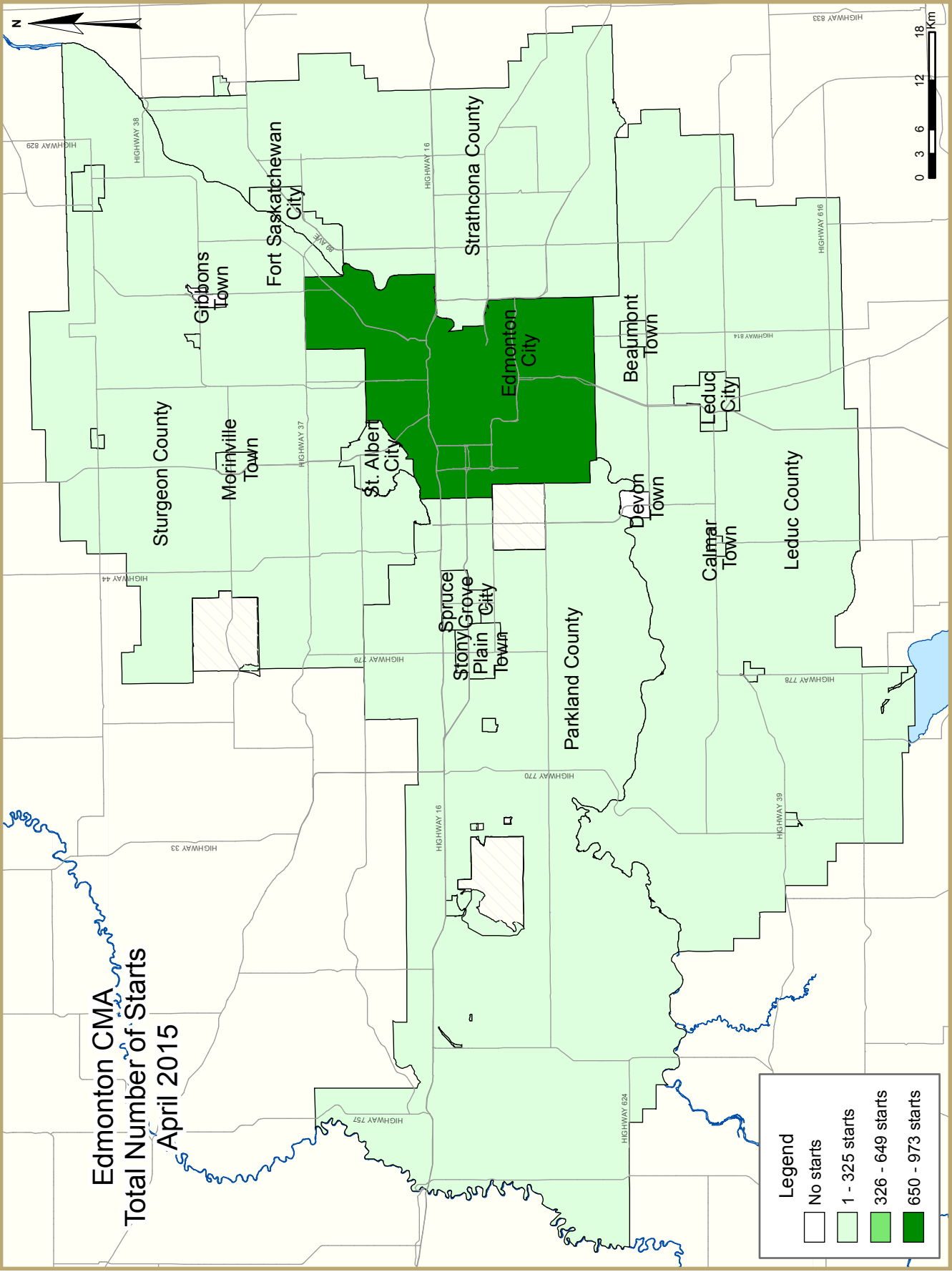
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, increased 10 per cent in April to 780, up from 711 starts in the same month of 2014. Higher apartment starts drove the increase, as both semi-detached and row starts moved lower. On a year-to-date basis, multi-family starts totalled 4,863 units, up from 1,717 in the same period of 2014. Relatively low inventory of ownership units, combined with a low vacancy rate on the rental market, have contributed to the elevated level of multi-family housing starts in recent months.

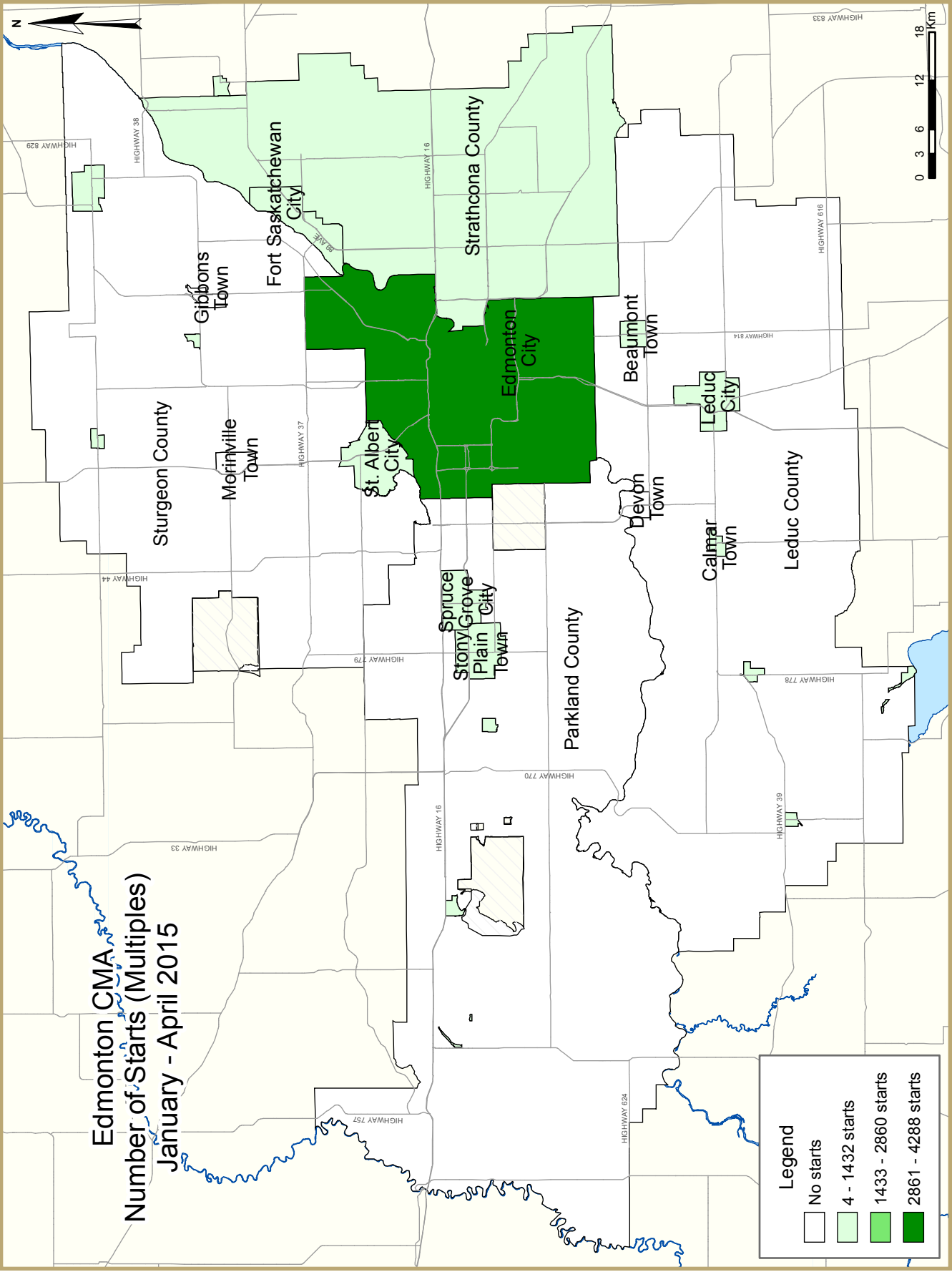
The increase in multi-family starts seen in recent months has pushed the number of units under construction higher. There were 12,363 multi-family units under construction in April, up 32 per cent from the same month of 2014. Completions of multi-family units also moved higher, rising 65 per cent year-over-year to 1,127 units. At the same time, absorptions of multi-family units of ownership tenure declined, as 321 units were absorbed, down from 393 in April 2014.

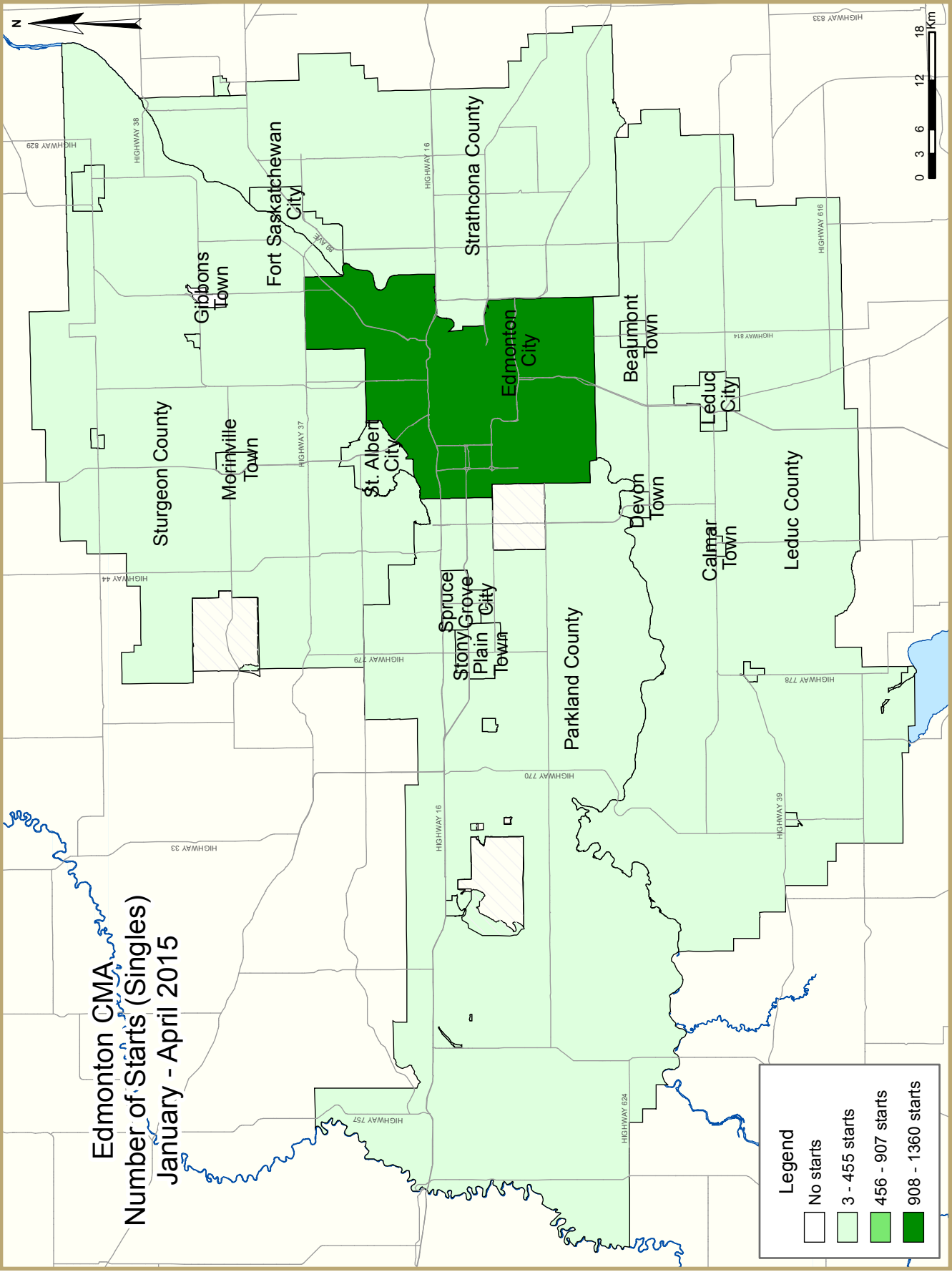
Although the number of multi-family units in inventory in the ownership market remained lower year-over-year, it moved up slightly to 464 units in April, from 454 units in March. As units under construction move to completion, inventory levels will face upward pressure.

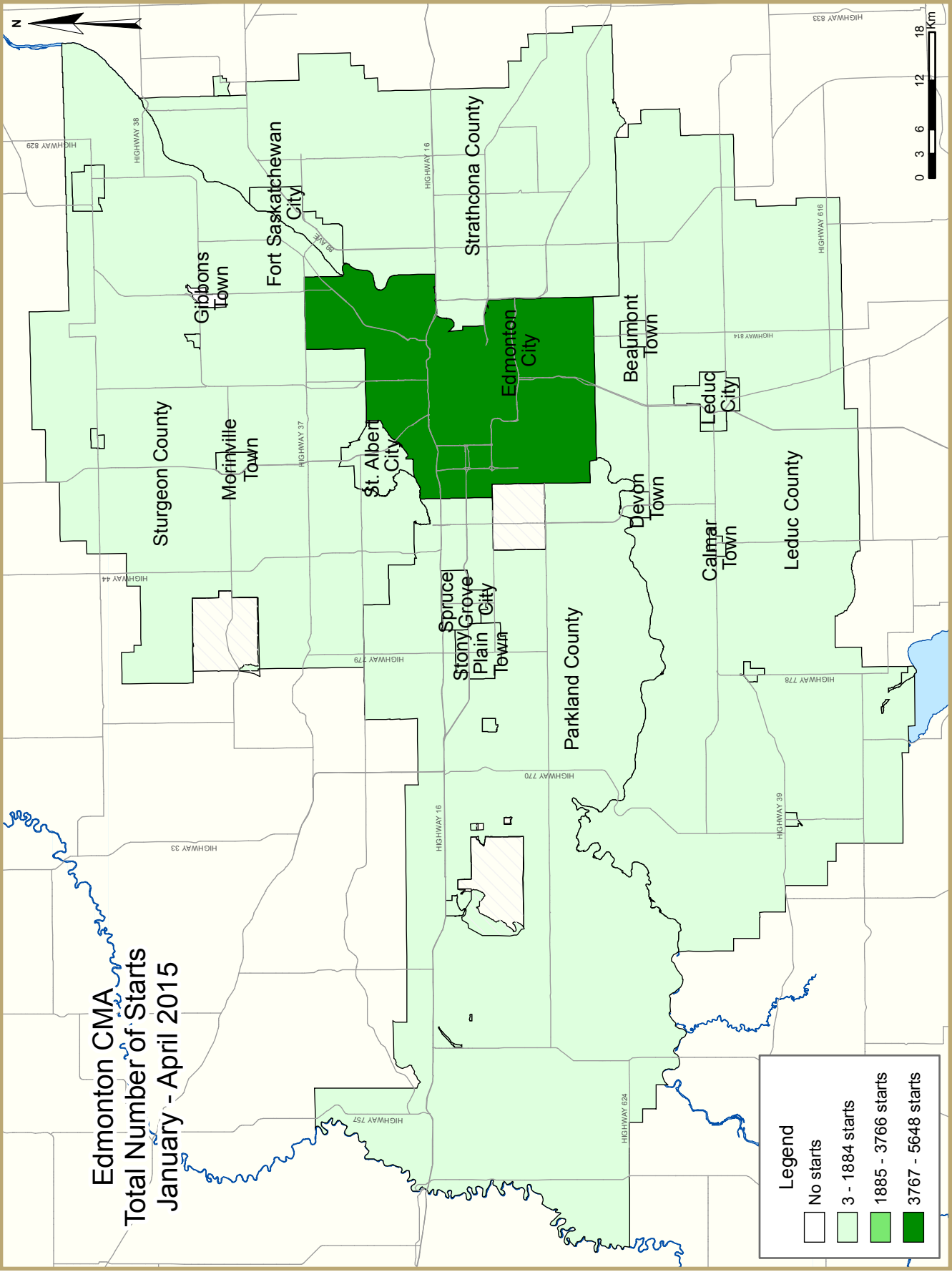












HOUSING NOW REPORT TABLES

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)		
April 2015		
Edmonton CMA ¹	March 2015	April 2015
Trend ²	19,465	19,614
SAAR	21,787	15,204
	April 2014	April 2015
Actual		
April - Single-Detached	544	506
April - Multiples	711	780
April - Total	1,255	1,286
January to April - Single-Detached	1,853	1,928
January to April - Multiples	1,717	4,863
January to April - Total	3,570	6,791

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 1.1: Housing Activity Summary of Edmonton CMA**April 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2015	505	216	55	1	59	220	11	219	1,286
April 2014	542	230	41	2	143	116	0	181	1,255
% Change	-6.8	-6.1	34.1	-50.0	-58.7	89.7	n/a	21.0	2.5
Year-to-date 2015	1,920	734	273	8	519	2,126	11	1,200	6,791
Year-to-date 2014	1,851	738	76	2	244	312	0	347	3,570
% Change	3.7	-0.5	**	**	112.7	**	n/a	**	90.2
UNDER CONSTRUCTION									
April 2015	4,415	1,684	475	12	996	5,810	98	3,300	16,790
April 2014	3,951	1,384	297	8	1,048	4,002	13	2,644	13,347
% Change	11.7	21.7	59.9	50.0	-5.0	45.2	**	24.8	25.8
COMPLETIONS									
April 2015	529	182	21	0	79	65	4	40	920
April 2014	479	180	29	0	25	168	0	281	1,162
% Change	10.4	1.1	-27.6	n/a	**	-61.3	n/a	-85.8	-20.8
Year-to-date 2015	2,188	708	151	5	427	319	44	879	4,721
Year-to-date 2014	1,856	688	121	0	156	504	8	681	4,014
% Change	17.9	2.9	24.8	n/a	173.7	-36.7	**	29.1	17.6
COMPLETED & NOT ABSORBED									
April 2015	601	215	22	0	80	147	n/a	n/a	1,065
April 2014	633	206	37	1	90	291	n/a	n/a	1,258
% Change	-5.1	4.4	-40.5	-100.0	-11.1	-49.5	n/a	n/a	-15.3
ABSORBED									
April 2015	520	181	6	0	72	62	n/a	n/a	841
April 2014	519	200	21	0	31	141	n/a	n/a	912
% Change	0.2	-9.5	-71.4	n/a	132.3	-56.0	n/a	n/a	-7.8
Year-to-date 2015	2,108	721	78	6	411	328	n/a	n/a	3,652
Year-to-date 2014	1,841	689	119	0	224	519	n/a	n/a	3,392
% Change	14.5	4.6	-34.5	n/a	83.5	-36.8	n/a	n/a	7.7

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

Table 1.2: Housing Activity Summary by Submarket
April 2015

	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									
April 2015	353	142	49	1	50	159	0	219	973
April 2014	373	148	41	2	110	116	0	71	861
Beaumont Town									
April 2015	10	2	6	0	0	0	0	0	18
April 2014	6	8	0	0	0	0	0	0	14
Devon Town									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2015	18	28	0	0	5	0	7	0	58
April 2014	37	6	0	0	4	0	0	0	47
Leduc City									
April 2015	17	6	0	0	0	0	0	0	23
April 2014	35	24	0	0	0	0	0	0	59
Leduc County									
April 2015	12	0	0	0	0	0	0	0	12
April 2014	11	0	0	0	0	0	0	0	11
Morinville Town									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	1	0	0	0	0	0	0	0	1
Parkland County									
April 2015	9	0	0	0	0	0	0	0	9
April 2014	4	0	0	0	0	0	0	0	4
Spruce Grove City									
April 2015	30	16	0	0	0	0	0	0	46
April 2014	17	10	0	0	0	0	0	0	27
St. Albert City									
April 2015	16	6	0	0	0	0	0	0	22
April 2014	11	4	0	0	26	0	0	110	151
Stony Plain Town									
April 2015	10	2	0	0	0	0	0	0	12
April 2014	9	10	0	0	0	0	0	0	19
Strathcona County									
April 2015	18	14	0	0	4	61	0	0	97
April 2014	33	20	0	0	3	0	0	0	56
Sturgeon County									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
April 2015	5	0	0	0	0	0	4	0	9
April 2014	2	0	0	0	0	0	0	0	2
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2015	505	216	55	1	59	220	11	219	1,286
April 2014	542	230	41	2	143	116	0	181	1,255

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

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
April 2015	2,970	1,214	422	9	808	5,217	3	2,619	13,262
April 2014	2,618	1,002	204	8	813	3,708	5	1,891	10,249
Beaumont Town									
April 2015	101	20	10	0	0	0	0	0	131
April 2014	103	32	27	0	0	0	0	0	162
Devon Town									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	1	2	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2015	139	114	4	1	9	0	54	48	369
April 2014	165	62	0	0	6	0	0	142	375
Leduc City									
April 2015	181	88	28	0	21	160	37	104	619
April 2014	200	90	51	0	39	160	4	0	544
Leduc County									
April 2015	141	0	0	0	0	0	0	0	141
April 2014	116	0	0	0	0	0	0	0	116
Morinville Town									
April 2015	55	0	3	0	4	0	0	36	98
April 2014	27	0	8	0	0	0	0	37	72
Parkland County									
April 2015	114	4	0	0	0	0	0	0	118
April 2014	118	4	0	0	0	0	0	0	122
Spruce Grove City									
April 2015	198	144	4	0	46	68	0	104	564
April 2014	148	104	7	0	39	0	0	143	441
St. Albert City									
April 2015	116	24	0	0	42	137	0	188	507
April 2014	119	6	0	0	84	72	0	361	642
Stony Plain Town									
April 2015	66	24	0	0	20	0	0	0	110
April 2014	57	28	0	0	11	4	0	34	134
Strathcona County									
April 2015	185	50	0	2	46	228	0	197	708
April 2014	183	54	0	0	56	58	0	0	351
Sturgeon County									
April 2015	94	0	0	0	0	0	0	0	94
April 2014	56	0	0	0	0	0	0	0	56
Remainder of the CMA									
April 2015	49	2	4	0	0	0	4	4	63
April 2014	40	0	0	0	0	0	4	36	80
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2015	4,415	1,684	475	12	996	5,810	98	3,300	16,790
April 2014	3,951	1,384	297	8	1,048	4,002	13	2,644	13,347

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

Table 1.2: Housing Activity Summary by Submarket
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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
April 2015	416	128	17	0	55	65	4	0	685
April 2014	328	146	7	0	4	76	0	154	715
Beaumont Town									
April 2015	17	6	0	0	0	0	0	0	23
April 2014	8	6	0	0	0	0	0	0	14
Devon Town									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2015	21	6	0	0	2	0	0	0	29
April 2014	17	0	0	0	0	0	0	0	17
Leduc City									
April 2015	29	12	0	0	0	0	0	0	41
April 2014	24	6	10	0	0	0	0	0	40
Leduc County									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	9	0	0	0	0	0	0	0	9
Morinville Town									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	1	0	4	0	4	0	0	0	9
Parkland County									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	14	0	0	0	0	0	0	0	14
Spruce Grove City									
April 2015	7	20	4	0	15	0	0	0	46
April 2014	36	16	8	0	0	92	0	0	152
St. Albert City									
April 2015	4	0	0	0	0	0	0	0	4
April 2014	10	0	0	0	2	0	0	127	139
Stony Plain Town									
April 2015	0	6	0	0	0	0	0	0	6
April 2014	3	0	0	0	11	0	0	0	14
Strathcona County									
April 2015	15	4	0	0	7	0	0	40	66
April 2014	18	6	0	0	4	0	0	0	28
Sturgeon County									
April 2015	2	0	0	0	0	0	0	0	2
April 2014	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
April 2015	5	0	0	0	0	0	0	0	5
April 2014	4	0	0	0	0	0	0	0	4
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2015	529	182	21	0	79	65	4	40	920
April 2014	479	180	29	0	25	168	0	281	1,162

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

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2015	285	102	8	0	41	113	n/a	n/a	549
April 2014	355	128	21	1	46	177	n/a	n/a	728
Beaumont Town									
April 2015	24	0	0	0	0	0	n/a	n/a	24
April 2014	27	5	4	0	0	0	n/a	n/a	36
Devon Town									
April 2015	1	0	0	0	0	0	n/a	n/a	1
April 2014	2	0	0	0	3	0	n/a	n/a	5
Fort Saskatchewan City									
April 2015	56	12	0	0	2	0	n/a	n/a	70
April 2014	42	6	0	0	1	0	n/a	n/a	49
Leduc City									
April 2015	59	13	0	0	1	0	n/a	n/a	73
April 2014	42	10	6	0	0	0	n/a	n/a	58
Leduc County									
April 2015	8	0	0	0	0	0	n/a	n/a	8
April 2014	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
April 2015	3	0	0	0	0	0	n/a	n/a	3
April 2014	9	0	4	0	10	0	n/a	n/a	23
Parkland County									
April 2015	9	2	0	0	0	0	n/a	n/a	11
April 2014	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
April 2015	51	43	8	0	11	34	n/a	n/a	147
April 2014	47	32	2	0	15	65	n/a	n/a	161
St. Albert City									
April 2015	42	5	0	0	1	0	n/a	n/a	48
April 2014	30	2	0	0	0	7	n/a	n/a	39
Stony Plain Town									
April 2015	25	31	6	0	6	0	n/a	n/a	68
April 2014	18	19	0	0	10	42	n/a	n/a	89
Strathcona County									
April 2015	35	7	0	0	18	0	n/a	n/a	60
April 2014	40	4	0	0	5	0	n/a	n/a	49
Sturgeon County									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
April 2015	3	0	0	0	0	0	n/a	n/a	3
April 2014	7	0	0	0	0	0	n/a	n/a	7
First Nations									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2015	601	215	22	0	80	147	n/a	n/a	1,065
April 2014	633	206	37	1	90	291	n/a	n/a	1,258

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

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
April 2015	401	128	3	0	57	62	n/a	n/a	651
April 2014	351	163	7	0	12	111	n/a	n/a	644
Beaumont Town									
April 2015	16	7	0	0	0	0	n/a	n/a	23
April 2014	20	10	0	0	0	0	n/a	n/a	30
Devon Town									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
April 2015	20	7	0	0	1	0	n/a	n/a	28
April 2014	9	2	0	0	0	0	n/a	n/a	11
Leduc City									
April 2015	23	17	0	0	0	0	n/a	n/a	40
April 2014	25	8	5	0	0	0	n/a	n/a	38
Leduc County									
April 2015	5	0	0	0	0	0	n/a	n/a	5
April 2014	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
April 2015	4	2	0	0	0	0	n/a	n/a	6
April 2014	4	0	3	0	2	0	n/a	n/a	9
Parkland County									
April 2015	1	0	0	0	0	0	n/a	n/a	1
April 2014	16	0	0	0	0	0	n/a	n/a	16
Spruce Grove City									
April 2015	16	11	3	0	4	0	n/a	n/a	34
April 2014	38	9	6	0	1	27	n/a	n/a	81
St. Albert City									
April 2015	8	0	0	0	2	0	n/a	n/a	10
April 2014	10	0	0	0	2	3	n/a	n/a	15
Stony Plain Town									
April 2015	1	5	0	0	4	0	n/a	n/a	10
April 2014	5	1	0	0	10	0	n/a	n/a	16
Strathcona County									
April 2015	16	4	0	0	4	0	n/a	n/a	24
April 2014	22	7	0	0	4	0	n/a	n/a	33
Sturgeon County									
April 2015	2	0	0	0	0	0	n/a	n/a	2
April 2014	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
April 2015	7	0	0	0	0	0	n/a	n/a	7
April 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2015	520	181	6	0	72	62	n/a	n/a	841
April 2014	519	200	21	0	31	141	n/a	n/a	912

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

**Table 1.3: History of Housing Starts of Edmonton CMA
2005 - 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Edmonton City	354	375	154	182	87	117	378	187	973	861	13.0
Beaumont Town	10	6	2	8	6	0	0	0	18	14	28.6
Calmar Town	1	1	0	0	4	0	0	0	5	1	**
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	18	37	28	10	12	0	0	0	58	47	23.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	17	35	6	24	0	0	0	0	23	59	-61.0
Leduc County	12	11	0	0	0	0	0	0	12	11	9.1
Morinville Town	1	1	0	0	0	0	0	0	1	1	0.0
Parkland County	9	4	0	0	0	0	0	0	9	4	125.0
Spruce Grove City	30	17	16	10	0	0	0	0	46	27	70.4
St. Albert City	16	11	6	8	0	22	0	110	22	151	-85.4
Stony Plain Town	10	9	2	10	0	0	0	0	12	19	-36.8
Strathcona County	18	33	18	20	0	3	61	0	97	56	73.2
Sturgeon County	6	3	0	0	0	0	0	0	6	3	100.0
Remainder of the CMA	4	1	0	0	0	0	0	0	4	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	506	544	232	272	109	142	439	297	1,286	1,255	2.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	1,360	1,334	570	548	673	172	3,045	513	5,648	2,567	120.0
Beaumont Town	37	33	2	14	6	3	0	0	45	50	-10.0
Calmar Town	3	3	0	0	4	0	0	0	7	3	133.3
Devon Town	3	0	0	2	0	0	0	0	3	2	50.0
Fort Saskatchewan City	67	94	70	36	12	0	48	0	197	130	51.5
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	62	90	26	66	8	28	14	0	110	184	-40.2
Leduc County	38	27	0	0	0	0	0	0	38	27	40.7
Morinville Town	15	7	0	0	0	0	0	0	15	7	114.3
Parkland County	36	23	0	4	0	0	0	0	36	27	33.3
Spruce Grove City	110	83	64	46	14	19	0	0	188	148	27.0
St. Albert City	56	50	10	26	0	22	16	110	82	208	-60.6
Stony Plain Town	29	31	14	22	4	3	0	0	47	56	-16.1
Strathcona County	74	65	60	38	0	9	199	0	333	112	197.3
Sturgeon County	30	8	0	0	0	0	0	0	30	8	**
Remainder of the CMA	8	3	0	0	0	0	4	36	12	39	-69.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,928	1,853	816	802	721	256	3,326	659	6,791	3,570	90.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Edmonton City	87	117	0	0	159	116	219	71
Beaumont Town	6	0	0	0	0	0	0	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	22	0	0	0	0	0	110
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	61	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
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	98	142	11	0	220	116	219	181

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	673	172	0	0	1,940	312	1,105	201
Beaumont Town	6	3	0	0	0	0	0	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	0	7	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	28	0	0	0	0	14	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	14	19	0	0	0	0	0	0
St. Albert City	0	22	0	0	16	0	0	110
Stony Plain Town	4	3	0	0	0	0	0	0
Strathcona County	0	9	0	0	170	0	29	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	710	256	11	0	2,126	312	1,200	347

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Edmonton City	544	562	210	228	219	71	973	861
Beaumont Town	18	14	0	0	0	0	18	14
Calmar Town	1	1	0	0	4	0	5	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	46	43	5	4	7	0	58	47
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	23	59	0	0	0	0	23	59
Leduc County	12	11	0	0	0	0	12	11
Morinville Town	1	1	0	0	0	0	1	1
Parkland County	9	4	0	0	0	0	9	4
Spruce Grove City	46	27	0	0	0	0	46	27
St. Albert City	22	15	0	26	0	110	22	151
Stony Plain Town	12	19	0	0	0	0	12	19
Strathcona County	32	53	65	3	0	0	97	56
Sturgeon County	6	3	0	0	0	0	6	3
Remainder of the CMA	4	1	0	0	0	0	4	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	776	813	280	261	230	181	1,286	1,255

Table 2.5: Starts by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	2,114	1,904	2,429	462	1,105	201	5,648	2,567
Beaumont Town	45	50	0	0	0	0	45	50
Calmar Town	3	3	0	0	4	0	7	3
Devon Town	3	2	0	0	0	0	3	2
Fort Saskatchewan City	137	126	5	4	55	0	197	130
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	96	162	0	22	14	0	110	184
Leduc County	38	27	0	0	0	0	38	27
Morinville Town	15	7	0	0	0	0	15	7
Parkland County	36	27	0	0	0	0	36	27
Spruce Grove City	178	136	10	12	0	0	188	148
St. Albert City	66	56	16	42	0	110	82	208
Stony Plain Town	43	53	4	3	0	0	47	56
Strathcona County	115	99	189	13	29	0	333	112
Sturgeon County	30	8	0	0	0	0	30	8
Remainder of the CMA	8	3	0	0	4	36	12	39
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,927	2,665	2,653	558	1,211	347	6,791	3,570

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Edmonton City	416	328	130	146	74	11	65	230	685	715	-4.2
Beaumont Town	17	8	6	6	0	0	0	0	23	14	64.3
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	17	8	0	0	0	0	0	29	17	70.6
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	29	24	12	6	0	10	0	0	41	40	2.5
Leduc County	6	9	0	0	0	0	0	0	6	9	-33.3
Morinville Town	6	1	0	0	0	8	0	0	6	9	-33.3
Parkland County	1	14	0	0	0	0	0	0	1	14	-92.9
Spruce Grove City	7	36	20	16	19	8	0	92	46	152	-69.7
St. Albert City	4	10	0	2	0	0	0	127	4	139	-97.1
Stony Plain Town	0	3	6	0	0	11	0	0	6	14	-57.1
Strathcona County	15	18	4	10	7	0	40	0	66	28	135.7
Sturgeon County	2	7	0	0	0	0	0	0	2	7	-71.4
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	529	479	186	186	100	48	105	449	920	1,162	-20.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	1,508	1,249	548	550	445	111	943	734	3,444	2,644	30.3
Beaumont Town	52	49	6	20	0	15	0	104	58	188	-69.1
Calmar Town	12	4	0	0	0	0	0	0	12	4	200.0
Devon Town	3	1	0	0	0	0	0	0	3	1	200.0
Fort Saskatchewan City	75	63	26	18	0	0	0	0	101	81	24.7
Gibbons Town	1	11	0	0	0	0	0	0	1	11	-90.9
Leduc City	112	104	40	32	52	25	0	0	204	161	26.7
Leduc County	24	23	0	0	0	0	0	0	24	23	4.3
Morinville Town	21	9	2	0	0	8	0	0	23	17	35.3
Parkland County	46	49	2	0	0	0	0	0	48	49	-2.0
Spruce Grove City	127	104	78	56	34	56	143	92	382	308	24.0
St. Albert City	75	34	18	6	0	0	72	255	165	295	-44.1
Stony Plain Town	27	22	30	10	3	11	0	0	60	43	39.5
Strathcona County	73	85	24	34	20	21	40	0	157	140	12.1
Sturgeon County	34	41	0	0	0	0	0	0	34	41	-17.1
Remainder of the CMA	5	8	0	0	0	0	0	0	5	8	-37.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,195	1,856	774	726	554	247	1,198	1,185	4,721	4,014	17.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Edmonton City	70	11	4	0	65	76	0	154
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	10	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	19	8	0	0	0	92	0	0
St. Albert City	0	0	0	0	0	0	0	127
Stony Plain Town	0	11	0	0	0	0	0	0
Strathcona County	7	0	0	0	0	0	40	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	96	48	4	0	65	168	40	281

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	438	105	7	6	319	412	624	322
Beaumont Town	0	15	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	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	25	35	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	34	56	0	0	0	92	143	0
St. Albert City	0	0	0	0	0	0	72	255
Stony Plain Town	3	11	0	0	0	0	0	0
Strathcona County	20	21	0	0	0	0	40	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	512	241	42	6	319	504	879	681

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Edmonton City	561	481	120	80	4	154	685	715
Beaumont Town	23	14	0	0	0	0	23	14
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	17	2	0	0	0	29	17
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	41	40	0	0	0	0	41	40
Leduc County	6	9	0	0	0	0	6	9
Morinville Town	6	5	0	4	0	0	6	9
Parkland County	1	14	0	0	0	0	1	14
Spruce Grove City	31	60	15	92	0	0	46	152
St. Albert City	4	10	0	2	0	127	4	139
Stony Plain Town	6	3	0	11	0	0	6	14
Strathcona County	19	24	7	4	40	0	66	28
Sturgeon County	2	7	0	0	0	0	2	7
Remainder of the CMA	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	732	688	144	193	44	281	920	1,162

Table 3.5: Completions by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	2,131	1,810	680	504	633	330	3,444	2,644
Beaumont Town	58	84	0	0	0	104	58	188
Calmar Town	12	4	0	0	0	0	12	4
Devon Town	3	1	0	0	0	0	3	1
Fort Saskatchewan City	95	81	6	0	0	0	101	81
Gibbons Town	1	11	0	0	0	0	1	11
Leduc City	164	149	5	12	35	0	204	161
Leduc County	24	23	0	0	0	0	24	23
Morinville Town	23	13	0	4	0	0	23	17
Parkland County	48	49	0	0	0	0	48	49
Spruce Grove City	224	216	15	92	143	0	382	308
St. Albert City	79	38	14	2	72	255	165	295
Stony Plain Town	57	32	3	11	0	0	60	43
Strathcona County	89	105	28	35	40	0	157	140
Sturgeon County	34	41	0	0	0	0	34	41
Remainder of the CMA	5	8	0	0	0	0	5	8
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,047	2,665	751	660	923	689	4,721	4,014

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2015	24	6.0	65	16.3	145	36.3	69	17.3	97	24.3	400	572,225	707,935
April 2014	74	21.4	107	30.9	92	26.6	27	7.8	46	13.3	346	498,550	569,133
Year-to-date 2015	148	10.1	371	25.2	454	30.8	212	14.4	287	19.5	1,472	543,400	629,172
Year-to-date 2014	260	21.4	383	31.5	303	24.9	102	8.4	167	13.7	1,215	494,700	569,383
Beaumont Town													
April 2015	4	25.0	6	37.5	5	31.3	1	6.3	0	0.0	16	479,000	465,314
April 2014	3	15.0	7	35.0	9	45.0	0	0.0	1	5.0	20	503,950	489,454
Year-to-date 2015	7	15.6	17	37.8	12	26.7	8	17.8	1	2.2	45	496,000	503,695
Year-to-date 2014	5	8.6	18	31.0	28	48.3	5	8.6	2	3.4	58	521,493	523,886
Calmar Town													
April 2015	2	40.0	1	20.0	2	40.0	0	0.0	0	0.0	5	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	359,900	389,384
Year-to-date 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Devon Town													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Fort Saskatchewan City													
April 2015	7	35.0	5	25.0	3	15.0	3	15.0	2	10.0	20	429,500	507,300
April 2014	2	22.2	4	44.4	1	11.1	1	11.1	1	11.1	9	--	--
Year-to-date 2015	13	19.4	29	43.3	15	22.4	7	10.4	3	4.5	67	480,000	498,060
Year-to-date 2014	10	18.5	25	46.3	11	20.4	5	9.3	3	5.6	54	459,450	507,283
Gibbons Town													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	390,000	366,455
Leduc City													
April 2015	8	34.8	10	43.5	4	17.4	1	4.3	0	0.0	23	429,000	449,027
April 2014	15	60.0	6	24.0	4	16.0	0	0.0	0	0.0	25	387,929	396,679
Year-to-date 2015	33	34.4	42	43.8	17	17.7	3	3.1	1	1.0	96	428,400	443,595
Year-to-date 2014	47	49.5	27	28.4	16	16.8	5	5.3	0	0.0	95	401,000	421,372
Leduc County													
April 2015	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	--	--
April 2014	2	25.0	2	25.0	0	0.0	3	37.5	1	12.5	8	--	--
Year-to-date 2015	4	18.2	7	31.8	1	4.5	3	13.6	7	31.8	22	491,200	614,260
Year-to-date 2014	3	12.5	8	33.3	2	8.3	7	29.2	4	16.7	24	520,150	560,670
Morinville Town													
April 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	12	63.2	5	26.3	1	5.3	1	5.3	0	0.0	19	385,000	400,726
Year-to-date 2014	6	40.0	9	60.0	0	0.0	0	0.0	0	0.0	15	408,000	409,813

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	--	--
Year-to-date 2015	1	5.9	1	5.9	0	0.0	4	23.5	11	64.7	17	750,000	847,000
Year-to-date 2014	3	13.6	1	4.5	3	13.6	3	13.6	12	54.5	22	729,500	730,505
Spruce Grove City													
April 2015	3	18.8	7	43.8	5	31.3	1	6.3	0	0.0	16	487,693	478,575
April 2014	15	41.7	11	30.6	4	11.1	4	11.1	2	5.6	36	420,950	462,032
Year-to-date 2015	30	24.4	42	34.1	34	27.6	12	9.8	5	4.1	123	484,800	488,736
Year-to-date 2014	30	34.1	27	30.7	19	21.6	8	9.1	4	4.5	88	445,563	466,430
St. Albert City													
April 2015	0	0.0	3	37.5	1	12.5	0	0.0	4	50.0	8	--	--
April 2014	0	0.0	2	22.2	0	0.0	5	55.6	2	22.2	9	--	--
Year-to-date 2015	0	0.0	8	13.1	9	14.8	8	13.1	36	59.0	61	708,338	721,118
Year-to-date 2014	0	0.0	7	15.2	16	34.8	17	37.0	6	13.0	46	604,500	605,315
Stony Plain Town													
April 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2014	0	0.0	2	40.0	1	20.0	0	0.0	2	40.0	5	--	--
Year-to-date 2015	6	33.3	7	38.9	4	22.2	0	0.0	1	5.6	18	431,198	448,211
Year-to-date 2014	3	15.0	7	35.0	7	35.0	0	0.0	3	15.0	20	504,900	574,263
Strathcona County													
April 2015	0	0.0	1	6.7	9	60.0	1	6.7	4	26.7	15	580,000	706,800
April 2014	1	4.8	7	33.3	9	42.9	2	9.5	2	9.5	21	520,000	587,143
Year-to-date 2015	2	3.1	14	21.9	25	39.1	6	9.4	17	26.6	64	566,000	723,813
Year-to-date 2014	4	5.1	21	26.9	31	39.7	12	15.4	10	12.8	78	534,000	747,333
Sturgeon County													
April 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2014	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2015	2	6.9	8	27.6	7	24.1	2	6.9	10	34.5	29	585,000	657,793
Year-to-date 2014	5	12.5	5	12.5	8	20.0	11	27.5	11	27.5	40	620,000	633,700
Remainder of the CMA													
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2014	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
First Nations													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Edmonton CMA													
April 2015	55	10.6	101	19.5	175	33.8	77	14.9	109	21.1	517	558,900	665,523
April 2014	119	23.8	151	30.2	120	24.0	44	8.8	66	13.2	500	495,975	553,535
Year-to-date 2015	271	13.2	553	26.9	582	28.4	267	13.0	379	18.5	2,052	530,000	607,032
Year-to-date 2014	395	22.2	540	30.4	445	25.0	175	9.8	222	12.5	1,777	495,000	561,139

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2015

Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	707,935	569,133	24.4	629,172	569,383	10.5
Beaumont Town	465,314	489,454	-4.9	503,695	523,886	-3.9
Calmar Town	--	--	n/a	389,384	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	507,300	--	n/a	498,060	507,283	-1.8
Gibbons Town	--	--	n/a	--	366,455	n/a
Leduc City	449,027	396,679	13.2	443,595	421,372	5.3
Leduc County	--	--	n/a	614,260	560,670	9.6
Morinville Town	--	--	n/a	400,726	409,813	-2.2
Parkland County	--	--	n/a	847,000	730,505	15.9
Spruce Grove City	478,575	462,032	3.6	488,736	466,430	4.8
St. Albert City	--	--	n/a	721,118	605,315	19.1
Stony Plain Town	--	--	n/a	448,211	574,263	-22.0
Strathcona County	706,800	587,143	20.4	723,813	747,333	-3.1
Sturgeon County	--	--	n/a	657,793	633,700	3.8
Remainder of the CMA	--	--	n/a	--	--	n/a
First Nations	--	--	n/a	--	--	n/a
Edmonton CMA	665,523	553,535	20.2	607,032	561,139	8.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2015

		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
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,472	3,788	2,986	49.3	373,526	3.0	367,046
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	3,989	-0.8		7,410			354,332	4.8	
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	YTD 2014	6,087	3.9		10,846			357,177	4.6	
	YTD 2015	5,268	-13.5		12,719			369,315	3.4	

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**April 2015**

		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						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64			754	5.8	73.2	1,076
	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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