

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: February 2016



Housing market intelligence you can count on

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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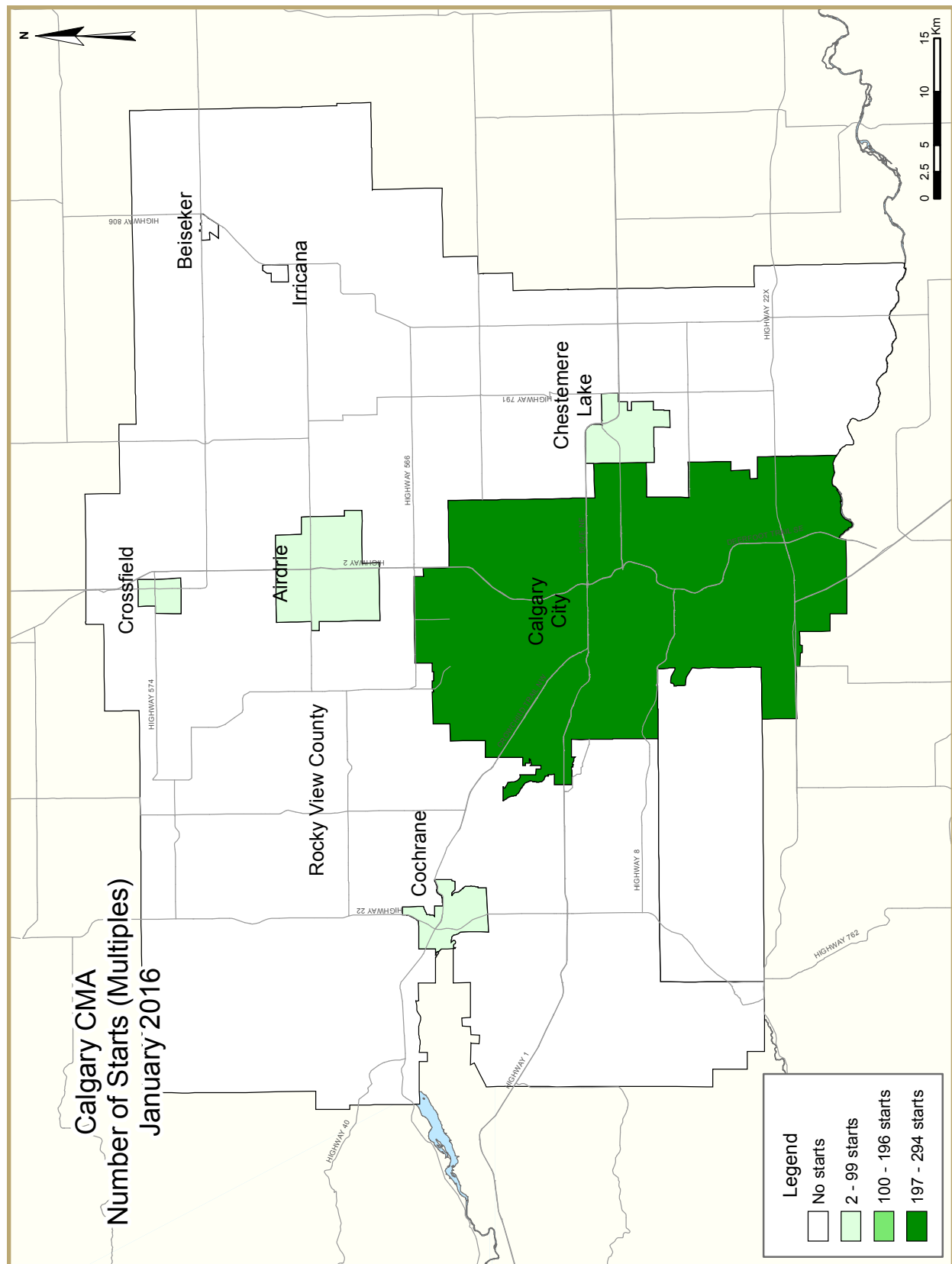
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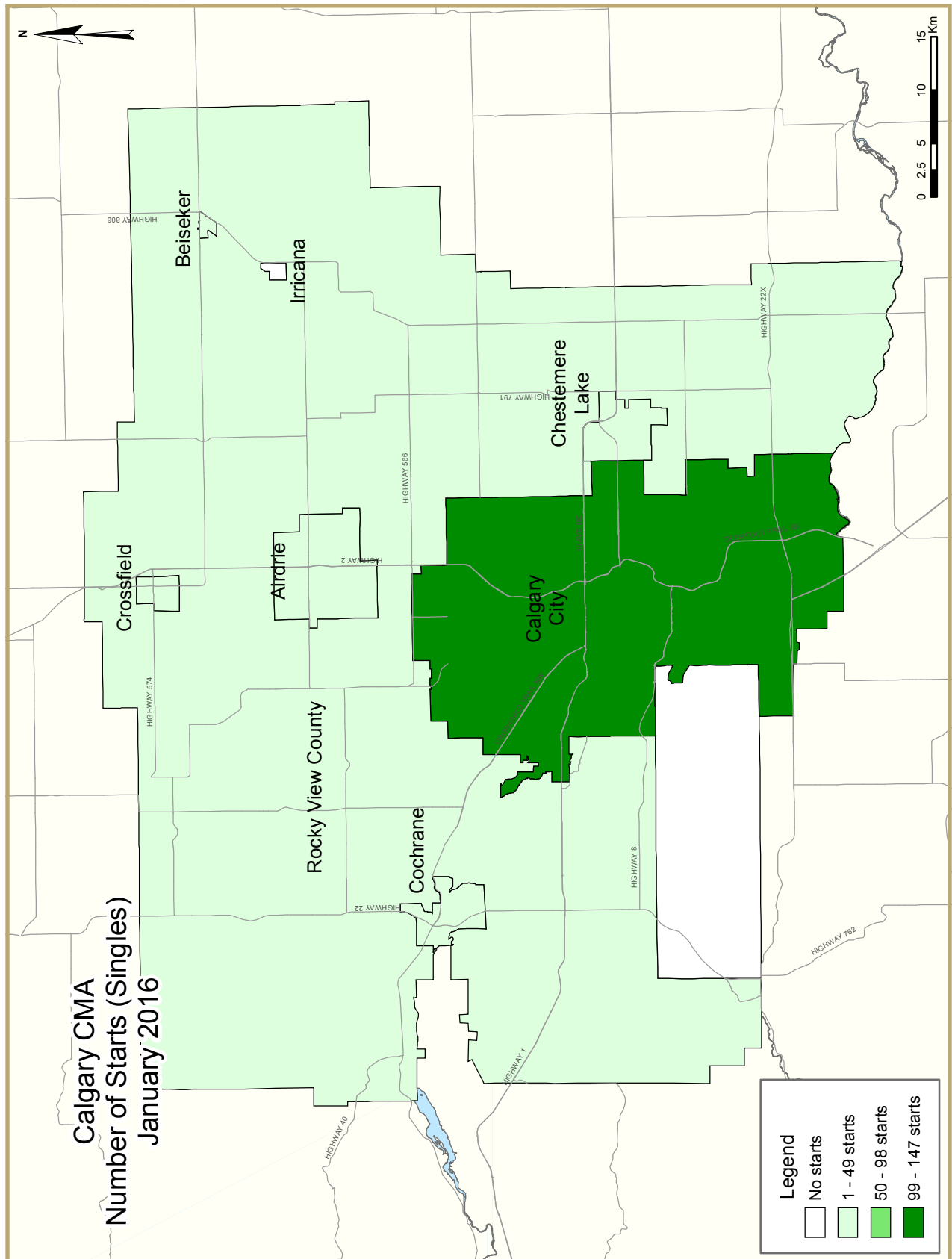
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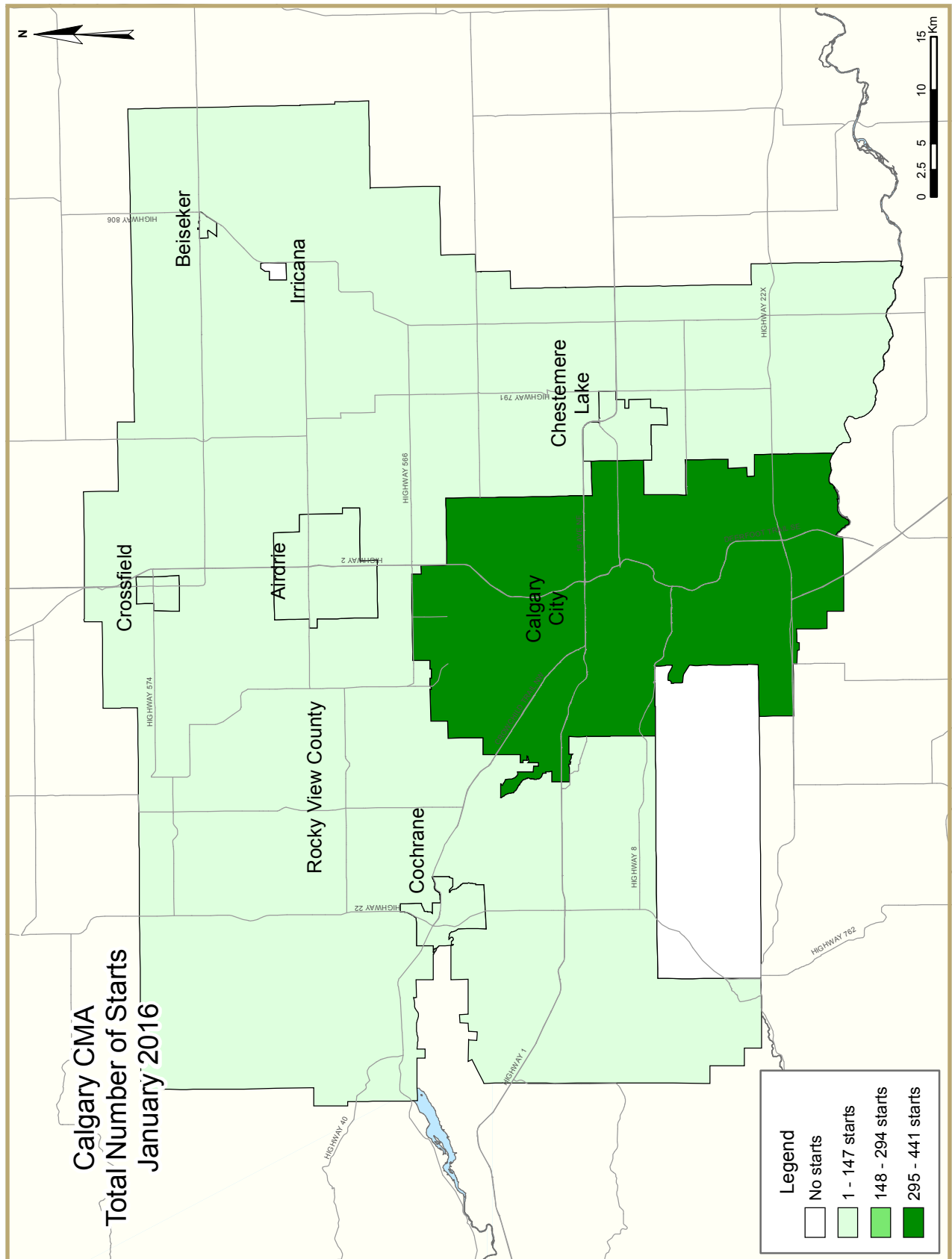
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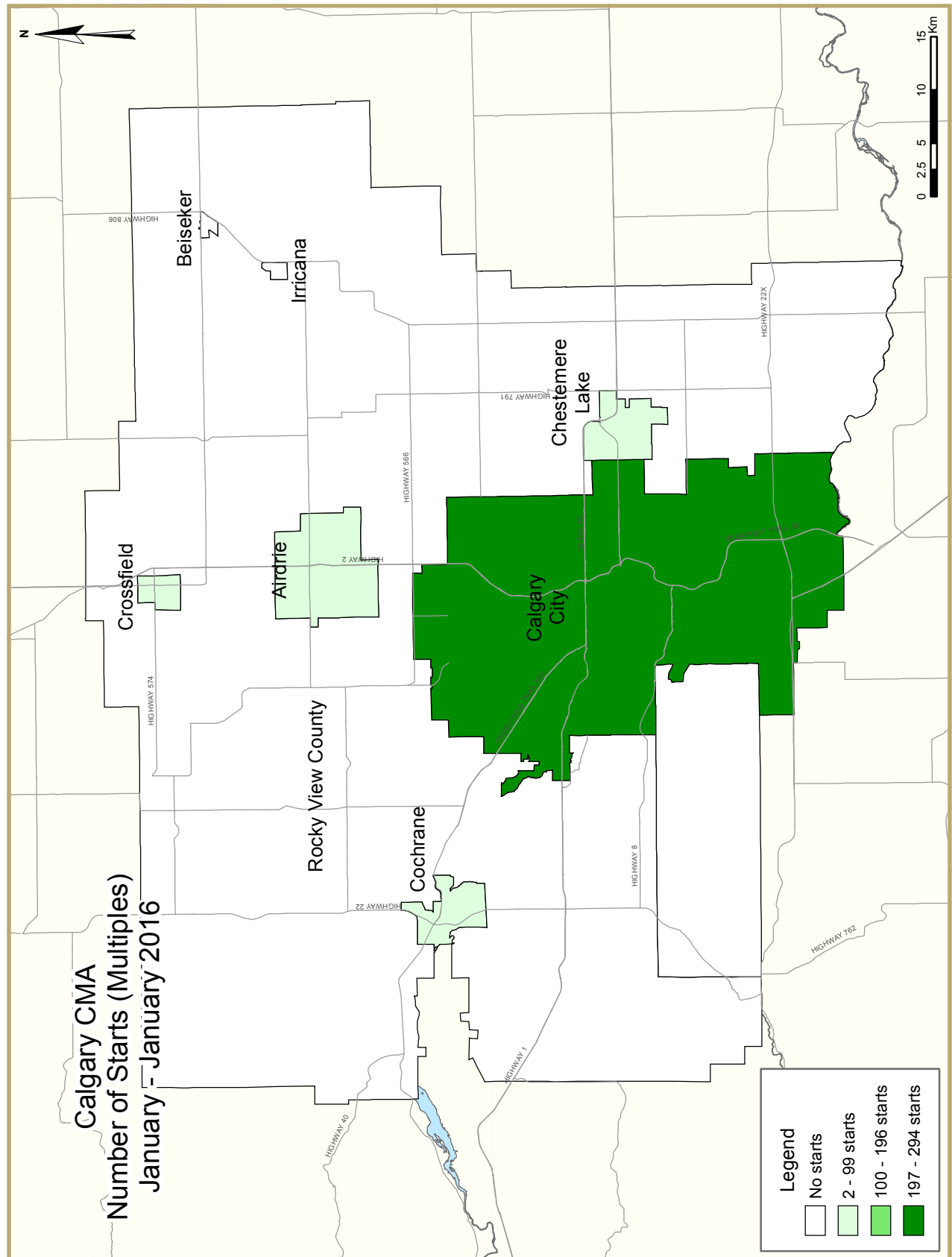
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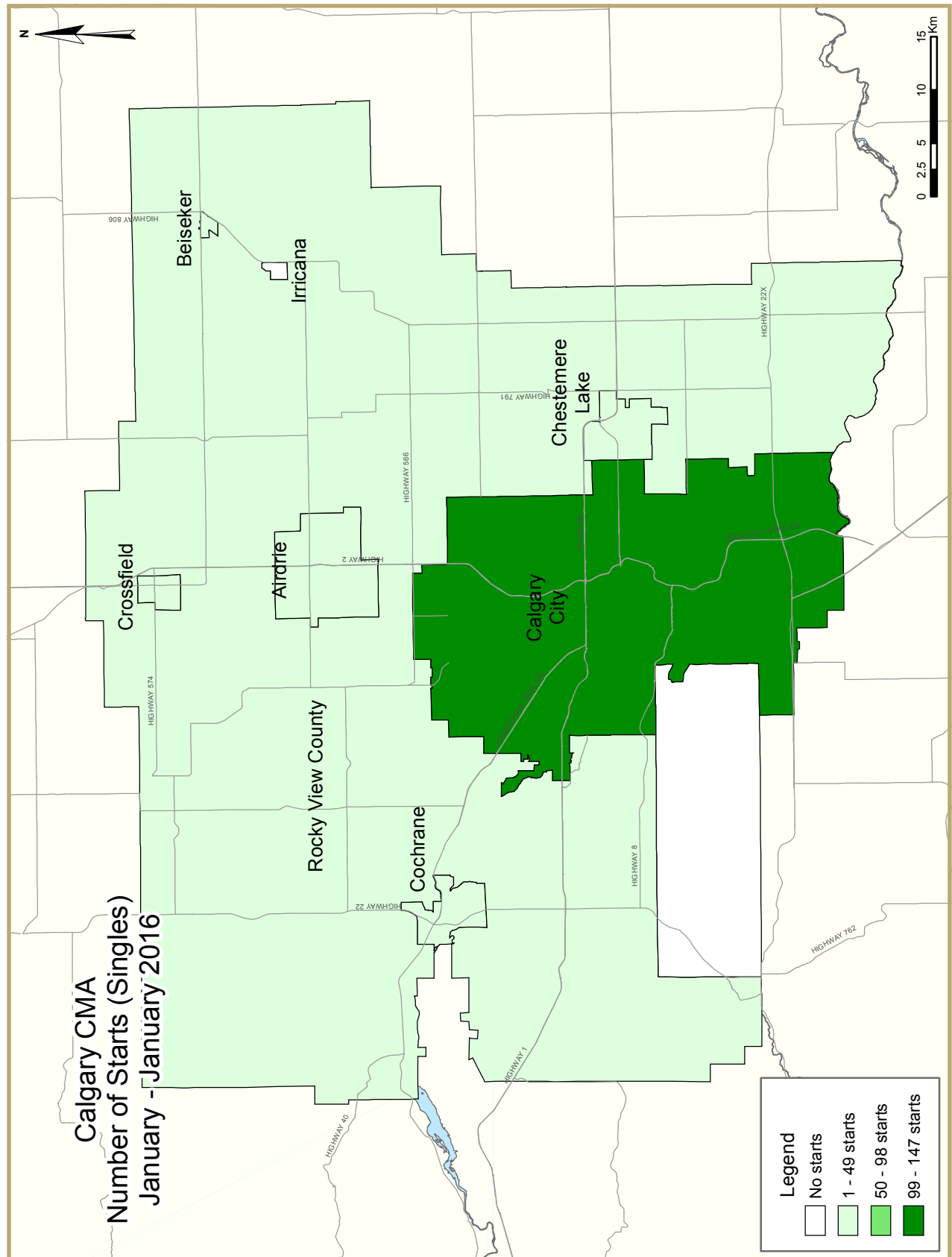
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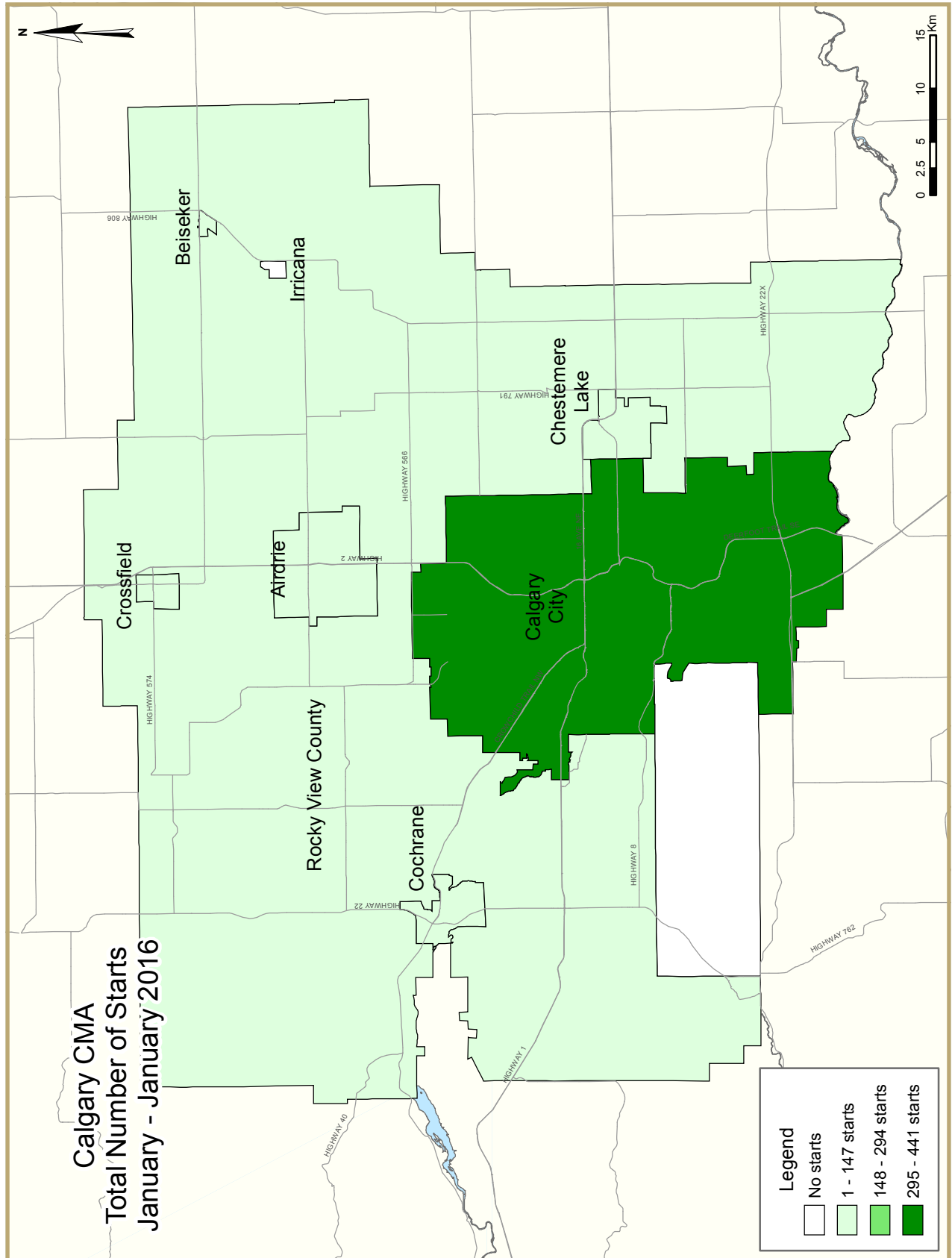












HOUSING NOW REPORT TABLES

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.2 Housing Activity Summary by Submarket
- 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) January 2016		
Calgary CMA ¹	December 2015	January 2016
Trend ²	12,701	12,491
SAAR	9,130	7,592
	January 2015	January 2016
Actual		
January - Single-Detached	317	225
January - Multiples	430	342
January - Total	747	567
January to January - Single-Detached	317	225
January to January - Multiples	430	342
January to January - Total	747	567

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 Calgary CMA
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2016	225	48	11	0	68	85	0	130	567
January 2015	317	80	12	0	105	233	0	0	747
% Change	-29.0	-40.0	-8.3	n/a	-35.2	-63.5	n/a	n/a	-24.1
Year-to-date 2016	225	48	11	0	68	85	0	130	567
Year-to-date 2015	317	80	12	0	105	233	0	0	747
% Change	-29.0	-40.0	-8.3	n/a	-35.2	-63.5	n/a	n/a	-24.1
UNDER CONSTRUCTION									
January 2016	2,366	732	225	2	1,168	6,365	46	2,653	13,557
January 2015	3,538	1,068	132	0	2,118	7,438	0	1,384	15,678
% Change	-33.1	-31.5	70.5	n/a	-44.9	-14.4	n/a	91.7	-13.5
COMPLETIONS									
January 2016	225	42	3	0	173	329	8	0	780
January 2015	438	56	0	0	74	59	0	0	627
% Change	-48.6	-25.0	n/a	n/a	133.8	**	n/a	n/a	24.4
Year-to-date 2016	225	42	3	0	173	329	8	0	780
Year-to-date 2015	438	56	0	0	74	59	0	0	627
% Change	-48.6	-25.0	n/a	n/a	133.8	**	n/a	n/a	24.4
COMPLETED & NOT ABSORBED									
January 2016	364	118	1	0	124	217	n/a	n/a	824
January 2015	357	47	2	0	18	1	n/a	n/a	425
% Change	2.0	151.1	-50.0	n/a	**	**	n/a	n/a	93.9
ABSORBED									
January 2016	219	46	3	0	155	332	n/a	n/a	755
January 2015	447	69	0	0	78	59	n/a	n/a	681
% Change	-51.0	-33.3	n/a	n/a	98.7	**	n/a	n/a	14.4
Year-to-date 2016	219	46	3	0	155	332	n/a	n/a	755
Year-to-date 2015	447	69	0	0	78	59	n/a	n/a	653
% Change	-51.0	-33.3	n/a	n/a	98.7	**	n/a	n/a	15.6

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

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
January 2016	147	30	0	0	49	85	0	130	441
January 2015	217	62	4	0	60	233	0	0	576
Airdrie									
January 2016	36	12	11	0	8	0	0	0	67
January 2015	45	4	8	0	8	0	0	0	65
Beiseker									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
January 2016	7	0	0	0	11	0	0	0	18
January 2015	11	8	0	0	0	0	0	0	19
Cochrane									
January 2016	24	4	0	0	0	0	0	0	28
January 2015	19	6	0	0	35	0	0	0	60
Crossfield									
January 2016	3	2	0	0	0	0	0	0	5
January 2015	0	0	0	0	0	0	0	0	0
Irricana									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	25	0	0	0	2	0	0	0	27
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	225	48	11	0	68	85	0	130	567
January 2015	317	80	12	0	105	233	0	0	747

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
January 2016	1,631	588	140	2	692	6,056	18	2,352	11,479
January 2015	2,468	944	4	0	1,559	7,331	0	1,082	13,388
Airdrie									
January 2016	295	52	81	0	239	229	0	301	1,197
January 2015	445	16	97	0	207	75	0	302	1,142
Beiseker									
January 2016	2	0	0	0	0	0	0	0	2
January 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
January 2016	109	6	0	0	11	0	0	0	126
January 2015	212	22	31	0	54	0	0	0	319
Cochrane									
January 2016	138	70	0	0	226	80	28	0	542
January 2015	212	74	0	0	246	32	0	0	564
Crossfield									
January 2016	10	4	4	0	0	0	0	0	18
January 2015	11	8	0	0	0	0	0	0	19
Irricana									
January 2016	2	0	0	0	0	0	0	0	2
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	179	12	0	0	0	0	0	0	191
January 2015	189	4	0	0	52	0	0	0	245
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	2,366	732	225	2	1,168	6,365	46	2,653	13,557
January 2015	3,538	1,068	132	0	2,118	7,438	0	1,384	15,678

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Calgary City									
January 2016	157	32	0	0	106	329	0	0	624
January 2015	294	38	0	0	51	59	0	0	442
Airdrie									
January 2016	26	4	3	0	35	0	0	0	68
January 2015	68	4	0	0	15	0	0	0	87
Beiseker									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
January 2016	9	0	0	0	0	0	0	0	9
January 2015	29	0	0	0	0	0	0	0	29
Cochrane									
January 2016	12	6	0	0	32	0	8	0	58
January 2015	37	14	0	0	8	0	0	0	59
Crossfield									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	3	0	0	0	0	0	0	0	3
Irricana									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	19	0	0	0	0	0	0	0	19
January 2015	7	0	0	0	0	0	0	0	7
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	225	42	3	0	173	329	8	0	780
January 2015	438	56	0	0	74	59	0	0	627

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

Table 1.2: Housing Activity Summary by Submarket
January 2016

	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									
Calgary City									
January 2016	262	103	0	0	115	216	n/a	n/a	696
January 2015	260	39	0	0	11	0	n/a	n/a	310
Airdrie									
January 2016	40	2	1	0	5	1	n/a	n/a	49
January 2015	41	0	0	0	1	1	n/a	n/a	43
Beiseker									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
January 2016	12	1	0	0	0	0	n/a	n/a	13
January 2015	18	0	0	0	0	0	n/a	n/a	18
Cochrane									
January 2016	29	12	0	0	4	0	n/a	n/a	45
January 2015	33	8	2	0	6	0	n/a	n/a	49
Crossfield									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2016	21	0	0	0	0	0	n/a	n/a	21
January 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2016	364	118	1	0	124	217	n/a	n/a	824
January 2015	357	47	2	0	18	1	n/a	n/a	425

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

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
January 2016	149	36	0	0	89	332	n/a	n/a	606
January 2015	302	51	0	0	54	59	n/a	n/a	466
Airdrie									
January 2016	28	4	3	0	35	0	n/a	n/a	70
January 2015	68	4	0	0	15	0	n/a	n/a	87
Beiseker									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
January 2016	10	0	0	0	0	0	n/a	n/a	10
January 2015	29	0	0	0	0	0	n/a	n/a	29
Cochrane									
January 2016	12	6	0	0	31	0	n/a	n/a	49
January 2015	37	14	0	0	9	0	n/a	n/a	60
Crossfield									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	4	0	0	0	0	0	n/a	n/a	4
Irricana									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2016	18	0	0	0	0	0	n/a	n/a	18
January 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2016	219	46	3	0	155	332	n/a	n/a	755
January 2015	447	69	0	0	78	59	n/a	n/a	653

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

**Table 1.3: History of Housing Starts of Calgary CMA
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Calgary City	147	217	30	62	49	64	215	233	441	576	-23.4
Airdrie	36	45	12	4	19	16	0	0	67	65	3.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	7	11	0	8	11	0	0	0	18	19	-5.3
Cochrane	24	19	4	6	0	35	0	0	28	60	-53.3
Crossfield	3	0	2	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	25	0	2	0	0	0	0	7	27	-74.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	317	48	82	79	115	215	233	567	747	-24.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	147	217	30	62	49	64	215	233	441	576	-23.4
Airdrie	36	45	12	4	19	16	0	0	67	65	3.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	7	11	0	8	11	0	0	0	18	19	-5.3
Cochrane	24	19	4	6	0	35	0	0	28	60	-53.3
Crossfield	3	0	2	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	25	0	2	0	0	0	0	7	27	-74.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	317	48	82	79	115	215	233	567	747	-24.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	49	64	0	0	85	233	130	0
Airdrie	19	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	0	35	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	79	115	0	0	85	233	130	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	49	64	0	0	85	233	130	0
Airdrie	19	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	0	35	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	79	115	0	0	85	233	130	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	177	283	134	293	130	0	441	576
Airdrie	59	57	8	8	0	0	67	65
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	7	19	11	0	0	0	18	19
Cochrane	28	25	0	35	0	0	28	60
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	25	0	2	0	0	7	27
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	284	409	153	338	130	0	567	747

Table 2.5: Starts by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	177	283	134	293	130	0	441	576
Airdrie	59	57	8	8	0	0	67	65
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	7	19	11	0	0	0	18	19
Cochrane	28	25	0	35	0	0	28	60
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	25	0	2	0	0	7	27
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	284	409	153	338	130	0	567	747

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Calgary City	157	294	34	38	104	51	329	59	624	442	41.2
Airdrie	26	68	4	4	38	15	0	0	68	87	-21.8
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	9	29	0	0	0	0	0	0	9	29	-69.0
Cochrane	12	37	6	14	40	8	0	0	58	59	-1.7
Crossfield	1	3	0	0	0	0	0	0	1	3	-66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	7	0	0	0	0	0	0	19	7	171.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	438	44	56	182	74	329	59	780	627	24.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	157	294	34	38	104	51	329	59	624	442	41.2
Airdrie	26	68	4	4	38	15	0	0	68	87	-21.8
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	9	29	0	0	0	0	0	0	9	29	-69.0
Cochrane	12	37	6	14	40	8	0	0	58	59	-1.7
Crossfield	1	3	0	0	0	0	0	0	1	3	-66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	7	0	0	0	0	0	0	19	7	171.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	438	44	56	182	74	329	59	780	627	24.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	104	51	0	0	329	59	0	0
Airdrie	38	15	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	32	8	8	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	174	74	8	0	329	59	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	104	51	0	0	329	59	0	0
Airdrie	38	15	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	32	8	8	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	174	74	8	0	329	59	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	189	332	435	110	0	0	624	442
Airdrie	33	72	35	15	0	0	68	87
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	9	29	0	0	0	0	9	29
Cochrane	18	51	32	8	8	0	58	59
Crossfield	1	3	0	0	0	0	1	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	7	0	0	0	0	19	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	270	494	502	133	8	0	780	627

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	189	332	435	110	0	0	624	442
Airdrie	33	72	35	15	0	0	68	87
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	9	29	0	0	0	0	9	29
Cochrane	18	51	32	8	8	0	58	59
Crossfield	1	3	0	0	0	0	1	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	7	0	0	0	0	19	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	270	494	502	133	8	0	780	627

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
January 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
January 2015	110	36.4	82	27.2	40	13.2	33	10.9	37	12.3	302	590,000	658,609
Year-to-date 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
Year-to-date 2015	110	36.4	82	27.2	40	13.2	33	10.9	37	12.3	302	590,000	658,609
Airdrie													
January 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
January 2015	11	16.2	29	42.6	21	30.9	5	7.4	2	2.9	68	622,500	641,627
Year-to-date 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
Year-to-date 2015	11	16.2	29	42.6	21	30.9	5	7.4	2	2.9	68	622,500	641,627
Beiseker													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
January 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
January 2015	5	17.2	6	20.7	10	34.5	7	24.1	1	3.4	29	685,000	668,086
Year-to-date 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
Year-to-date 2015	5	17.2	6	20.7	10	34.5	7	24.1	1	3.4	29	685,000	668,086
Cochrane													
January 2016	8	66.7	3	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
January 2015	23	62.2	4	10.8	2	5.4	6	16.2	2	5.4	37	515,000	579,428
Year-to-date 2016	8	66.7	3	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
Year-to-date 2015	23	62.2	4	10.8	2	5.4	6	16.2	2	5.4	37	515,000	579,428
Crossfield													
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	454,100
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	454,100
Irricana													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	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	-	-
Rocky View County													
January 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,353,328
January 2015	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	-	916,229
Year-to-date 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,353,328
Year-to-date 2015	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	-	916,229
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	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	-	-
Calgary CMA													
January 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,638
January 2015	154	34.5	122	27.3	73	16.3	51	11.4	47	10.5	447	600,000	652,291
Year-to-date 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,638
Year-to-date 2015	154	34.5	122	27.3	73	16.3	51	11.4	47	10.5	447	600,000	652,291

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	651,720	658,609	-1.0	651,720	658,609	-1.0
Airdrie	598,571	641,627	-6.7	598,571	641,627	-6.7
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	668,086	n/a	-	668,086	n/a
Cochrane	532,700	579,428	-8.1	532,700	579,428	-8.1
Crossfield	-	454,100	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,353,328	916,229	47.7	1,353,328	916,229	47.7
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	694,638	652,291	6.5	694,638	652,291	6.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary
January 2016

		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
2015	January	1,162	-35.5	1,891	4,132	4,272	44.3	437,908	-1.4	448,797
	February	1,544	-34.7	1,852	3,767	3,729	49.7	443,744	-3.6	439,858
	March	2,215	-30.1	2,040	3,883	3,228	63.2	457,422	-1.2	450,055
	April	2,426	-27.5	2,065	3,815	2,983	69.2	455,155	-0.5	454,595
	May	2,748	-28.3	2,172	4,035	3,080	70.5	465,941	0.1	455,563
	June	2,795	-21.7	2,188	3,920	3,106	70.4	465,965	-0.2	456,509
	July	2,563	-19.3	2,176	3,721	3,366	64.6	459,958	-0.2	457,843
	August	2,139	-28.1	2,047	3,446	3,358	61.0	450,260	-1.0	456,011
	September	1,866	-34.2	1,893	3,866	3,520	53.8	443,768	-3.8	448,840
	October	1,810	-36.4	1,908	3,424	3,569	53.5	444,535	-4.4	447,601
	November	1,617	-29.5	1,907	2,784	3,973	48.0	444,959	-3.7	447,357
	December	1,109	-20.8	1,854	1,907	4,516	41.1	451,297	-0.4	457,883
2016	January	1,002	-13.8	1,699	3,496	3,833	44.3	439,552	0.4	450,508
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	4,921	-32.9		11,782			448,522	-2.0	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	1,162	-35.5		4,132			437,908	-1.4	
	YTD 2016	1,002	-13.8		3,496			439,552	0.4	

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**January 2016**

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary 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						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64		134.3	799	7.7	72.5	1,124
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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