

HOUSING NOW TABLES

Calgary CMA

Date Released: June 2016



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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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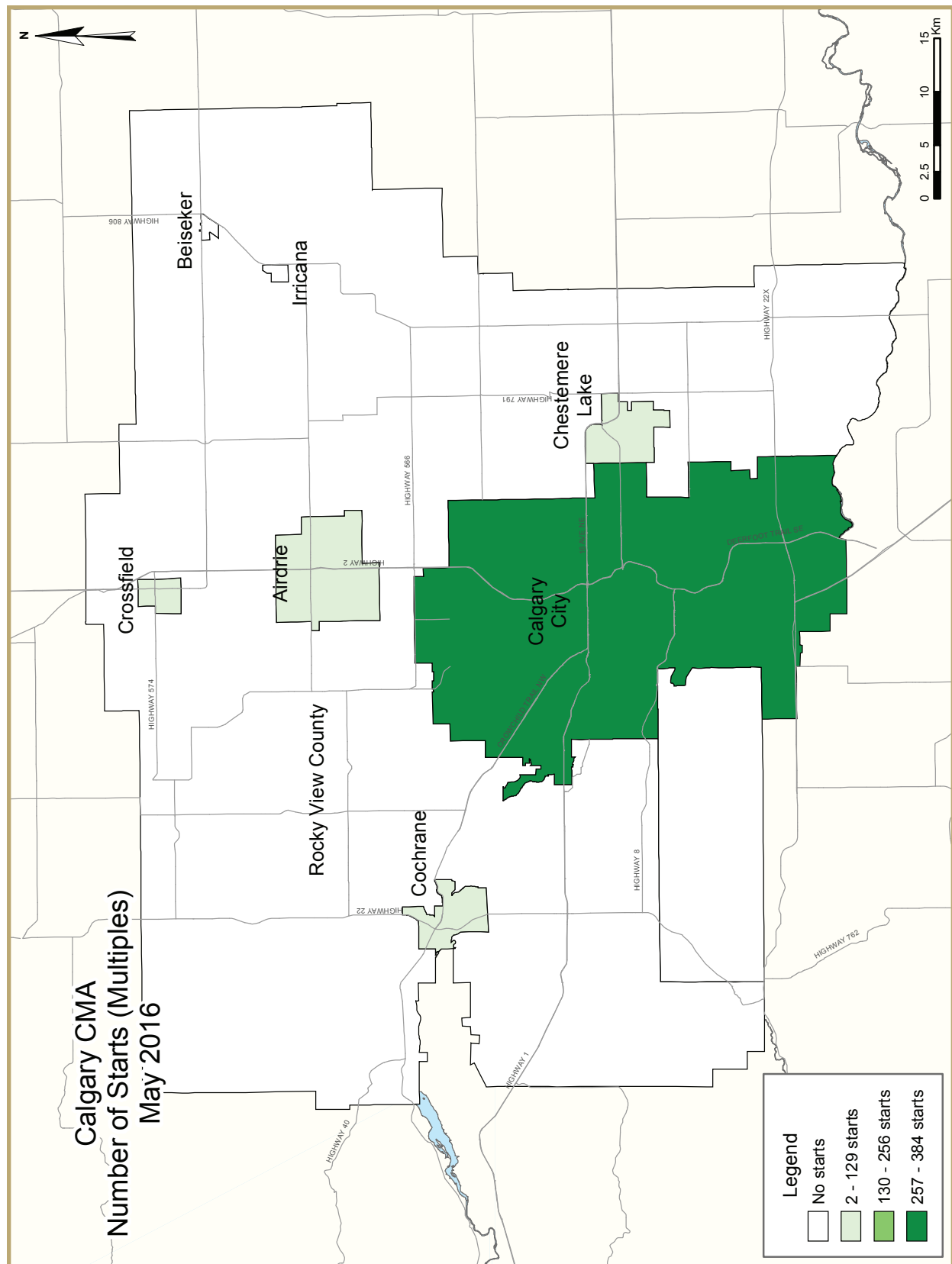
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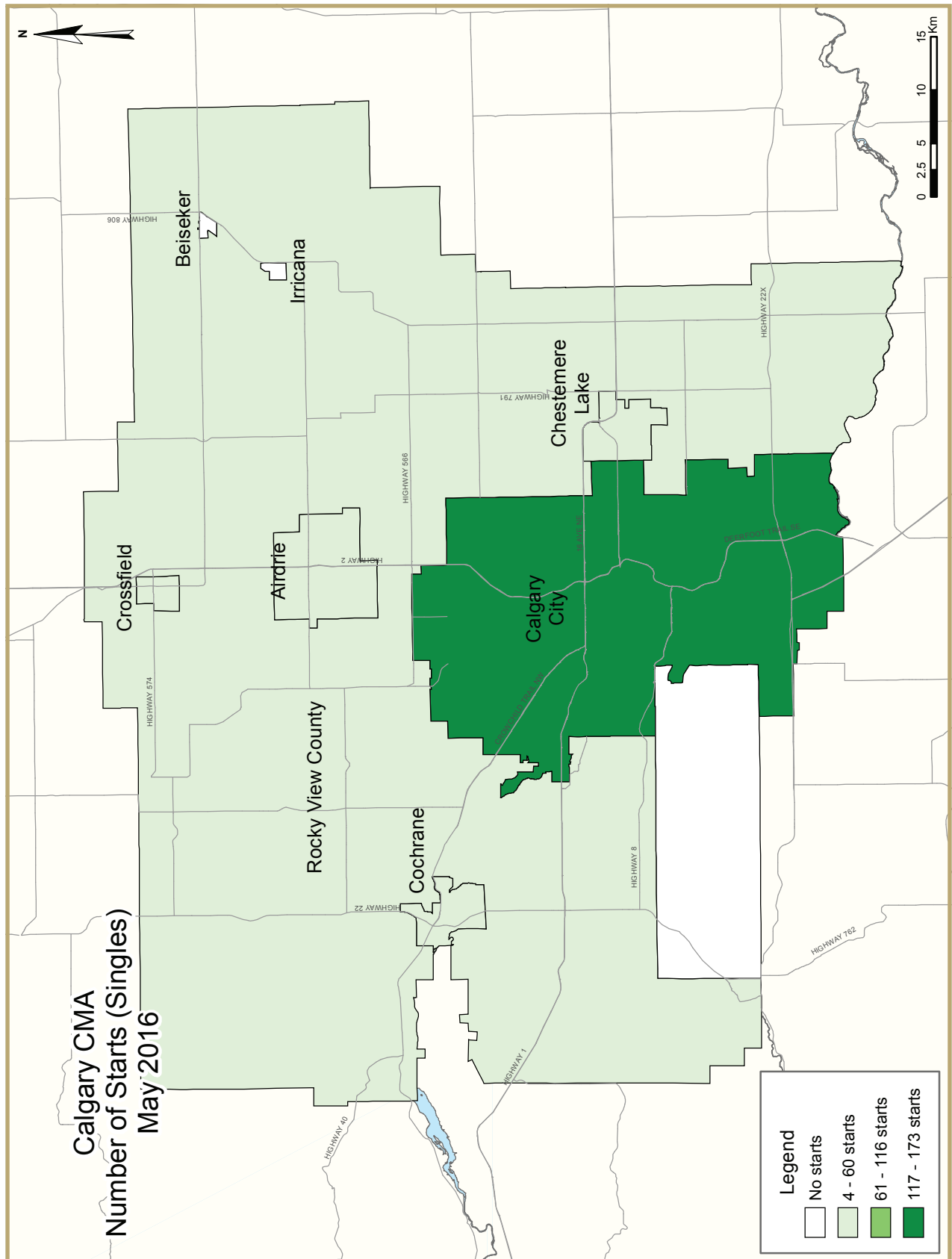
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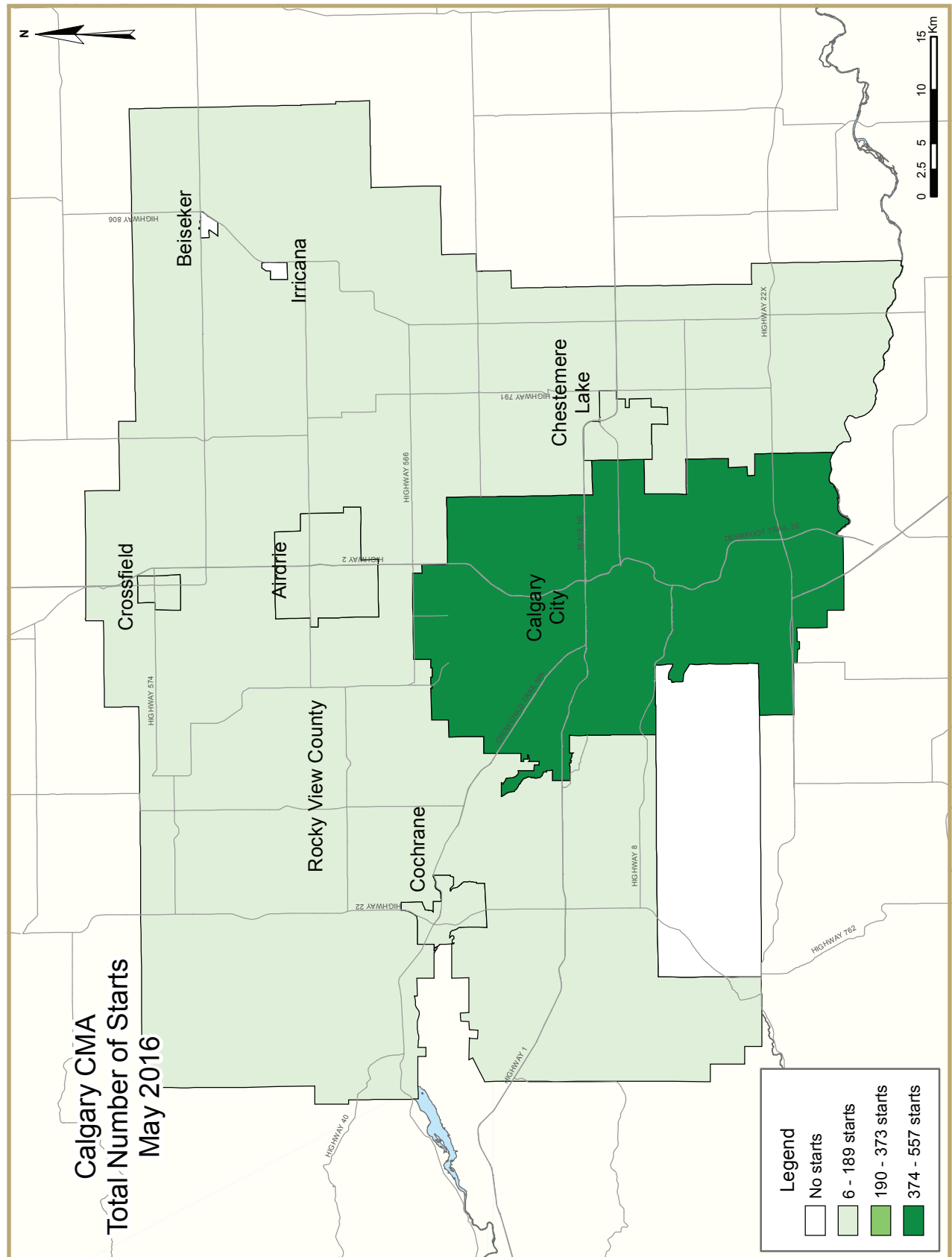
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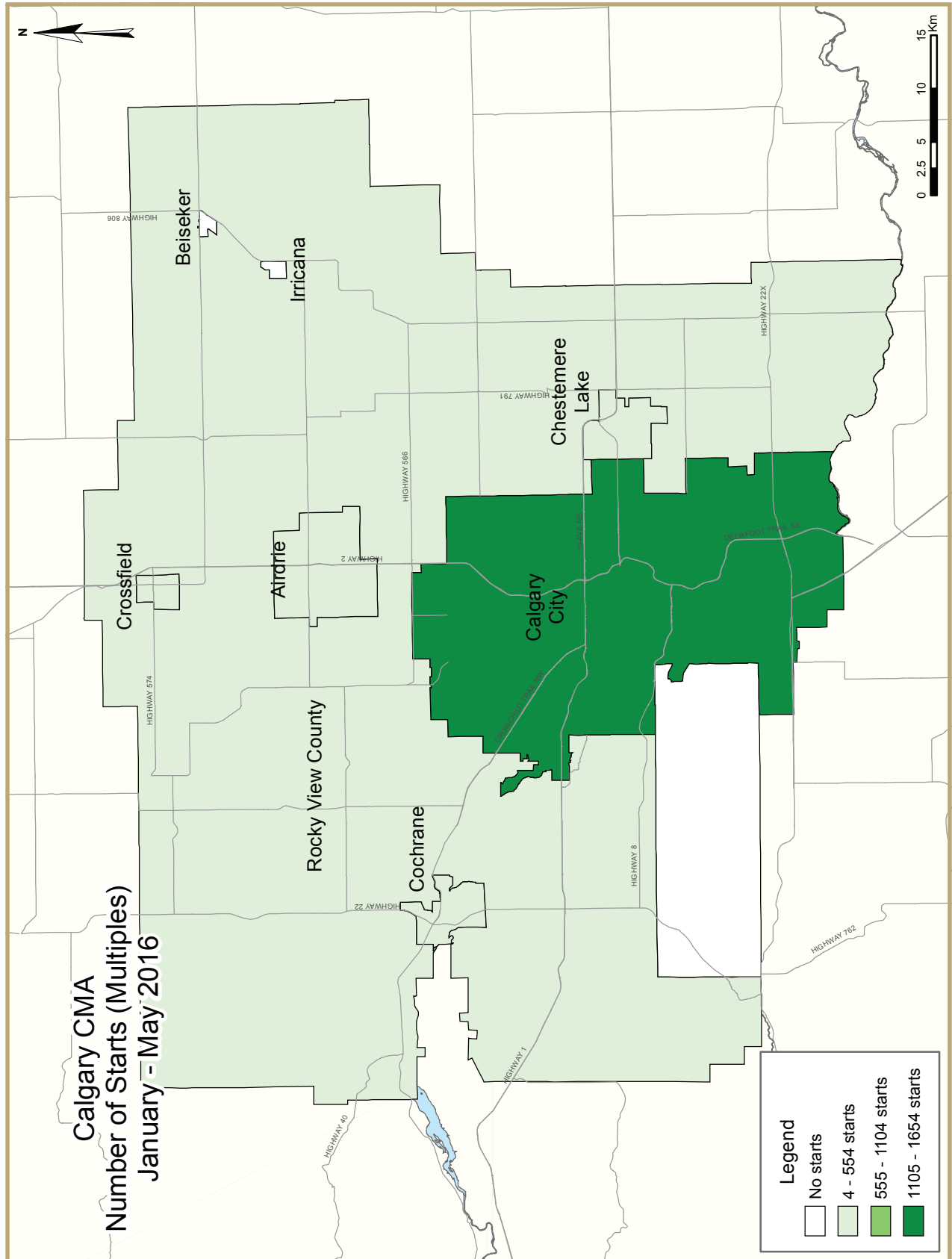
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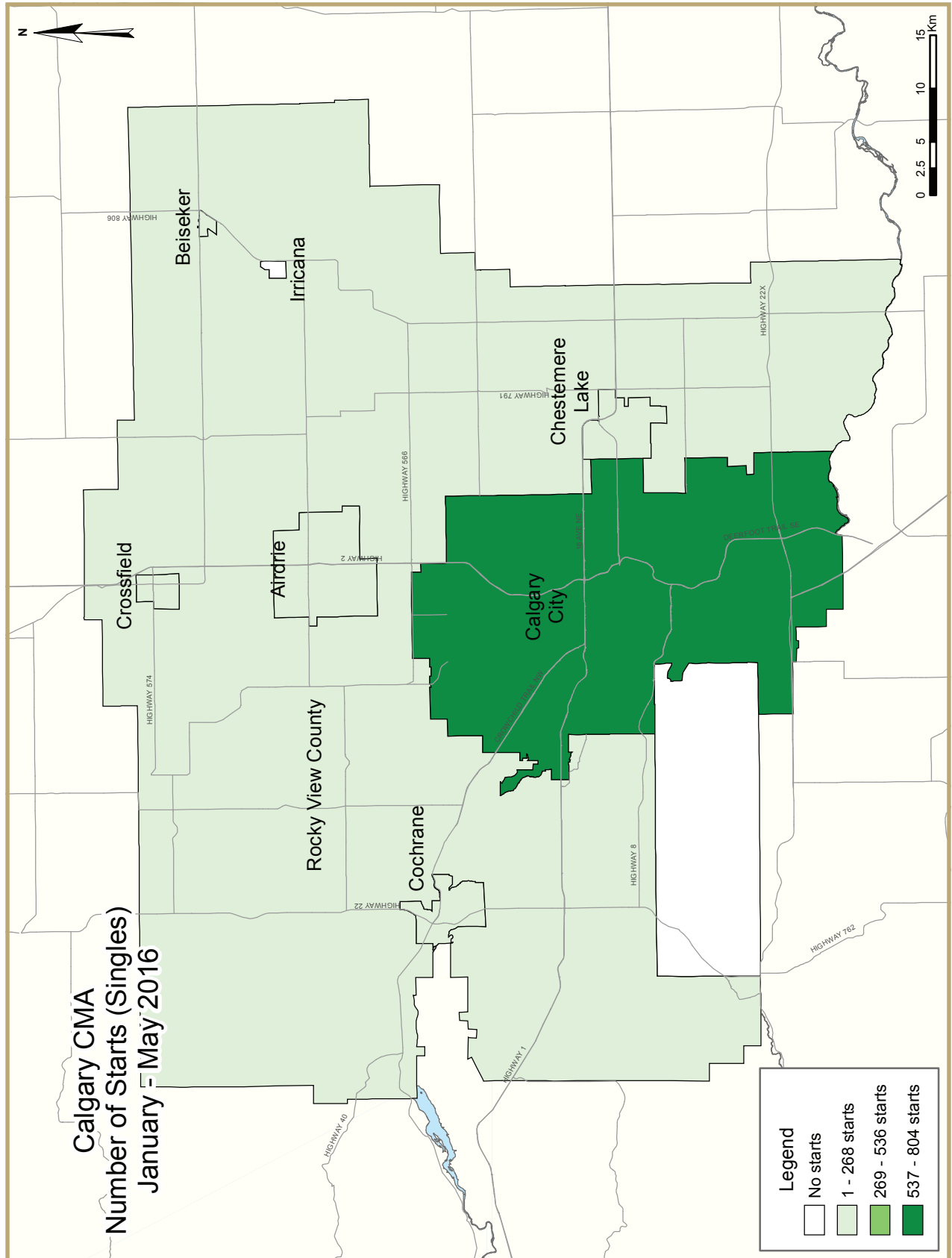
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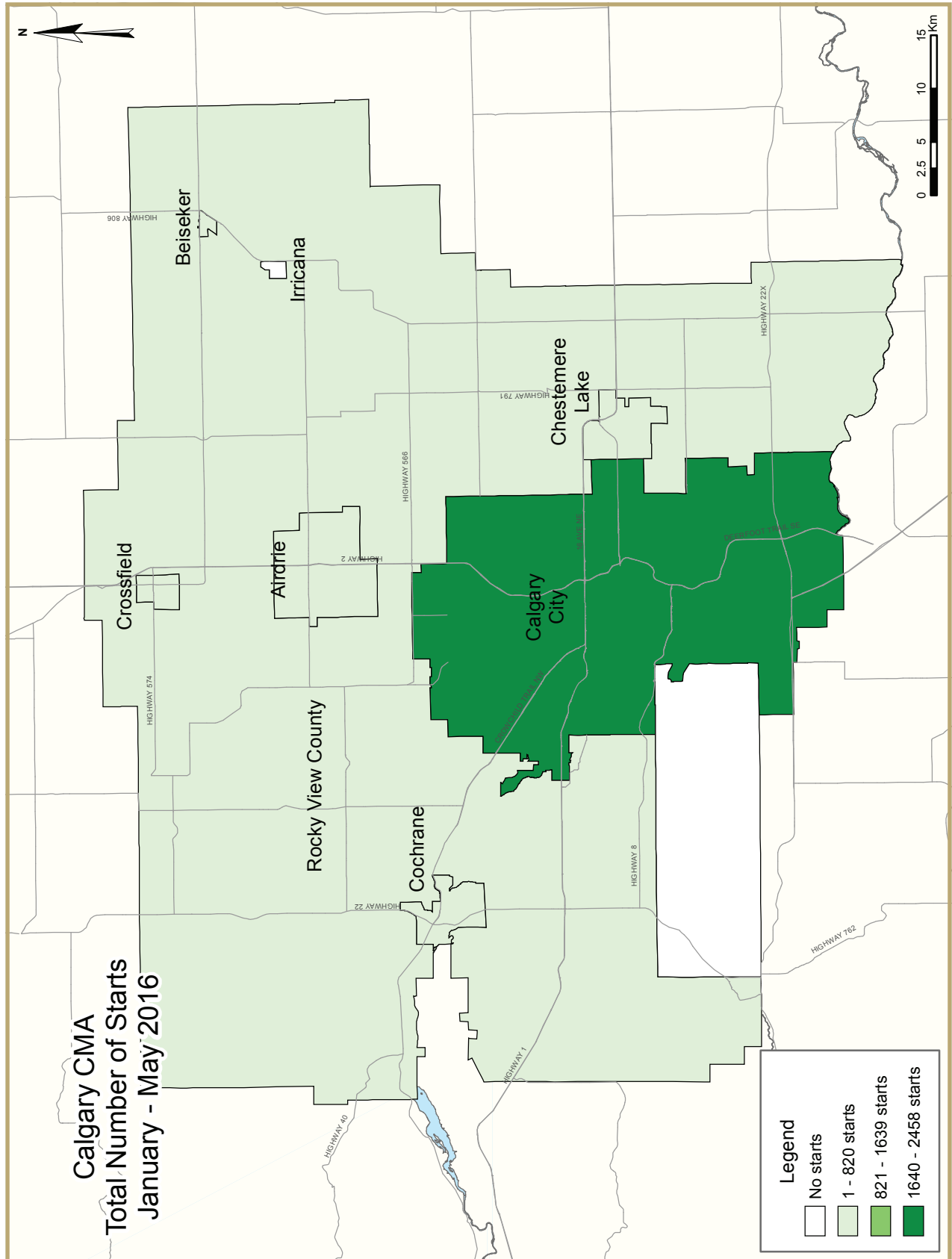












HOUSING NOW REPORT TABLES

Available in ALL reports:

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- 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
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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
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- 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)		
May 2016		
Calgary CMA¹	April 2016	May 2016
Trend ²	9,133	7,726
SAAR	9,856	7,705
	May 2015	May 2016
Actual		
May - Single-Detached	299	243
May - Multiples	759	405
May - Total	1,058	648
January to May - Single-Detached	1,861	1,127
January to May - Multiples	3,151	1,903
January to May - Total	5,012	3,030

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
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	243	44	45	0	50	266	0	0	648
May 2015	299	96	15	0	191	228	0	229	1,058
% Change	-18.7	-54.2	200.0	n/a	-73.8	16.7	n/a	-100.0	-38.8
Year-to-date 2016	1,127	254	85	0	351	1,059	0	154	3,030
Year-to-date 2015	1,861	442	86	0	751	1,643	0	229	5,012
% Change	-39.4	-42.5	-1.2	n/a	-53.3	-35.5	n/a	-32.8	-39.5
UNDER CONSTRUCTION									
May 2016	2,101	640	154	1	1,071	5,867	17	2,171	12,022
May 2015	3,260	1,028	145	0	1,792	7,193	0	1,138	14,556
% Change	-35.6	-37.7	6.2	n/a	-40.2	-18.4	n/a	90.8	-17.4
COMPLETIONS									
May 2016	307	80	51	0	81	160	2	15	696
May 2015	435	90	15	0	295	235	0	67	1,137
% Change	-29.4	-11.1	**	n/a	-72.5	-31.9	n/a	-77.6	-38.8
Year-to-date 2016	1,389	338	130	1	565	1,593	39	731	4,786
Year-to-date 2015	2,259	458	68	0	974	1,569	0	501	5,829
% Change	-38.5	-26.2	91.2	n/a	-42.0	1.5	n/a	45.9	-17.9
COMPLETED & NOT ABSORBED									
May 2016	364	120	18	0	95	417	n/a	n/a	1,014
May 2015	377	70	1	0	28	63	n/a	n/a	539
% Change	-3.4	71.4	**	n/a	**	**	n/a	n/a	88.1
ABSORBED									
May 2016	330	86	42	0	88	110	n/a	n/a	656
May 2015	426	90	15	0	289	233	n/a	n/a	1,053
% Change	-22.5	-4.4	180.0	n/a	-69.6	-52.8	n/a	n/a	30.7
Year-to-date 2016	1,383	340	113	1	540	1,370	n/a	n/a	3,747
Year-to-date 2015	2,248	448	69	0	961	1,355	n/a	n/a	5,081
% Change	-38.5	-24.1	63.8	n/a	-43.8	1.1	n/a	n/a	-26.3

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2016	173	34	45	0	39	266	0	0	557
May 2015	175	80	8	0	108	216	0	158	745
Airdrie									
May 2016	26	6	0	0	0	0	0	0	32
May 2015	63	2	0	0	15	12	0	71	163
Beiseker									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2016	8	0	0	0	6	0	0	0	14
May 2015	21	2	0	0	0	0	0	0	23
Cochrane									
May 2016	24	2	0	0	5	0	0	0	31
May 2015	27	10	7	0	68	0	0	0	112
Crossfield									
May 2016	4	2	0	0	0	0	0	0	6
May 2015	0	0	0	0	0	0	0	0	0
Irricana									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2016	8	0	0	0	0	0	0	0	8
May 2015	13	2	0	0	0	0	0	0	15
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2016	243	44	45	0	50	266	0	0	648
May 2015	299	96	15	0	191	228	0	229	1,058

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2016	1,481	488	118	1	617	5,724	5	2,012	10,446
May 2015	2,205	858	43	0	1,243	7,022	0	1,067	12,438
Airdrie									
May 2016	235	76	32	0	254	143	0	159	899
May 2015	425	14	89	0	181	87	0	71	867
Beiseker									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2016	78	2	0	0	22	0	0	0	102
May 2015	222	24	6	0	42	0	0	0	294
Cochrane									
May 2016	116	52	0	0	178	0	12	0	358
May 2015	200	110	7	0	298	84	0	0	699
Crossfield									
May 2016	22	6	4	0	0	0	0	0	32
May 2015	7	8	0	0	0	0	0	0	15
Irricana									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2016	165	16	0	0	0	0	0	0	181
May 2015	201	14	0	0	28	0	0	0	243
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2016	2,101	640	154	1	1,071	5,867	17	2,171	12,022
May 2015	3,260	1,028	145	0	1,792	7,193	0	1,138	14,556

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

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
May 2016	191	56	29	0	47	30	2	15	370
May 2015	275	72	0	0	225	235	0	67	874
Airdrie									
May 2016	52	8	22	0	6	130	0	0	218
May 2015	76	4	15	0	22	0	0	0	117
Beiseker									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
May 2016	19	2	0	0	0	0	0	0	21
May 2015	29	2	0	0	0	0	0	0	31
Cochrane									
May 2016	31	14	0	0	28	0	0	0	73
May 2015	36	12	0	0	42	0	0	0	90
Crossfield									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Irricana									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
May 2016	14	0	0	0	0	0	0	0	14
May 2015	19	0	0	0	6	0	0	0	25
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
May 2016	307	80	51	0	81	160	2	15	696
May 2015	435	90	15	0	295	235	0	67	1,137

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2016	257	98	17	0	82	360	n/a	n/a	814
May 2015	281	60	0	0	22	62	n/a	n/a	425
Airdrie									
May 2016	40	7	1	0	6	51	n/a	n/a	105
May 2015	42	0	1	0	1	1	n/a	n/a	45
Beiseker									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2016	15	1	0	0	0	0	n/a	n/a	16
May 2015	14	0	0	0	0	0	n/a	n/a	14
Cochrane									
May 2016	32	14	0	0	7	6	n/a	n/a	59
May 2015	35	10	0	0	5	0	n/a	n/a	50
Crossfield									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2016	20	0	0	0	0	0	n/a	n/a	20
May 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2016	364	120	18	0	95	417	n/a	n/a	1,014
May 2015	377	70	1	0	28	63	n/a	n/a	539

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2016	212	67	20	0	55	31	n/a	n/a	385
May 2015	269	72	0	0	218	233	n/a	n/a	792
Airdrie									
May 2016	53	5	22	0	3	79	n/a	n/a	162
May 2015	74	4	15	0	22	0	n/a	n/a	115
Beiseker									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
May 2016	19	2	0	0	0	0	n/a	n/a	21
May 2015	29	2	0	0	0	0	n/a	n/a	31
Cochrane									
May 2016	32	12	0	0	30	0	n/a	n/a	74
May 2015	35	12	0	0	43	0	n/a	n/a	90
Crossfield									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
May 2016	14	0	0	0	0	0	n/a	n/a	14
May 2015	19	0	0	0	6	0	n/a	n/a	25
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
May 2016	330	86	42	0	88	110	n/a	n/a	656
May 2015	426	90	15	0	289	233	n/a	n/a	1,053

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
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Calgary City	173	175	34	80	84	116	266	374	557	745	-25.2
Airdrie	26	63	6	2	0	15	0	83	32	163	-80.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	8	21	0	2	6	0	0	0	14	23	-39.1
Cochrane	24	27	2	10	5	75	0	0	31	112	-72.3
Crossfield	4	0	2	0	0	0	0	0	6	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	8	13	0	2	0	0	0	0	8	15	-46.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	243	299	44	96	95	206	266	457	648	1,058	-38.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	804	1,254	176	326	321	541	1,157	1,682	2,458	3,803	-35.4
Airdrie	133	264	50	14	70	88	56	83	309	449	-31.2
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	36	109	0	22	22	0	0	0	58	131	-55.7
Cochrane	84	143	22	82	21	192	0	107	127	524	-75.8
Crossfield	19	1	4	2	0	0	0	0	23	3	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	50	90	4	12	0	0	0	0	54	102	-47.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,127	1,861	256	458	434	821	1,213	1,872	3,030	5,012	-39.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Calgary City	84	116	0	0	266	216	0	158
Airdrie	0	15	0	0	0	12	0	71
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	0	0	0	0	0	0	0
Cochrane	5	75	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	95	206	0	0	266	228	0	229

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	321	541	0	0	1,003	1,524	154	158
Airdrie	70	88	0	0	56	12	0	71
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	22	0	0	0	0	0	0	0
Cochrane	21	192	0	0	0	107	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	434	821	0	0	1,059	1,643	154	229

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Calgary City	252	263	305	324	0	158	557	745
Airdrie	32	65	0	27	0	71	32	163
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	8	23	6	0	0	0	14	23
Cochrane	26	44	5	68	0	0	31	112
Crossfield	6	0	0	0	0	0	6	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	8	15	0	0	0	0	8	15
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	332	410	316	419	0	229	648	1,058

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,046	1,602	1,258	2,043	154	158	2,458	3,803
Airdrie	200	321	109	57	0	71	309	449
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	36	131	22	0	0	0	58	131
Cochrane	106	232	21	292	0	0	127	524
Crossfield	23	3	0	0	0	0	23	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	54	100	0	2	0	0	54	102
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,466	2,389	1,410	2,394	154	229	3,030	5,012

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Calgary City	191	275	58	72	76	225	45	302	370	874	-57.7
Airdrie	52	76	8	4	28	37	130	0	218	117	86.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	19	29	2	2	0	0	0	0	21	31	-32.3
Cochrane	31	36	14	12	28	42	0	0	73	90	-18.9
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	19	0	6	0	0	0	0	14	25	-44.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	307	435	82	96	132	304	175	302	696	1,137	-38.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	965	1,593	292	378	467	750	1,960	1,713	3,684	4,434	-16.9
Airdrie	181	307	20	22	121	115	284	302	606	746	-18.8
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	69	117	4	12	0	37	0	0	73	166	-56.0
Cochrane	94	173	42	54	125	106	80	55	341	388	-12.1
Crossfield	5	8	0	2	0	0	0	0	5	10	-50.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	76	60	0	24	0	0	0	0	76	84	-9.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,391	2,259	358	492	713	1,008	2,324	2,070	4,786	5,829	-17.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Calgary City	76	225	0	0	30	235	15	67
Airdrie	28	37	0	0	130	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	28	42	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	132	304	0	0	160	235	15	67

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	455	750	12	0	1,371	1,514	589	199
Airdrie	121	115	0	0	142	0	142	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	37	0	0	0	0	0	0
Cochrane	101	106	24	0	80	55	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	677	1,008	36	0	1,593	1,569	731	501

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Calgary City	276	347	77	460	17	67	370	874
Airdrie	82	95	136	22	0	0	218	117
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	21	31	0	0	0	0	21	31
Cochrane	45	48	28	42	0	0	73	90
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	19	0	6	0	0	14	25
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	438	540	241	530	17	67	696	1,137

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,302	1,967	1,778	2,268	604	199	3,684	4,434
Airdrie	264	366	200	78	142	302	606	746
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	73	154	0	12	0	0	73	166
Cochrane	136	227	181	161	24	0	341	388
Crossfield	5	10	0	0	0	0	5	10
Irricana	0	0	0	0	0	0	0	0
Rocky View County	76	60	0	24	0	0	76	84
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,857	2,785	2,159	2,543	770	501	4,786	5,829

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**May 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													
May 2016	85	40.1	54	25.5	17	8.0	11	5.2	45	21.2	212	570,000	764,943
May 2015	43	16.0	58	21.6	38	14.1	36	13.4	94	34.9	269	740,000	878,115
Year-to-date 2016	392	40.8	240	25.0	94	9.8	51	5.3	183	19.1	960	580,000	733,891
Year-to-date 2015	388	24.6	324	20.5	236	15.0	216	13.7	413	26.2	1,577	680,000	799,320
Airdrie													
May 2016	39	73.6	12	22.6	1	1.9	0	0.0	1	1.9	53	470,000	498,238
May 2015	19	25.7	25	33.8	15	20.3	10	13.5	5	6.8	74	637,500	647,233
Year-to-date 2016	115	62.8	42	23.0	12	6.6	5	2.7	9	4.9	183	510,000	552,303
Year-to-date 2015	57	18.6	107	35.0	94	30.7	35	11.4	13	4.2	306	640,000	648,293
Beiseker													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 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	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
May 2016	2	10.5	6	31.6	3	15.8	3	15.8	5	26.3	19	690,000	716,179
May 2015	0	0.0	1	3.4	13	44.8	12	41.4	3	10.3	29	755,000	768,497
Year-to-date 2016	11	16.4	20	29.9	8	11.9	13	19.4	15	22.4	67	645,000	710,714
Year-to-date 2015	9	7.4	9	7.4	48	39.7	39	32.2	16	13.2	121	732,500	736,463
Cochrane													
May 2016	25	78.1	3	9.4	0	0.0	3	9.4	1	3.1	32	447,500	494,945
May 2015	11	31.4	12	34.3	4	11.4	4	11.4	4	11.4	35	575,000	640,644
Year-to-date 2016	68	74.7	11	12.1	3	3.3	6	6.6	3	3.3	91	470,000	515,036
Year-to-date 2015	68	39.8	41	24.0	25	14.6	18	10.5	19	11.1	171	580,000	627,648
Crossfield													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	454,100
Irricana													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 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													
May 2016	2	14.3	2	14.3	0	0.0	0	0.0	10	71.4	14	1,002,500	1,407,736
May 2015	3	15.8	1	5.3	7	36.8	1	5.3	7	36.8	19	735,000	794,284
Year-to-date 2016	12	15.8	3	3.9	3	3.9	4	5.3	54	71.1	76	1,000,000	1,229,414
Year-to-date 2015	5	8.3	8	13.3	10	16.7	3	5.0	34	56.7	60	750,000	877,595
First Nations													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 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													
May 2016	153	46.4	77	23.3	21	6.4	17	5.2	62	18.8	330	560,000	720,389
May 2015	76	17.8	97	22.8	77	18.1	63	14.8	113	26.5	426	710,000	807,297
Year-to-date 2016	602	43.5	318	23.0	120	8.7	79	5.7	264	19.1	1,383	570,000	720,231
Year-to-date 2015	537	23.9	489	21.8	413	18.4	311	13.9	495	22.0	2,245	670,000	764,377

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	764,943	878,115	-12.9	733,891	799,320	-8.2
Airdrie	498,238	647,233	-23.0	552,303	648,293	-14.8
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	716,179	768,497	-6.8	710,714	736,463	-3.5
Cochrane	494,945	640,644	-22.7	515,036	627,648	-17.9
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,407,736	794,284	77.2	1,229,414	877,595	40.1
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	720,389	807,297	-10.8	720,231	764,377	-5.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary
May 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	1,683	3,496	3,756	44.8	439,552	0.4	450,743
	February	1,437	-6.9	1,694	3,693	3,514	48.2	453,175	2.1	449,647
	March	1,956	-11.7	1,816	4,238	3,518	51.6	455,220	-0.5	448,868
	April	2,219	-8.5	1,848	4,159	3,457	53.5	460,114	1.1	460,702
	May	2,438	-11.3	1,878	4,302	3,392	55.4	476,886	2.3	465,840
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	4,921	-32.9		11,782			448,522	-2.0	
	Q1 2016	4,395	-10.7		11,427			450,979	0.5	
	YTD 2015	10,095	-30.5		19,632			454,858	-1.0	
	YTD 2016	9,052	-10.3		19,888			460,196	1.2	

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
May 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	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64		135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64		135.9	802	8.1	72.7	1,162
	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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