

HOUSING NOW TABLES

Edmonton CMA

Date Released: October 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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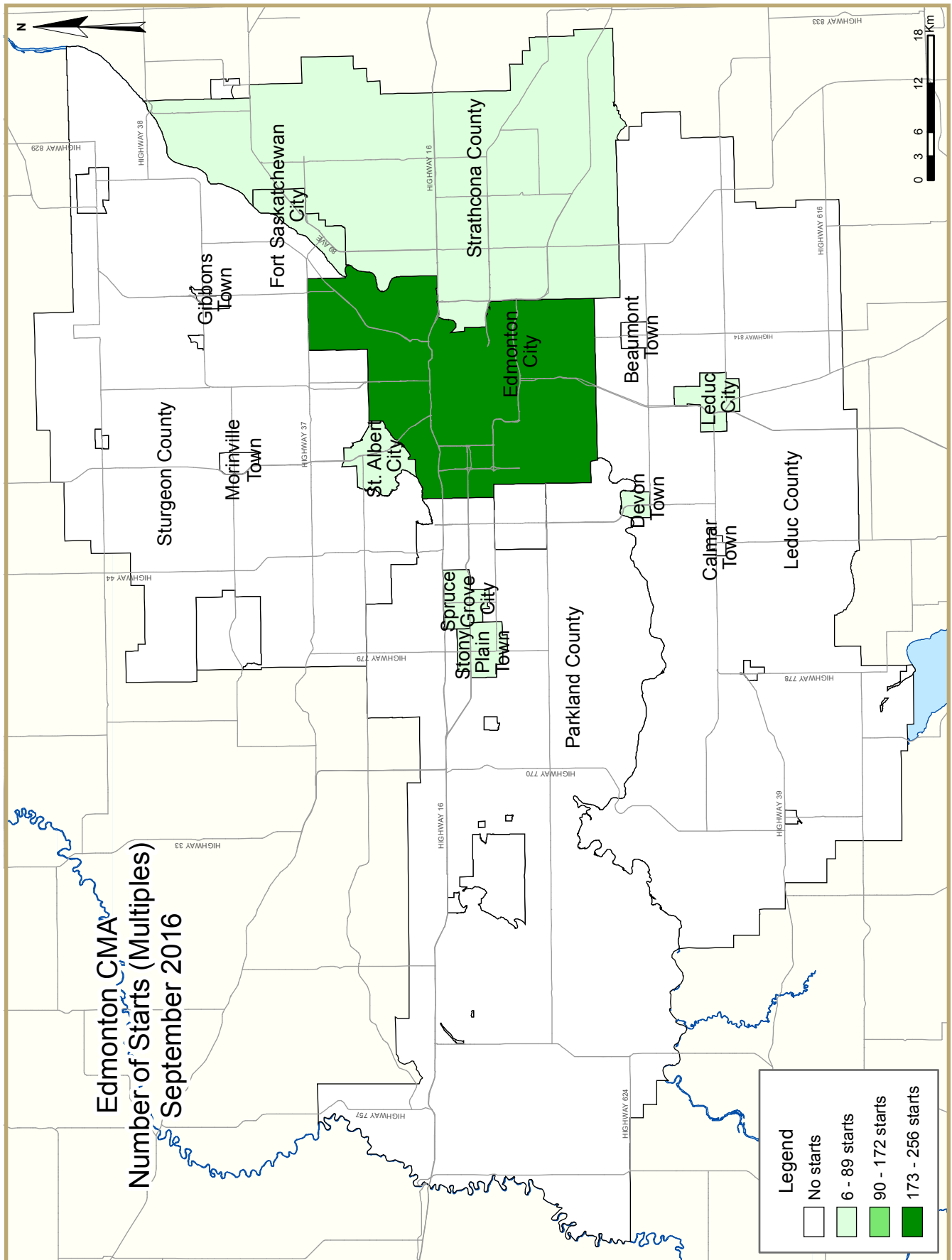
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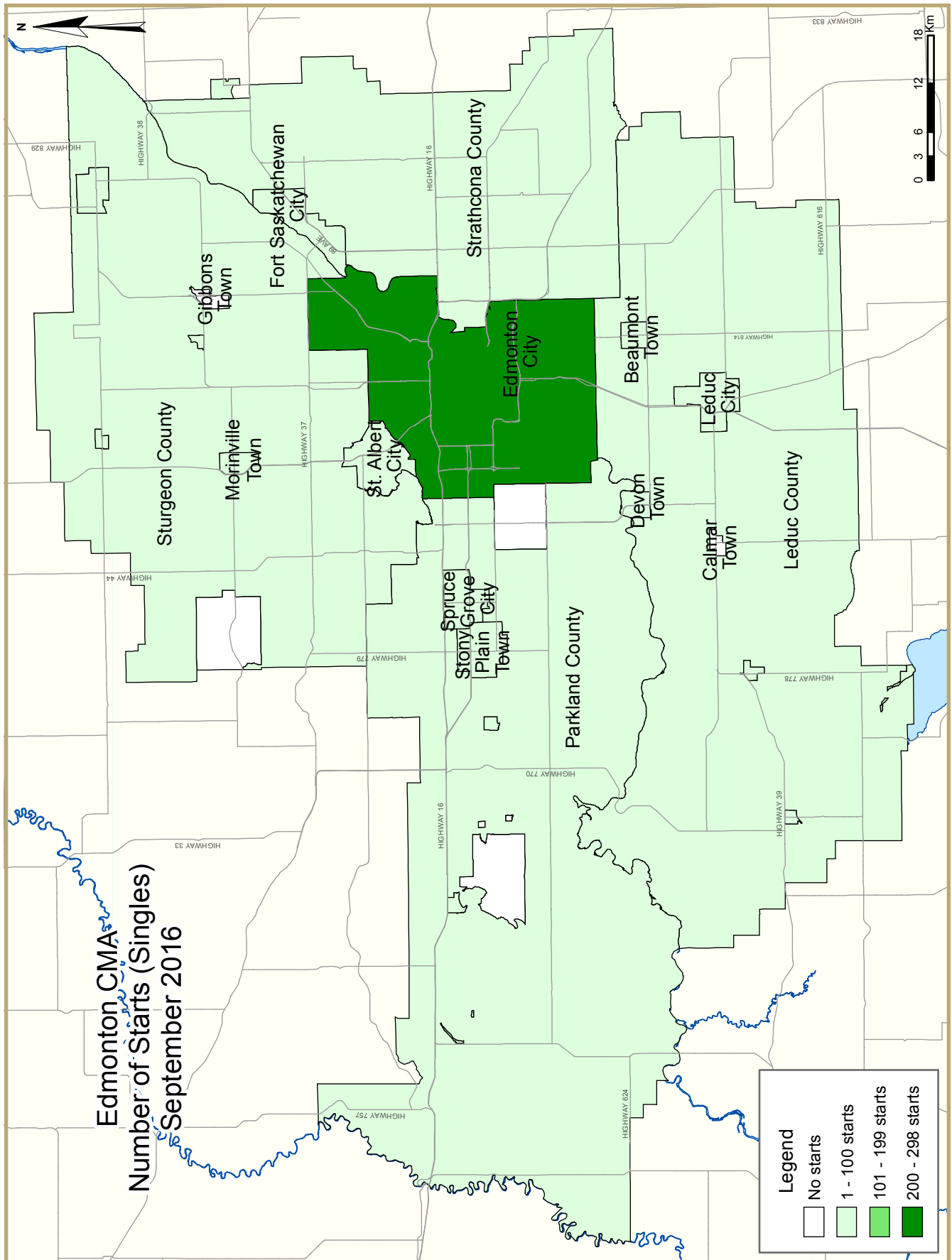
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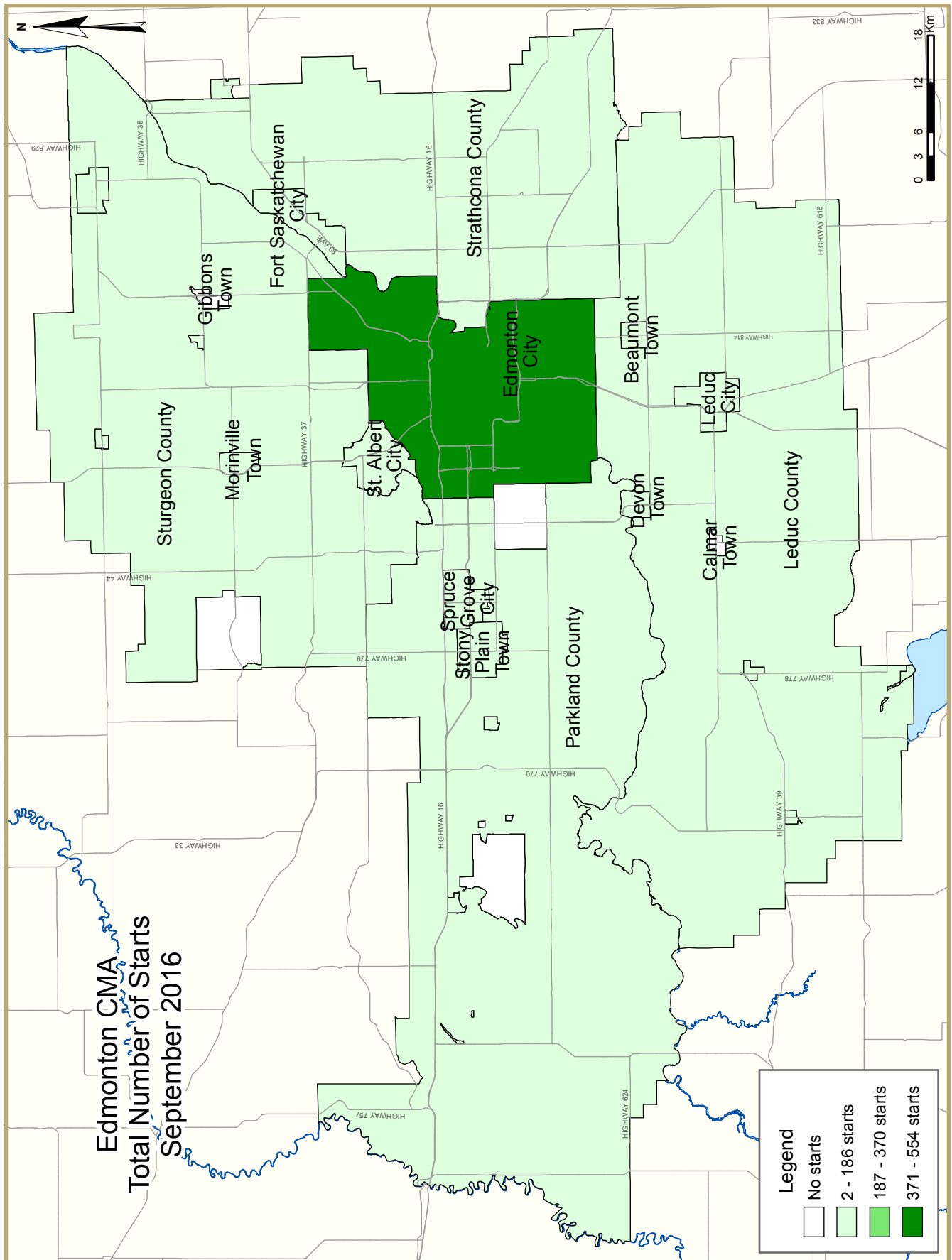
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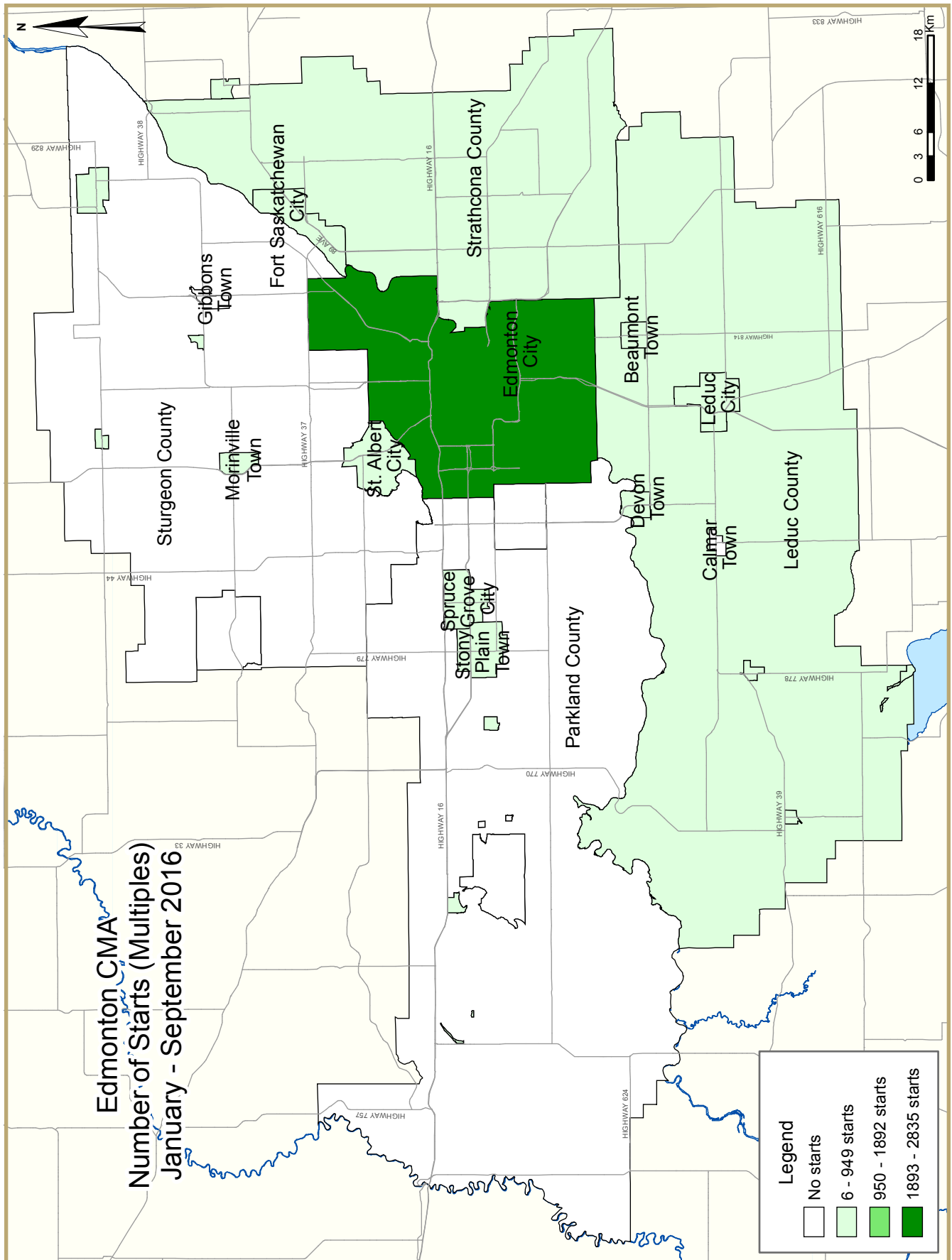
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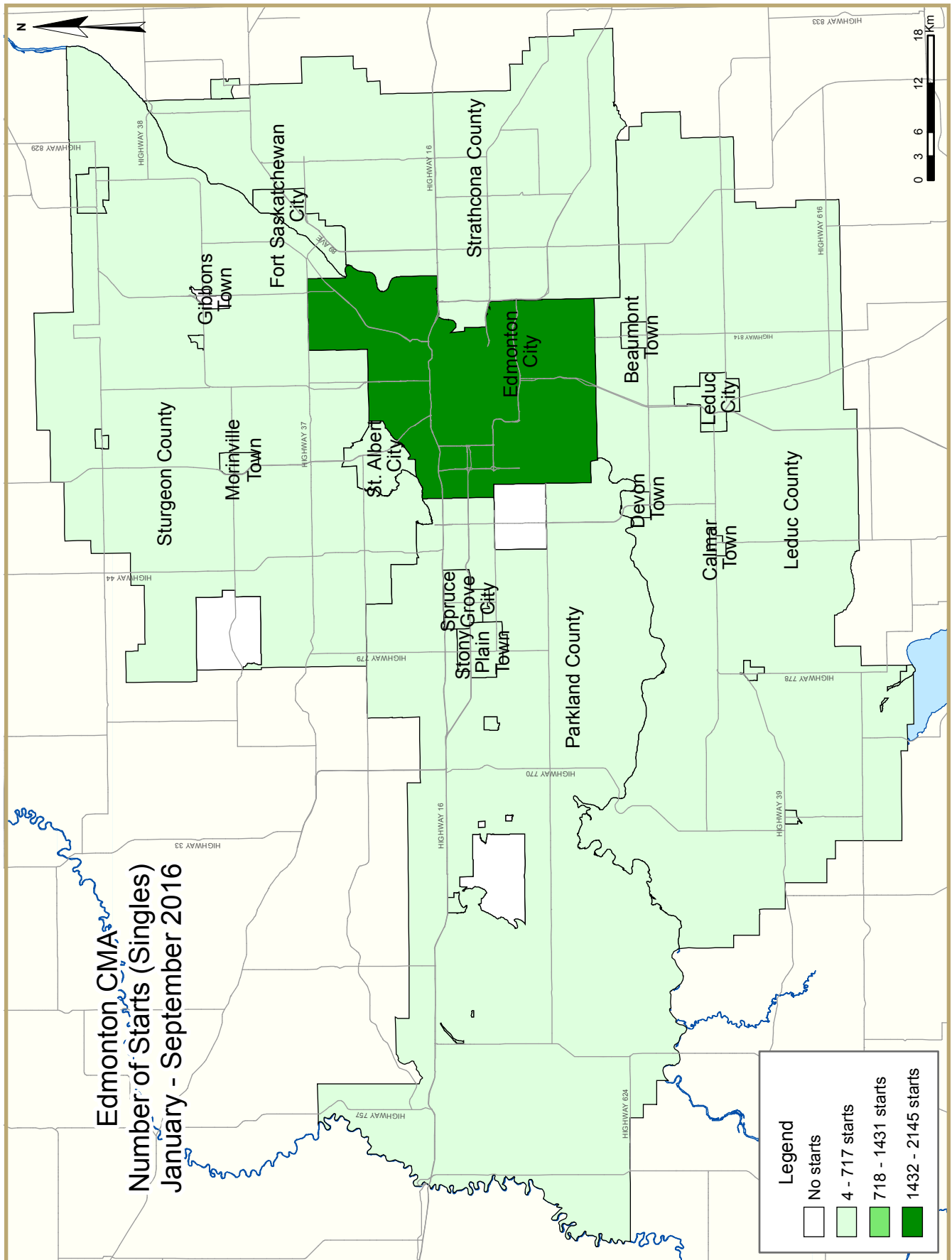
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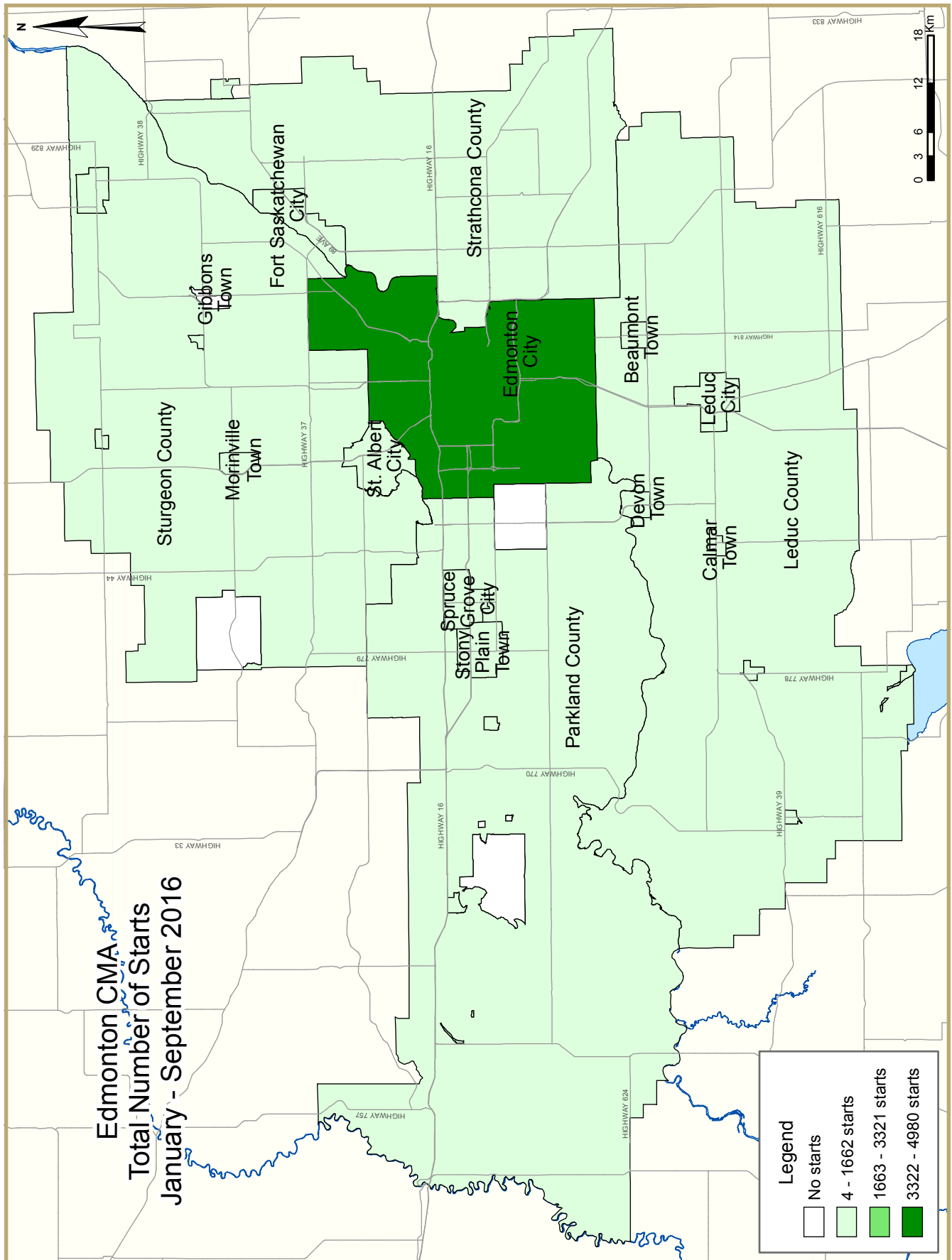












HOUSING NOW REPORT TABLES

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

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- 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
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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)		
September 2016		
Edmonton CMA ¹	August 2016	September 2016
Trend ²	10,048	9,742
SAAR	7,276	9,277
	September 2015	September 2016
Actual		
September - Single-Detached	452	469
September - Multiples	694	353
September - Total	1,146	822
January to September - Single-Detached	4,495	3,077
January to September - Multiples	9,004	4,085
January to September - Total	13,499	7,162

Source: CMHC

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2016	469	188	54	0	94	12	0	5	822
September 2015	448	174	30	2	29	345	91	27	1,146
% Change	4.7	8.0	80.0	-100.0	**	-96.5	-100.0	-81.5	-28.3
Year-to-date 2016	3,071	1,386	351	6	588	947	115	698	7,162
Year-to-date 2015	4,467	1,804	609	26	966	3,386	205	2,036	13,499
% Change	-31.3	-23.2	-42.4	-76.9	-39.1	-72.0	-43.9	-65.7	-46.9
UNDER CONSTRUCTION									
September 2016	2,538	1,074	333	6	633	3,030	229	2,056	9,899
September 2015	3,935	1,660	517	7	931	5,311	330	3,028	15,719
% Change	-35.5	-35.3	-35.6	-14.3	-32.0	-42.9	-30.6	-32.1	-37.0
COMPLETIONS									
September 2016	341	194	29	0	109	200	65	571	1,509
September 2015	519	154	47	1	132	580	8	203	1,644
% Change	-34.3	26.0	-38.3	-100.0	-17.4	-65.5	**	181.3	-8.2
Year-to-date 2016	3,860	1,718	359	5	791	2,155	375	2,873	12,136
Year-to-date 2015	5,211	1,782	402	13	911	1,913	93	1,975	12,300
% Change	-25.9	-3.6	-10.7	-61.5	-13.2	12.7	**	45.5	-1.3
COMPLETED & NOT ABSORBED									
September 2016	643	368	79	3	204	543	n/a	n/a	1,840
September 2015	625	309	31	0	65	239	n/a	n/a	1,269
% Change	2.9	19.1	154.8	n/a	**	127.2	n/a	n/a	45.0
ABSORBED									
September 2016	402	211	47	0	101	212	n/a	n/a	973
September 2015	492	143	29	2	120	521	n/a	n/a	1,307
% Change	-18.3	47.6	62.1	-100.0	-15.8	-59.3	n/a	n/a	-25.6
Year-to-date 2016	3,988	1,745	328	2	601	1,921	n/a	n/a	8,585
Year-to-date 2015	5,107	1,701	281	14	864	1,821	n/a	n/a	9,788
% Change	-21.9	2.6	16.7	-85.7	-30.4	5.5	n/a	n/a	-12.3

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	298	120	54	0	73	4	0	5	554
September 2015	299	134	14	2	14	345	39	27	874
Beaumont Town									
September 2016	28	0	0	0	0	0	0	0	28
September 2015	13	12	0	0	0	0	36	0	61
Devon Town									
September 2016	1	6	0	0	0	0	0	0	7
September 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
September 2016	11	12	0	0	0	0	0	0	23
September 2015	7	0	0	0	9	0	14	0	30
Leduc City									
September 2016	15	6	0	0	7	0	0	0	28
September 2015	20	0	0	0	0	0	0	0	20
Leduc County									
September 2016	6	0	0	0	0	0	0	0	6
September 2015	16	0	0	0	0	0	0	0	16
Morinville Town									
September 2016	5	0	0	0	0	0	0	0	5
September 2015	6	8	0	0	0	0	0	0	14
Parkland County									
September 2016	12	0	0	0	0	0	0	0	12
September 2015	10	0	0	0	0	0	0	0	10
Spruce Grove City									
September 2016	30	18	0	0	4	0	0	0	52
September 2015	13	8	16	0	0	0	0	0	37
St. Albert City									
September 2016	18	8	0	0	8	8	0	0	42
September 2015	14	2	0	0	0	0	2	0	18
Stony Plain Town									
September 2016	7	14	0	0	0	0	0	0	21
September 2015	5	4	0	0	0	0	0	0	9
Strathcona County									
September 2016	26	4	0	0	2	0	0	0	32
September 2015	30	6	0	0	6	0	0	0	42
Sturgeon County									
September 2016	10	0	0	0	0	0	0	0	10
September 2015	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
September 2016	2	0	0	0	0	0	0	0	2
September 2015	3	0	0	0	0	0	0	0	3
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2016	469	188	54	0	94	12	0	5	822
September 2015	448	174	30	2	29	345	91	27	1,146

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	1,683	742	266	5	536	2,634	116	1,527	7,509
September 2015	2,618	1,218	430	5	740	4,488	120	2,537	12,156
Beaumont Town									
September 2016	118	24	7	0	0	0	0	0	149
September 2015	122	34	24	0	0	8	36	126	350
Devon Town									
September 2016	7	8	0	0	0	0	0	0	15
September 2015	6	2	0	0	0	0	0	0	8
Fort Saskatchewan City									
September 2016	47	52	8	0	0	0	0	0	107
September 2015	108	90	3	0	26	0	89	96	412
Leduc City									
September 2016	75	44	16	0	16	0	4	90	245
September 2015	179	50	29	0	26	160	8	90	542
Leduc County									
September 2016	76	4	3	0	0	0	0	0	83
September 2015	108	0	0	0	0	0	0	0	108
Morinville Town									
September 2016	13	8	0	0	0	3	0	0	24
September 2015	32	18	0	0	0	0	0	36	86
Parkland County									
September 2016	99	0	0	0	0	0	0	0	99
September 2015	128	2	0	0	0	0	0	0	130
Spruce Grove City									
September 2016	88	72	26	0	29	0	38	0	253
September 2015	152	138	27	0	39	140	0	0	496
St. Albert City									
September 2016	74	48	0	0	30	325	0	197	674
September 2015	106	36	0	0	54	119	2	110	427
Stony Plain Town									
September 2016	41	24	0	0	4	12	71	66	218
September 2015	48	28	0	0	16	122	71	0	285
Strathcona County									
September 2016	118	44	3	1	18	56	0	172	412
September 2015	203	42	0	2	30	274	0	29	580
Sturgeon County									
September 2016	67	0	0	0	0	0	0	0	67
September 2015	84	0	0	0	0	0	0	0	84
Remainder of the CMA									
September 2016	32	4	4	0	0	0	0	4	44
September 2015	41	2	4	0	0	0	4	4	55
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2016	2,538	1,074	333	6	633	3,030	229	2,056	9,899
September 2015	3,935	1,660	517	7	931	5,311	330	3,028	15,719

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	215	130	25	0	91	200	65	447	1,173
September 2015	351	100	47	1	107	580	3	125	1,314
Beaumont Town									
September 2016	10	0	0	0	0	0	0	0	10
September 2015	5	2	0	0	0	0	0	0	7
Devon Town									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
September 2016	11	16	0	0	0	0	0	0	27
September 2015	35	16	0	0	0	0	5	0	56
Leduc City									
September 2016	12	4	0	0	0	0	0	0	16
September 2015	3	2	0	0	17	0	0	14	36
Leduc County									
September 2016	3	0	0	0	0	0	0	0	3
September 2015	26	0	0	0	0	0	0	0	26
Morinville Town									
September 2016	4	0	0	0	0	0	0	0	4
September 2015	6	0	0	0	0	0	0	0	6
Parkland County									
September 2016	12	0	0	0	0	0	0	0	12
September 2015	6	0	0	0	0	0	0	0	6
Spruce Grove City									
September 2016	12	14	4	0	4	0	0	0	34
September 2015	23	18	0	0	4	0	0	0	45
St. Albert City									
September 2016	26	20	0	0	14	0	0	0	60
September 2015	12	0	0	0	0	0	0	0	12
Stony Plain Town									
September 2016	2	4	0	0	0	0	0	0	6
September 2015	11	4	0	0	0	0	0	0	15
Strathcona County									
September 2016	23	6	0	0	0	0	0	124	153
September 2015	18	10	0	0	4	0	0	64	96
Sturgeon County									
September 2016	7	0	0	0	0	0	0	0	7
September 2015	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
September 2016	4	0	0	0	0	0	0	0	4
September 2015	12	2	0	0	0	0	0	0	14
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2016	341	194	29	0	109	200	65	571	1,509
September 2015	519	154	47	1	132	580	8	203	1,644

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	376	218	35	3	129	461	n/a	n/a	1,222
September 2015	338	151	17	0	21	211	n/a	n/a	738
Beaumont Town									
September 2016	25	10	8	0	0	8	n/a	n/a	51
September 2015	21	0	3	0	0	0	n/a	n/a	24
Devon Town									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
September 2016	35	38	4	0	9	0	n/a	n/a	86
September 2015	62	35	2	0	1	0	n/a	n/a	100
Leduc City									
September 2016	48	9	6	0	14	0	n/a	n/a	77
September 2015	50	21	0	0	9	0	n/a	n/a	80
Leduc County									
September 2016	9	0	0	0	0	0	n/a	n/a	9
September 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
September 2016	11	2	0	0	0	0	n/a	n/a	13
September 2015	7	0	0	0	0	0	n/a	n/a	7
Parkland County									
September 2016	7	0	0	0	0	0	n/a	n/a	7
September 2015	4	1	0	0	0	0	n/a	n/a	5
Spruce Grove City									
September 2016	37	47	17	0	7	45	n/a	n/a	153
September 2015	40	54	3	0	8	28	n/a	n/a	133
St. Albert City									
September 2016	33	22	0	0	10	0	n/a	n/a	65
September 2015	32	13	0	0	3	0	n/a	n/a	48
Stony Plain Town									
September 2016	20	17	5	0	11	0	n/a	n/a	53
September 2015	28	21	6	0	5	0	n/a	n/a	60
Strathcona County									
September 2016	26	5	3	0	22	29	n/a	n/a	85
September 2015	32	13	0	0	18	0	n/a	n/a	63
Sturgeon County									
September 2016	5	0	0	0	0	0	n/a	n/a	5
September 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
September 2016	9	0	1	0	2	0	n/a	n/a	12
September 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2016	643	368	79	3	204	543	n/a	n/a	1,840
September 2015	625	309	31	0	65	239	n/a	n/a	1,269

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	265	148	37	0	81	211	n/a	n/a	742
September 2015	324	94	27	2	95	520	n/a	n/a	1,062
Beaumont Town									
September 2016	14	3	0	0	0	0	n/a	n/a	17
September 2015	5	2	0	0	0	0	n/a	n/a	7
Devon Town									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
September 2016	17	19	0	0	3	0	n/a	n/a	39
September 2015	22	7	0	0	0	0	n/a	n/a	29
Leduc City									
September 2016	13	6	0	0	0	0	n/a	n/a	19
September 2015	12	7	2	0	15	0	n/a	n/a	36
Leduc County									
September 2016	3	0	0	0	0	0	n/a	n/a	3
September 2015	26	0	0	0	0	0	n/a	n/a	26
Morinville Town									
September 2016	4	2	0	0	0	0	n/a	n/a	6
September 2015	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
September 2016	12	0	0	0	0	0	n/a	n/a	12
September 2015	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
September 2016	16	14	10	0	4	0	n/a	n/a	44
September 2015	23	18	0	0	4	1	n/a	n/a	46
St. Albert City									
September 2016	23	11	0	0	9	0	n/a	n/a	43
September 2015	16	0	0	0	0	0	n/a	n/a	16
Stony Plain Town									
September 2016	7	2	0	0	1	0	n/a	n/a	10
September 2015	10	3	0	0	0	0	n/a	n/a	13
Strathcona County									
September 2016	21	6	0	0	3	1	n/a	n/a	31
September 2015	18	10	0	0	6	0	n/a	n/a	34
Sturgeon County									
September 2016	6	0	0	0	0	0	n/a	n/a	6
September 2015	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
September 2016	1	0	0	0	0	0	n/a	n/a	1
September 2015	12	2	0	0	0	0	n/a	n/a	14
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2016	402	211	47	0	101	212	n/a	n/a	973
September 2015	492	143	29	2	120	521	n/a	n/a	1,307

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Edmonton City	298	301	124	138	123	63	9	372	554	874	-36.6
Beaumont Town	28	13	0	12	0	36	0	0	28	61	-54.1
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	1	6	0	0	0	0	0	7	1	**
Fort Saskatchewan City	11	7	12	0	0	23	0	0	23	30	-23.3
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	15	20	6	0	7	0	0	0	28	20	40.0
Leduc County	6	16	0	0	0	0	0	0	6	16	-62.5
Morinville Town	5	6	0	8	0	0	0	0	5	14	-64.3
Parkland County	12	10	0	0	0	0	0	0	12	10	20.0
Spruce Grove City	30	13	22	8	0	16	0	0	52	37	40.5
St. Albert City	18	16	8	2	8	0	8	0	42	18	133.3
Stony Plain Town	7	5	14	4	0	0	0	0	21	9	133.3
Strathcona County	26	30	6	12	0	0	0	0	32	42	-23.8
Sturgeon County	10	11	0	0	0	0	0	0	10	11	-9.1
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	469	452	198	184	138	138	17	372	822	1,146	-28.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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
Edmonton City	2,145	3,114	988	1,386	831	1,306	1,016	4,691	4,980	10,497	-52.6
Beaumont Town	107	109	24	34	4	63	0	134	135	340	-60.3
Calmar Town	4	11	0	0	0	4	0	0	4	15	-73.3
Devon Town	7	5	8	2	0	0	0	0	15	7	114.3
Fort Saskatchewan City	67	144	84	132	12	79	48	96	211	451	-53.2
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	79	157	48	52	26	67	0	14	153	290	-47.2
Leduc County	65	102	4	0	3	0	0	0	72	102	-29.4
Morinville Town	19	34	8	18	0	4	0	0	27	56	-51.8
Parkland County	95	118	0	0	0	0	0	0	95	118	-19.5
Spruce Grove City	115	189	96	148	63	41	0	72	274	450	-39.1
St. Albert City	87	121	86	42	37	5	406	16	616	184	**
Stony Plain Town	48	77	28	52	3	45	3	150	82	324	-74.7
Strathcona County	136	211	72	100	9	0	172	245	389	556	-30.0
Sturgeon County	83	82	0	0	0	0	0	0	83	82	1.2
Remainder of the CMA	20	20	2	2	4	0	0	4	26	26	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,077	4,495	1,448	1,968	992	1,614	1,645	5,422	7,162	13,499	-46.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Edmonton City	123	24	0	39	4	345	5	27
Beaumont Town	0	0	0	36	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	9	0	14	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	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	16	0	0	0	0	0	0
St. Albert City	8	0	0	0	8	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	138	49	0	89	12	345	5	27

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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
Edmonton City	731	1,197	100	109	538	2,924	478	1,767
Beaumont Town	4	27	0	36	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	25	0	54	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	26	67	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	41	0	0	0	72	0	0
St. Albert City	22	5	15	0	406	16	0	0
Stony Plain Town	3	45	0	0	3	150	0	0
Strathcona County	9	0	0	0	0	216	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	877	1,411	115	203	947	3,386	698	2,036

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Edmonton City	472	447	77	361	5	66	554	874
Beaumont Town	28	25	0	0	0	36	28	61
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	7	1	0	0	0	0	7	1
Fort Saskatchewan City	23	7	0	9	0	14	23	30
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	21	20	7	0	0	0	28	20
Leduc County	6	16	0	0	0	0	6	16
Morinville Town	5	14	0	0	0	0	5	14
Parkland County	12	10	0	0	0	0	12	10
Spruce Grove City	48	37	4	0	0	0	52	37
St. Albert City	26	16	16	0	0	2	42	18
Stony Plain Town	21	9	0	0	0	0	21	9
Strathcona County	30	36	2	6	0	0	32	42
Sturgeon County	10	11	0	0	0	0	10	11
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	711	652	106	376	5	118	822	1,146

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	3,356	4,869	1,046	3,752	578	1,876	4,980	10,497
Beaumont Town	135	170	0	8	0	162	135	340
Calmar Town	4	11	0	0	0	4	4	15
Devon Town	15	7	0	0	0	0	15	7
Fort Saskatchewan City	163	275	0	26	48	150	211	451
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	143	239	10	37	0	14	153	290
Leduc County	72	102	0	0	0	0	72	102
Morinville Town	27	52	0	4	0	0	27	56
Parkland County	95	118	0	0	0	0	95	118
Spruce Grove City	255	368	19	82	0	0	274	450
St. Albert City	159	157	442	25	15	2	616	184
Stony Plain Town	79	132	3	192	0	0	82	324
Strathcona County	196	275	21	252	172	29	389	556
Sturgeon County	83	82	0	0	0	0	83	82
Remainder of the CMA	26	22	0	0	0	4	26	26
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,808	6,880	1,541	4,378	813	2,241	7,162	13,499

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Edmonton City	215	352	130	108	181	149	647	705	1,173	1,314	-10.7
Beaumont Town	10	5	0	2	0	0	0	0	10	7	42.9
Calmar Town	0	6	0	0	0	0	0	0	0	6	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	11	35	16	16	0	5	0	0	27	56	-51.8
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	12	3	4	2	0	17	0	14	16	36	-55.6
Leduc County	3	26	0	0	0	0	0	0	3	26	-88.5
Morinville Town	4	6	0	0	0	0	0	0	4	6	-33.3
Parkland County	12	6	0	0	0	0	0	0	12	6	100.0
Spruce Grove City	12	23	14	18	8	4	0	0	34	45	-24.4
St. Albert City	26	12	28	0	6	0	0	0	60	12	**
Stony Plain Town	2	11	4	4	0	0	0	0	6	15	-60.0
Strathcona County	23	18	6	14	0	0	124	64	153	96	59.4
Sturgeon County	7	10	0	0	0	0	0	0	7	10	-30.0
Remainder of the CMA	3	5	0	2	0	0	0	0	3	7	-57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	341	520	202	166	195	175	771	783	1,509	1,644	-8.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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
Edmonton City	2,654	3,617	1,352	1,330	1,027	1,017	4,029	3,269	9,062	9,233	-1.9
Beaumont Town	121	103	36	24	71	4	71	0	299	131	128.2
Calmar Town	8	21	0	0	4	0	0	0	12	21	-42.9
Devon Town	3	5	2	0	0	0	0	0	5	5	0.0
Fort Saskatchewan City	80	184	94	112	105	16	96	0	375	312	20.2
Gibbons Town	2	7	0	0	0	0	0	0	2	7	-71.4
Leduc City	168	210	36	100	49	137	160	14	413	461	-10.4
Leduc County	90	120	0	0	0	0	0	0	90	120	-25.0
Morinville Town	38	63	16	2	0	11	36	0	90	76	18.4
Parkland County	104	113	0	4	0	0	0	0	104	117	-11.1
Spruce Grove City	136	252	138	168	75	45	140	247	489	712	-31.3
St. Albert City	122	148	64	40	61	7	110	150	357	345	3.5
Stony Plain Town	39	75	26	44	19	15	126	0	210	134	56.7
Strathcona County	187	193	52	88	8	20	260	208	507	509	-0.4
Sturgeon County	93	96	0	0	0	0	0	0	93	96	-3.1
Remainder of the CMA	20	19	0	2	8	0	0	0	28	21	33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,865	5,226	1,816	1,914	1,427	1,272	5,028	3,888	12,136	12,300	-1.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Edmonton City	116	146	65	3	200	580	447	125
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	5	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	17	0	0	0	0	0	14
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	8	4	0	0	0	0	0	0
St. Albert City	6	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	124	64
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	130	167	65	8	200	580	571	203

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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
Edmonton City	850	1,004	177	13	2,079	1,913	1,950	1,356
Beaumont Town	6	4	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	73	12	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	49	73	0	64	0	0	160	14
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	71	45	4	0	68	0	72	247
St. Albert City	11	7	50	0	0	0	110	150
Stony Plain Town	19	15	0	0	0	0	126	0
Strathcona County	8	20	0	0	0	0	260	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,054	1,183	373	89	2,155	1,913	2,873	1,975

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Edmonton City	370	498	291	688	512	128	1,173	1,314
Beaumont Town	10	7	0	0	0	0	10	7
Calmar Town	0	6	0	0	0	0	0	6
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	27	51	0	0	0	5	27	56
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	16	5	0	17	0	14	16	36
Leduc County	3	26	0	0	0	0	3	26
Morinville Town	4	6	0	0	0	0	4	6
Parkland County	12	6	0	0	0	0	12	6
Spruce Grove City	30	41	4	4	0	0	34	45
St. Albert City	46	12	14	0	0	0	60	12
Stony Plain Town	6	15	0	0	0	0	6	15
Strathcona County	29	28	0	4	124	64	153	96
Sturgeon County	7	10	0	0	0	0	7	10
Remainder of the CMA	3	7	0	0	0	0	3	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	564	720	309	713	636	211	1,509	1,644

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	4,179	5,203	2,754	2,657	2,129	1,373	9,062	9,233
Beaumont Town	163	131	8	0	128	0	299	131
Calmar Town	8	21	0	0	4	0	12	21
Devon Town	5	5	0	0	0	0	5	5
Fort Saskatchewan City	184	289	22	11	169	12	375	312
Gibbons Town	2	7	0	0	0	0	2	7
Leduc City	233	347	20	36	160	78	413	461
Leduc County	90	120	0	0	0	0	90	120
Morinville Town	54	68	0	8	36	0	90	76
Parkland County	104	117	0	0	0	0	104	117
Spruce Grove City	328	443	85	22	76	247	489	712
St. Albert City	178	168	19	27	160	150	357	345
Stony Plain Town	68	119	16	15	126	0	210	134
Strathcona County	224	240	23	61	260	208	507	509
Sturgeon County	93	96	0	0	0	0	93	96
Remainder of the CMA	24	21	4	0	0	0	28	21
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,937	7,395	2,951	2,837	3,248	2,068	12,136	12,300

Source: CMHC (Starts and Completions Survey)

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

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													
September 2016	48	18.4	74	28.4	78	29.9	31	11.9	30	11.5	261	520,000	573,267
September 2015	36	11.2	65	20.2	115	35.8	42	13.1	63	19.6	321	550,000	615,247
Year-to-date 2016	354	13.1	747	27.7	824	30.6	364	13.5	407	15.1	2,696	530,000	595,966
Year-to-date 2015	354	10.1	803	22.9	1,074	30.7	564	16.1	708	20.2	3,503	550,000	625,482
Beaumont Town													
September 2016	6	42.9	2	14.3	4	28.6	2	14.3	0	0.0	14	460,000	461,714
September 2015	1	20.0	0	0.0	1	20.0	2	40.0	1	20.0	5	0	615,438
Year-to-date 2016	51	44.7	32	28.1	23	20.2	8	7.0	0	0.0	114	400,000	438,584
Year-to-date 2015	15	15.2	30	30.3	31	31.3	19	19.2	4	4.0	99	515,000	520,242
Calmar Town													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2015	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	0	392,925
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Year-to-date 2015	15	75.0	3	15.0	2	10.0	0	0.0	0	0.0	20	0	397,211
Devon Town													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	0	0
Fort Saskatchewan City													
September 2016	1	5.9	11	64.7	2	11.8	1	5.9	2	11.8	17	470,000	511,824
September 2015	4	18.2	7	31.8	6	27.3	1	4.5	4	18.2	22	505,000	575,223
Year-to-date 2016	17	15.0	63	55.8	24	21.2	5	4.4	4	3.5	113	462,500	477,517
Year-to-date 2015	26	15.3	72	42.4	40	23.5	19	11.2	13	7.6	170	480,000	517,321
Gibbons Town													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Leduc City													
September 2016	2	15.4	9	69.2	1	7.7	1	7.7	0	0.0	13	445,000	454,856
September 2015	4	33.3	4	33.3	2	16.7	2	16.7	0	0.0	12	470,000	475,847
Year-to-date 2016	53	31.0	80	46.8	23	13.5	9	5.3	6	3.5	171	427,500	459,633
Year-to-date 2015	58	28.6	79	38.9	48	23.6	13	6.4	5	2.5	203	450,000	465,220
Leduc County													
September 2016	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	0	0
September 2015	7	26.9	4	15.4	4	15.4	4	15.4	7	26.9	26	510,000	564,197
Year-to-date 2016	15	17.9	18	21.4	18	21.4	12	14.3	21	25.0	84	570,000	576,191
Year-to-date 2015	32	26.4	22	18.2	19	15.7	15	12.4	33	27.3	121	515,000	552,779
Morinville Town													
September 2016	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	0	392,450
September 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	0	416,317
Year-to-date 2016	20	57.1	14	40.0	1	2.9	0	0.0	0	0.0	35	0	385,200
Year-to-date 2015	28	49.1	24	42.1	4	7.0	1	1.8	0	0.0	57	410,000	417,759

Source: CMHC (Market Absorption Survey)

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

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													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Year-to-date 2015	5	11.4	2	4.5	1	2.3	5	11.4	31	70.5	44	800,000	848,428
Spruce Grove City													
September 2016	3	18.8	8	50.0	2	12.5	1	6.3	2	12.5	16	475,000	523,346
September 2015	6	26.1	7	30.4	6	26.1	2	8.7	2	8.7	23	490,000	503,513
Year-to-date 2016	25	16.0	72	46.2	29	18.6	17	10.9	13	8.3	156	475,000	503,025
Year-to-date 2015	53	20.5	97	37.5	64	24.7	27	10.4	18	6.9	259	490,000	502,851
St. Albert City													
September 2016	0	0.0	2	9.1	5	22.7	7	31.8	8	36.4	22	650,000	683,482
September 2015	0	0.0	1	6.3	2	12.5	6	37.5	7	43.8	16	690,000	755,733
Year-to-date 2016	0	0.0	12	9.8	27	22.0	45	36.6	39	31.7	123	650,000	681,704
Year-to-date 2015	0	0.0	12	8.3	33	22.9	28	19.4	71	49.3	144	700,000	713,616
Stony Plain Town													
September 2016	1	14.3	2	28.6	3	42.9	0	0.0	1	14.3	7	0	504,180
September 2015	5	50.0	2	20.0	2	20.0	0	0.0	1	10.0	10	415,000	479,091
Year-to-date 2016	4	9.5	19	45.2	8	19.0	4	9.5	7	16.7	42	0	526,515
Year-to-date 2015	17	27.4	27	43.5	10	16.1	4	6.5	4	6.5	62	450,000	480,532
Strathcona County													
September 2016	0	0.0	2	10.5	5	26.3	2	10.5	10	52.6	19	760,000	919,842
September 2015	0	0.0	3	16.7	10	55.6	2	11.1	3	16.7	18	550,000	640,222
Year-to-date 2016	3	1.6	45	24.5	60	32.6	26	14.1	50	27.2	184	545,000	702,357
Year-to-date 2015	4	2.2	43	23.8	72	39.8	13	7.2	49	27.1	181	560,000	717,432
Sturgeon County													
September 2016	3	50.0	0	0.0	0	0.0	0	0.0	3	50.0	6	0	535,000
September 2015	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	0	820,000
Year-to-date 2016	26	30.2	8	9.3	10	11.6	10	11.6	32	37.2	86	600,000	672,616
Year-to-date 2015	10	11.8	15	17.6	20	23.5	14	16.5	26	30.6	85	590,000	625,795
Remainder of the CMA													
September 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
September 2015	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2016	11	78.6	0	0.0	0	0.0	2	14.3	1	7.1	14	0	0
Year-to-date 2015	9	64.3	2	14.3	0	0.0	1	7.1	2	14.3	14	0	0
First Nations													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
September 2016	68	17.8	112	29.2	101	26.4	45	11.7	57	14.9	383	515,000	579,512
September 2015	71	14.8	101	21.0	149	31.0	62	12.9	97	20.2	480	540,000	603,069
Year-to-date 2016	592	15.4	1,111	28.9	1,048	27.3	504	13.1	587	15.3	3,842	520,000	584,049
Year-to-date 2015	629	12.7	1,235	24.8	1,420	28.6	723	14.5	965	19.4	4,972	540,000	606,555

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	573,267	615,247	-6.8	595,966	625,482	-4.7
Beaumont Town	461,714	615,438	-25.0	438,584	520,242	-15.7
Calmar Town	-	392,925	n/a	-	397,211	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	511,824	575,223	-11.0	477,517	517,321	-7.7
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	454,856	475,847	-4.4	459,633	465,220	-1.2
Leduc County	-	564,197	n/a	576,191	552,779	4.2
Morinville Town	392,450	416,317	-5.7	385,200	417,759	-7.8
Parkland County	-	-	n/a	-	848,428	n/a
Spruce Grove City	523,346	503,513	3.9	503,025	502,851	0.0
St. Albert City	683,482	755,733	-9.6	681,704	713,616	-4.5
Stony Plain Town	504,180	479,091	5.2	526,515	480,532	9.6
Strathcona County	919,842	640,222	43.7	702,357	717,432	-2.1
Sturgeon County	535,000	820,000	-34.8	672,616	625,795	7.5
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	579,512	603,069	-3.9	584,049	606,551	-3.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

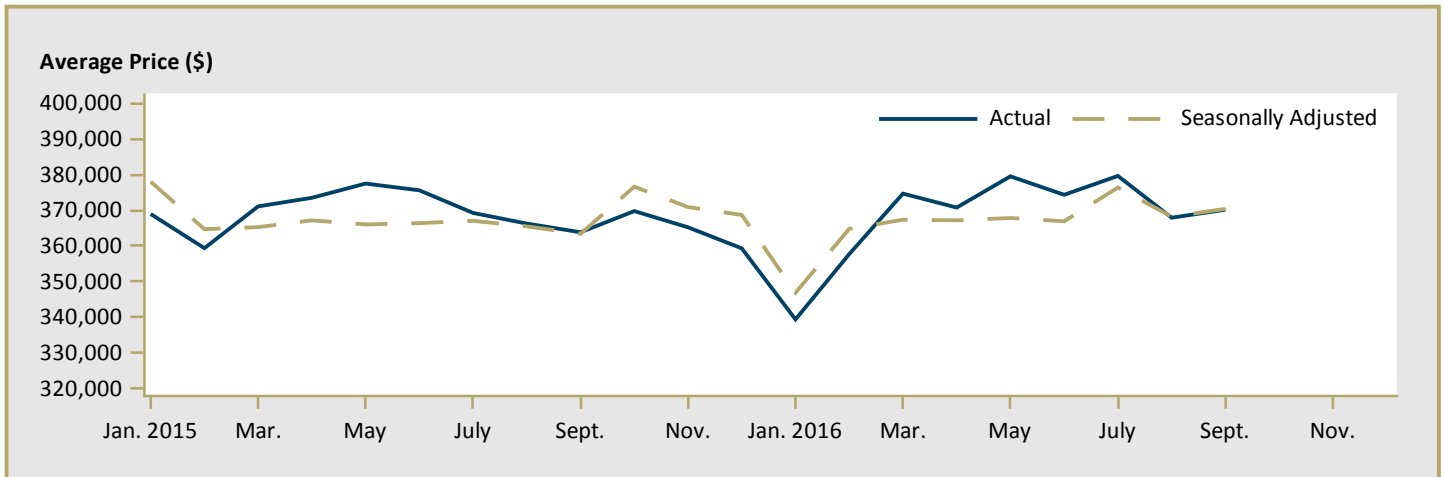


Figure 5.2: MLS® Residential Sales for Edmonton

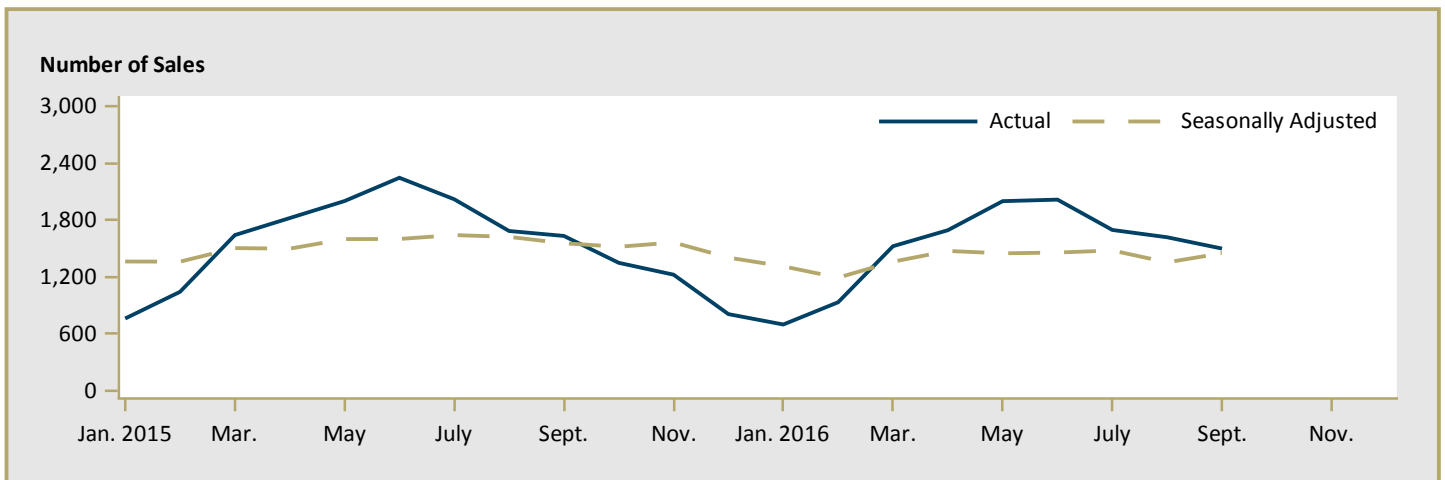
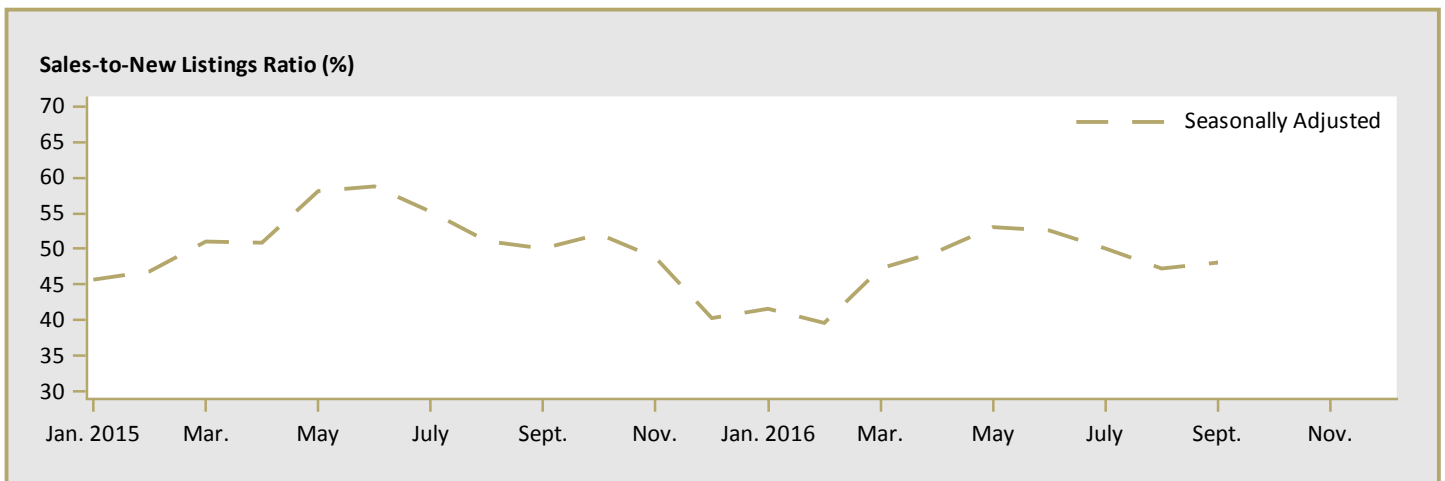


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2016

		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						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74	91.4	135.3	760	7.7	73.3	1,149
	August	567	3.14	4.74	91.3	135.6	751	8.0	72.7	1,149
	September	561	3.14	4.64		135.2	751	7.7	72.3	1,151
	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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