

HOUSING MARKET INFORMATION

# HOUSING NOW TABLES

## Edmonton CMA

Date Released: February 2016



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# Housing market intelligence you can count on



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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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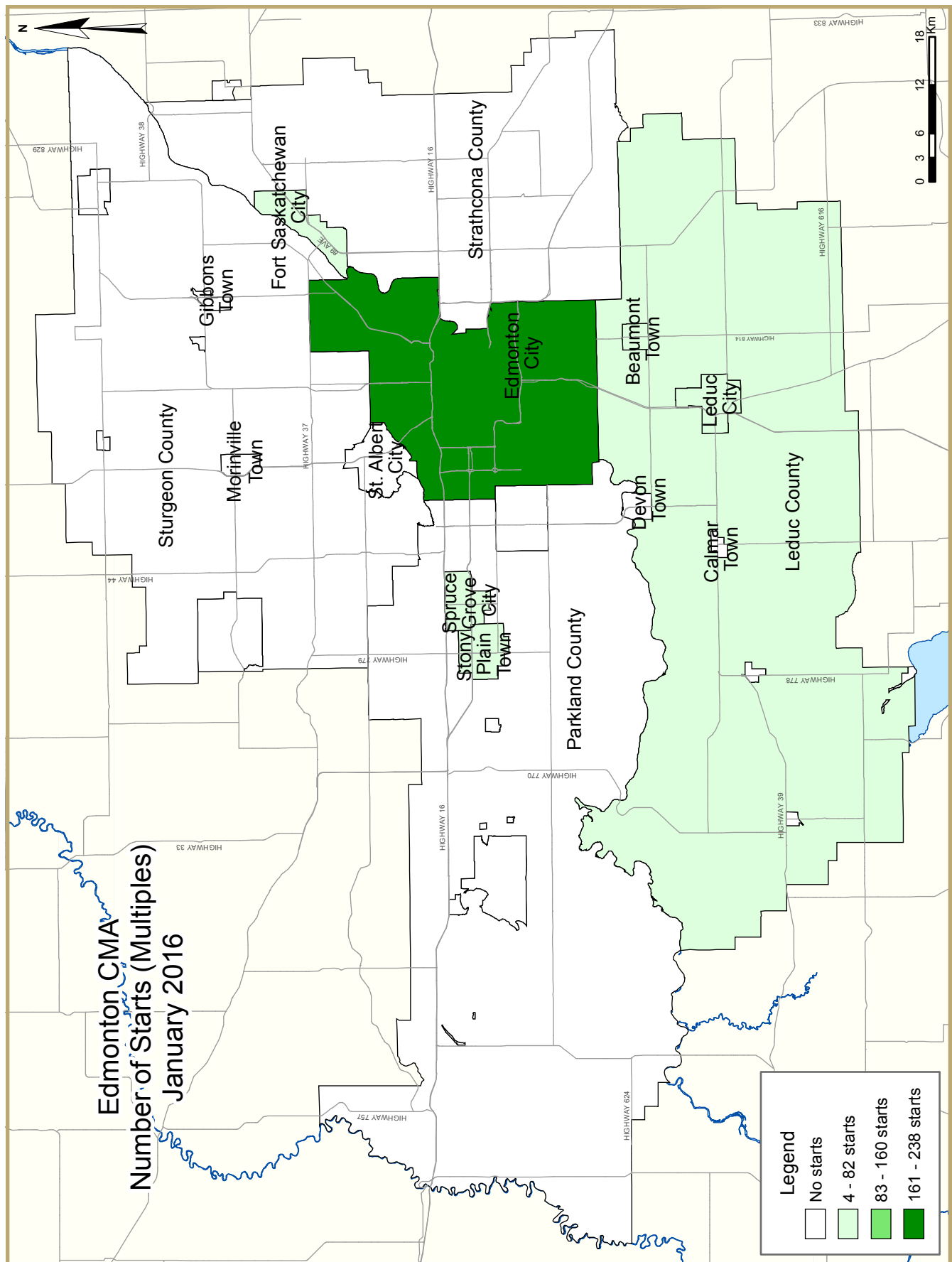
## L'Observateur du logement en ligne

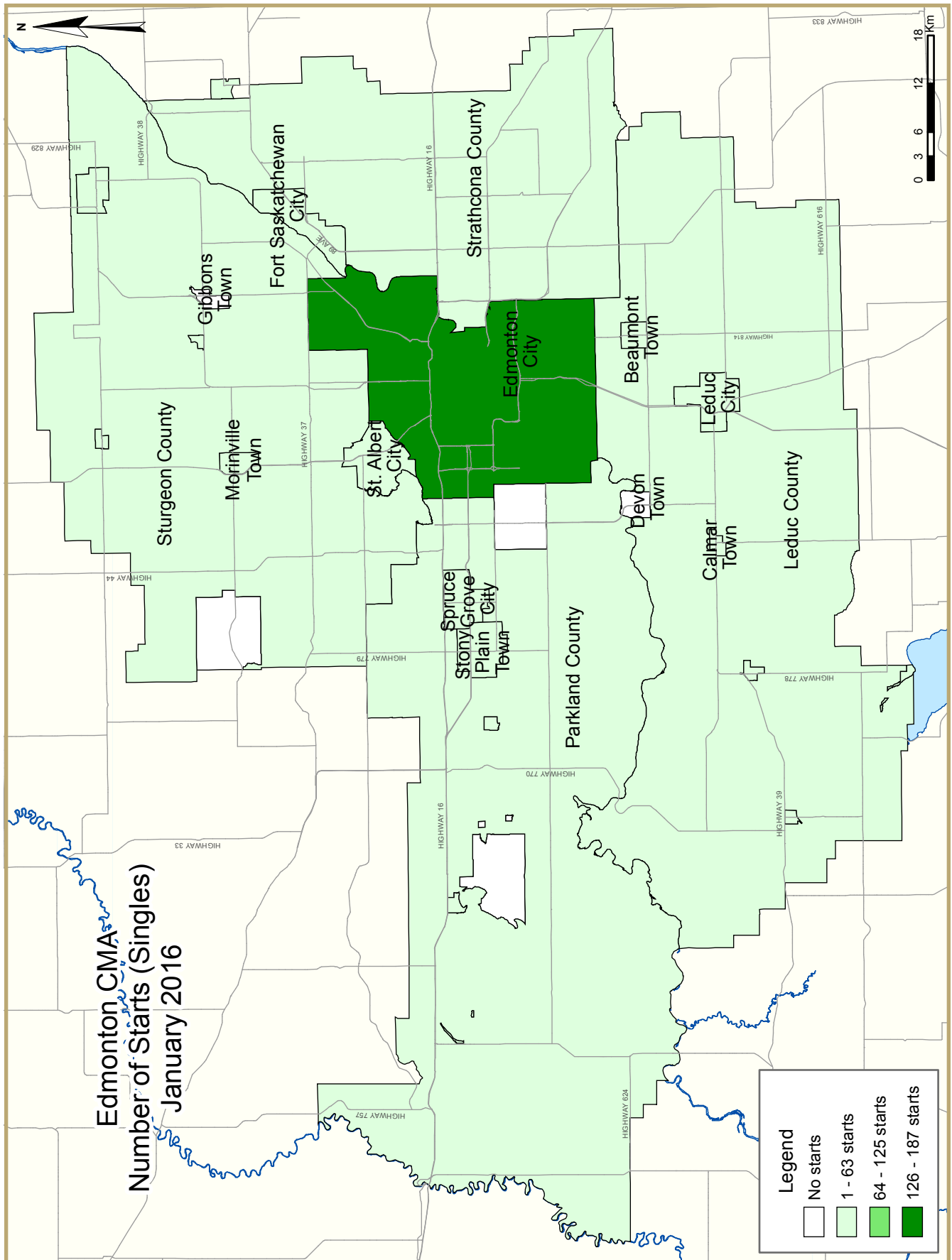
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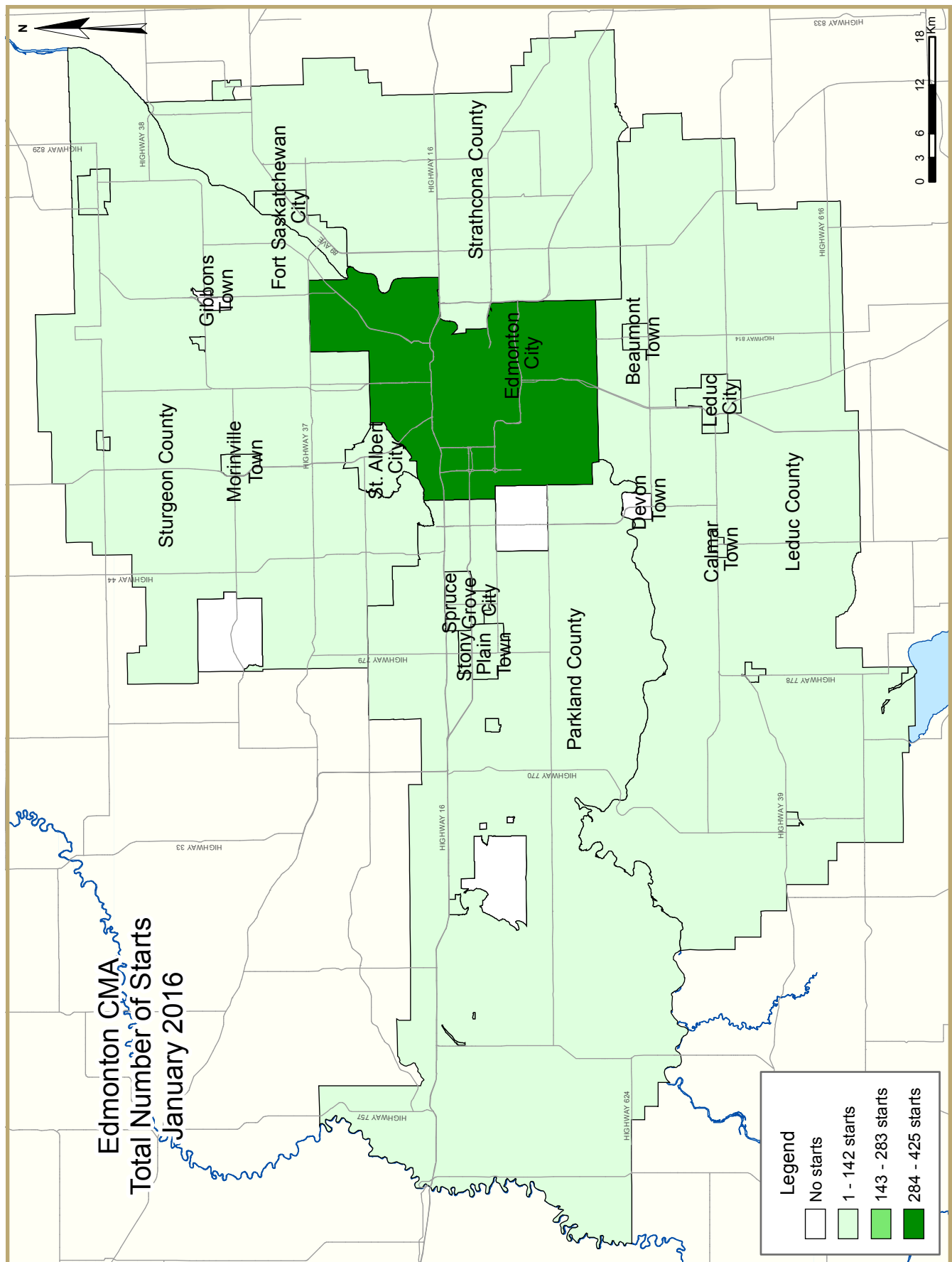
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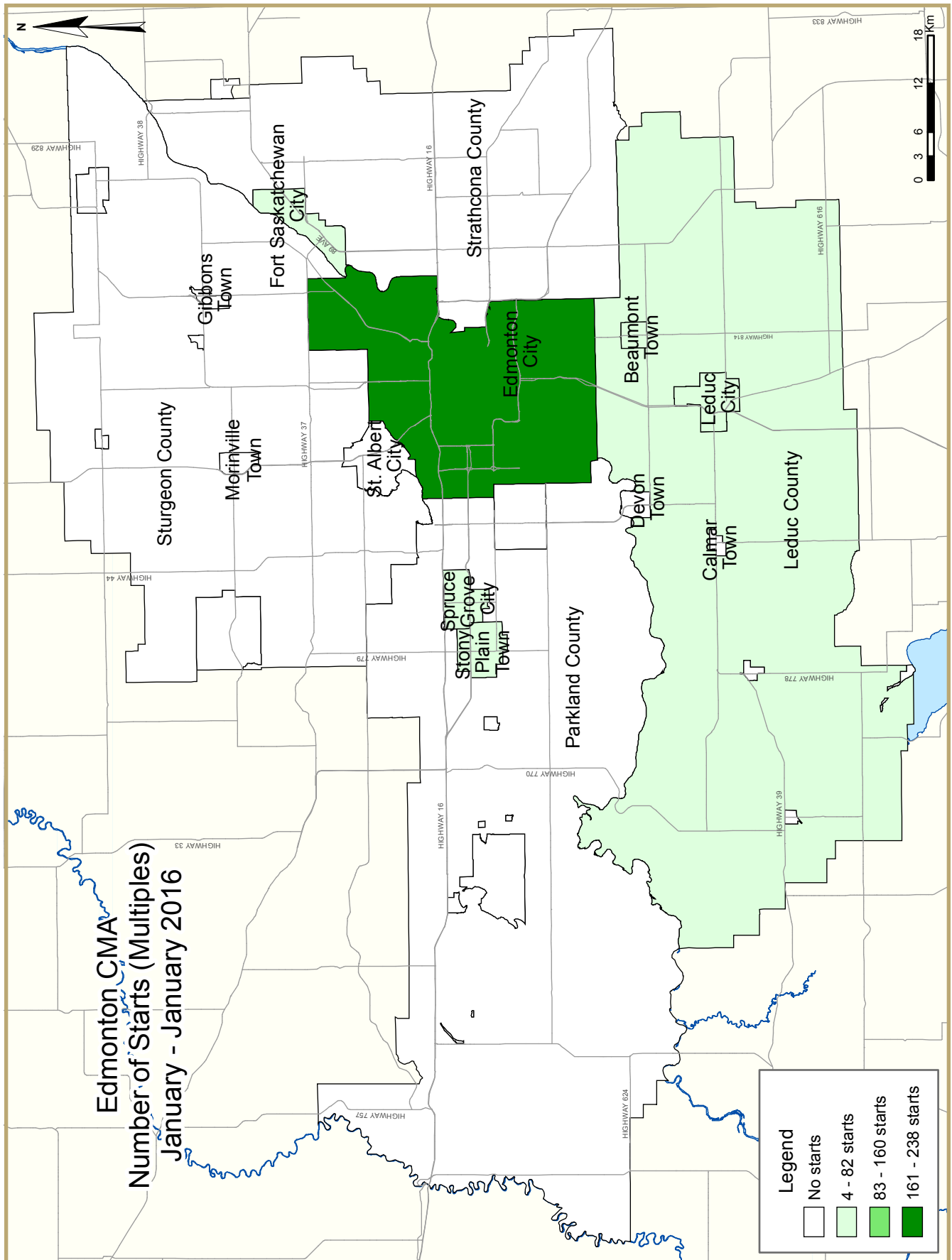
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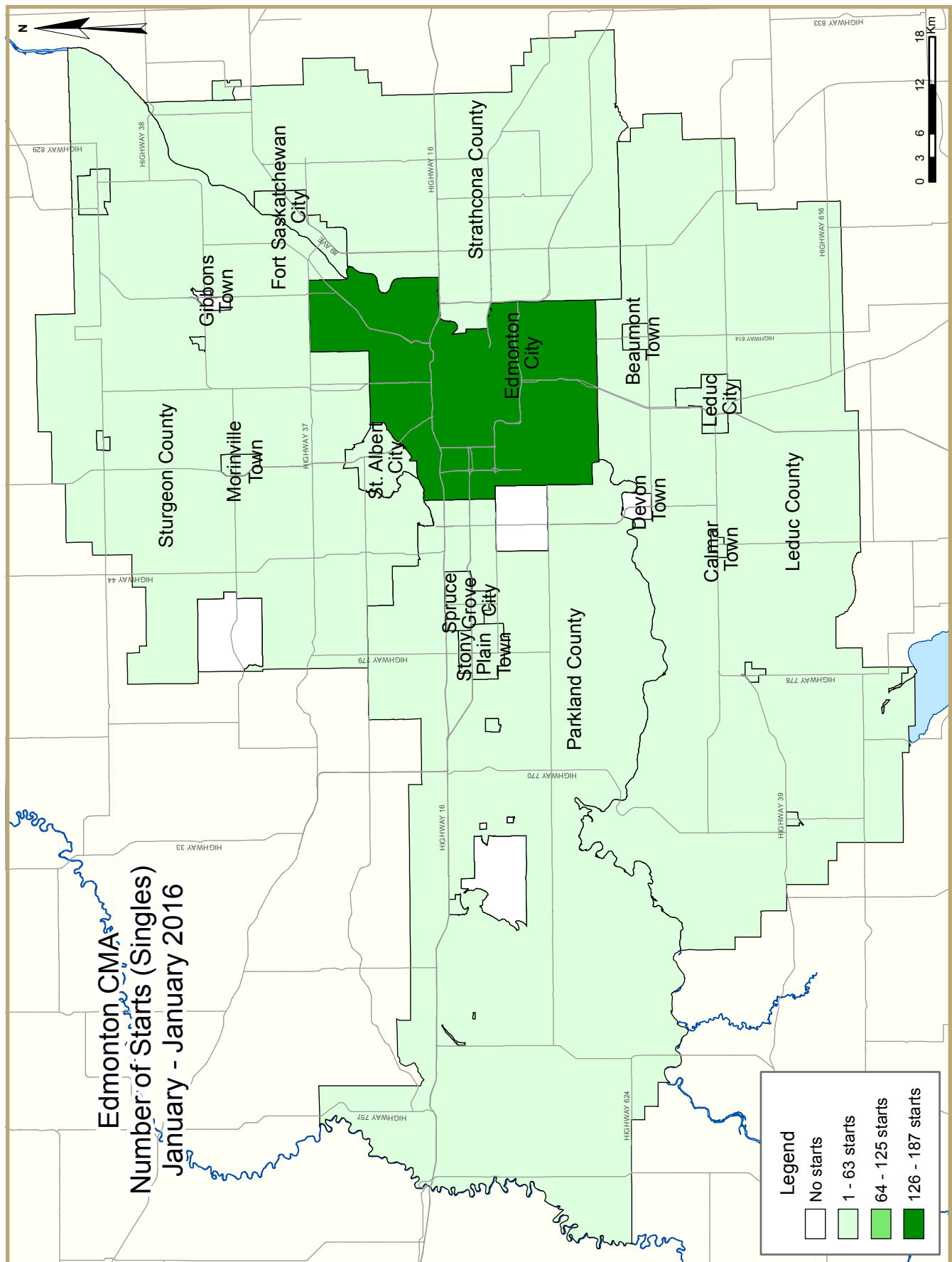




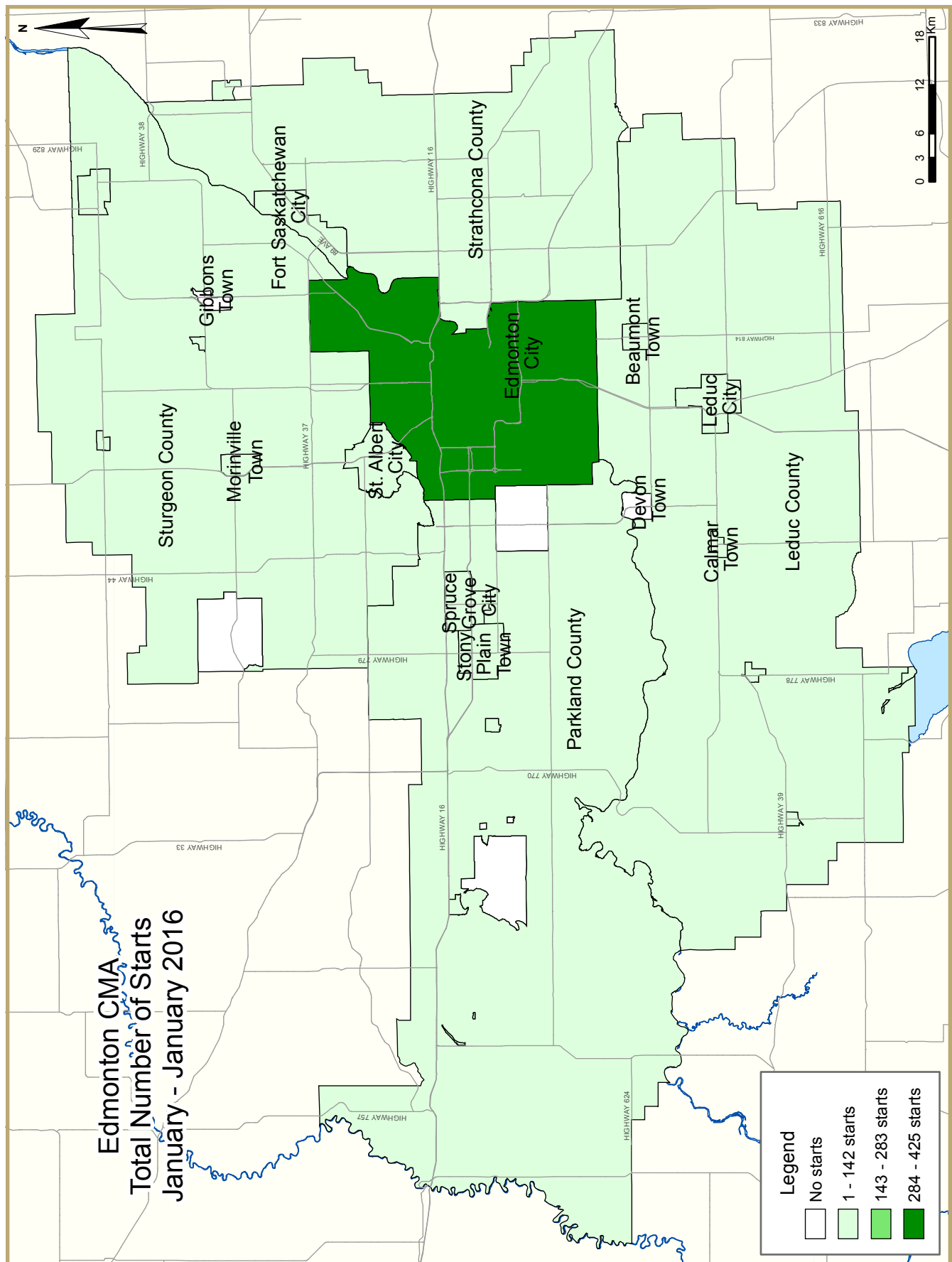












# HOUSING NOW REPORT TABLES

## 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		
Edmonton CMA <sup>1</sup>	December 2015	January 2016
Trend <sup>2</sup>	15,023	13,096
SAAR	9,433	8,368
	January 2015	January 2016
Actual		
January - Single-Detached	446	263
January - Multiples	1,386	338
January - Total	1,832	601
January to January - Single-Detached	446	263
January to January - Multiples	1,386	338
January to January - Total	1,832	601

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> 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**  
**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	262	142	65	1	73	6	0	52	601
January 2015	443	140	31	3	64	401	0	750	1,832
% Change	-40.9	1.4	109.7	-66.7	14.1	-98.5	n/a	-93.1	-67.2
Year-to-date 2016	262	142	65	1	73	6	0	52	601
Year-to-date 2015	443	140	31	3	64	401	0	750	1,832
% Change	-40.9	1.4	109.7	-66.7	14.1	-98.5	n/a	-93.1	-67.2
UNDER CONSTRUCTION									
January 2016	3,100	1,302	385	5	951	5,228	356	2,996	14,323
January 2015	4,712	1,660	371	11	930	4,595	76	3,491	15,846
% Change	-34.2	-21.6	3.8	-54.5	2.3	13.8	**	-14.2	-9.6
COMPLETIONS									
January 2016	499	256	42	1	49	117	11	216	1,191
January 2015	418	148	15	1	82	0	8	47	719
% Change	19.4	73.0	180.0	0.0	-40.2	n/a	37.5	**	65.6
Year-to-date 2016	499	256	42	1	49	117	11	216	1,191
Year-to-date 2015	418	148	15	1	82	0	8	47	719
% Change	19.4	73.0	180.0	0.0	-40.2	n/a	37.5	**	65.6
COMPLETED & NOT ABSORBED									
January 2016	821	446	67	1	81	341	n/a	n/a	1,757
January 2015	513	235	17	1	64	144	n/a	n/a	974
% Change	60.0	89.8	**	0.0	26.6	136.8	n/a	n/a	80.4
ABSORBED									
January 2016	448	205	29	0	34	106	n/a	n/a	822
January 2015	426	143	22	1	82	12	n/a	n/a	686
% Change	5.2	43.4	31.8	-100.0	-58.5	**	n/a	n/a	19.8
Year-to-date 2016	448	205	29	0	34	106	n/a	n/a	822
Year-to-date 2015	426	143	22	1	82	12	n/a	n/a	686
% Change	5.2	43.4	31.8	-100.0	-58.5	**	n/a	n/a	19.8

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
January 2016	186	126	29	1	73	6	0	4	425
January 2015	303	96	23	3	62	340	0	707	1,534
Beaumont Town									
January 2016	13	0	4	0	0	0	0	0	17
January 2015	3	0	0	0	0	0	0	0	3
Devon Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
January 2016	2	2	4	0	0	0	0	48	56
January 2015	22	14	0	0	0	0	0	0	36
Leduc City									
January 2016	13	4	4	0	0	0	0	0	21
January 2015	15	4	4	0	0	0	0	14	37
Leduc County									
January 2016	7	4	0	0	0	0	0	0	11
January 2015	13	0	0	0	0	0	0	0	13
Morinville Town									
January 2016	4	0	0	0	0	0	0	0	4
January 2015	7	0	0	0	0	0	0	0	7
Parkland County									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	3	0	0	0	0	0	0	0	3
Spruce Grove City									
January 2016	5	4	21	0	0	0	0	0	30
January 2015	29	22	4	0	0	0	0	0	55
St. Albert City									
January 2016	8	0	0	0	0	0	0	0	8
January 2015	12	0	0	0	0	8	0	0	20
Stony Plain Town									
January 2016	3	2	3	0	0	0	0	0	8
January 2015	4	4	0	0	0	0	0	0	8
Strathcona County									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	18	0	0	0	2	53	0	29	102
Sturgeon County									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	3	0	0	0	0	0	0	0	3
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	262	142	65	1	73	6	0	52	601
January 2015	443	140	31	3	64	401	0	750	1,832

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
January 2016	2,001	1,004	277	5	804	4,497	106	2,374	11,068
January 2015	3,090	1,194	305	9	672	4,055	8	2,679	12,012
Beaumont Town									
January 2016	140	30	13	0	0	8	65	63	319
January 2015	111	24	4	0	0	0	0	0	139
Devon Town									
January 2016	3	2	0	0	0	0	0	0	5
January 2015	7	0	0	0	0	0	0	0	7
Fort Saskatchewan City									
January 2016	51	56	7	0	22	0	66	96	298
January 2015	145	78	4	1	53	0	0	0	281
Leduc City									
January 2016	168	36	24	0	26	160	4	90	508
January 2015	237	94	36	0	26	160	64	104	721
Leduc County									
January 2016	106	4	0	0	0	0	0	0	110
January 2015	138	0	0	0	0	0	0	0	138
Morinville Town									
January 2016	35	8	0	0	0	3	0	36	82
January 2015	65	2	3	0	4	0	0	36	110
Parkland County									
January 2016	110	0	0	0	0	0	0	0	110
January 2015	127	6	0	0	0	0	0	0	133
Spruce Grove City									
January 2016	93	102	53	0	27	140	38	0	453
January 2015	244	176	19	0	51	68	0	247	805
St. Albert City									
January 2016	106	30	0	0	48	119	2	110	415
January 2015	147	18	0	0	54	201	0	188	608
Stony Plain Town									
January 2016	25	16	3	0	16	138	71	66	335
January 2015	60	44	0	0	19	0	0	0	123
Strathcona County									
January 2016	148	12	4	0	8	163	0	153	488
January 2015	179	22	0	1	51	111	0	237	601
Sturgeon County									
January 2016	76	0	0	0	0	0	0	0	76
January 2015	104	0	0	0	0	0	0	0	104
Remainder of the CMA									
January 2016	38	2	4	0	0	0	4	8	56
January 2015	58	2	0	0	0	0	4	0	64
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	3,100	1,302	385	5	951	5,228	356	2,996	14,323
January 2015	4,712	1,660	371	11	930	4,595	76	3,491	15,846

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
January 2016	379	188	30	0	35	117	0	216	965
January 2015	333	124	11	1	69	0	0	47	585
Beaumont Town									
January 2016	5	6	0	0	0	0	0	0	11
January 2015	8	0	0	0	0	0	0	0	8
Devon Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2016	16	14	3	0	0	0	7	0	40
January 2015	24	6	0	0	4	0	0	0	34
Leduc City									
January 2016	9	0	9	0	0	0	0	0	18
January 2015	9	12	0	0	0	0	8	0	29
Leduc County									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	3	0	0	0	0	0	0	0	3
Morinville Town									
January 2016	1	8	0	0	0	0	0	0	9
January 2015	3	0	0	0	0	0	0	0	3
Parkland County									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	0	0	0	0	0	0	0	0	0
Spruce Grove City									
January 2016	21	20	0	0	0	0	4	0	45
January 2015	1	4	4	0	0	0	0	0	9
St. Albert City									
January 2016	9	2	0	0	0	0	0	0	11
January 2015	0	0	0	0	2	0	0	0	2
Stony Plain Town									
January 2016	10	8	0	0	4	0	0	0	22
January 2015	8	0	0	0	0	0	0	0	8
Strathcona County									
January 2016	30	10	0	1	10	0	0	0	51
January 2015	24	2	0	0	7	0	0	0	33
Sturgeon County									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	1	0	0	0	0	0	0	0	1
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	499	256	42	1	49	117	11	216	1,191
January 2015	418	148	15	1	82	0	8	47	719

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2016	496	250	43	0	27	272	n/a	n/a	1,088
January 2015	261	147	8	1	32	106	n/a	n/a	555
Beaumont Town									
January 2016	17	2	9	0	0	0	n/a	n/a	28
January 2015	17	2	0	0	0	0	n/a	n/a	19
Devon Town									
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
Fort Saskatchewan City									
January 2016	68	59	4	0	5	0	n/a	n/a	136
January 2015	55	15	0	0	1	0	n/a	n/a	71
Leduc City									
January 2016	53	17	5	0	1	0	n/a	n/a	76
January 2015	40	19	0	0	0	0	n/a	n/a	59
Leduc County									
January 2016	4	0	0	0	0	0	n/a	n/a	4
January 2015	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
January 2016	7	7	0	0	0	0	n/a	n/a	14
January 2015	0	0	0	0	0	0	n/a	n/a	0
Parkland County									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	9	2	0	0	0	0	n/a	n/a	11
Spruce Grove City									
January 2016	61	63	0	0	6	27	n/a	n/a	157
January 2015	43	21	3	0	3	38	n/a	n/a	108
St. Albert City									
January 2016	35	11	0	0	4	0	n/a	n/a	50
January 2015	29	3	0	0	2	0	n/a	n/a	34
Stony Plain Town									
January 2016	29	24	6	0	9	0	n/a	n/a	68
January 2015	18	19	6	0	10	0	n/a	n/a	53
Strathcona County									
January 2016	33	13	0	1	29	42	n/a	n/a	118
January 2015	31	7	0	0	16	0	n/a	n/a	54
Sturgeon County									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	4	0	0	0	0	0	n/a	n/a	4
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
Edmonton CMA									
January 2016	821	446	67	1	81	341	n/a	n/a	1,757
January 2015	513	235	17	1	64	144	n/a	n/a	974

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
January 2016	332	156	25	0	30	103	n/a	n/a	646
January 2015	335	127	16	1	69	8	n/a	n/a	556
Beaumont Town									
January 2016	6	6	0	0	0	0	n/a	n/a	12
January 2015	8	0	0	0	0	0	n/a	n/a	8
Devon Town									
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
Fort Saskatchewan City									
January 2016	16	7	0	0	0	0	n/a	n/a	23
January 2015	17	1	0	0	4	0	n/a	n/a	22
Leduc City									
January 2016	7	1	4	0	0	0	n/a	n/a	12
January 2015	12	6	1	0	0	0	n/a	n/a	19
Leduc County									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
January 2016	2	1	0	0	0	0	n/a	n/a	3
January 2015	4	0	0	0	0	0	n/a	n/a	4
Parkland County									
January 2016	8	0	0	0	0	0	n/a	n/a	8
January 2015	1	0	0	0	0	0	n/a	n/a	1
Spruce Grove City									
January 2016	17	22	0	0	0	1	n/a	n/a	40
January 2015	6	6	5	0	0	4	n/a	n/a	21
St. Albert City									
January 2016	9	3	0	0	0	0	n/a	n/a	12
January 2015	3	0	0	0	4	0	n/a	n/a	7
Stony Plain Town									
January 2016	5	5	0	0	0	0	n/a	n/a	10
January 2015	7	0	0	0	1	0	n/a	n/a	8
Strathcona County									
January 2016	32	4	0	0	4	2	n/a	n/a	42
January 2015	25	3	0	0	4	0	n/a	n/a	32
Sturgeon County									
January 2016	8	0	0	0	0	0	n/a	n/a	8
January 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	1	0	0	0	0	0	n/a	n/a	1
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
Edmonton CMA									
January 2016	448	205	29	0	34	106	n/a	n/a	822
January 2015	426	143	22	1	82	12	n/a	n/a	686

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**  
**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
Edmonton City	187	306	126	112	102	69	10	1,047	425	1,534	-72.3
Beaumont Town	13	3	0	0	4	0	0	0	17	3	**
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	2	22	2	14	4	0	48	0	56	36	55.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	15	4	4	4	4	0	14	21	37	-43.2
Leduc County	7	13	4	0	0	0	0	0	11	13	-15.4
Morinville Town	4	7	0	0	0	0	0	0	4	7	-42.9
Parkland County	6	3	0	0	0	0	0	0	6	3	100.0
Spruce Grove City	5	29	4	22	21	4	0	0	30	55	-45.5
St. Albert City	8	12	0	0	0	0	0	8	8	20	-60.0
Stony Plain Town	3	4	2	4	3	0	0	0	8	8	0.0
Strathcona County	6	18	0	2	0	0	0	82	6	102	-94.1
Sturgeon County	6	10	0	0	0	0	0	0	6	10	-40.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>263</b>	<b>446</b>	<b>142</b>	<b>158</b>	<b>138</b>	<b>77</b>	<b>58</b>	<b>1,151</b>	<b>601</b>	<b>1,832</b>	<b>-67.2</b>

**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
Edmonton City	187	306	126	112	102	69	10	1,047	425	1,534	-72.3
Beaumont Town	13	3	0	0	4	0	0	0	17	3	**
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	2	22	2	14	4	0	48	0	56	36	55.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	15	4	4	4	4	0	14	21	37	-43.2
Leduc County	7	13	4	0	0	0	0	0	11	13	-15.4
Morinville Town	4	7	0	0	0	0	0	0	4	7	-42.9
Parkland County	6	3	0	0	0	0	0	0	6	3	100.0
Spruce Grove City	5	29	4	22	21	4	0	0	30	55	-45.5
St. Albert City	8	12	0	0	0	0	0	8	8	20	-60.0
Stony Plain Town	3	4	2	4	3	0	0	0	8	8	0.0
Strathcona County	6	18	0	2	0	0	0	82	6	102	-94.1
Sturgeon County	6	10	0	0	0	0	0	0	6	10	-40.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>263</b>	<b>446</b>	<b>142</b>	<b>158</b>	<b>138</b>	<b>77</b>	<b>58</b>	<b>1,151</b>	<b>601</b>	<b>1,832</b>	<b>-67.2</b>

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
Edmonton City	102	69	0	0	6	340	4	707
Beaumont Town	4	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	4	0	0	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	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	21	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	8	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	53	0	29
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
<b>Edmonton CMA</b>	<b>138</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>401</b>	<b>52</b>	<b>750</b>

**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
Edmonton City	102	69	0	0	6	340	4	707
Beaumont Town	4	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	4	0	0	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	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	21	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	8	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	53	0	29
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
<b>Edmonton CMA</b>	<b>138</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>401</b>	<b>52</b>	<b>750</b>

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
Edmonton City	341	422	80	405	4	707	425	1,534
Beaumont Town	17	3	0	0	0	0	17	3
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	8	36	0	0	48	0	56	36
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	23	0	0	0	14	21	37
Leduc County	11	13	0	0	0	0	11	13
Morinville Town	4	7	0	0	0	0	4	7
Parkland County	6	3	0	0	0	0	6	3
Spruce Grove City	30	55	0	0	0	0	30	55
St. Albert City	8	12	0	8	0	0	8	20
Stony Plain Town	8	8	0	0	0	0	8	8
Strathcona County	6	18	0	55	0	29	6	102
Sturgeon County	6	10	0	0	0	0	6	10
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>469</b>	<b>614</b>	<b>80</b>	<b>468</b>	<b>52</b>	<b>750</b>	<b>601</b>	<b>1,832</b>

**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
Edmonton City	341	422	80	405	4	707	425	1,534
Beaumont Town	17	3	0	0	0	0	17	3
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	8	36	0	0	48	0	56	36
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	23	0	0	0	14	21	37
Leduc County	11	13	0	0	0	0	11	13
Morinville Town	4	7	0	0	0	0	4	7
Parkland County	6	3	0	0	0	0	6	3
Spruce Grove City	30	55	0	0	0	0	30	55
St. Albert City	8	12	0	8	0	0	8	20
Stony Plain Town	8	8	0	0	0	0	8	8
Strathcona County	6	18	0	55	0	29	6	102
Sturgeon County	6	10	0	0	0	0	6	10
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>469</b>	<b>614</b>	<b>80</b>	<b>468</b>	<b>52</b>	<b>750</b>	<b>601</b>	<b>1,832</b>

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
Edmonton City	379	334	194	126	59	78	333	47	965	585	65.0
Beaumont Town	5	8	6	0	0	0	0	0	11	8	37.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	24	14	10	10	0	0	0	40	34	17.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	9	0	12	9	8	0	0	18	29	-37.9
Leduc County	3	3	0	0	0	0	0	0	3	3	0.0
Morinville Town	1	3	8	0	0	0	0	0	9	3	200.0
Parkland County	6	0	0	0	0	0	0	0	6	0	n/a
Spruce Grove City	21	1	20	4	4	4	0	0	45	9	**
St. Albert City	9	0	2	2	0	0	0	0	11	2	**
Stony Plain Town	10	8	8	0	4	0	0	0	22	8	175.0
Strathcona County	31	24	20	2	0	7	0	0	51	33	54.5
Sturgeon County	7	4	0	0	0	0	0	0	7	4	75.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>500</b>	<b>419</b>	<b>272</b>	<b>156</b>	<b>86</b>	<b>97</b>	<b>333</b>	<b>47</b>	<b>1,191</b>	<b>719</b>	<b>65.6</b>

**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
Edmonton City	379	334	194	126	59	78	333	47	965	585	65.0
Beaumont Town	5	8	6	0	0	0	0	0	11	8	37.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	24	14	10	10	0	0	0	40	34	17.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	9	0	12	9	8	0	0	18	29	-37.9
Leduc County	3	3	0	0	0	0	0	0	3	3	0.0
Morinville Town	1	3	8	0	0	0	0	0	9	3	200.0
Parkland County	6	0	0	0	0	0	0	0	6	0	n/a
Spruce Grove City	21	1	20	4	4	4	0	0	45	9	**
St. Albert City	9	0	2	2	0	0	0	0	11	2	**
Stony Plain Town	10	8	8	0	4	0	0	0	22	8	175.0
Strathcona County	31	24	20	2	0	7	0	0	51	33	54.5
Sturgeon County	7	4	0	0	0	0	0	0	7	4	75.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>500</b>	<b>419</b>	<b>272</b>	<b>156</b>	<b>86</b>	<b>97</b>	<b>333</b>	<b>47</b>	<b>1,191</b>	<b>719</b>	<b>65.6</b>

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
Edmonton City	59	78	0	0	117	0	216	47
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	3	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	0	0	8	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	4	4	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	7	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
<b>Edmonton CMA</b>	<b>75</b>	<b>89</b>	<b>11</b>	<b>8</b>	<b>117</b>	<b>0</b>	<b>216</b>	<b>47</b>

**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
Edmonton City	59	78	0	0	117	0	216	47
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	3	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	0	0	8	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	4	4	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	7	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
<b>Edmonton CMA</b>	<b>75</b>	<b>89</b>	<b>11</b>	<b>8</b>	<b>117</b>	<b>0</b>	<b>216</b>	<b>47</b>

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
Edmonton City	597	468	152	70	216	47	965	585
Beaumont Town	11	8	0	0	0	0	11	8
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	30	0	4	7	0	40	34
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	18	21	0	0	0	8	18	29
Leduc County	3	3	0	0	0	0	3	3
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	6	0	0	0	0	0	6	0
Spruce Grove City	41	9	0	0	4	0	45	9
St. Albert City	11	0	0	2	0	0	11	2
Stony Plain Town	18	8	4	0	0	0	22	8
Strathcona County	40	26	11	7	0	0	51	33
Sturgeon County	7	4	0	0	0	0	7	4
Remainder of the CMA	1	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>797</b>	<b>581</b>	<b>167</b>	<b>83</b>	<b>227</b>	<b>55</b>	<b>1,191</b>	<b>719</b>

**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
Edmonton City	597	468	152	70	216	47	965	585
Beaumont Town	11	8	0	0	0	0	11	8
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	30	0	4	7	0	40	34
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	18	21	0	0	0	8	18	29
Leduc County	3	3	0	0	0	0	3	3
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	6	0	0	0	0	0	6	0
Spruce Grove City	41	9	0	0	4	0	45	9
St. Albert City	11	0	0	2	0	0	11	2
Stony Plain Town	18	8	4	0	0	0	22	8
Strathcona County	40	26	11	7	0	0	51	33
Sturgeon County	7	4	0	0	0	0	7	4
Remainder of the CMA	1	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>797</b>	<b>581</b>	<b>167</b>	<b>83</b>	<b>227</b>	<b>55</b>	<b>1,191</b>	<b>719</b>

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 (\$)
	< \$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													
January 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	540,000	589,680
January 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	510,000	560,147
Year-to-date 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	540,000	589,680
Year-to-date 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	510,000	560,147
Beaumont Town													
January 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	480,324
January 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	0	515,852
Year-to-date 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	480,324
Year-to-date 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	0	515,852
Calmar Town													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	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	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Devon Town													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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
Fort Saskatchewan City													
January 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
January 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,118
Year-to-date 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
Year-to-date 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,118
Gibbons Town													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	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	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
January 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	486,514
January 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	400,000	383,935
Year-to-date 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	486,514
Year-to-date 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	400,000	383,935
Leduc County													
January 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
January 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
Year-to-date 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	0	0
Morinville Town													
January 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
January 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	412,725
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	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	412,725

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Spruce Grove City													
January 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	475,000	500,382
January 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	0	530,368
Year-to-date 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	475,000	500,382
Year-to-date 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	0	530,368
St. Albert City													
January 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,983
January 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	0	0
Year-to-date 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,983
Year-to-date 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	0	0
Stony Plain Town													
January 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
January 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	376,591
Year-to-date 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
Year-to-date 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	376,591
Strathcona County													
January 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,000	614,000
January 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	522,500	729,125
Year-to-date 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,000	614,000
Year-to-date 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	522,500	729,125
Sturgeon County													
January 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
January 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	531,250
Year-to-date 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
Year-to-date 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	531,250
Remainder of the CMA													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	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	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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													
January 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	525,000	578,920
January 2015	60	14.1	151	35.4	112	26.3	49	11.5	54	12.7	426	500,000	556,472
Year-to-date 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	525,000	578,920
Year-to-date 2015	60	14.1	151	35.4	112	26.3	49	11.5	54	12.7	426	500,000	556,472

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
Edmonton City	589,680	560,147	5.3	589,680	560,147	5.3
Beaumont Town	480,324	515,852	-6.9	480,324	515,852	-6.9
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	474,800	511,118	-7.1	474,800	511,118	-7.1
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	486,514	383,935	26.7	486,514	383,935	26.7
Leduc County	-	-	n/a	-	-	n/a
Morinville Town	-	412,725	n/a	-	412,725	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	500,382	530,368	-5.7	500,382	530,368	-5.7
St. Albert City	671,983	-	n/a	671,983	-	n/a
Stony Plain Town	485,860	376,591	29.0	485,860	376,591	29.0
Strathcona County	614,000	729,125	-15.8	614,000	729,125	-15.8
Sturgeon County	627,143	531,250	18.1	627,143	531,250	18.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
<b>Edmonton CMA</b>	<b>578,920</b>	<b>556,472</b>	<b>4.0</b>	<b>578,920</b>	<b>556,472</b>	<b>4.0</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton****January 2016**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2015	January	763	-22.7	1,363	2,622	2,983	45.7	368,973	7.4	378,041
	February	1,044	-16.7	1,361	2,731	2,905	46.9	359,392	0.7	364,721
	March	1,641	-6.1	1,504	3,578	2,947	51.0	371,118	3.5	365,284
	April	1,820	-13.3	1,498	3,788	2,944	50.9	373,526	3.0	367,182
	May	1,999	-10.6	1,599	3,718	2,751	58.1	377,519	2.5	366,046
	June	2,244	2.6	1,600	3,679	2,722	58.8	375,622	2.2	366,415
	July	2,018	-3.0	1,641	3,555	2,971	55.2	369,273	2.7	367,067
	August	1,684	-3.0	1,622	3,259	3,174	51.1	366,286	1.1	365,482
	September	1,632	-8.2	1,555	3,111	3,106	50.1	363,847	-1.0	363,429
	October	1,349	-16.3	1,518	2,554	2,915	52.1	369,793	2.8	376,636
	November	1,224	-4.4	1,563	2,093	3,205	48.8	365,245	-3.3	370,920
	December	809	-6.0	1,404	1,419	3,484	40.3	359,333	1.0	368,706
2016	January	700	-8.3	1,318	2,667	3,193	41.3	339,397	-8.0	346,757
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	763	-22.7		2,622			368,972	7.4	
	YTD 2016	700	-8.3		2,667			339,397	-8.0	

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

<sup>1</sup>Source: CREA<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators****January 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		133.4	777	6.5	74.7	1,098
	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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