

HOUSING NOW TABLES

Edmonton CMA

Date Released: May 2017



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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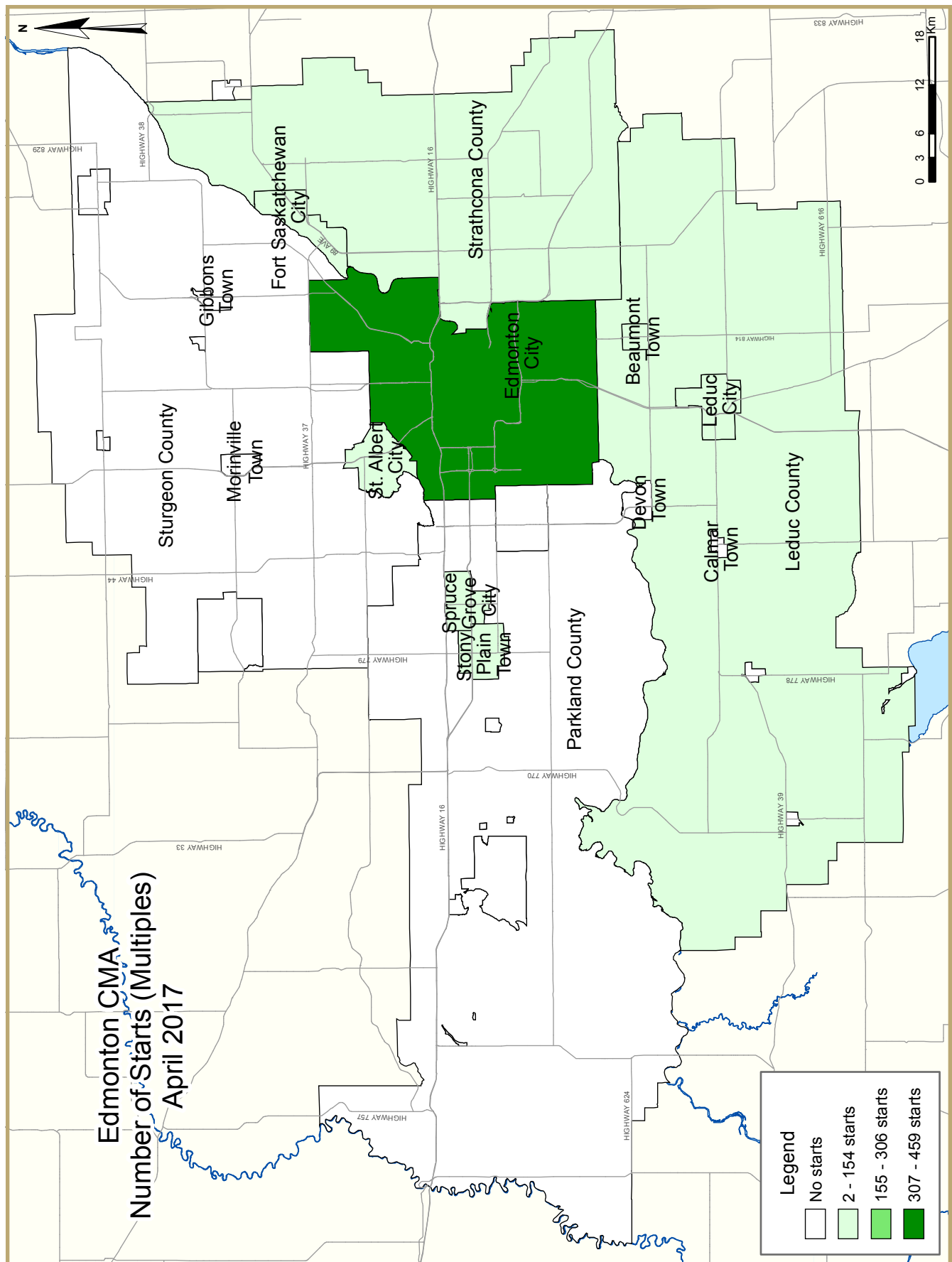
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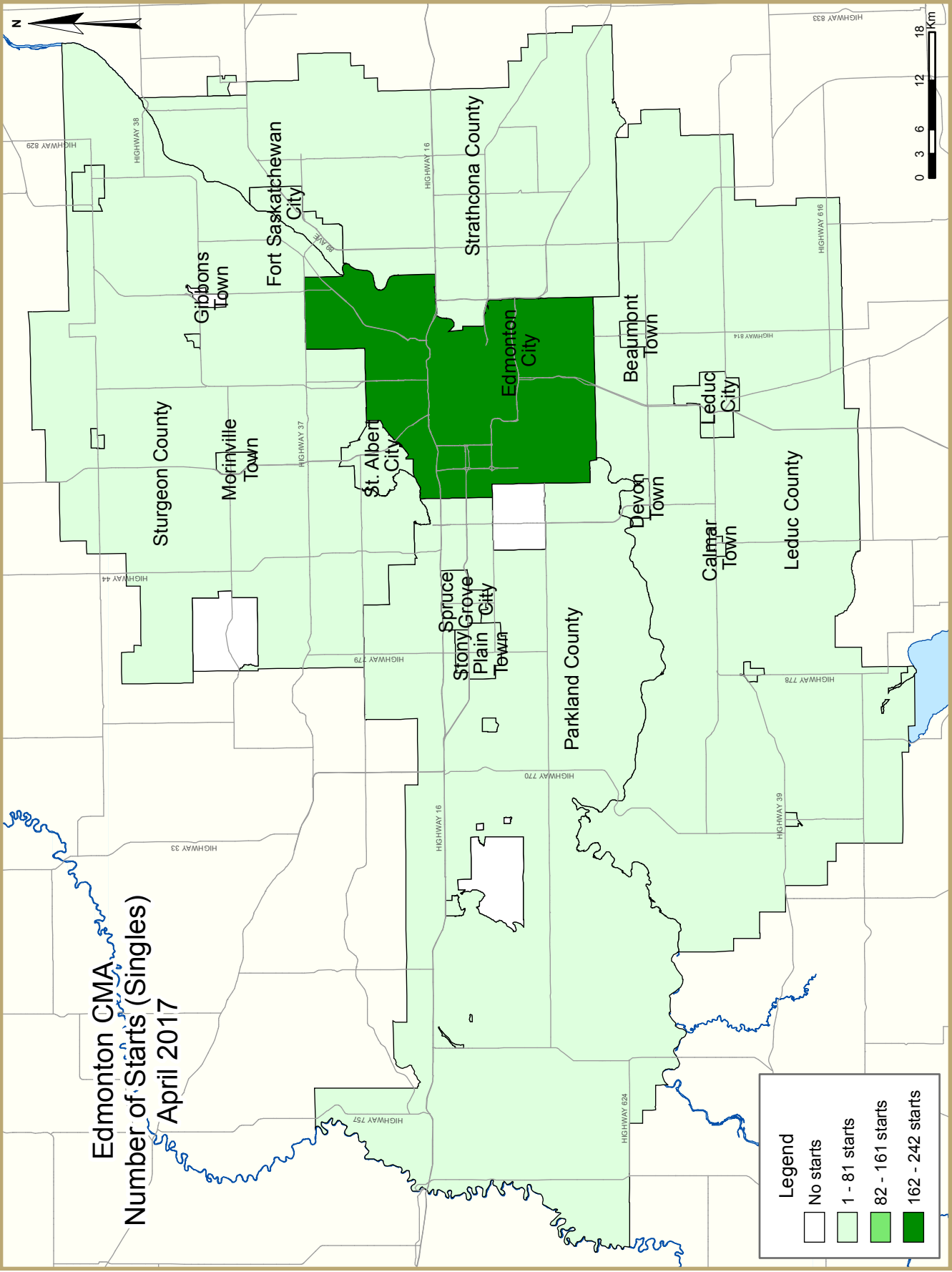
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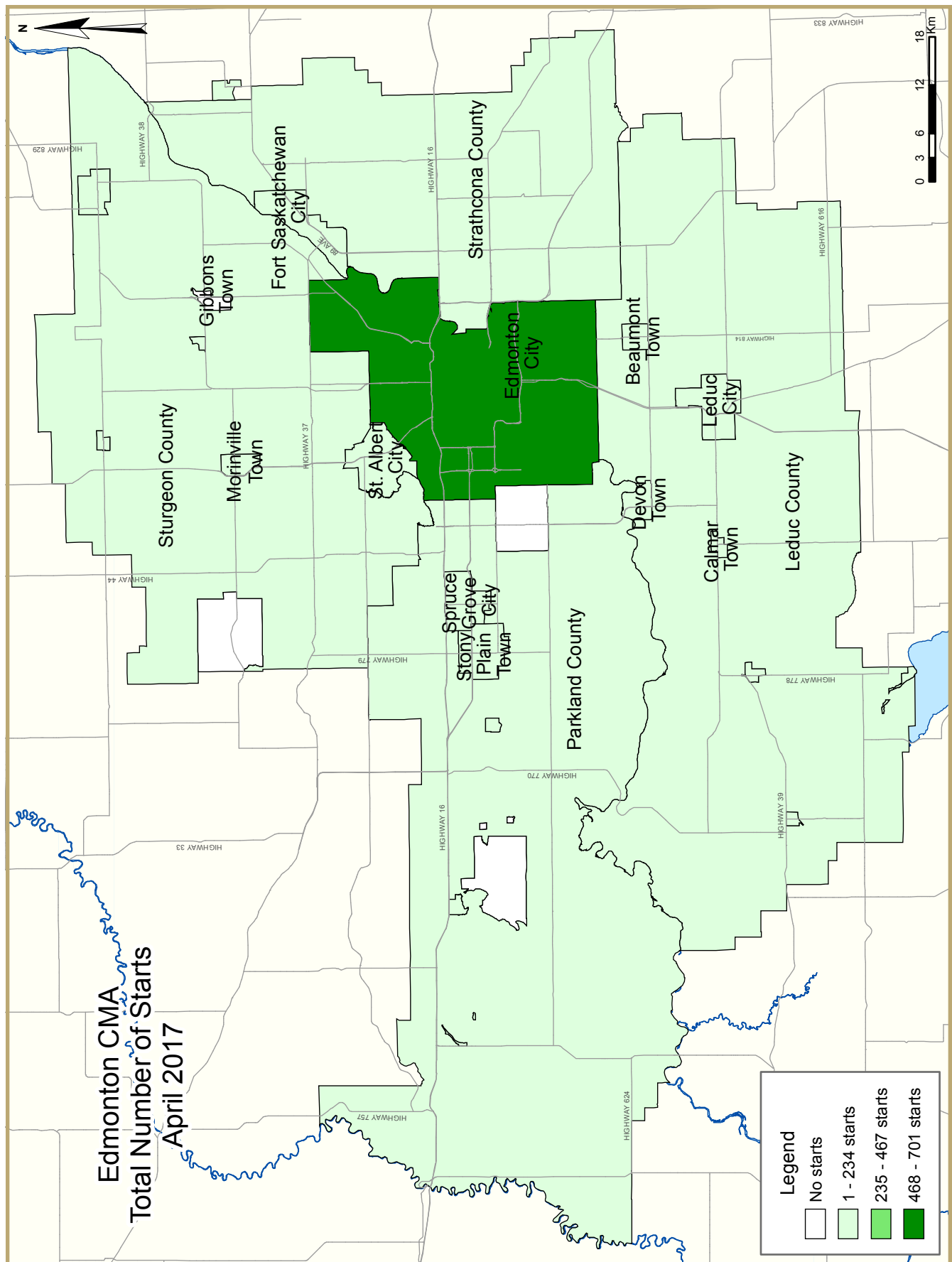
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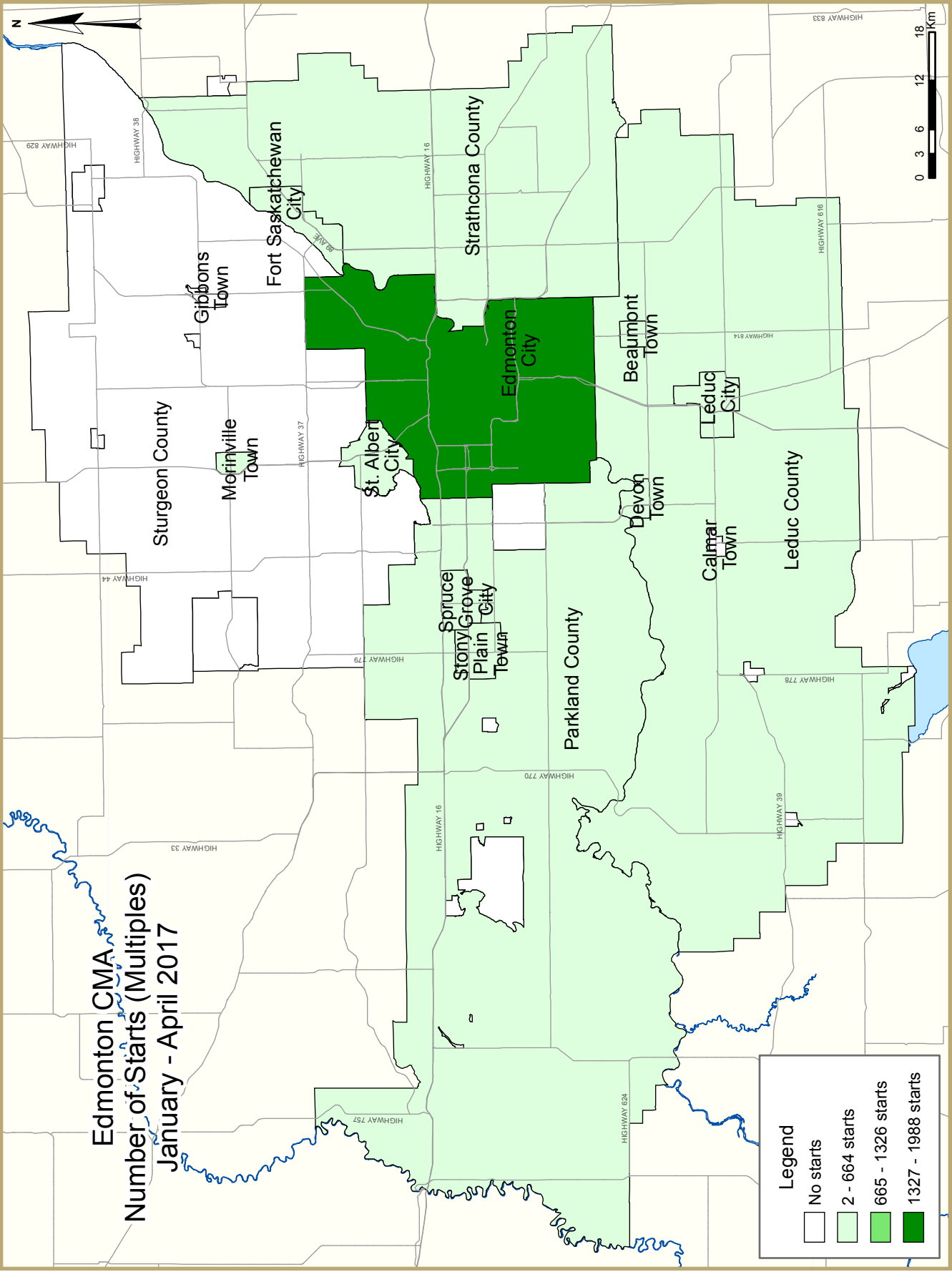
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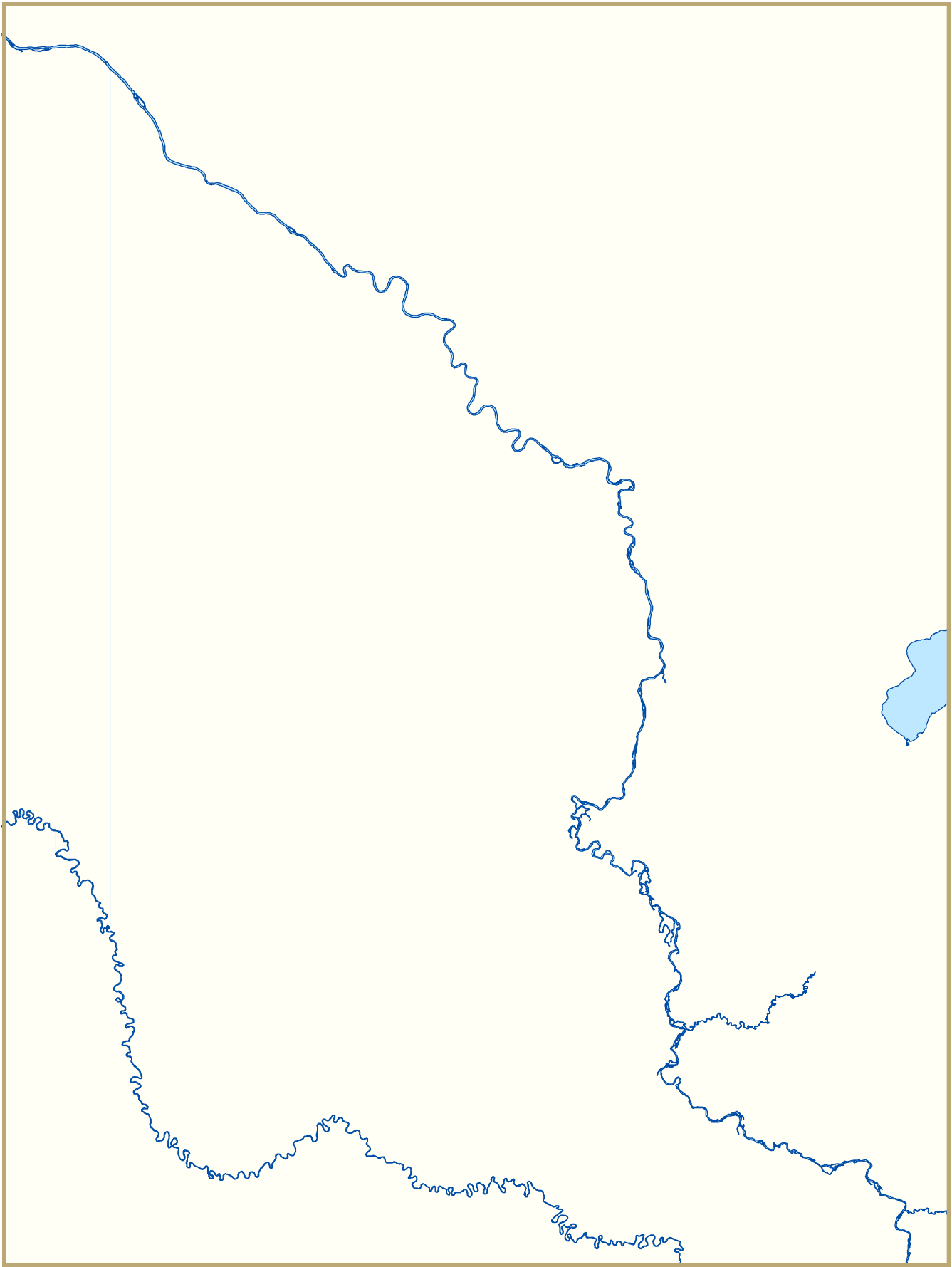
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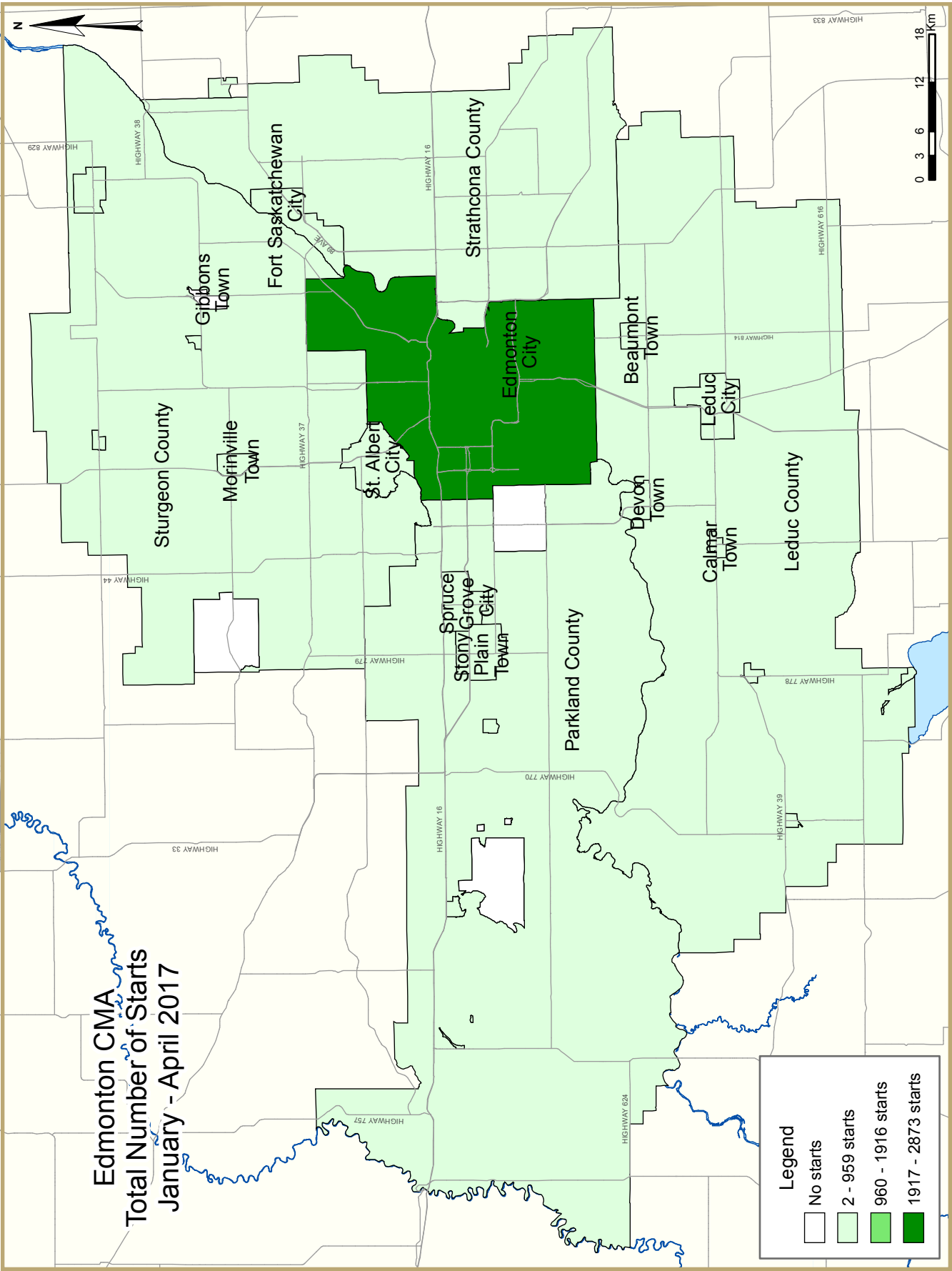












HOUSING NOW REPORT TABLES

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

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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
- 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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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
April 2017		
Edmonton CMA ¹	March 2017	April 2017
Trend ²	11,521	11,071
SAAR	14,561	10,738
	April 2016	April 2017
Actual		
April - Single-Detached	338	357
April - Multiples	797	537
April - Total	1,135	894
January to April - Single-Detached	1,216	1,229
January to April - Multiples	2,030	2,379
January to April - Total	3,246	3,608

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA**April 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2017	355	148	43	2	51	295	0	0	894
April 2016	338	138	15	0	28	354	0	262	1,135
% Change	5.0	7.2	186.7	n/a	82.1	-16.7	n/a	-100.0	-21.2
Year-to-date 2017	1,225	572	126	4	207	977	30	467	3,608
Year-to-date 2016	1,214	544	126	2	236	730	80	314	3,246
% Change	0.9	5.1	0.0	100.0	-12.3	33.8	-62.5	48.7	11.2
UNDER CONSTRUCTION									
April 2017	2,743	1,154	332	9	608	3,128	169	1,715	9,858
April 2016	2,713	1,168	361	6	864	4,689	480	2,607	12,888
% Change	1.1	-1.2	-8.0	50.0	-29.6	-33.3	-64.8	-34.2	-23.5
COMPLETIONS									
April 2017	392	166	45	1	71	239	0	136	1,050
April 2016	470	168	13	0	45	412	15	417	1,540
% Change	-16.6	-1.2	**	n/a	57.8	-42.0	-100.0	-67.4	-31.8
Year-to-date 2017	1,265	590	150	2	195	607	0	715	3,524
Year-to-date 2016	1,834	788	120	1	233	662	44	1,572	5,254
% Change	-31.0	-25.1	25.0	100.0	-16.3	-8.3	-100.0	-54.5	-32.9
COMPLETED & NOT ABSORBED									
April 2017	594	350	84	2	159	929	n/a	n/a	2,118
April 2016	846	495	64	0	100	344	n/a	n/a	1,849
% Change	-29.8	-29.3	31.3	n/a	59.0	170.1	n/a	n/a	14.5
ABSORBED									
April 2017	398	164	51	1	35	228	n/a	n/a	877
April 2016	465	173	20	0	40	371	n/a	n/a	1,069
% Change	-14.4	-5.2	155.0	n/a	-12.5	-38.5	n/a	n/a	-18.0
Year-to-date 2017	1,253	587	147	3	190	426	n/a	n/a	2,606
Year-to-date 2016	1,758	688	107	1	192	627	n/a	n/a	3,373
% Change	-28.7	-14.7	37.4	200.0	-1.0	-32.1	n/a	n/a	-22.7

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

Table 1.2: Housing Activity Summary by Submarket

April 2017

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
April 2017	240	94	28	2	42	295	0	0	701
April 2016	269	104	15	0	24	153	0	90	655
Beaumont Town									
April 2017	7	2	3	0	0	0	0	0	12
April 2016	8	2	0	0	0	0	0	0	10
Devon Town									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
April 2017	13	14	0	0	2	0	0	0	29
April 2016	7	6	0	0	0	0	0	0	13
Leduc City									
April 2017	17	8	8	0	0	0	0	0	33
April 2016	5	4	0	0	0	0	0	0	9
Leduc County									
April 2017	1	4	0	0	0	0	0	0	5
April 2016	7	0	0	0	0	0	0	0	7
Morinville Town									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	1	0	0	0	0	0	0	0	1
Parkland County									
April 2017	6	0	0	0	0	0	0	0	6
April 2016	3	0	0	0	0	0	0	0	3
Spruce Grove City									
April 2017	17	10	0	0	0	0	0	0	27
April 2016	7	10	0	0	0	0	0	0	17
St. Albert City									
April 2017	14	4	0	0	5	0	0	0	23
April 2016	10	8	0	0	4	201	0	0	223
Stony Plain Town									
April 2017	4	2	0	0	0	0	0	0	6
April 2016	3	2	0	0	0	0	0	0	5
Strathcona County									
April 2017	21	10	4	0	2	0	0	0	37
April 2016	10	2	0	0	0	0	0	172	184
Sturgeon County									
April 2017	6	0	0	0	0	0	0	0	6
April 2016	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
April 2017	5	0	0	0	0	0	0	0	5
April 2016	1	0	0	0	0	0	0	0	1
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2017	355	148	43	2	51	295	0	0	894
April 2016	338	138	15	0	28	354	0	262	1,135

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2017	1,875	780	249	7	511	2,901	80	1,379	7,782
April 2016	1,826	894	247	6	729	3,846	232	1,929	9,709
Beaumont Town									
April 2017	126	10	6	0	0	0	0	0	142
April 2016	129	22	13	0	0	8	65	63	300
Devon Town									
April 2017	6	4	0	0	0	32	0	0	42
April 2016	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2017	58	80	16	0	8	0	0	0	162
April 2016	44	54	7	0	13	0	66	48	232
Leduc City									
April 2017	90	52	14	0	21	0	0	0	177
April 2016	120	30	8	0	23	0	4	90	275
Leduc County									
April 2017	54	6	0	0	0	0	0	0	60
April 2016	77	4	3	0	0	0	0	0	84
Morinville Town									
April 2017	20	4	0	0	0	0	0	0	24
April 2016	21	0	0	0	0	3	0	36	60
Parkland County									
April 2017	85	2	0	0	0	0	0	0	87
April 2016	91	0	0	0	0	0	0	0	91
Spruce Grove City									
April 2017	106	86	0	0	26	0	18	0	236
April 2016	75	88	68	0	31	124	38	0	424
St. Albert City									
April 2017	82	50	13	0	17	127	0	164	453
April 2016	104	50	0	0	44	517	0	0	715
Stony Plain Town									
April 2017	29	24	0	0	0	12	71	0	136
April 2016	25	14	3	0	16	135	71	66	330
Strathcona County									
April 2017	137	56	30	2	25	56	0	172	478
April 2016	119	10	4	0	8	56	0	371	568
Sturgeon County									
April 2017	54	0	0	0	0	0	0	0	54
April 2016	55	0	0	0	0	0	0	0	55
Remainder of the CMA									
April 2017	21	0	4	0	0	0	0	0	25
April 2016	24	2	8	0	0	0	4	4	42
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2017	2,743	1,154	332	9	608	3,128	169	1,715	9,858
April 2016	2,713	1,168	361	6	864	4,689	480	2,607	12,888

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
April 2017	274	98	45	1	58	239	0	136	851
April 2016	333	122	13	0	45	412	15	307	1,247
Beaumont Town									
April 2017	31	4	0	0	0	0	0	0	35
April 2016	16	8	0	0	0	0	0	0	24
Devon Town									
April 2017	0	8	0	0	0	0	0	0	8
April 2016	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
April 2017	2	2	0	0	0	0	0	0	4
April 2016	3	4	0	0	0	0	0	0	7
Leduc City									
April 2017	15	2	0	0	0	0	0	0	17
April 2016	16	6	0	0	0	0	0	0	22
Leduc County									
April 2017	8	0	0	0	0	0	0	0	8
April 2016	17	0	0	0	0	0	0	0	17
Morinville Town									
April 2017	3	8	0	0	0	0	0	0	11
April 2016	8	8	0	0	0	0	0	0	16
Parkland County									
April 2017	6	0	0	0	0	0	0	0	6
April 2016	9	0	0	0	0	0	0	0	9
Spruce Grove City									
April 2017	8	18	0	0	4	0	0	0	30
April 2016	18	18	0	0	0	0	0	0	36
St. Albert City									
April 2017	10	10	0	0	9	0	0	0	29
April 2016	9	0	0	0	0	0	0	110	119
Stony Plain Town									
April 2017	8	10	0	0	0	0	0	0	18
April 2016	4	2	0	0	0	0	0	0	6
Strathcona County									
April 2017	17	6	0	0	0	0	0	0	23
April 2016	15	0	0	0	0	0	0	0	15
Sturgeon County									
April 2017	8	0	0	0	0	0	0	0	8
April 2016	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	8	0	0	0	0	0	0	0	8
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2017	392	166	45	1	71	239	0	136	1,050
April 2016	470	168	13	0	45	412	15	417	1,540

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

Table 1.2: Housing Activity Summary by Submarket

April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2017	362	209	60	2	116	702	n/a	n/a	1,451
April 2016	511	287	33	0	47	279	n/a	n/a	1,157
Beaumont Town									
April 2017	27	8	0	0	0	3	n/a	n/a	38
April 2016	27	10	8	0	0	0	n/a	n/a	45
Devon Town									
April 2017	2	3	0	0	0	0	n/a	n/a	5
April 2016	0	2	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
April 2017	20	24	5	0	2	0	n/a	n/a	51
April 2016	64	43	3	0	5	0	n/a	n/a	115
Leduc City									
April 2017	31	11	13	0	1	0	n/a	n/a	56
April 2016	58	23	14	0	2	0	n/a	n/a	97
Leduc County									
April 2017	10	0	0	0	0	0	n/a	n/a	10
April 2016	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
April 2017	7	5	0	0	0	0	n/a	n/a	12
April 2016	15	10	0	0	0	0	n/a	n/a	25
Parkland County									
April 2017	5	0	0	0	0	0	n/a	n/a	5
April 2016	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
April 2017	38	35	2	0	7	37	n/a	n/a	119
April 2016	52	66	0	0	6	27	n/a	n/a	151
St. Albert City									
April 2017	34	29	0	0	11	164	n/a	n/a	238
April 2016	35	16	0	0	5	0	n/a	n/a	56
Stony Plain Town									
April 2017	26	14	2	0	2	0	n/a	n/a	44
April 2016	25	25	6	0	8	0	n/a	n/a	64
Strathcona County									
April 2017	24	10	2	0	20	23	n/a	n/a	79
April 2016	30	13	0	0	23	38	n/a	n/a	104
Sturgeon County									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
April 2017	5	2	0	0	0	0	n/a	n/a	7
April 2016	8	0	0	0	4	0	n/a	n/a	12
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2017	594	350	84	2	159	929	n/a	n/a	2,118
April 2016	846	495	64	0	100	344	n/a	n/a	1,849

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
April 2017	277	104	41	1	25	228	n/a	n/a	676
April 2016	321	113	19	0	39	369	n/a	n/a	861
Beaumont Town									
April 2017	27	5	0	0	0	0	n/a	n/a	32
April 2016	12	3	0	0	0	0	n/a	n/a	15
Devon Town									
April 2017	0	5	0	0	0	0	n/a	n/a	5
April 2016	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
April 2017	3	2	1	0	2	0	n/a	n/a	8
April 2016	5	17	0	0	0	0	n/a	n/a	22
Leduc City									
April 2017	12	3	1	0	0	0	n/a	n/a	16
April 2016	27	8	1	0	0	0	n/a	n/a	36
Leduc County									
April 2017	10	0	0	0	0	0	n/a	n/a	10
April 2016	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
April 2017	0	4	0	0	0	0	n/a	n/a	4
April 2016	7	2	0	0	0	0	n/a	n/a	9
Parkland County									
April 2017	10	0	0	0	0	0	n/a	n/a	10
April 2016	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
April 2017	12	21	7	0	0	0	n/a	n/a	40
April 2016	16	21	0	0	0	0	n/a	n/a	37
St. Albert City									
April 2017	11	11	0	0	8	0	n/a	n/a	30
April 2016	10	3	0	0	1	0	n/a	n/a	14
Stony Plain Town									
April 2017	8	4	0	0	0	0	n/a	n/a	12
April 2016	6	3	0	0	0	0	n/a	n/a	9
Strathcona County									
April 2017	18	5	1	0	0	0	n/a	n/a	24
April 2016	18	3	0	0	0	2	n/a	n/a	23
Sturgeon County									
April 2017	8	0	0	0	0	0	n/a	n/a	8
April 2016	14	0	0	0	0	0	n/a	n/a	14
Remainder of the CMA									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	6	0	0	0	0	0	n/a	n/a	6
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2017	398	164	51	1	35	228	n/a	n/a	877
April 2016	465	173	20	0	40	371	n/a	n/a	1,069

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

**Table 1.3: History of Housing Starts of Edmonton CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Edmonton City	242	269	102	108	62	35	295	243	701	655	7.0
Beaumont Town	7	8	2	2	3	0	0	0	12	10	20.0
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	13	7	16	6	0	0	0	0	29	13	123.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	17	5	8	4	8	0	0	0	33	9	**
Leduc County	1	7	4	0	0	0	0	0	5	7	-28.6
Morinville Town	2	1	0	0	0	0	0	0	2	1	100.0
Parkland County	6	3	0	0	0	0	0	0	6	3	100.0
Spruce Grove City	17	7	10	10	0	0	0	0	27	17	58.8
St. Albert City	14	10	4	8	5	4	0	201	23	223	-89.7
Stony Plain Town	4	3	2	2	0	0	0	0	6	5	20.0
Strathcona County	21	10	12	2	4	0	0	172	37	184	-79.9
Sturgeon County	6	6	0	0	0	0	0	0	6	6	0.0
Remainder of the CMA	4	0	0	0	0	0	0	0	4	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	357	338	160	142	82	39	295	616	894	1,135	-21.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	885	934	426	402	282	356	1,280	426	2,873	2,118	35.6
Beaumont Town	46	44	6	10	6	4	0	0	58	58	0.0
Calmar Town	2	3	0	0	0	0	0	0	2	3	-33.3
Devon Town	4	1	2	0	0	0	0	0	6	1	**
Fort Saskatchewan City	28	18	36	20	0	4	0	48	64	90	-28.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	44	31	20	20	14	4	0	0	78	55	41.8
Leduc County	10	18	4	4	0	3	0	0	14	25	-44.0
Morinville Town	11	8	4	0	0	0	0	0	15	8	87.5
Parkland County	20	16	2	0	0	0	0	0	22	16	37.5
Spruce Grove City	46	34	34	40	0	40	0	0	80	114	-29.8
St. Albert City	37	39	16	48	9	4	164	398	226	489	-53.8
Stony Plain Town	12	12	6	8	0	3	0	0	18	23	-21.7
Strathcona County	57	34	42	12	26	0	0	172	125	218	-42.7
Sturgeon County	20	22	0	0	0	0	0	0	20	22	-9.1
Remainder of the CMA	7	2	0	0	0	4	0	0	7	6	16.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,229	1,216	598	564	337	422	1,444	1,044	3,608	3,246	11.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Edmonton City	62	35	0	0	295	153	0	90
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	5	4	0	0	0	201	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	172
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	82	39	0	0	295	354	0	262

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	252	276	30	80	977	332	303	94
Beaumont Town	6	4	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	4	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	4	0	0	0	0	0	0
Leduc County	0	3	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	40	0	0	0	0	0	0
St. Albert City	9	4	0	0	0	398	164	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	26	0	0	0	0	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	307	342	30	80	977	730	467	314

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Edmonton City	362	388	339	177	0	90	701	655
Beaumont Town	12	10	0	0	0	0	12	10
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	27	13	2	0	0	0	29	13
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	33	9	0	0	0	0	33	9
Leduc County	5	7	0	0	0	0	5	7
Morinville Town	2	1	0	0	0	0	2	1
Parkland County	6	3	0	0	0	0	6	3
Spruce Grove City	27	17	0	0	0	0	27	17
St. Albert City	18	18	5	205	0	0	23	223
Stony Plain Town	6	5	0	0	0	0	6	5
Strathcona County	35	12	2	0	0	172	37	184
Sturgeon County	6	6	0	0	0	0	6	6
Remainder of the CMA	4	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	546	491	348	382	0	262	894	1,135

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,377	1,394	1,163	550	333	174	2,873	2,118
Beaumont Town	58	58	0	0	0	0	58	58
Calmar Town	2	3	0	0	0	0	2	3
Devon Town	6	1	0	0	0	0	6	1
Fort Saskatchewan City	58	42	6	0	0	48	64	90
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	78	55	0	0	0	0	78	55
Leduc County	14	25	0	0	0	0	14	25
Morinville Town	15	8	0	0	0	0	15	8
Parkland County	22	16	0	0	0	0	22	16
Spruce Grove City	80	110	0	4	0	0	80	114
St. Albert City	53	79	9	410	164	0	226	489
Stony Plain Town	18	23	0	0	0	0	18	23
Strathcona County	115	42	10	4	0	172	125	218
Sturgeon County	20	22	0	0	0	0	20	22
Remainder of the CMA	7	6	0	0	0	0	7	6
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,923	1,884	1,188	968	497	394	3,608	3,246

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Edmonton City	275	333	102	134	99	61	375	719	851	1,247	-31.8
Beaumont Town	31	16	4	8	0	0	0	0	35	24	45.8
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	0	1	8	0	0	0	0	0	8	1	**
Fort Saskatchewan City	2	3	2	4	0	0	0	0	4	7	-42.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	16	2	6	0	0	0	0	17	22	-22.7
Leduc County	8	17	0	0	0	0	0	0	8	17	-52.9
Morinville Town	3	8	8	8	0	0	0	0	11	16	-31.3
Parkland County	6	9	0	0	0	0	0	0	6	9	-33.3
Spruce Grove City	8	18	18	18	4	0	0	0	30	36	-16.7
St. Albert City	10	9	10	0	9	0	0	110	29	119	-75.6
Stony Plain Town	8	4	10	2	0	0	0	0	18	6	200.0
Strathcona County	17	15	6	0	0	0	0	0	23	15	53.3
Sturgeon County	8	13	0	0	0	0	0	0	8	13	-38.5
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	393	470	170	180	112	61	375	829	1,050	1,540	-31.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	906	1,298	440	598	292	274	971	1,839	2,609	4,009	-34.9
Beaumont Town	53	47	16	24	0	0	0	0	69	71	-2.8
Calmar Town	3	7	0	0	0	0	0	0	3	7	-57.1
Devon Town	3	1	10	2	0	0	0	0	13	3	**
Fort Saskatchewan City	15	36	16	32	4	19	0	48	35	135	-74.1
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	45	75	16	22	7	28	0	160	68	285	-76.1
Leduc County	23	43	2	0	0	0	0	0	25	43	-41.9
Morinville Town	8	19	8	16	0	0	0	0	16	35	-54.3
Parkland County	33	35	0	0	0	0	0	0	33	35	-5.7
Spruce Grove City	35	68	34	70	8	4	0	16	77	158	-51.3
St. Albert City	33	44	32	22	9	16	285	110	359	192	87.0
Stony Plain Town	18	19	12	16	0	4	66	0	96	39	146.2
Strathcona County	55	88	22	34	3	0	0	61	80	183	-56.3
Sturgeon County	30	44	0	0	0	0	0	0	30	44	-31.8
Remainder of the CMA	7	10	4	0	0	4	0	0	11	14	-21.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,267	1,835	612	836	323	349	1,322	2,234	3,524	5,254	-32.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Edmonton City	99	46	0	15	239	412	136	307
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	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	4	0	0	0	0	0	0	0
St. Albert City	9	0	0	0	0	0	0	110
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	112	46	0	15	239	412	136	417

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	292	252	0	22	409	662	562	1,177
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	4	12	0	7	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	28	0	0	0	0	0	160
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	0	0	4	0	0	0	16
St. Albert City	9	5	0	11	198	0	87	110
Stony Plain Town	0	4	0	0	0	0	66	0
Strathcona County	3	0	0	0	0	0	0	61
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	323	305	0	44	607	662	715	1,572

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**April 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Edmonton City	417	468	298	457	136	322	851	1,247
Beaumont Town	35	24	0	0	0	0	35	24
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	8	1	0	0	0	0	8	1
Fort Saskatchewan City	4	7	0	0	0	0	4	7
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	22	0	0	0	0	17	22
Leduc County	8	17	0	0	0	0	8	17
Morinville Town	11	16	0	0	0	0	11	16
Parkland County	6	9	0	0	0	0	6	9
Spruce Grove City	26	36	4	0	0	0	30	36
St. Albert City	20	9	9	0	0	110	29	119
Stony Plain Town	18	6	0	0	0	0	18	6
Strathcona County	23	15	0	0	0	0	23	15
Sturgeon County	8	13	0	0	0	0	8	13
Remainder of the CMA	1	5	0	0	0	0	1	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	603	651	311	457	136	432	1,050	1,540

Table 3.5: Completions by Submarket and by Intended Market**January - April 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,462	1,954	585	856	562	1,199	2,609	4,009
Beaumont Town	69	71	0	0	0	0	69	71
Calmar Town	3	7	0	0	0	0	3	7
Devon Town	13	3	0	0	0	0	13	3
Fort Saskatchewan City	35	71	0	9	0	55	35	135
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	65	122	3	3	0	160	68	285
Leduc County	25	43	0	0	0	0	25	43
Morinville Town	16	35	0	0	0	0	16	35
Parkland County	33	35	0	0	0	0	33	35
Spruce Grove City	73	138	4	0	0	20	77	158
St. Albert City	63	66	209	5	87	121	359	192
Stony Plain Town	30	35	0	4	66	0	96	39
Strathcona County	77	107	3	15	0	61	80	183
Sturgeon County	30	44	0	0	0	0	30	44
Remainder of the CMA	11	10	0	4	0	0	11	14
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,005	2,742	804	896	715	1,616	3,524	5,254

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2017	35	12.7	96	34.8	80	29.0	38	13.8	27	9.8	276	515,000	543,913
April 2016	35	11.0	93	29.2	93	29.2	40	12.6	57	17.9	318	532,500	589,620
Year-to-date 2017	166	18.8	290	32.8	216	24.5	98	11.1	113	12.8	883	495,000	556,925
Year-to-date 2016	159	12.9	334	27.2	374	30.4	165	13.4	197	16.0	1,229	535,000	584,184
Beaumont Town													
April 2017	5	18.5	15	55.6	7	25.9	0	0.0	0	0.0	27	485,000	470,718
April 2016	4	33.3	3	25.0	5	41.7	0	0.0	0	0.0	12	482,500	445,433
Year-to-date 2017	7	14.9	26	55.3	12	25.5	2	4.3	0	0.0	47	475,000	474,605
Year-to-date 2016	11	28.9	13	34.2	10	26.3	4	10.5	0	0.0	38	475,000	457,488
Calmar Town													
April 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
April 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	0	0
Devon Town													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
April 2017	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	0	0
April 2016	0	0.0	3	60.0	1	20.0	0	0.0	1	20.0	5	0	533,800
Year-to-date 2017	3	14.3	9	42.9	4	19.0	2	9.5	3	14.3	21	0	519,118
Year-to-date 2016	8	20.0	19	47.5	10	25.0	2	5.0	1	2.5	40	465,000	471,468
Gibbons Town													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	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
Leduc City													
April 2017	2	16.7	6	50.0	2	16.7	2	16.7	0	0.0	12	477,500	487,800
April 2016	9	33.3	13	48.1	5	18.5	0	0.0	0	0.0	27	425,000	446,380
Year-to-date 2017	21	47.7	14	31.8	6	13.6	2	4.5	1	2.3	44	405,000	425,864
Year-to-date 2016	16	23.5	31	45.6	14	20.6	4	5.9	3	4.4	68	465,000	478,986
Leduc County													
April 2017	2	20.0	1	10.0	2	20.0	2	20.0	3	30.0	10	635,000	624,639
April 2016	0	0.0	2	16.7	4	33.3	3	25.0	3	25.0	12	635,000	615,605
Year-to-date 2017	3	12.5	3	12.5	5	20.8	4	16.7	9	37.5	24	635,000	640,267
Year-to-date 2016	5	14.7	7	20.6	7	20.6	6	17.6	9	26.5	34	600,000	585,082
Morinville Town													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2017	7	53.8	5	38.5	1	7.7	0	0.0	0	0.0	13	0	0
Year-to-date 2016	9	75.0	3	25.0	0	0.0	0	0.0	0	0.0	12	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	833,725
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
Year-to-date 2017	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	0	833,725
Year-to-date 2016	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	0	0
Spruce Grove City													
April 2017	2	25.0	3	37.5	2	25.0	1	12.5	0	0.0	8	0	482,600
April 2016	6	37.5	6	37.5	2	12.5	1	6.3	1	6.3	16	422,500	467,086
Year-to-date 2017	5	16.7	16	53.3	7	23.3	2	6.7	0	0.0	30	0	469,740
Year-to-date 2016	13	17.8	32	43.8	16	21.9	6	8.2	6	8.2	73	475,000	497,036
St. Albert City													
April 2017	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	495,000	506,158
April 2016	0	0.0	0	0.0	1	10.0	6	60.0	3	30.0	10	655,000	683,820
Year-to-date 2017	3	10.3	9	31.0	8	27.6	4	13.8	5	17.2	29	495,000	576,225
Year-to-date 2016	0	0.0	7	15.9	7	15.9	13	29.5	17	38.6	44	660,000	703,457
Stony Plain Town													
April 2017	3	37.5	3	37.5	1	12.5	0	0.0	1	12.5	8	0	492,538
April 2016	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	6	0	566,617
Year-to-date 2017	5	31.3	7	43.8	2	12.5	1	6.3	1	6.3	16	0	492,538
Year-to-date 2016	2	11.1	8	44.4	1	5.6	4	22.2	3	16.7	18	0	529,909
Strathcona County													
April 2017	0	0.0	4	26.7	7	46.7	4	26.7	0	0.0	15	545,000	547,749
April 2016	0	0.0	2	11.8	7	41.2	1	5.9	7	41.2	17	570,000	925,000
Year-to-date 2017	1	2.6	9	23.1	17	43.6	6	15.4	6	15.4	39	545,000	658,449
Year-to-date 2016	1	1.1	20	22.7	29	33.0	12	13.6	26	29.5	88	550,000	707,544
Sturgeon County													
April 2017	0	0.0	2	25.0	2	25.0	2	25.0	2	25.0	8	0	583,750
April 2016	6	50.0	0	0.0	0	0.0	1	8.3	5	41.7	12	445,000	522,917
Year-to-date 2017	5	15.2	4	12.1	5	15.2	5	15.2	14	42.4	33	695,000	630,588
Year-to-date 2016	11	26.8	4	9.8	5	12.2	5	12.2	16	39.0	41	620,000	646,463
Remainder of the CMA													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2016	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	0	0
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	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
Edmonton CMA													
April 2017	52	13.6	136	35.5	107	27.9	51	13.3	37	9.7	383	505,000	539,434
April 2016	72	16.0	127	28.2	119	26.4	53	11.8	80	17.7	451	520,000	579,623
Year-to-date 2017	232	19.4	394	32.9	286	23.9	127	10.6	157	13.1	1,196	495,000	551,231
Year-to-date 2016	251	14.7	479	28.0	474	27.7	221	12.9	284	16.6	1,709	525,000	578,280

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	543,913	589,620	-7.8	556,925	584,184	-4.7
Beaumont Town	470,718	445,433	5.7	474,605	457,488	3.7
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	-	533,800	n/a	519,118	471,468	10.1
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	487,800	446,380	9.3	425,864	478,986	-11.1
Leduc County	624,639	615,605	1.5	640,267	585,082	9.4
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	833,725	-	n/a	833,725	-	n/a
Spruce Grove City	482,600	467,086	3.3	469,740	497,036	-5.5
St. Albert City	506,158	683,820	-26.0	576,225	703,457	-18.1
Stony Plain Town	492,538	566,617	-13.1	492,538	529,909	-7.1
Strathcona County	547,749	925,000	-40.8	658,449	707,544	-6.9
Sturgeon County	583,750	522,917	11.6	630,588	646,463	-2.5
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	539,434	579,623	-6.9	551,231	578,280	-4.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

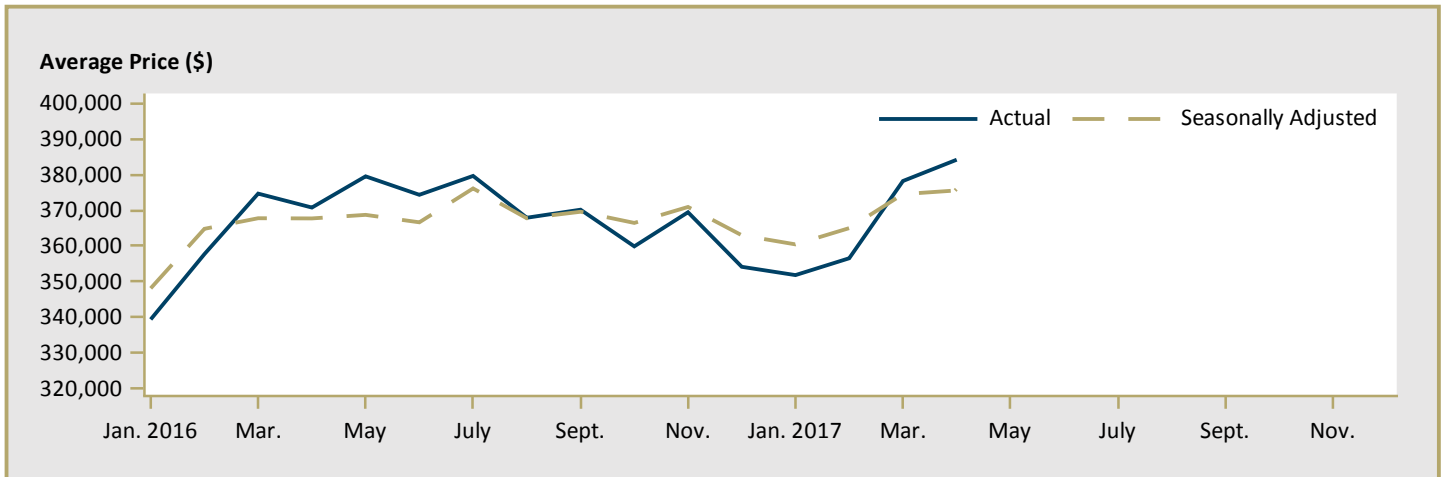


Figure 5.2: MLS® Residential Sales for Edmonton

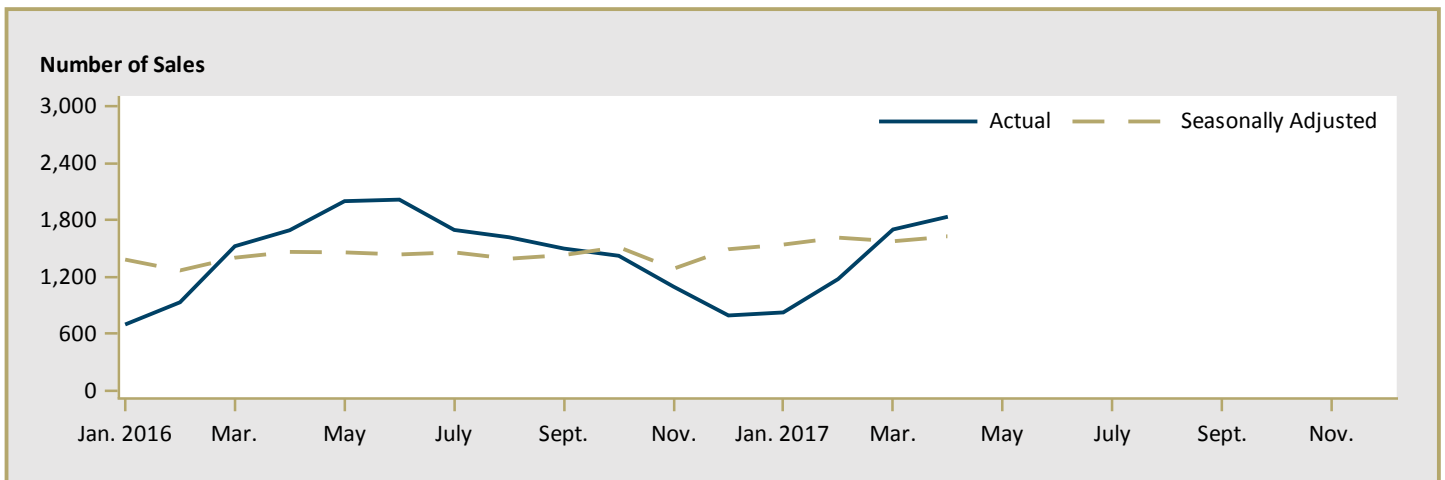
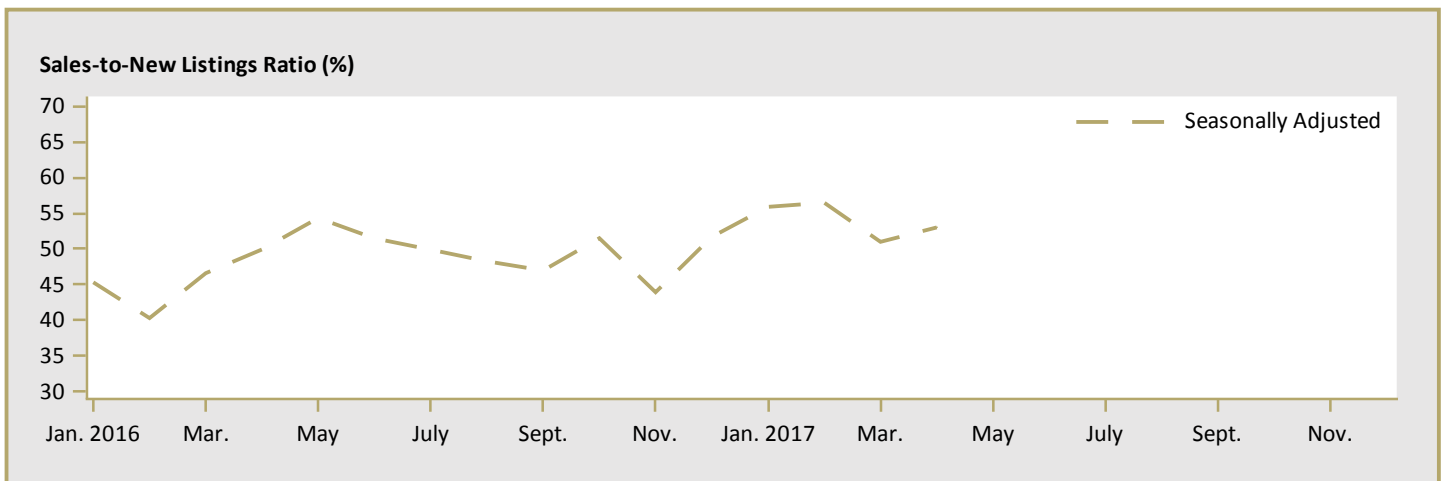


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**April 2017**

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =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						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64		137.3	763	8.1	73.3	1,085
	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 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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