

HOUSING NOW TABLES

Calgary CMA

Date Released: October 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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

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
- 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) September 2018		
Calgary CMA ¹	August 2018	September 2018
Trend ²	13,720	13,524
SAAR	12,779	9,396
	September 2017	September 2018
Actual		
September - Single-Detached	465	280
September - Multiples	449	554
September - Total	914	834
January to September - Single-Detached	3,299	2,996
January to September - Multiples	5,095	5,923
January to September - Total	8,394	8,919

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	280	88	96	0	72	284	0	14	834
September 2017	465	144	101	0	54	150	0	0	914
% Change	-39.8	-38.9	-5.0	n/a	33.3	89.3	n/a	n/a	-8.8
Year-to-date 2018	2,994	932	669	1	436	2,999	1	887	8,919
Year-to-date 2017	3,299	1,004	651	0	551	2,173	40	676	8,394
% Change	-9.2	-7.2	2.8	n/a	-20.9	38.0	-97.5	31.2	6.3
UNDER CONSTRUCTION									
September 2018	2,374	854	674	1	634	5,122	18	2,508	12,185
September 2017	2,649	854	633	0	619	4,790	49	977	10,571
% Change	-10.4	0.0	6.5	n/a	2.4	6.9	-63.3	156.7	15.3
COMPLETIONS									
September 2018	314	84	59	0	61	355	0	51	924
September 2017	388	128	37	0	51	262	0	148	1,014
% Change	-19.1	-34.4	59.5	n/a	19.6	35.5	n/a	-65.5	-8.9
Year-to-date 2018	3,211	886	659	0	313	1,368	31	432	6,900
Year-to-date 2017	2,850	804	328	1	600	2,060	24	984	7,651
% Change	12.7	10.2	100.9	-100.0	-47.8	-33.6	29.2	-56.1	-9.8
COMPLETED & NOT ABSORBED									
September 2018	523	278	130	0	118	1,038	n/a	n/a	2,087
September 2017	414	150	34	0	127	1,057	n/a	n/a	1,782
% Change	26.3	85.3	**	n/a	-7.1	-1.8	n/a	n/a	17.1
ABSORBED									
September 2018	287	63	53	0	34	323	n/a	n/a	760
September 2017	407	107	23	0	57	233	n/a	n/a	827
% Change	-29.5	-41.1	130.4	n/a	-40.4	38.6	n/a	n/a	58.1
Year-to-date 2018	3,139	775	569	0	317	1,535	n/a	n/a	6,335
Year-to-date 2017	2,817	801	268	1	624	1,772	n/a	n/a	6,283
% Change	11.4	-3.2	112.3	-100.0	-49.2	-13.4	n/a	n/a	0.8

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
September 2018	203	70	83	0	66	284	0	13	719
September 2017	332	122	78	0	48	150	0	0	730
Airdrie									
September 2018	41	8	13	0	0	0	0	0	62
September 2017	59	12	17	0	0	0	0	0	88
Beiseker									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	12	0	0	0	0	0	0	0	12
Cochrane									
September 2018	12	6	0	0	6	0	0	0	24
September 2017	34	8	6	0	6	0	0	0	54
Crossfield									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	6	0	0	0	0	0	0	0	6
Irricana									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2018	16	4	0	0	0	0	0	1	21
September 2017	22	2	0	0	0	0	0	0	24
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2018	280	88	96	0	72	284	0	14	834
September 2017	465	144	101	0	54	150	0	0	914

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
September 2018	1,653	688	525	1	456	5,060	13	2,505	10,901
September 2017	1,959	680	521	0	421	4,731	12	890	9,214
Airdrie									
September 2018	312	64	129	0	68	51	0	0	624
September 2017	270	74	66	0	80	32	37	0	559
Beiseker									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2018	50	0	0	0	0	0	0	0	50
September 2017	82	12	0	0	0	0	0	0	94
Cochrane									
September 2018	138	82	20	0	110	11	5	1	367
September 2017	128	70	46	0	118	27	0	87	476
Crossfield									
September 2018	33	0	0	0	0	0	0	0	33
September 2017	43	2	0	0	0	0	0	0	45
Irricana									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	2	0	0	0	0	0	0	0	2
Rocky View County									
September 2018	186	20	0	0	0	0	0	2	208
September 2017	165	16	0	0	0	0	0	0	181
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2018	2,374	854	674	1	634	5,122	18	2,508	12,185
September 2017	2,649	854	633	0	619	4,790	49	977	10,571

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
September 2018	206	62	45	0	45	355	0	50	763
September 2017	271	116	19	0	41	262	0	148	857
Airdrie									
September 2018	51	6	9	0	0	0	0	0	66
September 2017	67	10	7	0	0	0	0	0	84
Beiseker									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2018	15	0	0	0	0	0	0	0	15
September 2017	4	0	0	0	0	0	0	0	4
Cochrane									
September 2018	14	12	5	0	14	0	0	0	45
September 2017	19	2	11	0	10	0	0	0	42
Crossfield									
September 2018	5	2	0	0	0	0	0	0	7
September 2017	5	0	0	0	0	0	0	0	5
Irricana									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2018	23	2	0	0	2	0	0	1	28
September 2017	22	0	0	0	0	0	0	0	22
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2018	314	84	59	0	61	355	0	51	924
September 2017	388	128	37	0	51	262	0	148	1,014

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
September 2018	395	244	105	0	96	1,014	n/a	n/a	1,854
September 2017	285	122	14	0	100	1,043	n/a	n/a	1,564
Airdrie									
September 2018	45	14	11	0	2	3	n/a	n/a	75
September 2017	42	13	13	0	11	10	n/a	n/a	89
Beiseker									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2018	4	2	0	0	0	0	n/a	n/a	6
September 2017	12	5	0	0	0	0	n/a	n/a	17
Cochrane									
September 2018	44	14	14	0	18	21	n/a	n/a	111
September 2017	30	6	7	0	16	4	n/a	n/a	63
Crossfield									
September 2018	9	2	0	0	0	0	n/a	n/a	11
September 2017	13	0	0	0	0	0	n/a	n/a	13
Irricana									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
September 2018	26	2	0	0	2	0	n/a	n/a	30
September 2017	32	2	0	0	0	0	n/a	n/a	34
First Nations									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2018	523	278	130	0	118	1,038	n/a	n/a	2,087
September 2017	414	150	34	0	127	1,057	n/a	n/a	1,782

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
September 2018	184	40	40	0	27	323	n/a	n/a	614
September 2017	282	94	7	0	43	231	n/a	n/a	657
Airdrie									
September 2018	51	8	9	0	0	0	n/a	n/a	68
September 2017	73	10	5	0	5	2	n/a	n/a	95
Beiseker									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2018	15	1	0	0	0	0	n/a	n/a	16
September 2017	4	0	0	0	0	0	n/a	n/a	4
Cochrane									
September 2018	10	12	4	0	7	0	n/a	n/a	33
September 2017	21	2	11	0	9	0	n/a	n/a	43
Crossfield									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	5	0	0	0	0	0	n/a	n/a	5
Irricana									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2018	21	2	0	0	0	0	n/a	n/a	23
September 2017	22	1	0	0	0	0	n/a	n/a	23
First Nations									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2018	287	63	53	0	34	323	n/a	n/a	760
September 2017	407	107	23	0	57	233	n/a	n/a	827

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

**Table 1.3: History of Housing Starts of Calgary CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Calgary City	203	332	76	122	143	126	297	150	719	730	-1.5
Airdrie	41	59	8	12	13	17	0	0	62	88	-29.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	12	0	0	0	0	0	0	6	12	-50.0
Cochrane	12	34	6	8	6	12	0	0	24	54	-55.6
Crossfield	2	6	0	0	0	0	0	0	2	6	-66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	16	22	4	2	0	0	1	0	21	24	-12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	280	465	94	144	162	155	298	150	834	914	-8.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	2,170	2,404	748	774	874	971	3,869	2,734	7,661	6,883	11.3
Airdrie	369	391	94	120	144	144	0	12	607	667	-9.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	61	92	0	12	0	0	0	0	61	104	-41.3
Cochrane	182	203	100	98	57	115	13	103	352	519	-32.2
Crossfield	41	66	2	2	0	0	0	0	43	68	-36.8
Irricana	1	2	0	0	0	0	0	0	1	2	-50.0
Rocky View County	172	141	18	10	0	0	4	0	194	151	28.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,996	3,299	962	1,016	1,075	1,230	3,886	2,849	8,919	8,394	6.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Calgary City	143	126	0	0	284	150	13	0
Airdrie	13	17	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	6	12	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	162	155	0	0	284	150	14	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	874	959	0	12	2,988	2,145	881	589
Airdrie	144	116	0	28	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	57	115	0	0	11	16	2	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,075	1,190	0	40	2,999	2,173	887	676

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Calgary City	356	532	350	198	13	0	719	730
Airdrie	62	88	0	0	0	0	62	88
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	12	0	0	0	0	6	12
Cochrane	18	48	6	6	0	0	24	54
Crossfield	2	6	0	0	0	0	2	6
Irricana	0	0	0	0	0	0	0	0
Rocky View County	20	24	0	0	1	0	21	24
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	464	710	356	204	14	0	834	914

Table 2.5: Starts by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	3,417	3,694	3,362	2,588	882	601	7,661	6,883
Airdrie	596	581	11	58	0	28	607	667
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	61	104	0	0	0	0	61	104
Cochrane	287	354	63	78	2	87	352	519
Crossfield	43	68	0	0	0	0	43	68
Irricana	1	2	0	0	0	0	1	2
Rocky View County	190	151	0	0	4	0	194	151
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,595	4,954	3,436	2,724	888	716	8,919	8,394

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Calgary City	206	271	62	116	90	60	405	410	763	857	-11.0
Airdrie	51	67	6	10	9	7	0	0	66	84	-21.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	15	4	0	0	0	0	0	0	15	4	**
Cochrane	14	19	14	2	17	21	0	0	45	42	7.1
Crossfield	5	5	2	0	0	0	0	0	7	5	40.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	23	22	4	0	0	0	1	0	28	22	27.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	314	388	88	128	116	88	406	410	924	1,014	-8.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	2,375	1,981	700	600	739	575	1,770	2,988	5,584	6,144	-9.1
Airdrie	358	390	76	122	144	199	0	56	578	767	-24.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	74	63	0	4	0	60	0	0	74	127	-41.7
Cochrane	181	199	100	78	106	94	28	5	415	376	10.4
Crossfield	38	50	8	6	0	0	0	0	46	56	-17.9
Irricana	1	0	0	2	0	0	0	0	1	2	-50.0
Rocky View County	184	169	16	10	0	0	2	0	202	179	12.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,211	2,852	900	822	989	928	1,800	3,049	6,900	7,651	-9.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Calgary City	90	60	0	0	355	262	50	148
Airdrie	9	7	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	17	21	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	116	88	0	0	355	262	51	148

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	736	563	3	12	1,341	2,004	429	984
Airdrie	116	190	28	9	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	60	0	0	0	0	0	0
Cochrane	106	94	0	0	27	5	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	958	907	31	21	1,368	2,065	432	984

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Calgary City	313	406	400	303	50	148	763	857
Airdrie	66	84	0	0	0	0	66	84
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	15	4	0	0	0	0	15	4
Cochrane	31	32	14	10	0	0	45	42
Crossfield	7	5	0	0	0	0	7	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	25	22	2	0	1	0	28	22
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	457	553	416	313	51	148	924	1,014

Table 3.5: Completions by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	3,574	2,719	1,578	2,426	432	999	5,584	6,144
Airdrie	537	623	13	135	28	9	578	767
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	74	67	0	60	0	0	74	127
Cochrane	326	336	88	40	1	0	415	376
Crossfield	46	56	0	0	0	0	46	56
Irricana	1	2	0	0	0	0	1	2
Rocky View County	198	179	2	0	2	0	202	179
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,756	3,982	1,681	2,661	463	1,008	6,900	7,651

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
September 2018	65	35.7	37	20.3	25	13.7	8	4.4	47	25.8	182	615,000	767,451
September 2017	129	45.7	72	25.5	25	8.9	11	3.9	45	16.0	282	570,000	651,283
Year-to-date 2018	870	37.9	589	25.7	272	11.9	132	5.8	432	18.8	2,295	590,000	699,744
Year-to-date 2017	773	39.2	536	27.2	219	11.1	95	4.8	349	17.7	1,972	580,000	694,542
Airdrie													
September 2018	36	70.6	12	23.5	1	2.0	0	0.0	2	3.9	51	470,000	504,751
September 2017	57	78.1	7	9.6	4	5.5	1	1.4	4	5.5	73	490,000	521,424
Year-to-date 2018	280	79.5	57	16.2	9	2.6	0	0.0	6	1.7	352	480,000	494,606
Year-to-date 2017	295	77.8	48	12.7	19	5.0	5	1.3	12	3.2	379	485,000	510,602
Beiseker													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
September 2018	0	0.0	5	33.3	7	46.7	3	20.0	0	0.0	15	680,000	686,631
September 2017	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	842,325
Year-to-date 2018	1	1.3	25	31.3	28	35.0	16	20.0	10	12.5	80	680,000	745,404
Year-to-date 2017	4	6.3	20	31.7	15	23.8	9	14.3	15	23.8	63	760,000	765,814
Cochrane													
September 2018	9	90.0	1	10.0	0	0.0	0	0.0	0	0.0	10	-	473,790
September 2017	19	90.5	1	4.8	1	4.8	0	0.0	0	0.0	21	450,000	467,673
Year-to-date 2018	128	75.3	28	16.5	14	8.2	0	0.0	0	0.0	170	472,500	495,549
Year-to-date 2017	159	81.5	19	9.7	8	4.1	5	2.6	4	2.1	195	455,000	482,036
Crossfield													
September 2018	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	417,400
September 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	343,500
Year-to-date 2018	47	100.0	0	0.0	0	0.0	0	0.0	0	0.0	47	-	384,555
Year-to-date 2017	47	100.0	0	0.0	0	0.0	0	0.0	0	0.0	47	327,500	382,201
Irricana													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
September 2018	0	0.0	0	0.0	1	5.3	2	10.5	16	84.2	19	940,000	1,149,753
September 2017	4	21.1	2	10.5	0	0.0	2	10.5	11	57.9	19	-	949,854
Year-to-date 2018	13	8.3	16	10.3	14	9.0	20	12.8	93	59.6	156	895,000	1,014,342
Year-to-date 2017	27	19.3	10	7.1	9	6.4	25	17.9	69	49.3	140	850,000	996,412
First Nations													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
September 2018	116	41.0	55	19.4	34	12.0	13	4.6	65	23.0	283	590,000	723,694
September 2017	214	53.0	82	20.3	31	7.7	15	3.7	62	15.3	404	540,000	630,398
Year-to-date 2018	1,340	43.2	715	23.1	337	10.9	168	5.4	541	17.4	3,101	575,000	677,770
Year-to-date 2017	1,305	46.7	633	22.6	270	9.7	139	5.0	449	16.1	2,796	560,000	665,820

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2018

Submarket	Sept 2018	Sept 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	767,451	651,283	17.8	699,744	694,542	0.7
Airdrie	504,751	521,424	-3.2	494,606	510,602	-3.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	686,631	842,325	-18.5	745,404	765,814	-2.7
Cochrane	473,790	467,673	1.3	495,549	482,036	2.8
Crossfield	417,400	343,500	21.5	384,555	382,201	0.6
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,149,753	949,854	21.0	1,014,342	996,412	1.8
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	723,694	630,398	14.8	677,770	665,820	1.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

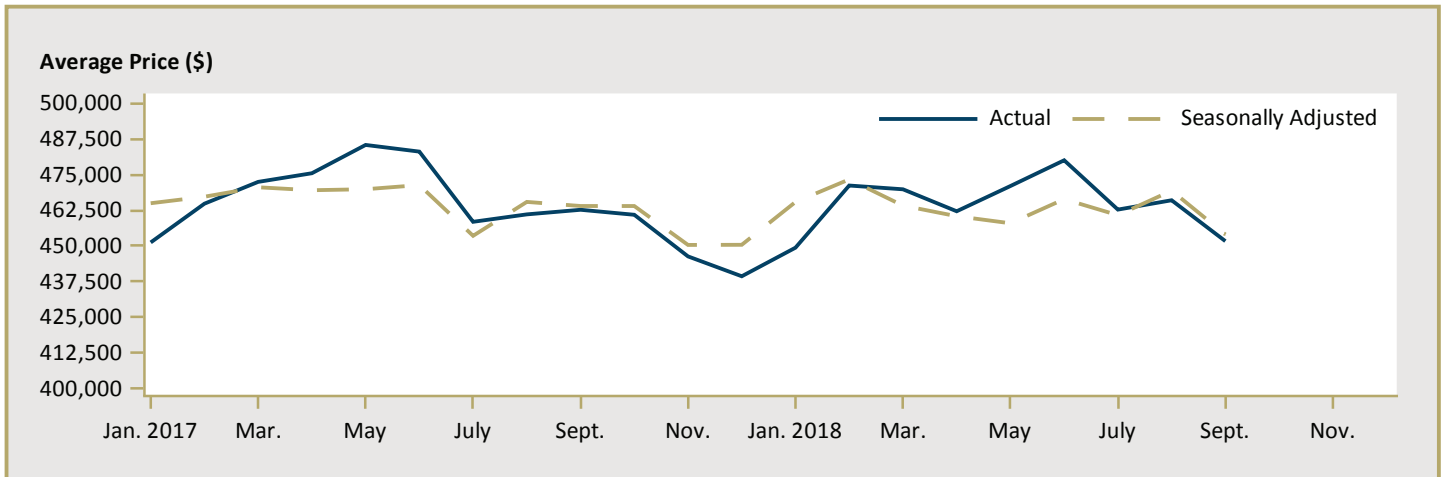


Figure 5.2: MLS® Residential Sales for Calgary

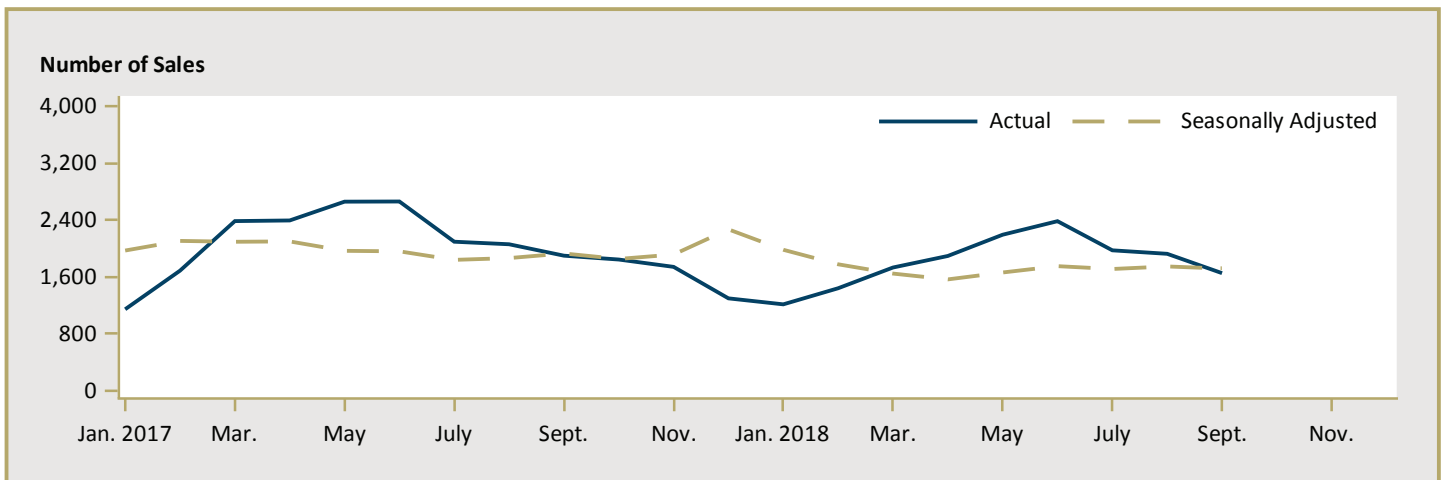
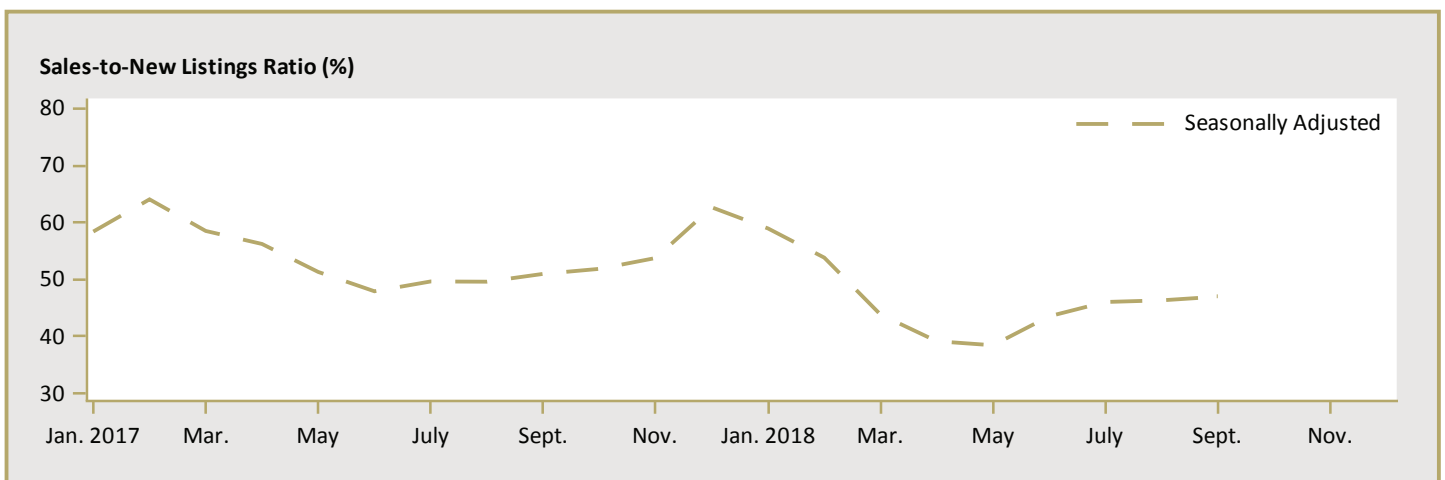


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34	99.5	141.4	841	7.7	73.6	1,173
	June	601	3.49	5.34	99.8	141.1	837	7.7	73.0	1,175
	July	601	3.49	5.34	100.0	142.3	827	7.9	72.2	1,170
	August	601	3.49	5.34	99.6	142.1	823	8.2	71.9	1,156
	September	601	3.49	5.34		141.4	828	8.2	72.2	1,150
	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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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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