

# HOUSING NOW TABLES

## Calgary CMA

Date Released: November 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](mailto: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](http://www.cmhc.ca/hmiportal).

# HOUSING NOW REPORT TABLES

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- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- I.3 History of Housing Activity (once a year)
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## 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) October 2018		
Calgary CMA <sup>1</sup>	September 2018	October 2018
Trend <sup>2</sup>	13,532	12,410
SAAR	9,447	8,054
	October 2017	October 2018
Actual		
October - Single-Detached	385	273
October - Multiples	568	413
October - Total	953	686
January to October - Single-Detached	3,684	3,269
January to October - Multiples	5,663	6,336
January to October - Total	9,347	9,605

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 Calgary CMA**  
**October 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	273	86	54	0	93	175	0	5	686
October 2017	385	104	21	0	71	372	0	0	953
% Change	-29.1	-17.3	157.1	n/a	31.0	-53.0	n/a	n/a	-28.0
Year-to-date 2018	3,267	1,018	723	1	529	3,174	1	892	9,605
Year-to-date 2017	3,684	1,108	672	0	622	2,545	40	676	9,347
% Change	-11.3	-8.1	7.6	n/a	-15.0	24.7	-97.5	32.0	2.8
UNDER CONSTRUCTION									
October 2018	2,256	786	683	1	686	5,070	18	2,373	11,873
October 2017	2,889	888	620	0	603	5,049	40	977	11,066
% Change	-21.9	-11.5	10.2	n/a	13.8	0.4	-55.0	142.9	7.3
COMPLETIONS									
October 2018	395	162	45	0	41	227	0	140	1,010
October 2017	144	72	34	0	92	113	9	0	464
% Change	174.3	125.0	32.4	n/a	-55.4	100.9	-100.0	n/a	117.7
Year-to-date 2018	3,606	1,048	704	0	354	1,595	31	572	7,910
Year-to-date 2017	2,994	876	362	1	692	2,173	33	984	8,115
% Change	20.4	19.6	94.5	-100.0	-48.8	-26.6	-6.1	-41.9	-2.5
COMPLETED & NOT ABSORBED									
October 2018	552	321	144	0	130	1,006	n/a	n/a	2,153
October 2017	409	156	34	0	133	1,107	n/a	n/a	1,839
% Change	35.0	105.8	**	n/a	-2.3	-9.1	n/a	n/a	17.1
ABSORBED									
October 2018	367	119	31	0	29	259	n/a	n/a	805
October 2017	149	66	31	0	86	63	n/a	n/a	395
% Change	146.3	80.3	0.0	n/a	-66.3	**	n/a	n/a	160.3
Year-to-date 2018	3,506	894	600	0	346	1,794	n/a	n/a	7,140
Year-to-date 2017	2,966	867	299	1	710	1,835	n/a	n/a	6,678
% Change	18.2	3.1	100.7	-100.0	-51.3	-2.2	n/a	n/a	6.9

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	204	76	39	0	84	175	0	5	583
October 2017	282	86	11	0	59	339	0	0	777
Airdrie									
October 2018	36	0	11	0	3	0	0	0	50
October 2017	49	2	0	0	6	0	0	0	57
Beiseker									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2018	6	0	0	0	0	0	0	0	6
October 2017	3	0	0	0	0	0	0	0	3
Cochrane									
October 2018	14	8	4	0	0	0	0	0	26
October 2017	29	10	10	0	6	33	0	0	88
Crossfield									
October 2018	2	0	0	0	0	0	0	0	2
October 2017	5	4	0	0	0	0	0	0	9
Irricana									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2018	11	2	0	0	6	0	0	0	19
October 2017	17	2	0	0	0	0	0	0	19
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2018	273	86	54	0	93	175	0	5	686
October 2017	385	104	21	0	71	372	0	0	953

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	1,547	638	523	1	501	5,008	13	2,370	10,601
October 2017	2,172	716	498	0	405	4,957	12	890	9,650
Airdrie									
October 2018	312	52	136	0	71	51	0	0	622
October 2017	290	68	66	0	74	32	28	0	558
Beiseker									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2018	51	0	0	0	0	0	0	0	51
October 2017	76	10	0	0	0	0	0	0	86
Cochrane									
October 2018	130	76	24	0	108	11	5	1	355
October 2017	137	74	56	0	124	60	0	87	538
Crossfield									
October 2018	32	0	0	0	0	0	0	0	32
October 2017	38	6	0	0	0	0	0	0	44
Irricana									
October 2018	2	0	0	0	0	0	0	0	2
October 2017	2	0	0	0	0	0	0	0	2
Rocky View County									
October 2018	182	20	0	0	6	0	0	2	210
October 2017	174	14	0	0	0	0	0	0	188
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2018	2,256	786	683	1	686	5,070	18	2,373	11,873
October 2017	2,889	888	620	0	603	5,049	40	977	11,066

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	310	126	41	0	39	227	0	140	883
October 2017	68	52	34	0	80	113	0	0	347
Airdrie									
October 2018	36	12	4	0	0	0	0	0	52
October 2017	29	8	0	0	12	0	9	0	58
Beiseker									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2018	9	8	0	0	0	0	0	0	17
October 2017	9	2	0	0	0	0	0	0	11
Cochrane									
October 2018	22	14	0	0	2	0	0	0	38
October 2017	20	6	0	0	0	0	0	0	26
Crossfield									
October 2018	3	0	0	0	0	0	0	0	3
October 2017	10	0	0	0	0	0	0	0	10
Irricana									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2018	15	2	0	0	0	0	0	0	17
October 2017	8	4	0	0	0	0	0	0	12
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2018	395	162	45	0	41	227	0	140	1,010
October 2017	144	72	34	0	92	113	9	0	464

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



**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	418	285	119	0	109	985	n/a	n/a	1,916
October 2017	275	130	22	0	111	1,093	n/a	n/a	1,631
Airdrie									
October 2018	49	15	11	0	1	0	n/a	n/a	76
October 2017	39	10	7	0	10	10	n/a	n/a	76
Beiseker									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2018	4	6	0	0	0	0	n/a	n/a	10
October 2017	13	3	0	0	0	0	n/a	n/a	16
Cochrane									
October 2018	45	11	14	0	18	21	n/a	n/a	109
October 2017	33	9	5	0	12	4	n/a	n/a	63
Crossfield									
October 2018	10	2	0	0	0	0	n/a	n/a	12
October 2017	18	0	0	0	0	0	n/a	n/a	18
Irricana									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
October 2018	26	2	0	0	2	0	n/a	n/a	30
October 2017	31	2	0	0	0	0	n/a	n/a	33
First Nations									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2018	552	321	144	0	130	1,006	n/a	n/a	2,153
October 2017	409	156	34	0	133	1,107	n/a	n/a	1,839

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	287	85	27	0	26	256	n/a	n/a	681
October 2017	78	44	23	0	69	63	n/a	n/a	277
Airdrie									
October 2018	33	11	4	0	1	3	n/a	n/a	52
October 2017	32	11	6	0	13	0	n/a	n/a	62
Beiseker									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2018	9	4	0	0	0	0	n/a	n/a	13
October 2017	8	4	0	0	0	0	n/a	n/a	12
Cochrane									
October 2018	21	17	0	0	2	0	n/a	n/a	40
October 2017	17	3	2	0	4	0	n/a	n/a	26
Crossfield									
October 2018	2	0	0	0	0	0	n/a	n/a	2
October 2017	5	0	0	0	0	0	n/a	n/a	5
Irricana									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2018	15	2	0	0	0	0	n/a	n/a	17
October 2017	9	4	0	0	0	0	n/a	n/a	13
First Nations									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2018	367	119	31	0	29	259	n/a	n/a	805
October 2017	149	66	31	0	86	63	n/a	n/a	395

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**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Calgary City	204	282	82	86	117	70	180	339	583	777	-25.0
Airdrie	36	49	0	2	14	6	0	0	50	57	-12.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	3	0	0	0	0	0	0	6	3	100.0
Cochrane	14	29	8	10	4	16	0	33	26	88	-70.5
Crossfield	2	5	0	4	0	0	0	0	2	9	-77.8
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	11	17	8	2	0	0	0	0	19	19	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Calgary CMA</b>	<b>273</b>	<b>385</b>	<b>98</b>	<b>104</b>	<b>135</b>	<b>92</b>	<b>180</b>	<b>372</b>	<b>686</b>	<b>953</b>	<b>-28.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 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	2,374	2,686	830	860	991	1,041	4,049	3,073	8,244	7,660	7.6
Airdrie	405	440	94	122	158	150	0	12	657	724	-9.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	67	95	0	12	0	0	0	0	67	107	-37.4
Cochrane	196	232	108	108	61	131	13	136	378	607	-37.7
Crossfield	43	71	2	6	0	0	0	0	45	77	-41.6
Irricana	1	2	0	0	0	0	0	0	1	2	-50.0
Rocky View County	183	158	26	12	0	0	4	0	213	170	25.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Calgary CMA</b>	<b>3,269</b>	<b>3,684</b>	<b>1,060</b>	<b>1,120</b>	<b>1,210</b>	<b>1,322</b>	<b>4,066</b>	<b>3,221</b>	<b>9,605</b>	<b>9,347</b>	<b>2.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Calgary City	117	70	0	0	175	339	5	0
Airdrie	14	6	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	4	16	0	0	0	33	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>135</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>175</b>	<b>372</b>	<b>5</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	991	1,029	0	12	3,163	2,484	886	589
Airdrie	158	122	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	61	131	0	0	11	49	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
<b>Calgary CMA</b>	<b>1,210</b>	<b>1,282</b>	<b>0</b>	<b>40</b>	<b>3,174</b>	<b>2,545</b>	<b>892</b>	<b>676</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Calgary City	319	379	259	398	5	0	583	777
Airdrie	47	51	3	6	0	0	50	57
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	3	0	0	0	0	6	3
Cochrane	26	49	0	39	0	0	26	88
Crossfield	2	9	0	0	0	0	2	9
Irricana	0	0	0	0	0	0	0	0
Rocky View County	13	19	6	0	0	0	19	19
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>413</b>	<b>510</b>	<b>268</b>	<b>443</b>	<b>5</b>	<b>0</b>	<b>686</b>	<b>953</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	3,736	4,073	3,621	2,986	887	601	8,244	7,660
Airdrie	643	632	14	64	0	28	657	724
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	67	107	0	0	0	0	67	107
Cochrane	313	403	63	117	2	87	378	607
Crossfield	45	77	0	0	0	0	45	77
Irricana	1	2	0	0	0	0	1	2
Rocky View County	203	170	6	0	4	0	213	170
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>5,008</b>	<b>5,464</b>	<b>3,704</b>	<b>3,167</b>	<b>893</b>	<b>716</b>	<b>9,605</b>	<b>9,347</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Calgary City	310	68	128	52	78	114	367	113	883	347	154.5
Airdrie	36	29	12	8	4	21	0	0	52	58	-10.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	9	8	2	0	0	0	0	17	11	54.5
Cochrane	22	20	16	6	0	0	0	0	38	26	46.2
Crossfield	3	10	0	0	0	0	0	0	3	10	-70.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	15	8	2	4	0	0	0	0	17	12	41.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Calgary CMA</b>	<b>395</b>	<b>144</b>	<b>166</b>	<b>72</b>	<b>82</b>	<b>135</b>	<b>367</b>	<b>113</b>	<b>1,010</b>	<b>464</b>	<b>117.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 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	2,685	2,049	828	652	817	689	2,137	3,101	6,467	6,491	-0.4
Airdrie	394	419	88	130	148	220	0	56	630	825	-23.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	83	72	8	6	0	60	0	0	91	138	-34.1
Cochrane	203	219	116	84	106	94	28	5	453	402	12.7
Crossfield	41	60	8	6	0	0	0	0	49	66	-25.8
Irricana	1	0	0	2	0	0	0	0	1	2	-50.0
Rocky View County	199	177	18	14	0	0	2	0	219	191	14.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Calgary CMA</b>	<b>3,606</b>	<b>2,996</b>	<b>1,066</b>	<b>894</b>	<b>1,071</b>	<b>1,063</b>	<b>2,167</b>	<b>3,162</b>	<b>7,910</b>	<b>8,115</b>	<b>-2.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Calgary City	78	114	0	0	227	113	140	0
Airdrie	4	12	0	9	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>82</b>	<b>126</b>	<b>0</b>	<b>9</b>	<b>227</b>	<b>113</b>	<b>140</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	814	677	3	12	1,568	2,117	569	984
Airdrie	120	202	28	18	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
<b>Calgary CMA</b>	<b>1,040</b>	<b>1,033</b>	<b>31</b>	<b>30</b>	<b>1,595</b>	<b>2,178</b>	<b>572</b>	<b>984</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Calgary City	477	154	266	193	140	0	883	347
Airdrie	52	37	0	12	0	9	52	58
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	17	11	0	0	0	0	17	11
Cochrane	36	26	2	0	0	0	38	26
Crossfield	3	10	0	0	0	0	3	10
Irricana	0	0	0	0	0	0	0	0
Rocky View County	17	12	0	0	0	0	17	12
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>602</b>	<b>250</b>	<b>268</b>	<b>205</b>	<b>140</b>	<b>9</b>	<b>1,010</b>	<b>464</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	4,051	2,873	1,844	2,619	572	999	6,467	6,491
Airdrie	589	660	13	147	28	18	630	825
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	91	78	0	60	0	0	91	138
Cochrane	362	362	90	40	1	0	453	402
Crossfield	49	66	0	0	0	0	49	66
Irricana	1	2	0	0	0	0	1	2
Rocky View County	215	191	2	0	2	0	219	191
First Nations	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>5,358</b>	<b>4,232</b>	<b>1,949</b>	<b>2,866</b>	<b>603</b>	<b>1,017</b>	<b>7,910</b>	<b>8,115</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	115	40.2	75	26.2	21	7.3	13	4.5	62	21.7	286	585,000	698,619
October 2017	34	43.6	14	17.9	4	5.1	5	6.4	21	26.9	78	580,000	766,796
Year-to-date 2018	985	38.2	664	25.7	293	11.4	145	5.6	494	19.1	2,581	590,000	699,619
Year-to-date 2017	807	39.4	550	26.8	223	10.9	100	4.9	370	18.0	2,050	580,000	697,291
Airdrie													
October 2018	27	81.8	4	12.1	1	3.0	0	0.0	1	3.0	33	450,000	473,460
October 2017	23	71.9	7	21.9	1	3.1	1	3.1	0	0.0	32	535,000	532,268
Year-to-date 2018	307	79.7	61	15.8	10	2.6	0	0.0	7	1.8	385	475,000	492,793
Year-to-date 2017	318	77.4	55	13.4	20	4.9	6	1.5	12	2.9	411	490,000	512,289
Beiseker													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	0	0.0	5	55.6	2	22.2	1	11.1	1	11.1	9	-	-
October 2017	0	0.0	2	25.0	1	12.5	3	37.5	2	25.0	8	-	746,319
Year-to-date 2018	1	1.1	30	33.7	30	33.7	17	19.1	11	12.4	89	680,000	745,404
Year-to-date 2017	4	5.6	22	31.0	16	22.5	12	16.9	17	23.9	71	760,000	762,269
Cochrane													
October 2018	21	100.0	0	0.0	0	0.0	0	0.0	0	0.0	21	450,000	434,120
October 2017	15	88.2	0	0.0	2	11.8	0	0.0	0	0.0	17	440,000	471,345
Year-to-date 2018	149	78.0	28	14.7	14	7.3	0	0.0	0	0.0	191	465,000	488,795
Year-to-date 2017	174	82.1	19	9.0	10	4.7	5	2.4	4	1.9	212	455,000	481,179
Crossfield													
October 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	408,040
Year-to-date 2018	49	100.0	0	0.0	0	0.0	0	0.0	0	0.0	49	-	384,555
Year-to-date 2017	52	100.0	0	0.0	0	0.0	0	0.0	0	0.0	52	327,500	385,010
Irricana													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	2	14.3	2	14.3	2	14.3	1	7.1	7	50.0	14	815,000	1,016,757
October 2017	0	0.0	2	22.2	0	0.0	2	22.2	5	55.6	9	-	1,143,767
Year-to-date 2018	15	8.8	18	10.6	16	9.4	21	12.4	100	58.8	170	890,000	1,014,544
Year-to-date 2017	27	18.1	12	8.1	9	6.0	27	18.1	74	49.7	149	850,000	1,005,313
First Nations													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	167	45.8	86	23.6	26	7.1	15	4.1	71	19.5	365	575,000	673,477
October 2017	77	51.7	25	16.8	8	5.4	11	7.4	28	18.8	149	550,000	692,350
Year-to-date 2018	1,507	43.5	801	23.1	363	10.5	183	5.3	612	17.7	3,466	575,000	677,318
Year-to-date 2017	1,382	46.9	658	22.3	278	9.4	150	5.1	477	16.2	2,945	560,000	667,162

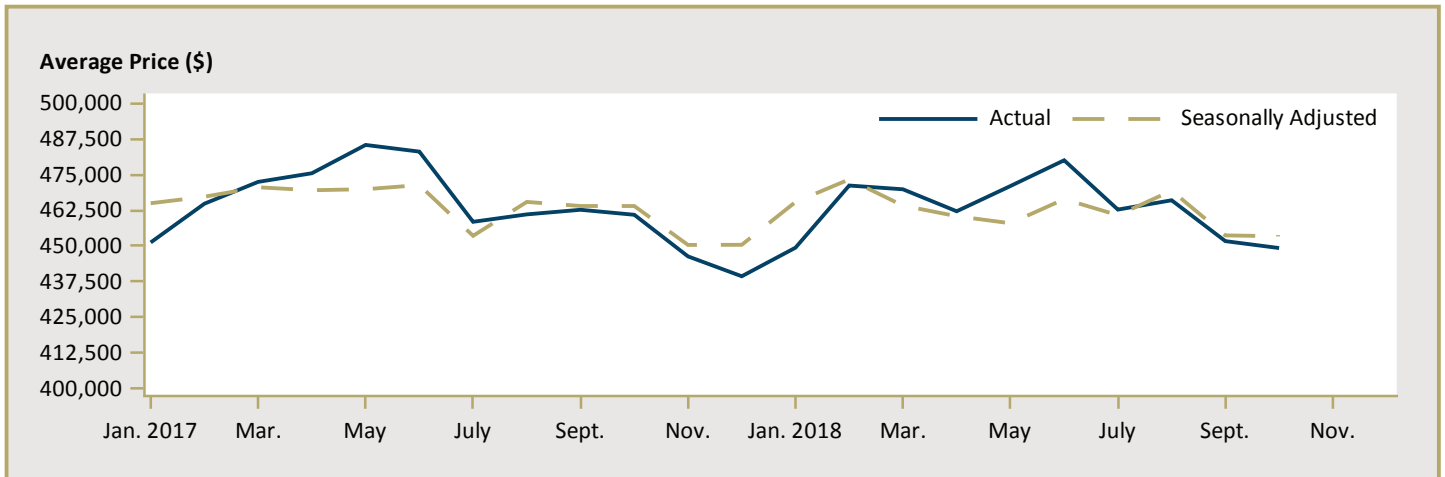
Source: CMHC (Market Absorption Survey)

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

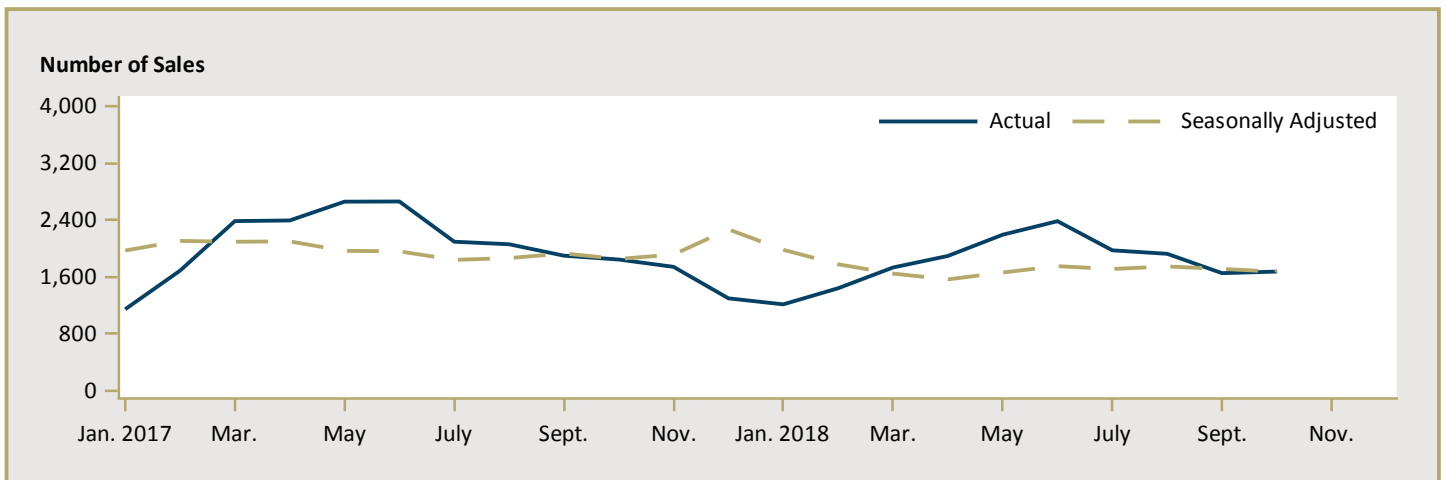
Submarket	Oct 2018	Oct 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	698,619	766,796	-8.9	699,619	697,291	0.3
Airdrie	473,460	532,268	-11.0	492,793	512,289	-3.8
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	746,319	n/a	745,404	762,269	-2.2
Cochrane	434,120	471,345	-7.9	488,795	481,179	1.6
Crossfield	-	408,040	n/a	384,555	385,010	-0.1
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,016,757	1,143,767	-11.1	1,014,544	1,005,313	0.9
First Nations	-	-	n/a	-	-	n/a
<b>Calgary CMA</b>	<b>673,477</b>	<b>692,350</b>	<b>-2.7</b>	<b>677,318</b>	<b>667,162</b>	<b>1.5</b>

Source: CMHC (Market Absorption Survey)

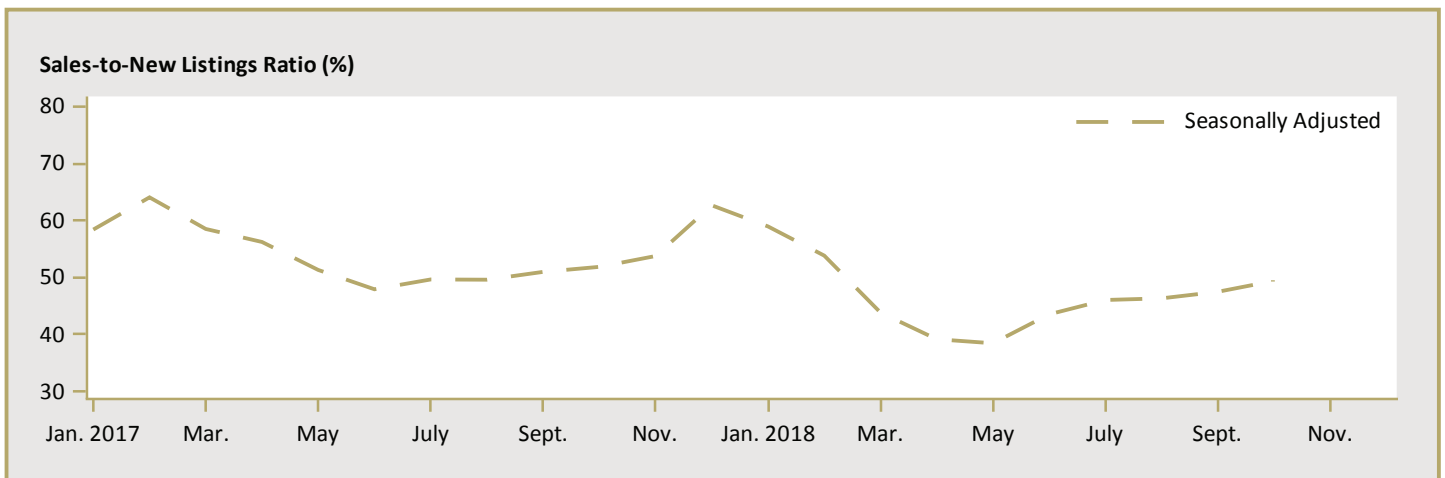
**Figure 5.1: MLS® Residential Average Price for Calgary**



**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****October 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	99.4	141.4	828	8.2	72.2	1,150
	October	601	3.64	5.34		141.7	835	8.2	72.7	1,153
	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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