

HOUSING NOW TABLES

Calgary CMA

Date Released: March 2018



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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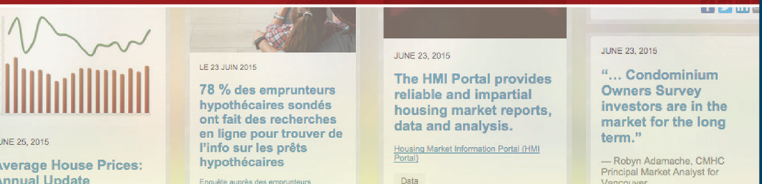
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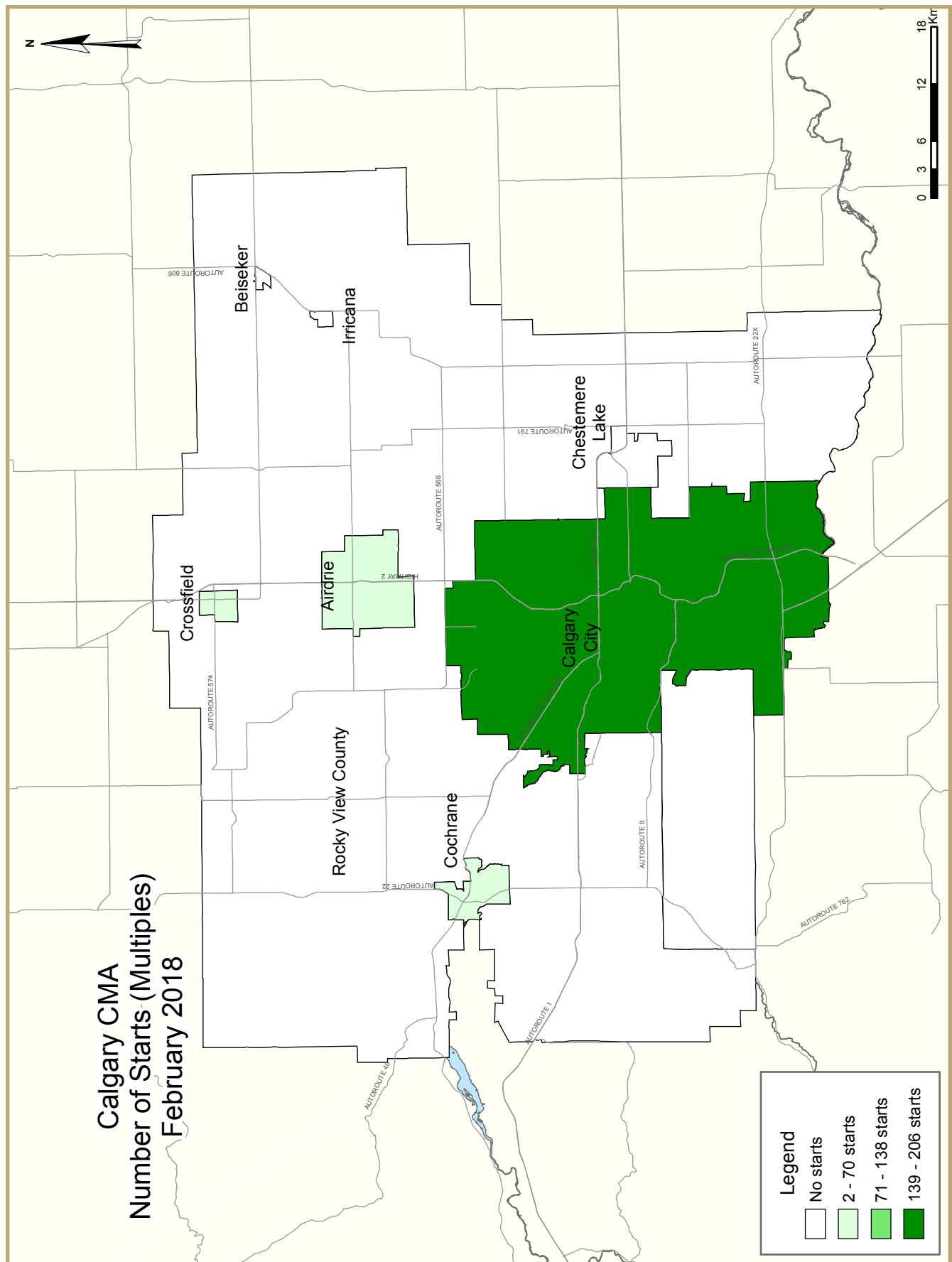
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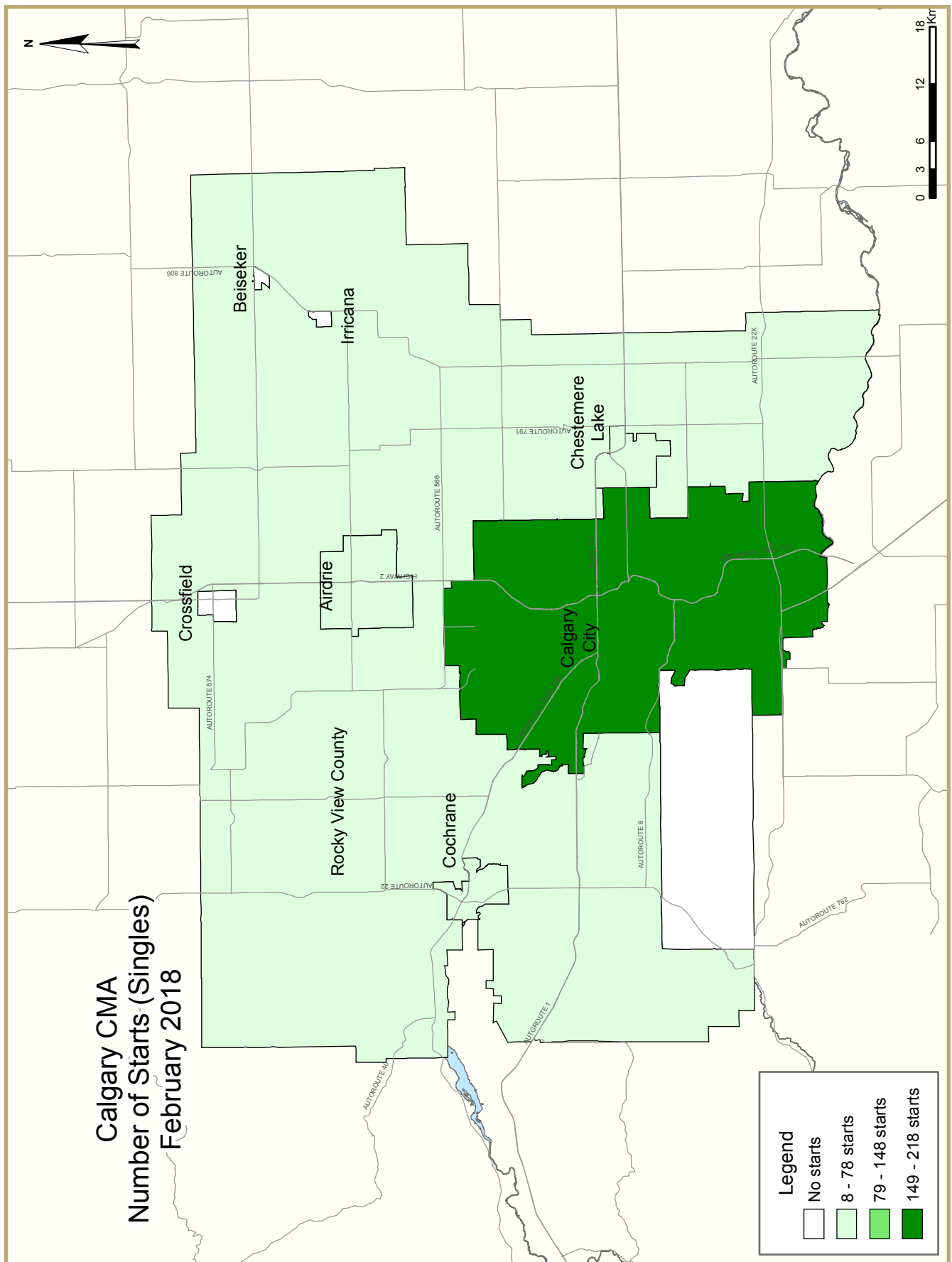
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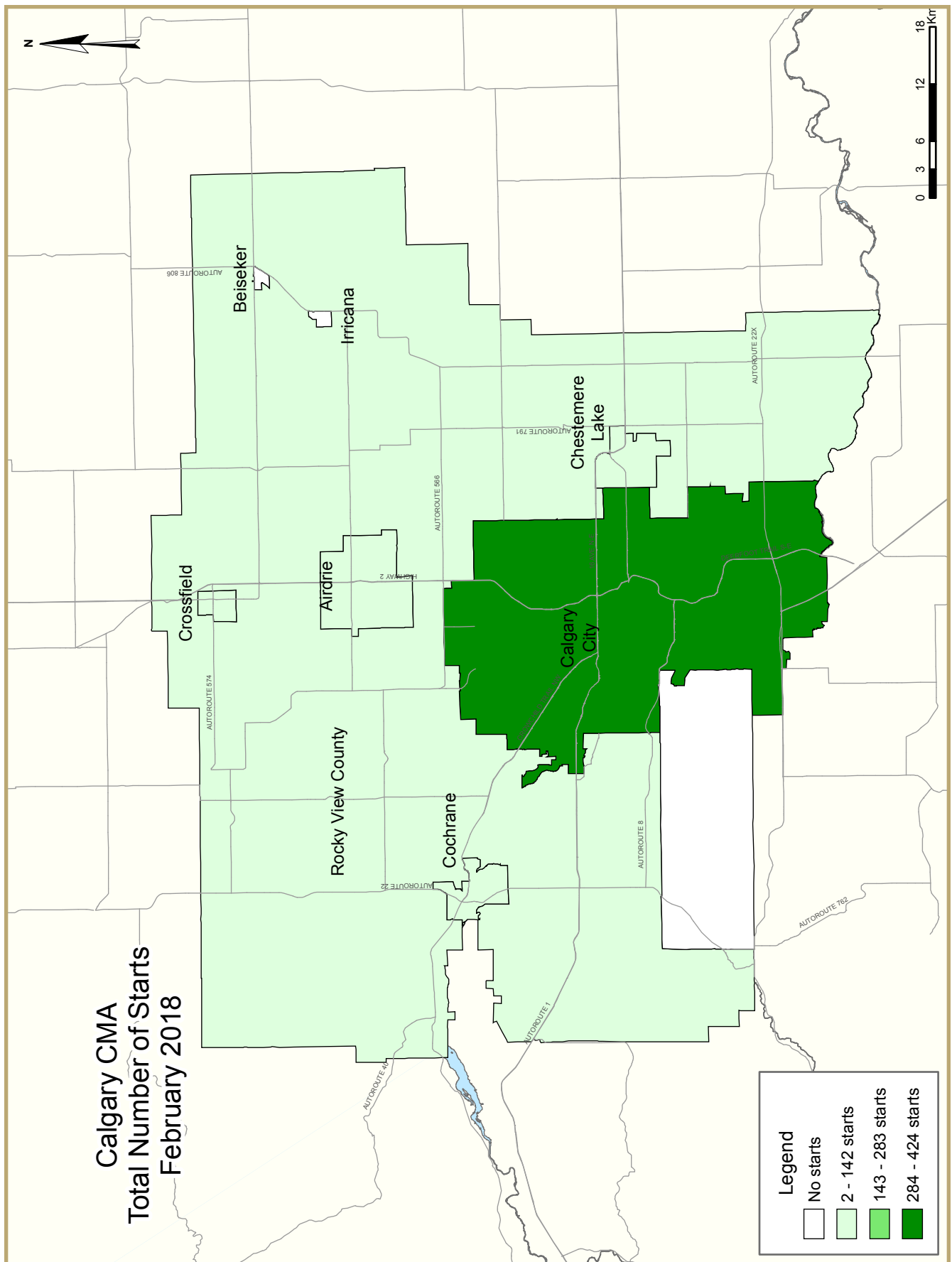
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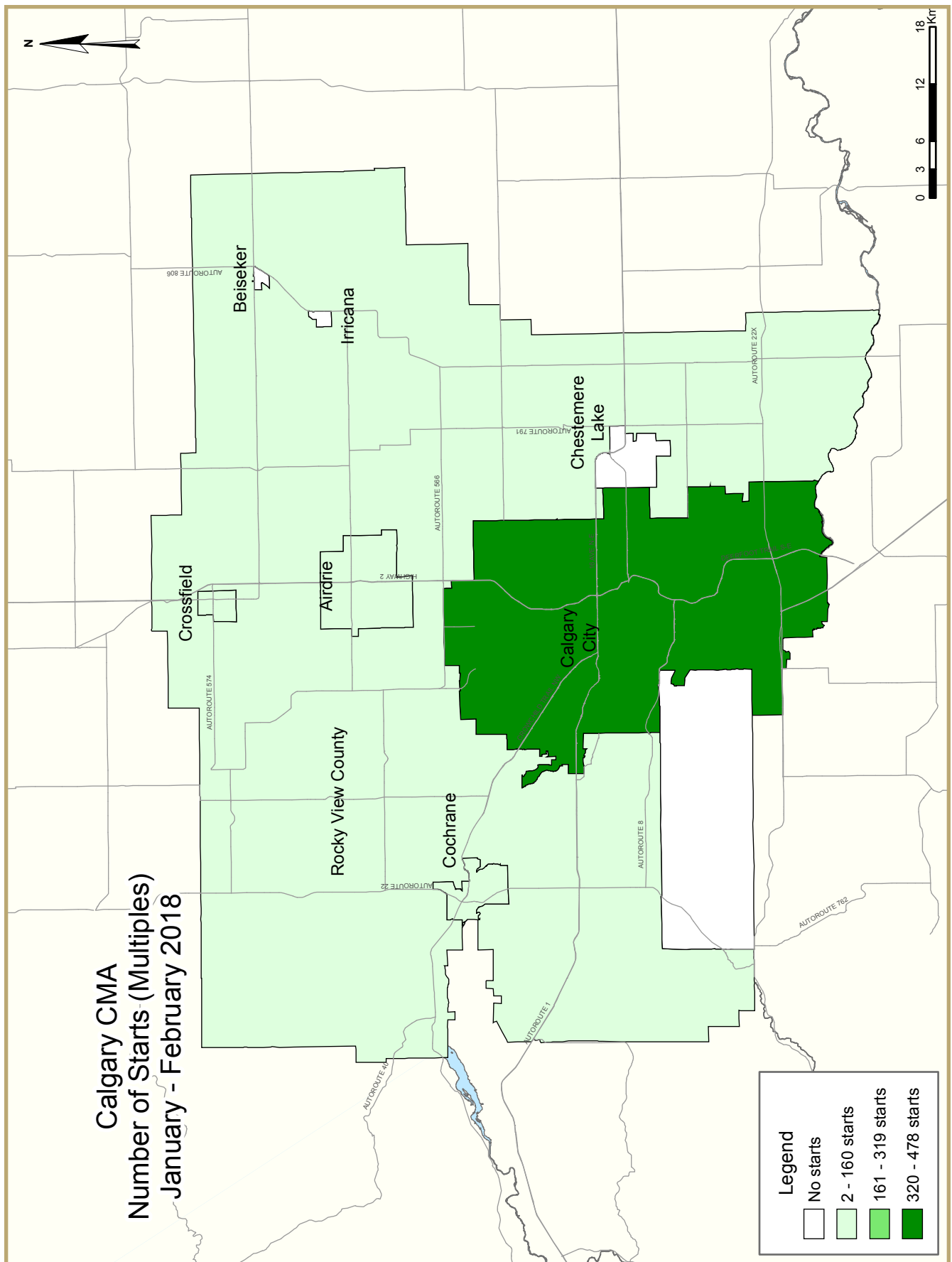
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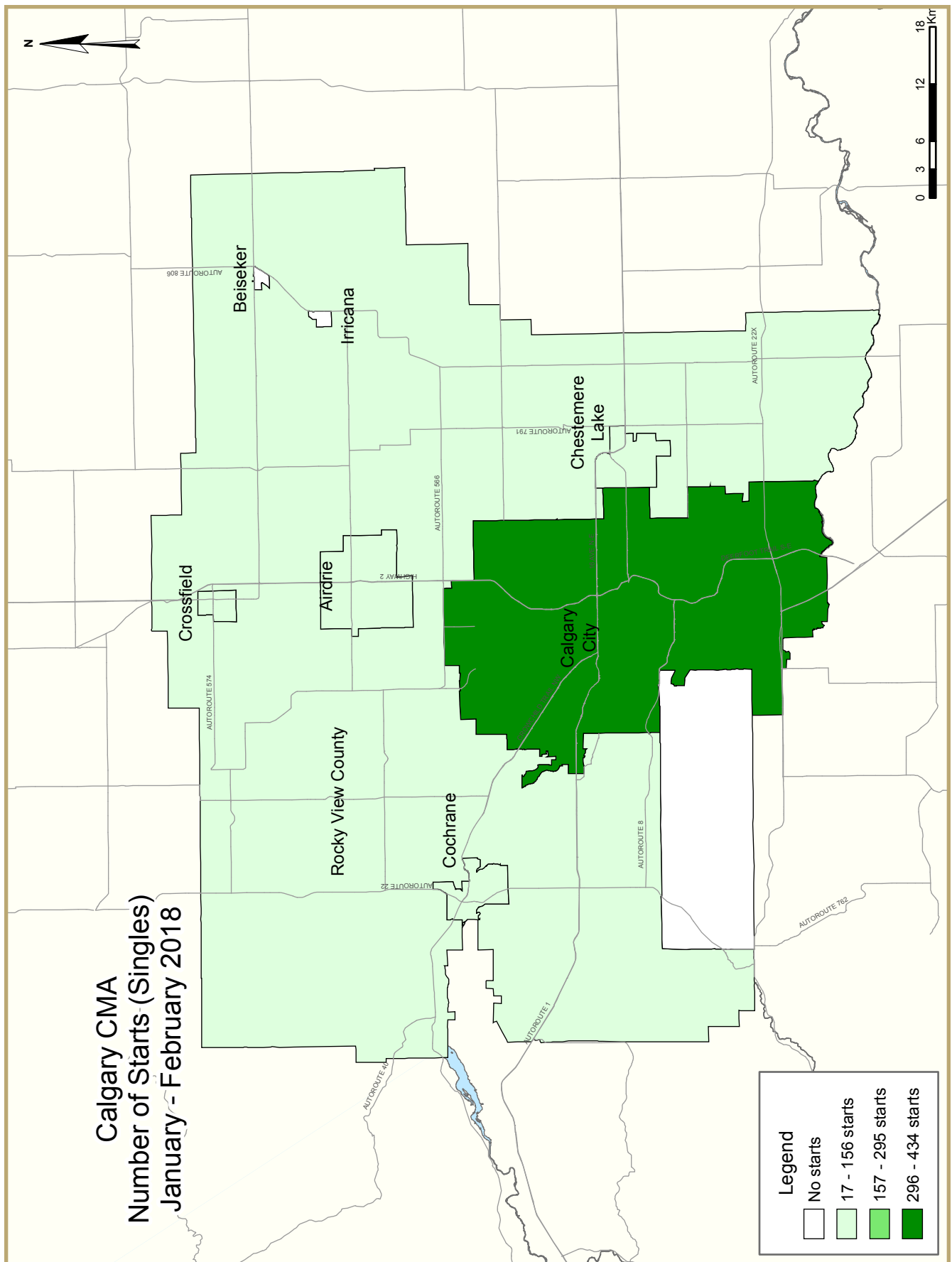














HOUSING NOW REPORT TABLES

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

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
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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 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) February 2018		
Calgary CMA ¹	January 2018	February 2018
Trend ²	10,933	10,614
SAAR	8,805	7,475
	February 2017	February 2018
Actual		
February - Single-Detached	296	296
February - Multiples	212	282
February - Total	508	578
January to February - Single-Detached	517	621
January to February - Multiples	417	608
January to February - Total	934	1,229

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
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	296	92	66	0	43	81	0	0	578
February 2017	296	80	68	0	46	18	0	0	508
% Change	0.0	15.0	-2.9	n/a	-6.5	**	n/a	n/a	13.8
Year-to-date 2018	621	164	103	0	63	190	0	88	1,229
Year-to-date 2017	517	152	68	0	79	31	0	87	934
% Change	20.1	7.9	51.5	n/a	-20.3	**	n/a	1.1	31.6
UNDER CONSTRUCTION									
February 2018	2,571	744	657	0	528	4,454	40	1,092	10,086
February 2017	2,226	634	360	1	656	4,210	29	751	8,867
% Change	15.5	17.4	82.5	-100.0	-19.5	5.8	37.9	45.4	13.7
COMPLETIONS									
February 2018	302	102	83	0	35	260	0	68	850
February 2017	323	126	22	0	73	233	2	360	1,139
% Change	-6.5	-19.0	**	n/a	-52.1	11.6	-100.0	-81.1	-25.4
Year-to-date 2018	635	230	118	0	47	264	0	148	1,442
Year-to-date 2017	497	172	22	0	109	434	2	595	1,831
% Change	27.8	33.7	**	n/a	-56.9	-39.2	-100.0	-75.1	-21.2
COMPLETED & NOT ABSORBED									
February 2018	439	205	75	0	131	1,169	n/a	n/a	2,019
February 2017	434	161	22	0	163	885	n/a	n/a	1,665
% Change	1.2	27.3	**	n/a	-19.6	32.1	n/a	n/a	21.3
ABSORBED									
February 2018	292	89	74	0	34	285	n/a	n/a	774
February 2017	262	97	18	0	64	135	n/a	n/a	576
% Change	11.5	-8.2	**	n/a	-46.9	111.1	n/a	n/a	67.4
Year-to-date 2018	649	192	102	0	47	303	n/a	n/a	1,293
Year-to-date 2017	445	160	20	0	101	324	n/a	n/a	1,050
% Change	45.8	20.0	**	n/a	-53.5	-6.5	n/a	n/a	23.1

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	218	66	27	0	43	70	0	0	424
February 2017	238	48	52	0	13	18	0	0	369
Airdrie									
February 2018	23	10	39	0	0	0	0	0	72
February 2017	31	20	11	0	25	0	0	0	87
Beiseker									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
February 2018	8	0	0	0	0	0	0	0	8
February 2017	2	4	0	0	0	0	0	0	6
Cochrane									
February 2018	28	14	0	0	0	11	0	0	53
February 2017	14	8	5	0	8	0	0	0	35
Crossfield									
February 2018	0	2	0	0	0	0	0	0	2
February 2017	2	0	0	0	0	0	0	0	2
Irricana									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
February 2018	19	0	0	0	0	0	0	0	19
February 2017	9	0	0	0	0	0	0	0	9
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2018	296	92	66	0	43	81	0	0	578
February 2017	296	80	68	0	46	18	0	0	508

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Calgary City									
February 2018	1,819	586	446	0	333	4,332	12	1,091	8,619
February 2017	1,638	492	211	1	334	4,135	29	664	7,504
Airdrie									
February 2018	280	56	140	0	70	51	28	0	625
February 2017	219	56	115	0	158	64	0	0	612
Beiseker									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
February 2018	66	0	0	0	0	0	0	0	66
February 2017	43	8	0	0	50	0	0	0	101
Cochrane									
February 2018	164	78	71	0	125	71	0	0	509
February 2017	121	64	34	0	114	11	0	87	431
Crossfield									
February 2018	38	8	0	0	0	0	0	0	46
February 2017	29	2	0	0	0	0	0	0	31
Irricana									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	0	2	0	0	0	0	0	0	2
Rocky View County									
February 2018	202	16	0	0	0	0	0	1	219
February 2017	176	10	0	0	0	0	0	0	186
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2018	2,571	744	657	0	528	4,454	40	1,092	10,086
February 2017	2,226	634	360	1	656	4,210	29	751	8,867

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
February 2018	233	96	83	0	27	260	0	68	767
February 2017	207	76	12	0	61	221	2	360	939
Airdrie									
February 2018	48	2	0	0	0	0	0	0	50
February 2017	64	36	4	0	12	12	0	0	128
Beiseker									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
February 2018	4	0	0	0	0	0	0	0	4
February 2017	6	0	0	0	0	0	0	0	6
Cochrane									
February 2018	9	2	0	0	8	0	0	0	19
February 2017	17	12	6	0	0	0	0	0	35
Crossfield									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	1	0	0	0	0	0	0	0	1
Irricana									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
February 2018	6	2	0	0	0	0	0	0	8
February 2017	28	2	0	0	0	0	0	0	30
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
February 2018	302	102	83	0	35	260	0	68	850
February 2017	323	126	22	0	73	233	2	360	1,139

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	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									
Calgary City									
February 2018	317	184	56	0	112	1,147	n/a	n/a	1,816
February 2017	302	116	11	0	137	869	n/a	n/a	1,435
Airdrie									
February 2018	44	4	14	0	6	18	n/a	n/a	86
February 2017	51	34	7	0	8	12	n/a	n/a	112
Beiseker									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
February 2018	10	3	0	0	0	0	n/a	n/a	13
February 2017	10	1	0	0	6	0	n/a	n/a	17
Cochrane									
February 2018	31	10	5	0	13	4	n/a	n/a	63
February 2017	30	10	4	0	12	4	n/a	n/a	60
Crossfield									
February 2018	12	0	0	0	0	0	n/a	n/a	12
February 2017	9	0	0	0	0	0	n/a	n/a	9
Irricana									
February 2018	0	2	0	0	0	0	n/a	n/a	2
February 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
February 2018	25	2	0	0	0	0	n/a	n/a	27
February 2017	32	0	0	0	0	0	n/a	n/a	32
First Nations									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
February 2018	439	205	75	0	131	1,169	n/a	n/a	2,019
February 2017	434	161	22	0	163	885	n/a	n/a	1,665

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	230	81	70	0	26	283	n/a	n/a	690
February 2017	180	65	12	0	51	119	n/a	n/a	427
Airdrie									
February 2018	39	4	4	0	0	2	n/a	n/a	49
February 2017	44	18	4	0	13	16	n/a	n/a	95
Beiseker									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
February 2018	4	0	0	0	0	0	n/a	n/a	4
February 2017	8	0	0	0	0	0	n/a	n/a	8
Cochrane									
February 2018	10	2	0	0	8	0	n/a	n/a	20
February 2017	12	12	2	0	0	0	n/a	n/a	26
Crossfield									
February 2018	3	0	0	0	0	0	n/a	n/a	3
February 2017	2	0	0	0	0	0	n/a	n/a	2
Irricana									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
February 2018	6	2	0	0	0	0	n/a	n/a	8
February 2017	16	2	0	0	0	0	n/a	n/a	18
First Nations									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
February 2018	292	89	74	0	34	285	n/a	n/a	774
February 2017	262	97	18	0	64	135	n/a	n/a	576

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
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Calgary City	218	238	66	50	70	63	70	18	424	369	14.9
Airdrie	23	31	10	20	39	36	0	0	72	87	-17.2
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	8	2	0	4	0	0	0	0	8	6	33.3
Cochrane	28	14	14	8	0	13	11	0	53	35	51.4
Crossfield	0	2	2	0	0	0	0	0	2	2	0.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	9	0	0	0	0	0	0	19	9	111.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	296	296	92	82	109	112	81	18	578	508	13.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	434	400	122	100	90	76	266	31	912	607	50.2
Airdrie	58	57	18	32	56	51	0	0	132	140	-5.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	17	4	0	4	0	0	0	0	17	8	112.5
Cochrane	54	35	26	18	14	18	11	87	105	158	-33.5
Crossfield	18	5	2	0	0	0	0	0	20	5	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	40	16	2	0	0	0	1	0	43	16	168.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	621	517	170	154	160	145	278	118	1,229	934	31.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Calgary City	70	63	0	0	70	18	0	0
Airdrie	39	36	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	0	13	0	0	11	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
Calgary CMA	109	112	0	0	81	18	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	90	76	0	0	179	31	87	0
Airdrie	56	51	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	14	18	0	0	11	0	0	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	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	160	145	0	0	190	31	88	87

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Calgary City	311	338	113	31	0	0	424	369
Airdrie	72	62	0	25	0	0	72	87
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	8	6	0	0	0	0	8	6
Cochrane	42	27	11	8	0	0	53	35
Crossfield	2	2	0	0	0	0	2	2
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	9	0	0	0	0	19	9
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	454	444	124	64	0	0	578	508

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	598	550	227	57	87	0	912	607
Airdrie	132	100	0	40	0	0	132	140
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	17	8	0	0	0	0	17	8
Cochrane	79	58	26	13	0	87	105	158
Crossfield	20	5	0	0	0	0	20	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	42	16	0	0	1	0	43	16
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	888	737	253	110	88	87	1,229	934

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Calgary City	233	207	96	82	110	69	328	581	767	939	-18.3
Airdrie	48	64	2	36	0	16	0	12	50	128	-60.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	4	6	0	0	0	0	0	0	4	6	-33.3
Cochrane	9	17	2	12	8	6	0	0	19	35	-45.7
Crossfield	2	1	0	0	0	0	0	0	2	1	100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	6	28	2	2	0	0	0	0	8	30	-73.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	302	323	102	132	118	91	328	593	850	1,139	-25.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	481	296	200	104	131	91	412	1,017	1,224	1,508	-18.8
Airdrie	71	107	8	52	15	16	0	12	94	187	-49.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	10	15	0	0	0	10	0	0	10	25	-60.0
Cochrane	27	38	24	12	13	10	0	0	64	60	6.7
Crossfield	10	3	0	4	0	0	0	0	10	7	42.9
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	36	38	4	6	0	0	0	0	40	44	-9.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	635	497	236	178	159	127	412	1,029	1,442	1,831	-21.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Calgary City	110	69	0	0	260	221	68	360
Airdrie	0	16	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	8	6	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
Calgary CMA	118	91	0	0	260	233	68	360

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	131	91	0	0	264	422	148	595
Airdrie	15	16	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	10	0	0	0	0	0	0
Cochrane	13	10	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
Calgary CMA	159	127	0	0	264	434	148	595

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Calgary City	412	295	287	282	68	362	767	939
Airdrie	50	104	0	24	0	0	50	128
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	4	6	0	0	0	0	4	6
Cochrane	11	35	8	0	0	0	19	35
Crossfield	2	1	0	0	0	0	2	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	8	30	0	0	0	0	8	30
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	487	471	295	306	68	362	850	1,139

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	779	406	297	505	148	597	1,224	1,508
Airdrie	94	163	0	24	0	0	94	187
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	15	0	10	0	0	10	25
Cochrane	50	56	14	4	0	0	64	60
Crossfield	10	7	0	0	0	0	10	7
Irricana	0	0	0	0	0	0	0	0
Rocky View County	40	44	0	0	0	0	40	44
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	983	691	311	543	148	597	1,442	1,831

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	112	48.7	43	18.7	21	9.1	10	4.3	44	19.1	230	552,500	678,480
February 2017	90	50.0	29	16.1	14	7.8	5	2.8	42	23.3	180	550,000	681,002
Year-to-date 2018	212	43.4	109	22.3	54	11.0	23	4.7	91	18.6	489	570,000	698,316
Year-to-date 2017	118	42.8	50	18.1	27	9.8	10	3.6	71	25.7	276	577,500	722,290
Airdrie													
February 2018	31	79.5	7	17.9	0	0.0	0	0.0	1	2.6	39	490,000	500,338
February 2017	35	79.5	5	11.4	4	9.1	0	0.0	0	0.0	44	480,000	493,301
Year-to-date 2018	55	82.1	10	14.9	1	1.5	0	0.0	1	1.5	67	490,000	496,409
Year-to-date 2017	72	82.8	11	12.6	4	4.6	0	0.0	0	0.0	87	475,000	480,145
Beiseker													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	828,400
February 2017	0	0.0	5	62.5	1	12.5	2	25.0	0	0.0	8	-	-
Year-to-date 2018	0	0.0	0	0.0	3	30.0	4	40.0	3	30.0	10	-	803,830
Year-to-date 2017	2	11.8	8	47.1	1	5.9	3	17.6	3	17.6	17	-	-
Cochrane													
February 2018	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	472,500	484,090
February 2017	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	437,500	460,055
Year-to-date 2018	26	86.7	4	13.3	0	0.0	0	0.0	0	0.0	30	435,000	452,117
Year-to-date 2017	31	91.2	1	2.9	0	0.0	1	2.9	1	2.9	34	440,000	449,178
Crossfield													
February 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
February 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	-	373,262
Year-to-date 2017	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Irricana													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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	-	-
Rocky View County													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
February 2017	1	6.3	0	0.0	3	18.8	3	18.8	9	56.3	16	950,000	1,560,588
Year-to-date 2018	1	3.0	3	9.1	3	9.1	3	9.1	23	69.7	33	975,000	1,164,043
Year-to-date 2017	4	14.8	1	3.7	3	11.1	3	11.1	16	59.3	27	910,000	1,278,444
First Nations													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	154	53.3	52	18.0	21	7.3	13	4.5	49	17.0	289	535,000	660,093
February 2017	139	53.1	39	14.9	22	8.4	11	4.2	51	19.5	262	532,500	690,139
Year-to-date 2018	310	48.1	126	19.5	61	9.5	30	4.7	118	18.3	645	555,000	687,070
Year-to-date 2017	231	51.9	71	16.0	35	7.9	17	3.8	91	20.4	445	540,000	684,274

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	678,480	681,002	-0.4	698,316	722,290	-3.3
Airdrie	500,338	493,301	1.4	496,409	480,145	3.4
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	828,400	-	n/a	803,830	-	n/a
Cochrane	484,090	460,055	5.2	452,117	449,178	0.7
Crossfield	-	-	n/a	373,262	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	-	1,560,588	n/a	1,164,043	1,278,444	-8.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	660,093	690,139	-4.4	687,070	684,274	0.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

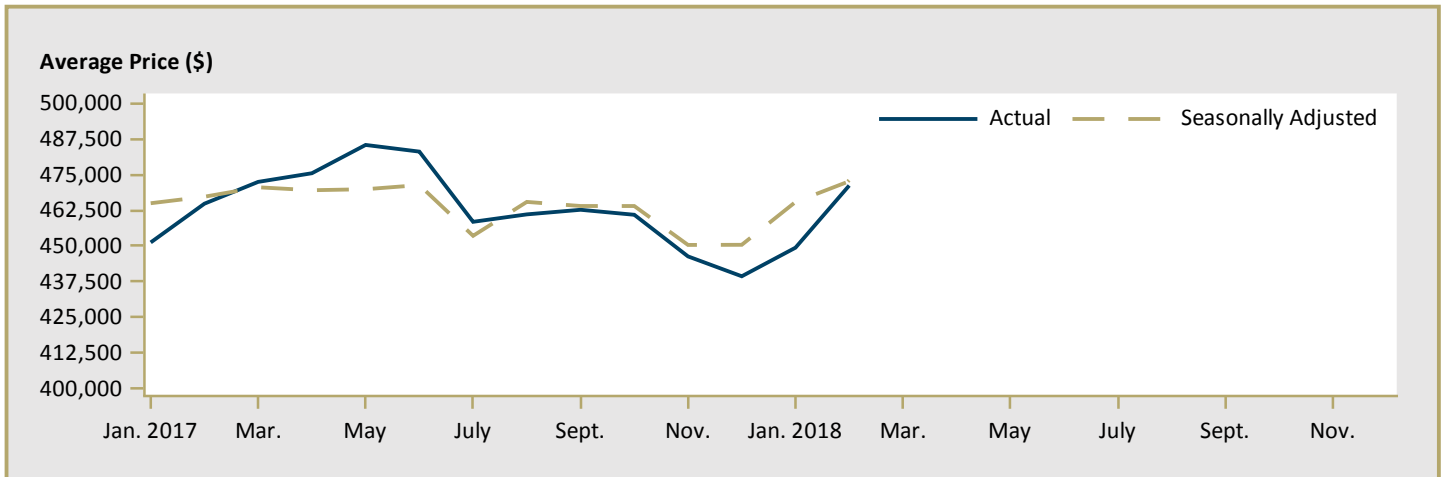


Figure 5.2: MLS® Residential Sales for Calgary

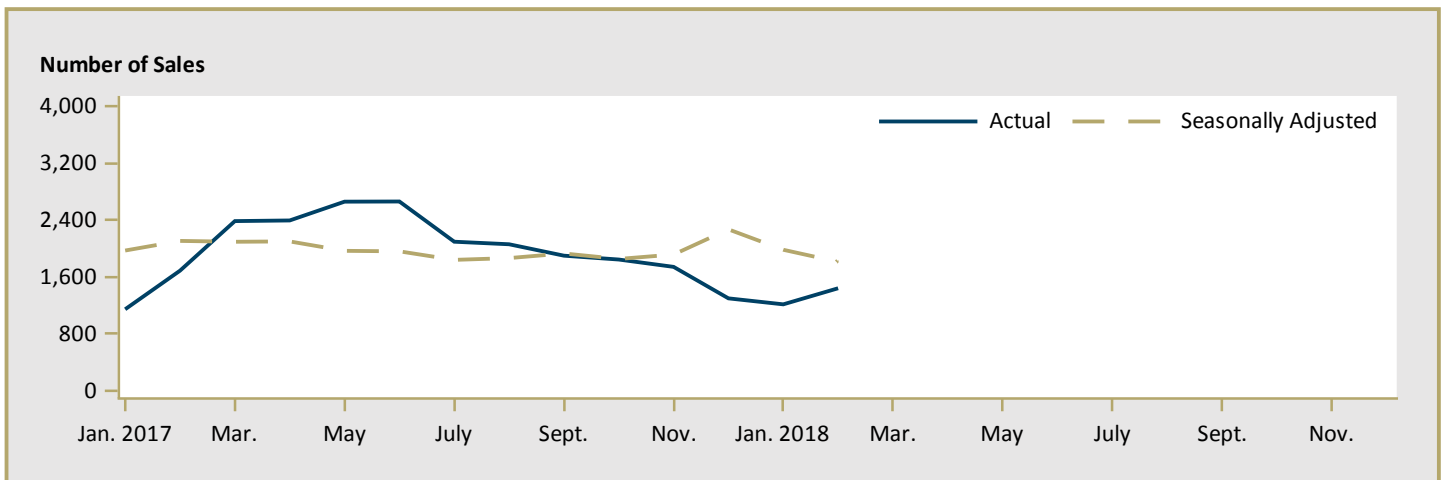
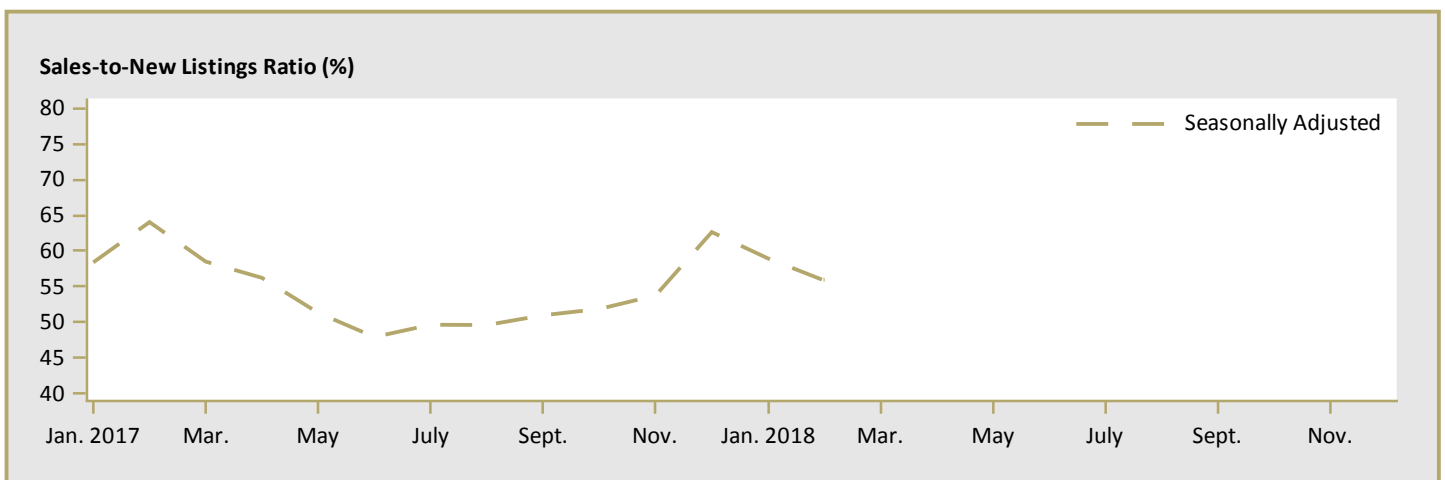


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**February 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		140.2	845	7.9	74.4	1,165
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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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- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
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