

HOUSING NOW TABLES

Edmonton 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

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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)		
September 2018		
Edmonton CMA ¹	August 2018	September 2018
Trend ²	11,291	11,037
SAAR	16,268	6,966
	September 2017	September 2018
Actual		
September - Single-Detached	453	370
September - Multiples	631	227
September - Total	1,084	597
January to September - Single-Detached	3,803	3,799
January to September - Multiples	5,179	4,112
January to September - Total	8,982	7,911

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
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	371	112	81	0	21	8	0	5	598
September 2017	453	172	69	0	32	118	0	240	1,084
% Change	-18.1	-34.9	17.4	n/a	-34.4	-93.2	n/a	-97.9	-44.8
Year-to-date 2018	3,799	1,260	606	1	510	1,089	56	591	7,912
Year-to-date 2017	3,798	1,414	457	5	468	1,793	59	988	8,982
% Change	0.0	-10.9	32.6	-80.0	9.0	-39.3	-5.1	-40.2	-11.9
UNDER CONSTRUCTION									
September 2018	3,366	1,058	668	3	575	3,067	48	1,751	10,536
September 2017	3,191	1,108	405	8	611	3,491	144	1,539	10,497
% Change	5.5	-4.5	64.9	-62.5	-5.9	-12.1	-66.7	13.8	0.4
COMPLETIONS									
September 2018	433	168	59	0	33	3	5	97	798
September 2017	326	144	48	0	45	0	0	16	579
% Change	32.8	16.7	22.9	n/a	-26.7	n/a	n/a	**	37.8
Year-to-date 2018	3,606	1,268	433	3	503	744	127	744	7,428
Year-to-date 2017	3,388	1,484	402	3	448	914	60	1,453	8,152
% Change	6.4	-14.6	7.7	0.0	12.3	-18.6	111.7	-48.8	-8.9
COMPLETED & NOT ABSORBED									
September 2018	896	479	140	3	139	576	n/a	n/a	2,233
September 2017	616	345	90	2	125	767	n/a	n/a	1,945
% Change	45.5	38.8	55.6	50.0	11.2	-24.9	n/a	n/a	14.8
ABSORBED									
September 2018	459	162	47	0	16	16	n/a	n/a	700
September 2017	363	149	58	0	58	237	n/a	n/a	865
% Change	26.4	8.7	-19.0	n/a	-72.4	-93.2	n/a	n/a	-19.1
Year-to-date 2018	3,401	1,145	376	4	415	800	n/a	n/a	6,141
Year-to-date 2017	3,354	1,484	387	4	453	895	n/a	n/a	6,577
% Change	1.4	-22.8	-2.8	0.0	-8.4	-10.6	n/a	n/a	-6.6

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									
Edmonton City									
September 2018	267	76	65	0	21	8	0	4	441
September 2017	337	144	42	0	19	118	0	240	900
Beaumont Town									
September 2018	11	2	0	0	0	0	0	0	13
September 2017	14	2	0	0	0	0	0	0	16
Devon Town									
September 2018	3	0	0	0	0	0	0	0	3
September 2017	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
September 2018	5	10	0	0	0	0	0	0	15
September 2017	5	2	0	0	0	0	0	0	7
Leduc City									
September 2018	15	0	4	0	0	0	0	1	20
September 2017	16	4	13	0	9	0	0	0	42
Leduc County									
September 2018	6	0	3	0	0	0	0	0	9
September 2017	4	0	0	0	0	0	0	0	4
Morinville Town									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	2	0	0	0	0	0	0	0	2
Parkland County									
September 2018	8	0	0	0	0	0	0	0	8
September 2017	15	0	0	0	0	0	0	0	15
Spruce Grove City									
September 2018	8	10	0	0	0	0	0	0	18
September 2017	12	16	8	0	0	0	0	0	36
St. Albert City									
September 2018	8	6	5	0	0	0	0	0	19
September 2017	12	0	6	0	0	0	0	0	18
Stony Plain Town									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	3	2	0	0	0	0	0	0	5
Strathcona County									
September 2018	25	8	4	0	0	0	0	0	37
September 2017	21	2	0	0	4	0	0	0	27
Sturgeon County									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
September 2018	3	0	0	0	0	0	0	0	3
September 2017	4	0	0	0	0	0	0	0	4
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2018	371	112	81	0	21	8	0	5	598
September 2017	453	172	69	0	32	118	0	240	1,084

Table 1.2: Housing Activity Summary by Submarket
September 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									
Edmonton City									
September 2018	2,346	752	485	2	498	2,695	18	1,355	8,151
September 2017	2,162	740	299	7	520	3,097	67	1,375	8,267
Beaumont Town									
September 2018	101	44	14	0	0	0	0	2	161
September 2017	134	22	9	0	0	22	0	0	187
Devon Town									
September 2018	7	0	0	0	0	0	0	0	7
September 2017	8	6	0	0	0	32	0	0	46
Fort Saskatchewan City									
September 2018	78	48	31	1	6	6	0	0	170
September 2017	83	56	4	0	6	0	0	0	149
Leduc City									
September 2018	157	54	45	0	5	0	0	1	262
September 2017	121	48	44	0	28	0	0	0	241
Leduc County									
September 2018	68	0	6	0	0	0	0	0	74
September 2017	52	6	0	0	0	0	0	0	58
Morinville Town									
September 2018	18	2	0	0	0	0	0	0	20
September 2017	27	6	0	0	0	0	0	0	33
Parkland County									
September 2018	81	0	0	0	0	0	0	0	81
September 2017	111	0	0	0	0	0	0	0	111
Spruce Grove City									
September 2018	87	60	12	0	12	0	0	0	171
September 2017	88	108	8	0	12	0	6	0	222
St. Albert City									
September 2018	101	46	52	0	32	253	0	391	875
September 2017	108	48	13	0	23	277	0	164	633
Stony Plain Town									
September 2018	23	2	0	0	0	0	30	1	56
September 2017	25	14	0	0	0	12	71	0	122
Strathcona County									
September 2018	224	48	15	0	22	113	0	1	423
September 2017	185	54	24	1	22	51	0	0	337
Sturgeon County									
September 2018	53	2	0	0	0	0	0	0	55
September 2017	69	0	0	0	0	0	0	0	69
Remainder of the CMA									
September 2018	22	0	8	0	0	0	0	0	30
September 2017	18	0	4	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
Edmonton CMA									
September 2018	3,366	1,058	668	3	575	3,067	48	1,751	10,536
September 2017	3,191	1,108	405	8	611	3,491	144	1,539	10,497

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
September 2018	273	90	27	0	21	3	5	96	515
September 2017	249	100	26	0	32	0	0	16	423
Beaumont Town									
September 2018	12	4	0	0	0	0	0	0	16
September 2017	8	4	0	0	0	0	0	0	12
Devon Town									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2018	6	16	12	0	0	0	0	0	34
September 2017	4	8	0	0	4	0	0	0	16
Leduc City									
September 2018	12	12	8	0	0	0	0	0	32
September 2017	5	4	18	0	0	0	0	0	27
Leduc County									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	4	0	0	0	0	0	0	0	4
Morinville Town									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	4	0	0	0	0	0	0	0	4
Parkland County									
September 2018	17	0	0	0	0	0	0	0	17
September 2017	13	2	0	0	0	0	0	0	15
Spruce Grove City									
September 2018	16	22	8	0	3	0	0	0	49
September 2017	14	14	0	0	3	0	0	0	31
St. Albert City									
September 2018	34	18	0	0	0	0	0	1	53
September 2017	8	4	0	0	6	0	0	0	18
Stony Plain Town									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	5	6	0	0	0	0	0	0	11
Strathcona County									
September 2018	27	6	4	0	9	0	0	0	46
September 2017	9	2	0	0	0	0	0	0	11
Sturgeon County									
September 2018	17	0	0	0	0	0	0	0	17
September 2017	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	0	0	4	0	0	0	0	0	4
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2018	433	168	59	0	33	3	5	97	798
September 2017	326	144	48	0	45	0	0	16	579

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

Table 1.2: Housing Activity Summary by Submarket
September 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									
Edmonton City									
September 2018	622	304	88	2	120	464	n/a	n/a	1,600
September 2017	386	212	64	2	87	538	n/a	n/a	1,289
Beaumont Town									
September 2018	40	3	0	0	0	2	n/a	n/a	45
September 2017	23	4	0	0	0	3	n/a	n/a	30
Devon Town									
September 2018	3	2	0	0	0	15	n/a	n/a	20
September 2017	2	1	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
September 2018	23	26	9	0	1	0	n/a	n/a	59
September 2017	18	21	9	0	0	0	n/a	n/a	48
Leduc City									
September 2018	36	32	16	0	1	0	n/a	n/a	85
September 2017	39	12	4	0	1	0	n/a	n/a	56
Leduc County									
September 2018	7	0	0	0	0	0	n/a	n/a	7
September 2017	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
September 2018	9	3	0	0	0	0	n/a	n/a	12
September 2017	8	2	0	0	0	0	n/a	n/a	10
Parkland County									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
September 2018	34	60	8	0	8	18	n/a	n/a	128
September 2017	34	43	2	0	5	28	n/a	n/a	112
St. Albert City									
September 2018	33	15	1	0	2	72	n/a	n/a	123
September 2017	33	12	3	0	5	164	n/a	n/a	217
Stony Plain Town									
September 2018	20	8	0	0	0	0	n/a	n/a	28
September 2017	18	17	2	0	2	0	n/a	n/a	39
Strathcona County									
September 2018	51	26	14	1	6	5	n/a	n/a	103
September 2017	31	20	4	0	23	34	n/a	n/a	112
Sturgeon County									
September 2018	5	0	0	0	0	0	n/a	n/a	5
September 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
September 2018	7	0	4	0	1	0	n/a	n/a	12
September 2017	5	1	2	0	2	0	n/a	n/a	10
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
Edmonton CMA									
September 2018	896	479	140	3	139	576	n/a	n/a	2,233
September 2017	616	345	90	2	125	767	n/a	n/a	1,945

Source: CMHC (Start and Completion Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
September 2018	307	97	32	0	7	4	n/a	n/a	447
September 2017	261	95	35	0	42	231	n/a	n/a	664
Beaumont Town									
September 2018	12	6	0	0	0	0	n/a	n/a	18
September 2017	11	5	0	0	0	0	n/a	n/a	16
Devon Town									
September 2018	0	3	0	0	0	0	n/a	n/a	3
September 2017	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
September 2018	11	9	9	0	0	0	n/a	n/a	29
September 2017	9	9	2	0	4	0	n/a	n/a	24
Leduc City									
September 2018	13	6	2	0	0	0	n/a	n/a	21
September 2017	8	7	18	0	2	0	n/a	n/a	35
Leduc County									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
September 2018	2	0	0	0	0	0	n/a	n/a	2
September 2017	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
September 2018	16	0	0	0	0	0	n/a	n/a	16
September 2017	15	2	0	0	0	0	n/a	n/a	17
Spruce Grove City									
September 2018	13	17	2	0	1	0	n/a	n/a	33
September 2017	15	13	0	0	3	2	n/a	n/a	33
St. Albert City									
September 2018	29	18	0	0	0	0	n/a	n/a	47
September 2017	10	9	0	0	4	0	n/a	n/a	23
Stony Plain Town									
September 2018	4	1	0	0	0	12	n/a	n/a	17
September 2017	6	5	0	0	0	0	n/a	n/a	11
Strathcona County									
September 2018	25	5	2	0	8	0	n/a	n/a	40
September 2017	10	3	1	0	3	4	n/a	n/a	21
Sturgeon County									
September 2018	17	0	0	0	0	0	n/a	n/a	17
September 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
September 2018	4	0	0	0	0	0	n/a	n/a	4
September 2017	0	1	2	0	0	0	n/a	n/a	3
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
Edmonton CMA									
September 2018	459	162	47	0	16	16	n/a	n/a	700
September 2017	363	149	58	0	58	237	n/a	n/a	865

**Table 1.3: History of Housing Starts of Edmonton 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	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

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
Edmonton City	267	337	80	144	82	61	12	358	441	900	-51.0
Beaumont Town	11	14	2	2	0	0	0	0	13	16	-18.8
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	3	1	0	0	0	0	0	0	3	1	200.0
Fort Saskatchewan City	5	5	10	2	0	0	0	0	15	7	114.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	16	0	6	4	20	1	0	20	42	-52.4
Leduc County	6	4	0	0	3	0	0	0	9	4	125.0
Morinville Town	5	2	0	0	0	0	0	0	5	2	150.0
Parkland County	8	15	0	0	0	0	0	0	8	15	-46.7
Spruce Grove City	8	12	10	16	0	8	0	0	18	36	-50.0
St. Albert City	8	12	6	0	5	6	0	0	19	18	5.6
Stony Plain Town	2	3	0	2	0	0	0	0	2	5	-60.0
Strathcona County	25	21	8	2	4	4	0	0	37	27	37.0
Sturgeon County	5	7	0	0	0	0	0	0	5	7	-28.6
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	371	453	116	174	98	99	13	358	598	1,084	-44.8

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
Edmonton City	2,769	2,685	944	1,022	969	759	1,604	2,394	6,286	6,860	-8.4
Beaumont Town	108	161	48	26	11	9	2	22	169	218	-22.5
Calmar Town	4	7	0	0	3	0	0	0	7	7	0.0
Devon Town	8	8	0	6	0	0	0	0	8	14	-42.9
Fort Saskatchewan City	70	85	42	58	27	4	6	0	145	147	-1.4
Gibbons Town	4	0	0	0	0	3	0	0	4	3	33.3
Leduc City	161	141	58	58	33	80	1	0	253	279	-9.3
Leduc County	58	36	0	4	6	0	0	0	64	40	60.0
Morinville Town	18	40	0	10	0	0	0	0	18	50	-64.0
Parkland County	72	106	0	2	0	0	0	0	72	108	-33.3
Spruce Grove City	113	115	62	118	20	16	0	0	195	249	-21.7
St. Albert City	128	118	62	52	52	27	3	314	245	511	-52.1
Stony Plain Town	30	31	4	16	0	0	1	0	35	47	-25.5
Strathcona County	183	185	58	90	31	34	63	51	335	360	-6.9
Sturgeon County	63	71	2	0	0	0	0	0	65	71	-8.5
Remainder of the CMA	11	14	0	0	0	4	0	0	11	18	-38.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,800	3,803	1,280	1,462	1,152	936	1,680	2,781	7,912	8,982	-11.9

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
Edmonton City	82	61	0	0	8	118	4	240
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	20	0	0	0	0	1	0
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	5	6	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	98	99	0	0	8	118	5	240

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
Edmonton City	913	700	56	59	1,021	1,570	583	824
Beaumont Town	11	9	0	0	0	22	2	0
Calmar Town	3	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	4	0	0	6	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	33	80	0	0	0	0	1	0
Leduc County	6	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	20	16	0	0	0	0	0	0
St. Albert City	52	27	0	0	0	150	3	164
Stony Plain Town	0	0	0	0	0	0	1	0
Strathcona County	31	34	0	0	62	51	1	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,096	877	56	59	1,089	1,793	591	988

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
Edmonton City	408	523	29	137	4	240	441	900
Beaumont Town	13	16	0	0	0	0	13	16
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	3	1	0	0	0	0	3	1
Fort Saskatchewan City	15	7	0	0	0	0	15	7
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	33	0	9	1	0	20	42
Leduc County	9	4	0	0	0	0	9	4
Morinville Town	5	2	0	0	0	0	5	2
Parkland County	8	15	0	0	0	0	8	15
Spruce Grove City	18	36	0	0	0	0	18	36
St. Albert City	19	18	0	0	0	0	19	18
Stony Plain Town	2	5	0	0	0	0	2	5
Strathcona County	37	23	0	4	0	0	37	27
Sturgeon County	5	7	0	0	0	0	5	7
Remainder of the CMA	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	564	694	29	150	5	240	598	1,084

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
Edmonton City	4,147	4,016	1,500	1,961	639	883	6,286	6,860
Beaumont Town	167	196	0	22	2	0	169	218
Calmar Town	7	7	0	0	0	0	7	7
Devon Town	8	14	0	0	0	0	8	14
Fort Saskatchewan City	136	139	9	8	0	0	145	147
Gibbons Town	4	0	0	3	0	0	4	3
Leduc City	252	265	0	14	1	0	253	279
Leduc County	64	40	0	0	0	0	64	40
Morinville Town	18	50	0	0	0	0	18	50
Parkland County	72	108	0	0	0	0	72	108
Spruce Grove City	195	241	0	8	0	0	195	249
St. Albert City	229	176	13	171	3	164	245	511
Stony Plain Town	34	47	0	0	1	0	35	47
Strathcona County	256	281	78	79	1	0	335	360
Sturgeon County	65	71	0	0	0	0	65	71
Remainder of the CMA	11	18	0	0	0	0	11	18
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,665	5,669	1,600	2,266	647	1,047	7,912	8,982

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
Edmonton City	274	249	96	104	46	54	99	16	515	423	21.7
Beaumont Town	12	8	4	4	0	0	0	0	16	12	33.3
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	6	4	16	12	12	0	0	0	34	16	112.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	12	5	12	4	8	18	0	0	32	27	18.5
Leduc County	6	4	0	0	0	0	0	0	6	4	50.0
Morinville Town	1	4	0	0	0	0	0	0	1	4	-75.0
Parkland County	17	13	0	2	0	0	0	0	17	15	13.3
Spruce Grove City	16	14	22	14	11	3	0	0	49	31	58.1
St. Albert City	34	8	18	6	0	4	1	0	53	18	194.4
Stony Plain Town	6	5	0	6	0	0	0	0	6	11	-45.5
Strathcona County	27	9	6	2	13	0	0	0	46	11	**
Sturgeon County	17	3	0	0	0	0	0	0	17	3	**
Remainder of the CMA	2	0	0	0	0	4	0	0	2	4	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	434	326	174	154	90	83	100	16	798	579	37.8

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
Edmonton City	2,582	2,418	960	1,086	885	710	1,353	1,788	5,780	6,002	-3.7
Beaumont Town	144	157	36	26	9	0	22	0	211	183	15.3
Calmar Town	7	4	0	0	0	0	0	0	7	4	75.0
Devon Town	8	5	8	12	0	0	32	0	48	17	182.4
Fort Saskatchewan City	54	51	40	66	16	20	0	0	110	137	-19.7
Gibbons Town	2	1	0	0	0	3	0	0	2	4	-50.0
Leduc City	128	111	52	56	37	38	0	0	217	205	5.9
Leduc County	42	52	4	2	0	0	0	0	46	54	-14.8
Morinville Town	33	30	4	12	0	0	0	0	37	42	-11.9
Parkland County	112	91	0	2	0	0	1	0	113	93	21.5
Spruce Grove City	92	122	86	100	31	38	0	0	209	260	-19.6
St. Albert City	115	88	52	72	0	19	68	285	235	464	-49.4
Stony Plain Town	31	41	10	32	0	0	12	66	53	139	-61.9
Strathcona County	151	136	58	72	36	20	0	228	245	456	-46.3
Sturgeon County	97	66	0	0	0	0	0	0	97	66	47.0
Remainder of the CMA	14	18	0	4	4	4	0	0	18	26	-30.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,612	3,391	1,310	1,542	1,018	852	1,488	2,367	7,428	8,152	-8.9

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
Edmonton City	46	54	0	0	3	0	96	16
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	18	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	11	3	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	1	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	13	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	90	83	0	0	3	0	97	16

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
Edmonton City	775	662	110	48	611	660	742	1,128
Beaumont Town	9	0	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	16	20	0	0	0	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	37	38	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	1	0
Spruce Grove City	23	26	8	12	0	0	0	0
St. Albert City	0	19	0	0	67	198	1	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	36	20	0	0	0	56	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	900	792	118	60	744	914	744	1,453

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
Edmonton City	390	375	24	32	101	16	515	423
Beaumont Town	16	12	0	0	0	0	16	12
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	34	12	0	4	0	0	34	16
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	32	27	0	0	0	0	32	27
Leduc County	6	4	0	0	0	0	6	4
Morinville Town	1	4	0	0	0	0	1	4
Parkland County	17	15	0	0	0	0	17	15
Spruce Grove City	46	28	3	3	0	0	49	31
St. Albert City	52	12	0	6	1	0	53	18
Stony Plain Town	6	11	0	0	0	0	6	11
Strathcona County	37	11	9	0	0	0	46	11
Sturgeon County	17	3	0	0	0	0	17	3
Remainder of the CMA	2	4	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	660	518	36	45	102	16	798	579

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
Edmonton City	3,848	3,800	1,071	1,026	861	1,176	5,780	6,002
Beaumont Town	189	183	22	0	0	0	211	183
Calmar Town	7	4	0	0	0	0	7	4
Devon Town	16	17	32	0	0	0	48	17
Fort Saskatchewan City	108	133	2	4	0	0	110	137
Gibbons Town	2	1	0	3	0	0	2	4
Leduc City	205	195	12	10	0	0	217	205
Leduc County	46	54	0	0	0	0	46	54
Morinville Town	37	42	0	0	0	0	37	42
Parkland County	112	93	0	0	1	0	113	93
Spruce Grove City	190	222	11	26	8	12	209	260
St. Albert City	165	162	69	215	1	87	235	464
Stony Plain Town	41	73	12	0	0	66	53	139
Strathcona County	226	203	19	81	0	172	245	456
Sturgeon County	97	66	0	0	0	0	97	66
Remainder of the CMA	18	26	0	0	0	0	18	26
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,307	5,274	1,250	1,365	871	1,513	7,428	8,152

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 (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2018	84	27.9	76	25.2	72	23.9	25	8.3	44	14.6	301	490,000	566,960
September 2017	45	17.3	86	33.1	56	21.5	32	12.3	41	15.8	260	500,000	557,105
Year-to-date 2018	493	21.0	665	28.3	617	26.2	268	11.4	310	13.2	2,353	500,000	559,613
Year-to-date 2017	404	17.2	736	31.3	607	25.8	283	12.0	321	13.7	2,351	505,000	568,095
Beaumont Town													
September 2018	1	8.3	1	8.3	7	58.3	3	25.0	0	0.0	12	520,000	527,462
September 2017	0	0.0	5	45.5	3	27.3	3	27.3	0	0.0	11	530,000	544,191
Year-to-date 2018	14	11.1	31	24.6	65	51.6	12	9.5	4	3.2	126	525,000	515,484
Year-to-date 2017	19	12.3	65	41.9	57	36.8	12	7.7	2	1.3	155	500,000	500,142
Calmar Town													
September 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Devon Town													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	0	0
Year-to-date 2017	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Fort Saskatchewan City													
September 2018	0	0.0	6	54.5	3	27.3	0	0.0	2	18.2	11	495,000	543,684
September 2017	0	0.0	4	44.4	2	22.2	1	11.1	2	22.2	9	0	558,926
Year-to-date 2018	4	6.3	39	60.9	13	20.3	5	7.8	3	4.7	64	482,500	490,776
Year-to-date 2017	6	10.2	23	39.0	20	33.9	4	6.8	6	10.2	59	455,000	521,135
Gibbons Town													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Leduc City													
September 2018	3	23.1	6	46.2	0	0.0	1	7.7	3	23.1	13	455,000	549,260
September 2017	2	25.0	5	62.5	0	0.0	1	12.5	0	0.0	8	0	456,149
Year-to-date 2018	46	35.7	55	42.6	16	12.4	5	3.9	7	5.4	129	440,000	456,137
Year-to-date 2017	40	39.2	45	44.1	12	11.8	3	2.9	2	2.0	102	430,000	438,528
Leduc County													
September 2018	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	0	551,975
September 2017	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	0	746,739
Year-to-date 2018	1	2.7	4	10.8	7	18.9	2	5.4	23	62.2	37	0	744,985
Year-to-date 2017	4	7.5	4	7.5	8	15.1	7	13.2	30	56.6	53	635,000	708,307
Morinville Town													
September 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
September 2017	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	0	379,317
Year-to-date 2018	11	32.4	18	52.9	5	14.7	0	0.0	0	0.0	34	0	481,980
Year-to-date 2017	20	58.8	11	32.4	3	8.8	0	0.0	0	0.0	34	0	344,707

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999		\$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2017	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	0	767,333
Year-to-date 2018	5	22.7	1	4.5	2	9.1	3	13.6	11	50.0	22	800,000	772,481
Year-to-date 2017	3	18.8	0	0.0	1	6.3	2	12.5	10	62.5	16	0	793,890
Spruce Grove City													
September 2018	3	25.0	4	33.3	2	16.7	2	16.7	1	8.3	12	477,500	511,253
September 2017	4	26.7	7	46.7	1	6.7	0	0.0	3	20.0	15	445,000	506,392
Year-to-date 2018	40	38.5	30	28.8	22	21.2	8	7.7	4	3.8	104	450,000	469,198
Year-to-date 2017	31	26.1	59	49.6	20	16.8	5	4.2	4	3.4	119	455,000	464,186
St. Albert City													
September 2018	1	3.6	4	14.3	11	39.3	7	25.0	5	17.9	28	582,500	606,779
September 2017	3	30.0	0	0.0	4	40.0	1	10.0	2	20.0	10	572,500	580,035
Year-to-date 2018	3	2.7	15	13.4	30	26.8	28	25.0	36	32.1	112	605,000	669,293
Year-to-date 2017	8	9.6	14	16.9	25	30.1	20	24.1	16	19.3	83	590,000	594,758
Stony Plain Town													
September 2018	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	0	0
September 2017	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	0	739,467
Year-to-date 2018	12	42.9	10	35.7	2	7.1	0	0.0	4	14.3	28	0	517,557
Year-to-date 2017	15	31.9	20	42.6	5	10.6	1	2.1	6	12.8	47	0	544,608
Strathcona County													
September 2018	1	4.0	4	16.0	6	24.0	6	24.0	8	32.0	25	620,000	767,368
September 2017	1	11.1	2	22.2	3	33.3	1	11.1	2	22.2	9	0	678,813
Year-to-date 2018	3	2.1	20	14.2	48	34.0	32	22.7	38	27.0	141	587,500	679,192
Year-to-date 2017	3	2.8	18	16.8	47	43.9	12	11.2	27	25.2	107	565,000	668,949
Sturgeon County													
September 2018	4	26.7	2	13.3	2	13.3	3	20.0	4	26.7	15	540,000	568,667
September 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	807,500
Year-to-date 2018	17	19.1	12	13.5	15	16.9	15	16.9	30	33.7	89	610,000	630,465
Year-to-date 2017	10	14.7	9	13.2	8	11.8	9	13.2	32	47.1	68	695,000	668,079
Remainder of the CMA													
September 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	22.2	3	33.3	2	22.2	2	22.2	0	0.0	9	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
First Nations													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
September 2018	102	23.8	106	24.7	106	24.7	48	11.2	67	15.6	429	500,000	574,340
September 2017	61	17.3	113	32.1	72	20.5	41	11.6	65	18.5	352	505,000	566,872
Year-to-date 2018	661	20.2	905	27.7	848	26.0	381	11.7	470	14.4	3,265	505,000	559,629
Year-to-date 2017	576	17.9	1,006	31.3	816	25.4	360	11.2	457	14.2	3,215	500,000	561,510

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
Edmonton City	566,960	557,105	1.8	559,613	568,095	-1.5
Beaumont Town	527,462	544,191	-3.1	515,484	500,142	3.1
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	543,684	558,926	-2.7	490,776	521,135	-5.8
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	549,260	456,149	20.4	456,137	438,528	4.0
Leduc County	551,975	746,739	-26.1	744,985	708,307	5.2
Morinville Town	-	379,317	n/a	481,980	344,707	39.8
Parkland County	-	767,333	n/a	772,482	793,890	-2.7
Spruce Grove City	511,253	506,392	1.0	469,198	464,186	1.1
St. Albert City	606,779	580,035	4.6	669,293	594,758	12.5
Stony Plain Town	-	739,467	n/a	517,557	544,608	-5.0
Strathcona County	767,368	678,813	13.0	679,192	668,949	1.5
Sturgeon County	568,667	807,500	-29.6	630,465	668,079	-5.6
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	574,340	566,872	1.3	559,629	561,510	-0.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

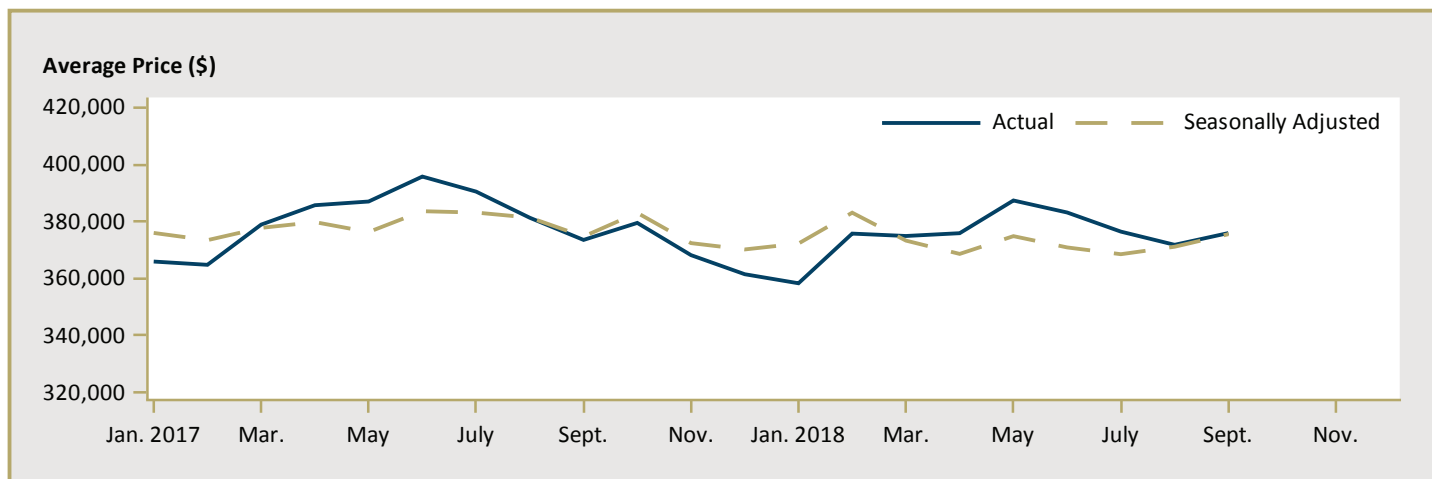


Figure 5.2: MLS® Residential Sales for Edmonton

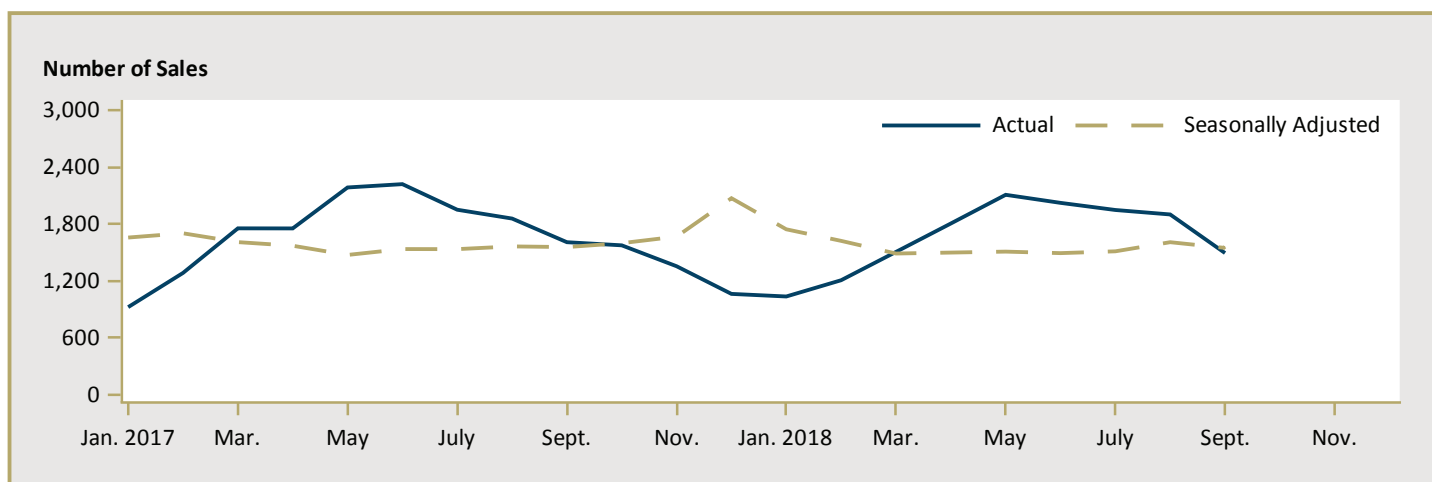
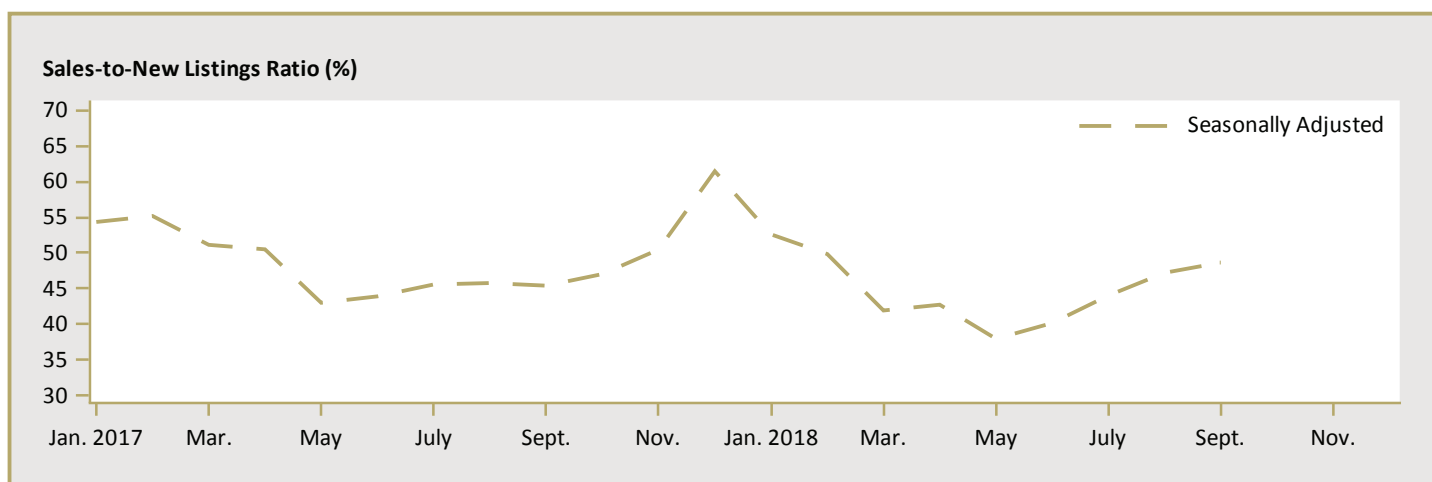


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**September 2018**

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14	99.7	140.0	762	6.7	71.0	1,149
	April	590	3.34	5.14	99.6	140.7	763	6.6	70.8	1,145
	May	601	3.49	5.34	99.6	140.8	767	6.5	71.1	1,145
	June	601	3.49	5.34	99.8	140.9	773	6.6	71.5	1,143
	July	601	3.49	5.34	99.8	142.0	780	6.5	72.0	1,152
	August	601	3.49	5.34	99.3	141.8	788	6.4	72.5	1,154
	September	601	3.49	5.34		141.2	791	6.3	72.6	1,167
	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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