

# HOUSING NOW TABLES

## Edmonton CMA

Date Released: February 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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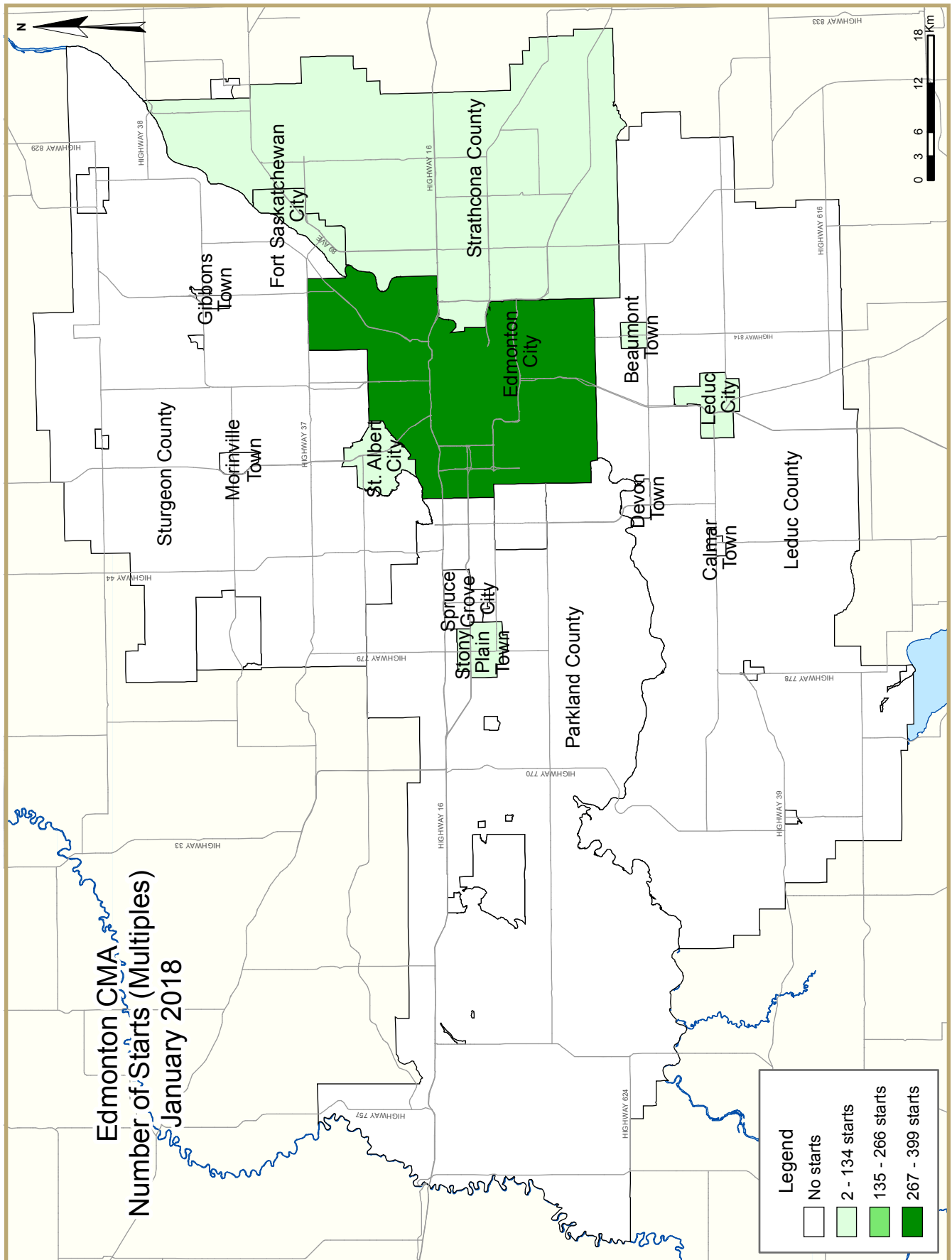
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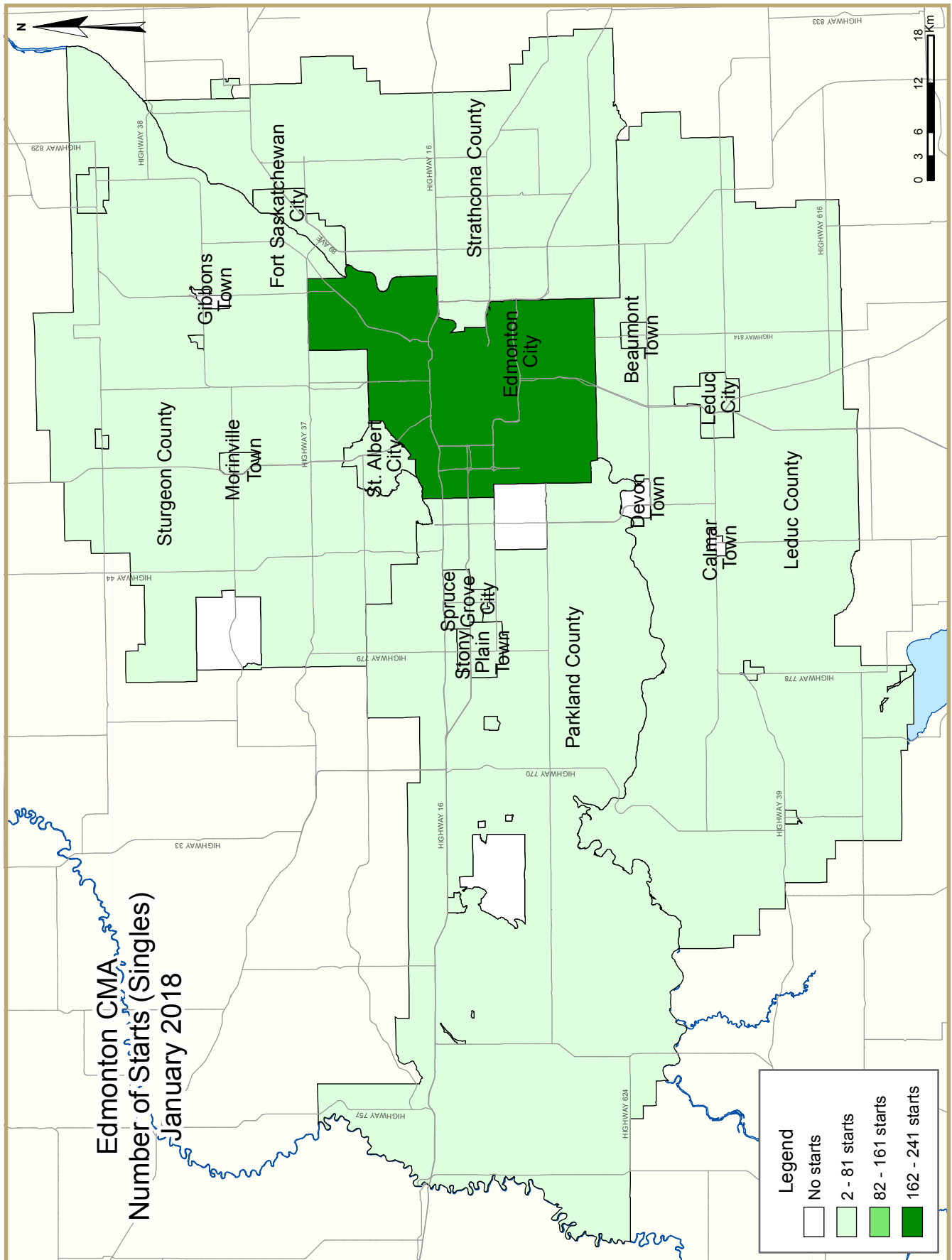
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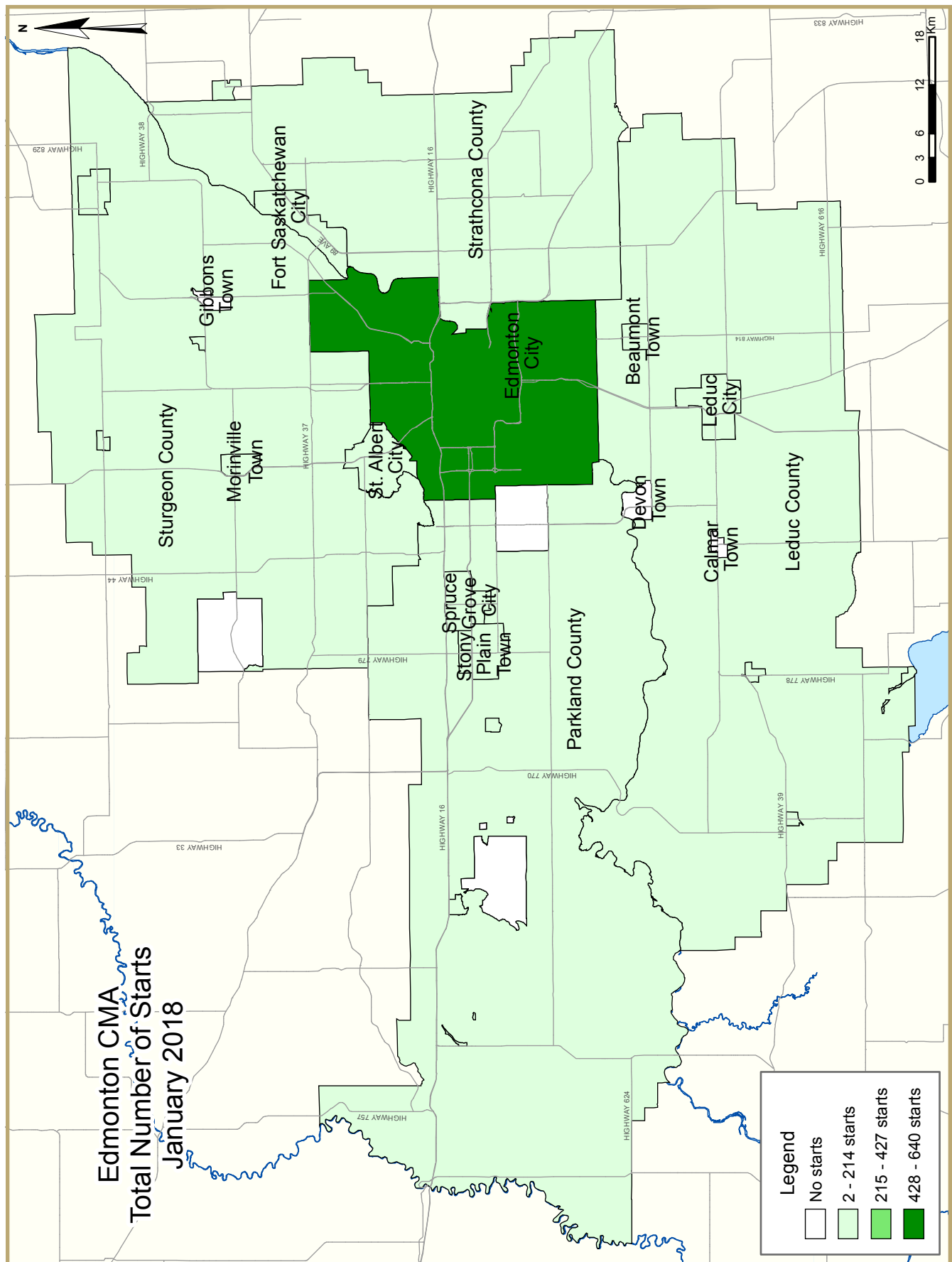
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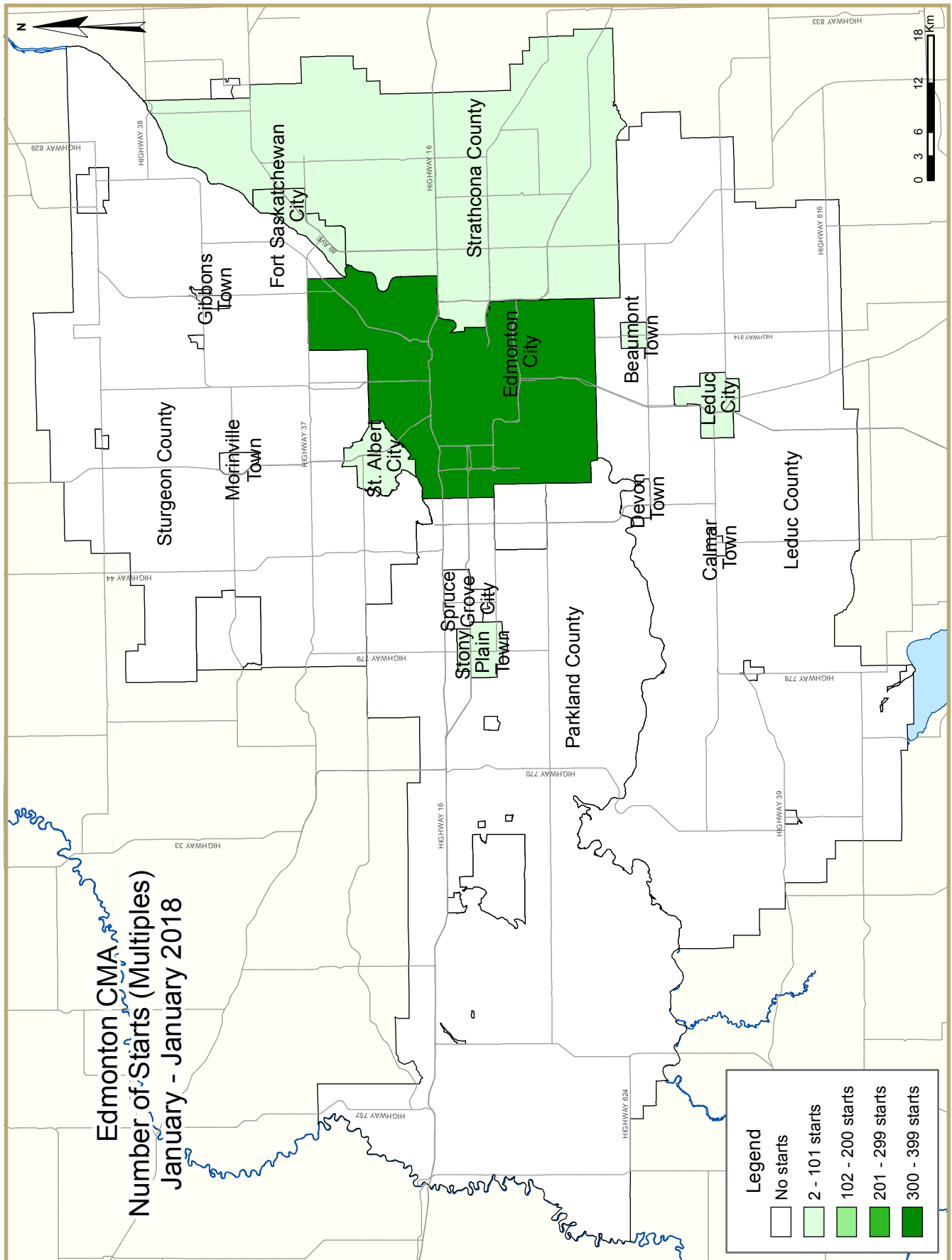
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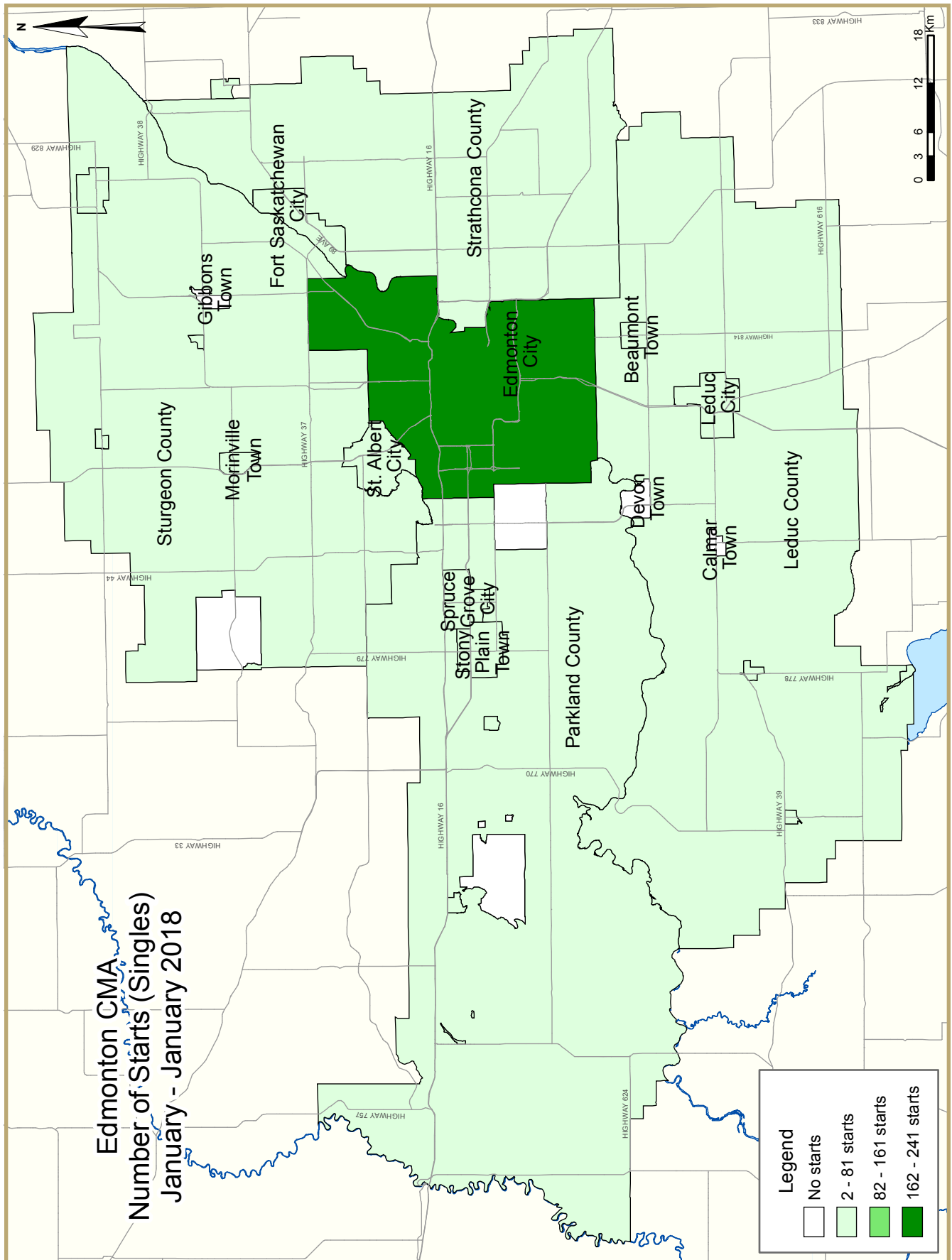


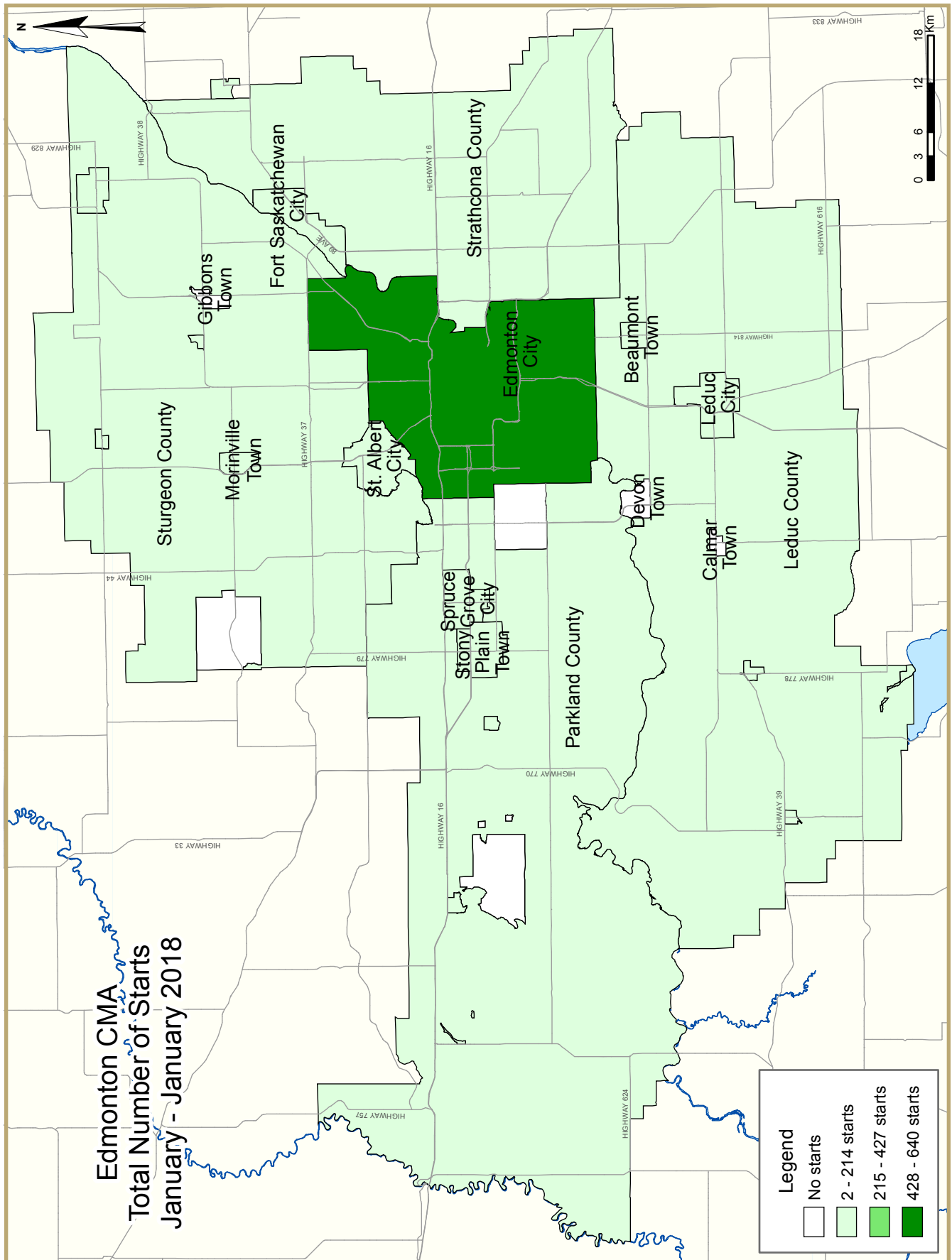














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

## SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)		
January 2018		
Edmonton CMA <sup>1</sup>	December 2017	January 2018
Trend <sup>2</sup>	11,001	10,387
SAAR	8,760	10,236
	January 2017	January 2018
Actual		
January - Single-Detached	244	298
January - Multiples	204	421
January - Total	448	719
January to January - Single-Detached	244	298
January to January - Multiples	204	421
January to January - Total	448	719

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 Edmonton CMA**  
**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2018	298	132	73	0	99	11	0	106	719
January 2017	244	136	15	0	18	35	0	0	448
% Change	22.1	-2.9	**	n/a	**	-68.6	n/a	n/a	60.5
Year-to-date 2018	298	132	73	0	99	11	0	106	719
Year-to-date 2017	244	136	15	0	18	35	0	0	448
% Change	22.1	-2.9	**	n/a	**	-68.6	n/a	n/a	60.5
UNDER CONSTRUCTION									
January 2018	3,047	1,074	547	4	598	3,101	131	1,806	10,308
January 2017	2,738	1,184	333	7	576	2,745	153	1,551	9,287
% Change	11.3	-9.3	64.3	-42.9	3.8	13.0	-14.4	16.4	11.0
COMPLETIONS									
January 2018	456	150	24	0	88	12	0	0	730
January 2017	291	126	34	0	38	52	0	412	953
% Change	56.7	19.0	-29.4	n/a	131.6	-76.9	n/a	-100.0	-23.4
Year-to-date 2018	456	150	24	0	88	12	0	0	730
Year-to-date 2017	291	126	34	0	38	52	0	412	953
% Change	56.7	19.0	-29.4	n/a	131.6	-76.9	n/a	-100.0	-23.4
COMPLETED & NOT ABSORBED									
January 2018	754	391	94	4	151	737	n/a	n/a	2,131
January 2017	605	340	86	2	189	744	n/a	n/a	1,966
% Change	24.6	15.0	9.3	100.0	-20.1	-0.9	n/a	n/a	8.4
ABSORBED									
January 2018	405	119	24	0	70	92	n/a	n/a	710
January 2017	269	133	29	1	45	56	n/a	n/a	533
% Change	50.6	-10.5	-17.2	-100.0	55.6	64.3	n/a	n/a	33.2
Year-to-date 2018	405	119	24	0	70	92	n/a	n/a	710
Year-to-date 2017	269	133	29	1	45	56	n/a	n/a	533
% Change	50.6	-10.5	-17.2	-100.0	55.6	64.3	n/a	n/a	33.2

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
January 2018	241	110	73	0	99	11	0	106	640
January 2017	169	114	15	0	9	35	0	0	342
Beaumont Town									
January 2018	11	2	0	0	0	0	0	0	13
January 2017	17	0	0	0	0	0	0	0	17
Devon Town									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2018	2	6	0	0	0	0	0	0	8
January 2017	3	2	0	0	2	0	0	0	7
Leduc City									
January 2018	7	4	0	0	0	0	0	0	11
January 2017	10	6	0	0	0	0	0	0	16
Leduc County									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	6	0	0	0	0	0	0	0	6
Morinville Town									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	1	0	0	0	0	0	0	0	1
Parkland County									
January 2018	5	0	0	0	0	0	0	0	5
January 2017	4	0	0	0	0	0	0	0	4
Spruce Grove City									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	8	2	0	0	0	0	0	0	10
St. Albert City									
January 2018	5	4	0	0	0	0	0	0	9
January 2017	8	4	0	0	4	0	0	0	16
Stony Plain Town									
January 2018	3	2	0	0	0	0	0	0	5
January 2017	1	0	0	0	0	0	0	0	1
Strathcona County									
January 2018	12	4	0	0	0	0	0	0	16
January 2017	10	8	0	0	3	0	0	0	21
Sturgeon County									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	1	0	0	0	0	0	0	0	1
First Nations									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2018	298	132	73	0	99	11	0	106	719
January 2017	244	136	15	0	18	35	0	0	448

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 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									
Edmonton City									
January 2018	2,088	774	437	4	514	2,589	54	1,492	7,952
January 2017	1,874	810	289	6	476	2,320	52	1,292	7,119
Beaumont Town									
January 2018	122	34	12	0	0	22	0	0	190
January 2017	141	18	0	0	0	0	0	0	159
Devon Town									
January 2018	6	8	0	0	0	32	0	0	46
January 2017	6	8	0	0	0	32	0	0	46
Fort Saskatchewan City									
January 2018	49	44	20	0	4	0	0	0	117
January 2017	46	68	20	0	4	0	0	0	138
Leduc City									
January 2018	107	44	37	0	17	0	0	0	205
January 2017	91	56	0	0	21	0	0	0	168
Leduc County									
January 2018	54	4	0	0	0	0	0	0	58
January 2017	68	2	0	0	0	0	0	0	70
Morinville Town									
January 2018	31	2	0	0	0	0	0	0	33
January 2017	15	8	0	0	0	0	0	0	23
Parkland County									
January 2018	121	0	0	0	0	0	0	0	121
January 2017	90	0	0	0	0	0	0	0	90
Spruce Grove City									
January 2018	57	80	4	0	23	0	6	0	170
January 2017	85	76	0	0	30	0	30	0	221
St. Albert City									
January 2018	86	40	13	0	21	395	0	314	869
January 2017	76	66	13	0	23	325	0	87	590
Stony Plain Town									
January 2018	28	6	0	0	0	12	71	0	117
January 2017	35	26	0	0	0	12	71	0	144
Strathcona County									
January 2018	188	38	19	0	19	51	0	0	315
January 2017	131	44	7	1	22	56	0	172	433
Sturgeon County									
January 2018	86	0	0	0	0	0	0	0	86
January 2017	60	0	0	0	0	0	0	0	60
Remainder of the CMA									
January 2018	24	0	5	0	0	0	0	0	29
January 2017	20	2	4	0	0	0	0	0	26
First Nations									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2018	3,047	1,074	547	4	598	3,101	131	1,806	10,308
January 2017	2,738	1,184	333	7	576	2,745	153	1,551	9,287

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 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									
January 2018	328	110	16	0	80	12	0	0	546
January 2017	191	94	26	0	35	52	0	346	744
Beaumont Town									
January 2018	28	0	0	0	0	0	0	0	28
January 2017	9	2	0	0	0	0	0	0	11
Devon Town									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	1	2	0	0	0	0	0	0	3
Fort Saskatchewan City									
January 2018	15	8	0	0	2	0	0	0	25
January 2017	2	0	0	0	0	0	0	0	2
Leduc City									
January 2018	24	8	0	0	0	0	0	0	32
January 2017	9	0	4	0	3	0	0	0	16
Leduc County									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	5	2	0	0	0	0	0	0	7
Morinville Town									
January 2018	4	4	0	0	0	0	0	0	8
January 2017	3	0	0	0	0	0	0	0	3
Parkland County									
January 2018	7	0	0	0	0	0	0	0	7
January 2017	12	0	0	0	0	0	0	0	12
Spruce Grove City									
January 2018	12	4	0	0	0	0	0	0	16
January 2017	18	12	4	0	0	0	0	0	34
St. Albert City									
January 2018	13	4	0	0	0	0	0	0	17
January 2017	10	2	0	0	0	0	0	0	12
Stony Plain Town									
January 2018	0	4	0	0	0	0	0	0	4
January 2017	2	2	0	0	0	0	0	66	70
Strathcona County									
January 2018	17	8	4	0	6	0	0	0	35
January 2017	16	8	0	0	0	0	0	0	24
Sturgeon County									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
January 2018	3	0	4	0	0	0	0	0	7
January 2017	3	2	0	0	0	0	0	0	5
First Nations									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2018	456	150	24	0	88	12	0	0	730
January 2017	291	126	34	0	38	52	0	412	953

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



**Table 1.2: Housing Activity Summary by Submarket**  
**January 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									
January 2018	471	237	57	3	107	528	n/a	n/a	1,403
January 2017	358	207	42	2	137	673	n/a	n/a	1,419
Beaumont Town									
January 2018	33	3	1	0	0	1	n/a	n/a	38
January 2017	18	9	3	0	0	3	n/a	n/a	33
Devon Town									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	3	0	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
January 2018	35	26	8	0	2	0	n/a	n/a	71
January 2017	23	25	4	0	5	0	n/a	n/a	57
Leduc City									
January 2018	44	22	10	0	5	0	n/a	n/a	81
January 2017	29	5	20	0	5	0	n/a	n/a	59
Leduc County									
January 2018	5	0	0	0	0	0	n/a	n/a	5
January 2017	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
January 2018	9	5	0	0	0	0	n/a	n/a	14
January 2017	9	2	0	0	0	0	n/a	n/a	11
Parkland County									
January 2018	6	0	0	0	0	0	n/a	n/a	6
January 2017	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
January 2018	48	49	2	0	5	21	n/a	n/a	125
January 2017	48	45	12	0	4	44	n/a	n/a	153
St. Albert City									
January 2018	34	12	3	0	4	164	n/a	n/a	217
January 2017	34	24	0	0	14	0	n/a	n/a	72
Stony Plain Town									
January 2018	17	15	2	0	2	0	n/a	n/a	36
January 2017	24	14	2	0	4	0	n/a	n/a	44
Strathcona County									
January 2018	37	22	7	1	25	23	n/a	n/a	115
January 2017	25	9	3	0	20	24	n/a	n/a	81
Sturgeon County									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
January 2018	11	0	4	0	1	0	n/a	n/a	16
January 2017	8	0	0	0	0	0	n/a	n/a	8
First Nations									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2018	754	391	94	4	151	737	n/a	n/a	2,131
January 2017	605	340	86	2	189	744	n/a	n/a	1,966

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 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									
January 2018	286	83	20	0	66	86	n/a	n/a	541
January 2017	180	94	24	1	39	52	n/a	n/a	390
Beaumont Town									
January 2018	17	1	0	0	0	0	n/a	n/a	18
January 2017	12	2	0	0	0	0	n/a	n/a	14
Devon Town									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	1	2	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
January 2018	14	6	0	0	2	0	n/a	n/a	22
January 2017	5	7	0	0	0	0	n/a	n/a	12
Leduc City									
January 2018	18	4	0	0	0	0	n/a	n/a	22
January 2017	10	3	0	0	0	0	n/a	n/a	13
Leduc County									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	4	2	0	0	0	0	n/a	n/a	6
Morinville Town									
January 2018	5	0	0	0	0	0	n/a	n/a	5
January 2017	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
January 2018	8	0	0	0	0	0	n/a	n/a	8
January 2017	12	0	0	0	0	0	n/a	n/a	12
Spruce Grove City									
January 2018	12	5	0	0	0	1	n/a	n/a	18
January 2017	8	12	4	0	1	1	n/a	n/a	26
St. Albert City									
January 2018	13	5	0	0	0	0	n/a	n/a	18
January 2017	9	3	0	0	0	0	n/a	n/a	12
Stony Plain Town									
January 2018	0	1	0	0	0	0	n/a	n/a	1
January 2017	2	1	1	0	1	0	n/a	n/a	5
Strathcona County									
January 2018	25	14	2	0	2	5	n/a	n/a	48
January 2017	6	5	0	0	2	3	n/a	n/a	16
Sturgeon County									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	12	0	0	0	0	0	n/a	n/a	12
Remainder of the CMA									
January 2018	0	0	2	0	0	0	n/a	n/a	2
January 2017	2	2	0	0	2	0	n/a	n/a	6
First Nations									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2018	405	119	24	0	70	92	n/a	n/a	710
January 2017	269	133	29	1	45	56	n/a	n/a	533

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

**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**  
**January 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Edmonton City	241	169	114	114	168	24	117	35	640	342	87.1
Beaumont Town	11	17	2	0	0	0	0	0	13	17	-23.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	2	3	6	4	0	0	0	0	8	7	14.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	7	10	4	6	0	0	0	0	11	16	-31.3
Leduc County	3	6	0	0	0	0	0	0	3	6	-50.0
Morinville Town	2	1	0	0	0	0	0	0	2	1	100.0
Parkland County	5	4	0	0	0	0	0	0	5	4	25.0
Spruce Grove City	3	8	0	2	0	0	0	0	3	10	-70.0
St. Albert City	5	8	4	4	0	4	0	0	9	16	-43.8
Stony Plain Town	3	1	2	0	0	0	0	0	5	1	**
Strathcona County	12	10	4	8	0	3	0	0	16	21	-23.8
Sturgeon County	2	6	0	0	0	0	0	0	2	6	-66.7
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>298</b>	<b>244</b>	<b>136</b>	<b>138</b>	<b>168</b>	<b>31</b>	<b>117</b>	<b>35</b>	<b>719</b>	<b>448</b>	<b>60.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - January 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	241	169	114	114	168	24	117	35	640	342	87.1
Beaumont Town	11	17	2	0	0	0	0	0	13	17	-23.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	2	3	6	4	0	0	0	0	8	7	14.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	7	10	4	6	0	0	0	0	11	16	-31.3
Leduc County	3	6	0	0	0	0	0	0	3	6	-50.0
Morinville Town	2	1	0	0	0	0	0	0	2	1	100.0
Parkland County	5	4	0	0	0	0	0	0	5	4	25.0
Spruce Grove City	3	8	0	2	0	0	0	0	3	10	-70.0
St. Albert City	5	8	4	4	0	4	0	0	9	16	-43.8
Stony Plain Town	3	1	2	0	0	0	0	0	5	1	**
Strathcona County	12	10	4	8	0	3	0	0	16	21	-23.8
Sturgeon County	2	6	0	0	0	0	0	0	2	6	-66.7
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>298</b>	<b>244</b>	<b>136</b>	<b>138</b>	<b>168</b>	<b>31</b>	<b>117</b>	<b>35</b>	<b>719</b>	<b>448</b>	<b>60.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Edmonton City	168	24	0	0	11	35	106	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	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
<b>Edmonton CMA</b>	<b>168</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>35</b>	<b>106</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - January 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	168	24	0	0	11	35	106	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	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
<b>Edmonton CMA</b>	<b>168</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>35</b>	<b>106</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Edmonton City	424	298	110	44	106	0	640	342
Beaumont Town	13	17	0	0	0	0	13	17
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	5	0	2	0	0	8	7
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	16	0	0	0	0	11	16
Leduc County	3	6	0	0	0	0	3	6
Morinville Town	2	1	0	0	0	0	2	1
Parkland County	5	4	0	0	0	0	5	4
Spruce Grove City	3	10	0	0	0	0	3	10
St. Albert City	9	12	0	4	0	0	9	16
Stony Plain Town	5	1	0	0	0	0	5	1
Strathcona County	16	18	0	3	0	0	16	21
Sturgeon County	2	6	0	0	0	0	2	6
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>503</b>	<b>395</b>	<b>110</b>	<b>53</b>	<b>106</b>	<b>0</b>	<b>719</b>	<b>448</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	424	298	110	44	106	0	640	342
Beaumont Town	13	17	0	0	0	0	13	17
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	5	0	2	0	0	8	7
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	16	0	0	0	0	11	16
Leduc County	3	6	0	0	0	0	3	6
Morinville Town	2	1	0	0	0	0	2	1
Parkland County	5	4	0	0	0	0	5	4
Spruce Grove City	3	10	0	0	0	0	3	10
St. Albert City	9	12	0	4	0	0	9	16
Stony Plain Town	5	1	0	0	0	0	5	1
Strathcona County	16	18	0	3	0	0	16	21
Sturgeon County	2	6	0	0	0	0	2	6
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>503</b>	<b>395</b>	<b>110</b>	<b>53</b>	<b>106</b>	<b>0</b>	<b>719</b>	<b>448</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Edmonton City	328	191	110	100	96	55	12	398	546	744	-26.6
Beaumont Town	28	9	0	2	0	0	0	0	28	11	154.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	1	1	0	2	0	0	0	0	1	3	-66.7
Fort Saskatchewan City	15	2	10	0	0	0	0	0	25	2	**
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	24	9	8	0	0	7	0	0	32	16	100.0
Leduc County	1	5	0	2	0	0	0	0	1	7	-85.7
Morinville Town	4	3	4	0	0	0	0	0	8	3	166.7
Parkland County	7	12	0	0	0	0	0	0	7	12	-41.7
Spruce Grove City	12	18	4	12	0	4	0	0	16	34	-52.9
St. Albert City	13	10	4	2	0	0	0	0	17	12	41.7
Stony Plain Town	0	2	4	2	0	0	0	66	4	70	-94.3
Strathcona County	17	16	14	8	4	0	0	0	35	24	45.8
Sturgeon County	3	10	0	0	0	0	0	0	3	10	-70.0
Remainder of the CMA	1	3	0	2	4	0	0	0	5	5	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>456</b>	<b>291</b>	<b>158</b>	<b>132</b>	<b>104</b>	<b>66</b>	<b>12</b>	<b>464</b>	<b>730</b>	<b>953</b>	<b>-23.4</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 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	328	191	110	100	96	55	12	398	546	744	-26.6
Beaumont Town	28	9	0	2	0	0	0	0	28	11	154.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	1	1	0	2	0	0	0	0	1	3	-66.7
Fort Saskatchewan City	15	2	10	0	0	0	0	0	25	2	**
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	24	9	8	0	0	7	0	0	32	16	100.0
Leduc County	1	5	0	2	0	0	0	0	1	7	-85.7
Morinville Town	4	3	4	0	0	0	0	0	8	3	166.7
Parkland County	7	12	0	0	0	0	0	0	7	12	-41.7
Spruce Grove City	12	18	4	12	0	4	0	0	16	34	-52.9
St. Albert City	13	10	4	2	0	0	0	0	17	12	41.7
Stony Plain Town	0	2	4	2	0	0	0	66	4	70	-94.3
Strathcona County	17	16	14	8	4	0	0	0	35	24	45.8
Sturgeon County	3	10	0	0	0	0	0	0	3	10	-70.0
Remainder of the CMA	1	3	0	2	4	0	0	0	5	5	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Edmonton CMA</b>	<b>456</b>	<b>291</b>	<b>158</b>	<b>132</b>	<b>104</b>	<b>66</b>	<b>12</b>	<b>464</b>	<b>730</b>	<b>953</b>	<b>-23.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Edmonton City	96	55	0	0	12	52	0	346
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	66
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>104</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>52</b>	<b>0</b>	<b>412</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - January 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	96	55	0	0	12	52	0	346
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	66
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>104</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>52</b>	<b>0</b>	<b>412</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Edmonton City	454	311	92	87	0	346	546	744
Beaumont Town	28	11	0	0	0	0	28	11
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	1	3	0	0	0	0	1	3
Fort Saskatchewan City	23	2	2	0	0	0	25	2
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	32	13	0	3	0	0	32	16
Leduc County	1	7	0	0	0	0	1	7
Morinville Town	8	3	0	0	0	0	8	3
Parkland County	7	12	0	0	0	0	7	12
Spruce Grove City	16	34	0	0	0	0	16	34
St. Albert City	17	12	0	0	0	0	17	12
Stony Plain Town	4	4	0	0	0	66	4	70
Strathcona County	29	24	6	0	0	0	35	24
Sturgeon County	3	10	0	0	0	0	3	10
Remainder of the CMA	5	5	0	0	0	0	5	5
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>630</b>	<b>451</b>	<b>100</b>	<b>90</b>	<b>0</b>	<b>412</b>	<b>730</b>	<b>953</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	454	311	92	87	0	346	546	744
Beaumont Town	28	11	0	0	0	0	28	11
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	1	3	0	0	0	0	1	3
Fort Saskatchewan City	23	2	2	0	0	0	25	2
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	32	13	0	3	0	0	32	16
Leduc County	1	7	0	0	0	0	1	7
Morinville Town	8	3	0	0	0	0	8	3
Parkland County	7	12	0	0	0	0	7	12
Spruce Grove City	16	34	0	0	0	0	16	34
St. Albert City	17	12	0	0	0	0	17	12
Stony Plain Town	4	4	0	0	0	66	4	70
Strathcona County	29	24	6	0	0	0	35	24
Sturgeon County	3	10	0	0	0	0	3	10
Remainder of the CMA	5	5	0	0	0	0	5	5
First Nations	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>630</b>	<b>451</b>	<b>100</b>	<b>90</b>	<b>0</b>	<b>412</b>	<b>730</b>	<b>953</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2018	45	15.8	75	26.3	72	25.3	37	13.0	56	19.6	285	525,000	620,530
January 2017	44	24.9	50	28.2	41	23.2	19	10.7	23	13.0	177	490,000	554,324
Year-to-date 2018	45	15.8	75	26.3	72	25.3	37	13.0	56	19.6	285	525,000	620,530
Year-to-date 2017	44	24.9	50	28.2	41	23.2	19	10.7	23	13.0	177	490,000	554,324
Beaumont Town													
January 2018	3	17.6	4	23.5	7	41.2	2	11.8	1	5.9	17	520,000	507,796
January 2017	2	16.7	7	58.3	3	25.0	0	0.0	0	0.0	12	467,500	460,705
Year-to-date 2018	3	17.6	4	23.5	7	41.2	2	11.8	1	5.9	17	520,000	507,796
Year-to-date 2017	2	16.7	7	58.3	3	25.0	0	0.0	0	0.0	12	467,500	460,705
Calmar Town													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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
Devon Town													
January 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
January 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
January 2018	1	7.7	7	53.8	2	15.4	2	15.4	1	7.7	13	460,000	498,773
January 2017	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	0	550,900
Year-to-date 2018	1	7.7	7	53.8	2	15.4	2	15.4	1	7.7	13	460,000	498,773
Year-to-date 2017	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	0	550,900
Gibbons Town													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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
Leduc City													
January 2018	8	47.1	8	47.1	0	0.0	0	0.0	1	5.9	17	410,000	431,276
January 2017	5	50.0	3	30.0	2	20.0	0	0.0	0	0.0	10	397,500	406,155
Year-to-date 2018	8	47.1	8	47.1	0	0.0	0	0.0	1	5.9	17	410,000	431,276
Year-to-date 2017	5	50.0	3	30.0	2	20.0	0	0.0	0	0.0	10	397,500	406,155
Leduc County													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
January 2017	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	0	474,457
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	0	474,457
Morinville Town													
January 2018	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0
January 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	0	0
Year-to-date 2018	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	0	0

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Spruce Grove City													
January 2018	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	440,000	444,375
January 2017	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	0	448,175
Year-to-date 2018	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	440,000	444,375
Year-to-date 2017	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	0	448,175
St. Albert City													
January 2018	0	0.0	3	25.0	5	41.7	3	25.0	1	8.3	12	572,500	574,754
January 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	0	671,477
Year-to-date 2018	0	0.0	3	25.0	5	41.7	3	25.0	1	8.3	12	572,500	574,754
Year-to-date 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	0	671,477
Stony Plain Town													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	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	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Strathcona County													
January 2018	0	0.0	6	25.0	12	50.0	3	12.5	3	12.5	24	530,000	595,633
January 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	565,839
Year-to-date 2018	0	0.0	6	25.0	12	50.0	3	12.5	3	12.5	24	530,000	595,633
Year-to-date 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	565,839
Sturgeon County													
January 2018	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	0	0
January 2017	4	33.3	0	0.0	0	0.0	2	16.7	6	50.0	12	695,000	588,742
Year-to-date 2018	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	0	0
Year-to-date 2017	4	33.3	0	0.0	0	0.0	2	16.7	6	50.0	12	695,000	588,742
Remainder of the CMA													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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
First Nations													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 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													
January 2018	71	18.0	108	27.4	102	25.9	48	12.2	65	16.5	394	520,000	587,820
January 2017	65	26.0	71	28.4	55	22.0	24	9.6	35	14.0	250	490,000	541,306
Year-to-date 2018	71	18.0	108	27.4	102	25.9	48	12.2	65	16.5	394	520,000	587,820
Year-to-date 2017	65	26.0	71	28.4	55	22.0	24	9.6	35	14.0	250	490,000	541,306

Source: CMHC (Market Absorption Survey)

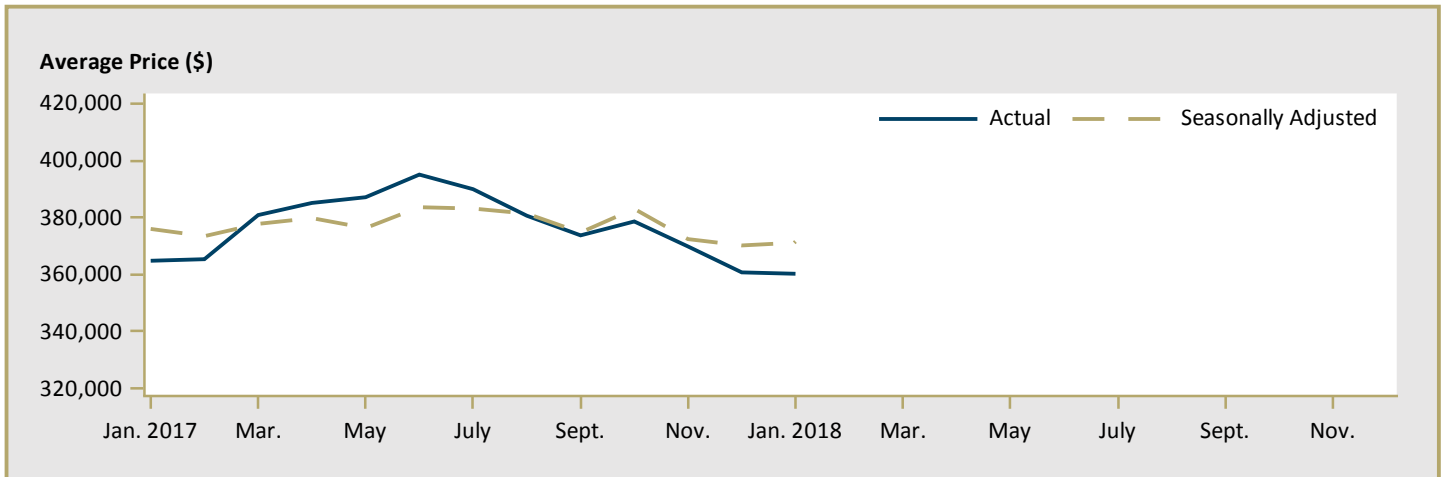
**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**January 2018**

Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	620,530	554,324	11.9	620,530	554,324	11.9
Beaumont Town	507,796	460,705	10.2	507,796	460,705	10.2
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	498,773	550,900	-9.5	498,773	550,900	-9.5
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	431,276	406,155	6.2	431,276	406,155	6.2
Leduc County	-	474,457	n/a	-	474,457	n/a
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	444,375	448,175	-0.8	444,375	448,175	-0.8
St. Albert City	574,754	671,477	-14.4	574,754	671,477	-14.4
Stony Plain Town	-	-	n/a	-	-	n/a
Strathcona County	595,633	565,839	5.3	595,633	565,839	5.3
Sturgeon County	-	588,742	n/a	-	588,742	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
<b>Edmonton CMA</b>	<b>587,820</b>	<b>541,306</b>	<b>8.6</b>	<b>587,820</b>	<b>541,306</b>	<b>8.6</b>

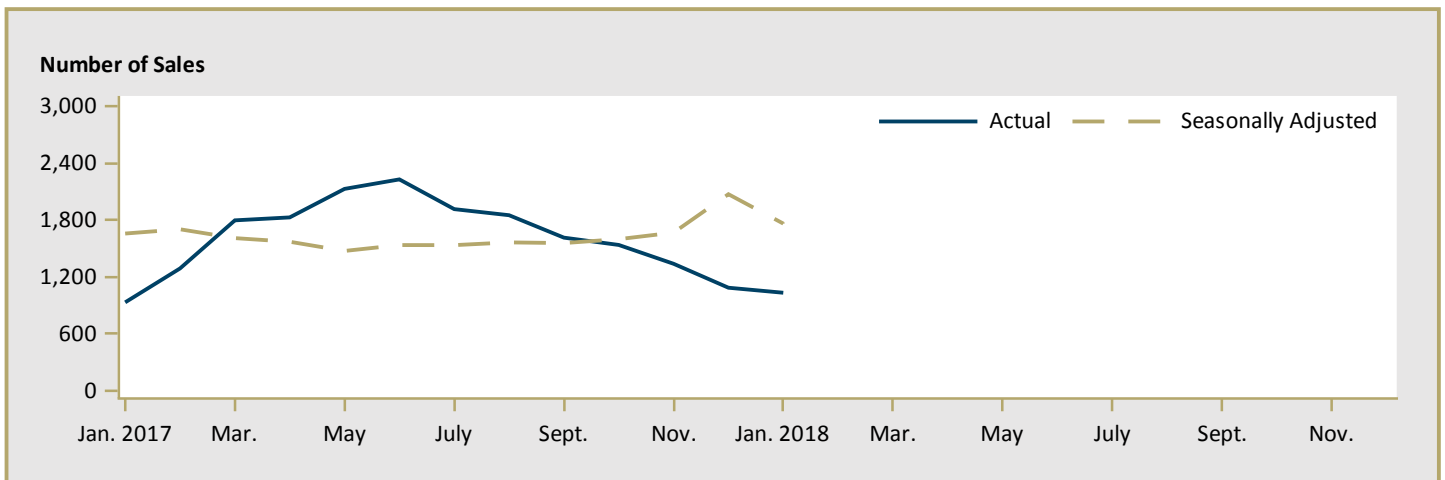
Source: CMHC (Market Absorption Survey)



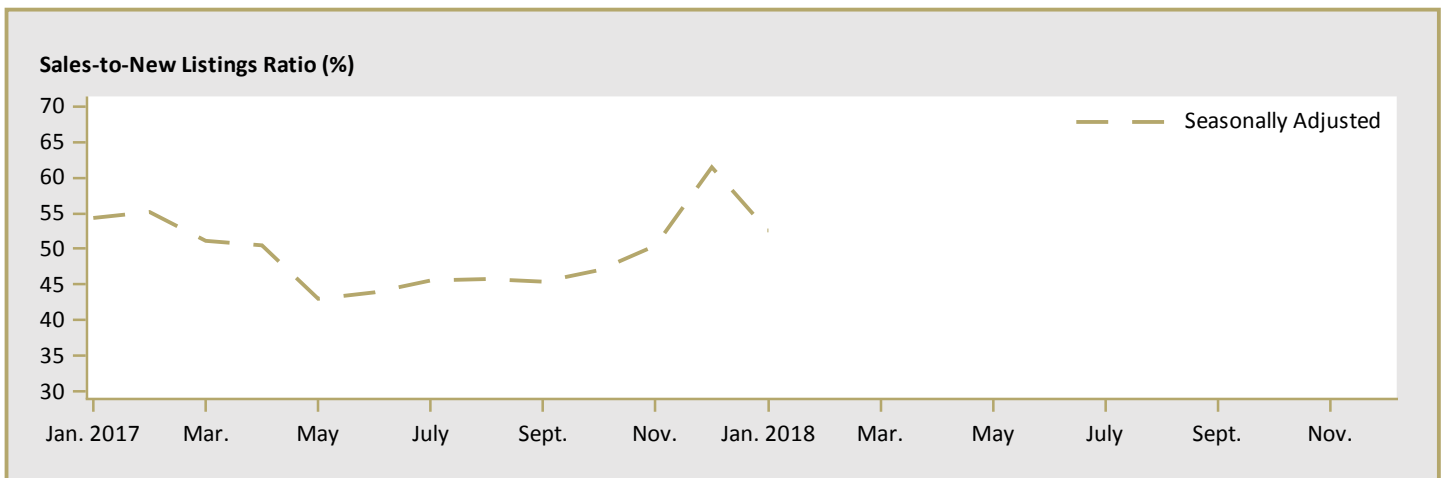
**Figure 5.1: MLS® Residential Average Price for Edmonton**



**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****January 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		139.0	769	7.2	72.2	1,159
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P &amp; 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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