

HOUSING NOW TABLES

Edmonton 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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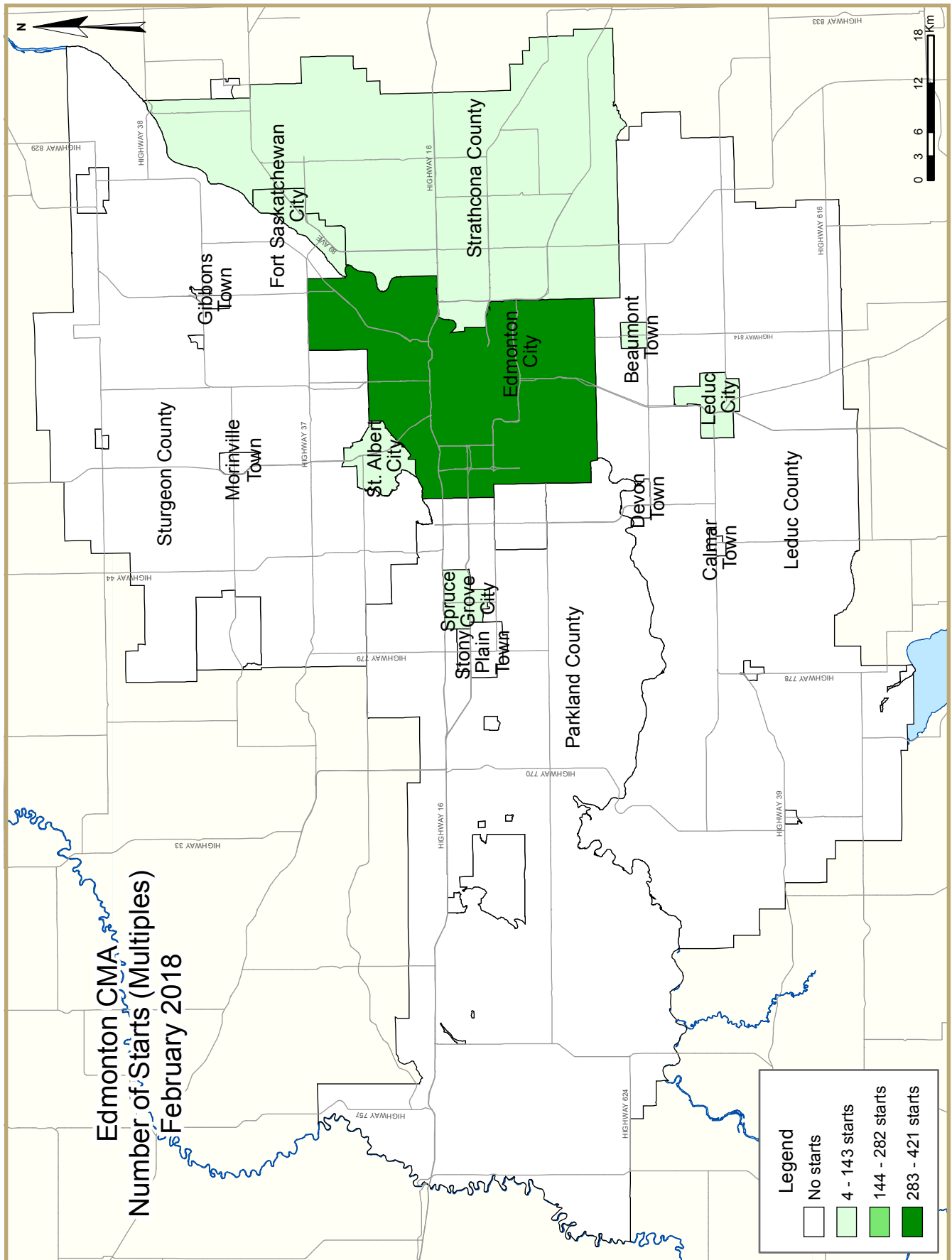
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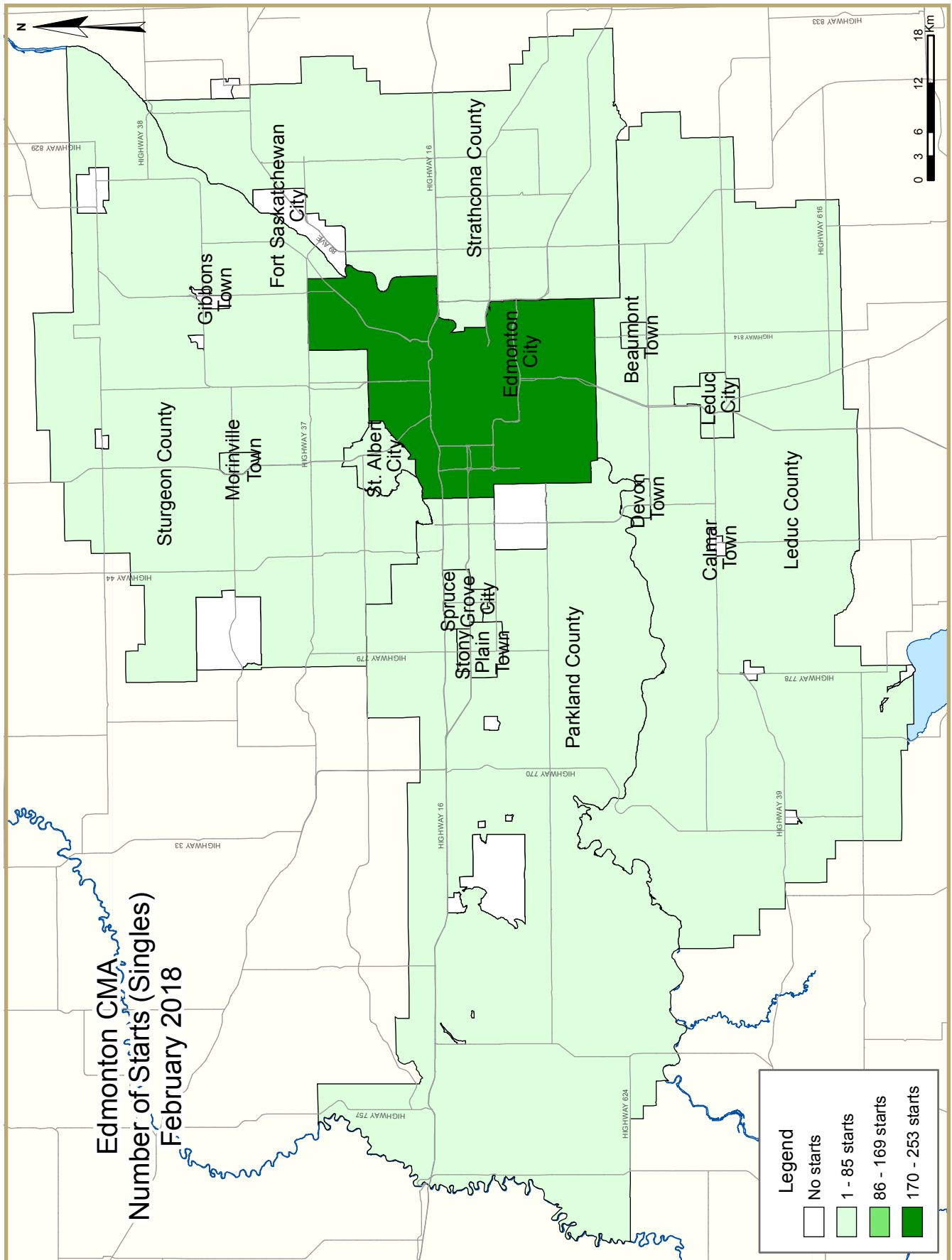
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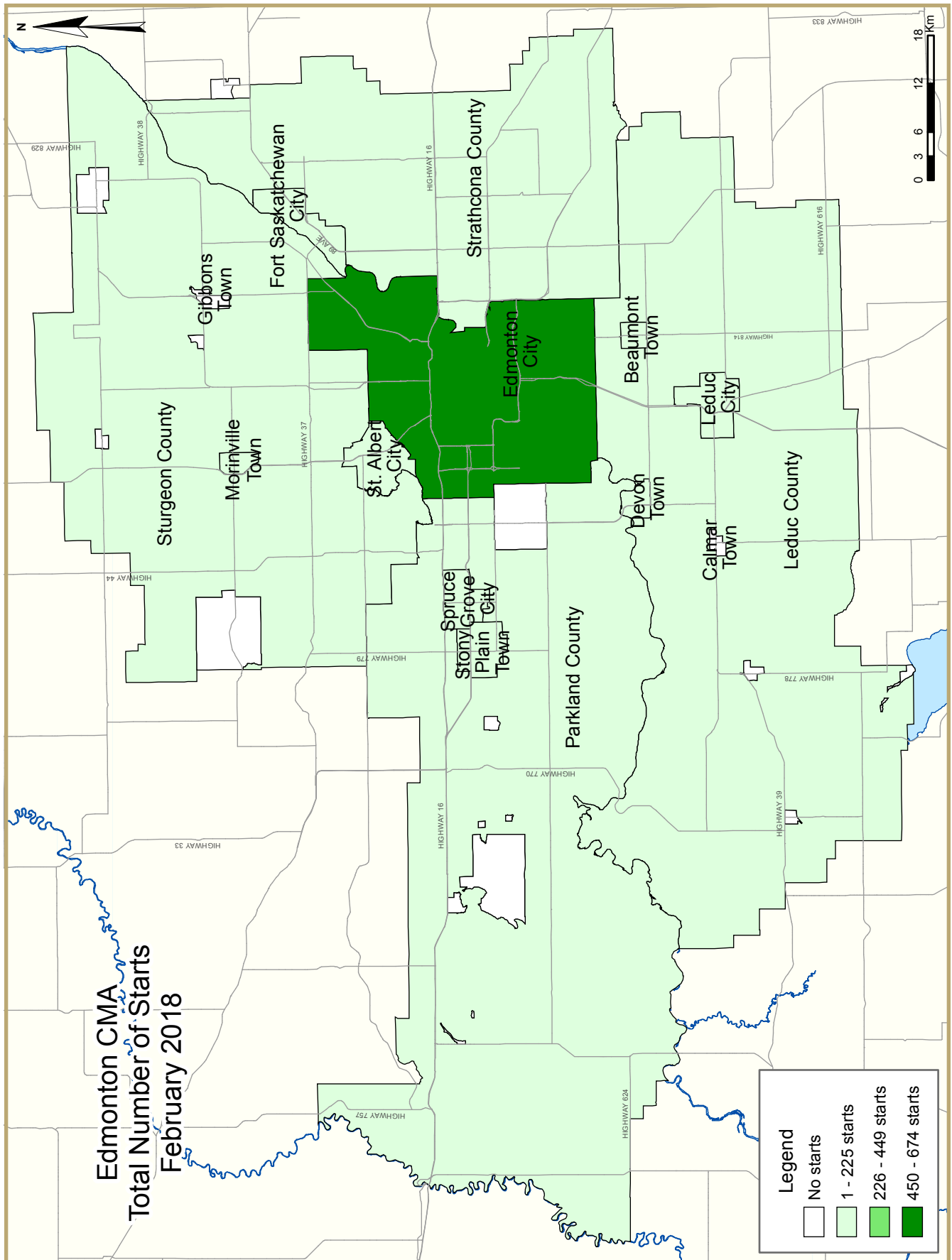
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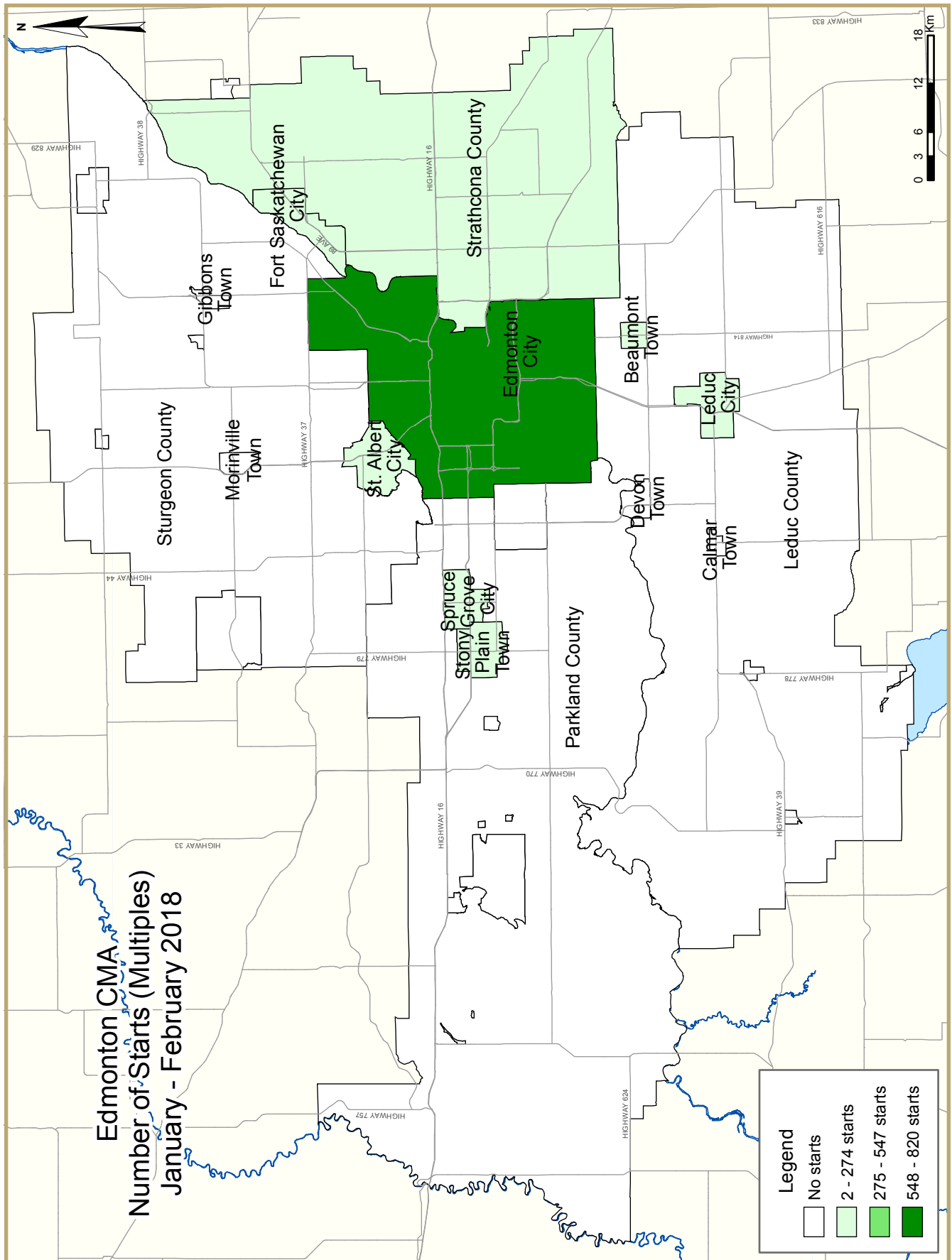
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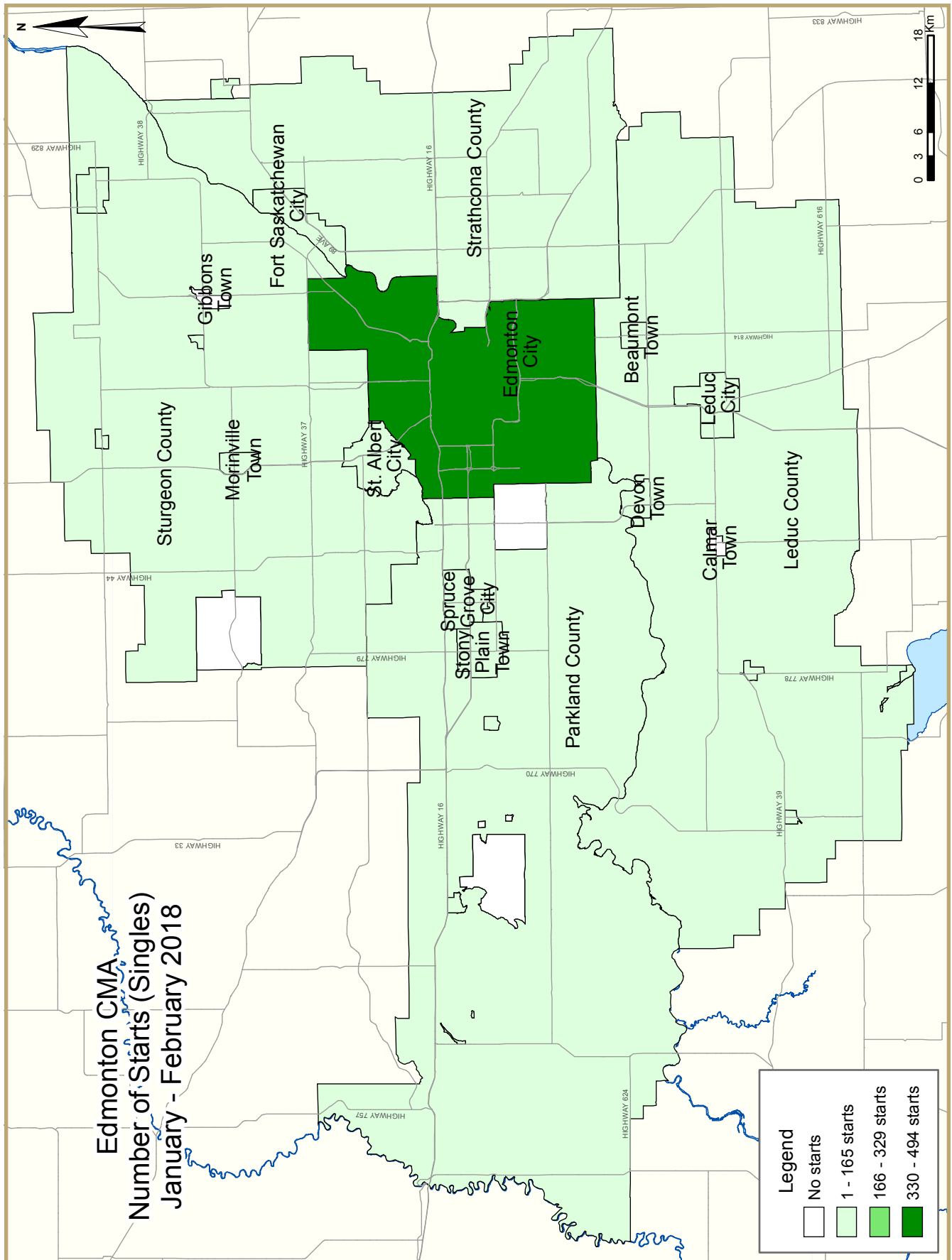
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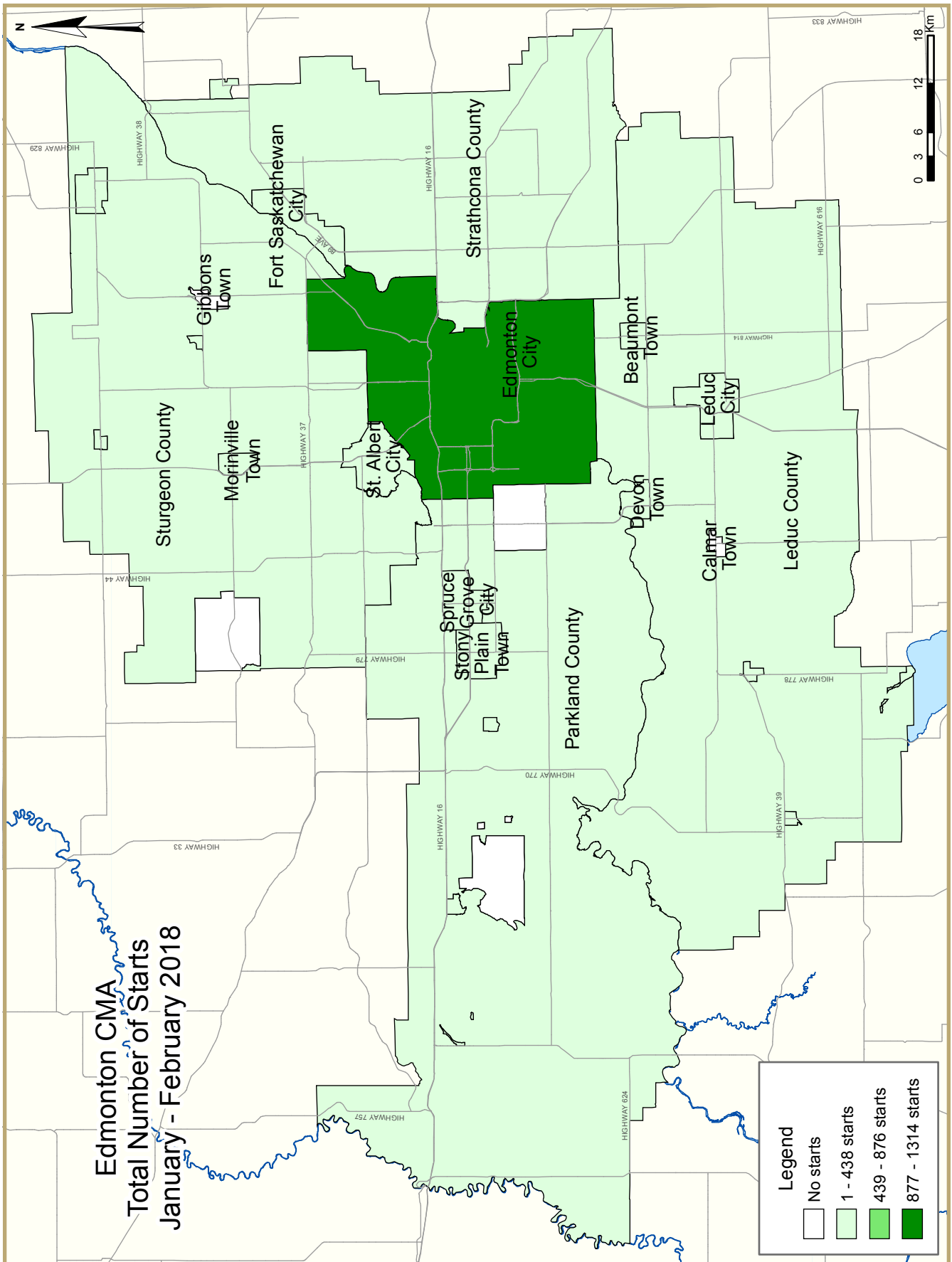












HOUSING NOW REPORT TABLES

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
- 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) February 2018		
Edmonton CMA ¹	January 2018	February 2018
Trend ²	10,388	10,383
SAAR	10,215	10,707
	February 2017	February 2018
Actual		
February - Single-Detached	348	346
February - Multiples	758	487
February - Total	1,106	833
January to February - Single-Detached	592	644
January to February - Multiples	962	908
January to February - Total	1,554	1,552

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 Edmonton CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2018	346	152	73	0	115	38	3	106	833
February 2017	347	174	43	1	35	320	22	164	1,106
% Change	-0.3	-12.6	69.8	-100.0	**	-88.1	-86.4	-35.4	-24.7
Year-to-date 2018	644	284	146	0	214	49	3	212	1,552
Year-to-date 2017	591	310	58	1	53	355	22	164	1,554
% Change	9.0	-8.4	151.7	-100.0	**	-86.2	-86.4	29.3	-0.1
UNDER CONSTRUCTION									
February 2018	2,942	1,106	537	5	587	2,936	124	1,866	10,103
February 2017	2,784	1,188	327	7	557	2,794	175	1,548	9,380
% Change	5.7	-6.9	64.2	-28.6	5.4	5.1	-29.1	20.5	7.7
COMPLETIONS									
February 2018	441	120	82	0	124	207	12	46	1,032
February 2017	302	166	49	1	54	271	0	167	1,010
% Change	46.0	-27.7	67.3	-100.0	129.6	-23.6	n/a	-72.5	2.2
Year-to-date 2018	897	270	106	0	212	219	12	46	1,762
Year-to-date 2017	593	292	83	1	92	323	0	579	1,963
% Change	51.3	-7.5	27.7	-100.0	130.4	-32.2	n/a	-92.1	-10.2
COMPLETED & NOT ABSORBED									
February 2018	791	386	110	4	191	791	n/a	n/a	2,273
February 2017	596	360	87	2	176	908	n/a	n/a	2,129
% Change	32.7	7.2	26.4	100.0	8.5	-12.9	n/a	n/a	6.8
ABSORBED									
February 2018	402	125	59	0	65	153	n/a	n/a	804
February 2017	310	146	48	1	67	107	n/a	n/a	679
% Change	29.7	-14.4	22.9	-100.0	-3.0	43.0	n/a	n/a	18.4
Year-to-date 2018	807	244	83	0	135	245	n/a	n/a	1,514
Year-to-date 2017	579	279	77	2	112	163	n/a	n/a	1,212
% Change	39.4	-12.5	7.8	-100.0	20.5	50.3	n/a	n/a	24.9

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			
STARTS									
Edmonton City									
February 2018	253	112	54	0	109	38	3	105	674
February 2017	278	118	18	1	33	320	22	0	790
Beaumont Town									
February 2018	8	2	3	0	0	0	0	0	13
February 2017	13	4	0	0	0	0	0	0	17
Devon Town									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2018	0	0	4	0	0	0	0	0	4
February 2017	4	10	0	0	0	0	0	0	14
Leduc City									
February 2018	10	4	4	0	0	0	0	0	18
February 2017	4	2	6	0	0	0	0	0	12
Leduc County									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	1	0	0	0	0	0	0	0	1
Morinville Town									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	5	4	0	0	0	0	0	0	9
Parkland County									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	5	2	0	0	0	0	0	0	7
Spruce Grove City									
February 2018	17	8	8	0	0	0	0	0	33
February 2017	9	16	0	0	0	0	0	0	25
St. Albert City									
February 2018	18	14	0	0	0	0	0	1	33
February 2017	8	4	0	0	0	0	0	164	176
Stony Plain Town									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	2	0	0	0	0	0	0	0	2
Strathcona County									
February 2018	26	12	0	0	6	0	0	0	44
February 2017	13	14	19	0	2	0	0	0	48
Sturgeon County									
February 2018	3	0	0	0	0	0	0	0	3
February 2017	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	1	0	0	0	0	0	0	0	1
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2018	346	152	73	0	115	38	3	106	833
February 2017	347	174	43	1	35	320	22	164	1,106

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	
UNDER CONSTRUCTION									
Edmonton City									
February 2018	2,010	792	411	5	501	2,424	45	1,551	7,739
February 2017	1,924	800	258	6	457	2,567	74	1,212	7,298
Beaumont Town									
February 2018	119	32	12	0	0	22	0	0	185
February 2017	148	16	0	0	0	0	0	0	164
Devon Town									
February 2018	5	8	0	0	0	32	0	0	45
February 2017	5	8	0	0	0	32	0	0	45
Fort Saskatchewan City									
February 2018	42	42	24	0	4	0	0	0	112
February 2017	43	74	20	0	4	0	0	0	141
Leduc City									
February 2018	102	42	41	0	17	0	0	0	202
February 2017	87	52	6	0	21	0	0	0	166
Leduc County									
February 2018	50	2	0	0	0	0	0	0	52
February 2017	65	2	0	0	0	0	0	0	67
Morinville Town									
February 2018	26	2	0	0	0	0	0	0	28
February 2017	18	12	0	0	0	0	0	0	30
Parkland County									
February 2018	102	0	0	0	0	0	0	0	102
February 2017	84	2	0	0	0	0	0	0	86
Spruce Grove City									
February 2018	62	84	12	0	19	0	8	0	185
February 2017	87	88	0	0	30	0	30	0	235
St. Albert City									
February 2018	89	48	13	0	21	395	0	315	881
February 2017	79	54	13	0	21	127	0	164	458
Stony Plain Town									
February 2018	28	6	0	0	0	12	71	0	117
February 2017	31	26	0	0	0	12	71	0	140
Strathcona County									
February 2018	204	48	19	0	25	51	0	0	347
February 2017	136	52	26	1	24	56	0	172	467
Sturgeon County									
February 2018	81	0	0	0	0	0	0	0	81
February 2017	60	0	0	0	0	0	0	0	60
Remainder of the CMA									
February 2018	22	0	5	0	0	0	0	0	27
February 2017	17	2	4	0	0	0	0	0	23
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2018	2,942	1,106	537	5	587	2,936	124	1,866	10,103
February 2017	2,784	1,188	327	7	557	2,794	175	1,548	9,380

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			
COMPLETIONS									
Edmonton City									
February 2018	321	94	79	0	120	207	12	46	879
February 2017	228	128	49	1	52	73	0	80	611
Beaumont Town									
February 2018	11	4	3	0	0	0	0	0	18
February 2017	6	6	0	0	0	0	0	0	12
Devon Town									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
February 2018	7	2	0	0	0	0	0	0	9
February 2017	7	4	0	0	0	0	0	0	11
Leduc City									
February 2018	15	6	0	0	0	0	0	0	21
February 2017	9	4	0	0	0	0	0	0	13
Leduc County									
February 2018	6	2	0	0	0	0	0	0	8
February 2017	4	0	0	0	0	0	0	0	4
Morinville Town									
February 2018	6	0	0	0	0	0	0	0	6
February 2017	2	0	0	0	0	0	0	0	2
Parkland County									
February 2018	21	0	0	0	0	0	0	0	21
February 2017	11	0	0	0	0	0	0	0	11
Spruce Grove City									
February 2018	12	4	0	0	4	0	0	0	20
February 2017	7	4	0	0	0	0	0	0	11
St. Albert City									
February 2018	15	6	0	0	0	0	0	0	21
February 2017	5	16	0	0	2	198	0	87	308
Stony Plain Town									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	6	0	0	0	0	0	0	0	6
Strathcona County									
February 2018	10	2	0	0	0	0	0	0	12
February 2017	8	4	0	0	0	0	0	0	12
Sturgeon County									
February 2018	8	0	0	0	0	0	0	0	8
February 2017	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
February 2018	2	0	0	0	0	0	0	0	2
February 2017	4	0	0	0	0	0	0	0	4
First Nations									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2018	441	120	82	0	124	207	12	46	1,032
February 2017	302	166	49	1	54	271	0	167	1,010

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									
Edmonton City									
February 2018	505	238	75	3	157	587	n/a	n/a	1,565
February 2017	349	228	52	2	128	680	n/a	n/a	1,439
Beaumont Town									
February 2018	33	2	1	0	0	1	n/a	n/a	37
February 2017	19	11	0	0	0	3	n/a	n/a	33
Devon Town									
February 2018	2	0	0	0	0	0	n/a	n/a	2
February 2017	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
February 2018	37	24	8	0	1	0	n/a	n/a	70
February 2017	26	21	4	0	4	0	n/a	n/a	55
Leduc City									
February 2018	49	23	10	0	5	0	n/a	n/a	87
February 2017	31	6	15	0	4	0	n/a	n/a	56
Leduc County									
February 2018	5	1	0	0	0	0	n/a	n/a	6
February 2017	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
February 2018	9	4	0	0	0	0	n/a	n/a	13
February 2017	5	2	0	0	0	0	n/a	n/a	7
Parkland County									
February 2018	7	0	0	0	0	0	n/a	n/a	7
February 2017	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
February 2018	49	50	2	0	5	21	n/a	n/a	127
February 2017	45	41	11	0	4	38	n/a	n/a	139
St. Albert City									
February 2018	35	12	3	0	3	164	n/a	n/a	217
February 2017	34	31	0	0	12	164	n/a	n/a	241
Stony Plain Town									
February 2018	15	11	2	0	0	0	n/a	n/a	28
February 2017	27	10	2	0	4	0	n/a	n/a	43
Strathcona County									
February 2018	35	21	5	1	19	18	n/a	n/a	99
February 2017	27	10	3	0	20	23	n/a	n/a	83
Sturgeon County									
February 2018	1	0	0	0	0	0	n/a	n/a	1
February 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
February 2018	9	0	4	0	1	0	n/a	n/a	14
February 2017	7	0	0	0	0	0	n/a	n/a	7
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
Edmonton CMA									
February 2018	791	386	110	4	191	791	n/a	n/a	2,273
February 2017	596	360	87	2	176	908	n/a	n/a	2,129

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									
Edmonton City									
February 2018	285	93	54	0	51	148	n/a	n/a	631
February 2017	236	107	39	1	61	66	n/a	n/a	510
Beaumont Town									
February 2018	11	5	3	0	0	0	n/a	n/a	19
February 2017	5	4	3	0	0	0	n/a	n/a	12
Devon Town									
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
Fort Saskatchewan City									
February 2018	5	4	0	0	1	0	n/a	n/a	10
February 2017	4	8	0	0	1	0	n/a	n/a	13
Leduc City									
February 2018	10	5	0	0	0	0	n/a	n/a	15
February 2017	7	3	5	0	1	0	n/a	n/a	16
Leduc County									
February 2018	6	1	0	0	0	0	n/a	n/a	7
February 2017	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
February 2018	6	1	0	0	0	0	n/a	n/a	7
February 2017	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
February 2018	20	0	0	0	0	0	n/a	n/a	20
February 2017	11	0	0	0	0	0	n/a	n/a	11
Spruce Grove City									
February 2018	11	3	0	0	4	0	n/a	n/a	18
February 2017	10	8	1	0	0	6	n/a	n/a	25
St. Albert City									
February 2018	14	6	0	0	1	0	n/a	n/a	21
February 2017	5	9	0	0	4	34	n/a	n/a	52
Stony Plain Town									
February 2018	7	4	0	0	2	0	n/a	n/a	13
February 2017	3	4	0	0	0	0	n/a	n/a	7
Strathcona County									
February 2018	12	3	2	0	6	5	n/a	n/a	28
February 2017	6	3	0	0	0	1	n/a	n/a	10
Sturgeon County									
February 2018	8	0	0	0	0	0	n/a	n/a	8
February 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
February 2018	4	0	0	0	0	0	n/a	n/a	4
February 2017	5	0	0	0	0	0	n/a	n/a	5
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
Edmonton CMA									
February 2018	402	125	59	0	65	153	n/a	n/a	804
February 2017	310	146	48	1	67	107	n/a	n/a	679

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
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
Edmonton City	253	279	114	118	164	73	143	320	674	790	-14.7
Beaumont Town	8	13	2	4	3	0	0	0	13	17	-23.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	0	4	0	10	4	0	0	0	4	14	-71.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	10	4	4	2	4	6	0	0	18	12	50.0
Leduc County	2	1	0	0	0	0	0	0	2	1	100.0
Morinville Town	1	5	0	4	0	0	0	0	1	9	-88.9
Parkland County	2	5	0	2	0	0	0	0	2	7	-71.4
Spruce Grove City	17	9	8	16	8	0	0	0	33	25	32.0
St. Albert City	18	8	14	4	0	0	1	164	33	176	-81.3
Stony Plain Town	5	2	0	0	0	0	0	0	5	2	150.0
Strathcona County	26	13	12	16	6	19	0	0	44	48	-8.3
Sturgeon County	3	4	0	0	0	0	0	0	3	4	-25.0
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	346	348	154	176	189	98	144	484	833	1,106	-24.7

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
Edmonton City	494	448	228	232	332	97	260	355	1,314	1,132	16.1
Beaumont Town	19	30	4	4	3	0	0	0	26	34	-23.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	2	7	6	14	4	0	0	0	12	21	-42.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	17	14	8	8	4	6	0	0	29	28	3.6
Leduc County	5	7	0	0	0	0	0	0	5	7	-28.6
Morinville Town	3	6	0	4	0	0	0	0	3	10	-70.0
Parkland County	7	9	0	2	0	0	0	0	7	11	-36.4
Spruce Grove City	20	17	8	18	8	0	0	0	36	35	2.9
St. Albert City	23	16	18	8	0	4	1	164	42	192	-78.1
Stony Plain Town	8	3	2	0	0	0	0	0	10	3	**
Strathcona County	38	23	16	24	6	22	0	0	60	69	-13.0
Sturgeon County	5	10	0	0	0	0	0	0	5	10	-50.0
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	644	592	290	314	357	129	261	519	1,552	1,554	-0.1

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
Edmonton City	161	51	3	22	38	320	105	0
Beaumont Town	3	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	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	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	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	1	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	19	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	186	76	3	22	38	320	106	164

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
Edmonton City	329	75	3	22	49	355	211	0
Beaumont Town	3	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	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	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	8	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	1	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	22	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	354	107	3	22	49	355	212	164

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
Edmonton City	419	414	147	354	108	22	674	790
Beaumont Town	13	17	0	0	0	0	13	17
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	4	14	0	0	0	0	4	14
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	12	0	0	0	0	18	12
Leduc County	2	1	0	0	0	0	2	1
Morinville Town	1	9	0	0	0	0	1	9
Parkland County	2	7	0	0	0	0	2	7
Spruce Grove City	33	25	0	0	0	0	33	25
St. Albert City	32	12	0	0	1	164	33	176
Stony Plain Town	5	2	0	0	0	0	5	2
Strathcona County	38	46	6	2	0	0	44	48
Sturgeon County	3	4	0	0	0	0	3	4
Remainder of the CMA	0	1	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	571	564	153	356	109	186	833	1,106

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
Edmonton City	843	712	257	398	214	22	1,314	1,132
Beaumont Town	26	34	0	0	0	0	26	34
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	12	19	0	2	0	0	12	21
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	29	28	0	0	0	0	29	28
Leduc County	5	7	0	0	0	0	5	7
Morinville Town	3	10	0	0	0	0	3	10
Parkland County	7	11	0	0	0	0	7	11
Spruce Grove City	36	35	0	0	0	0	36	35
St. Albert City	41	24	0	4	1	164	42	192
Stony Plain Town	10	3	0	0	0	0	10	3
Strathcona County	54	64	6	5	0	0	60	69
Sturgeon County	5	10	0	0	0	0	5	10
Remainder of the CMA	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,074	959	263	409	215	186	1,552	1,554

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
Edmonton City	321	229	112	130	193	99	253	153	879	611	43.9
Beaumont Town	11	6	4	6	3	0	0	0	18	12	50.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	7	7	2	4	0	0	0	0	9	11	-18.2
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	9	6	4	0	0	0	0	21	13	61.5
Leduc County	6	4	2	0	0	0	0	0	8	4	100.0
Morinville Town	6	2	0	0	0	0	0	0	6	2	200.0
Parkland County	21	11	0	0	0	0	0	0	21	11	90.9
Spruce Grove City	12	7	4	4	4	0	0	0	20	11	81.8
St. Albert City	15	5	6	18	0	0	0	285	21	308	-93.2
Stony Plain Town	5	6	0	0	0	0	0	0	5	6	-16.7
Strathcona County	10	8	2	4	0	0	0	0	12	12	0.0
Sturgeon County	8	4	0	0	0	0	0	0	8	4	100.0
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	441	303	138	170	200	99	253	438	1,032	1,010	2.2

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
Edmonton City	649	420	222	230	289	154	265	551	1,425	1,355	5.2
Beaumont Town	39	15	4	8	3	0	0	0	46	23	100.0
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	3	2	0	2	0	0	0	0	3	4	-25.0
Fort Saskatchewan City	22	9	12	4	0	0	0	0	34	13	161.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	39	18	14	4	0	7	0	0	53	29	82.8
Leduc County	7	9	2	2	0	0	0	0	9	11	-18.2
Morinville Town	10	5	4	0	0	0	0	0	14	5	180.0
Parkland County	28	23	0	0	0	0	0	0	28	23	21.7
Spruce Grove City	24	25	8	16	4	4	0	0	36	45	-20.0
St. Albert City	28	15	10	20	0	0	0	285	38	320	-88.1
Stony Plain Town	5	8	4	2	0	0	0	66	9	76	-88.2
Strathcona County	27	24	16	12	4	0	0	0	47	36	30.6
Sturgeon County	11	14	0	0	0	0	0	0	11	14	-21.4
Remainder of the CMA	3	5	0	2	4	0	0	0	7	7	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	897	594	296	302	304	165	265	902	1,762	1,963	-10.2

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
Edmonton City	181	99	12	0	207	73	46	80
Beaumont Town	3	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	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	198	0	87
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	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	188	99	12	0	207	271	46	167

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
Edmonton City	277	154	12	0	219	125	46	426
Beaumont Town	3	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	4	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	198	0	87
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
Edmonton CMA	292	165	12	0	219	323	46	579

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
Edmonton City	494	405	327	126	58	80	879	611
Beaumont Town	18	12	0	0	0	0	18	12
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	9	11	0	0	0	0	9	11
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	13	0	0	0	0	21	13
Leduc County	8	4	0	0	0	0	8	4
Morinville Town	6	2	0	0	0	0	6	2
Parkland County	21	11	0	0	0	0	21	11
Spruce Grove City	16	11	4	0	0	0	20	11
St. Albert City	21	21	0	200	0	87	21	308
Stony Plain Town	5	6	0	0	0	0	5	6
Strathcona County	12	12	0	0	0	0	12	12
Sturgeon County	8	4	0	0	0	0	8	4
Remainder of the CMA	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	643	517	331	326	58	167	1,032	1,010

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
Edmonton City	948	716	419	213	58	426	1,425	1,355
Beaumont Town	46	23	0	0	0	0	46	23
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	3	4	0	0	0	0	3	4
Fort Saskatchewan City	32	13	2	0	0	0	34	13
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	53	26	0	3	0	0	53	29
Leduc County	9	11	0	0	0	0	9	11
Morinville Town	14	5	0	0	0	0	14	5
Parkland County	28	23	0	0	0	0	28	23
Spruce Grove City	32	45	4	0	0	0	36	45
St. Albert City	38	33	0	200	0	87	38	320
Stony Plain Town	9	10	0	0	0	66	9	76
Strathcona County	41	36	6	0	0	0	47	36
Sturgeon County	11	14	0	0	0	0	11	14
Remainder of the CMA	7	7	0	0	0	0	7	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,273	968	431	416	58	579	1,762	1,963

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 (\$)
	< \$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													
February 2018	49	17.3	79	27.8	74	26.1	39	13.7	43	15.1	284	520,000	577,702
February 2017	55	23.3	70	29.7	46	19.5	24	10.2	41	17.4	236	490,000	591,368
Year-to-date 2018	94	16.5	154	27.1	146	25.7	76	13.4	99	17.4	569	520,000	599,154
Year-to-date 2017	99	24.0	120	29.1	87	21.1	43	10.4	64	15.5	413	490,000	575,492
Beaumont Town													
February 2018	2	18.2	3	27.3	6	54.5	0	0.0	0	0.0	11	510,000	484,329
February 2017	0	0.0	3	60.0	0	0.0	2	40.0	0	0.0	5	0	528,954
Year-to-date 2018	5	17.9	7	25.0	13	46.4	2	7.1	1	3.6	28	517,500	498,577
Year-to-date 2017	2	11.8	10	58.8	3	17.6	2	11.8	0	0.0	17	467,500	480,778
Calmar Town													
February 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
February 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
Devon Town													
February 2018	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	0	0
February 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	0	0
Year-to-date 2018	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	0	0
Year-to-date 2017	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	0	0
Fort Saskatchewan City													
February 2018	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	0	460,559
February 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	0	494,925
Year-to-date 2018	1	5.6	11	61.1	3	16.7	2	11.1	1	5.6	18	460,000	488,158
Year-to-date 2017	2	22.2	4	44.4	1	11.1	0	0.0	2	22.2	9	0	526,022
Gibbons Town													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 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													
February 2018	3	30.0	5	50.0	1	10.0	0	0.0	1	10.0	10	447,500	469,950
February 2017	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	0	410,511
Year-to-date 2018	11	40.7	13	48.1	1	3.7	0	0.0	2	7.4	27	430,000	445,600
Year-to-date 2017	8	47.1	6	35.3	3	17.6	0	0.0	0	0.0	17	397,500	407,949
Leduc County													
February 2018	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	0	820,160
February 2017	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	6	0	652,011
Year-to-date 2018	0	0.0	0	0.0	2	28.6	0	0.0	5	71.4	7	0	820,160
Year-to-date 2017	1	10.0	2	20.0	3	30.0	2	20.0	2	20.0	10	0	580,989
Morinville Town													
February 2018	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	0	0
February 2017	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	0	0
Year-to-date 2018	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	0	0
Year-to-date 2017	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	800,000	772,482
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	15.4	0	0.0	0	0.0	2	15.4	9	69.2	13	800,000	772,482
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													
February 2018	6	54.5	2	18.2	1	9.1	2	18.2	0	0.0	11	400,000	428,976
February 2017	0	0.0	6	66.7	2	22.2	1	11.1	0	0.0	9	0	492,356
Year-to-date 2018	11	47.8	6	26.1	4	17.4	2	8.7	0	0.0	23	435,000	437,010
Year-to-date 2017	2	11.8	10	58.8	4	23.5	1	5.9	0	0.0	17	0	471,565
St. Albert City													
February 2018	0	0.0	3	21.4	5	35.7	3	21.4	3	21.4	14	580,000	655,617
February 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	0	0
Year-to-date 2018	0	0.0	6	23.1	10	38.5	6	23.1	4	15.4	26	572,500	618,296
Year-to-date 2017	0	0.0	3	27.3	3	27.3	1	9.1	4	36.4	11	0	671,477
Stony Plain Town													
February 2018	4	57.1	1	14.3	0	0.0	0	0.0	2	28.6	7	0	520,386
February 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	0	0
Year-to-date 2018	4	57.1	1	14.3	0	0.0	0	0.0	2	28.6	7	0	520,386
Year-to-date 2017	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	0	0
Strathcona County													
February 2018	0	0.0	2	16.7	4	33.3	2	16.7	4	33.3	12	622,500	665,598
February 2017	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	6	0	781,250
Year-to-date 2018	0	0.0	8	22.2	16	44.4	5	13.9	7	19.4	36	535,000	618,955
Year-to-date 2017	1	10.0	1	10.0	4	40.0	1	10.0	3	30.0	10	0	695,085
Sturgeon County													
February 2018	0	0.0	1	12.5	3	37.5	0	0.0	4	50.0	8	0	637,500
February 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	563,750
Year-to-date 2018	1	9.1	1	9.1	4	36.4	1	9.1	4	36.4	11	0	637,500
Year-to-date 2017	5	31.3	1	6.3	1	6.3	2	12.5	7	43.8	16	695,000	582,494
Remainder of the CMA													
February 2018	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	0	0
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	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													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 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													
February 2018	68	17.4	106	27.1	99	25.3	49	12.5	69	17.6	391	520,000	576,222
February 2017	65	22.1	93	31.6	58	19.7	29	9.9	49	16.7	294	490,000	580,840
Year-to-date 2018	139	17.7	214	27.3	201	25.6	97	12.4	134	17.1	785	520,000	582,043
Year-to-date 2017	130	23.9	164	30.1	113	20.8	53	9.7	84	15.4	544	490,000	562,672

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
Edmonton City	577,702	591,368	-2.3	599,154	575,492	4.1
Beaumont Town	484,329	528,954	-8.4	498,577	480,778	3.7
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	460,559	494,925	-6.9	488,158	526,022	-7.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	469,950	410,511	14.5	445,600	407,949	9.2
Leduc County	820,160	652,011	25.8	820,160	580,989	41.2
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	772,482	-	n/a	772,482	-	n/a
Spruce Grove City	428,976	492,356	-12.9	437,010	471,565	-7.3
St. Albert City	655,617	-	n/a	618,296	671,477	-7.9
Stony Plain Town	520,386	-	n/a	520,386	-	n/a
Strathcona County	665,598	781,250	-14.8	618,955	695,085	-11.0
Sturgeon County	637,500	563,750	13.1	637,500	582,494	9.4
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	576,222	580,840	-0.8	582,043	562,672	3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

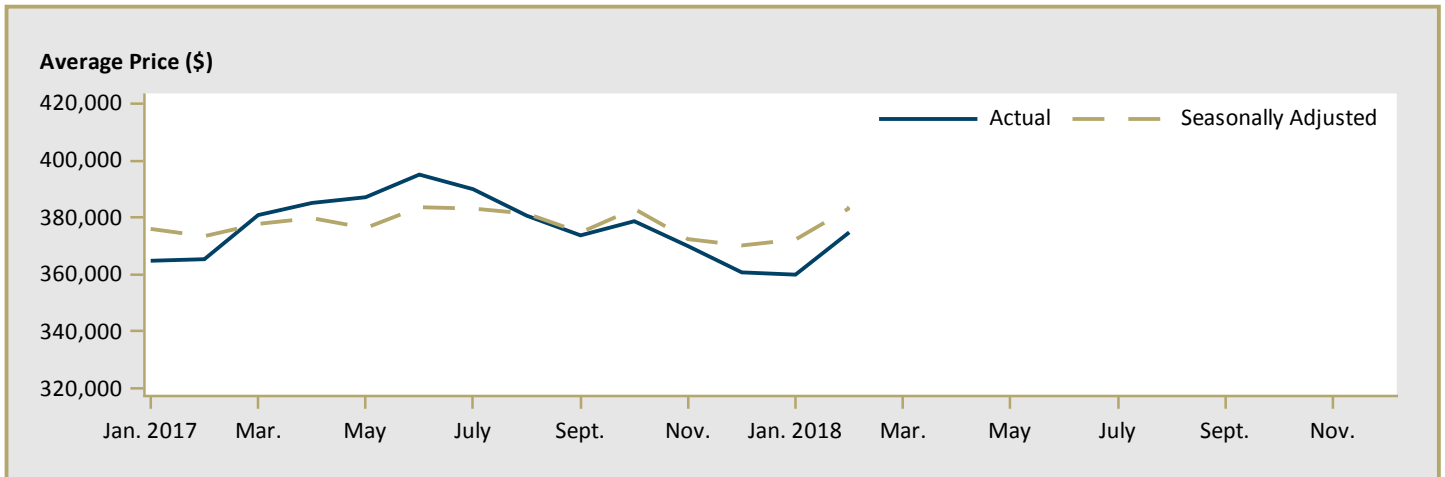


Figure 5.2: MLS® Residential Sales for Edmonton

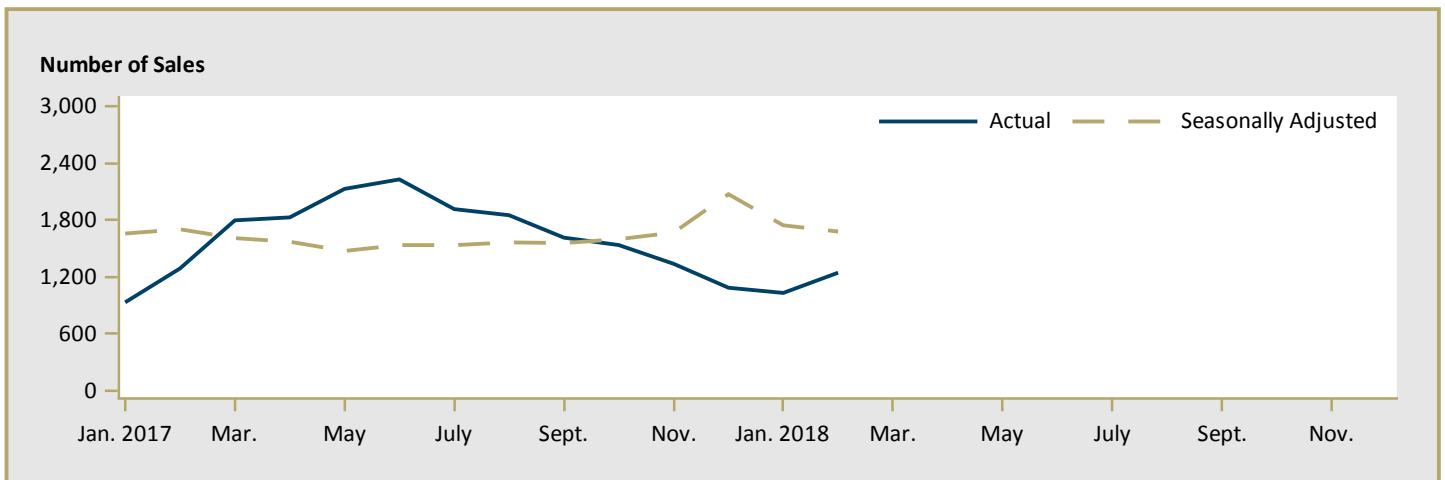
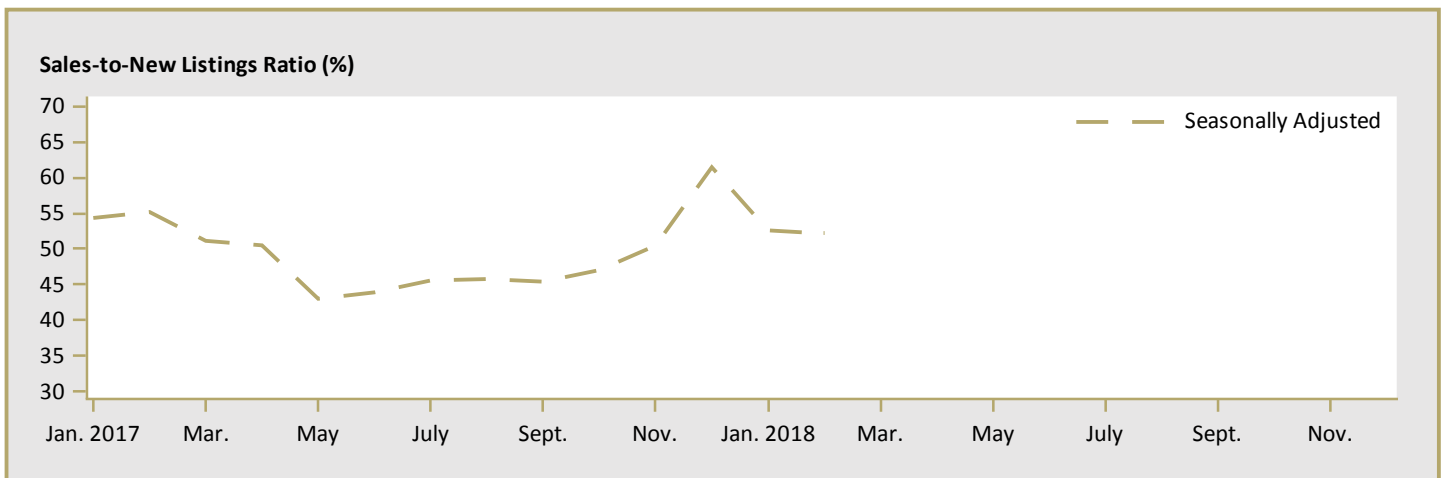


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**February 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		139.8	764	6.9	71.4	1,156
	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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