

HOUSING NOW TABLES

Edmonton CMA

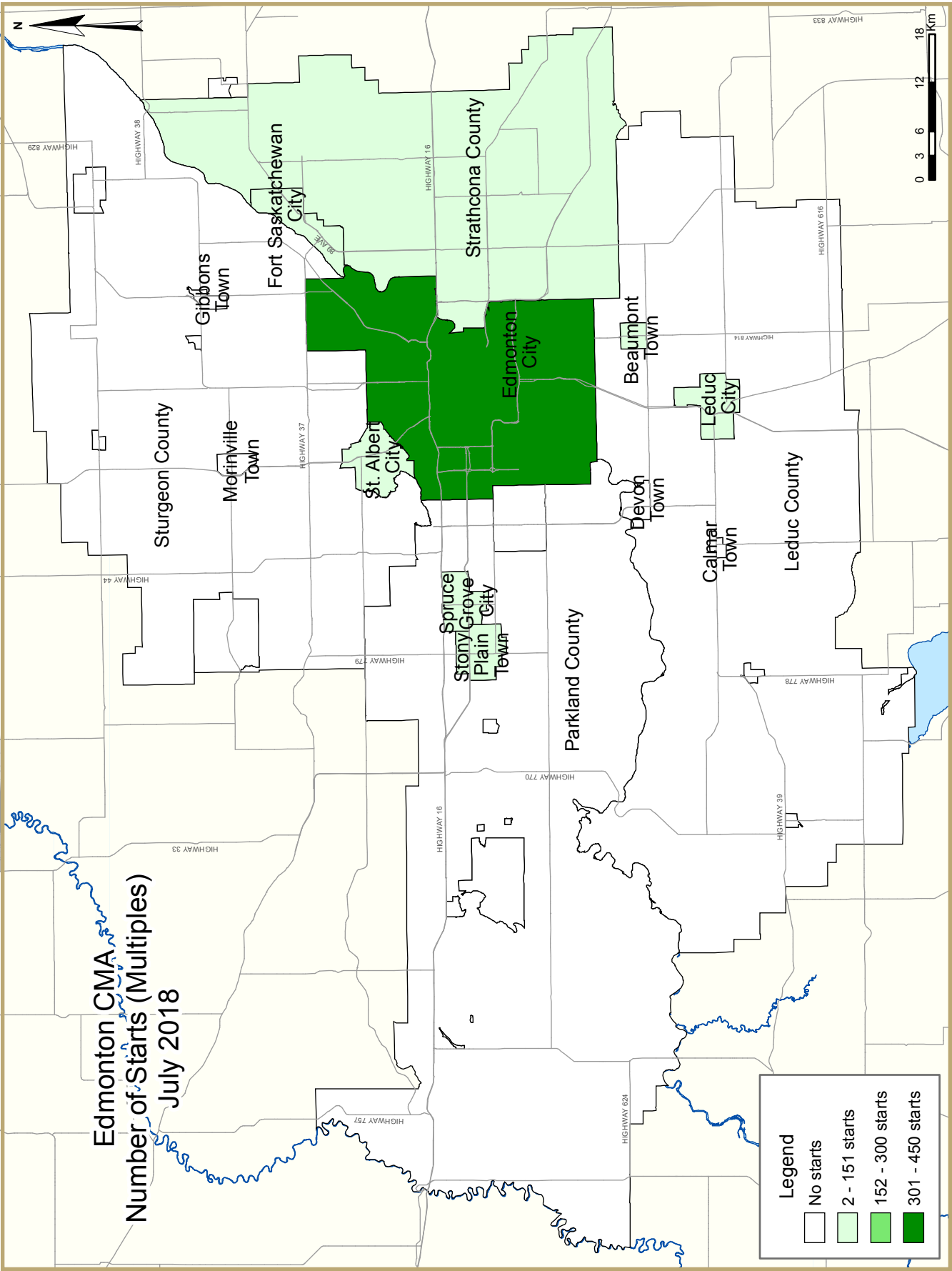
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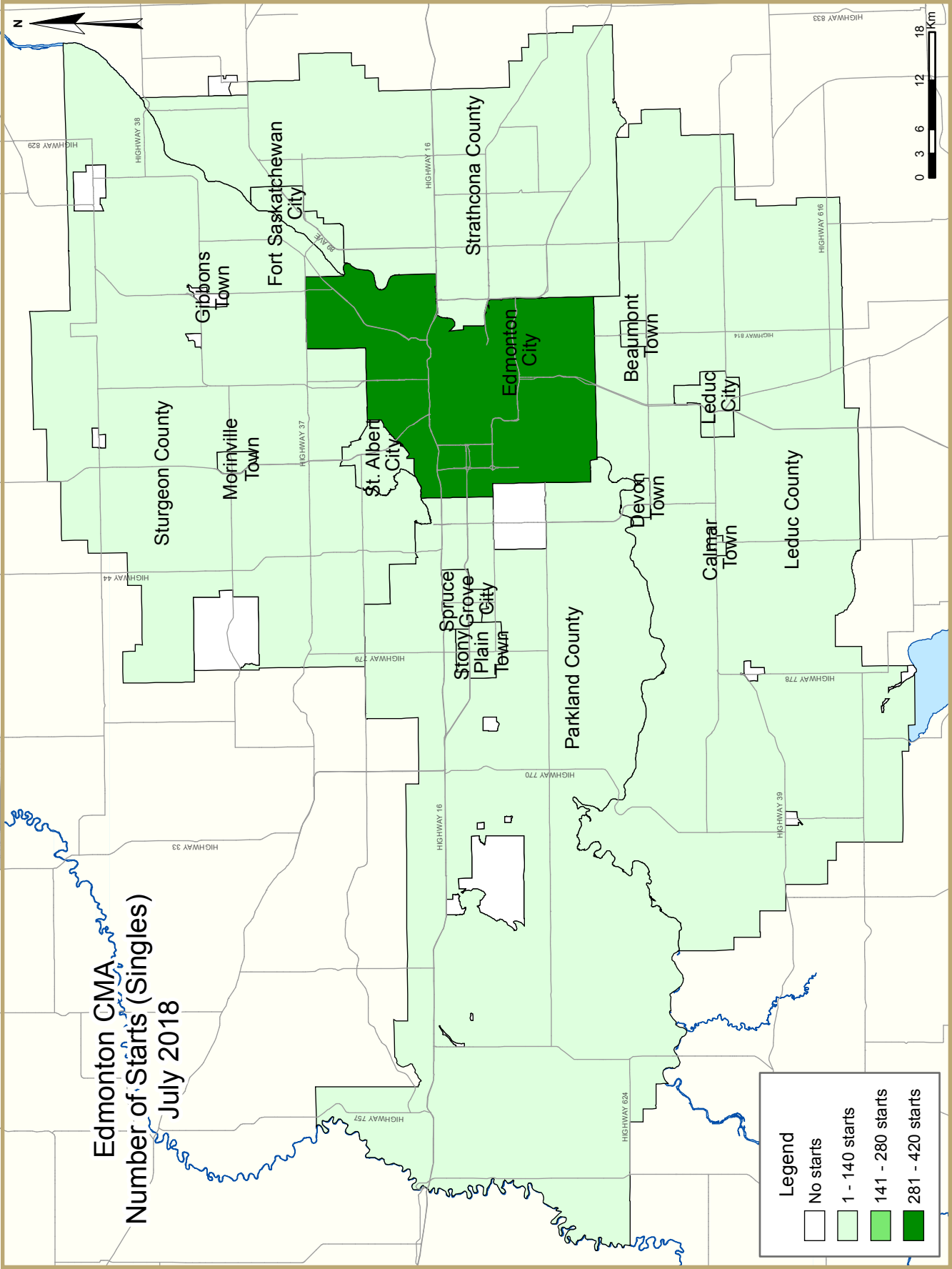


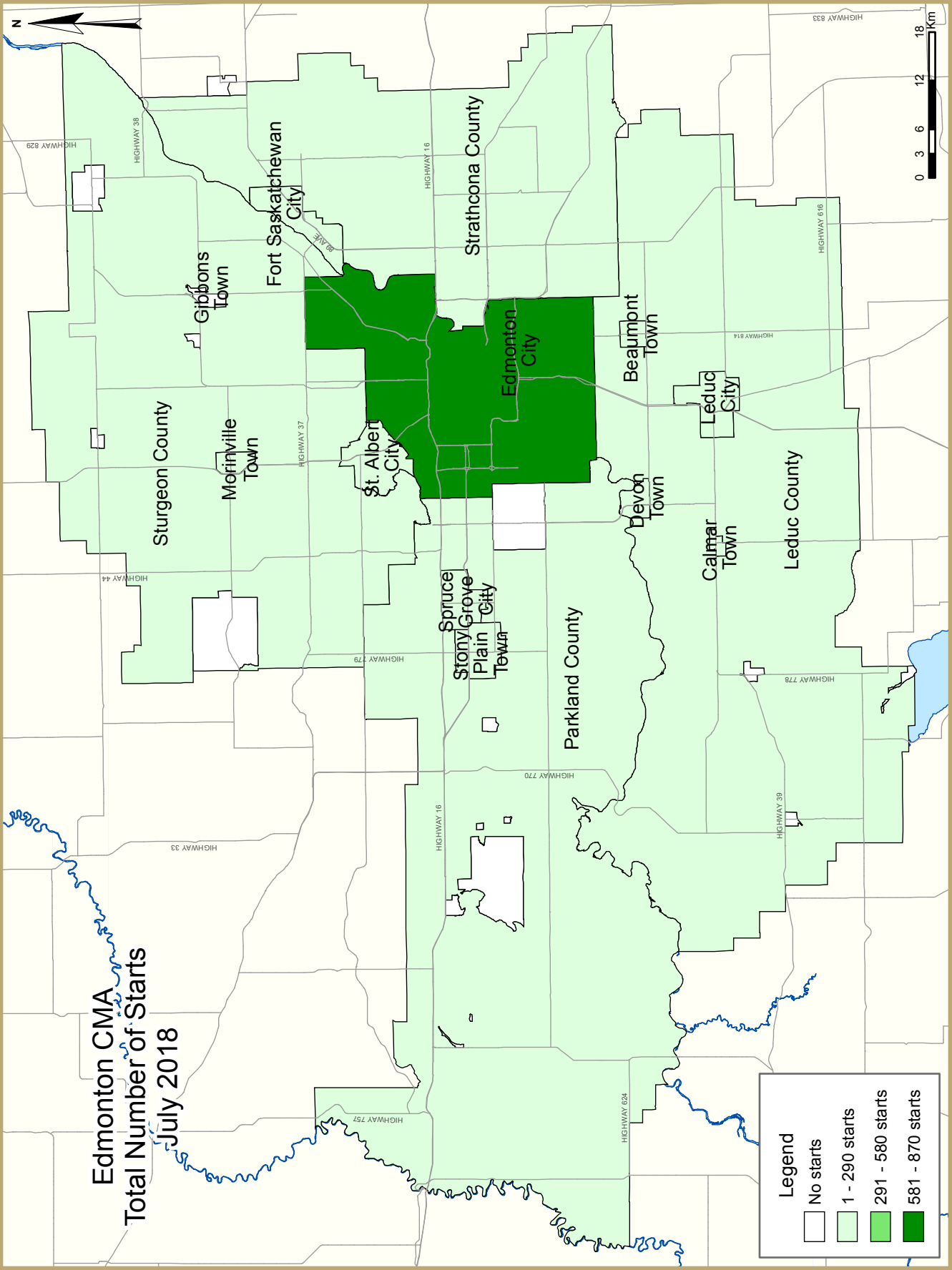
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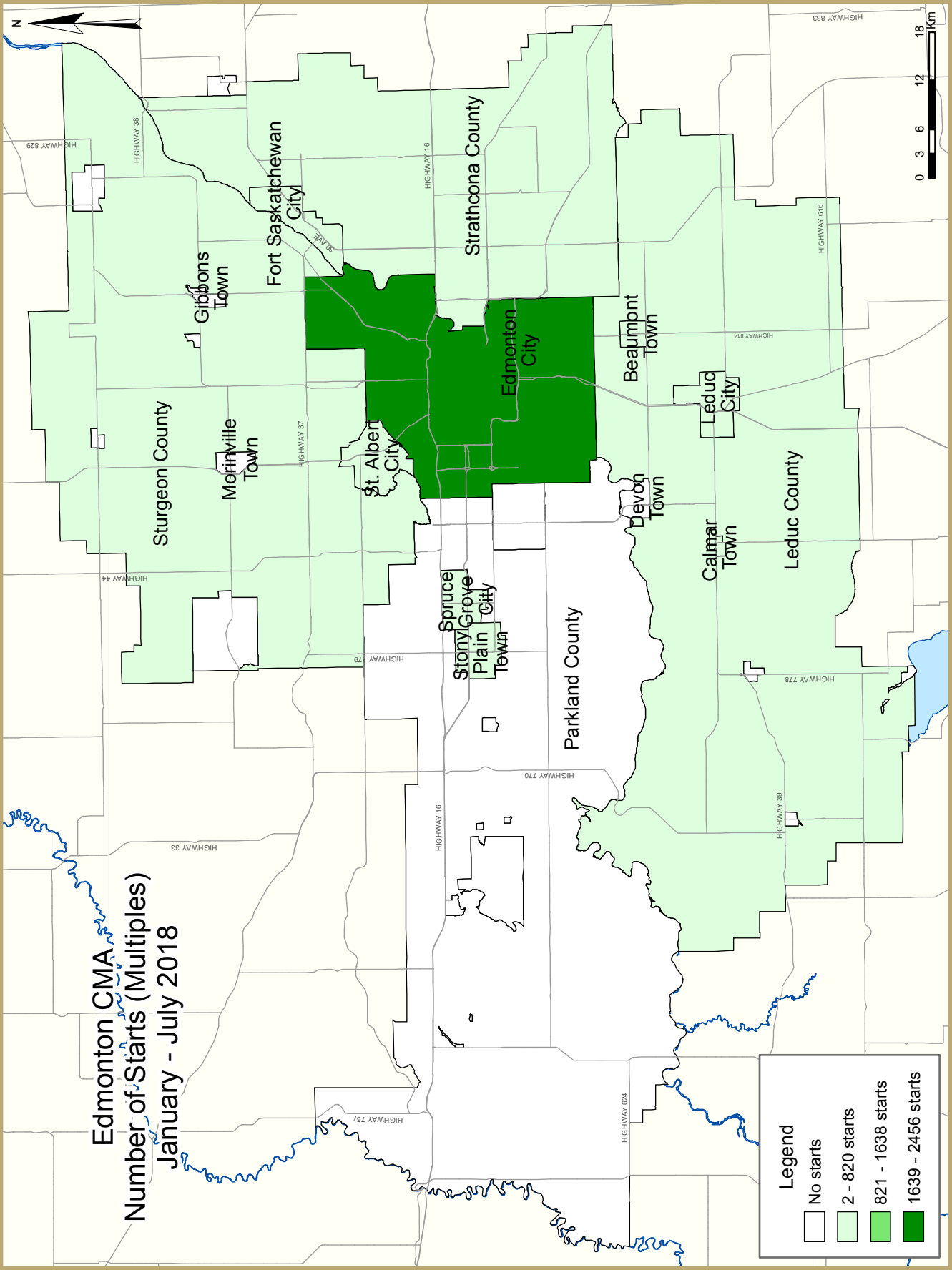
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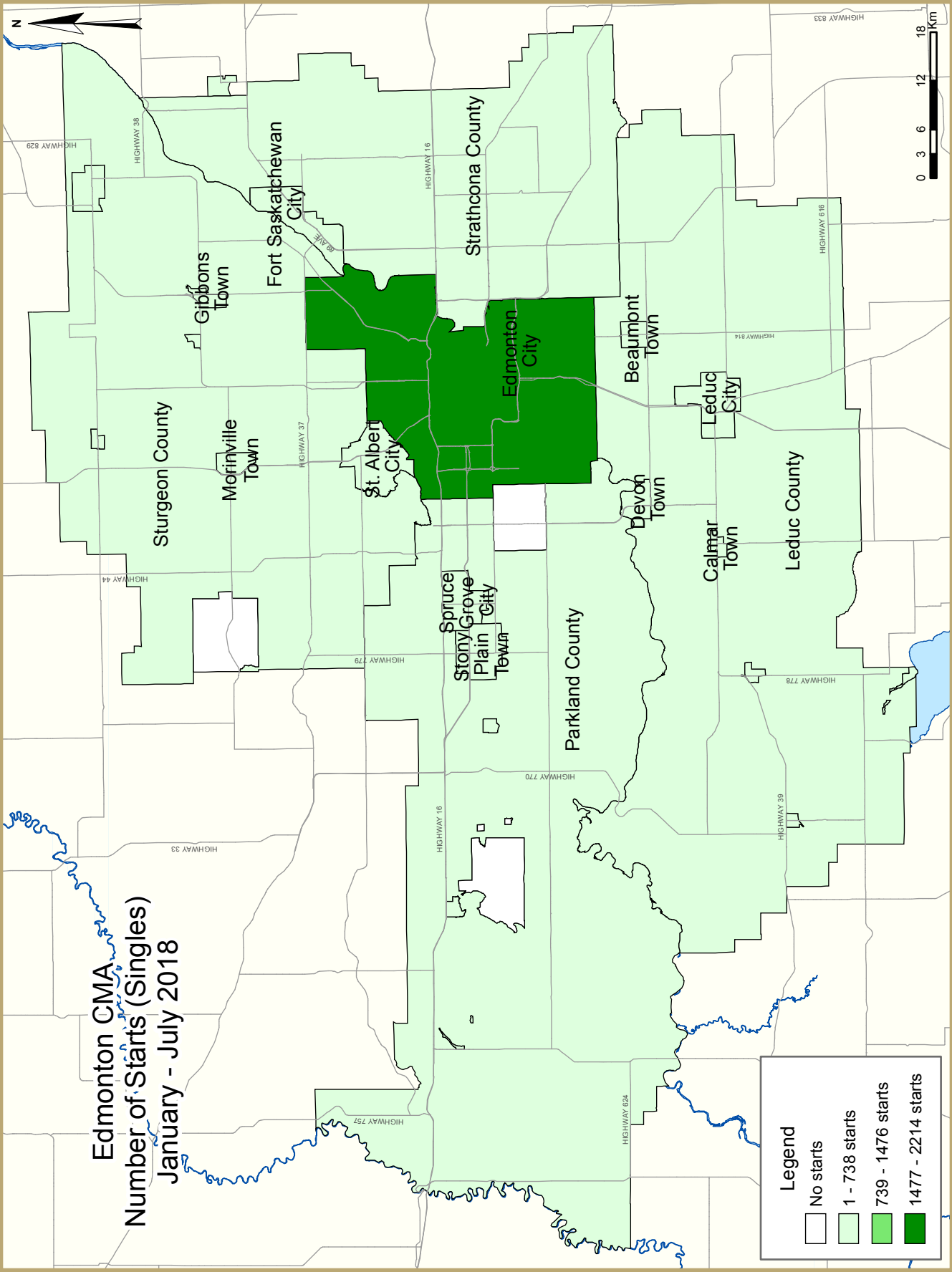
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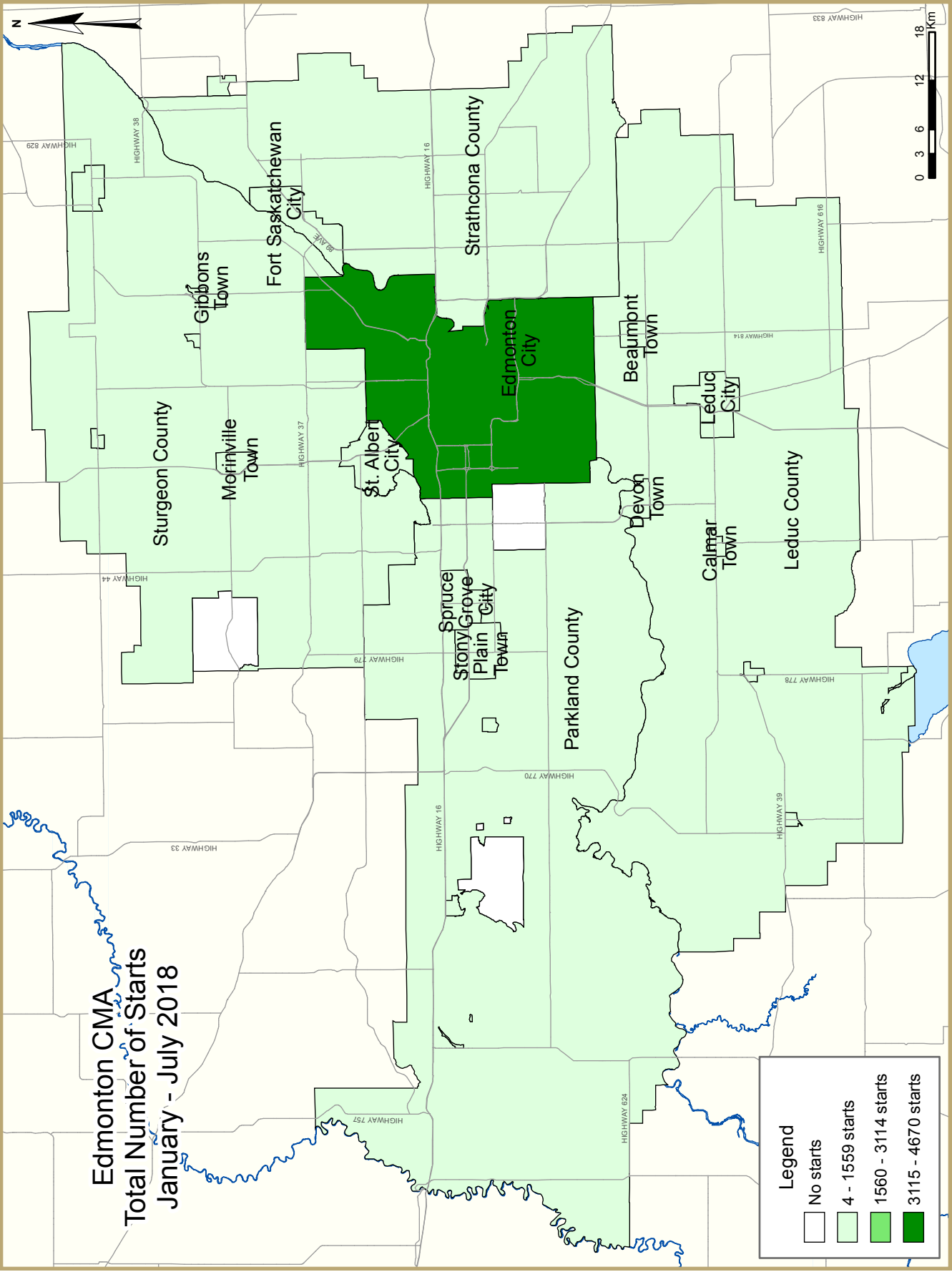












HOUSING NOW REPORT TABLES

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- 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
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- 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
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
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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) July 2018		
Edmonton CMA ¹	June 2018	July 2018
Trend ²	10,116	10,427
SAAR	9,885	12,149
	July 2017	July 2018
Actual		
July - Single-Detached	498	563
July - Multiples	716	518
July - Total	1,214	1,081
January to July - Single-Detached	2,784	3,014
January to July - Multiples	4,159	2,914
January to July - Total	6,943	5,928

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
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2018	563	124	52	0	78	7	53	204	1,081
July 2017	498	176	68	0	39	433	0	0	1,214
% Change	13.1	-29.5	-23.5	n/a	100.0	-98.4	n/a	n/a	-11.0
Year-to-date 2018	3,014	1,020	458	0	397	495	56	488	5,928
Year-to-date 2017	2,779	1,060	261	5	378	1,653	59	748	6,943
% Change	8.5	-3.8	75.5	-100.0	5.0	-70.1	-5.1	-34.8	-14.6
UNDER CONSTRUCTION									
July 2018	3,474	1,154	652	2	579	2,880	84	1,695	10,520
July 2017	2,843	1,066	329	9	615	3,362	144	1,367	9,735
% Change	22.2	8.3	98.2	-77.8	-5.9	-14.3	-41.7	24.0	8.1
COMPLETIONS									
July 2018	420	134	68	0	65	97	0	168	952
July 2017	470	220	68	0	40	143	0	495	1,436
% Change	-10.6	-39.1	0.0	n/a	62.5	-32.2	n/a	-66.1	-33.7
Year-to-date 2018	2,713	936	307	3	399	561	69	633	5,621
Year-to-date 2017	2,720	1,172	286	2	354	903	56	1,385	6,878
% Change	-0.3	-20.1	7.3	50.0	12.7	-37.9	23.2	-54.3	-18.3
COMPLETED & NOT ABSORBED									
July 2018	871	446	116	3	157	687	n/a	n/a	2,280
July 2017	701	367	81	2	148	1,041	n/a	n/a	2,340
% Change	24.3	21.5	43.2	50.0	6.1	-34.0	n/a	n/a	-2.6
ABSORBED									
July 2018	389	154	61	0	67	82	n/a	n/a	753
July 2017	434	209	63	0	32	101	n/a	n/a	839
% Change	-10.4	-26.3	-3.2	n/a	109.4	-18.8	n/a	n/a	-10.3
Year-to-date 2018	2,535	846	277	4	321	616	n/a	n/a	4,599
Year-to-date 2017	2,601	1,150	284	3	336	610	n/a	n/a	4,984
% Change	-2.5	-26.4	-2.5	33.3	-4.5	1.0	n/a	n/a	-7.7

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2018	420	80	39	0	67	7	53	204	870
July 2017	331	124	64	0	39	283	0	0	841
Beaumont Town									
July 2018	10	4	0	0	0	0	0	0	14
July 2017	20	4	0	0	0	0	0	0	24
Devon Town									
July 2018	1	0	0	0	0	0	0	0	1
July 2017	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2018	14	6	0	0	0	0	0	0	20
July 2017	17	6	4	0	0	0	0	0	27
Leduc City									
July 2018	10	16	3	0	0	0	0	0	29
July 2017	16	8	0	0	0	0	0	0	24
Leduc County									
July 2018	12	0	0	0	0	0	0	0	12
July 2017	4	0	0	0	0	0	0	0	4
Morinville Town									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	14	0	0	0	0	0	0	0	14
Parkland County									
July 2018	14	0	0	0	0	0	0	0	14
July 2017	27	0	0	0	0	0	0	0	27
Spruce Grove City									
July 2018	11	6	0	0	0	0	0	0	17
July 2017	14	14	0	0	0	0	0	0	28
St. Albert City									
July 2018	11	4	6	0	5	0	0	0	26
July 2017	22	8	0	0	0	150	0	0	180
Stony Plain Town									
July 2018	4	2	0	0	0	0	0	0	6
July 2017	0	2	0	0	0	0	0	0	2
Strathcona County									
July 2018	39	6	4	0	6	0	0	0	55
July 2017	30	8	0	0	0	0	0	0	38
Sturgeon County									
July 2018	13	0	0	0	0	0	0	0	13
July 2017	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
July 2018	1	0	0	0	0	0	0	0	1
July 2017	0	0	0	0	0	0	0	0	0
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2018	563	124	52	0	78	7	53	204	1,081
July 2017	498	176	68	0	39	433	0	0	1,214

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2018	2,423	830	456	2	496	2,439	54	1,377	8,077
July 2017	1,925	686	248	7	509	2,990	67	1,203	7,635
Beaumont Town									
July 2018	113	46	13	0	0	0	0	2	174
July 2017	105	16	6	0	0	0	0	0	127
Devon Town									
July 2018	4	0	0	0	0	0	0	0	4
July 2017	7	4	0	0	0	32	0	0	43
Fort Saskatchewan City									
July 2018	73	52	47	0	4	0	0	0	176
July 2017	81	68	16	0	10	0	0	0	175
Leduc City									
July 2018	140	60	53	0	5	0	0	0	258
July 2017	94	44	17	0	19	0	0	0	174
Leduc County									
July 2018	64	0	3	0	0	0	0	0	67
July 2017	53	6	0	0	0	0	0	0	59
Morinville Town									
July 2018	15	2	0	0	0	0	0	0	17
July 2017	31	6	0	0	0	0	0	0	37
Parkland County									
July 2018	83	0	0	0	0	0	0	0	83
July 2017	94	2	0	0	0	0	0	0	96
Spruce Grove City									
July 2018	93	66	20	0	15	0	0	0	194
July 2017	88	114	0	0	19	0	6	0	227
St. Albert City									
July 2018	119	48	41	0	32	328	0	316	884
July 2017	104	46	7	0	29	277	0	164	627
Stony Plain Town									
July 2018	26	2	0	0	0	0	30	0	58
July 2017	21	16	0	0	0	12	71	0	120
Strathcona County									
July 2018	228	46	11	0	27	113	0	0	425
July 2017	167	58	27	2	26	51	0	0	331
Sturgeon County									
July 2018	68	2	0	0	0	0	0	0	70
July 2017	60	0	0	0	0	0	0	0	60
Remainder of the CMA									
July 2018	25	0	8	0	0	0	0	0	33
July 2017	13	0	8	0	3	0	0	0	24
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2018	3,474	1,154	652	2	579	2,880	84	1,695	10,520
July 2017	2,843	1,066	329	9	615	3,362	144	1,367	9,735

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2018	298	94	57	0	56	8	0	168	681
July 2017	315	136	52	0	23	87	0	403	1,016
Beaumont Town									
July 2018	2	2	0	0	0	22	0	0	26
July 2017	35	2	0	0	0	0	0	0	37
Devon Town									
July 2018	3	2	0	0	0	0	0	0	5
July 2017	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2018	11	0	0	0	0	0	0	0	11
July 2017	16	26	4	0	0	0	0	0	46
Leduc City									
July 2018	20	2	0	0	7	0	0	0	29
July 2017	28	8	6	0	0	0	0	0	42
Leduc County									
July 2018	2	0	0	0	0	0	0	0	2
July 2017	5	0	0	0	0	0	0	0	5
Morinville Town									
July 2018	4	0	0	0	0	0	0	0	4
July 2017	3	0	0	0	0	0	0	0	3
Parkland County									
July 2018	14	0	0	0	0	0	0	0	14
July 2017	7	0	0	0	0	0	0	0	7
Spruce Grove City									
July 2018	10	6	0	0	0	0	0	0	16
July 2017	5	6	0	0	4	0	0	0	15
St. Albert City									
July 2018	10	2	0	0	2	67	0	0	81
July 2017	11	12	6	0	0	0	0	0	29
Stony Plain Town									
July 2018	1	2	0	0	0	0	0	0	3
July 2017	3	0	0	0	0	0	0	0	3
Strathcona County									
July 2018	29	24	11	0	0	0	0	0	64
July 2017	32	28	0	0	13	56	0	92	221
Sturgeon County									
July 2018	10	0	0	0	0	0	0	0	10
July 2017	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
July 2018	6	0	0	0	0	0	0	0	6
July 2017	3	0	0	0	0	0	0	0	3
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2018	420	134	68	0	65	97	0	168	952
July 2017	470	220	68	0	40	143	0	495	1,436

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2018	598	279	84	2	138	493	n/a	n/a	1,594
July 2017	437	218	60	2	105	803	n/a	n/a	1,625
Beaumont Town									
July 2018	36	1	0	0	0	5	n/a	n/a	42
July 2017	32	6	0	0	0	3	n/a	n/a	41
Devon Town									
July 2018	3	6	0	0	0	15	n/a	n/a	24
July 2017	3	1	0	0	0	0	n/a	n/a	4
Fort Saskatchewan City									
July 2018	28	18	6	0	2	0	n/a	n/a	54
July 2017	21	23	4	0	0	0	n/a	n/a	48
Leduc City									
July 2018	40	26	5	0	1	0	n/a	n/a	72
July 2017	43	16	8	0	3	0	n/a	n/a	70
Leduc County									
July 2018	8	0	0	0	0	0	n/a	n/a	8
July 2017	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
July 2018	10	3	0	0	0	0	n/a	n/a	13
July 2017	8	2	0	0	0	0	n/a	n/a	10
Parkland County									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
July 2018	35	61	2	0	6	18	n/a	n/a	122
July 2017	32	38	2	0	6	30	n/a	n/a	108
St. Albert City									
July 2018	33	15	1	0	2	139	n/a	n/a	190
July 2017	38	22	3	0	7	164	n/a	n/a	234
Stony Plain Town									
July 2018	17	9	0	0	0	12	n/a	n/a	38
July 2017	24	17	2	0	2	0	n/a	n/a	45
Strathcona County									
July 2018	48	28	14	1	7	5	n/a	n/a	103
July 2017	38	22	2	0	25	41	n/a	n/a	128
Sturgeon County									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
July 2018	5	0	4	0	1	0	n/a	n/a	10
July 2017	6	2	0	0	0	0	n/a	n/a	8
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2018	871	446	116	3	157	687	n/a	n/a	2,280
July 2017	701	367	81	2	148	1,041	n/a	n/a	2,340

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2018	263	112	54	0	56	63	n/a	n/a	548
July 2017	297	132	51	0	24	63	n/a	n/a	567
Beaumont Town									
July 2018	5	5	0	0	0	17	n/a	n/a	27
July 2017	34	3	0	0	0	0	n/a	n/a	37
Devon Town									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	0	1	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
July 2018	6	2	0	0	0	0	n/a	n/a	8
July 2017	11	22	4	0	0	0	n/a	n/a	37
Leduc City									
July 2018	29	7	1	0	7	0	n/a	n/a	44
July 2017	21	12	5	0	0	0	n/a	n/a	38
Leduc County									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	3	0	0	0	0	0	n/a	n/a	3
Parkland County									
July 2018	15	0	0	0	0	0	n/a	n/a	15
July 2017	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
July 2018	15	11	0	0	0	0	n/a	n/a	26
July 2017	12	4	0	0	1	0	n/a	n/a	17
St. Albert City									
July 2018	10	4	0	0	2	0	n/a	n/a	16
July 2017	8	12	3	0	0	0	n/a	n/a	23
Stony Plain Town									
July 2018	1	1	1	0	0	0	n/a	n/a	3
July 2017	4	4	0	0	0	0	n/a	n/a	8
Strathcona County									
July 2018	21	12	5	0	2	2	n/a	n/a	42
July 2017	20	19	0	0	7	38	n/a	n/a	84
Sturgeon County									
July 2018	8	0	0	0	0	0	n/a	n/a	8
July 2017	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
July 2018	8	0	0	0	0	0	n/a	n/a	8
July 2017	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2018	389	154	61	0	67	82	n/a	n/a	753
July 2017	434	209	63	0	32	101	n/a	n/a	839

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
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Edmonton City	420	331	84	126	155	101	211	283	870	841	3.4
Beaumont Town	10	20	4	4	0	0	0	0	14	24	-41.7
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	1	0	0	2	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	14	17	6	6	0	4	0	0	20	27	-25.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	10	16	16	8	3	0	0	0	29	24	20.8
Leduc County	12	4	0	0	0	0	0	0	12	4	200.0
Morinville Town	3	14	0	0	0	0	0	0	3	14	-78.6
Parkland County	14	27	0	0	0	0	0	0	14	27	-48.1
Spruce Grove City	11	14	6	14	0	0	0	0	17	28	-39.3
St. Albert City	11	22	4	8	11	0	0	150	26	180	-85.6
Stony Plain Town	4	0	2	2	0	0	0	0	6	2	200.0
Strathcona County	39	30	6	8	10	0	0	0	55	38	44.7
Sturgeon County	13	3	0	0	0	0	0	0	13	3	**
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	563	498	128	178	179	105	211	433	1,081	1,214	-11.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	2,214	1,947	788	738	751	550	917	2,036	4,670	5,271	-11.4
Beaumont Town	88	111	38	14	7	6	2	0	135	131	3.1
Calmar Town	1	3	0	0	3	0	0	0	4	3	33.3
Devon Town	4	7	0	4	0	0	0	0	4	11	-63.6
Fort Saskatchewan City	52	74	26	56	27	4	0	0	105	134	-21.6
Gibbons Town	4	0	0	0	0	3	0	0	4	3	33.3
Leduc City	121	105	46	40	26	28	0	0	193	173	11.6
Leduc County	42	26	0	4	3	0	0	0	45	30	50.0
Morinville Town	9	35	0	10	0	0	0	0	9	45	-80.0
Parkland County	56	67	0	2	0	0	0	0	56	69	-18.8
Spruce Grove City	95	90	42	94	20	8	0	0	157	192	-18.2
St. Albert City	106	98	44	44	41	21	2	314	193	477	-59.5
Stony Plain Town	24	21	4	12	0	0	0	0	28	33	-15.2
Strathcona County	142	140	44	86	19	30	62	51	267	307	-13.0
Sturgeon County	46	49	2	0	0	0	0	0	48	49	-2.0
Remainder of the CMA	10	11	0	0	0	4	0	0	10	15	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,014	2,784	1,034	1,104	897	654	983	2,401	5,928	6,943	-14.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Edmonton City	102	101	53	0	7	283	204	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	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	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	11	0	0	0	0	150	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	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	126	105	53	0	7	433	204	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	695	491	56	59	433	1,452	484	584
Beaumont Town	7	6	0	0	0	0	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	0	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	26	28	0	0	0	0	0	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	20	8	0	0	0	0	0	0
St. Albert City	41	21	0	0	0	150	2	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	19	30	0	0	62	51	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	841	595	56	59	495	1,653	488	748

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Edmonton City	539	519	74	322	257	0	870	841
Beaumont Town	14	24	0	0	0	0	14	24
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	20	27	0	0	0	0	20	27
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	29	24	0	0	0	0	29	24
Leduc County	12	4	0	0	0	0	12	4
Morinville Town	3	14	0	0	0	0	3	14
Parkland County	14	27	0	0	0	0	14	27
Spruce Grove City	17	28	0	0	0	0	17	28
St. Albert City	21	30	5	150	0	0	26	180
Stony Plain Town	6	2	0	0	0	0	6	2
Strathcona County	49	38	6	0	0	0	55	38
Sturgeon County	13	3	0	0	0	0	13	3
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	739	742	85	472	257	0	1,081	1,214

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	3,325	2,862	805	1,766	540	643	4,670	5,271
Beaumont Town	133	131	0	0	2	0	135	131
Calmar Town	4	3	0	0	0	0	4	3
Devon Town	4	11	0	0	0	0	4	11
Fort Saskatchewan City	105	126	0	8	0	0	105	134
Gibbons Town	4	0	0	3	0	0	4	3
Leduc City	193	168	0	5	0	0	193	173
Leduc County	45	30	0	0	0	0	45	30
Morinville Town	9	45	0	0	0	0	9	45
Parkland County	56	69	0	0	0	0	56	69
Spruce Grove City	157	184	0	8	0	0	157	192
St. Albert City	178	142	13	171	2	164	193	477
Stony Plain Town	28	33	0	0	0	0	28	33
Strathcona County	193	232	74	75	0	0	267	307
Sturgeon County	48	49	0	0	0	0	48	49
Remainder of the CMA	10	15	0	0	0	0	10	15
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,492	4,100	892	2,036	544	807	5,928	6,943

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Edmonton City	298	315	94	136	113	75	176	490	681	1,016	-33.0
Beaumont Town	2	35	2	2	0	0	22	0	26	37	-29.7
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	3	0	2	2	0	0	0	0	5	2	150.0
Fort Saskatchewan City	11	16	0	26	0	4	0	0	11	46	-76.1
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	20	28	2	8	7	6	0	0	29	42	-31.0
Leduc County	2	5	0	0	0	0	0	0	2	5	-60.0
Morinville Town	4	3	0	0	0	0	0	0	4	3	33.3
Parkland County	14	7	0	0	0	0	0	0	14	7	100.0
Spruce Grove City	10	5	6	10	0	0	0	0	16	15	6.7
St. Albert City	10	11	4	12	0	6	67	0	81	29	179.3
Stony Plain Town	1	3	2	0	0	0	0	0	3	3	0.0
Strathcona County	29	32	24	30	11	11	0	148	64	221	-71.0
Sturgeon County	10	7	0	0	0	0	0	0	10	7	42.9
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	420	470	136	226	131	102	265	638	952	1,436	-33.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	1,949	1,918	726	850	666	569	1,060	1,709	4,401	5,046	-12.8
Beaumont Town	112	136	24	20	6	0	22	0	164	156	5.1
Calmar Town	4	3	0	0	0	0	0	0	4	3	33.3
Devon Town	7	5	8	12	0	0	32	0	47	17	176.5
Fort Saskatchewan City	42	42	20	48	0	8	0	0	62	98	-36.7
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	105	102	34	44	22	20	0	0	161	166	-3.0
Leduc County	30	41	4	2	0	0	0	0	34	43	-20.9
Morinville Town	27	21	4	12	0	0	0	0	31	33	-6.1
Parkland County	94	70	0	0	0	0	1	0	95	70	35.7
Spruce Grove City	68	97	60	70	20	31	0	0	148	198	-25.3
St. Albert City	75	72	32	64	0	15	67	285	174	436	-60.1
Stony Plain Town	22	35	10	26	0	0	12	66	44	127	-65.4
Strathcona County	106	108	46	56	23	17	0	228	175	409	-57.2
Sturgeon County	65	53	0	0	0	0	0	0	65	53	22.6
Remainder of the CMA	10	18	0	4	4	0	0	0	14	22	-36.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,718	2,722	968	1,208	741	660	1,194	2,288	5,621	6,878	-18.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Edmonton City	113	75	0	0	8	87	168	403
Beaumont Town	0	0	0	0	22	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	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	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	0	0	0	0	0	0	0	0
St. Albert City	0	6	0	0	67	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	11	11	0	0	0	56	0	92
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	131	102	0	0	97	143	168	495

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	609	525	57	44	428	649	632	1,060
Beaumont Town	6	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	0	8	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	22	20	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	12	19	8	12	0	0	0	0
St. Albert City	0	15	0	0	67	198	0	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	23	17	0	0	0	56	0	172
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	676	604	65	56	561	903	633	1,385

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Edmonton City	449	503	64	110	168	403	681	1,016
Beaumont Town	4	37	22	0	0	0	26	37
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	5	2	0	0	0	0	5	2
Fort Saskatchewan City	11	46	0	0	0	0	11	46
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	22	42	7	0	0	0	29	42
Leduc County	2	5	0	0	0	0	2	5
Morinville Town	4	3	0	0	0	0	4	3
Parkland County	14	7	0	0	0	0	14	7
Spruce Grove City	16	11	0	4	0	0	16	15
St. Albert City	12	29	69	0	0	0	81	29
Stony Plain Town	3	3	0	0	0	0	3	3
Strathcona County	64	60	0	69	0	92	64	221
Sturgeon County	10	7	0	0	0	0	10	7
Remainder of the CMA	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	622	758	162	183	168	495	952	1,436

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	2,912	2,993	796	949	693	1,104	4,401	5,046
Beaumont Town	142	156	22	0	0	0	164	156
Calmar Town	4	3	0	0	0	0	4	3
Devon Town	15	17	32	0	0	0	47	17
Fort Saskatchewan City	60	98	2	0	0	0	62	98
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	149	156	12	10	0	0	161	166
Leduc County	34	43	0	0	0	0	34	43
Morinville Town	31	33	0	0	0	0	31	33
Parkland County	94	70	0	0	1	0	95	70
Spruce Grove City	132	167	8	19	8	12	148	198
St. Albert City	105	140	69	209	0	87	174	436
Stony Plain Town	32	61	12	0	0	66	44	127
Strathcona County	165	165	10	72	0	172	175	409
Sturgeon County	65	53	0	0	0	0	65	53
Remainder of the CMA	14	22	0	0	0	0	14	22
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,956	4,178	963	1,259	702	1,441	5,621	6,878

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2018	57	21.8	64	24.5	78	29.9	39	14.9	23	8.8	261	515,000	525,103
July 2017	54	18.4	79	26.9	84	28.6	32	10.9	45	15.3	294	520,000	569,617
Year-to-date 2018	337	19.2	490	27.9	477	27.2	219	12.5	232	13.2	1,755	510,000	563,099
Year-to-date 2017	322	17.8	574	31.7	466	25.8	207	11.4	239	13.2	1,808	500,000	563,524
Beaumont Town													
July 2018	1	20.0	0	0.0	4	80.0	0	0.0	0	0.0	5	0	501,638
July 2017	4	11.8	10	29.4	17	50.0	3	8.8	0	0.0	34	540,000	509,639
Year-to-date 2018	13	13.3	23	23.5	51	52.0	7	7.1	4	4.1	98	525,000	512,986
Year-to-date 2017	18	14.4	53	42.4	45	36.0	8	6.4	1	0.8	125	490,000	492,470
Calmar Town													
July 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	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													
July 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	3	37.5	2	25.0	2	25.0	1	12.5	0	0.0	8	0	0
Year-to-date 2017	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Fort Saskatchewan City													
July 2018	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	0	458,306
July 2017	2	18.2	5	45.5	4	36.4	0	0.0	0	0.0	11	455,000	479,473
Year-to-date 2018	4	8.5	27	57.4	10	21.3	5	10.6	1	2.1	47	475,000	481,994
Year-to-date 2017	6	12.8	19	40.4	16	34.0	2	4.3	4	8.5	47	455,000	513,405
Gibbons Town													
July 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
July 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	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	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
July 2018	9	31.0	13	44.8	5	17.2	2	6.9	0	0.0	29	450,000	443,988
July 2017	8	38.1	11	52.4	2	9.5	0	0.0	0	0.0	21	465,000	441,555
Year-to-date 2018	40	39.2	43	42.2	11	10.8	4	3.9	4	3.9	102	432,500	443,431
Year-to-date 2017	36	40.4	38	42.7	11	12.4	2	2.2	2	2.2	89	430,000	436,874
Leduc County													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2017	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	0	742,772
Year-to-date 2018	0	0.0	1	3.8	3	11.5	1	3.8	21	80.8	26	0	824,791
Year-to-date 2017	4	10.0	4	10.0	6	15.0	6	15.0	20	50.0	40	635,000	688,342
Morinville Town													
July 2018	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	0	0
July 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2018	9	33.3	13	48.1	5	18.5	0	0.0	0	0.0	27	0	481,980
Year-to-date 2017	16	64.0	8	32.0	1	4.0	0	0.0	0	0.0	25	0	318,750

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	0	0
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
Year-to-date 2018	5	22.7	1	4.5	2	9.1	3	13.6	11	50.0	22	800,000	772,482
Year-to-date 2017	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	833,725
Spruce Grove City													
July 2018	5	35.7	7	50.0	1	7.1	1	7.1	0	0.0	14	447,500	441,086
July 2017	4	33.3	4	33.3	3	25.0	1	8.3	0	0.0	12	470,000	464,917
Year-to-date 2018	34	42.5	24	30.0	15	18.8	5	6.3	2	2.5	80	440,000	455,329
Year-to-date 2017	24	25.0	47	49.0	19	19.8	5	5.2	1	1.0	96	460,000	462,278
St. Albert City													
July 2018	0	0.0	2	20.0	5	50.0	1	10.0	2	20.0	10	585,000	635,677
July 2017	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	0	628,149
Year-to-date 2018	2	2.7	10	13.7	18	24.7	19	26.0	24	32.9	73	602,500	668,935
Year-to-date 2017	4	6.5	13	21.0	18	29.0	15	24.2	12	19.4	62	592,500	594,285
Stony Plain Town													
July 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
July 2017	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	0	668,275
Year-to-date 2018	8	36.4	9	40.9	1	4.5	0	0.0	4	18.2	22	0	517,557
Year-to-date 2017	12	34.3	16	45.7	3	8.6	1	2.9	3	8.6	35	0	489,731
Strathcona County													
July 2018	2	9.5	4	19.0	3	14.3	5	23.8	7	33.3	21	615,000	647,085
July 2017	0	0.0	3	15.0	8	40.0	3	15.0	6	30.0	20	595,000	692,113
Year-to-date 2018	2	2.0	15	15.0	33	33.0	21	21.0	29	29.0	100	580,000	668,148
Year-to-date 2017	1	1.3	13	16.9	36	46.8	10	13.0	17	22.1	77	565,000	677,221
Sturgeon County													
July 2018	2	28.6	0	0.0	1	14.3	2	28.6	2	28.6	7	0	687,857
July 2017	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	0	717,857
Year-to-date 2018	9	15.3	10	16.9	11	18.6	9	15.3	20	33.9	59	640,000	619,643
Year-to-date 2017	8	14.3	7	12.5	7	12.5	9	16.1	25	44.6	56	695,000	640,882
Remainder of the CMA													
July 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	0	0
July 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2018	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	0	0
Year-to-date 2017	5	71.4	0	0.0	0	0.0	2	28.6	0	0.0	7	0	0
First Nations													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 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													
July 2018	84	22.8	98	26.6	101	27.4	52	14.1	34	9.2	369	500,000	523,913
July 2017	80	18.9	116	27.4	122	28.8	40	9.4	66	15.6	424	520,000	562,254
Year-to-date 2018	474	19.5	670	27.5	641	26.3	296	12.2	352	14.5	2,433	510,000	559,347
Year-to-date 2017	464	18.6	794	31.9	631	25.4	268	10.8	331	13.3	2,488	500,000	554,989

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2018	July 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	525,103	569,617	-7.8	563,099	563,524	-0.1
Beaumont Town	501,638	509,639	-1.6	512,986	492,470	4.2
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	458,306	479,473	-4.4	481,994	513,405	-6.1
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	443,988	441,555	0.6	443,431	436,874	1.5
Leduc County	-	742,772	n/a	824,791	688,342	19.8
Morinville Town	-	-	n/a	481,980	318,750	51.2
Parkland County	-	-	n/a	772,482	833,725	-7.3
Spruce Grove City	441,086	464,917	-5.1	455,329	462,278	-1.5
St. Albert City	635,677	628,149	1.2	668,935	594,285	12.6
Stony Plain Town	-	668,275	n/a	517,557	489,731	5.7
Strathcona County	647,085	692,113	-6.5	668,148	677,221	-1.3
Sturgeon County	687,857	717,857	-4.2	619,643	640,882	-3.3
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	523,913	562,254	-6.8	559,347	554,989	0.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

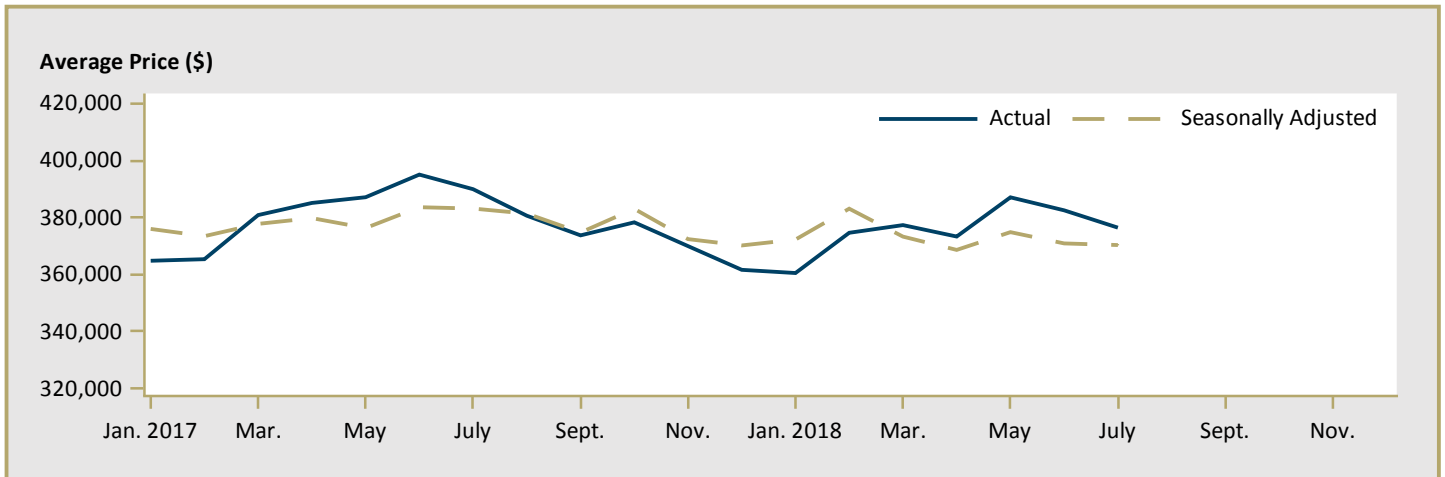


Figure 5.2: MLS® Residential Sales for Edmonton

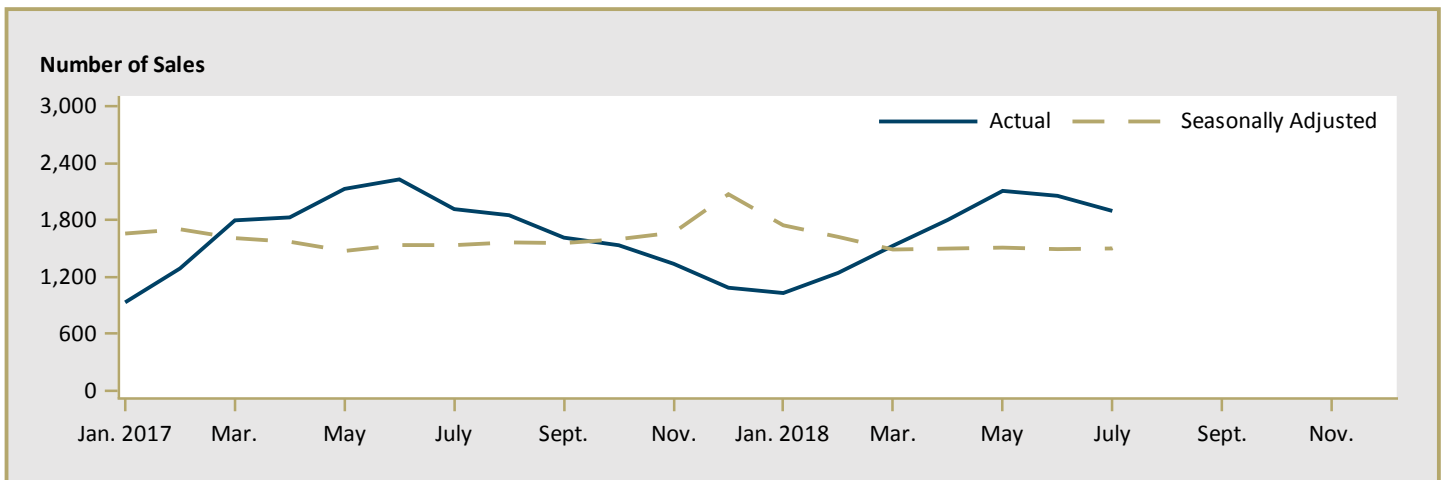
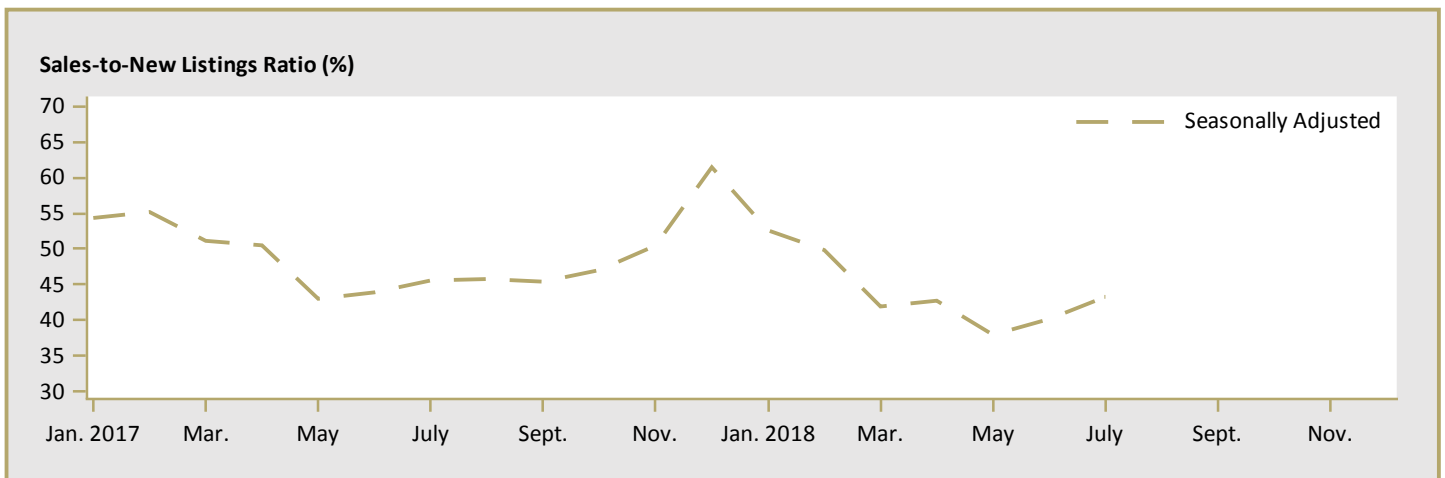


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**July 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		142.0	780	6.5	72.0	1,152
	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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