

HOUSING NOW TABLES

Calgary CMA

Date Released: January 2019



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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)		
December 2018		
Calgary CMA ¹	November 2018	December 2018
Trend ²	10,690	9,744
SAAR	9,694	6,560
	December 2017	December 2018
Actual		
December - Single-Detached	349	223
December - Multiples	334	307
December - Total	683	530
January to December - Single-Detached	4,423	3,791
January to December - Multiples	7,111	7,180
January to December - Total	11,534	10,971

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2018	223	64	93	0	37	99	0	14	530
December 2017	349	92	80	0	43	87	0	32	683
% Change	-36.1	-30.4	16.3	n/a	-14.0	13.8	n/a	-56.3	-22.4
Year-to-date 2018	3,789	1,166	939	1	672	3,491	1	912	10,971
Year-to-date 2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	-14.3	-10.7	10.2	n/a	-0.9	6.4	-98.0	-3.4	-4.9
UNDER CONSTRUCTION									
December 2018	2,134	746	735	1	681	4,666	0	2,489	11,452
December 2017	2,585	810	671	0	512	4,662	40	1,018	10,298
% Change	-17.4	-7.9	9.5	n/a	33.0	0.1	-100.0	144.5	11.2
COMPLETIONS									
December 2018	201	64	61	0	88	234	38	157	843
December 2017	402	90	56	0	83	531	0	199	1,361
% Change	-50.0	-28.9	8.9	n/a	6.0	-55.9	n/a	-21.1	-38.1
Year-to-date 2018	4,264	1,234	868	0	502	2,017	70	777	9,732
Year-to-date 2017	4,012	1,142	470	1	839	3,094	42	1,414	11,014
% Change	6.3	8.1	84.7	-100.0	-40.2	-34.8	66.7	-45.0	-11.6
COMPLETED & NOT ABSORBED									
December 2018	542	345	147	0	156	915	n/a	n/a	2,105
December 2017	453	167	63	0	139	1,208	n/a	n/a	2,030
% Change	19.6	106.6	133.3	n/a	12.2	-24.3	n/a	n/a	3.7
ABSORBED									
December 2018	232	65	55	0	67	178	n/a	n/a	597
December 2017	410	94	32	0	74	459	n/a	n/a	1,069
% Change	-43.4	-30.9	71.9	n/a	-9.5	-61.2	n/a	n/a	-73.1
Year-to-date 2018	4,175	1,054	756	0	468	2,184	n/a	n/a	8,637
Year-to-date 2017	3,940	1,122	362	1	851	2,632	n/a	n/a	8,908
% Change	6.0	-6.1	108.8	-100.0	-45.0	-17.0	n/a	n/a	-3.0

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
December 2018	151	58	57	0	24	88	0	12	390
December 2017	232	70	43	0	43	36	0	32	456
Airdrie									
December 2018	33	4	31	0	3	0	0	0	71
December 2017	56	14	37	0	0	51	0	0	158
Beiseker									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	8	0	0	0	0	0	0	0	8
Cochrane									
December 2018	11	2	5	0	8	11	0	0	37
December 2017	23	8	0	0	0	0	0	0	31
Crossfield									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	0	0	0	0	0	0	0	0	0
Irricana									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
December 2018	24	0	0	0	2	0	0	2	28
December 2017	30	0	0	0	0	0	0	0	30
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2018	223	64	93	0	37	99	0	14	530
December 2017	349	92	80	0	43	87	0	32	683

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
Calgary City									
December 2018	1,487	622	578	1	527	4,644	0	2,485	10,344
December 2017	1,866	664	501	0	318	4,551	12	1,018	8,930
Airdrie									
December 2018	280	42	128	0	68	0	0	0	518
December 2017	294	46	99	0	70	51	28	0	588
Beiseker									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
December 2018	51	0	0	0	0	0	0	0	51
December 2017	58	0	0	0	0	0	0	0	58
Cochrane									
December 2018	109	62	29	0	76	22	0	0	298
December 2017	137	76	71	0	124	60	0	0	468
Crossfield									
December 2018	27	0	0	0	0	0	0	0	27
December 2017	30	6	0	0	0	0	0	0	36
Irricana									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	2	0	0	0	0	0	0	0	2
Rocky View County									
December 2018	179	20	0	0	10	0	0	4	213
December 2017	198	18	0	0	0	0	0	0	216
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2018	2,134	746	735	1	681	4,666	0	2,489	11,452
December 2017	2,585	810	671	0	512	4,662	40	1,018	10,298

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
December 2018	82	44	25	0	38	183	12	155	539
December 2017	325	64	52	0	79	531	0	199	1,250
Airdrie									
December 2018	60	8	31	0	6	51	0	0	156
December 2017	36	14	4	0	4	0	0	0	58
Beiseker									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
December 2018	6	0	0	0	0	0	0	0	6
December 2017	5	0	0	0	0	0	0	0	5
Cochrane									
December 2018	16	12	5	0	44	0	26	1	104
December 2017	24	12	0	0	0	0	0	0	36
Crossfield									
December 2018	6	0	0	0	0	0	0	0	6
December 2017	0	0	0	0	0	0	0	0	0
Irricana									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
December 2018	30	0	0	0	0	0	0	1	31
December 2017	12	0	0	0	0	0	0	0	12
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2018	201	64	61	0	88	234	38	157	843
December 2017	402	90	56	0	83	531	0	199	1,361

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
December 2018	407	302	115	0	122	885	n/a	n/a	1,831
December 2017	325	150	42	0	123	1,184	n/a	n/a	1,824
Airdrie									
December 2018	49	16	18	0	5	18	n/a	n/a	106
December 2017	40	4	14	0	6	20	n/a	n/a	84
Beiseker									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
December 2018	3	6	0	0	0	0	n/a	n/a	9
December 2017	11	3	0	0	0	0	n/a	n/a	14
Cochrane									
December 2018	50	19	14	0	28	12	n/a	n/a	123
December 2017	34	6	7	0	10	4	n/a	n/a	61
Crossfield									
December 2018	8	0	0	0	0	0	n/a	n/a	8
December 2017	18	0	0	0	0	0	n/a	n/a	18
Irricana									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
December 2018	24	2	0	0	1	0	n/a	n/a	27
December 2017	25	2	0	0	0	0	n/a	n/a	27
First Nations									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
December 2018	542	345	147	0	156	915	n/a	n/a	2,105
December 2017	453	167	63	0	139	1,208	n/a	n/a	2,030

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Calgary City									
December 2018	110	52	26	0	31	136	n/a	n/a	355
December 2017	318	59	30	0	70	459	n/a	n/a	936
Airdrie									
December 2018	60	7	24	0	2	33	n/a	n/a	126
December 2017	41	20	2	0	4	0	n/a	n/a	67
Beiseker									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
December 2018	7	0	0	0	0	0	n/a	n/a	7
December 2017	9	0	0	0	0	0	n/a	n/a	9
Cochrane									
December 2018	15	6	5	0	34	9	n/a	n/a	69
December 2017	23	15	0	0	0	0	n/a	n/a	38
Crossfield									
December 2018	8	0	0	0	0	0	n/a	n/a	8
December 2017	5	0	0	0	0	0	n/a	n/a	5
Irricana									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
December 2018	32	0	0	0	0	0	n/a	n/a	32
December 2017	14	0	0	0	0	0	n/a	n/a	14
First Nations									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
December 2018	232	65	55	0	67	178	n/a	n/a	597
December 2017	410	94	32	0	74	459	n/a	n/a	1,069

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

**Table 1.3: History of Housing Starts of Calgary CMA
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	3,789	1,166	939	1	672	3,491	1	912	10,971
% Change	-14.3	-10.7	10.2	n/a	-0.9	6.4	-98.0	-3.4	-4.9
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Calgary City	151	232	58	70	81	86	100	68	390	456	-14.5
Airdrie	33	56	4	14	34	37	0	51	71	158	-55.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	1	8	0	0	0	0	0	0	1	8	-87.5
Cochrane	11	23	6	8	9	0	11	0	37	31	19.4
Crossfield	3	0	0	0	0	0	0	0	3	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	24	30	2	0	0	0	2	0	28	30	-6.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	223	349	70	92	124	123	113	119	530	683	-22.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	2,736	3,216	964	1,016	1,278	1,199	4,372	4,027	9,350	9,458	-1.1
Airdrie	479	542	102	140	204	216	0	63	785	961	-18.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	74	105	0	12	0	0	0	0	74	117	-36.8
Cochrane	225	274	118	128	79	152	24	136	446	690	-35.4
Crossfield	48	72	2	6	0	0	0	0	50	78	-35.9
Irricana	1	2	0	0	0	0	0	0	1	2	-50.0
Rocky View County	228	212	30	16	0	0	7	0	265	228	16.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,791	4,423	1,216	1,318	1,561	1,567	4,403	4,226	10,971	11,534	-4.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Calgary City	81	86	0	0	88	36	12	32
Airdrie	34	37	0	0	0	51	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	9	0	0	0	11	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	124	123	0	0	99	87	14	32

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	1,278	1,187	0	12	3,469	3,170	903	857
Airdrie	204	179	0	37	0	63	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	79	152	0	0	22	49	2	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	7	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,561	1,518	0	49	3,491	3,282	912	944

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Calgary City	266	345	112	79	12	32	390	456
Airdrie	68	107	3	51	0	0	71	158
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	1	8	0	0	0	0	1	8
Cochrane	18	31	19	0	0	0	37	31
Crossfield	3	0	0	0	0	0	3	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	24	30	2	0	2	0	28	30
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	380	521	136	130	14	32	530	683

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	4,395	4,861	4,051	3,728	904	869	9,350	9,458
Airdrie	768	809	17	115	0	37	785	961
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	74	117	0	0	0	0	74	117
Cochrane	358	486	86	117	2	87	446	690
Crossfield	50	78	0	0	0	0	50	78
Irricana	1	2	0	0	0	0	1	2
Rocky View County	248	228	10	0	7	0	265	228
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	5,894	6,581	4,164	3,960	913	993	10,971	11,534

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Calgary City	82	325	44	64	75	131	338	730	539	1,250	-56.9
Airdrie	60	36	8	14	37	8	51	0	156	58	169.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	5	0	0	0	0	0	0	6	5	20.0
Cochrane	16	24	12	12	75	0	1	0	104	36	188.9
Crossfield	6	0	0	0	0	0	0	0	6	0	n/a
Irricana	1	0	0	0	0	0	0	0	1	0	n/a
Rocky View County	30	12	0	0	0	0	1	0	31	12	158.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	201	402	64	90	187	139	391	730	843	1,361	-38.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	3,111	2,888	978	860	1,033	911	2,711	4,333	7,833	8,992	-12.9
Airdrie	505	505	106	170	205	256	51	88	867	1,019	-14.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	95	86	8	6	0	60	0	0	103	152	-32.2
Cochrane	253	259	136	102	181	100	29	92	599	553	8.3
Crossfield	51	69	8	6	0	0	0	0	59	75	-21.3
Irricana	2	0	0	2	0	0	0	0	2	2	0.0
Rocky View County	248	207	18	14	0	0	3	0	269	221	21.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	4,265	4,014	1,254	1,160	1,419	1,327	2,794	4,513	9,732	11,014	-11.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Calgary City	63	131	12	0	183	531	155	199
Airdrie	37	8	0	0	51	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	49	0	26	0	0	0	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	149	139	38	0	234	531	157	199

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	1,018	899	15	12	1,939	3,006	772	1,327
Airdrie	177	229	28	27	51	88	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	60	0	0	0	0	0	0
Cochrane	155	100	26	0	27	5	2	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	3	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,350	1,288	69	39	2,017	3,099	777	1,414

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Calgary City	151	441	221	610	167	199	539	1,250
Airdrie	99	54	57	4	0	0	156	58
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	5	0	0	0	0	6	5
Cochrane	33	36	44	0	27	0	104	36
Crossfield	6	0	0	0	0	0	6	0
Irricana	1	0	0	0	0	0	1	0
Rocky View County	30	12	0	0	1	0	31	12
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	326	548	322	614	195	199	843	1,361

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	4,732	3,999	2,313	3,651	788	1,342	7,833	8,992
Airdrie	769	809	70	183	28	27	867	1,019
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	103	92	0	60	0	0	103	152
Cochrane	437	426	134	40	28	87	599	553
Crossfield	59	75	0	0	0	0	59	75
Irricana	2	2	0	0	0	0	2	2
Rocky View County	264	221	2	0	3	0	269	221
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	6,366	5,624	2,519	3,934	847	1,456	9,732	11,014

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
December 2018	23	21.1	24	22.0	6	5.5	9	8.3	47	43.1	109	770,000	998,815
December 2017	90	28.4	92	29.0	54	17.0	16	5.0	65	20.5	317	630,000	732,204
Year-to-date 2018	1,125	37.3	780	25.9	340	11.3	176	5.8	593	19.7	3,014	590,000	707,657
Year-to-date 2017	1,119	39.4	761	26.8	321	11.3	135	4.8	502	17.7	2,838	580,000	692,666
Airdrie													
December 2018	47	78.3	7	11.7	3	5.0	1	1.7	2	3.3	60	475,000	503,995
December 2017	32	78.0	6	14.6	3	7.3	0	0.0	0	0.0	41	470,000	491,129
Year-to-date 2018	391	78.8	74	14.9	16	3.2	5	1.0	10	2.0	496	475,000	496,016
Year-to-date 2017	383	77.2	67	13.5	28	5.6	6	1.2	12	2.4	496	487,500	509,916
Beiseker													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
December 2018	2	28.6	1	14.3	2	28.6	1	14.3	1	14.3	7	-	672,800
December 2017	0	0.0	3	37.5	1	12.5	2	25.0	2	25.0	8	-	805,925
Year-to-date 2018	3	2.9	34	33.3	32	31.4	20	19.6	13	12.7	102	680,000	736,622
Year-to-date 2017	4	4.7	27	31.4	19	22.1	15	17.4	21	24.4	86	760,000	764,643
Cochrane													
December 2018	10	66.7	4	26.7	1	6.7	0	0.0	0	0.0	15	490,000	501,640
December 2017	18	78.3	4	17.4	1	4.3	0	0.0	0	0.0	23	440,000	467,489
Year-to-date 2018	184	78.0	34	14.4	17	7.2	1	0.4	0	0.0	236	465,000	487,488
Year-to-date 2017	206	82.1	25	10.0	11	4.4	5	2.0	4	1.6	251	455,000	479,298
Crossfield													
December 2018	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	-	390,650
December 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	403,540
Year-to-date 2018	61	100.0	0	0.0	0	0.0	0	0.0	0	0.0	61	-	381,208
Year-to-date 2017	61	100.0	0	0.0	0	0.0	0	0.0	0	0.0	61	327,500	387,048
Irricana													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
December 2018	2	6.9	1	3.4	2	6.9	4	13.8	20	69.0	29	1,000,000	1,112,393
December 2017	0	0.0	0	0.0	1	9.1	1	9.1	9	81.8	11	985,000	1,190,872
Year-to-date 2018	17	7.9	21	9.8	20	9.3	25	11.6	132	61.4	215	905,000	1,024,600
Year-to-date 2017	27	14.9	14	7.7	10	5.5	29	16.0	101	55.8	181	910,000	1,047,194
First Nations													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
December 2018	92	40.4	37	16.2	14	6.1	15	6.6	70	30.7	228	617,500	818,988
December 2017	145	35.8	105	25.9	60	14.8	19	4.7	76	18.8	405	610,000	702,622
Year-to-date 2018	1,782	43.2	943	22.9	425	10.3	227	5.5	748	18.1	4,125	575,000	682,205
Year-to-date 2017	1,800	46.0	894	22.8	389	9.9	190	4.9	640	16.4	3,913	565,000	668,718

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2018	Dec 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	998,815	732,204	36.4	707,657	692,666	2.2
Airdrie	503,995	491,129	2.6	496,016	509,916	-2.7
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	672,800	805,925	-16.5	736,622	764,643	-3.7
Cochrane	501,640	467,489	7.3	487,488	479,298	1.7
Crossfield	390,650	403,540	-3.2	381,208	387,048	-1.5
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,112,393	1,190,872	-6.6	1,024,600	1,047,194	-2.2
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	818,988	702,622	16.6	682,205	668,718	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

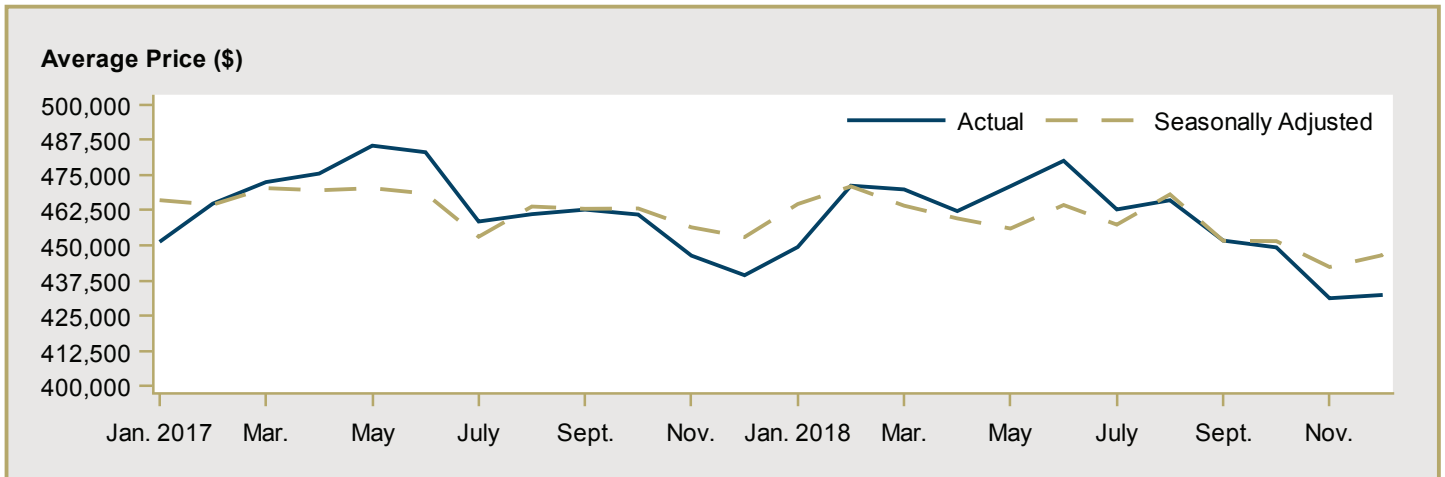


Figure 5.2: MLS® Residential Sales for Calgary

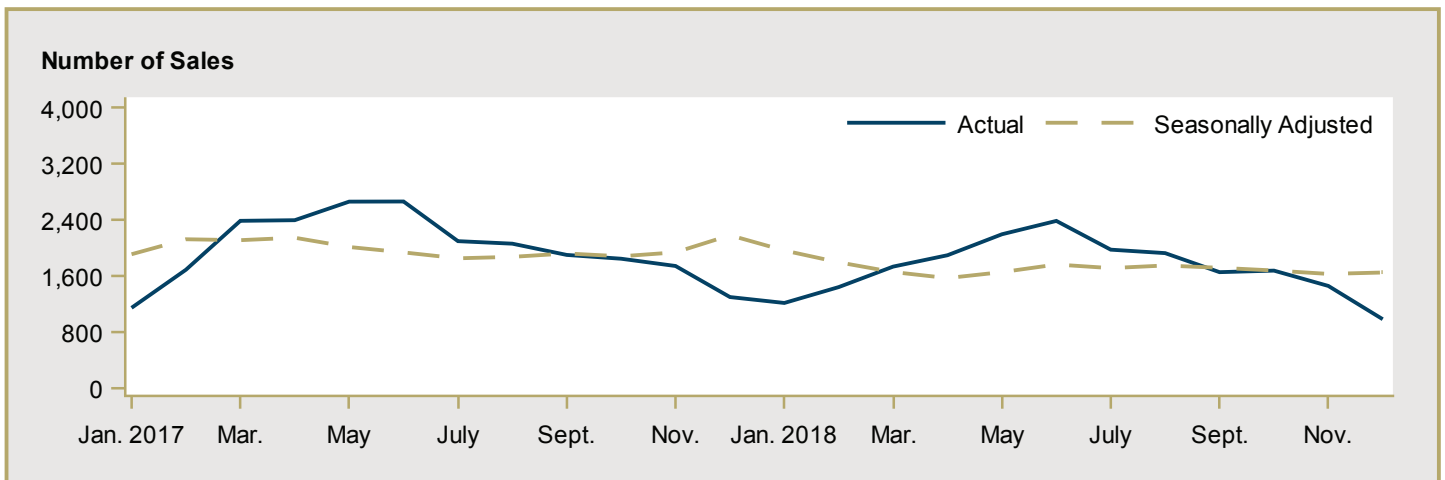
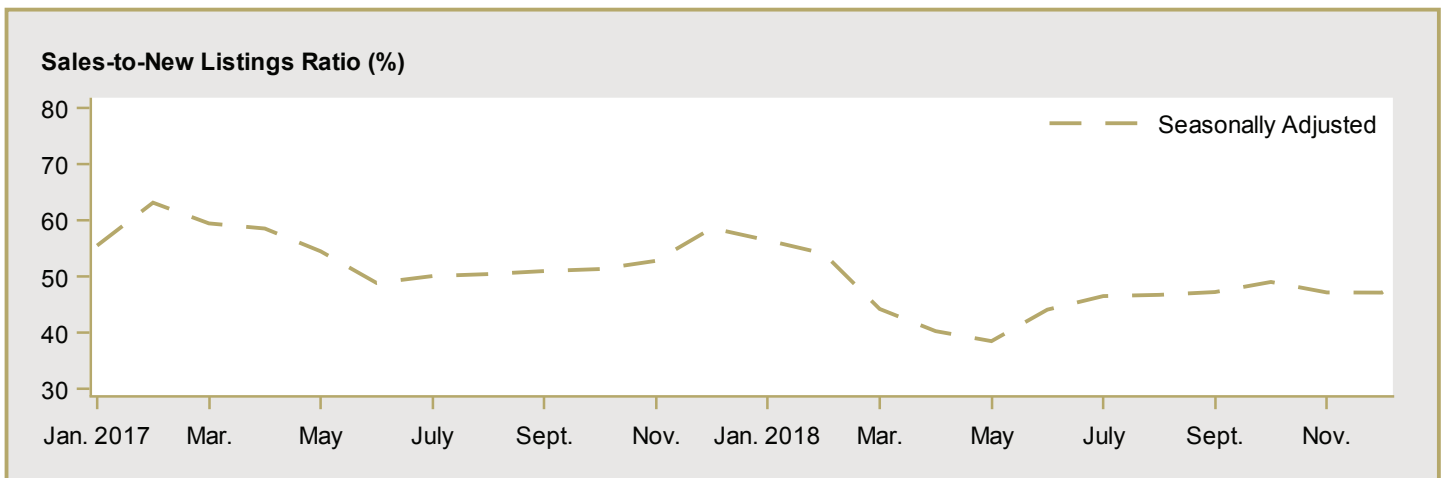


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Calgary



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

Source: CREA /Haver Analytics

Table 6: Economic Indicators
December 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34	99.5	141.4	841	7.7	73.6	1,173
	June	601	3.49	5.34	99.8	141.1	837	7.7	73.0	1,175
	July	601	3.49	5.34	100.0	142.3	827	7.9	72.2	1,170
	August	601	3.49	5.34	99.6	142.1	823	8.2	71.9	1,156
	September	601	3.49	5.34	99.4	141.4	828	8.2	72.2	1,150
	October	601	3.64	5.34	99.1	141.7	835	8.2	72.7	1,153
	November	601	3.64	5.34	99.3	140.9	842	7.9	73.0	1,158
	December	601	3.64	5.34		140.7	842	7.6	72.6	1,162

"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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- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

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