

HOUSING NOW TABLES

Edmonton CMA

Date Released: December 2018



SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

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) November 2018		
Edmonton CMA ¹	October 2018	November 2018
Trend ²	10,314	10,376
SAAR	5,877	11,477
	November 2017	November 2018
Actual		
November - Single-Detached	400	376
November - Multiples	526	624
November - Total	926	1,000
January to November - Single-Detached	4,616	4,482
January to November - Multiples	6,102	4,918
January to November - Total	10,718	9,400

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
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2018	376	128	93	0	52	340	0	11	1,000
November 2017	400	146	65	0	35	272	8	0	926
% Change	-6.0	-12.3	43.1	n/a	48.6	25.0	-100.0	n/a	8.0
Year-to-date 2018	4,480	1,490	749	1	584	1,429	57	610	9,400
Year-to-date 2017	4,611	1,736	599	5	592	2,065	67	1,043	10,718
% Change	-2.8	-14.2	25.0	-80.0	-1.4	-30.8	-14.9	-41.5	-12.3
UNDER CONSTRUCTION									
November 2018	3,109	982	657	2	555	3,367	49	1,740	10,461
November 2017	3,247	1,164	446	4	608	3,164	135	1,812	10,580
% Change	-4.3	-15.6	47.3	-50.0	-8.7	6.4	-63.7	-4.0	-1.1
COMPLETIONS									
November 2018	503	132	86	0	64	10	2	42	839
November 2017	431	128	22	3	35	33	22	117	791
% Change	16.7	3.1	**	-100.0	82.9	-69.7	-90.9	-64.1	6.1
Year-to-date 2018	4,552	1,582	571	4	607	758	129	801	9,004
Year-to-date 2017	4,145	1,756	499	6	558	978	90	1,801	9,833
% Change	9.8	-9.9	14.4	-33.3	8.8	-22.5	43.3	-55.5	-8.4
COMPLETED & NOT ABSORBED									
November 2018	1,088	541	149	4	146	513	n/a	n/a	2,441
November 2017	692	355	82	4	126	767	n/a	n/a	2,026
% Change	57.2	52.4	81.7	0.0	15.9	-33.1	n/a	n/a	20.5
ABSORBED									
November 2018	432	124	73	0	46	48	n/a	n/a	723
November 2017	364	127	25	1	31	45	n/a	n/a	593
% Change	18.7	-2.4	192.0	-100.0	48.4	6.7	n/a	n/a	21.9
Year-to-date 2018	4,162	1,398	505	4	511	877	n/a	n/a	7,457
Year-to-date 2017	4,035	1,746	492	5	557	959	n/a	n/a	7,794
% Change	3.1	-19.9	2.6	-20.0	-8.3	-8.6	n/a	n/a	-4.3

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2018	271	94	78	0	45	340	0	3	831
November 2017	288	116	52	0	24	4	0	0	484
Beaumont Town									
November 2018	13	4	0	0	0	0	0	0	17
November 2017	19	6	6	0	0	0	0	0	31
Devon Town									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2018	1	2	8	0	3	0	0	0	14
November 2017	5	2	0	0	0	0	0	0	7
Leduc City									
November 2018	20	4	4	0	0	0	0	3	31
November 2017	14	8	4	0	0	0	0	0	26
Leduc County									
November 2018	10	2	0	0	0	0	0	0	12
November 2017	5	0	0	0	0	0	0	0	5
Morinville Town									
November 2018	4	0	0	0	0	0	0	1	5
November 2017	1	0	0	0	0	0	0	0	1
Parkland County									
November 2018	11	0	0	0	0	0	0	2	13
November 2017	12	0	0	0	0	0	0	0	12
Spruce Grove City									
November 2018	15	16	0	0	0	0	0	2	33
November 2017	0	0	0	0	11	0	8	0	19
St. Albert City									
November 2018	10	4	0	0	0	0	0	0	14
November 2017	11	6	0	0	0	268	0	0	285
Stony Plain Town									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	3	0	0	0	0	0	0	0	3
Strathcona County									
November 2018	17	2	3	0	4	0	0	0	26
November 2017	30	8	3	0	0	0	0	0	41
Sturgeon County									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	4	0	0	0	0	0	0	0	4
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2018	376	128	93	0	52	340	0	11	1,000
November 2017	400	146	65	0	35	272	8	0	926

Table 1.2: Housing Activity Summary by Submarket
November 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									
November 2018	2,163	670	509	1	464	3,001	18	1,338	8,164
November 2017	2,190	806	336	4	514	2,652	58	1,498	8,058
Beaumont Town									
November 2018	83	40	10	0	0	0	0	1	134
November 2017	147	28	15	0	0	22	0	0	212
Devon Town									
November 2018	7	0	0	0	0	0	0	0	7
November 2017	8	6	0	0	0	32	0	0	46
Fort Saskatchewan City									
November 2018	61	50	35	1	3	0	0	0	150
November 2017	67	48	16	0	6	0	0	0	137
Leduc City									
November 2018	129	56	26	0	5	0	0	4	220
November 2017	130	48	31	0	23	0	0	0	232
Leduc County									
November 2018	76	2	6	0	0	0	1	0	85
November 2017	52	6	0	0	0	0	0	0	58
Morinville Town									
November 2018	20	2	0	0	0	0	0	1	23
November 2017	30	6	0	0	0	0	0	0	36
Parkland County									
November 2018	79	0	0	0	0	0	0	1	80
November 2017	126	0	0	0	0	0	0	0	126
Spruce Grove City									
November 2018	80	66	8	0	12	0	0	2	168
November 2017	71	116	4	0	23	0	6	0	220
St. Albert City									
November 2018	99	52	42	0	45	253	0	391	882
November 2017	107	46	13	0	19	395	0	314	894
Stony Plain Town									
November 2018	23	2	0	0	0	0	30	1	56
November 2017	27	8	0	0	0	12	71	0	118
Strathcona County									
November 2018	216	40	18	0	26	113	0	1	414
November 2017	192	46	27	0	23	51	0	0	339
Sturgeon County									
November 2018	53	2	0	0	0	0	0	0	55
November 2017	77	0	0	0	0	0	0	0	77
Remainder of the CMA									
November 2018	20	0	3	0	0	0	0	0	23
November 2017	23	0	4	0	0	0	0	0	27
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2018	3,109	982	657	2	555	3,367	49	1,740	10,461
November 2017	3,247	1,164	446	4	608	3,164	135	1,812	10,580

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2018	375	110	66	0	52	4	2	40	649
November 2017	335	80	22	2	29	33	14	117	632
Beaumont Town									
November 2018	26	8	4	0	0	0	0	0	38
November 2017	1	0	0	0	0	0	0	0	1
Devon Town									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2018	6	0	0	0	0	6	0	0	12
November 2017	19	14	0	0	2	0	0	0	35
Leduc City									
November 2018	27	2	11	0	0	0	0	0	40
November 2017	4	4	0	0	0	0	0	0	8
Leduc County									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	0	0	0	0	0	0	0	0	0
Parkland County									
November 2018	7	0	0	0	0	0	0	2	9
November 2017	10	0	0	0	0	0	0	0	10
Spruce Grove City									
November 2018	22	6	0	0	0	0	0	0	28
November 2017	13	8	0	0	0	0	8	0	29
St. Albert City									
November 2018	9	0	0	0	12	0	0	0	21
November 2017	15	6	0	0	2	0	0	0	23
Stony Plain Town									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	2	4	0	0	0	0	0	0	6
Strathcona County									
November 2018	24	6	0	0	0	0	0	0	30
November 2017	27	12	0	1	2	0	0	0	42
Sturgeon County									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
November 2018	0	0	5	0	0	0	0	0	5
November 2017	1	0	0	0	0	0	0	0	1
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
November 2018	503	132	86	0	64	10	2	42	839
November 2017	431	128	22	3	35	33	22	117	791

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

Table 1.2: Housing Activity Summary by Submarket
November 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									
November 2018	768	359	88	3	118	407	n/a	n/a	1,743
November 2017	425	207	56	3	89	549	n/a	n/a	1,329
Beaumont Town									
November 2018	46	10	4	0	0	1	n/a	n/a	61
November 2017	21	4	0	0	0	2	n/a	n/a	27
Devon Town									
November 2018	3	2	0	0	0	15	n/a	n/a	20
November 2017	3	0	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
November 2018	33	26	6	0	0	4	n/a	n/a	69
November 2017	32	31	8	0	2	0	n/a	n/a	73
Leduc City									
November 2018	54	30	21	0	0	0	n/a	n/a	105
November 2017	38	20	5	0	1	0	n/a	n/a	64
Leduc County									
November 2018	6	0	0	0	0	0	n/a	n/a	6
November 2017	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
November 2018	11	3	0	0	0	0	n/a	n/a	14
November 2017	10	1	0	0	0	0	n/a	n/a	11
Parkland County									
November 2018	4	0	0	0	0	0	n/a	n/a	4
November 2017	11	0	0	0	0	0	n/a	n/a	11
Spruce Grove City									
November 2018	46	66	10	0	8	18	n/a	n/a	148
November 2017	39	39	2	0	5	23	n/a	n/a	108
St. Albert City									
November 2018	35	13	1	0	13	63	n/a	n/a	125
November 2017	32	11	3	0	5	164	n/a	n/a	215
Stony Plain Town									
November 2018	21	8	0	0	0	0	n/a	n/a	29
November 2017	17	15	2	0	2	0	n/a	n/a	36
Strathcona County									
November 2018	53	24	10	1	6	5	n/a	n/a	99
November 2017	44	26	4	1	21	29	n/a	n/a	125
Sturgeon County									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
November 2018	6	0	9	0	1	0	n/a	n/a	16
November 2017	9	1	2	0	1	0	n/a	n/a	13
First Nations									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2018	1,088	541	149	4	146	513	n/a	n/a	2,441
November 2017	692	355	82	4	126	767	n/a	n/a	2,026

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

Table 1.2: Housing Activity Summary by Submarket
November 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									
November 2018	321	99	59	0	45	46	n/a	n/a	570
November 2017	291	84	23	1	27	43	n/a	n/a	469
Beaumont Town									
November 2018	19	1	0	0	0	0	n/a	n/a	20
November 2017	4	5	0	0	0	0	n/a	n/a	9
Devon Town									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
November 2018	4	4	4	0	0	2	n/a	n/a	14
November 2017	8	6	1	0	0	0	n/a	n/a	15
Leduc City									
November 2018	16	4	6	0	0	0	n/a	n/a	26
November 2017	4	0	1	0	1	0	n/a	n/a	6
Leduc County									
November 2018	5	0	0	0	0	0	n/a	n/a	5
November 2017	0	0	0	0	0	0	n/a	n/a	0
Morinville Town									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	1	0	0	0	0	0	n/a	n/a	1
Parkland County									
November 2018	9	0	0	0	0	0	n/a	n/a	9
November 2017	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
November 2018	17	3	1	0	0	0	n/a	n/a	21
November 2017	6	8	0	0	0	0	n/a	n/a	14
St. Albert City									
November 2018	12	3	0	0	1	0	n/a	n/a	16
November 2017	13	8	0	0	1	0	n/a	n/a	22
Stony Plain Town									
November 2018	3	0	0	0	0	0	n/a	n/a	3
November 2017	2	3	0	0	0	0	n/a	n/a	5
Strathcona County									
November 2018	24	10	3	0	0	0	n/a	n/a	37
November 2017	24	13	0	0	1	2	n/a	n/a	40
Sturgeon County									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	1	0	0	0	1	0	n/a	n/a	2
First Nations									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
November 2018	432	124	73	0	46	48	n/a	n/a	723
November 2017	364	127	25	1	31	45	n/a	n/a	593

**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
November 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Edmonton City	271	288	94	118	123	74	343	4	831	484	71.7
Beaumont Town	13	19	4	6	0	6	0	0	17	31	-45.2
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	1	5	2	2	11	0	0	0	14	7	100.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	20	14	4	8	4	4	3	0	31	26	19.2
Leduc County	10	5	2	0	0	0	0	0	12	5	140.0
Morinville Town	4	1	0	0	0	0	1	0	5	1	**
Parkland County	11	12	0	0	0	0	2	0	13	12	8.3
Spruce Grove City	15	0	16	0	0	19	2	0	33	19	73.7
St. Albert City	10	11	4	6	0	0	0	268	14	285	-95.1
Stony Plain Town	3	3	0	0	0	0	0	0	3	3	0.0
Strathcona County	17	30	2	8	7	3	0	0	26	41	-36.6
Sturgeon County	1	8	0	0	0	0	0	0	1	8	-87.5
Remainder of the CMA	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	376	400	128	148	145	106	351	272	1,000	926	8.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	3,285	3,266	1,130	1,276	1,145	965	1,954	2,453	7,514	7,960	-5.6
Beaumont Town	127	186	52	38	11	15	2	22	192	261	-26.4
Calmar Town	5	8	0	0	3	0	0	0	8	8	0.0
Devon Town	8	11	0	8	0	0	0	0	8	19	-57.9
Fort Saskatchewan City	73	95	44	70	38	16	6	0	161	181	-11.0
Gibbons Town	4	1	0	0	0	3	0	0	4	4	0.0
Leduc City	190	170	64	68	37	89	4	0	295	327	-9.8
Leduc County	72	43	2	4	6	0	0	0	80	47	70.2
Morinville Town	22	47	0	10	0	0	1	0	23	57	-59.6
Parkland County	89	138	0	2	0	0	3	0	92	140	-34.3
Spruce Grove City	140	126	86	140	20	35	2	0	248	301	-17.6
St. Albert City	140	137	70	64	67	27	3	582	280	810	-65.4
Stony Plain Town	37	39	4	16	0	0	1	0	42	55	-23.6
Strathcona County	209	235	60	102	38	42	63	51	370	430	-14.0
Sturgeon County	69	91	2	0	0	0	0	0	71	91	-22.0
Remainder of the CMA	12	23	0	0	0	4	0	0	12	27	-55.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,482	4,616	1,514	1,798	1,365	1,196	2,039	3,108	9,400	10,718	-12.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Edmonton City	123	74	0	0	340	4	3	0
Beaumont Town	0	6	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	11	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	3	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	1	0
Parkland County	0	0	0	0	0	0	2	0
Spruce Grove City	0	11	0	8	0	0	2	0
St. Albert City	0	0	0	0	0	268	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	145	98	0	8	340	272	11	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	1,089	906	56	59	1,361	1,574	593	879
Beaumont Town	11	15	0	0	0	22	2	0
Calmar Town	3	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	38	16	0	0	6	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	37	89	0	0	0	0	4	0
Leduc County	6	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	1	0
Parkland County	0	0	0	0	0	0	3	0
Spruce Grove City	20	27	0	8	0	0	2	0
St. Albert City	67	27	0	0	0	418	3	164
Stony Plain Town	0	0	0	0	0	0	1	0
Strathcona County	38	42	0	0	62	51	1	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,309	1,129	56	67	1,429	2,065	610	1,043

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Edmonton City	443	456	385	28	3	0	831	484
Beaumont Town	17	31	0	0	0	0	17	31
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	7	3	0	0	0	14	7
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	26	0	0	3	0	31	26
Leduc County	12	5	0	0	0	0	12	5
Morinville Town	4	1	0	0	1	0	5	1
Parkland County	11	12	0	0	2	0	13	12
Spruce Grove City	31	0	0	11	2	8	33	19
St. Albert City	14	17	0	268	0	0	14	285
Stony Plain Town	3	3	0	0	0	0	3	3
Strathcona County	22	41	4	0	0	0	26	41
Sturgeon County	1	8	0	0	0	0	1	8
Remainder of the CMA	0	3	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	597	611	392	307	11	8	1,000	926

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	4,967	4,956	1,898	2,066	649	938	7,514	7,960
Beaumont Town	190	239	0	22	2	0	192	261
Calmar Town	8	8	0	0	0	0	8	8
Devon Town	8	19	0	0	0	0	8	19
Fort Saskatchewan City	149	171	12	10	0	0	161	181
Gibbons Town	4	1	0	3	0	0	4	4
Leduc City	291	308	0	19	4	0	295	327
Leduc County	79	47	0	0	1	0	80	47
Morinville Town	22	57	0	0	1	0	23	57
Parkland County	89	140	0	0	3	0	92	140
Spruce Grove City	246	274	0	19	2	8	248	301
St. Albert City	255	207	22	439	3	164	280	810
Stony Plain Town	41	55	0	0	1	0	42	55
Strathcona County	287	346	82	84	1	0	370	430
Sturgeon County	71	91	0	0	0	0	71	91
Remainder of the CMA	12	27	0	0	0	0	12	27
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,719	6,946	2,014	2,662	667	1,110	9,400	10,718

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Edmonton City	375	337	116	82	114	63	44	150	649	632	2.7
Beaumont Town	26	1	8	0	4	0	0	0	38	1	**
Calmar Town	0	0	0	0	5	0	0	0	5	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	6	19	0	16	0	0	6	0	12	35	-65.7
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	27	4	2	4	11	0	0	0	40	8	**
Leduc County	3	0	0	0	0	0	0	0	3	0	n/a
Morinville Town	1	0	0	0	0	0	0	0	1	0	n/a
Parkland County	7	10	0	0	0	0	2	0	9	10	-10.0
Spruce Grove City	22	13	6	8	0	8	0	0	28	29	-3.4
St. Albert City	9	15	0	8	12	0	0	0	21	23	-8.7
Stony Plain Town	3	2	0	4	0	0	0	0	3	6	-50.0
Strathcona County	24	28	6	14	0	0	0	0	30	42	-28.6
Sturgeon County	0	4	0	0	0	0	0	0	0	4	-100.0
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	503	434	138	136	146	71	52	150	839	791	6.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	3,286	2,973	1,238	1,276	1,065	892	1,415	2,200	7,004	7,341	-4.6
Beaumont Town	181	169	44	32	13	0	23	0	261	201	29.9
Calmar Town	9	5	0	0	5	0	0	0	14	5	180.0
Devon Town	8	8	8	14	0	0	32	0	48	22	118.2
Fort Saskatchewan City	74	77	46	86	20	20	6	0	146	183	-20.2
Gibbons Town	2	1	0	0	0	3	0	0	2	4	-50.0
Leduc City	185	131	56	68	60	63	0	0	301	262	14.9
Leduc County	47	59	4	2	0	0	0	0	51	61	-16.4
Morinville Town	35	34	4	12	0	0	0	0	39	46	-15.2
Parkland County	130	108	0	2	0	0	3	0	133	110	20.9
Spruce Grove City	126	150	104	112	35	50	0	0	265	312	-15.1
St. Albert City	134	108	54	90	12	19	68	285	268	502	-46.6
Stony Plain Town	38	47	10	38	0	0	12	66	60	151	-60.3
Strathcona County	185	180	68	96	36	20	0	228	289	524	-44.8
Sturgeon County	103	78	0	0	0	0	0	0	103	78	32.1
Remainder of the CMA	16	23	0	4	4	4	0	0	20	31	-35.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,559	4,151	1,636	1,832	1,250	1,071	1,559	2,779	9,004	9,833	-8.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Edmonton City	114	49	0	14	4	33	40	117
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	5	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	6	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	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	2	0
Spruce Grove City	0	0	0	8	0	0	0	0
St. Albert City	12	0	0	0	0	0	0	0
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	146	49	0	22	10	33	42	117

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	955	822	110	70	619	724	796	1,476
Beaumont Town	13	0	0	0	22	0	1	0
Calmar Town	5	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	20	20	0	0	6	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	60	63	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	3	0
Spruce Grove City	27	30	8	20	0	0	0	0
St. Albert City	12	19	0	0	67	198	1	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	36	20	0	0	0	56	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,132	981	118	90	758	978	801	1,801

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Edmonton City	551	437	56	64	42	131	649	632
Beaumont Town	38	1	0	0	0	0	38	1
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	33	6	2	0	0	12	35
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	40	8	0	0	0	0	40	8
Leduc County	3	0	0	0	0	0	3	0
Morinville Town	1	0	0	0	0	0	1	0
Parkland County	7	10	0	0	2	0	9	10
Spruce Grove City	28	21	0	0	0	8	28	29
St. Albert City	9	21	12	2	0	0	21	23
Stony Plain Town	3	6	0	0	0	0	3	6
Strathcona County	30	39	0	3	0	0	30	42
Sturgeon County	0	4	0	0	0	0	0	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	721	581	74	71	44	139	839	791

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	4,915	4,611	1,172	1,184	917	1,546	7,004	7,341
Beaumont Town	238	201	22	0	1	0	261	201
Calmar Town	14	5	0	0	0	0	14	5
Devon Town	16	22	32	0	0	0	48	22
Fort Saskatchewan City	138	177	8	6	0	0	146	183
Gibbons Town	2	1	0	3	0	0	2	4
Leduc City	289	244	12	18	0	0	301	262
Leduc County	51	61	0	0	0	0	51	61
Morinville Town	39	46	0	0	0	0	39	46
Parkland County	130	110	0	0	3	0	133	110
Spruce Grove City	246	266	11	26	8	20	265	312
St. Albert City	186	196	81	219	1	87	268	502
Stony Plain Town	48	85	12	0	0	66	60	151
Strathcona County	270	266	19	86	0	172	289	524
Sturgeon County	103	78	0	0	0	0	103	78
Remainder of the CMA	20	31	0	0	0	0	20	31
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,705	6,400	1,369	1,542	930	1,891	9,004	9,833

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2018	71	22.3	82	25.8	70	22.0	43	13.5	52	16.4	318	505,000	590,082
November 2017	56	19.2	92	31.5	85	29.1	27	9.2	32	11.0	292	497,500	537,624
Year-to-date 2018	611	21.0	811	27.9	749	25.7	343	11.8	398	13.7	2,912	500,000	569,932
Year-to-date 2017	517	18.0	885	30.9	743	25.9	341	11.9	379	13.2	2,865	505,000	563,115
Beaumont Town													
November 2018	0	0.0	7	36.8	11	57.9	0	0.0	1	5.3	19	530,000	530,321
November 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	0	486,211
Year-to-date 2018	15	9.6	44	28.0	77	49.0	14	8.9	7	4.5	157	525,000	519,992
Year-to-date 2017	20	11.8	71	42.0	63	37.3	13	7.7	2	1.2	169	500,000	500,503
Calmar Town													
November 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	9	90.0	1	10.0	0	0.0	0	0.0	0	0.0	10	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													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	0	0
Year-to-date 2017	2	25.0	1	12.5	4	50.0	0	0.0	1	12.5	8	0	0
Fort Saskatchewan City													
November 2018	1	25.0	0	0.0	3	75.0	0	0.0	0	0.0	4	0	517,474
November 2017	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	0	466,775
Year-to-date 2018	8	10.8	41	55.4	17	23.0	5	6.8	3	4.1	74	482,500	486,366
Year-to-date 2017	7	9.9	31	43.7	22	31.0	5	7.0	6	8.5	71	455,000	514,006
Gibbons Town													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Leduc City													
November 2018	5	31.3	8	50.0	3	18.8	0	0.0	0	0.0	16	415,000	427,603
November 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	0	448,450
Year-to-date 2018	57	33.9	71	42.3	24	14.3	7	4.2	9	5.4	168	440,000	458,681
Year-to-date 2017	50	40.7	51	41.5	16	13.0	3	2.4	3	2.4	123	425,000	439,127
Leduc County													
November 2018	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	0	795,676
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	1	2.4	4	9.5	8	19.0	3	7.1	26	61.9	42	0	750,465
Year-to-date 2017	4	6.9	4	6.9	9	15.5	7	12.1	34	58.6	58	635,000	721,641
Morinville Town													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	11	32.4	18	52.9	5	14.7	0	0.0	0	0.0	34	0	481,980
Year-to-date 2017	21	58.3	12	33.3	3	8.3	0	0.0	0	0.0	36	0	344,707

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2018	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	0	0
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2018	6	21.4	2	7.1	2	7.1	4	14.3	14	50.0	28	800,000	772,482
Year-to-date 2017	3	15.0	0	0.0	1	5.0	3	15.0	13	65.0	20	0	793,890
Spruce Grove City													
November 2018	7	41.2	7	41.2	2	11.8	1	5.9	0	0.0	17	405,000	442,030
November 2017	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	0	430,833
Year-to-date 2018	47	37.3	38	30.2	27	21.4	9	7.1	5	4.0	126	445,000	469,880
Year-to-date 2017	46	32.4	61	43.0	23	16.2	5	3.5	7	4.9	142	447,500	459,106
St. Albert City													
November 2018	0	0.0	1	8.3	3	25.0	2	16.7	6	50.0	12	697,500	744,942
November 2017	1	7.7	5	38.5	1	7.7	3	23.1	3	23.1	13	510,000	571,697
Year-to-date 2018	4	3.1	17	13.1	34	26.2	32	24.6	43	33.1	130	615,000	674,180
Year-to-date 2017	9	8.7	20	19.2	28	26.9	27	26.0	20	19.2	104	587,500	593,762
Stony Plain Town													
November 2018	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	0	0
November 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2018	12	37.5	14	43.8	2	6.3	0	0.0	4	12.5	32	0	517,557
Year-to-date 2017	19	35.2	22	40.7	5	9.3	1	1.9	7	13.0	54	0	533,657
Strathcona County													
November 2018	1	4.2	4	16.7	7	29.2	3	12.5	9	37.5	24	605,000	700,516
November 2017	1	4.2	1	4.2	15	62.5	2	8.3	5	20.8	24	557,500	651,974
Year-to-date 2018	4	2.3	25	14.5	56	32.4	38	22.0	50	28.9	173	587,500	689,063
Year-to-date 2017	5	3.6	19	13.9	64	46.7	14	10.2	35	25.5	137	565,000	666,917
Sturgeon County													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	0	516,250
Year-to-date 2018	18	18.6	12	12.4	16	16.5	15	15.5	36	37.1	97	610,000	670,532
Year-to-date 2017	12	14.6	13	15.9	8	9.8	9	11.0	40	48.8	82	720,000	703,468
Remainder of the CMA													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
First Nations													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
November 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													
November 2018	87	20.6	113	26.8	99	23.5	51	12.1	72	17.1	422	510,000	586,473
November 2017	68	18.9	111	30.9	105	29.2	32	8.9	43	12.0	359	500,000	540,998
Year-to-date 2018	809	20.2	1,103	27.5	1,024	25.6	473	11.8	595	14.9	4,004	507,500	568,468
Year-to-date 2017	726	18.7	1,192	30.7	989	25.5	430	11.1	547	14.1	3,884	500,000	559,191

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2018	Nov 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	590,082	537,624	9.8	569,932	563,115	1.2
Beaumont Town	530,321	486,211	9.1	519,992	500,503	3.9
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	517,474	466,775	10.9	486,366	514,006	-5.4
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	427,603	448,450	-4.6	458,681	439,127	4.5
Leduc County	795,676	-	n/a	750,465	721,641	4.0
Morinville Town	-	-	n/a	481,980	344,707	39.8
Parkland County	-	-	n/a	772,482	793,890	-2.7
Spruce Grove City	442,030	430,833	2.6	469,880	459,106	2.3
St. Albert City	744,942	571,697	30.3	674,180	593,762	13.5
Stony Plain Town	-	-	n/a	517,557	533,657	-3.0
Strathcona County	700,516	651,974	7.4	689,063	666,917	3.3
Sturgeon County	-	516,250	n/a	670,532	703,468	-4.7
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	586,473	540,998	8.4	568,468	559,191	1.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

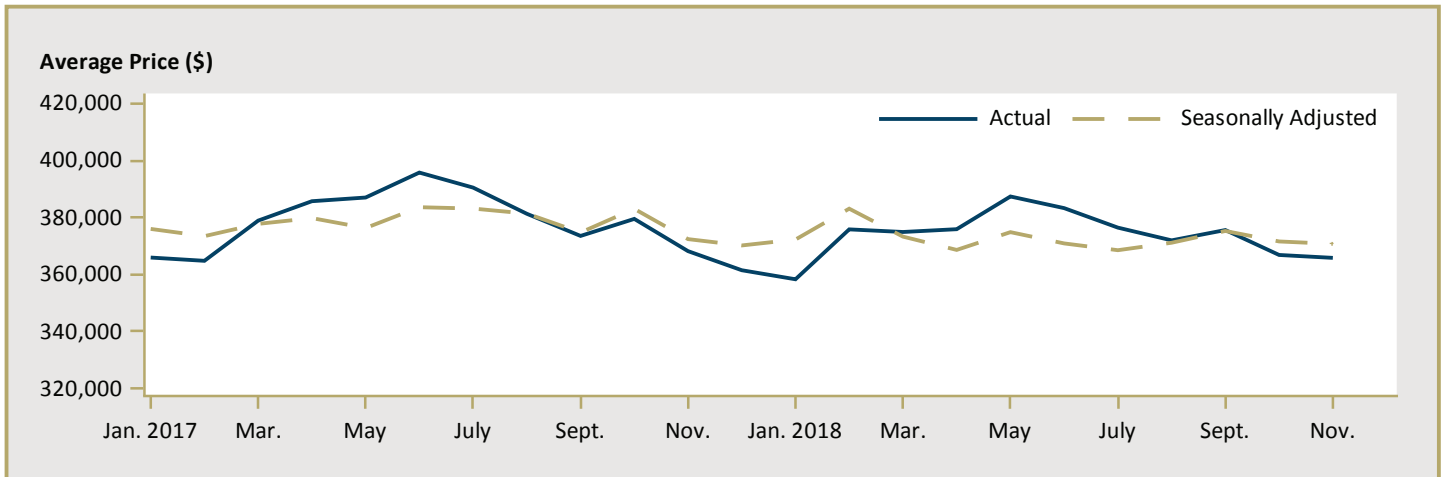


Figure 5.2: MLS® Residential Sales for Edmonton

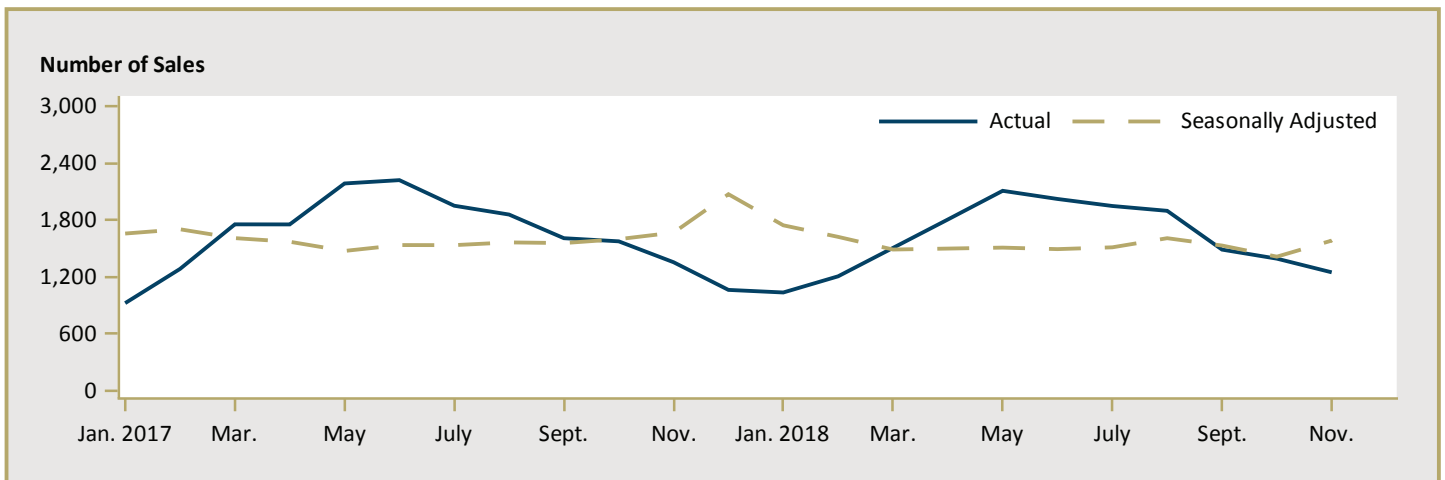
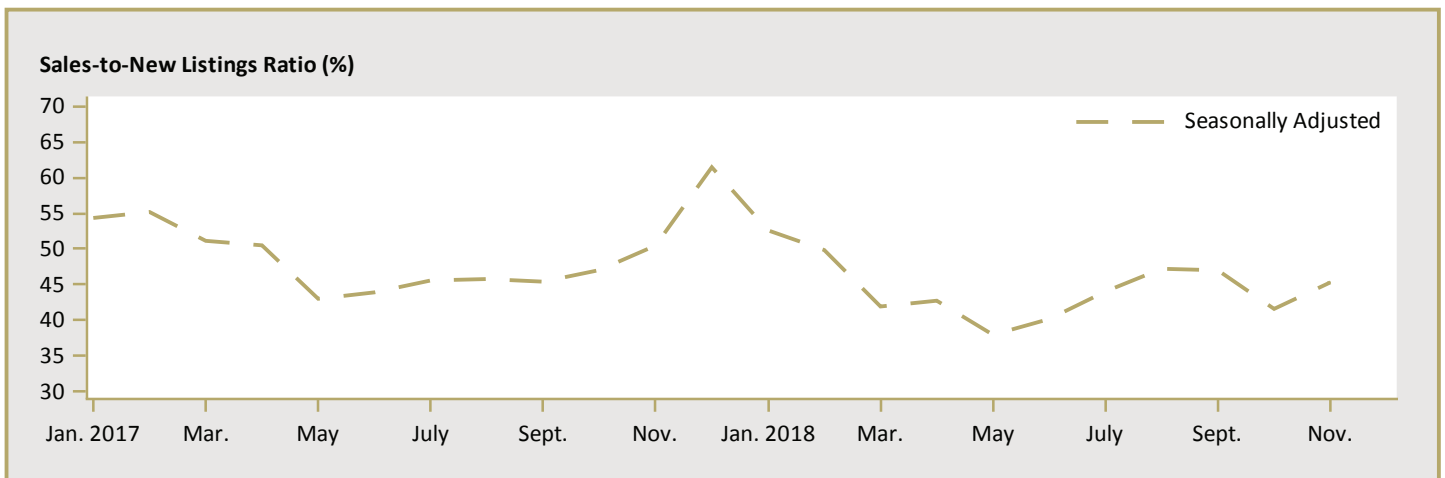


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2018

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14	99.7	140.0	762	6.7	71.0	1,149
	April	590	3.34	5.14	99.6	140.7	763	6.6	70.8	1,145
	May	601	3.49	5.34	99.6	140.8	767	6.5	71.1	1,145
	June	601	3.49	5.34	99.8	140.9	773	6.6	71.5	1,143
	July	601	3.49	5.34	99.8	142.0	780	6.5	72.0	1,152
	August	601	3.49	5.34	99.3	141.8	788	6.4	72.5	1,154
	September	601	3.49	5.34	99.3	141.2	791	6.3	72.6	1,167
	October	601	3.64	5.34	99.4	141.6	795	6.3	72.9	1,175
	November	601	3.64	5.34		140.7	799	6.2	72.9	1,189
	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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#), [Instagram](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- 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

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at **cmhc.ca/housingmarketinformation**

Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer

