



**economic analysis** *report*

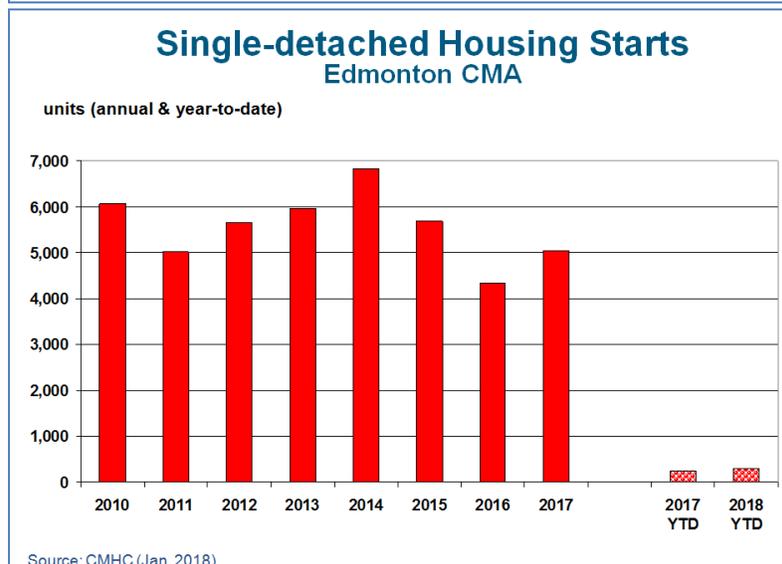
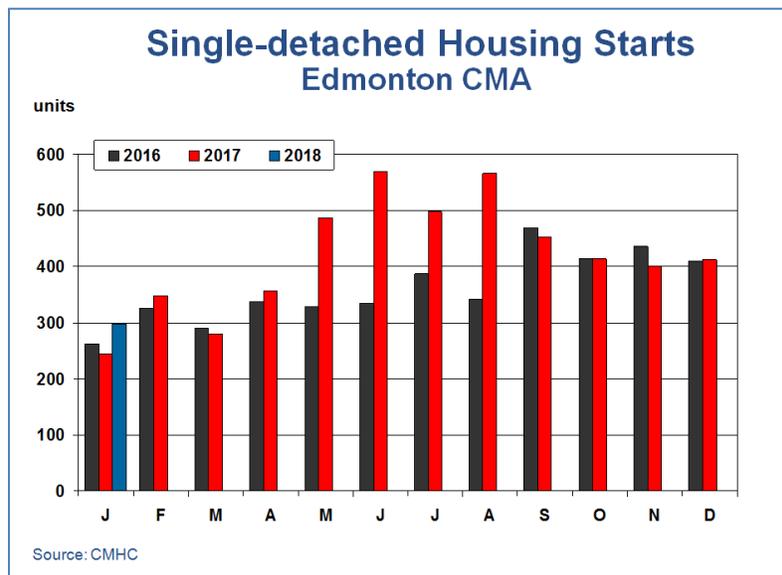
**FEBRUARY 2018**

**EDMONTON MARKET UPDATE**

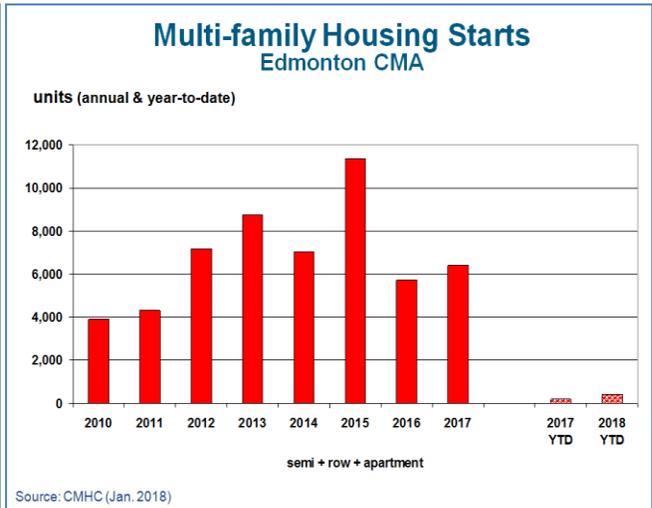
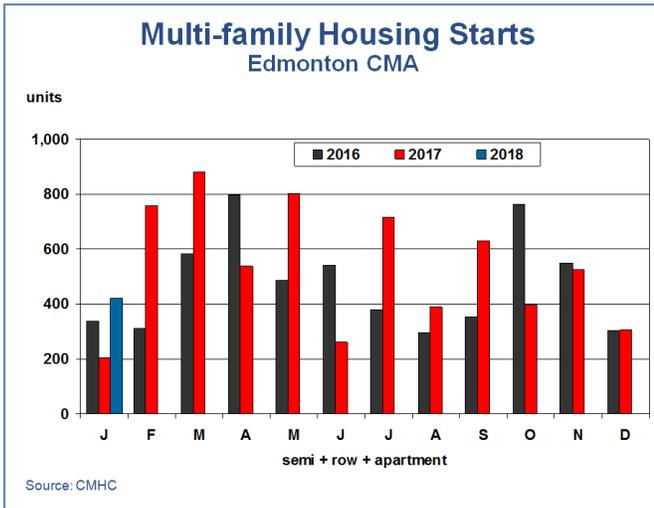
**HOUSING STARTS**

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased in January by 60.5% year-over-year to 719 units. An 87% rise in activity within the city of Edmonton offset a 25.5% decline in the outer municipalities of the capital region.

Single-detached: Single-detached starts in the Edmonton CMA increased in January by 22% from year-ago levels to 298 units. Edmonton’s single-family home builders started work on 5,028 units in 2017, representing a 16% gain over the previous year.

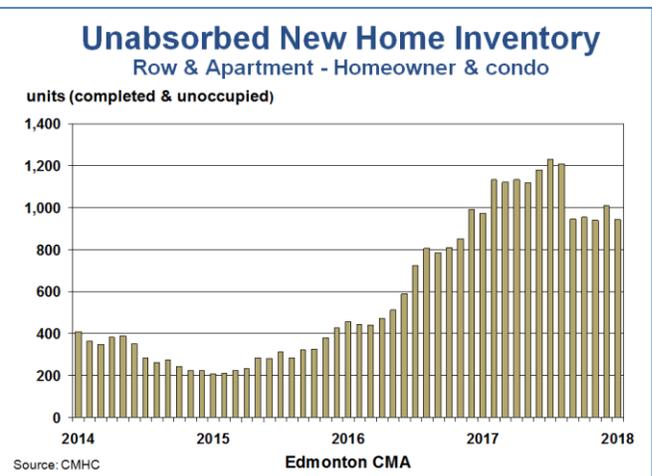
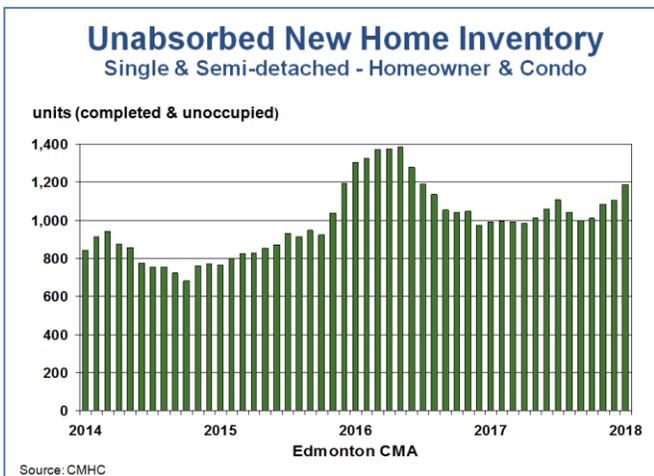


**Multi-family (semi, row & apartment):** Multi-family starts in the Edmonton CMA increased in January by more than two-fold from a year prior to 421 units. Stronger townhouse and apartment starts make up for a slight reduction in semi-detached activity.



### NEW HOME INVENTORY

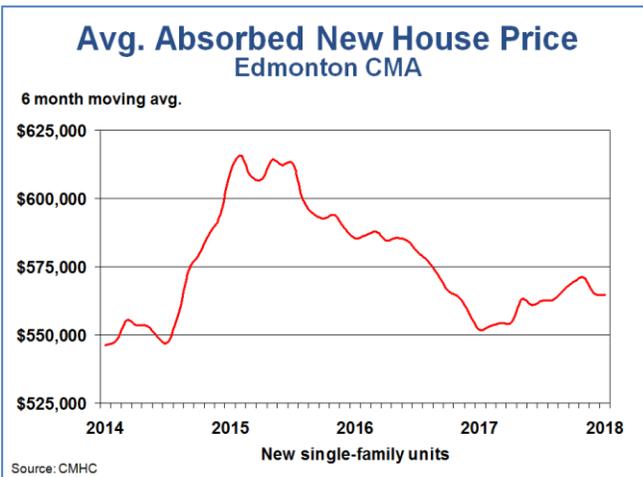
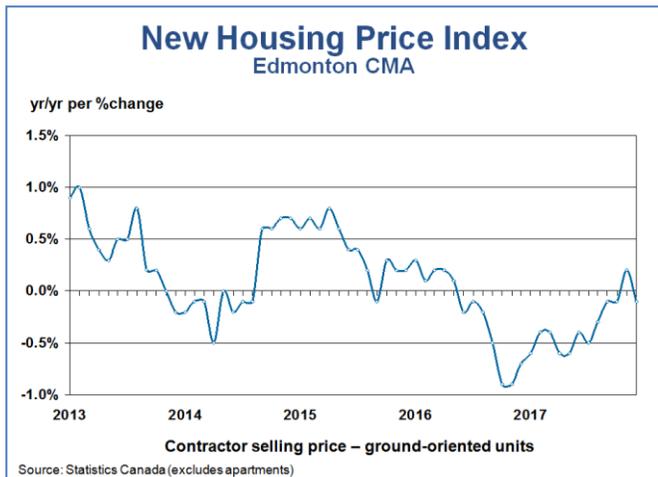
There were 1,189 completed and unoccupied single and semi-detached dwellings (including show homes) recorded by CMHC in Edmonton CMA in January, up from 1,105 units the previous month and 992 units at the beginning of 2017. Unabsorbed new townhomes and apartments amounted to 942 units in January, down from 1,008 in December and 974 units a year earlier.



### NEW HOUSE PRICES

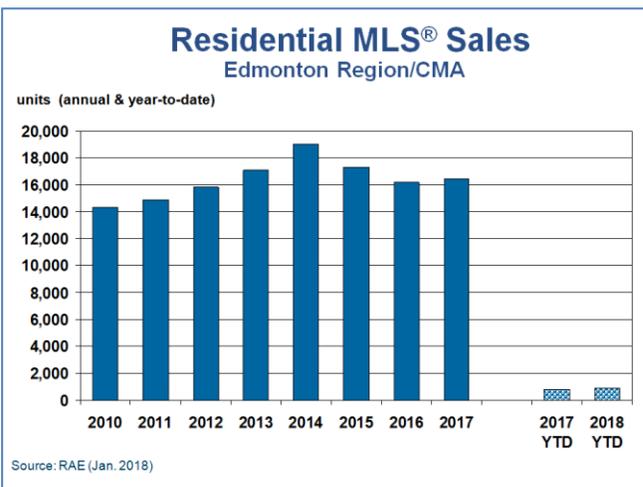
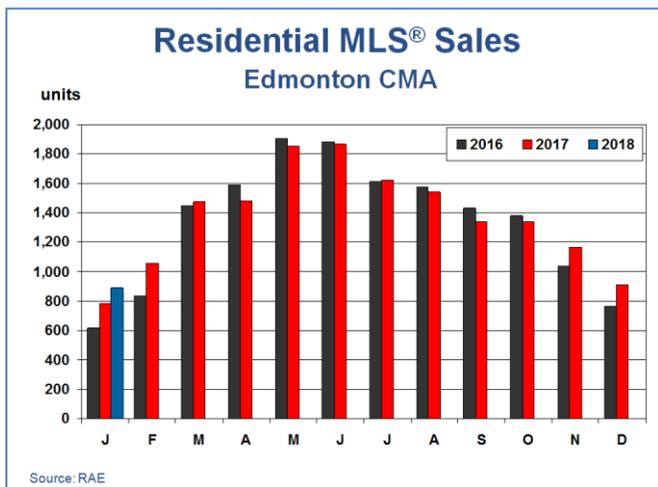
Statistics Canada's New Housing Price Index (NHPI) for Edmonton edged lower in December by 0.1% from the last month of 2016. This index of contractor selling prices for ground-oriented units was down in 2017 on average by 0.3% from all of 2016.

The average price for a single-family home absorbed during January within the Edmonton CMA increased by 8.6% from a year ago to \$587,820. The average new single-family house price (CMHC data) declined in 2017 by 2.9% from the previous year to \$560,629.



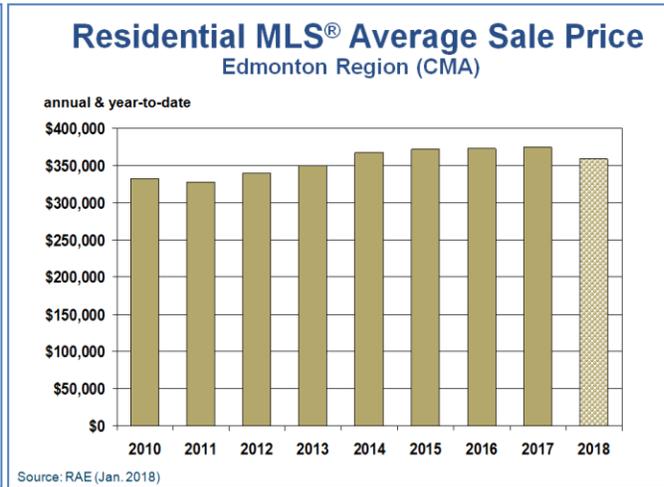
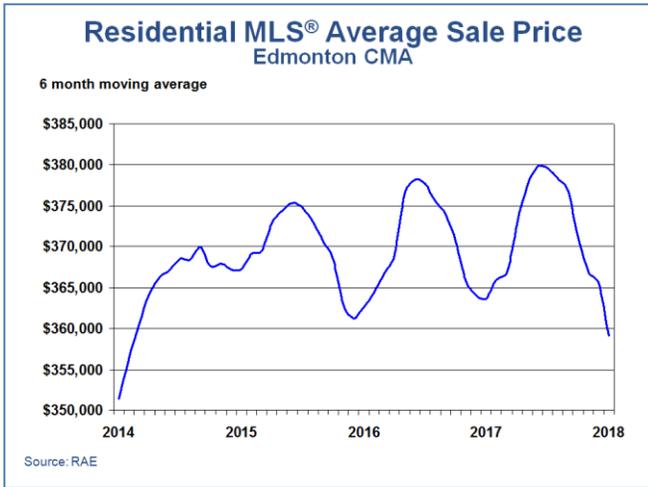
### RESIDENTIAL (MLS) SALES

According to the Realtors Association of Edmonton (RAE), residential sales in the Edmonton CMA increased in January by 14.2% from the same month last year to 891 units. Homes sales (CMA) by realtors increased during 2017 by 1.5% from the previous year to 16,441 units.



### RESIDENTIAL SALE PRICES

The average residential MLS sale price in the Edmonton CMA increased in January by 0.6% year-over-year to \$359,134. Higher average prices for detached units and condominiums offset lower attached home sale prices in January. The overall average sale price (CMA) during 2017 increased by a modest 0.4% from the preceding year to \$374,397.



MARKET SUMMARY	Current Month/YTD: January		
Edmonton CMA	2018	2017	% ch
Single-family starts	298	244	22.1%
Multi-family starts	421	204	106.4%
Total housing starts	719	448	60.5%
Edmonton REB (MLS)*			
Residential sales	891	780	14.2%
Residential avg. price	\$359,134	\$356,850	0.6%
Source: CMHC/CREA	* CMA only		

### Notes to Readers

These monthly market updates are available for the province of Alberta and its seven major cities. The charts are also available in PowerPoint and Excel formats upon request.

CMHC's count of unsold new home inventory defines an unabsorbed unit as a new home that has finished construction and is available for sale. Show homes are typically counted as part of the unabsorbed inventory.

Statistics Canada's NHPI covers contractor selling prices for single/semi-detached and townhouse units combined whereas the CMHC's average absorbed new house price is for single-family units only. The CMHC value includes GST and the agreed selling price may have occurred prior to construction.

CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. The monthly average price statistic can also be affected by changes in the mix of sales activity by dwelling type.