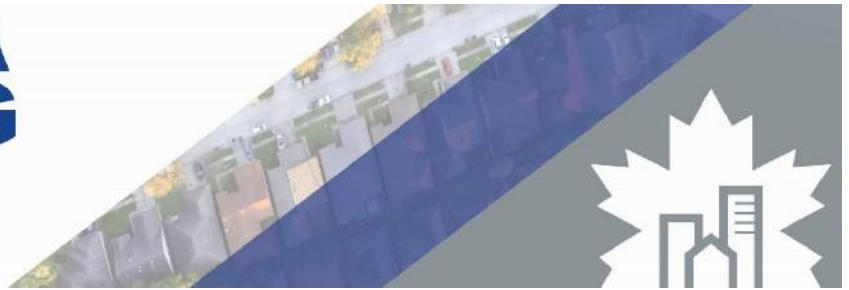




ALBERTA HOUSING REPORT

March 2019



HIGHLIGHTS

Alberta as a whole saw a year-over-year decline in housing starts of 18.3% in February with a 16.4% decrease from January's totals. Completed and unabsorbed Inventory levels remain concerning with a slight increase (24 units) over the past month. The total current inventory sits at 5,366 units which is the highest it has ever been in Alberta. This is largely due to inventory levels in the Edmonton CMA which represent 56% of the total unabsorbed inventory across the province.

Total unit sales in February declined from the previous year which follows the trend witnessed in January. Similarly, the average sale price continues to decline when compared to previous years with February 2019 showing a 5.4% reduction.

The following table provides a brief snapshot of key indicators for Alberta's major centres. It is important to note that some smaller centres have a very low volume of new builds in the early months of the year which leads to extreme volatility in the percentage change. More detailed information for the individual centres has been compiled in local reports.

Key Indicators – Year Over Year Comparison for February (% change)				
Centre	Unabsorbed Housing Inventory	Total Housing Starts	Unit Sales	Average Sale Price
Alberta	+14.8%	-18.3%	-9.4%	-5.4%
Calgary (CMA)	-1.6%	+4.2%	-12%	-6.2%
Edmonton (CMA)	+32.7	-27.5%	+3.3%	-2.4%
Grande Prairie (CA)	+5.8%	0%	-19.9%	+8.2%
Lethbridge (CMA)	+6.1%	+36.8%	+7.4%	+3.3%
Medicine Hat (CA)	-22.9%	- 91%	+6.9%	-7.6%
Red Deer (CA)	-26.2%	-15.4%	-10.3%	+2.6%
Wood Buffalo (CA)	-50%	-89%	+30.9%	-7.2%

* Data not available for Lakelands Region.

Legend:

Improved

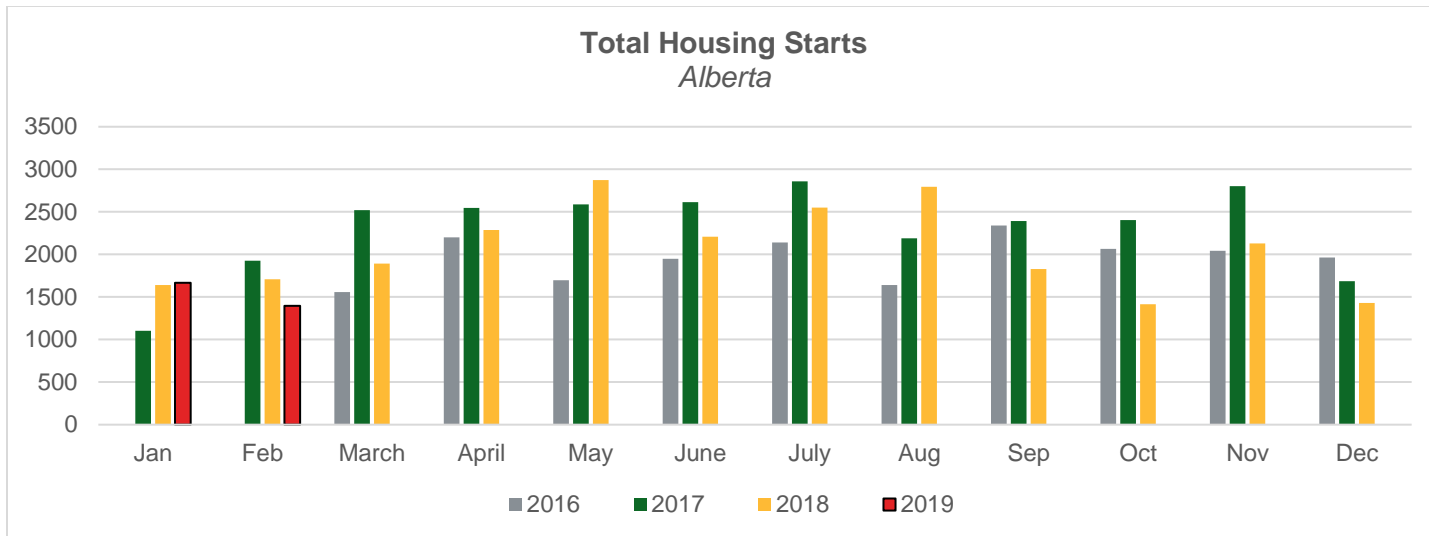
Worsened

Minimal Change (+/- 2%)

HOUSING STARTS

Total Housing Starts

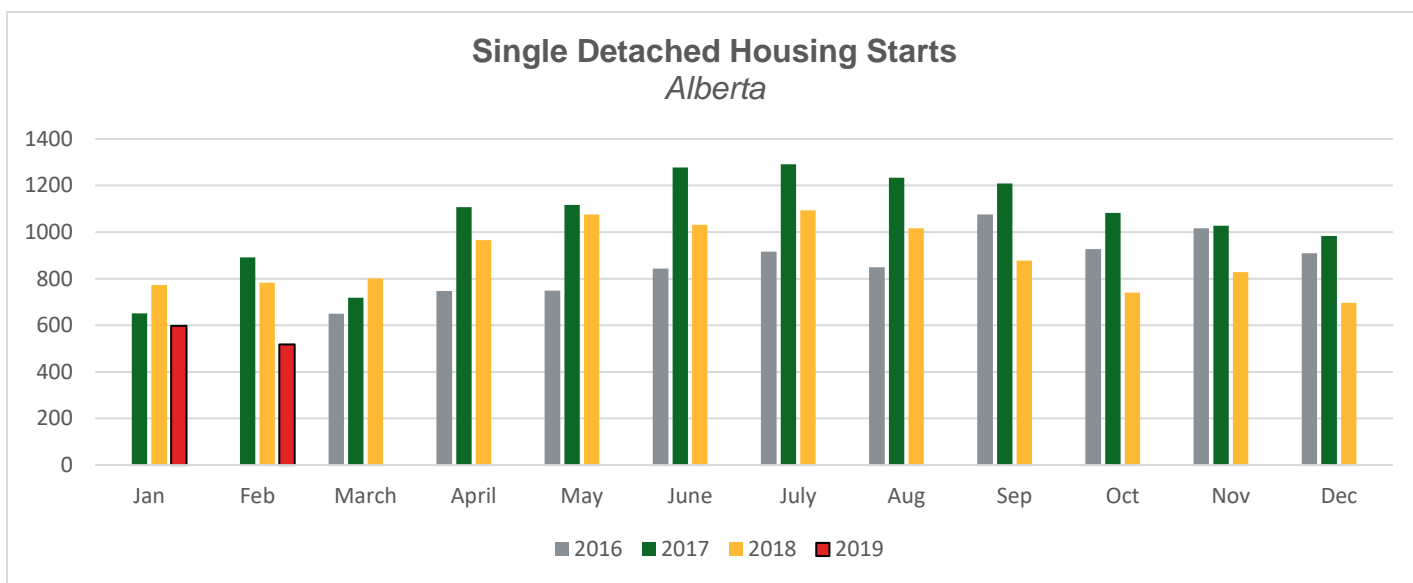
- Alberta had 1,394 total housing starts in February 2019, a decrease of 18.3% (313 units) from February 2018.
- Compared to January 2019, starts in February 2019 saw a 16.4% (274 units) decrease. 37.1% of housing starts in February 2019 were single detached and 36.8% were from apartment / multi-unit housing.



Source: CMHC Housing Market Information Portal

Single-Detached

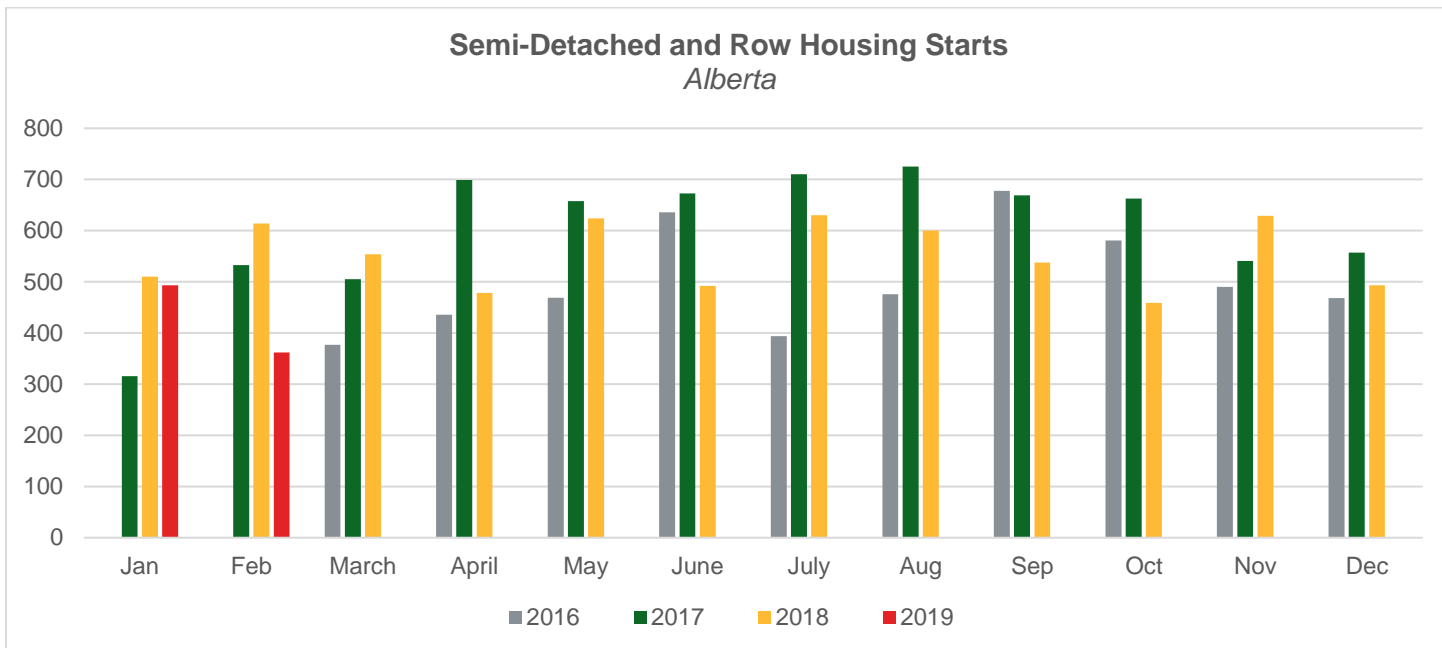
- There were 518 single-detached starts in Alberta in February 2019, a decrease of 13.4% (80 units) from January 2019.
- Compared to February 2018, starts in February 2019 declined 33.8% (265 units).



Source: CMHC Housing Market Information Portal

Semi-Detached and Row

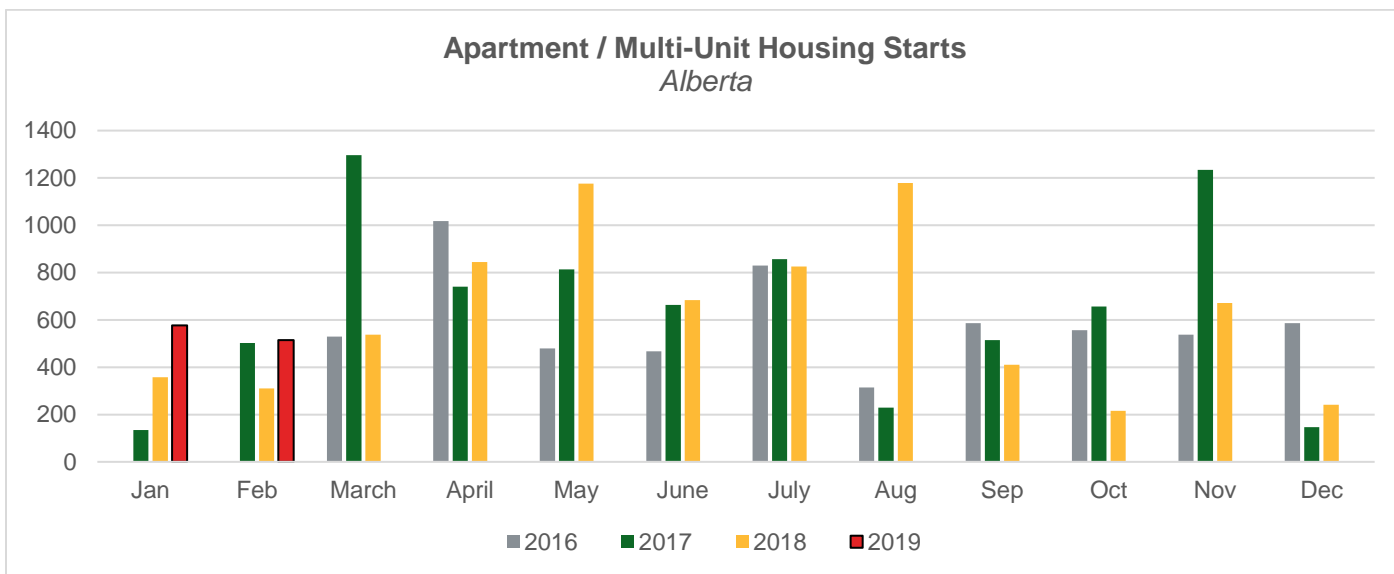
- There were 362 semi-detached and row housing starts in Alberta in February 2019, a decrease of 26.6% (131 units) from January 2019.
- Compared to February 2018, semi-detached and row starts in February 2019 were 41% (252 units) lower.



Source: CMHC Housing Market Information Portal

Apartments / Multi-Units

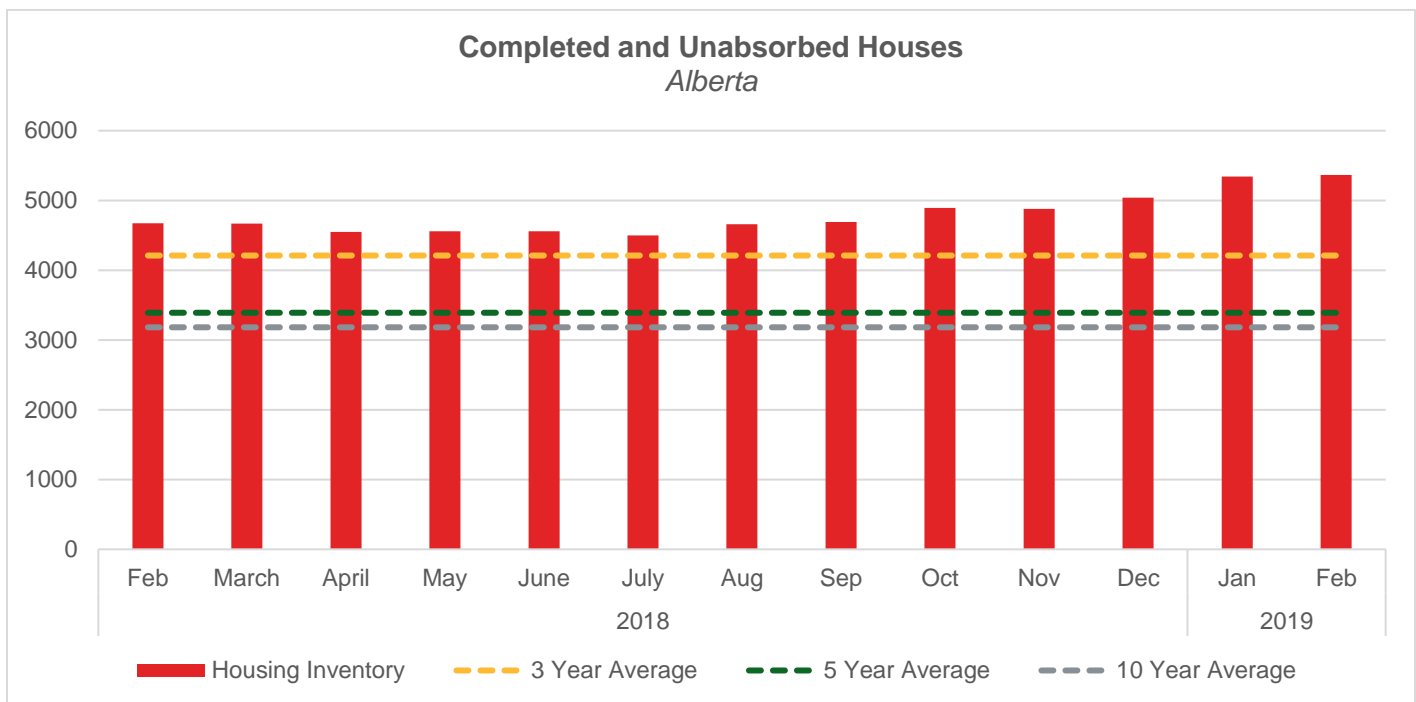
- There were 514 apartment / multi-unit housing starts in Alberta in February 2019. This is a 10.9% (63 units) decrease from January 2019.
- Compared to February 2018, apartment / multi-unit starts in February 2019 increased 65.8% (204 units).



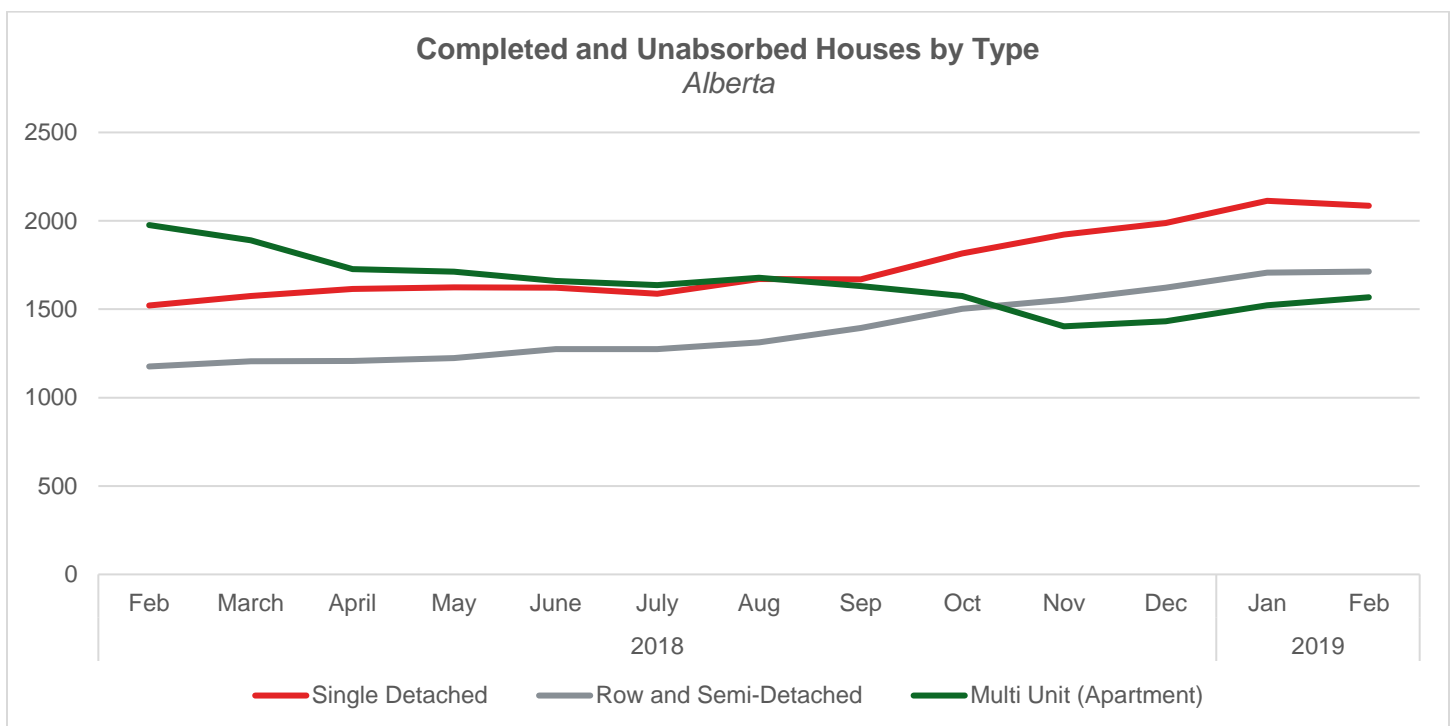
Source: CMHC Housing Market Information Portal

HOUSING INVENTORY

- CMHC reported 5,366 completed and unabsorbed units in February 2019. This is an increase of 14.8% (693 units) over February 2018 and an increase of 0.5% (24 units) when compared to January 2019.
- The Edmonton CMA represents 56% (3,016) of this inventory while the Calgary CMA accounts for 37% (1,986 units).



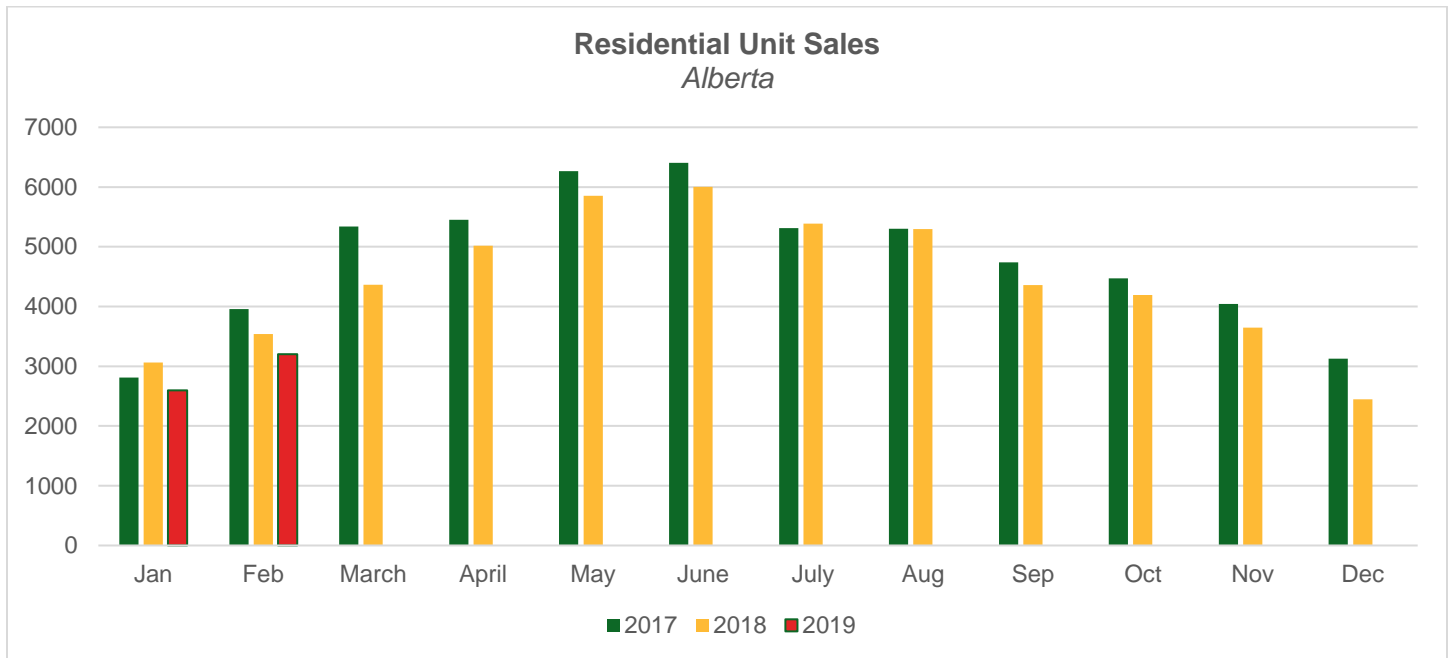
Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal

RESIDENTIAL UNIT SALES

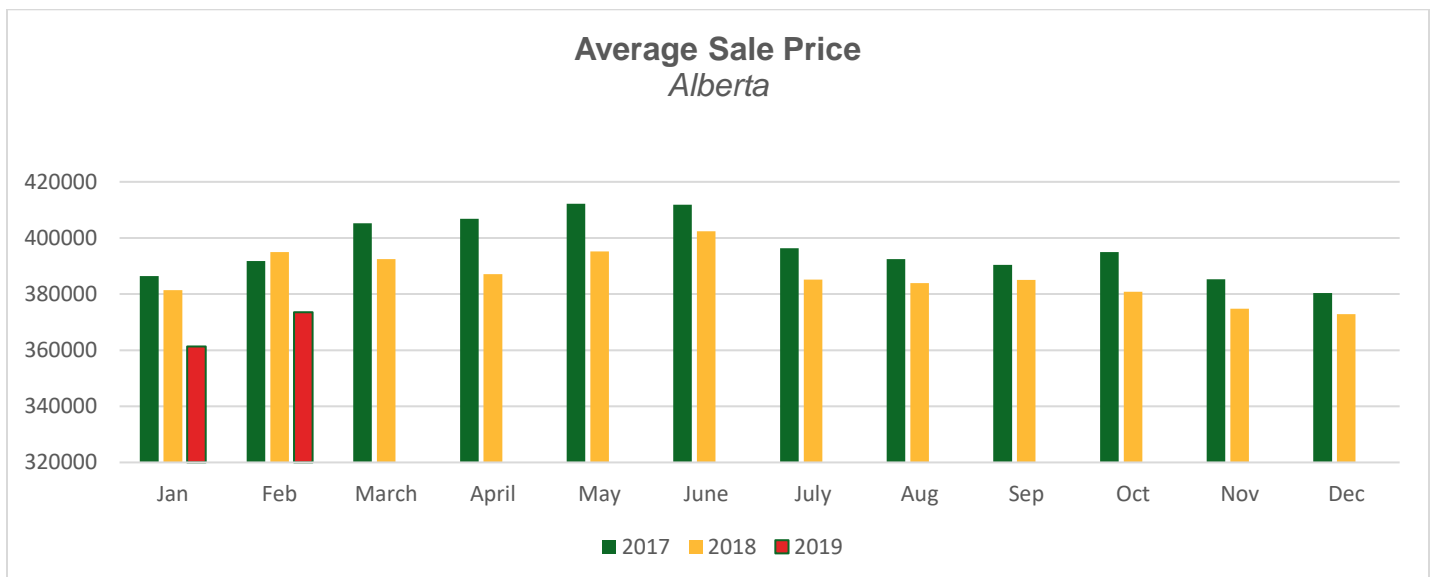
- Residential unit sales in February 2019 totaled 3,204 units. Compared to February 2018, this is a 9.4% (333 units) decline.
- Compared to January 2019, sales in February 2019 were 23.47% (609 units) higher.



Source: Alberta Real Estate Association Monthly Statistics Package

RESIDENTIAL AVERAGE SALE PRICE

- The provincial average MLS residential sale price in February 2019 was \$373,545 which was a 3.4% (12,212 units) increase from January 2019.
- Compared to February 2018, the February 2019 average sale price declined 5.4% (21,397 units).



Source: Alberta Real Estate Association Monthly Statistics Package and CMHC

DEFINITIONS AND SOURCES

Definitions

A housing “start” 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. Construction has to be on a new foundation to be counted as a housing start. If a dwelling is built on an existing foundation, it is considered a renovation regardless of the extent of new construction.

A “single detached” dwelling is a building containing only one dwelling unit which is completely separated on all side from any other dwelling or structure.

A “semi-detached” dwelling 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” dwelling is a ground-oriented dwelling attached to two or more similar units so that the resulting row structure contains three or more units.

An “apartment or other” dwelling includes all dwellings other than those described above, including structures commonly referred to as duplexes, triplexes, double duplexes and row duplexes.

The survey of unsold new home inventory from CMHC defines an unabsorbed unit as a new home that has finished construction and is available for sale. Showhomes are typically counted as part of the unabsorbed inventory.

Sources

Information on housing starts along with completed and unabsorbed dwelling units come from [CMHC's Housing Market Information Portal](#).

Information on February 2019 residential unit sales and residential housing prices are provided by the [Alberta Real Estate Association](#) (AREA) monthly market report. Historic unit sales and price information are based on monthly reports provided by the [Canadian Real Estate Association](#) (CREA) and catalogued by BILD Alberta.