



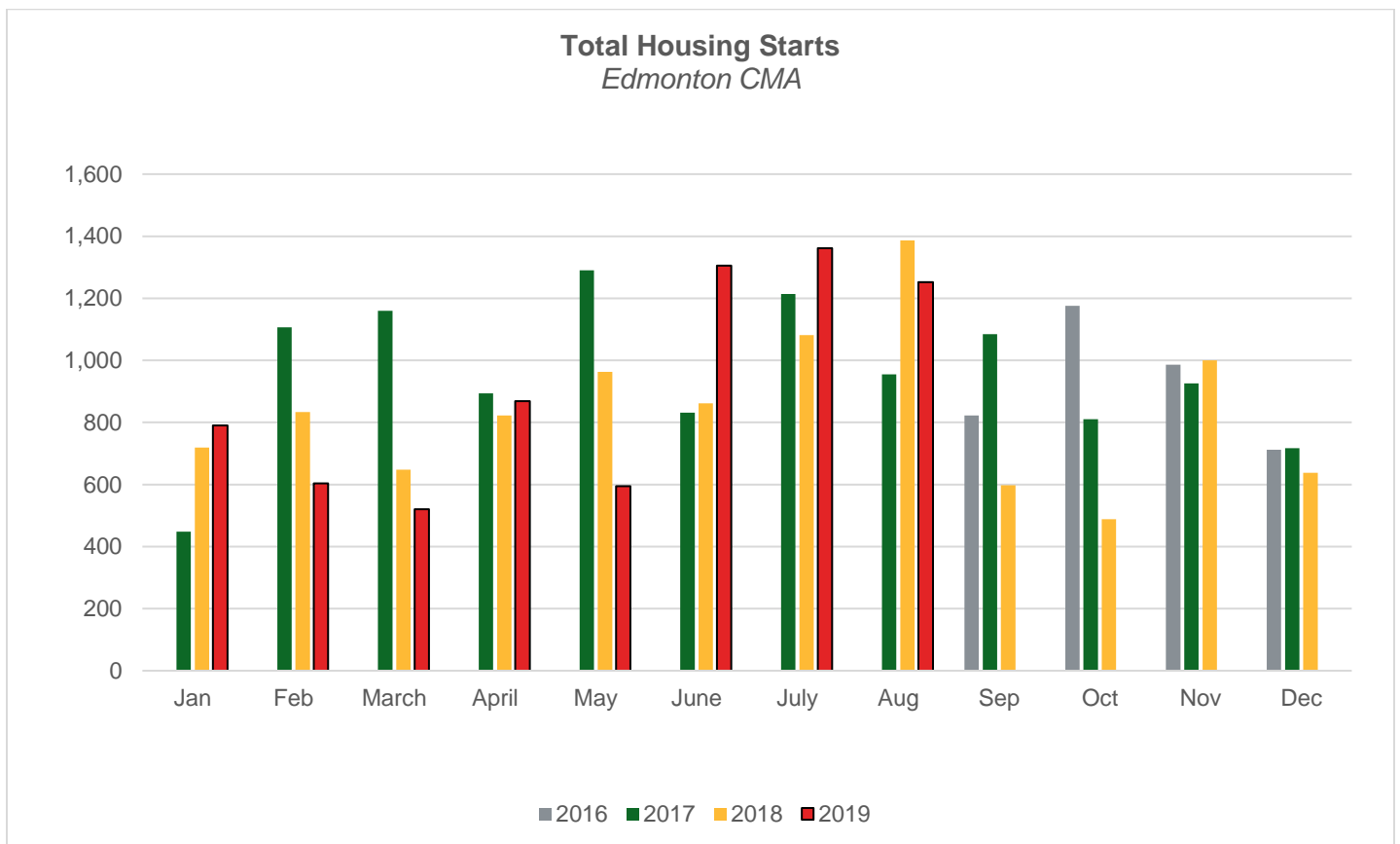
INTRODUCTION

BILD Alberta prepares these market update reports monthly for Edmonton Census Metropolitan Area (CMA), which includes the City of Edmonton and outlying municipalities. The data and charts are also available in Excel formats upon request. Please contact [Benjamin Sturge](#) at BILD Alberta for more information.

HOUSING STARTS

Total Housing Starts

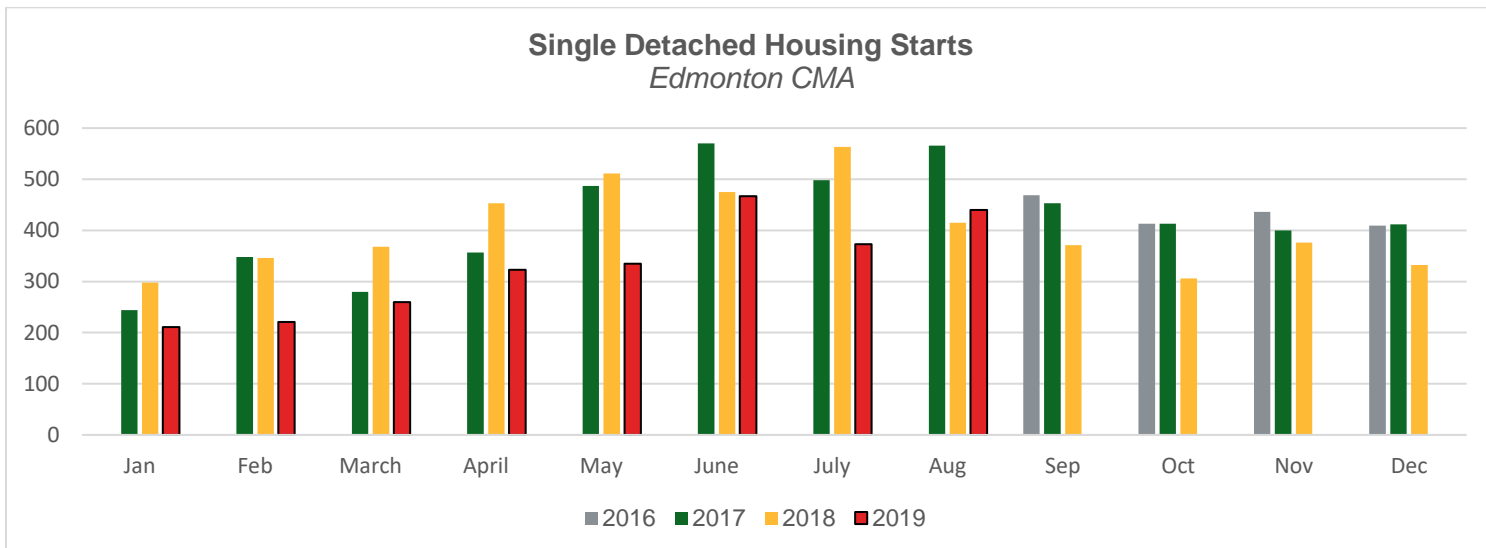
- The Edmonton CMA had 1,252 total housing starts in August 2019, a decrease of 8.0% (109 units) from July 2019.
- Compared to August 2018, there was a 9.7% decrease (134 units) in August 2019. 35.1% of housing starts in August 2019 were single detached.
- Year-to-date total housing starts are 7,296. This is a 0.2% (18 units) decrease from the previous year.



Source: CMHC Housing Market Information Portal

Single-Detached

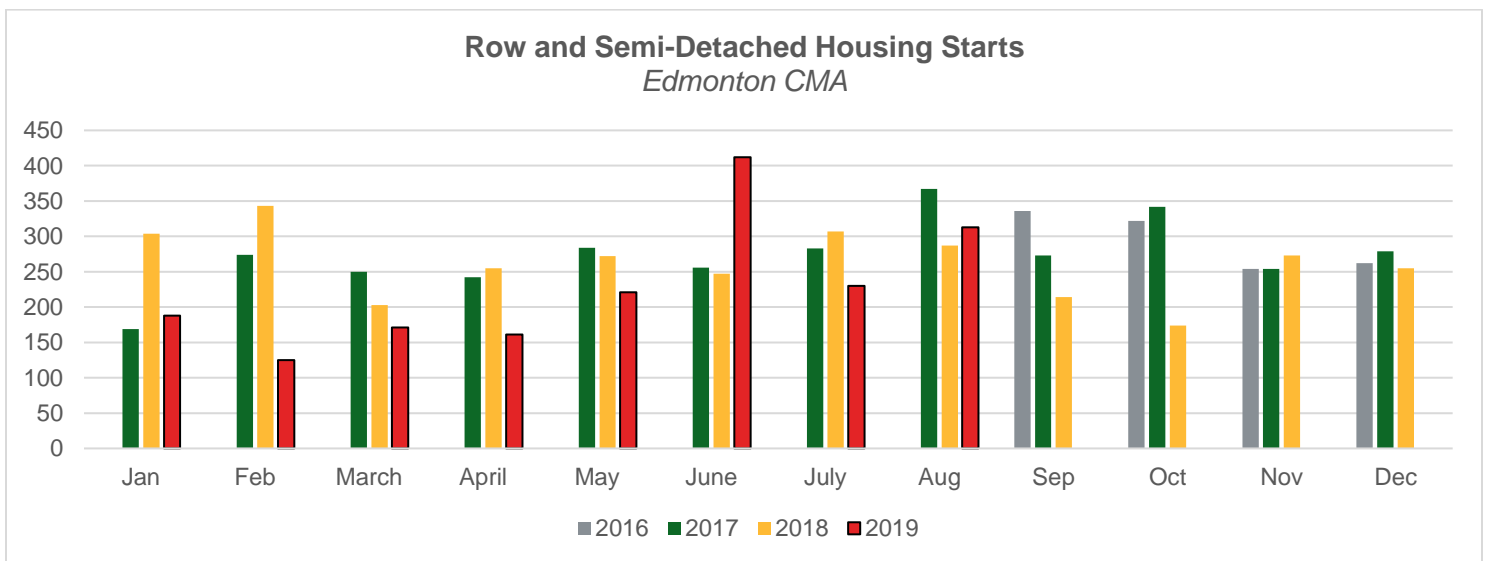
- There were 440 single-detached starts in the Edmonton CMA in August 2019, an increase of 18.0% (67 units) from July 2019.
- Compared to August 2018, starts in August 2019 are up 6.0% (25 units).
- Year-to-date single detached housing starts are 2,630. This is a 23.3% (799 units) decrease from the previous year.



Source: CMHC Housing Market Information Portal

Row and Semi-Detached

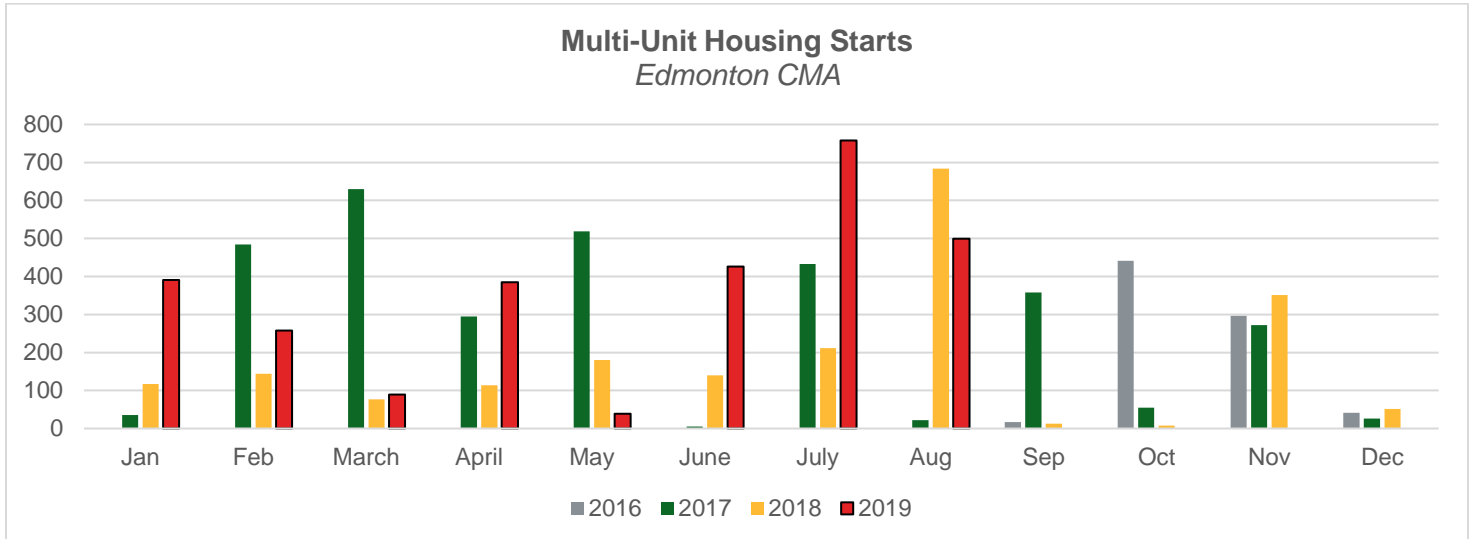
- There were 313 semi-detached and row housing starts in the Edmonton CMA in August 2019, an increase of 36.1% (83 units) from July 2019.
- Compared to August 2018, starts in August 2019 increased by 9.1% (26 units).
- Year-to-date row and semi-detached housing starts are 1,821. This is a 17.9% (397 units) decrease from the previous year.



Source: CMHC Housing Market Information Portal

Apartments / Multi-Units

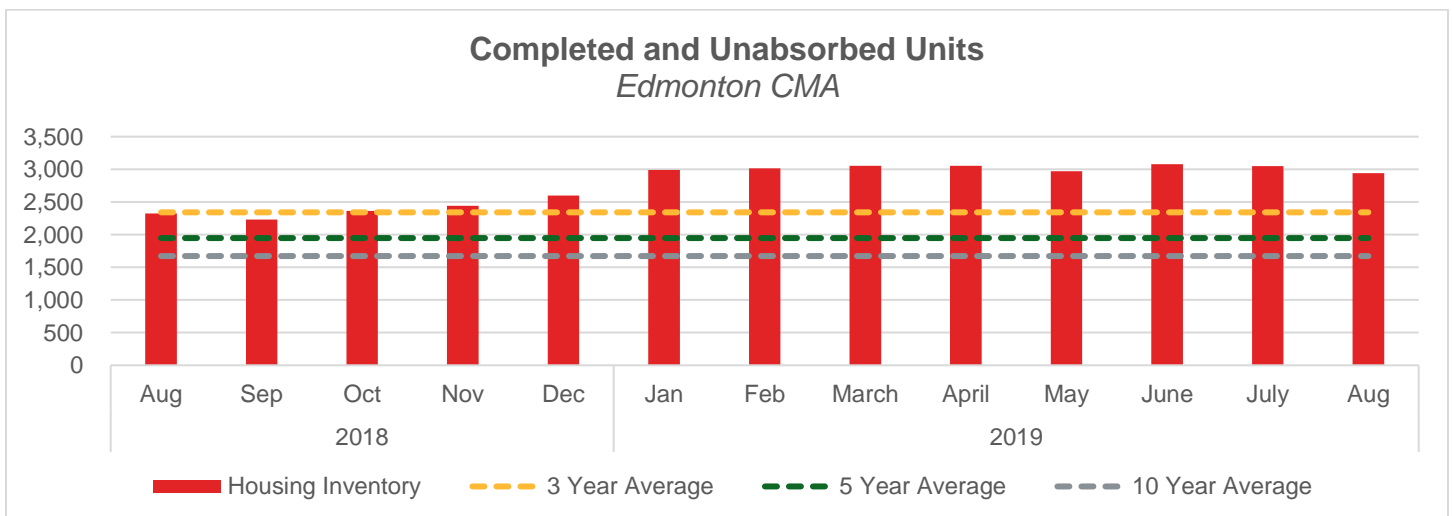
- There were 499 apartment / multi-unit housing starts in the Edmonton CMA in August 2019. This is a 34.2% (259 units) decrease from July 2019.
- Compared to August 2018, starts in August 2019 decreased by 27.0% (185 units).
- Year-to-date apartment (multi-unit) housing starts are 2,845. This is a 70.7% (1,178 units) increase from the previous year.



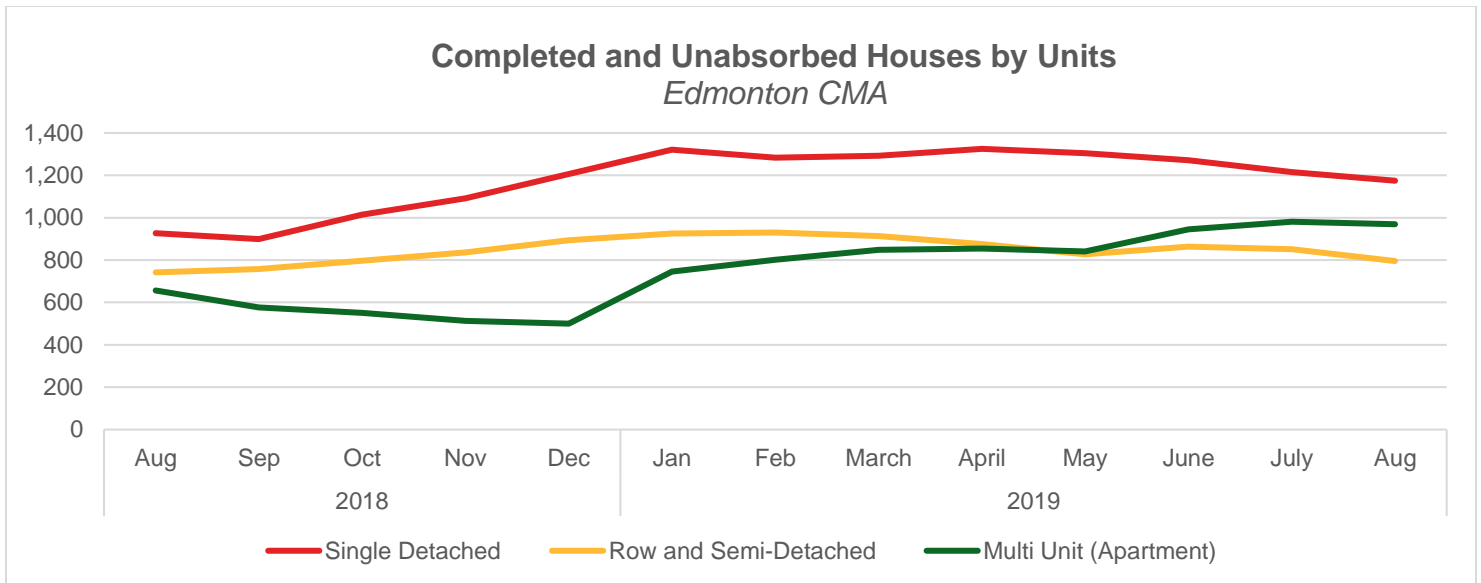
Source: CMHC Housing Market Information Portal

HOUSING INVENTORY

- CMHC reported 2,939 completed and unabsorbed units in August 2019. This is a decrease of 3.6% (109 units) over July 2019 and an increase of 26.4% (614 units) when compared to August 2018.
- Single-detached units represent 40.0% of the inventory, row and semi-detached represent 32.3% of the inventory and multi-unit (apartment) units represent 32.2% of the inventory.
- Year-to-date average housing inventory is 3,020 units. This is a 34.2% (769 units) increase from the previous year.



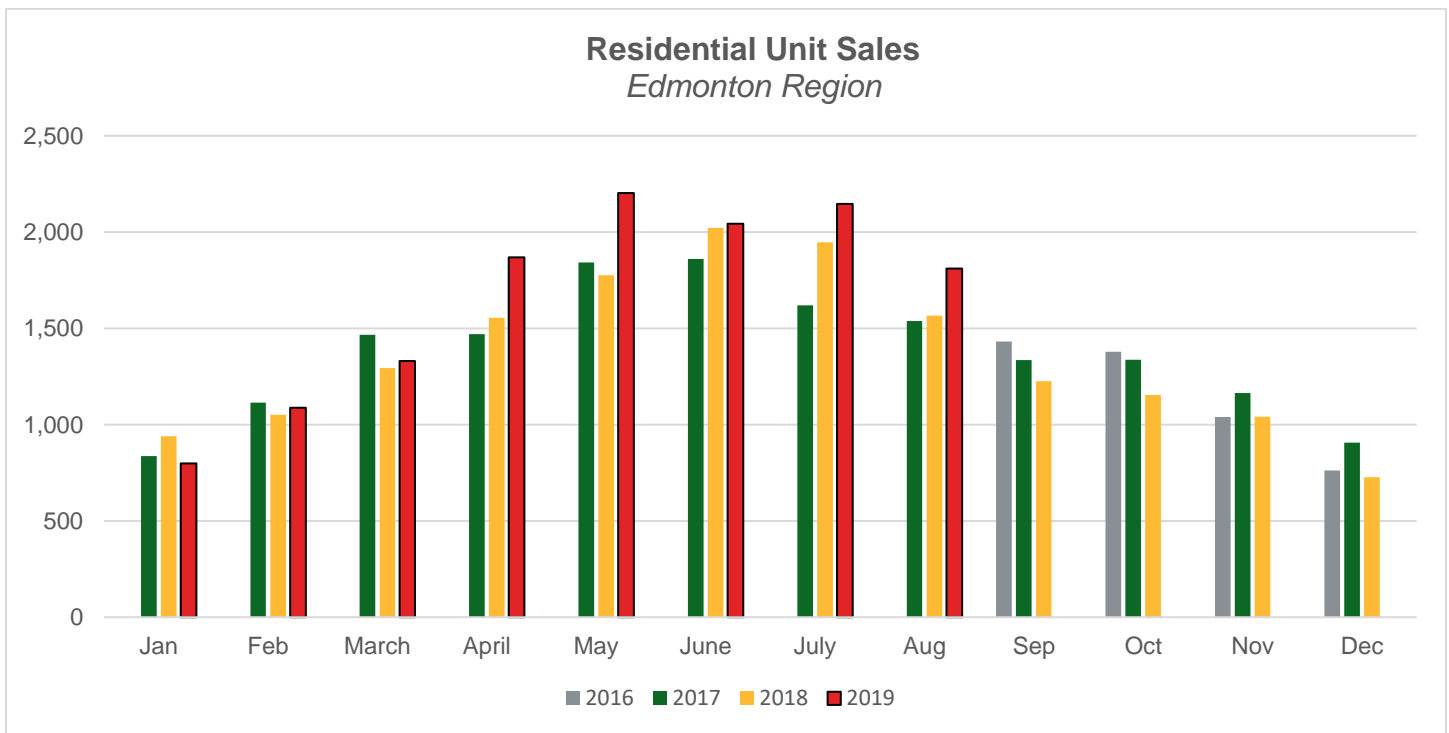
Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal

RESIDENTIAL UNIT SALES

- Housing sales totaled 1,811 units in August 2019. This was a decrease of 15.6% (336 units) over July 2019.
- Compared to August 2018, August 2019 sales have increased by 15.6% (244 units).
- Year-to-date residential unit sales are 13,289. This is a 9.4% (1,137 units) increase from the previous year.



Source: Alberta Real Estate Association Monthly Statistics Package

RESIDENTIAL AVERAGE SALE PRICE

- The average MLS residential sale price in August 2019 was \$371,225 which was a 0.2% (\$915) increase from July 2019.
- Compared to August 2018, the August 2019 average sale price decreased by 0.6% (\$2,298).
- Year-to-date residential average sale price is \$364,059. This is a 1.7% (\$6,248) decrease from the previous year.



Source: Alberta Real Estate Association Monthly Statistics Package and CMHC

DEFINITIONS, CONCEPTS AND SOURCES

Definitions

A housing “start” 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. 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.

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. A CA must have a core population of at least 10,000.

Sources

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

Information on August 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.