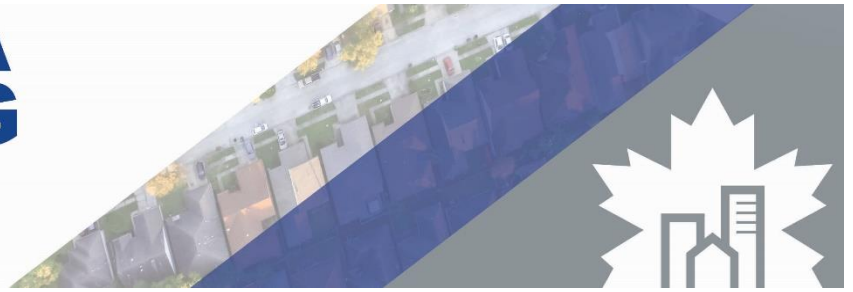




ALBERTA HOUSING REPORT

February 2020



HIGHLIGHTS

Housing Inventory: Year-to-date provincial inventory rose in January by 4.7%, totaling 5,594 units – a record high. Wood Buffalo continues to struggle with newly built, unsold homes, as well as Calgary.

Housing Starts: Year-to-date housing starts are down compared to last year, with only Grande Prairie remaining unchanged. January has been a relatively slow month for new home construction.

Single-Detached Start: Year-to-date single-detached starts rose this month in the province, with Edmonton and Grande Prairie having strong months. Edmonton's strong month dragged the province's numbers up with it. The other locales struggled, seeing declines ranging from -3.7% to -75.0%.

Unit Sales: Year-to-date sales have been good so far this year, seeing increases in all markets except Medicine Hat. Grande Prairie saw growth as well; however, it was marginal at 1.6%.

Average Sale Price: Prices changes were mixed across the province in January, with five locales seeing price growth and the others seeing declines. The steepest decline was felt in Medicine hat, -12.4%, while the highest growth was found in Wood Buffalo. Solid sales and price figures for this month in Wood Buffalo are hopeful indicators that demand is adjusting to the high levels of supply.

The following table provides a snapshot of key indicators for Alberta's major centres. More detailed information for individual centres is available in the local reports.

Key Indicators: Year-to-Date* Comparison (% change)					
Centre**	Unabsorbed Housing Inventory	Total Housing Starts	Single-Detached Housing Starts	Unit Sales	Average Sale Price
Alberta	+4.7%	-12.1%	+5.1%	+5.4%	+1.1%
Calgary (CMA)	+12.6%	-8.3%	-3.7%	+11.7%	+1.0%
Edmonton (CMA)	-0.6%	-15.5%	+30.8%	+10.1%	-5.2%
Grande Prairie (CA)	0.0%	0.0%	+100.0%	+1.6%	+6.5%
Lethbridge (CMA)	-2.9%	-57.4%	-34.8%	+20.2%	-0.7%
Medicine Hat (CA)	-20.0%	-75.0%	-75.0%	-30.5%	-12.4%
Red Deer (CA)	-29.8%	-74.1%	-30.0%	+7.4%	+6.2%
Wood Buffalo (CA)	+3300.0%	-25.0%	-37.5%	+14.7%	+6.9%

* Since only January's data has been released in 2020, this table is comparing January 2020 to January 2019. ** Data not available for Lakelands Region.

Legend:

Improved

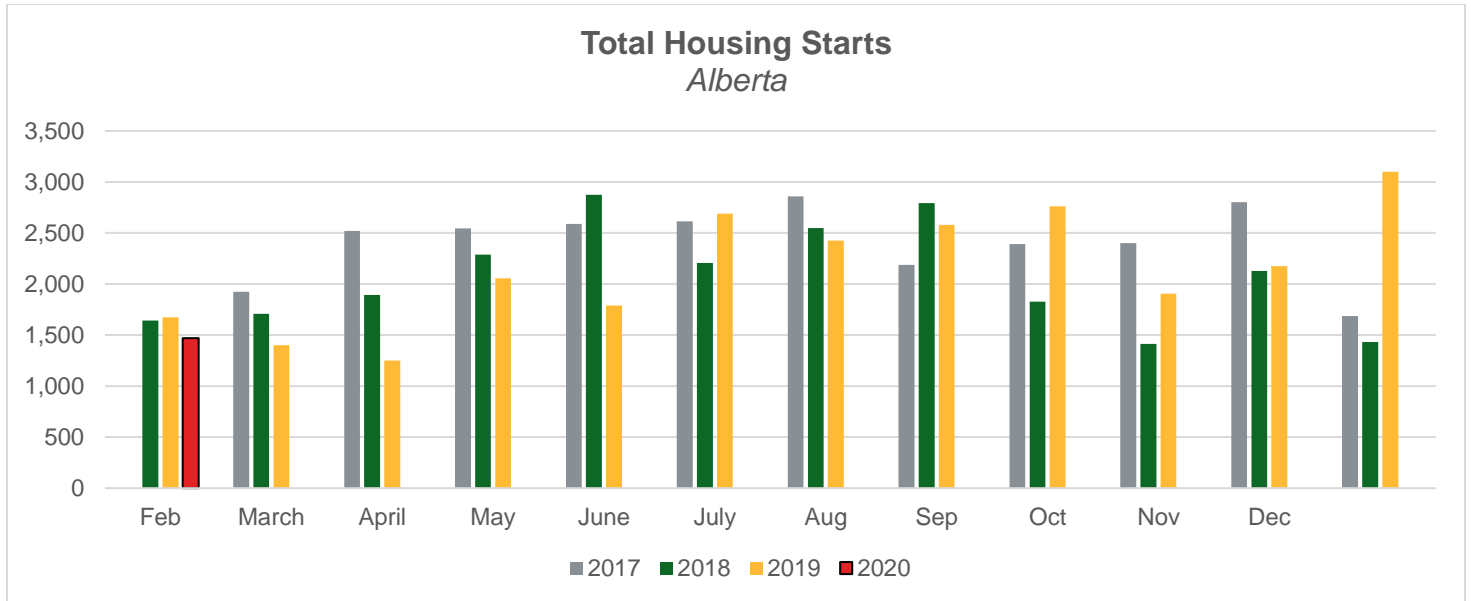
Worsened

Minimal Change (+/- 2%)

HOUSING STARTS

Total Housing Starts

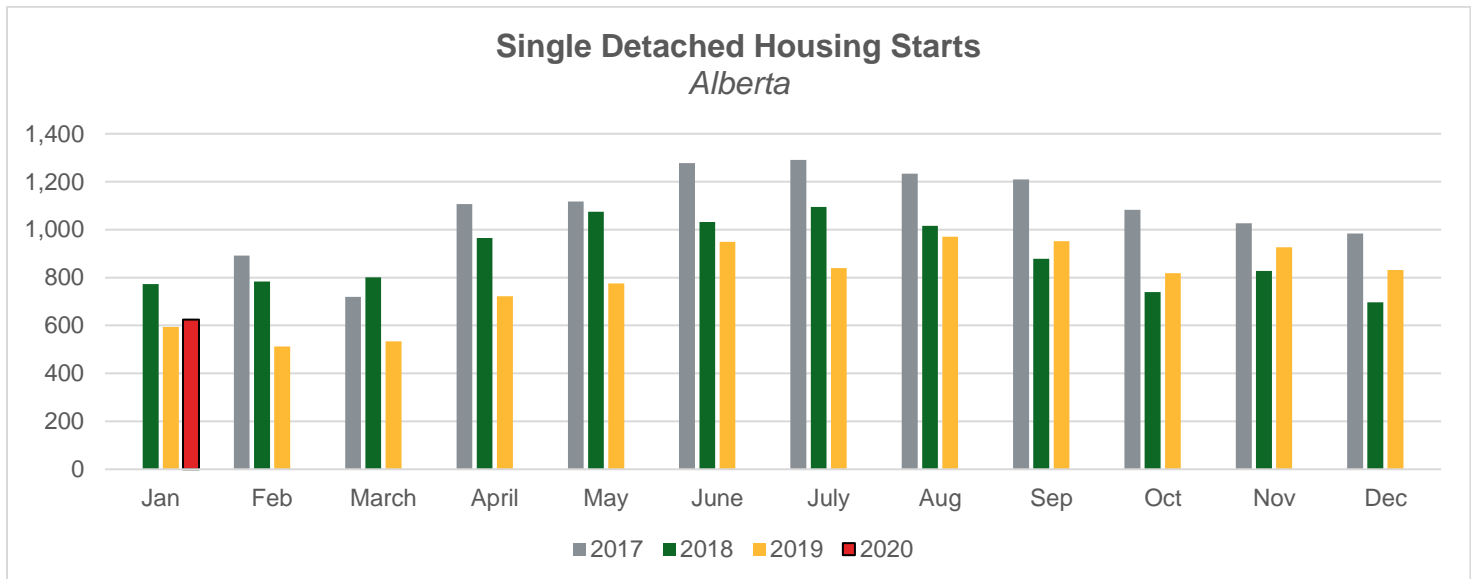
- Alberta had 1,471 total housing starts in January 2020, a decrease of 12.1% (203 units) from January 2019.
- Compared to December 2019, starts in January 2020 saw a 52.6% (1,630 units) increase. Of the 1,471 units, 30.0% were multi-unit and 42.4% were single-detached.



Source: CMHC Housing Market Information Portal

Single-Detached

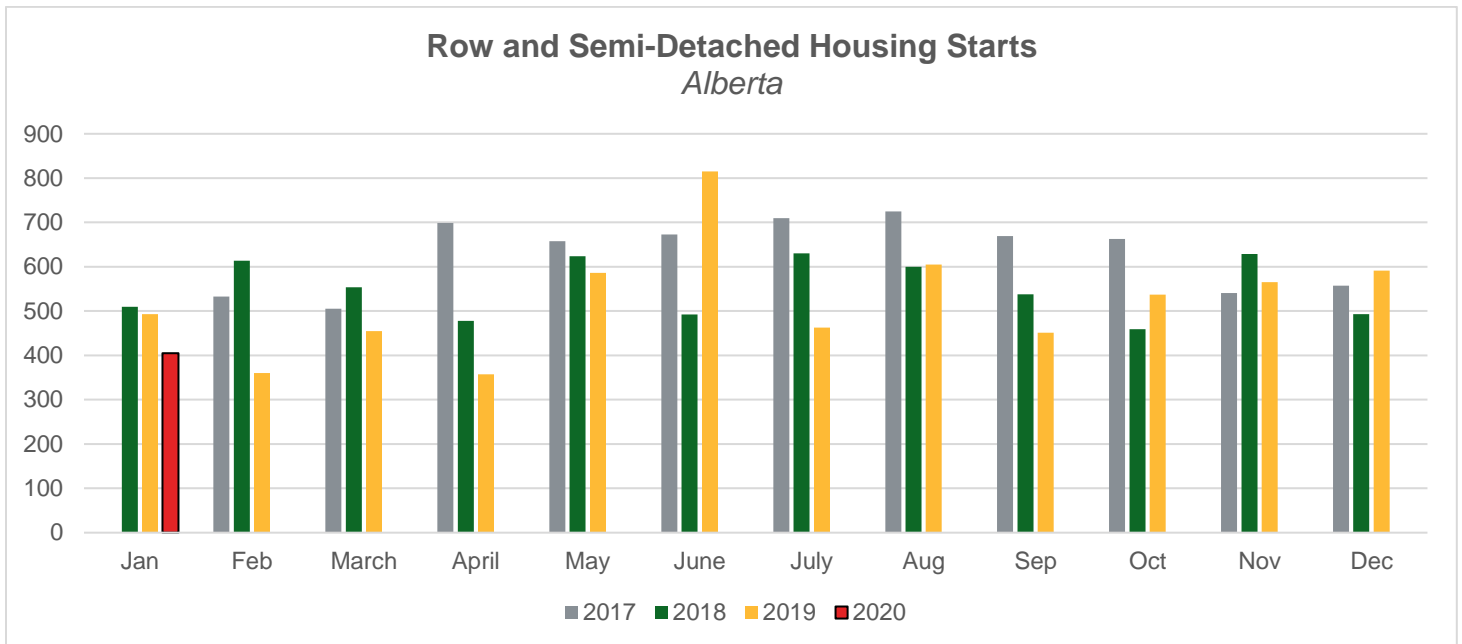
- There were 624 single-detached starts in Alberta in January 2020, a decrease of 24.9% (207 units) from December 2019.
- Compared to January 2019, starts in January 2020 increased by 5.1% (30 units).



Source: CMHC Housing Market Information Portal

Row and Semi-Detached

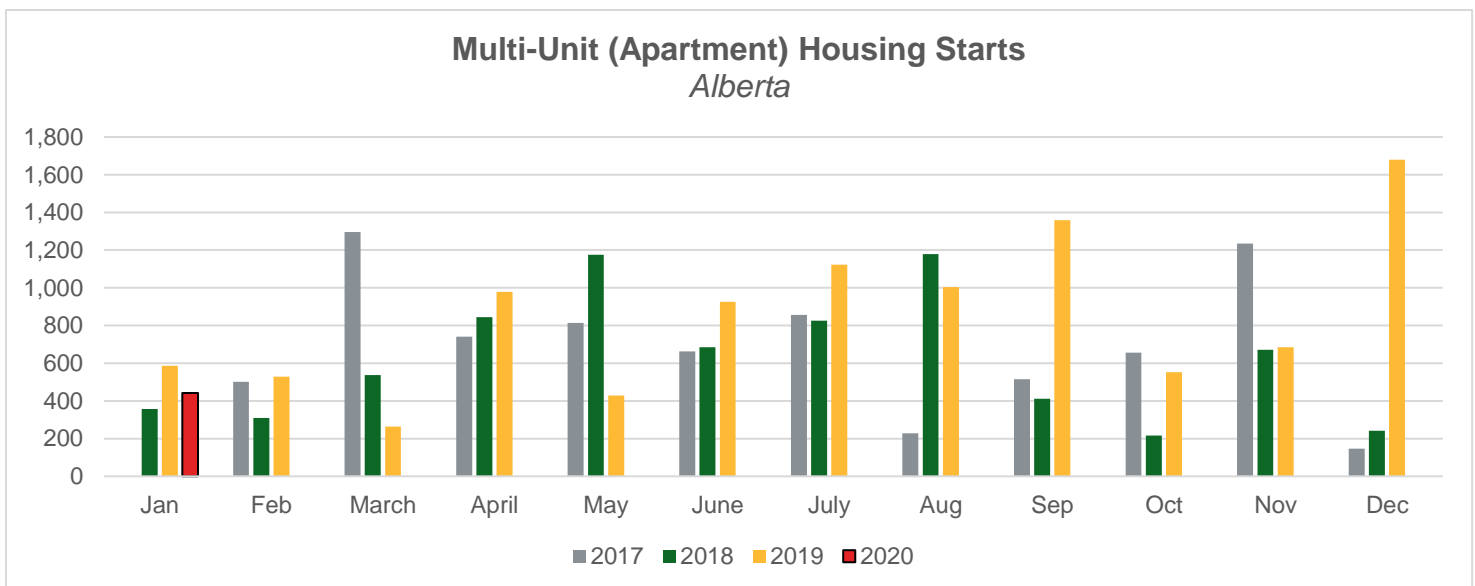
- There were 405 semi-detached and row housing starts in Alberta in January 2020, a decrease of 31.5% (186 units) from December 2019.
- Compared to January 2019, starts in January 2020 were 17.8% (88 units) higher.



Source: CMHC Housing Market Information Portal

Apartments / Multi-Units

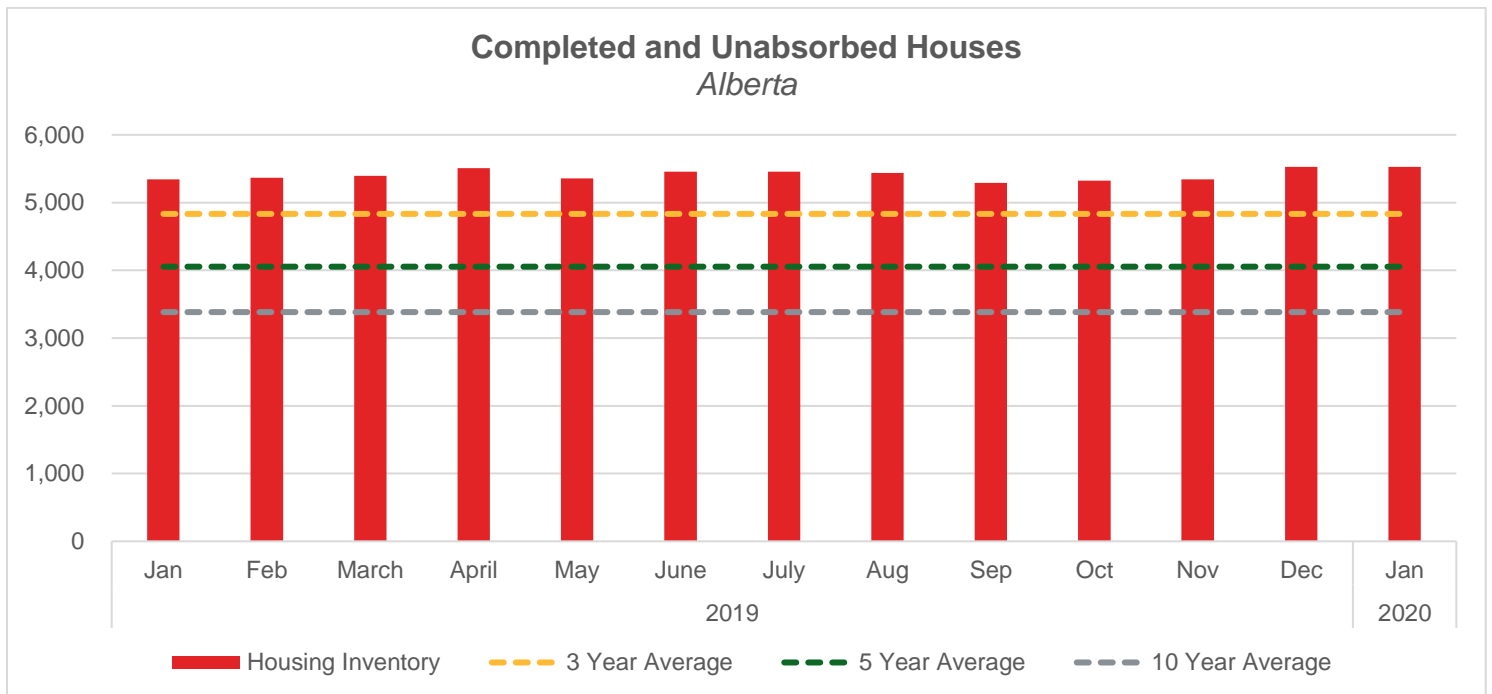
- There were 442 apartment / multi-unit housing starts in Alberta in January 2020, a 73.7% (1,237 units) decrease from December 2019.
- Compared to January 2019, starts in January 2020 increased 24.7% (145 units).



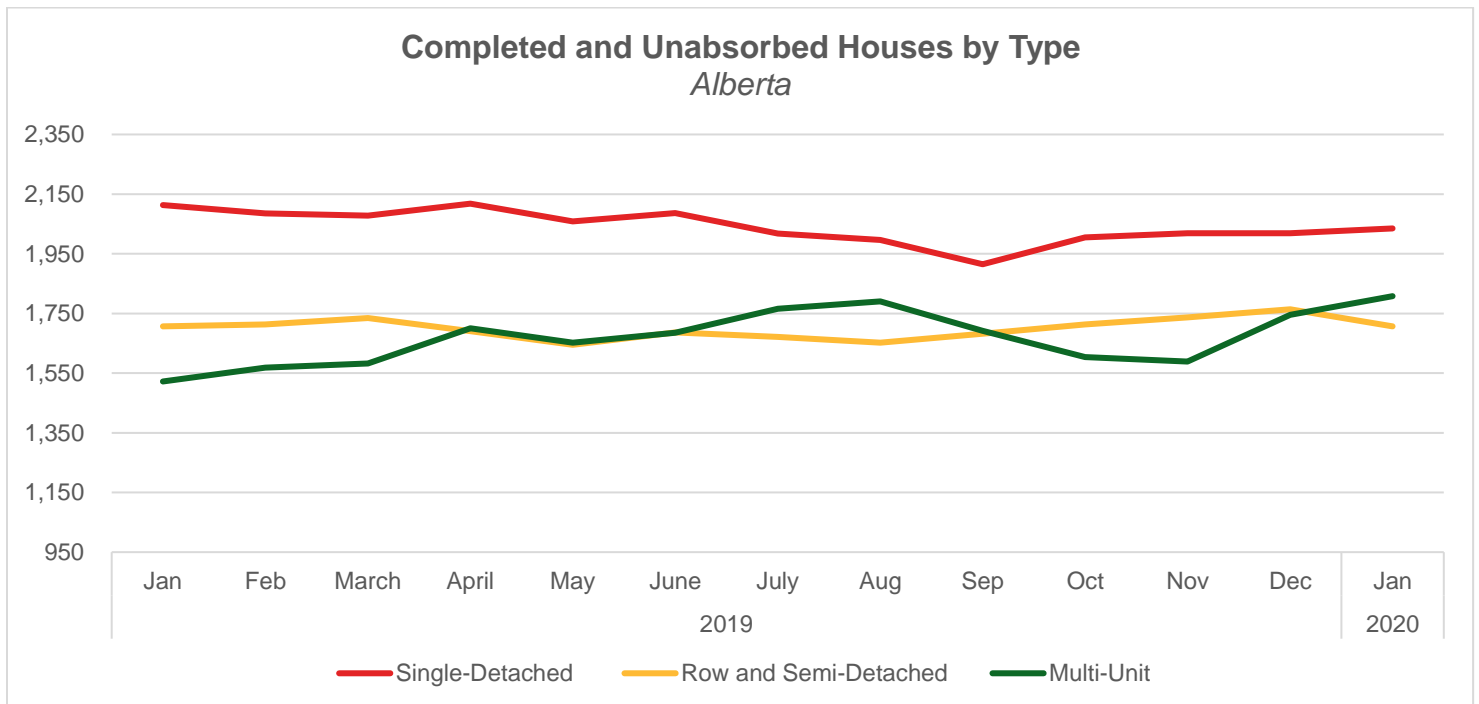
Source: CMHC Housing Market Information Portal

HOUSING INVENTORY

- CMHC reported 5,594 completed and unabsorbed units in January 2020. This is an increase of 4.7% (252 units) over January 2019 and an increase of 1.2% (66 units) compared to December 2019.
- The Edmonton CMA represents 53.1% (2,973 units) of this inventory while the Calgary CMA accounts for 39.9% (2,231 units).



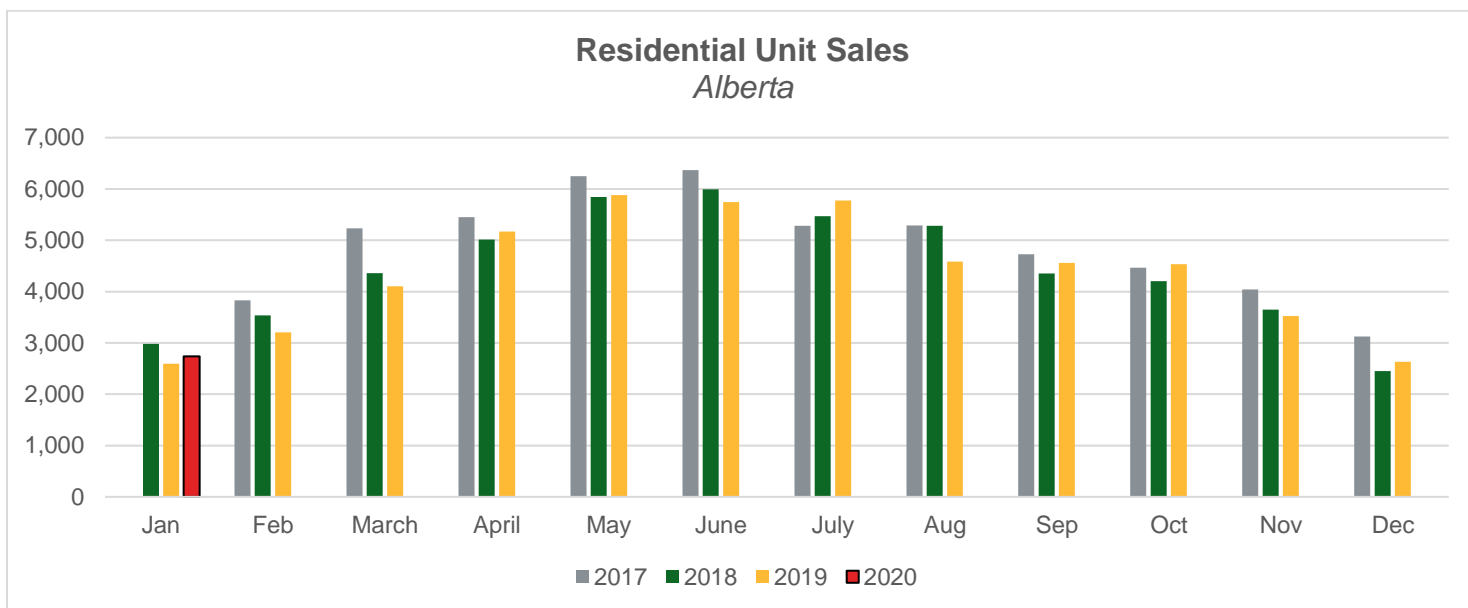
Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal

RESIDENTIAL UNIT SALES

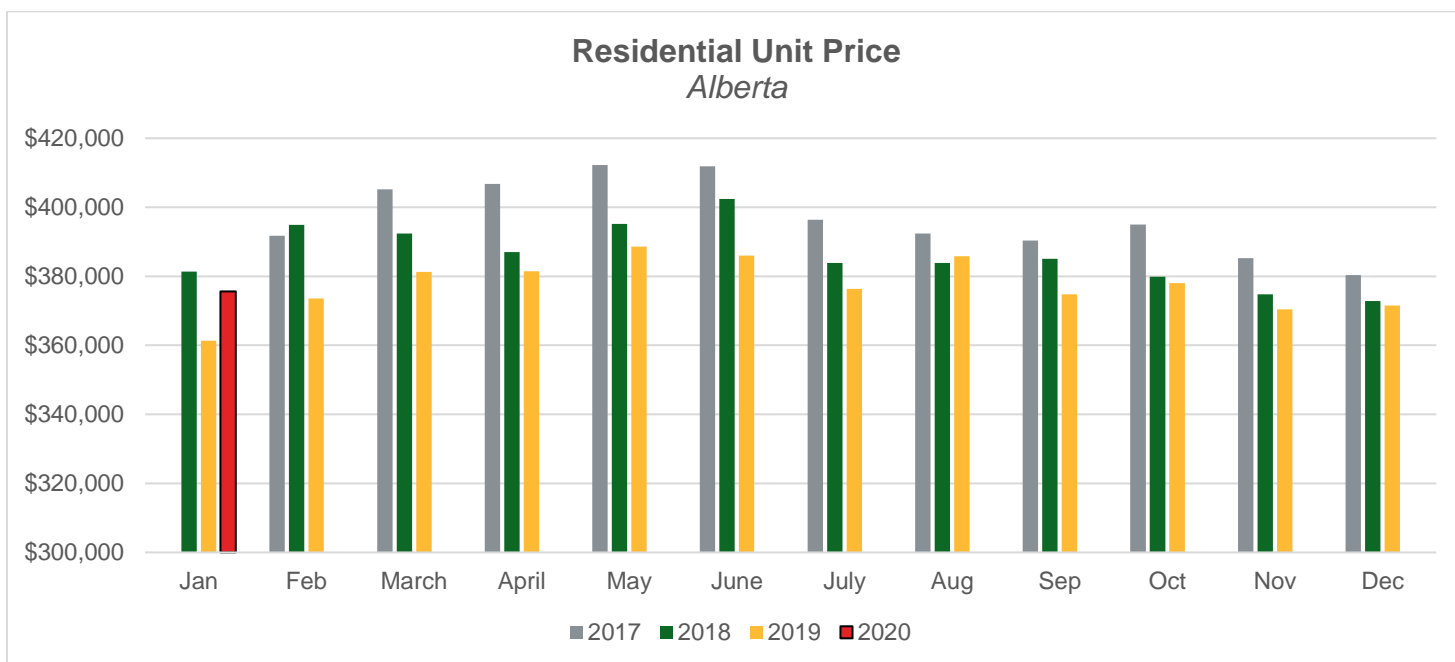
- Residential unit sales in January 2020 totaled 2,736 units. Compared to January 2019, this is a 5.4% (141 units) increase.
- Compared to December 2019, sales in January 2020 were 4.0% (105 units) higher.



Source: Alberta Real Estate Association

RESIDENTIAL UNIT SALE PRICE

- The provincial average residential sale price in January 2020 was \$375,649, a 1.1% (\$4,087) increase from December 2019.
- Compared to January 2019, the January 2020 average sale price increased 4.0% (\$14,316).



Source: Alberta Real Estate Association

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 must 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 sides 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 January 2020 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.