



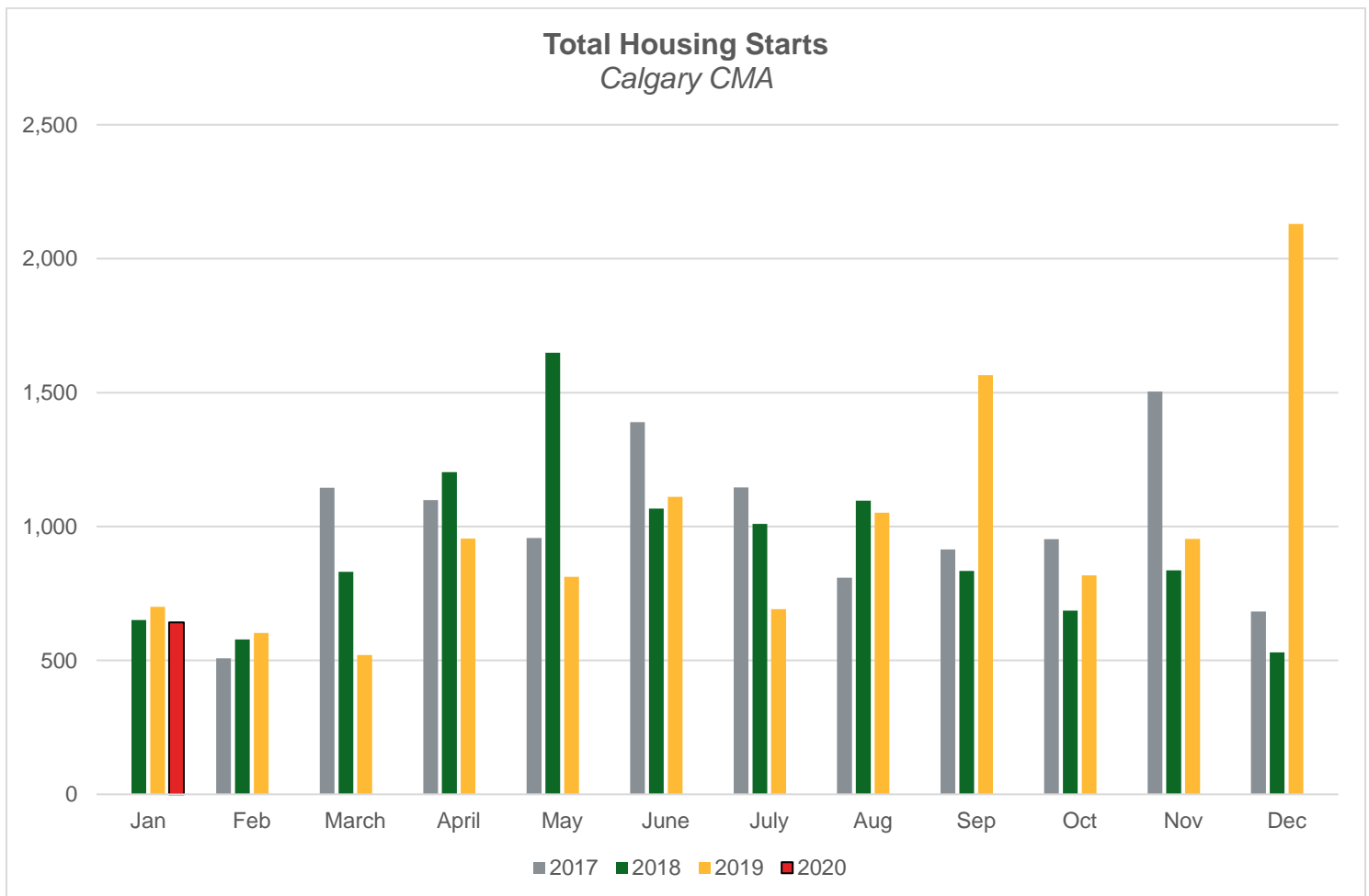
## INTRODUCTION

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

## HOUSING STARTS

### Total Housing Starts

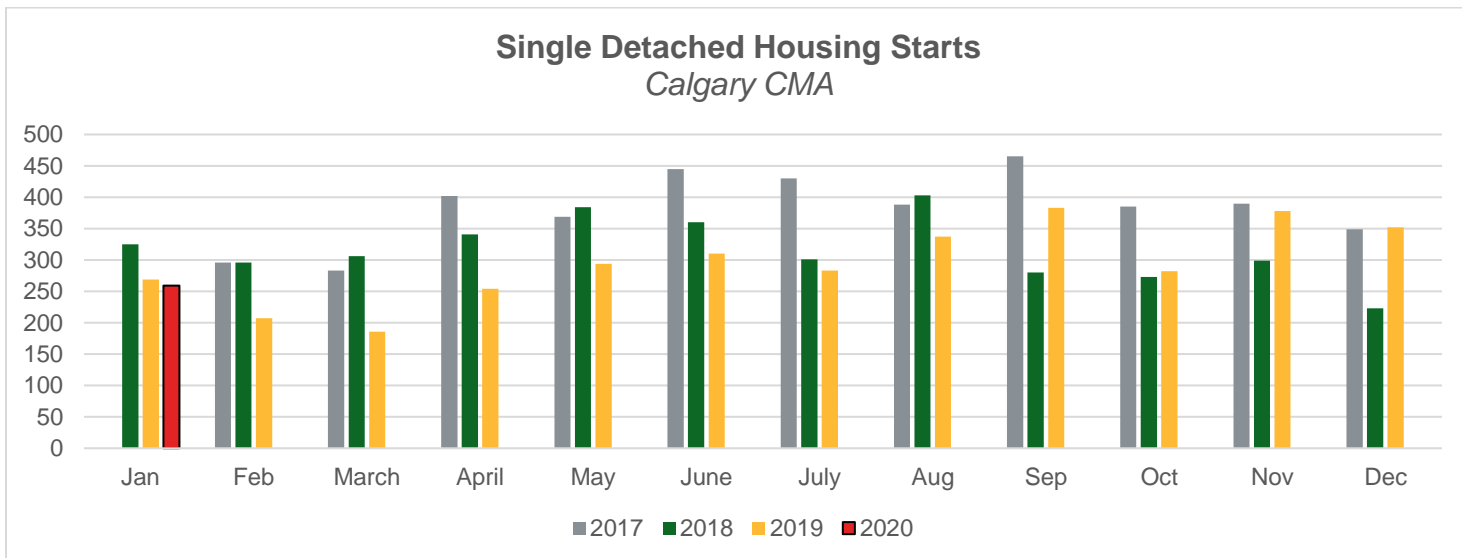
- The Calgary CMA had 642 total housing starts in January 2020, a decrease of 8.3% (58 units) from January 2019.
- Compared to December 2019, January 2020 saw an 69.9% (1,488 units) decrease in total housing starts.



Source: CMHC Housing Market Information Portal

## Single-Detached

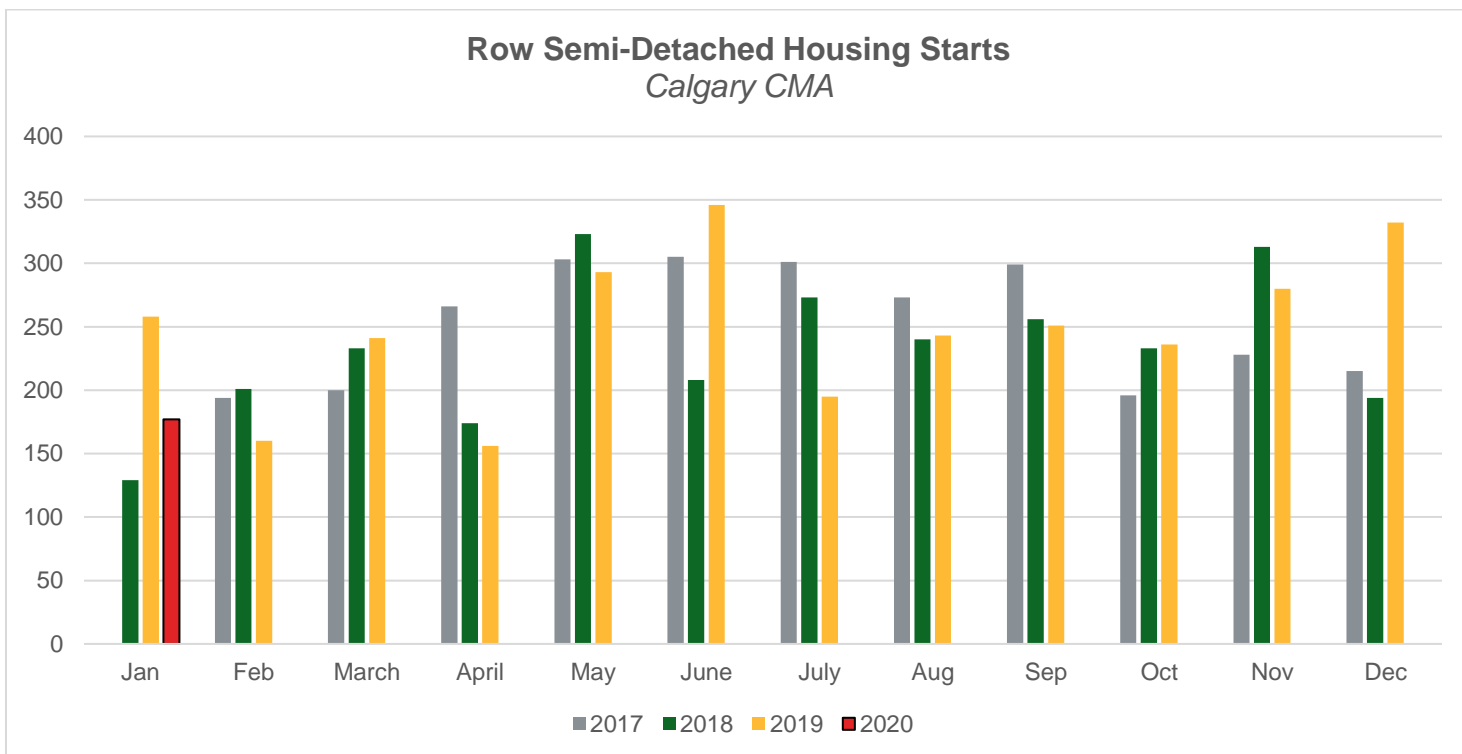
- There were 259 single-detached starts in the Calgary CMA in January 2020, a decrease of 3.7% (10 units) from January 2019.
- Compared to December 2019, starts in January 2020 were down 26.4% (93 units).



Source: CMHC Housing Market Information Portal

## Semi-Detached and Row

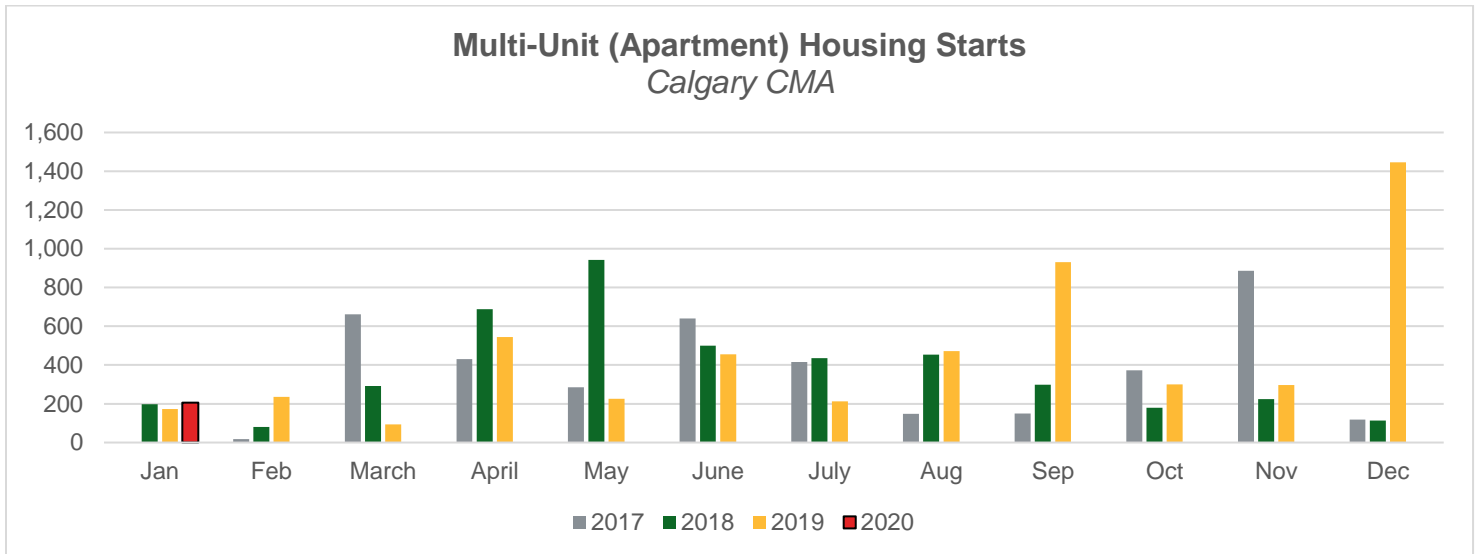
- There were 177 semi-detached and row housing starts in the Calgary CMA in January 2020, a decrease of 31.4% (81 units) from January 2019.
- Compared to December 2019, starts in January 2020 were 46.7% (155 units) lower.



Source: CMHC Housing Market Information Portal

## Apartments / Multi-Units

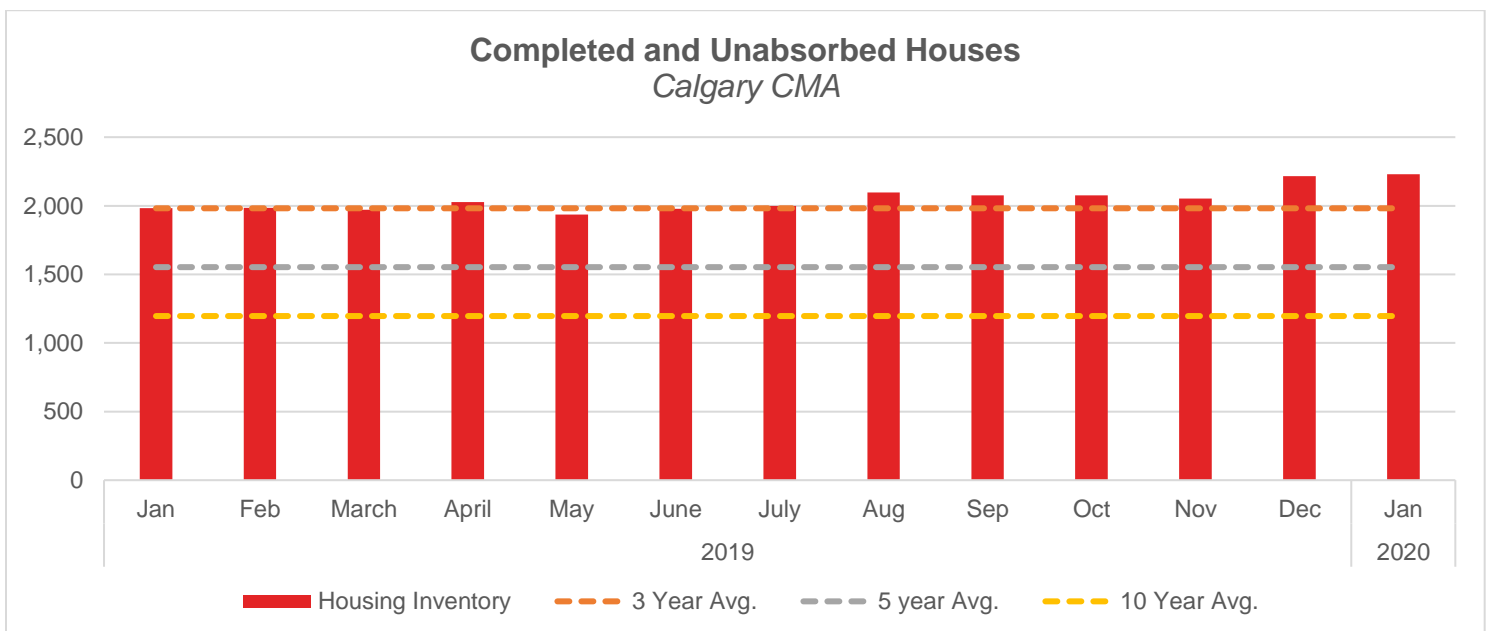
- There were 206 apartment / multi-unit housing starts in the Calgary CMA in January 2020. This is a 19.1% (33 units) increase from January 2019.
- Compared to December 2019, starts in January 2020 decreased 85.8% (1,240 units).



Source: CMHC Housing Market Information Portal

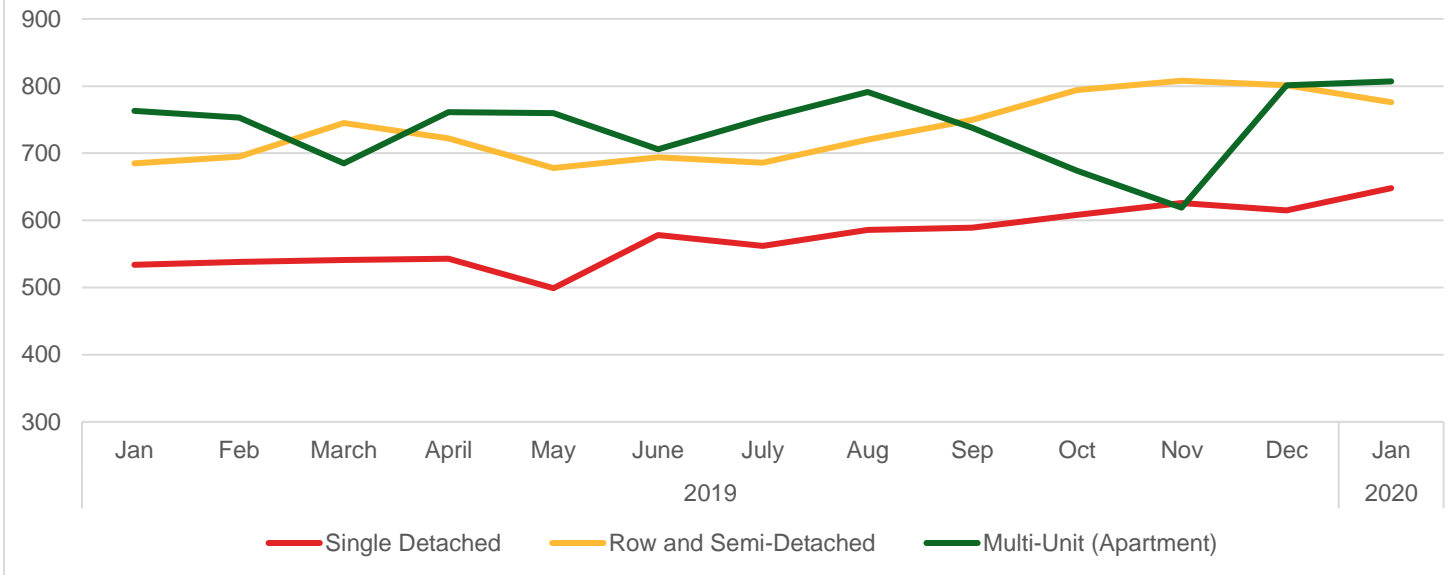
## HOUSING INVENTORY

- CMHC reported 2,231 completed and unabsorbed units in January 2020. This is an 0.6% (14 units) increase compared to December 2019 and a 12.6% (249 units) increase when compared to January 2019.
- Apartment / multi-unit housing starts represents 36.2% (807 units) of this inventory, semi-detached and row accounts for 34.8% (776 units), and single detached accounts for 29.0% (648 units).



Source: CMHC Housing Market Information Portal

### Completed and Unabsorbed Houses by Type Calgary CMA

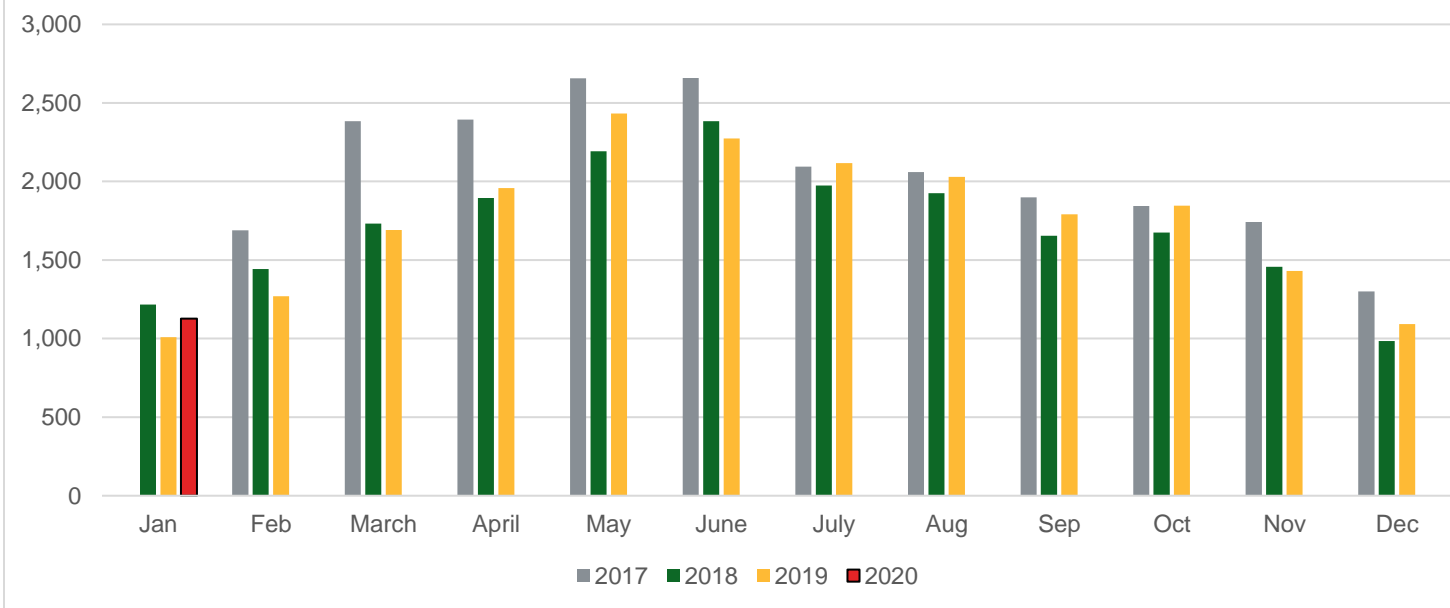


Source: CMHC Housing Market Information Portal

## RESIDENTIAL UNIT SALES

- Residential unit sales totaled 1,127 units in January 2020 for the Calgary Region. This is 11.7% (118 units) higher than sales in January 2019.
- Sales in January 2020 were 3.2% (35 units) higher than in December 2019.

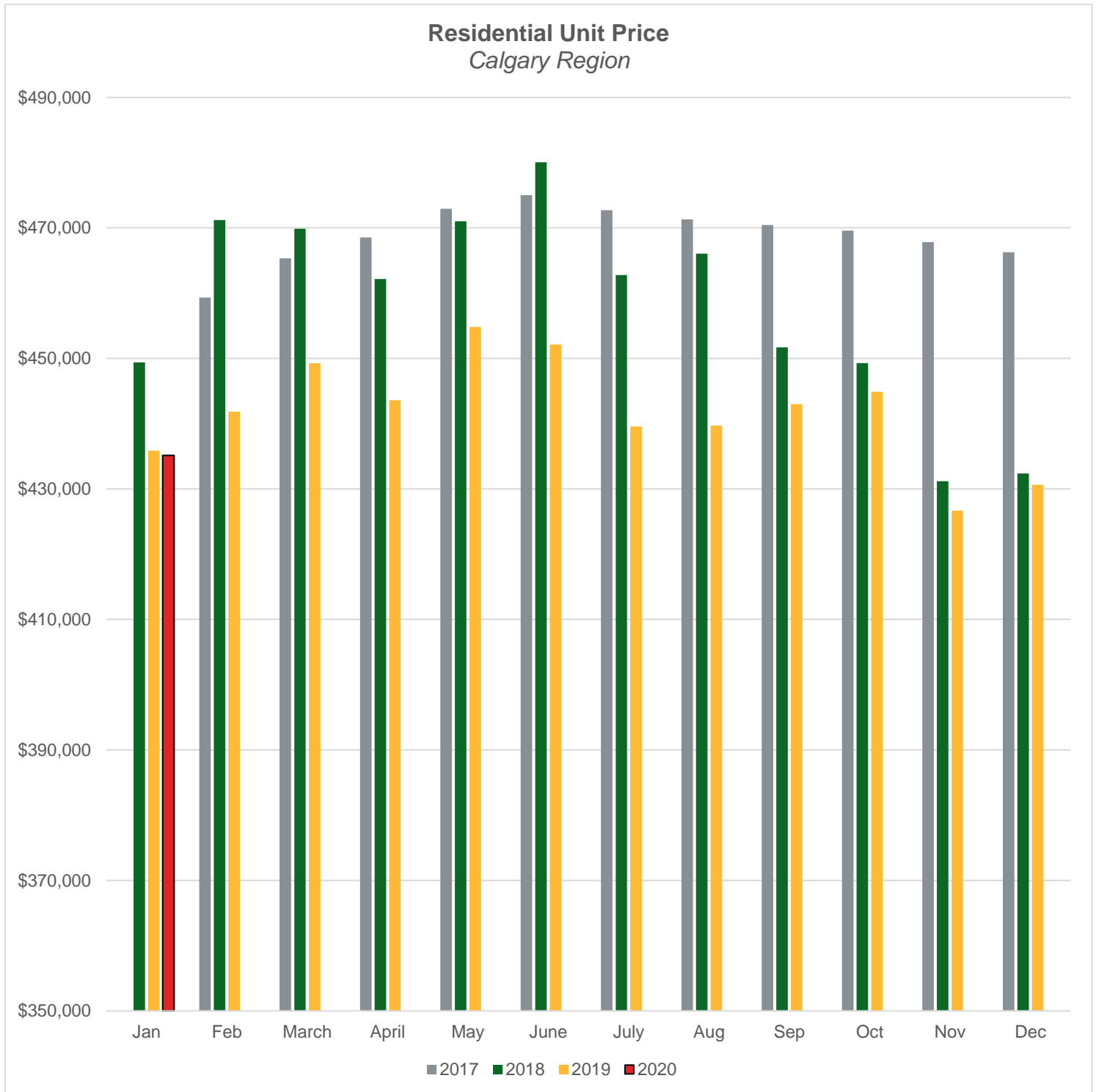
### Residential Unit Sales Calgary Region



Source: Alberta Real Estate Association Monthly Statistics Package

## RESIDENTIAL AVERAGE SALE PRICE

- The average residential sale price in the Calgary Region in January 2020 was \$435,148 which was a 0.2% (\$721) decrease from January 2019.
- Compared to December 2019, the January 2020 average sale price increased 1.0% (\$4,507).



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 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.

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 January 2020 residential unit sales and residential housing prices are provided by the [Alberta Real Estate Association](#) (AREA). Historic unit sales and price information are based on monthly reports provided by the [Canadian Real Estate Association](#) (CREA) and catalogued by BILD Alberta.