



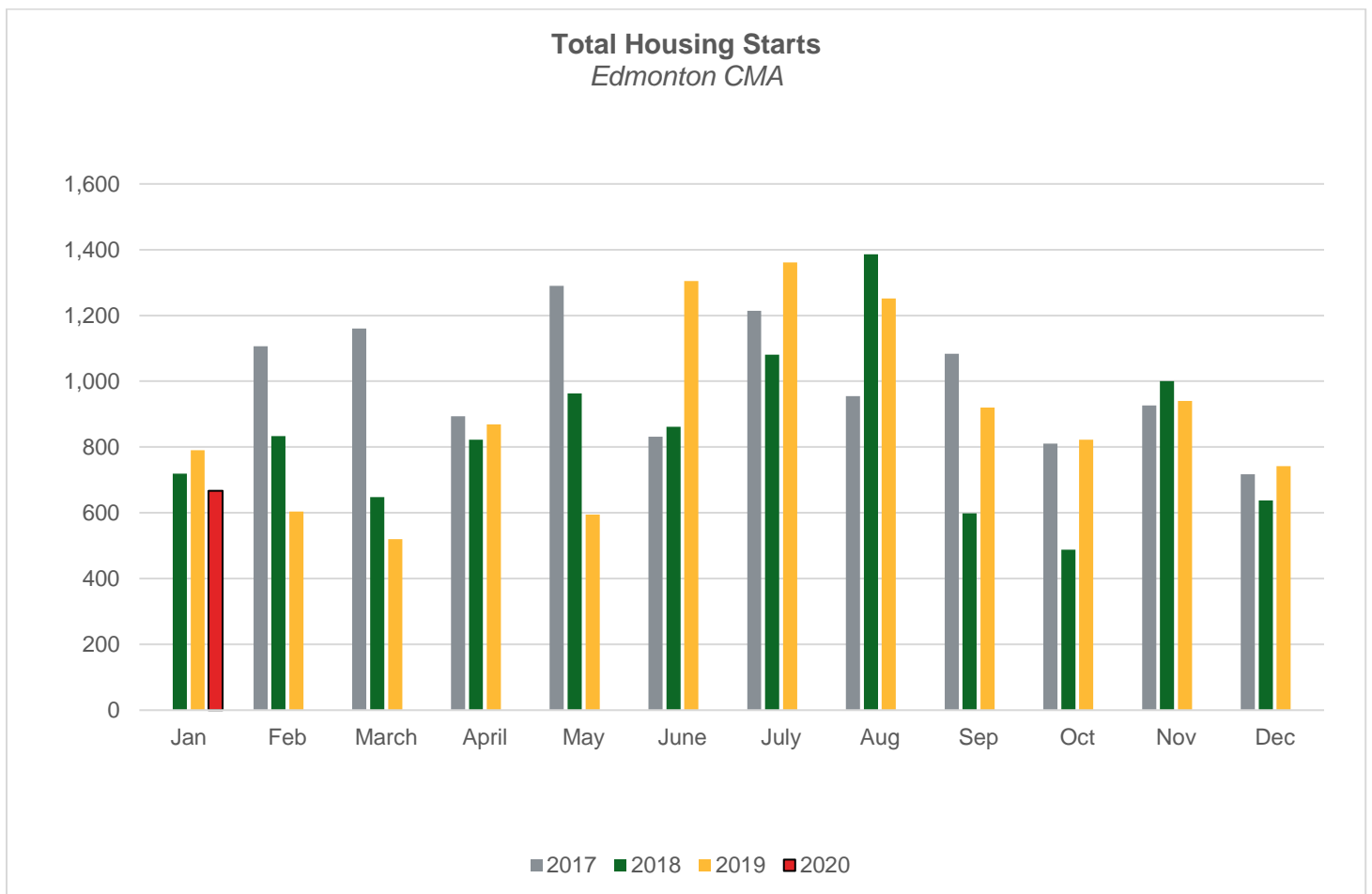
INTRODUCTION

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

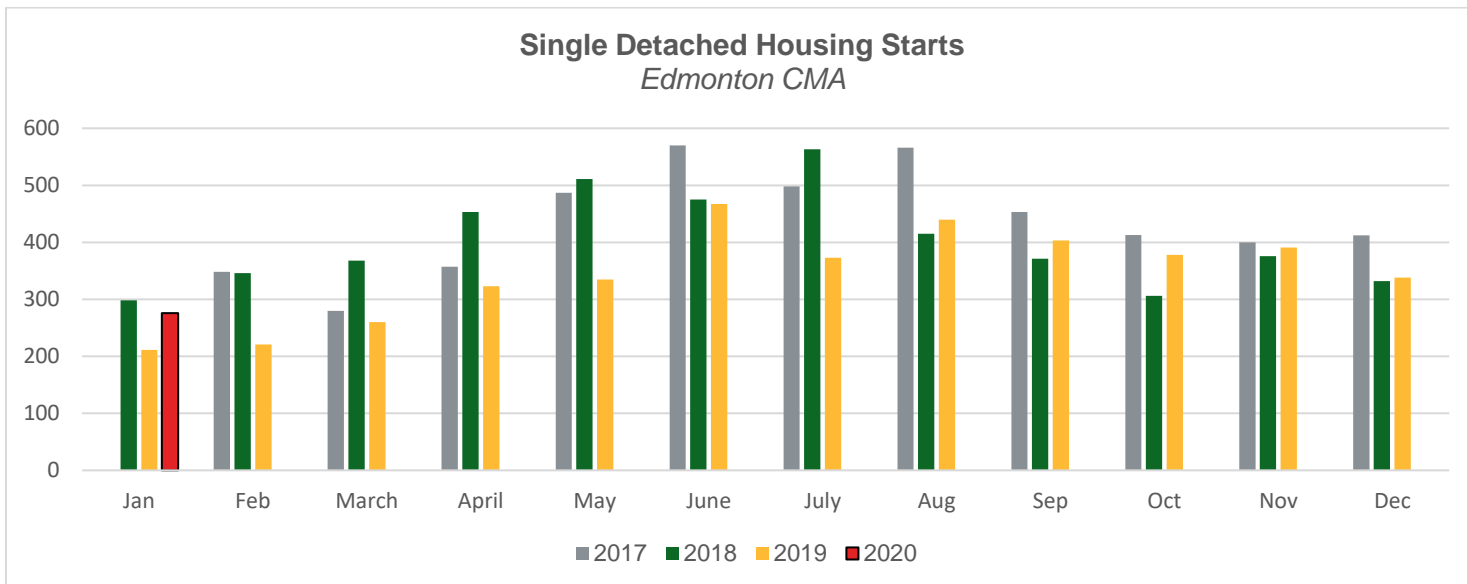
- The Edmonton CMA had 667 total housing starts in January 2020, a decrease of 10.1% (75 units) from December 2019.
- Compared to January 2019, there was a 15.6% decrease (123 units) in January 2020. 41.4% of housing starts in January 2020 were single detached.



Source: CMHC Housing Market Information Portal

Single-Detached

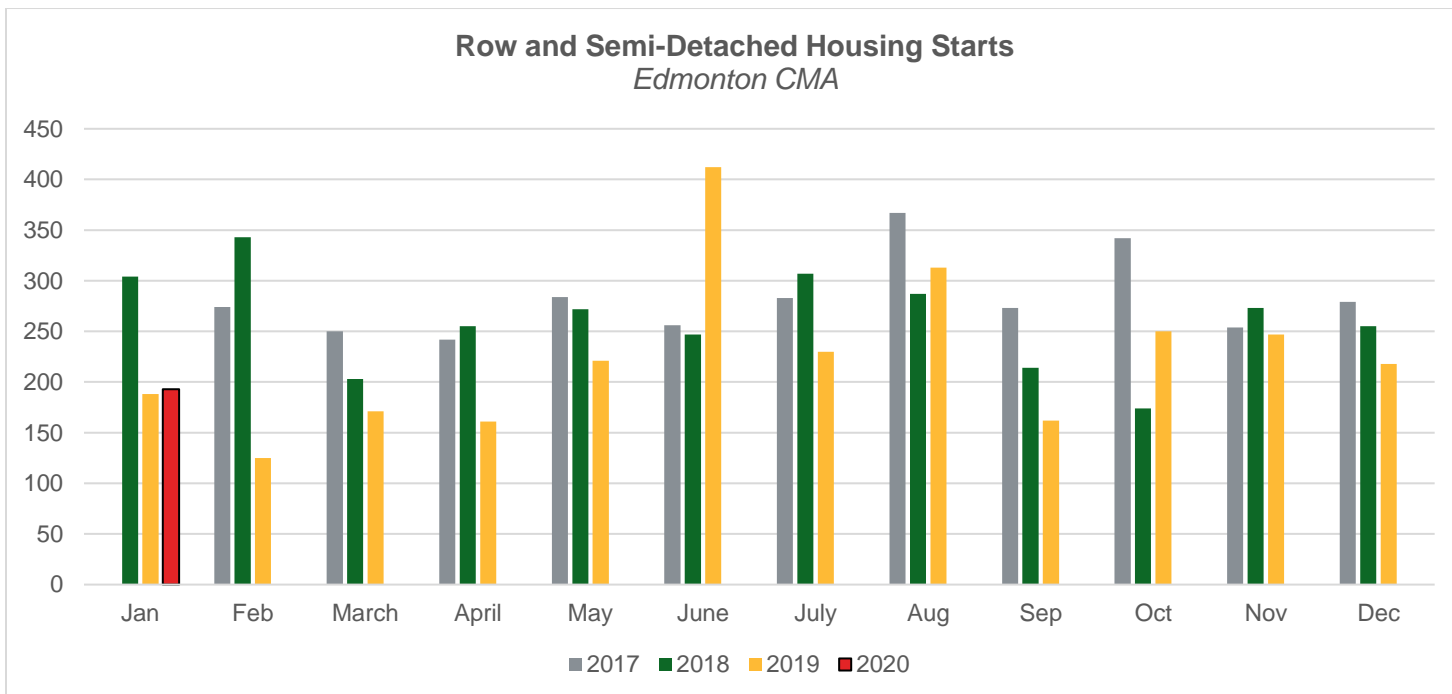
- There were 276 single-detached starts in the Edmonton CMA in January 2020, a decrease of 18.3% (62 units) from December 2019.
- Compared to January 2019, starts in January 2020 are up 30.8% (65 units).



Source: CMHC Housing Market Information Portal

Row and Semi-Detached

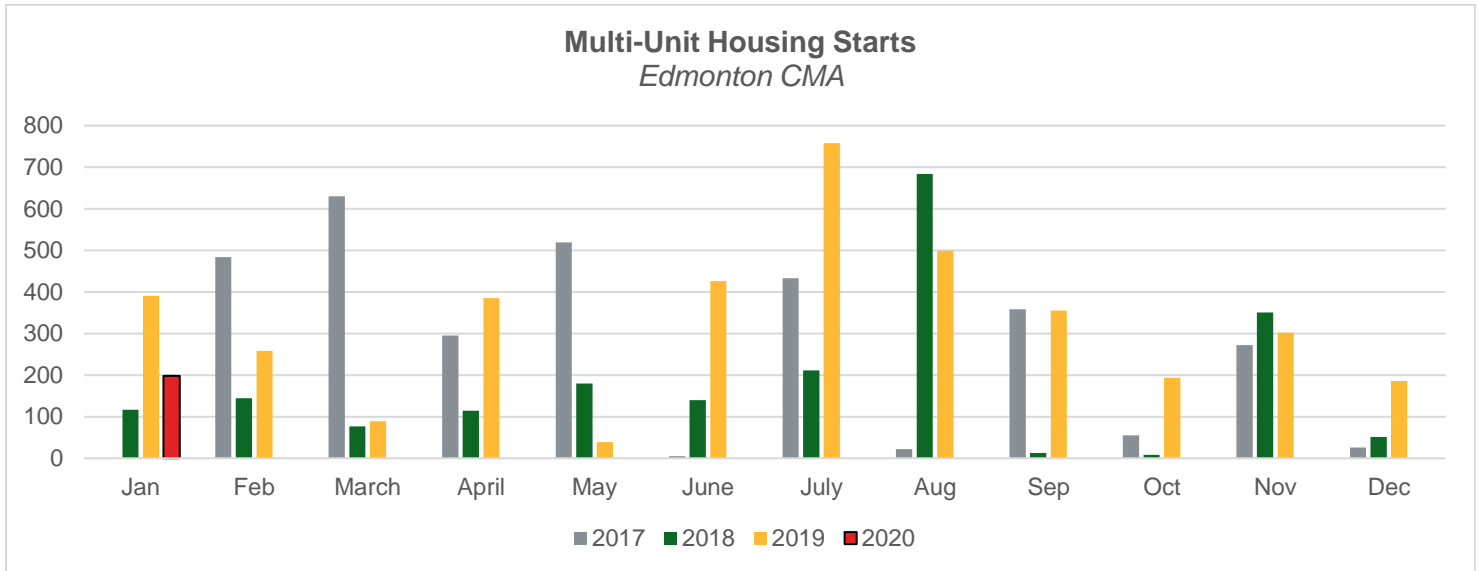
- There were 193 semi-detached and row housing starts in the Edmonton CMA in January 2020, a decrease of 11.5% (25 units) from December 2019.
- Compared to January 2019, starts in January 2020 increased by 2.7% (5 units).



Source: CMHC Housing Market Information Portal

Apartments / Multi-Units

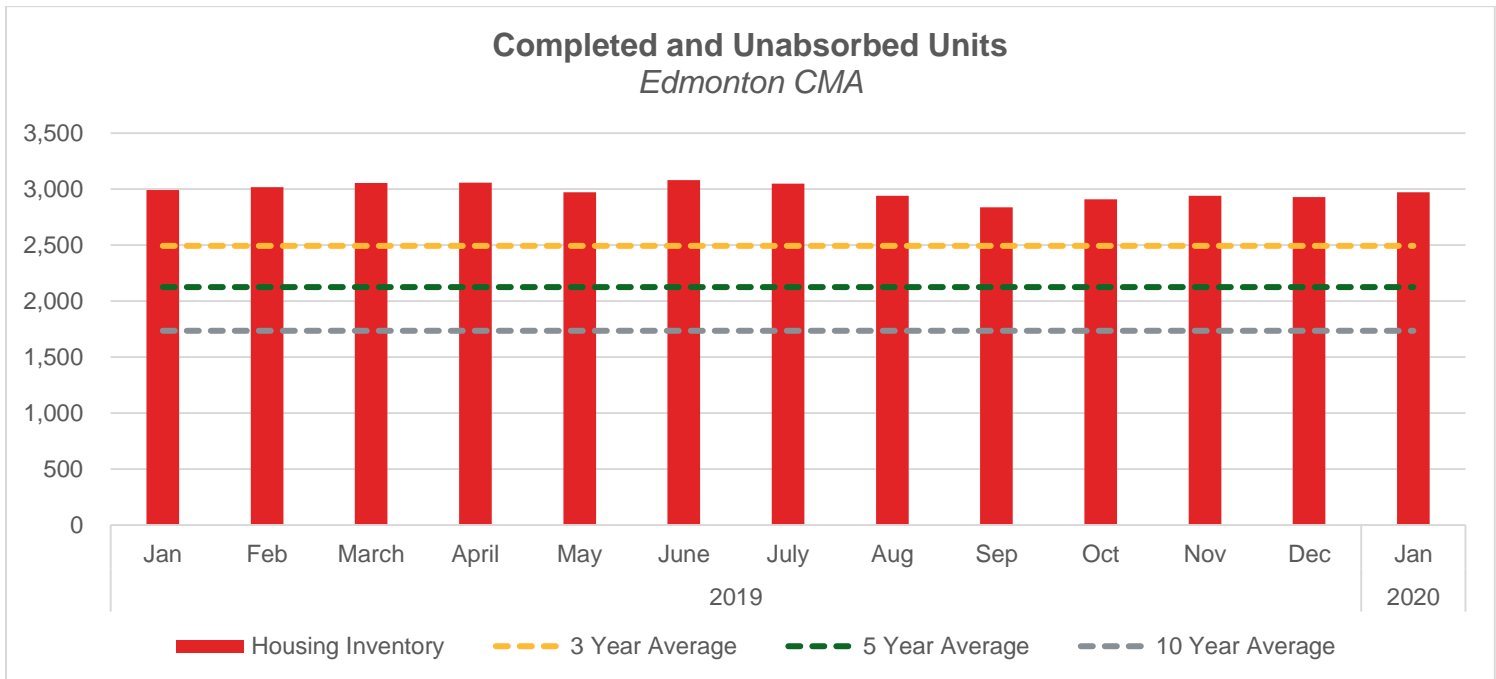
- There were 198 apartment / multi-unit housing starts in the Edmonton CMA in January 2020. This is a 6.5% (12 units) increase from December 2019.
- Compared to January 2019, starts in January 2020 decreased by 49.4% (193 units).



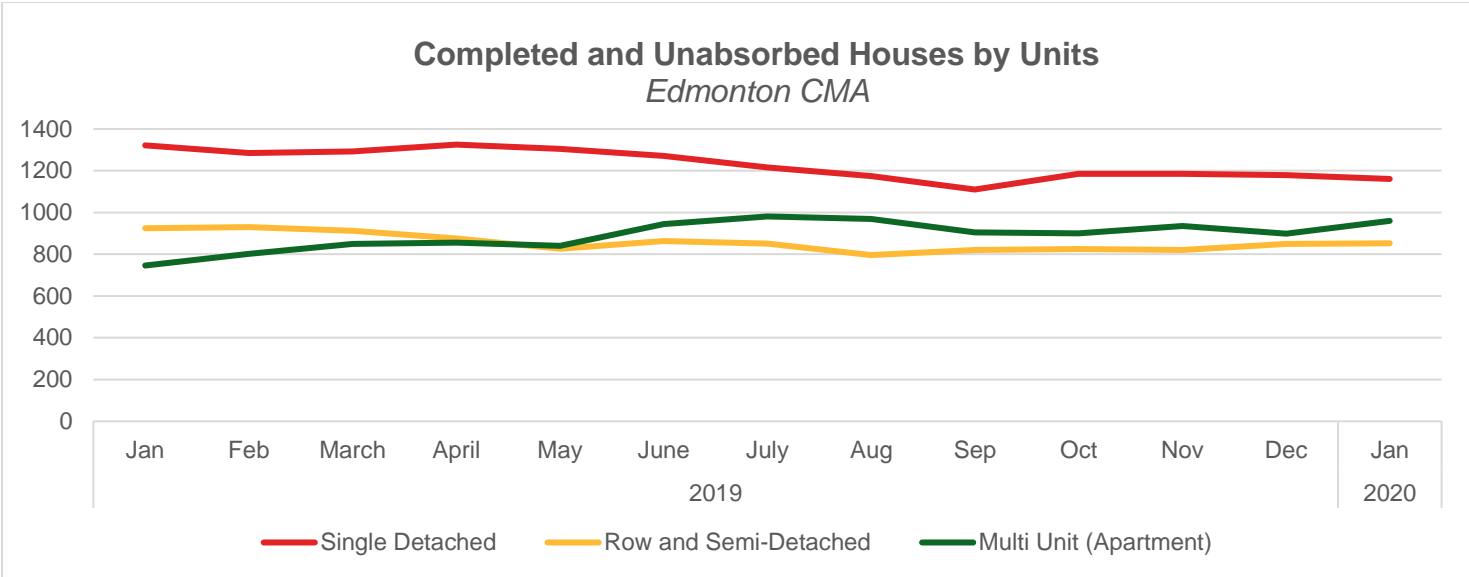
Source: CMHC Housing Market Information Portal

HOUSING INVENTORY

- CMHC reported 2,973 completed and unabsorbed units in January 2020. This is an increase of 1.5% (45 units) over December 2019 and a decrease of 0.6% (19 units) compared to January 2019.
- Single-detached units represents 39.0% of the inventory, row and semi-detached represent 28.7% of the inventory and multi-unit (apartment) units represent 32.3% of the inventory.



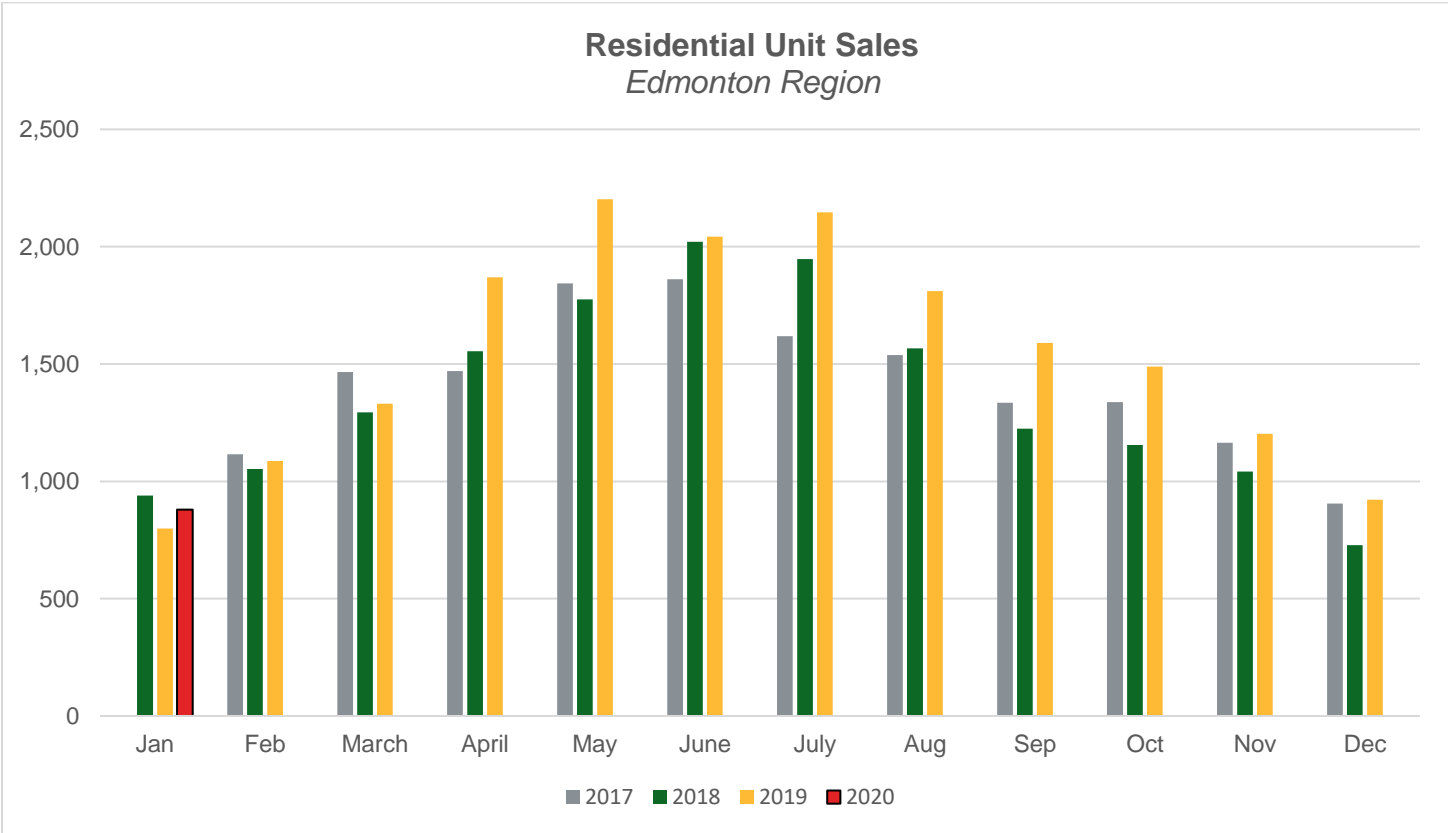
Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal

RESIDENTIAL UNIT SALES

- Housing sales totaled 880 units in January 2020. This was a decrease of 4.8% (42 units) over December 2019.
- Compared to January 2019, January 2020 sales have increased by 10.1% (81 units).



Source: Alberta Real Estate Association Monthly Statistics Package

RESIDENTIAL AVERAGE SALE PRICE

- The average MLS residential sale price in January 2020 was \$356,499 which was a 1.0% (\$3,706) decrease from December 2019.
- Compared to January 2019, the January 2020 average sale price increased by 5.2% (\$17,739).



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 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 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.