



2019 Year in Review

HIGHLIGHTS



Housing Starts: Housing starts are below their 10-year average in all markets except Calgary, which recorded an increase of 1.1%. The drop has been the most dramatic in Wood Buffalo, which has seen a 76.9% decrease in housing starts compared to its 10-year average. In 2019, the province's total housing starts were 9.1% below the 10-year average.

Housing Inventory: Unabsorbed housing inventory is high for the province as well as Calgary, Edmonton and Wood Buffalo. The communities of Grande Prairie, Medicine Hat and Red Deer, had housing inventories that were below the 10-year average, while Lethbridge's inventory was marginally (0.5%) above its 10-year average.

Housing Sales: Compared to its 10-year average, home sales in Alberta declined 17.6%, with the largest decline occurring in Calgary (-14.7%). All locales except for Lethbridge saw a decrease in 2019 compared to its 10-year average.

Housing Sales Price: The average sales prices of a home in Alberta declined 0.3% compared to its 10-year average in 2019. Overall, it was a mixed year, with Grande Prairie, Lethbridge and Medicine hat seeing prices that were higher than the 10-year average, while Edmonton, Calgary, and Red Deer seeing marginal changes. Wood Buffalo has seen a substantial decline in its housing price, falling 29.8% compared to its 10-year average.

Key Indicators: 2019 vs 10-Year Average (%)					
Centre	Unabsorbed Housing Inventory	Total Housing Starts	Single Detached Housing Starts	MLS System Housing Sales	Average Sale Price
Alberta	+60.7%	-9.1%	-29.4%	-17.6%	-0.3%
Calgary (CMA)	+71.7%	+1.1%	-28.0%	-14.7%	+0.8%
Edmonton (CMA)	+73.1%	-14.7%	-22.7%	-8.1%	-0.3%
Grande Prairie (CA)	-12.8%	-46.6%	-54.1%	-0.9%	+5.3%
Lethbridge (CMA)	+0.5%	-8.9%	-29.8%	+6.6%	+5.4%
Medicine Hat (CA)	-43.9%	-60.5%	-69.6%	-6.3%	+3.0%
Red Deer (CA)	-12.8%	-53.7%	-62.1%	-13.3%	-0.7%
Wood Buffalo (CA)	+33.9%	-76.9%	-68.9%	-18.4%	-29.8%

Grande Prairie

Grande Prairie Housing Starts

Housing starts in Grande Prairie saw yearly increases across the board in 2019. Total starts rose 38.3%, single-detached by 11.6%, row and semi-detached by 88.0%, and multi-unit by 133.3%. 2019's totals are above the 3, and 5-year averages but below the 10-year average in every market.

	2019	2018 (%)*	3-Year Avg. (%)*	5-Year Avg. (%)*	10-Year Avg. (%)*
Total	231	167 (38.3%)	197 (17.1%)	237 (-2.4%)	432 (-46.6%)
Single	135	121 (11.6%)	134 (0.7%)	123 (9.4%)	294 (-54.1%)
Row/Semi-Detached	47	25 (88.0%)	40 (17.5%)	45 (4.9%)	59.8 (-21.4%)
Multi-Unit/Apartment	49	21 (133.3%)	23 (111.0%)	68 (-28.4%)	78.6 (-37.7%)

*Percentage change vs 2019 unless otherwise noted.

Grande Prairie Housing Inventory

Housing inventories declined in Grande Prairie in 2019 compared to 2018. Total inventories dropped 10.8%, inventory of single-detached homes by 10.3%. and row/semi-detached by 12.7%. 2019's totals were below long run averages.

	2019	2018 (%)*	3-Year Avg. (%)*	5-Year Avg. (%)*	10-Year Avg. (%)*
Total	58	83 (-29.8%)	66 (-12.4%)	69 (-15.8%)	66 (-12.8%)
Single	43	56 (-23.1%)	49 (-12.6%)	50 (-13.6%)	44 (-1.1%)
Row/Semi-Detached	11	22 (-49.4%)	14 (-18.2%)	15 (-24.1%)	12 (-7.5%)
Multi-Unit/Apartment	4	4 (N/A)	3 (25.0%)	4 (N/A)	11 (-67.0%)

*Percentage change vs 2019 unless otherwise noted.

Grande Prairie Housing Sales

Sales of newly built homes totaled 151 units in 2019, a decline of 6.2% compared to 2018. This is below long run trends as well. Sales of newly built single-detached homes were the hardest hit, dropping 11.9% compared to 2018. Sales of newly built row and semi-detached homes rose 23.1% compared to 2018. Homes sold on the MLS system (mostly the resale market) also fell, dropping 9.1% compared to 2018.

	2019	2018 (%) [*]	3-Year Avg. (%) [*]	5-Year Avg. (%) [*]	10-Year Avg. (%) [*]
Newly Built Homes	151	161 (-6.2%)	166 (-8.9%)	206 (-26.6%)	373 (-59.5%)
Newly Built Single-Detached	119	135 (-11.9%)	133 (-10.5%)	152 (-21.8%)	307.9 (-61.4%)
Newly Built Row/Semi-Detached	32	26 (23.1%)	32 (0.0%)	36 (-11.6%)	45 (-28.6%)
Newly Built Multi-Unit/Apartment	0	0 (N/A)	1 (-100.0%)	17 (-100.0%)	20 (-100.0%)
MLS System (incl. newly built & resales)	2,398	2,639 (-9.1%)	2,423 (-1.0%)	2,283 (5.0%)	2,419 (-0.9%)

^{*}Percentage change vs 2019 unless otherwise noted.

Grande Prairie Housing Sales Prices

The sales price of newly built single and semi-detached homes totaled \$426,797 in 2019, a decline 8.5% in 2019 compared to 2018. This is below the 3- and 5- year average, but above the 10-year average. Sales prices of home sold by realtors rose 5.3% compared to last year, despite a 9.1% reduction in sales, and a 38.3% increase in housing starts.

	2019	2018 (%) [*]	3-Year Avg. (%) [*]	5-Year Avg. (%) [*]	10-Year Avg. (%) [*]
Newly Built Single/Semi-Detached Homes	\$426,797	\$466,617 (-8.5%)	\$441,789 (-3.4%)	\$443,710 (-3.8%)	\$400,714 (6.5%)
MLS System (incl. newly built & resales)	\$304,507	\$302,597 (0.6%)	\$299,550 (1.7%)	\$301,904 (0.9%)	\$289,091 (5.3%)

^{*}Percentage change vs 2019 unless otherwise noted.

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 3 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. An **absorbed unit** is simply a unit that has been sold.

The **homes sales and sales price data** come from two sources, the CMHC and the CREA. CMHC tracks newly built and sold units whereas the CREA tracks all homes sold by realtors through their MLS (Multiple Listing Service) system. Since some members of BILD use realtors, while others do not, this means that some of the sales tracked by CREA will include newly built homes being sold for the first time. In practice, most homes sold by realtors in Alberta tend to be resales – homes being sold for the 2nd, 3rd or higher time. Hence, the CREA data is more representative of the whole housing sales market, whereas the CMHC data is representative of newly built homes being sold for the first time.

Sources

Information on housing starts, housing inventory, newly built home sales and prices, come from [CMHC's Housing Market Information Portal](#).

Information on MLS 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.