

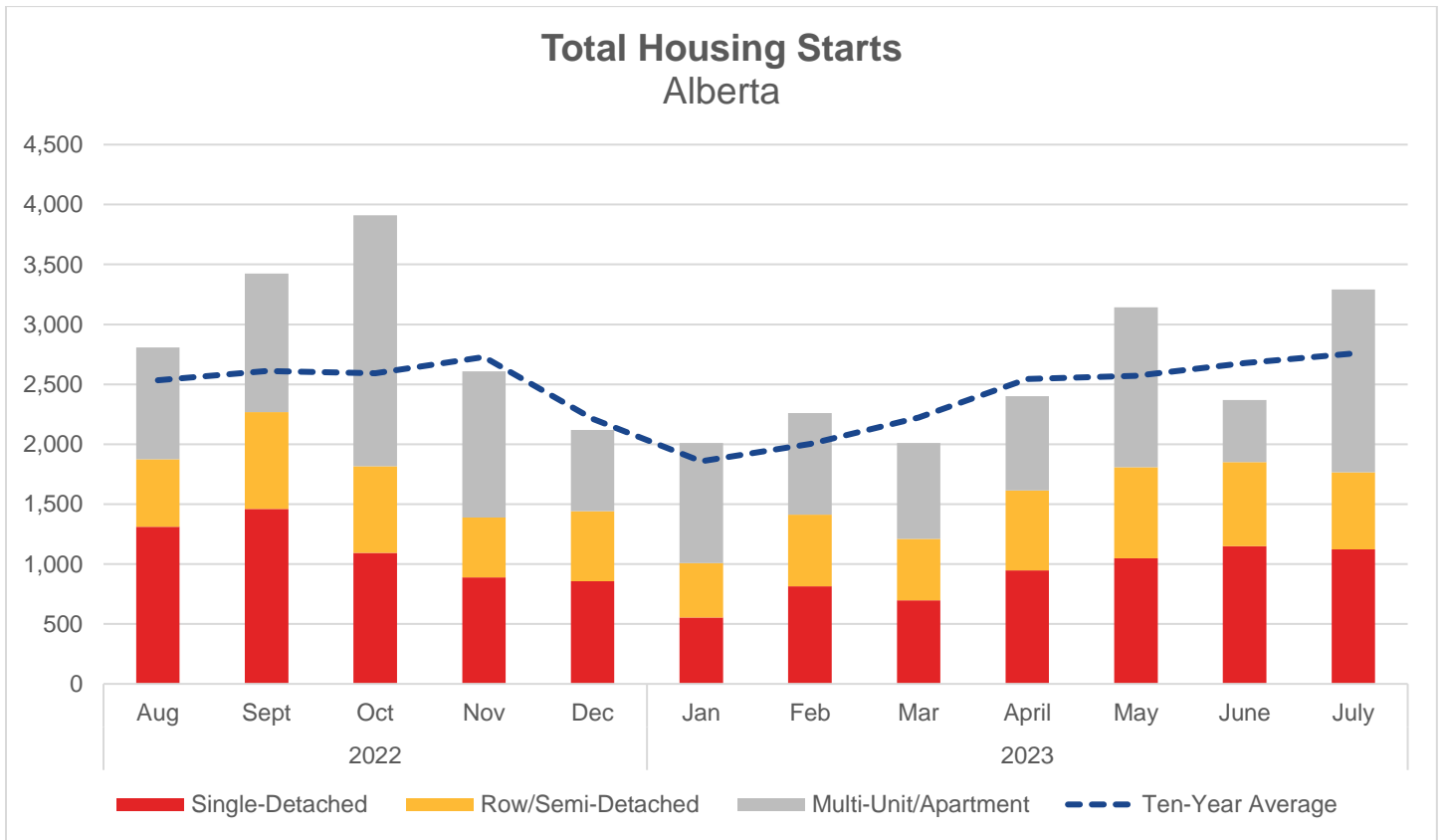


ALBERTA HOUSING REPORT

For July 2023

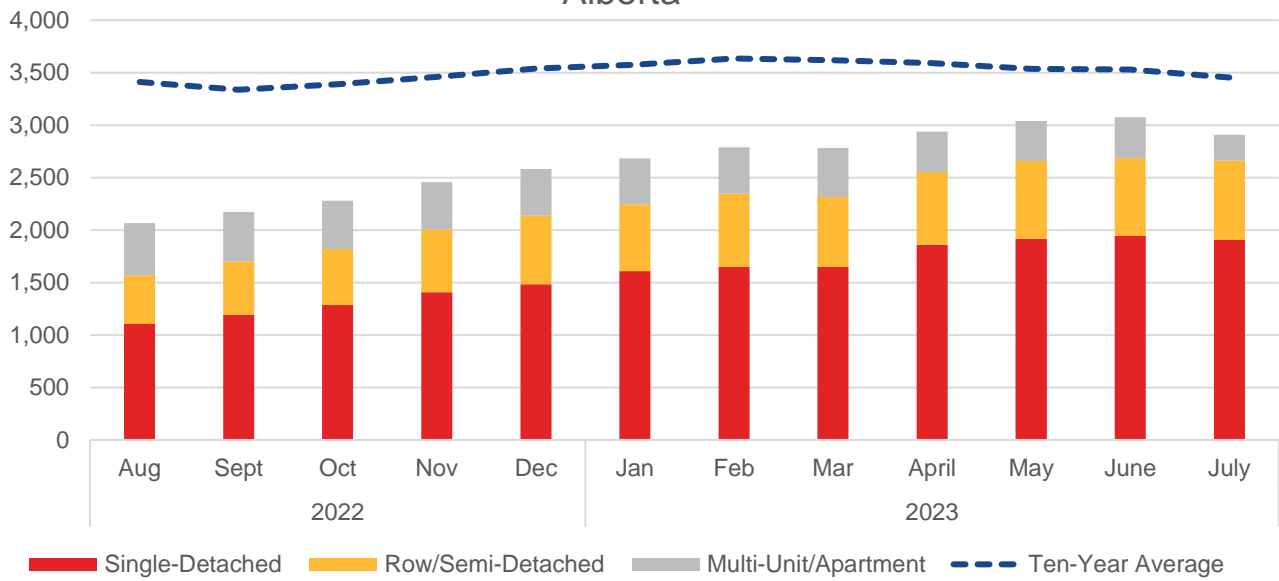


Housing Starts					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total	3,290	38.9%	-7.4%	-14.9%	19.3%
Single Detached	1,122	-2.3%	-18.6%	-23.6%	-3.1%
Row/Semi-Detached	643	-8.3%	14.2%	6.2%	7.5%
Multi-Unit/Apartment	1,525	194.4%	-5.5%	-16.6%	52.4%



Housing Inventory					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total	2,907	-5.5%	49.8%	33.5%	-15.9%
Single Detached	1,908	-2.0%	84.9%	80.0%	32.3%
Row/Semi-Detached	753	1.9%	67.3%	32.1%	-19.1%
Multi-Unit/Apartment	246	-36.9%	-46.4%	-38.1%	-77.3%

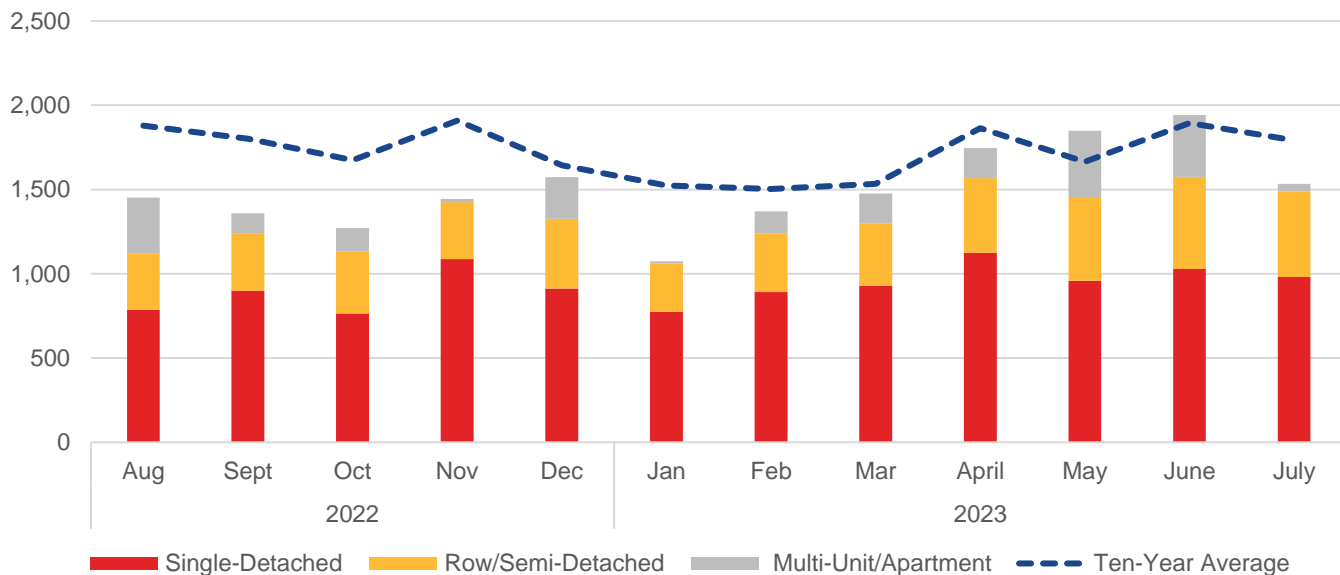
Total Housing Inventory Alberta



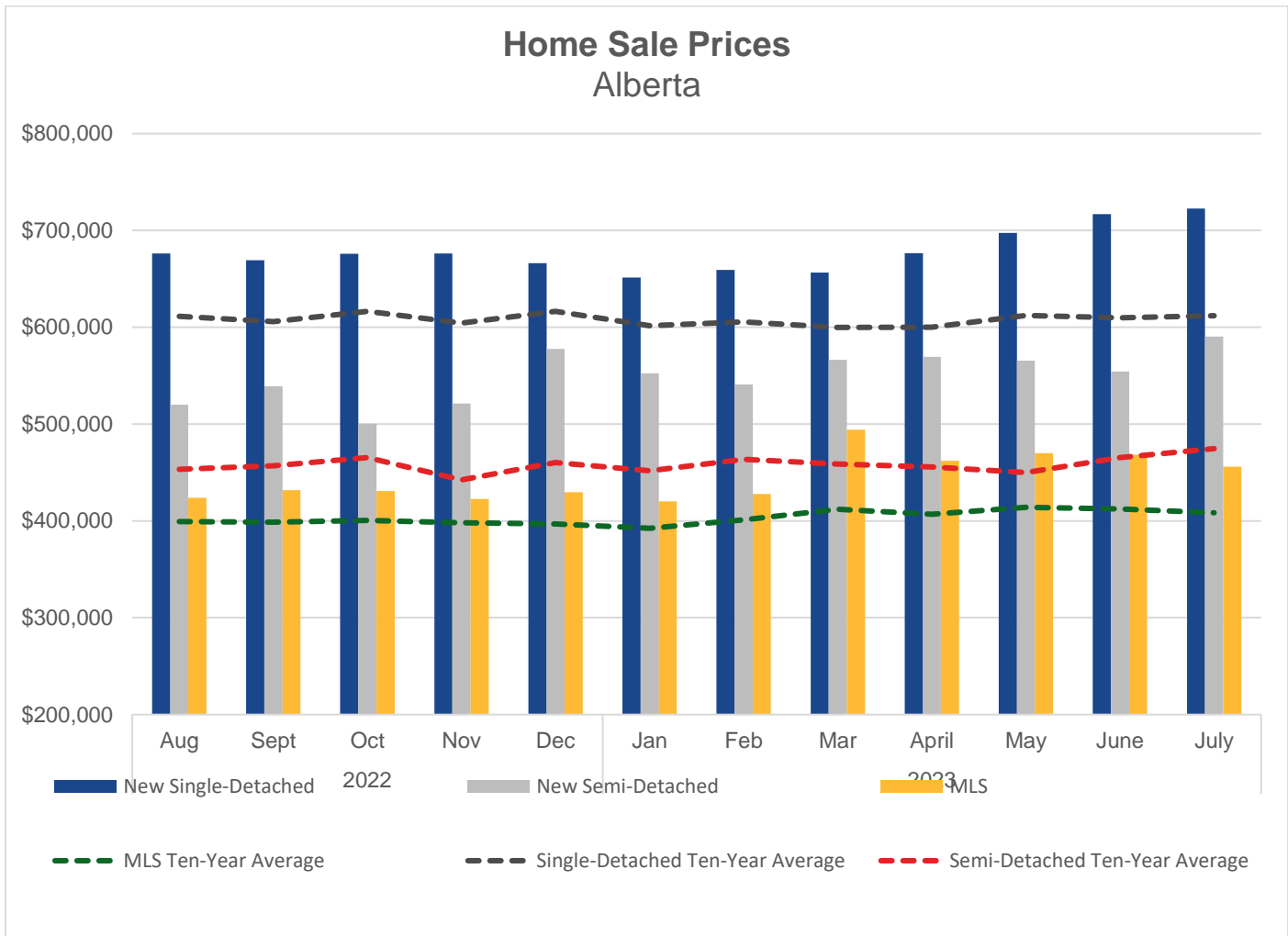
Home Sales

	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total New Homes	1,534	-21.0%	14.2%	10.9%	-14.3%
Single-Detached	980	-4.8%	9.1%	16.8%	0.8%
Row/Semi-Detached	508	-7.1%	31.9%	-0.1%	-7.8%
Multi-Unit/Apartment	46	-87.4%	-23.3%	10.0%	-82.8%

Home Sales Alberta



Home Sale Prices					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Single Detached	\$722,600	0.8%	11.8%	10.4%	18.1%
Semi-Detached	\$590,298	6.5%	17.1%	15.7%	24.4%
MLS System	\$455,923	-2.7%	4.3%	-0.9%	11.7%



Sources

Information on housing starts, housing inventory, new home sales, and new home prices come from [CMHC's Housing Market Information Portal](#). Information on MLS residential housing prices and sales are from [Alberta Real Estate Association's \(AREA\) online statistics](#).

***Effective January 1, 2023, CMHC's Starts and Completion Surveys methodology has changed.** Completions and absorptions will only be collected in Census Metropolitan Areas (CMAs). This means the following series are discontinued for Census Agglomerations of 50,000 population or more: completions, under construction inventory, length of construction (in months), absorbed units, percentage of absorbed units at completion, inventory of completed and unabsorbed units, absorbed unit prices and unabsorbed unit prices. The following series are also discontinued for urban centres of 10,000 – 49,999 population as well as Canada and Provincial All Areas: completions and under construction inventory.

BILD Alberta prepares housing market update reports monthly for the province of Alberta.