

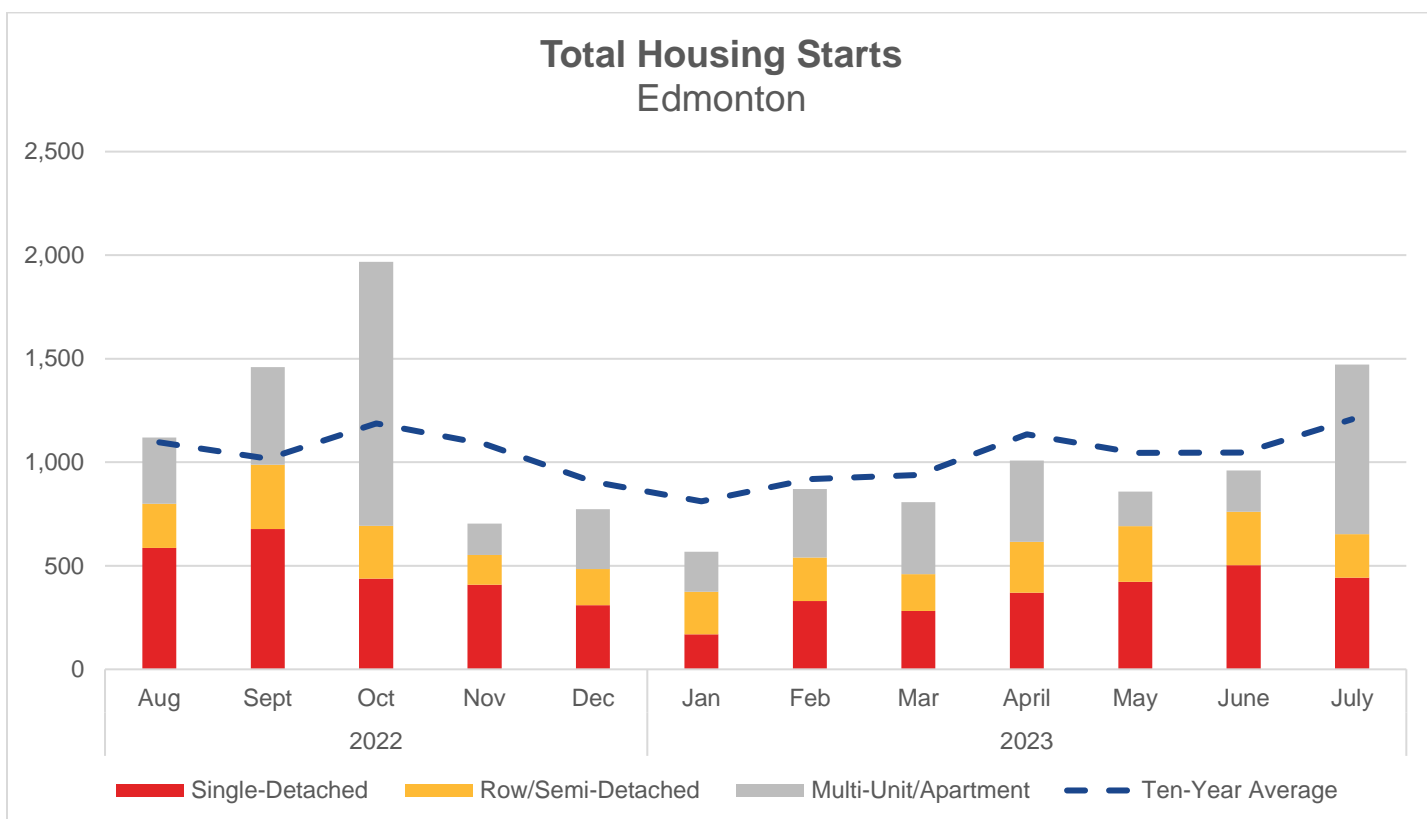


EDMONTON HOUSING REPORT

For July 2023

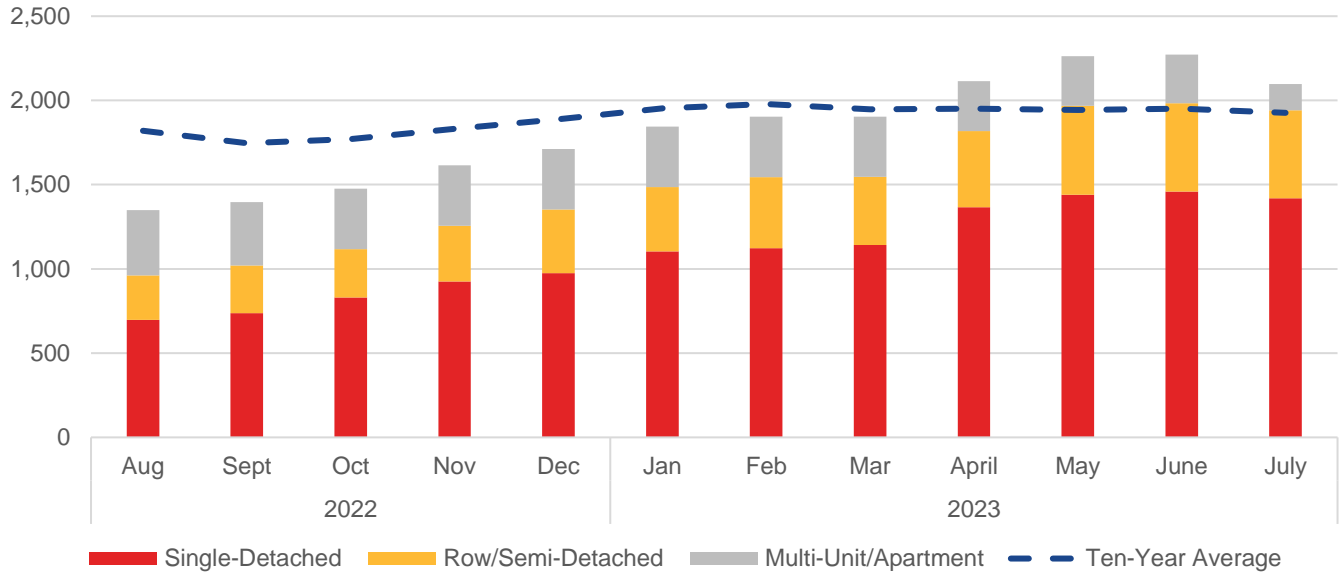


Housing Starts					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total	1,472	53.3%	6.9%	-23.6%	21.9%
Single Detached	443	-11.9%	-29.1%	-32.8%	-11.4%
Row/Semi-Detached	210	-18.6%	7.1%	-2.0%	-24.8%
Multi-Unit/Apartment	819	311.6%	47.3%	-23.6%	91.2%



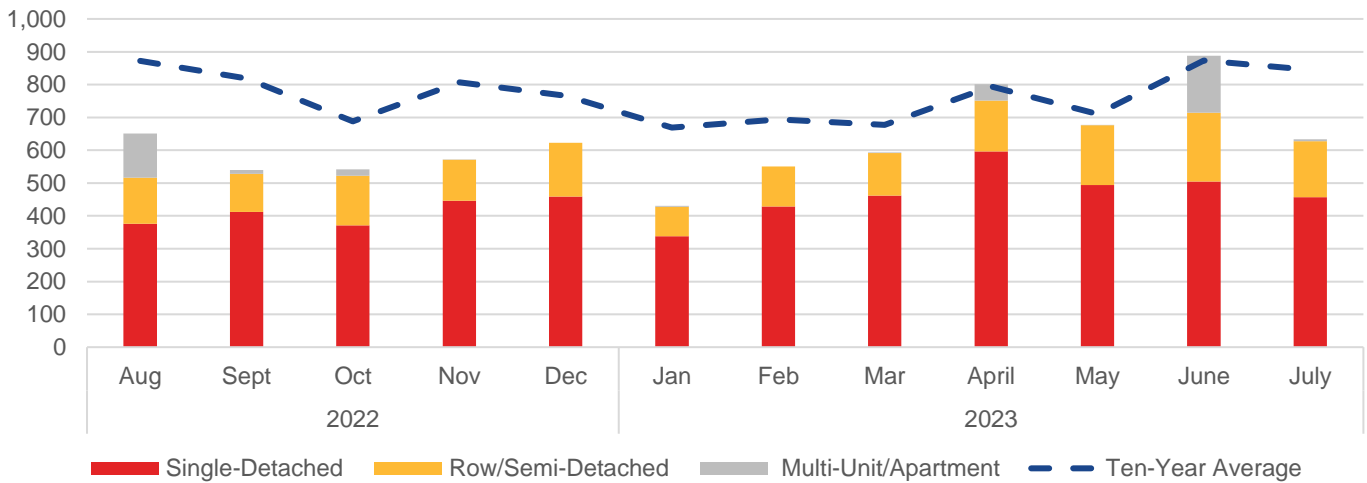
Housing Inventory					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total	2,097	-7.7%	70.1%	60.6%	8.9%
Single Detached	1,420	-2.7%	121.9%	113.7%	71.1%
Row/Semi-Detached	522	-0.6%	109.6%	61.1%	-2.5%
Multi-Unit/Apartment	155	-46.4%	-54.9%	-22.5%	-72.4%

Total Housing Inventory Edmonton

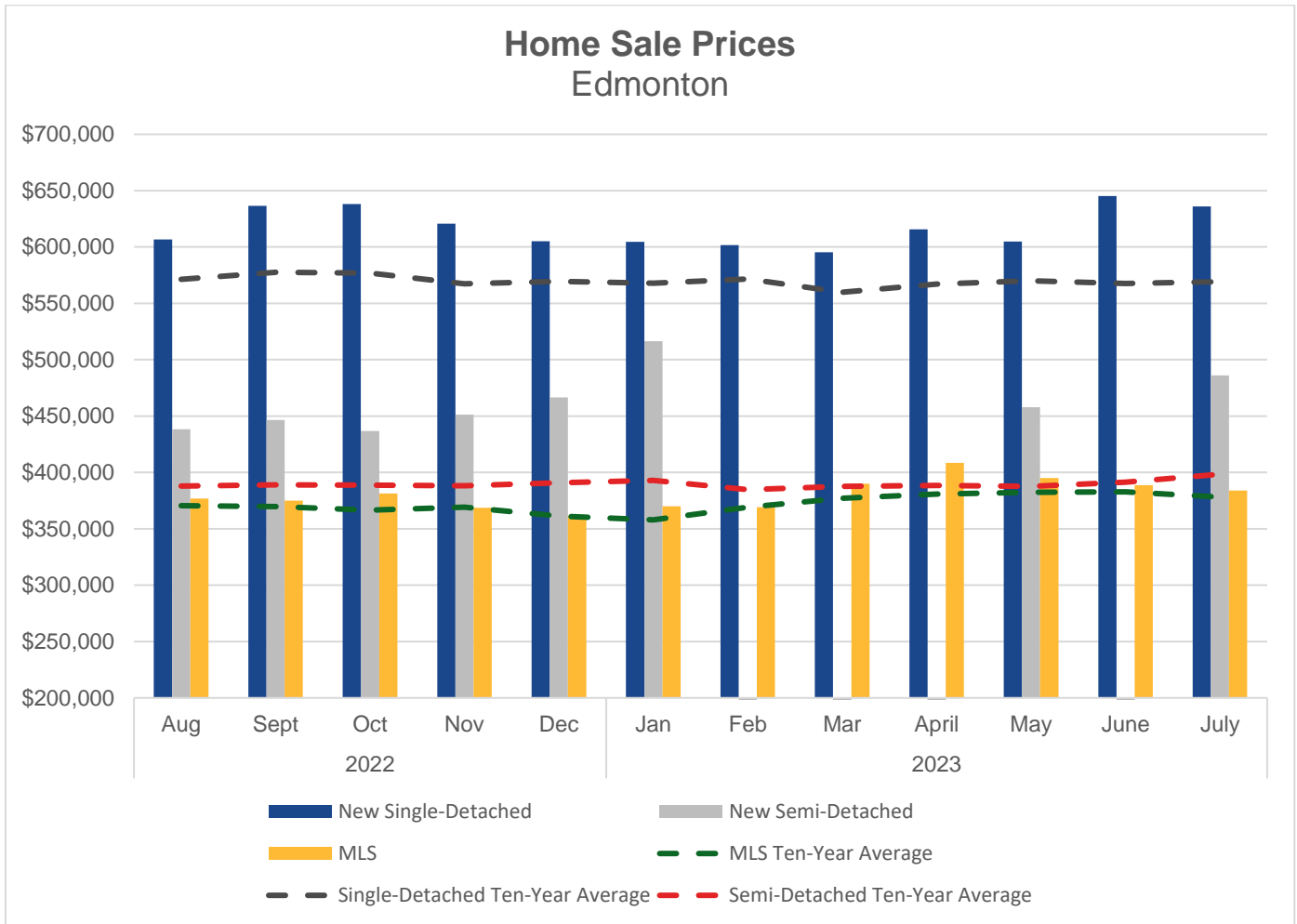


Home Sales					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Total New Homes	633	-28.7%	6.2%	4.4%	-25.1%
Single-Detached	457	-9.5%	12.8%	21.5%	1.0%
Row/Semi-Detached	171	-18.2%	5.6%	-18.8%	-42.1%
Multi-Unit/Apartment	5	-97.1%	-82.8%	-37.8%	-94.8%
MLS System	1,591	-9.5%	-19.4%	-34.4%	-15.6%

Home Sales Edmonton



Home Sale Prices					
	July 2023 Actual	Month to Month (%)	Year over Year (%)	Year-to-Date (%)	Ten-Year Average (%)
Single Detached	\$635,938	-1.4%	6.2%	6.6%	11.7%
Semi-Detached	\$486,230	n/a	n/a	-43.6%	22.0%
MLS System	\$383,875	-1.3%	-3.7%	-4.6%	1.5%



Note: CMHC Semi-Detached sales price information was not available Jul 2022 or February to April and June 2023.

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](#) and [REALTORS Association of Edmonton](#).

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