



HOUSING & RENTAL MARKET REPORT YEAR IN REVIEW 2025



BILD ALBERTA IS PLEASED TO PRESENT THE FINAL INSTALMENT OF OUR MARKET HOUSING AND RENTAL REPORT FOR 2025.

This report highlights housing activity across the province and recaps what we saw in 2025, including housing starts, rental trends, pricing, inventory, and population growth.

KEY HIGHLIGHTS INCLUDE:

- ✓ 2025 was the highest year on record for housing starts in Alberta, surpassing last year's records by 14%.
- ✓ The Edmonton region broke its previous 2015 all-time record once again for housing starts as demand picked up in the Capital Region.
- ✓ The Calgary region broke its housing start record for the fourth consecutive year as elevated demand continued.
- ✓ Housing starts increased substantially for the following mid-sized municipalities compared to 2024, Grande Prairie (+89%), Medicine Hat (+64%) and Red Deer (+14%).
- ✓ With record-level housing starts, Alberta's inventory has nearly caught up to the ten-year average.
- ✓ 2025 marks a historic high for rental housing, with almost 20,000 starts, nearly triple the levels seen a decade ago.
- ✓ Alberta rental starts increased by 37% from 2024. With supply catching up to demand, rental price increases are now slowing in Calgary and Edmonton.
- ✓ Purpose-built rentals continue to make up over a third of all housing starts as elevated demand drives construction.
- ✓ Despite high residential construction activity, housing prices remain at all-time highs due to inventory and vacancies below ten-year averages.

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STARTS**

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**HOUSING
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**RENTAL
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VACANCIES**

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**POPULATION
GROWTH**

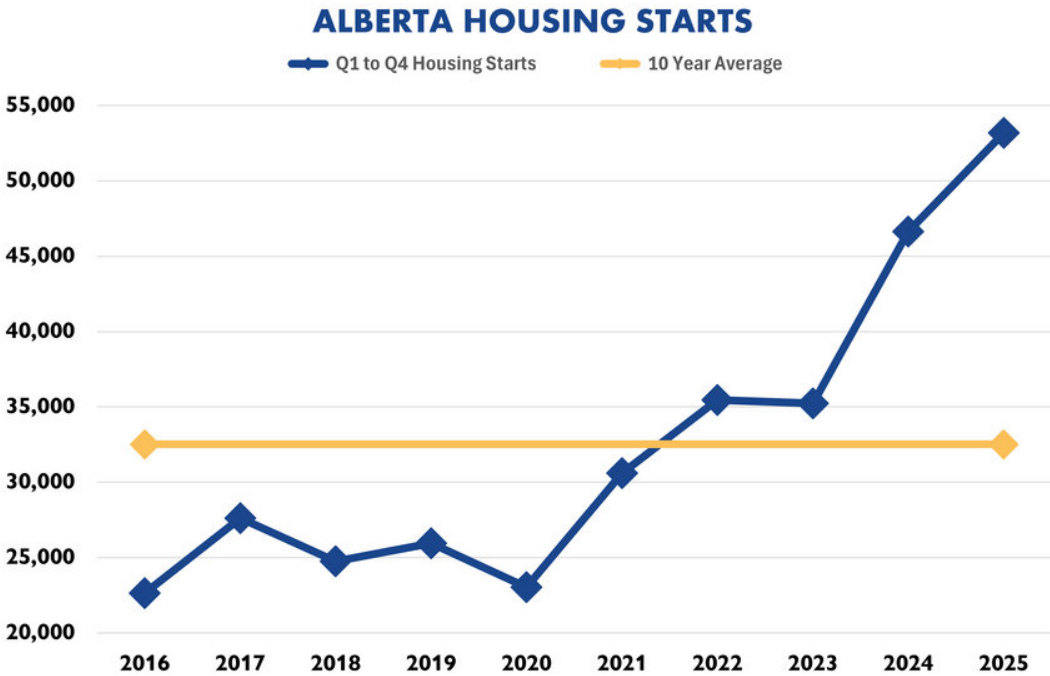
SECTION

1

HOUSING STARTS

1 Housing Starts – Alberta

✓ Alberta experienced 53,184 housing starts, another record-breaking year driven by Calgary, Edmonton, Grande Prairie, Medicine Hat, and Red Deer.



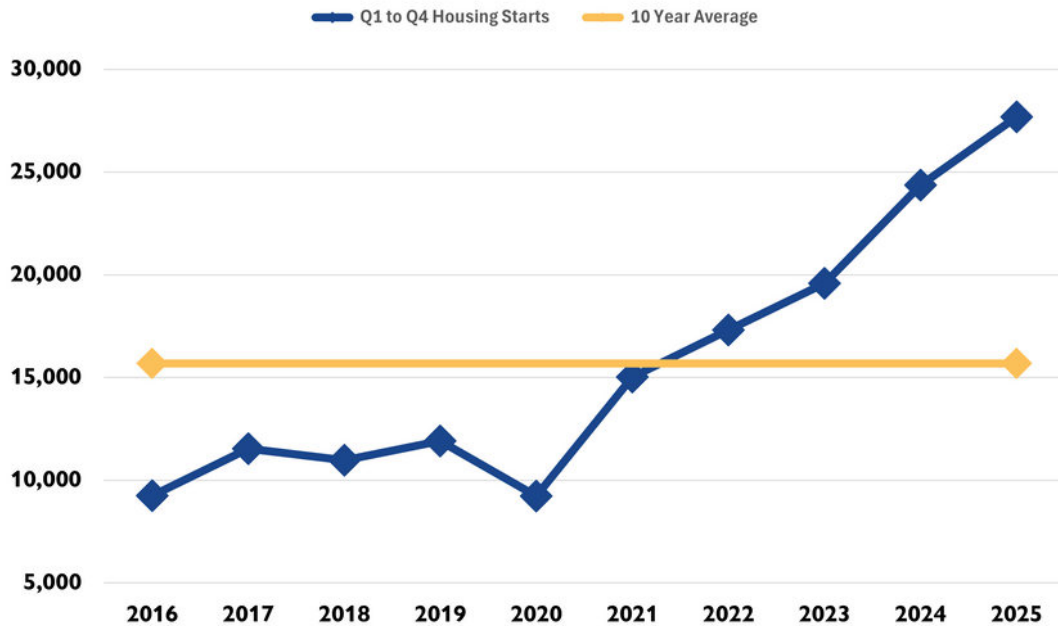
Source: CMHC Housing Market Information Portal



1.1 Housing Starts in Calgary & Edmonton Region

- ✓ The Calgary region continued to see a surge in housing starts (up nearly 14% over 2024), breaking its record for the third consecutive year.

CALGARY CMA HOUSING STARTS

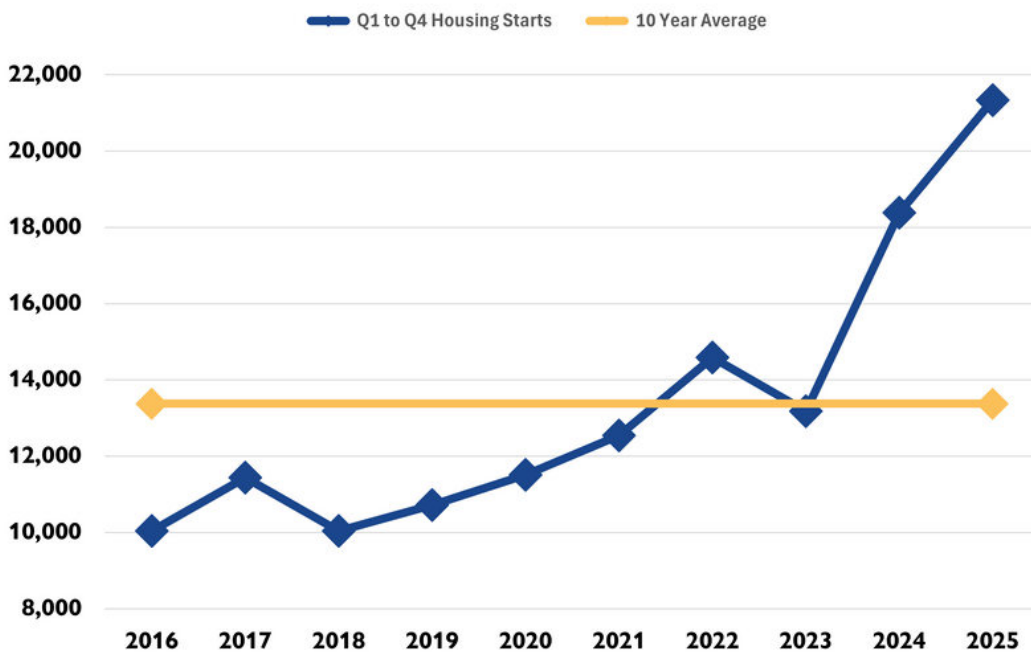


Source: CMHC Housing Market Information Portal



- ✓ The Edmonton region also experienced a record-breaking year, surpassing the previous record set last year by 16%.

EDMONTON CMA HOUSING STARTS



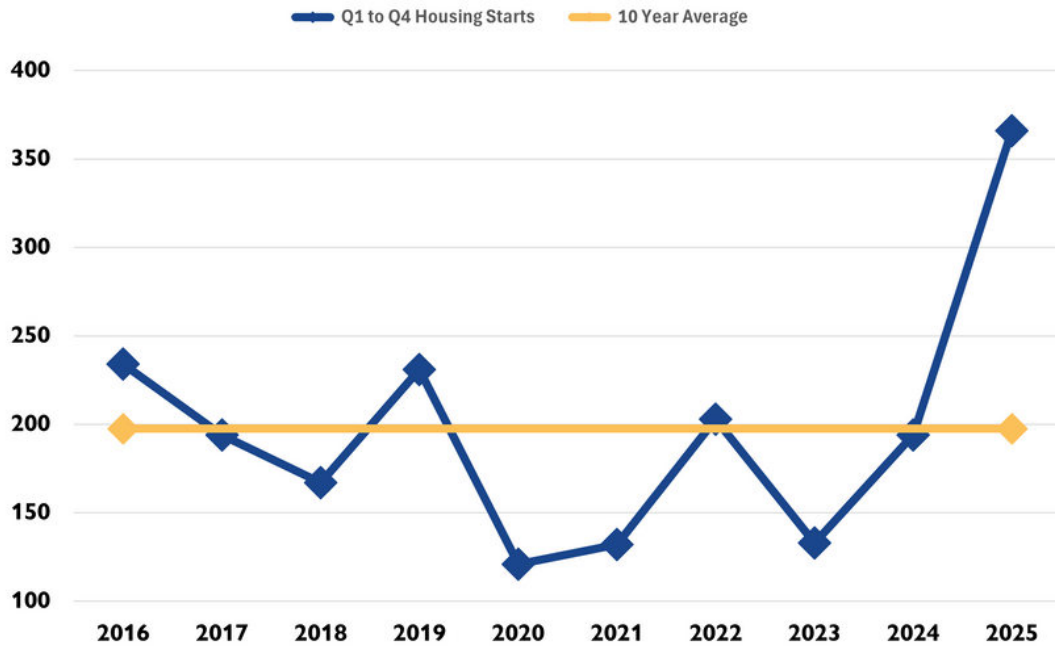
Source: CMHC Housing Market Information Portal



1.2 Housing Starts in Mid-sized Municipalities

- ✓ Most mid-sized municipalities saw a surge in housing activity compared to 2024, with Grande Prairie, Medicine Hat and Red Deer outperforming their ten-year averages.

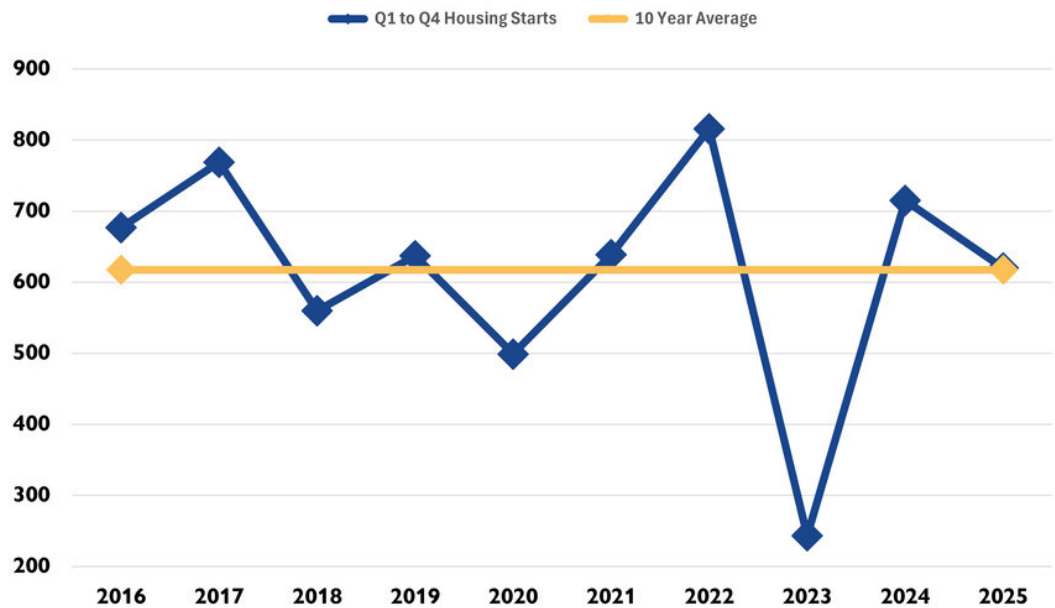
GRANDE PRAIRIE CA HOUSING STARTS



Source: CMHC Housing Market Information Portal



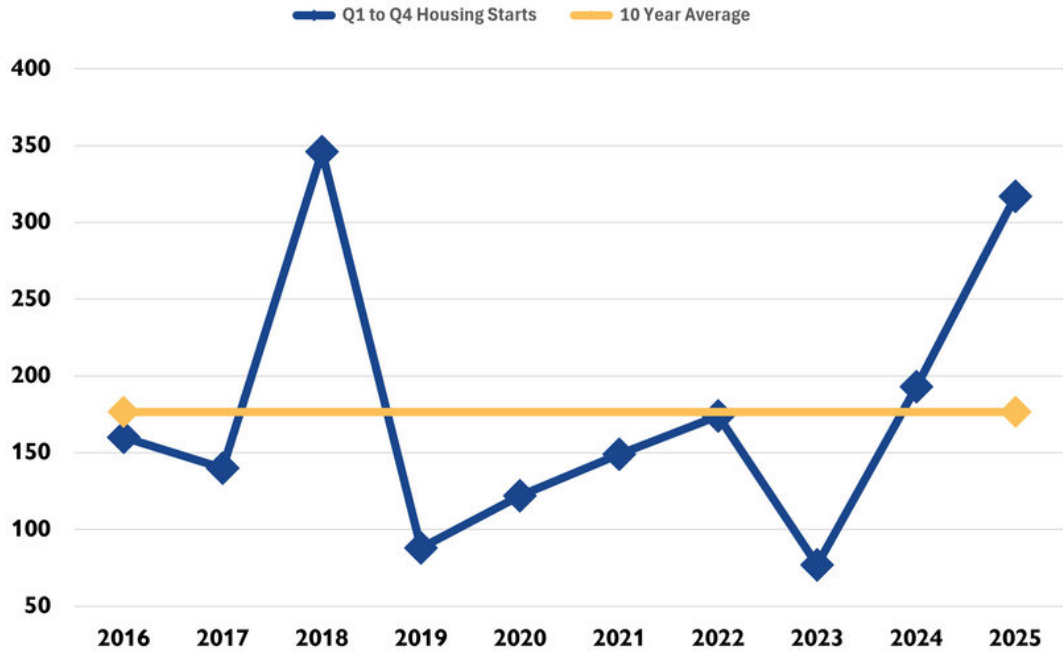
LETHBRIDGE CMA HOUSING STARTS



Source: CMHC Housing Market Information Portal



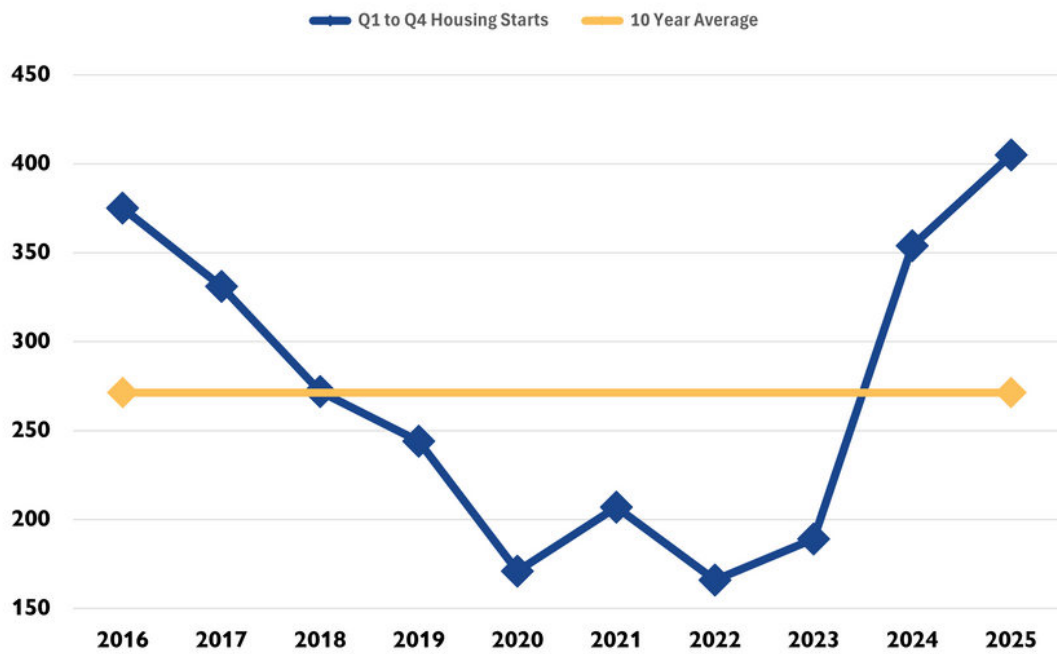
MEDICINE HAT CMA HOUSING STARTS



Source: CMHC Housing Market Information Portal



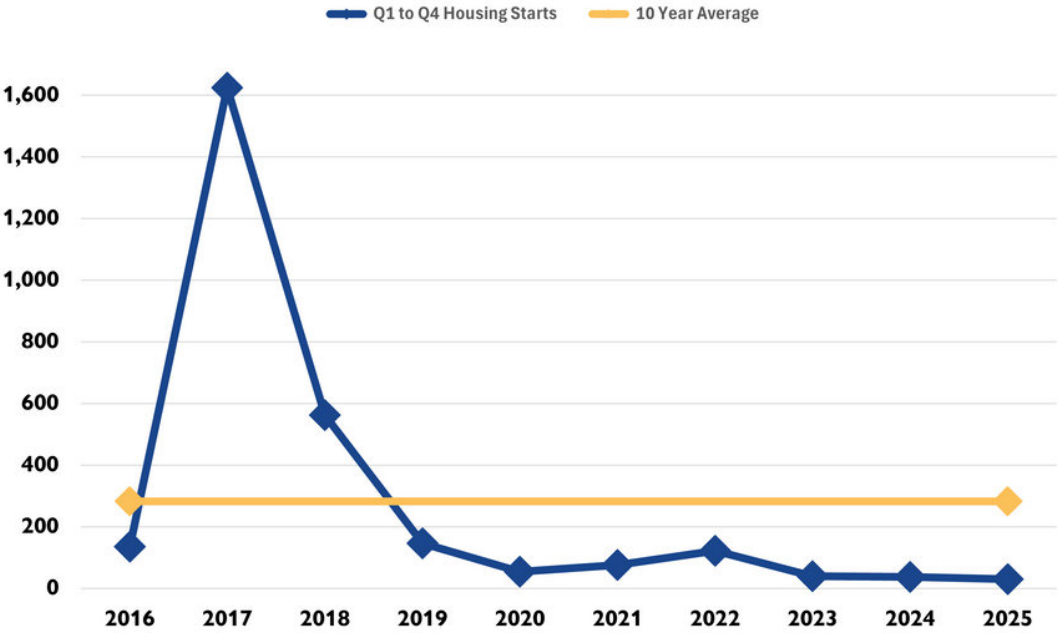
RED DEER CMA HOUSING STARTS



Source: CMHC Housing Market Information Portal



WOOD BUFFALO CA HOUSING STARTS



Source: CMHC Housing Market Information Portal



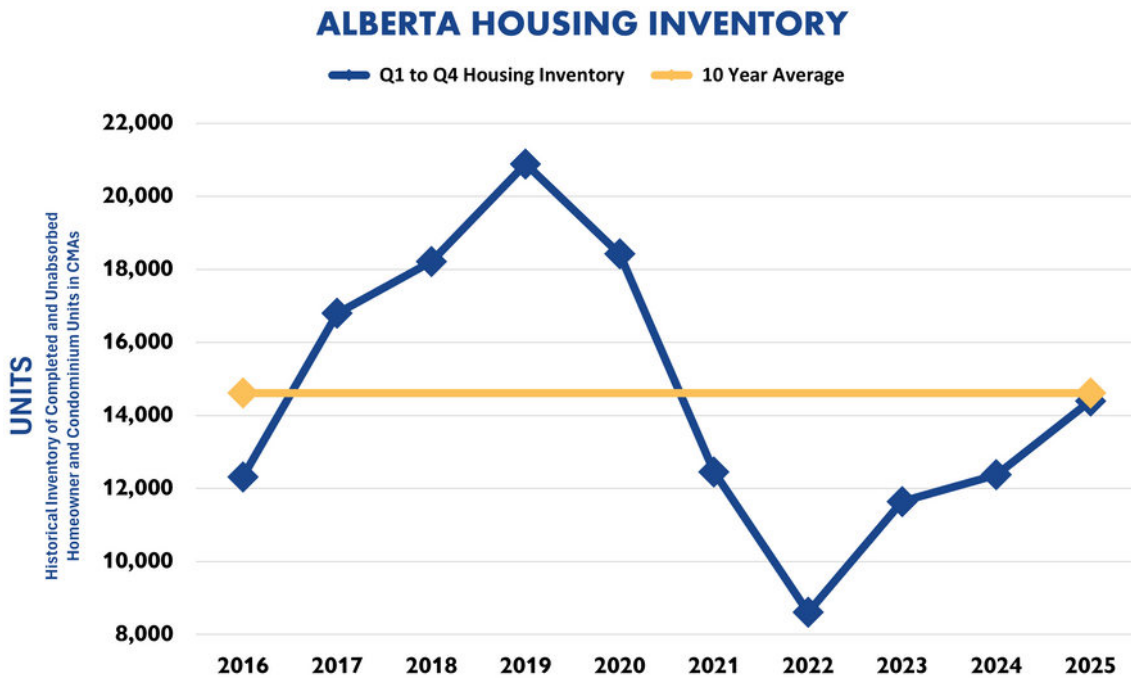
SECTION

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HOUSING INVENTORY

2 Housing Inventory – Alberta

- ✓ Housing inventory has risen by nearly 70% since its 2022 low and is now within reach of the ten-year average.

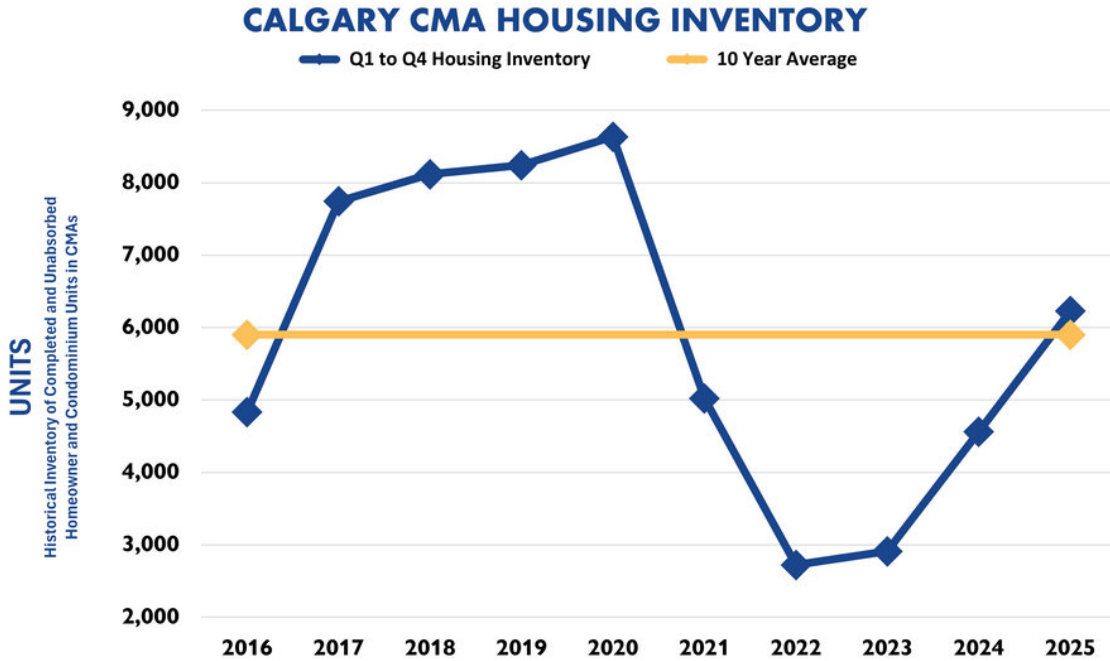


Source: CMHC Housing Market Information Portal



2.1 Housing Inventory in Calgary & Edmonton Regions

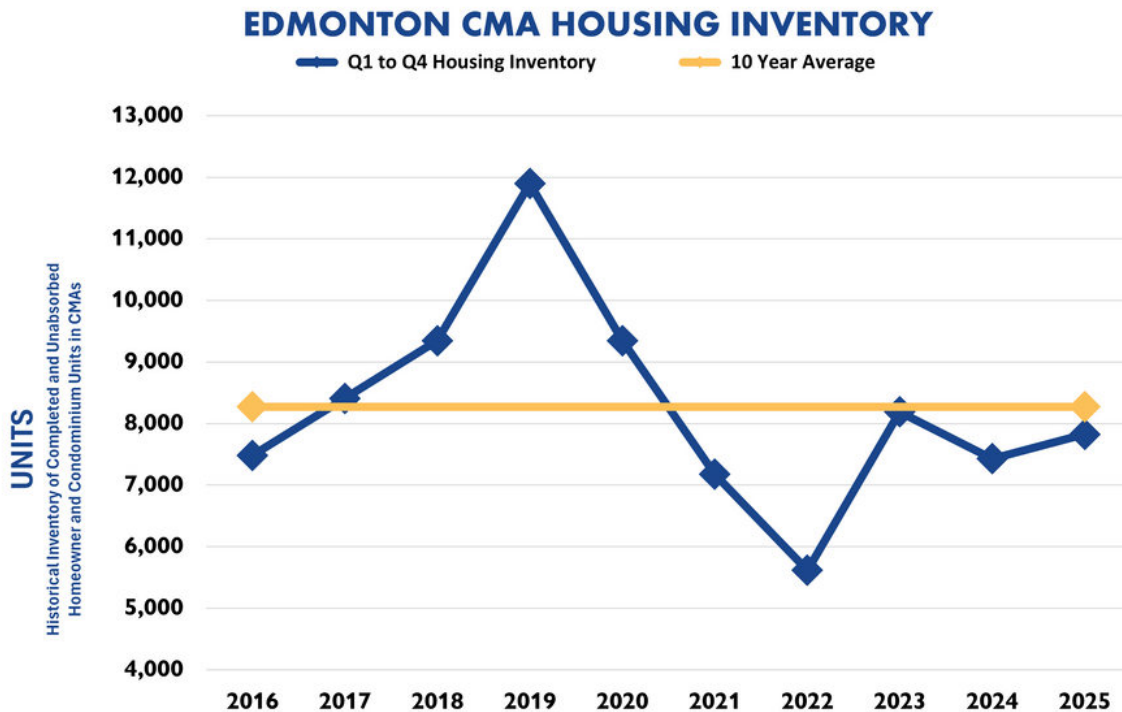
- ✓ After bottoming out in 2022, Calgary’s housing inventory has more than doubled and now sits slightly above its ten-year average.



Source: CMHC Housing Market Information Portal



- ✓ After peaking in 2019, Edmonton’s housing inventory declined and has nearly recovered to its ten-year average.

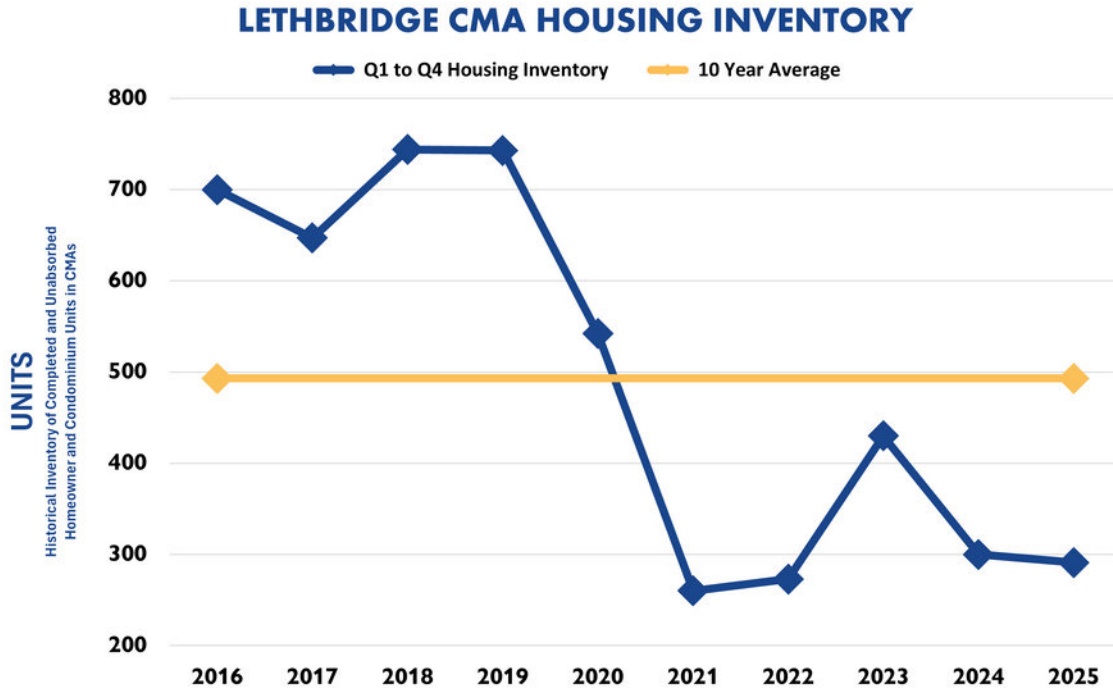


Source: CMHC Housing Market Information Portal

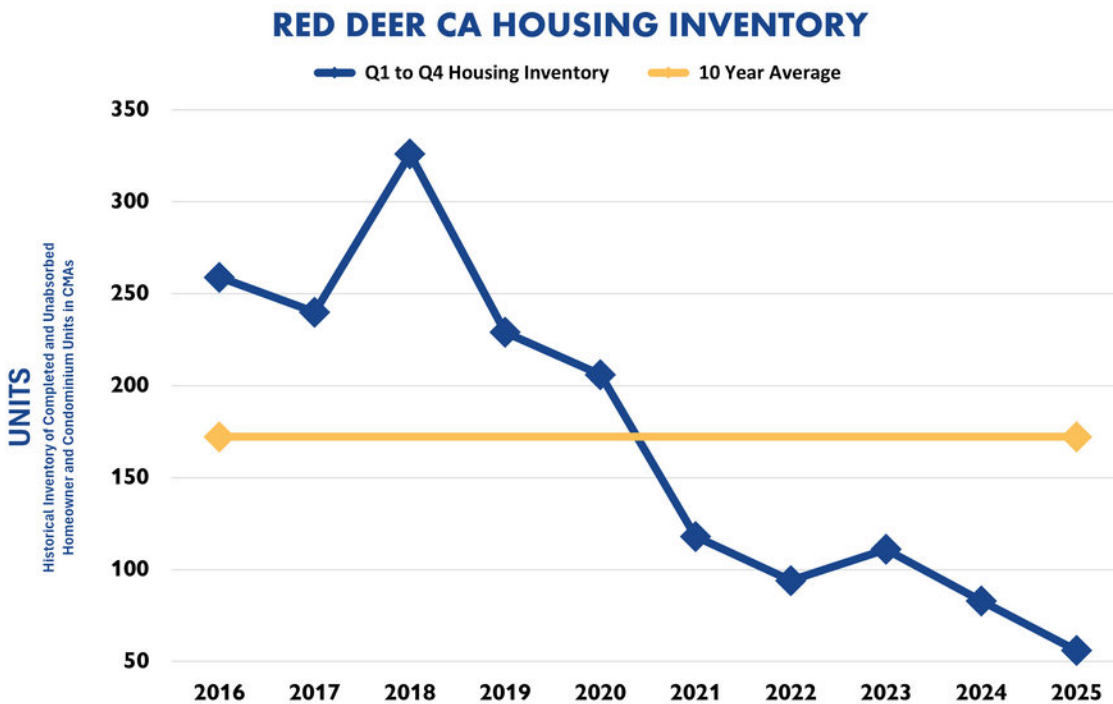


2.2 Housing Inventory in Mid-sized Municipalities

- ✓ While inventory has stabilized slightly in recent years, both Lethbridge and Red Deer remain far below their ten-year averages, underscoring a prolonged under supply.



Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal



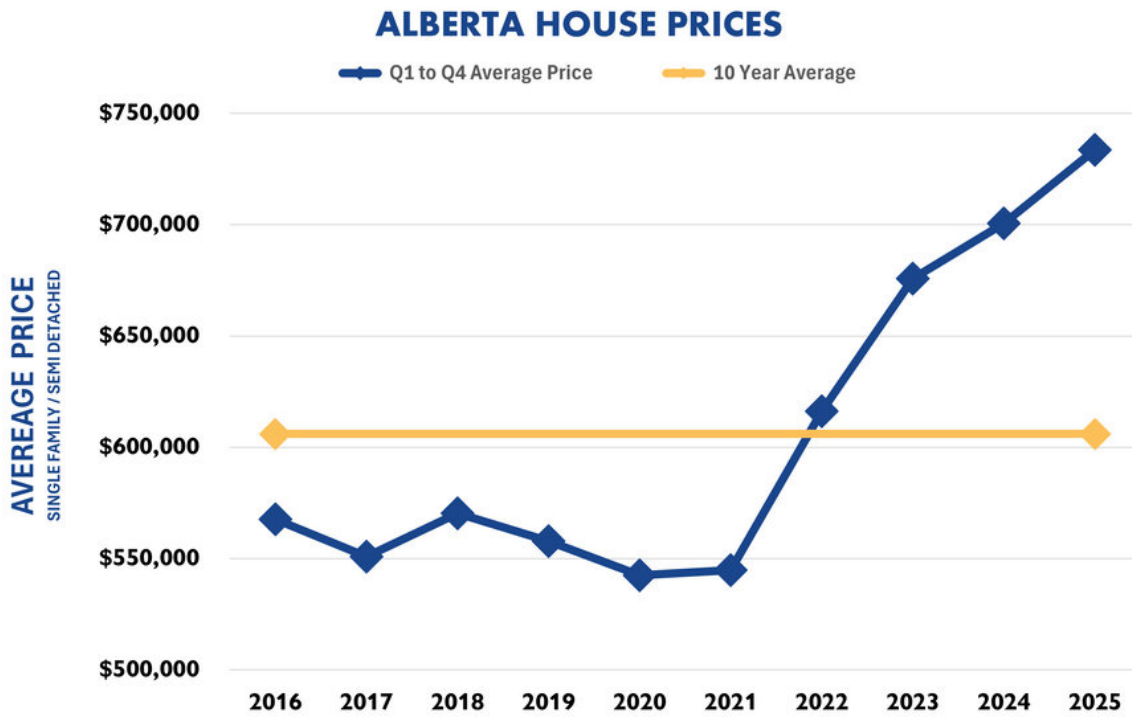
SECTION

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HOUSING PRICES

3 Housing Prices – Alberta

✓ With housing supply tight across much of the province, average home prices rose to \$733,708 in 2025, pushing prices above ten-year averages in most municipalities.

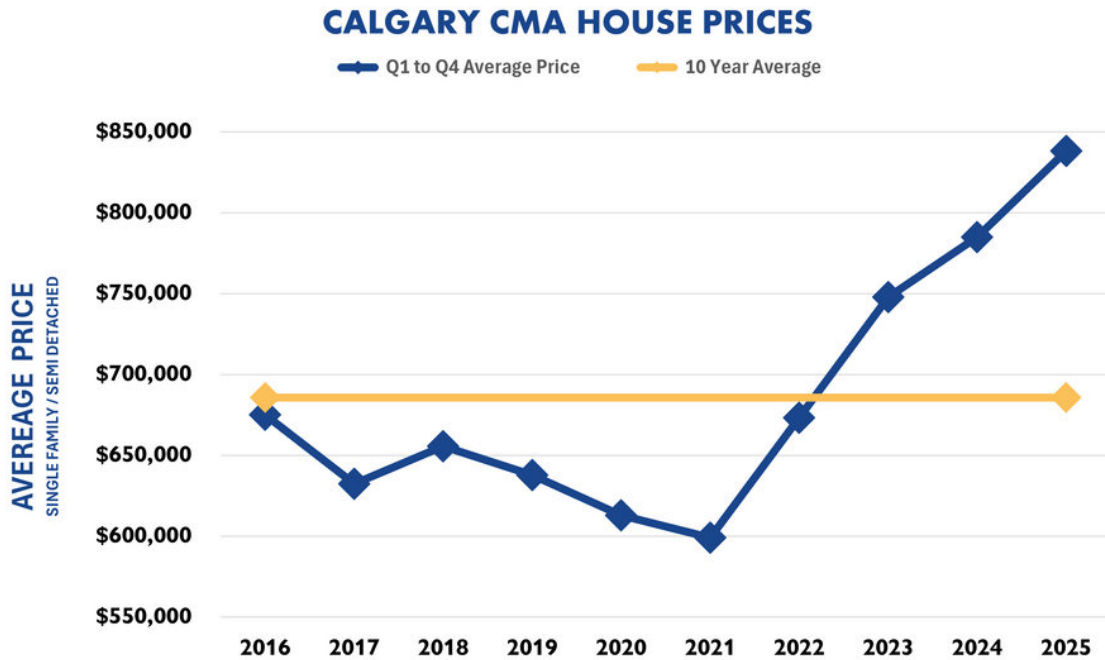


Source: CMHC Housing Market Information Portal



3.1 Housing Prices in Calgary & Edmonton Region

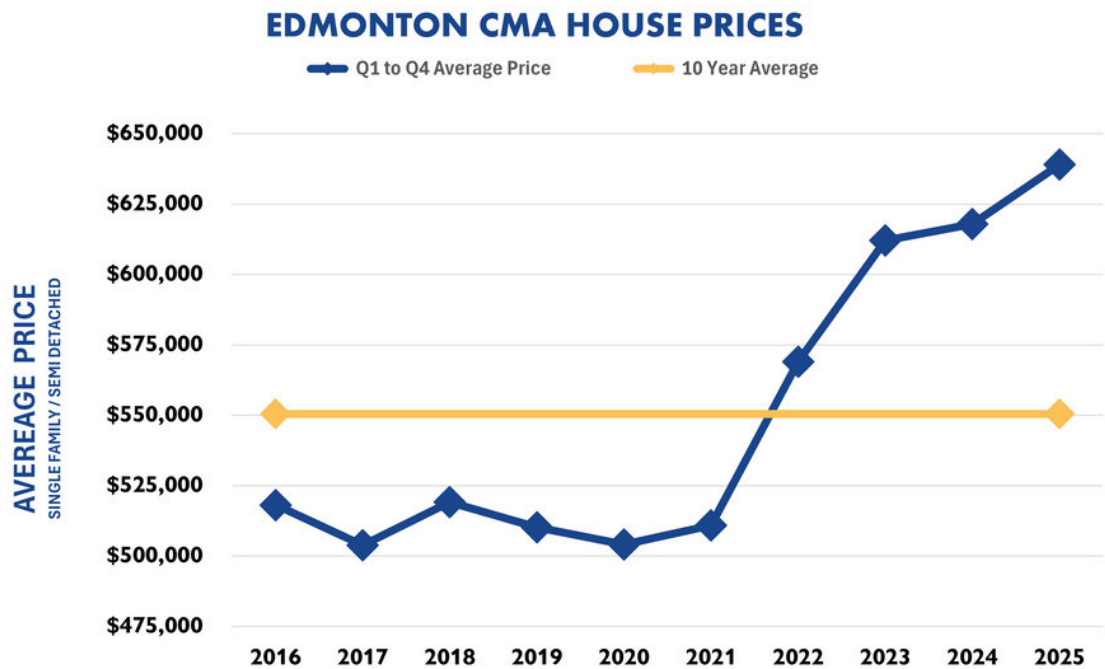
- ✓ Calgary has seen some of the strongest price growth (nearly 7% over last year) in the province, with average home prices now well above historical levels. Its house prices are 31% higher than Edmonton.



Source: CMHC Housing Market Information Portal



- ✓ Unlike Calgary’s rapid surge, Edmonton’s price growth has been more gradual, but 2025 marks a clear shift above historical norms and a 3.4% increase over last year.

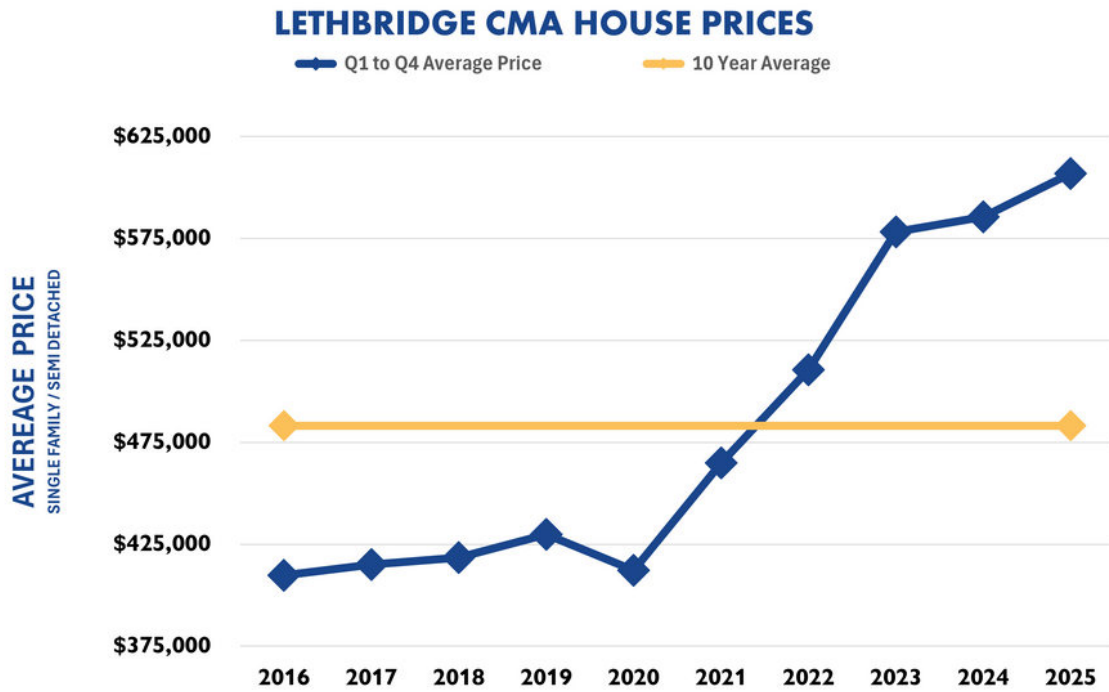


Source: CMHC Housing Market Information Portal

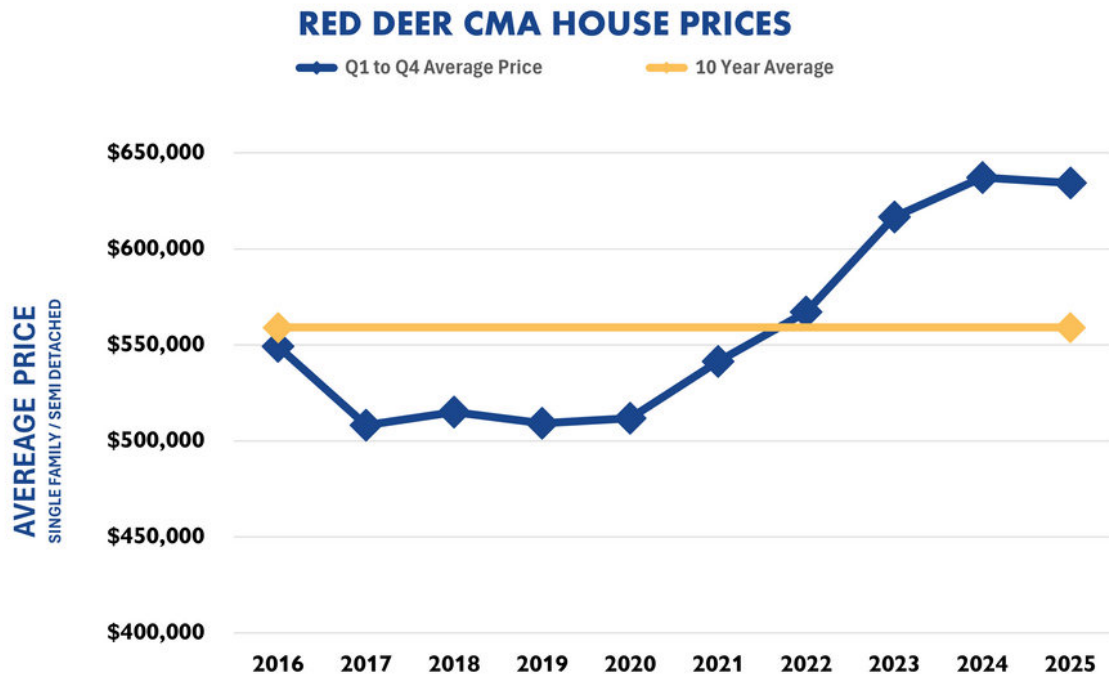


3.2 Housing Prices in Mid-Sized Municipalities

- ✓ Red Deer and Lethbridge have moved from relatively stable pricing to sustained growth, with average home prices exceeding ten-year norms.



Source: CMHC Housing Market Information Portal



Source: CMHC Housing Market Information Portal



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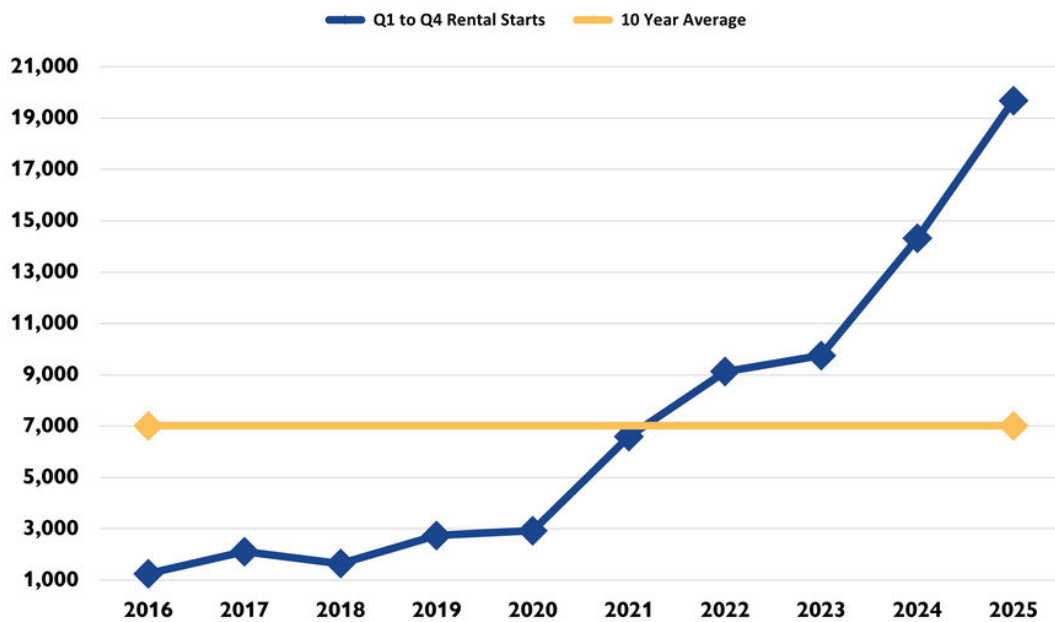
4

RENTAL STARTS

4 Rental Starts – Alberta

- ✓ Rental housing remained at the forefront of Alberta’s construction activity in 2025, representing over one-third of all housing starts. Growth was strongest in Calgary and Edmonton, but momentum also picked up in mid-sized markets like Lethbridge, Medicine Hat, Wood Buffalo and Grande Prairie.

ALBERTA RENTAL STARTS



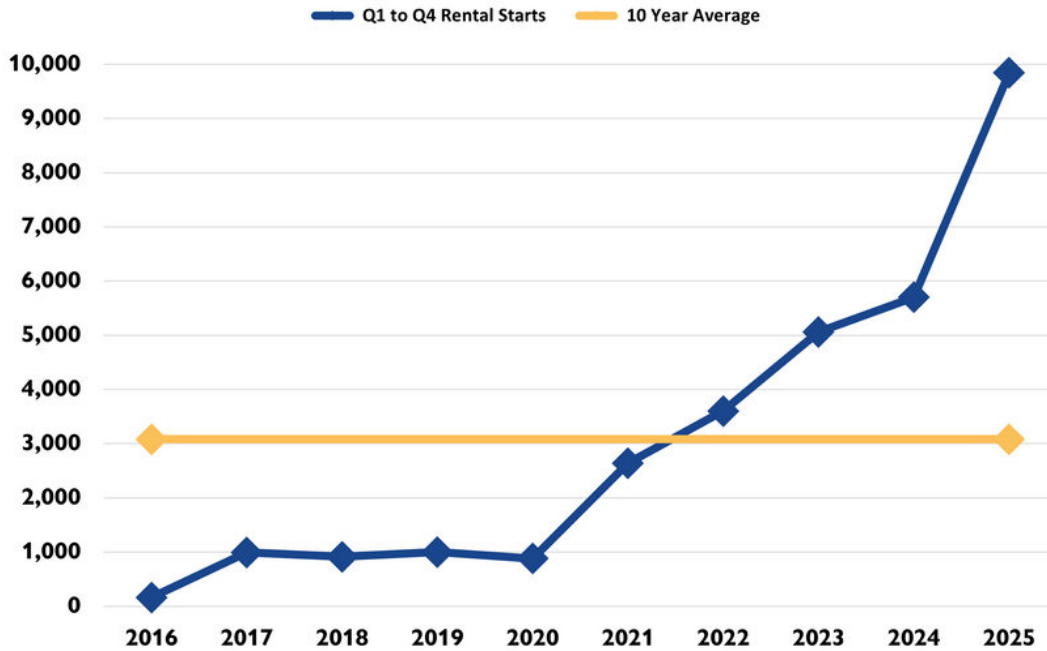
Source: CMHC Housing Market Information Portal



4.1 Rental Starts in Calgary & Edmonton Region

✓ Purpose-built rentals comprised 36% of housing starts in the Calgary region.

CALGARY CMA RENTAL STARTS

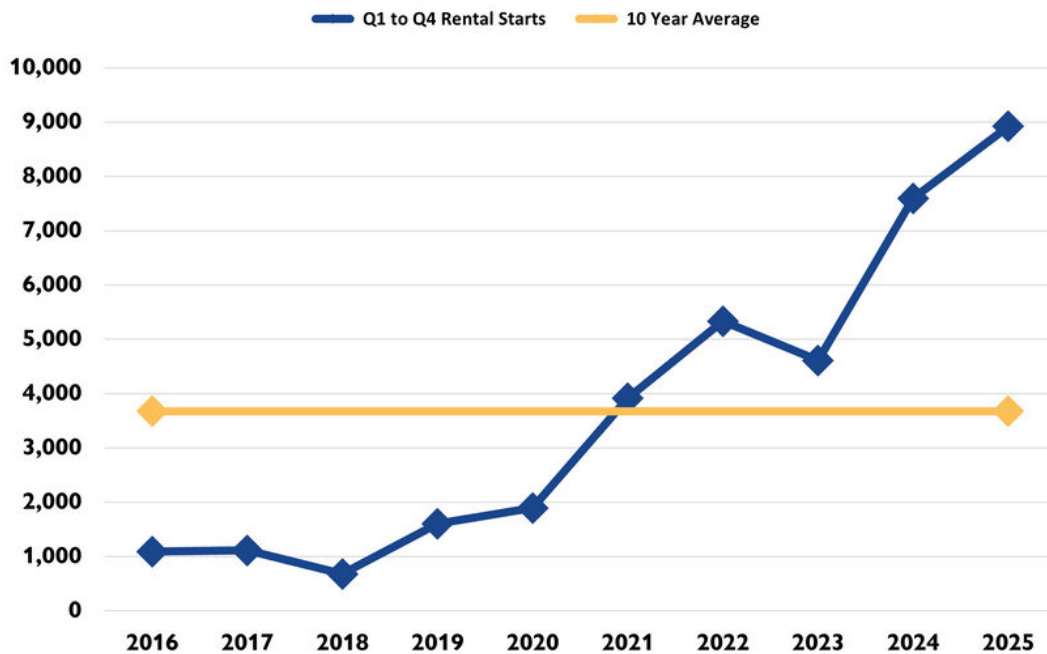


Source: CMHC Housing Market Information Portal



✓ Edmonton saw a stronger tilt toward rental construction, with purpose-built rentals making up 42% of total starts.

EDMONTON CMA RENTAL STARTS



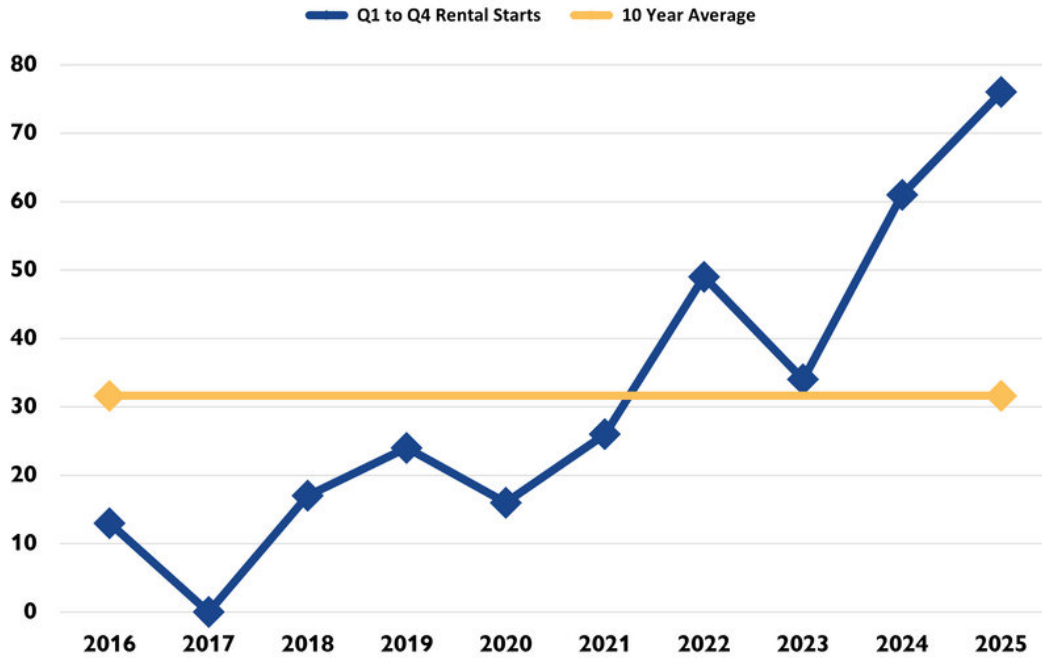
Source: CMHC Housing Market Information Portal



4.2 Rental Starts in in Mid-sized Municipalities

- ✓ Compared to 2024, rental starts rose across mid-sized markets, including Grande Prairie, Lethbridge, Medicine Hat, and Wood Buffalo.

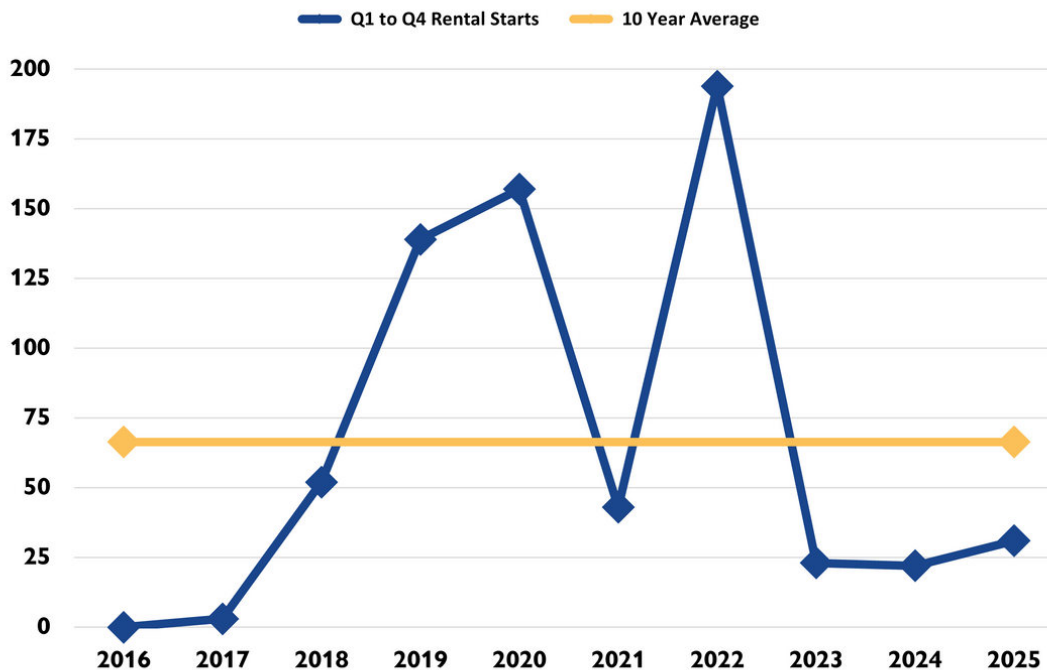
GRANDE PRAIRIE CA RENTAL STARTS



Source: CMHC Housing Market Information Portal



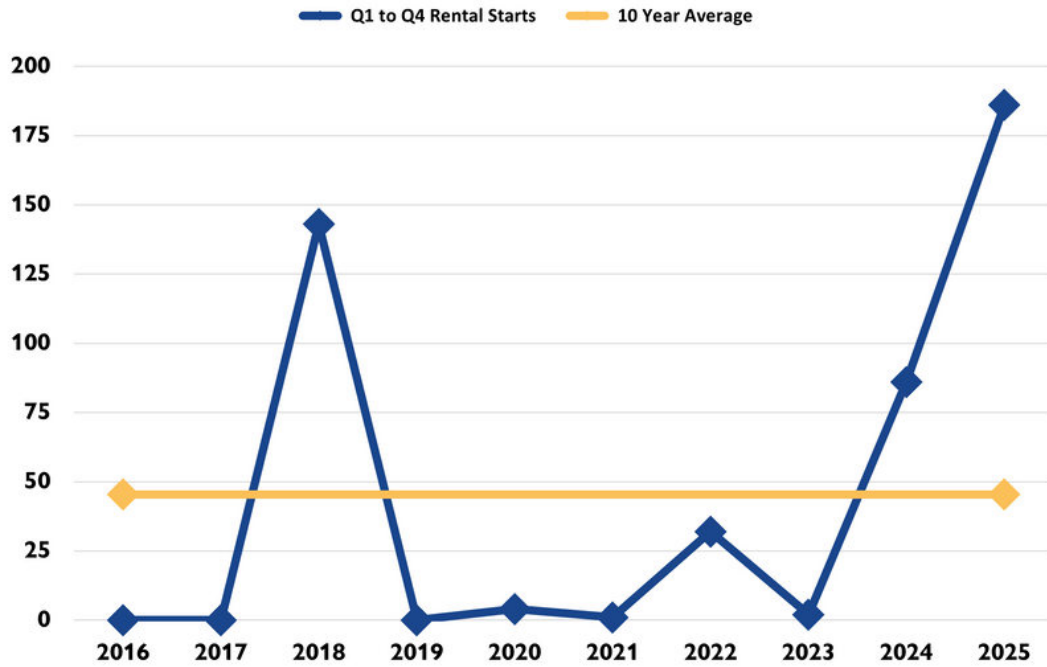
LETHBRIDGE CMA RENTAL STARTS



Source: CMHC Housing Market Information Portal



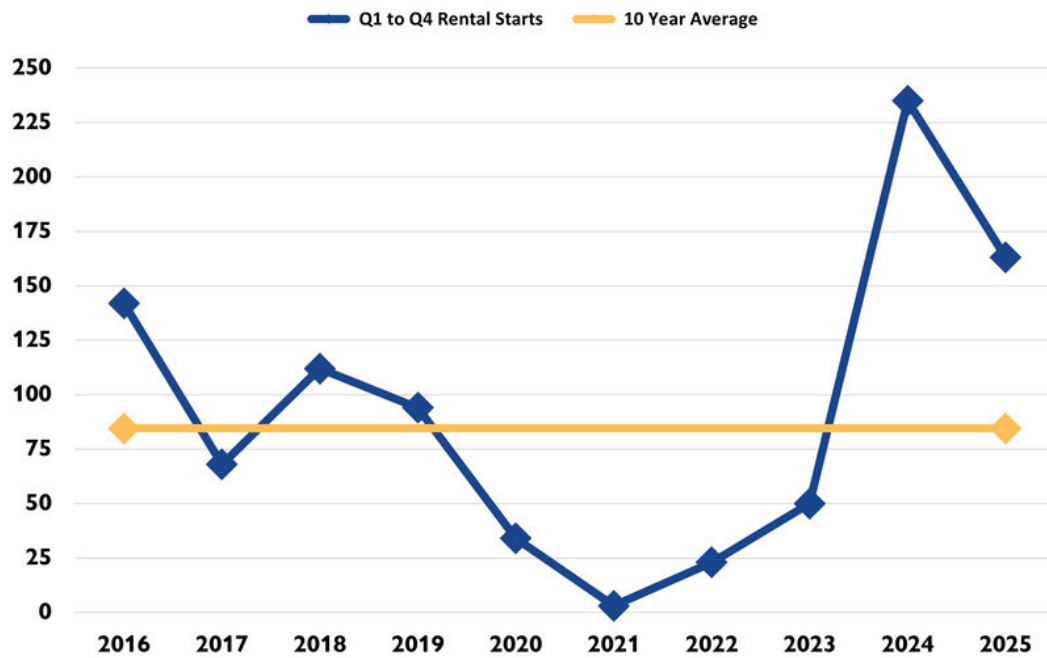
MEDICINE HAT CA RENTAL STARTS



Source: CMHC Housing Market Information Portal



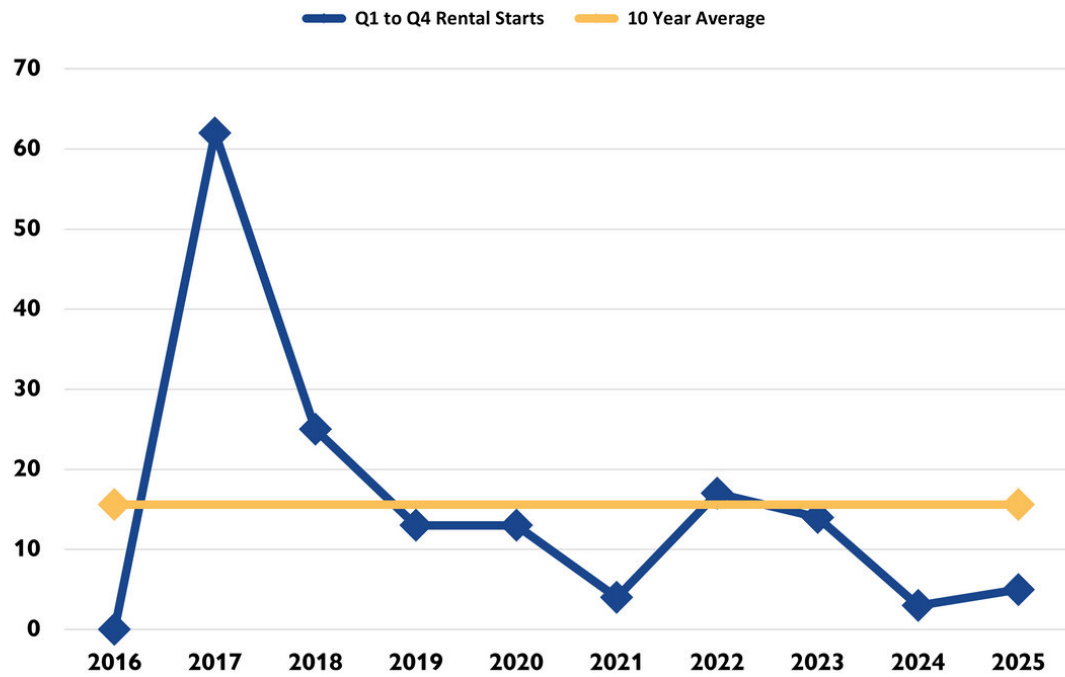
RED DEER CMA RENTAL STARTS



Source: CMHC Housing Market Information Portal



WOOD BUFFALO CA RENTAL STARTS

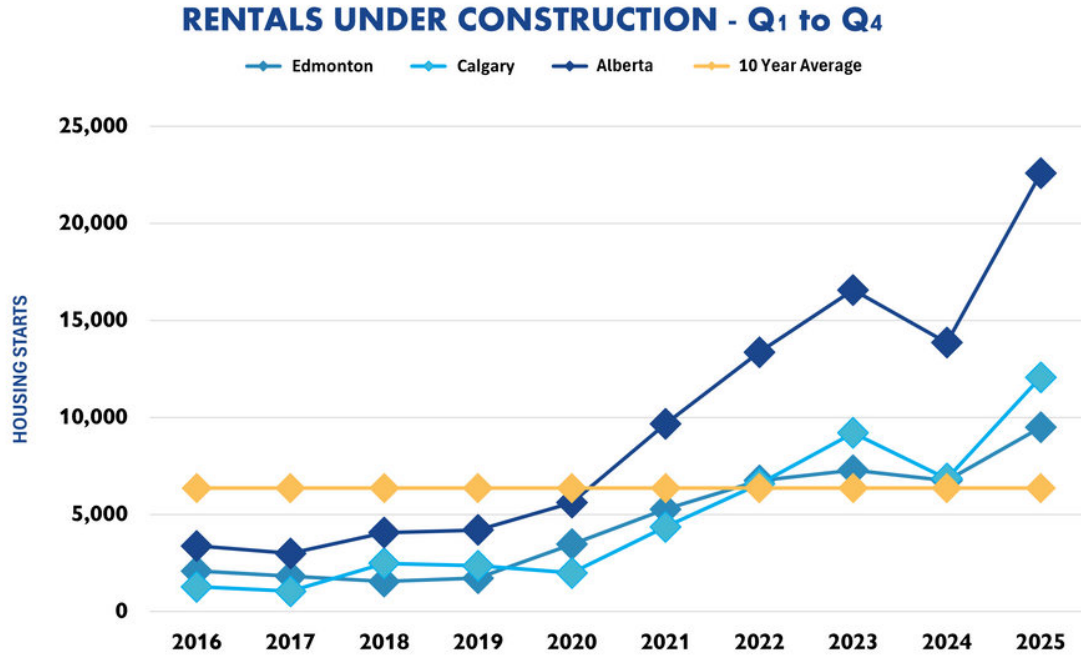


Source: CMHC Housing Market Information Portal



4.3 Purpose Built Rentals Under Construction

- ✓ Over 22,589 purpose-built rentals are currently under construction in Alberta and increase of 63%.

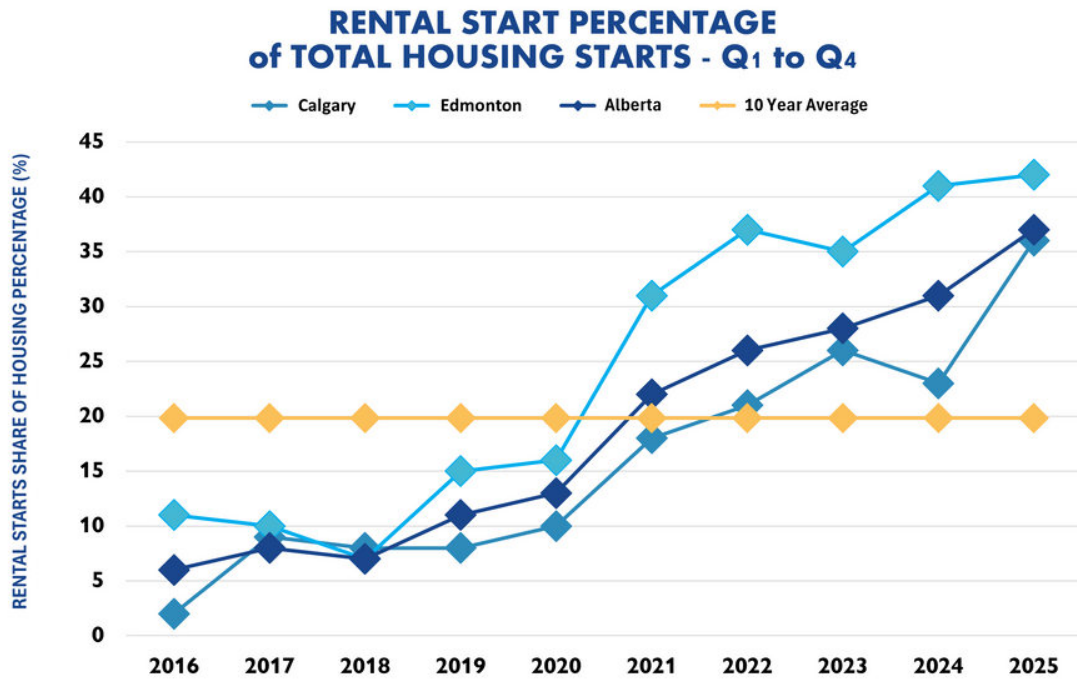


Source: CMHC Housing Market Information Portal



4.4 Purpose Built Rental Starts as % to Housing Starts

- ✓ Purpose-built rental construction surged in 2025, making up just over one-third of Alberta’s housing starts and rising year over year from 13,865 to 22,589 units (63% increase).



Source: CMHC Housing Market Information Portal



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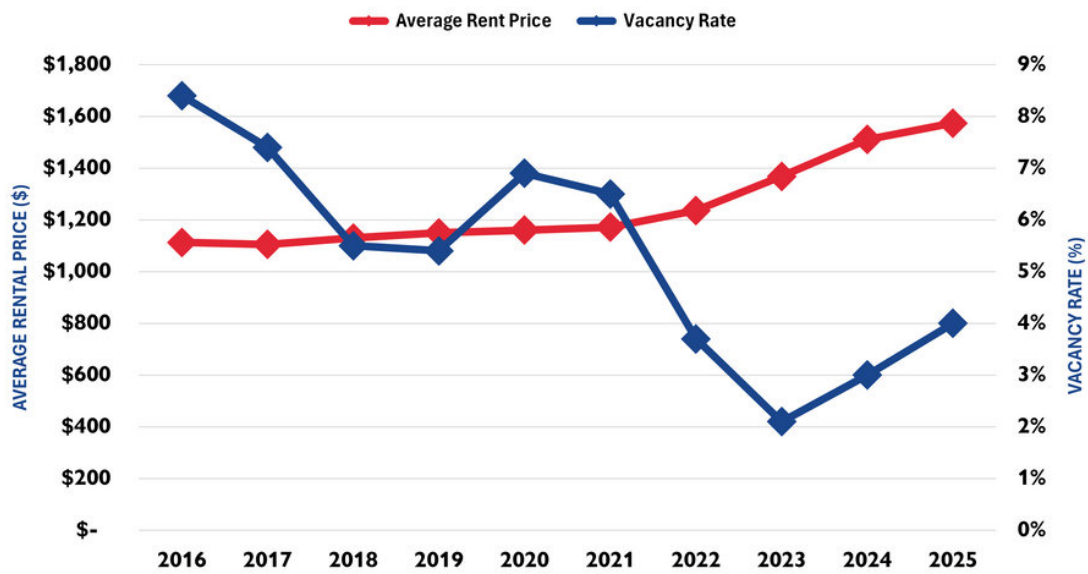
RENTAL PRICES & VACANCIES

5

Rental Prices & Vacancies – Alberta

- ✓ While average rents increased across Alberta, the addition of new rental supply has led to higher vacancy rates, helping to ease pressure and slow the pace of rent growth.

ALBERTA
HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES
BY ALL BEDROOM TYPE

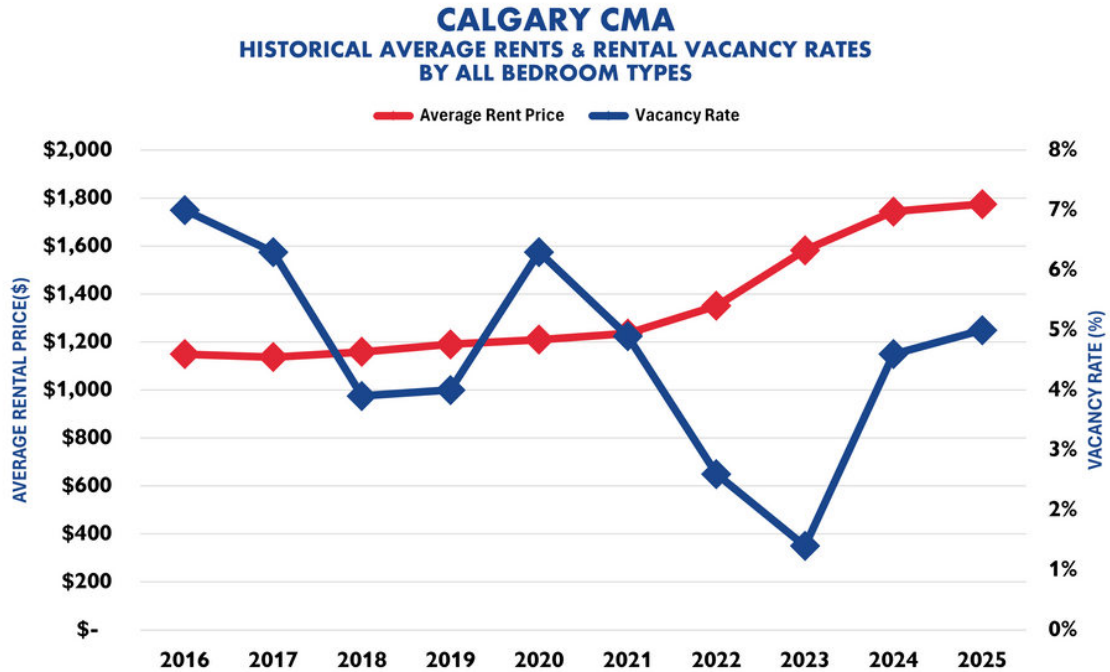


Source: CMHC Housing Market Information Portal



5.1 Rental Prices & Vacancies - Calgary & Edmonton regions

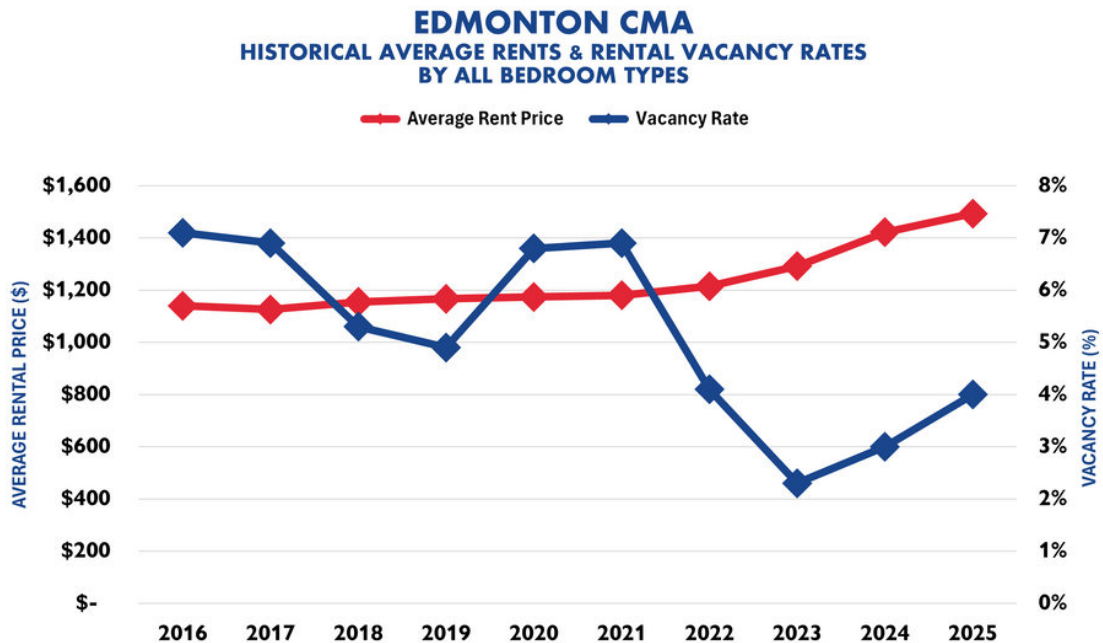
- ✓ The Calgary region recorded the smallest year-over-year increase in average rental prices across all bedroom types, while vacancy rates remained relatively stable compared to 2024.



Source: CMHC Housing Market Information Portal



- ✓ In Edmonton, rental prices continued to rise year over year, alongside an increase in vacancy rates as additional rental supply came onto the market.



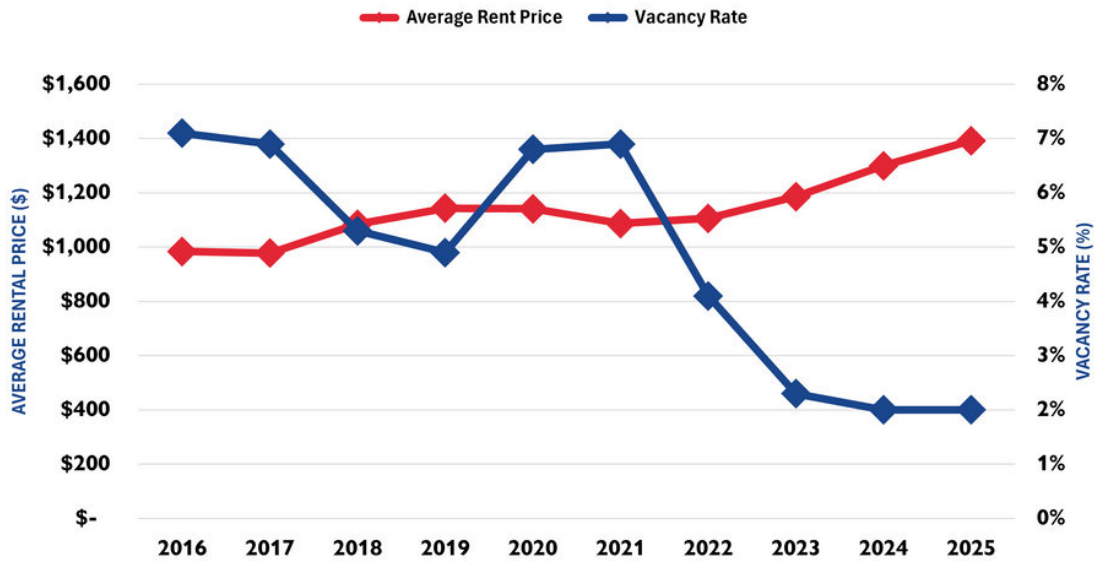
Source: CMHC Housing Market Information Portal



5.2 Rent Prices in Mid-sized Municipalities

- ✓ Rising rental demand continues to affect communities of all sizes, as most small and mid-sized municipalities posted higher average rents compared to 2024.

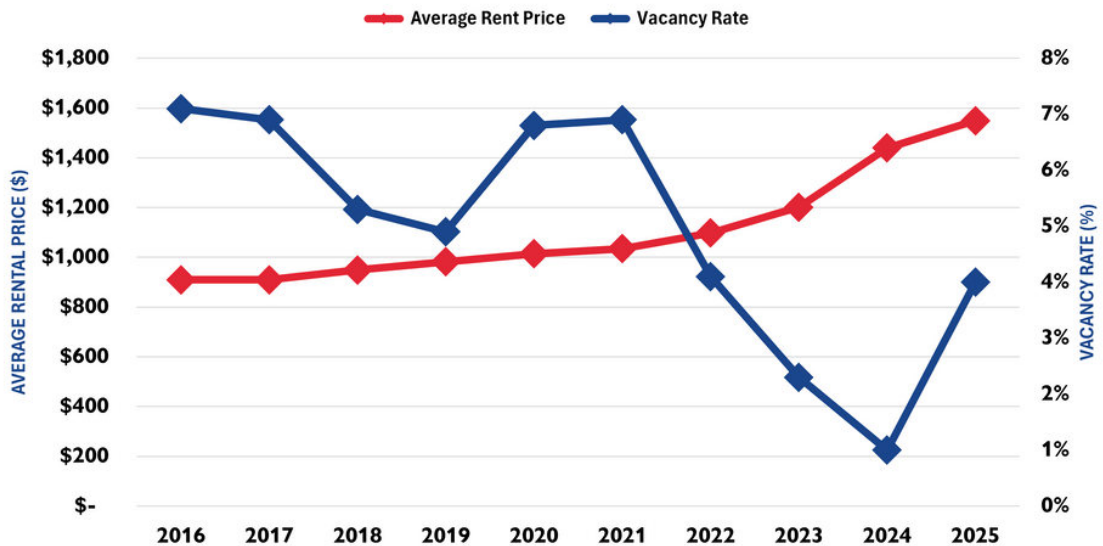
GRANDE PRAIRIE CA
 HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES
 BY ALL BEDROOM TYPES



Source: CMHC Housing Market Information Portal



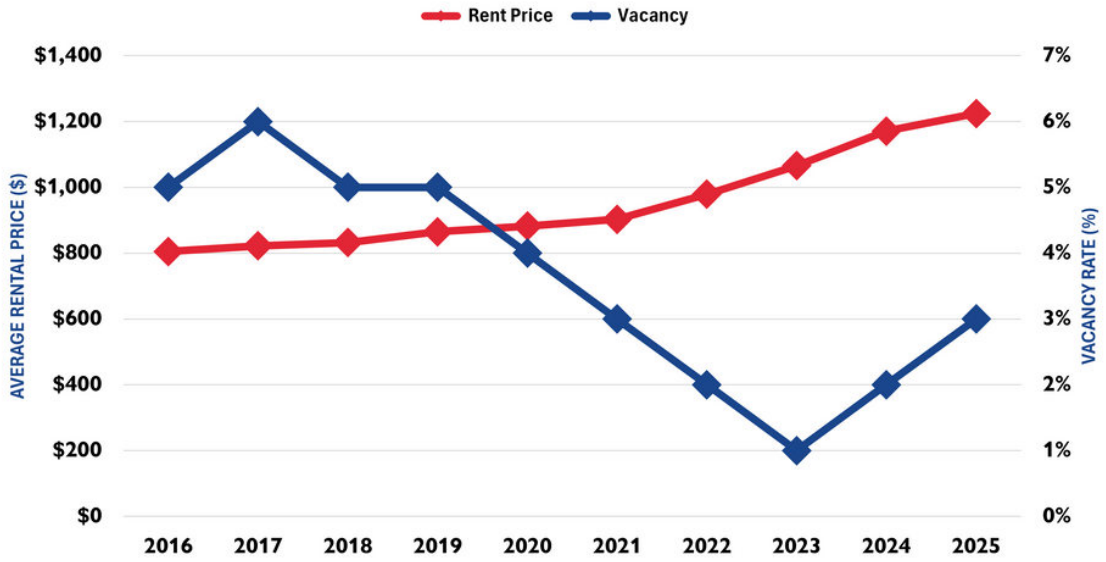
LETHBRIDGE CMA
 HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES
 BY ALL BEDROOM TYPES



Source: CMHC Housing Market Information Portal



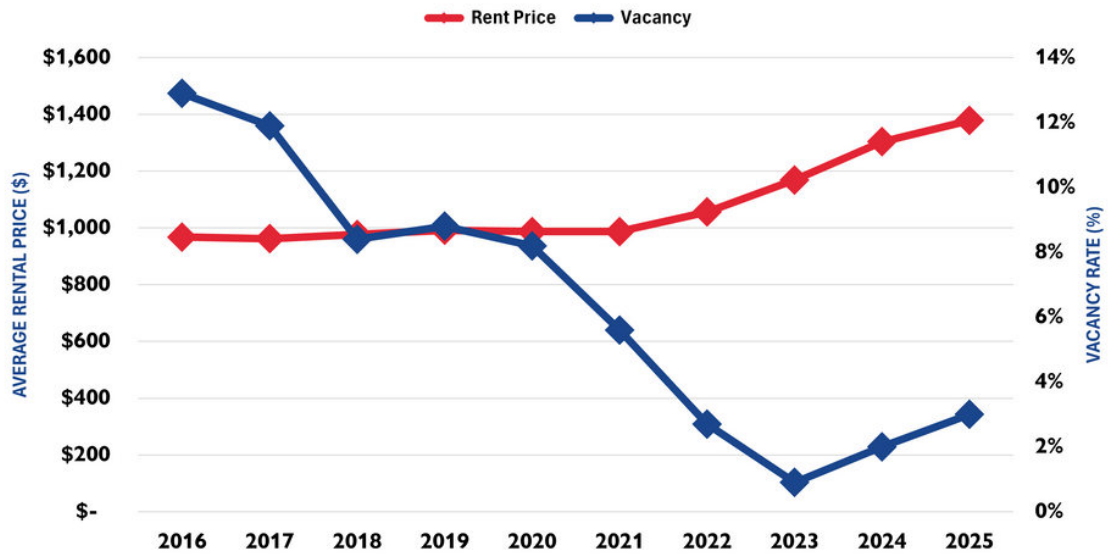
MEDICINE HAT CA HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES BY ALL BEDROOM TYPES



Source: CMHC Housing Market Information Portal



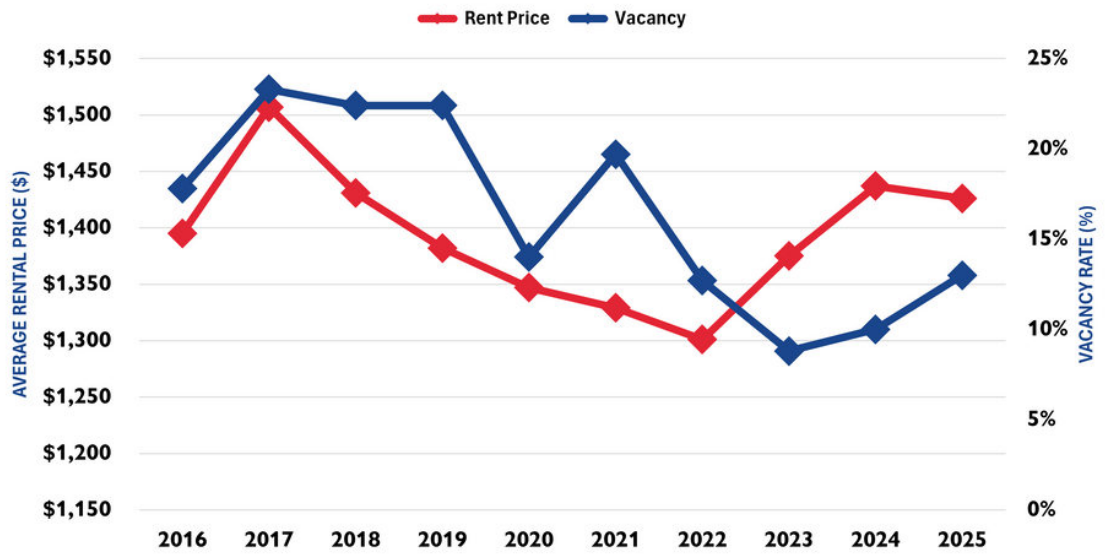
RED DEER CMA HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES BY ALL BEDROOM TYPES



Source: CMHC Housing Market Information Portal



WOOD BUFFALO CA HISTORICAL AVERAGE RENTS & RENTAL VACANCY RATES BY ALL BEDROOM TYPES



Source: CMHC Housing Market Information Portal



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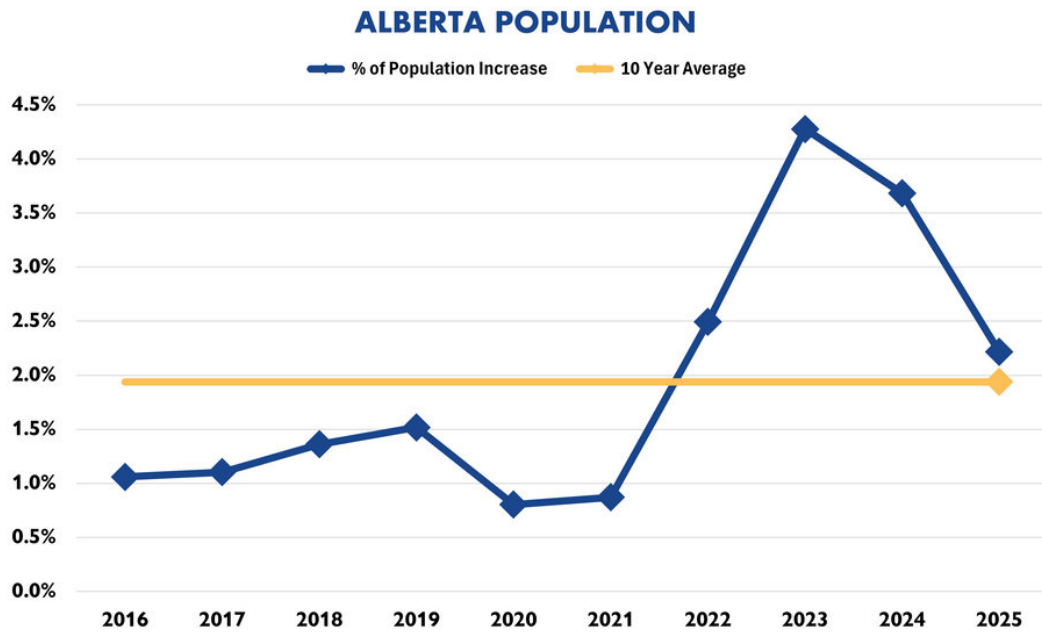
6

POPULATION GROWTH

6

Population Growth

- ✓ Following a record-breaking increase in 2023, Alberta's population growth moderated in 2025 but remained well above the long-term average.



Sources: Statistics Canada



