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Canada Mortgage and Housing Corporation
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Best October for Single-family Construction on Record

Following a healthy gain in September, new home construction in the Calgary Census Metropolitan Area (CMA) declined marginally in October. Total housing starts reached 1,270 units in October 2005, three per cent lower than the previous year. Unfortunately, a surge in single-family starts was overshadowed by a drop in multiples. With the decline in October, total new home construction is slightly behind the pace set in 2004. At 11,642 units to-date, total housing starts are down 0.5 per cent year-over-year.

On the heels of a 31 per cent year-over-year gain in September, single-family construction accelerated in October with another outstanding performance. Local builders started 849 single-family units in the Calgary CMA, representing an impressive 27 per cent gain over October 2004. Not only does this represent the strongest monthly performance since August of 2002, it is also the best October for single-family construction on record. Unlike June and August, the weather in September and October has been favourable for new home construction. October's gain boosts the year-to-date total to 7,342 single-family units,

almost seven per cent higher than the first 10 months of 2004. Within City limits, Airdrie, and Chestermere Lake, the gain in single-family starts was more pronounced. After 10 months, single-family construction in the City of Calgary has increased eight per cent, while Airdrie and Chestermere Lake have recorded gains of 12 and 11 per cent, respectively.

The favourable fall weather also enabled builders to complete a multitude of units in October. A total of 808 single-family homes were completed in October, 14 per cent higher than the previous year. Correspondingly, absorptions also impressed, reaching 812 units, the second best October on record. As absorptions surpassed the number of completions, complete and unabsorbed units fell to among the lowest level in two years. At the end of October, 644 single-family units were complete and unabsorbed, 11 per cent lower than the previous year. Spec, or non-showhomes, accounted for 190 of the units in inventory, 25 per cent fewer than the previous year.

While single-family starts accelerated in October, multi-family construction, including semi-detached, row, and apartment units, went in the opposite direction. After recording an impressive 69 per cent year-over-year gain in September, multi-family builders started 421 units, a drop of 35 per cent from October 2004. September and October reinforce how volatile the multi-family market has been in 2005. In three separate occasions, massive year-over-year gains in multi-family construction have been followed by steep declines. After 10 months, multi-family starts have totalled 4,300 units in the Calgary CMA, 11 per cent fewer than

CALGARY

OCTOBER 2005

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Calgary CMA

the previous year. Apartments continue to be responsible for the decline to-date, as they have fallen 25 per cent year-over-year. During the same time, semi-detached and row units have recorded gains of 10 and 28 per cent, respectively.

While multi-family starts stumbled in October, absorptions continued to accelerate. Following a 20-year high of 814 units in September, another 730 multi-family dwellings were absorbed in October. This represents a 55 per cent gain over the previous year and the highest for the month of October in over 20 years. As absorptions surpassed the number of units completed, the amount of complete and unabsorbed units fell by a healthy margin from September. At 416 units in October, the number of multi-family units in inventory was 116 units below September's total and 30 per cent lower than the previous year. October's inventory was also the lowest since January 2003. Complete and unabsorbed semi-detached units in October were 17 per cent lower than October 2004, while row and apartment units were down by 63 and 23 per cent margins, respectively.

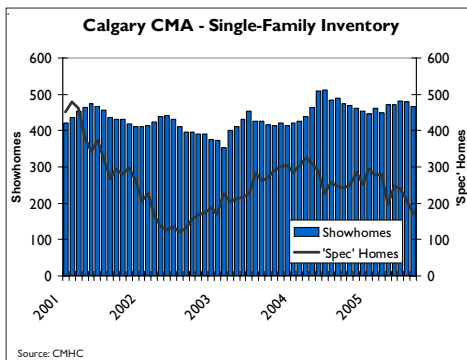


Table IA
STARTS ACTIVITY BY AREA
 Calgary CMA - October 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
AIRDRIE	40	26	4	0	0	44	50	-12.00
BEISEKER	0	0	0	0	0	0	0	**
CALGARY CITY	751	566	124	114	166	1155	1166	-0.94
CHESTERMERE LAKE	33	23	6	3	0	42	23	82.61
COCHRANE	5	16	2	0	0	7	23	-69.57
CROSSFIELD	1	1	2	0	0	3	1	**
IRRICANA	1	1	0	0	0	1	1	0.00
MD ROCKYVIEW	18	37	0	0	0	18	51	-64.71
TOTAL	849	670	138	117	166	1270	1315	-3.42

Table IB
STARTS ACTIVITY BY AREA
 Calgary CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
AIRDRIE	411	366	28	98	0	537	598	-10.20
BEISEKER	0	2	0	0	0	0	2	**
CALGARY CITY	6301	5839	714	878	2417	10310	10234	0.74
CHESTERMERE LAKE	297	267	48	34	0	379	331	14.50
COCHRANE	52	102	6	0	21	79	175	-54.86
CROSSFIELD	10	16	6	0	0	16	18	-11.11
IRRICANA	4	5	2	0	0	6	17	-64.71
MD ROCKYVIEW	267	289	48	0	0	315	331	-4.83
TOTAL	7342	6886	852	1010	2438	11642	11706	-0.55

** Indicates a greater than 100 per cent change

HOUSING NOW provides an overview of a survey conducted monthly by CMHC.
 These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada.

For more information please contact Richard Corriveau at (403) 515-3005

Table 2A
HOUSING COMPLETIONS BY AREA
 Calgary CMA - October 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
AIRDRIE	36	28	0	0	0	36	40	-10.00
BEISEKER	0	0	0	0	0	0	0	**
CALGARY CITY	674	626	76	99	415	1264	1127	12.16
CHESTERMERE LAKE	41	18	2	0	0	43	26	65.38
COCHRANE	5	13	0	0	0	5	15	-66.67
CROSSFIELD	4	3	0	0	0	4	3	33.33
IRRICANA	1	0	2	0	0	3	0	**
MD ROCKYVIEW	47	18	8	0	0	55	20	**
TOTAL	808	706	88	99	415	1410	1231	14.54

Table 2B
HOUSING COMPLETIONS BY AREA
 Calgary CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
AIRDRIE	356	327	16	80	112	564	494	14.17
BEISEKER	1	1	0	0	0	1	5	-80.00
CALGARY CITY	5708	5868	662	651	2736	9757	9276	5.19
CHESTERMERE LAKE	281	241	34	21	48	384	305	25.90
COCHRANE	88	75	6	17	50	161	144	11.81
CROSSFIELD	15	15	6	0	0	21	23	-8.70
IRRICANA	7	4	4	4	0	15	10	50.00
MD ROCKYVIEW	343	264	60	4	0	407	300	35.67
TOTAL	6799	6795	788	777	2946	11310	10557	7.13

** Indicates a greater than 100 per cent change

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Table 3
HOUSING ACTIVITY SUMMARY
Calgary CMA

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	849	138	3	114	166	0	0	0	0	1270
Previous Year	670	72	0	77	496	0	0	0	0	1315
Year-To-Date 2005	7342	852	18	992	2413	0	4	0	21	11642
Year-To-Date 2004	6886	778	17	774	2787	0	332	0	132	11706
Under Construction										
2005	4004	710	22	839	3899	0	5	0	21	9500
2004	3613	654	12	648	3941	0	332	0	132	9332
Completions										
Current Month	808	88	0	83	407	16	8	0	0	1410
Previous Year	706	64	4	110	347	0	0	0	0	1231
Year-To-Date 2005	6799	788	17	738	2475	22	471	0	0	11310
Year-To-Date 2004	6795	682	35	975	1825	4	241	0	0	10557
Completed & Not Absorbed										
2005	644	142	2	48	126	0	98	0	0	1060
2004	721	172	3	131	159	0	132	0	0	1318
Total Supply²										
2005	4648	852	24	887	4025	0	103	0	21	10560
2004	4334	826	15	779	4100	0	464	0	132	10650
Absorptions										
Current Month	812	77	1	100	433	16	103	0	0	1542
Previous Year	700	60	4	88	318	0	2	0	0	1172
Year-To-Date 2005	6861	839	9	802	2527	22	423	0	0	11483
Year-To-Date 2004	6793	632	32	950	1863	9	182	0	0	10461
3-month Average	736	86	0	94	392	7	85	0	0	1400
12-month Average	698	81	1	83	262	2	36	0	0	1163

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

RESIDENTIAL CONSTRUCTION DIGEST

CMHC's monthly Residential Construction Digest delivers all the housing statistics you asked for, right down to the local market level! We have designed this product with your input, to meet your needs. You told us you wanted a detailed breakdown each month of housing statistics for single and multi-family markets, broken down by price range and by area of the city.

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