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HOUSING NOW

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Canada Mortgage and Housing Corporation

New Housing Activity Maintains Vigor in November

As 2002 winds down, Edmonton's home building industry has remained on the torrid pace witnessed throughout this year. Total starts across the Capital region numbered 1,246 units, for an increase of 52 per cent over November 2001. After 11 months, new home starts across Metro have reached just under 11,500 units in total - the highest level in over two decades.

Single-detached starts in November were up by just under 40 per cent from the same month last year. Edmonton City reported 136 more single-detached units than were tallied last November, for an increase of over 50 per cent. Other communities such as Beaumont, Parkland County and Stoney Plain also reported big gains over last November.

With one month still to come in 2002, single-detached starts have already surpassed the previous record set in 1978 when 6,202 new singles were started across Greater Edmonton. The combination of forty-year lows for mortgage rates, a strong economy and fewer homes for sale in the resale market helped lift the industry to new heights. Edmonton City saw its market share increase to 60 per cent of all new singles started

across Metro compared with 57 per cent in the first 11 months of 2001.

Single-detached completions increased by 17 per cent in November to 547 units. However, absorptions in the same month reached 577 units - 27 per cent above November 2001. As such, the inventory of completed and unoccupied new units (including show homes) fell from 358 units in October to 328 in November. Compared with November 2001, the unabsorbed inventory of single-detached units was down by 17.4 per cent. Most of the drop has come in stock of show homes, which stood at 206 units in November compared with 255 a year earlier. There were 122 single-detached spec units for sale across Metro compared with 142 in November 2001.

Multiple unit starts remained on the fast track as well in November. Construction of new semi-detached, row and apartment dwellings was two-thirds higher than levels reported in November 2001 - reaching 614 units in total. November's production was concentrated largely within Edmonton City, with condo and rental apartment developers generating the lion's share of activity.

For the year-to-date, multiple starts have reached the highest level since 1982, as market conditions continue to encourage new developments. Rental markets are relatively tight across Metro and rent levels have surged in the past two years. On the home ownership side, sales of existing condos remain well ahead of last year's pace and resale prices were up by 18 per cent, on average, in the first 11 months of this year.

Multi-unit completions increased substantially over November 2001 but last year's number was exceptionally low that month. Absorptions exceeded completions this

NOVEMBER 2002

IN THIS ISSUE :

Analysis	1
STATISTICAL TABLES	
Starts	2
Completions	3
Activity Summary.....	4

November by seven units, allowing the inventory of completed and unoccupied multiples to fall from 444 units in October to 437 in November.

Multi-unit inventories remain well below the same time last year but units in progress are up by a substantial margin with winter approaching. There were 4,787 multiple units under construction across the region in November, over 2,000 more than the same time last year. Rental and condo apartments together represent close to 84 per cent of these units in progress. While absorptions have largely kept pace with completion levels so far this year, these absorption rates will have to move substantially higher in 2003 to avoid an increase in the standing inventory

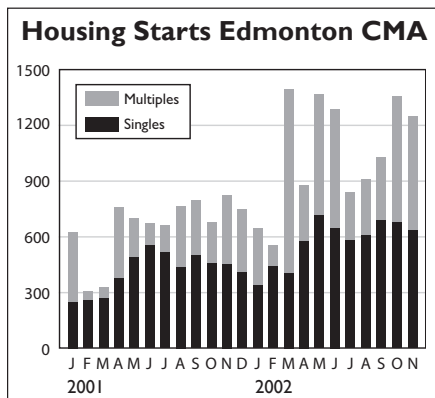


Table I
EDMONTON CMA
STARTS ACTIVITY BY AREA NOVEMBER 2002

AREA	Single		Multiple			Total		% Chg 2002/2001
	2002	2001	Semi	Row	Apt	2002	2001	
BEAUMONT TOWN	14	4	0	0	0	14	4	**
CALMAR TOWN	0	0	0	0	0	0	0	**
DEVON TOWN	7	9	0	0	0	7	11	-36.36
EDMONTON CITY	404	268	40	50	508	1002	576	73.96
FORT SASKATCHEWAN CITY	9	4	2	0	0	11	4	**
GIBBONS TOWN	0	1	0	0	0	0	1	**
LEDUC CITY	10	11	0	0	0	10	19	-47.37
LEDUC COUNTY	2	11	0	0	0	2	11	-81.82
MORINVILLE TOWN	1	0	0	0	0	1	4	-75.00
PARKLAND COUNTY	35	16	0	0	0	35	16	**
SPRUCE GROVE CITY	17	11	6	0	0	23	40	-42.50
ST.ALBERT CITY	32	43	4	0	0	36	61	-40.98
STONEY PLAIN TOWN	19	12	4	0	0	23	12	91.67
STRATHCONA COUNTY	67	49	0	0	0	67	49	36.73
STURGEON COUNTY	15	10	0	0	0	15	10	50.00
OTHER CENTRES	0	4	0	0	0	0	4	**
TOTAL	632	453	56	50	508	1246	822	51.58

Table IB
EDMONTON CMA
STARTS ACTIVITY BY AREA YEAR TO DATE

AREA	Single		Multiple			Total		% Chg 2002/2001
	2002	2001	Semi	Row	Apt	2002	2001	
BEAUMONT TOWN	134	69	0	0	0	134	72	86.11
CALMAR TOWN	5	4	0	0	0	5	4	25.00
DEVON TOWN	98	69	2	0	0	100	99	1.01
EDMONTON CITY	3776	2589	618	305	3258	7957	4267	86.48
FORT SASKATCHEWAN CITY	97	63	6	0	137	240	207	15.94
GIBBONS TOWN	5	3	0	0	0	5	3	66.67
LEDUC CITY	124	86	8	12	39	183	327	-44.04
LEDUC COUNTY	57	65	0	0	0	57	65	-12.31
MORINVILLE TOWN	26	18	14	11	0	51	30	70.00
PARKLAND COUNTY	268	184	0	0	0	268	184	45.65
SPRUCE GROVE CITY	178	135	30	102	48	358	194	84.54
ST.ALBERT CITY	375	353	132	6	172	685	419	63.48
STONEY PLAIN TOWN	139	117	54	0	98	291	182	59.89
STRATHCONA COUNTY	860	677	70	63	0	993	929	6.89
STURGEON COUNTY	123	88	0	0	0	123	88	39.77
OTHER CENTRES	34	33	0	4	0	46	37	24.32
TOTAL	6299	4553	942	503	3752	11496	7107	61.76

** Indicates 100% change or greater



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 Goatcher in Market Analysis at (780) 423-8729 or by fax at (780) 423-8702.

Table 2
EDMONTON CMA
HOUSING COMPLETIONS BY AREA NOVEMBER 2002

AREA	Single		Multiple			Total		% Chg 2002/2001
	2002	2001	Semi	Row	Apt	2002	2001	
BEAUMONT TOWN	12	2	0	0	0	12	2	**
CALMAR TOWN	0	0	0	0	0	0	0	**
DEVON TOWN	9	4	0	0	0	9	4	**
EDMONTON CITY	300	242	84	65	139	588	268	**
FORT SASKATCHEWAN CITY	4	8	0	0	0	4	8	-50.00
GIBBONS TOWN	1	0	0	0	0	1	0	**
LEDUC CITY	6	4	0	0	0	6	12	-50.00
LEDUC COUNTY	5	9	0	0	0	5	9	-44.44
MORINVILLE TOWN	3	1	0	4	0	7	1	**
PARKLAND COUNTY	38	37	0	0	0	38	37	2.70
SPRUCE GROVE CITY	14	18	2	20	0	36	24	50.00
ST. ALBERT CITY	40	36	8	0	0	48	38	26.32
STONEY PLAIN TOWN	11	14	6	0	0	17	14	21.43
STRATHCONA COUNTY	96	80	0	0	0	96	84	14.29
STURGEON COUNTY	7	7	0	0	0	7	7	0.00
OTHER CENTRES	1	7	2	0	0	3	7	-57.14
TOTAL	547	469	102	89	139	877	515	70.29

Table 2B
EDMONTON CMA
HOUSING COMPLETIONS BY AREA YEAR TO DATE

AREA	Single		Multiple			Total		% Chg 2002/2001
	2002	2001	Semi	Row	Apt	2002	2001	
BEAUMONT TOWN	93	65	0	0	0	93	99	-6.06
CALMAR TOWN	4	5	0	0	0	4	5	-20.00
DEVON TOWN	81	52	4	0	8	93	74	25.68
EDMONTON CITY	2875	2212	486	210	1502	5073	3982	27.40
FORT SASKATCHEWAN CITY	65	60	2	0	44	111	160	-30.63
GIBBONS TOWN	4	1	0	0	0	4	1	**
LEDUC CITY	103	74	6	8	135	252	160	57.50
LEDUC COUNTY	50	66	0	0	0	50	66	-24.24
MORINVILLE TOWN	15	19	2	8	0	25	27	-7.41
PARKLAND COUNTY	213	170	0	0	0	213	170	25.29
SPRUCE GROVE CITY	139	117	16	94	27	276	149	85.23
ST. ALBERT CITY	342	307	110	3	0	455	439	3.64
STONEY PLAIN TOWN	121	89	38	0	79	238	169	40.83
STRATHCONA COUNTY	605	677	46	20	0	671	1188	-43.52
STURGEON COUNTY	92	75	0	0	0	92	75	22.67
OTHER CENTRES	28	29	6	0	0	34	29	17.24
TOTAL	4830	4018	716	343	1795	7684	6793	13.12

** Indicates 100% change or greater

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**Table 3
EDMONTON CMA
HOUSING ACTIVITY SUMMARY**

Activity	Ownership					Rental				Total
	Freehold			Condominium		Private		Assisted		
	Single	Semi	Row	Row	Apt	Row	Apt	Row	Apt	
STARTS										
November 2001	632	56	0	40	294	10	214	0	0	1246
Year-To-Date 2002	6299	942	3	342	2008	158	1744	0	0	11496
Year-To-Date 2001	4553	532	20	72	937	10	983	0	0	7107
UNDER CONSTRUCTION										
2002	3283	512	3	216	2234	40	1782	0	0	8070
2001	1922	276	16	69	1195	10	700	0	0	4188
COMPLETIONS										
November 2001	547	102	0	65	40	24	99	0	0	877
Year-To-Date 2002	4830	716	12	203	983	128	812	0	0	7684
Year-To-Date 2001	4018	422	8	50	953	114	1228	0	0	6793
COMPLETED & NOT ABSORBED										
2002	328	68	0	6	60	3	300	0	0	765
2001	397	87	1	20	202	9	199	0	0	915
TOTAL SUPPLY										
2002	3611	580	3	222	2294	43	2082	0	0	8835
2001	2319	363	17	89	1397	19	899	0	0	5103
ABSORPTIONS										
November 2001	577	92	0	67	47	32	99	0	0	914
3-month Average	578	95	0	43	81	30	63	0	0	890
12-month Average	450	65	1	18	106	11	59	0	0	710

RESIDENTIAL CONSTRUCTION DIGEST

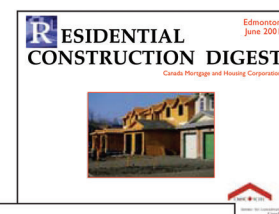
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