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# HOUSING NOW

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Canada Mortgage and Housing Corporation  
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### Housing Starts Decline in November

Despite another strong performance by single-detached home builders, total housing starts fell across Metro Edmonton in November due to a large decline in multi-unit construction. Total housing starts throughout the Edmonton Census Metropolitan Area (CMA) reached 1,236 units in November, representing a decline of 17.5 per cent from the same month in 2004.

For the year-to-date, however, total starts have reached 12,173 units across the region, up 14.4 per cent over activity recorded in the first 11 months of 2004. Total new housing activity has now exceeded 12,000 units in Greater Edmonton for three of the past four years. CMHC expects total housing starts this year to surpass 13,000 units for only the second time ever. The strongest year for housing starts in Edmonton occurred in 1978, when 17,065 units were started across the region.

Single-detached starts Metro-wide in November remained on the torrid pace witnessed in the previous 10 months of 2005. Construction increased by 20.3 per cent over last November to 653 units. Stronger activity in the cities of Edmonton, Leduc, Spruce Grove and St. Albert overcame pullbacks in Beaumont and the counties of Leduc, Parkland, and Strathcona. So far this year, single-family home builders have started work on

6,934 units, representing an increase of 15.4 per cent above the same time last year. Production to date represents the highest annual total ever, and we still have one month remaining in 2005. The previous annual record of 6,860 single-detached units was set in 2002.

Single-detached completions reached 643 units in November, up 2.1 per cent from the same month last year. Meanwhile, absorptions totalled 642 units, up 7.2 per cent year-over-year. With absorptions nearly matching completions, the inventory of completed and unoccupied singles remained largely unchanged from the previous month of October. Year-over-year, inventories have fallen by 12.4 per cent from the number of completed and unoccupied singles, including show homes, reported last November.

For the third month in a row, multi-unit starts declined across the capital region on a year-over-year basis. Total new construction of semi-detached,

### EDMONTON

NOVEMBER 2005

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Edmonton CMA

row and apartment units combined fell by 39 per cent from November 2004. The biggest decline occurred in apartment starts, which tumbled by close to 51 per cent. Despite this setback, multiple unit activity levels to the end of November remain ahead of the first eleven months of 2004 by a margin of 13.3 per cent.

Multi-unit completions in November fell by 35.9 per cent from the same month last year to 239 units. November's absorptions reached 312 units, also down year-over-year by 15.4 per cent. With absorptions outpacing completions, inventories declined from the previous month. On a year-over-year basis, total multiple unit inventories were largely unchanged at 1,091 units. Of these, 949 (87%) were apartment units.

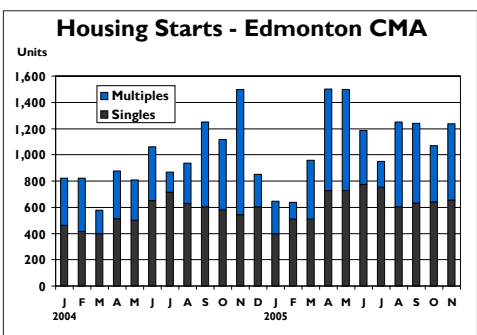


Table IA  
**STARTS ACTIVITY BY AREA**  
 Edmonton CMA - November 2005

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BEAUMONT TOWN	3	21	4	0	0	7	21	-66.67
CALMAR TOWN	1	0	0	0	0	1	0	**
DEVON TOWN	3	0	0	0	0	3	2	50.00
<b>EDMONTON CITY</b>	<b>430</b>	<b>340</b>	<b>70</b>	<b>96</b>	<b>173</b>	<b>769</b>	<b>1130</b>	<b>-31.95</b>
FORT SASKATCHEWAN CITY	14	10	0	0	0	14	12	16.67
GIBBONS TOWN	2	1	0	0	0	2	1	**
LEDUC CITY	22	10	6	0	0	28	159	-82.39
LEDUC COUNTY	4	9	0	0	0	4	9	-55.56
MORINVILLETOWN	6	5	0	0	43	49	7	**
PARKLAND COUNTY	11	19	0	0	0	11	21	-47.62
SPRUCE GROVE CITY	34	13	0	3	0	37	17	**
ST.ALBERT CITY	38	25	18	0	150	206	27	**
STONY PLAIN TOWN	10	8	4	0	0	14	10	40.00
STRATHCONA COUNTY	50	68	8	8	0	66	68	-2.94
STURGEON COUNTY	14	12	0	0	0	14	12	16.67
OTHER CENTRES	11	2	0	0	0	11	2	**
<b>TOTAL</b>	<b>653</b>	<b>543</b>	<b>110</b>	<b>107</b>	<b>366</b>	<b>1236</b>	<b>1498</b>	<b>-17.49</b>

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

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BEAUMONT TOWN	237	173	4	0	41	282	173	63.01
CALMAR TOWN	7	13	2	0	0	9	13	-30.77
DEVON TOWN	52	79	8	0	0	60	91	-34.07
<b>EDMONTON CITY</b>	<b>4553</b>	<b>3660</b>	<b>732</b>	<b>624</b>	<b>2792</b>	<b>8701</b>	<b>7607</b>	<b>14.38</b>
FORT SASKATCHEWAN CITY	131	85	22	18	47	218	232	-6.03
GIBBONS TOWN	19	6	0	0	4	23	6	**
LEDUC CITY	150	132	8	21	0	179	360	-50.28
LEDUC COUNTY	72	54	0	0	0	72	54	33.33
MORINVILLETOWN	63	35	0	0	43	106	84	26.19
PARKLAND COUNTY	124	192	8	0	0	132	206	-35.92
SPRUCE GROVE CITY	264	199	48	3	98	413	260	58.85
ST.ALBERT CITY	341	303	64	0	220	625	345	81.16
STONY PLAIN TOWN	126	166	28	0	74	228	176	29.55
STRATHCONA COUNTY	633	732	164	8	158	963	848	13.56
STURGEON COUNTY	126	139	0	0	0	126	139	-9.35
OTHER CENTRES	36	43	0	0	0	36	43	-16.28
<b>TOTAL</b>	<b>6934</b>	<b>6011</b>	<b>1088</b>	<b>674</b>	<b>3477</b>	<b>12173</b>	<b>10637</b>	<b>14.44</b>

\*\* 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 Goatcher at (780) 423-8729

Table 2A  
**HOUSING COMPLETIONS BY AREA**  
 Edmonton CMA - November 2005

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BEAUMONT TOWN	18	63	0	0	0	18	63	-71.43
CALMAR TOWN	2	0	0	0	0	2	0	**
DEVON TOWN	6	12	2	0	0	8	12	-33.33
<b>EDMONTON CITY</b>	<b>463</b>	<b>349</b>	<b>100</b>	<b>35</b>	<b>80</b>	<b>678</b>	<b>600</b>	<b>13.00</b>
FORT SASKATCHEWAN CITY	12	10	4	0	0	16	12	33.33
GIBBONS TOWN	2	1	0	0	0	2	1	**
LEDUC CITY	14	10	0	0	0	14	58	-75.86
LEDUC COUNTY	9	8	0	0	0	9	8	12.50
MORINVILLE TOWN	7	4	0	0	0	7	8	-12.50
PARKLAND COUNTY	4	12	0	0	0	4	12	-66.67
SPRUCE GROVE CITY	19	28	14	0	0	33	84	-60.71
ST. ALBERT CITY	28	24	2	0	0	30	32	-6.25
STONY PLAIN TOWN	9	27	2	0	0	11	27	-59.26
STRATHCONA COUNTY	39	67	0	0	0	39	71	-45.07
STURGEON COUNTY	9	10	0	0	0	9	10	-10.00
OTHER CENTRES	2	5	0	0	0	2	5	-60.00
<b>TOTAL</b>	<b>643</b>	<b>630</b>	<b>124</b>	<b>35</b>	<b>80</b>	<b>882</b>	<b>1003</b>	<b>-12.06</b>

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

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BEAUMONT TOWN	194	146	0	0	0	194	146	32.88
CALMAR TOWN	16	9	0	0	0	16	9	77.78
DEVON TOWN	72	78	14	0	0	86	88	-2.27
<b>EDMONTON CITY</b>	<b>4060</b>	<b>3561</b>	<b>702</b>	<b>397</b>	<b>2315</b>	<b>7474</b>	<b>7501</b>	<b>-0.36</b>
FORT SASKATCHEWAN CITY	90	74	20	6	208	324	104	**
GIBBONS TOWN	8	7	0	0	0	8	7	14.29
LEDUC CITY	117	139	4	41	110	272	237	14.77
LEDUC COUNTY	69	60	0	0	0	69	60	15.00
MORINVILLE TOWN	40	34	8	0	0	48	62	-22.58
PARKLAND COUNTY	170	156	4	0	0	174	162	7.41
SPRUCE GROVE CITY	202	180	56	0	0	258	417	-38.13
ST. ALBERT CITY	308	269	40	0	124	472	331	42.60
STONY PLAIN TOWN	110	150	14	0	0	124	259	-52.12
STRATHCONA COUNTY	662	810	146	6	0	814	1026	-20.66
STURGEON COUNTY	123	118	0	0	0	123	118	4.24
OTHER CENTRES	29	51	0	0	0	29	55	-47.27
<b>TOTAL</b>	<b>6270</b>	<b>5842</b>	<b>1008</b>	<b>450</b>	<b>2757</b>	<b>10485</b>	<b>10582</b>	<b>-0.92</b>

\*\* Indicates a greater than 100 per cent change

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Table 3  
**HOUSING ACTIVITY SUMMARY**  
 Edmonton CMA

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single <sup>1</sup>	Semi <sup>1</sup>	Row	Row	Apt	Row	Apt	Row	Apt	
<b>Starts</b>										
Current Month	653	110	0	107	315	0	51	0	0	1,236
Previous Year	543	76	0	94	494	39	252	0	0	1,498
Year-To-Date 2005	6,934	1,088	0	612	2,813	6	476	56	188	12,173
Year-To-Date 2004	6,011	972	8	357	2,361	101	785	0	42	10,637
<b>Under Construction</b>										
2005	3,726	792	8	585	4,269	8	667	56	60	10,171
2004	2,966	608	24	328	4,140	109	871	0	42	9,088
<b>Completions</b>										
Current Month	643	124	0	35	62	0	18	0	0	882
Previous Year	630	86	0	17	183	0	87	0	0	1,003
Year-To-Date 2005	6,270	1,008	4	335	2,063	111	524	0	170	10,485
Year-To-Date 2004	5,842	1,010	19	412	2,100	57	1,142	0	0	10,582
<b>Completed &amp; Not Absorbed</b>										
2005	579	107	0	35	453	0	496	0	0	1,670
2004	661	151	0	43	347	0	539	0	0	1,741
<b>Total Supply<sup>2</sup></b>										
2005	4,305	899	8	620	4,722	8	1,163	56	60	11,841
2004	3,627	759	24	371	4,487	109	1,410	0	42	10,829
<b>Absorptions</b>										
Current Month	642	118	0	44	109	0	41	0	0	954
Previous Year	599	78	0	18	130	0	143	0	0	968
Year-To-Date 2005	6,345	1,056	7	345	2,289	111	501	0	186	10,840
Year-To-Date 2004	5,917	969	25	392	1,900	57	1,046	0	0	10,306
3-month Average	639	109	0	48	184	0	53	0	27	1,060
12-month Average	572	94	1	31	230	9	44	0	16	997

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

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