

H

HOUSING NOW

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation
www.cmhc.ca

Edmonton's Housing Starts Soar in February

New home building activity remained on a brisk pace across the Capital Region during the month of February. Total housing starts throughout the Edmonton Census Metropolitan Area (CMA) surged by 83.6 per cent over February 2005 to 1,173 units. This was the third strongest February on record for total housing starts in Metro. After two months, total starts have increased by 56.9 per cent above new construction levels reported in January and February 2005.

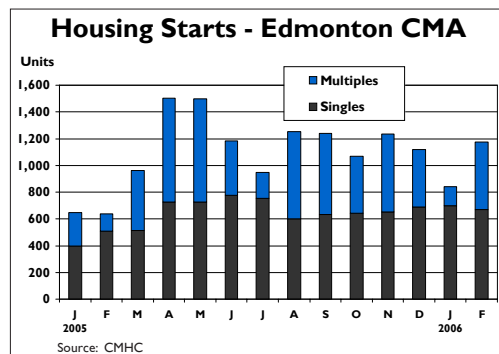
Single-detached home builders maintained the vigorous tempo recorded in the previous month of January by posting the strongest performance for February on record. Activity levels across Metro increased by 31 per cent over February 2005 to 669 units. As shown on Table 1, 11 of 15 municipalities within Metro reported improved single-detached starts in February. For the year-to-date, single-detached starts have increased by 51 per cent from the first two months of 2005 to a record 1,368 units. Continued relatively mild weather combined with low new and resale home inventories have provided single-detached builders with a strong incentive to maintain their high velocity.

In contrast to new home starts, single-detached completions fell by 22 per cent year-over-year in February to 398 units. As a result, units under construction increased substantially from the previous month to set a new record of 4,230 units in February, representing a 43 per cent increase over the same month last year.

Meanwhile absorptions reached 442 units in February and, while also down from last year, this number exceeded completions by a margin of 44 units. As a result, inventories of completed and unoccupied new singles dropped from 571 units in January to 527 units in February. February's unsold inventory (including show homes) represents the lowest level since July 2003 and a 23 per cent drop from February 2005.

Following a slower month in January, Edmonton's multiple-unit developers posted a solid rebound in February. Total starts for semi-detached, row and apartment units combined jumped from 129 units in February 2005 to 504 units this February. Both semi-detached and apartment starts were up by a wide margin over February 2005 while row unit starts fell by almost half from last year. February's sizzling pace bolstered year-to-date multi-family starts, which are nearly 72 per cent ahead of the same period last year.

As was the case with single-detached homes, multiple-unit completions fell



EDMONTON

FEBRUARY 2006

IN THIS ISSUE:

ANALYSIS

- 1 **Edmonton's Housing Starts Soar in February**

STATISTICAL TABLES

- 2 **Starts**

Starts Activity by Area

- 3 **Completions**

Housing Completions by Area

- 4 **Housing Activity Summary**

Edmonton CMA

year-over-year in February by 22 per cent to 198 units. Unlike singles, absorptions did not outpace completions, reaching only 181 units for a drop of 45 per cent from the same month last year. Consequently, the inventory of multiple units looking for a buyer or a tenant rose month-over-month for the first time since September of last year. February's inventory stood at 980 units, down 27 per cent from the 1,349 unabsorbed multiple units that were on the market in February 2005. Rental apartments, at 442 units, still represent the largest segment (45%) of unabsorbed multiple units. This inventory was unchanged from the previous month but down by 5.8 per cent from last February. Meanwhile, condo apartment inventories have fallen substantially in the past year, down 45.7 per cent from the 703 units that were on hand in February 2005.

Table IA
STARTS ACTIVITY BY AREA
 Edmonton CMA - February 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
BEAUMONT TOWN	27	21	20	0	0	47	21	**
CALMAR TOWN	0	1	0	0	0	0	1	**
DEVON TOWN	1	6	0	0	0	1	8	-87.5
EDMONTON CITY	425	337	138	33	275	871	452	92.7
FORT SASKATCHEWAN CITY	14	6	0	0	0	14	8	75.0
GIBBONS TOWN	0	1	0	0	0	0	1	**
LEDUC CITY	15	10	8	0	0	23	12	91.7
LEDUC COUNTY	6	4	0	0	0	6	4	50.0
MORINVILLETOWN	6	4	0	0	0	6	4	50.0
PARKLAND COUNTY	16	9	0	0	0	16	9	77.8
SPRUCE GROVE CITY	31	18	4	0	0	35	18	94.4
ST. ALBERT CITY	27	18	6	0	0	33	18	83.3
STONY PLAIN TOWN	14	11	2	0	0	16	11	45.5
STRATHCONA COUNTY	79	55	18	0	0	97	63	54.0
STURGEON COUNTY	6	9	0	0	0	6	9	-33.3
OTHER CENTRES	2	0	0	0	0	2	0	**
TOTAL	669	510	196	33	275	1,173	639	83.6

Table IB
STARTS ACTIVITY BY AREA
 Edmonton CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
BEAUMONT TOWN	95	38	20	0	0	115	38	**
CALMAR TOWN	0	1	0	0	0	0	1	**
DEVON TOWN	6	7	0	0	0	6	9	-33.3
EDMONTON CITY	824	634	222	37	295	1,378	989	39.3
FORT SASKATCHEWAN CITY	33	9	0	0	0	33	17	94.1
GIBBONS TOWN	4	1	0	0	0	4	1	**
LEDUC CITY	34	17	14	0	0	48	19	**
LEDUC COUNTY	15	6	0	0	0	15	6	**
MORINVILLETOWN	16	5	0	0	0	16	5	**
PARKLAND COUNTY	44	17	0	0	0	44	19	**
SPRUCE GROVE CITY	57	28	12	0	0	69	28	**
ST. ALBERT CITY	52	29	6	0	0	58	29	**
STONY PLAIN TOWN	28	18	2	0	0	30	18	66.7
STRATHCONA COUNTY	136	81	26	14	0	176	89	97.8
STURGEON COUNTY	19	13	0	0	0	19	13	46.2
OTHER CENTRES	5	4	0	0	0	5	4	25.0
TOTAL	1,368	908	302	51	295	2,016	1,285	56.9

** 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 - February 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BEAUMONT TOWN	6	2	0	0	0	6	2	**
CALMAR TOWN	0	0	0	3	0	3	0	**
DEVON TOWN	3	7	0	0	0	3	7	-57.1
EDMONTON CITY	290	352	68	11	94	463	570	-18.8
FORT SASKATCHEWAN CITY	2	7	4	0	0	6	7	-14.3
GIBBONS TOWN	0	0	0	0	0	0	0	**
LEDUC CITY	13	5	0	0	0	13	21	-38.1
LEDUC COUNTY	3	2	0	0	0	3	2	50.0
MORINVILLE TOWN	3	1	0	0	0	3	1	**
PARKLAND COUNTY	2	34	2	0	0	4	34	-88.2
SPRUCE GROVE CITY	18	16	0	0	0	18	26	-30.8
ST. ALBERT CITY	20	18	2	0	0	22	20	10.0
STONY PLAIN TOWN	2	12	2	0	0	4	12	-66.7
STRATHCONA COUNTY	32	35	12	0	0	44	42	4.8
STURGEON COUNTY	3	16	0	0	0	3	16	-81.3
OTHER CENTRES	1	4	0	0	0	1	4	-75.0
TOTAL	398	511	90	14	94	596	764	-22.0

Table 2B
HOUSING COMPLETIONS BY AREA
 Edmonton CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BEAUMONT TOWN	33	28	0	0	0	33	28	17.9
CALMAR TOWN	1	5	2	3	0	6	5	20.0
DEVON TOWN	6	19	0	0	0	6	23	-73.9
EDMONTON CITY	643	655	116	49	160	968	993	-2.5
FORT SASKATCHEWAN CITY	20	13	6	0	0	26	51	-49.0
GIBBONS TOWN	2	1	0	0	0	2	1	**
LEDUC CITY	18	15	0	0	35	53	101	-47.5
LEDUC COUNTY	24	9	0	0	0	24	9	**
MORINVILLE TOWN	5	4	2	0	0	7	4	75.0
PARKLAND COUNTY	18	44	2	0	0	20	44	-54.5
SPRUCE GROVE CITY	41	37	4	0	0	45	53	-15.1
ST. ALBERT CITY	49	57	6	0	0	55	69	-20.3
STONY PLAIN TOWN	5	20	2	0	0	7	20	-65.0
STRATHCONA COUNTY	78	66	32	0	0	110	73	50.7
STURGEON COUNTY	23	31	0	0	0	23	31	-25.8
OTHER CENTRES	12	7	2	0	0	14	7	**
TOTAL	978	1,011	174	52	195	1,399	1,512	-7.5

** Indicates a greater than 100 per cent change

The information, analysis and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analysis and opinions shall not be taken as representations for which CMHC or any of its employees shall incur responsibility. HOUSING NOW is published by Canada Mortgage and Housing Corporation. Duplication of this report in whole or in part is strictly prohibited without permission of the authors and/or the Corporation.

Table 3
HOUSING ACTIVITY SUMMARY
 Edmonton CMA

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	669	196	0	33	206	0	69	0	0	1,173
Previous Year	510	44	0	58	9	6	0	0	12	639
Year-To-Date 2006	1,368	302	0	51	206	0	69	0	20	2,016
Year-To-Date 2005	908	114	0	66	21	6	0	0	170	1,285
Under Construction										
2006	4,230	856	8	639	4,556	8	701	56	20	11,074
2005	2,960	702	8	350	3,376	84	614	0	212	8,306
Completions										
Current Month	398	90	3	11	94	0	0	0	0	596
Previous Year	511	66	4	6	112	20	45	0	0	764
Year-To-Date 2006	978	174	3	49	118	0	35	0	42	1,399
Year-To-Date 2005	1,011	122	4	24	216	35	100	0	0	1,512
Completed & Not Absorbed										
2006	527	115	3	38	382	0	442	0	0	1,507
2005	687	134	3	39	703	1	469	0	0	2,036
Total Supply²										
2006	4,757	971	11	677	4,938	8	1,143	56	20	12,581
2005	3,647	836	11	389	4,079	85	1,083	0	212	10,342
Absorptions										
Current Month	442	83	0	11	87	0	0	0	0	623
Previous Year	478	91	4	13	116	19	89	0	0	810
Year-To-Date 2006	1,022	165	0	44	172	0	71	0	42	1,516
Year-To-Date 2005	978	141	4	30	196	34	104	0	0	1,487
3-month Average	534	99	0	21	92	0	30	0	14	790
12-month Average	581	101	0	31	197	6	41	0	19	976

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.

The Residential Construction Digest delivers!

Each month, over 60 tables reveal the housing market in great detail: Housing trends made crystal clear, to help you identify new opportunities. For added convenience each report is distributed electronically in PDF format allowing you to quickly get the information you need.

Each report is available for the **LOW ANNUAL PRICE of \$350.00 plus GST**
To subscribe to or receive a FREE sample of the Residential Construction Digest, please call (877) 722-2642

