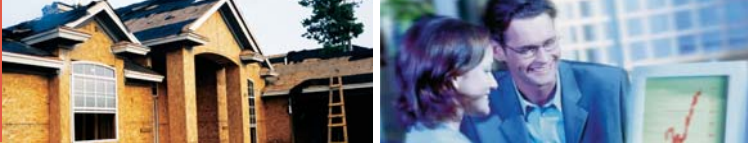


HOUSING NOW

Edmonton



Canada Mortgage and Housing Corporation

Date Released: October 2006

New Home Market

Housing Starts Remain Brisk in September

Despite a moderate slowdown in multiple units, total housing starts in Edmonton easily outpaced last year's performance during the month of September. Total housing starts within the Edmonton Census Metropolitan Area (CMA) rose by nearly 14 per cent from September 2005 to 1,410 units. For the year-to-date, new home construction remained 15 per cent ahead of total housing starts tallied in the first nine months of 2005.

September's performance was buttressed by another record-setting month by the region's single-detached home builders. A total of 888 new single-detached homes began construction, representing a 40 per cent increase over the same month last year and the highest monthly tally ever recorded for a single month. Among Canada's metropolitan areas, the Edmonton region's output was second only to

Figure 1

Housing Starts - Edmonton CMA

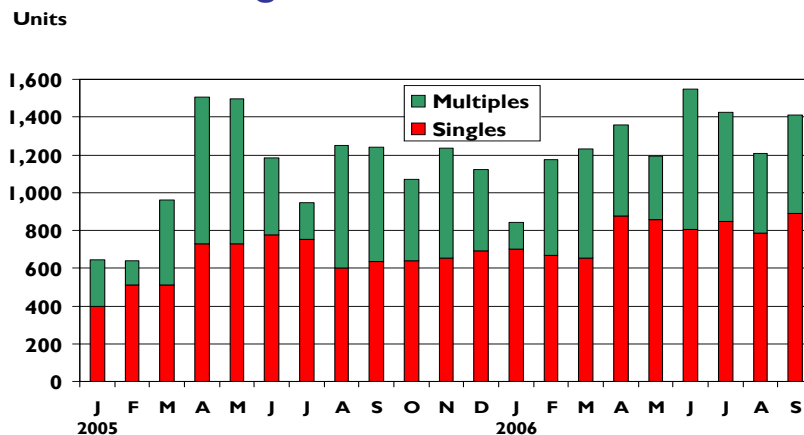


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Toronto, outpacing single-detached builders in the more populous Montreal, Vancouver and Calgary CMAs.

Most of the areas within the Edmonton region reported substantial gains in new single-detached construction when compared with September 2005. The city of St. Albert was one of the few exceptions, posting a 26 per cent year-over-year decline in single starts. On a year-to-date basis, new singles across Metro are 26 per cent ahead of last year's record-setting production to the end of the third quarter. Should this pace be continued during the final quarter, the region's single-detached builders will easily breach the 9,000 unit mark for the first time.

Single-detached absorptions in September rose by 18 per cent from the same month last year. Meanwhile, the absorbed average price set a new benchmark of \$325,401, representing an increase of 17 per cent year-over-year. With absorptions outpacing completions by a wide margin, the inventory of completed and unoccupied units fell from the previous month. At 457 units, including

show homes, unsold inventories were 20 per cent below September 2005. With a record-high 5,601 units under construction in September, we expect completions to ramp-up in the fourth quarter and this should permit some inventory replenishment over the winter months. This said, supplies in the existing (resale) market remain relatively tight, and this will sustain demand for new units going forward. As such, prospective buyers hoping to see a better inventory of new homes next spring may find the selection on hand has not improved much from this fall.

For the second consecutive month, multiple unit starts across the region pulled back from a strong performance reported in the same month last year. Semi-detached, row and apartment starts combined fell by 14 per cent from September 2005 to 522 units. Stronger semi-detached and row unit starts were countered by a 43 per cent year-over-year decline in new apartment construction. Semi-detached starts increased from 60 units last September to 146 units this year. After nine months of production,

semi-detached starts are 48 per cent ahead of the same time last year. For many entry-level buyers, semis offer an attractive option since they sell on average for around three-quarters of the price of a typical new single-detached unit.

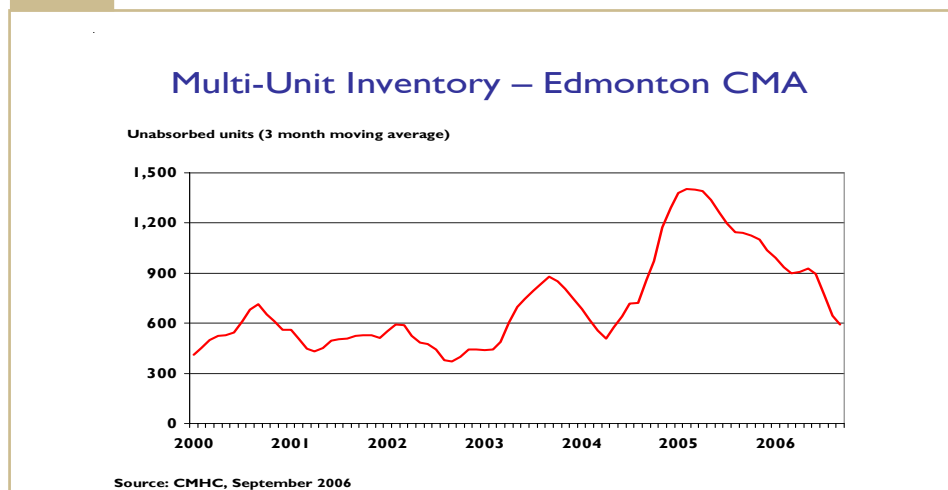
Despite the slowdown in September, multiple dwelling starts remain two per cent ahead of production levels reported across the region during January to September of last year. While condominium construction has exceeded activity reported in the first nine months of 2005, rental row and apartment starts have fallen substantially from the volumes we counted during January to September of last year.

Multiple dwelling completions soared by 88 per cent year-over-year in September to 769 units, with condo apartments accounting for much of last month's gains. Despite the large number of units finishing construction, overall inventories of completed and unoccupied units declined from the previous month of August. Absorptions outpaced completions by a wide margin in September and, as a result, inventory levels stood 50 per cent below this time last year. Inventories in most categories were down substantially from September 2005, although the stock of unsold semi-detached units was higher.

Resale Market Sellers Maintain Upper Hand in Resale Market

Continued strong demand combined with a reduced supply of listings have driven existing home prices to dizzying heights across Greater

Figure 2



Edmonton during the first three quarters of 2006. Strong income growth, robust job creation and high levels of in-migration have combined to lift many resale market indicators into uncharted territory this summer, and there are few indications that a notable slowdown is imminent in the months ahead. The average listing period on the Edmonton Real Estate Board's (EREB) MLS® was 20 days during the third quarter, down 47 per cent from the average 38 days it took a home to sell during July through September 2005. Supply levels, relative to demand, remained very low during the summer months and price gains have reflected the advantage held by the vendors. During the month of September, for example, the average residential resale price shot up by 46 per cent year-over-year to a record \$278,732.

Single-detached sales have remained very strong so far this year despite a seven per cent year-to-date decline in the number of new listings entering the market. During the first nine months of 2006, sales rose by 9.3 per cent to just under 11,000 units. With months of supply averaging less than 1.5 during the third quarter, prices have jumped

substantially. In September, a typical single-family home sold for \$322,077, representing an increase of 49 per cent over the \$216,490 average sale price recorded on the MLS® in September 2005. Single-detached resale inventories priced under \$150,000 have largely dried up, with the market now dominated by homes selling for over \$250,000. Supply levels should improve as new home completions pick up in the fall and increasing numbers of trade-up buyers put their existing units on the market. The improved supply of listings should help put the brakes on price gains in the new year as vendors experience longer listing periods and fewer prospects are willing to make offers at or above list price.

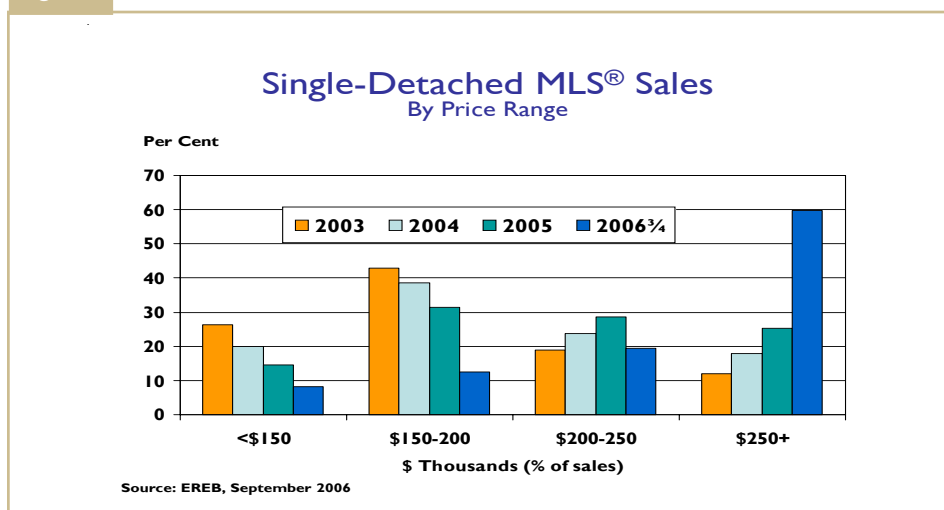
Demand for resale condominiums has soared in Edmonton this year, as entry-level buyers scramble to find attractive accommodations priced under \$200,000. Condo sales were up by 30 per cent after three quarters this year even with a four per cent drop in new listings during the same time frame. Upward price pressure has been inevitable with the sales-to-active listings ratio averaging above 100 per cent since May. For the

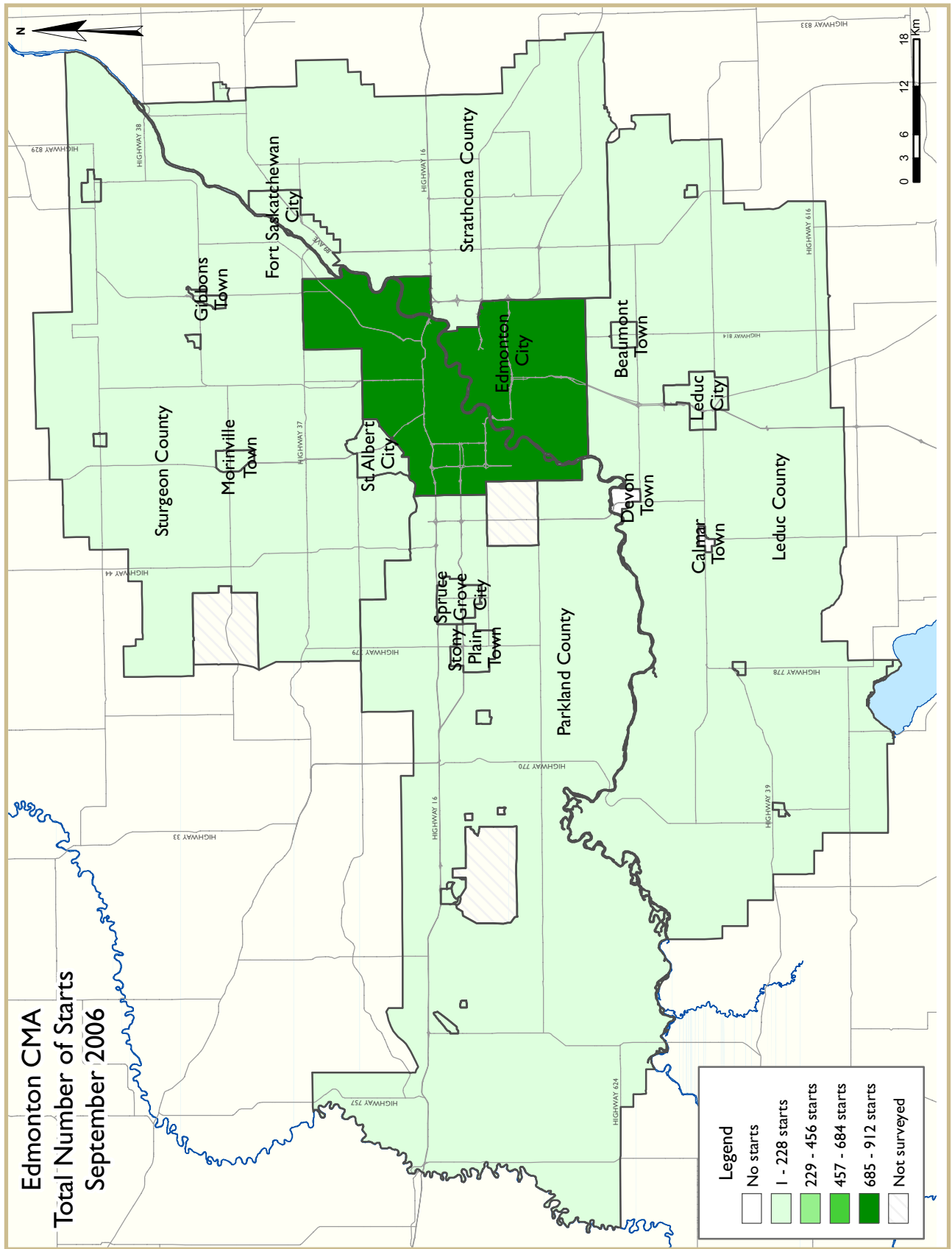
year-to-date, the average price of a typical resale condo has risen by 26 per cent from the levels recorded in the first nine months of 2005 to \$176,263. Sales priced over \$200,000 have increased to 29 per cent of the market so far this year compared with only 10.5 per cent during all of 2005.

Economy Tight Labour Market Draws Newcomers

Edmonton's labour market remains among the tightest in the country as indicated by the seasonally-adjusted unemployment rate averaging 4.1 per cent during the third quarter. With many employers having difficulty filling positions, wage rates are rising rapidly and this, in turn, has helped fuel demand for both new and existing homes. The second quarter inter-provincial migration numbers released by Statistics Canada in late September show a continuation of the upturn that began last year. Alberta's population growth continues to be the highest among all provinces and the Capital Region is sharing in this influx of new residents. Despite the tight labour market conditions, job creation has strengthened in 2006 and this too speaks well for housing demand going forward.

Figure 3





HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Edmonton CMA
September 2006**

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| September 2006 | 888 | 128 | 0 | 0 | 117 | 253 | 0 | 24 | 1,410 |
| September 2005 | 631 | 42 | 0 | 2 | 79 | 487 | 0 | 0 | 1,241 |
| % Change | 40.7 | ** | n/a | -100.0 | 48.1 | -48.0 | n/a | n/a | 13.6 |
| Year-to-date 2006 | 7,054 | 922 | 43 | 23 | 866 | 2,342 | 12 | 127 | 11,389 |
| Year-to-date 2005 | 5,606 | 522 | 0 | 34 | 799 | 2,245 | 72 | 591 | 9,869 |
| % Change | 25.8 | 76.6 | n/a | -32.4 | 8.4 | 4.3 | -83.3 | -78.5 | 15.4 |
| UNDER CONSTRUCTION | | | | | | | | | |
| September 2006 | 5,574 | 740 | 42 | 23 | 1,040 | 4,531 | 66 | 557 | 12,573 |
| September 2005 | 3,693 | 406 | 8 | 35 | 868 | 3,929 | 77 | 806 | 9,822 |
| % Change | 50.9 | 82.3 | ** | -34.3 | 19.8 | 15.3 | -14.3 | -30.9 | 28.0 |
| COMPLETIONS | | | | | | | | | |
| September 2006 | 693 | 104 | 0 | 1 | 60 | 605 | 0 | 0 | 1,463 |
| September 2005 | 620 | 40 | 0 | 11 | 136 | 131 | 0 | 103 | 1,041 |
| % Change | 11.8 | 160.0 | n/a | -90.9 | -55.9 | ** | n/a | -100.0 | 40.5 |
| Year-to-date 2006 | 5,285 | 600 | 12 | 28 | 763 | 2,216 | 23 | 398 | 9,325 |
| Year-to-date 2005 | 4,937 | 422 | 4 | 36 | 643 | 1,771 | 111 | 541 | 8,465 |
| % Change | 7.0 | 42.2 | 200.0 | -22.2 | 18.7 | 25.1 | -79.3 | -26.4 | 10.2 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| September 2006 | 456 | 101 | 4 | 0 | 54 | 227 | 3 | 175 | 1,020 |
| September 2005 | 563 | 56 | 0 | 5 | 98 | 498 | 0 | 472 | 1,692 |
| % Change | -19.0 | 80.4 | n/a | -100.0 | -44.9 | -54.4 | n/a | -62.9 | -39.7 |
| ABSORBED | | | | | | | | | |
| September 2006 | 744 | 88 | 0 | 2 | 68 | 625 | 0 | 44 | 1,571 |
| September 2005 | 620 | 39 | 0 | 7 | 144 | 214 | 0 | 29 | 1,053 |
| % Change | 20.0 | 125.6 | n/a | -71.4 | -52.8 | 192.1 | n/a | 51.7 | 49.2 |
| Year-to-date 2006 | 5,400 | 555 | 3 | 29 | 791 | 2,425 | 6 | 639 | 9,848 |
| Year-to-date 2005 | 5,016 | 453 | 7 | 38 | 658 | 1,952 | 111 | 372 | 8,607 |
| % Change | 7.7 | 22.5 | -57.1 | -23.7 | 20.2 | 24.2 | -94.6 | 71.8 | 14.4 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
September 2006**

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| September 2006 | 519 | 72 | 0 | 0 | 68 | 253 | 0 | 0 | 912 |
| September 2005 | 411 | 38 | 0 | 0 | 33 | 487 | 0 | 0 | 969 |
| Beaumont Town | | | | | | | | | |
| September 2006 | 24 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| September 2005 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Devon Town | | | | | | | | | |
| September 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2005 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| September 2006 | 19 | 6 | 0 | 0 | 27 | 0 | 0 | 0 | 52 |
| September 2005 | 12 | 0 | 0 | 2 | 24 | 0 | 0 | 0 | 38 |
| Leduc City | | | | | | | | | |
| September 2006 | 36 | 0 | 0 | 0 | 16 | 0 | 0 | 24 | 76 |
| September 2005 | 16 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 30 |
| Leduc County | | | | | | | | | |
| September 2006 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| September 2005 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Morinville Town | | | | | | | | | |
| September 2006 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2005 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Parkland County | | | | | | | | | |
| September 2006 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| September 2005 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Spruce Grove City | | | | | | | | | |
| September 2006 | 59 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 81 |
| September 2005 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| St. Albert City | | | | | | | | | |
| September 2006 | 26 | 10 | 0 | 0 | 6 | 0 | 0 | 0 | 42 |
| September 2005 | 35 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 43 |
| Stony Plain Town | | | | | | | | | |
| September 2006 | 20 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| September 2005 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Strathcona County | | | | | | | | | |
| September 2006 | 86 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| September 2005 | 53 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| Sturgeon County | | | | | | | | | |
| September 2006 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| September 2005 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Remainder of the CMA | | | | | | | | | |
| September 2006 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| September 2005 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Edmonton CMA | | | | | | | | | |
| September 2006 | 888 | 128 | 0 | 0 | 117 | 253 | 0 | 24 | 1,410 |
| September 2005 | 631 | 42 | 0 | 2 | 79 | 487 | 0 | 0 | 1,241 |

**Table 1.1: Housing Activity Summary by Submarket
September 2006**

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| September 2006 | 3,194 | 410 | 42 | 22 | 824 | 3,657 | 62 | 441 | 8,652 |
| September 2005 | 2,348 | 318 | 8 | 20 | 666 | 3,484 | 77 | 607 | 7,528 |
| Beaumont Town | | | | | | | | | |
| September 2006 | 201 | 36 | 0 | 0 | 20 | 0 | 0 | 41 | 298 |
| September 2005 | 148 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 189 |
| Devon Town | | | | | | | | | |
| September 2006 | 15 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 21 |
| September 2005 | 23 | 2 | 0 | 1 | 4 | 0 | 0 | 0 | 30 |
| Fort Saskatchewan City | | | | | | | | | |
| September 2006 | 161 | 54 | 0 | 0 | 51 | 117 | 0 | 0 | 383 |
| September 2005 | 80 | 2 | 0 | 3 | 34 | 103 | 0 | 0 | 222 |
| Leduc City | | | | | | | | | |
| September 2006 | 207 | 44 | 0 | 0 | 16 | 0 | 0 | 24 | 291 |
| September 2005 | 76 | 0 | 0 | 0 | 23 | 0 | 0 | 34 | 133 |
| Leduc County | | | | | | | | | |
| September 2006 | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76 |
| September 2005 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |
| Morinville Town | | | | | | | | | |
| September 2006 | 66 | 12 | 0 | 0 | 11 | 128 | 0 | 0 | 217 |
| September 2005 | 43 | 0 | 0 | 0 | 23 | 18 | 0 | 0 | 84 |
| Parkland County | | | | | | | | | |
| September 2006 | 168 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 176 |
| September 2005 | 72 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 74 |
| Spruce Grove City | | | | | | | | | |
| September 2006 | 341 | 62 | 0 | 0 | 9 | 52 | 0 | 0 | 464 |
| September 2005 | 141 | 26 | 0 | 0 | 12 | 52 | 0 | 94 | 325 |
| St. Albert City | | | | | | | | | |
| September 2006 | 257 | 42 | 0 | 0 | 42 | 139 | 0 | 51 | 531 |
| September 2005 | 209 | 2 | 0 | 0 | 36 | 40 | 0 | 30 | 317 |
| Stony Plain Town | | | | | | | | | |
| September 2006 | 130 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 168 |
| September 2005 | 71 | 16 | 0 | 0 | 4 | 74 | 0 | 0 | 165 |
| Strathcona County | | | | | | | | | |
| September 2006 | 561 | 30 | 0 | 1 | 61 | 438 | 0 | 0 | 1,091 |
| September 2005 | 332 | 32 | 0 | 11 | 66 | 158 | 0 | 0 | 599 |
| Sturgeon County | | | | | | | | | |
| September 2006 | 102 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 102 |
| September 2005 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Remainder of the CMA | | | | | | | | | |
| September 2006 | 95 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 103 |
| September 2005 | 34 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| Edmonton CMA | | | | | | | | | |
| September 2006 | 5,574 | 740 | 42 | 23 | 1,040 | 4,531 | 66 | 557 | 12,573 |
| September 2005 | 3,693 | 406 | 8 | 35 | 868 | 3,929 | 77 | 806 | 9,822 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket
September 2006**

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| September 2006 | 471 | 80 | 0 | 1 | 24 | 515 | 0 | 0 | 1,091 |
| September 2005 | 429 | 34 | 0 | 9 | 108 | 131 | 0 | 103 | 814 |
| Beaumont Town | | | | | | | | | |
| September 2006 | 30 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 46 |
| September 2005 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Devon Town | | | | | | | | | |
| September 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2005 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Fort Saskatchewan City | | | | | | | | | |
| September 2006 | 8 | 0 | 0 | 0 | 0 | 72 | 0 | 0 | 80 |
| September 2005 | 7 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 10 |
| Leduc City | | | | | | | | | |
| September 2006 | 29 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| September 2005 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Leduc County | | | | | | | | | |
| September 2006 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2005 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Morinville Town | | | | | | | | | |
| September 2006 | 4 | 0 | 0 | 0 | 4 | 18 | 0 | 0 | 26 |
| September 2005 | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 7 |
| Parkland County | | | | | | | | | |
| September 2006 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| September 2005 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Spruce Grove City | | | | | | | | | |
| September 2006 | 16 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 20 |
| September 2005 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| St. Albert City | | | | | | | | | |
| September 2006 | 32 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 38 |
| September 2005 | 33 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 39 |
| Stony Plain Town | | | | | | | | | |
| September 2006 | 14 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| September 2005 | 10 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 12 |
| Strathcona County | | | | | | | | | |
| September 2006 | 55 | 6 | 0 | 0 | 16 | 0 | 0 | 0 | 77 |
| September 2005 | 72 | 4 | 0 | 1 | 14 | 0 | 0 | 0 | 91 |
| Sturgeon County | | | | | | | | | |
| September 2006 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| September 2005 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Remainder of the CMA | | | | | | | | | |
| September 2006 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| September 2005 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Edmonton CMA | | | | | | | | | |
| September 2006 | 693 | 104 | 0 | 1 | 60 | 605 | 0 | 0 | 1,463 |
| September 2005 | 620 | 40 | 0 | 11 | 136 | 131 | 0 | 103 | 1,041 |

**Table 1.1: Housing Activity Summary by Submarket
September 2006**

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| September 2006 | 301 | 68 | 4 | 0 | 34 | 92 | 3 | 165 | 667 |
| September 2005 | 406 | 38 | 0 | 5 | 75 | 419 | 0 | 470 | 1,413 |
| Beaumont Town | | | | | | | | | |
| September 2006 | 15 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 21 |
| September 2005 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Devon Town | | | | | | | | | |
| September 2006 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| September 2005 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| September 2006 | 11 | 2 | 0 | 0 | 3 | 53 | 0 | 0 | 69 |
| September 2005 | 9 | 3 | 0 | 0 | 3 | 21 | 0 | 2 | 38 |
| Leduc City | | | | | | | | | |
| September 2006 | 19 | 5 | 0 | 0 | 0 | 3 | 0 | 10 | 37 |
| September 2005 | 9 | 1 | 0 | 0 | 4 | 24 | 0 | 0 | 38 |
| Leduc County | | | | | | | | | |
| September 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | | | | | | | | | |
| September 2006 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 5 |
| September 2005 | 10 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 11 |
| Parkland County | | | | | | | | | |
| September 2006 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2005 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 4 |
| Spruce Grove City | | | | | | | | | |
| September 2006 | 17 | 4 | 0 | 0 | 0 | 17 | 0 | 0 | 38 |
| September 2005 | 14 | 5 | 0 | 0 | 2 | 24 | 0 | 0 | 45 |
| St. Albert City | | | | | | | | | |
| September 2006 | 24 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 32 |
| September 2005 | 34 | 0 | 0 | 0 | 4 | 1 | 0 | 0 | 39 |
| Stony Plain Town | | | | | | | | | |
| September 2006 | 10 | 7 | 0 | 0 | 0 | 62 | 0 | 0 | 79 |
| September 2005 | 12 | 0 | 0 | 0 | 2 | 9 | 0 | 0 | 23 |
| Strathcona County | | | | | | | | | |
| September 2006 | 52 | 8 | 0 | 0 | 5 | 0 | 0 | 0 | 65 |
| September 2005 | 47 | 9 | 0 | 0 | 6 | 0 | 0 | 0 | 62 |
| Sturgeon County | | | | | | | | | |
| September 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | | | | | | | | | |
| September 2006 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | | | | | | | | | |
| September 2006 | 456 | 101 | 4 | 0 | 54 | 227 | 3 | 175 | 1,020 |
| September 2005 | 563 | 56 | 0 | 5 | 98 | 498 | 0 | 472 | 1,692 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type
September 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|-----------|-----------|-----------|--------------|------------|--------------|--------------|-------------|
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | % Change |
| Edmonton City | 519 | 411 | 84 | 42 | 56 | 29 | 253 | 487 | 912 | 969 | -5.9 |
| Beaumont Town | 24 | 14 | 4 | 0 | 0 | 0 | 0 | 0 | 28 | 14 | 100.0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Fort Saskatchewan City | 19 | 14 | 6 | 6 | 27 | 18 | 0 | 0 | 52 | 38 | 36.8 |
| Gibbons Town | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| Leduc City | 36 | 16 | 0 | 0 | 16 | 14 | 24 | 0 | 76 | 30 | 153.3 |
| Leduc County | 28 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 8 | ** |
| Morinville Town | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 9 | -88.9 |
| Parkland County | 32 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 6 | ** |
| Spruce Grove City | 59 | 29 | 22 | 0 | 0 | 0 | 0 | 0 | 81 | 29 | 179.3 |
| St. Albert City | 26 | 35 | 16 | 8 | 0 | 0 | 0 | 0 | 42 | 43 | -2.3 |
| Stony Plain Town | 20 | 14 | 6 | 2 | 0 | 0 | 0 | 0 | 26 | 16 | 62.5 |
| Strathcona County | 86 | 53 | 8 | 2 | 0 | 0 | 0 | 0 | 94 | 55 | 70.9 |
| Sturgeon County | 28 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 13 | 115.4 |
| Remainder of the CMA | 9 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 6 | 50.0 |
| Edmonton CMA | 888 | 633 | 146 | 60 | 99 | 61 | 277 | 487 | 1,410 | 1,241 | 13.6 |

**Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|--------------|------------|------------|------------|--------------|--------------|---------------|--------------|-------------|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | % Change |
| Edmonton City | 4,273 | 3,727 | 868 | 598 | 389 | 472 | 2,021 | 2,352 | 7,551 | 7,149 | 5.6 |
| Beaumont Town | 293 | 195 | 56 | 0 | 20 | 0 | 0 | 41 | 369 | 236 | 56.4 |
| Calmar Town | 6 | 6 | 2 | 2 | 4 | 0 | 0 | 0 | 12 | 8 | 50.0 |
| Devon Town | 22 | 43 | 2 | 6 | 0 | 0 | 0 | 0 | 24 | 49 | -51.0 |
| Fort Saskatchewan City | 175 | 101 | 56 | 20 | 43 | 18 | 117 | 47 | 391 | 186 | 110.2 |
| Gibbons Town | 24 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 13 | 84.6 |
| Leduc City | 270 | 109 | 56 | 2 | 16 | 21 | 24 | 0 | 366 | 132 | 177.3 |
| Leduc County | 91 | 67 | 0 | 0 | 0 | 0 | 0 | 0 | 91 | 67 | 35.8 |
| Morinville Town | 80 | 50 | 12 | 0 | 0 | 0 | 85 | 0 | 177 | 50 | ** |
| Parkland County | 189 | 94 | 6 | 4 | 0 | 0 | 0 | 0 | 195 | 98 | 99.0 |
| Spruce Grove City | 366 | 204 | 68 | 40 | 0 | 0 | 0 | 94 | 434 | 338 | 28.4 |
| St. Albert City | 274 | 272 | 90 | 40 | 0 | 0 | 0 | 70 | 364 | 382 | -4.7 |
| Stony Plain Town | 140 | 104 | 34 | 22 | 0 | 0 | 0 | 74 | 174 | 200 | -13.0 |
| Strathcona County | 676 | 536 | 52 | 148 | 63 | 0 | 226 | 158 | 1,017 | 842 | 20.8 |
| Sturgeon County | 131 | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 131 | 96 | 36.5 |
| Remainder of the CMA | 69 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 69 | 23 | 200.0 |
| Edmonton CMA | 7,079 | 5,640 | 1,302 | 882 | 535 | 511 | 2,473 | 2,836 | 11,389 | 9,869 | 15.4 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2006 | | | | | | | | |
|-------------------------------------------------------------------------------------------|--------------------------|-----------|-----------|-----------|--------------------------|------------|-----------|-----------|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 |
| Edmonton City | 56 | 29 | 0 | 0 | 253 | 487 | 0 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 27 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 16 | 14 | 0 | 0 | 0 | 0 | 24 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 99 | 61 | 0 | 0 | 253 | 487 | 24 | 0 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2006 | | | | | | | | |
|-----------------------------------------------------------------------------------------------------|--------------------------|------------|----------|-----------|--------------------------|--------------|------------|------------|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Edmonton City | 389 | 412 | 0 | 60 | 1,918 | 1,926 | 103 | 426 |
| Beaumont Town | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| Calmar Town | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 43 | 18 | 0 | 0 | 117 | 47 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 16 | 19 | 0 | 2 | 0 | 0 | 24 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 30 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 74 | 0 | 0 |
| Strathcona County | 63 | 0 | 0 | 0 | 226 | 158 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 531 | 449 | 4 | 62 | 2,346 | 2,245 | 127 | 591 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
September 2006**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|------------|-------------|------------|-----------|-----------|--------------|--------------|
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 |
| Edmonton City | 591 | 449 | 321 | 520 | 0 | 0 | 912 | 969 |
| Beaumont Town | 28 | 14 | 0 | 0 | 0 | 0 | 28 | 14 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | 25 | 12 | 27 | 26 | 0 | 0 | 52 | 38 |
| Gibbons Town | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| Leduc City | 36 | 16 | 16 | 14 | 24 | 0 | 76 | 30 |
| Leduc County | 28 | 8 | 0 | 0 | 0 | 0 | 28 | 8 |
| Morinville Town | 1 | 9 | 0 | 0 | 0 | 0 | 1 | 9 |
| Parkland County | 32 | 6 | 0 | 0 | 0 | 0 | 32 | 6 |
| Spruce Grove City | 81 | 29 | 0 | 0 | 0 | 0 | 81 | 29 |
| St. Albert City | 36 | 35 | 6 | 8 | 0 | 0 | 42 | 43 |
| Stony Plain Town | 26 | 16 | 0 | 0 | 0 | 0 | 26 | 16 |
| Strathcona County | 94 | 55 | 0 | 0 | 0 | 0 | 94 | 55 |
| Sturgeon County | 28 | 13 | 0 | 0 | 0 | 0 | 28 | 13 |
| Remainder of the CMA | 9 | 6 | 0 | 0 | 0 | 0 | 9 | 6 |
| Edmonton CMA | 1,016 | 673 | 370 | 568 | 24 | 0 | 1,410 | 1,241 |

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2006**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|---------------|--------------|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Edmonton City | 4,844 | 4,126 | 2,596 | 2,527 | 111 | 496 | 7,551 | 7,149 |
| Beaumont Town | 343 | 195 | 26 | 0 | 0 | 41 | 369 | 236 |
| Calmar Town | 8 | 8 | 0 | 0 | 4 | 0 | 12 | 8 |
| Devon Town | 22 | 46 | 2 | 3 | 0 | 0 | 24 | 49 |
| Fort Saskatchewan City | 229 | 102 | 162 | 84 | 0 | 0 | 391 | 186 |
| Gibbons Town | 24 | 13 | 0 | 0 | 0 | 0 | 24 | 13 |
| Leduc City | 326 | 109 | 16 | 21 | 24 | 2 | 366 | 132 |
| Leduc County | 91 | 67 | 0 | 0 | 0 | 0 | 91 | 67 |
| Morinville Town | 92 | 50 | 85 | 0 | 0 | 0 | 177 | 50 |
| Parkland County | 195 | 96 | 0 | 2 | 0 | 0 | 195 | 98 |
| Spruce Grove City | 428 | 234 | 6 | 10 | 0 | 94 | 434 | 338 |
| St. Albert City | 316 | 274 | 48 | 78 | 0 | 30 | 364 | 382 |
| Stony Plain Town | 174 | 122 | 0 | 78 | 0 | 0 | 174 | 200 |
| Strathcona County | 727 | 567 | 290 | 275 | 0 | 0 | 1,017 | 842 |
| Sturgeon County | 131 | 96 | 0 | 0 | 0 | 0 | 131 | 96 |
| Remainder of the CMA | 69 | 23 | 0 | 0 | 0 | 0 | 69 | 23 |
| Edmonton CMA | 8,019 | 6,128 | 3,231 | 3,078 | 139 | 663 | 11,389 | 9,869 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
September 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|-----------|--------------|------------|--------------|--------------|-------------|
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | % Change |
| Edmonton City | 472 | 438 | 104 | 88 | 0 | 54 | 515 | 234 | 1,091 | 814 | 34.0 |
| Beaumont Town | 30 | 6 | 16 | 0 | 0 | 0 | 0 | 0 | 46 | 6 | ** |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Devon Town | 0 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 10 | -100.0 |
| Fort Saskatchewan City | 8 | 8 | 0 | 2 | 0 | 0 | 72 | 0 | 80 | 10 | ** |
| Gibbons Town | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Leduc City | 29 | 10 | 4 | 0 | 0 | 0 | 0 | 0 | 33 | 10 | ** |
| Leduc County | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | -33.3 |
| Morinville Town | 4 | 3 | 4 | 4 | 0 | 0 | 18 | 0 | 26 | 7 | ** |
| Parkland County | 13 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 6 | 116.7 |
| Spruce Grove City | 16 | 15 | 4 | 0 | 0 | 0 | 0 | 0 | 20 | 15 | 33.3 |
| St. Albert City | 32 | 33 | 6 | 6 | 0 | 0 | 0 | 0 | 38 | 39 | -2.6 |
| Stony Plain Town | 14 | 10 | 4 | 2 | 0 | 0 | 0 | 0 | 18 | 12 | 50.0 |
| Strathcona County | 55 | 73 | 8 | 18 | 14 | 0 | 0 | 0 | 77 | 91 | -15.4 |
| Sturgeon County | 14 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 8 | 75.0 |
| Remainder of the CMA | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Edmonton CMA | 694 | 631 | 150 | 122 | 14 | 54 | 605 | 234 | 1,463 | 1,041 | 40.5 |

**Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2006**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|--------------|--------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|-------------|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | % Change |
| Edmonton City | 3,499 | 3,194 | 650 | 556 | 392 | 319 | 2,279 | 1,973 | 6,820 | 6,042 | 12.9 |
| Beaumont Town | 206 | 137 | 24 | 0 | 0 | 0 | 0 | 0 | 230 | 137 | 67.9 |
| Calmar Town | 4 | 14 | 2 | 0 | 3 | 0 | 0 | 0 | 9 | 14 | -35.7 |
| Devon Town | 26 | 61 | 0 | 10 | 0 | 0 | 0 | 0 | 26 | 71 | -63.4 |
| Fort Saskatchewan City | 111 | 64 | 8 | 12 | 18 | 6 | 72 | 105 | 209 | 187 | 11.8 |
| Gibbons Town | 14 | 6 | 0 | 0 | 0 | 0 | 4 | 0 | 18 | 6 | 200.0 |
| Leduc City | 150 | 88 | 30 | 2 | 19 | 41 | 35 | 110 | 234 | 241 | -2.9 |
| Leduc County | 56 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 53 | 5.7 |
| Morinville Town | 53 | 29 | 8 | 8 | 0 | 0 | 18 | 0 | 79 | 37 | 113.5 |
| Parkland County | 96 | 136 | 8 | 4 | 0 | 0 | 0 | 0 | 104 | 140 | -25.7 |
| Spruce Grove City | 203 | 163 | 38 | 40 | 0 | 0 | 98 | 0 | 339 | 203 | 67.0 |
| St. Albert City | 224 | 245 | 58 | 32 | 0 | 0 | 30 | 124 | 312 | 401 | -22.2 |
| Stony Plain Town | 76 | 91 | 30 | 12 | 0 | 0 | 74 | 0 | 180 | 103 | 74.8 |
| Strathcona County | 455 | 560 | 92 | 132 | 14 | 6 | 0 | 0 | 561 | 698 | -19.6 |
| Sturgeon County | 102 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 102 | 106 | -3.8 |
| Remainder of the CMA | 40 | 26 | 2 | 0 | 0 | 0 | 4 | 0 | 46 | 26 | 76.9 |
| Edmonton CMA | 5,315 | 4,973 | 950 | 808 | 446 | 372 | 2,614 | 2,312 | 9,325 | 8,465 | 10.2 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|-----------|-----------|--------------------------|------------|-----------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 |
| Edmonton City | 0 | 54 | 0 | 0 | 515 | 131 | 0 | 103 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 72 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 14 | 54 | 0 | 0 | 605 | 131 | 0 | 103 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2006**

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|-----------|------------|--------------------------|--------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Edmonton City | 373 | 249 | 19 | 70 | 2,044 | 1,542 | 235 | 431 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 18 | 6 | 0 | 0 | 72 | 105 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| Leduc City | 19 | 0 | 0 | 41 | 0 | 0 | 35 | 110 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 98 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 124 | 30 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 74 | 0 | 0 | 0 |
| Strathcona County | 14 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| Edmonton CMA | 427 | 261 | 19 | 111 | 2,216 | 1,771 | 398 | 541 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
September 2006**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|------------|--------------|--------------|
| | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 | Sept 2006 | Sept 2005 |
| Edmonton City | 551 | 463 | 540 | 248 | 0 | 103 | 1,091 | 814 |
| Beaumont Town | 38 | 6 | 8 | 0 | 0 | 0 | 46 | 6 |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Devon Town | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 10 |
| Fort Saskatchewan City | 8 | 7 | 72 | 3 | 0 | 0 | 80 | 10 |
| Gibbons Town | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Leduc City | 33 | 10 | 0 | 0 | 0 | 0 | 33 | 10 |
| Leduc County | 4 | 6 | 0 | 0 | 0 | 0 | 4 | 6 |
| Morinville Town | 4 | 3 | 22 | 4 | 0 | 0 | 26 | 7 |
| Parkland County | 13 | 6 | 0 | 0 | 0 | 0 | 13 | 6 |
| Spruce Grove City | 18 | 15 | 2 | 0 | 0 | 0 | 20 | 15 |
| St. Albert City | 32 | 33 | 6 | 6 | 0 | 0 | 38 | 39 |
| Stony Plain Town | 18 | 10 | 0 | 2 | 0 | 0 | 18 | 12 |
| Strathcona County | 61 | 76 | 16 | 15 | 0 | 0 | 77 | 91 |
| Sturgeon County | 14 | 8 | 0 | 0 | 0 | 0 | 14 | 8 |
| Remainder of the CMA | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Edmonton CMA | 797 | 660 | 666 | 278 | 0 | 103 | 1,463 | 1,041 |

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2006**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------|
| | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 | YTD 2006 | YTD 2005 |
| Edmonton City | 3,929 | 3,504 | 2,633 | 2,037 | 258 | 501 | 6,820 | 6,042 |
| Beaumont Town | 220 | 137 | 10 | 0 | 0 | 0 | 230 | 137 |
| Calmar Town | 9 | 14 | 0 | 0 | 0 | 0 | 9 | 14 |
| Devon Town | 26 | 71 | 0 | 0 | 0 | 0 | 26 | 71 |
| Fort Saskatchewan City | 108 | 67 | 101 | 120 | 0 | 0 | 209 | 187 |
| Gibbons Town | 14 | 6 | 4 | 0 | 0 | 0 | 18 | 6 |
| Leduc City | 178 | 88 | 21 | 2 | 35 | 151 | 234 | 241 |
| Leduc County | 56 | 53 | 0 | 0 | 0 | 0 | 56 | 53 |
| Morinville Town | 53 | 29 | 26 | 8 | 0 | 0 | 79 | 37 |
| Parkland County | 104 | 136 | 0 | 4 | 0 | 0 | 104 | 140 |
| Spruce Grove City | 227 | 193 | 14 | 10 | 98 | 0 | 339 | 203 |
| St. Albert City | 226 | 267 | 56 | 134 | 30 | 0 | 312 | 401 |
| Stony Plain Town | 102 | 93 | 78 | 10 | 0 | 0 | 180 | 103 |
| Strathcona County | 501 | 573 | 60 | 125 | 0 | 0 | 561 | 698 |
| Sturgeon County | 102 | 106 | 0 | 0 | 0 | 0 | 102 | 106 |
| Remainder of the CMA | 42 | 26 | 4 | 0 | 0 | 0 | 46 | 26 |
| Edmonton CMA | 5,897 | 5,363 | 3,007 | 2,450 | 421 | 652 | 9,325 | 8,465 |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2006**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$200,000 | | \$200,000 - \$249,999 | | \$250,000 - \$299,999 | | \$300,000 - \$349,999 | | \$350,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Edmonton City | | | | | | | | | | | | | |
| September 2006 | 3 | 0.6 | 115 | 22.9 | 164 | 32.7 | 115 | 22.9 | 105 | 20.9 | 502 | 291,100 | 312,764 |
| September 2005 | 67 | 15.7 | 104 | 24.4 | 143 | 33.6 | 55 | 12.9 | 57 | 13.4 | 426 | 262,900 | 280,900 |
| Year-to-date 2006 | 152 | 4.2 | 1,062 | 29.5 | 1,226 | 34.1 | 612 | 17.0 | 543 | 15.1 | 3,595 | 273,300 | 294,598 |
| Year-to-date 2005 | 472 | 14.8 | 1,171 | 36.6 | 915 | 28.6 | 324 | 10.1 | 316 | 9.9 | 3,198 | 248,950 | 265,426 |
| Beaumont Town | | | | | | | | | | | | | |
| September 2006 | 2 | 5.1 | 6 | 15.4 | 16 | 41.0 | 12 | 30.8 | 3 | 7.7 | 39 | 284,900 | 290,356 |
| September 2005 | 1 | 20.0 | 3 | 60.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2006 | 4 | 1.8 | 48 | 22.1 | 103 | 47.5 | 44 | 20.3 | 18 | 8.3 | 217 | 275,000 | 284,123 |
| Year-to-date 2005 | 16 | 12.0 | 81 | 60.9 | 23 | 17.3 | 7 | 5.3 | 6 | 4.5 | 133 | 237,500 | 245,124 |
| Calmar Town | | | | | | | | | | | | | |
| September 2006 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| September 2005 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2006 | 2 | 50.0 | 2 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2005 | 3 | 21.4 | 10 | 71.4 | 1 | 7.1 | 0 | 0.0 | 0 | 0.0 | 14 | 217,500 | 217,143 |
| Devon Town | | | | | | | | | | | | | |
| September 2006 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| September 2005 | 1 | 12.5 | 7 | 87.5 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2006 | 4 | 14.3 | 23 | 82.1 | 1 | 3.6 | 0 | 0.0 | 0 | 0.0 | 28 | 232,400 | 226,721 |
| Year-to-date 2005 | 33 | 47.8 | 34 | 49.3 | 2 | 2.9 | 0 | 0.0 | 0 | 0.0 | 69 | 204,900 | 205,777 |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| September 2006 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 1 | 14.3 | 4 | 57.1 | 7 | -- | -- |
| September 2005 | 2 | 16.7 | 3 | 25.0 | 2 | 16.7 | 3 | 25.0 | 2 | 16.7 | 12 | 285,700 | 277,342 |
| Year-to-date 2006 | 3 | 2.8 | 29 | 26.6 | 43 | 39.4 | 16 | 14.7 | 18 | 16.5 | 109 | 284,900 | 299,994 |
| Year-to-date 2005 | 15 | 20.8 | 33 | 45.8 | 12 | 16.7 | 7 | 9.7 | 5 | 6.9 | 72 | 229,350 | 244,637 |
| Gibbons Town | | | | | | | | | | | | | |
| September 2006 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| September 2005 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2006 | 7 | 50.0 | 5 | 35.7 | 2 | 14.3 | 0 | 0.0 | 0 | 0.0 | 14 | 202,500 | 203,786 |
| Year-to-date 2005 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Leduc City | | | | | | | | | | | | | |
| September 2006 | 0 | 0.0 | 10 | 34.5 | 7 | 24.1 | 8 | 27.6 | 4 | 13.8 | 29 | 267,500 | 288,669 |
| September 2005 | 0 | 0.0 | 9 | 69.2 | 4 | 30.8 | 0 | 0.0 | 0 | 0.0 | 13 | 240,000 | 246,877 |
| Year-to-date 2006 | 3 | 2.1 | 64 | 45.4 | 45 | 31.9 | 18 | 12.8 | 11 | 7.8 | 141 | 251,900 | 269,937 |
| Year-to-date 2005 | 18 | 18.6 | 49 | 50.5 | 22 | 22.7 | 7 | 7.2 | 1 | 1.0 | 97 | 237,500 | 240,769 |
| Leduc County | | | | | | | | | | | | | |
| September 2006 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| September 2005 | 1 | 14.3 | 1 | 14.3 | 1 | 14.3 | 4 | 57.1 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2006 | 7 | 12.5 | 9 | 16.1 | 15 | 26.8 | 16 | 28.6 | 9 | 16.1 | 56 | 287,500 | 285,536 |
| Year-to-date 2005 | 10 | 18.9 | 11 | 20.8 | 12 | 22.6 | 16 | 30.2 | 4 | 7.5 | 53 | 260,000 | 252,526 |
| Morinville Town | | | | | | | | | | | | | |
| September 2006 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 0 | 0.0 | 5 | -- | -- |
| September 2005 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2006 | 2 | 3.4 | 27 | 45.8 | 22 | 37.3 | 8 | 13.6 | 0 | 0.0 | 59 | 251,900 | 255,454 |
| Year-to-date 2005 | 15 | 55.6 | 11 | 40.7 | 1 | 3.7 | 0 | 0.0 | 0 | 0.0 | 27 | 199,900 | 206,800 |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2006**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-----------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$200,000 | | \$200,000 - \$249,999 | | \$250,000 - \$299,999 | | \$300,000 - \$349,999 | | \$350,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Parkland County | | | | | | | | | | | | | |
| September 2006 | 2 | 15.4 | 1 | 7.7 | 5 | 38.5 | 3 | 23.1 | 2 | 15.4 | 13 | 274,408 | 267,153 |
| September 2005 | 0 | 0.0 | 2 | 33.3 | 2 | 33.3 | 1 | 16.7 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2006 | 19 | 19.6 | 8 | 8.2 | 18 | 18.6 | 24 | 24.7 | 28 | 28.9 | 97 | 308,061 | 299,884 |
| Year-to-date 2005 | 39 | 27.5 | 29 | 20.4 | 31 | 21.8 | 15 | 10.6 | 28 | 19.7 | 142 | 253,698 | 270,137 |
| Spruce Grove City | | | | | | | | | | | | | |
| September 2006 | 1 | 5.3 | 8 | 42.1 | 8 | 42.1 | 2 | 10.5 | 0 | 0.0 | 19 | 252,041 | 250,678 |
| September 2005 | 5 | 26.3 | 8 | 42.1 | 4 | 21.1 | 1 | 5.3 | 1 | 5.3 | 19 | 212,620 | 235,001 |
| Year-to-date 2006 | 54 | 25.8 | 85 | 40.7 | 52 | 24.9 | 13 | 6.2 | 5 | 2.4 | 209 | 224,600 | 234,420 |
| Year-to-date 2005 | 63 | 36.0 | 74 | 42.3 | 32 | 18.3 | 3 | 1.7 | 3 | 1.7 | 175 | 212,620 | 218,082 |
| St. Albert City | | | | | | | | | | | | | |
| September 2006 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 18.8 | 26 | 81.3 | 32 | 440,950 | 485,853 |
| September 2005 | 0 | 0.0 | 10 | 33.3 | 5 | 16.7 | 7 | 23.3 | 8 | 26.7 | 30 | 298,850 | 321,303 |
| Year-to-date 2006 | 0 | 0.0 | 21 | 9.0 | 50 | 21.4 | 37 | 15.8 | 126 | 53.8 | 234 | 360,000 | 386,249 |
| Year-to-date 2005 | 4 | 1.5 | 73 | 28.1 | 60 | 23.1 | 47 | 18.1 | 76 | 29.2 | 260 | 295,500 | 320,627 |
| Stony Plain Town | | | | | | | | | | | | | |
| September 2006 | 1 | 6.3 | 4 | 25.0 | 8 | 50.0 | 2 | 12.5 | 1 | 6.3 | 16 | 259,541 | 265,969 |
| September 2005 | 2 | 16.7 | 6 | 50.0 | 0 | 0.0 | 2 | 16.7 | 2 | 16.7 | 12 | 224,085 | 259,173 |
| Year-to-date 2006 | 21 | 24.4 | 23 | 26.7 | 21 | 24.4 | 10 | 11.6 | 11 | 12.8 | 86 | 244,740 | 258,521 |
| Year-to-date 2005 | 58 | 49.6 | 40 | 34.2 | 7 | 6.0 | 9 | 7.7 | 3 | 2.6 | 117 | 200,000 | 209,818 |
| Strathcona County | | | | | | | | | | | | | |
| September 2006 | 0 | 0.0 | 6 | 9.5 | 9 | 14.3 | 14 | 22.2 | 34 | 54.0 | 63 | 366,000 | 433,438 |
| September 2005 | 3 | 4.1 | 27 | 37.0 | 18 | 24.7 | 11 | 15.1 | 14 | 19.2 | 73 | 262,000 | 289,354 |
| Year-to-date 2006 | 10 | 2.3 | 76 | 17.3 | 119 | 27.1 | 98 | 22.3 | 136 | 31.0 | 439 | 306,000 | 350,908 |
| Year-to-date 2005 | 63 | 11.3 | 193 | 34.5 | 122 | 21.8 | 57 | 10.2 | 124 | 22.2 | 559 | 257,000 | 301,746 |
| Sturgeon County | | | | | | | | | | | | | |
| September 2006 | 1 | 7.1 | 3 | 21.4 | 4 | 28.6 | 2 | 14.3 | 4 | 28.6 | 14 | 275,000 | 350,357 |
| September 2005 | 3 | 33.3 | 3 | 33.3 | 0 | 0.0 | 2 | 22.2 | 1 | 11.1 | 9 | -- | -- |
| Year-to-date 2006 | 33 | 32.4 | 14 | 13.7 | 22 | 21.6 | 10 | 9.8 | 23 | 22.5 | 102 | 250,000 | 303,578 |
| Year-to-date 2005 | 42 | 39.6 | 28 | 26.4 | 18 | 17.0 | 7 | 6.6 | 11 | 10.4 | 106 | 220,000 | 235,142 |
| Remainder of the CMA | | | | | | | | | | | | | |
| September 2006 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| September 2005 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2006 | 14 | 35.9 | 21 | 53.8 | 2 | 5.1 | 2 | 5.1 | 0 | 0.0 | 39 | 210,000 | 206,382 |
| Year-to-date 2005 | 20 | 76.9 | 2 | 7.7 | 2 | 7.7 | 2 | 7.7 | 0 | 0.0 | 26 | 162,500 | 184,848 |
| Edmonton CMA | | | | | | | | | | | | | |
| September 2006 | 14 | 1.9 | 153 | 20.5 | 225 | 30.2 | 169 | 22.7 | 185 | 24.8 | 746 | 296,100 | 325,401 |
| September 2005 | 88 | 14.0 | 186 | 29.7 | 179 | 28.5 | 87 | 13.9 | 87 | 13.9 | 627 | 259,900 | 278,610 |
| Year-to-date 2006 | 335 | 6.2 | 1,517 | 27.9 | 1,741 | 32.1 | 908 | 16.7 | 928 | 17.1 | 5,429 | 274,500 | 297,702 |
| Year-to-date 2005 | 876 | 17.3 | 1,840 | 36.4 | 1,260 | 24.9 | 501 | 9.9 | 577 | 11.4 | 5,054 | 245,300 | 265,621 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2006**

| Submarket | Sept 2006 | Sept 2005 | % Change | YTD 2006 | YTD 2005 | % Change |
|------------------------|----------------|----------------|-------------|----------------|----------------|-------------|
| Edmonton City | 312,764 | 280,900 | 11.3 | 294,598 | 265,426 | 11.0 |
| Beaumont Town | 290,356 | -- | n/a | 284,123 | 245,124 | 15.9 |
| Calmar Town | -- | -- | n/a | -- | 217,143 | n/a |
| Devon Town | -- | -- | n/a | 226,721 | 205,777 | 10.2 |
| Fort Saskatchewan City | -- | 277,342 | n/a | 299,994 | 244,637 | 22.6 |
| Gibbons Town | -- | -- | n/a | 203,786 | -- | n/a |
| Leduc City | 288,669 | 246,877 | 16.9 | 269,937 | 240,769 | 12.1 |
| Leduc County | -- | -- | n/a | 285,536 | 252,526 | 13.1 |
| Morinville Town | -- | -- | n/a | 255,454 | 206,800 | 23.5 |
| Parkland County | 267,153 | -- | n/a | 299,884 | 270,137 | 11.0 |
| Spruce Grove City | 250,678 | 235,001 | 6.7 | 234,420 | 218,082 | 7.5 |
| St. Albert City | 485,853 | 321,303 | 51.2 | 386,249 | 320,627 | 20.5 |
| Stony Plain Town | 265,969 | 259,173 | 2.6 | 258,521 | 209,818 | 23.2 |
| Strathcona County | 433,438 | 289,354 | 49.8 | 350,908 | 301,746 | 16.3 |
| Sturgeon County | 350,357 | -- | n/a | 303,578 | 235,142 | 29.1 |
| Remainder of the CMA | -- | -- | n/a | 206,382 | 184,848 | 11.6 |
| Edmonton CMA | 325,401 | 278,610 | 16.8 | 297,702 | 265,621 | 12.1 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton
September 2006**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$) SA |
|------|-----------|-----------------|---------|----------|------------------------|-----------------|--------------------------|--------------------|---------|-----------------------|
| 2005 | January | 886 | 6.9 | 1,425 | 1,865 | 2,195 | 64.9 | 180,819 | 3.2 | 183,936 |
| | February | 1,257 | 5.2 | 1,507 | 1,981 | 2,197 | 68.6 | 183,189 | 7.2 | 187,108 |
| | March | 1,680 | -7.0 | 1,452 | 2,613 | 2,196 | 66.1 | 189,556 | 6.8 | 191,500 |
| | April | 1,802 | -0.2 | 1,544 | 2,795 | 2,318 | 66.6 | 191,996 | 7.4 | 189,257 |
| | May | 2,098 | 7.0 | 1,583 | 2,789 | 2,233 | 70.9 | 197,615 | 8.4 | 192,429 |
| | June | 2,134 | 8.1 | 1,604 | 2,519 | 2,032 | 78.9 | 199,409 | 9.3 | 193,786 |
| | July | 1,610 | -5.7 | 1,490 | 2,181 | 2,039 | 73.1 | 195,765 | 8.1 | 193,288 |
| | August | 1,934 | 26.1 | 1,672 | 2,332 | 2,131 | 78.5 | 195,995 | 7.4 | 195,578 |
| | September | 1,547 | 7.6 | 1,593 | 2,243 | 2,152 | 74.0 | 190,564 | 5.4 | 192,846 |
| | October | 1,333 | 5.5 | 1,543 | 1,848 | 1,993 | 77.4 | 197,683 | 10.1 | 200,557 |
| | November | 1,445 | 19.0 | 1,715 | 1,653 | 2,202 | 77.9 | 198,267 | 9.2 | 200,256 |
| | December | 908 | -1.9 | 1,506 | 1,001 | 2,132 | 70.6 | 197,884 | 11.7 | 205,085 |
| 2006 | January | 1,175 | 32.6 | 1,814 | 1,615 | 1,825 | 99.4 | 199,148 | 10.1 | 208,263 |
| | February | 1,605 | 27.7 | 1,876 | 1,835 | 2,000 | 93.8 | 211,531 | 15.5 | 215,967 |
| | March | 2,016 | 20.0 | 1,805 | 2,202 | 1,859 | 97.1 | 220,124 | 16.1 | 217,774 |
| | April | 2,026 | 12.4 | 1,774 | 2,171 | 1,848 | 96.0 | 226,846 | 18.2 | 223,579 |
| | May | 2,565 | 22.3 | 1,794 | 2,416 | 1,862 | 96.3 | 242,936 | 22.9 | 232,836 |
| | June | 2,183 | 2.3 | 1,718 | 2,440 | 1,977 | 86.9 | 254,240 | 27.5 | 244,112 |
| | July | 1,953 | 21.3 | 1,784 | 2,230 | 2,048 | 87.1 | 256,489 | 31.0 | 252,366 |
| | August | 2,079 | 7.5 | 1,825 | 2,657 | 2,326 | 78.5 | 270,746 | 38.1 | 266,857 |
| | September | 1,844 | 19.2 | 1,935 | 2,604 | 2,530 | 76.5 | 278,732 | 46.3 | 275,898 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2005 | 5,091 | 8.8 | | 6,756 | | | 194,272 | 7.1 | |
| | Q3 2006 | 5,876 | 15.4 | | 7,491 | | | 268,514 | 38.2 | |
| | YTD 2005 | 14,948 | 4.9 | | 21,318 | | | 192,941 | 7.4 | |
| | YTD 2006 | 17,446 | 16.7 | | 20,170 | | | 242,622 | 25.7 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

**Table 6: Economic Indicators
September 2006**

| | | Interest Rates | | | NHPI Total % chg Edmonton CMA 1997=100 | CPI | Edmonton Labour Market | | | Average Weekly Earnings (\$) |
|------|-----------|---------------------------|-----------------------|---------------|----------------------------------------------------|-----|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2005 | January | 643 | 4.8 | 6.1 | 1.3 | 1.3 | 557 | 5.0 | 72.8 | 710 |
| | February | 643 | 4.8 | 6.1 | 1.3 | 1.3 | 552 | 4.7 | 71.9 | 709 |
| | March | 655 | 5.1 | 6.3 | 1.3 | 1.3 | 548 | 4.4 | 71.1 | 712 |
| | April | 643 | 4.9 | 6.1 | 1.3 | 1.3 | 544 | 4.5 | 70.5 | 719 |
| | May | 637 | 4.9 | 6.0 | 1.3 | 1.3 | 544 | 4.3 | 70.3 | 725 |
| | June | 622 | 4.8 | 5.7 | 1.4 | 1.3 | 544 | 4.5 | 70.4 | 732 |
| | July | 628 | 4.9 | 5.8 | 1.4 | 1.3 | 546 | 4.5 | 70.5 | 730 |
| | August | 628 | 5.0 | 5.8 | 1.4 | 1.3 | 546 | 4.7 | 70.5 | 730 |
| | September | 628 | 5.0 | 5.8 | 1.4 | 1.3 | 548 | 4.6 | 70.5 | 725 |
| | October | 640 | 5.3 | 6.0 | 1.4 | 1.3 | 548 | 4.5 | 70.3 | 729 |
| | November | 649 | 5.6 | 6.2 | 1.4 | 1.3 | 547 | 4.4 | 69.9 | 733 |
| | December | 658 | 5.8 | 6.3 | 1.4 | 1.3 | 543 | 4.4 | 69.3 | 743 |
| 2006 | January | 658 | 5.8 | 6.3 | 1.5 | 1.3 | 541 | 4.3 | 68.8 | 751 |
| | February | 667 | 5.9 | 6.5 | 1.5 | 1.3 | 544 | 4.0 | 68.7 | 757 |
| | March | 667 | 6.1 | 6.5 | 1.5 | 1.3 | 547 | 3.7 | 68.8 | 762 |
| | April | 685 | 6.3 | 6.8 | 1.6 | 1.4 | 548 | 3.8 | 68.8 | 764 |
| | May | 685 | 6.3 | 6.8 | 1.7 | 1.4 | 553 | 3.6 | 69.1 | 770 |
| | June | 697 | 6.6 | 7.0 | 1.8 | 1.4 | 558 | 3.7 | 69.5 | 773 |
| | July | 697 | 6.6 | 7.0 | 1.8 | 1.4 | 563 | 3.8 | 70.0 | 774 |
| | August | 691 | 6.4 | 6.9 | 1.9 | 1.4 | 563 | 4.3 | 70.2 | 779 |
| | September | 682 | 6.4 | 6.7 | | 1.4 | 563 | 4.3 | 70.0 | 785 |
| | October | 688 | 6.4 | 6.8 | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect sale prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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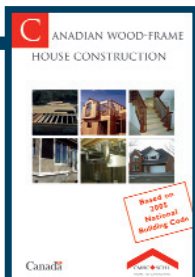
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