



economic analysis *report*

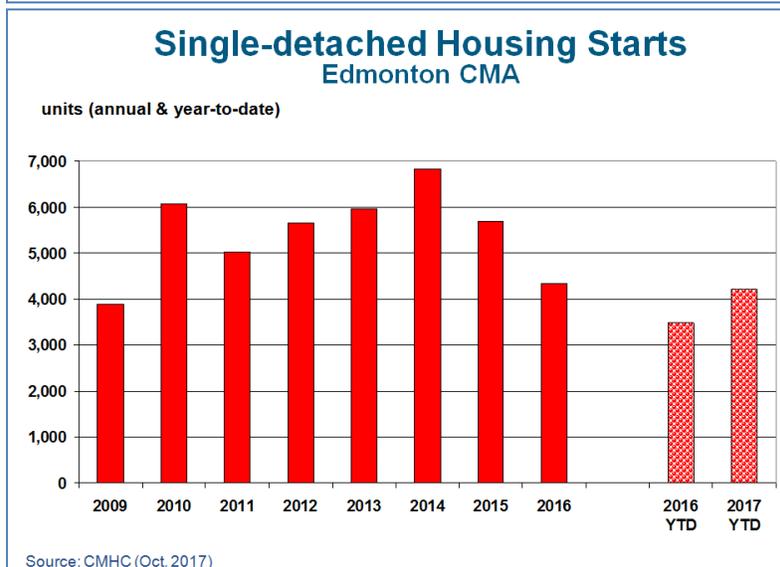
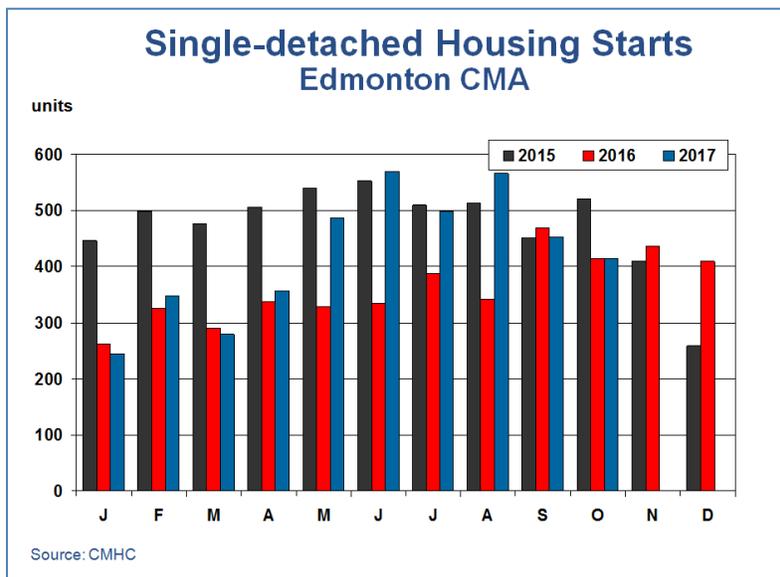
NOVEMBER 2017

EDMONTON MARKET UPDATE

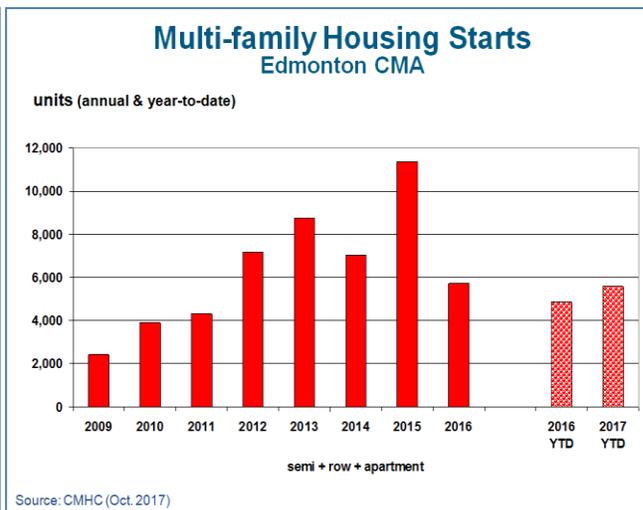
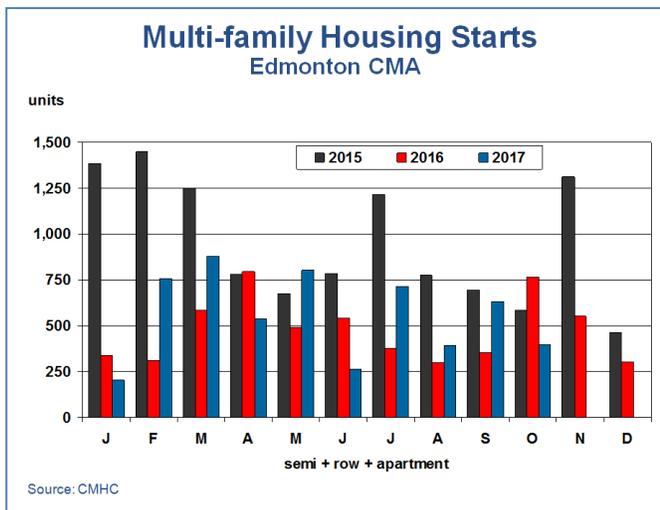
HOUSING STARTS

Total housing starts in the Edmonton Census Metropolitan Area (CMA) decreased in October by 31% from a year prior to 810 units. So far this year, total starts have increased by 17.4% from the first 10 months of 2016 to 9,792 units.

Single-detached: Single-detached starts in Greater Edmonton amounted to 413 units in October unchanged from a year ago. Activity within Edmonton City was up 3.2% but this was countered by a 7% decrease in the outer municipalities. For the year-to-date, single-family starts across the region have increased by 20.8% from January to October 2016 to 4,216 units.

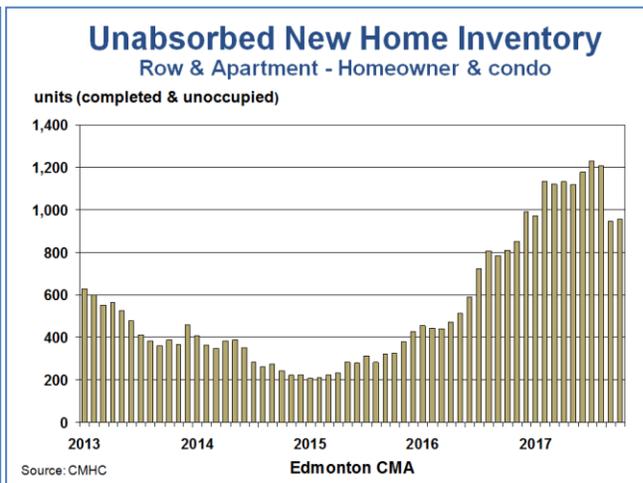
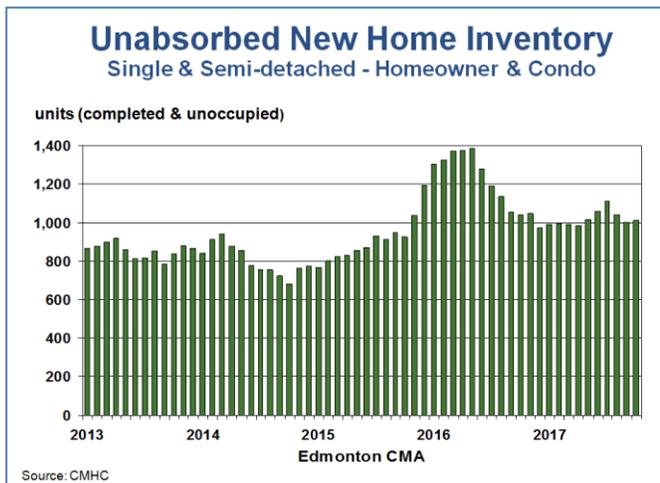


Multi-family (semi, row & apartment): Multi-family starts in the Edmonton area decreased in October by 48% year-over-year to 397 units. Stronger townhouse (row) activity was offset by fewer semi-detached and apartment unit starts. After 10 months this year, multi-family starts have increased by 15% from the same time in 2016 to 5,576 units.



NEW HOME INVENTORY

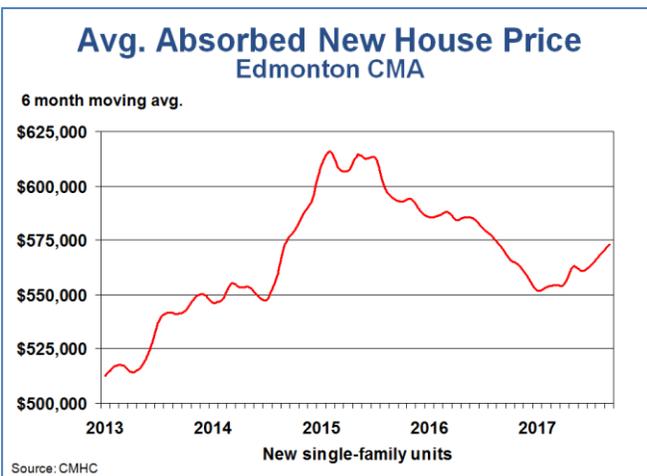
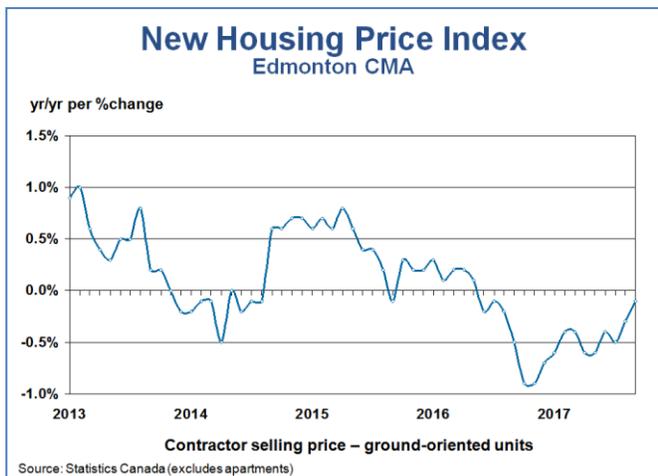
CMHC tallied 1,011 completed and unoccupied single and semi-detached dwellings (including show homes) in Metro Edmonton in October, up from 1,001 units in the previous month but down from 1,041 units last October. Unabsorbed new townhomes and apartments stood at 956 units in October, up from 944 in the preceding month and 810 units a year ago.



NEW HOUSE PRICES

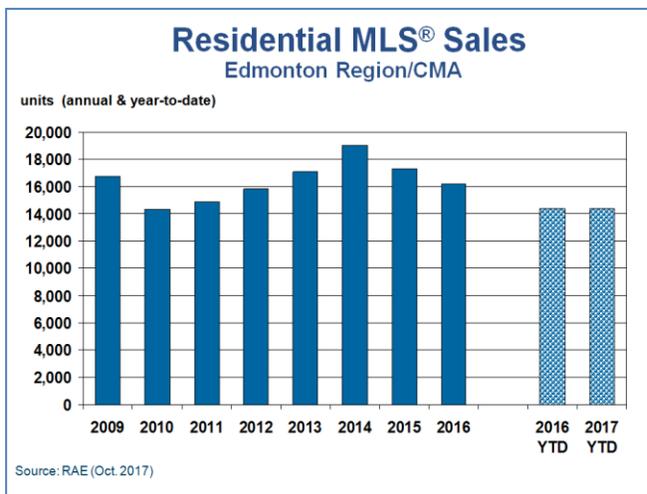
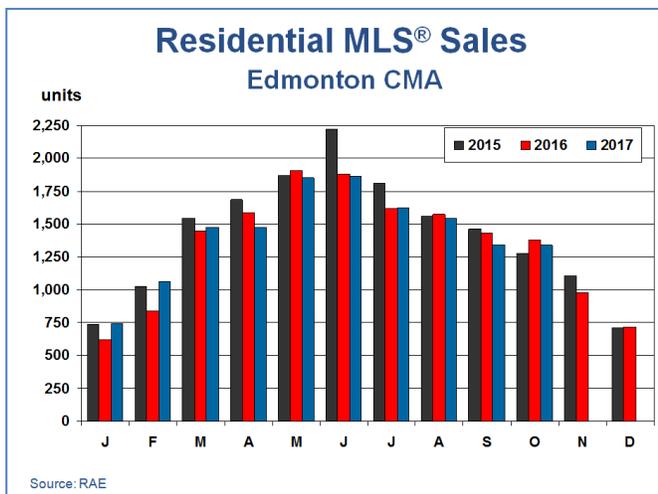
Statistics Canada's New Housing Price Index (NHPI) for Edmonton edged downward in September by 0.1% from the same month last year. To the end of September this year, the index of contractor selling prices for ground-oriented units was down on average by 0.4% from the first nine months of 2016.

The average single-family house price reported by CMHC for units absorbed in the Edmonton CMA decreased in September by 2.2% year-over-year to \$566,872. After three quarters in 2017, the average new single-family house price has fallen by 3.9% from January to September 2016 to \$561,510. More homes have sold at price points below \$500,000 this year.



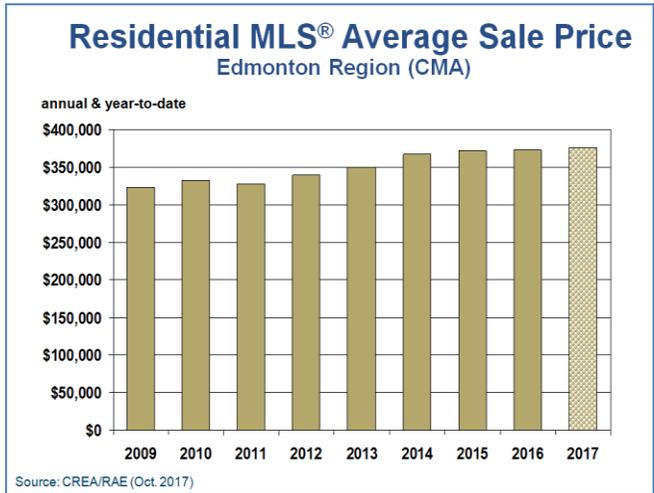
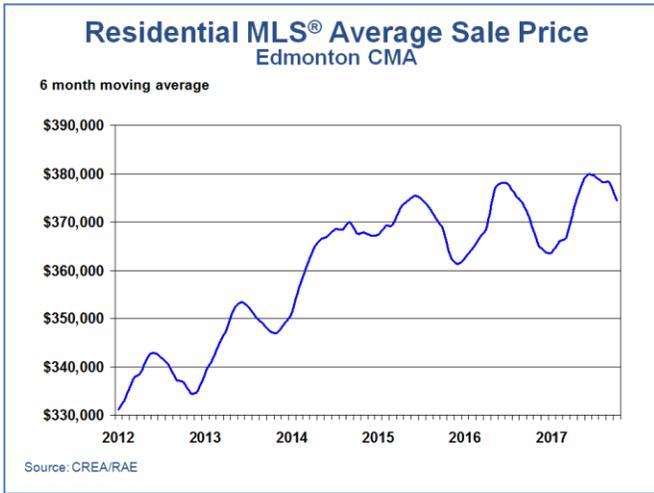
RESIDENTIAL (MLS) SALES

Residential sales in the Edmonton CMA, according to the Realtors Association of Edmonton (RAE), decreased in October by almost 3% year-over-year to 1,339 units. For the year-to-date, homes sold by realtors (CMA) have decreased by a slight margin of 0.2% from January to October 2016 to 14,371 units.



RESIDENTIAL SALE PRICES

The average residential MLS sale price in the Edmonton CMA increased in October by 1.7% from a year earlier to \$370,484. So far this year, the average price (CMA) for homes sold on the MLS was up by 0.7% from the first 10 months of 2016 to \$375,788.



MARKET SUMMARY	Current Month: October			YTD: October		
	2017	2016	% ch	2017	2016	% ch
Edmonton CMA						
Single-family starts	413	413	0.0%	4,216	3,490	20.8%
Multi-family starts	397	763	-48.0%	5,576	4,848	15.0%
Total housing starts	810	1,176	-31.1%	9,792	8,338	17.4%
Edmonton REB (MLS)*						
Residential sales	1,339	1,379	-2.9%	14,371	14,397	-0.2%
Residential avg. price	\$370,484	\$364,232	1.7%	\$375,788	\$373,335	0.7%
Source: CMHC/CREA/RAE	* CMA only					

Notes to Readers

These monthly market updates are available for the province of Alberta and its seven major cities. The charts are also available in PowerPoint and Excel formats upon request.

CMHC's count of unsold new home inventory defines an unabsorbed unit as a new home that has finished construction and is available for sale. Show homes are typically counted as part of the unabsorbed inventory.

Statistics Canada's NHPI covers contractor selling prices for single/semi-detached and townhouse units combined whereas the CMHC's average absorbed new house price is for single-family units only. The CMHC value includes GST and the agreed selling price may have occurred prior to construction.

CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. The monthly average price statistic can also be affected by changes in the mix of sales activity by dwelling type.

For more information please contact:
Richard Goatcher, Economic Analyst, BILD Alberta
richard.goatcher@bildalberta.ca