

RELEASE

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JUNE 2015 HOUSING STARTS IN EDMONTON

Edmonton, July 9, 2015 – Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 19,235 units in June compared to 19,078 in May, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)¹ of total housing starts.

“The trend in housing starts increased in June as a decline in the pace of single-detached starts was more than offset by an increase in multi-family housing starts. Although the trend moved higher on a month-to-month comparison, actual single and multi-family housing starts were both down from their June 2014 levels,” said Christina Butchart, CMHC’s Principal, Market Analysis for Edmonton.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analyzing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The standalone monthly SAAR was 15,372 units in June, compared to 14,445 in May. Actual housing starts totalled 1,337 units in June, down 11 per cent from the 1,504 starts recorded one year prior.

Preliminary Housing Starts data is also available in English and French at the following link: [Preliminary Housing Starts Tables](#)

As Canada’s authority on housing, CMHC contributes to the stability of the housing market and financial system, provides support for Canadians in housing need, and offers objective housing research and information to Canadian governments, consumers and the housing industry.

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¹ All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) – that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Information on this release:

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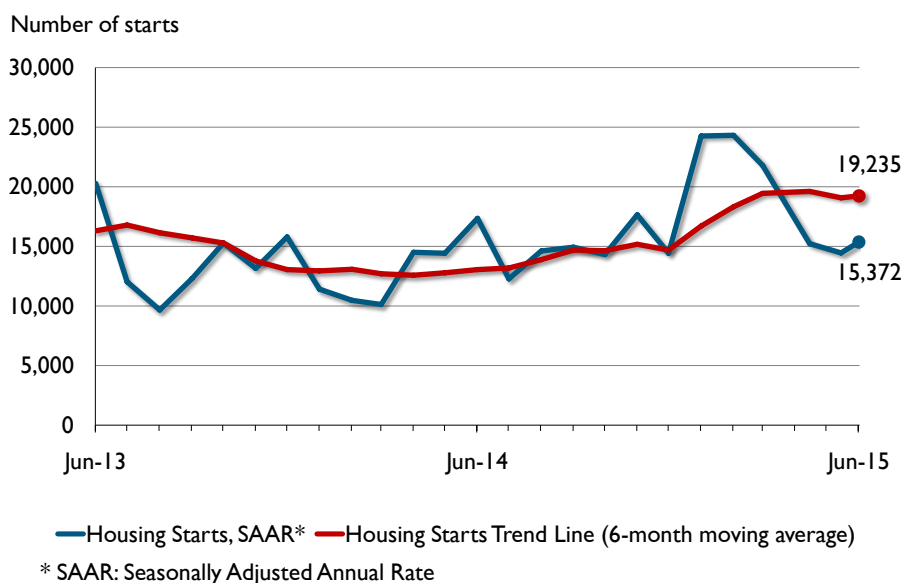
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Additional data is available upon request

(Ce document existe également en français)

Edmonton CMA Housing Starts



June 2015		
Edmonton CMA ¹	May 2015	June 2015
Trend ²	19,078	19,235
SAAR	14,445	15,372
	June 2014	June 2015
Actual		
June - Single-detached	580	553
June - Multiples	924	784
June - Total	1,504	1,337
January to June - Single-detached	2,937	3,020
January to June - Multiples	3,353	6,321
January to June - Total	6,290	9,341

Source: CMHC

¹Census Metropolitan Area

²The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

**Alberta Preliminary Actual Housing Starts
June / 2014 - 2015**

Urban Centres		Singles		Multiples		Total	
		2014	2015	2014	2015	2014	2015
Centres 100,000+	Calgary CMA	627	300	1,780	1,316	2,407	1,616
	Calgary City	445	172	1,710	1,058	2,155	1,230
	Edmonton CMA	580	553	924	784	1,504	1,337
	Edmonton City	383	395	722	641	1,105	1,036
Centres 50,000-99,999	Grande Prairie CA	48	5	28	6	76	11
	Lethbridge CA	50	65	15	74	65	139
	Medicine Hat CA	14	14	6	4	20	18
	Red Deer CA	22	17	30	2	52	19
	Wood Buffalo CA	20	--	25	--	45	--
Centres 10,000+	Total Urban Starts	1,539	1,130	2,884	2,224	4,423	3,354

**Alberta Preliminary Actual Housing Starts
Year-to-Date / 2014 - 2015**

Urban Centres		Singles		Multiples		Total	
		2014	2015	2014	2015	2014	2015
Centres 100,000+	Calgary CMA	3,323	2,161	5,971	4,467	9,294	6,628
	Calgary City	2,407	1,426	5,156	3,607	7,563	5,033
	Edmonton CMA	2,937	3,020	3,353	6,321	6,290	9,341
	Edmonton City	2,078	2,140	2,472	5,515	4,550	7,655
Centres 50,000-99,999	Grande Prairie CA	148	46	38	30	186	76
	Lethbridge CA	216	253	89	202	305	455
	Medicine Hat CA	81	80	64	20	145	100
	Red Deer CA	186	130	285	258	471	388
	Wood Buffalo CA	56	42	133	103	189	145
Centres 10,000+	Total Urban Starts	7,859	6,589	10,278	11,688	18,137	18,277

Source: Market Analysis Centre, CMHC

Urban starts include an estimate for the areas 10,000-49,999 for the first two months of the quarter and are subject to revision(s) after quarterly enumeration in the third and final month of the quarter.

**Alberta Preliminary Actual Housing Starts
2nd Quarter / 2014 - 2015**

Urban Centres		Singles		Multiples		Total	
		2014	2015	2014	2015	2014	2015
Centres 10,000-49,999	Bonnyville MD	39	16	--	--	39	16
	Brooks CA	17	13	--	--	17	13
	Camrose CA	22	9	34	14	56	23
	Canmore CA	3	1	12	27	15	28
	Clearwater County	21	26	--	--	21	26
	Cold Lake CA	10	2	2	--	12	2
	Foothills MD	27	32	--	8	27	40
	*Grande Prairie County	70	90	18	12	88	102
	High River CA	6	7	2	2	8	9
	*Lac Ste. Anne County	32	32	--	--	32	32
	Lacombe CA	7	13	6	16	13	29
	Lacombe County	11	25	--	--	11	25
	Lloydminster CA	89	28	162	9	251	37
	Lloydminster (AB)	42	21	150		192	21
	Lloydminster (SK)	47	7	12	9	59	16
	Mackenzie County SM	--	50	--	2	--	52
	Mountain View County	11	8	--	--	11	8
	Okotoks CA	65	55	--	--	65	55
	Red Deer County	42	19	1	--	43	19
	Strathmore CA	10	19	2	17	12	36
Sylvan Lake CA	39	28	17	8	56	36	
Wetaskiwin CA	5	3	--	--	5	3	
Wetaskiwin County	27	23	--	--	27	23	
Yellowhead County	21	16	--	--	21	16	
Centres 10,000-49,999	Total	527	508	244	106	771	614

Source: Market Analysis Centre, CMHC

Urban starts include an estimate for the areas 10,000-49,999 for the first two months of the quarter and are subject to revision(s) after quarterly enumeration in the third and final month of the quarter.

* New 10,000+ centre based on the 2011 census added for 2013.

**Alberta Preliminary Actual Housing Starts
Year-to-Date / 2014 - 2015**

Urban Centres		Singles		Multiples		Total	
		2014	2015	2014	2015	2014	2015
Centres 10,000-49,999	Bonnyville MD	55	28	--	--	55	28
	Brooks CA	22	17	--	14	22	31
	Camrose CA	31	23	40	30	71	53
	Canmore CA	4	1	16	63	20	64
	Clearwater County	28	32	--	--	28	32
	Cold Lake CA	47	22	32	60	79	82
	Foothills MD	51	61	2	12	53	73
	*Grande Prairie County	139	149	18	12	157	161
	High River CA	16	17	2	2	18	19
	*Lac Ste. Anne County	49	36	2	--	51	36
	Lacombe CA	17	24	8	16	25	40
	Lacombe County	22	33	--	--	22	33
	Lloydminster CA	149	47	210	9	359	56
	Lloydminster (AB)	84	35	150		234	35
	Lloydminster (SK)	65	12	60	9	125	21
	Mackenzie County SM	8	75	7	6	15	81
	Mountain View County	23	12	--	--	23	12
	Okotoks CA	99	113	--	16	99	129
	Red Deer County	49	29	1	--	50	29
	Strathmore CA	16	27	4	31	20	58
	Sylvan Lake CA	59	64	63	25	122	89
	Wetaskiwin CA	6	7	--	--	6	7
	Wetaskiwin County	34	27	--	--	34	27
	Yellowhead County	53	25	--	--	53	25
Centres 10,000-49,999	Total	912	857	345	287	1,257	1,144

Source: Market Analysis Centre, CMHC

Urban starts include an estimate for the areas 10,000-49,999 for the first two months of the quarter and are subject to revision(s) after quarterly enumeration in the third and final month of the quarter.

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