

RELEASE

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Edmonton's housing starts increase in December

Edmonton, January 10, 2012 – According to preliminary figures released today by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Edmonton Census Metropolitan Area (CMA) increased in December to 691 units compared with 558 in December 2010. To the end of December, total housing starts reached 9,332 units, down from 9,959 units recorded in all of 2010.

Single-detached starts in December increased by 19 per cent year-over-year to 369 units. Home builders broke ground for 5,017 units in 2011, representing a 17 per cent decline from the 6,062 units started across the Capital region in January through December of 2010. "Adequate new and resale inventories constrained new single-detached production throughout much of 2011," noted Richard Goatcher, CMHC's Senior Market Analyst for Edmonton.

Multi-family starts, which consist of semi-detached units, rows, and apartments, increased by 29 per cent year-over-year in December to 322 units. Stronger activity in the semi-detached and row segments compensated for a 57 per cent decrease in apartment starts compared with December 2010. For the year, multiple dwelling starts in 2011 totalled 4,315 units, for an 11 per cent increase from activity levels reported throughout the previous year. "Multi-family production in 2011 represented the best performance for the industry since 2007," noted Goatcher.

Housing starts across Alberta's seven largest centres totalled 1,865 units in December, representing a 47 per cent year-over-year increase. Both single-detached and multi-family starts rose from December 2010, increasing by 21 and 91 per cent, respectively. Stronger activity in Calgary, Edmonton, Wood Buffalo, and Grande Prairie helped to offset weaker performances in Lethbridge, Medicine Hat, and Red Deer.

As Canada's national housing agency, CMHC draws on more than 65 years of experience to help Canadians access a variety of quality, environmentally sustainable and affordable housing solutions. CMHC also provides reliable, impartial and up-to-date housing market reports, analysis and knowledge to support and assist consumers and the housing industry in making informed decisions.

For more information, visit www.cmhc.ca or call 1-800-668-2642. CMHC Market Analysis standard reports are also available free for download at www.cmhc.ca/housingmarketinformation.

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**Preliminary Housing Starts in Alberta
December 2011**

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Calgary CMA	465	333	39.6	505	153	--	970	486	99.6
Calgary City	342	270	26.7	471	140	--	813	410	98.3
Edmonton CMA	369	309	19.4	322	249	29.3	691	558	23.8
Edmonton City	251	177	41.8	267	148	80.4	518	325	59.4
Wood Buffalo CA	45	58	-22.4	21	0	--	66	58	13.8
Grande Prairie CA	33	33	0.0	4	2	--	37	35	5.7
Lethbridge CA	45	39	15.4	6	21	-71.4	51	60	-15.0
Medicine Hat CA	8	21	-61.9	2	2	0.0	10	23	-56.5
Red Deer CA	11	12	-8.3	29	39	-25.6	40	51	-21.6
Total	976	805	21.2	889	466	90.8	1,865	1,271	46.7

*Total consists of Calgary CMA, Edmonton CMA and the five CAs

October to December (Q4) 2011

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Brooks Town CA	11	6	83.3	4	2	--	15	8	87.5
Camrose CA	23	11	--	12	49	-75.5	35	60	-41.7
Canmore Town	2	1	--	9	0	--	11	1	--
Cold Lake CA	19	28	-32.1	6	6	0.0	25	34	-26.5
Lloydminster, AB (CA)	61	40	52.5	0	0	--	61	40	52.5
Lloyd., SK	21	13	61.5	39	20	95.0	60	33	81.8
Okotoks Town	53	56	-5.4	2	0	--	55	56	-1.8
Wetaskiwin CA	5	2	--	103	0	--	108	2	--
Bonnyville MD***	27	36	-25.0	4	0	--	31	36	-13.9
Clearwater County***	12	14	-14.3	0	0	--	12	14	-14.3
Foothills MD***	27	36	-25.0	0	0	--	27	36	-25.0
High River***	11	10	10.0	12	13	-7.7	23	23	0.0
Lacombe Town***	11	24	-54.2	9	8	12.5	20	32	-37.5
Lacombe County***	13	9	44.4	0	0	--	13	9	44.4
Mackenzie County***	15	12	25.0	7	0	--	22	12	83.3
Mountain View County***	10	11	-9.1	0	0	--	10	11	-9.1
Red Deer County***	19	9	--	0	0	--	19	9	--
Sylvan Lake***	25	11	--	4	0	--	29	11	--
Strathmore***	6	7	-14.3	32	4	--	38	11	--
Wetaskiwin County***	20	17	17.6	0	0	--	20	17	17.6
Yellowhead County***	11	21	-47.6	0	0	--	11	21	-47.6
Total	381	361	5.5	204	82	--	585	443	32.1

Canada



January to December 2011

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Calgary CMA	5,084	5,782	-12.1	4,208	3,480	20.9	9,292	9,262	0.3
Calgary City	3,883	4,345	-10.6	3,843	2,950	30.3	7,726	7,295	5.9
Edmonton CMA	5,017	6,062	-17.2	4,315	3,897	10.7	9,332	9,959	-6.3
Edmonton City	3,080	3,417	-9.9	3,055	2,693	13.4	6,135	6,110	0.4
Brooks Town CA	35	15	--	6	2	--	41	17	--
Camrose CA	63	68	-7.4	26	139	-81.3	89	207	-57.0
Canmore Town	2	16	-87.5	28	6	--	30	22	36.4
Wood Buffalo CA	530	567	-6.5	250	202	23.8	780	769	1.4
Cold Lake CA	92	88	4.5	8	12	-33.3	100	100	0.0
Grande Prairie CA	557	486	14.6	139	20	--	696	506	37.5
Lethbridge CA	491	554	-11.4	275	216	27.3	766	770	-0.5
Lloydminster, AB (CA)	195	135	44.4	8	26	-69.2	203	161	26.1
Lloyd., SK	79	60	31.7	147	32	--	226	92	--
Medicine Hat CA	130	247	-47.4	20	87	-77.0	150	334	-55.1
Okotoks Town	211	300	-29.7	6	12	-50.0	217	312	-30.4
Red Deer CA	295	353	-16.4	260	232	12.1	555	585	-5.1
Wetaskiwin CA	23	13	76.9	107	2	--	130	15	--
Bonnyville MD***	135	127	6.3	4	2	--	139	129	7.8
Clearwater County***	42	43	-2.3	0	0	--	42	43	-2.3
Foothills MD***	110	166	-33.7	0	0	--	110	166	-33.7
High River***	40	66	-39.4	37	27	37.0	77	93	-17.2
Lacombe Town***	66	122	-45.9	39	24	62.5	105	146	-28.1
Lacombe County***	60	31	93.5	0	0	--	60	31	93.5
Mackenzie County***	92	82	12.2	28	6	--	120	88	36.4
Mountain View County***	41	47	-12.8	0	0	--	41	47	-12.8
Red Deer County***	62	51	21.6	0	0	--	62	51	21.6
Sylvan Lake***	126	99	27.3	13	2	--	139	101	37.6
Strathmore***	27	35	-22.9	162	34	--	189	69	--
Wetaskiwin County***	73	57	28.1	0	0	--	73	57	28.1
Yellowhead County***	52	64	-18.8	0	0	--	52	64	-18.8
Alberta (10,000+)	13,651	15,676	-12.9	9,939	8,428	17.9	23,590	24,104	-2.1

Source: Market Analysis Centre, C.M.H.C.

-- % change equals or exceeds +/- 100%

*Total consists of selected centres with a population of 10,000 or more

*** New 10,000+ Centre in 2008

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