

RELEASE

FOR IMMEDIATE RELEASE**Edmonton housing starts continue to improve in December**

Edmonton, January 11, 2010 – Total housing starts in Greater Edmonton ended 2009 on a high note, with activity rising on a year-over-year basis for the sixth month in a row. According to preliminary figures released today by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 812 units in December compared with 324 units in December 2008. For all of 2009, housing starts totalled 6,317 units across Metro compared with 6,615 units recorded in 2008.

Single-detached starts in the Capital region amounted to 448 units in December, up substantially from the 194 units reported during December 2008. To the end of December, home builders poured foundations for 3,897 single-detached units, an increase of 49 per cent from the 2,613 units started during all of 2008. “With Edmonton’s economy expected to improve in 2010, look for continued gains in new single-detached activity in the months ahead,” noted Richard Goatcher, CMHC’s Senior Market Analyst based in Edmonton.

Multiple unit starts also picked up on year-over-year basis in December. Semi-detached, row, and apartment units totalled 364 units in December compared with 130 units in December 2008. Multiple starts increased to 1,046 units during the fourth quarter, representing an 82 per cent rise over the volumes witnessed during October to December 2008. Despite the gains in recent months, production in 2009 was down by 39.5 per cent to 2,420 units compared with 4,002 multiple dwelling starts tallied in all of 2008.

Housing starts in Alberta’s seven largest centres totalled 1,679 units in December, up by 73.5 per cent from the last month of 2008. Increased activity in Calgary, Edmonton, Wood Buffalo and Lethbridge countered declines in Grande Prairie, Medicine Hat and Red Deer.

As Canada’s national housing agency, CMHC draws on more than 60 years of experience to help Canadians access a variety of quality, environmentally sustainable and affordable homes. 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 vital 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 <http://www.cmhc.ca/housingmarketinformation>.

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For further information, please contact:

Richard Goatcher, Senior Market Analyst

Phone: (780) 423-8729

e-mail: rgoatche@cmhc.ca

Canada Mortgage and Housing Corporation, Edmonton Office

**Preliminary Housing Starts in Alberta
December 2009**

	Single-Detached			Multiple-Family			Total		
	2009	2008	%	2009	2008	%	2009	2008	%
Calgary CMA	559	283	97.5	98	120	-18.3	657	403	63.0
Calgary City	452	212	--	92	118	-22.0	544	330	64.8
Edmonton CMA	448	194	--	364	130	--	812	324	--
Edmonton City	274	106	--	324	84	--	598	190	--
Wood Buffalo CA	30	35	-14.3	24	2	--	54	37	45.9
Grande Prairie CA	25	49	-49.0	0	0	--	25	49	-49.0
Lethbridge CA	65	42	54.8	27	6	--	92	48	91.7
Medicine Hat CA	13	15	-13.3	2	50	-96.0	15	65	-76.9
Red Deer CA	22	42	-47.6	2	0	--	24	42	-42.9
Total	1,162	660	76.1	517	308	67.9	1,679	968	73.5

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

October to December (Q4) 2009

	Single-Detached			Multiple-Family			Total		
	2009	2008	%	2009	2008	%	2009	2008	%
Brooks Town CA	18	12	50.0	2	0	--	20	12	66.7
Camrose CA	21	17	23.5	71	12	--	92	29	--
Canmore Town	4	1	--	0	2	--	4	3	33.3
Cold Lake CA	26	18	44.4	0	0	--	26	18	44.4
Lloydminster, AB (CA)	23	36	-36.1	0	87	--	23	123	-81.3
Lloyd., SK	6	8	-25.0	0	120	--	6	128	-95.3
Okotoks Town	71	16	--	2	3	-33.3	73	19	--
Wetaskiwin CA	10	8	25.0	4	0	--	14	8	75.0
Bonnyville MD***	26	31	-16.1	0	0	--	26	31	-16.1
Clearwater County***	20	21	-4.8	0	0	--	20	21	-4.8
Foothills MD***	50	27	85.2	0	0	--	50	27	85.2
High River***	21	20	5.0	0	27	--	21	47	-55.3
Lacombe Town***	11	23	-52.2	0	12	--	11	35	-68.6
Lacombe County***	9	10	-10.0	0	0	--	9	10	-10.0
Mackenzie County***	2	4	-50.0	0	0	--	2	4	-50.0
Mountain View County***	5	27	-81.5	0	0	--	5	27	-81.5
Red Deer County***	38	13	--	0	0	--	38	13	--
Sylvan Lake***	21	24	-12.5	5	6	-16.7	26	30	-13.3
Strathmore***	9	5	80.0	0	0	--	9	5	80.0
Wetaskiwin County***	34	11	--	0	0	--	34	11	--
Yellowhead County***	25	28	-10.7	0	0	--	25	28	-10.7
Total	444	352	26.1	84	149	-43.6	528	501	5.4

Canada



January to December 2009

	Single-Detached			Multiple-Family			Total		
	2009	2008	%	2009	2008	%	2009	2008	%
Calgary CMA	4,775	4,387	8.8	1,543	7,051	-78.1	6,318	11,438	-44.8
Calgary City	3,709	3,274	13.3	1,244	6,332	-80.4	4,953	9,606	-48.4
Edmonton CMA	3,897	2,613	49.1	2,420	4,002	-39.5	6,317	6,615	-4.5
Edmonton City	2,206	1,220	80.8	1,705	2,759	-38.2	3,911	3,979	-1.7
Brooks Town CA	42	76	-44.7	50	7	--	92	83	10.8
Camrose CA	76	108	-29.6	85	48	77.1	161	156	3.2
Canmore Town	11	18	-38.9	6	251	-97.6	17	269	-93.7
Wood Buffalo CA	474	681	-30.4	614	811	-24.3	1,088	1,492	-27.1
Cold Lake CA	61	52	17.3	36	22	63.6	97	74	31.1
Grande Prairie CA	524	653	-19.8	62	357	-82.6	586	1,010	-42.0
Lethbridge CA	612	760	-19.5	295	153	92.8	907	913	-0.7
Lloydminster, AB (CA)	69	136	-49.3	3	87	-96.6	72	223	-67.7
Lloyd., SK	27	60	-55.0	0	158	--	27	218	-87.6
Medicine Hat CA	156	398	-60.8	131	237	-44.7	287	635	-54.8
Okotoks Town	262	202	29.7	18	66	-72.7	280	268	4.5
Red Deer CA	333	367	-9.3	164	205	-20.0	497	572	-13.1
Wetaskiwin CA	31	35	-11.4	9	56	-83.9	40	91	-56.0
Bonnyville MD***	101	109	-7.3	0	0	--	101	109	-7.3
Clearwater County***	93	85	9.4	0	0	--	93	85	9.4
Foothills MD***	135	148	-8.8	0	0	--	135	148	-8.8
High River***	64	74	-13.5	0	79	--	64	153	-58.2
Lacombe Town***	52	77	-32.5	3	49	-93.9	55	126	-56.3
Lacombe County***	64	52	23.1	0	0	--	64	52	23.1
Mackenzie County***	47	56	-16.1	0	0	--	47	56	-16.1
Mountain View County***	46	117	-60.7	2	0	--	48	117	-59.0
Red Deer County***	92	76	21.1	0	4	--	92	80	15.0
Sylvan Lake***	67	107	-37.4	12	216	-94.4	79	323	-75.5
Strathmore***	33	68	-51.5	35	86	-59.3	68	154	-55.8
Wetaskiwin County***	52	73	-28.8	0	0	--	52	73	-28.8
Yellowhead County***	87	78	11.5	0	2	--	87	80	8.8
Alberta (10,000+)	12,256	11,606	5.6	5,488	13,789	-60.2	17,744	25,395	-30.1

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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