

RELEASE

FOR IMMEDIATE RELEASE**Edmonton year-to-date housing starts surpass 2009's annual production**

Edmonton, August 10, 2010 – According to preliminary figures released today by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Edmonton Census Metropolitan Area (CMA) continued to outperform the previous year. Housing starts in Greater Edmonton totalled 949 units in July, up from 451 units in July 2009. This represents the 13th consecutive month of year-over-year gains in new home construction. To the end of July, local builders have started 6,328 housing units, up from 2,363 during the corresponding period last year and surpassing all of 2009's annual production.

Local builders started 610 single-detached units last month, representing a 123 per cent increase from the 273 units started in July 2009. "While impressive, July's year-over-year gain was less pronounced than the 185 per cent increase to the end of June," noted Richard Goatcher, CMHC's Senior Market Analyst for Edmonton. "In the latter half of the year, the single-detached sector will be competing with comparatively stronger numbers from the second half of 2009," he noted. After seven months, construction began on 3,799 single-detached units, 173 per cent higher than the 1,390 starts reported one year earlier.

Multi-family housing starts, which consist of semi-detached units, rows, and apartments, totalled 339 units last month, 90 per cent higher than the 178 units started in July 2009. After seven months, multi-family starts reached 2,529 units, up from the 973 units started from January to July of last year. "With a 315 per cent year-over-year gain to the end of July, apartments have recorded the largest increase among multi-family units thus far," noted Goatcher. "However, with apartment inventories still elevated by historical standards, apartment starts will likely dissipate over the balance of the year," he added.

Housing starts across Alberta's seven largest centres totalled 2,348 units last month, compared to 1,454 starts in July 2009. Edmonton posted the largest year-over-year gain among the province's largest centres. Lethbridge and Red Deer were the only centres to report a year-over-year decline.

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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**Preliminary Housing Starts in Alberta
July 2010**

	Single-Detached			Multiple-Family			Total		
	2010	2009	%	2010	2009	%	2010	2009	%
Calgary CMA	602	501	20.2	564	254	--	1,166	755	54.4
Calgary City	474	373	27.1	471	213	--	945	586	61.3
Edmonton CMA	610	273	--	339	178	90.4	949	451	--
Edmonton City	344	102	--	171	133	28.6	515	235	--
Wood Buffalo CA	47	27	74.1	6	0	--	53	27	96.3
Grande Prairie CA	58	52	11.5	4	4	0.0	62	56	10.7
Lethbridge CA	40	62	-35.5	14	47	-70.2	54	109	-50.5
Medicine Hat CA	22	9	--	0	4	--	22	13	69.2
Red Deer CA	26	37	-29.7	16	6	--	42	43	-2.3
Total*	1,405	961	46.2	943	493	91.3	2,348	1,454	61.5

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

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

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

January to July 2010

	Single-Detached			Multiple-Family			Total		
	2010	2009	%	2010	2009	%	2010	2009	%
Calgary CMA	3,937	2,050	92.0	1,846	686	--	5,783	2,736	--
Calgary City	3,064	1,537	99.3	1,508	523	--	4,572	2,060	--
Edmonton CMA	3,799	1,390	--	2,529	973	--	6,328	2,363	--
Edmonton City	2,159	674	--	1,842	650	--	4,001	1,324	--
Wood Buffalo CA	259	206	25.7	69	380	-81.8	328	586	-44.0
Grande Prairie CA	303	207	46.4	6	30	-80.0	309	237	30.4
Lethbridge CA	324	294	10.2	85	99	-14.1	409	393	4.1
Medicine Hat CA	149	80	86.3	20	73	-72.6	169	153	10.5
Red Deer CA	243	147	65.3	156	56	--	399	203	96.6
Total*	9,014	4,374	--	4,711	2,297	--	13,725	6,671	--

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

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

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

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