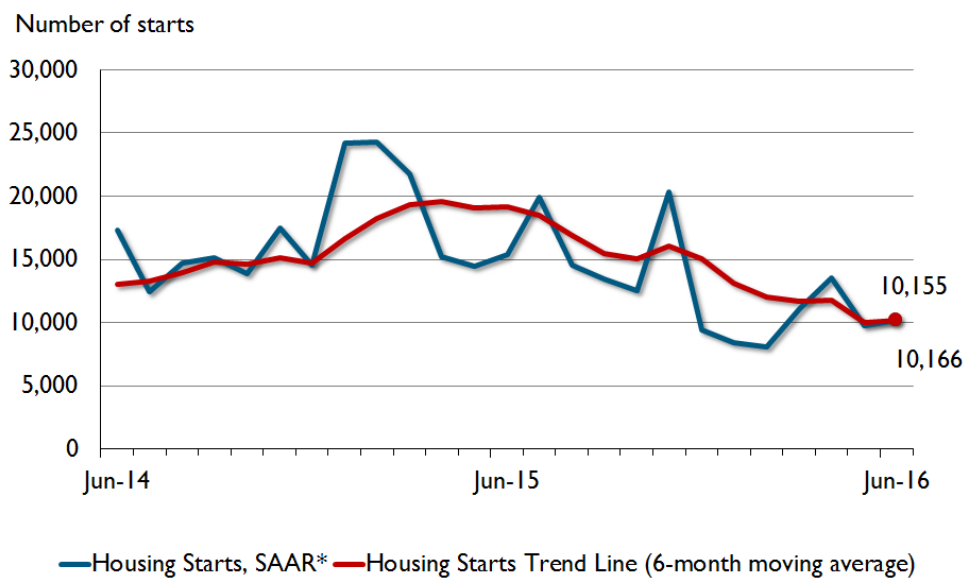


Edmonton CMA Housing Starts



* SAAR: Seasonally Adjusted Annual Rate

| Preliminary Housing Start Data June 2016 | | |
|---|-----------|-----------|
| Edmonton CMA ¹ | May 2016 | June 2016 |
| <i>Trend</i> ² | 10,046 | 10,166 |
| SAAR | 9,733 | 10,155 |
| | June 2015 | June 2016 |
| Actual | | |
| June - Single-detached | 553 | 335 |
| June - Multiples | 784 | 541 |
| June - Total | 1,337 | 876 |
| January to June - Single-detached | 3,020 | 1,879 |
| January to June - Multiples | 6,321 | 3,058 |
| January to June - Total | 9,341 | 4,937 |

Source: CMHC

¹Census Metropolitan Area

²The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR). By removing seasonal ups and downs, seasonal adjustment allows for comparison of adjacent months and quarters. The monthly and quarterly SAAR and trend figures indicate the annual level of starts that would be obtained if the same pace of monthly or quarterly construction activity was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Detailed data available upon request

**Alberta Preliminary Actual Housing Starts
June / 2015 - 2016**

| Urban Centres | | Singles | | Multiples | | Total | |
|------------------------|---------------------------|--------------|------------|--------------|--------------|--------------|--------------|
| | | 2015 | 2016 | 2015 | 2016 | 2015 | 2016 |
| Centres 100,000+ | Calgary CMA | 300 | 339 | 1,316 | 491 | 1,616 | 830 |
| | Calgary City | 172 | 264 | 1,058 | 396 | 1,230 | 660 |
| | Edmonton CMA | 553 | 335 | 784 | 541 | 1,337 | 876 |
| | Edmonton City | 395 | 218 | 641 | 439 | 1,036 | 657 |
| Centres 50,000-99,999 | Grande Prairie CA | 5 | 2 | 6 | 2 | 11 | 4 |
| | Lethbridge CA | 65 | 33 | 74 | 8 | 139 | 41 |
| | Medicine Hat CA | 14 | 8 | 4 | 2 | 18 | 10 |
| | Red Deer CA | 17 | 12 | 2 | 18 | 19 | 30 |
| | Wood Buffalo CA | -- | -- | -- | -- | -- | -- |
| Centres 10,000+ | Total Urban Starts | 1,130 | 844 | 2,224 | 1,103 | 3,354 | 1,947 |

**Alberta Preliminary Actual Housing Starts
Year-to-Date / 2015 - 2016**

| Urban Centres | | Singles | | Multiples | | Total | |
|------------------------|---------------------------|--------------|--------------|---------------|--------------|---------------|---------------|
| | | 2015 | 2016 | 2015 | 2016 | 2015 | 2016 |
| Centres 100,000+ | Calgary CMA | 2,161 | 1,466 | 4,467 | 2,394 | 6,628 | 3,860 |
| | Calgary City | 1,426 | 1,068 | 3,607 | 2,050 | 5,033 | 3,118 |
| | Edmonton CMA | 3,020 | 1,879 | 6,321 | 3,058 | 9,341 | 4,937 |
| | Edmonton City | 2,140 | 1,378 | 5,515 | 2,039 | 7,655 | 3,417 |
| Centres 50,000-99,999 | Grande Prairie CA | 46 | 37 | 30 | 93 | 76 | 130 |
| | Lethbridge CA | 253 | 223 | 202 | 84 | 455 | 307 |
| | Medicine Hat CA | 80 | 53 | 20 | 12 | 100 | 65 |
| | Red Deer CA | 130 | 57 | 258 | 187 | 388 | 244 |
| | Wood Buffalo CA | 42 | 7 | 103 | 6 | 145 | 13 |
| Centres 10,000+ | Total Urban Starts | 6,589 | 4,317 | 11,688 | 6,125 | 18,277 | 10,442 |

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 / 2015 - 2016**

| Urban Centres | | Singles | | Multiples | | Total | |
|------------------------------|------------------------|------------|------------|------------|------------|------------|------------|
| | | 2015 | 2016 | 2015 | 2016 | 2015 | 2016 |
| Centres 10,000-49,999 | Bonnyville MD | 16 | 12 | -- | -- | 16 | 12 |
| | Brooks CA | 13 | 17 | -- | -- | 13 | 17 |
| | Camrose CA | 9 | 13 | 14 | 26 | 23 | 39 |
| | Canmore CA | 1 | 3 | 27 | 21 | 28 | 24 |
| | Clearwater County | 26 | 13 | -- | -- | 26 | 13 |
| | Cold Lake CA | 2 | 11 | -- | -- | 2 | 11 |
| | Foothills MD | 32 | 27 | 8 | 2 | 40 | 29 |
| | *Grande Prairie County | 90 | 27 | 12 | 2 | 102 | 29 |
| | High River CA | 7 | 14 | 2 | -- | 9 | 14 |
| | *Lac Ste. Anne County | 32 | 22 | -- | -- | 32 | 22 |
| | Lacombe CA | 13 | 11 | 16 | 4 | 29 | 15 |
| | Lacombe County | 25 | 11 | -- | -- | 25 | 11 |
| | Lloydminster CA | 28 | 12 | 9 | -- | 37 | 12 |
| | Lloydminster (AB) | 21 | 10 | -- | -- | 21 | 10 |
| | Lloydminster (SK) | 7 | 2 | 9 | -- | 16 | 2 |
| | Mackenzie County SM | 50 | 34 | 2 | 6 | 52 | 40 |
| | Mountain View County | 8 | 14 | -- | -- | 8 | 14 |
| | Okotoks CA | 55 | 27 | -- | 2 | 55 | 29 |
| | Red Deer County | 19 | 22 | -- | -- | 19 | 22 |
| | Strathmore CA | 19 | 10 | 17 | 16 | 36 | 26 |
| | Sylvan Lake CA | 28 | 17 | 8 | 27 | 36 | 44 |
| | Wetaskiwin CA | 3 | 1 | -- | 13 | 3 | 14 |
| | Wetaskiwin County | 23 | 14 | -- | -- | 23 | 14 |
| | Yellowhead County | 16 | 10 | -- | -- | 16 | 10 |
| Centres 10,000-49,999 | Total | 508 | 340 | 106 | 119 | 614 | 459 |

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 / 2015 - 2016**

| Urban Centres | | Singles | | Multiples | | Total | |
|------------------------------|------------------------|------------|------------|------------|------------|--------------|------------|
| | | 2015 | 2016 | 2015 | 2016 | 2015 | 2016 |
| Centres 10,000-49,999 | Bonnyville MD | 28 | 18 | -- | -- | 28 | 18 |
| | Brooks CA | 17 | 22 | 14 | -- | 31 | 22 |
| | Camrose CA | 23 | 28 | 30 | 34 | 53 | 62 |
| | Canmore CA | 1 | 3 | 63 | 35 | 64 | 38 |
| | Clearwater County | 32 | 24 | -- | -- | 32 | 24 |
| | Cold Lake CA | 22 | 11 | 60 | -- | 82 | 11 |
| | Foothills MD | 61 | 51 | 12 | 2 | 73 | 53 |
| | *Grande Prairie County | 149 | 45 | 12 | 84 | 161 | 129 |
| | High River CA | 17 | 18 | 2 | -- | 19 | 18 |
| | *Lac Ste. Anne County | 36 | 35 | -- | -- | 36 | 35 |
| | Lacombe CA | 24 | 21 | 16 | 4 | 40 | 25 |
| | Lacombe County | 33 | 16 | -- | -- | 33 | 16 |
| | Lloydminster CA | 47 | 29 | 9 | 4 | 56 | 33 |
| | Lloydminster (AB) | 35 | 21 | -- | -- | 35 | 21 |
| | Lloydminster (SK) | 12 | 8 | 9 | 4 | 21 | 12 |
| | Mackenzie County SM | 75 | 38 | 6 | 6 | 81 | 44 |
| | Mountain View County | 12 | 17 | -- | -- | 12 | 17 |
| | Okotoks CA | 113 | 59 | 16 | 10 | 129 | 69 |
| | Red Deer County | 29 | 31 | -- | -- | 29 | 31 |
| | Strathmore CA | 27 | 31 | 31 | 44 | 58 | 75 |
| | Sylvan Lake CA | 64 | 37 | 25 | 59 | 89 | 96 |
| | Wetaskiwin CA | 7 | 7 | -- | 13 | 7 | 20 |
| | Wetaskiwin County | 27 | 27 | -- | -- | 27 | 27 |
| | Yellowhead County | 25 | 35 | -- | -- | 25 | 35 |
| Centres 10,000-49,999 | Total | 857 | 595 | 287 | 291 | 1,144 | 886 |

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.