

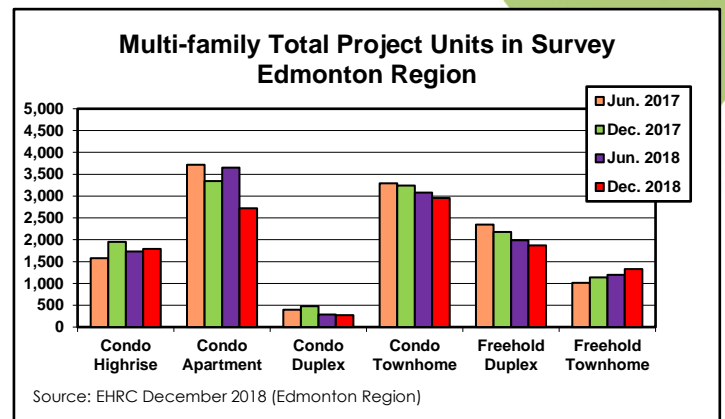
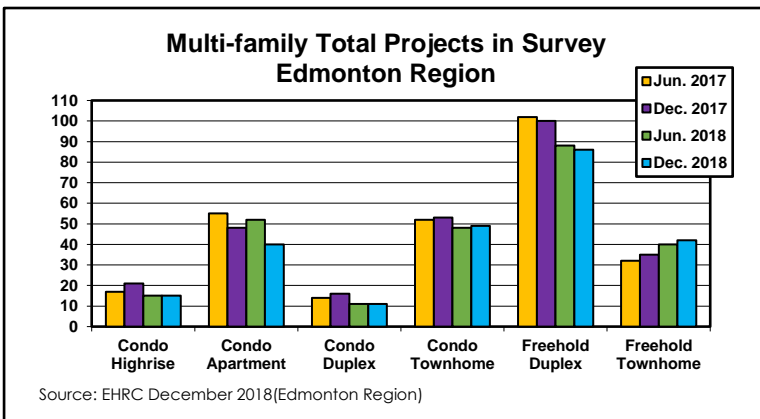
## Edmonton & Region Multi-Family Report December 31, 2018

Volume 3, Issue 13

EHRC's semi-annual **Edmonton Multi-Family Report** provides a comprehensive overview of new multiple dwelling activity across the Capital region. This report highlights the results of an extensive EHRC survey of new multi-family projects currently being marketed in the Edmonton area. The survey includes high-rise (concrete) and medium/low-rise apartments, townhomes and duplex condominiums as well as freehold semi-detached (duplex) and townhomes.

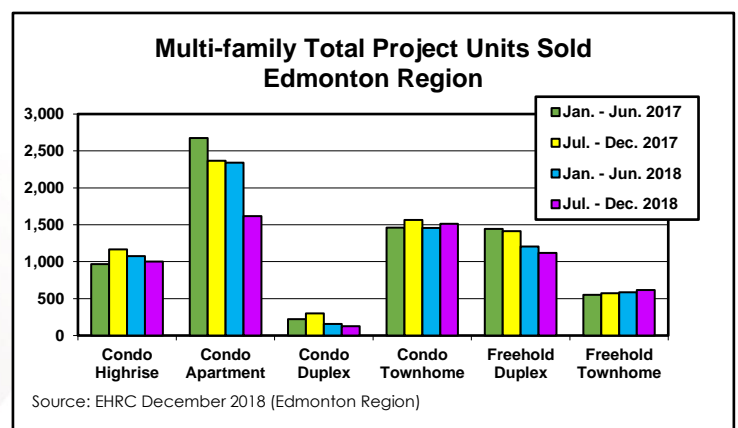
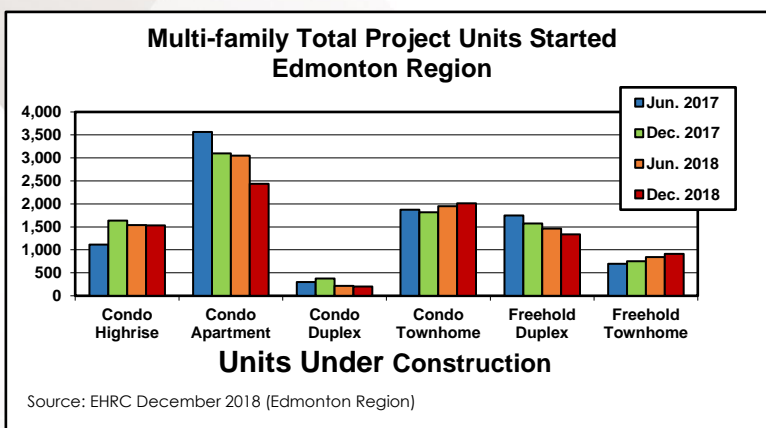
**Survey Coverage:**

- EHRC's latest survey covered the period July 1 to December 31, 2018. It examined 10,932 multi-family units found in 243 projects.
- The survey a year prior, covering the last 6 months of 2017, looked at 11,935 units located in 254 projects. In the last half of 2017, our survey reviewed 273 projects.



**Project Units Started and Sold:**

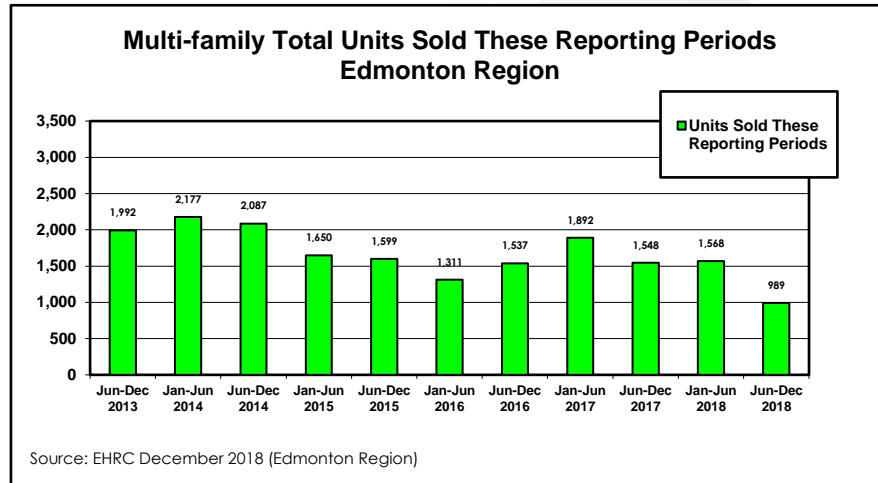
- Of the project units in the survey, 8,430 (77%) had started construction while the remaining 2,502 (23%) units were pending construction but in the active marketing phase.
- At the end of December - 6,033 units (55%) of the total project units in our survey had been sold. The remaining 4,929 units (45%) were considered inventory.



## Edmonton & Region Multi-Family Report December 31, 2018

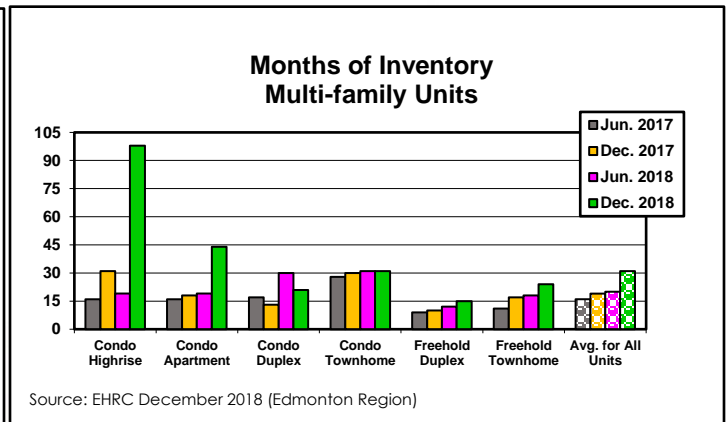
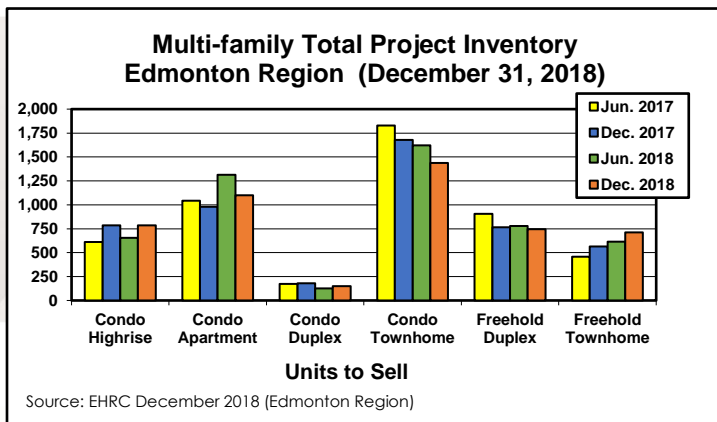
### Project Units Sales in Reporting Period

- During the last 6 months of 2018, there were 989 project unit sales reported, down 37% from the first half of the year and down by a similar margin from the same time in 2017.
- Freehold duplexes made up the largest proportion of sales (29%), followed by condo townhomes (28%).



### Inventory: (Units to Sell):

- The inventory of multi-family dwellings to sell amounted to 4,929 units at the end of December, down 3.5% from the 5,107 unsold units at mid-year and largely unchanged from the 4,955 units of standing inventory at the end of 2017.
- Condo townhomes represented 29% of the December inventory while low/medium-rise condo apartments accounted for 22% of the unsold stock. High-rise condo apartments and freehold duplexes each accounted for 16% and 15% of inventory, respectively, and this was unchanged from a year prior.



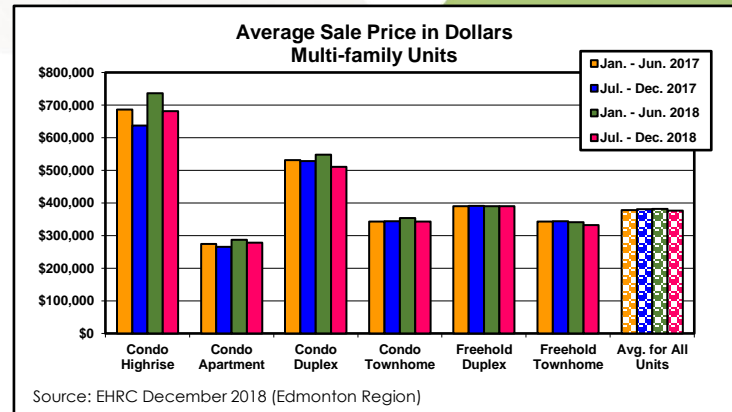
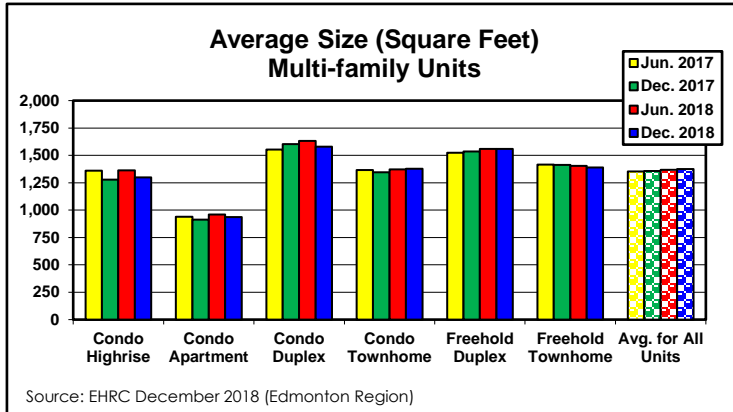
### Months of Inventory

- The Edmonton Region's new multi-family market contained 30 months of total inventory at the end of 2018, up 50% from 20 months at mid-year. Total inventory amounted to 19 months in December 2017.
- Months of inventory have increased largely due to declining absorption rates, particularly for high-rise and medium/low-rise condo apartments.
- EHRC converts inventory into months by comparing the number of units unsold against the absorptions per month.

## Edmonton & Region Multi-Family Report December 31, 2018

### Unit Size:

- The average unit size for all multi-family dwellings combined in the December 2018 survey was 1,375 square feet, up slightly from 1,368 square feet during the first half of 2018 and 1,357 in the same period of 2017.
- At 1,579 square feet, condo duplexes were the largest units in the survey but this was down 3.2% from the first half of the year.
- Low/medium-rise condo apartments remained the smallest unit type in the survey, at 935 square feet, and this was down 2.6% from the preceding survey.

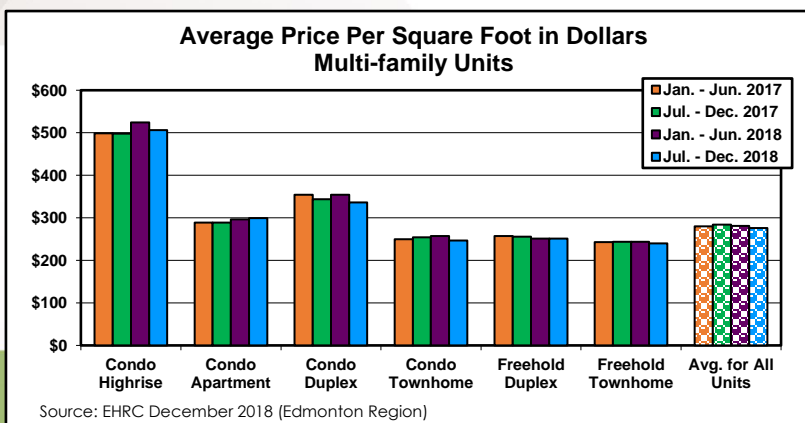


### Unit Price:

- The average sale price for all units combined during the second half of 2018 was \$375,902, down 1.5% from the first half of the year and down 1.3% from the average price reported during July to December 2017.
- Condo high-rise units remained the most expensive type of unit, but the average was down 7.5% from the previous 6 months to \$681,504. However, some of this price reduction was due to declining average unit size.
- Low/medium-rise condo apartments were once again the lowest-priced option for buyers, with an average sale price of \$278,186, down 3.3% from the average reported in the first half of 2018.

### Unit Price/Square Foot

- On a per square foot basis, the average sale price for a new multi-family unit in Greater Edmonton stood at \$276 during the last 6 months of 2018, down 1.8% from the first half of the year and off by 2.8% from the same time in 2017.

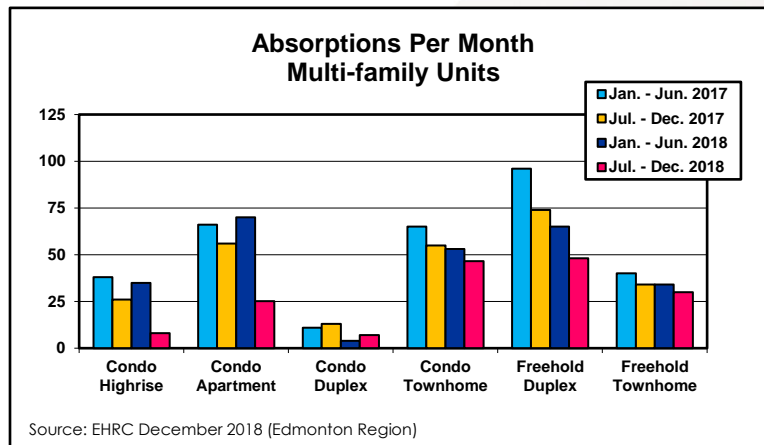


- Concrete high-rise apartments remained the most expensive unit type (Dollar per sq. ft. basis) at \$506, down 3.4% from the first half of 2018.
- Freehold townhomes continued to be the most affordable option (Dollar per sq. ft. basis) during the second half of 2018 at \$240, down by 1.6% from the previous 2 surveys.

## Edmonton & Region Multi-Family Report December 31, 2018


### Absorption Rates:

- The absorption rate for all unit types combined during the second half of 2018 averaged 165 units per month, down almost 37% from the first half of the year.
- The only unit type showing an increase from the first half was condo duplexes but sales activity in the first half of the year was very low.
- The largest declines in absorption rates compared with the first half of the year occurred in condo high-rise units (-77%) and low/medium-rise condo apartments (-64%).



## Edmonton Housing Research Corporation Multi-Family Summary Overall Report July 1, 2018 to December 31, 2018

December 31, 2018

 EDMONTON HOUSING RESEARCH CORPORATION	Condo Highrise	Condo Apartments	Condo Duplex	Condo Townhomes	Freehold Duplex	Freehold Townhomes	Totals
<b>Number of Projects</b>	15	40	11	49	86	42	<b>243</b>
<b>Total Number of Project Units</b>	1,790	2,718	274	2,953	1,867	1,330	<b>10,932</b>
<b>Total Number of Project Units Started</b>	1,531	2,437	201	2,012	1,335	914	<b>8,430</b>
<b>Total Number of Project Units Sold</b>	1,004	1,619	126	1,515	1,121	618	<b>6,003</b>
<b>Number of Project Units to Sell</b>	786	1,099	148	1,438	746	712	<b>4,929</b>
<b>Total Number of Project Units Sold - Jul - Dec 2018</b>	48	151	42	279	289	180	<b>989</b>
<b>Average Sq. Ft.</b>	1,300	935	1,579	1,377	1,560	1,388	<b>1,375</b>
<b>Average Price</b>	\$681,504	\$278,186	\$510,299	\$343,372	\$390,494	\$332,693	<b>\$375,902</b>
<b>Average Price / Sq. Ft.</b>	\$506	\$299	\$336	\$247	\$251	\$240	<b>\$276</b>
<b>Age in Month</b>	41	36	28	35	25	24	<b>30</b>
<b>Absorptions per Month - Jul - Dec 2018</b>	8.00	25.17	7.00	46.50	48.16	30.00	<b>164.83</b>
<b>Inventory in Months</b>	98	44	21	31	15	24	<b>30</b>
-----							
<b>No. of units sold x Av Price</b>	\$684,229,743	\$450,383,368	\$64,297,636	\$520,209,143	\$437,743,620	\$205,604,346	<b>\$2,256,537,994</b>
<b>No. of units sold x Av Sq. Ft.</b>	1,305,274	1,513,528	198,951	2,085,448	1,748,456	857,727	<b>8,254,568</b>
<b>No. of units to sell x Av Sq. Ft.</b>	1,021,858	1,027,404	233,688	1,979,455	1,163,558	988,191	<b>6,777,739</b>
<b>No. of units to sell x Av Price</b>	\$535,661,930	\$305,726,573	\$75,524,208	\$493,769,471	\$291,308,421	\$236,877,499	<b>\$1,852,819,552</b>
<b>Total No. of units x Av Price</b>	\$1,219,891,672	\$756,109,940	\$139,821,844	\$1,013,978,614	\$729,052,041	\$442,481,845	<b>\$4,109,357,546</b>

**Detailed Geographies Available:** This report provides an overview of the results of the EHRC semi-annual multi-family survey. Each component (project type) of the survey is available as a separate statistical report (Excel tables) providing detailed project-specific data rolled-up by City Sector. Contact our office for further information on these and other EHRC information products at 780-486-1929 or email [dave@edmhrc.ca](mailto:dave@edmhrc.ca)

© Edmonton Housing Research Corporation December 2018