

EHRC
Lot and Housing Survey
Volume 30, Survey 1
March 31, 2010

Prepared for The Land Development and House Building Industry
by

Edmonton Housing Research Corporation

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LOT AND HOUSING SURVEY

Volume 30, Survey 1

March 31, 2010

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and House Building Industry

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or

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EHRC

April 30, 2010

Dear Ms, Sir,

Re: Lot and Housing Survey,
March 31, 2010
Volume 30, Survey No. 1

We are pleased to submit to you our Survey No. 1, Volume 30.

The total number of homes occupied since January 1, 2010 is as follows:

<u>Period</u>	<u>City of Edmonton</u>		<u>Edmonton Region</u>	
First Quarter 2010	693	homes	370	homes
	Total	693	370	homes

There were a total of 1063 homes occupied this quarter.

Previous 5 years:

2009	512	Homes	363	Homes
2008	726	“	437	“
2007	957	“	545	“
2006	886	“	375	“
2005	812	”	380	“

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The total number of housing starts since January 1, 2010 is as follows:

<u>Period</u>	<u>City of Edmonton</u>		<u>Edmonton Region</u> *	
First Quarter 2010	1056	starts	539	starts
Total	1056	starts	539	starts

* includes St. Albert and Sherwood Park

There were a total of 1,595 housing starts this quarter.

Housing starts previous 5 years:

	<u>City of Edmonton</u>		<u>Edmonton Region</u>	
2009	174	Starts	159	Starts
2008	219	“	234	“
2007	928	“	828	“
2006	1258	“	650	“
2005	1108	“	478	“

New housing starts are expected to be between 5,000 and 5,500 starts during 2010.

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Starts in St. Albert and Sherwood Park:

<u>Period</u>	<u>St. Albert</u>		<u>Sherwood Park</u>	
First Quarter 2010	56	starts	133	starts
Total	56	starts	133	starts

There were a total of 189 housing starts in St Albert and Sherwood Park this quarter.

Housing starts previous 5 years:

2009	12	Starts	36	Starts
2008	11	“	53	“
2007	75	“	178	“
2006	83	“	220	“
2005	73	“	173	“

Housing starts in St. Albert have increased to date this year but are not at the level of previous years, due to the continued lack of affordable housing.

Sherwood Park is getting momentum with most of all house construction taken place in Lakeland Ridge, Aspen Trails and Summerwood.

Foxboro in the southeast will be completed in 2011 and Regency in 2010.

If you have any further questions, please contact our office.

Sincerely,



D. F. LaRose
DFL:tp

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HOUSING FORECAST

The following table shows the December 31, 2009 and March 31, 2010 survey of “spec” homes for sale, including show homes.

(Only clearly identified homes for sale are included in the tables)

<u>Location</u>	<u>For sale sign on construction site</u>			
	Dec. Survey <u>2009</u>	March Survey <u>2010</u>	From Dec. 2009 Increase <u>(decrease)</u>	March <u>2009</u>
The Meadows	82	42	(40)	66
Ellerslie – Summerside	100	86	(14)	113
Clareview	16	3	(13)	11
Lake District – Pilot Sound	74	68	(6)	134
Castle Downs	28	12	(16)	52
Lewis Estates	5	6	1	24
The Grange	36	44	8	48
West Jasper Place	8	12	4	13
Riverbend	54	44	(10)	126
Windermere	52	53	1	46
Southbrook – Heritage Valley	30	31	1	51
Total	485	401	(84)	684
Leduc	68	57	(11)	134
Spruce Grove	44	47	3	86
Stony Plain	35	23	(12)	58
St. Albert	53	56	3	63
Fort Saskatchewan	63	82	19	100
Beaumont	33	46	13	88
Morinville	39	30	(9)	66
Sherwood Park	87	109	22	120
Gibbons	10	12	2	25
Total	432	462	30	740
Total City and Region	917	863	(54)	1424

Total March 2009 – 1424 units – decrease March 2010 - 561 units or 39.39%.

Decrease from December 2009 - 54 units or 9.41%

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The following table shows housing starts as it relates to our March 2010 survey and the comparison with March 31, 2009.

<u>Location</u>	<u>No. of Housing Starts</u>		<u>Increase (decrease) 2009</u>
	<u>March 2010</u>	<u>March 2009</u>	
The Meadows	144	24	120
Ellerslie	89	21	68
Summerside	93	19	74
Clareview	17	1	16
Lake District	43	7	36
Pilot Sound – Brintnell	75	9	66
Castle Downs – Palisades	46	8	38
Lewis Estates	66	18	48
The Grange	80	23	57
West Jasper Place	43	5	38
Riverbend	132	11	121
Windermere	150	10	140
Heritage Valley – Southbrook	78	18	60
Total	1056	174	882
Leduc	67	24	43
Spruce Grove	74	22	52
Stony Plain	30	21	9
St. Albert	56	12	44
Sherwood Park	133	36	97
Fort Saskatchewan	77	25	52
Beaumont	63	9	54
Morinville	33	9	24
Gibbons	5	1	4
Total	538	159	379
Total City and Region	1594	333	1261

Increase in starts compared with March 2009 – 1261 units – 378 %

City of Edmonton	Increase	882 units – 507%
Region	Increase	379 units – 238%

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“Spec” Housing

The available “spec” housing level has decreased slightly in the City of Edmonton and the Region compared with September 2009.

The “spec” home inventory decreased by 6.6% and as a result of this decline it is expected that builders will continue to build “spec” housing to meet the need for more immediate possessions.

Housing Demand

There were 1,063 homes occupied in the first quarter of 2010. The remainder of 2010 should see similar occupancies given the current inventory levels, expected “spec” housing construction and the new lots to be serviced in 2010.

Housing starts

Housing starts could to reach 5,000 to possible 5,500 starts in 2010.

Lot prices

Lot pricing stabilized during the spring and summer of 2009. It is expected that lot prices will increase slightly in 2010.

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MULTIPLE HOUSING

The following pages show the present status of the semi detached housing and low rise condo projects in the City of Edmonton and the Region.

SEMI-DETACHED HOUSING – FIRST QUARTER 2010

	<u>Starts</u>	<u>Occupied</u>
City of Edmonton	271	186
The Region	102	81
Total	373	267
Starts 2009	86	133
Increase (Decrease) 2010	287	134

LOW RISE CONDO PROJECTS – FIRST QUARTER 2010 (Bare land condo and multiple units)

	<u>Starts</u>	<u>Occupied</u>
City of Edmonton	51	47
The Region	7	19
Total	58	66
Grand Total	431	333
Activity 2009	124	324

There are presently 900 semi detached units and 1022 low rise condo units completed or under construction for a total of 1922 units.

There are also at least 1180 vacant lots available at this time.

Edmonton Housing Research Corporation

SEMI DETACHED - HOUSING

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	Remarks
RUTHERFORD	0	17	24	8	0	0	2009 - Aspen Village - Rohit
	0	2	18	4	0	0	2006 - Aspen Village - Jayman - Pacesetter
	0	2	17	11	6	0	2007 - Pacesetter
	12	0	0	0	12	12	2008 - Qualico
	4	6	6	4	4	18	2008 - Alberta Ltd. - Callaghan
RIVERBEND	0	4	44	0	0	0	Whitemud Oaks - 2005 - Best Comm.
	1	12	27	9	3	0	Whitemud Oaks - 2008 - Best Comm.
	0	4	12	4	2	4	Magrath - 2007 - Managen
	0	6	6	14	0	0	Terwillegar Towne - 2007 - Carma, Rohit
	0	0	5	3	0	0	Terwillegar Towne - Rohit - 2008 - The Village
THE GRANGE	8	9	50	8	8	2	Parkland - 2007 - Hawthorne
	36	2	2	8	36	38	Parkland - 2007 - Hawthorne
	0	22	105	5	0	0	Hamptons - 2007 - MacLacklan & Mitchell - Greenboro
	0	16	34	0	0	0	Southampton - 2008 - MacLacklan & Mitchell
	2	0	0	0	2	34	Hamptons - 2008 - Delcon
LAKE DISTRICT	0	0	0	0	4	0	Klarvatten - 2009 - Reid
	24	6	9	11	30	0	Eaux Claire - 2009 - Lenaco, Reid, Encore
ELLERSLIE	2	2	56	2	0	2	MLC - 2006 - Lincolnberg
	10	2	20	2	16	0	United - 2007 - Best Comm.
	0	0	0	0	0	22	United - 2009
THE MEADOWS	0	2	14	0	0	0	Silverberry - 2006 - Jayman
	8	3	33	5	8	2	Laurel - 2008 - Coventry, Look Homes
	0	2	14	2	0	0	Silverberry - 2008 - Qualico
	14	1	1	14	20	2	Laurel - 2009 - Avi
	0	0	0	0	0	28	Laurel - 2010 - Dundee
	18	0	0	0	18	0	Tamarak-2010-Lincolnberg

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SEMI DETACHED - HOUSING

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	Remarks
SUMMERSIDE	2	0	38	0	2	0	Summerside - 2007 - Hawthorne
	30	8	8	4	34	30	Summerside - 2008 - Hawthorne
	2	6	2	6	2	16	Summerside - 2008 - Parkwood
	34	12	54	43	62	18	Walker - 2008 - Lincolnberg - Look Homes
	6	0	0	0	6	26	Summerside - 2009 - Melcor
PILOT SOUND	2	1	22	6	2	2	2006 L.Raj - Hollick Keneyon - Super Tech.
GRIESBACH	0	0	0	12	2	24	2008 - Avi
BIG LAKE	4	0	0	0	4	34	2009 - United
LEWIS FARMS	2	0	11	7	2	20	Sudergreens - 2007 - Paulmac
WINDERMERE	16	16	40	20	16	0	Ambleside - 2008 - Pacesetter - Jayman
	8	14	25	7	8	4	Langdale - 2008 - Qualico, Coventry
	18	0	0	4	18	8	Langdale - 2008 - Rohit
	0	9	15	9	0	0	Windermere Lands 2008 - Lincolnberg
	4	0	0	0	8	18	Windermere Lands 2009
CLAREVIEW	4	0	0	12	4	26	Kirkness - 2008 - Cornerstone
Total	271	186	712	244	339	390	

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SEMI DETACHED - HOUSING

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	Remarks
SPRUCE GROVE	0	2	90	0	0	0	Spruce Villas - Greenboro - 2006
	0	2	10	17	0	0	Hills down - 2006
	10	2	40	0	10	0	Spruce Villas - 2007 - Greenboro
	2	8	50	10	6	0	Harvest Ridge - 2007 - Sabal Homes - Centrax
	12	0	0	0	12	18	
STONY PLAIN	2	2	16	2	2	10	Brookview - 2006 - Reid Built Homes
SHERWOOD PARK	0	2	22	6	0	8	Aspen Trails - 2007 - Qualico - Coventry - Greenboro
	10	10	36	8	18	6	Lakeland - 2008, Best H., Challenger, Bailey
	28	9	20	12	38	28	Summerwood - 2008 - Rohit, Castle Built H.
	2	0	0	0	2	14	Aspen Trails - 2009
FORT SASKATCHEWAN	10	6	68	16	14	18	South Pointe 2007 - Jayman, Best H.
	0	10	16	8	2	0	Windor - 2008, Best H.
	2	3	10	4	6	22	Forest Ridge - 2008 Pacesetter
	0	4	12	6	6	0	Sienna - 2008 - Qualico
	8	6	36	10	18	16	Southfort Ridge - 2008 - Coventry - Greenboro
ST. ALBERT	0	5	9	5	4	2	Northridge - 2009 - Reid - Greenboro
	0	1	19	5	0	0	Oakmont - 2007 - Sarasota
BEAUMONT	8	4	20	8	8	26	Montalet - 2007 - Landmark

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SEMI DETACHED - HOUSING

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	Remarks
LEDUC	0	2	35	7	0	4	Deer Valley - 2005 - Brookhaven Homes
	0	1	1	9	0	0	Westhaven - 2006
	6	0	0	0	16	30	Tribute - 2007 - Greenboro
	0	0	0	3	0	0	Southfork - 2007 - Geenboro
	2	0	0	4	8	30	Westhaven - 2008 - Best
MORINVILLE	0	1	3	5	0	0	2007 - Vintage Dev.
	0	1	4	2	0	8	2008 - Heritage Village
Total	102	81	517	147	170	240	

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CONDOMINIUM PROJECTS - SEMI DETACHED

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	project name
RIVERBEND	0	1	2	8	0	5	McTaggart - 2008 - Birkholz
	0	0	0	0	0	26	McTaggart - 2008 - Brass III
THE MEADOWS	0	0	5	6	4	29	Meadowbrook Ravine - 2007 - Parkwood
THE PALISADES	0	0	40	18	0	0	Carlton - The Shores - Carlton Villas - 2002
	0	0	21	21	0	0	Oxford Bay - Carrington - 2008
CLAREVIEW	0	2	97	4	2	0	Clareview - 2005 - Alldritt
WINDERMERE	0	4	16	7	0	25	Ambleside - 2007 - A.Lange
	8	0	3	6	17	2	Ambleside - 2008 - Rohit
	0	0	0	0	0	43	Windermere - 2008 - Beaverbrook; semi detached and single Family
HERITAGE VILLAGE	6	2	15	9	6	24	Rutherford - 2007 - Kimberley
	0	0	9	22	0	0	Rutherford - 2008 - Tamoya Court
MILLER	0	0	10	14	12	14	2007 - Rhino Homes
CALLAGHAN	0	0	4	9	16	5	Callaghan - 2008 - Rohit
ELLERSLIE	0	0	19	1	14	6	Ellerslie Lane - 2008 - Qualico
Total	14	9	241	125	71	179	

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CONDOMINIUM PROJECTS - SEMI DETACHED

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	project name
ST. ALBERT	0	0	7	21	0	0	Northridge - 2006 - Grande Design
STONY PLAIN	0	4	16	14	0	0	Willow Park - 2007 - J and H Homes
SPRUCE GROVE	0	0	13	3	2	6	The Pointe - 2008 - Willow West
SHERWOOD PARK	0	0	40	0	0	0	Summerwood - 2006 - Rohit
	0	2	15	3	0	0	Lakeland - 2008 - Rohit
	0	0	0	1	15	0	Lakeland - 2009
Total Region	0	6	91	42	17	6	

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CONDOMINIUM PROJECTS - FOURPLEXES OR LARGER

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	project name
THE MEADOWS	0	0	0	44	0	0	Tamarack 2007 - JDL Homes
CLAREVIEW	0	0	5	26	0	0	2008 - City of Edmonton - P3 site
LAKE DISTRICT	0	0	0	8	8	4	Klarvatten - 2008 - Lakeview Place - Rockford Dev.
	0	0	0	4	24	19	Hollick Kenyon - 2009 - Royal West H.
RIVERBEND	0	4	7	13	0	6	Terwillegar Gardens - 2006
	0	0	78	23	10		Mosaic - Terwillegar Towne - 2007
	0	2	21	0	0	0	Brownstone - 2005 - Terwillegar Gardens
RUTHERFORD	0	4	27	0	0	0	Evolution - 2005 - Grande Design
THE GRANGE	0	0	5	17	22	-	Parkland - Carma - 2008- Hawthorne
SUMMERSIDE	19	0	11	0	32	0	Walker - 2008 - Best Homes
	0	0	30	10	22	-	Mosaic - 2007
	0	0	0	14	24	-	Walker - 2008 - Avi
HERMITAGE	0	0	11	5	0	27	2008 - Best Homes - Cannon Ridge
GRIESBACH	0	0	0	13	0	0	Griesbach - vacant - 2009 - Avi
WINDERMERE	12	5	11	5	12	12	Ambleside - 2009 - Rohit
	6	0	0	11	6	5	Ambleside - 2009 - Thomson
THE PALISADES	0	23	23	12	0	0	Carlton Point - 2008 from \$369,000
Total	37	38	229	205	160	73	

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CONDOMINIUM PROJECTS - FOURPLEXES OR LARGER

March 31, 2010

Location	starts 2010	occupied since Jan.1	Occupied to date	unoccupied	under construction	vacant lots	project name
FORT SASKATCHEWAN	0	0	44	16	0	0	Southfort - 2005
	0	0	25	7	3	11	Southpointe - 2007
	0	0	16	36	0	0	Windsor - 2007
SPRUCE GROVE	0	0	11	1	9	40	Spruce Ridge Terrace - 2008
BEAUMONT	0	0	26	9	6	11	Place Chaleureuse - 2007 - Landmark
	0	0	6	22	0	0	Chateau Montalet - 2007
LEDUC	0	1	23	7	0	0	Shannaro court - 2006
	0	5	16	40	0	0	Urbia constr. - 2008
	0	0	3	13	0	0	2008 - Deer Valley
STONY PLAIN	0	4	27	4	0	0	Greywood Mews - 2007 - from \$270,000 per unit
	0	0	40	42	0	36	Graybriar Green - 2008
	0	0	12	30	0	-	Silverstone - 2008 - No Name
MORINVILLE	0	0	0	23	0	24	La Rose - 2007
	0	2	7	21	34	0	The Lakes - 2007 - 1.68 ha. site
	7	1	8	7	7	32	Village Champlain - 2008
SHERWOOD PARK	0	0	41	6	0	41	Summerside - Creekside 2007 - Qualico
	0	0	34	38	0	0	Summerside - 2007 - Medicon
	0	0	9	12	9	97	Aspen Trails - 2008 - Landmark
Total	7	13	348	334	68	292	

LAND DEVELOPMENT

There are now 4,413 registered vacant single family lots in the City of Edmonton and 3,517 lots in the Region, for a total of 7,930 vacant lots.

The lot supply one year ago was 10,592 lots.
This is a decrease of 2,662 lots or 25.1%

Present available lot supply in relation to starts during the first quarter of 2010 is as follows:

	Lot supply	Average starts per month, 2009	Availability
City of Edmonton	4,413 lots	352 starts	12 months
Region	3,517 lots	180 starts	19 months
Total	7,930 lots	532 starts	15 months

The Heritage Valley area will lead the way in lot servicing for 2010, followed by Windermere, Northwest Edmonton, Summerside – Ellerslie and West Edmonton. In the surrounding region Sherwood Park & Fort Saskatchewan will provide for significant serviced inventory followed by St. Albert, Spruce Grove and Stony Plain.

The current forecasted servicing for the City of Edmonton is around 3,200 lots and the surrounding region is slated to produce 1,700 lots for a total of 4,900 lots. Current housing start levels should continue in those areas with sufficient serviced inventory. Some areas like Riverbend or Windermere could see a slight decline until newly serviced inventory is available later in 2010.

Edmonton Housing Research Corporation
Availability of lot supply
inclusive of homes under construction.

March 31, 2010

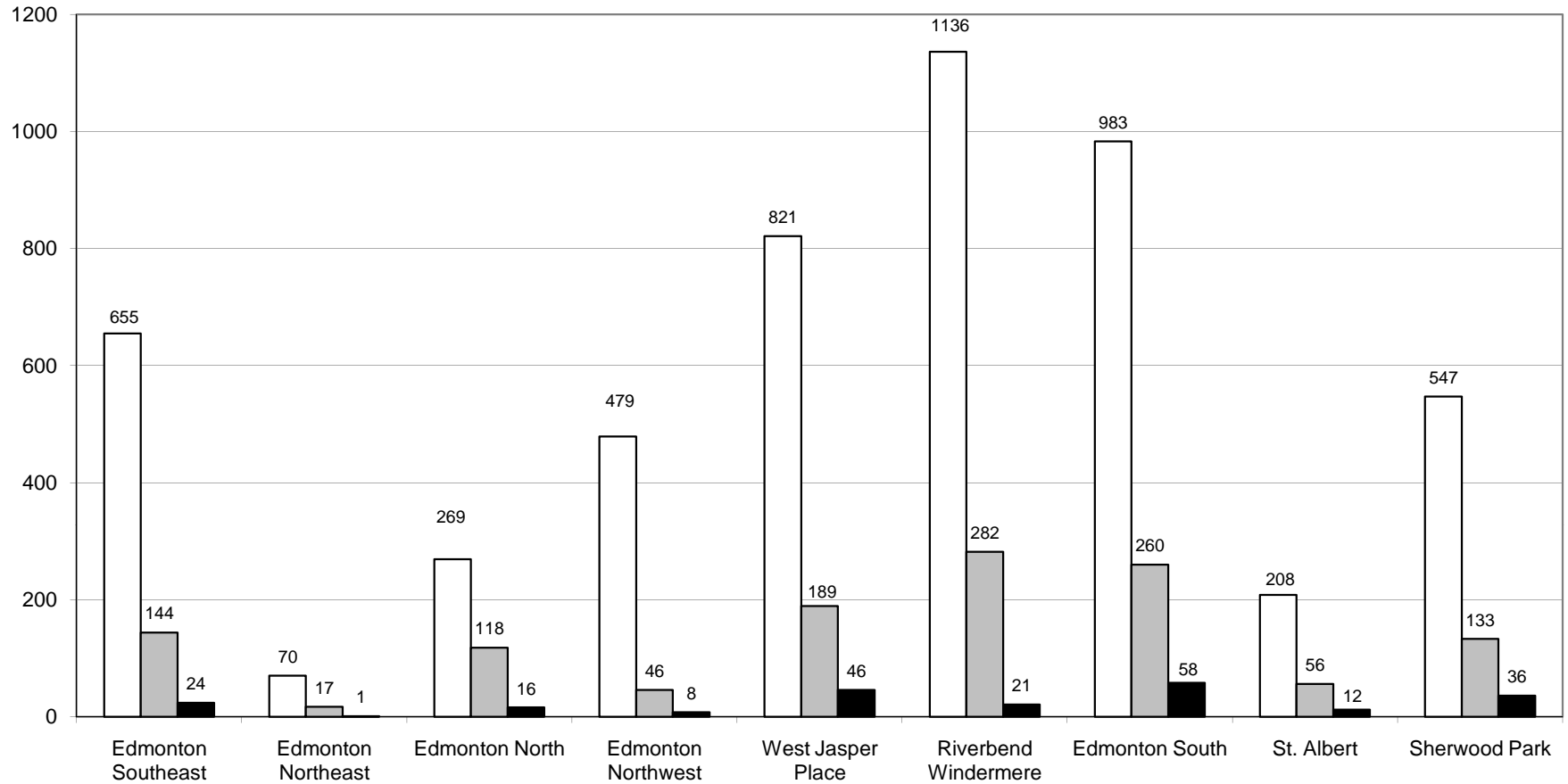
Area	vacant lot supply	under construction	Total	Homes occupied during 2010	Available lot supply expressed in years
City of Edmonton	4413	1056	5469	693	1
Leduc	519	67	586	75	1.9
Beaumont	673	63	736	31	2.6
Stony Plain	254	30	284	28	2.1
Spruce Grove	416	74	490	50	1.4
Morinville	342	33	375	16	2.6
Gibbons	106	5	111	4	5.5
Fort Saskatchewan	452	77	529	33	1.4
St. Albert	208	56	264	55	0.9
Sherwood Park	547	133	680	78	1
Grande Total	7930	1594	9524	1063	1.2 years

We expect new subdivisions to be serviced in 2010 which will produce at least 3,200 lots in the City of Edmonton and 1,700 lots in the region for a total of 4,900 lots.

Following is a bar chart showing the present lot inventory and housing starts in selected areas.

**Statistics
March 31, 2010**

□ Lot supply 2010 ▒ Housing starts 2010 ■ Housing starts 2009



Edmonton Housing Research Corporation

City of Edmonton

March 31, 2010

Volume 30, Survey No. 1

**Single family units occupied
between December 31, 2009 and March 31, 2010**

**Single family units completed
but unoccupied**

	12 months or older	9 to 12 months	6 to 9 months	3 to 6 months	0 to 3 months	12 months or older	9 to 12 months	6 to 9 months	3 to 6 months	0 to 3 months
The Meadows	9	20	88	12	0	20	7	52	64	0
Ellerslie-Summerside	18	37	67	8	0	42	5	67	54	0
Clareview	0	1	1	0	0	1	3	3	1	0
Lake District	14	11	16	5	0	11	1	21	15	0
Pilot Sound	10	15	22	4	0	17	3	16	16	0
Castle Downs	10	4	15	0	0	17	5	21	5	0
Lewis Farms	3	7	34	5	0	8	2	19	40	0
The Grange	5	2	31	0	0	8	2	21	38	0
West Jasper Place (South)	3	6	4	0	0	5	2	9	15	0
Riverbend	23	23	46	3	0	27	7	65	49	0
Windermere	17	26	33	8	0	24	16	44	30	0
Heritage-South Brook	7	7	13	0	0	19	3	32	14	0
Total	119	159	370	45	0	199	56	370	341	0
March 31, 2009						1412	802	617	120	0

Edmonton Housing Research Corporation

Edmonton Region

March 31, 2010

Volume 30, Survey No. 1

Single family units occupied
between and December 31, and March 31, 2010

Single family units completed
but unoccupied

	12 months or older	9 to 12 months	6 to 9 months	3 to 6 months	0 to 3 months	12 months or older	9 to 12 months	6 to 9 months	3 to 6 months	0 to 3 months
Leduc	20	21	23	11	0	46	5	18	38	0
Spruce Grove	8	13	26	3	0	19	2	26	39	0
Stony Plain	8	3	13	4	0	35	0	6	12	1
St. Albert	11	16	26	2	0	25	5	24	15	0
Morinville	7	4	5	0	0	17	8	13	8	0
Gibbons	3	0	1	0	0	5	0	5	4	0
Fort Saskatchewan	6	11	14	2	0	29	4	27	25	0
Sherwood Park	8	8	44	6	12	35	4	35	56	1
Beaumont	7	4	14	6	0	20	5	9	26	0
Total	78	80	166	34	12	231	33	163	223	2
March 31, 2009						979	686	497	130	0

Edmonton Housing Research Corporation
City of Edmonton
and
Edmonton Region

March 31, 2010

Time period of single family units under construction

	12 months or older	9 to 12 months	6 to 9 months	3 to 6 months	0 to 3 months
The Meadows	0	1	10	53	144
Ellerslie-Summerside	1	3	18	32	182
Clareview	0	0	0	4	17
Lake District	0	0	1	15	43
Pilot Sound	2	0	2	33	75
Castle Downs	1	0	2	10	46
Lewis Farms	0	0	0	4	66
The Grange	0	0	0	5	80
West Jasper Place South	0	0	1	1	43
Riverbend	2	1	6	30	132
Windermere	0	0	2	15	150
Heritage-South Brook	0	1	1	22	78
Total Edmonton	6	6	43	224	1056
March 31, 2009	26	8	35	49	174
Leduc	1	1	0	23	67
Spruce Grove	4	1	2	28	74
Stony Plain	1	0	0	6	30
St. Albert	0	0	7	24	56
Morinville	2	0	1	2	33
Gibbons	3	0	0	0	5
Fort Saskatchewan	0	0	2	19	77
Sherwood Park	2	1	3	59	133
Beaumont	0	0	1	21	63
Total Edmonton Region	13	3	16	182	538
March 31, 2009	44	5	35	34	158

Edmonton Housing Research Corporation
 Lot and Housing Survey, March 31, 2010
 Volume 30, Survey No. 1

Location	Unoccupied homes	Homes under construction	Vacant Lots	Homes occupied this period	Housing starts this period
	S.F.	S.F.	S.F.	S.F.	S.F.
THE MEADOWS	143	208	655	129	144
ELLERSLIE-SUMMERSIDE	168	236	709	130	182
CLAREVIEW	8	21	70	2	17
LAKE DISTRICT	48	59	67	46	43
PILOT SOUND	52	112	202	51	75
CASTLE DOWNS PALISADES	48	59	479	29	46
LEWIS FARMS	69	70	148	49	66
THE GRANGE	69	85	408	38	80
WEST JASPER PLACE	31	45	265	13	43
RIVERBEND	148	171	336	95	132
WINDERMERE	114	167	800	84	150
SOUTH BROOK - HERITAGE	68	102	274	27	78
SUB TOTAL A EDMONTON	966	1335	4413	693	1056
SUB TOTAL B EDMONTON REGION	652	752	3517	370	538
TOTAL A & B	1618	2087	7930	1063	1594

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Location	Unoccupied homes	Homes under construction	Vacant Lots	Homes occupied this period	Housing starts this period
	S.F.	S.F.	S.F.	S.F.	S.F.
LEDUC	107	92	519	75	67
SPRUCE GROVE	86	109	416	50	74
STONY PLAIN	54	37	254	28	30
ST. ALBERT	69	87	208	55	56
MORINVILLE	46	38	342	16	33
GIBBONS	14	8	106	4	5
FORT SASKATCHEWAN	85	98	452	33	77
SHERWOOD PARK	131	198	547	78	133
BEAUMONT	60	85	673	31	63
TOTAL	652	752	3517	370	538

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Neighbourhood/ Municipality	No.of Homes occupied since Jan.1, 2010	Unoccupied homes	Homes under construction	Vacant Lots	Starts since Jan. 1, 2010	
THE MEADOWS						
MEADOWSBROOK 2005/2007 (Dundee)	9	5	3	5	2	RSL
WILDROSE 2009 (Dundee)	0	3	25	41	20	Reg.
SILVERBERRY 2008 (Dundee)	41	27	47	13	15	RSL
SILVERBERRY 2006 (Qualico)	5	1	3	1	1	RSL
SILVERBERRY 2008 (Qualico)	1	17	26	13	16	RSL
TAMARACK 2007 (Dundee)	21	37	42	108	30	RSL
TAMARACK 2007 (Dundee)	30	31	23	39	22	RPL
TAMARACK 2009 (Dundee)	0	0	0	75	0	RSL
TAMARACK 2009 (Dundee)	0	0	3	132	3	RPL
LAUREL - 2007 (Dundee)	13	15	7	8	6	RSL
LAUREL - 2007 (Dundee)	9	7	12	37	12	RPL
LAUREL - 2009 (Dundee)	0	0	17	158	17	RSL
LAUREL - 2009 (Dundee)	0	0	0	25	0	RPL
Total	129	143	208	655	144	
ELLERSLIE						
WALKER 2007	39	34	13	9	8	RSL
WALKER 2008	0	1	6	17	6	RPL
WALKER 2008	0	0	42	40	42	RSL
SUMMERSIDE 2005 (Carma)	0	0	0	2	0	Reg.
SUMMERSIDE - 2006 Carma	0	0	5	26	2	Reg.
SUMMERSIDE 2008 Carma	1	4	9	56	7	Reg.
SUMMERSIDE 2005/2007 (Carma)	16	33	45	151	41	RPL
SUMMERSIDE - 2006/2007Carma	1	6	17	59	13	RSL
SUMMERSIDE - 2010 (Carma)	0	0	0	89	0	RSL
SUMMERSIDE 2006/2008 (VIP)	8	11	15	28	4	Reg.
SUMMERSIDE 2008 (VIP)	4	5	3	2	0	RSL
SUMMERSIDE 2007 Melcor	19	19	31	19	17	RSL
SUMMERSIDE 2008 Carma/Melcor	0	0	2	7	2	RPL
SUMMERSIDE - 2009 Melcor)	0	0	6	57	7	RSL
ELLERSLIE - 2006 MLC	20	18	16	21	10	RSL
ELLERSLIE - 2006 United	0	1	0	0	0	RSL
ELLERSLIE - 2006 United	0	0	0	1	0	RPL

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ELLERSLIE (cont'd)						
ELLERSLIE - 2007 United	6	22	13	65	10	RSL
ELLERSLIE - 2007 United	16	14	11	15	11	RPL
ELLERSLIE - 2009 United	0	0	2	30	2	RPL
ELLERSLIE - 2009 United	0	0	0	15	0	RSL
Total	130	168	236	709	182	
CLAREVIEW						
FRASER - 2005	0	1	2	2	2	Reg.
FRASER - 2008	0	0	2	17	0	Reg.
QUARRY RIDGE - 2004	0	0	1	11	1	Est.
TOWNCENTER - 2005 Alldritt	0	1	4	25	4	RSL
KIRKNESS - 2007	2	3	2	6	1	RSL
KIRKNESS - 2008	0	3	10	9	9	RSL
TOTAL	2	8	21	70	17	
LAKE DISTRICT						
REMNAINT LOTS - OZERNA	0	3	0	10	0	Reg.
KLARVATTEN 2007 Genstar	9	5	2	2	2	RPL
KLARVATTEN 2007 Genstar	6	0	1	0	0	RSL
SCHONSEE 2007	14	10	9	7	6	RSL
SCHONSEE 2007	11	16	5	8	2	Reg.
SCHONSEE 2009	0	0	22	9	20	RSL
SCHONSEE 2009	0	2	15	19	13	Reg.
EAUX CLAIRES - 2008	0	1	2	11	0	Reg.
EAUX CLAIRES - 2009	6	11	3	1	0	RSL
Total	46	48	59	67	43	

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PILOT SOUND						
HOLLICK KENYON 2006 - 2007	10	11	4	35	3	RSL
HOLLICK KENYON 2006 - United	1	1	3	2	2	RSL
HOLLICK KENYON 2008 - City of Edmonton	0	0	3	10	3	RSL
BRINTNEL 2006 - Qualico	3	4	1	2	0	RPL
BRINTNEL 2006 - Qualico	6	6	5	7	0	RSL
BRINTNEL 2009 - Qualico	0	0	23	15	23	RSL
BRINTNEL 2006 - City	2	2	2	0	0	RSL
MATT BERRY 2006	0	2	4	3	2	RSL
McCONACHE 2008	3	6	18	2	8	RPL
McCONACHE 2008	26	20	39	26	24	RSL
McCONACHE 2010	0	0	10	77	10	RPL
McCONACHE 2010	0	0	0	23	0	RSL
Total	51	52	112	202	75	
CASTLE DOWNS						
REMNANT LOTS - HUDSON - CARLTON	0	0	0	2	0	Reg.
CASTLE BROOK 2007 Canterra	4	2	0	33	0	RSL
CASTLE BROOK 2007 Canterra	4	8	13	78	11	Reg.
CASTLE BROOK 2010 Canterra	0	0	0	53	0	RSL
CASTLEBROOK 2005 Concept	0	2	1	5	1	RSL
CASTLEWOOD 2007 Qualico	2	0	0	0	0	RSL
SKYVIEW 2005/2006 Jayman	2	7	3	1	1	RSL
CARLTON 2006 Terra Nova	5	6	5	9	3	Reg.
CARLTON 2008 Carrington	8	10	11	28	8	RSL
GRIESBACH 2005/2007 Canada Lands	4	9	10	22	6	RSL
GRIESBACH 2007/2008 Canada Lands	0	2	2	34	2	Reg.
GRIESBACH 2008 Canada Lands	0	2	2	77	2	RSL
BIG LAKE 2009 United	0	0	9	70	9	RSL
BIG LAKE 2009 United	0	0	3	67	3	Reg.
Total	29	48	59	479	46	

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Neighbourhood/ Municipality	No.of Homes occupied since Jan.1, 2010	Unoccupied homes	Homes under construction	Vacant Lots	Starts since Jan. 1, 2010	
LEWIS FARMS						
SUDER GREENS 2005	0	0	0	1	0	Reg
SUDER GREENS 2005/2006	1	0	0	0	0	RSL
SUDER GREENS 2006	1	7	1	3	1	Reg
SUDER GREENS 2008	22	26	6	3	4	RSL
WEBBER GREENS 2008	1	11	17	15	15	Reg
WEBBER GREENS 2010	0	0	8	64	8	RSL
SECORD 2008	24	25	38	62	38	RSL
Total	49	69	70	148	66	
WEST JASPER PLACE						
DONSDALE 2006 Alldritt	0	1	4	32	4	Reg
DONSDALE 2008 - Klass Inv.	0	0	0	34	0	Reg
CAMERON HTS 2005/2007	6	18	17	47	16	RSL
CAMERON HTS 2007	5	6	7	79	6	Est.
CAMERON HTS 2010	0	0	10	37	10	RSL
Edm.Golf & Country Club-2005-Centennial	0	3	1	15	1	Est.
WEDGEWOOD 2007	2	0	3	19	3	Reg
JAMIESON - 2008	0	3	3	2	3	RSL
Total	13	31	45	265	43	
THE GRANGE						
HAMPTONS 2005/2006	1	3	1	6	1	Reg
HAMPTONS 2006	8	6	10	24	10	RSL
HAMPTONS 2007-2008	9	6	6	13	6	RSL
HAMPTONS 2008	0	2	1	12	1	Reg
HAMPTONS 2008	0	0	0	9	0	Est.
PARKLAND 2005 Carma	0	3	2	2	2	Reg
PARKLAND 2007 Carma	6	8	17	52	16	RSL
PARKLAND 2007 Carma	9	13	11	47	8	Reg.
PARKLAND 2007 Carma/Alldritt	0	8	14	48	14	RPL
PARKLAND 2009 Carma	0	0	2	88	2	RSL

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Neighbourhood/ Municipality	No. of Homes occupied since Jan. 1, 2010	Unoccupied homes	Homes under construction	Vacant Lots	Starts since Jan. 1, 2010	
THE GRANGE (cont'd)						
SOUTHHAMPTON 2006/2007	3	8	0	0	0	RSL
SOUTHHAMPTON 2007	2	12	11	23	10	RSL
SOUTHHAMPTON 2009 - Beaverbrook	0	0	10	84	10	RSL
Total	38	69	85	408	80	
TERWILLEGAR						
Riverbend -Remnant lots	9	5	8	21	5	Reg
TERWILLEGAR TOWNE 2006 Carma	3	6	6	12	6	RPL
TERWILLEGAR TOWNE 2007 Carma	10	10	24	32	18	RSL
TERWILLEGAR GARDENS 2005	0	0	1	1	0	Reg
MAGRATH - 2005/2006 Melcor/United	3	6	9	16	7	RSL
MAGRATH - 2007 Melcor/United	5	8	13	23	12	Est.
MAGRATH - 2007 MLC	5	15	16	36	11	Reg
SOUTH TERWILLEGAR - 2004/2006 MLC	0	2	6	6	4	RSL
SOUTH TERWILLEGAR - 2006 MLC	1	1	0	1	0	RPL
SANDALWOOD 2005 - Melcor	0	0	0	1	0	Reg
SANDALWOOD 2007 - Melcor	29	11	11	9	8	RSL
SANDALWOOD 2008	3	24	28	5	23	RSL
MACTAGGERT - 2006 MacLab	4	11	15	80	10	Est.
MACTAGGERT - 2007 Melcor	8	26	19	34	18	Reg
MACTAGGERT - 2007 MLC	15	20	10	50	5	Reg
WHITEMUD - 2008 private	0	3	5	9	5	Est.
Total	95	148	171	336	132	
WINDERMERE						
Ambleside 2006 Delcon	11	6	14	13	14	RSL
Ambleside 2007 Delcon	21	34	41	305	40	RSL
Ambleside 2007 Delcon	20	8	7	0	5	RPL
Ambleside 2008 Delcon	0	1	6	36	6	RSL
Langdale 2007 Qualico	15	22	45	63	43	RSL

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WINDERMERE (cont'd)						
Windermere lands 2007	6	4	6	32	5	RSL
Windermere lands 2007	0	17	4	55	3	Reg
Windermere lands 2009	0	0	2	63	2	RSL
Windermere lands 2009	0	0	5	66	3	Reg
Windermere lands 2009	0	3	0	7	0	Est.
Upper Windemere 2002-2008	3	8	6	54	5	Est.
Upper Windemere 2008	8	11	26	68	18	RSL
Upper Windemere 2009	0	0	5	38	5	RSL
Total	84	114	167	800	149	
HERITAGE VALLEY						
SOUTH BROOK 2006 - Qualico	1	1	1	3	0	Reg
RUTHERFORD 2001/2006 - Delcon	0	0	0	0	0	Reg
RUTHERFORD 2008 - Delcon	0	0	0	1	0	RPL
RUTHERFORD 2003/2006 - Delcon	2	0	1	2	1	RSL
RUTHERFORD 2006 Qualico	1	7	2	2	0	RSL
RUTHERFORD 2007 Qualico	11	19	49	73	42	RSL
CALLAGHAN 2007 - B.C.Est. Ltd.	2	18	12	50	7	RSL/Reg
CALLAGHAN 2007 MLC	6	14	8	31	3	Reg/Est.
CALLAGHAN 2008 United	4	7	3	4	3	RSL
CALLAGHAN 2008 Alb.Ltd.	0	2	11	38	7	RSL
CALLAGHAN 2009 - United	0	0	8	3	7	RSL
CALLAGHAN 2010 - B.C. Est. Ltd	0	0	1	17	1	Reg
ALLARD 2009 - United	0	0	6	50	6	Reg.
Total	27	68	102	274	77	

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Neighbourhood/ Municipality	No.of Homes occupied since Jan.1, 2010	Unoccupied homes	Homes under construction	Vacant Lots	Starts since Jan. 1, 2010	
LEDUC						
MEADOW VIEW 2007 Qualico	4	10	3	62	1	RSL
TRIBUTE 2006 Qualico	0	0	1	5	1	RPL
TRIBUTE 2007 Qualico	6	2	6	47	3	RSL
BRIDGEPORT 2007 Melcor	1	5	4	32	3	Reg
BRIDGEPORT 2007 Melcor	1	3	6	66	5	RSL
WINDROSE 2006 MacLab	7	6	2	25	1	Reg
WEST HAVEN 2006 Alberta Ltd.	0	7	0	17	0	Reg
WEST HAVEN 2007 Melcor	4	12	4	16	4	RPL
WEST HAVEN 2007 Melcor	6	5	12	25	5	RSL
SUNTREE 2007 MacLab	7	16	10	131	9	RSL
DEER VALLEY 2007	13	10	7	18	6	RSL
DEER VALLEY 2007	3	3	5	3	5	RPL
SOUTHFORK 2007 Quance Asset	8	11	13	46	7	RPL
SOUTHFORK 2007 Quance Asset	15	17	19	26	17	RSL
Total	75	107	92	519	67	
SPRUCE GROVE						
STONESHIRE 2005/2007 Melcor	1	7	9	37	6	Reg
HAWTORNE 2005/2007 - Qualico	8	9	12	16	9	RSL
LAKWOOD 2006 Westlake Dev.	0	0	0	3	0	RSL
DEER PARK 2007	4	2	12	65	6	Reg
HILLS DOWNS 2008 Robson Dev.	1	2	7	25	4	RSL
HARVEST RIDGE 2005/2006	1	1	3	4	2	RSL
HARVEST RIDGE 2007	8	21	14	34	11	RSL
SPRUCE RIDGE 2005 - Qualico	7	4	5	2	4	RSL
SPRINGATE 2009 - Qualico	0	0	0	36	0	RSL
SPRUCE VILLAS 2005/2007 Beaverbrook	4	10	12	19	7	RPL
SPRUCE VILLAS 2006/2007 Beaverbrook	9	16	4	12	2	RSL
SPRUCE VILLAS 2009 Beaverbrook	0	1	13	37	13	RSL
SPRUCE VILLAS 2009 Beaverbrook	0	1	0	55	0	Reg

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<u>SPRUCE GROVE (cont'd)</u>						
LEGACY PARK - 2006 W.D.Prop.	4	7	4	36	0	Reg
JESPERDALE - 2006 Melcor	0	1	4	4	0	RSL
JESPERDALE - 2008 Melcor	3	4	10	31	10	RSL
Total	50	86	109	416	74	
<u>STONY PLAIN</u>						
STONY CREEK 2005	1	0	1	1	1	Reg
THE FAIRWAYS 2006/2007 Reid	3	8	5	17	3	RSL
BRIARWOOD 2002/ 2005	2	2	0	2	0	Reg
WILLOW PARK - 2002/2006	0	10	4	17	3	RSL
WILLOW PARK - 2007 J.H. Homes	2	2	4	23	3	RSL
WESTTERRA 2006 Qualico	4	17	4	24	3	RSL
WESTTERRA 2007 Qualico	0	3	14	22	12	RSL
BROOKVIEW 2006 Qualico	2	0	2	1	2	RPL
SILVERSTONE 2007 Qualico	9	4	0	2	0	RSL
JUTLAND 2006 - Ridgewood Homes	1	5	0	38	1	Prefab Homes
GENESIS - 2008 G.Dev.	2	0	0	39	0	Reg
GENESIS - 2008	0	1	0	51	0	Estate Lots
STONY PLAIN - Northwest - 2007	2	2	3	17	3	RSL
Total	28	54	37	254	31	
<u>ST. ALBERT</u>						
KINGSWOOD 2005 Canterra	1	2	2	4	0	Reg
KINGSWOOD 2007 Canterra	0	0	0	27	0	Est.
REGENCY 2005 - Canterra	3	7	0	17	0	Est.
LACOMBE PARK 2006 Genstar	4	7	1	15	0	Est.
LACOMBE PARK 2007 Genstar	2	4	13	14	5	Est.
NORTHRIDGE 2006 Genstar	0	0	1	2	1	Reg
NORTHRIDGE 2006 Genstar	0	3	0	0	0	RSL
NORTHRIDGE 2007 Genstar	13	12	9	9	7	RSL
NORTHRIDGE 2007 Genstar	6	7	9	17	7	Reg

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ST. ALBERT (cont'd)						
NORTHRIDGE 2009 Genstar	0	3	14	34	11	RSL
NORTHRIDGE 2006 Landrex	9	6	8	10	4	RSL
ERIN RIDGE 2002/2003 Landrex	0	1	0	0	0	Reg
ERIN RIDGE 2006 Qualico	1	1	0	10	0	RSL
ERIN RIDGE 2007 Qualico	6	3	2	6	0	RSL
ERIN RIDGE 2009 Landrex	0	0	17	21	17	RSL
OAKMONT 1991/2000 Landrex	0	0	0	1	0	
OAKMONT 2006 Melcor	10	13	9	16	2	
OAKMONT 2009 Melcor	0	0	2	5	2	
Total	55	69	87	208	56	
MORINVILLE						
NOTREDAME 2006	0	0	2	5	1	RSL
NOTREDAME 2008	0	0	0	34	0	RSL
GRANDIN HEIGHTS 2010	0	0	1	31	1	RSL
THE LAKES 2005/2006 Landrex	3	4	2	11	2	RSL-Reg
THE LAKES 2007 Landrex	1	17	10	85	10	RSL-Reg
SOUTH GLENS 2006	5	14	8	63	5	RSL
LAVAL AVE - 2006	0	0	1	6	1	Reg
VILLAGE CHAMPLAINE 2008	1	2	1	33	1	RSL
VILLAGE CHAMPLAINE 2008	5	2	10	2	10	RPL
HERITAGE VILLAGE	0	3	2	50	2	Reg
MONTREUS 2008 Qualico	1	4	1	22	1	RSL
Total	16	46	38	342	34	
GIBBONS-BON ACCORD						
RELOT 1982 Alb.Housing Corp.	0	1	0	2	0	Reg
LANDING TRAILS - 2002-2006	1	0	1	15	0	Est.
LANDING TRAILS - 2007	1	3	3	20	2	Est.
LANDING TRAILS - 2007	2	7	4	44	3	RSL
WGP PROPERTIES INC - 2007	0	3	0	25	0	Reg
Total	4	14	8	106	5	

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FORT SASKATCHEWAN						
WESTWOOD TRAILS 2005 (Landrex)	0	1	0	3	0	RSL
WESTPARK 2006 (Landrex)	0	0	1	3	1	Reg
WINDSOR 2006 (Landrex)	2	4	1	3	1	RSL
WINDSOR 2007 (Landrex)	3	18	25	67	15	RSL-Reg
WINDSOR 2008 (Landrex)	0	2	6	1	6	RSL
BRIDGEVIEW 2005	0	0	0	5	0	Reg
VALLEYVIEW WEST 2007	0	4	0	14	0	Est.
SOUTHFORT 2006/2007 Strata	2	8	7	57	5	Est.
SOUTHFORT 2006/2007 Strata	4	5	5	36	5	RSL
SOUTHFORT RIDGE 2008 Strata	0	11	13	33	7	RSL
FOREST RIDGE 2006 Qualico	3	2	5	25	5	RSL
FOREST RIDGE - 2007 Qualico	2	7	12	43	12	RSL
SOUTHPOINTE - 2006	0	6	2	10	2	RSL
SOUTHPOINTE - 2007	13	7	10	77	8	RSL
SIENNA 2008 Qualico	4	10	11	75	9	RSL
Total	33	85	98	452	76	
SHERWOOD PARK						
NOTTINGHAM 2005 Qualico	0	2	0	0	0	
FOXBORO 2006 Qualico	0	6	1	11	0	RSL
FOXBORO 2007 Qualico	9	6	20	50	14	RSL
REGENCY 2006 Dundee	1	7	7	33	2	RSL
LAKELAND RIDGE 2005 Genstar	1	0	0	22	0	RSL
LAKELAND RIDGE 2006 Genstar	0	11	5	6	4	RSL
LAKELAND RIDGE 2007 Genstar	18	16	24	31	15	RSL-Reg
LAKELAND RIDGE 2008	12	2	4	0	0	RSL
LAKELAND RIDGE 2009 Genstar	0	1	32	89	30	RSL
ASPEN TRAIL - 2007 Genstar	6	15	12	15	6	RSL
ASPEN TRAIL - 2009 Genstar	0	0	2	47	2	RSL
SUMMERWOOD 2007 Qualico	2	10	5	5	5	Reg
SUMMERWOOD 2007 Qualico	6	9	17	17	7	RSL
SUMMERWOOD 2008 Qualico	2	0	9	19	9	Reg
SUMMERWOOD 2008 Qualico	12	17	32	49	20	RSL

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SHERWOOD PARK (cont'd)						
DAVIDSON CREEK 2007 Reid	5	3	14	14	11	RSL
FOUNTAIN CREEK	0	3	0	20	0	Est.
BALMORAL 2005 Landrex	0	8	6	38	4	Est.
RANCHLANDS	0	0	0	1	0	Est.
SHERWOOD HILLS	2	9	5	15	3	Est.
SHERWOOD G & C Club	2	6	3	65	1	Est.
Total	78	131	198	547	133	
BEAUMONT						
COLONIAL ESTATES 2007 A.R.W. Dev. Ltd	1	2	0	7	0	Reg
COLONIAL ESTATES 2007 A.R.W. Dev. Ltd	5	6	11	84	8	RSL
CITADEL RIDGE 2007 Qualico	9	7	18	29	18	RSL
4 SEASON EST. 2001/2006	1	0	2	10	1	Est.
MONTROSE EST. - 2006	2	0	0	9	0	Reg.
MONTROSE EST. - 2008	2	7	13	67	5	Reg-Est.
MONTALET 2006 United	1	1	2	4	1	RSL
MONTALET 2007 United	3	16	22	113	19	RSL
DANSEREAU - 2008 United	0	1	0	42	0	RSL
BEAUMONT LAKES 2007	1	0	1	29	0	Reg.
EAGLEMONT 2006	2	5	0	4	0	RSL
EAGLEMONT 2008	1	2	3	167	3	Reg.
PLACE CHALEUREUSE 2006	0	2	0	12	0	Reg.
PLACE CHALEUREUSE 2007	1	5	12	53	8	Est.
TRIOMPHE EST. 2007	2	6	1	43	0	Est.
TOTAL	31	60	85	673	63	