

# SUMMARY

April 2026 Stats

- The Edmonton Census Metropolitan Area's (CMA) unemployment rate reached a four-month high in April of 2026.
- The region's inflation rate rebounded to a one-year high.
- Edmonton Region housing starts rebounded to a nine-month high.
- Residential resale volumes continue to fall year-over-year for the tenth consecutive month.
- Multi-family cap rates continued to compress year-over-year in Q1 of 2026.

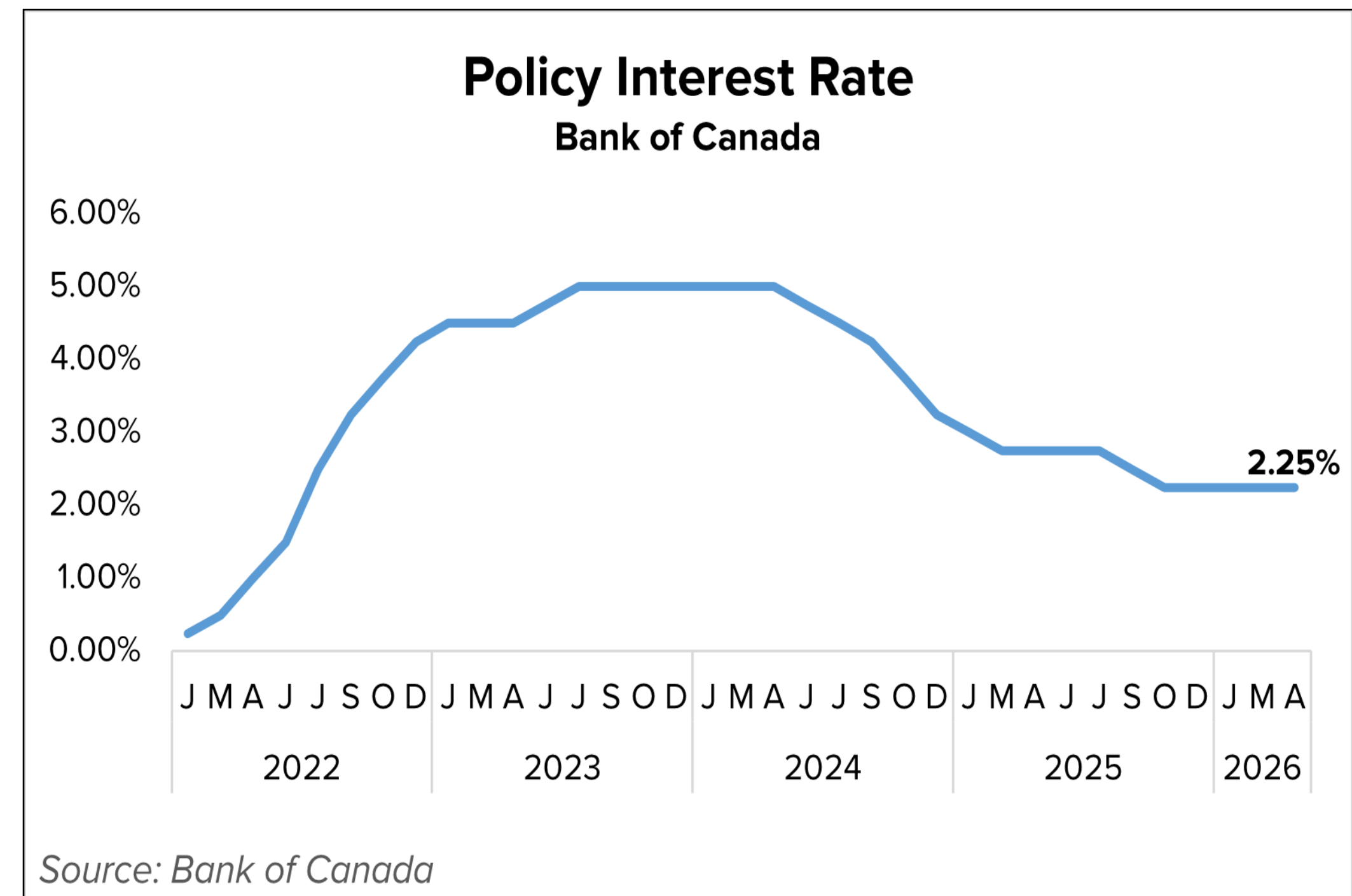
BILD  
Data

“ **Non-residential intentions topped \$256.5 million, representing rises of 78.8% month-over-month (m-o-m) and 107% year-over-year (y-o-y).** ”



## BANK OF CANADA

- On April 29, 2026, the Bank of Canada left its overnight rate unchanged at 2.25% for the fourth consecutive announcement.
- Three key factors contributed to the decision: ongoing geopolitical conflict in the Middle East, rising gasoline prices putting upward pressure on inflation, and expectations of stronger economic growth in 2026.
- The next interest rate announcement is scheduled for June 10 2026.

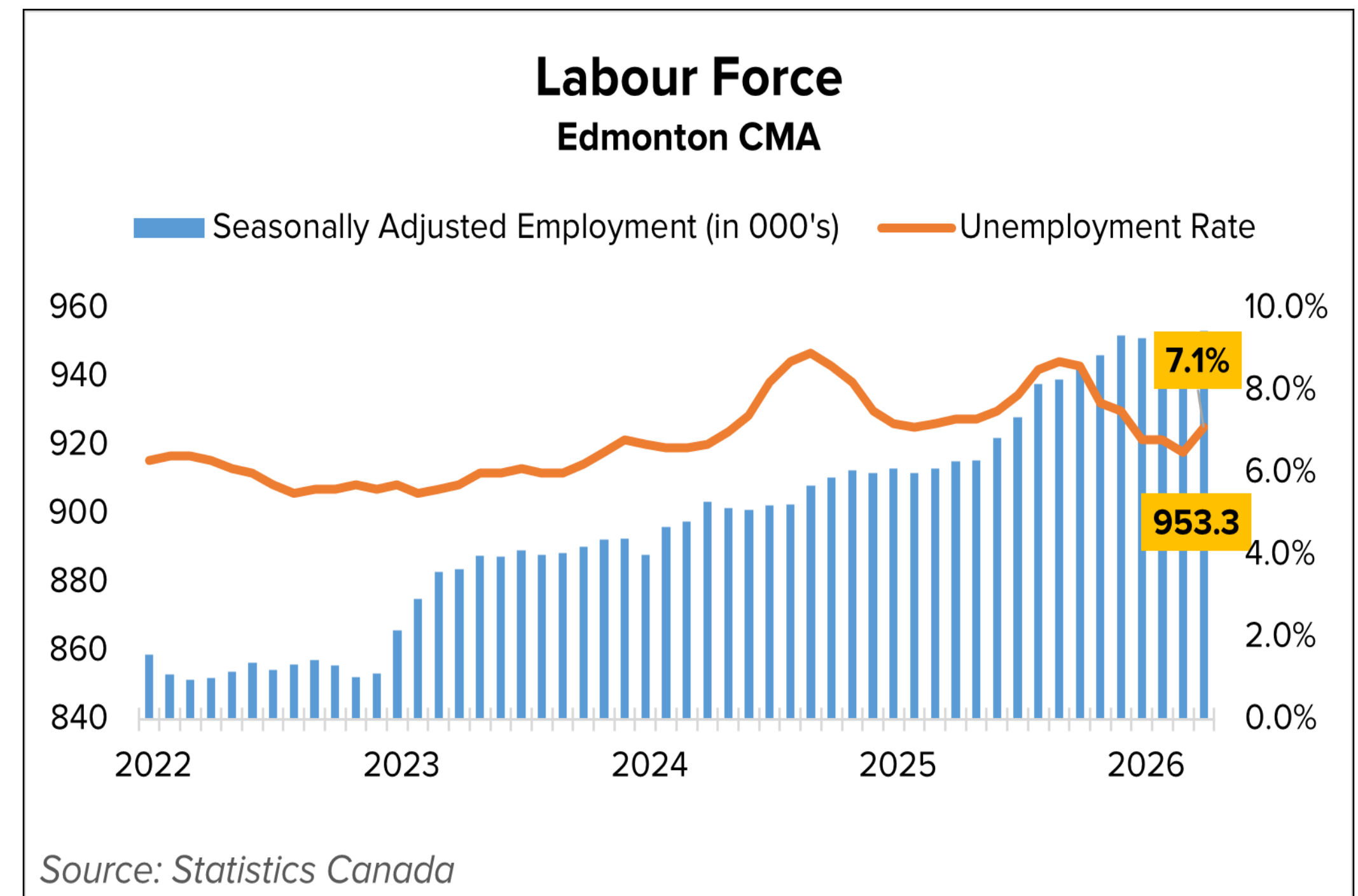


# ECONOMY

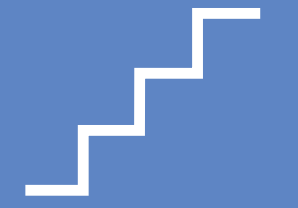


## LABOUR FORCE SURVEY

- The seasonally adjusted labour force in the Edmonton CMA stood at 953,300 people in April of 2026, representing m-o-m and y-o-y increases of 1,900 and 37,900 individuals, respectively.
- The region's unemployment rate grew 60-basis-points m-o-m to 7.1%.
- April's unemployment rate represented the highest reading in four months (7.5% in December of 2025).

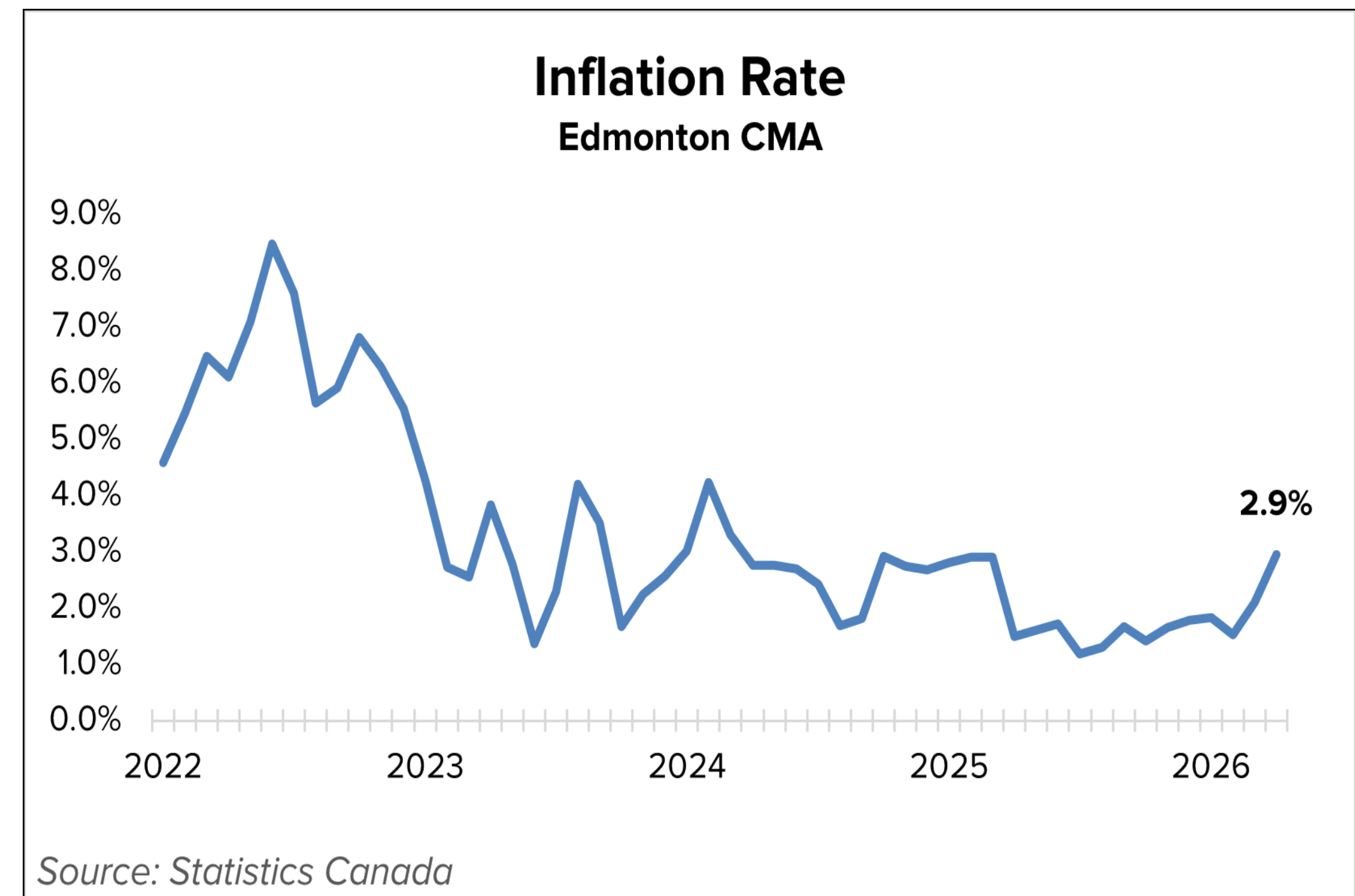


# ECONOMY



## INFLATION/CPI

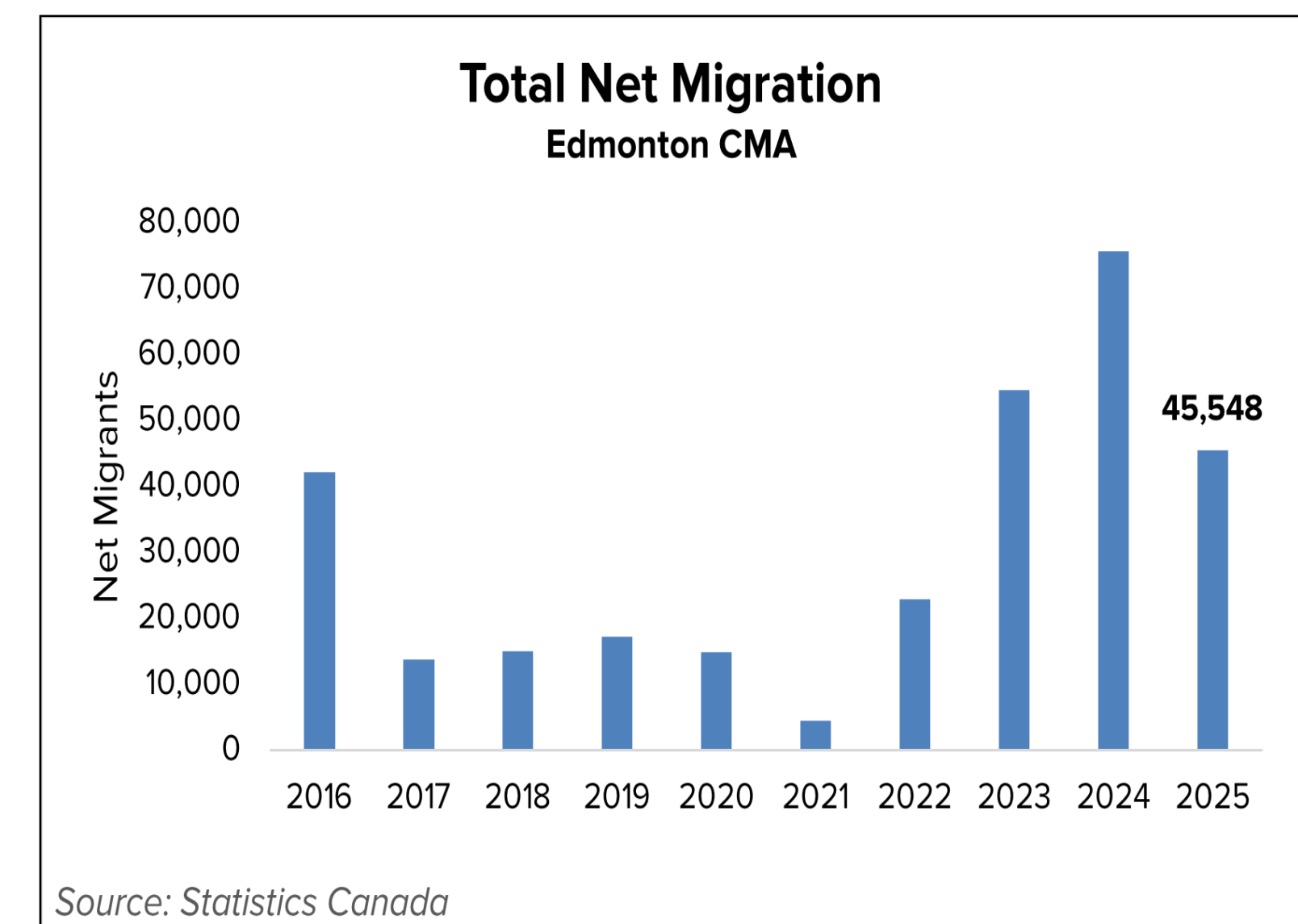
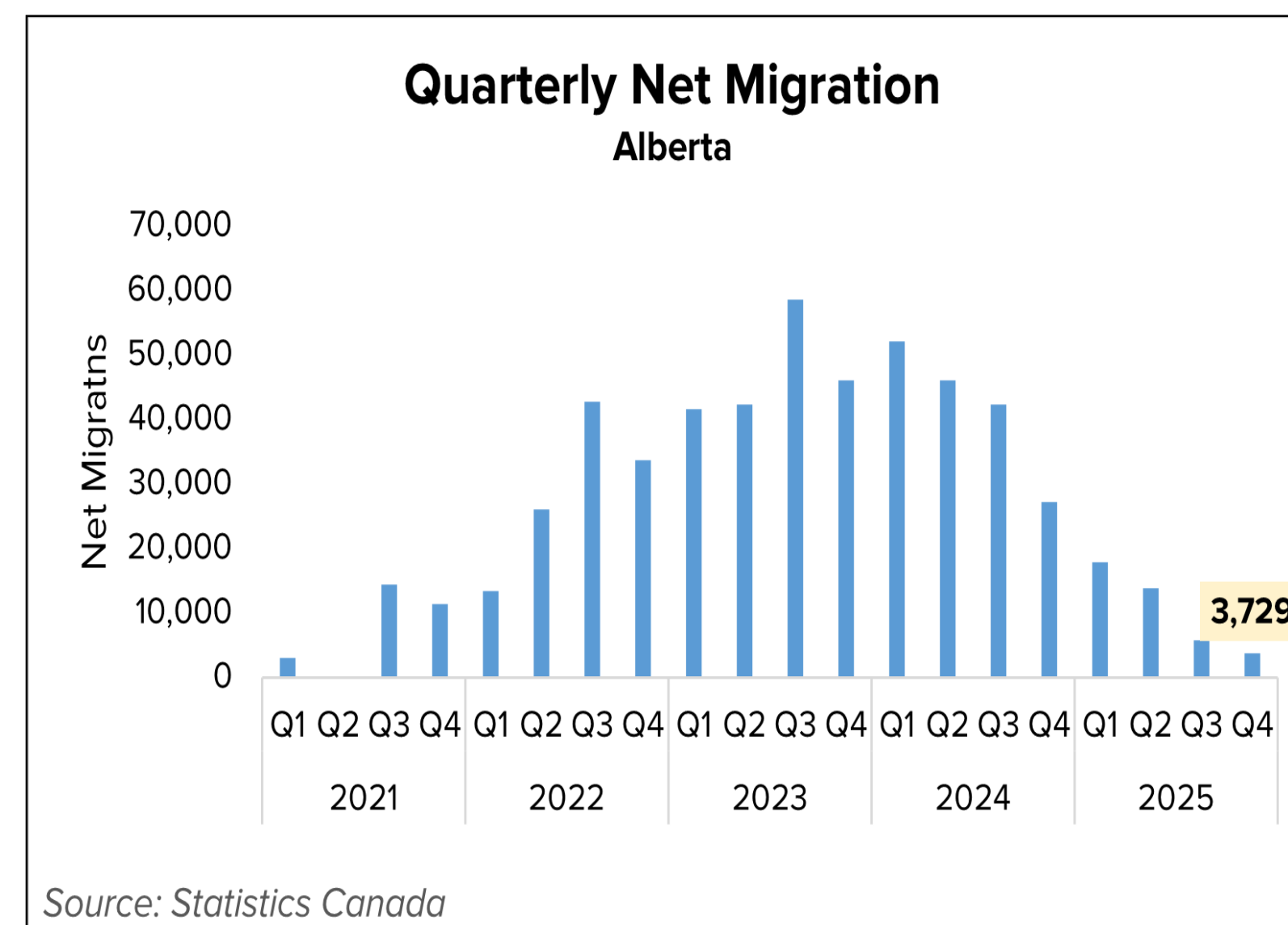
- The Edmonton Region's unemployment rate grew to 2.9% in April, representing an 80-basis-point m-o-m surge from March of 2026.
- Accelerating energy prices, coupled with the base year effects of the federal carbon tax rescindment in April of 2025, contributed to the increase.
- This was the highest inflation rate recorded since March of 2025 (2.9%).





## ALBERTA NET MIGRATION

- Net migration from all sources totaled 3,729 people in Q4 of 2025, tumbling 86.3% y-o-y.
- Declining net interprovincial migration, along with a continued outflow of non-permanent residents, contributed to the decline.
- Despite posting big y-o-y drops in net migration, Alberta ended 2025 as the only province that recorded a population increase.



# DEVELOPMENT



## PERMIT REPORTS | APRIL 2026 STATS

[Click to view PDF / Spreadsheet \(Member Access Only\)](#)

- YTD single-family permits decreased 18.4% y-o-y to 1,943 units.
- YTD multi-family permits rose 8.2% y-o-y to 1,815 units.
- YTD cumulative permits pulled back 7.4% y-o-y to 3,758 units.

\*April permit stats are not available for the City of Beaumont.

This report contains information pertaining to building permits for Single Family, Multi-Family, and Residential Renovations ONLY. Multi-Family Data is counted as per Unit, NOT per Permit, and includes ground-orientated units. New to this Report - Stats for Edmonton Developing and Redeveloping Neighbourhoods and Surrounding Municipalities.

### Information Provided by:

Edmonton, Beaumont, Ft. Saskatchewan, Leduc, Leduc County, Spruce Grove, St. Albert, Stony Plain, Strathcona County, Sturgeon County, and Morinville.

### Renovation:

Prior to 2017, renovation data does not include permits for: decks, hot tubs, garages, fireplaces, furnaces, commercial, mobiles, carports, prefabricated buildings, accessory buildings, and sheds.

Renovation data includes: interior alterations, additions, decks, hot tubs, garages, fireplaces, furnaces, commercial multi family units, mobiles, carports, prefabricated buildings, accessory buildings and sheds. This information is compiled with data submitted by the City of Edmonton and surrounding areas and statistics are not verified. While every effort is made to report the most up-to-date information, due to reporting schedules, there may be differences between the data provided and your business records.

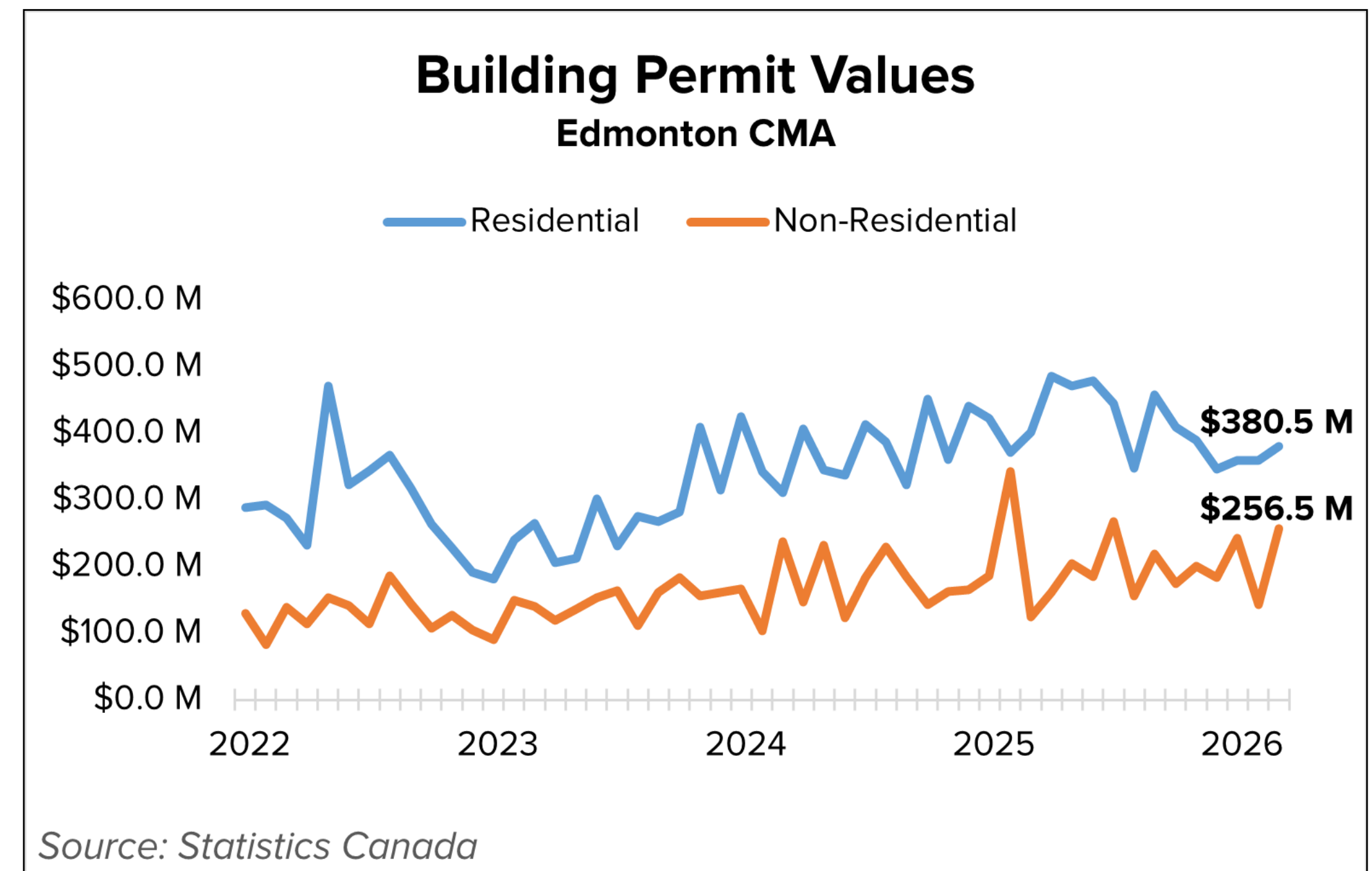
Errors and Omissions Expected.

# DEVELOPMENT



## BUILDING PERMIT VALUES

- Residential building permit values totaled \$380.5 million in April, representing a 6.1% m-o-m rise but a 5.1% y-o-y dive.
- Non-residential intentions topped \$256.5 million, representing rises of 78.8% m-o-m and 107% y-o-y.
- Industrial permits were responsible for most of the increases seen in April.

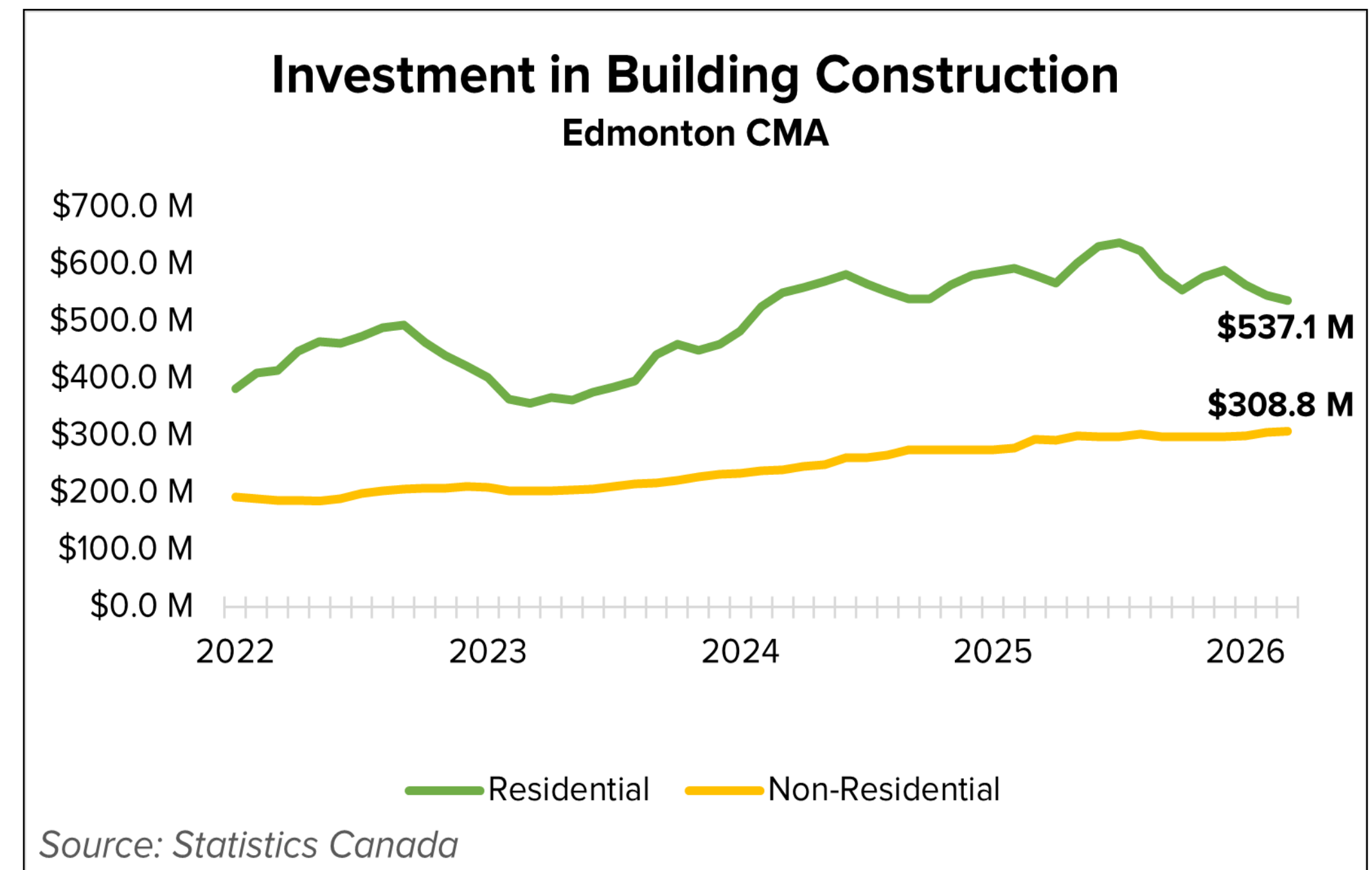


# DEVELOPMENT



## INVESTMENT IN BUILDING CONSTRUCTION

- Investment in residential construction retreated to \$537.1 million in March, representing decreases of 1.7% m-o-m and 7.8% y-o-y.
- Non-residential construction investment stood at \$845.8 million, representing rises of 0.7% m-o-m and 5% y-o-y.

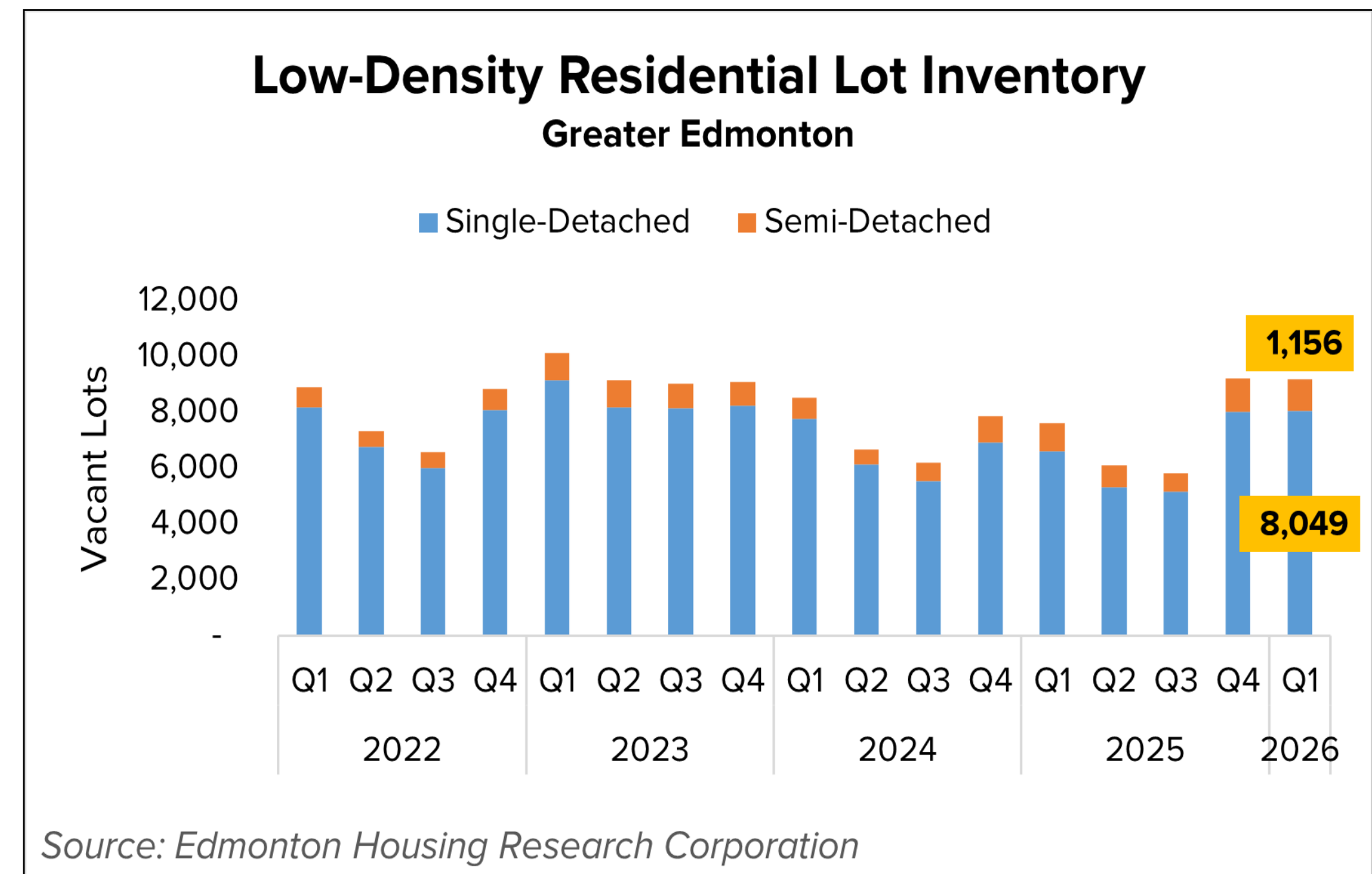


# DEVELOPMENT



## LOW-DENSITY RESIDENTIAL LOT INVENTORY

- According to the Edmonton Housing Research Corporation, there were 8,049 vacant single-detached lots in Greater Edmonton in Q1 of 2026, representing a 21.9% y-o-y jump.
- The number of vacant semi-detached sites in the region stood at 1,156 lots, representing a 12.9% y-o-y rise.
- Total low-density vacant lots stood at 9,205 lots in Q1, representing a 20.7% y-o-y advancement.

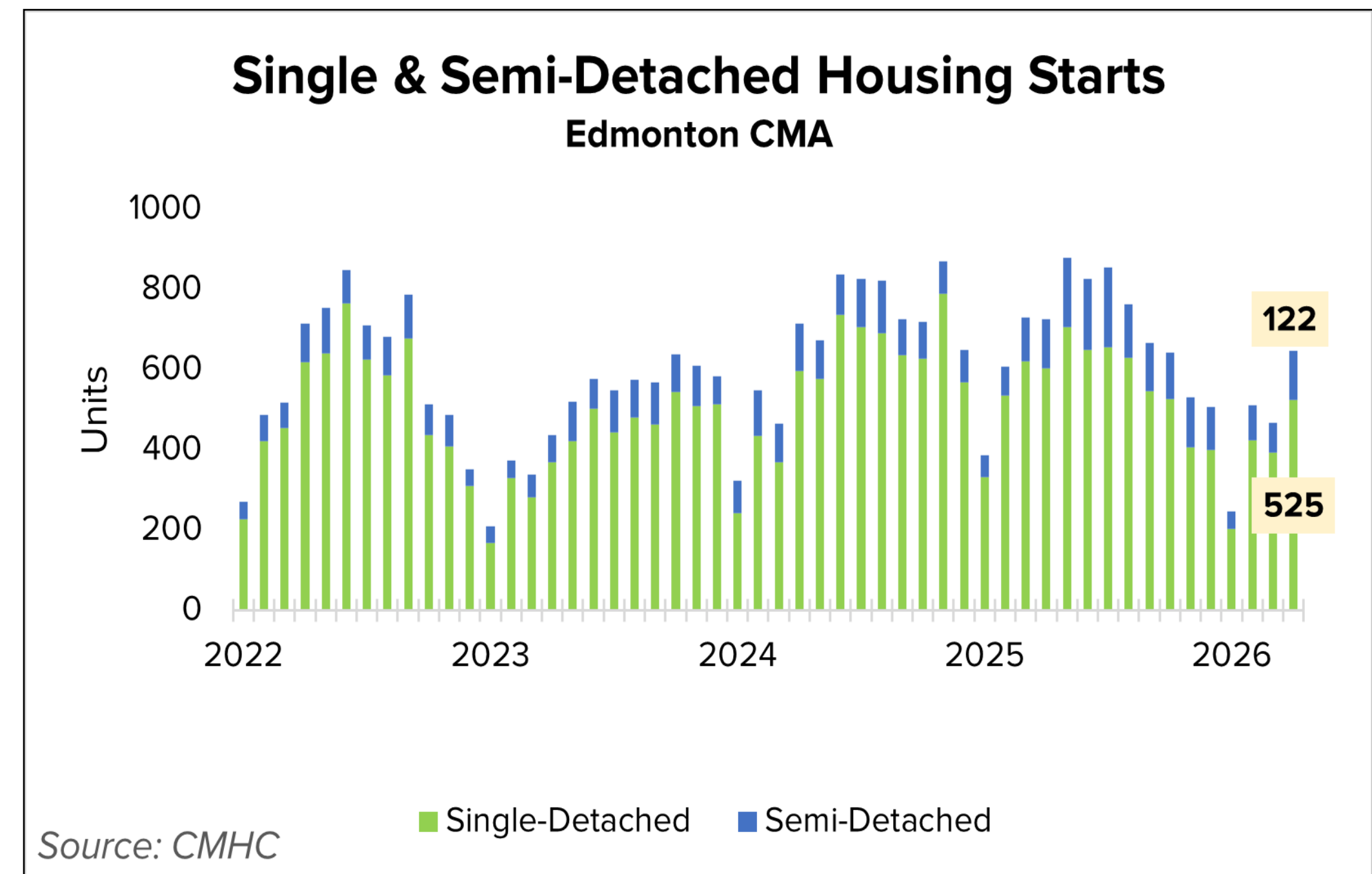


# NEW HOUSING MARKET



## HOUSING STARTS | LOW-DENSITY

- Single-detached housing starts in the Edmonton CMA declined 13.1% y-o-y to 525 units in April.
- Single-detached home starts fell y-o-y for the eleventh consecutive month in April 2026.
- Semi-detached starts remained unchanged y-o-y at 122 units.

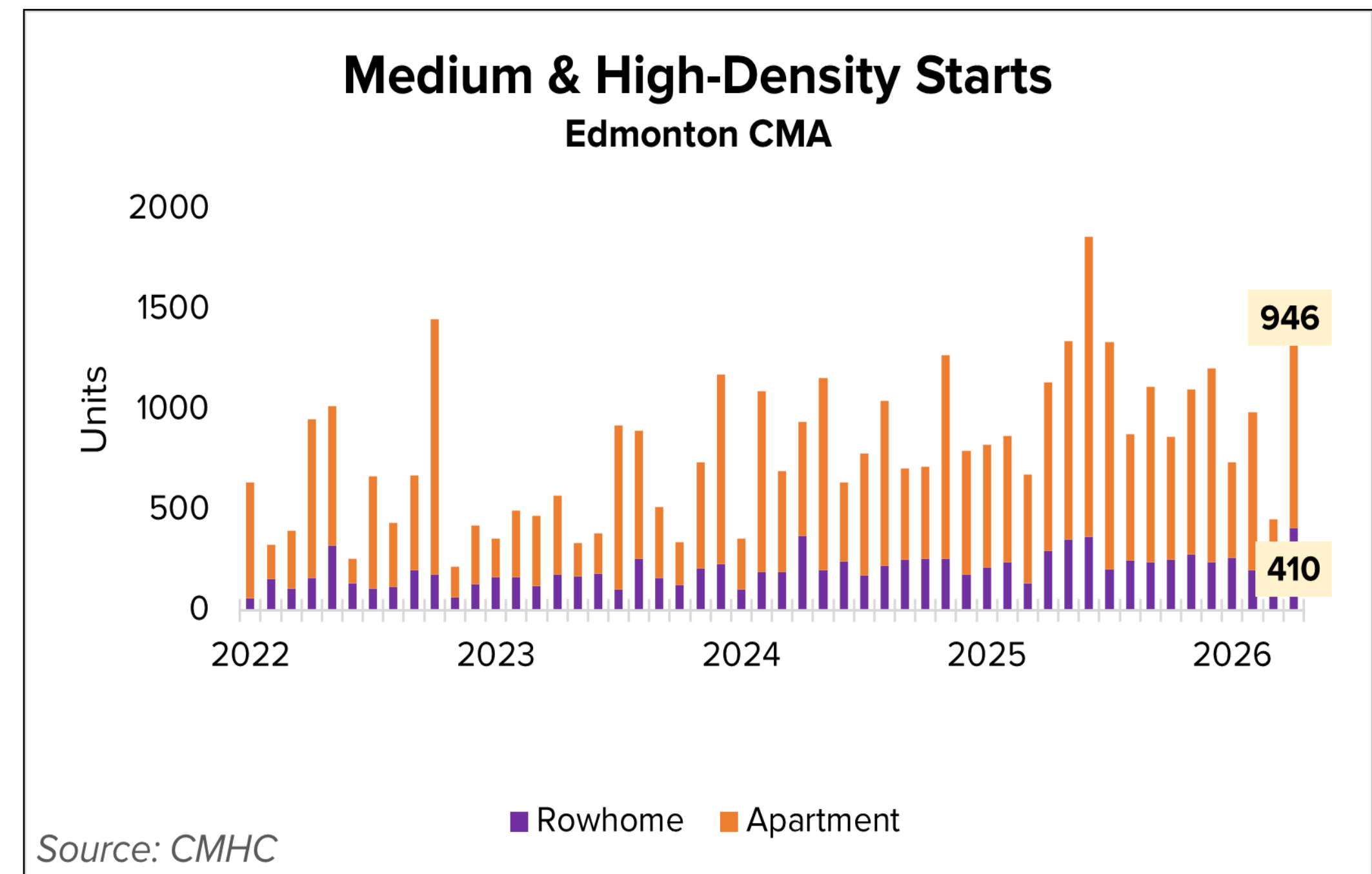


# NEW HOUSING MARKET



## HOUSING STARTS | MEDIUM & HIGH-DENSITY

- Rowhome and apartment housing starts underwent a 19.5% upsurge to 1,356 units in April.
- Total housing starts in April stood at 2,003 units, representing a 7.6% y-o-y increase.
- April start figures represented the highest monthly starts recorded since July of 2025 (2,191 units).
- YTD housing starts retrenched 9.3% y-o-y to 5,404 units, the lowest level in two years (5,143 units in the first four months of 2024).

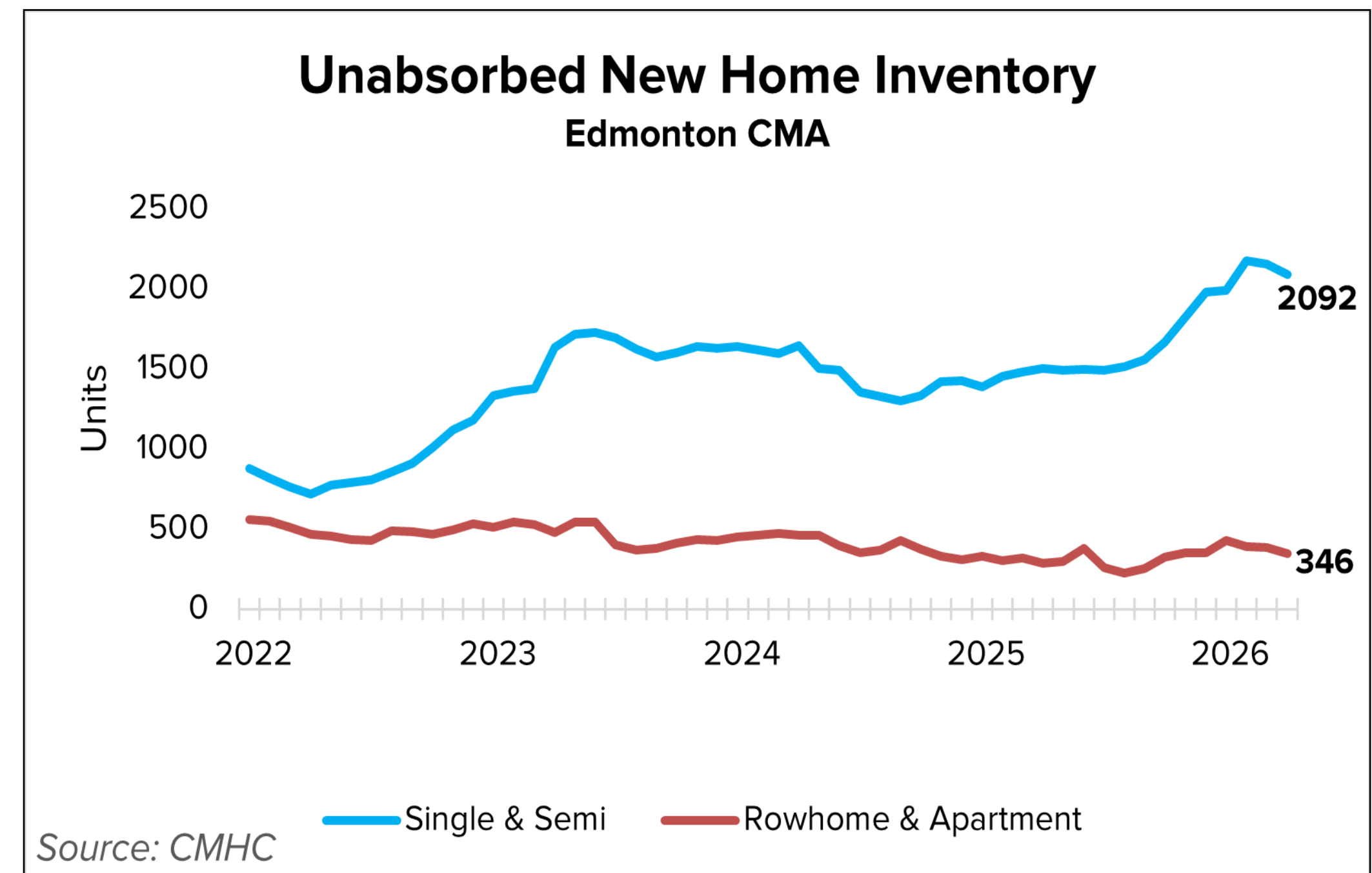


# NEW HOUSING MARKET



## UNABSORBED NEW HOME INVENTORY

- New, unabsorbed single-detached and semi-detached inventory in the Edmonton Region jumped 39% y-o-y to 2,092 units in April.
- In April of 2026, the number of unoccupied new low-density units exceeded 2000 for the third straight month, reaching the third-highest level on record.
- The total unsold, new rowhome and apartment inventory in the region grew 21% y-o-y to 346 units.
- This is lowest number of unsold new rowhomes and apartments recorded since October of 2025 (327 units).

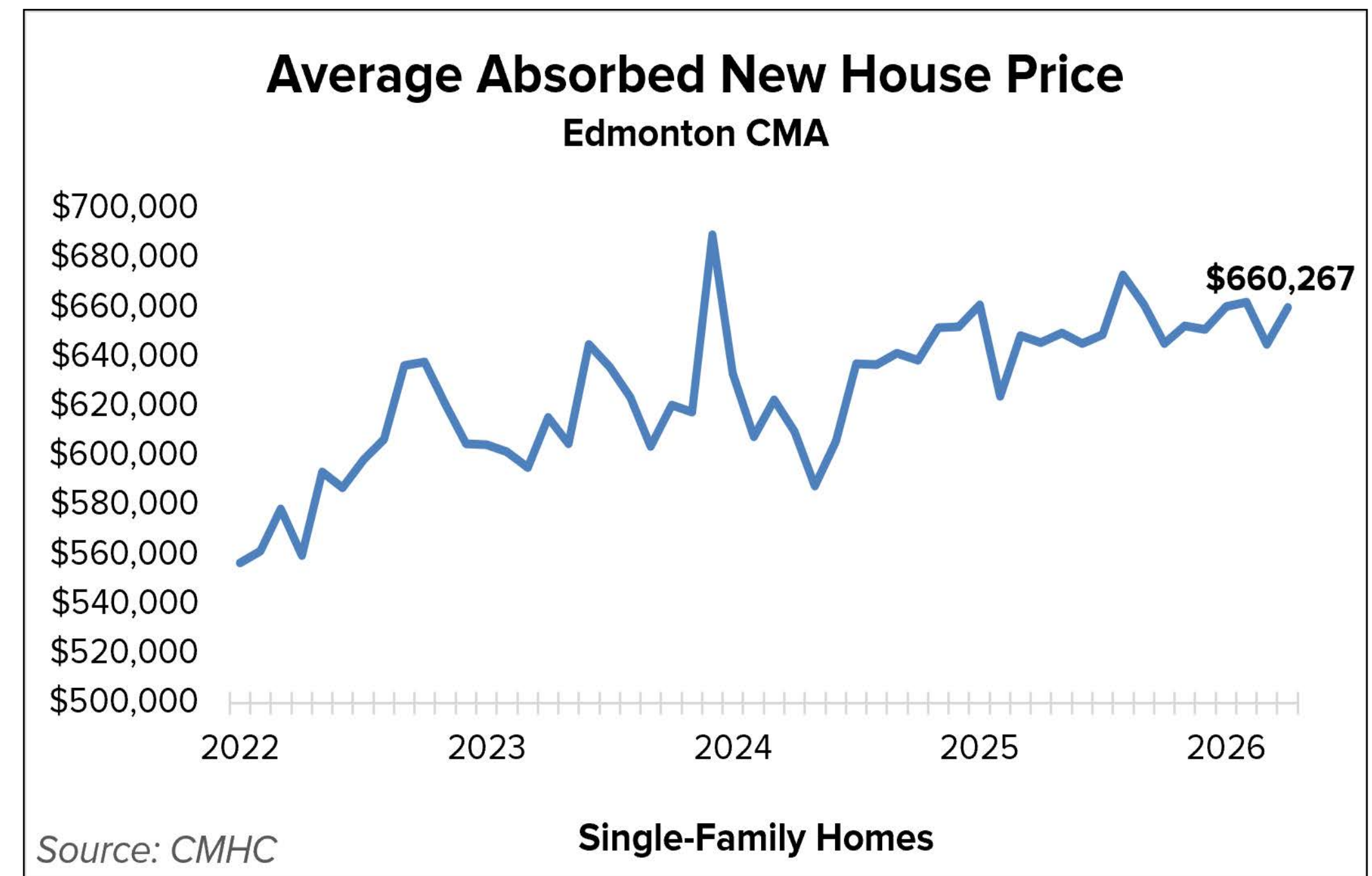


# NEW HOUSING MARKET



## NEW HOUSE AVERAGE PRICES

- New absorbed houses in the Edmonton Region averaged \$660,267 in April, representing a modest 2.2% y-o-y increase.
- The regional YTD average house price reached \$657,312, representing a 2% upward nudge y-o-y.

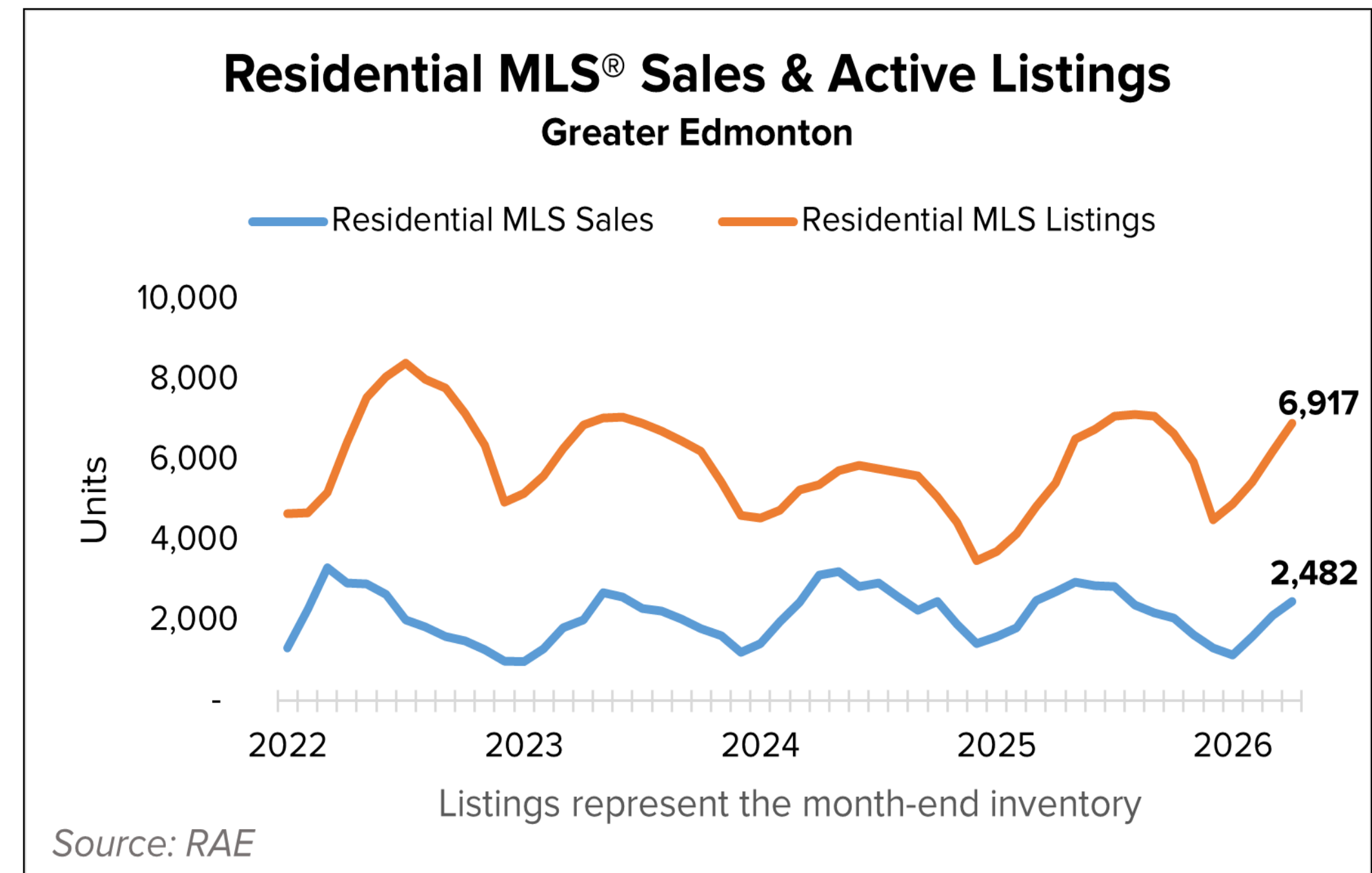


# EXISTING HOME MARKET



## RESIDENTIAL SALES AND ACTIVE LISTINGS

- According to the Realtors Association of Edmonton, 2,482 residential sales (MLS) occurred in Greater Edmonton in April, representing an 8.4% dip y-o-y.
- Sales declined y-o-y for the tenth consecutive month, and for the twelfth time in the past 15 months.
- YTD MLS sales stood at 7,372 units, nosediving 14.5% y-o-y.
- The end-of-month listings for the same month stood at 6,917 units, representing a 27.2% y-o-y upswing.



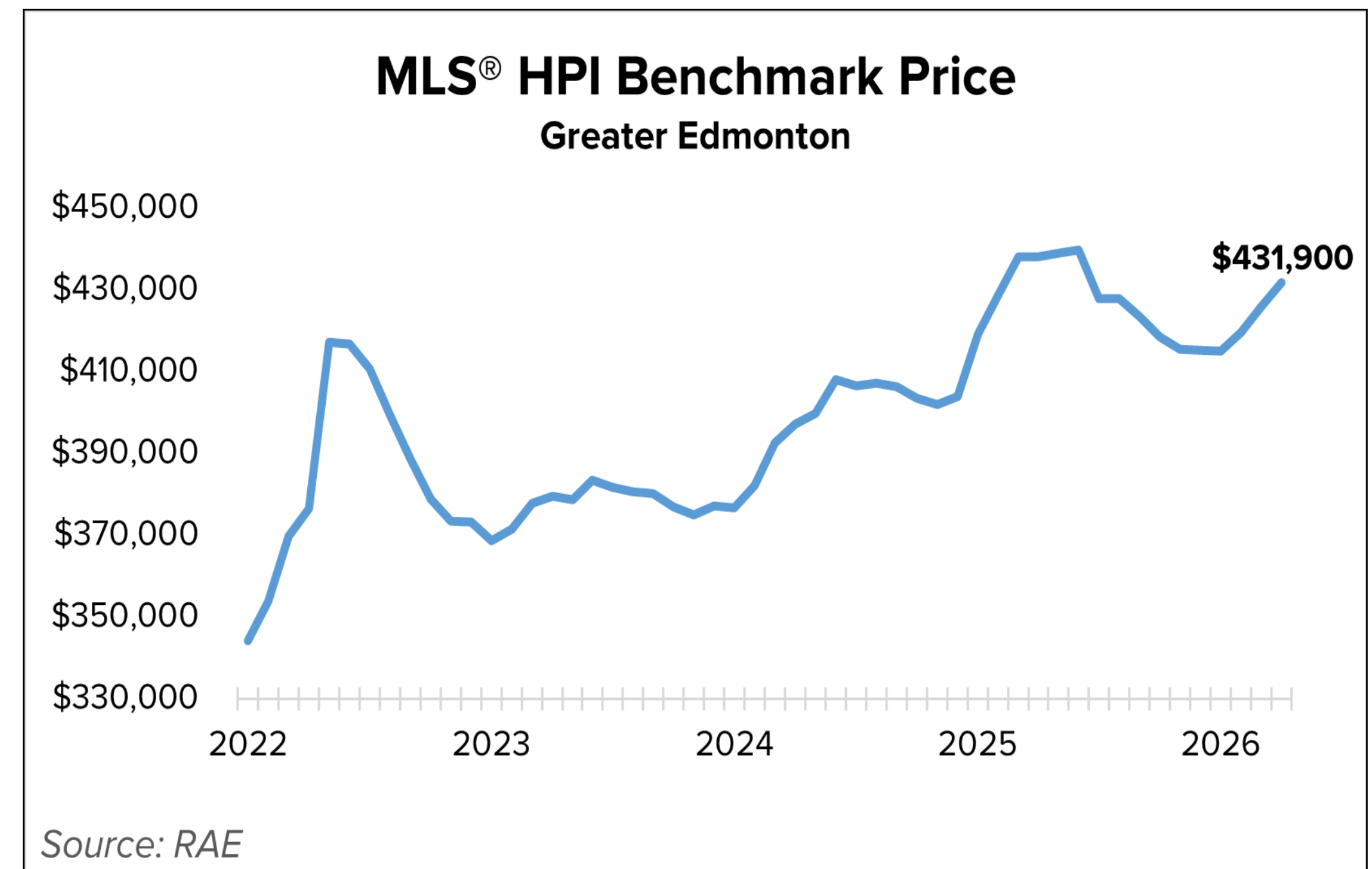
# EXISTING HOME MARKET



## COMPOSITE BENCHMARK PRICE

- The composite benchmark price in Greater Edmonton for homes sold on the MLS topped \$431,900 in April, representing a slight downtick of 1.4% y-o-y.

\*Since January of 2026, the composite benchmark price replaces the residential average price to better residential resale trends.

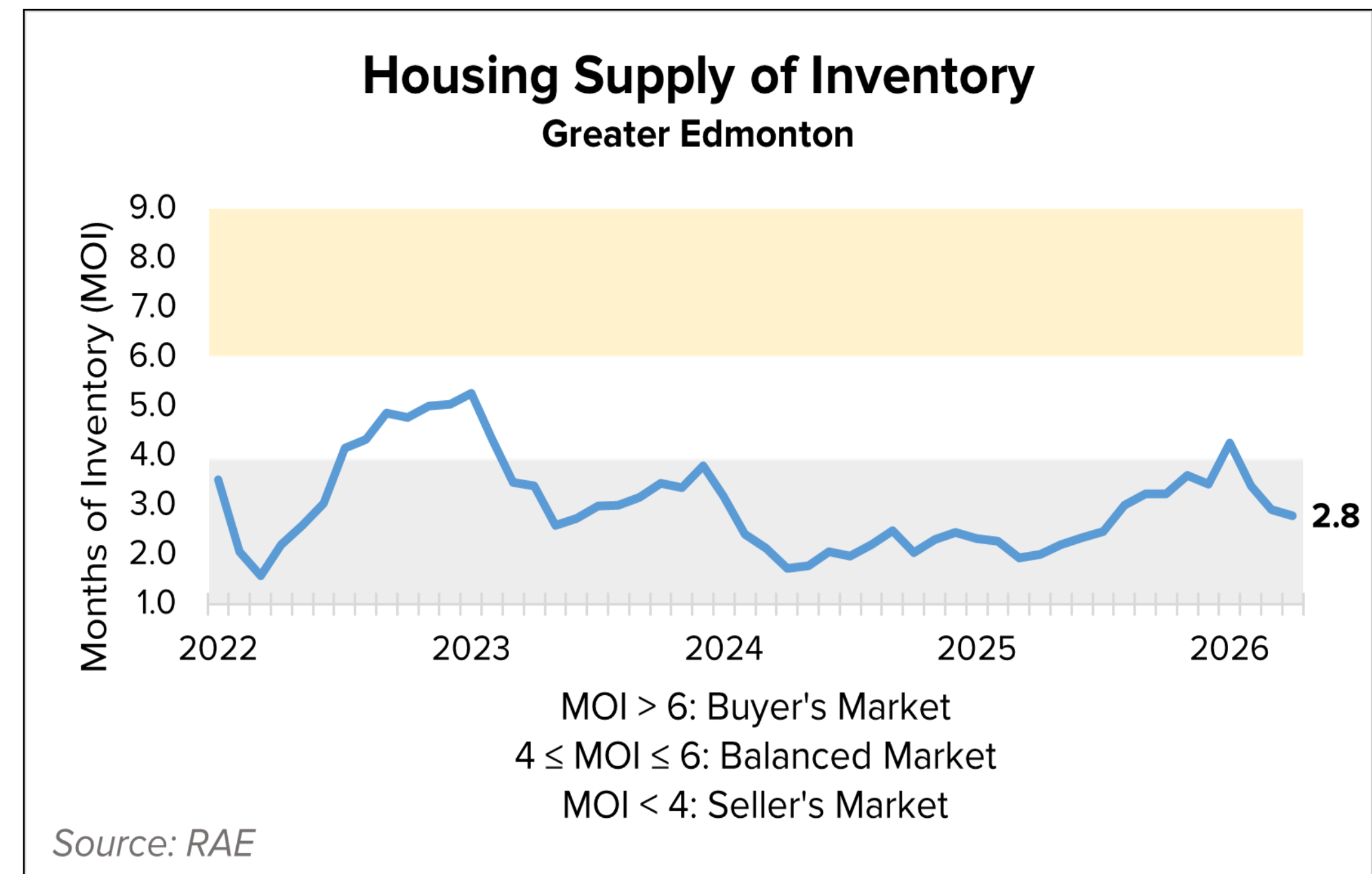


# EXISTING HOME MARKET



## RESIDENTIAL MARKET CONDITIONS

- Residential (resale) supply in Greater Edmonton stood at 2.8 months of inventory (MOI) in April of 2026.
- This is lower than the 2.9 MOI recorded in March of 2026 but higher than the 2.0 MOI recorded in April of 2025.

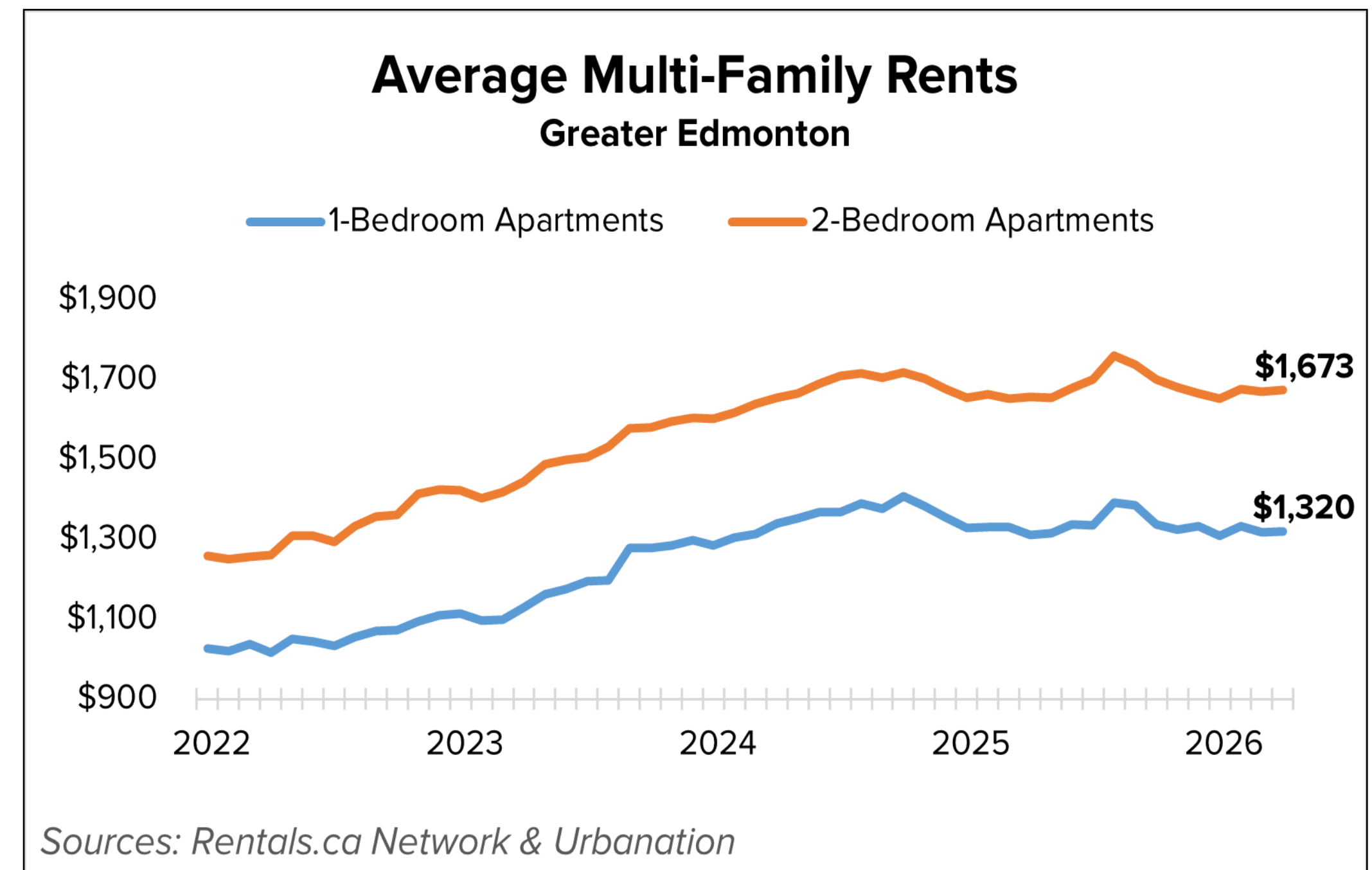


# MULTI-FAMILY RENTAL MARKET



## AVERAGE MULTI-FAMILY RENTS

- Rents for one-bedroom apartments (purpose-built and condominium) in Greater Edmonton averaged \$1,320 in April, representing 0.8% y-o-y uptick.
- Two-bedroom apartment (purpose-built and condominium) rents topped \$1,673, representing a 1% y-o-y rise.

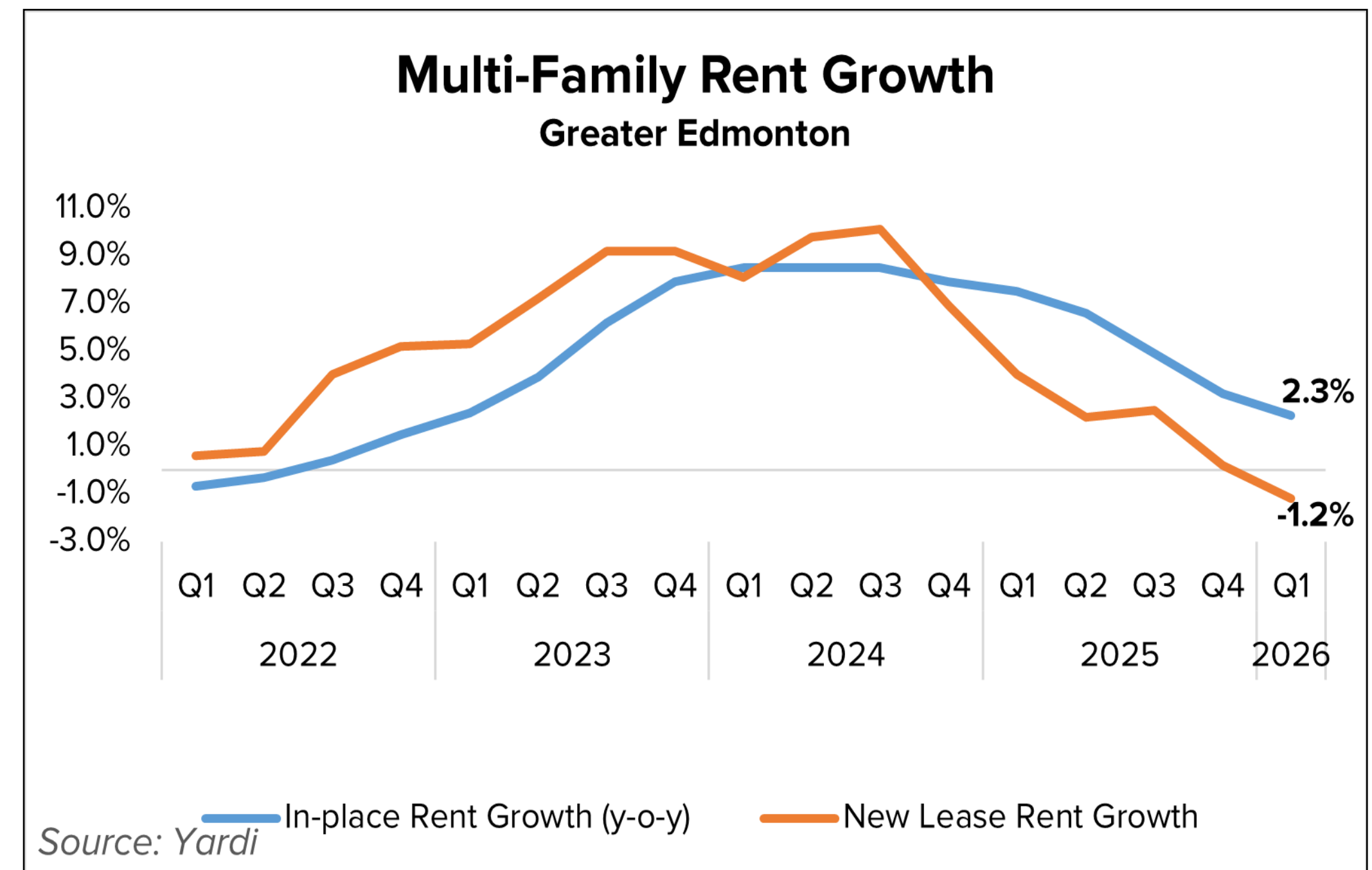


# MULTI-FAMILY RENTAL MARKET



## MULTI-FAMILY RENT GROWTH

- Greater Edmonton's in-place rent change climbed to 2.3% in Q1 of 2026, decreasing 520-basis-points y-o-y.
- This rise represented the lowest in-place rent growth in region since Q4 of 2022 (1.5%).
- New lease rent growth in the region stood at -1.2% in Q1 of 2026.
- Q1's new lease rent growth represented the first negative reading recorded in five years.

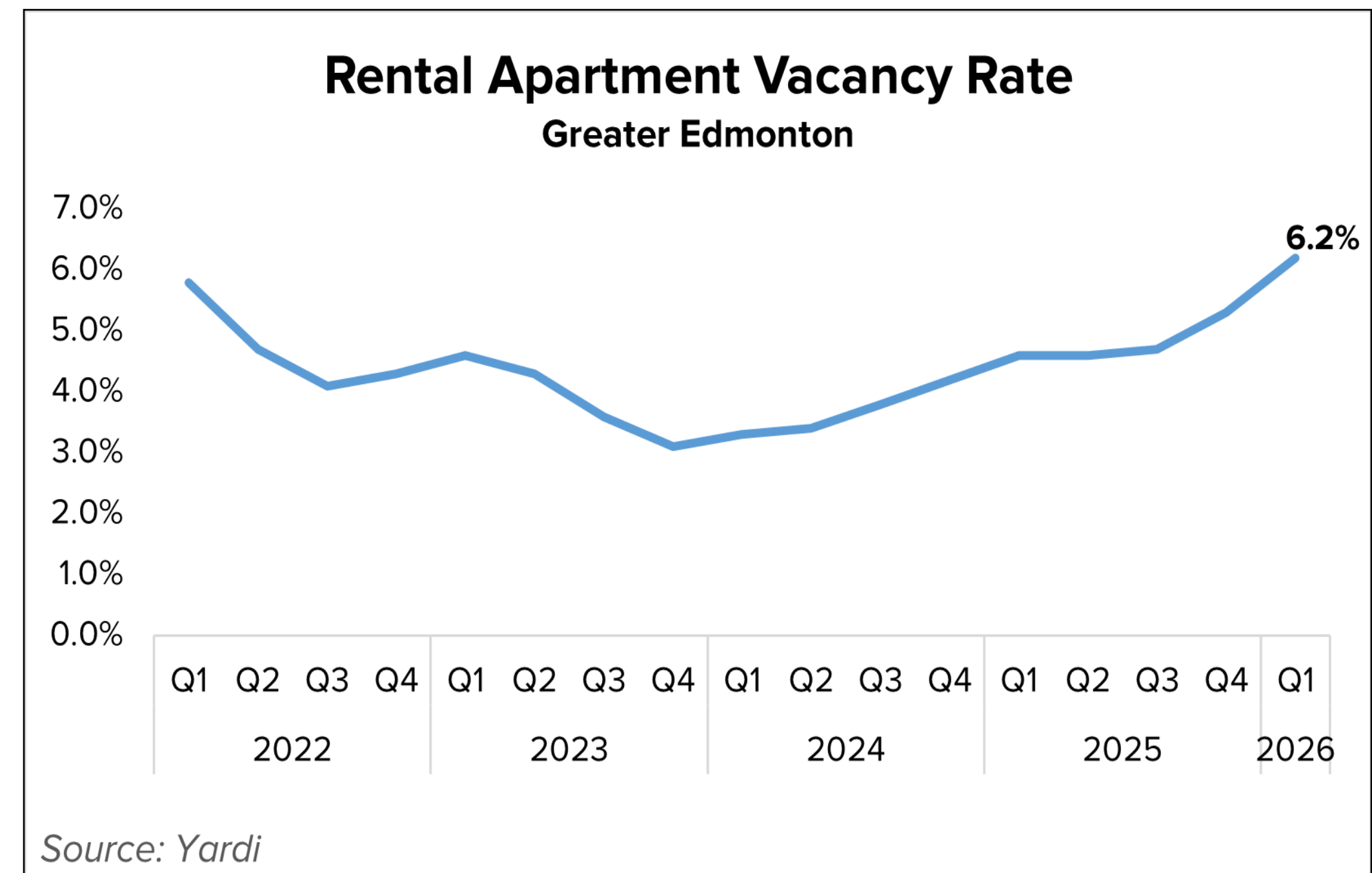


# MULTI-FAMILY RENTAL MARKET



## RENTAL VACANCY

- The rental apartment vacancy in Greater Edmonton rose to 6.2%, representing quarter-over-quarter (q-o-q) and y-o-y increases of 90 and 160 basis points, respectively.
- Q1 of 2026's vacancy rate reached its highest level since Q1 of 2021 (6.3%) and the eighth rise in the last nine quarters.

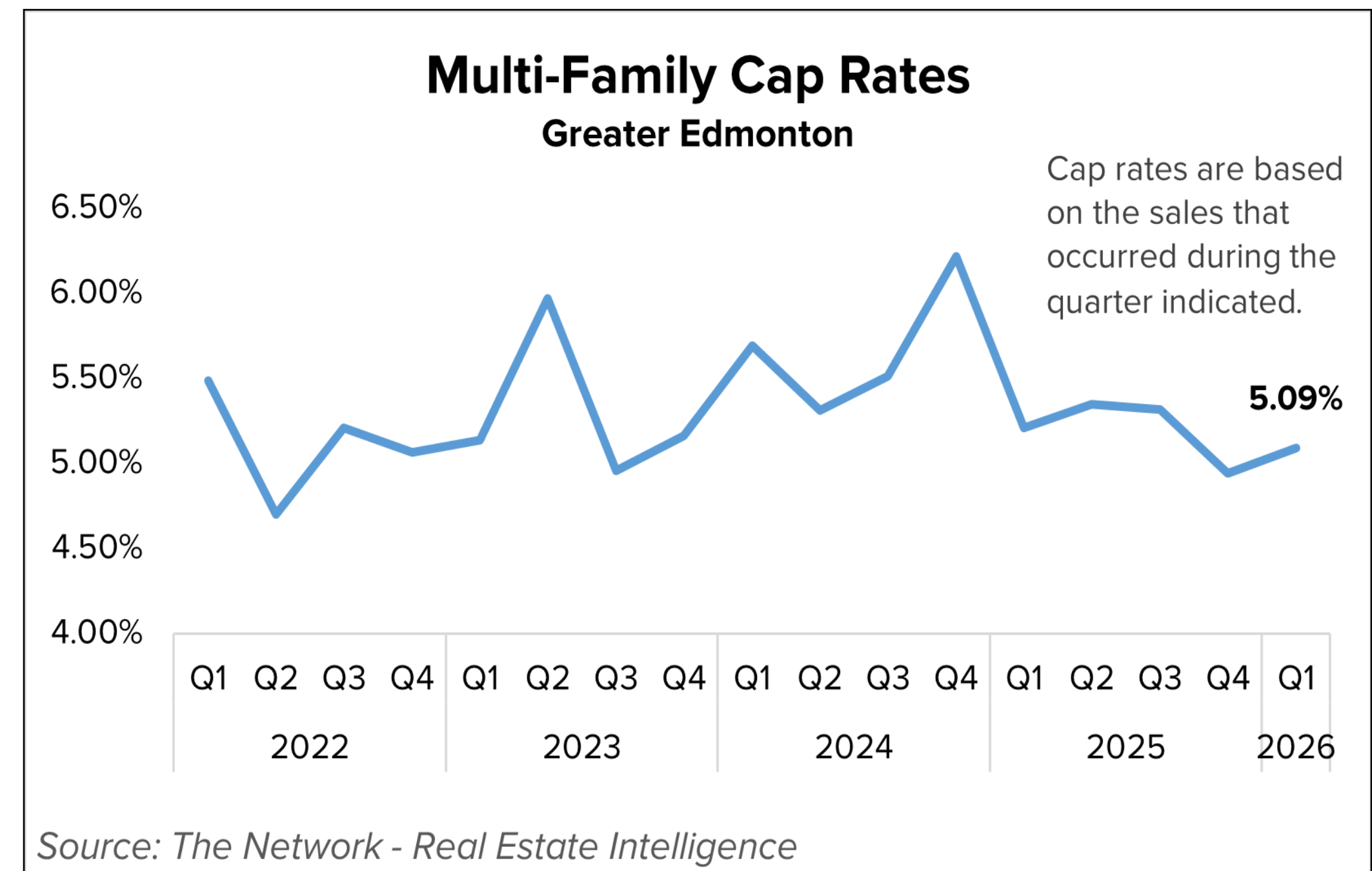


# MULTI-FAMILY RENTAL MARKET

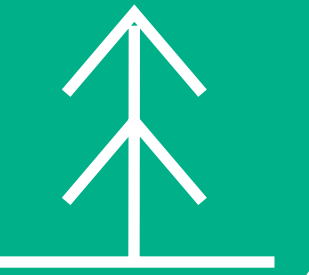


## AVERAGE MULTI-FAMILY CAP RATES

- Multi-family cap rates in Greater Edmonton averaged 5.09% in Q1 of 2026, representing a q-o-q advancement of 300 basis points but a y-o-y trim of 230 basis points.
- This represented the lowest average cap rate recorded in the region since Q4 of 2022 (5.07%).

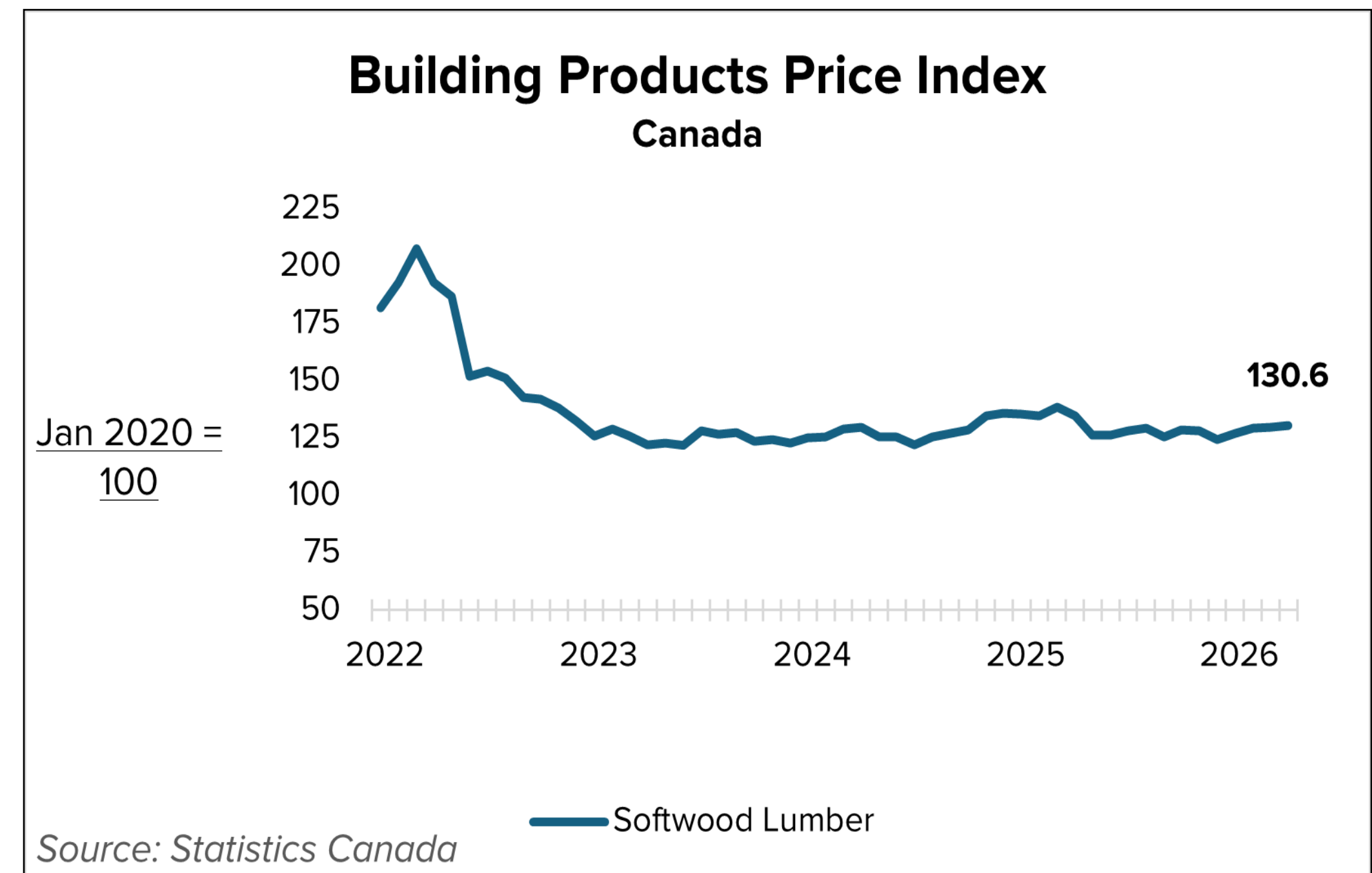


# COSTING TRENDS



## SOFTWOOD LUMBER PRICES

- The lumber portion of Statistics Canada's Industrial Product Price Index increased both m-o-m and y-o-y by 0.7% and 3.2%, respectively.
- April of 2026 marked the first annual increase in the index recorded in eight months (+1.7% in August of 2025).

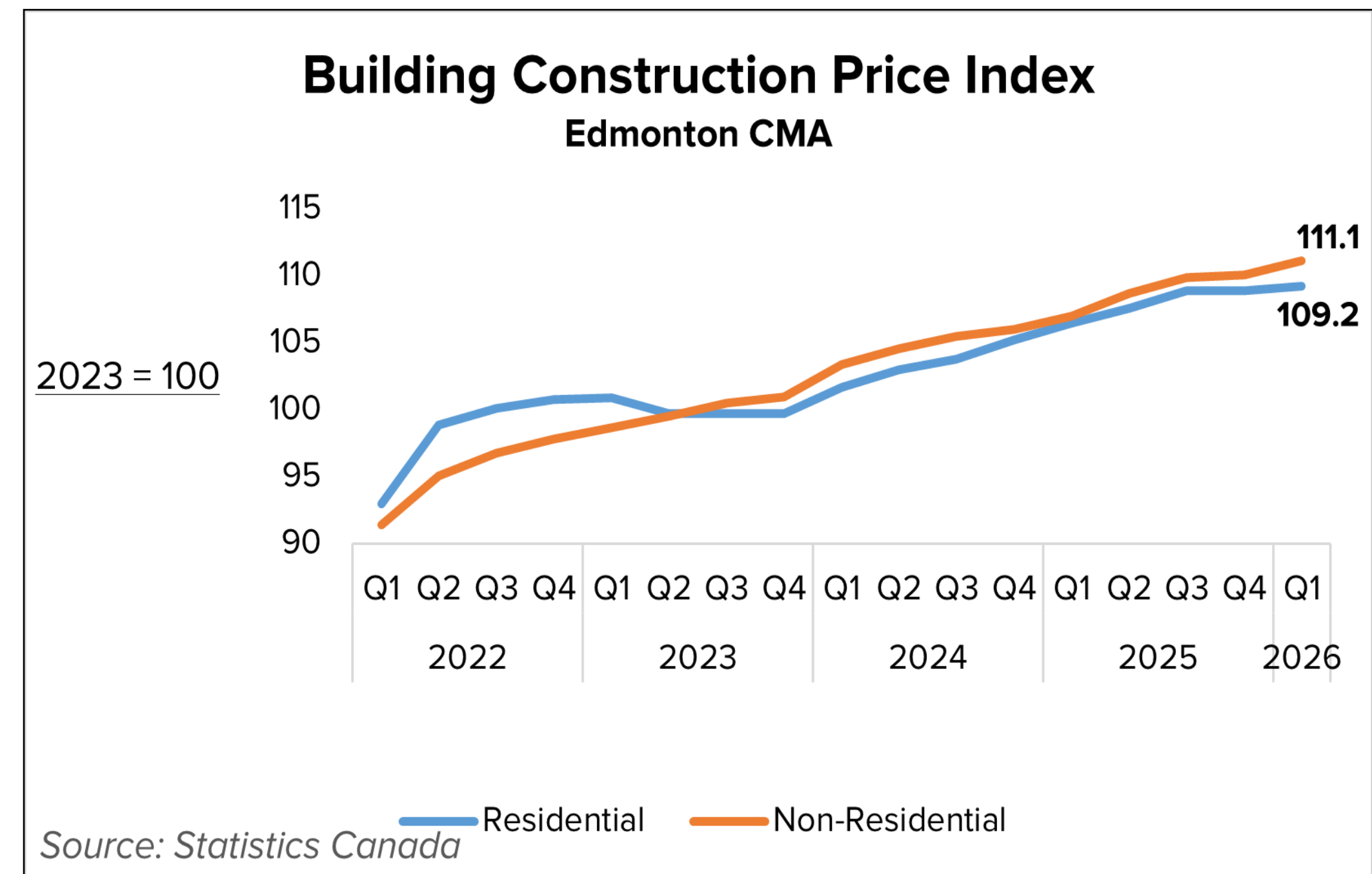


# COSTING TRENDS



## BUILDING CONSTRUCTION PRICE INDEX

- The residential construction price index for the Edmonton CMA jumped 2.5% y-o-y in Q1 of 2026.
- Persistent labour shortages and continued material procurement struggles, particularly for steel, contributed to the uptick.
- The non-residential construction price index advanced 3.8% y-o-y.



# COSTING TRENDS



## RESIDENTIAL RENOVATION PRICE INDEX

- Residential renovation costs jumped 0.3% m-o-m and 2.1% y-o-y in Q1 of 2026.
- This marked the lowest y-o-y increase in the renovation index in eight quarters (0.9% in Q1 of 2024).

