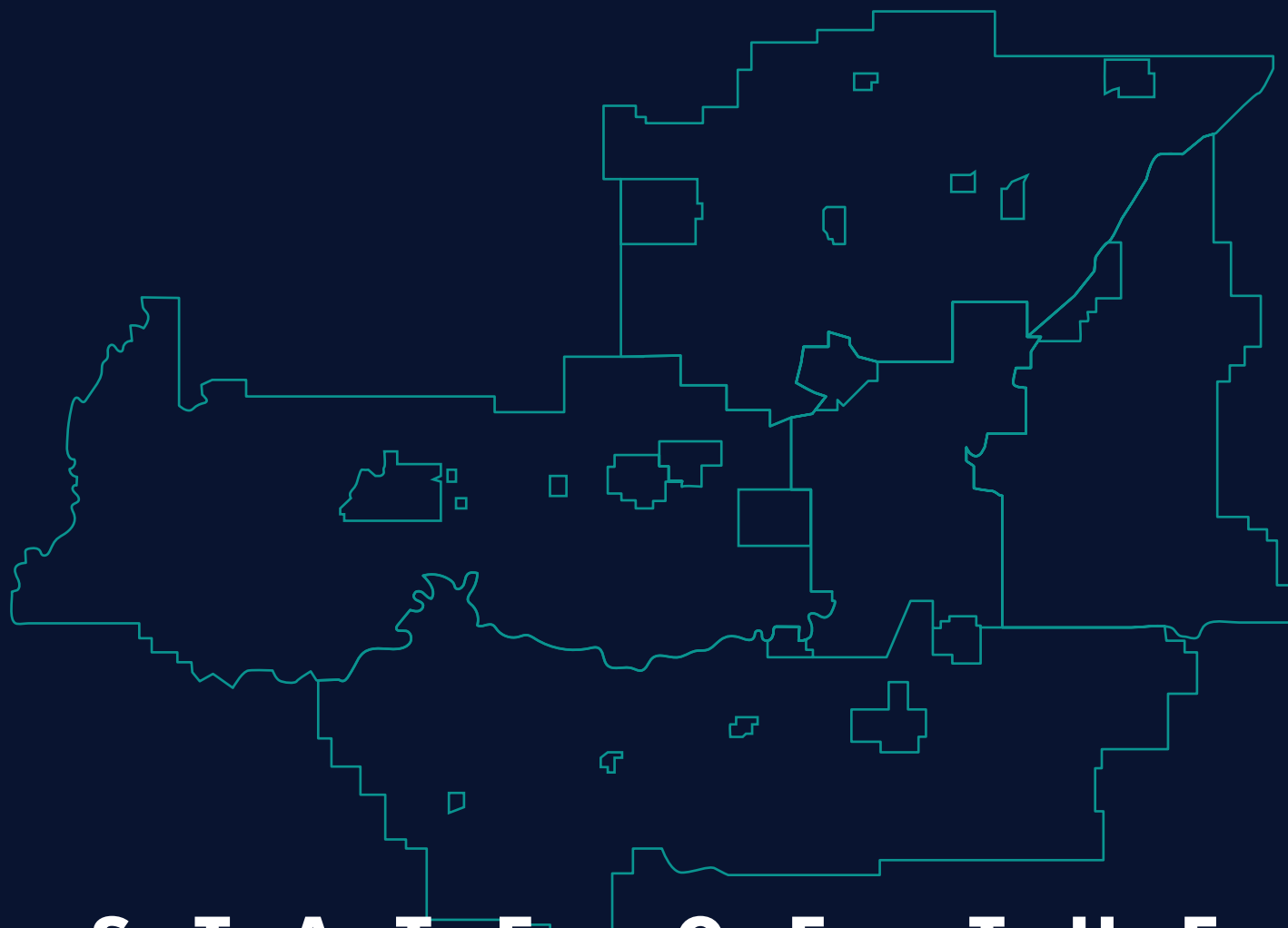




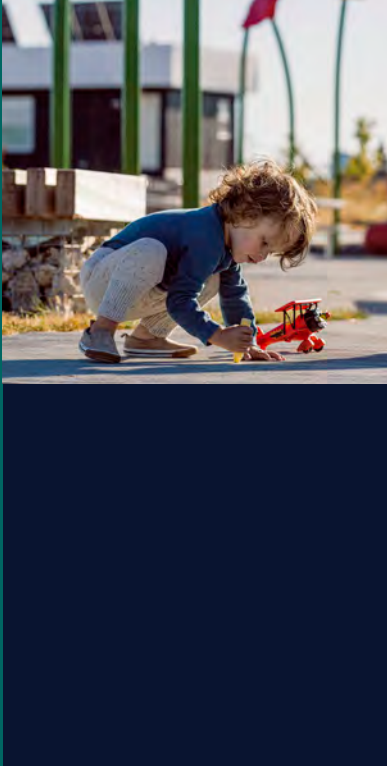
S T A T E O F T H E

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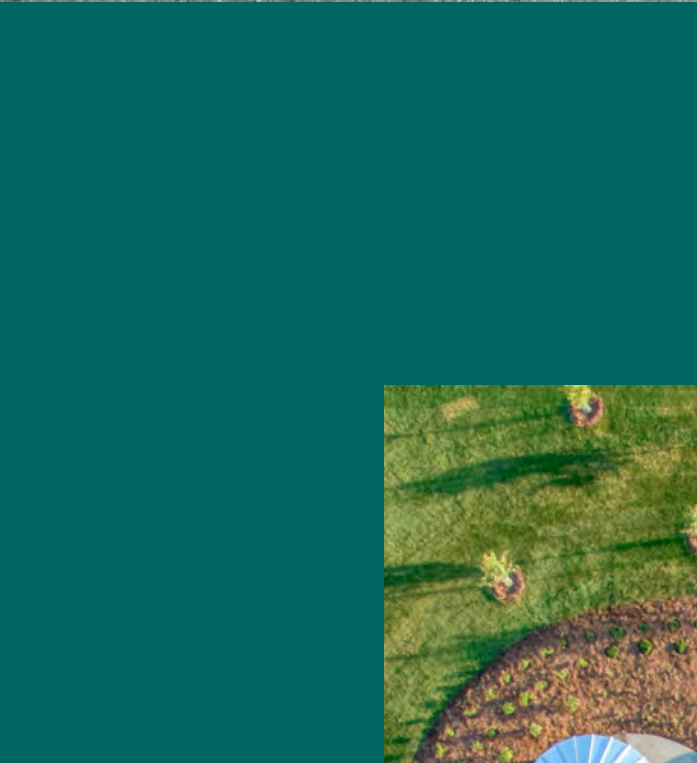
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TERRITORIAL ACKNOWLEDGEMENT

BILD Edmonton Metro respectfully acknowledges that we are located within Treaty 6 territory and Métis Nation of Alberta Region 4. We acknowledge this land as the traditional home for many Indigenous Peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Dene, Saulteaux, Anishinaabe, Inuit, and many others whose histories, languages, and cultures continue to influence our vibrant community.



MESSAGE FROM THE CHAIR AND CEO

The Edmonton Metropolitan Region is at a defining moment.

Across Alberta, housing starts have reached record levels. Since 2020, Alberta’s housing starts have increased by more than 130 per cent, while the Edmonton Metropolitan Region has welcomed new residents at one of the fastest rates in Canada. For the first time, the Edmonton Census Metropolitan Area (CMA) also surpassed Calgary CMA in annual population growth - a milestone that reflects the growing confidence in our region as a place to live, work, invest, and build.

These achievements are worth celebrating. But they also remind us that growth is not something to take for granted. Growth is an opportunity. And it is ours to seize.

There is a cost to curtailing growth. When communities stop making room for new homes and new investment, affordability and choice suffer. Young people can be priced out of the communities they grew up in. Seniors can be left without the housing options they need to age in place. And slower growth puts greater pressure on the municipal tax base.

As more people choose to call this region home, the conversation is no longer about whether we will grow - it is about how we grow. How do we ensure infrastructure keeps pace with new neighbourhoods? How do we continue delivering the housing Albertans need while preserving affordability, choice, and quality of life? How do we create the conditions for businesses to invest, communities to thrive, and future generations to succeed?

These questions do not have a single answer, because growth is not the responsibility of any one organization. It is a shared responsibility.

The success of the Edmonton Metropolitan Region has always been built on collaboration. Homebuilders, developers, municipal administrations, elected officials, utility providers, industry partners, and governments each play a vital role in shaping complete communities.

When we align around a common vision, we build more than homes - we build the infrastructure, services, and places that support long-term prosperity for everyone.

That collaborative approach is central to BILD Edmonton Metro’s Strategic Plan and our commitment to strengthening the region as a whole. Growth does not stop at municipal boundaries, and neither should our thinking. By understanding the unique strengths, opportunities, and challenges of every municipality and county, we are better positioned to remove barriers, encourage investment, and unlock the opportunities that benefit the entire region.

This State of the Region report is intended to support that work. It provides a comprehensive snapshot of where we stand today, while placing our region in the broader provincial and national context. It examines housing demand, consumer preferences, municipal policy and permitting performance, building permit values, lot registrations, and the trends shaping each municipality across the region. More importantly, it encourages us to look ahead.

The data tells a compelling story of growth, resilience, and momentum. But it also challenges us to continue working together - to be intentional in our planning, bold in our thinking, and collaborative in our actions.

Our growth advantage is not guaranteed. People and investment have choices. The challenge for our region is simple: will we create the conditions to keep growing, or allow that advantage to move elsewhere?

If we seize this opportunity together, we won’t simply respond to growth — we will shape a stronger, more competitive, and more prosperous Edmonton Metropolitan Region for generations to come.



A stylized, handwritten signature in black ink.

Paul Lanni
Chair



A stylized, handwritten signature in black ink.

Kalen Anderson
CEO

EXECUTIVE SUMMARY

Alberta’s building momentum – in the number of units they are constructing and in the number of people that are calling the province home. Provincial housing starts grew 130.8% between 2020 and 2025 - from 23,043 to 53,184 units - while Canada’s grew just 19.2%, nearly doubling Alberta’s share of national starts from 11.4% to 22.0%. Apartment product is also on the rise in both markets: Alberta’s apartment share of starts climbed from 37.8% in 2020 to 50.0% in 2025, crossing the halfway mark for the first time. Even so, Alberta remains the more ground-oriented market by a wide margin.

The Edmonton CMA and Calgary CMA are splitting the province’s growth story in half. Edmonton just out-grew Calgary in population for the first time this decade. But when it comes to housing starts, Calgary is pulling away - building more volume and a more apartment-heavy mix. A region growing its population faster than its housing supply, relative to its chief peer, is worth watching closely.

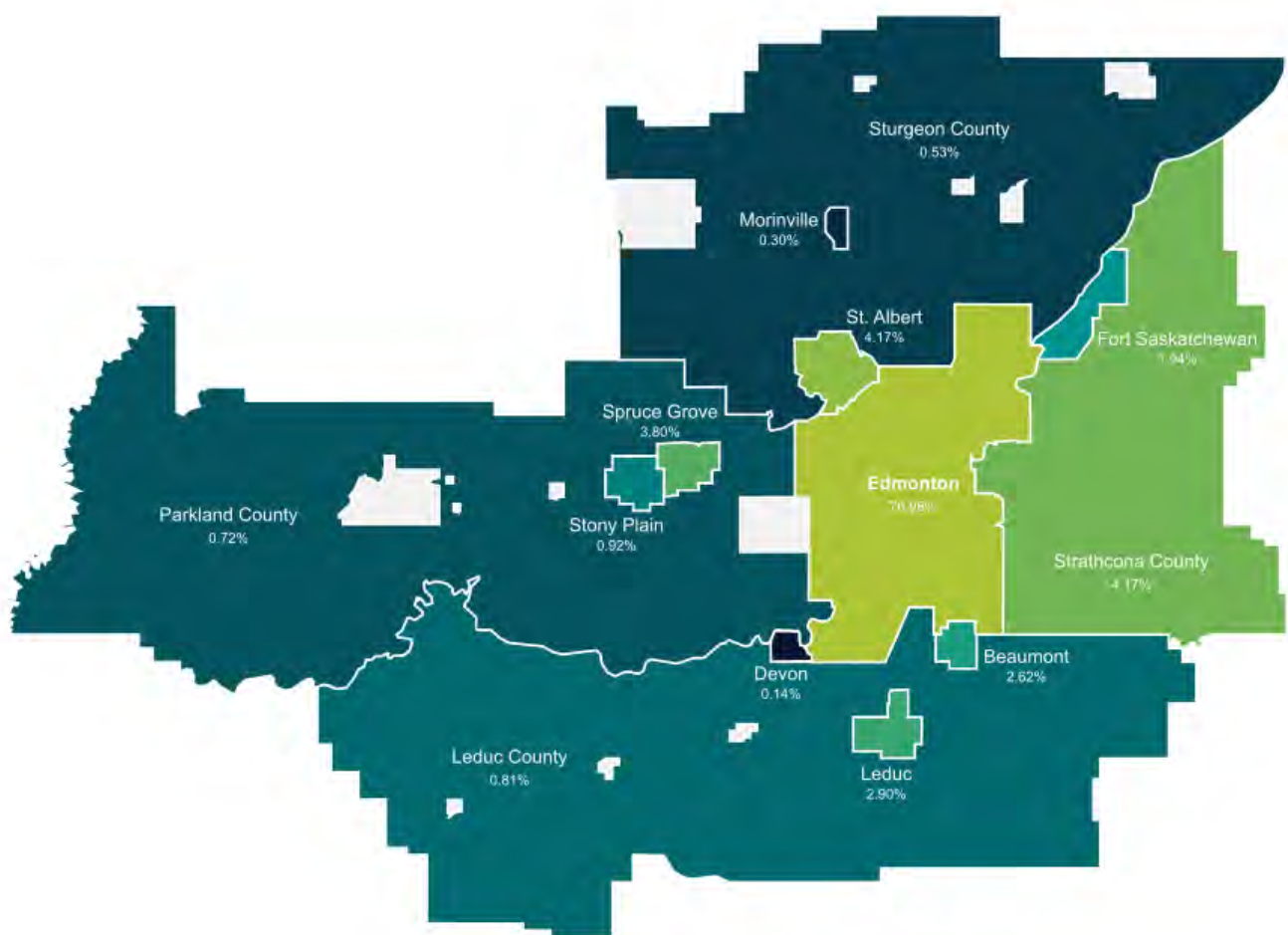
Inside the Edmonton CMA, while the City of Edmonton still drives most population growth - Beaumont, Spruce Grove, the City of Leduc, and Leduc County are all posting strong gains. Housing starts confirm this positive story: the cumulative starts in the municipalities have more than tripled since 2020, growing consistently each year. The City of Edmonton’s housing start growth has been less linear, with the strongest surge occurring in the past two years, driven in part by the updated Zoning Bylaw and increased uptake of the Canada Mortgage and Housing Corporation’s (CMHC) MLI Select Program. Row homes are the breakout product everywhere, and apartments are growing fast outside Edmonton - though Edmonton still builds far more of them in raw terms.

The City of Edmonton’s overhaul of its Zoning Bylaw in 2024 has impacted the shape and form of the city. Row home permits in redeveloping neighbourhoods spiked almost immediately. Development in the redeveloping areas is now showing signs that it is neck-and-neck with growth in new communities in Developing Areas. Our members are building everywhere in Edmonton, providing housing options in different geographies and meeting needs of more consumers.

Geographically, population growth has not spread evenly. The Airport Corridor - the City of Leduc, Beaumont, Leduc County and Devon - has jumped ahead of the rest of the region, and the same pull shows up inside Edmonton itself, where south-end neighbourhoods account for more than half the city’s top building permit activity since 2020.

The throughline in our research: this region is diversifying, not converging on any one product. That means municipalities need to keep approval processes flexible enough to move with demand, especially in fast-growing corridors like the Airport Corridor, where the land-use decisions made today will decide whether growth turns into attainable housing or rising prices.





Share of Regional Total Starts, 2020-2025 (ranked)

Lowest: Devon (0.14%)

Highest: Edmonton (77.0%)

Colour position reflects rank, not proportional value. Metric is each municipality's share of total regional starts, 2020-2025 (source: CMHC).

Figure 1: Share of Regional Housing Starts by Municipality: 2020 – 2025 (CMHC)

FAST FACTS

HOUSING STARTS IN THE REGION MORE THAN TRIPLED SINCE 2020 (1,647 TO 5,435 UNITS)	ROW HOMES ARE THE REGION’S FASTEST-GROWING PRODUCT (698.4% SINCE 2020)	APARTMENT STARTS IN THE REGION GREW 596.4% SINCE 2020
THE EDMONTON CMA OUTGREW CALGARY CMA IN POPULATION FOR THE FIRST TIME THIS DECADE IN 2025	ACROSS THE EDMONTON CMA, HOUSING STARTS NEARLY DOUBLED SINCE 2020 (11,512 TO 21,337 UNITS)	THE CITY OF EDMONTON’S REDEVELOPING (INFILL) PERMITS NEARLY DOUBLED IN ONE YEAR (3,900 TO 7,730 UNITS) AFTER THE UPDATE OF ITS ZONING BYLAW IN 2024; ROW HOMES TRIPLED DURING THE SAME TIMEFRAME.
ALBERTA’S HOUSING STARTS GREW 130.8% SINCE 2020 VS. CANADA’S 19.2%	EDMONTON’S AVERAGE DEVELOPMENT PERMIT TURNAROUND (53.8 DAYS) IS THE REGION’S SLOWEST BY FAR	MOST AFFORDABLE MEDIAN HOME PRICE: DEVON (\$389,200) HIGHEST MEDIAN HOME PRICE: BEAUMONT (\$525,000).
BEAUMONT IS THE CMA’S FASTEST-GROWING MUNICIPALITY (AVERAGE FIVE-YEAR POPULATION GROWTH RATE OF 5.1%)	SINGLE-FAMILY CONSTRUCTION IS MIGRATING OUTWARD THE REGIONS SHARE OF THE CMA’S HOUSING STARTS NEARLY DOUBLED (24.0% TO 40.7%)	ELEVEN OF EDMONTON’S TOP 20 BUILDING PERMIT NEIGHBOURHOODS ARE IN THE SOUTH END LED BY KESWICK’S 3,233 PERMITTED UNITS

MUNICIPAL DATA MATRIX

Non-Res. Share of Property Taxes	20.4%	68.0%	20.1%	24.9%	30.0%	56.1%	58.6%	9.4%	82.0%	24.0%	80.3%	14.0%	22.0%
Res. Share of Property Taxes	79.6%	32.0%	79.9%	75.1%	70.0%	43.7%	41.4%	90.6%	18.0%	76.0%	19.7%	86.0%	78.0%
Inspection Application Portal (Y/N)	Y	Y	N	Y	Y	Y	Y	N	N	N	Y	N	N
Permit Application Portal (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
LUB/ZBL Last Rewritten	2024	2024	2024	2013	2013	2025	2020	2019	2017	2026	2025	2024	2019
MDP Last Rewritten	2020	2017	2021	2024	2020	2025	2021	2019	2025	2024	2025	2026	2017
Lots Serviced (2025)	4,045	633	387	712	1,137	28	342	354	26	42	—	54	65
Lots Registered (2025)	5,359	556	322	712	1,322	40	453	311	32	84	81	98	—
Avg. Permit Turnaround (days)	53.8	26.0	5.4	6.3	5.3	25.6	13.1	25.0	5.0	11.5	7.5	12.0	8.5
OSL Blended Avg./Hectare	\$966,497	\$208,443	\$413,847	\$159,857	\$179,341	\$159,014	\$207,899	\$287,356	\$87,593	\$77,158	\$73,743	\$104,954	\$157,752
Total Land Area (ha)	76,142	117,065	6,532	3,683	4,308	243,465	5,700	2,430	212,630	3,685	256,944	991	1,427
Residential Building Permit Value (2025)	\$3.2B	\$272.1M	\$275M	\$289.2M	\$271.1M	\$85.1M	\$120.8M	\$189.5M	\$57.2M	\$48.6M	\$127.6M	\$22.8M	\$16.8M
Est. Annual Property Tax	\$4,20773	\$3,69724	\$5,628.58	\$4,184.18	\$4,346.98	\$4,234.74	\$3,640.79	\$4,932.81	\$4,691.99	\$4,013.44	\$3,883.11	\$4,532	\$3,844.79
Residential Mill Rate	10.1391	7.4093	11.2594	9.1960	9.8795	7.0579	8.0916	9.3958	6.6271	9.5558	5.7273	11.3300	9.8787
Median Home Price	\$415,000	\$499,000	\$499,900	\$455,000	\$440,000	\$600,000	\$449,949	\$525,000	\$708,000	\$420,000	\$678,000	\$400,000	\$389,200
5-Yr Avg. Pop. Growth Rate	3.4%	0.9%	1.3%	2.8%	3.2%	0.7%	2.1%	5.1%	0.2%	1.5%	3.0%	0.6%	1.0%
2025 Population	1,238,295	107,345	74,730	44,575	39,966	34,286	30,575	26,305	21,035	19,662	16,400	10,763	6,965
Municipality	Edmonton	Strathcona County	St. Albert	Spruce Grove	City of Leduc	Parkland County	Fort Saskatchewan	Beaumont	Sturgeon County	Stony Plain	Leduc County	Morinville	Devon

One row per municipality across eighteen indicators, ordered by 2025 population. Every column in this matrix has its own ranked tab in the Appendix.
Note: “—” indicates the data was not made available.

Municipal Development Plan (MDP); Land Use Bylaw (LUB); Off-site Levy (OSL)

Off-site levy figures are based on analysis conducted by ISL. Levy categories vary by municipality. Not all municipalities recover stormwater and other infrastructure costs through off-site levies — some use separate utility or capital funding models. Figures compare levy structure, not total development cost recovery.

Data in this section, as well as the Municipal Highlights, are drawn from multiple sources, as detailed in the Sources section.

WHY INVEST IN THE EDMONTON REGION

The Edmonton Metro Region offers a compelling combination of population growth, housing affordability, employment, available land, efficient development processes, and public-private collaboration. Together, these advantages create an environment where investment can move forward with confidence - and where communities can grow for the long term. Below is a collection of quotes from our field trips, blogs, and events that remark on the positive trends we are seeing in the region.

DEMAND AND POPULATION GROWTH

“Strong population growth continues to drive demand for new housing and communities across the Edmonton Metro Region. For builders and developers, that demand provides confidence in both the immediate market and its long-term potential.”

“The demand we observe from homebuilders and buyers gives us confidence that this market is where we want to be in.”

STREAMLINED POLICIES AND PROCESSES

“The region has built a development environment that supports investment and responds to growth. Municipalities are working collaboratively with industry to create policies and processes that enable development while responding to the needs of their communities.”

“The region’s blend of industrial and residential growth has made it very attractive.”

“Having led community development across Alberta, I can say with confidence that the Edmonton Metro Region is leading the way. Our policies are largely enabling, our municipal relationships are open and responsive, and, perhaps most importantly, our industry is aligned.”



FASTER TIMELINES AND CONTINUOUS IMPROVEMENT

“Edmonton has been recognized as a national leader in local development processes, approvals, and charges. Across the broader region, municipalities are also finding ways to improve permitting and approval timelines.”

“That commitment to continuous improvement gives industry greater certainty and helps ensure we can deliver the housing, infrastructure, and communities needed for existing and future residents.”

HOUSING AND COMMUNITIES

“Edmonton and its surrounding municipalities remain among Canada’s more affordable major housing markets. As more people choose to make the region home, there is an opportunity - and a responsibility - to create diverse, attainable, and welcoming places for them to live.”

“There is a persistent stereotype that Canadian suburbs are bland or disconnected. The Edmonton Metro Region tells a different story. Its communities are vibrant, diverse, and deeply human places - home to festivals, faith communities, extended families, local businesses, gathering spaces, and everyday aspirations.”

ROOM TO GROW

“Edmonton and the surrounding region are markets we continue to believe in because it offers something that is becoming increasingly difficult to find in larger Canadian cities: the opportunity to own a quality home without having to compromise on lifestyle or location.”

“The region combines established neighbourhoods and growing new communities with strong employment opportunities, relative affordability, and room for continued expansion. These fundamentals continue to attract new residents and create opportunities for long-term investment.”

PUBLIC AND PRIVATE SECTOR COLLABORATION

“One of the region’s greatest strengths is the ability of municipalities and industry to work together. Open communication and cooperative administration provide greater confidence and predictability for organizations making long-term investments.”

“The steady population growth and cooperative administration have kept us confident in committing to projects here.”

QUALITY JOBS AND TRANSPORTATION CORRIDORS

“Communities throughout the Edmonton Metro Region benefit from a strong and diverse employment base, strategic transportation corridors, and access to major economic infrastructure.”

“For many parts of the region, proximity to the Edmonton International Airport and major highway and transportation networks strengthens their appeal as places to invest, build a business, and call home.”

WELL-PLANNED COMMUNITIES

“Neighbourhoods across the region offer a balance of quality housing, thoughtfully planned amenities, parks, walking trails, schools, and convenient access to everyday essentials.”

“The strongest communities are those that can support people through every stage of life - from first-time homebuyers and young professionals to growing families, established households, and those looking to build their forever home. We’re seeing these places in all corners of our region.”

“That combination of affordability, opportunity, quality of life, and thoughtful growth is what makes the Edmonton Metro Region not only a great place to live, but a compelling place to invest.”

E D M O N T O N

CMHA



ALBERTA & CANADA

Unless otherwise stated, all figures in this report are as of year-end 2025. Edmonton Census Metropolitan Area (CMA) refers to all of Beaumont, Devon, Edmonton, Fort Saskatchewan, Leduc (City and County), Morinville, Parkland County, Spruce Grove, St. Albert, Stony Plain, Strathcona County, and Sturgeon County. The region refers to all municipalities excluding the City of Edmonton. Edmonton will be used to refer to the City of Edmonton.

Housing starts are used throughout this analysis because they are a strong indicator of homebuilders' sentiment about future housing demand and economic conditions. The CMHC classifies a housing start when the building's foundation is built up to grade level. Therefore, in theory, a rise in housing start indicates increasing builder confidence in the economy and demand for housing products, and vice versa.

Alberta's housing market has significantly outpaced the rest of the country since 2020. According to the CMHC, from 2020 to 2025, Alberta's housing starts more than doubled, from 23,043 in 2020 to 53,184 units in 2025, a 130.8% increase, compared to Canada's 19.2% growth over the same window, from 202,655 to 241,552 units. As a result, Alberta's share of national housing starts nearly doubled, climbing from 11.4% in 2020 to 22.0% in 2025 — a widening gap that Figure 2 tracks year by year. Alberta's starts increased in nearly every year of the period. As of Q4 of 2025, only five million (or roughly 12%) of Canada's 41.6 million residents reside in the province, underscoring the remarkable growth in provincial housing starts so far this decade.



Figure 2: Year-over-Year Change in Housing Starts (CMHC)

PRODUCT MIX: APARTMENTS INCREASING IN BOTH ALBERTA AND CANADA

Both Alberta and Canada have seen significant growth in apartment product from 2020 to 2025. Alberta's apartment share climbed from 37.8% in 2020 to 50.0% in 2025, crossing the halfway mark for the first time. The single-family share fell from 39.0% to 28.5% over the same window, but still increasing in absolute terms over the same window (Figure 3). Canada's share of apartment starts grew as well, from 59.1% to 68.3%, with single-family share falling from 24.6% to 17.4% (Figure 4).

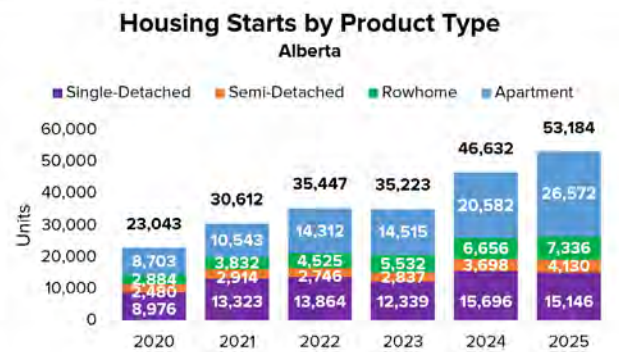


Figure 3: 2020 - 2025 Alberta Housing Starts by Product Type (CMHC)

Provincially, row home product has grown modestly in Alberta from 12.5% in 2020 to 13.8% in 2025 while holding roughly flat in Canada over the same window (11.2% to 9.8%) (Figure 4). Alberta's housing mix is moving in the same direction as the national market but remaining more balanced than the national story.

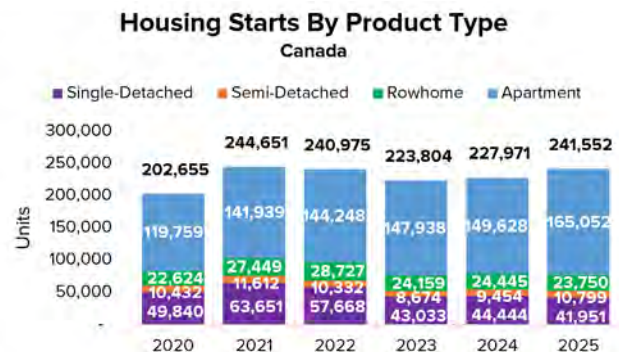


Figure 4: 2020 - 2025 Canada Housing Starts by Product Type (CMHC)

EDMONTON CMA & ALBERTA

POPULATION

Specific to this section, Edmonton Census Metropolitan Area (CMA) refers to all 35 municipalities recognized by Statistics Canada in order to provide an accurate comparison to the Calgary CMA.

The Edmonton Census Metropolitan Area (or, CMA, includes Edmonton and regional municipalities) and Calgary CMA (includes Calgary and regional municipalities) have spent the past five years as the two engines of Alberta’s growth, but the comparison is closer, and more dynamic, than a simple leaderboard suggests. Between 2021 and 2025, Calgary CMA grew 19.2%, outpacing Edmonton CMA’s 14.9% over the same window. That gap was driven almost entirely by two strong years in 2022–23 and 2023–24, when the Calgary CMA population expanded at roughly 6.0% annually against Edmonton’s 4.2% to 4.7% (Figure 5).

In the twelve months ending July 1, 2025, Edmonton’s CMA grew 3.1%, the fastest rate among Canada’s major regions, while Calgary CMA’s growth cooled to 2.9%, its slowest pace in this five-year window. It is the first time in the period that Edmonton CMA has out-grown Calgary CMA on a year-over-year basis.

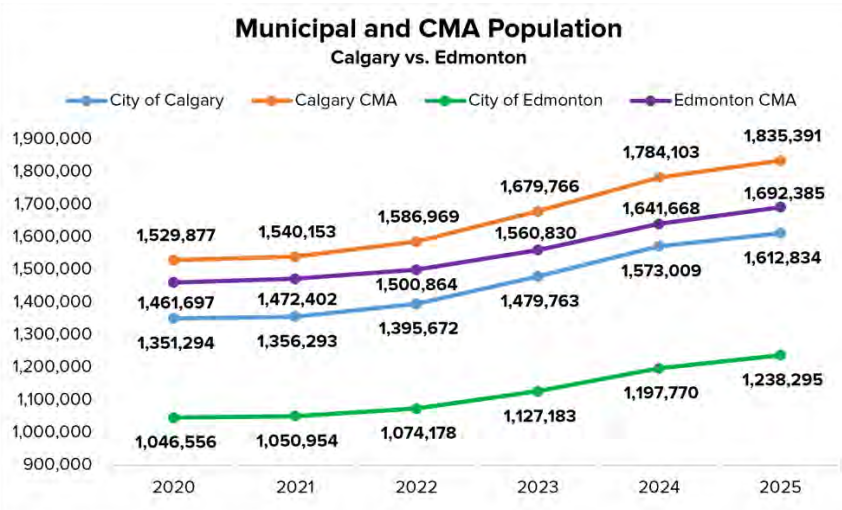


Figure 5: Calgary vs. Edmonton Municipal and CMA Population (Government of Alberta)



HOUSING STARTS

Population growth is only part of the story. Housing starts data provides a different picture for the Edmonton CMA relative to the Calgary CMA. Since 2020, the Edmonton CMA's housing starts grew by 85.3%, from 11,512 to 21,337 units (Figure 6). But Calgary's CMA grew far faster over the same period, nearly tripling from 9,235 to 27,684 units (Figure 6). The Calgary CMA started this period with fewer total starts than its northern counterpart and now builds roughly a third more housing per year. This is not a story of Edmonton CMA falling behind; both regions are growing, but Calgary CMA has been substantially faster.

The rest of the province has seen substantial growth as well, rising from 2,296 units in 2020 to 4,163 units in 2025, a noteworthy 81.3% increase (Figure 6). Growth is not exclusively in the domain of the two large regions. Rather, it is occurring provincewide, and it is a testament to our province's enterprise-friendly environment.

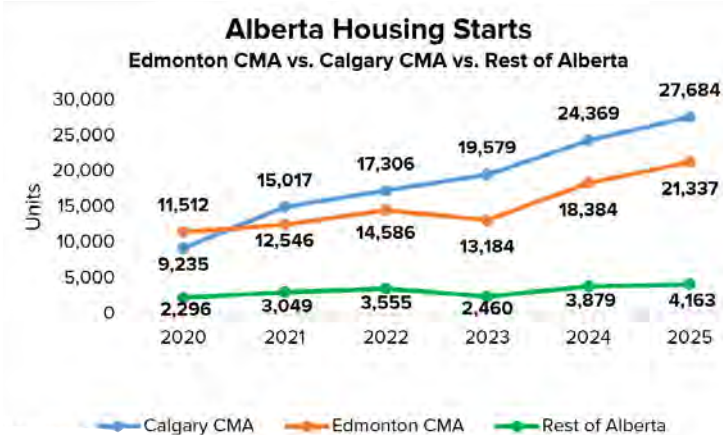


Figure 6: 2020 – 2025 Alberta Housing Starts: Calgary CMA vs Edmonton CMA vs. Rest of Alberta

The product mix in the two large regions has diversified, most evident in the increase of apartments. The Edmonton CMA's apartment share grew from 42.4% in 2020 to 47.6% in 2025 (Figure 7), while Calgary's grew from 35.7% to 53.5% (Figure 8). Calgary crossed the halfway mark for apartment share by 2023 and has continued climbing since, while the Edmonton CMA has moved more unevenly, dipping to 31.3% apartment share in 2021 before climbing back.

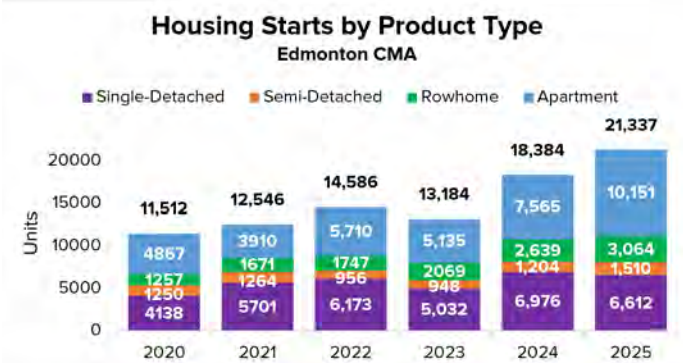


Figure 7: Edmonton CMA Housing Starts by Product Type: 2020 - 2025 (CMHC)

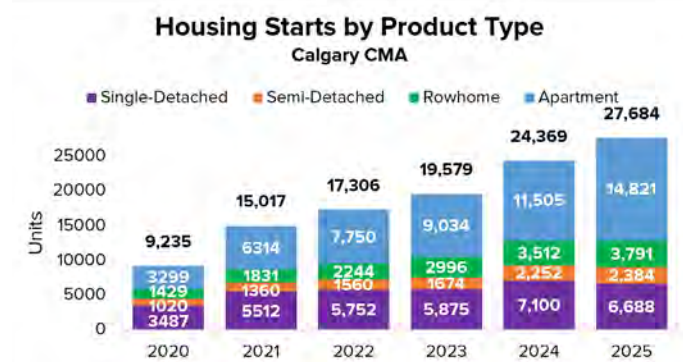
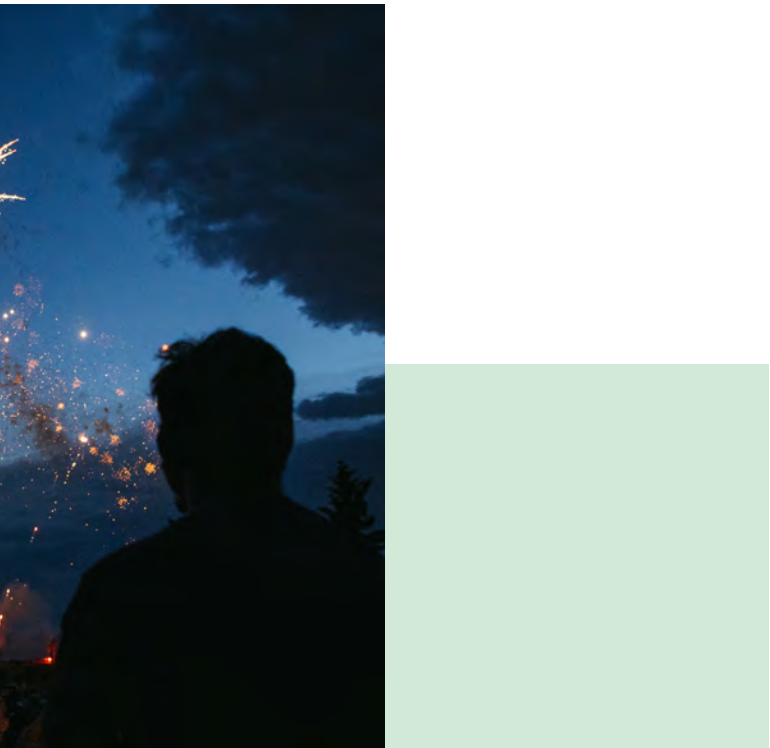


Figure 8: Calgary CMA Housing Starts by Product Type: 2020 – 2025 (CMHC)

The Edmonton CMA and the Calgary CMA present two different growth stories depending on the lens. On population, the two CMAs are getting closer, with Edmonton posting the faster growth rate in the most recent year. On housing starts, Calgary remains well ahead and pulling further away, building both more volume and a more apartment-heavy mix than the Edmonton CMA. Both trends are worth tracking together in future report cycles. An area that is growing its population faster than it is growing its housing supply, relative to its chief provincial peer, is a dynamic worth watching closely.



EDMONTON CMA

GROWTH TRENDS OVER LAST 5 YEARS

POPULATION GROWTH

According to the Government of Alberta, the City of Edmonton added 191,739 residents since 2020, an 18.3% growth, while the twelve regional municipalities added 35,455 combined, an 8.9% gain. The city alone accounts for roughly six times the absolute population growth of every municipality in the Edmonton CMA combined.

Growth has spread more broadly across the region than the totals above suggest. Beaumont posted a 21.3% total growth over the same five years, the fastest rate anywhere in the region, outpacing the City of Edmonton. Spruce Grove (14.1%) and the City of Leduc (13.0%) fall just short of Edmonton's rate. Among the counties, Leduc County leads by a wide margin at 10.1%, far exceeding Strathcona County (4.8%), Parkland County (3.4%), and Sturgeon County (1.5%). Leduc County's growth rate outpaced by municipality in the region except the top four.

The housing starts data tells a related but distinct story. According to CMHC, total housing starts in the regional municipalities more than tripled from 1,647 units in 2020 to 5,435 units in 2025 (Figure 9). Ground-oriented housing, which refers to residences that contain a private entrance accessible from the street (single-detached homes, semi-detached homes, and row homes) have seen stellar growth throughout the CMA. The regional municipalities have seen a massive growth in ground-oriented starts, climbing from 1,453 units in 2020 to 4,084 in 2025, a 181.1% increase (Figure 10). Apartment starts grew sevenfold over the period, from 194 units in 2020 to 1,351 units in 2025 (Figure 10).

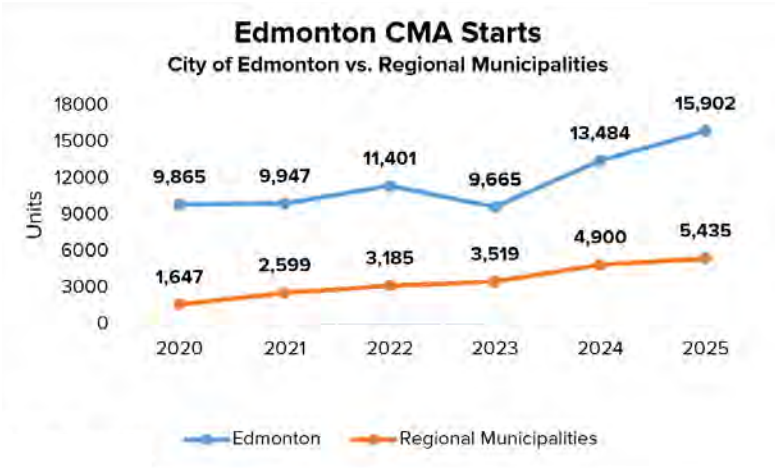


Figure 9: City of Edmonton vs. Regional Municipalities Housing Starts: 2020 - 2025 (CMHC)

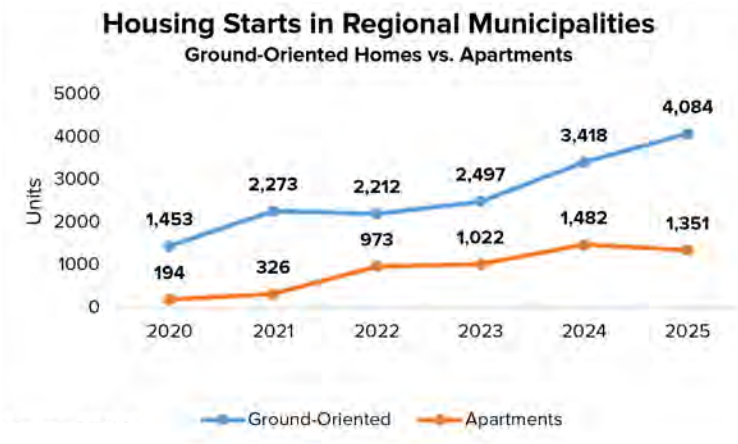


Figure 10: Regional Municipalities Housing Starts: 2020 – 2025 (CMHC)



Edmonton’s growth has run at a different pace, and a considerably less steady one. In Figure 11, ground-oriented starts are shown to have grown 36.8% from 2020-2025. During that same time frame, apartment starts underwent a steeper increase 88.3%, finishing 2025 at a higher count than ground-oriented. Both product types in Edmonton grew fastest in their final two years. This impressive growth, particularly over the last two years, suggests that the city’s overall housing momentum is accelerating.

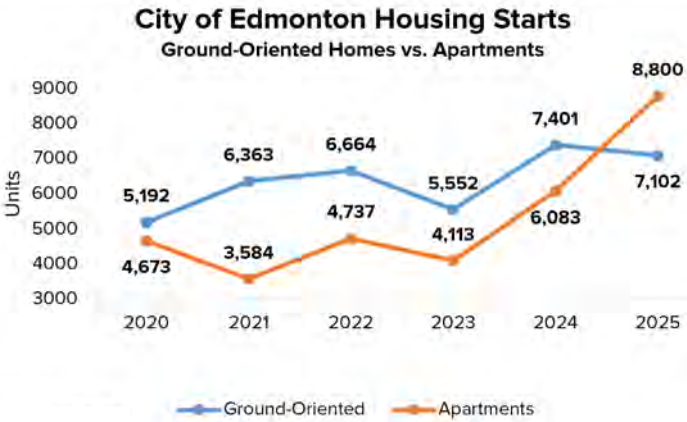


Figure 11: City of Edmonton Housing Starts: 2020 – 2025 (CMHC)

The City of Edmonton is diversifying toward apartments from an already-large ground-oriented base, with growth concentrated in the last two years. The regional municipalities are diversifying from a smaller and more concentrated base, but far more steadily. Both geographies build more of everything than they were five years ago.

GROUND-ORIENTED HOUSING

Ground-oriented housing remains the backbone of residential construction across the Edmonton CMA, even as the mix within that category continues to evolve. Figure 12 below sets out how that mix has shifted since 2020 for both the region and the City of Edmonton. The sections that follow examine what’s behind these numbers in each geography.

The Regional Municipalities

Since 2020, the regional municipalities have recorded 15,937 ground-oriented housing starts, almost tripling during that timeframe (Figure 12). The housing mix has shifted meaningfully within that growth. Single-family homes have and continue to garner the largest share of growth-oriented housing starts. In 2020, single-family homes comprised 68.4% of the regional municipality’s ground-oriented starts, duplexes 23.8%, and row homes just 7.8%. By 2025, single-family had eased slightly to 65.9%, duplexes had fallen to 13.2%, and row homes had grown to 20.9%, a nearly threefold increase in share. In raw terms, row home starts grew from 113 units in 2020 to 854 in 2025, a 655.8% increase, the fastest-growing product type in the regional municipalities by a wide margin.

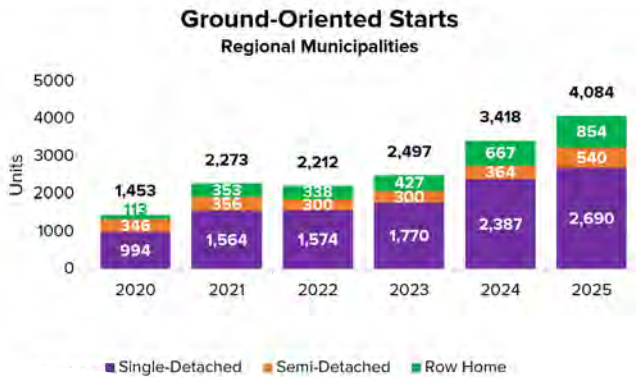


Figure 12: Regional Municipalities Ground-oriented Starts (CMHC)

Edmonton

Edmonton’s ground-oriented starts increased by 36.8% increase from 2020-2025, slower than the regional municipalities’ growth but a real expansion nonetheless (Figure 13). The mix rebalanced here too, in the same direction: single-family’s share moved from 60.6% to 55.2%, duplex from 17.4% to 13.7%, and row home’s share climbed from 21.6% to 31.1%. In absolute terms, Edmonton’s row home starts nearly doubled, from 1,144 units in 2020 to 2,210 units in 2025 (Figure 13).

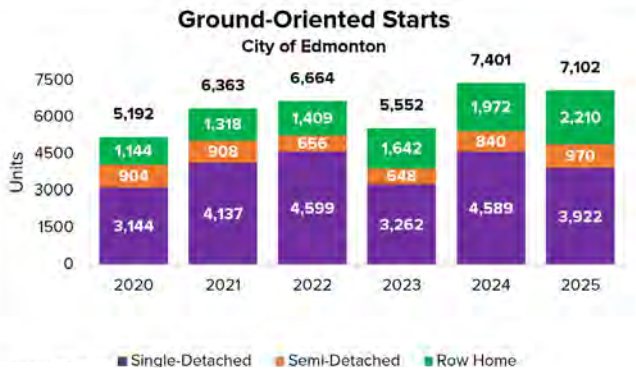


Figure 13: City of Edmonton Growth-oriented Starts



Eyes on the Row Home

The Edmonton Metro Region is diversifying the ground-oriented housing mix, adding row home product alongside continued single-family and duplex construction. The regional municipalities’ growth has been dramatic in scale: Figure 12 above, shows ground-oriented starts nearly tripled since 2020, with row homes climbing to over a fifth of ground-oriented starts as of 2025, with most of that growth arriving in the two most recent years.

Edmonton’s growth has been steadier in shape: row home starts climbed almost every single year without exception, growing from about a fifth to nearly a third of ground-oriented starts, even as the city’s overall ground-oriented total moved in a less even pattern year to year (Figure 13). Single-family products continue to comprise most ground-oriented starts in both geographies.



APARTMENT HOUSING

Apartments have become an increasingly significant part of the housing mix across the Edmonton Metro Region, growing alongside the region’s continued ground-oriented construction. The sections below outline how apartment starts have grown since 2020 for Edmonton and the regional municipalities.

The Regional Municipalities

Apartment starts in the regional municipalities grew from 194 units in 2020 to 1,351 in 2025, a six-factor increase (596.4%), as shown in Figure 14. According to CMHC, apartments are second fastest growing product type in the Edmonton CMA, trailing only row homes’ sevenfold (655.8%) growth over the same period.



Figure 14: Regional Municipalities Apartment Starts: 2020 – 2025 (CMHC)

Edmonton

Edmonton’s apartment starts increased by 88.3% (Figure 15). Unlike the regional municipalities, Edmonton’s apartment growth was relatively steady in the earlier part of the decade before skyrocketing during the last two years when the city recorded its two strongest years for apartment construction over the period.



Figure 15: City of Edmonton Apartment Starts: 2020 – 2025 (CMHC)

Building Up

Apartments are growing faster in the region, a 596.4% (Figure 14) increase against Edmonton’s 88.3% (Figure 15). Despite this accelerated growth in the region, Edmonton’s apartment starts remain nearly seven times larger in absolute volume by 2025. Both geographies saw their strongest apartment growth concentrated in the most recent two years rather than spread evenly across the period. Apartments have become a meaningful and fast-growing part of the region’s housing mix alongside the ground-oriented growth already underway across the same municipalities.



I N

FOCUS



CITYWIDE: DEVELOPING VS. REDEVELOPING

City Plan, the City of Edmonton's document guiding urban planning and transportation in the city, segments the city's neighbourhoods into Developing Area and Redeveloping Area. Developing Areas refer to greenfield developments, usually situated on the city's periphery. Redeveloping Areas refer to mature, established neighbourhoods that have already undergone one development lifecycle. The latter was referred to as "Core, Mature, and Established" neighbourhoods in City documents predating the City Plan.

In this section, building permits are used because this was the most viable means of parsing out the development patterns between both types of neighbourhoods. The numbers shown on the graphs below may differ from that reported by the City of Edmonton because these figures exclude mobile home communities and rural acreages on the city's periphery. This was done to avoid skewing the data and to more accurately reflect the activity in fully serviced urban areas.

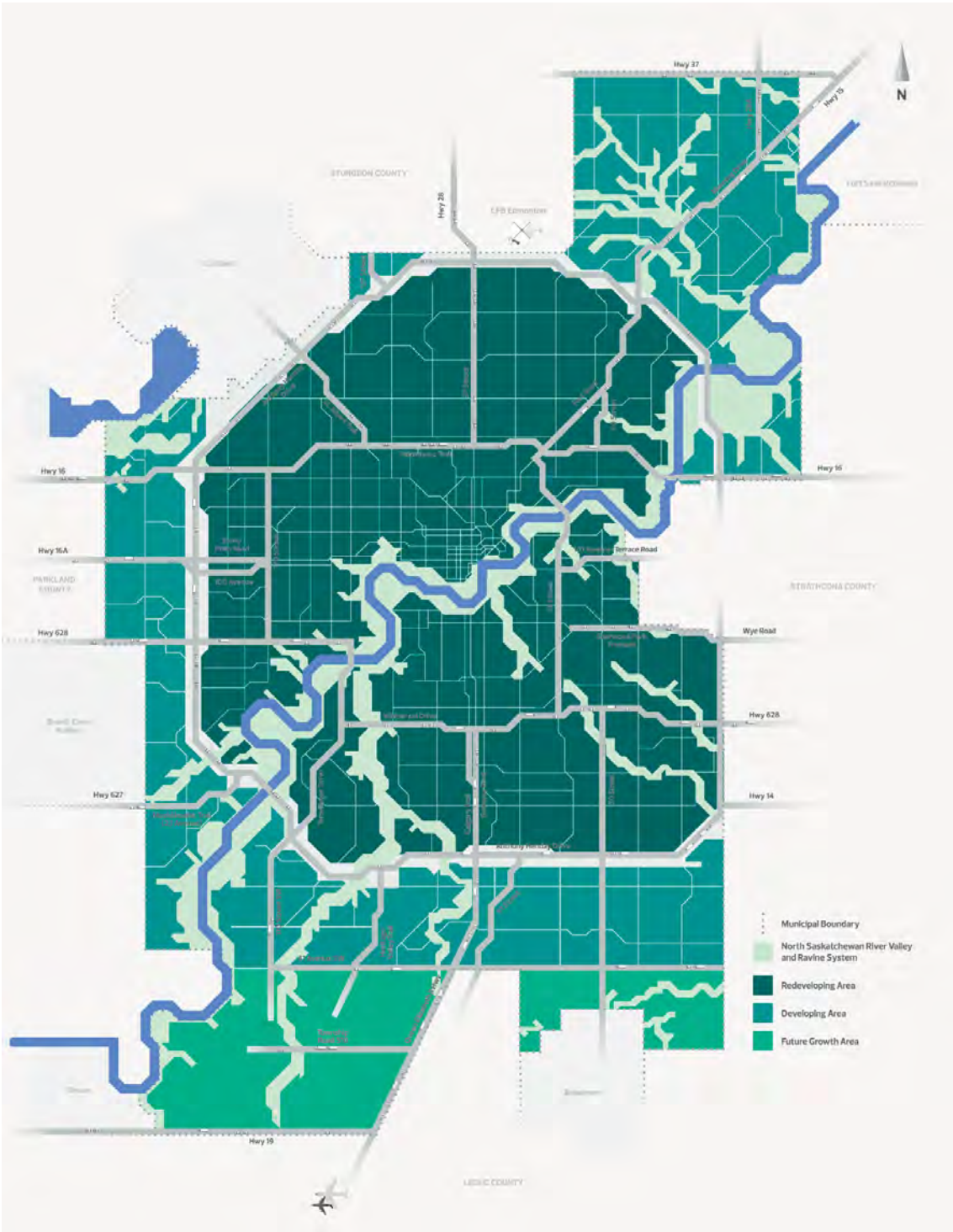


Figure 16: City of Edmonton Developing and Redeveloping Areas (Modified from City of Edmonton City Plan)

In 2024, Edmonton introduced a new Zoning Bylaw (ZB) intended in part to support redevelopment of older, mature neighbourhoods. At the citywide, all-product level, the effect took a year to fully materialize. Using City of Edmonton building permit data, from 2020 to 2025, the number of permitted units rose from 10,460 units in 2020 to 17,775 units in 2025, a 70% rise during the period (Figure 17). Developing neighbourhoods saw a 50% rise during the period, climbing north of the 10,000-unit mark for the first time in 2024 and again in 2025 (Figure 17). Redeveloping neighbourhoods doubled during this timeframe from under 3,600 units in 2020 to north of 7,500 units in 2025 (Figure 17). The sudden rises in the last two years suggest that homebuilders have been nimble in responding to population growth and streamlined municipal permitting processes partly enabled by the ZB.

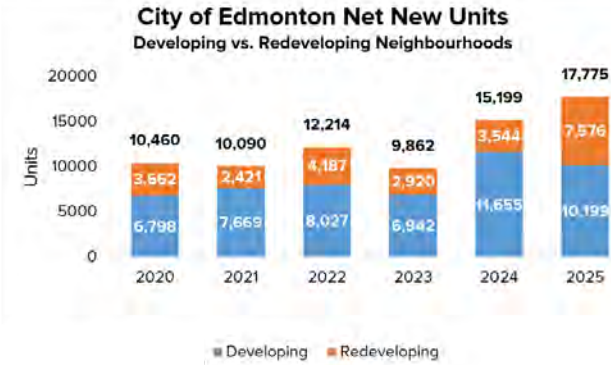


Figure 17: City of Edmonton Net New Units: Developing vs. Redeveloping Neighbourhoods (City of Edmonton)

Row Home Specifically

The row home data shows a sharper, more immediate effect of new ZB’s adoption. The number of permitted row home units jumped from 977 units in 2020 to 3,669 units in 2025, undergoing a three-factor increase during the period. (Figure 18). Row home units in developing neighbourhoods nearly doubled from under 800 units in 2020 to over 2,200 units in 2025 (Figure 18). Row home units in redeveloping neighbourhoods jumped from 182 units in 2020 to 1,453 units in 2025, a remarkable sevenfold increase during the period (Figure 18). For both neighbourhood types, most of the growth occurred in 2024 and 2025, coinciding with the ZBL’s introduction. Though beyond the scope of this study, it stands to reason that the CMHC’s MLI Select Program, a federal financing program aimed at building purpose-built rentals, also supported the increase in row home permits observed during this time.

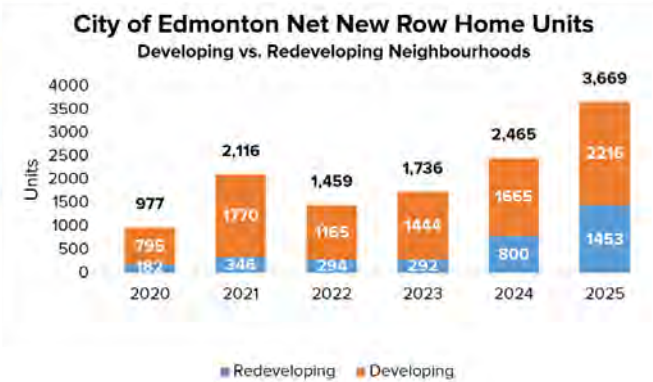


Figure 18: City of Edmonton Net New Row Home Units: Developing vs. Redeveloping Neighbourhoods (City of Edmonton)

Row home permits appear to be a leading indicator of the bylaw’s impact, responding within the same year, while the broader redevelopment surge across all housing types took an additional year to fully show up. The City of Edmonton’s mature, redeveloping neighbourhoods are growing at a more accelerated pace, led by row home product.





AIRPORT CORRIDOR

Growth in the region is not uniform. Housing starts data (Figure 21) shows the south of Edmonton - the City of Leduc, Beaumont, Devon, and Leduc County (see Figure 19 for quadrant boundaries) building a growing lead over the rest of the region. The south quadrant’s starts held roughly even with the other quadrants through 2020-2023 (449 to 875 units over the period, alternating between first and second place with west and east), then began pulling ahead in 2024 (1,437 units) and 2025 (1,804 units), posting the highest total of any quadrant in both years.

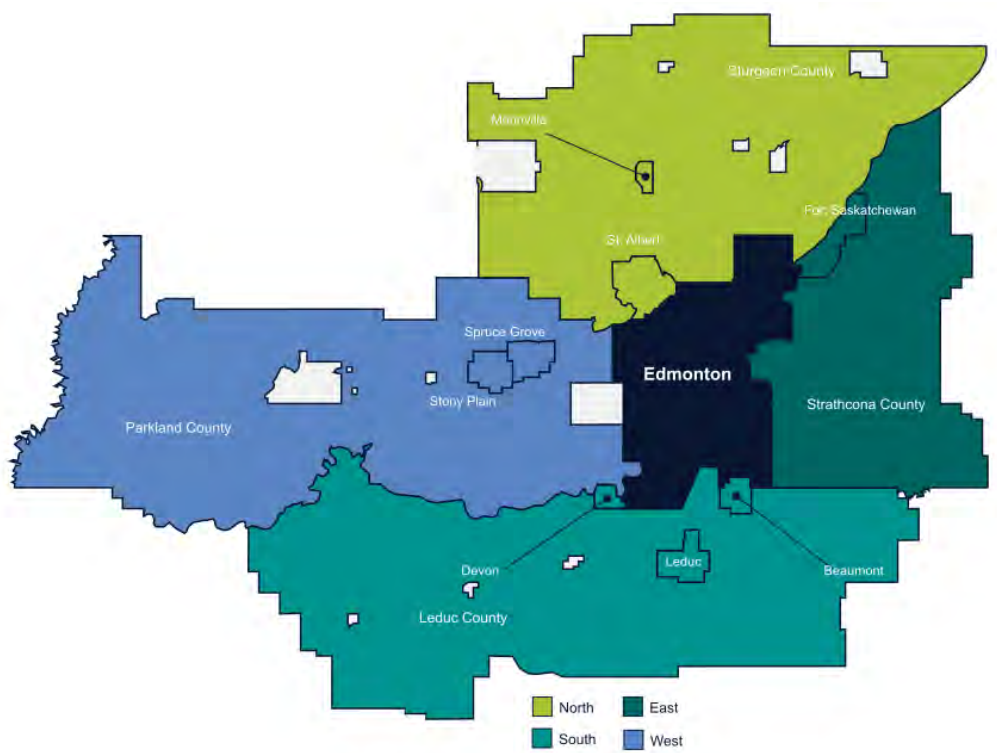


Figure 19: Edmonton Metro Region by Quadrant: North, South, East, and West

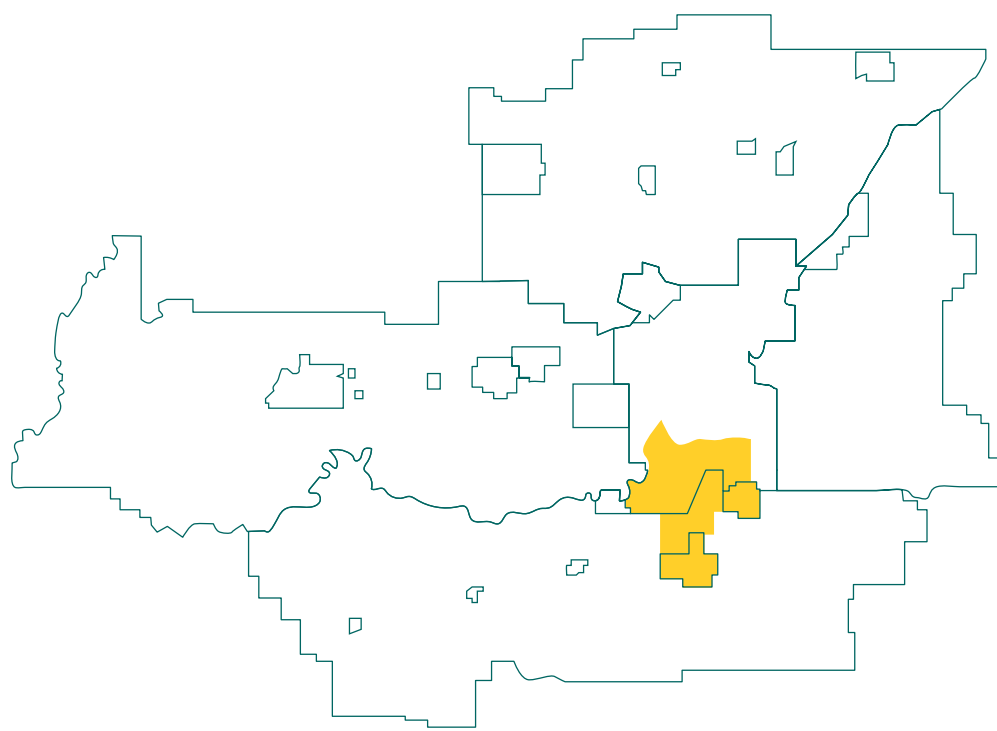


Figure 20: The Airport Corridor

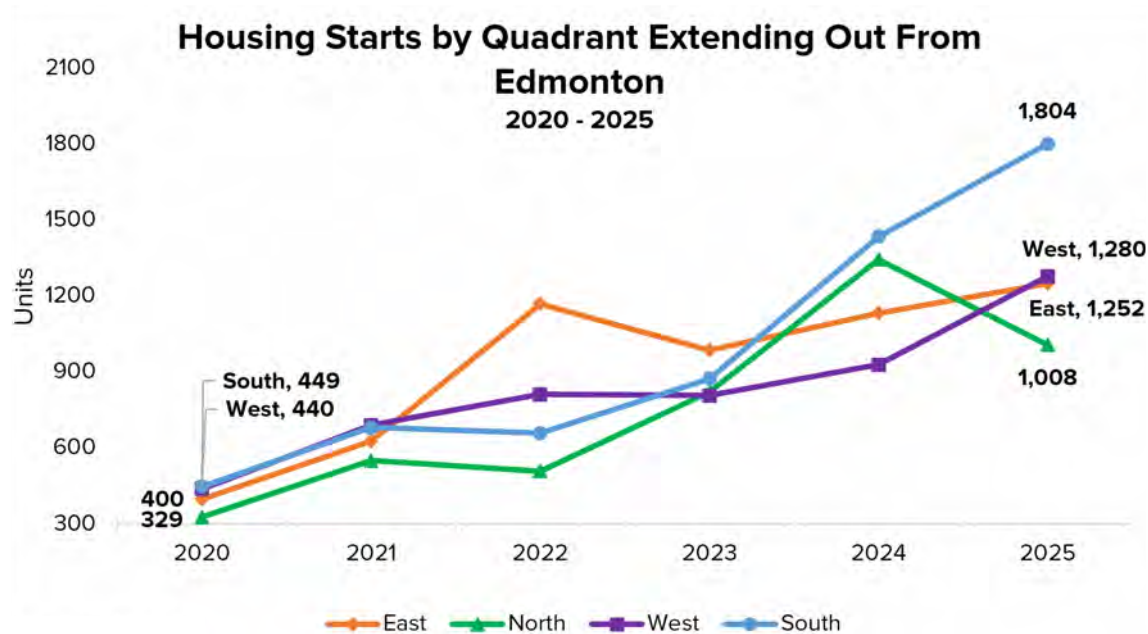


Figure 21: Housing Starts by Quadrant Extending Out From Edmonton: 2020 - 2025 (CMHC)

The housing starts data confirms this at the municipal level: the City of Leduc’s ground-oriented starts almost doubled from 227 to 543 units while Beaumont’s more than tripled from 155 to 513. Leduc County’s grew from 34 to 192 units, the fastest percentage growth of the three.

A similar pattern emerges within the City of Edmonton itself. According to City of Edmonton building permit data (not equivalent to a CMHC housing start, but useful for understanding development activity), 11 of the city’s 20 highest-volume neighbourhoods for residential permits since 2020 sit in south Edmonton: Keswick, Chappelle, The Orchards at Ellerslie, Glenridding Ravine, Maple, Laurel, Aster, Charlesworth, Cavanagh, Desrochers and Alces. Together, led by Keswick’s city leading 3,233 permits, these 11 neighbourhoods account for 21,912 permits, a quarter of all permitted units citywide. An important caveat, this City of Edmonton data only includes development north of 41st Avenue SW; as of September 2026, the City of Edmonton has not authorized development south of that roadway.

Two years of a four-quadrant lead does not mean this is trend, and 2026 data will matter for confirming whether it holds. But the direction is clear enough now to warrant the region’s attention, and the pattern is present inside the City of Edmonton boundaries, not just in the municipalities south of it. South-end Edmonton neighbourhoods account for more than half of the permit volume among the city’s 20 highest-activity neighbourhoods since 2020.

We label this area as depicted in Figure 20, the “Airport Corridor.” Development there appears to be taking off. This area can roughly be delineated as south Edmonton neighbourhoods, the Cities of Leduc and Beaumont, and parts of Leduc County along the QE2 north of the City of Leduc. With the airport and growing employment opportunities nearby, it stands to reason this corridor will continue to attract development for years to come.

WHAT DOES SINGLE-FAMILY PRODUCT LOOK LIKE ACROSS THE REGION?

The “single-family” category hides real variation once you look inside it. The Edmonton Housing Research Corporation (EHRC) breaks single-family starts into three subtypes (REG, RSL, RPL).

Type	What It Is	Lot Characteristics (differences exist among municipalities)
REG	Single-family home with a front-attached garage built on a big lot.	▪ Big side yards ▪ Total site setback of at least 20% of the side width ▪ Maximum total site coverage of 40% ▪ 32-foot building pocket ▪ Garage is accessible from a roadway
RSL	Single-family home with a front-attached garage building on a small lot.	▪ Small side yards ▪ Total site setback of 20% of site width (up to 4.5 metres) ▪ Maximum total site coverage of 45% ▪ 26-foot building pocket ▪ Garage is accessible from a roadway
RPL	Single-family home with a detached gar-age built on a small lot.	▪ Small side yards ▪ Total site setback of 20% of side width (up to 4.5 metres) ▪ Maximum total site coverage of 45% ▪ 22-foot building pocket ▪ Garage is accessible from a rear alley

It is important to note that EHRC has two distinctive qualities of its methodology that diverge from CMHC. First, EHRC counts a housing start from the point of any sort of excavation on the site, a much earlier indicator than that of CMHC which considers a start when the building’s foundation is built up to grade level. Second, EHRC only tracks starts for “curb and gutter development,” which can be described as urban style development that is fully serviced. As such, starts for Parkland County and Sturgeon County are not tracked by EHRC. This data should be treated as an alternative view of housing data in the Edmonton CMA, and not equivalent to that of CMHC.

From 2020 to 2025, across most of the region, RSL product dominates, comprising over 72.5% of all single-family starts. Most RSL single-family starts in the regional municipalities range as low as 61.6% in Devon and as high as 92.6% in Leduc County. Overall, they cluster tightly around the City of Edmonton’s own figure (71.2%). RPL makes up most of the remainder in these municipalities, ranging from 20-35% (Figure 22).

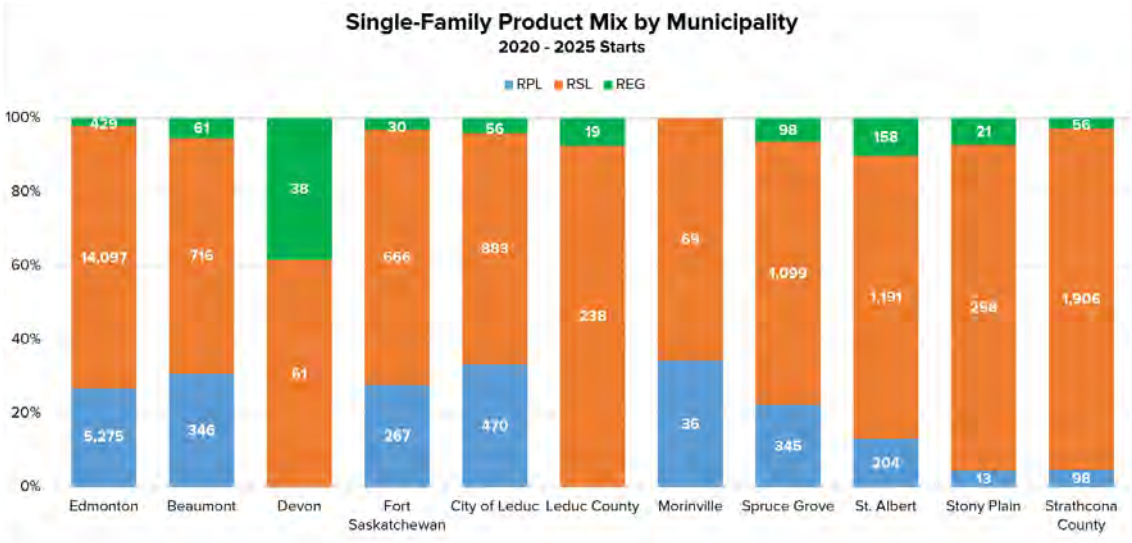


Figure 22: Single-Family Product Mix by Municipality: 2020 – 2025 (EHRC)

Is This Mix Shifting Over Time?

Year-by-year EHRC data shows RSL has held its position as the dominant single-family sub-type in the Edmonton Metro Region throughout 2020-2025, but the composition around it has shifted. In the City of Edmonton, REG Housing has lost share, a longstanding trend, while RPL has grown to fill the gap, climbing from 25.3% in 2020 to roughly 30% in 2023-2025. RSL itself has been relatively stable, consistently hovering around the 70% mark throughout the period (Figure 23).

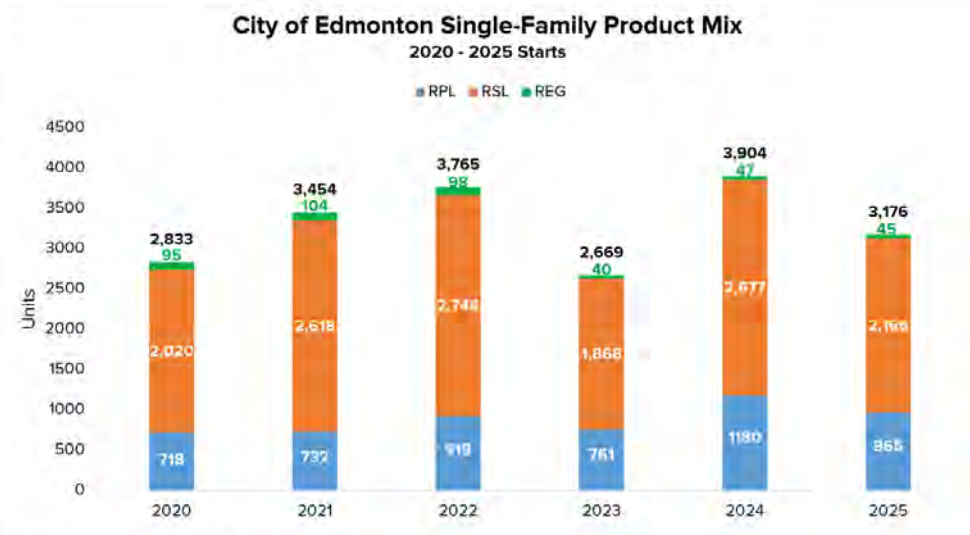


Figure 23: City of Edmonton Single-Family Starts by Subtype: 2020 – 2025 (EHRC)

The regional municipalities show a broadly similar RSL-dominant pattern, though with more year-to-year movement than Edmonton: RSL’s share ranged from 61.2% to 66.3% across the period, ending at 66.3% in 2025, close to where it started. REG Housing rose from 6.6% in 2020 to a 10.1% peak in 2022 before falling sharply to 2.6% by 2025 (Figure 24).

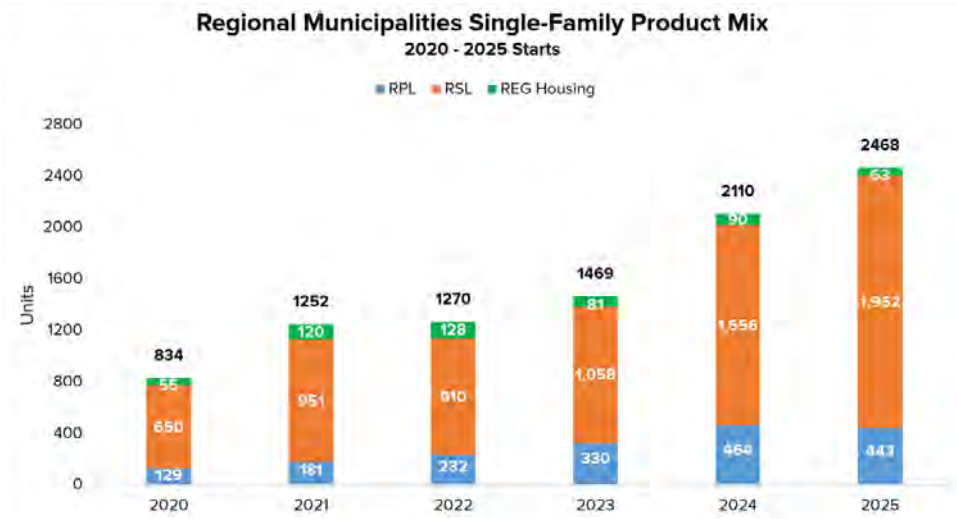


Figure 24: Surrounding Municipalities Single-Family Starts by Subtype: 2020 – 2025 (EHRC)

Read together, these two views point toward a single-family product that is gradually narrowing in frontage. REG Housing, the widest format, has lost share in Edmonton every year since 2020, while RPL, the narrowest format at 22 feet, has grown to fill much of that gap. RSL, the 26-foot middle format, has remained dominant throughout, but its own modest decline from a 2021 peak suggests it is impacted by the same pull toward narrower frontages. The regional municipalities show a softer version of the same pattern, with REG Housing fading in the same direction. The regions single-family product is trending toward narrower frontage formats, a shift consistent with the broader move toward more ground-oriented housing with greater density already documented elsewhere in this report.

Single-Family Home: Region vs Edmonton

CMHC data shows a clear and consistent shift in where the region’s single-family homes are being built. In 2020, the regional municipalities accounted for 24.0% of all single-family starts across the Edmonton Metro Region; by 2025, that share had grown to 40.7%. The general direction across the full period shows a strong upward trend. In raw terms, the single-family starts in the regional municipalities grew 170.6% since 2020, compared to Edmonton’s 24.8% growth over the same window. Edmonton still builds more single-family homes in absolute terms (3,922 units to the regional municipalities’ 2,690 units in 2025), but that gap has narrowed sharply, and 2025 marks the first year the regional municipalities’ share crossed 40%.

EHRC data, built on an entirely different methodology, tells substantially the same story: the regional municipality’s share of EMR-wide single-family starts grew from 22.7% in 2020 to 42.4% in 2025, climbing in nearly every year and landing within a few points of the CMHC figures throughout the period. Two independent data sources, CMHC and EHRC, tracking single-family starts through different methods, agree closely on both the pace and the scale of this shift.

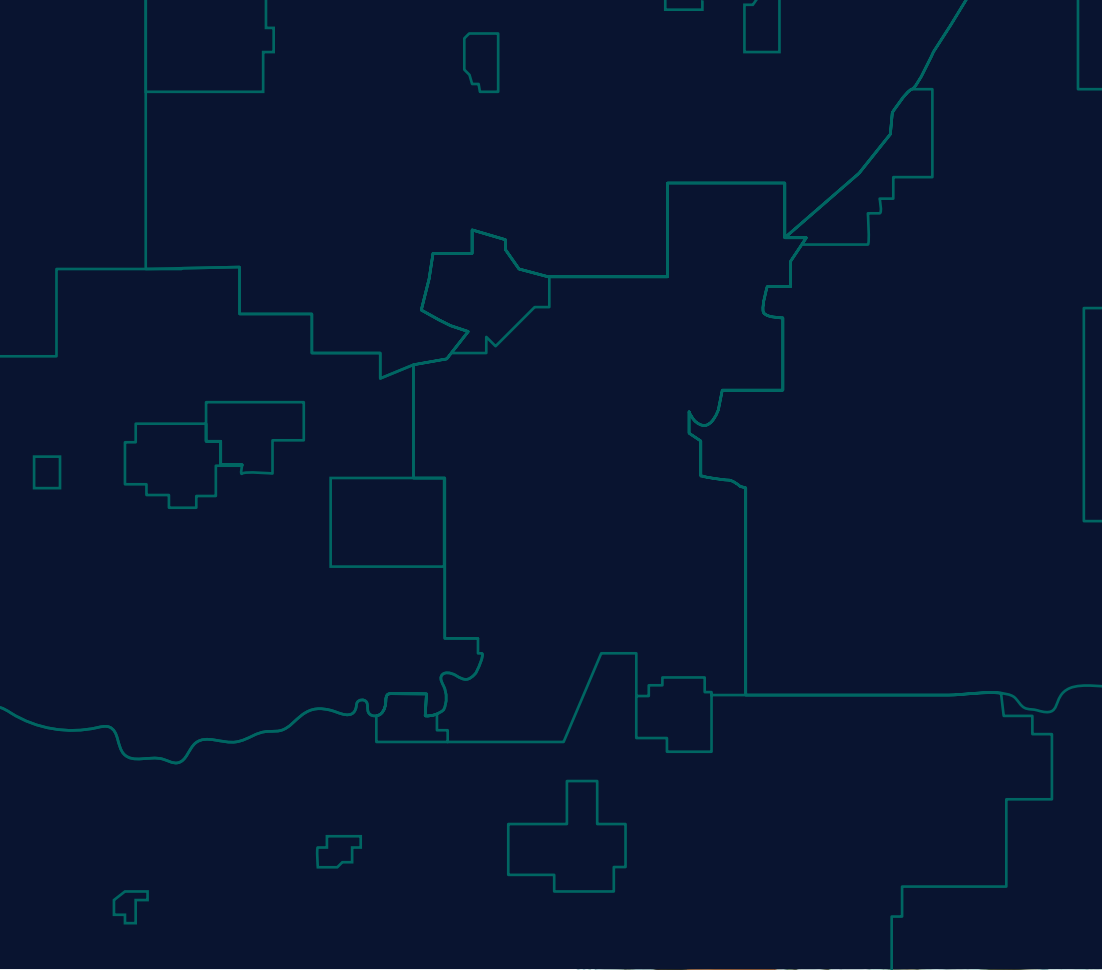
Single-family product is moving out to the region - not because Edmonton’s construction is declining, but because the region is growing consistently faster, and two independently sourced datasets corroborate both the trend and its approximate magnitude. The region’s share of single-family starts has nearly doubled since 2020 and shows no sign of leveling off.

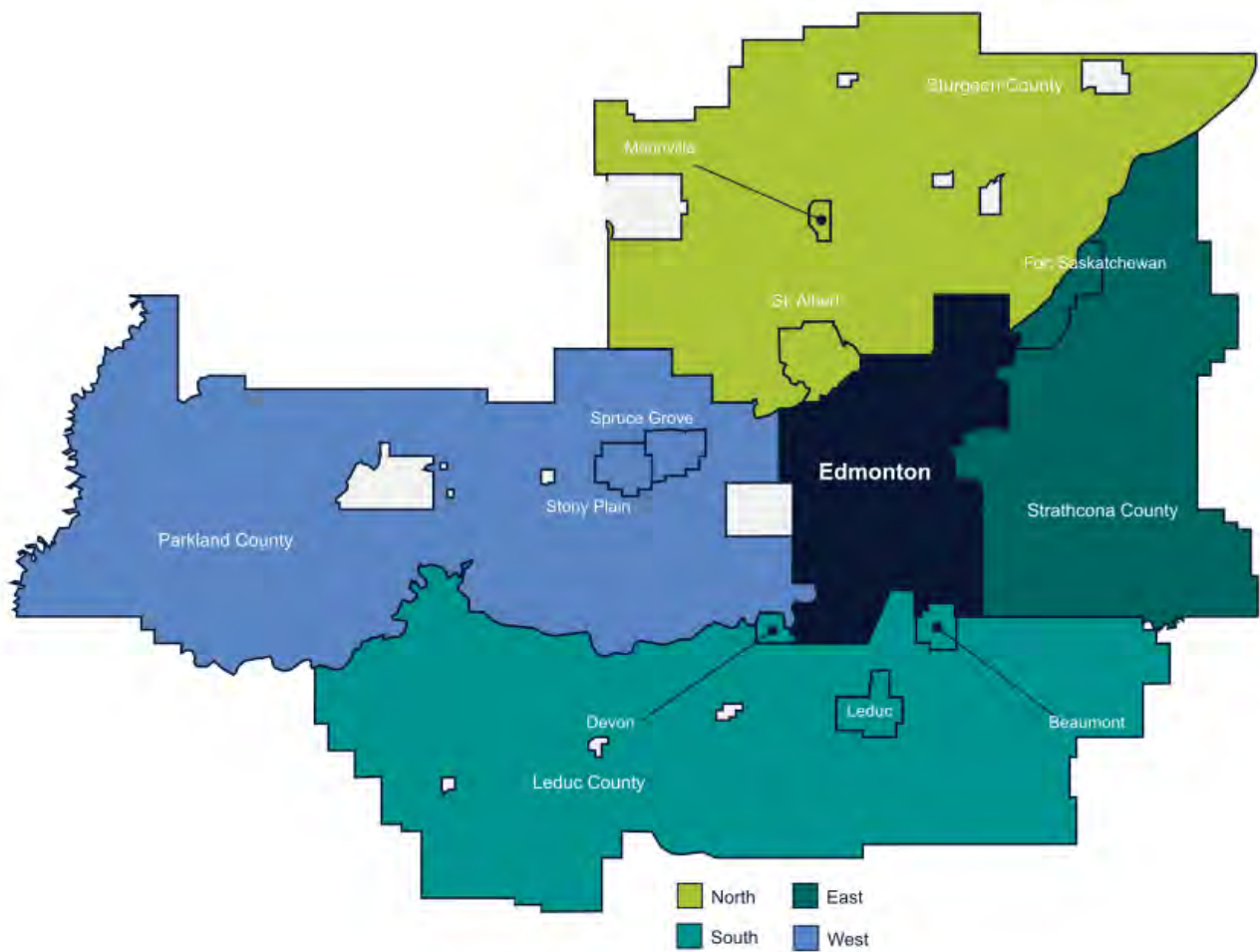




M U N I C I P A L

H I G H L I G H T S







BEAUMONT

No municipality in the region grew its population faster over the past five years than Beaumont, at a 5.1% annual average. That growth is reshaping what gets built, not just how much: housing starts have more than quadrupled since 2020, from 161 units to 676, but the real shift is in the mix. Row homes went from 20 units to 85, apartments from 6 to 163 - five years ago both were barely part of the housing stock, and now each is a real share of it. Single-family still leads (360 starts in 2025), but Beaumont is not only a single-family town anymore the way it was in 2020. This product mix goes a long way to support housing attainability.

26,305
POPULATION
2025 - RANK #8

+5.1%/YR
POP. GROWTH
5-YR AVG. - RANK #1

\$525,000
MEDIAN HOME PRICE
2025 - RANK #10

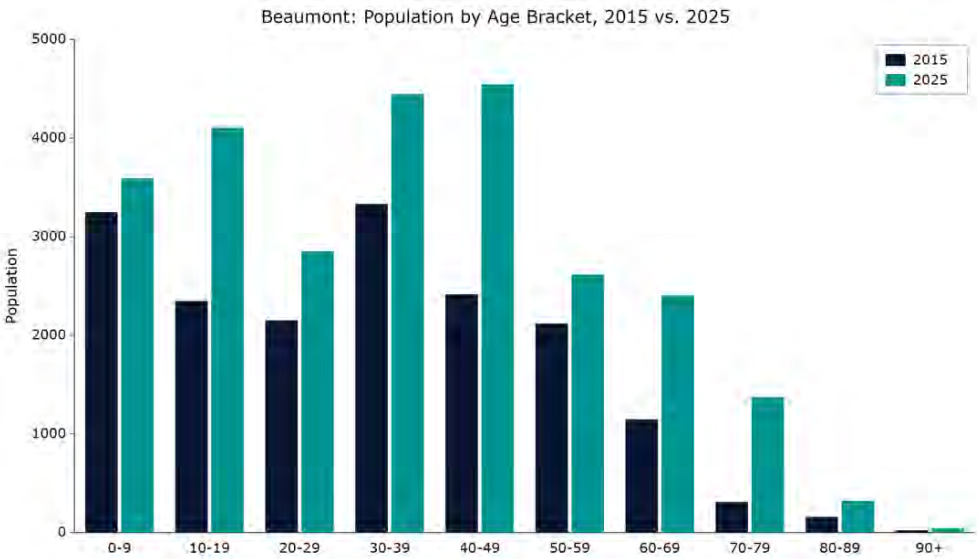
9.40
RES. MILL RATE
2025 - RANK #7

Est. annual property tax on the median home: \$4,933 (Rank #12)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 90.6%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive every year since 2015, averaging 5.1%/year over the last five years — the fastest sustained pace in the region.



Every age bracket has grown, but the 70-79 bracket has more than quadrupled since 2015 and the 60-69 bracket has doubled.



HOW BEAUMONT BUILDS

25 DAYS
AVG. PERMIT TURNAROUND
RANK #10

311
LOTS REGISTERED
2025 - RANK #7

354
LOTS SERVICED
2025 - RANK #6

\$287,356
OSL RATE / HECTARE
RANK #11

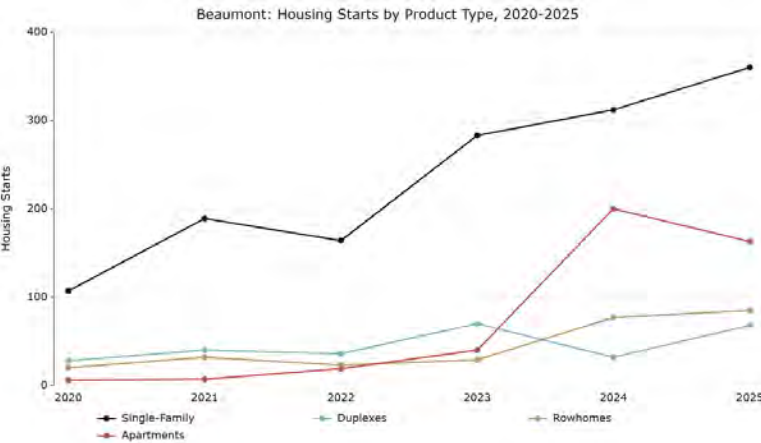
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

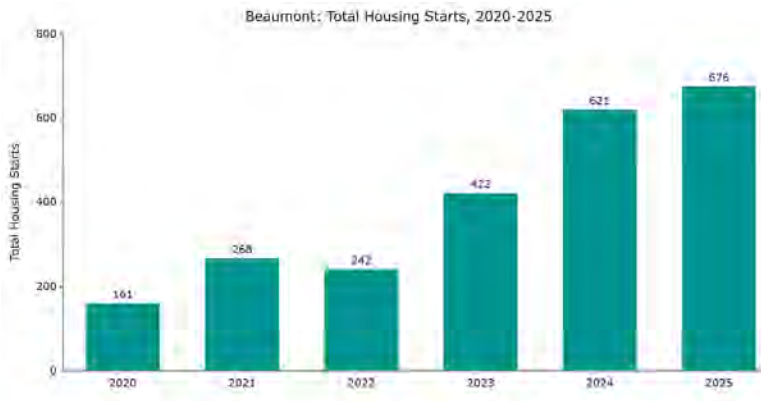
Beaumont is one of only four officially bilingual (French–English) communities in Alberta, and this heritage is reflected in the community’s architectural character.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments went from 6 units in 2020 to 163 in 2025, and single-family starts more than tripled over the same period. Source: CMHC.



Total starts more than quadrupled between 2020 and 2025, from 161 to 676. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$189.5M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #6

2,430 HA
TOTAL LAND AREA
RANK #11

MDP 2019 / LUB 2019
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked “—” and excluded from that ranking.

PROJECT SPOTLIGHT **OFF-SITE LEVY (OSL) BYLAW 1086-2025**

Beaumont completed a comprehensive update to its Off-Site Levy program, adopting Bylaw 1086-2025 to modernize levy rates and fund growth-related infrastructure. Developed through an ongoing working group with BILD Edmonton Metro and local developers, the updated framework was well-received by industry and endorsed by Council.



DEVON

2025 was Devon’s biggest homebuilding year since 2004: 48 housing starts, up from 26 in 2024. Row homes showed up in the product mix for the first time that year, 20 units, after five straight years of predominantly single-family-only construction. Devon also holds the lowest median home price in the entire region at \$389,200, undercutting even Edmonton by more than \$25,000. The Town is streamlining its building and planning application process, aiming to finish by end of summer, which should tighten the gap between the recent building surge and how fast Devon can actually process it.

6,965
POPULATION
2025 - RANK #13

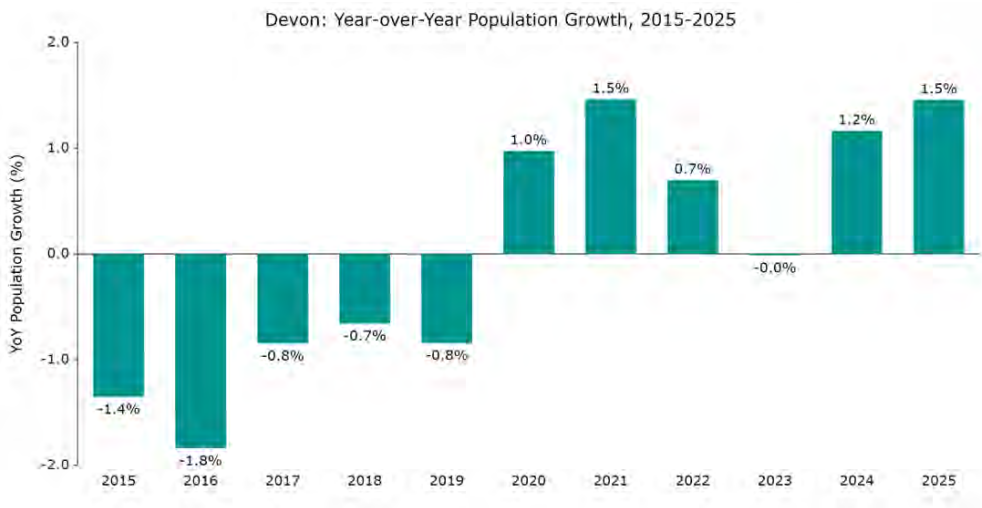
+1.0%/YR
POP. GROWTH
5-YR AVG. - RANK #9

\$389,200
MEDIAN HOME PRICE
2025 - RANK #1

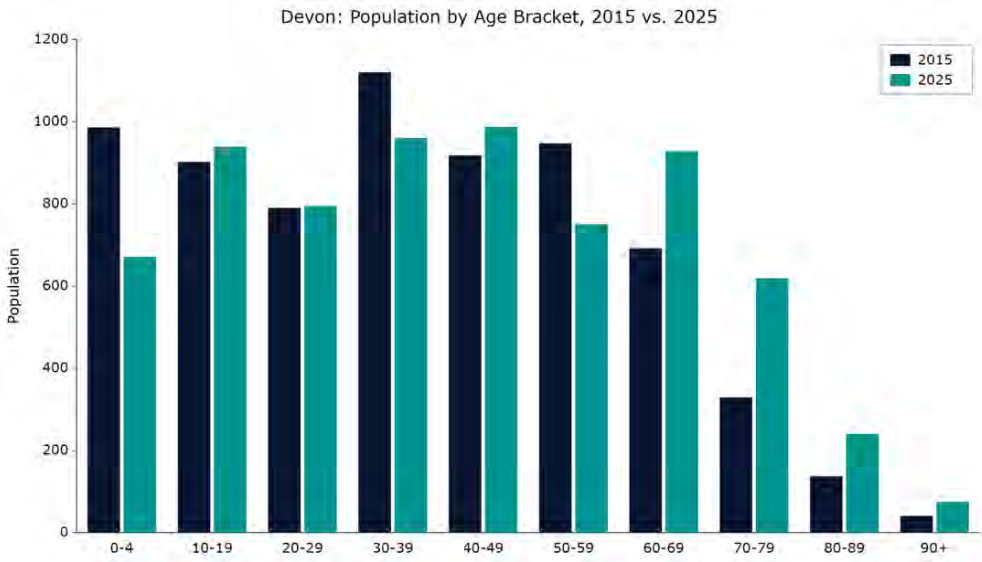
9.88
RES. MILL RATE
2025 - RANK #9

Est. annual property tax on the median home: \$3,845 (Rank #3)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 78.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Population declined in most years through 2019 before turning positive; growth has averaged 1.0%/year over the last five years.



The 70-79 bracket has nearly doubled since 2015, while the youngest and mid-career brackets have contracted.



HOW DEVON BUILDS

8.5 DAYS
AVG. PERMIT TURNAROUND
RANK #6

LOTS REGISTERED
2025

65
LOTS SERVICED
2025 - RANK #8

\$157,752
OSL RATE / HECTARE
RANK #5

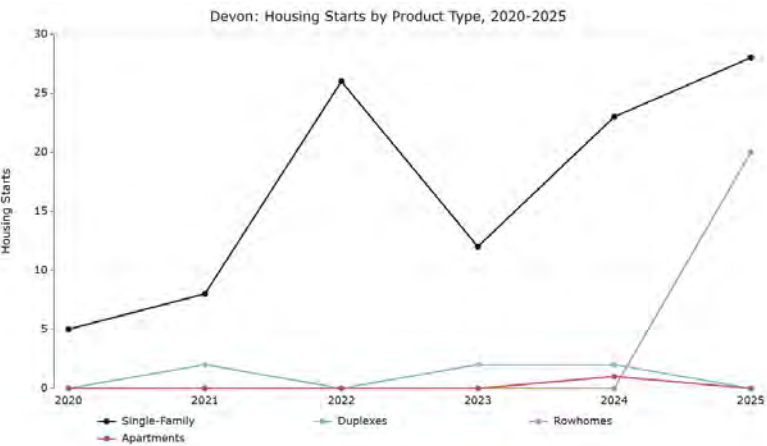
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

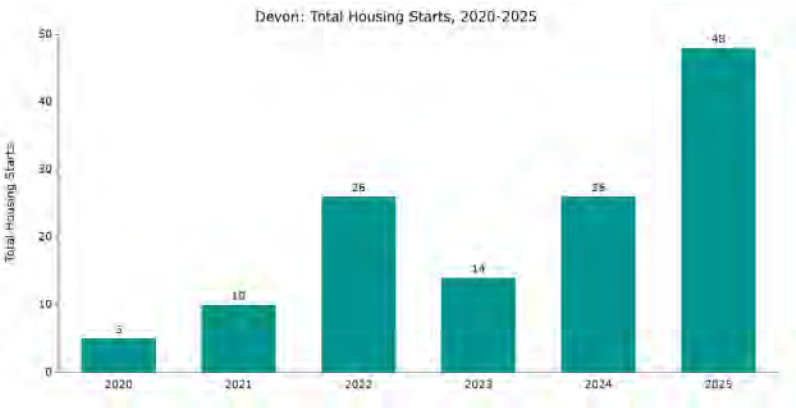
Devon operates its own Water & Waste Water Utilities. Serving more than 2,200 homes and business within town limits, the Class 3 Water Treatment Plant produces an average of 2,200 cubic metres per day.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Single-family accounts for most activity, with the first 20 row home starts recorded in 2025. Source: CMHC.



Total starts rose from 5 units in 2020 to 48 in 2025, on a small base. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$16.8M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #13

1,427 HA
TOTAL LAND AREA
RANK #12

MDP 2017 / LUB 2019
PLANNING DOCS
LAST REWRITTEN

NO ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT QUALICO RAVINES / SOUTH RAVINES

Qualico’s Ravines and South Ravines developments are building out, with four more subdivisions planned — the largest annual volume of new home builds in Devon since 2004. The town has also launched a project to streamline its building/planning application process, expected to complete by end of summer.



EDMONTON

Apartment starts hit 8,800 units in 2025, nearly double the 4,673 built in 2020 and now the largest product type in the city’s housing mix. Total starts across all product types reached 15,902, the highest of the six years BILD has tracked. Edmonton’s overall average Development Permit timeline in 2025 was 53.8 days, but that figure masks a wide split: greenfield 1-2 unit product, 76.6% of all starts, moved through in just 8 days. The market absorbing that growth added almost 40,500 people in 2025, outpacing most of its neighbours at 3.4% growth over five years. Edmonton remains the region’s biggest market, and it is still adding new ways to build in it.

1,238,295
POPULATION
2025 - RANK #1

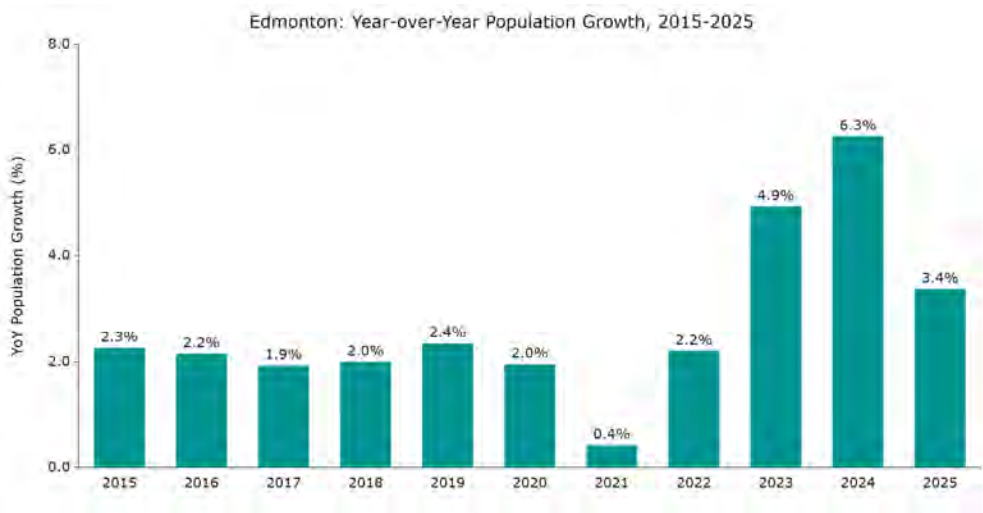
+3.4%/YR
POP. GROWTH
5-YR AVG. - RANK #2

\$415,000
MEDIAN HOME PRICE
2025 - RANK #3

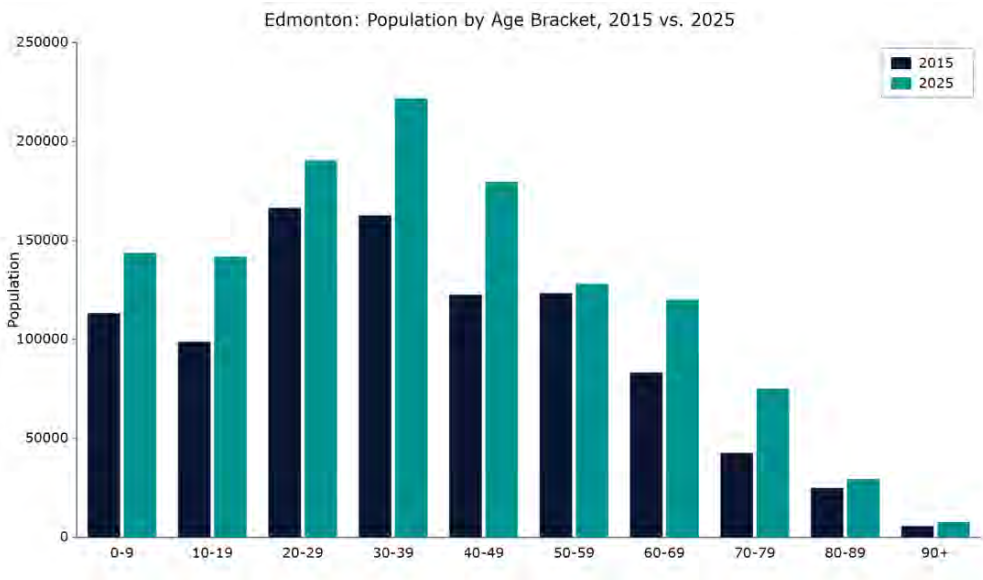
10.14
RES. MILL RATE
2025 - RANK #11

Est. annual property tax on the median home: \$4,208 (Rank #7)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 79.6%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive every year since 2015, averaging 3.4%/year over the last five years and peaking at 6.3% in 2024.



All age brackets have grown; the 70-79 bracket has grown fastest in relative terms, up 76% since 2015.



HOW EDMONTON BUILDS

53.8 DAYS
AVG. PERMIT TURNAROUND
RANK #13

5,359
LOTS REGISTERED
2025 - RANK #1

4,045
LOTS SERVICED
2025 - RANK #1

\$966,497
OSL RATE / HECTARE
RANK #13

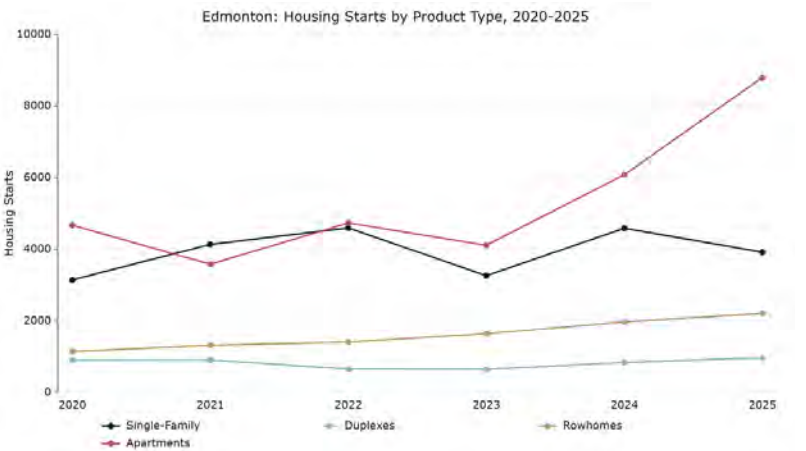
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

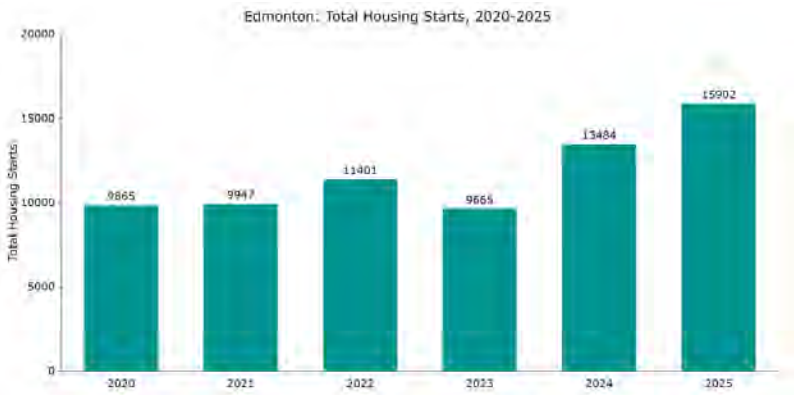
Edmonton has the highest number of bubble tea shops in the region — 87 locations, or 0.70 per 10,000 residents.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments dominate the mix, rising from 4,673 units in 2020 to 8,800 in 2025, with row homes nearly doubling. Source: CMHC.



Total starts rose from 9,865 in 2020 to 15,902 in 2025, with the sharpest increases in the last two years. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$3.2B
RESIDENTIAL BUILDING PERMIT VALUE
2025 - RANK #1

76,142 HA
TOTAL LAND AREA
RANK #5

MDP 2020 / LUB 2024
PLANNING DOCS LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT **EDMONTON BUSINESS CENSUS**

The City of Edmonton’s annual Business Census expanded city-wide for the first time in 2025, using in-person surveys to count businesses across all sectors. The census identified 29,894 businesses employing 575,197 people, with small businesses accounting for 97% of establishments and 61% of employment outside the public sector. The top five industries — Retail Trade, Other Services, Accommodation and Food Services, Real Estate and Rental and Leasing, and Health Care and Social Assistance — together made up 62% of businesses and 43% of jobs. Detailed data is available online to assist entrepreneurs in analyzing competitors, identifying suppliers, and tracking growth.



FORT SASKATCHEWAN

Apartments went from 2 units in 2020 to 124 in 2025, and that shift alone helped push total starts to 482, more than a threefold increase over the same period. The newly opened Roseburn neighbourhood, on land annexed back in 2020, gives the city its first real test case for a mixed housing product connected to existing recreation and commercial amenities. Fort Saskatchewan’s mill rate, at 8.09, sits among the lowest in the region, and combined with a median resale home price of \$449,949, that keeps the city priced below Spruce Grove, Strathcona, St. Albert, and Beaumont — though it now runs slightly above the City of Leduc.

30,575
POPULATION
2025 - RANK #7

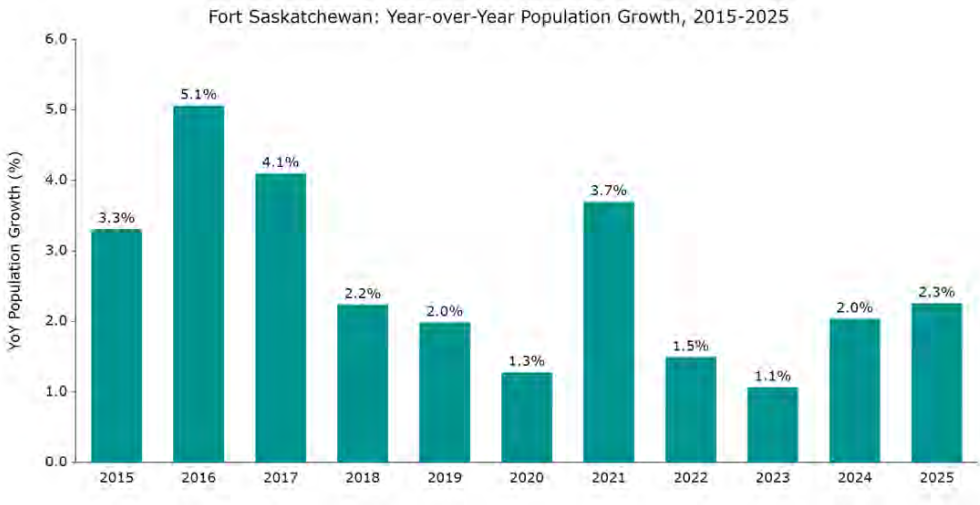
+2.1%/YR
POP. GROWTH
5-YR AVG. - RANK #6

\$449,949
MEDIAN HOME PRICE
2025 - RANK #6

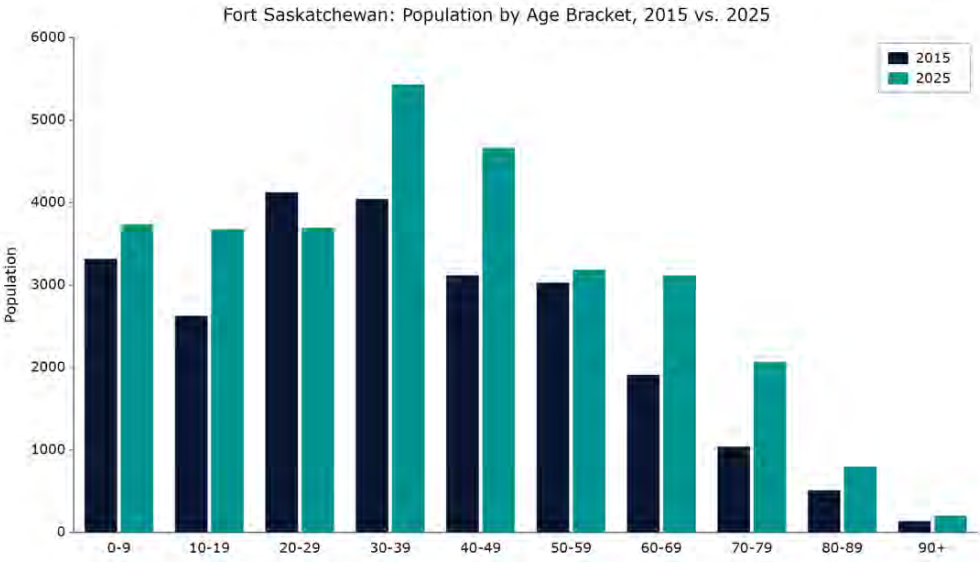
8.09
RES. MILL RATE
2025 - RANK #5

Est. annual property tax on the median home: \$3,641 (Rank #1)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 41.4%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive every year since 2015, averaging 2.1%/year over the last five years.



The 70-79 bracket has nearly doubled since 2015; the 20-29 bracket is the only one to contract.



HOW FORT SASKATCHEWAN BUILDS

13.1 DAYS
AVG. PERMIT TURNAROUND
RANK #9

453
LOTS REGISTERED
2025 - RANK #5

342
LOTS SERVICED
2025 - RANK #7

\$207,899
OSL RATE / HECTARE
RANK #9

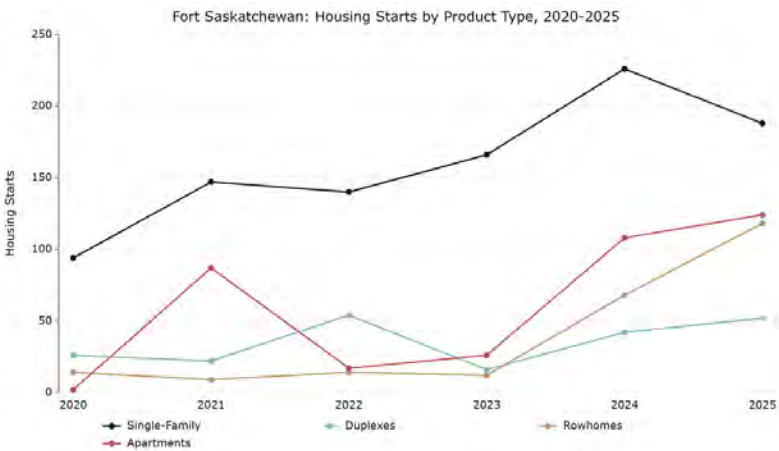
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

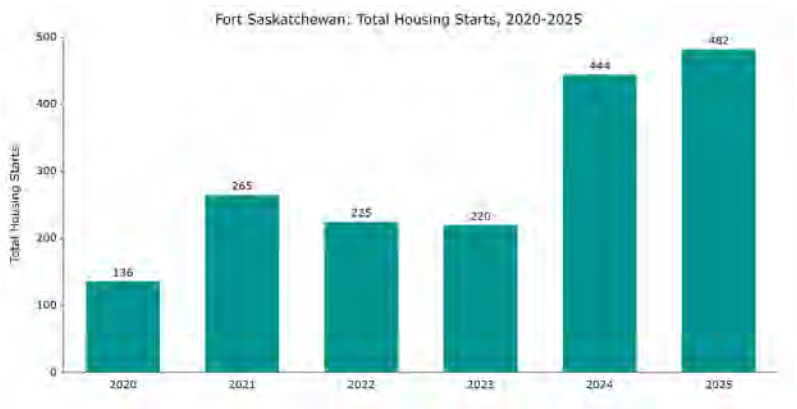
Fort Saskatchewan is home to the Fort Saskatchewan Ice Slide, Canada’s longest slide of its kind, measuring 115 metres (35 ft) long.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Row homes and apartments, both negligible in 2020, together accounted for roughly half of 2025 starts. Source: CMHC.



Total starts more than tripled between 2020 and 2025, from 136 to 482. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$120.8M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #8

5,700 HA
TOTAL LAND AREA
RANK #7

MDP 2021 / LUB 2020
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked “—” and excluded from that ranking.

PROJECT SPOTLIGHT ROSEBURN NEIGHBOURHOOD

Roseburn, Fort Saskatchewan’s first neighbourhood on lands annexed in 2020, opened in 2025. It offers a diverse mix of housing options well-connected to surrounding recreation, social, and commercial amenities.



CITY OF LEDUC

Total housing starts more than tripled since 2020, from 248 to 847, and apartments did most of the heavy lifting: 21 units that year, 304 in 2025. A newly completed \$122-million roadway connectivity project, cost-shared with the Government of Alberta, ties the City of Leduc more directly into Edmonton International Airport traffic and positions it as a logistics hub as much as a housing market. The City of Leduc also has the second-fastest development permit turnaround in the region at 5.3 days, trailing only Sturgeon County. At \$440,000 median resale price, it is still more affordable than Fort Saskatchewan, Spruce Grove, Strathcona, St. Albert, and Beaumont.

39,966
POPULATION
2025 - RANK #5

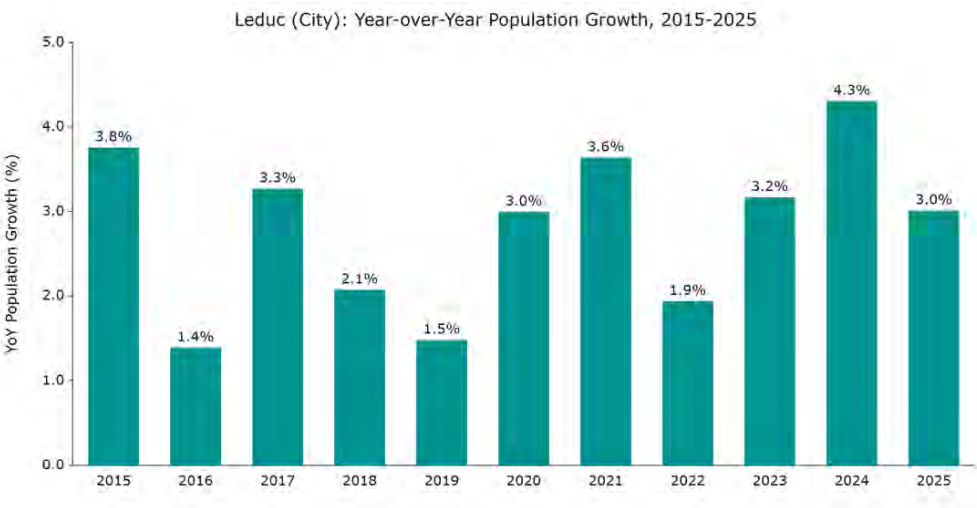
+3.2%/YR
POP. GROWTH
5-YR AVG. - RANK #3

\$440,000
MEDIAN HOME PRICE
2025 - RANK #5

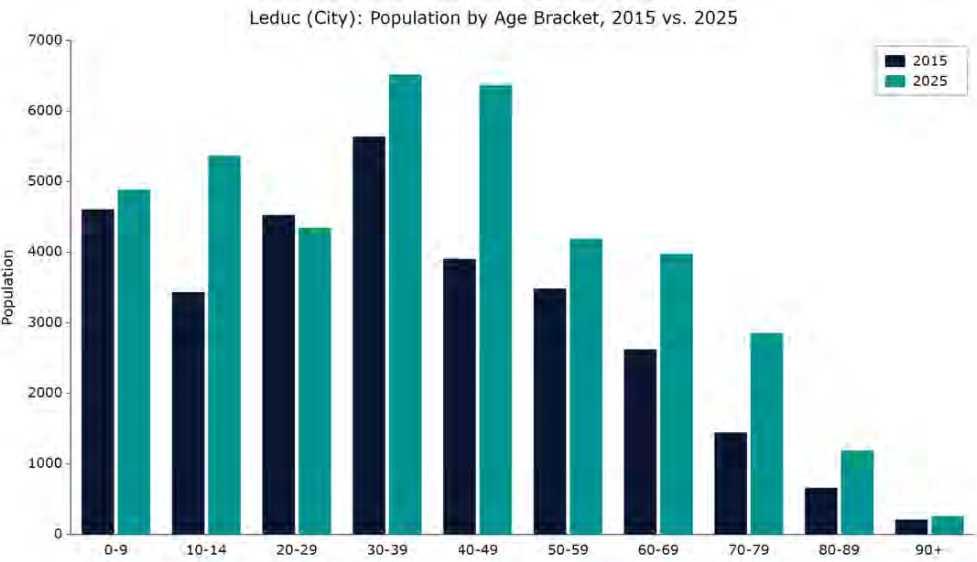
9.88
RES. MILL RATE
2025 - RANK #10

Est. annual property tax on the median home: \$4,347 (Rank #9)
(median home price x residential mill rate / 1,000). Residential share of property taxes (2025): 70.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been consistently positive every year since 2015, averaging 3.2%/year over the last five years.



Growth is broad-based across age groups, but the 70-79 and 80-89 brackets have grown fastest in relative terms, nearly doubling since 2015.



HOW THE CITY OF LEDUC BUILDS

5.3 DAYS
AVG. PERMIT TURNAROUND
RANK #2

1,322
LOTS REGISTERED
2025 - RANK #2

1,137
LOTS SERVICED
2025 - RANK #2

\$179,341
OSL RATE / HECTARE
RANK #8

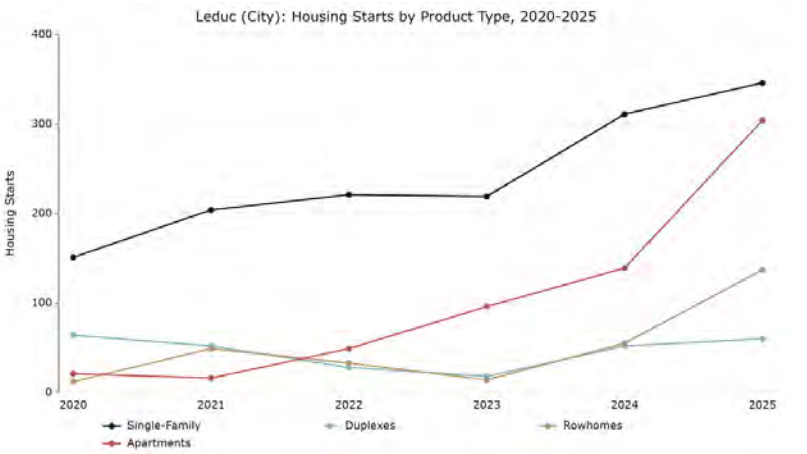
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

The City of Leduc has over 100 km of multiway trail system that connects the entire city, including the 8.2 km trail around Telford Lake.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments have grown from 21 units in 2020 to the largest single product type at 304 in 2025, and row homes have grown more than tenfold. Source: CMHC.



Total starts more than tripled between 2020 and 2025, from 248 to 847. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$271.1M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #5

4,308 HA
TOTAL LAND AREA
RANK #8

MDP 2020 / LUB 2013
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT 65 AVENUE / QEII INTERCHANGE

A \$122M project cost-shared with the Government of Alberta, completed November 2025, improving regional roadway connectivity and access to the Edmonton International Airport.



LEDUC COUNTY

Starts jumped more than sixfold since 2020, from 35 units to 233, almost all of it single-family, which went from 34 units to 192. The County also carries the lowest residential mill rate in the region, 5.7273. A Land Use Bylaw update passed in June 2025 puts Leduc County's regulatory framework among the most recently rewritten in the region.

16,400
POPULATION
2025 - RANK #11

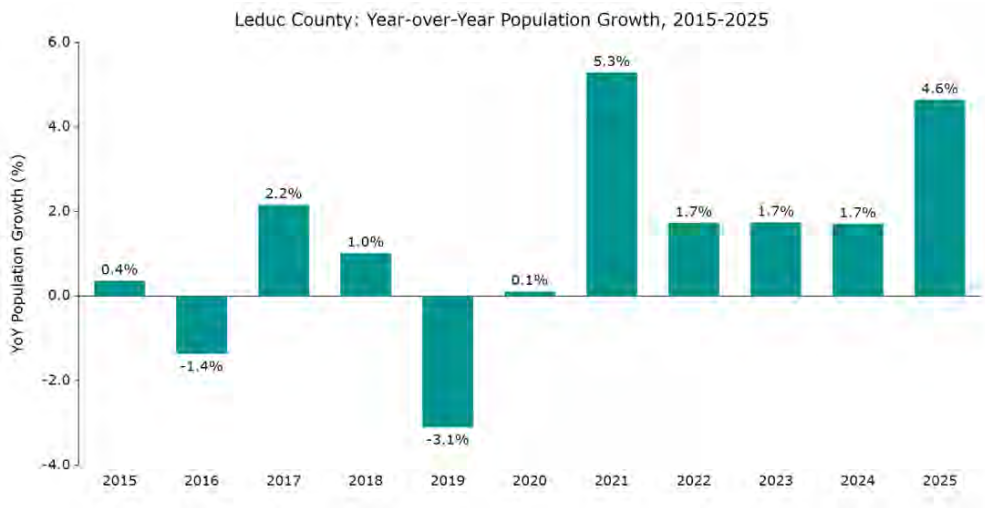
+3.0%/YR
POP. GROWTH
5-YR AVG. - RANK #4

\$678,000
MEDIAN HOME PRICE
2025 - RANK #12

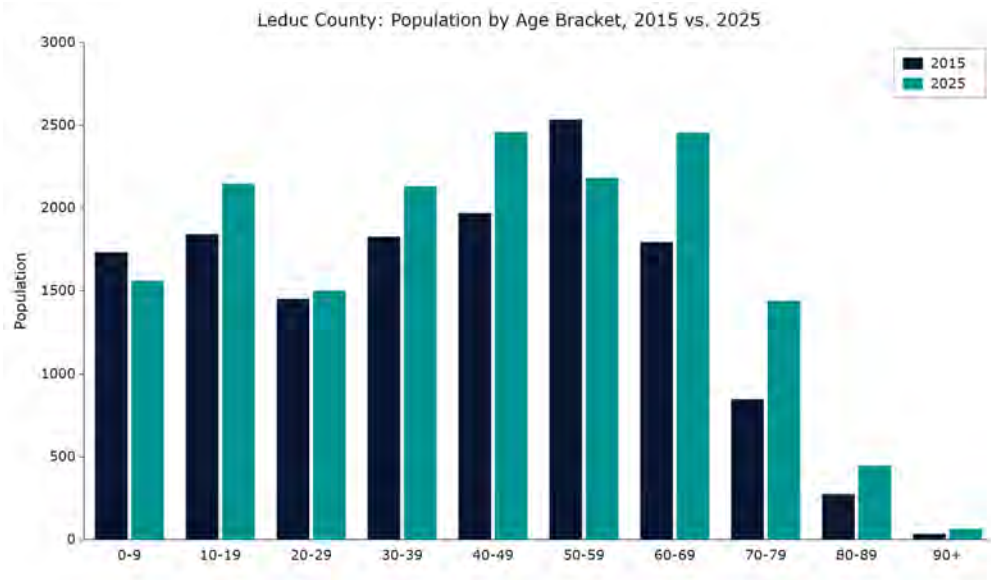
5.73
RES. MILL RATE
2025 - RANK #1

Est. annual property tax on the median home: \$3,883 (Rank #4)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 19.7%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been uneven, with declines in 2016 and 2019, but has averaged 3.0%/year over the last five years.



The 70-79 and 80-89 brackets have grown fastest since 2015, while the 0-9 and 50-59 brackets have contracted.



HOW LEDUC COUNTY BUILDS

7.5 DAYS
AVG. PERMIT TURNAROUND
RANK #5

81
LOTS REGISTERED
2025 - RANK #10

—
LOTS SERVICED
2025

\$73,743
OSL RATE / HECTARE
RANK #1

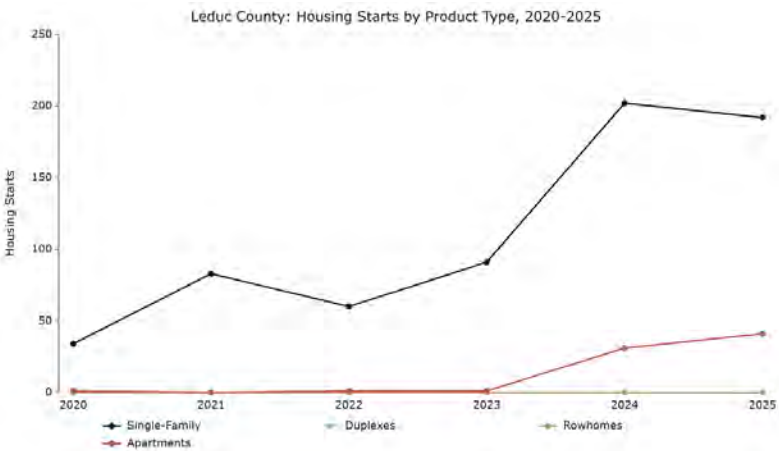
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

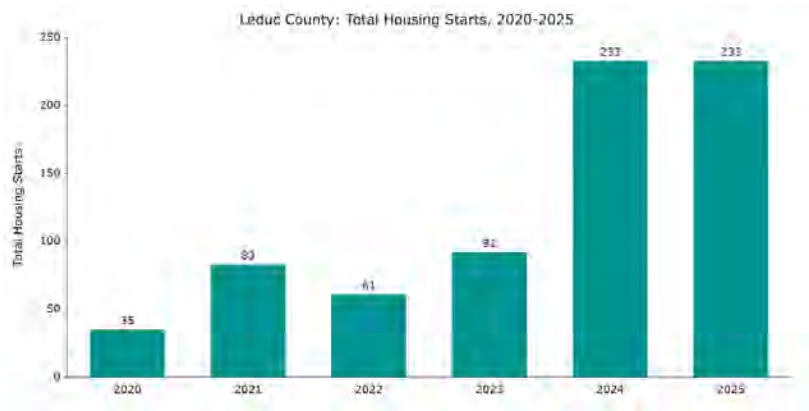
Leduc County has the highest number of Tim Hortons per capita in the region — 4 locations, or 2.44 per 10,000 residents.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Almost all activity is single-family, up from 34 units in 2020 to 192 in 2025, with apartments appearing in volume only from 2024. Source: CMHC.



Total starts rose more than sixfold between 2020 and 2025, from 35 to 233, and held flat year-over-year in 2025. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$127.6M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #7

256,944 HA
TOTAL LAND AREA
RANK #1

MDP 2025 / LUB 2025
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT

In 2025, Leduc County advanced employment and growth studies for a new industrial park west of Edmonton International Airport, working name Whitemud Landing, with the studies set to determine the site’s scope and final location.



MORINVILLE

Housing starts grew more than fourfold since 2020, from 24 to 105 units, and the product mix diversified along the way: duplexes, row homes, and apartments now all show up in a market that used to be almost entirely single-family. The bigger story here might be MyMorinville, the growth-oriented Municipal Development Plan adopted in January 2026 after extensive community engagement. It is the most recently rewritten MDP of any municipality in the region, and a new Land Use Bylaw is already in development to follow it. That's a community actively rebuilding its planning framework around the growth it's now seeing, not playing catch-up after the fact.

10,763
POPULATION
2025 - RANK #12

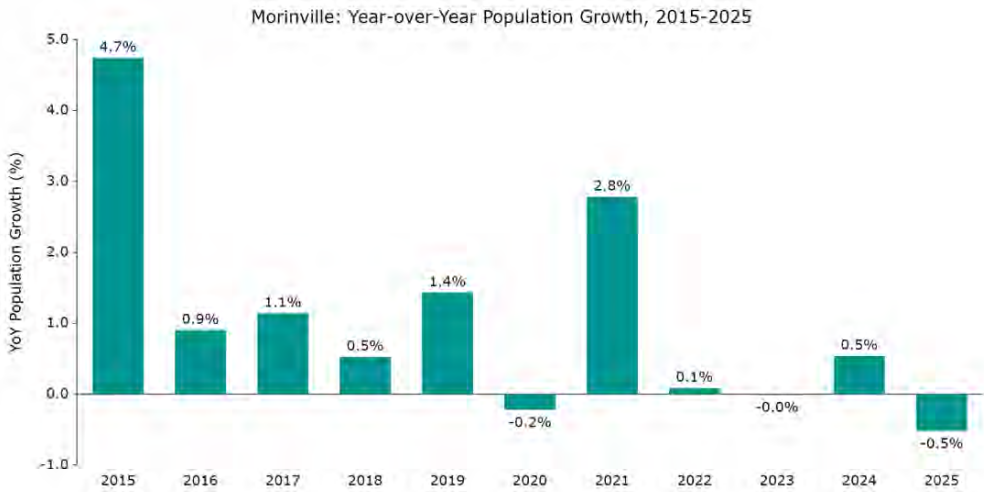
+0.6%/YR
POP. GROWTH
5-YR AVG. - RANK #12

\$400,000
MEDIAN HOME PRICE
2025 - RANK #2

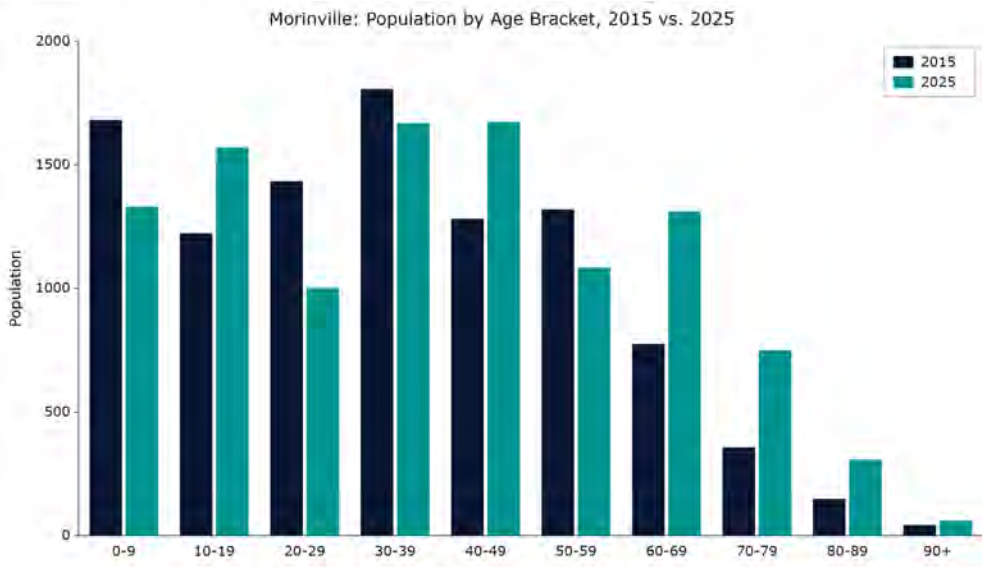
11.33
RES. MILL RATE
2025 - RANK #13

Est. annual property tax on the median home: \$4,532 (Rank #10)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 86.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been flat to negative in recent years, averaging 0.6%/year over the last five years, including a 0.5% decline in 2025.



The 70-79 and 80-89 brackets have roughly doubled since 2015, while the 0-9, 20-29, 30-39 and 50-59 brackets have all contracted.



HOW MORINVILLE BUILDS

12 DAYS
AVG. PERMIT TURNAROUND
RANK #8

98
LOTS REGISTERED
2025 - RANK #8

54
LOTS SERVICED
2025 - RANK #9

\$104,954
OSL RATE / HECTARE
RANK #4

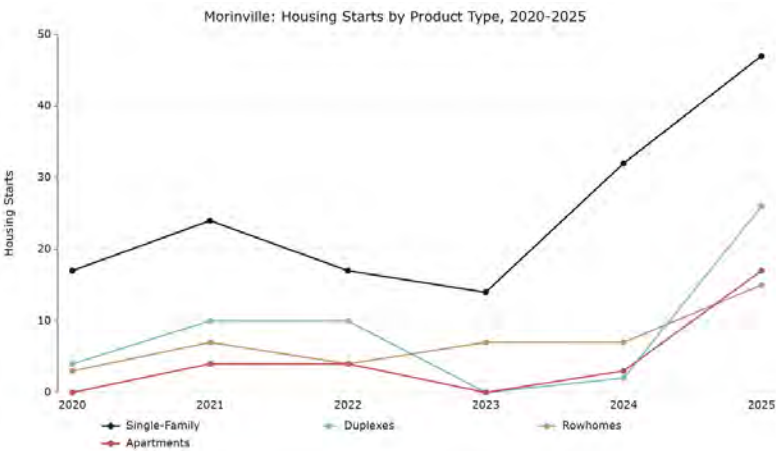
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

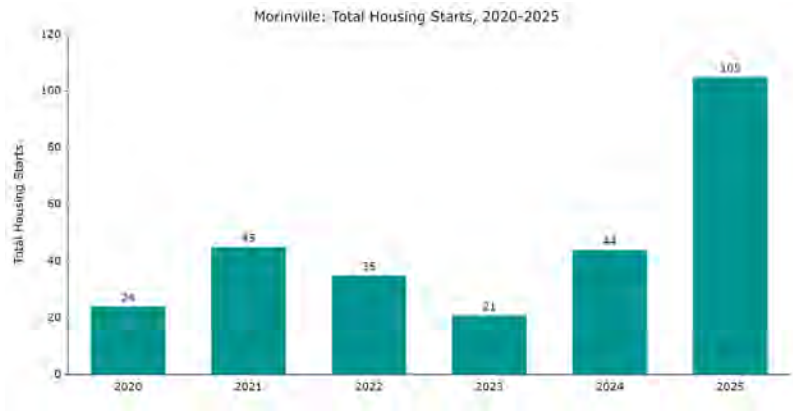
Morinville has the highest number of music stores per capita in the region — 1 store, or 0.93 per 10,000 residents.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. The mix has broadened since 2020: duplexes, row homes and the first apartment starts all contributed to 2025 volume. Source: CMHC.



Total starts more than quadrupled between 2020 and 2025, from 24 to 105, on a small base. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$22.8M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #12

991 HA
TOTAL LAND AREA
RANK #13

MDP 2026 / LUB 2024
PLANNING DOCS
LAST REWRITTEN

NO ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT MYMORINVILLE (MDP)

Morinville adopted MyMorinville in January 2026, a re-envisioned, growth-oriented Municipal Development Plan built through extensive community engagement. The plan provides direction for a complete community with diverse housing choices; a new Land Use Bylaw is now in development.



PARKLAND COUNTY

Parkland rewrote both its Municipal Development Plan and Land Use Bylaw in 2025, giving it one of the most current planning frameworks in the region. Parkland also carries the third-lowest residential mill rate in the region at 7.0579, ahead of every neighbour except Leduc County and Sturgeon County.

34,286
POPULATION
2025 - RANK #6

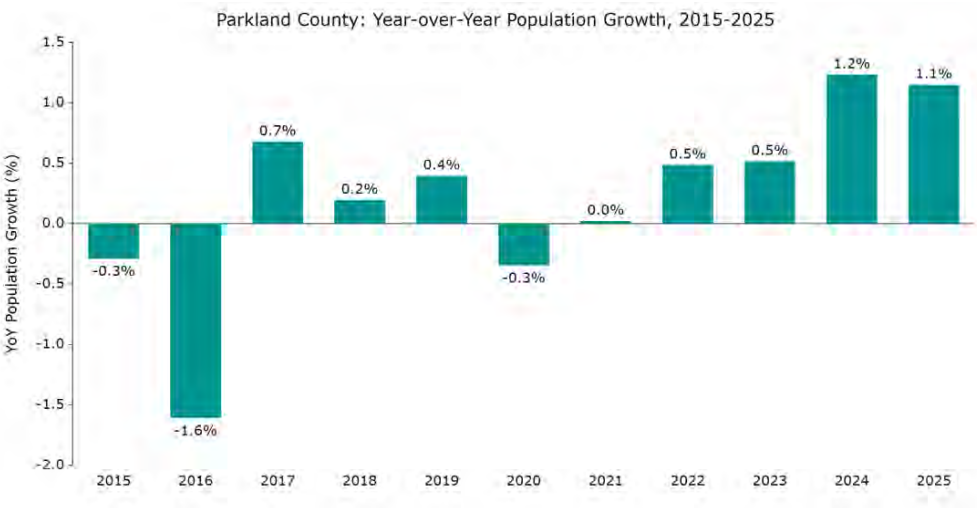
+0.7%/YR
POP. GROWTH
5-YR AVG. - RANK #11

\$600,000
MEDIAN HOME PRICE
2025 - RANK #11

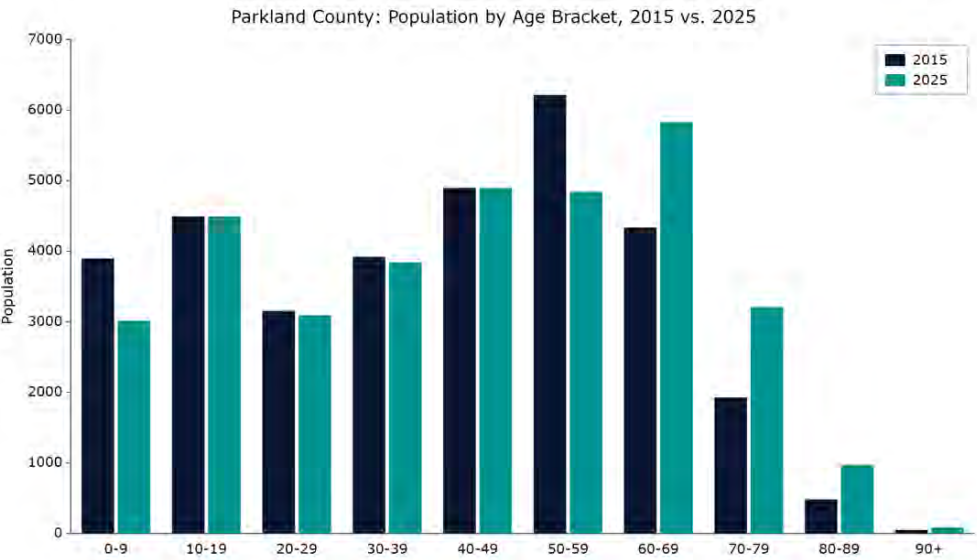
7.06
RES. MILL RATE
2025 - RANK #3

Est. annual property tax on the median home: \$4,235 (Rank #8)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 43.7%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been marginal, averaging 0.7%/year over the last five years, with declines in 2015, 2016 and 2020.



The 80-89 bracket has doubled since 2015, while the 0-9 and 50-59 brackets have contracted sharply.



HOW PARKLAND COUNTY BUILDS

25.56 DAYS
AVG. PERMIT TURNAROUND
RANK #11

40
LOTS REGISTERED
2025 - RANK #11

28
LOTS SERVICED
2025 - RANK #11

\$159,014
OSL RATE / HECTARE
RANK #6

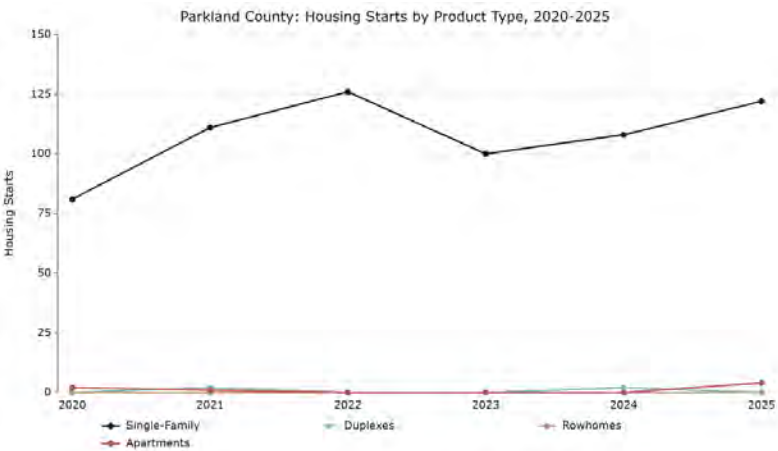
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

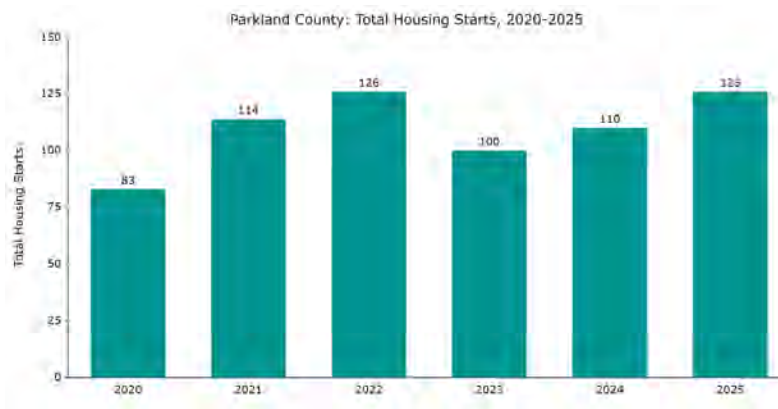
Parkland County is home to Canada’s third-largest corn maze, and the largest in Western Canada.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Activity is almost entirely single-family; duplexes and row homes recorded no starts over the period. Source: CMHC.



Total starts have held in a narrow band between 83 and 126 units since 2020. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$85.1M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #9

243,465 HA
TOTAL LAND AREA
RANK #2

MDP 2025 / LUB 2025
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked “—” and excluded from that ranking.

PROJECT SPOTLIGHT **INFRASTRUCTURE COST-SHARING AND STREAMLINING DEVELOPMENT AGREEMENTS**

The County recently entered into a cost-sharing agreement with a developer in the Acheson Industrial area to support infrastructure construction and unlock additional land for development. This business-friendly initiative helps reduce financial barriers and encourages continued development within the County.



SPRUCE GROVE

Total starts more than quintupled since 2020, from 178 to 959, and unlike some of its neighbours, that growth did not come from one product type carrying the rest. Single-family, duplex, row home, and apartment starts all posted real numbers every year across the window, rather than one segment spiking while the others sat flat. Central Park, the city’s hub for events like Light Up and Agra Fair, finished a multi-year upgrade in summer 2025 that added a wheeled sports park, an accessible playground, and new pathways and lighting. Spruce Grove’s development permit turnaround, 6.3 days, is the fourth-fastest in the region.

44,575
POPULATION
2025 - RANK #4

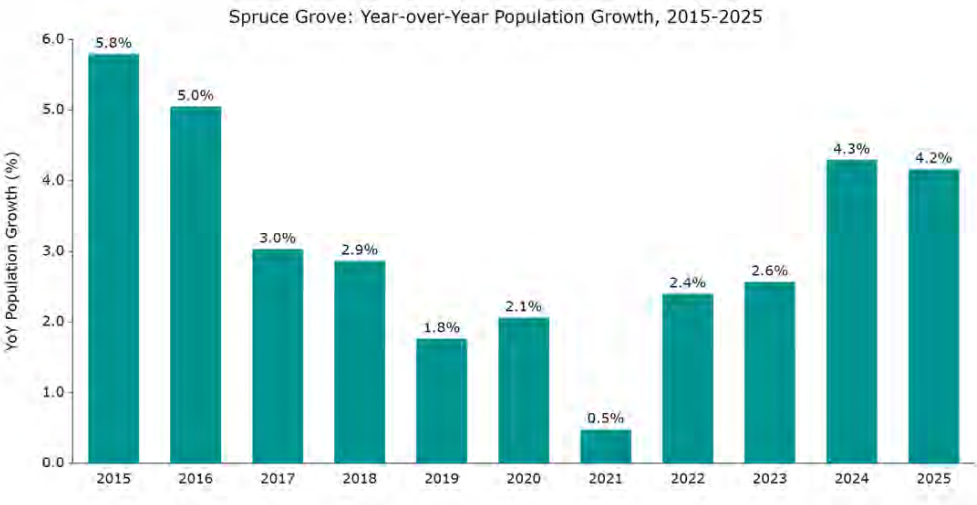
+2.8%/YR
POP. GROWTH
5-YR AVG. - RANK #5

\$455,000
MEDIAN HOME PRICE
2025 - RANK #7

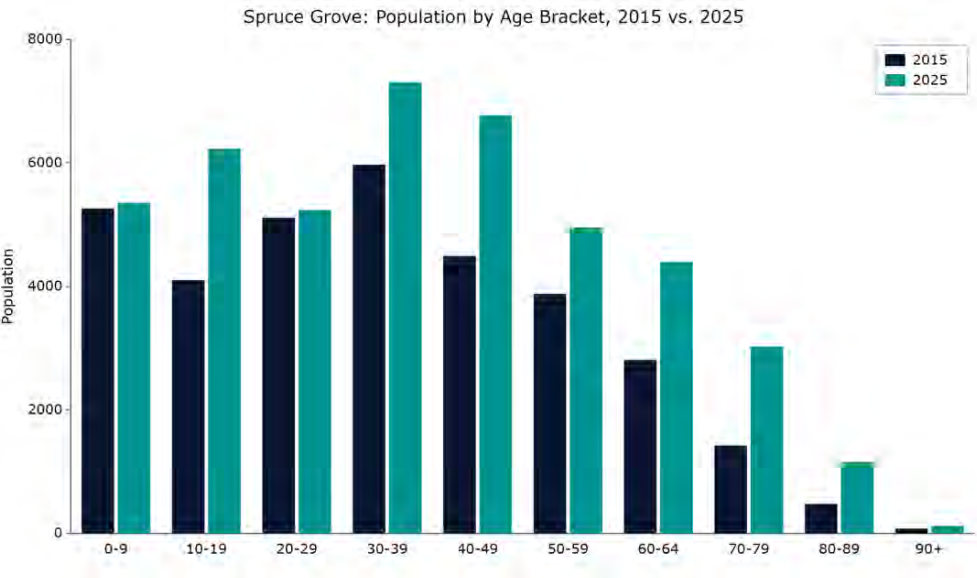
9.20
RES. MILL RATE
2025 - RANK #6

Est. annual property tax on the median home: \$4,184 (Rank #6)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 75.1%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive every year since 2015, averaging 2.8%/year over the last five years.



Every age bracket has grown; the 80-89 bracket has more than doubled and the 70-79 bracket has added over 1,600 residents.



HOW SPRUCE GROVE BUILDS

6.3 DAYS
AVG. PERMIT TURNAROUND
RANK #4

712
LOTS REGISTERED
2025 - RANK #3

712
LOTS SERVICED
2025 - RANK #3

\$159,857
OSL RATE / HECTARE
RANK #7

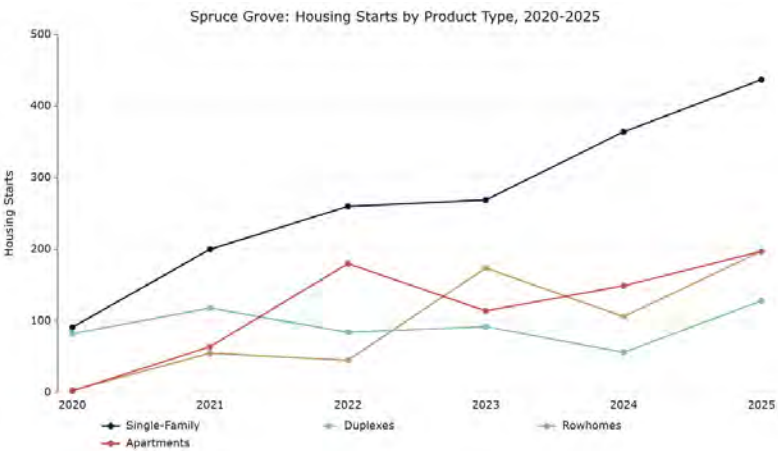
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

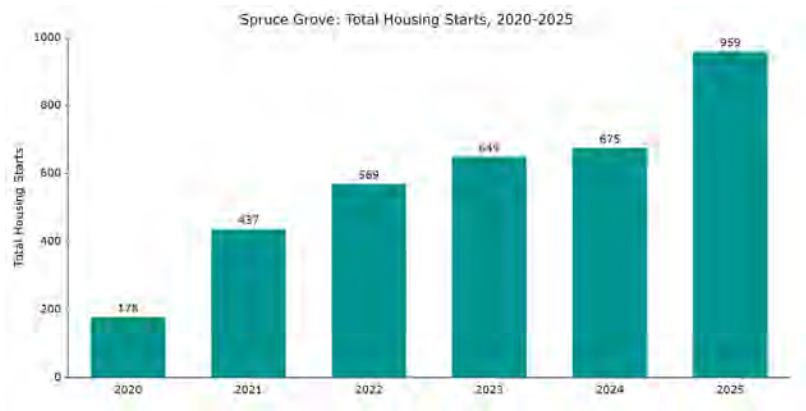
Spruce Grove is the only municipality in Alberta that has ‘moved’ — in 1908, the town relocated 0.75 miles west when the new railway was established nearby.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Row homes and apartments each went from near zero in 2020 to 197 units in 2025, alongside a near-fivefold rise in single-family. Source: CMHC.



Total starts rose from 178 in 2020 to 959 in 2025, the highest total in the region outside Edmonton. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$289.2M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #2

3,683 HA
TOTAL LAND AREA
RANK #10

MDP 2024 / LUB 2013
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked “—” and excluded from that ranking.

PROJECT SPOTLIGHT CENTRAL PARK REVITALIZATION

In summer 2025, Spruce Grove completed a multi-year enhancement of Central Park, the city’s hub for community events like Light Up and Agra Fair. Additions include a wheeled sports park, an accessible playground, a shade structure, and new pathways and lighting.



ST. ALBERT

The City secured up to \$11.8 million through CMHC’s Housing Accelerator Fund in 2025, expected to enable roughly 1,624 new units through seven initiatives targeting missing-middle housing, faster approvals, and public land redevelopment. Total starts have more than tripled since 2020, from 239 to 824. Worth noting: 2025 apartment starts, at 271, came in well below 2024’s peak of 632, so the year-over-year apartment number reads as a dip even though the five-year trend is clearly upward. St. Albert has the third-fastest permit turnaround in the region at 5.4 days, and its Land Use Bylaw was rewritten in 2024, among the more current in the region.

74,730
POPULATION
2025 - RANK #3

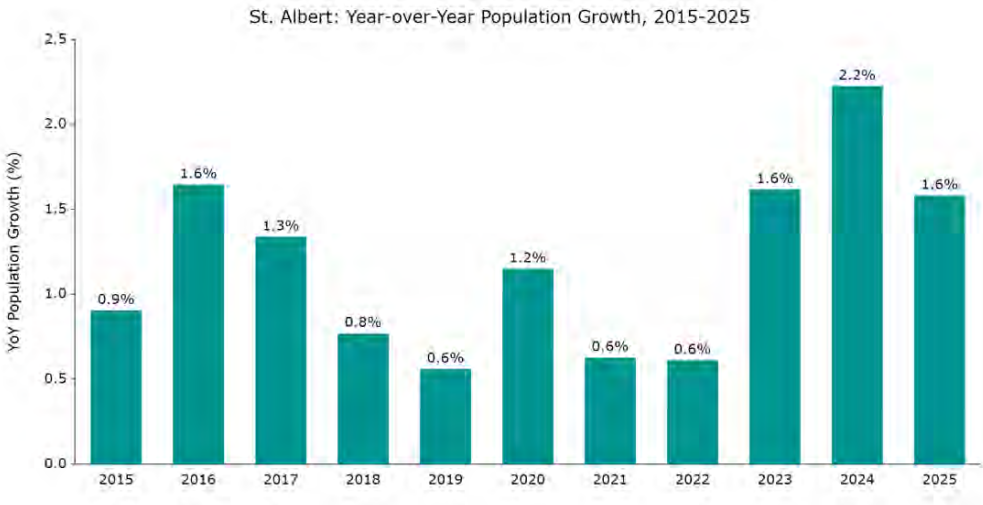
+1.3%/YR
POP. GROWTH
5-YR AVG. - RANK #8

\$499,900
MEDIAN HOME PRICE
2025 - RANK #9

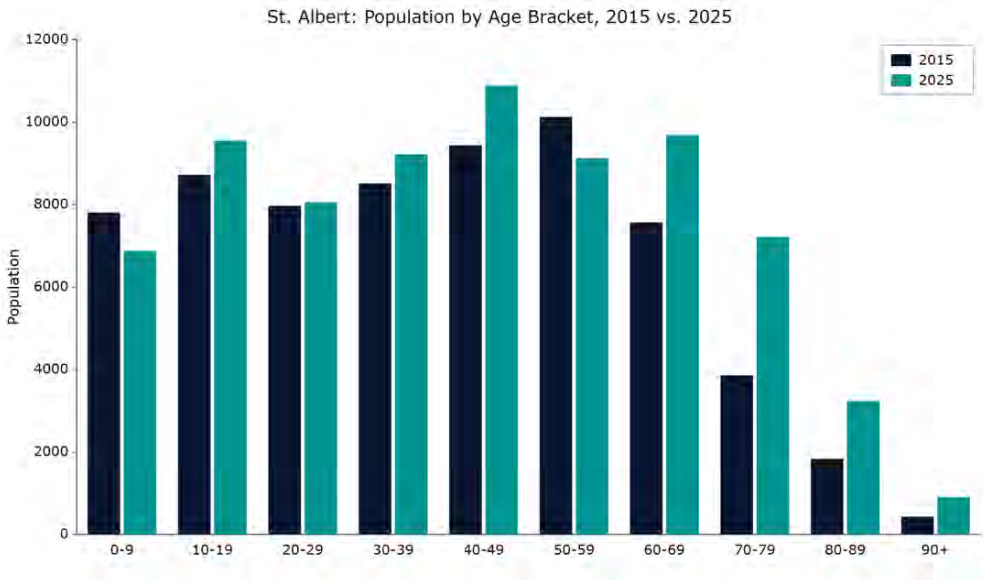
11.26
RES. MILL RATE
2025 - RANK #12

Est. annual property tax on the median home: \$5,629 (Rank #13)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 79.9%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive every year since 2015 but modest, averaging 1.3%/year over the last five years.



The 90+ and 70-79 brackets have grown fastest since 2015, while the 0-9 and 50-59 brackets have contracted.



HOW ST. ALBERT BUILDS

5.4 DAYS
AVG. PERMIT TURNAROUND
RANK #3

322
LOTS REGISTERED
2025 - RANK #6

387
LOTS SERVICED
2025 - RANK #5

\$413,847
OSL RATE / HECTARE
RANK #12

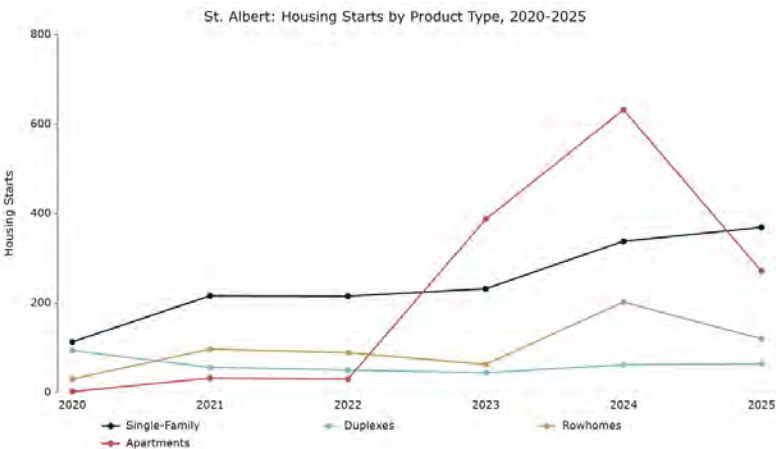
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

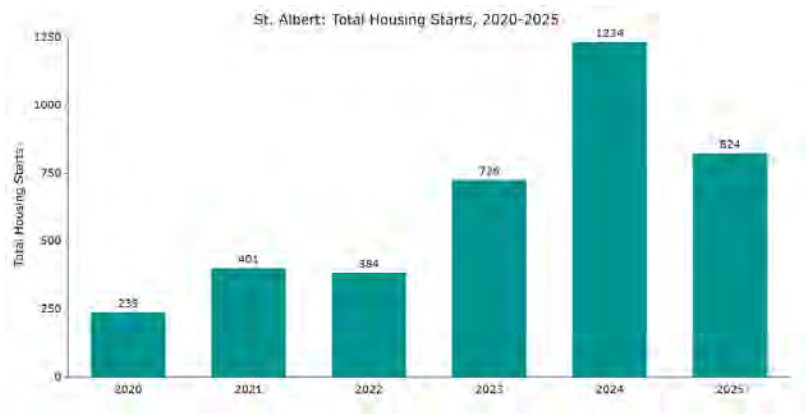
St. Albert's Servus Credit Union Place (320,000 sq ft) is the largest recreation centre in the Edmonton Metro Region.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments went from 2 units in 2020 to 271 in 2025; duplexes are the only product type to decline. Source: CMHC.



Total starts peaked at 1,234 units in 2024 before easing to 824 in 2025. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$275M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #3

6,532 HA
TOTAL LAND AREA
RANK #6

MDP 2021 / LUB 2024
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT HOUSING ACCELERATOR FUND (HAF)

In 2025, St. Albert began implementing CMHC's Housing Accelerator Fund program, approved for up to \$11.8M in funding. The program is expected to enable roughly 1,624 new housing units through seven initiatives targeting 'missing middle' housing, faster approvals, and public land redevelopment.



STONY PLAIN

Housing starts fell for three straight years before bottoming out at 60 units in 2023, then climbed to 145 in 2024 and 195 in 2025 — more than tripling in two years. Single-family has driven that recovery, growing from 31 units in 2023 to 90 in 2025, while duplexes and row homes have also picked back up alongside it. The town’s new regional Community Recreation Facility is expected to open in late 2026, arriving at a good time as residential growth gains momentum. The Town is also introducing e-permitting software later this year, which will improve and streamline the development approval process for builders, developers, and residents.

19,662
POPULATION
2025 - RANK #10

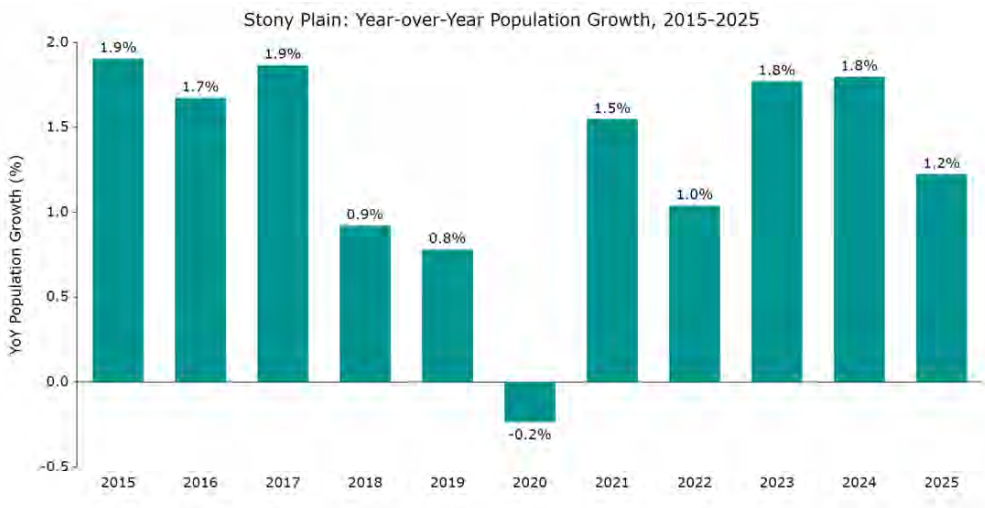
+1.5%/YR
POP. GROWTH
5-YR AVG. - RANK #7

\$420,000
MEDIAN HOME PRICE
2025 - RANK #4

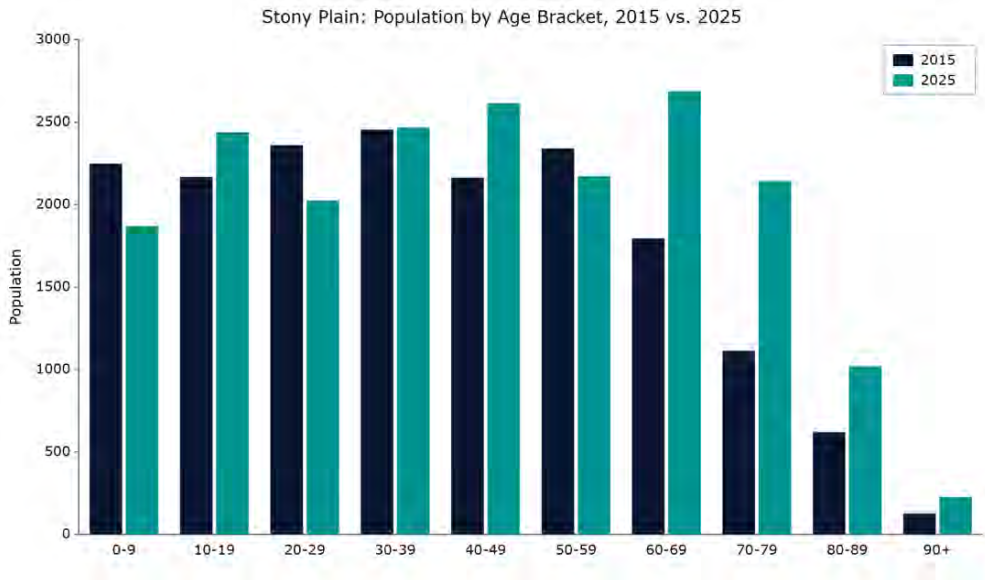
9.56
RES. MILL RATE
2025 - RANK #8

Est. annual property tax on the median home: \$4,013 (Rank #5)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 76.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has been positive in every year except 2020, averaging 1.5%/year over the last five years.



The 70-79 bracket has nearly doubled since 2015, while the 0-9, 20-29 and 50-59 brackets have contracted.



HOW STONY PLAIN BUILDS

11.5 DAYS
AVG. PERMIT TURNAROUND
RANK #7

84
LOTS REGISTERED
2025 - RANK #9

42
LOTS SERVICED
2025 - RANK #10

\$77,158
OSL RATE / HECTARE
RANK #2

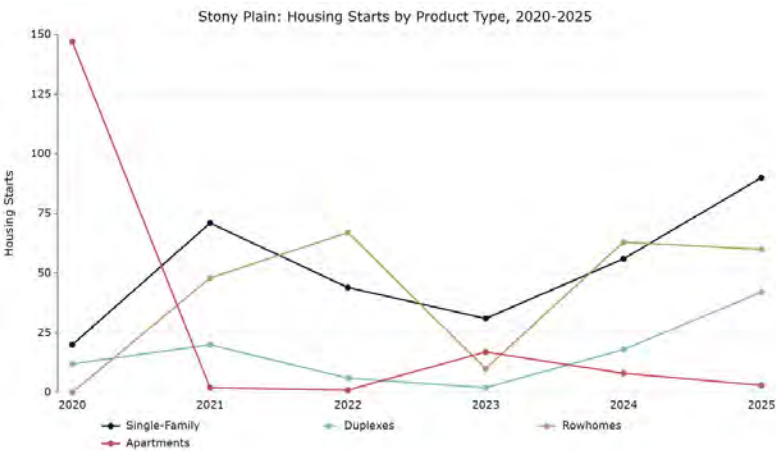
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

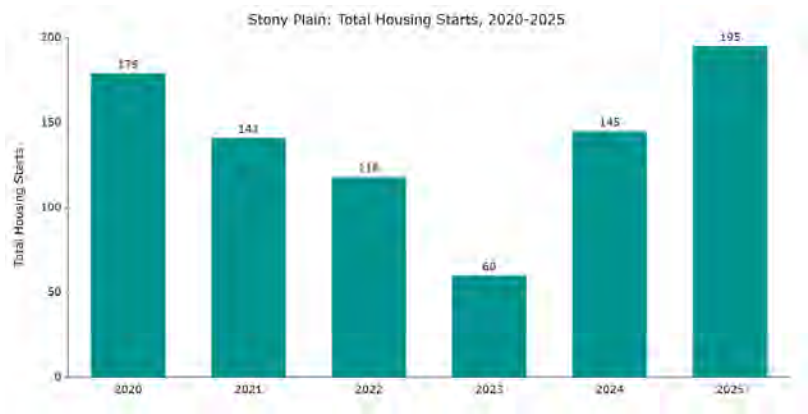
Stony Plain has by far the most murals per capita in the region — 44 murals, or 22.38 per 10,000 residents (the next-highest municipality sits at just 1.86).



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments drove 2020 volume at 147 units but fell to 3 by 2025, with row homes and single-family taking their place. Source: CMHC.



Total starts fell to 60 units in 2023 before recovering to 195 in 2025. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$48.6M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #11

3,685 HA
TOTAL LAND AREA
RANK #9

MDP 2024 / LUB 2026
PLANNING DOCS
LAST REWRITTEN

NO ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT **COMMUNITY RECREATION FACILITY**

Stony Plain’s regional Community Recreation Facility, identified as a priority through the 2017 Indoor Recreation Study, is under construction with a \$41.65-million approved project budget. Expected to open in late 2026, this phase will feature community space, a walking and running track, a turf field, two multi-purpose sport courts, four pickleball courts, a six-sheet curling facility, and a concession. The facility has also been designed to accommodate future recreation and leisure additions, including aquatics and ice facilities, as regional needs continue to grow.



STRATHCONA COUNTY

Total starts nearly tripled since 2020, from 264 to 770, with 2025 alone producing 385 single-family starts, more than the County’s total housing starts in any single year before 2022. A new industrial water utility has an anticipated 2029 in-service date and will supply process water to existing refineries, upgraders, hydrogen and natural gas processing facilities in the Alberta Industrial Heartland. That is a County building residential capacity and industrial infrastructure on parallel tracks, which is a different growth story than most of its neighbours are telling.

107,345
POPULATION
2025 - RANK #2

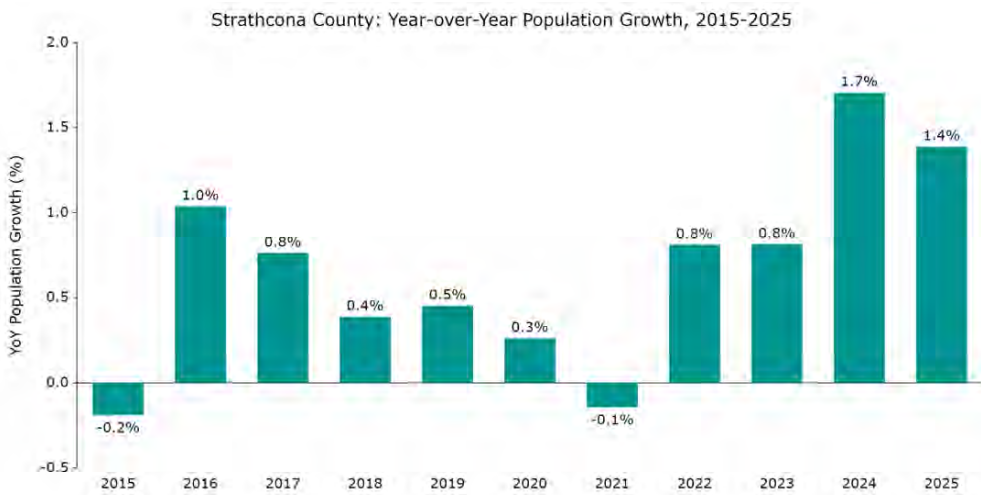
+0.9%/YR
POP. GROWTH
5-YR AVG. - RANK #10

\$499,000
MEDIAN HOME PRICE
2025 - RANK #8

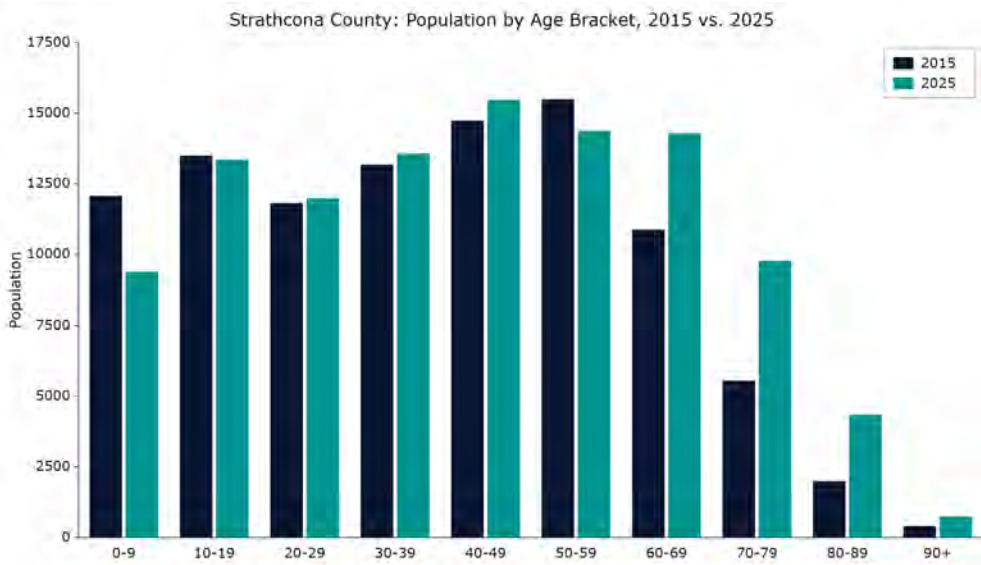
7.41
RES. MILL RATE
2025 - RANK #4

Est. annual property tax on the median home: \$3,697 (Rank #2)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 32.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Growth has averaged 0.9%/year over the last five years, with declines in 2015 and 2021.



The 80-89 bracket has more than doubled since 2015, while the 0-9 bracket has contracted by nearly 2,700 residents.



HOW STRATHCONA COUNTY BUILDS

26 DAYS
AVG. PERMIT TURNAROUND
RANK #12

556
LOTS REGISTERED
2025 - RANK #4

633
LOTS SERVICED
2025 - RANK #4

\$208,443
OSL RATE / HECTARE
RANK #10

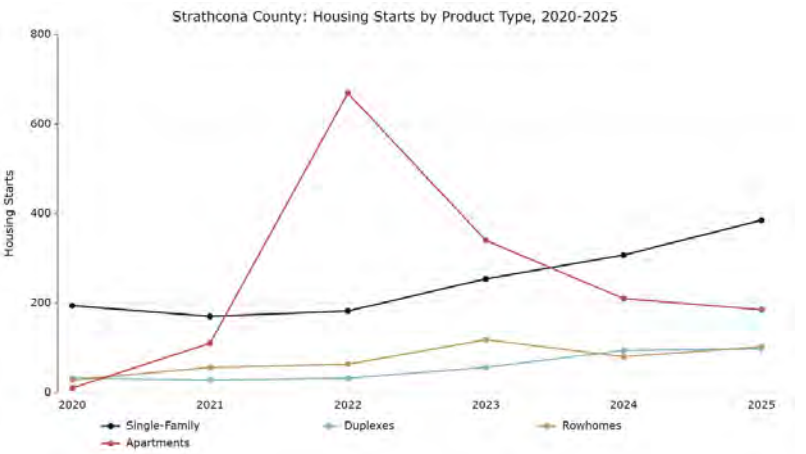
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

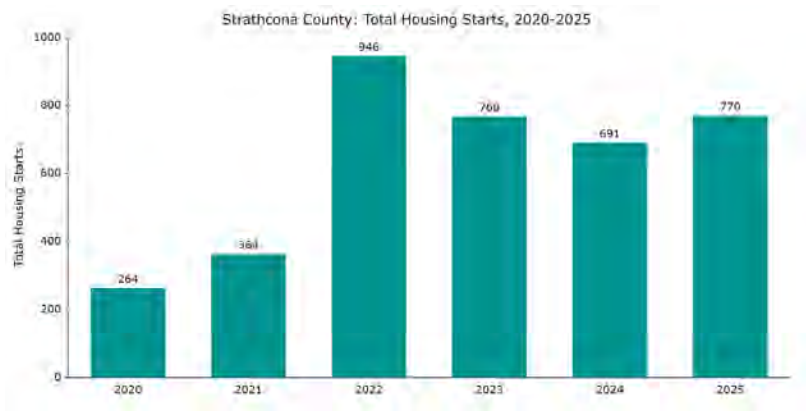
Strathcona County has the most trails of any municipality in the region — 287 km, more than double the next-highest (Edmonton, 160 km).



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Apartments rose from 10 units in 2020 to 185 in 2025, and single-family roughly doubled. Source: CMHC.



Total starts peaked at 946 units in 2022 and have held between 690 and 770 since. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$272.1M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #4

117,065 HA
TOTAL LAND AREA
RANK #4

MDP 2017 / LUB 2024
PLANNING DOCS
LAST REWRITTEN

YES ONLINE PERMIT
YES INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT INDUSTRIAL HEARTLAND UTILITY DEVELOPMENT

Strathcona County is advancing a new utility to supply process water to industrial customers in the Alberta Industrial Heartland, supporting continued growth at existing refineries, upgraders, hydrogen and natural gas processing facilities. FEED work is complete; anticipated in-service date is 2029, contingent on secured offtake agreements.



STURGEON COUNTY

Sturgeon rewrote its Municipal Development Plan in 2025, putting it among the most current planning frameworks in the region, tied with Leduc County and Parkland County and behind only Morinville’s 2026 rewrite. This rewrite landed on top of two administrative strengths the County already had: the fastest development permit turnaround in the region at 5 days, and the second-lowest residential mill rate at 6.6271, behind only Leduc County. Population growth has been the slowest in the region over the past five years at 0.18%, so the growth hasn’t shown up yet. But the fundamentals that matter to a developer deciding where to build next — how fast permits move and what the tax burden looks like once you’re built — are already in place.

21,035
POPULATION
2025 - RANK #9

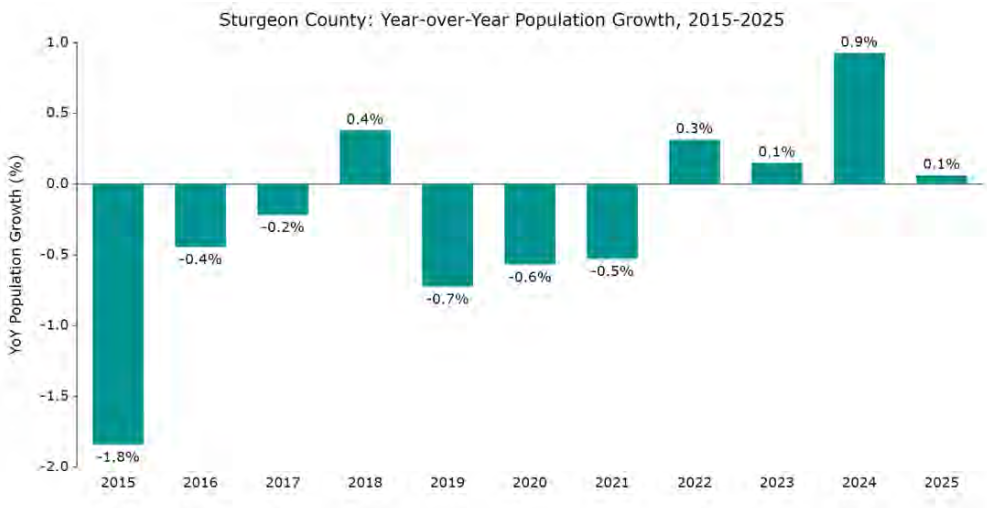
+0.2%/YR
POP. GROWTH
5-YR AVG. - RANK #13

\$708,000
MEDIAN HOME PRICE
2025 - RANK #13

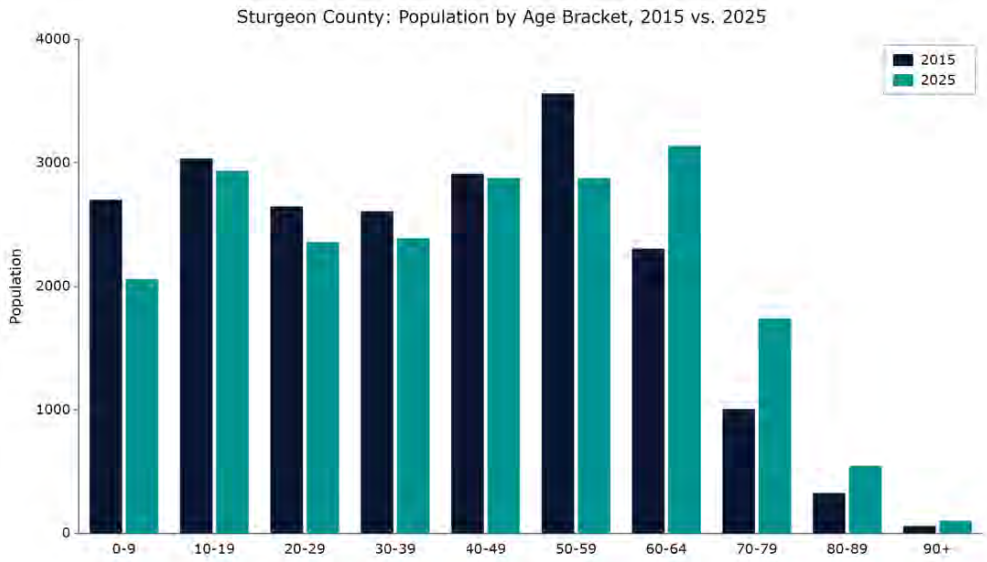
6.63
RES. MILL RATE
2025 - RANK #2

Est. annual property tax on the median home: \$4,692 (Rank #11)
(median home price × residential mill rate / 1,000). Residential share of property taxes (2025): 18.0%. Rankings are across the 13 Edmonton CMA municipalities profiled in this document.

POPULATION GROWTH & AGE DISTRIBUTION



Population has declined in six of the last eleven years, and growth has averaged 0.2%/year over the last five — the slowest in the region.



Only the older brackets have grown; every bracket under 60 has contracted since 2015.



HOW STURGEON COUNTY BUILDS

5 DAYS
AVG. PERMIT TURNAROUND
RANK #1

32
LOTS REGISTERED
2025 - RANK #12

26
LOTS SERVICED
2025 - RANK #12

\$87,593
OSL RATE / HECTARE
RANK #3

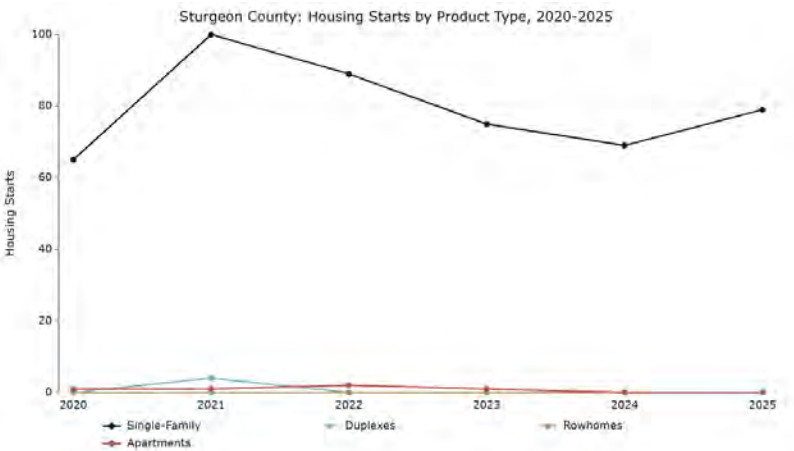
Permit turnaround is self-reported and measurement methods are not uniform across municipalities.

DID YOU KNOW?

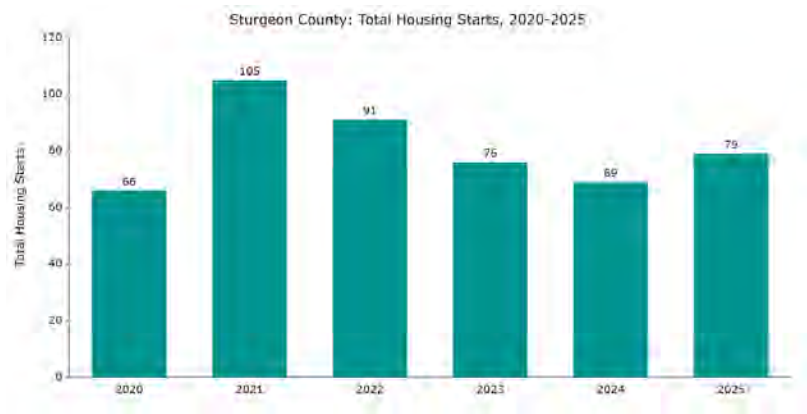
Originally named Statute Labour District No. 45, Sturgeon County has had the most municipal name changes of any municipality in the region - 7 in total.



HOUSING STARTS BY PRODUCT TYPE, 2020-2025



Annual starts by product type. Activity is entirely single-family, with no duplex or row home starts recorded since 2020. Source: CMHC.



Total starts have ranged between 66 and 105 units since 2020, with no sustained trend. Source: CMHC.

ADDITIONAL MUNICIPAL INDICATORS

\$57.2M
RESIDENTIAL
BUILDING PERMIT VALUE
2025 - RANK #10

212,630 HA
TOTAL LAND AREA
RANK #3

MDP 2025 / LUB 2017
PLANNING DOCS
LAST REWRITTEN

NO ONLINE PERMIT
NO INSPECTION PORTAL

Building permit value shown as reported for 2025; municipalities without a 2025 figure at time of publication are marked "—" and excluded from that ranking.

PROJECT SPOTLIGHT

Meta announced a landmark investment for Sturgeon County. Meta’s Sturgeon Data Centre represents more than CAD \$13 billion in private-sector investment and reinforces Sturgeon County’s role as a premier destination for major industrial development. The project will create significant economic opportunities. At peak construction, approximately 3,000 workers are expected on site, and more than 300 long-term operational jobs are anticipated once the data centre is complete. In addition to this investment, the County is anticipating an additional \$4.6 billion by Greenlight Energy Centre.

APPENDIX: RANKING TABLES

2025 POPULATION BY MUNICIPALITY

Rank	Municipality	2025 Population
1	Edmonton	1,238,295
2	Strathcona County	107,345
3	St. Albert	74,730
4	Spruce Grove	44,575
5	City of Leduc	39,966
6	Parkland County	34,286
7	Fort Saskatchewan	30,575
8	Beaumont	26,305
9	Sturgeon County	21,035
10	Stony Plain	19,662
11	Leduc County	16,400
12	Morinville	10,763
13	Devon	6,965

Source: Statistics Canada

5-YEAR AVERAGE POPULATION GROWTH RATE BY MUNICIPALITY

Rank	Municipality	5-Yr Avg. Growth Rate
1	Beaumont	5.1%
2	Edmonton	3.4%
3	City of Leduc	3.2%
4	Leduc County	3.0%
5	Spruce Grove	2.8%
6	Fort Saskatchewan	2.1%
7	Stony Plain	1.5%
8	St. Albert	1.3%
9	Devon	1.0%
10	Strathcona County	0.9%
11	Parkland County	0.7%
12	Morinville	0.6%
13	Sturgeon County	0.2%

Source: Statistics Canada

2025 MEDIAN HOME PRICE BY MUNICIPALITY

Rank	Municipality	Median Home Price
1	Devon	\$389,200
2	Morinville	\$400,000
3	Edmonton	\$415,000
4	Stony Plain	\$420,000
5	City of Leduc	\$440,000
6	Fort Saskatchewan	\$449,949
7	Spruce Grove	\$455,000
8	Strathcona County	\$499,000
9	St. Albert	\$499,900
10	Beaumont	\$525,000
11	Parkland County	\$600,000
12	Leduc County	\$678,000
13	Sturgeon County	\$708,000

Source: Realtors Association of Edmonton

2025 RESIDENTIAL MILL RATE BY MUNICIPALITY

Rank	Municipality	Mill Rate
1	Leduc County	5.7273
2	Sturgeon County	6.6271
3	Parkland County	7.0579
4	Strathcona County	7.4093
5	Fort Saskatchewan	8.0916
6	Spruce Grove	9.1960
7	Beaumont	9.3958
8	Stony Plain	9.5558
9	Devon	9.8787
10	City of Leduc	9.8795
11	Edmonton	10.1391
12	St. Albert	11.2594
13	Morinville	11.3300

Source: Government of Alberta

2025 RESIDENTIAL BUILDING PERMIT
VALUE BY MUNICIPALITY

Rank	Municipality	Building Permit Value
1	Edmonton	\$3.2B
2	Spruce Grove	\$289.2M
3	St. Albert	\$275M
4	Strathcona County	\$272.1M
5	City of Leduc	\$271.1M
6	Beaumont	\$189.5M
7	Leduc County	\$127.6M
8	Fort Saskatchewan	\$120.8M
9	Parkland County	\$85.1M
10	Sturgeon County	\$57.1M
11	Stony Plain	\$48.6M
12	Morinville	\$22.8M
13	Devon	\$16.8M

Source: Government of Alberta's Regional Dashboard

TOTAL LAND AREA BY MUNICIPALITY

Rank	Municipality	Land Area (ha)
1	Leduc County	256,944
2	Parkland County	243,465
3	Sturgeon County	212,630
4	Strathcona County	117,065
5	Edmonton	76,142
6	St. Albert	6,532
7	Fort Saskatchewan	5,700
8	City of Leduc	4,308
9	Stony Plain	3,685
10	Spruce Grove	3,683
11	Beaumont	2,430
12	Devon	1,427
13	Morinville	991

Source: Each municipality

OFF-SITE LEVY / DEVELOPMENT COST PER
HECTARE, BY MUNICIPALITY (BLENDED
AVERAGE)

Rank	Municipality	Blended Avg. Cost/Hectare
1	Leduc County	\$73,743
2	Stony Plain	\$77,158
3	Sturgeon County	\$87,593
4	Morinville	\$104,954
5	Devon	\$157,752
6	Parkland County	\$159,014
7	Spruce Grove	\$159,857
8	City of Leduc	\$179,341
9	Fort Saskatchewan	\$207,899
10	Strathcona County	\$208,443
11	Beaumont	\$287,356
12	St. Albert	\$413,847
13	Edmonton	\$966,497

Source: Publicly available information and feedback from municipalities

AVG. DEVELOPMENT PERMIT TURNAROUND
BY MUNICIPALITY

Rank	Municipality	Avg. Permit Turnaround (days)
1	Sturgeon County	5.0
2	City of Leduc	5.3
3	St. Albert	5.4
4	Spruce Grove	6.3
5	Leduc County	7.5
6	Devon	8.5
7	Stony Plain	11.5
8	Morinville	12.0
9	Fort Saskatchewan	13.1
10	Beaumont	25.0
11	Parkland County	25.6
12	Strathcona County	26.0
13	Edmonton	53.8

Source: Each municipality (method of measurement various from one municipality to another)

2025 LOTS REGISTERED BY MUNICIPALITY

Rank	Municipality	Lots Registered
1	Edmonton	5,359
2	City of Leduc	1,322
3	Spruce Grove	712
4	Strathcona County	556
5	Fort Saskatchewan	453
6	St. Albert	322
7	Beaumont	311
8	Morinville	98
9	Stony Plain	84
10	Leduc County	81
11	Parkland County	40
12	Sturgeon County	32
—	Devon	—

Source: Each municipality

2025 LOTS SERVICED BY MUNICIPALITY

Rank	Municipality	Lots Serviced
1	Edmonton	4,045
2	City of Leduc	1,137
3	Spruce Grove	712
4	Strathcona County	633
5	St. Albert	387
6	Beaumont	354
7	Fort Saskatchewan	342
8	Devon	65
9	Morinville	54
10	Stony Plain	42
11	Parkland County	28
12	Sturgeon County	26
—	Leduc County	—

Source: Each municipality

2025 EST. ANNUAL PROPERTY TAX
(MEDIAN HOME) BY MUNICIPALITY

Rank	Municipality	Est. Annual Property Tax
1	Fort Saskatchewan	\$3,640.79
2	Strathcona County	\$3,697.24
3	Devon	\$3,844.79
4	Leduc County	\$3,883.11
5	Stony Plain	\$4,013.44
6	Spruce Grove	\$4,184.18
7	Edmonton	\$4,207.73
8	Parkland County	\$4,234.74
9	City of Leduc	\$4,346.98
10	Morinville	\$4,532.00
11	Sturgeon County	\$4,691.99
12	Beaumont	\$4,932.81
13	St. Albert	\$5,628.58

Formula: Median Home Price x Residential Mill Rate / 1000. Rank #1 = lowest estimated tax.

Estimate only: median home price × residential mill rate ÷ 1,000. Excludes the provincial education requisition and local improvement levies.

MUNICIPAL DEVELOPMENT PLAN (MDP) -
MOST RECENT REWRITE BY MUNICIPALITY

Rank	Municipality	Year Last Rewritten
1	Morinville	2026
2	Leduc County	2025
3	Parkland County	2025
4	Sturgeon County	2025
5	Spruce Grove	2024
6	Stony Plain	2024
7	Fort Saskatchewan	2021
8	St. Albert	2021
9	Edmonton	2020
10	City of Leduc	2020
11	Beaumont	2019
12	Devon	2017
13	Strathcona County	2017

Source: MDP documents

LAND USE BYLAW (LUB/ZBL) - MOST
RECENT UPDATE BY MUNICIPALITY

Rank	Municipality	Year Last Rewritten
1	Stony Plain (Updated Yearly)	2026
2	Leduc County	2025
3	Parkland County	2025
4	Edmonton	2024
5	Morinville	2024
6	St. Albert	2024
7	Strathcona County	2024
8	Fort Saskatchewan	2020
9	Beaumont	2019
10	Devon	2019
11	Sturgeon County	2017
12	City of Leduc	2013
13	Spruce Grove	2013

Source: LUB documents

RESIDENTIAL / NON-RESIDENTIAL PROPERTY
TAX SPLIT BY MUNICIPALITY

Rank	Municipality	Residential Share	Non- Residential Share
1	Beaumont	90.6%	9.4%
2	Morinville	86.0%	14.0%
3	St. Albert	79.9%	20.1%
4	Edmonton	79.6%	20.4%
5	Devon	78.0%	22.0%
6	Stony Plain	76.0%	24.0%
7	Spruce Grove	75.1%	24.9%
8	City of Leduc	70.0%	30.0%
9	Parkland County	43.7%	56.1%
10	Fort Saskatchewan	41.4%	58.6%
11	Strathcona County	32.0%	68.0%
12	Leduc County	19.7%	80.3%
13	Sturgeon County	18.0%	82.0%

Source: Each municipality

Shares may not total 100% due to rounding and other/linear property classes. Rank order implies no normative direction.

ONLINE PERMIT & INSPECTION APPLICATION PORTALS BY MUNICIPALITY

Municipality	Permit Application Portal (Y/N)	Inspection Application Portal (Y/N)
Edmonton	Y	Y
Strathcona County	Y	Y
St. Albert	Y	N
Spruce Grove	Y	Y
City of Leduc	Y	Y
Parkland County	Y	Y
Fort Saskatchewan	Y	Y
Beaumont	Y	N
Sturgeon County	N	N
Stony Plain	N	N
Leduc County	Y	Y
Morinville	N	N
Devon	N	N

Source: Each municipality, via 2025_Report_Card_Data.xlsx. Indicates whether an online application portal is available for building permits and/or inspections. Ordered by 2025 population (largest to smallest), consistent with the Consolidated Matrix.

Y = portal available; N = no portal. Ordered by 2025 population



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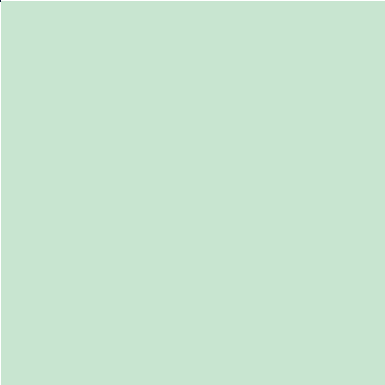
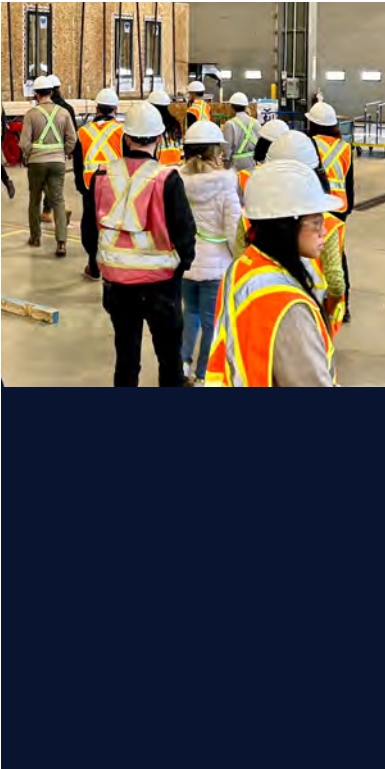


BILD Edmonton Metro - short for Building Industry and Land Development in the Edmonton Metropolitan Region - is the collective voice and leading expert resource for the region's residential real estate development industry. Our focus is on building places for people to call home, whether owning or renting, urban or suburban lifestyles, big city energy or small-town charm. Our members build and re-build places and spaces for everyone, from downtown towers and major redevelopment along key corridors, to small-scale infill and the development of brand-new neighbourhoods across the 13 communities of the metro region.

Our membership includes over 500 companies representing every corner of the industry: real estate developers, home builders, renovators, financial and professional service providers, trade contractors, and suppliers of both commercial and residential products. Together, we are shaping the communities of today and tomorrow.

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