



MEDIA RELEASE

For Immediate Release
October 15, 2026

ALBERTA HOUSING STARTS UP 131% AS EDMONTON METRO GROWTH ACCELERATES: NEW REPORT

Edmonton Metro Region – Alberta is building momentum — constructing more homes and welcoming more people. Edmonton has surpassed Calgary in annual population growth, and communities across the Edmonton Metro Region are capturing an increasing share of new housing development, according to BILD Edmonton Metro’s new [State of the Region](#) report.

Alberta housing starts increased 130.8% between 2020 and 2025, compared with just 19.2% nationally. Alberta now accounts for 22% of Canadian housing starts, nearly double its share five years ago. Closer to home, Edmonton CMA grew 3.1% in 2025 — the fastest rate among Canada’s major regions — surpassing Calgary’s 2.9% growth for the first time this decade.

“The Edmonton Metropolitan Region is at a defining moment,” said **Kalen Anderson, CEO of BILD Edmonton Metro**. “People are choosing this region to live, work, invest and build. The question is no longer whether we will grow — it’s how we grow while protecting the affordability, choice and quality of life that make this region competitive.”

The report provides an evidence-based look at where the Edmonton Metro Region is growing, what is being built and how the housing market is changing. The Edmonton Metro Region is growing fast and diversifying its overall housing mix, from the mature areas of Edmonton all the way out to towns and counties.

For the first time, the report also provides a **Municipal Data Matrix** that benchmarks all 13 municipalities across 18 indicators, including population growth, home prices, residential mill rate, property taxes, building permit value, land area, off-site levy charges, permit timelines, and more. The analysis highlights notable differences across the region: Edmonton leads in building permit values, Sturgeon County has the fastest average development permit turnaround time, and Fort Saskatchewan has the lowest annual property taxes relative to municipal median home prices. The matrix also shows that many regional municipalities have moved to digital permit and inspection processes and/or updated their municipal development plans and land-use bylaws.

The numbers tell the story:

- Beaumont has had the region’s largest average annual growth rate over the last five years, followed by Edmonton, City of Leduc, Leduc County, and Spruce Grove.
- Housing construction outside Edmonton has more than tripled. Starts across the surrounding municipalities increased from 1,647 units in 2020 to 5,435 in 2025.



- Row homes are the region's breakout housing product. Starts in the surrounding municipalities increased 655.7%, from 113 units in 2020 to 854 in 2025. Edmonton's row home starts nearly doubled over the same period.
- Apartment construction is spreading across the region. Outside Edmonton, apartment starts increased nearly 600%.
- Single-family construction is increasingly regional. Regional municipalities accounted for 24% of the Edmonton Metro's single-family starts in 2020; by 2025, that share had reached 40.7%.
- The Airport Corridor is pulling ahead. Southern municipalities like Leduc, Beaumont, Devon and Leduc County collectively recorded 1,804 housing starts in 2025, the highest of the region's four geographic quadrants for the second consecutive year.
- South Edmonton is also emerging as a development hotspot. Eleven of Edmonton's 20 highest-volume neighbourhoods for residential permits since 2020 are in the south, led by Keswick with 3,233 net new units.
- Policy is influencing what gets built. Following Edmonton's new zoning bylaw, row home permits in redeveloping neighbourhoods nearly tripled from 292 units in 2023 to 800 in 2024, before climbing again to 1,453 units in 2025.

"Growth doesn't stop at municipal boundaries, and neither should our thinking," **Anderson said.** "Every community brings different strengths and opportunities. Our job now is to make sure housing, infrastructure and investment can keep pace with where people want to live."

The report draws on data from the Canada Mortgage and Housing Corporation, Province of Alberta, the City of Edmonton and the Edmonton Housing Research Corporation to provide a regional picture of population, housing starts, building permits, housing mix and redevelopment.

"The data is clear: the region has momentum," **said Paul Lanni, President & CEO of Averton and Chair of BILD Edmonton Metro's Board of Directors.** "We have strong population growth, record housing construction and communities across the region attracting people and investment."

"The opportunity now is to keep that momentum going. That means industry, municipalities, utilities and governments working together to ensure land, infrastructure and approvals keep pace with demand. Growth is our opportunity — and it's ours to seize."

The 2026 **State of the Region** report provides a new regional baseline for tracking the Edmonton Metro Region's growth and identifying the opportunities and challenges ahead.

– 30 –

MEDIA INQUIRIES

Jason Syvixay, VP, Strategy & Operations

Phone: 204.997.3040

Email: jason.syvixay@bildedmonton.com