

Edmonton Primary Rental Market Statistics

Adapted from the CMHC Website

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Number of Private Apartment Units

	OCT-21	OCT-22	OCT-23	OCT-24
Bachelor	4,211	4,282	4,453	4,606
1 Bedroom	31,473	32,737	33,911	35,374
2 Bedroom	36,776	38,163	39,658	41,598
3 Bedroom +	3,311	3,609	3,683	4,217
Total	75,771	78,791	81,705	85,795

- Year over year growth in rental units across all types
- 2-BR units see the highest absolute increase, followed By 1BR units.

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Private Apartment Vacancy Rates (%)

	OCT-21		OCT-22		OCT-23		OCT-24	
Bachelor	8.6	a	6.0	b	3.9	b	3.2	d
1 Bedroom	7.6	a	5.2	a	3.0	a	3.4	b
2 Bedroom	7.0	a	3.5	a	1.9	a	2.8	a
3 Bedroom +	6.8	a	2.7	a	1.3	a	3.0	c
Total	7.3	a	4.3	a	2.4	a	3.1	b

- Stronger demand across all unit types from 2021-23
- Uptick in vacancy rates across all unit types 2024

Private Apartment Average Rents (\$)

	OCT-21		OCT-22		OCT-23		OCT-24	
Bachelor	879	a	904	a	948	a	1,050	a
1 Bedroom	1,038	a	1,071	a	1,134	a	1,237	a
2 Bedroom	1,270	a	1,304	a	1,398	a	1,536	a
3 Bedroom +	1,408	a	1,446	a	1,540	a	1,705	a
Total	1,158	a	1,194	a	1,271	a	1,398	a

Private Apartment Estimate of Percentage Change (%) of Average Rent

	OCT-21		OCT-22		OCT-23		OCT-24	
Bachelor	++		1.7	b	5.7	b	7.9	a
1 Bedroom	++		1.5	a	6.0	a	7.9	a
2 Bedroom	-0.5	a	1.6	a	6.4	a	7.0	a
3 Bedroom +	++		1.7	b	5.8	b	6.8	a
Total	-0.2	a	1.5	a	6.3	a	7.2	a

- Steady rent increases across all unit types
- 2 & 3+ BR units = largest % increase

Housing Starts by Dwelling Type

	May-25	Chg	YTD	Chg
Single	706	↑	2,798	↑
Semi-detached	174	↑	532	↑
Row	355	↑	1,234	↑
Apartment	988	↑	3,615	↑
Total	2,223	↑	8,179	↑

Notes:

Arrows: indicate the variation from the same period last year
YTD: sum of housing starts between January and this month

Source: [CMHC Starts and Completion Survey](#) 

“Start”

In the Starts and Completions Survey, a start is defined as the beginning of construction work on a building. This is usually when the concrete has been poured for the whole of the footing around the structure or an equivalent stage where a basement will not be part of the structure.

Semi detached, row, and apartment Housing made up 53% of housing starts in May alone.

65.79% of housing starts are semi-detached, row, or

Apartment housing YTD 2025

These are just housing STARTS, the beginning of

Construction work on a building.

Not including how many dwellings are currently

Under construction

Under Construction by Dwelling Type

	May-25	Chg
Single	4,352	↑
Semi-detached	870	↑
Row	1,993	↑
Apartment	8,879	↑
Total	16,094	↑

“Under construction” refers to the number of units under construction at the end of the period shown and takes into account certain adjustments which are necessary for various reasons.

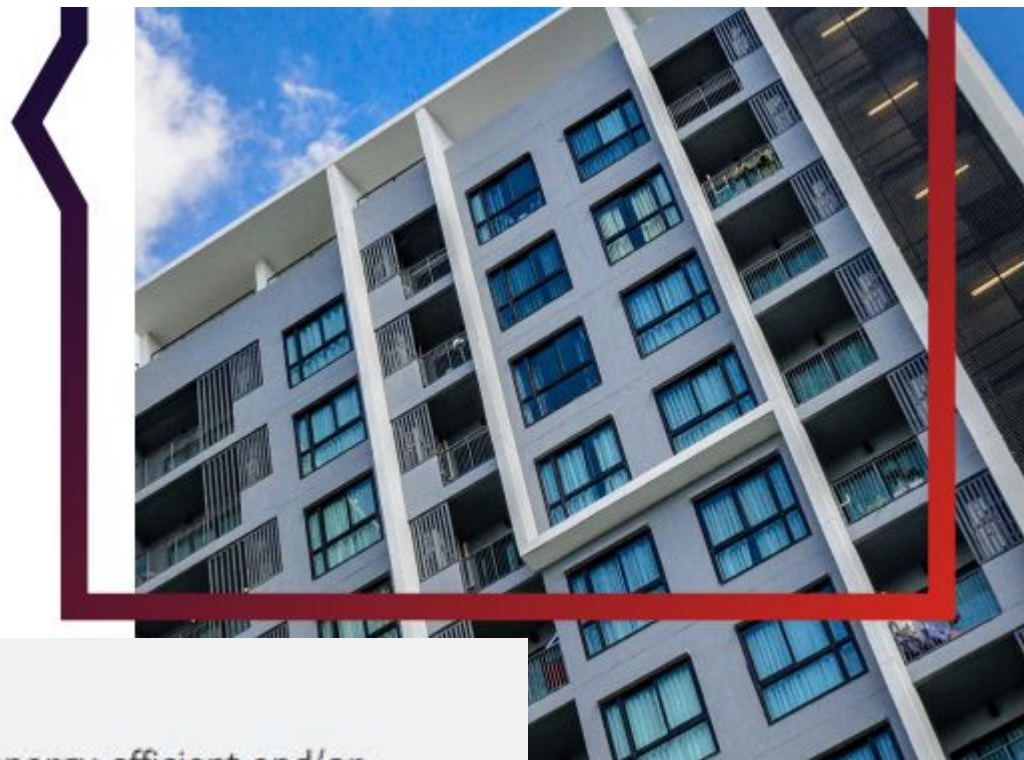
~73% of residential construction is Semi-detached, row, and apartment housing of residential construction in May

Notes:
Arrows: indicate the variation from the same period last year

Source: [CMHC Starts and Completion Survey](#) 

Multi-unit

CMHC MLI Select



Property Type and Size

- New and existing affordable, energy efficient and/or accessible housing projects including: standard rental housing, single room occupancy (SRO), supportive housing and retirement homes. Student housing projects are only eligible to qualify under energy efficiency and accessibility.
- Minimum project size of 5 units except retirement homes where a minimum of 50 units/beds is required.

Criteria

Borrowers can commit to any combination of the following social outcomes, though a minimum of 50 points is needed to qualify for MLI Select.

Affordability

This outcome is assessed based on the percentage of units within the project with rents equal to or below the established threshold for the subject market.

New construction:

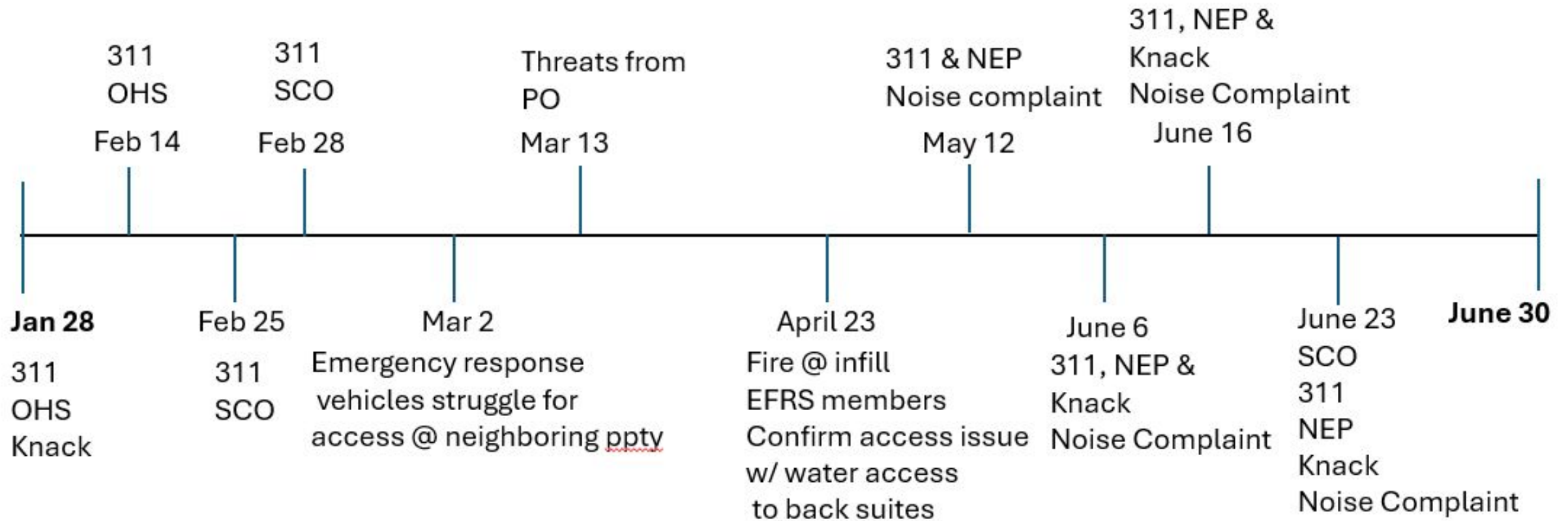
- Level 1 (50 points) – Min. 10% of units at max. 30% of median renter income
- Level 2 (70 points) – Min. 15% of units at max. 30% of median renter income
- Level 3 (100 points) – Min. 25% of units at max. 30% of median renter income

In all cases, the borrower must commit to maintain affordability for a minimum of 10 years from the date of first occupancy of the project. Affordability commitments of 20 or more years will be awarded an additional 30 points.

- **What happens if the building is sold outright?**
- **Does the CMHC Affordability criteria still hold up?**

NO.

“When a rental building previously financed with a CMHC (Canada Mortgage and Housing Corporation) loan is purchased outright, the rental affordability of the units can be affected. **While the initial financing arrangement through CMHC often includes affordability criteria, especially with programs like MLI Select, the removal of those conditions upon full purchase can lead to increased rents. This is because the new owner is no longer bound by the original affordability agreements with CMHC**”



**311 > NEP > 311 > NEP > 311
etc**

**Revolving door of no
accountability, incompetence,
and inability to enforce between:
the developer**

311

**Non-Emergency Police line
OHS**

**Safety Codes Officer who was
emailed and texted with videos of
the events**

**How will this get better with more
approvals of permits for more
units being developed? More so
than the 16,500+ approved in 2024**

According to CoE Administrative report from June 3, 16,500+ new dwellings were permitted in 2024.

In summary - in the 550 days that Bylaw 20001 has existed:

RS Zone has been interpreted and challenged to be expanded on

RSM Zone has been proposed to grow significantly and extend beyond nodes and corridors

75% of our current residential construction in Edmonton is for multi-unit dwellings, not including new start builds

65.79% of housing starts are semi-detached, row, or apartment housing YTD

Existing residents in mature neighborhoods ("redeveloping areas) have been devastated by the aggressive onslaught of 3.5 storey builds being slapped up next to their homes

This manic policy has put pressure on our existing systems like 311, Community Standards, Peace Officers, Safety Codes Officers, and non-emergency police.

Result: reckless development in a gold-rush era that is policy driven

PAUSE the policy and forecast possible outcomes for affordability and sustainability 2-5+ years from now when there is probability that CMHC mortgages will no longer masquerade affordability