

APPROVED NET NEW DWELLINGS

Edmonton

2025 ANNUAL REPORT

URBAN GROWTH | PLANNING & ENVIRONMENT SERVICES | URBAN PLANNING & ECONOMY

OVERVIEW

Housing development is both a driver for growth and response to growth. Ensuring the market can provide the necessary housing options for all Edmontonians requires strategic planning, management and partnership. In 2020, City Council adopted The City Plan – Edmonton's combined Municipal Development Plan and Transportation Master Plan. The plan is the City's guide for growth to a population of two million, dividing growth into increments of 250,000 people (population horizons) and sets cumulative and annual housing development targets for each.

This report provides a snapshot of residential growth by analyzing net new dwelling units approved in Edmonton in 2025, within the context of growth trends since The City Plan's adoption.

KEY FINDINGS

- In the past decade, the pace of housing development has typically kept up with or exceeded the pace of population growth, with the exception of 2023 and 2024. The number of net new dwelling units permitted each year is expected to decrease in the near future.
- Edmonton has met or is on track to meet The City Plan's cumulative infill rate for the first population horizon.
- 2025 saw the highest number of net new dwelling units approved in a single year in more than 20 years. While growth has been typically concentrated in the Southwest and West Henday districts, 2025 saw unprecedented growth in other districts (Scona, Jasper Place, Horse Hill). Growth is also spreading across a wider variety of redeveloping neighbourhoods. This is expected as more neighbourhoods enter the [revitalization lifecycle stage](#).
- While the volume of net new dwelling units increased in 2025, the housing types and their location relative to nodes and corridors have followed the same trend since 2020.

- Growth patterns across the city generally align with the anticipated growth in The City Plan, with the exception of redeveloping area nodes and corridors. While the number of net new dwelling units in the redeveloping area nodes and corridors is increasing, the relative share of growth in these areas is decreasing compared to the growth of the entire redeveloping area. This may be because housing types that are typically located outside nodes and corridors (mainly small-scale residential housing types such as row houses, secondary suites and backyard houses) can be developed more quickly in response to a rapid population growth rate than the housing types that are typically located within the nodes and corridors (mainly medium- to large-scale residential housing types such as apartment buildings). In order to achieve The City Plan vision, the proportion of residential development within nodes and corridors will need to increase.
- Growth in the developing area continues to be mainly single-detached and semi-detached dwelling units (mainly single-detached dwelling units).

CITYWIDE HOUSING GROWTH RESPONDED TO HIGH MARKET DEMAND

Pace of Growth

Edmonton has experienced rapid population growth, with significant surges in 2023 and 2024 (Figure 1) that brought the estimated total population to 1.24 million in 2025.¹ This rapid increase created additional demand for housing. Simultaneously, numerous initiatives that enabled more housing development were introduced at multiple levels of government (e.g. federal funding for housing, decreasing national interest rates, introduction of Edmonton's new [Zoning Bylaw 20001](#)). This resulted in a noticeable increase in the pace of housing development since 2020,² and more significantly in 2024 and 2025 (Figure 1).

Over the past decade, the pace of housing development has typically kept up with or exceeded the pace of

¹ Population as of July 1, 2025. Source: City of Edmonton, [Spring 2026 Outlook Summary](#)

² The citywide pace of housing development refers to the growth rate of the citywide housing stock. It is determined by calculating the year-over-year percentage increase of the estimated existing dwelling units at the end of each year.

population growth,³ with the exception of 2023 and 2024 (Figure 1), when the citywide population growth rate significantly outpaced the rate of housing development. However, as of 2025, the pace of housing development is once again catching up to the pace of population growth. In 2025, the city saw a 3.7 per cent increase in the citywide housing stock, which is in line with the year's population growth rate of 3.4 per cent (Figure 1) and brings Edmonton's housing stock to approximately 500,000 dwelling units in total.

Population growth is one of the main drivers of housing development. However, the rate of population growth is anticipated to slow in the near future,⁴ which may cause the pace of housing development to remain the same or slow.

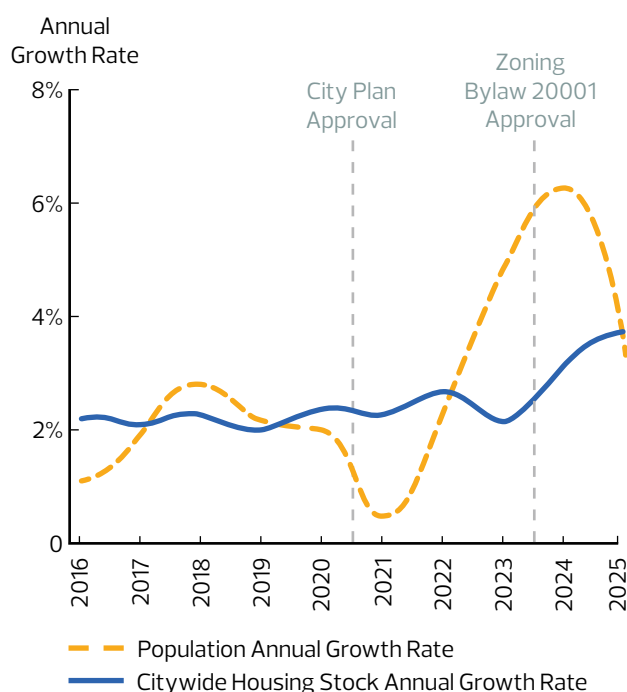
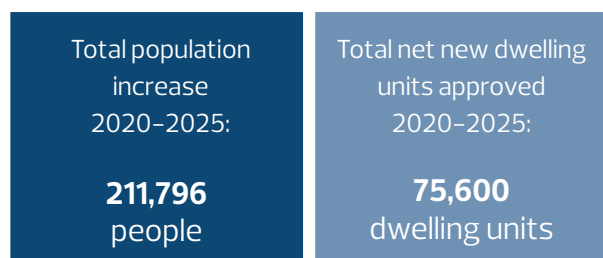


Figure 1. City of Edmonton Population Annual Growth Rate versus Citywide Housing Inventory Annual Growth Rate, 2016–2025



³ Pace of population growth refers to the population growth rate. It is determined by calculating the year-over-year percentage change in the city's total estimated population. Data source: [Statistics Canada](#).

⁴ City of Edmonton, [Spring 2026 Outlook Summary](#).

⁵ The volume of housing refers to the count of houses. It is measured by counting the number of net new dwelling units approved via building permits.

⁶ Infill refers to all net new dwelling units approved in the redeveloping area. Refer to the Data Notes section of this report for a definition of the redeveloping area.

Volume of Growth

The overall volume of citywide residential development activity has generally increased over time, as seen by the upward trend in the five-year annual rolling average (Figure 2).⁵ This increase is most noticeable in 2024 and 2025.

In 2024, Edmonton saw record-level dwelling unit growth, with 15,199 net new dwelling units approved across the city. This represented a 54 per cent increase from 2023. The City surpassed this number in 2025, issuing building permits for 17,775 net new dwelling units across the city. This is 17 per cent higher than 2024, and 36 per cent higher than the annual citywide five-year average of about 13,000 net new dwelling units per year.

As the population growth rate is anticipated to slow, the volume of net new dwellings permitted annually may decrease to align more closely with the five-year annual rolling average in the near future.

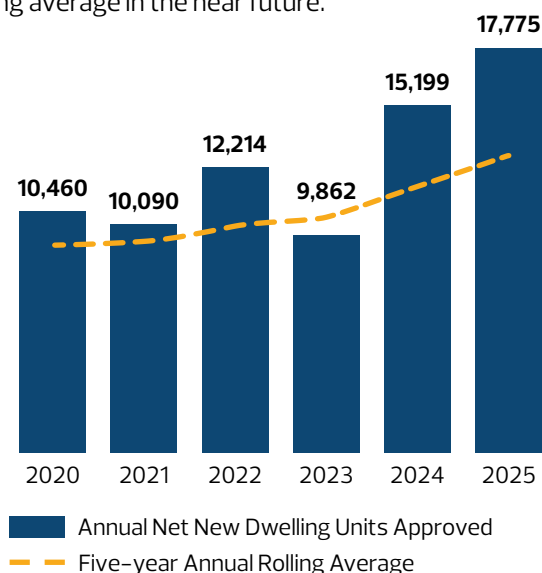


Figure 2. Approved Annual Net New Dwelling Units Citywide Against Five-year Rolling Average, 2020–2025

EDMONTON HAS LIKELY MET THE CITY PLAN TARGET INFILL RATE OF THE FIRST POPULATION HORIZON

In 2025, net new dwelling units in the redeveloping area accounted for 43 per cent (7,576 dwelling units) of citywide net new dwelling units. This is the largest percentage share of housing growth in the redeveloping area since 2008.⁶ The remaining 57 per cent (10,199 dwelling units) were approved in the developing area (Figure 3).

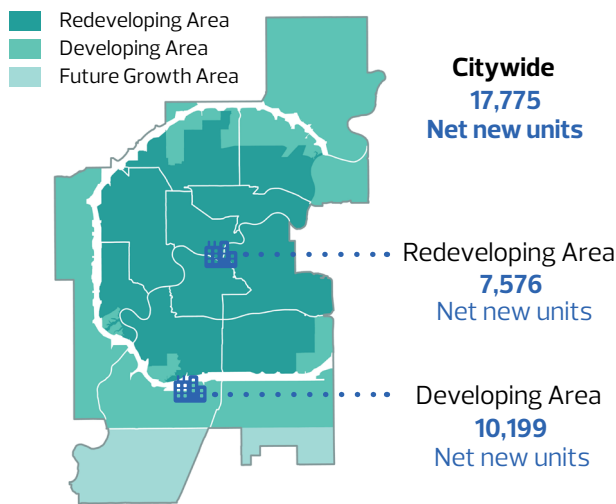


Figure 3. Distribution of Net New Dwelling Units, Developing and Redeveloping Areas, 2025

Edmonton is expected to reach the first population horizon of 1.25 million between 2025 and 2026.⁷ The City Plan's interim cumulative infill target for the first population horizon is 32 per cent. From 2020 to 2025, the City approved 75,600 dwelling units citywide. Over this period, 32 per cent (24,310 dwelling units) were approved within the redeveloping area, with the remaining 68 per cent (51,290 dwelling units) within the developing area. This means that – despite the fluctuating annual infill rate (Figure 4) – Edmonton has either met or is on track to meet the interim cumulative infill rate target associated with the first population horizon. By meeting the interim target, Edmonton is on track to meet the overall cumulative infill rate target of 50 per cent by the time the city reaches a population of two million people.⁸

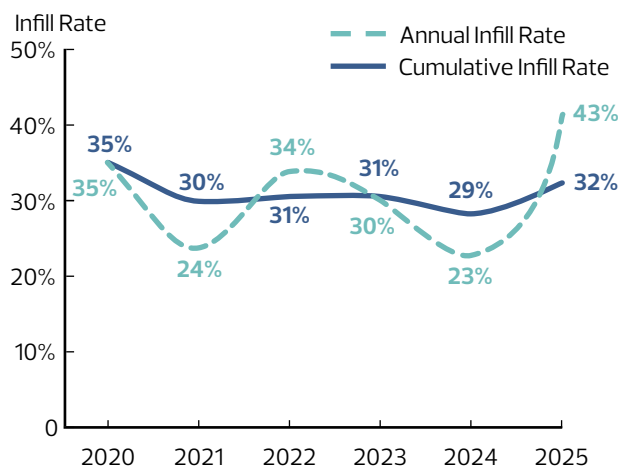


Figure 4. Annual and Cumulative Infill Rates, 2020–2025

⁷ City of Edmonton, [Spring 2026 Outlook Summary](#)

⁸ The cumulative infill rate calculation now uses January 1, 2020 as a start date instead of January 1, 2021 (as was used in previous Growth Monitoring Reports). The City Plan is designed to manage growth from a population of one million to a population of two million. However, The City Plan was approved in late 2020, approximately two years after the city reached a population of one million. A start date of 2020 aligns with the approval of The City Plan and also better reflects the time needed to grow by one million people.

GROWTH HAS BEEN GENERALLY CONCENTRATED TO A FEW HOTSPOTS

Districts

At the district level, growth was generally concentrated in the Southwest and West Henday districts, both of which are located in the developing area (Figure 5 and Appendix 1). This is consistent with total net new dwelling unit growth since 2020, as shown in Table 1. Combined, Southwest and West Henday districts account for approximately 41 per cent of all net new dwelling units approved citywide since 2020.

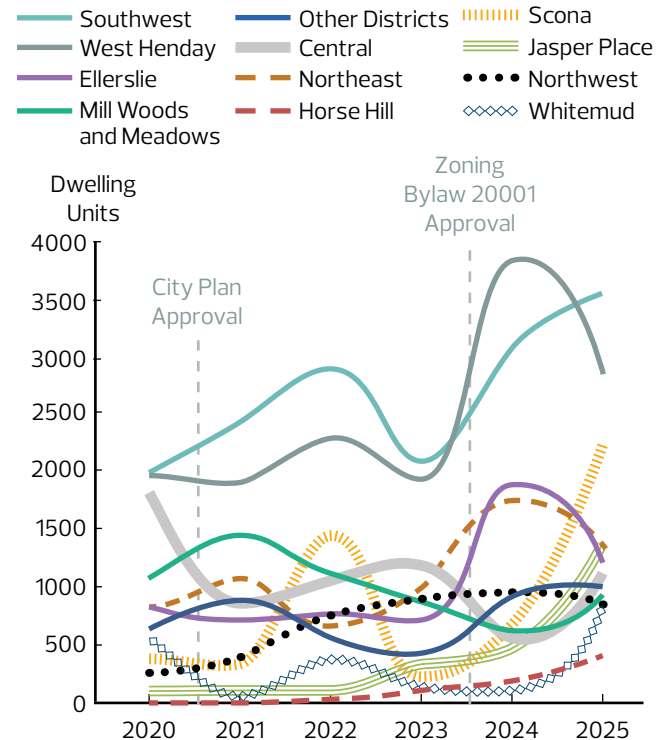


Figure 5. Annual Net New Dwelling Units by District, 2020–2025

Other districts experienced unprecedented growth in 2025 compared to their own historical trend. The number of net new dwelling units approved in Horse Hill, Jasper Place, Whitemud and Scona districts were more than double their annual average from 2020 to 2025 (Table 1). With the exception of Jasper Place district, development in most of these districts was characterized mainly by apartment buildings concentrated in nodes and corridors. Growth in Jasper Place district was driven by row houses and secondary suites distributed more broadly across the district.

Table 1. Comparison of 2025 Net New Dwelling Units against Cumulative Net New Dwelling Units 2020–2025 by District

District	2020–2025 Total	Average Annual Net New Dwellings (2020–2025)	2025 Comparison (% Above/Below 2020–2025 Average)
Southwest*	16,119	2,687	33%
West Henday*	14,674	2,446	15%
Central	6,707	1,118	13%
Northeast	6,647	1,108	22%
Ellerslie*	6,250	1,042	16%
Mill Woods and Meadows	6,075	1,013	–8%
Scona	5,251	875	153%
Northwest	4,103	684	19%
Jasper Place	2,566	428	219%
North Central	2,220	370	53%
Southeast	1,932	322	30%
Whitemud*	1,880	313	159%
Horse Hill*	778	130	232%
West Edmonton	398	66	–71%

*These districts are considered developing area districts because the majority of the residential neighbourhoods within these districts are part of the developing area. The remaining districts in the table are considered redeveloping area districts.

In 2025, growth in Mill Woods and Meadows and West Edmonton districts was lower than their annual average from 2020 to 2025 (Table 1). This likely reflects their current stage of development – these districts are largely built out but are not yet experiencing redevelopment.

Neighbourhoods

Citywide growth continues to be concentrated in a few neighbourhoods (Appendix 2), but growth in 2025 was not as concentrated as in previous years. Growth is gradually spreading to more neighbourhoods, especially

in the redeveloping area.⁹ In 2020, the 10 neighbourhoods with the highest growth accounted for 77 per cent of the redeveloping area's growth, but by 2025, that share had gradually decreased to 41 per cent.

Refer to the [interactive building permit dashboard](#) for a list of annual top 10 neighbourhoods with the highest net new dwelling units approved.

Nodes and Corridors

Similar to the patterns observed at the district and neighbourhood levels, growth in nodes and corridors is mainly concentrated in a few areas. In 2025, 4,421 dwelling units were permitted within nodes and corridors citywide; approximately 66 per cent of these were permitted within the top 10 nodes and corridors.

25% of total citywide net new dwelling units in 2025 were approved in a node or corridor.

Since 2020, 23 per cent of all net new dwelling units approved citywide were located in nodes or corridors. Nodes and corridors in the redeveloping area had a higher concentration of net new dwelling units compared to nodes and corridors in the developing area. Thirteen of the 62 nodes and corridors in the redeveloping and developing areas have either experienced a net loss of dwelling units or shown no growth at all.

There are 62 nodes and corridors in the redeveloping and developing areas. The following six nodes and corridors accounted for **nearly 50%** of all net new dwelling units approved in a node or corridor between 2020–2025:

Centre City Major Node Redeveloping area	3,299 dwelling units
University–Garneau Major Node Redeveloping area	1,169 dwelling units
199 Street/Guardian Road Secondary Corridor Developing area	1,101 dwelling units
124 Street Primary Corridor Redeveloping area	1,025 dwelling units
Heritage Valley Major Node Developing area	952 dwelling units
Century Park District Node Redeveloping area	930 dwelling units

⁹ There are currently a total of 295 residential neighbourhoods in Edmonton (204 in the redeveloping area and 91 in the developing area).

Annual share of development pattern area's net new dwelling units approved in a node or corridor, 2025:	
Redeveloping area 45% (3,412 dwelling units)	Developing area 10% (1,009 dwelling units)
Cumulative share of development pattern area's net new dwelling units approved in a node or corridor, 2020–2025:	
Redeveloping area 52% (12,593 dwelling units)	Developing area 10% (5,017 dwelling units)

HOUSING TYPES REMAINED CONSISTENT IN 2025

Housing Type

While the volume of net new dwelling units increased in 2025, the overall proportion of each housing type citywide has not changed notably since 2020.

In 2025, apartment buildings (low-rise, mid-rise and high-rise) accounted for the highest share of net new dwelling units approved citywide (36 per cent), with the remainder distributed fairly evenly among secondary suites and backyard houses (23 per cent), single-detached and semi-detached dwelling units (22 per cent), and row houses (20 per cent) (Appendix 1).¹⁰

Dwelling units in **mid-rise apartment buildings** were the most common dwelling type approved (**31%**) citywide in 2025.

In the redeveloping area, apartments also dominated (54 per cent), followed by secondary suites and backyard houses (29 per cent) and row houses (19 per cent). A two per cent net reduction in single-detached and semi-detached dwelling units was recorded, which is due to demolitions during the redevelopment phase. Conversely, the single-detached and semi-detached dwelling units were the most common housing type approved in the developing area (39 per cent), with the remaining dwelling units split nearly evenly between apartments (22 per cent), row houses (20 per cent), and secondary suites and backyard houses (18 per cent). As seen in Figure 6, this share of overall housing types in each development pattern area in 2025 is similar to the overall share of housing types since 2020.

Both in the redeveloping area and the developing area, apartments formed the highest share of net new dwelling units approved in the nodes and corridors. Again, the

spatial distribution of housing types relative to nodes and corridors is similar to growth trends observed since 2020 (Figure 6).

Refer to the [interactive building permit dashboard](#) for data on overall growth since 2020.

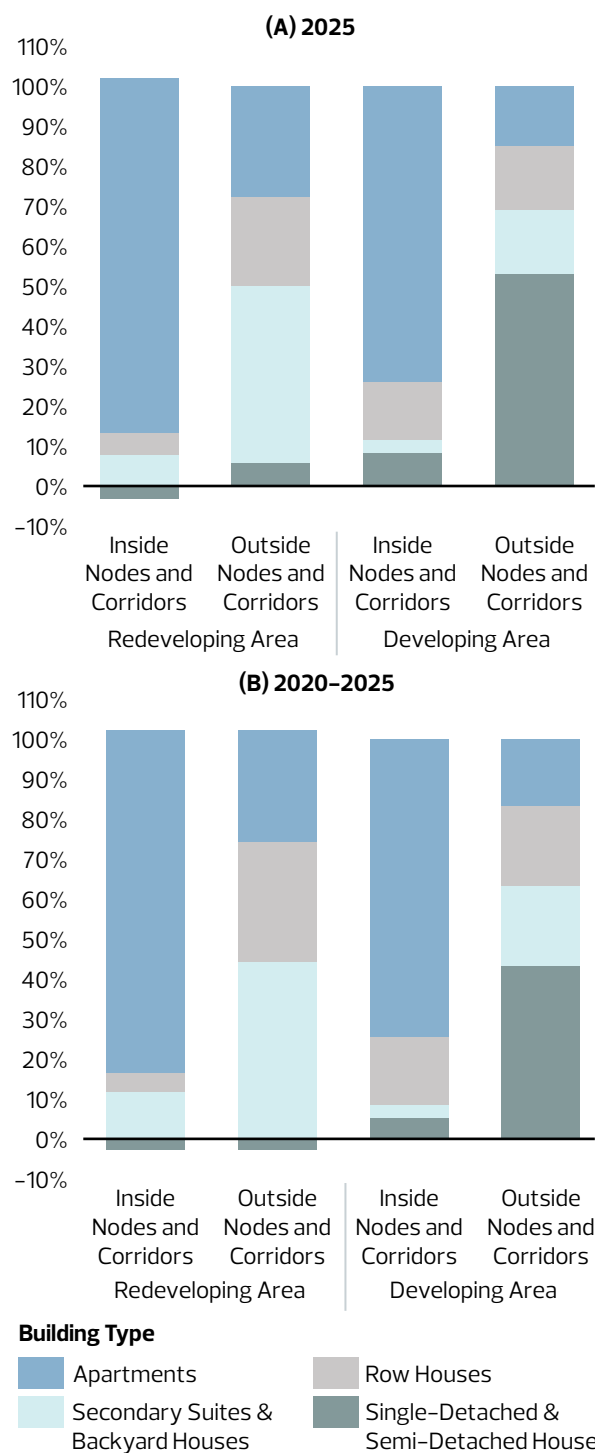
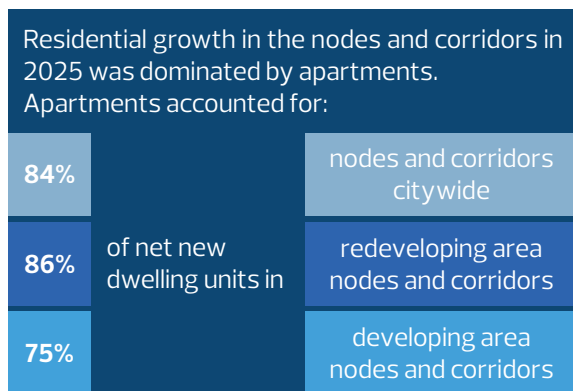


Figure 6. Distribution of net new dwelling units inside versus outside the nodes or corridors by housing type and development pattern area (A) 2025, (B) 2020–2025

¹⁰ Percentages are rounded up to the nearest whole number and therefore the total shown may be over 100 per cent.



Zoning

In 2025, the majority (82 per cent) of net new dwelling units citywide were approved in standard zones (Figure 7). Custom zones (direct control) were mainly used for apartment buildings. This pattern was similar to the zoning breakdown in 2024.¹¹

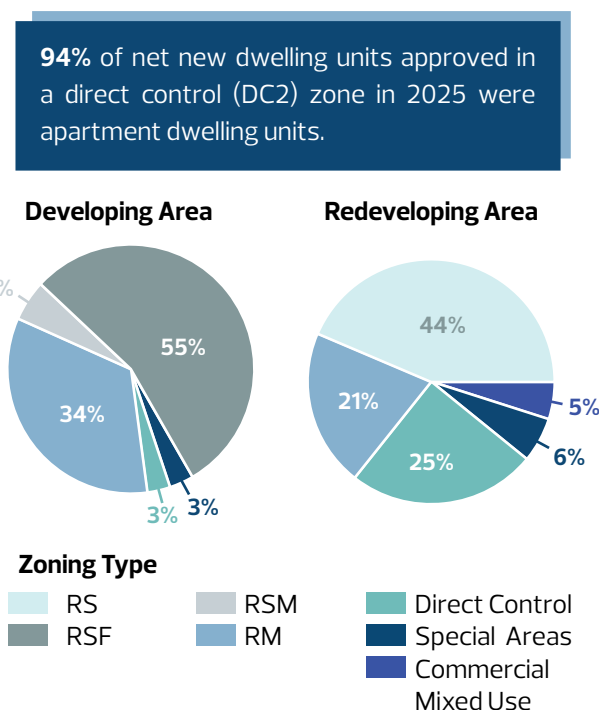


Figure 7. Net New Dwelling Units by Zone in Developing and Redeveloping Areas, 2025

Edmonton's Zoning Bylaw Renewal consolidated 16 residential zones into six and provided greater flexibility for different housing types within each standard zone.¹² This streamlines the development process and reduces the need for custom zones. Reducing the need for rezoning supports The City Plan's goal of adding approximately 400,000 dwelling units as the city grows to two million people.

¹¹ Comparison of net new dwelling units by zone to years prior to 2024 is not recommended as Edmonton's new zoning bylaw ([Zoning Bylaw 20001](#)) was implemented in 2024.

¹² Source: City of Edmonton, Zoning Bylaw Renewal Initiative ([Report No. LDA22-0462](#)).

GROWTH GENERALLY ALIGNS WITH THE CITY PLAN ANTICIPATED GROWTH

Districts and Neighbourhoods

At the district level, the cumulative growth since 2020 aligns with the anticipated growth pattern in The City Plan. The City Plan anticipated growth throughout the developing area, with sections of Southwest, Ellerslie and West Henday districts expected to have some of the highest dwelling unit growth (The City Plan Map 10A). Leading up to the 1.5 million population horizon, residential growth patterns are expected to shift to a greater proportion of net new dwelling units in the redeveloping area (The City Plan, p. 145).

Similar to the district level, neighbourhood level net new dwelling unit growth since 2020 generally aligns with the anticipated growth for the first population horizon in The City Plan (Appendix 3).

Nodes and Corridors

The total growth in nodes and corridors since 2020 is lower than The City Plan's anticipated growth for the first population horizon. This difference is more pronounced in the redeveloping area than the developing area.

The City Plan anticipated that the majority of growth in the redeveloping area would be in the nodes and corridors (The City Plan Map 10 series). However, despite the overall increase in volume of growth in the nodes and corridors, the share of net new dwelling units located in the redeveloping area nodes and corridors has not demonstrated a consistent positive trend (Figure 8). This may be because small-scale residential development (e.g. row houses, secondary suites and backyard houses) located outside nodes and corridors are being developed at a consistently faster pace than medium-to large-scale development (e.g. apartment buildings) within nodes and corridors.

In the developing area, the volume of growth in the nodes and corridors is also increasing, and the share is relatively stable. This stability may be because of the more consistent and predictable pace and type of development that is characteristic of the developing area.

However, when considering the housing types in nodes and corridors, the data shows that medium-to-large-scale development (e.g. apartment buildings) is occurring in nodes and corridors. This reflects the direction from The City Plan. Further information on housing types can be found in the Housing Type section of this report.

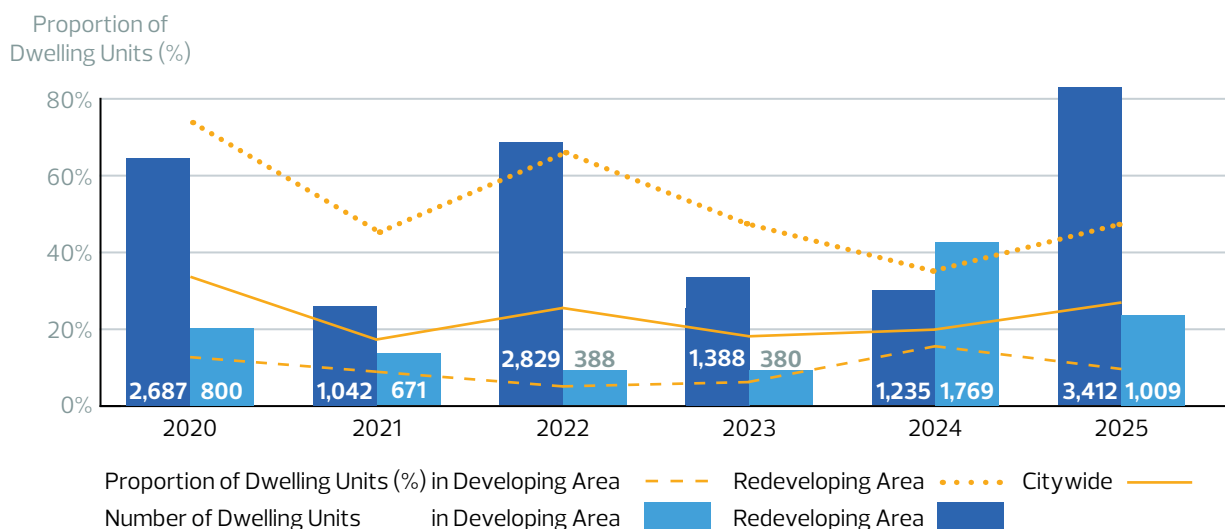


Figure 8. Net New Dwelling Units within Nodes and Corridors in Development Pattern Areas, 2020–2025

DATA NOTES

Geographies

This report provides analysis of net new dwelling units at the following geographies:

- **Citywide:** all residential land within the City of Edmonton boundary with the exception of those in the Future Growth Area (explained below) (The City Plan, Map 1, p. 31).
- **Development Pattern Areas:** The City Plan categorizes all residential neighbourhoods within the city boundary into three broad categories based on their development stage (The City Plan, p. 140):
 - i. **Redeveloping area:** neighbourhoods generally within Anthony Henday Drive that have undergone their initial development lifecycle. Some neighbourhoods within this area were still undergoing notable first generation development as recently as 2008.
 - ii. **Developing area:** neighbourhoods generally outside the Anthony Henday Drive and north of 41st Avenue SW that are still undergoing their initial development lifecycle
 - iii. **Future Growth Area:** largely undeveloped lands located south of 41st Avenue SW and on both sides of Highway 2.¹³
- **Districts:** Districts are collections of neighbourhoods that provide a range of destinations, services and amenities and act as a gathering place (The City Plan, p.94). There are 15 districts in Edmonton.

- **Nodes and Corridors:** Nodes are centres of activity that feature a variety of housing types, gathering places, a mixture of land uses and varying tenures and affordability (The City Plan, p.98). Corridors are places for movement, living and commerce that are anchored by the mobility system and well connected to surrounding communities (The City Plan, p.98).¹⁴

Data Sources and Methodology

Building permits are used as a growth indicator because they are required for all new buildings and almost all changes to existing buildings (including demolitions) in the city. They are issued after development permit approval and provide more details on the type of development that is approved (e.g. more precise dwelling unit counts). Building permits are issued for some renovations, whether or not there is a net change in dwelling unit count. For this report, only building permits that resulted in a change in net new dwelling units are considered.

The methodology to analyze net new dwelling unit growth and distribution is continuously refined to improve accuracy. Therefore, any reference to net new dwelling unit in past years in this report may be slightly different from the data reported in previous reports.

For a deeper dive into residential trends, the [interactive building permit dashboard](#) on the [Monitoring and Analyzing Growth webpage](#) allows for customized data visualization. This dynamic tool complements the static reports by enabling users to filter and analyze net new dwelling units data in real time.

¹³ Net new dwelling units outside the redeveloping and developing area (e.g. Future Growth Area, river valley, non-residential neighbourhoods) are excluded from this report.

¹⁴ This report does not include analysis on Priority Growth Areas (PGAs). For analysis on PGAs, refer to the 2025 Redeveloping Area Infill report.

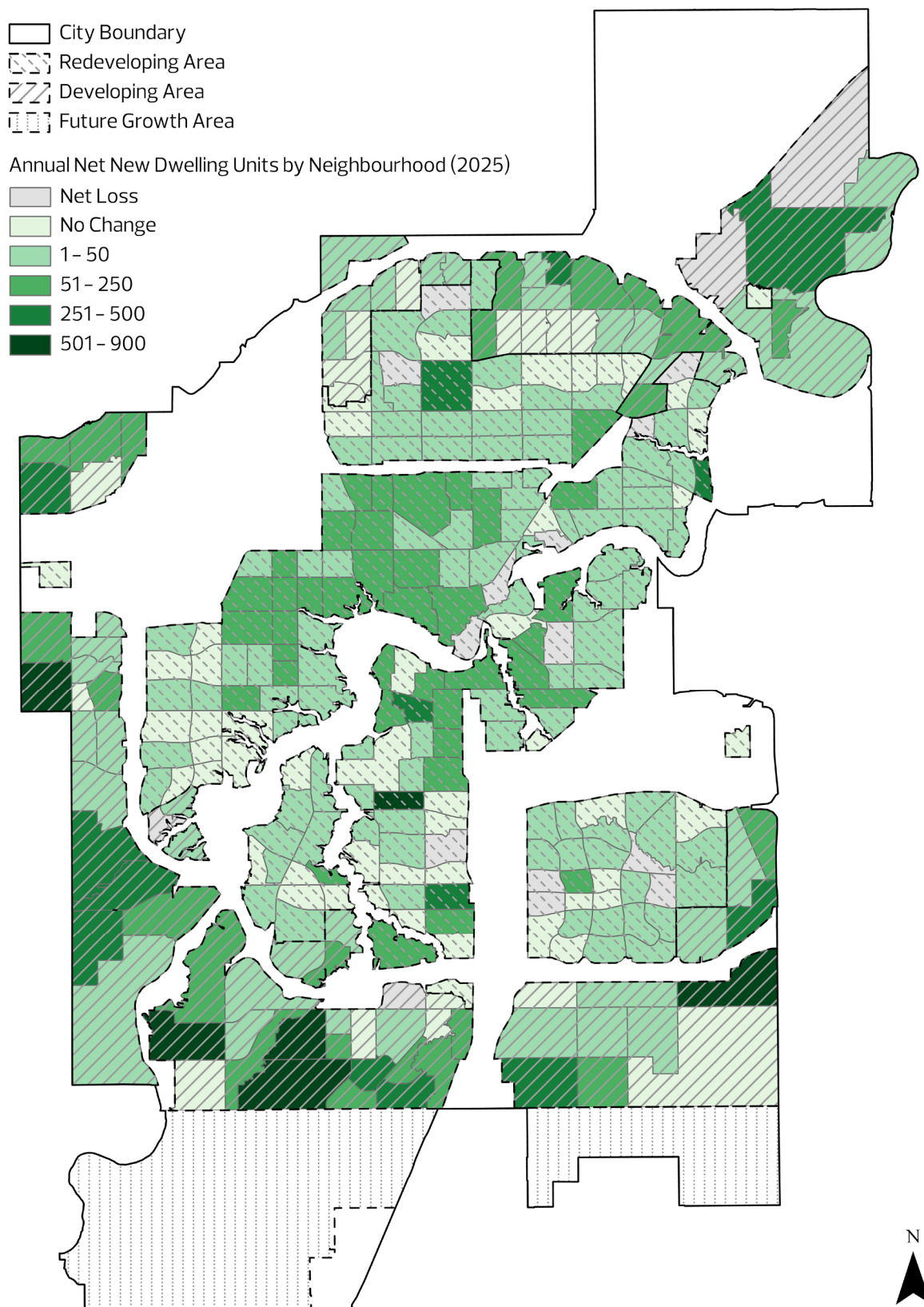
APPENDIX 1: APPROVED NET NEW DWELLING UNITS, 2025

Geography	Single Detached	Semi-Detached	Row House	Secondary Suite	Backyard House	Low-rise (1-4 Storeys)	Mid-rise (5-8 Storeys)	High-rise (9-20 Storeys)	Grand Total
Developing	3,400	598	2,060	1,726	142	220	2,053	0	10,199
Redeveloping	-380	213	1,419	1,912	297	651	3,413	51	7,576
Citywide*	3,020	811	3,479	3,638	439	871	5,466	51	17,775
Planning Districts									
Central	-77	30	312	370	34	49	491	51	1,260
Ellerslie	623	144	95	299	46	0	0	0	1,207
Horse Hill	195	84	103	48	0	0	0	0	430
Jasper Place	-105	36	468	523	59	66	318	0	1,365
Mill Woods and Meadows	100	75	82	187	7	1	481	0	933
North Central	-59	52	195	249	54	75	0	0	566
Northeast	215	46	376	270	19	45	380	0	1,351
Northwest	161	16	-22	148	28	64	418	0	813
Scona	-87	60	280	325	55	186	1,392	0	2,211
Southeast	-54	12	117	233	62	7	40	0	417
Southwest	778	98	873	422	32	203	1,163	0	3,569
West Edmonton	6	2	0	10	1	0	0	0	19
West Henday	1,319	156	472	536	36	17	287	0	2,823
Whitemud	5	0	128	18	6	158	496	0	811
Grand Total	3,020	811	3,479	3,638	439	871	5,466	51	17,775
Nodes and Corridors Types									
Centre City	-8	2	6	8	0	1	152	51	212
Major Nodes	0	2	62	8	0	35	362	0	469
District Nodes	29	-2	38	12	0	86	726	0	889
Primary Corridors	-56	20	156	191	28	32	816	0	1,187
Secondary Corridors	-32	10	104	135	14	330	1,103	0	1,664
Grand Total	-67	32	366	354	42	484	3,159	51	4,421

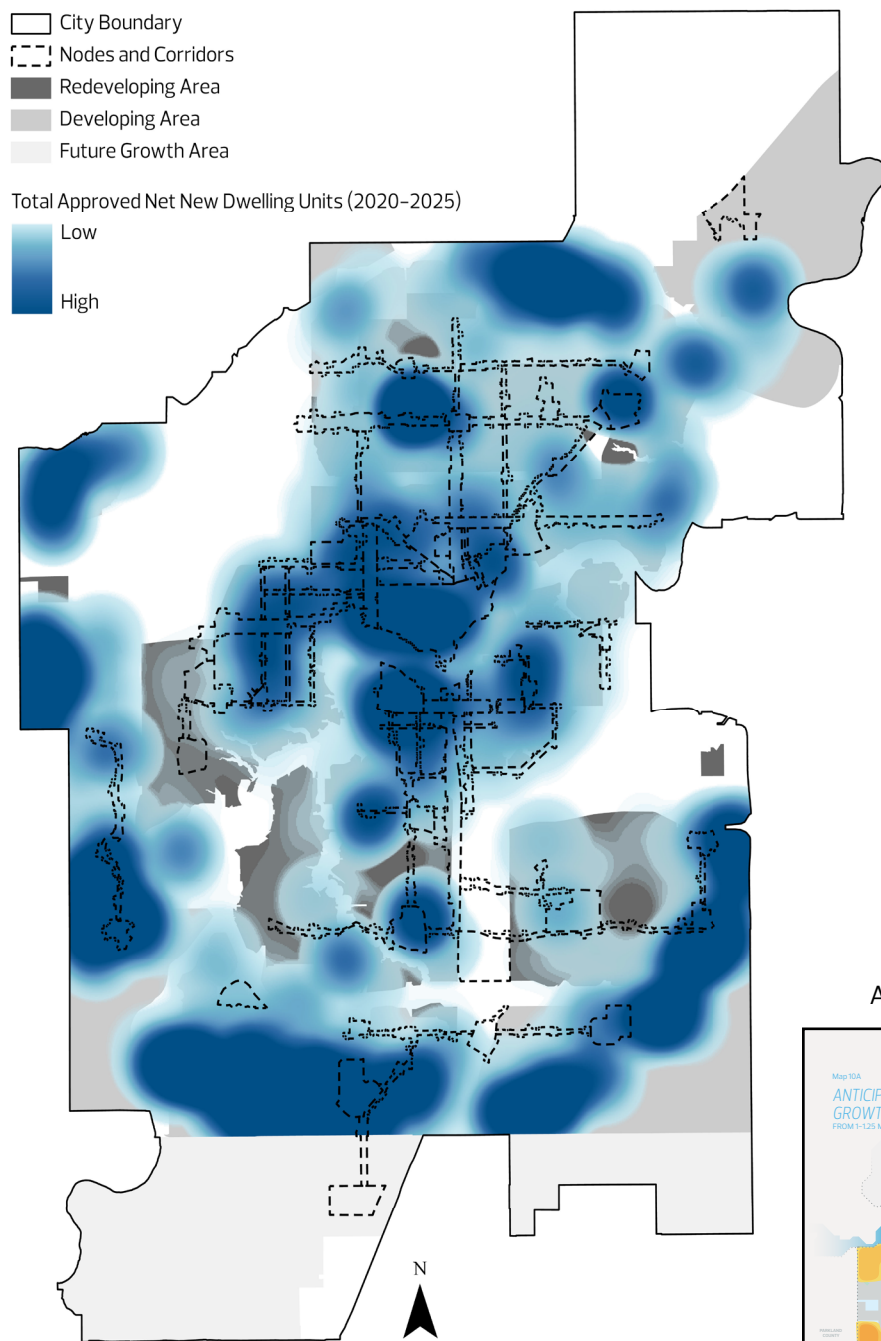
Note: No tall high-rise apartments (21 or more storeys) in 2025

*Citywide = Redeveloping area + Developing area

APPENDIX 2: APPROVED NET NEW DWELLING UNITS BY NEIGHBOURHOOD, 2025



APPENDIX 3: TOTAL APPROVED NET NEW DWELLING UNITS, 2020 – 2025



Note: The blue colour gradient on this map indicate the relative intensity of net new dwelling units rather than an absolute numerical range. A “high” or darker blue colour intensity signifies a higher concentration of net new dwelling units relative to the immediate surroundings, while a “low” or lighter blue colour intensity suggests a lower relative concentration.

The City Plan Map 10A Anticipated Growth From 1-1.25 Million

