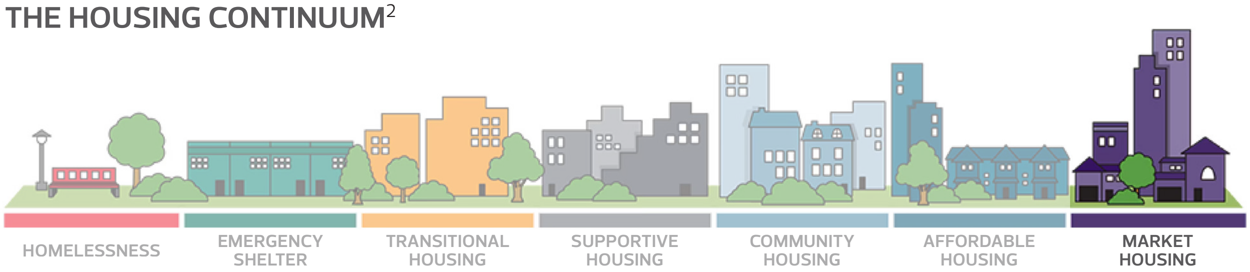
MONITORING MARKET HOUSING AFFORDABILITY

2025 ANNUAL REPORT

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

This annual report summarizes and interprets data related to the affordability of market housing in Edmonton. It is focused on the costs of purchasing or renting housing available on the private market relative to household income. The analysis does not consider other factors related to affordability such as overall household expenses, nor does it include data about housing that is constructed specifically to meet the needs of vulnerable populations. This work is intended to complement the City's extensive and collaborative work on affordable housing and homelessness.[1]

THE HOUSING CONTINUUM[2]



For the purpose of this report, housing is considered affordable if shelter costs are less than 30 per cent of a household's pre-tax income; this is in line with the definition used by the Canada Mortgage and Housing Corporation (CMHC).[3] Housing affordability is influenced by many factors, and it is likely that the experiences of individual households are not reflected in the report's measures and aggregated data. The goal is to provide a broad Edmonton-focused view of market housing affordability through the use of indicators. This report is published annually to allow for analysis of changes in housing affordability over time. The findings of the annual reports are intended to create a shared understanding of conditions in Edmonton, which may lead to recommendations for policy and action. Data sources and methodology are detailed in Appendix 1.

POLICY DIRECTION

Under The City Plan intention 1.3.3 (support the elimination of poverty, its root causes and disparity in Edmonton's communities), the relevant strategic direction is: maintain and enhance Edmonton's relative affordability advantage within the context of Canada's big cities. The importance of housing affordability in Edmonton is reinforced through The City Plan, which establishes a target of a combined housing and transportation cost of less than 35 per cent of average household expenditures.[4] This report is part of the City's commitment to monitoring and continuing to support the affordability of market housing in Edmonton.

EDMONTON'S POPULATION GROWTH

Edmonton experienced a significant population surge in 2023 and 2024, growing by approximately 53,000 people from 2022 to 2023 and over 70,000 people from 2023 to 2024.[5] Between 2024 and 2025, the city's population grew by over 40,000 people, a notable moderation in growth compared to the previous year (3.4 per cent between 2024 and 2025 compared to 6.3 per cent between 2023 and 2024).[6] Despite this reduction in growth rate, Edmonton was the fastest growing Canadian city with a population over one million.[5] It is estimated the city will have reached a population of 1.25 million between 2025 and 2026.

Detailed information on Edmonton's demographic trends and related economic impact can be found in the City of Edmonton Economic Update (Q1 2026).

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[1] A Home for Everyone, The City of Edmonton's Affordable Housing Strategy (2023 - 2026), Edmonton Affordable Housing Needs Assessment (2023).
[2] Canada Mortgage and Housing Corporation (CMHC).
[3] The National Housing Strategy Glossary of Common Terms; CMHC.
[4] In accordance with common practice, Administration uses housing and transportation costs relative to household income, rather than expenditures.
[5] Statistics Canada. Table 17-10-0155-01 Population estimates, July 1, by census subdivision, 2021 boundaries.
[6] City of Edmonton Q1 2026 Economic Update (revised).

NATIONAL MARKET HOUSING CONTEXT

A lack of housing supply is one factor impacting housing affordability across the country. A significant increase in the supply of all types of housing is needed to meet the demand of a growing national population and to help ensure affordability for all Canadians. CMHC released Canada's housing supply shortages: moving to a new framework in June 2025. The report highlighted the need to drastically increase housing supply across Canada in order to improve affordability levels. Although the analysis indicated that national housing starts must double, the Edmonton census metropolitan area (CMA) was identified as being able to maintain its current level of housing affordability over the next decade under a business-as-usual housing supply scenario. This baseline scenario reflects Edmonton's ongoing efforts to eliminate barriers to housing development.

CMHC's 2026 Housing Market Outlook indicates that although housing starts across the country were strong in 2025, home construction is expected to decline over the next two years as developers' costs rise and demand weakens. Condominium starts will continue to slow as rental projects drive new multi-unit supply. An estimated 88 per cent of Canada's new purpose-built rental starts are supported by CMHC construction financing programs and products. [7]

In September 2025, the federal government unveiled Build Canada Homes (BCH), a new federal agency tasked with creating long-term housing affordability solutions. BCH will act as the developer directly acquiring land, building, and managing affordable housing portfolios. Although the agency is focused primarily on non-market housing, there are expected to be long-term benefits to market housing affordability through relief from demand-side pressures as well as the benefits of scaling up modern methods of construction such as factory-built, prefabricated, and modular housing.

EDMONTON RELATIVE TO OTHER CANADIAN CITIES

Edmonton is growing to meet the needs of Edmontonians today and tomorrow. For more than a decade, the City has removed barriers to housing development through a variety of initiatives, including removing parking minimums (2020), adopting a new Zoning Bylaw (2024), and introducing automated reviews for single family homes in greenfield areas (2024). In combination with the vision articulated in The City Plan, Edmonton has laid the groundwork to increase housing supply and address affordability challenges through faster and smarter growth. Over the last five years, the Canadian Home Builders' Association has ranked the City of Edmonton as number one among Canadian municipalities for its development processes, timelines and fees.[8]

The number of completed and unabsorbed new units in Edmonton increased from 1,132 in 2024 to 1,494 in 2025. Just over 1,000 of these unabsorbed units are single-detached homes, an increase of 23 per cent from the previous year. Edmonton's purpose built rental vacancy rate rose to 3.8 per cent in October 2025, up from 2.9 per cent in October 2024.[9] This increased supply has led to lower asking rents for new leases. However, median rents have continued to rise (albeit at a slower pace), driven by rent increases in existing occupied units at turnover.

CMHC's new Housing Affordability Index provides a clear comparison between major census metropolitan areas (CMA)[10] including Toronto, Ottawa, Halifax, Montréal, Calgary, Edmonton and Vancouver.[11] The index is based on multiple indicators including purchase price, homebuying repayment affordability, homebuying choice, cost of homeownership, rent-to-income ratio, vacancy rate and cost of non-shelter expenses. A positive index value indicates that housing affordability is better at that point in time than the long-term historical baseline across all of the studied CMAs.

Edmonton showed significant resilience throughout three distinct waves of home price increases over the last 25 years. Since 2022, Edmonton is the only major Canadian CMA that has maintained a positive homeownership affordability index value, i.e. it has remained affordable relative to the historical baseline affordability across all major census metropolitan areas. However, in 2025 both homeownership and rental affordability have continued to deteriorate compared to the local historical baseline.

[7] 2025 Mid-Year Rental Market Update; CMHC.
[8] Canadian Home Builders' Association Municipal Benchmarking 2024 Study.
[9] Housing Market Information Portal; CMHC.
[10] A census metropolitan area (CMA) is formed by one or more adjacent municipalities centred on a population centre. The Edmonton CMA is made up of 34 census subdivisions including the cities of Beaumont, Edmonton, Fort Saskatchewan, Leduc, Spruce Grove and St. Albert.
[11] Beyond Toronto and Vancouver: Affordability challenges spread across Canadian cities; CMHC.

SUMMARY AND INTERPRETATION OF ANALYSIS

Based on a range of data sources and a report-specific methodology, results for both home ownership and rent affordability suggest that:

- Edmonton's median home price and price-to-income ratio stayed relatively consistent between 2016 and 2023 and increased slightly in 2024 and 2025 (reflecting reduced housing affordability) (see Figure 1).
- In 2025, Edmonton households with an annual income of at least $140,000 could likely qualify for the median purchase price of the full range of housing types, including single-detached, semi-detached, townhouse, rowhouse and apartment (see Figure 2). This analysis does not factor in the potential burden of saving for a down payment.
- Renter households in Edmonton with an annual income of at least $70,000 could likely afford the median rent for all sizes of market rental units (see Figure 3).
- At 22%, Edmonton's overall housing burden or shelter-cost-to-income ratio continues to remain below the 30% standard recommended by CMHC (see Figure 4, which provides a breakdown of the housing burden by tenure type over time). Despite this aggregate finding, individual households may experience financial pressures. In particular, households with incomes between $30,000 and $60,000 are very likely to be paying more than 30% of their income for housing.

COMPARING MEDIAN PRICE TO HOUSEHOLD INCOME

Figure 1 uses median home sale price and median household income to show the price to income ratio trend over the last 9 years (see Appendix 2 for numerical values). This ratio represents a point in time and does not account for various other factors that impact a household's ability to afford home ownership. These include borrowing rates, property taxes, insurance premiums, utility costs and home maintenance costs. With the availability of a new data source, the 2025 Monitoring Market Housing Affordability Report replaces the benchmark home prices from the 2024 report with median home sale prices. MLS median sale price data offers a more accurate measure by only reflecting sales within the City boundary, whereas the benchmark price included the broader Edmonton region. Estimated income data has been updated since 2024 to align with the geographic boundary of the median home price data. As a result, the analysis and conclusions in this report are more accurate, but generally not comparable to the 2024 report.

51 months

Time required to save for a 5% downpayment on the median housing price of $415,000[12]

Since 2016, Edmonton has experienced relatively consistent increases in both median household income and median home prices. According to estimated income data, there was a slight increase in the price to income ratio between 2023 and 2024 because home prices outpaced income growth. The ratio did not change from 2024 to 2025.

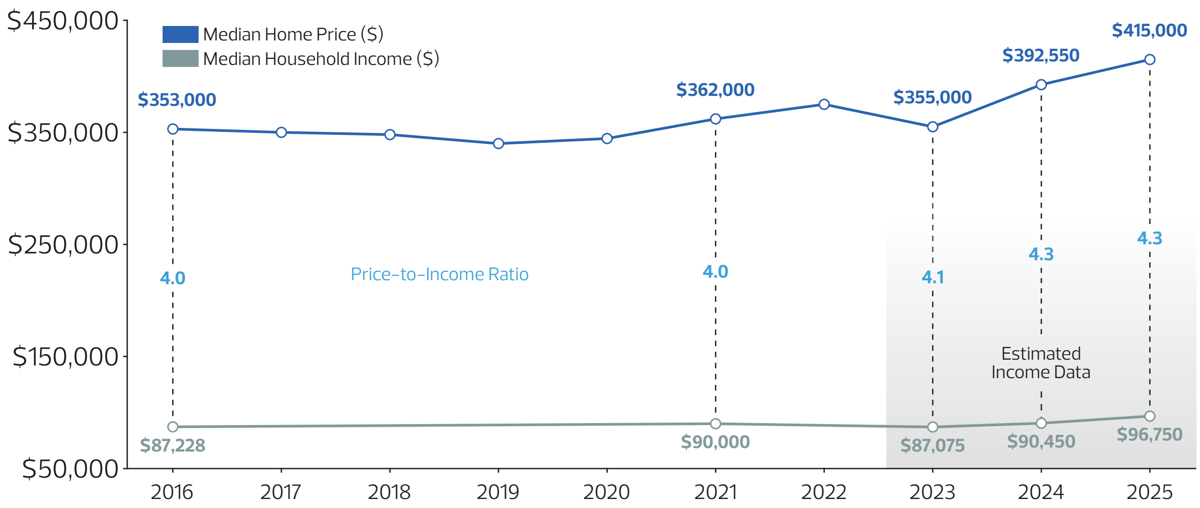


Figure 1. Median Home Sale Price & Household Income Trend, Edmonton

[12] Assumes a savings rate of 5% of pre-tax household income

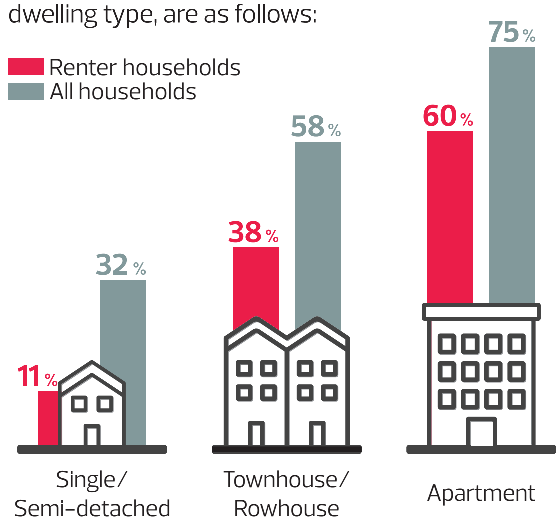
QUALIFYING FOR A MORTGAGE

Determining whether a household can qualify for a mortgage requires assumptions about the initial down payment and carrying costs, which are accounted for through the Gross Debt Service Ratio (see Appendix 1 for details). The results of the mortgage qualification calculation (see Figure 2 below) show the highest mortgage amount that a household within an income band can qualify for. This amount reflects each household's purchasing power in the market. Blue bars represent the percentage of Edmonton households within each income band and orange bars represent the maximum affordable purchase price range for 2025 (see Appendix 3 for numerical values). Median home prices are overlaid for comparison. In Edmonton, the median household income in 2025 was around $97,000.

Single and semi-detached homes, which have a median price of $485,000, were likely out of reach for approximately 68 per cent of households in Edmonton (those earning less than $140,000). All households with an income greater than $82,000 should have been able to qualify for the median price for townhouses, row houses and apartments. It was likely that the 121,000 households (25 percent of all households) with an income below $55,000 would not have qualified for a mortgage on a median-priced home of any type.

Did you know?

The percentage of Edmonton households that **can qualify for** the median home price, by dwelling type, are as follows:



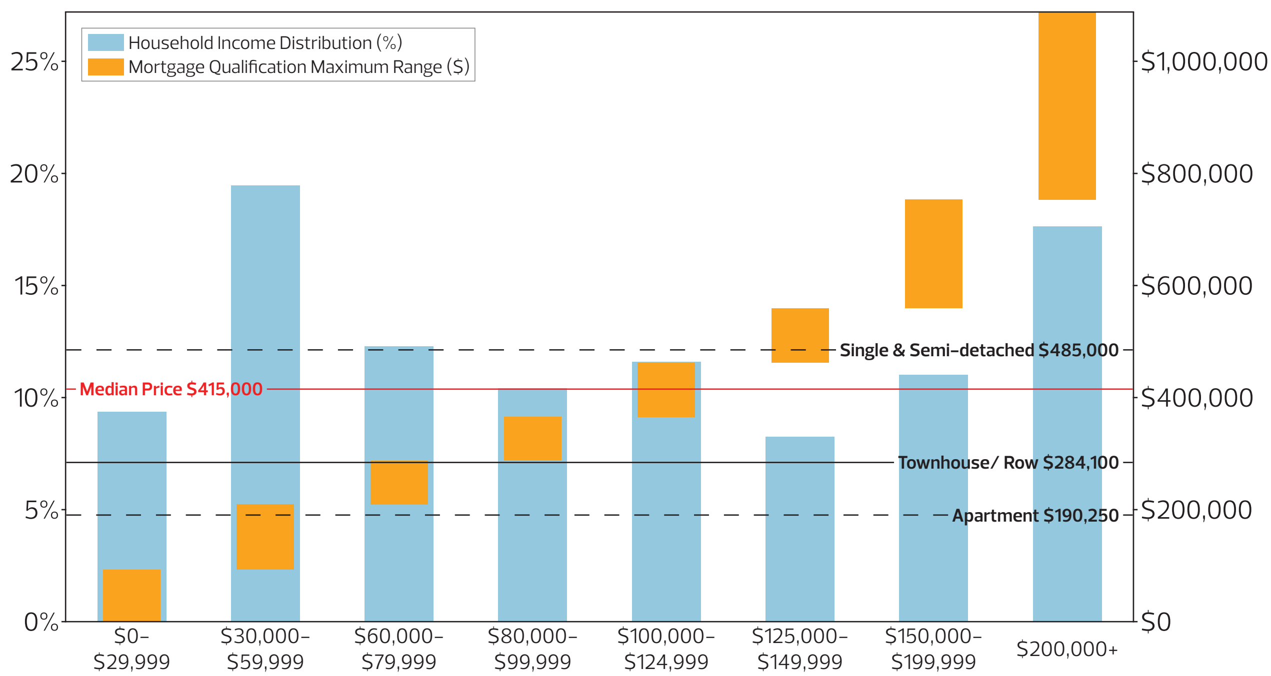


Figure 2. Mortgage Qualification by Household Income (2025)

RENT AFFORDABILITY

Rental affordability is analyzed by determining the maximum rent considered affordable for each income level within an income band. Unlike mortgage affordability, this calculation only takes into account the median household income of renters, rather than the median household income of all Edmonton households. This provides a better representation of housing affordability in the rental market. The orange bars in Figure 3 represent the maximum affordable shelter cost, which was calculated for each income band assuming 30 per cent of monthly income is spent on shelter (including rent and utilities). Figure 3 compares these orange shelter cost bars with median rents that refer to the actual amount tenants pay regardless of whether utilities are included[13] (see Appendix 4 for historical median rents). As renters may pay for utilities in addition to their rent, median rents are likely slightly lower than shelter costs. This difference should be considered when determining the affordability for households who can just afford the median rent. In Edmonton, the median renter household income in 2025 was around $66,000.

66%

Per cent of renter households that can afford the median rental price of a bachelor suite ($1,099)

As shown in Figure 3, renter households with a pre-tax household income at least $70,000 could likely afford the median rent for all sizes of rental units studied (bachelor, one, two and three bedrooms). This represents around 47 per cent of all renter households (80,000 households). For the 58,000 renter households (34 per cent of renter households) with an income below $44,000, no median rental rates were considered affordable.

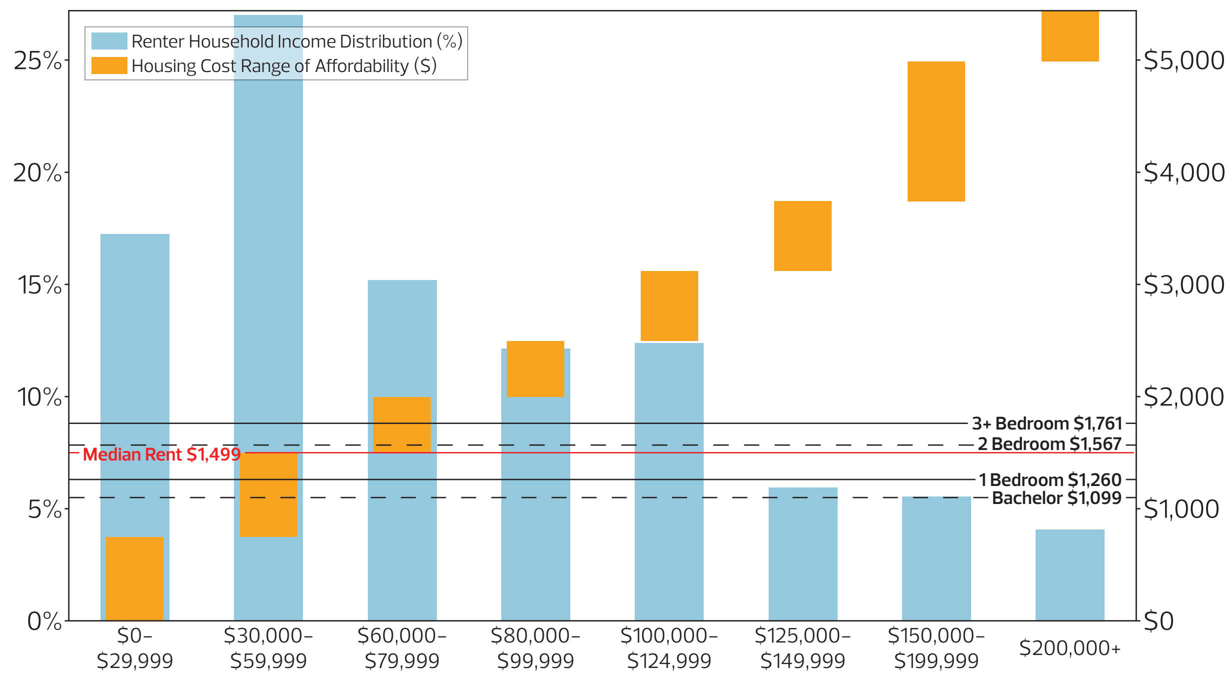


Figure 3. Rental Affordability by Renter Household Income (2025)

[13] Methodology for Rental Market Survey; CMHC.

HOUSING BURDEN

Housing burden is a market housing focused financial measure that does not consider adequacy or suitability of housing. This differs from Core Housing Need detailed in Edmonton's Affordable Housing Needs Assessment. Figure 4 provides a historical perspective of the Edmonton housing market using the shelter-cost-to -income ratio (see Appendix 5 for details), and differentiating between renters and owners. This ratio compares pre-tax household income to spending on shelter costs.[14] Historical federal census data was used to estimate the income and shelter cost data for the years between censuses.

The overall shelter-cost-to-income ratio in 2025 in Edmonton, including both owners and renters, was 22 per cent. Although this is well below CMHC's 30 per cent affordability standard, this aggregate value does not provide the full picture of the housing burden experienced by individual households in different income bands and tenure types.

Figure 4 shows that the renter households' housing burden was overall higher than the owner households' housing burden. The burden for renter households was relatively stable from 2011 to 2021, as the increases in the incomes of renter households slightly outpaced increases in shelter costs. This trend reversed between 2021 and 2024 with the share of renter households' incomes spent on shelter costs increasing by 5 percentage points. The ratio declined by 1 percentage point in 2025.

When all owner households are considered together, their housing burden rose by 2 percentage points between 2011 and 2021 and 4 percentage points between 2021 and 2023, followed by a one percentage point decline from 2023 to 2024 and a further two point decline from 2024 to 2025. Housing burden was also analyzed separately for owner households with a mortgage. Although the burden was understandably higher for owners with mortgages compared to all owner households (which is brought down by the very low shelter costs for owners with no mortgages), it was consistently lower than renter households' housing burden and follows a similar trend to all owner households.

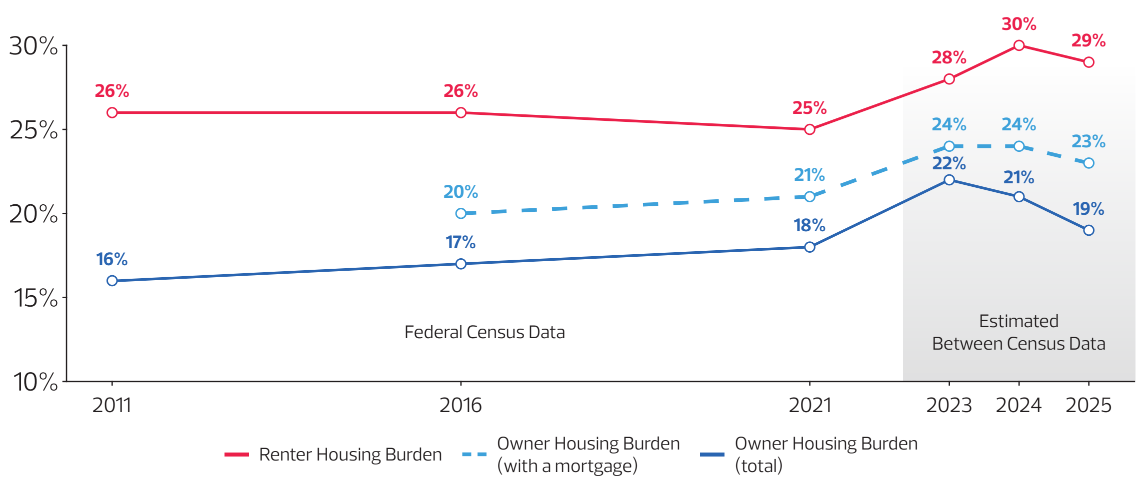


Figure 4. Shelter-Cost-to-Income Ratio Trend

The disparities in housing burden between owner and renter households are highlighted when the data is broken down by income band. A disproportionate number of lower income renter households are paying more than 30 per cent of their monthly income on shelter costs. Over 37,000 renter households with an annual income of $30,000 - $59,000 spent more than 30% of their pre-tax income on shelter compared to 18,000 owners with a mortgage in the same income range. It is likely that the lower income households may have spent substantially more than 30 per cent, while higher income households may have only slightly exceeded it. While some owner households with mortgages also spent more than 30% of their pre-tax income on shelter costs, a portion of these shelter costs contributes to their mortgage principal and builds equity.

[14]Shelter Costs (Owner): Includes mortgage payments, property taxes, condominium fees (where applicable), utilities such as electricity, heat, and water, and other municipal services such as waste collection fees. Shelter Costs (Renter): Includes rents, and utilities such as electricity, heat, and water.

CONCLUSION AND NEXT STEPS

While Edmonton maintained its relative affordability, lower income households were not able to afford median housing purchase prices and may struggle with median rents. Households with an income below $55,000 were not likely to qualify for a mortgage for any market housing options, and no market housing options were available for rent by households earning less than $44,000. Furthermore, the units that are technically affordable to lower income groups may not have been suitable in terms of size and condition. Addressing this is a key element of the City's Affordable Housing Strategy.

Annual updates to this report will continue to follow mortgage and rental affordability trends. Next year's annual update will incorporate data from the 2026 federal census, though the report's publication may be delayed to accommodate the release schedule of census data. With the re-launch of the Edmonton Region Household Travel Survey, future reports will include household spending on transportation alongside shelter costs.

APPENDICES

APPENDIX 1. Data Sources and Methodology

APPENDIX 2. Historical Median Home Sale Prices, Edmonton

APPENDIX 3. Numerical Values for Mortgage Qualification & Household Distribution, Edmonton

APPENDIX 4. Historical Primary Market Median Rents (October), Edmonton

APPENDIX 5. Numerical Values for Shelter-Cost-to-Income Ratio Trend, Edmonton

APPENDIX 1. DATA SOURCES AND METHODOLOGY

The following data sources and methodology are the basis for the analysis and results provided above. Unless otherwise indicated, all data sources are based on the geographic boundary of the Edmonton Census Subdivision (CSD), equivalent to the municipal boundary.

Data	Source
Household Incomes[15] Tenure Shelter Costs Population	Federal Census; Statistics Canada (2006, 2011, 2016, 2021) & estimated between census data (2023, 2024, 2025)
Median Home Sale Prices	MLS Data; Edmonton Real Estate Association (2012 – 2025)
Median Rents[16]	Rental Market Survey; CMHC (2023, 2024, 2025)

DATA BETWEEN CENSUS YEARS

To avoid a five-year data gap between housing affordability updates, a population and household synthesizer process was used to estimate household income. Similar to the methodology used in the National Bank Housing Affordability Monitoring report,[17] the synthesizer process incorporates average weekly earnings as a proxy, rather than inflation, to reflect changes in household income since the 2021 census. More specifically, household income was adjusted using a wage growth factor derived from the change in the city's average weekly earnings between 2020 and the target year. National Bank's Q4 Household Affordability Monitoring report was used as a reference for City of Edmonton's median annual household income for the non-census years of 2023, 2024, and 2025.

To estimate the distribution of households within income bands for these years, the synthesizer process used household distribution data from Environics Analytics as a reference. Renters' and owners' shelter costs from the 2021 census were also adjusted according to the Consumer Price Index's shelter component to reflect the 2023, 2024, and 2025 housing market condition. This methodology will continue to be used for non-census years. Once the 2026 census data becomes available, it will replace the 2021 census as the primary reference for the subsequent non-census years reporting.

MORTGAGE AFFORDABILITY ASSUMPTIONS

Mortgage affordability calculations for 2025 were completed with the following assumptions:

- 32% gross debt service ratio
- 6.91% annual interest rate[18]
- 25 year amortization period
- 4% mortgage insurance
- 5% down payment

These calculations result in a maximum affordable purchase price, and are repeated for every income generated by the synthesizer. Analysis by income band enables understanding of household affordability challenges for income bands that would be masked by using average or median household incomes.

[15] The 2021 federal census was conducted in the midst of the Covid-19 pandemic, when the federal government was disbursing the Canada Emergency Response Benefit (CERB) to eligible individuals, which resulted in temporarily increasing the incomes of a significant number of households in Edmonton.
[16] The Rental Market Survey is conducted every October and targets only privately owned structures with at least 3 rental units. It does not account for the secondary rental market, that is non-primary residence dwellings rented out by owners.
[17] The National Bank of Canada's Housing Affordability Monitor is a quarterly publication that evaluates the attainability of housing across Canada's major urban centers. Its analysis primarily addresses two key challenges faced by potential homebuyers: the duration required to accumulate a sufficient down payment and the ongoing burden of mortgage payments.
[18] Contract rate of 4.91% + 2% qualifying stress test rate

APPENDIX 2. HISTORICAL MEDIAN HOME SALES PRICES, EDMONTON

Year	Single & Semi-detached	Townhouse & Rowhouse	Apartment	Overall Median Price
2025	$485,000	$284,100	$190,250	$415,000
2024	$460,000	$272,125	$185,000	$392,550
2023	$415,000	$230,000	$166,500	$355,000
2022	$426,500	$242,000	$172,500	$375,000
2021	$400,000	$232,750	$180,000	$362,000
2020	$375,000	$219,500	$175,000	$344,500
2019	$375,000	$218,423	$187,500	$340,000
2018	$382,500	$225,000	$200,000	$348,000
2017	$386,500	$231,700	$212,000	$350,000
2016	$390,000	$242,500	$218,000	$353,000
2015	$393,000	$239,000	$223,000	$353,500
2014	$390,000	$239,000	$223,000	$345,000
2013	$369,900	$229,978	$218,000	$328,000
2012	$355,000	$218,000	$212,750	$319,000

APPENDIX 3. NUMERICAL VALUES FOR MORTGAGE QUALIFICATION & HOUSEHOLD DISTRIBUTION, EDMONTON

	Household Income Band							
Year	**$0 – $29,999**	**$30,000 – $59,999**	**$60,000 – $79,999**	**$80,000 – $99,999**	**$100,000 – $124,999**	**$125,000 – $149,999**	**$150,000 – $199,999**	**$200,000+**
2025	$93,114	$209,642	$287,327	$365,013	$462,119	$559,226	$753,440	$753,440+
	9.4%	19.5%	12.3%	10.4%	11.6%	8.3%	11.0%	17.6%
2024	$80,206	$179,972	$246,483	$312,994	$396,133	$479,271	$645,548	$645,548+
	10.6%	20.1%	12.9%	11.2%	11.1%	8.5%	11.4%	14.3%
2023	$82,161	$180,423	$245,931	$311,439	$393,323	$475,208	$638,978	$638,978+
	10.4%	21.5%	13.5%	12.1%	10.5%	8.0%	11.3%	12.8%

APPENDIX 4. HISTORICAL PRIMARY MARKET MEDIAN RENTS (OCTOBER), EDMONTON

Year	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Overall Median Rent
2025	$1,099	$1,260	$1,567	$1,761	$1,449
2024	$1,038	$1,200	$1,500	$1,660	$1,388
2023	$925	$1,099	$1,371	$1,510	$1,269
2022	$895	$1,045	$1,289	$1,450	$1,200
2021	$870	$1,000	$1,250	$1,405	$1,168
2020	$875	$999	$1,250	$1,395	$1,159
2019	$870	$995	$1,250	$1,396	$1,150
2018	$850	$994	$1,239	$1,384	$1,147
2017	$834	$950	$1,218	$1,384	$1,099
2016	$845	$970	$1,229	$1,395	$1,105
2015	$875	$995	$1,250	$1,424	$1,149
2014	$850	$975	$1,238	$1,399	$1,100
2013	$795	$900	$1,130	$1,300	$1,025
2012	$750	$859	$1,050	$1,225	$950
2011	$700	$848	$1,020	$1,195	$925
2010	$700	$830	$999	$1,195	$910
2009	$695	$825	$999	$1,150	$900
2008	$700	$850	$1,025	$1,195	$945
2007	$650	$775	$950	$1,109	$859
2006	$550	$638	$789	$899	$725
2005	$500	$580	$700	$790	$650

APPENDIX 5. NUMERICAL VALUES FOR SHELTER-COST-TO-INCOME RATIO TREND, EDMONTON

	Renters				Owners (Owners with a mortgage)			
Year	Median Household Income	Monthly Household Income	Median Shelter Costs	Housing Burden	Median Household Income	Monthly Household Income	Median Shelter Costs	Housing Burden
2025	$66,375	$5,531	$1,621	**29%**	$122,625 ($137,250)	$10,219 ($11,438)	$1,978 ($2,596)	**19% (23%)**
2024	$63,650	$5,304	$1,583	**30%**	$115,017 ($132,883)	$9,585 ($11,074)	$1,981 ($2,600)	**21% (24%)**
2023	$63,425	$5,285	$1,477	**28%**	$109,650 ($126,850)	$9,138 ($10,571)	$2,033 ($2,512)	**22% (24%)**
2021	$60,800	$5,067	$1,260	**25%**	$112,000 ($121,000)	$9,333 ($10,083)	$1,680 ($2,120)	**18% (21%)**
2016	$57,288	$4,774	$1,237	**26%**	$108,225 ($115,078)	$9,019 ($9,590)	$1,515 ($1,918)	**17% (20%)**
2011	$45,829	$3,819	$1,003	**26%**	$89,312	$7,443	$1,222	**16%**