

City of Edmonton Spring 2026 Regional (Edmonton CMA) and City (Edmonton) Outlook Summary

(finalized March 31, 2026)

Edmonton Census Metropolitan Area (CMA)							
	Forecast						
	2024*	2025*	2026	2027	2028	2029	2030
Real GDP % Change (\$2017 Millions, Basic Prices) [1]	1.1	2.4	2.5	3.1	2.6	1.8	1.4
Labour Market [2]							
Employment (thousands) [3]	837.6	860.1	879.6	893.8	906.0	918.2	930.5
% Change	0.5	2.7	2.3	1.6	1.4	1.3	1.3
Labour Force (thousands) [4]	905.3	931.9	942.5	954.2	967.5	981.6	996.3
% Change	2.0	2.9	1.1	1.2	1.4	1.5	1.5
Working Age Population (thousands) [5]	1,324.4	1,356.0	1,380.1	1,405.3	1,432.4	1,460.1	1,488.5
% Change	4.6	2.4	1.8	1.8	1.9	1.9	1.9
Participation Rate [6]	68.4	68.7	68.3	67.9	67.5	67.2	66.9
Unemployment (thousands) [7]	67.7	71.8	62.8	60.4	61.5	63.4	65.8
Unemployment Rate [8]	7.5	7.7	6.7	6.3	6.4	6.5	6.6
Population and Households							
Population (thousands; as of July 1)	1,641.7	1,692.4	1,718.4	1,745.5	1,774.8	1,804.3	1,833.5
% Change	5.2	3.1	1.5	1.6	1.7	1.7	1.6
Net Migration (thousands) [9]	74.9	44.3	19.5	21.0	23.5	24.0	24.0
Households (thousands)	639.7	661.2	674.3	687.8	702.0	716.3	730.6
% Change	5.3	3.4	2.0	2.0	2.1	2.0	2.0
Household Formation (thousands)	32.2	21.5	13.2	13.5	14.2	14.3	14.3
Housing Starts [10]	18,384	21,337	19,594	18,215	16,914	16,261	15,636
% Change	39.4	16.1	-8.2	-7.0	-7.1	-3.9	-3.8
Consumer Price Index (2002=100) [11]	167.4	170.5	174.2	177.5	180.7	184.3	187.9
% Change	2.8	1.9	2.2	1.9	1.8	2.0	1.9

Sources for historical data: Canada Mortgage and Housing Corporation, Statistics Canada, and Stokes Economics

Sources for forecast: City of Edmonton and Stokes Economics

*2024 and 2025 figures for real GDP growth and households indicators represent revised estimates from the City of Edmonton and Stokes Economics.

Edmonton							
			Forecast				
	2024*	2025*	2026	2027	2028	2029	2030
Real GDP % Change (\$2017 Millions, Basic Prices) [1]	1.7	2.0	2.8	2.5	2.0	1.7	1.2
Labour Market							
Employment (thousands) [3]	615.4	631.7	647.3	658.3	667.8	676.9	685.2
% Change	1.5	2.7	2.5	1.7	1.4	1.4	1.2
Labour Force (thousands) [4]	669.0	688.5	695.4	703.2	713.1	723.5	734.4
% Change	2.9	2.9	1.0	1.1	1.4	1.5	1.5
Working Age Population (thousands) [5]	960.3	985.9	1,002.2	1,020.2	1,040.1	1,060.2	1,080.9
% Change	5.6	2.7	1.6	1.8	1.9	1.9	2.0
Participation Rate [6]	69.7	69.8	69.4	68.9	68.6	68.2	67.9
Unemployment (thousands) [7]	53.6	56.8	48.1	44.9	45.3	46.7	49.2
Unemployment Rate [8]	8.0	8.2	6.9	6.4	6.4	6.5	6.7
Population and Households							
Population (thousands; as of July 1)	1,197.8	1,238.3	1,259.9	1,282.3	1,306.5	1,330.9	1,355.0
% Change	6.3	3.4	1.7	1.8	1.9	1.9	1.8
Net Migration (thousands) [9]	66.0	35.1	15.9	16.8	18.8	19.2	19.2
Households (thousands)	469.8	485.7	496.0	506.5	517.4	528.3	539.3
% Change	6.1	3.4	2.1	2.1	2.2	2.1	2.1
Household Formation (thousands)	27.0	15.9	10.3	10.4	10.9	11.0	11.0
Housing Starts [10]	13,484	15,902	14,764	13,730	12,698	12,233	11,620
% Change	39.5	17.9	-7.2	-7.0	-7.5	-3.7	-5.0

Sources for historical data: Alberta Treasury Board and Finance (net migration; model adjusted to reconcile with Statistics Canada population change), Canada Mortgage and Housing Corporation, Statistics Canada, and Stokes Economics

Sources for forecast: City of Edmonton and Stokes Economics

*Excluding population and housing starts, all other figures for 2024 and 2025 represent revised estimates from the City of Edmonton and Stokes Economics.

Notes

- [1] Real gross domestic product (GDP) measures the total unduplicated value of goods and services produced within a jurisdiction, adjusted for inflation. The figures are year-over-year per cent changes in annual valuations expressed at basic prices of all goods and services, which is equivalent to GDP at market prices minus taxes less subsidies on production.
- [2] Labour market statistics are based on Statistics Canada's Labour Force Survey (LFS), which is a household survey. Identification of positions offered by employers is not possible through LFS data.
- [3] Employment is measured by individual status at place of residence and not place of production. Employed persons are those who did any work for pay or profit or had a job and were absent from work. Employment includes self-employed, full-time and part-time workers.
- [4] The labour force is defined as those employed or actively looking for employment.
- [5] The working age population is the non-institutionalized population aged 15 years and over.
- [6] The participation rate is defined as the share of the working age population in the labour force.
- [7] Unemployment counts are those actively looking for work but not employed or those available to work but waiting for employment to commence or resume.
- [8] The unemployment rate is defined as the share of the labour force that is unemployed.
- [9] Net migration includes both net international and net inter-regional migration over the 12-month period ending June 30 in a reference year.
- [10] Housing starts are based on the Canada Mortgage and Housing Corporation's Starts and Completions Survey. A start is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage.
- [11] The Consumer Price Index represents changes in prices as experienced by consumers. It measures price change by comparing, through time, the cost of a fixed basket of goods and services.