

# MONITORING MARKET HOUSING AFFORDABILITY

Edmonton

## 2024 ANNUAL REPORT

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

This inaugural annual report summarizes and interprets data related to the affordability of market housing in Edmonton. This report is focused primarily on affordability for households living in market housing rather than housing that meets the needs of vulnerable populations or people facing homelessness. This work is intended to complement the City's extensive and collaborative work on affordable housing and homelessness<sup>1</sup>.

### THE HOUSING CONTINUUM<sup>2</sup>



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)<sup>3</sup>. Housing affordability is influenced by many factors. 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 housing affordability. This report focuses on select indicators that help to form a baseline for understanding affordability within Edmonton for owners and renters. Future reports will expand on the indicators to present a more detailed look at key demographics. This report is the first step over the long term to analyze housing affordability in Edmonton and create a shared understanding that may lead to recommendations for policy and action.

The analysis included in this report examines available data for all households and for renter households as discrete groups. Currently available data does not allow further breakdown of households by demographic factors or buyer type (e.g. first time, move up or downsizing). 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 target of Edmontonians spending less than 35 per cent of average household expenditures on housing and transportation<sup>4</sup>. This report is part of the City's commitment to monitoring and continuing to support market housing affordability in Edmonton.

<sup>1</sup> [A Home for Everyone, The City of Edmonton's Affordable Housing Strategy \(2023 – 2026\)](#), [Edmonton Affordable Housing Needs Assessment \(2023\)](#)

<sup>2</sup> Canada Mortgage and Housing Corporation (CMHC)

<sup>3</sup> CMHC. [The National Housing Strategy Glossary of Common Terms](#)

<sup>4</sup> In accordance with common practice, Administration uses housing and transportation costs relative to household income, rather than expenditures.

## EDMONTON'S POPULATION GROWTH

Edmonton is growing and changing, and so are the city's housing needs, making it important to track the affordability of market housing. The city's population grew 5.7 per cent between 2023 and 2024. The rate of growth is forecast to slow to 3.1 per cent in 2025, followed by a further reduction to a 1.7 per cent growth rate in 2026<sup>5</sup>. This translates to approximately 1.23 million people calling Edmonton home in 2025 and as many as 1.27 million by 2027.

The population increase of the Edmonton Census Metropolitan Area (CMA) from 2023–2024 was primarily due to net migration, especially from outside Canada. International migration, including permanent and temporary immigration reached its highest level since 2002. Net temporary immigration, which includes international students and temporary foreign workers, was almost 31,000 between 2023 and 2024<sup>6</sup>.

Despite reductions in national permanent resident admission targets starting in 2025, there remains the possibility of elevated population growth in Edmonton over the 2024–2025 period. Alberta experienced the highest net interprovincial migration between 2023 and 2024 with a net increase of 43,750 people moving into Alberta from another province or territory (the next highest is New Brunswick with a net increase of 2,803). Almost 14,000 moved to the Edmonton CMA, the highest net gain in over 20 years. The Edmonton CMA also had the highest intraprovincial migration of any other CMA in Alberta between 2023 and 2024 with a net increase of almost 3,000 people moving from elsewhere in the province<sup>7</sup>.

## FEDERAL, PROVINCIAL AND MUNICIPAL ACTIVITY

A lack of housing supply is one factor putting pressure on 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 Canada and to help ensure affordability for all Canadians. In April 2024, the federal government released [Solving the housing crisis: Canada's Housing Plan](#), which includes strategies to build millions of new homes.

CMHC's February 2025 [Housing Market Outlook](#) indicates that housing starts across the country are expected to remain above the 10-year average. As a proportion of new units, rental apartment construction will remain high. Rental markets are expected to ease with higher vacancy rates slowing rental price growth. Renter affordability will improve gradually. Housing prices will grow faster in 2025, reflecting a recovery and renewed demand for ground-oriented homes, before slowing down in 2026–2027. Alberta's recovery started in early 2024 with an increase in housing starts. Sales are expected to reach historically high levels, with prices growing faster than national averages during the first half of the forecast period from 2025 to 2027.

CMHC anticipates that the Edmonton resale market will contribute to price increases that slow as the market returns to more balanced conditions towards 2027. New construction in Edmonton passed a previous record from 2015. Gradually increasing vacancy rates, due to a rise in rental stock, are expected to slow rent growth. Similarly, Calgary is projected to have slower rent growth in 2025 after an increase of around 10 per cent in purpose-built rental stock in 2024. Calgary also had a record high year of new construction in 2024, supported by adjustments to their municipal service plan and budget. The City of Calgary approved a new housing strategy in 2023 that is designed to increase the supply of housing and increase affordability<sup>8</sup>. An annual progress report will track relevant housing trend data and affordability indicators.

Affordability is a top concern for Albertans. The Government of Alberta developed a 10-year strategy to improve and expand affordable and non-market housing<sup>9</sup>. That strategy is expected to increase housing supply by 13,000 affordable units, increase housing options by providing rent assistance to 12,000 more households and increase housing developments with mixed income options.

<sup>5</sup>City of Edmonton Q1 2025 Economic Update

<sup>6</sup>City of Edmonton Q4 2024 Economic Update (Revised)

<sup>7</sup>Statistics Canada. [Table 17–10–0149–01 Components of population change by census metropolitan area and census agglomeration, 2021 boundaries](#)

<sup>8</sup>Home is Here – The City of Calgary Housing Strategy 2024 – 2030

<sup>9</sup>Government of Alberta. [Stronger Foundations: Alberta's 10-Year Strategy to Improve and Expand Affordable Housing Summary](#)

## EDMONTON RELATIVE TO SELECT CANADIAN CITIES

Edmonton is growing upward and outward to meet the needs of Edmontonians today and tomorrow. For more than a decade the City has deliberately removed barriers to housing development through a variety of initiatives, including process improvements and a new Zoning Bylaw. This lays the groundwork necessary to tackle housing supply and affordability challenges through faster and smarter growth. Over the last four 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<sup>10</sup>.

Table 1 provides a comparison of Edmonton to other municipalities in terms of one measure of home ownership accessibility, the price-to-income ratio. This ratio compares the purchase price of a house to the income of potential buyers i.e., dividing the benchmark home price by the median household income. A higher ratio indicates that homes are less affordable relative to incomes. While the price-to-income ratio allows for a standardized comparison across cities, it does not take into account factors that may affect individual buyers at the time of purchase. The use of median household income in this analysis assumes that the distribution of incomes for prospective buyers matches the distribution of incomes in the total population. Benchmark price homes may not be available when a buyer is searching and the distribution of resale homes may not match the distribution of homes that make up the benchmark price.

Benchmark home prices are available monthly from the Canadian Real Estate Association (CREA). The most reliable source of median household income data is the Federal Census, which was last completed in 2021<sup>11</sup>. The 2021 median household income was \$90,000, Edmonton's benchmark price as of January 2021 was \$356,700 (Table 1). These numbers were compared to the other major Canadian prairie cities, as well as the cities of Ottawa, Mississauga and Surrey, which were selected based on population and data availability. Edmonton has both the second highest household income of the prairie cities studied and the second highest benchmark price. As a result, Edmonton's housing affordability is comparable to much smaller Canadian prairie cities, rather than larger Canadian cities for which data is available. When considering cities with a population greater than 1 million, Edmonton is the most affordable Canadian market in terms of the housing price-to-income ratio<sup>12</sup>.

**Table 1.** Price-to-Income Ratio, Selected Cities in Canada (2021)

City	Population	Benchmark Price <sup>13</sup> (Jan)	Median Household Income	Price-to-Income Ratio
Regina	226,404	\$295,800	\$88,000	3.4
Winnipeg	749,607	\$309,200	\$80,000	3.9
Saskatoon	266,141	\$332,500	\$85,000	3.9
Edmonton	1,010,899	\$356,700	\$90,000	4.0
Calgary	1,306,784	\$426,600	\$98,000	4.4
Ottawa	1,017,449	\$551,100	\$102,000	5.4
Surrey	568,322	\$898,400	\$98,000	9.2
Mississauga	717,961	\$971,500	\$102,000	9.5

<sup>10</sup>Canadian Home Builders' Association Municipal Benchmarking 2024 Study

<sup>11</sup>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.

<sup>12</sup>Demographia International Housing Affordability, 2024 Edition

<sup>13</sup>Geographic boundaries for benchmark prices are determined by the local real estate association. Benchmark prices for Edmonton are provided by the Realtors Association of Edmonton and cover the Greater Edmonton Area.

## SUMMARY AND INTERPRETATION OF ANALYSIS

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

- Edmonton's benchmark housing price has remained near or above \$350,000 since 2015 with median household incomes gradually increasing in that timeframe (see Figure 1). While it appears that housing became slightly more affordable relative to income, inflation in other non-discretionary expenditures (e.g. food, transportation) impact this.
- In 2024, households with an annual income of at least \$105,000 are likely to be able to afford the benchmark price of the full range of housing types, including single-detached, semi-detached, townhouse, rowhouse and apartment in Edmonton (see Figure 2). This analysis does not factor in the potential burden of accruing a down payment.
- Renter households with an annual income above \$66,000 should be able to afford the median rent for all types of market rental units, including bachelor, one bedroom, two bedroom and three or more bedroom units in Edmonton (see Figure 3).
- At 21.4%, Edmonton's overall housing burden or shelter-cost-to-income ratio continues to remain below the 30% standard recommended by CMHC (see Figure 4). However, households with incomes between \$30,000 and \$60,000 are very likely to be paying more than 30% of their income for housing (see Figure 5).

## COMPARING BENCHMARK PRICE TO HOUSEHOLD INCOME

Figure 1 combines the benchmark home price with median household income to show the price-to-income ratio trend over the last 20 years (see Appendix 2 for numerical values). This ratio represents a point in time and does not take into account the various other factors (borrowing rates, property taxes, insurance premiums, utility costs and home maintenance costs) that also put pressure on household finances. Although the composite benchmark housing price in Edmonton has more than doubled since 2005, Edmonton's price-to-income ratio does not show a similar increase. The ratio was consistent between 2011 and 2021, staying at or near 4.0. Since 2016, Edmonton has experienced relatively consistent increases in both median household income and benchmark housing prices.

In 2024:

**37%** of households were renters  
**42%** were owners with a mortgage  
**21%** had fully paid off their home

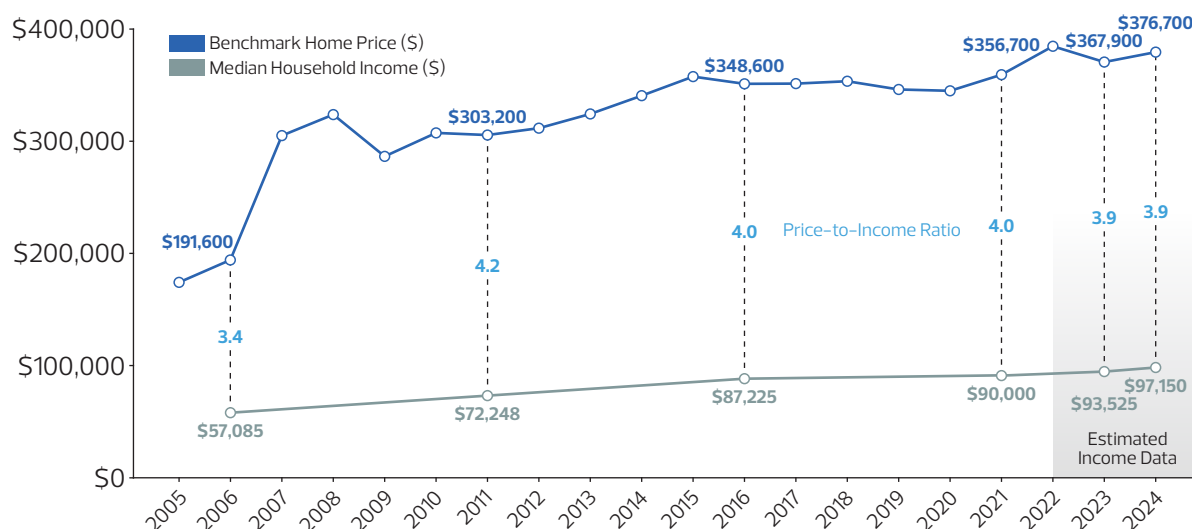


Figure 1. Composite Benchmark Housing Price Trend (Jan), Edmonton

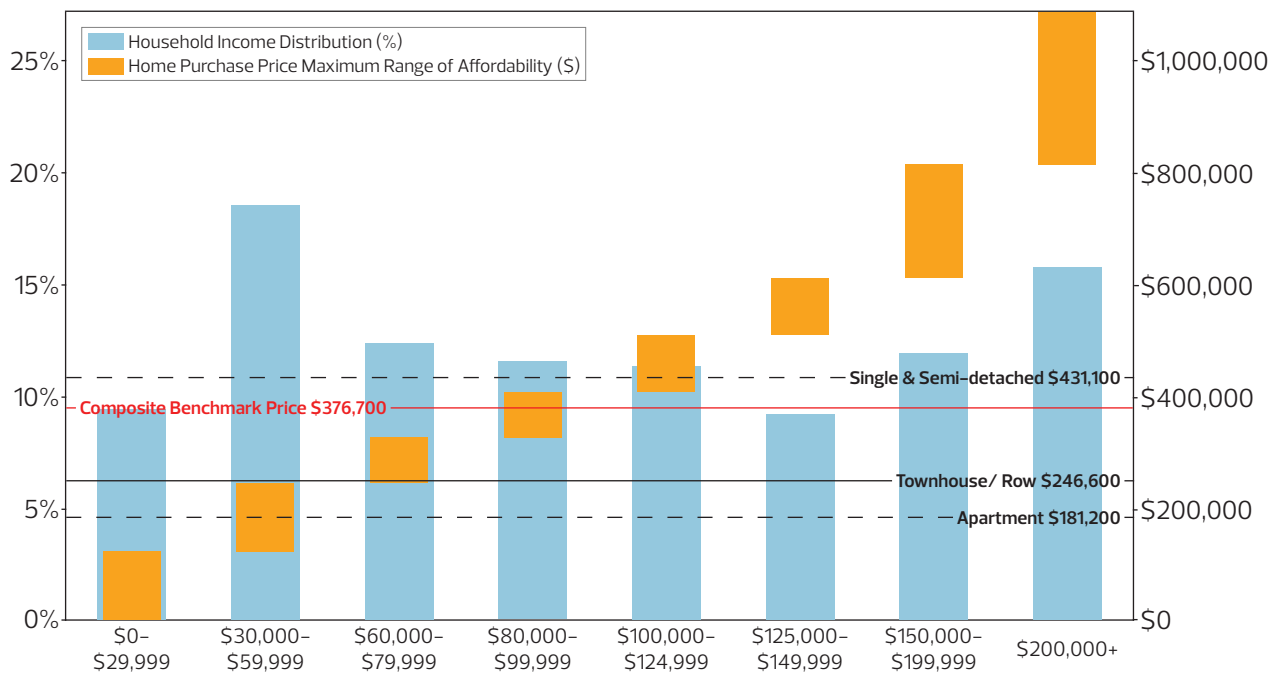
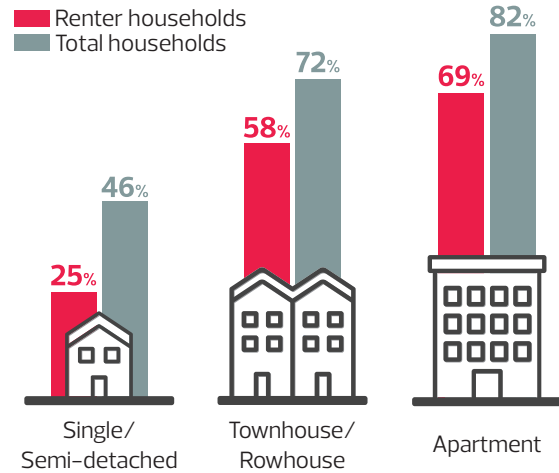
## MORTGAGE AFFORDABILITY

In this report, mortgage affordability refers to a household's ability to qualify for a mortgage, based on assumptions about the initial down payment with carrying costs accounted for through the Gross Debt Service Ratio (see Appendix 1 for details). The results of the mortgage affordability 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 per cent of Edmonton households within each income band and orange bars represent the maximum affordable purchase price range for 2024 (see Appendix 3 for numerical values). Benchmark home prices are overlaid for comparison. Future annual reports will indicate owners with and without a mortgage and include information about household age distributions.

Single and semi-detached homes, which have a benchmark price of \$431,100, are likely out of reach for households earning less than \$105,000 (approximately 54 per cent of households in Edmonton). All households with an income greater than \$60,000 should be able to afford the benchmark price for townhouses, row houses and apartments. For the 78,000 households (18 per cent of all households) with an income below \$44,000, no benchmark prices are considered affordable.

### Did you know?

The per cent of households that **can afford** benchmark home price by dwelling type are as follows:



**Figure 2.** Home Purchase Price Affordability by Household Income (2024)



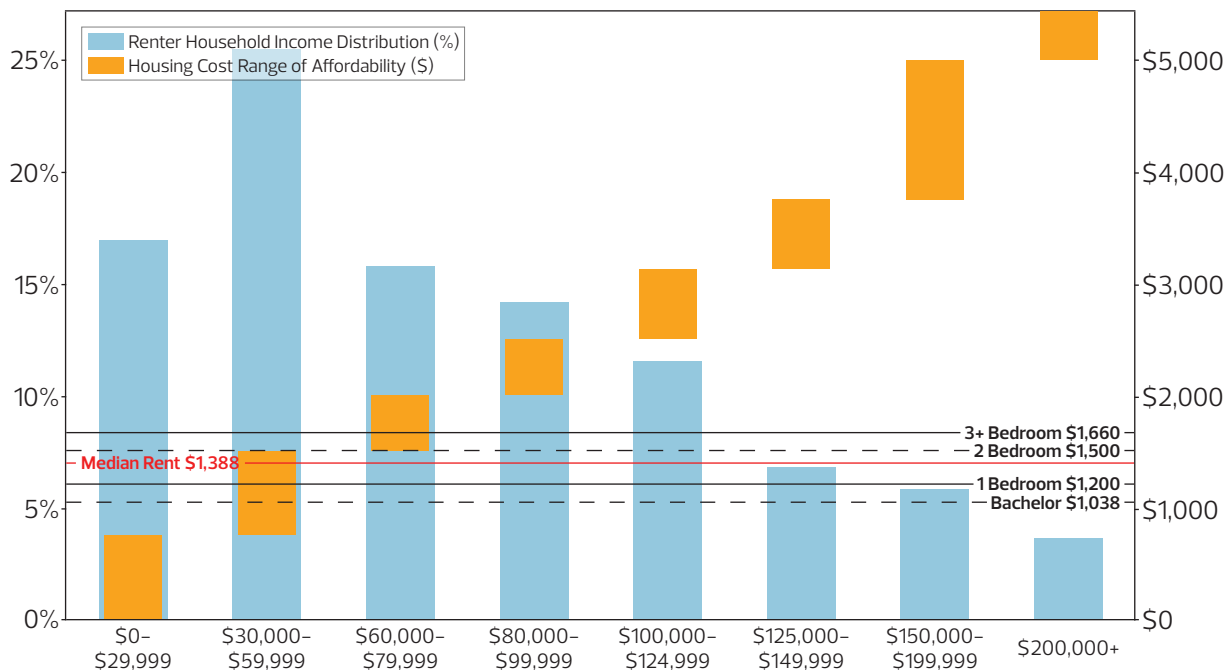
## RENT AFFORDABILITY

Rental affordability is analyzed by determining the maximum rent considered affordable for each income level within an income band. Unlike the mortgage affordability calculation, 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 more relevant representation of affordability in the rental market. The orange bars 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 without adjustments for the inclusion or exclusion of utilities<sup>14</sup> (see Appendix 4 for historical median rents). As renters may pay for utilities in addition to their rent, median rents are slightly lower than shelter costs. This difference should be considered when determining the affordability for households who can just afford the median rent.

**71%**

Per cent of renter households that can afford the median rental price of a bachelor suite (\$1,038)

As shown in Figure 3, renter households with a pre-tax household income above \$66,000 can likely afford the median rent for all sizes of rental units studied (bachelor, one, two and three bedrooms). This represents around 50 per cent of all renter households (80,000 households). Some households with incomes between \$30,000 and \$60,000 should be able to afford the median rent for bachelor, one bedroom and two bedroom rental units. For the 46,000 renter households (29 per cent of renter households) with an income below \$42,000, no median rental rates are considered affordable.



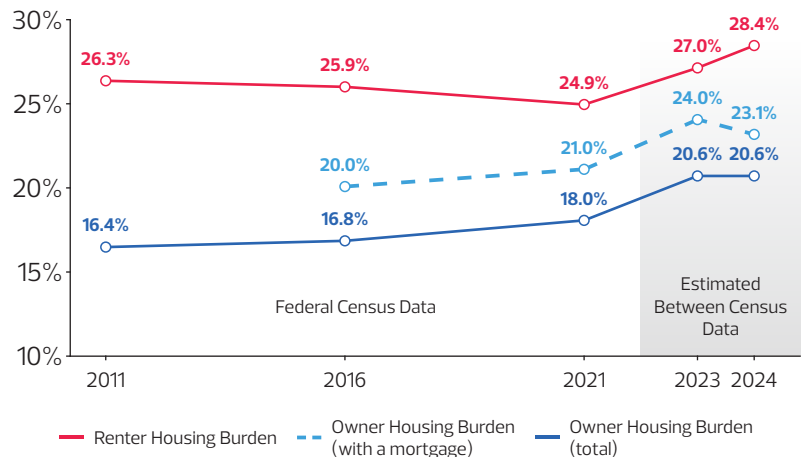
**Figure 3. Rental Affordability by Renter Household Income (2024)**

<sup>14</sup>CMHC. [Methodology for Rental Market Survey](#)

## HOUSING BURDEN

Figure 4 provides a historical perspective of the Edmonton housing market segmented by renters and owners using the shelter-cost-to-income ratio (see Appendix 5 for details). This ratio compares pre-tax household income to spending on shelter costs<sup>15</sup>. Federal census data was used to create the trendline (with estimated data for the between census years of 2023 and 2024).

The overall shelter-cost-to-income ratio in 2024 in Edmonton, including both owners and renters, was 21.4 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.

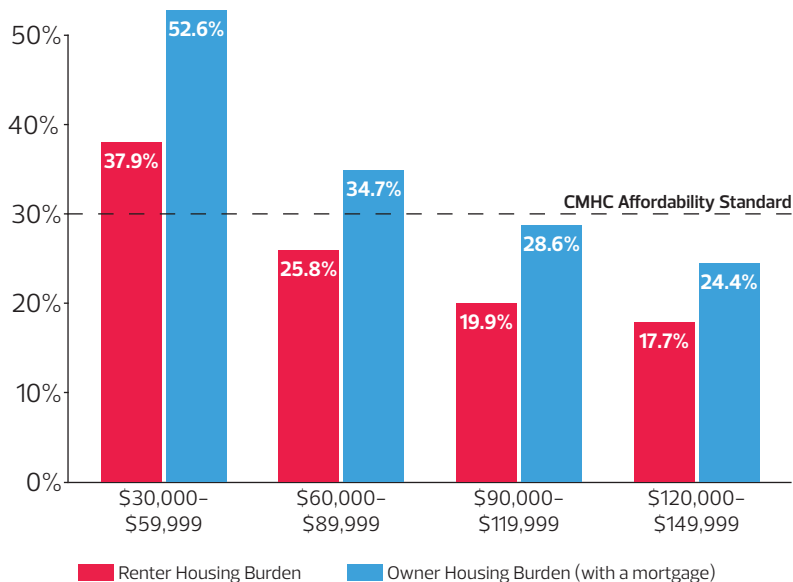


**Figure 4.** Shelter-Cost-to-Income Ratio Trend

Figure 4 shows that the renter housing burden declined by 1.4 percentage points from 2011 to 2021, i.e., renter household incomes increased at a faster pace than shelter costs. This trend reversed between 2021 and 2024 with the share of renters' household income spent on shelter costs increasing by 3.5 percentage points.

Owner housing burden has historically been substantially lower than renters, though it rose by 1.6 percentage points between 2011 and 2021 and 2.6 percentage points between 2021 and 2023. Housing burden was also analyzed for owner households with a mortgage. Although the burden is understandably higher for owners with mortgages compared to the total population of owner households, it is consistently lower than renter housing burden when considering all households (see Figure 5 for further insights by income band).

The disparities in housing burden are highlighted when breaking down the data by tenure and selected income bands (Figure 5). Underlying values are available in Appendix 6. This figure only displays the immediate burden of shelter costs against income. A portion of owners' shelter costs go toward the principal mortgage amount and results in an increase in home equity, whereas rental shelter costs are non-recoverable.



**Figure 5.** Shelter-Cost-to-Income Ratio by Household Income (2024)<sup>16</sup>

Renter households with an income between \$30,000 and \$60,000 require 37.9 per cent of their pre-tax income to pay for shelter costs, compared to owner households with a mortgage in that same income band, who require 52.6 per cent.

Owners with a mortgage have a higher housing burden than renters at the income levels shown. While this seems to contradict the results of Figure 4, it is important to consider the number of households in each income band and tenure type. There are more households with mortgages in the higher income bands. The households with incomes of \$120,000 to \$149,999 and above have a greater influence on the overall housing burden for owners with mortgages than households with incomes of \$30,000 to \$59,999. Similarly, many renter households earn less than \$60,000, which results in a higher overall renter housing burden.

<sup>15</sup>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.

<sup>16</sup>Households with an income below \$30,000 were not included in this analysis as shelter cost data may include housing subsidies and would therefore not provide a direct comparison with other income bands. Further information for very low income households is available in [Edmonton's Affordable Housing Needs Assessment \(2023\)](#).

## CONCLUSION AND NEXT STEPS

This 2024 report analyzes Edmonton's market housing affordability through price-to-income ratio, home purchase price affordability, rental affordability, and shelter-cost-to-income ratio. As indicated above, the metrics included in this report are not expected to align with or reflect the lived experience of specific households, individuals or communities. Lower income households are not able to afford benchmark housing prices and, in some cases, median rents. There are no market housing options affordable for households with an income below \$42,000. Addressing this is a key element of the City's Affordable Housing Strategy.

This report will serve as the baseline for annual updates on market housing affordability in Edmonton. These updates will follow mortgage and rental affordability trends as data between census years is calculated, with data from the federal census being incorporated every five years. Future reports may expand the selection of affordability indicators included, such as breaking down indicators by dwelling types as well as tracking various indicators of housing supply by type and price range (subject to data availability). With the re-launch of the Edmonton Region Household Travel Survey (HTS), future reports will include household spending on transportation alongside shelter costs.

## APPENDICES

APPENDIX 1. Data Sources and Methodology

APPENDIX 2. Historical Benchmark Housing Prices (Seasonally Adjusted) (January), Edmonton

APPENDIX 3. Numerical Values for Maximum Mortgage Affordability & 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 6. Numerical Values for Shelter-Cost-to-Income Ratio by Household Income Band, 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 <sup>17</sup> Tenure Shelter Costs Population	Federal Census; Statistics Canada (2006, 2011, 2016, 2021) & estimated between census data (2023, 2024)
Benchmark Housing Prices <sup>18,19</sup>	MLS Home Price Index (seasonally adjusted); Canadian Real Estate Association (2005 – 2024)
Median Rents <sup>20</sup>	Rental Market Survey; CMHC (2023, 2024)

### DATA BETWEEN CENSUS YEARS

To avoid a five-year data gap between housing affordability updates, the population and household synthesizer process was used to estimate household income. Similar to the methodology used in the National Bank Housing Affordability Monitoring report<sup>21</sup>, 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 and 2024. 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 and 2024 housing market condition. This methodology was applied both for 2023 and 2024 and will continue to be used for non-census years until 2026. 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 2024 were completed with the following assumptions:

- 32% gross debt service ratio
- 4.55% annual interest rate
- 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.

<sup>17</sup>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.

<sup>18</sup>Geographic boundaries for benchmark prices are determined by the local real estate association. Benchmark prices for Edmonton are provided by the Realtors Association of Edmonton and cover the Greater Edmonton Area.

<sup>19</sup>Benchmark prices were analyzed using the same month of data year over year to provide a more accurate comparison and trend over time. January was selected as these benchmark prices are the closest in time for comparisons to the prior full year of income data.

<sup>20</sup>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.

<sup>21</sup>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.

**APPENDIX 2. HISTORICAL BENCHMARK HOUSING PRICES (SEASONALLY ADJUSTED) (JANUARY), EDMONTON**

Year	Single & Semi-detached	Townhouse & Rowhouse	Apartment	Composite Benchmark Price
2024	\$431,100	\$246,600	\$181,200	\$376,700
2023	\$416,200	\$229,700	\$171,800	\$367,900
2022	\$430,500	\$233,200	\$177,800	\$381,900
2021	\$401,000	\$228,400	\$178,000	\$356,700
2020	\$383,700	\$226,200	\$188,100	\$342,400
2019	\$385,300	\$225,600	\$193,300	\$343,600
2018	\$394,900	\$235,200	\$199,000	\$350,900
2017	\$392,800	\$240,400	\$206,100	\$348,800
2016	\$392,300	\$244,100	\$214,100	\$348,600
2015	\$399,000	\$249,600	\$215,800	\$355,000
2014	\$380,100	\$232,400	\$203,100	\$338,100
2013	\$362,300	\$223,500	\$193,900	\$321,900
2012	\$347,100	\$222,200	\$195,400	\$309,300
2011	\$339,800	\$219,200	\$196,700	\$303,200
2010	\$346,500	\$219,000	\$195,600	\$305,100
2009	\$322,400	\$211,200	\$186,300	\$284,300
2008	\$360,500	\$243,500	\$217,300	\$321,300
2007	\$342,100	\$222,400	\$199,700	\$302,700
2006	\$221,200	\$127,800	\$117,400	\$191,600
2005	\$198,300	\$117,700	\$108,400	\$172,600

APPENDIX 3. NUMERICAL VALUES FOR MAXIMUM MORTGAGE AFFORDABILITY & 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+
2024	\$124,143	\$248,286	\$331,048	\$413,810	\$517,263	\$620,715	\$827,620	\$827,620+
	9.4%	18.5%	12.4%	11.5%	11.3%	9.2%	11.9%	15.7%
2023	\$121,995	\$243,989	\$325,319	\$406,649	\$508,311	\$609,974	\$813,298	\$813,298+
	9.4%	19.1%	13.1%	12.7%	11.3%	8.4%	11.5%	14.5%

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

Year	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Overall Median Rent
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
2024	\$67,000	\$5,583	\$1,583	<b>28.4%</b>	\$122,833 (\$135,117)	\$10,236 (\$11,260)	\$2,105 (\$2,600)	<b>20.6%</b> (23.1%)
2023	\$65,575	\$5,465	\$1,477	<b>27.0%</b>	\$118,250 (\$125,775)	\$9,854 (\$10,481)	\$2,033 (\$2,512)	<b>20.6%</b> (24.0%)
2021	\$60,800	\$5,067	\$1,260	<b>24.9%</b>	\$112,000 (\$121,000)	\$9,333 (\$10,083)	\$1,680 (\$2,120)	<b>18.0%</b> (21.0%)
2016	\$57,288	\$4,774	\$1,237	<b>25.9%</b>	\$108,225 (\$115,078)	\$9,019 (\$9,590)	\$1,515 (\$1,918)	<b>16.8%</b> (20.0%)
2011	\$45,829	\$3,819	\$1,003	<b>26.3%</b>	\$89,312	\$7,443	\$1,222	<b>16.4%</b>

**APPENDIX 6. NUMERICAL VALUES FOR SHELTER-COST-TO-INCOME RATIO BY HOUSEHOLD INCOME BAND, EDMONTON**

		Renters			Owners with a mortgage		
Year	Household Income Band	Median Monthly Household Income	Median Shelter Costs	Housing Burden	Median Monthly Household Income	Median Shelter Costs	Housing Burden
2024	\$30,000 – \$59,999	\$3,536	\$1,340	37.9%	\$4,001	\$2,105	52.6%
	\$60,000 – \$89,999	\$6,142	\$1,583	25.8%	\$6,421	\$2,229	34.7%
	\$90,000 – \$119,999	\$8,561	\$1,705	19.9%	\$8,654	\$2,476	28.6%
	\$120,000 – \$149,999	\$10,981	\$1,949	17.7%	\$11,167	\$2,724	24.4%
2023	\$30,000 – \$59,999	\$3,494	\$1,250	35.8%	\$4,121	\$2,033	49.3%
	\$60,000 – \$89,999	\$6,092	\$1,591	26.1%	\$6,360	\$2,153	33.9%
	\$90,000 – \$119,999	\$8,421	\$1,705	20.2%	\$8,869	\$2,273	25.6%
	\$120,000 – \$149,999	\$11,019	\$1,818	16.5%	\$11,019	\$2,751	25.0%