

2026 CMHC Rental Market Survey Highlights – St. Albert

Released December 11, 2025



Private Apartment Vacancy Rates (Table 1.1.1)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025- St. Albert (zone 13)	**	**	**	2.1%	**
2024 – St. Albert	**	**	**	0.0%	**
Difference from 2024	**	**	**	2.1%	**
2025 - Edmonton City	3.5%	3.9%	3.9%	3.3%	3.8%
2025 -Edmonton CMA	3.5%	3.9%	3.8%	3.3%	3.8%

** - data suppressed

Private Apartment Average Rents (Table 1.1.2)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025 – St. Albert	**	\$1,659	\$1,939	\$1,874	\$1,864
2024 – St. Albert	**	\$1,504	\$1,830	\$1,741	\$1,745
Difference from 2024		+ \$155	+ \$109	+ \$133	+ \$119
Estimate of % Change	**	+5.9%	+5.3%	+7.9%	+5.6%
2025 -Edmonton City	\$1,108	\$1,285	\$1,581	\$1,775	\$1,437
2025 - Edmonton CMA	\$1,108	\$1,301	\$1,603	\$1,793	\$1,621
Edmonton CMA difference from 2024	+ \$58	+ \$64	+ \$67	+ \$88	+ \$66

Number of Private Apartment Units in the Universe (Table 1.1.3)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025 – St. Albert	1	627	1618	231	2,477
2024 – St. Albert	1	575	1,485	231	2,292
Difference from 2024	0	52	+ 133	0	+ 185
Edmonton City	4,709	34,276	38,041	3,761	80,787
Edmonton CMA	4,813	36,974	44,471	4,337	90,595
Edmonton CMA difference from 2024	+ 207	+ 1,600	+ 2,873	+ 120	+ 4,800

Private Row (Townhouse) Vacancy Rates (Table 2.1.1.)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025 - St. Albert	**	**	**	8.7%	**
Difference from 2024		**	**	+7.5%	1.2%
2025 - Edmonton City	**	5.8%	2.1%	3.3%	3.1%
2025 - Edmonton CMA	**	5.5%	2.6%	3.6%	3.4%
Edmonton CMA Difference from 2024	**	5.5%	-0.1%	+ 1.8%	+ 1.3%

** - data suppressed

Private Row (Townhouse) Average Rents (Table 2.1.2)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025 – St. Albert	**	**	**	\$2,010	\$1,993
Difference from 2024	**	**	**	-\$64	-\$55
Edmonton City	**	\$1,298	\$1,518	\$1,792	\$1,702
Edmonton CMA	**	\$1,289	\$1,521	\$1,806	\$1,718
Edmonton CMA Difference from 2024		+ \$100	+ \$97	+ \$188	+ \$104

Number of Private Townhomes in the Universe (Table 2.1.3)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2025 -St. Albert			31	213	244
Difference from 2024	0	0	24	+46	+ 70
Edmonton City	10	376	2,672	6,576	9,634
Edmonton CMA	12	430	3,140	7,931	11,513
Edmonton CMA Difference from 2023	-2	+77	+56	+ 617	+ 748

Refer to the [CMHC Data Tables](#) for additional information on the rental market and specific communities within the Edmonton CMA