

# EDMONTON MULTI-FAMILY MARKET TRENDS

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*Housing market intelligence you can count on*

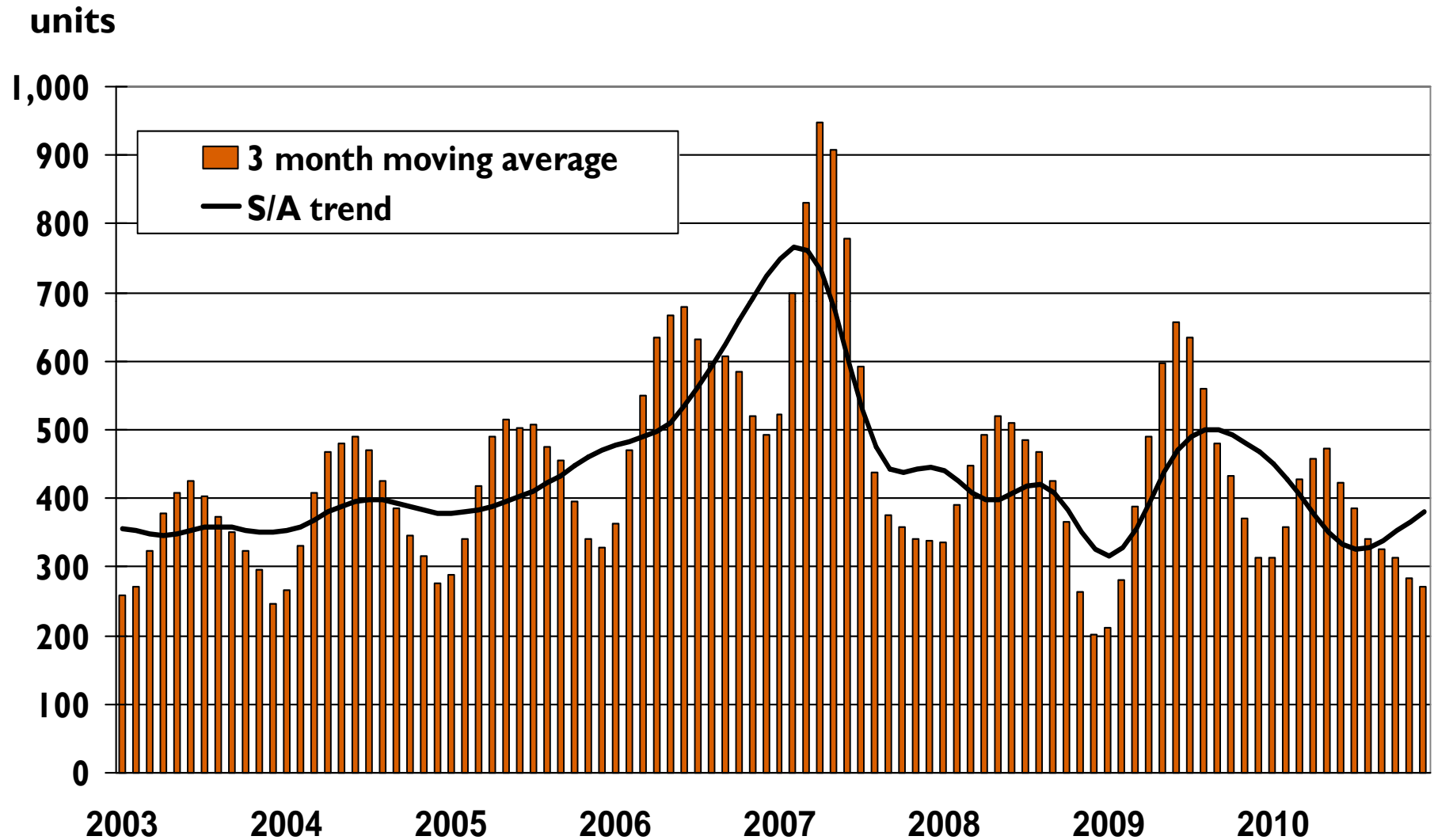
# Edmonton Multi-family Market Trends - Agenda

Housing market intelligence you can count on

- **Existing Condo Market**
- **New Multi-family Market**
- **Rental Market**
  - **Apartment**
  - **Row/townhouse**
  - **Condo rental**

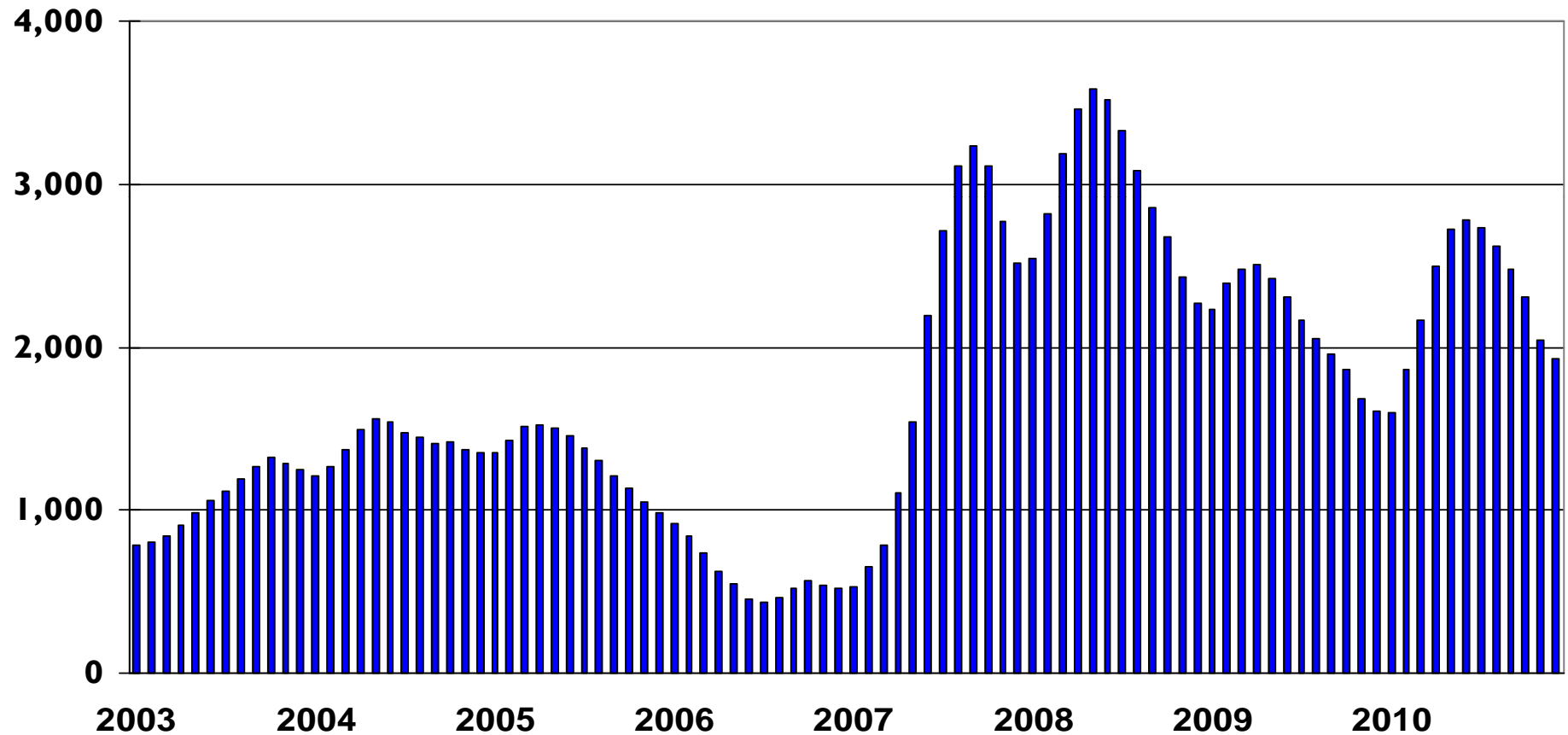


# Edmonton Condo MLS® Sales



# Edmonton CMA – Condominium MLS® Listings

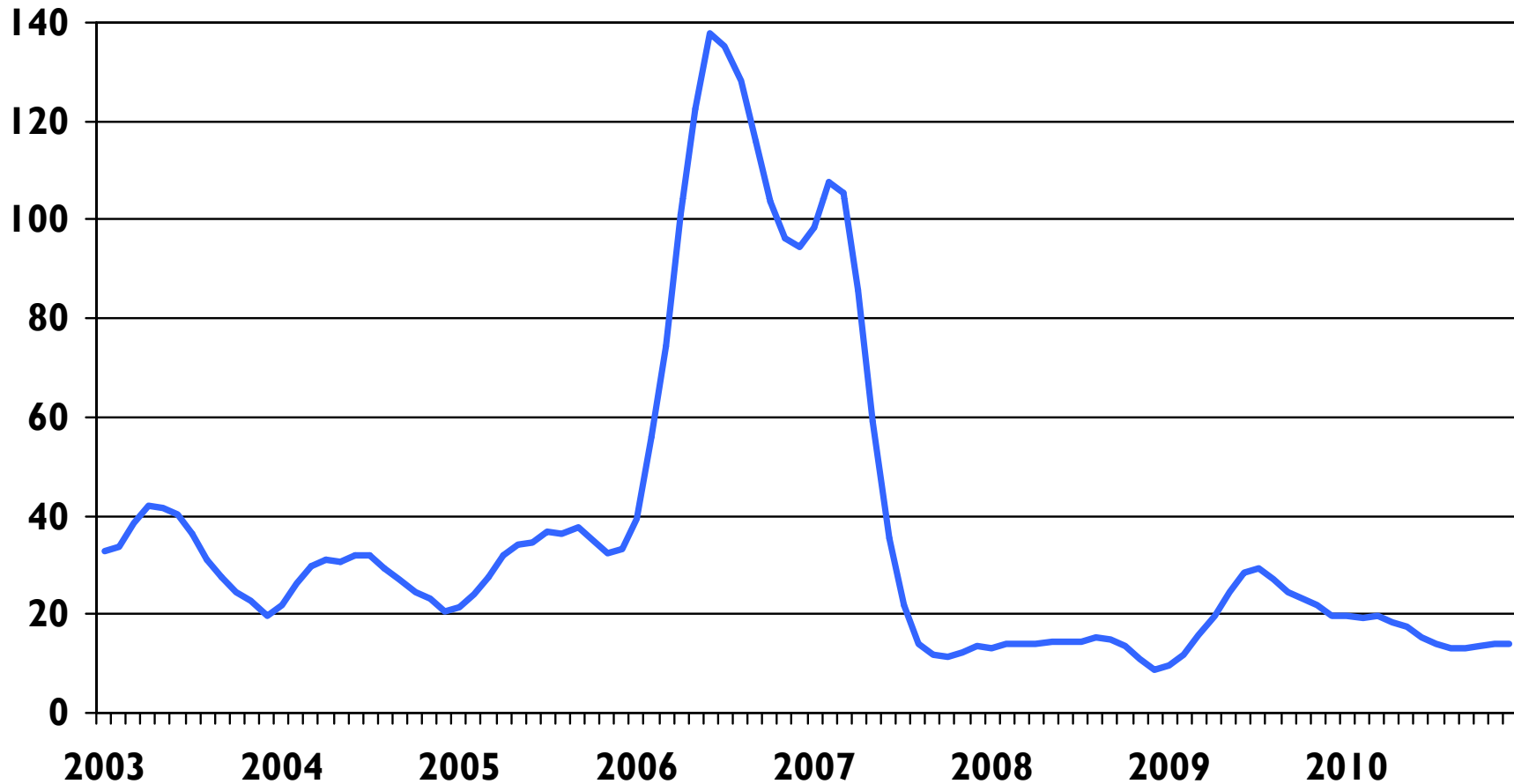
units (3 month moving ave.)



Source: RAE

# Edmonton MLS<sup>®</sup> Condo Sales-to-Active Listings Ratio

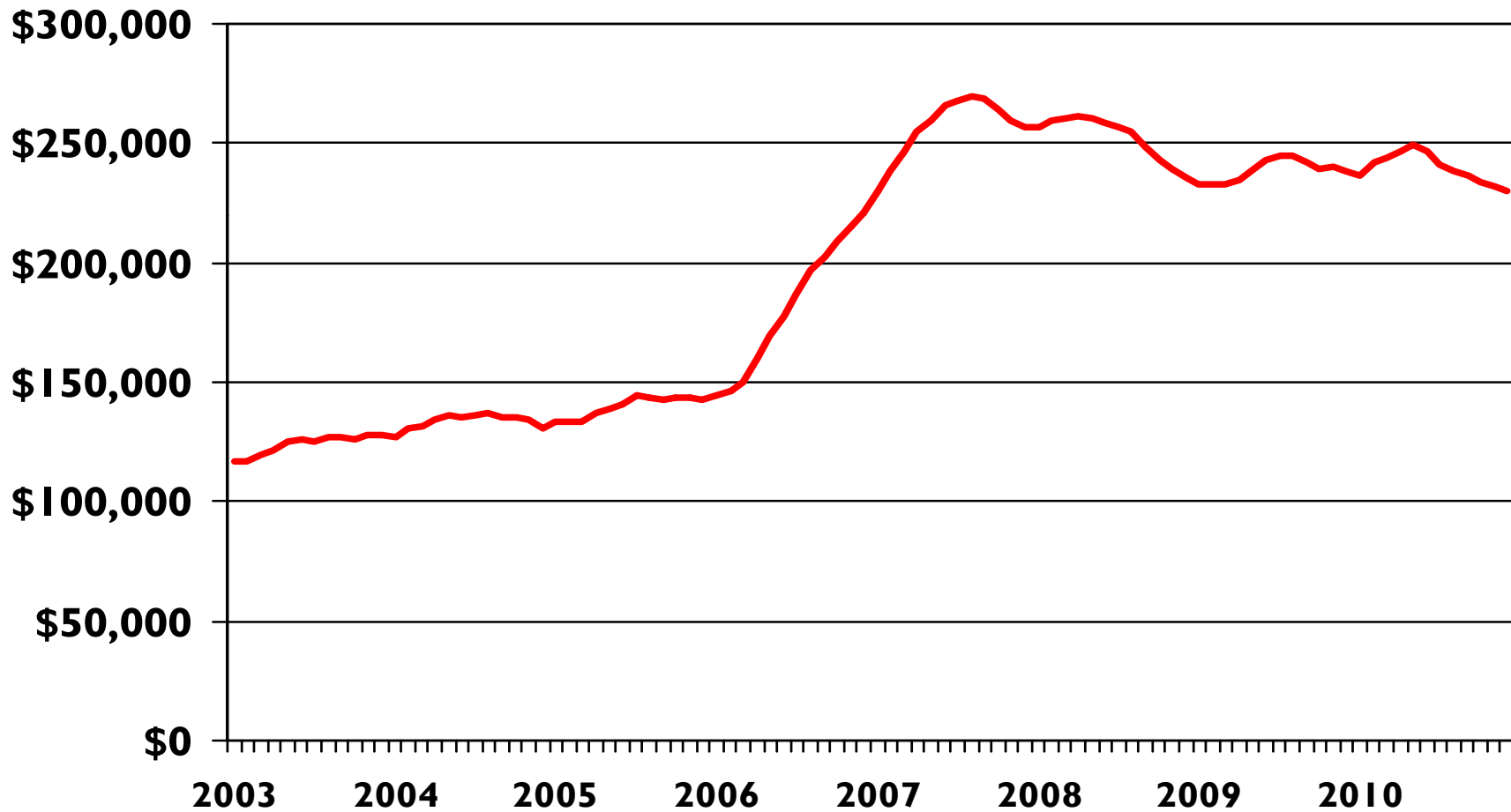
per cent (3-month moving ave.)



Source: RAE

# Edmonton MLS<sup>®</sup> Average Condo Sale Price

3-month moving ave.

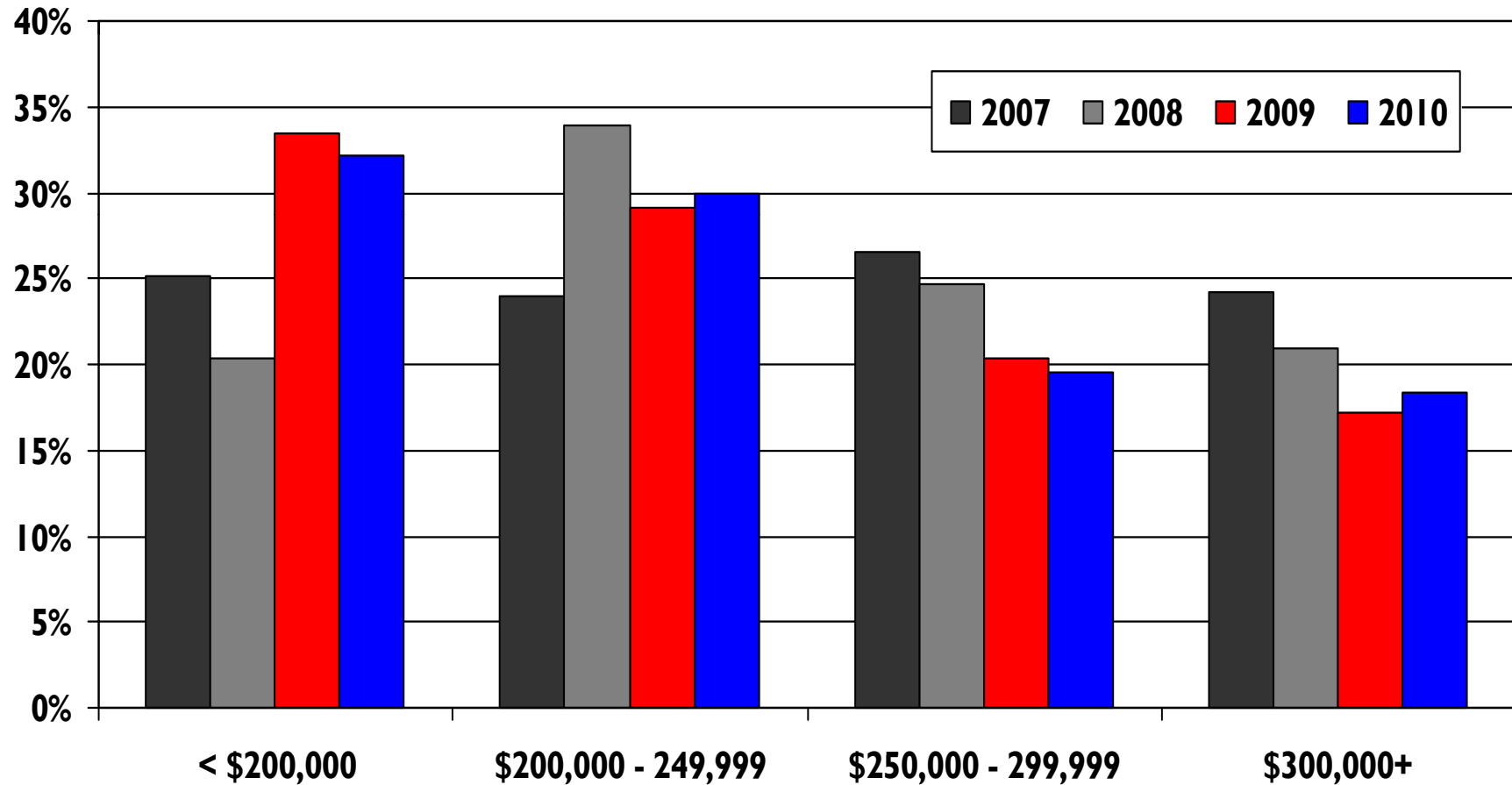


Source: RAE

# Edmonton Condominium MLS<sup>®</sup> Sales

Average price December YTD 2010 = \$240,891 (+0.2%)

per cent of sales



Source: RAE

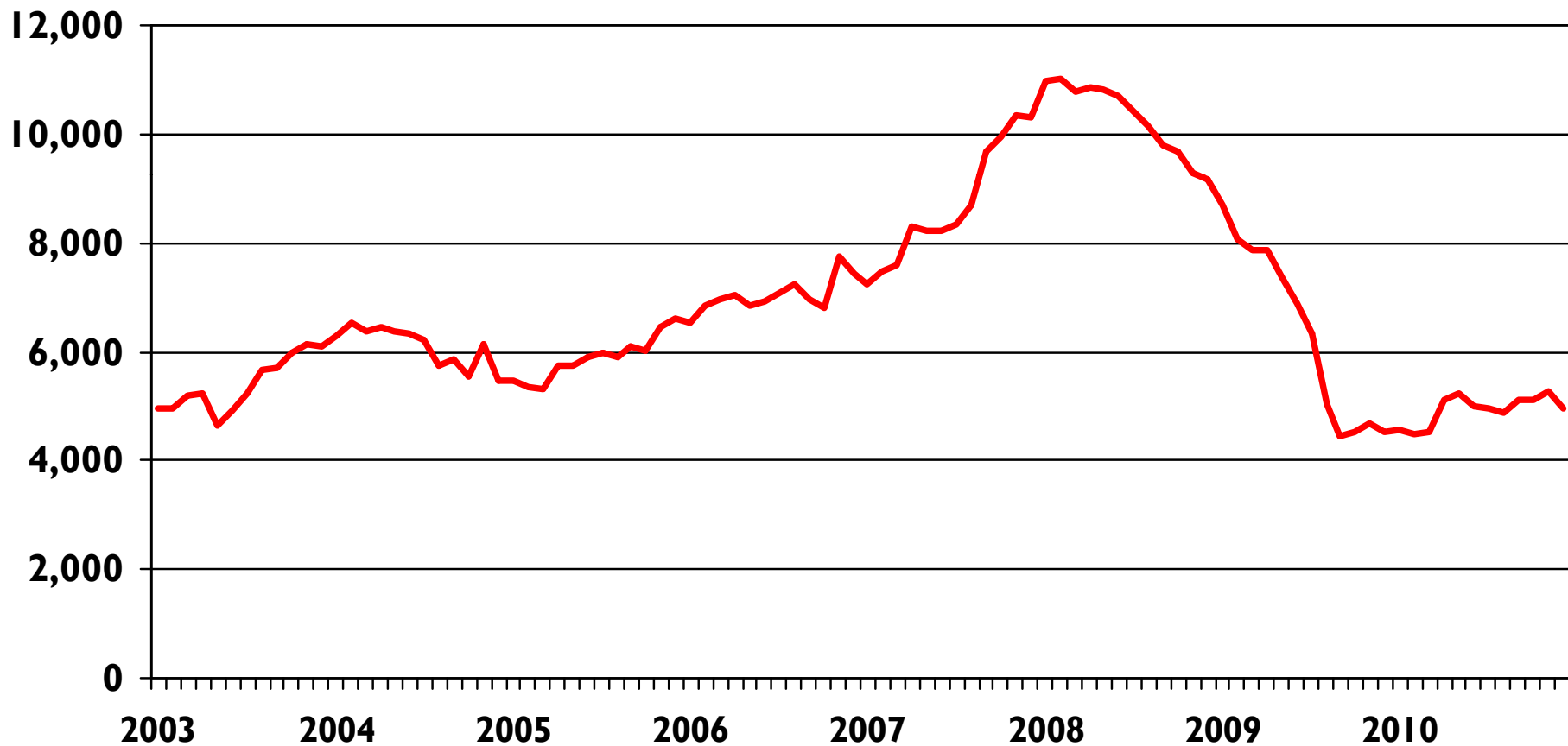




# Edmonton CMA – Multiple Units

## *Under construction up 10 per cent from December 2009*

semi, row & apartment units - under construction

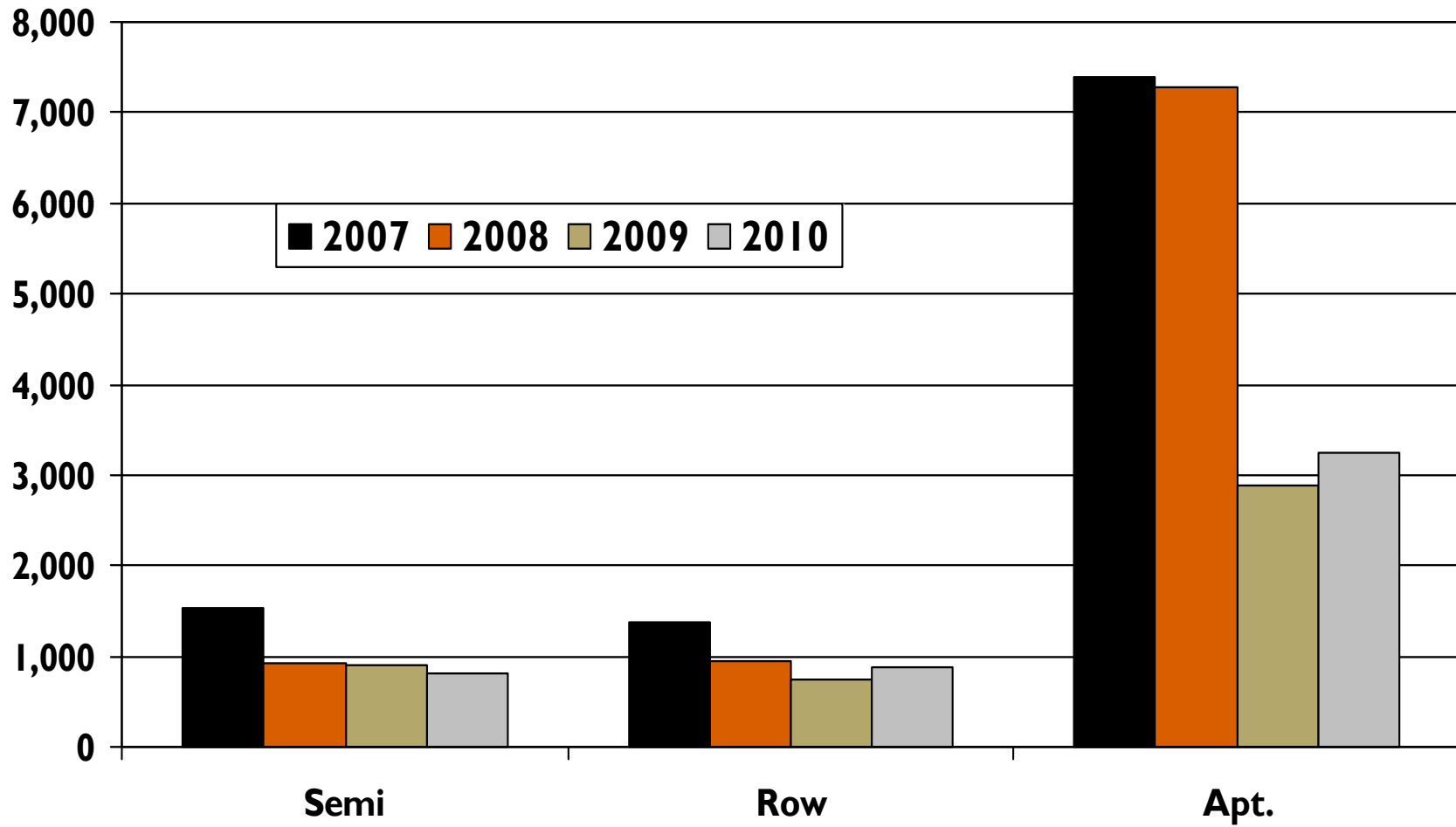


Source: CMHC

# Edmonton CMA – Multiple Units

*Row and apartment activity up from Dec.'09*

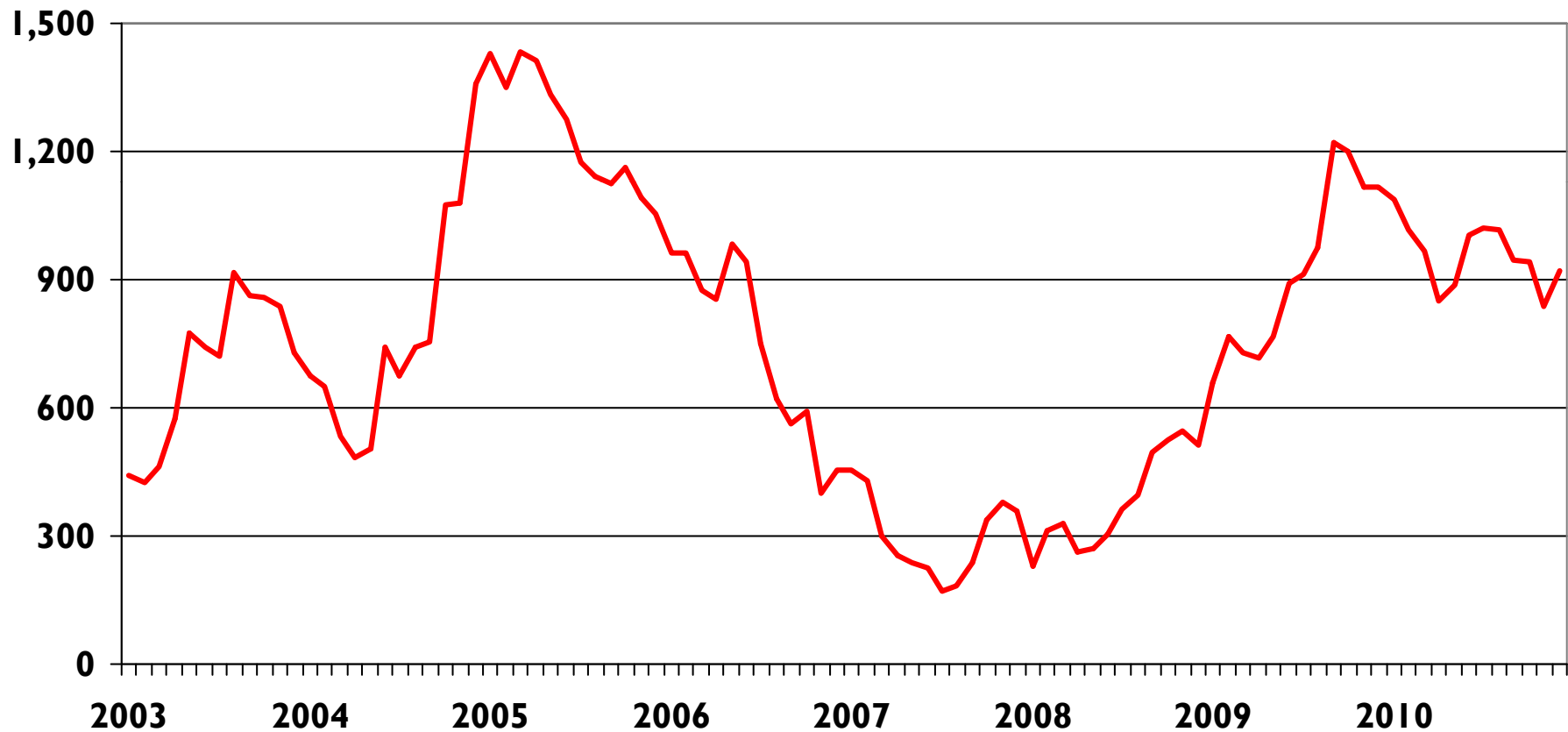
units under construction in December



# Edmonton CMA - Multi-family Inventory

*Unabsorbed units down 18 per cent yr/yr in December*

unabsorbed units

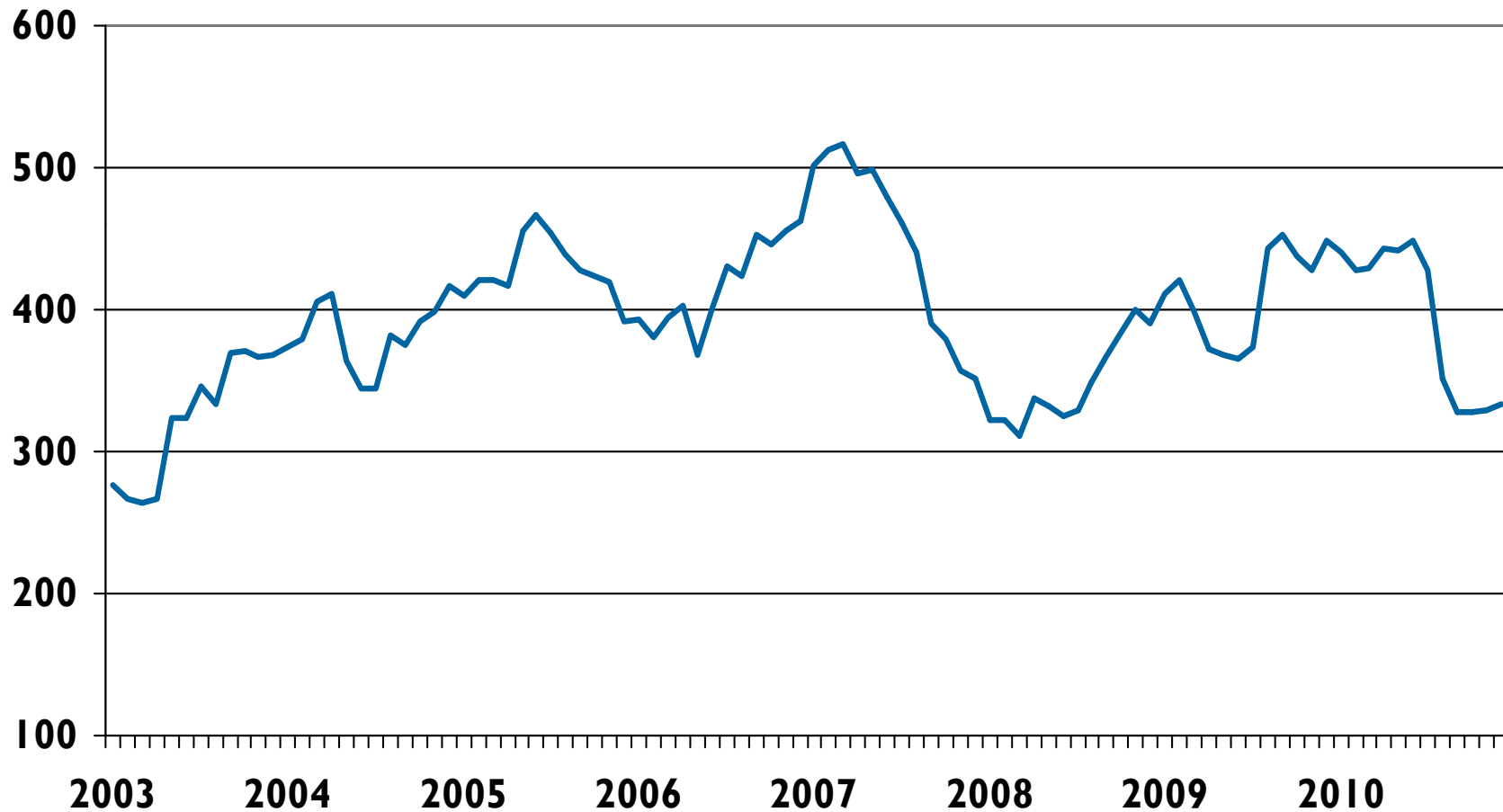


Source: CMHC

# Edmonton CMA - Multiple Absorption Rate

*YTD Absorptions down by 26% due to fewer completions*

absorbed multiple units (12-month moving average)

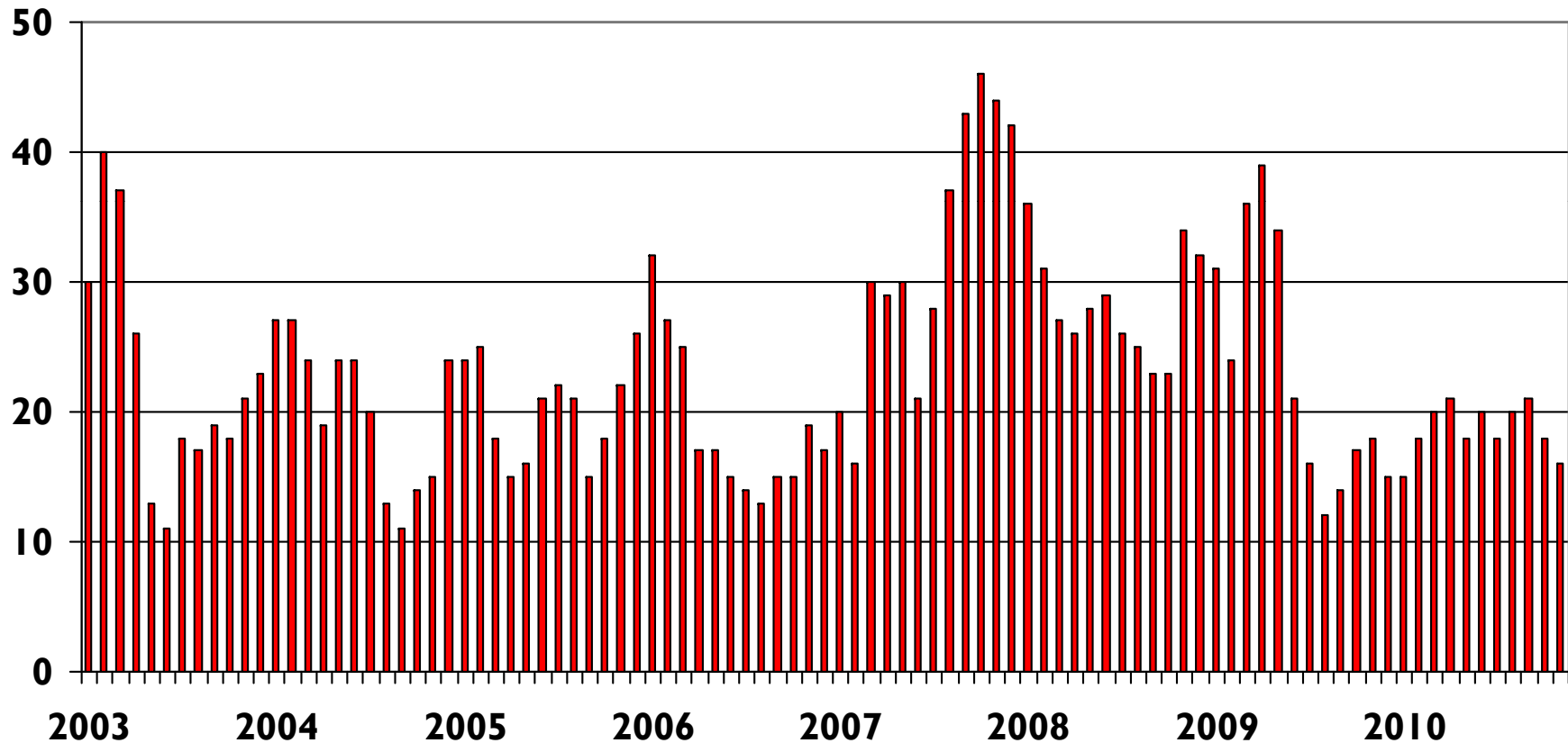


Source: CMHC

# Edmonton CMA – Months of Supply

*Current levels below the longer-term average*

duration of multi-family supply (months)

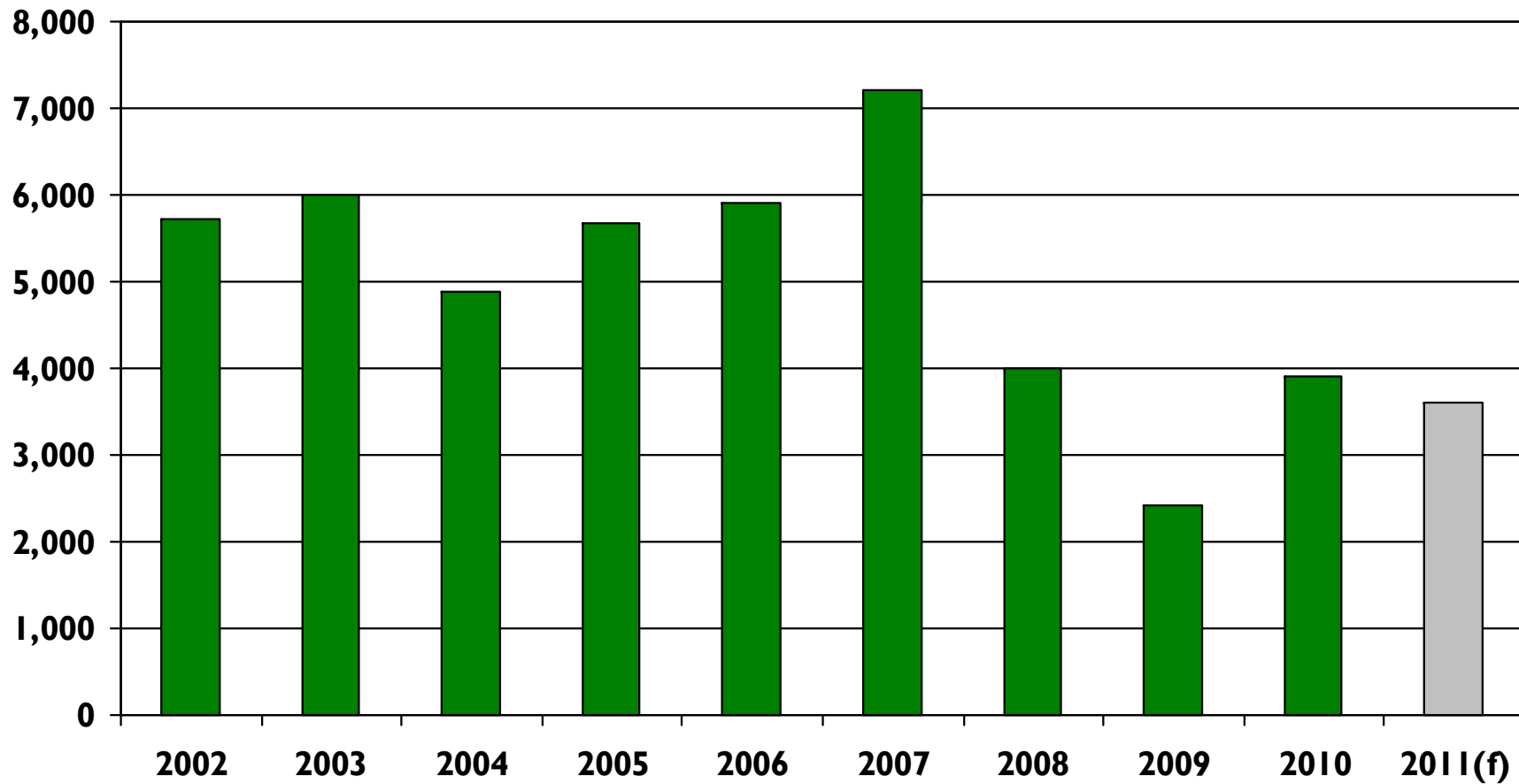


Source: CMHC, 3-month moving average

# Edmonton CMA – Multi-family Starts

*2011 volumes should approach 2010 production*

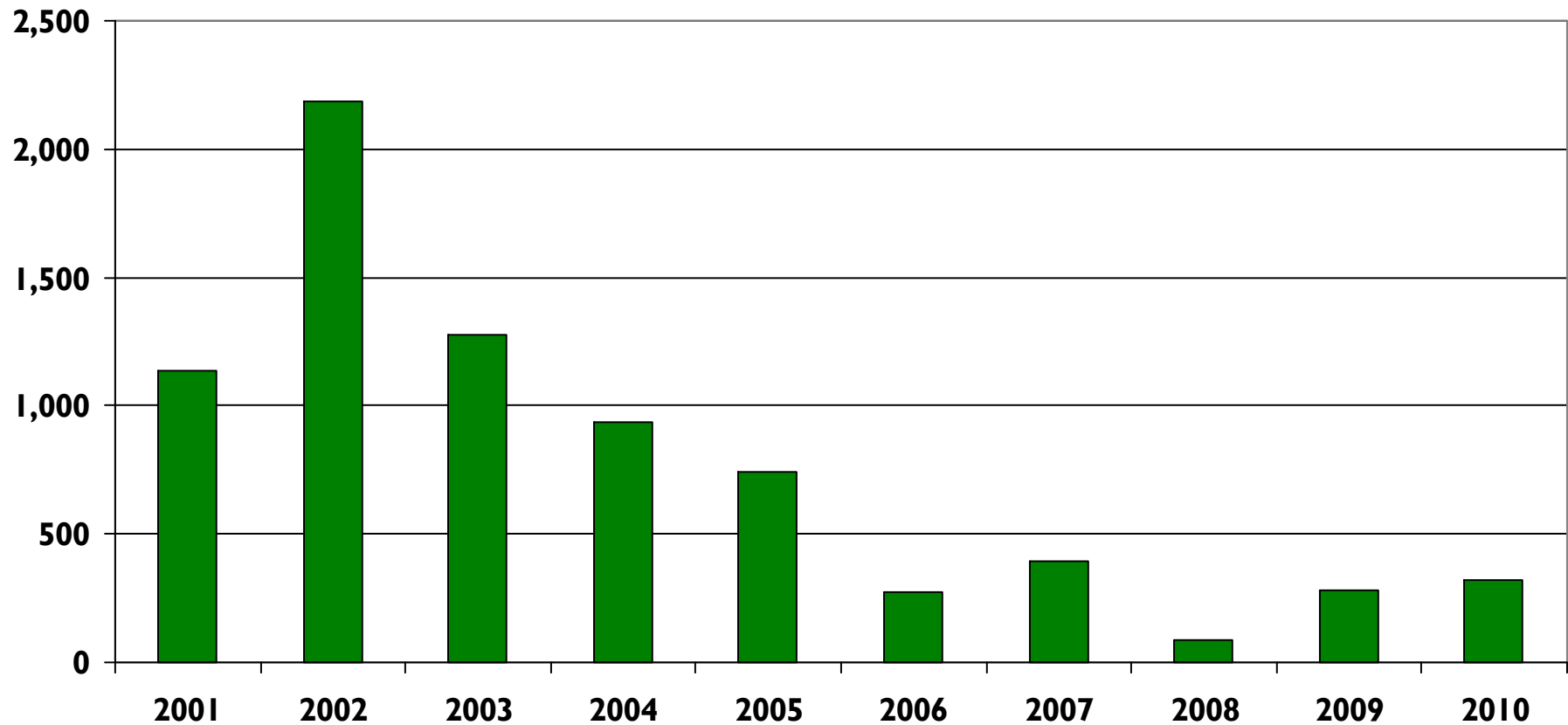
units



# Edmonton CMA – Rental Housing Starts

*Activity levels have slowed considerably since 2005*

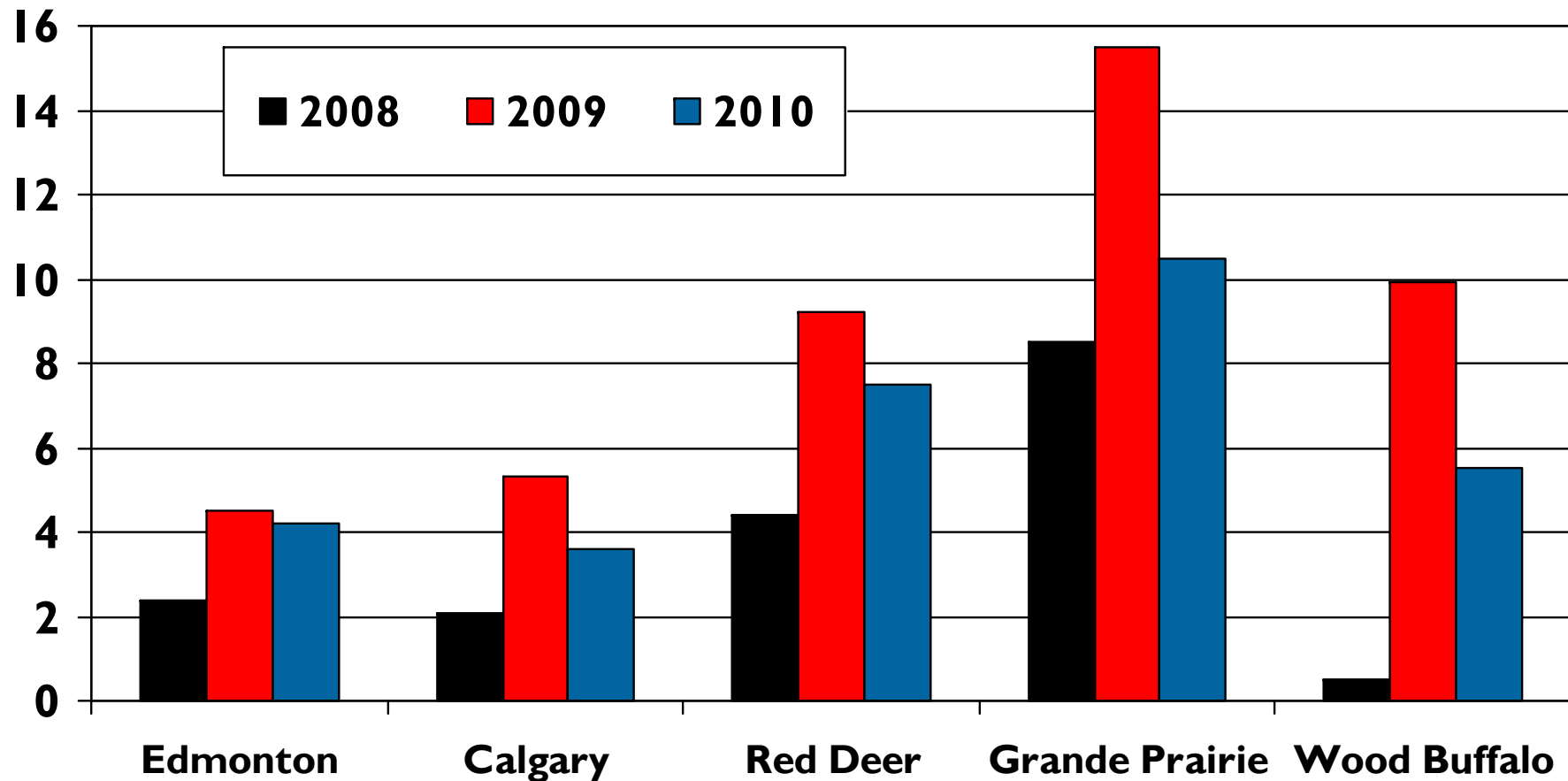
semi, row, & apartment units



# Apartment Vacancy Rates

*Lower in 2010*

per cent (October surveys)

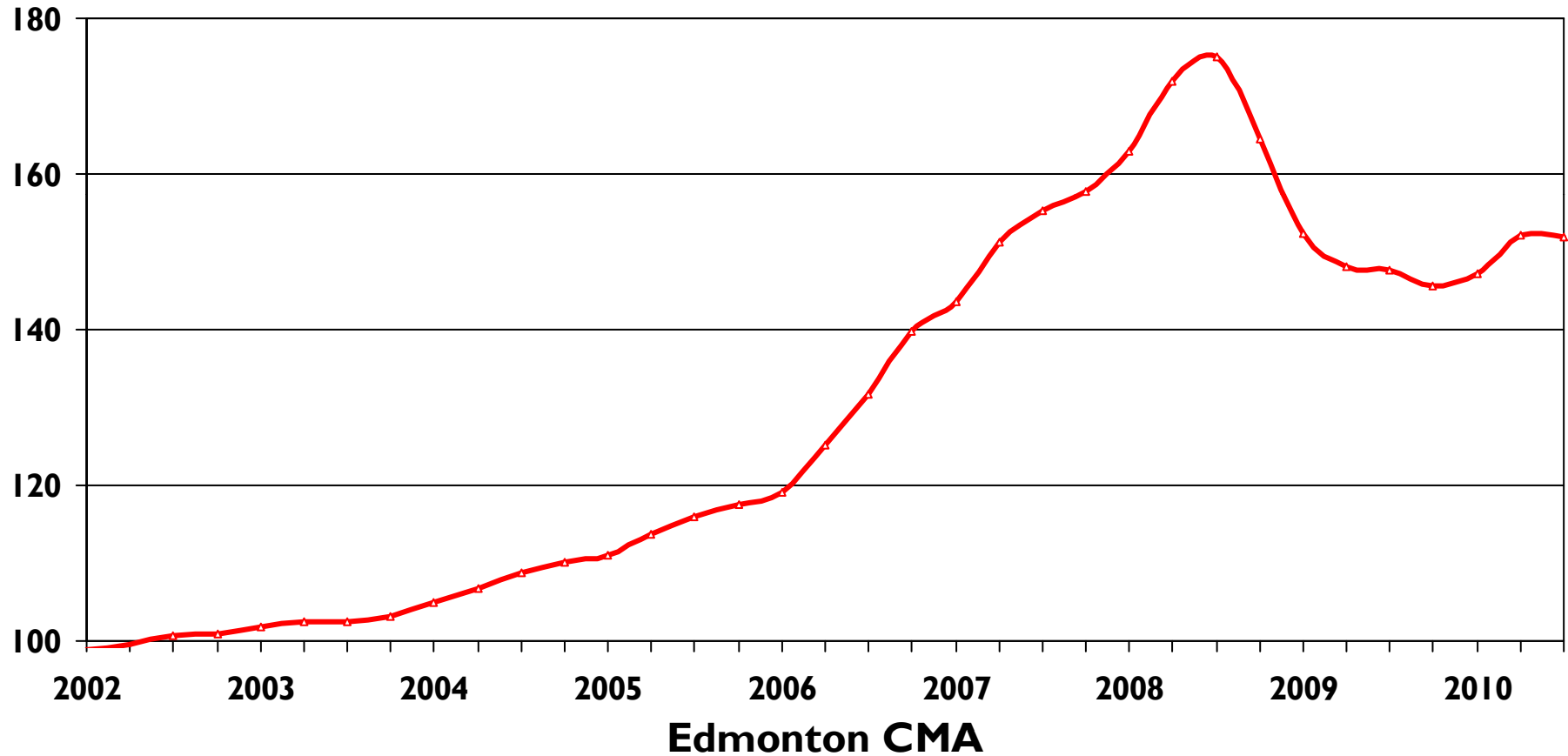




# Apartment Construction Price Index

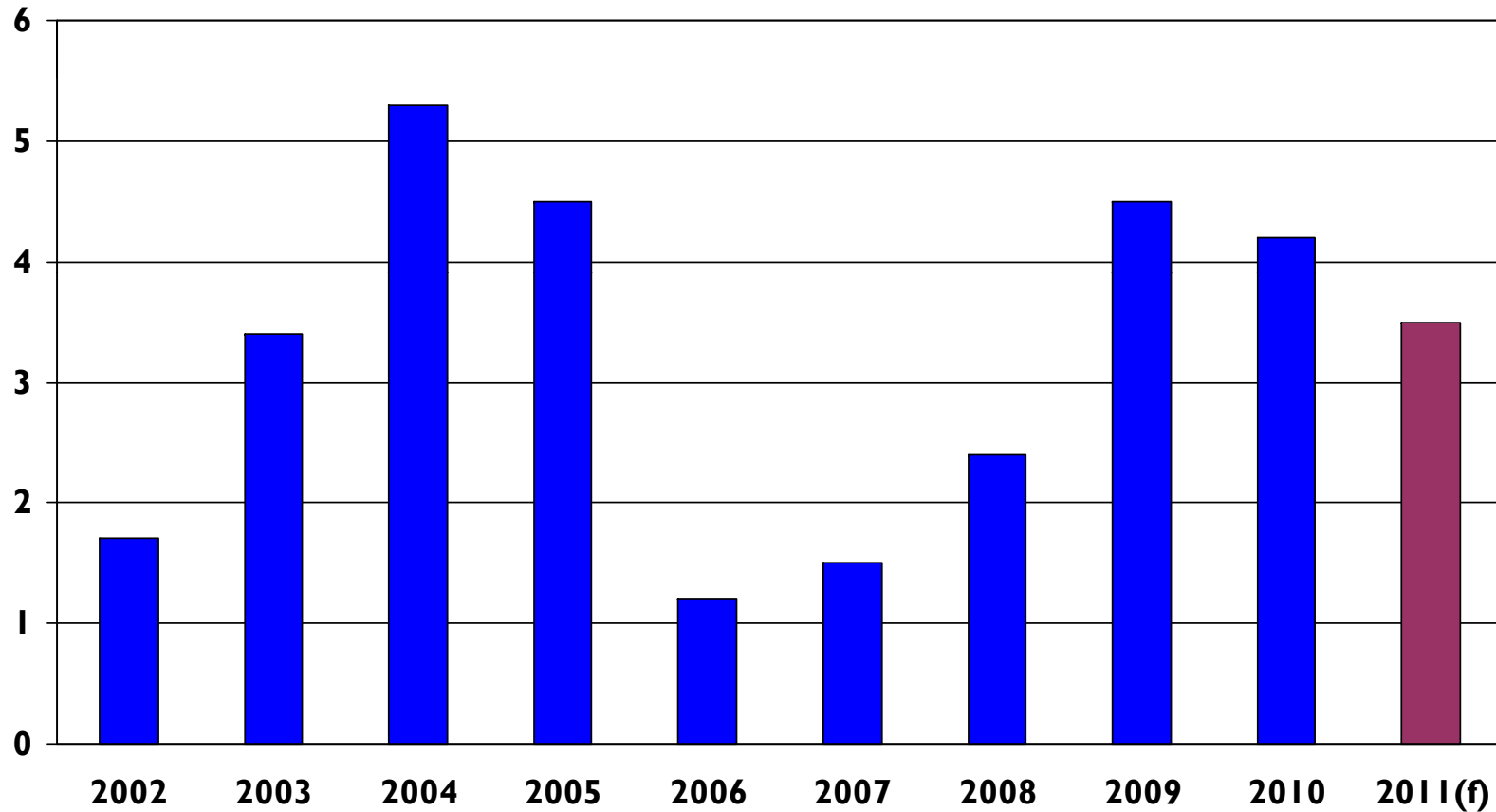
*Prices remain below 2008Q4 peak levels*

2002 = 100



# Edmonton CMA - Apartment Vacancy Rate

per cent

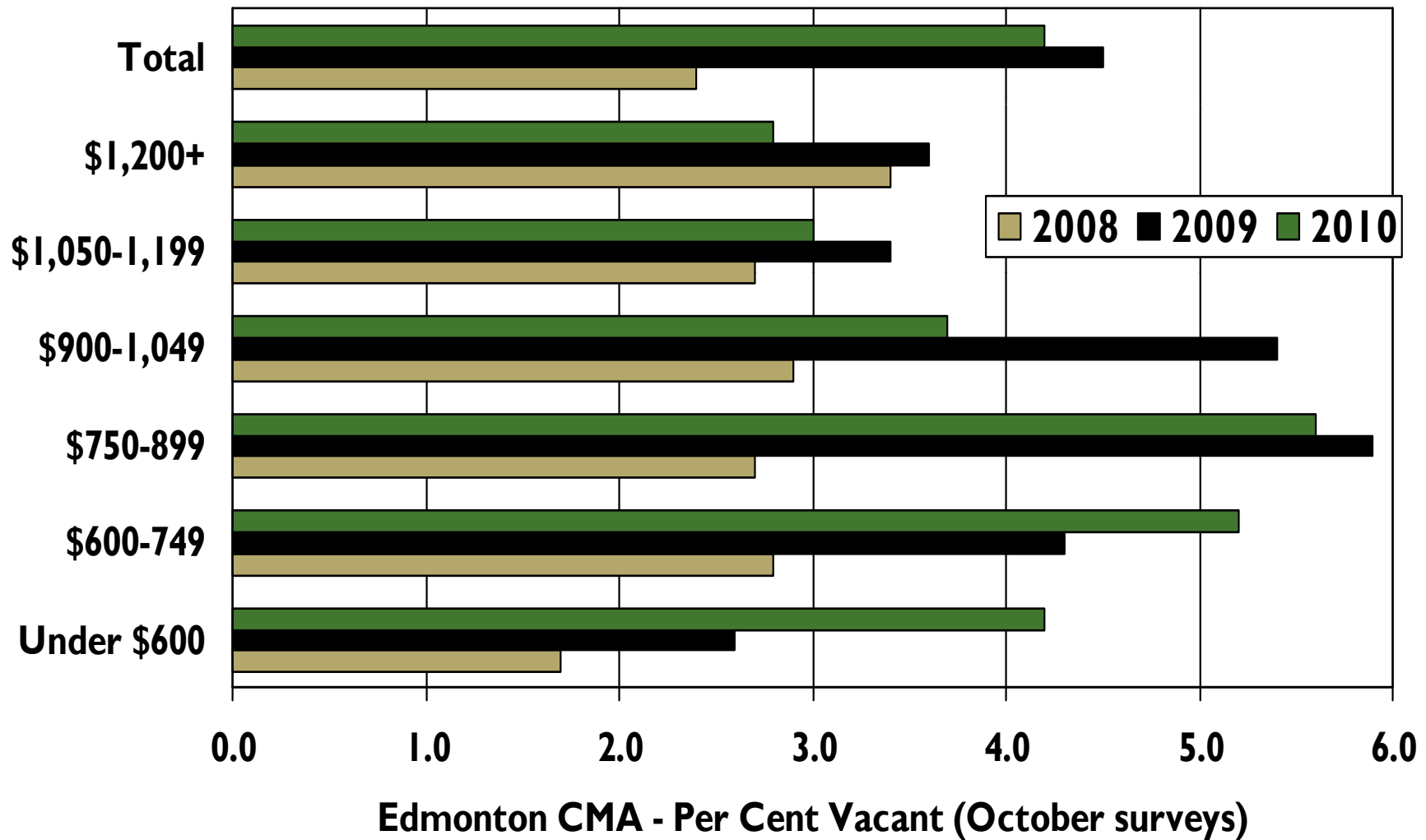


**Private Structures of 3+ Units (October surveys)**

Source: CMHC

# Apartment Vacancy Rate

## By Rent Range

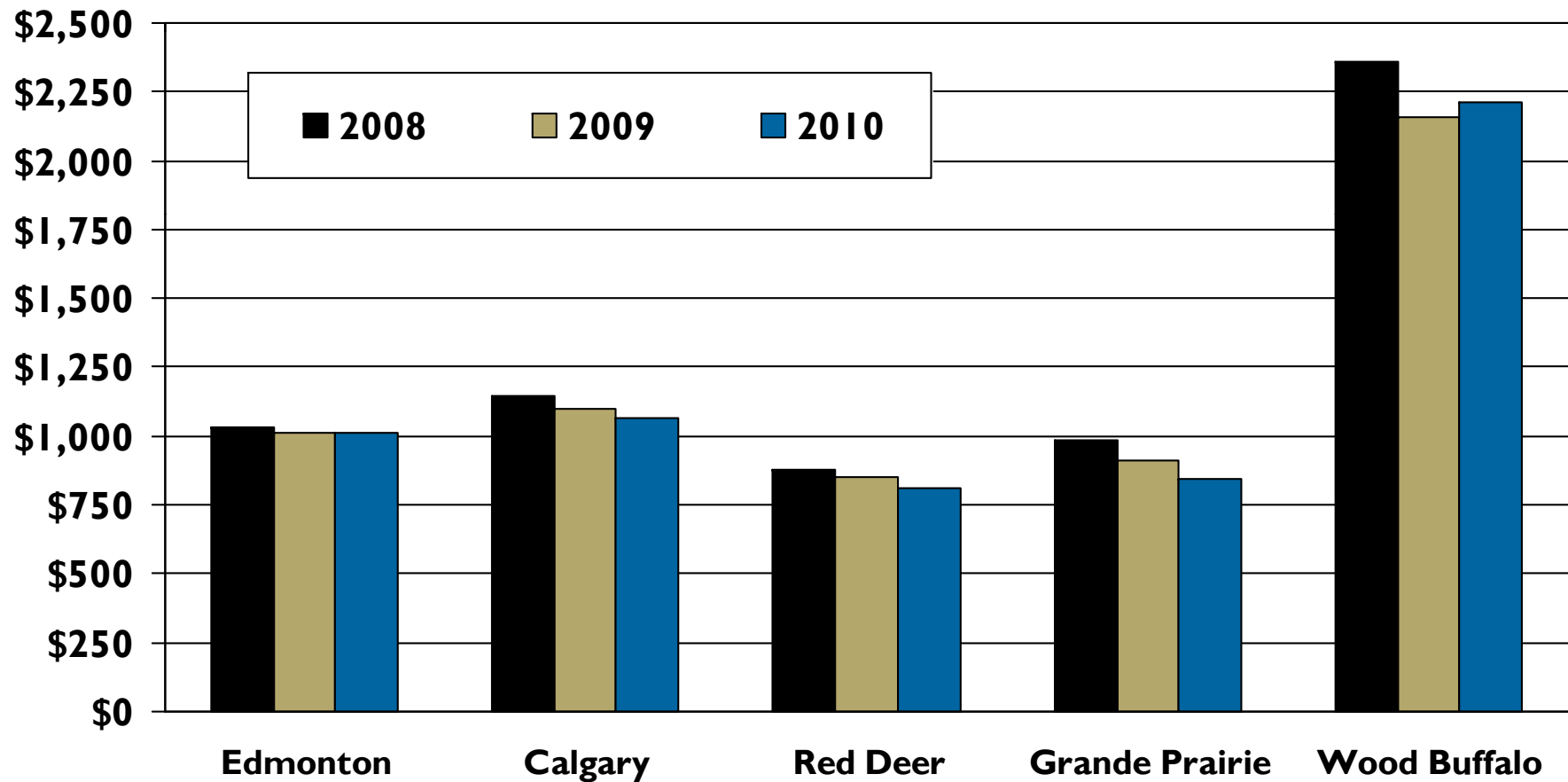


Source: CMHC

# Average Apartment Rent

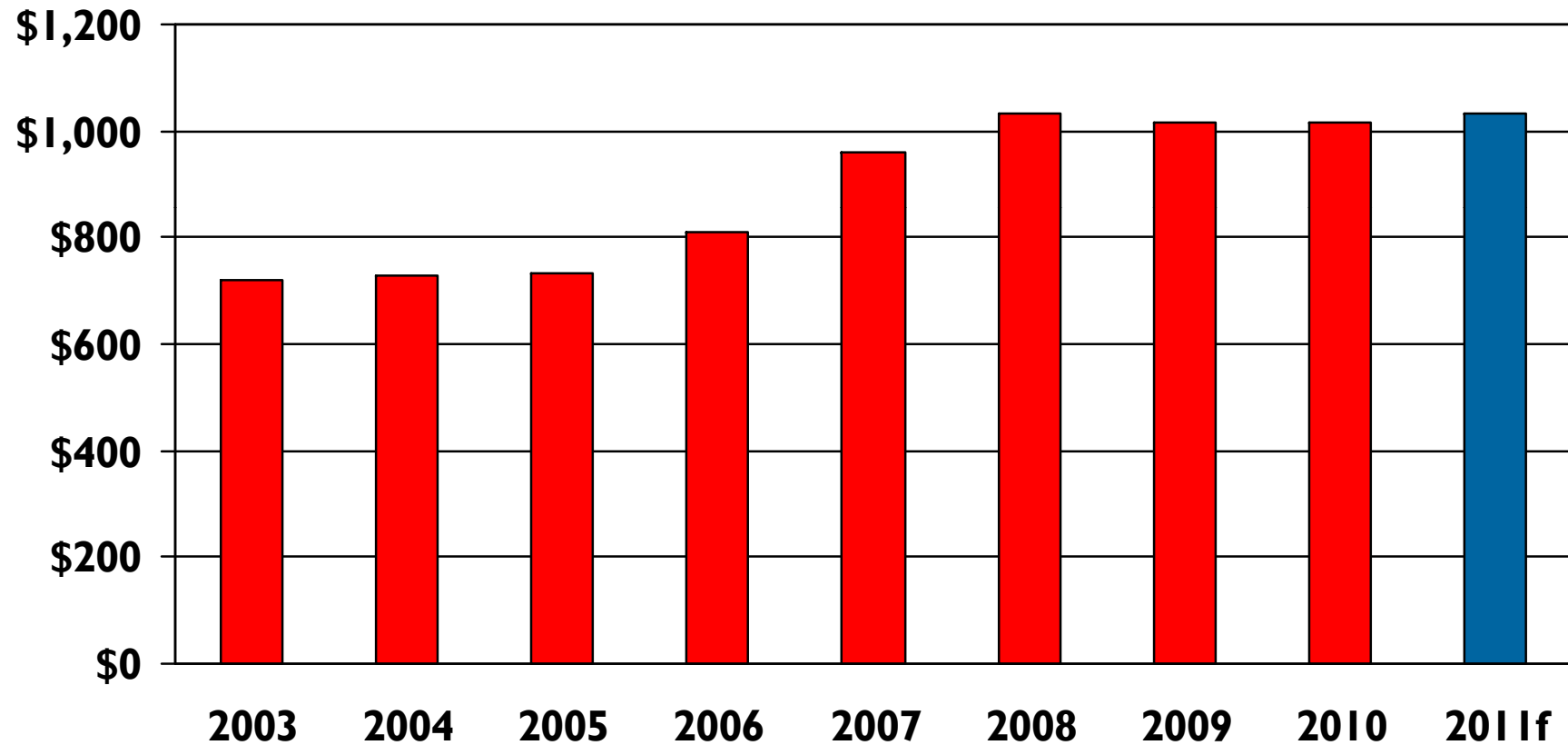
## Two-Bedroom Unit

\$/month



Source: CMHC

# Average Apartment Rents Two-Bedroom Units

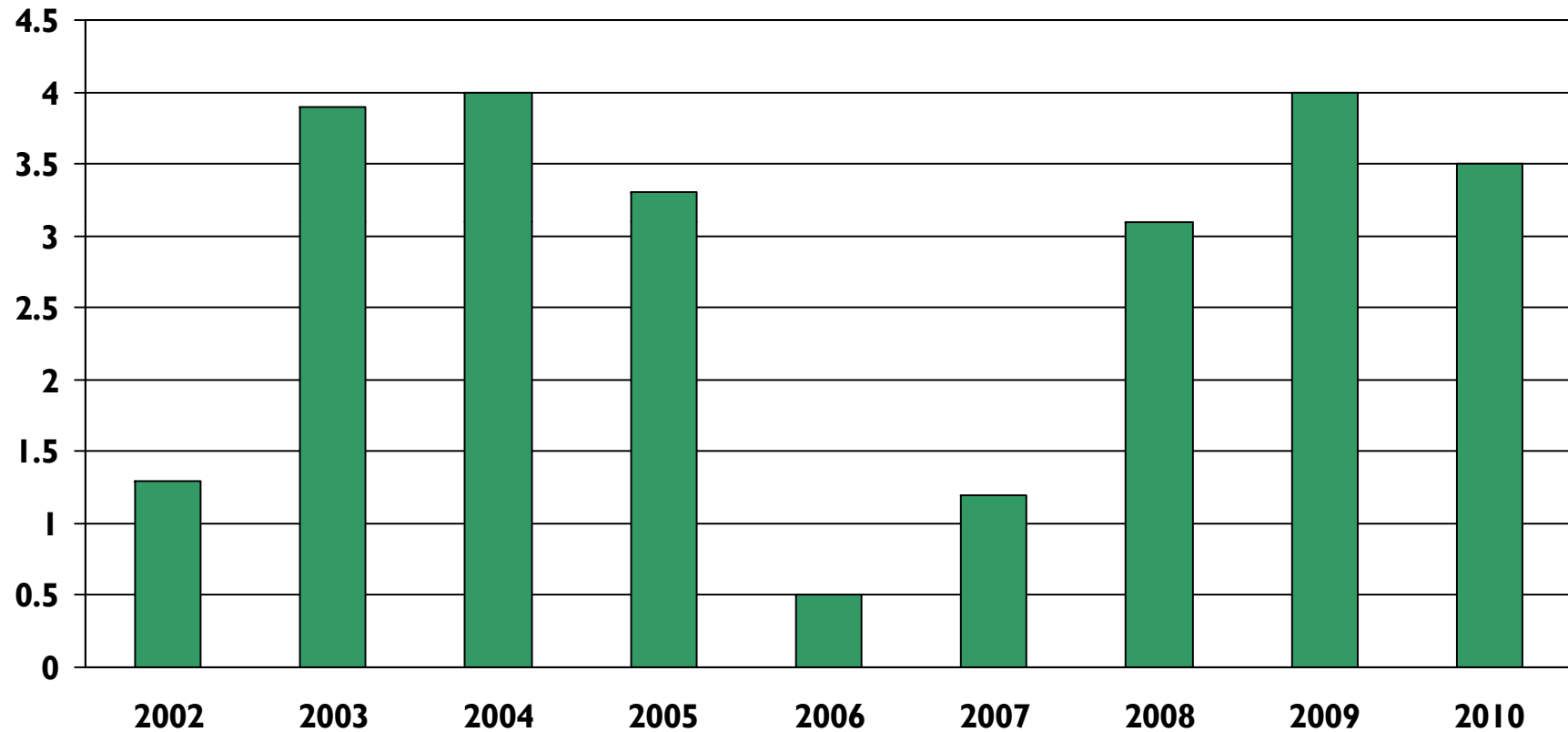


**Edmonton CMA - Private Structures of 3+ Units (October surveys)**

Source: CMHC

# Row/Townhouse Vacancy Rate

per cent

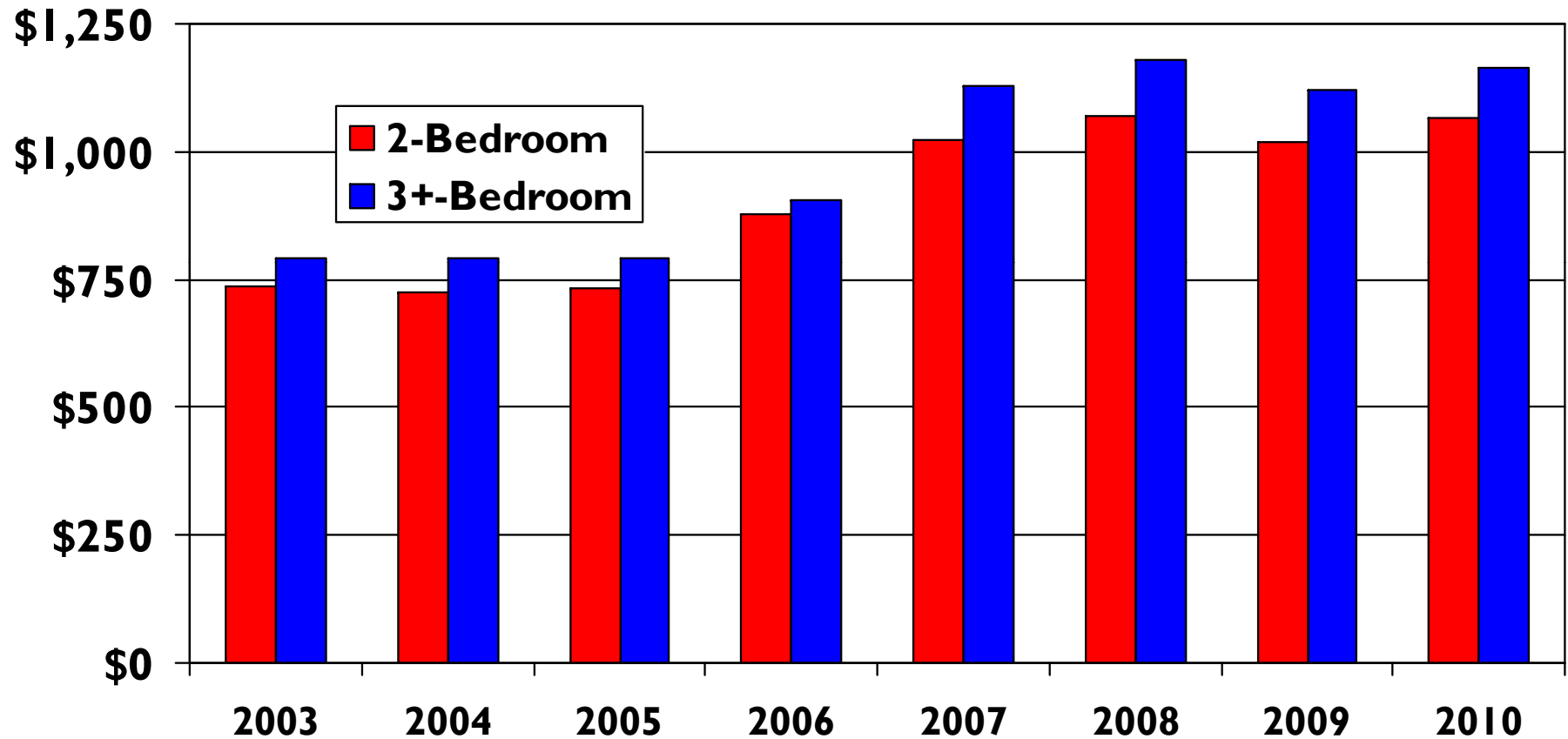


**Edmonton CMA - Private Structures of 3+ Units (October surveys)**

Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

# Edmonton CMA - Row Rents By Unit Type

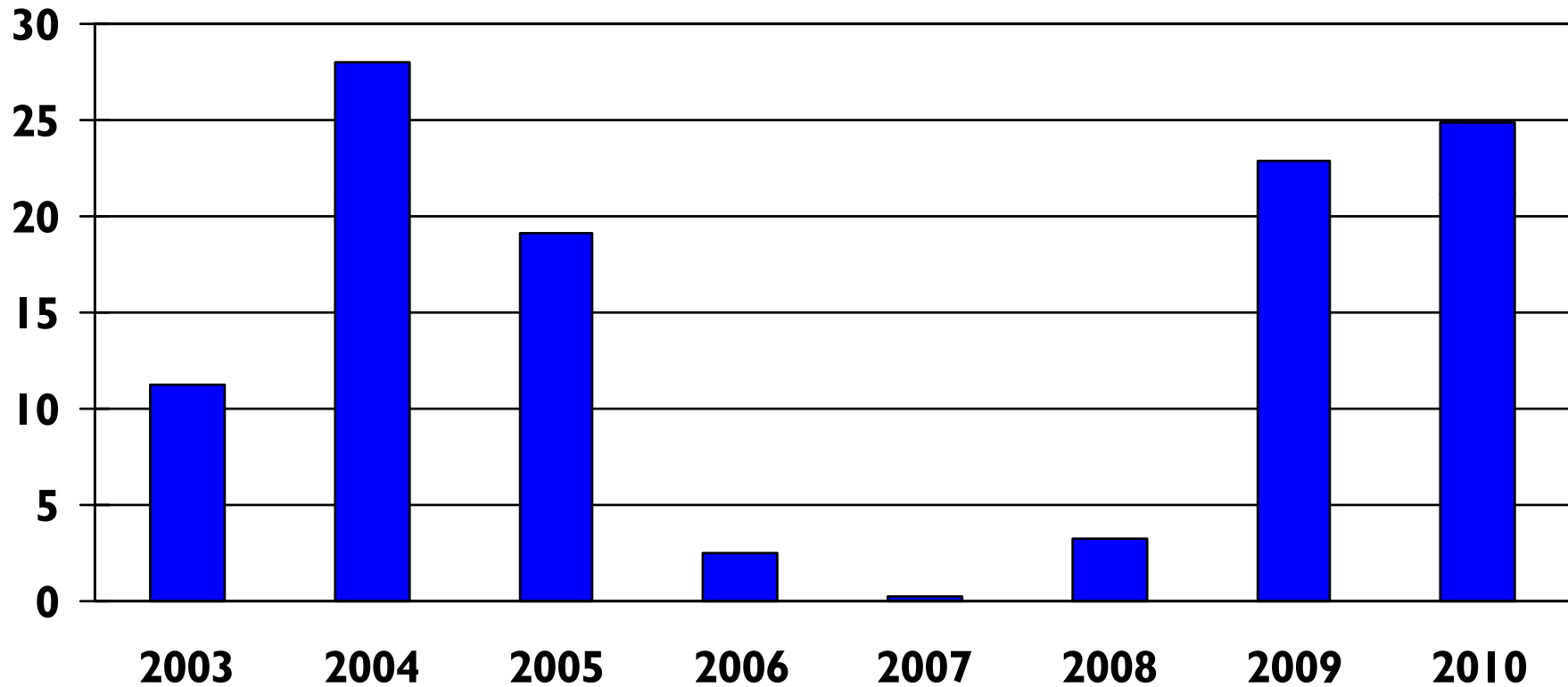


Private Structures of 3+ Units

Source: CMHC

# Rental Apartments Offering Incentives

per cent



Source: CMHC

**Edmonton CMA - Private Structures of 3+ Units**

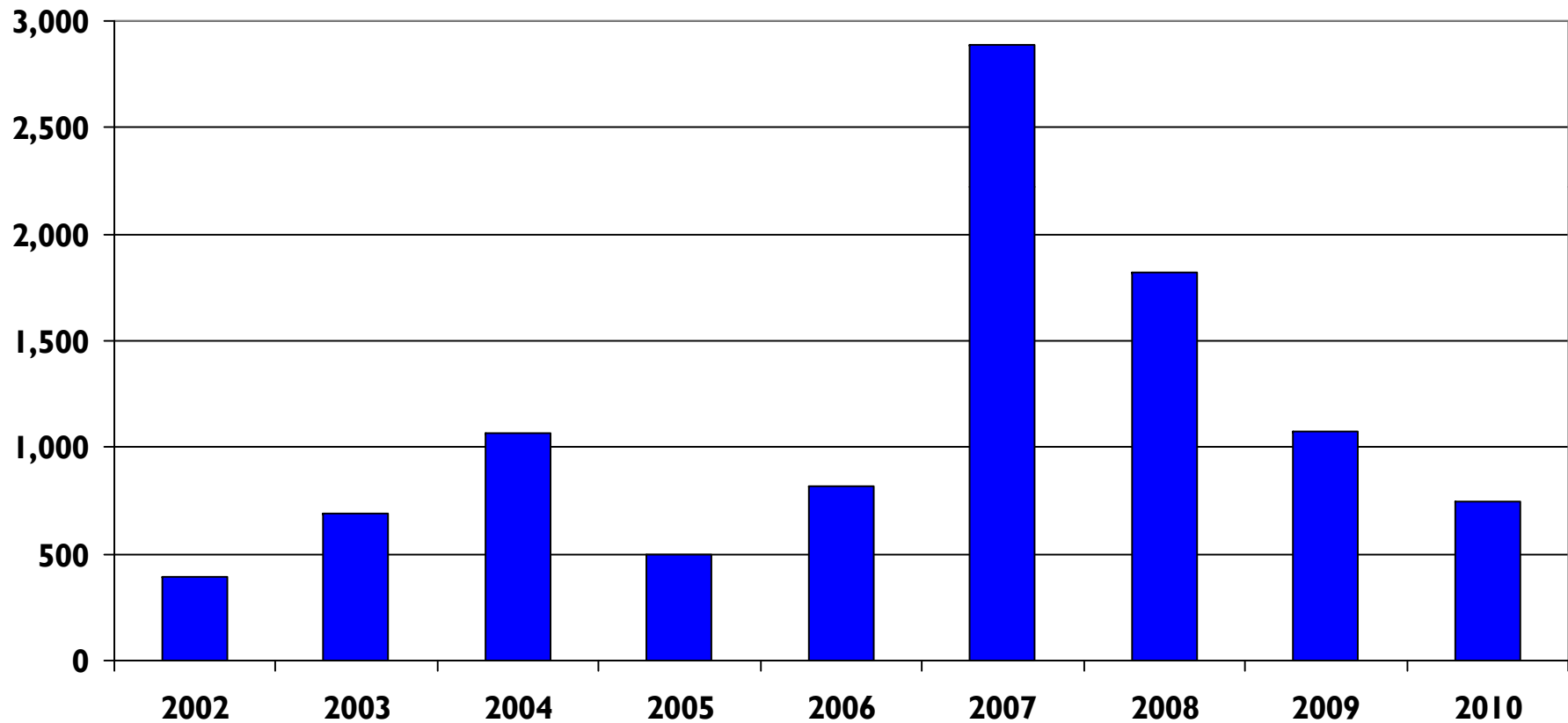
CANADA MORTGAGE AND HOUSING CORPORATION



# Edmonton CMA – Condo Conversions

## *Declining since the 2007 peak*

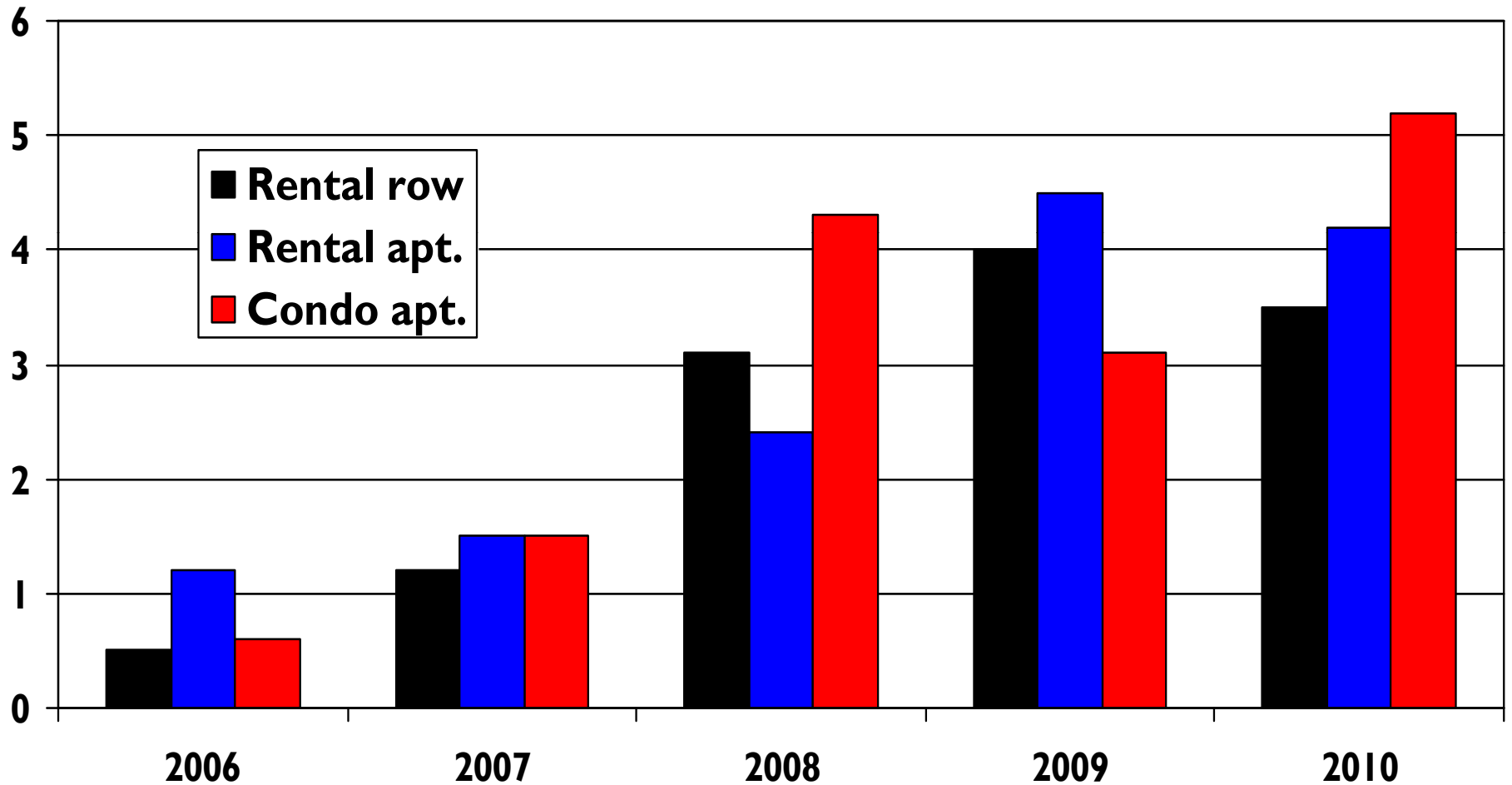
row & apartment rental units converted to condominium



Source: CMHC

# Rental Vacancy Rates Edmonton CMA

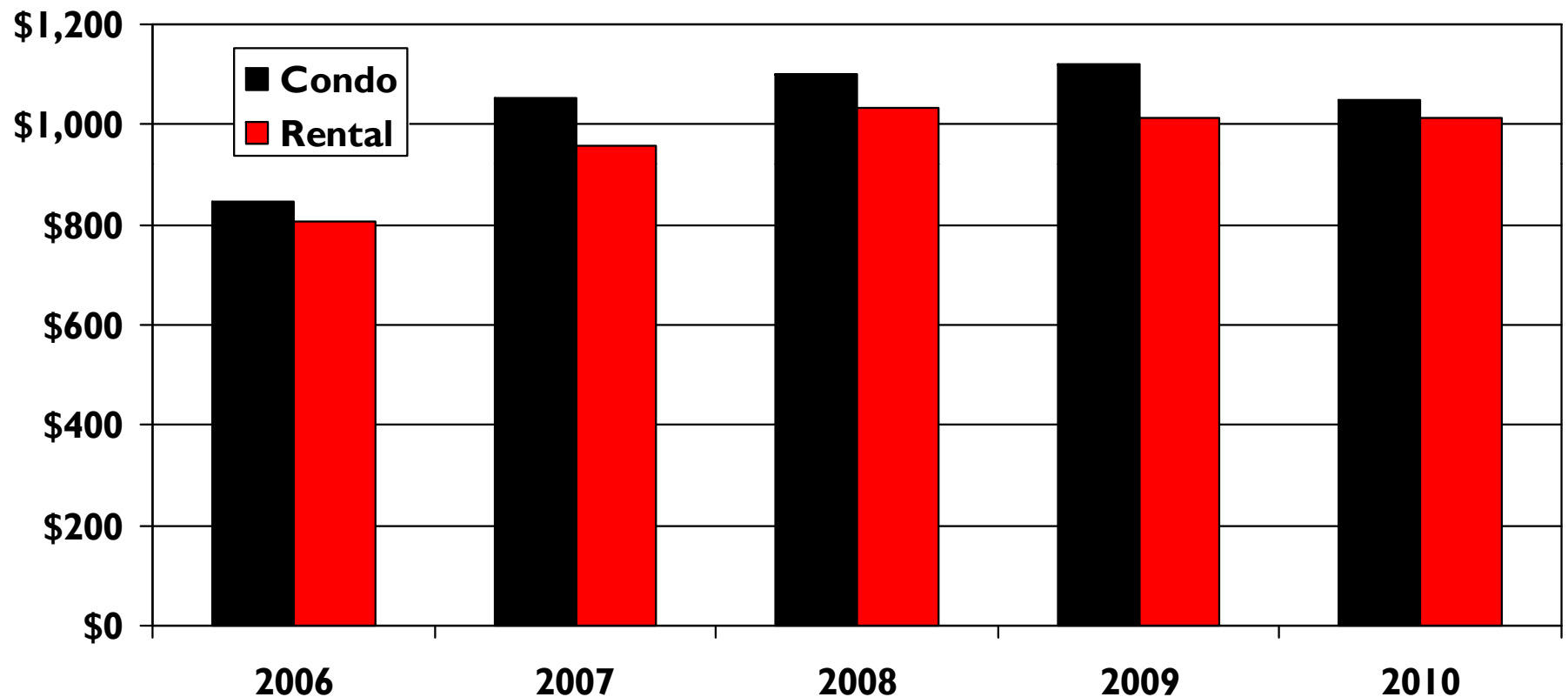
per cent



Source: CMHC

# Rental (RMS) vs Condo Apartment Average Rents

## Two-bedroom units

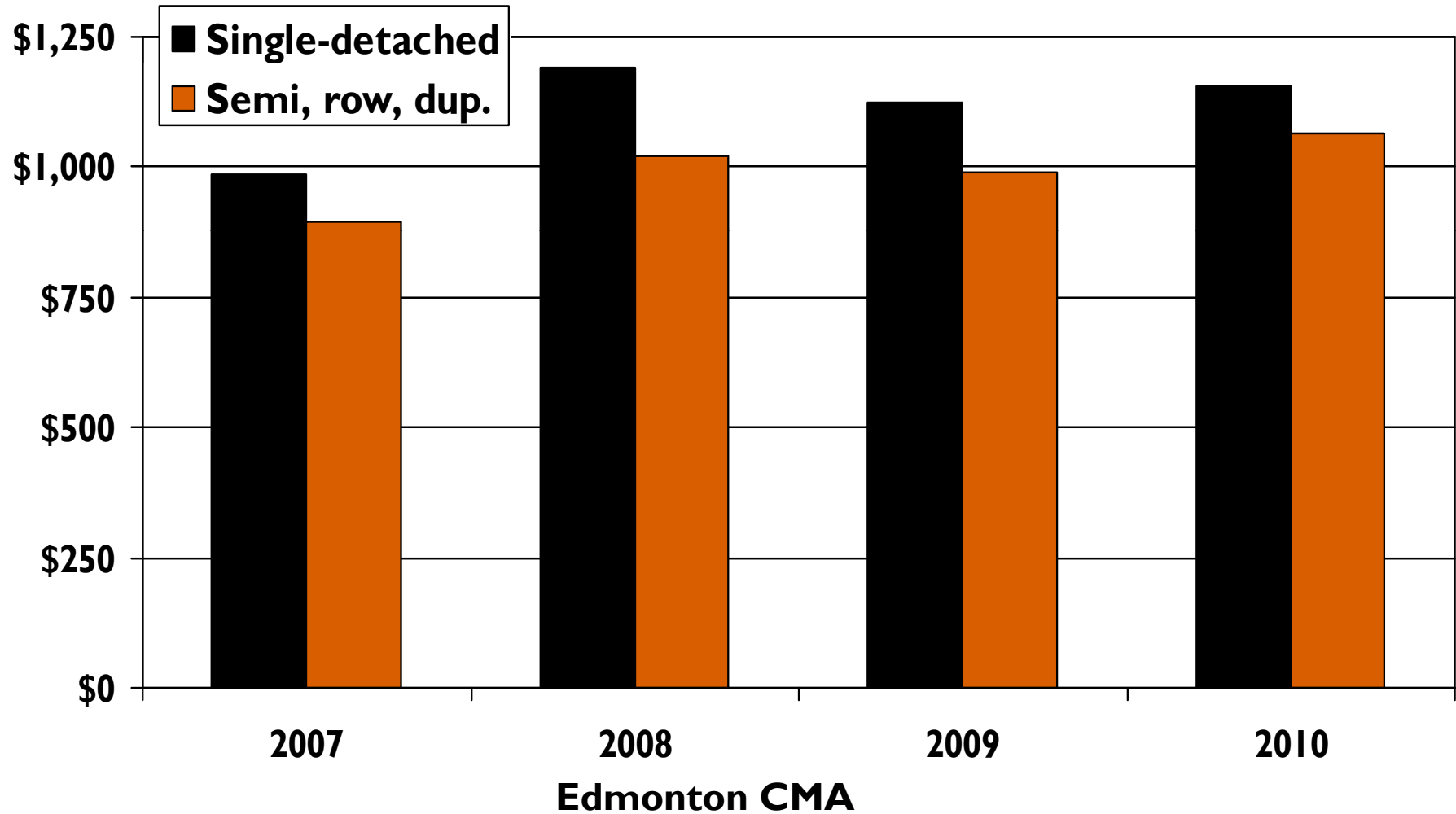


Edmonton CMA - Private Structures of 3+ Units

Source: CMHC

# Other Secondary Rental Units - Average Rents

## All unit types



Source: CMHC

# EDMONTON MULTI-FAMILY MARKET TRENDS

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