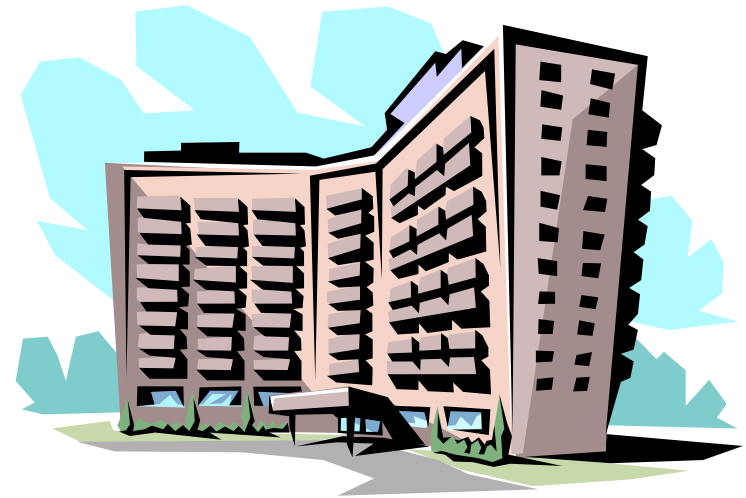


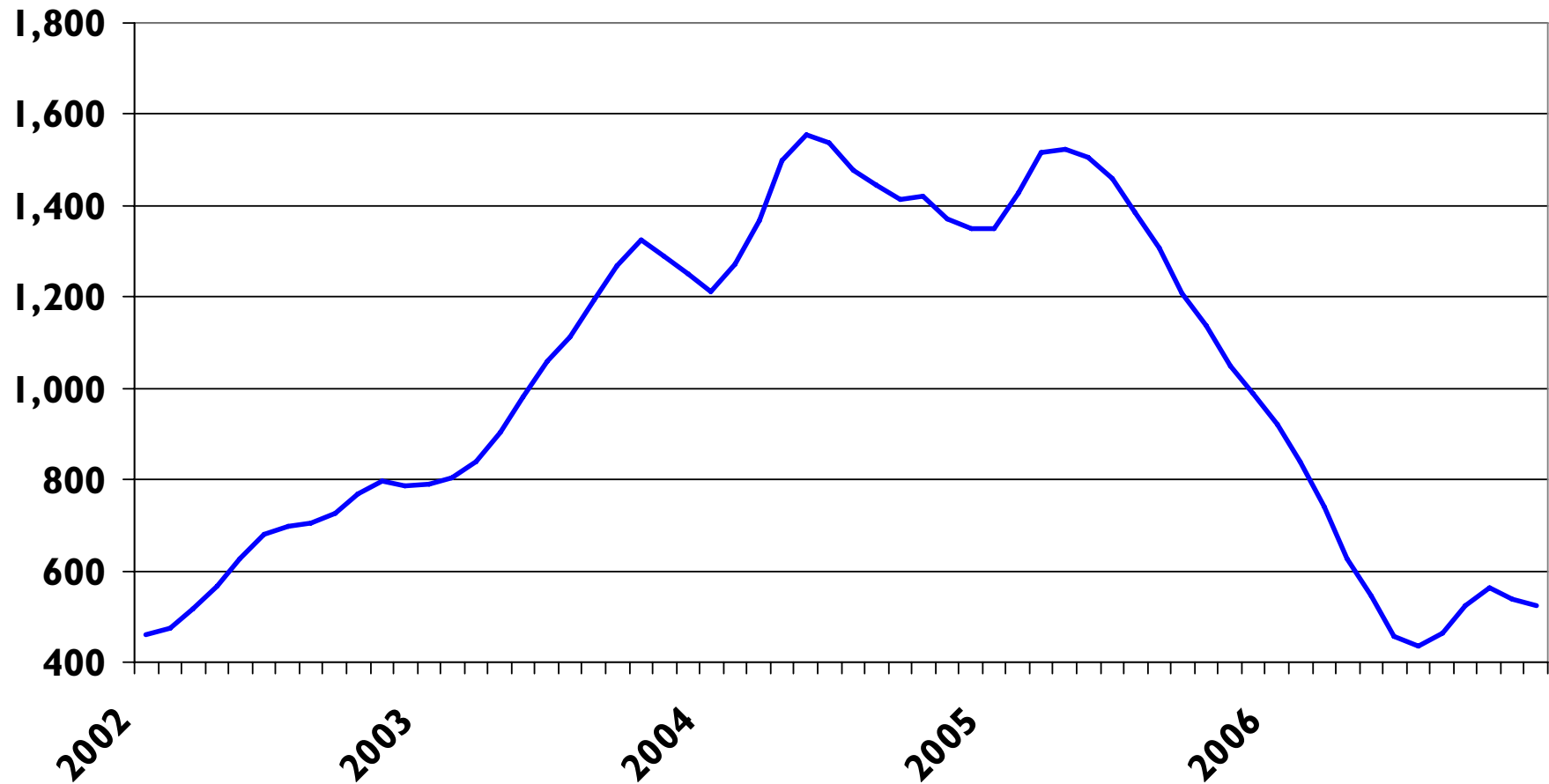
# Edmonton's Condominium & Rental Market Trends

Richard Goatcher  
Sr. Market Analyst  
CMHC Edmonton  
January 2007



# Edmonton – Condo Active Listings

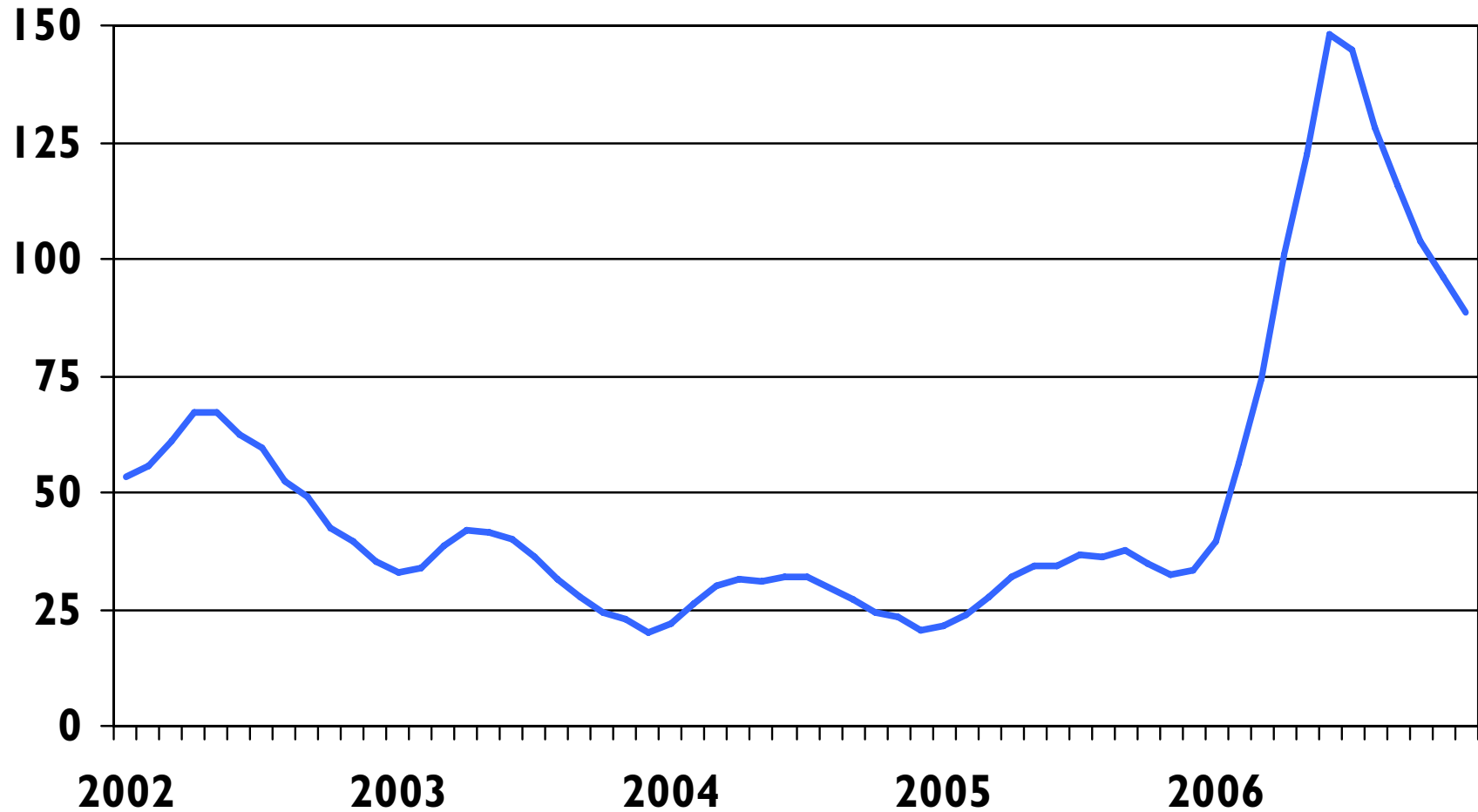
Units (3 month moving ave.)



Source: EREB, Dec. 2006

# Edmonton - Condo Sales-To-Active-Listings Ratio

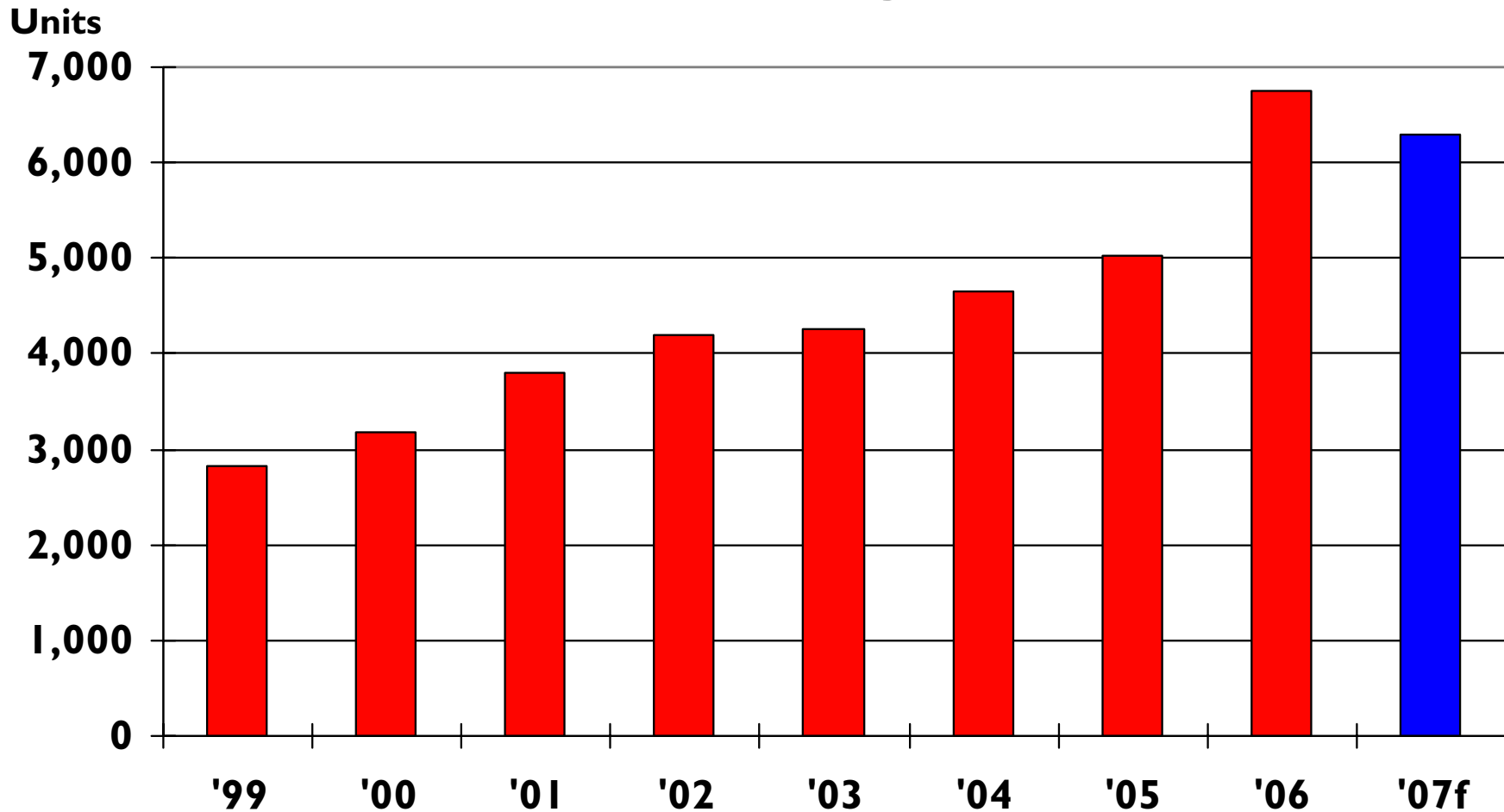
Per Cent (3 month moving ave.)



Source: EREB, Dec. 2006

# Existing (MLS®) Condo Sales

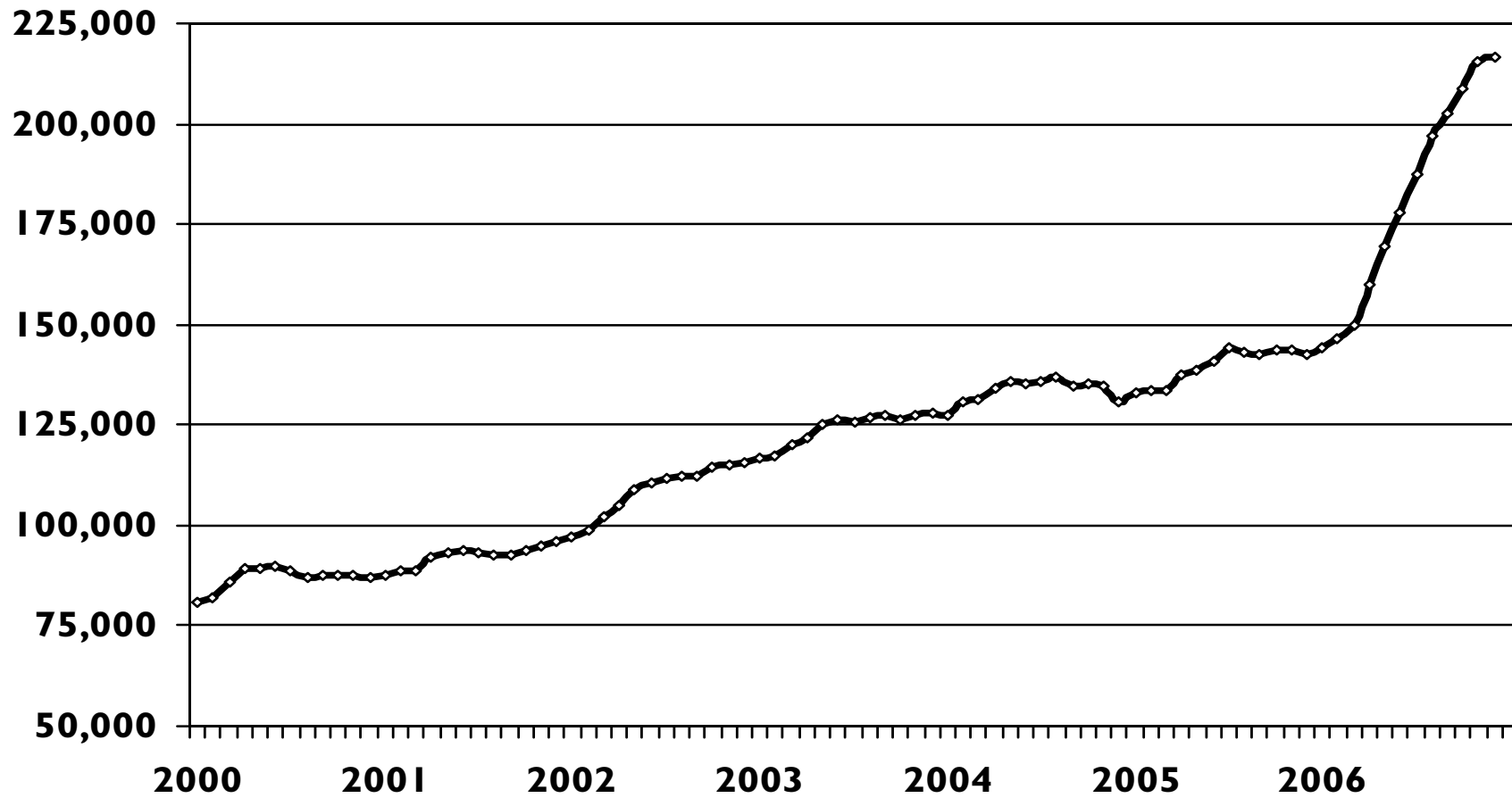
## *Remain Strong Into '07*



Source: EREB, Forecast: CMHC

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

3-month moving ave.

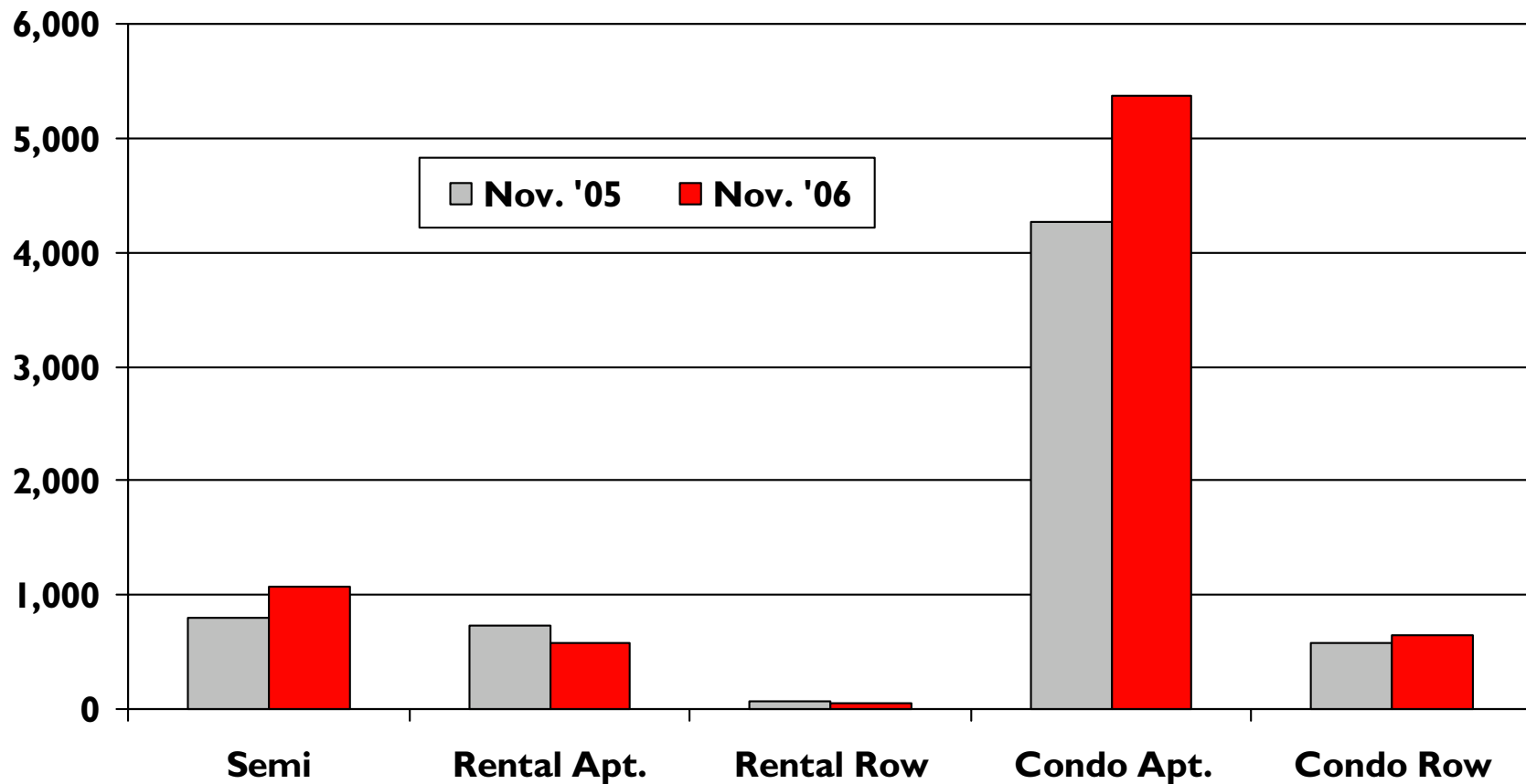


Source: EREB, December 2006

# Edmonton CMA – Multiple Units

## *Many condo apartments underway*

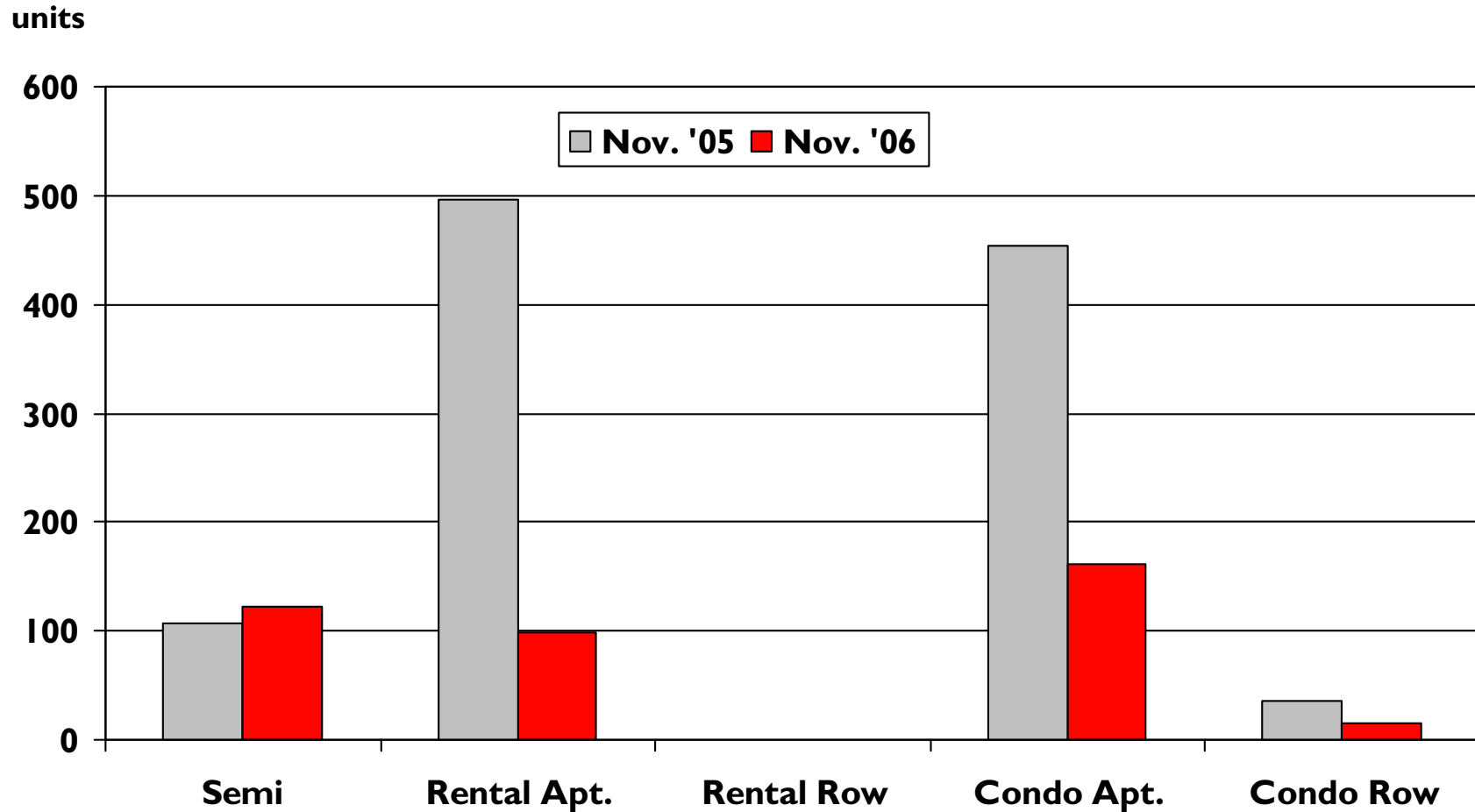
units under construction



Source: CMHC, November 2006

# Edmonton CMA – Multi-unit Inventory

*Supply of unoccupied new apartments has fallen*

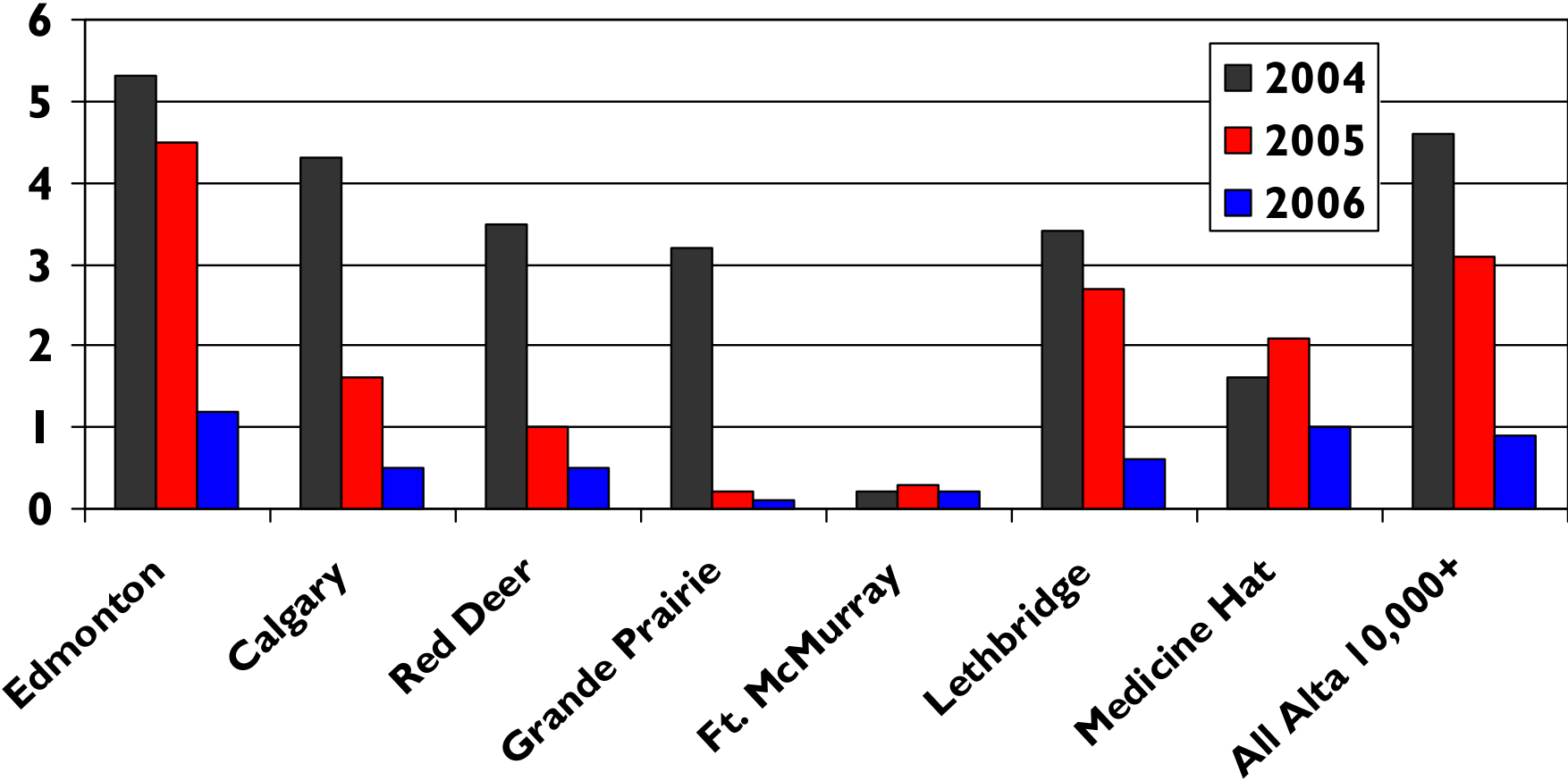


Source: CMHC, November 2006

# Apartment Vacancy Rates

## Major Alberta Centres

Per Cent



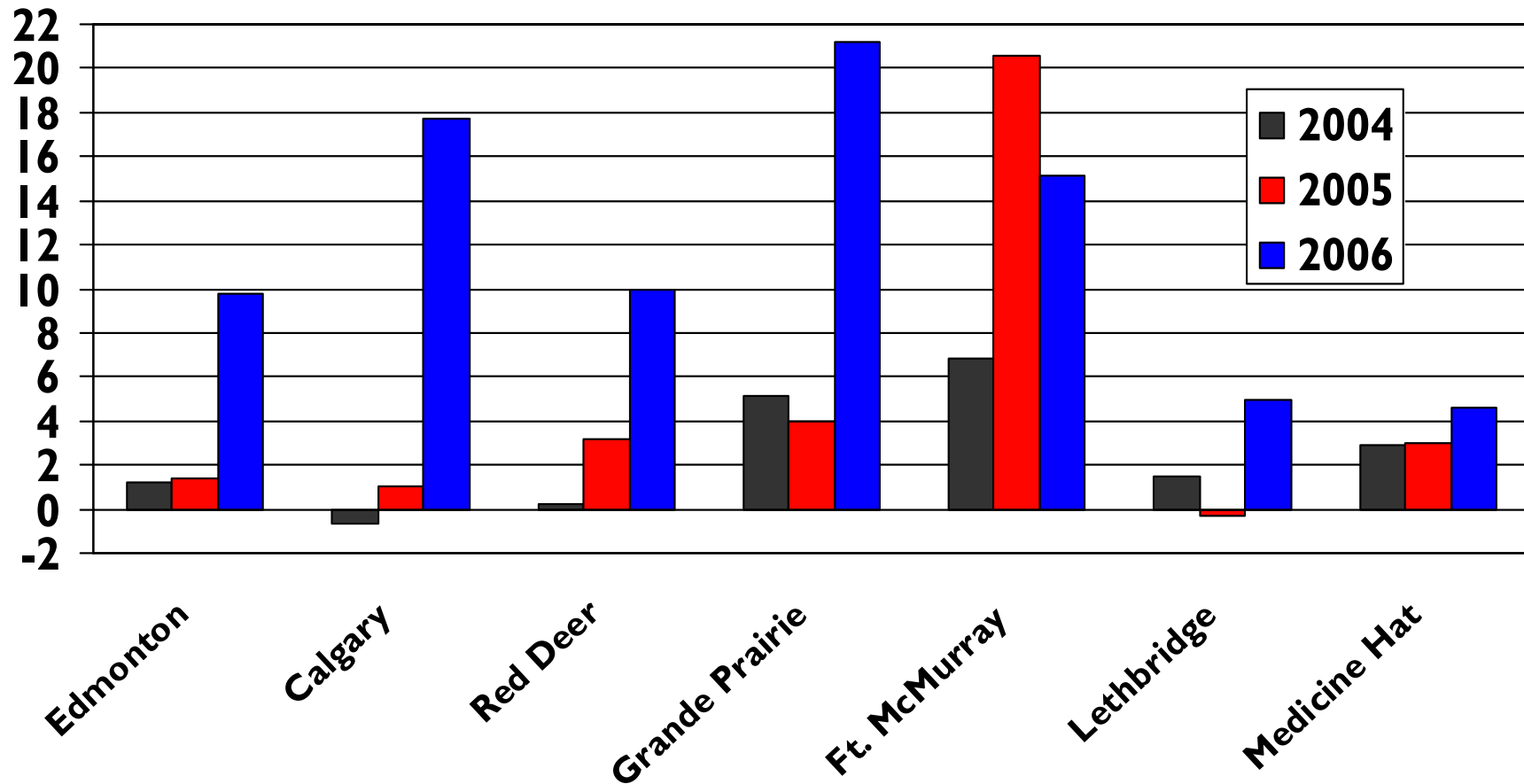
Source: CMHC

Private Structures of 3+ Units



# Apartment Rents Increase in '06

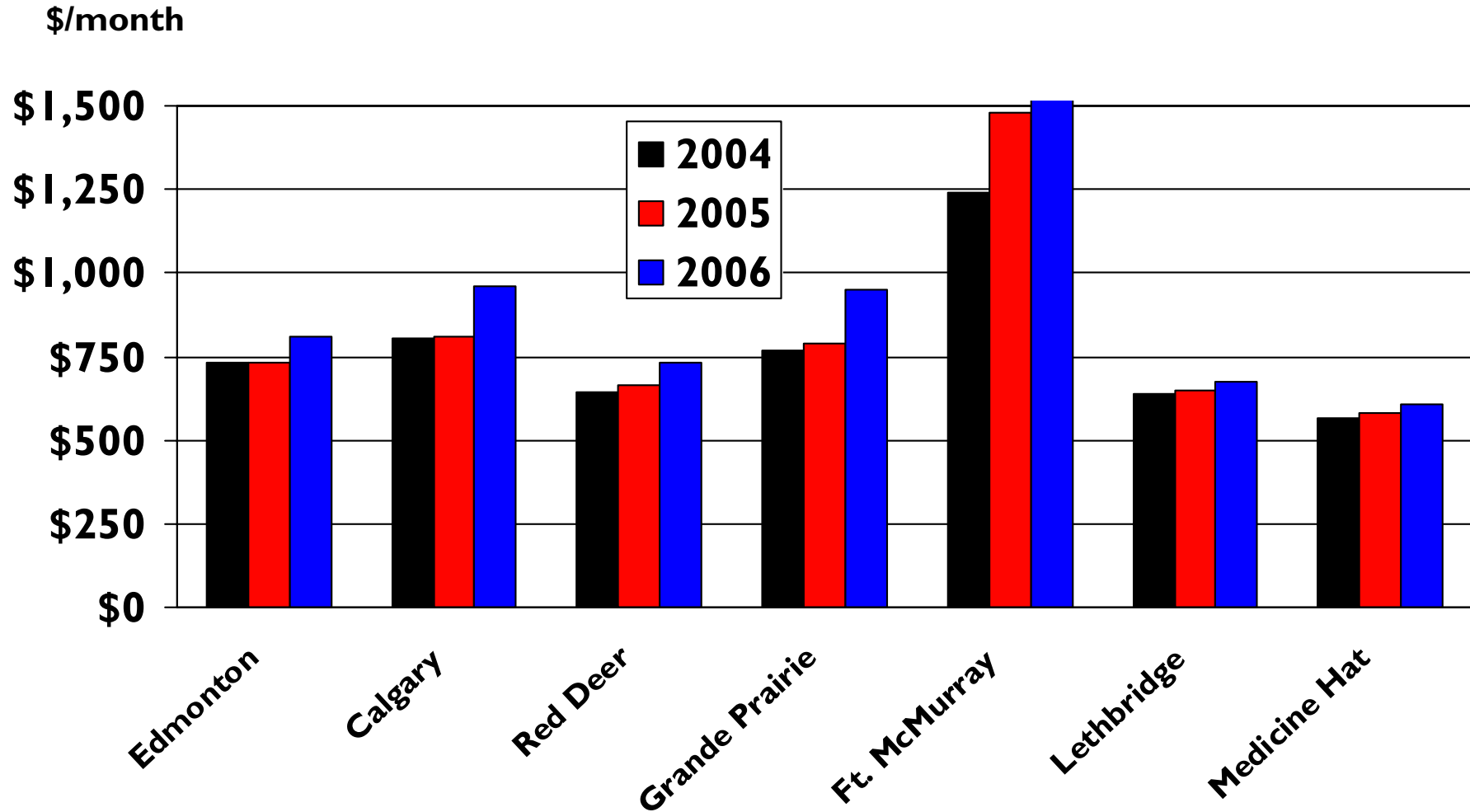
Annual Per Cent Change



Source: CMHC

Private Structures of 3+ Units

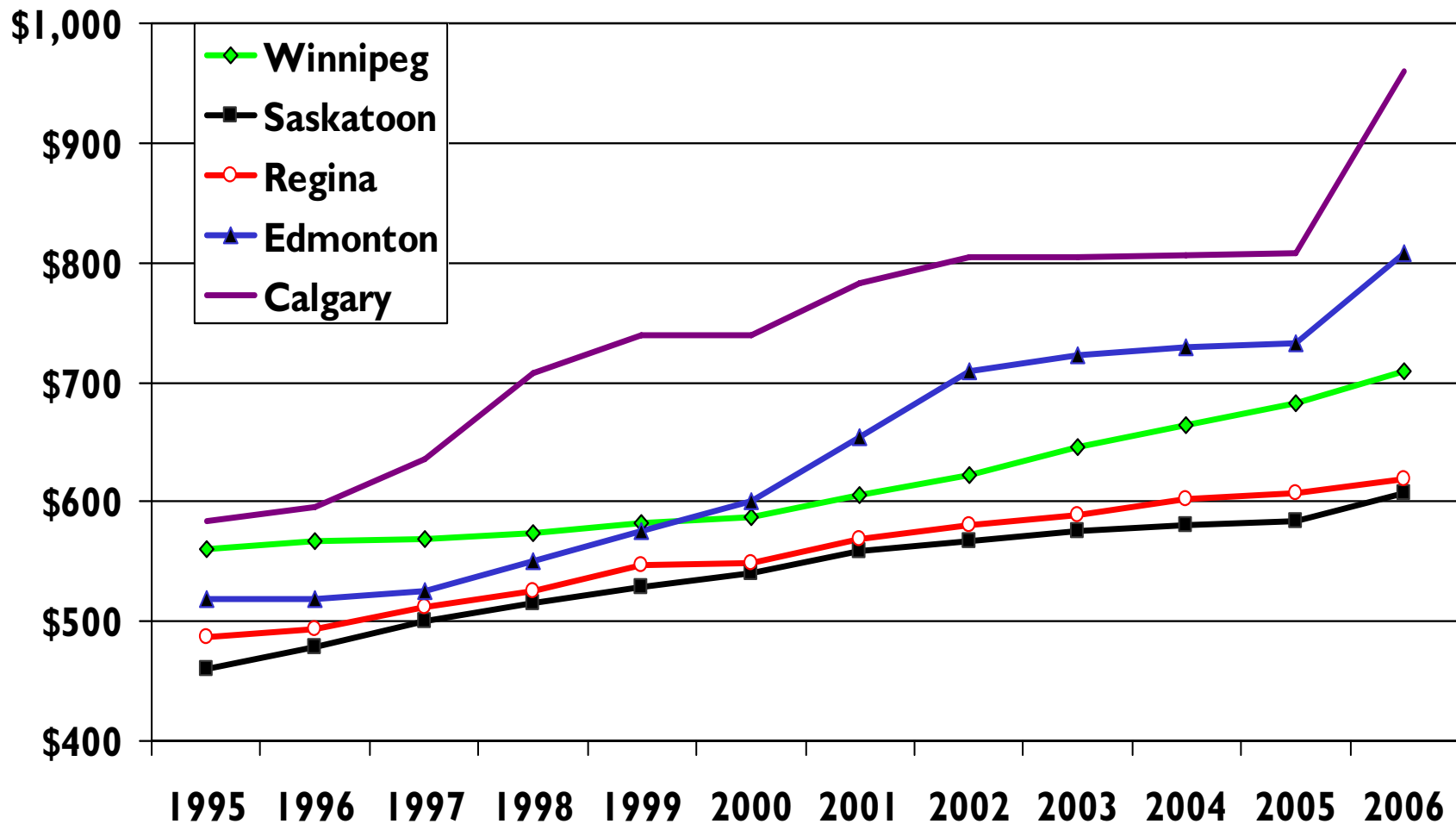
# Average Apartment Rent Two-Bedroom Unit



Source: CMHC

Private Structures of 3+ Units

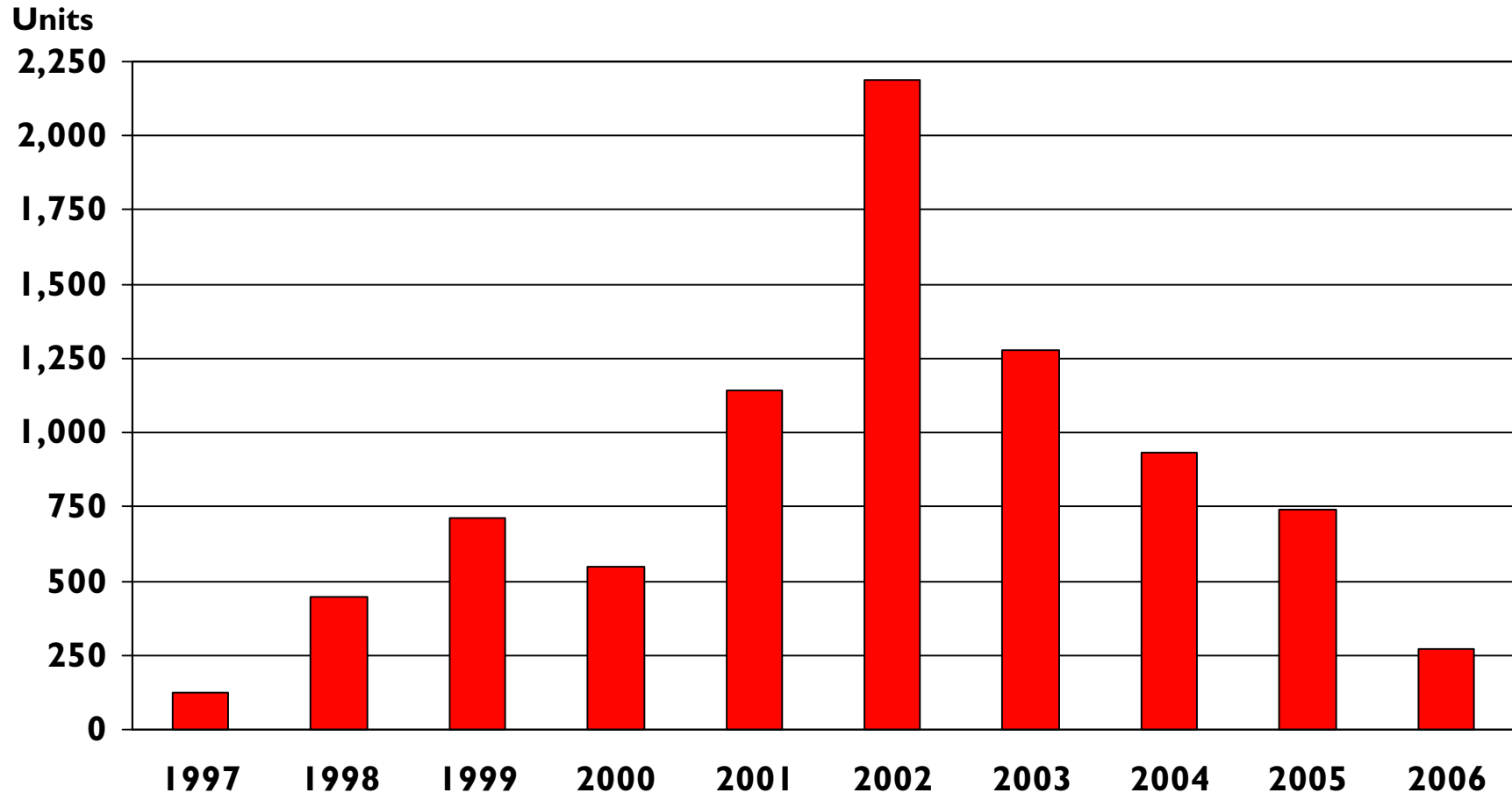
# Average Rent – Two-Bedroom Apartments Prairie CMAAs



Source: CMHC

Private Structures of 3+ Units

# Rental Housing Starts



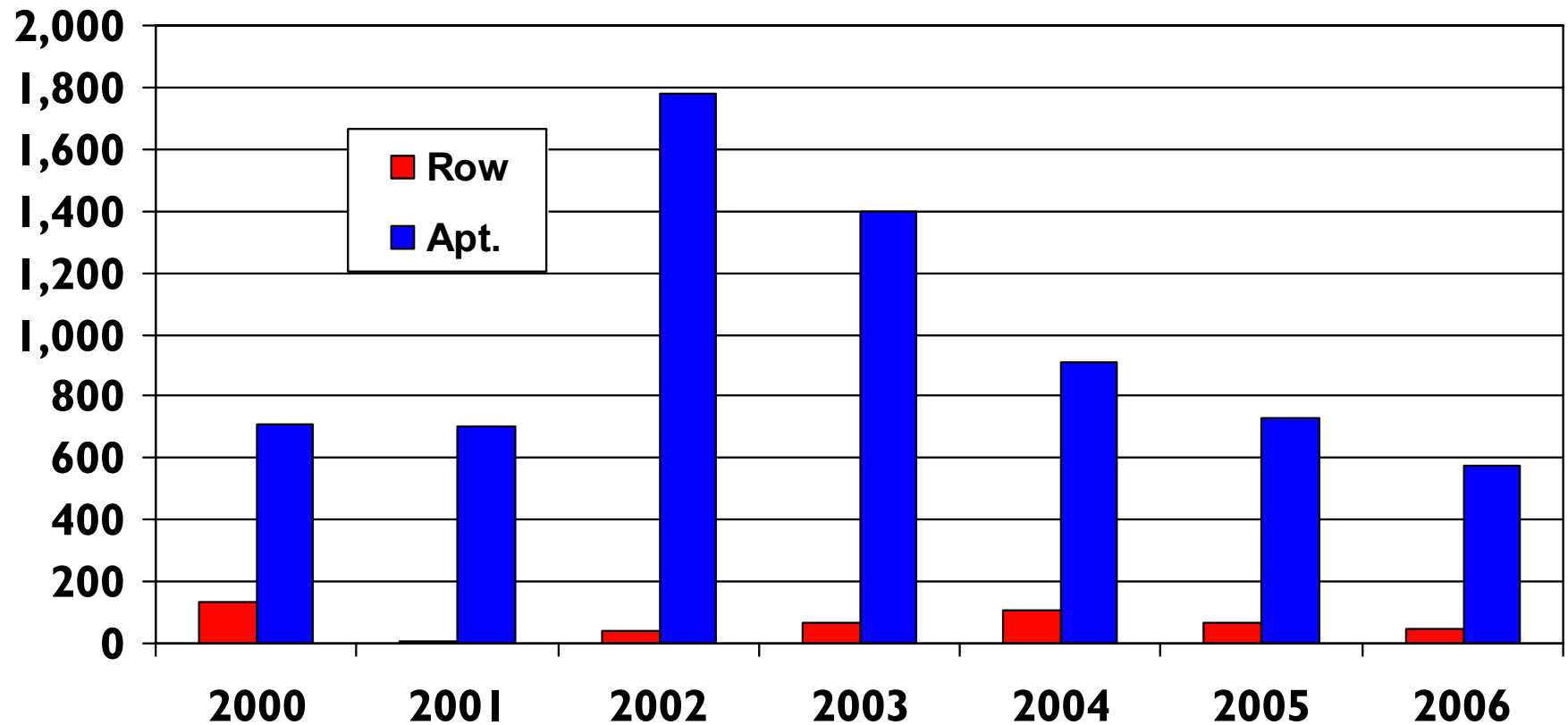
**Metro Edmonton**

Source: CMHC

# Rental Units Under Construction

Metro Edmonton

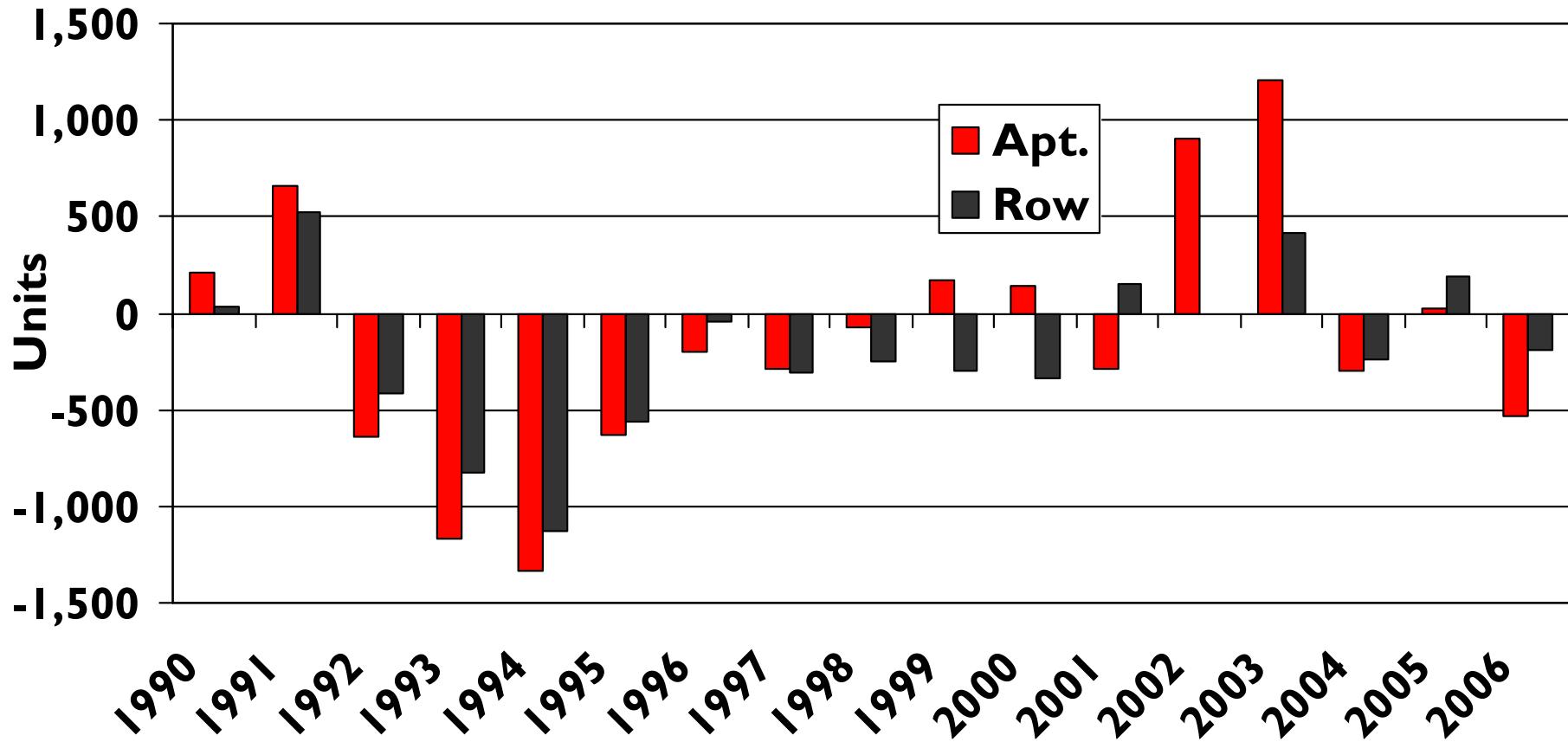
Units



Source: CMHC

Month of November

# Changes to Edmonton's Rental Universe

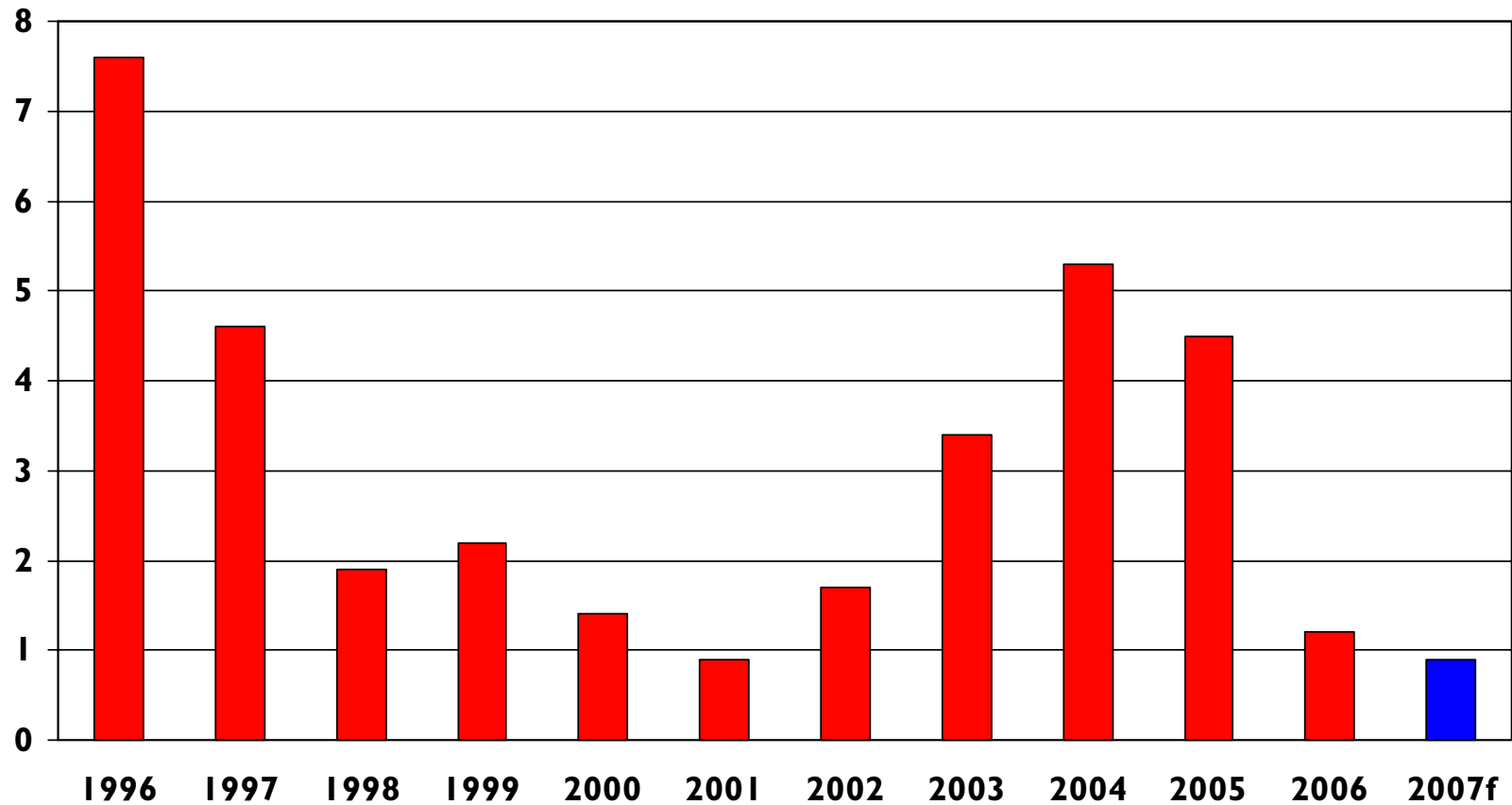


Source: CMHC

Year/year net change

# Edmonton's Apartment Vacancy Rate

Per Cent



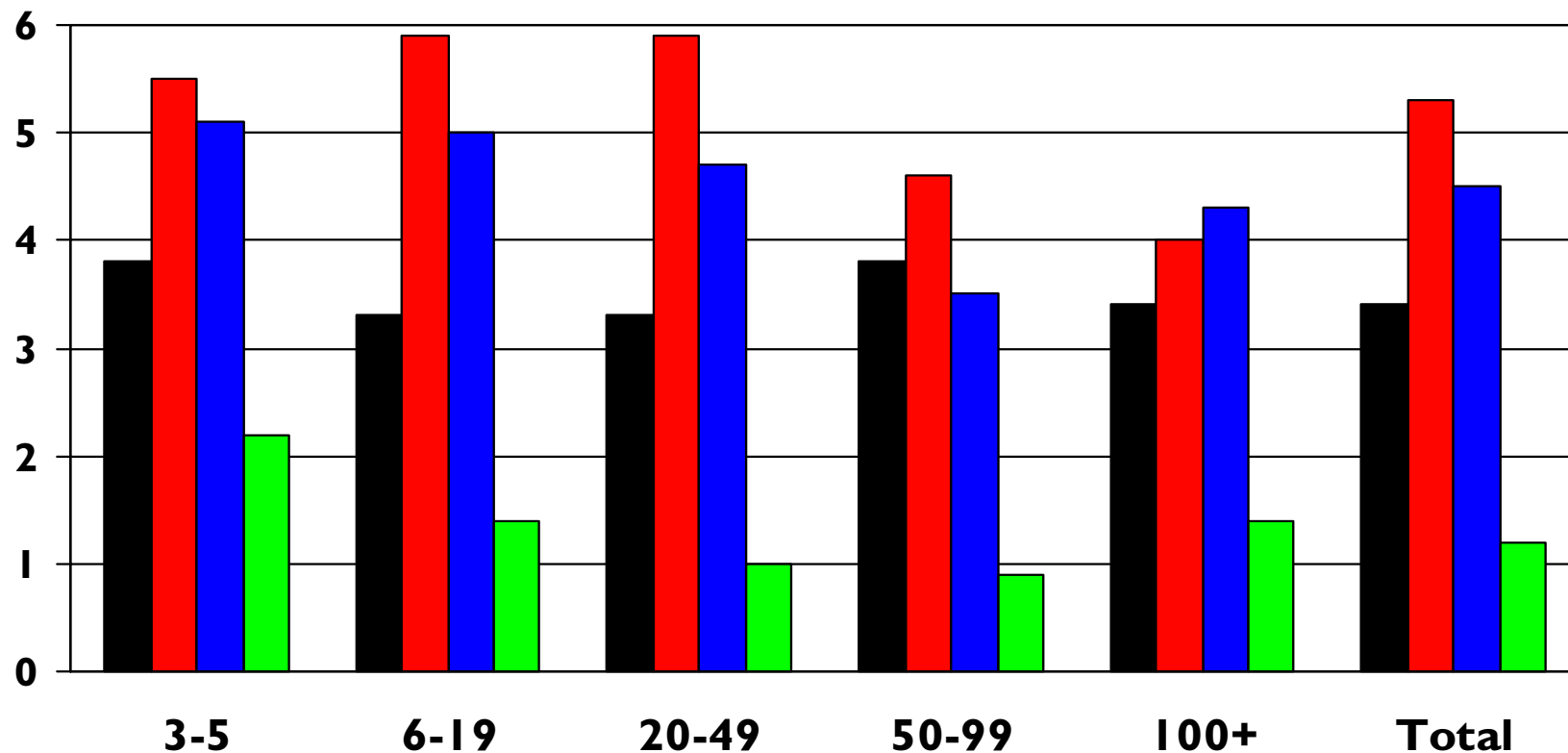
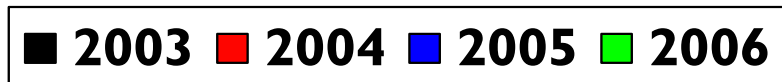
**Metro - Private Structures of 3+ Units**

Source/Forecast: CMHC

# Apartment Vacancy Rate

## By Size Of Building

Per Cent

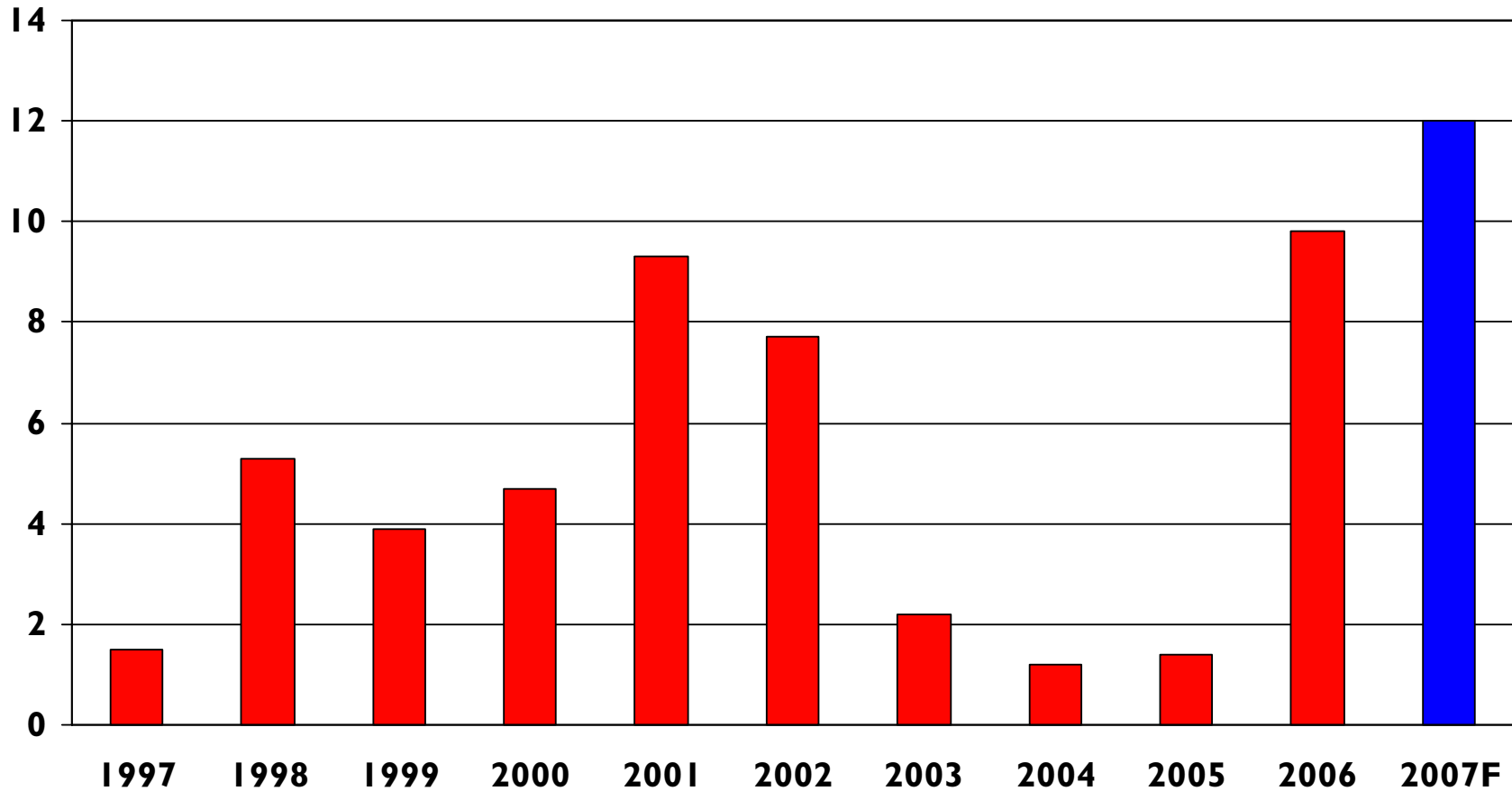


Source: CMHC

Private Structures of 3+ Units

# Stronger Apartment Rent Increases

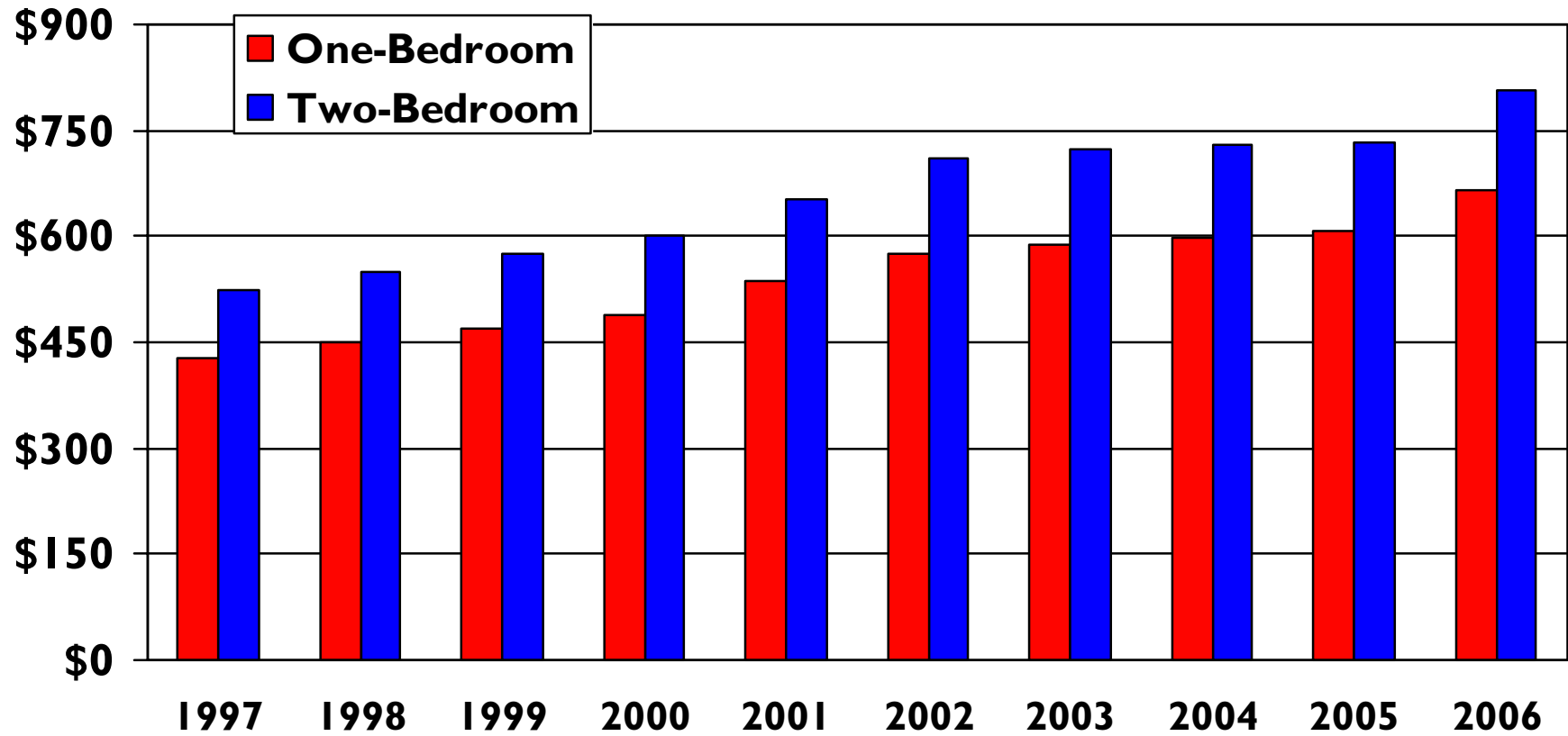
Annual Per Cent Change



Source/Forecast: CMHC

**Metro - Private Structures of 3+ Units**

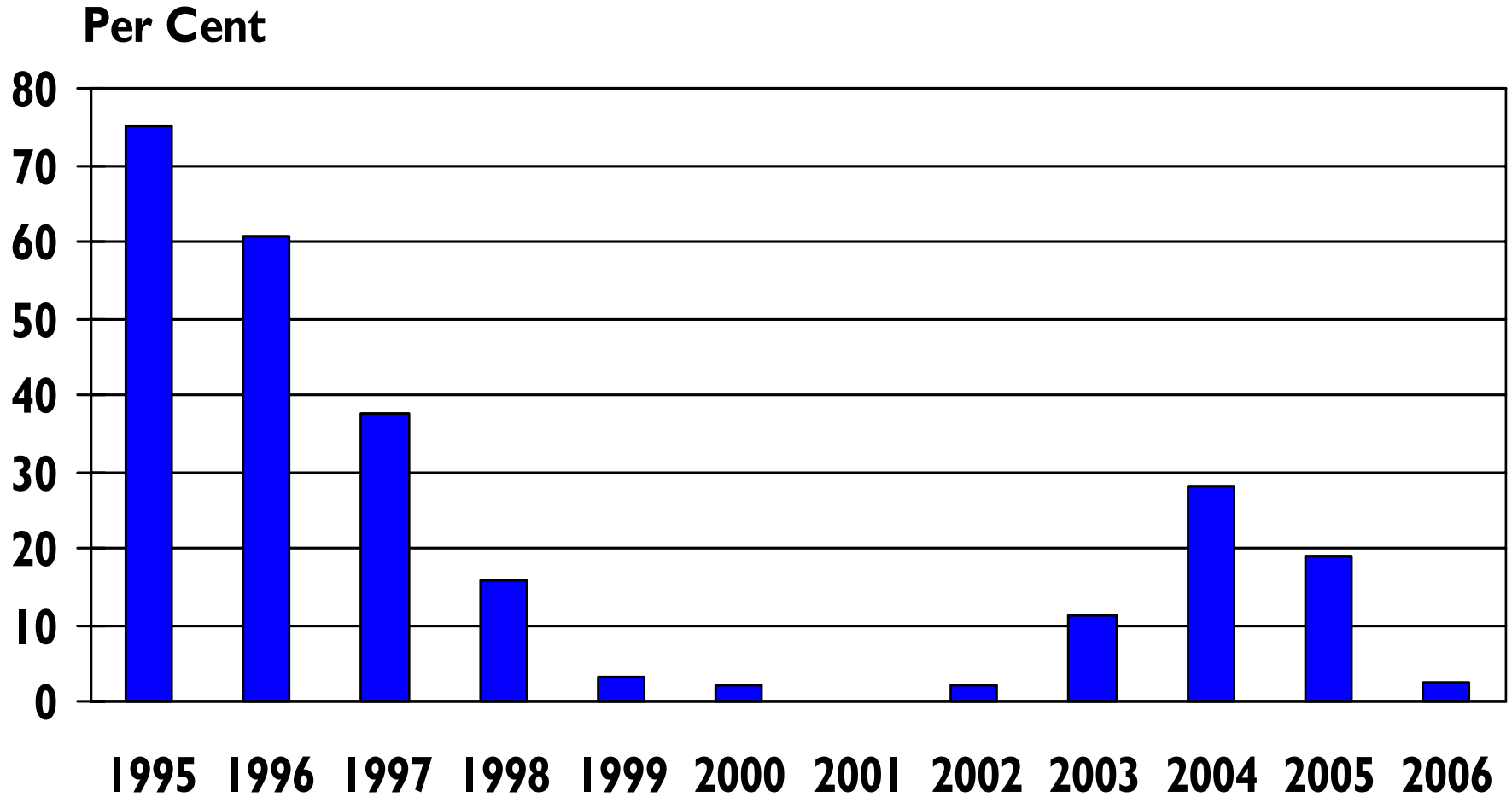
# Apartment Rents By Unit Type



Private Structures of 3+ Units

Source: CMHC

# Rental Apartments Offering Incentives



Source: CMHC

Private Structures of 3+ Units

# Edmonton CMA: October Rental Market Survey

	Units in CMHC Survey Universe	Vacancy Rate	Ave. rent 2-bedroom unit
Rental Apartments	65,524	1.2%	\$808
Rental Row/Townhouse	9,023	0.5%	\$828
Condo Rental Apartments	3,974 (18% of 22,319)	0.6%	\$908

Source: CMHC