

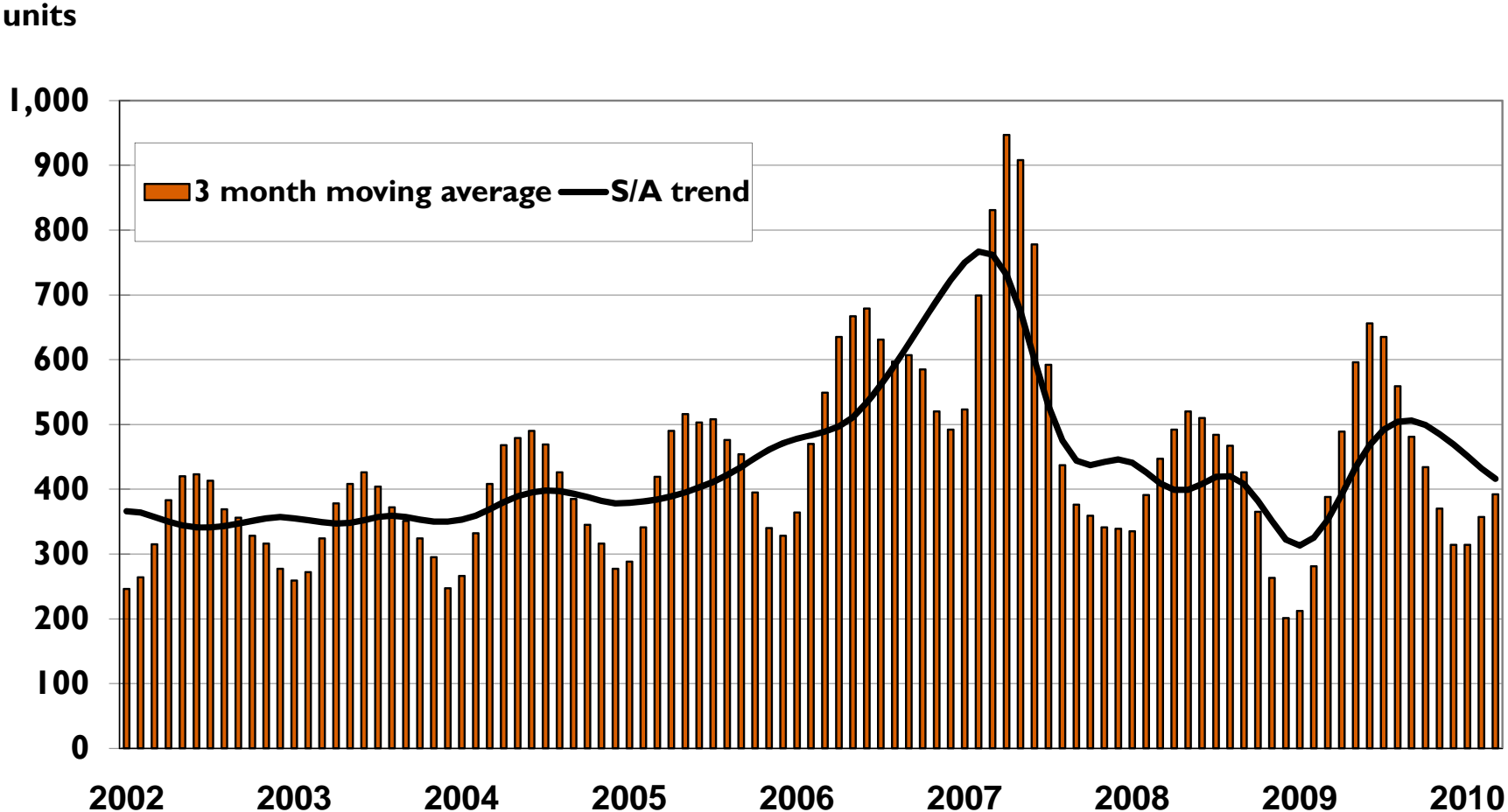
Edmonton Multi-family Market Trends

Richard Goatcher
Sr. Market Analyst
CMHC Edmonton



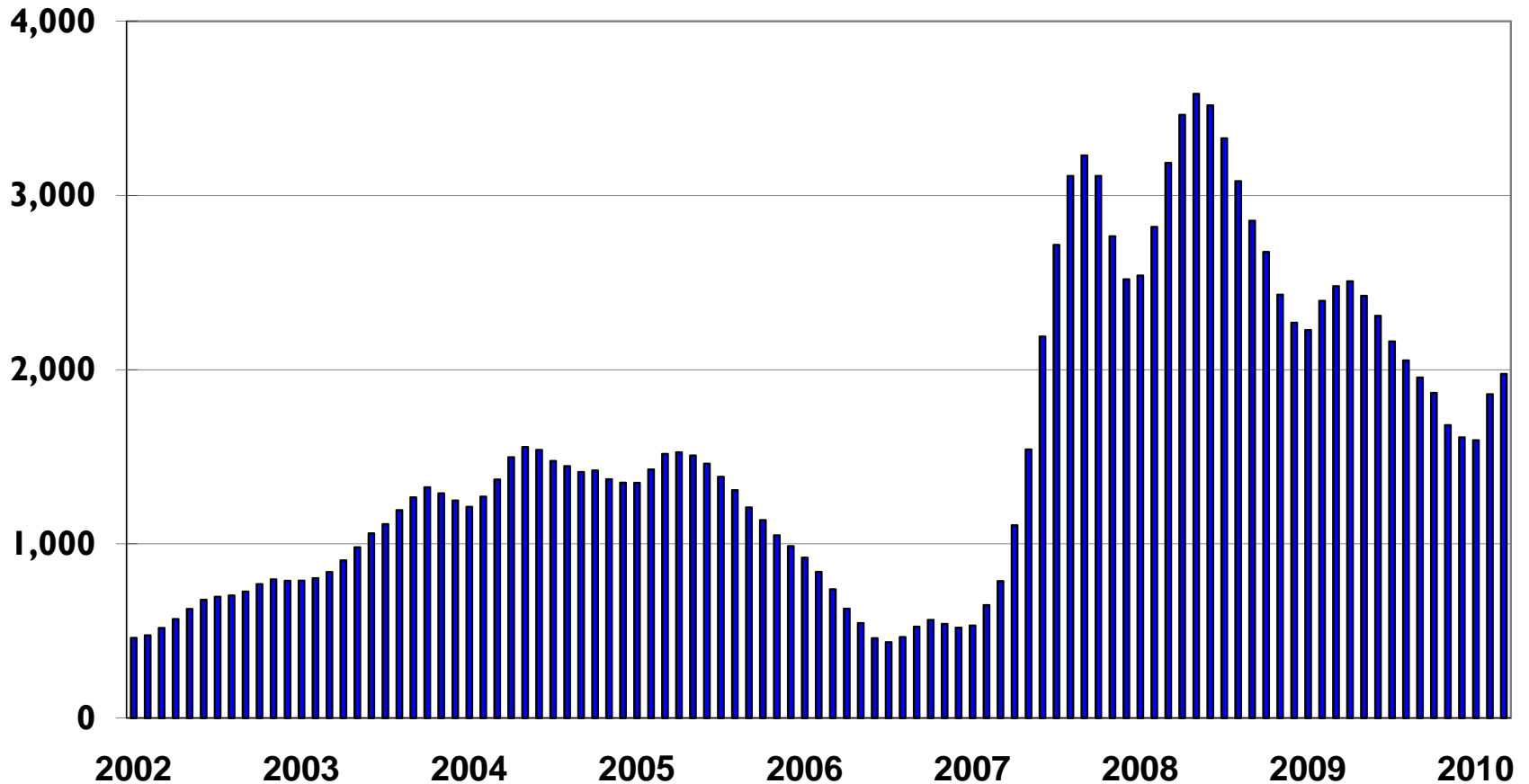
Housing market intelligence you can count on

Edmonton Condo MLS[®] Sales



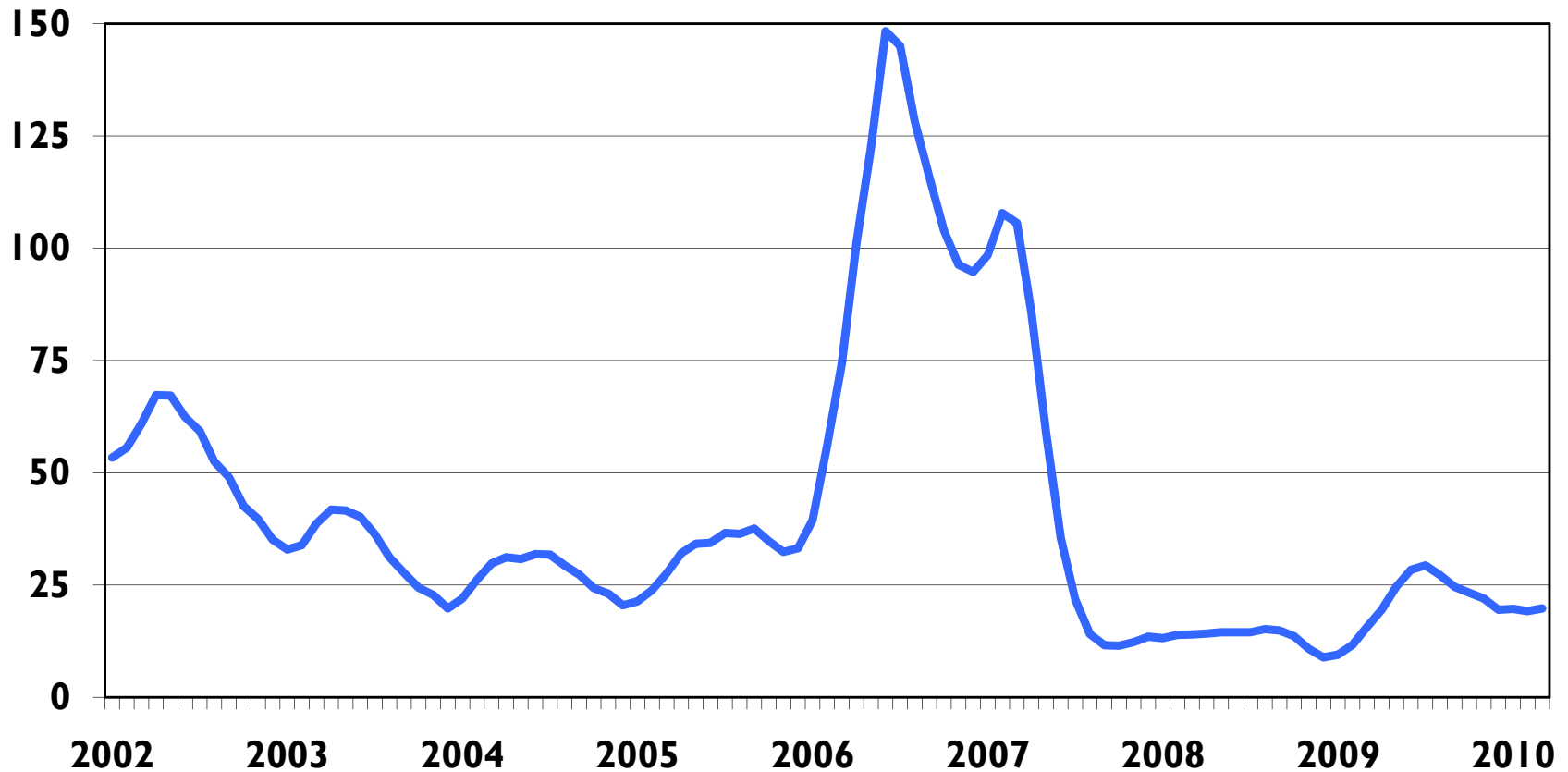
Edmonton Condominium MLS[®] Active Listings

units (3 month moving ave.)



Edmonton MLS[®] Condo Sales-to-Active Listings Ratio

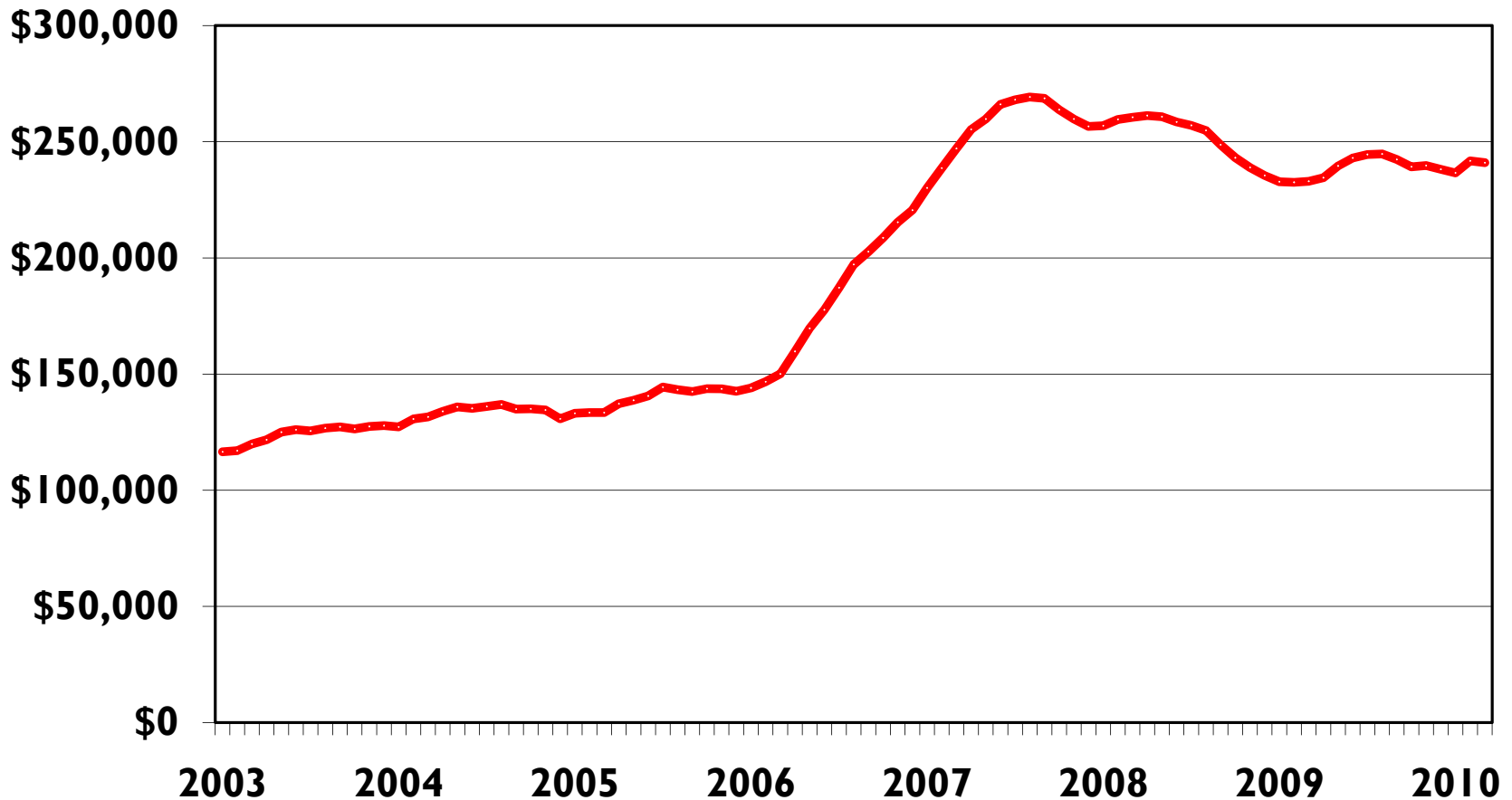
per cent (3-month moving ave.)



MLS[®] Average Condo Sale Price

Prices stabilizing as market balance improves

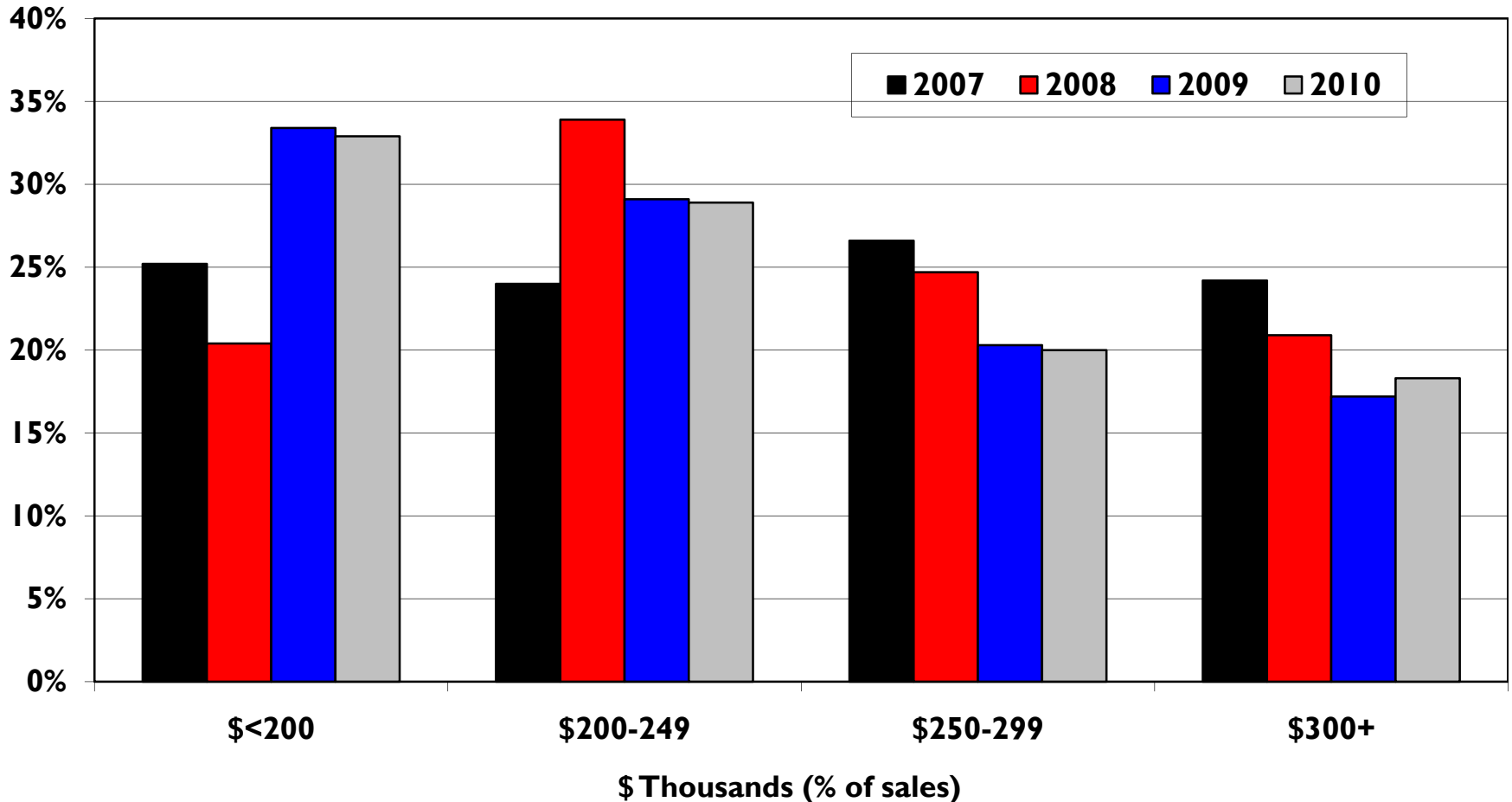
3-month moving ave.



Edmonton Condominium MLS[®] Sales

Average price 2010 YTD = \$242,157

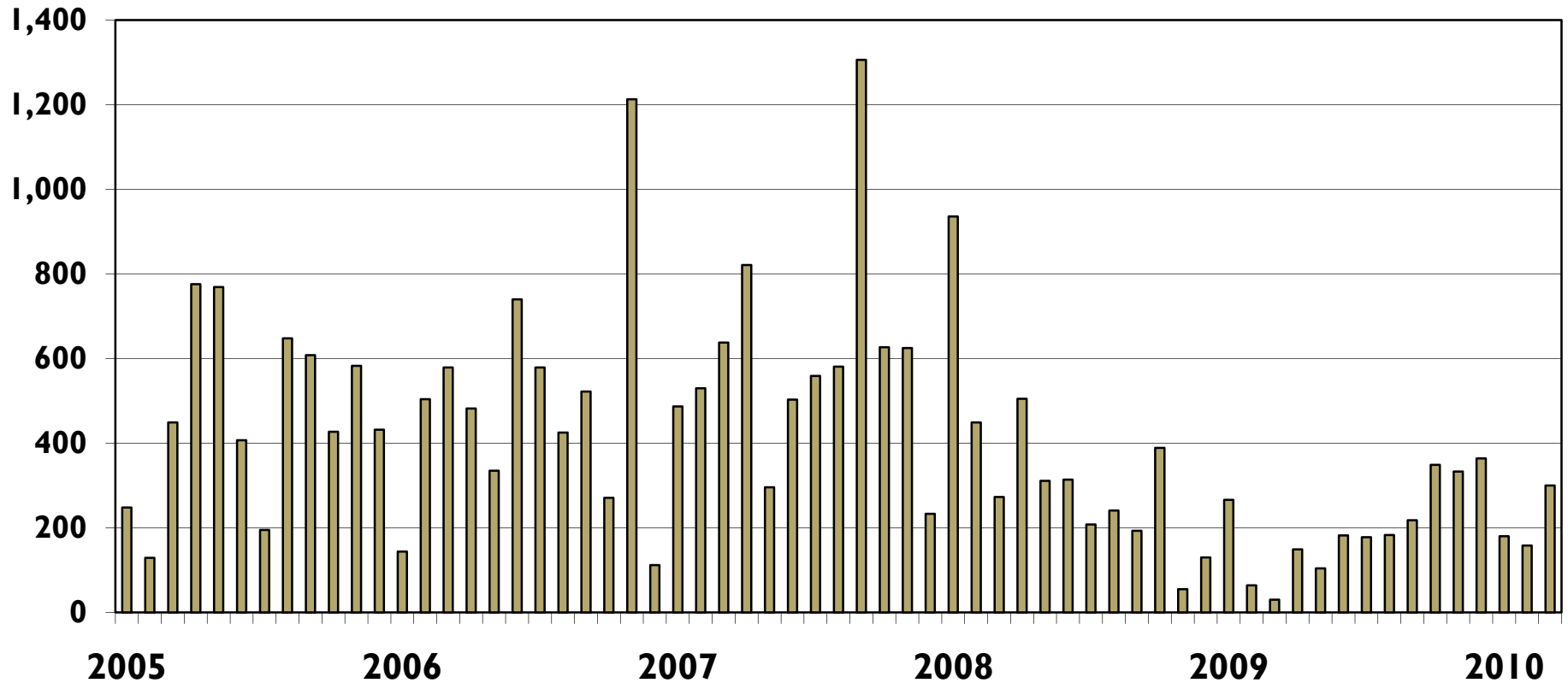
per cent



Edmonton CMA – Multiple Unit Starts

Moderate gains in 2009Q4, but activity remains low

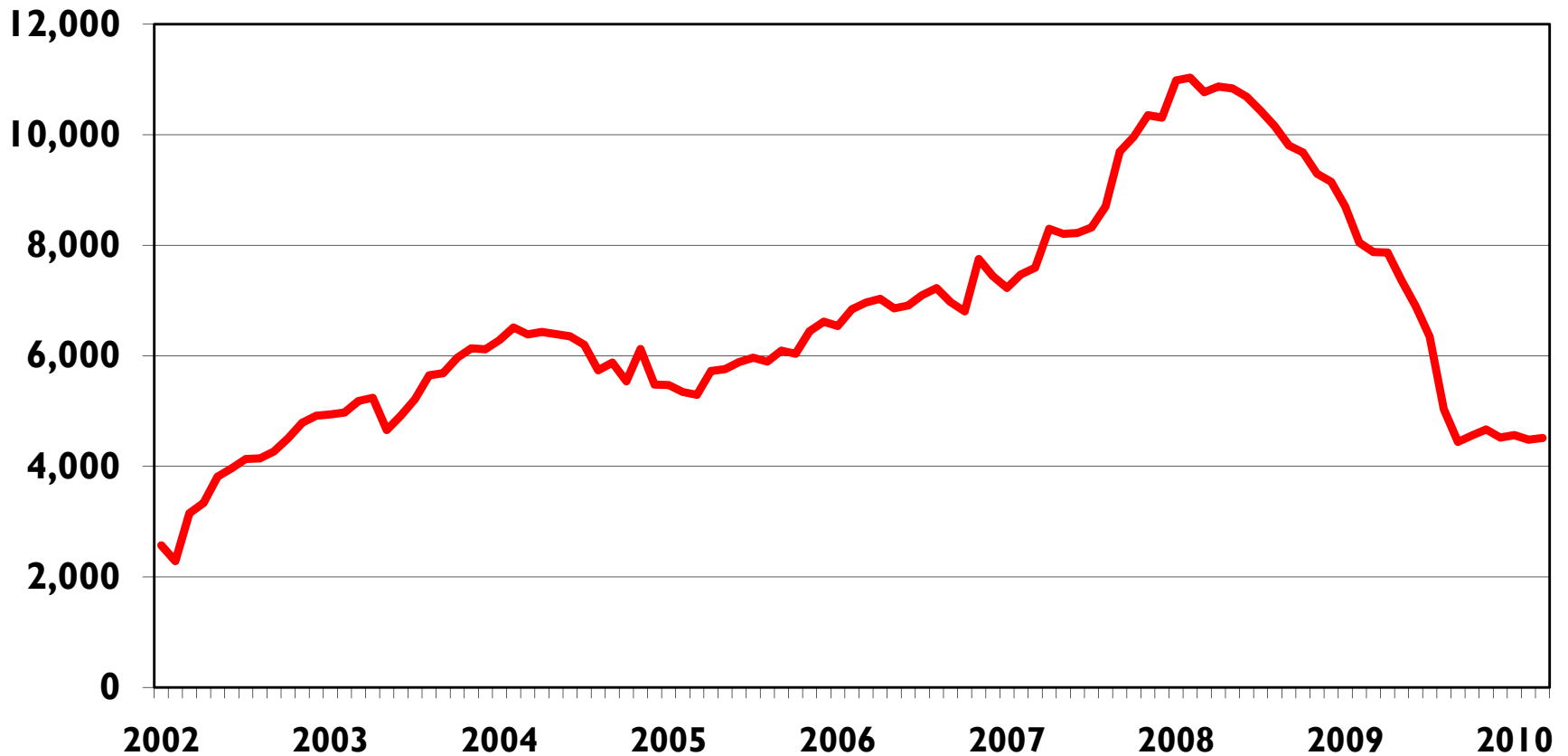
units



Edmonton CMA – Multiple Units

Activity down 43% from March 2009

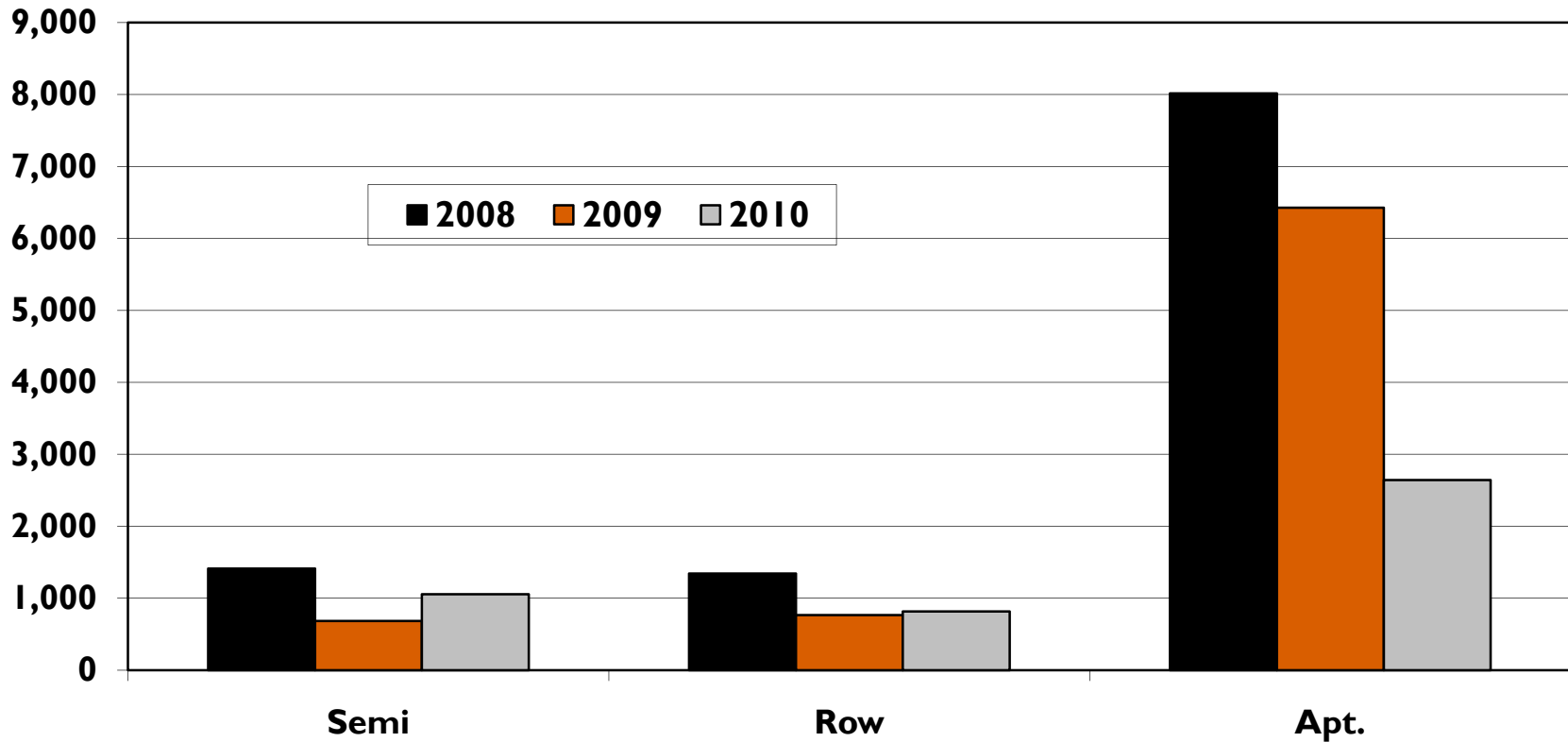
semi, row & apartment units - under construction



Edmonton CMA – Multiple Units

Large decline in apartments underway

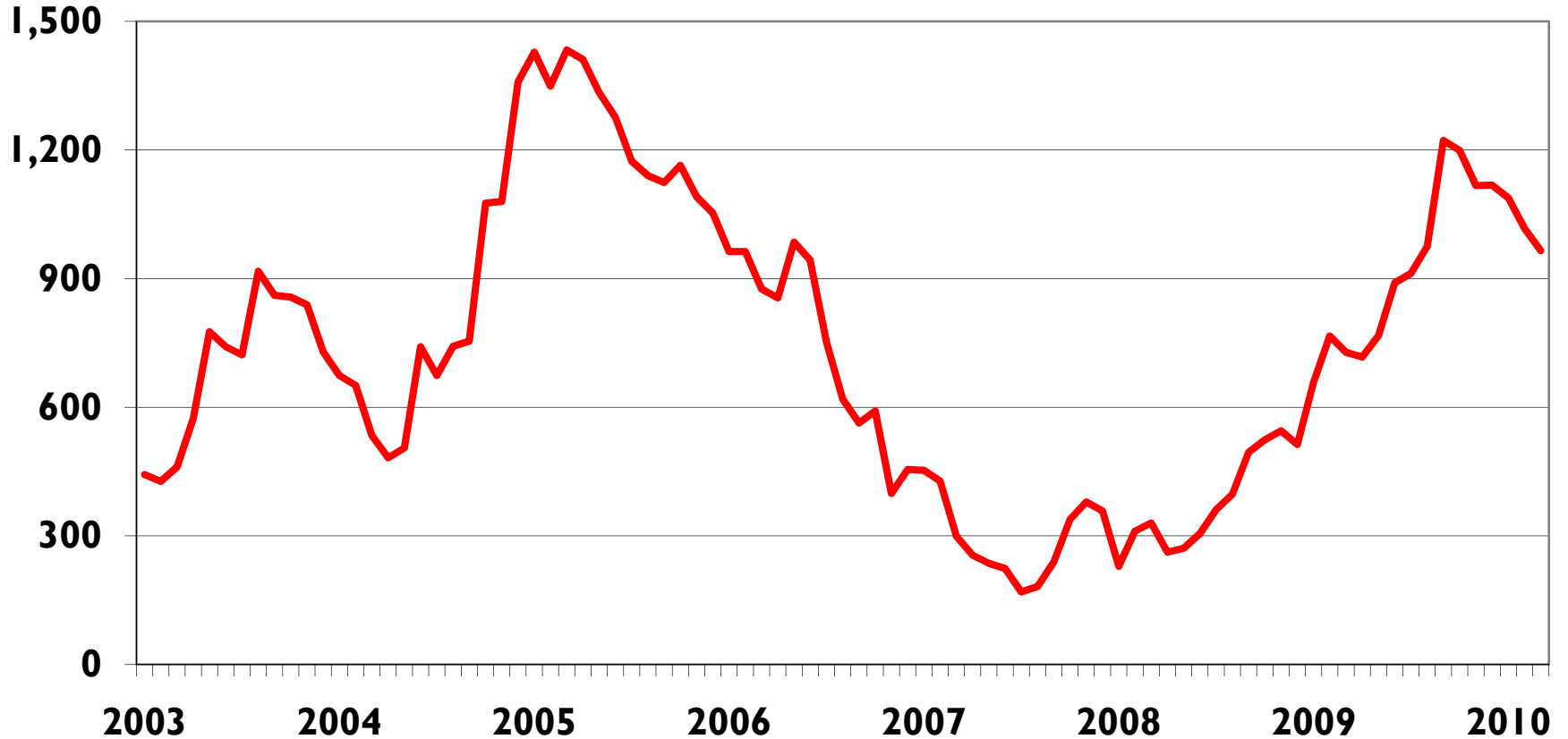
units under construction in March



Edmonton CMA – Multi-unit Inventory

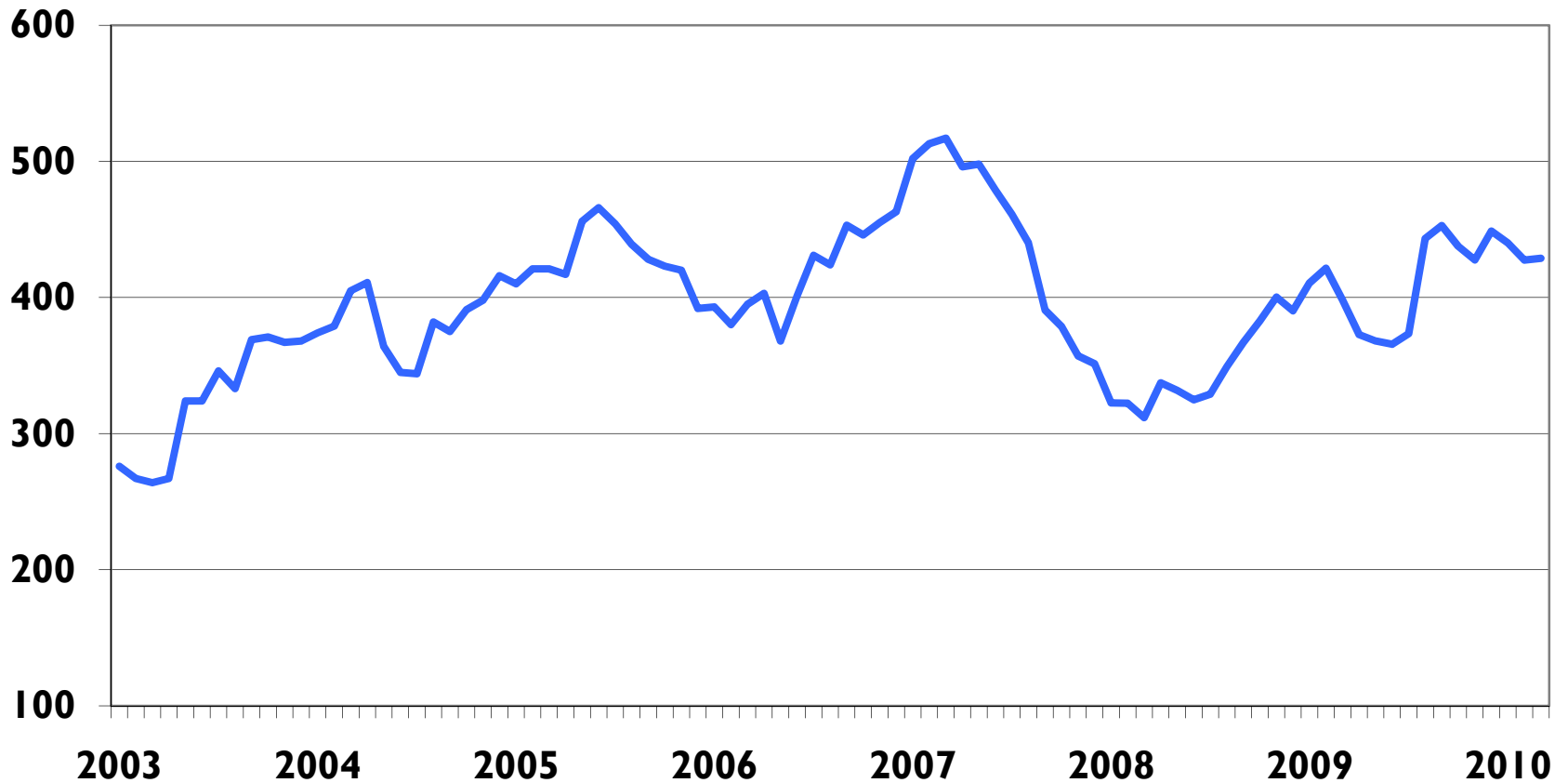
Unabsorbed units edging downward from elevated levels

unabsorbed units



Edmonton CMA – Multiple Absorption Rate

absorbed multiple units (12 month moving ave.)



Apartment Construction Price Index

Prices move downward since 2008Q4

2002 = 100

