

Housing Market Update Red Deer



2021 Economic Region summary



Sales
4,306



57% Y/Y



New Listings
6,430



18% Y/Y



Inventory
1,377



14% Y/Y



Months of Supply
3.84



45% Y/Y



Average Price
\$352,638

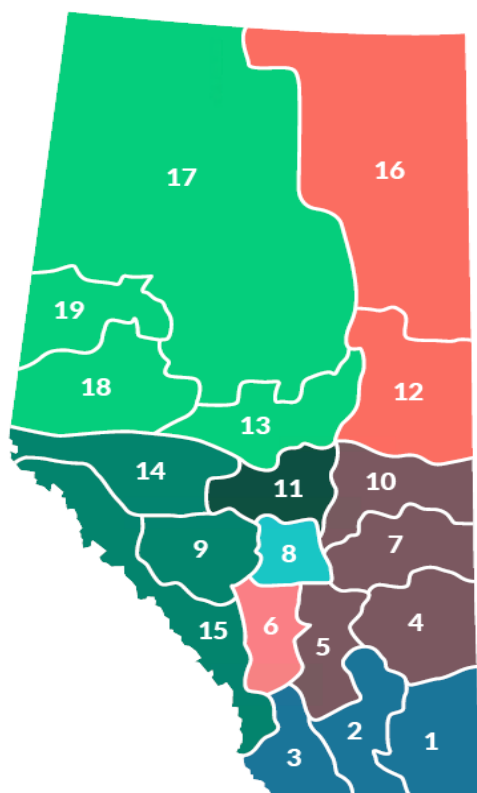


10.7% Y/Y

Why was demand so strong?

- Low lending rates
- Improved savings
- Better than expected economic conditions

Activity improved across the economic region

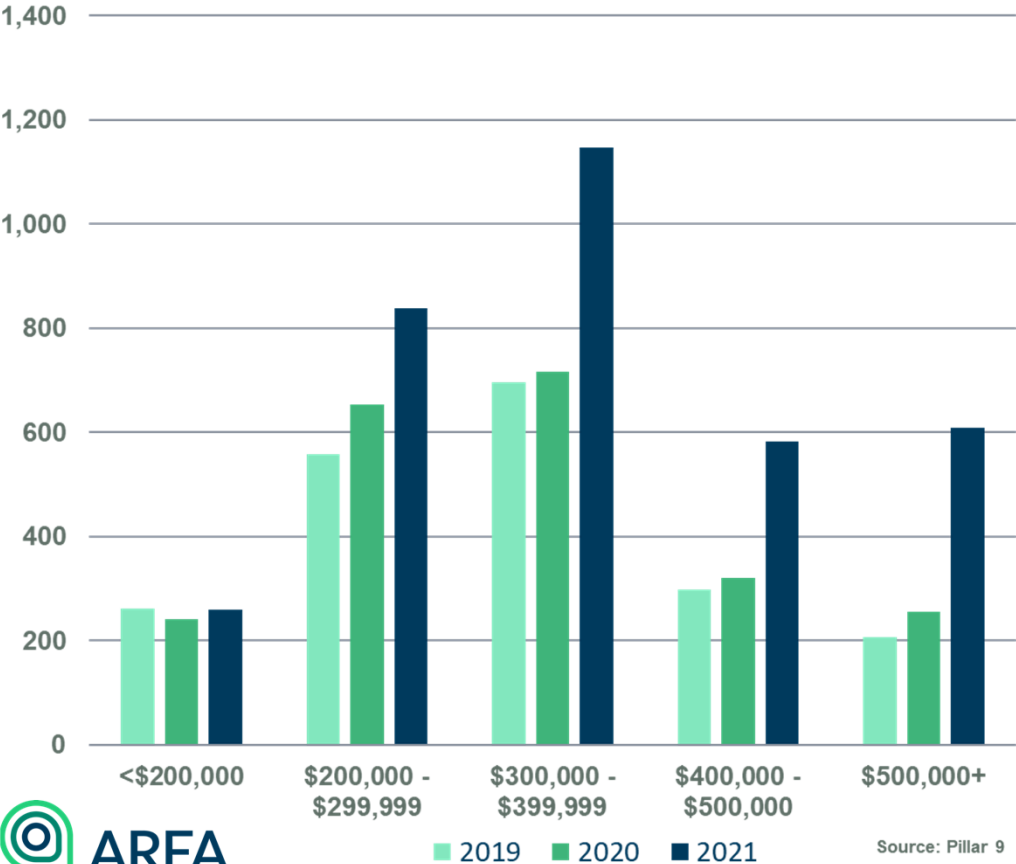


Economic Region – Red Deer	2021 Sales	Share of Sales 2021	2021 Average Months of Supply	Average Price	Y/Y Change
Lacombe County	546 ↑ 70%	13%	3.8 ↓ 52%	\$367,870	↑ 9.2%
Ponoka County	381 ↑ 63%	9%	4.7 ↓ 49%	\$354,126	↑ 12.7%
Red Deer County	1,186 ↑ 66%	28%	3.9 ↓ 53%	\$374,108	↑ 15.3%
City of Lacombe	303 ↑ 44%	7%	3.8 ↓ 48%	\$338,877	↑ 10.0%
City of Red Deer	1,891 ↑ 50%	44%	3.6 ↓ 35%	\$337,452	↑ 7.8%
Total Economic region	4,306 ↑ 57%	100%	3.8 ↓ 45%	\$352,977	↑ 10.8%

Activity improving across all price ranges

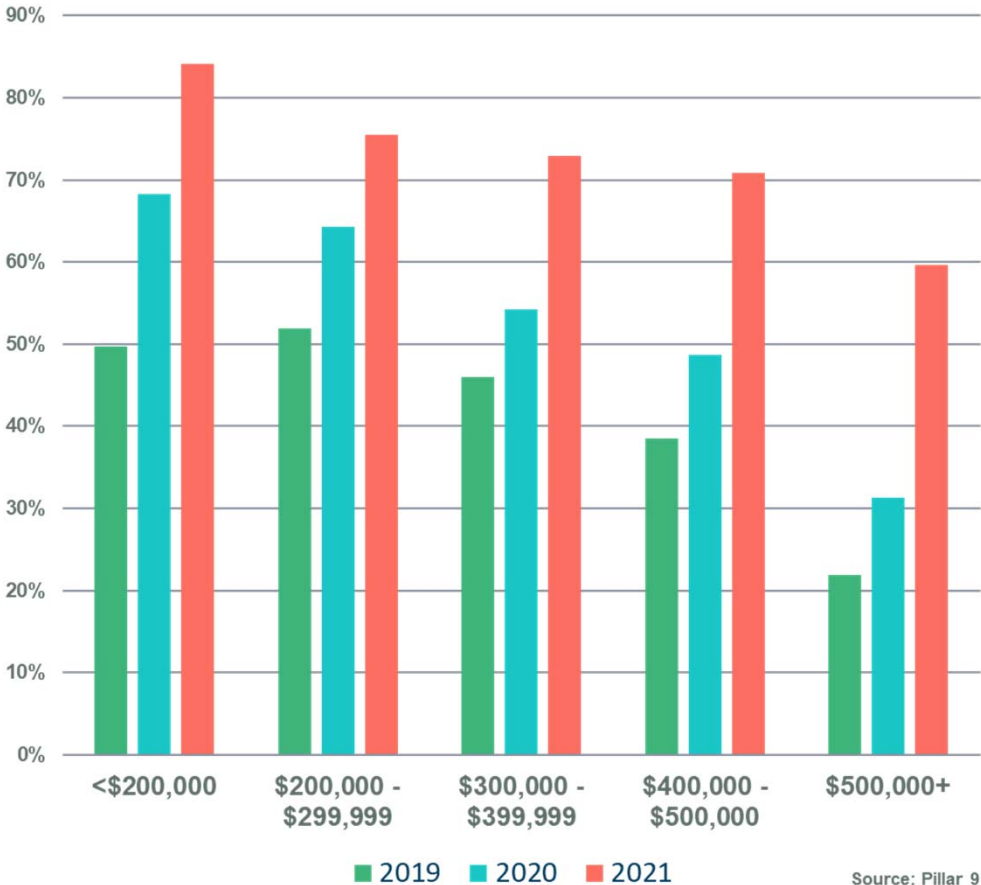
Sales by price range

DETACHED

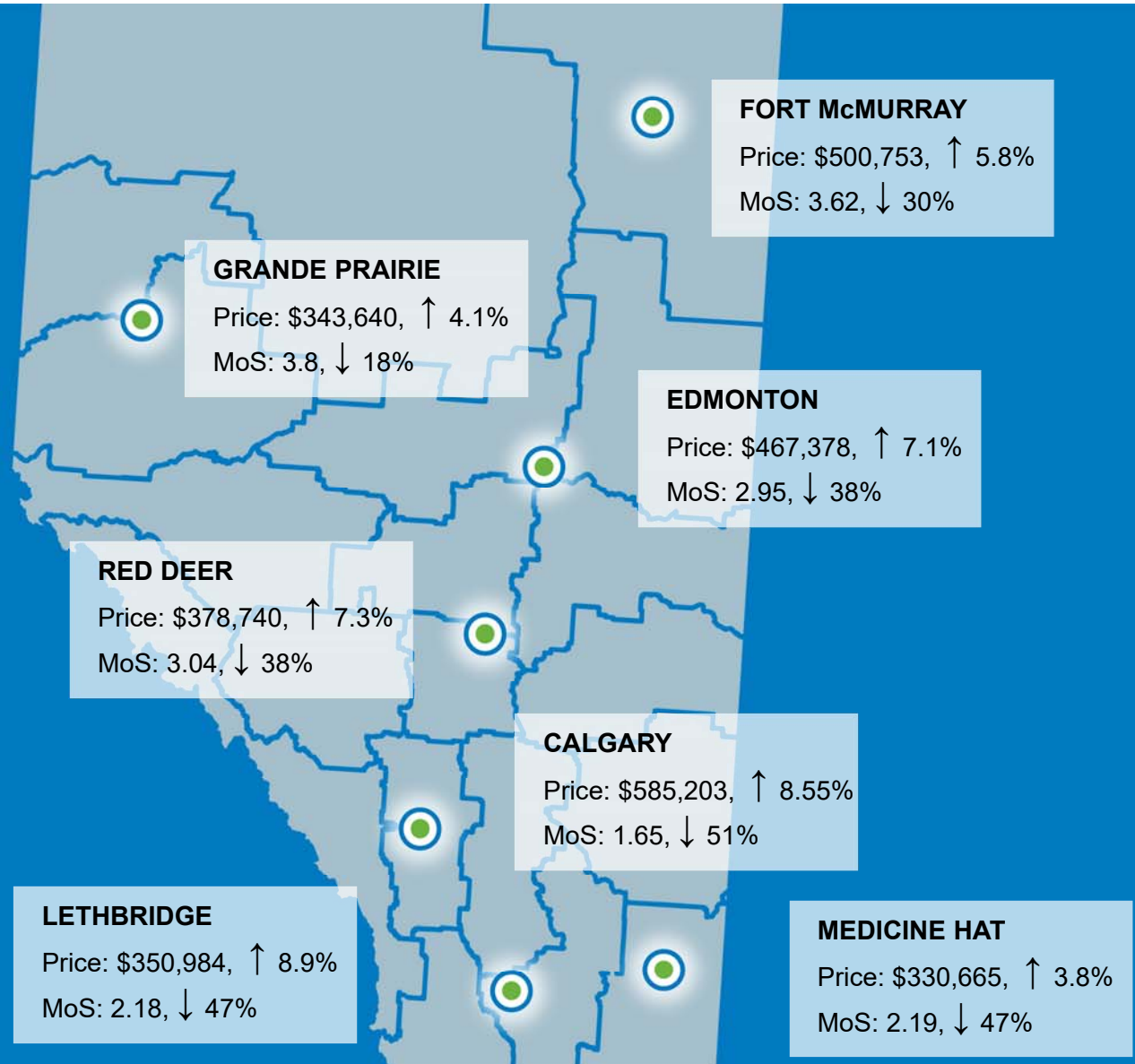


Sales to New Listings Ratio

DETACHED



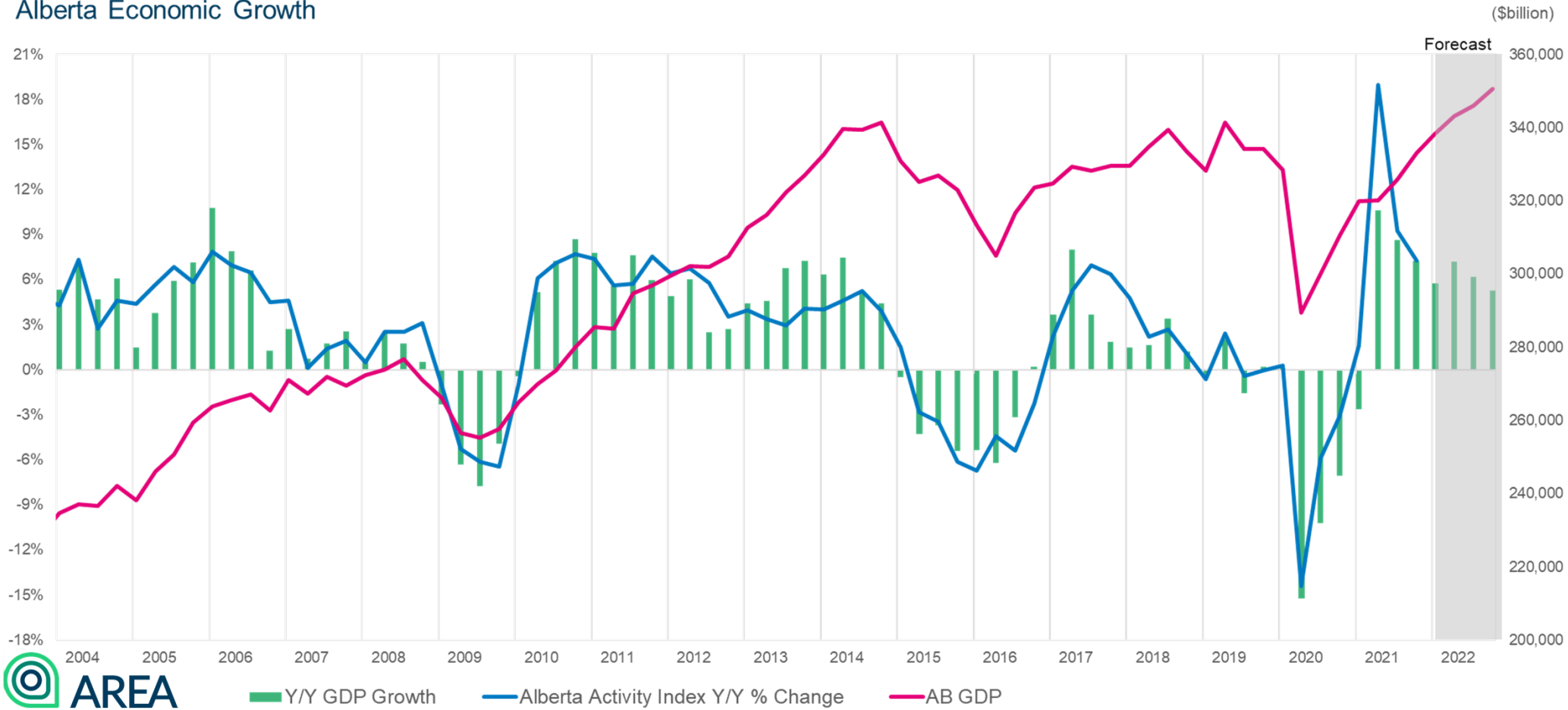
Detached Market Around the Province



Average Price used

Economy expected to re-open and recover

Alberta Economic Growth

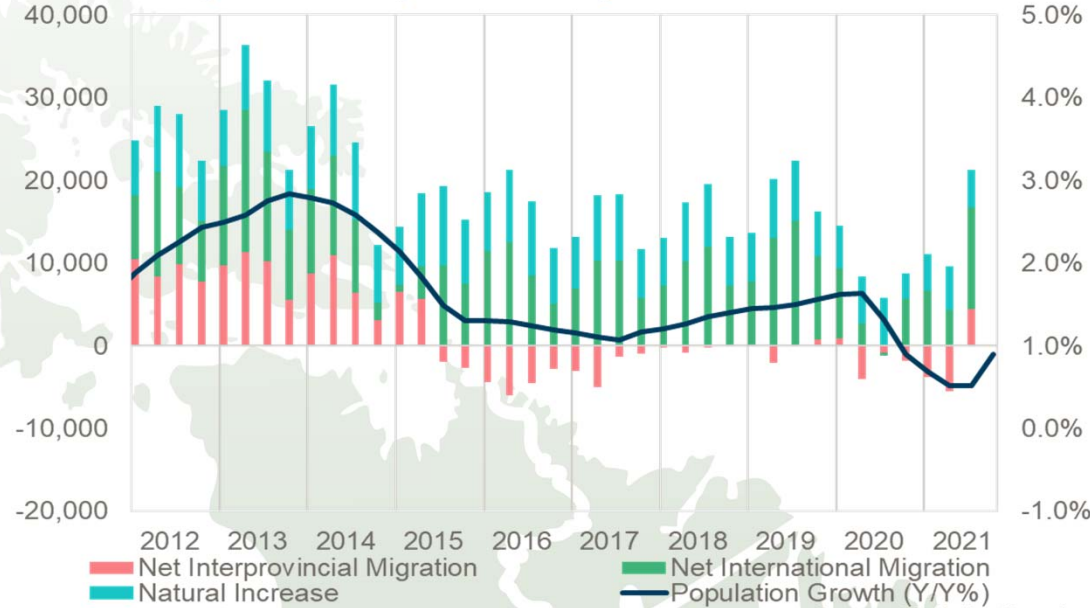


■ Y/Y GDP Growth
 — Alberta Activity Index Y/Y % Change
 — AB GDP

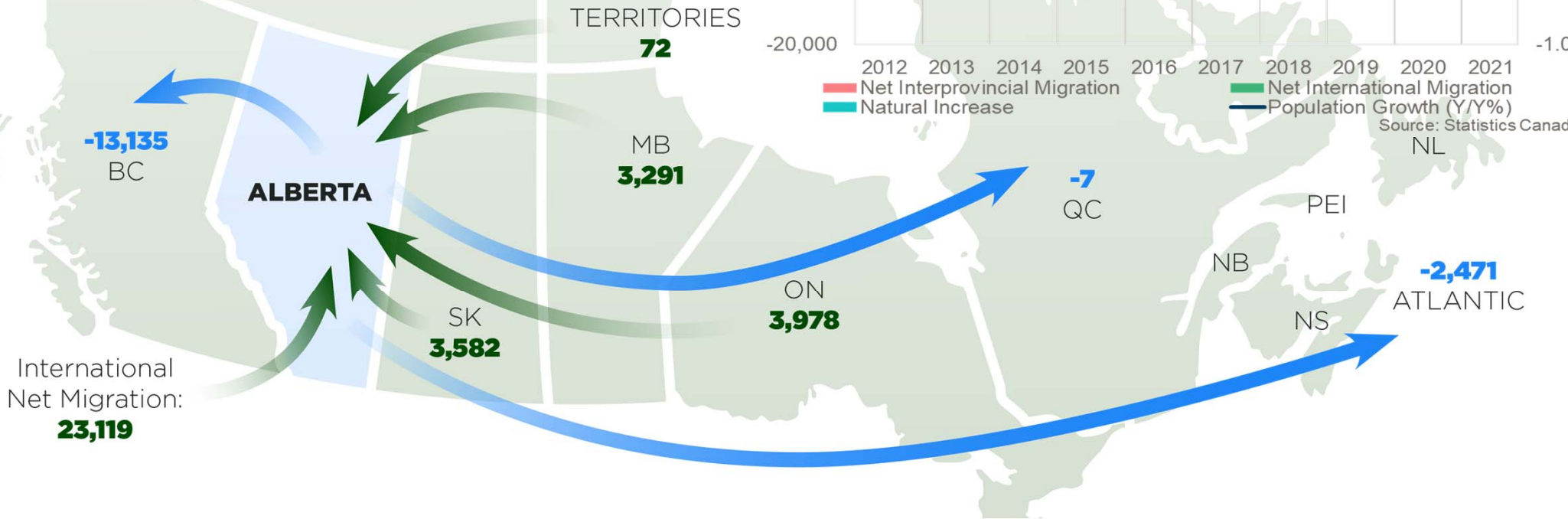
Source: Statistics Canada, Conference Board of Canada, Government of Alberta

Return of Migration

Alberta Components of Population Change

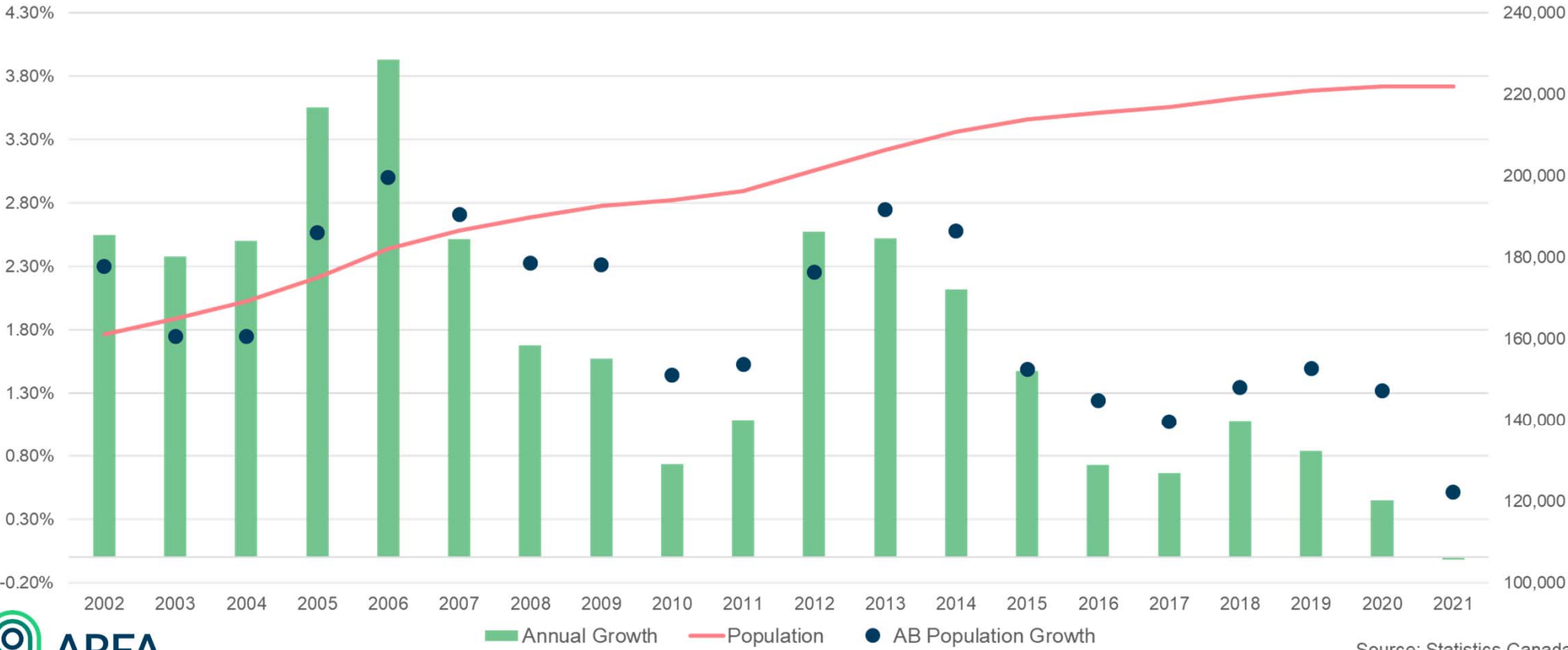


Source: Statistics Canada



Slower growth relative to the province

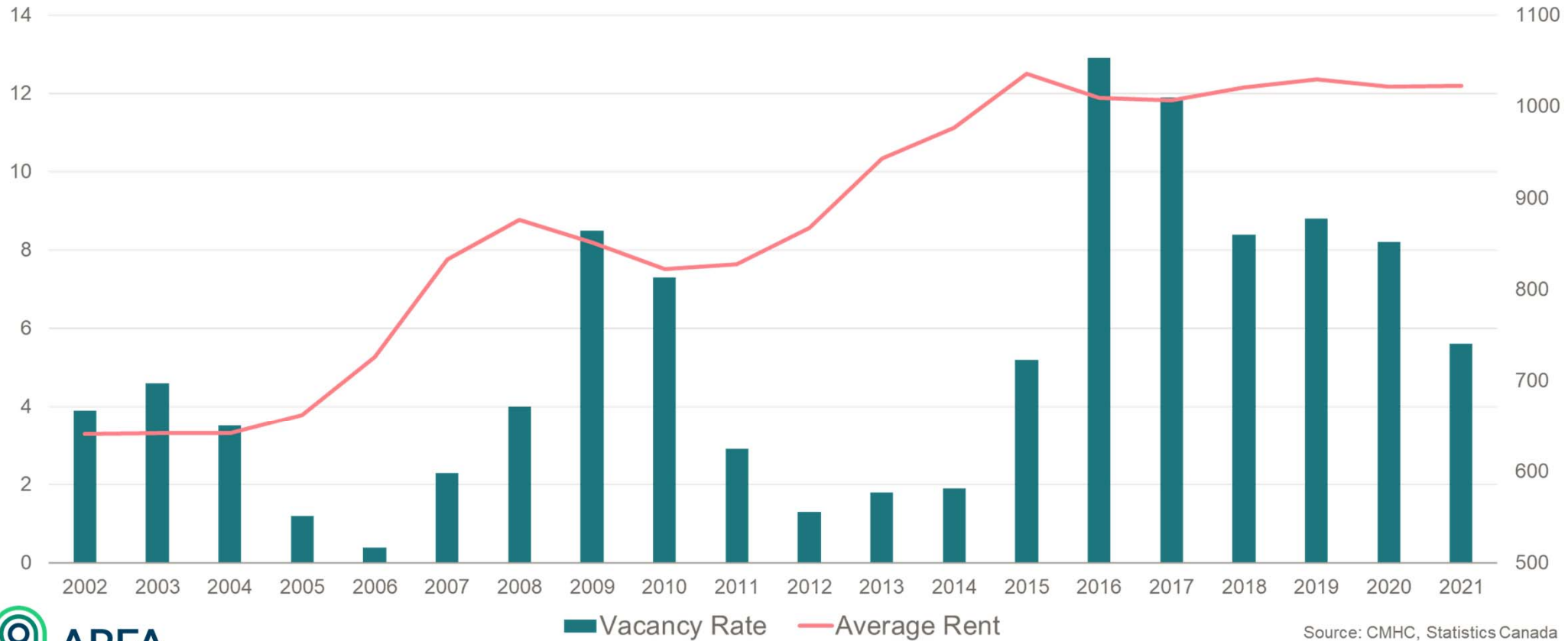
POPULATION LEVELS, RED DEER ER



Source: Statistics Canada

Rental Vacancies ease

Red Deer Rental Market

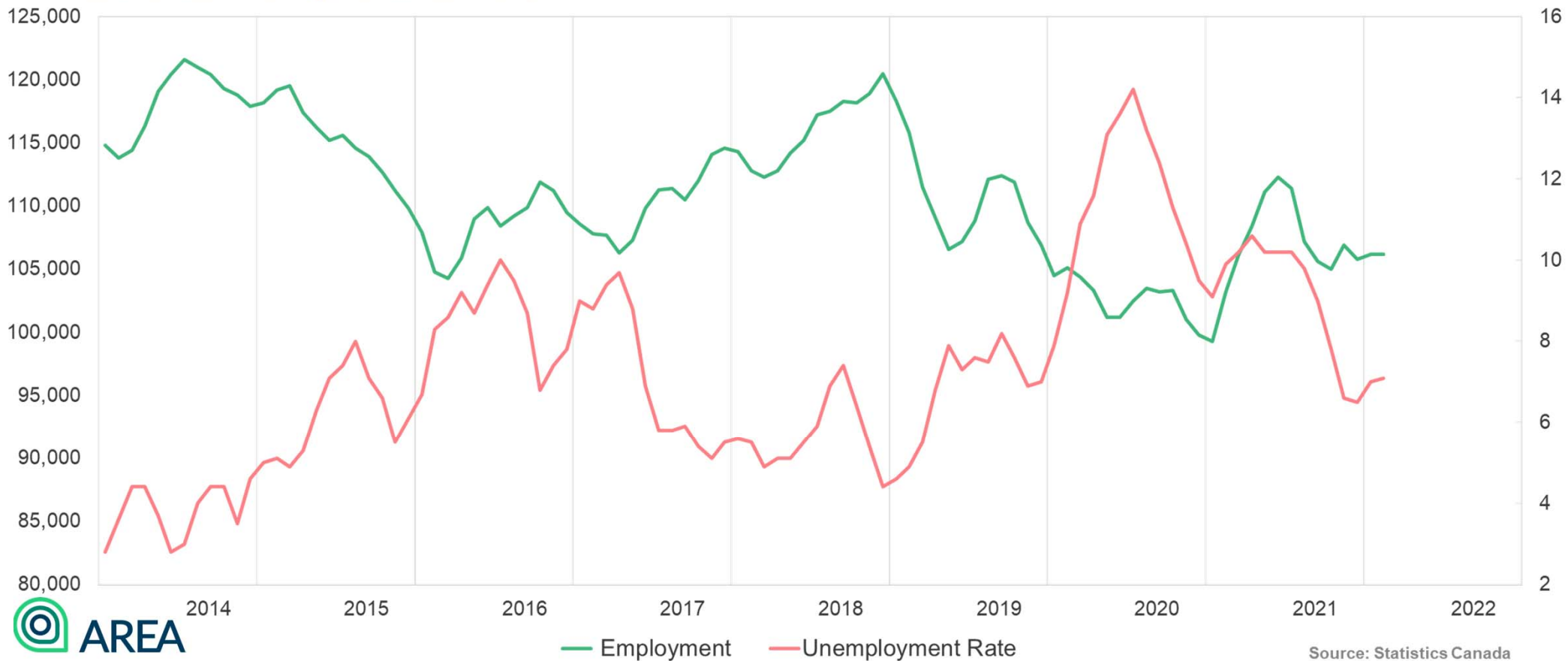


Source: CMHC, Statistics Canada



Employment levels start to improve

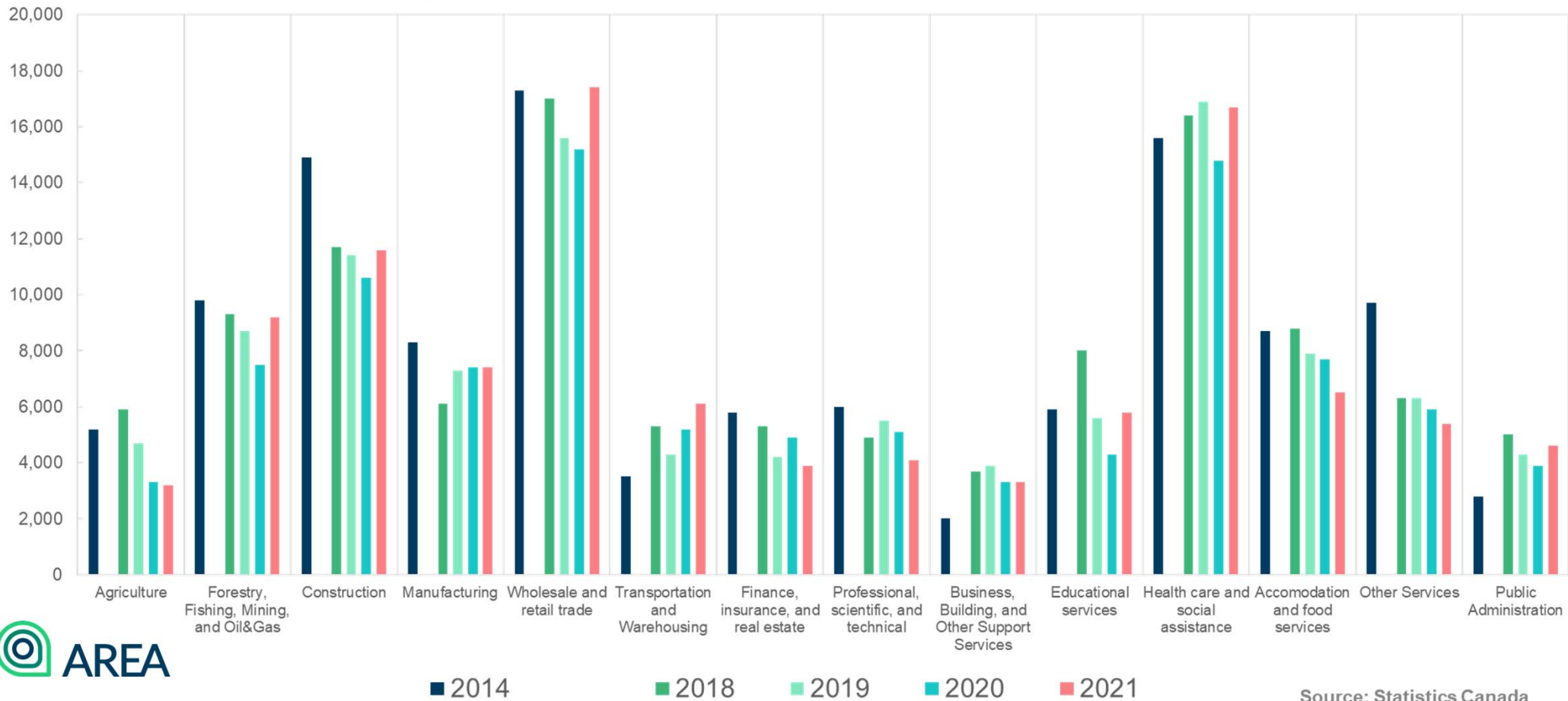
Red Deer Economic Regions - Labour Market



Source: Statistics Canada

Employment levels start to improve

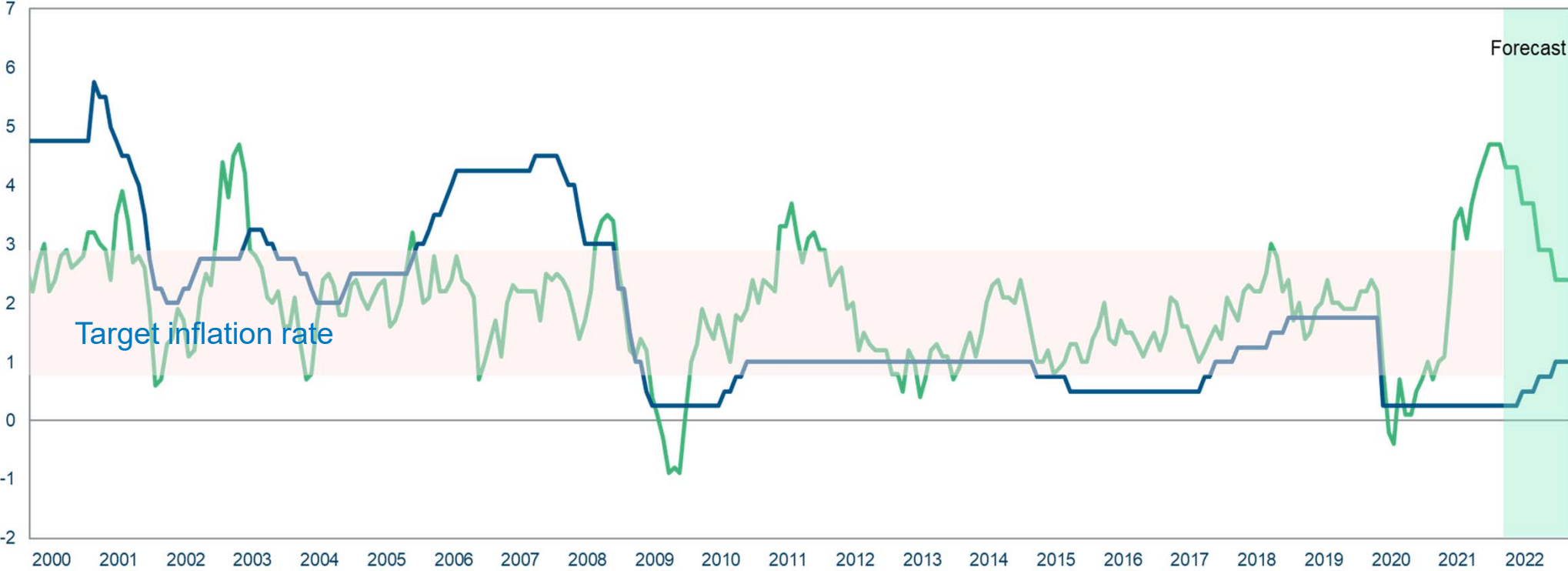
EMPLOYMENT BY INDUSTRY - ER_RD;



Source: Statistics Canada

Inflation to ease, but rate gains expected

Inflation and Bank of Canada Rate



 AREA Total CPI

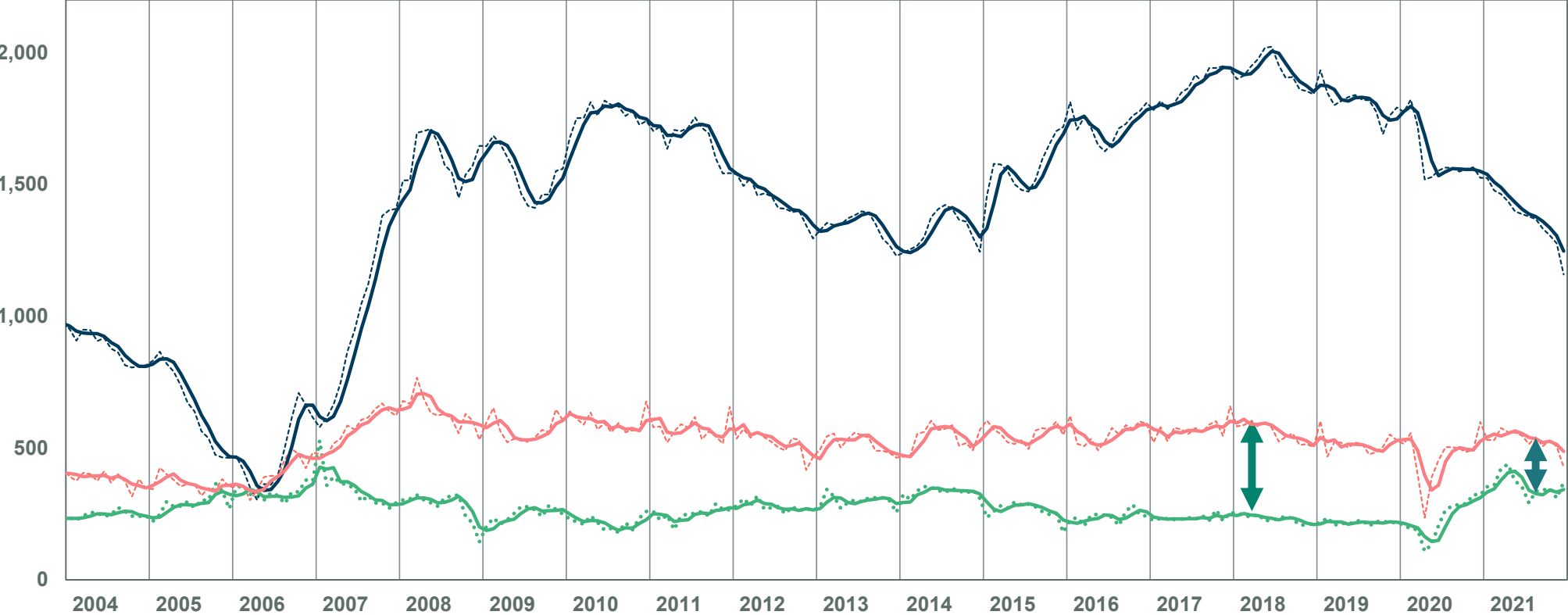
— Bank of Canada Overnight Target Rate

Source: Bank of Canada, Statistics Canada, RBC Forecast

Supply levels have been easing

Economic Region Red Deer

RESIDENTIAL



..... SA Sales

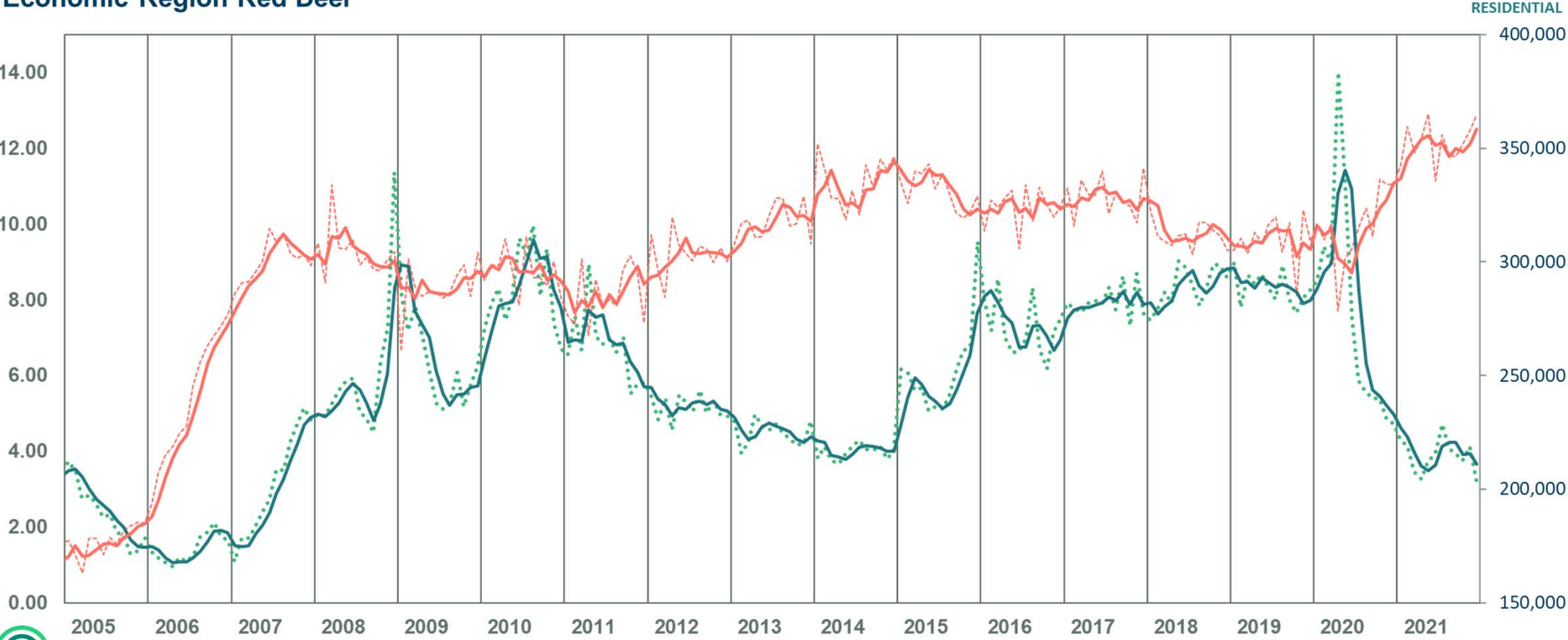
----- SA Inventory

----- SA New Listings

Source: Pillar 9

Seller market conditions support price gains

Economic Region Red Deer



SA Months of Supply

SA AP

3 per. Mov. Avg. (SA Months of Supply)

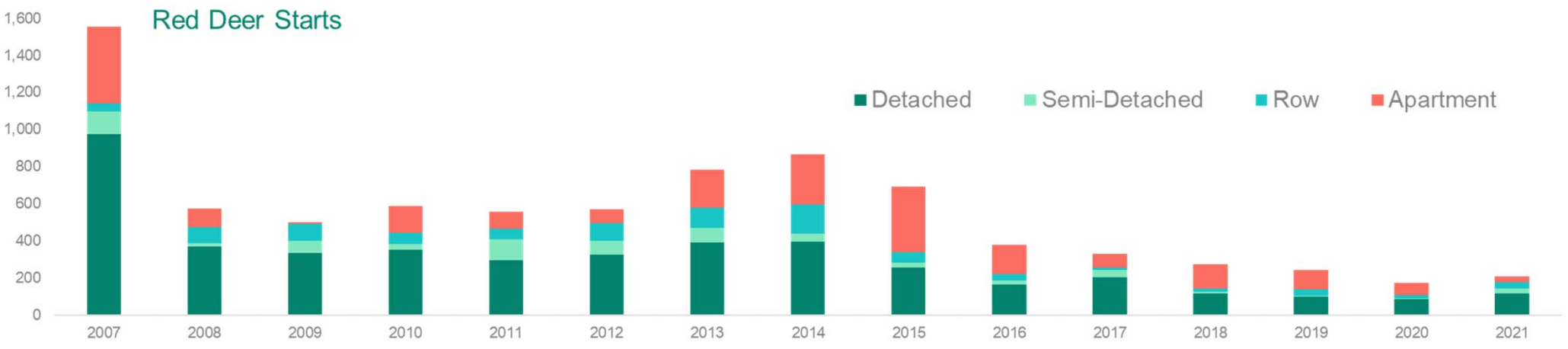
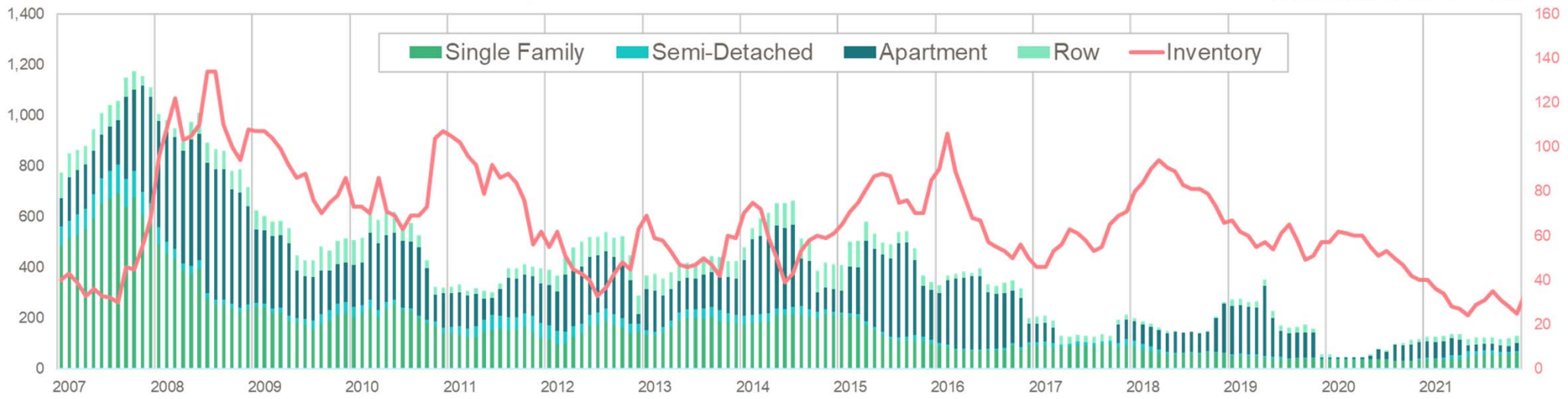
3 per. Mov. Avg. (SA AP)

Source: Pillar 9

New home construction remains low

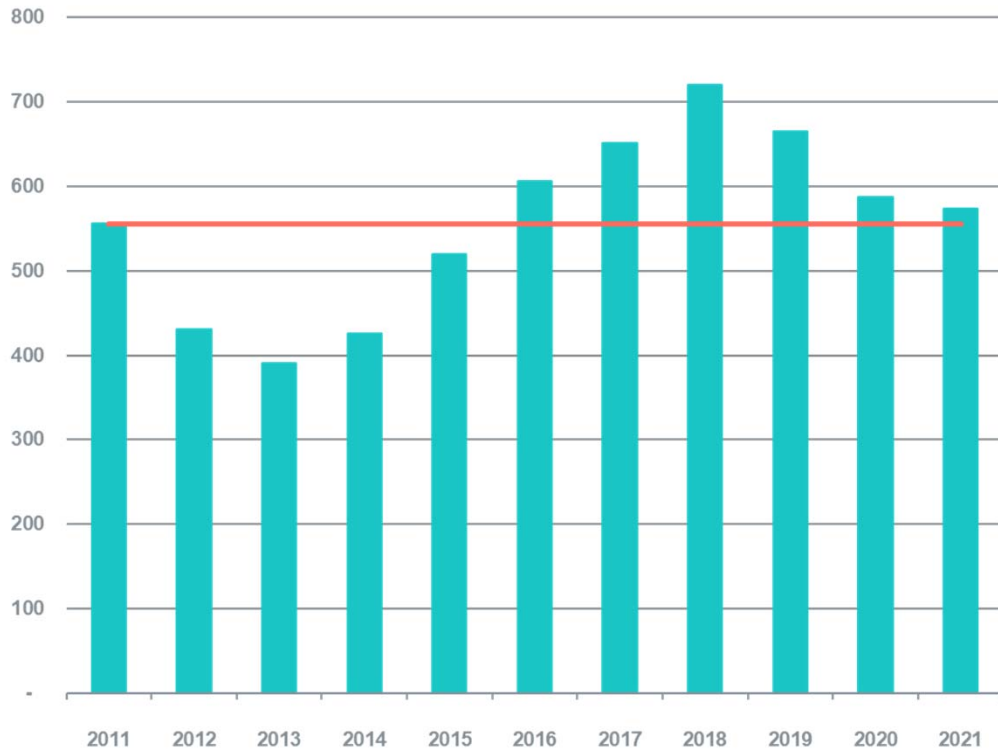
Under construction and new home inventory levels

Source: CMHC, Statistics Canada



Higher density supply impacting city

Red Deer City

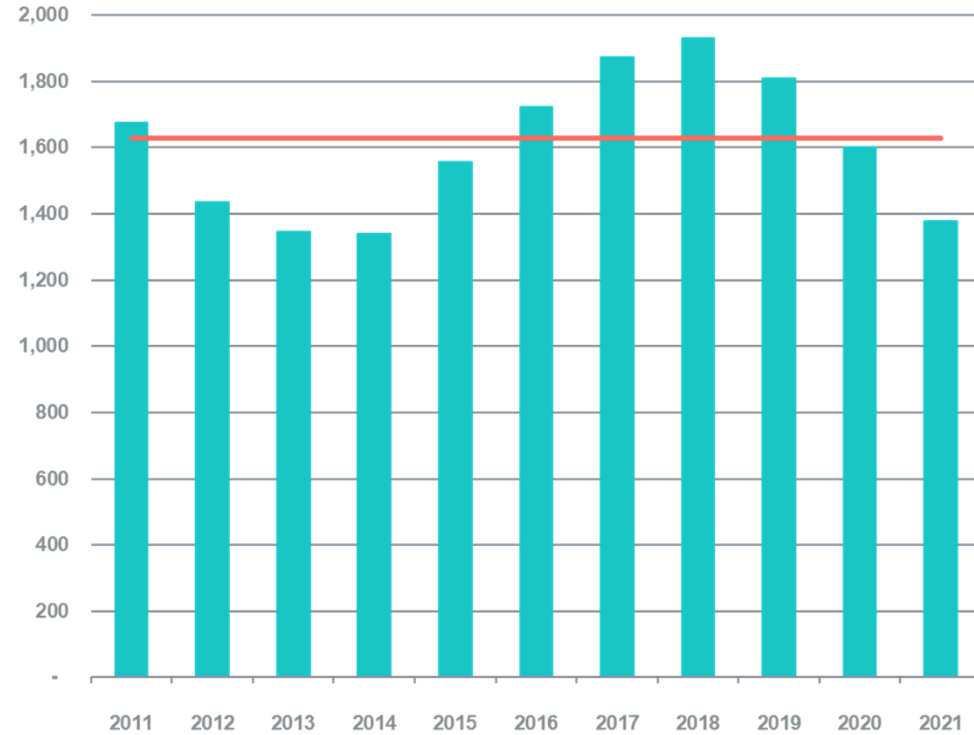


Residential

10 Year Average

Source: Pillar 9, CREB

Economic Region Red Deer



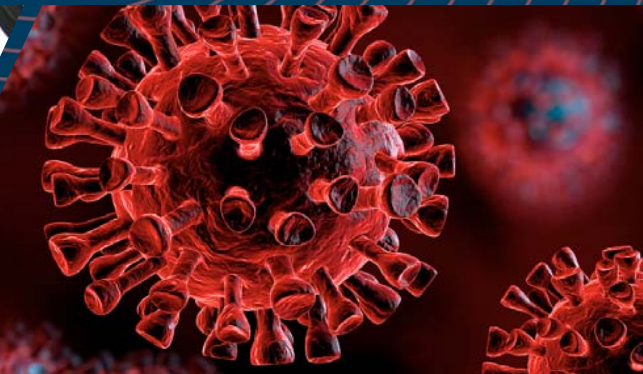
Residential

10 Year Average

Source: Pillar 9, CREB



Market Risk



Questions

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