



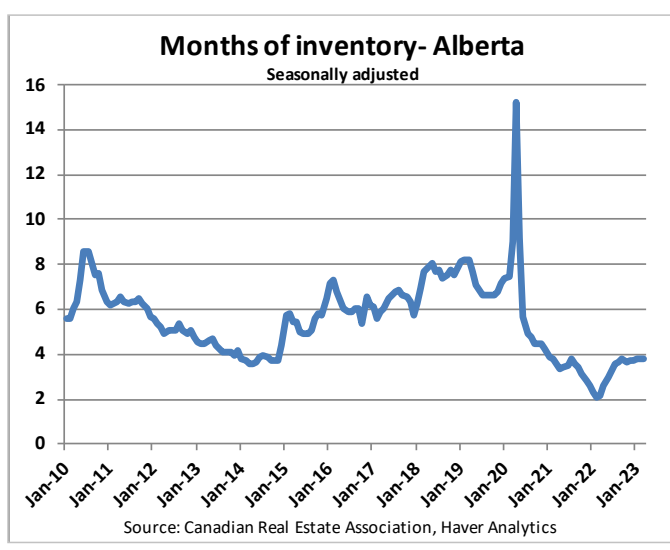
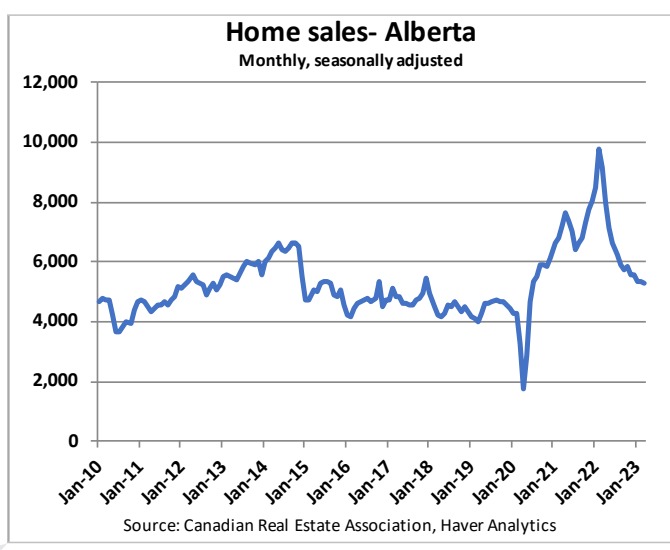
Housing and Mortgage Market Review: April 2023

Summary

Rising mortgage rates may have taken a bite out of housing demand across Alberta, but resale inventory levels remain tight and market balance is still tilted towards sellers. With strong population growth and with the economy still on solid footing, Alberta's housing market continues to outperform most others across the country. This is a trend I expect will continue through 2023.

Despite falling home sales, Alberta's resale market remains in "very solid shape"

Seasonally adjusted home sales across Alberta fell 6.1% in the first quarter of 2023 compared to Q4 of last year. Still, that leaves them well above levels seen from 2015-2020.

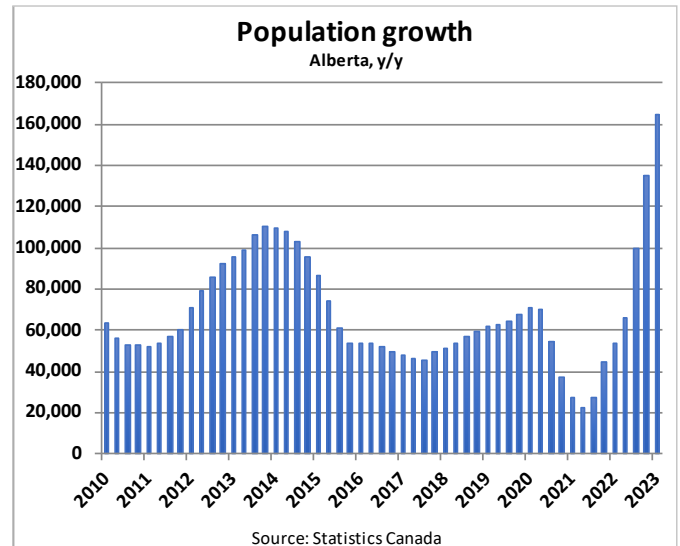
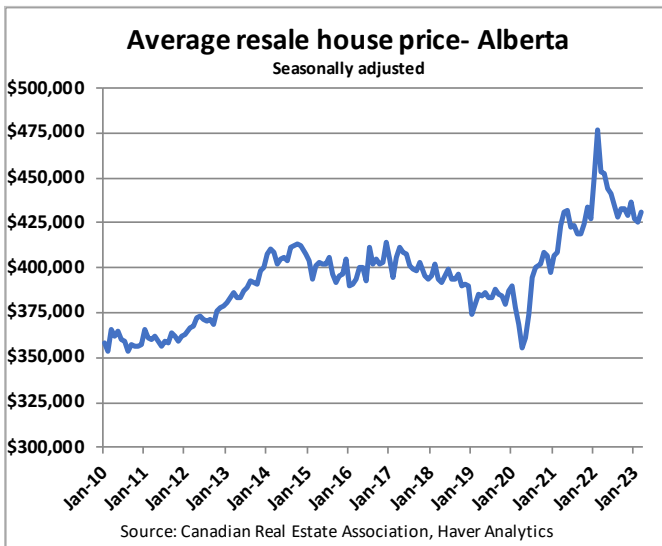


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Alberta

Seasonally adjusted active listings ended the first quarter down 2.4% from Q4 levels. Falling inventory is a reflection of weak new listings, which were down 11.7% on the quarter. With both sales and inventory trending down, market balance remained relatively unchanged. Months of inventory ended Q1 at 3.8, up slightly from 3.7 in Q4 and still hovering near the lowest level in the past decade. The resale market in Alberta is still in very solid shape.

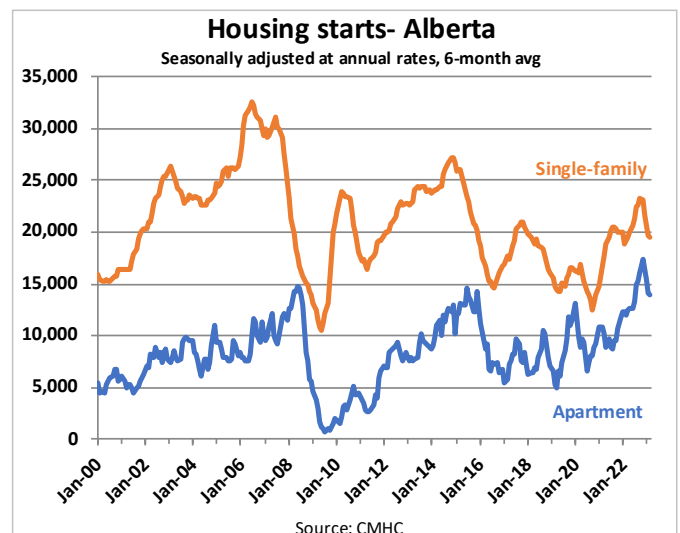
Seasonally adjusted average resale prices ticked up 1.3% in March but are still down roughly 9.5% from peak levels from early 2022.



A new record for population growth

Alberta's annual population growth surged to a record 165,000 in Q1.

On the new supply side, both single and multi-family housing starts slid in Q1 with the former being well below prior cyclical highs. Without ample new supply, this market may tip further into seller territory.

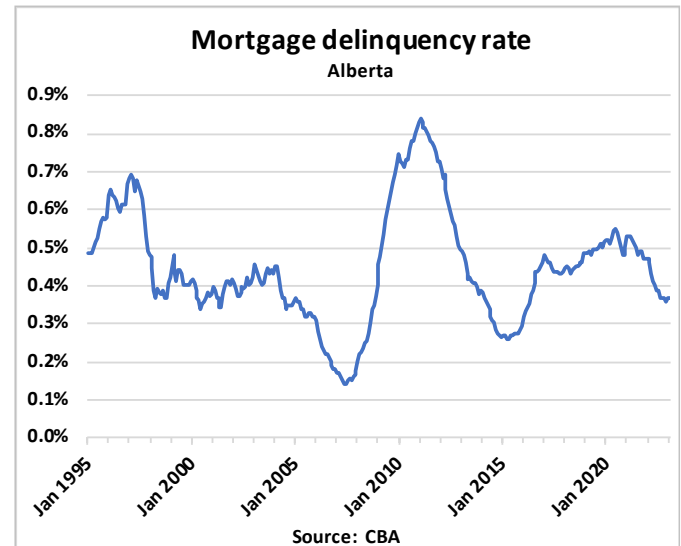


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Alberta

Job market continues to surprise

Alberta's labour market churned out 36,000 new jobs in Q1. The unemployment rate did tick up slightly to 5.7%, but that remains well below normal levels.



Alberta is the only province not seeing a notable uptick in mortgage delinquencies in the latest data. That will likely change in coming months as rising rates and the eventual impact of a softening labour market filter through to households.

**Any forecasts contained in this report are accurate as of the date indicated.*

Ben Rabidoux is the founder of Edge Realty Analytics (www.edgeanalytics.ca), which equips top real estate and mortgage professionals with timely research and insightful marketing infographics to help them stand apart from the competition and stay engaged with their clients and prospects.

He is also the founder and president of North Cove Advisors, a market research firm serving institutional and high net worth clients since 2013 that is consistently ranked top 5 for Canadian economic coverage by Brendan Wood International.

He is a frequent guest and contributor in major media outlets, including Bloomberg, The Wall Street Journal, Reuters, The Globe and Mail, The Toronto Star, Macleans, and many others.

