



economic analysis *report*



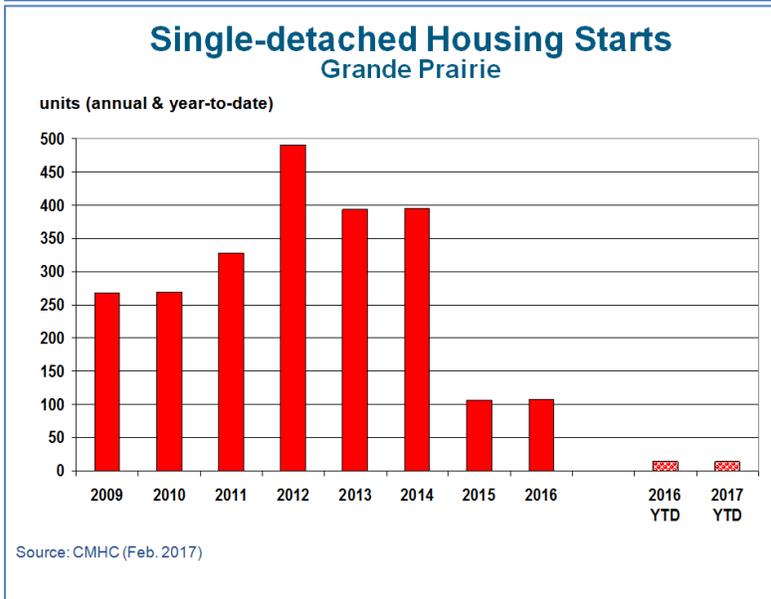
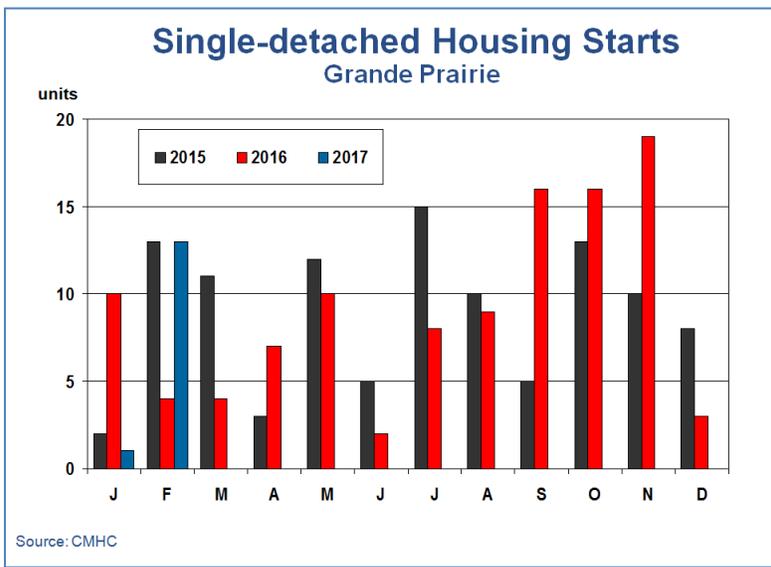
MARCH 2017

GRANDE PRAIRIE MARKET UPDATE

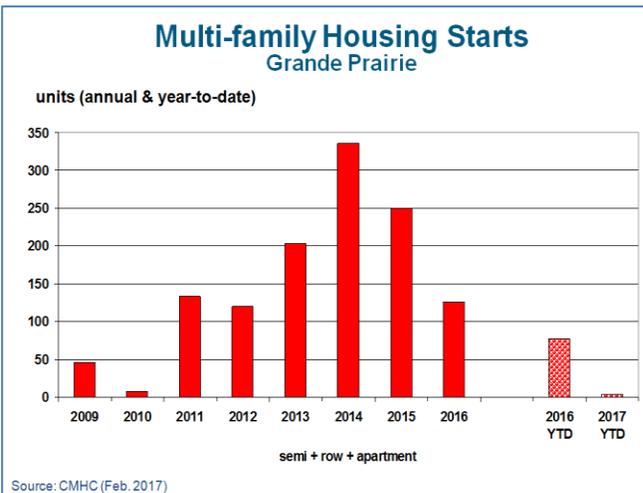
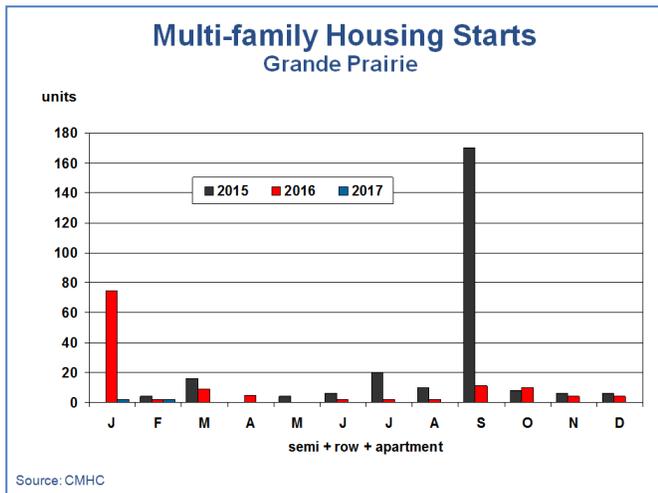
HOUSING STARTS

Total housing starts in the Grande Prairie Census Agglomeration (CA) increased in February by 150% year-over-year to 15 units. After two months this year, total housing starts were nonetheless down by 80.2% from January and February 2016 to 18 units.

Single-detached: Single-detached starts in the Grande Prairie CA increased in February more than three-fold from a year earlier to 13 units. For the year-to-date, single-family starts were unchanged from the same time in 2016 at 14 units.

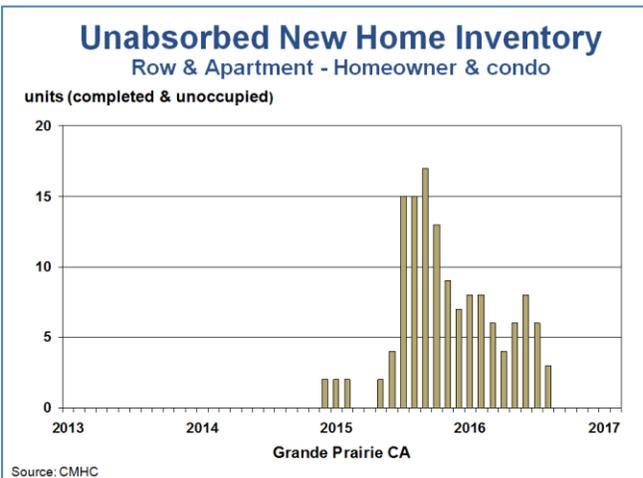
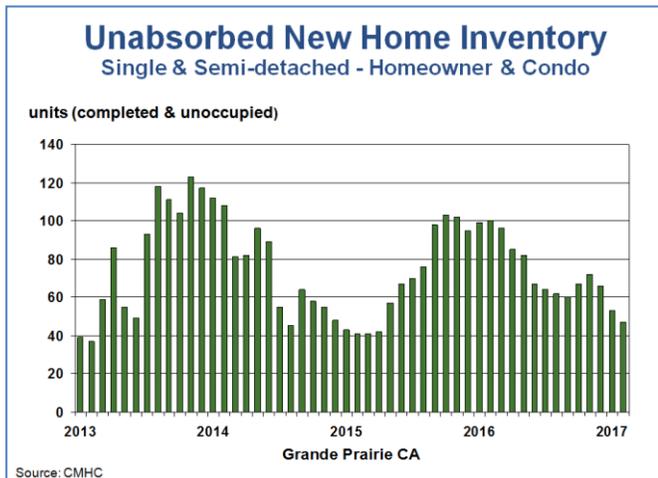


Multi-family (semi, row & apartment): Multi-family starts in Grande Prairie CA were unchanged in February from year-ago levels at two (semi-detached) units. So far this year, multiple unit starts have declined by 94.8% from the first two months of 2016 to four units.



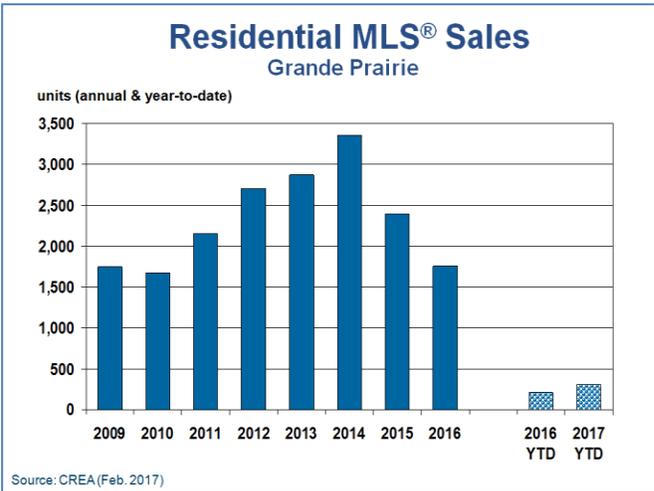
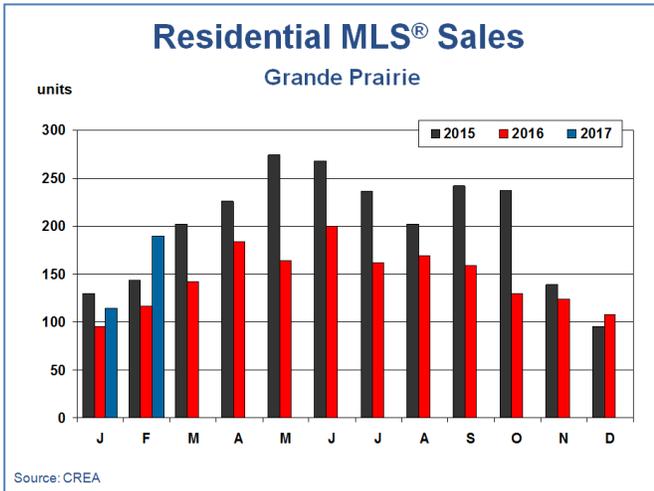
NEW HOME INVENTORY

There were 47 completed and unoccupied single and semi-detached dwellings (including show homes) reported by the CMHC in the Grande Prairie CA in February, down from 53 units in the preceding month and 100 units in February 2016. There were no unabsorbed new townhomes and apartments recorded in February, unchanged from the five previous months but down from eight units a year ago.



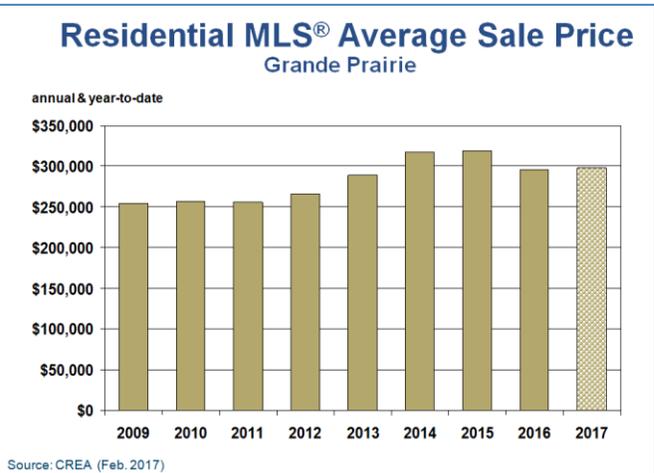
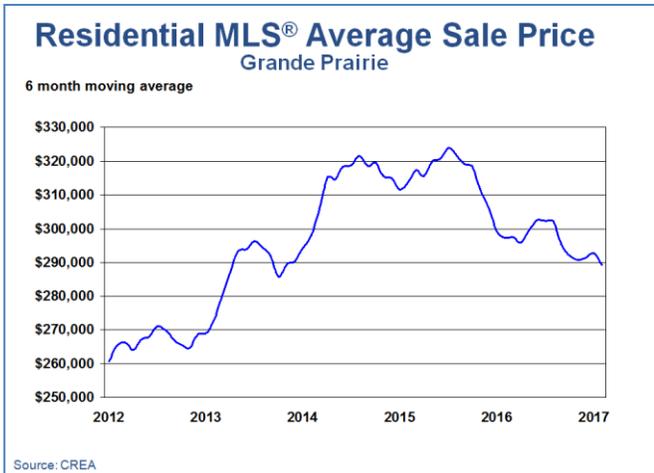
RESIDENTIAL (MLS) SALES

Residential sales in the Grande Prairie MLS area surged in February by almost 64% from a year prior to 190 units. So far this year, the number of homes sold by realtors has increased by 44% from January and February 2016 to 304 units.



RESIDENTIAL SALE PRICES

The average residential sale price in the Grande Prairie MLS area increased in February by 7.2% year-over-year to \$299,521. For the year-to-date, the average sale price in Grande Prairie has increased by 6.4% from the same two-month period last year to \$298,193. See the cautionary comments from CREA in the notes to readers (below) on monthly average price movement.



MARKET SUMMARY	Current Month: February			YTD: February		
Grande Prairie CA	2017	2016	% ch	2017	2016	% ch
Single-family starts	13	4	225.0%	14	14	0.0%
Multi-family starts	2	2	0.0%	4	77	-94.8%
Total housing starts	15	6	150.0%	18	91	-80.2%
Grande Prairie REB (MLS)						
Residential sales	190	116	63.8%	304	211	44.1%
Residential avg. price	\$299,521	\$279,482	7.2%	\$298,193	\$280,220	6.4%
Source: CMHC/CREA						

Notes to Readers

These monthly market updates are available for the province of Alberta and its seven major cities. The charts are also available in PowerPoint and Excel formats upon request.

The Grande Prairie CA's geographic boundaries are the same as the City of Grande Prairie. As such, new housing activity in the adjacent County of Grande Prairie is not included in the monthly count of new home starts and inventory. The county's housing starts are published quarterly by CMHC and we report these numbers in the January, April, July, and October editions of the Market Update report.

CMHC's count of unsold new home inventory defines an unabsorbed unit as a new home that has finished construction and is available for sale. Show homes are typically counted as part of the unabsorbed inventory.

CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. The monthly average price statistic can also be affected by changes in the mix of sales activity by dwelling type.

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