



economic analysis *report*



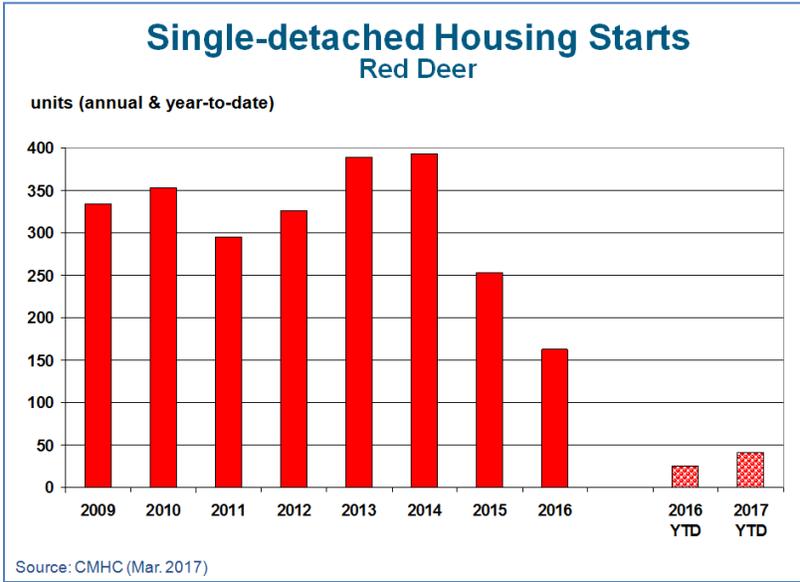
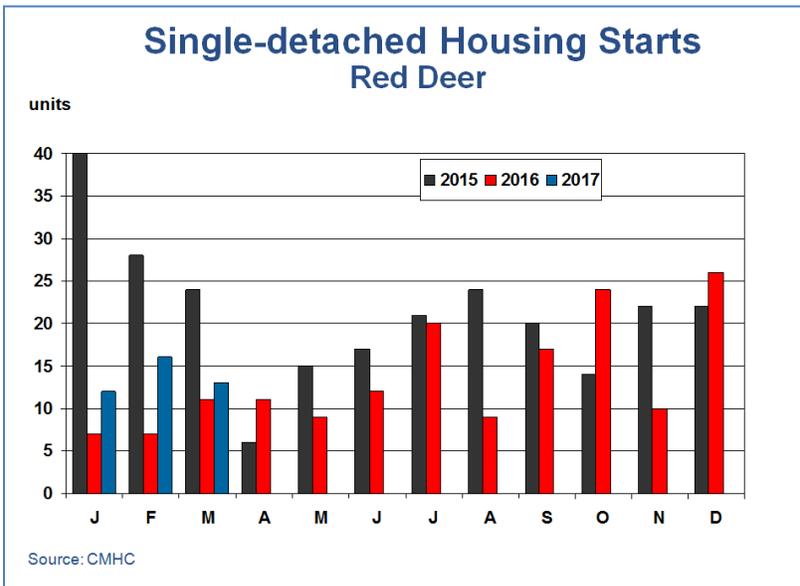
APRIL 2017

RED DEER MARKET UPDATE

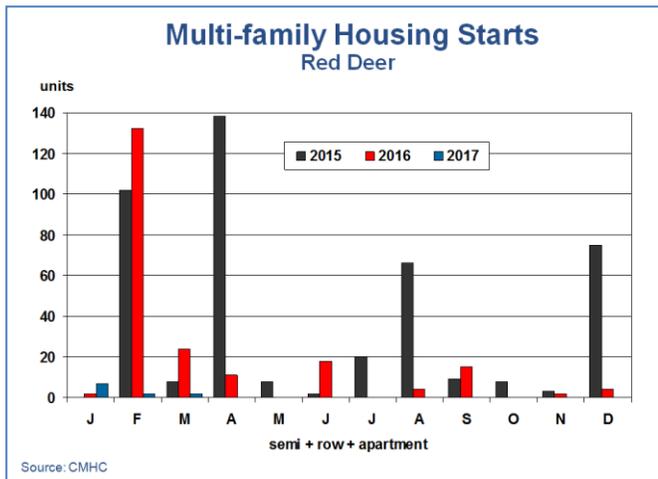
HOUSING STARTS

Total housing starts in the Red Deer Census Agglomeration (CA) decreased in March by 57% from a year prior to 15 units. For the year-to-date, housing starts have declined by 71.6% from January to March 2016 to 52 units.

Single-detached: Single-detached starts in the Red Deer area increased in March by 18.2% from year-ago levels to 13 unit. So far this year, single-family starts have increased by 64% from the first quarter of 2016 to 41 units.

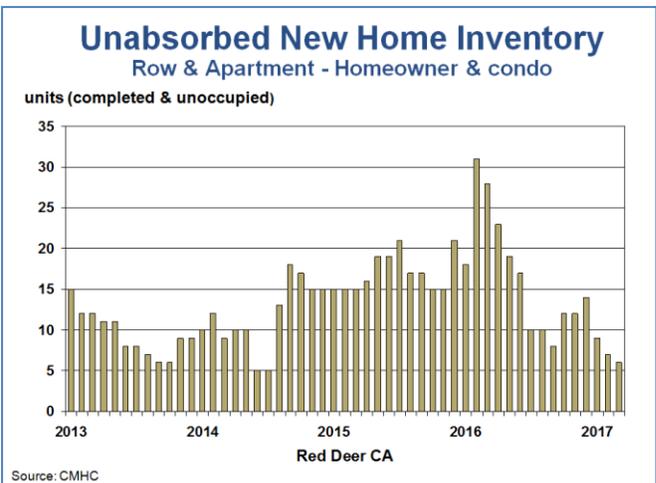
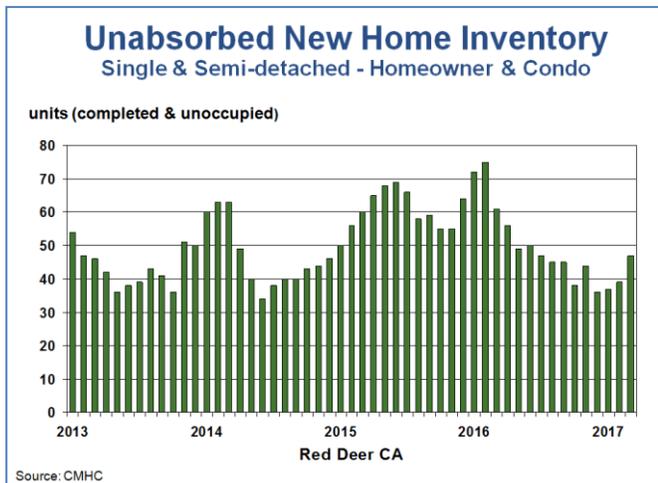


Multi-family (semi, row & apartment): Multi-family starts in the Red Deer CA decreased in March by 91.7% year-over-year to two (semi-detached) units. To the end of March this year, multi-unit starts have declined by 93% from first three months of 2016 to 11 units.



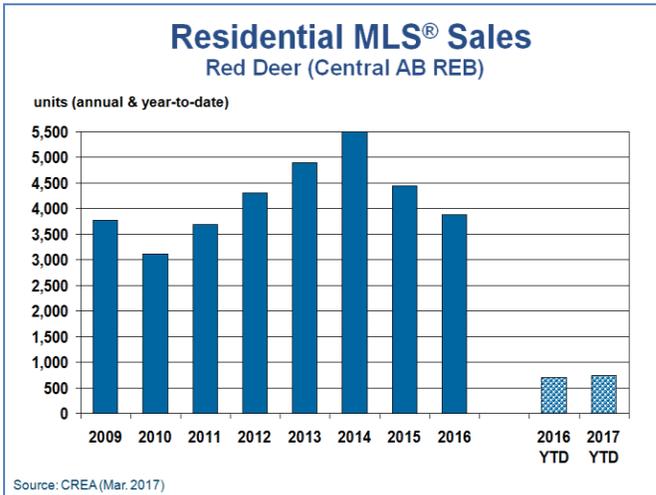
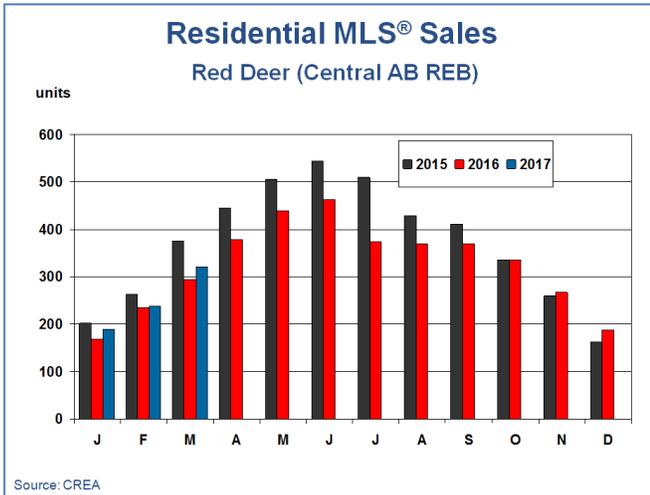
NEW HOME INVENTORY

CMHC reported 47 completed and unoccupied single and semi-detached dwellings (including show homes) in the Red Deer area in March, up from 39 units in the previous month but down from 61 units in March 2016. Unabsorbed new townhomes and apartments amounted to six units in March, down from seven in the preceding month and 28 units a year earlier.



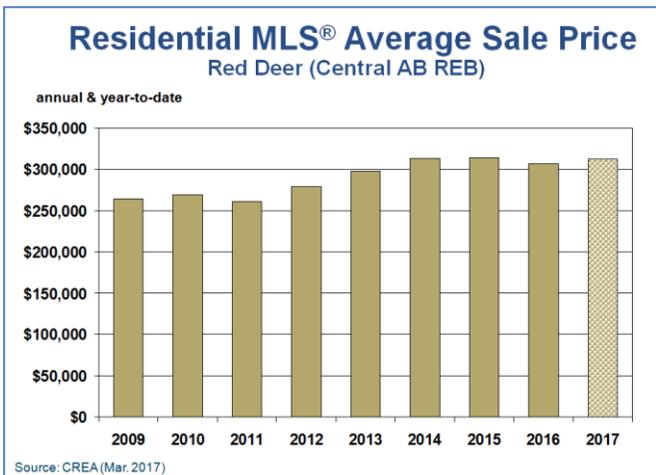
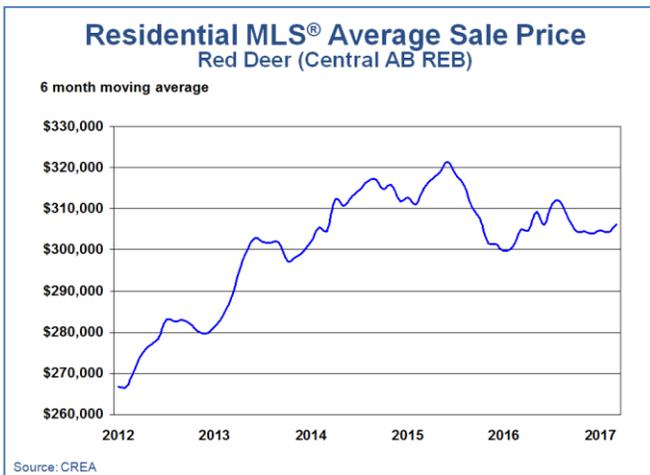
RESIDENTIAL (MLS) SALES

Residential sales in the Red Deer MLS region (Central Alberta) increased in March by 9.2% from a year earlier to 321 units. For the year-to-date, realtor sales have increased by 7% from January to March of last year to 746 units.



RESIDENTIAL SALE PRICES

The average residential sale price (MLS) in the Red Deer region increased in March by 12.2% year-over-year to \$324,176. So far this year, the average MLS sale price has increased by almost 5% from the first quarter of 2016 to \$312,832.



MARKET SUMMARY	Current Month: March			YTD: March		
Red Deer CA	2017	2016	% ch	2017	2016	% ch
Single-family starts	13	11	18.2%	41	25	64.0%
Multi-family starts	2	24	-91.7%	11	158	-93.0%
Total housing starts	15	35	-57.1%	52	183	-71.6%
Central AB REB (MLS)						
Residential sales	321	294	9.2%	746	697	7.0%
Residential avg. price	\$324,176	\$288,995	12.2%	\$312,832	\$298,151	4.9%
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.

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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