



KEY INSIGHTS

PROVINCE:

ALBERTA

▼

YEAR:

2021

▼

AFFORDABILITY
DEFINITION :

BOTH DEFINATIONS

▼

CMA / CA:

EDMONTON

▼

RENT:

RENTAL MARKET
SURVEY

☑

EXPENSES

AVERAGE HOUSEHOLD EXPENSES

☐

TYPE OF
HOUSE:

APARTMENT

▼

AVERAGE LISTING
RENT

☐

(EXCLUDING RENT):

POVERTY LINE
EXPENSES

☑

NOTE 1: B = Bedrooms

Note 2: All figures mentioned in this report are presented on an annual basis unless otherwise specified

RANKING



AFFORDABILITY
(BY RENT)

*Places with the lowest rent have the highest ranking



AFFORDABILITY
(BY AFFORDABLE UNITS)



MEDIAN
INCOME

*Before Tax

**AVERAGE OPTIMAL
INCOME BEFORE TAX** **\$60,000**

31.3% **FAMILIES UNDER
OPTIMAL INCOME**

AVERAGE RENT

Monthly

ROW HOUSE

0B \$826

1B \$1034

2B \$1282

3B+ \$1408

APARTMENT

0B \$1115

1B \$1317

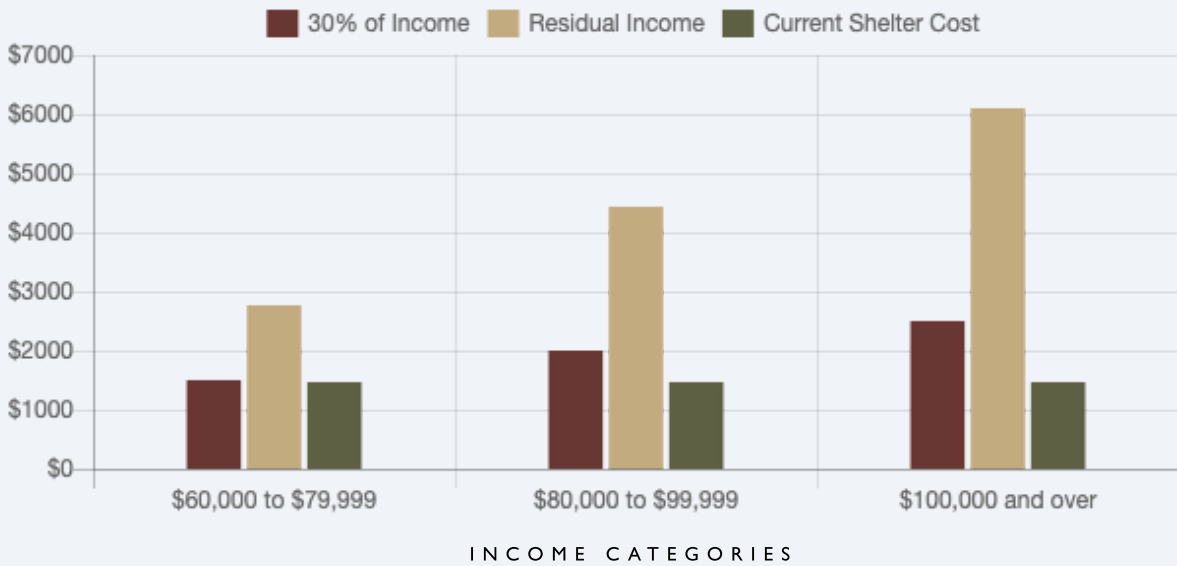
2B \$1611

3B+ \$1786

AFFORDABLE SHELTER COST VS CURRENT SHELTER COST

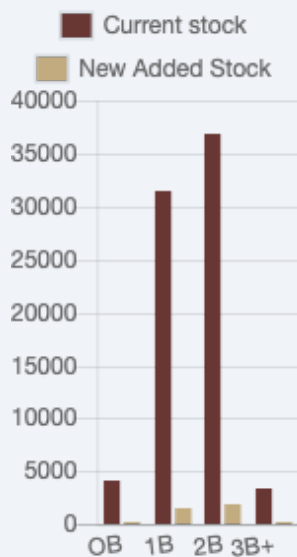
BASED ON 2 DEFINATIONS

MONTHLY



RENTAL SUPPLY

5.09% of New stock is added this Year



TOTAL RENTAL STOCK : **6,660**

ROW HOUSE & APARTMENT

AVAILABLE STOCK OVERVIEW

**AFFORDABLE
STOCKS**

Out of a total affordable supply of 84622 units, 5,814 are available.

AVAILABLE: 5,814

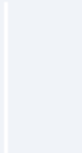


OCCUPIED: 78,808

**UNAFFORDABLE
STOCKS**

Out of a total unaffordable supply of 0 units, 0 are available.

AVAILABLE: 0

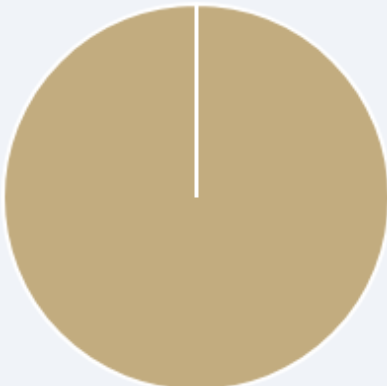


OCCUPIED: 0

**NEW UNITS
CONSTRUCTED**

A total of 847 new units were constructed this year, with 847 being affordable

AFFORDABLE: 847



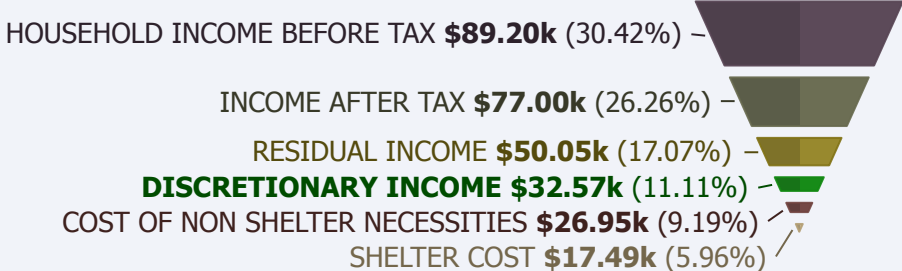
UNAFFORDABLE: 0

PROVINCIAL AVERAGE INCOME **\$89,200**

BEFORE TAX

NO. OF BEDROOMS	OPTIMAL INCOME	INCOME DIFFERENCE	OPTICAL INCOME	INCOME DIFFERENCE
0 B	\$41,920	\$18,080	\$44,600	\$15,400
1 B	\$52,480	\$7,520	\$52,680	\$7,320
2 B	\$65,040	\$5,040	\$64,440	\$4,440
3 B+	\$71,440	\$11,440	\$71,440	\$11,440

DISCRETIONARY INCOME





ALBERTA - EDMONTON SUPPLY ANALYSIS

NOTE - B = Bedrooms

APARTMENT OVERVIEW

TOTAL RENTAL UNITS **75,771**

HOUSES AVAILABLE

Growth Rate

AVAILABLE:5554
OCCUPIED:70217



TYPE OF BEDROOM

Growth Rate

0B:4211
1B:31473
2B:36776
3B+:3311



ROW HOUSE OVERVIEW

TOTAL RENTAL UNITS **8,850**

TOTAL UNITS

Growth Rate

AVAILABLE:261
OCCUPIED:8589



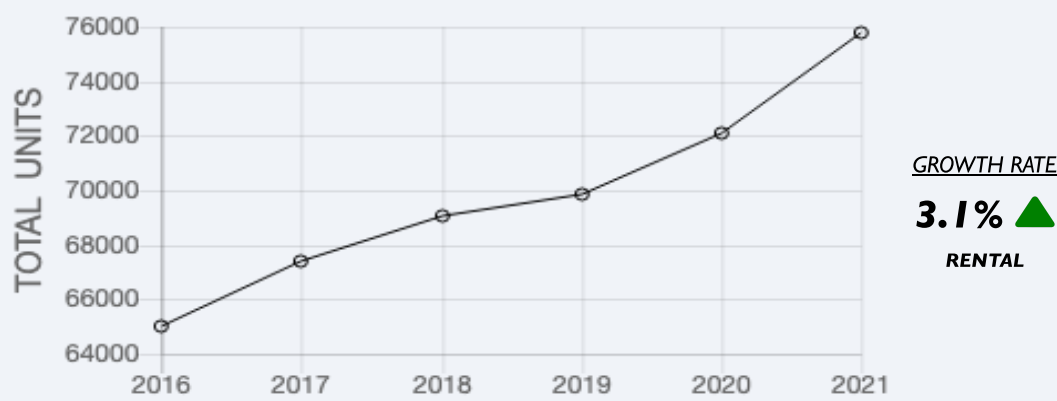
TYPE OF BEDROOM

Growth Rate

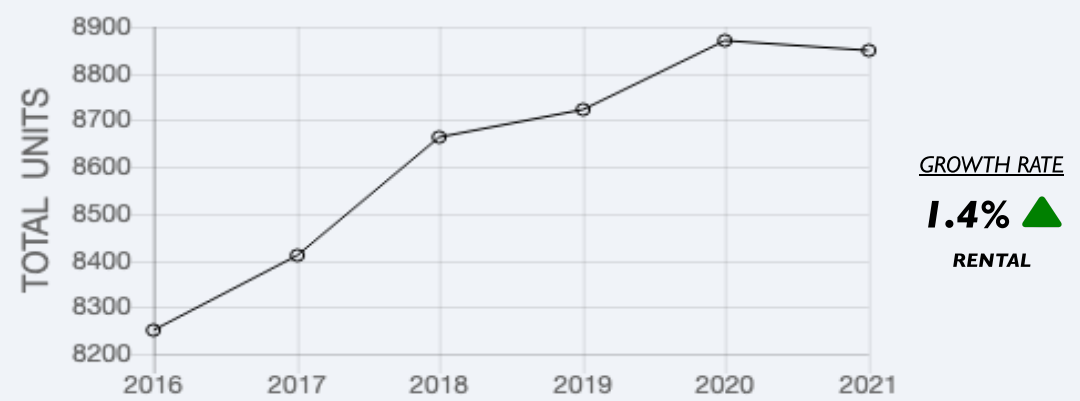
0B:14
1B:212H
2B:2542
3B+:6082



HISTORICAL RENTAL STOCK



HISTORICAL RENTAL STOCK



NEW UNITS ADDED

3,860

OWNED / RENTAL SHARE

GROWTH RATE

0.2% OWNED
799900.0% OWNED
24.9% RENTAL

TYPE OF BEDROOM

Growth Rate

0B:215
1B:1603
2B:1873
3B+:169



NEW UNITS ADDED

114

OWNED / RENTAL SHARE

GROWTH RATE

52.8% OWNED
-10.8% OWNED
9.3% RENTAL
-52.7% RENTAL

TYPE OF BEDROOM

Growth Rate

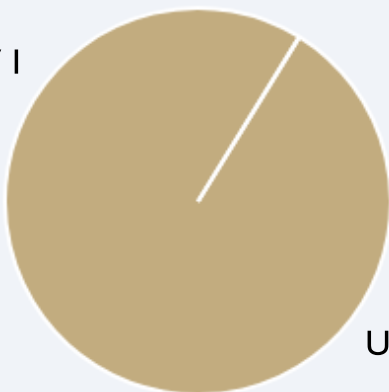
0B:1
1B:3
2B:33
3B+:77



RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK **75,771** **100%**

AFFORDABLE:75771



UNAFFORDABLE:0

AVAILABLE RENTAL STOCK

5554 **8%**

AFFORDABLE

0 **0%**

UNAFFORDABLE

*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

758 **1%**

AFFORDABLE

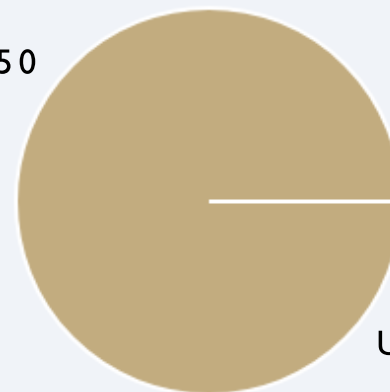
0 **0%**

UNAFFORDABLE

RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK **8,850** **100%**

AFFORDABLE:8850



UNAFFORDABLE:0

AVAILABLE RENTAL STOCK

261 **3%**

AFFORDABLE

0 **0%**

UNAFFORDABLE

*AVAILABLE = VACANT

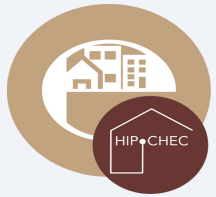
NEW UNITS CONSTRUCTED

89 **1%**

AFFORDABLE

0 **0%**

UNAFFORDABLE



INCOME IS TAKEN ANUALLY

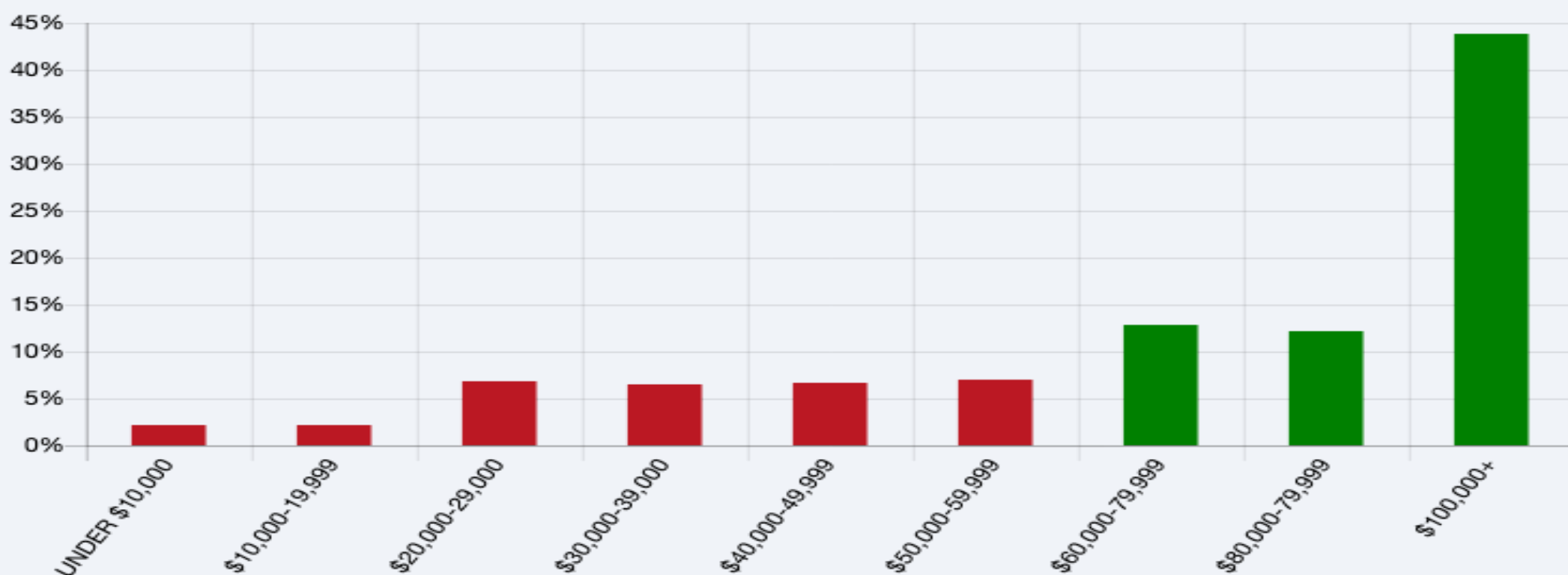
ALBERTA - EDMONTON INCOME ANALYSIS

POPULATION BELOW & ABOVE OPTIMAL INCOME

OPTIMAL INCOME : \$60,000

PERCENTAGE OF POPULATION BELOW OPTIMAL INCOME
31.3%

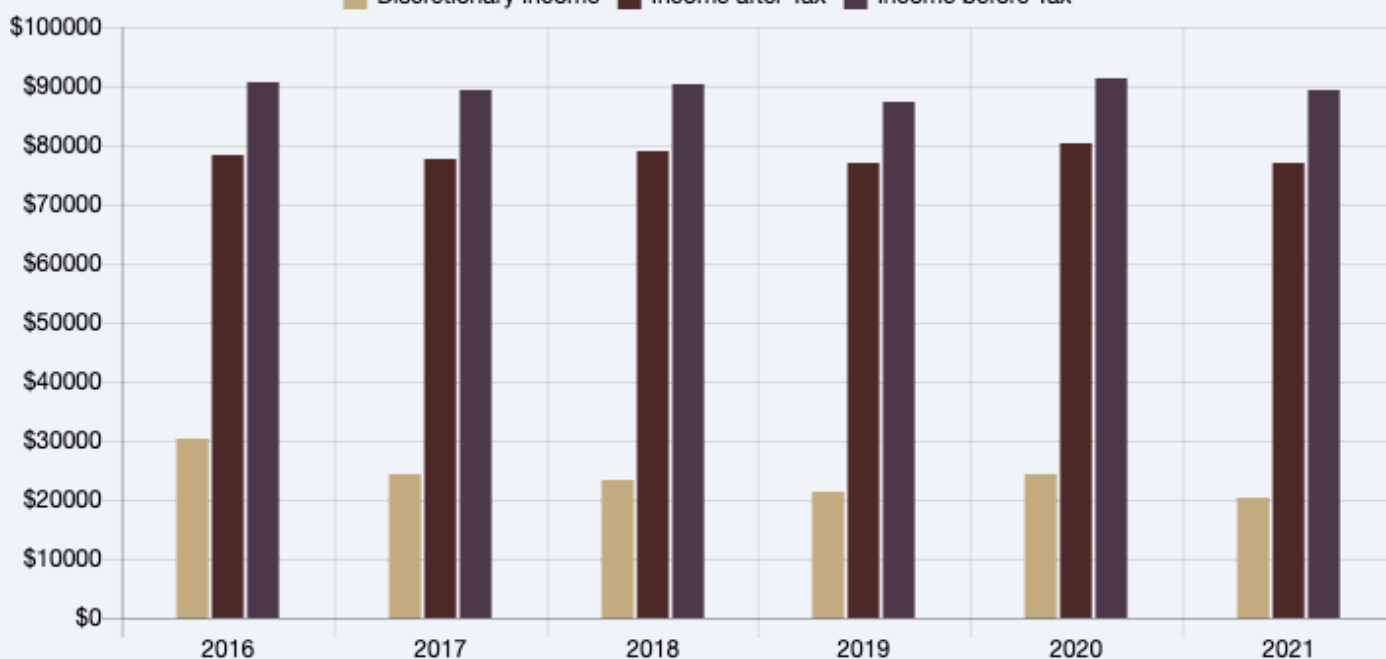
PERCENTAGE OF POPULATION ABOVE OPTIMAL INCOME
68.7%



DIFFERENT INCOME RANGES

DISCRETIONARY INCOME VS MEDIAN INCOME AFTER TAX/BEFORE TAX

Discretionary Income Income after Tax Income before Tax



MEDIAN INCOME RANKING



Before Tax

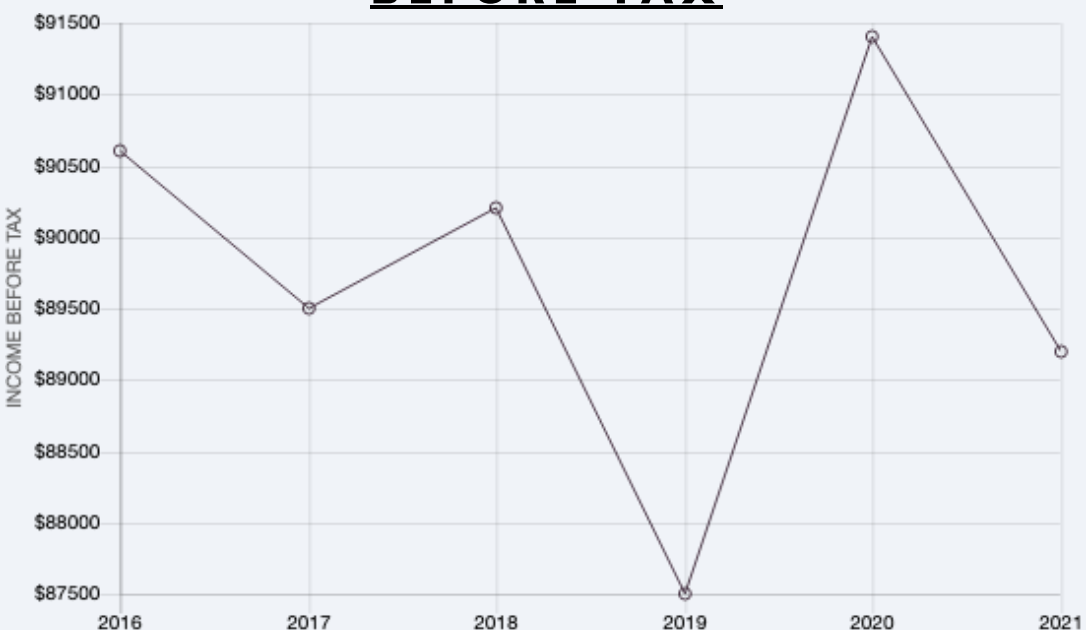
MAJOR
CMAS



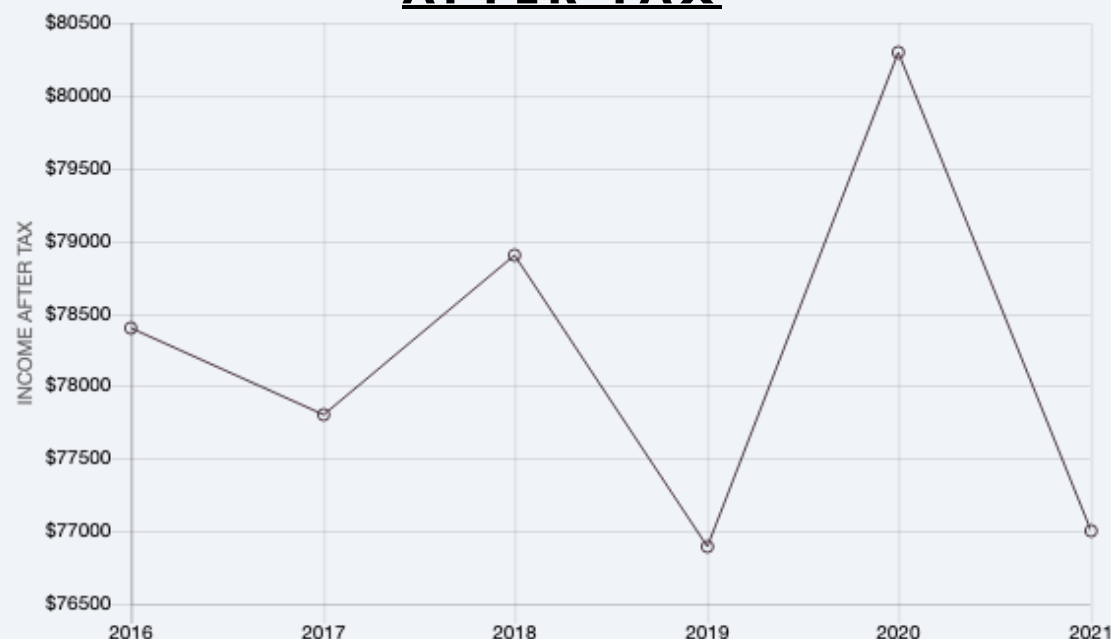
Before Tax

PROVINCE

MEDIAN HOUSEHOLD INCOME BEFORE TAX



AFTER TAX





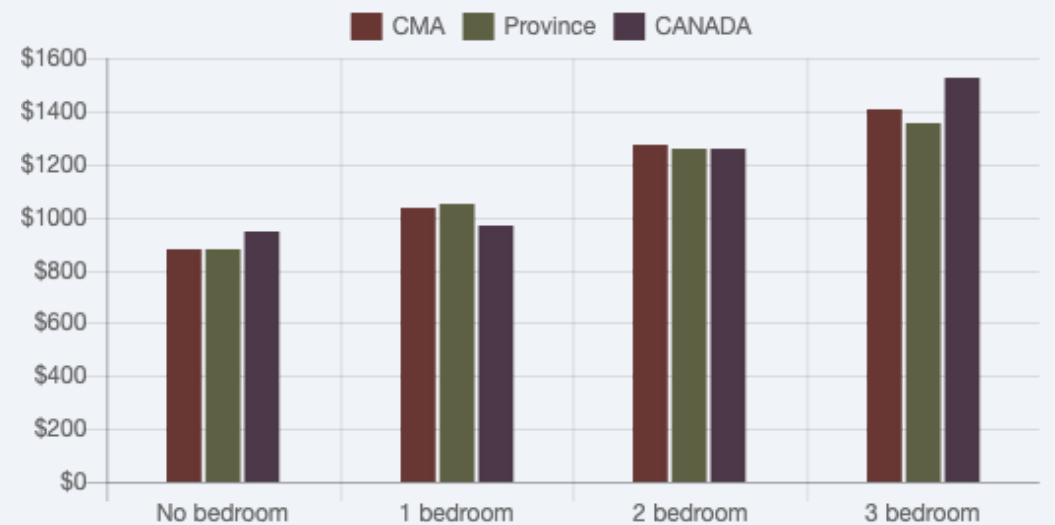
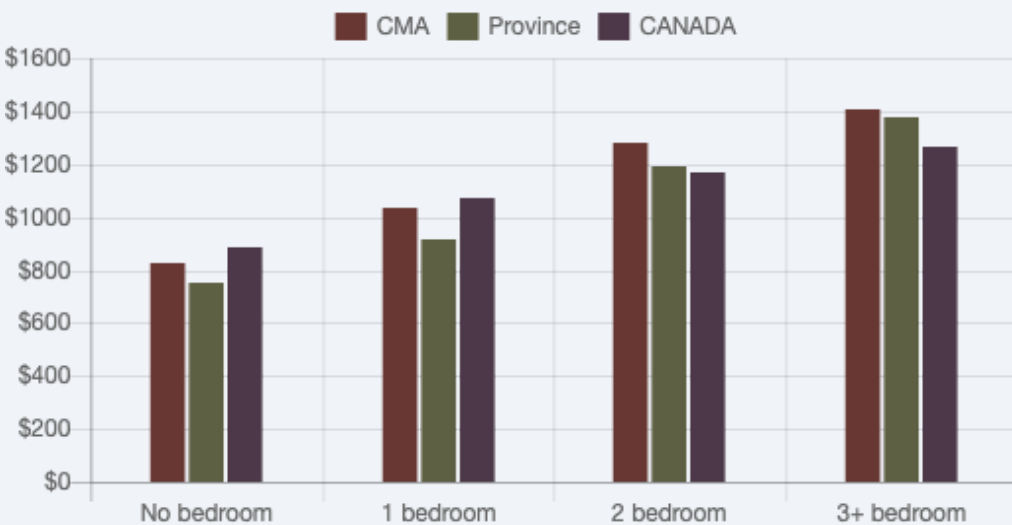
SHELTER COST ANALYSIS

INCOME IS TAKEN ANUALLY

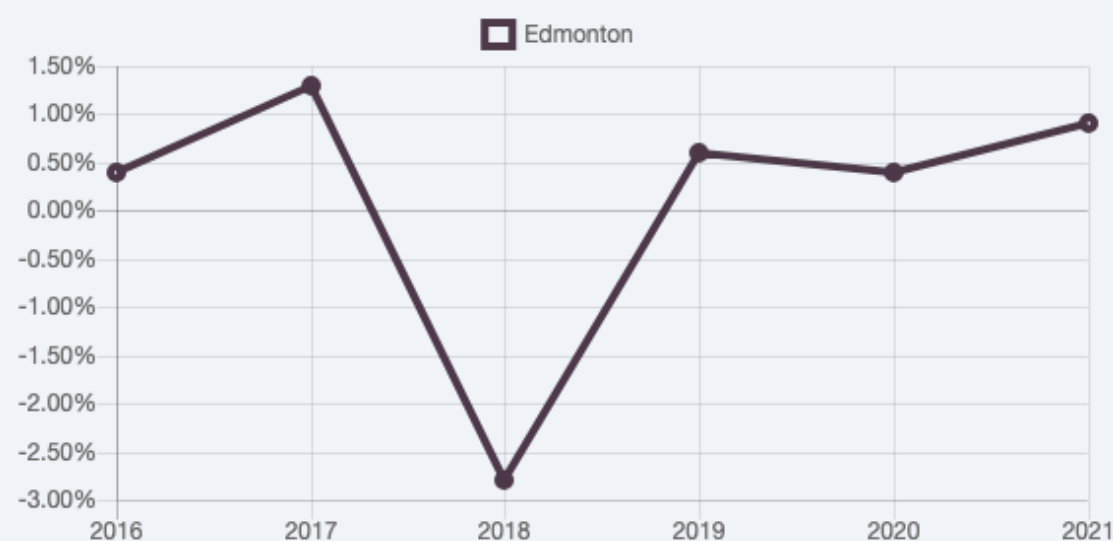
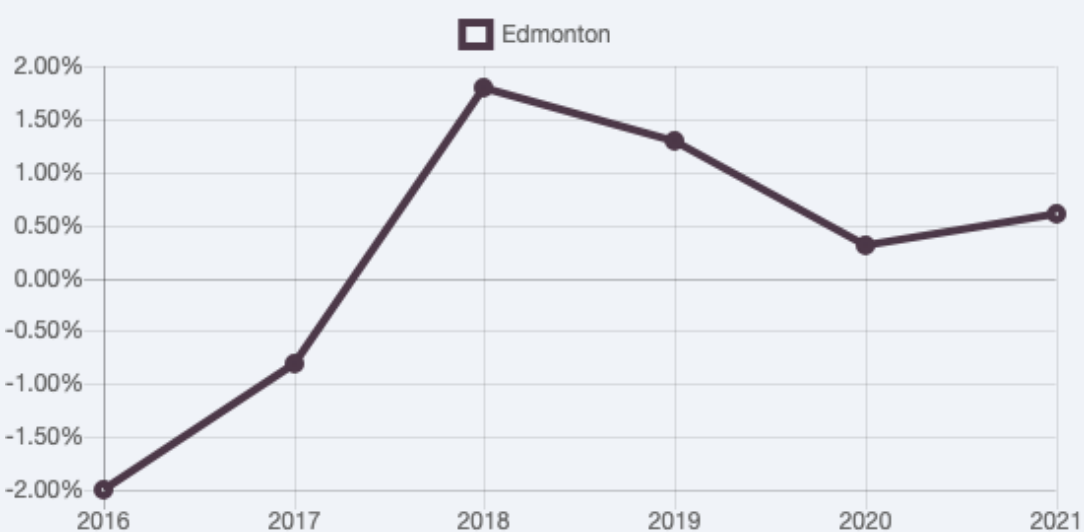
APARTMENT OVERVIEW

ROW HOUSE OVERVIEW

AVERAGE RENT

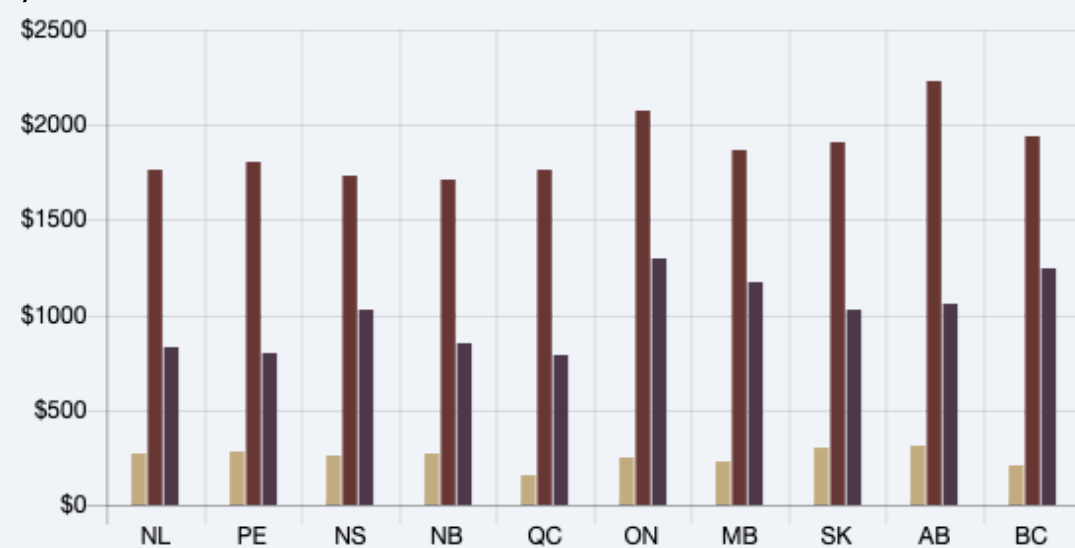
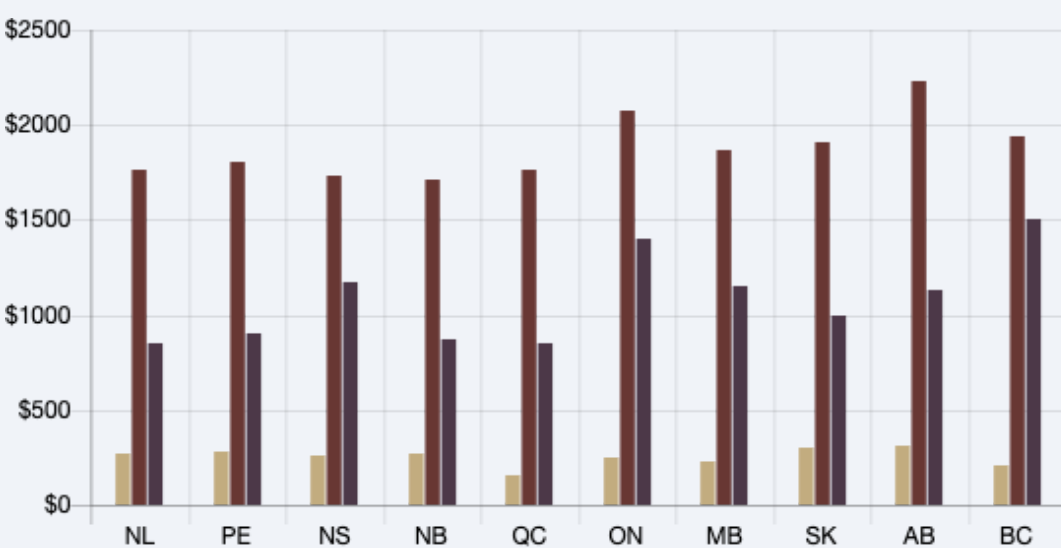


HISTORICAL RENT GROWTH RATE

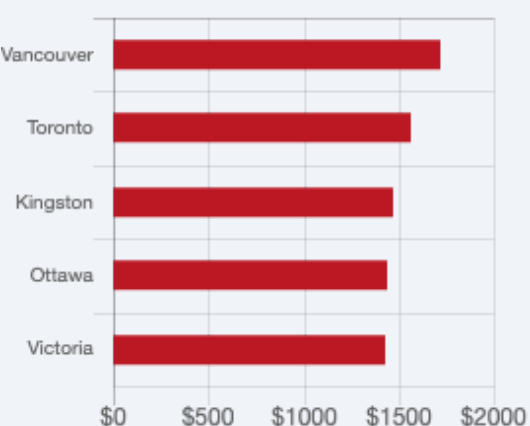


UTILITIES VS AFFORDABLE RENT VS AVERAGE RENT

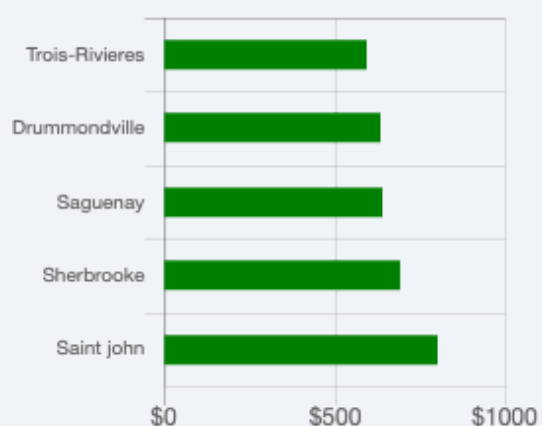
Monthly



TOP 5 CMAs - AVERAGE RENT



BOTTOM 5 CMAs - AVERAGE RENT



TOP 5 CAs - AVERAGE RENT



BOTTOM 5 CAs - AVERAGE RENT

