

ALBERTA - EDMONTON

KEY INSIGHTS

PROVINCE:

ALBERTA

CMA / CA:

EDMONTON

TYPE OF HOUSE:

APARTMENT

YEAR:

2021

RENT:

RENTAL MARKET SURVEY

AVERAGE LISTING RENT

AFFORDABILITY DEFINITION :

INCOME AFTER TAX AND E

EXPENSES (EXCLUDING RENT):

AVERAGE HOUSEHOLD EXPENSES

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

AVERAGE OPTIMAL INCOME BEFORE TAX

\$40,000

17.7%

FAMILIES UNDER OPTIMAL INCOME



AFFORDABILITY (BY RENT)

*Places with the lowest rent have the highest ranking



AFFORDABILITY (BY AFFORDABLE UNITS)



MEDIAN INCOME

*After Tax

AVERAGE RENT

Monthly

ROW HOUSE

0B \$826

1B \$1034

2B \$1282

3B+ \$1408

APARTMENT

0B \$879

1B \$1038

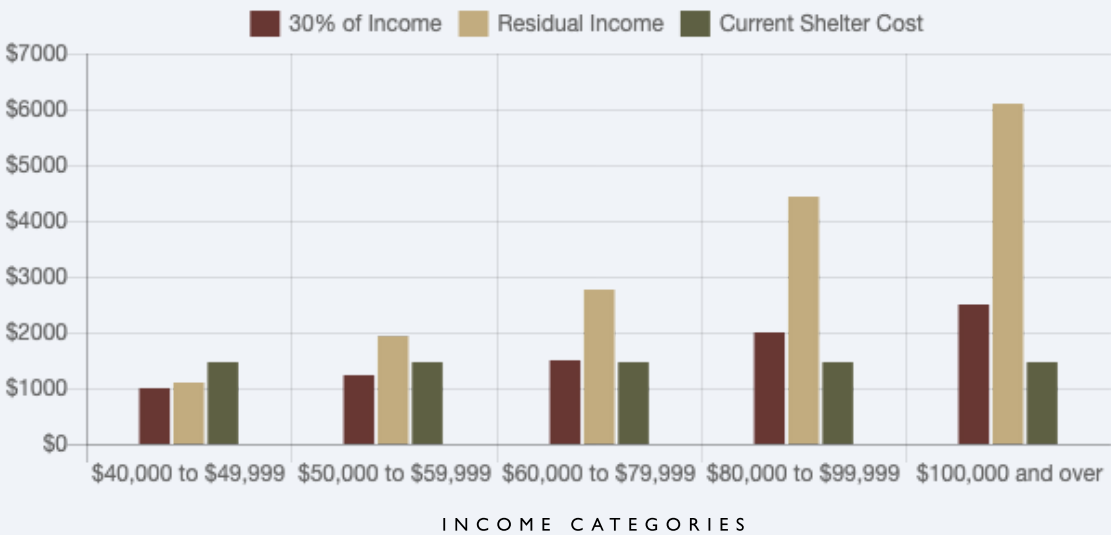
2B \$1270

3B+ \$1408

AFFORDABLE SHELTER COST VS CURRENT SHELTER COST

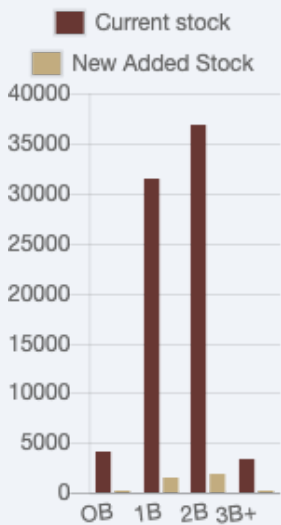
BASED ON 2 DEFINATIONS

MONTHLY



RENTAL SUPPLY

5.09% of New stock is added this Year



TOTAL RENTAL STOCK : 75,851

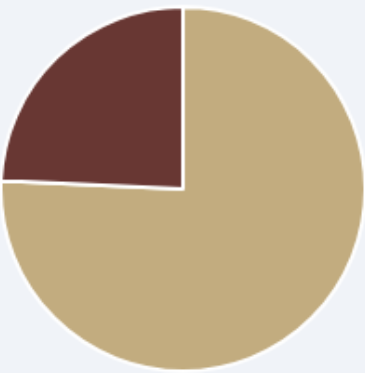
ROW HOUSE & APARTMENT

AVAILABLE STOCK OVERVIEW

AFFORDABILITY OVERVIEW

Out of a total supply of 75,851 units, 57,436 are affordable.

AFFORDABLE: 57,436



UNAFFORDABLE: 18,415

AFFORDABLE STOCKS

Out of a total affordable supply of 57436 units, 4,213 are available.

AVAILABLE: 4,213

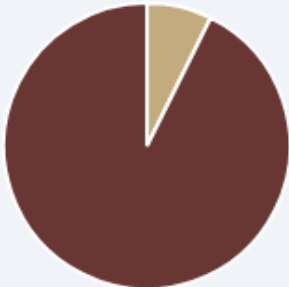


OCCUPIED: 53,223

UNAFFORDABLE STOCKS

Out of a total unaffordable supply of 18415 units, 1353 are available.

AVAILABLE: 1353

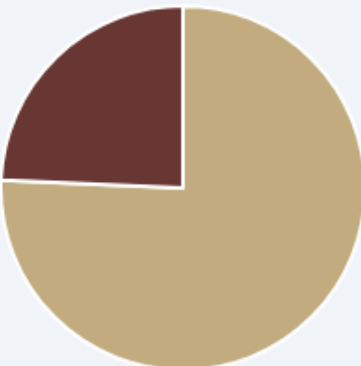


OCCUPIED: 17,062

NEW UNITS CONSTRUCTED

A total of 3,868 new units were constructed this year, with 2,928 being affordable

AFFORDABLE: 2,928



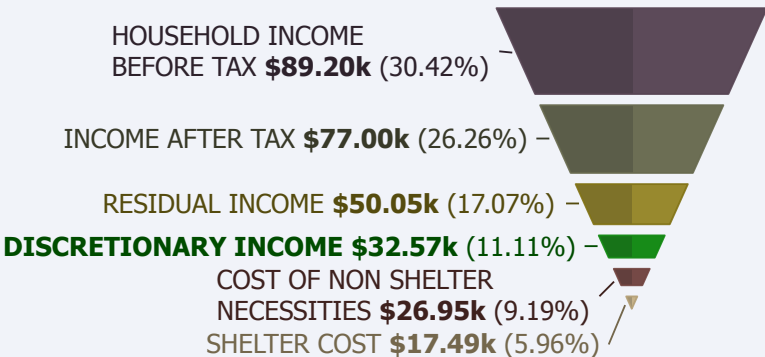
UNAFFORDABLE: 940

PROVINCIAL AVERAGE INCOME \$77,000

AFTER TAX

NO. OF BEDROOMS	Row		Apartment	
	OPTIMAL INCOME	INCOME DIFFERENCE	OPTICAL INCOME	INCOME DIFFERENCE
0 B	\$39,523	\$37,477	\$40,327	\$36,673
1 B	\$42,691	\$34,309	\$42,751	\$34,249
2 B	\$46,459	\$30,541	\$46,279	\$30,721
3 B+	\$48,379	\$28,621	\$48,379	\$28,621

DISCRETIONARY INCOME



ALBERTA - EDMONTON SUPPLY ANALYSIS

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



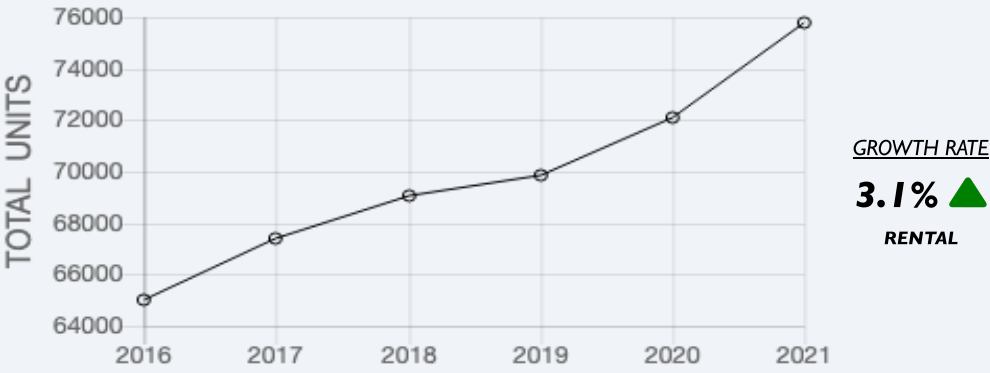
TYPE OF BEDROOM

Growth Rate

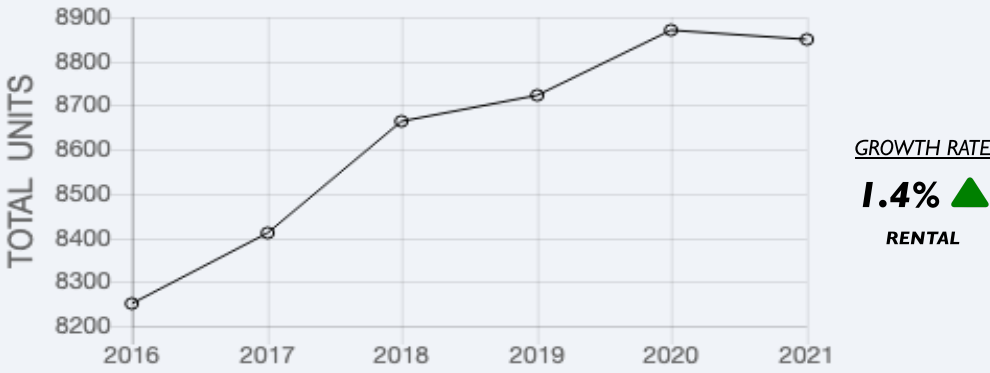
0B:14
1B:212H
2B:2542
3B+:6082



HISTORICAL RENTAL STOCK

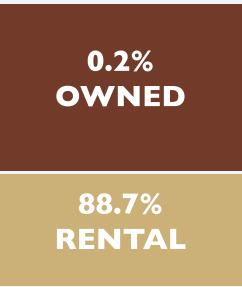


HISTORICAL RENTAL STOCK



NEW UNITS ADDED 3,860

OWNED / RENTAL SHARE



GROWTH RATE
799900.0%
OWNED
24.9%
RENTAL

TYPE OF BEDROOM

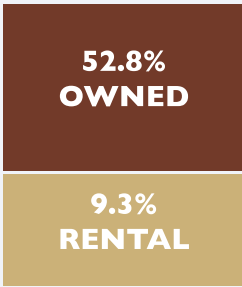
Growth Rate

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



NEW UNITS ADDED 114

OWNED / RENTAL SHARE



GROWTH RATE
-10.8%
OWNED
-52.7%
RENTAL

TYPE OF BEDROOM

Growth Rate

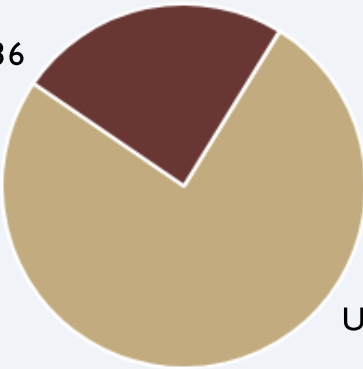
0B:1
1B:3
2B:33
3B+:77



RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 75,851 100%

AFFORDABLE:57436

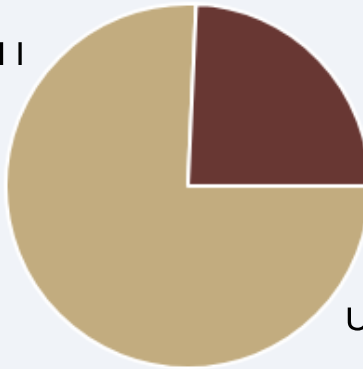


UNAFFORDABLE:18415

RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 8,863 100%

AFFORDABLE:6711



UNAFFORDABLE:2152

AVAILABLE RENTAL STOCK

4213 100%

AFFORDABLE

1353 100%

UNAFFORDABLE

*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

2928 4%

AFFORDABLE

940 2%

UNAFFORDABLE

AVAILABLE RENTAL STOCK

200 3%

AFFORDABLE

67 1%

UNAFFORDABLE

*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

88 1%

AFFORDABLE

30 1%

UNAFFORDABLE

ALBERTA - EDMONTON
INCOME ANALYSIS

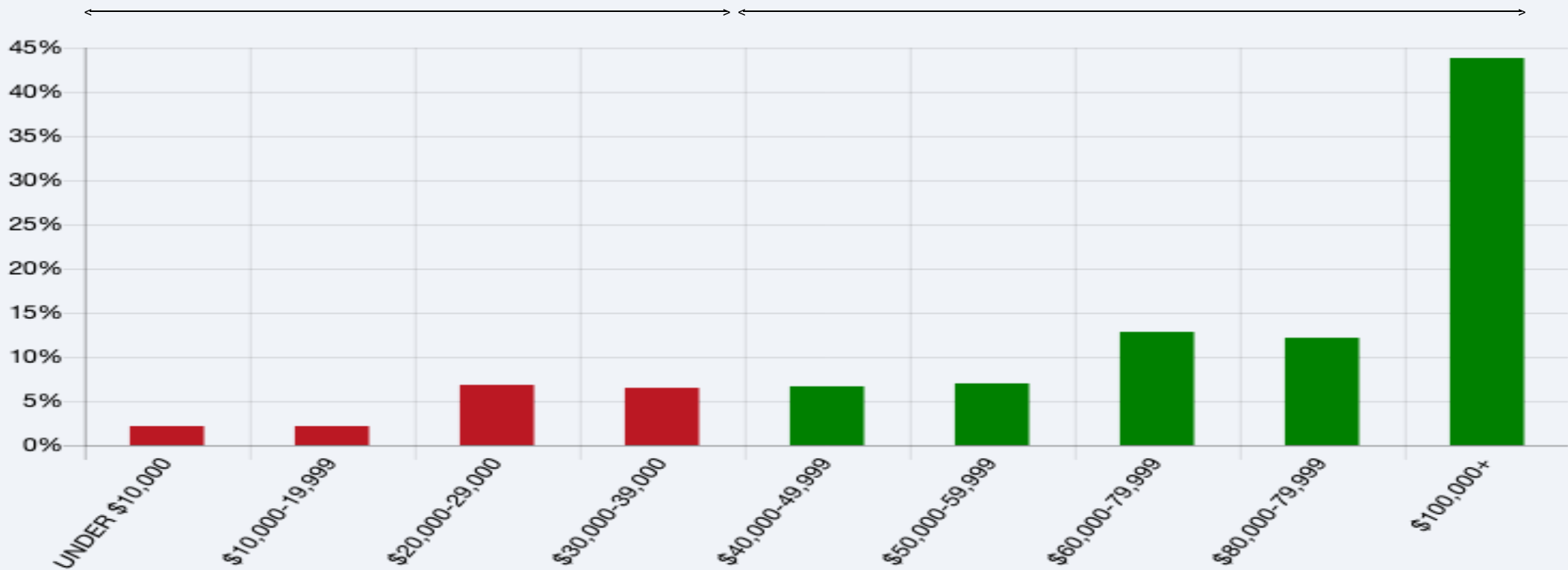
INCOME IS TAKEN ANUALLY

POPULATION BELOW & ABOVE OPTIMAL INCOME

OPTIMAL INCOME : \$40,000

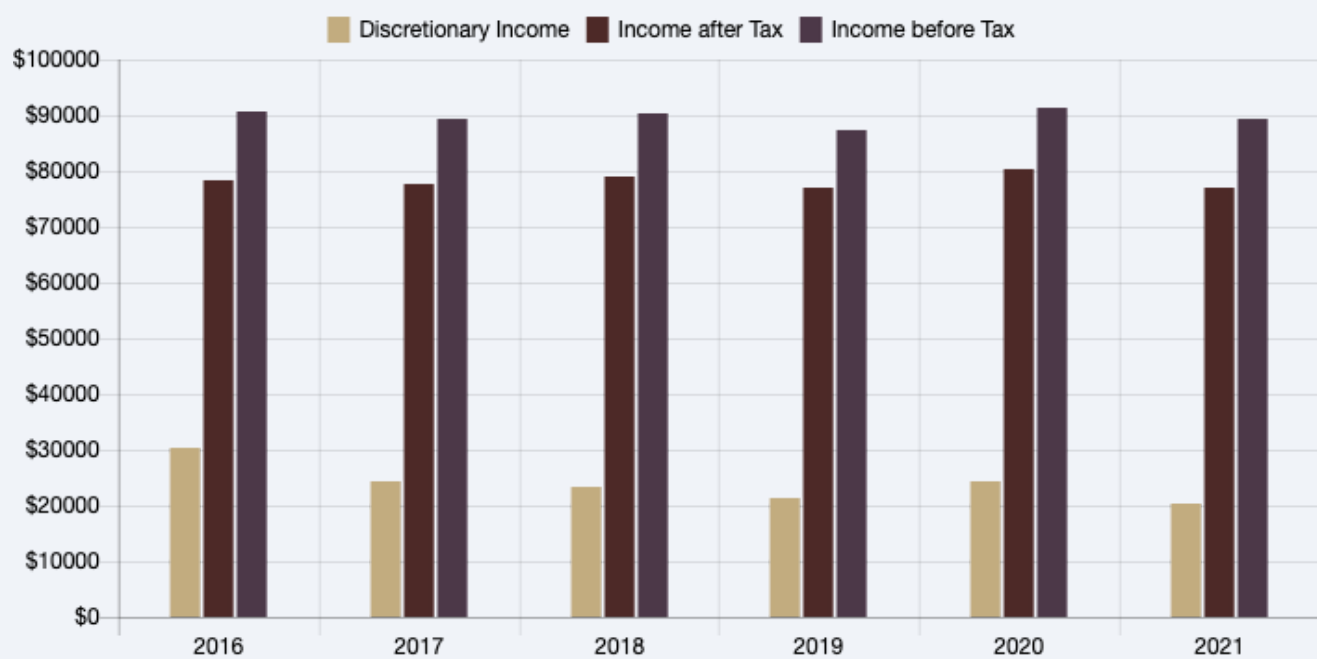
PERCENTAGE OF POPULATION BELOW OPTIMAL INCOME
17.7%

PERCENTAGE OF POPULATION ABOVE OPTIMAL INCOME
82.3%



DIFFERENT INCOME RANGES

DISCRETIONARY INCOME VS MEDIAN INCOME AFTER TAX/BEFORE TAX

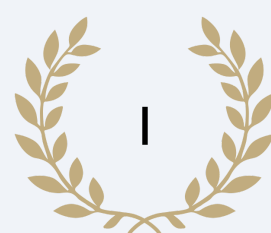


MEDIAN INCOME RANKING



Before Tax

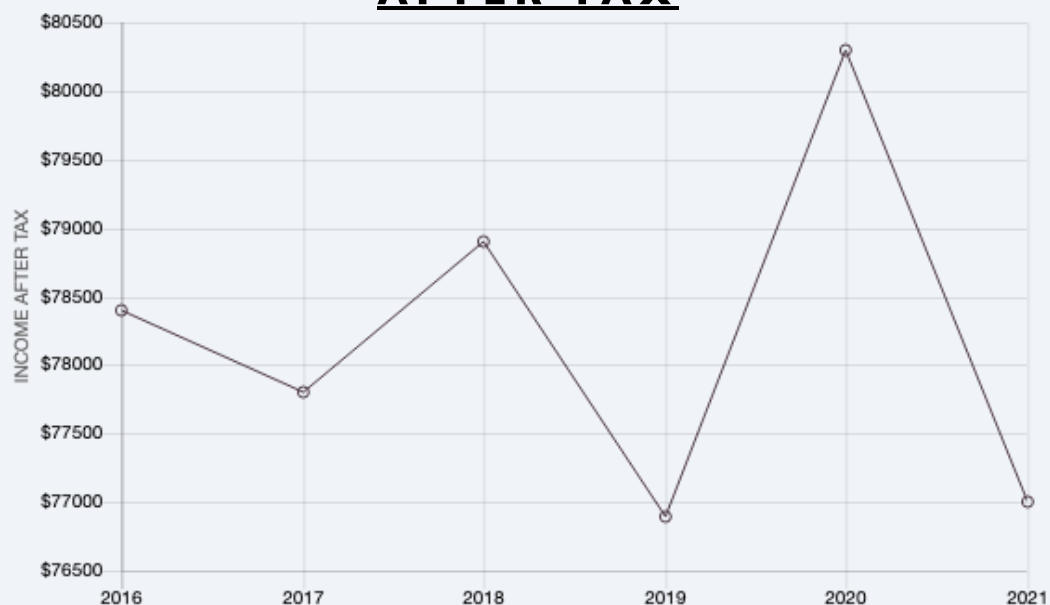
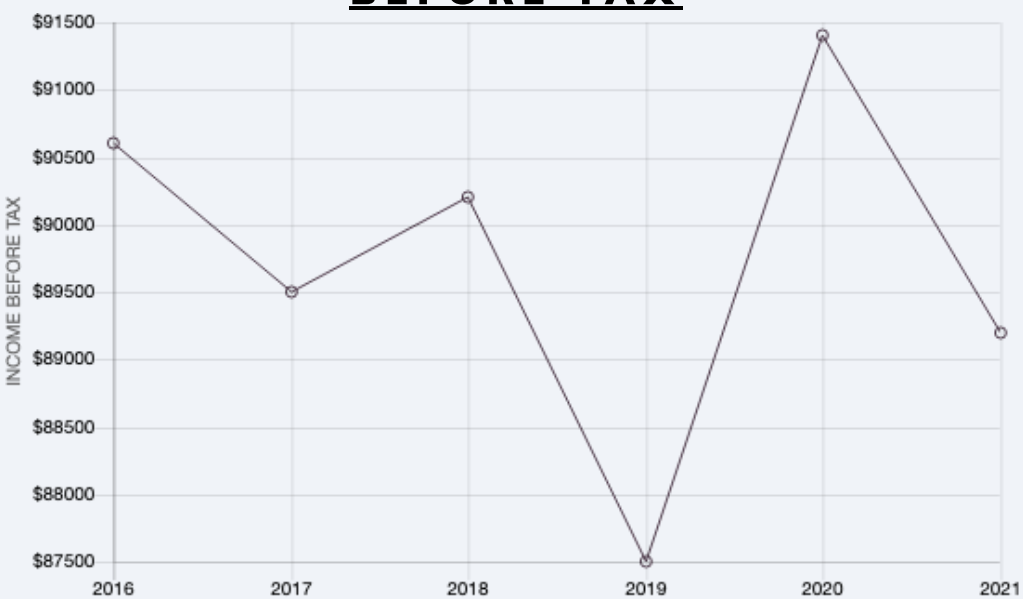
**MAJOR
CMAS**



Before Tax

PROVINCE

MEDIAN HOUSEHOLD INCOME BEFORE TAX AFTER TAX



ALBERTA - EDMONTON

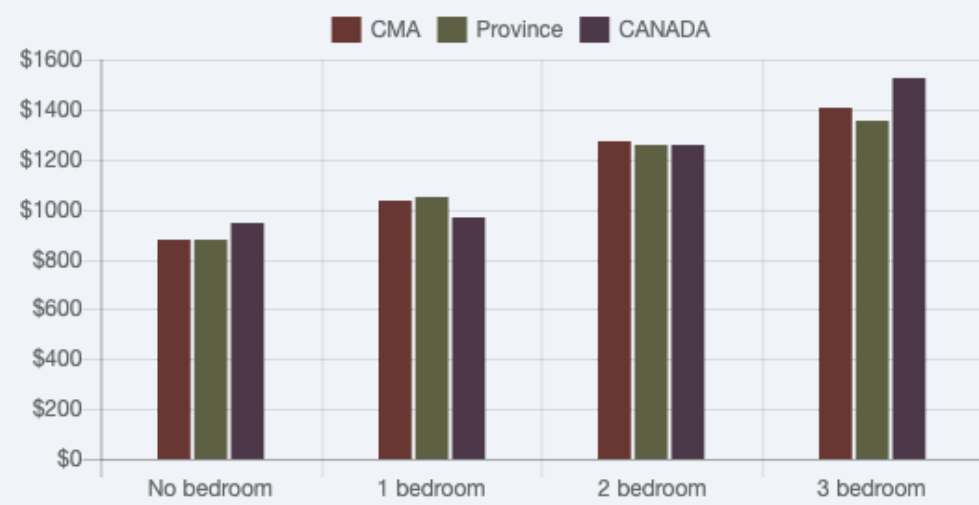
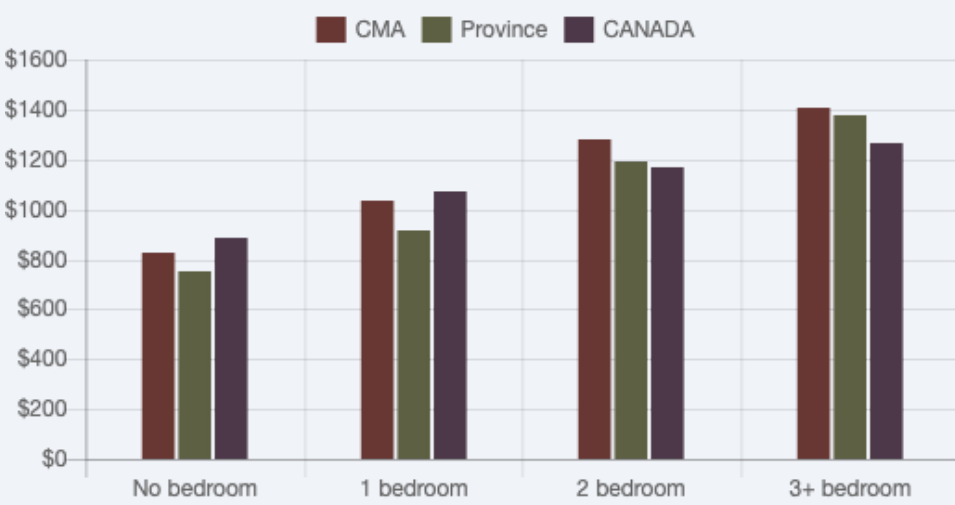
SHELTER COST ANALYSIS

INCOME IS TAKEN ANUALLY

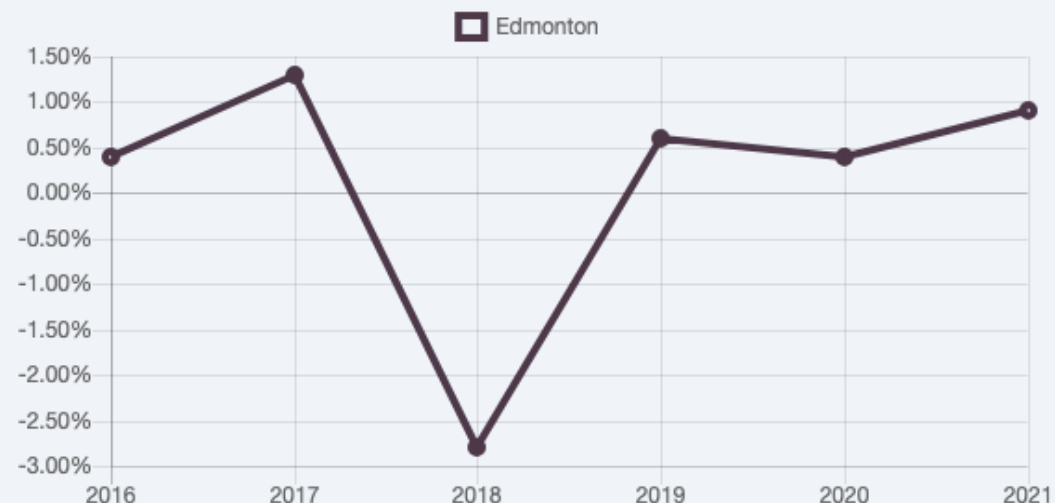
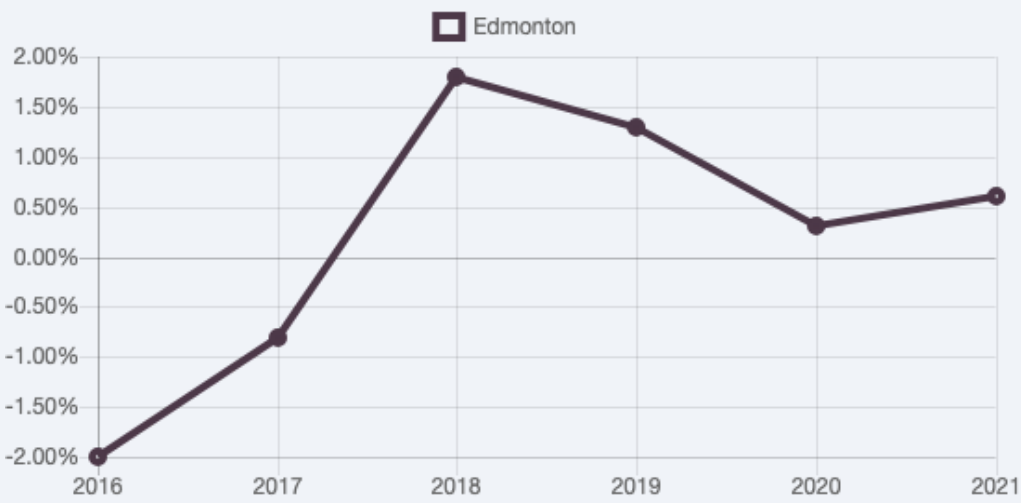
APARTMENT OVERVIEW

ROW HOUSE OVERVIEW

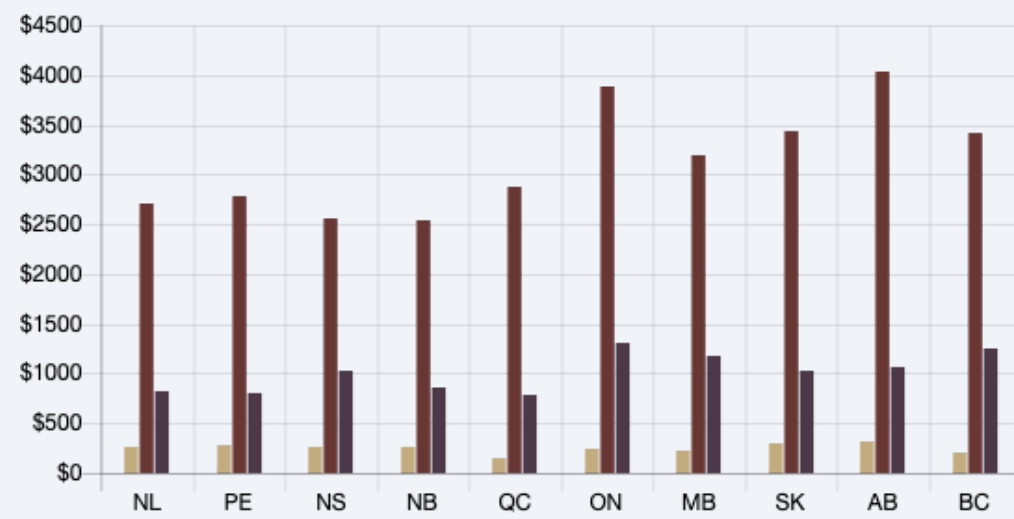
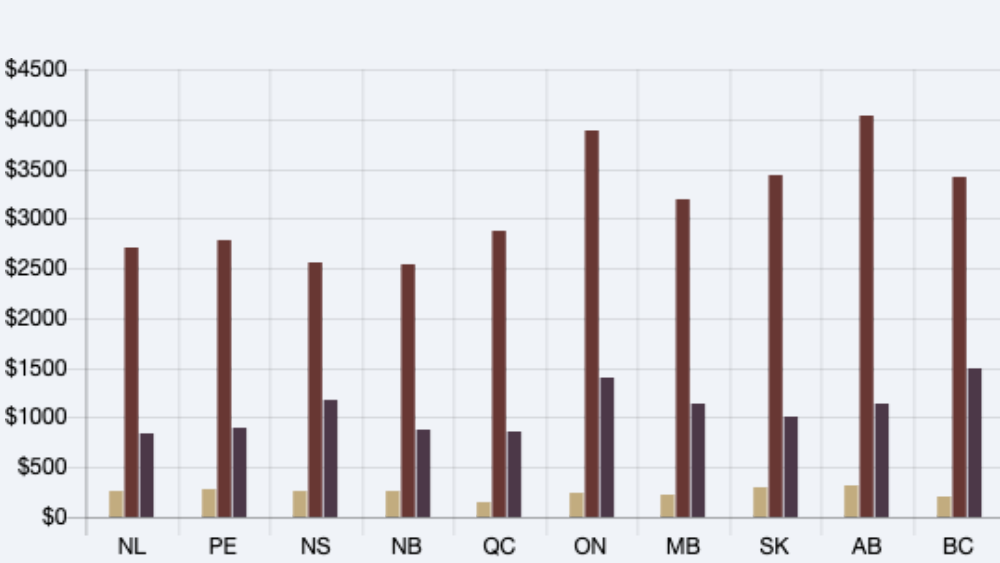
AVERAGE RENT



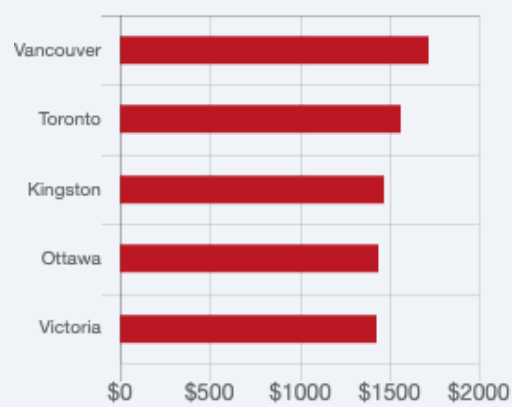
HISTORICAL RENT GROWTH RATE



UTILITIES VS AFFORDABLE RENT VS AVERAGE RENT



TOP 5 CMAs - AVERAGE RENT



BOTTOM 5 CMAs - AVERAGE RENT



TOP 5 CAs - AVERAGE RENT



BOTTOM 5 CAs - AVERAGE RENT

