

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)

AFFORDABILITY (BY AFFORDABLE UNITS)

MEDIAN INCOME

\*Places with the lowest rent have the highest ranking

\*Before Tax

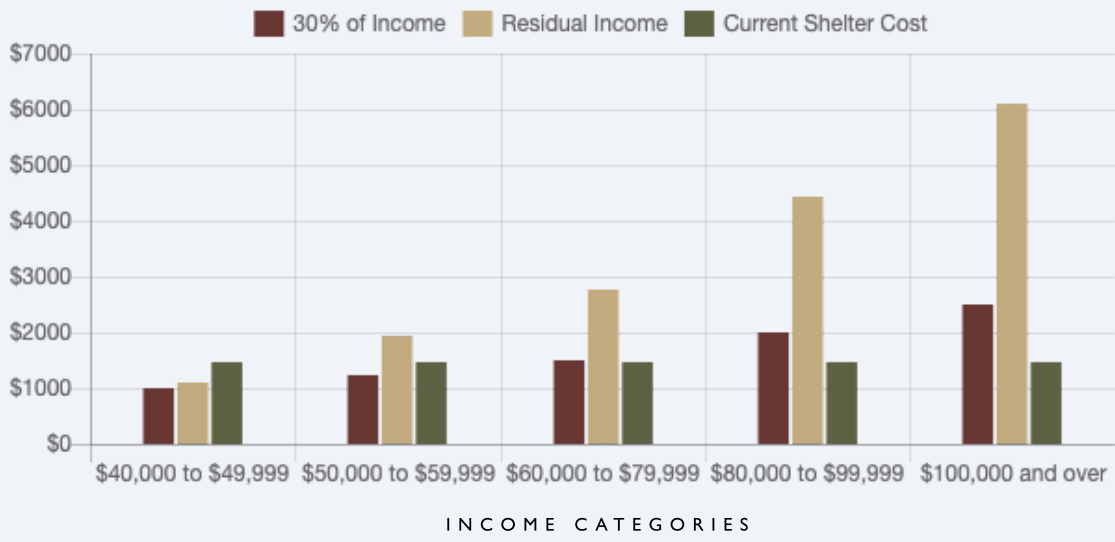
AVERAGE RENT

Monthly

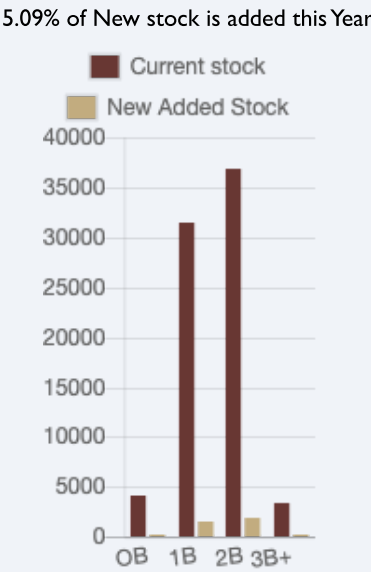
ROW HOUSE	
0B \$826	1B \$1034
2B \$1282	3B+ \$1408
APARTMENT	
0B \$879	1B \$1038
2B \$1270	3B+ \$1408

AFFORDABLE SHELTER COST VS CURRENT SHELTER COST

BASED ON 2 DEFINATIONS MONTHLY

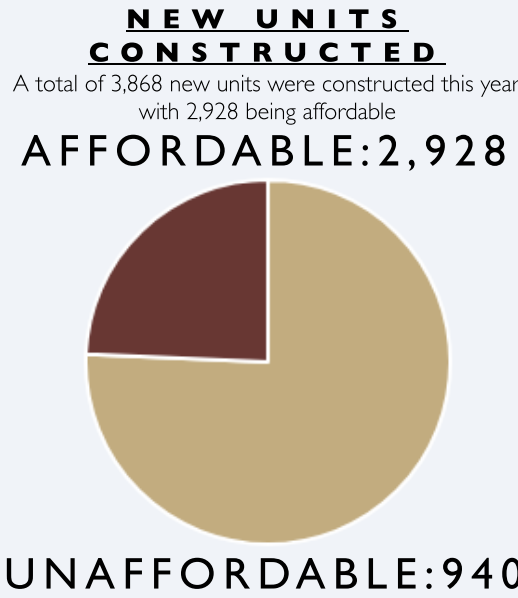
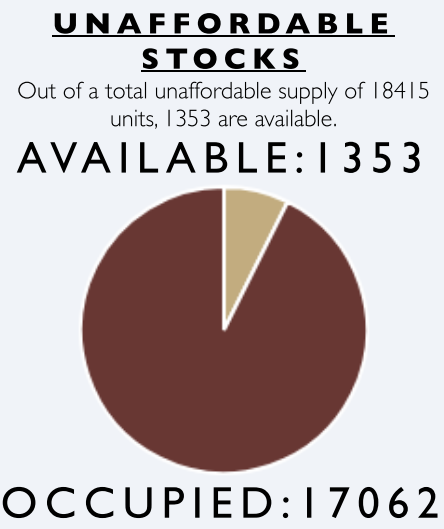
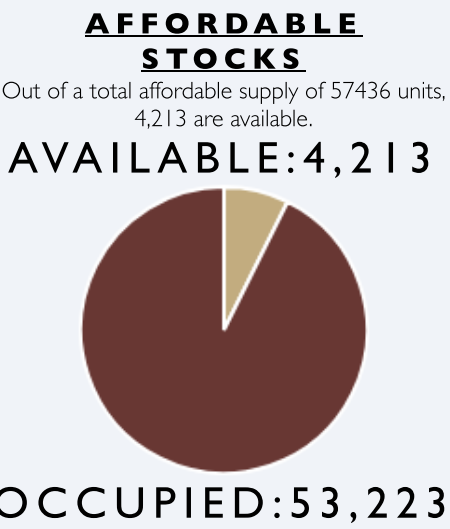
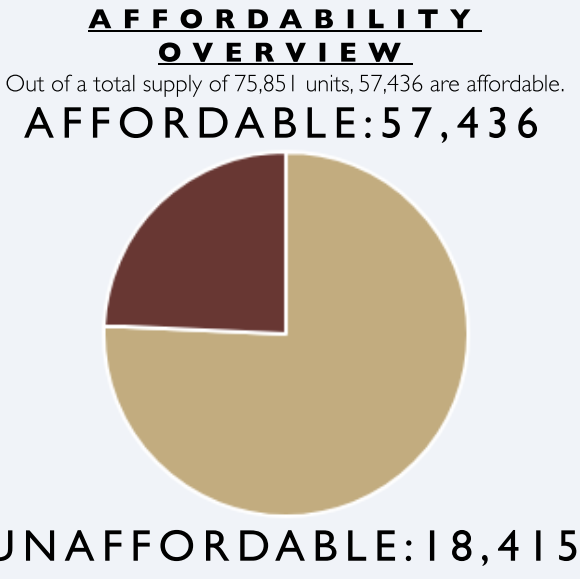


RENTAL SUPPLY



TOTAL RENTAL STOCK : 75,851

ROW HOUSE & APARTMENT AVAILABLE STOCK OVERVIEW

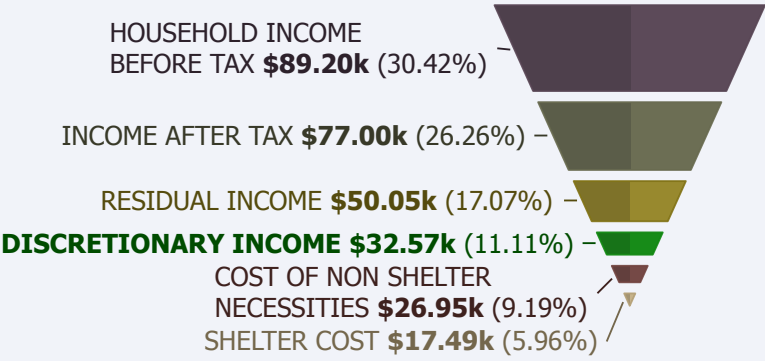


PROVINCIAL AVERAGE INCOME \$77,000

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	\$34,249	\$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

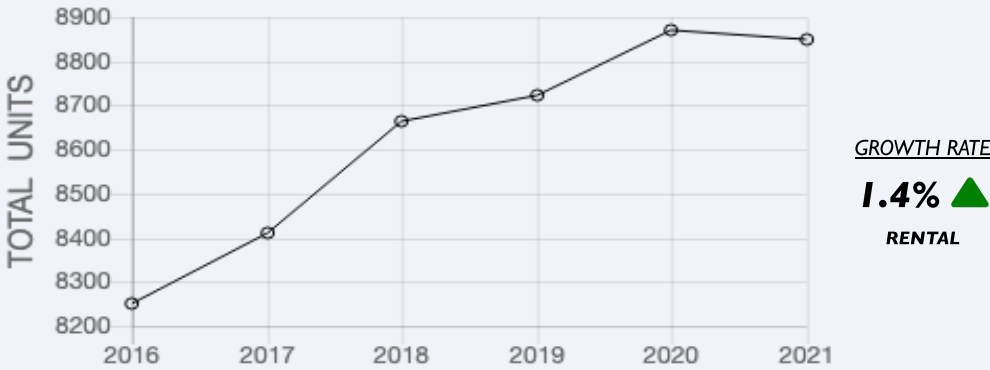
0B:14  
1B:212H  
2B:2542  
3B+:6082



HISTORICAL RENTAL STOCK

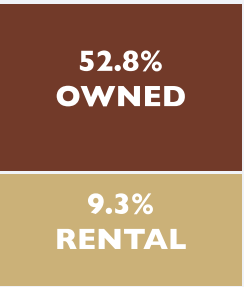


HISTORICAL RENTAL STOCK



NEW UNITS ADDED 3,860

OWNED / RENTAL SHARE



GROWTH RATE  
63799900.0%  
OWNED  
-96.4%  
RENTAL

TYPE OF BEDROOM

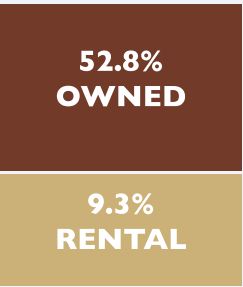
Growth Rate

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

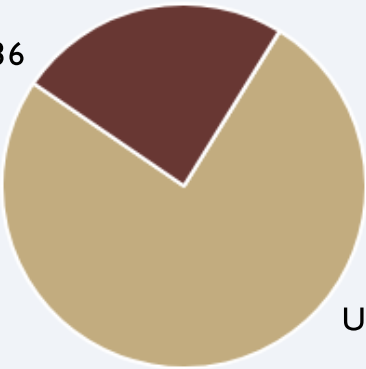
0B:1  
1B:3  
2B:33  
3B+:77



RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 75,851 100%

AFFORDABLE:57436

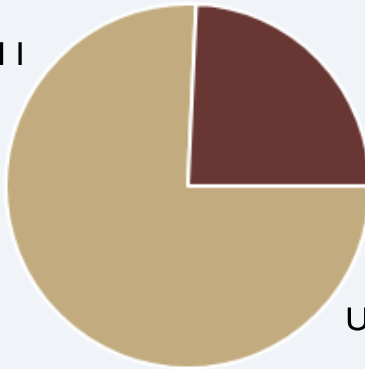


UNAFFORDABLE:18415

RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 8,863 100%

AFFORDABLE:6711



UNAFFORDABLE:2152

AVAILABLE RENTAL STOCK

4213 100%

AFFORDABLE

1353 100%

UNAFFORDABLE

\*AVAILABLE = VACANT

AVAILABLE RENTAL STOCK

200 3%

AFFORDABLE

67 1%

UNAFFORDABLE

\*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

2928 4%

AFFORDABLE

940 2%

UNAFFORDABLE

NEW UNITS CONSTRUCTED

88 1%

AFFORDABLE

30 1%

UNAFFORDABLE

ALBERTA - EDMONTON  
INCOME ANALYSIS

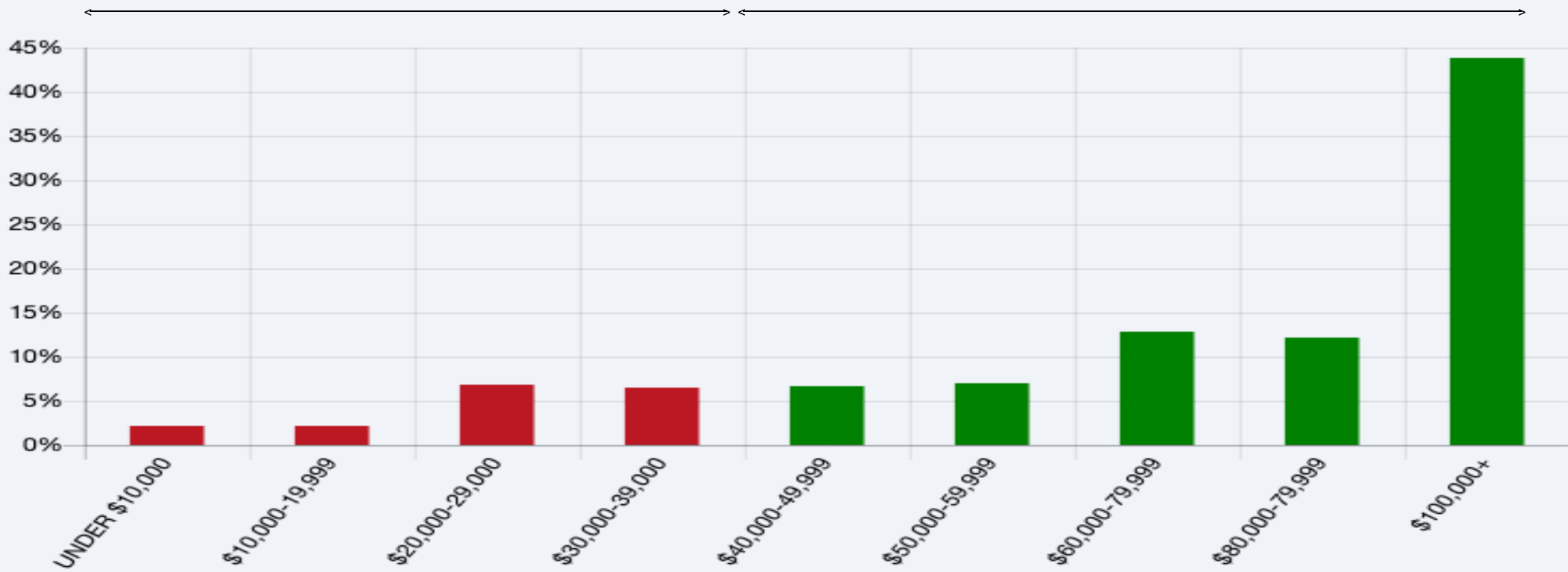
INCOME IS TAKEN ANUALLY

POPULATION BELOW & ABOVE OPTIMAL INCOME

OPTIMAL INCOME : \$40,000

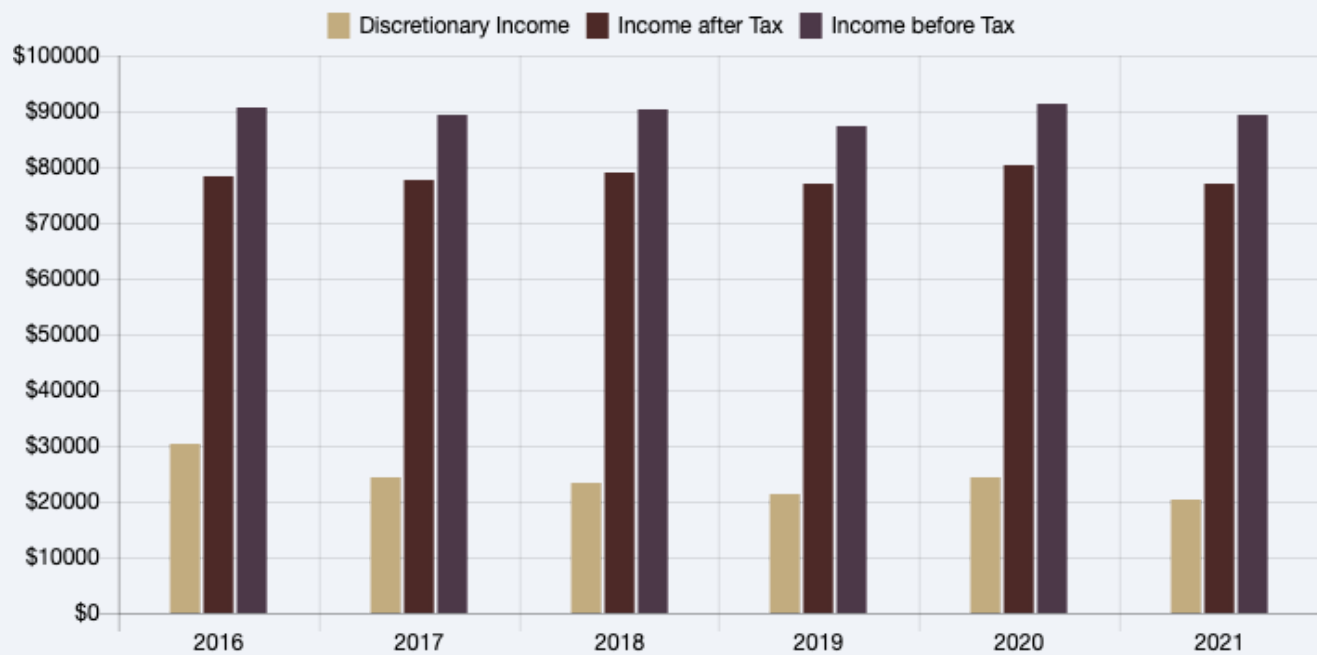
PERCENTAGE OF POPULATION BELOW OPTIMAL INCOME  
17.7%

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

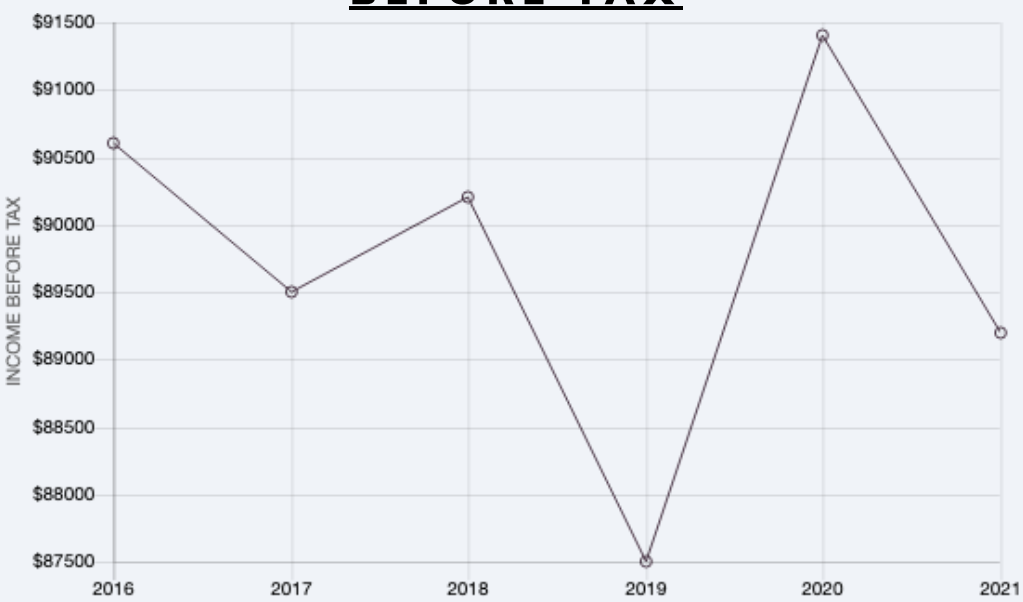
**MAJOR  
CMAS**



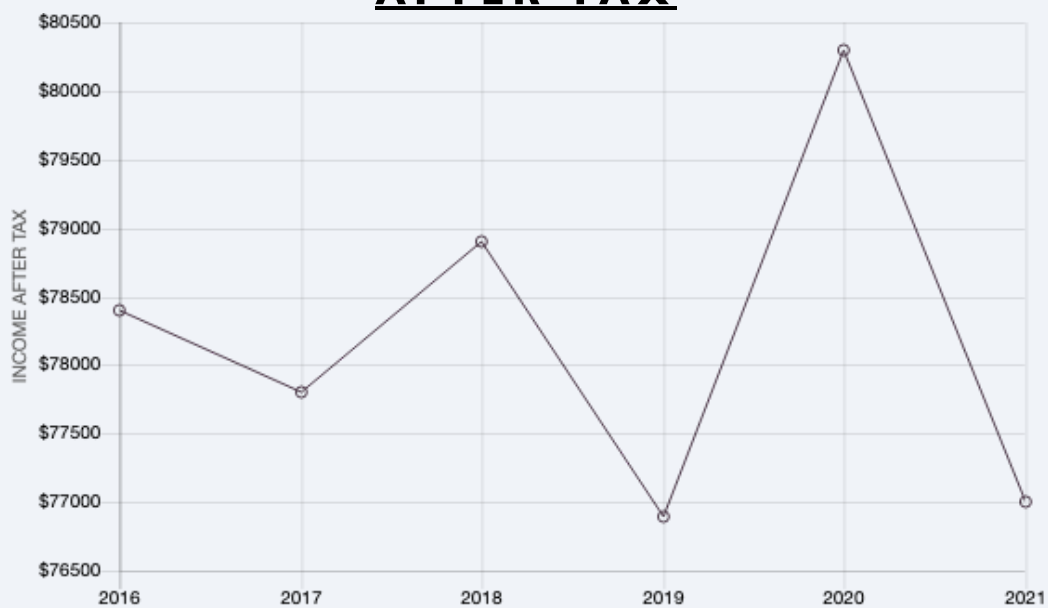
Before Tax

**PROVINCE**

### MEDIAN HOUSEHOLD INCOME BEFORE TAX



### AFTER TAX



ALBERTA - EDMONTON

## SHELTER COST ANALYSIS

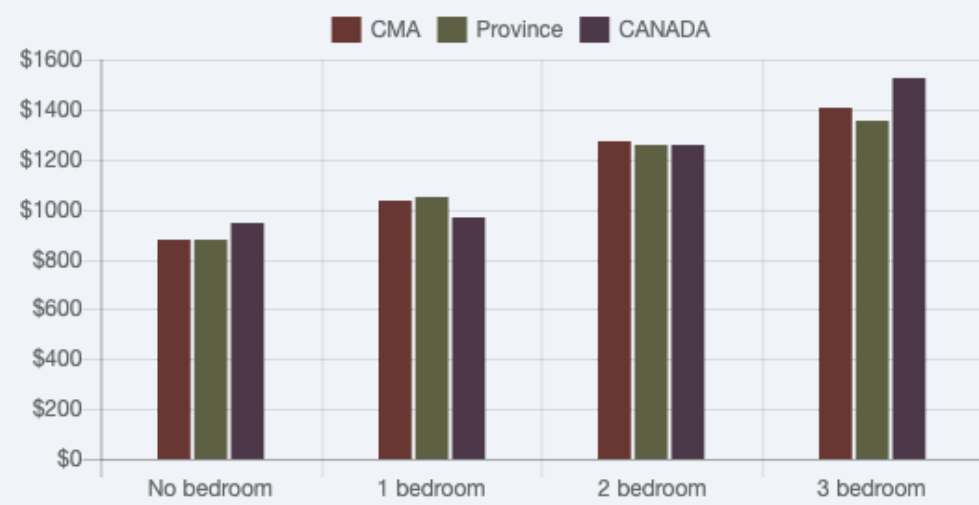
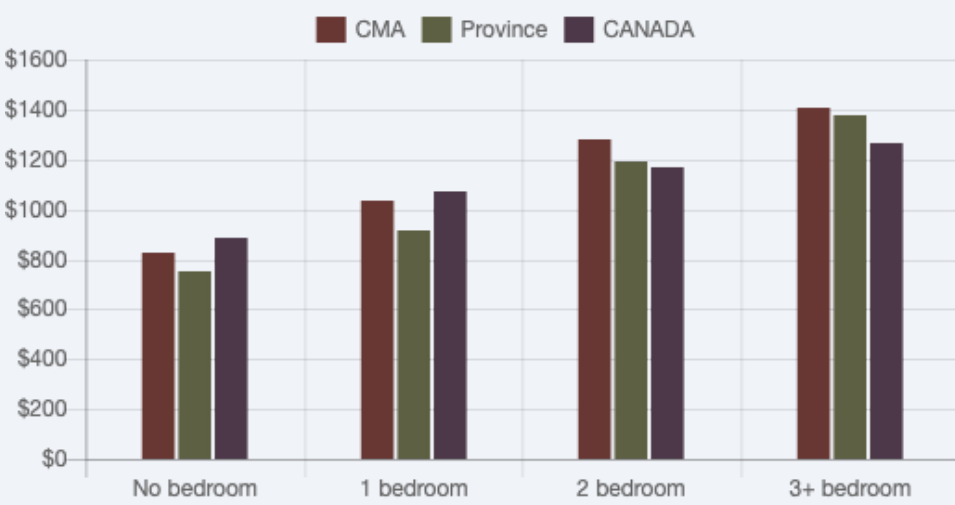
INCOME IS TAKEN ANUALLY

APARTMENT OVERVIEW

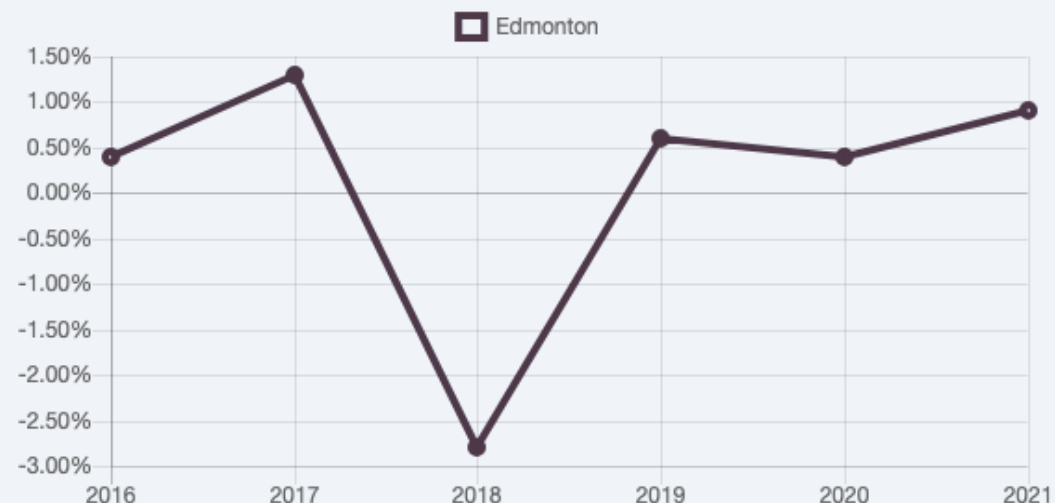
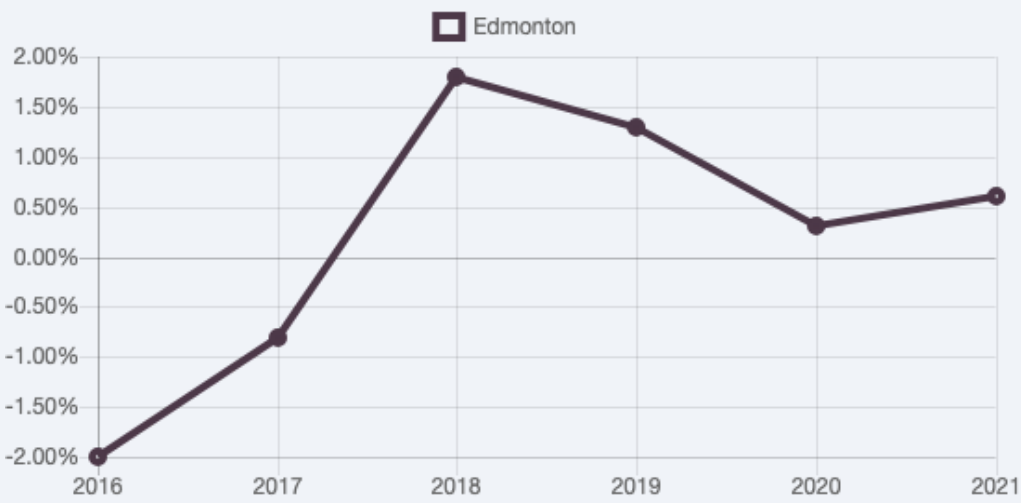
ROW HOUSE OVERVIEW

AVERAGE RENT

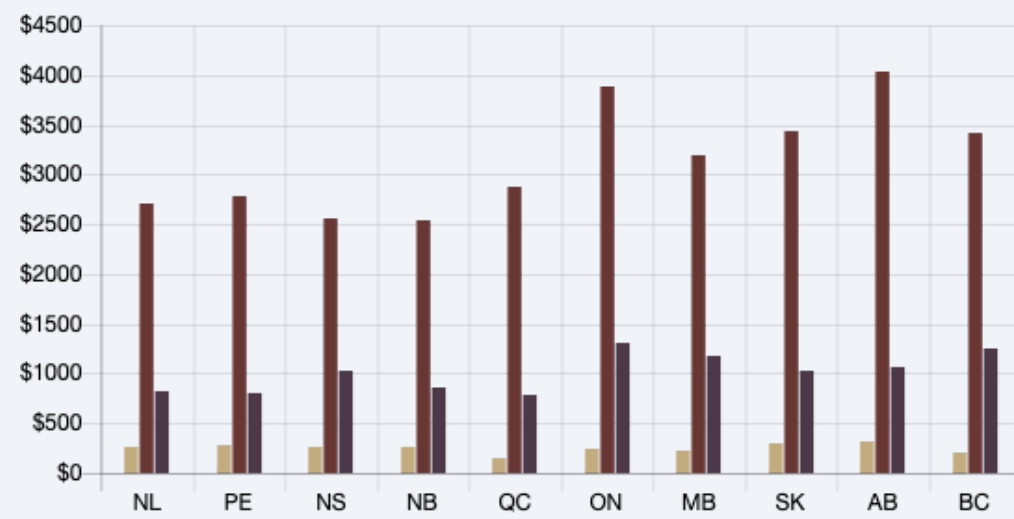
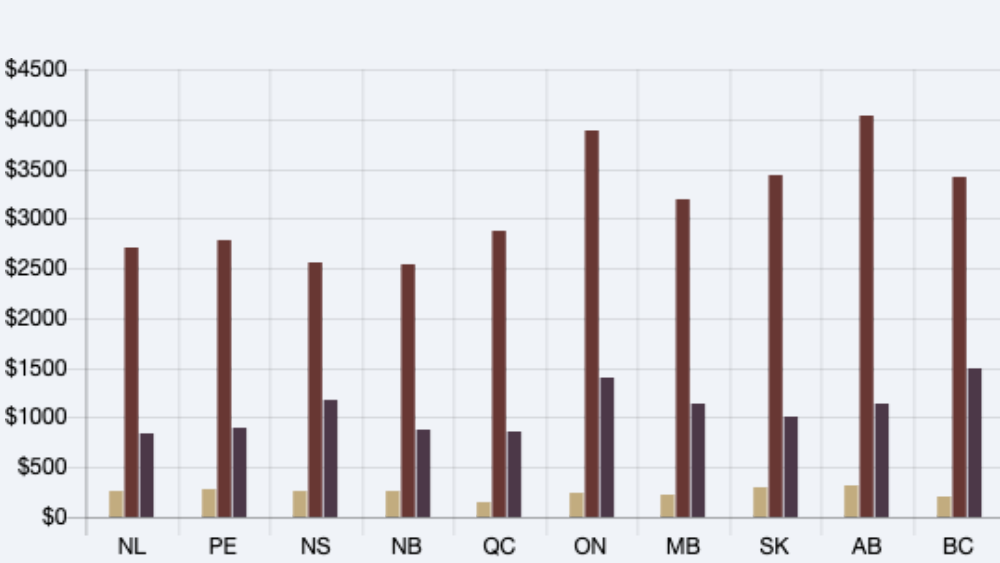




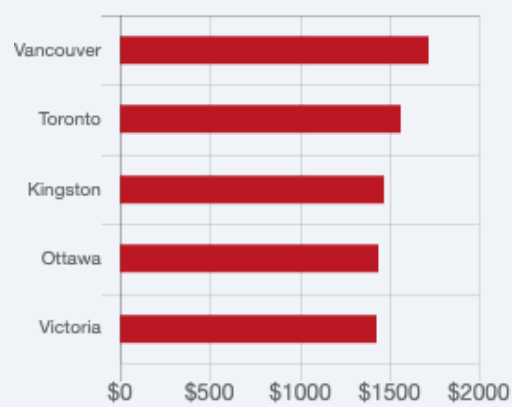
## HISTORICAL RENT GROWTH RATE



## 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

