

Housing Update and Outlook Western Provinces

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Photograph: Vancouver Tourism



Today's Talk

- ✓ Demand Fundamentals
- ✓ Resale Market Update & Outlook



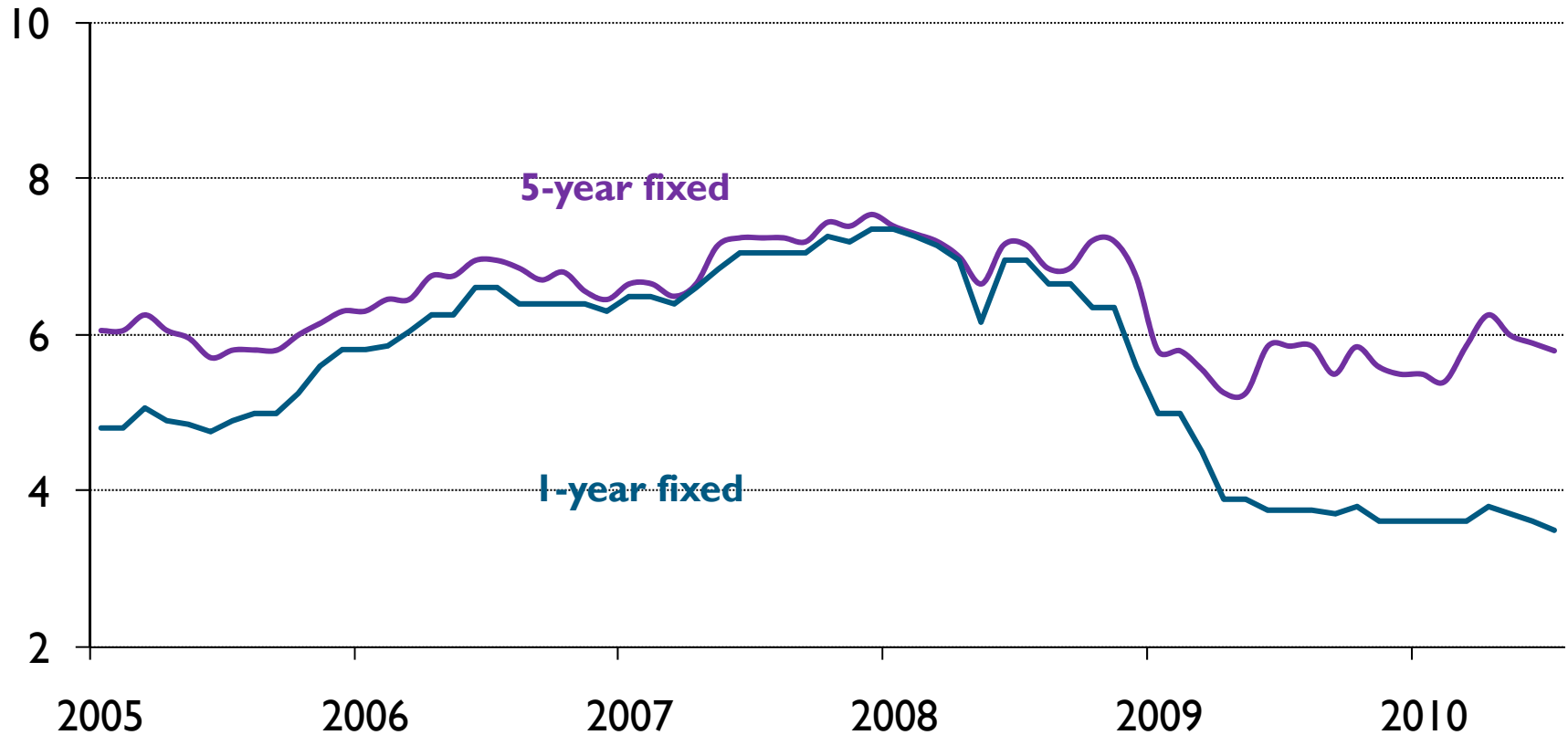
Housing Demand Fundamentals Stable

- Mortgage rates favourable
- Population based demand growing
- Job picture to improve
- Renovation spending strong

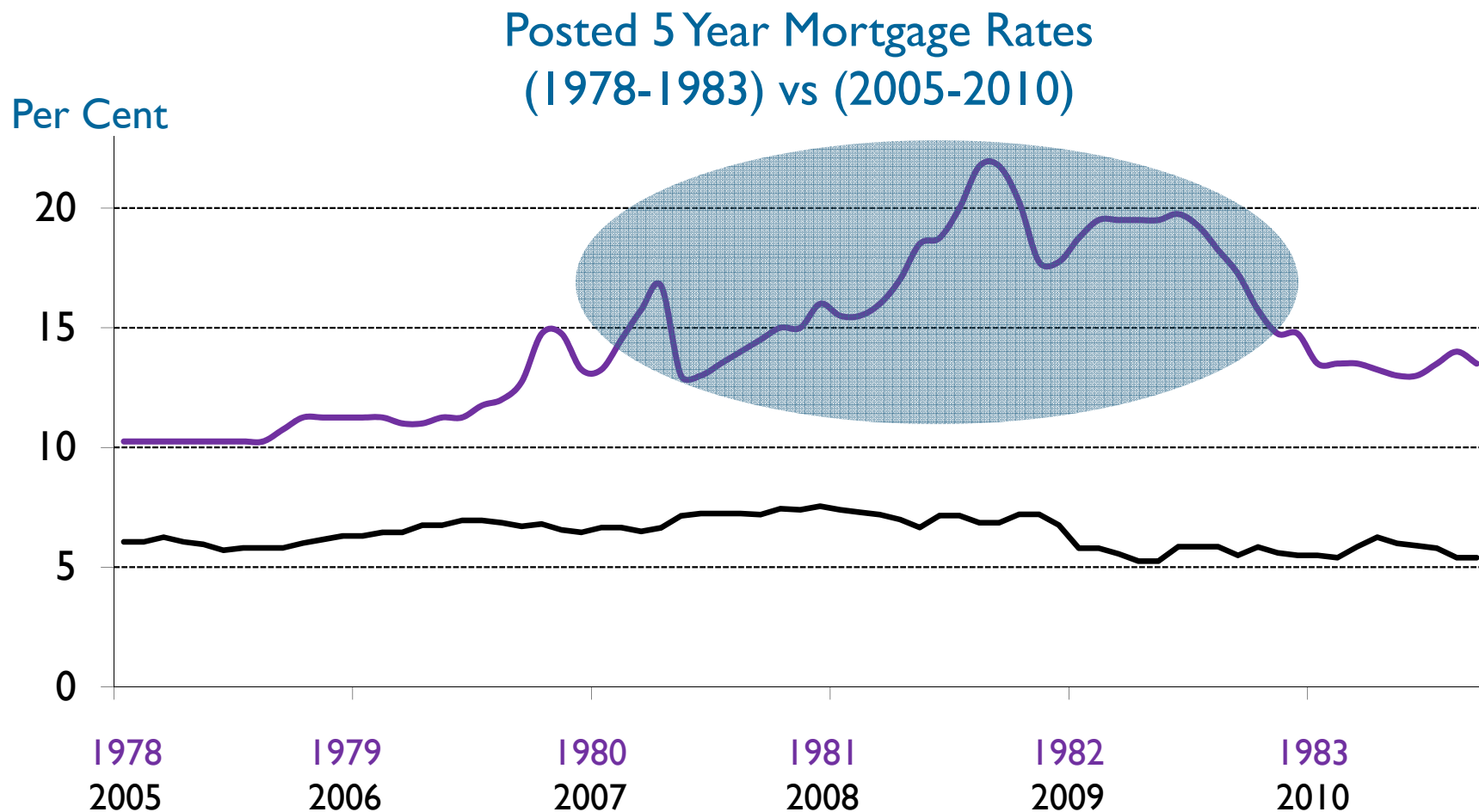


Mortgage Rates to Remain Favourable

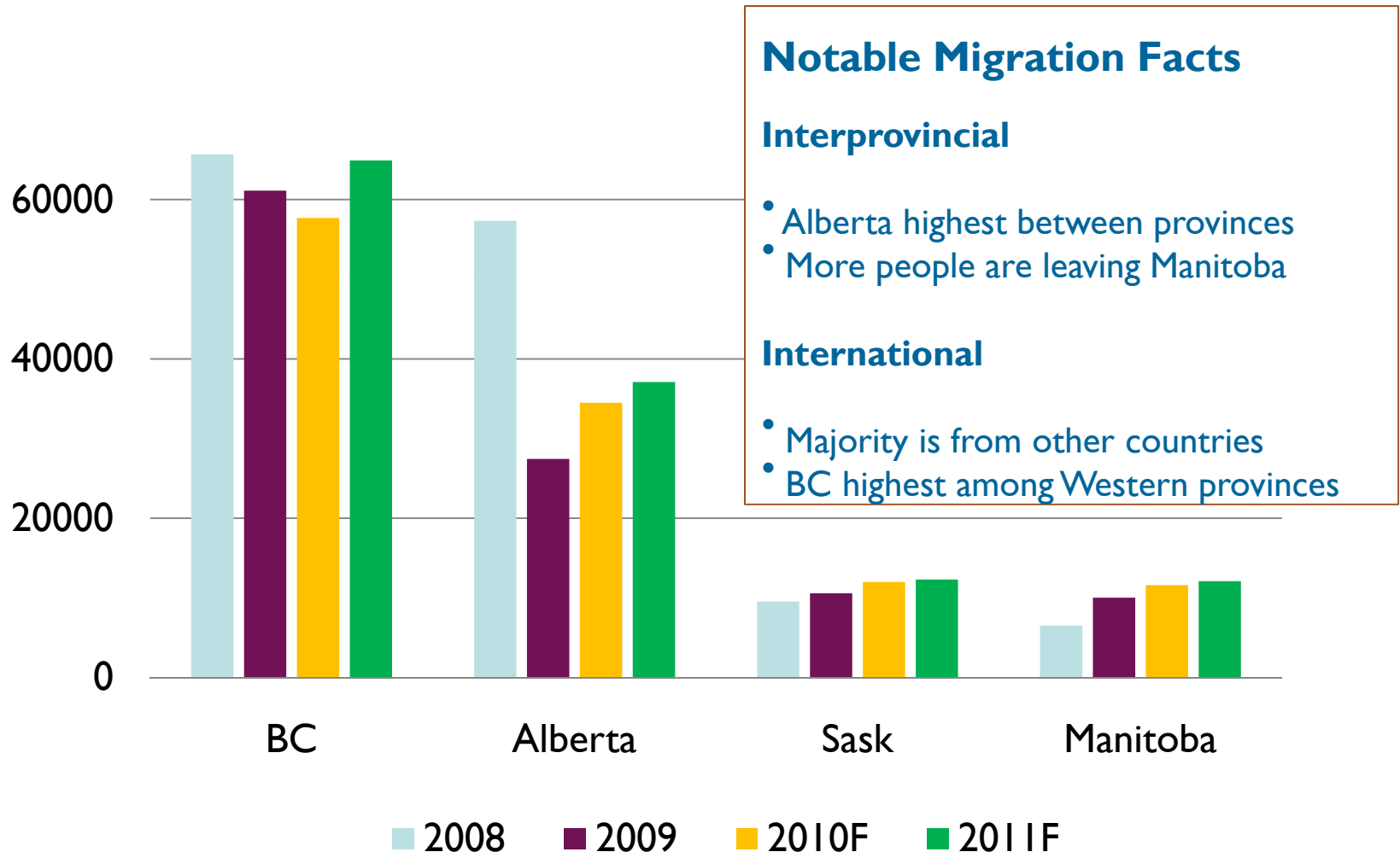
Per Cent



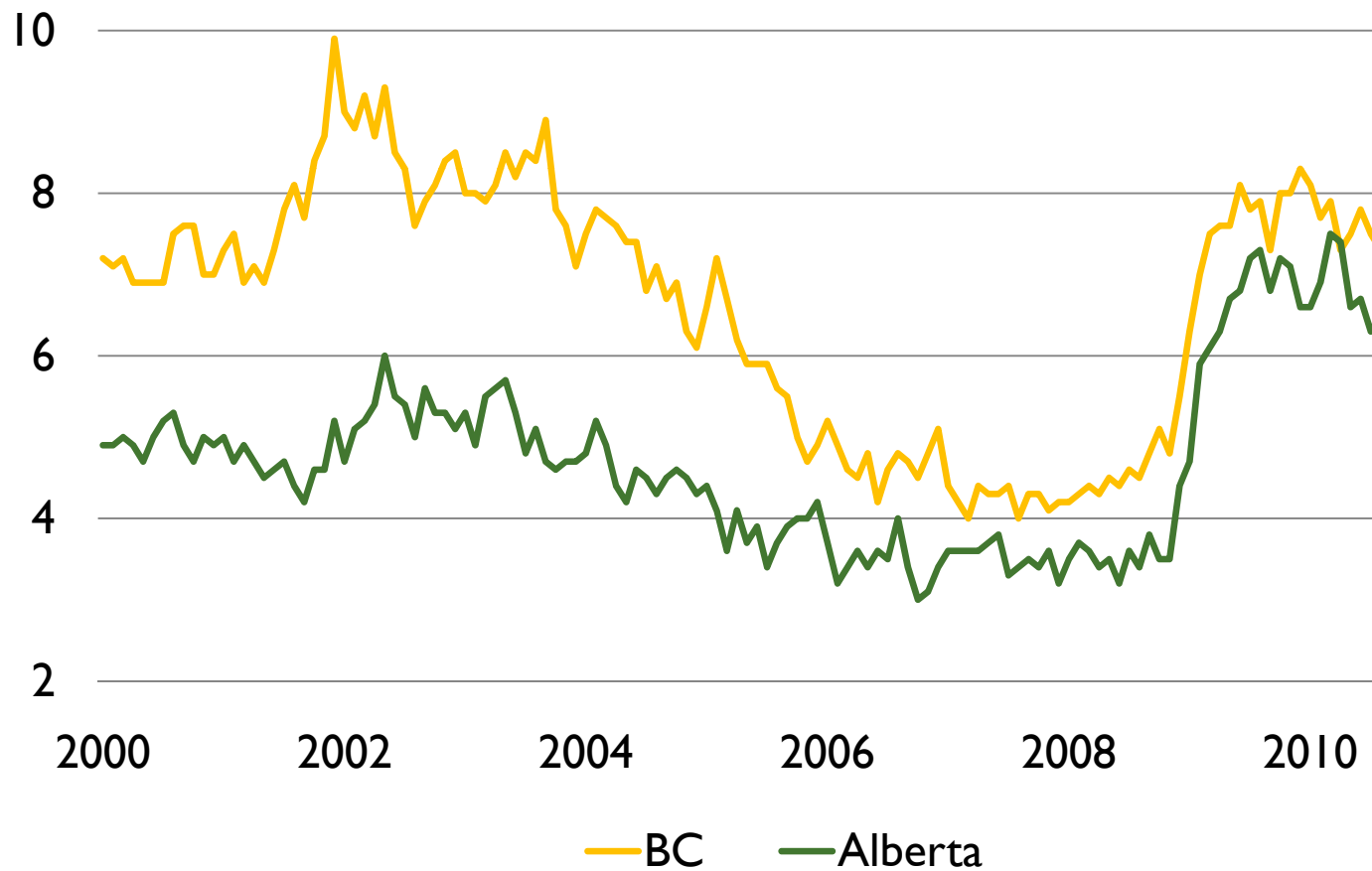
Mortgage Rates: Now and Then



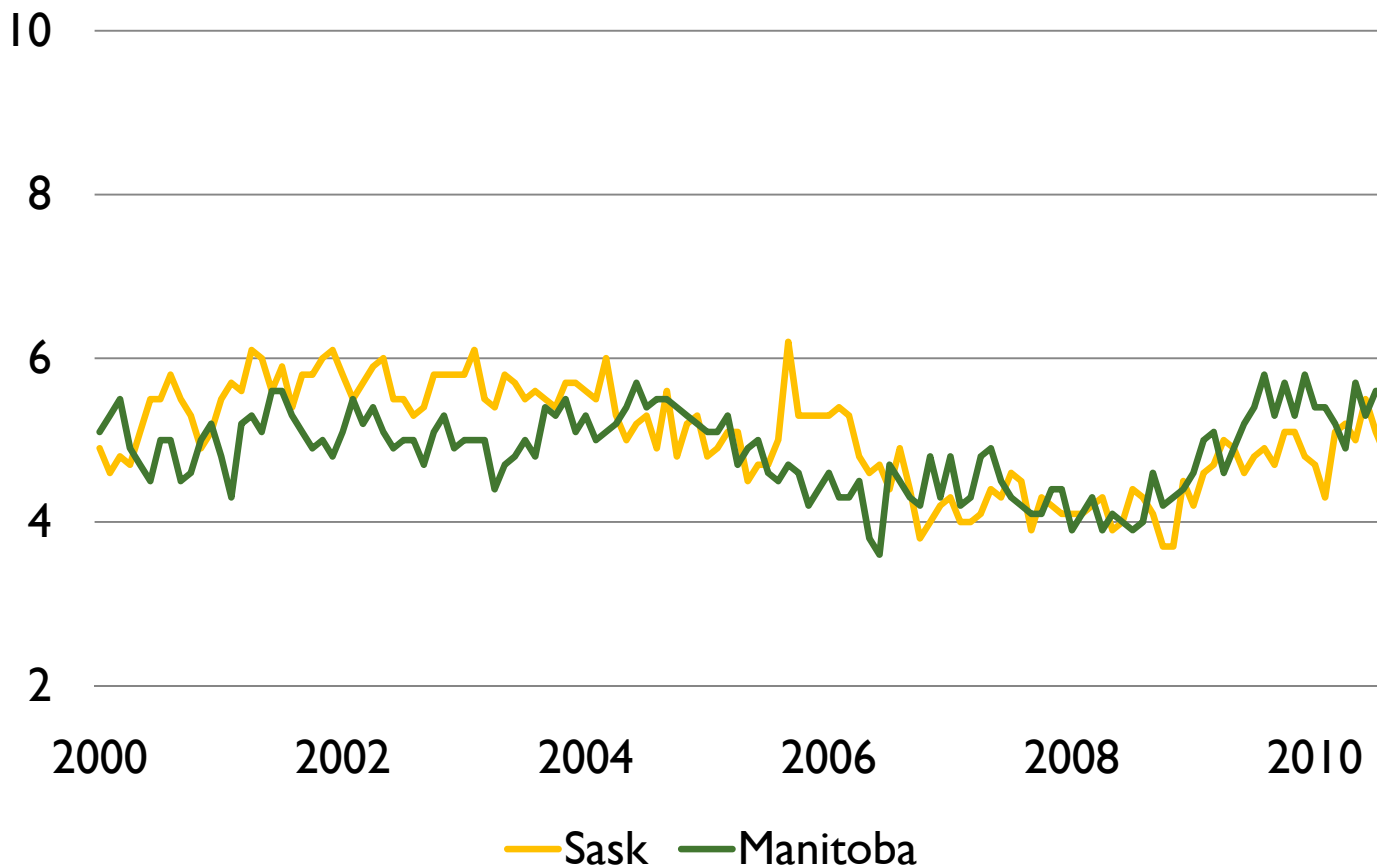
Migration to Increase Next Year



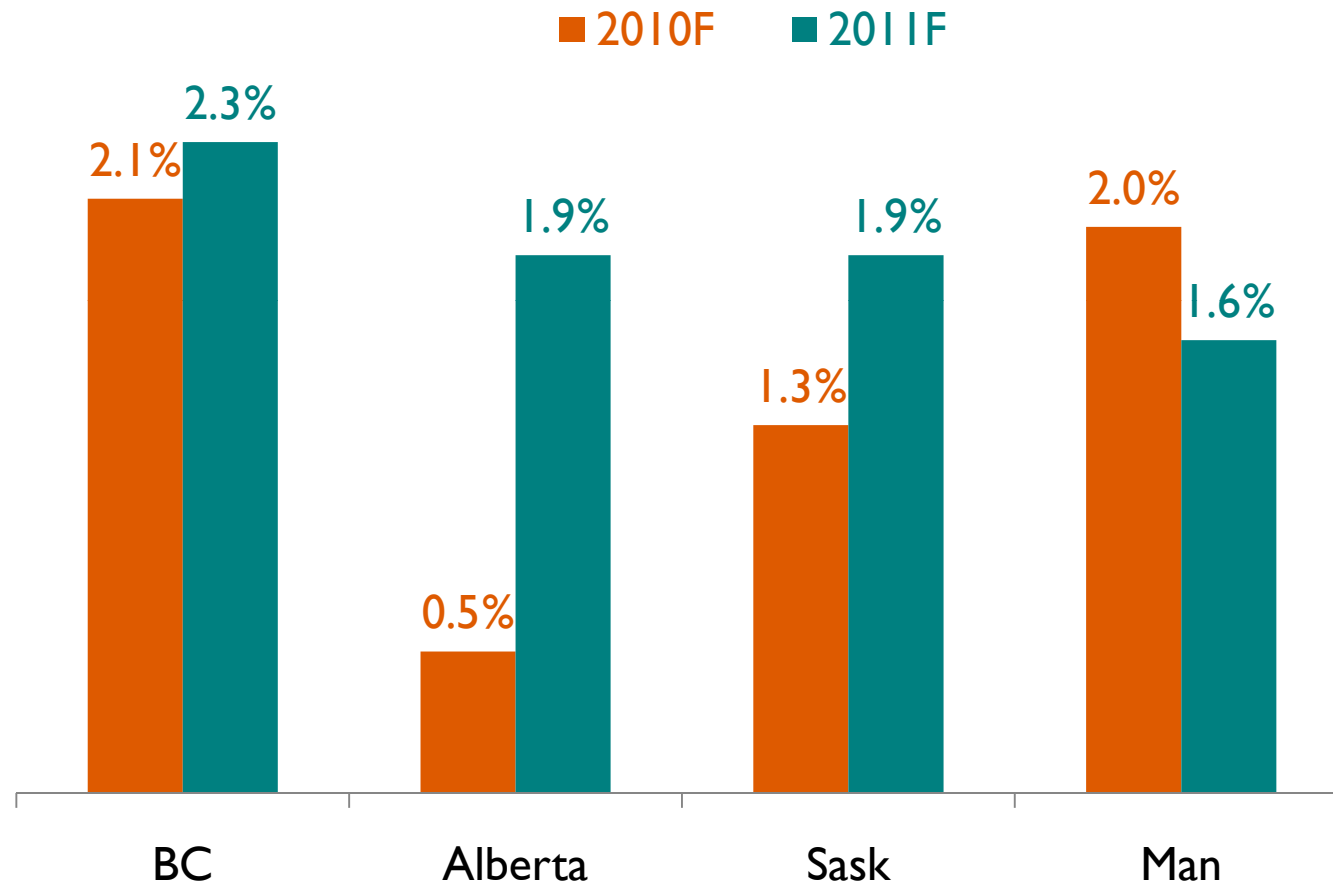
Unemployment Moves Lower



Unemployment Moves Lower

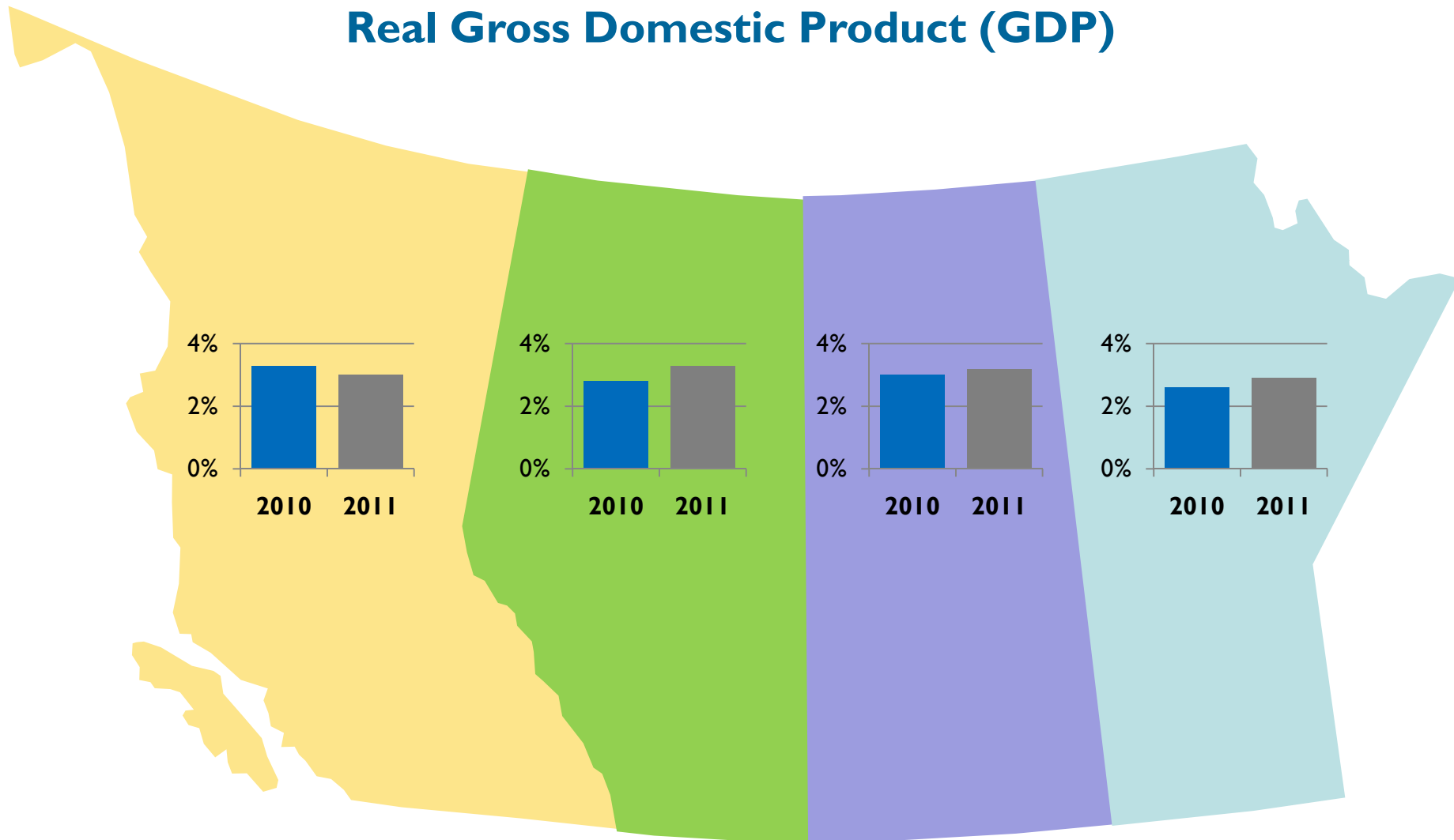


Job Growth Next Year

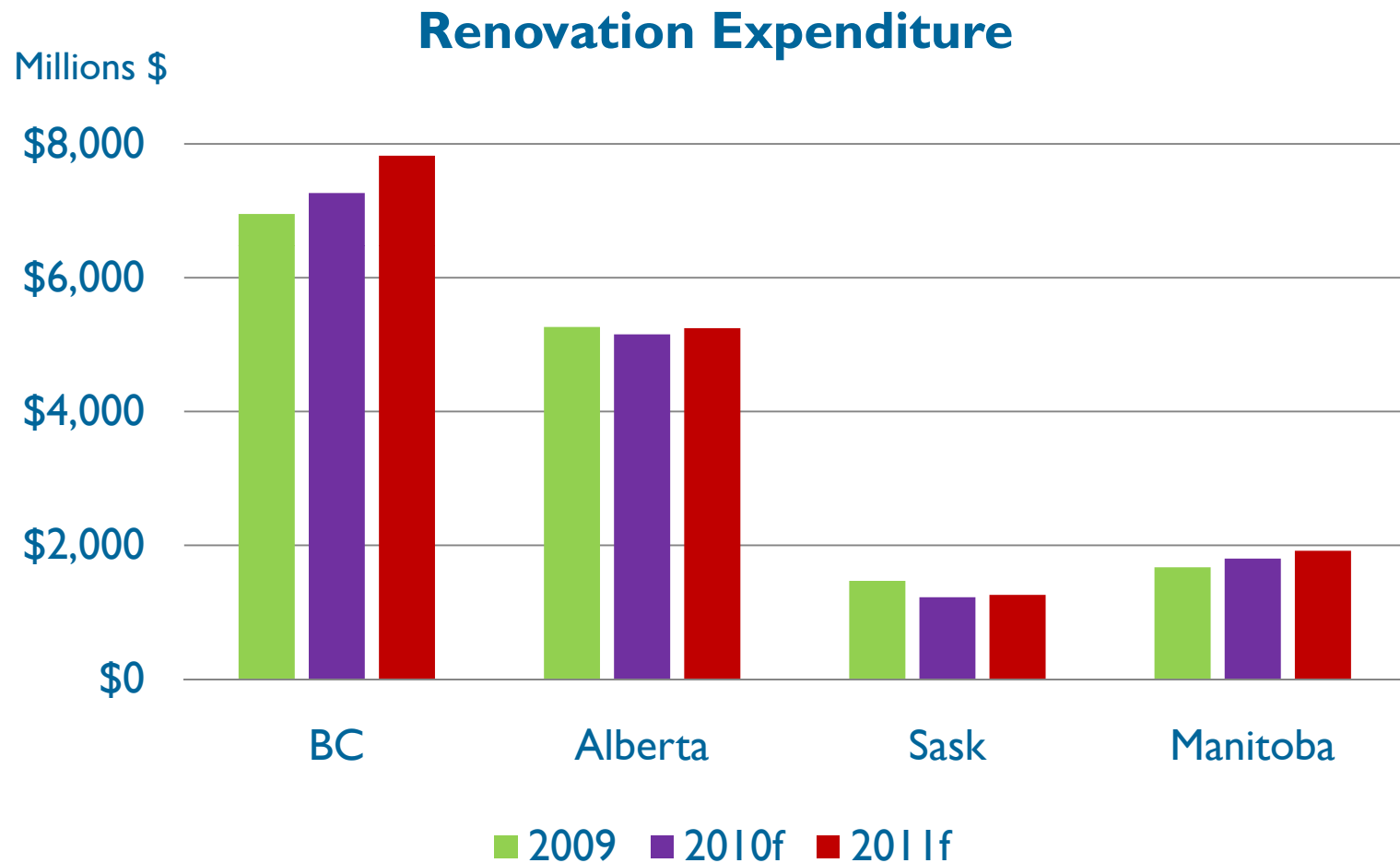


Economy Expands in Western Provinces

Real Gross Domestic Product (GDP)



Renovation Expenditures to Increase



Housing Demand Steady

- Stable demand fundamentals
- Mortgage rates to remain favourable
- Population based demand growing
- Job markets improving as economies expand

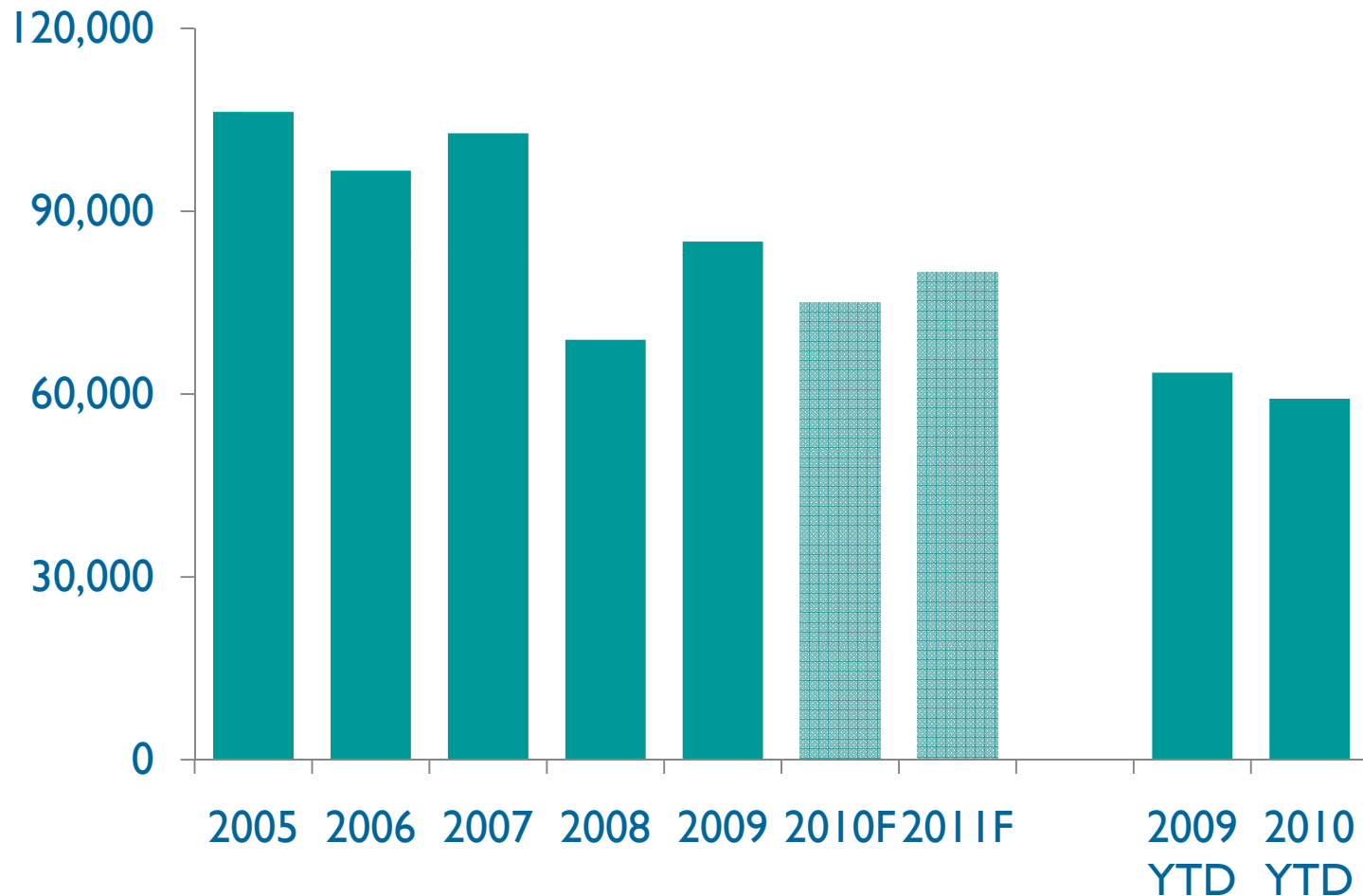


Resale Market



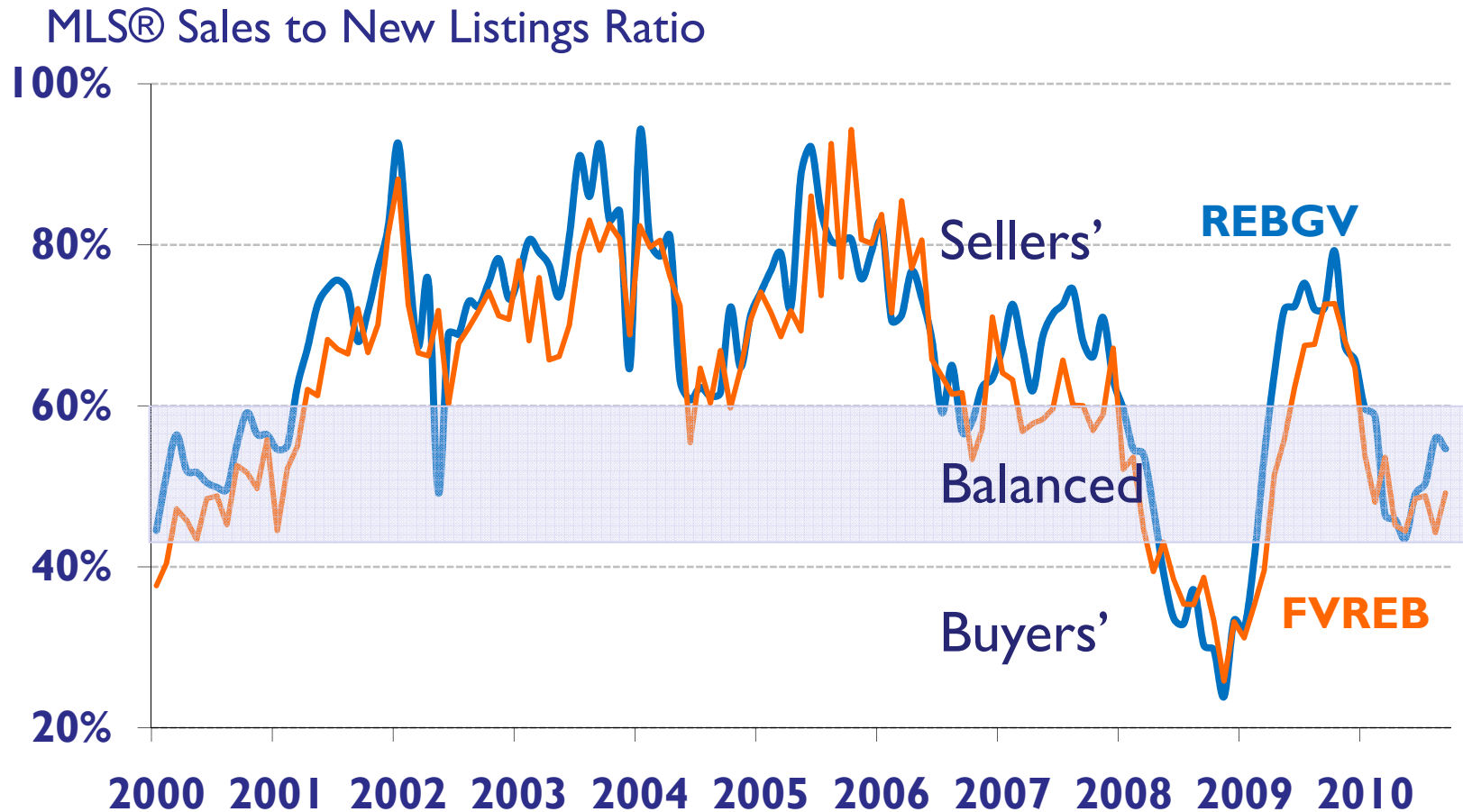
BC Sales to Improve in 2011

MLS® Sales



Source: MLS® is a registered trademark of the Canadian Real Estate Association (CREA), CMHC Forecasts

Market Conditions Move in Tandem

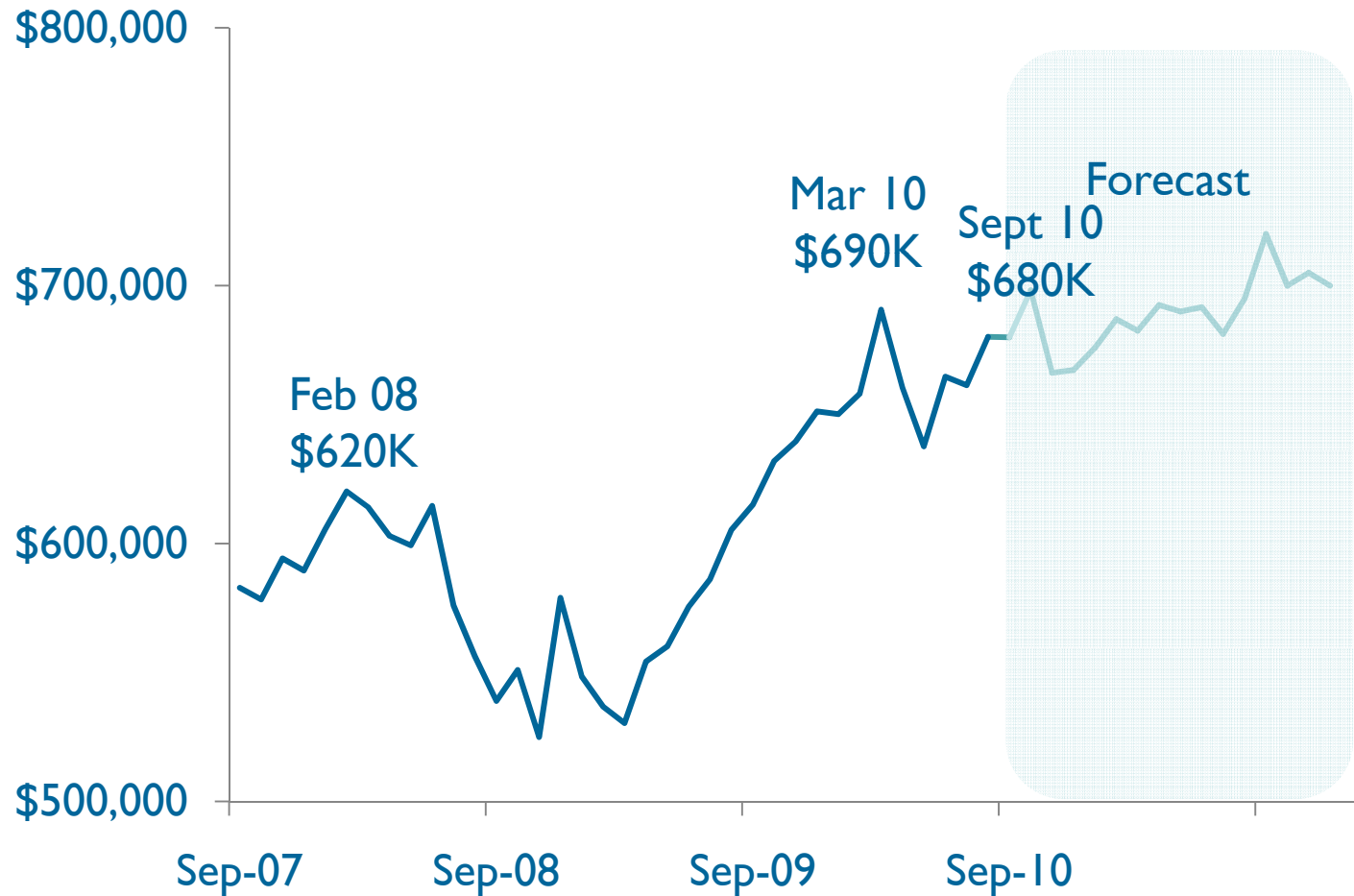


Most Lower Mainland Markets Balanced



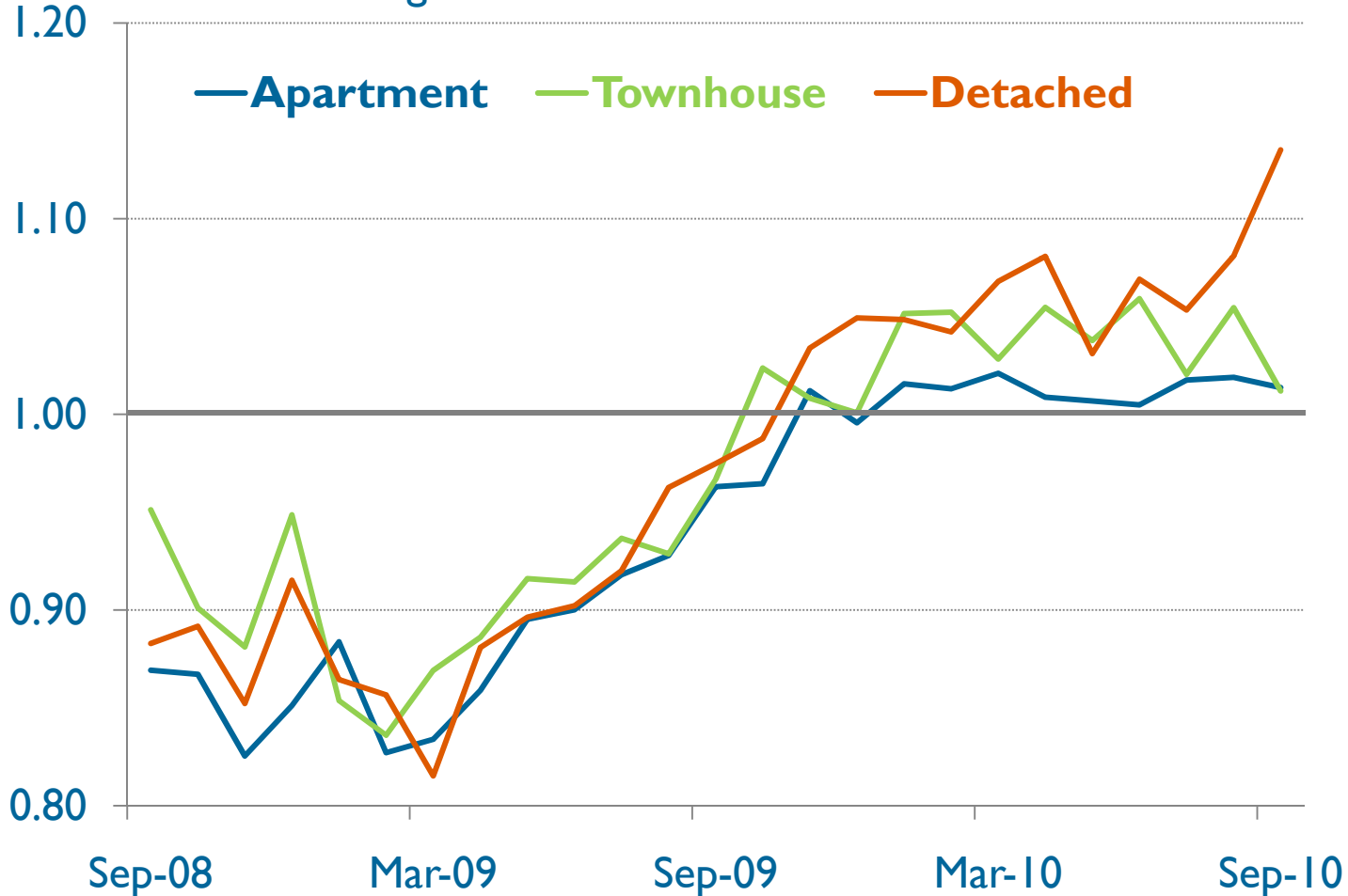
Home Price Growth to Slow

MLS® Average Price (SA) (Greater Vancouver)

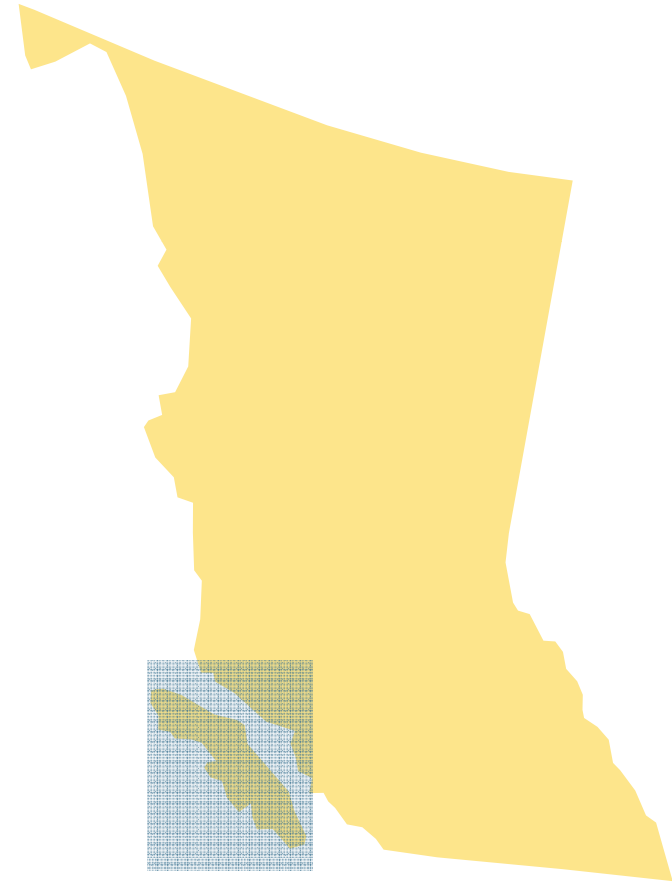


Detached House Prices Grow Fastest

Index of MLS® Average Price

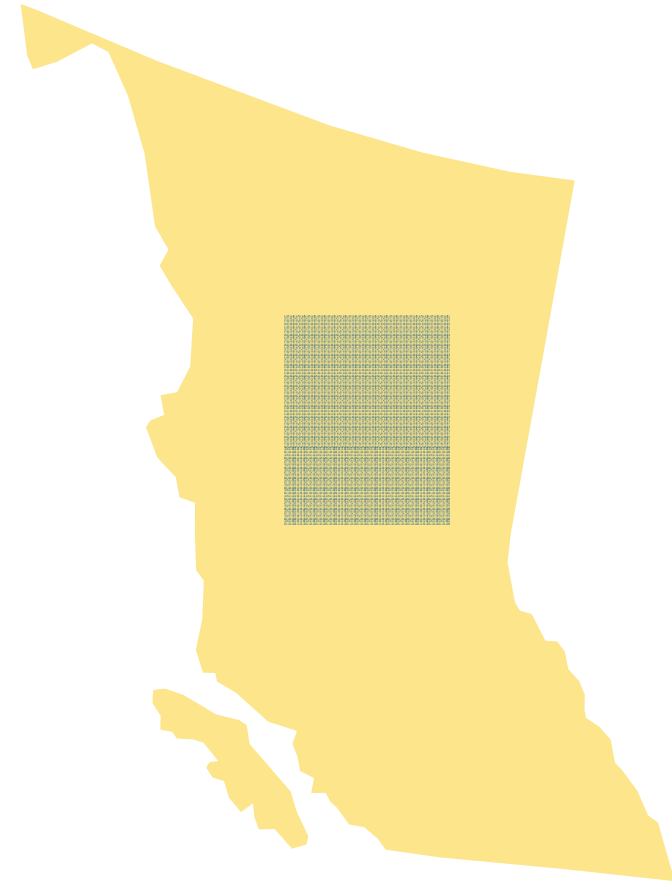
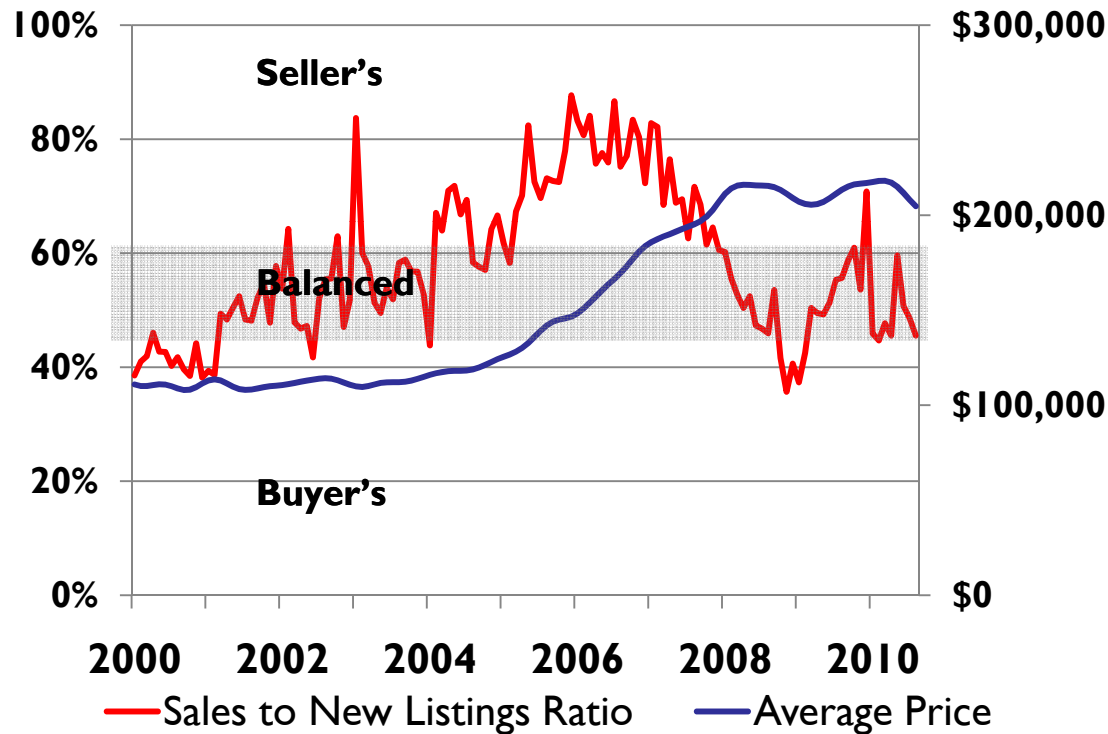


Victoria – Borderline Buyers' Market

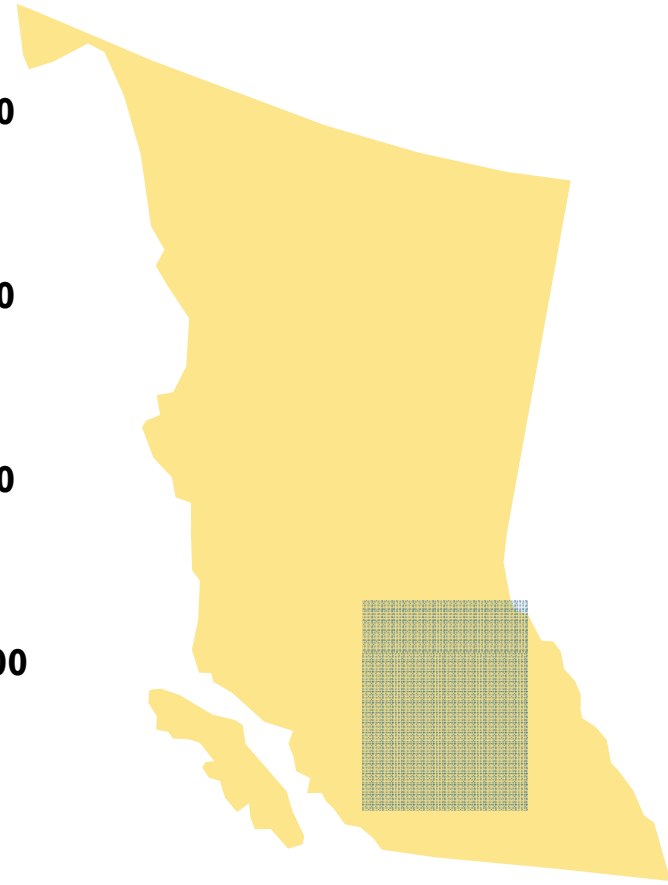
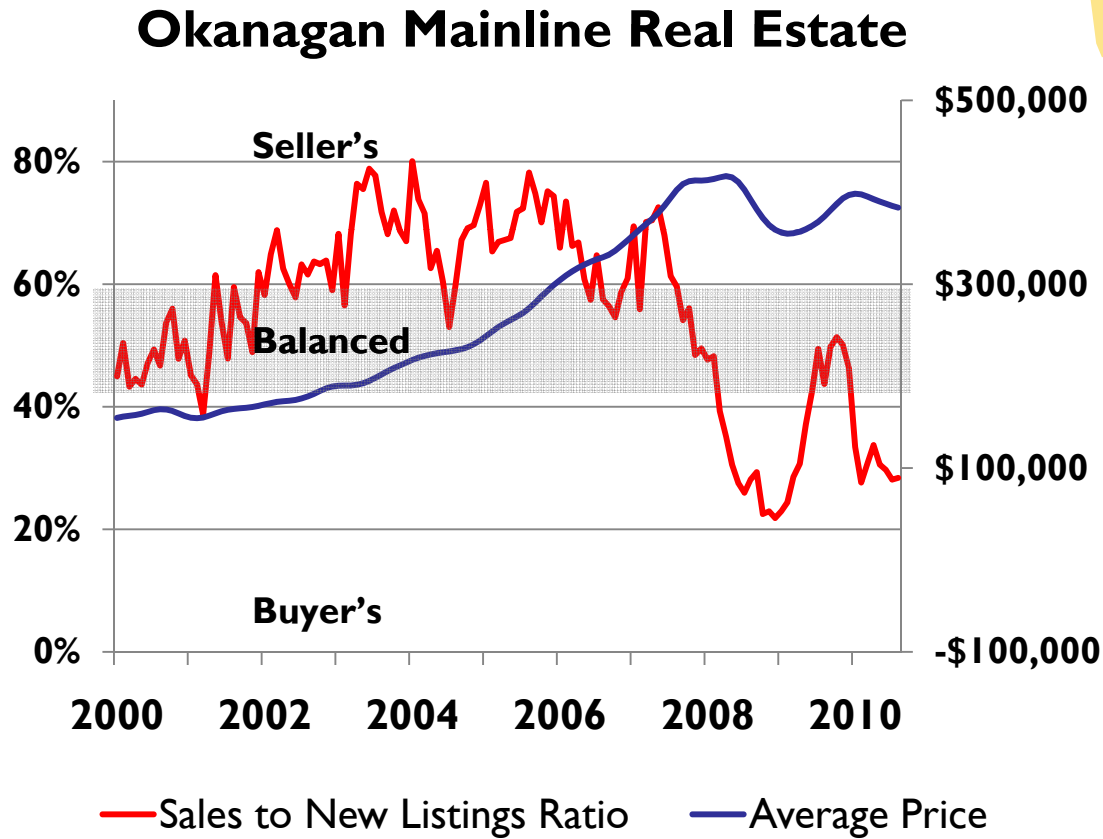


Northern Real Estate Balanced

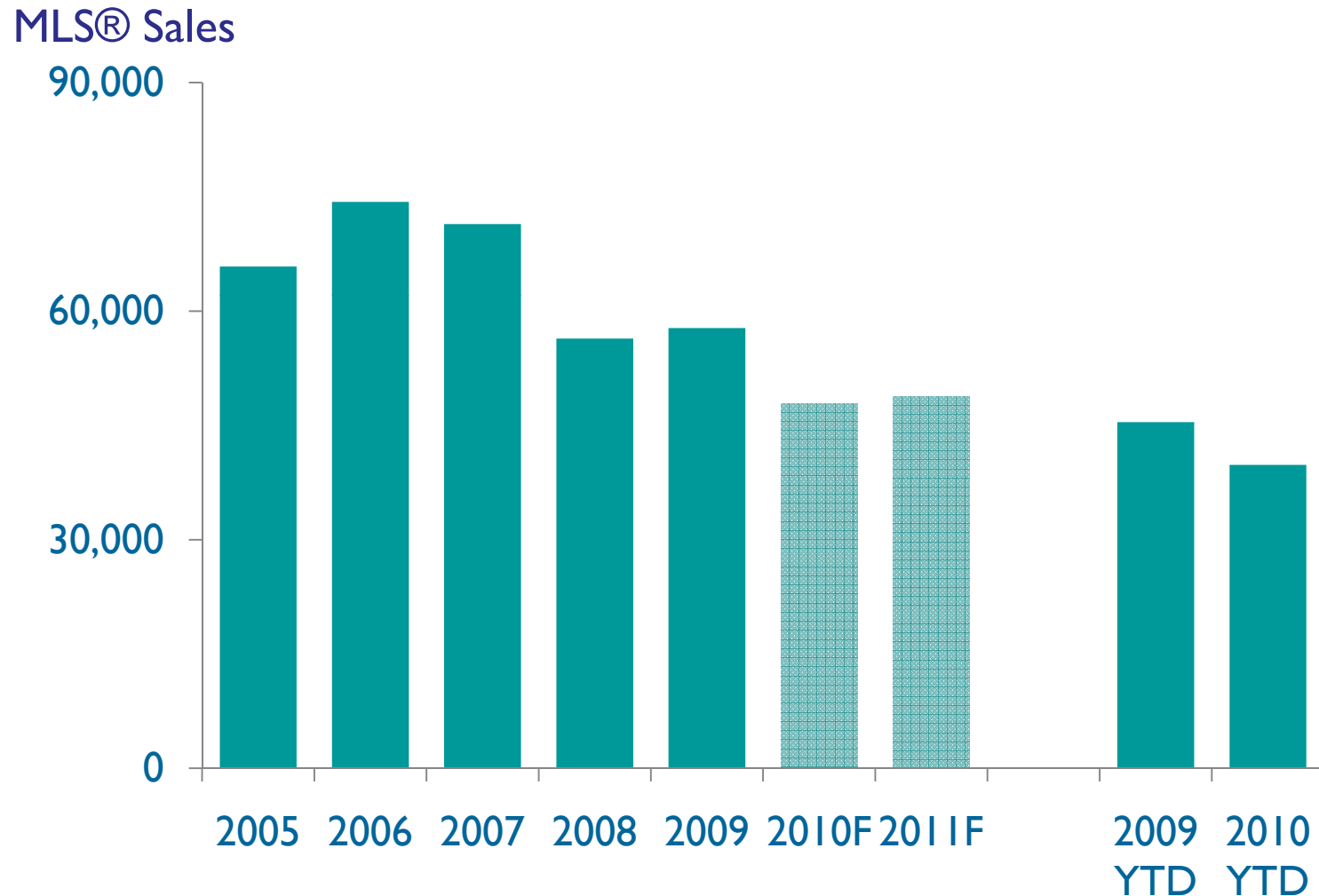
BC Northern Real Estate



Kelowna in Buyers' Market Conditions

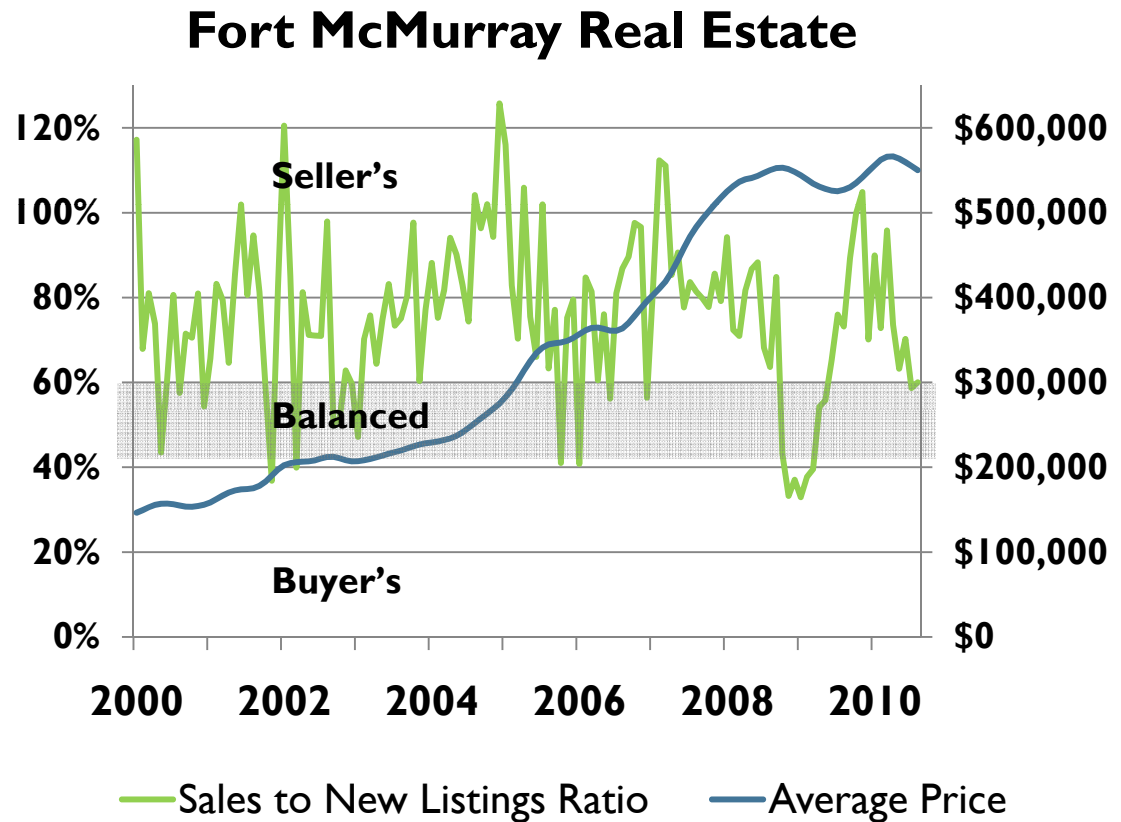


Alberta Sales to Steady in 2011

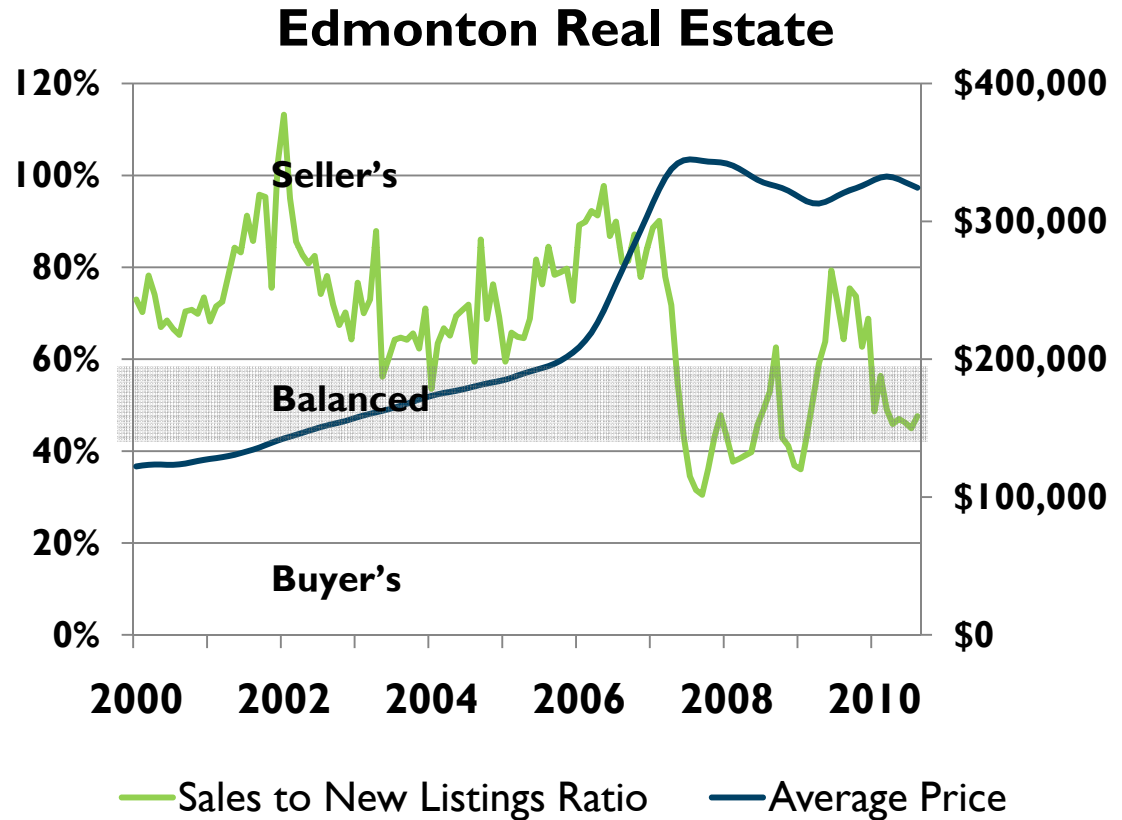


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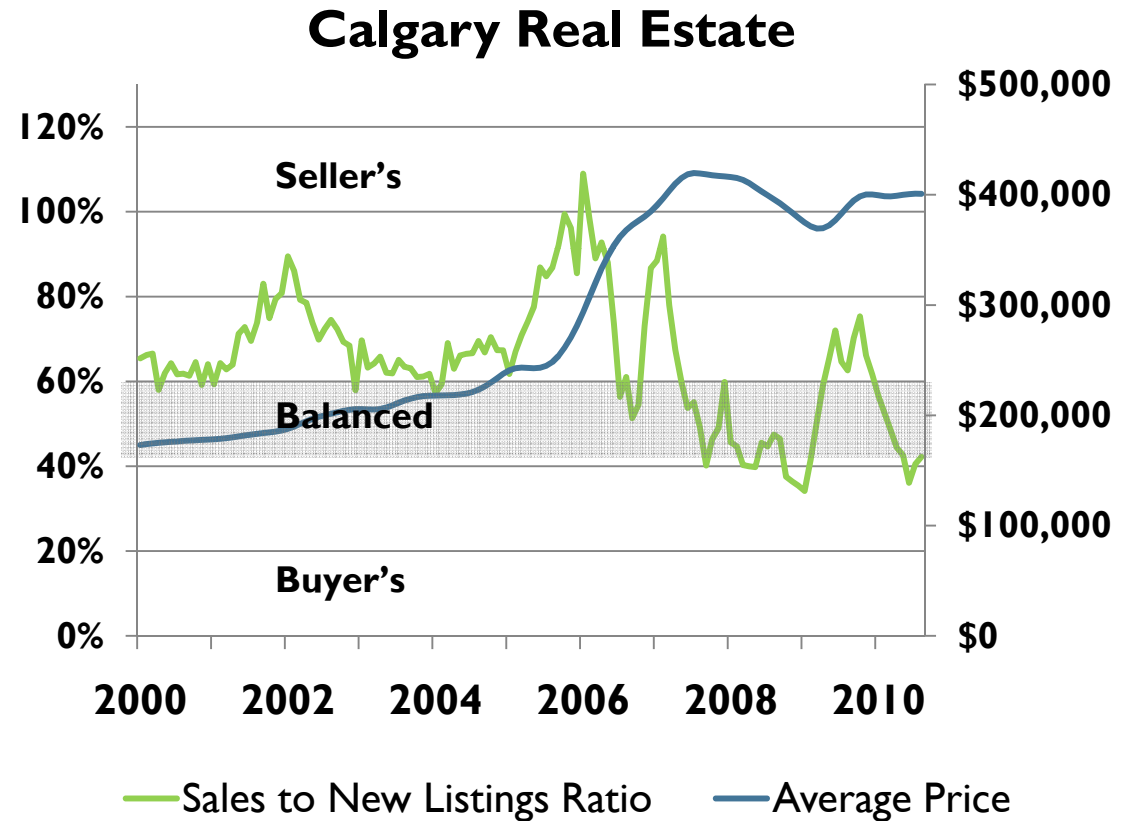
Sellers' Conditions in Fort McMurray



Edmonton Market Balanced

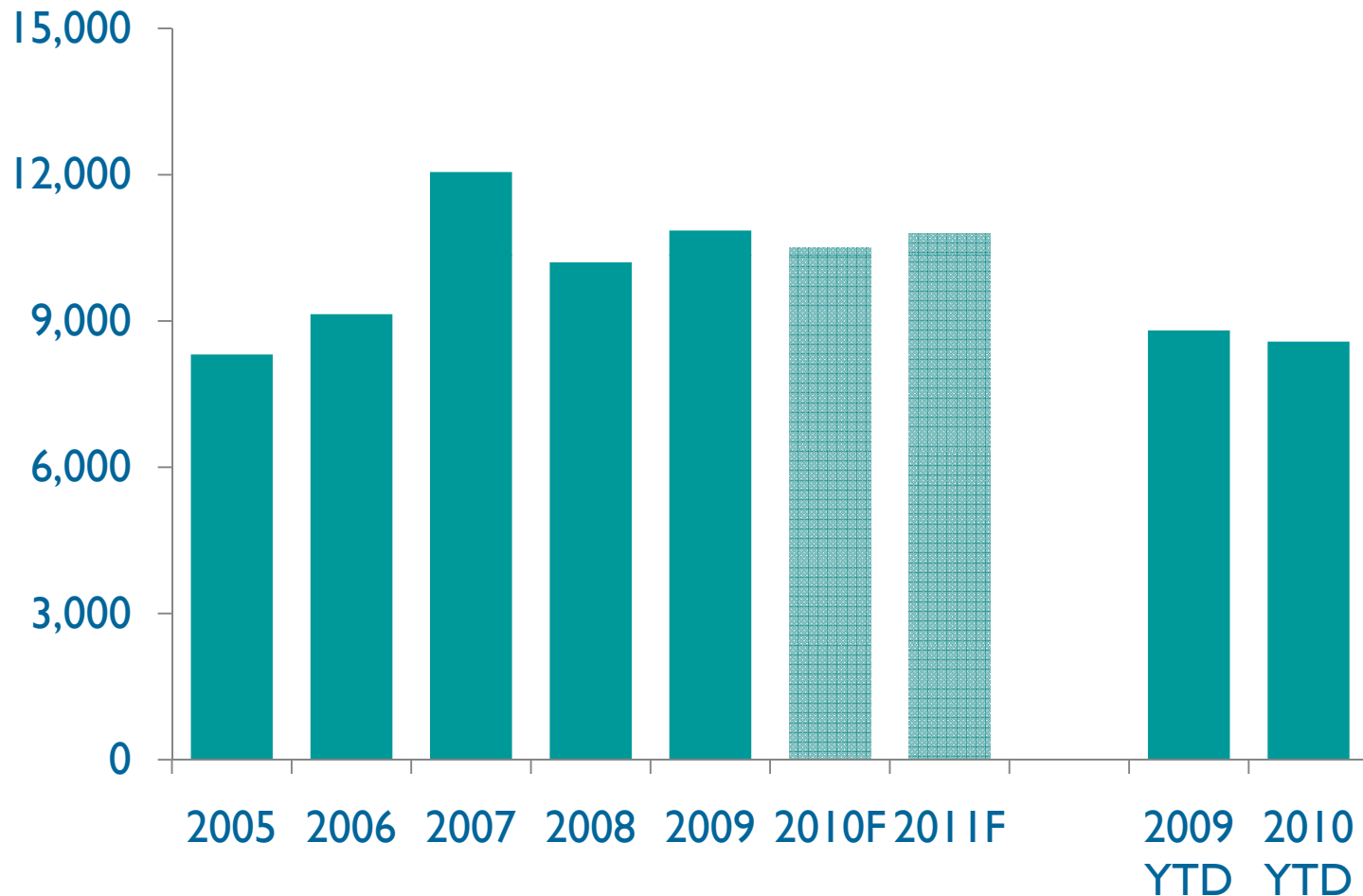


Calgary Market Borderline Balanced



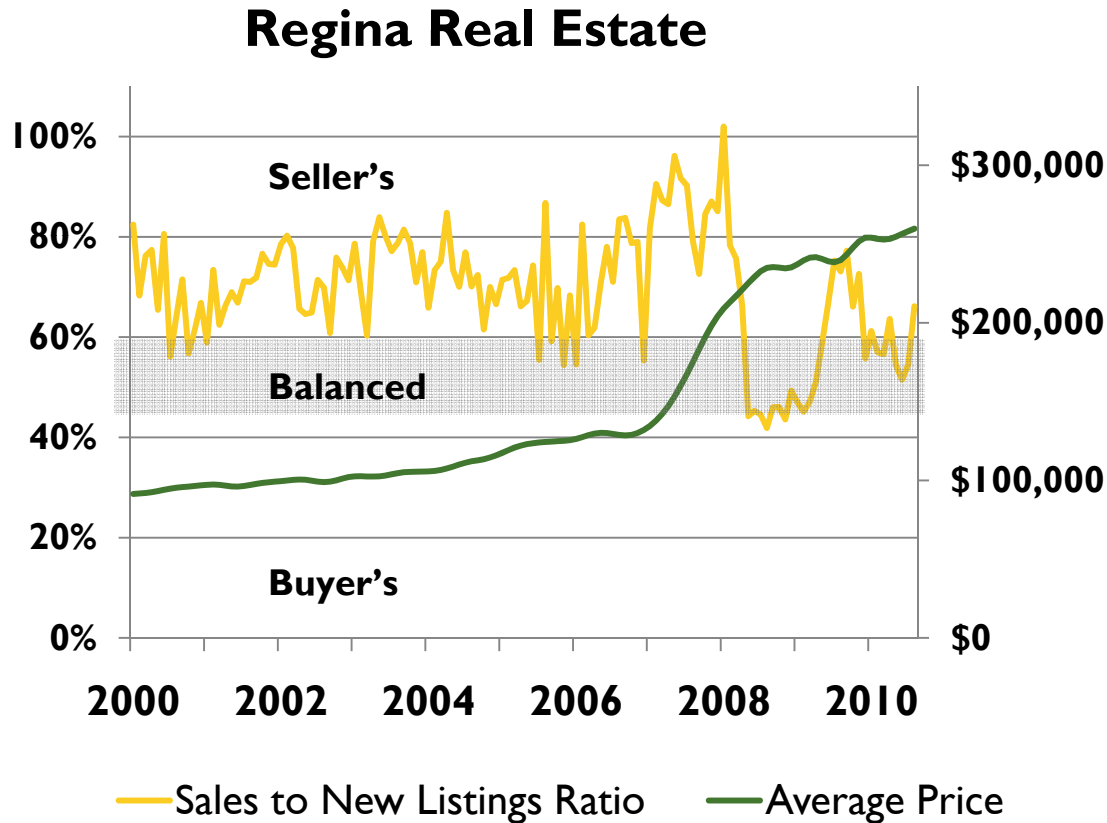
Saskatchewan Sales Up Modestly in 2011

MLS® Sales

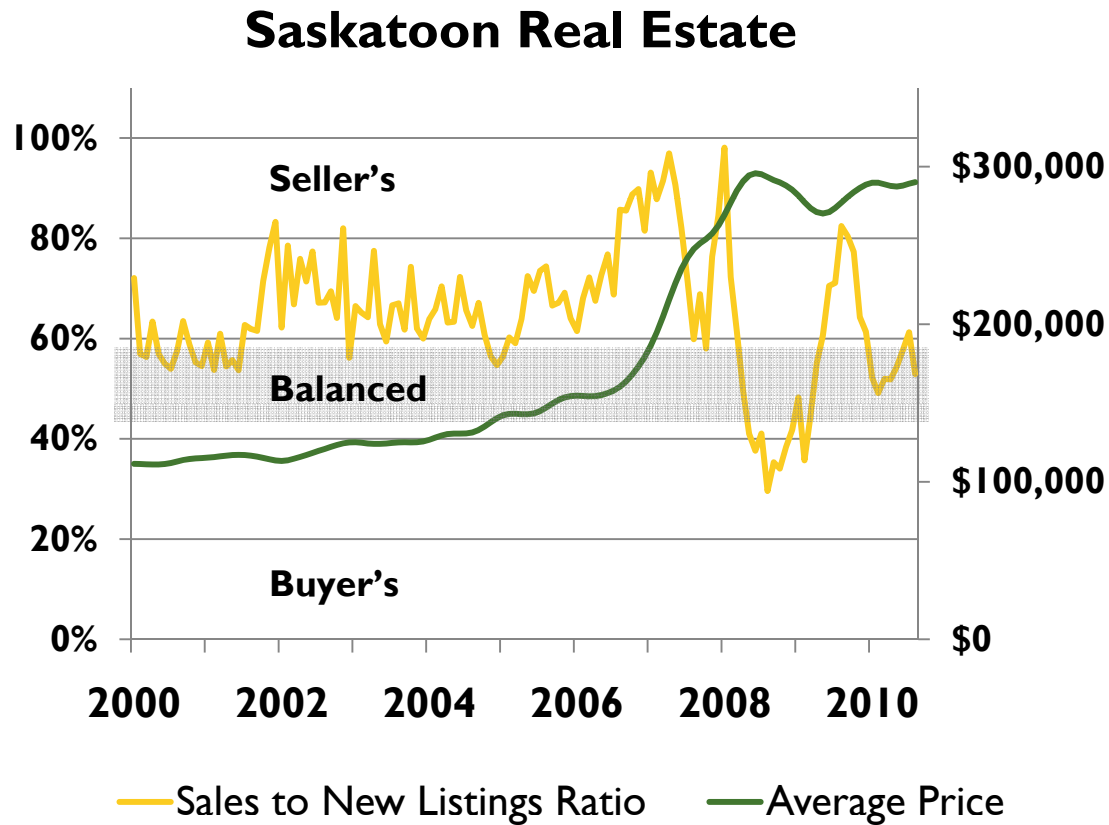


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Regina Market in Sellers' Conditions

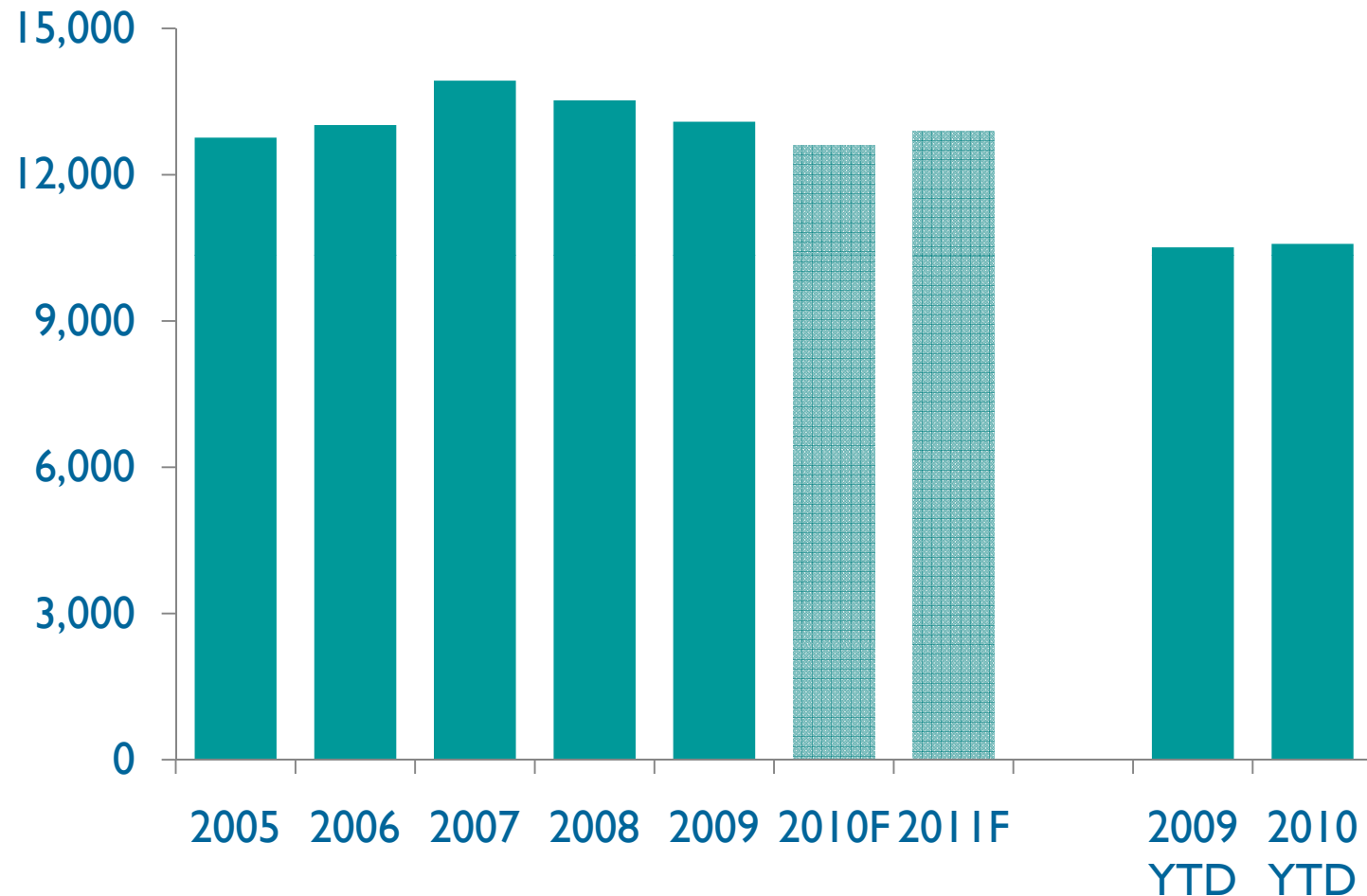


Saskatoon Market Balanced



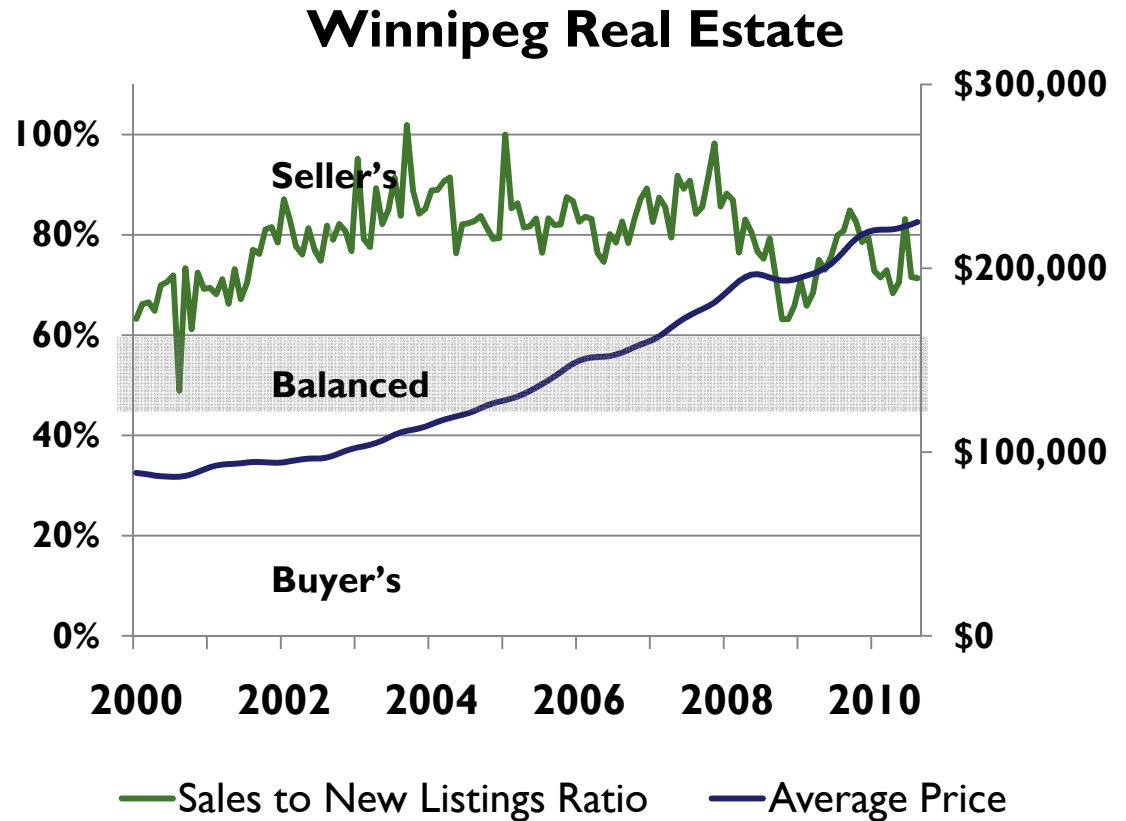
Manitoba Sales Stable in 2011

MLS® Sales



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Winnipeg Market Hot



Wrap Up

Stable demand fundamentals bode well for western markets

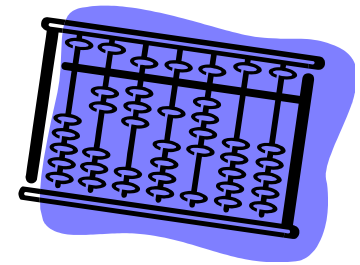
Alberta & some BC communities slower to recover

Modest price gains expected



Thank You!!

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Access Free Market Analysis Reports Online:

<http://www.cmhc-schl.gc.ca/en/inpr/homain/index.cfm>

Including: Rental Market Reports & Forecast Reports (Housing Market Outlook)