

## EDMONTON HOUSE PRICES CONTINUE TO SEE MODERATE GROWTH IN FOURTH QUARTER

*Balanced market sees steady price appreciation as migration to city continues and inventory tightens*

**EDMONTON, January 9, 2014** – The Royal LePage House Price Survey and Market Survey Forecast released today showed year-over-year price increases across all housing types surveyed in Edmonton.

Detached bungalows rose 3.7 per cent year-over-year to \$344,626 while standard two-storey homes posted a modest increase of 1.9 per cent to \$363,075 and condominiums increased 2.2 per cent to \$207,270.

“Overall pricing in the Edmonton market has seen some moderate appreciation over this time last year,” said Tom Shearer, associate broker and branch manager of Royal LePage Noralta Inc. “The real estate market as a whole has been fairly balanced, with no big swings up or down in the last year.”

Shearer suggests that the steady migration of workers into the city is one reason for the balanced nature of the market. While many of those new to the city prefer to access their housing through the rental market, there is a fairly regular contingent who enters the real estate market every year.

According to Shearer, sales have slowed down slightly in the winter months, as is usual for this time of year. However, he pointed out that there was a good amount of activity in the real estate market this past quarter even after the city experienced heavy snowfall, which typically dampens sales.

“The overall inventory in the fourth quarter was a little bit lower than this time last year, which could put some upward pressure on prices into 2014,” added Shearer.

Looking ahead to 2014, Royal LePage forecasts moderate price appreciation of 3.0 per cent in the Edmonton housing market. Shearer says that the slight increase in average prices will apply

to all housing types. “The area’s economy is strong and stable and this steadiness will be mirrored in our housing market.”

Nationally, in the same quarter, the average price of a home in Canada increased between 1.2 per cent and 3.8 per cent in the fourth quarter.

The survey showed year-over-year average price increases in the fourth quarter of 2013 of 3.6 per cent to \$418,282 for standard two-storey homes and 3.8 per cent to \$380,710 for detached bungalows, while the average price of a standard condominium rose 1.2 per cent to \$246,530. Prices are expected to maintain healthy momentum into 2014, with Royal LePage projecting a 3.7 per cent increase nationally from 2013 and a shift to a seller’s market in the first portion of the year in a number of regions.

“A few short months ago, the country’s housing market emerged from a year-long correctional cycle of dramatically slowed sales volumes. Later 2013 was marked by a transition to buoyant sales volumes and above average price growth,” said Phil Soper, president and chief executive of Royal LePage. “In the absence of some calamitous event or material increase in mortgage financing costs, we expect this positive momentum to characterize 2014. In fact, we expect a market tipped decidedly in favour of sellers for the first half of the year, after which we project a shift to a more balanced market.”

“We predict continued upward pressure on home prices as we move towards the all-important spring market. In addition to normal demand, housing prices in Canada this year will be influenced by buyers who put off purchase plans in the very soft spring of 2013,” continued Soper. “Talk of a ‘soft landing’ for Canada’s real estate market in the new year is misguided. We expect no landing, no slowdown, and no correction in the near-term. Conditions are ripe for as strong a market as we saw in the post-recessionary rebound of the last decade.”

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### **About the Royal LePage House Price Survey**

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in over 250 neighbourhoods from coast to coast. This release references an abbreviated version of the survey which highlights house price

trends for the three most common types of housing in Canada in 90 communities across the country. A complete database of past and present surveys is available on the Royal LePage website at [www.royallepage.ca](http://www.royallepage.ca). Current figures will be updated following the complete tabulation of the data for the fourth quarter of 2013. A printable version of the fourth quarter 2013 survey will be available online on February 6, 2014. Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

### **About Royal LePage**

Serving Canadians since 1913, Royal LePage is the country's leading provider of services to real estate brokerages, with a network of nearly 15,000 real estate professionals in over 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women's and children's shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE.

For more information, visit [www.royallepage.ca](http://www.royallepage.ca).

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