

Summer 2016



Agenda

- Current Events
 - Changes ahead for secondary suites
- Short-term outlook for Alberta
- Make the most of Summer 2016



Secondary Suite



- City is preparing to allow secondary suites in:
 - duplex units
 - skinny homes
 - potentially row housing
- Report won't come back until the end of 2017
- Consider lot size of single family homes, and suitability of duplexes



Short-Term (Alberta)

- Summer 2016, could be the turning point for the Alberta Economy
- Unemployment rate will trend higher over the summer and into the early fall.
- Alberta unemployment currently 7.5%, cresting around 8% in the fall
- Employment stability will follow oil stabilizing around \$50 to \$55 by the end of 2016
- Economic growth of 1 to 2% predicted for 2017



Summer

- High season for the resale market for the next few months
- The sales-to-listing ratio:
 - SFD - 61%
 - Duplex/rowhouses - 73%,
 - **Condo - 40%**
- More demand, but more supply as well.
- Great time to rent out your property



**Have a Great Canada Day
Weekend!**

