

*The HB Quarterly*  
*October 2022*

Hi Everyone,

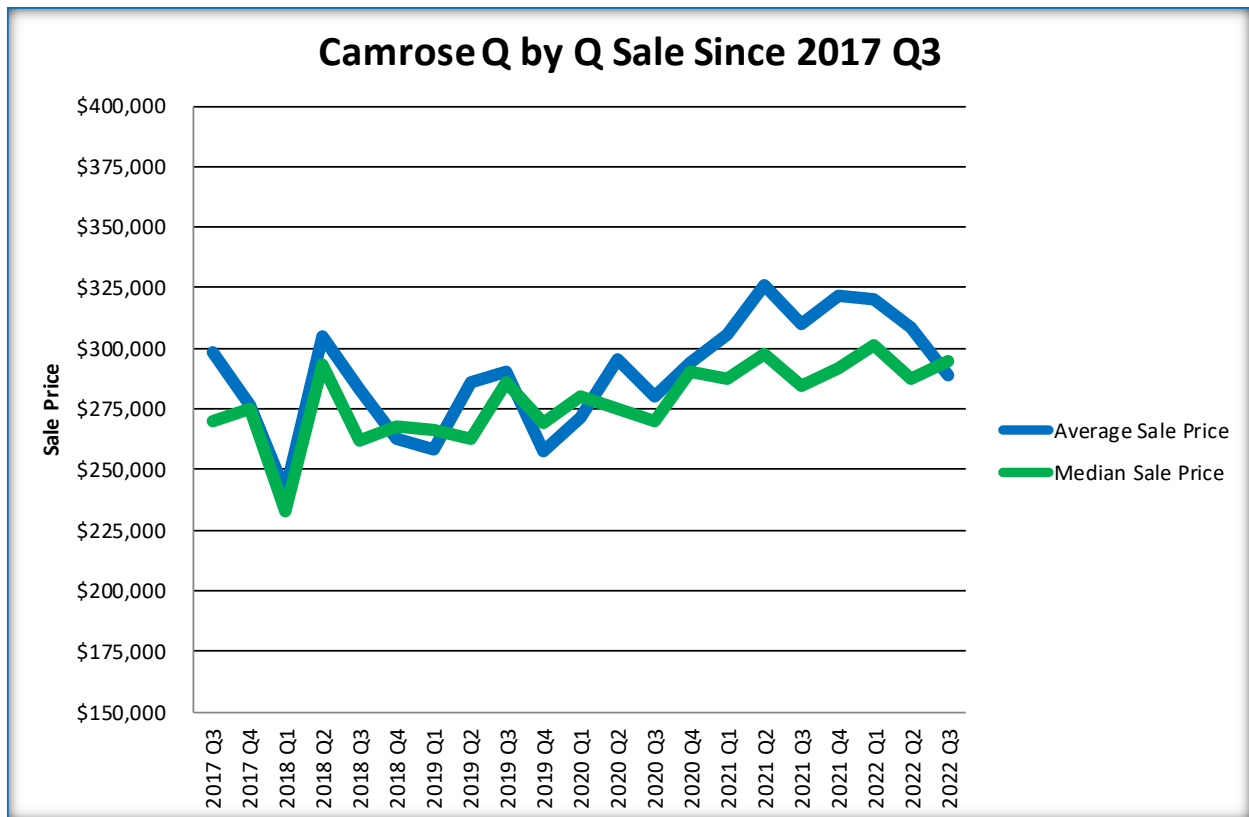
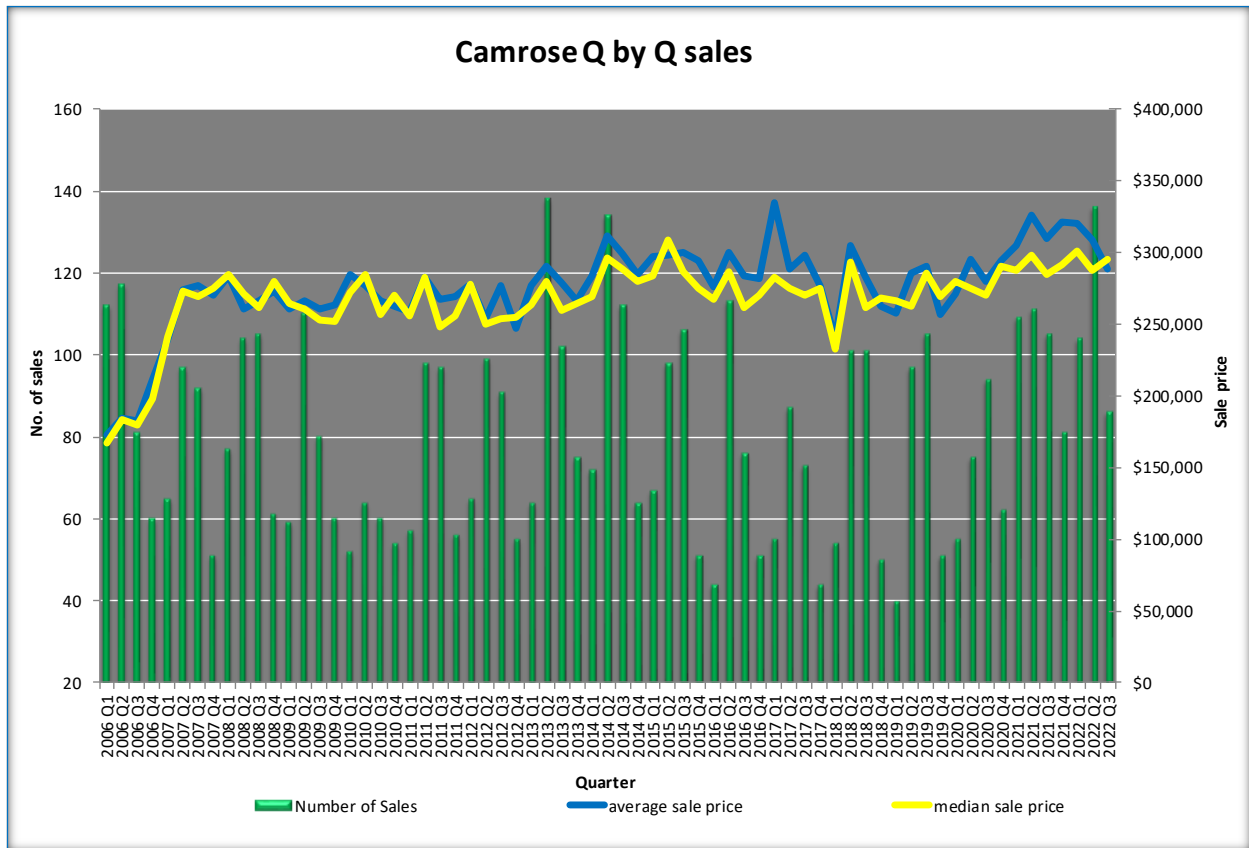
The latest data is in, and so far it appears that the Camrose residential market is relatively stable. Although the 12 month rolling average sale price has declined over the last two quarters, the 12 month rolling median sale price, which eliminates the highs and lows, has held steady at 0.90% in Q3 2022. That being said, rising inflation has forced the Bank of Canada to raise interest rates to levels not seen in decades, with more rate increases expected in the latter part of 2022. This in turn is bound to cool the market somewhat, with many new home buyers now being unable to pass the stress test for higher mortgage rates. In addition, those home owners looking to move will now be faced with higher mortgage rates which might force them to reconsider a move at this time. The extent to which high inflation rates and higher interest rates will affect the Camrose residential market is still unknown but it is definitely something that needs to be taken into consideration going forward.

***Now onto the data...***

Highlights of 2022 Q3:

- The average sale price in 2022 Q3 was \$288,907, which is down -6.36% from last quarter and down -6.88% from the same time last year. The rolling 12-month average declined marginally by -1.69%. Of note, the Quarter to Quarter average sale price in 2022 declined by -0.41% in Q1, -3.66% in Q2, and -6.36% in Q3.
- The median sale price in 2022 Q3 was \$295,000, which is up 2.63% from last quarter and up 3.69% from the same time last year. The rolling 12-month average increased marginally by 0.90%.
- There were 14 sales over \$400K in 2022 Q3, which is 18 less than last quarter and 5 less than the same time last year.
- The average “Days on Market” was 47 days, which is up 1 day from last quarter but down 25 days from the same time last year.

The chart below shows the quarter-by-quarter mean and median sale prices of residential properties in the City of Camrose since 2006, followed by a quarter-by-quarter chart focusing on just the last five years:



Miscellaneous



- **In rural Camrose County** there were 24 reported sales in 2022 Q3, which is 1 more sale than last quarter, and 4 more sales than what was reported in 2021 Q3. The average “Days On Market” was 58 days, which is up 13 days from last quarter but down 21 days compared to the same time last year.
- **In rural Flagstaff County** there were only 5 reported sales in 2022 Q3, which is 3 less sales than last quarter but 1 more sale than what was reported in 2021 Q3. The average “Days On Market” was 56 days, which is down 82 days compared to last quarter and down 110 days compared to the same time last year.

### General Provincial Market Indicators

On the following pages are the most recent general market indicators, published by the Government of Alberta, on September 30, 2022<sup>1</sup>.

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<sup>1</sup> Source: [Economic Review and Indicators | Alberta.ca](#), accessed September 30, 2022.

# Alberta economy

## Indicators at a glance

### New: Oil Prices

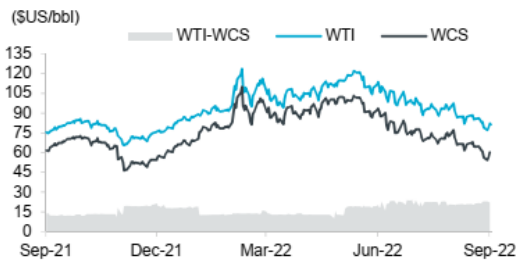
WTI declined \$2.26 over the week and closed at US\$81.23 on Thursday. The WTI-WCS differential closed at US\$22.00 per barrel, wider than a week ago.

### New: Economic Activity

The Alberta Activity Index decreased 0.1% month-over-month (m/m) in July, but was up 5.7% from a year ago. Alberta's real GDP by industry increased by 5.1% in 2021, following a large decline in 2020.

#### OIL PRICES

Daily prices



Sources: US Energy Information Administration, CME Group, Kent Group Limited, Haver Analytics

#### ECONOMIC ACTIVITY

Year-over-year % change



Sources: Statistics Canada, Alberta Treasury Board and Finance, Haver Analytics

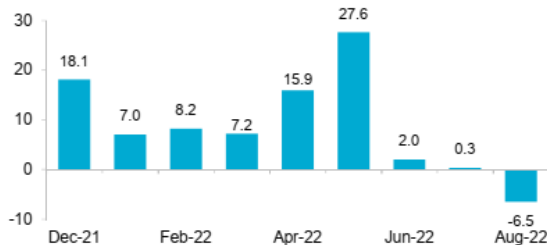
### Labour Market

Employment decreased by 6,500 in August. Compared to a year ago, it was up by 113,800. The next release is on October 07, 2022.

Alberta's unemployment rate was 5.4% in August, up 0.6 percentage points from July but 2.5 percentage points below a year ago.

#### LABOUR MARKET

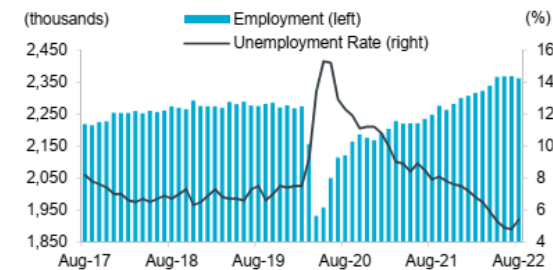
Monthly change in employment (thousands)



Sources: Statistics Canada, Haver Analytics

#### LABOUR MARKET

Employment and unemployment rate



Sources: Statistics Canada, Haver Analytics

	WTI - West Texas Intermediate (US\$/bbl)	WTI-WCS Differential (US\$/bbl)	Henry Hub (US\$/MMBtu)	AECO-C (C\$/GJ)	Exchange Rate (US¢/C\$)
September 29, 2022	81.23	22.00	6.87	4.35	72.96
Fiscal Year-To-Date	100.00	16.46	7.74	5.52	77.48



### Business Output

Manufacturing shipments declined 2.6% m/m to \$9.1 billion in July. However, compared to a year ago, they were up 26%.

Alberta goods exports decreased 1.0% m/m in July to \$18.6 billion. However, they were up 60% from a year ago.

#### MANUFACTURING SHIPMENTS AND GOODS EXPORTS

Year-over-year % change



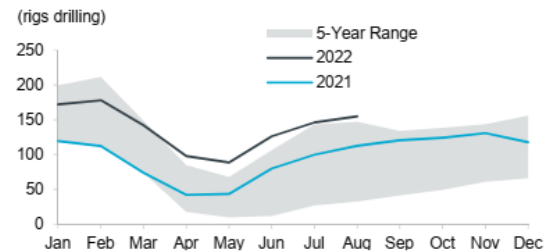
Sources: Statistics Canada, Haver Analytics; SA - Seasonally Adjusted

### Rigs Drilling

The number of rigs drilling in Alberta averaged 155 in August, up 38% from a year ago.

#### RIGS DRILLING

Number of rigs drilling and five-year seasonal range



Source: Canadian Association of Energy Contractors (CAOEC)

### New: Average Weekly Earnings

Average weekly earnings in Alberta decreased 0.8% m/m in July to \$1,247. However, they were up 1.1% from a year ago.

### New: Population Growth

Alberta's population was 4,543,111 as of July 1, 2022, an increase of 2.2% from the year prior. During the last 12 months, Alberta welcomed 59,998 net international migrants and saw a net inflow of 21,660 interprovincial migrants.

### Inflation

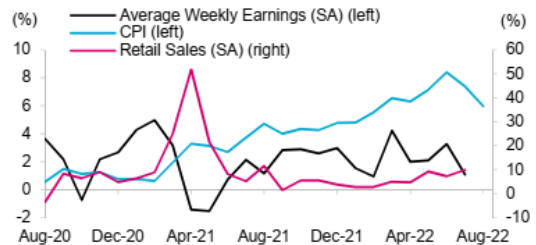
The consumer price index in Alberta increased 6.0% y/y in August, down from 7.4% y/y in July.

### Retail Sales

Alberta retail sales increased 0.8% m/m to \$8.1 billion in July. Compared to a year ago, sales were up 9.9%.

#### RETAIL SALES, CONSUMER PRICES, AND EARNINGS

Year-over-year % change



Sources: Statistics Canada, Haver Analytics

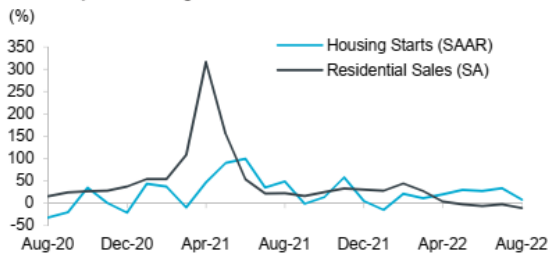
### Housing Market

Alberta housing starts declined 21% m/m in August to 33,586 units (SAAR). However, they were up 8.5% from a year ago.

The number of home sales in the resale market decreased 4.7% m/m to 5,878 units in August, and were down 11% y/y.

#### HOUSING STARTS AND HOME RESALES

Year-over-year % change

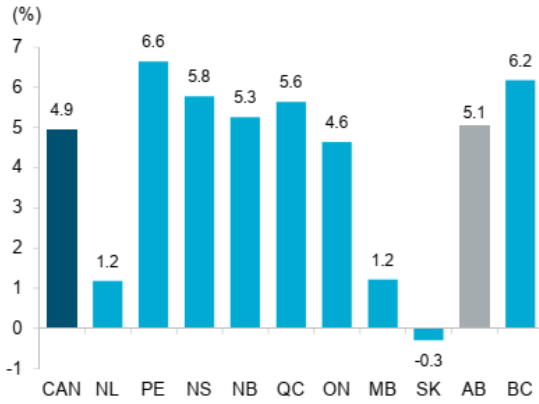


Sources: Statistics Canada, Canadian Real Estate Association, Haver Analytics; SAAR - Seasonally Adjusted Annual Rate

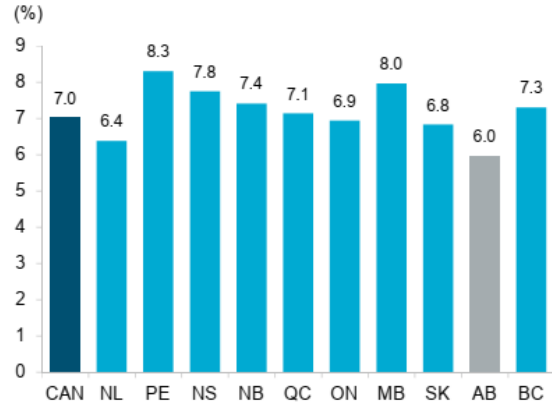
Contact Mohammad Khan at [TBF.ERFPublications@gov.ab.ca](mailto:TBF.ERFPublications@gov.ab.ca)  
For current analysis of the Alberta Economy please see the [Weekly Economic Review](#)



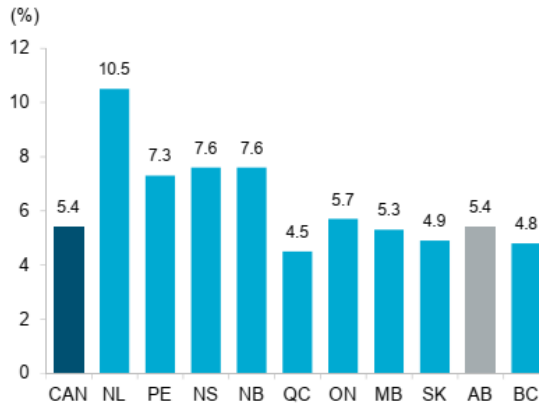
**REAL GDP BY INDUSTRY**  
(2021, year-over-year growth)



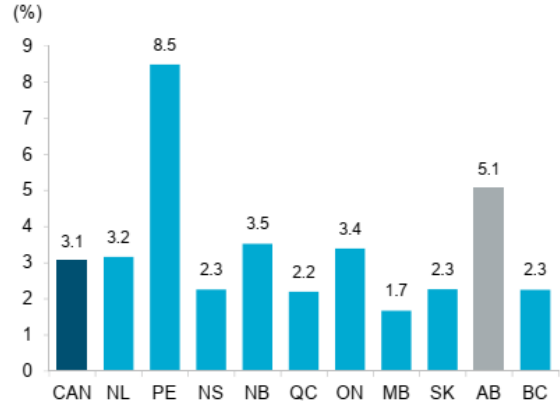
**CPI INFLATION**  
(August 2022, year-over-year growth)



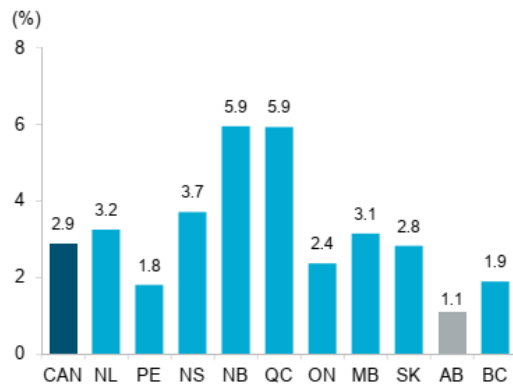
**UNEMPLOYMENT RATE**  
(August 2022)



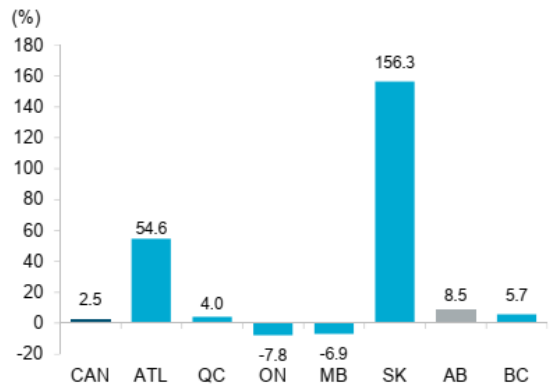
**EMPLOYMENT**  
(August 2022, year-over-year growth)



**AVERAGE WEEKLY EARNINGS**  
(July 2022, year-over-year growth)



**HOUSING STARTS**  
(August 2022, SAAR, year-over-year growth)



**HAPPY FALL!**

