

December 2024

The winter rental market in Western Canada is undergoing notable changes due to increased housing supply. Calgary is beginning to see a moderation in rental rates as available listings rise. Edmonton's market, after earlier growth, is stabilizing with more inventory, while Vancouver is experiencing early signs of a decline in rental prices. These trends indicate the need for **landlords to adapt their strategies to remain competitive** and attract tenants in a softening market.



Average Rental Rate

December 2024

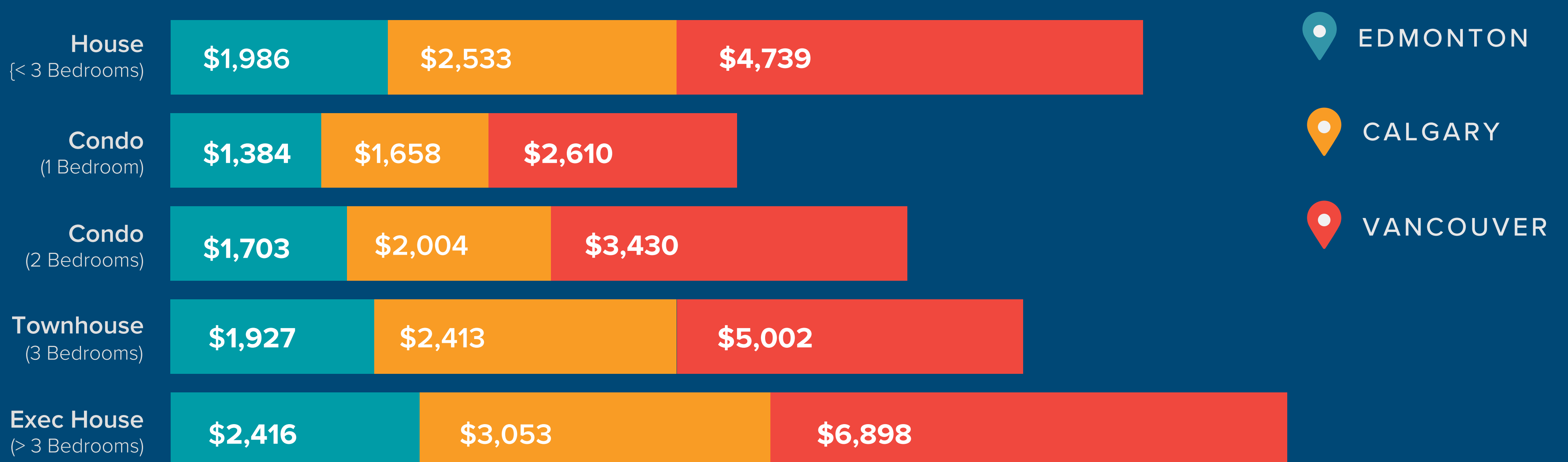
EDMONTON
\$1,883
per month

CALGARY
\$2,332
per month

VANCOUVER
\$3,779
per month



Average Rental Rates by Type



Current Available Rentals in Alberta

December 2024

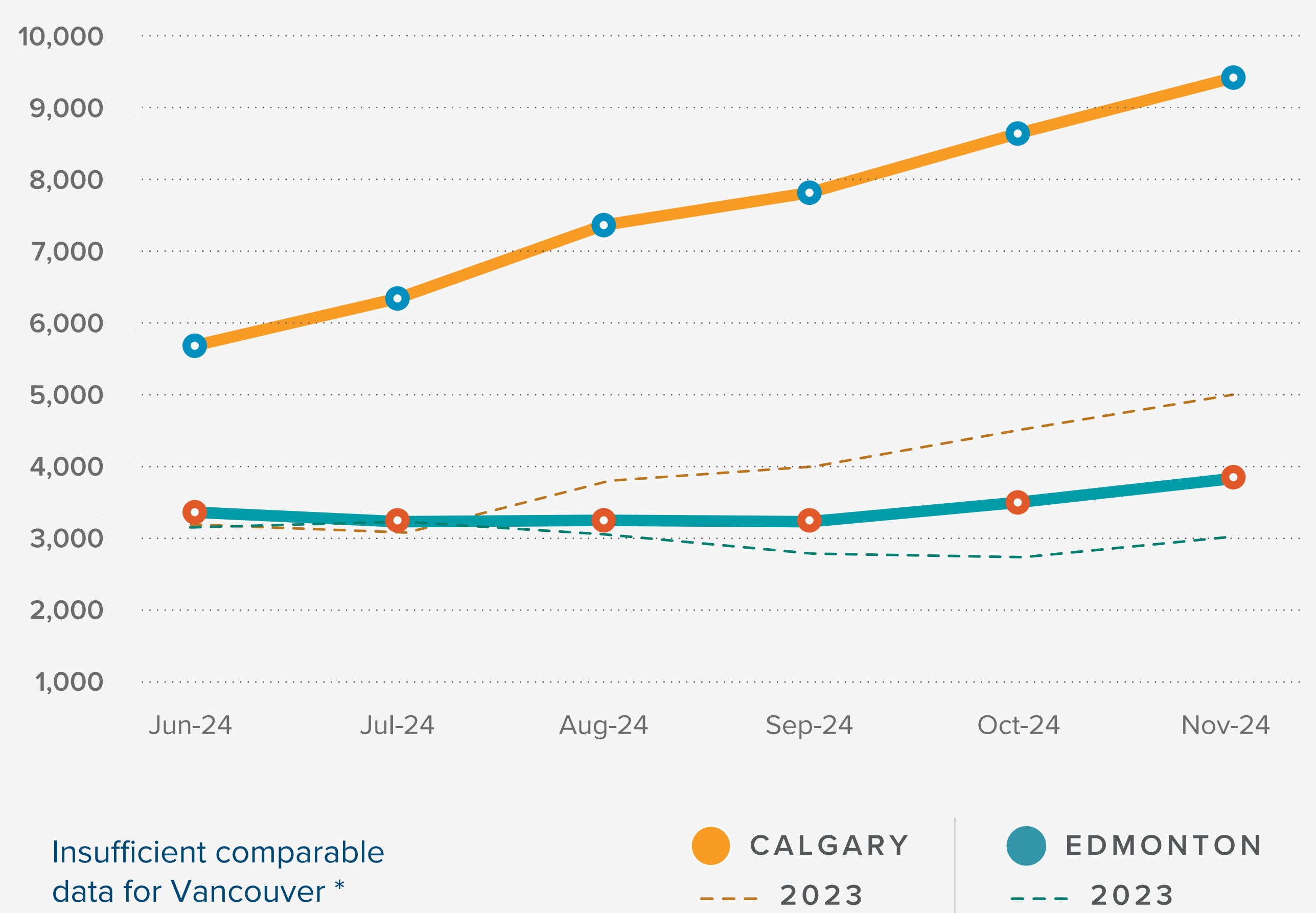


3,917 available listings in Edmonton

9,280 available listings in Calgary

Average Number of Available Rentals

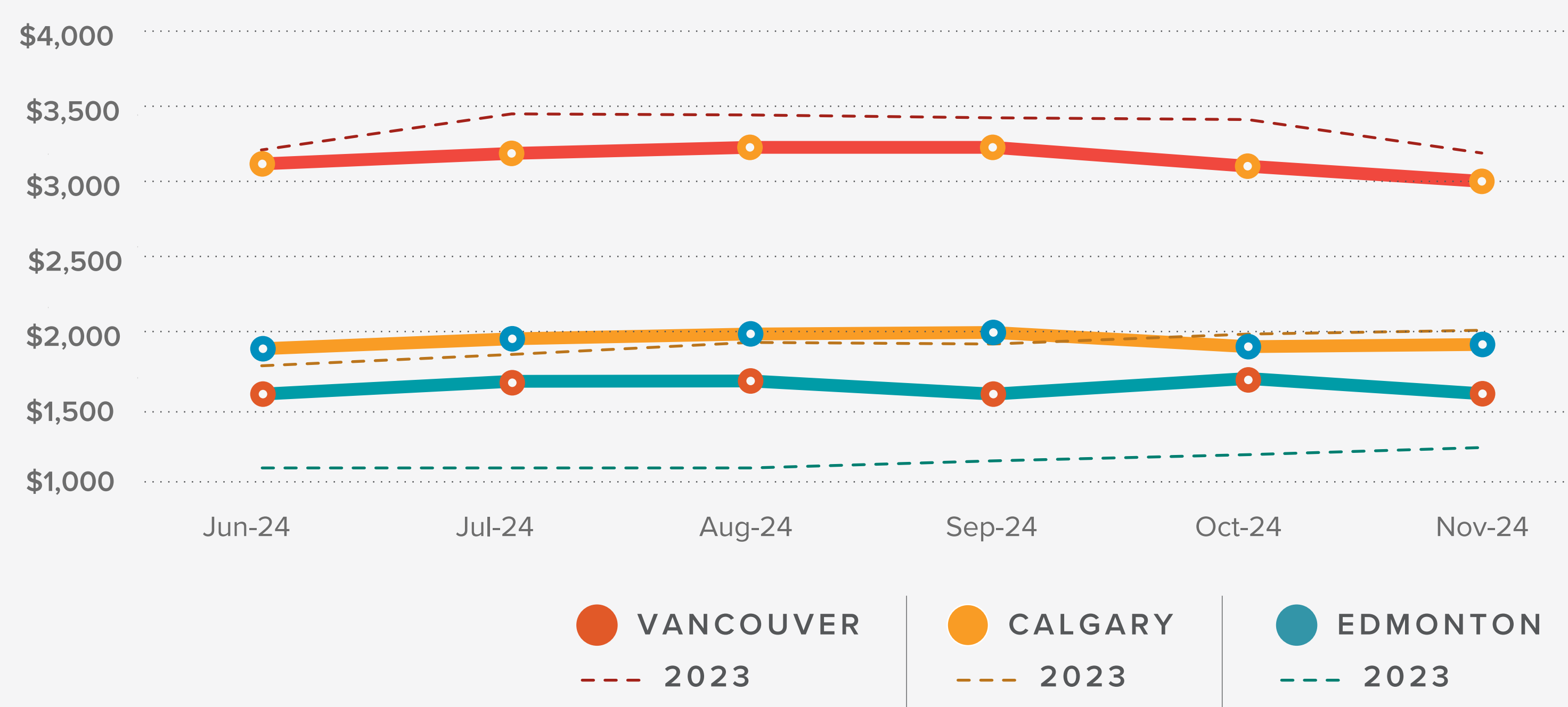
Alberta



Rental Rates are Stabilizing

An analysis of the past 5 months' rental rates in Edmonton are showing signs of increasing. Calgary suggests that rental rates are showing signs of stabilization, and Vancouver is showing signs of decrease YOY.

AVERAGE BLENDED RENTAL RATE



Average Gross Household Income

VANCOUVER
\$117,300
per year

EDMONTON
\$116,800
per year

CALGARY
\$131,600
per year

% of Income Spent on Rent

