

Calgary Herald – February 10, 2023

Prairie real estate outperforming rest of Canada

TD Economics predicts Prairies' regional markets should remain resilient in 2023 due to affordability and economic growth.

[Joel Schlesinger](#) Published Feb 10, 2023



Alberta's economy should lead the nation this year with nearly two per cent real growth (after inflation), says TD Economics. PHOTO BY GAVIN YOUNG /Postmedia

The Prairies' resale real estate markets are leading Canada's housing market, a new study shows.

TD Economics published a recent report noting that Alberta, Saskatchewan and Manitoba resale real estate markets are outperforming the overall Canadian market, but they have still faced challenges.

It points to the average price dropping from peaks achieved in spring 2022 by about six per cent for these markets compared with the national average of roughly a 20 per cent decline.

TD also pointed to stronger — though still declining — sales in these regions with activity down 20 per cent in Saskatchewan and Manitoba from the peak of early spring 2022. That compares with the national average of about 40 per cent decrease. Alberta also saw sales fall 40 per cent from the peak, but the market activity in the province was still much higher than pre-pandemic, the report argued.

TD also predicted Prairies' regional markets should remain more resilient in 2023 as conditions such as affordability and economic growth are expected to be better than larger markets like Toronto and Vancouver — both of which have an outsized impact on the overall Canadian market.

“(The Prairies) affordability advantage has allowed the region to absorb the impact of higher rates better than other regions in Canada and should make it comparatively easy for potential buyers to jump into the market as the Bank of Canada likely halts its rate hike campaign and bond yields (which underpin fixed mortgage rates) grind lower,” the report stated.

As well, it added Alberta's economy should lead the nation this year with nearly two per cent real growth (after inflation), followed by Saskatchewan.