

ALBERTA STATE OF THE MARKET

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**Q1
2022**

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DEVELOPMENT BONDS:

The development permit process varies from city to city - and from planning department to planning department. The constant is that it is time consuming and always ends with a developer being given a list of requirements needed in order to confirm the issuance of the approved permit. In every case, a security deposit will be required.

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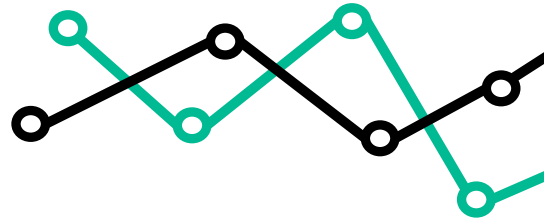
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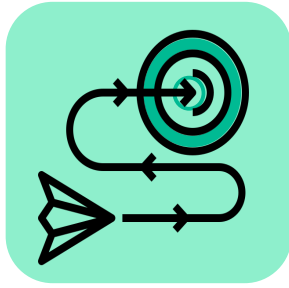
ADVISORY SERVICES

WILL HELP YOUR FIRM DEFINE AND ACHIEVE:



VISION

- Concept Overview
- Timeline



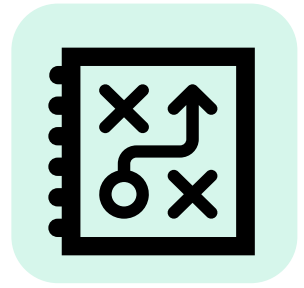
GOAL

- Revenue
- Absorptions



STRATEGY

- Market Opportunities
- Execution Strategy



EXECUTION

- Unbiased, third party product recommendations

Standard Reports Include:



Consultation

- Concept Overview
- Goal Assessment
- Timeline Discussion
- Market Overview



S W O T

- Property Tour
- Neighbourhood Tour
- Identify Influences
- Identify and evaluate market opportunities



Demographic

- Population metrics
- Age Range
- Education
- Occupation
- Segmentation
- Buyer/Renter profiles



Market Analysis

- Actively selling/leasing projects
- Fully leased projects
- Pricing and Absorptions
- Contemplated projects/supply forecast
- Resale market
- Investor owned market



Product Recommendation

- Suite size & mix
- Achievable revenue estimate
- Finishing specifications
- Amenities
- Parking ratios
- Estimated Absorption
- Optimum launch time

Contact info-alberta@zondaurban.com for more information.

STATE OF THE MARKET



Alberta's economy showed continued signs of growth to start 2022. Early GDP projections by Oxford Economics predict Calgary and Edmonton to record over 5.5 percent GDP growth in 2022, which is the highest projected growth rate in Canada. While surging energy prices are a key factor in Alberta's current and projected positive growth, strong performances in other sectors such as tech, clean energy, and film are also contributing and demonstrating the benefits of an increasingly diversified economy.

Global demand for crude oil and other commodities continues to rise due to the conflict in Ukraine and corresponding sanctions on Russia. With commodity prices expected to remain high, financial institutions are forecasting another year of growth for Alberta. The province set a new venture capital investment record in the first quarter of the year, recording \$466 million in investment. This is just shy of the total investment of \$561 million in all of 2021. Alberta also continues to attract large-scale clean energy investments. A billion-dollar carbon-negative bioethanol plant has been proposed in Calgary, creating roughly 800 construction jobs and 50 permanent jobs when the plant is operational in 2025.

The Provincial Government is also expanding the Film and Television Tax Credit Program through 2025. In its two years of operation, the program has attracted 62 productions to Alberta with an expected total spending of \$621 million. This program is estimated to create more than 12,500 direct and indirect jobs in Alberta.

The national housing market remained active in the first quarter of the year after a strong end to 2021. After peaking in February at \$816,000, average home prices declined to \$796,000 in March. Average housing prices are expected to cool slightly throughout the year as a result of higher interest rates and buyer fatigue. Calgary and Edmonton's new multi-family home markets both experienced high demand and sales volume in the first quarter. Calgary led the way with 1,746 quarterly sales which is a record high. Edmonton's quarterly sales increased by 115% on a quarterly basis. Both cities experienced a large increase in out-of-province investor interest, which drove demand and contributed to rising prices. Rental vacancy rates in Calgary and Edmonton were 5.7 percent and 8.9 percent, respectively. Average weighted net per-square-foot rental rates in Calgary have increased marginally to \$2.27, and Edmonton's average rental rates remained at \$1.74.

Alberta recorded a positive net migration total of 9,489 in the fourth quarter of 2021. The province with the largest net flow to Alberta was Ontario. Both Calgary and Edmonton recorded above-average quarters in terms of population growth, rising by 0.6 percent on a quarterly basis. Population growth rates in both cities are roughly 65 percent higher than the same quarter in 2021. Unemployment is down by 22 percent in Calgary and 37 percent in Edmonton compared to a year ago. Positive economic conditions in Alberta have led to the creation of 13,000 new businesses in the first quarter of the year alone.

The province's growing labour force, positive migration gains, anticipated job creation, and relative housing affordability should contribute to sustained strong demand for new homes. There will be challenges, however, as interest rates are expected to continue rising throughout the year to combat inflation. Overall, Alberta's real GDP is forecasted to grow by five percent in 2022 largely on the back of high commodity prices and increased economic diversification.



PERSONALIZED MARKET PRESENTATIONS



1 Presentation

2 Discussion

3 Application

CONTACT US TO FIND OUT MORE

ALBERTA
STATE
OF THE
MARKET

Q1-2022

Powered by:

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Features Include:



Constant updates
of active and new
multi-family project
data



Access to project
floorplans and photos



Multiple data field search
and sorting functionality



Access to Sold Out
Project data and analysis



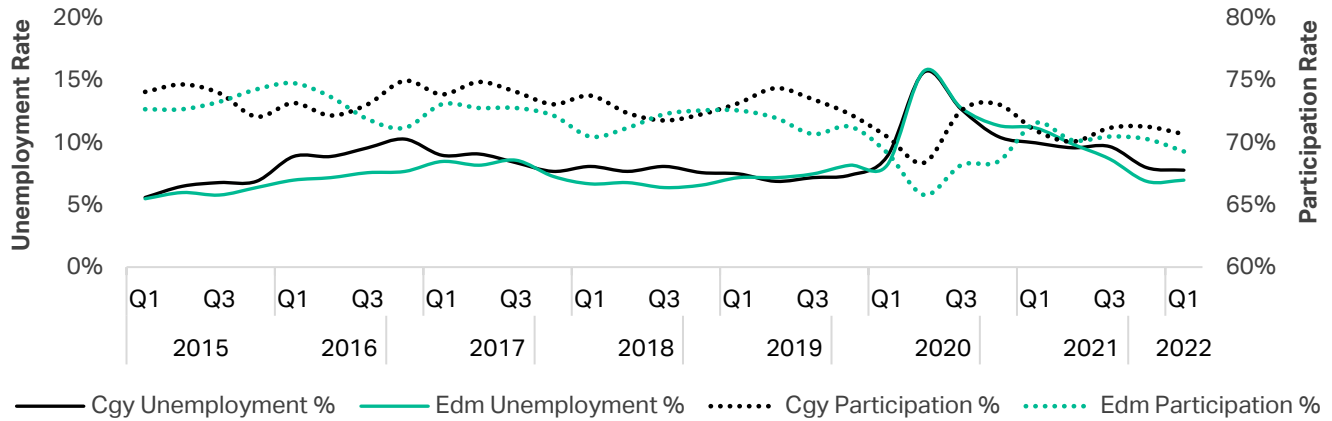
Instant analysis of relevant
resale data



Fully integrated GIS
mapping functions

Demographic Summary

Unemployment Rate (%) Vs. Participation Rate (%)



Quarter	Calgary Unemployment	Calgary Participation	Edmonton Unemployment	Edmonton Participation
Q1-2021	10.0%	71.0%	11.2%	71.6%
Q1-2022	7.8%	70.7%	7.0%	69.3%

Alberta:

Calgary:

Edmonton:



Q1-2020 **4.402 M**
 Q1-2021 **4.431 M**
 Q1-2022 **4.480 M**

Q1-2020 **1.242 M**
 Q1-2021 **1.261 M**
 Q1-2022 **1.281 M**

Q1-2020 **1.177 M**
 Q1-2021 **1.196 M**
 Q1-2022 **1.216 M**

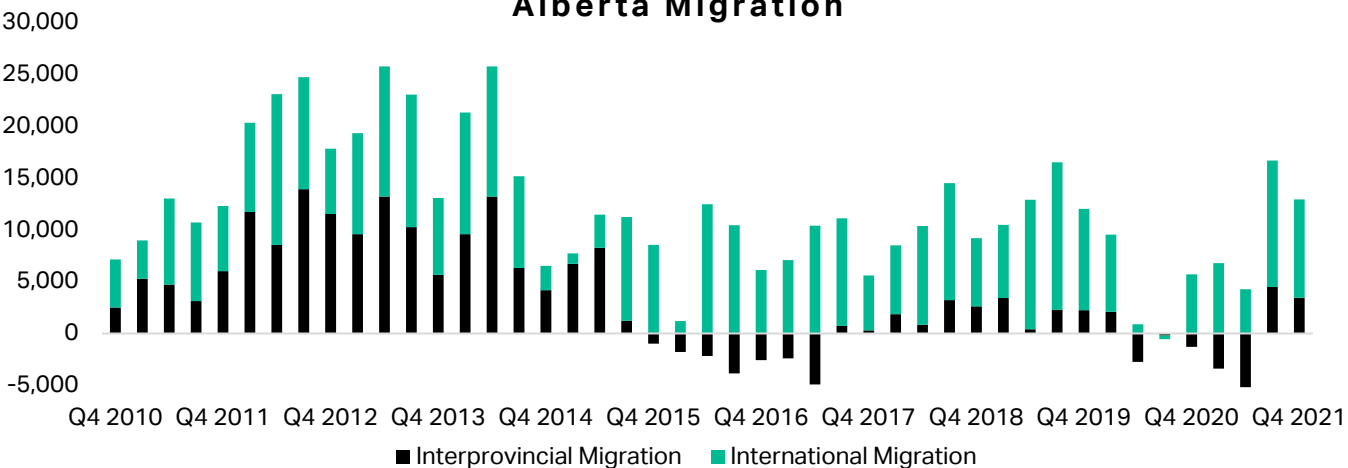


Q1-2020 **2.423 M**
 Q1-2021 **2.458 M**
 Q1-2022 **2.485 M**

Q1-2020 **875,500**
 Q1-2021 **894,400**
 Q1-2022 **905,400**

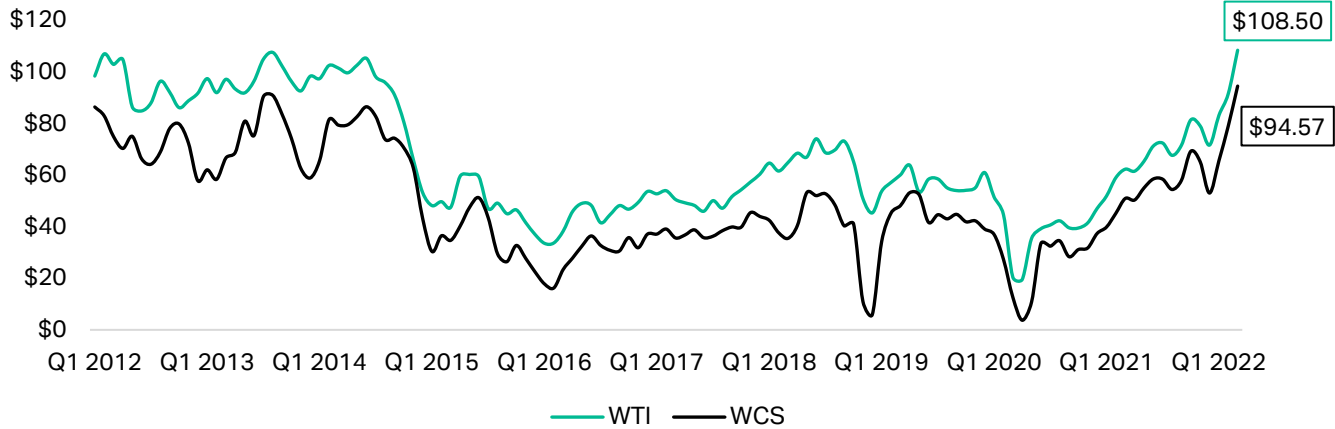
Q1-2020 **814,400**
 Q1-2021 **856,300**
 Q1-2022 **843,500**

Alberta Migration



Energy Market Summary

WTI Vs. WCS Price

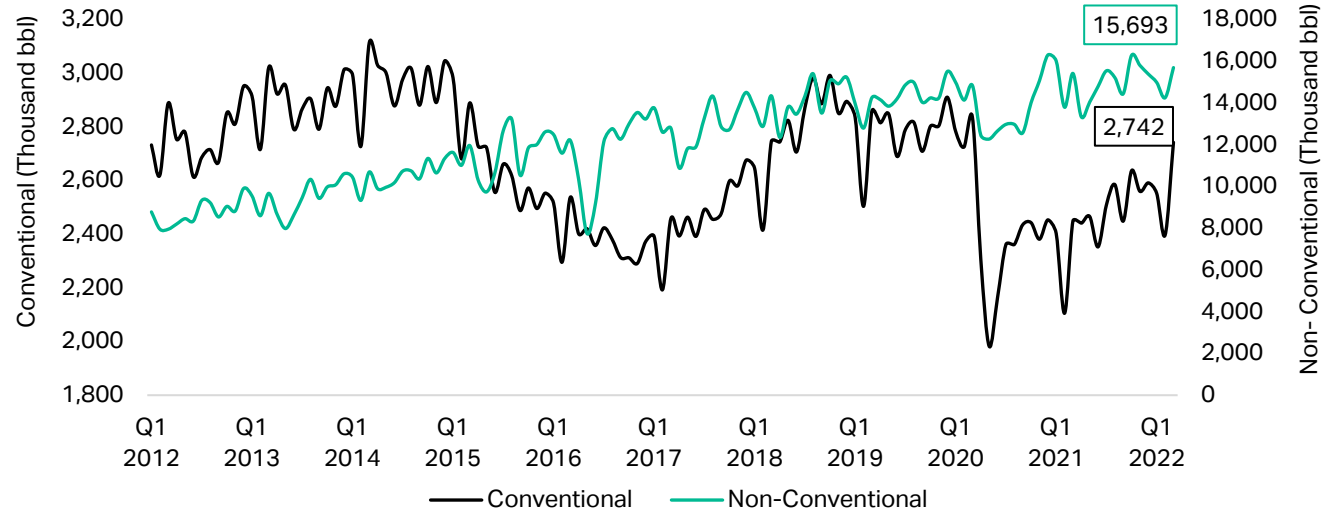


Quarter	WTI Spot Price	WCS Spot Price	Differential
Q1-2021	\$20.48	\$12.73	\$7.75
Q1-2021	\$62.36	\$50.99	\$11.37
Q1-2022	\$108.50	\$94.57	\$13.93

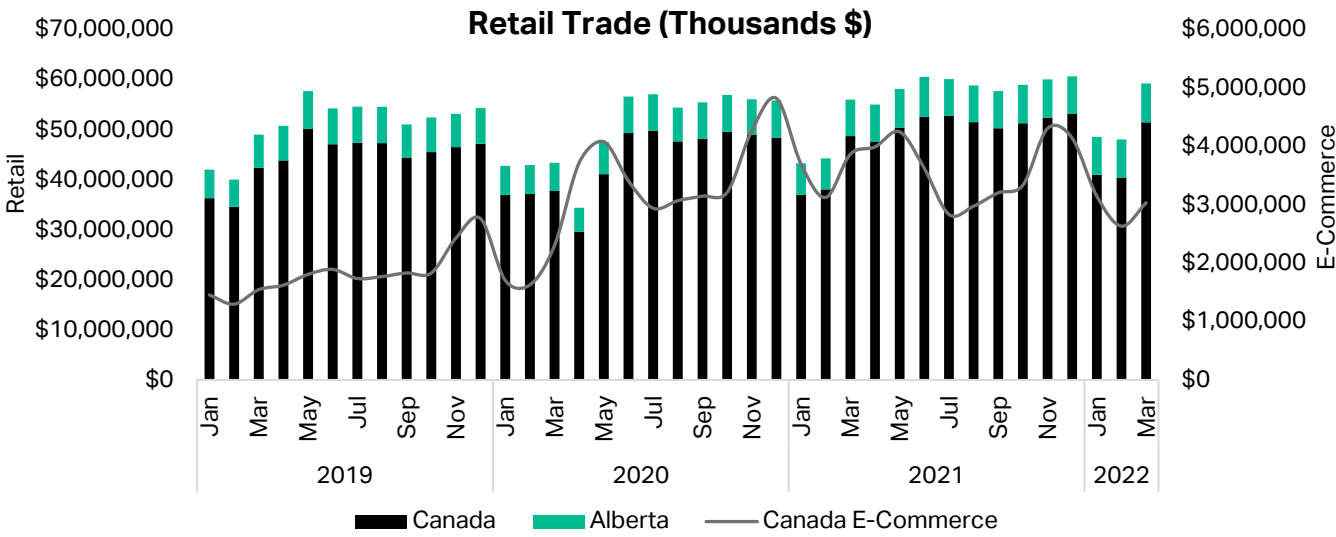


	WTI Spot	WCS Spot	Differential
10 YR AVG	\$66.37	\$49.52	\$16.85
5 YR LOW	\$19.56	\$3.78	\$1.06
5 YR HIGH	\$108.50	\$94.57	\$39.90
5 YR AVG	\$57.83	\$42.54	\$15.29

Alberta Oil Production



Retail Trade, CPI and Weekly Earnings



- Canadian E-Commerce spending decreased by 25 percent compared to the fourth quarter of last year and is down by 18 percent on a year-over-year basis.
- Alberta Retail Trade remained flat compared to the previous quarter and is up by 16 percent year-over-year.
- The CPI in Alberta has increased by two percent compared to the previous quarter and has increased by 5.6 percent on a year-over-year basis.
- Average Alberta weekly earnings have increased by 1.3 percent compared to the previous quarter and are up by 13.7 percent on a year-over-year basis.

Consumer Price Index:



Q1-2021: **138.9**
 Q4-2021: **144.0**
 Q1-2022: **147.0**

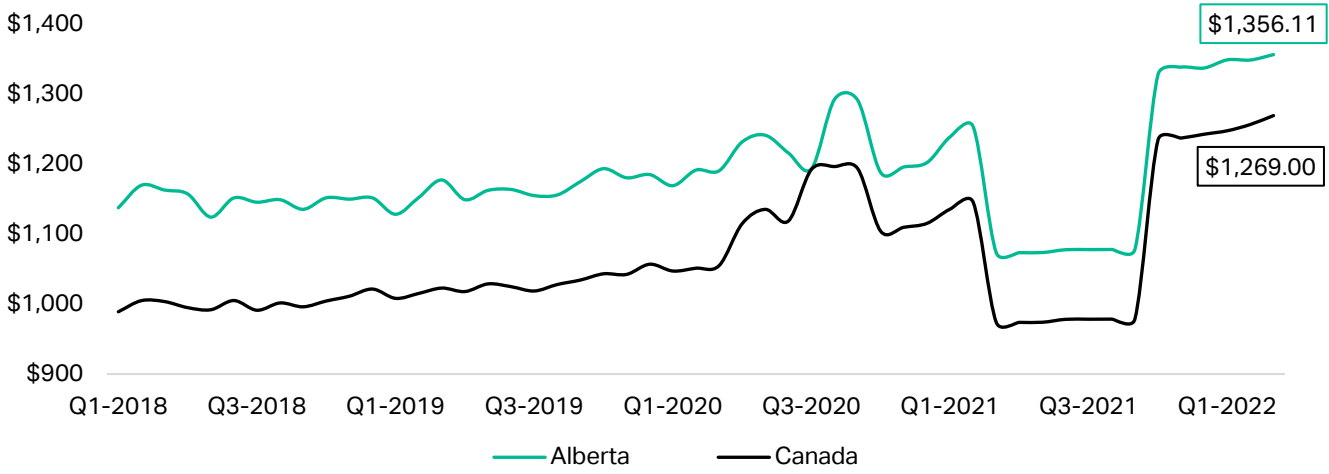
Canada



Q1-2021: **146.4**
 Q4-2021: **151.6**
 Q1-2022: **154.6**

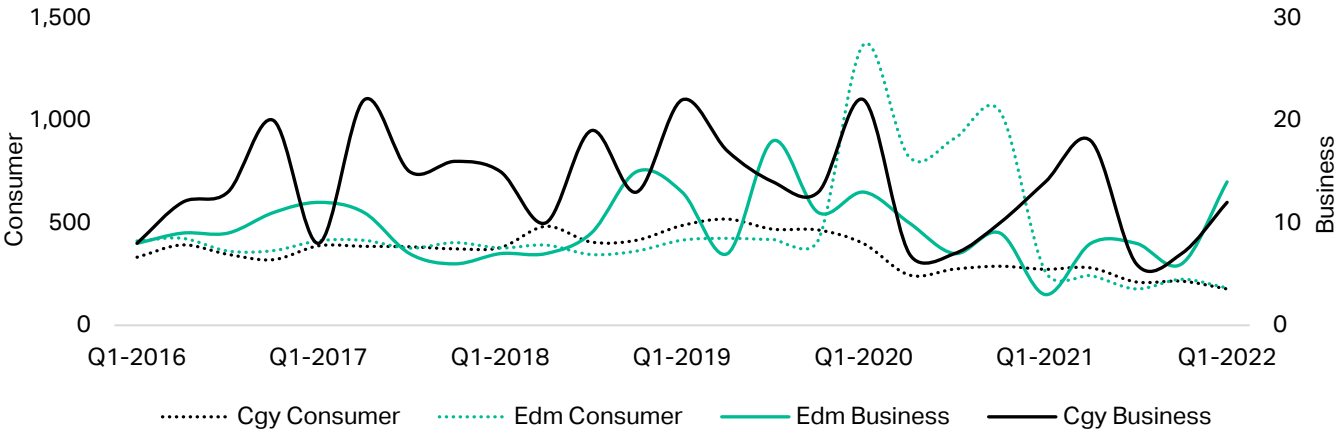
Alberta

Average Weekly Earnings



Alberta Mortgages and Bankruptcies

Calgary Vs. Edmonton Bankruptcies



Alberta Bankruptcies:

Business



Q1-2021: **20**

Q4-2021: **19**

Q1-2022: **34**

Consumer



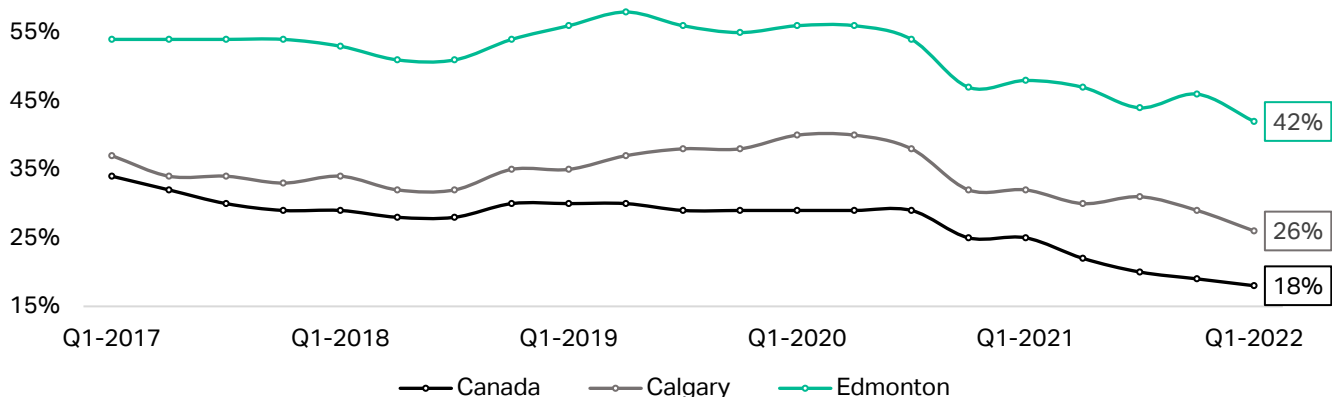
Q1-2021: **781**

Q4-2021: **452**

Q1-2022: **587**

- Alberta insolvencies filed by consumers and businesses increased by 30 percent and 79 percent compared to the previous quarter, respectively.
- Mortgage delinquencies for Canada were down by one percent on a quarterly basis.
- Calgary and Edmonton mortgage delinquency rates both decreased by six percent on a yearly basis.
- Edmonton had the highest delinquency rate in Alberta at 42 percent, which is a decrease of four percent from the previous quarter.
- Mortgage delinquency rates in Alberta have remained under 50% for five consecutive quarters for the first time since 2015/2016.

Mortgage Delinquency Rates



Alberta Building Investment and Permit Values

Total Residential AB Building Permit Values



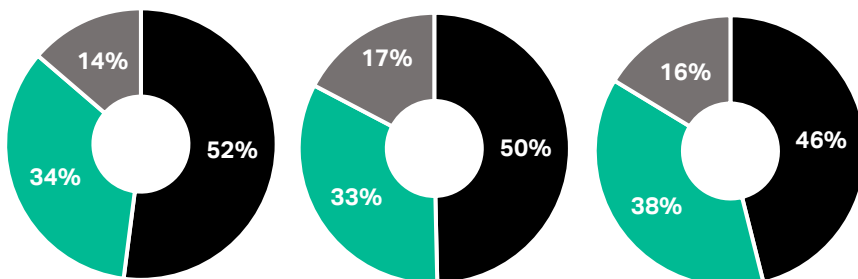
Q1-2020: **\$1.660 B**
 Q1-2021: **\$1.945 B**
 Q1-2022: **\$1.952 B**

Alberta Building Permit Value Proportions

Q1-2021

Q4-2021

Q1-2022



■ Calgary ■ Edmonton ■ Remainder



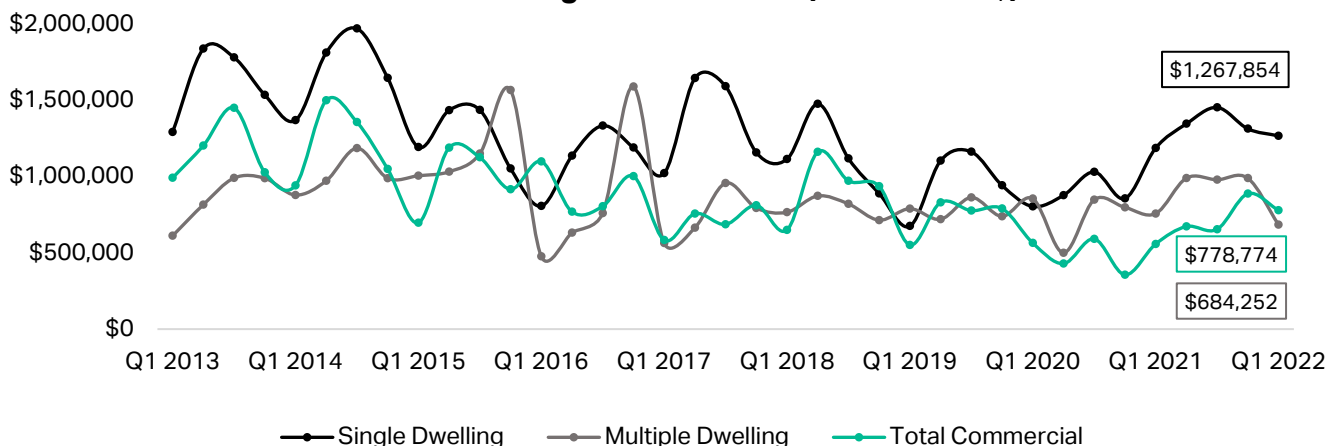
AB Single Family Investment: **\$2.1 B**



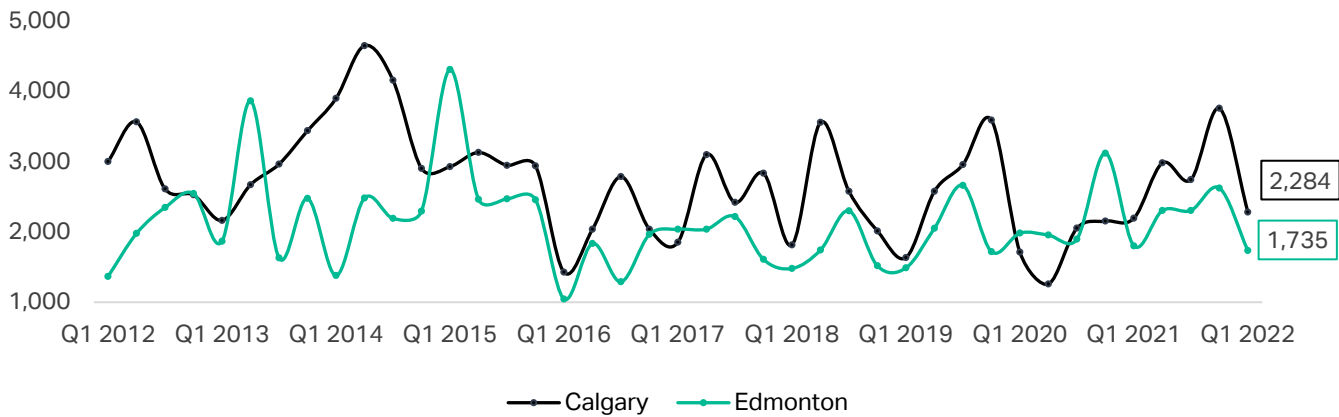
AB Multi-Family Investment: **\$1.3 B**

- 84 percent of total Alberta building permit values were generated in Calgary and Edmonton in the first quarter of 2022.
- Total Alberta residential building permit values decreased by 15 percent compared to the previous quarter and were unchanged from the first quarter of 2021.
- Total Alberta residential housing investment for the first quarter of 2022 was \$3.4 billion.
- Calgary multi-family housing investment increased by 22 percent while Edmonton multi-family investment decreased by eight percent on a yearly basis.
- Total single-family investment decreased by 12 percent in both Calgary and Edmonton on a quarterly basis.

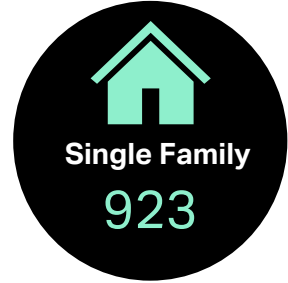
Alberta Building Permit Values (Thousands \$)



Alberta Housing Starts

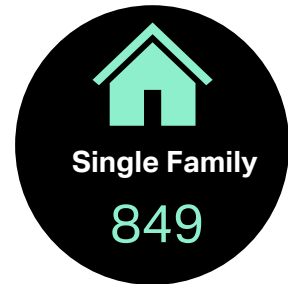


Calgary Housing Starts



- Total housing starts decreased by 39 percent in Calgary and 34 percent in Edmonton when compared to the previous quarter. It is common for housing starts to decrease from the fourth quarter to the first quarter.
- Calgary accounted for 57 percent of total housing starts, 63 percent of total apartment starts, and 54 percent of total townhome starts in the first quarter of the year.
- Total housing starts in the Calgary and Edmonton markets are up by one percent on an annual basis.

Edmonton Housing Starts

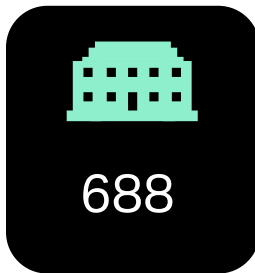


Calgary New Multi-Family Home Sales

Quarterly Sales by Product Type



Concrete



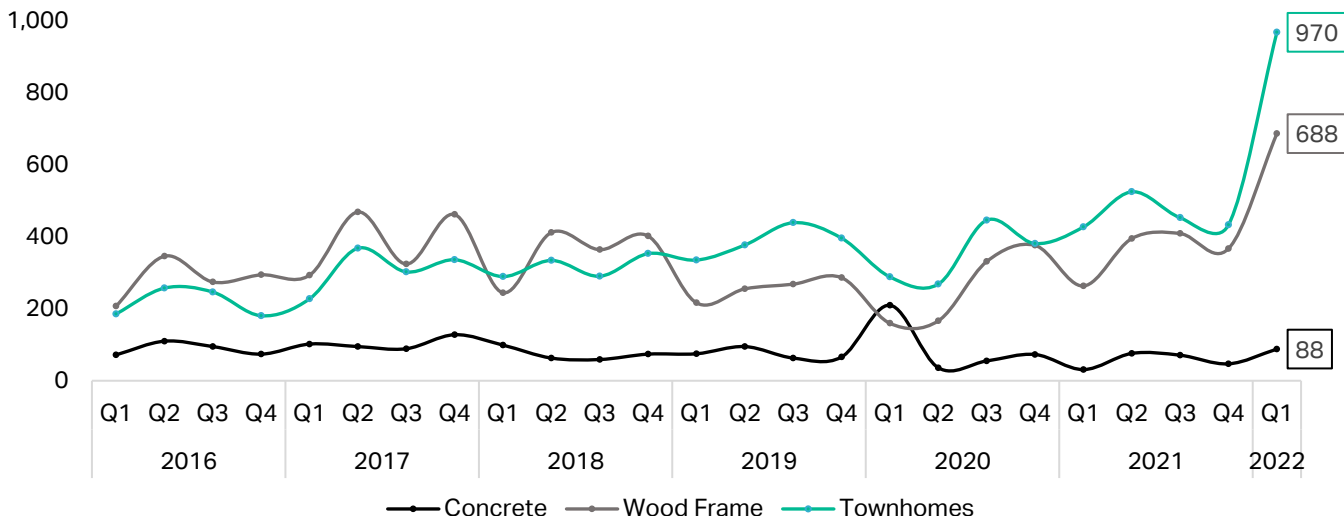
Wood Frame



Townhome

- The Calgary new multi-family home market recorded a record 1,746 sales in the first quarter of 2022.
- The Airdrie and Cochrane sub-markets experienced a 141 percent sales volume increase from the previous quarter.
- The Outer North and Outer South sub-markets accounted for 70 percent of Q1-2022 sales in Calgary.
- The Inner sub-markets combined to make up 21 percent of total sales in the quarter
- There are currently 12 concrete condominium, 55 wood frame condominium, and 67 townhome projects that are actively selling in Calgary.
- Townhomes sales increased by 124 percent on a quarterly basis. Both wood frame and concrete condominium sales increased by 87 percent on a quarterly basis.

Quarterly Sales By Product Type

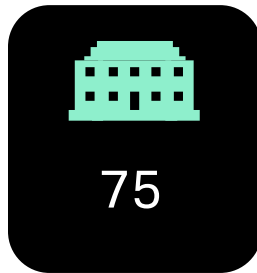


Edmonton New Multi-Family Home Sales

Quarterly Sales by Product Type



Concrete



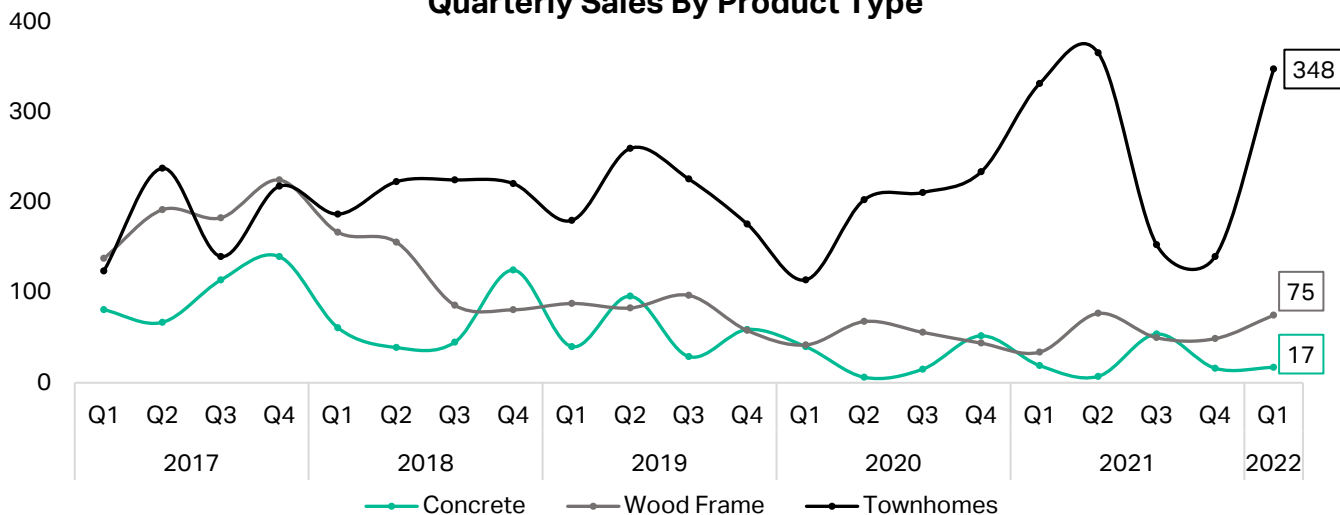
Wood Frame



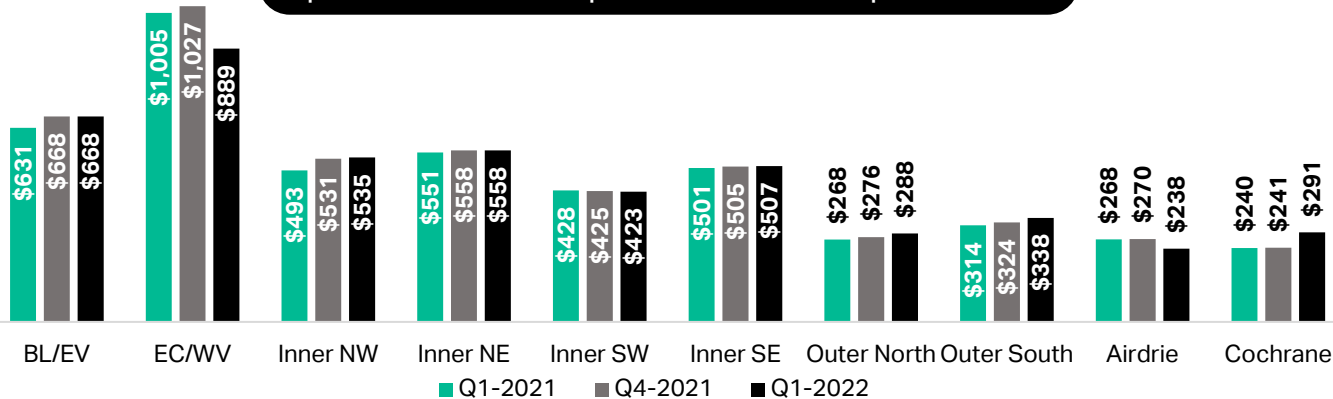
Townhome

- There were 440 new multi-family home sales in the first quarter of 2022; 115 percent higher than the previous quarter's total.
- Townhomes accounted for 80 percent of quarterly sales.
- 65 percent of Q1-2022 sales in Edmonton were in the Southwest and Southeast sub-markets, which continued to drive overall market activity in the city.
- There are currently eight concrete condominium, 10 wood frame condominium, and 41 townhome projects that are actively selling in Edmonton. A total of nine projects sold out during the first quarter.
- Total released and unsold inventory levels in Edmonton decreased by nine percent compared to the previous quarter and are 46 percent lower on a yearly basis. Total released and unsold inventory levels have decreased in consecutive quarters dating back to the second quarter of 2019.

Quarterly Sales By Product Type



Calgary New Multi-Family Home Pricing

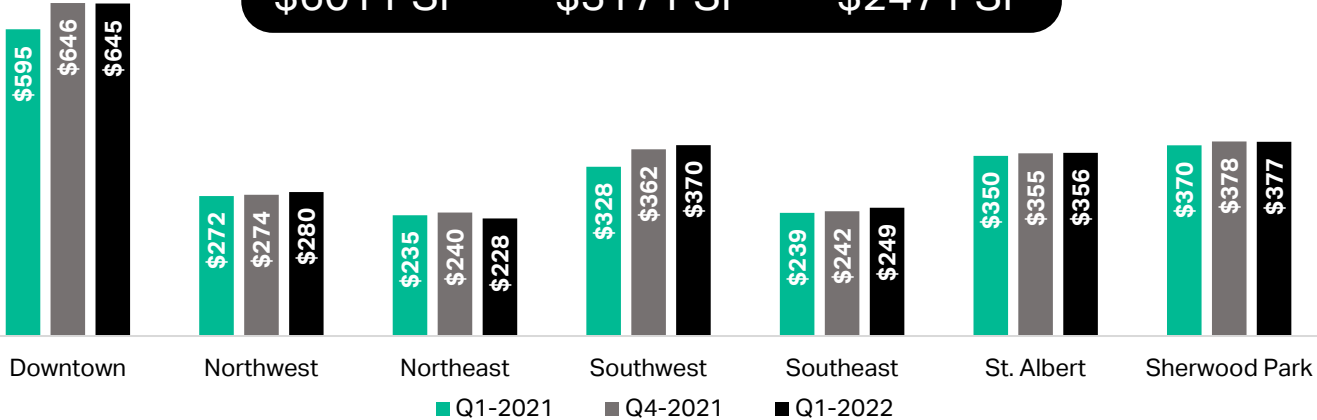


- The average unit price across all product types increased by 3.4 percent to \$400,067 in the first quarter of 2022. Concrete condominiums decreased by 3.6 percent; wood frame condominiums increased by 2.2 percent, and townhomes increased by 4.9 percent.
- Multiple sub-markets experienced quarterly price increases. Cochrane experienced the largest average price increase at 19.8 percent. Average prices increased by 10.4 percent in Airdrie; while prices in the Outer North and Outer South rose by 4.7 percent and 5.6 percent, respectively.
- The most expensive sub-market in Calgary continues to be Eau Claire/West Village at \$889 per square foot. The Outer North is the most affordable sub-market within the Calgary city limits at \$288 per square foot.

	Q1-2021	Year-Over-Year	Q4-2021	Quarter-Over-Quarter	Q1-2022
CONCRETE	\$629 PSF	8.78%	\$669 PSF	2.24%	\$684 PSF
	\$559,271	4.25%	\$604,715	-3.59%	\$583,025
WOOD FRAME	\$363 PSF	5.85%	\$375 PSF	2.40%	\$384 PSF
	\$314,519	7.34%	\$330,499	2.15%	\$337,615
TOWNHOME	\$261 PSF	9.80%	\$272 PSF	5.36%	\$287 PSF
	\$344,487	9.70%	\$360,437	4.85%	\$377,917



Edmonton New Multi-Family Home Pricing



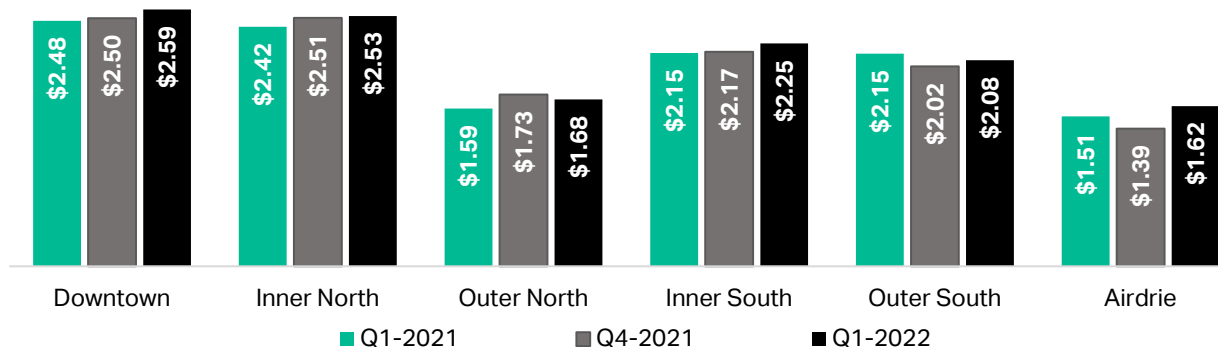
- The average unit price across all product types in Edmonton increased by 2.3 percent compared to the previous quarter.
- The average price of a townhome is \$334,738 and the average price of a wood frame condominium is \$344,861. This marks the third consecutive quarter that the average price of a townhome is lower than the average price of a wood frame condominium.
- The most affordable sub-markets on a per square foot basis are the Northeast at \$228 per square foot and the Northwest at \$280 per square foot
- The most expensive sub-market is Downtown at \$645 per square foot, which is unchanged from the fourth quarter

	Q1-2021	Year-Over-Year	Q4-2021	Quarter-Over-Quarter	Q1-2022
CONCRETE	\$564 PSF	6.58%	\$601 PSF	0%	\$601 PSF
	\$595,180	11.72%	\$667,162	-0.34%	\$664,922
WOOD FRAME	\$304 PSF	4.25%	\$311 PSF	1.81%	\$317 PSF
	\$305,029	13.06%	\$322,276	7.01%	\$344,861
TOWNHOME	\$227 PSF	8.62%	\$235 PSF	5.04%	\$247 PSF
	\$307,754	8.77%	\$318,188	5.20%	\$334,738

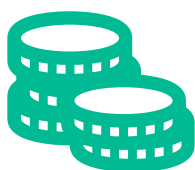


Calgary Newer Purpose-Built Rental Pricing

Average Net Rent \$PSF Per Sub-Market



Weighted Avg Net Rent \$PSF



Q1-2021: **\$2.14**

Q4-2021: **\$2.22**

Q1-2022: **\$2.27**

- The weighted average net rent per square foot in Calgary (excluding Airdrie and Cochrane) is \$2.27. This is a two percent increase compared to the previous quarter.
- Downtown projects are achieving the highest weighted average net rent per square foot at \$2.59, which is a 3.5 percent increase on a quarterly basis.
- Outer North projects are achieving the lowest average net per square foot rents (excluding Airdrie) at \$1.68, which is a three percent decrease compared to the previous quarter. The Outer North is the only sub-market to experience a quarterly decrease in average net rent.
- Zonda Urban considers new projects with less than 85 percent occupancy to be actively leasing and those with more than 85 percent occupancy to be fully leased.

Average Rents by Unit Type

Unit Type	Active Concrete	Active Wood Frame	Fully leased Concrete	Fully leased Wood Frame
Studio	\$1,705	\$1,505	\$1,376	-
1 Bed	\$1,717	\$1,536	\$1,440	\$1,470
1 + Den	\$2,088	\$1,609	\$1,594	\$1,787
2 Bed/1 Bath	\$2,719	\$1,867	\$1,678	\$1,612
2 Bed/2 Bath	\$2,652	\$1,823	\$2,035	\$1,739
2 + Den	-	\$1,537	\$2,095	\$2,563
3 Bed	\$3,482	\$1,481	\$2,465	\$2,586



Calgary Newer Purpose-Built Rental Vacancy

Released and Available Units by Sub-Market

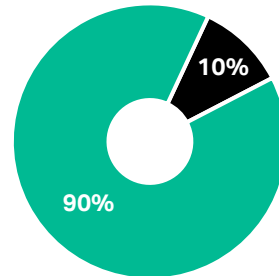
Downtown	Inner North	Outer North	Inner South	Outer South	Airdrie	Cochrane
662	89	130	120	121	3	1

Vacancy Rates



Q1-2021: **12.4%**
 Q4-2021: **7.8%**
 Q1-2022: **5.7%**

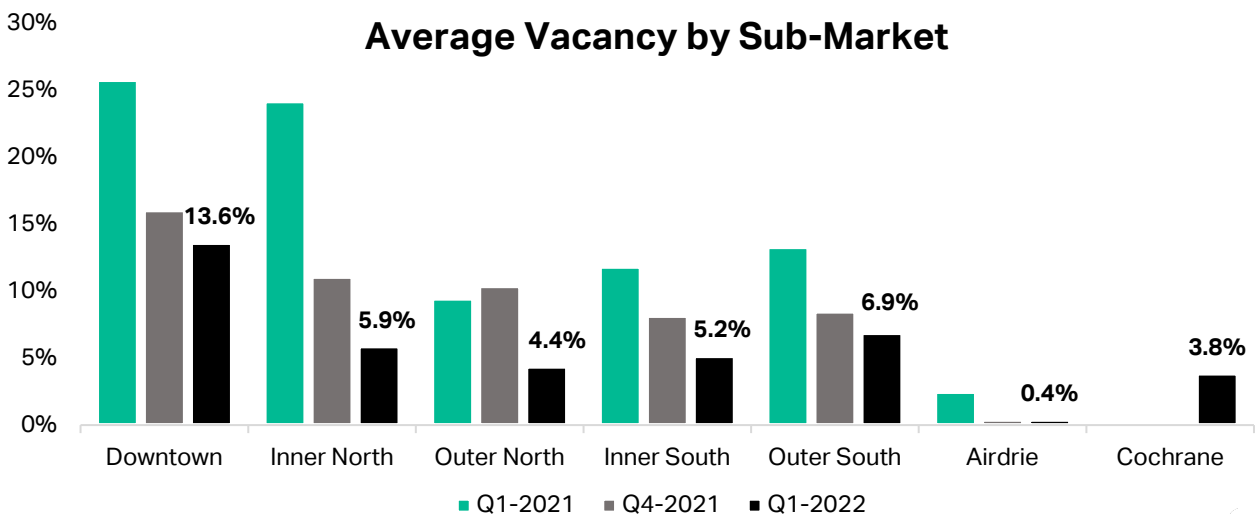
Q1-2022



■ Active ■ Fully Leased

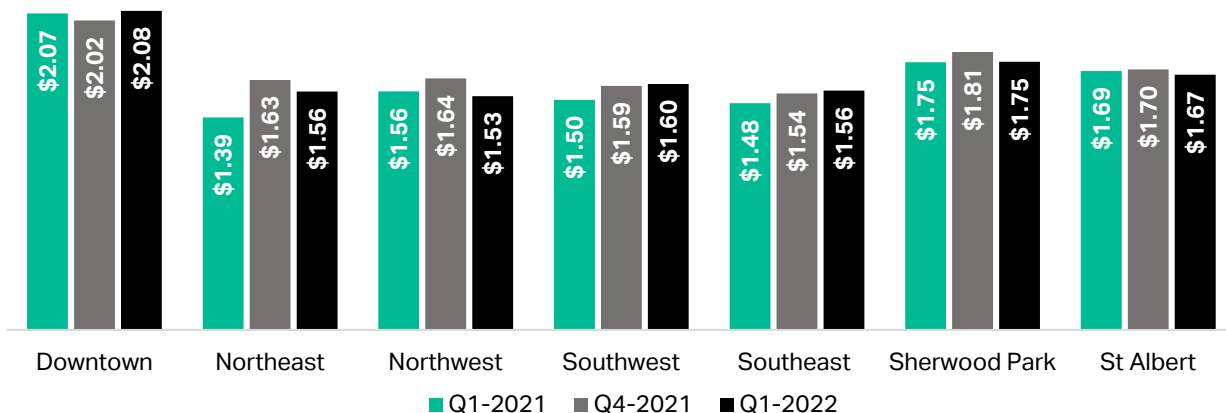
- 10 percent of the 115 Calgary projects tracked by Zonda Urban were considered actively leasing at the end of the first quarter.
- Released and available units decreased by 27 percent, or 427 units, compared to the previous quarter. The number of total released and available units are down by 47 percent, or 982 units on a year-over-year basis.
- Downtown had the highest number of released and available units of any Calgary sub-market with 662 units and a 13.6 percent vacancy rate. Released and available inventory in the Downtown sub-market decreased by 14 percent, or 105 units compared to the previous quarter.

Average Vacancy by Sub-Market

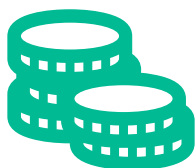


Edmonton Newer Purpose-Built Rental Pricing

Average Net Rent \$PSF Per Sub-Market



Weighted Avg Net Rent \$PSF



Q1-2021: **\$1.66**

Q4-2021: **\$1.74**

Q1-2022: **\$1.74**

- Weighted net per square foot rents in Edmonton averaged \$1.74 in the first quarter of the year.
- Downtown projects achieved the highest weighted average monthly per square foot rents in Edmonton at \$2.08.
- Northwest projects achieved the lowest weighted monthly per square foot rents in Edmonton at \$1.54.
- Average weighted rents per square foot have risen by 12 percent in the Northeast, seven percent in the Southwest, and six percent in the Southeast on a yearly basis.
- Overall average weighted rents per square foot have risen by five percent on an annual basis.

Average Rents by Unit Types

Unit Type	Active Concrete	Active Wood Frame	Fully leased Concrete	Fully leased Wood Frame
Studio	\$1,336	\$1,213	\$1,165	\$1,190
1 Bed	\$1,500	\$1,320	\$1,357	\$1,218
1 + Den	\$1,682	\$1,416	\$1,380	\$1,314
2 Bed/1 Bath	\$1,629	\$1,507	\$1,643	\$1,303
2 Bed/2 Bath	\$1,932	\$1,657	\$1,701	\$1,447
2 + Den	\$2,400	\$1,970	\$1,438	\$1,347
3 Bed	\$2,109	\$1,851	\$3,140	\$1,391



Edmonton Newer Purpose-Built Rental Vacancy

Released and Available Units by Sub-Market

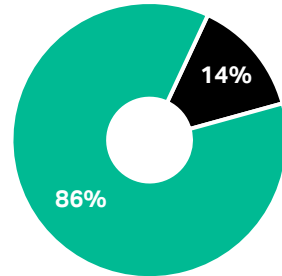
Downtown	Northeast	Northwest	Southwest	Southeast	Sherwood Park	St. Albert
1,027	122	142	502	168	22	71

Vacancy Rates



Q1-2021: **12.6%**
 Q4-2021: **8.5%**
 Q1-2022: **8.9%**

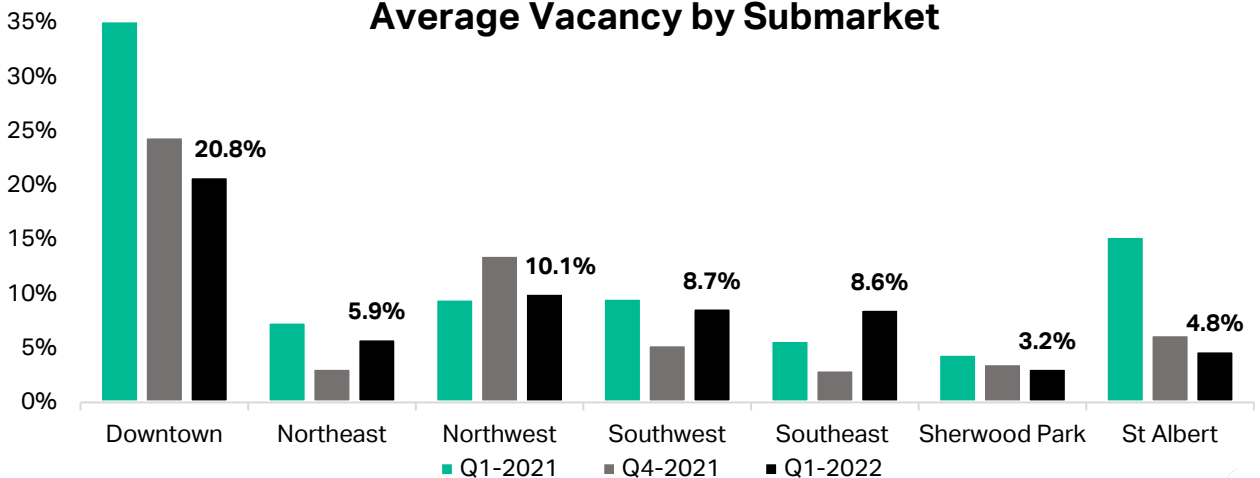
Q1-2022



■ Active ■ Fully Leased

- Zonda Urban is currently monitoring 138 projects in the Edmonton market on an ongoing basis, 19 of these projects are actively leasing.
- There are currently 2,054 released and available purpose-built rental units in Edmonton; a seven percent increase from the previous quarter and a 21 percent drop from the same quarter in 2021.
- The Downtown sub-market has the highest number of released and available units of any Edmonton sub-market with 1,027 units.
- The Downtown sub-market has the highest vacancy rate of any sub-market at 20.8 percent, which is attributed to a significant amount of new product being released there in recent quarters.

Average Vacancy by Submarket



Calgary Project Launches & Pipeline

New Multi-Family Homes

Project Launches

Three projects launched or resumed sales in late 2021/early 2022, bringing 59 wood frame condominium and 387 concrete condominium units to the market.

- First and Park by Graywood Developments (Eau Claire)
- NUDE by Battistella (Beltline)
- Maverick at Livingston Building 2 by AVI Urban (Outer North)

Coming Soon Projects

Zonda Urban continues to closely monitor contemplated multi-family home projects currently proceeding through the approvals process in Calgary. The following are some of the projects anticipated to launch in the next six months:

- Vertos (Cochrane)
- ICON (Inner SW)
- Sage Walk Building 4 (Outer North)
- Maverick at Livingston Building 3 (Outer North)
- 19+2 (Inner NW)
- Quesnay at Currie (Inner SW)

New Purpose-Built Rental

Project Launches

Five project launches occurred in the first quarter of 2022, bringing 282 rental units to the market.

- Brio Bridgeland (15 units)
- Esquire (54 units)
- Livingston Heights Building 400 (59 units)
- Harrison (51 units)
- Lakeside at Yorkville Building 3000 (154 units)

Coming Soon Projects

Nine new projects are anticipated to launch in Calgary in the next few quarters, bringing an additional 2,150 rental units to the market.

- Eleven (369 units)
- The Oliver (866 units)
- Montgomery Square (51 units)
- Dominion Tower 2 (316 units)
- Livingston Heights Building 300 (72 units)
- Deville Building 2 (111 units)
- The Bridge (285 units)
- ELVA (61 units)
- Bellagio Boutique Rentals (19 units)



Edmonton Project Launches & Pipeline

New Multi-Family Homes

Project Launches

Zonda Urban is continuing to monitor the progress of new multi-family projects as they proceed through the planning and approvals process.

Coming Soon Projects

Zonda Urban continues to closely monitor contemplated multi-family home projects currently proceeding through the approvals process in Edmonton. The following are some of the projects anticipated to launch within the next 12-24 months:

- Parc Residence at Grandin Parc Village Phase 2 (St. Albert)
- The Flats in Rossdale Phase 2 (Downtown)
- Falcon Towers (Downtown)
- Riverbank Landing by Boudreau Developments (St. Albert)
- Abbey Park Residences (Downtown)

New Purpose-Built Rental

Project Launches

Five project launches occurred in the first quarter of 2022, bringing 419 rental units to the market.

- Slate Phase 2 (24 Units)
- The Louvre at Century Park 2 (109 units)
- The Louvre at Century Park 3 (145 units)
- The Pointe at Cameron Heights Building 200 (81 units)
- Dwell at Schonsee Block 1 (60 units)

Coming Soon Projects

Three projects are anticipated to launch within the coming months, bringing 642 rental units to the market.

- Gill Village (199 units)
- University Heights (195 units)
- The Rundle at Riverview Crossing (248 units)



Methodology and Definitions

Prices

Prices for new condominiums and townhomes in Calgary and Edmonton were collected from actively selling new multi-family projects in Zonda Urban's proprietary new home database NHSLive.

Analytical Methods Newer Purpose-Built Rental

Apartment Rental Stock in Calgary and Edmonton: Sum of "move-in ready" units by product type. "Move-in ready" is defined as those projects that are Fully Leased, as well as those that are Active (actively leasing) with a standing inventory sample size of 1,043 units within 115 newer rental apartment and townhome projects in Calgary; and a sample size of 1,763 units within 141 newer rental apartment and townhome projects in Edmonton.

Currently Available Average Rent per Square Foot: A weighted average of rental rates of currently available units in fully leased projects and average rental rates achieved in projects that have been actively leasing for greater than three months. The average per region is based on average dollar per square foot prices for each sub-market.

Retail

Alberta retail has been deducted from total Canadian retail sales to avoid double counting.

Mortgage Delinquency

Mortgage Delinquency refers to overdue mortgage debt including late payments or past-due payments on a residential loan and is representative of the share of loans that are past due by 90 days or more.



Sources

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Calgary and Edmonton Population - Stats Canada Quarterly Demographic Estimates

Calgary and Edmonton Labour Force - Stats Canada Monthly Labour Force Survey

Calgary and Edmonton Unemployment Rate – Stats Canada Monthly Labour Force Survey

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WTI & WCS Spot Price – Alberta Government Economic Dashboard

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Retail Trade and E-commerce - Stats Canada Retail E-commerce sales

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Alberta Weekly Earnings – Alberta Office of Statistics and Information

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Alberta Mortgage Delinquency – CMHC National Mortgage and Credit Trends

Alberta Bankruptcies – Industry Canada Insolvency Statistics

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Alberta Building Permit Proportion and Values – Stats Canada Building Permits

Apartment Investments - CMHC Housing Now – Alberta

Townhome Investments - CMHC Housing Now – Alberta

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Alberta Total Housing Starts- CMHC Housing Now – Alberta

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Calgary New Multi-Family Home Sales - Zonda Urban New Home Source Database

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Calgary New Multi-Family Price Per Square Foot - Zonda Urban New Home Source Database

Calgary New Multi-Family Average Unit Price % Change - Zonda Urban New Home Source Database



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ALBERTA STATE OF THE MARKET

Thank you for reading the Alberta State of the Market quarterly publication. Zonda Urban looks forward to monitoring the economic conditions in Alberta and all other actively selling new home projects and reporting our findings to subscriber clients through our NHSLive platform.

We appreciate your feedback! Please contact us with any questions regarding this Zonda Urban Alberta State of the Market Report or any of our other periodic publications. In addition to maintaining the most current new multi-family home and rental apartment project data on NHSLive.ca, Zonda Urban provides advisory and consulting services that can be tailored to meet your firm's specific needs. Please contact us to discuss how we can assist you in the design or positioning of your new multi-family home community.

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