

INVESTMENT FORECAST

Multifamily
Edmonton

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

2026

Young and Growing Population Drives Momentum in Short and Long Run

Manageable rise in vacancy expected for 2026. As people from other parts of Canada relocated to Edmonton for its lower cost of living in the post-pandemic years, domestic in-migration accounted for roughly one-third of the metro's resident gains. This demographic advantage has supported population growth, despite the recent pullback in immigration. As a result, apartment demand softened more gradually than in most other metros in 2025. Coupled with a modest decline in completions, vacancy rose only 70 basis points last year. Looking ahead to 2026, population growth is expected to remain positive, in contrast to a decline projected nationally, which will continue to underpin rental demand. On the supply side, completions will rebound above 7,000 units following last year's dip, likely resulting in another mild rise in vacancy. Over the long term, Edmonton's demographic advantage stands out. Beyond its more balanced population growth, it is one of Canada's youngest metros, with a median age four years below the national figure. This youthful population — combined with a diversifying economy and steady public-sector employment — positions Edmonton's multifamily sector for durable, long-run strength.

INVESTMENT TRENDS

- Investment data through September indicates total dollar volume likely hit a record in 2026. Solid fundamentals and ongoing population growth continued to support investor sentiment.
- Lower borrowing costs may continue to spur strong sales activity in 2025, which, in turn, will support construction and help maintain Edmonton's housing affordability advantage.

Vacancy Trend



* Forecast; ** Trailing 12 months through 3Q

Sources: Altus Data Solutions; CMHC; CoStar Group, Inc.; Statistics Canada

Metro-level employment, vacancy and effective rents are year-end figures and are based on the most up-to-date information available as of February 2026. Average prices and cap rates are a function of the age, class and geographic area of the properties trading and therefore may not be representative of the market as a whole. Forecasts for employment and retail data are made during the first quarter and represent estimates of future performance. No representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. This is not intended to be a forecast of future events and this is not a guarantee regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice.

2026 Multifamily Trends



**7,200
UNITS**

will be completed

CONSTRUCTION:

With an average construction cycle of 12 months, most projects launched last year are expected to complete in 2026. Deliveries will reach the second-highest level on record, just below their 2024 peak.



**50
BASIS POINT**

increase in vacancy

VACANCY:

The vacancy rate is projected to approach 4.5 per cent, as demand moderates amid smaller population gains. However, strong domestic in-migration will help prevent a more pronounced rise in vacancy.



**2.5%
INCREASE**

in effective rent

RENT:

Rent growth slowed notably last year but remained positive alongside the increase in the vacancy rate. In 2026, effective rents are expected to continue stabilizing, with another year of modest gains anticipated as vacancy holds below 5.0 per cent.

Price and Cap Rate Trends



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