

AREA Statistics Dashboard User Guide: Regional Report

Regional Report

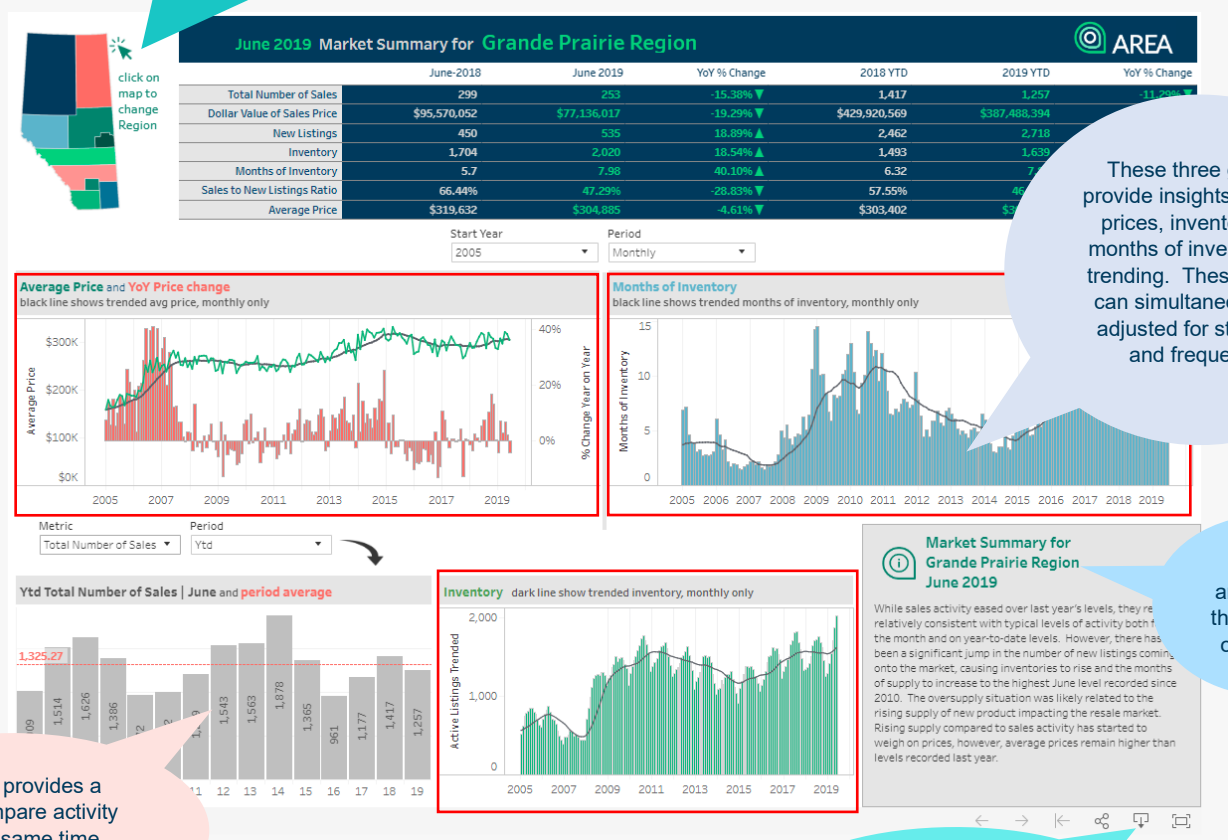


This section has been developed with a focus on specific regions in the province, as trends can vary significantly depending on where you are.

This section is set up exactly like the provincial report section, except the analysis and statistics will adjust depending on the region you select.

Understanding the Regional Report

Select a region from this map and all the data in the analysis section will change based on your selection.

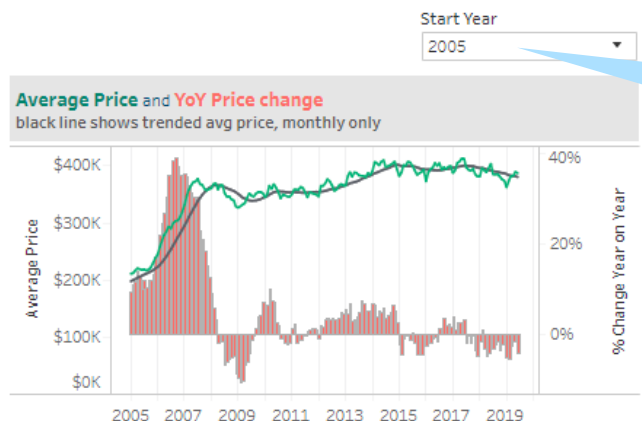


These three graphs provide insights into how prices, inventory and months of inventory are trending. These graphs can simultaneously be adjusted for start time and frequency.

Monthly analysis for the province of Alberta.

This graph provides a way to compare activity across the same time frame in previous years.

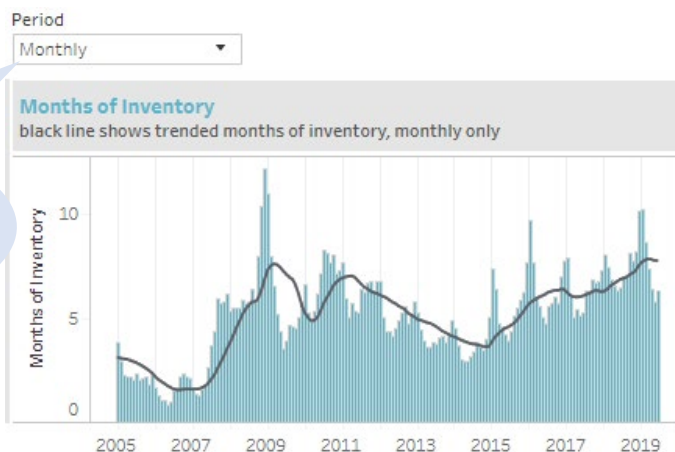
Click on this tool to print or save the page to use for your own purposes.



Sometimes you do not want to see all the historical data. By selecting this drop down, you can change the start date of all three of these graphs.

Average Price and Year over Year price changes provides a look at how prices are moving and how they have changed compared to the previous year. The trended line smooths out the data, and eventually will be replaced with a seasonally adjusted figure.

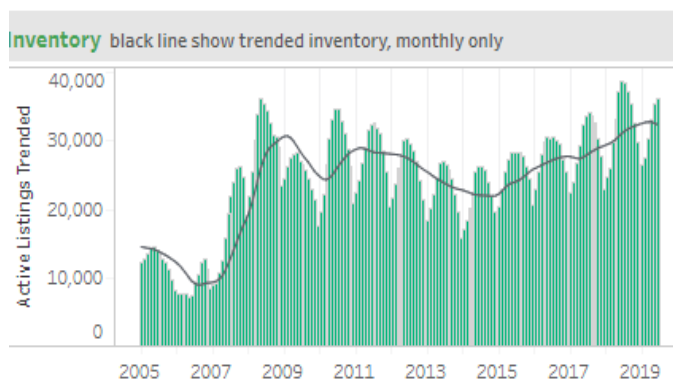
Sometimes, there is a lot of variability in the monthly data. By changing the period to quarterly or annual data, you can get a clearer picture of shifts in housing

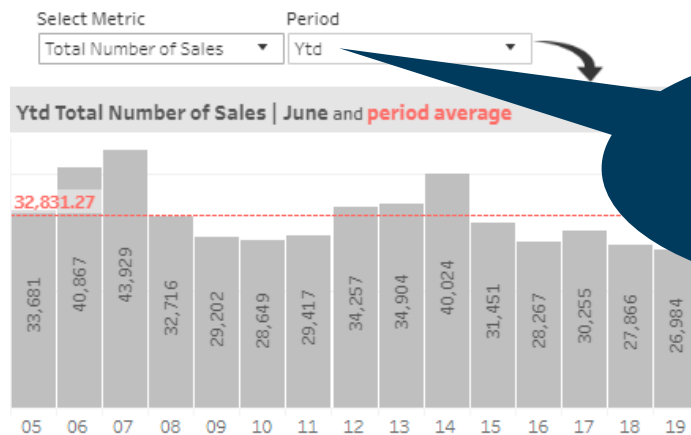


Months of Inventory is a measure of market balance. As this figure rises, the market is demonstrating more inventory compared to sales, which if it persists, generally leads to price declines. There is a high degree of seasonality in the data, so a trended line is provided. Like all other trended lines, these will eventually be replaced with the seasonally adjusted figures.

Inventory is a measure of how much resale product is currently available for sale on the resale market.

It is important to understand how supply levels in the resale market are trending to see if we are at risk of entering into an oversupplied or undersupplied market.





Changing this period will enable you to compare activity across the same time frame in previous years, taking out the influence of seasonal patterns in the data. The data will always adjust to the most recent data.

The ability to compare data across the same time frame in previous years enables you to answer the question; is this level of activity normal for this month/quarter/year-to-date.

This takes out the impact of seasonal factors that often occur when you are comparing activity over the previous month or previous quarter.

The metrics available to compare include:

- Number of Sales
- Inventory
- New Listings
- Months of Inventory
- Sales to New Listings Ratio
- Average Price