

Advisors to the Agriculture & Agri-Food Sectors

Bruce Simpson
 (780) 448-7448

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Don Hoover
 (403) 216-2101
dhoover@serecon.ca

Courtney Knude
 (403) 216-2109
cknude@serecon.ca

David Weber
 (403) 882-4324
dweber@serecon.ca

Fred de Mille
 (403) 216-2104
fdemille@serecon.ca

Glen Doll
 (780) 448-0542
gdoll@serecon.ca

Brad Slomp
 (403) 216-2102
bslomp@serecon.ca

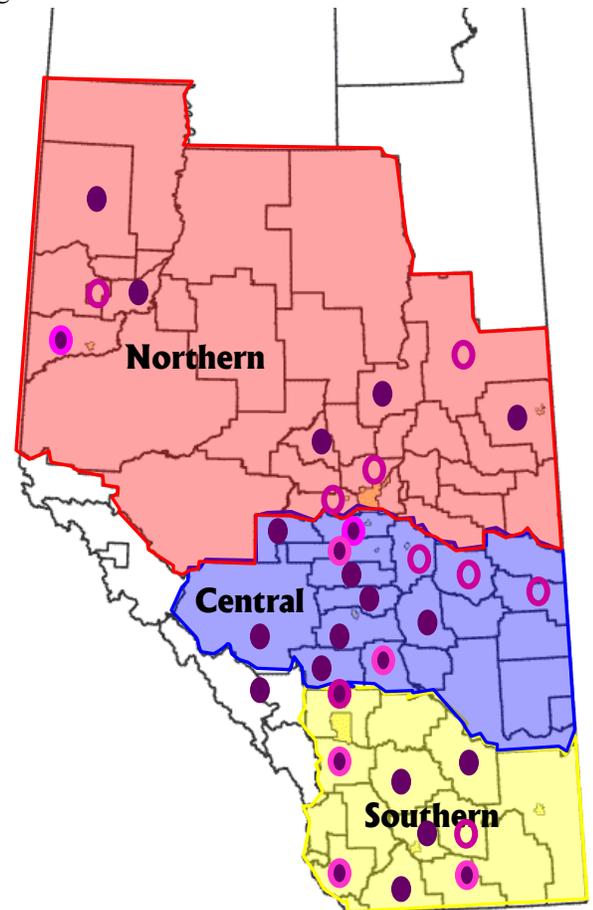
Trevor Birchall
 (780) 448-7446
tbirchall@serecon.ca

www.serecon.ca

We have now prepared the sale information to complete our general market analysis for the First Quarter of 2013 (January - March). The following map illustrates the locations where data has been obtained. The Q1, 2013 sales are summarized individually in the tables on the following page. Our Regional Analysis and Cultivation Comparison are also included on the following pages.

Although the quarterly results show mixed results, in our previous newsletter we discussed the potential influence of random variation in a time series. Therefore, we have included several moving averages lines and trendlines. The trendlines for some regions appear to be relatively stable. The results of this quarter's analysis are mixed. Some averages showed a minor decline, while others showed an increase. However, from a provincial perspective average values appear to be on a continual rise. Although the provincial values indicate a similar trend for both cultivated and non cultivated land, the central Alberta values indicate a stronger rise in cultivated land values than non-cultivated values.

Regional Analysis Map of Area Divisions



- Indicates municipalities in which appraisal work was completed during Q1, 2013.
- Indicates municipalities in which we have obtained information on at least one sale that occurred during Q1, 2013.

SALE SUMMARY

First Quarter (January - March) 2013

Bareland Sales

Northern Alberta – Q1				
Municipality	Sale Price	Acres	\$/acre	Land Use
Athabasca	\$89,000	80.00	\$1,113	Hay
Athabasca	\$135,000	118.50	\$1,139	Waterfront, Bush, Cultivated
Athabasca	\$250,000	161.00	\$1,553	Cultivated
Athabasca	\$250,000	161.00	\$1,553	Cultivated
Barrhead	\$104,000	160.00	\$650	Bush, Pasture
Barrhead	\$120,000	82.21	\$1,460	Bush, Waterfront
Barrhead	\$115,000	76.00	\$1,513	Cultivated, Pasture
Birch Hills	\$165,000	156.00	\$1,058	Cultivated, Bush
Bonnyville	\$166,000	138.00	\$1,203	Hay
Bonnyville	\$124,700	79.32	\$1,572	Pasture
Clear Hills	\$200,000	480.00	\$417	Bush, Pasture
Grande Prairie	\$175,000	148.00	\$1,182	Pasture
Grande Prairie	\$239,900	149.02	\$1,610	Cultivated
Grande Prairie	\$275,000	150.00	\$1,833	Pasture
Grande Prairie	\$240,000	141.75	\$1,693	Cultivated
Grande Prairie	\$257,500	160.00	\$1,609	Cultivated
Grande Prairie	\$262,500	156.01	\$1,683	Cultivated
Grande Prairie	\$297,500	158.00	\$1,883	Cultivated
Grande Prairie	\$267,500	152.98	\$1,749	Cultivated
Grande Prairie	\$205,000	159.02	\$1,289	Cultivated
Grande Prairie	\$115,000	118.32	\$972	Bush, pasture
Grande Prairie	\$297,500	153.03	\$1,944	Cultivated
Grande Prairie	\$85,000	118.40	\$718	Bush, Pasture
Grande Prairie	\$327,500	160.00	\$2,047	Cultivated
Grande Prairie	\$245,000	159.00	\$1,541	Cultivated
Grande Prairie	\$205,000	146.97	\$1,395	Cultivated
Grande Prairie	\$247,500	144.46	\$1,713	Cultivated
Grande Prairie	\$150,000	150.00	\$1,000	Cultivated
Grande Prairie	\$245,000	160.00	\$1,531	Cultivated
Grande Prairie	\$257,500	158.21	\$1,628	Cultivated
Grande Prairie	\$187,500	159.08	\$1,179	Cultivated
Grande Prairie	\$205,000	144.96	\$1,414	Cultivated
Grande Prairie	\$150,000	160.00	\$938	Cultivated, pasture

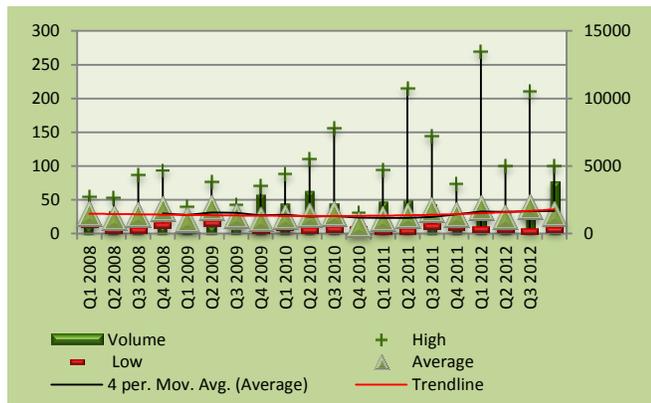
Central Alberta – Q1				
Municipality	Sale Price	Acres	\$/acre	Land Use
Brazeau	\$275,000	98.01	\$2,806	Hay, Waterfront, Bush
Brazeau	\$175,000	157.98	\$1,108	Bush
Brazeau	\$220,000	150.48	\$1,462	Pasture, Bush
Brazeau	\$190,000	160.00	\$1,188	Bush
Camrose	\$325,000	160.00	\$2,031	Hay
Clearwater	\$130,000	81.00	\$1,605	Hay
Clearwater	\$210,000	153.65	\$1,367	Bush, Pasture
Clearwater	\$290,000	148.00	\$1,959	Bush, Pasture
Clearwater	\$320,000	158.97	\$2,013	Bush
Clearwater	\$129,900	480.00	\$271	Bush
Clearwater	\$170,000	160.00	\$1,063	Hay, Pasture
Clearwater	\$210,000	153.65	\$1,367	Bush, Pasture
Clearwater	\$230,000	153.00	\$1,503	Hay, Pasture
Clearwater	\$290,000	148.00	\$1,959	Cultivated
Lacombe	\$435,000	128.25	\$3,392	Cultivated, Bush
Leduc	\$162,500	80.00	\$2,031	Bush
Leduc	\$683,000	159.00	\$4,296	Bush, Cultivated
Mountain View	\$455,000	158.14	\$2,877	Cultivated
Mountain View	\$600,000	138.88	\$4,320	Bush, Cultivated
Mountain View	\$291,000	122.72	\$2,371	Hay
Mountain View	\$455,000	158.14	\$2,877	Cultivated
Ponoka	\$235,000	140.00	\$1,679	Pasture
Ponoka	\$245,000	157.58	\$1,555	Hay, Pasture, Bush
Ponoka	\$250,000	160.00	\$1,563	Pasture, Bush
Red Deer	\$450,000	154.00	\$2,922	Pasture
Red Deer	\$200,000	136.75	\$1,463	Pasture, Bush
Red Deer	\$228,500	89.00	\$2,567	Cultivated
Red Deer	\$235,000	88.00	\$2,670	Cultivated
Red Deer	\$343,000	107.00	\$3,206	Bush, Hay
Red Deer	\$450,000	154.00	\$2,922	Pasture
Stettler	\$115,000	105.37	\$1,091	Pasture
Stettler	\$115,000	105.37	\$1,091	Pasture
Wetaskiwin	\$150,000	161.00	\$932	Bush

Southern Alberta – Q1				
Municipality	Sale Price	Acres	\$/acre	Land Use
Bighorn	1,200,000	314.97	\$3,810	Bush, Pasture
Bighorn	1,675,000	159.00	\$10,535	Waterfront, Bush
Bighorn	1,675,000	159.00	\$10,535	Bush
Cardston	129,816	80.10	\$1,621	Pasture
Foothills	1,450,000	160.00	\$9,063	Pasture
Foothills	475,000	137.00	\$3,467	Pasture
Foothills	444,000	138.97	\$3,195	Hay
Foothills	880,000	157.99	\$5,570	Bush, Cultivated
Kneehill	370,000	204.70	\$1,808	Cultivated
Lethbridge	195,000	160.00	\$1,219	Cultivated, Pasture
Newell	1,000,000	233.30	\$4,286	Irrigated
Pincher Creek	415,000	160.00	\$2,594	Cultivated
Pincher Creek	120,000	400.00	\$300	Pasture
Rocky View	3,000,000	320.00	\$9,375	Bush
Rocky View	370,000	72.75	\$5,086	Cultivated
Rocky View	2,000,000	159.87	\$12,510	Pasture, Hay
Rocky View	1,700,000	79.94	\$21,266	Pasture
Vulcan	180,000	151.00	\$1,192	Cultivated
Vulcan	340,000	147.00	\$2,313	Cultivated
Warner	47,500	35.76	\$1,328	Pasture
Warner	72,500	77.37	\$937	Cultivated

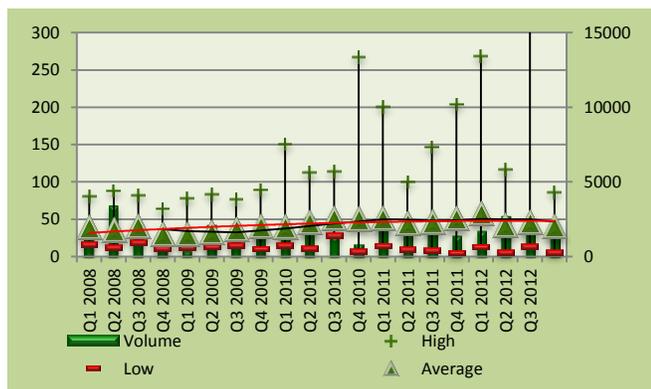
REGIONAL ANALYSIS

In the following graphs we have excluded sales that we believe are expected to have significant urban influence.

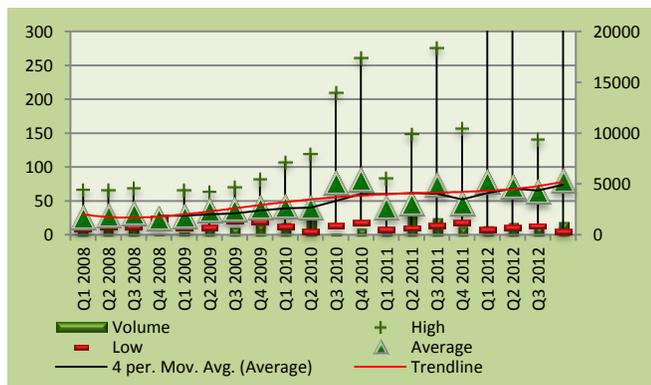
Graph 1: Northern Alberta



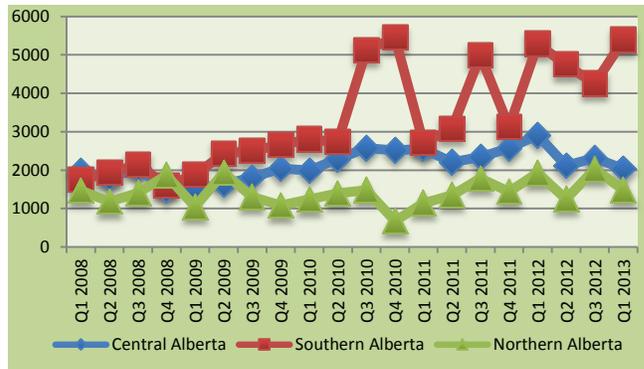
Graph 2: Central Alberta



Graph 3: Southern Alberta



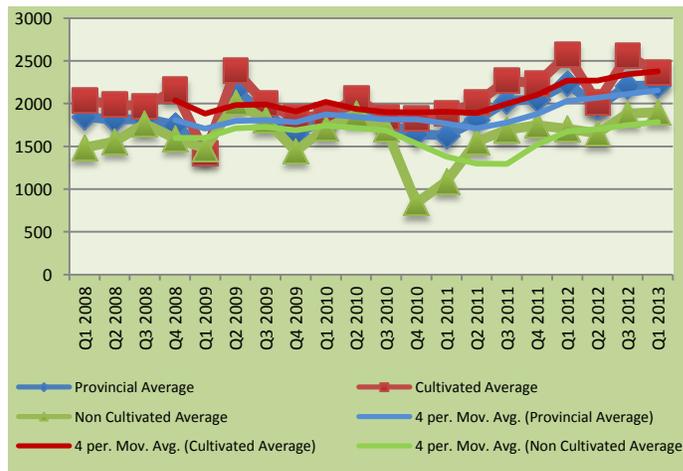
Graph 4: Average Value of Each Region



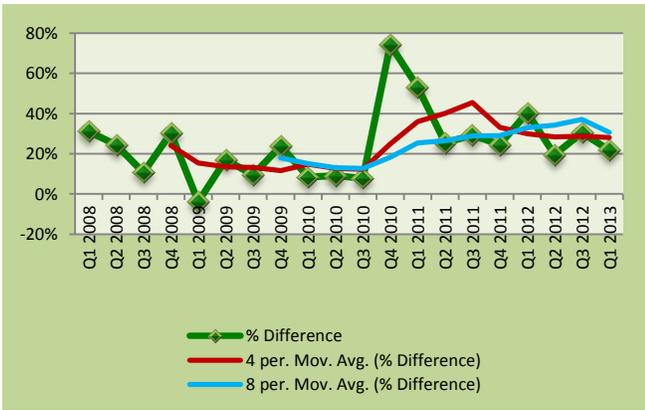
Within each of the above regions, there are areas with different agricultural productivity. There is also variation with respect to regional population, urban development, or demand for country residential properties. Therefore, there is frequently a wide difference between the range of high and low values per acre.

CULTIVATED VS UNCULTIVATED COMPARISON

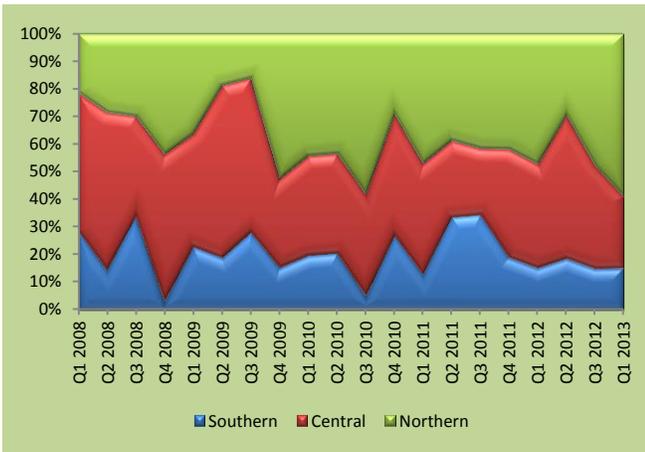
Graph 5: Provincial Cultivated vs Uncultivated



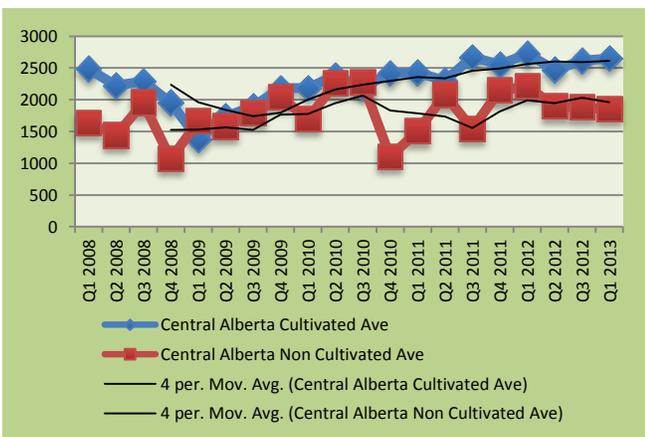
Graph 6: Percent Difference : Cultivated vs Uncultivated Land



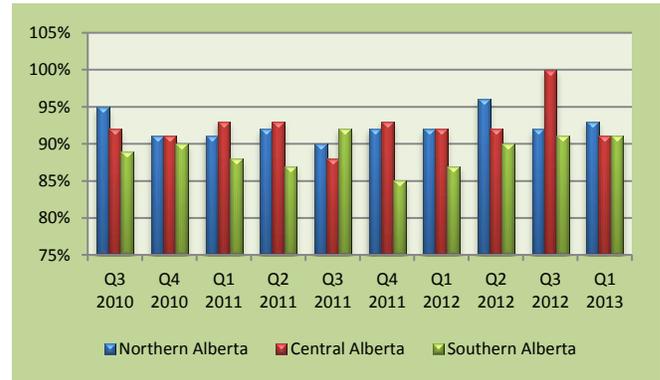
Graph 7: Proportion of Sales by Region



Graph 8: Central Alberta - Cultivated vs Uncultivated



Graph 9: Sale Price : List Price



Given the limited arm's-length sales data and variable information available in the rural real estate market, it is often difficult to determine trends and quantify time adjustments in the market for agricultural properties. Therefore, the information contained in this newsletter should not be relied upon solely for purchasing or financing decisions. It is prepared with the intent of providing a general indication of the activity in the rural real estate market. If an estimate of value is required for specific properties, it is recommended that an appraisal be obtained. Benchmark studies can also be completed if approximate land values are required for a specific area.

MORE TREND ANALYSIS....

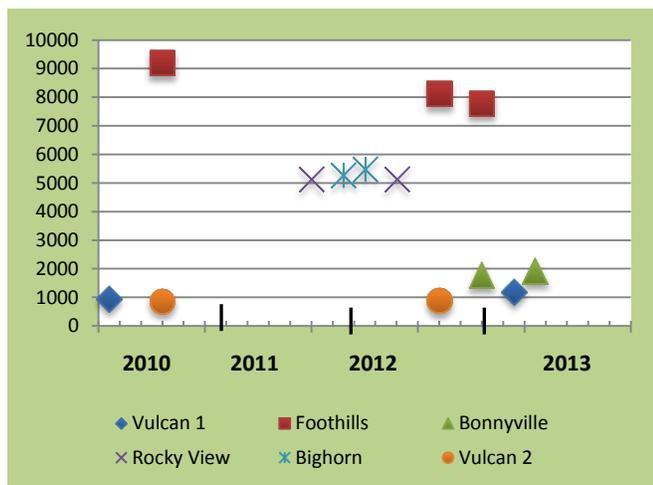
In previous newsletters we described how random variation can affect the ability to identify possible trends in land values. Through this newsletter we will continue to consider alternate ways to identify changes in land values.

One method that appraisers can rely on to estimate time adjustments is through resales of the same property. Because agricultural land is frequently considered a long term investment, it can be rare that a resale occurs within the desired analysis period. However, if both the original and current sale were adequately exposed to the open market, this method can be an effective measure of changes in value over time.

Through the course of our work, we are aware of six resales of agricultural properties that are confirmed to have occurred on the market during the past three years. The sale price

(\$/acre) for these properties are plotted on the following graph.

Graph 1: Confirmed Resales of Rural Properties since 2010



In order to use the data to estimate a time adjustment, a monthly average change in land values will be calculated for the period between each of the resales. The mean average for each resale that overlapped the same period will be calculated to estimate the time adjustment for that period. The following graph shows the average monthly time adjustment for the resales in Graph 1.

Graph 2: Average monthly change in land values for confirmed resales



Although the average monthly change in land values show a relatively low rate of change in land values, it is considered that the sample size is relatively small and several sales are located in areas that are expected to be influenced by non agricultural factors. Therefore, we have also searched Alberta Land Titles for additional resales of the same property. Although transfer documents have not been obtained to confirm the vendor and purchaser for each of the resales, the Land Titles data has been sorted to improve the potential that a number of non-arm's length sales have been excluded from the analysis. Using the selected criteria, an additional 34 resales of rural properties have been included in the analysis. The following graph shows the average monthly change in land values since 2010, based on a total of 40 possible resales.



Although the above graph indicates some variability, especially in recent months, it indicates that since 2010 the average monthly change in land values has been approximately 1.0% per month. The variability of the graph during the early and most recent months is considered to be attributed to the lower number of sales that overlap near the outer months of the analysis period. However, it is considered that as newer resales of properties become available, the variability of data for first half of 2013 should be reduced.

Due to averaging of the difference in sale prices between the resale period, the analysis above is considered to more adequately reflect a long term trend in land values, rather than a change in value over a specific period.