



**COVID-19**  
**SPECIAL EDITION:**  
**REAL ESTATE CYCLE UPDATE**

**MAY 2020**

# AUTHORS

---



**Jennifer Hunt**  
Vice President Research, REIN

© The Real Estate Investment Network Ltd.  
33623 Wildwood Drive  
Abbotsford, BC  
V2S 1S2

**MAY 2020**  
Tel 1-888-824-7346

[info@reincanada.com](mailto:info@reincanada.com)  
[www.reincanada.com](http://www.reincanada.com)

#### **Important Disclaimer:**

This report, or any seminars or updates given in relation thereto, is sold, or otherwise provided, on the understanding that The Real Estate Investment Network Ltd., and its researchers are neither responsible for any results or results of any actions taken in reliance upon any information contained in this report or conveyed by way of the said seminars, nor for any errors contained therein or presented thereat or omissions in relation thereto. It is further understood that the said authors and instructors do not purport to render legal, accounting, tax, investment, financial planning or other professional advice. The said authors and instructors hereby disclaim all and any liability to any person, whether a purchaser of this report, a student of the said seminars, or otherwise, arising in respect of this report, or the said seminars, and of the consequences of anything done or purported to be done by any such person in reliance, whether in whole or part, upon the whole or any part of the contents of this report or the said seminars. If legal, accounting, tax, investment, financial planning or other professional advice or assistance is required, the services of a competent professional person should be sought. The following content has been researched and published in good faith without warranty or liability for any erroneous, incomplete or misleading information. All rights reserved. No part of this report may be reproduced, or stored in a retrieval system or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without the prior written permission of the publisher. This report has been prepared by The Real Estate Investment Network Ltd. as a resource for its clients. Opinions, estimates and projections contained herein are our own as of the date hereof and are subject to change without notice. The information and opinions contained herein have been compiled or arrived at from sources believed reliable but no representation or warranty, express or implied, is made as to their accuracy or completeness. Neither the Real Estate Investment Network nor any of its officers, directors, partners, employees or affiliates accepts any liability whatsoever for any direct or consequential loss arising from any use of this report or its contents. These reports are provided to you for informational purposes only. This report is not, and is not constructed as, an offer to sell or solicitation of any offer to buy any financial instrument, nor shall this report be construed as an opinion as to whether to enter into any transaction.

# TABLE OF CONTENTS:

<b>1</b>	<b>British Columbia</b> .....	<b>4</b>
<b>2</b>	<b>Vancouver</b> .....	<b>5</b>
<b>3</b>	<b>Alberta</b> .....	<b>6</b>
<b>4</b>	<b>Calgary</b> .....	<b>7</b>
<b>5</b>	<b>Edmonton</b> .....	<b>8</b>
<b>6</b>	<b>Ontario</b> .....	<b>9</b>
<b>7</b>	<b>Ottawa</b> .....	<b>10</b>
<b>8</b>	<b>Toronto</b> .....	<b>11</b>



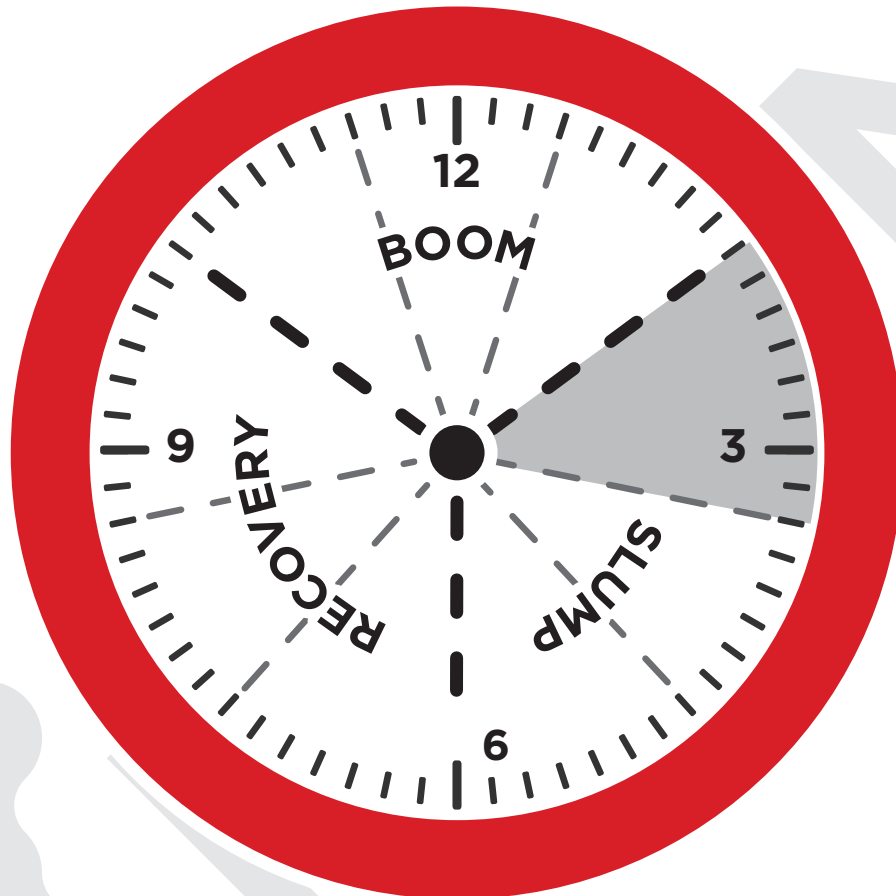
REIN  
Real Estate Investment Network

We love providing our REIN Community with original research, please use it!  
And if you share it, please source us.

# 1. BRITISH COLUMBIA

## REIN'S REAL ESTATE CYCLE CLOCK

Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate BC's real estate market is in **beginning of slump phase**.



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

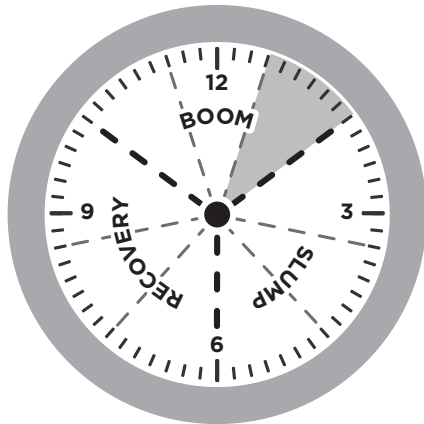
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

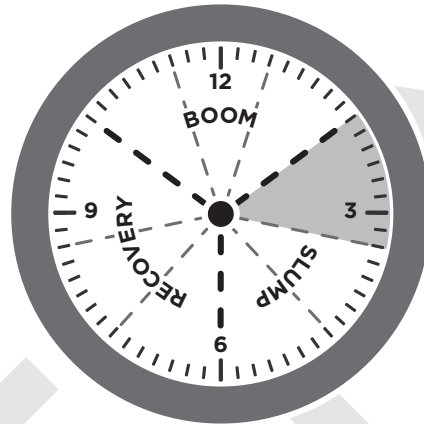
# 2. VANCOUVER

## REIN'S REAL ESTATE CYCLE CLOCK

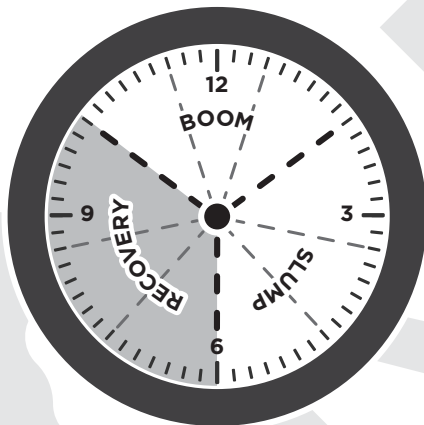
Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Vancouver's real estate market is in **beginning of slump phase**.



NOVEMBER 2017



NOVEMBER 2018



NOVEMBER 2019



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

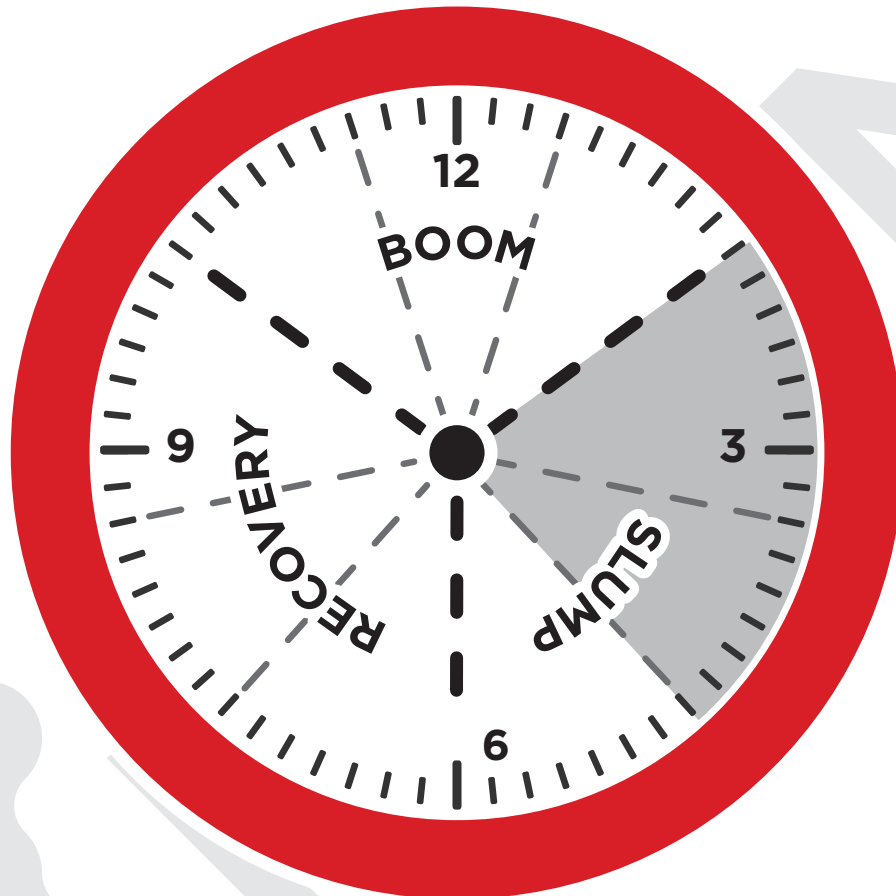
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

# 3. ALBERTA

## REIN'S REAL ESTATE CYCLE CLOCK

Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Alberta's real estate market is in **beginning to middle of slump phase**.



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

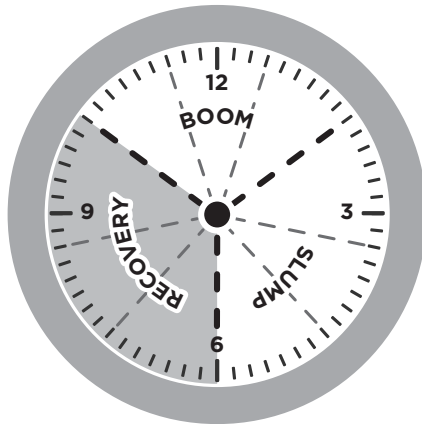
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

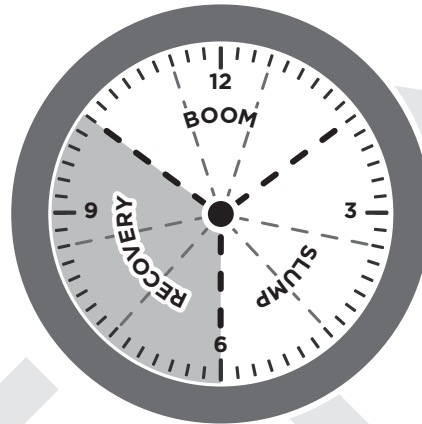
# 4. CALGARY

## REIN'S REAL ESTATE CYCLE CLOCK

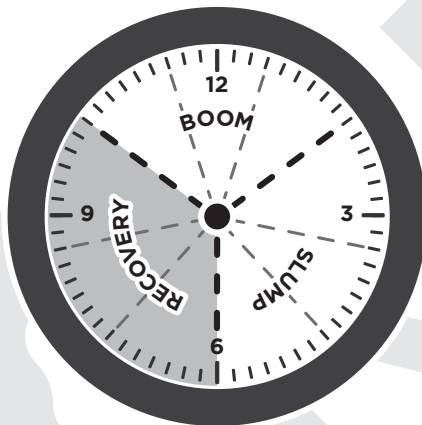
Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Calgary's real estate market is in **beginning to middle of slump phase**.



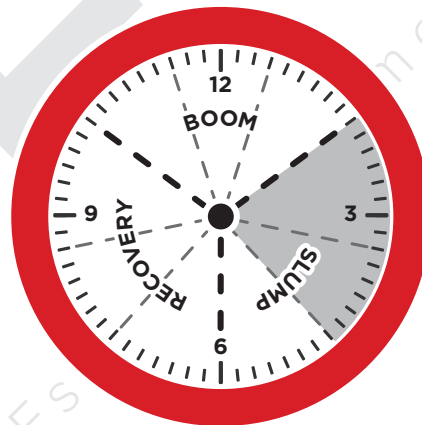
MARCH 2019



SEPTEMBER 2019



MARCH 2020



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

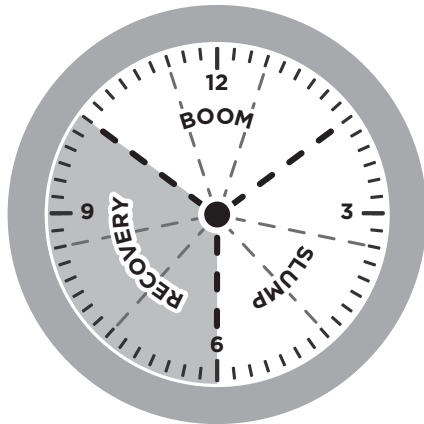
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

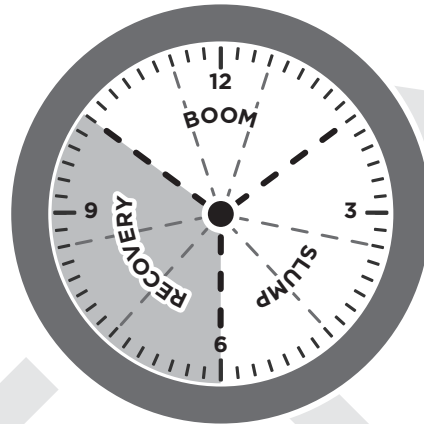
# 5. EDMONTON

## REIN'S REAL ESTATE CYCLE CLOCK

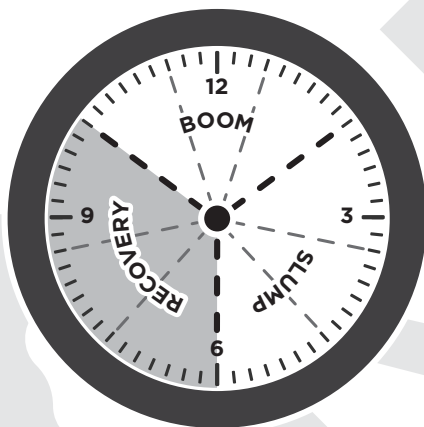
Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Edmonton's real estate market is in **beginning to middle of slump phase**.



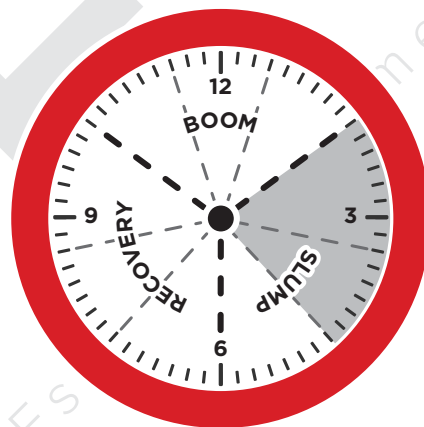
MARCH 2019



SEPTEMBER 2019



MARCH 2020



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

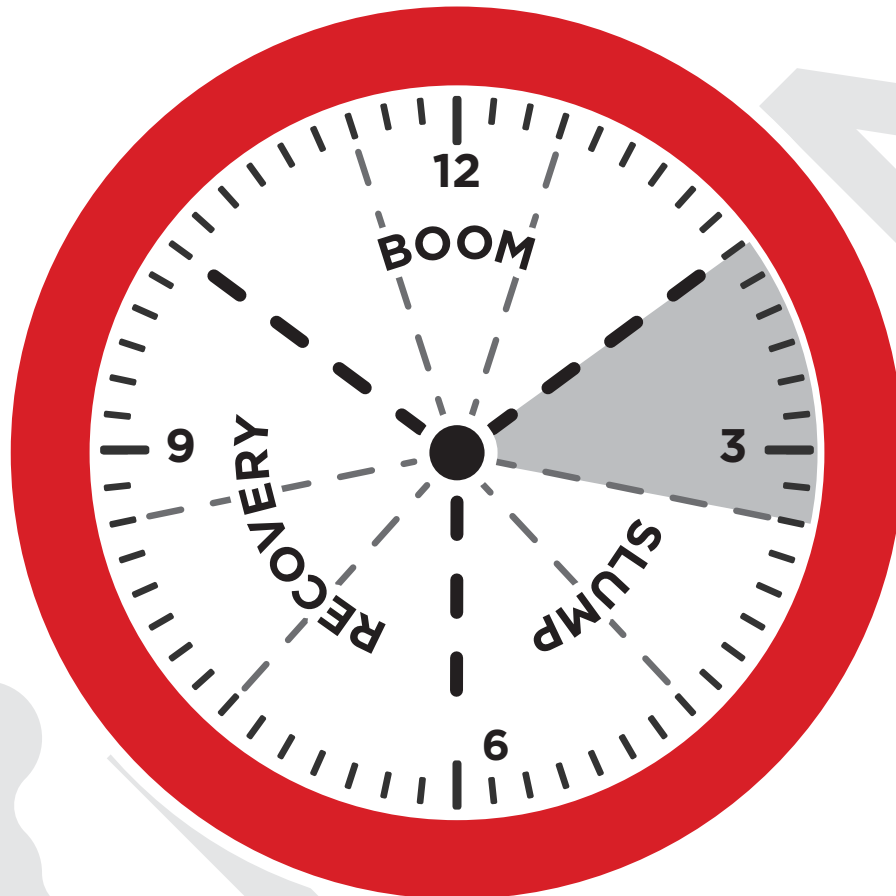
Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible



# 6. ONTARIO

## REIN'S REAL ESTATE CYCLE CLOCK

Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Ontario's real estate market is in **beginning of slump phase**.



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

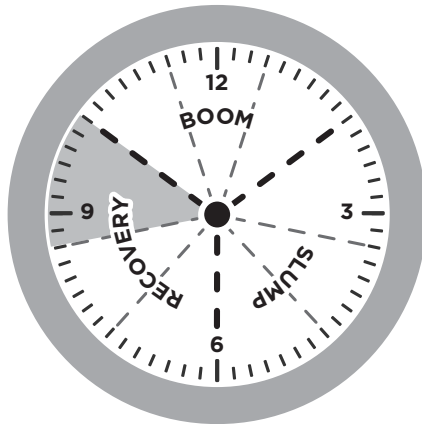
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

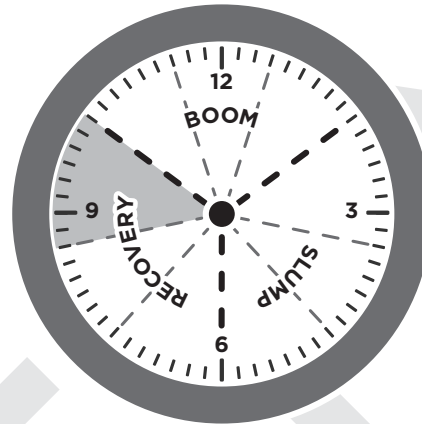
# 7. OTTAWA

## REIN'S REAL ESTATE CYCLE CLOCK

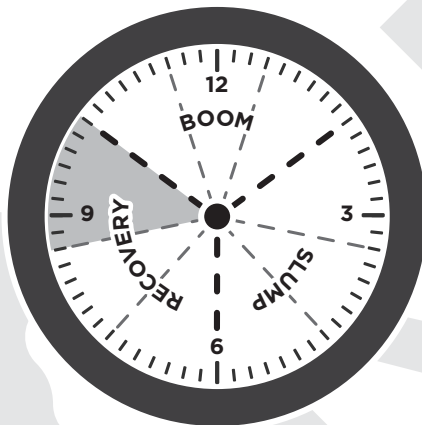
Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Ottawa's real estate market is in **beginning to middle of boom phase**.



MARCH 2018



MARCH 2019



FEBRUARY 2020



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

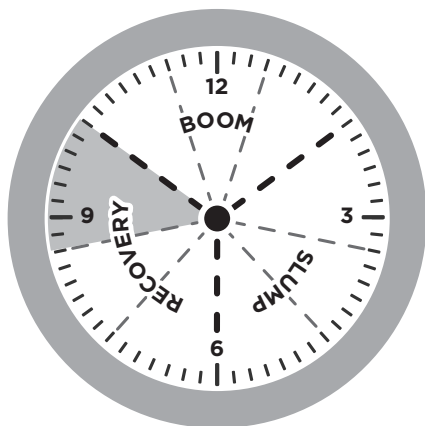
The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible

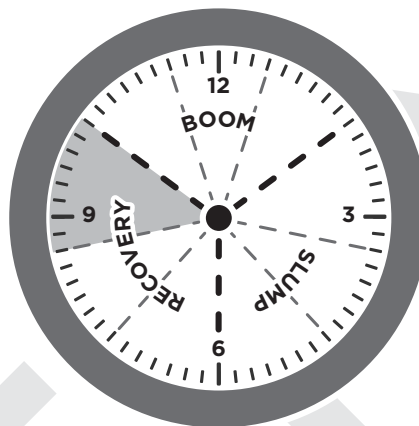
# 8. TORONTO

## REIN'S REAL ESTATE CYCLE CLOCK

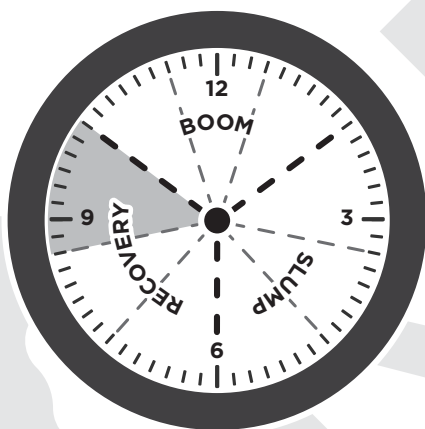
Based on REIN's Real Estate Cycle Scorecard and Clock, the economic fundamental key drivers and the market influencers indicate Toronto's real estate market is in **beginning of slump phase**.



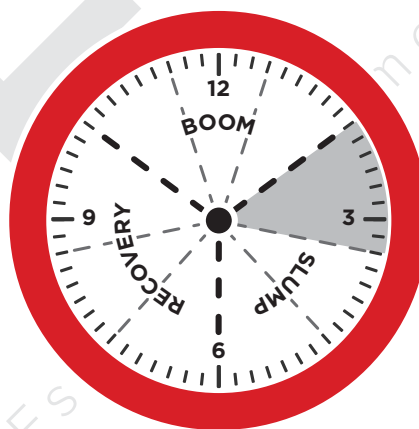
MARCH 2018



MARCH 2019



FEBRUARY 2020



MAY 2020

## REIN'S REAL ESTATE CYCLE INVESTMENT TACTICS

The real estate investment tactics of buy and hold, rent to own, or fix and flip, can be more effective when implemented or avoided depending on the timing of a real estate market. Based on where this city is in REIN's Real Estate Cycle, this table summarizes the effectiveness of these investment tactics now.

Tactic	RECOVERY			BOOM			SLUMP		
	Beginning	Middle	End	Beginning	Middle	End	Beginning	Middle	End
Buy and Hold	Good	Good	Good	Possible	Tricky	Avoid	Possible	Good	Optimal
Rent to Own	Good	Optimal	Tricky	Good	Tricky	Avoid	Tricky	Possible	Good
Fix and Flip	Possible	Good	Good	Optimal	Good	Tricky	Avoid	Tricky	Possible



[www.reincanada.com](http://www.reincanada.com)  
[info@reincanada.com](mailto:info@reincanada.com)