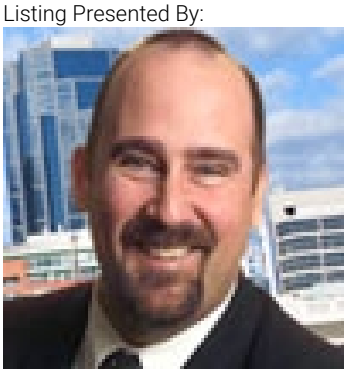


511 1A Avenue Brooks Alberta

$90,000

Brooks, AB presents strong, near-term development opportunities for single-family construction driven by rapid supported by population growth, aggressive municipal incentives, and a sharp rebound in housing starts. Brooks Is Now a High-Potential Market for Single-Family BuildersBrooks is experiencing its biggest housing boom in 20 years, fuelled by a combination of population growth, rising rents, and builder-friendly incentives. These conditions create a rare window where small-city fundamentals align with big-city demand pressures.Rapid population growth -- 15.5% over five years and 3.4% year-over-year in 2025, signalling sustained demand for new housing. Rents up ~33% over two years, indicating a supply shortage and strong absorption potential for new builds. Housing starts surged to 94 in 2025, up from 74 in 2024 (+27%), ranking Brooks 7th provincially. Attracted developers from Calgary and other larger centres. Development Opportunities for Single-Family Construction1. Build-to-Sell Single-Family Homes in Undersupplied SegmentsWith rents and population rising, Brooks has a backlog of households living in overcrowded or temporary accommodations. Single-family homes priced in the entry-level to mid-range bracket are likely to see strong demand.Average home prices in Brooks sit around $452,595, with newly built homes averaging $308,140 -- showing room for competitive new construction. 3. Small-Lot Single-Detached or Duplex ConstructionBrooks has seen a surge in row and duplex starts (row starts up 230.8% year-over-year). This indicates:Strong demand for compact, affordable ownership optionsA market receptive to higher-density single-family formats4. Targeted Development Near High-Demand NeighbourhoodsHighlights neighbourhood-level activity and fast-selling pockets.Builders can leverage these insights to position new single-family product where absorpt...

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