

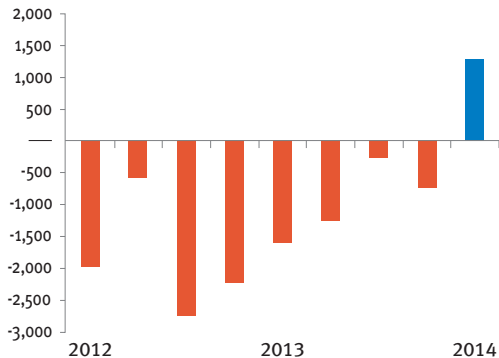
## Inter-Provincial Migration on the Rise

Prior to the 2008/2009 recession, BC's economy was firing on all cylinders. Robust economic growth and historically low unemployment fuelled strong interprovincial migration, boosting BC's population growth. However, in recent

years a fervid Alberta economy has acted like a magnet, attracting people from all over Canada with the prospect of plentiful and high paying jobs. BC has not been immune to this phenomenon.

As of the first quarter of 2014, the flow of interprovincial migration seems to be reversing course and population growth is trending higher. During this time, not only did BC lose fewer people to other provinces, but improving economic growth helped attract more people from the rest of Canada.

**Net Inter-Provincial Migration to British Columbia**



From 2011 to 2013, an average of 51,000 people left BC for other provinces, mainly ending up in Alberta, while just 47,000 Canadians relocated to BC. That negative balance of inter-provincial migration to BC shaved nearly 0.1 per cent off annual population growth during that time.

Population growth is a primary driver of the housing market and the outflow of potential homebuyers in the past few years has coincided with weakness in consumer demand.

BCREA forecasts that growth in the BC economy will pick-up speed this year and next, allowing BC's labour market to compete with Alberta and convincing current residents to stay while pulling other Canadians westward. As population growth in BC accelerates, stronger housing demand is expected to follow.