

Real Estate and Economic Report

- Calgary Real Estate Market -

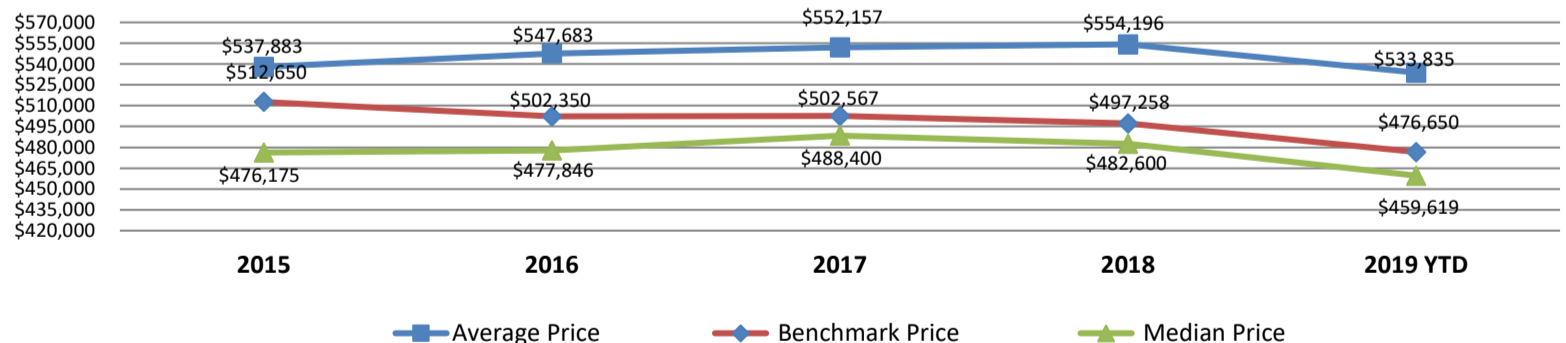
REPORTING PERIOD: from the 1st of April, 2019 to the last day of April, 2019

	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	1,984	3.44%	4,194	-11.50%	47.31%	16.88%	10,432	-1.31%	\$ 411,100	-4.55%
Detached	930	2.42%	1,787	-10.96%	52.04%	15.03%	3,691	1.35%	\$ 478,700	-5.11%
Apartment	251	-4.20%	564	-22.42%	44.50%	23.49%	1,546	-16.48%	\$ 250,400	-2.45%
Attached	366	5.17%	774	-7.31%	47.29%	13.46%	1,826	-0.27%	\$ 314,800	-5.12%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of April, 2019										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	6,046	-5.26%	14,560	-7.02%	41.17%	0.43%	9,263	6.96%	\$ 410,125	-4.41%
Detached	2,827	-5.64%	6,034	-6.59%	46.47%	-0.38%	3,226	13.74%	\$ 476,650	-5.17%
Apartment	715	-13.12%	2,106	-18.31%	33.72%	5.84%	1,377	-11.97%	\$ 251,150	-2.12%
Attached	1,114	-0.98%	2,751	-3.17%	40.30%	1.21%	1,651	11.59%	\$ 313,950	-4.68%

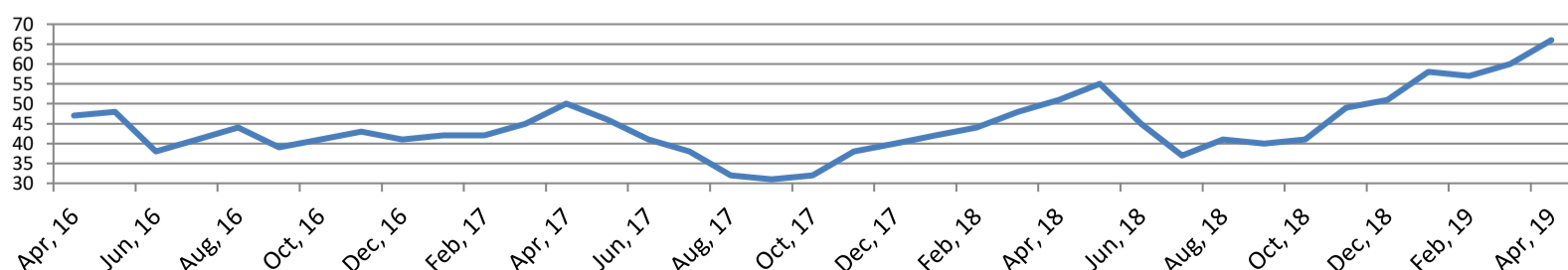
Single Family Home Comparisons (Calgary)

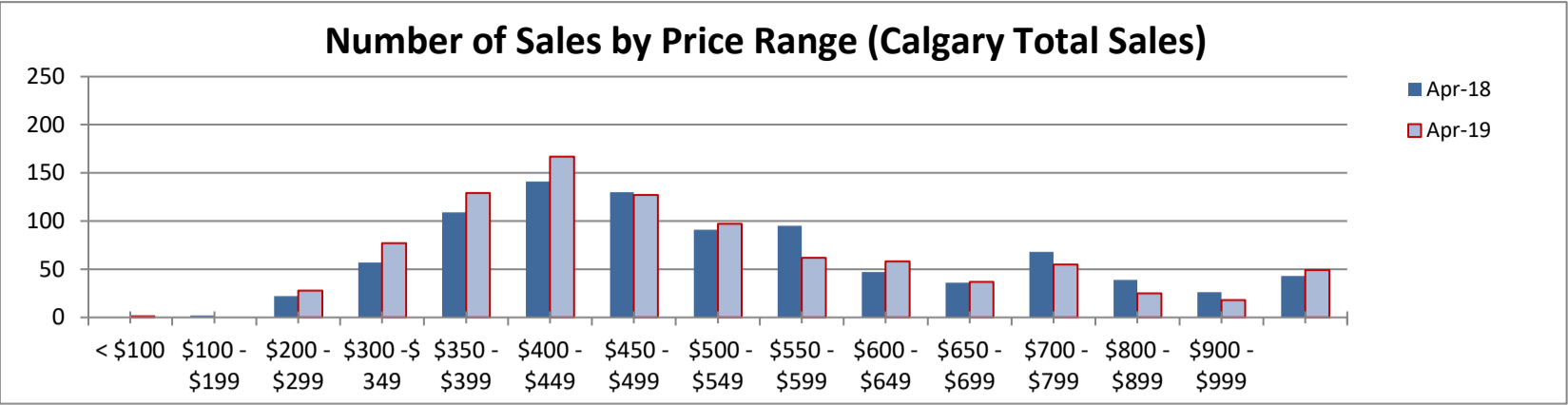


Single Family Home Annual Prices (Calgary)

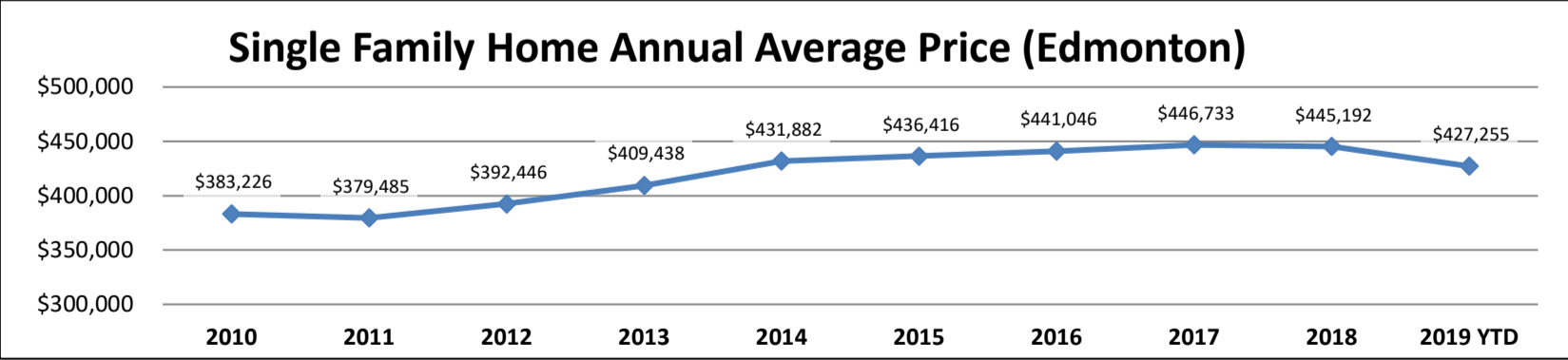
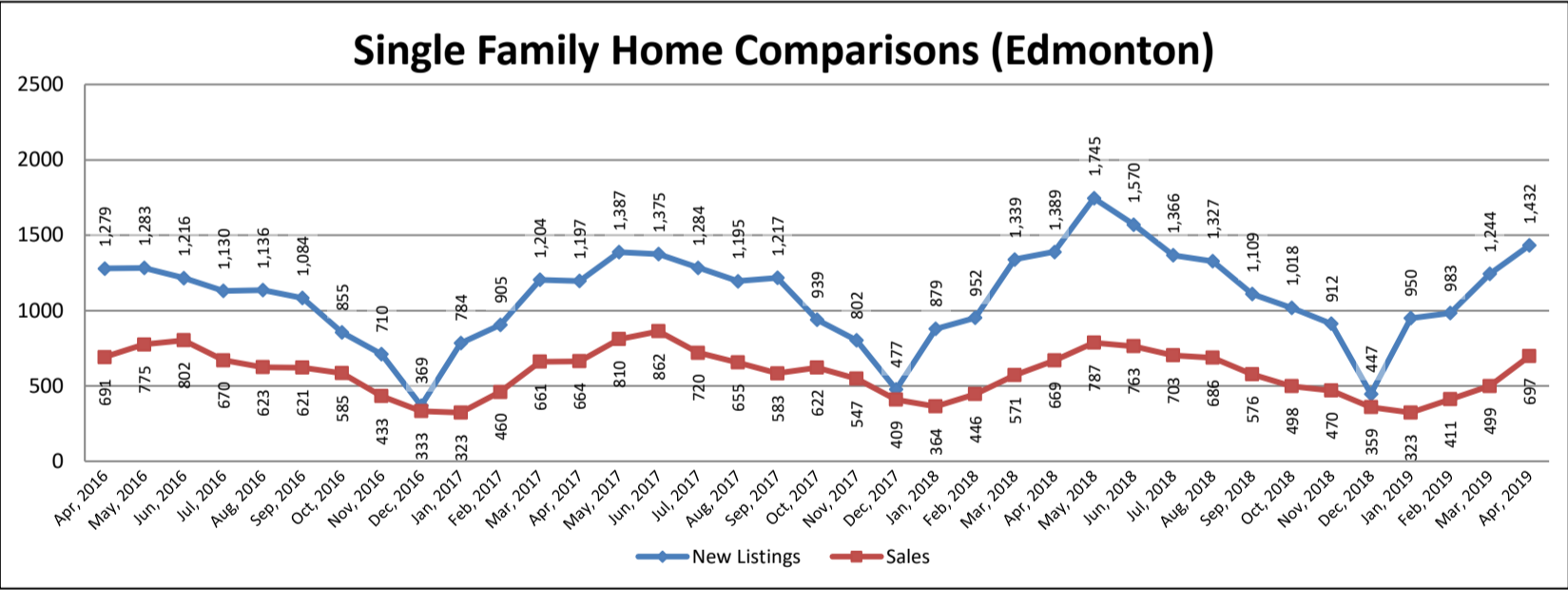


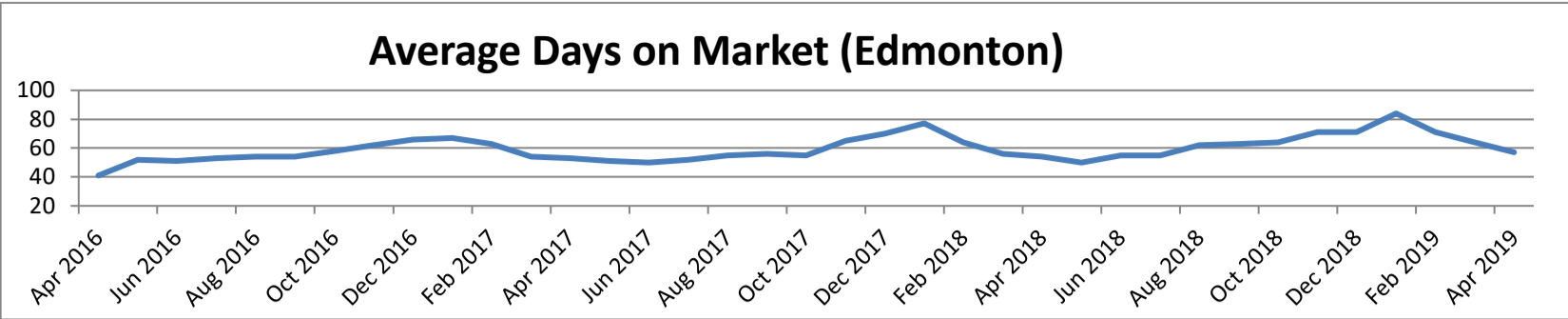
Single Family Home Average Days on Market (Calgary)





- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of April, 2019 to the last day of April, 2019								
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,153	2.04%	2,548	-1.39%	45.25%	3.48%	\$ 359,852	-2.59%
Single Family Detached	697	4.19%	1,432	3.10%	48.67%	1.40%	\$ 432,572	-4.17%
Condominium	325	-1.22%	812	-9.98%	40.00%	9.67%	\$ 221,672	-10.12%
Duplex/Rowhouse	117	5.41%	226	-6.61%	52.00%	13.04%	\$ 334,401	0.43%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of April, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	3,300	-7.64%	8,384	-5.79%	38.88%	-2.62%	\$ 350,549	-5.18%
Single Family Detached	1,930	-5.85%	4,609	1.10%	41.17%	-8.00%	\$ 427,255	-4.53%
Condominium	970	-11.50%	2,744	-17.87%	35.25%	7.47%	\$ 215,231	-8.22%
Duplex/Rowhouse	352	-4.35%	797	2.18%	43.75%	-6.91%	\$ 334,092	-5.46%





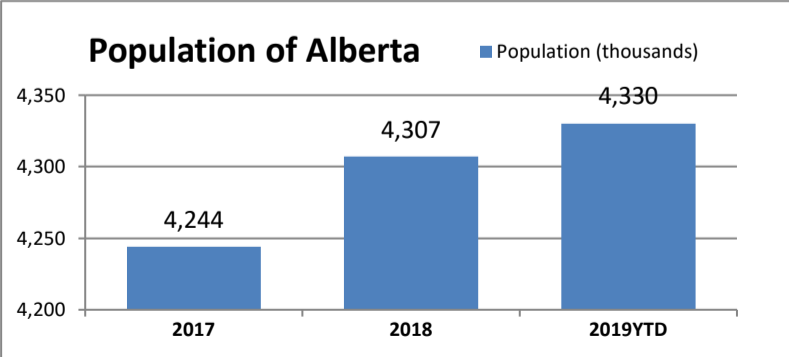
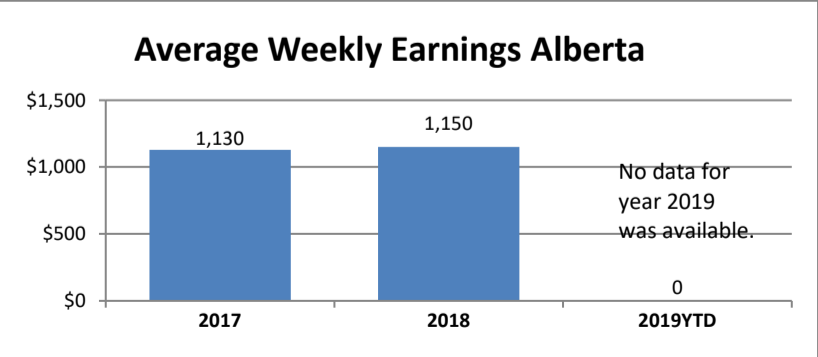
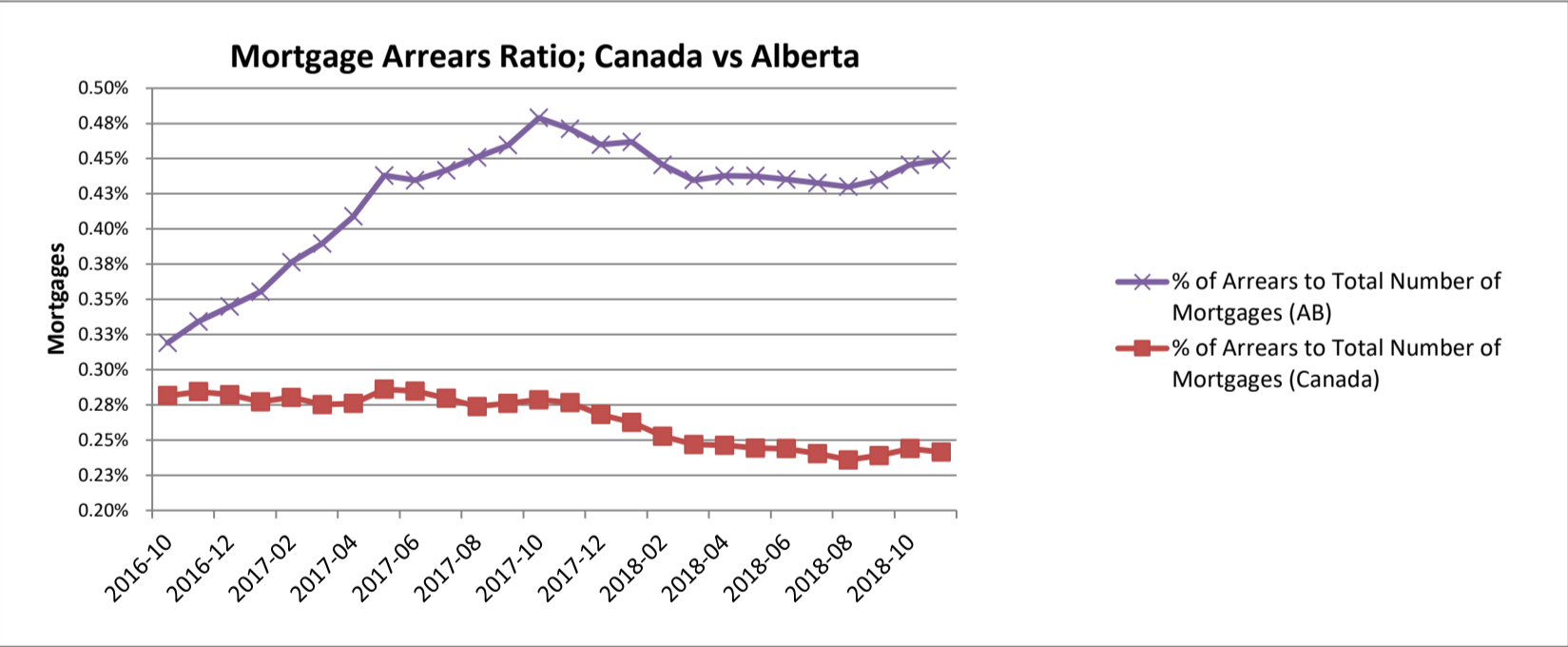
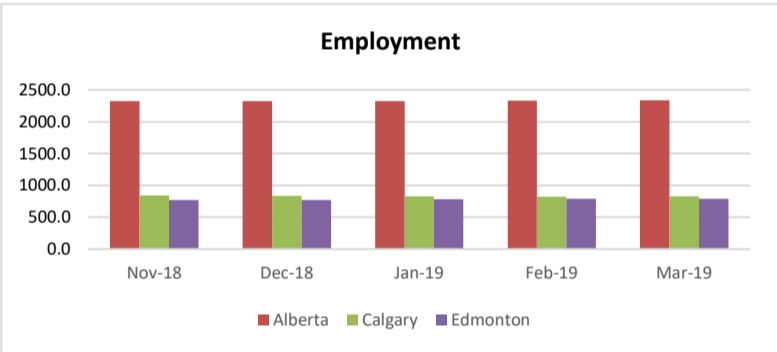
- Alberta Economic Indicators -

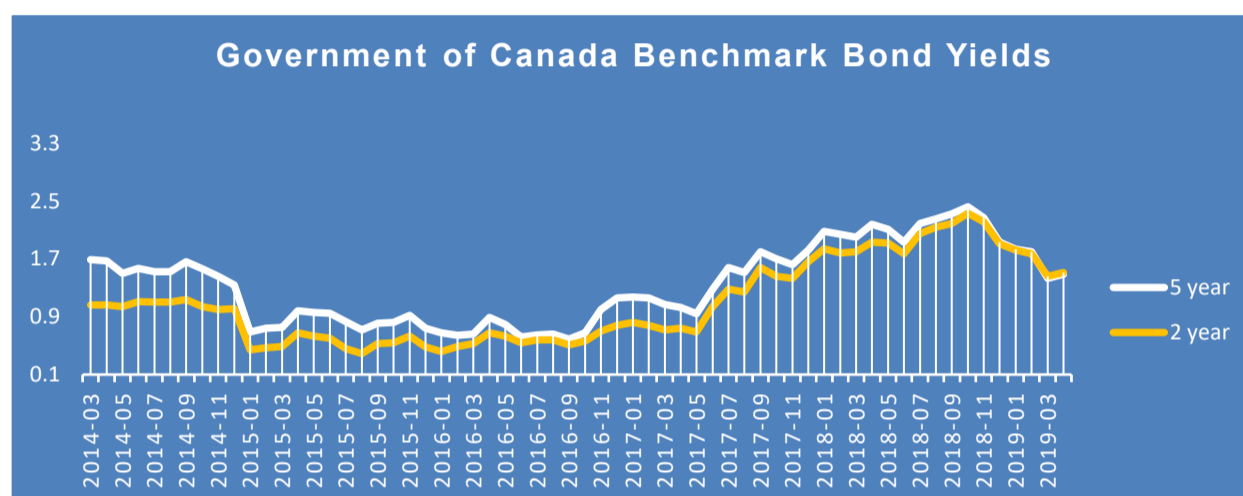
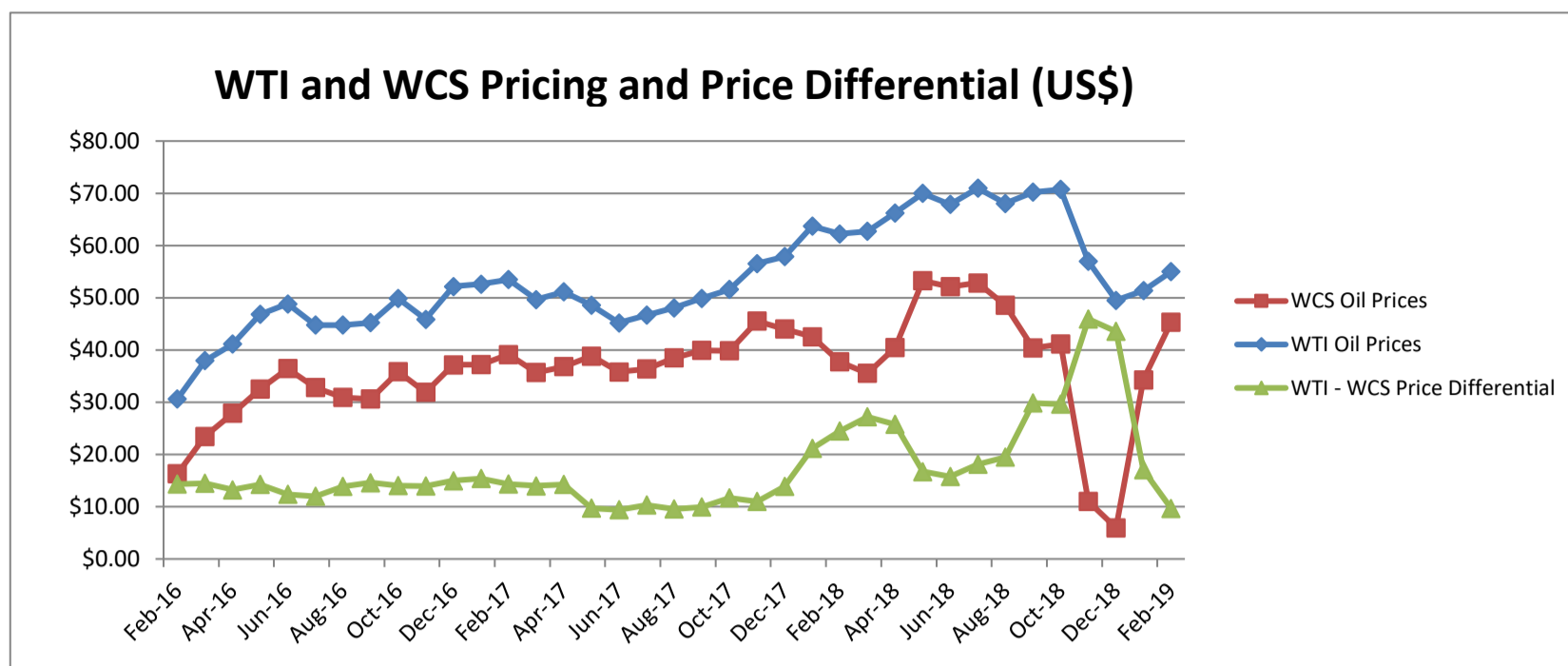
Real GDP Growth		2019f	2020f
Alberta		1.30%	2.60%
Canada		1.50%	1.80%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,753	0.13%
	in Canada	50,615	1.54%
Total Mortgages	in Alberta	581,084	-0.50%
	in Canada	4,759,706	-0.18%
Mortgages 90 Day Arrears	in Alberta	2,687	7.01%
	in Canada	11,246	-0.03%

		TOTAL	Y/Y%
Net Migration to AB Net Interprovincial Migration	Oct-18	9,196	90.08%
		2,623	-998.29%
Housing Starts (SAAR*, 000's)			
Feb-19		19.58	-17.65%
Avg. Weekly Earnings	in Alberta	\$1,153.51	-1.36%
	in Canada	\$1,014.42	0.95%
Unemployment Rate	in Alberta	7.30%	8.96%
	in Canada	5.80%	0.00%

Employment, Seasonally Adjusted (thousands)	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19
Canada	18,733	18,771	18,827	18,870	18,909
Alberta	2,344	2,345	2,342	2,333	2,328
Calgary	842	842	846	849	855
Edmonton	799	773	801	799	797

This chart data represents the number of persons employed during the specific month.





Resources

<http://economicdashboard.alberta.ca>

<http://rbc.com/economics>

<http://www.creb.com>

<http://finance.alberta.ca/aboutalberta>

<http://www.cba.ca>

<http://www.finance.alberta.ca/aboutalberta>

<https://www.statcan.gc.ca/eng/start>

[Statistics Canada - Labour Force Characteristics by CMA](#)

<https://www.bankofcanada.ca/rates/interest-rates/canadian-bonds>

*Housing Starts: This represents the seasonally adjusted annual rate (SAAR) for the month.

[Calvert's Economic Definition Reference Guide](#)

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