

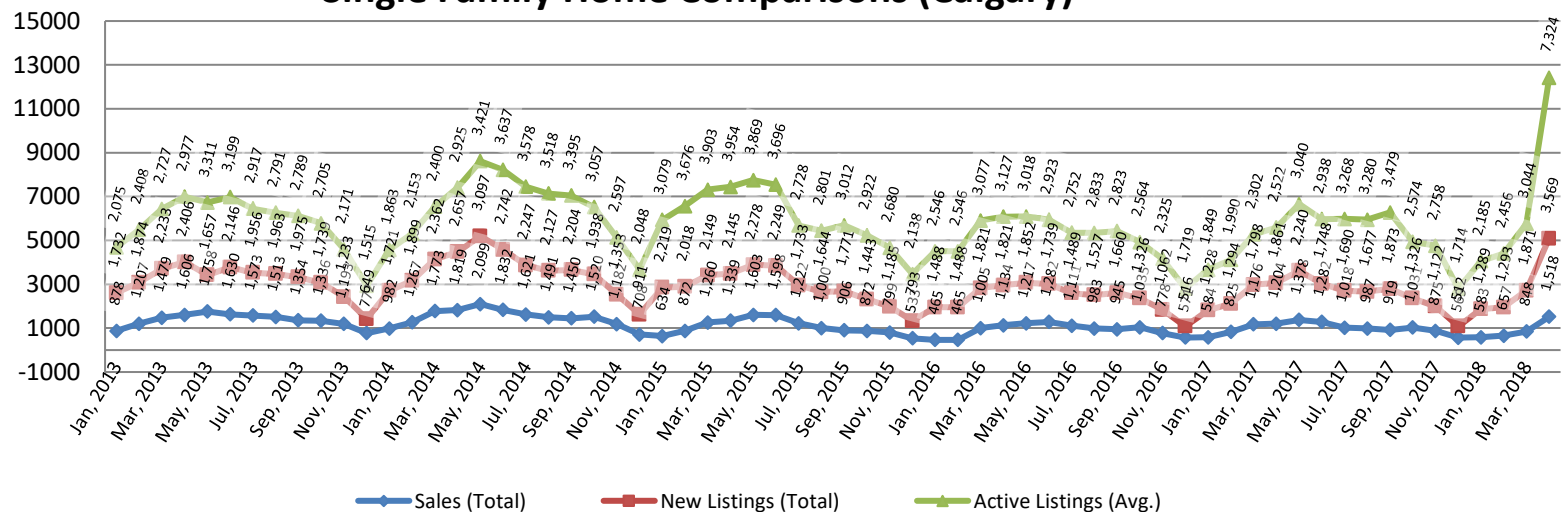
Real Estate and Economic Report

- Calgary Real Estate Market -

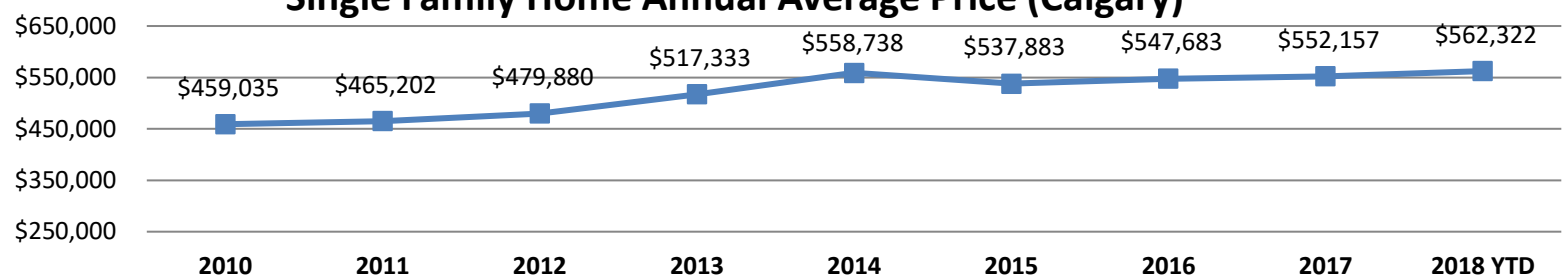
REPORTING PERIOD: from the 1st of April, 2018 to the last day of April, 2018

	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
CREB Economic Region	1,918	-20.32%	4,739	6.93%	40.47%	-25.48%	10,570	26.44%	\$ 471,709	-3.70%
Detached	908	-24.58%	2,007	7.85%	45.24%	-30.07%	3,642	44.41%	\$ 559,484	-0.56%
Apartment	262	-8.71%	727	4.91%	36.04%	-12.98%	1,851	12.39%	\$ 286,381	-5.48%
Attached	348	-18.31%	835	12.53%	41.68%	-27.41%	1,831	38.08%	\$ 412,257	-5.22%
YEAR TO DATE (2018): from January 1st, 2018 to the last day of April, 2018										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
CREB Economic Region	6,382	-17.12%	15,659	3.43%	40.99%	-18.04%	8,660	19.21%	\$ 476,556	-0.53%
Detached	2,996	-20.93%	6,460	4.51%	46.65%	-22.70%	2,837	30.82%	\$ 562,322	0.65%
Apartment	823	-15.68%	2,578	-1.90%	31.85%	-13.69%	1,564	6.45%	\$ 302,808	2.66%
Attached	1,125	-16.48%	2,841	10.37%	39.82%	-22.36%	1,479	26.87%	\$ 406,824	-0.07%

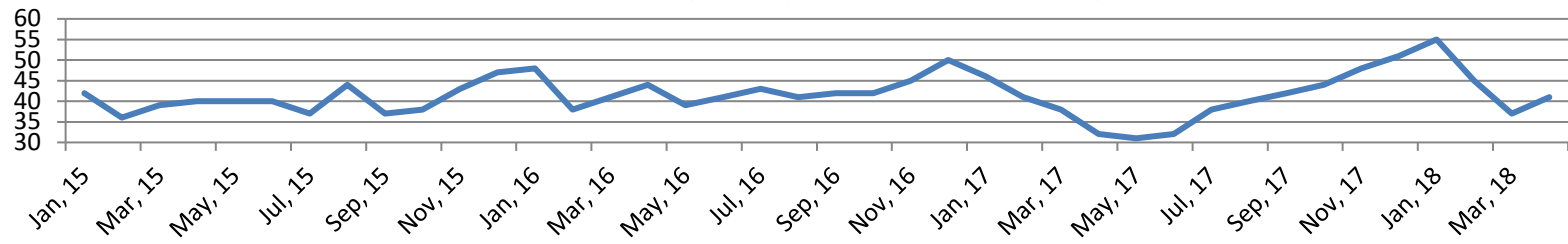
Single Family Home Comparisons (Calgary)



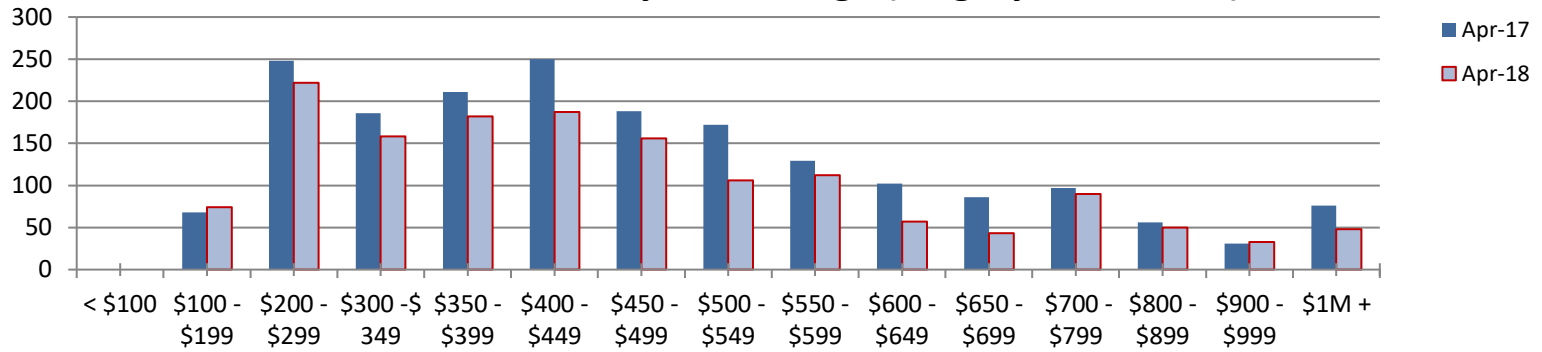
Single Family Home Annual Average Price (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

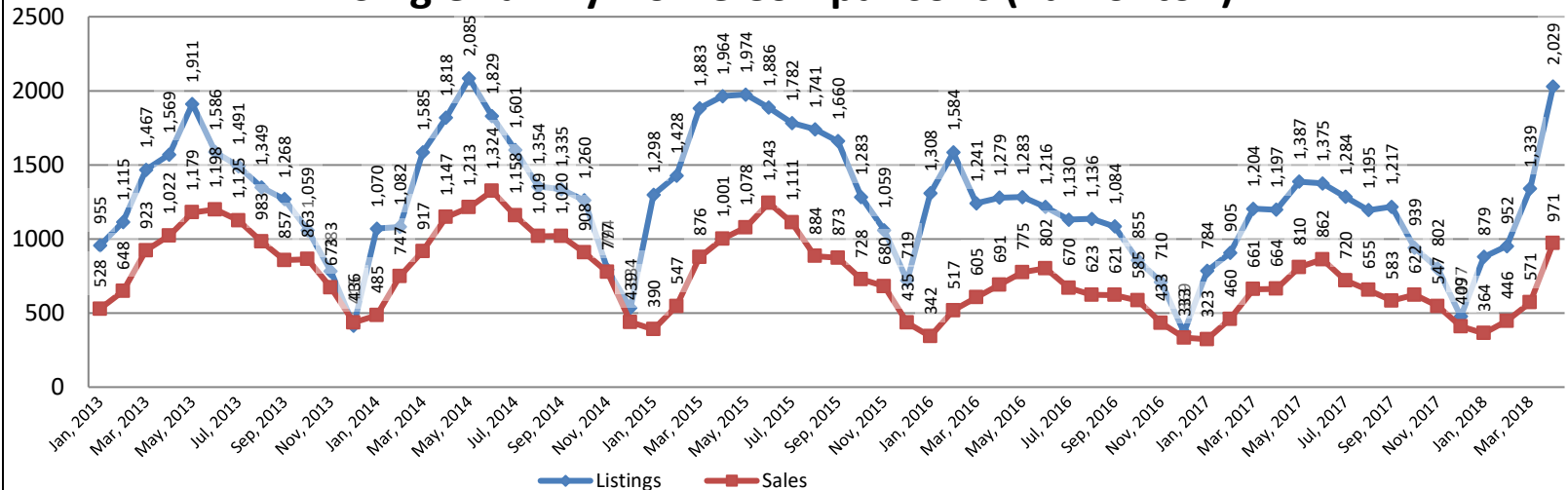
REPORTING PERIOD: from the 1st of April, 2018 to the last day of April, 2018

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,555	37.25%	3,470	45.61%	44.81%	-5.75%	\$ 369,258	-3.04%
Single Family Detached	971	46.23%	2,029	69.51%	48.00%	-12.73%	\$ 429,116	-2.16%
Condominium	380	9.83%	1,003	8.79%	38.00%	0.00%	\$ 247,405	-3.74%
Duplex/Rowhouse	169	65.69%	346	57.99%	49.00%	4.26%	\$ 323,906	-14.59%

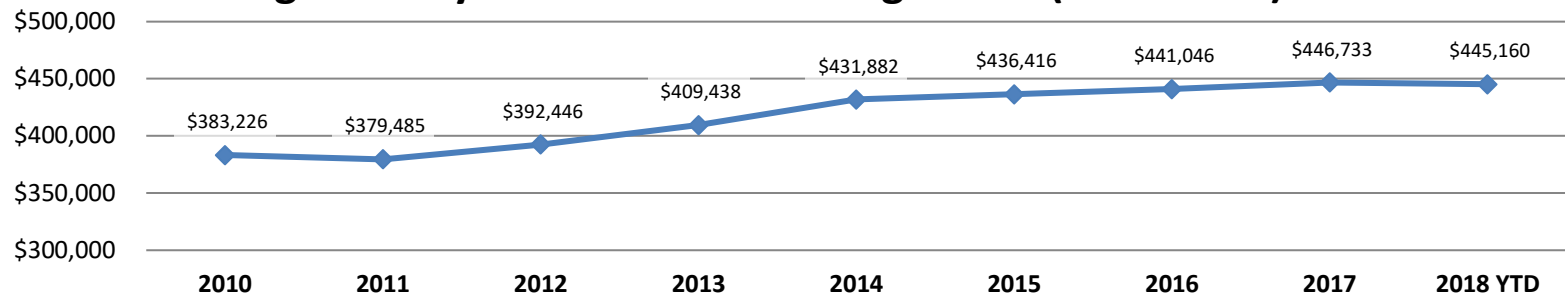
YEAR TO DATE (2018): from January 1st, 2018 to the last day of April, 2018

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	3,998	9.35%	9,785	18.39%	40.20%	-7.58%	\$ 369,669	-0.25%
Single Family Detached	2,352	11.57%	5,199	27.11%	44.75%	-11.31%	\$ 445,160	0.39%
Condominium	1,147	1.87%	3,442	3.86%	33.00%	-1.49%	\$ 234,713	-3.66%
Duplex/Rowhouse	426	21.37%	884	27.38%	47.75%	-5.91%	\$ 351,117	-5.13%

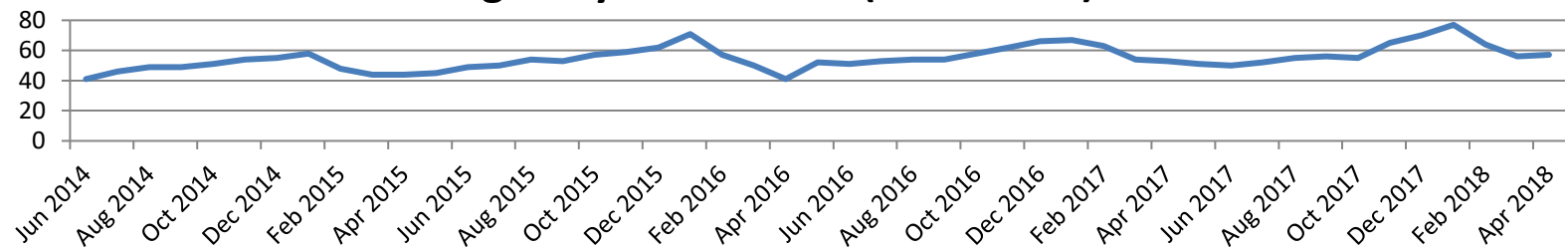
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



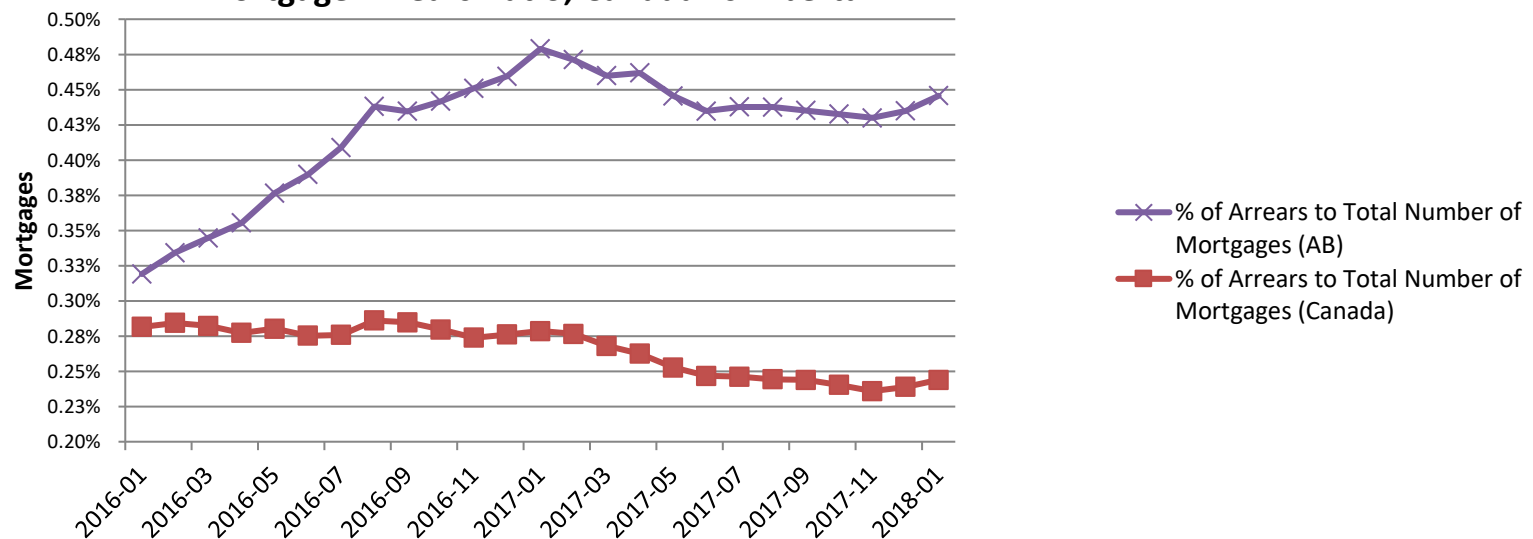
- Alberta Economic Indicators -

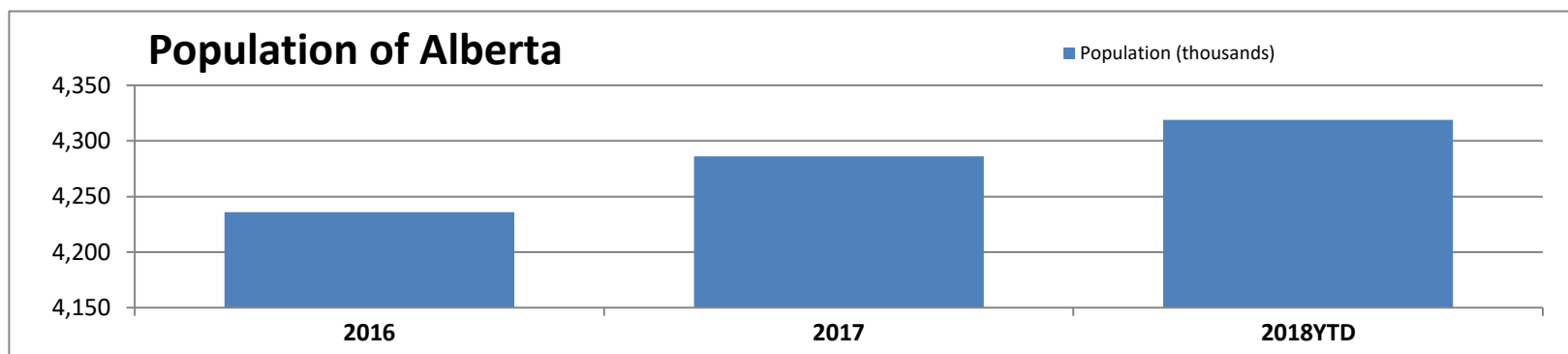
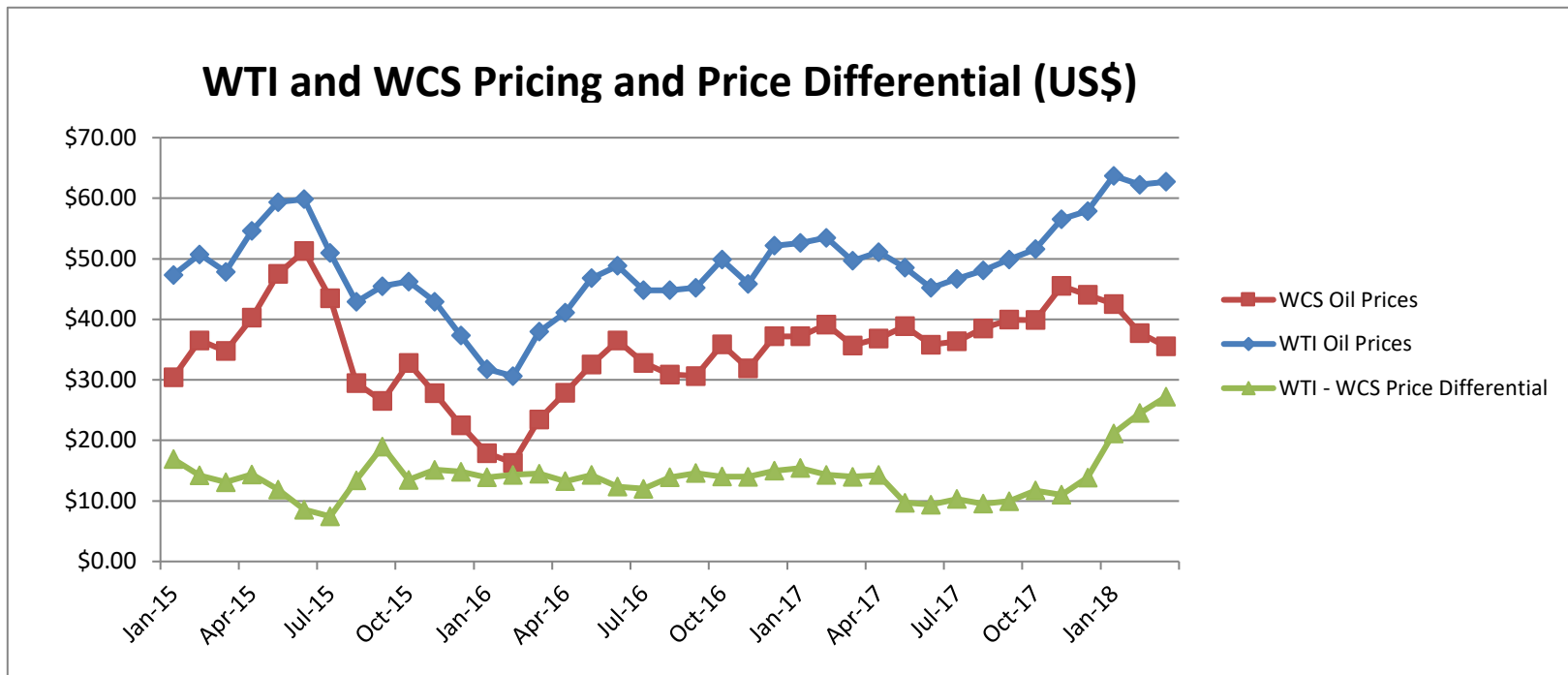
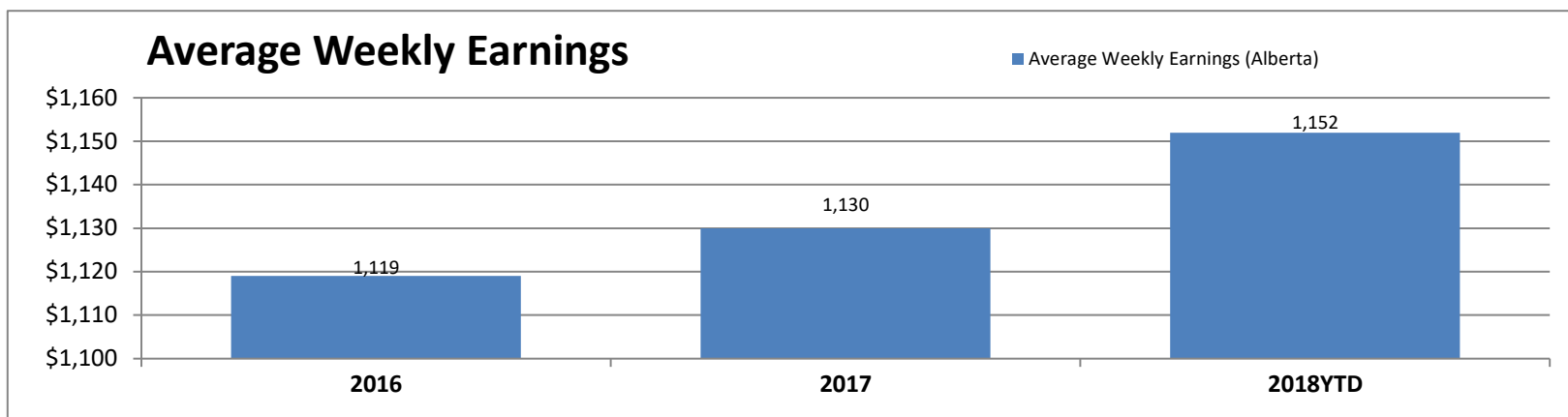
*the following information is based on current available data from: <http://economicdashboard.albertacanada.com/>, www.statcan.gc.ca/dai-quo/ and RBC Economic Outlook, <http://www.cba.ca/en/component/content/publication/69-statistics>, <http://www.atb.com/SiteCollectionDocuments>

Real GDP Growth		2018f	2019f
Alberta		2.20%	2.00%
Canada		1.90%	1.60%
		TOTAL	Y/Y%
Unemployment Rate	in Alberta	6.70%	1.60%
Apr-18	in Canada	5.80%	-9.38%
Retail Trade (mill. \$'s)	in Alberta	6,749	7.95%
Sep-17	in Canada	49,061	9.55%
Total Mortgages	in Alberta	584,115	2.70%
Jan-18	in Canada	4,773,030	1.28%

	TOTAL	Y/Y%
Net Migration to AB Dec-17	5,599	92.01%
Housing Starts (SAAR*, 000's) Apr-18	29.70	-5.20%
Avg. Weekly Earnings Feb-18	in Alberta \$1,174.70 in Canada \$1,004.42	4.61% 3.48%
Mortgages 90 Day Arrears Jan-18	in Alberta 2,603 in Canada 11,641	-4.44% -11.31%

Mortgage Arrears Ratio; Canada vs Alberta





Resources

<http://www.rbc.com/economics/economic-data/index.html>
<http://www.bankofcanada.ca/wp-content/uploads/2014/12/fsr-december2014.pdf>
<http://economicdashboard.albertacanada.com/>
<http://www.creb.com/>
<http://www.ereb.com/REALTORSAssociationOfEdmonton.html>
<http://www.capp.ca/Pages/default.aspx>
http://homepriceindex.ca/hpi_tool_en.html
<http://www.cba.ca/en/component/content/publication/69-statistics>
<http://www.finance.alberta.ca/aboutalberta/>
<http://www.statcan.gc.ca/dai-quo/>
<http://www.housepriceindex.ca/default.aspx?langue=EN>

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

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