

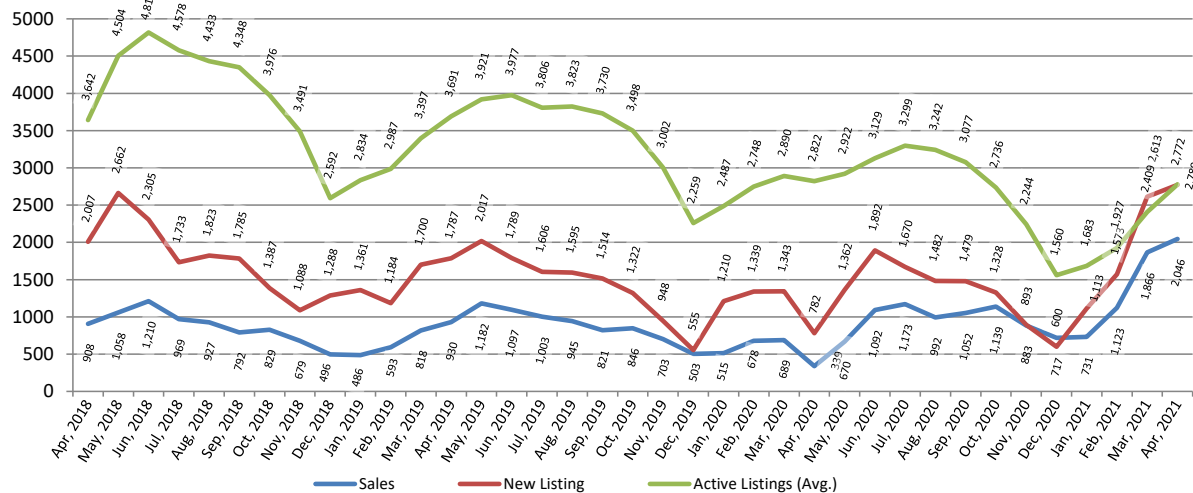
## Real Estate and Economic Report

### - Calgary Real Estate Market -

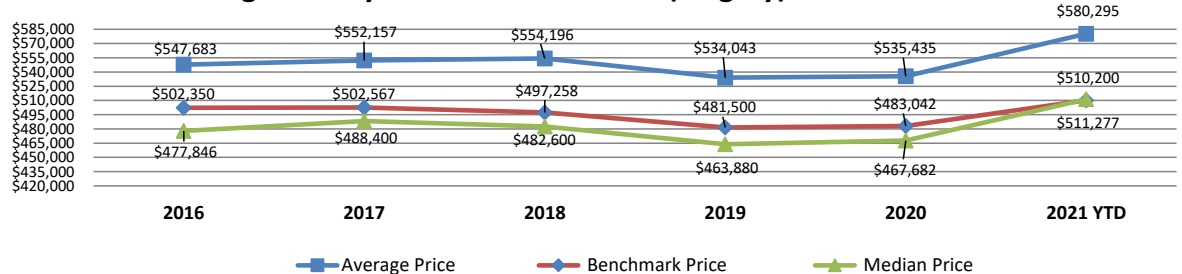
**REPORTING PERIOD:** from the 1st of April, 2021 to the last day of April, 2021

	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%
<b>CREB Economic Region</b>	3,209	302.13%	4,395	129.14%	73.01%	75.49%	8,058	-1.74%	\$ 452,339	10.22%
<b>Single Family Detached</b>	2,046	503.54%	2,772	254.48%	73.81%	70.26%	2,780	-1.49%	\$ 529,100	10.99%
<b>Apartment</b>	440	363.16%	837	224.42%	52.57%	42.77%	1,810	32.80%	\$ 251,900	3.58%
<b>Semi-Detached</b>	299	398.33%	433	159.28%	69.05%	92.19%	536	-11.84%	\$ 418,000	8.07%
<b>Row</b>	424	450.65%	628	188.07%	67.52%	91.17%	944	10.80%	\$ 293,400	5.69%
<b>YEAR TO DATE (2021): from January 1st, 2021 to the last day of April, 2021</b>										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	11,366	125.34%	16,916	45.11%	66.27%	54.03%	6,872	-14.76%	\$ 439,470	6.90%
<b>Single Family Detached</b>	5,766	159.61%	8,071	72.68%	70.57%	50.28%	2,200	-19.62%	\$ 510,200	6.71%
<b>Apartment</b>	1,283	91.78%	2,830	52.07%	44.53%	22.09%	1,562	11.24%	\$ 248,350	1.75%
<b>Semi-Detached</b>	890	123.62%	1,281	40.92%	69.52%	61.64%	421	-30.41%	\$ 401,250	3.75%
<b>Row</b>	1,217	140.51%	2,019	58.60%	58.23%	48.46%	828	-1.69%	\$ 286,950	2.56%

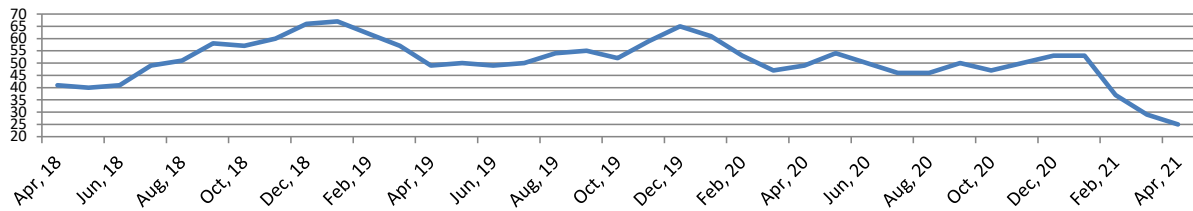
### Single Family Home Comparisons (Calgary)



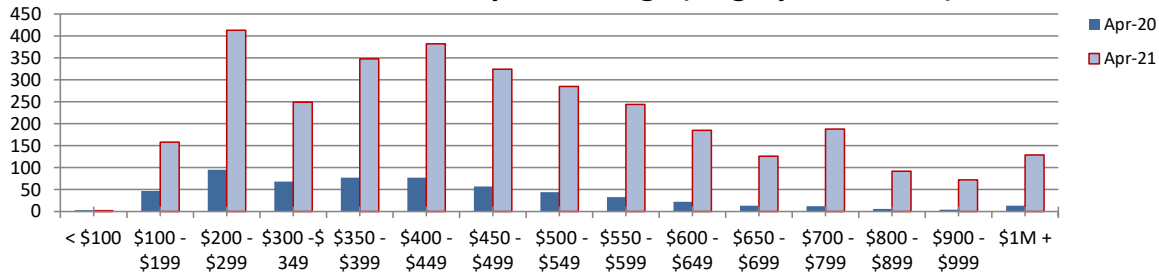
### Single Family Home Annual Prices (Calgary)



### Single Family Home Average Days on Market (Calgary)



### Number of Sales by Price Range (Calgary Total Sales)



## - Edmonton Real Estate Market -

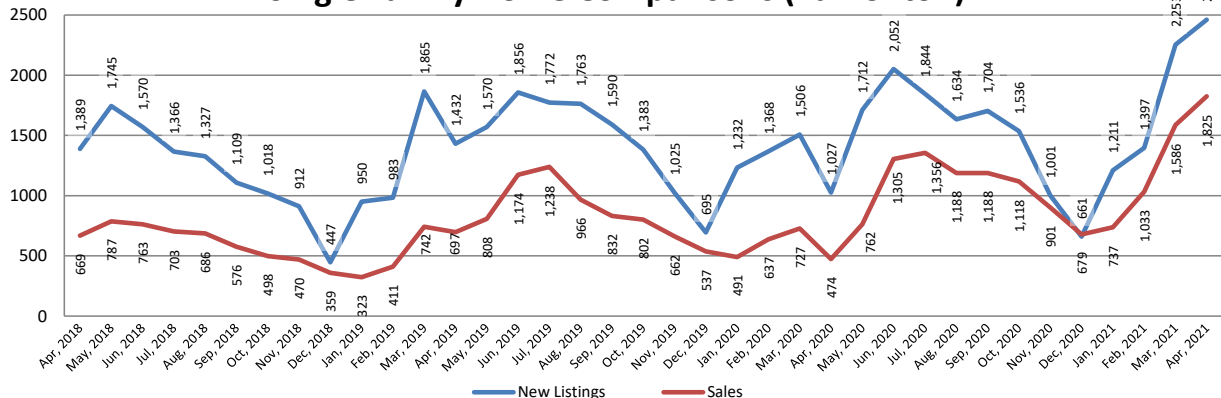
REPORTING PERIOD: from the 1st of April, 2021 to the last day of April, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	2,868	284.45%	4,408	140.09%	65.00%	59.97%	\$ 389,773	10.20%
<b>Single Family Detached</b>	1,825	285.02%	2,461	139.63%	74.00%	60.87%	\$ 458,444	8.76%
<b>Condominium</b>	625	276.51%	1,375	169.61%	45.00%	36.36%	\$ 228,741	2.50%
<b>Duplex/Rowhouse</b>	344	269.89%	464	113.82%	74.00%	72.09%	\$ 347,561	5.21%

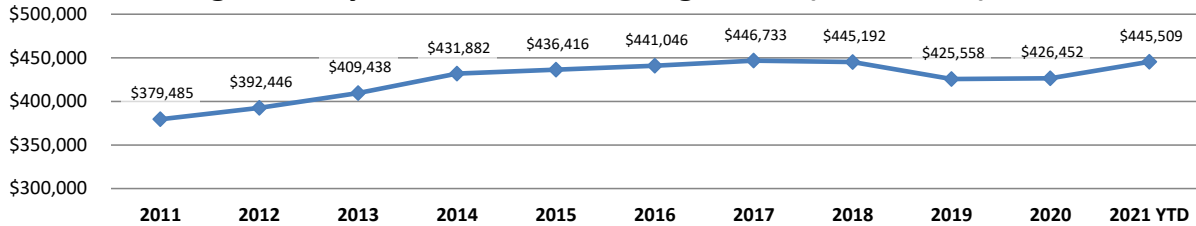
YEAR TO DATE (2021): from January 1st, 2021 to the last day of April, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	8,081	115.09%	13,517	46.96%	58.50%	43.68%	\$ 380,741	8.77%
<b>Single Family Detached</b>	5,181	122.46%	7,322	42.65%	69.75%	54.14%	\$ 445,509	7.66%
<b>Condominium</b>	1,740	89.54%	4,441	58.32%	38.25%	16.79%	\$ 226,529	5.51%
<b>Duplex/Rowhouse</b>	962	126.89%	1,389	44.24%	68.25%	55.11%	\$ 345,817	6.04%

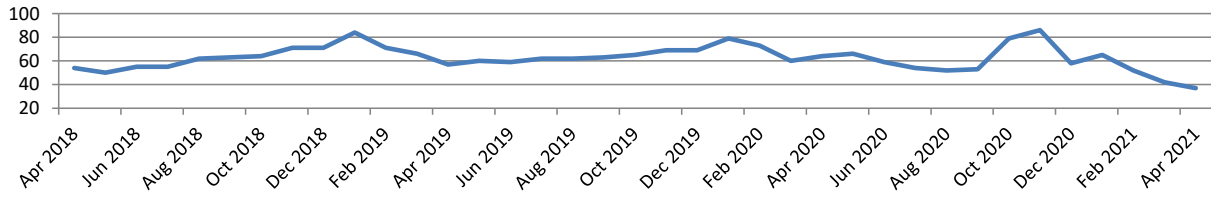
### Single Family Home Comparisons (Edmonton)



## Single Family Home Annual Average Price (Edmonton)



## Average Days on Market (Edmonton)



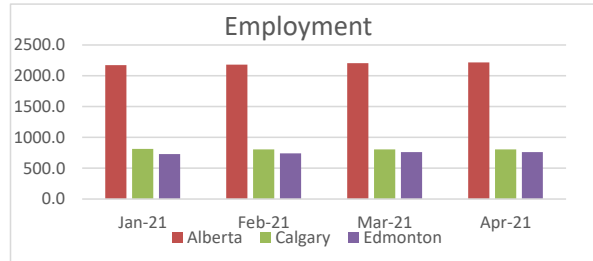
## - Alberta Economic Indicators -

Real GDP Growth as of March 2021		2021f	2022f
Alberta		5.70%	4.70%
Canada		6.30%	4.10%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,444	9.22%
Feb-21	in Canada	55,082	5.40%
Total Mortgages	in Alberta	592,231	1.34%
Feb-21	in Canada	4,910,410	2.05%
Mortgages 90 Day Arrears	in Alberta	3,152	4.06%
Feb-21	in Canada	11,328	-0.24%

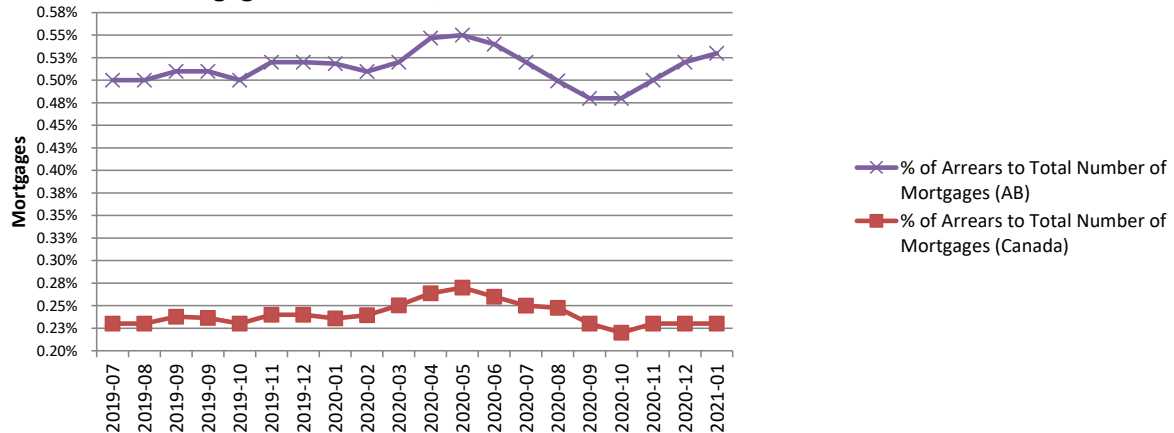
		TOTAL	Y/Y%
Net Migration to AB	Q4, 2020	4,418	-63.23%
Net Interprovincial Migration	Q4, 2020	-1,293	-157.42%
Housing Starts (SAAR*, '000's)	Mar-21	28.84	-12.20%
Avg. Weekly Earnings	in Alberta	\$1,253.11	5.02%
Feb-21	in Canada	\$1,145.22	8.95%
Unemployment Rate	in Alberta	9.00%	-32.84%
Apr-21	in Canada	8.10%	-37.69%

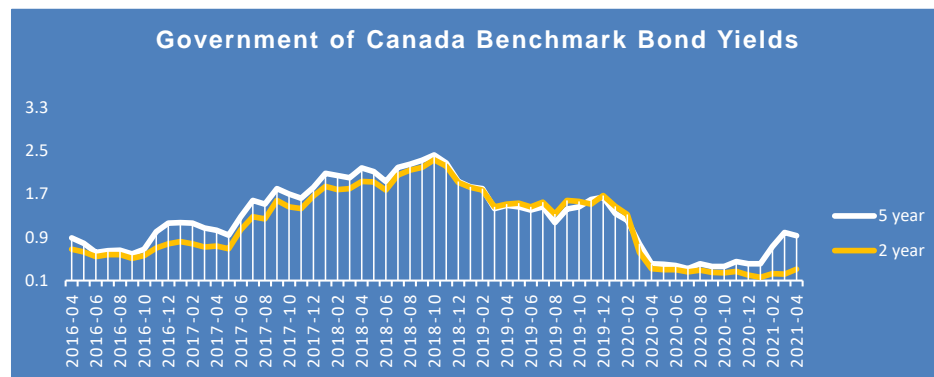
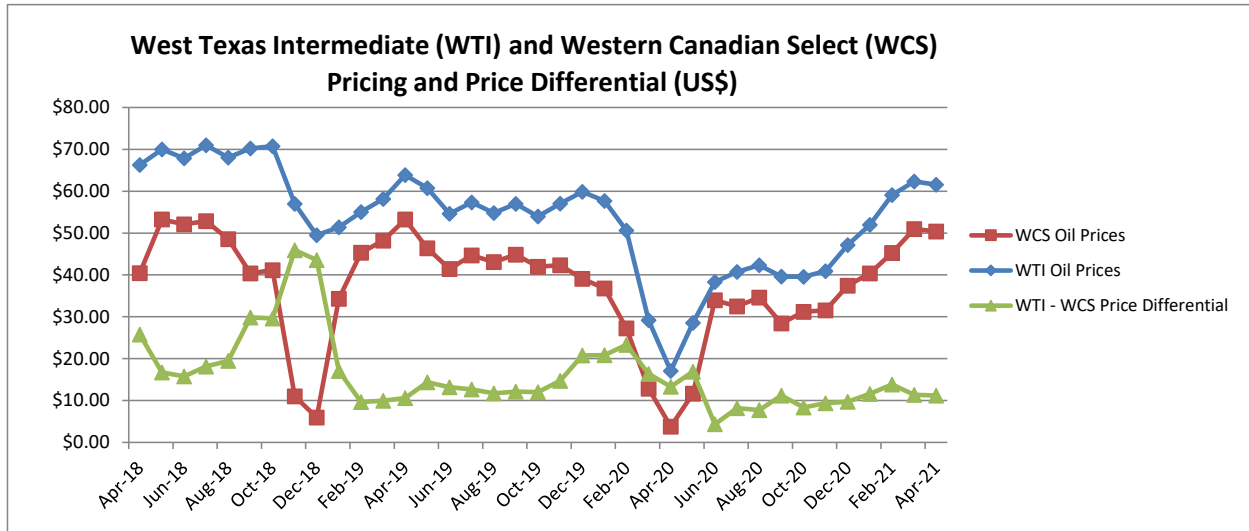
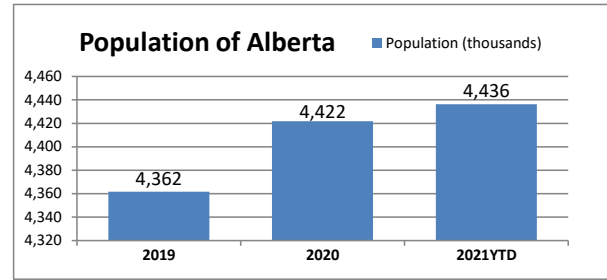
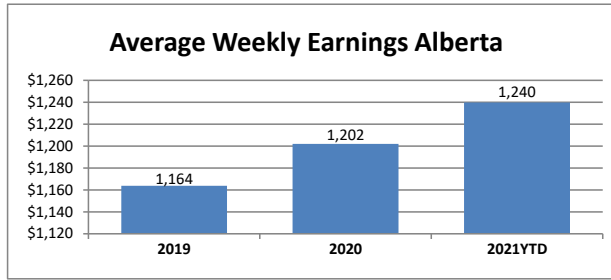
Employment, Seasonally Adjusted (thousands)	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
Canada	18,502	18,431	18,429	18,546	18,662
Alberta	2,174	2,172	2,180	2,205	2,219
Calgary	821	813	806	805	806
Edmonton	723	731	743	761	762

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



## Mortgage Arrears Ratio; Canada vs Alberta





#### Resources

<http://economicdashboard.alberta.ca>  
<https://royal-bank-of-canada-2124.docs.contently.com/v/vaccine-progress-brightens-outlook-for-provincial-economies-pdf>  
<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>  
<https://www.bankofcanada.ca/rates/interest-rates/canadian-bonds>  
[Statistics Canada - Labour Force Characteristics by CMA](#)

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

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

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