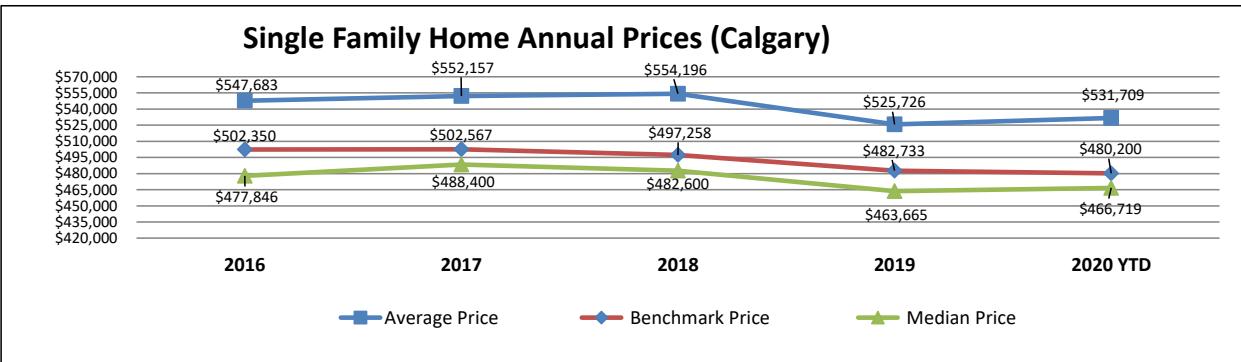
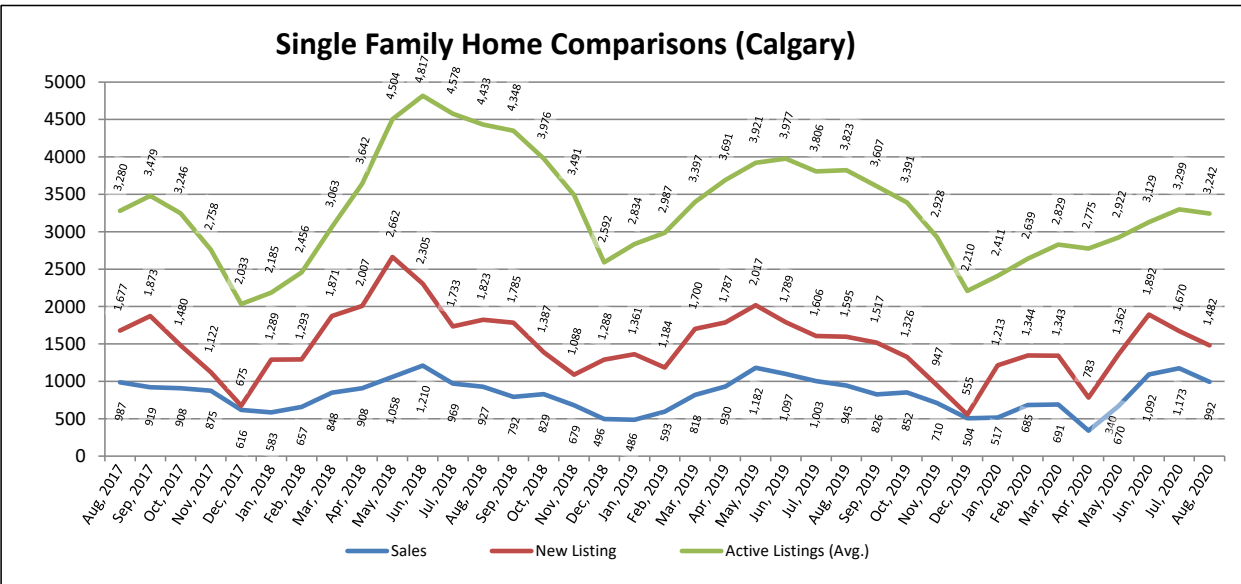


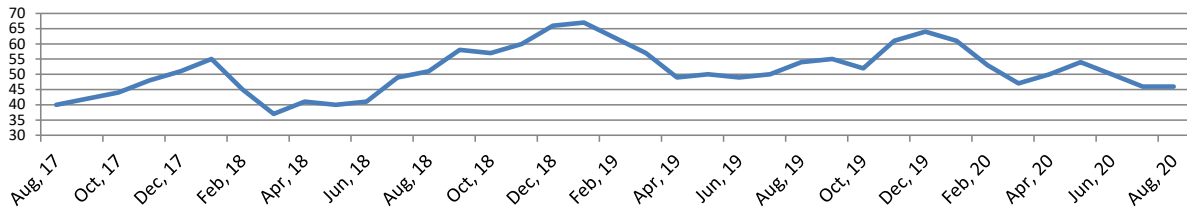
Real Estate and Economic Report

- Calgary Real Estate Market -

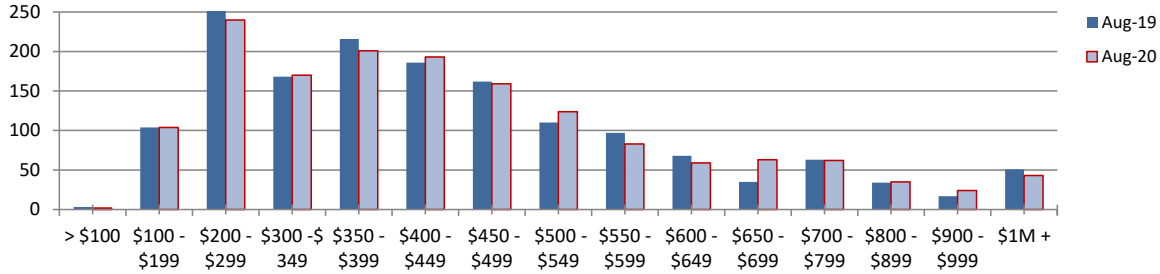
REPORTING PERIOD: from the 1st of August, 2020 to the last day of August, 2020										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	2,257	9.62%	3,415	-8.76%	66.09%	20.14%	9,445	-10.41%	\$ 414,200	-1.50%
Single Family Detached	992	4.97%	1,482	-7.08%	66.94%	12.98%	3,242	-15.20%	\$ 488,100	0.85%
Apartment	224	-20.00%	497	-11.88%	45.07%	-9.22%	1,666	-1.07%	\$ 247,100	0.00%
Attached	357	0.28%	573	-9.34%	62.30%	10.61%	1,562	-6.02%	\$ 308,000	-3.33%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of August, 2020										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	13,713	-9.06%	26,858	-12.34%	49.95%	2.47%	8,629	-14.43%	\$ 410,088	-1.30%
Single Family Detached	6,160	-12.67%	11,089	-14.96%	54.07%	1.19%	2,906	-18.25%	\$ 480,200	-0.40%
Apartment	1,517	-18.53%	4,130	-7.34%	36.90%	-11.34%	1,480	-3.83%	\$ 244,088	-2.33%
Attached	2,371	-10.97%	4,825	-11.55%	48.14%	-1.41%	1,496	-12.44%	\$ 308,150	-2.50%



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

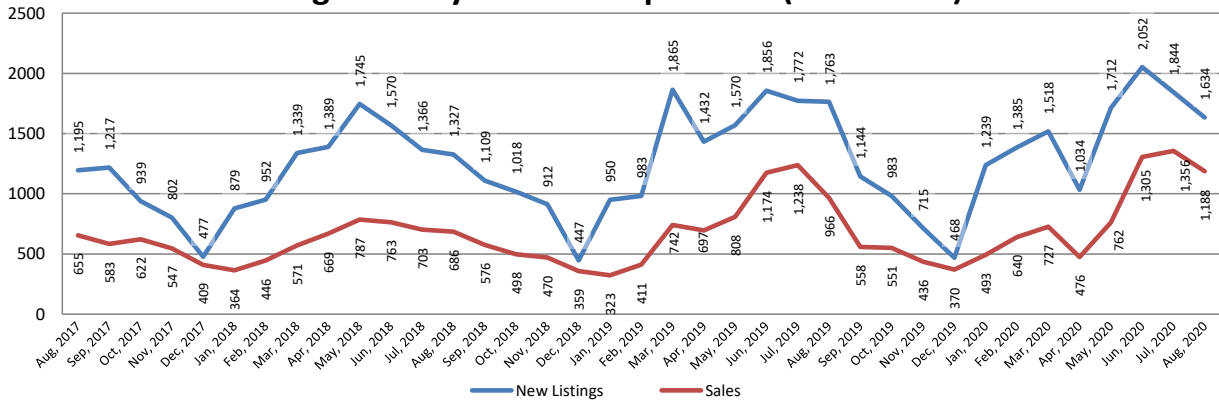
REPORTING PERIOD: from the 1st of August, 2020 to the last day of August, 2020

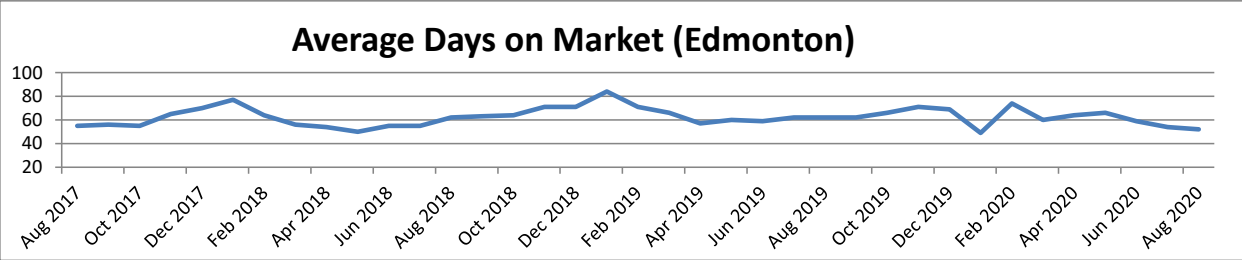
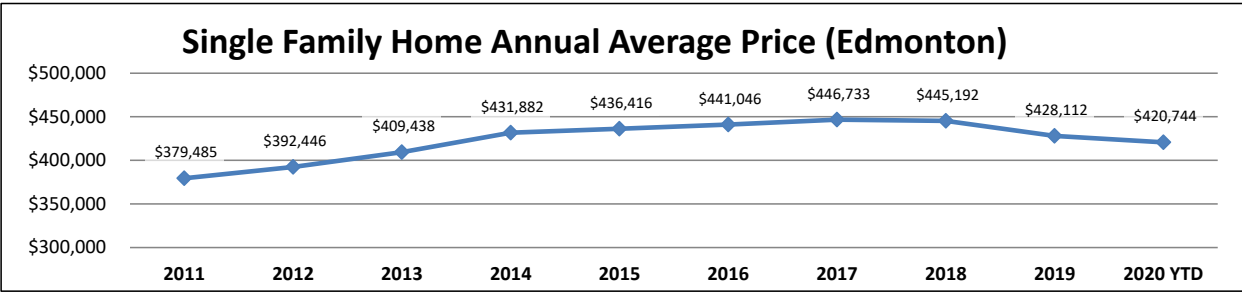
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,881	20.11%	2,864	-3.96%	65.68%	25.06%	\$ 374,409	1.86%
Single Family Detached	1,188	22.98%	1,634	-7.32%	73.00%	32.73%	\$ 439,605	-0.76%
Condominium	408	-0.97%	850	1.07%	48.00%	-2.04%	\$ 229,172	-2.23%
Duplex/Rowhouse	240	57.89%	299	11.15%	80.00%	40.35%	\$ 342,169	-3.48%

YEAR TO DATE (2020): from January 1st, 2020 to the last day of August, 2020

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
	Total Residential	11,027	7.20%	21,906	4.14%	48.88%	2.71%	\$ 357,216
Single Family Detached	6,947	9.25%	12,418	1.86%	54.50%	8.55%	\$ 420,744	-1.94%
Condominium	2,504	-6.95%	6,565	4.46%	37.25%	-11.83%	\$ 217,252	-3.16%
Duplex/Rowhouse	1,336	28.96%	2,304	18.09%	56.00%	7.43%	\$ 329,090	-2.52%

Single Family Home Comparisons (Edmonton)





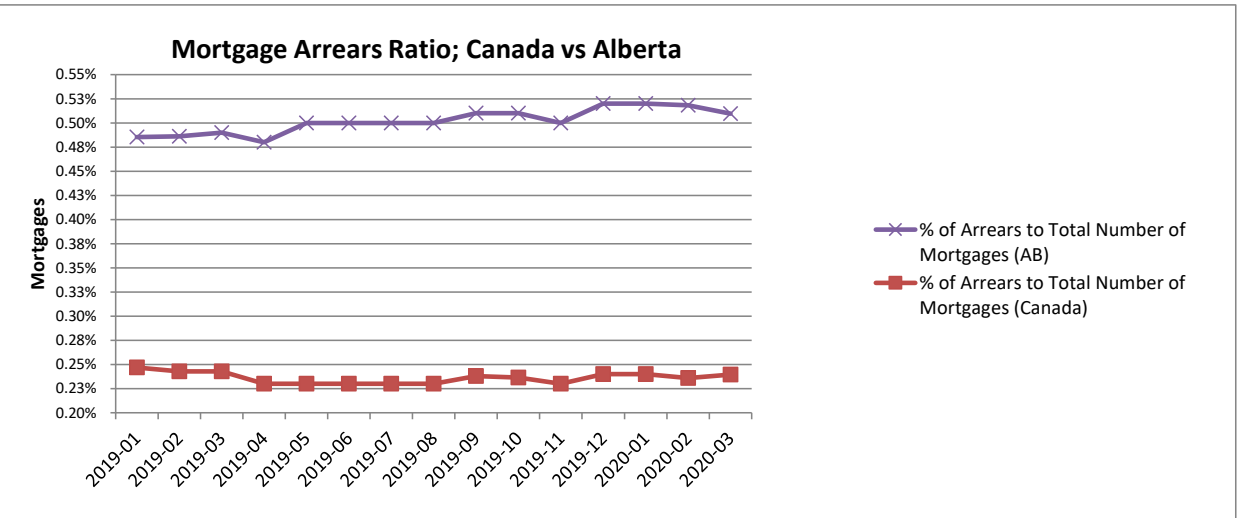
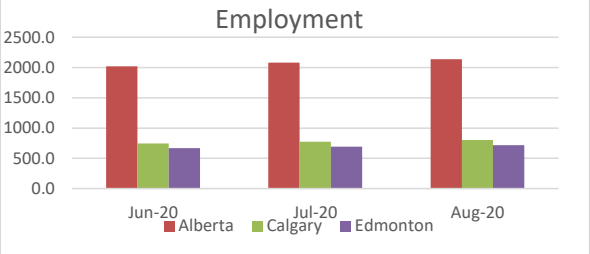
- Alberta Economic Indicators -

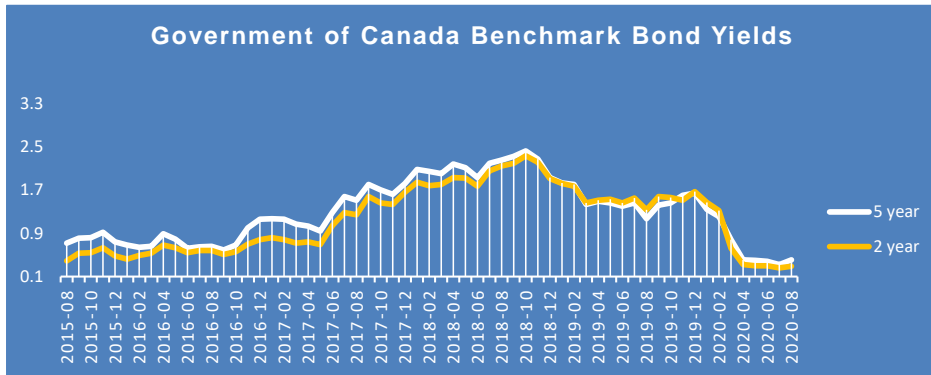
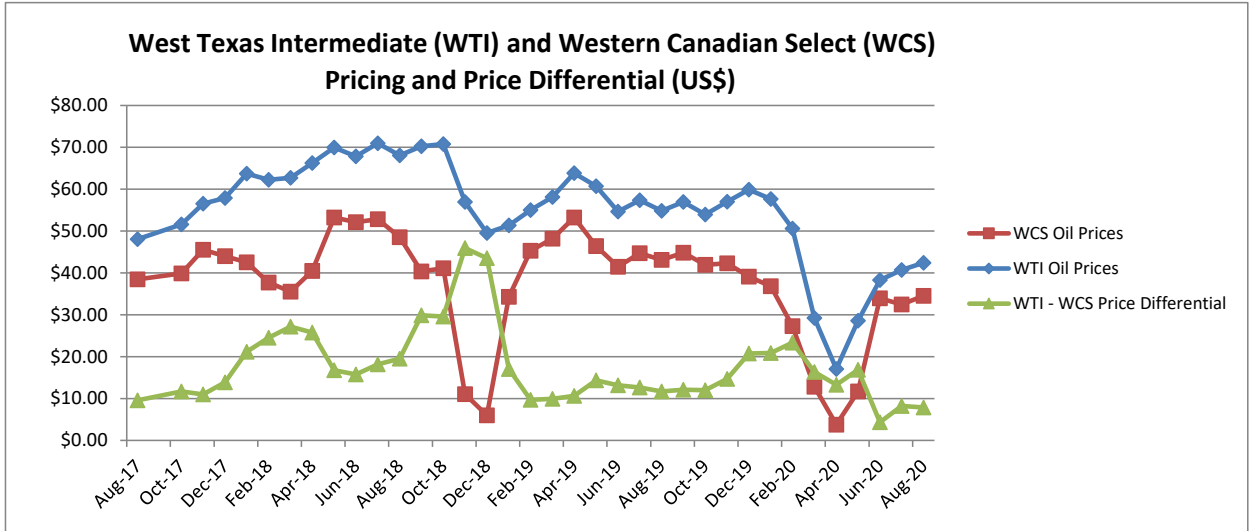
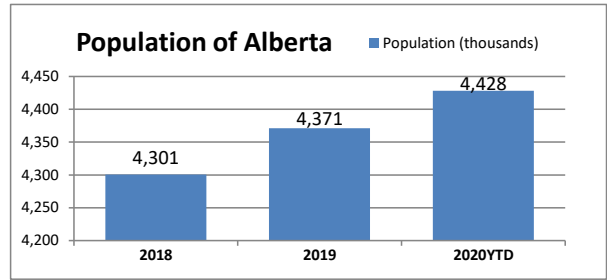
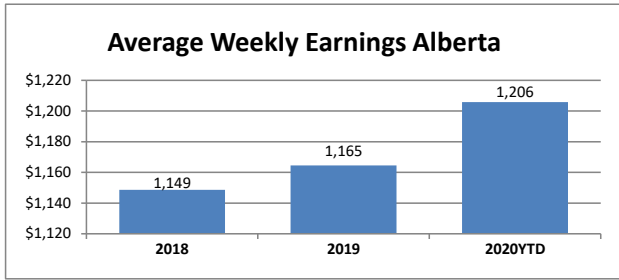
Real GDP Growth as of Sept 2020		2020f	2021f
Alberta		-8.70%	4.80%
Canada		-6.00%	4.90%
		TOTAL	Y/Yf
Retail Trade (mill. \$'s)	in Alberta	6,997	3.65%
	in Canada	52,961	3.25%
Total Mortgages	in Alberta	584,965	1.01%
	in Canada	4,819,055	1.29%
Mortgages 90 Day Arrears	in Alberta	2,981	4.74%
	in Canada	11,542	1.02%

		TOTAL	Y/Y%
Net Migration to AB	Q1, 2020	9,326	-10.96%
Net Interprovincial Migration	Q1, 2020	3,123	-8.90%
Housing Starts (SAAR*, 000's)	Jul-20	22.66	-22.29%
Avg. Weekly Earnings	in Alberta	\$1,216.23	3.98%
	in Canada	\$1,119.77	8.73%
Unemployment Rate	in Alberta	11.80%	63.89%
	in Canada	10.20%	78.95%

Employment, Seasonally Adjusted (thousands)	Apr-20				
	Apr-20	May-20	Jun-20	Jul-20	Aug-20
Canada	17,851	16,946	16,696	17,249	17,788
Alberta	2,171	2,060	2,018	2,081	2,137
Calgary	792	759	744	774	801
Edmonton	724	675	667	692	717

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





Resources

- <http://economicdashboard.alberta.ca>
- <https://royal-bank-of-canada-2124.docs.contently.com/v/provincial-outlook-update-march-2020>
- <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://www150.statcan.gc.ca/n1/pub/26-669-x/2019001/article/00001-eng.htm)
- <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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