

Real Estate and Economic Report

- Calgary Real Estate Market -

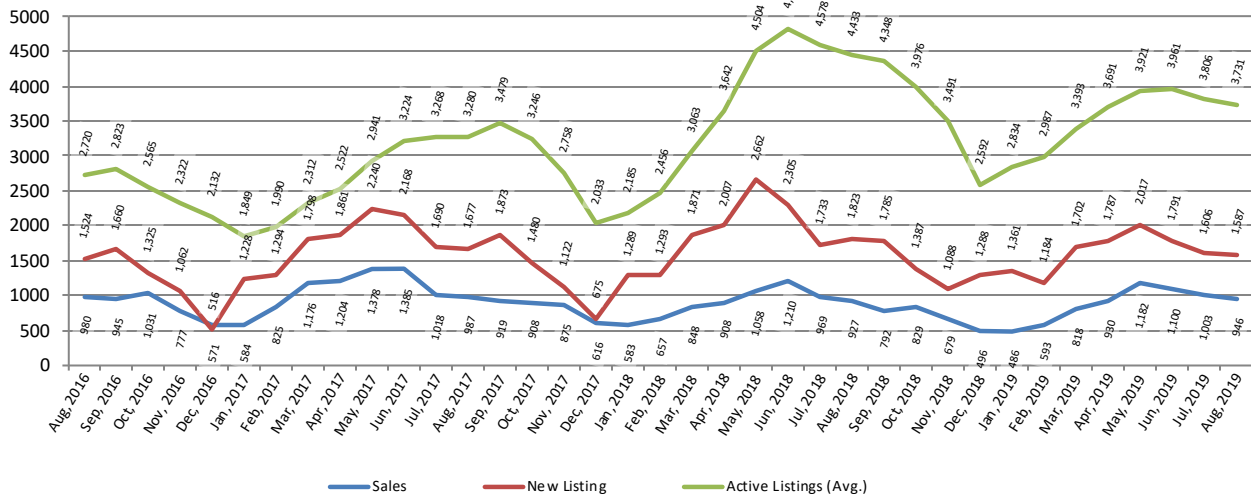
REPORTING PERIOD: from the 1st of August, 2019 to the last day of August, 2019

	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	2,059	3.88%	3,743	-7.47%	55.01%	12.27%	10,543	-10.89%	\$ 420,500	-1.48%
City of Calgary Detached	946	2.05%	1,587	-12.95%	59.61%	17.23%	3,731	-15.84%	\$ 488,400	-1.73%
City of Calgary Apartment	282	16.05%	565	3.48%	49.91%	12.15%	1,651	-0.90%	\$ 250,600	-2.91%
City of Calgary Attached	356	11.25%	632	-8.54%	56.33%	21.64%	1,662	-17.80%	\$ 318,600	-2.72%

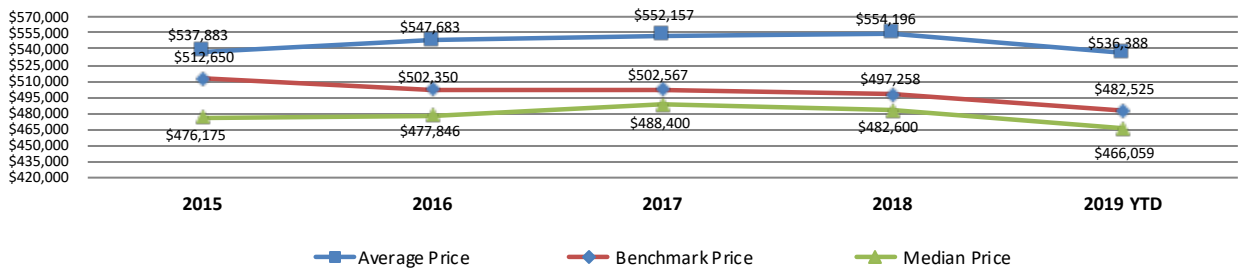
YEAR TO DATE (2019): from January 1st, 2019 to the last day of August, 2019

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
	CREB Economic Region	15,080	-0.05%	30,638	-11.00%	48.74%	10.72%	10,084	-3.28%	\$ 406,634
City of Calgary Detached	7,058	-1.42%	13,035	-13.00%	53.50%	10.99%	3,541	-4.56%	\$ 482,525	-3.89%
City of Calgary Apartment	1,865	-1.48%	4,459	-12.64%	41.66%	11.46%	1,533	-9.07%	\$ 250,438	-2.72%
City of Calgary Attached	2,664	4.47%	5,454	-9.90%	48.86%	15.66%	1,707	-3.78%	\$ 315,850	-4.37%

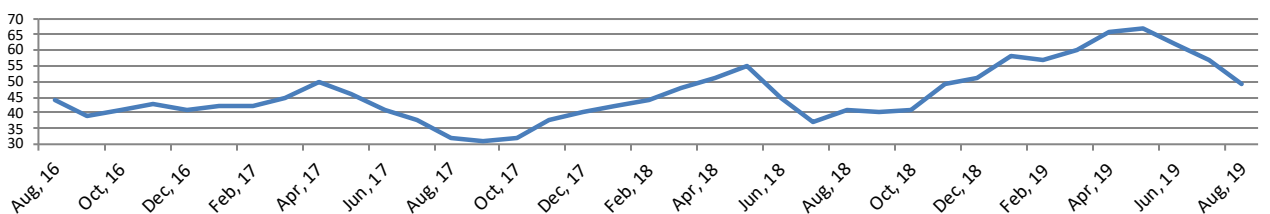
Single Family Home Comparisons (Calgary)



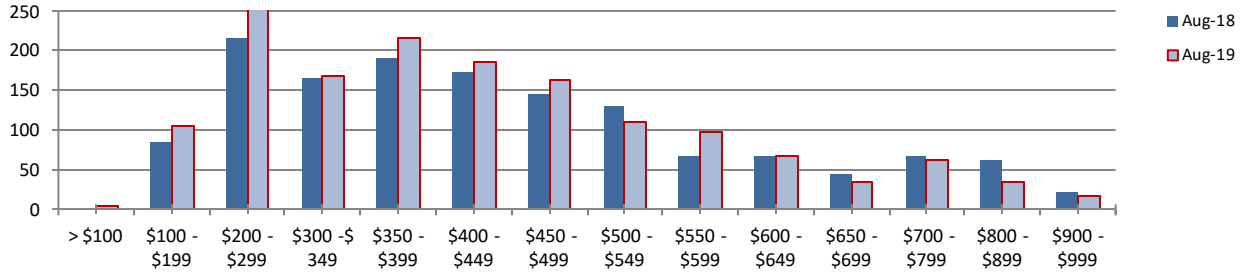
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

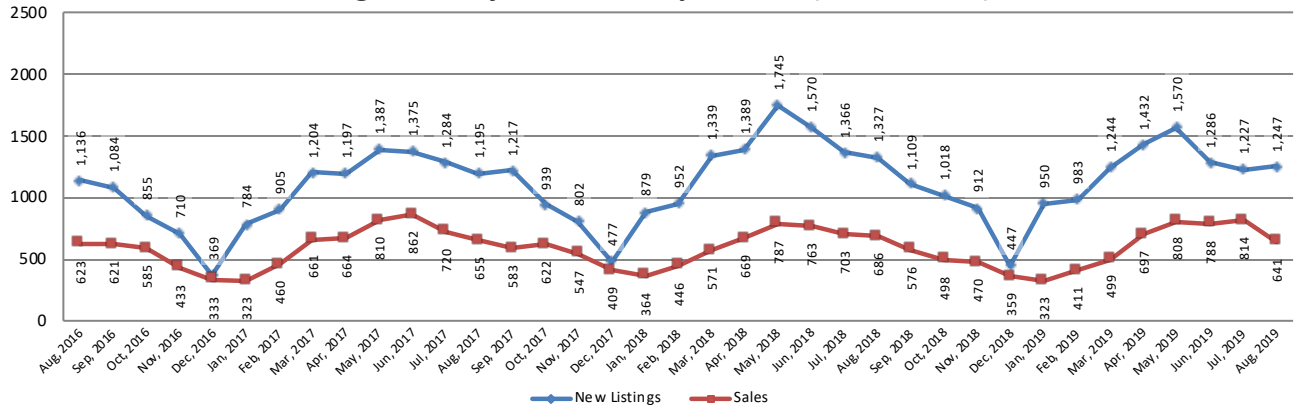
REPORTING PERIOD: from the 1st of August, 2019 to the last day of August, 2019

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,108	-4.32%	2,233	-5.54%	49.62%	1.30%	\$ 369,451	0.69%
Single Family Detached	641	-6.56%	1,247	-6.03%	51.00%	-1.92%	\$ 449,157	-3.04%
Condominium	342	-1.44%	717	-4.14%	48.00%	4.35%	\$ 230,015	-6.35%
Duplex/Rowhouse	111	3.74%	207	-10.00%	54.00%	14.89%	\$ 364,326	6.80%

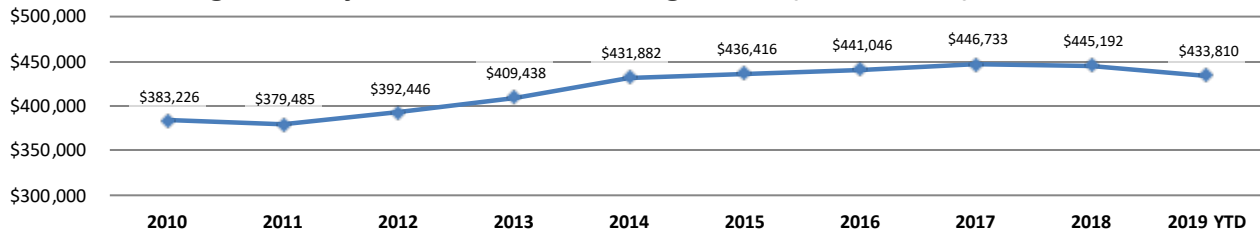
YEAR TO DATE (2019): from January 1st, 2019 to the last day of August, 2019

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	8,374	-1.77%	17,796	-9.91%	46.52%	8.21%	\$ 358,644	-3.74%
Single Family Detached	4,981	-0.16%	9,939	-5.94%	49.21%	4.67%	\$ 433,810	-3.33%
Condominium	2,422	-5.80%	5,776	-17.66%	41.63%	12.75%	\$ 222,127	-6.87%
Duplex/Rowhouse	836	0.24%	1,623	-5.91%	51.88%	6.83%	\$ 341,226	-3.36%

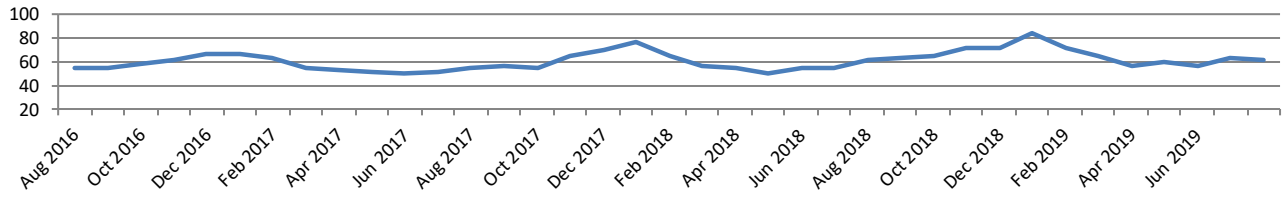
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



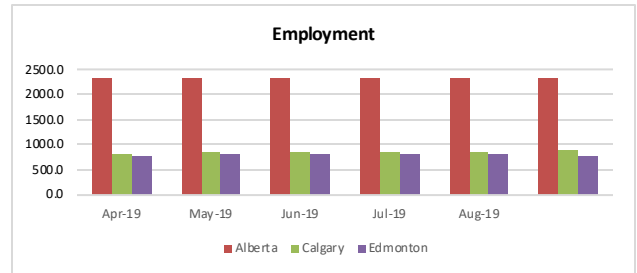
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	2.40%
Canada		1.40%	1.80%
TOTAL			Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,776	-1.76%
	in Canada	51,344	1.21%
Total Mortgages	in Alberta	579,092	-0.66%
	in Canada	4,760,458	-0.10%
Mortgages 90 Day Arrears	in Alberta	2,795	10.91%
	in Canada	11,043	-1.07%

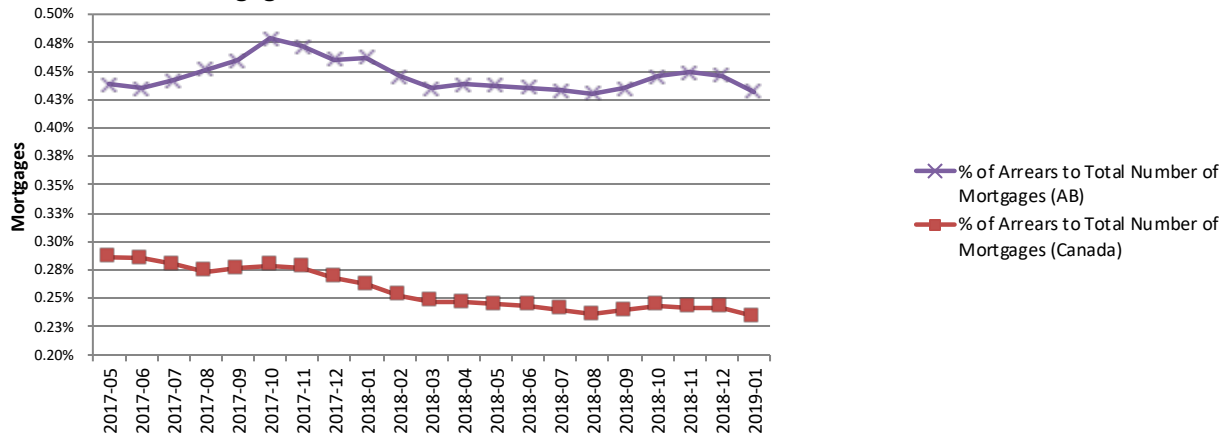
		TOTAL	Y/Y%
Net Migration to AB	Jan-19	10,474	39.97%
Net Interprovincial Migration		3,428	226.79%
Housing Starts (SAAR*, 000's)	Jul-19	28.78	-3.96%
Avg. Weekly Earnings	in Alberta	\$1,169.64	1.58%
	in Canada	\$1,029.85	2.41%
Unemployment Rate	in Alberta	7.20%	7.46%
	in Canada	5.70%	-5.00%

Employment, Seasonally Adjusted (thousands)	Apr-19	May-19	Jun-19	Jul-19	Aug-19
Canada	18,961	19,003	19,047	19,047	19,066
Alberta	2,336	2,342	2,352	2,350	2,349
Calgary	867	874	881	882	879
Edmonton	798	773	796	790	786

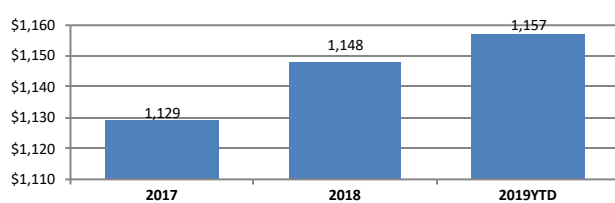
This chart data represents the number of persons employed during the specific month.



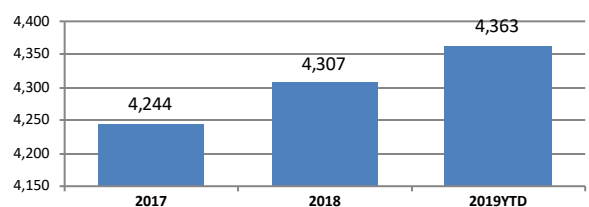
Mortgage Arrears Ratio; Canada vs Alberta



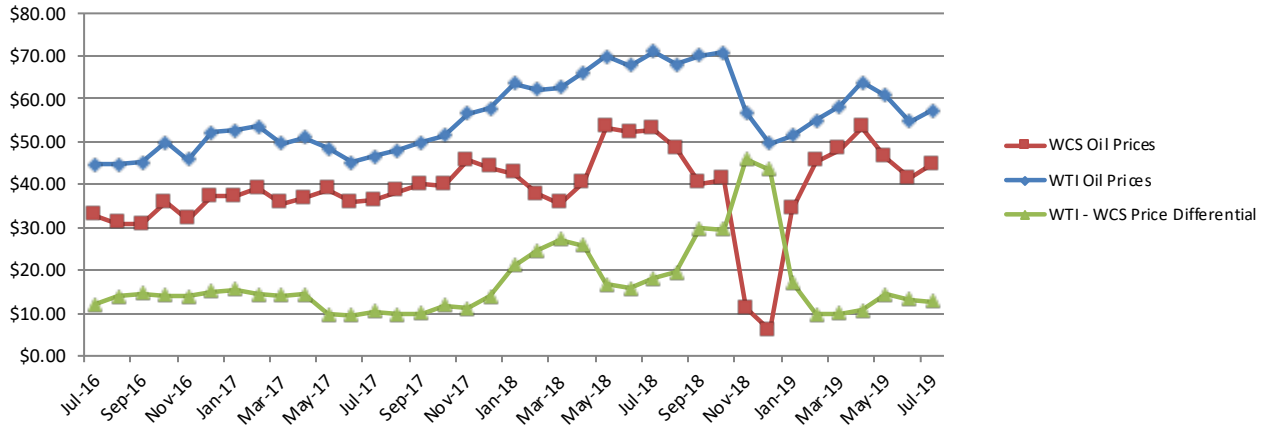
Average Weekly Earnings Alberta



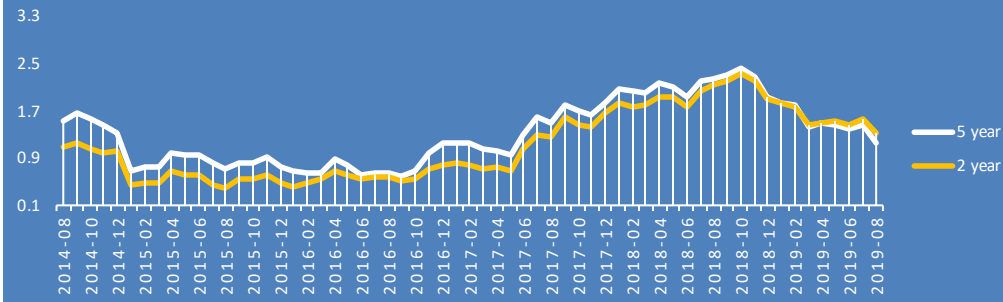
Population of Alberta



WTI and WCS Pricing and Price Differential (US\$)



Government of Canada Benchmark Bond Yields



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)
- <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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