

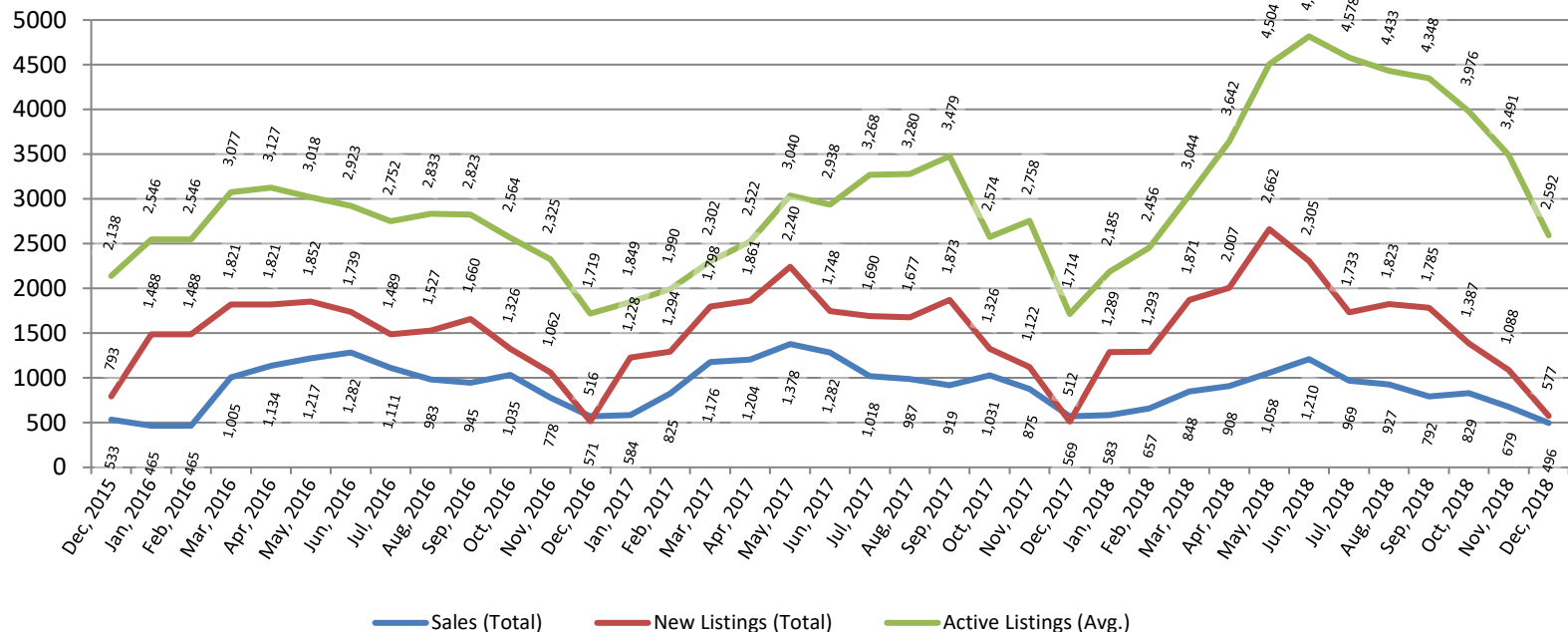
Real Estate and Economic Report

- Calgary Real Estate Market -

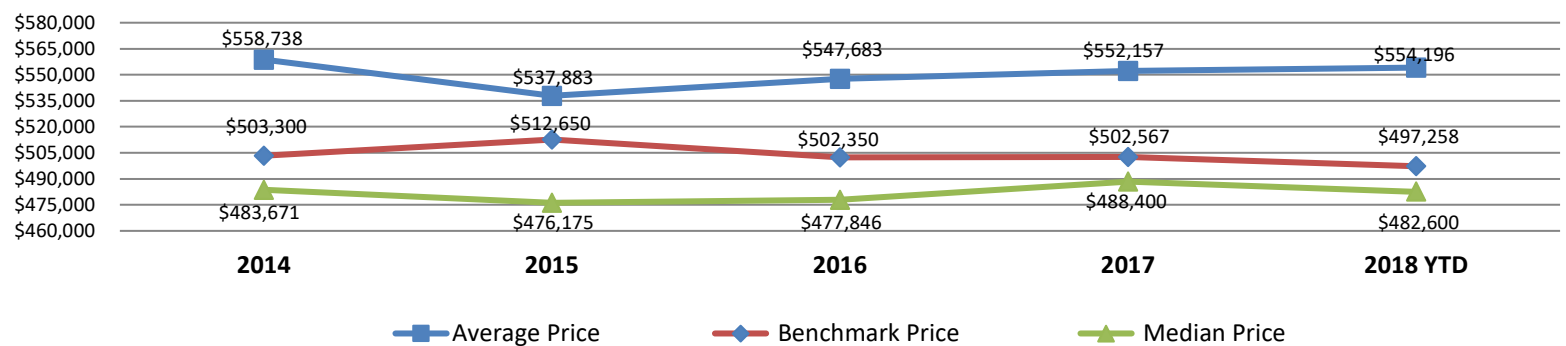
REPORTING PERIOD: from the 1st of December, 2018 to the last day of December, 2018

| | 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 | 993 | -24.43% | 1,415 | -12.17% | 70.18% | -13.96% | 7,443 | 13.30% | \$ 413,900 | -3.16% |
| Detached | 496 | -19.48% | 577 | -14.52% | 85.96% | -5.80% | 2,592 | 27.50% | \$ 481,400 | 4.65% |
| Apartment | 106 | -37.28% | 213 | -18.39% | 49.77% | -23.14% | 1,024 | -13.37% | \$ 251,500 | -2.41% |
| Attached | 192 | -13.12% | 257 | -10.14% | 74.71% | -3.32% | 1,288 | 17.20% | \$ 317,900 | -3.70% |
| <i>YEAR TO DATE (2018): from January 1st, 2018 to the last day of December, 2018</i> | | | | | | | | | | |
| | TOTAL | Y/Y% | TOTAL | Y/Y% | AVERAGE | Y/Y% | AVERAGE | Y/Y% | BENCHMARK | Y/Y% |
| CREB Economic Region | 20,633 | -14.94% | 44,932 | -0.16% | 48.25% | -12.65% | 9,960 | 16.54% | \$ 426,533 | -1.52% |
| Detached | 9,956 | -16.16% | 19,820 | 3.74% | 53.18% | -16.65% | 3,674 | 33.99% | \$ 497,258 | -1.06% |
| Apartment | 2,662 | -7.67% | 6,696 | -7.26% | 41.74% | 0.51% | 1,580 | -1.20% | \$ 256,517 | -3.38% |
| Attached | 3,544 | -15.56% | 8,113 | 4.08% | 45.81% | -16.75% | 1,751 | 28.25% | \$ 327,450 | -1.59% |

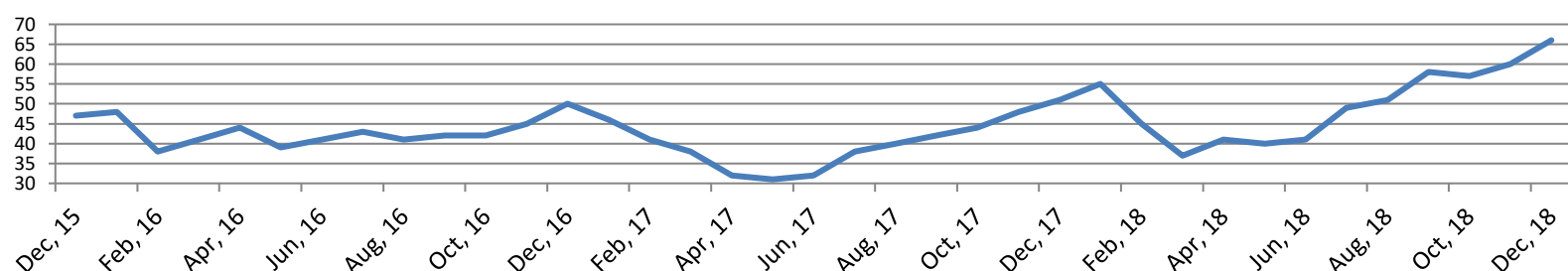
Single Family Home Comparisons (Calgary)

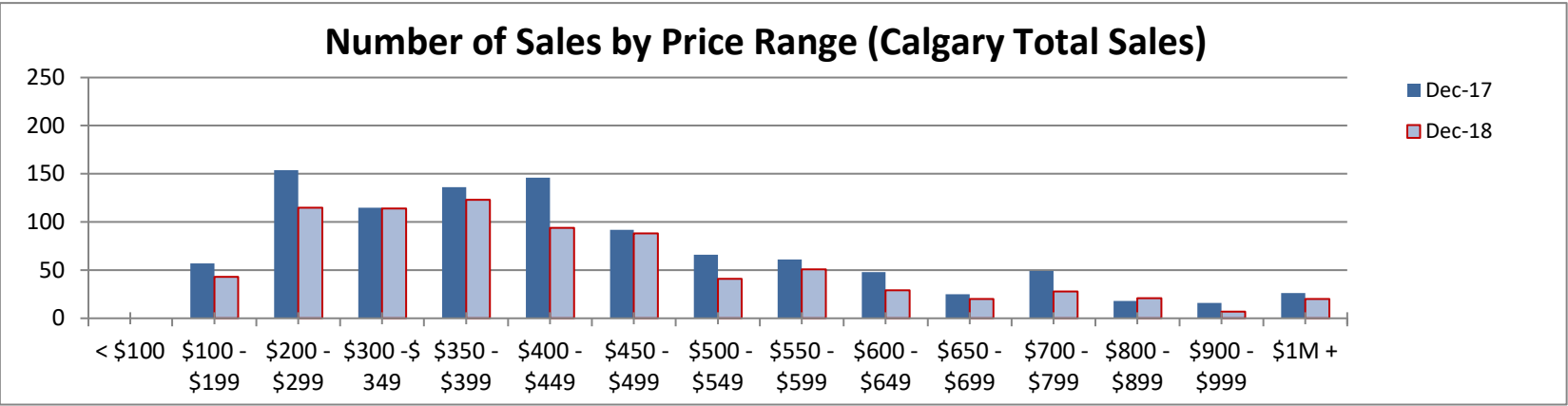


Single Family Home Annual Prices (Calgary)

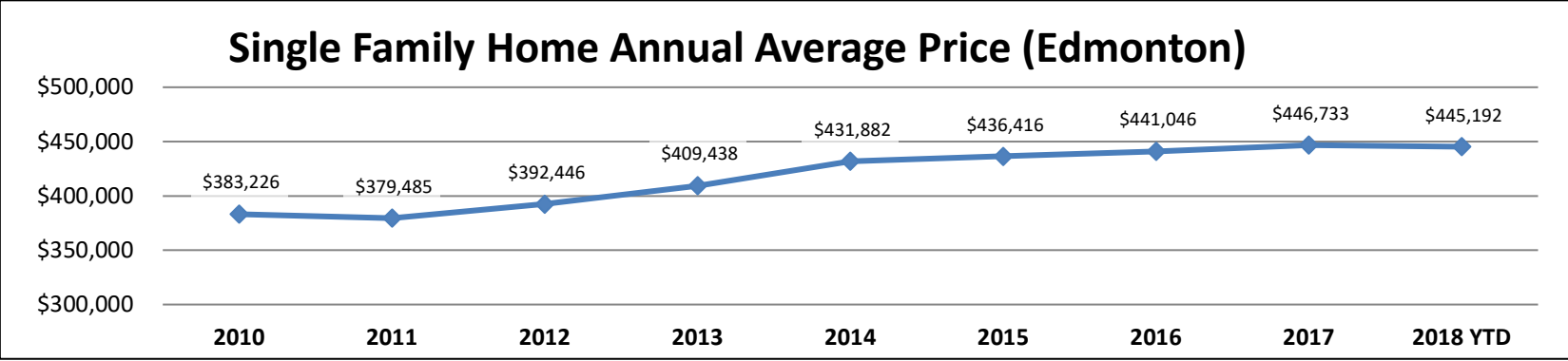
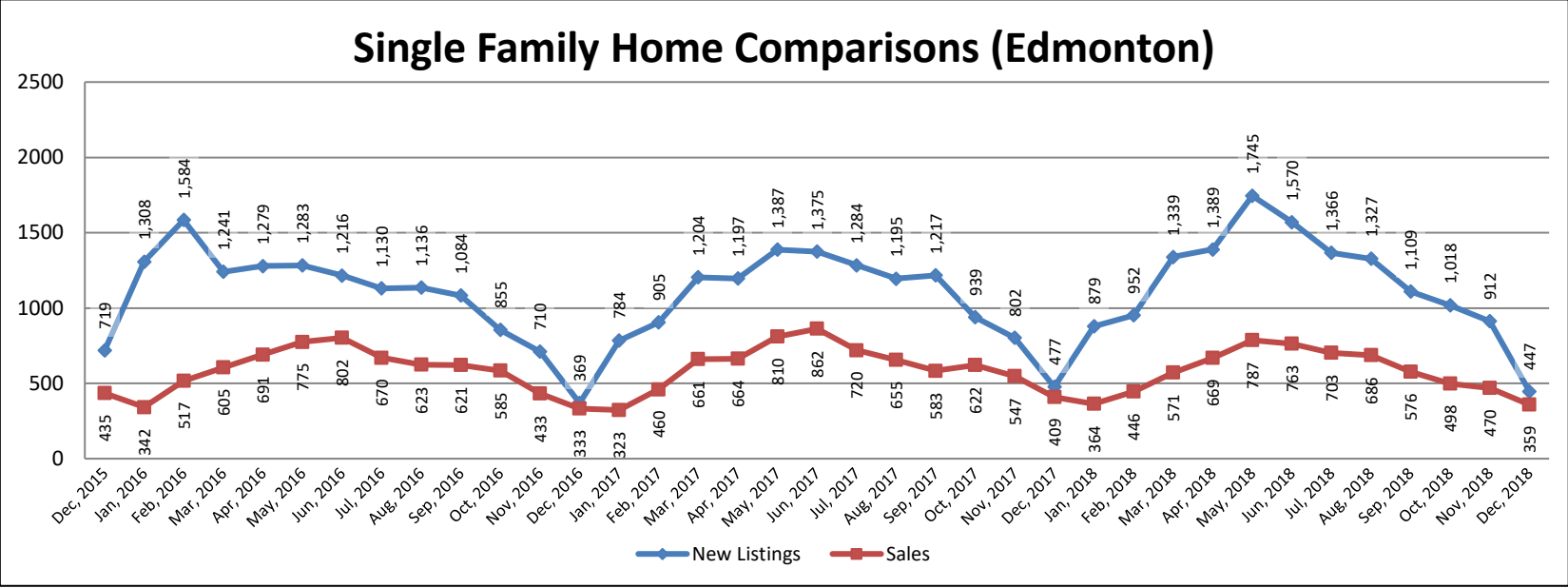


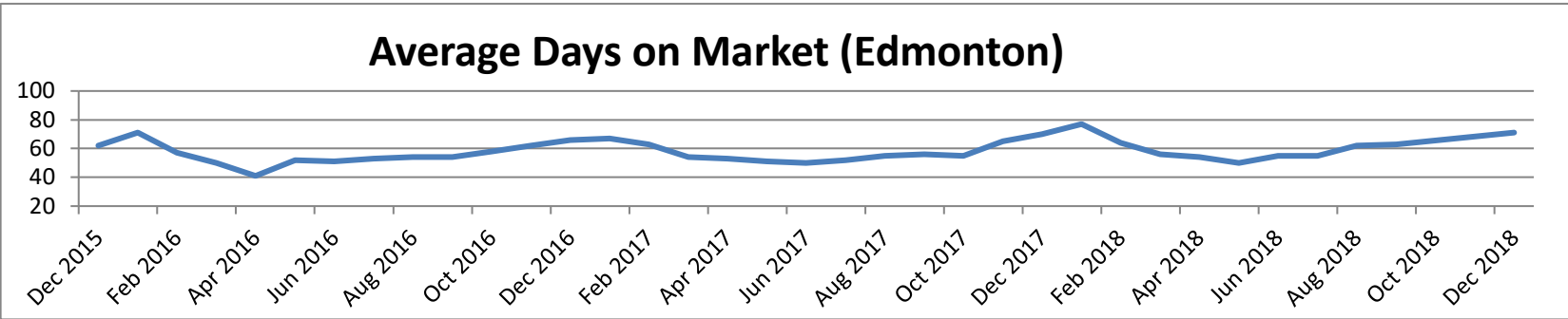
Single Family Home Average Days on Market (Calgary)





| - Edmonton Real Estate Market - | | | | | | | | |
|--|--------|---------|--------------|---------|-----------------------------|---------|---------------|---------|
| REPORTING PERIOD: from the 1st of December, 2018 to the last day of December, 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 | 568 | -18.97% | 898 | -6.56% | 63.25% | -13.29% | \$ 367,441 | 2.70% |
| Single Family Detached | 359 | -12.22% | 447 | -6.29% | 80.00% | -6.98% | \$ 440,390 | -0.69% |
| Condominium | 152 | -29.30% | 354 | -4.84% | 43.00% | -25.86% | \$ 202,958 | -15.08% |
| Duplex/Rowhouse | 51 | -20.31% | 69 | -27.37% | 74.00% | 10.45% | \$ 357,792 | 1.55% |
| YEAR TO DATE (2018): from January 1st, 2018 to the last day of December, 2018 | | | | | | | | |
| | TOTAL | Y/Y% | TOTAL | Y/Y% | AVERAGE | Y/Y% | AVERAGE | Y/Y% |
| Total Residential | 11,678 | -5.06% | 26,043 | 6.95% | 45.95% | -11.48% | \$ 370,473 | -2.45% |
| Single Family Detached | 6,892 | -5.80% | 14,053 | 10.08% | 50.76% | -13.21% | \$ 445,192 | -0.35% |
| Condominium | 3,471 | -6.69% | 9,090 | -3.90% | 39.19% | -3.42% | \$ 232,447 | -5.79% |
| Duplex/Rowhouse | 1,128 | -9.54% | 2,294 | 10.71% | 50.87% | -17.05% | \$ 353,604 | -2.28% |





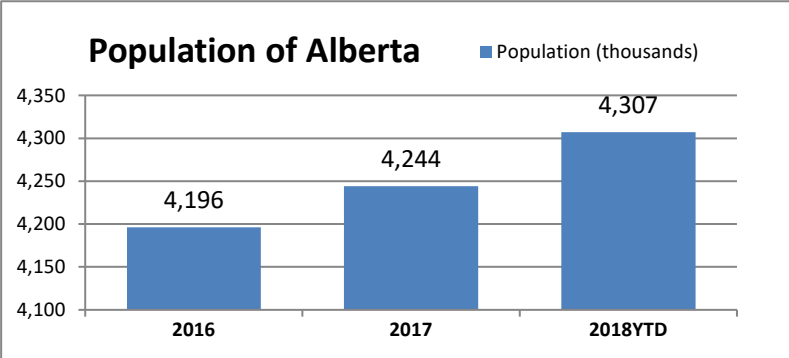
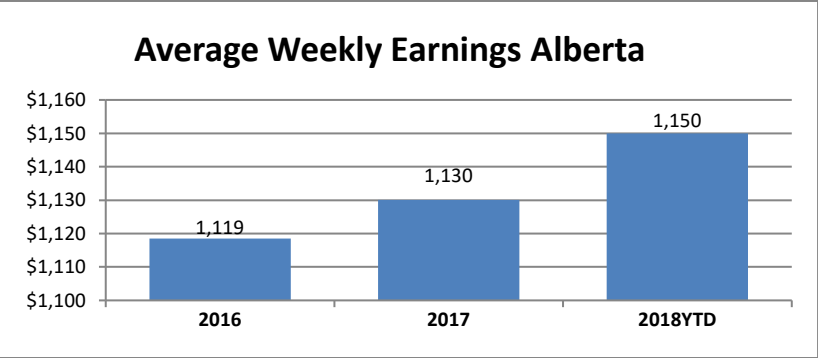
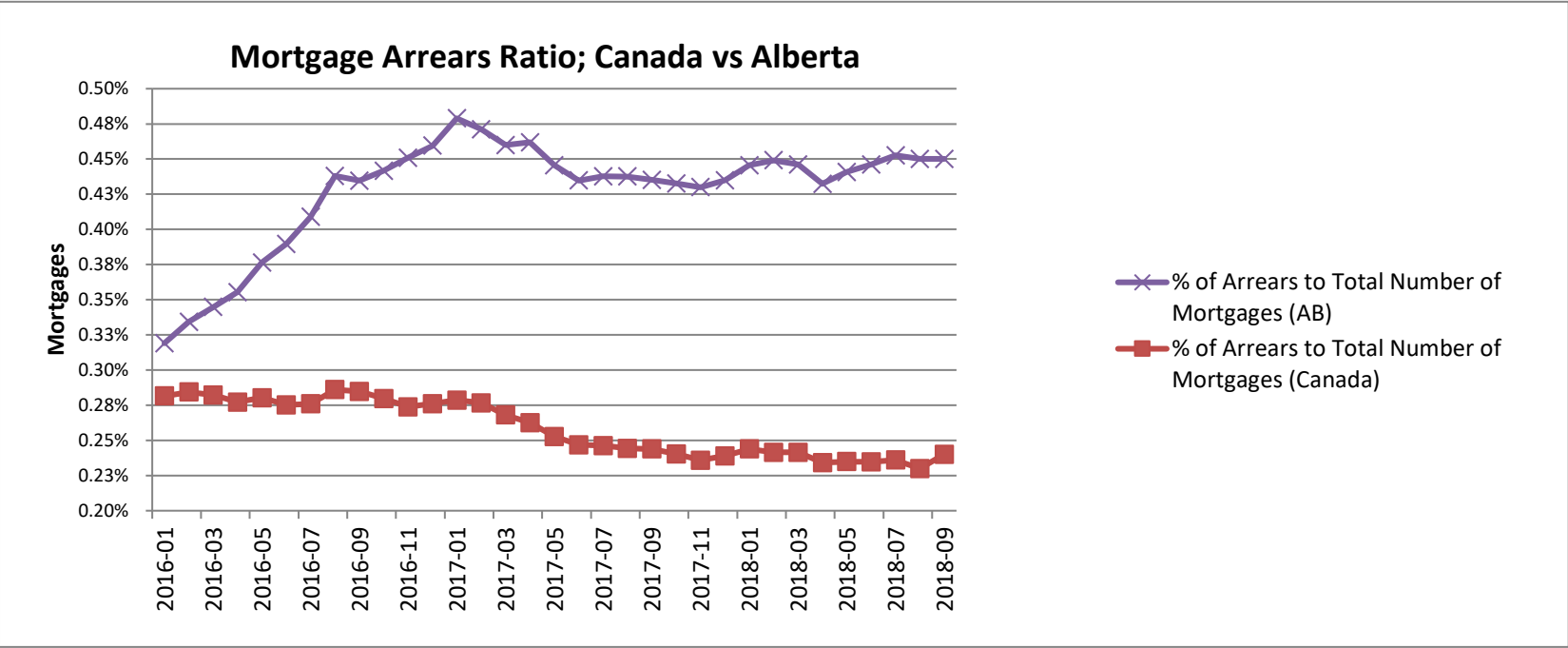
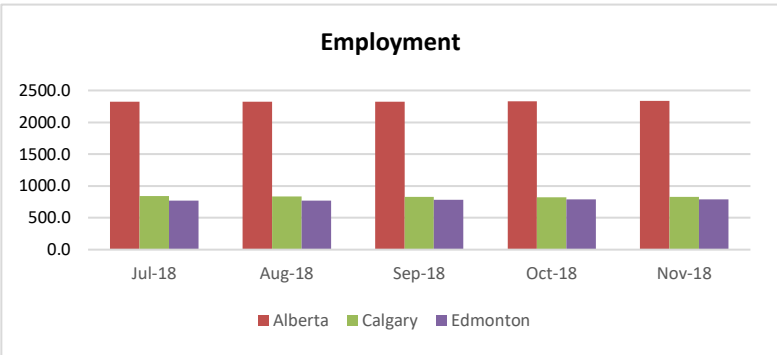
- Alberta Economic Indicators -

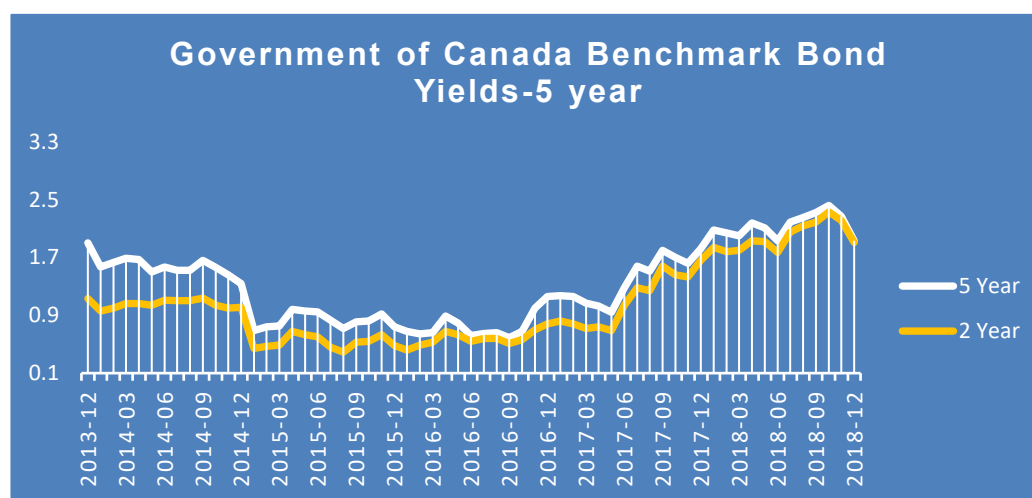
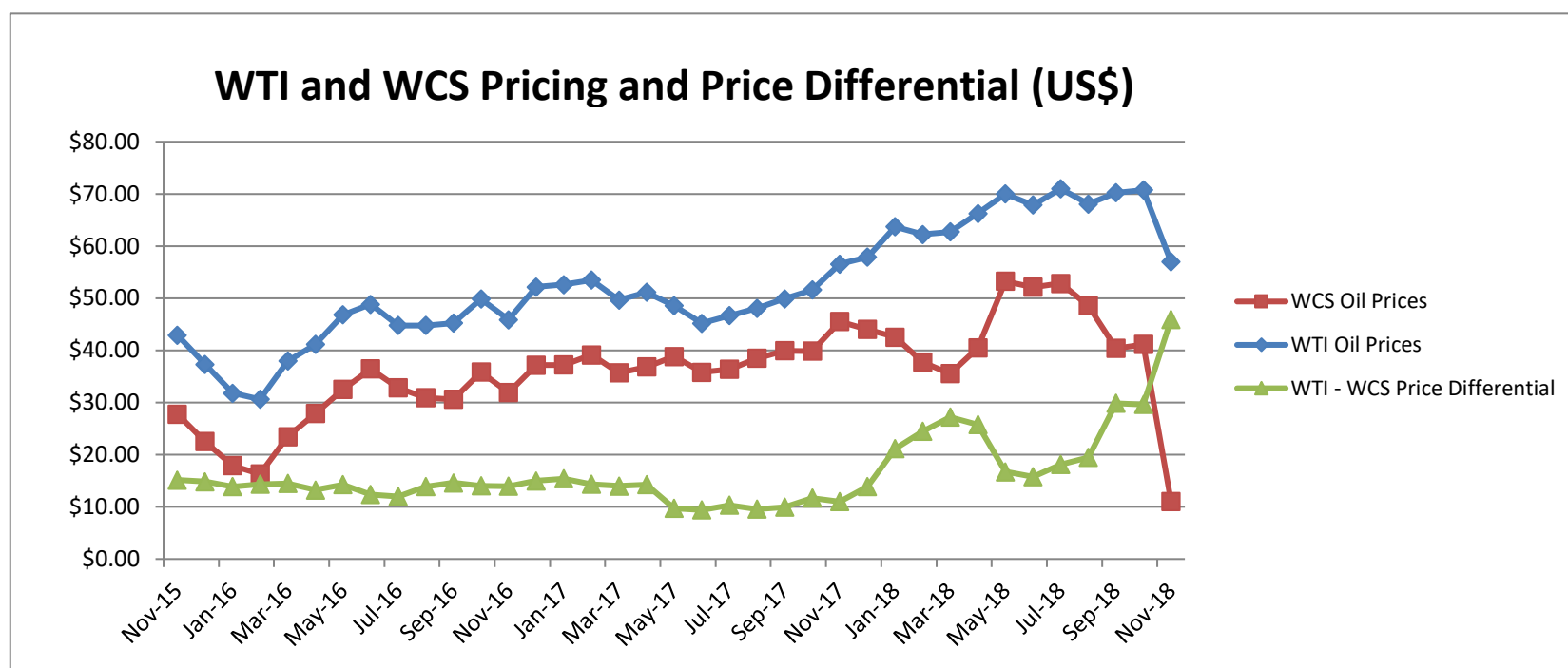
| Real GDP Growth | | 2018f | 2019f |
|---------------------------|------------|--------------|-------------|
| Alberta | | 2.40% | 1.50% |
| Canada | | 2.00% | 1.70% |
| | | TOTAL | Y/Y% |
| Retail Trade (mill. \$'s) | in Alberta | 6,699 | -1.91% |
| | in Canada | 51,012 | 3.98% |
| Total Mortgages | in Alberta | 581,154 | -0.46% |
| | in Canada | 4,756,384 | -0.18% |
| Mortgages 90 Day Arrears | in Alberta | 2,638 | 3.82% |
| | in Canada | 11,206 | -3.55% |

| | | TOTAL | Y/Y% |
|--|------------|------------|-----------|
| Net Migration to AB Net Interprovincial Migration | Jul-18 | 14,514 | 47.54% |
| | | 3,222 | -1203.42% |
| Housing Starts (SAAR*, 000's) | | | |
| Nov-18 | | 26.36 | -23.71% |
| Avg. Weekly Earnings | in Alberta | \$1,155.26 | 0.00% |
| | in Canada | \$1,005.10 | 2.50% |
| Unemployment Rate | in Alberta | 6.40% | -8.57% |
| | in Canada | 5.60% | -3.45% |

| Employment, Seasonally Adjusted (thousands) | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 |
|---|--------|--------|--------|--------|--------|
| Canada | 18,647 | 18,669 | 18,677 | 18,733 | 18,771 |
| Alberta | 2,331 | 2,334 | 2,338 | 2,344 | 2,345 |
| Calgary | 823 | 828 | 835 | 842 | 842 |
| Edmonton | 788 | 773 | 795 | 799 | 801 |

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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