

Real Estate and Economic Report

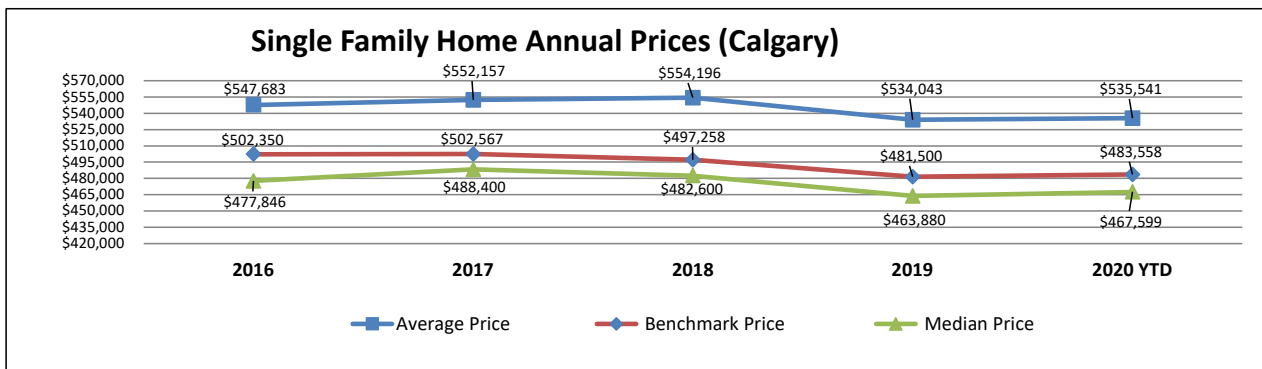
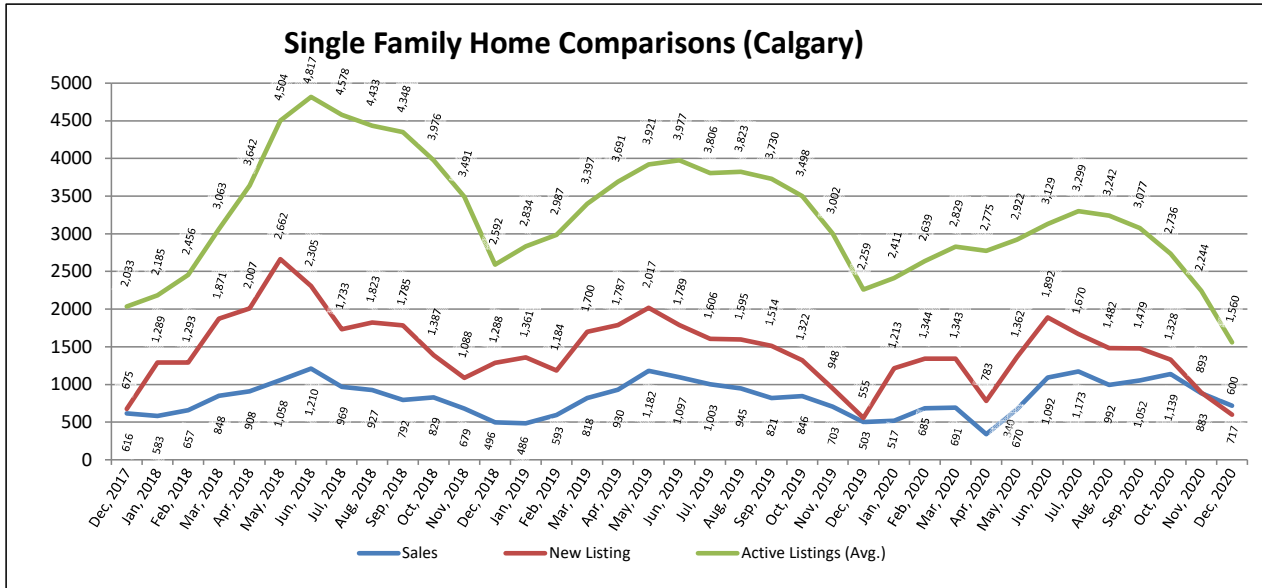
- Calgary Real Estate Market -

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

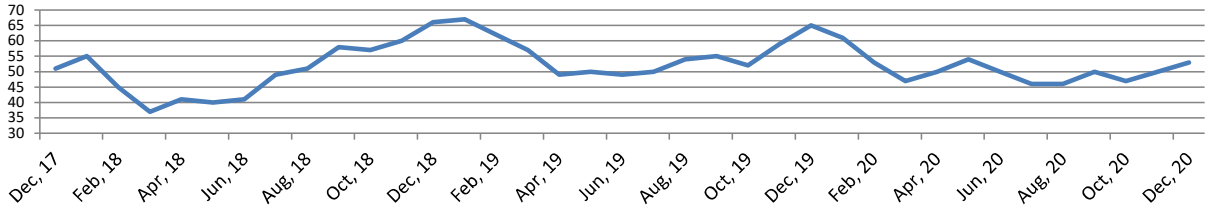
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	1,674	50.68%	1,583	12.27%	105.75%	34.21%	5,328	-21.70%	\$ 427,288	3.46%
Single Family Detached	717	42.54%	600	8.11%	119.50%	31.85%	1,560	-30.94%	\$ 490,500	2.79%
Apartment	185	38.06%	288	19.50%	64.24%	15.53%	1,175	2.00%	\$ 243,600	-2.05%
Semi-Detached	128	39.13%	118	1.72%	108.47%	36.77%	324	-37.33%	\$ 393,300	1.47%
Row	169	33.07%	166	11.41%	101.81%	19.45%	611	-10.80%	\$ 280,500	0.21%

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

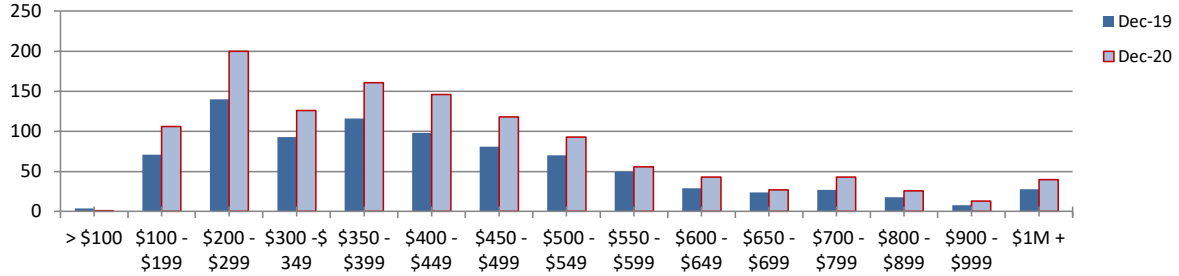
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
	CREB Economic Region	22,229	4.14%	37,462	-8.87%	61.42%	14.99%	8,215	-14.90%	\$ 417,370
Single Family Detached	9,951	0.24%	15,389	-11.45%	67.32%	13.70%	2,739	-19.70%	\$ 483,558	0.43%
Apartment	2,389	-10.72%	5,970	-1.95%	41.19%	-7.64%	1,483	-1.17%	\$ 244,892	-1.95%
Semi-Detached	1,208	-9.10%	2,218	-16.84%	54.46%	4.63%	603	-18.81%	\$ 387,943	-2.82%
Row	1,569	-3.74%	3,305	5.25%	47.47%	0.74%	915	-8.86%	\$ 277,711	-5.67%



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

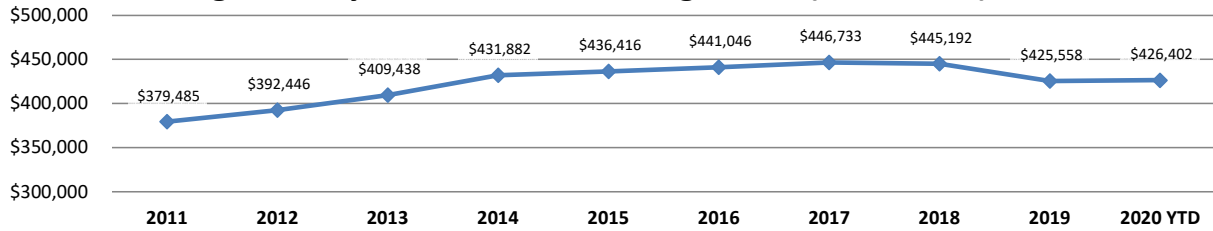
REPORTING PERIOD: from the 1st of December, 2020 to the last day of December, 2020

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,107	31.32%	1,291	-0.15%	86.00%	31.91%	\$ 362,447	2.48%
Single Family Detached	679	26.44%	661	-4.89%	103.00%	33.77%	\$ 428,900	1.01%
Condominium	259	34.90%	428	12.34%	61.00%	22.00%	\$ 217,843	-3.68%
Duplex/Rowhouse	143	55.43%	132	-16.98%	108.00%	86.21%	\$ 331,034	1.84%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of December, 2020								
Total Residential	17,080	14.36%	30,751	5.30%	56.40%	10.23%	\$ 362,954	1.61%
Single Family Detached	10,833	17.85%	17,320	2.58%	64.33%	18.10%	\$ 426,402	0.20%
Condominium	3,825	-1.67%	9,376	8.76%	41.17%	-8.86%	\$ 220,874	-1.63%
Duplex/Rowhouse	2,053	34.18%	3,184	12.15%	65.83%	22.29%	\$ 331,531	-1.05%

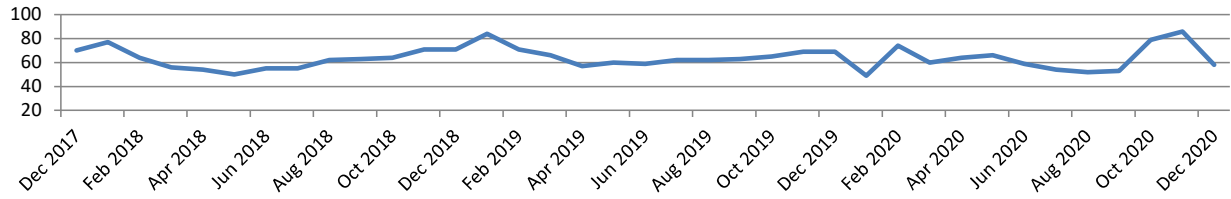
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



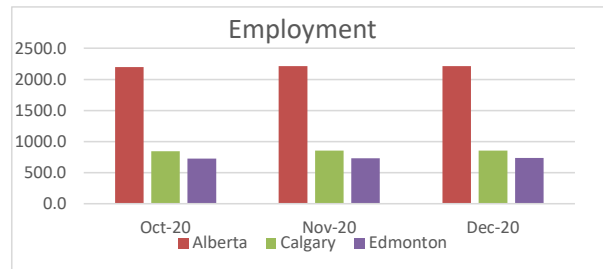
- Alberta Economic Indicators -

Real GDP Growth as of December 2020		2020f	2021f
Alberta		-8.30%	4.50%
Canada		-5.80%	5.00%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,107	5.90%
	in Canada	54,590	6.93%
Total Mortgages	in Alberta	589,095	1.10%
	in Canada	4,866,330	1.52%
Mortgages 90 Day Arrears	in Alberta	2,941	-1.11%
	in Canada	12,049	5.66%

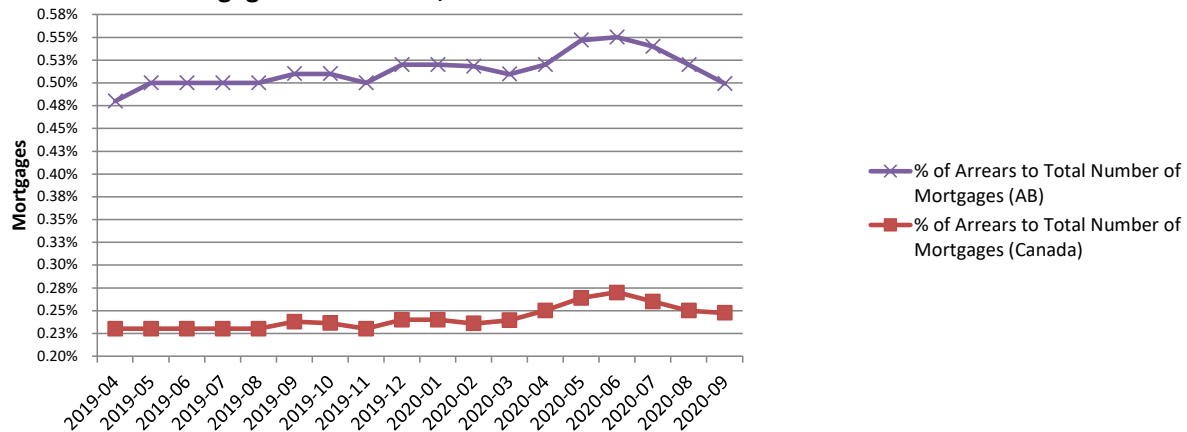
		TOTAL	Y/Y%
Net Migration to AB	Q3, 2020	-545	-103.30%
Net Interprovincial Migration	Q3, 2020	-193	-108.45%
Housing Starts (SAAR*, 000's)			
	Nov-20	26.04	-3.29%
Avg. Weekly Earnings	in Alberta	\$1,188.37	0.39%
	in Canada	\$1,106.41	6.46%
Unemployment Rate	in Alberta	11.00%	57.14%
	in Canada	8.60%	53.57%

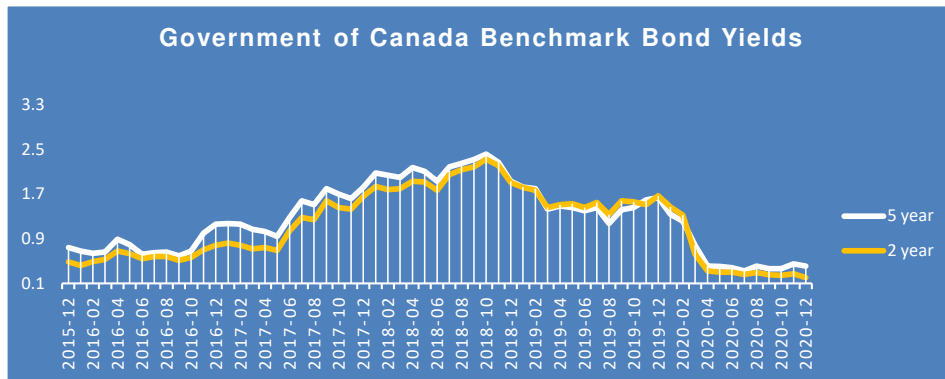
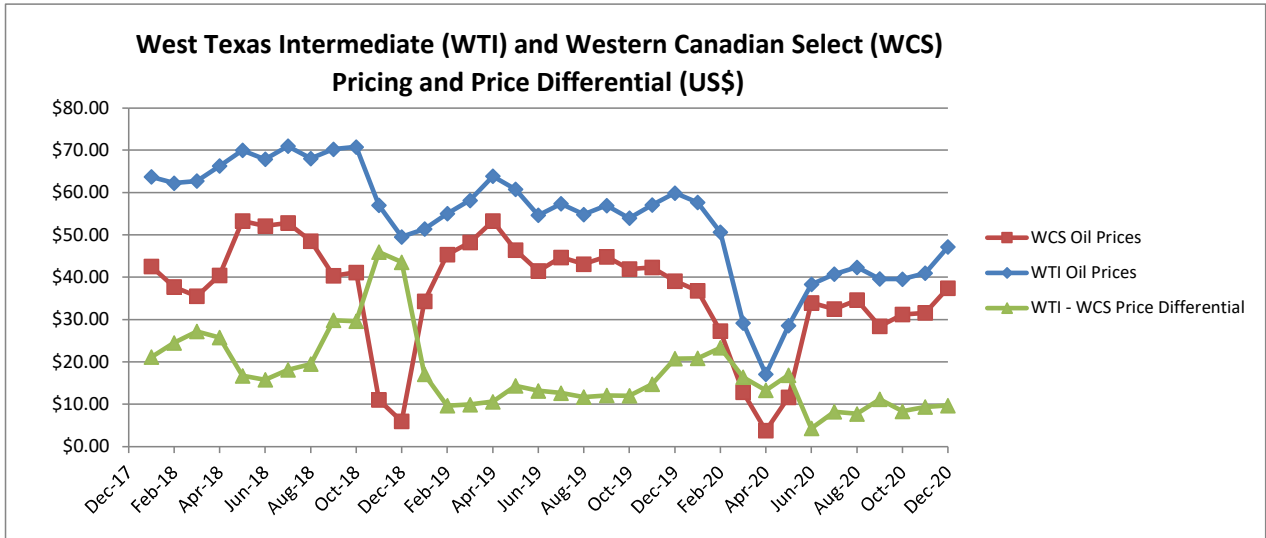
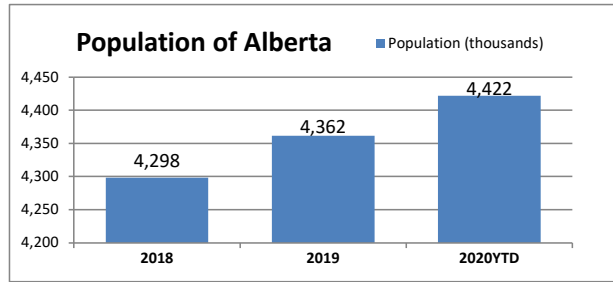
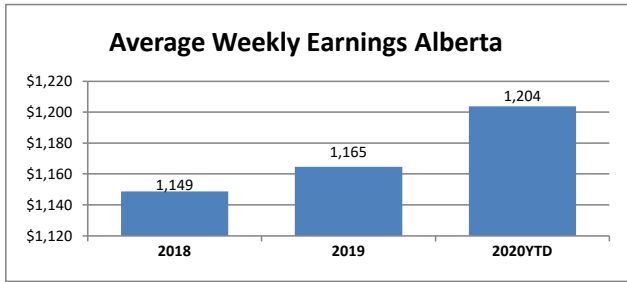
Employment, Seasonally Adjusted (thousands)	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Canada	17,788	18,136	18,372	18,546	18,574
Alberta	2,137	2,175	2,199	2,216	2,216
Calgary	801	828	845	856	855
Edmonton	717	721	727	733	740

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/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>
- <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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