

Real Estate and Economic Report

- Calgary Real Estate Market -

REPORTING PERIOD: from the 1st of December, 2019 to the last day of December, 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	1,111	11.88%	1,410	-0.35%	78.79%	12.28%	6,805	-8.57%	\$ 413,000	-0.22%
Single Family Detached	504	1.61%	555	-56.91%	90.81%	135.82%	2,210	-14.74%	\$ 480,100	-0.27%
Apartment	134	26.42%	241	13.15%	55.60%	11.73%	1,131	10.45%	\$ 248,800	-1.07%
Attached	220	14.58%	265	3.11%	83.02%	11.12%	1,190	-7.61%	\$ 311,300	-2.08%

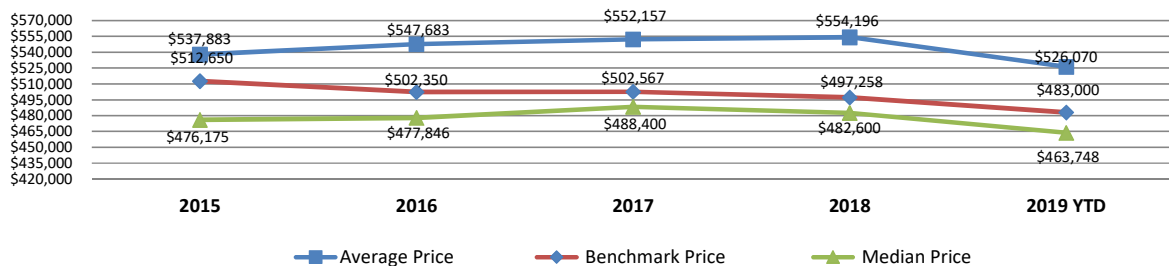
YEAR TO DATE (2019): from January 1st, 2019 to the last day of December, 2019

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	21,345	3.45%	41,110	-8.51%	53.42%	10.71%	9,654	-3.07%	\$ 409,697	-3.95%
Single Family Detached	9,950	-0.06%	17,380	-15.35%	59.37%	20.62%	3,372	-8.22%	\$ 483,000	-2.87%
Apartment	2,682	0.75%	6,086	-9.11%	44.72%	7.13%	1,487	-5.89%	\$ 250,050	-2.52%
Attached	3,791	6.97%	7,480	-7.80%	52.57%	14.77%	1,643	-6.18%	\$ 314,783	-3.87%

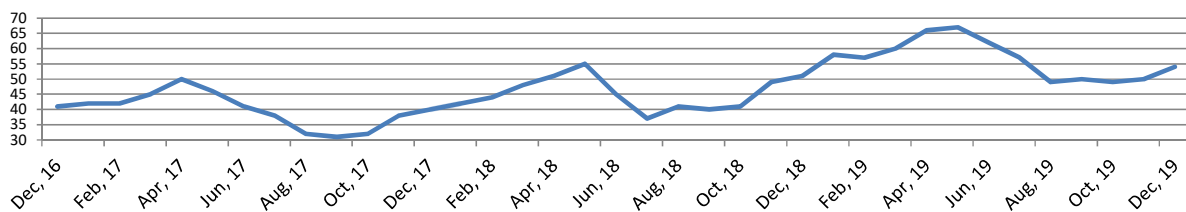
Single Family Home Comparisons (Calgary)



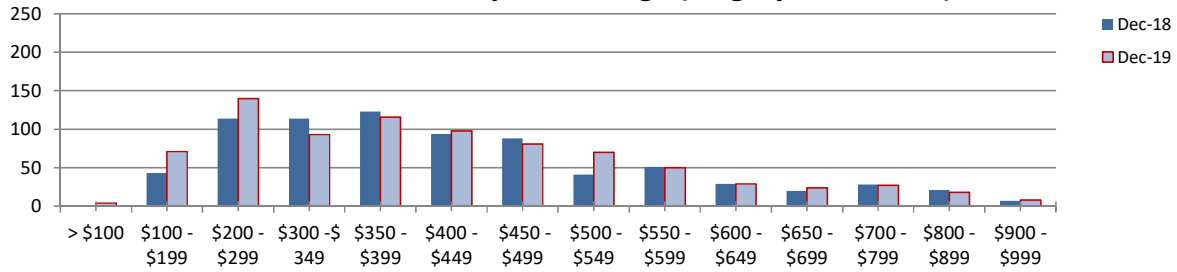
Single Family Home Annual Prices (Calgary)



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 December, 2019 to the last day of December, 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	602	5.99%	939	4.57%	64.11%	1.36%	\$ 353,361	-3.83%
Single Family Detached	370	3.06%	468	4.70%	79.00%	-1.25%	\$ 417,056	-2.86%
Condominium	161	5.92%	319	-9.89%	50.00%	16.28%	\$ 225,472	11.09%
Duplex/Rowhouse	57	11.76%	116	68.12%	49.00%	-33.78%	\$ 331,295	-7.41%

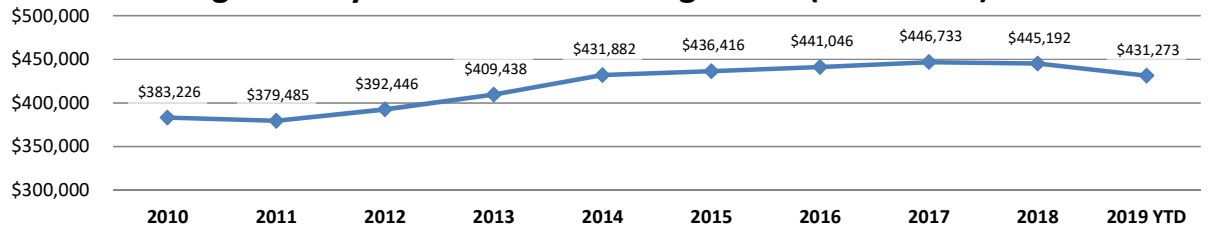
YEAR TO DATE (2019): from January 1st, 2019 to the last day of December, 2019

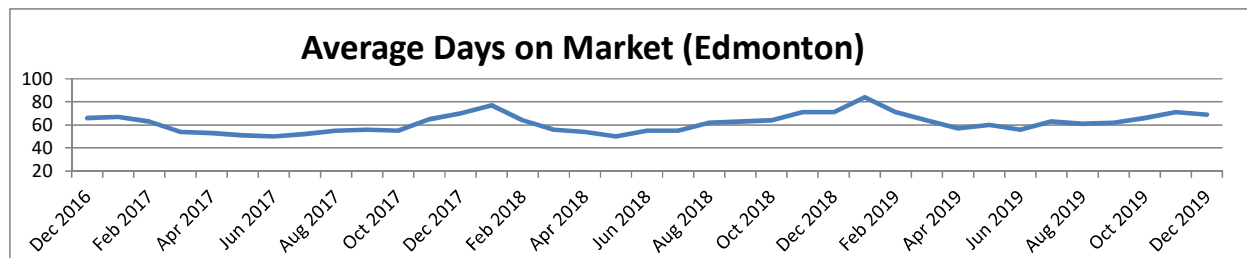
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	11,708	0.26%	23,880	-8.31%	49.83%	8.44%	\$ 356,631	-3.74%
Single Family Detached	6,896	0.06%	13,249	-5.72%	53.56%	5.51%	\$ 431,273	-3.13%
Condominium	3,416	-1.58%	7,753	-14.71%	44.50%	13.54%	\$ 222,226	-4.40%
Duplex/Rowhouse	1,155	2.39%	2,262	-1.39%	51.67%	1.56%	\$ 340,242	-3.78%

Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)





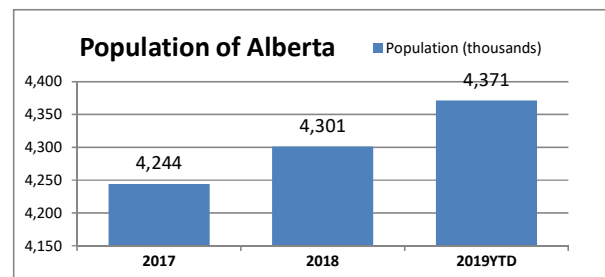
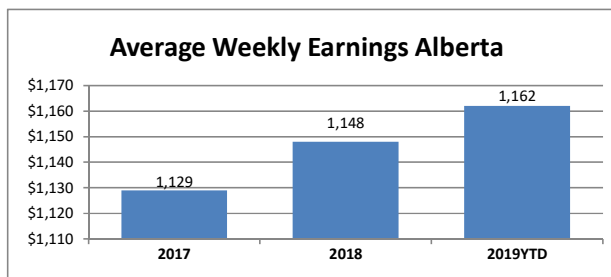
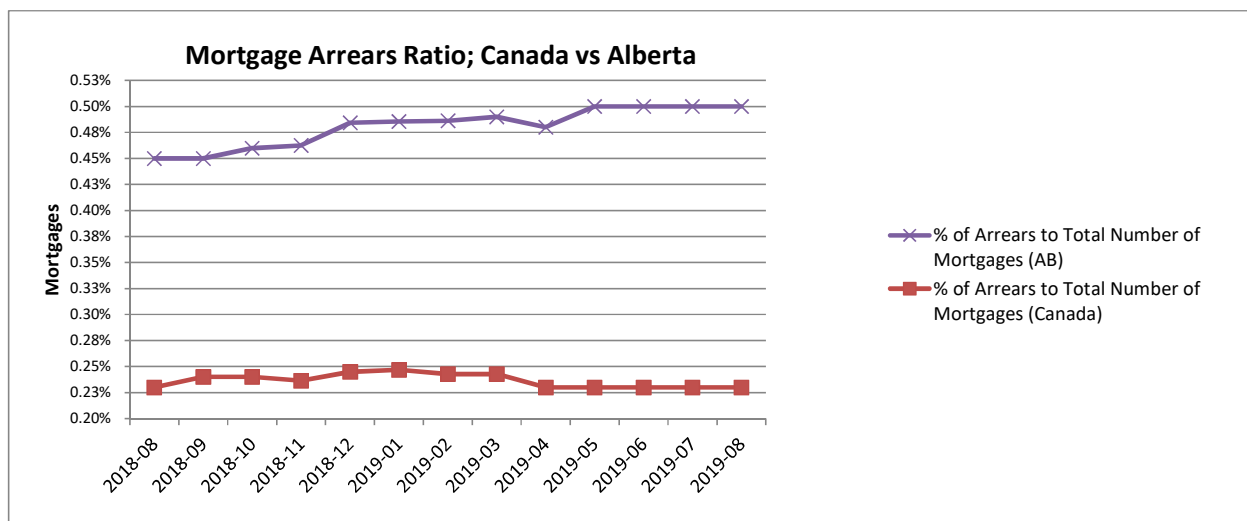
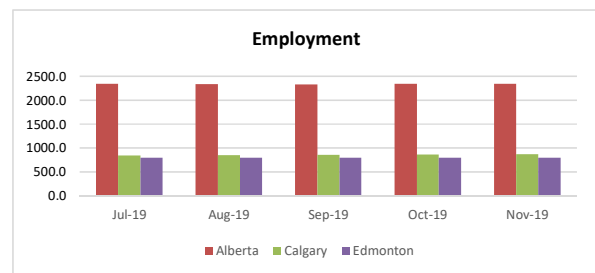
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	1.90%
Canada		1.60%	1.70%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,718	-0.97%
	in Canada	50,923	-0.17%
Total Mortgages	in Alberta	582,289	0.14%
	in Canada	4,788,089	0.63%
Mortgages 90 Day Arrears	in Alberta	2,910	10.77%
	in Canada	11,215	1.01%

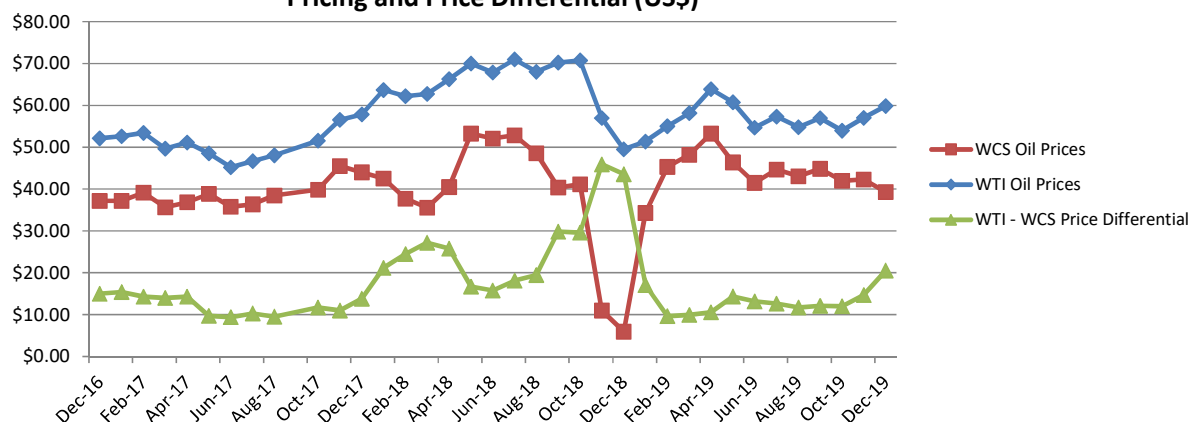
		TOTAL	Y/Y%
Net Migration to AB	Q3, 2019	16,522	13.83%
Net Interprovincial Migration	Q3, 2019	2,285	-29.08%
Housing Starts (SAAR*, 000's)			
Dec-19		39.60	107.50%
Avg. Weekly Earnings	in Alberta	\$1,183.74	2.47%
	in Canada	\$1,039.23	3.40%
Unemployment Rate	in Alberta	7.00%	9.37%
	in Canada	5.60%	0.00%

Employment, Seasonally Adjusted (thousands)		Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
Canada		19,066	19,102	19,147	19,140	19,128
Alberta		2,349	2,346	2,350	2,348	2,344
Calgary		879	879	876	877	870
Edmonton		786	773	785	787	790

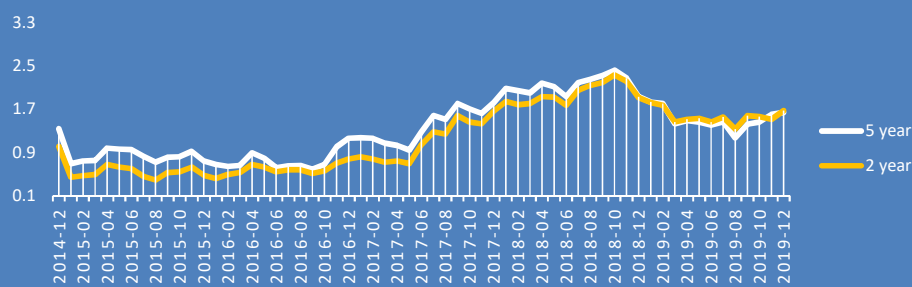
This chart data represents the number of persons employed during the specific month.



West Texas Intermediate (WTI) and Western Canadian Select (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>

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

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

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