

Real Estate and Economic Report

- Calgary Real Estate Market -

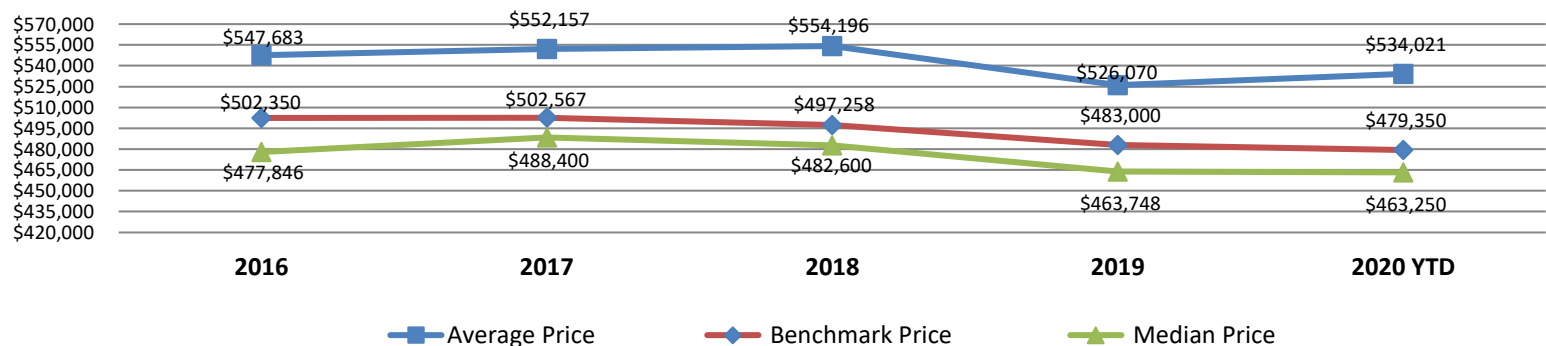
REPORTING PERIOD: from the 1st of February, 2020 to the last day of February, 2020

	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	1,554	19.72%	3,426	15.20%	45.36%	3.93%	8,123	-6.91%	\$ 410,800	0.24%
Single Family Detached	685	15.51%	1,344	13.51%	50.97%	1.76%	2,639	-11.65%	\$ 479,100	0.74%
Apartment	209	40.27%	557	24.05%	37.52%	13.07%	1,432	10.07%	\$ 244,700	-3.01%
Attached	303	29.49%	617	6.75%	49.11%	21.30%	1,423	-10.90%	\$ 310,700	-0.99%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of February, 2020										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	2,694	16.12%	6,541	2.51%	40.98%	11.29%	7,770	-8.17%	\$ 411,150	0.28%
Single Family Detached	1,202	11.40%	2,557	0.47%	46.79%	9.09%	2,525	-13.25%	\$ 479,350	0.69%
Apartment	356	29.45%	1,127	16.79%	31.66%	9.91%	1,378	11.36%	\$ 245,300	-2.58%
Attached	502	17.84%	1,192	-6.58%	41.86%	23.13%	1,372	-10.45%	\$ 310,150	-1.15%

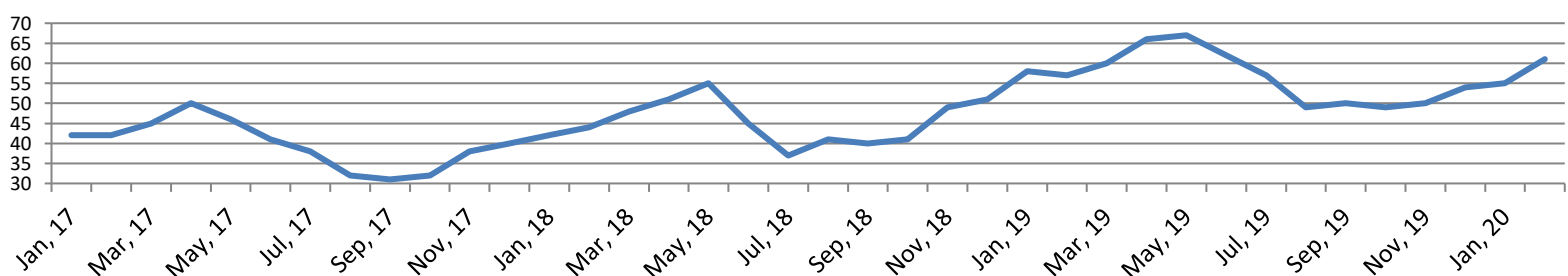
Single Family Home Comparisons (Calgary)

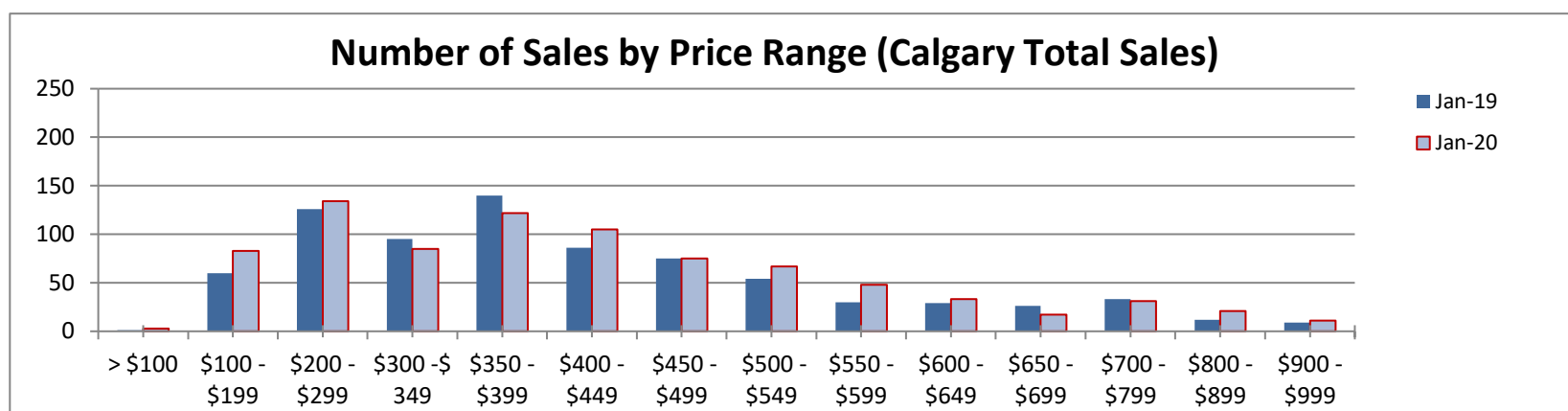


Single Family Home Annual Prices (Calgary)

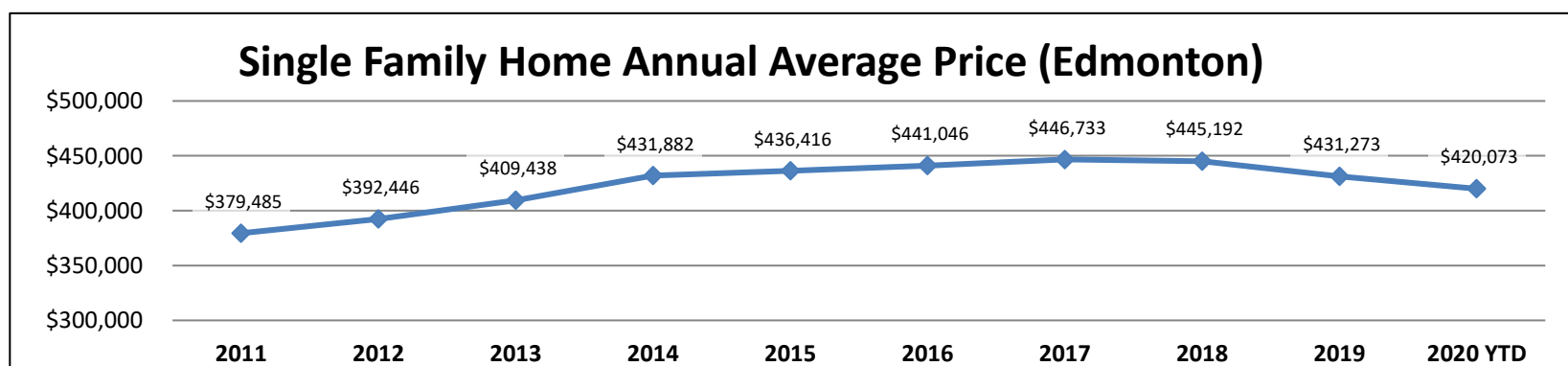
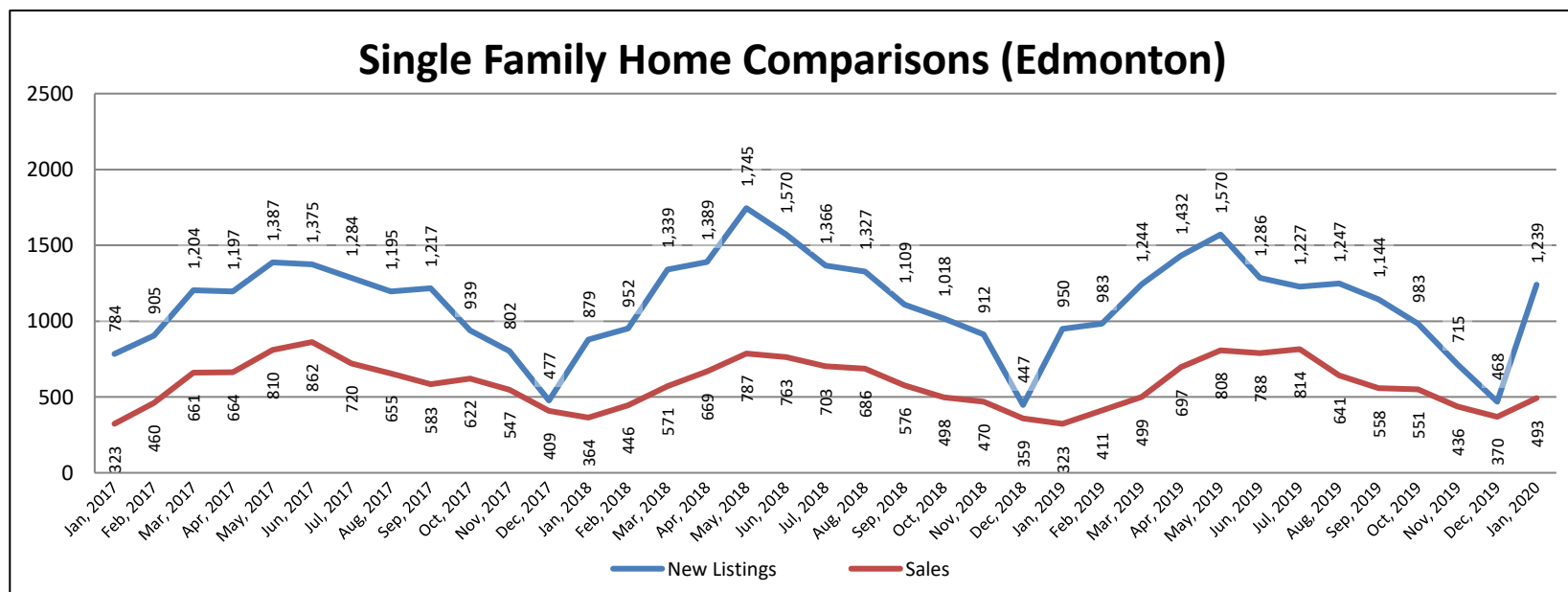


Single Family Home Average Days on Market (Calgary)

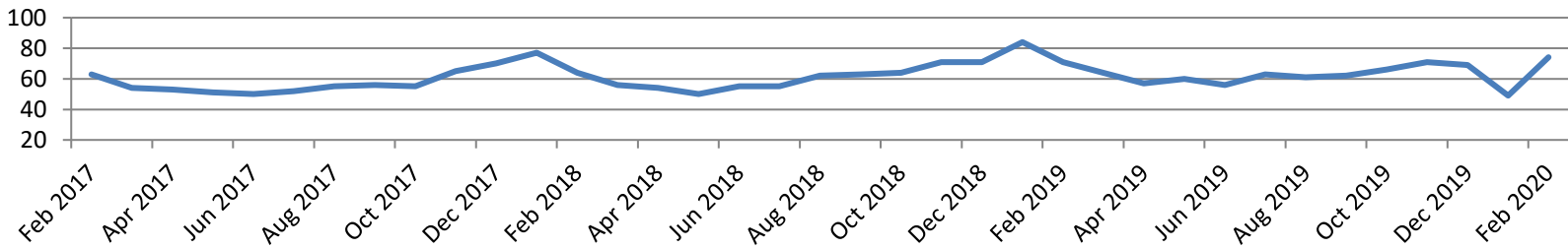




- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of February, 2020 to the last day of February, 2020								
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,057	47.21%	2,501	42.10%	42.26%	3.60%	\$ 350,852	-1.49%
Single Family Detached	640	55.72%	1,385	40.90%	46.00%	9.52%	\$ 426,191	-0.79%
Condominium	284	29.68%	796	42.40%	36.00%	-7.69%	\$ 212,520	-3.02%
Duplex/Rowhouse	104	33.33%	240	36.36%	43.00%	-2.27%	\$ 321,892	-2.96%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of February, 2020								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,856	43.21%	4,730	31.90%	39.05%	7.81%	\$ 350,927	1.97%
Single Family Detached	1,133	54.36%	2,624	35.75%	43.00%	13.16%	\$ 420,073	-0.50%
Condominium	470	17.21%	1,500	26.26%	31.00%	-8.82%	\$ 208,438	-3.73%
Duplex/Rowhouse	199	41.13%	454	26.11%	43.50%	11.54%	\$ 330,354	-0.60%



Average Days on Market (Edmonton)



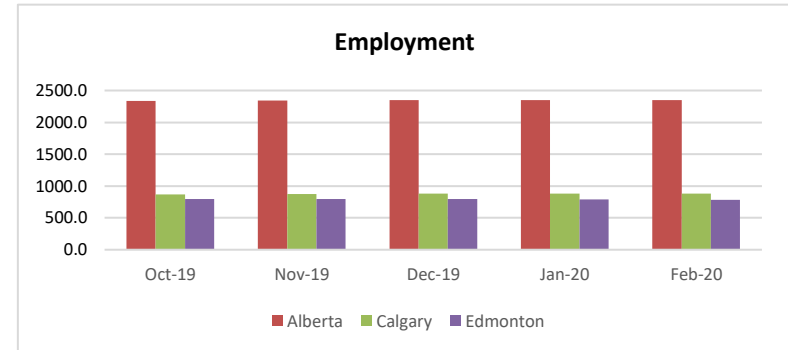
- Alberta Economic Indicators -

Real GDP Growth		2020f	2021f
Alberta		1.70%	2.30%
Canada		1.60%	1.70%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,726	-1.44%
	in Canada	51,648	2.43%
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%

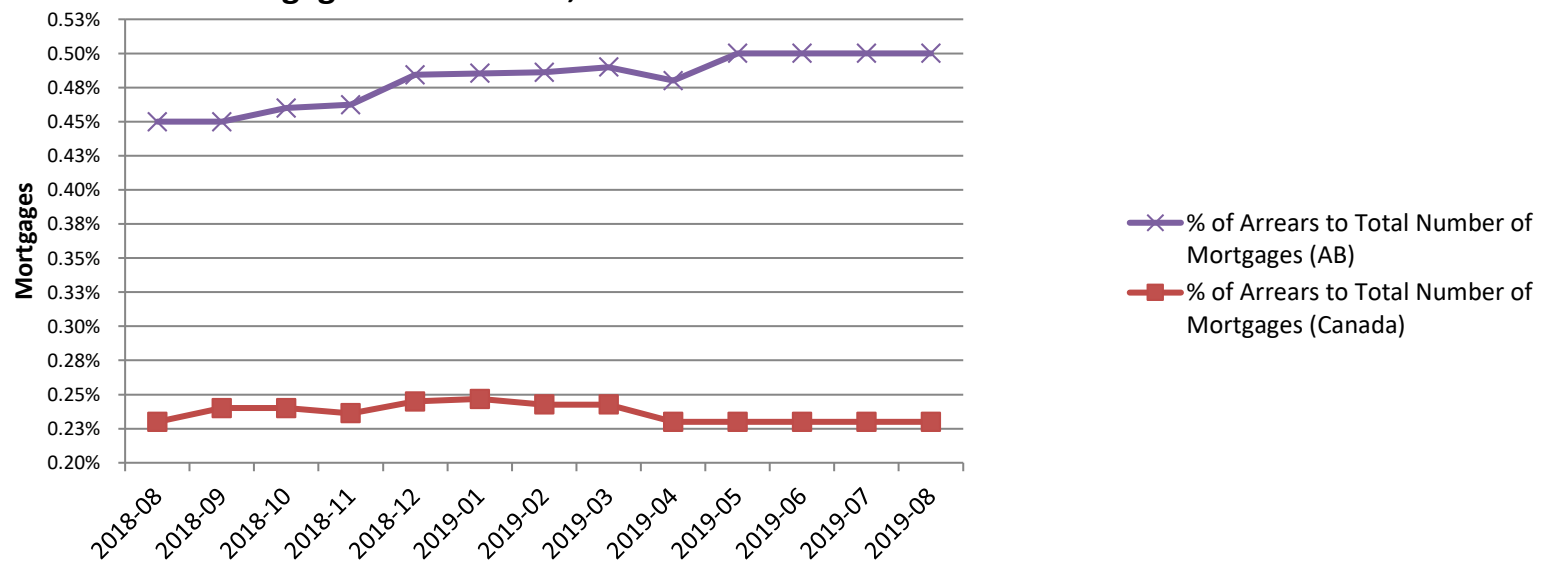
		TOTAL	Y/Y%
Net Migration to AB	Q3, 2019	16,522	13.83%
Net Interprovincial Migration	Q3, 2019	2,285	-29.08%
Housing Starts (SAAR*, 000's)			
Jan-20		22.69	-8.66%
Avg. Weekly Earnings	in Alberta	\$1,179.26	2.42%
	in Canada	\$1,055.31	3.33%
Unemployment Rate	in Alberta	7.20%	-1.37%
	in Canada	5.60%	-3.45%

Employment, Seasonally Adjusted (thousands)	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
Canada	19,102	19,147	19,140	19,128	19,127
Alberta	2,346	2,350	2,348	2,344	2,332
Calgary	879	876	877	870	860
Edmonton	783	785	787	790	789

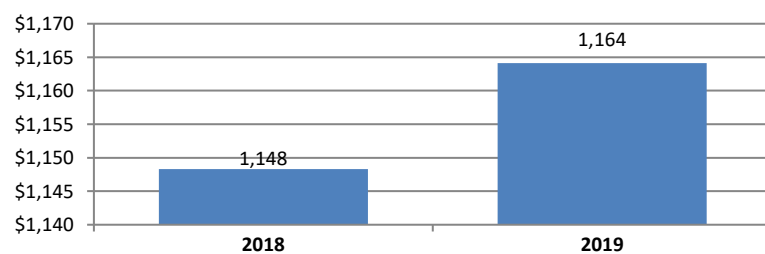
This chart data represents the number of persons employed during the specific month.



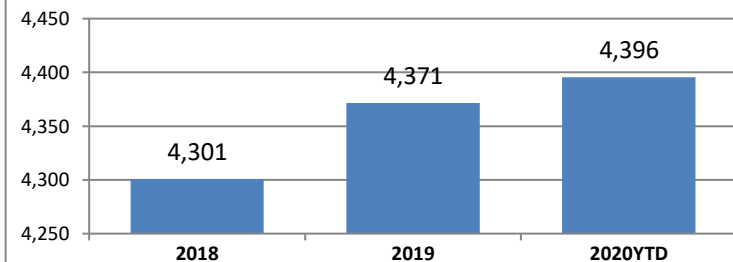
Mortgage Arrears Ratio; Canada vs Alberta

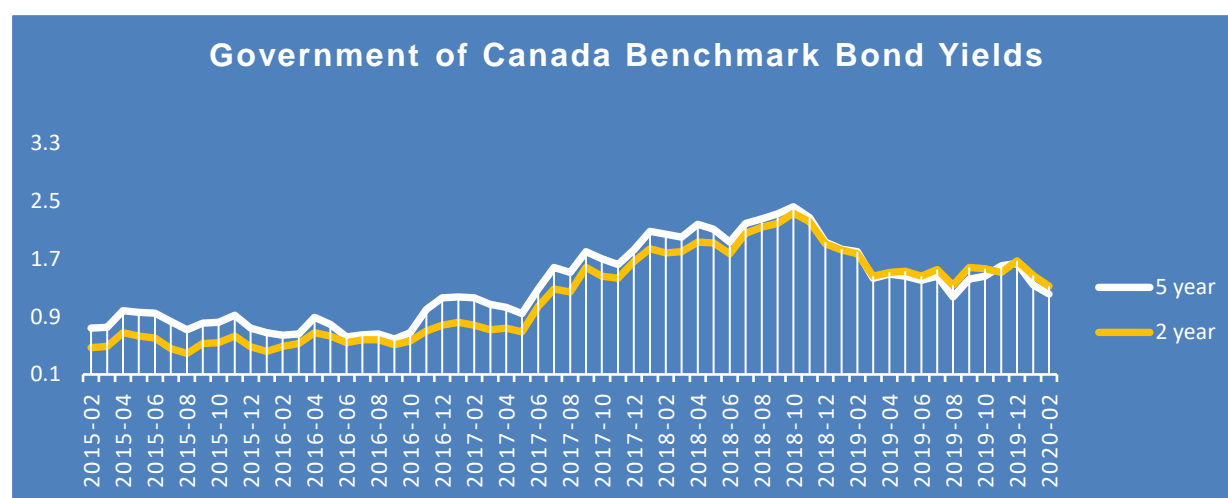
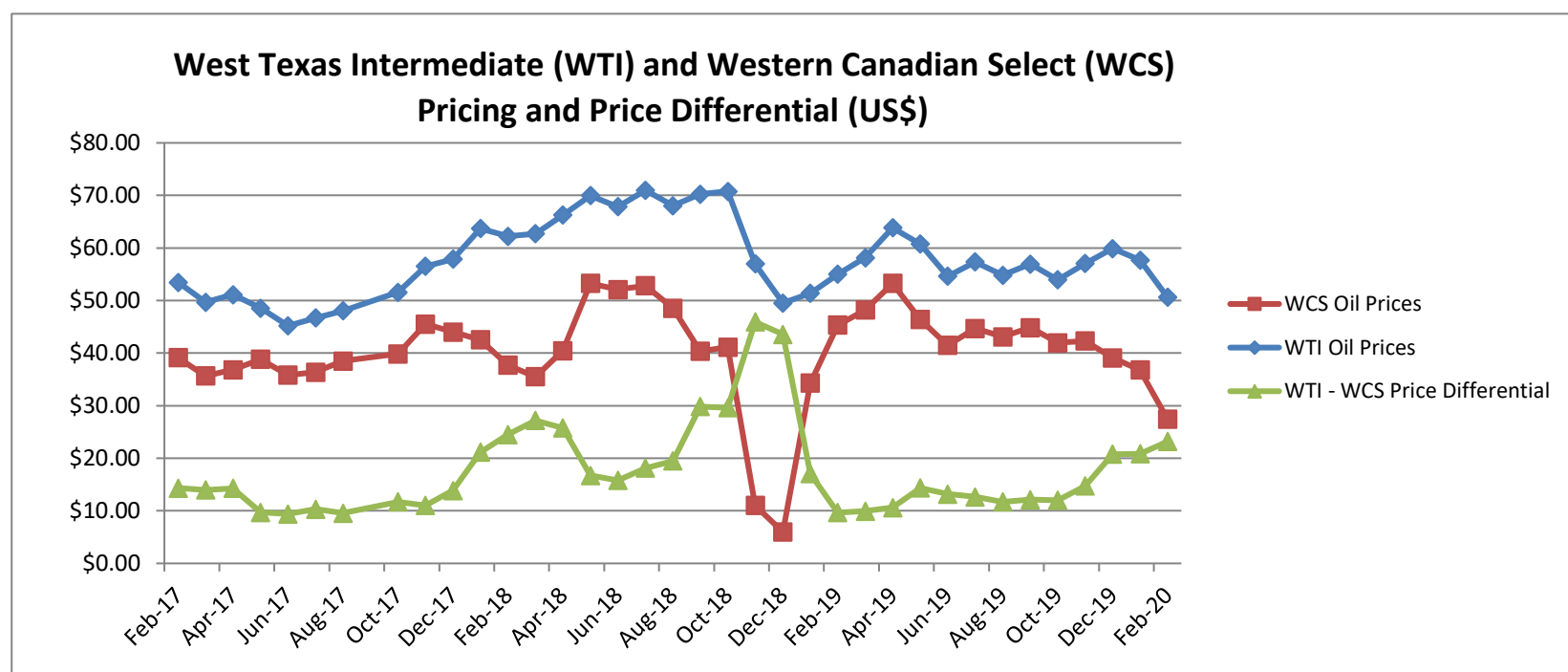


Average Weekly Earnings Alberta



Population of Alberta





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](#)

The statements and statistics in this report have been compiled by Calvert Home Mortgage Investment Corporation based on information from sources considered to be reliable. We make no representation or warranty, express or implied, as to its accuracy or completeness. This publication is for the people we work with and should not be construed as an offer to sell or a solicitation to buy securities.