

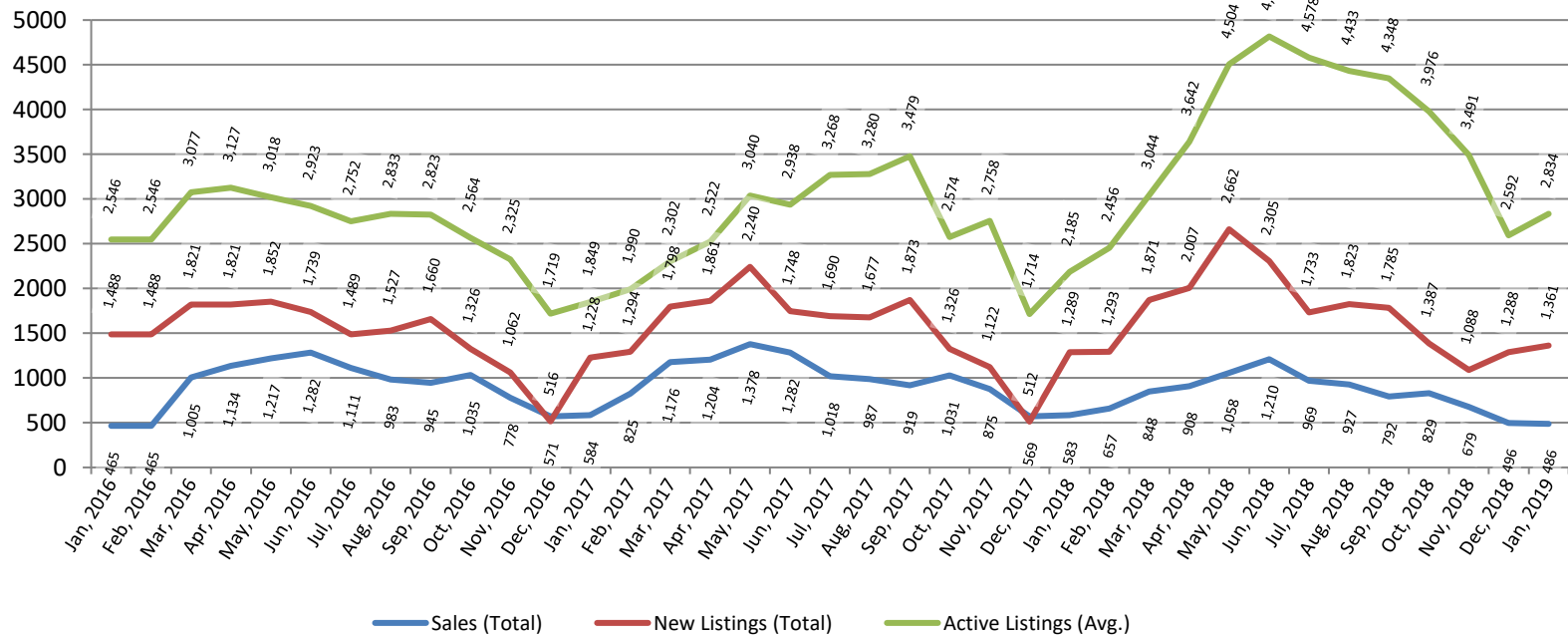
## Real Estate and Economic Report

### - Calgary Real Estate Market -

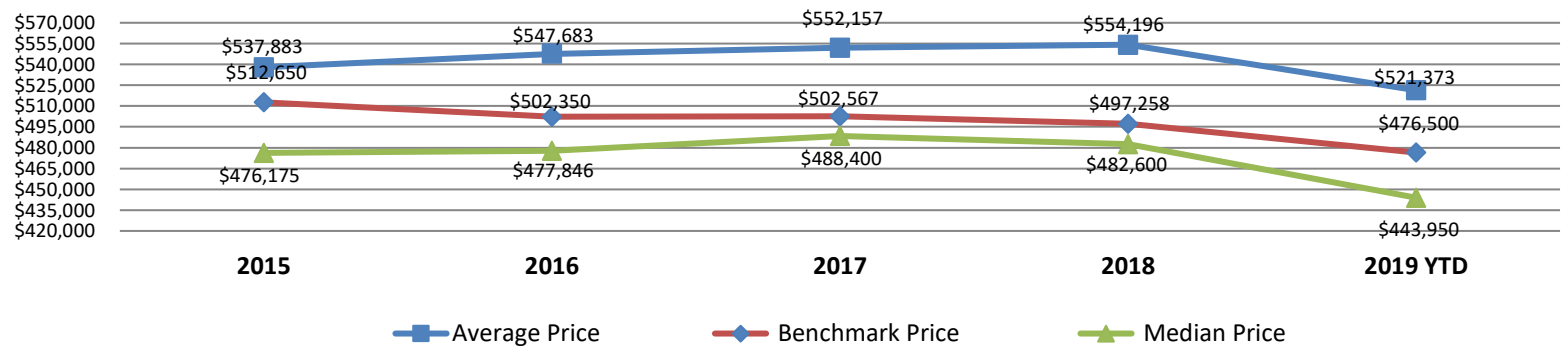
**REPORTING PERIOD:** from the 1st of January, 2019 to the last day of January, 2019

	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%
<b>CREB Economic Region</b>	1,022	-16.91%	3,407	3.90%	30.00%	-20.03%	8,195	16.31%	\$ 410,200	-3.82%
<b>Detached</b>	486	-16.64%	1,361	5.59%	35.71%	-21.05%	2,834	29.70%	\$ 476,500	-4.59%
<b>Apartment</b>	126	-13.10%	516	-12.24%	24.42%	-0.98%	1,173	-9.00%	\$ 251,300	-1.91%
<b>Attached</b>	192	-16.52%	698	20.14%	27.51%	-30.52%	1,466	27.59%	\$ 313,700	-4.36%
<b>YEAR TO DATE (2019):</b> from January 1st, 2019 to the last day of January, 2019										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	1,022	-16.91%	3,407	3.90%	30.00%	-20.03%	8,195	16.31%	\$ 410,200	-3.82%
<b>Detached</b>	486	-16.64%	1,361	5.59%	35.71%	-21.05%	2,834	29.70%	\$ 476,500	-4.59%
<b>Apartment</b>	126	-13.10%	516	-12.24%	24.42%	-0.98%	1,173	-9.00%	\$ 251,300	-1.91%
<b>Attached</b>	192	-16.52%	698	20.14%	27.51%	-30.52%	1,466	27.59%	\$ 313,700	-4.36%

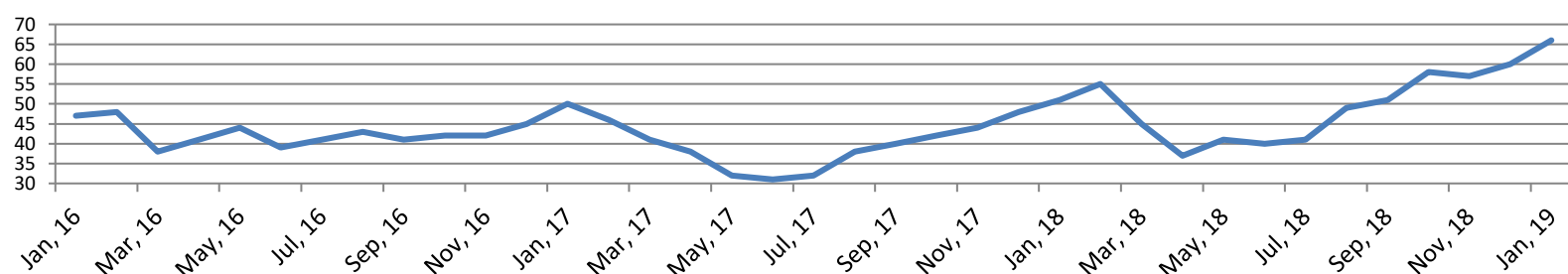
### Single Family Home Comparisons (Calgary)

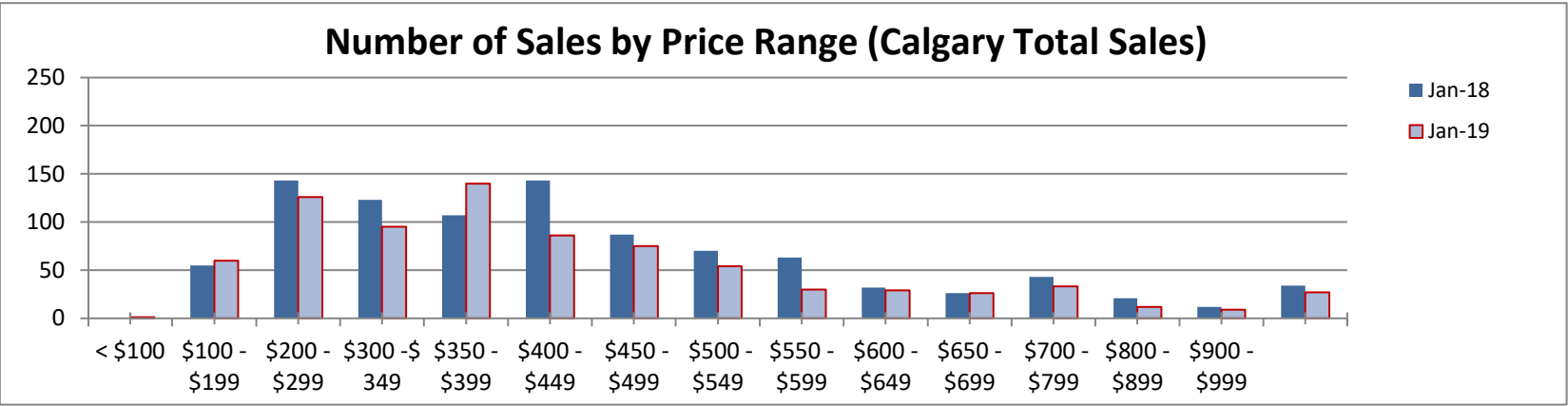


### Single Family Home Annual Prices (Calgary)

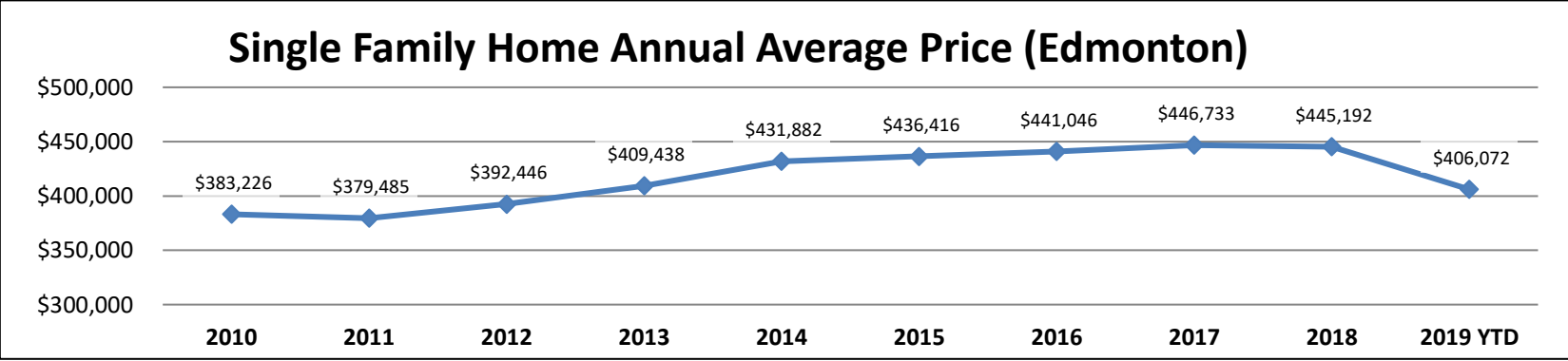
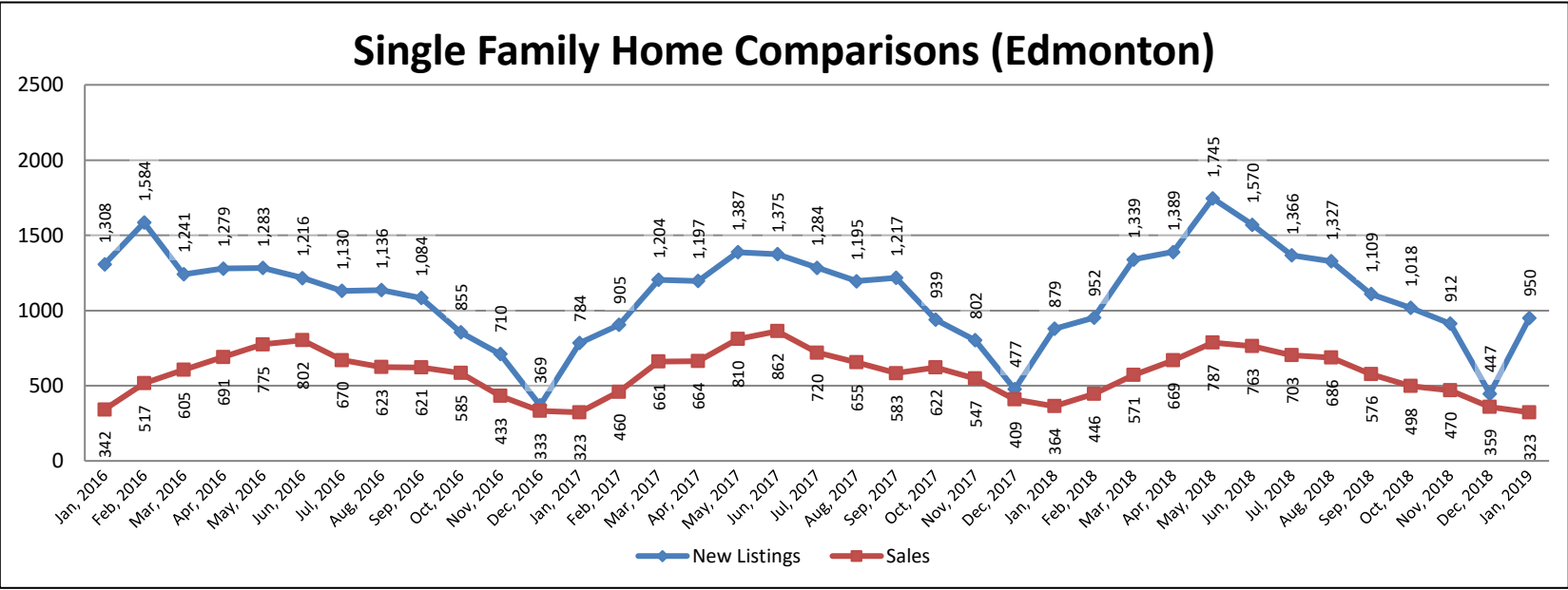


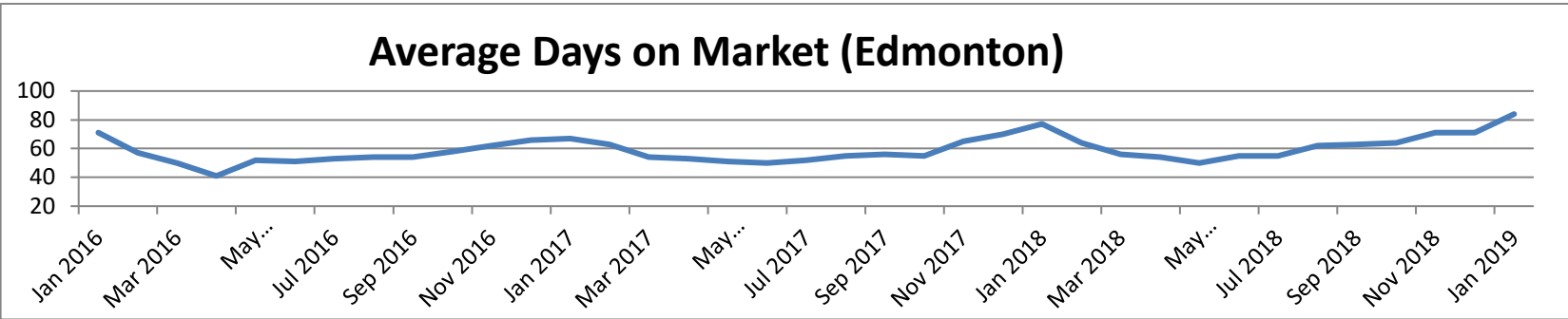
### Single Family Home Average Days on Market (Calgary)





- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of January, 2019 to the last day of January, 2019								
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	578	-14.12%	1,826	-1.24%	31.65%	-13.03%	\$ 332,149	-7.76%
<b>Single Family Detached</b>	323	-11.26%	950	8.08%	34.00%	-17.07%	\$ 406,072	-8.03%
<b>Condominium</b>	182	-19.11%	629	-15.46%	29.00%	-4.11%	\$ 213,877	-4.39%
<b>Duplex/Rowhouse</b>	63	-7.35%	184	12.20%	34.00%	-17.07%	\$ 332,943	-9.19%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of January, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	578	-14.12%	1,826	-1.24%	31.65%	-13.03%	\$ 332,149	-7.76%
<b>Single Family Detached</b>	323	-11.26%	950	8.08%	34.00%	-17.07%	\$ 406,072	-8.03%
<b>Condominium</b>	182	-19.11%	629	-15.46%	29.00%	-4.11%	\$ 213,877	-4.39%
<b>Duplex/Rowhouse</b>	63	-7.35%	184	12.20%	34.00%	-17.07%	\$ 332,943	-9.19%





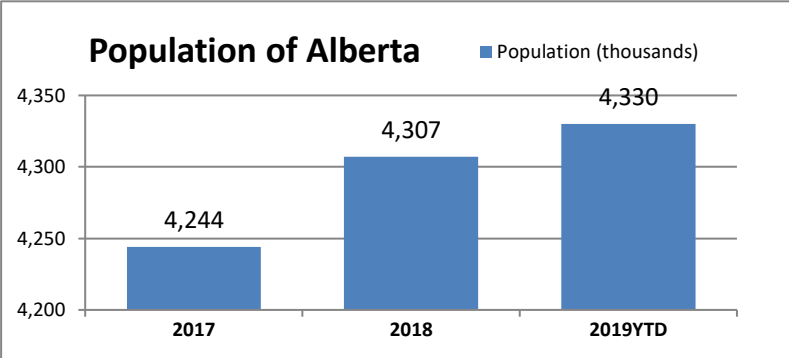
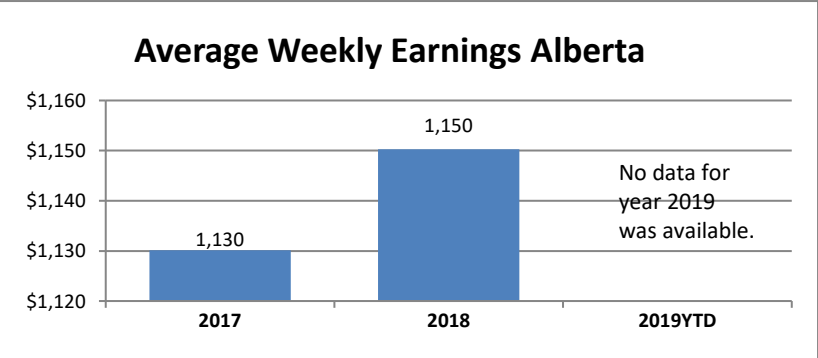
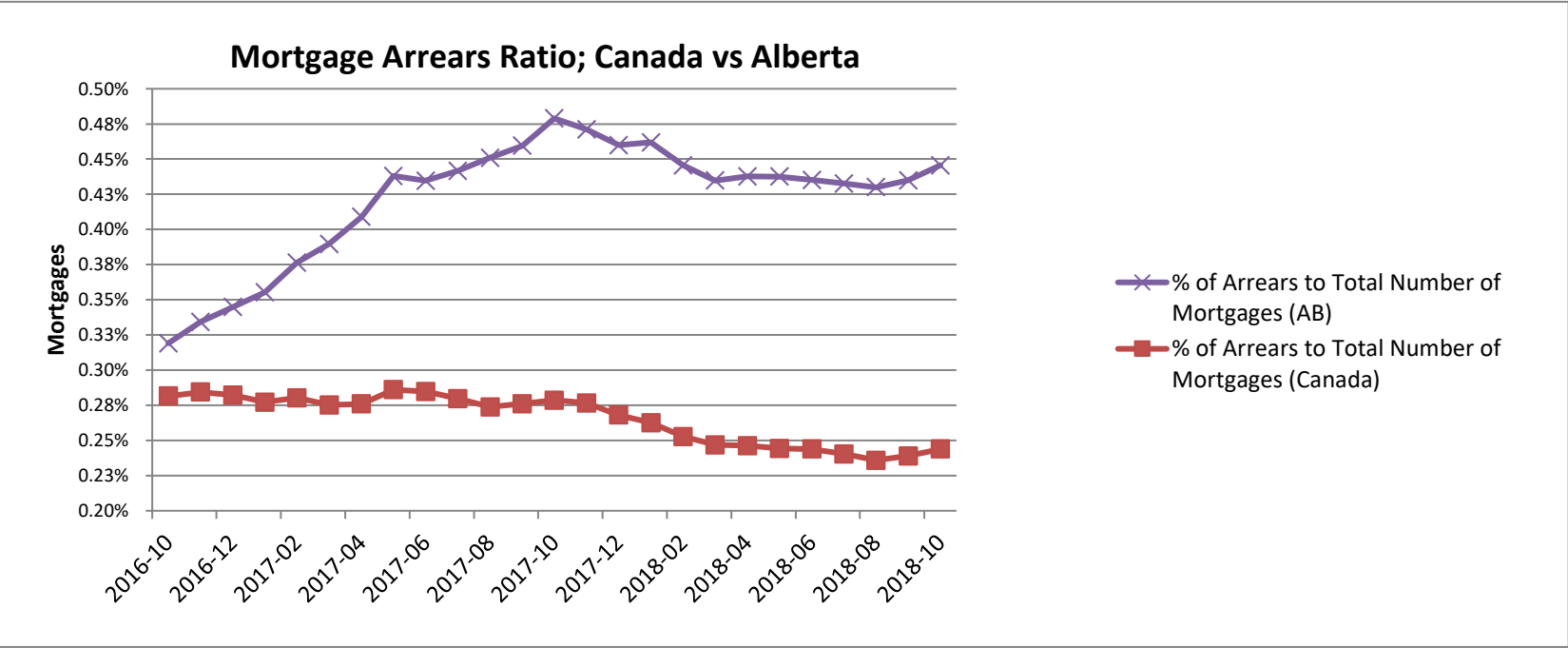
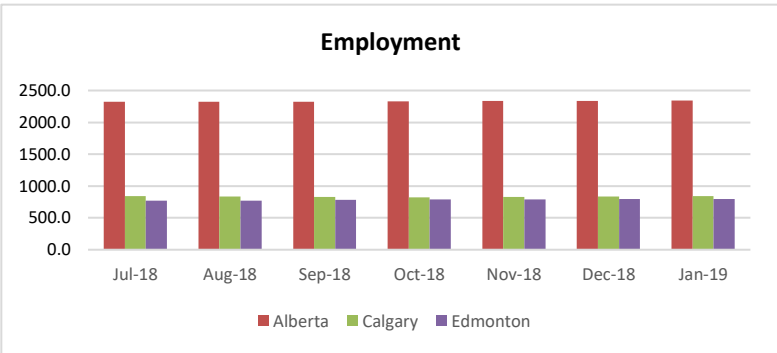
## - Alberta Economic Indicators -

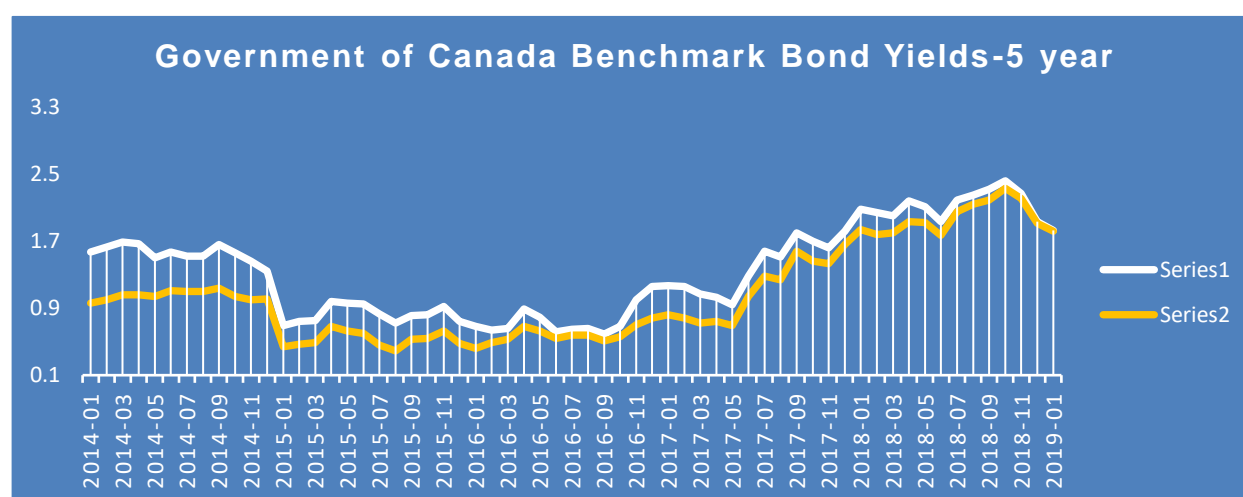
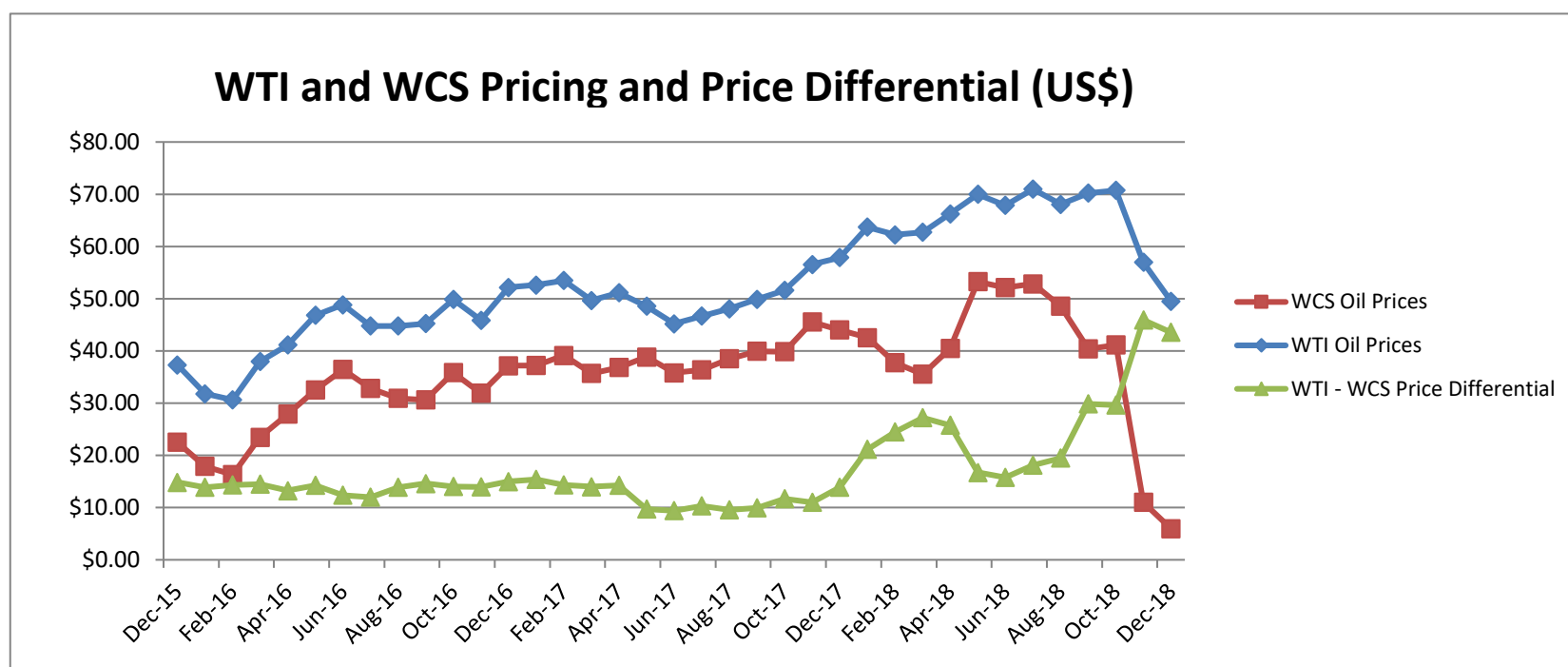
Real GDP Growth		2019f	2020f
Alberta		1.50%	2.70%
Canada		1.70%	1.80%
		<b>TOTAL</b>	<b>Y/Y%</b>
Retail Trade (mill. \$'s)	in Alberta	6,785	-1.91%
	in Canada	50,392	2.71%
Total Mortgages	in Alberta	580,879	-0.56%
	in Canada	4,755,951	-0.30%
Mortgages 90 Day Arrears	in Alberta	2,667	5.54%
	in Canada	11,239	-1.97%

		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		25.87	-25.19%
Avg. Weekly Earnings	in Alberta	\$1,155.47	1.19%
	in Canada	\$1,012.52	2.22%
Unemployment Rate	in Alberta	6.80%	-2.86%
	in Canada	5.80%	-1.69%

Employment, Seasonally Adjusted (thousands)	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19
Canada	18,669	18,677	18,733	18,771	18,827
Alberta	2,334	2,338	2,344	2,345	2,342
Calgary	828	835	842	842	846
Edmonton	791	773	799	801	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](#)

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.