

Real Estate and Economic Report

- Calgary Real Estate Market -

REPORTING PERIOD: from the 1st of July, 2019 to the last day of July, 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	2,172	6.84%	3,620	-8.03%	60.00%	16.16%	10,726	-12.28%	\$ 419,900	-2.35%
City of Calgary Detached	1,003	3.51%	1,606	-7.33%	62.45%	11.69%	3,806	-16.86%	\$ 488,400	-2.57%
City of Calgary Apartment	291	15.02%	493	-9.21%	59.03%	26.69%	1,664	-6.20%	\$ 249,900	-3.77%
City of Calgary Attached	352	8.31%	621	-9.74%	56.68%	19.99%	1,709	-18.54%	\$ 318,300	-3.81%

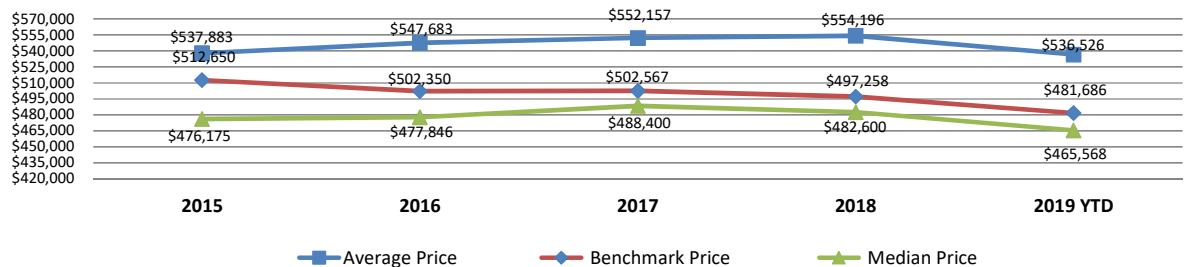
YEAR TO DATE (2019): from January 1st, 2019 to the last day of July, 2019

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	13,021	-0.64%	26,895	-11.47%	47.85%	10.47%	10,019	-2.02%	\$ 404,653	-5.86%
City of Calgary Detached	6,112	-1.94%	11,448	-13.01%	52.62%	10.04%	3,513	-2.58%	\$ 481,686	-4.19%
City of Calgary Apartment	1,583	-4.06%	3,894	-14.57%	40.48%	11.34%	1,516	-10.22%	\$ 250,414	-2.69%
City of Calgary Attached	2,308	3.50%	4,822	-10.07%	47.79%	14.71%	1,714	-1.45%	\$ 315,457	-4.60%

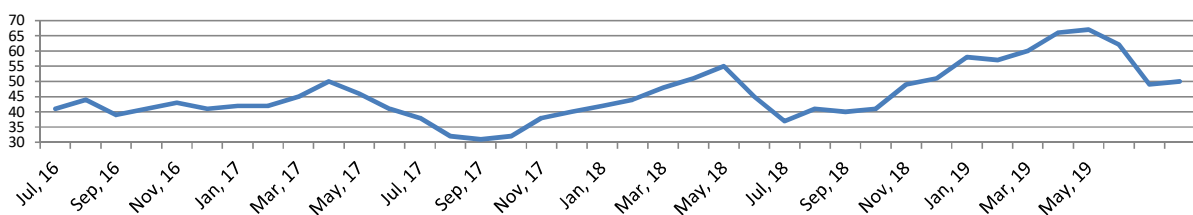
Single Family Home Comparisons (Calgary)

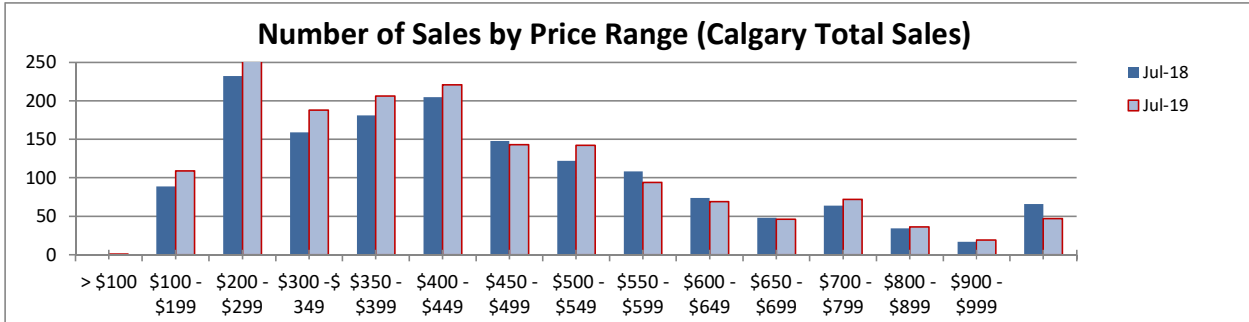


Single Family Home Annual Prices (Calgary)

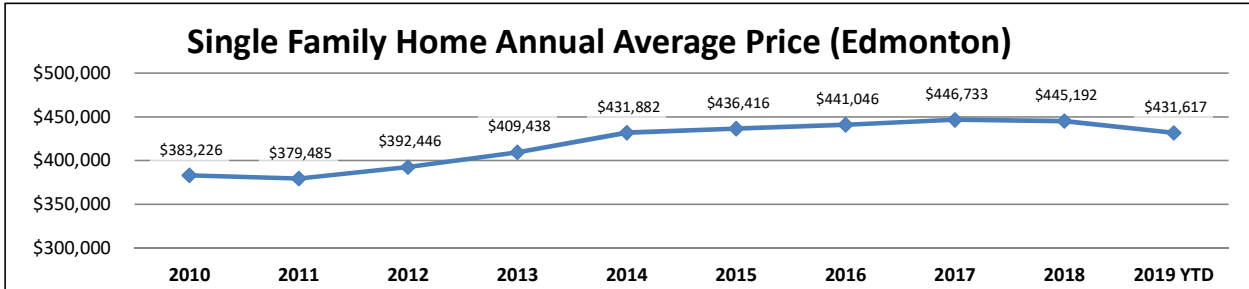
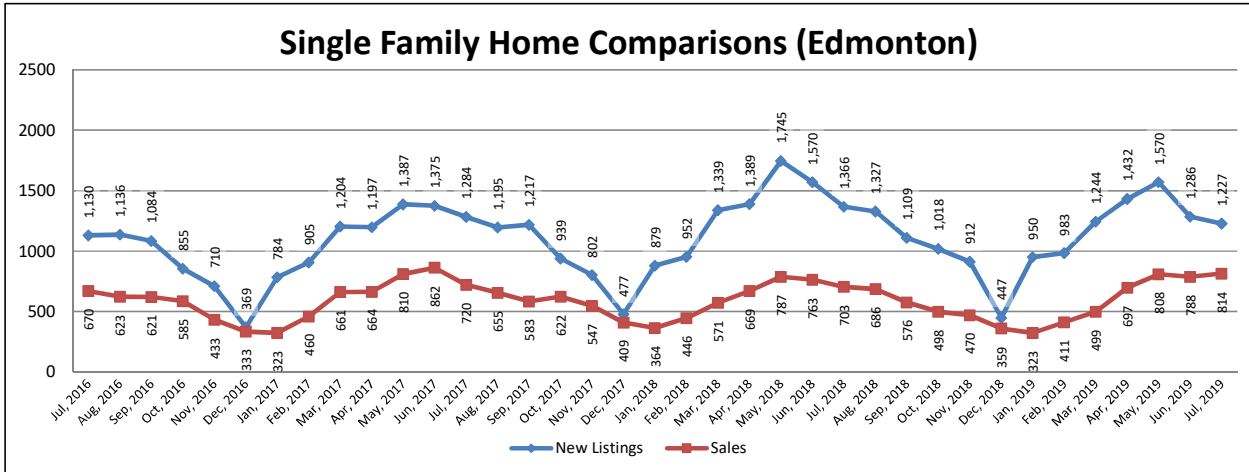


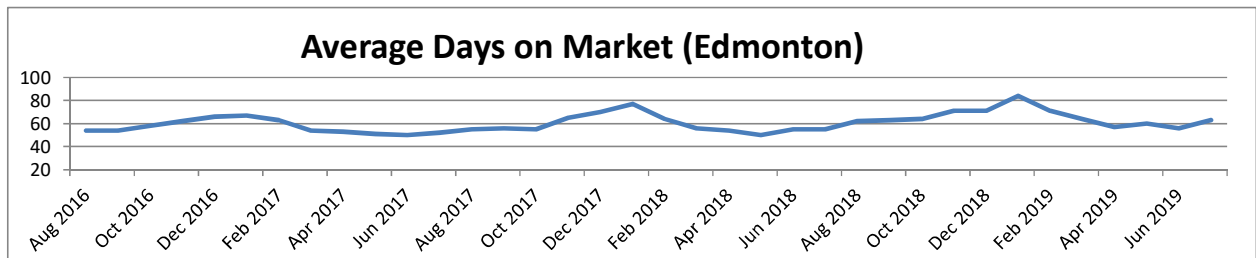
Single Family Home Average Days on Market (Calgary)





- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of July, 2019 to the last day of July, 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	1,338	9.76%	2,197	-9.92%	60.90%	21.85%	\$ 362,546	-3.25%
Single Family Detached	814	15.79%	1,227	-10.18%	66.00%	29.41%	\$ 437,620	-3.93%
Condominium	368	-1.87%	742	-9.73%	50.00%	8.70%	\$ 217,749	-11.77%
Duplex/Rowhouse	128	4.92%	184	-6.60%	70.00%	12.90%	\$ 343,232	-2.69%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of July, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	7,266	-1.37%	15,563	-10.50%	46.08%	9.36%	\$ 357,100	-4.36%
Single Family Detached	4,340	0.86%	8,692	-5.93%	48.95%	5.73%	\$ 431,617	-4.19%
Condominium	2,080	-6.47%	5,059	-19.28%	40.71%	14.31%	\$ 221,000	-6.95%
Duplex/Rowhouse	725	-0.28%	1,416	-5.28%	51.57%	5.71%	\$ 337,926	-4.76%





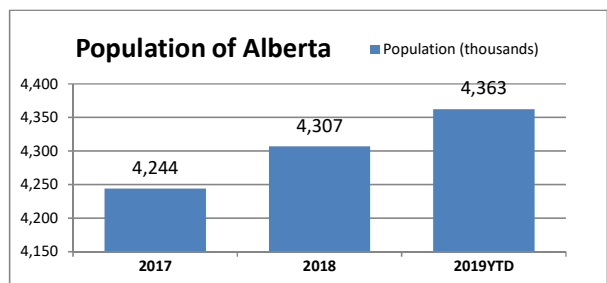
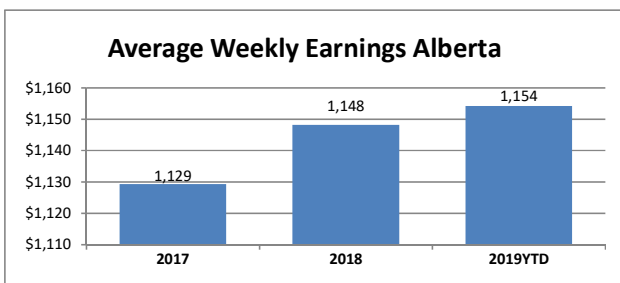
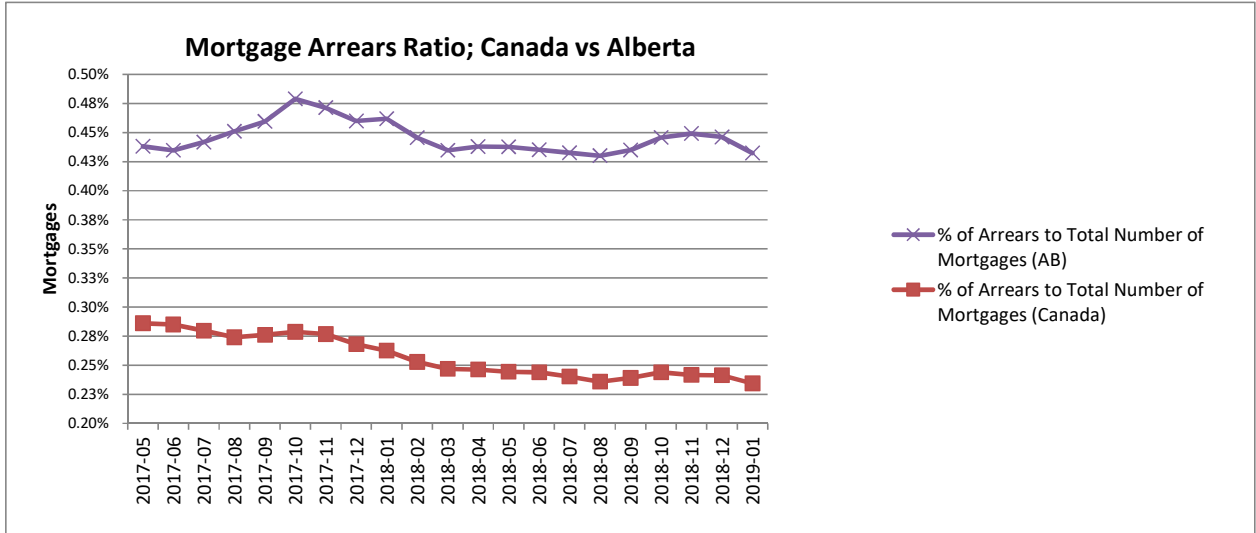
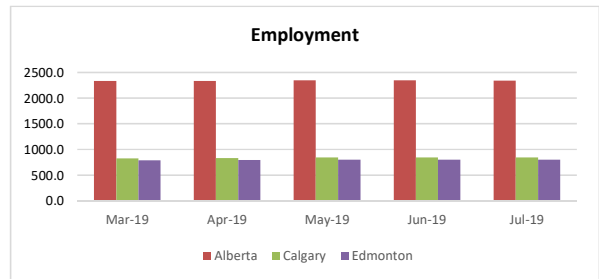
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	2.40%
Canada		1.40%	1.80%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,838	-0.49%
	in Canada	51,459	1.33%
Total Mortgages	in Alberta	581,014	-0.45%
	in Canada	4,774,764	0.10%
Mortgages 90 Day Arrears	in Alberta	2,825	7.78%
	in Canada	11,587	0.58%

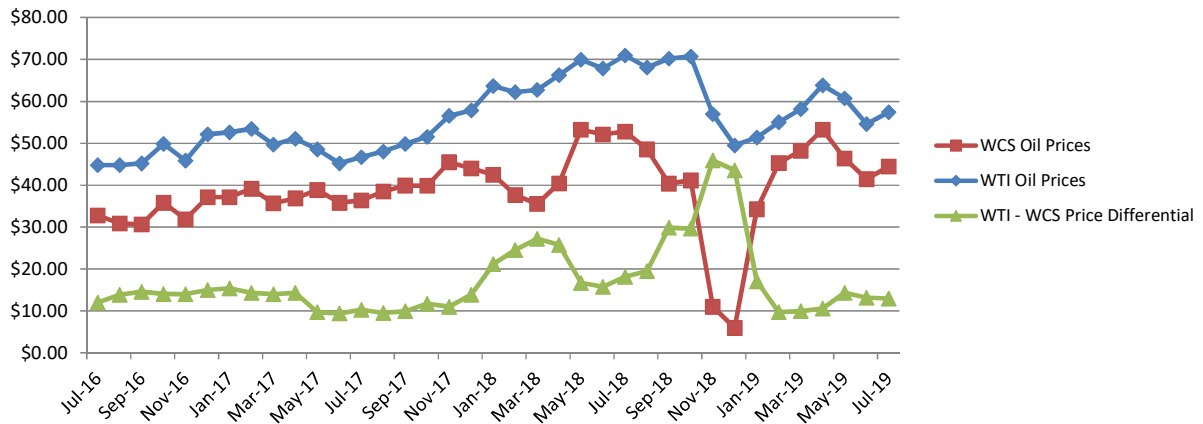
		TOTAL	Y/Y%
Net Migration to AB	Jan-19	10,474	39.97%
Net Interprovincial Migration		3,428	226.79%
Housing Starts (SAAR*, 000's)		28.78	-3.96%
Avg. Weekly Earnings	in Alberta	\$1,161.17	3.27%
	in Canada	\$1,028.33	3.65%
Unemployment Rate	in Alberta	7.00%	4.48%
	in Canada	570.00%	9561.02%

Employment, Seasonally Adjusted (thousands)	Mar-19	Apr-19	May-19	Jun-19	Jul-19
Canada	18,909	18,961	19,003	19,047	19,047
Alberta	2,328	2,336	2,342	2,352	2,350
Calgary	855	867	874	881	882
Edmonton	797	773	796	796	790

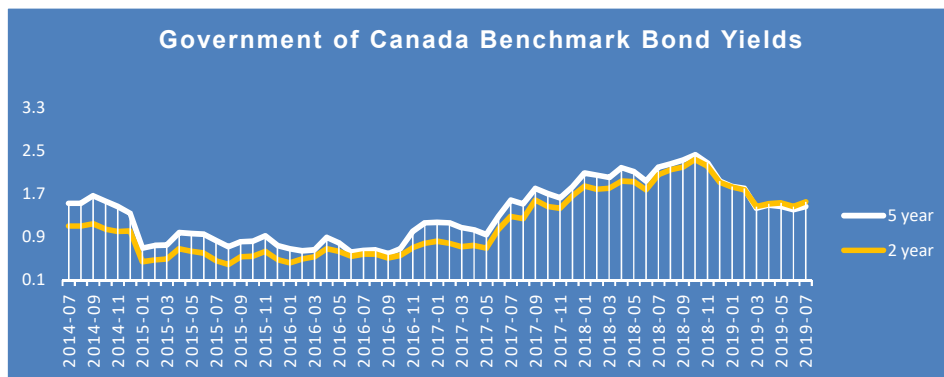
This chart data represents the number of persons employed during the specific month.



WTI and 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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