

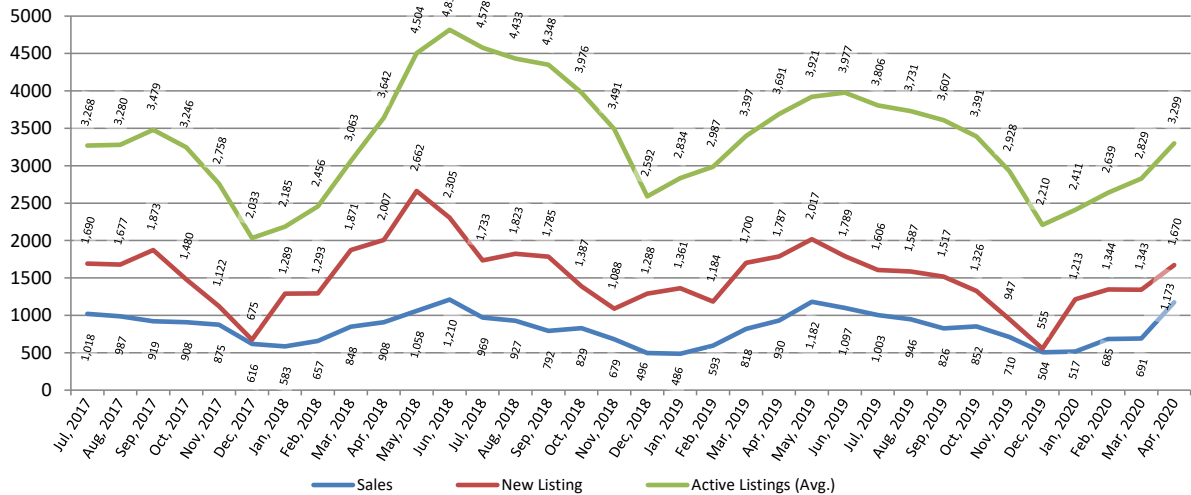
Real Estate and Economic Report

- Calgary Real Estate Market -

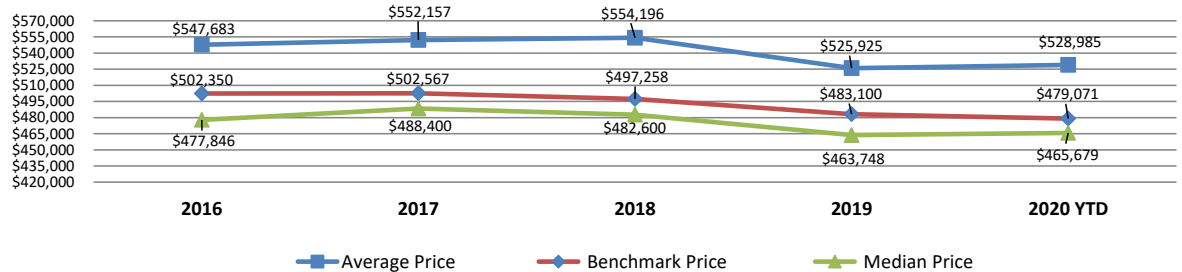
REPORTING PERIOD: from the 1st of July, 2020 to the last day of July, 2020

	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	2,591	19.29%	4,130	14.09%	62.74%	4.56%	9,787	-8.75%	\$ 414,000	-1.41%
Single Family Detached	1,173	16.95%	1,670	3.99%	70.24%	12.47%	3,299	-13.32%	\$ 485,800	-0.53%
Apartment	261	-10.31%	650	31.85%	40.15%	-31.97%	1,712	2.88%	\$ 243,400	-2.60%
Attached	404	14.77%	700	12.72%	57.71%	1.82%	1,627	-4.80%	\$ 306,500	-3.71%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of July, 2020										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	11,456	-12.02%	23,443	-12.84%	47.64%	-0.44%	8,512	-15.04%	\$ 409,914	-1.17%
Single Family Detached	5,168	-15.40%	9,607	-16.05%	52.23%	-0.71%	2,858	-18.73%	\$ 479,071	-0.58%
Apartment	1,293	-18.27%	3,633	-6.68%	35.73%	-11.71%	1,453	-4.27%	\$ 243,657	-2.66%
Attached	2,014	-12.70%	4,252	-11.84%	46.12%	-3.43%	1,487	-13.33%	\$ 308,243	-2.36%

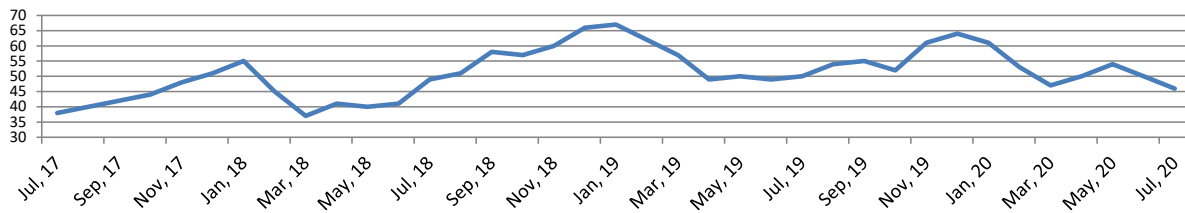
Single Family Home Comparisons (Calgary)



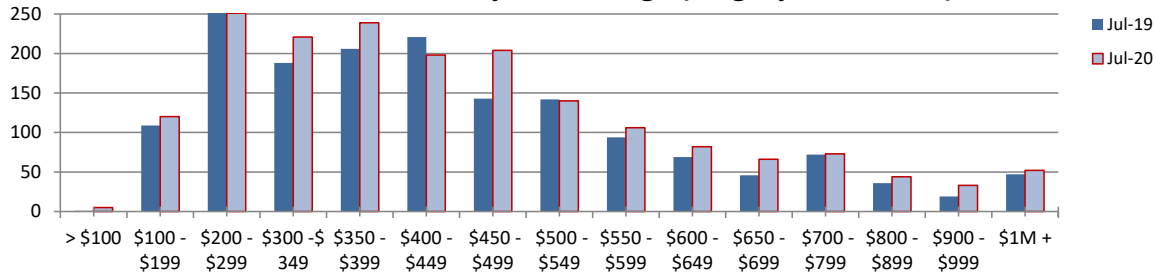
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

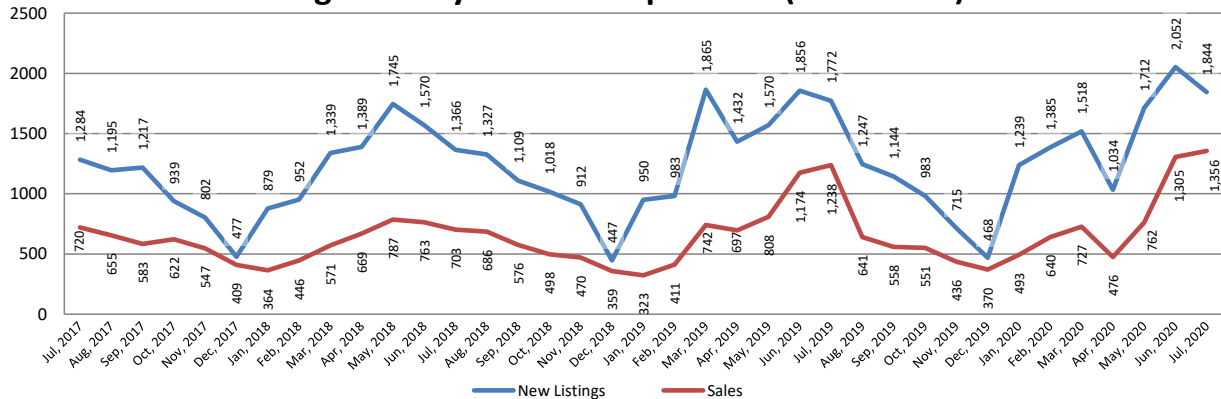
REPORTING PERIOD: from the 1st of July, 2020 to the last day of July, 2020

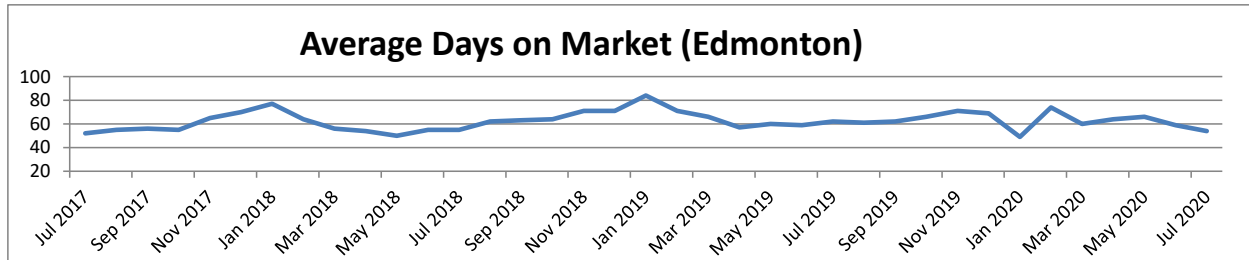
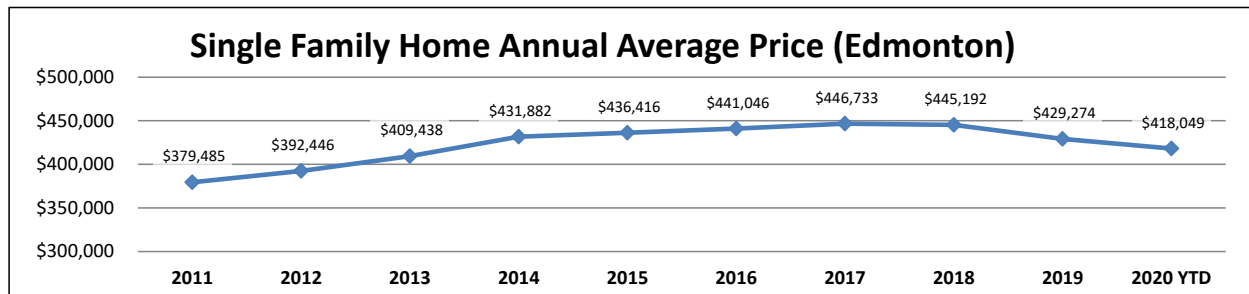
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	2,166	13.58%	3,216	7.56%	67.35%	5.60%	\$ 369,805	0.68%
Single Family Detached	1,356	9.53%	1,844	4.06%	74.00%	5.71%	\$ 436,142	-1.24%
Condominium	494	11.01%	948	9.85%	52.00%	0.00%	\$ 225,138	0.97%
Duplex/Rowhouse	280	48.15%	332	19.86%	84.00%	23.53%	\$ 331,963	-0.41%

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

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	9,146	4.89%	19,042	5.47%	46.48%	-0.87%	\$ 354,760	-0.90%
Single Family Detached	5,759	6.79%	10,784	3.41%	51.86%	4.71%	\$ 418,049	-2.37%
Condominium	2,096	-8.03%	5,715	4.98%	35.71%	-13.49%	\$ 215,549	-3.30%
Duplex/Rowhouse	1,096	23.98%	2,005	19.20%	52.57%	2.22%	\$ 327,221	-2.38%

Single Family Home Comparisons (Edmonton)





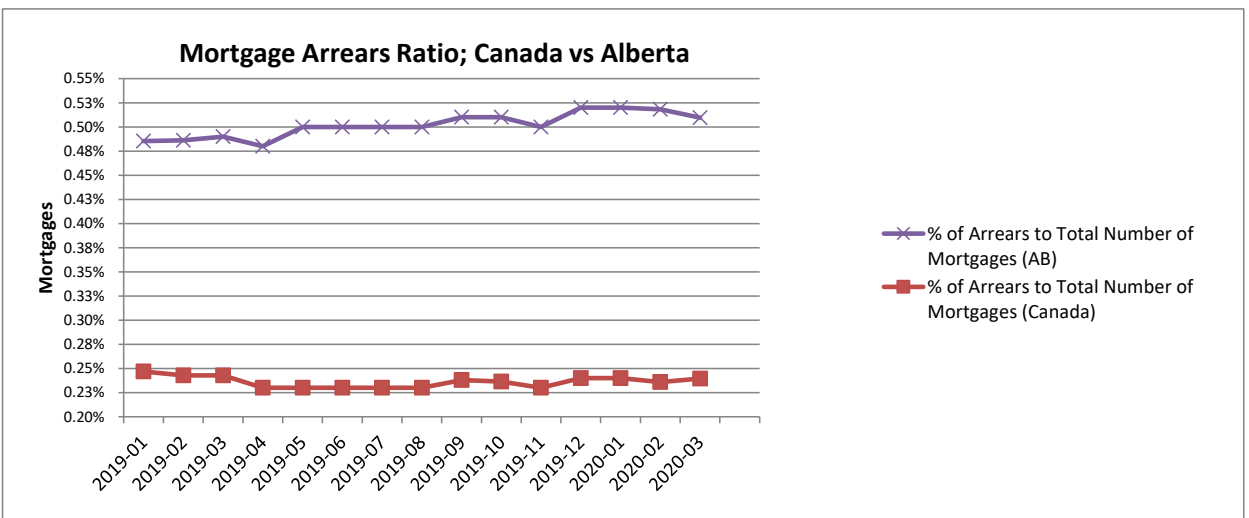
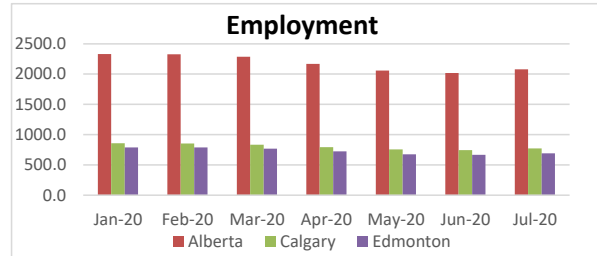
- Alberta Economic Indicators -

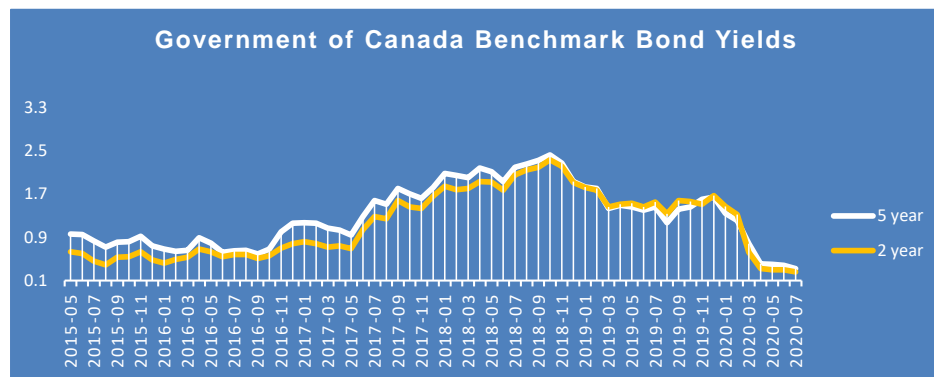
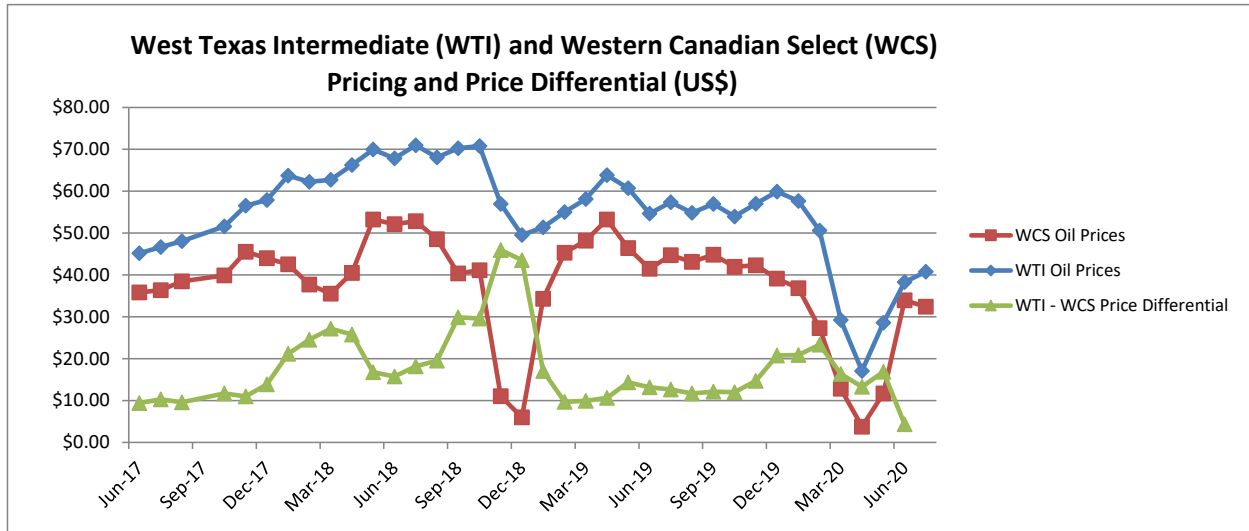
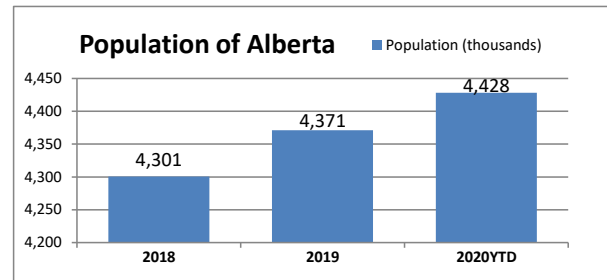
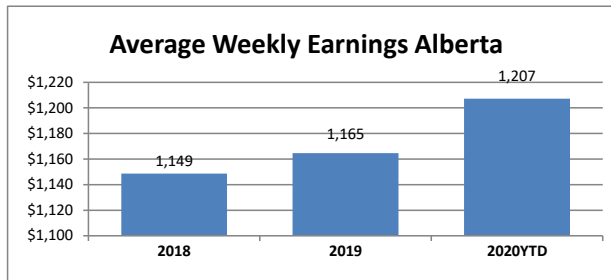
Real GDP Growth as of June 2020		2020f	2021f
Alberta		-8.70%	4.50%
Canada		-5.90%	4.20%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	5,675	-16.57%
May-20	in Canada	41,790	-18.61%
Total Mortgages	in Alberta	584,965	1.01%
Mar-20	in Canada	4,819,055	1.29%
Mortgages 90 Day Arrears	in Alberta	2,981	4.74%
Mar-20	in Canada	11,542	1.02%

		TOTAL	Y/Y%
Net Migration to AB	Q1, 2020	9,326	-10.96%
Net Interprovincial Migration	Q1, 2020	3,123	-8.90%
Housing Starts (SAAR*, '000's)	Jun-20	14.80	-53.20%
Avg. Weekly Earnings	in Alberta	\$1,246.12	7.32%
May-20	in Canada	\$1,135.72	10.44%
Unemployment Rate	in Alberta	15.50%	134.85%
Jun-20	in Canada	12.30%	119.64%

Employment, Seasonally Adjusted (thousands)		Mar-20	Apr-20	May-20	Jun-20	Jul-20
Canada		18,842	17,851	16,946	16,696	17,249
Alberta		2,287	2,171	2,060	2,018	2,081
Calgary		835	792	759	744	774
Edmonton		768	724	675	667	692

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





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>
[Statistics Canada - Labour Force Characteristics by CMA](#)

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

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

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