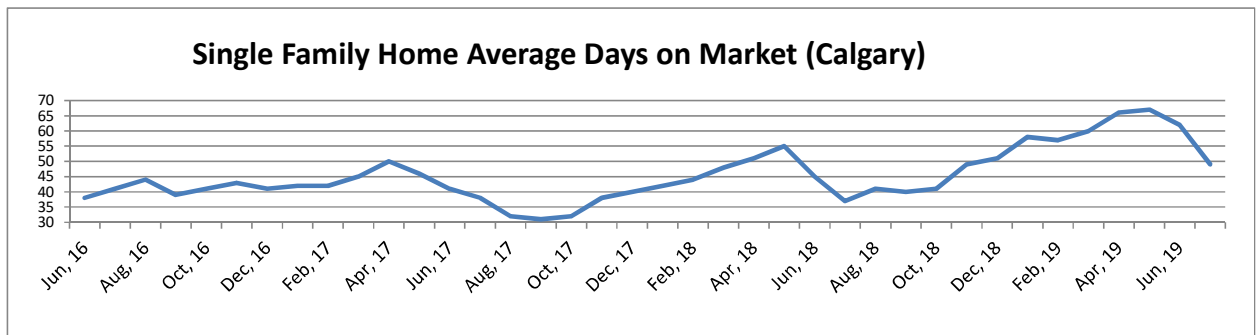
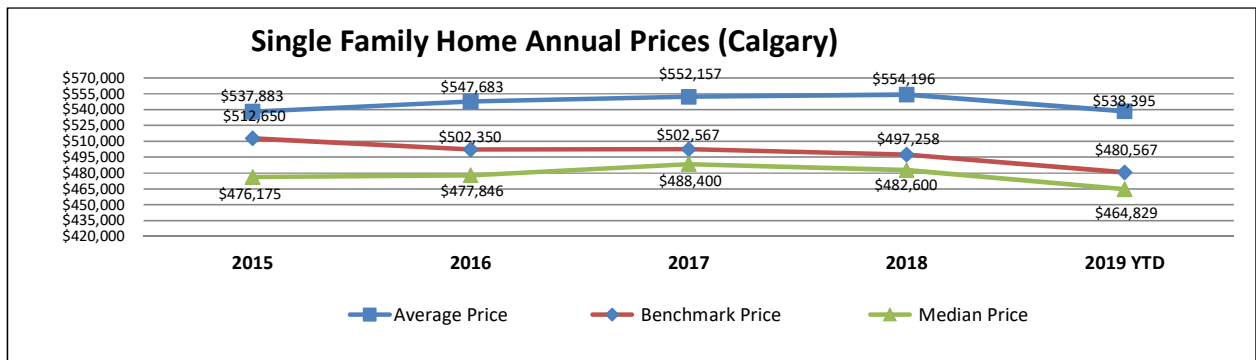
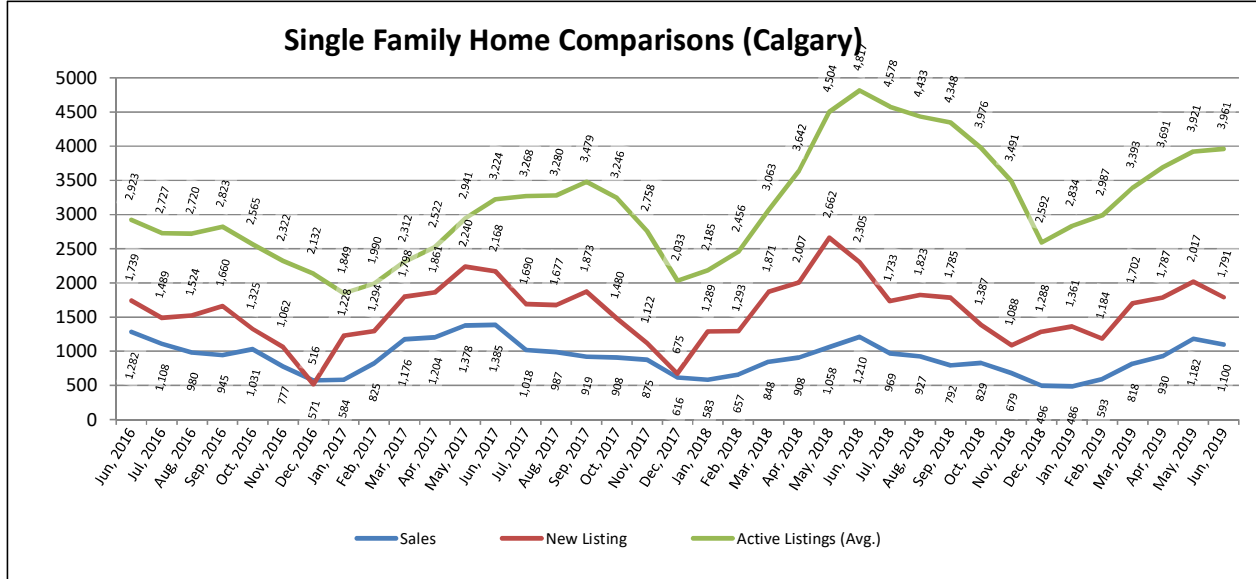


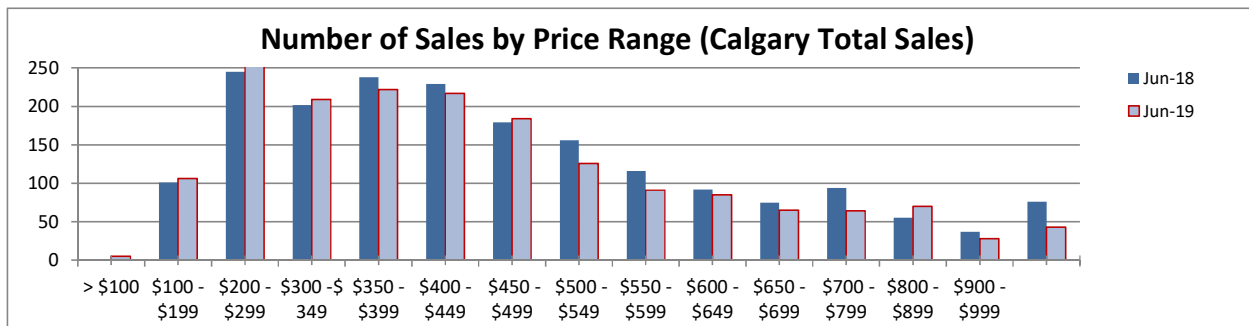
## Real Estate and Economic Report

### - Calgary Real Estate Market -

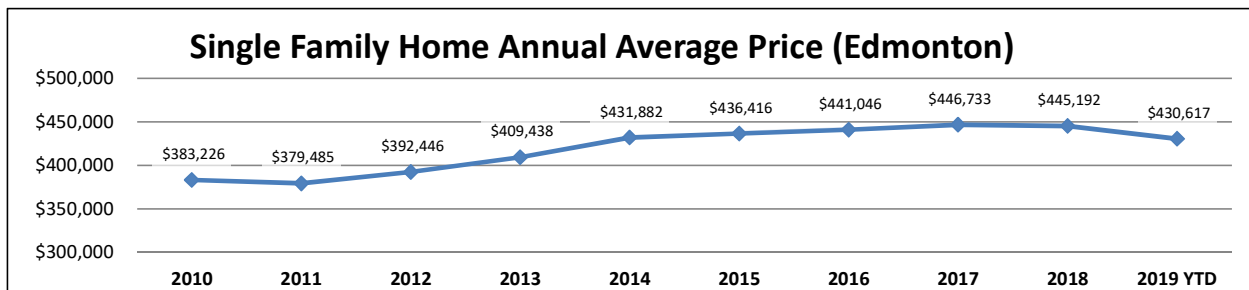
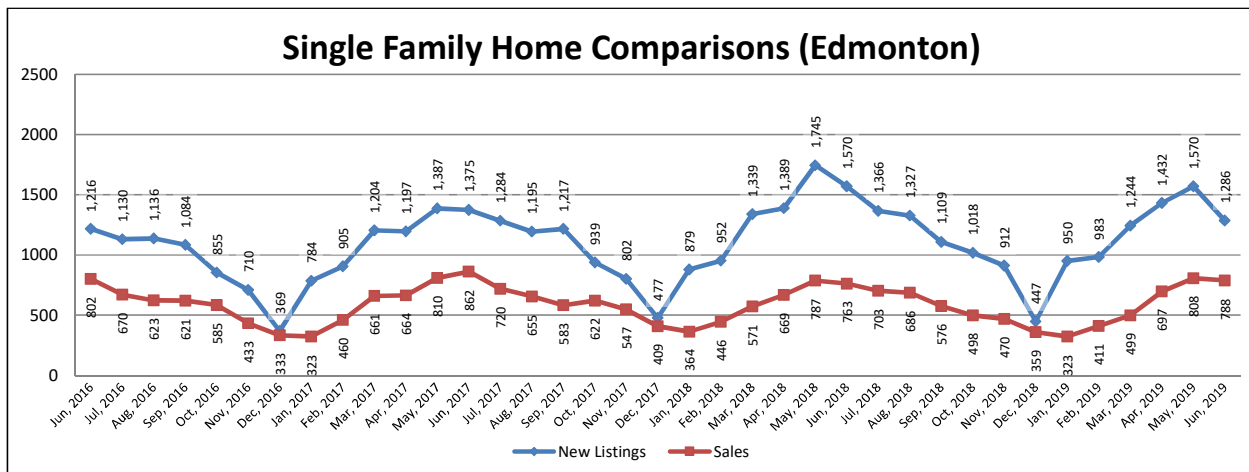
**REPORTING PERIOD:** from the 1st of June, 2019 to the last day of June, 2019

	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>	2,323	-4.80%	4,168	-17.33%	55.73%	15.17%	11,336	-9.97%	\$ 419,900	-2.64%
<b>City of Calgary Detached</b>	1,100	-9.09%	1,791	-22.30%	61.42%	17.00%	3,961	-17.77%	\$ 488,900	-2.82%
<b>City of Calgary Apartment</b>	262	-10.27%	670	1.36%	39.10%	-11.48%	1,790	-4.38%	\$ 250,200	-3.43%
<b>City of Calgary Attached</b>	418	6.09%	674	-25.36%	62.02%	42.14%	1,790	-16.00%	\$ 317,300	-4.66%
<b>YEAR TO DATE (2019): from January 1st, 2019 to the last day of June, 2019</b>										
<b>CREB Economic Region</b>	10,849	-2.01%	23,275	-11.98%	45.82%	9.30%	9,901	0.09%	\$ 402,112	-6.45%
<b>City of Calgary Detached</b>	5,109	-2.94%	9,842	-13.87%	50.99%	9.71%	3,465	0.58%	\$ 480,567	-4.46%
<b>City of Calgary Apartment</b>	1,292	-7.52%	3,401	-15.29%	37.39%	7.90%	1,492	-10.94%	\$ 250,500	-2.51%
<b>City of Calgary Attached</b>	1,956	2.68%	4,201	-10.12%	46.31%	13.69%	1,714	2.11%	\$ 314,983	-4.73%

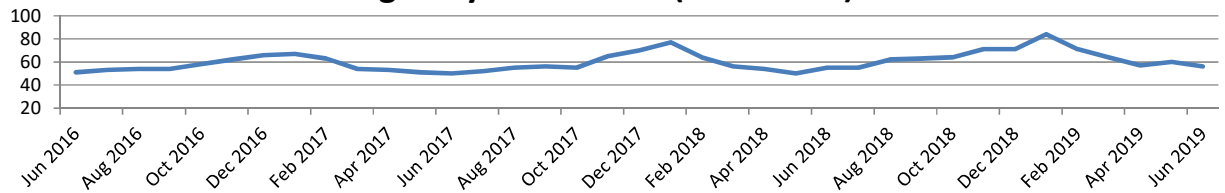




- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of June, 2019 to the last day of June, 2019								
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	1,265	0.40%	2,245	-21.53%	56.35%	27.94%	\$ 367,696	-2.50%
<b>Single Family Detached</b>	788	3.28%	1,286	-18.09%	61.00%	24.49%	\$ 432,530	-4.13%
<b>Condominium</b>	345	-4.96%	727	-26.86%	47.00%	27.03%	\$ 236,789	0.62%
<b>Duplex/Rowhouse</b>	115	2.68%	172	-30.08%	67.00%	47.16%	\$ 344,210	-4.79%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of June, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	5,928	-3.58%	13,366	-10.60%	43.61%	6.82%	\$ 356,192	-4.54%
<b>Single Family Detached</b>	3,526	-2.06%	7,465	-5.19%	46.11%	1.31%	\$ 430,617	-4.37%
<b>Condominium</b>	1,712	-7.41%	4,317	-20.72%	39.17%	15.57%	\$ 221,542	-6.11%
<b>Duplex/Rowhouse</b>	597	-1.32%	1,232	-5.08%	48.50%	4.12%	\$ 337,042	-5.10%



## Average Days on Market (Edmonton)



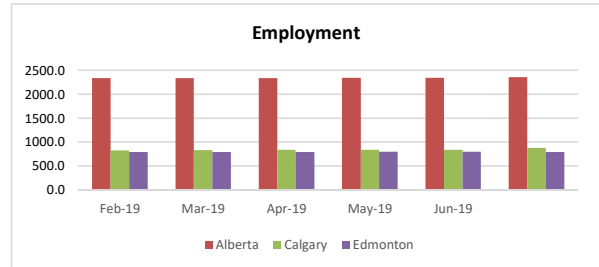
## - Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	2.40%
Canada		1.40%	1.80%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,081	3.55%
	in Canada	51,493	3.56%
Total Mortgages	in Alberta	580,532	-0.61%
	in Canada	4,757,574	-0.32%
Mortgages 90 Day Arrears	in Alberta	2,818	8.26%
	in Canada	11,742	0.87%

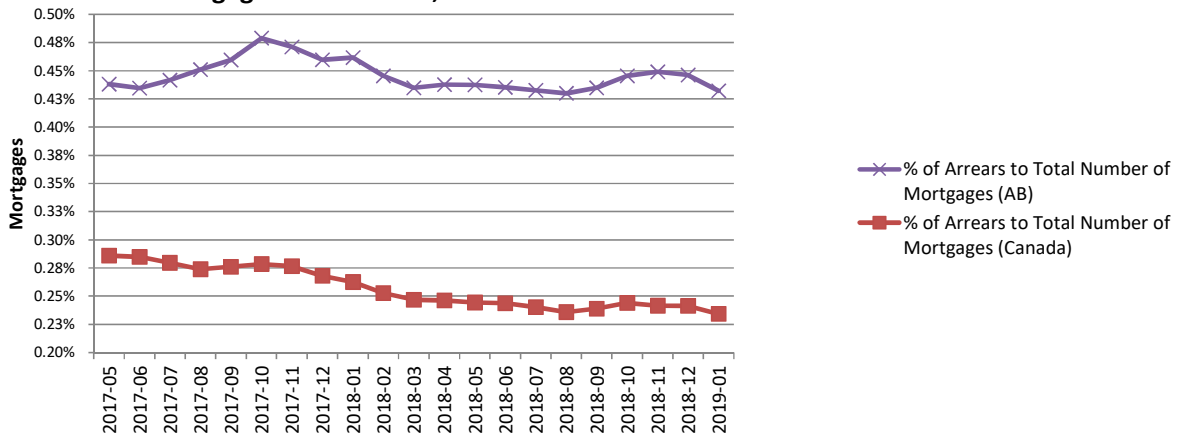
		TOTAL	Y/Y%
Net Migration to AB	Oct-18	10,474	39.97%
Net Interprovincial Migration		3,428	-998.29%
Housing Starts (SAAR*, 000's)	May-19	22.80	-36.50%
Avg. Weekly Earnings	in Alberta	\$1,153.87	-0.30%
	in Canada	\$1,023.19	2.84%
Unemployment Rate	in Alberta	6.70%	3.08%
	in Canada	5.40%	-8.47%

Employment, Seasonally Adjusted (thousands)	Feb-19	Mar-19	Apr-19	May-19	Jun-19
Canada	18,870	18,909	18,961	19,003	19,047
Alberta	2,333	2,328	2,336	2,342	2,352
Calgary	849	855	867	874	881
Edmonton	799	773	798	796	796

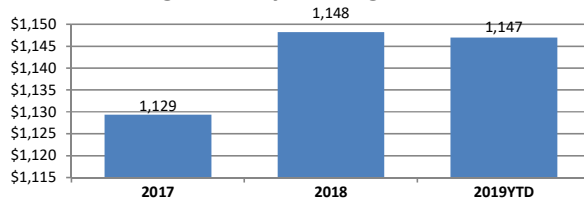
This chart data represents the number of persons employed during the specific month.



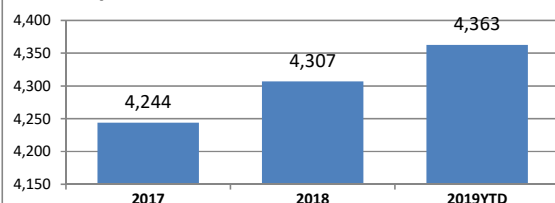
## Mortgage Arrears Ratio; Canada vs Alberta



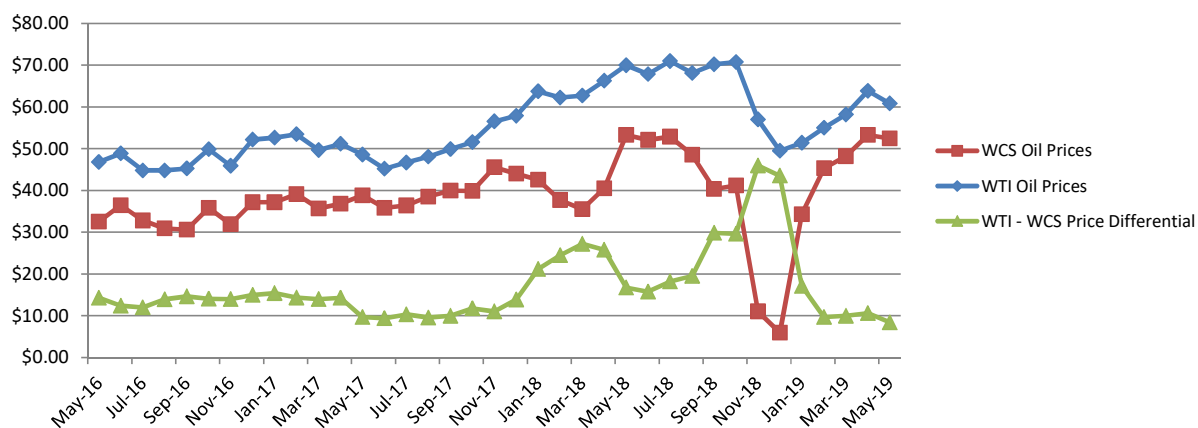
## Average Weekly Earnings Alberta



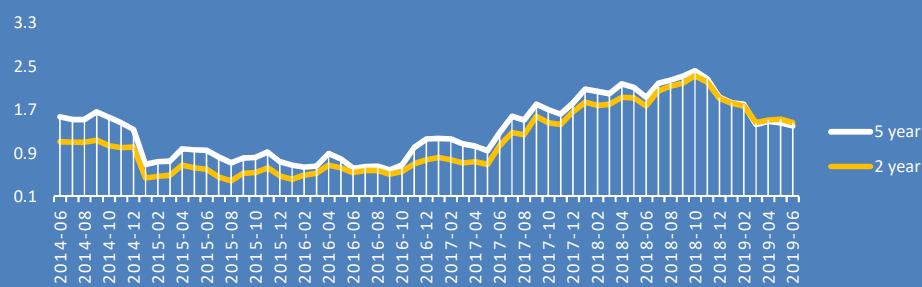
## Population of Alberta



## 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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