

Real Estate and Economic Report

- Calgary Real Estate Market -

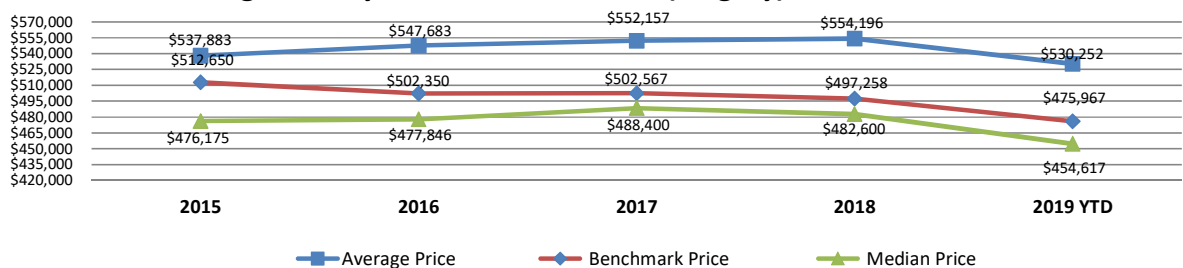
REPORTING PERIOD: from the 1st of March, 2019 to the last day of March, 2019

	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	1,742	-0.68%	3,985	-11.07%	43.71%	11.68%	9,698	4.44%	\$ 409,400	-4.88%
Detached	818	-3.54%	1,702	-9.03%	48.06%	6.04%	3,393	10.77%	\$ 475,800	-5.56%
Apartment	189	-13.70%	577	-19.97%	32.76%	7.84%	1,488	-11.95%	\$ 250,600	-2.53%
Attached	322	4.89%	701	-18.01%	45.93%	27.93%	1,714	5.93%	\$ 313,500	-4.83%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of March, 2019										
CREB Economic Region	4,062	-9.01%	10,366	-5.07%	39.12%	-4.97%	8,873	10.59%	\$ 409,800	-4.36%
Detached	1,897	-9.15%	4,247	-4.63%	44.62%	-5.31%	3,071	19.60%	\$ 475,967	-5.19%
Apartment	464	-17.29%	1,542	-16.69%	30.12%	-1.12%	1,321	-10.08%	\$ 251,400	-2.01%
Attached	748	-3.73%	1,977	-1.45%	37.98%	-3.13%	1,592	16.91%	\$ 313,667	-4.53%

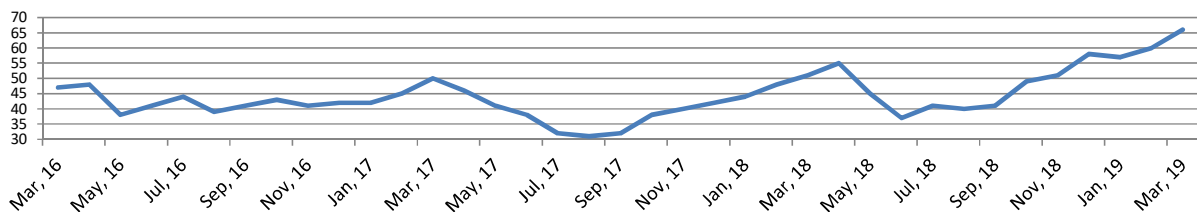
Single Family Home Comparisons (Calgary)



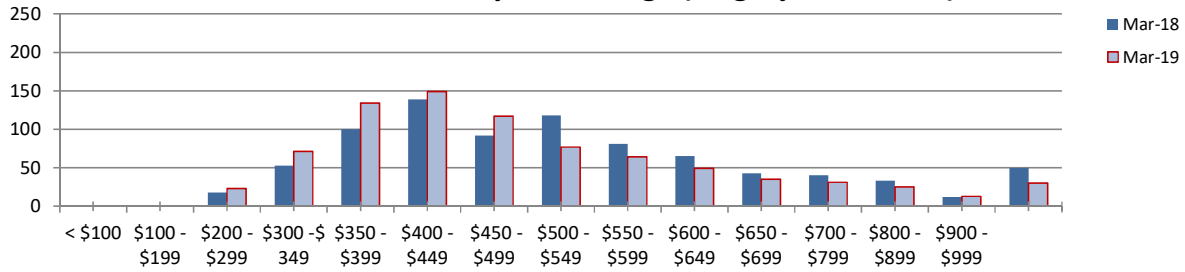
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

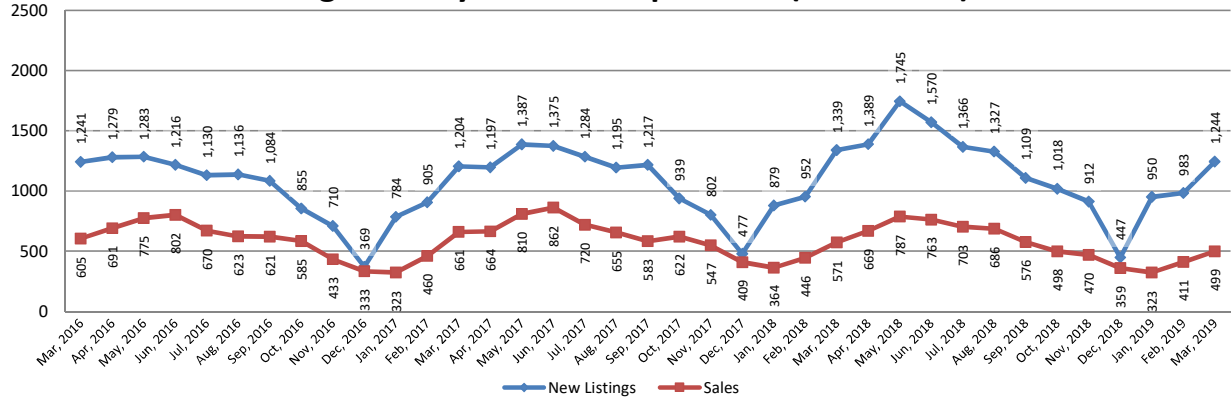
REPORTING PERIOD: from the 1st of March, 2019 to the last day of March, 2019

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	851	-14.21%	2,250	-12.18%	37.82%	-2.32%	\$ 354,052	-5.55%
Single Family Detached	499	-12.61%	1,244	-7.09%	40.00%	-6.98%	\$ 432,065	-5.49%
Condominium	244	-17.29%	744	-23.30%	33.00%	8.51%	\$ 206,239	-11.13%
Duplex/Rowhouse	94	-14.55%	211	-2.31%	45.00%	-11.76%	\$ 337,299	-3.18%

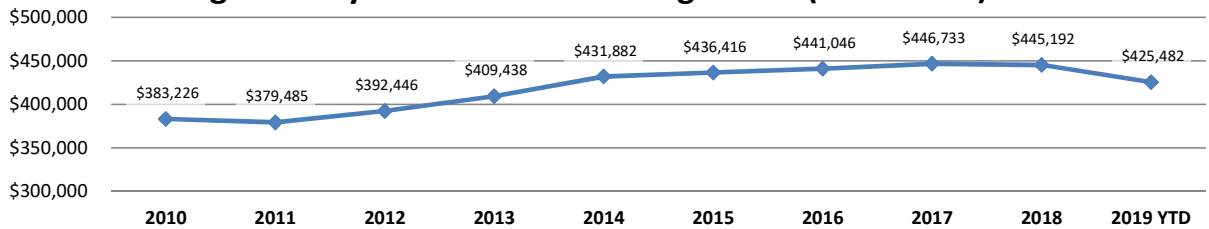
YEAR TO DATE (2019): from January 1st, 2019 to the last day of March, 2019

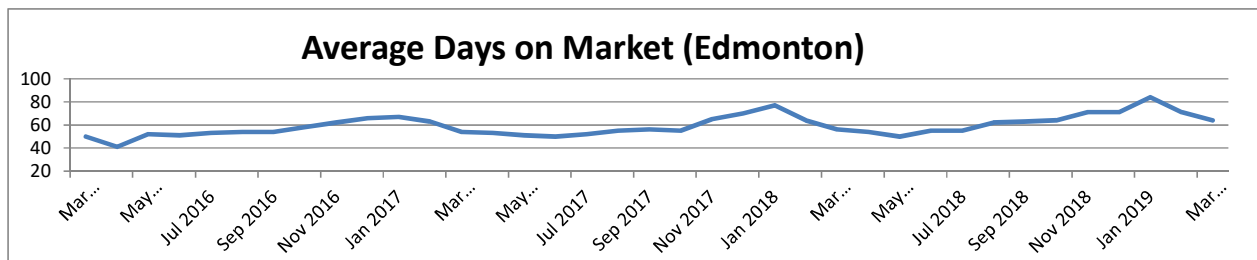
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	2,147	-12.12%	5,836	-7.59%	36.76%	-4.92%	\$ 347,448	-6.05%
Single Family Detached	1,233	-10.72%	3,177	0.22%	38.67%	-11.45%	\$ 425,482	-5.55%
Condominium	645	-15.91%	1,932	-20.79%	33.67%	6.63%	\$ 213,084	-7.55%
Duplex/Rowhouse	235	-8.56%	571	6.13%	41.00%	-13.38%	\$ 333,989	-7.27%

Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)





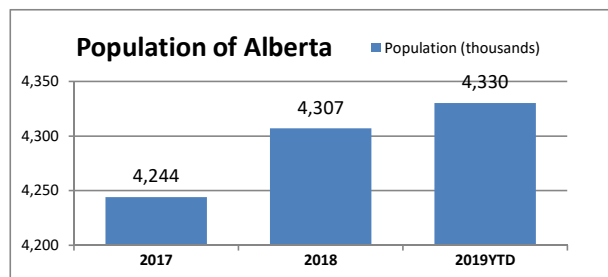
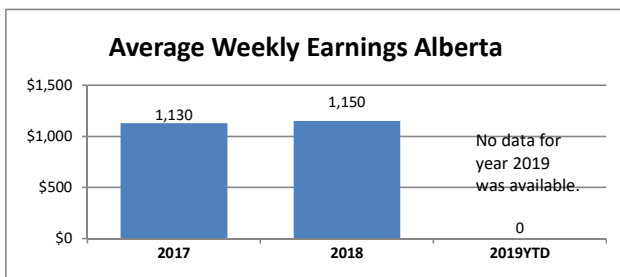
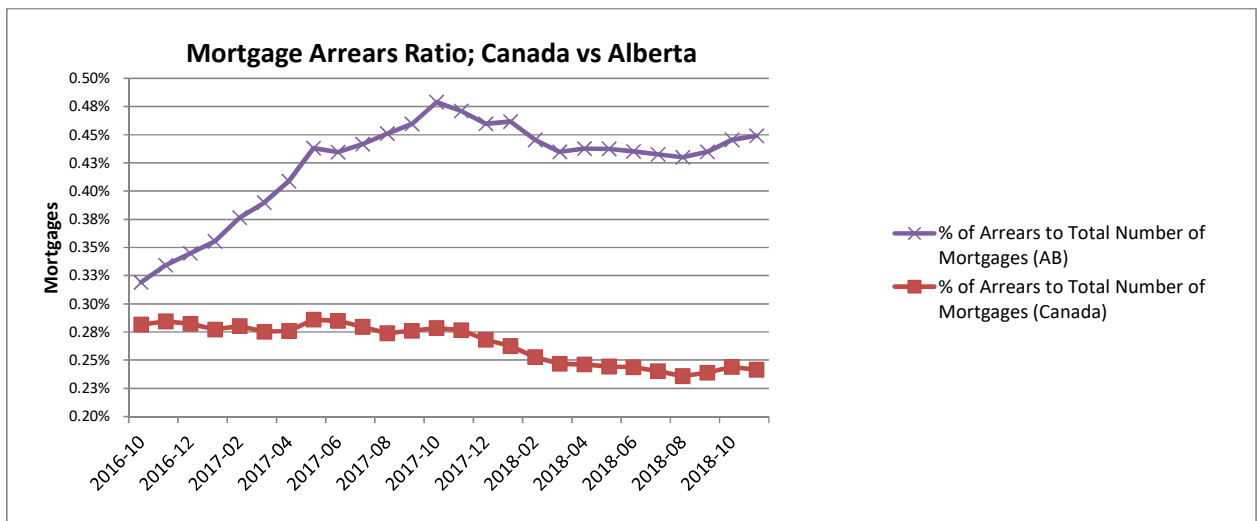
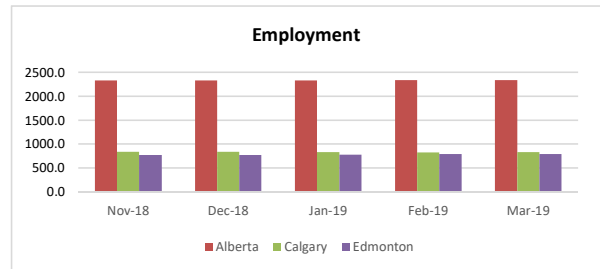
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		1.30%	2.60%
Canada		1.50%	1.80%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,785	0.54%
	in Canada	50,392	2.71%
Total Mortgages	in Alberta	581,084	-0.50%
	in Canada	4,759,706	-0.18%
Mortgages 90 Day Arrears	in Alberta	2,687	7.01%
	in Canada	11,246	-0.03%

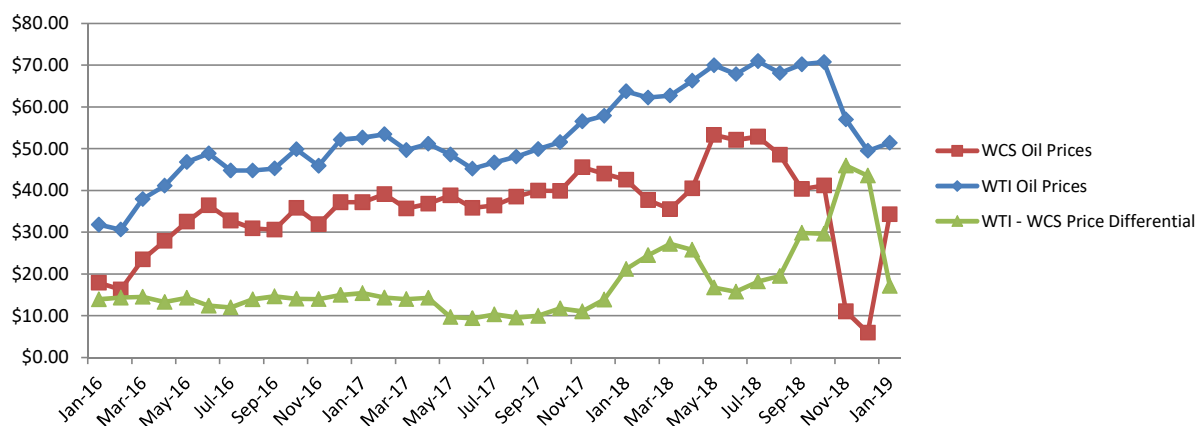
		TOTAL	Y/Y%
Net Migration to AB	Jul-18	14,514	47.54%
Net Interprovincial Migration		3,222	-1203.42%
Housing Starts (SAAR*, 000's)	Feb-19	19.58	-17.65%
Avg. Weekly Earnings	in Alberta	\$1,155.12	-0.10%
	in Canada	\$1,023.78	1.99%
Unemployment Rate	in Alberta	7.30%	8.96%
	in Canada	5.80%	0.00%

Employment, Seasonally Adjusted (thousands)	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19
Canada	18,733	18,771	18,827	18,870	18,909
Alberta	2,344	2,345	2,342	2,333	2,328
Calgary	842	842	846	849	855
Edmonton	799	773	801	799	797

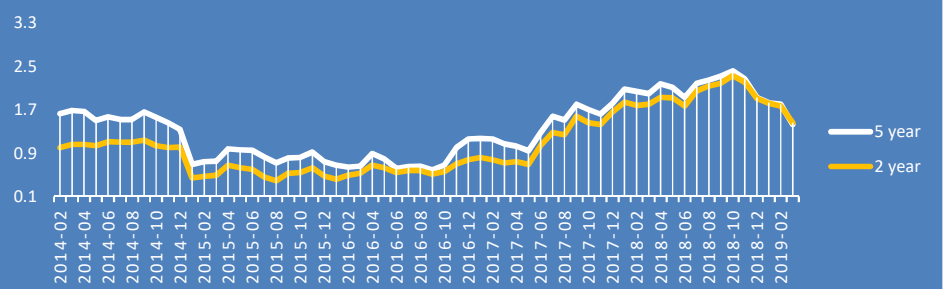
This chart data represents the number of persons employed during the specific month.



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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