

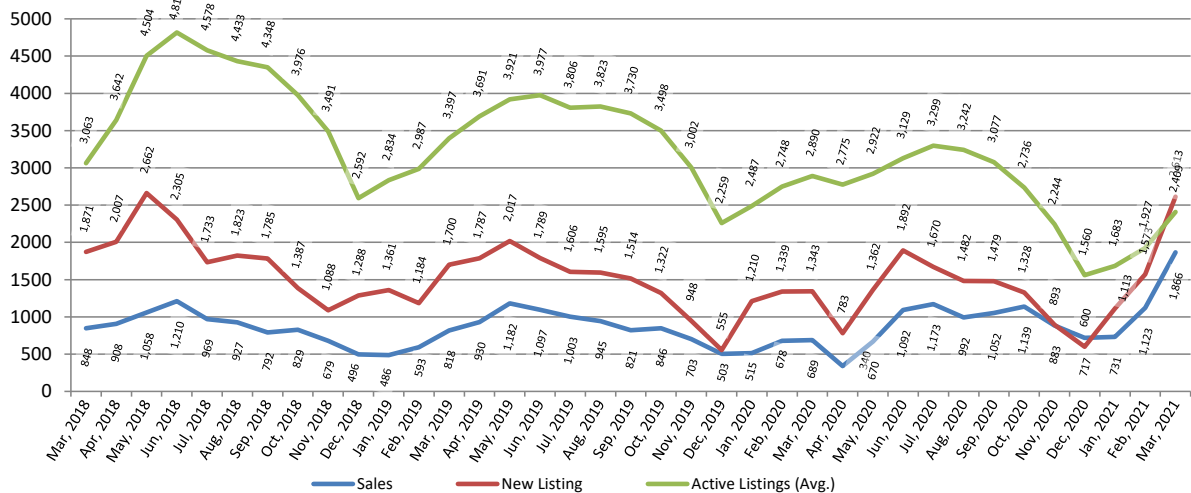
Real Estate and Economic Report

- Calgary Real Estate Market -

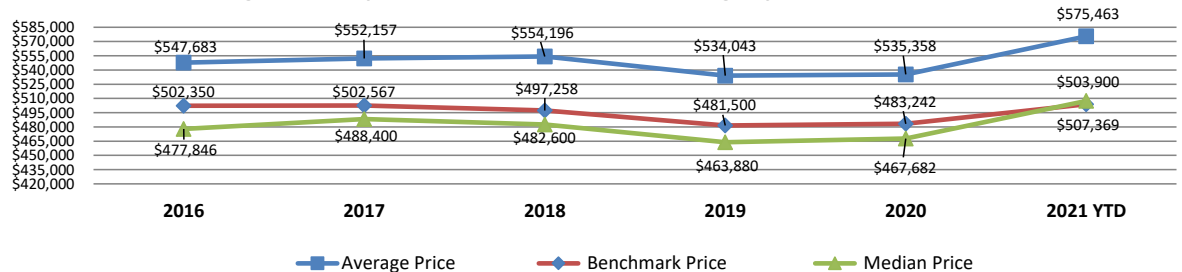
REPORTING PERIOD: from the 1st of March, 2021 to the last day of March, 2021

	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	3,935	153.54%	5,758	80.05%	68.34%	40.82%	7,348	-13.63%	\$ 444,540	7.98%
Single Family Detached	1,866	170.83%	2,613	94.56%	71.41%	39.20%	2,409	-16.64%	\$ 516,300	7.92%
Apartment	385	76.61%	869	82.56%	44.30%	-3.27%	1,686	17.00%	\$ 250,000	3.09%
Semi-Detached	269	133.91%	389	56.85%	69.15%	49.12%	444	-29.75%	\$ 410,900	5.63%
Row	383	151.97%	566	61.25%	67.67%	56.28%	877	-2.56%	\$ 288,800	2.78%
YEAR TO DATE (2021): from January 1st, 2021 to the last day of March, 2021										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	8,157	92.11%	12,521	28.57%	64.02%	47.19%	6,477	-19.20%	\$ 435,180	5.80%
Single Family Detached	3,720	97.66%	5,299	36.15%	69.49%	44.28%	2,006	-25.92%	\$ 503,900	5.29%
Apartment	843	46.86%	1,993	24.33%	41.85%	15.11%	1,479	4.33%	\$ 247,167	1.15%
Semi-Detached	591	74.85%	848	14.29%	69.67%	53.58%	383	-36.64%	\$ 395,667	2.31%
Row	793	84.85%	1,391	31.85%	55.13%	36.06%	789	-5.92%	\$ 284,800	1.52%

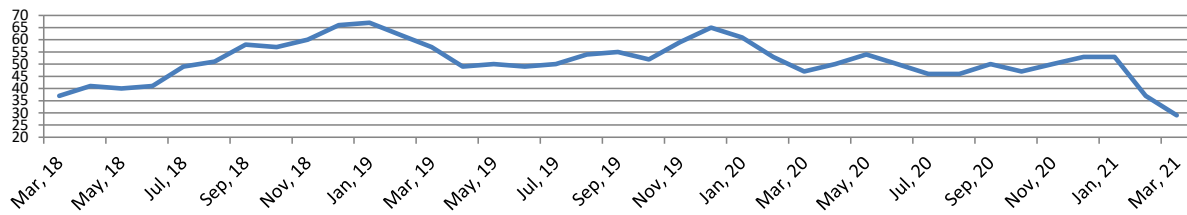
Single Family Home Comparisons (Calgary)



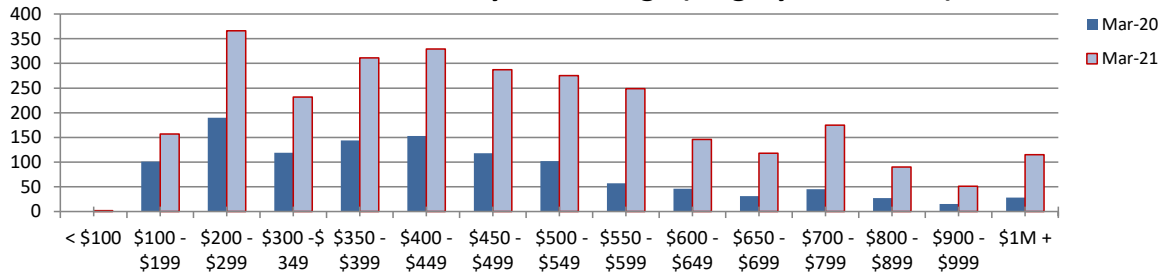
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

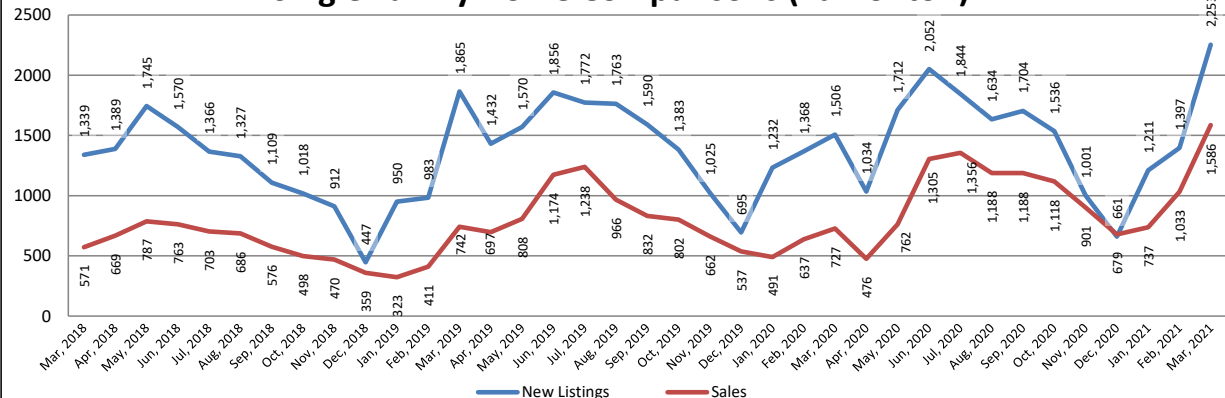
REPORTING PERIOD: from the 1st of March, 2021 to the last day of March, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	2,442	109.97%	4,060	51.55%	60.00%	38.21%	\$ 391,219	13.67%
Single Family Detached	1,586	118.16%	2,253	49.60%	70.00%	45.83%	\$ 457,936	7.41%
Condominium	512	79.65%	1,281	59.73%	40.00%	11.11%	\$ 229,690	5.23%
Duplex/Rowhouse	287	117.42%	428	39.87%	67.00%	55.81%	\$ 348,280	11.11%

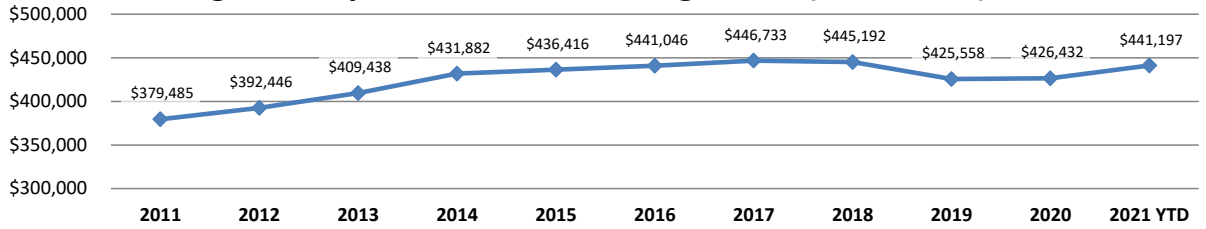
YEAR TO DATE (2021): from January 1st, 2021 to the last day of March, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	5,213	73.13%	9,109	23.73%	56.33%	38.26%	\$ 377,730	8.29%
Single Family Detached	3,356	80.92%	4,861	18.39%	68.33%	51.85%	\$ 441,197	6.33%
Condominium	1,115	48.27%	3,066	33.59%	36.00%	10.20%	\$ 225,792	6.57%
Duplex/Rowhouse	618	86.71%	925	23.99%	66.33%	49.62%	\$ 345,236	6.32%

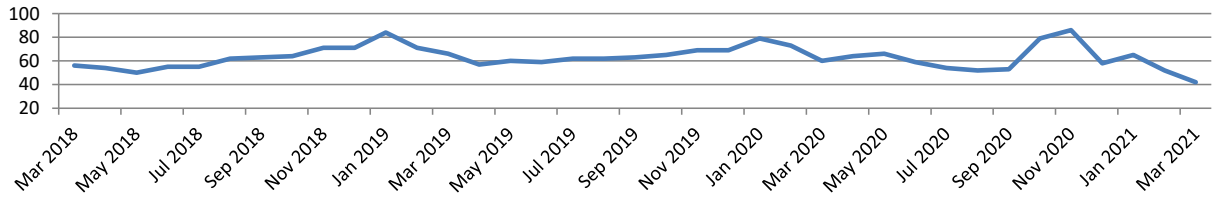
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



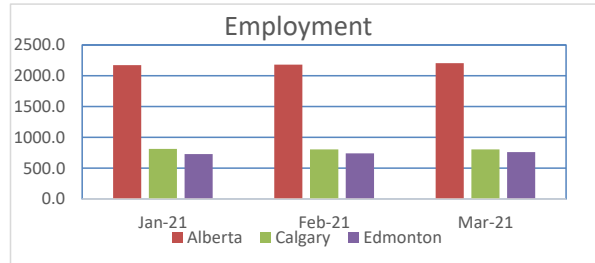
- Alberta Economic Indicators -

Real GDP Growth as of March 2021		2021f	2022f
Alberta		5.70%	4.70%
Canada		6.30%	4.10%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,242	5.94%
Jan-21	in Canada	52,546	1.26%
Total Mortgages	in Alberta	592,360	1.41%
Jan-21	in Canada	4,914,240	2.21%
Mortgages 90 Day Arrears	in Alberta	3,102	1.74%
Jan-21	in Canada	11,394	-1.01%

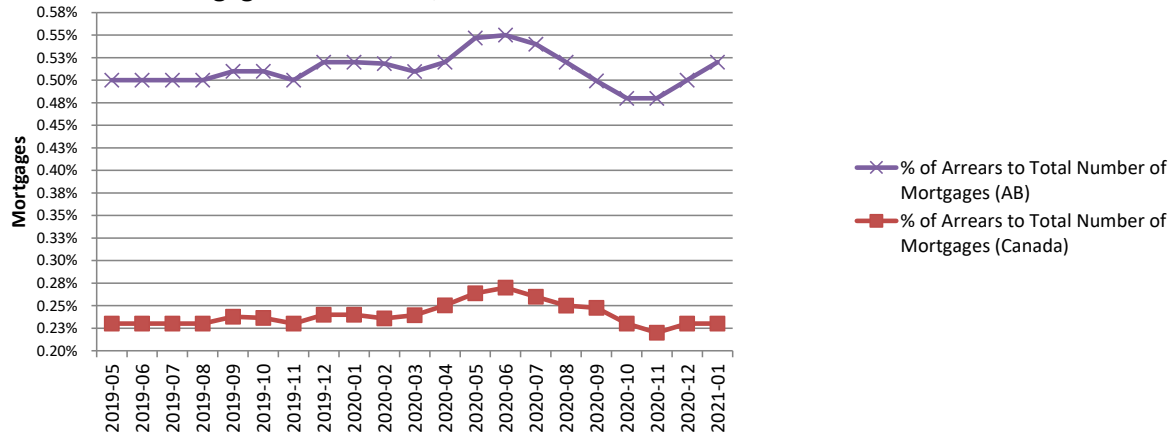
		TOTAL	Y/Y%
Net Migration to AB	Q4, 2020	4,418	-63.23%
Net Interprovincial Migration	Q4, 2020	-1,293	-157.42%
Housing Starts (SAAR*, '000's)	Feb-21	25.81	36.87%
Avg. Weekly Earnings	in Alberta	\$1,230.99	5.06%
Jan-21	in Canada	\$1,134.21	8.11%
Unemployment Rate	in Alberta	9.10%	4.60%
Feb-21	in Canada	7.50%	33.93%

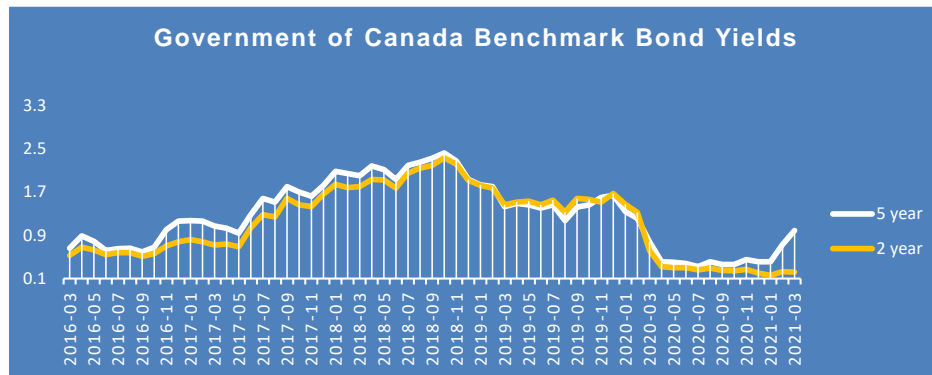
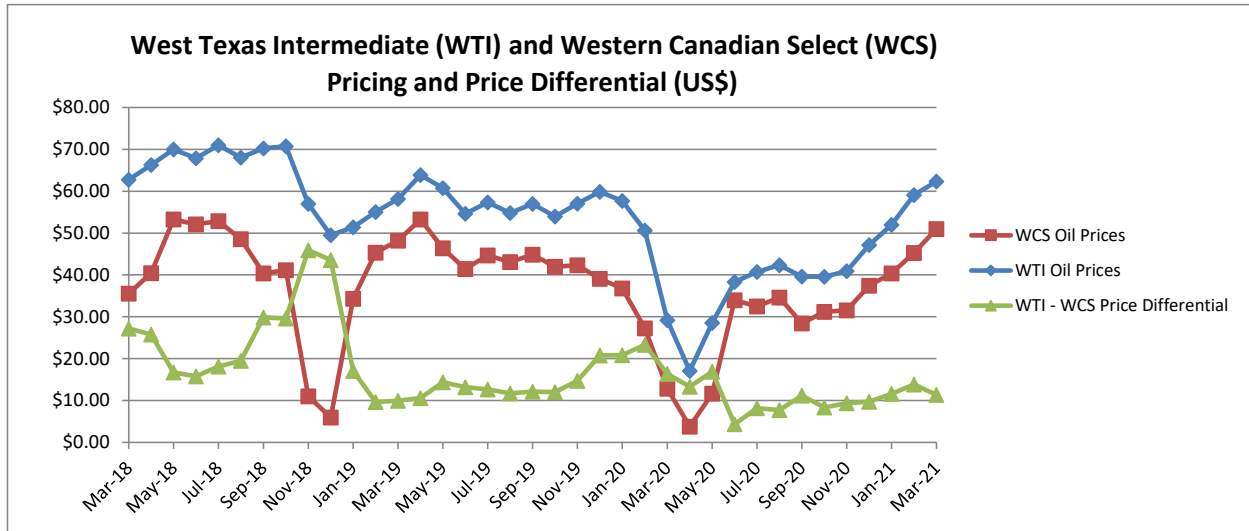
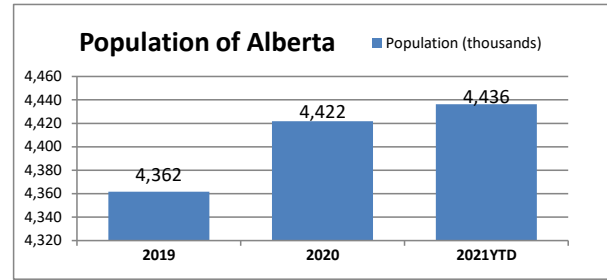
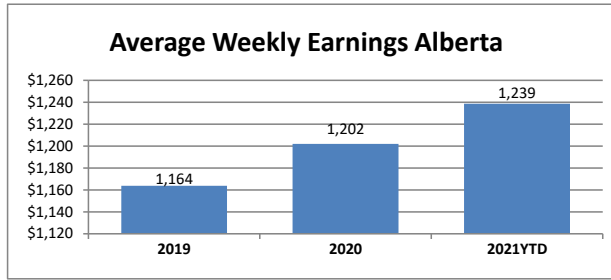
Employment, Seasonally Adjusted (thousands)		Oct-20	Nov-20	Dec-20	Jan-21	Feb-21
Canada		18,372	18,546	18,502	18,431	18,429
Alberta		2,199	2,216	2,174	2,172	2,180
Calgary		845	856	821	813	806
Edmonton		727	733	723	731	743

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



Mortgage Arrears Ratio; Canada vs Alberta





Resources

<http://economicdashboard.alberta.ca>
<https://royal-bank-of-canada-2124.docs.contently.com/v/vaccine-progress-brightens-outlook-for-provincial-economies-pdf>
<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](https://www150.statcan.gc.ca/n1/pub/26-669-x/2019001/article/00001-eng.htm)

*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.