

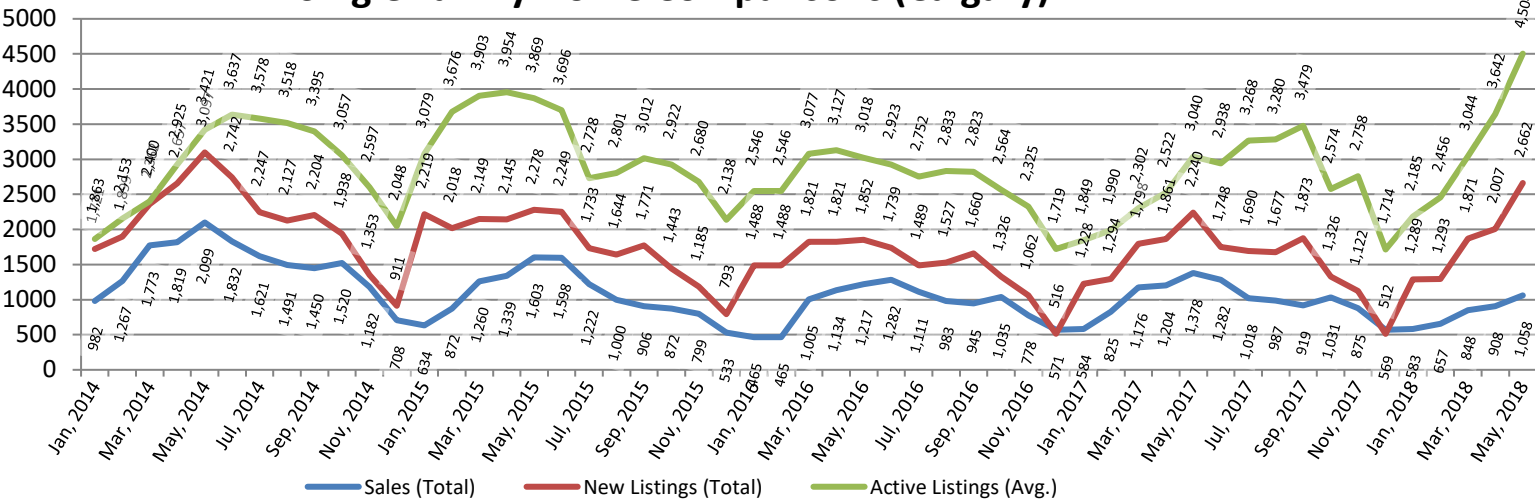
Real Estate and Economic Report

- Calgary Real Estate Market -

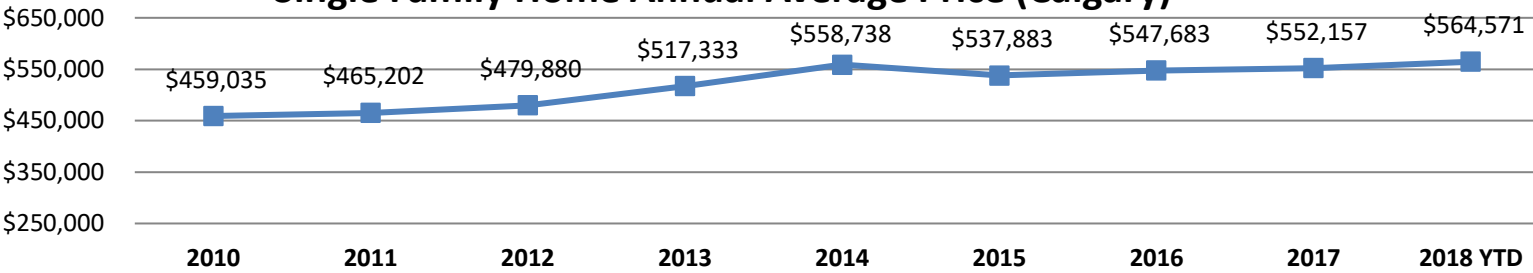
REPORTING PERIOD: from the 1st of May, 2018 to the last day of May, 2018

	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
CREB Economic Region	2,250	-17.40%	5,741	13.66%	39.19%	-27.33%	12,120	30.77%	\$ 484,667	-3.19%
Detached	1,058	-23.22%	2,662	18.84%	39.74%	-35.39%	4,504	53.15%	\$ 573,567	-1.15%
Apartment	282	-0.35%	776	0.91%	36.34%	-1.25%	1,921	7.92%	\$ 289,460	-2.47%
Attached	386	-15.72%	930	8.52%	41.51%	-22.34%	2,025	38.04%	\$ 397,017	-1.22%
YEAR TO DATE (2018): from January 1st, 2018 to the last day of May, 2018										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
CREB Economic Region	8,632	-17.19%	21,400	5.99%	40.63%	-20.02%	9,352	22.01%	\$ 478,178	-1.08%
Detached	4,054	-21.54%	9,122	8.32%	45.27%	-25.28%	3,170	36.47%	\$ 564,571	0.28%
Apartment	1,105	-12.23%	3,354	-1.27%	32.75%	-11.21%	1,636	6.79%	\$ 300,139	1.63%
Attached	1,511	-16.29%	3,771	9.91%	40.16%	-22.35%	1,588	29.54%	\$ 404,862	-0.30%

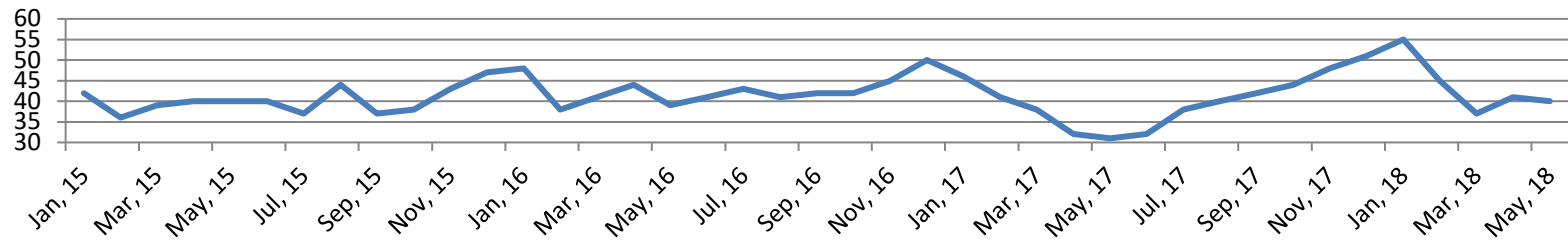
Single Family Home Comparisons (Calgary)



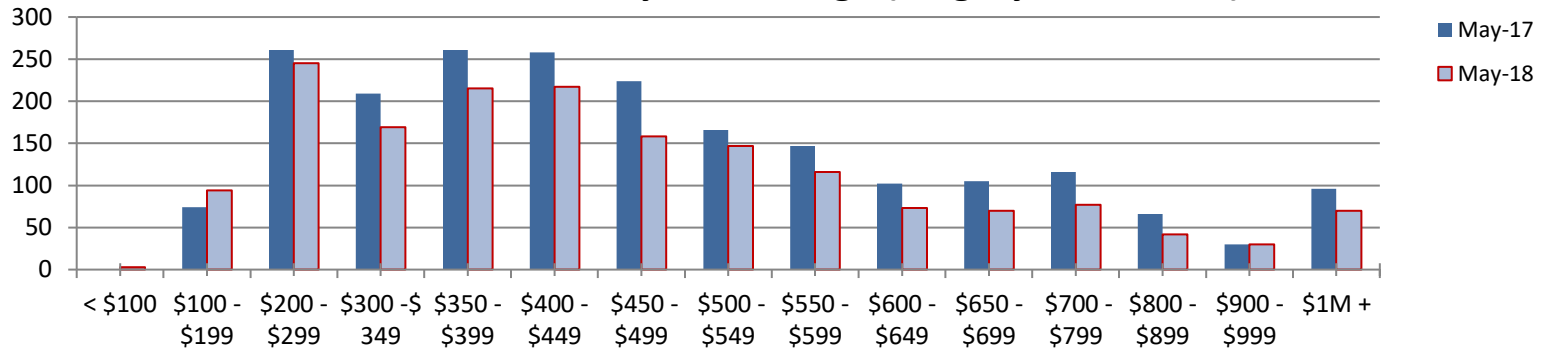
Single Family Home Annual Average Price (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

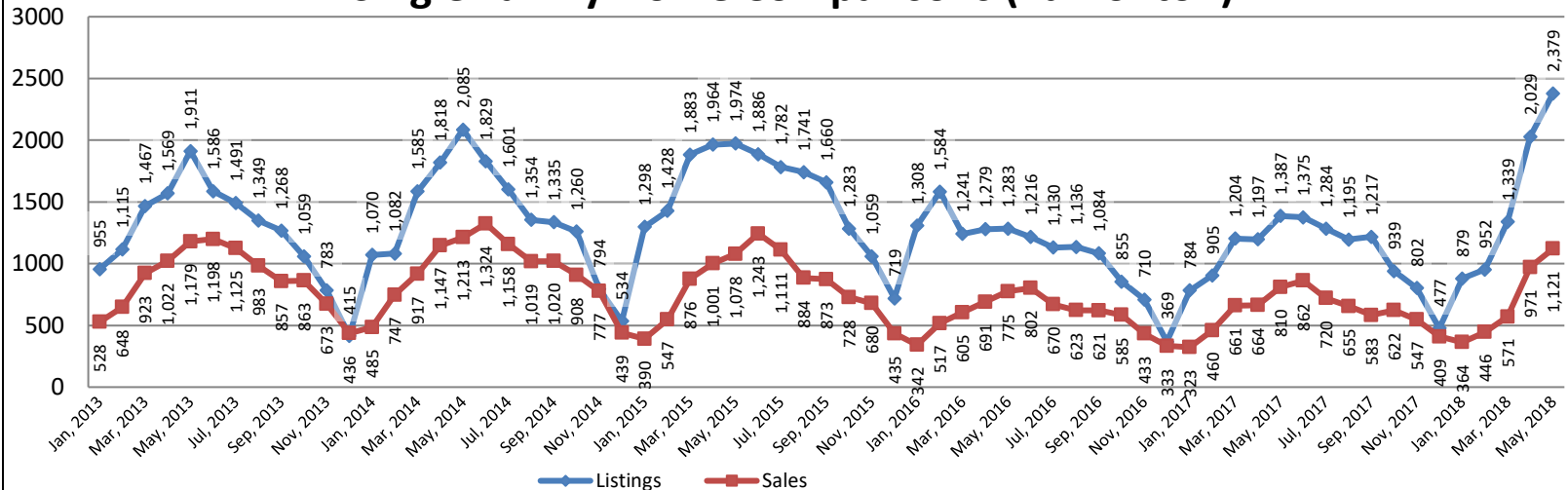
REPORTING PERIOD: from the 1st of May, 2018 to the last day of May, 2018

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,776	31.17%	4,136	48.67%	42.94%	-11.77%	\$ 377,139	-0.63%
Single Family Detached	1,121	38.40%	2,379	71.52%	47.12%	-18.76%	\$ 442,348	-2.01%
Condominium	450	14.21%	1,254	13.07%	35.89%	-0.32%	\$ 241,571	-3.07%
Duplex/Rowhouse	175	31.58%	383	72.52%	45.69%	-23.85%	\$ 346,800	-4.79%

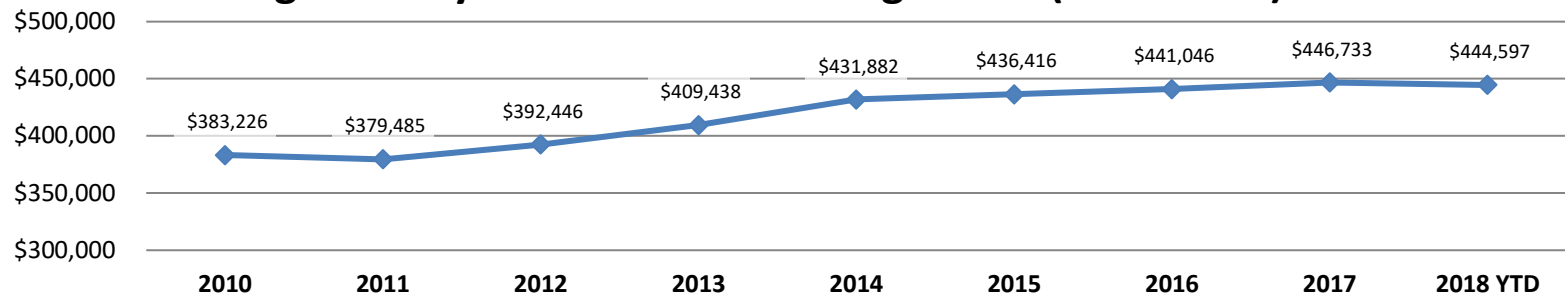
YEAR TO DATE (2018): from January 1st, 2018 to the last day of May, 2018

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	5,774	15.25%	13,921	26.02%	40.75%	-8.49%	\$ 371,163	-0.32%
Single Family Detached	3,473	19.02%	7,578	38.36%	45.22%	-12.97%	\$ 444,597	-0.01%
Condominium	1,597	5.07%	4,696	6.17%	33.58%	-1.24%	\$ 236,085	-3.54%
Duplex/Rowhouse	601	24.17%	1,267	38.32%	47.34%	-10.00%	\$ 350,253	-5.06%

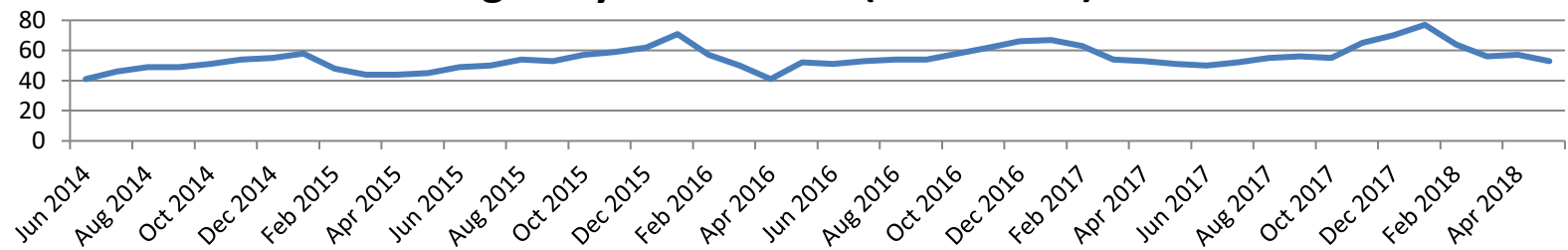
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



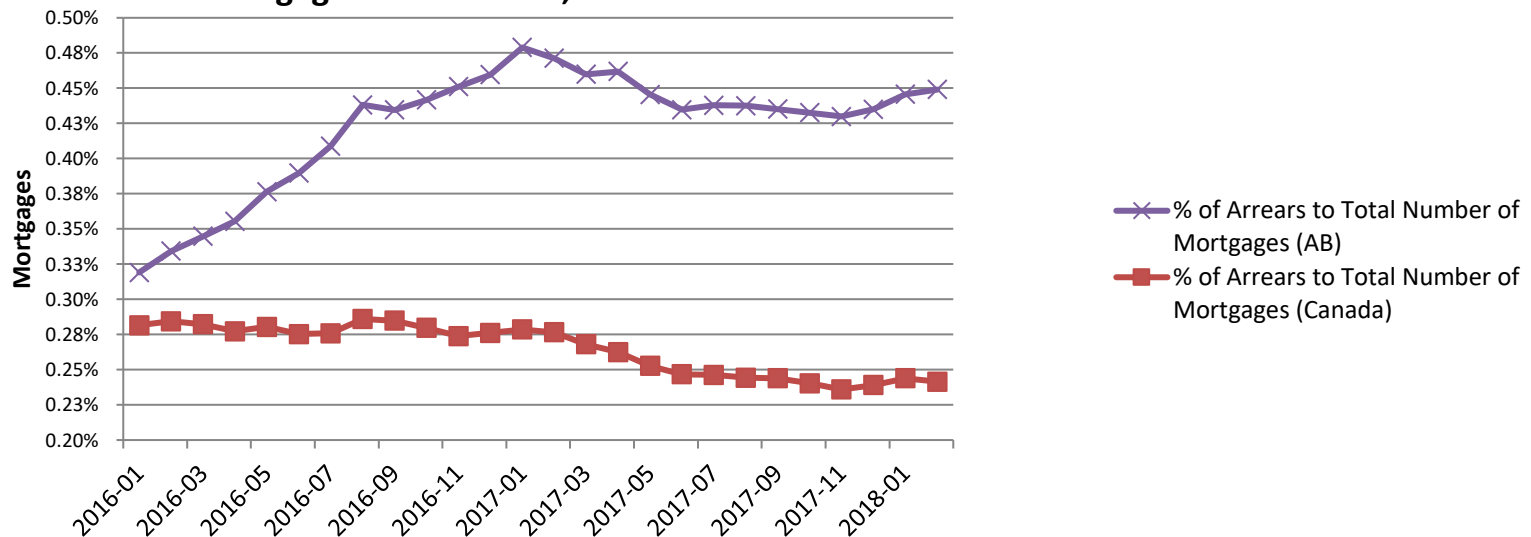
- Alberta Economic Indicators -

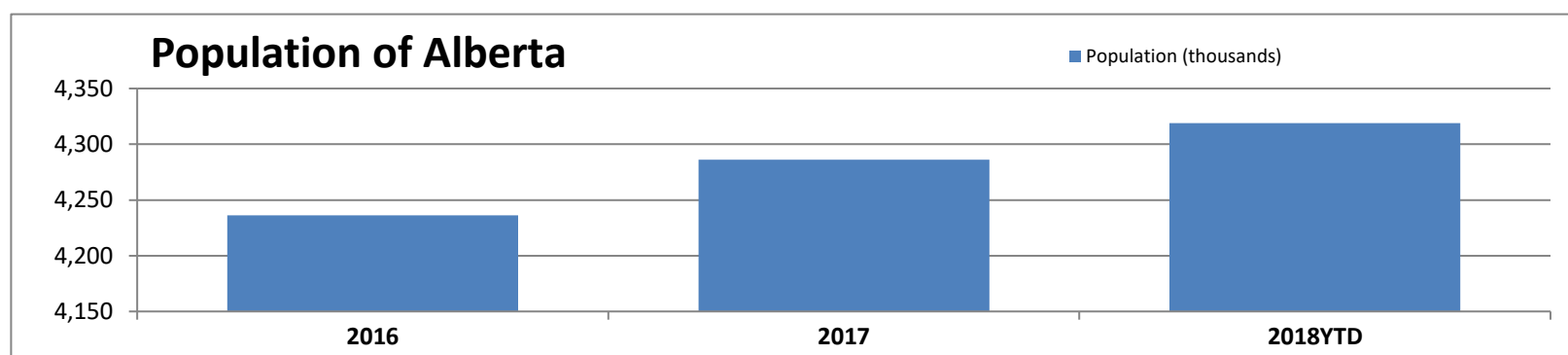
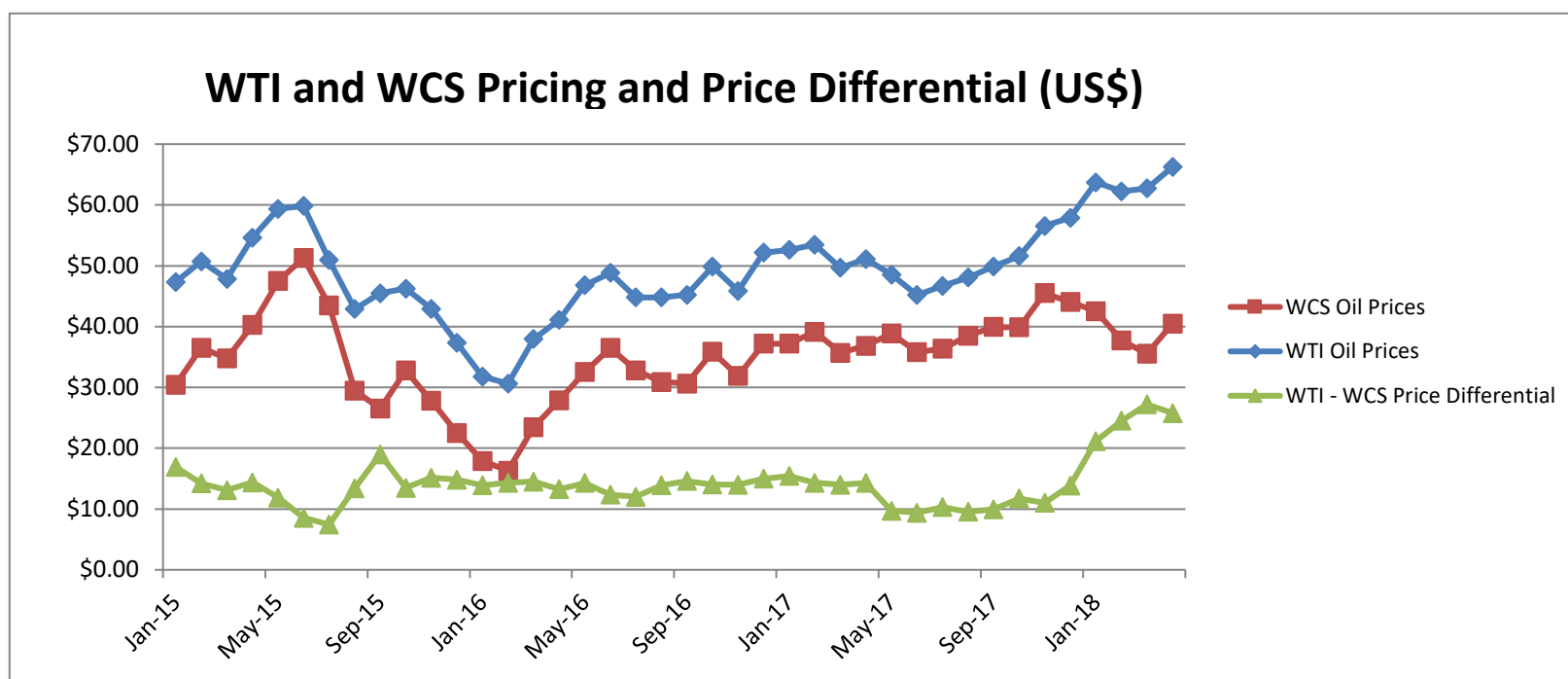
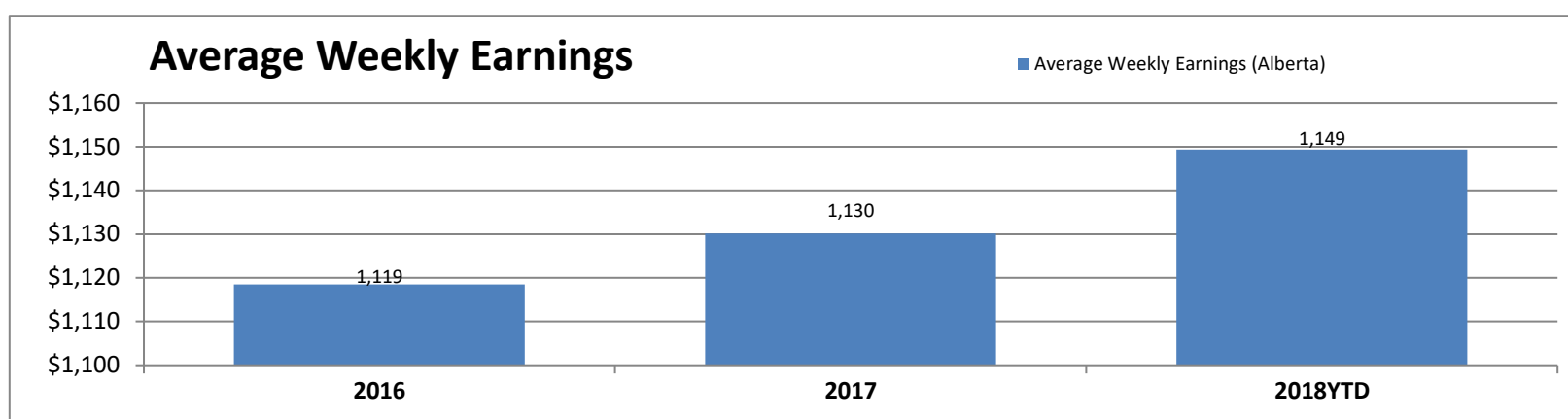
*the following information is based on current available data from: <http://economicdashboard.albertacanada.com/>, www.statcan.gc.ca/dai-quo/ and RBC Economic Outlook, <http://www.cba.ca/en/component/content/publication/69-statistics>, <http://www.atb.com/SiteCollectionDocuments>

Real GDP Growth		2018f	2019f
Alberta		2.40%	2.40%
Canada		2.00%	1.80%
		TOTAL	Y/Y%
Unemployment Rate May-18	in Alberta	6.20%	-20.51%
	in Canada	5.80%	-10.77%
Retail Trade (mill. \$'s) Sep-17	in Alberta	6,749	7.95%
	in Canada	49,061	9.55%
Total Mortgages Feb-18	in Alberta	583,663	0.53%
	in Canada	4,769,896	1.05%

	TOTAL	Y/Y%
Net Migration to AB Dec-17	5,599	92.01%
Housing Starts (SAAR*, 000's) May-18	36.50	11.70%
Avg. Weekly Earnings Mar-18	in Alberta	\$1,154.43
	in Canada	\$1,001.93
Mortgages 90 Day Arrears Feb-18	in Alberta	2,621
	in Canada	11,520
		-11.77%

Mortgage Arrears Ratio; Canada vs Alberta





Resources

<http://www.rbc.com/economics/economic-data/index.html>
<http://www.bankofcanada.ca/wp-content/uploads/2014/12/fsr-december2014.pdf>
<http://economicdashboard.albertacanada.com/>
<http://www.creb.com/>
<http://www.ereb.com/REALTORSAssociationOfEdmonton.html>
<http://www.capp.ca/Pages/default.aspx>
http://homepriceindex.ca/hpi_tool_en.html
<http://www.cba.ca/en/component/content/publication/69-statistics>
<http://www.finance.alberta.ca/aboutalberta/>
<http://www.statcan.gc.ca/dai-quo/>
<http://www.housepriceindex.ca/default.aspx?langue=EN>

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

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