

## Real Estate and Economic Report

### - Calgary Real Estate Market -

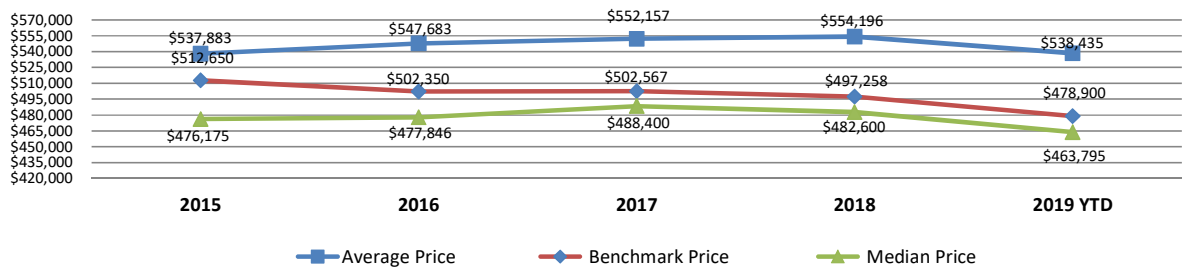
**REPORTING PERIOD:** from the 1st of May, 2019 to the last day of May, 2019

	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>	2,480	10.22%	4,547	-20.80%	54.54%	39.17%	11,019	-9.08%	\$ 352,269	-18.36%
<b>Detached</b>	1,182	11.72%	2,017	-24.23%	58.60%	47.45%	3,921	-12.94%	\$ 487,900	-3.29%
<b>Apartment</b>	315	11.70%	625	-19.46%	50.40%	38.69%	1,653	-13.95%	\$ 248,200	-3.12%
<b>Attached</b>	424	9.84%	776	-16.56%	54.64%	31.64%	1,893	-6.52%	\$ 316,800	-5.04%
<b>YEAR TO DATE (2019): from January 1st, 2019 to the last day of May, 2019</b>										
<b>CREB Economic Region</b>	8,526	-1.23%	19,107	-10.71%	43.84%	7.90%	9,614	2.80%	\$ 398,554	-7.21%
<b>Detached</b>	4,009	-1.11%	8,051	-11.74%	48.90%	8.02%	3,365	6.16%	\$ 478,900	-4.79%
<b>Apartment</b>	1,030	-6.79%	2,731	-18.57%	37.05%	13.13%	1,432	-12.44%	\$ 250,560	-2.32%
<b>Attached</b>	1,538	1.79%	3,527	-6.47%	43.17%	7.50%	1,699	6.98%	\$ 314,520	-4.75%

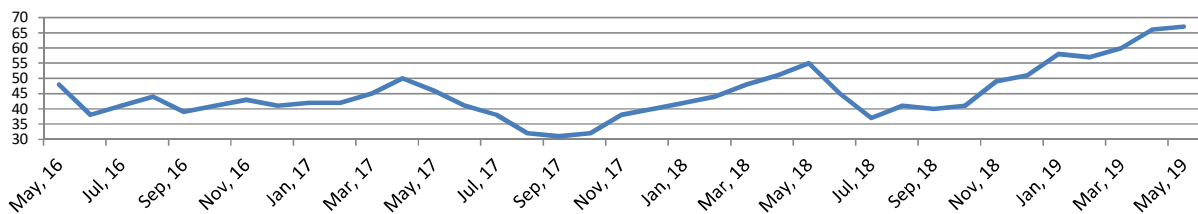
### Single Family Home Comparisons (Calgary)

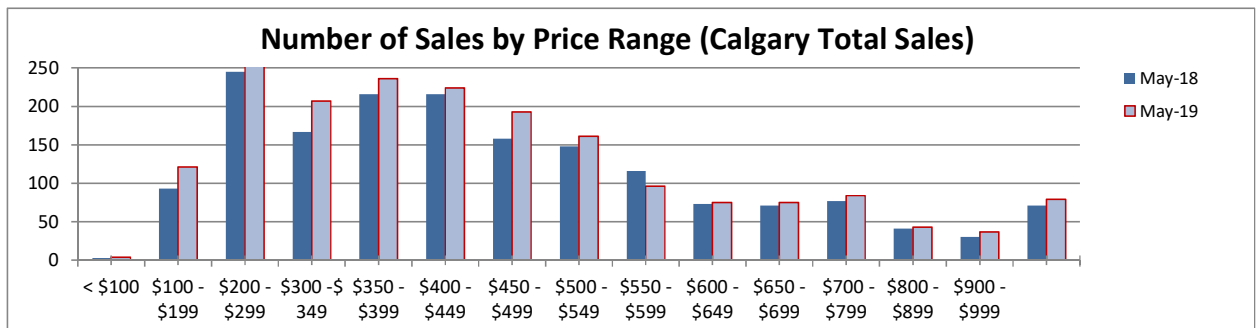


### Single Family Home Annual Prices (Calgary)

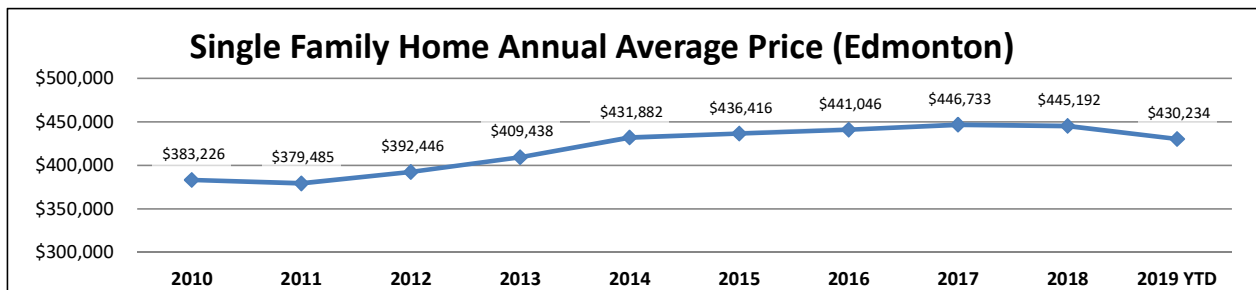
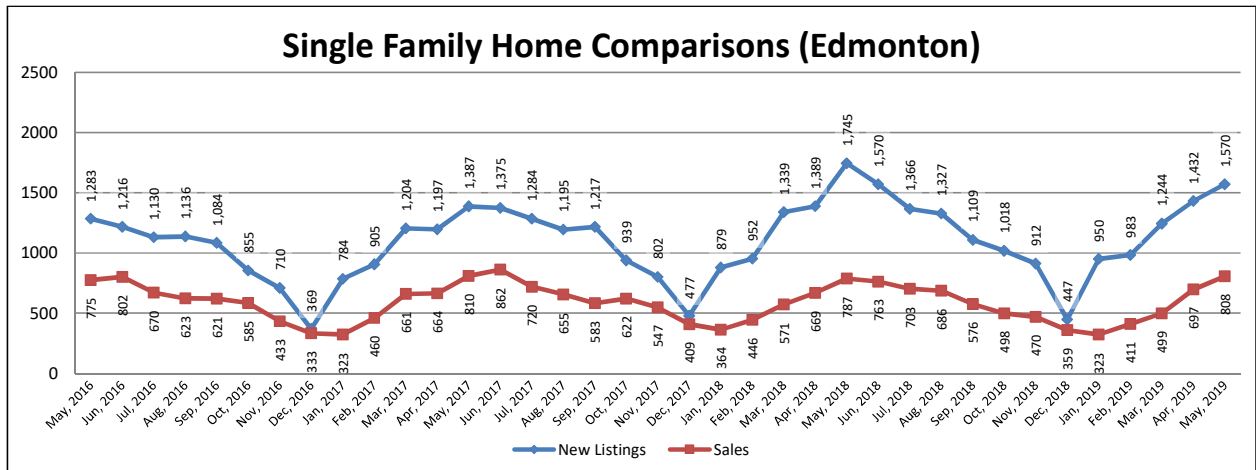


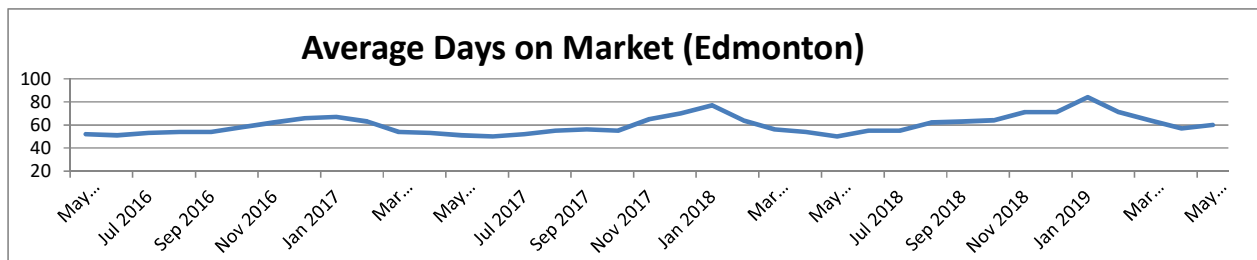
### Single Family Home Average Days on Market (Calgary)





- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of May, 2019 to the last day of May, 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>	1,363	3.65%	2,737	-14.20%	49.80%	20.81%	\$ 367,261	-4.07%
<b>Single Family Detached</b>	808	2.67%	1,570	-10.03%	51.00%	13.08%	\$ 442,153	-4.11%
<b>Condominium</b>	397	1.79%	846	-23.78%	47.00%	33.77%	\$ 231,541	-4.45%
<b>Duplex/Rowhouse</b>	130	4.00%	263	-3.31%	49.00%	6.62%	\$ 341,672	-4.01%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of May, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	4,663	-4.60%	11,121	-8.01%	41.06%	2.18%	\$ 353,892	-4.96%
<b>Single Family Detached</b>	2,738	-3.49%	6,179	-1.98%	43.13%	-3.76%	\$ 430,234	-4.38%
<b>Condominium</b>	1,367	-8.01%	3,590	-19.34%	37.60%	13.03%	\$ 218,493	-7.45%
<b>Duplex/Rowhouse</b>	482	-2.23%	1,060	0.76%	44.80%	-4.26%	\$ 335,608	-5.17%





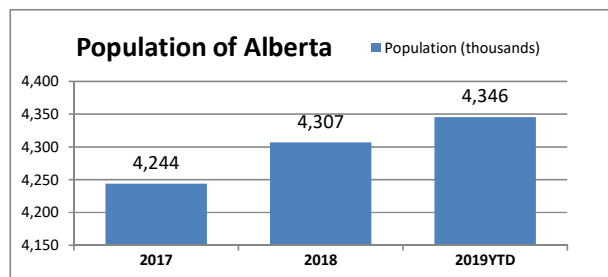
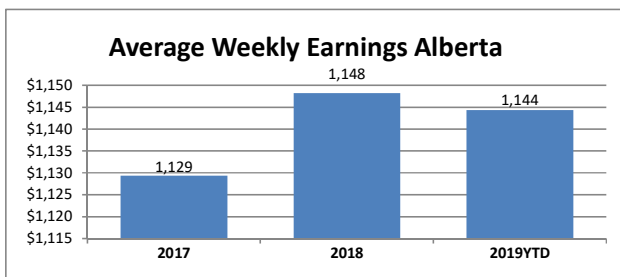
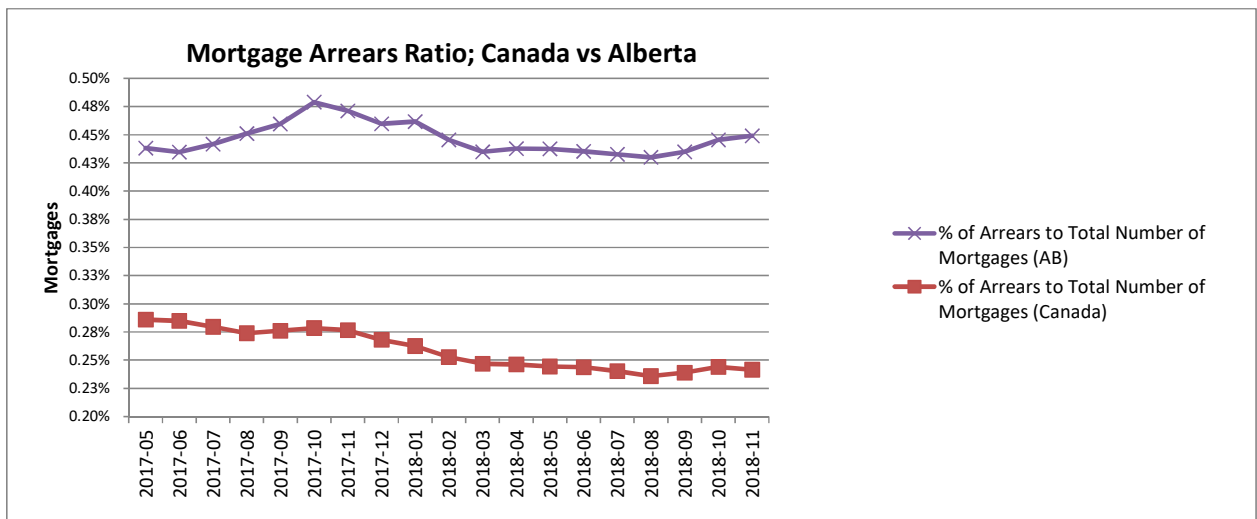
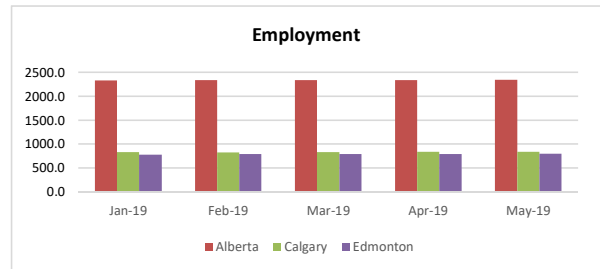
## - Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	2.40%
Canada		1.40%	1.80%
		<b>TOTAL</b>	<b>Y/Y%</b>
Retail Trade (mill. \$'s)	in Alberta	6,923	1.96%
	in Canada	51,294	2.14%
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%

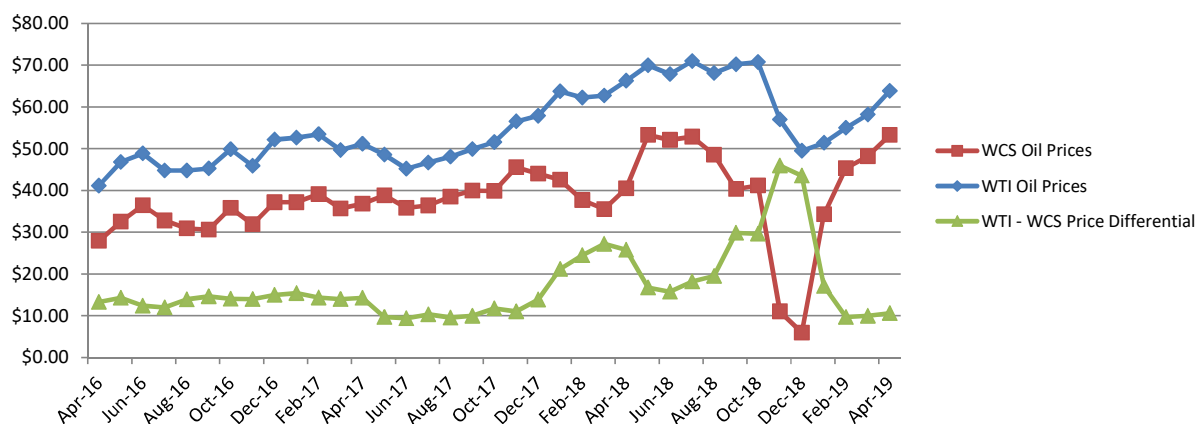
		TOTAL	Y/Y%
Net Migration to AB	Oct-18	9,196	90.08%
Net Interprovincial Migration		2,623	-998.29%
Housing Starts (SAAR*, 000's)	Apr-19	26.01	-11.51%
Avg. Weekly Earnings	in Alberta	\$1,179.99	1.49%
	in Canada	\$1,025.44	2.18%
Unemployment Rate	in Alberta	6.70%	0.00%
	in Canada	5.40%	-8.47%

Employment, Seasonally Adjusted (thousands)	Jan-19	Feb-19	Mar-19	Apr-19	May-19
Canada	18,827	18,870	18,909	18,961	19,003
Alberta	2,342	2,333	2,328	2,336	2,342
Calgary	846	849	855	867	874
Edmonton	801	773	797	798	796

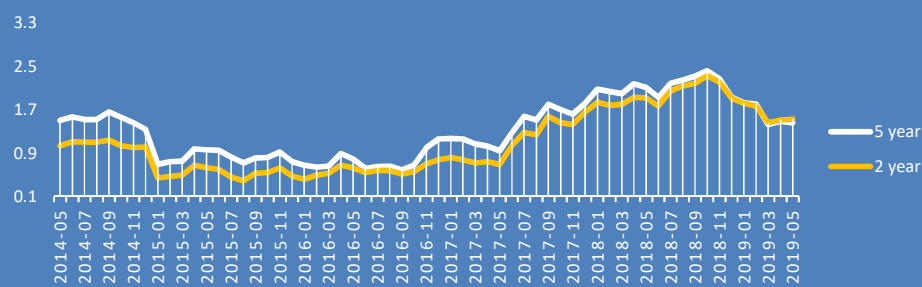
This chart data represents the number of persons employed during the specific month.



## 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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