

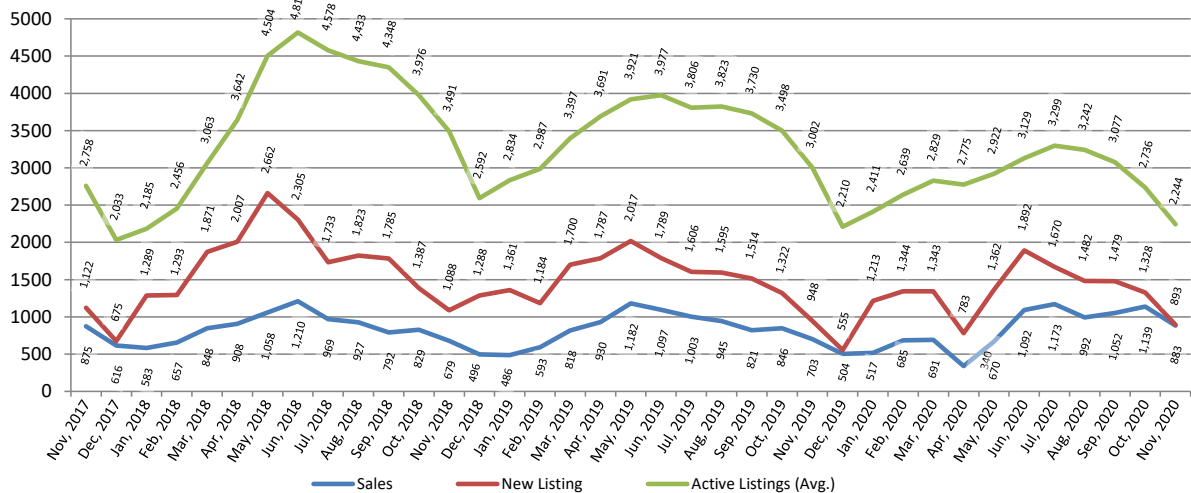
Real Estate and Economic Report

- Calgary Real Estate Market -

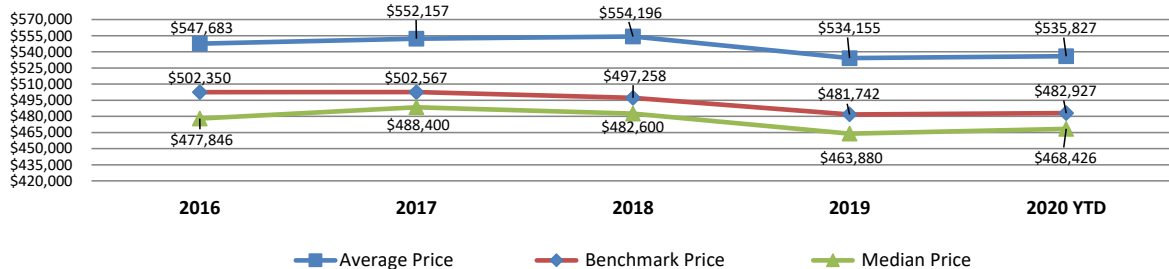
REPORTING PERIOD: from the 1st of November, 2020 to the last day of November, 2020

	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	1,986	35.66%	2,271	-5.65%	87.45%	43.78%	7,102	-17.65%	\$ 423,646	2.35%
Single Family Detached	883	25.60%	893	-5.80%	98.88%	33.33%	2,244	-25.25%	\$ 492,000	2.89%
Apartment	211	12.23%	409	-7.88%	51.59%	21.84%	1,510	5.52%	\$ 245,400	-1.09%
Semi-Detached	152	50.50%	163	-19.70%	93.25%	87.43%	452	-31.62%	\$ 395,100	1.31%
Row	191	24.03%	259	1.97%	73.75%	21.64%	822	-7.64%	\$ 282,200	0.46%
YEAR TO DATE (2020): from January 1st, 2020 to the last day of November, 2020										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	20,555	1.59%	35,879	-9.62%	57.39%	12.29%	8,478	-14.48%	\$ 416,468	0.15%
Single Family Detached	9,234	-2.02%	14,789	-12.09%	62.58%	11.05%	2,846	-19.04%	\$ 482,927	0.22%
Apartment	2,204	-13.30%	5,682	-2.84%	39.10%	-10.33%	1,511	-1.39%	\$ 245,009	-1.94%
Semi-Detached	1,208	-9.10%	2,218	-16.84%	54.46%	4.63%	603	-18.81%	\$ 387,943	-2.82%
Row	1,569	-3.74%	3,305	5.25%	47.47%	0.74%	915	-8.86%	\$ 277,711	-5.67%

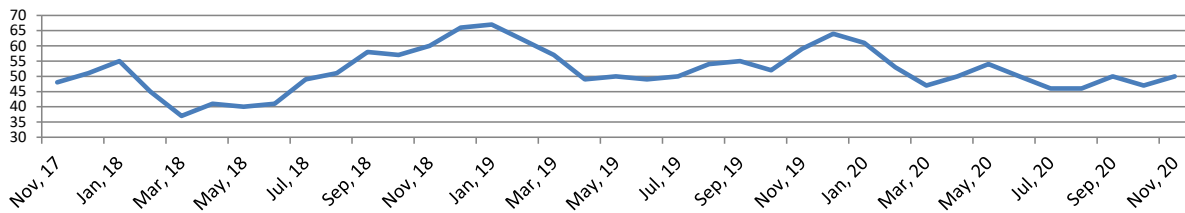
Single Family Home Comparisons (Calgary)



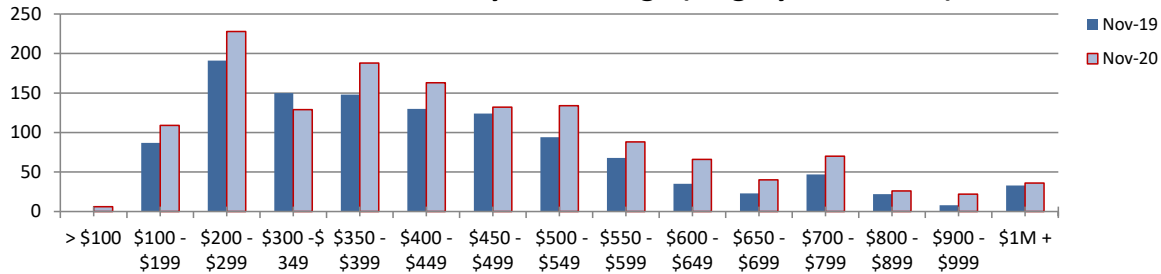
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

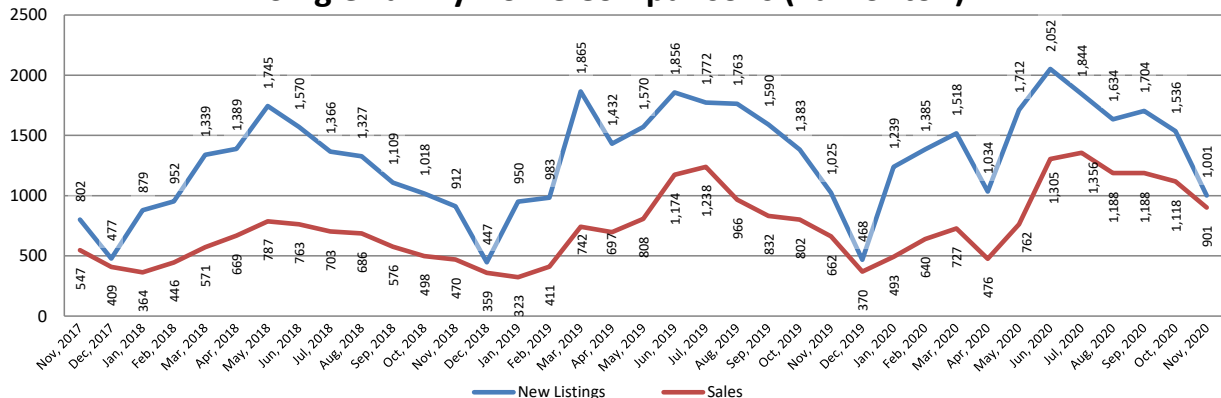
REPORTING PERIOD: from the 1st of November, 2020 to the last day of November, 2020

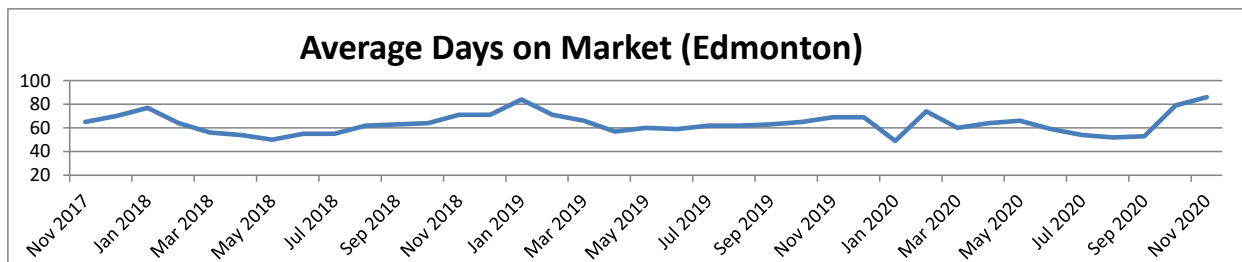
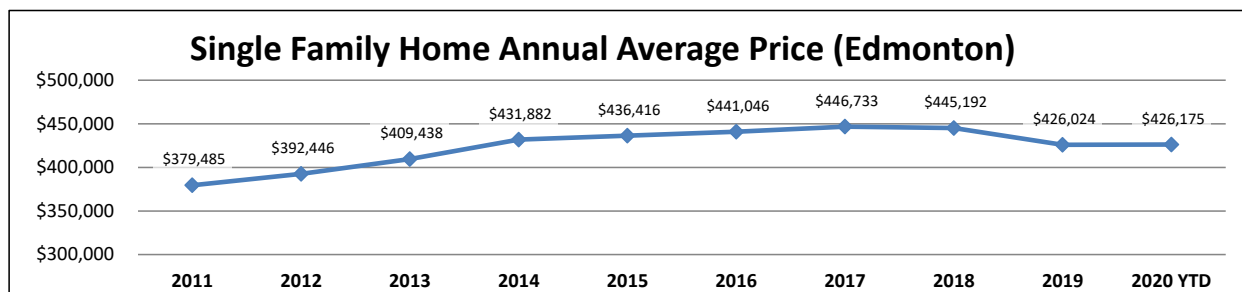
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,399	27.18%	1,858	3.05%	75.30%	23.42%	\$ 376,636	6.47%
Single Family Detached	901	36.10%	1,001	-2.34%	90.00%	38.46%	\$ 439,103	0.84%
Condominium	317	6.73%	634	12.61%	50.00%	-3.85%	\$ 230,688	1.18%
Duplex/Rowhouse	157	37.72%	176	4.14%	89.00%	32.84%	\$ 337,784	4.79%

YEAR TO DATE (2020): from January 1st, 2020 to the last day of November, 2020

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	15,973	13.35%	29,460	5.56%	53.71%	7.66%	\$ 363,000	1.54%
Single Family Detached	10,154	17.32%	16,659	2.90%	60.82%	16.01%	\$ 426,175	-0.16%
Condominium	3,566	-3.57%	8,948	8.59%	39.36%	-11.99%	\$ 221,149	-1.44%
Duplex/Rowhouse	1,910	32.82%	3,052	13.88%	62.00%	15.99%	\$ 331,576	-1.30%

Single Family Home Comparisons (Edmonton)





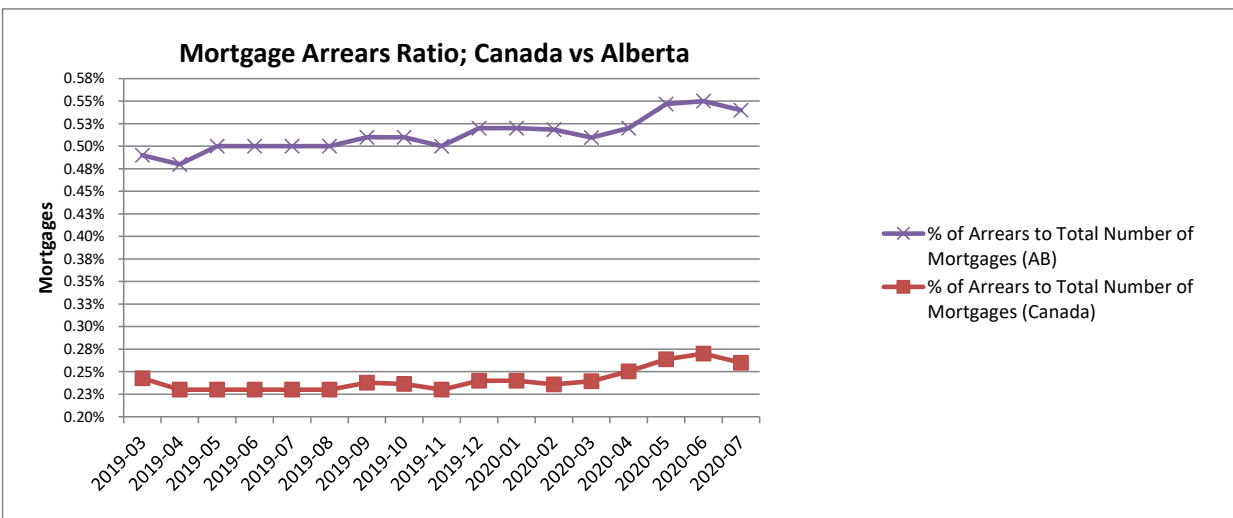
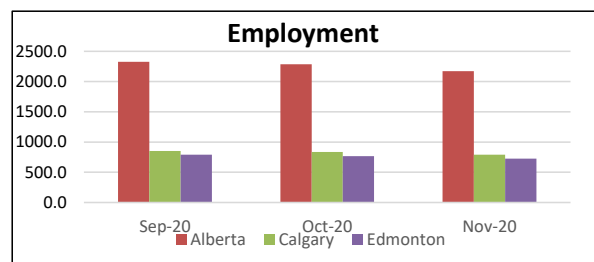
- Alberta Economic Indicators -

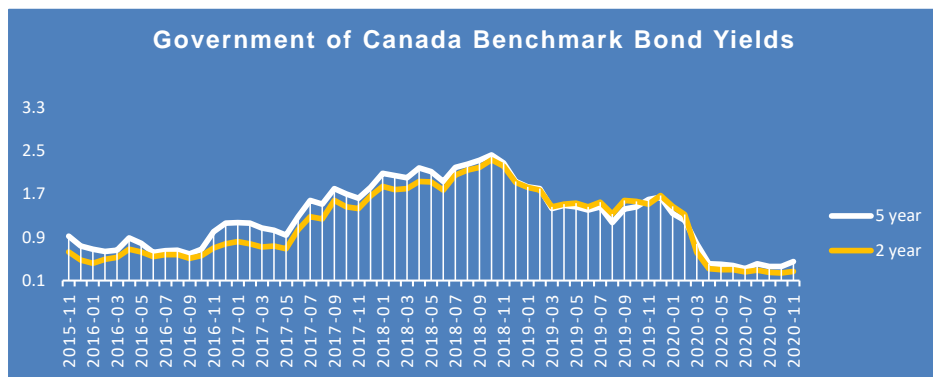
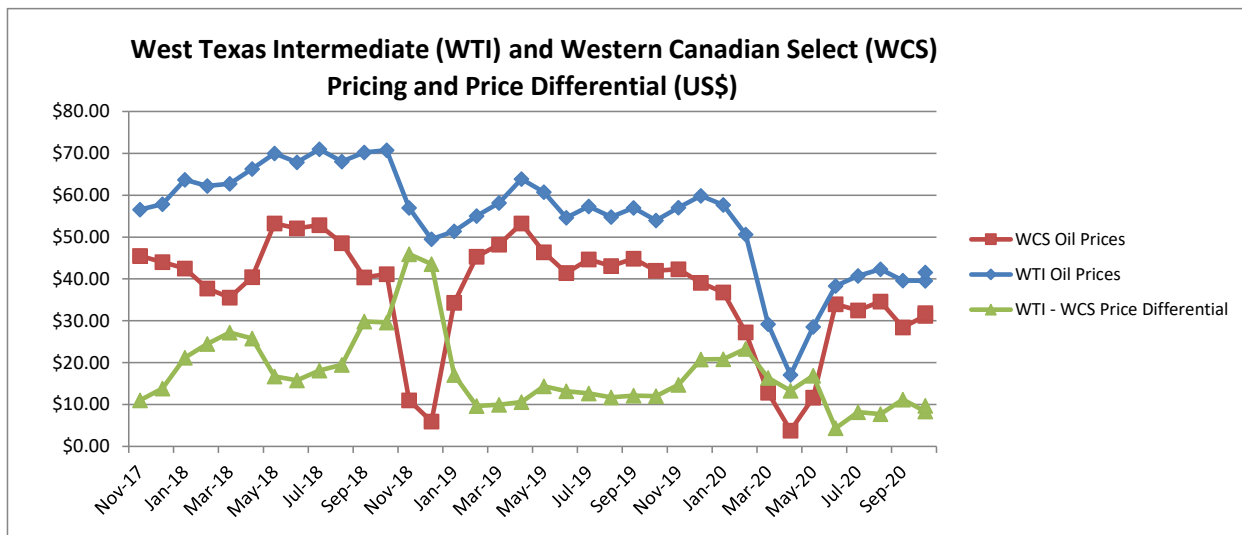
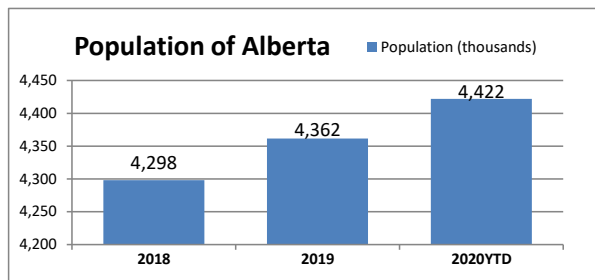
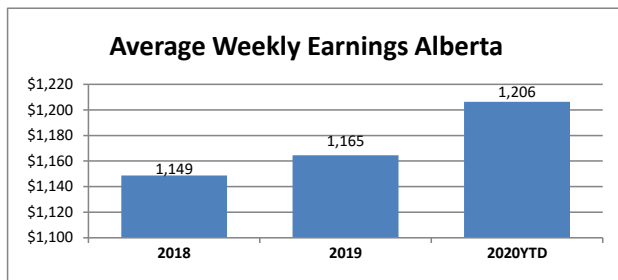
Real GDP Growth as of Sept 2020		2020f	2021f
Alberta		-8.70%	4.80%
Canada		-6.00%	4.90%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,944	4.06%
Sep-20	in Canada	53,870	4.42%
Total Mortgages	in Alberta	587,391	1.02%
Jul-20	in Canada	4,843,279	1.33%
Mortgages 90 Day Arrears	in Alberta	3,157	9.16%
Jul-20	in Canada	12,726	14.30%

		TOTAL	Y/Y%
Net Migration to AB	Q2, 2020	-1,836	-114.23%
Net Interprovincial Migration	Q2, 2020	-2,733	-755.40%
Housing Starts (SAAR*, 000's)	Oct-20	32.61	34.41%
Avg. Weekly Earnings	in Alberta	\$1,206.66	2.26%
Sep-20	in Canada	\$1,106.03	6.51%
Unemployment Rate	in Alberta	11.10%	54.17%
Nov-20	in Canada	8.50%	44.07%

Employment, Seasonally Adjusted (thousands)	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20
Canada	17,249	17,788	18,136	18,372	18,546
Alberta	2,081	2,137	2,175	2,199	2,216
Calgary	774	801	828	845	856
Edmonton	692	717	721	727	733

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





Resources

<http://economicdashboard.alberta.ca>
<https://royal-bank-of-canada-2124.docs.contently.com/v/provincial-outlook-update-march-2020>
<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>

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

[Calvert's Economic Definition Reference Guide](#)

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