

Real Estate and Economic Report

- Calgary Real Estate Market -

REPORTING PERIOD: from the 1st of November, 2019 to the last day of November, 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	1,464	25.02%	2,407	25.76%	60.82%	-0.59%	8,624	32.66%	\$ 413,900	-2.06%
Single Family Detached	710	4.57%	947	-12.96%	74.97%	20.13%	2,928	-16.13%	\$ 481,500	-0.93%
Apartment	188	-21.67%	438	27.33%	42.92%	-38.48%	1,406	6.76%	\$ 247,900	-1.94%
Attached	262	3.97%	463	-3.94%	56.59%	8.23%	1,524	-9.98%	\$ 311,200	-3.29%

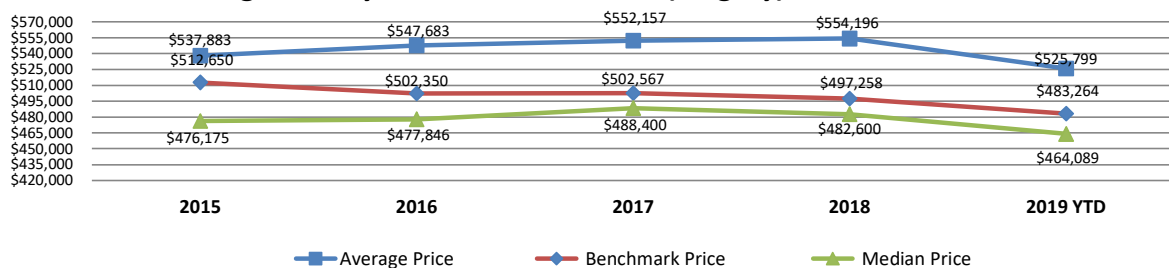
YEAR TO DATE (2019): from January 1st, 2019 to the last day of November, 2019

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	20,234	3.02%	39,700	-8.77%	51.11%	10.50%	9,913	-2.70%	\$ 409,397	-4.28%
Single Family Detached	9,446	-0.15%	16,825	-12.57%	56.51%	12.59%	3,477	-7.82%	\$ 483,264	-3.10%
Apartment	2,548	-0.31%	5,845	-9.84%	43.73%	6.63%	1,519	-6.82%	\$ 250,164	-2.65%
Attached	3,571	6.53%	7,215	-8.16%	49.81%	15.34%	1,684	-6.09%	\$ 315,100	-4.03%

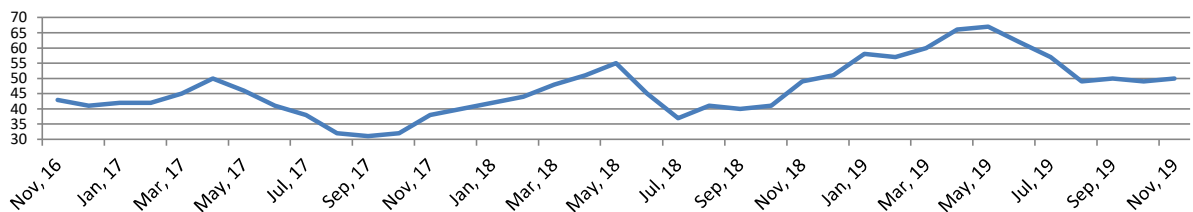
Single Family Home Comparisons (Calgary)

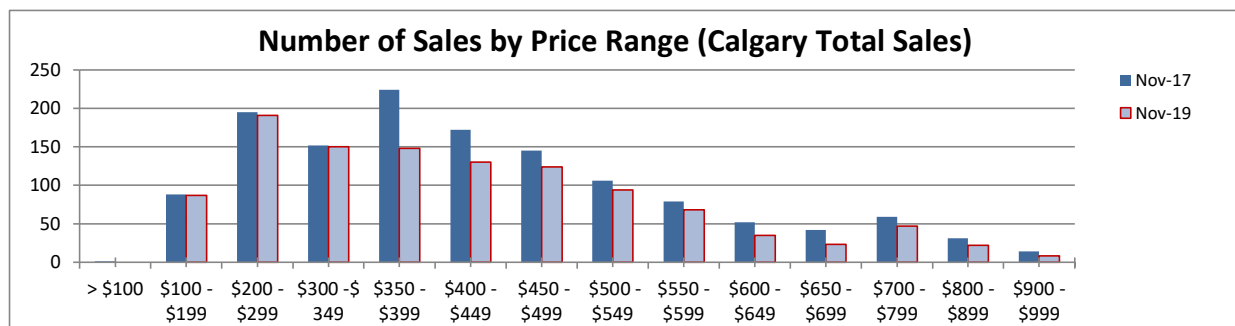


Single Family Home Annual Prices (Calgary)

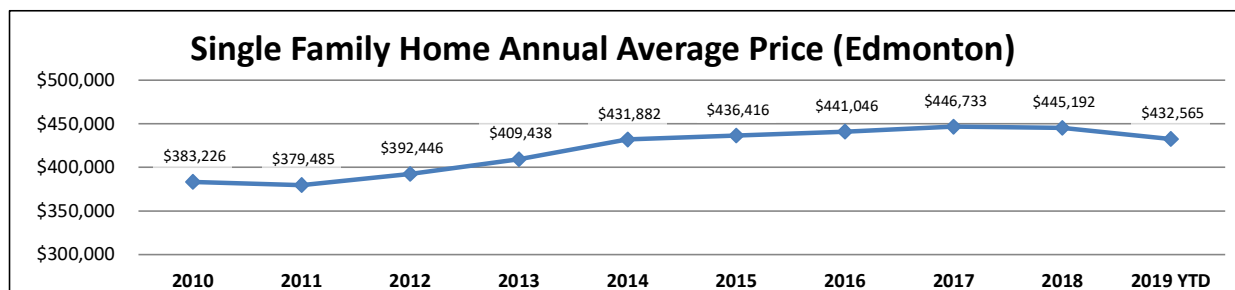
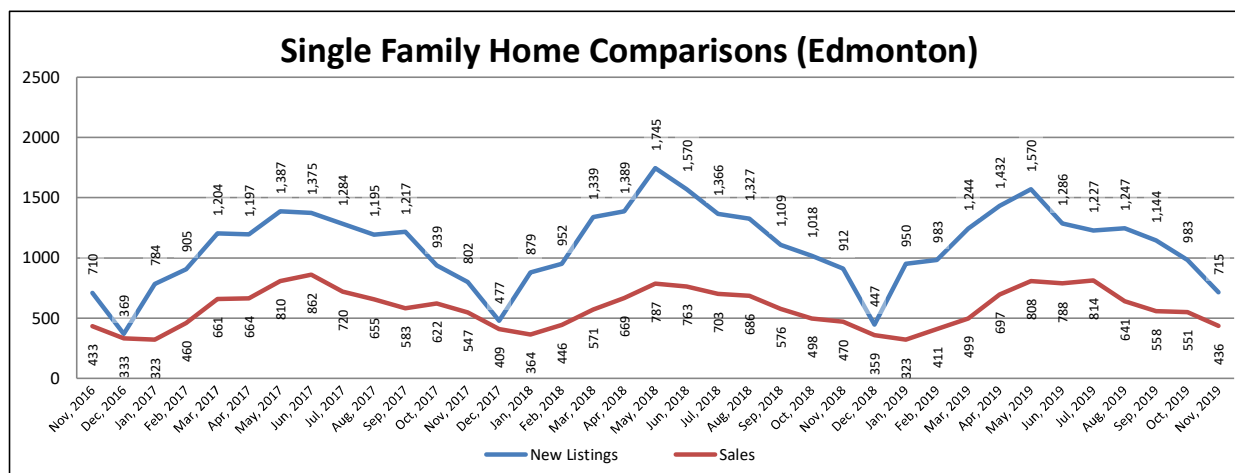


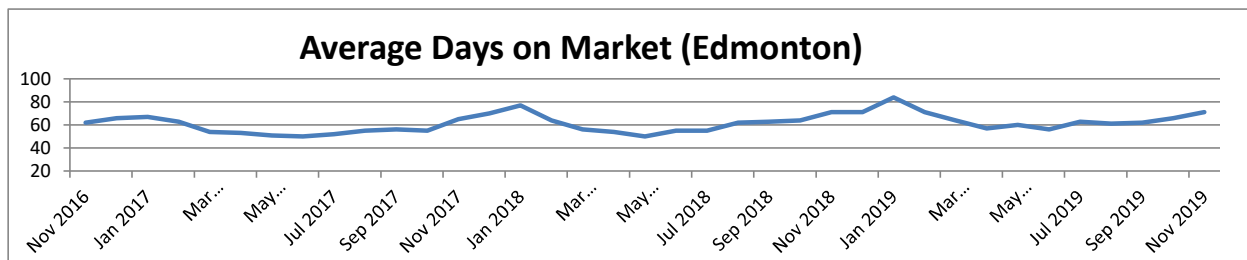
Single Family Home Average Days on Market (Calgary)





- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of November, 2019 to the last day of November, 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	808	1.25%	1,347	-14.69%	59.99%	18.69%	\$ 350,613	-2.76%
Single Family Detached	436	-7.23%	715	-21.60%	65.00%	25.00%	\$ 424,832	-2.72%
Condominium	248	4.64%	480	-0.21%	52.00%	6.12%	\$ 226,514	4.61%
Duplex/Rowhouse	77	-4.94%	121	-15.38%	64.00%	12.28%	\$ 324,506	-8.71%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of November, 2019								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	11,106	-0.04%	22,941	-8.77%	48.53%	9.35%	\$ 356,928	-3.73%
Single Family Detached	6,526	-0.11%	12,781	-6.06%	51.24%	6.53%	\$ 432,565	-2.93%
Condominium	3,255	-1.93%	7,434	-14.90%	44.00%	13.26%	\$ 221,931	-5.61%
Duplex/Rowhouse	1,098	1.95%	2,146	-3.55%	51.91%	6.43%	\$ 341,055	-3.44%





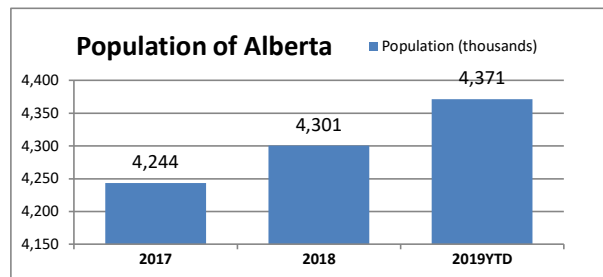
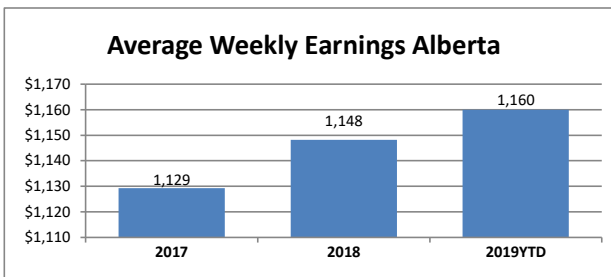
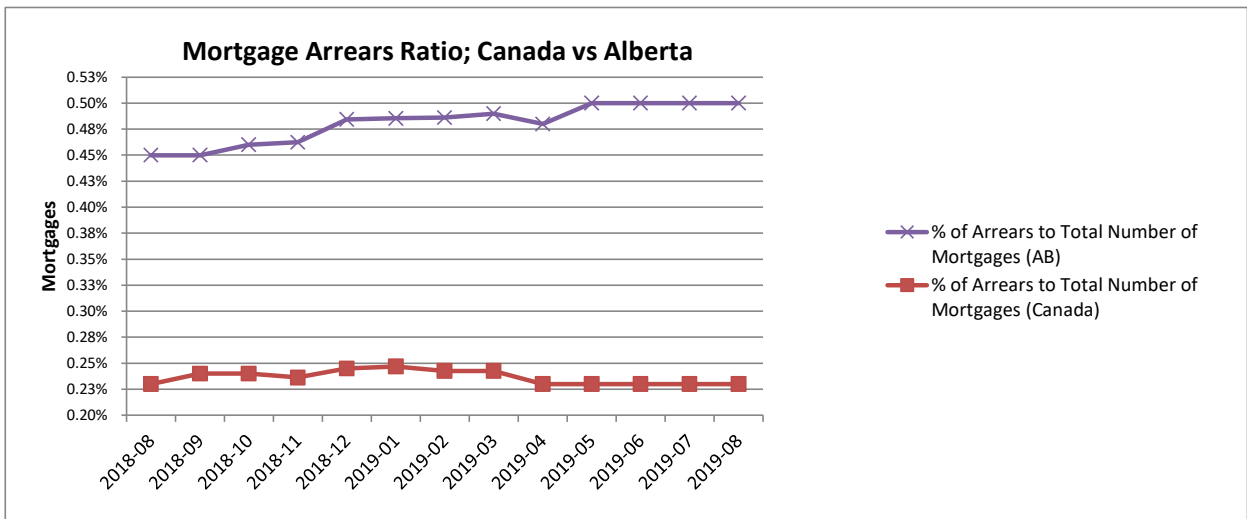
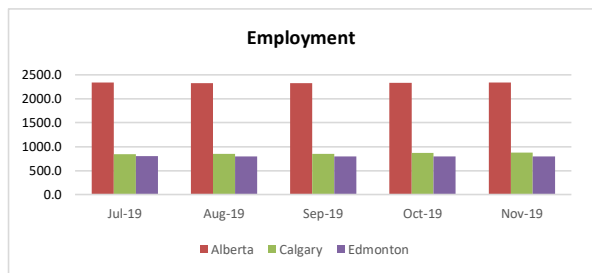
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	1.90%
Canada		1.60%	1.70%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,666	-2.31%
	in Canada	51,579	1.45%
Total Mortgages	in Alberta	582,289	0.14%
	in Canada	4,788,089	0.63%
Mortgages 90 Day Arrears	in Alberta	2,910	10.77%
	in Canada	11,215	1.01%

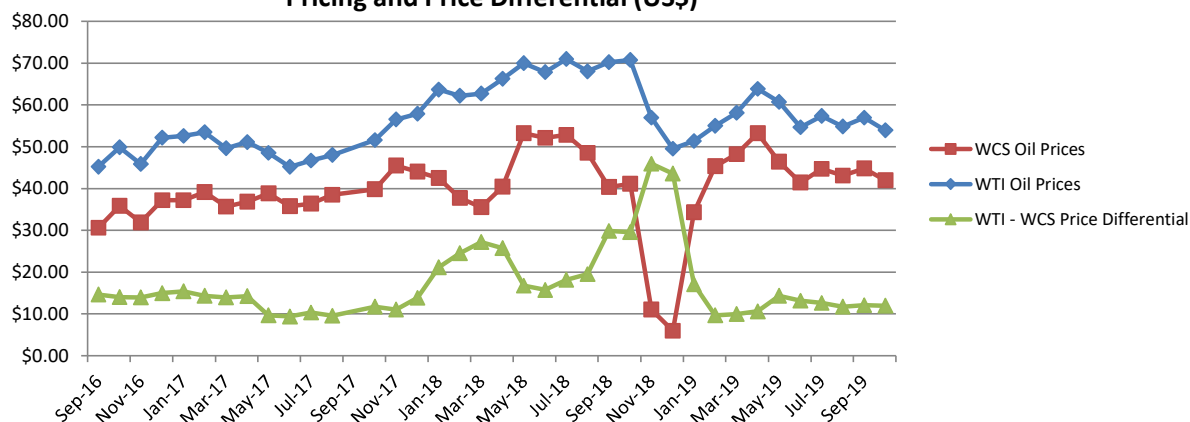
		TOTAL	Y/Y%
Net Migration to AB	Q2, 2019	12,899	40.37%
Net Interprovincial Migration	Q2, 2019	417	-152.72%
Housing Starts (SAAR*, 000's)			
Oct-19		23.94	36.97%
Avg. Weekly Earnings	in Alberta	\$1,180.01	3.35%
	in Canada	\$1,038.45	4.09%
Unemployment Rate	in Alberta	7.20%	16.13%
	in Canada	5.90%	5.36%

Employment, Seasonally Adjusted (thousands)		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19
Canada		19,047	19,066	19,102	19,147	19,140
Alberta		2,350	2,349	2,346	2,350	2,348
Calgary		882	879	879	876	877
Edmonton		790	773	783	785	787

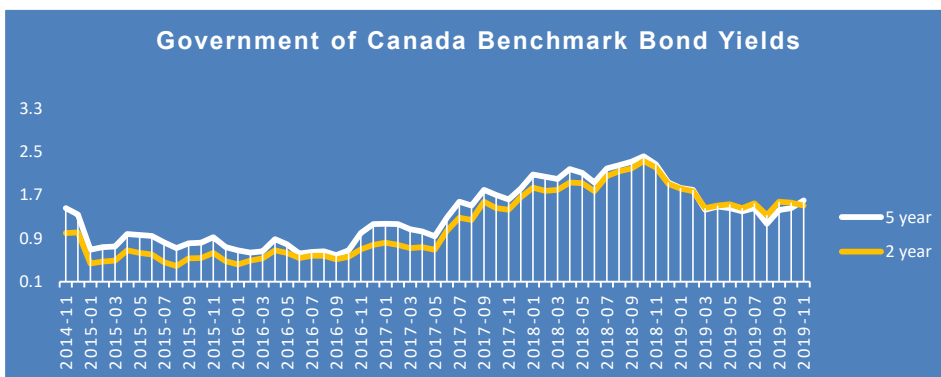
This chart data represents the number of persons employed during the specific month.



West Texas Intermediate (WTI) and Western Canadian Select (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)

<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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