

## Real Estate and Economic Report

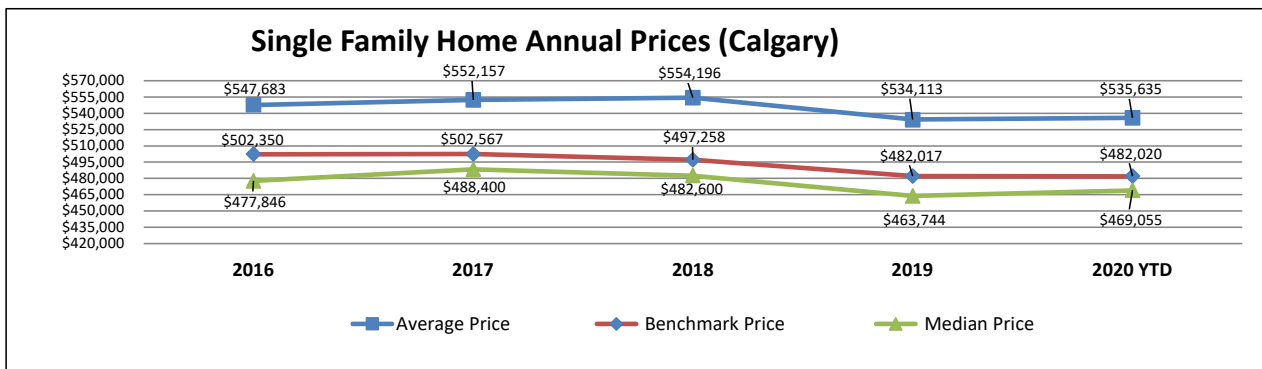
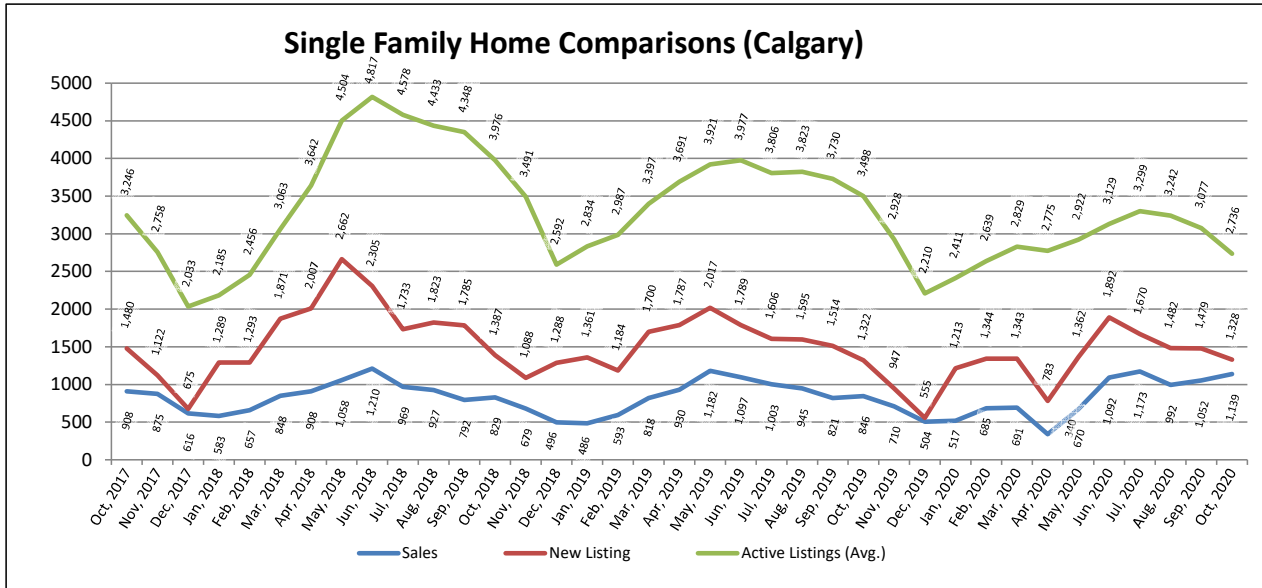
### - Calgary Real Estate Market -

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

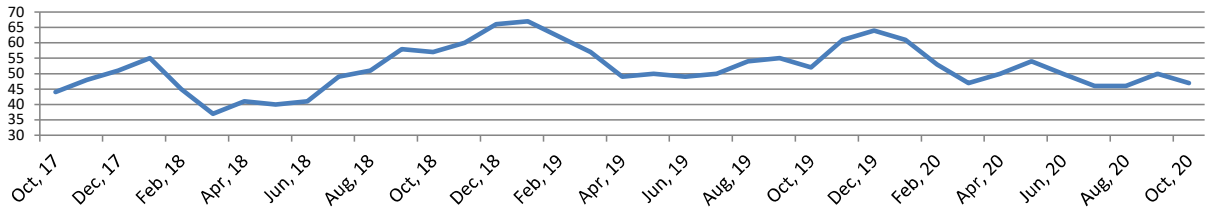
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	2,439	30.57%	3,199	2.76%	76.24%	27.06%	8,239	-13.39%	\$ 465,000	11.51%
<b>Single Family Detached</b>	1,139	34.63%	1,328	0.45%	85.77%	34.03%	2,736	-21.78%	\$ 489,800	1.79%
<b>Apartment</b>	234	-5.65%	562	26.29%	41.64%	-25.29%	1,629	9.18%	\$ 248,600	-1.27%
<b>Semi-Detached</b>	174	20.83%	235	-1.26%	74.04%	22.38%	559	-21.27%	\$ 394,700	-0.90%
<b>Row</b>	217	8.50%	336	-8.20%	64.58%	18.19%	909	-5.51%	\$ 274,400	-5.61%

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

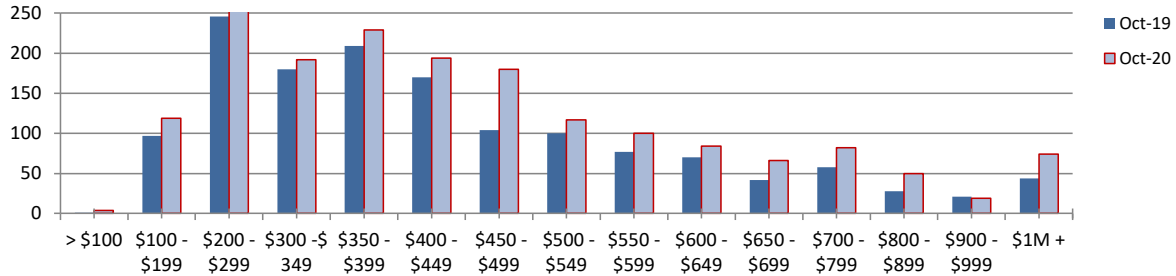
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
	<b>CREB Economic Region</b>	18,569	-1.07%	33,608	-9.88%	54.39%	8.47%	8,615	-14.21%	\$ 415,750
<b>Single Family Detached</b>	8,351	-4.24%	13,896	-12.47%	58.94%	8.02%	2,906	-18.52%	\$ 482,020	-0.05%
<b>Apartment</b>	1,993	-15.34%	5,273	-2.42%	37.85%	-13.44%	1,511	-2.03%	\$ 244,970	-2.03%
<b>Semi-Detached</b>	1,208	-9.10%	2,218	-16.84%	54.46%	4.63%	603	-18.81%	\$ 387,943	-2.82%
<b>Row</b>	1,569	-3.74%	3,305	5.25%	47.47%	0.74%	915	-8.86%	\$ 277,711	-5.67%



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



### Number of Sales by Price Range (Calgary Total Sales)

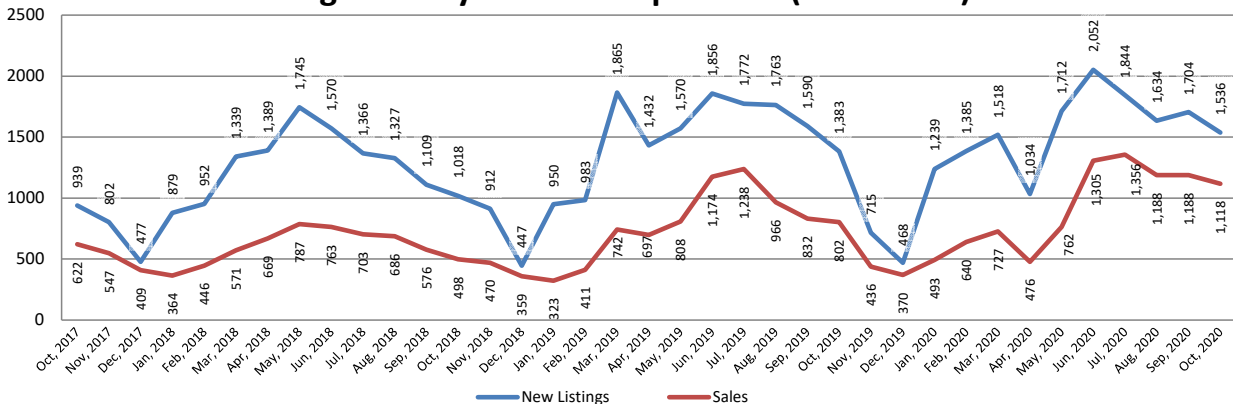


## - Edmonton Real Estate Market -

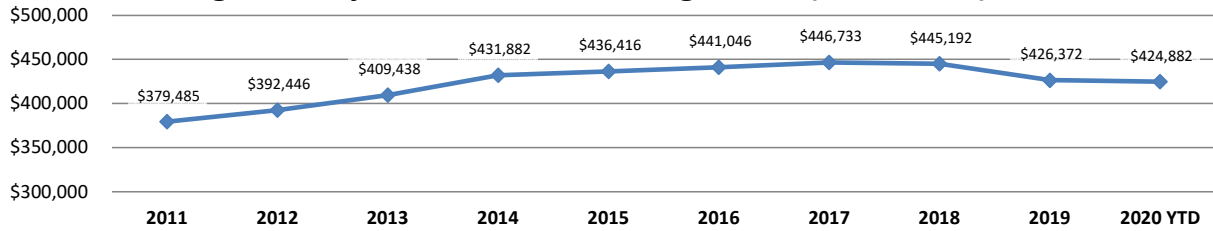
REPORTING PERIOD: from the 1st of October, 2020 to the last day of October, 2020

	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>	1,674	26.34%	2,715	14.61%	61.66%	10.24%	\$ 382,060	7.97%
<b>Single Family Detached</b>	1,118	39.40%	1,536	11.06%	73.00%	25.86%	\$ 442,854	0.52%
<b>Condominium</b>	346	2.37%	851	30.52%	41.00%	-21.15%	\$ 231,608	1.67%
<b>Duplex/Rowhouse</b>	180	24.14%	273	2.63%	66.00%	20.00%	\$ 336,314	2.34%
<b>YEAR TO DATE (2020): from January 1st, 2020 to the last day of October, 2020</b>								
<b>Total Residential</b>	14,574	12.18%	27,602	5.73%	51.56%	5.69%	\$ 361,636	1.05%
<b>Single Family Detached</b>	9,253	15.76%	15,658	3.26%	57.90%	13.16%	\$ 424,882	-0.60%
<b>Condominium</b>	3,249	-4.47%	8,314	8.30%	38.30%	-12.95%	\$ 220,195	-1.71%
<b>Duplex/Rowhouse</b>	1,753	32.40%	2,876	14.54%	59.30%	13.82%	\$ 330,955	-1.88%

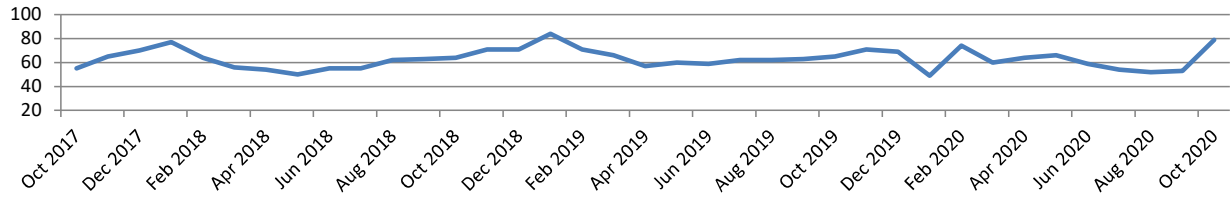
### Single Family Home Comparisons (Edmonton)



### Single Family Home Annual Average Price (Edmonton)



### Average Days on Market (Edmonton)



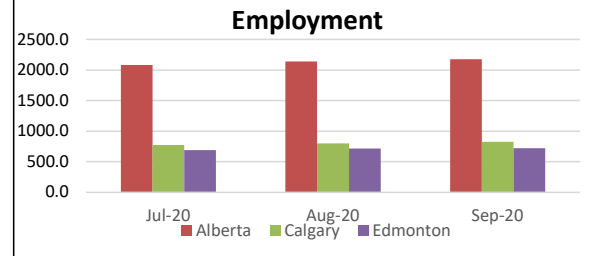
## - Alberta Economic Indicators -

Real GDP Growth as of Sept 2020		2020f	2021f
Alberta		-8.70%	4.80%
Canada		-6.00%	4.90%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,743	-0.39%
	in Canada	53,189	3.20%
Total Mortgages	in Alberta	585,450	1.10%
	in Canada	4,826,748	1.39%
Mortgages 90 Day Arrears	in Alberta	3,062	9.55%
	in Canada	12,078	9.37%

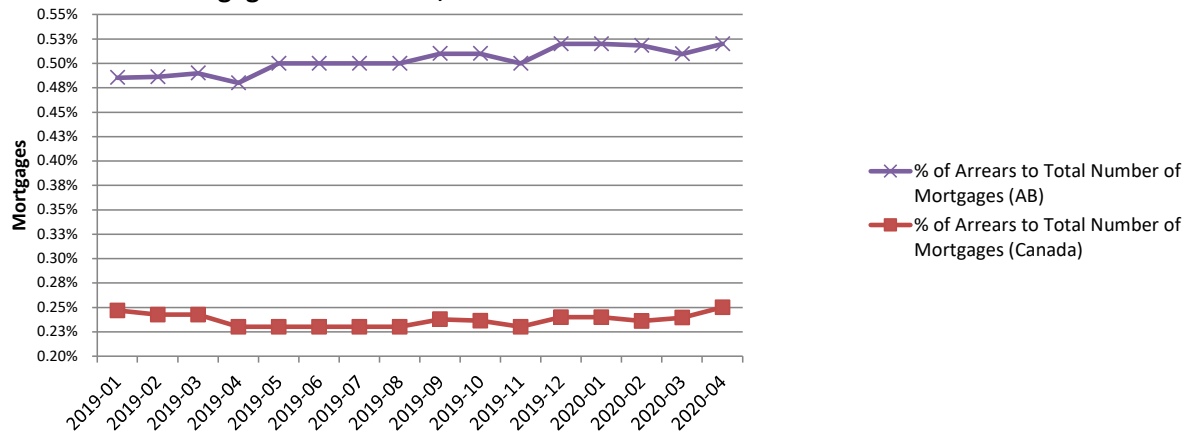
		TOTAL	Y/Y%
Net Migration to AB	Q2, 2020	-1,836	-114.23%
Net Interprovincial Migration	Q2, 2020	-2,733	-755.40%
Housing Starts (SAAR*, 000's)			
Sep-20		25.86	-21.43%
Avg. Weekly Earnings	in Alberta	\$1,216.47	4.63%
	in Canada	\$1,109.16	7.43%
Unemployment Rate	in Alberta	10.70%	57.35%
	in Canada	8.90%	58.93%

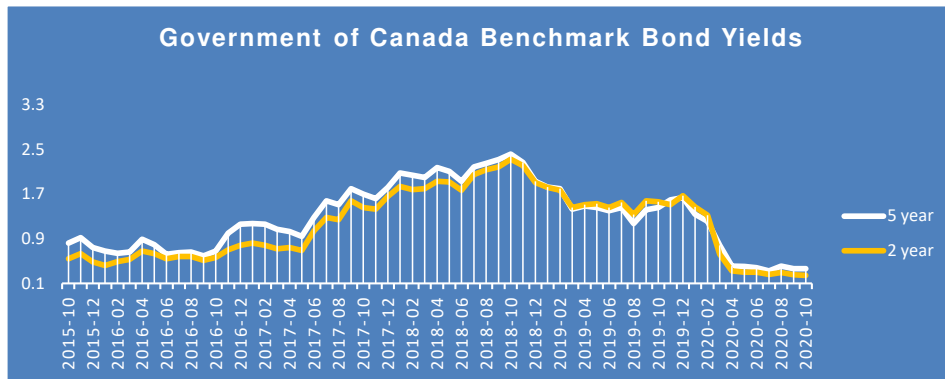
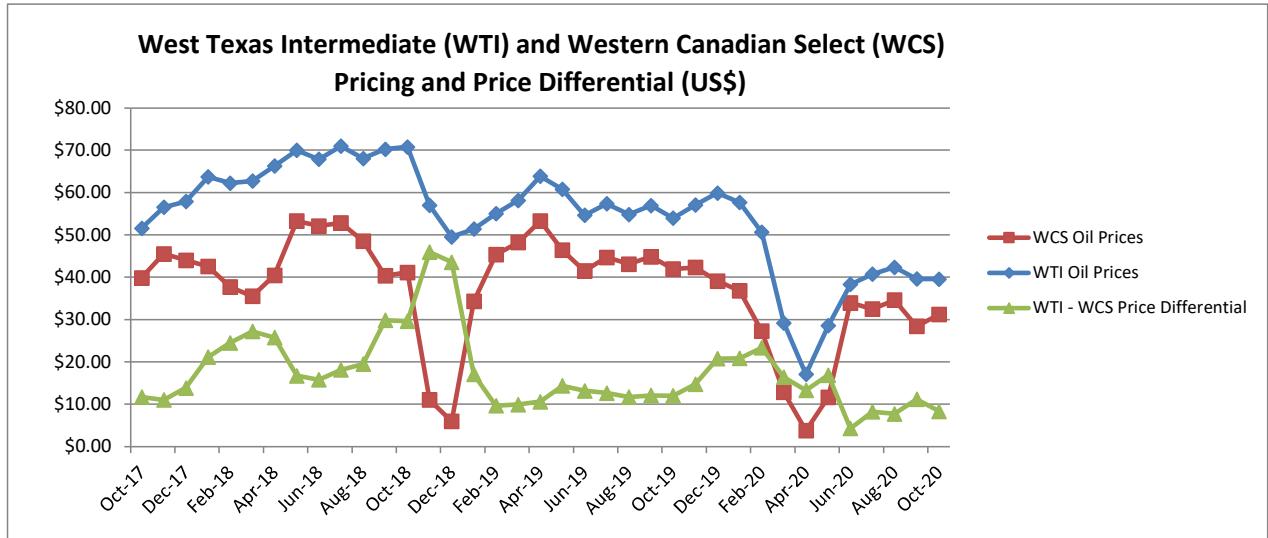
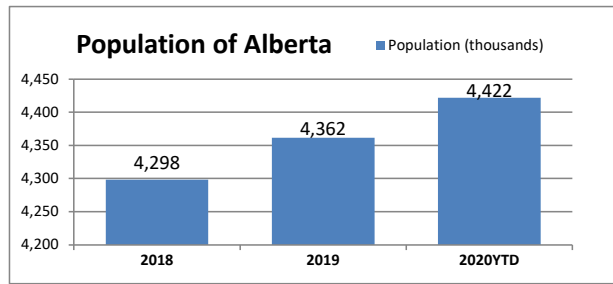
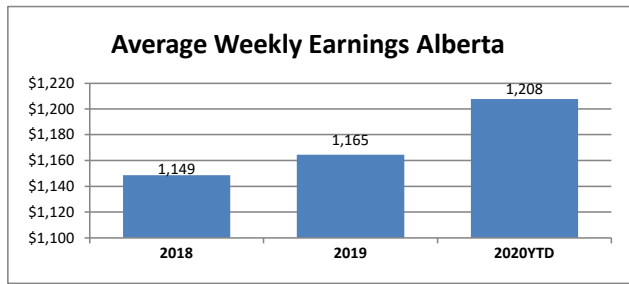
Employment, Seasonally Adjusted (thousands)	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20
Canada	16,696	17,249	17,788	18,136	18,372
Alberta	2,018	2,081	2,137	2,175	2,199
Calgary	744	774	801	828	845
Edmonton	667	692	717	721	727

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/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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