

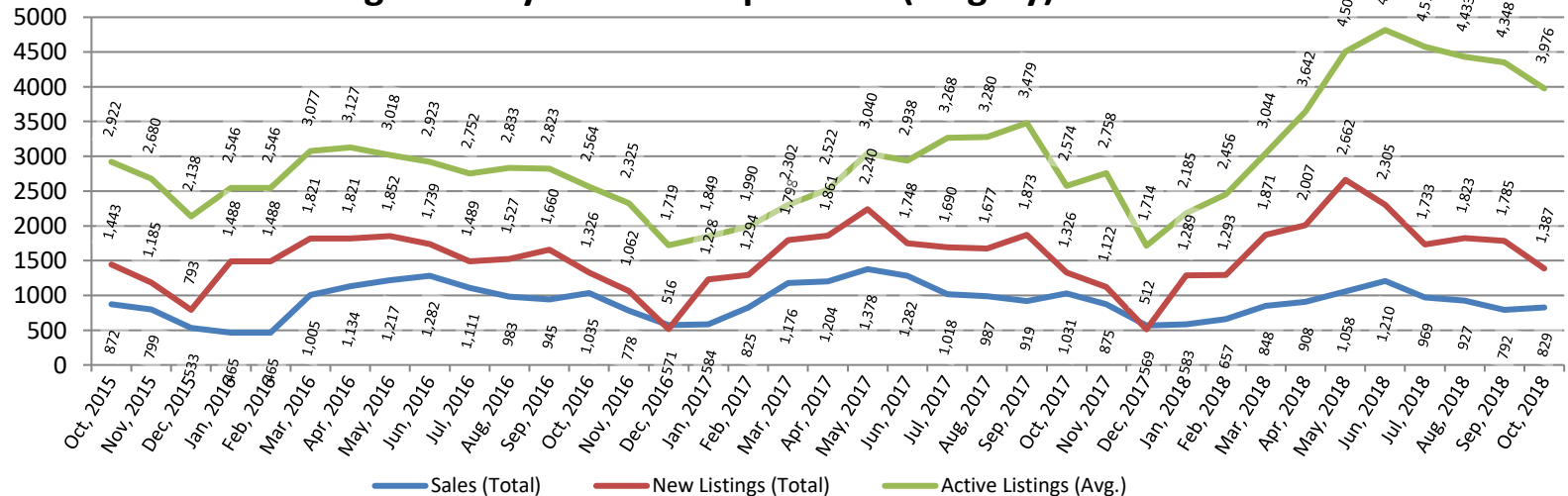
Real Estate and Economic Report

- Calgary Real Estate Market -

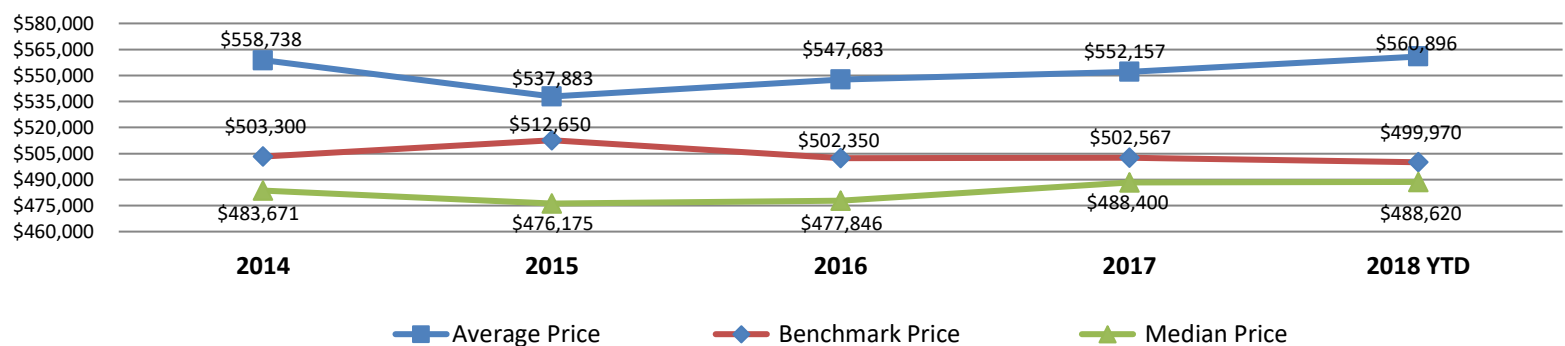
REPORTING PERIOD: from the 1st of October, 2018 to the last day of October, 2018

	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	1,702	-9.32%	3,196	-5.92%	53.25%	-3.62%	10,644	13.51%	\$ 422,000	-2.54%
Detached	829	-8.70%	1,387	-6.28%	59.77%	-2.58%	3,976	22.49%	\$ 490,200	-3.16%
Apartment	212	-9.01%	473	-5.59%	44.82%	-3.63%	1,509	-7.93%	\$ 257,200	-1.68%
Attached	281	-13.80%	580	-6.90%	48.45%	-7.41%	1,860	17.87%	\$ 322,800	-3.53%
YEAR TO DATE (2018): from January 1st, 2018 to the last day of October, 2018										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	18,469	-12.71%	41,603	2.42%	44.76%	-13.40%	10,557	20.60%	\$ 428,190	-1.32%
Detached	8,781	-15.44%	18,155	4.89%	48.97%	-17.87%	3,800	35.19%	\$ 499,970	-1.32%
Apartment	2,316	-7.03%	6,139	-5.74%	38.14%	-0.59%	1,662	0.62%	\$ 257,390	-3.59%
Attached	3,100	-15.37%	7,374	4.73%	42.27%	-18.10%	1,803	28.28%	\$ 328,970	-1.32%

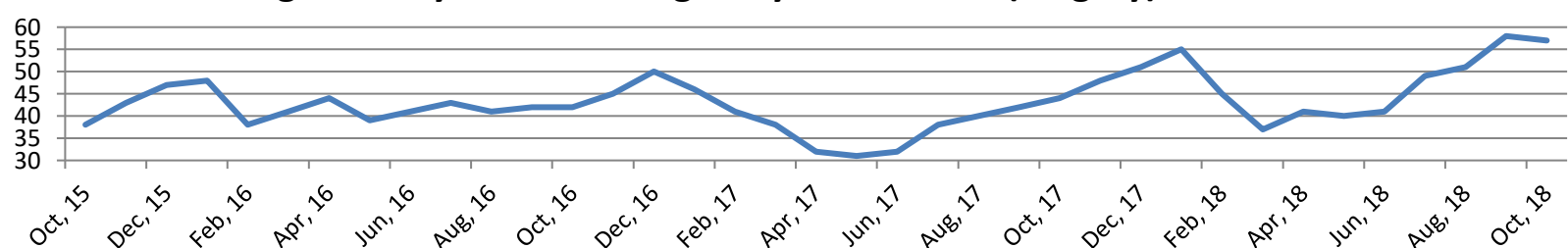
Single Family Home Comparisons (Calgary)



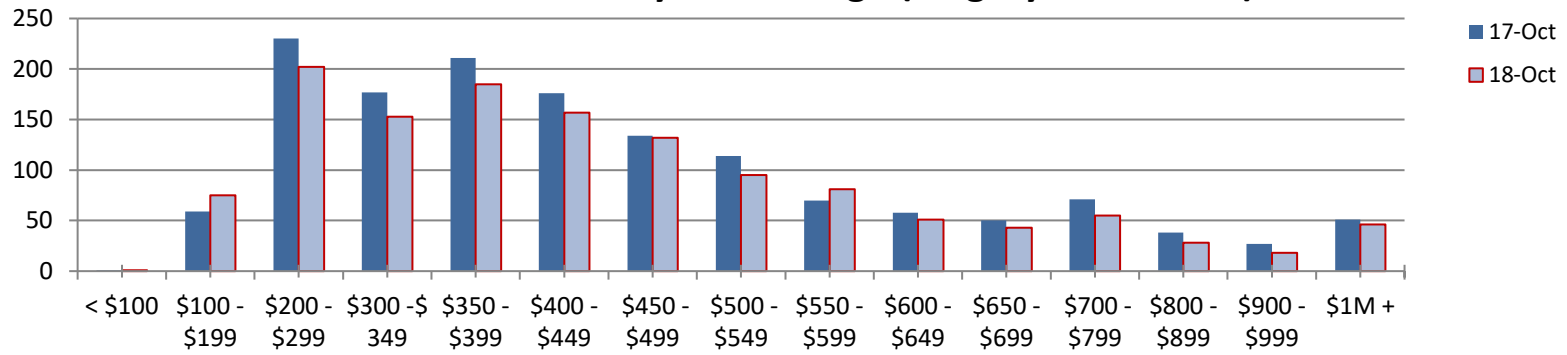
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

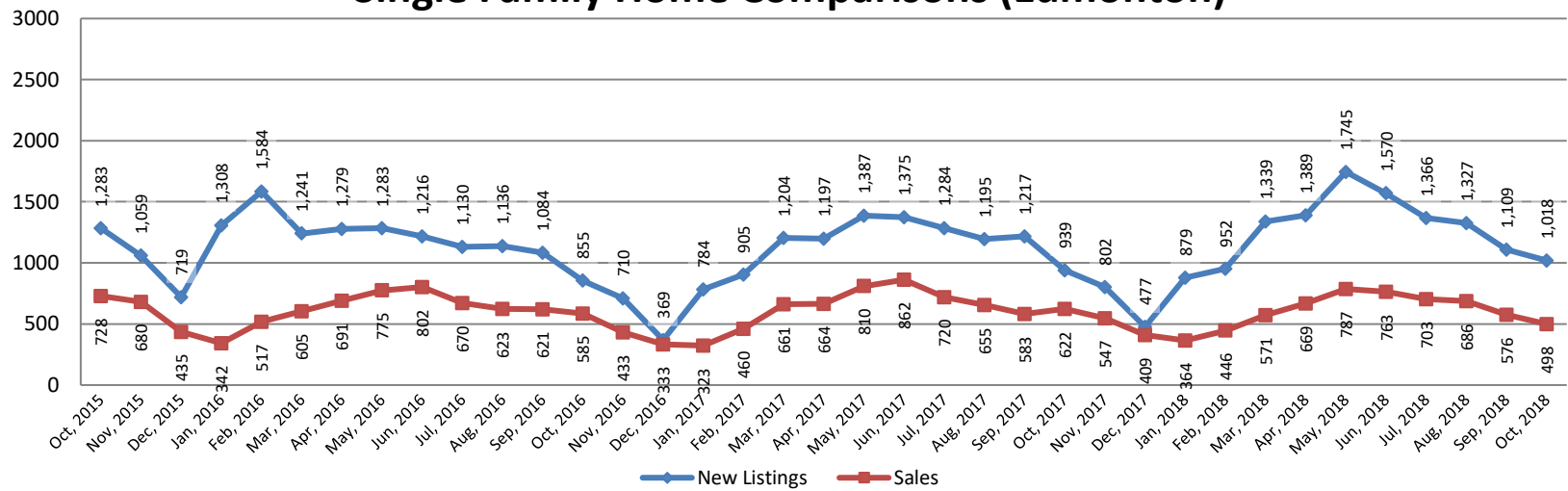
REPORTING PERIOD: from the 1st of October, 2018 to the last day of October, 2018

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	859	2.02%	1,871	40.78%	45.91%	-27.53%	\$ 359,655	-16.68%
Single Family Detached	498	-19.94%	1,018	8.41%	49.00%	-25.76%	\$ 439,096	-0.64%
Condominium	265	-6.69%	620	-3.58%	43.00%	-2.27%	\$ 218,394	-10.25%
Duplex/Rowhouse	72	-34.55%	185	14.91%	39.00%	-42.65%	\$ 345,800	0.34%

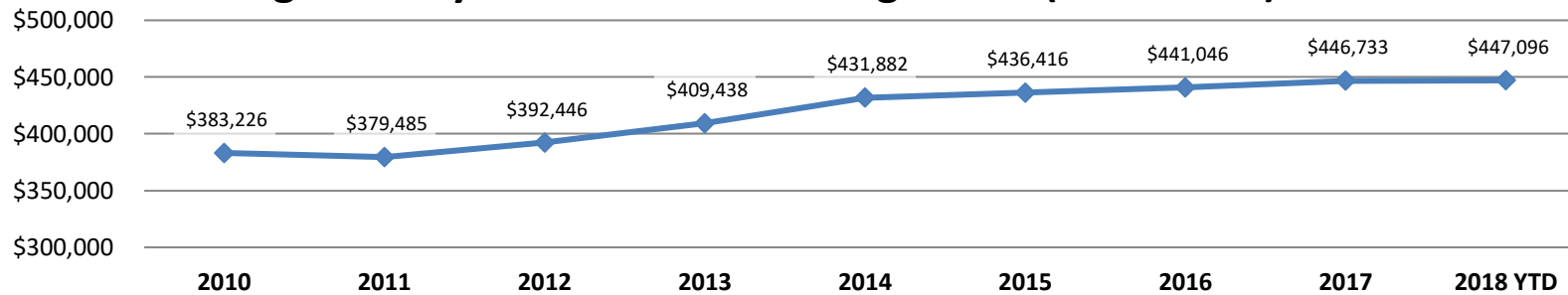
YEAR TO DATE (2018): from January 1st, 2018 to the last day of October, 2018

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	10,312	-3.26%	23,566	7.67%	43.76%	-10.22%	\$ 371,766	-2.74%
Single Family Detached	6,063	-4.67%	12,694	10.51%	47.71%	-12.91%	\$ 447,096	-0.30%
Condominium	3,082	-4.40%	8,255	-3.14%	37.83%	-0.18%	\$ 236,986	-4.76%
Duplex/Rowhouse	996	-9.04%	2,082	11.22%	47.95%	-18.04%	\$ 352,998	-2.60%

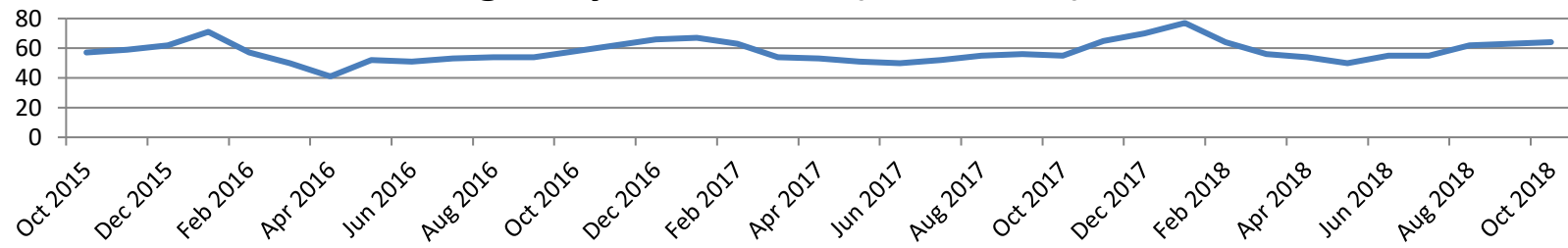
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



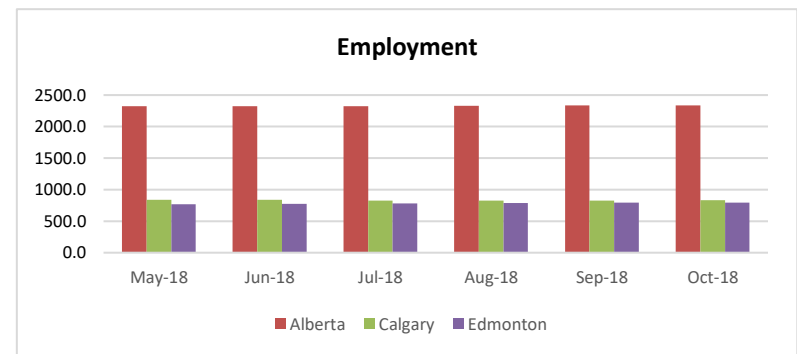
- Alberta Economic Indicators -

Real GDP Growth		2018f	2019f
Alberta		2.50%	2.50%
Canada		2.10%	2.00%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,883	3.20%
	in Canada	50,758	3.55%
Aug-18			
Total Mortgages	in Alberta	582,307	-0.10%
	in Canada	4,764,747	0.29%
Jun-18			
Mortgages 90 Day Arrears	in Alberta	2,598	2.53%
	in Canada	11,183	-4.61%
Jun-18			

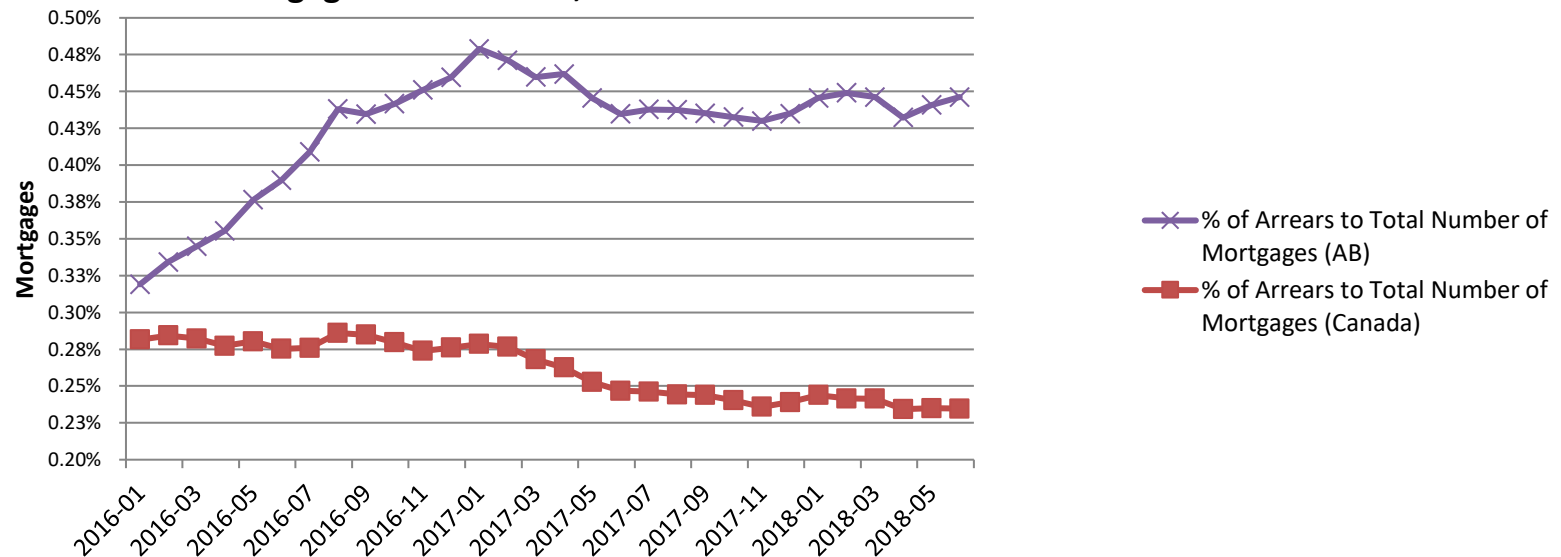
		TOTAL	Y/Y%
Net Migration to AB Net Interprovincial Migration	Apr-18	10,378	101.01%
		842	-116.67%
Housing Starts (SAAR*, 000's)			
Sep-18		22.30	-23.60%
Avg. Weekly Earnings	in Alberta	\$1,145.50	2.34%
	in Canada	\$991.16	2.94%
Mar-18			
Unemployment Rate	in Alberta	7.30%	-3.95%
	in Canada	5.80%	-6.45%
Oct-18			

Employment, Seasonally Adjusted (millions)	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18
Canada	18,609	18,636	18,647	18,669	18,677
Alberta	2,326	2,326	2,331	2,334	2,338
Calgary	837	827	823	828	835
Edmonton	773	773	788	791	795

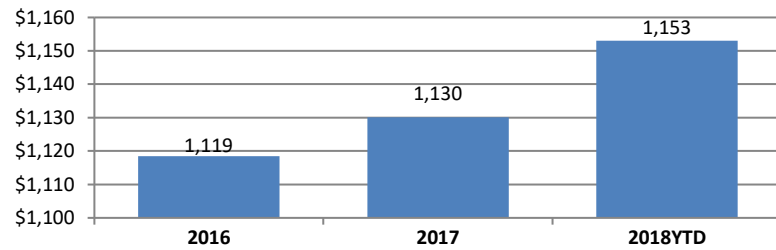
This chart data represents the number of persons employed during the specific month.



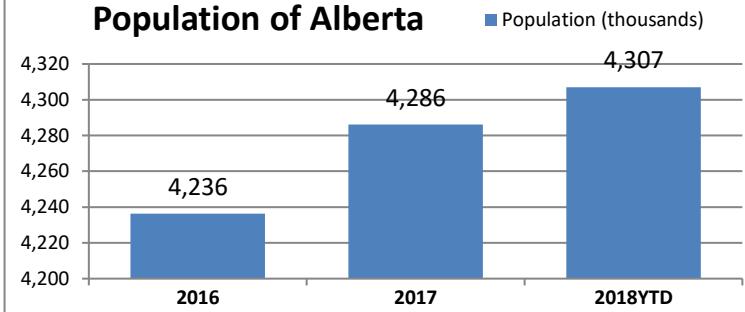
Mortgage Arrears Ratio; Canada vs Alberta



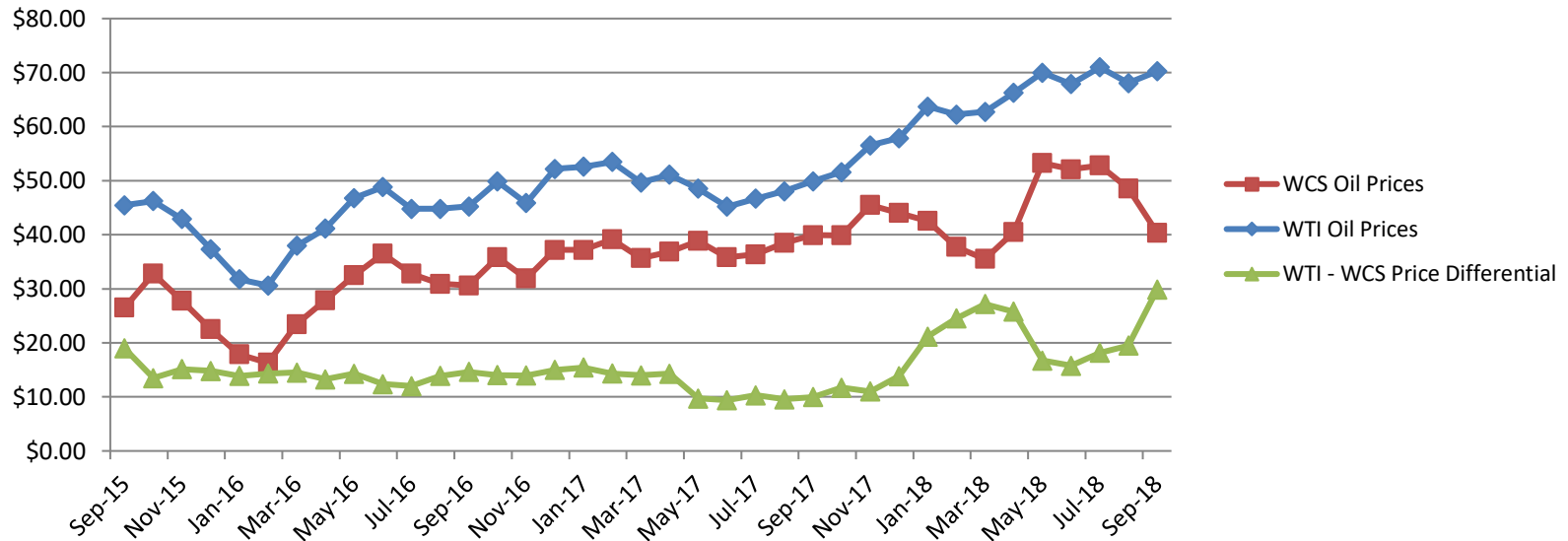
Average Weekly Earnings Alberta



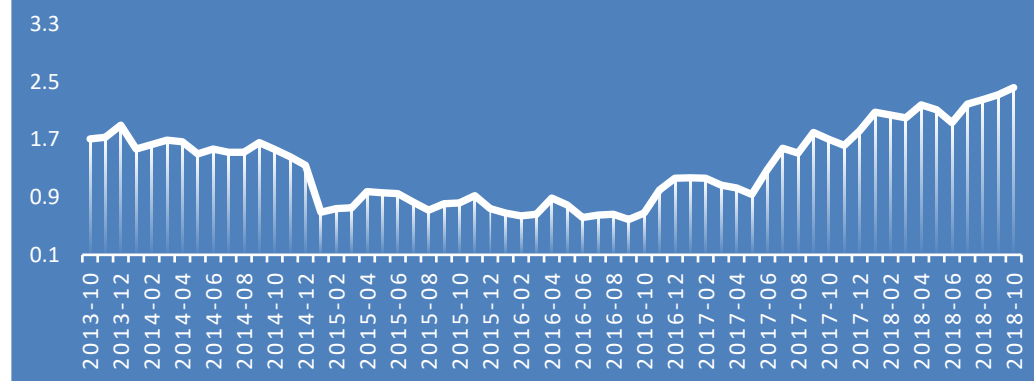
Population of Alberta



WTI and WCS Pricing and Price Differential (US\$)



Government of Canada Benchmark Bond Yields-5 year



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>

<http://www.statcan.gc.ca/daily-quotidien>

[Statistics Canada - Labour Force Characteristics by CMA](http://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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