

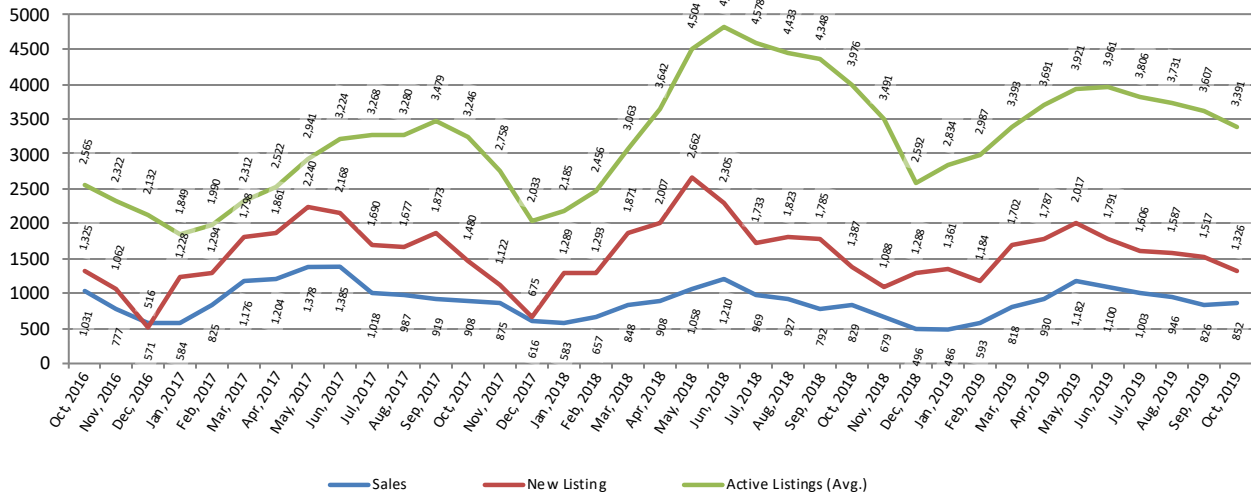
Real Estate and Economic Report

- Calgary Real Estate Market -

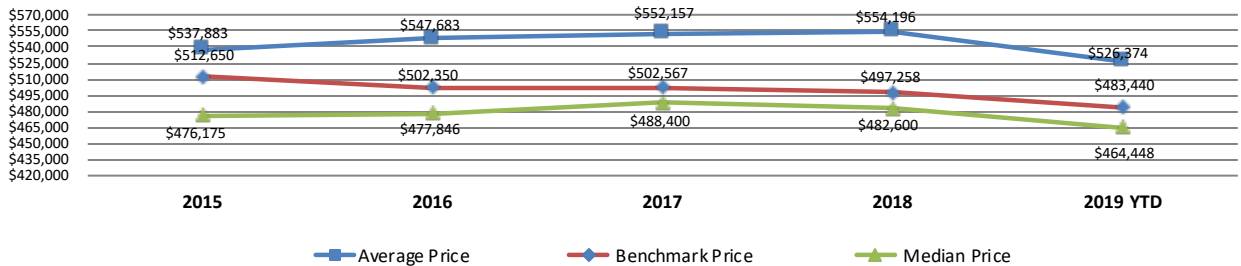
REPORTING PERIOD: from the 1st of October, 2019 to the last day of October, 2019

	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	1,868	9.75%	3,113	-2.60%	60.01%	12.68%	9,513	-10.63%	\$ 417,000	-1.18%
Single Family Detached	852	2.77%	1,326	-4.40%	64.25%	7.50%	3,391	-14.71%	\$ 485,500	-0.96%
Apartment	249	17.45%	446	-5.71%	55.83%	24.56%	1,461	-3.18%	\$ 251,500	-2.22%
Attached	346	23.13%	603	3.97%	57.38%	18.44%	1,641	-11.77%	\$ 312,700	-3.13%
YEAR TO DATE (2019): from January 1st, 2019 to the last day of October, 2019										
CREB Economic Region	18,770	1.63%	37,293	-10.36%	50.14%	12.01%	10,042	-4.88%	\$ 408,947	-4.49%
Single Family Detached	8,736	-0.51%	15,878	-12.54%	54.67%	11.63%	3,532	-7.05%	\$ 483,440	-3.31%
Apartment	2,360	1.90%	5,407	-11.92%	43.81%	14.88%	1,531	-7.89%	\$ 250,390	-2.72%
Attached	3,309	6.74%	6,752	-8.44%	49.13%	16.22%	1,700	-5.72%	\$ 315,490	-4.10%

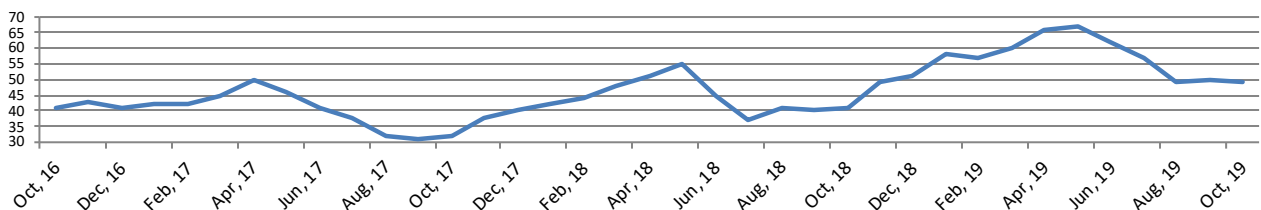
Single Family Home Comparisons (Calgary)



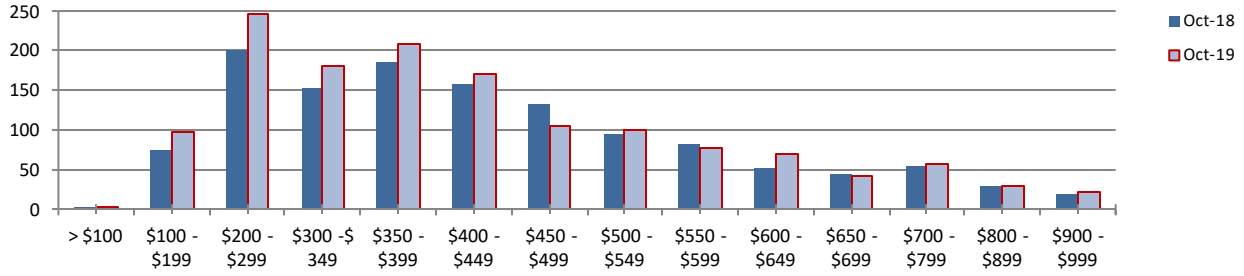
Single Family Home Annual Prices (Calgary)



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, 2019 to the last day of October, 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	948	10.36%	1,775	-5.13%	53.41%	16.33%	\$ 354,052	-1.56%
Single Family Detached	551	10.64%	983	-3.44%	56.00%	14.29%	\$ 430,785	-2.83%
Condominium	277	4.53%	560	-9.68%	49.00%	13.95%	\$ 223,410	2.30%
Duplex/Rowhouse	94	30.56%	192	3.78%	49.00%	25.64%	\$ 341,491	-1.25%

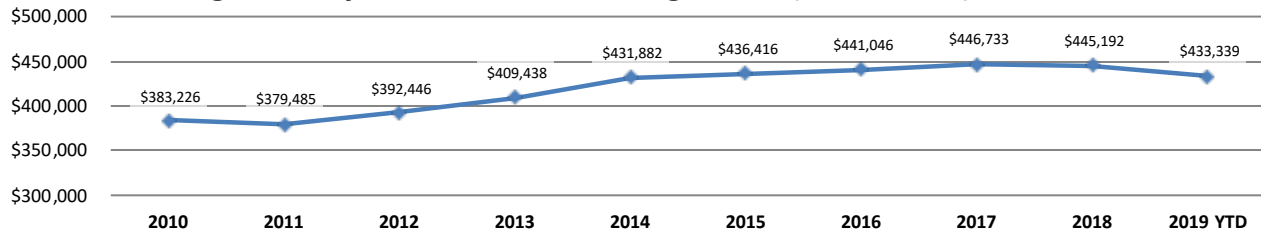
YEAR TO DATE (2019): from January 1st, 2019 to the last day of October, 2019

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
	Total Residential	10,298	-0.14%	21,594	-8.37%	47.38%	8.27%	\$ 357,560
Single Family Detached	6,090	0.45%	12,066	-4.95%	49.87%	4.52%	\$ 433,339	-3.08%
Condominium	3,007	-2.43%	6,954	-15.76%	43.20%	14.19%	\$ 221,473	-6.55%
Duplex/Rowhouse	1,021	2.51%	2,025	-2.74%	50.70%	5.74%	\$ 342,710	-2.91%

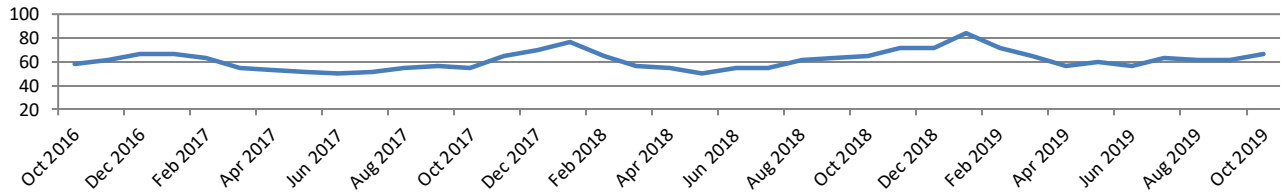
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



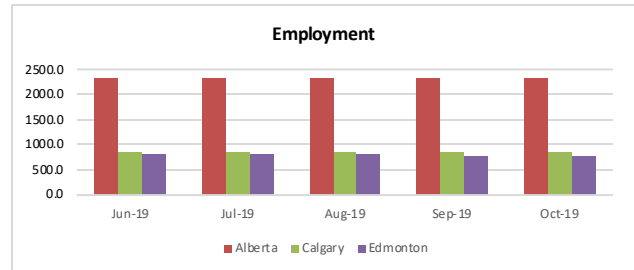
- Alberta Economic Indicators -

Real GDP Growth		2019f	2020f
Alberta		0.60%	1.90%
Canada		1.60%	1.70%
TOTAL			Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,826	-0.47%
Aug-19	in Canada	51,542	1.49%
Total Mortgages	in Alberta	581,433	-0.05%
Jul-19	in Canada	4,779,508	0.45%
Mortgages 90 Day Arrears	in Alberta	2,892	9.84%
Jul-19	in Canada	11,134	-0.84%

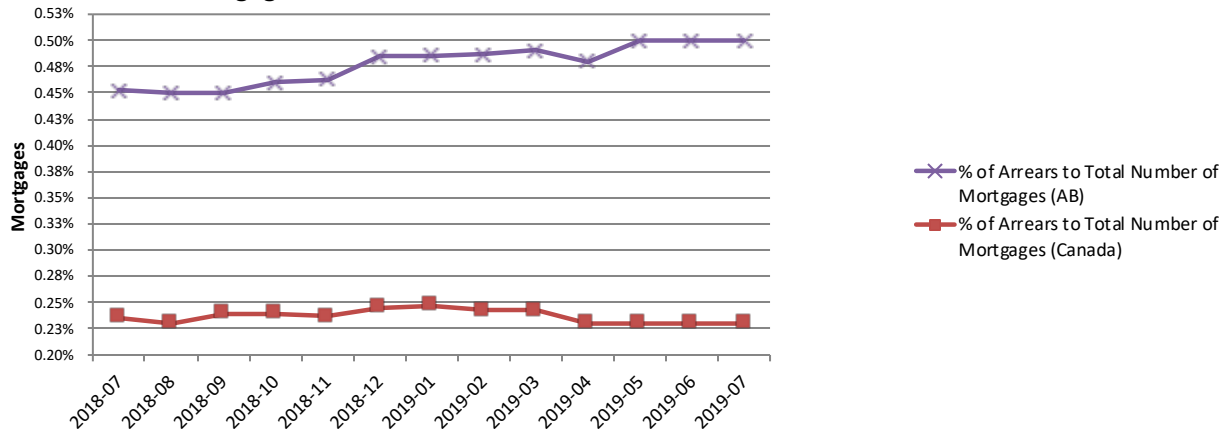
		TOTAL	Y/Y%
Net Migration to AB	Apr-19	12,899	24.29%
Net Interprovincial Migration		417	-50.48%
Housing Starts (SAAR*, 000's)	Oct-19	23.94	36.97%
Avg. Weekly Earnings	in Alberta	\$1,162.64	0.57%
Aug-19	in Canada	\$1,032.42	3.12%
Unemployment Rate	in Alberta	6.70%	-8.22%
Sep-19	in Canada	5.50%	-3.51%

Employment, Seasonally Adjusted (thousands)	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19
Canada	19,047	19,047	19,066	19,102	19,147
Alberta	2,352	2,350	2,349	2,346	2,350
Calgary	881	882	879	879	876
Edmonton	796	773	786	783	785

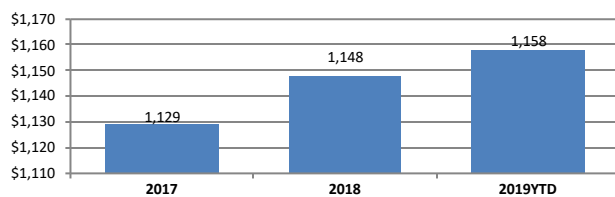
This chart data represents the number of persons employed during the specific month.



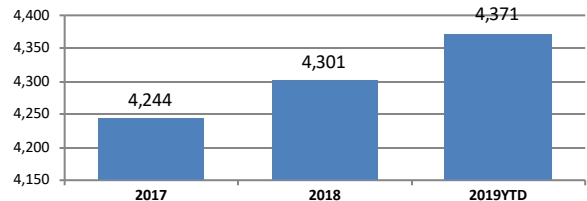
Mortgage Arrears Ratio; Canada vs Alberta



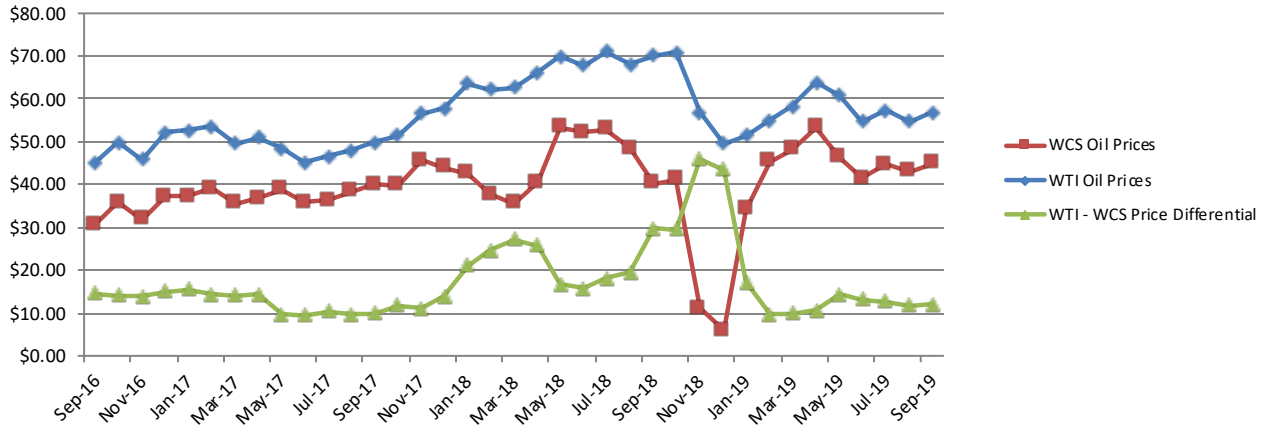
Average Weekly Earnings Alberta



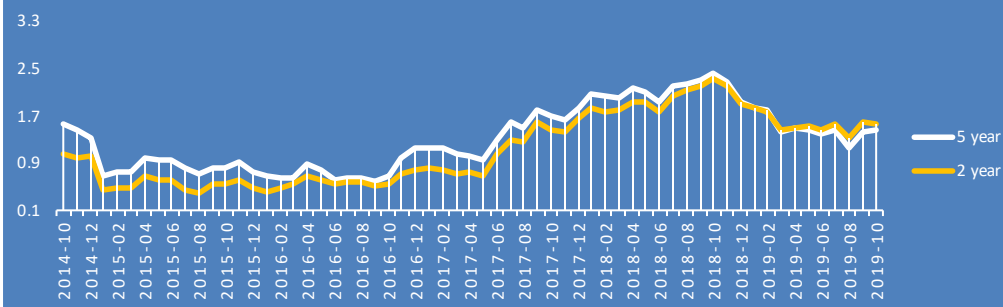
Population of Alberta



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



Government of Canada Benchmark Bond Yields



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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