

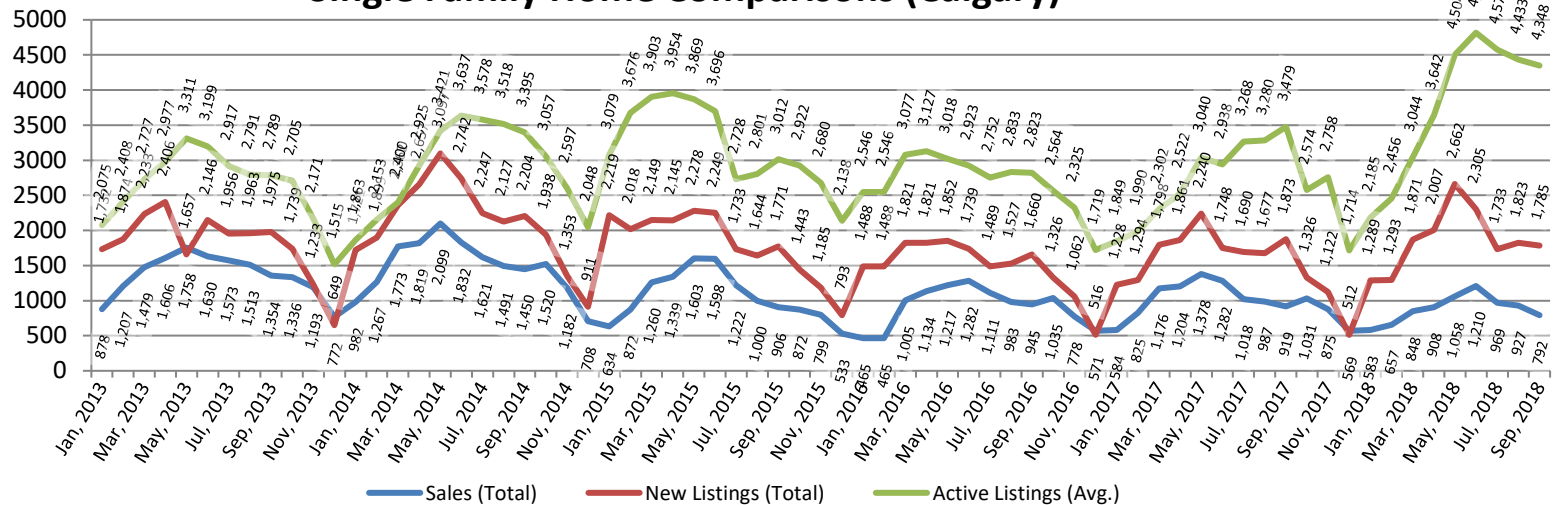
Real Estate and Economic Report

- Calgary Real Estate Market -

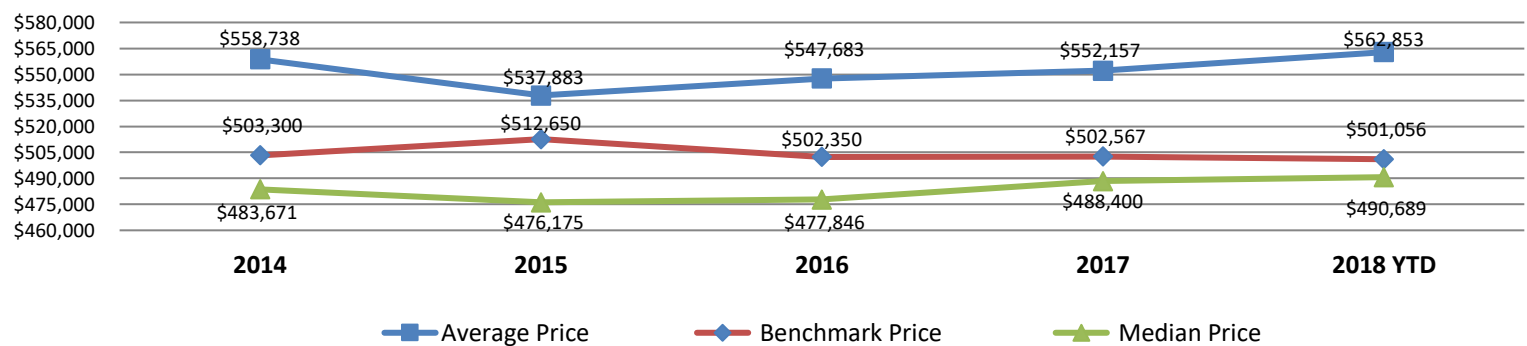
REPORTING PERIOD: from the 1st of September, 2018 to the last day of September, 2018

	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	1,680	-12.77%	3,984	-4.12%	42.17%	-9.02%	11,515	14.69%	\$ 424,200	-2.57%
Detached	792	-13.82%	1,785	-4.70%	44.37%	-9.57%	4,348	24.98%	\$ 493,100	-3.10%
Apartment	211	0.48%	562	-10.51%	37.54%	12.27%	1,620	-8.37%	\$ 257,200	-2.46%
Attached	269	-19.22%	741	-3.14%	36.30%	-16.60%	1,979	22.61%	\$ 324,700	-3.36%
YEAR TO DATE (2018): from January 1st, 2018 to the last day of September, 2018										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	16,767	-13.03%	38,407	3.18%	43.82%	-14.57%	10,547	21.45%	\$ 428,878	-1.18%
Detached	7,952	-16.08%	16,768	5.93%	47.78%	-19.63%	3,781	36.84%	\$ 501,056	-1.12%
Apartment	2,104	-6.82%	5,666	-5.76%	37.40%	-0.17%	1,679	1.56%	\$ 257,411	-3.80%
Attached	2,819	-15.52%	6,794	5.86%	41.59%	-19.31%	1,797	29.59%	\$ 329,656	-1.07%

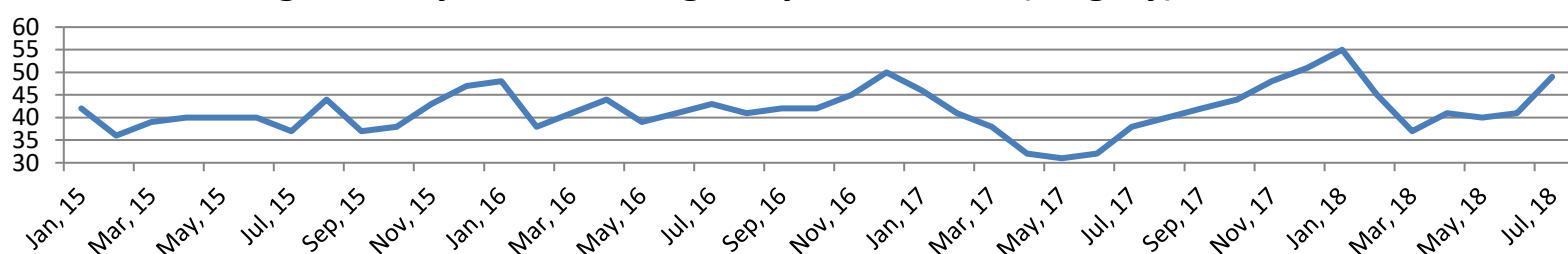
Single Family Home Comparisons (Calgary)

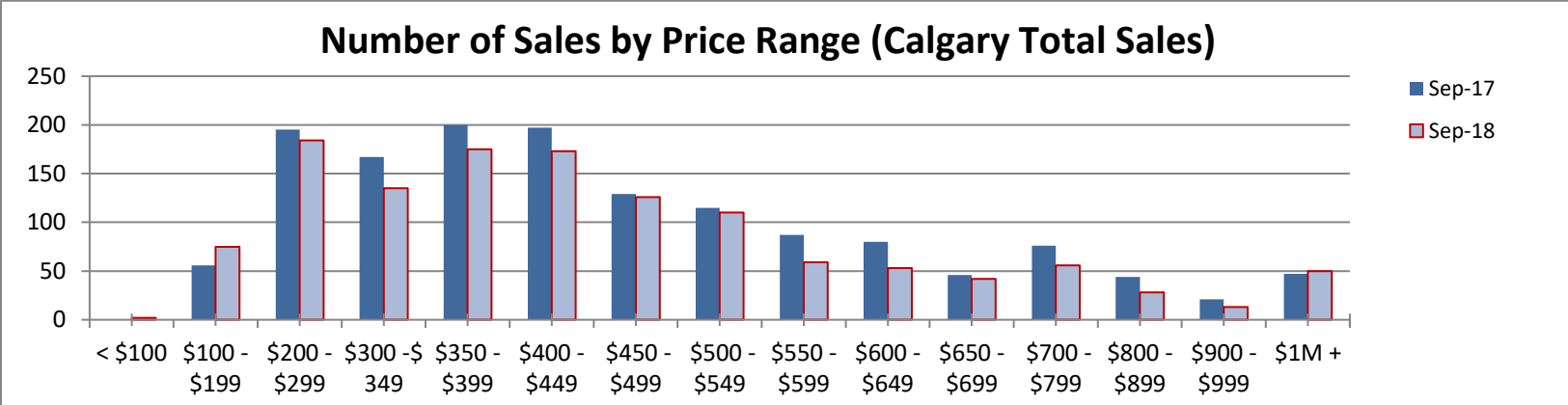


Single Family Home Annual Prices (Calgary)

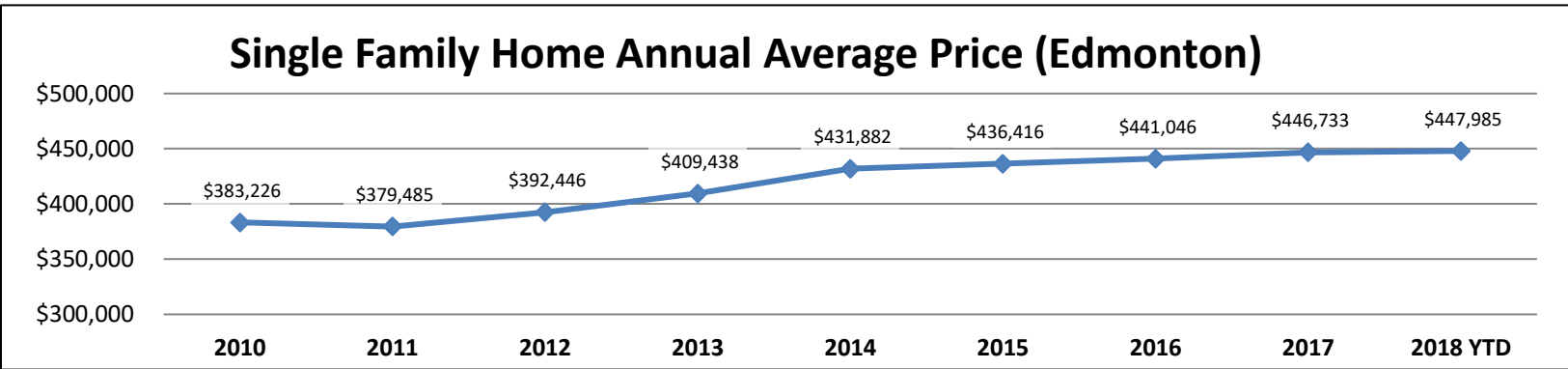
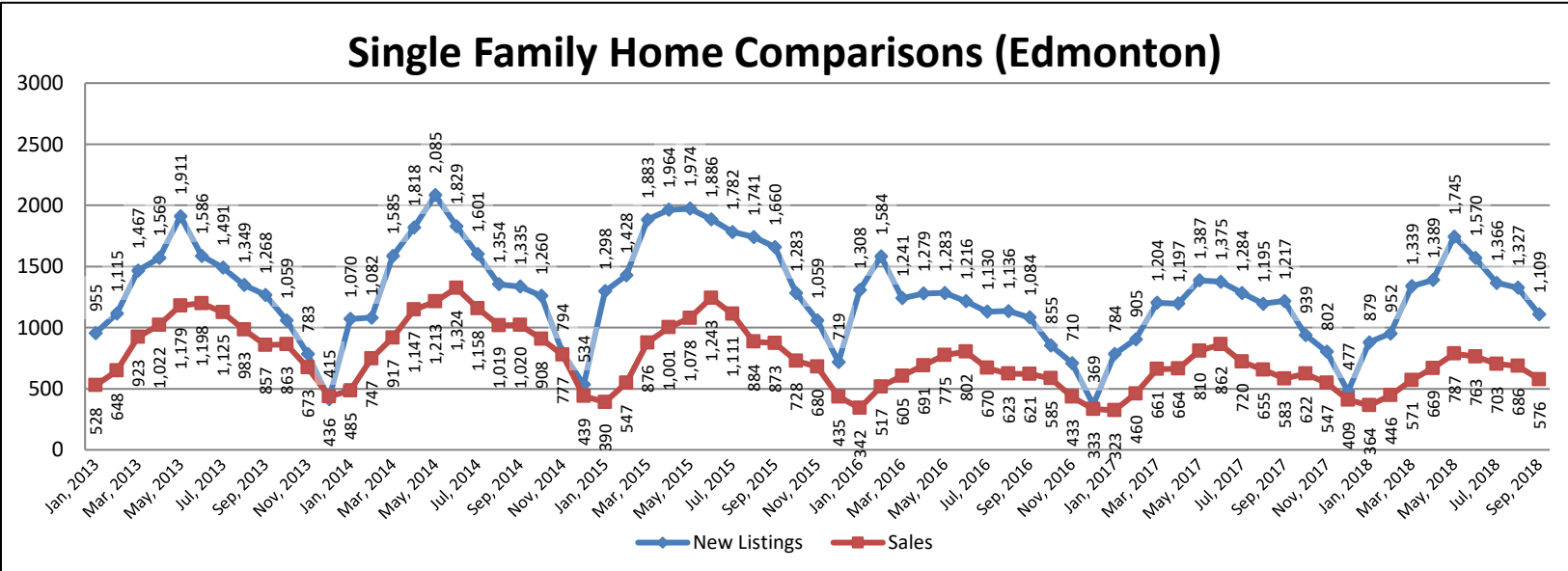


Single Family Home Average Days on Market (Calgary)

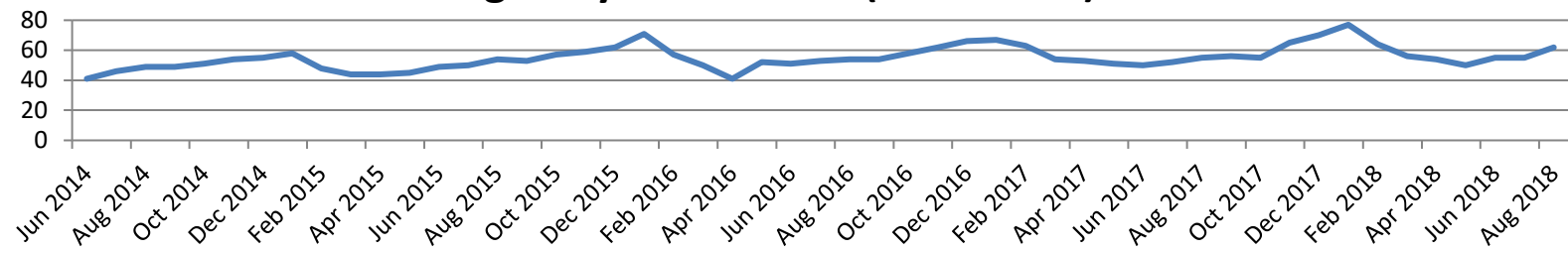




- Edmonton Real Estate Market -								
REPORTING PERIOD: from the 1st of September, 2018 to the last day of September, 2018								
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	928	-7.57%	1,942	-10.26%	47.79%	3.00%	\$ 377,493	1.58%
Single Family Detached	576	-1.20%	1,109	-8.87%	52.00%	8.33%	\$ 441,718	-0.56%
Condominium	246	-18.54%	620	-16.78%	40.00%	-2.44%	\$ 243,339	-3.32%
Duplex/Rowhouse	90	-17.43%	172	7.50%	52.00%	-23.53%	\$ 359,333	2.68%
YEAR TO DATE (2018): from January 1st, 2018 to the last day of September, 2018								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	9,453	-3.72%	21,695	5.53%	43.52%	-7.64%	\$ 373,111	-0.97%
Single Family Detached	5,565	-3.01%	11,676	10.69%	47.57%	-11.15%	\$ 447,985	-0.18%
Condominium	2,817	-4.18%	7,635	-3.11%	37.26%	0.10%	\$ 239,052	-4.16%
Duplex/Rowhouse	924	-6.19%	1,897	10.87%	48.94%	-14.80%	\$ 353,797	-2.91%



Average Days on Market (Edmonton)



- Alberta Economic Indicators -

*the following information is based on current available data from: <http://economicdashboard.albertacanada.com/>, www.statcan.gc.ca/dai-quo/ and RBC Economic Outlook, <http://www.cba.ca/en/component/content/publication/69-statistics>, <http://www.atb.com/SiteCollectionDocuments>

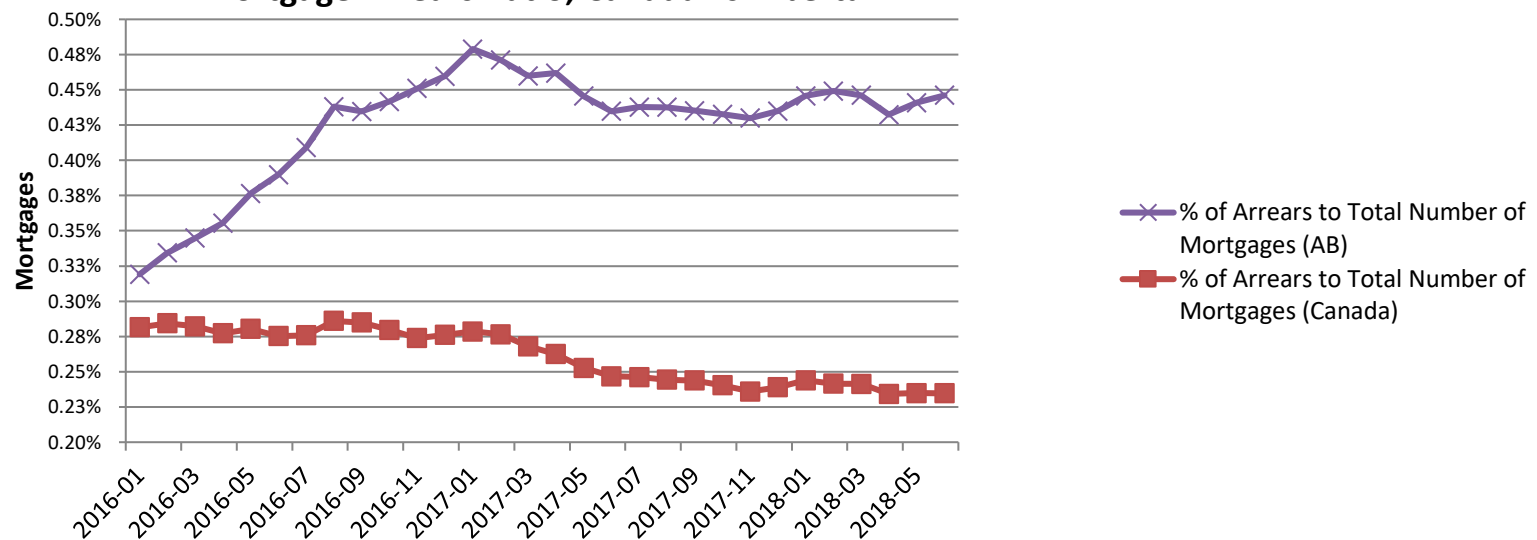
Real GDP Growth		2018f	2019f
Alberta		2.50%	2.50%
Canada		2.10%	2.00%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,882	1.98%
	in Canada	50,903	3.70%
Total Mortgages	in Alberta	582,307	-0.10%
	in Canada	4,764,747	0.29%
Mortgages 90 Day Arrears	in Alberta	2,598	2.53%
	in Canada	11,183	-4.61%

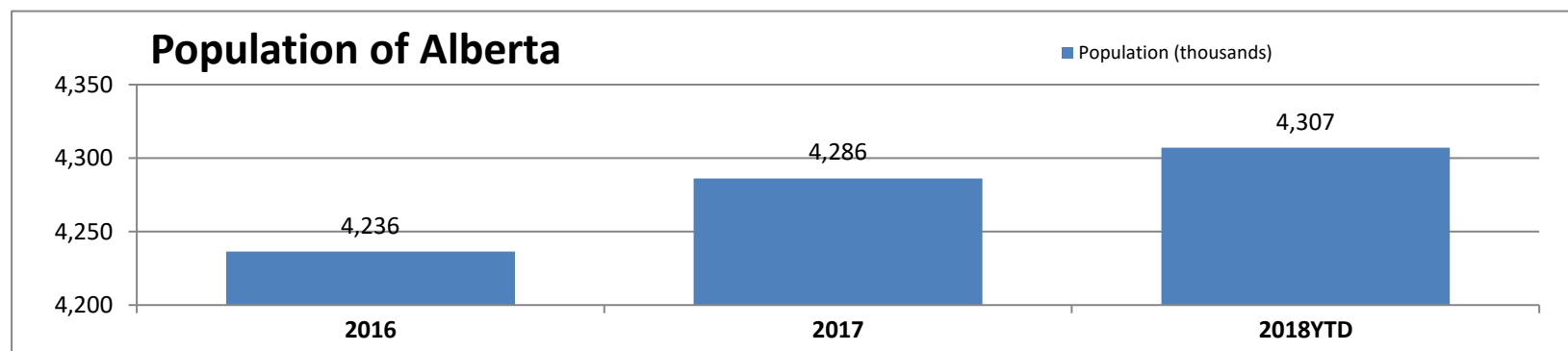
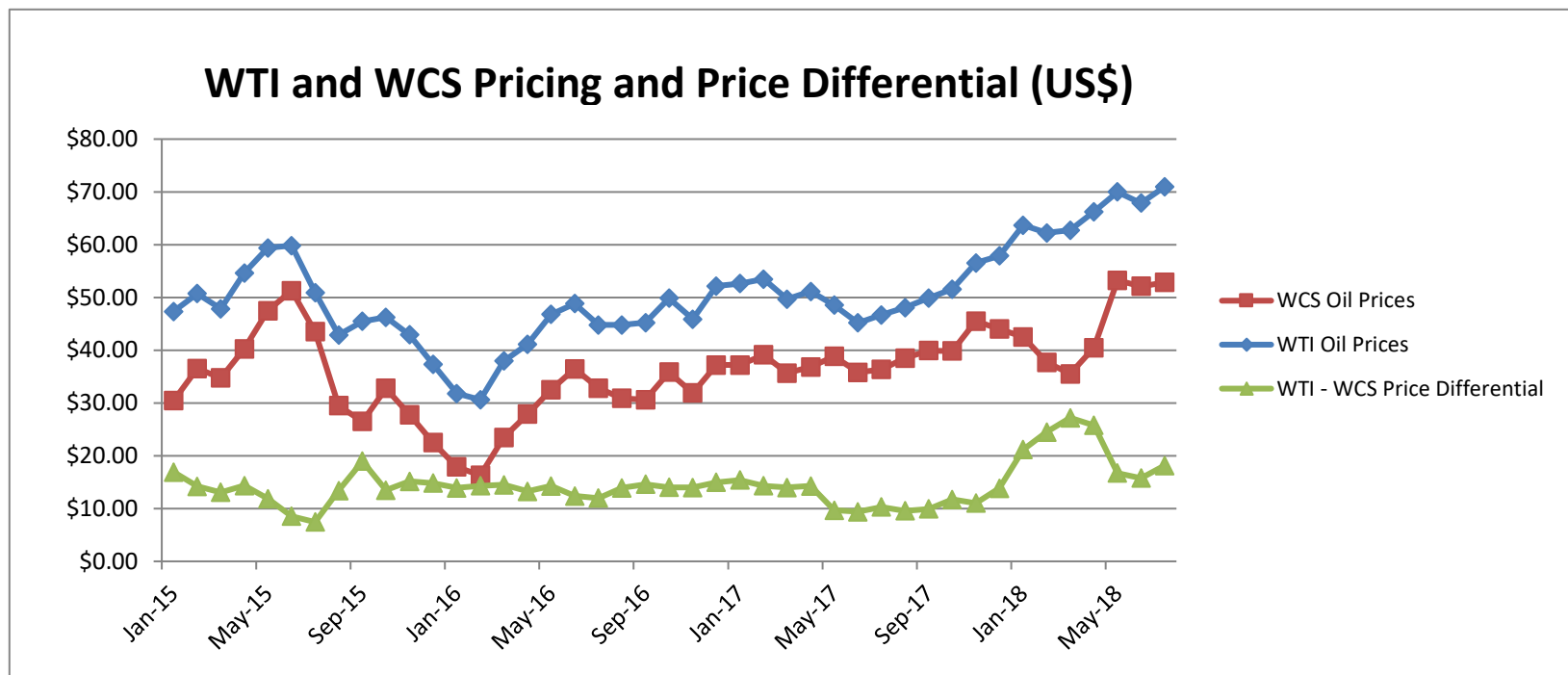
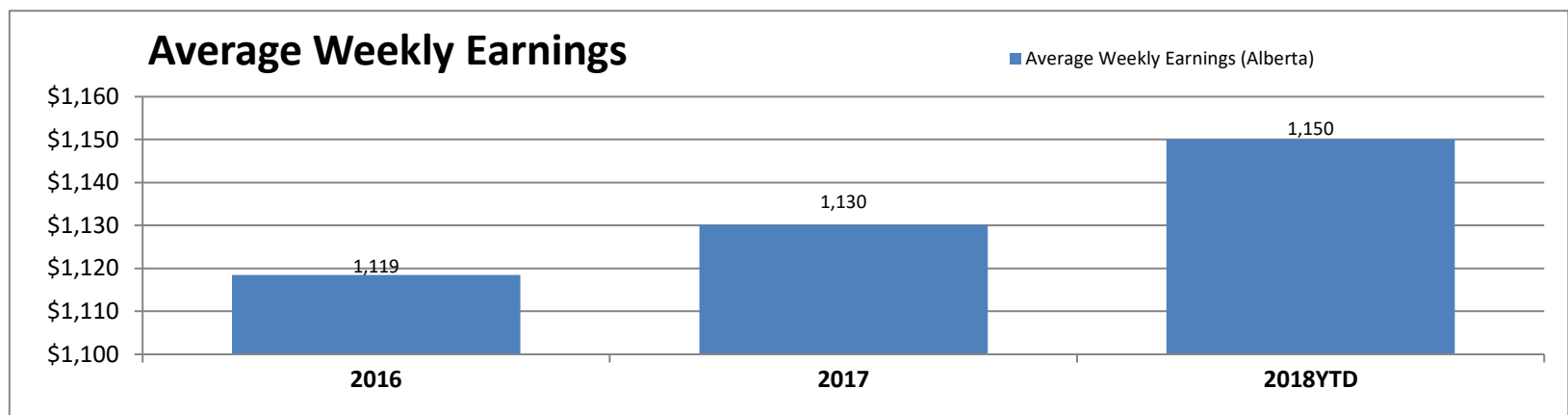
	TOTAL	Y/Y%
Net Migration to AB Apr-18	10,378	101.01%
Housing Starts (SAAR*, 000's) Jul-18	30.11	-11.06%
Avg. Weekly Earnings Mar-18	in Alberta	\$1,141.77
	in Canada	\$988.18
Unemployment Rate 2018-08-01	in Alberta	7.00%
	in Canada	5.90%

Employment, Seasonally Adjusted (millions)	May-18	Jun-18	Jul-18	Aug-18	Sep-18
Canada	18,602	18,609	18,636	18,647	18,669
Alberta	2,325	2,326	2,326	2,331	2,334
Calgary	841	837	827	823	828
Edmonton	767	773	780	788	791

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

Mortgage Arrears Ratio; Canada vs Alberta





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](#)

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

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

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