

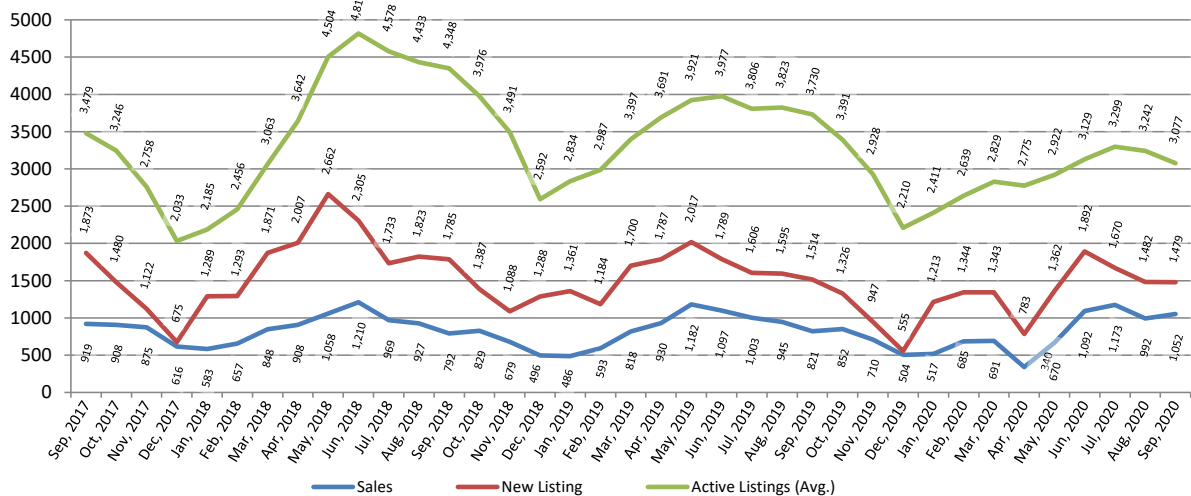
## Real Estate and Economic Report

### - Calgary Real Estate Market -

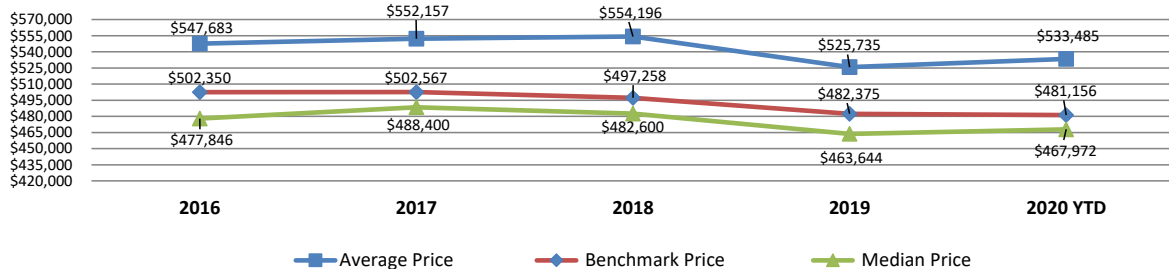
**REPORTING PERIOD:** from the 1st of September, 2020 to the last day of September, 2020

	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>	2,417	32.66%	3,551	0.25%	68.07%	32.32%	8,882	-13.19%	\$ 411,800	-1.81%
<b>Single Family Detached</b>	1,052	28.14%	1,479	-2.31%	71.13%	31.17%	3,077	-17.51%	\$ 488,800	0.91%
<b>Apartment</b>	242	-0.82%	581	15.74%	41.65%	-14.31%	1,643	1.36%	\$ 248,400	-0.36%
<b>Semi-Detached</b>	152	21.60%	255	-16.39%	59.61%	45.46%	549	-25.91%	\$ 393,900	-1.80%
<b>Row</b>	256	47.98%	400	2.04%	64.00%	45.03%	956	-4.11%	\$ 373,700	26.89%
<b>YEAR TO DATE (2020):</b> from January 1st, 2020 to the last day of September, 2020										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	16,130	-4.57%	30,409	-11.03%	51.96%	5.95%	8,657	-14.29%	\$ 410,278	-1.36%
<b>Single Family Detached</b>	7,212	-8.42%	12,568	-13.64%	55.96%	4.57%	2,925	-18.17%	\$ 481,156	-0.25%
<b>Apartment</b>	1,759	-16.48%	4,711	-5.00%	37.43%	-11.71%	1,498	-3.23%	\$ 244,567	-2.11%
<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%

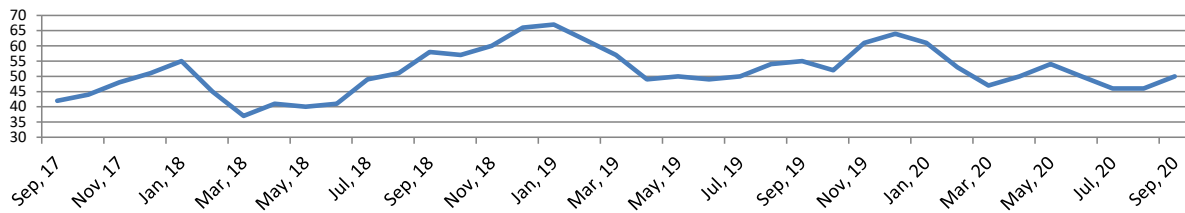
### Single Family Home Comparisons (Calgary)



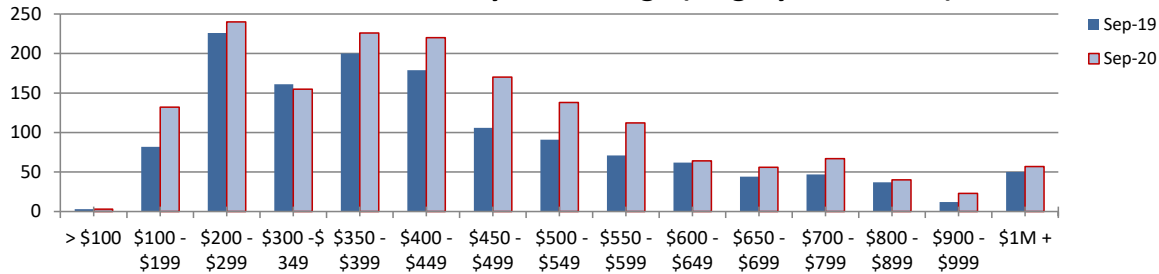
### Single Family Home Annual Prices (Calgary)



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



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



## - Edmonton Real Estate Market -

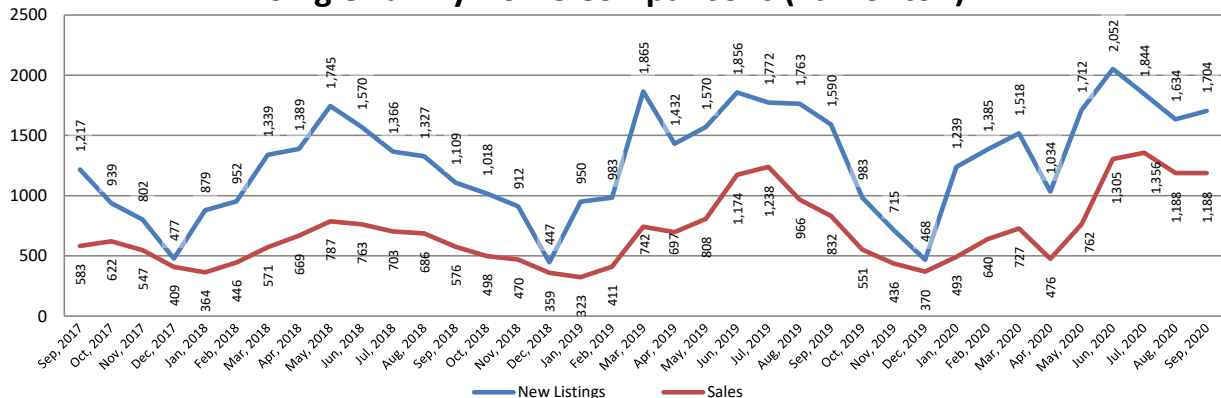
REPORTING PERIOD: from the 1st of September, 2020 to the last day of September, 2020

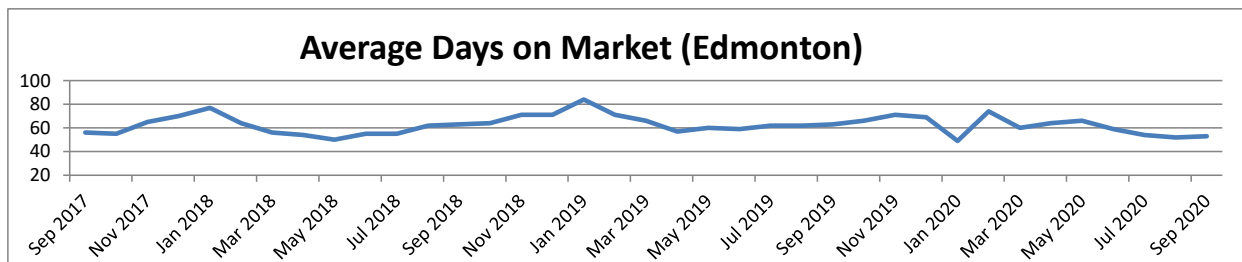
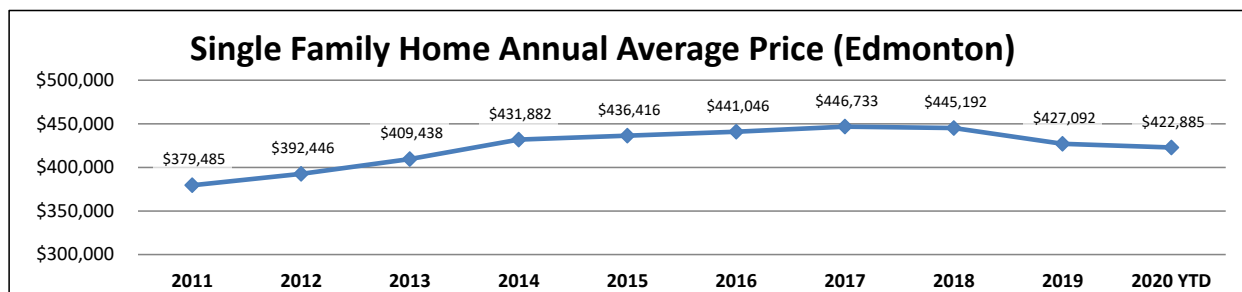
	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	1,873	35.63%	2,981	10.37%	62.83%	22.89%	\$ 376,571	7.14%
<b>Single Family Detached</b>	1,188	42.79%	1,704	7.17%	70.00%	34.62%	\$ 440,020	-0.04%
<b>Condominium</b>	399	7.26%	898	21.35%	44.00%	-12.00%	\$ 232,327	6.74%
<b>Duplex/Rowhouse</b>	237	65.73%	299	1.70%	79.00%	61.22%	\$ 340,519	-0.89%

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

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	12,900	10.57%	24,887	4.84%	50.43%	5.10%	\$ 359,367	0.29%
<b>Single Family Detached</b>	8,135	13.13%	14,122	2.47%	56.22%	11.53%	\$ 422,885	-1.21%
<b>Condominium</b>	2,903	-5.22%	7,463	6.23%	38.00%	-11.86%	\$ 218,927	-2.09%
<b>Duplex/Rowhouse</b>	1,573	33.42%	2,603	15.95%	58.56%	13.09%	\$ 330,360	-2.34%

### Single Family Home Comparisons (Edmonton)





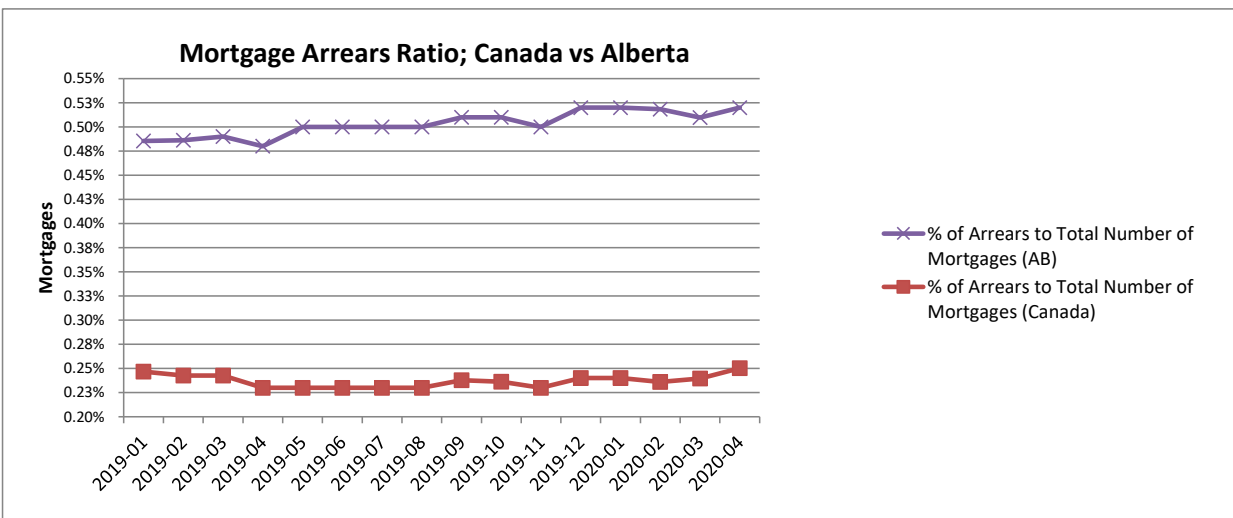
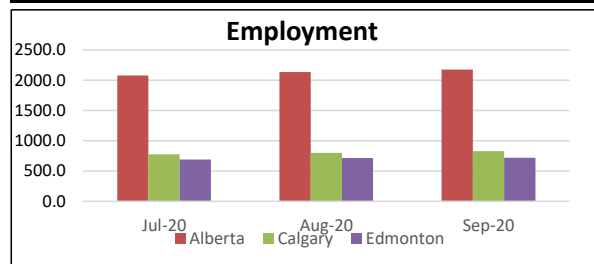
## - Alberta Economic Indicators -

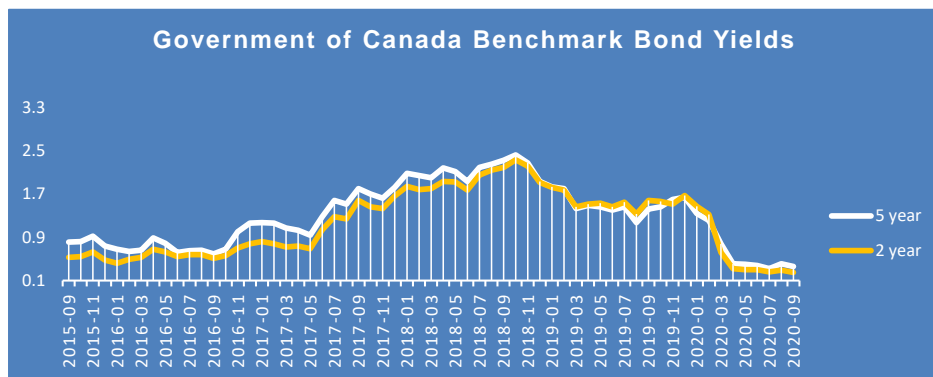
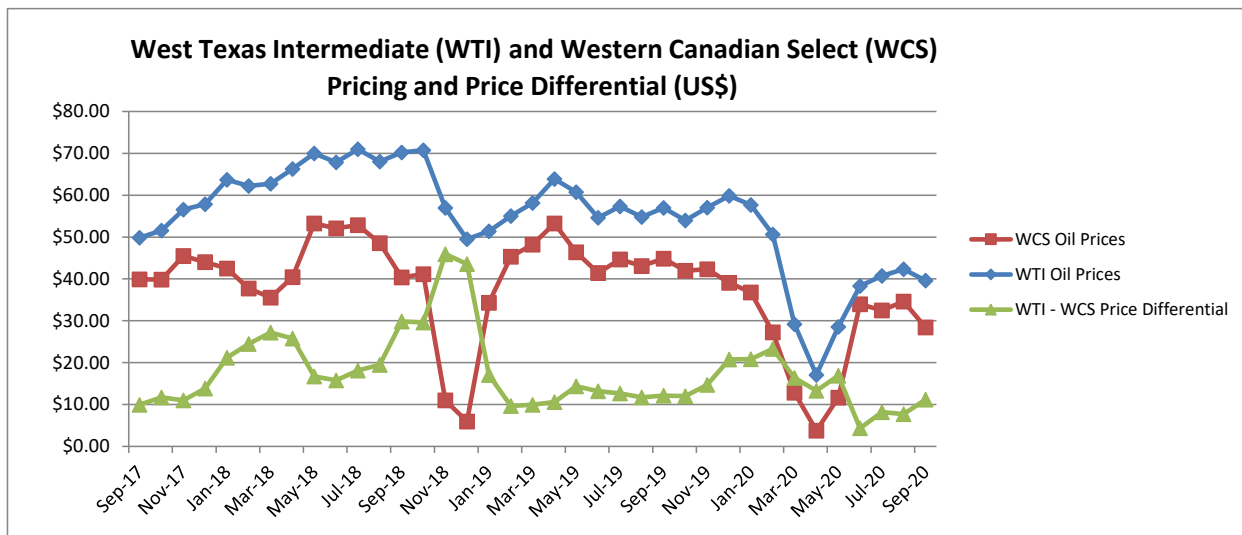
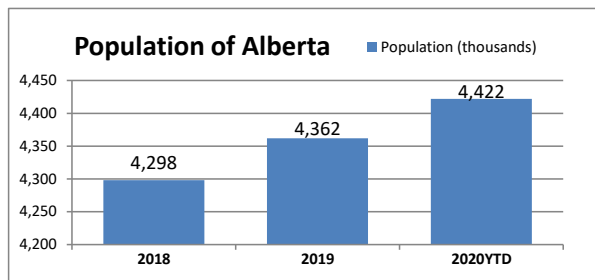
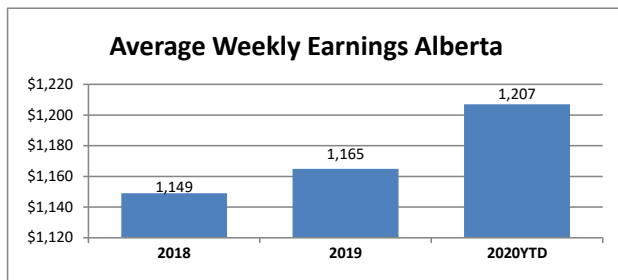
Real GDP Growth as of Sept 2020		2020f	2021f
Alberta		-8.70%	4.80%
Canada		-6.00%	4.90%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	6,908	1.86%
Jul-20	in Canada	52,859	2.62%
Total Mortgages	in Alberta	585,450	1.10%
Apr-20	in Canada	4,826,748	1.39%
Mortgages 90 Day Arrears	in Alberta	3,062	9.55%
Apr-20	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	25.90	-21.40%
Avg. Weekly Earnings	in Alberta	\$1,198.79	4.37%
Jul-20	in Canada	\$1,107.18	8.86%
Unemployment Rate	in Alberta	11.70%	77.27%
Sep-20	in Canada	9.00%	63.64%

Employment, Seasonally Adjusted (thousands)	May-20	Jun-20	Jul-20	Aug-20	Sep-20
Canada	16,946	16,696	17,249	17,788	18,136
Alberta	2,060	2,018	2,081	2,137	2,175
Calgary	759	744	774	801	828
Edmonton	675	667	692	717	721

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





#### 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>  
[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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