

Real Estate and Economic Report

- Calgary Real Estate Market -

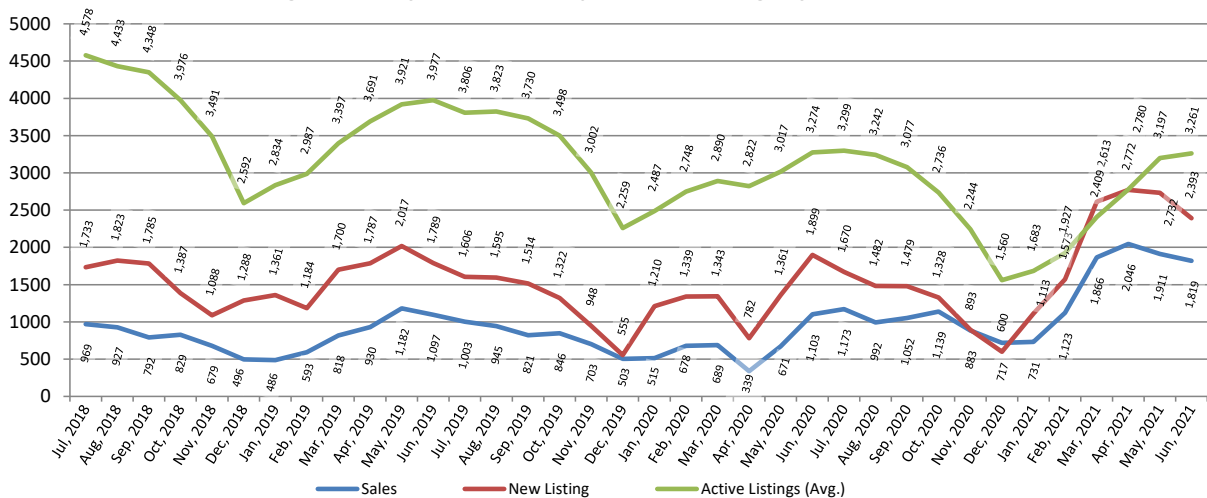
REPORTING PERIOD: from the 1st of June, 2021 to the last day of June, 2021

	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	3,935	67.38%	5,398	21.74%	72.90%	37.48%	9,041	-0.02%	\$ 457,558	12.92%
Single Family Detached	1,819	64.91%	2,393	26.01%	76.01%	30.87%	3,261	-0.40%	\$ 537,200	13.14%
Apartment	442	90.52%	748	11.31%	59.09%	71.16%	1,964	25.74%	\$ 253,000	5.11%
Semi-Detached	243	31.35%	383	27.67%	63.45%	2.89%	592	-7.64%	\$ 427,000	11.20%
Row	411	69.14%	611	28.90%	67.27%	31.21%	1,101	14.09%	\$ 299,300	8.96%

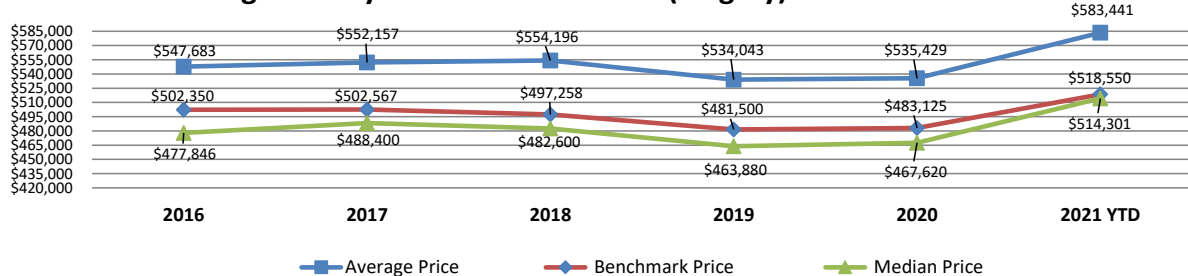
YEAR TO DATE (2021): from January 1st, 2021 to the last day of June, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	19,417	119.03%	28,283	46.45%	67.82%	50.30%	7,565	-8.85%	\$ 444,319	8.57%
Single Family Detached	9,496	137.70%	13,196	66.32%	71.38%	45.06%	2,543	-11.49%	\$ 518,550	8.69%
Apartment	2,104	103.09%	4,375	46.71%	47.46%	35.29%	1,696	18.42%	\$ 249,833	2.83%
Semi-Detached	1,414	99.15%	2,039	39.85%	69.41%	46.28%	472	-23.14%	\$ 409,283	6.01%
Row	2,046	128.86%	3,288	56.05%	60.62%	46.40%	912	4.39%	\$ 290,583	4.50%

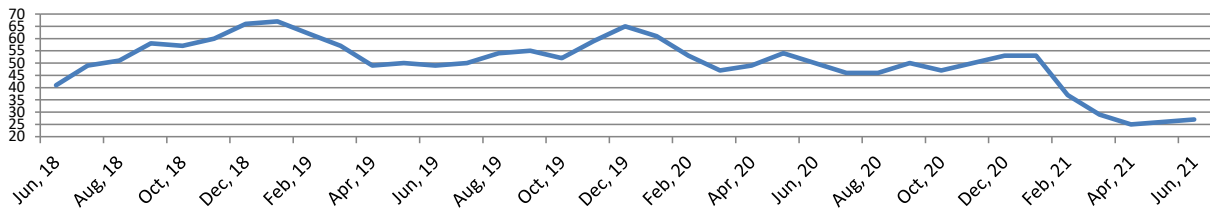
Single Family Home Comparisons (Calgary)



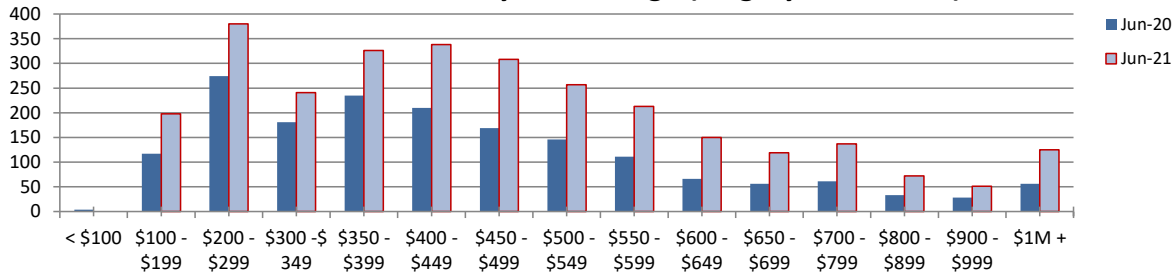
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

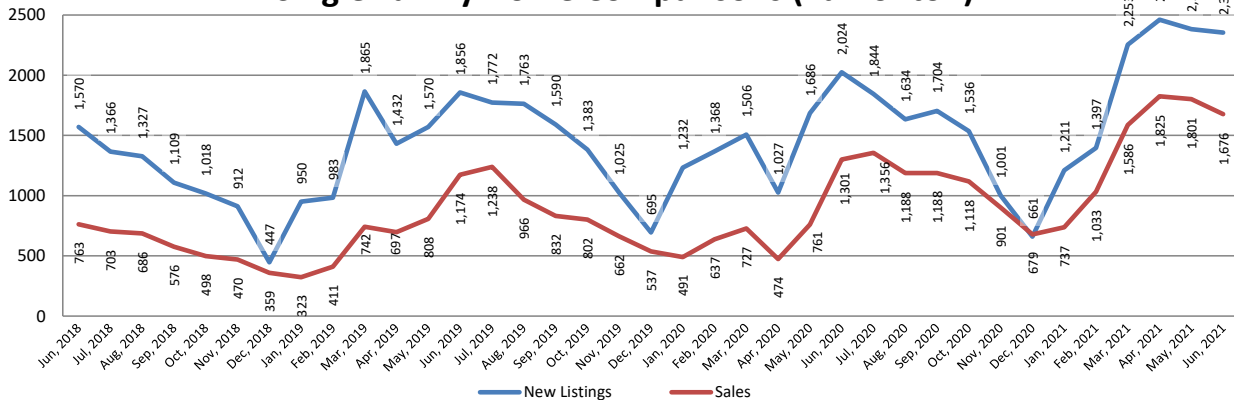
REPORTING PERIOD: from the 1st of June, 2021 to the last day of June, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	2,729	33.38%	4,219	19.76%	65.00%	11.92%	\$ 398,229	10.56%
Single Family Detached	1,676	28.82%	2,355	16.35%	71.00%	10.94%	\$ 472,637	9.93%
Condominium	680	47.19%	1,299	23.01%	52.00%	18.18%	\$ 241,808	9.91%
Duplex/Rowhouse	323	34.02%	447	16.41%	72.00%	14.29%	\$ 356,085	8.11%

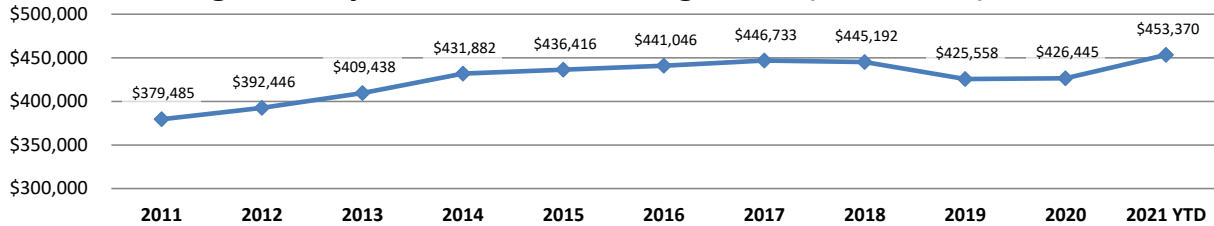
YEAR TO DATE (2021): from January 1st, 2021 to the last day of June, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	13,551	94.73%	21,987	40.58%	60.50%	39.32%	\$ 387,097	9.86%
Single Family Detached	8,658	97.18%	12,060	36.38%	71.00%	46.90%	\$ 453,370	9.21%
Condominium	2,980	86.95%	7,056	49.68%	41.33%	24.00%	\$ 231,635	8.31%
Duplex/Rowhouse	1,613	97.91%	2,261	37.53%	70.33%	45.52%	\$ 349,592	7.07%

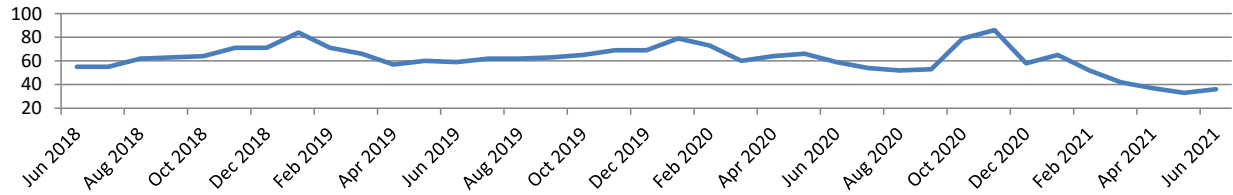
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



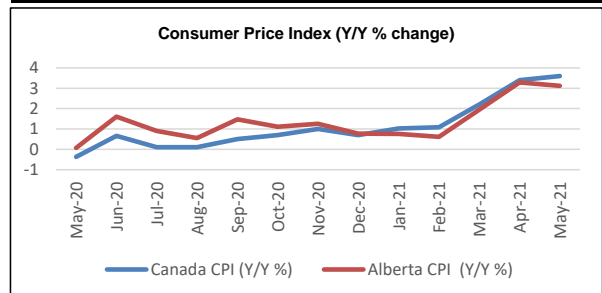
- Alberta Economic Indicators -

Real GDP Growth as of March 2021		2021f	2022f
Alberta		5.70%	4.70%
Canada		6.30%	4.10%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,428	50.85%
Apr-21	in Canada	54,767	54.92%
Total Mortgages	in Alberta	594,219	1.50%
Apr-21	in Canada	4,948,248	2.52%
Mortgages 90 Day Arrears	in Alberta	3,058	-0.13%
Apr-21	in Canada	10,186	-15.66%

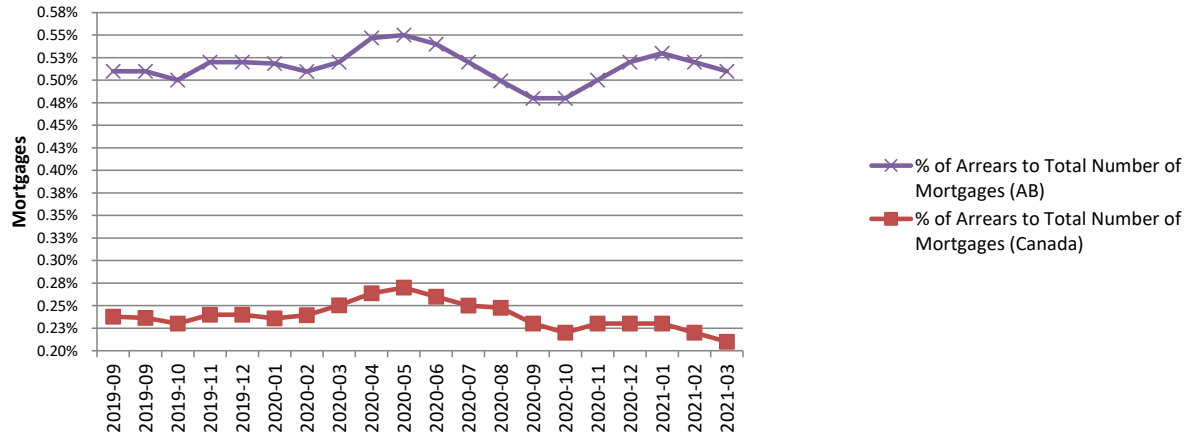
		TOTAL	Y/Y%
Net Migration to AB	Q1, 2021	3,403	-63.51%
Net Interprovincial Migration	Q1, 2021	-3,384	-208.36%
Housing Starts (SAAR*, 000's)	May-21	35.31	82.76%
Avg. Weekly Earnings	in Alberta	\$1,217.45	-0.96%
Apr-21	in Canada	\$1,126.26	1.48%
Unemployment Rate	in Alberta	9.30%	-40.00%
Jun-21	in Canada	7.80%	-36.59%

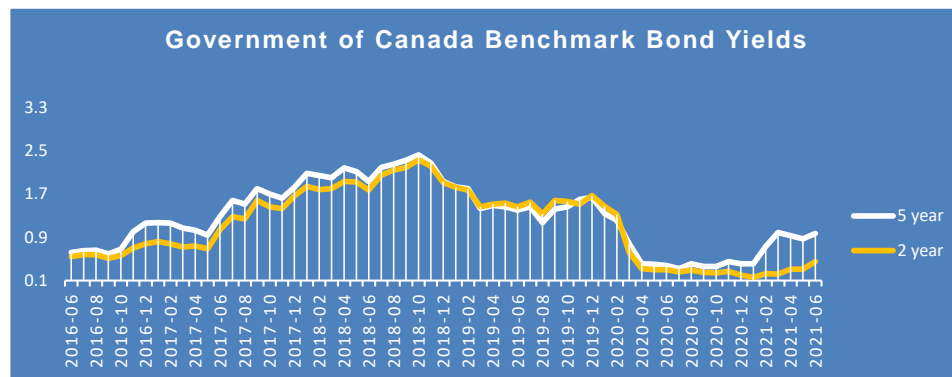
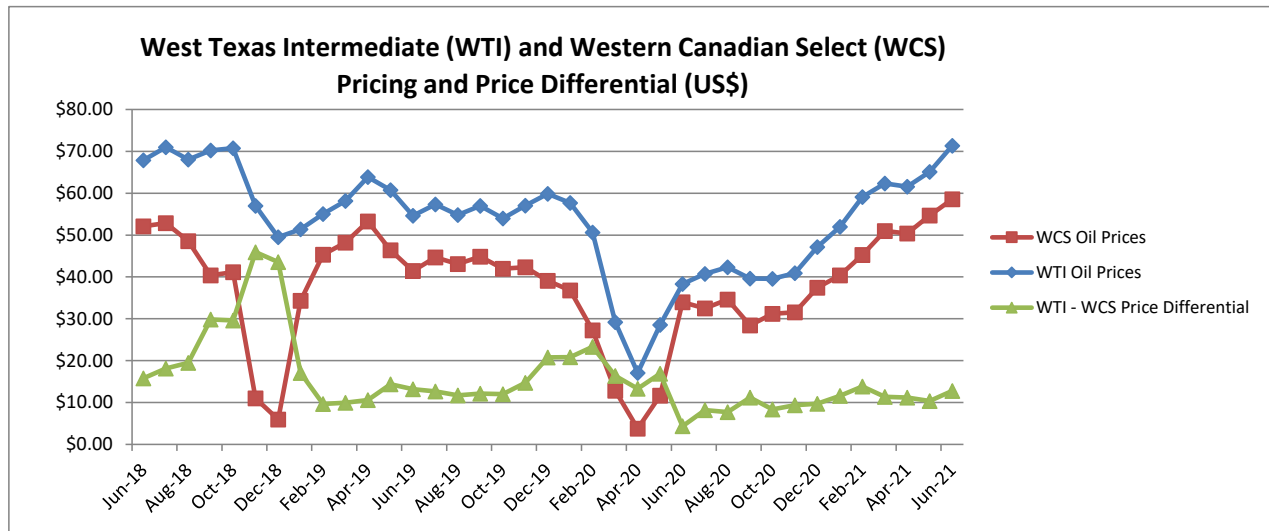
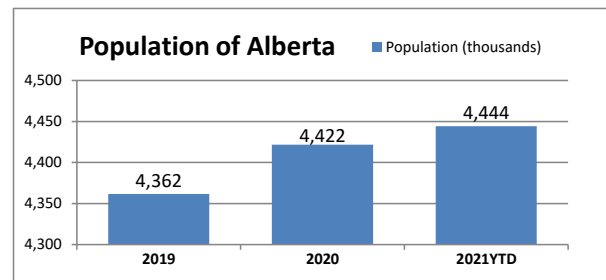
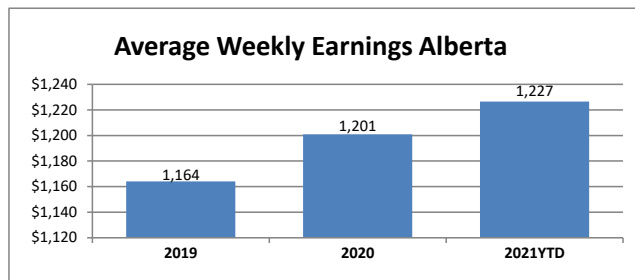
Employment, Seasonally Adjusted (thousands)	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Canada	18,429	18,546	18,662	16,906	18,658
Alberta	2,180	2,205	2,219	2,227	2,222
Calgary	806	805	806	807	804
Edmonton	743	761	762	762	757

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/vaccine-progress-brightens-outlook-for-provincial-economies-pdf>

<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>

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

[Statistics Canada - Consumer Price Index](#)

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

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