

Real Estate and Economic Report

- Calgary Real Estate Market -

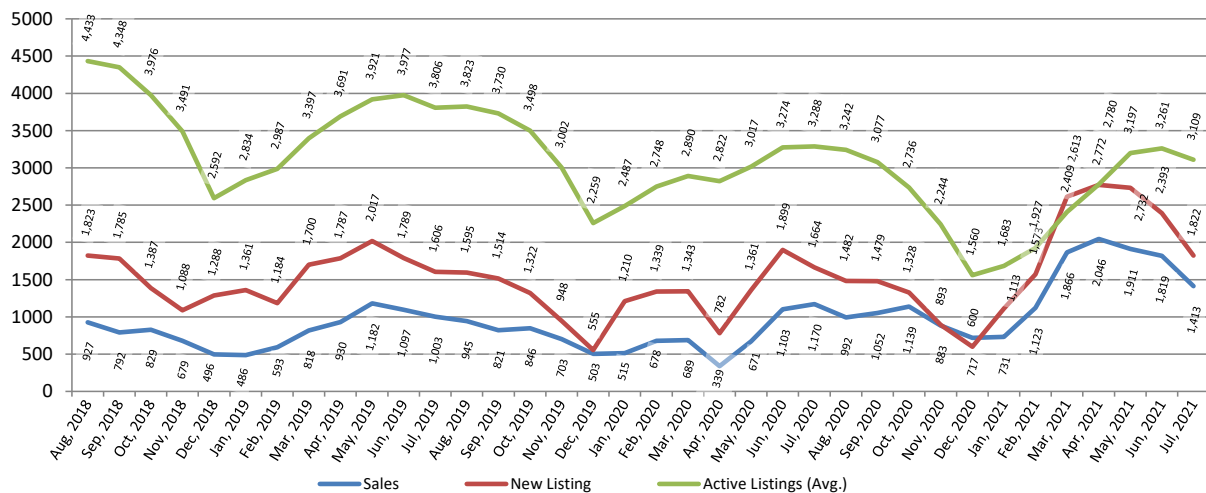
REPORTING PERIOD: from the 1st of July, 2021 to the last day of July, 2021

	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	3,135	21.00%	4,266	3.29%	73.49%	17.14%	8,727	-10.83%	\$ 459,200	11.70%
Single Family Detached	1,413	20.77%	1,822	9.50%	77.55%	10.30%	3,109	-5.44%	\$ 539,900	11.00%
Apartment	346	31.56%	643	0.47%	53.81%	30.94%	1,918	12.76%	\$ 254,100	3.93%
Semi-Detached	209	3.47%	320	11.11%	65.31%	-6.89%	577	-7.23%	\$ 428,400	9.76%
Row	351	75.50%	511	19.11%	68.69%	47.34%	1,074	5.40%	\$ 299,600	10.55%

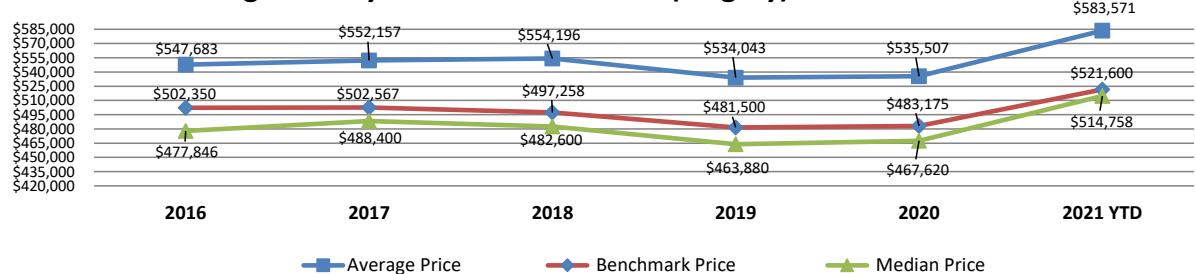
YEAR TO DATE (2021): from January 1st, 2021 to the last day of July, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	22,552	96.86%	32,549	38.84%	68.63%	44.06%	7,731	-9.18%	\$ 446,445	9.02%
Single Family Detached	10,909	111.21%	15,018	56.47%	72.26%	38.37%	2,624	-10.52%	\$ 521,600	9.03%
Apartment	2,450	88.61%	5,018	38.54%	48.37%	34.58%	1,728	17.49%	\$ 250,443	2.99%
Semi-Detached	1,623	77.96%	2,359	35.11%	68.82%	35.77%	487	-20.84%	\$ 412,014	6.55%
Row	2,397	119.10%	3,799	49.80%	61.77%	46.55%	935	4.55%	\$ 291,871	5.34%

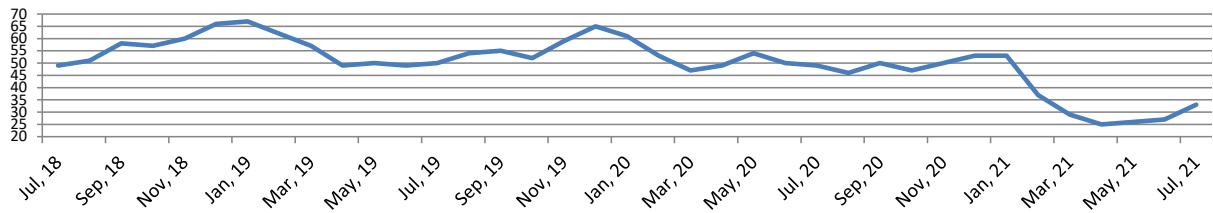
Single Family Home Comparisons (Calgary)



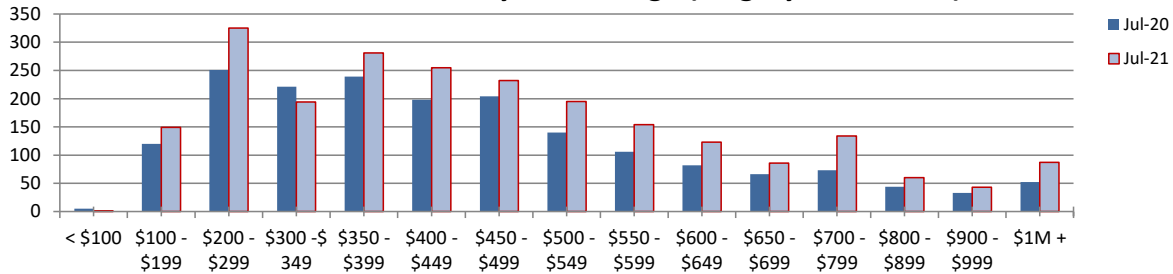
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

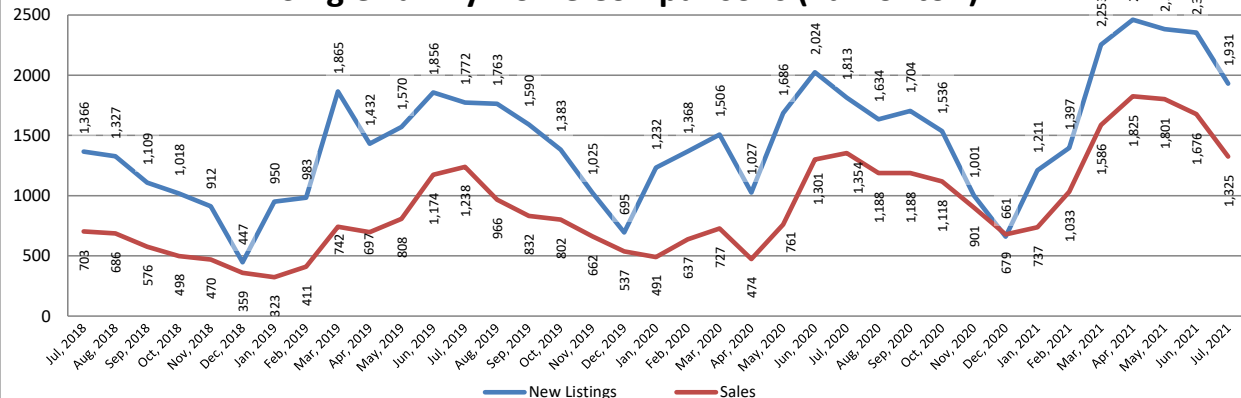
REPORTING PERIOD: from the 1st of July, 2021 to the last day of July, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	2,208	2.08%	3,446	9.22%	64.00%	-6.65%	\$ 389,756	5.37%
Single Family Detached	1,325	-2.14%	1,931	6.51%	69.00%	-8.00%	\$ 466,091	8.96%
Condominium	547	10.95%	1,071	14.79%	51.00%	-3.77%	\$ 240,096	6.73%
Duplex/Rowhouse	277	-1.07%	349	9.40%	79.00%	-10.23%	\$ 357,064	7.56%

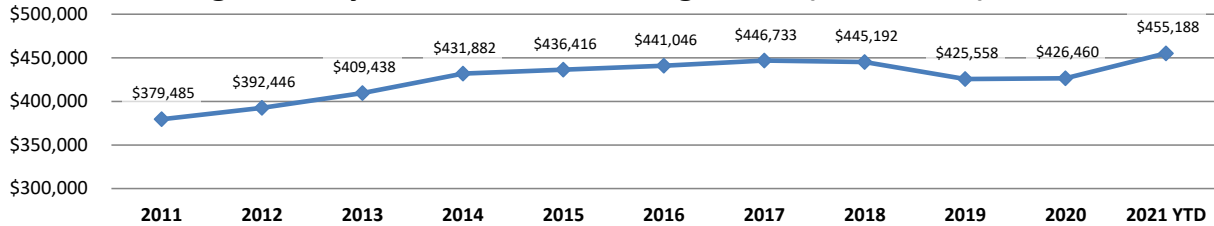
YEAR TO DATE (2021): from January 1st, 2021 to the last day of July, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	15,759	72.76%	25,433	35.32%	61.00%	29.75%	\$ 387,477	9.19%
Single Family Detached	9,983	73.77%	13,991	31.30%	70.71%	35.62%	\$ 455,188	8.86%
Condominium	3,527	69.00%	8,127	43.92%	42.71%	18.18%	\$ 232,844	8.07%
Duplex/Rowhouse	1,890	72.60%	2,610	32.96%	71.57%	32.54%	\$ 350,659	7.14%

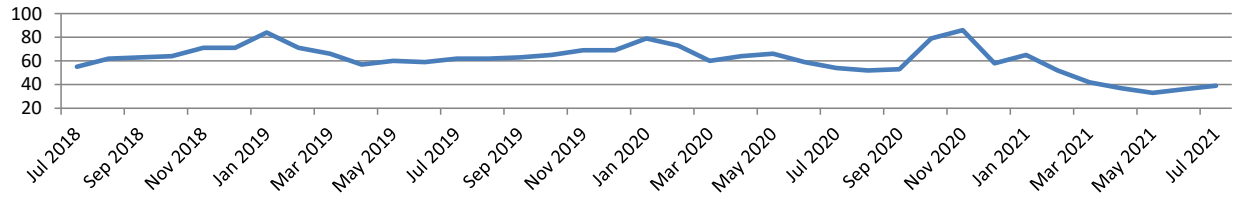
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



- Alberta Economic Indicators -

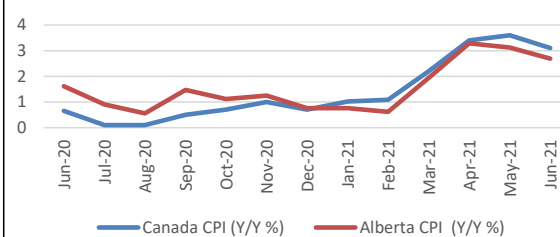
Real GDP Growth as of June 2021		2021f	2022f
Alberta		5.90%	4.80%
Canada		6.30%	4.00%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,278	23.68%
May-21	in Canada	53,781	25.50%
Total Mortgages	in Alberta	595,786	1.72%
May-21	in Canada	4,957,044	2.60%
Mortgages 90 Day Arrears	in Alberta	3,057	-4.56%
May-21	in Canada	10,008	-21.48%

		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)	Jun-21	30.42	102.45%
Avg. Weekly Earnings	in Alberta	\$1,228.43	-1.42%
May-21	in Canada	\$1,134.18	-0.14%
Unemployment Rate	in Alberta	8.50%	-33.59%
Jun-21	in Canada	7.50%	-31.19%

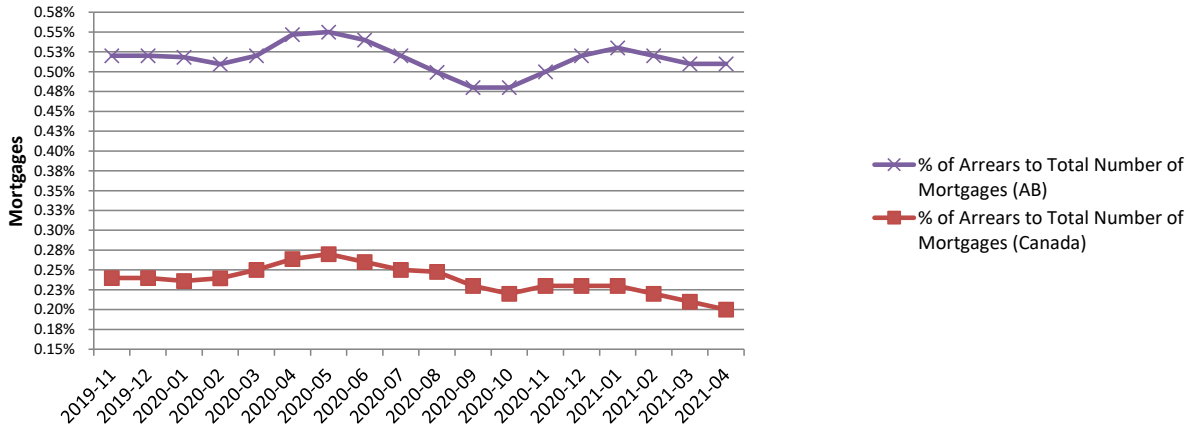
Employment, Seasonally Adjusted (thousands)	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Canada	18,546	18,662	16,906	18,658	18,744
Alberta	2,205	2,219	2,227	2,222	2,225
Calgary	805	806	807	804	802
Edmonton	761	762	762	757	764

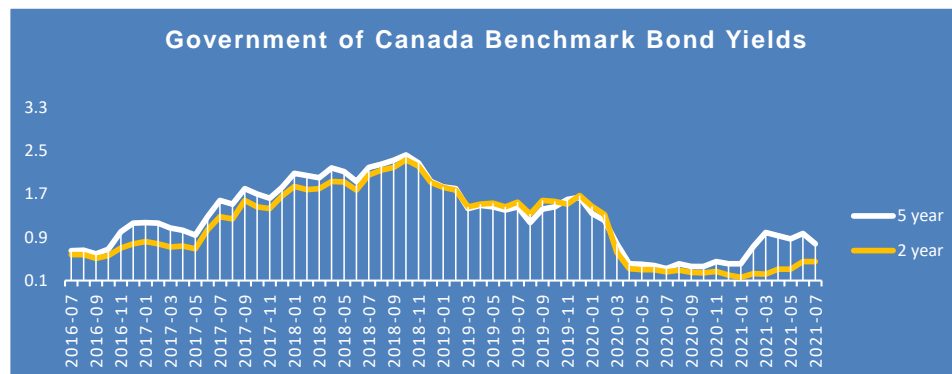
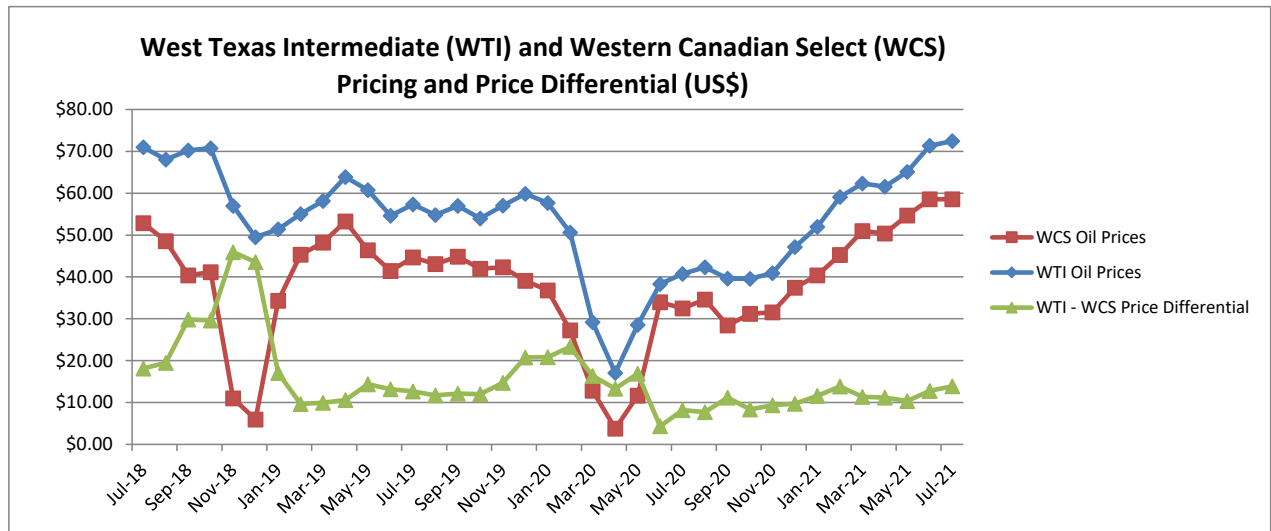
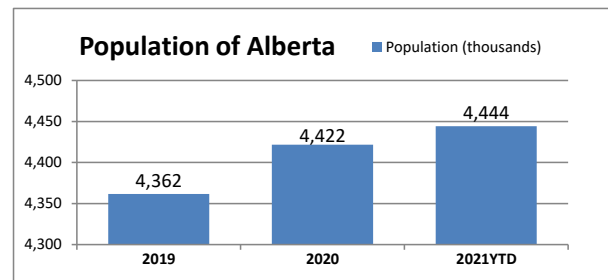
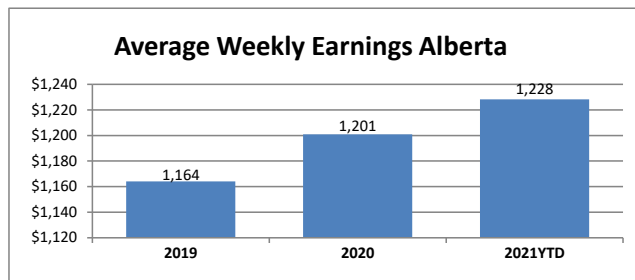
This chart data represents the number of persons employed during the specific month.

Consumer Price Index (Y/Y % change)



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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