

## Real Estate and Economic Report

### - Calgary Real Estate Market -

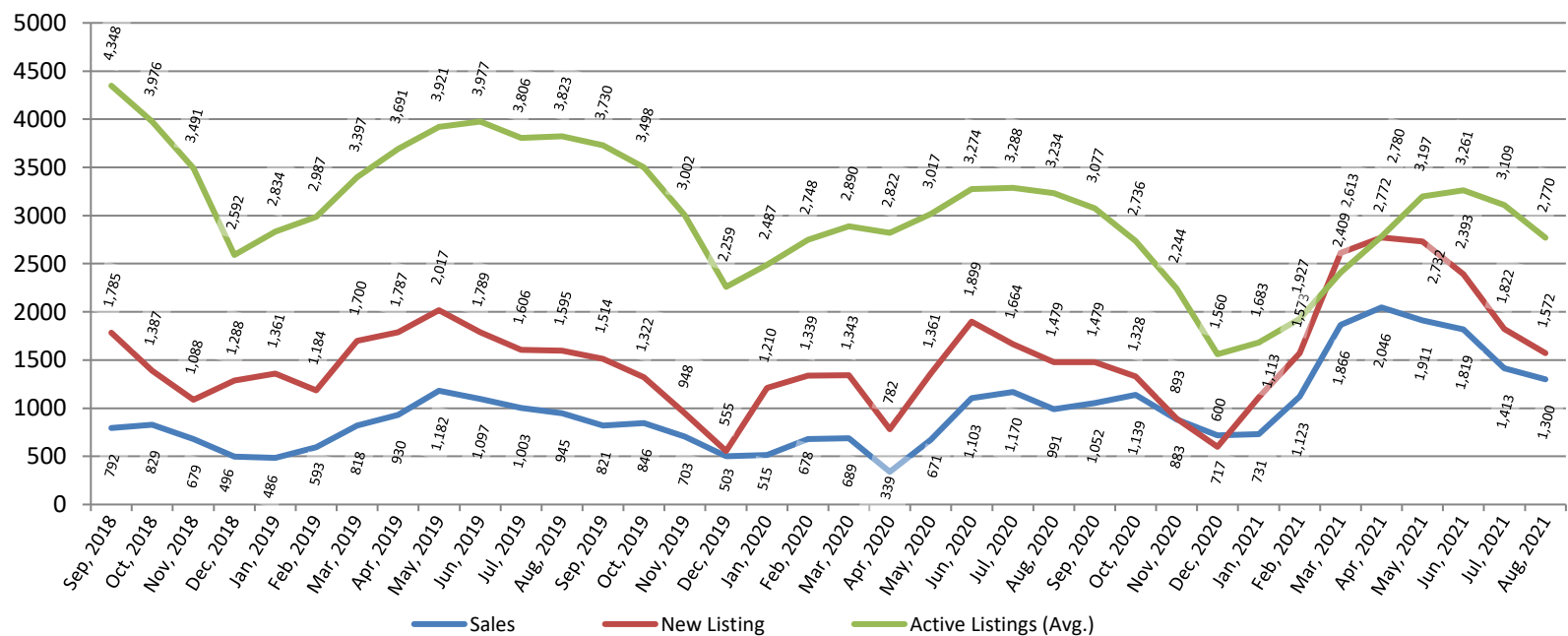
**REPORTING PERIOD:** from the 1st of August, 2021 to the last day of August, 2021

	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%
<b>CREB Economic Region</b>	2,925	29.60%	3,727	9.14%	78.48%	18.75%	7,986	-15.45%	\$ 458,730	10.75%
<b>Single Family Detached</b>	1,300	31.18%	1,572	6.29%	82.70%	23.42%	2,770	-14.35%	\$ 538,700	10.59%
<b>Apartment</b>	332	48.88%	571	15.35%	58.14%	29.06%	1,786	7.14%	\$ 253,300	2.26%
<b>Semi-Detached</b>	177	24.65%	266	10.37%	66.54%	12.93%	539	-9.56%	\$ 430,000	9.89%
<b>Row</b>	342	56.88%	413	13.77%	82.81%	37.88%	958	-4.68%	\$ 300,600	8.01%

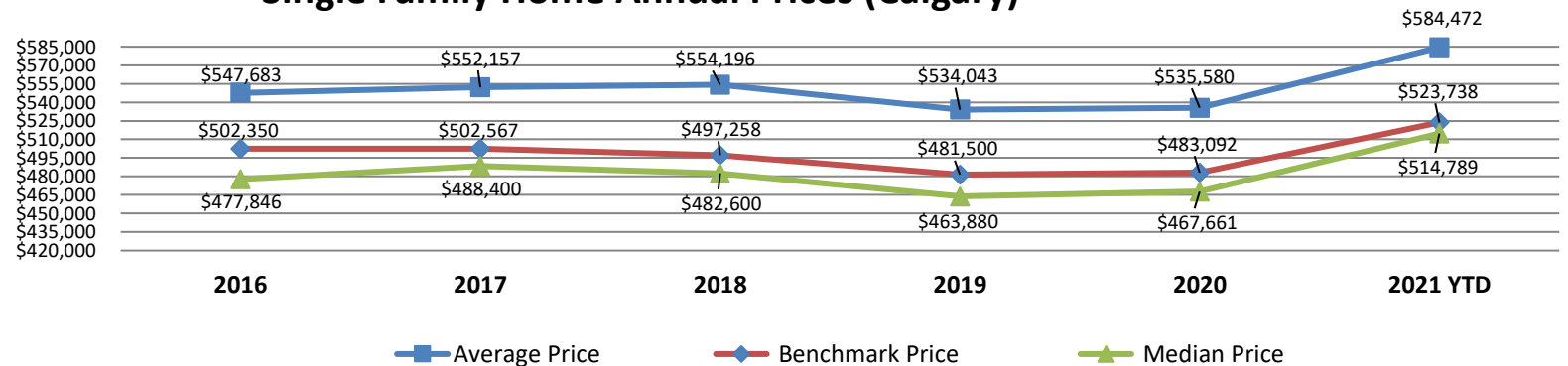
**YEAR TO DATE (2021):** from January 1st, 2021 to the last day of August, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	25,477	85.79%	36,276	35.07%	69.86%	39.88%	7,763	-10.03%	\$ 447,981	9.24%
<b>Single Family Detached</b>	12,209	98.33%	16,590	49.77%	73.56%	36.05%	2,642	-11.04%	\$ 523,738	9.23%
<b>Apartment</b>	2,782	82.79%	5,589	35.75%	49.59%	33.74%	1,735	16.05%	\$ 250,800	2.90%
<b>Semi-Detached</b>	1,800	70.78%	2,625	32.11%	68.54%	32.52%	494	-19.47%	\$ 414,263	6.97%
<b>Row</b>	2,739	108.77%	4,212	45.29%	64.40%	45.08%	938	3.27%	\$ 292,963	5.68%

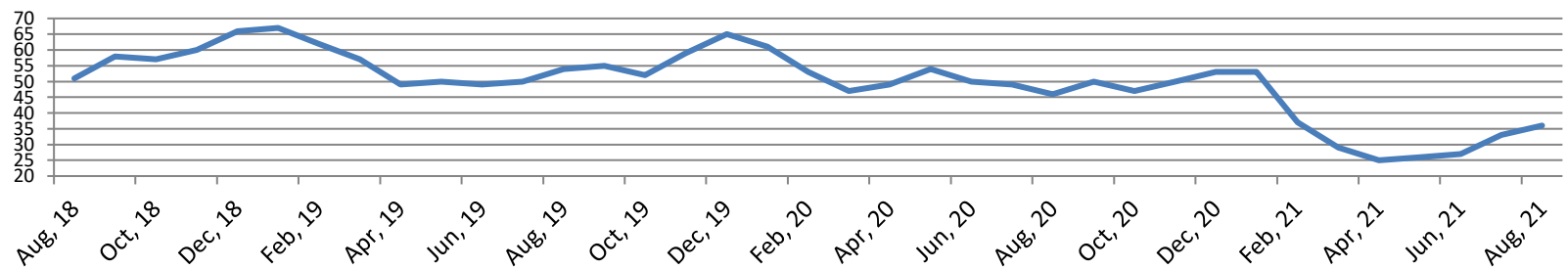
### Single Family Home Comparisons (Calgary)



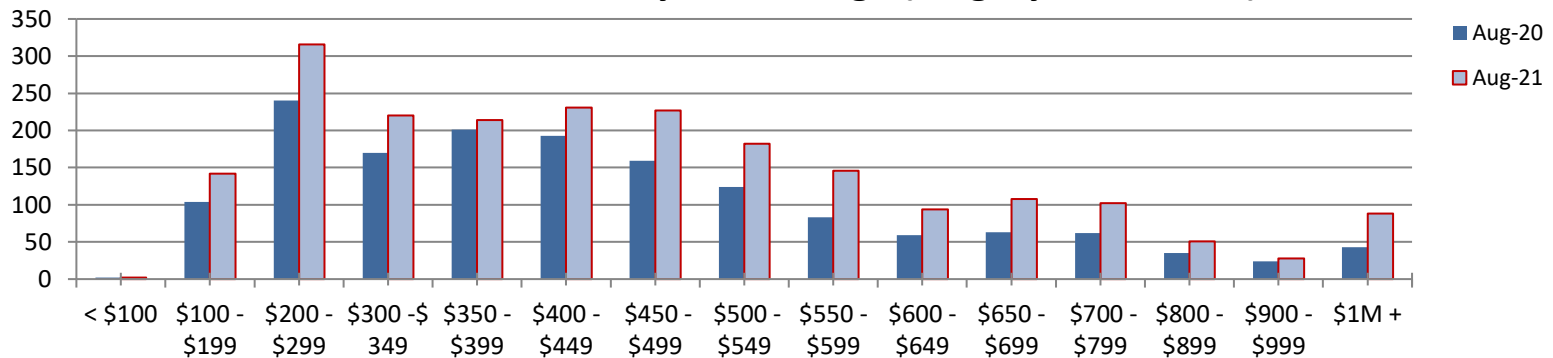
### Single Family Home Annual Prices (Calgary)



### 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 August, 2021 to the last day of August, 2021

	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>	2,056	9.71%	3,176	12.82%	65.00%	-2.36%	\$ 384,874	2.73%
<b>Single Family Detached</b>	1,246	5.24%	1,684	5.18%	74.00%	0.00%	\$ 460,963	8.20%
<b>Condominium</b>	501	23.40%	1,055	24.85%	47.00%	-2.08%	\$ 227,559	-0.76%
<b>Duplex/Rowhouse</b>	264	10.46%	346	18.90%	76.00%	-7.32%	\$ 355,326	3.83%

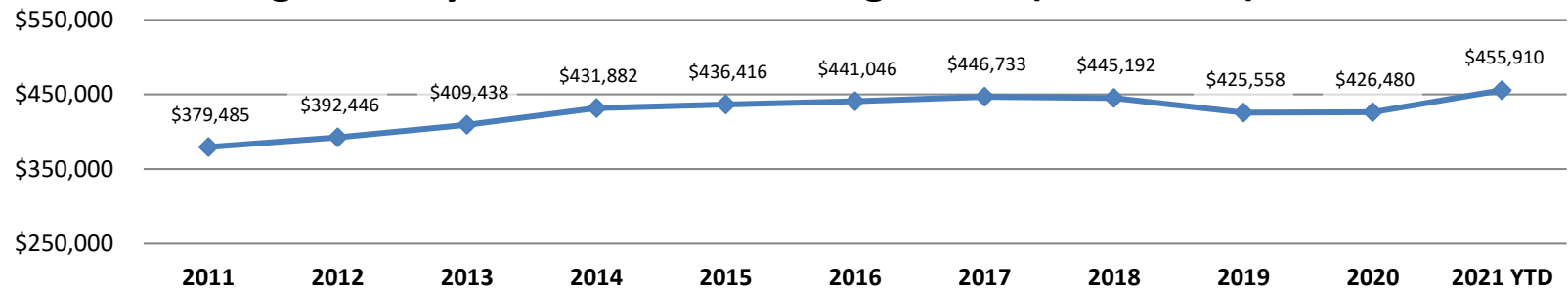
YEAR TO DATE (2021): from January 1st, 2021 to the last day of August, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	17,815	62.01%	28,609	32.39%	61.50%	24.34%	\$ 387,152	8.34%
<b>Single Family Detached</b>	11,229	62.06%	15,675	27.89%	71.13%	29.61%	\$ 455,910	8.33%
<b>Condominium</b>	4,028	61.57%	9,182	41.44%	43.25%	14.95%	\$ 232,183	6.91%
<b>Duplex/Rowhouse</b>	2,154	61.47%	2,956	31.14%	72.13%	25.43%	\$ 351,242	6.71%

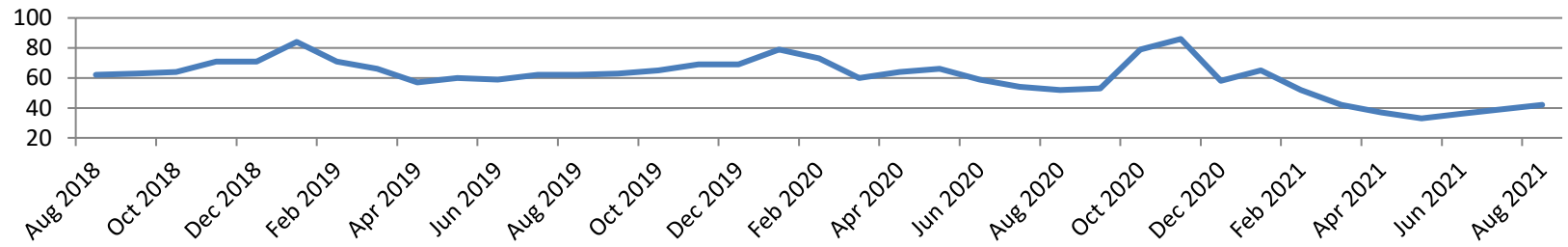
### Single Family Home Comparisons (Edmonton)



## Single Family Home Annual Average Price (Edmonton)



## Average Days on Market (Edmonton)



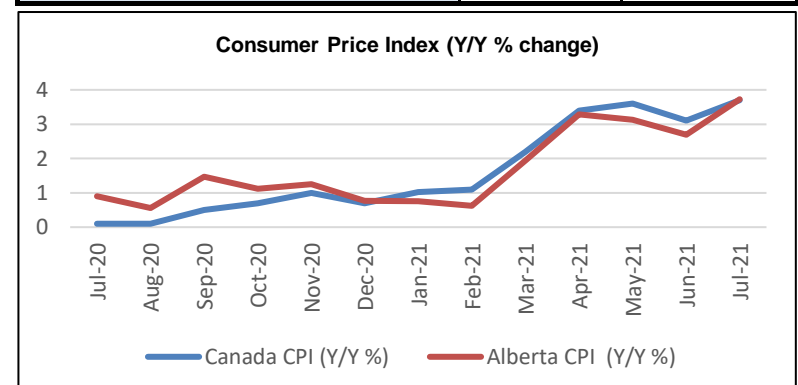
## - Alberta Economic Indicators -

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	7,493	10.51%
	in Canada	56,161	7.24%
Total Mortgages	in Alberta	596,520	1.71%
	in Canada	4,871,807	0.77%
Mortgages 90 Day Arrears	in Alberta	2,988	-7.52%
	in Canada	9,512	-26.72%

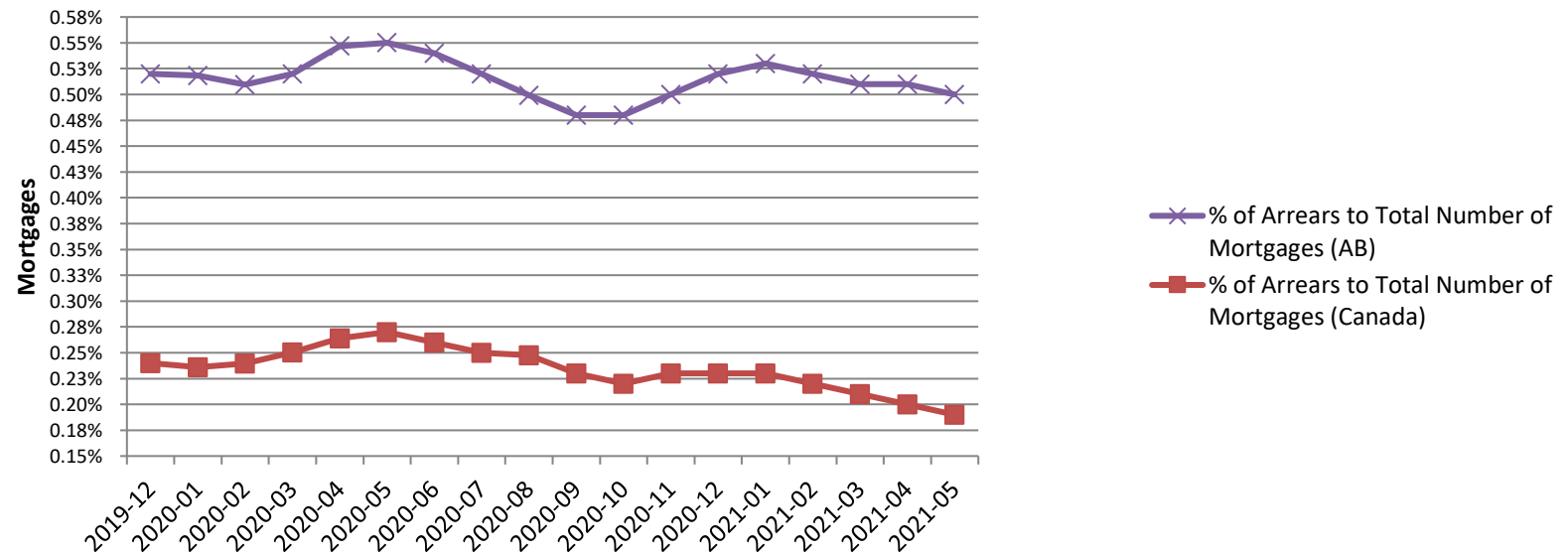
		TOTAL	Y/Y%
Net Migration to AB	Q1, 2021	3,403	-63.51%
Net Interprovincial Migration	Q1, 2021	-3,384	-208.36%
Housing Starts (SAAR*, 000's)		32.38	40.60%
Avg. Weekly Earnings	in Alberta	\$1,227.03	0.89%
	in Canada	\$1,125.68	0.53%
Unemployment Rate	in Alberta	7.90%	-35.25%
	in Canada	7.10%	-30.39%

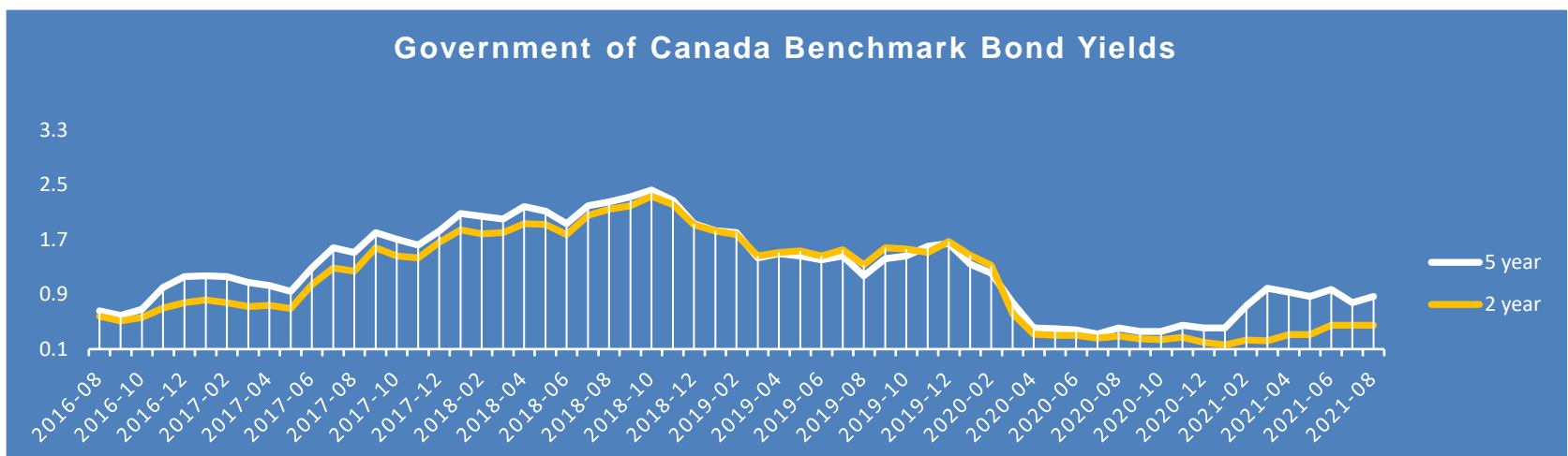
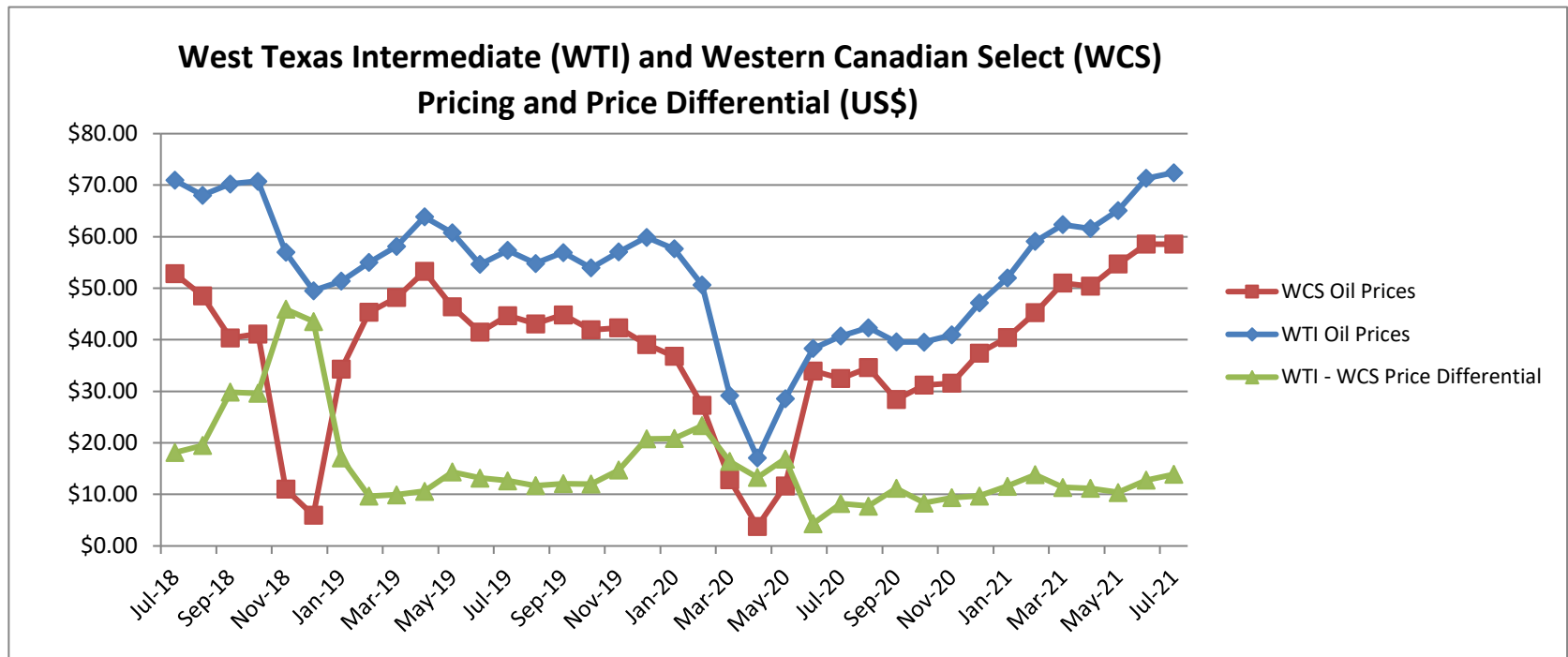
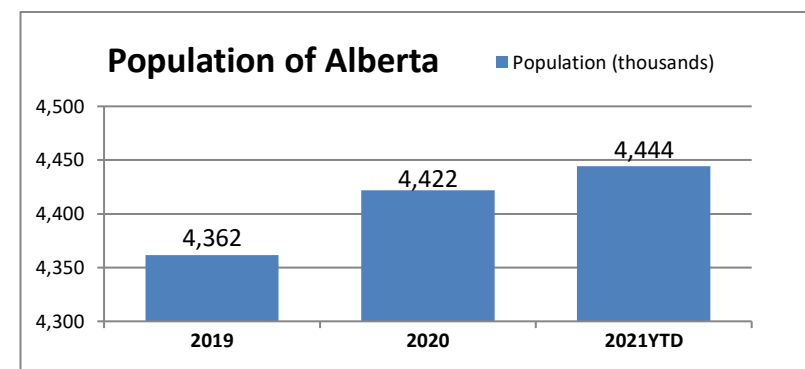
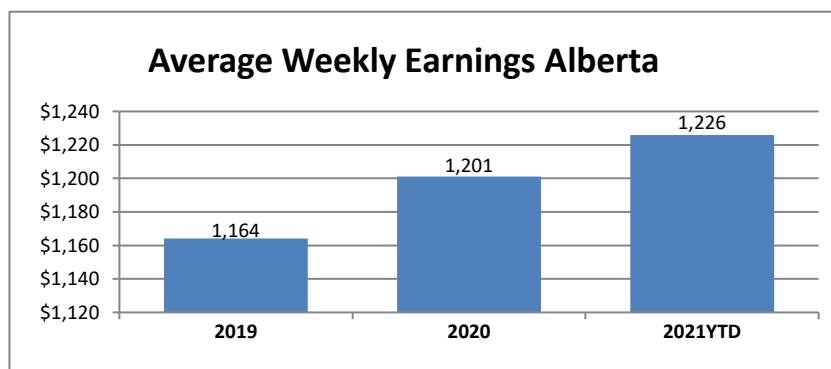
Employment, Seasonally Adjusted (thousands)	Apr-21	May-21	Jun-21	Jul-21	Aug-21
Canada	18,662	16,906	18,658	18,744	18,882
Alberta	2,219	2,227	2,222	2,225	2,236
Calgary	806	807	804	802	805
Edmonton	762	762	757	764	770

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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