

## Real Estate and Economic Report

### - Calgary Real Estate Market -

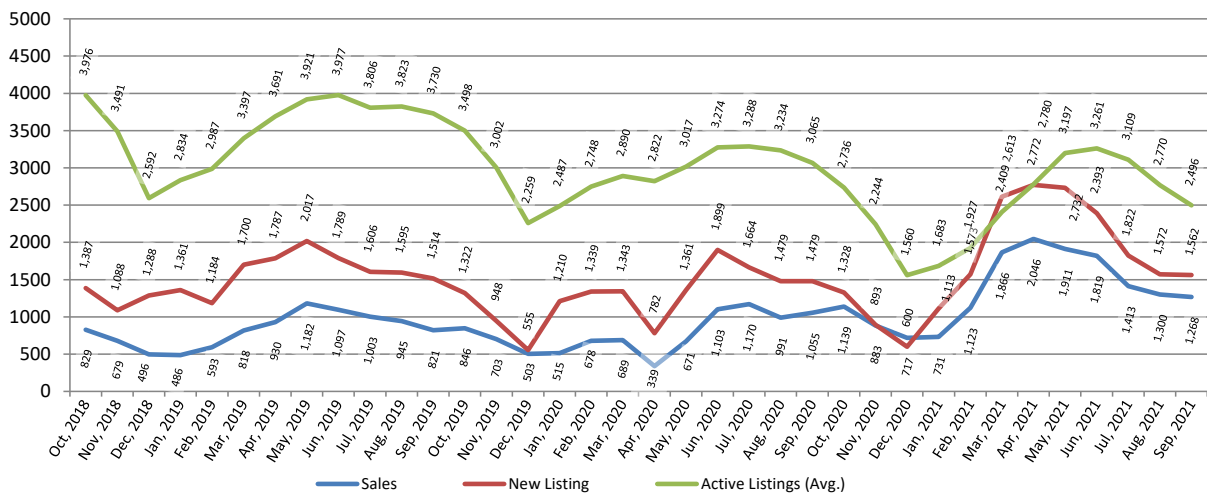
**REPORTING PERIOD:** from the 1st of September, 2021 to the last day of September, 2021

	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>	2,783	15.14%	3,733	5.13%	74.55%	9.53%	7,365	-17.08%	\$ 456,514	10.86%
<b>Single Family Detached</b>	1,268	20.19%	1,562	5.61%	81.18%	13.80%	2,496	-18.56%	\$ 537,500	9.96%
<b>Apartment</b>	366	51.24%	632	8.78%	57.91%	39.03%	1,718	4.88%	\$ 253,200	1.24%
<b>Semi-Detached</b>	210	37.25%	296	6.09%	70.95%	29.38%	517	-13.26%	\$ 424,900	8.42%
<b>Row</b>	318	24.22%	417	5.04%	76.26%	18.27%	876	-7.69%	\$ 299,600	7.23%

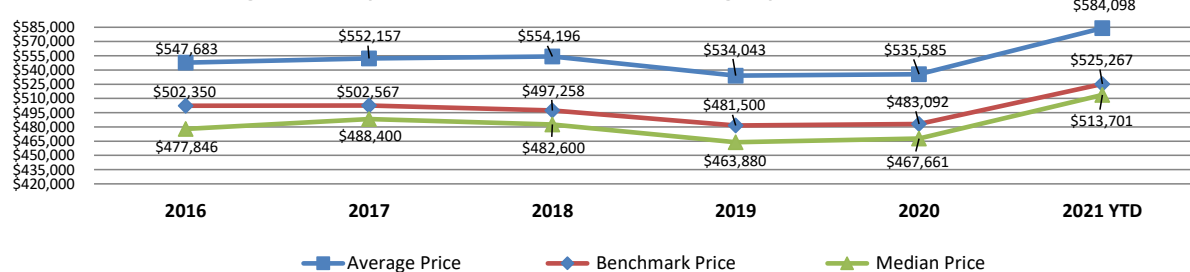
**YEAR TO DATE (2021):** from January 1st, 2021 to the last day of September, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	28,260	75.20%	40,009	31.57%	70.38%	35.46%	7,719	-10.84%	\$ 448,929	9.42%
<b>Single Family Detached</b>	13,477	86.90%	18,152	44.57%	74.41%	32.90%	2,626	-11.90%	\$ 525,267	9.31%
<b>Apartment</b>	3,148	78.46%	6,221	32.42%	50.51%	34.39%	1,733	14.70%	\$ 251,067	2.71%
<b>Semi-Detached</b>	2,010	66.53%	2,921	28.91%	68.80%	32.15%	496	-18.80%	\$ 415,444	7.13%
<b>Row</b>	3,057	94.96%	4,629	40.44%	65.72%	40.96%	931	2.01%	\$ 293,700	5.85%

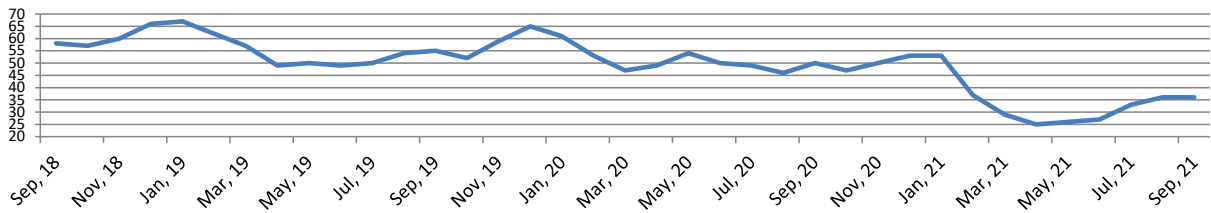
### Single Family Home Comparisons (Calgary)



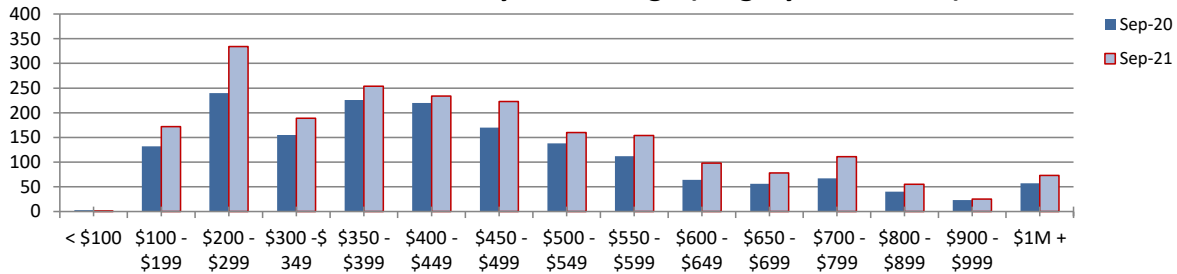
### Single Family Home Annual Prices (Calgary)



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



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



## - Edmonton Real Estate Market -

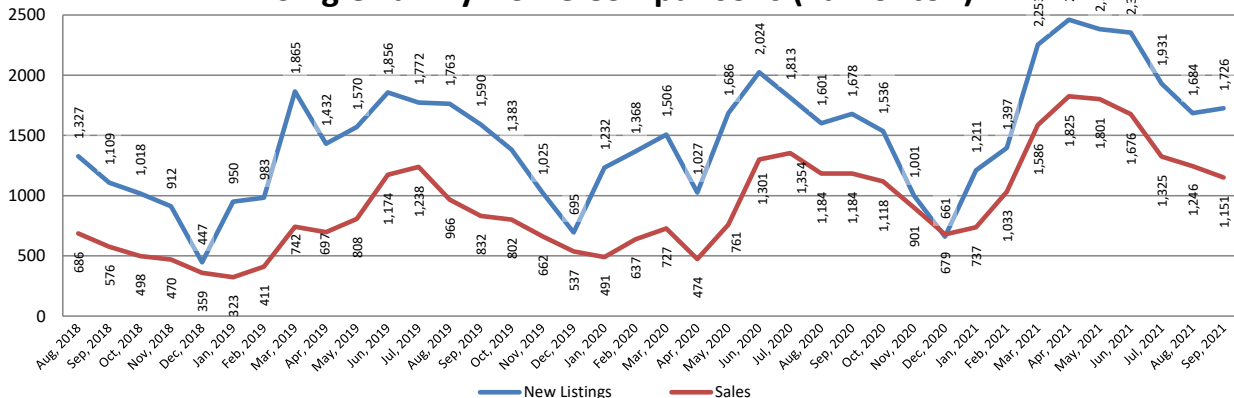
REPORTING PERIOD: from the 1st of September, 2021 to the last day of September, 2021

	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>	1,883	0.80%	3,075	4.88%	61.00%	-4.69%	\$ 377,554	0.29%
<b>Single Family Detached</b>	1,151	-2.79%	1,726	2.86%	67.00%	-5.63%	\$ 453,011	7.48%
<b>Condominium</b>	466	16.79%	954	8.04%	49.00%	8.89%	\$ 224,212	-3.49%
<b>Duplex/Rowhouse</b>	209	-11.44%	329	13.06%	64.00%	-20.99%	\$ 337,236	-0.94%

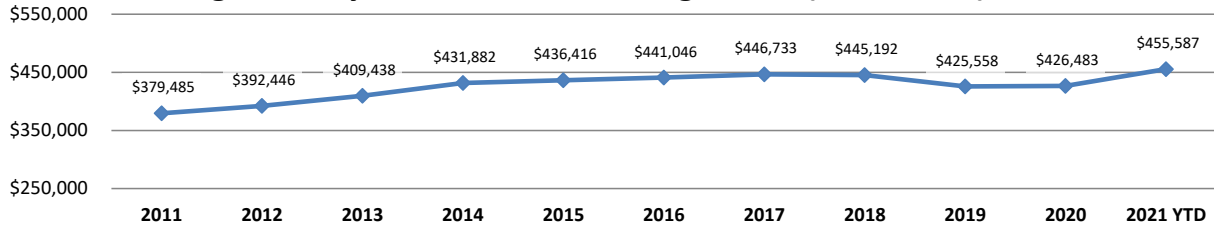
YEAR TO DATE (2021): from January 1st, 2021 to the last day of September, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	19,698	53.13%	31,684	29.10%	61.44%	20.30%	\$ 386,085	7.41%
<b>Single Family Detached</b>	12,380	52.59%	17,401	24.87%	70.67%	24.71%	\$ 455,587	7.71%
<b>Condominium</b>	4,494	55.39%	10,136	37.44%	43.89%	14.16%	\$ 231,297	5.68%
<b>Duplex/Rowhouse</b>	2,363	50.51%	3,285	29.08%	71.22%	18.48%	\$ 349,686	5.83%

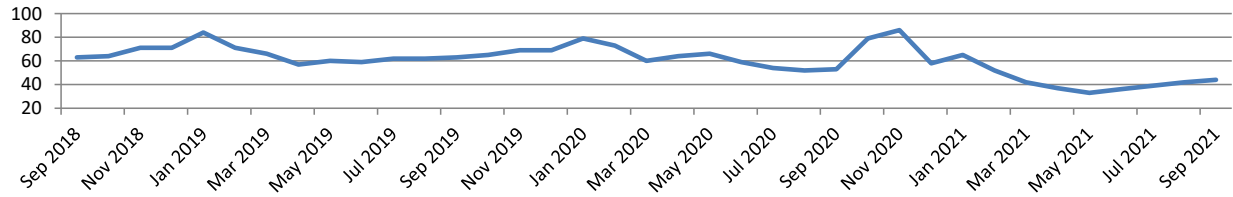
### Single Family Home Comparisons (Edmonton)



## Single Family Home Annual Average Price (Edmonton)



## Average Days on Market (Edmonton)



## - Alberta Economic Indicators -

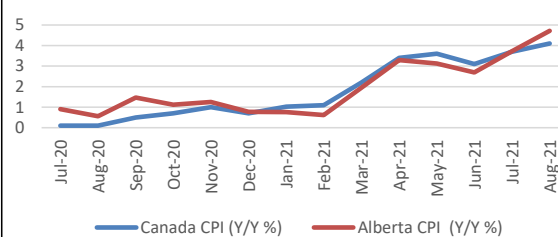
Real GDP Growth as of September 2021		2021f	2022f
Alberta		5.90%	4.90%
Canada		5.10%	4.30%
		<b>TOTAL</b>	<b>Y/Y%</b>
Retail Trade (mill. \$'s)	in Alberta	7,324	6.18%
Jul-21	in Canada	55,798	5.17%
Total Mortgages	in Alberta	596,630	1.57%
Jul-21	in Canada	4,975,818	2.74%
Mortgages 90 Day Arrears	in Alberta	2,894	-8.33%
Jul-21	in Canada	9,157	-28.04%

		TOTAL	Y/Y%
Net Migration to AB	Q2, 2021	4,267	-35.73%
Net Interprovincial Migration	Q2, 2021	-5,447	99.30%
Housing Starts (SAAR*, 000's)	Aug-21	31.53	53.98%
Avg. Weekly Earnings	in Alberta	\$1,226.77	2.33%
Jul-21	in Canada	\$1,123.03	1.43%
Unemployment Rate	in Alberta	8.10%	-33.06%
Sep-21	in Canada	6.90%	-23.33%

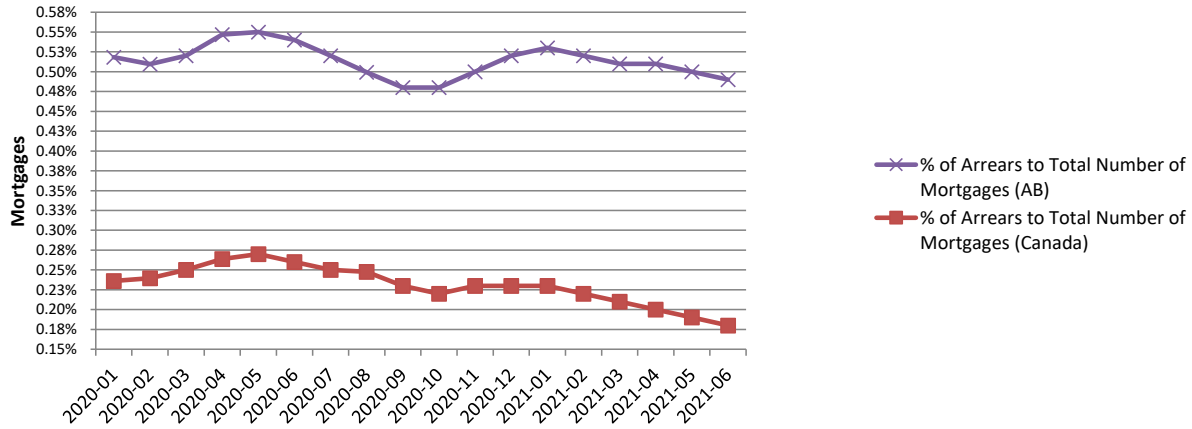
Employment, Seasonally Adjusted (thousands)	May-21	Jun-21	Jul-21	Aug-21	Sep-21
Canada	16,906	18,658	18,744	18,882	18,996
Alberta	2,227	2,222	2,225	2,236	2,253
Calgary	807	804	802	805	815
Edmonton	762	757	764	770	775

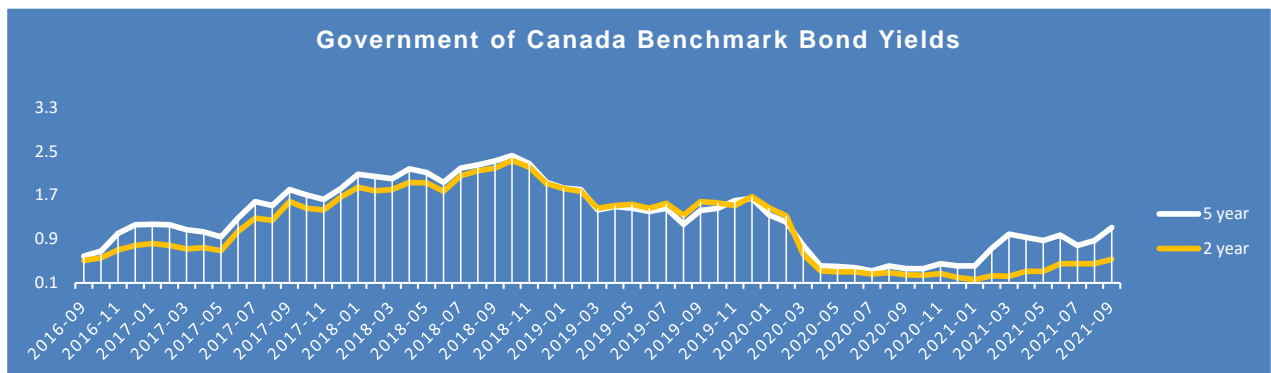
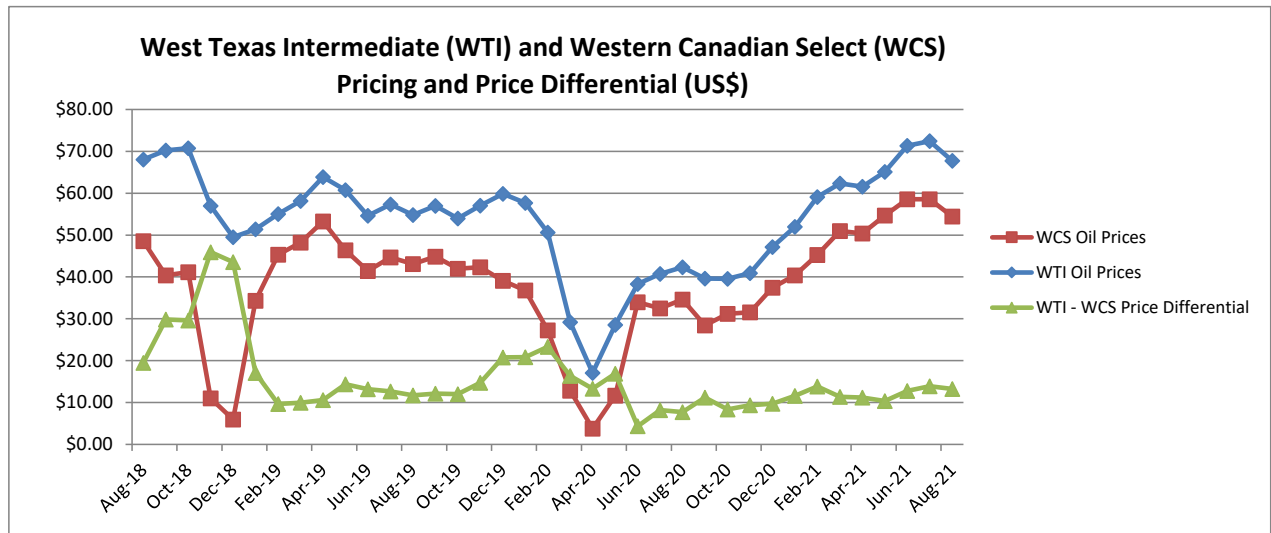
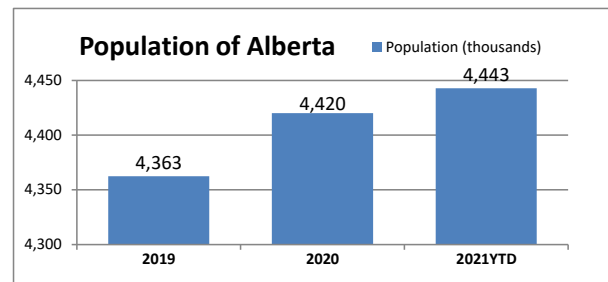
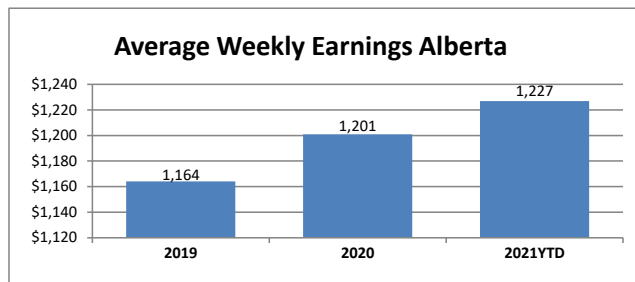
This chart data represents the number of persons employed during the specific month.

## 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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