

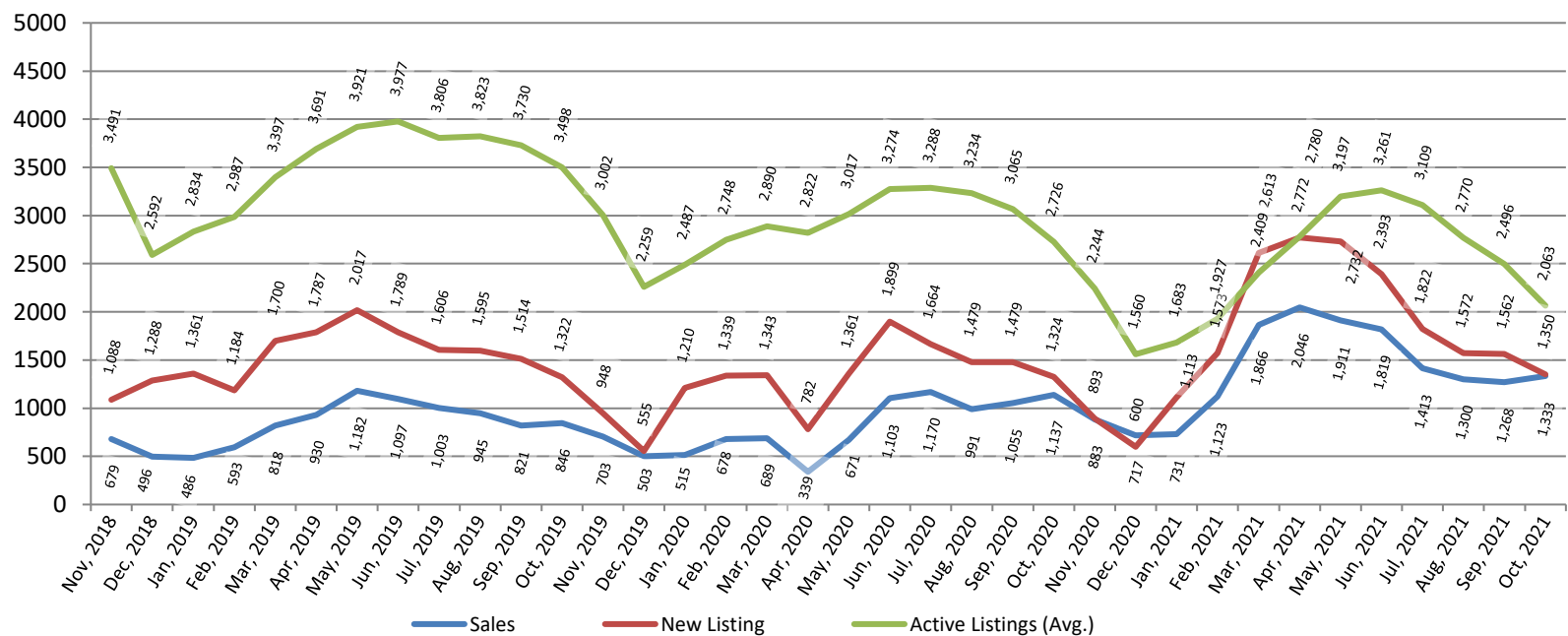
Real Estate and Economic Report

- Calgary Real Estate Market -

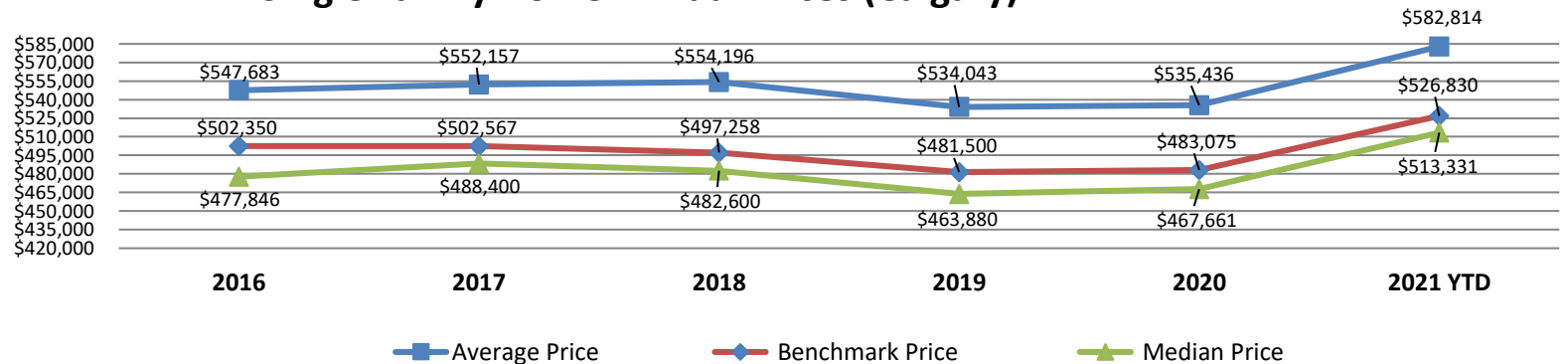
REPORTING PERIOD: from the 1st of October, 2021 to the last day of October, 2021

	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	2,905	19.11%	3,232	1.03%	89.88%	17.89%	6,423	-22.04%	\$ 458,000	-1.51%
Single Family Detached	1,333	17.24%	1,350	1.96%	98.74%	14.98%	2,063	-24.32%	\$ 540,900	10.48%
Apartment	360	53.85%	531	-5.35%	67.80%	62.55%	1,559	-3.88%	\$ 252,200	0.36%
Semi-Detached	222	26.86%	226	-4.64%	98.23%	33.03%	428	-23.84%	\$ 427,800	8.85%
Row	271	24.88%	393	16.27%	68.96%	7.41%	820	-9.69%	\$ 300,300	7.29%
YEAR TO DATE (2021): from January 1st, 2021 to the last day of October, 2021										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	31,165	67.83%	43,241	28.66%	72.33%	33.00%	7,589	-11.91%	\$ 449,836	8.20%
Single Family Detached	14,810	77.41%	19,502	40.50%	76.84%	30.29%	2,570	-13.05%	\$ 526,830	9.43%
Apartment	3,508	75.58%	6,752	28.39%	52.24%	37.48%	1,716	12.72%	\$ 251,180	2.47%
Semi-Detached	2,232	61.51%	3,147	25.73%	71.75%	32.27%	489	-19.27%	\$ 416,680	7.31%
Row	3,328	86.44%	5,022	38.19%	66.04%	36.51%	920	0.84%	\$ 294,360	6.00%

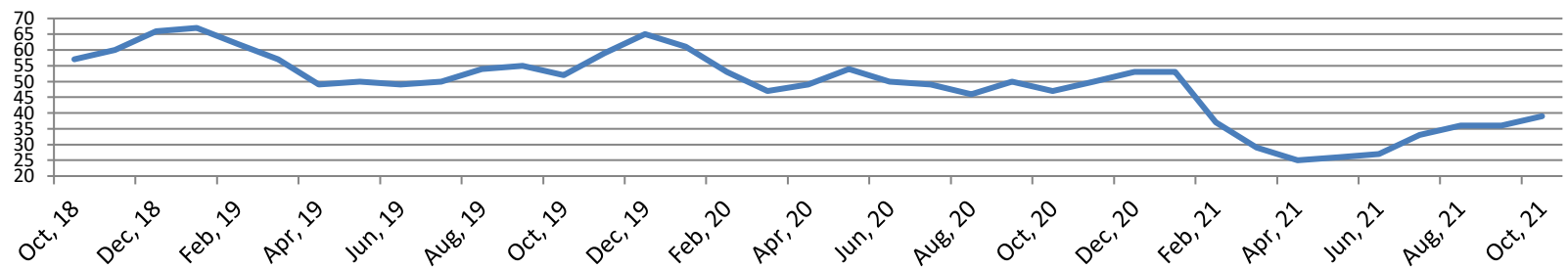
Single Family Home Comparisons (Calgary)



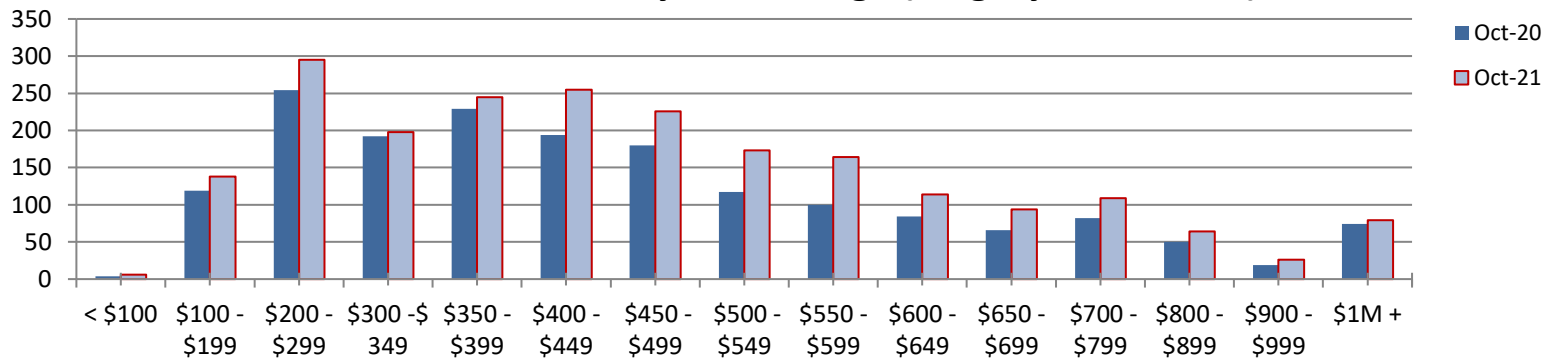
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

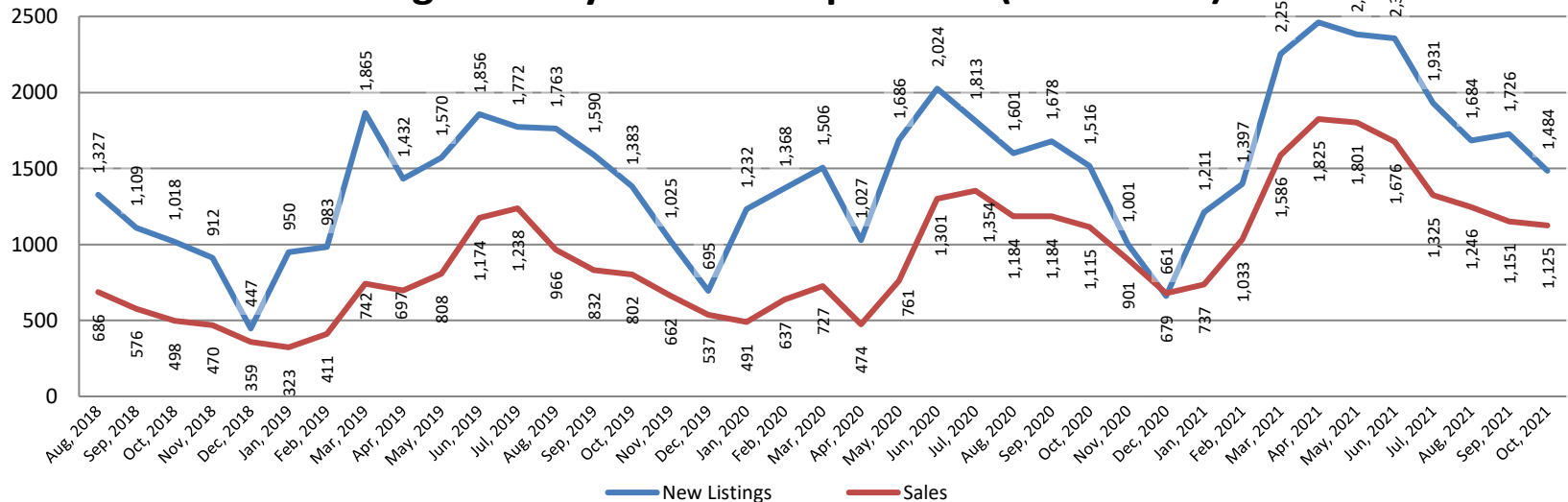
REPORTING PERIOD: from the 1st of October, 2021 to the last day of October, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,866	11.74%	2,676	0.07%	70.00%	12.08%	\$ 377,848	-1.09%
Single Family Detached	1,125	0.90%	1,484	-2.11%	76.00%	2.70%	\$ 450,306	6.84%
Condominium	463	33.82%	847	1.07%	55.00%	34.15%	\$ 225,449	-2.66%
Duplex/Rowhouse	235	31.28%	262	-1.13%	90.00%	32.35%	\$ 361,827	7.65%

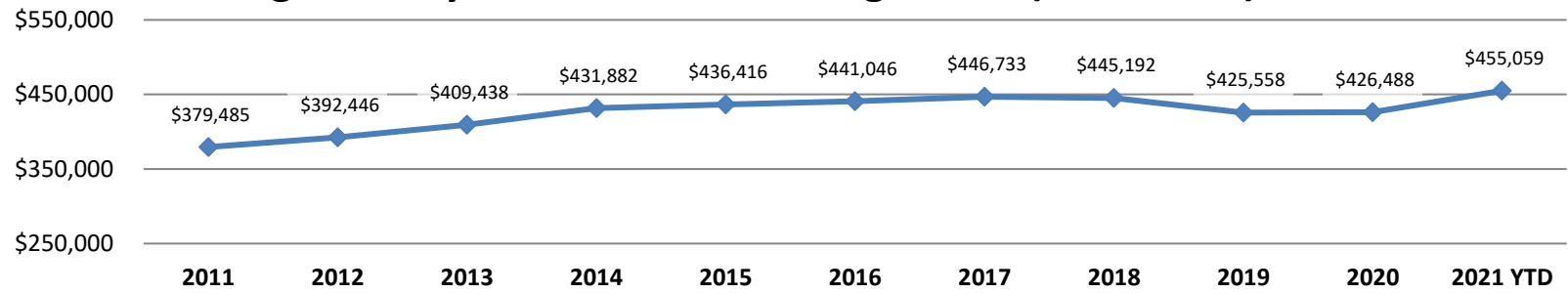
YEAR TO DATE (2021): from January 1st, 2021 to the last day of October, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	21,564	48.37%	34,360	26.25%	62.30%	19.32%	\$ 385,261	6.51%
Single Family Detached	13,505	46.35%	18,885	22.23%	71.20%	21.92%	\$ 455,059	7.08%
Condominium	4,957	53.09%	10,983	33.73%	45.00%	16.28%	\$ 230,713	4.80%
Duplex/Rowhouse	2,598	48.54%	3,547	26.23%	73.10%	20.03%	\$ 350,900	6.02%

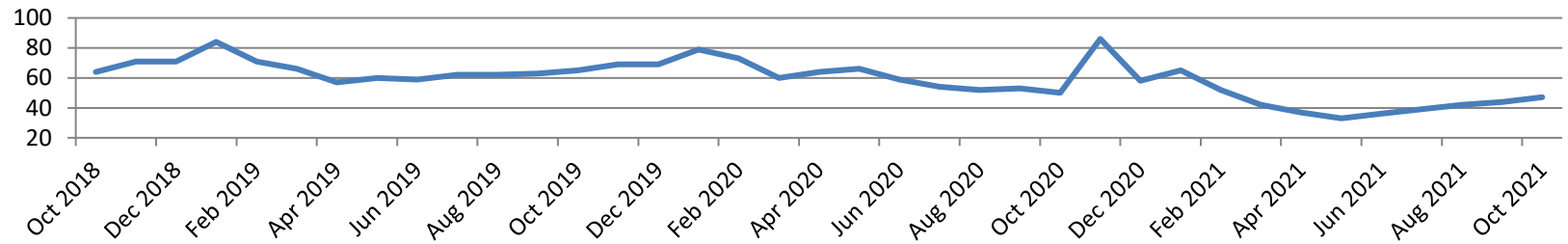
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



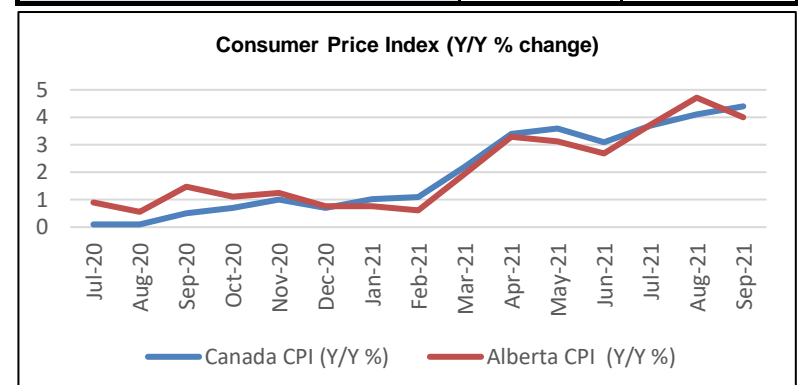
- Alberta Economic Indicators -

Real GDP Growth as of September 2021		2021f	2022f
Alberta		5.90%	4.90%
Canada		5.10%	4.30%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,332	7.45%
	in Canada	57,211	6.98%
Total Mortgages	in Alberta	596,444	1.29%
	in Canada	4,982,232	2.61%
Mortgages 90 Day Arrears	in Alberta	2,920	-4.20%
	in Canada	9,019	-26.26%

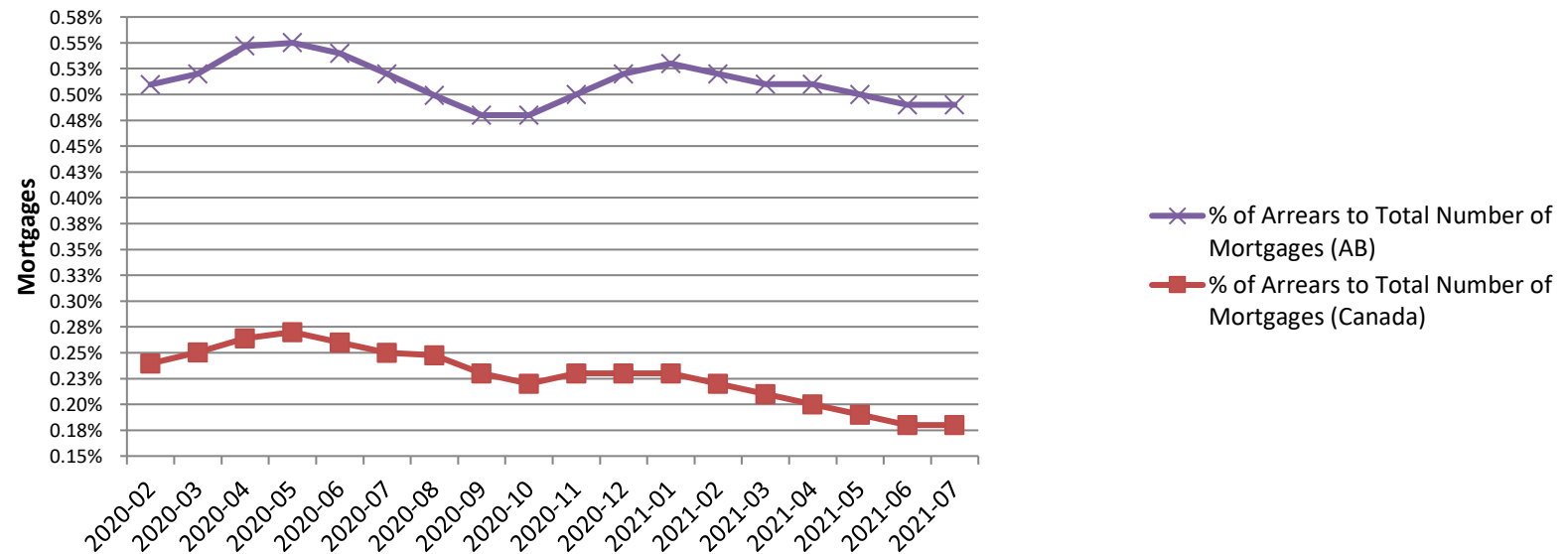
		TOTAL	Y/Y%
Net Migration to AB	Q2, 2021	4,267	-35.73%
Net Interprovincial Migration	Q2, 2021	-5,447	99.30%
Housing Starts (SAAR*, 000's)			
Sep-21		26.17	0.34%
Avg. Weekly Earnings	in Alberta	\$1,226.21	0.80%
	in Canada	\$1,132.52	2.11%
Unemployment Rate	in Alberta	7.60%	-29.63%
	in Canada	6.70%	-24.72%

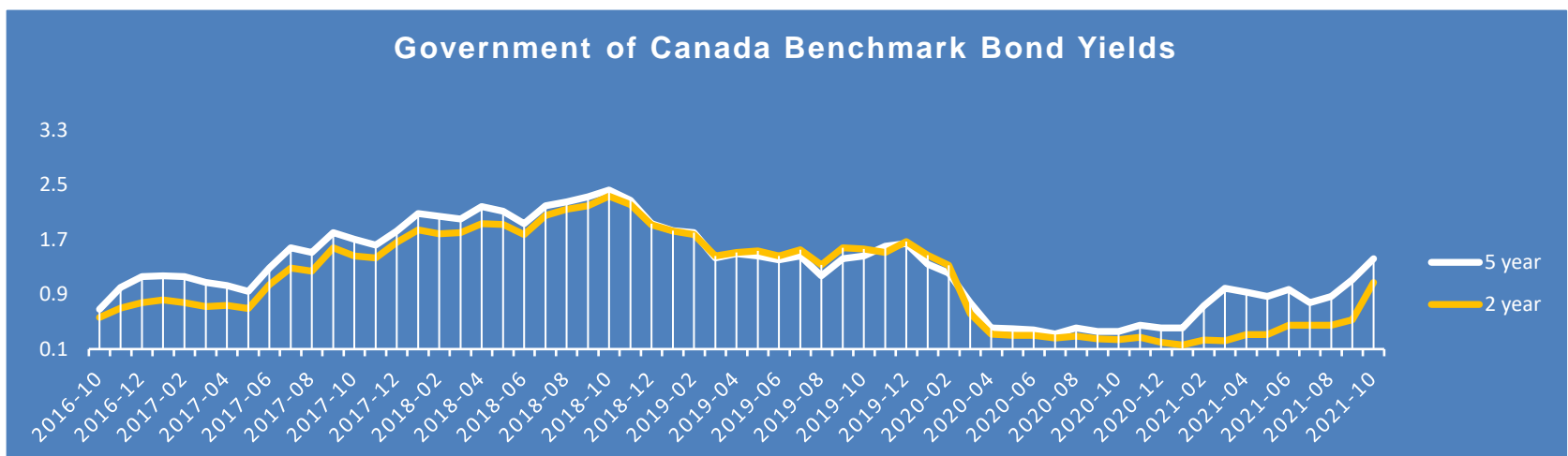
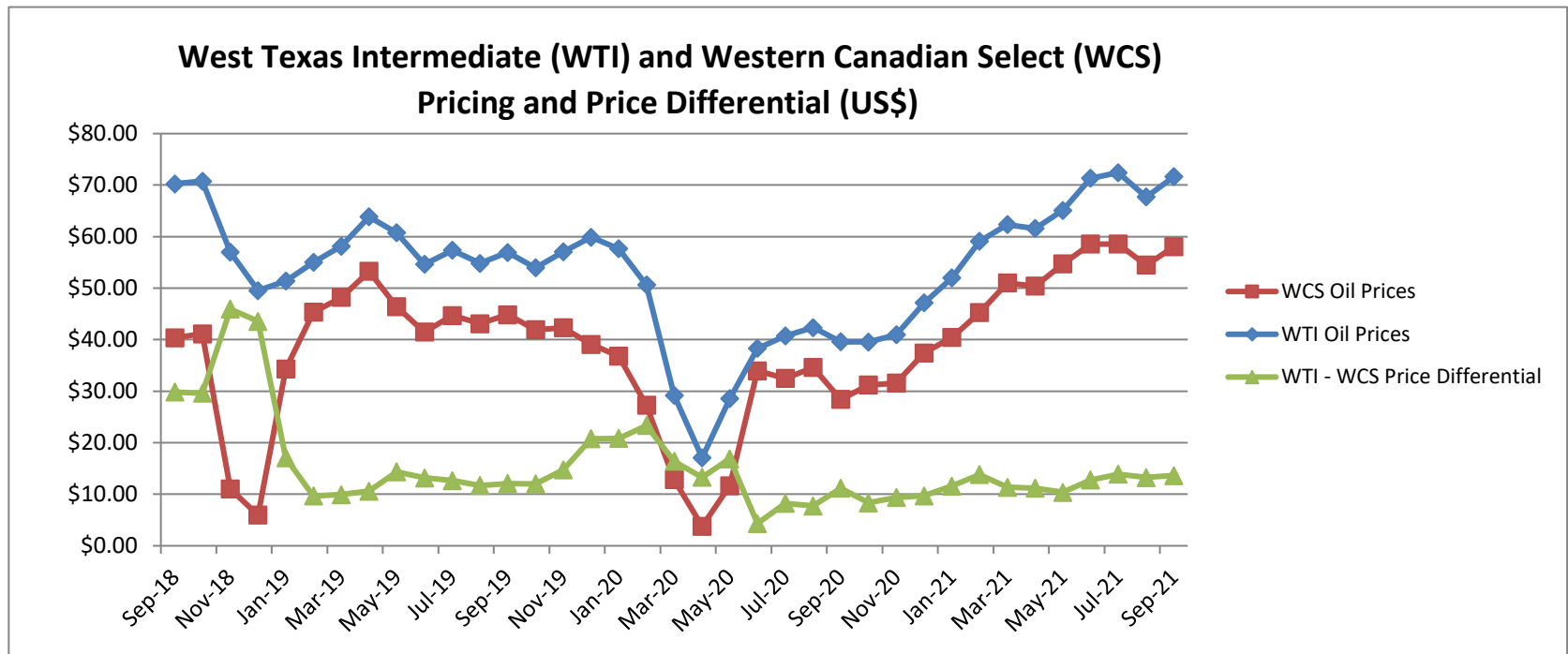
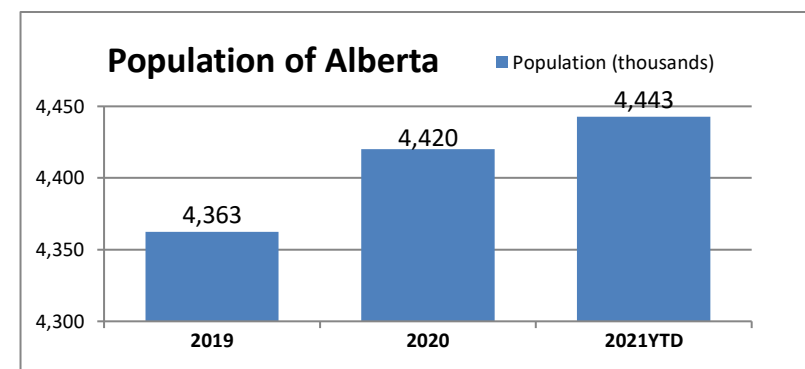
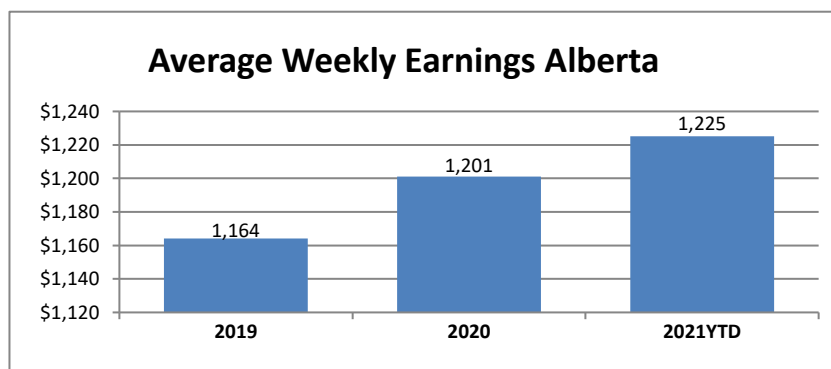
Employment, Seasonally Adjusted (thousands)	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21
Canada	18,658	18,744	18,882	18,996	19,089
Alberta	2,222	2,225	2,236	2,253	2,263
Calgary	804	802	805	815	832
Edmonton	757	764	770	775	776

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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