

Real Estate and Economic Report

- Calgary Real Estate Market -

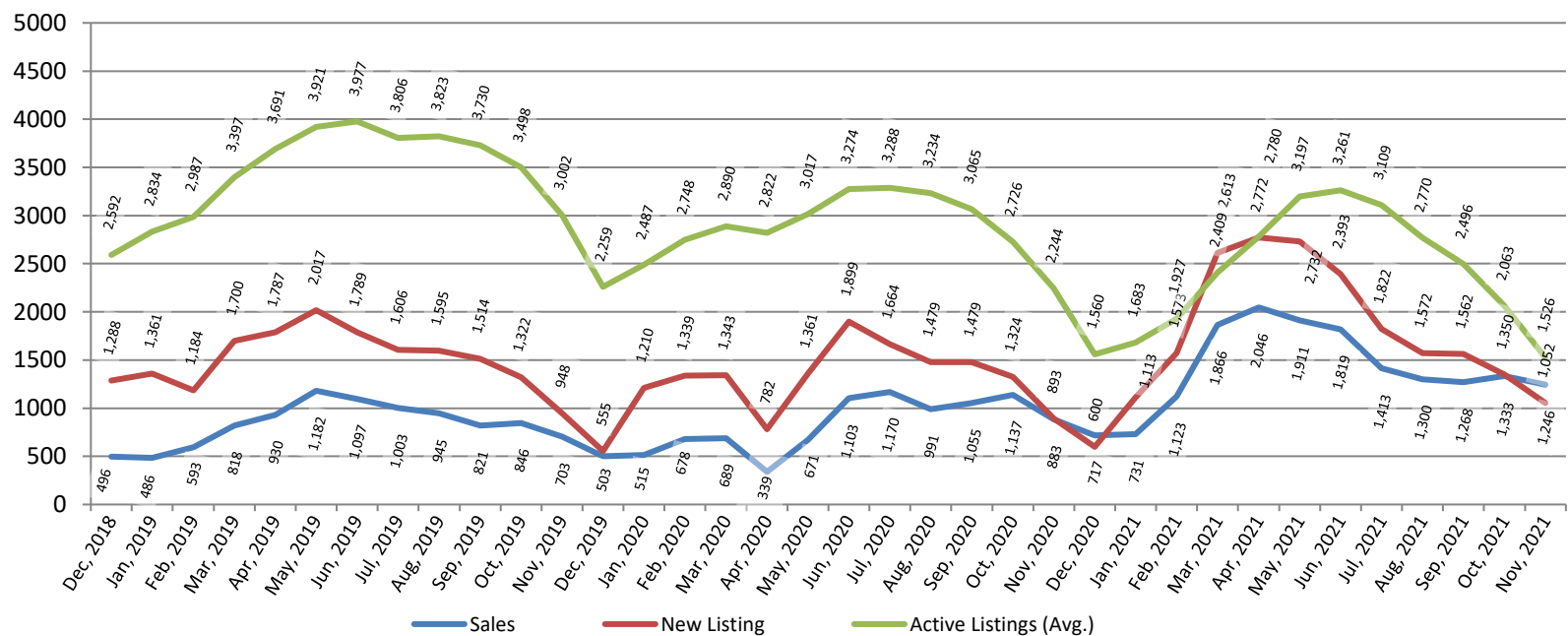
REPORTING PERIOD: from the 1st of November, 2021 to the last day of November, 2021

	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	2,760	38.97%	2,525	11.18%	109.31%	24.99%	5,156	-27.40%	\$ 460,290	8.65%
Single Family Detached	1,246	41.11%	1,052	17.81%	118.44%	19.78%	1,526	-32.00%	\$ 542,600	10.55%
Apartment	332	58.10%	461	13.27%	72.02%	39.58%	1,416	-5.73%	\$ 251,700	1.45%
Semi-Detached	211	37.91%	172	4.24%	122.67%	32.30%	316	-30.24%	\$ 429,800	8.70%
Row	321	68.06%	304	16.03%	105.59%	44.84%	664	-19.12%	\$ 299,100	6.44%

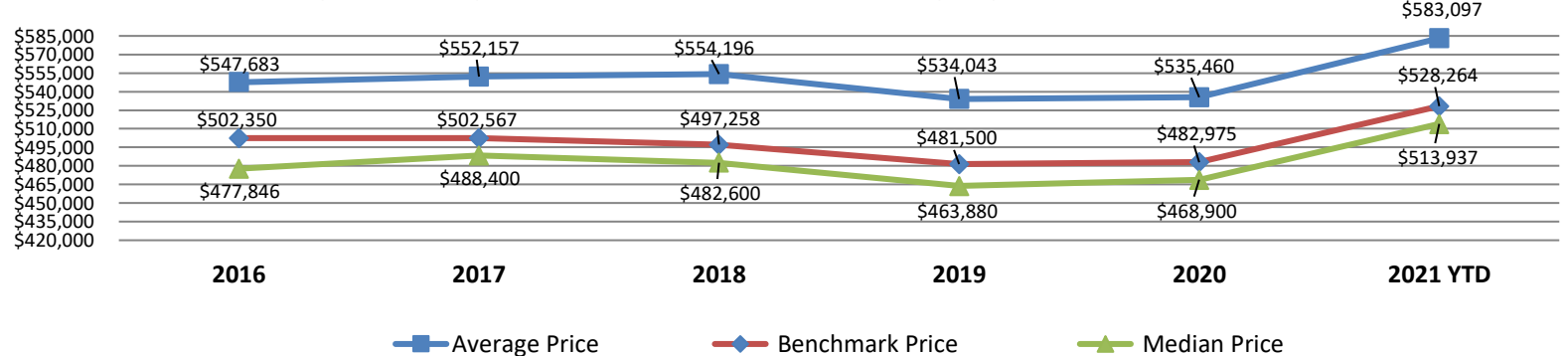
YEAR TO DATE (2021): from January 1st, 2021 to the last day of November, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	33,925	65.05%	45,766	27.56%	75.69%	31.89%	7,368	-13.09%	\$ 450,786	8.24%
Single Family Detached	16,056	73.94%	20,554	39.13%	80.62%	28.78%	2,475	-14.39%	\$ 528,264	9.53%
Apartment	3,840	73.91%	7,213	27.30%	54.04%	37.73%	1,688	11.06%	\$ 251,227	2.37%
Semi-Detached	2,443	59.15%	3,319	24.40%	76.38%	32.27%	474	-20.03%	\$ 417,873	7.44%
Row	3,649	84.67%	5,326	36.70%	69.64%	37.60%	897	-0.80%	\$ 294,791	6.04%

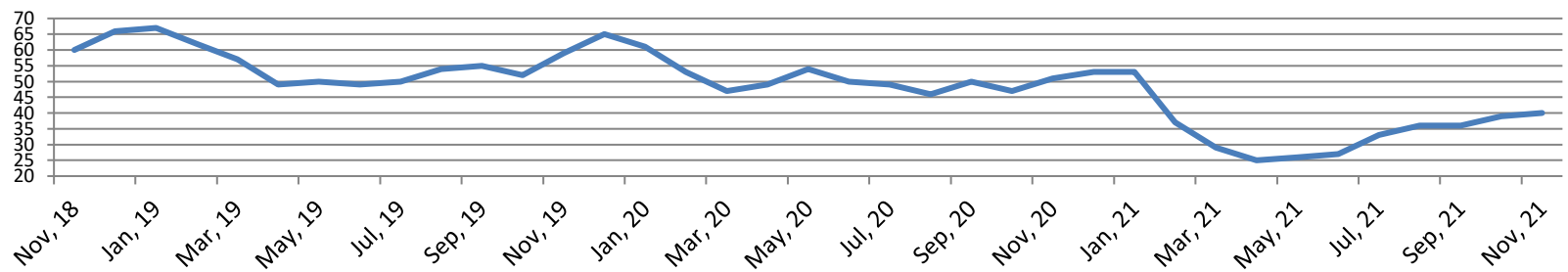
Single Family Home Comparisons (Calgary)



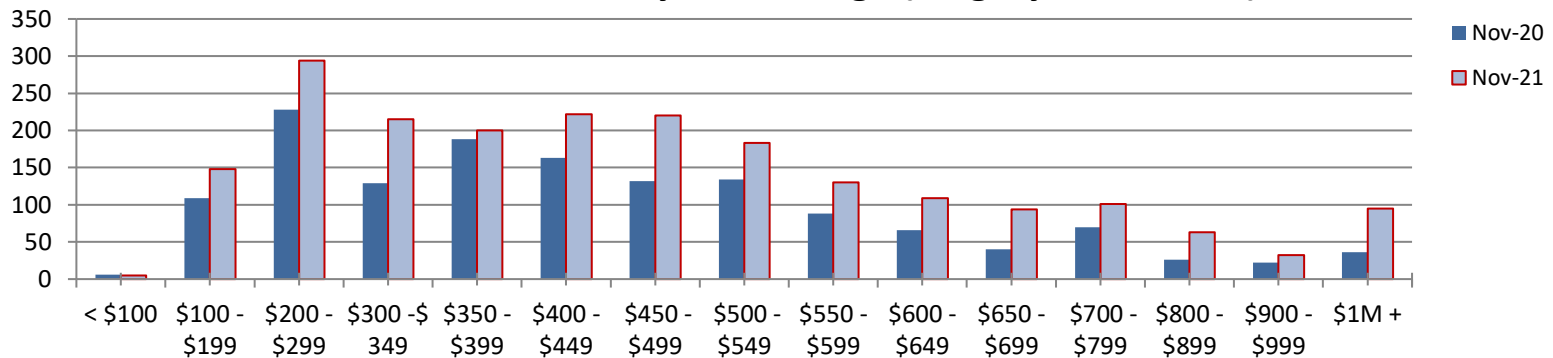
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

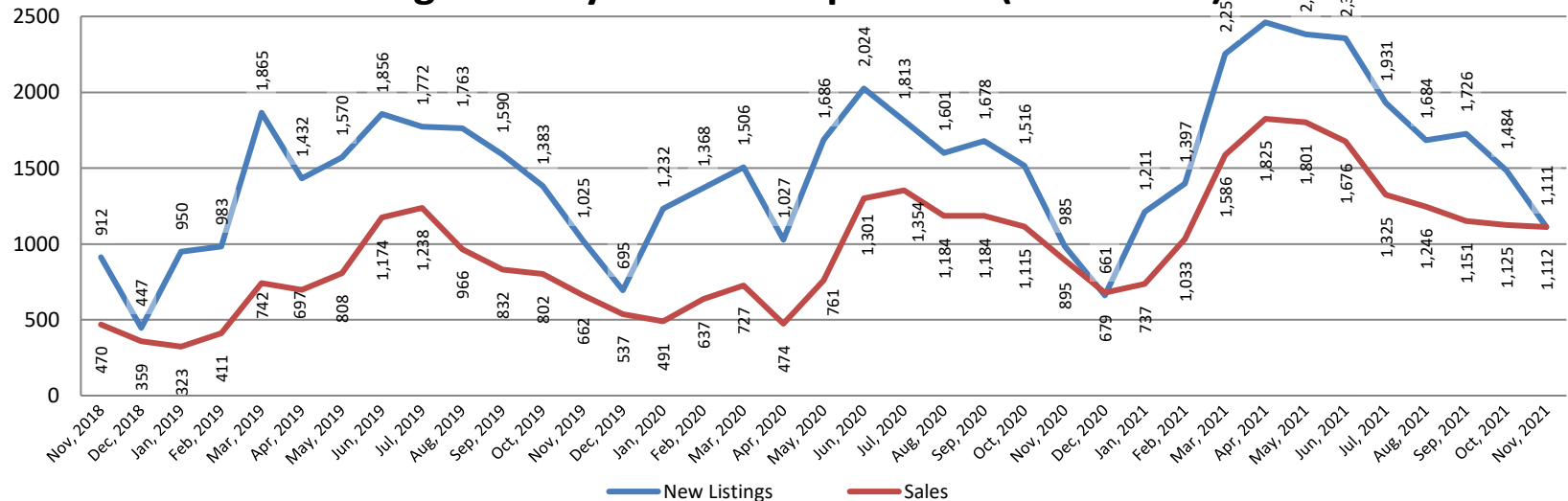
REPORTING PERIOD: from the 1st of November, 2021 to the last day of November, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,823	30.87%	2,131	16.07%	86.00%	13.16%	\$ 384,319	1.97%
Single Family Detached	1,112	24.25%	1,111	12.79%	100.00%	9.89%	\$ 456,956	6.57%
Condominium	420	32.49%	700	11.29%	60.00%	20.00%	\$ 226,433	-1.84%
Duplex/Rowhouse	254	61.78%	232	32.57%	109.00%	21.11%	\$ 348,017	3.03%

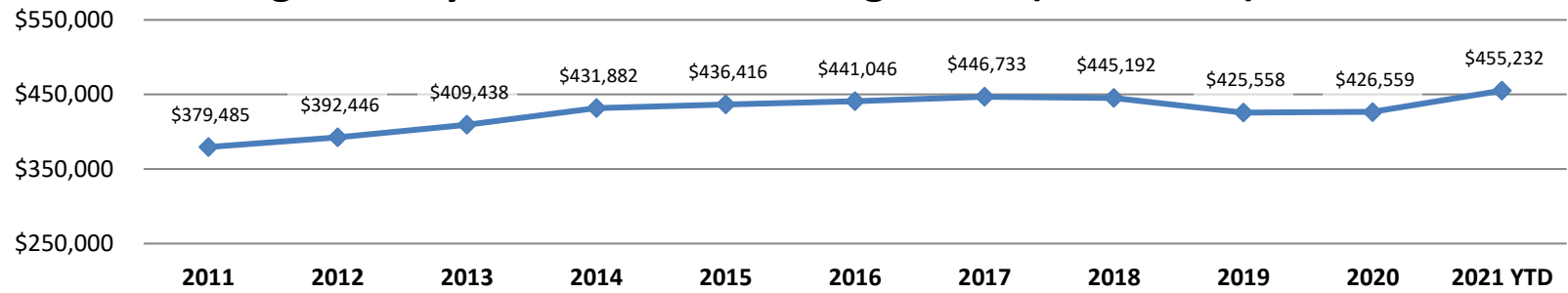
YEAR TO DATE (2021): from January 1st, 2021 to the last day of November, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	23,387	46.84%	36,491	25.61%	64.45%	18.54%	\$ 385,176	6.08%
Single Family Detached	14,617	44.39%	19,996	21.66%	73.82%	20.30%	\$ 455,232	6.78%
Condominium	5,377	51.25%	11,683	32.13%	46.36%	16.70%	\$ 230,324	4.17%
Duplex/Rowhouse	2,852	49.63%	3,779	26.60%	76.36%	20.17%	\$ 350,638	5.74%

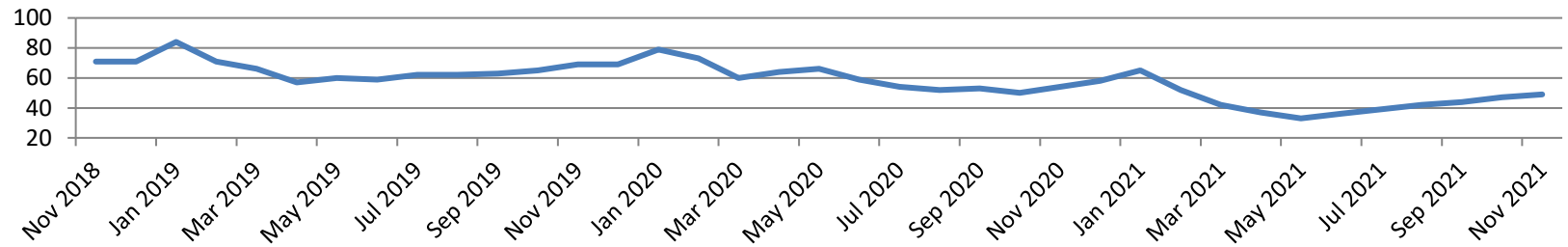
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



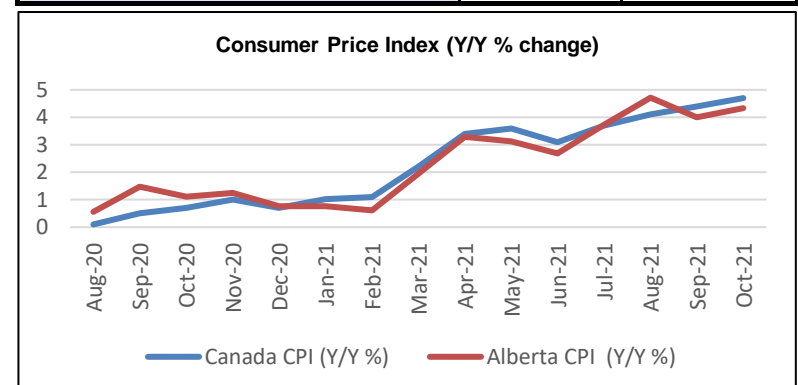
- Alberta Economic Indicators -

Real GDP Growth as of December 2021		2021f	2022f
Alberta		5.90%	4.70%
Canada		4.70%	4.30%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,425	5.63%
	in Canada	56,642	4.20%
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%

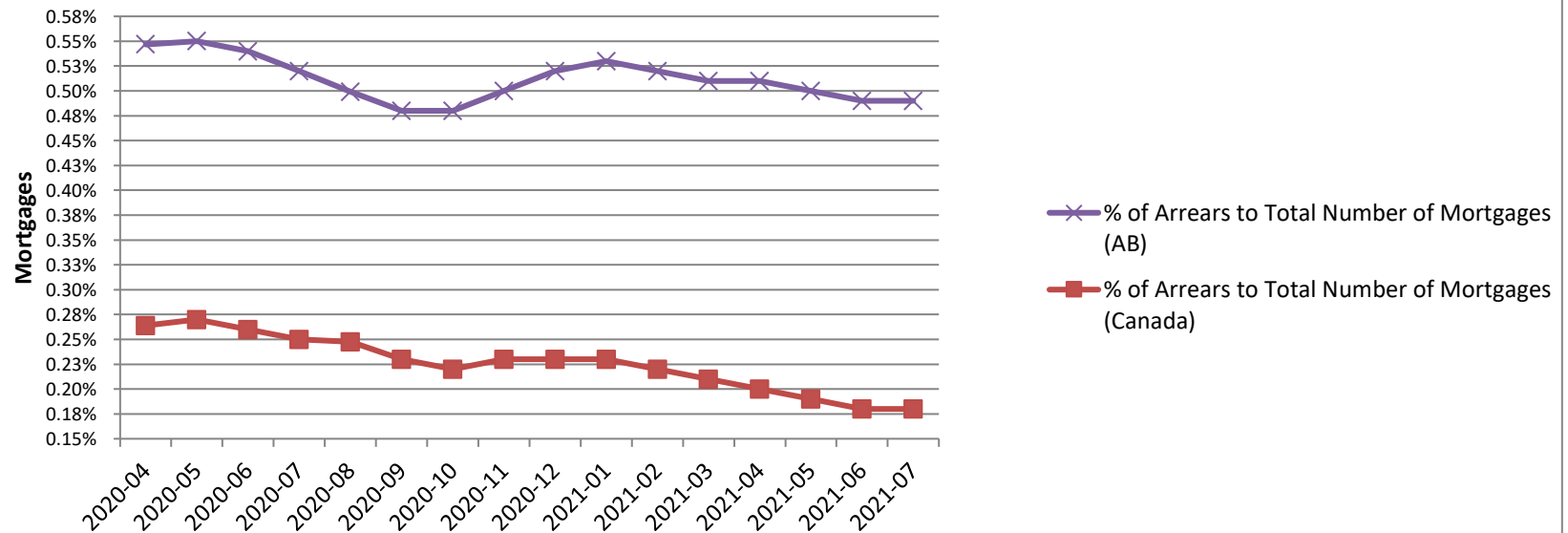
		TOTAL	Y/Y%
Net Migration to AB	Q2, 2021	4,267	-35.73%
Net Interprovincial Migration	Q2, 2021	-5,447	99.30%
Housing Starts (SAAR*, 000's)		35.37	8.04%
Avg. Weekly Earnings	in Alberta	\$1,222.52	1.31%
	in Canada	\$1,132.24	2.37%
Unemployment Rate	in Alberta	7.60%	-31.53%
	in Canada	6.00%	-29.41%

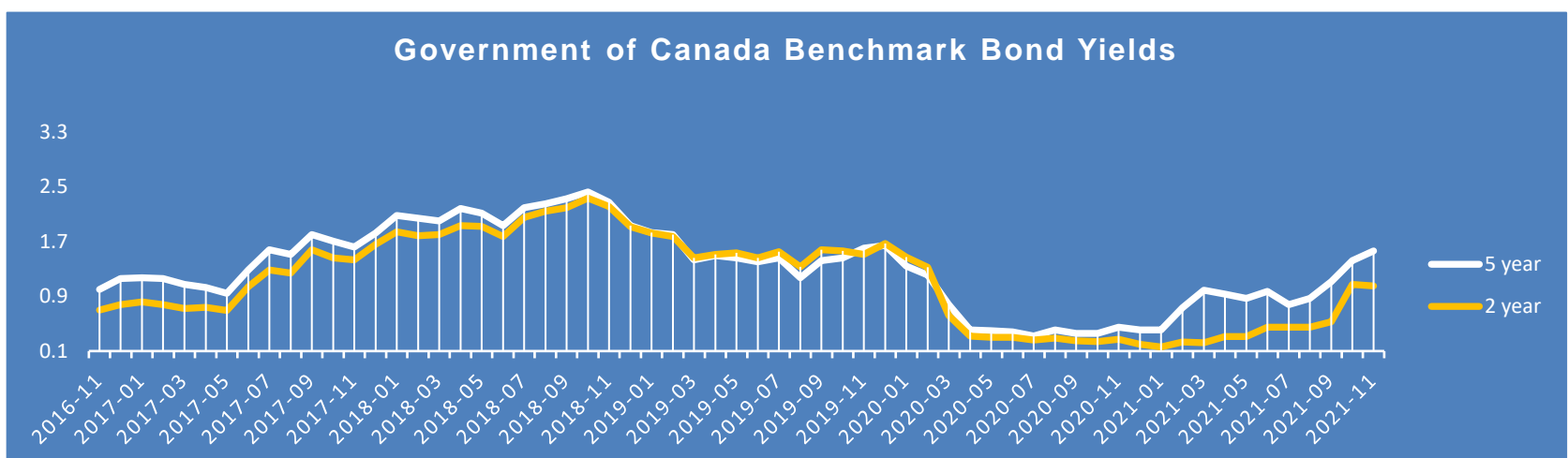
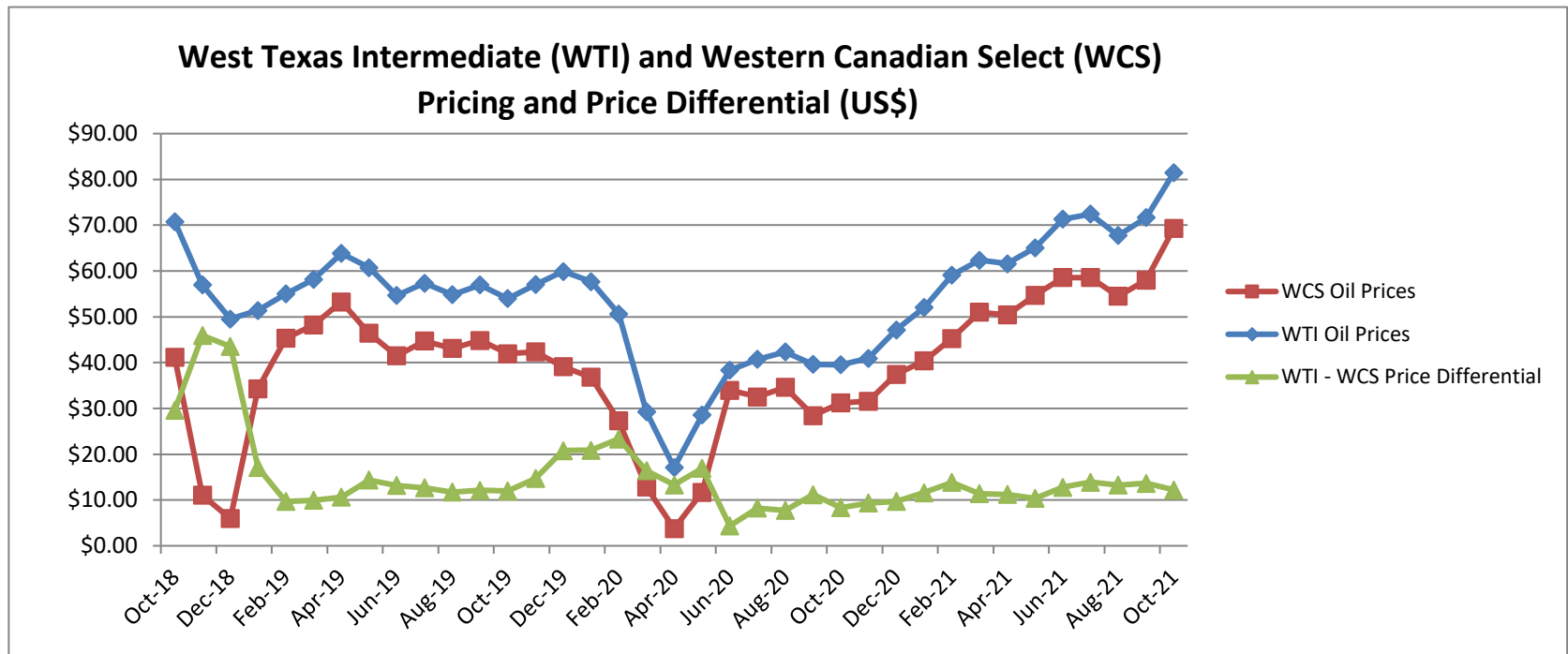
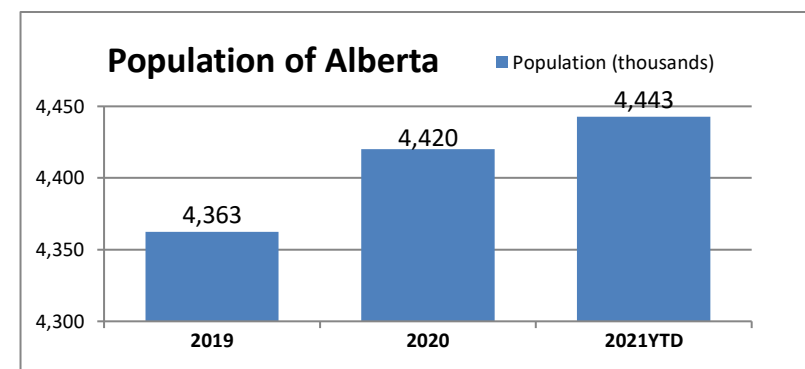
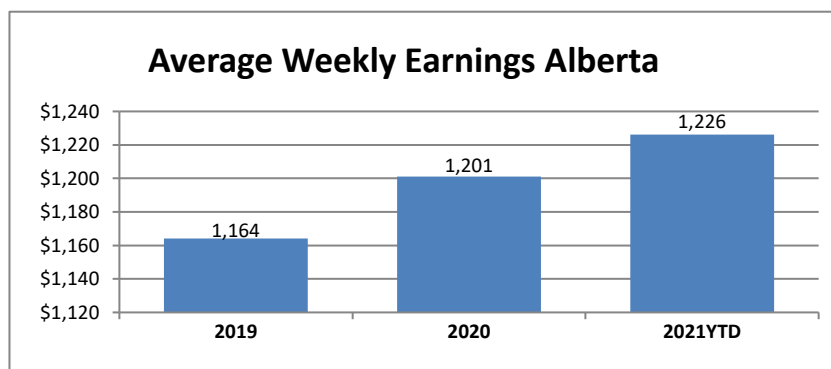
Employment, Seasonally Adjusted (thousands)	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
Canada	18,744	18,882	18,996	19,089	19,203
Alberta	2,225	2,236	2,253	2,263	2,272
Calgary	802	805	815	832	833
Edmonton	764	770	775	776	786

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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