

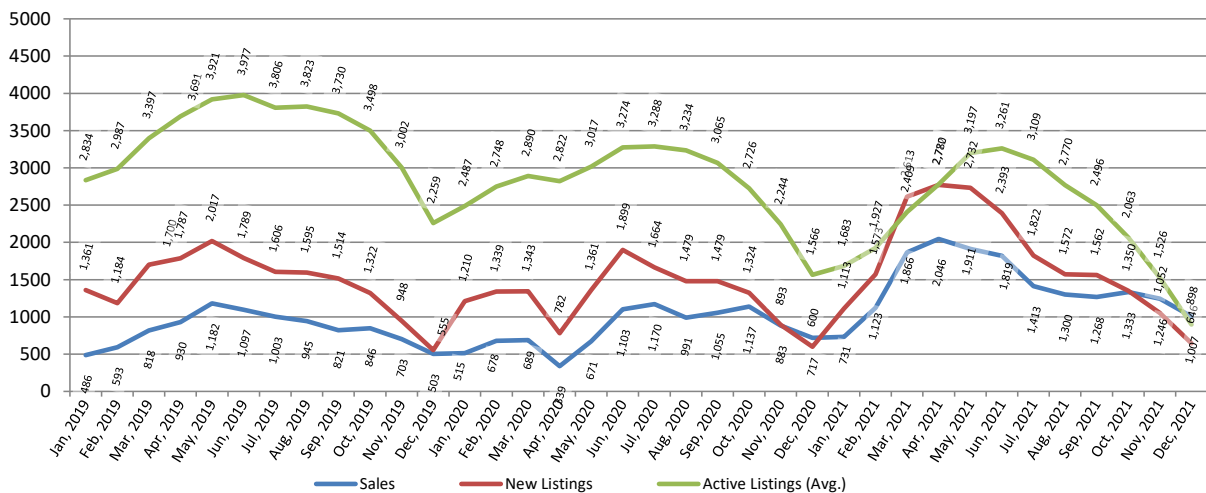
Real Estate and Economic Report

- Calgary Real Estate Market -

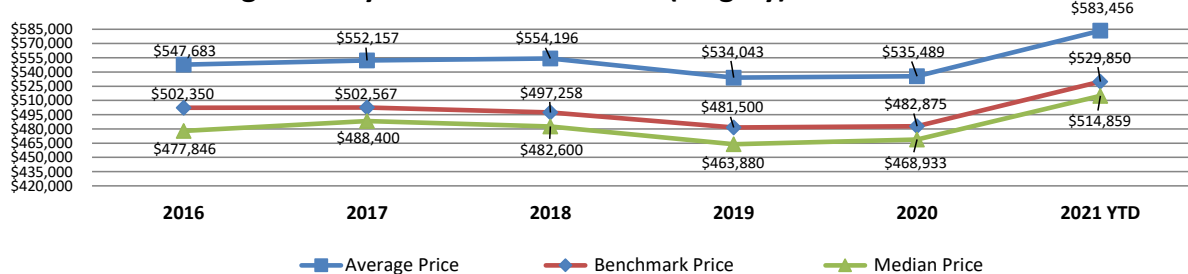
REPORTING PERIOD: from the 1st of December, 2021 to the last day of December, 2021

	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	2,274	35.84%	1,593	0.63%	142.75%	34.99%	3,472	-34.83%	\$ 467,366	9.38%
Single Family Detached	1,007	40.45%	646	7.67%	155.88%	30.45%	898	-42.66%	\$ 547,300	11.85%
Apartment	307	65.95%	294	2.44%	104.42%	61.99%	1,056	-9.67%	\$ 252,000	2.94%
Semi-Detached	135	5.47%	106	-10.17%	127.36%	17.41%	215	-33.85%	\$ 432,400	9.86%
Row	288	70.41%	184	10.18%	155.52%	53.68%	439	-28.27%	\$ 300,100	7.41%
YEAR TO DATE (2021): from January 1st, 2021 to the last day of December, 2021										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
CREB Economic Region	36,199	62.85%	47,359	26.42%	81.28%	32.33%	7,043	-14.26%	\$ 452,168	8.34%
Single Family Detached	17,063	71.52%	21,200	37.90%	86.90%	29.03%	2,343	-15.71%	\$ 529,850	9.73%
Apartment	4,147	73.30%	7,507	26.10%	58.24%	40.89%	1,636	9.71%	\$ 251,292	2.42%
Semi-Detached	2,578	55.02%	3,425	22.94%	80.63%	30.11%	452	-20.69%	\$ 419,083	7.64%
Row	3,937	83.54%	5,510	35.61%	76.80%	40.08%	859	-2.40%	\$ 295,233	6.15%

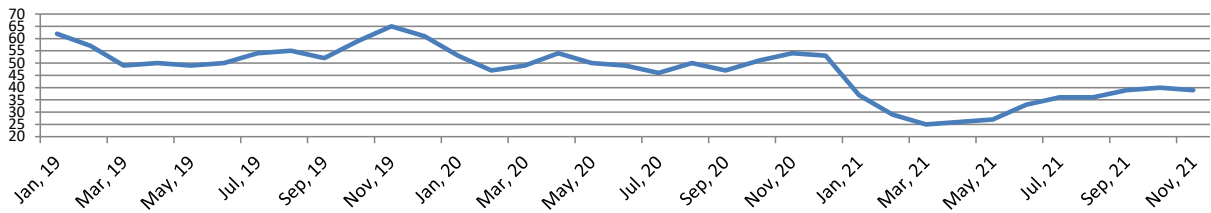
Single Family Home Comparisons (Calgary)



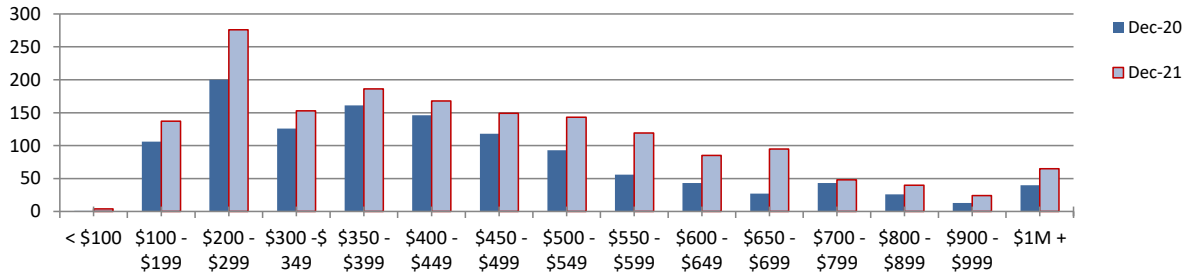
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



- Edmonton Real Estate Market -

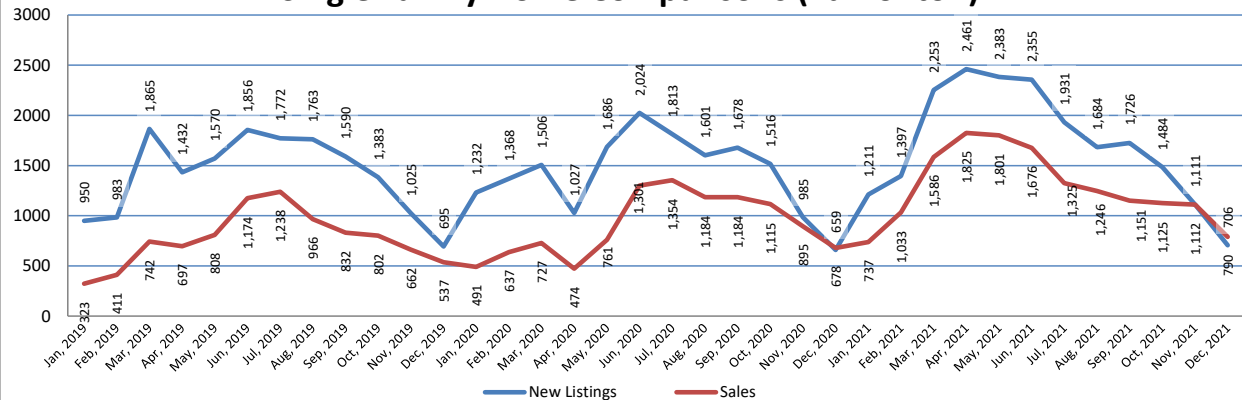
REPORTING PERIOD: from the 1st of December, 2021 to the last day of December, 2021

	Sales		New Listings		Sales to New Listings Ratio		Average Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	1,319	19.47%	1,411	10.23%	93.00%	8.14%	\$ 381,868	5.34%
Single Family Detached	790	16.52%	706	7.13%	112.00%	8.74%	\$ 462,110	6.63%
Condominium	324	25.58%	502	17.56%	65.00%	8.33%	\$ 217,065	-0.15%
Duplex/Rowhouse	167	16.78%	167	29.46%	100.00%	-9.91%	\$ 362,906	9.62%

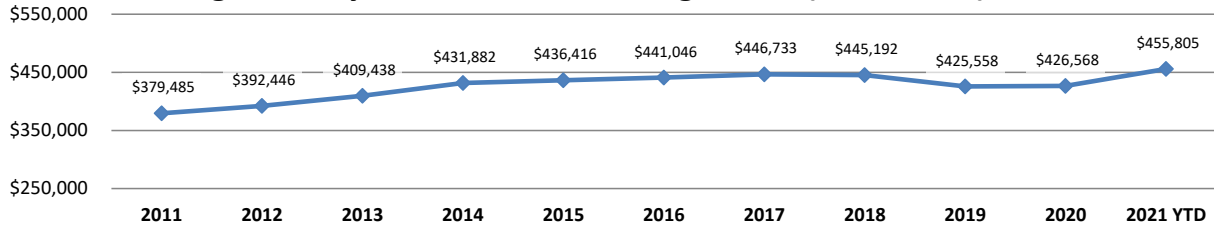
YEAR TO DATE (2021): from January 1st, 2021 to the last day of December, 2021

	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
Total Residential	24,706	45.06%	37,902	24.96%	66.83%	17.23%	\$ 384,900	6.02%
Single Family Detached	15,407	42.64%	20,702	21.10%	77.00%	18.77%	\$ 455,805	6.85%
Condominium	5,701	49.51%	12,185	31.46%	47.92%	15.69%	\$ 229,219	3.82%
Duplex/Rowhouse	3,019	47.34%	3,946	26.72%	78.33%	16.05%	\$ 351,660	6.06%

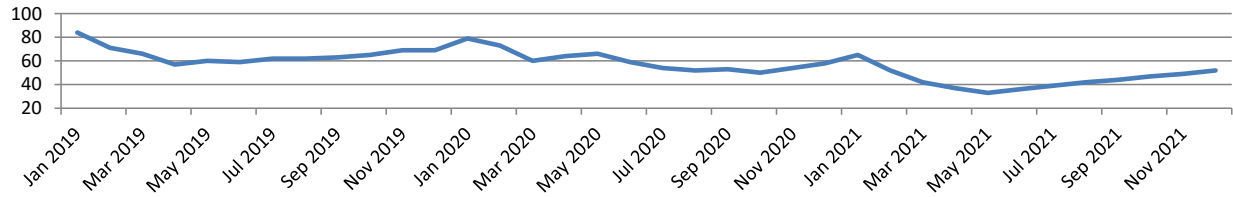
Single Family Home Comparisons (Edmonton)



Single Family Home Annual Average Price (Edmonton)



Average Days on Market (Edmonton)



- Alberta Economic Indicators -

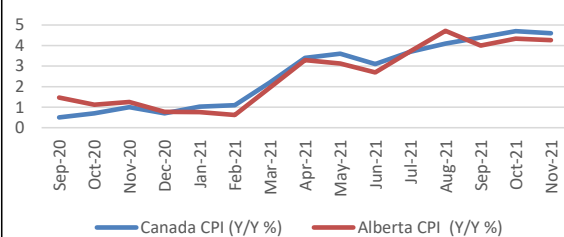
Real GDP Growth as of December 2021		2021f	2022f
Alberta		5.90%	4.70%
Canada		4.70%	4.30%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,767	9.16%
	in Canada	57,600	5.33%
Total Mortgages	in Alberta	597,794	1.48%
	in Canada	5,000,405	2.76%
Mortgages 90 Day Arrears	in Alberta	2,916	-0.85%
	in Canada	9,070	-24.72%

		TOTAL	Y/Y%
Net Migration to AB	Q3, 2021	16,690	-31.62%
Net Interprovincial Migration	Q3, 2021	4,489	-24.26%
Housing Starts (SAAR*, 000's)			
Nov-21		40.53	50.78%
Avg. Weekly Earnings	in Alberta	\$1,234.98	3.92%
	in Canada	\$1,134.68	2.56%
Unemployment Rate	in Alberta	7.30%	-34.23%
	in Canada	6.60%	-25.00%

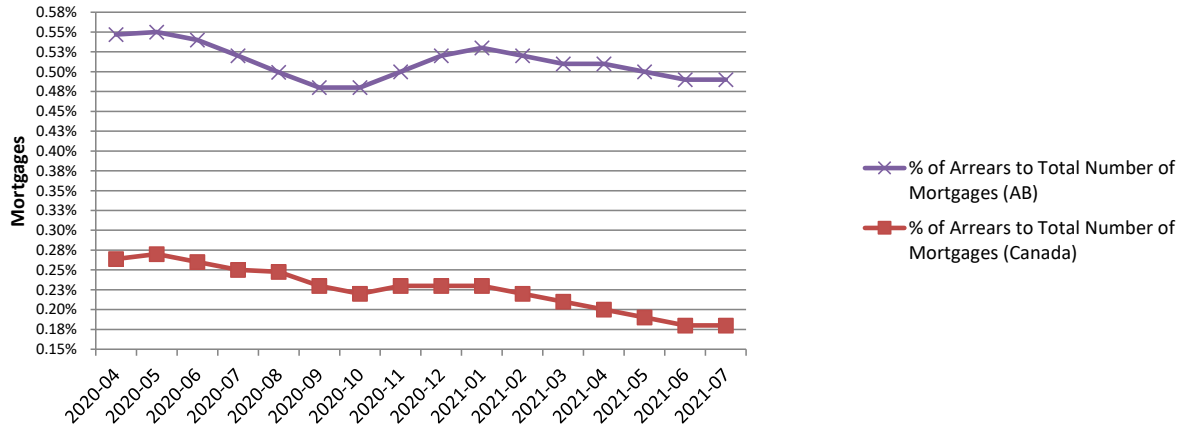
Employment, Seasonally Adjusted (thousands)		Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Canada		18,882	18,996	19,089	19,203	18,431
Alberta		2,236	2,253	2,263	2,272	2,267
Calgary		805	815	832	833	820
Edmonton		770	775	776	786	766

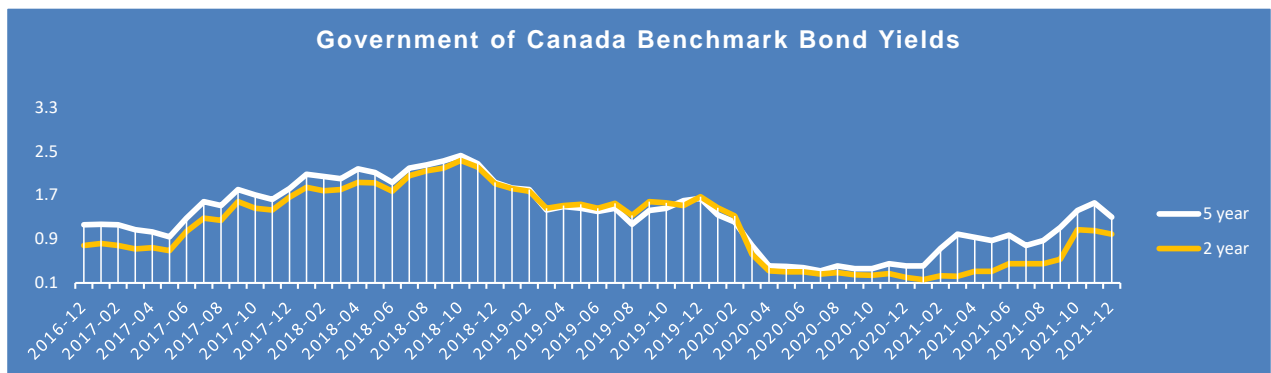
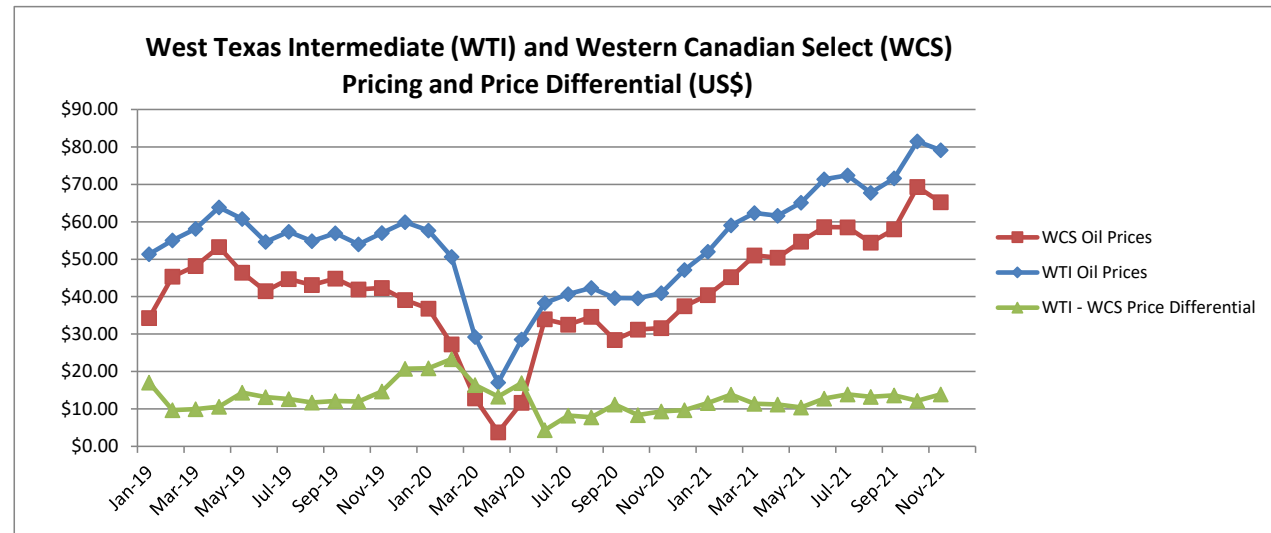
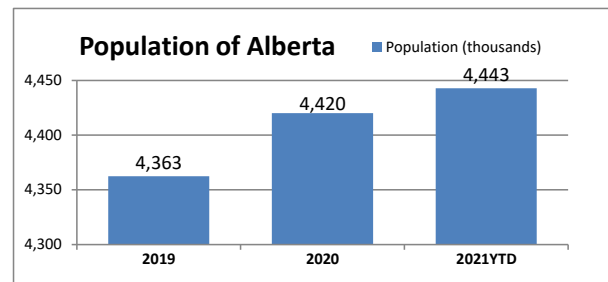
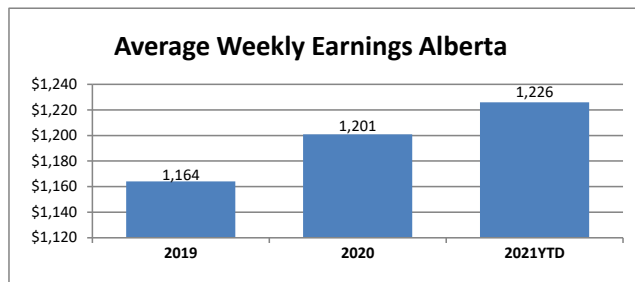
This chart data represents the number of persons employed during the specific month.

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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