

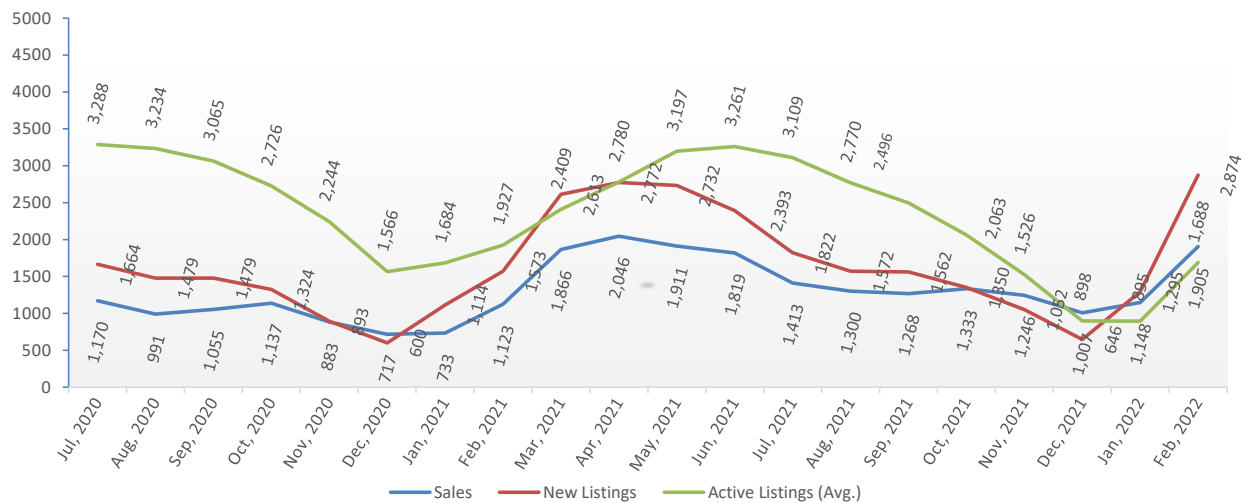
## Real Estate and Economic Report

### - Calgary Real Estate Market -

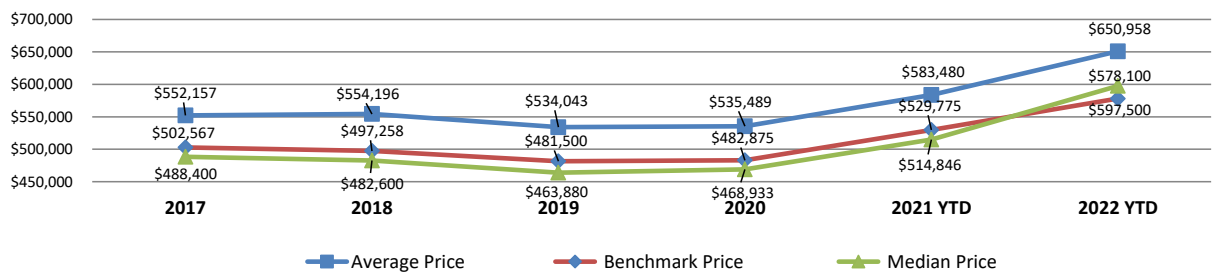
REPORTING PERIOD: from the 1st of February, 2022 to the last day of February, 2022

	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>	4,252	69.00%	5,880	56.55%	72.31%	7.95%	4,640	-26.49%	\$ 499,640	15.32%
<b>Single Family Detached</b>	1,905	69.63%	2,874	82.71%	66.28%	-7.16%	1,688	-12.40%	\$ 596,400	18.69%
<b>Apartment</b>	271	-0.37%	693	21.15%	81.67%	71.76%	1,068	-25.47%	\$ 257,500	4.50%
<b>Semi-Detached</b>	297	64.09%	392	56.80%	75.77%	4.65%	309	-15.57%	\$ 461,400	19.91%
<b>Row</b>	537	106.54%	693	52.98%	77.49%	35.00%	535	-32.45%	\$ 321,100	12.79%
YEAR TO DATE (2022): from January 1st, 2022 to the last day of February, 2022										
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%	BENCHMARK	Y/Y%
<b>CREB Economic Region</b>	6,852	62.29%	9,025	33.45%	77.49%	25.27%	4,050	-32.97%	\$ 486,495	13.01%
<b>Single Family Detached</b>	3,053	64.49%	4,169	55.15%	77.47%	12.93%	1,292	-28.47%	\$ 578,100	16.26%
<b>Apartment</b>	628	37.72%	1,244	10.68%	73.23%	81.08%	1,065	-22.47%	\$ 254,350	3.48%
<b>Semi-Detached</b>	496	54.52%	659	42.64%	75.15%	8.57%	276	-22.50%	\$ 450,650	9.29%
<b>Row</b>	842	105.37%	1,056	28.00%	80.76%	65.28%	479	-35.69%	\$ 313,350	11.00%

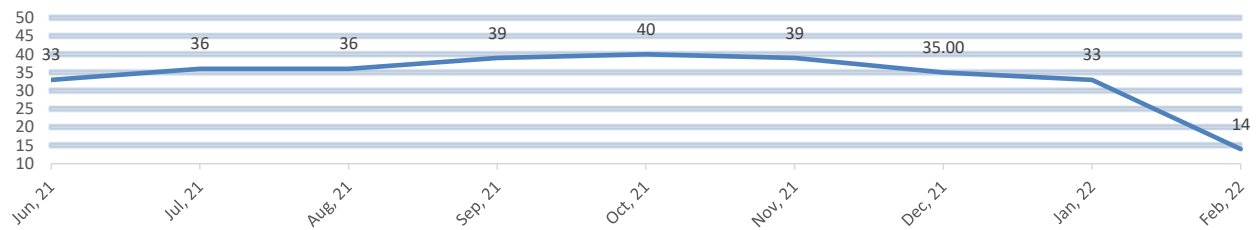
Single Family Home Comparisons (Calgary)



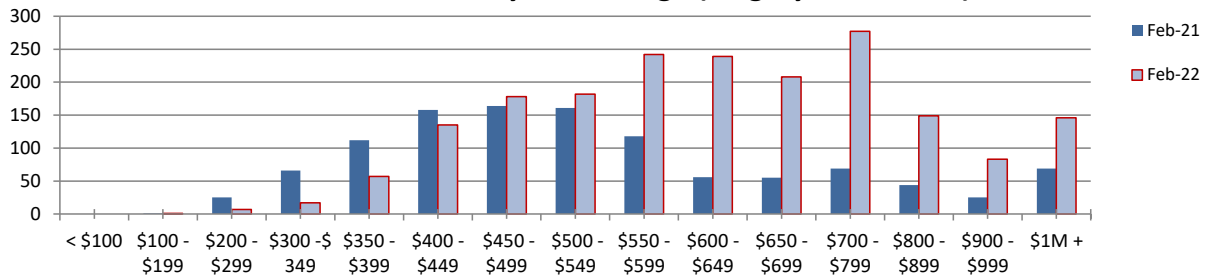
Single Family Home Annual Prices (Calgary)



Single Family Home Average Days on Market (Calgary)



Number of Sales by Price Range (Calgary Total Sales)

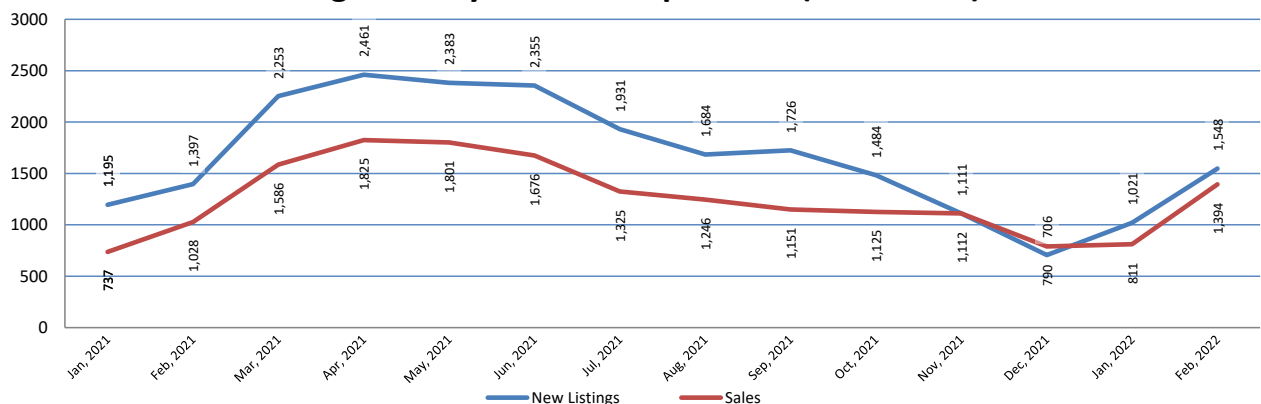


## - Edmonton Real Estate Market -

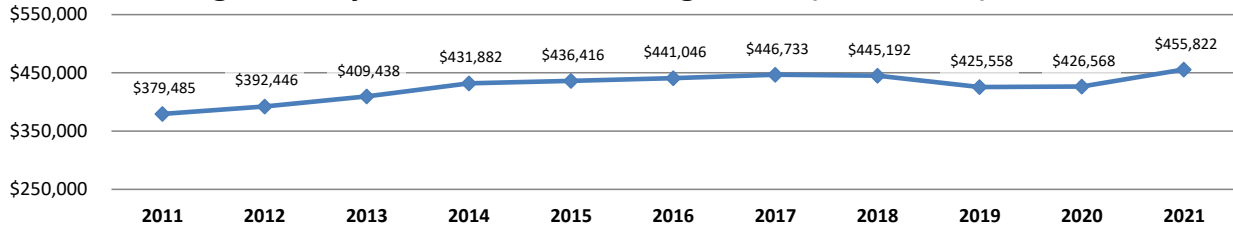
REPORTING PERIOD: from the 1st of February, 2022 to the last day of February, 2022

	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>	2,258	41.66%	2,962	13.70%	76.00%	24.59%	\$ 411,464	8.88%
<b>Single Family Detached</b>	1,394	35.60%	1,548	10.81%	90.00%	20.00%	\$ 493,543	9.73%
<b>Condominium</b>	523	55.19%	1,026	14.00%	51.00%	37.84%	\$ 226,811	-1.78%
<b>Duplex/Rowhouse</b>	304	55.90%	311	19.62%	98.00%	30.67%	\$ 374,290	9.11%
YEAR TO DATE (2022): from January 1st, 2022 to the last day of February, 2022								
	TOTAL	Y/Y%	TOTAL	Y/Y%	AVERAGE	Y/Y%	AVERAGE	Y/Y%
<b>Total Residential</b>	3,595	30.11%	5,124	2.95%	69.00%	25.45%	\$ 394,194	6.23%
<b>Single Family Detached</b>	2,205	24.93%	2,569	-0.89%	84.50%	23.36%	\$ 469,738	8.50%
<b>Condominium</b>	844	40.43%	1,848	4.94%	45.00%	32.35%	\$ 225,689	0.87%
<b>Duplex/Rowhouse</b>	466	40.79%	550	11.79%	83.00%	23.88%	\$ 378,381	10.09%

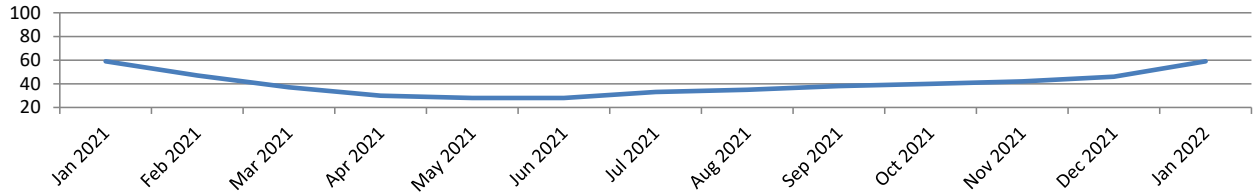
Single Family Home Comparisons (Edmonton)



## Single Family Home Annual Average Price (Edmonton)



## Average Days on Market (Edmonton)



## - Alberta Economic Indicators -

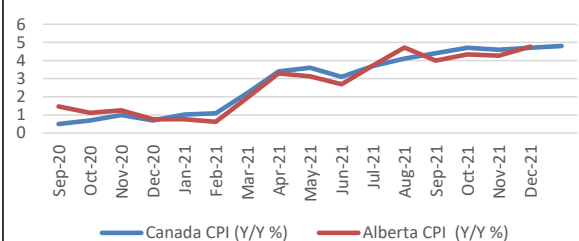
Real GDP Growth as of December 2021		2021f	2022f
Alberta		5.90%	4.70%
Canada		4.70%	4.30%
		TOTAL	Y/Y%
Retail Trade (mill. \$'s)	in Alberta	7,733	6.90%
	in Canada	58,100	4.49%
Total Mortgages	in Alberta	598,617	1.19%
	in Canada	5,022,143	2.34%
Mortgages 90 Day Arrears	in Alberta	2,850	-0.04%
	in Canada	8,482	-22.90%

		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)		31.07	1.80%
Avg. Weekly Earnings	in Alberta	\$1,241.94	2.89%
	in Canada	\$1,132.46	1.80%
Unemployment Rate	in Alberta	7.20%	-32.71%
	in Canada	6.50%	-30.85%

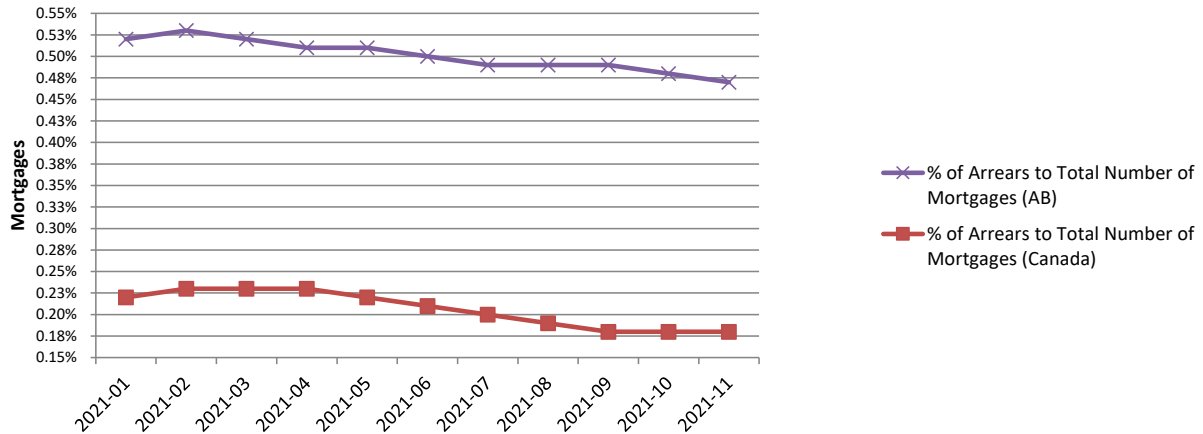
Employment, Seasonally Adjusted (thousands)	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22
Canada	18,996	19,089	19,203	18,431	19,283
Alberta	2,253	2,263	2,272	2,267	2,296
Calgary	815	832	833	820	826
Edmonton	775	776	786	766	797

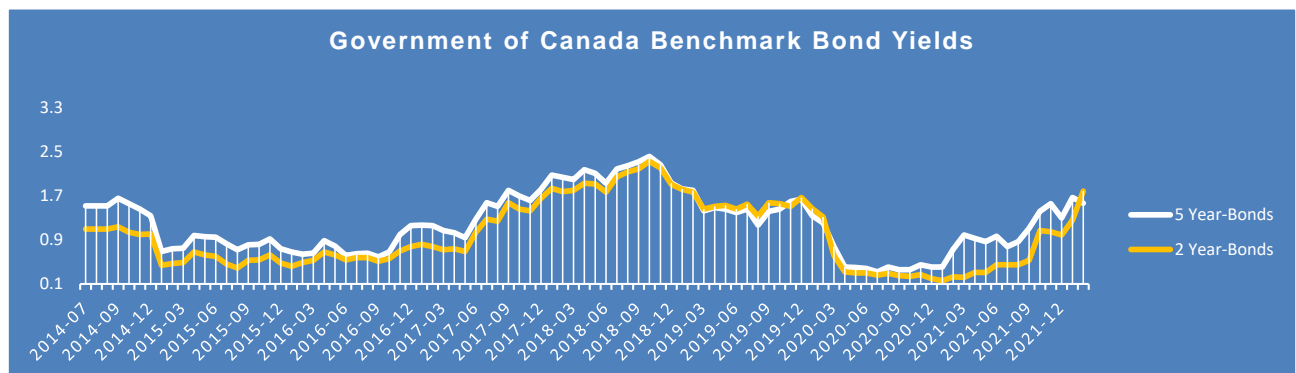
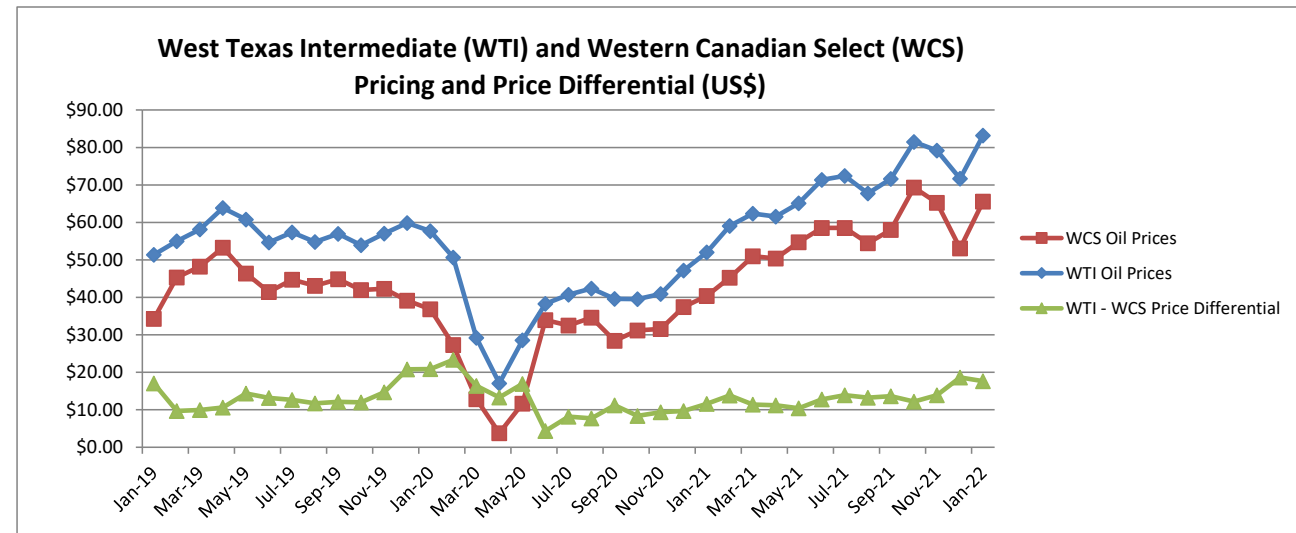
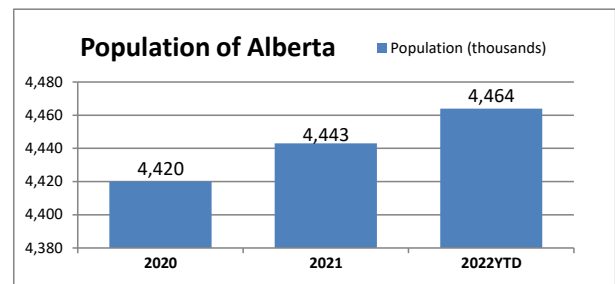
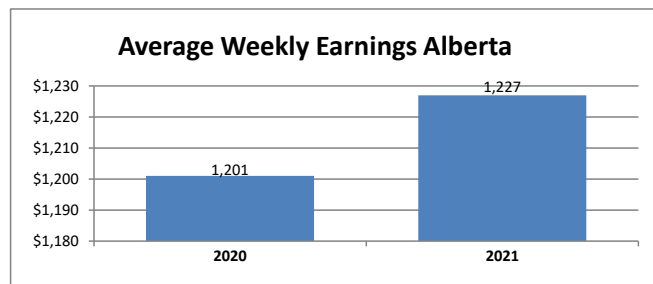
This chart data represents the number of persons employed during the specific month.

## 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)

<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](#)

## - Interpreting the Data -

### **Inventory**

Months of Inventory = Active Listings / Monthly Sales

Inventory > 6 months = Buyers Market

Inventory < 4 - 6 months = Balanced Market

Inventory < 4 months = Sellers Market

**Benchmark Price:** how much the benchmark (average) house has appreciated or depreciated

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a “typical” home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

**Migration and Population Growth:** An increase in population in the province is positively correlated with an increase in demand for housing and rentals

**Housing Starts:** Increase in housing supply, when housing starts trend up or down investors are predicting stronger or weaker demand for housing

**Employment and Weekly Earnings:** Positively correlates with demand for goods and services

**Bond Yields:** The bond market is a good predictor of mortgage rates, inflation and the direction of the economy

Normal yield curve starts with lower yields for lower maturity bonds then increases for bonds with higher maturity.

A normal yield curve slopes upward

Steep yield curve implies a growing economy moving which is often accompanied by higher inflation resulting in higher interest rates

Flat yield curve shows similar yields across all maturities and happens in times of economic uncertainty

Inverted yield curve is when short term interest rates exceed long term interests rates and suggests a severe economic slowdown.

**Mortgage 90 Day Arrears:** the trend can indicate a strong or weak economy

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