



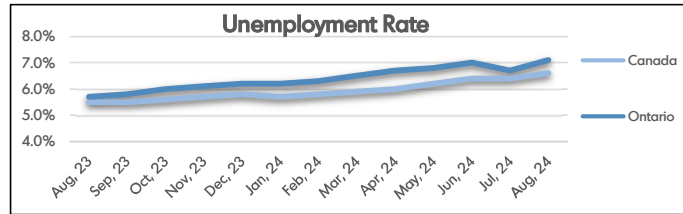
Reporting Period: End of August, 2024
Ontario Real Estate and Economic Report

- Ontario Economic Indicators -

Real GDP Yearly	2022	2023	2024f RBC	YY
Ontario	4.9%	1.6%	0.5%	-1.1pts
Canada	3.5%	1.2%	1.0%	-0.2pts
Consumer Price Index (CPI)	2022	2023	2024f RBC	YY
Ontario	3.4%	3.6%	2.3%	-1.3pts
Canada	3.5%	3.9%	2.4%	-1.5pts
Real GDP	Apr, 2024	May, 2024	Jun, 2024	YY
Canada	0.3%	0.2%	0.0%	1.2pts

Unemployment Rate (Seasonally Adjusted - SA)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Canada	6.4%	6.4%	6.6%	1.1pts
Ontario	7.0%	6.7%	7.1%	1.4pts
Number Employed (SA 1000s)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Canada	20,516	20,514	20,536	1.8%
Ontario	8,055	8,077	8,069	1.5%
Labour Participation Rate (Seasonally Adjusted - SA)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Canada	65.3%	65.0%	65.1%	-0.5pts
Ontario	65.3%	65.0%	65.0%	-0.8pts

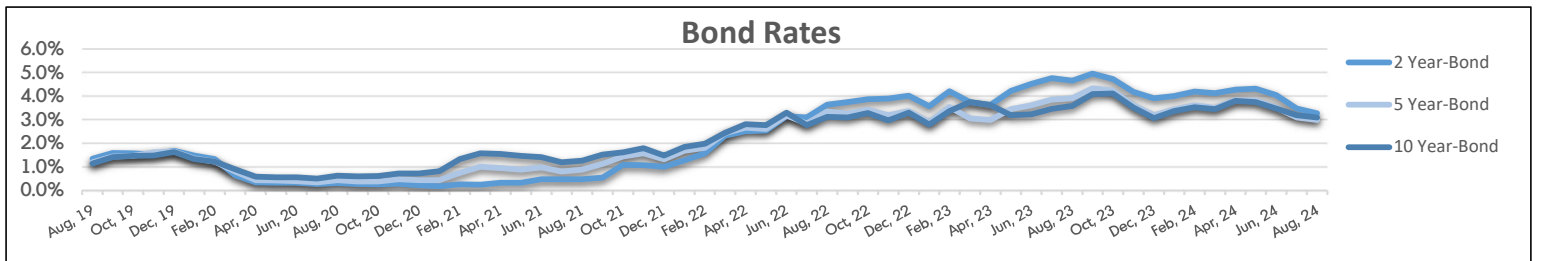
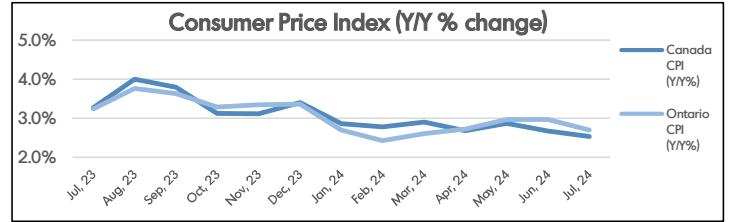
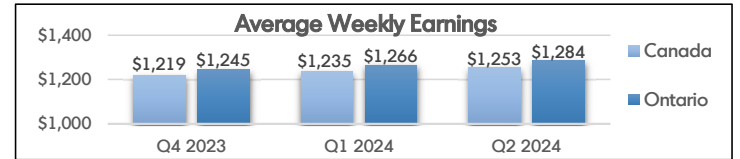
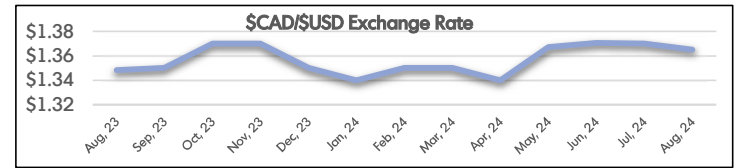
Population	Q2 2022	Q2 2023	Q2 2024	YY
Ontario	15,007,816	15,500,632	15,996,989	3.2%
Migration	Q1 2022	Q1 2023	Q1 2024	YY
Net Interprovincial Migration	-6,596	-14,732	-9,020	38.8%
Net International Migration	36,286	125,907	92,722	-26.4%



Mortgage 90 Day Arrears	Q2 2022	Q2 2023	Q2, 2024	YY
Ontario	0.06%	0.08%	0.14%	0.06pts
Canada	0.14%	0.15%	0.19%	0.04pts
Consumer Bankruptcies	Q2 2022	Q2 2023	Q2 2024	YY
Ontario	2,113	2,351	2,961	25.9%
Canada	7,133	7,770	8,944	15.1%
Ontario (Unadjusted)	Q2 2022	Q2 2023	Q2 2024	YY
Housing Starts	22,460	25,512	19,256	-24.5%

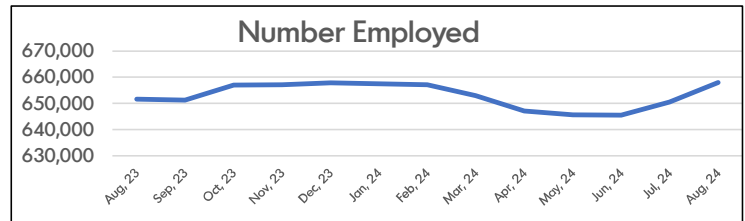
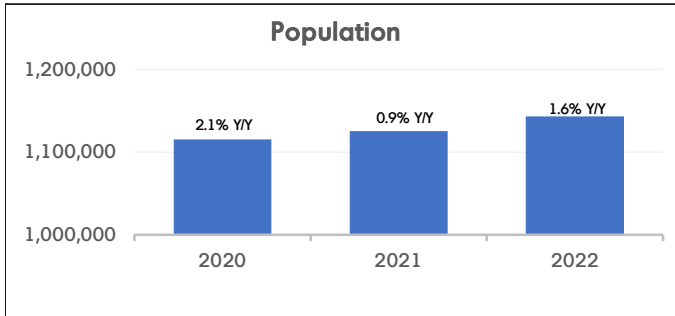
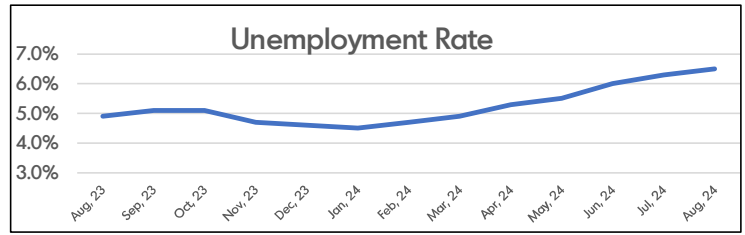
Economic Stats	May, 2024	Jun, 2024	Jul, 2024	YY
Imports	39,187,609	39,592,239	37,460,640	3.8%
Exports	20,744,833	20,871,734	18,983,519	-1.1%
Trade Balance	-18,442,776	-18,720,505	-18,477,121	9.3%
Economic Stats	Apr, 2024	May, 2024	June, 2024	YY
Manufacturing (SA)	30,956,724	31,333,447	30,658,693	-7.9%
Retail Sales (SA)	24,778,794	24,673,014	24,496,770	-1.5%

(millions)



Ottawa Housing Statistics and Economic Indicators

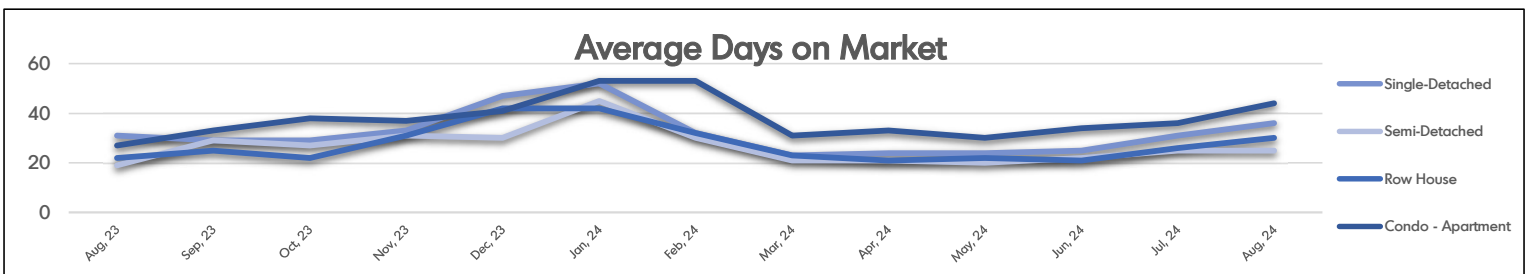
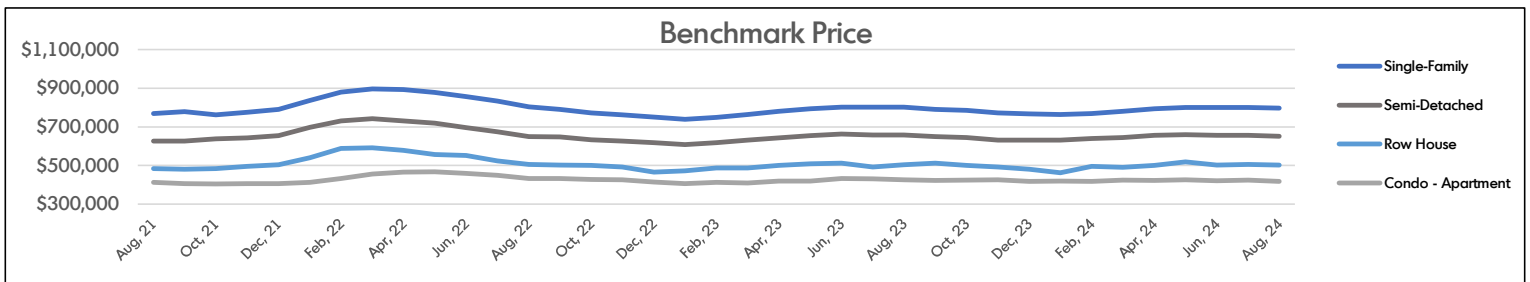
ECONOMY (SA)	Jun 2024	Jul 2024	Aug 2024	YY
Unemployment Rate	6.0%	6.3%	6.5%	1.6pts
Number Employed	645,500	650,600	658,000	1.0%
Labour Participation Rate	68%	68.5%	69.2%	-1.0pts



Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family Detached	421	29.1%	741	-3.1%	56.8%	55.8%	1,414	15.9%	\$797,800	-0.4%
Semi-Detached	47	-16.1%	79	-19.4%	59.5%	4.1%	129	-2.3%	\$651,600	-1.0%
Row House	207	4.5%	340	5.9%	60.9%	-1.3%	438	20.3%	\$502,200	-0.1%
Condo - Apartment	141	-8.4%	287	5.5%	49.1%	-13.2%	601	47.7%	\$416,800	-1.9%

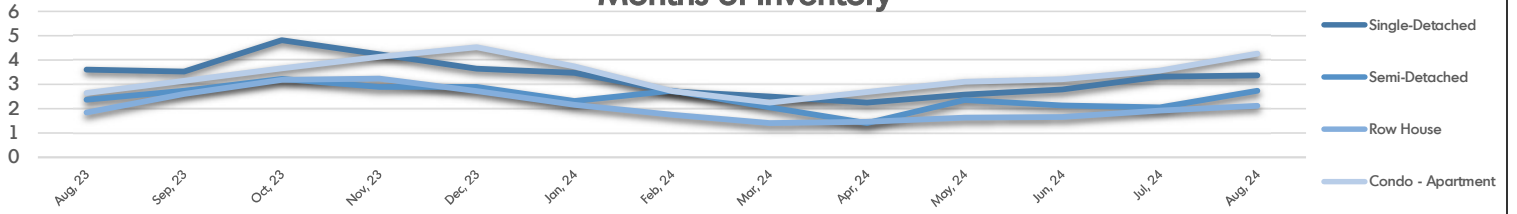
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single-Family Detached	4713	7.2%	9,342	16.0%	55.8%	-1.5%	14,636	29.0%	\$785,292	1.2%
Semi-Detached	638	1.3%	1,085	1.3%	63.0%	4.3%	1,497	11.6%	\$645,850	1.2%
Row House	2378	0.0%	3,913	9.0%	66.5%	-4.8%	4,757	25.2%	\$496,625	0.7%
Condo - Apartment	1727	-1.7%	3,323	12.3%	53.3%	-9.4%	5,670	21.9%	\$421,125	0.1%

Benchmark Price by Timeframe and Property Type									
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month	August, 2024	
Single-Family Detached	\$531,900	\$768,800	\$801,300	\$768,800	\$801,000	\$800,000	\$800,400	\$797,800	
Semi-Detached	\$433,200	\$626,800	\$658,400	\$640,300	\$660,100	\$655,700	\$656,000	\$651,600	
Townhouse	\$322,300	\$483,600	\$502,900	\$495,000	\$517,500	\$501,500	\$506,100	\$502,200	
Apartment	\$305,700	\$410,900	\$424,700	\$417,000	\$425,000	\$420,800	\$422,800	\$416,800	

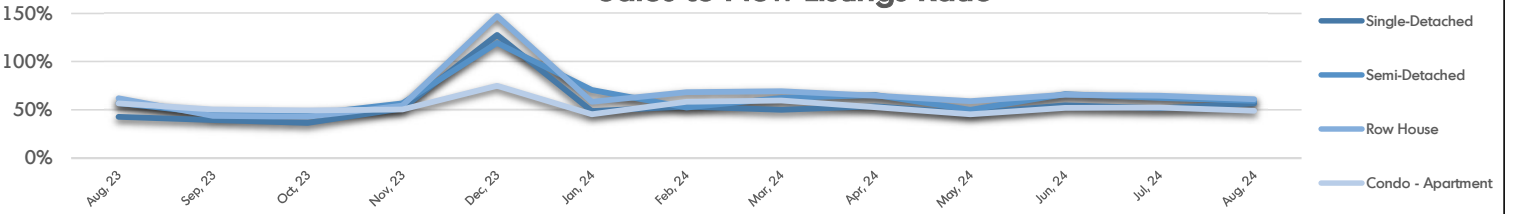


Ottawa Housing Statistics and Economic Indicators

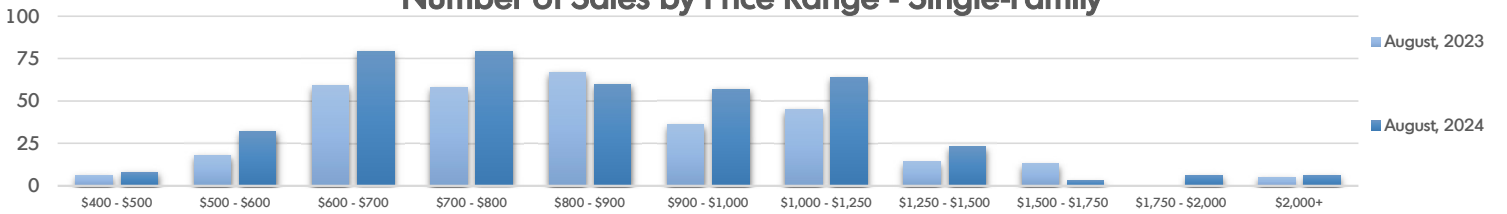
Months of Inventory



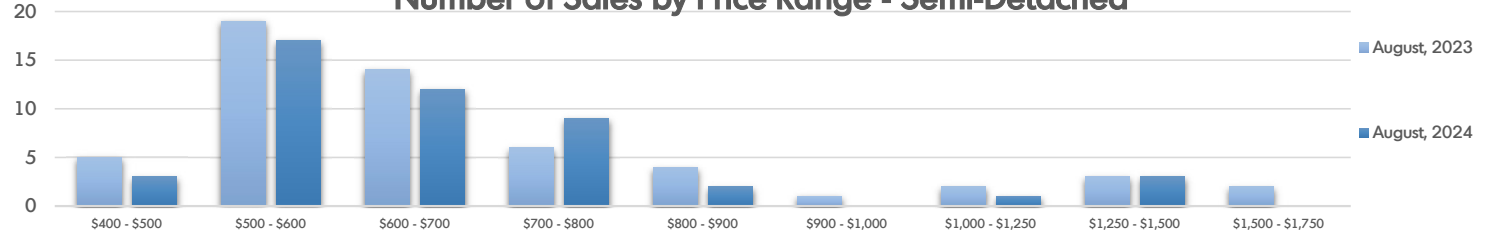
Sales to New Listings Ratio



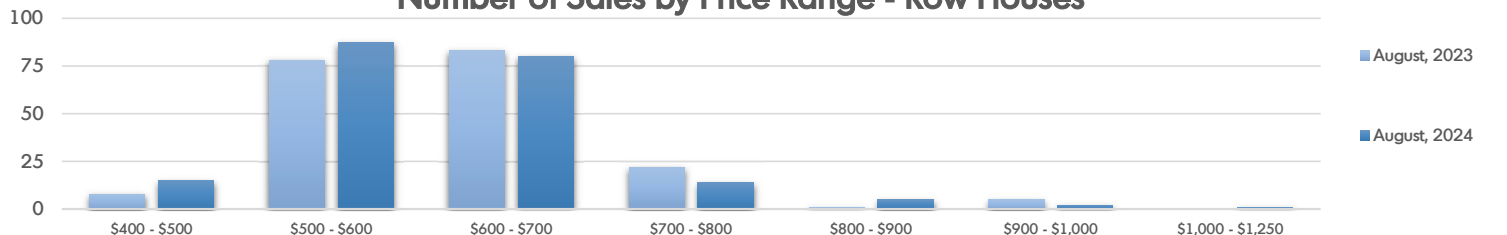
Number of Sales by Price Range - Single-Family



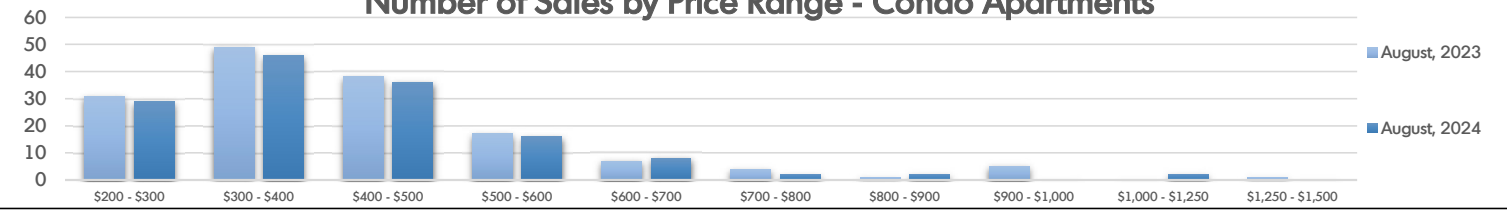
Number of Sales by Price Range - Semi-Detached



Number of Sales by Price Range - Row Houses

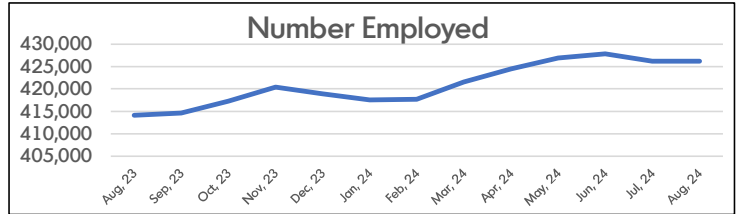
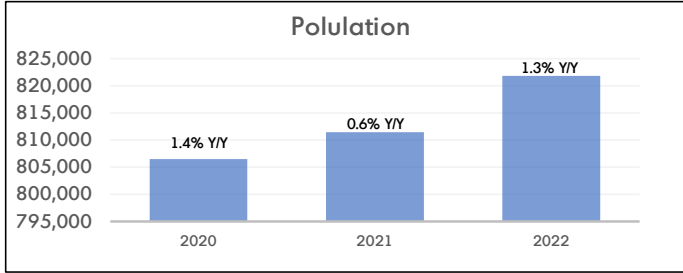
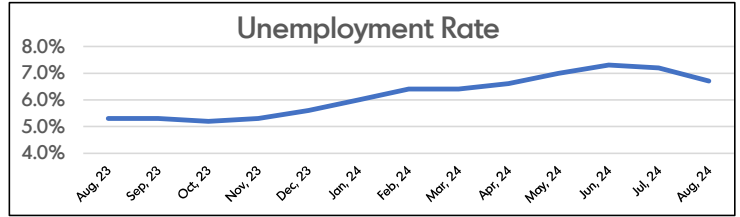


Number of Sales by Price Range - Condo Apartments



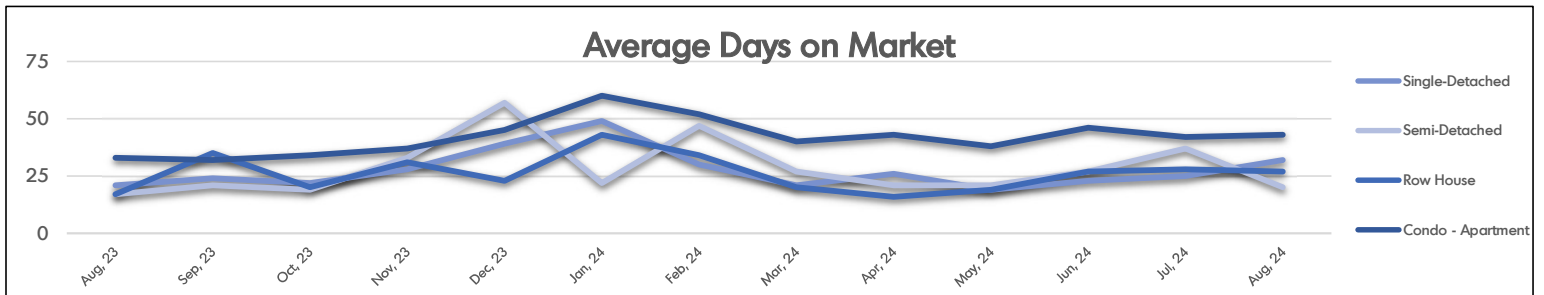
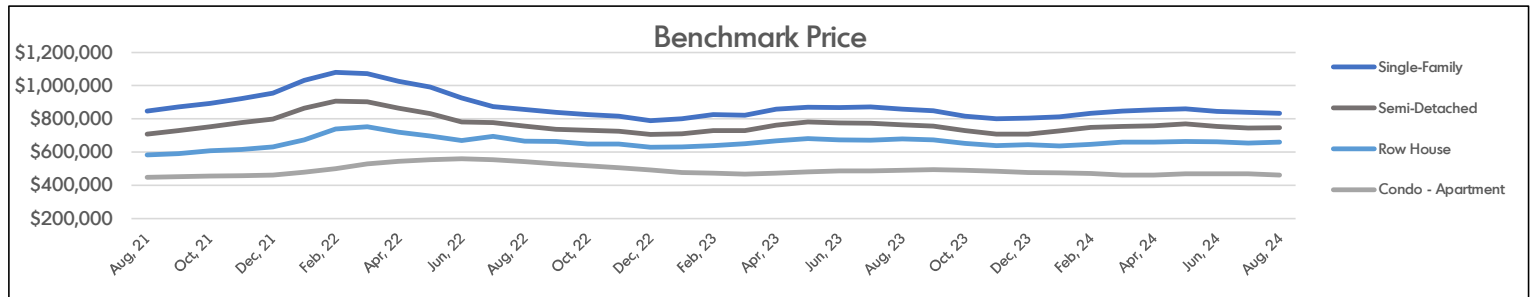
Hamilton Housing Statistics and Economic Indicators

ECONOMY (SA)	Jun 2024	Jul 2024	Aug 2024	YY
Unemployment Rate	7.3%	7.2%	6.7%	1.4pts
Number Employed	427,800	426,200	426,200	2.9%
Labour Participation Rate	66.1%	65.6%	65.1%	1.1pts



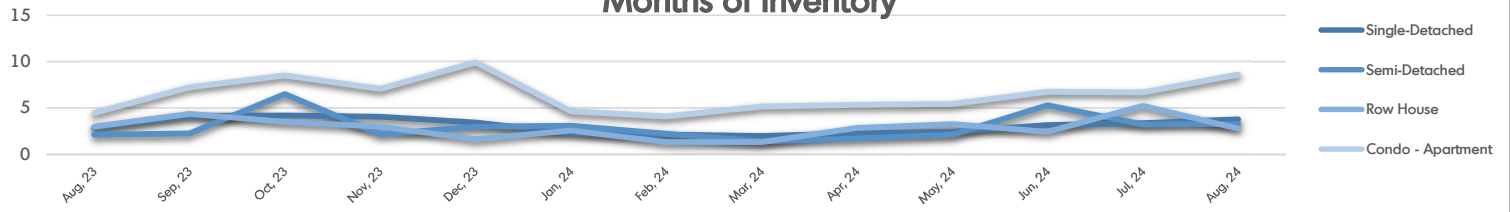
Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family Detached	197	-1.0%	387	-5.8%	50.9%	5.1%	742	29.9%	\$833,100	-2.9%
Semi-Detached	15	-11.8%	29	3.6%	51.7%	-14.8%	49	36.1%	\$745,200	-2.6%
Row House	25	66.7%	34	0.0%	73.5%	66.7%	69	53.3%	\$659,600	-3.0%
Condo - Apartment	25	-24.2%	82	24.2%	30.5%	-39.0%	215	46.3%	\$460,400	-6.0%
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single-Family Detached	2,611	-5.8%	5,390	13.5%	54.0%	-10.8%	7,867	36.7%	\$832,567	-0.5%
Semi-Detached	196	0.5%	357	10.5%	58.9%	-6.0%	515	25.0%	\$742,050	-0.2%
Row House	237	-1.3%	530	27.4%	52.3%	-9.4%	645	41.4%	\$654,117	-0.4%
Condo - Apartment	350	-4.9%	1,020	22.2%	35.4%	-20.3%	2,182	22.2%	\$473,375	0.0%

Benchmark Price by Timeframe and Property Type									
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month	August 2024	
Single-Family	\$570,300	\$846,300	\$858,300	\$832,700	\$860,300	\$844,400	\$838,800	\$833,100	
Semi-Detached	\$477,300	\$706,800	\$764,700	\$748,200	\$769,400	\$754,500	\$743,400	\$745,200	
Townhouse	\$392,100	\$581,900	\$679,900	\$646,100	\$664,400	\$662,000	\$655,300	\$659,600	
Apartment	\$335,800	\$447,000	\$490,000	\$470,500	\$467,600	\$469,600	\$468,000	\$460,400	

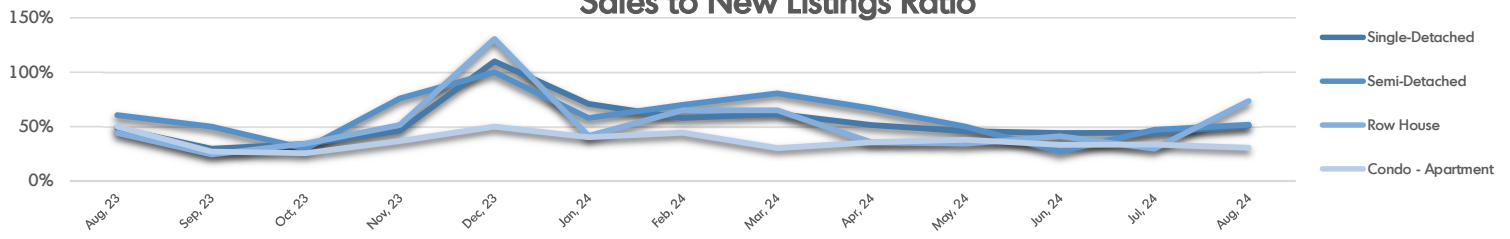


Hamilton Housing Statistics and Economic Indicators

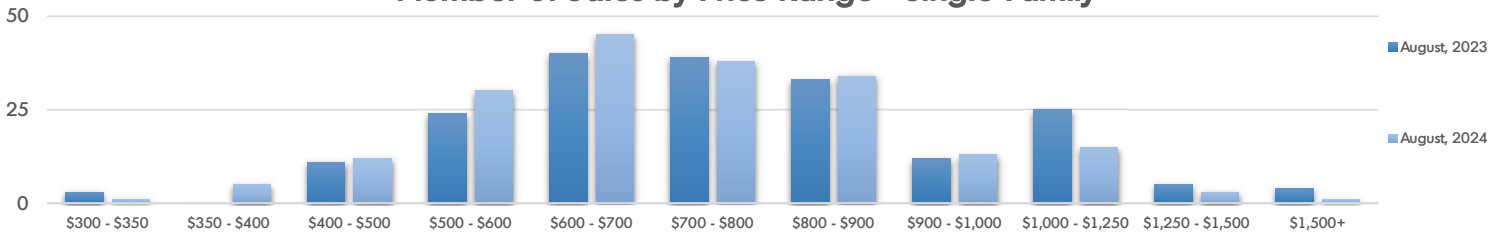
Months of Inventory



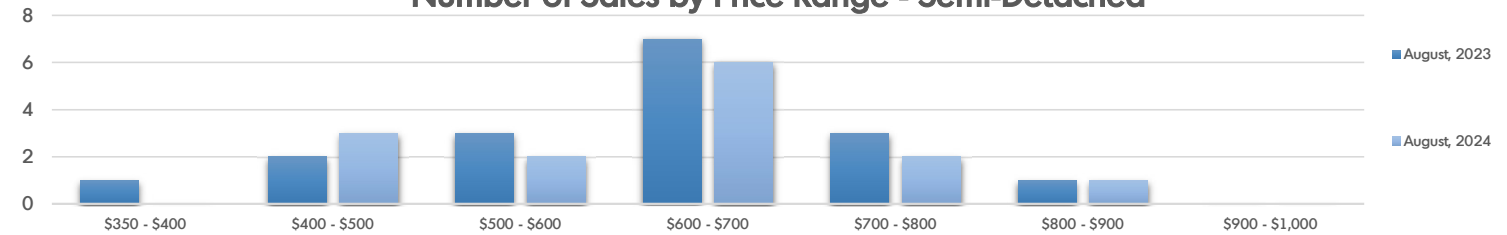
Sales to New Listings Ratio



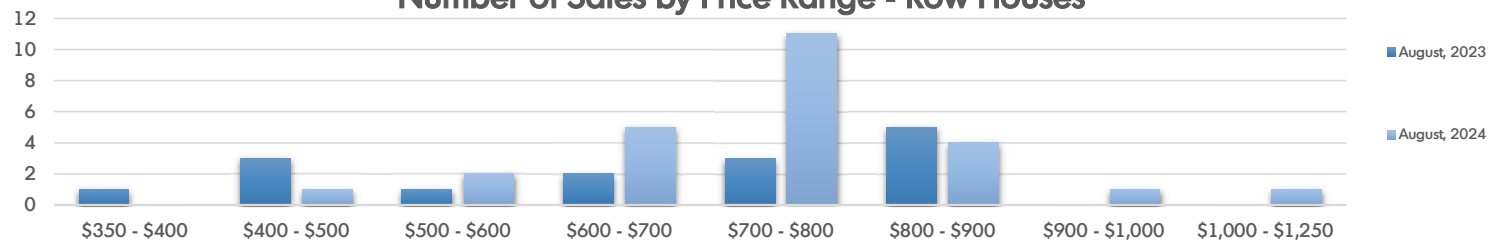
Number of Sales by Price Range - Single-Family



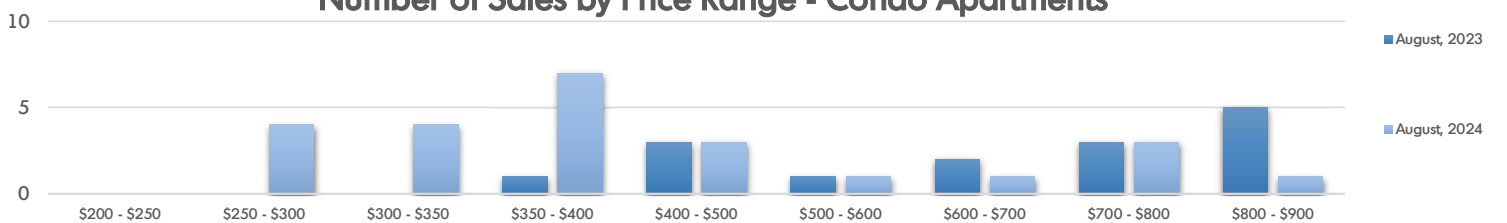
Number of Sales by Price Range - Semi-Detached



Number of Sales by Price Range - Row Houses

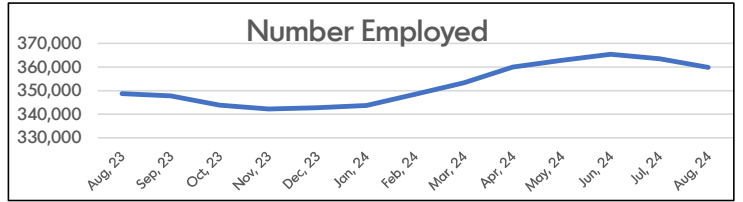
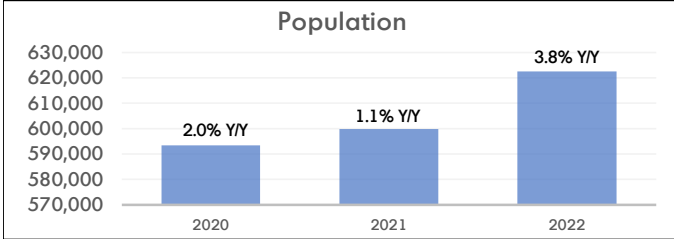
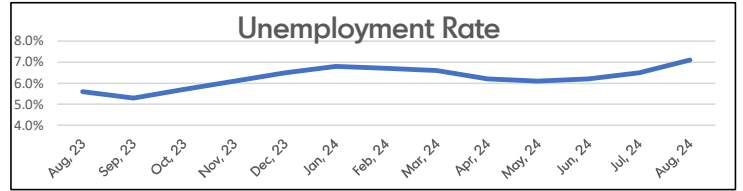


Number of Sales by Price Range - Condo Apartments



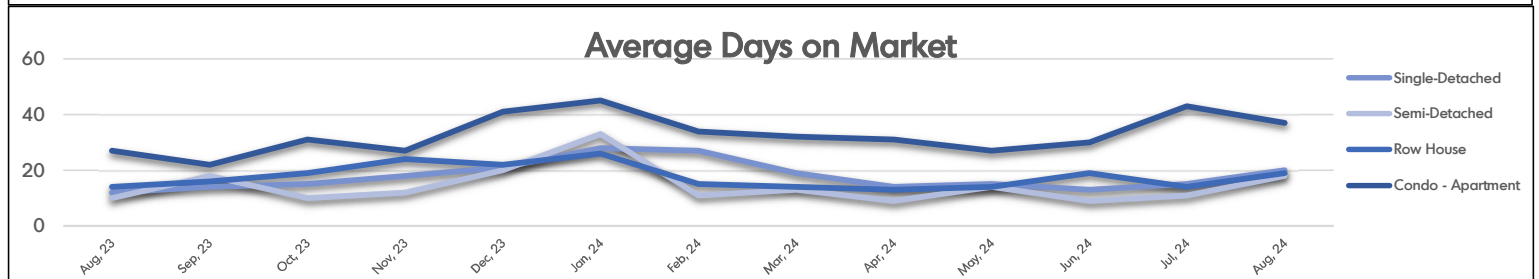
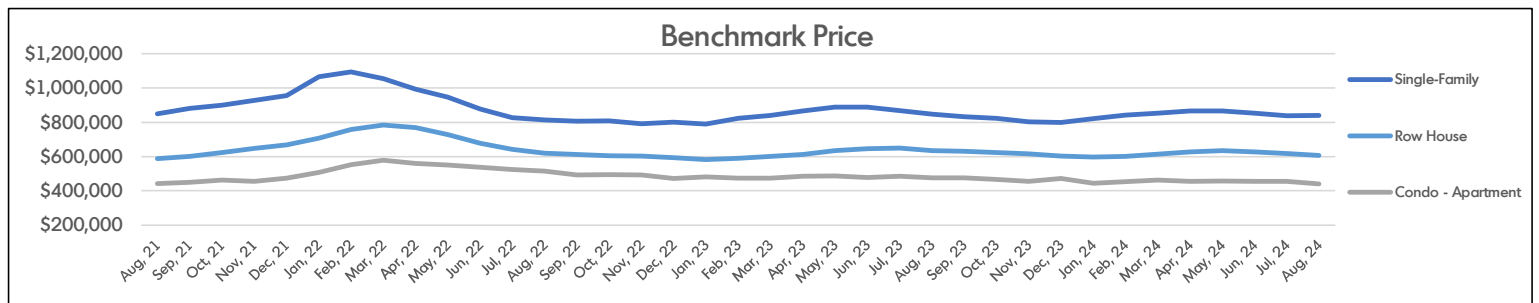
Kitchener-Waterloo Housing Statistics and Economic Indicators

ECONOMY (SA)	Jun 2024	Jul 2024	Aug 2024	YY
Unemployment Rate	6.2%	6.5%	7.1%	1.5pts
Number Employed	365,400	363,600	359,900	3.2%
Labour Participation Rate	71.0%	70.5%	69.9%	-0.3pts

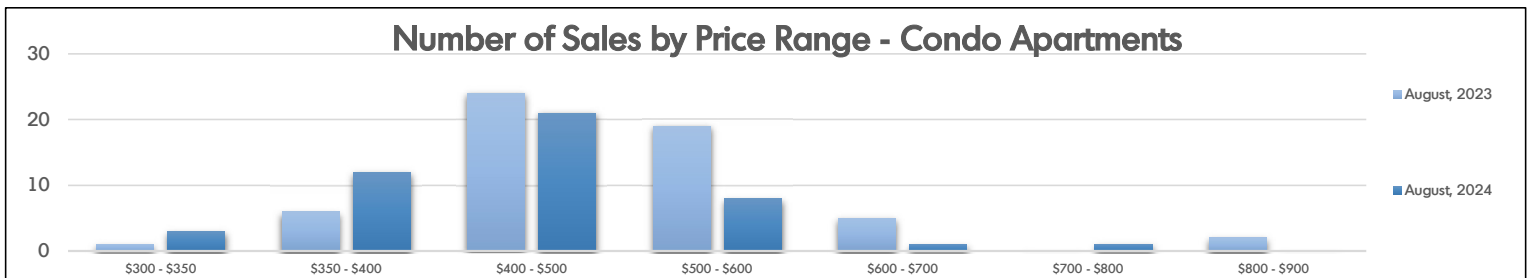
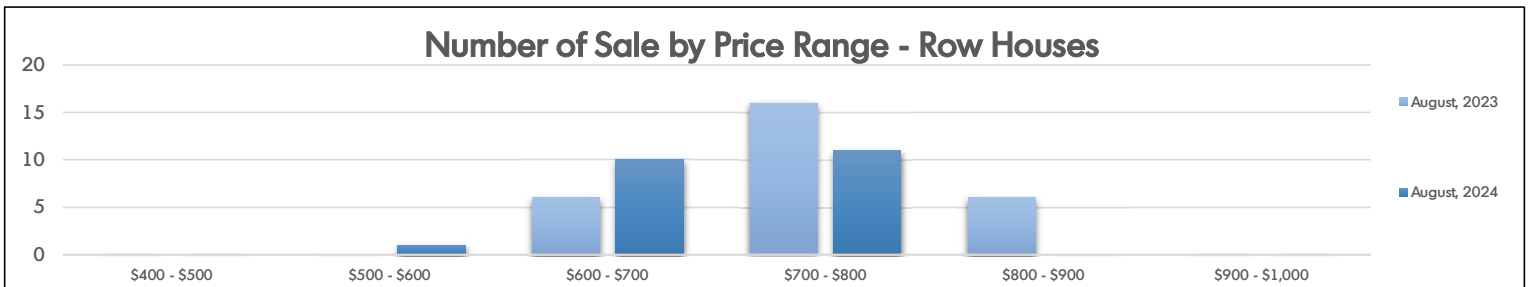
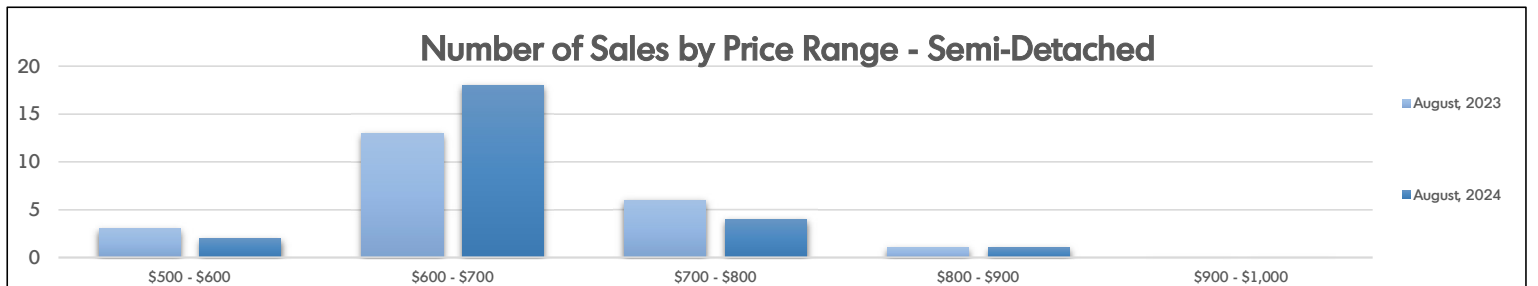
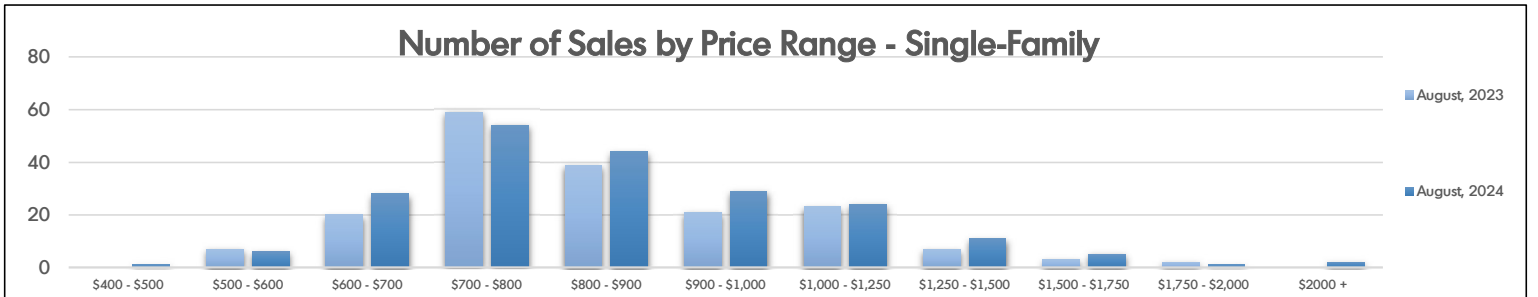
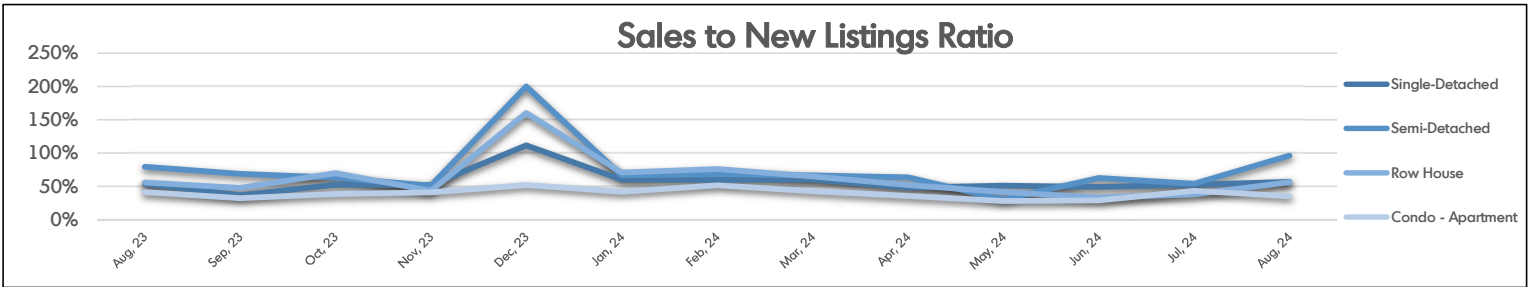
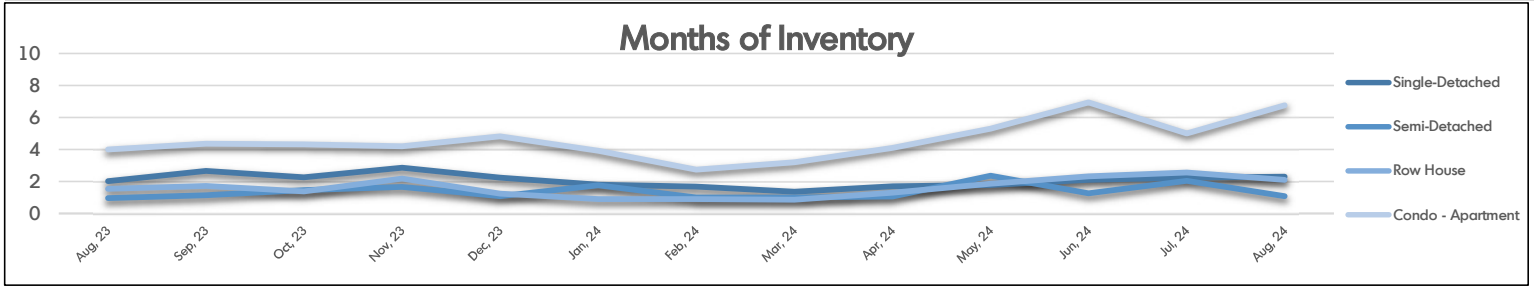


Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family Detached	205	13.9%	358	7.2%	57.3%	6.3%	472	20.5%	\$839,300	-0.9%
Semi-Detached	25	8.7%	26	-10.3%	96.2%	21.2%	27	22.7%	Not Available	
Row House	22	-24.1%	39	-25.0%	56.4%	1.1%	46	2.2%	\$606,800	-4.4%
Condo - Apartment	47	-17.5%	134	-2.9%	35.1%	-15.1%	318	39.5%	\$441,300	-7.2%
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single Family Detached	2,302	1.7%	4,353	22.1%	57.6%	-17.1%	4,727	55.7%	\$836,392	0.2%
Semi-Detached	238	-11.2%	380	16.6%	74.3%	-14.3%	322	66.8%	Not Available	
Row House	309	2.0%	582	26.8%	62.9%	-9.3%	487	51.7%	\$616,425	0.5%
Condo - Apartment	698	-4.0%	1,859	29.6%	39.4%	-22.7%	3,196	51.7%	\$457,800	-5.2%

Benchmark Price by Timeframe and Property Type								
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month	August 2024
Single-Family (detached & semi-detached)	\$551,100	\$848,600	\$846,900	\$841,000	\$866,900	\$852,900	\$839,100	\$839,300
Townhouse	\$374,300	\$586,800	\$634,900	\$601,200	\$634,100	\$626,400	\$617,900	\$606,800
Apartment	\$323,000	\$442,400	\$475,400	\$452,500	\$458,200	\$455,800	\$454,800	\$441,300

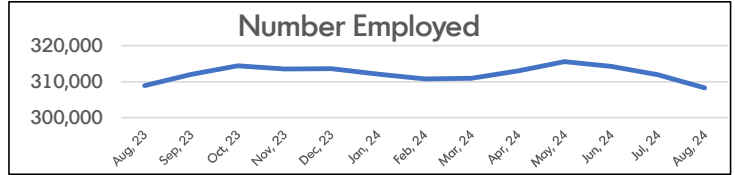
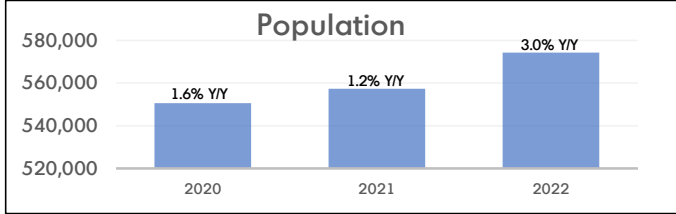
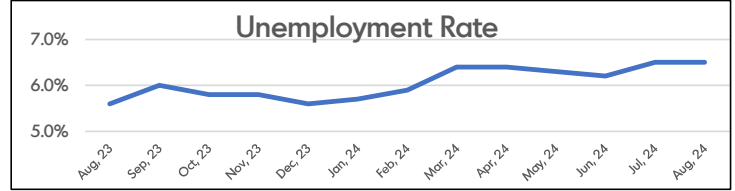


Kitchener-Waterloo Housing Statistics and Economic Indicators



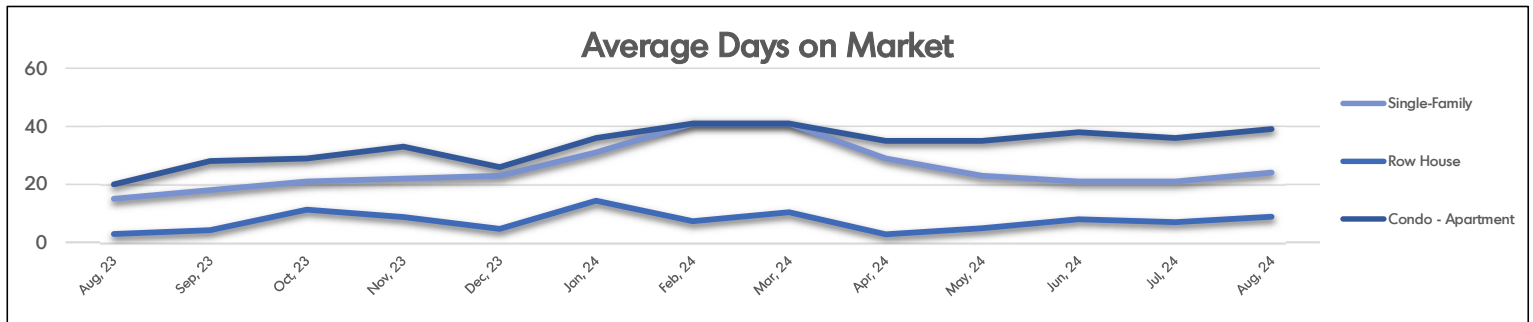
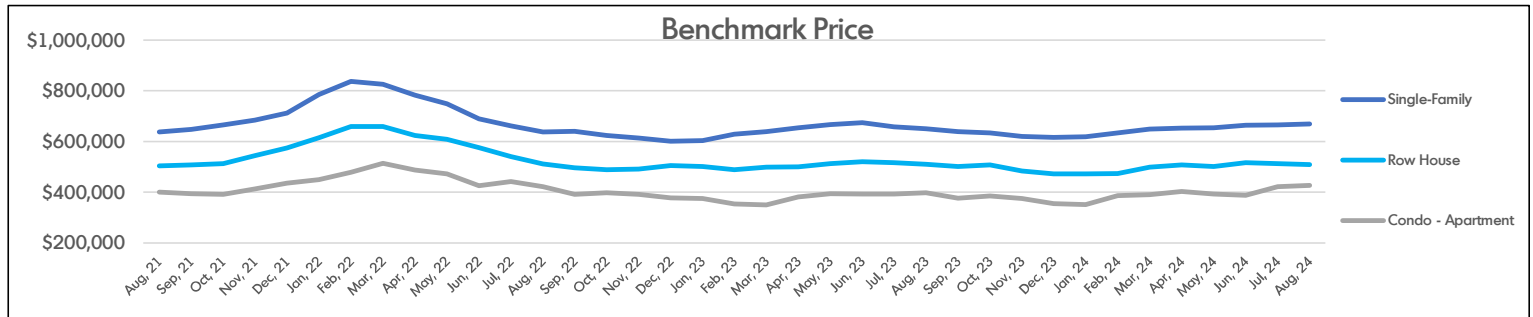
London & St. Thomas Housing Statistics and Economic Indicators

ECONOMY (SA)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Unemployment Rate	6.2%	6.5%	6.5%	0.9pts
Number Employed	314,200	311,900	308,300	-0.2%
Labour Participation Rate	65.9%	65.3%	64.3%	-2.4pts



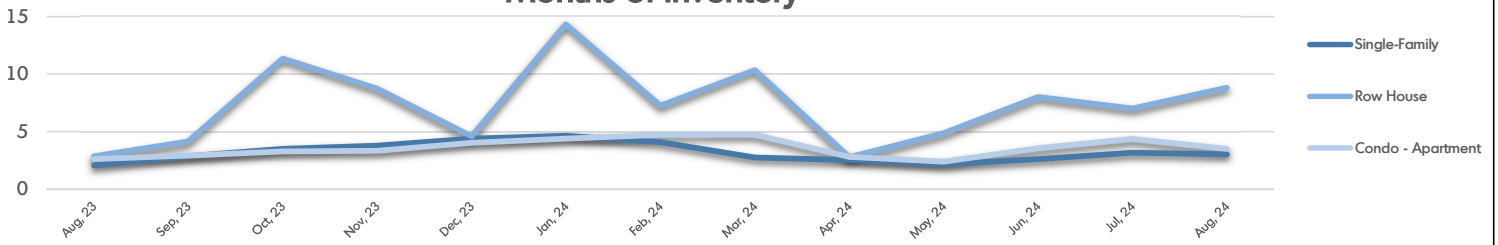
Reporting Period: July, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family	449	5.2%	973	6.9%	46.1%	-1.7%	2070	28.1%	\$669,100	2.7%
Row House	76	-11.6%	206	19.1%	36.9%	-25.8%	428	51.8%	\$509,800	-0.1%
Condo - Apartment	30	-41.2%	93	-17.7%	32.3%	-28.5%	230	46.5%	\$427,400	7.2%
Reporting Period: August, 2023 to July, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single Family	5,122	3.7%	10,790	17.5%	50.1%	-9.5%	18,799	41.1%	\$643,175	0.8%
Row House	997	2.7%	2,134	28.7%	51.9%	-13.8%	3,669	53.5%	\$496,942	-1.1%
Condo - Apartment	517	-5.5%	1,112	17.2%	47.6%	-18.6%	2,108	58.1%	\$387,792	1.2%

Benchmark Price by Timeframe and Property Type									
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month	August, 2024	
Single-Family (detached & semi-detached)	\$400,800	\$637,300	\$651,200	\$634,000	\$653,800	\$664,700	\$665,500	\$669,100	
Townhouse	\$310,200	\$504,800	\$510,100	\$474,200	\$501,000	\$516,800	\$513,700	\$509,800	
Apartment	\$265,800	\$399,900	\$398,700	\$386,300	\$392,700	\$388,600	\$421,200	\$427,400	

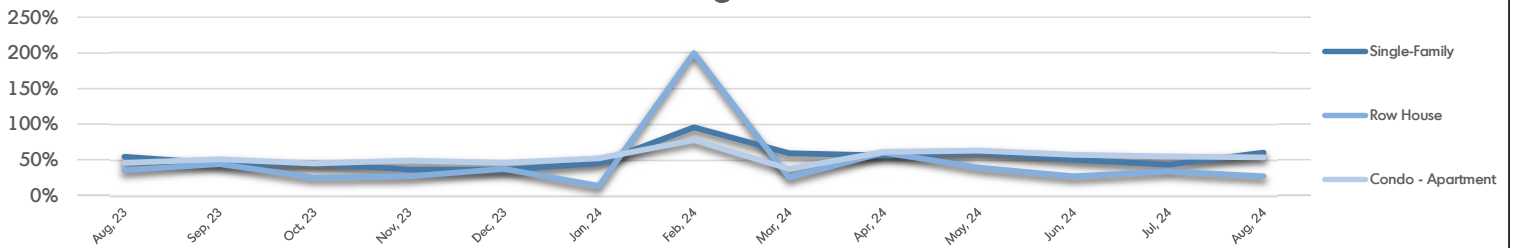


London & St. Thomas Housing Statistics and Economic Indicators

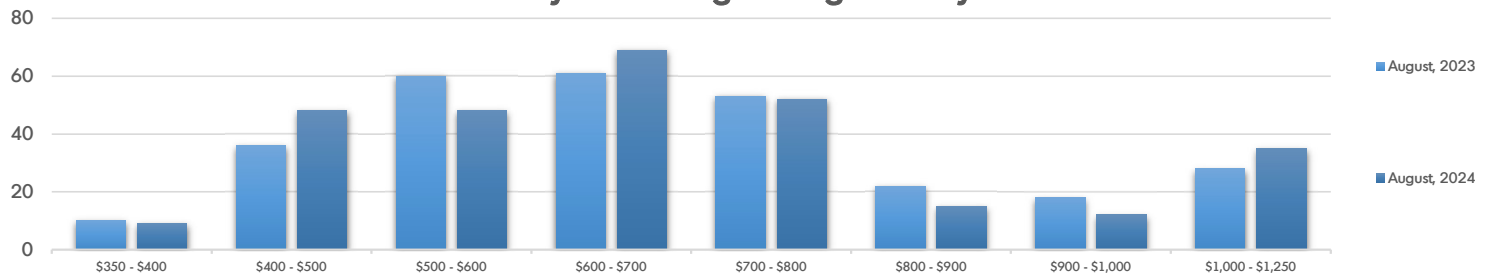
Months of Inventory



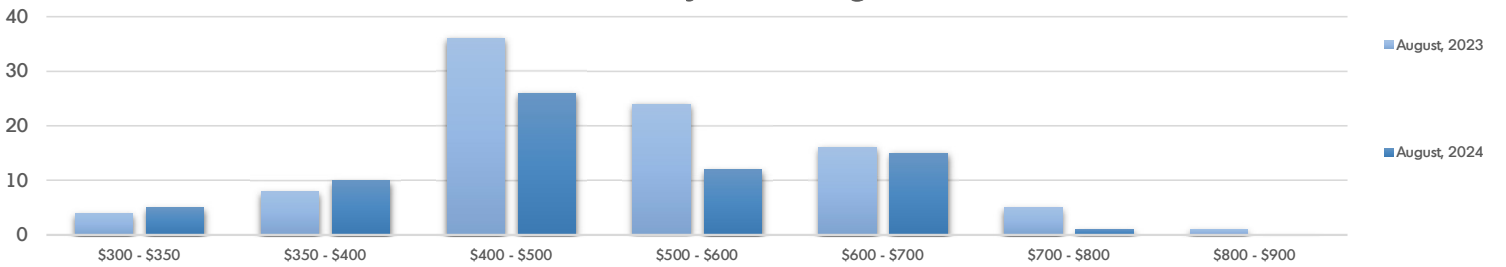
Sales to New Listings Ratio



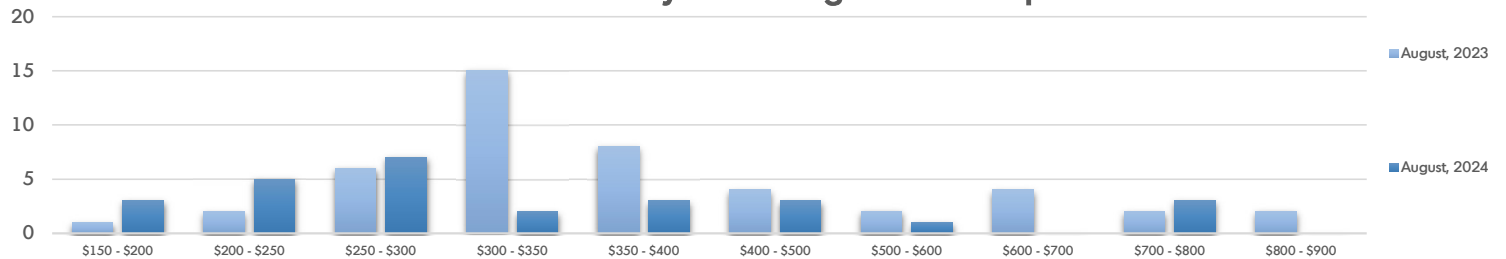
Number of Sales by Price Range - Single-Family



Number of Sales by Price Range - Row Houses

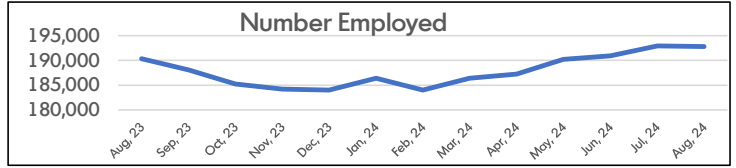
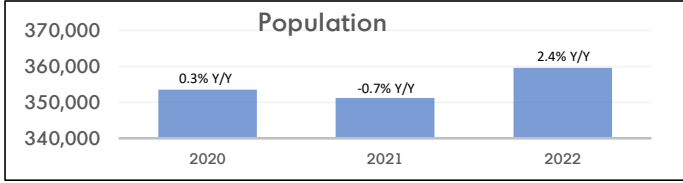
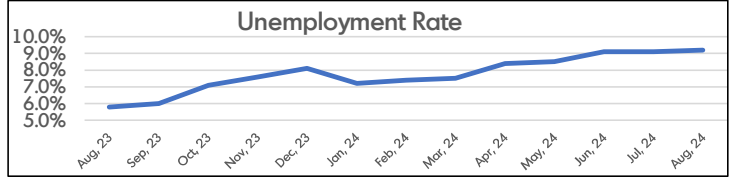


Number of Sales by Price Range - Condo Apartments



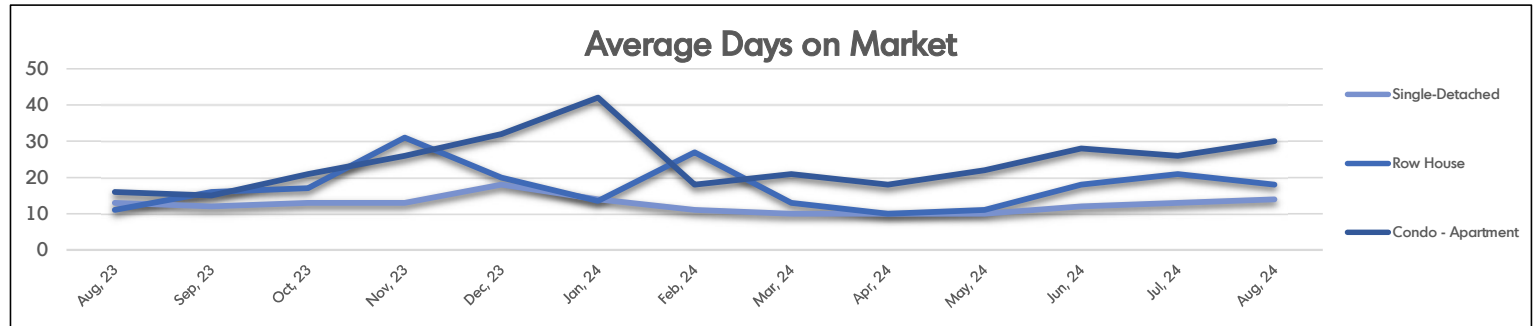
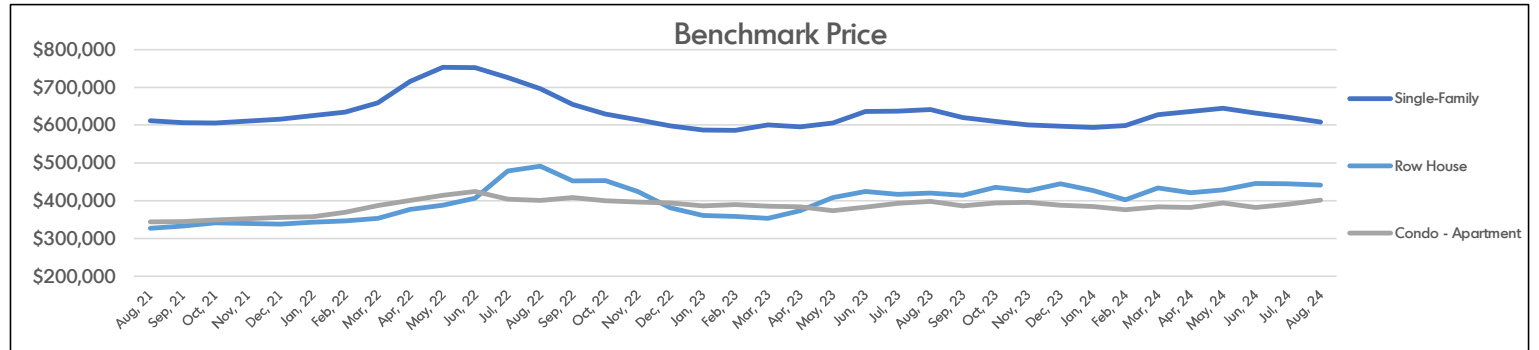
Windsor Housing Statistics and Economic Indicators

ECONOMY (SA)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Unemployment Rate	9.1%	9.1%	9.2%	3.4pts
Number Employed	190,900	192,900	192,800	1.3%
Labour Participation Rate	64.1%	64.4%	64.2%	0.3pts

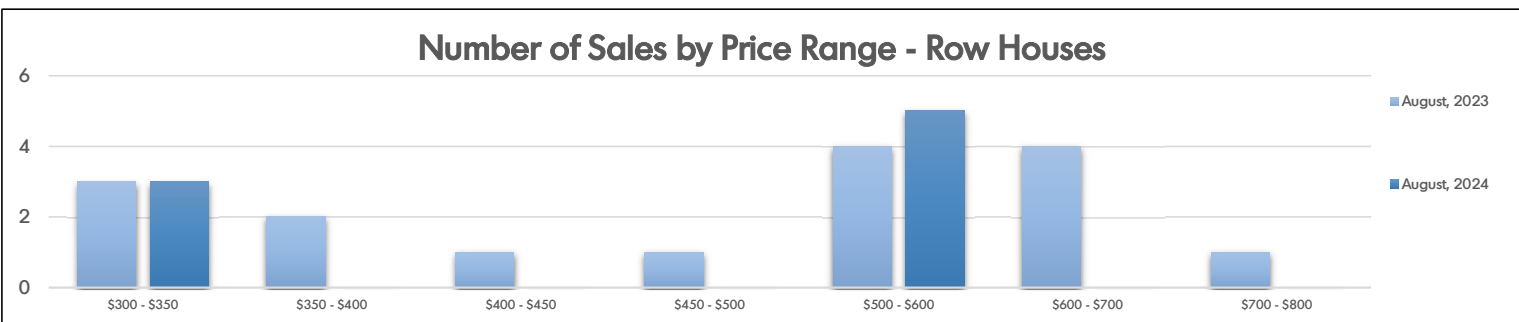
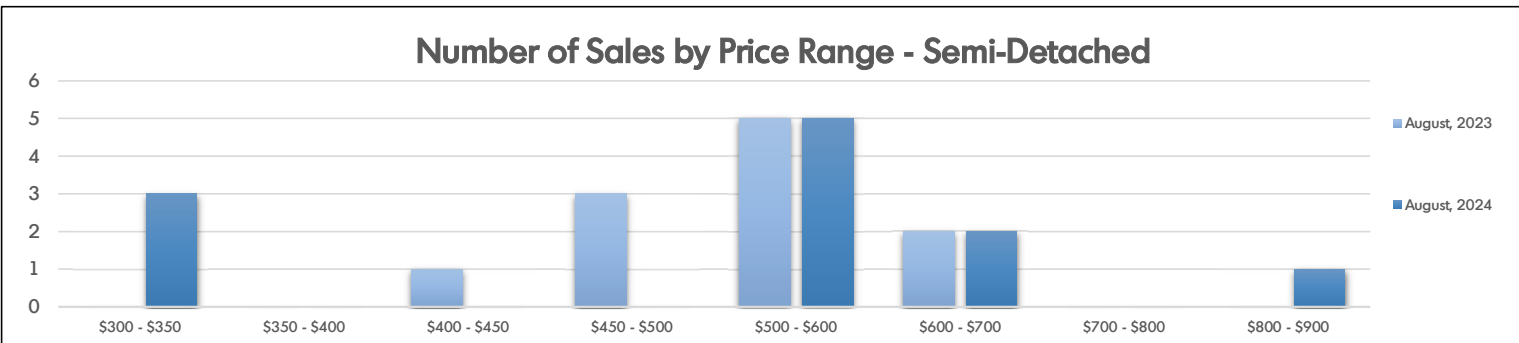
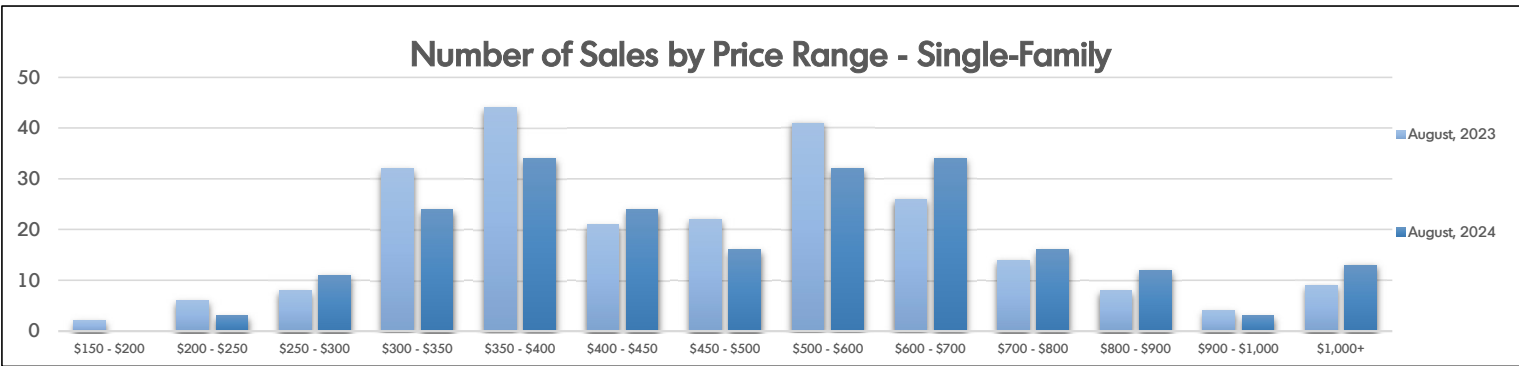
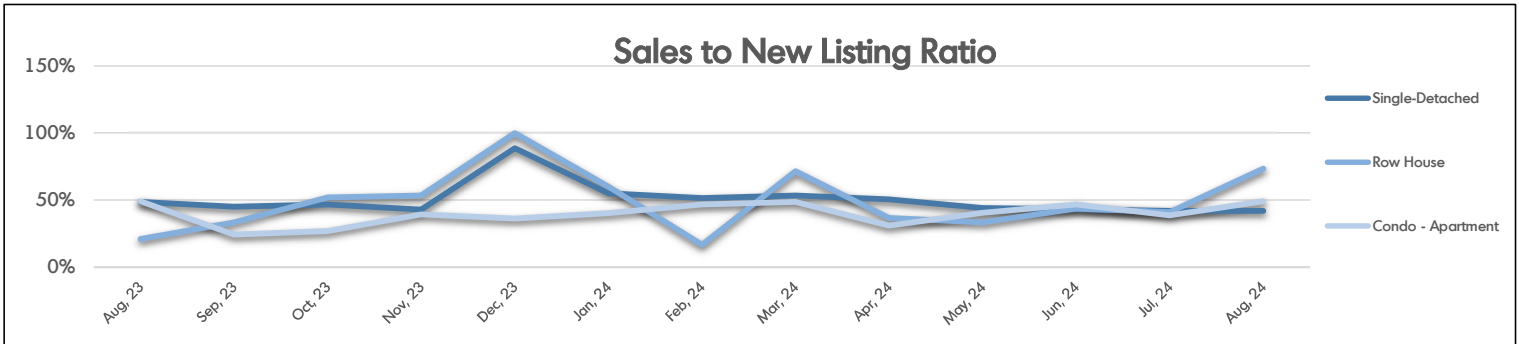
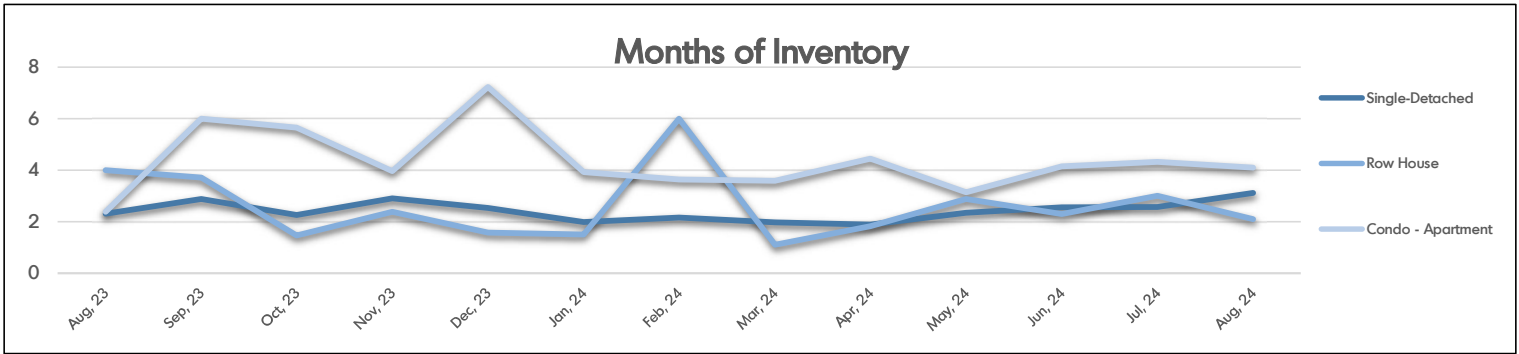


Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family Detached	260	-11.0%	621	3.5%	41.9%	46.1%	809	-10.7%	\$608,100	-5.2%
Row House	11	120.0%	15	-37.5%	73.3%	252.0%	23	15.0%	\$441,200	5.0%
Condo	31	0.0%	63	0.0%	49.2%	0.0%	127	71.6%	\$401,600	0.8%
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVERAGE PRICE	
Single Family Detached	3,035	-6.2%	6,400	7.9%	50.4%	-9.5%	7,349	2.9%	\$615,825	0.1%
Row House	102	0.0%	218	-7.6%	51.2%	14.1%	223	-11.5%	\$430,533	7.0%
Condo	324	2.5%	832	31.0%	39.0%	-28.3%	1,362	49.5%	\$388,367	-0.7%

Benchmark Price by Timeframe and Property Type								
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month	August, 2024
Single-Family (detached & semi-detached)	\$384,600	\$612,000	\$641,300	\$599,200	\$644,800	\$632,000	\$621,499	\$608,100
Townhouse	\$244,300	\$327,600	\$420,200	\$402,500	\$428,900	\$445,700	\$445,100	\$441,200
Condo	\$257,600	\$344,200	\$398,500	\$376,300	\$393,800	\$382,200	\$390,900	\$401,600

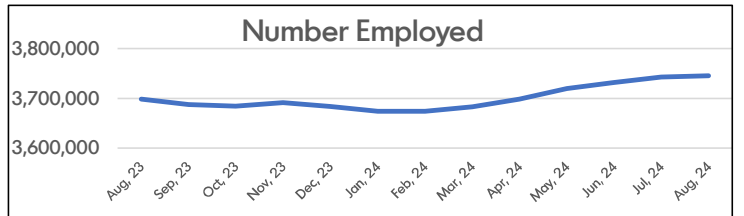
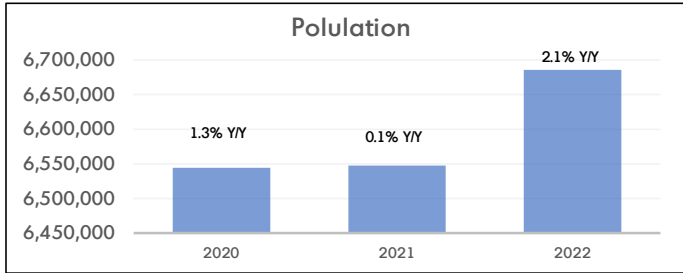
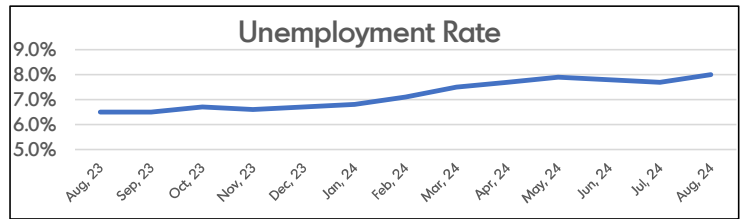


Windsor Housing Statistics and Economic Indicators



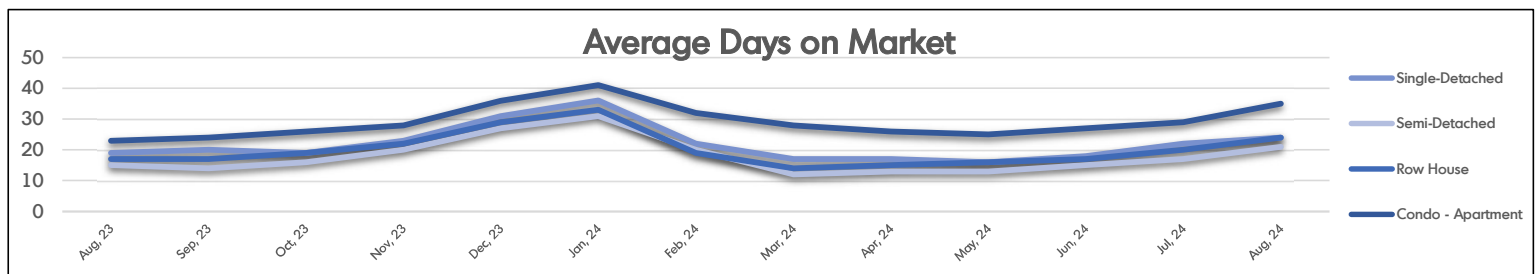
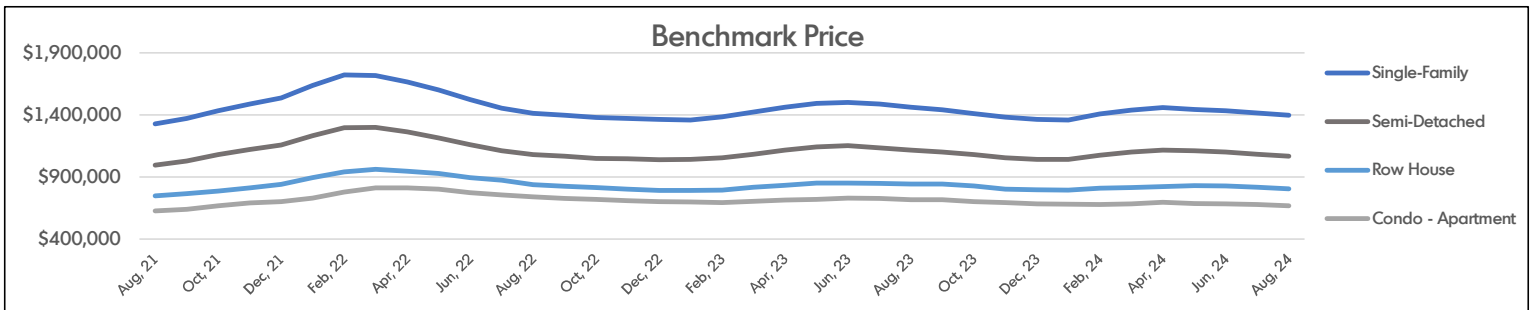
GTA Housing Statistics and Economic Indicators

ECONOMY (SA)	Jun 2024	Jul 2024	Aug 2024	YY
Unemployment Rate	7.8%	7.7%	8.0%	1.5pts
Number Employed	3,732,300	3,743,200	3,745,700	1.3%
Labour Participation Rate	66.6%	66.5%	66.5%	-1.3pts



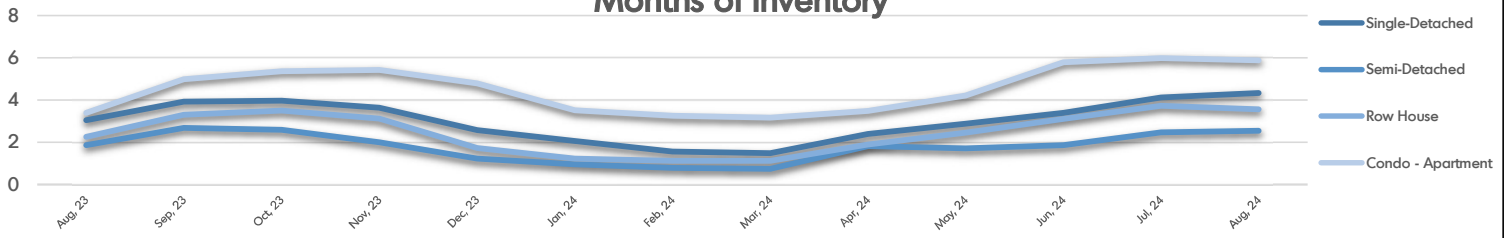
Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	PRICE	YY
Single-Family Detached	2,218	-2.0%	5,465	2.7%	40.6%	-4.6%	9,614	39.6%	\$1,397,100	-4.6%
Semi-Detached	427	-4.3%	841	-8.5%	50.8%	4.6%	1,083	30.6%	\$1,068,000	-4.4%
Row House	496	0.0%	1,195	4.0%	41.5%	-3.8%	1,768	58.0%	\$805,200	-4.8%
Condo - Apartment	1,417	-11.9%	3,959	1.7%	35.8%	-13.4%	8,336	52.8%	\$667,700	-7.0%
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single-Family Detached	26,757	-7.3%	62,620	6.3%	43.8%	-12.9%	77,819	24.6%	\$1,293,400	-9.4%
Semi-Detached	5,274	-5.3%	9,387	-4.6%	58.8%	-1.2%	8,963	15.8%	\$990,192	-9.2%
Row House	5,619	-1.4%	12,580	15.0%	45.7%	-18.5%	13,214	42.3%	\$816,342	-0.9%
Condo - Apartment	16,589	-12.6%	47,179	11.3%	34.6%	-26.0%	74,977	37.8%	\$628,325	-11.9%

	Benchmark Price by Timeframe and Property Type								August 2024
	5 Years	3 Years	1 Year	6 Months	3 Months	2 Months	1 Month		
Single-Family	\$986,300	\$1,328,300	\$1,464,000	\$1,408,500	\$1,444,500	\$1,435,300	\$1,416,200	\$1,397,100	
Semi-Detached	\$738,600	\$995,400	\$1,117,400	\$1,076,300	\$1,110,000	\$1,100,400	\$1,083,200	\$1,068,000	
Townhouse	\$577,200	\$749,800	\$845,600	\$809,000	\$830,200	\$828,100	\$817,200	\$805,200	
Apartment	\$535,700	\$627,000	\$717,600	\$679,100	\$685,300	\$683,700	\$679,200	\$667,700	

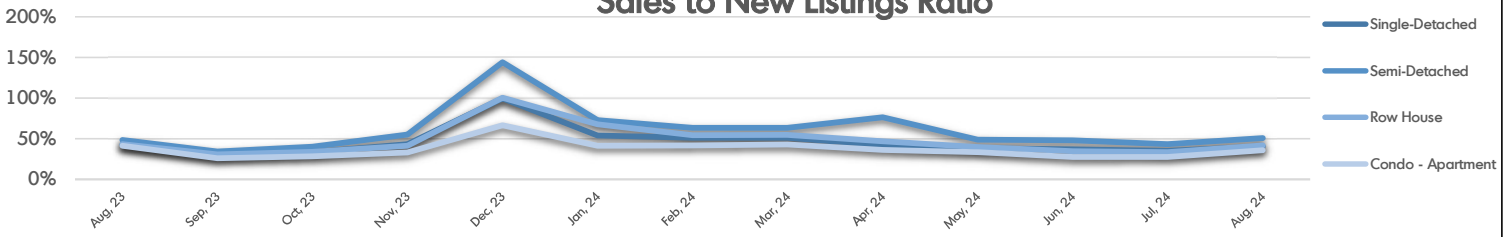


GTA Housing Statistics and Economic Indicators

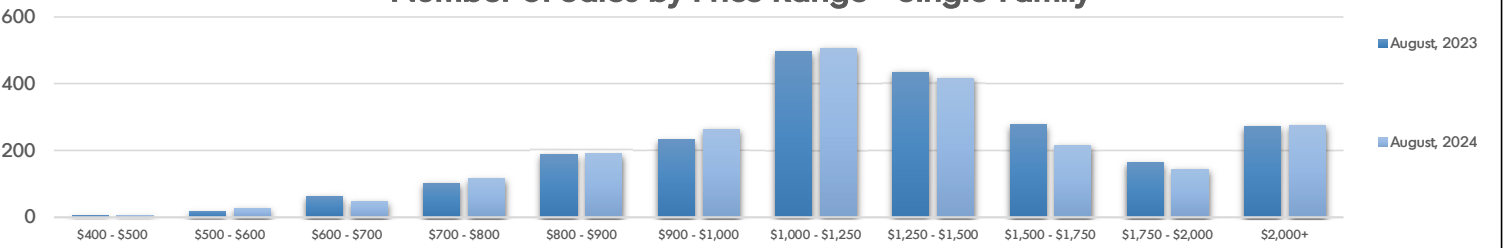
Months of Inventory



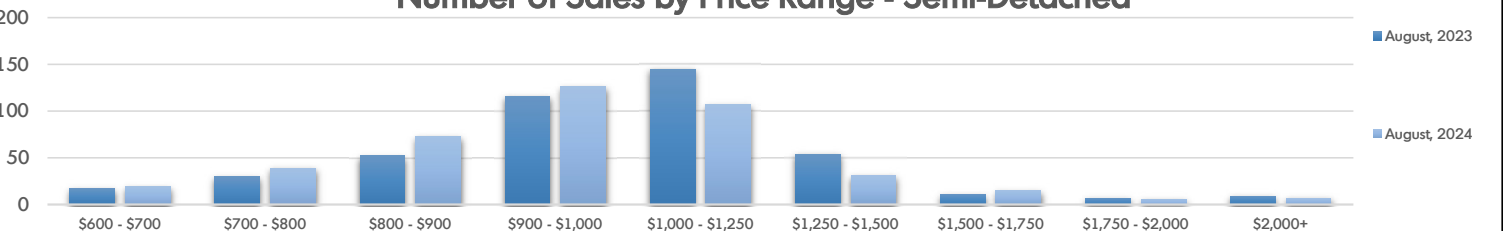
Sales to New Listings Ratio



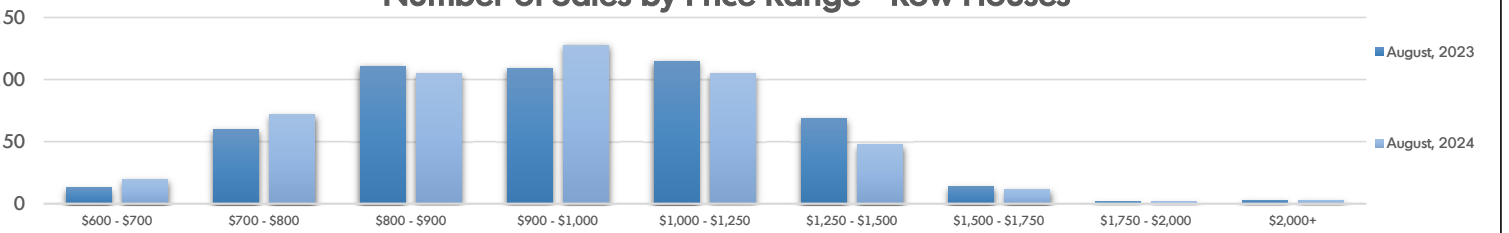
Number of Sales by Price Range - Single-Family



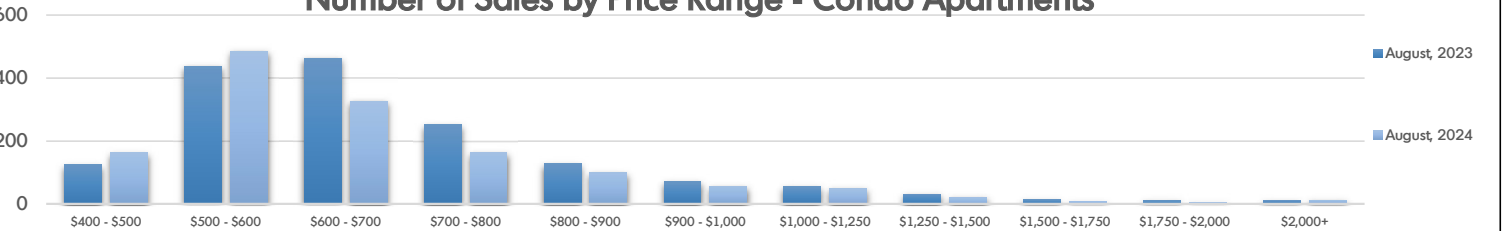
Number of Sales by Price Range - Semi-Detached



Number of Sales by Price Range - Row Houses

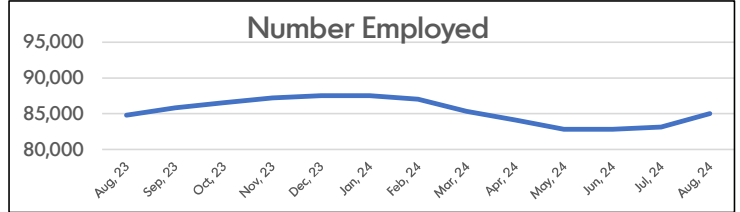
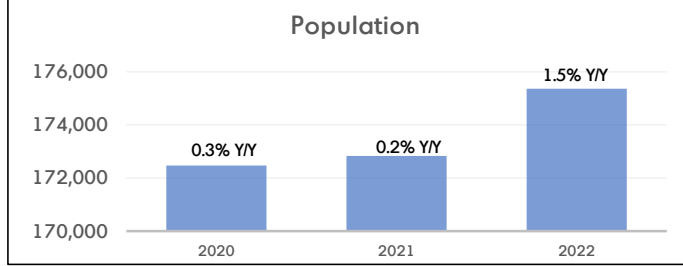
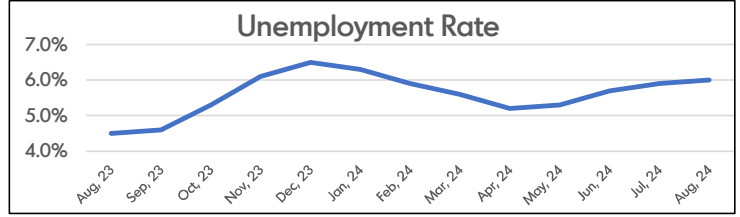


Number of Sales by Price Range - Condo Apartments



Sudbury Housing Statistics and Economic Indicators

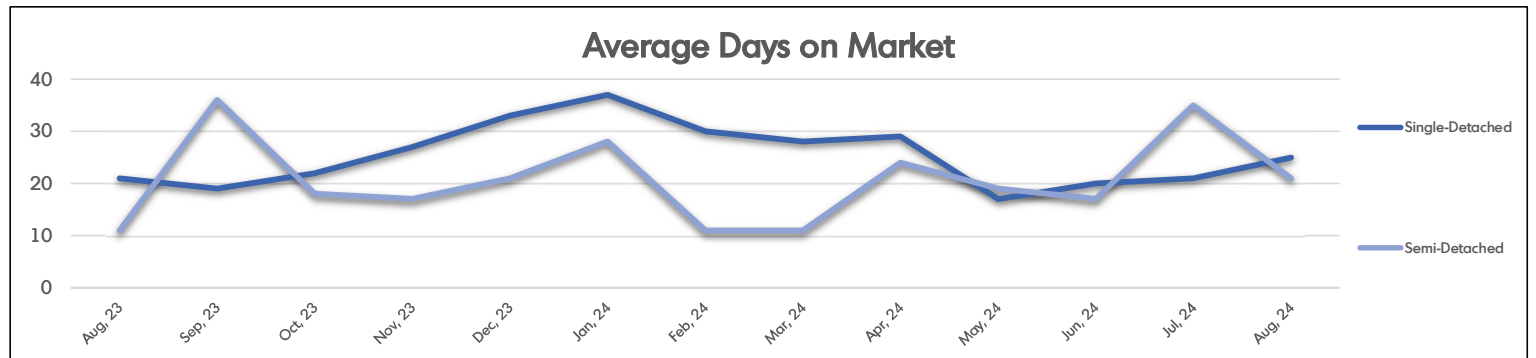
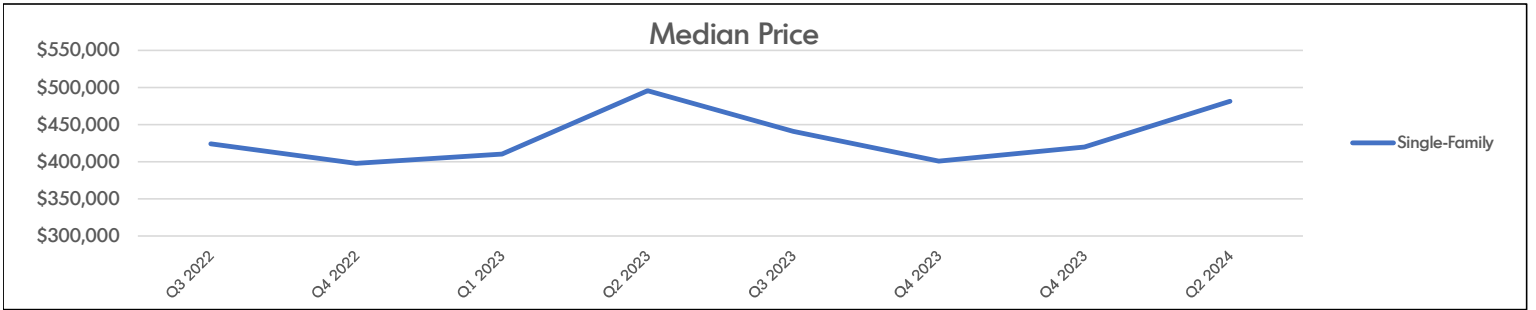
ECONOMY (SA)	Jun, 2024	Jul, 2024	Aug, 2024	YY
Unemployment Rate	5.7%	5.9%	6.0%	1.5pts
Number Employed	82,800	83,100	85,000	0.2%
Labour Participation Rate	58.5%	58.7%	60.0%	-0.2pts



Reporting Period: August, 2024										
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Median Price	
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single-Family Detached	97	-6.7%	113	-7.4%	85.8%	0.7%	146	0.7%	\$481,263	-4.5%
Semi-Detached	8	-20.0%	9	50.0%	88.9%	-46.7%	15	275.0%	Not Available	
Reporting Period: September, 2023 to August, 2024										
	TOTAL	YY	TOTAL	YY	AVERAGE	YY	TOTAL	YY	AVE PRICE	YY
Single-Family Detached	934	6.1%	1272	9.7%	78.1%	-1.3%	1596	15.9%	\$435,839	-0.3%
Semi-Detached	93	2.2%	126	27.3%	74.4%	-27.4%	135	51.7%	Not Available	

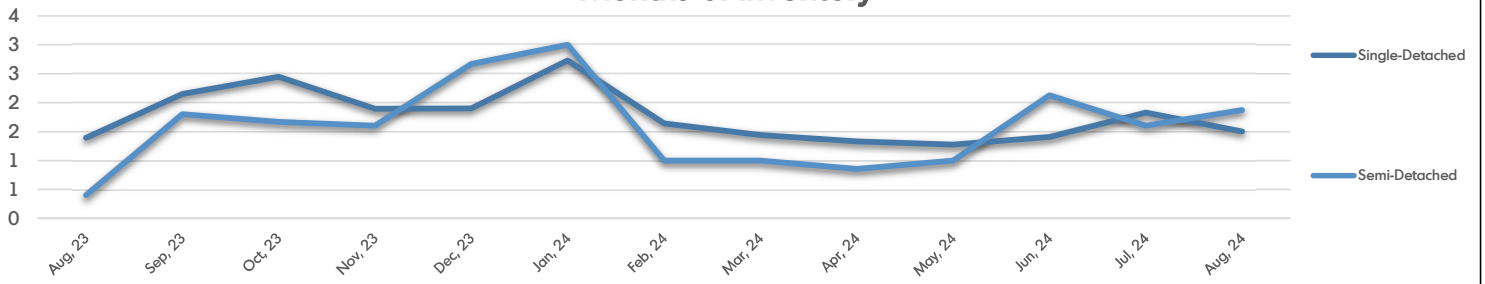
Benchmark Price by Timeframe and Property Type

	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4, 2023	Q1 2024	Q2 2024
Single-Family (detached & semi-detached)	\$424,083	\$397,667	\$410,200	\$495,467	\$441,092	\$401,017	\$419,983	\$481,263

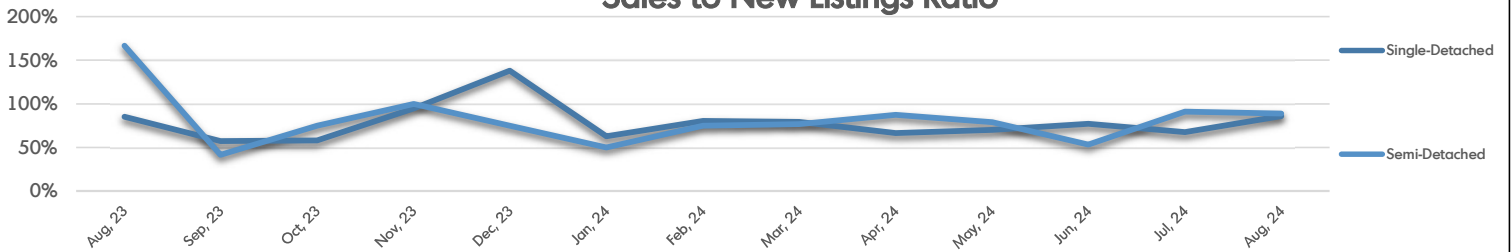


Sudbury Housing Statistics and Economic Indicators

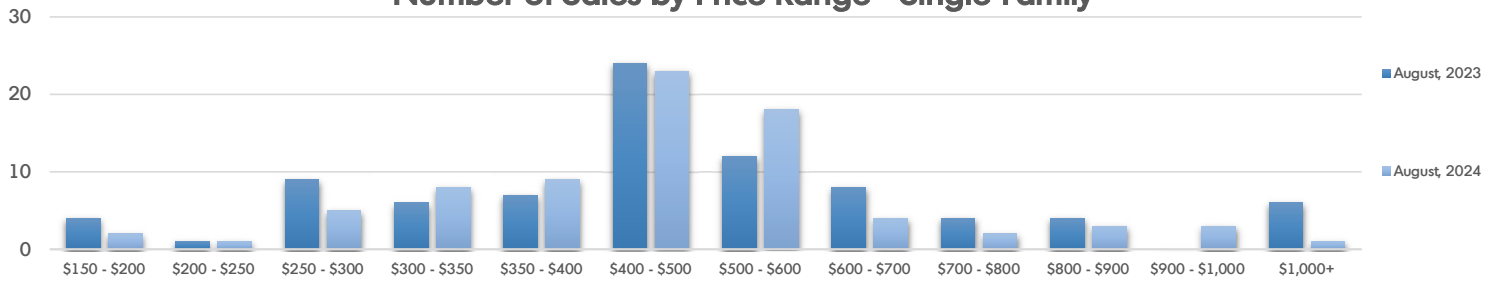
Months of Inventory



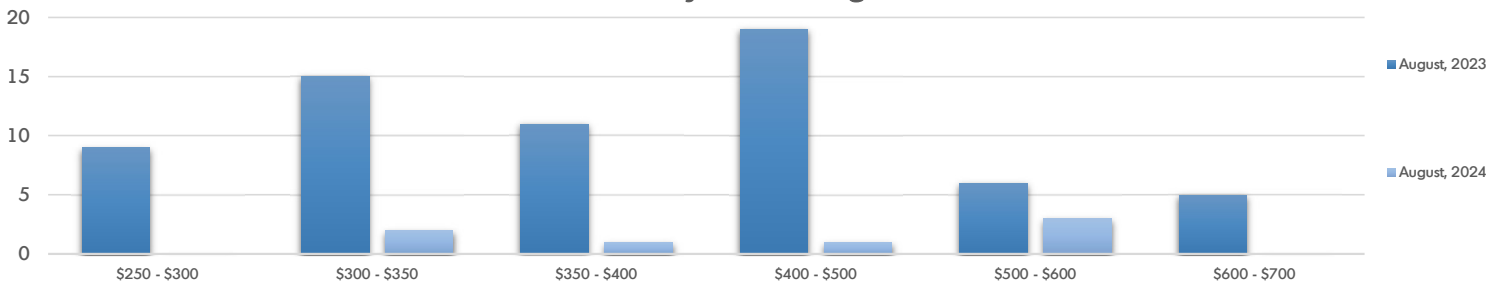
Sales to New Listings Ratio



Number of Sales by Price Range - Single-Family



Number of Sales by Price Range - Semi-Detached



Resources

[Statistis Canada - Interprovincial migration quarterly - Table: 17-10-0020-01](#)

[Statistics Canada - Labour Market Indicators - Tables: 71-607-X](#)

[Statistics Canada - CMHC housing starts, under construction and completions - Table: 34-10-0135-01](#)

[Statistics Canada - International Merchandise trade by province - Table: 12-10-0119-01](#)

[Statistics Canada - Manufacturing sales by industry and province - Table: 16-10-0048-01](#)

[Statistics Canada - Retail trade sales by province and territory - Table: 20-10-0008-01](#)

[Statistics Canada- Population estimates - Table: 17-10-0135-01](#)

<http://rbc.com/economics>

<http://www.cba.ca>

<https://www.statcan.gc.ca/eng/start>

[Statistics Canada - Poplulation Estimates Quarterly - Table: 17-10-009-01](#)

<https://www.bankofcanada.ca/rates/interest-rates/canadian-bonds>

[Statistics Canada - Average Weekly Earnings](#)

[Statistics Canada - Consumer Price Index](#)

[Calvert's Economic Definition Reference Guide](#)

[Ottawa Real Estate board](#)

<https://thoughtleadership.rbc.com/economics/canadian-fiscal-analysis/>

<https://ised-isde.canada.ca/site/office-superintendent-bankruptcy/en/statistics-and-research/insolvency-statistics-canada-fourth-quarter-2023-part-1>

- 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

Sales to New Listings Ratio (SNLR): used as a leading indicator to gauge future market conditions

SNLR = Monthly Sales / New Listings

SNLR > 60% = Sellers Market

SNLR < 40% = Buyers Market

SNLR = 40% to 60% = Balanced 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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