



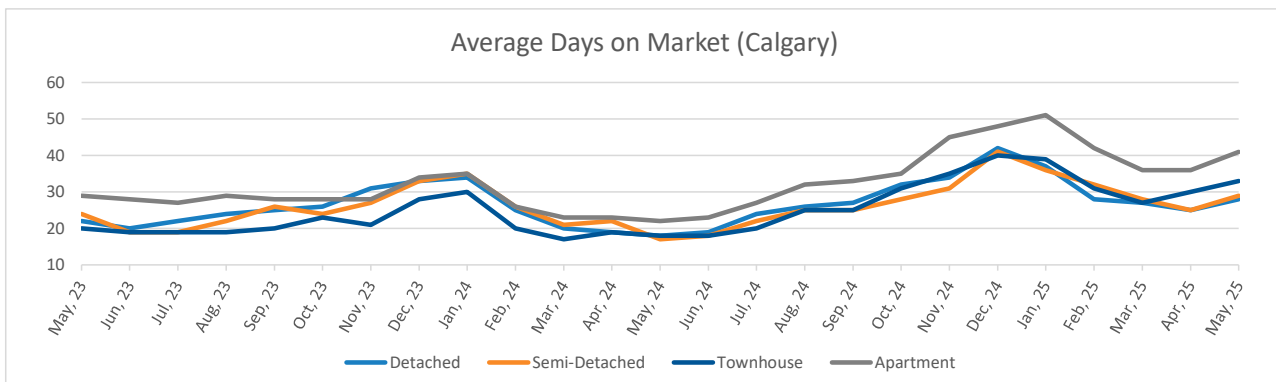
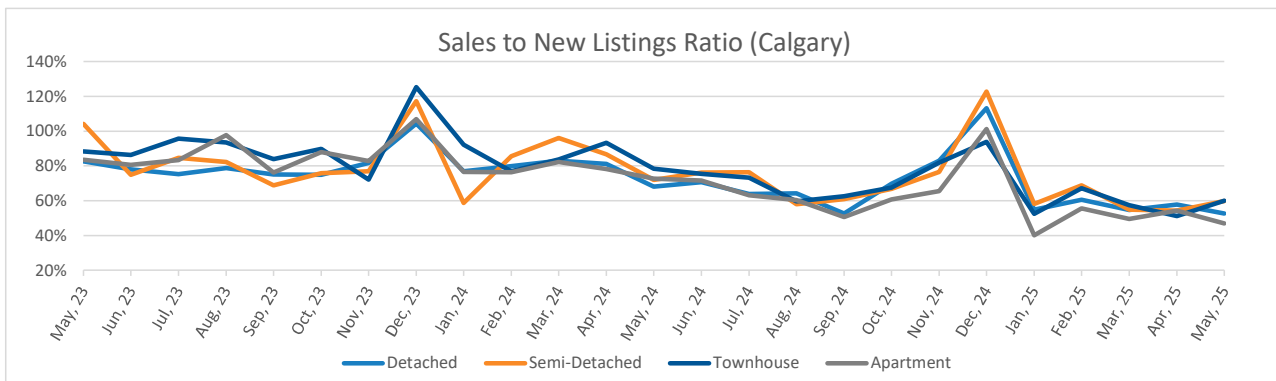
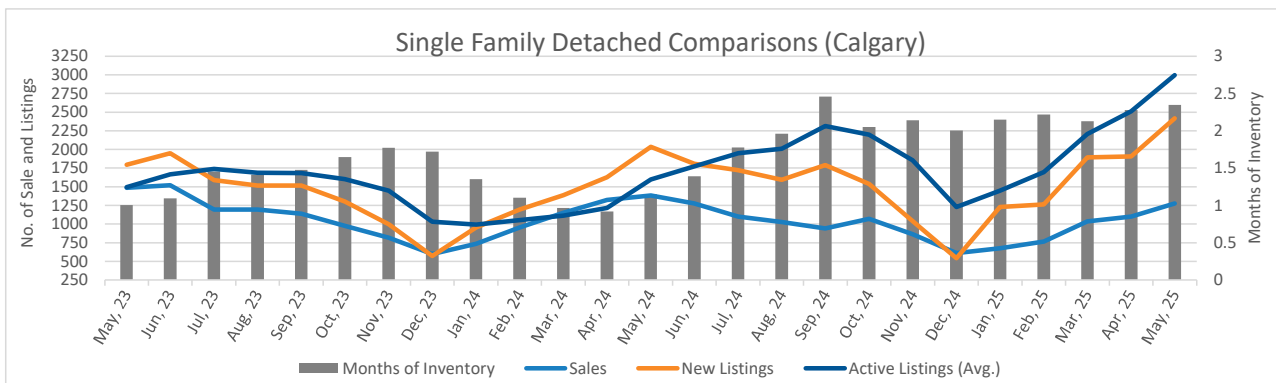
- Calgary and Area Real Estate Market -

REPORTING PERIOD: from the 1st of May, 2025 to the last day of May, 2025

	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	LISTINGS	Y/Y%	PRICE	Y/Y%
CREB Economic Region	3,390	-14.9%	6,282	14.0%	54.0%	-25.4%	8,946	85.2%	\$ 598,374	-1.3%
Single Family Detached	1,275	-7.9%	2,419	18.8%	52.7%	-22.5%	2,995	87.7%	\$ 769,400	1.0%
Apartment	579	-36.2%	1,231	-1.4%	47.0%	-35.3%	2,087	88.0%	\$ 335,300	-1.5%
Semi-Detached	256	-1.2%	428	18.9%	59.8%	-16.9%	542	99.3%	\$ 697,300	2.8%
Row/Townhouse	458	-15.2%	764	11.0%	59.9%	-23.6%	1,116	161.4%	\$ 453,600	-1.9%

YEAR TO DATE (2025): from January 1st, 2025 to the last day of May, 2025

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	LISTINGS	Y/Y%	PRICE	Y/Y%
CREB Economic Region	13,299	-16.4%	24,105	18.2%	55.2%	-29.3%	6,884	77.1%	\$ 596,387	0.5%
Single Family Detached	4,851	-12.5%	8,714	21.0%	56.1%	-27.9%	2,171	81.9%	\$ 763,960	3.9%
Apartment	2,551	-30.5%	5,183	8.8%	49.3%	-36.2%	1,685	92.6%	\$ 334,600	2.0%
Semi-Detached	955	-12.1%	1,628	19.7%	59.2%	-25.9%	414	84.0%	\$ 687,600	5.3%
Row/Townhouse	1,778	-16.2%	3,100	23.0%	57.6%	-32.2%	838	148.9%	\$ 451,340	1.6%

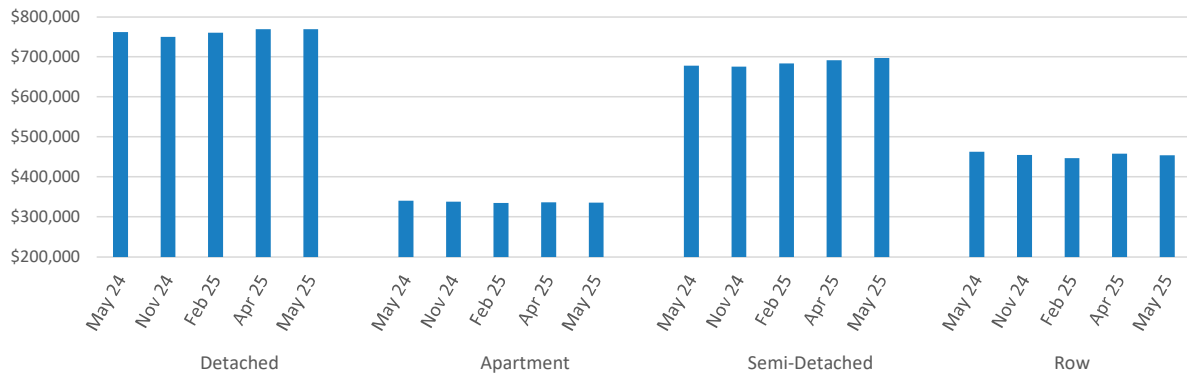




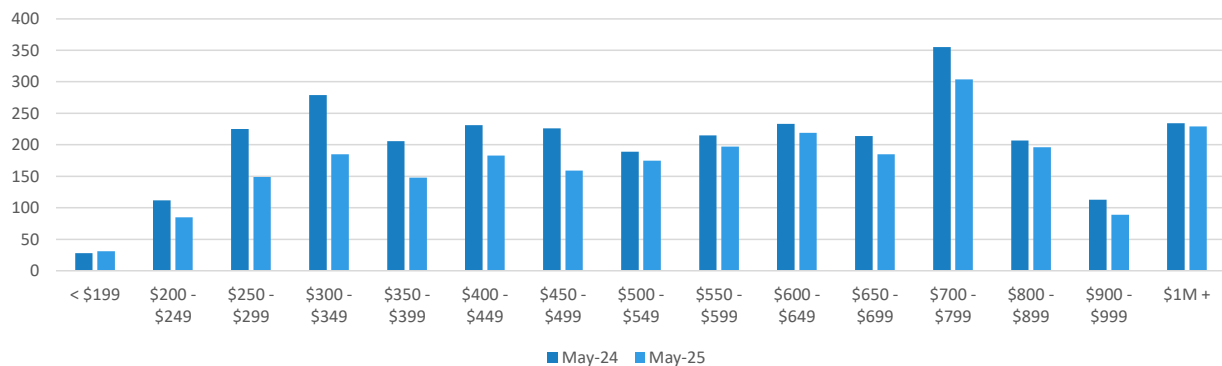
Calgary Benchmark Price and Months of Inventory (MOI) by Timeframe and Property Type

	1 Year ago		6 Months ago		3 Months ago		1 Month ago		Current	
	May 2024		November 2024		February 2025		April 2025		May 2025	
	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI
CREB Economic Region	\$606,396	1.2	\$591,764	2.5	\$593,689	2.6	\$599,147	2.6	\$ 598,374	2.6
Detached	\$761,800	1.2	\$750,100	2.1	\$760,500	2.2	\$769,300	2.3	\$ 769,400	2.3
Apartment	\$340,500	1.2	\$337,800	3.5	\$334,200	3.1	\$336,000	3.2	\$ 335,300	3.6
Semi-Detached	\$678,000	1.1	\$675,100	2.1	\$683,500	2.0	\$691,700	2.5	\$ 697,300	2.1
Row	\$462,500	0.8	\$454,300	2.0	\$446,800	2.1	\$457,400	2.8	\$ 453,600	2.4

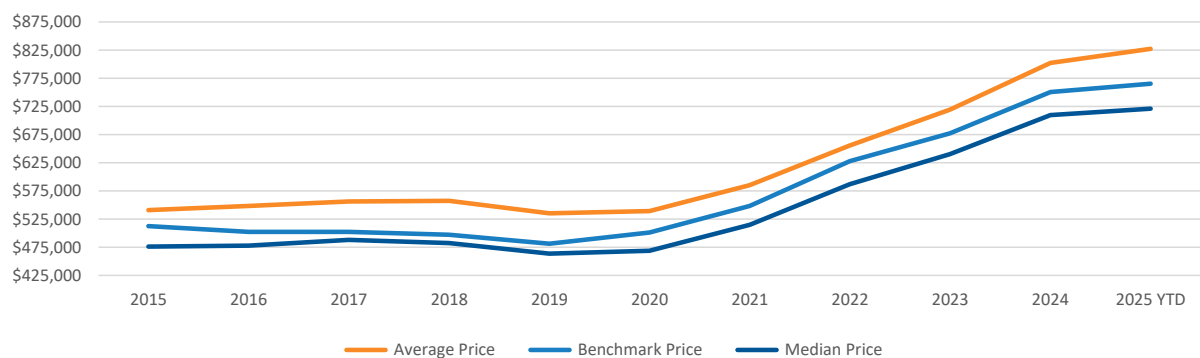
Benchmark Price Trend by Property Type (Calgary)



Number of Sales by Price Range (Calgary Total Sales)



Single Family Detached Annual Prices (Calgary)





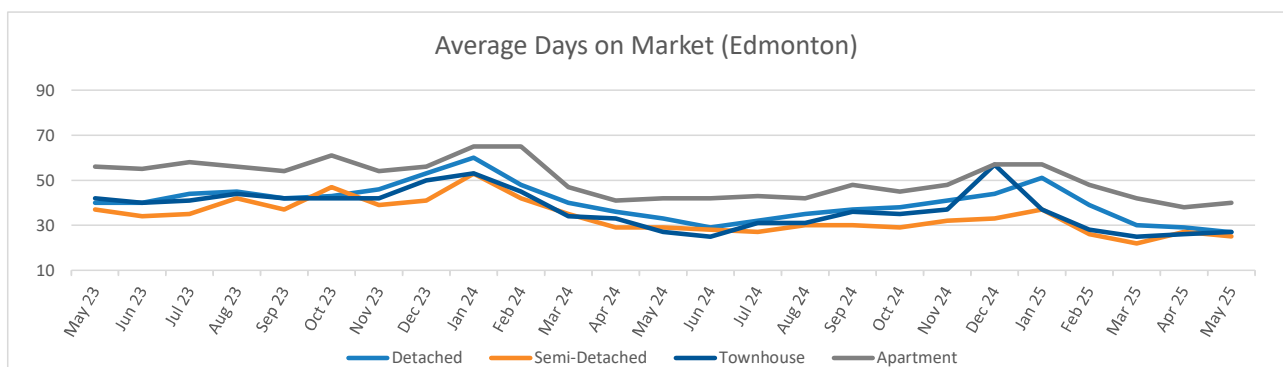
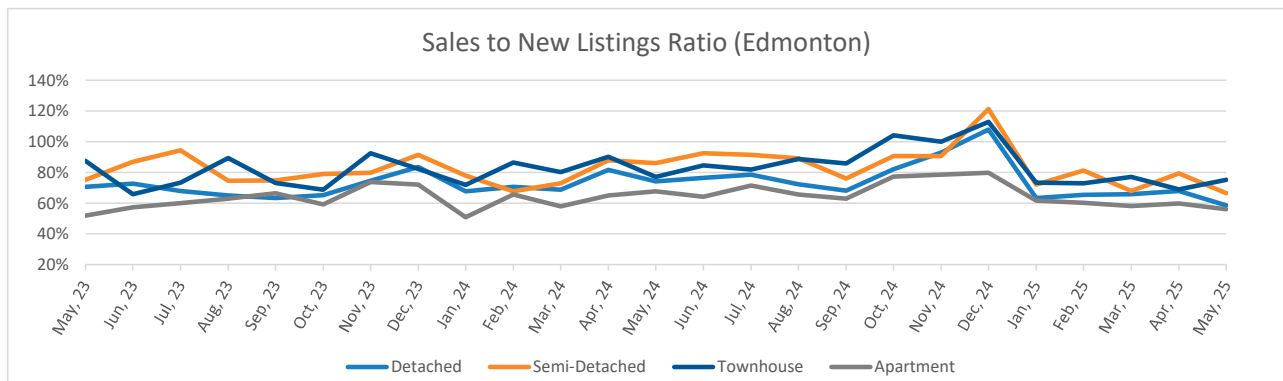
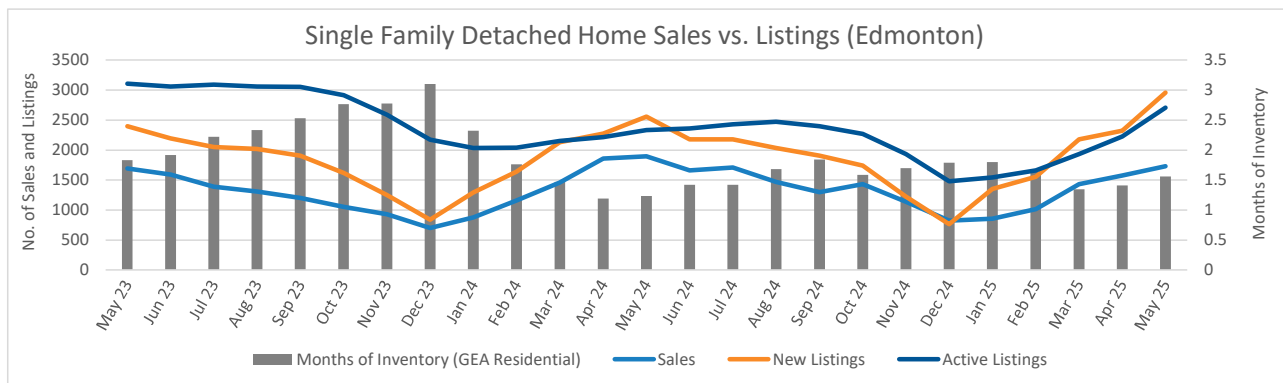
- Edmonton and Area Real Estate Market -

REPORTING PERIOD: from the 1st of May, 2025 to the last day of May, 2025

	Sales		New Listings		Sales to New Listings Ratio		Average Price		Months of Inventory (MOI)	
	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	PRICE	Y/Y%	MOI	Y/Y%
Total Residential	2,967	-7.9%	4,915	13.6%	60.4%	-18.9%	\$ 464,277	5.2%	2.2	26.1%
Single Family Detached	1,730	-8.7%	2,955	15.6%	58.5%	-21.0%	\$ 579,704	10.1%	1.6	31.0%
Apartment	466	-12.9%	833	5.2%	55.9%	-17.2%	\$ 213,792	3.5%	2.9	28.5%
Semi-detached	289	-19.0%	435	5.1%	66.4%	-23.0%	\$ 439,857	6.2%	1.4	43.6%
Row/Townhouse	482	11.1%	642	13.8%	75.1%	-2.4%	\$ 306,796	4.1%	1.0	16.9%

YEAR TO DATE (2025): from January 1st, 2025 to the last day of May, 2025

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	PRICE	Y/Y%		
Total Residential	11,590	-5.2%	17,870	6.4%	65.2%	-9.3%	\$ 458,803	8.7%		
Single Family Detached	6,611	-8.8%	10,368	4.7%	64.1%	-11.5%	\$ 575,422	11.0%		
Apartment	1,926	-3.7%	3,280	2.1%	59.1%	-3.7%	\$ 214,292	9.7%		
Semi-detached	1,279	-1.2%	1,759	8.0%	73.4%	-6.5%	\$ 430,482	38.7%		
Row/Townhouse	1,770	5.5%	2,413	17.2%	73.4%	-9.6%	\$ 310,041	46.8%		

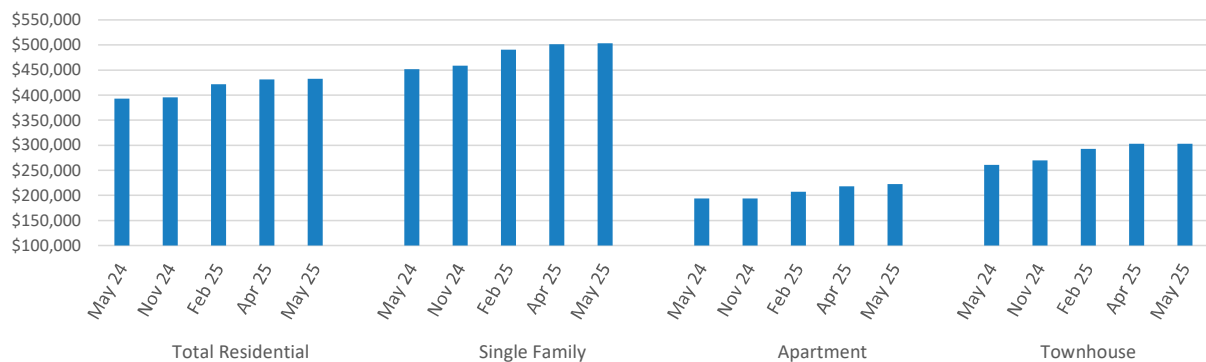




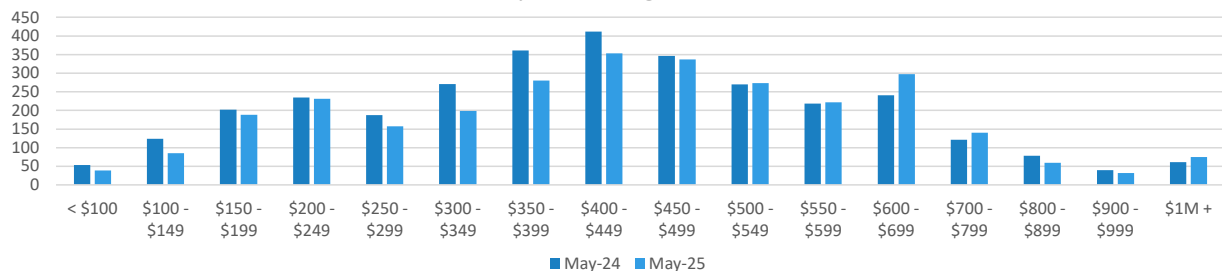
Edmonton Benchmark Price and Months of Inventory (MOI) by Timeframe and Property Type

	1 Year ago May 2024		6 Months ago November 2024		3 Months ago February 2025		1 Month ago April 2025		Current May 2025	
	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI
Total Residential	\$392,700	1.8	\$395,400	2.3	\$421,800	2.2	\$431,300	1.9	\$ 432,400	2.2
Single Family	\$452,000	1.1	\$458,700	1.5	\$490,900	1.3	\$501,700	1.2	\$ 503,500	1.5
Apartment	\$193,700	2.3	\$194,100	3.2	\$207,200	2.9	\$218,200	2.6	\$ 222,300	2.9
Townhouse	\$261,000	0.9	\$269,700	1.1	\$293,000	0.9	\$303,200	1.0	\$ 303,100	1.0

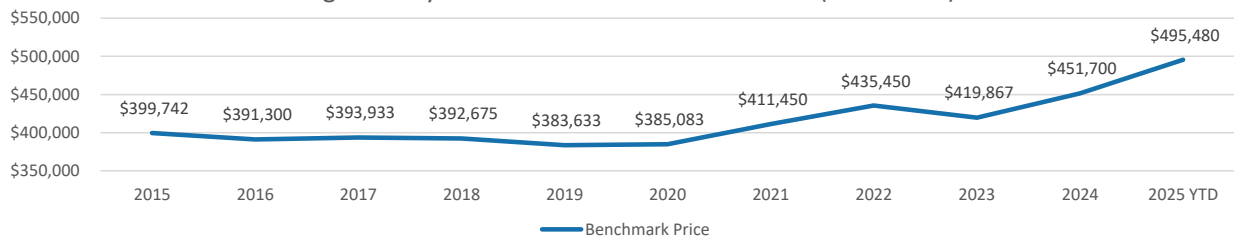
Benchmark Price Trend by Property Type (Edmonton and Area)



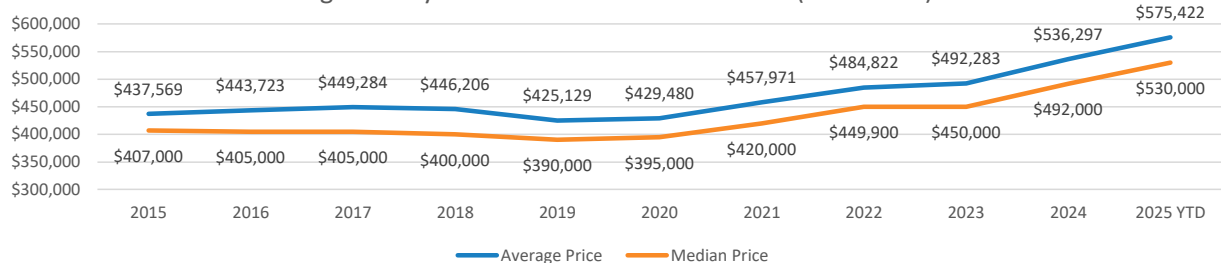
Number of Sales by Price Range (Edmonton Total Sales)



Single Family Home Benchmark Annual Prices (Edmonton)



Single Family Detached Home Annual Prices (Edmonton)





- Alberta Economic Indicators -

REPORTING PERIOD: most current data available

		2023	2024f / 2025f
Real GDP Growth (RBC)	in Alberta	2.3%	2.4% / 2.4%
	Mar-25	1.5%	1.5% / 1.5%
		TOTAL	Y/Y
Retail Trade (\$)	in Alberta	9,100,661	7.8%
	Mar-25	69,830,742	5.6%
Total Mortgages	in Alberta	580,310	-1.5%
	Mar-25	4,983,931	-0.9%
Mortgages 90 Day Arrears	in Alberta	1,616	-13.0%
	Mar-25	11,003	18.7%

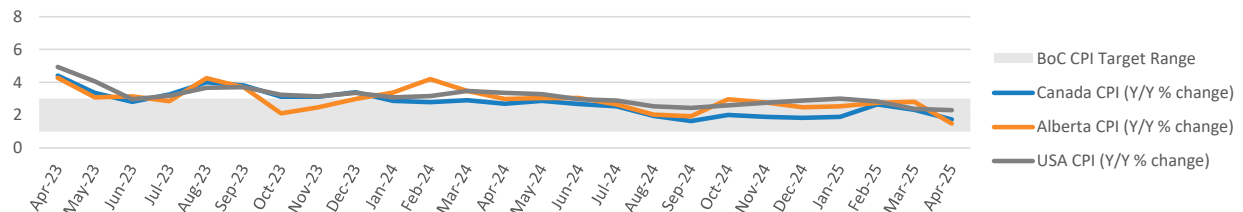
		TOTAL	Y/Y
Net Migration to Alberta		25,300	-42.5%
Net Interprovincial Migration	Q4, 2024	5,292	-38.4%
Net International Migration		20,008	-43.6%
Housing Starts (Seasonally Adjusted Annual Rate, 000's)	in Alberta	61.93	36.0%
	Apr-25	278.61	15.3%
Avg. Weekly Earnings	in Alberta	\$1,362	3.6%
	Mar-25	\$1,297	4.2%
Unemployment Rate	in Alberta	7.4%	0.1 Pts
	May-25	7.0%	0.8 Pts

Employment, Seasonally Adjusted (thousands)	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Canada	20,912	20,968	20,983	20,975	20,970
Alberta	2,560	2,569	2,562	2,561	2,560
Calgary	982	996	991	987	987
Edmonton	849	846	845	846	846

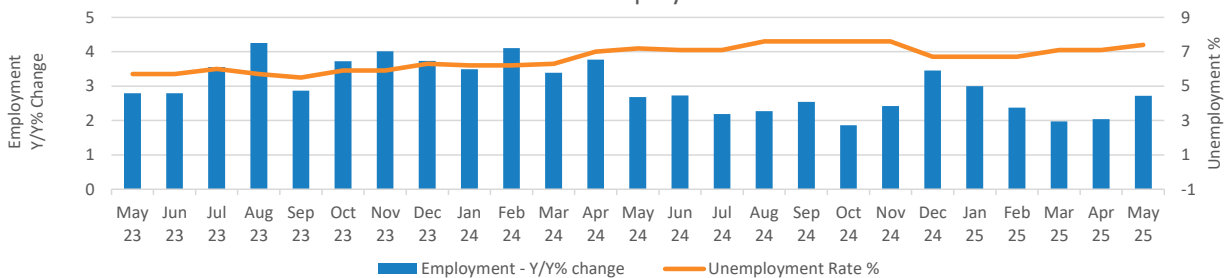
Represents the number of persons employed during the specific month (3 month moving average).

		TOTAL	Y/Y
BoC Overnight Rate	Jun-25	2.75%	-200 bps
Chartered Bank Prime Rate	Jun-25	4.95%	-200 bps
Consumer Bankruptcies	in Alberta	251	-5.6%
	Apr-25	2,640	2.5%
Consumer Price Index	in Alberta	171.1	1.5%
	Apr-25	163.4	1.7%

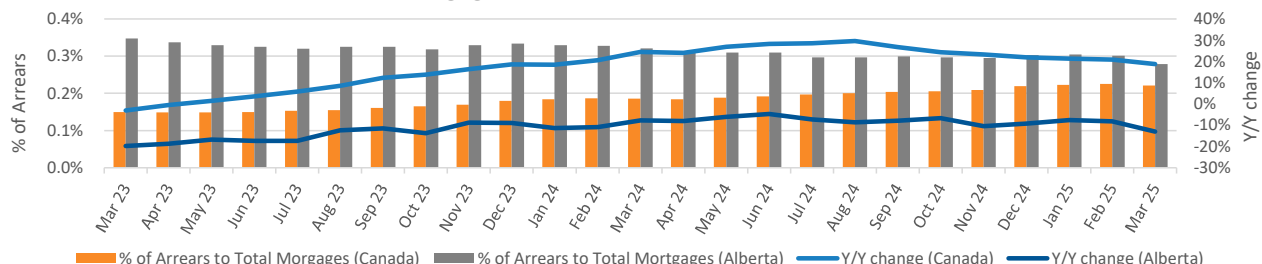
Consumer Price Index (Y/Y % change)

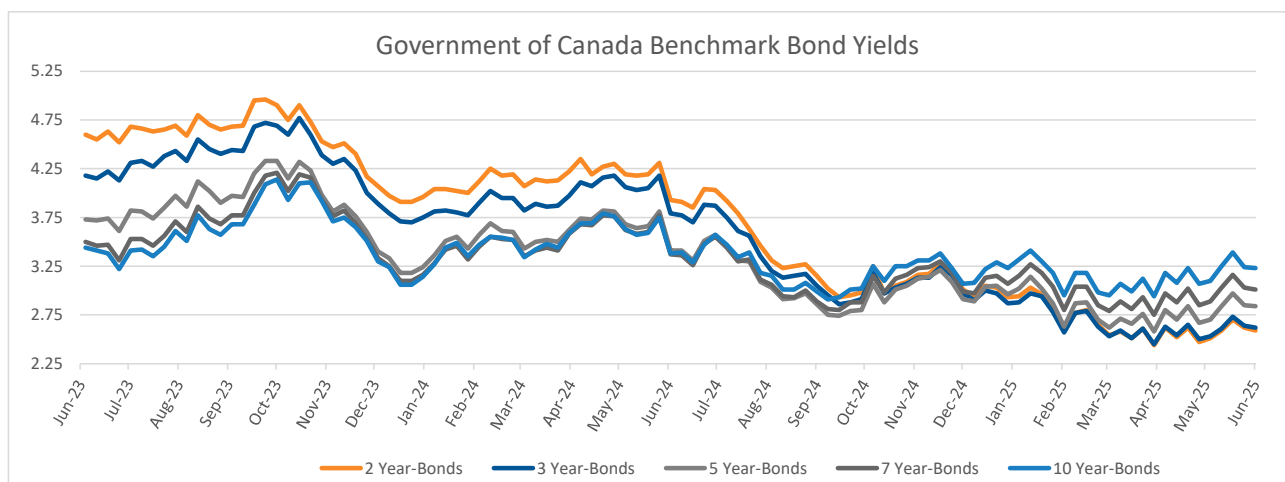
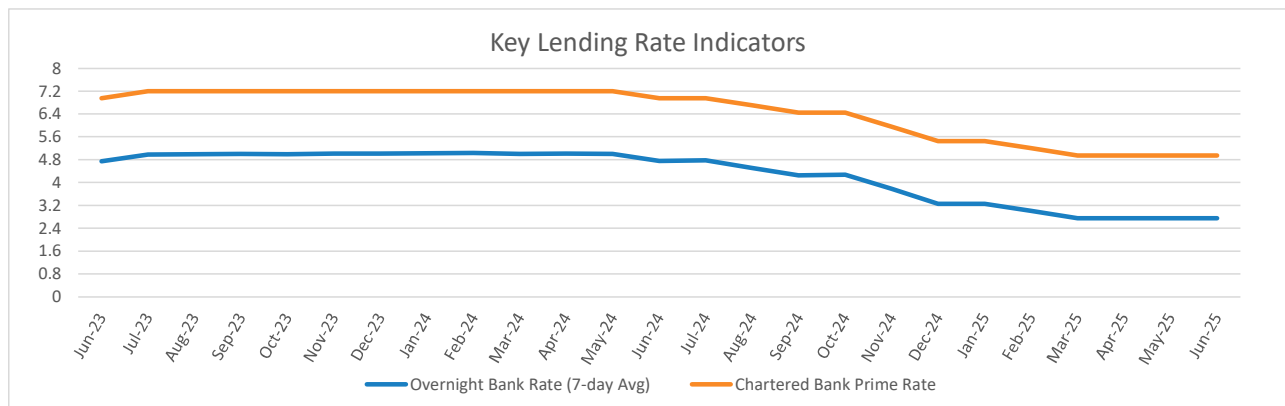
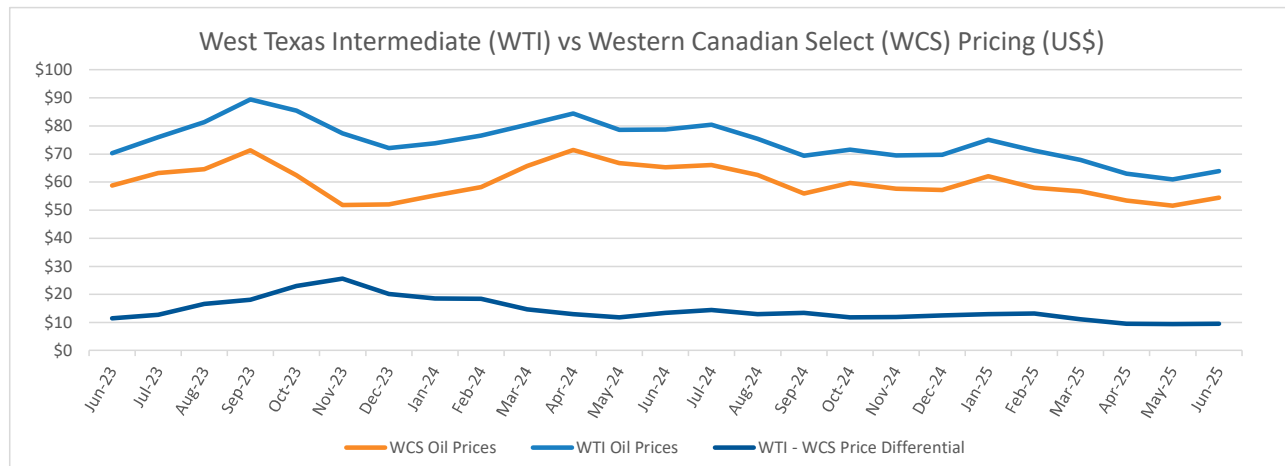
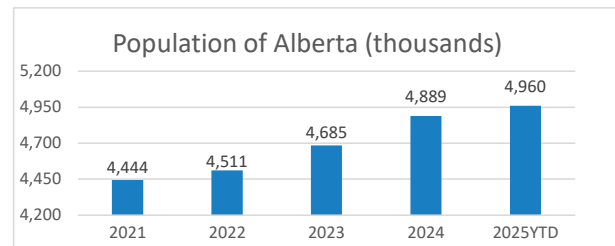
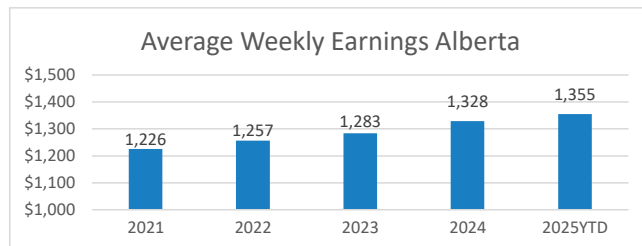


Alberta Employment



Mortgage Arrears Ratio - Canada vs Alberta





Resources

[Alberta Economic Dashboard - Labour, Migration, Employment](#)
[RBC Thought Leadership - GDP](#)
[Calgary Real Estate Board - Calgary Housing Statistics](#)
[Realtors of Edmonton - Edmonton Housing Statistics](#)
[Alberta Economic Indicators](#)
[Office of the Superintendent of Bankruptcy - Bankruptcy Statistics](#)
[Statistics Canada - The Daily](#)
[CMHC - Housing data](#)
[Bank of Canada - Bond Yields](#)
[Statistics Canada - Consumer Price Index](#)
[GLJ - Oil Prices](#)
[US Bureau of Statistics - Consumer Price Index](#)
[Calvert's Economic Definition Reference Guide](#)

- Interpreting the Data -

Months of Inventory (MOI): used as a leading indicator to gauge future market conditions

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: This measures the number of Canadian homeowners who are at least 90 days behind on their mortgage payments. The data is sourced from the Canadian Bankers Association (CBA) and includes reported data from the following financial institutions: BMO, CIBC, National Bank of Canada, RBC, Scotiabank, TD, Canadian Western Bank, Manulife, Laurentian Bank, and Equitable Bank (included since November 2020). An increase in mortgage arrears can signal economic challenges, while a decrease suggests a stronger economy. Homeowners in serious delinquency might need to explore options like selling their property, refinancing, or finding alternative ways to make payments—choices that depend on the economy's overall health. This information is often considered alongside housing market and mortgage refinancing trends to better understand the connections between economic strength, real estate activity, and financial stability.

The statements and statistics in this report have been compiled by Calvert Home Mortgage Investment Corporation based on information from sources considered to be reliable. We make no representation or warranty, express or implied, as to its accuracy or completeness. This publication is for the people we work with and should not be construed as an offer to sell or a solicitation to buy securities.