



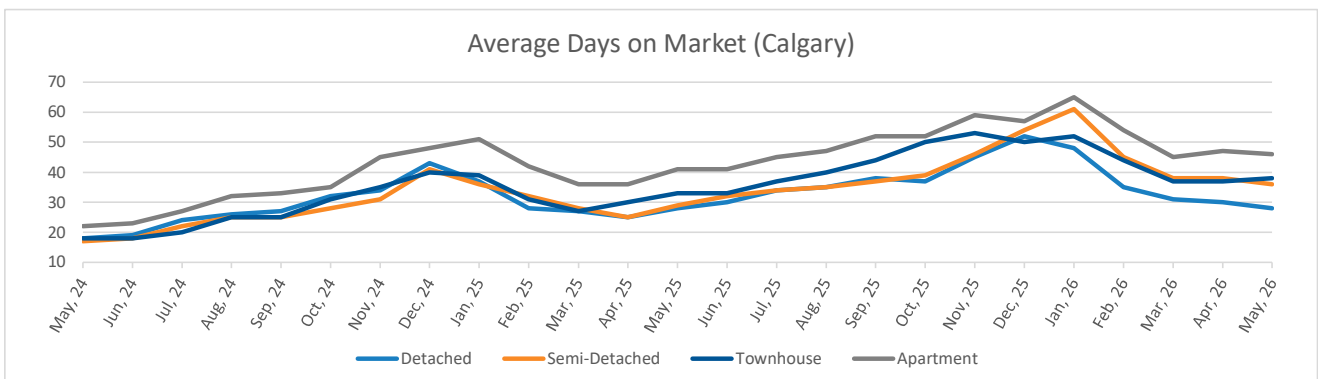
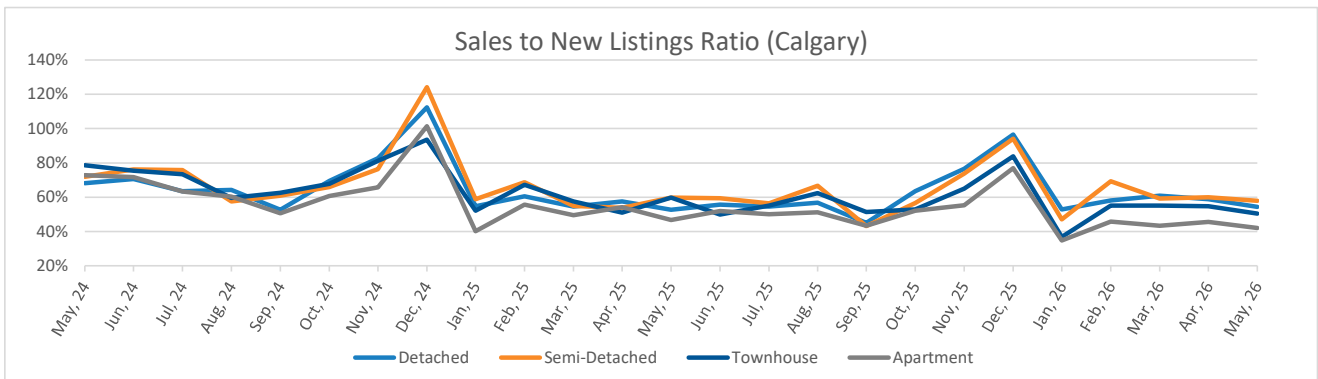
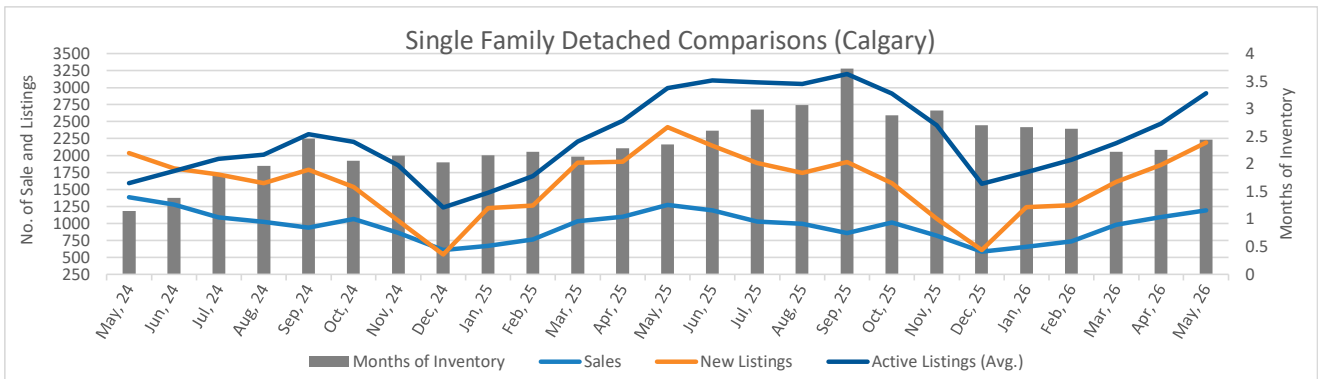
- Calgary and Area Real Estate Market -

REPORTING PERIOD: from the 1st of May, 2026 to the last day of May, 2026

	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	2,923	-13.8%	5,667	-9.8%	51.6%	-4.4%	9,323	4.2%	\$ 593,888	-0.7%
Single Family Detached	1,192	-6.4%	2,195	-9.2%	54.3%	3.1%	2,916	-2.6%	\$ 747,800	-2.4%
Apartment	403	-29.8%	961	-21.9%	41.9%	-10.1%	2,070	-1.1%	\$ 300,400	-9.1%
Semi-Detached	217	-14.9%	375	-12.2%	57.9%	-3.1%	593	9.8%	\$ 691,100	-1.0%
Row/Townhouse	350	-23.4%	695	-9.2%	50.4%	-15.7%	1,173	5.0%	\$ 422,300	-6.4%

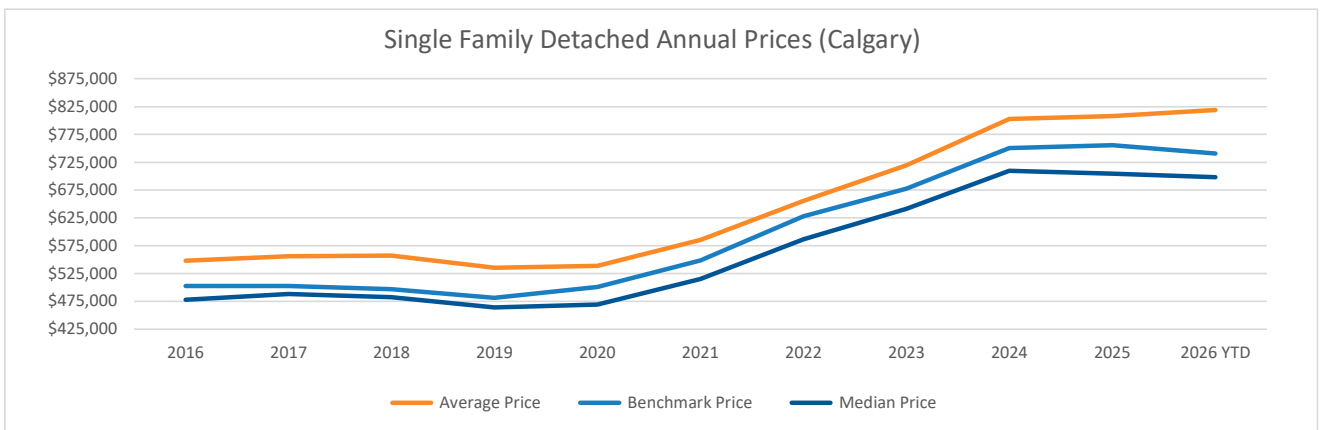
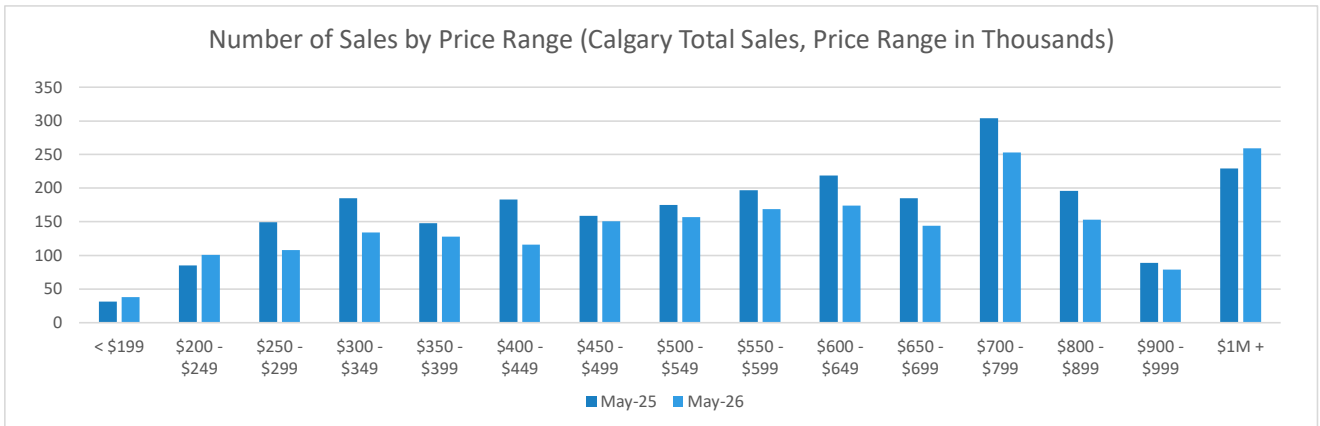
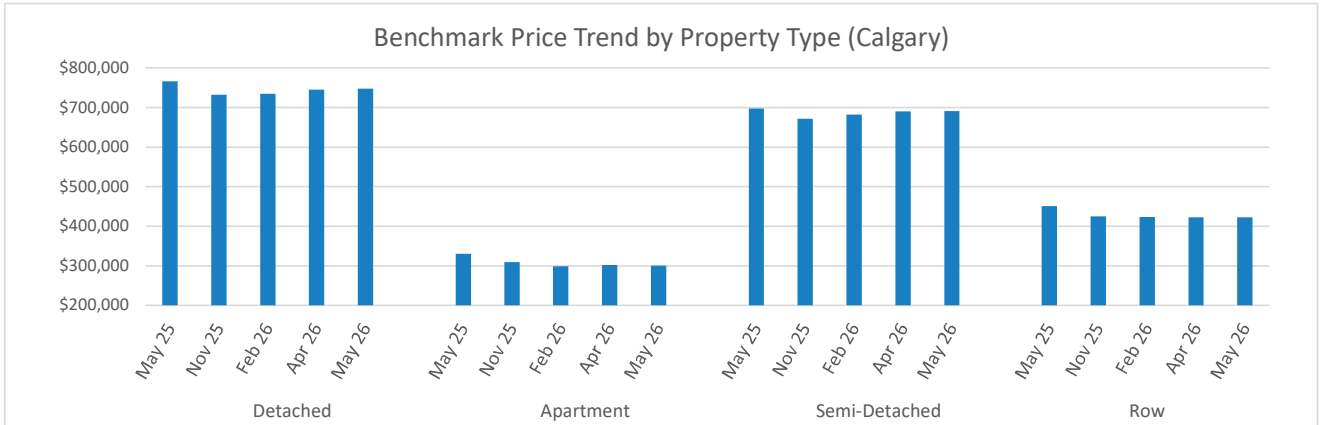
YEAR TO DATE (2026): from January 1st, 2026 to the last day of May, 2026

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	LISTINGS	Y/Y%	PRICE	Y/Y%
CREB Economic Region	11,901	-10.5%	22,744	-5.6%	52.1%	-5.8%	7,590	10.3%	\$ 586,227	-1.7%
Single Family Detached	4,662	-3.7%	8,184	-6.1%	57.0%	1.7%	2,252	3.7%	\$ 738,560	-3.1%
Apartment	1,837	-27.8%	4,331	-16.4%	42.3%	-14.0%	1,756	4.1%	\$ 300,380	-8.9%
Semi-Detached	917	-3.7%	1,562	-3.8%	58.6%	-0.9%	488	18.2%	\$ 683,320	-0.7%
Row/Townhouse	1,491	-16.1%	2,938	-5.3%	50.4%	-12.4%	971	15.8%	\$ 422,700	-6.0%





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 2025		November 2025		February 2026		April 2026		May 2026	
	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI
CREB Economic Region	\$598,374	2.6	\$570,270	3.7	\$584,931	3.3	\$591,256	3.0	\$ 593,888	3.2
Detached	\$766,300	2.4	\$733,000	3.0	\$734,300	2.6	\$745,400	2.3	\$ 747,800	2.4
Apartment	\$330,300	3.6	\$309,300	5.5	\$298,600	4.6	\$301,400	4.4	\$ 300,400	5.1
Semi-Detached	\$697,800	2.1	\$671,700	3.3	\$682,200	2.4	\$690,200	2.5	\$ 691,100	2.7
Row	\$451,300	2.4	\$424,400	3.5	\$423,600	3.3	\$422,900	2.9	\$ 422,300	3.4





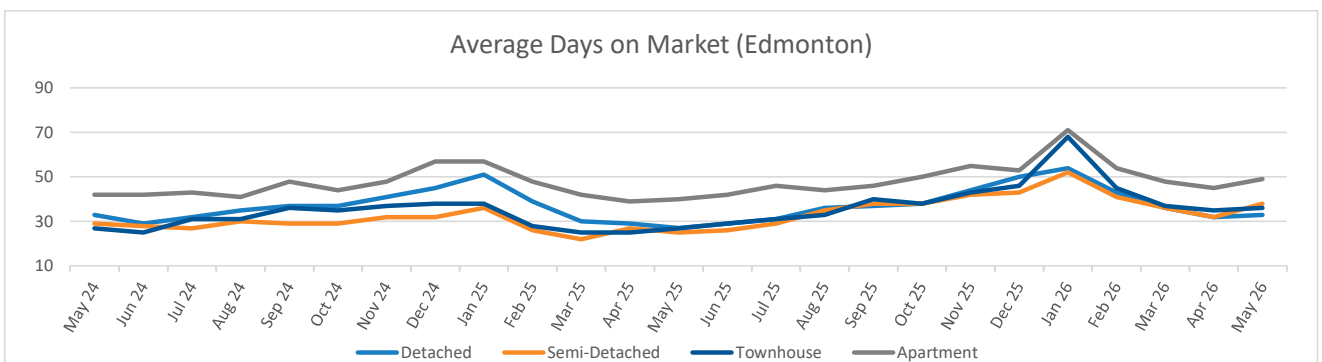
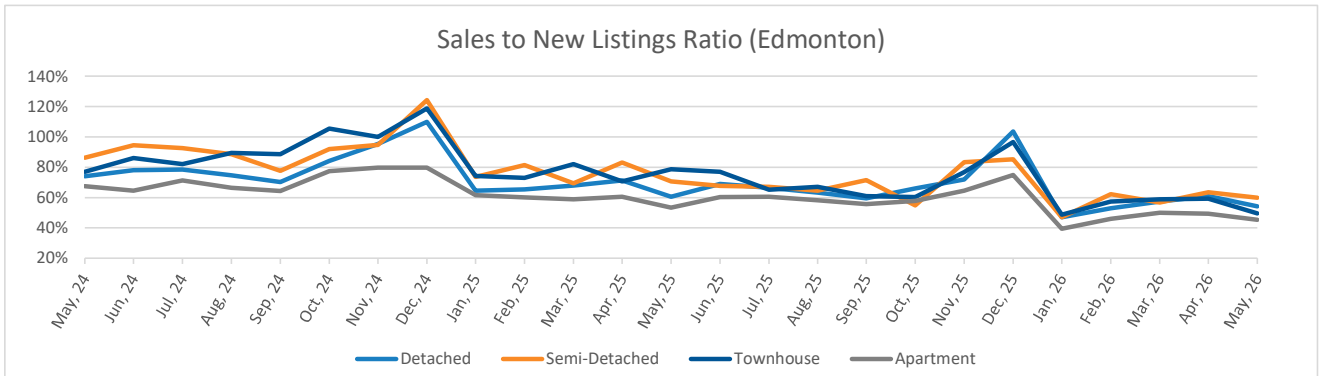
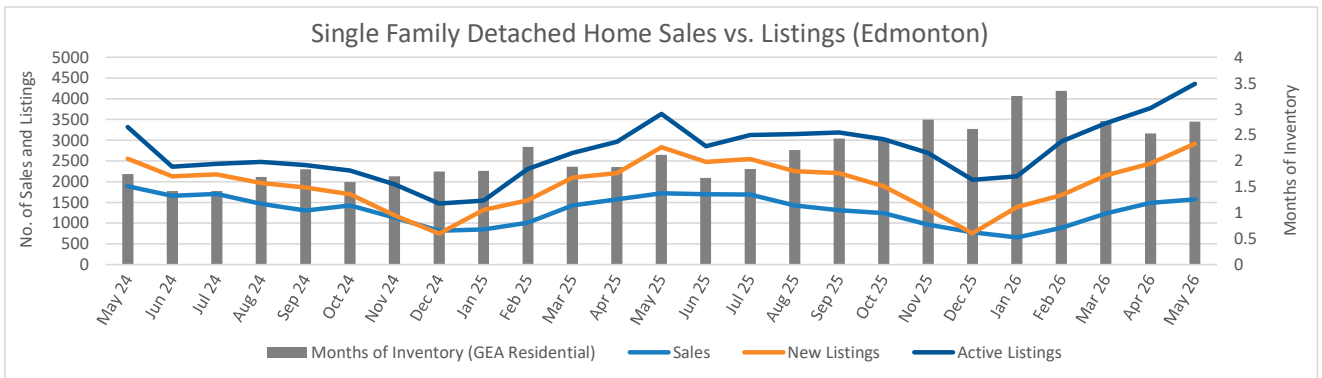
- Edmonton and Area Real Estate Market -

REPORTING PERIOD: from the 1st of May, 2026 to the last day of May, 2026

	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	2,557	-13.4%	4,854	2.8%	52.7%	-15.7%	\$ 491,794	6.3%	3.1	42.9%
Single Family Detached	1,580	-8.1%	2,918	2.9%	54.1%	-10.8%	\$ 604,774	2.2%	2.8	30.4%
Apartment	364	-21.6%	804	-7.5%	45.3%	-15.2%	\$ 206,282	-3.7%	4.5	37.3%
Semi-detached	300	4.2%	501	22.8%	59.9%	-15.2%	\$ 433,478	-1.5%	2.6	50.8%
Row/Townhouse	313	-34.7%	631	3.8%	49.6%	-37.0%	\$ 309,544	0.9%	3.4	140.9%

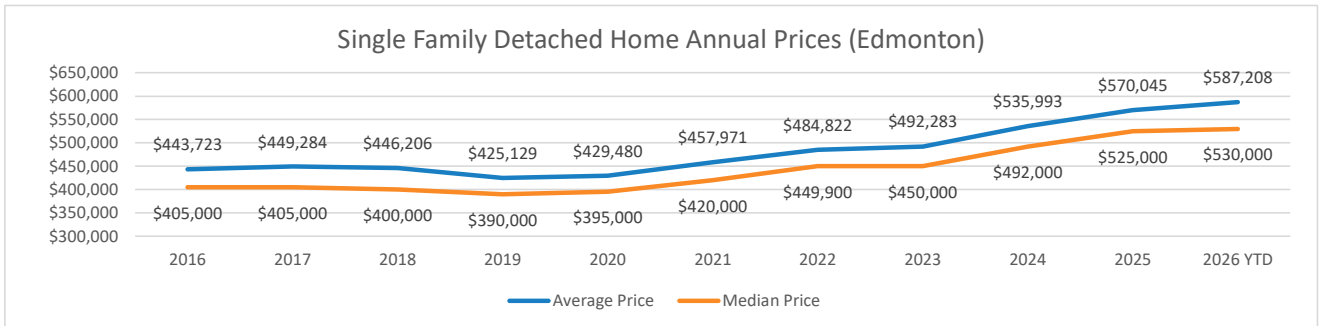
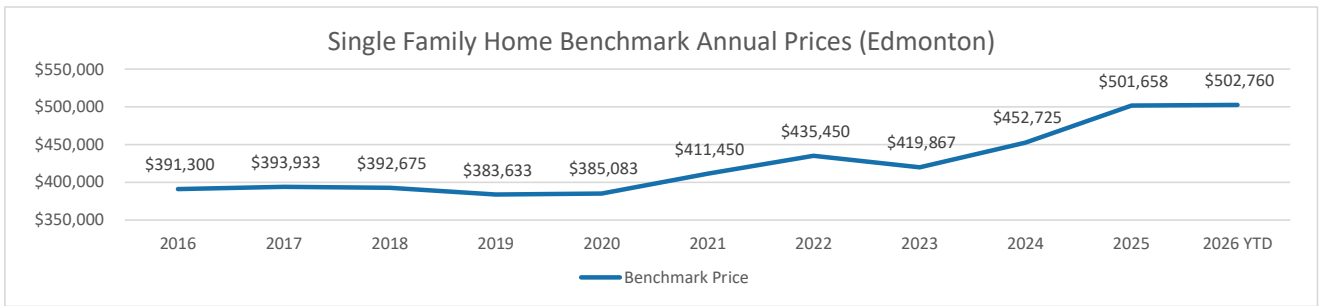
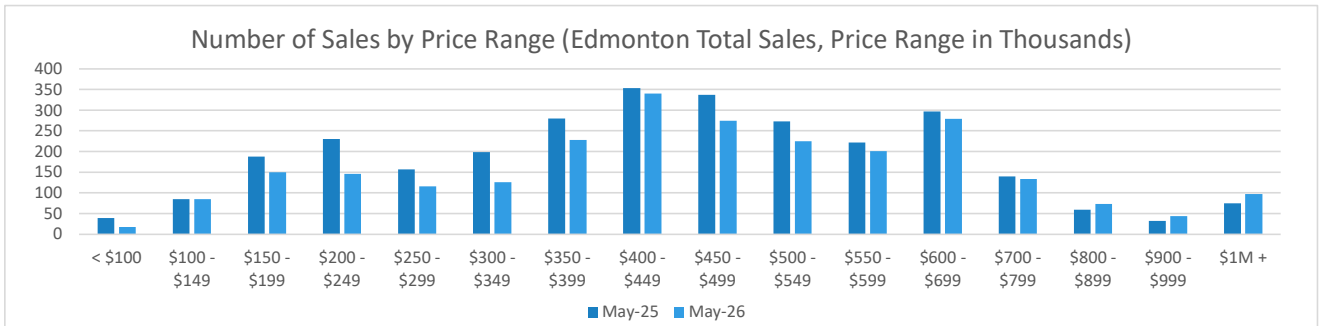
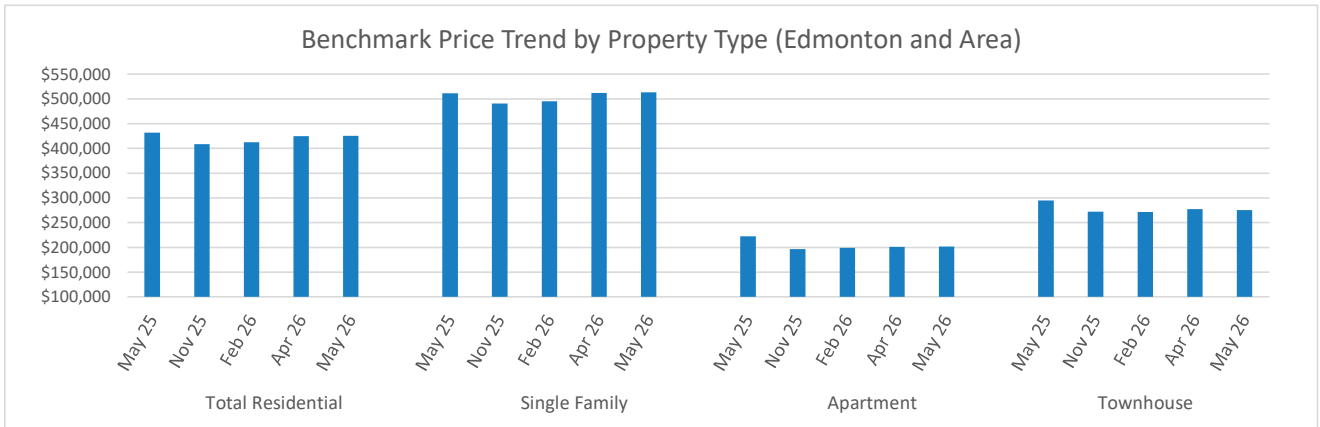
YEAR TO DATE (2026): from January 1st, 2026 to the last day of May, 2026

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	PRICE	Y/Y%
Total Residential	9,929	-14.0%	18,403	6.2%	53.3%	-20.2%	\$ 473,092	2.8%
Single Family Detached	5,840	-11.3%	10,579	5.5%	54.4%	-17.3%	\$ 587,208	1.6%
Apartment	1,520	-20.8%	3,277	-0.3%	45.9%	-22.0%	\$ 215,459	1.1%
Semi-detached	1,196	-6.3%	2,048	20.7%	57.8%	-23.5%	\$ 432,115	3.0%
Row/Townhouse	1,373	-22.2%	2,499	7.5%	54.7%	-27.7%	\$ 308,321	-4.9%





Edmonton 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 2025		November 2025		February 2026		April 2026		May 2026	
	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI	PRICE	MOI
Total Residential	\$432,200	2.1	\$408,600	3.6	\$412,300	3.3	\$424,700	2.7	\$ 425,200	3.1
Single Family	\$511,400	1.9	\$490,400	2.7	\$495,300	3.0	\$511,900	2.5	\$ 513,000	2.7
Apartment	\$222,700	3.3	\$196,800	4.6	\$199,200	4.5	\$201,200	4.2	\$ 202,100	4.5
Townhouse	\$294,700	1.4	\$272,400	2.7	\$271,700	3.0	\$277,300	2.6	\$ 275,200	3.4





- Alberta Economic Indicators -

REPORTING PERIOD: most current data available

		2025f	2026f / 2027f
Real GDP Growth (RBC) Mar-26	in Alberta	2.6%	2.5% / 2.6%
	in Canada	1.7%	1.1% / 1.5%
	TOTAL		Y/Y
Retail Trade (\$) Mar-26	in Alberta	9,467,302	5.9%
	in Canada	72,666,223	3.4%
Total Mortgages Mar-26	in Alberta	572,456	-1.4%
	in Canada	4,930,591	-1.1%
Mortgages 90 Day Arrears Mar-26	in Alberta	1,501	-5.8%
	in Canada	13,721	26.1%

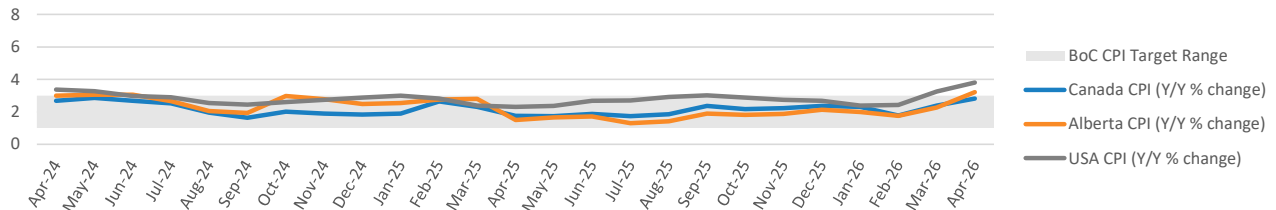
		TOTAL	Y/Y
Net Migration to Alberta		3,729	-86.3%
Net Interprovincial Migration	Q4, 2025	3,684	-26.2%
Net International Migration		45	-99.8%
Housing Starts (Seasonally Adjusted Annual Rate, 000's) Apr-26	in Alberta	36.89	-40.1%
	in Canada	279.32	-0.9%
Avg. Weekly Earnings Mar-26	in Alberta	\$1,387	2.2%
	in Canada	\$1,338	3.4%
Unemployment Rate May-26	in Alberta	6.6%	-0.8 Pts
	in Canada	6.6%	-0.4 Pts

Employment, Seasonally Adjusted (thousands)	Jan-26	Feb-26	Mar-26	Apr-26	May-26
	Canada	21,134	21,102	21,070	21,041
Alberta	2,643	2,644	2,652	2,654	2,661
Calgary	1,004	1,017	1,033	1,047	1,049
Edmonton	886	887	889	886	887

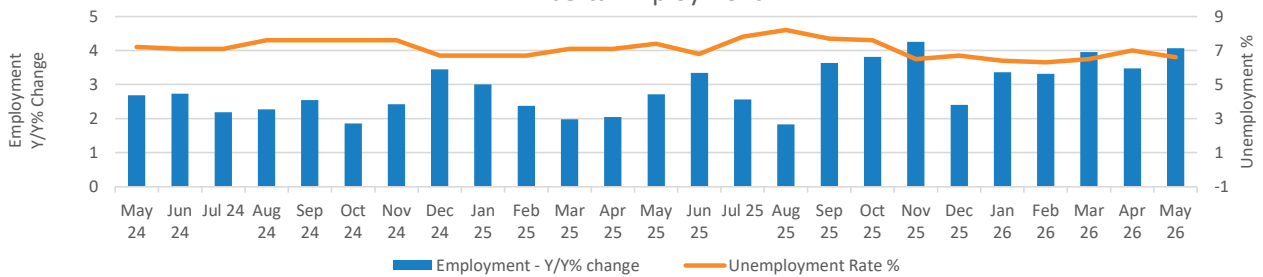
Represents the number of persons employed during the specific month (3 month moving average).

		TOTAL	Y/Y
BoC Overnight Rate	Jun-26	2.25%	-50 bps
Chartered Bank Prime Rate	Jun-26	4.45%	-50 bps
Consumer Bankruptcies Apr-26	in Alberta	283	12.7%
	in Canada	3,204	21.4%
Consumer Price Index Apr-26	in Alberta	176.6	3.2%
	in Canada	168.0	2.8%

Consumer Price Index (Y/Y % change)

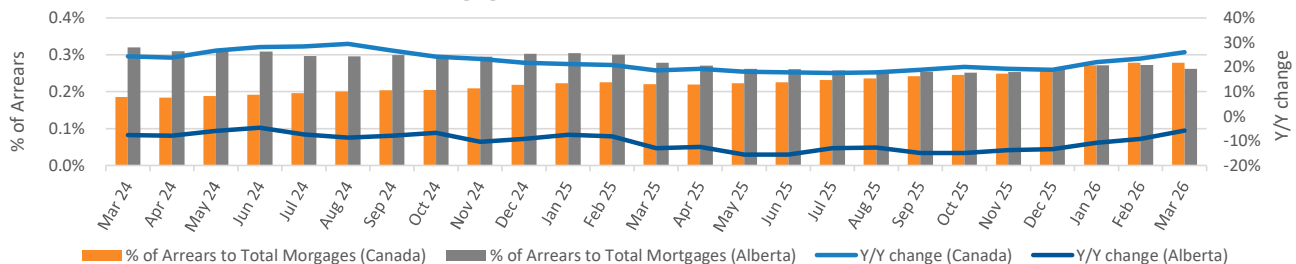


Alberta Employment

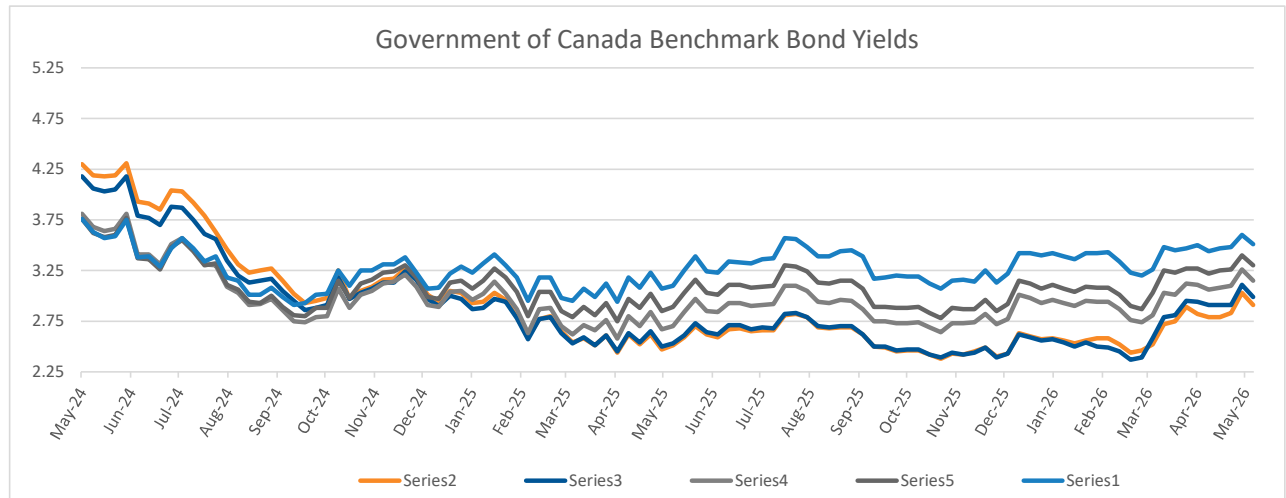
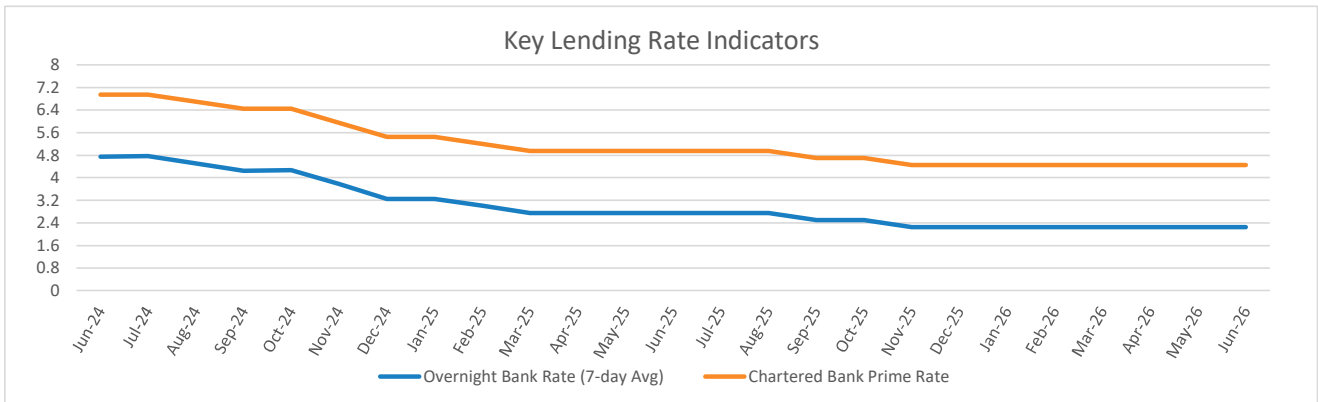
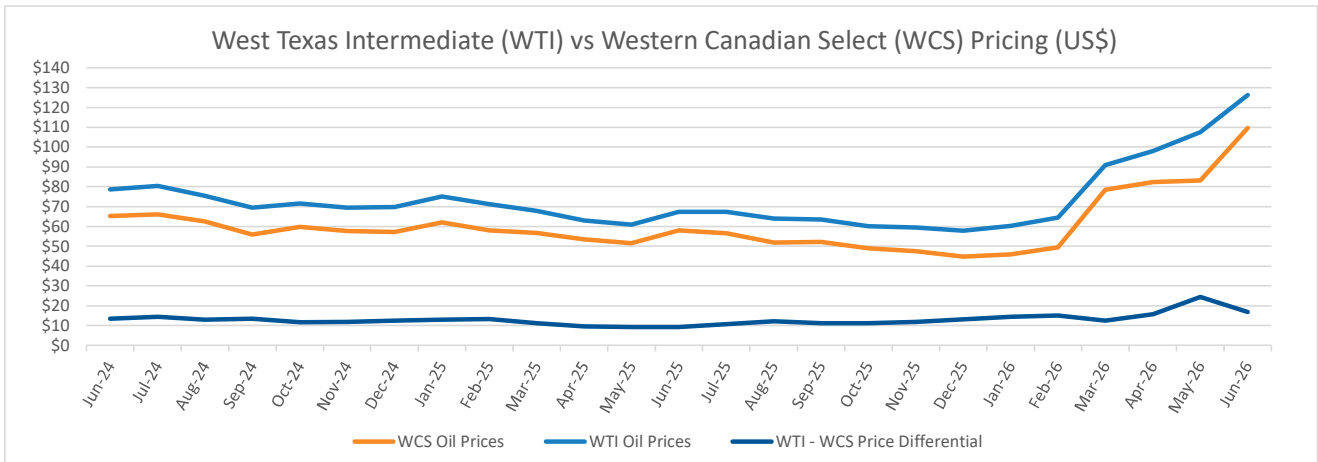
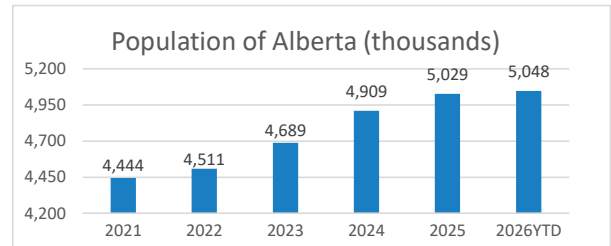
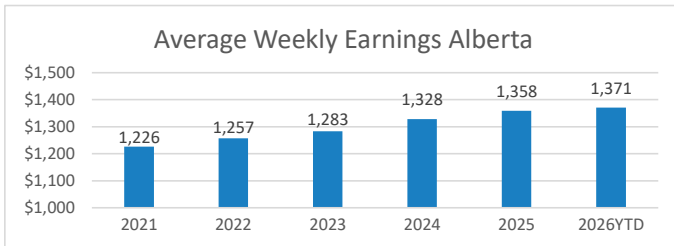


■ Employment - Y/Y % change — Unemployment Rate %

Mortgage Arrears Ratio - Canada vs Alberta



■ % of Arrears to Total Mortgages (Canada) ■ % of Arrears to Total Mortgages (Alberta) — Y/Y change (Canada) — Y/Y change (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.