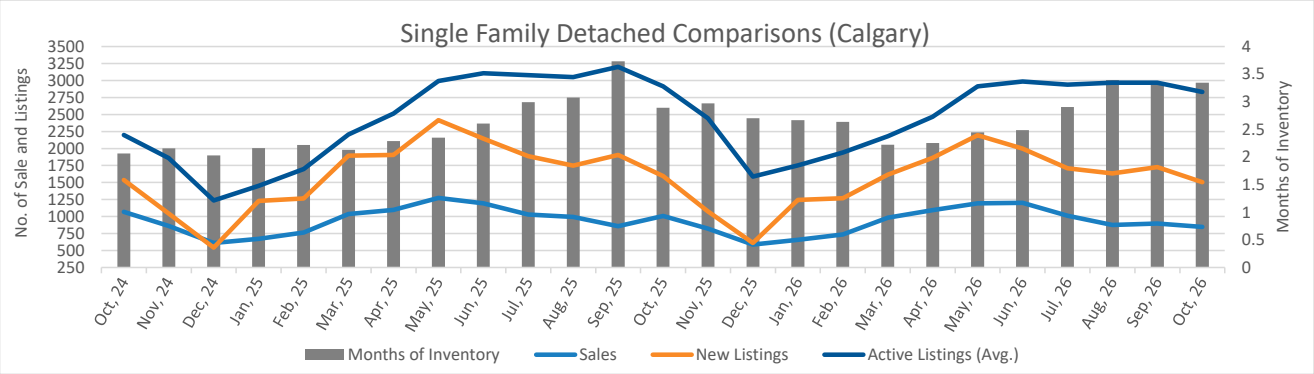
- Calgary and Area Real Estate Market -

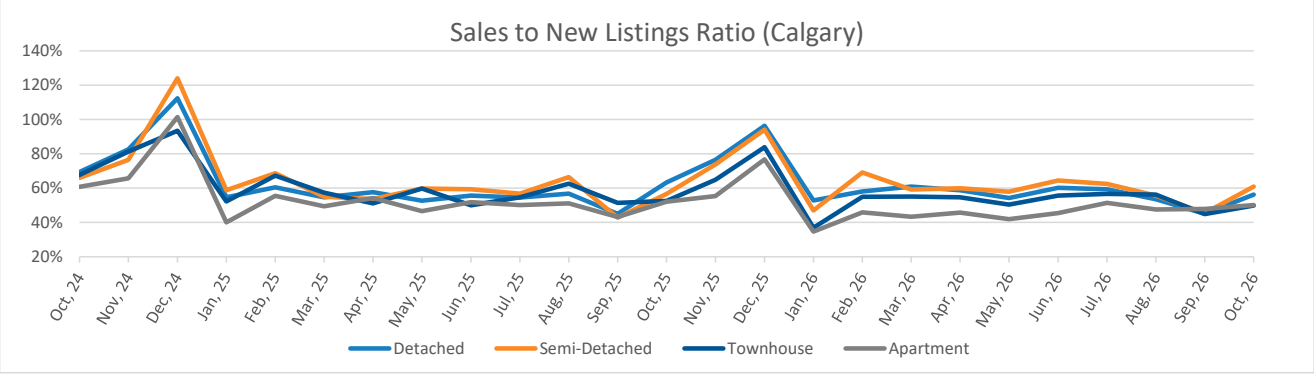
REPORTING PERIOD: *from the 1st of October, 2026 to the last day of October, 2026*

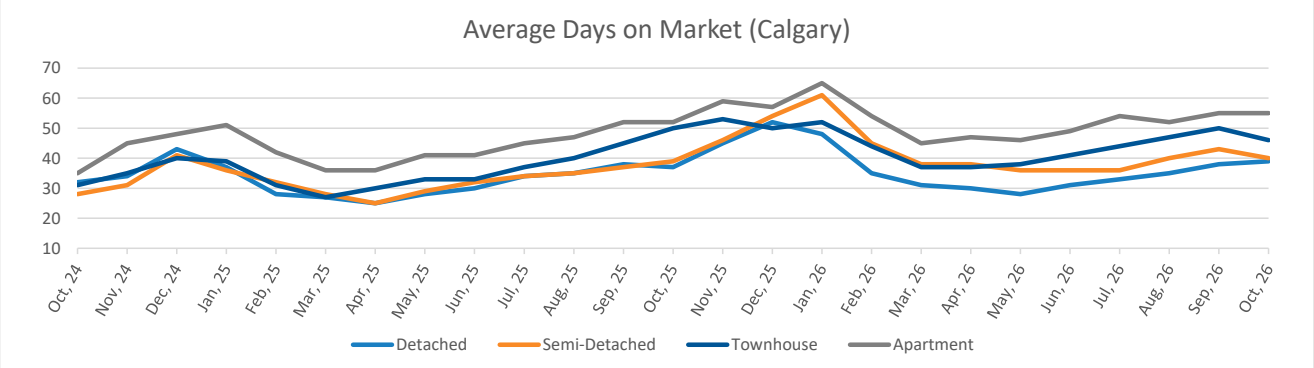
	Sales		New Listings		Sales to New Listings Ratio		Active Listings		Benchmark Price	
	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	LISTINGS	Y/Y%	PRICE	Y/Y%
CREB Economic Region	2,138	-13.6%	3,873	-9.1%	55.2%	-5.0%	8,648	-2.3%	$ 585,314	1.5%
Single Family Detached	847	-16.0%	1,505	-5.5%	56.3%	-11.1%	2,832	-2.8%	$ 735,100	-0.7%
Apartment	320	-22.3%	638	-19.3%	50.2%	-3.7%	1,691	-10.6%	$ 288,800	-7.9%
Semi-Detached	184	-1.1%	302	-7.9%	60.9%	7.4%	581	-5.2%	$ 685,200	0.8%
Row/Townhouse	241	-11.7%	483	-7.1%	49.9%	-5.0%	1,069	1.3%	$ 407,500	-5.1%

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

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	LISTINGS	Y/Y%	PRICE	Y/Y%
CREB Economic Region	23,991	-9.3%	44,811	-7.3%	53.4%	-2.6%	8,344	4.0%	$ 588,574	-0.3%
Single Family Detached	9,494	-4.3%	16,754	-6.9%	55.9%	0.7%	2,595	-1.0%	$ 741,310	-2.0%
Apartment	3,664	-24.4%	8,109	-17.4%	45.4%	-8.1%	1,825	-1.4%	$ 297,410	-8.6%
Semi-Detached	1,864	-1.8%	3,205	-3.1%	58.2%	0.7%	533	8.2%	$ 686,310	-0.2%
Row/Townhouse	2,889	-15.3%	5,592	-8.8%	51.5%	-7.8%	1039	5.9%	$ 419,120	-5.8%

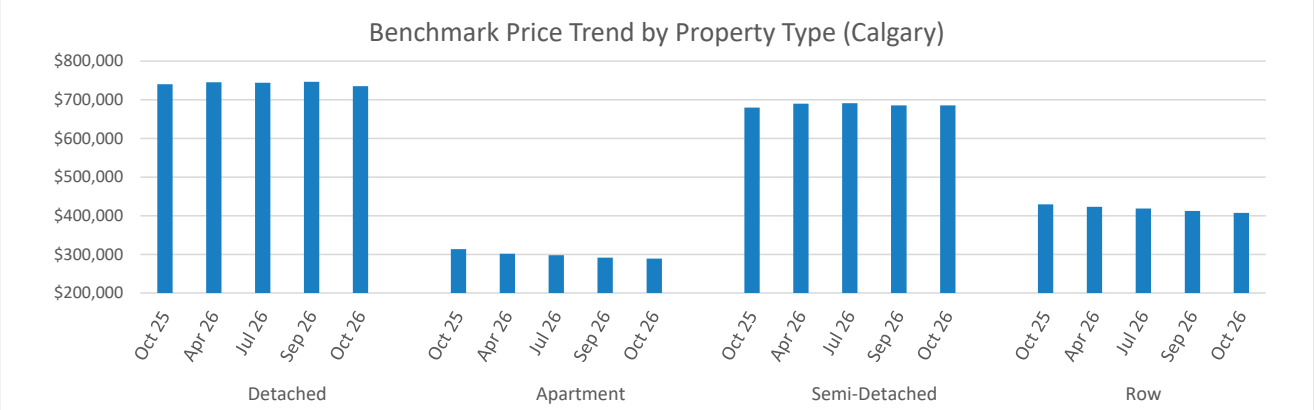


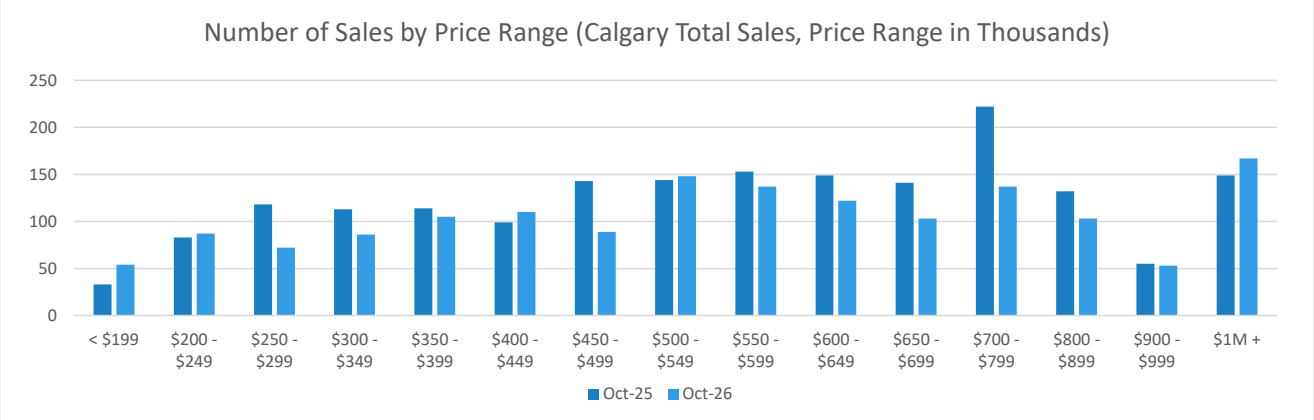


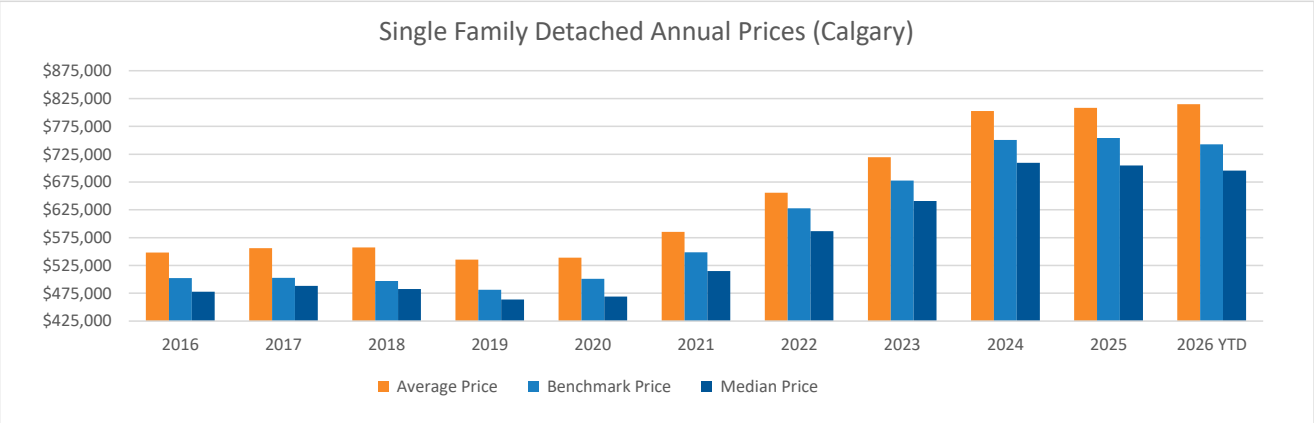


Calgary Benchmark Price and Months of Inventory (MOI) by Timeframe and Property Type

	1 Year ago October 2025		6 Months ago April 2026		3 Months ago July 2026		1 Month ago September 2026		Current October 2026	
	PRICE	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*
CREB Economic Region	$576,926	3.6	$591,256	3.0	$592,641	3.6	$589,322	4.1	$ 585,314	4.0
Detached	$740,400	2.9	$745,400	2.3	$743,900	2.9	$746,500	3.3	$ 735,100	3.3
Apartment	$313,700	4.6	$301,400	4.4	$297,600	4.9	$291,400	5.3	$ 288,800	5.3
Semi-Detached	$679,900	3.3	$690,200	2.5	$691,000	2.9	$685,200	3.7	$ 685,200	3.2
Row	$429,500	3.9	$422,900	2.9	$418,500	3.9	$412,400	4.4	$ 407,500	4.4







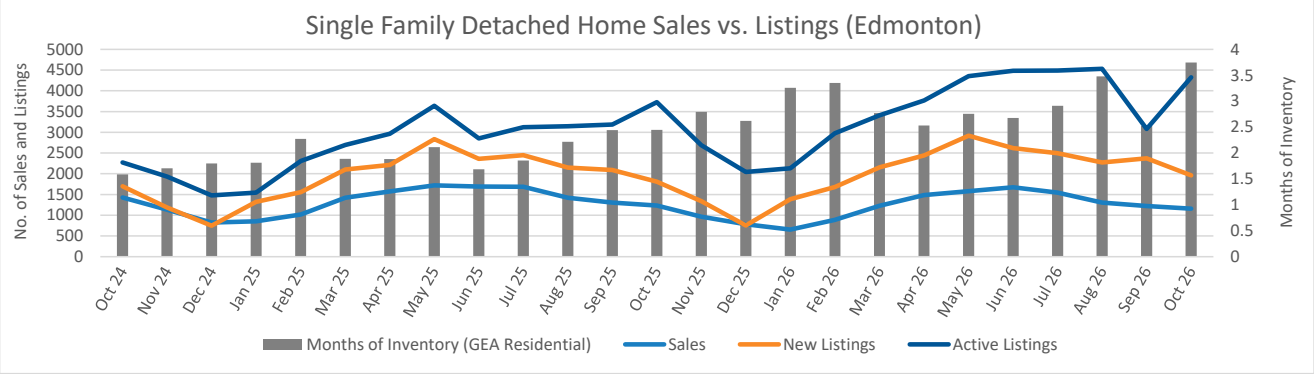
- Edmonton and Area Real Estate Market -

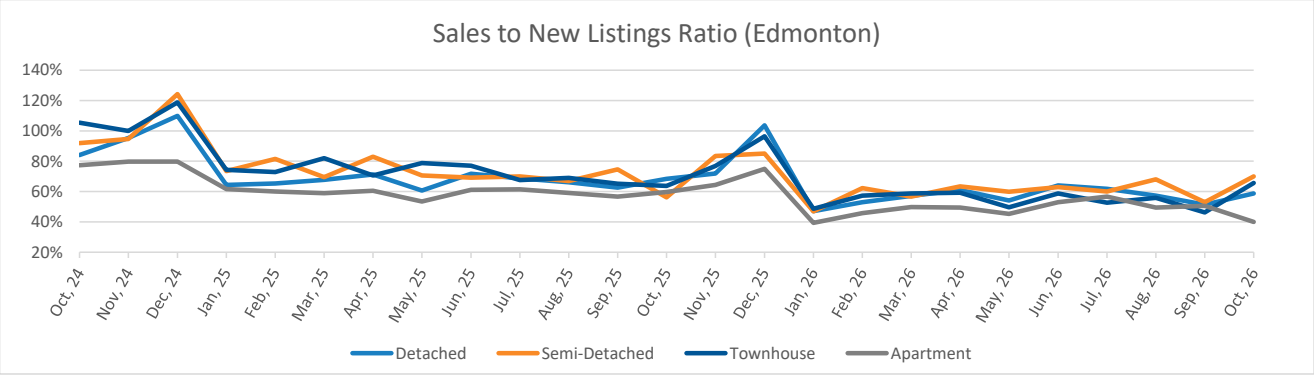
REPORTING PERIOD: *from the 1st of October, 2026 to the last day of October, 2026*

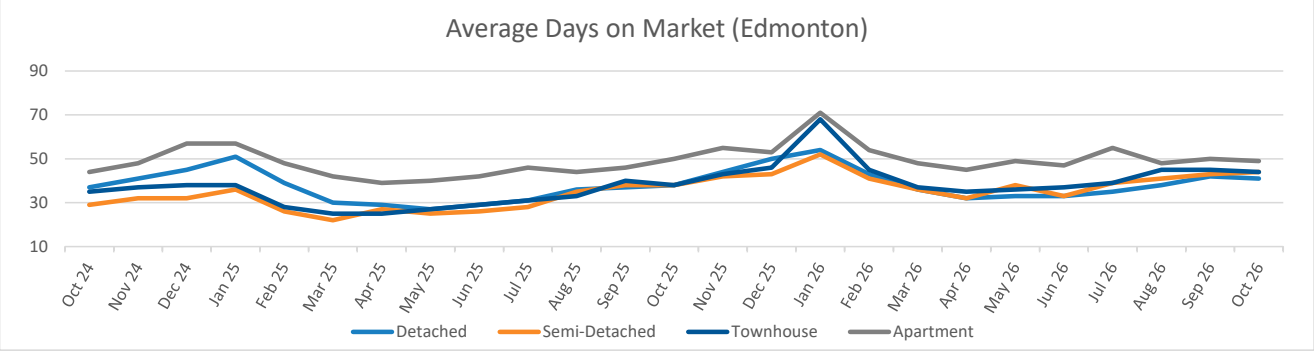
	Sales		New Listings		Sales to New Listings Ratio		Average Price		Months of Inventory (MOI)	
	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	PRICE	Y/Y%	MOI	Y/Y%
Total Residential	1,882	-8.3%	3,264	2.9%	57.7%	-10.9%	$ 457,641	0.5%	4.0	25.7%
Single Family Detached	1,155	-6.6%	1,964	8.4%	58.8%	-13.9%	$ 550,510	1.8%	3.7	53.1%
Apartment	221	-30.9%	553	3.2%	40.0%	-33.1%	$ 213,245	5.1%	6.7	66.1%
Semi-detached	245	12.4%	349	-10.1%	70.0%	24.6%	$ 410,683	-4.3%	3.0	10.0%
Row/Townhouse	261	-6.1%	398	-8.7%	65.6%	2.8%	$ 297,691	0.1%	3.7	43.3%

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

	TOTAL	Y/Y%	TOTAL	Y/Y%	RATIO	Y/Y%	PRICE	Y/Y%
Total Residential	21,193	-11.2%	38,029	5.9%	55.3%	-16.8%	$ 472,407	2.6%
Single Family Detached	12,738	-8.5%	22,302	6.8%	56.6%	-15.2%	$ 581,550	1.5%
Apartment	3,082	-20.4%	6,384	-2.6%	47.9%	-19.2%	$ 215,266	1.4%
Semi-detached	2,514	-3.0%	4,158	13.8%	60.3%	-15.6%	$ 427,145	-7.6%
Row/Townhouse	2,859	-18.0%	5,185	7.4%	55.3%	-23.4%	$ 302,291	-13.9%

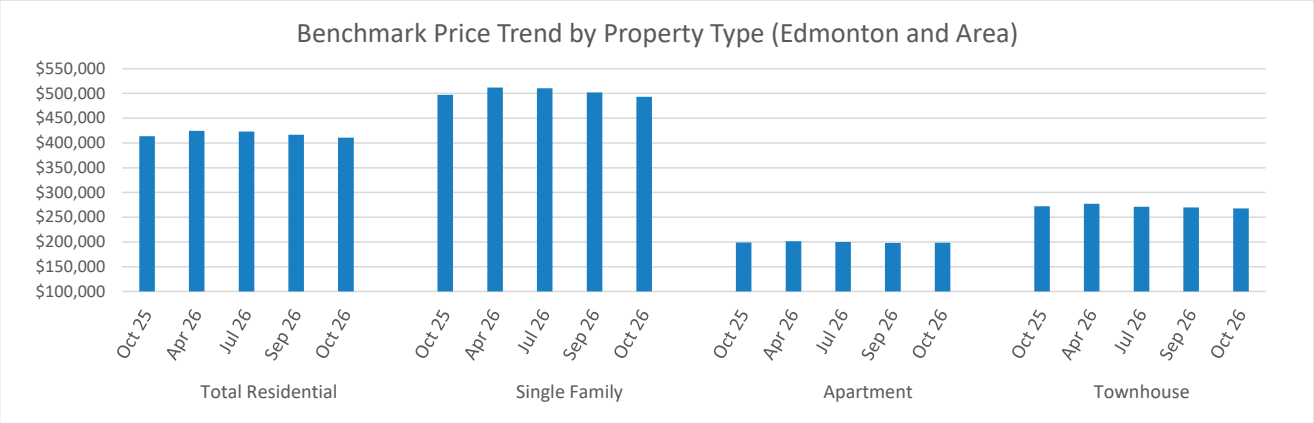


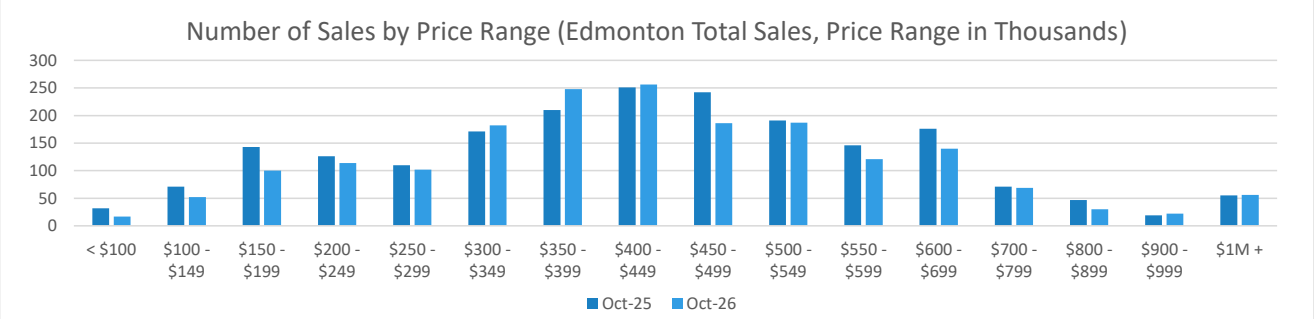


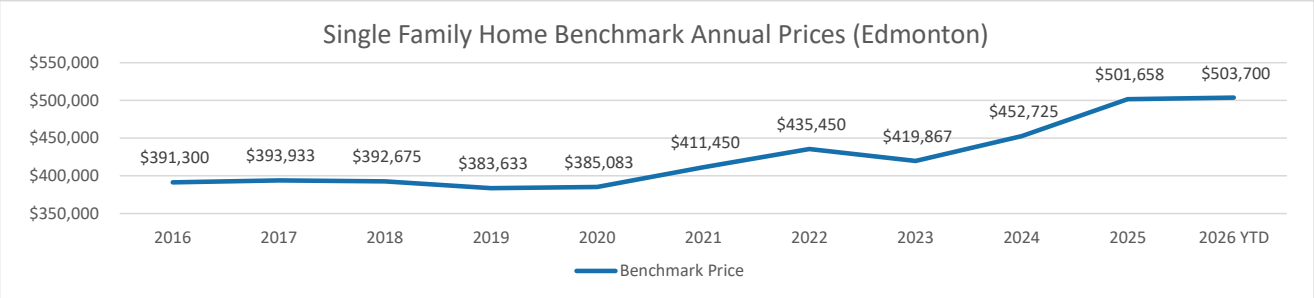


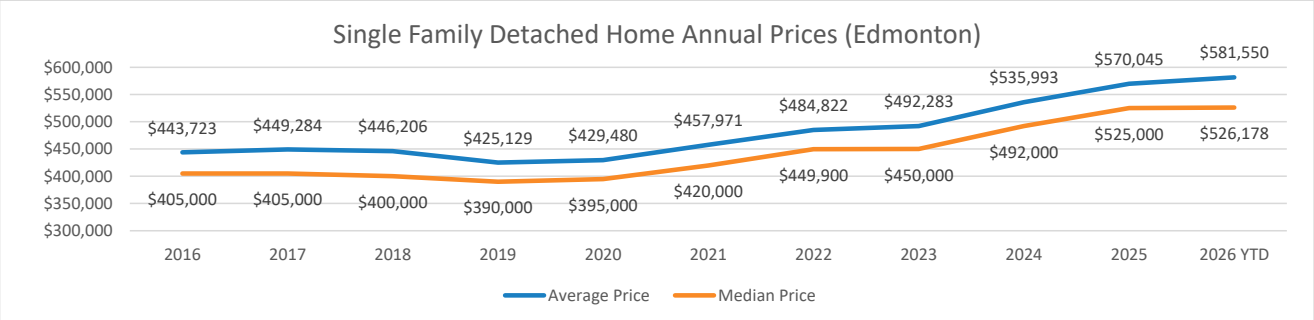
Edmonton Benchmark Price and Months of Inventory (MOI) by Timeframe and Property Type

	1 Year ago		6 Months ago		3 Months ago		1 Month ago		Current	
	October 2025		April 2026		July 2026		September 2026		October 2026	
	PRICE	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*	*PRICE*	*MOI*
Total Residential	$413,800	3.2	$424,700	2.7	$422,900	3.2	$416,700	4.1	$ 410,900	4.0
Single Family	$497,200	2.6	$511,900	2.5	$510,400	2.9	$501,900	2.6	$ 493,300	3.4
Apartment	$199,100	4.1	$201,200	4.2	$200,100	4.5	$197,800	5.0	$ 198,300	6.7
Townhouse	$272,100	2.6	$277,300	2.6	$271,200	3.4	$269,500	3.8	$ 267,700	3.7









- Alberta Economic Indicators -

REPORTING PERIOD: *most current data available*

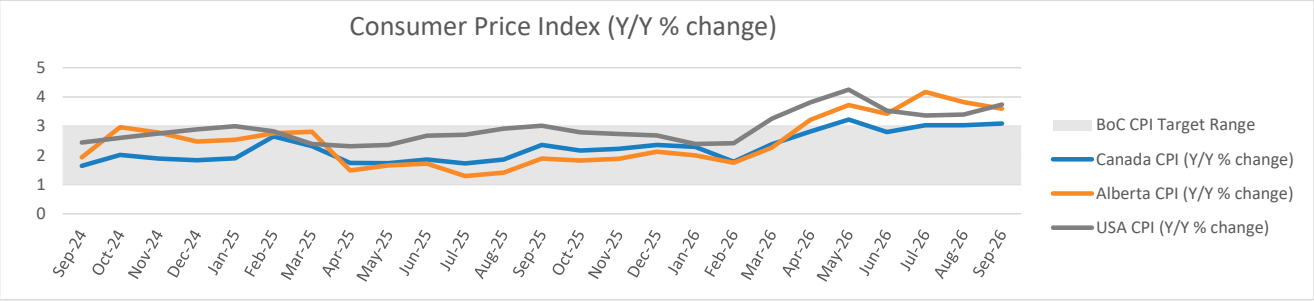
		2025f	2026f / 2027f
Real GDP Growth (RBC)	in Alberta	2.7%	2.3% /2.4%
Nov-26	in Canada	1.9%	0.9% / 1.7%
		TOTAL	**Y/Y**
Retail Trade ($)	in Alberta	9,648,844	7.6%
Aug-26	in Canada	74,567,349	5.4%
Total Mortgages	in Alberta	565,929	-1.5%
Aug-26	in Canada	4,902,779	-0.7%
Mortgages 90 Day Arrears	in Alberta	1,591	8.8%
Aug-26	in Canada	14,624	26.3%

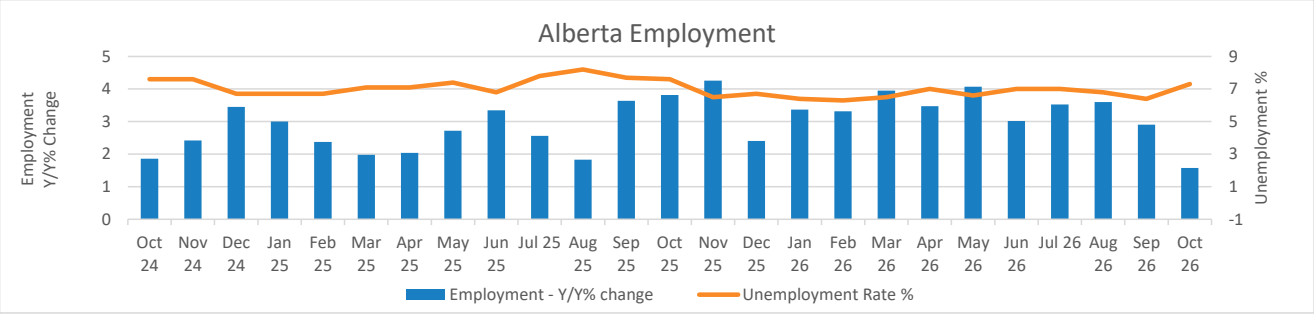
		TOTAL	Y/Y
Net Migration to Alberta	Q2,2026	16,663	19.8%
Net Interprovincial Migration		5,893	-4.8%
Net International Migration		10,770	39.5%
Housing Starts (Seasonally Adjusted Annual Rate, 000's)	in Alberta	54.45	2.0%
Sep-26	in Canada	248.90	-11.4%
Avg. Weekly Earnings	in Alberta	$1,410	3.9%
Aug-26	in Canada	$1,355	3.8%
Unemployment Rate	in Alberta	7.3%	-0.5 Pts
Oct-26	in Canada	6.7%	-0.2 Pts

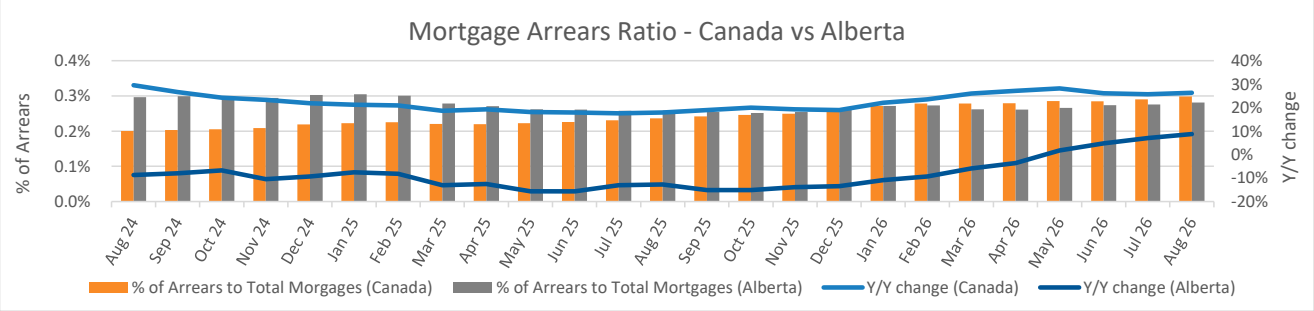
Employment, Seasonally Adjusted (thousands)	**Jun-26**	**Jul-26**	**Aug-26**	**Sep-26**	**Oct-26**
Canada	22,604	22,627	22,637	22,627	22,607
Alberta	2,865	2,870	2,869	2,865	2,865
Calgary	1,128	1,124	1,121	1,123	1,127
Edmonton	956	955	958	957	957

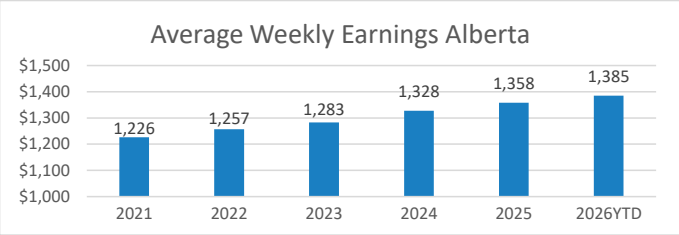
Represents the number of persons employed during the specific month (3 month moving average).

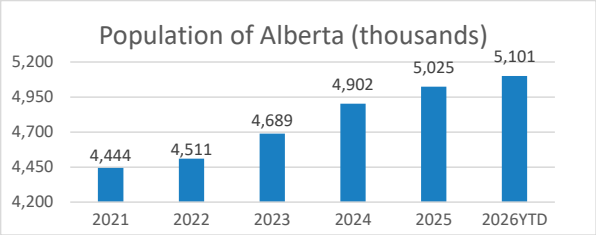
		TOTAL	Y/Y
BoC Overnight Rate	Nov-26	2.75%	50 bps
Chartered Bank Prime Rate	Nov-26	4.70%	25 bps
Consumer Bankruptcies	in Alberta	243	22.7%
Aug-26	in Canada	2,652	11.3%
Consumer Price Index	in Alberta	178.6	3.6%
Sep-26	in Canada	170.0	3.1%

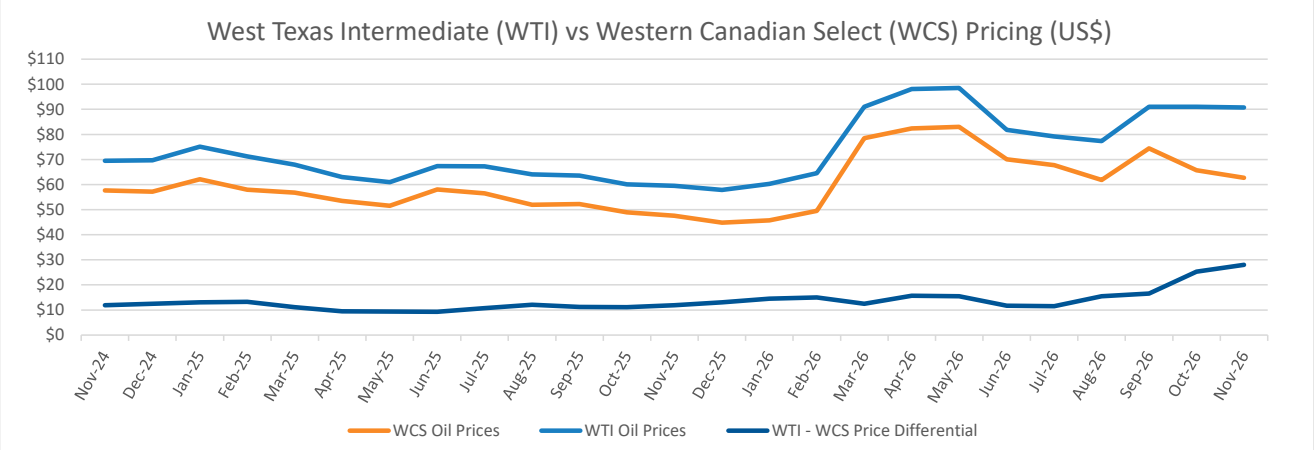







Average Weekly Earnings Alberta
$1,500
$1,400
$1,300
$1,200
$1,100
$1,000
1,226
1,257
1,283
1,328
1,358
1,385
2021
2022
2023
2024
2025
2026YTD


Population of Alberta (thousands)
5,200
4,950
4,700
4,450
4,200
4,444
4,511
4,689
4,902
5,025
5,101
2021
2022
2023
2024
2025
2026YTD


West Texas Intermediate (WTI) vs Western Canadian Select (WCS) Pricing (US$)
$110
$100
$90
$80
$70
$60
$50
$40
$30
$20
$10
$0
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
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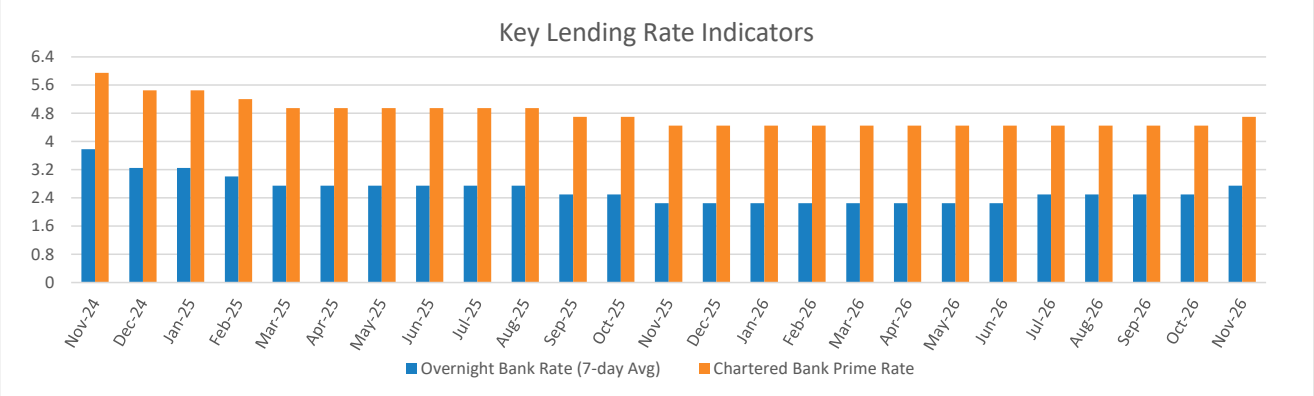
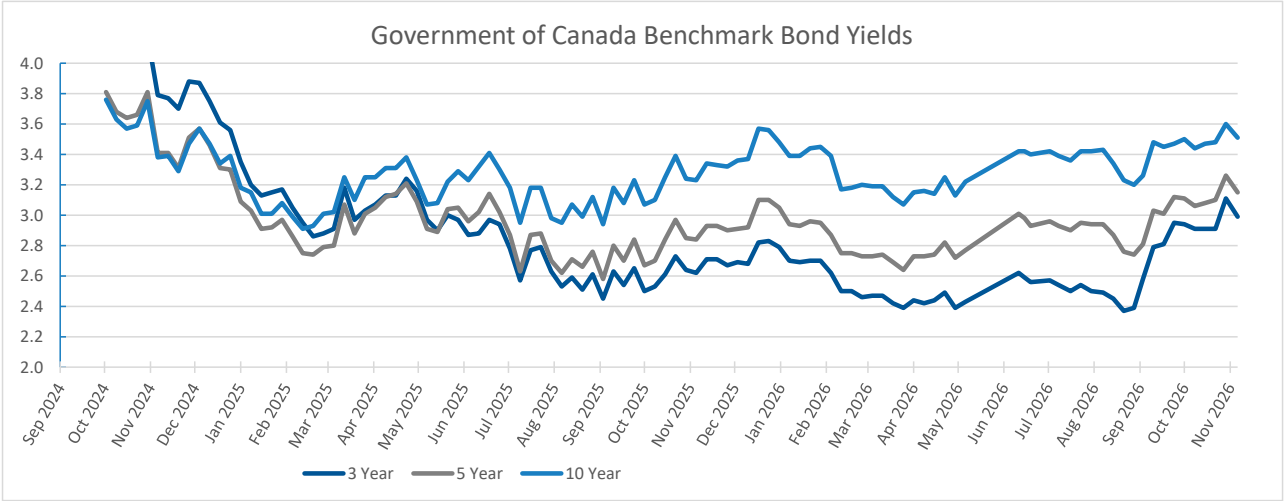
Jun-26
Jul-26
Aug-26
Sep-26
Oct-26
Nov-26
WCS Oil Prices
WTI Oil Prices
WTI - WCS Price Differential


Key Lending Rate Indicators
6.4
5.6
4.8
4
3.2
2.4
1.6
0.8
0
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
Oct-26
Nov-26
Overnight Bank Rate (7-day Avg)
Chartered Bank Prime Rate


Government of Canada Benchmark Bond Yields
4.0
3.8
3.6
3.4
3.2
3.0
2.8
2.6
2.4
2.2
2.0
Sep 2024
Oct 2024
Nov 2024
Dec 2024
Jan 2025
Feb 2025
Mar 2025
Apr 2025
May 2025
Jun 2025
Jul 2025
Aug 2025
Sep 2025
Oct 2025
Nov 2025
Dec 2025
Jan 2026
Feb 2026
Mar 2026
Apr 2026
May 2026
Jun 2026
Jul 2026
Aug 2026
Sep 2026
Oct 2026
Nov 2026
3 Year
5 Year
10 Year

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 eco-nomic strength, real estate activity, and financial stability.

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