

Alberta economy

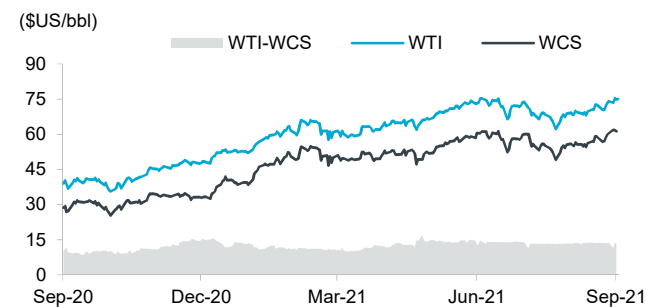
Indicators at a glance

New: Oil Prices

WTI increased \$1.73 over the week and closed at US\$75.03 on Thursday. The WTI-WCS differential closed at US\$11.70 per barrel, wider than US\$11.65 per barrel a week ago.

OIL PRICES

Daily prices



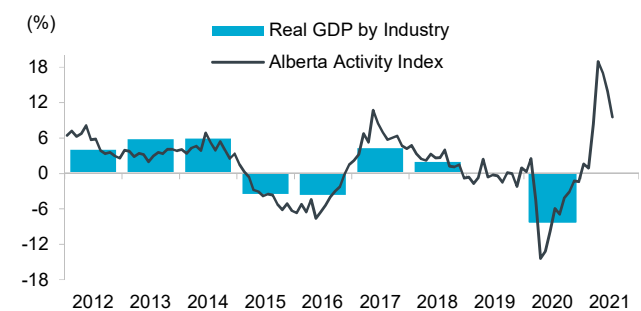
Sources: US Energy Information Administration, CME Group, Kent Group Limited, Haver Analytics

New: Economic Activity

The Alberta Activity Index was unchanged in July from a month earlier, but was up 9.6% from the weak level a year ago. Alberta's real GDP by industry decreased by 8.2% in 2020, following a marginal increase in 2019.

ECONOMIC ACTIVITY

Year-over-year % change



Sources: Statistics Canada, Alberta Treasury Board and Finance, Haver Analytics

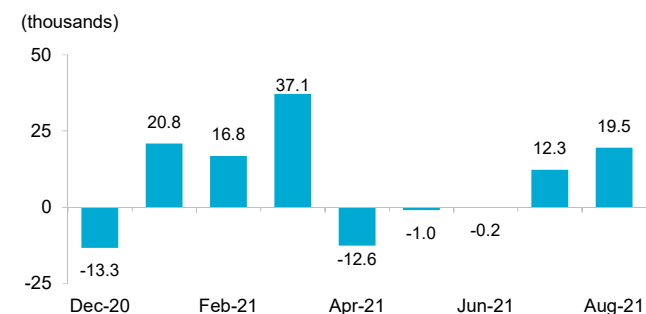
Labour Market

Employment rose by 19,500 in August. Compared to a year ago, when employment was recovering from the pandemic, employment was up by 128,100. The next release is on October 8, 2021.

Alberta's unemployment rate decreased by 0.6 percentage points to 7.9% in August, down by 4.3 percentage points from a year ago.

LABOUR MARKET

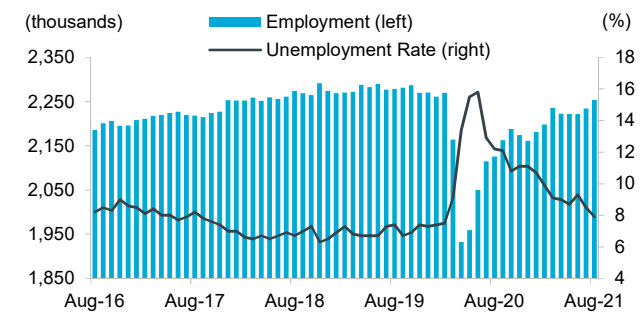
Monthly change in employment



Sources: Statistics Canada, Haver Analytics

LABOUR MARKET

Employment and unemployment rate



Sources: Statistics Canada, Haver Analytics

	WTI - West Texas Intermediate (US\$/bbl)	WTI-WCS Differential (US\$/bbl)	Henry Hub (US\$/MMBtu)	AECO-C (C\$/GJ)	Exchange Rate (US\$/C\$)
September 30, 2021	75.03	11.70	5.87	3.58	78.49
Fiscal Year-To-Date	68.36	12.32	3.65	3.17	80.41

Business Output

Manufacturing shipments decreased 1.7% m/m to \$7.1 billion in July. Compared to a year ago, when manufacturing shipments and merchandise exports were at depressed levels due to COVID-19, they were up 40%.

Alberta goods exports eased 2.4% m/m in July to \$11.7 billion. Year-over-year (y/y), they were up 66%.

MANUFACTURING SHIPMENTS AND GOODS EXPORTS

Year-over-year % change



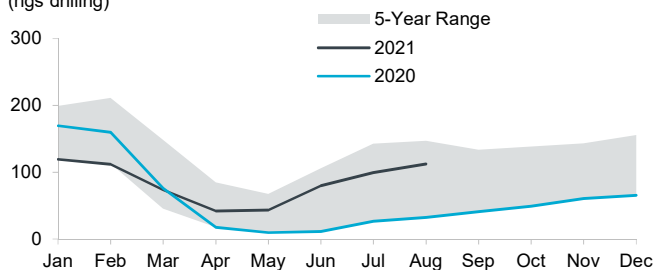
Sources: Statistics Canada, Haver Analytics; SA - Seasonally Adjusted

Rigs Drilling

The number of rigs drilling in Alberta averaged 112 in August, 251% higher than the depressed levels a year ago.

RIGS DRILLING

Number of rigs drilling and five-year seasonal range (rigs drilling)



Source: Canadian Association of Energy Contractors (CAOEC)

New: Average Weekly Earnings

Average weekly earnings in Alberta increased 2.1% m/m in July to \$1,240, up 2.7% from a year ago.

New: Population Growth

Alberta's population was 4,442,879 as of July 1, 2021, an increase of 0.5% from the year prior. During the last 12 months, Alberta welcomed 16,199 net international migrants and saw a net outflow of 11,831 interprovincial migrants.

Inflation

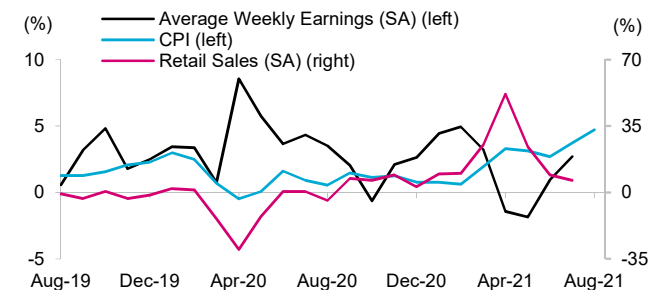
The consumer price index in Alberta increased 4.7% y/y in August, up from 3.7% y/y in the previous month.

Retail Sales

Alberta retail sales inched down 1.8% m/m to \$7.3 billion in July. Compared to a year ago, when retail trade was still recovering from depressed levels, sales were up 6.4%.

RETAIL SALES, CONSUMER PRICES, AND EARNINGS

Year-over-year % change



Sources: Statistics Canada, Haver Analytics

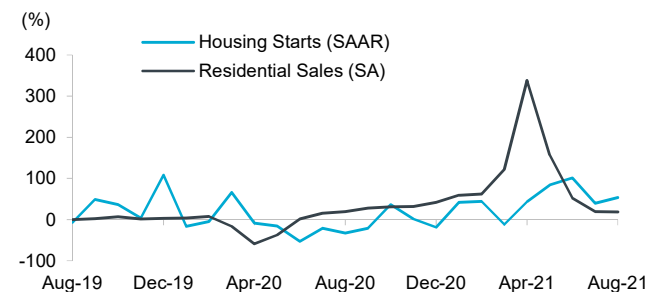
Housing Market

Alberta housing starts decreased 2.0% m/m in August to 31,526 units (SAAR), but remained up 54% y/y from a year ago.

The number of home sales in the resale market increased 2.6% m/m to 6,283 units in August, up 19% y/y.

HOUSING STARTS AND HOME RESALES

Year-over-year % change



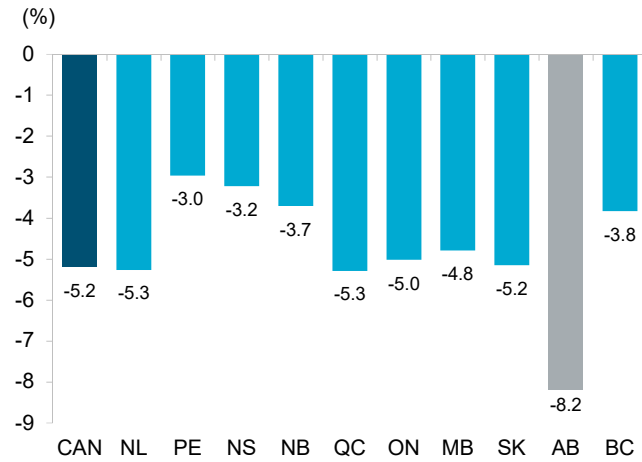
Sources: Statistics Canada, Canadian Real Estate Association, Haver Analytics; SAAR - Seasonally Adjusted Annual Rate

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For current analysis of the Alberta Economy please see the [Weekly Economic Review](#)

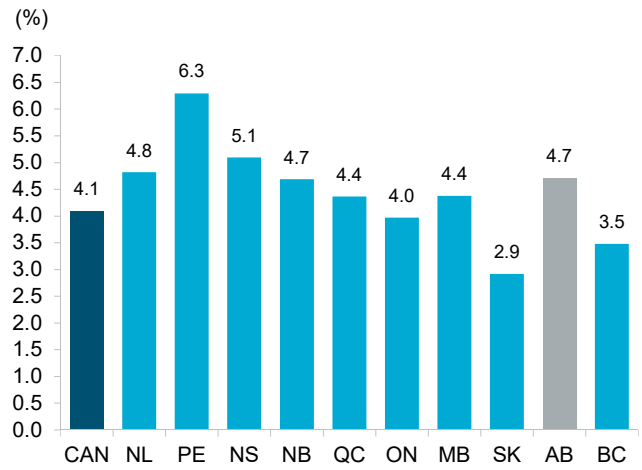
REAL GDP BY INDUSTRY

(2020, year-over-year growth)



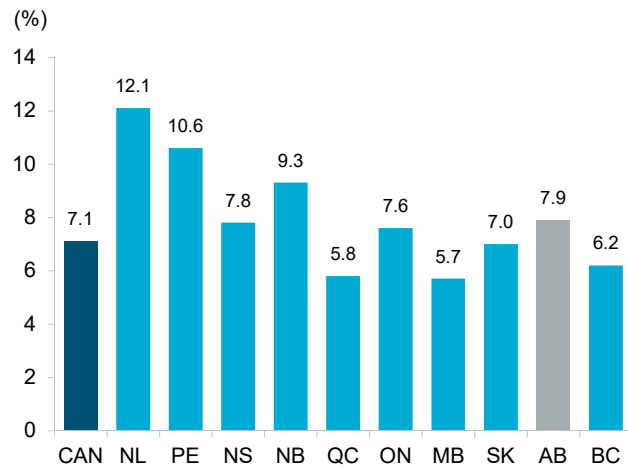
CPI INFLATION

(August 2021, year-over-year growth)



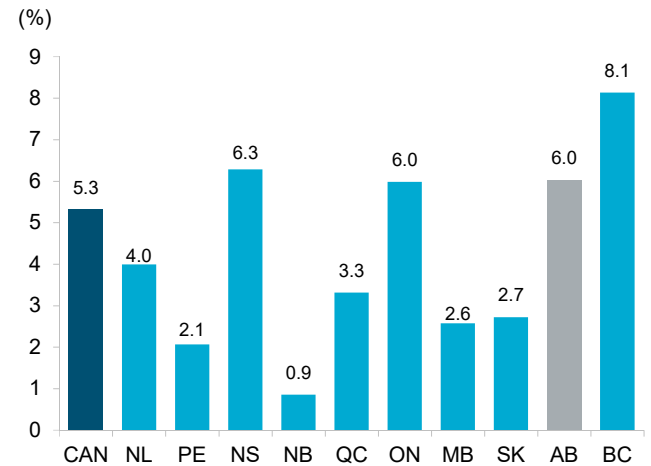
UNEMPLOYMENT RATE

(August 2021)



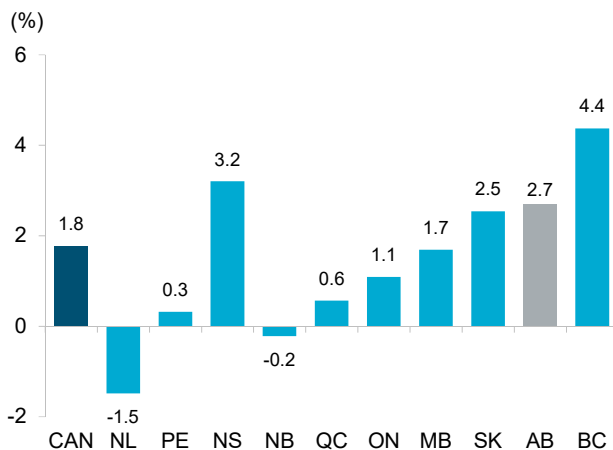
EMPLOYMENT

(August 2021, year-over-year growth)



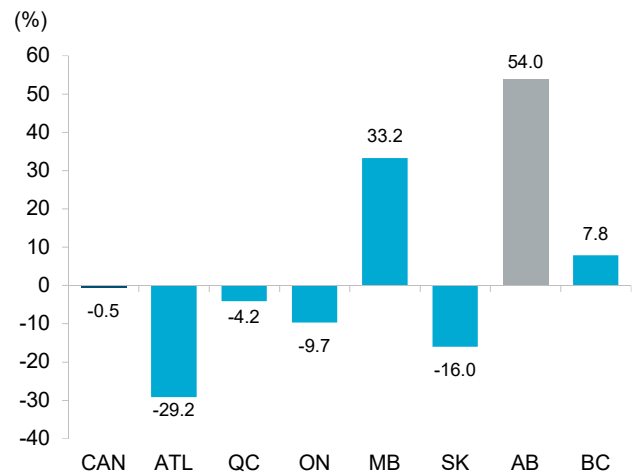
AVERAGE WEEKLY EARNINGS

(July 2021, year-over-year growth)



HOUSING STARTS

(August 2021, SAAR, year-over-year growth)



ALBERTA ECONOMIC INDICATORS

	2019	2020	2021YTD	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
New: Alberta Activity Index (y/y % change)	-0.4	-5.2	9.7	8.4	18.9	17.0	13.9	9.6	
Population¹									
New: Population (thousands)	4,363	4,420	4,443		4,439			4,443	
y/y % change	1.5	1.3	0.5		0.5			0.5	
New: Net Interprovincial Migration	-2,032	-2,377	-11,831		-3,732			-5,447	
New: Net International Migration	39,761	36,264	16,199		6,651			4,267	
Labour Market									
Employment (thousands, SA)	2,279	2,130	2,221	2,235	2,223	2,222	2,222	2,234	2,253
m/m change (thousands)				37.1	-12.6	-1.0	-0.2	12.3	19.5
y/y % change	0.7	-6.6	5.3	3.3	15.0	13.4	8.4	5.7	6.0
Unemployment Rate (% , SA)	7.0	11.4	9.1	9.1	9.0	8.7	9.3	8.5	7.9
Participation Rate (% , SA)	70.9	68.6	69.2	69.6	69.1	68.8	69.3	69.0	69.0
New: Average Weekly Earnings (\$, SA)	1,164	1,201	1,227	1,208	1,223	1,228	1,215	1,240	
y/y % change	1.4	3.2	1.8	3.2	-1.4	-1.9	0.9	2.7	
Household Sector									
Retail Sales (\$ millions, SA)	81,091	78,894	51,693	7,400	7,355	7,346	7,457	7,324	
y/y % change	-0.8	-2.7	17.8	25.1	51.9	24.1	9.2	6.4	
New Vehicle Sales (units, thousands)	223	184	121	21	19	16	18	17	
y/y % change	-6.0	-17.4	22.3	81.7	134.8	26.4	8.4	-8.5	
Consumer Price Index (y/y % change)	1.8	1.1	2.6	1.9	3.3	3.1	2.7	3.7	4.7
Excluding Food & Energy	1.8	1.2	0.9	-0.1	0.8	1.3	1.0	1.8	2.5
Housing Starts (SAAR, thousands)	27.3	24.0	31.1	28.9	34.1	35.5	30.2	32.2	31.5
y/y % change	4.8	-12.2	43.1	-12.1	43.4	83.8	101.0	39.7	54.0
New Housing Price Index (y/y % change)	-1.5	-0.9	5.6	2.2	3.9	7.1	9.4	10.2	10.1
Resale Home Sales (units, SA)	53,068	55,085	56,367	7,674	7,971	7,361	6,891	6,126	6,283
y/y % change	0.1	3.8	77.2	122.4	338.7	157.5	52.0	19.6	18.9
Sales to New Listing Ratio (SA)	0.49	0.56	0.69	0.69	0.73	0.70	0.65	0.64	0.66
MLS Average Resale Prices (\$ thousands, SA)	387	392	426	433	439	436	426	425	417
y/y % change	-2.7	1.4	11.6	16.1	21.6	19.6	12.7	6.9	4.3
Consumer Bankruptcies (level)	5,589	3,602	1,732	307	285	218	238	210	
y/y % change	13.5	-35.6	-22.5	-22.7	9.6	-5.6	-4.8	-27.1	
Business Sector									
Goods Exports (customs based, \$ millions)	117,202	91,457	73,407	11,156	10,090	10,102	11,941	11,655	
y/y % change	-0.4	-22.0	40.8	21.6	55.8	92.8	116.7	65.8	
Energy Products (\$ millions)	84,525	60,188	50,840	7,591	6,716	6,798	8,428	8,409	
y/y % change	1.3	-28.8	48.1	21.9	68.9	155.7	176.4	84.4	
Agricultural Products (\$ millions)	7,705	8,484	5,442	930	857	785	767	668	
y/y % change	-7.2	10.1	12.8	21.6	19.8	-2.9	15.4	-7.1	
Rigs Drilling	92	60	85	73	42	43	80	100	112
y/y % change	-30.6	-35.3	35.8	-3.2	142.0	367.0	612.1	275.5	250.6
Manufacturing Shipments (\$ millions, SA)	76,088	64,738	47,845	6,675	7,088	7,362	7,225	7,101	
y/y % change	-1.6	-14.9	27.8	18.5	54.3	55.8	45.7	39.6	
Wholesale Trade (\$ millions, SA)	80,916	76,819	50,075	7,171	7,541	7,382	7,220	7,186	
y/y % change	-1.5	-5.1	12.9	13.1	19.6	25.3	14.0	9.9	
Building Permits (\$ millions, SA)	11,647	10,723	8,251	1,157	1,286	1,180	1,328	1,017	
y/y % change	-13.5	-7.9	37.2	32.3	62.9	60.6	97.3	10.1	
Residential Permits (\$ millions, SA)	6,999	6,824	5,659	786	910	831	863	770	
y/y % change	-10.0	-2.5	52.5	38.6	100.4	82.7	92.2	48.3	
Non-Residential Permits (\$ millions, SA)	4,648	3,899	2,592	372	376	349	465	247	
y/y % change	-18.2	-16.1	12.6	20.6	12.1	24.6	107.6	-38.9	
Non-Res. Building Cons. Price Index ² (y/y % change)	2.3	0.4	2.6	0.8			4.5		

¹ Population data presented on a census year basis (July 1– June 30).

² Quarterly, average of Calgary and Edmonton.

YTD (year-to-date).

“SA” denotes seasonally adjusted. “SAAR” denotes seasonally adjusted at annual rate.

All annual data are unadjusted.

Sources: All data are from Statistics Canada except the Alberta Activity Index (Alberta Treasury Board and Finance), Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canadian Real Estate Association), Rigs Drilling (Canadian Association of Energy Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada). All historical data are subject to revision.