

Alberta Economy

Indicators at a Glance

NEW: Economic Activity

The Alberta activity index continued to level off in September. The index remains above last year's levels, up 4.9% year-over-year (y/y). In 2016, Alberta's real GDP by expenditure fell by 3.7%, the largest drop among the provinces for the second year in a row.

Population

Alberta's population was 4,286,134 as of July 1, 2017, an increase of 1.2% from the year prior. Canada's population grew 1.2% from a year ago.

Migration

Net migration to Alberta was 5,486 in the second quarter of 2017. During this time, Alberta welcomed 10,400 net international migrants. However, there was a net outflow of interprovincial migrants (-4,914), the eighth consecutive quarterly decline.

NEW: Employment¹

The economy added 5,400 jobs in November, mostly in the private sector. Employment increased 1.5% y/y, reflecting employment gains in both the goods and services sectors from a year ago.

NEW: Unemployment Rate¹

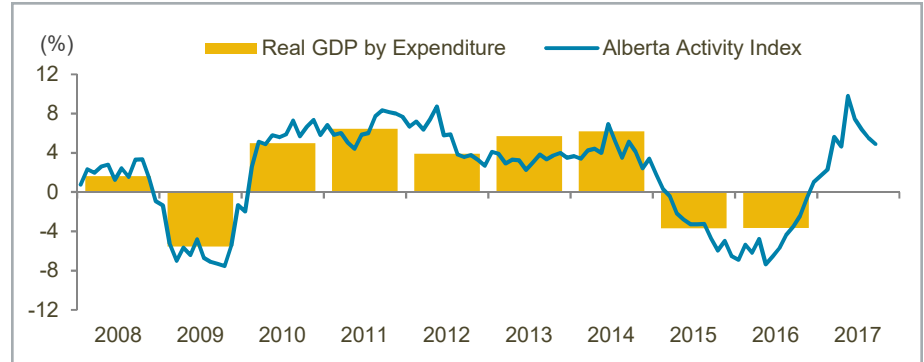
Alberta's unemployment rate fell 0.5 percentage points to 7.3% in November. Canada's unemployment rate declined 0.4 percentage points to 5.9%.

NEW: Rigs Drilling

The number of active rigs in Alberta averaged 143 in October, up 32% y/y. Year-to-date, the number of active rigs has averaged 129, up 78% from 2016.

Economic Activity

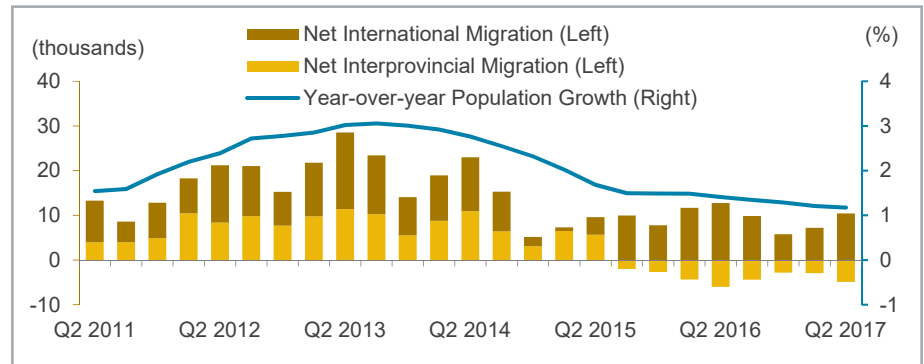
Year-over-year % change



Sources: Statistics Canada and Alberta Treasury Board and Finance

Demographics

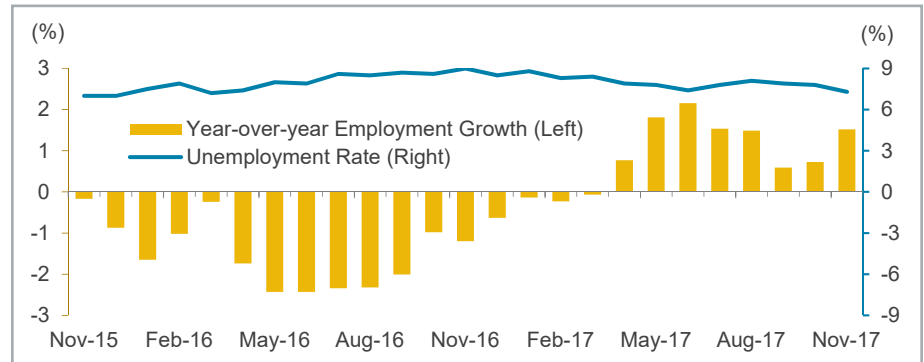
Quarterly



Source: Statistics Canada

Labour Market

Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) held firm at 1.3% y/y in October. Excluding food and energy prices, inflation ticked up 0.2 percentage points to 0.9% y/y. However, the Canadian inflation rate ticked down to 1.4% y/y.

NEW: Average Weekly Earnings¹

Average weekly earnings (AWE) in Alberta grew by 0.8% m/m in September to \$1,142. Earnings increased 2.3% y/y as earnings increased in both the goods and service sectors.

Retail Sales¹

Alberta retail sales grew 0.3% m/m to \$6.7 billion in September. Retail sales are up 7.6% y/y, the tenth consecutive month of year-over-year gains.

Housing Starts¹

Alberta housing starts rose 0.7% m/m in October to 29,403 units (annualized). Housing starts were up 15% y/y, as both single-family starts (+15% y/y) and multi-family starts (+17% y/y) improved.

New Housing Price Index

Alberta's New Housing Price Index (NHPI) increased 0.3% y/y in September as the price of land (+0.7% y/y) and the house-only component (+0.1% y/y) were up.

Building Permits¹

Alberta building permits increased 14.7% m/m (+12% y/y) in September to \$1.3 billion. Non-residential permits rose 28% y/y and residential permits were up a modest 1% y/y.

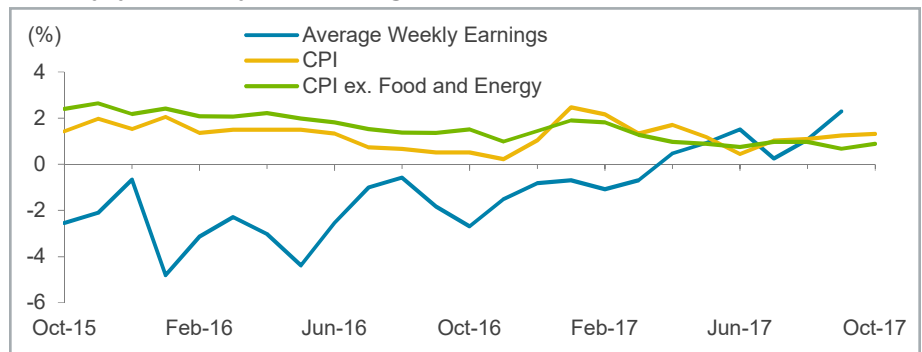
¹ Seasonally adjusted

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Inflation and Earnings

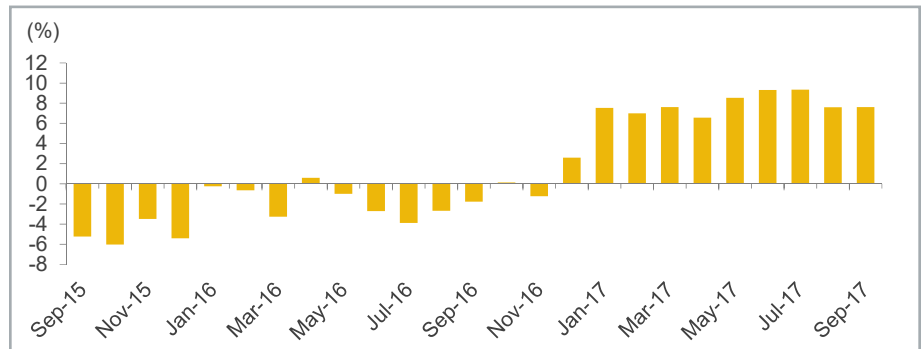
Monthly, year-over-year % change



Source: Statistics Canada

Retail Sales

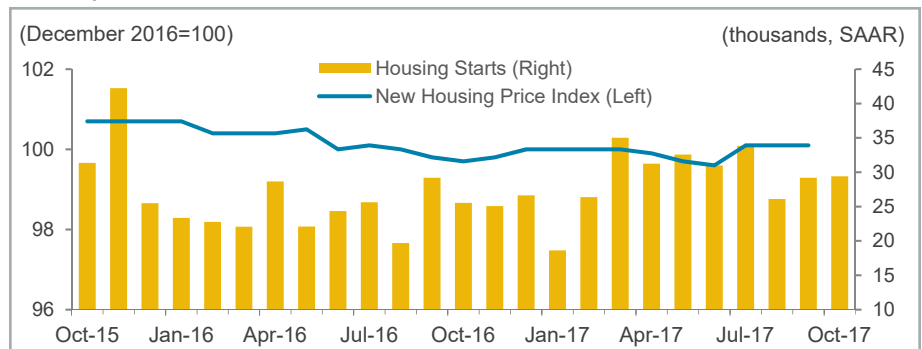
Monthly, year-over-year % change



Source: Statistics Canada

Housing Market

Monthly

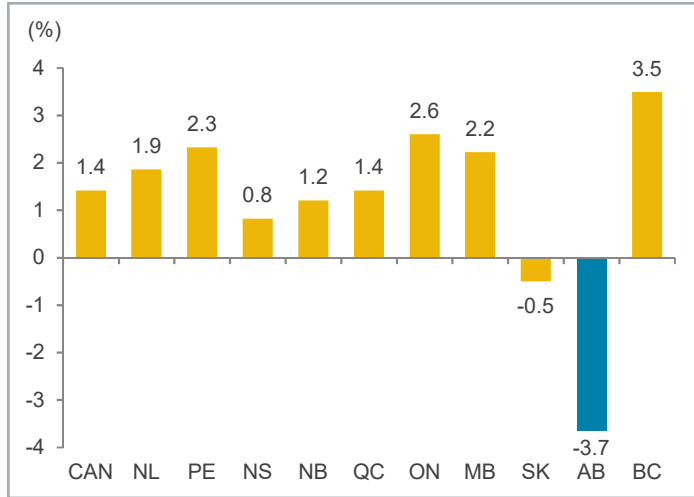


Source: Statistics Canada, Canada Mortgage and Housing Corporation

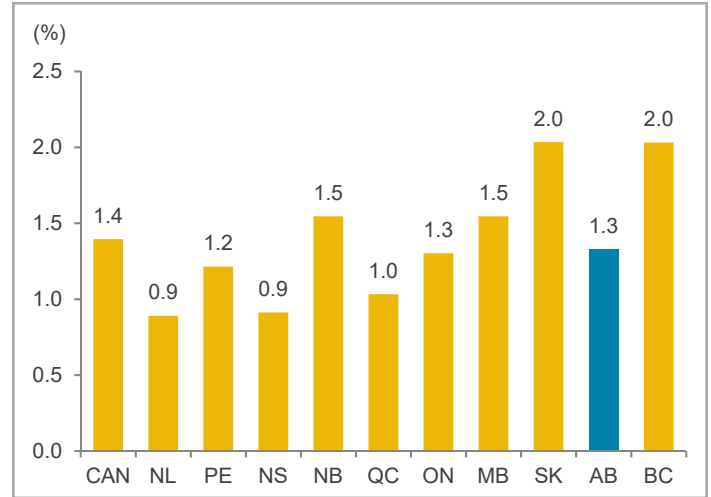
	Canadian Dollar (US¢/\$CAN)	WTI Oil (\$US/bbl)	NYMEX Natural Gas (\$US/MMBtu)	Alberta Reference Price (\$¢/GJ)
Latest (November 30, 2017)	77.59	57.40	3.03	1.20 (September)
Fiscal year-to-date	77.52	49.67	3.03	1.99

Please see the [Weekly Economic Review](#) for current analysis on the Alberta economy.

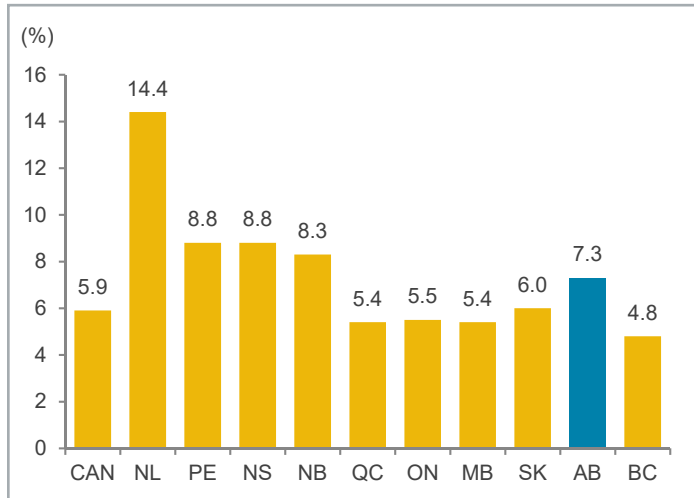
Real GDP by Expenditure
(2016, year-over-year growth)



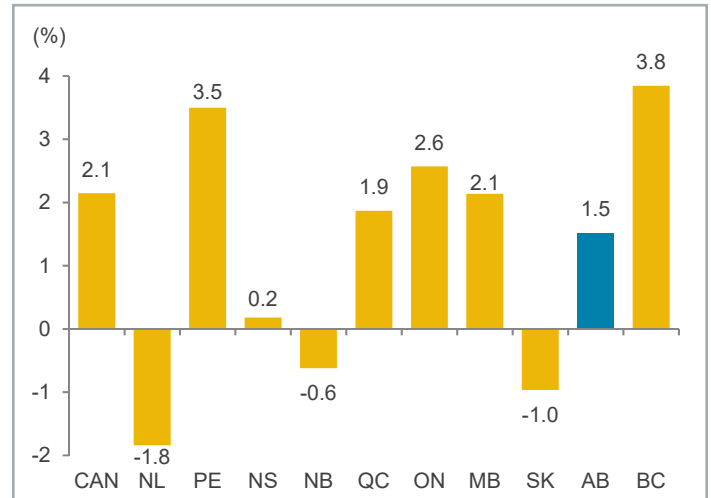
CPI Inflation
(October 2017, year-over-year growth)



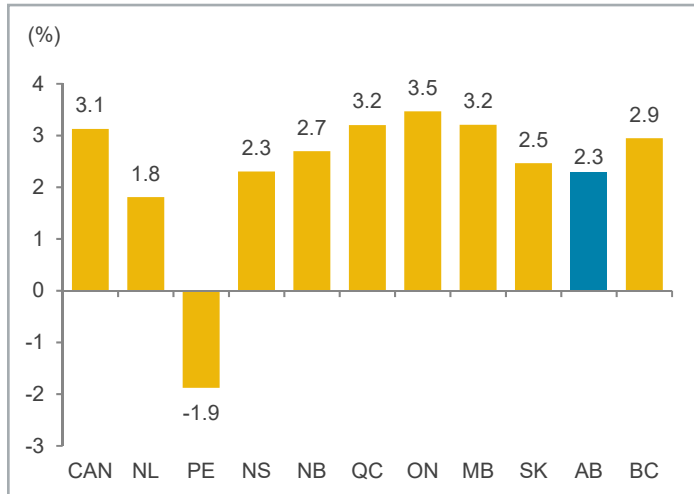
Unemployment Rate
(November 2017)



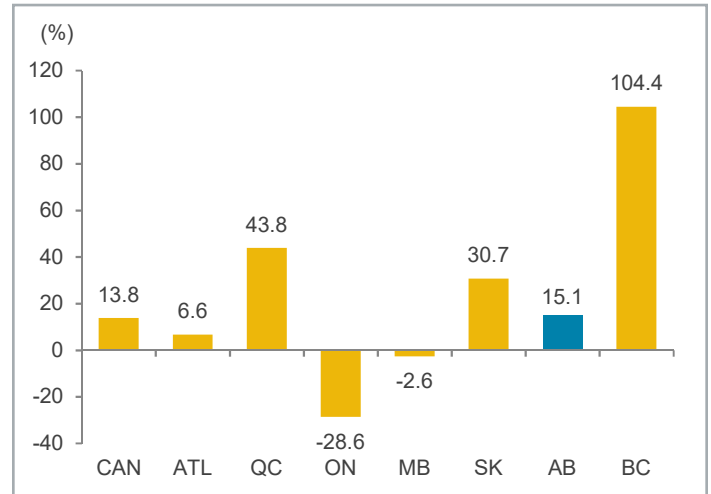
Employment
(November 2017, year-over-year growth)



Average Weekly Earnings
(September 2017, year-over-year growth)



Housing Starts
(October 2017, SAAR, year-over-year growth)



Alberta Economic Indicators

	2015	2016	2017YTD	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
NEW Alberta Activity Index (y/y % change)	-3.0	-4.4	5.3	7.4	6.4	5.5	4.9		
Population¹									
Population (thousands)	4,178	4,236	4,286		4,286				
y/y % change	1.7	1.4	1.2		1.2				
Net Interprovincial Migration	21,594	-15,108	-15,131		-4,914				
Net International Migration	15,694	42,102	33,210		10,400				
Labour Market									
NEW Employment (thousands, SA)	2,301	2,264	2,286	2,299	2,284	2,287	2,279	2,291	2,296
m/m change (thousands)				7.5	-14.4	2.3	-7.8	11.9	5.4
y/y % change	1.2	-1.6	0.9	2.2	1.5	1.5	0.6	0.7	1.5
NEW Unemployment Rate (% , SA)	6.0	8.1	8.0	7.4	7.8	8.1	7.9	7.8	7.3
NEW Participation Rate (% , SA)	73.0	72.5	72.4	72.4	72.2	72.5	72.0	72.2	71.9
NEW Average Weekly Earnings (\$, SA)	1,146	1,119	1,124	1,135	1,127	1,133	1,142		
y/y % change	-0.3	-2.4	0.4	1.5	0.2	1.1	2.3		
Household Sector									
Retail Sales (\$ million, SA)	76,019	75,110	60,453	6,793	6,753	6,705	6,727		
y/y % change	-4.0	-1.2	7.9	9.3	9.3	7.6	7.6		
New Vehicle Sales (units, thousands)	242	224	193	24	22	22	23		
y/y % change	-12.7	-7.6	13.0	14.2	14.3	18.4	9.8		
Consumer Price Index (y/y % change)	1.1	1.1	1.4	0.4	1.0	1.1	1.3	1.3	
Excluding Food & Energy	2.3	1.7	1.1	0.7	1.0	1.0	0.7	0.9	
Housing Starts (SAAR, 000's)	37.3	24.5	29.3	31.0	33.8	26.1	29.2	29.4	
y/y % change	-8.1	-34.2	20.6	27.3	32.0	32.6	0.0	15.1	
New Housing Price Index (y/y % change)	0.7	-0.5	-0.3	-0.4	0.0	0.1	0.3		
Resale Home Sales	56,471	52,166	46,841	4,610	4,549	4,624	4,672	4,509	
y/y % change	-21.3	-7.6	7.6	3.1	1.4	6.4	5.0	-5.1	
Sales to New Listing Ratio	0.52	0.49	0.49	0.45	0.46	0.47	0.48	0.47	
MLS Average Resale Prices (\$ thousands)	393	395	398	402	395	395	394	399	
y/y % change	-1.9	0.4	1.4	3.2	-1.7	0.6	-1.1	1.0	
NEW Consumer Bankruptcies (level)	4,280	5,427	3,805	435	328	450	404		
y/y % change	10.9	26.8	-7.7	-8.4	-13.9	2.5	-11.8		
Business Sector									
Goods Exports (customs based,\$ million)	92,441	78,905	74,300	8,057	7,598	8,142	7,525		
y/y % change	-24.0	-14.6	32.4	29.3	23.0	15.1	7.8		
Energy Products (\$ million)	62,500	51,537	51,655	5,486	5,054	5,747	5,116		
y/y% change	-31.5	-17.5	44.1	35.2	27.4	19.1	7.9		
Agricultural Products (\$ million)	6,474	6,284	5,310	583	539	520	496		
y/y % change	0.2	-2.9	16.1	17.5	12.1	19.2	4.9		
NEW Rigs Drilling	120	79	129	87	119	126	127	133	143
y/y% change	-52.6	-34.0	78.0	112.8	103.6	66.8	59.7	31.3	32.4
Manufacturing Shipments (\$ million, SA)	68,178	62,703	52,776	5,966	5,804	5,895	5,840		
y/y% change	-14.3	-8.0	13.9	13.8	10.4	10.0	9.9		
Wholesale Trade (\$ million, SA)	79,380	71,765	59,018	6,559	6,801	6,669	6,709		
y/y% change	-6.3	-9.6	9.8	9.3	15.4	10.7	14.3		
Building Permits (\$ million, SA)	16,753	14,200	10,244	1,099	1,037	1,153	1,322		
y/y% change	-8.2	-15.2	-0.1	10.9	-8.2	5.4	11.9		
Residential Permits (\$ million, SA)	9,876	7,930	6,253	711	666	779	704		
y/y % change	-8.8	-19.7	13.7	23.9	11.3	29.8	0.8		
Non-Residential Permits (\$ million, SA)	6,877	6,270	3,990	388	371	373	618		
y/y % change	-7.4	-8.8	-16.2	-6.9	-30.2	-24.3	28.0		
Non-Res. Building Cons. Price Index ² (y/y % change)	-0.7	-2.8	0.2	0.7			0.9		

¹ Population data presented on a census year basis (July 1– June 30).
The current census year 2017.

² Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR"
denotes seasonally adjusted at annual rate.

Sources: All data is 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 Oilwell Drilling Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada). All historical data are subject to revision