

Calgary and Region

ECONOMIC OUTLOOK 2025-2030



LAND ACKNOWLEDGEMENT

The city of Calgary, where the Bow and Elbow rivers meet, was historically a place of confluence where the sharing of resources, ideas and opportunities naturally come together. Long before Settlers named it Calgary, the original Indigenous Nations of this area had their own names for the land. In the Blackfoot language, it is called Moh-kins-tsis. The Îlethka Nakoda Wîcastabi First Nations refer to this place as Wicispa Oyade and the people of the Tsuut'îna nation call it Guts-ists-l. The Métis call the Calgary area Otos-kwunee.

We would like to take this opportunity to appreciate and acknowledge that we are gathered on the ancestral and traditional territory of the Blackfoot Confederacy, made up of the Siksika, Piikani, Amskaapiikani and Kainai First Nations; the Îlethka Nakoda Wîcastabi First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'îna First Nation. The city of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory (Nose Hill Métis District 5 and Elbow Métis District 6). We acknowledge all Indigenous people who have made Calgary their home.

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INTRODUCTION

The City of Calgary (The City) tracks economic indicators throughout the year to develop insights about the impacts of external events on the local economy. The results are published in the Economic Outlook semi-annually in the spring and fall and are available to the public.

The timing of the release of The City's Fall Calgary and Region Economic Outlook is late Fall every year.

Purpose

The Fall 2025 Calgary and Region Economic Outlook supports The City's financial and physical planning. The outlook considers several economic indicators. The choice of indicators reflects factors deemed likely to affect local economic performance over the forecast period.

Plan

There are two areas or economies of interest. The first is the local (or city of Calgary) economy. The second is the regional economy (Calgary Economic Region or CER).

The CER is a small open economy affected by changes outside its borders. Consequently, external influences from the provincial, national and world economies get transmitted to the local and regional economies. Outside factors judged to have a substantial impact get presented as forecast assumptions. Most national and international forecast estimates in the assumptions section reflect the average expectations of private sector forecasters. All the CER or City forecast estimates are the output of City of Calgary forecast models, validated by private sector forecasts.

The economic cycle for commodity-based regions helps to inform projections of economic activity in the CER. The level of crude oil sales affects the cash flow of Alberta's energy industry and investment in the local economy.

Calgary Focused

The Fall 2025 Calgary and Region Economic Outlook provides comprehensive estimates of the future conditions for Calgary's local and regional economies. It is the only source that provides the complete set of indicators requested by local decision-makers for the city and CER while still using theoretical and empirical economic underpinnings similar to alternative forecast providers.

Finally, it tackles key recurring questions posed by City of Calgary decision-makers:

- What is the overall forecast for the growth rate in the local economy?
- What are the drivers of local economic performance?
- How many jobs is the local economy expected to create?
- What is the forecast for population growth in the city and region?
- What is the expected inflation rate?
- What are the implications, especially for municipal finance?

EXECUTIVE SUMMARY



Calgary's economy performed better than expected, driven by robust domestic demand due to strong net migration, ongoing infrastructure investment, and USMCA/CUSMA-compliant exports, despite the ongoing uncertainty and volatility from the trade disputes. However, potential headwinds include geopolitical uncertainty, particularly around U.S. trade policy, and a slowdown in net migration in 2025, along with high unemployment, which could impact the pace of growth.



1. Despite ongoing uncertainty and volatility, Calgary's economy has likely been shielded from the worst effects of a full-blown trade war

Exemptions on USMCA/CUSMA-compliant goods, lower exposure to certain sector-specific tariffs, and frontloading have helped reduce vulnerability to ongoing tariff concerns, limiting some of the risks to exports. In addition, strong net migration over the past few years has been instrumental in stabilizing consumer demand and supporting residential investment.

Alberta and Calgary remain relatively insulated from tariff impacts compared to other exporting regions in Canada, as a significant share of exports falls within USMCA/CUSMA-covered goods. Combined with record post-pandemic migration that has fueled consumption and housing activity, these factors have kept Calgary on track for stronger-than-expected growth.



2. Economic growth in the Calgary region has been revised upward, reflecting a more optimistic outlook on tariffs and easing trade tensions

Although the region has avoided the worst-case scenario of a full trade war, it has not been immune to the effects of prolonged uncertainty. Job losses in the goods sector remain a concern, with manufacturing shedding 5,000 positions in the first half of the year compared to the same period last year. Hiring in this sector is expected to remain subdued as lingering trade uncertainty keeps business confidence cautious. Employment is expected to remain strong in 2025, with roughly 45,700 jobs added, led by gains in retail trade and professional, scientific, and technical services. The region's unemployment rate is projected at 7.5 per cent in 2025, reflecting the ongoing influx of newcomers seeking work in a competitive labour market. In 2026, the number of jobs added is projected to fall to 19,400.

Headline inflation for 2025 has been revised down from 3.0 per cent to 2.2 per cent, reflecting temporary effects of front-loading, inventory hoarding ahead of tariffs, lower gasoline prices, and the removal of the carbon tax. However, inflationary risks remain.

The economy is now projected to expand by 2.9 per cent in 2025 and 2.4 per cent in 2026. Key drivers include relative insulation from tariff exposure, strong net migration in recent years supporting stable consumer and housing demand, and increased energy production. This resilience is further supported by steady infrastructure investment and expanded pipeline capacity, which help mitigate trade-related headwinds and narrow the differential between North American benchmark prices.



3. While avoiding the worst-case scenario has provided some relief, heightened uncertainty remains the main economic risk for Calgary and Canada in 2025 and 2026

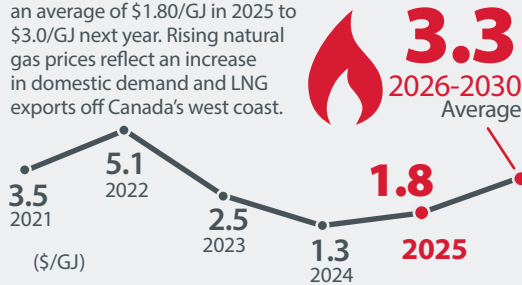
Stability depends on a fragile trade environment where policy shifts can occur quickly and unexpectedly. Unpredictable changes in areas such as tariffs, immigration, and taxation create challenges for businesses and make long-term planning difficult. Spillover effects from renewed trade tensions, including higher input costs, supply chain disruptions, and retaliatory measures, could reduce investment and delay major projects. Even with lower interest rates and borrowing costs, firms may hesitate to hire, expand, or invest in new capacity out of concern that policy changes could alter market conditions or limit access to key inputs and labor.

Another challenge facing the Alberta economy is the current low crude oil price environment. This can significantly impact future reinvestment and employment by reducing government revenues, potentially decreasing capital expenditures in the energy sector, and impacting the province's overall fiscal position and economic outlook. While prices may be high enough to support some new drilling and production, extended periods of low prices can threaten budget stability and could lead to a slowdown in investment, particularly in the more capital-intensive aspects of oil and gas development.

As a result, while growth is expected to outperform forecasts, risks to the regional economy remain, keeping consumer and business confidence subdued and overall economic expansion below its full potential.

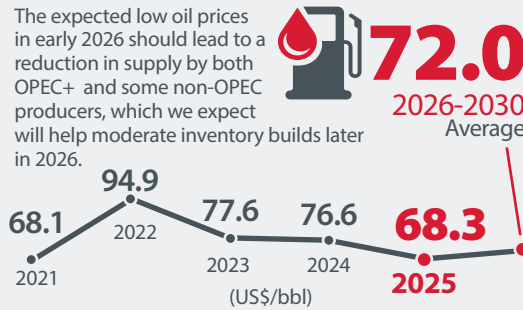
Natural Gas (AECO-C)

Natural gas prices are expected to rise from an average of \$1.80/GJ in 2025 to \$3.0/GJ next year. Rising natural gas prices reflect an increase in domestic demand and LNG exports off Canada's west coast.



West Texas Intermediate (WTI)

The expected low oil prices in early 2026 should lead to a reduction in supply by both OPEC+ and some non-OPEC producers, which we expect will help moderate inventory builds later in 2026.



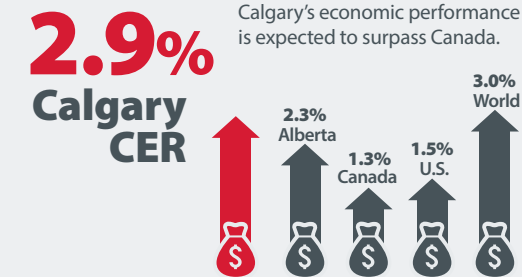
Calgary Building Permit

\$7.2 billion
2026-2030 Average

Total building permit values are expected to stay elevated, driven by continued demand for residential construction.

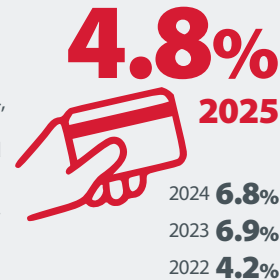
2025 \$7.8 billion
2024 \$8.6 billion **2023 \$6.0 billion**

GDP Growth Comparison



Prime Business Loan Rate

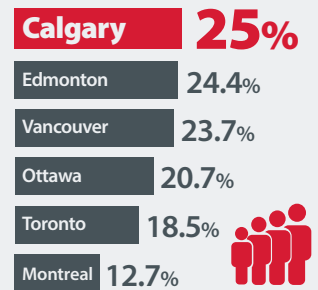
The Bank of Canada (BOC)'s policy rate fell to 2.0 percentage points in September from 4.25 percentage points in 2024, same period. This ease in the policy rate is expected to drive down the prime business loan rate and provide further debt relief to consumers and lower borrowing costs.



Ten-Year Population Growth

Growth Rate Among Canadian CMAs (2014-2024)

Calgary's population growth has outpaced other major Canadian cities in the past ten years. The trend is expected to continue in 2025, albeit with a slowdown in net migration.



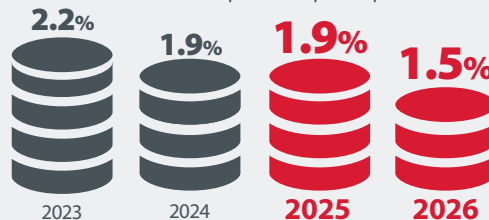
Calgary Consumer Inflation

While tariff risks persist, Calgary's CPI inflation is subdued in 2025 due to the removal of the consumer carbon tax, with food and shelter continuing to show stubborn price pressures.



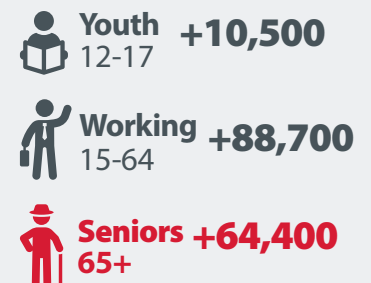
Alberta Wage Growth

As elevated unemployment persists in 2025 due to strong population growth and weaker economic conditions due to elevated uncertainty driven by tariffs, wage growth will remain stable in 2025 as push and pull impacts neutralize.



Population Increase by Cohort

Calgary's senior cohort is expected to experience a solid increase over the forecast window.





The Broader Calgary Economy

Growth and Headwinds: Calgary's Evolving Economic Landscape

City of Calgary Residential Real Estate Market

Non-Residential Construction Prices

THE BROADER CALGARY ECONOMY

Growth and Headwinds: Calgary's Evolving Economic Landscape

Calgary's economy has faced major risks this year but has performed better than expected.

This year began amid rising risks related to trade wars and the potential for retaliatory tariffs. Business and consumer confidence fell sharply, and investment spending slowed despite interest rate cuts by the Bank of Canada. The consensus among economists was that ongoing trade policy uncertainty and a cautious business climate would likely have negative effects on the local economies, by dampening consumption, investment and reducing export activity.

However, while uncertainty remains a significant concern, the economy is performing better than expected. Business and consumer confidence have seen modest improvement, supported by a slightly more optimistic outlook for trade negotiations and potential bilateral agreements. In regions across Alberta, this resilience reflects the economy's heavy reliance on energy exports, which have remained largely unaffected by recent tariff disputes. A substantial share of regional exports has been directed to the United States under USMCA/CUSMA, which provides tariff-free access for compliant goods, while a meaningful portion of non-USMCA/CUSMA compliant exports has also faced minimal disruption

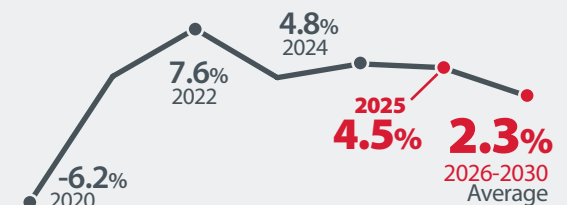
due to continued demand in key markets. Limited exposure to manufacturing industries that have borne the brunt of global protectionist measures has further shielded both Alberta's regions, helping to sustain moderate improvements in economic sentiment.

Job growth in the service-producing sector has been a major driver of Calgary's labour market momentum for most of the year. Gains have been concentrated in retail trade, health care, and educational services, reflecting both stable consumer demand and the need to service a population that has expanded significantly since 2022. For context, the Calgary Economic Region added 46,400 jobs in 2024 and a further 31,800 jobs in just the first half of 2025. Despite the number of jobs added, some signs of weaknesses in the labour market remain. Calgary's unemployment rate has remained elevated for a while, as employers continue to exercise caution in hiring expansion, amidst a growing labour force.

On the domestic front, residential investment and household consumption have outperformed expectations. This resilience is supported by robust net migration, both international and interprovincial, which has fueled demand for housing and contributed to upward pressure on wages in certain sectors. Higher population growth has, in turn, increased demand for a wide range of services, stimulating local business activity.

Annual Job Growth

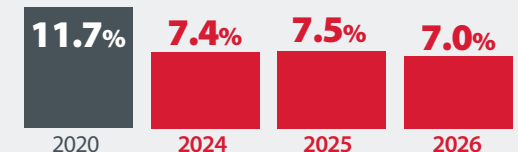
Employment growth is also expected to decelerate significantly, from 4.8 per cent to 4.5 per cent in 2025.



Unemployment Rate



Calgary's sluggish economic growth has hindered its ability to accommodate the influx of job seekers due to rapid population growth, resulting in rising unemployment.



Infrastructure spending has also played a significant role in supporting economic growth. The City has accelerated investment in municipal services and major transit projects to keep pace with the needs of a growing population. A key example is the Calgary Green Line Light Rail Transit (LRT) project, currently in phase one, with an estimated cost of \$6.2 billion and scheduled for completion by 2031. This project is not only creating jobs during the construction phase but is also expected to enhance long-term economic productivity by improving mobility, connecting key commercial and residential hubs, and supporting sustainable urban development.

Finally, while inflationary risks persist, several factors have contributed to a decline in headline inflation. Inventory stockpiling by businesses ahead of tariff implementation has temporarily eased near-term price pressures, while the removal of the consumer carbon tax has further reduced costs, particularly for gasoline, which had previously reflected an estimated 18 cents per litre carbon-related increase. These developments helped drive headline inflation lower in the first half of the year. However, core inflation, which excludes volatile components and is the Bank of Canada's preferred measure, remains elevated. This divergence underscores that underlying price pressures, particularly in sectors such as shelter have not fully subsided despite improvements in headline measures. Looking ahead, this split between headline and core inflation presents a challenge for monetary policy and economic planning. While lower headline inflation may provide short-term relief for consumer sentiment, persistent high core inflation suggests the Bank of Canada will be cautious about implementing aggressive rate cuts, keeping businesses and households cautious in their investment and spending decisions throughout 2025.

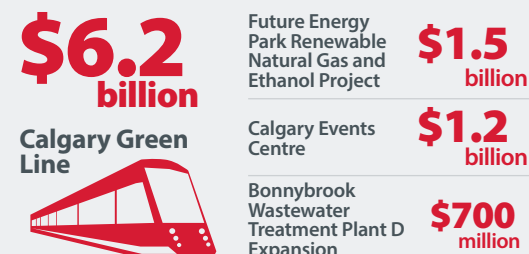
Overall, the year has unfolded more positively than initially expected, despite ongoing global uncertainty. Resilience in employment, a fall in headline inflation, and stable consumption spending point to a Calgary economy that has avoided some of the worst effects of trade policy uncertainty. Yet, inflationary risks and cautious hiring intentions reveal that underlying vulnerabilities remain.

Policy uncertainty, not recession fears, is the real drag on growth.

While avoiding the worst-case scenario so far has offered some relief, heightened uncertainty remains the most significant economic risk for Calgary and Canada in 2025 and 2026. The current stability depends on a fragile trade environment where policy shifts could occur quickly and with little warning. Persistent and unpredictable changes in key areas such as tariffs, immigration, and taxation create a challenging environment for businesses, making long-term planning and confident decision-making difficult. The potential for spillover effects from renewed trade tensions, including higher input costs, disrupted supply chains, and retaliatory measures, could dampen business investment and delay major capital projects. Even when interest rates are falling and borrowing costs are lower, firms may hesitate to hire, expand, or invest in new capacity out of concern that upcoming policy changes could alter market conditions, increase costs, or restrict access to key inputs and labour. As a result, economic growth and investment may remain subdued, prolonging economic sluggishness and keeping overall business confidence cautious.

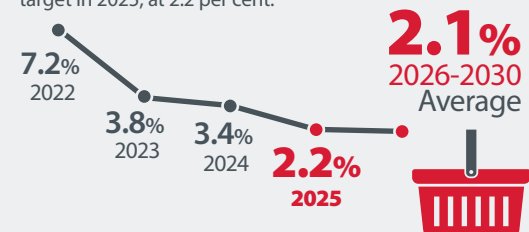
Economic growth within the Calgary region has been revised upward to reflect a more optimistic backdrop on tariffs and easing trade tensions. The region's economy is now projected to expand by 2.9 per cent in 2025 and 2.4 per cent in 2026. Strong housing construction, rapid population growth outpacing the national average, increased energy production,

Major Infrastructure Investments Underway

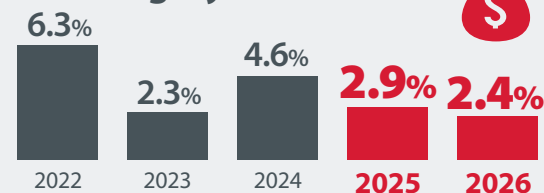


Calgary Inflation Forecast

Calgary's headline inflation is expected to remain close to the Bank of Canada's inflation target in 2025, at 2.2 per cent.



Calgary GDP Growth



Economic growth within the Calgary region has been revised upward to reflect a more optimistic backdrop on tariffs and easing trade tensions. The region's economy is now projected to expand by 2.9 per cent in 2025 and 2.4 per cent in 2026.

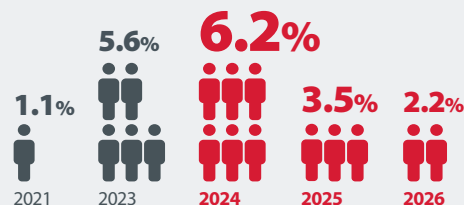
and relative insulation from certain tariff risks are expected to be the primary drivers. This resilience is further supported by robust net migration fueling housing demand, steady investment in infrastructure, and the ongoing benefits of expanded pipeline capacity, which help mitigate potential trade-related headwinds.

Hiring is expected to remain relatively strong in 2025, with employment projected to grow at a similar pace to last year's 4.8 per cent increase. The Calgary economy is forecast to add roughly 45,700 jobs over the year, led primarily by gains in the health care and retail trade industries. While business confidence has improved modestly, a degree of caution persists given the broader economic and policy uncertainty. As such, employment growth is expected to moderate to 1.8 per cent in 2026, adding 19,400 jobs. The Calgary Economic Region's unemployment rate is projected to remain elevated at 7.5 per cent in 2025, reflecting the ongoing influx of newcomers into the labour force, many of whom are still seeking work in a labour market that, despite its expansion, remains competitive.

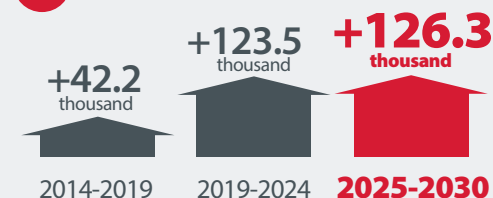
Our headline inflation projections for 2025 have been revised downward from 3.0 per cent to 2.2 per cent. This reflects the temporary effects of front-loading and inventory hoarding ahead of tariffs, lower gasoline prices, and the removal of the carbon tax. However, this does not mean that inflationary risks have disappeared. At the national level, Canada's August CPI report showed 1.9 per cent year-over-year headline inflation, compared with 3.0 per cent CPI-trim/core inflation. This indicates that while headline inflation has eased for the reasons noted above, inflationary pressures in key sectors such as shelter have not fully subsided. Therefore, even as headline inflation projections for 2025 are revised downward, core inflation remains elevated, reflecting ongoing underlying price pressures.

City of Calgary: Population Growth

Calgary's population is projected to grow by 3.5 per cent in 2025 and 2.2 per cent in 2026. This is largely due to anticipated reductions in international immigration over the next few years.

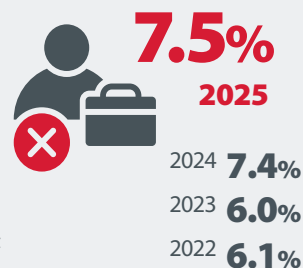


Five-Year Job Growth



Calgary: Unemployment Rate

The Calgary Economic Region's unemployment rate is expected to remain high at 7.5 per cent in 2025, driven by a slow economy and an influx of newcomers competing in a tight labour market.



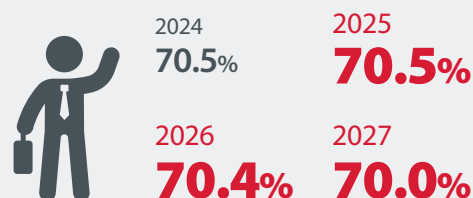
Sources of High Inflation

Shelter and food costs were significant drivers of Alberta's inflation in 2024.



Labour Force Participation

The labour force participation rate is expected to slightly dip in 2027.



City of Calgary Residential Real Estate Market

Building Permit

In the first half of 2025, the total value of building permits in Calgary reached \$4.6 billion, of which 63 per cent (\$2.9 billion) was residential. While the overall permit value rose 3 per cent compared to the same period last year, residential permits declined 7.6 per cent, driven largely by a 13 per cent drop in apartment permits, reflecting a cooling of underlying market condition. By contrast, townhomes, and secondary suites all posted notable gains. On the non-residential side, permit values surged 27.2 per cent, largely due to the new [Scotia Place](#) project, with an estimated cost of \$639 million.

Looking ahead, total building permit values are expected to moderate but remain elevated at around \$7.2 billion annually between 2026 to 2030, well above historical averages. While housing demand may soften, several government initiatives, including the City's [Downtown Incentive Program](#)—alongside gradually declining interest rates, should help sustain investment. At the same time, higher construction costs resulting from tariffs may continue to inflate permit values. For instance, according to Q2 2025 building construction price indexes, tariff-exposed materials such as structural steel framing have already recorded significant increases.

Housing Starts

According to Calgary Mortgage and Housing Corporation (CMHC), in the first half of 2025 the city of Calgary recorded 12,152 housing starts, a 35.7 per cent increase compared to the same period last year.

Despite ongoing concerns around trade uncertainty, construction activity has remained strong, particularly in the multi-family segment. Purpose-built rental

(PBR)¹ construction has been a key driver, reflecting the recent surge in temporary residents. Purpose-built rental apartment starts more than doubled to 4,978 units, up from 2,219 a year earlier. Row housing also saw a significant increase of 38 per cent, while other ground-oriented types posted more modest gains: single-detached starts rose 2.0 per cent to 2,467 units, and semi-detached starts increased 5.3 per cent to 840 units. With this momentum, Calgary is on track to record a third consecutive year of record-high housing starts in 2025.

However, this pace may not be sustainable. Softening market fundamentals, such as slower population growth and rising economic uncertainty, suggest that activity could cool in the coming years, as implied in the trends for building permits (see below). For example, a recent [survey of rental developers](#) in the Prairies highlighted growing concerns about slowing demand amid a rapid increase in supply. For instance, according to quarterly rent statistics from Statistics Canada, the average asking rent for a one-bedroom unit has declined by \$110 to \$1,630 in Q1 2025 from Q1 2024. Also, as per CMHC, the vacancy rate is expected to rise to 6 per cent in 2025 and 2026, much higher than the historical low of 1.4 per cent observed in 2023.

On the ownership side, trade uncertainties are weighing on consumer sentiment, which could

dampen future housing demand and supply². These risks combined point to a potential downward trajectory in housing starts, consistent with [CMHC's 2025 Housing Market Outlook](#).

² <https://www.bankofcanada.ca/2025/07/canadian-survey-of-consumer-expectations-second-quarter-of-2025/>

Benchmark House Price

Benchmark price growth has subsided due to economic uncertainty in 2025, but the growth is expected to pick up in 2026 as economic conditions improve



Calgary (CMA) Housing Starts



Calgary CMA housing starts are headed for a third straight record year in 2025, though a slowdown is expected ahead.

¹ Purpose-built rentals (PBRs) in Calgary are multi-family buildings constructed specifically to be held and operated as long-term rental housing by a single entity. These buildings are designed with features and amenities like fitness centers, common areas, and professional management to cater to renters, rather than being converted from condominiums or consisting of individually owned units. They are a growing part of Calgary's housing market, aiming to provide more stable and higher-quality rental options with a focus on tenant experience.

Nevertheless, Calgary is still expected to perform relatively well compared to other regions. Solid interprovincial migration should continue to provide a demand cushion, as long as Calgary's economy outperforms elsewhere in the country. In addition, multiple governments' housing initiatives, ranging from supply-side measures such as Housing Strategy to demand-side policies such as the federal government's Goods and Services Tax (GST) removal on new builds for the first-time buyers, should help sustain construction activity in the foreseeable future.

Benchmark Housing Prices

The benchmark price, published by Calgary Real Estate Board, which reflects the price of a typical home across all property types in Calgary, has reached an inflection point. In the first half of 2025, prices declined by 1 per cent to \$588,400 year-over-year, a sharp reversal from the same period last year when they were posting double-digit gains.

As demand softens and supply conditions improve, price growth has slowed across product types and regions, though the price changes vary by region, types and price ranges; the largest declines have occurred in areas with historically lower housing prices, such as the Northeast and North, which had seen some of the fastest gains just a year earlier. Various market indicators also point to a shift toward a buyer's market from the severe seller's market of 2024: months of supply are rising, the sales-to-new-listings ratio is falling, and homes are sitting longer on the market.

On the supply side, more resale listings have entered the market, particularly in the row and apartment segments, intensifying competition with new builds in suburban communities. The narrowing price gap between resales and new construction, combined with the federal government's removal of GST on new builds, has further increased downward pressures on benchmark prices. On the demand side, weaker

youth employment and elevated prices are limiting first-time buyer entry. While gradual policy rate cuts are expected, mortgage rates are unlikely to fall by the same amount as the gap between policy rates and mortgage rates, which had narrowed, is expected to widen back toward historical norms. Cooling rents may also keep some potential buyers on the sidelines.

Looking ahead, benchmark prices are expected to remain virtually flat for the remainder of 2025 before recovering in 2026, assuming trade tensions ease and lower interest rates support stronger housing demand. The outlook, however, depends on broader economic stabilization.

Non-residential Construction Prices

Unemployment is trickling up in Alberta and in Calgary. Add to that the Kitimat LNG construction project, which at its peak employed 8,000 commercial construction workers mostly doing heavy oil and gas work that the Alberta construction labour market specializes in, is winding down and highly mobile construction workers are returning to Calgary resulting in softening pressure on the non-residential construction market in Calgary.

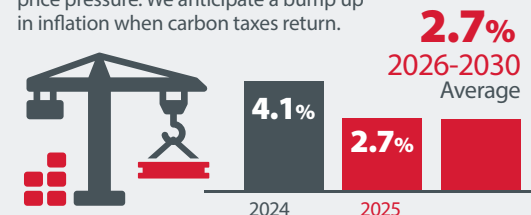
Recently prices for some inputs have been passed on through construction contracts and inflation pressure is softening. Inflation for wood, finishes, plumbing, Heating, Ventilation, and Air Conditioning (HVAC), electrical, and utilities is softer while cost pressures remain for concrete, steel, and earthwork. Wage pressure in construction markets appears stable today and the issue of tariffs appears to be hitting the price of aluminum products more than steel products, opening some opportunities for substitution of materials, where warranted. The price to build non-residential structures in Calgary accelerated throughout 2022-2024 as prices for raw materials shot

up in the rebound following the Covid-19 pandemic. Iron and wood prices were most significantly hit in 2022 and this price shock cascaded into the price of other materials throughout 2023 and 2024. Today, the overall costs to build a non-residential building in Calgary continues to increase but at a slower pace than in the past couple years.

As always, the two largest drivers of non-residential building inflation are exchange rates and energy costs which have seen some recent impacts. Eliminating the consumer carbon tax on fuel has resulted in some reduced costs for materials delivered due to lower fuel costs. Meanwhile it now costs more Canadian money to buy a U.S. dollar in response to the current tariff dispute with the U.S. Overall, the impact has been a net softening of inflation by about 2 per cent per year in the non-residential construction industry in Calgary in 2025, below what we would otherwise expect. As we anticipate the current carbon tax situation and political environment will draw out well into 2026, we presume this situation will not reverse until 2027 at the earliest. The Fall Outlook calls for reduced price pressure for the remainder of 2025 and into 2026, with a jump in construction inflation in 2027. When carbon taxes come back and in 2028 when we anticipate interest rates will start trickling upward again.

Non-residential Price Inflation

Softening population growth is easing pressure on residential and non-residential construction. Lower interest rates and fuel prices are easing price pressure. We anticipate a bump up in inflation when carbon taxes return.



WHY DO STATISTICS CANADA AND MUNICIPAL POPULATION ESTIMATES DIFFER?

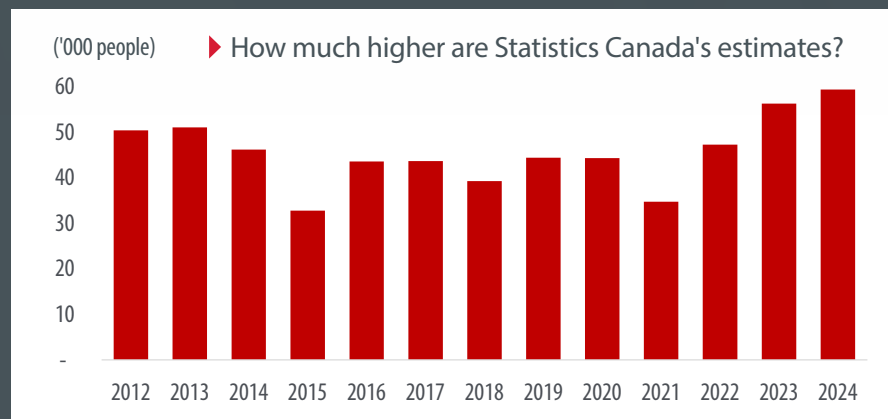
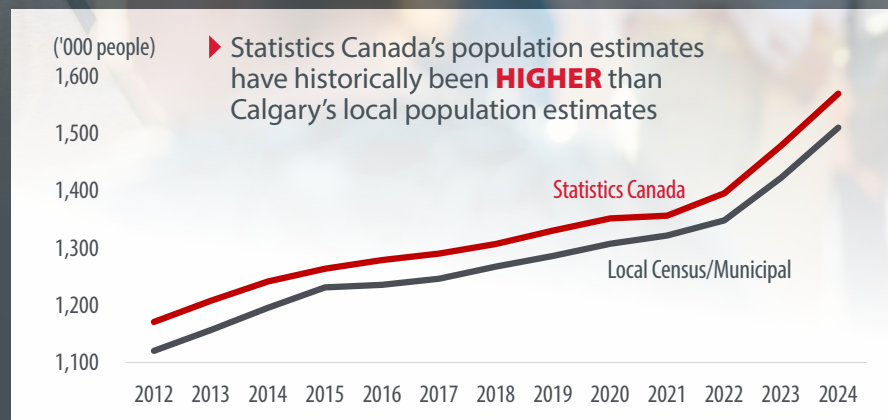
The City of Calgary produces detailed population estimates and forecasts at the beginning of each year. Historically, these estimates were informed by the former Civic Census definitions, which was cancelled to save costs in 2020, as well as by robust modelling techniques developed by the Corporate Economics team. Statistics Canada has also provided some population estimates at the municipal level in the past.

Generally, there have been consistent differences between the population estimates produced by The City of Calgary through its Civic Census and modelling techniques and those published by Statistics Canada. This often raises a common question: "Why does Statistics Canada report different population figures than The City of Calgary?"

Municipal estimates differ from Statistics Canada estimates in purpose.

Statistics Canada's estimates are designed for national compatibility and federal planning. These estimates are generated using administrative records, such as tax records, birth/death/migration data and health care records. By using the same statistical methodology across the country, it allows for fair comparison. This also supports federal planning and funding across regions. However, because they rely on administrative data (e.g., tax files, health registrations), they may not reflect who is actually living in a municipality at a given time. This makes them suitable for national comparability, but less reliable for local service planning.

On the other hand, The City of Calgary's internal estimates are designed to support local planning and service delivery. These estimates are based on the historical Civic Census data, which used direct enumeration methods to count individuals physically present and using services in the city. These two estimates serve two different purposes and as a result, are not substitutable.



Why Do Statistics Canada and Municipal Population Estimates Differ?

Municipal population estimates use definitions of “residents” that differ from those applied by Statistics Canada.

Statistics Canada counts people who usually live in a municipality, even if they are temporarily away for reasons such as travel, work, or study. Municipal estimates, on the other hand, are designed for local level planning and service delivery. As a result, municipal estimates focus only on residents who are physically present and actively utilizing municipal resources. What this implies is people who have a Calgary address but are away or not physically present are excluded because they are not using local services. Municipal estimates provide more efficient and cost-effective service delivery since they focus exclusively on counting only people using local services.

One simple illustration of this difference is a Calgary student who moves to Vancouver to attend college. Statistics Canada may still count this student in Calgary’s population estimate if their usual residence or mailing address remains in Calgary. However, the municipal census would likely exclude the student, since they are no longer physically present or using local services at the time of enumeration. This distinction helps ensure that local planning is based on actual service demand.

³ The Civic Census is an official count of dwelling units and the population who are living in these units, by the door to door physical collection and recording of data.

Municipal population estimates are based on different reference dates compared with Statistics Canada’s population counts.

Statistics Canada’s population estimates reflect the population as of July 1 each year. In contrast, municipal civic censuses are often conducted earlier in the year, typically in April. The implication here is new arrivals who move to the city after the civic census was conducted but before July 1, would be included in Statistics Canada’s estimates but not in the municipal census estimates.

The City conducted its census counts earlier due to the need for current population data for budgeting and planning purposes. As a result, the civic censuses reflected who was present in the city at the time of enumeration, whereas Statistics Canada captures a later snapshot.

Other factors like under coverage adjustments explain differences between Statistics Canada and municipal estimates.

Another key reason for differences between municipal and Statistics Canada population estimates is how each handles undercount and overcount. Statistics Canada makes regular adjustments to account for people missed during enumeration and for individuals who might be counted twice, like students or people with multiple residences. These are incorporated into the official July 1 population estimates to provide a more accurate total. Municipal censuses usually do not apply such adjustments. Individuals who did not respond to the local civic census outreach in the past were excluded. Consequently, municipal figures

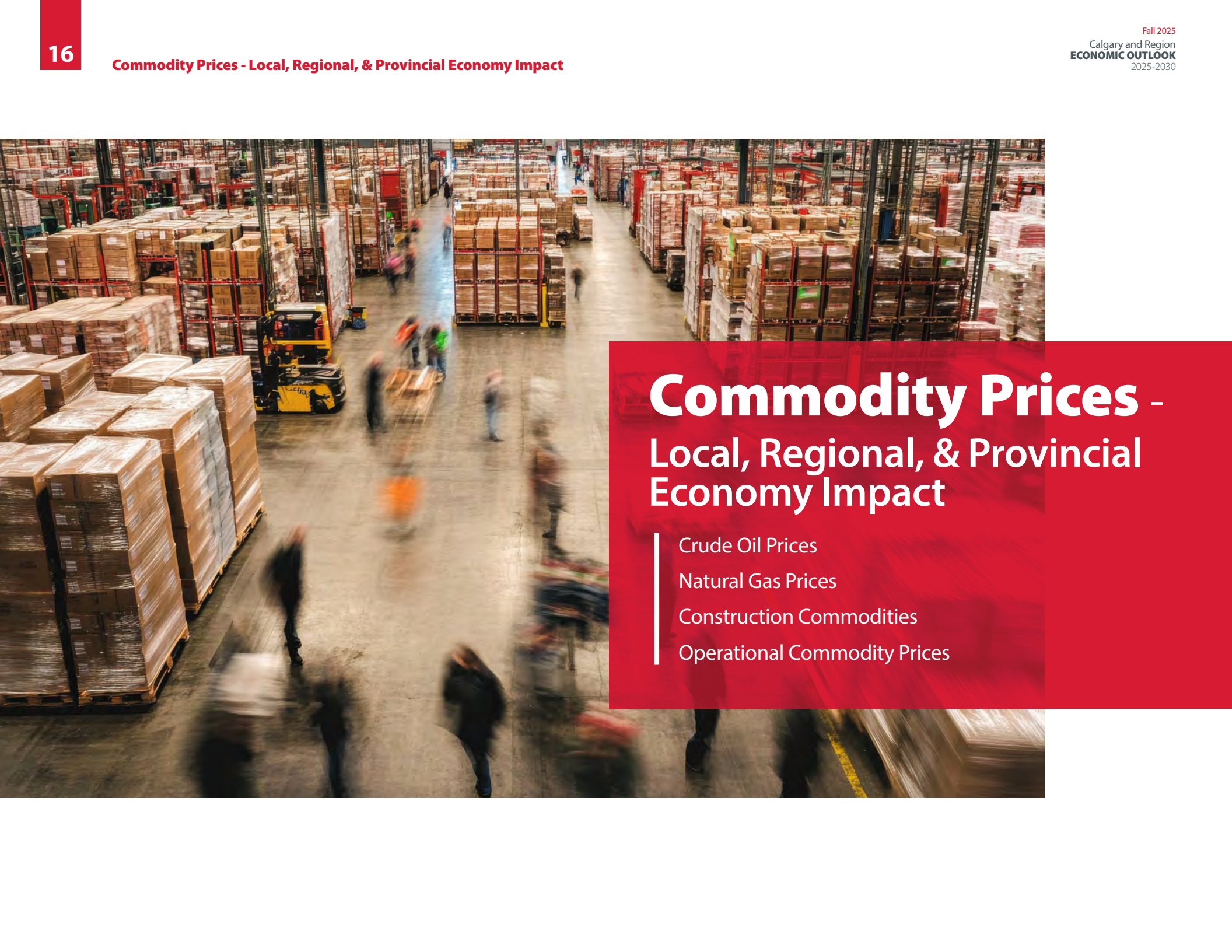
may be lower, not because they are inaccurate, but because they represent only those physically counted without adjustment for coverage errors.



Key Takeaways

1. Municipal census counts are based on the goal of counting people actually using local services, not just “individuals with a Calgary address”.
2. Civic censuses count only those actually present and engaging with city services. This helps ensure that local planning reflects real demand, even if it means reporting lower numbers than Statistics Canada.
3. For these reasons, Statistics Canada’s estimates are not a perfect substitute for local census estimates/projections.
4. The City of Calgary updates population estimates/forecasts using a rigorous and detailed bottom-up methodology once a year to reflect Civic Census purpose, definitions and methodology.
5. These are done in February and reported in both the Spring and Fall Calgary and Region Economic Outlook.





Commodity Prices - Local, Regional, & Provincial Economy Impact

- Crude Oil Prices
- Natural Gas Prices
- Construction Commodities
- Operational Commodity Prices

COMMODITY PRICES - LOCAL, REGIONAL, & PROVINCIAL ECONOMY IMPACT

Crude Oil Prices

Supply

North American crude oil production. On an annual basis, the [Energy Information Administration \(EIA\)](#) projects crude oil production in the United States to average 13.4 mb/d in 2025. As crude oil prices fall, we expect U.S. producers to decrease drilling and well completion activity, pushing crude oil production to 13.3 mb/d in 2026. U.S. crude oil production has increased by 11.5 per cent since 2021. In Canada, total crude oil production is expected to increase from 5.8 mb/d⁴ in 2024 to 5.9 mb/d by 2025, but lower in 2026, as well productivity is expected to decline. Canadian crude oil production has increased by 18.4 per cent since 2021. U.S. total crude oil and other liquids inventories are projected to grow from an average of 1,238 million barrels in 2025 to 1,271 million barrels in 2026 or by 2.7 per cent. Canada is expected to see inventories decrease from an average of 126 million barrels in 2024 to 120 million barrels in 2025 as access to non-U.S. markets continue to grow. Global oil production is projected to reach 106.6 mb/d in 2026, up from 105.5 mb/d in 2025.

Demand

North American crude oil consumption. North American crude oil demand is primarily driven by the transportation sector, which consumes oil products like gasoline, diesel, and jet fuel for cars, trucks, and

planes. Other significant factors include non-energy uses, such as the production of plastics, lubricants, and asphalt, and the overall economic activity, as a strong economy increases the demand for energy to move goods and services.

Recent events, such as the ongoing tensions in the Middle East and Europe and potential disruptions to shipping routes in the Red Sea, have raised concerns about global oil supply, prompting increased demand for Canadian oil, a readily available and relatively secure source of oil for the U.S. market. The decisions of OPEC+, a group of major oil-producing countries, whether to increase/decrease production also play a significant role. While their current policies are contributing to relatively stable global supply, any changes could impact demand for North American crude oil. Global oil demand is expected to average 105.1 mb/d in 2026, from 103.8 mb/d estimated in 2025.

We expect demand for U.S. crude oil to increase from 20.43 mb/d in 2025 to 20.46 mb/d in 2026 or 0.2 per cent, while demand for Canadian oil is projected to decrease from 2.41 mb/d in 2025 to 2.39 mb/d in 2026 or -0.8 per cent.

Prices

North American oil prices. The price differential between Western Canadian Select (WCS) and West Texas Intermediate (WTI) has narrowed significantly by about US\$8 per barrel (US\$/bbl) – much lower than historical norms – since the start of the expanded TMX which went into commercial operation May 1, 2024. The expected low oil prices



in early 2026 should lead to a reduction in supply by both OPEC+ and some non-OPEC producers, which we expect will help moderate inventory builds later in 2026 based on EIA's analysis. We forecast the price of WTI crude oil price to average US\$68/bbl. in 2025, down from the US\$77/bbl. achieved in 2024 and decrease to US\$67/bbl. in 2026. We project the price of WCS to average US\$57/bbl. in 2025 and 2026.

Forecast Implications – Alberta and Calgary

Changes in crude oil prices and exports significantly impact the Alberta economy, affecting Gross Domestic Product, employment, government revenues, and the strength of the Canadian dollar. As Alberta's oil and natural gas sectors contribute approximately 13 per cent to the total value of trade with the United States, the ongoing trade issues with the U.S., among other uncertainties, is expected to negatively impact the industry through reduced investment, increased input costs (tariff on steel as one of the primary input), and slower job creation. However, the expanded Trans Mountain Expansion Project (TMEP) pipeline and the narrower oil price differential have, so far, generated significant additional revenues for the provincial government. Governments' corporate tax revenues are rising as a result of the increase in oil producers' profits, which are a result of TMEP.

⁴ <https://www.capp.ca/wp-content/uploads/2023/12/Canadian-Oil-and-Gas-Production.pdf>



Natural Gas Prices

Supply

Alberta natural gas production. Alberta's natural gas supply is primarily driven by factors like increased global and domestic demand, especially from Europe due to the war in Ukraine and the rise of LNG exports, as well as technological advancements in extraction, such as horizontal drilling and hydraulic fracturing. Higher natural gas prices and the strong market for natural gas liquids (NGLs)⁵ incentivize increased production, especially from tight and shale formations in Northwestern Alberta and the Foothills Front areas, which contain lucrative NGLs. The innovations in technology allow for more efficient and cost-effective extraction of natural gas from challenging formations.

We expect Alberta's production to grow to 11.7 Bcf/d in 2025; an increase of 4.1 per cent. Increasing output from the Petroleum Services Association of Canada (PSAC) areas of Foothills Front Northwestern Alberta, and shale is expected to outweigh decreasing production in other parts of the province, with production increasing to 11.9 Bcf/d in 2026 or 2.1 per cent⁶.

Demand

Consumption of Alberta natural gas. Demand for Alberta's natural gas is primarily driven by the

oil sands industry, natural gas-fired electricity generation, and the industrial sector. Increased economic activity, population growth, extreme weather events that boost heating and cooling demand, and export growth to the United States also contribute to higher natural gas consumption. The energy-intensive production processes in the oil sands, especially in situ operations⁷, are a significant and growing driver of natural gas demand for heat and power. A substantial increase in natural gas-fired power plants is needed to meet rising. The industrial sector, including petrochemical, food processing, and manufacturing industries, uses natural gas and its by-products for energy and as raw materials. Commercial use for heating and other applications also contributes to demand growth. A growing population and a more robust economy led to increased residential, commercial, and industrial demand for energy.

Alberta's natural gas is also exported to the U.S., further contributing to the overall demand, especially when U.S. domestic supply is insufficient to meet their own consumption. The construction of natural gas infrastructure to support electricity generation at new data centers is expected to significantly increase domestic demand.

Tariffs imposed by the U.S. Administration on energy products from Mexico⁸ can provide opportunities for Canada to strengthen the bilateral relationship with Mexico. With the Trans Mountain pipeline expansion beginning operations last year and cargoes now shipping from the LNG Canada facility in northern British Columbia, Alberta is finally able to export both heavy oil and natural gas by sea. This might benefit

Mexico, as it now relies on the United States for almost 70 per cent of its gas consumption.

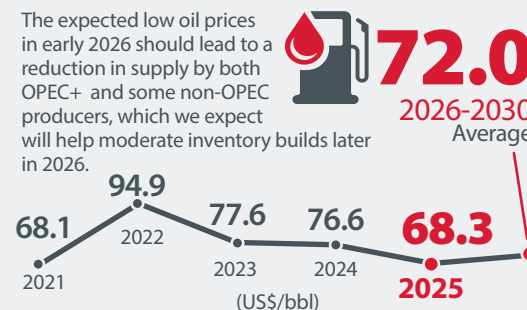
We expect Alberta natural gas demand to increase to 7.06 Bcf/d in 2025 or 2.5 per cent, and 7.13 Bcf/d in 2026 or 1 per cent.

Prices

Alberta natural gas price. Our outlook calls for the Alberta Energy Company (AECO) natural gas spot price to rise from an average of \$2.10/GJ in 2025 to \$2.90/GJ next year. Rising natural gas prices reflect an increase in domestic demand and LNG exports off Canada's west coast.

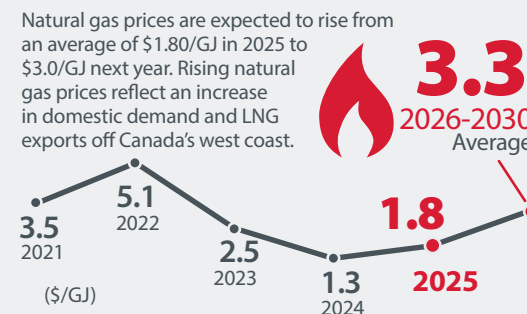
West Texas Intermediate (WTI)

The expected low oil prices in early 2026 should lead to a reduction in supply by both OPEC+ and some non-OPEC producers, which we expect will help moderate inventory builds later in 2026.



Natural Gas (AECO-C)

Natural gas prices are expected to rise from an average of \$1.80/GJ in 2025 to \$3.0/GJ next year. Rising natural gas prices reflect an increase in domestic demand and LNG exports off Canada's west coast.



⁵ Natural gas liquids (NGLs) are in the same family of molecules as natural gas and crude oil. There are many uses for NGLs, spanning nearly all sectors of the economy. NGLs are used as inputs for petrochemical plants, burned for space heat and cooking, and blended into vehicle fuel. Higher crude oil prices have contributed to increased NGL prices and, in turn, provided incentives to drill in liquids-rich resources with significant NGL content.

⁶ Alberta Energy Regulator

⁷ In situ operations in Alberta refer to underground methods of recovering bitumen from oil sands deposits that are too deep to be extracted by traditional surface mining. The term "in situ" means "in place," as the bitumen is separated from the sand and water underground. The most common in situ methods use steam to heat the bitumen, reducing its viscosity and making it flowable enough to be pumped to the surface.

⁸ As of March 4, 2025, the United States imposed a 25 per cent tariff on all goods from Mexico, including energy products, because of trade policy decisions by President Trump.

Construction Commodities

Iron and Steel

The U.S. increased tariffs on Canadian iron and steel to 50 per cent in June of 2025. Canadian exports of iron and steel have never faced higher tariffs to sell into the U.S. market. Tariffs have been imposed on Canadian iron and steel over the years but have bounced around 10 to 30 per cent (notably when U.S. President G. W. Bush imposed a 30 per cent tariff on Canadian steel in March of 2002), recently hitting 25 per cent the last time President Trump was in office. Owing to contractual delays and how long it takes price changes to flow through supply chains much of the impact of that has not been felt yet.

In 2018 when President Trump announced the 25 per cent tariffs, the impact on the Canadian market was to accelerate iron and steel prices from annual growth of 4 per cent to almost 9 per cent. The impact on Canadian markets of a 50 per cent tariff is expected to result in similar acceleration in prices over the impact of the 25 per cent announcement we included in our Spring 2025 forecast. The full year impact will be muted in 2025 as prices won't filter to consumers until later in the year but 2026 will see an almost 9 per cent increase particularly for consumer goods made of iron and steel in both the U.S. and Canada.

We continue to anticipate that this ongoing tariff dispute with the U.S. will take 2 years to resolve. Though the U.S. would like to return significant smelting activity to its shores, the reality is that construction of that capacity will take a significant amount of time. During that time, we anticipate that the price impacts and supply chain issues will put pressure on parties to resolve this matter.

In the short term, it appears Canadian iron producers are being forced to absorb the tariffs to maintain market access with the U.S. while global capacity remains available. This is having a significant impact on profitability and employment in the industry in Canada. In a somewhat foreshadowing move, the Canadian government announced on [September 5, 2025](#) that it would make available \$5 billion for retraining individuals impacted by job losses in tariff affected industries.

Aluminum

The U.S. cannot meet its own demand for aluminum. The U.S. has increased tariffs on this commodity to 50 per cent in an unprecedented move in June of 2025 but nonetheless the U.S. needs Canadian supply. The cheap production capacity and supply chain proximity of Quebec smelters have created an opportunity for Canada to pass on much of the new tariffs on aluminum instead of having to absorb them, as in the case of iron. Prices for aluminum have risen in the past few months and we anticipate a continued upward projection while the full year impact of the new tariffs takes hold.

To complicate matters, the U.S. also seems to be becoming more aggressive in its national as well as international relations. Renegotiation of a new fair-trade agreement, of necessity, is taking place in the shadows of such events. There is considerable uncertainty in how all this will resolve and uncertainty generally means higher prices for consumers. We anticipate a rather significant upswing in prices over the short term and that in the longer-term prices will remain stubbornly high.

Iron and Steel

The US is increasing tariffs and applying them to more finished products. Though CUSMA applies, the US is strong-arming yet another renegotiation. Markets are now pricing in a state of continuous uncertainty.



2025 **+2.7%** **2026** **+8.8%**

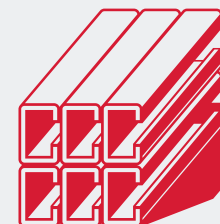
Annual Price Change (per cent)

Aluminum

Aluminum prices are rising because of tariffs and the fact there is no realistic alternative supply available to the U.S. Though the U.S. is trying to get auto makers to go back to steel the fact is modern factories are set up to use aluminum now.

2022 **+26.3%** 2023 **-6.3%**
2024 **+1.9%** **2025** **+15%**

Annual Price Change (per cent)



Commodity Prices - Local, Regional, & Provincial Economy Impact**Wood**

Canadian lumber markets have seen prices to producers drop the last few months. In July the US increased anti-dumping duties on Canada from an average just below 8 per cent a year ago to a combined rate averaging just over 45 per cent today (different companies in different regions of Canada face slightly different duties).

The impact this tariff has been devastating on the industry. About ¼ of the Canadian softwood lumber industry supplies has typically been exported to the U.S., but that access is severely hampered under 45 per cent tariffs. Much of Canada's capacity is slowing down and idling in hopes that this matter can be resolved quickly to avoid further job losses and mill closures. The longer this situation drags on the greater the damage to the industry will be. Some producers are actively searching for new overseas customers but delivery costs to access those markets are challenging those efforts.

In Canada prices for lumber have fallen in response to the current state of excess supply. The impact is not likely to appear in the annual 2025 number as the effect hit late in 2025, but we anticipate full year impact resulting in price drops averaging 4 per cent in 2026 and 2027.

Longer term we anticipate some challenges to the Canadian lumber industry as U.S. home builders now seek to find supply chains that aren't as exposed to the ongoing and volatile softwood tariffs imposed on Canada.

Asphalt

Asphalt prices during the summer of 2025 were exactly as we anticipated. The pause on the consumer carbon tax had a significant impact on prices. There are two critical factors which will impact the future direction of asphalt prices in Canada.

The carbon tax is the single greatest cost driver of asphalt prices. At rates which existed in 2024 just over a quarter of the price of asphalt was the result of carbon taxes. Today Canada is physically and politically caught between two positions on this matter. The U.S., traditionally Canada's largest trading partner does not want any carbon taxes and so imposing a carbon tax would disadvantage Canadian exports to the U.S. Meanwhile Canada seeks to increase trade with Europe, however, Europe not only has a requirement of carbon taxes but insists on detailed tracing of materials used in production so that carbon taxes cannot be circumvented. Today, Canada is facing a difficult decision with potential detrimental impacts to the economy. On September 5 Prime Minister Carney announced the Canadian government was going to review rules made by the previous federal government regarding carbon in fuels. Called a hidden carbon tax, these new rules would have had the effect of decreasing the carbon intensity of existing fuels while increasing their price and decreasing their efficiency. Considering this move our forecast now anticipates that carbon taxes will be on hold in Canada in 2026, returning in 2027 unlike our previous forecast which saw them returning in 2026.

Wood

The U.S. has imposed the highest tariffs on Canadian lumber the market has ever seen. If this continues for not much longer the Canadian industry will suffer permanent damage.

2024 **+3%** 2025 **+2%**
2021 **+52.7%**

Annual Price Change (per cent)

**Asphalt**

Carbon taxes relief is expected to significantly lower 2025 prices. We now expect this relief will be extended into 2026 but won't last beyond then.

2025 **C\$913**
/tonne

2024 **C\$1,106**
/tonne



Operational Commodity Prices

Rubber

Rubber prices peaked in February and have since fallen to the 2024 average price and are continuing to fall. Chinese stockpiling and increased demand for vehicles to get ahead of the Trump tariffs led to a significant increase in rubber prices. Since February, demand for new vehicles has dropped off while companies finished stockpiling in anticipation of increased demand due to the increase in summer driving. While the number of road trips in Canada is up in 2025, it appears that Canadians may have opted for more frequent shorter trips instead of long distance trips, so that the kilometers driven may not have risen as much.

Today's rubber market is mostly made up of artificial rubber as natural rubber plantations have suffered significant setbacks over the past decade. Prices for inputs such as oil and natural gas drive the costs to make artificial rubber and there are only modest price pressures in this expected except in 2029. We anticipate some continued increased in driving pressure going forward, but anticipate this to have only a modest impact on rubber prices into the future.

Diesel

Diesel prices fell in 2025 with the removal of Canada's consumer carbon tax. The federal government has not made any announcements as to whether or not the tax will make a comeback any time soon. With rising unemployment and announcements of support for industries suffering under U.S. tariffs it seems unlikely that a return of a carbon tax would be met with anything but derision. Further, the Canadian government has put a hold on future de-facto decarbonizing initiatives like requiring annual vehicle sales be comprised of a certain percent of electric vehicles.

The latest announcement from the Carney government that the implementation of new carbon content rules in existing fuels is on hold is making us rethink our expectation that carbon taxes will return to Canada in 2026. It now seems that carbon policies may be on hold while more attempts at renegotiating a new north American free trade agreement are ongoing. We expect those negotiations to take some time and fully expect a return of carbon taxes, but not likely this year. We are now expecting a return of carbon taxes in 2027, and our Fall forecast indicates this expectation.

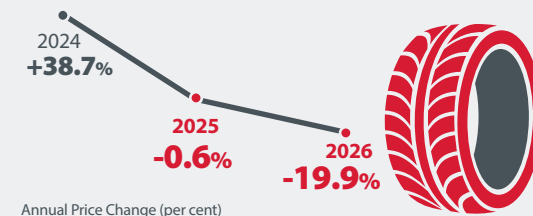
Vehicle Parts

Vehicle parts prices appear down slightly below expectations, but we anticipate this is just reflects a delay in reporting and that when annual numbers are available, they will match our expectations more closely. The Canada/U.S. exchange rate and the overall Canadian inflation rate continue to be prime drivers of the prices of vehicle parts. The Canadian dollar rose in 2023 but has struggled under the current Trump administration. Overall inflation has slowed but prices continue to climb albeit at a more modest pace. The overall impact has been a sharp increase in prices of about 22 per cent from pre-pandemic levels.

Going forward prices will depend heavily upon the resolution of the current tariff situation. Currently iron and steel face 50 per cent tariffs but President Trump has signed an executive order clarifying that USMCA/CUSMA-compliant parts would not be subject to new tariffs. Applying those tariffs to auto parts would lead to significant supply chain disruptions, significantly higher prices for autos particularly in the US and some financial distress for North American auto manufacturers. The degree of integration in the North American auto industry has revealed that incenting manufacturing changes through tariffs would require long term tariffs with undesirable financial implications among industry participants.

Rubber

Companies are drawing down on the inventory they pre-ordered to avoid tariffs. Prices are moderating on the softer demand in 2026.



Diesel Oil

Carbon tax relief is lowering diesel prices in Canada while international markets are pushing the price of crude feedstock lower.



Vehicle Parts

New tariffs and a renewed push to have more auto manufacturing in the U.S. is creating supply chain issues in parts industries. Availability and quality continue to be bigger issues than price.



HOW CONCERNED ARE COMPANIES IN CALGARY ABOUT TARIFFS?

An analysis into the mentions of tariffs during earnings calls using an AI-powered tool

Introduction

The tariffs introduced by the Trump administration upended global economic conditions. The Global Trade Policy Uncertainty Index reached record highs during this period, reflecting elevated uncertainty. Although it remained well above historical averages, the index has recently stabilized as more clarity has emerged regarding the extents of tariffs' impacts. Nevertheless, these heightened uncertainties have dampened the business and consumer confidence in Canada, though Canada has so far been among the less affected countries with the lowest effective tariffs against the U.S. under CUSMA.

Such drastic geopolitical events have sparked numerous economic studies that examine the early impacts of tariffs across countries. For example, Cavallo and Zavaleta (2025) used granular, disaggregated price data to quantify inflation trends since the onset of the tariffs. Similarly, Benguria and Saffie (2025) investigated the immediate shock that the "Liberation Day" announcement had on markets across the world. As much of the relevant data is still emerging, other researchers have relied on modeling to estimate potential impacts under various assumptions, including Ignatenko et al. (2025) and Rodríguez-Clare et al. (2025).

Meanwhile, there is difficulty in capturing the impact of these trade tensions at the local level. Official statistics tend to lag, posing challenges for municipal policy making. This is especially important as municipalities invest considerable effort to support local economies, for example through property tax policy⁹, yet lack timely indicators to monitor external trade shocks.

Some indications of tariff-related concerns can be gleaned by utilizing timely and novel datasets, powered by AI tools, on mentions of tariffs, which have gained popularity as an alternative indicator of businesses' concerns around tariffs. With a special focus on companies based in Calgary¹⁰, we have attempted to quantify the level of concern around tariffs, particularly given the region's reliance on an export-oriented economy and strong dependence on the U.S. market.

⁹ For instance, The City of Toronto introduced property tax deferral programs for businesses impacted by the tariffs. For The City of Calgary's response to the tariffs, please refer to <https://www.calgary.ca/buy-sell/tariffs.html>.

¹⁰ Specifically, the companies in Calgary considered in this study are those identified in Bloomberg data with Calgary listed as their "City of Domicile."

Data

The datasets were compiled by using Bloomberg AI to search documents and record all instances of when "tariffs" are mentioned during Canadian companies' earning calls that had taken place between January 2005 to September 30, 2025, capturing most of Q2 2025 earnings. An example of such occurrence from Q2 2025 earning call for CPKC, is shown below.

“

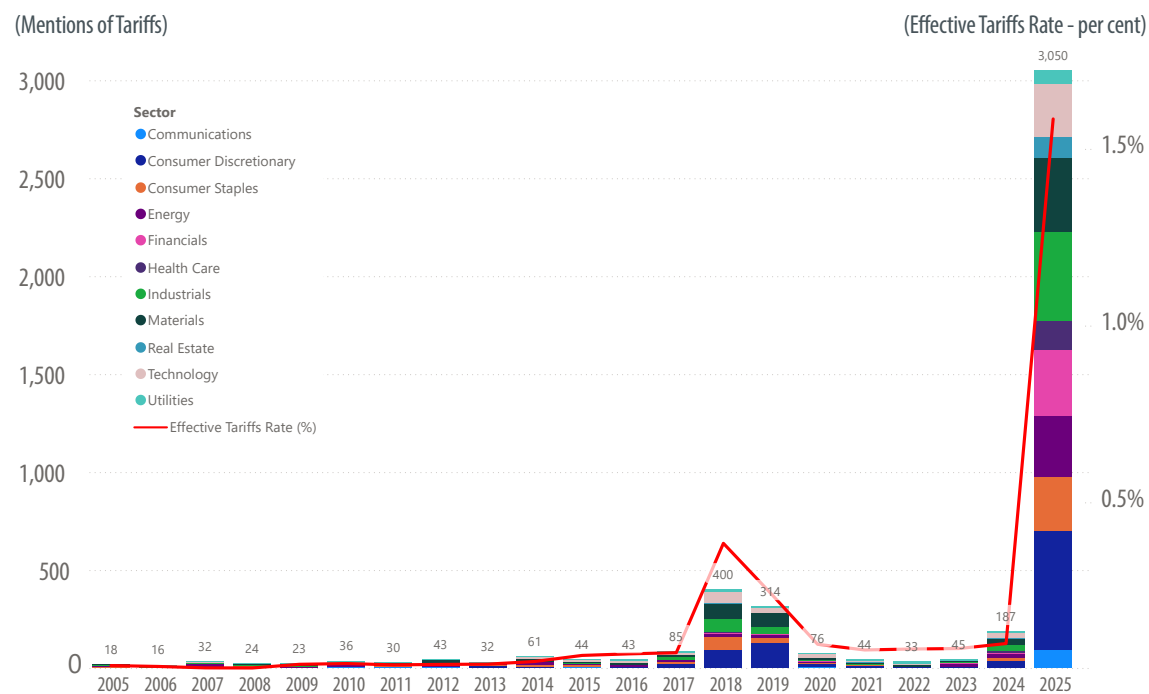
*Metals, minerals, and consumer products revenue was down 3% on a 1% volume decline. Increased **tariffs** on cross-border steel impacted volumes in the quarter, partially offset by higher frac sand....*

”

Result

The total number of mentions of tariffs amongst Canadian companies by sector as well as the effective tariffs rates¹¹ on Canadian exports by the U.S. by year is shown below.

► Mentions of Tariffs Earnings Calls by Sector (Canada) and Effective U.S. Tariffs Rates on Canadian Exports



Note: Data as September 30, 2025.

Source: Bloomberg and USITC

Note that the dates on the x-axis correspond to the timing of earnings calls, not fiscal years or reporting periods. A few noticeable patterns emerge:

1. There is a spike in the number of mentions of tariffs in both around 2017-2018 and 2025 both of which coincide with the implementation of tariffs by both 1st and 2nd Trump administration as well as the corresponding spikes in the effective tariff rates on Canadian exports to the U.S..
2. Unlike in 2018, when tariff mentions were concentrated in a few sectors such as materials and industrials, the 2025 mentions were more broadly distributed across industries, with a notable increase in the energy sector. This pattern is consistent with the 2025 tariffs, which were expected to be broader in scope, whereas the 2018 tariffs primarily targeted industrial commodities such as aluminum and steel.

¹¹ The effective tariff rate is calculated as the ratio of total calculated customs duties to the total customs value of imported goods for consumption. 2025 is YTD (until July).

How Concerned Are Companies in Calgary about Tariffs?

Companies in Calgary

As of September 30, 2025, Bloomberg data indicates that approximately 218 publicly traded companies are based in Calgary, with a combined market capitalization of \$845 billion. 107 firms (49 per cent) were classified in the energy sector, followed by 25 in materials (11.5 per cent) and 11 in industrials (5 per cent)¹². When weighted by market capitalization, however, energy dominates at 83 per cent, followed by industrials at 12 per cent. These 218 companies reported combined revenues of \$420 billion in 2023, which account for about 37 per cent of total revenues of enterprises in Alberta and 7 per cent nationwide based on the most recent Financial and Taxation Statistics for Enterprises from Statistics Canada. For reference, this is equivalent to about 93 per cent of Alberta's GDP and 14 per cent of Canada's GDP in 2023¹³. The following table summarizes the key characteristics of these firms.

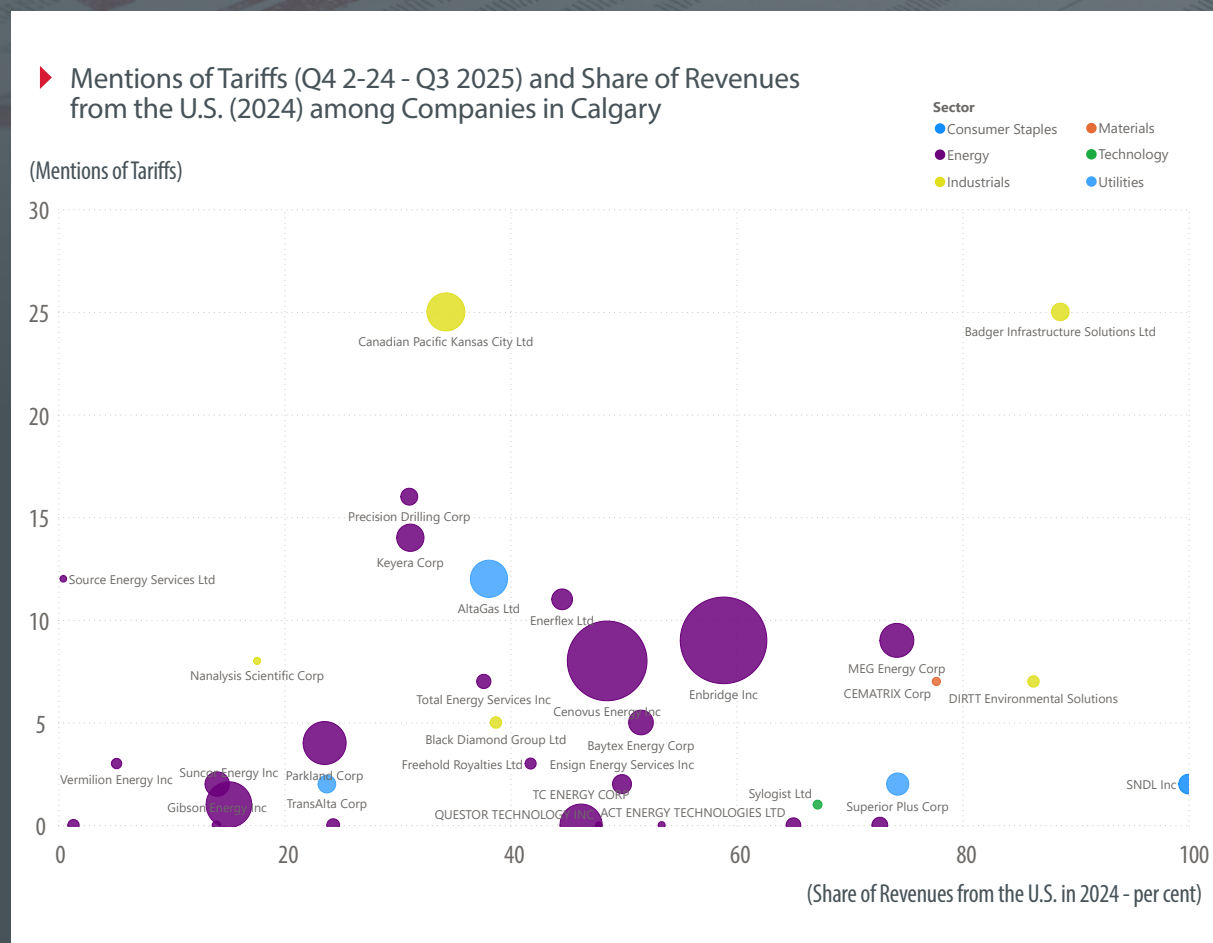
Profiles of Companies in Calgary

Attributes	Unweighted	Weighted (by market cap)
Industry	Energy: 107 (49.1%) Materials: 25 (11.5%) Health Care: 13 (6%) Industrials: 11 (5%)	Energy: 83% Industrials: 12% Utilities: 4%
Primary Exchange Name	Toronto: 98 (45%) Venture: 89 (41%) Canadian Security: 18 (8%)	Toronto: 99% Venture: 1%
Market Cap (as of September 30, 2025)	Total: \$844.8B Max: \$153.1B Average: \$3.8B Median: \$66.3M	----
Revenue (2024)	Total: \$420.5B Max: \$54.2B Average: \$2.1B Median: \$36.5M	----

12 36 of companies or about 17 per cent did not have any sector classification.

13 Income based GDP sourced from Statistics Canada Table: 36-10-0221-01

One might reasonably suspect that companies with the higher shares of revenues from the U.S. would be more concerned about the trade tensions as the potential tariffs-induced economic downturns in the U.S. could lead to reduced revenues from the U.S. operations. In order to examine this relationship, the correlation plot between the number of mentions that occurred between Q4 2024 - Q3 2025 and U.S.'s revenue share for companies in Calgary that have data on Bloomberg (43 companies out of 218 companies) for 2024 is shown below.



Source: Bloomberg

The results appear noisy, with no clear overall relationship between tariff mentions and either the share or size of U.S. revenues. However, within the energy sector, there seems to be evidence of a positive correlation where firms with a higher share and greater volume of U.S. revenues tend to mention tariffs more frequently.

Conclusion

Drawing on a new dataset of earnings call transcripts made possible by an AI-powered tool, this short analysis offers timely insights into how concerned Canadian companies are about tariffs, with a particular focus on Calgary firms that rely heavily on U.S. exports. The findings suggest that concerns over tariffs among Canadian companies intensified beginning in 2025, as blanket tariffs were expected to affect all sectors, including energy. Among companies in Calgary, there is variation in the degree of concern, though energy firms with greater exposure to U.S. revenues tended to express higher levels of concern. This aligns with expectations, although the results are somewhat noisy.

Future research could extend this work by applying sentiment analysis with advanced AI models to assess the tone of these mentions, as well as by examining speaker characteristics and context (e.g., whether tariffs are discussed in relation to future mitigation strategies or past impacts).

As the level of government closest to residents and businesses, The City of Calgary is uniquely positioned to monitor such shocks in a timely manner. Leveraging technical advancements like AI will allow The City to better capture and interpret evolving economic realities that may be overlooked by other levels of government.

Reference

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Assumptions

- Economic Conditions in Alberta
- Economic Conditions in Canada
- The United States Economy
- The World Economy

ASSUMPTIONS

Economic Conditions in Alberta

Real GDP

The Alberta economy's real GDP is estimated to grow by 2.4 per cent in 2025, coming off a 2.7 per cent growth in real GDP growth in 2024, aided by a strong energy sector. Robust investment in residential construction also contributed, driven primarily by above average population growth post-pandemic and tighter housing inventory. Headwinds are emerging, however, for investment projects targeting regional population needs and export-based goods and services to U.S. markets. The Canadian immigration plan 2025-2027, a three-year target plan, has scaled back international immigration targets which will slow population growth. As well, uncertainty around the U.S. import tariffs is expected to continue to slow non-residential business investment.

Alberta's major capital projects currently under construction, is estimated at \$72.6 billion, about four per cent below the four-year average. The building construction of residential, institutional, commercial and industrial investments made up \$32.6 billion or 45.0 per cent of total project value under construction. While infrastructure investment made up \$16.7 billion or 23.0 per cent compared to the four-year historical average share size of 12.5 per cent. The four-year historical investments under construction averaged approximately \$76.0 billion per year about 4.0 per cent above current under construction investment as of September 2025.

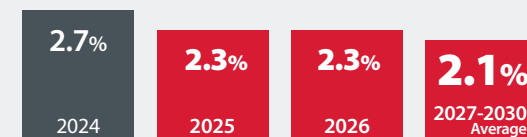
West Texas Intermediate (WTI) crude oil prices are expected to remain tamed in 2025 aided further by increases in oil supplies from OPEC+ agreements. Weaker oil prices do not bode well for Alberta despite improved oil production capacity and lingering larger market access bottlenecks. However, the opening of TMEP has had a major impact on the flow of Canadian oil in North America as exports to the U.S. West Coast and elsewhere have increased, although less oil is being transported to the U.S. Midwest and Gulf Coast. Alberta's oil revenues have increased by 10 per cent since the TMEP went into production. The Alberta Western Canada Select (WCS) crude oil price differential/discount against WTI is expected to tighten as production capacity has improved, however at below previously expected WTI prices projected for 2025.

Employment

Alberta saw an increase of approximately 49,000 jobs in the first half of 2025 compared to approximately 54,000 jobs in the same period in 2024. This is above the 37-year historical average job creation of approximately 23,000 jobs per year and approximately 37,000 jobs, pre-pandemic. The service sector contributed about 4,000 fewer jobs in the first half of 2025 than experienced in 2024, while the goods sector created 1,000 fewer jobs in the same period. With the impact of trade tariffs on export activity combined with slower population growth in 2025,

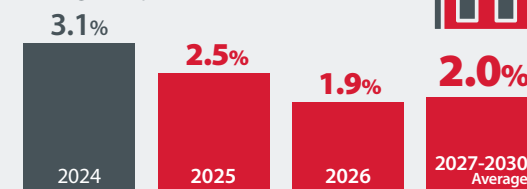
Alberta's Economic Performance

 Tariffs and counter measure tariffs continue to aid economic headwinds. Alberta real GDP growth is estimated to increase by 2.3 per cent in 2025 as business investment uncertainty weigh and household consumption concerns due to growing uncertainty of potential job layoffs.



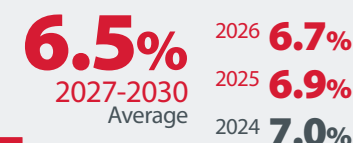
Alberta's Employment Growth

Alberta's employment growth is expected to decelerate in 2025 on the backdrop of heightened uncertainty impacting investments and higher export costs from tariffs.



Alberta's Unemployment Rate

Due to firm population growth and expected lower pace of employment growth, unemployment rate is expected to remain elevated in 2025, though marginally lower than last year.



employment creation saw 5,000 fewer jobs in the first half of the year compared to the same period in 2024. The total annual employment growth in 2025 is estimated at 2.5 per cent compared to 3.1 per cent experienced in 2024. Over the forecast horizon (2026-2030) employment growth is expected to continue to decelerate slightly and average around 2.0 per cent per year, as population growth and business investments moderate.

Unemployment Rate

While slower annual employment growth in 2025 would be expected to put upward pressure on the unemployment rate, this is expected to be mitigated by slower labour supply growth. The result is that unemployment rate is estimated to remain relatively stable in 2025 at around 7.0 per cent and average around 6.5 per cent over the forecast horizon. This is above the historical annual average of 6.3 per cent since 1991 and pre-pandemic average of 6.1 per cent.

Wage growth

Despite tariffs, which are generally inflationary in nature, the high unemployment rate or slack in the labour market, the front loading of inputs to production by businesses looking to get ahead tariff deadlines, shelter from USMCA/CUSMA, and some unwillingness for producers to lose market share have all contributed to delayed inflationary impact of tariffs on Canadian goods and services and wages. Hourly wage growth is expected to slow to 2.5 per cent from 4.0 per cent in 2024 and average 3.2 per cent over the forecast horizon.

CPI Inflation

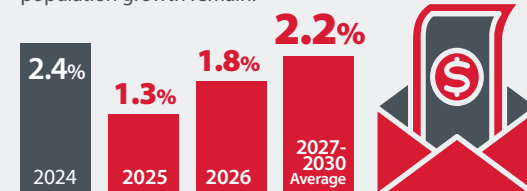
Consumer price inflation has retreated in 2025. It is expected to slow to 2.3 per cent from 2.9 per cent inflation experienced in 2024. So far, the impact of trade tariffs especially from the U.S. have not translated to higher prices. On September 17, the Bank of Canada (BOC) lowered its overnight rate by 25 basis points to 2.5 per cent. The Bank highlighted a few reasons for its decision, including slowing global economic growth. Though we report headline inflation, the BOC pays closer attention to core inflation (which strips away from headline inflation, energy and food prices) when addressing its monetary policy stance. The CPI core-inflation has shown a higher inflationary threat compared to the CPI headline-inflation. Alberta Inflation is expected to normalize at an annual average of 2.0 per cent per year over the forecast horizon.

Housing Starts

The historical annual average population in Alberta grew 1.9 per cent per year between 1991 and 2024 supported by annual average number of total starts of 30,000 per year, driven by residential investment growth of 3.1 per cent per year over same period. Post pandemic 2020, annual average residential investment had more than doubled and total starts rose by an annual average of 38,000 units supported by an average annual population growth of 2.7 per cent over this period. Total housing starts are estimated to peak at 56,000 in 2025 exceeding the historical peak of 2006, of 49,000 units and above 2024 total housing starts of 47,800. The planned pull back/scale back of international immigration targets for permanent residents and temporary residents in 2025-2027 through the federal government immigration plan is expected to aid in the moderation of annual average growth of total housing starts to 42,000 per year over the forecast horizon (2026-2030).

Alberta's Wage Growth

Wages and Salaries (per employee) growth in Alberta is projected to remain subdued in 2025 as labour market conditions driven by above average population growth remain.



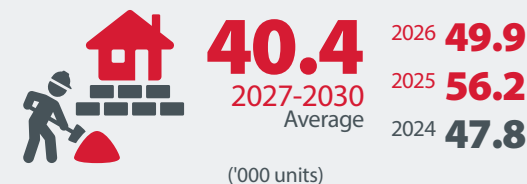
Alberta's Consumer Price Index

Alberta's inflation continues descent though trade tariffs could pose some headwind.



Alberta's Housing Starts

Alberta housing starts will remain elevated in 2025, as housing supply programs/policies from all orders of government remain in place to combat housing affordability and availability.



Economic Conditions in Canada

The progress toward full compliance with the Canada-United States-Mexico Agreement (USMCA/CUSMA) is helping to mitigate trade disruptions and offers a degree of stability for exporters. However, slower growth in the United States is likely to temper demand for Canadian exports, particularly in sectors such as manufacturing and energy. The federal government's removal of counter-tariffs on certain U.S. goods, effective September 1, has also reduced some of the trade-related costs that had weighed on businesses and consumers, providing a modest but meaningful relief.

Inventory hoarding and measures that temporarily supported export performance are finally giving way, as the underlying impact of trade tariffs and uncertainty are beginning to emerge. Real GDP fell by 0.4 per cent in the second quarter of 2025, after a 0.5 per cent rise in the first quarter. The contraction was mainly driven by sharp drops in goods exports and a reduction in business investment in machinery and equipment. Partially offsetting these pressures were faster inventory accumulation (hoarding ahead of the implementation of tariffs) and lower imports of goods. The Canadian economy's real GDP is expected to expand by 1.3 per cent in 2025 and average 1.7 per cent annually over the forecast horizon (2026-2030).

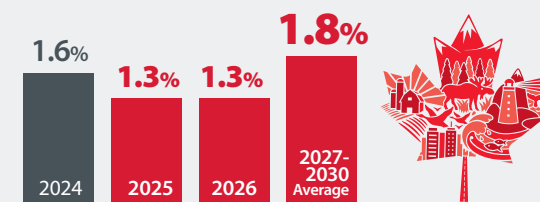
The labour market has begun to show some weaknesses. Statistics Canada data show month-over-month declines in employment during the summer, highlighting a soft hiring trend in 2025 that is expected to persist into 2026. The slowdown in job creation has been concentrated in the manufacturing

sector and among youth, with youth unemployment in Canada reaching historically high levels. Widespread layoffs have not occurred, though many firms have adopted a highly cautious approach to hiring. Some have implemented promotion freezes, intensified performance management, and fostered challenging work environments as a strategy to encourage voluntary resignations. The unemployment rate is estimated to rise to 7.0 per cent in 2025 and reach 5.7 per cent by 2030, the end of forecast horizon.

Inflationary pressure has been milder than expected for most of 2025. The moderation largely reflects lower gasoline prices following the removal of the federal carbon tax. Canada's annual inflation rate slowed to 1.9 per cent in August 2025, up from 1.7 per cent in July. Despite headline inflation remaining below the Bank of Canada's 2 per cent target, core inflation has stayed close to three per cent. Core inflation, the Bank's preferred measure for guiding monetary policy, typically excludes volatile temporary factors such as energy and food price swings, instead capturing persistent price pressures in key sectors like housing, and services. The divergence between headline and core inflation suggests that while headline measures have been temporarily eased, underlying inflationary pressures in these critical sectors have not fully subsided. The headline inflation is expected to rise by 2.1 per cent in 2025 and stabilize at 2.0 per cent increase per year over the forecast horizon (2026-2030).

We cannot emphasize enough that, the ambiguity surrounding tariffs, regulatory changes, and potential future trade disputes with the U.S. continues to be the single largest economic risk for Canada, influencing strategic business decisions and household spending behavior.

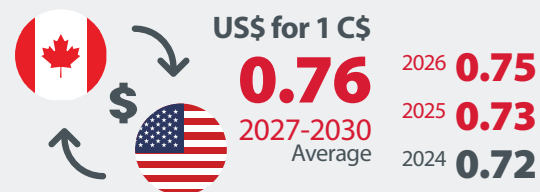
Canada's Real GDP Growth



Canada's real GDP is expected to remain relatively stable in 2025, if prior trading commitments with the U.S. (via USMCA) are managed.

Canada/U.S. Exchange Rate

The prime business loan rate is expected to drop in 2025 as the Bank of Canada maintains its target of 2.0 per cent. The lower prime rate will aid economic growth.



Prime Business Loan Rate

The prime business loan rate is expected to drop in 2025 as the Bank of Canada maintains its target of 2.0 per cent. The lower prime rate will aid economic growth.



EXPLORING THE DRIVERS OF CANADIAN YOUTH UNEMPLOYMENT IN THE POST-PANDEMIC PERIOD

This textbox is a summarized version of the report: Are We Cooked? An Empirical Analysis of Canadian Youth Unemployment in the Post-Pandemic Period. Please refer to that report for a more detailed analysis.

Introduction

Amidst Covid-19 lockdowns, the youth unemployment rate in the Calgary Census Metropolitan Area (CMA) surged to 36 per cent in June 2020, significantly higher than the 12.9 per cent for adults. Since 2022, the youth unemployment rate remains elevated, reaching 20.3 per cent in July 2025, the highest since the recorded history began in March 1987 excluding the pandemic. Studies have shown that youth unemployment has been linked to reduced lifetime earnings. This relationship is largely attributed to the scarring effect: a phenomenon where early-career unemployment can have adverse long-term effects on labour outcomes (Mahboubi & Higazy, 2022). In addition to individual effects, youth unemployment has considerable economic impacts on the broader economy. One report estimates that the combined loss from foregone taxes and unemployment benefits cost Canada approximately 4.3 billion tied to youth unemployment in 2023.

Background

Youth unemployment is based off cyclical and structural factors. On the cyclical side, younger workers tend to be concentrated in industries that are highly sensitive to economic fluctuations, such as hospitality, retail, and food services. These sectors are among the first to experience layoffs when demand falls and among the last to return to full capacity during recoveries. Structurally, young workers often face barriers to entering stable, full-time positions due to skill mismatches, limited work experience, and the prevalence of temporary or precarious employment. These structural issues mean that youth unemployment often remains elevated even after broader labour market conditions improve.

In the post-pandemic period, two trends have significantly shaped the youth labour market. The first is record-breaking population growth. In 2023, Canada's population grew by 3.1 percent, the fastest annual rate since 1957. Calgary recorded the highest growth rate among major metropolitan areas in 2024, at 5.97 percent, many of which are youth. The second trend is a noticeable softening in labour demand. Job

vacancy rates have declined sharply from their mid-2022 highs, and the unemployment-to-vacancy ratio has risen, indicating that more people are competing for each available job. These trends suggest that both supply-side and demand-side factors could be influencing youth unemployment in the post-pandemic era.

Methodology and Results

Within our model, we incorporated key variables to capture the determinants of youth unemployment from the six most populated cities in Canada (Vancouver, Edmonton, Toronto, Calgary, Ottawa, Montreal). The key variables of interest are as follows: youth labour share, aggregate demand, minimum wage. The youth labour share is calculated as the number of youths in the labour force as a ratio of the number of adults in the labour force, allowing us to control for levels of population size. Aggregate demand is calculated as the number of job vacancies and payroll employees divided by the total labour force, capturing the demand for labour in the economy. We also incorporated control variables such

Exploring the Drivers of Canadian Youth Unemployment in the Post-Pandemic Period

as employment insurance, net business change, and employment shares of key sectors. We utilized the most granular data available from Statistics Canada that ranges from October 2022 to March 2025.

For our analysis, we used a random effects panel regression with the youth unemployment rate as the dependent variable¹⁴.

From our analysis, we found that both supply and demand factors influence youth unemployment. However, the youth labour force share has a larger impact on youth unemployment than aggregate demand. This suggests that demographic shifts such as significant population growth among younger age groups in the post-pandemic period may be driving much of the increase in youth unemployment. As more young people enter the labour force, competition for available jobs intensifies, potentially outpacing the growth in labour demand. At the same time, aggregate demand continues to play a crucial role in reducing youth unemployment by increasing the overall availability of jobs. Counterintuitively, minimum wage is associated with decreases in youth unemployment, suggesting that higher wages may improve job attractiveness and stability for younger workers.

Moving Forward

In our analysis, we found that an increase in the share of youths in the labour force leads to higher youth unemployment. The recent rapid increase in the youth labour supply from higher immigration has intensified

competition for available jobs, making labour supply a more dominant factor than aggregate demand in driving youth unemployment during this period. In addition to population growth, Champagne et al. (2025) found that temporary workers in Canada have become younger, less experienced and more likely to come from lower-income countries than previous waves of immigrants. Taken together, we hypothesize that population growth and the arrival of less experienced newcomers have amplified competition in the labour market, contributing to elevated youth unemployment. As a result, we suggest that immigration policies need to be mindful of this fact and focus more on economic growth driven by productivity per capita.

Moreover, studies have shown that unmeasurable factors also play a significant role such as barriers to information, networks, and opportunities (Employment and Social Development Canada, 2017). Institutions such as the City of Calgary Youth Employment Centre (YEC) and similar organizations could help reduce these barriers through job matching services, resume support, and career counselling. Therefore, increasing support for these types of services is essential as a complement to economic policies in addressing the structural and informational challenges faced by young job seekers. Overall, we argue that much like investments in physical infrastructure, investing in youth should be seen as a strategic priority. Youth represent the future of Calgary and Canada, and developing their human capital is essential to ensuring long-term economic resilience, innovation, and prosperity.

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¹⁴ For the detailed model specification and regression results, please refer to the main paper.



The United States Economy

The volatile nature of trade policy and heightened political uncertainty from the US has been in the spotlight and is now reflected in recent economic trends. According to the U.S. Bureau of Economic Analysis, real GDP grew at an annualized rate of 3.3 per cent in the second quarter of 2025, following a 0.5 per cent contraction in the first quarter. The first-quarter decline was driven largely by weak consumption and a 38 per cent surge in imports as businesses accelerated shipments ahead of anticipated tariffs. Conditions improved somewhat in the second quarter with imports contracting by 30 per cent. These swings in imports and exports illustrate the impact of policy uncertainty on business behavior and economic trends. Real GDP is expected to grow by 1.5 per cent in 2025 and average 1.9 per cent growth over the forecast horizon (2026-2030).

Regardless of the evolving nature of trade policy, consumer spending has remained relatively subdued for most of 2025. Personal consumption expenditures increased by 0.5 per cent in the first quarter and by 1.6 per cent in the second quarter of 2025, reflecting a modest recovery but still below historical trends. The weakness in consumer spending can be attributed to several factors, including heightened policy uncertainty, changes in household savings patterns, and cautious consumer sentiment. Consumption remains fragile and continues to be influenced by domestic policy developments and global economic trends.

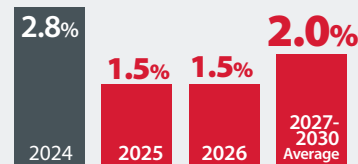
Trade policy has seen a slight optimism, as discussion and negotiations between the U.S., Canada and Mexico (two of USA's largest trading partners) seem to be picking up steam. In September, the counter-tariffs imposed by Ottawa earlier in the year on American products worth \$60 billion have mostly been removed with a few exceptions. Those exceptions that remain are on goods that do not comply with USMCA/CUSMA, including steel and aluminum products, which were subject to targeted U.S. tariffs.

A proposed One Big Beautiful Bill (OBBB) Act, if implemented is expected to introduce major tax reforms, including potential cuts for businesses and individuals, as well as increased spending on border security, infrastructure, and enforcement. The act could provide a significant fiscal stimulus to the economy, supporting investment and consumption, but it may also add inflationary pressures and influence the Federal Reserve's policy decisions in 2026. Some inflationary impacts from this increased spending are likely to materialize. This combined with lingering tariffs with other countries across the globe is expected to lead inflation higher than expected as tariffs filter into prices. Inflation is expected to reach 2.8 per cent and 2.6 per cent in 2025 and 2026, respectively and average 2.1 per cent annually over the rest of the forecast horizon (2027-2030). It must be said that the United States remains at risk of global investors scaling back their exposure to the economy if the threat of further protectionist policies continued to loom, weighing on overall market confidence.



U.S. Real GDP Growth

A global trade policy uncertainty environment is expected to slow global growth, including real GDP growth in the U.S. in 2025.



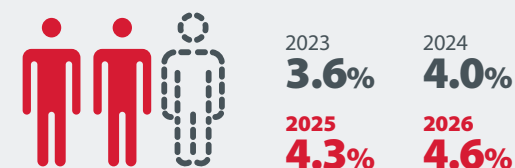
U.S. Consumer Price Index

The path to lowering inflation by the Federal Reserve continues but caution abounds amidst inflationary impacts of tariffs.



U.S. Unemployment Rate

Unemployment rate is expected to increase in 2025 as economic growth slows but restrained immigration controls will contribute to lower unemployment rate over the forecast horizon.



The World Economy

The current global economic landscape is complex and dynamic and is being influenced by a complex interplay of factors. For example, demographic changes can affect labour markets and consumption patterns, while technological advancements can affect both production and consumption. Global trade and energy markets can also be disrupted by geopolitical tensions and trade disputes, which can influence inflation and economic growth.

A complicated array of issues is impacting the world economy in 2025, such as growing trade barriers, geopolitical issues, and ongoing inflation. These factors are projected to restrict global growth, making it necessary for policymakers to address these issues through cooperation, structural reforms, and solid economic policies.

Due to variables including solid balance sheets and a recovery in China, emerging markets and developing economies are predicted to grow at a higher rate than established economies by 2026. Strong performance is anticipated from nations like the Middle East, Association of Southeast Asian Nations (ASEAN), and India. Advanced economies, on the other hand, are likely to see slower growth due to persistent inflation, challenges with the housing market, and consumer stress.

The majority of Emerging Markets and Developing Economies (EMDEs) are comparatively less vulnerable to U.S. tariffs, with Mexico being a notable exception. Only 2.5 per cent of China's GDP is made up of exports to the United States. Nonetheless, Mexico has profited from the tighter restrictions on Asia and has fared well under the tariffs. Since the beginning of the trade war, China has handled it effectively. Due to China's growing exports of high-value goods and diversification of exports among emerging countries, the nation's trade surplus has more than doubled over

the last five years. Furthermore, China is also likely to focus much more on domestic demand. Another major emerging market power, India, has benefited from economic reforms and robust capital expenditures, which are ramping up as government expenditures on infrastructure slow. Given that the [Indian economy](#) tends to be domestically focused, the market is starting to look attractive again.

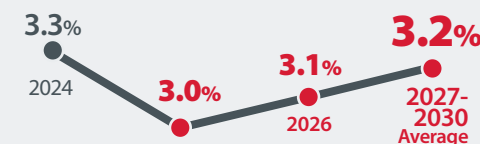
Our [outlook](#) assumes global growth slowing from 3.3 per cent in 2024 to 3.0 per cent in 2025 and 3.1 per cent in 2026. The slowdown is expected to be most concentrated in both advanced economies such as the United States, Canada, and the EMDEs, such as Mexico and China, with smaller downward adjustments in [other economies](#).

Going forward, emerging markets will drive global expansion while working to consolidate their gains. These markets may advance to higher development stages because of supportive demographics, a wealth of natural resources, changing trade dynamics, and technological advancements in manufacturing and energy. They will also have to contend with a complicated global environment that includes risks from climate change, geopolitical disruptions, and the return of protectionism and industrial policies in developed nations. As emerging countries work to accelerate their advancement, this complex environment will bring both new opportunities and [complex obstacles](#).

Given the increased uncertainty and the possibility that initial increases in trade costs could exacerbate wage and price pressures more broadly, central banks should continue to exercise caution. Provided inflation expectations remain well anchored, and trade tensions do not intensify further, policy rate reductions should continue in economies in which inflation is projected to moderate and aggregate demand growth is subdued.

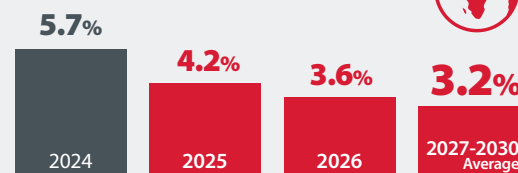
World Real GDP Growth

The expected slowdown in both advanced economies, such as the United States, Canada, and the EMDEs, such as Mexico and China, is projected to advance global GDP by 3.1 per cent in 2026.

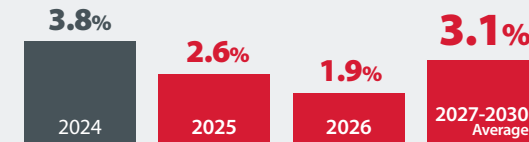


World Consumer Price Inflation

Inflation continues its downward trajectory in 2025 amidst tariffs and counter-tariff measures. Supply chain disruptions remain elevated.



World Trade Volume Growth



Global trade is expected to contract 2.6 per cent in 2025 as trade tariffs and counter-tariffs impacts materialize, and inventories of frontloading dissipate.





Forecast Implications and Risks

Forecast Implications

Economic Indicator	Current Service Plans and Budget Cycle 2023-2024 Average	Current Service Plans and Budget Cycle 2025-2026 Average	Forecast Implications
Assumptions			
Global Economy			
Real Gross Domestic Product Growth (%)	3.3	3.1	Stagnating global real GDP growth relative to the previous service plans and budget cycle could have complex implications for The City of Calgary, causing a decrease in revenue, a negative impact on the local economy, with an increase in population. The City's financial decisions are particularly sensitive to these global economic events, including trade disputes, given its historical ties to the energy sector and role as a hub for migration within Canada.
The United States			
Real Gross Domestic Product Growth (%)	2.7	1.5	Sluggish U.S. real gross domestic product growth would likely have several negative, indirect effects on The City of Calgary's finances, given North America's close and highly integrated trade relationship. Calgary, as the energy capital of Canada and a major export hub, is particularly sensitive to economic changes in the United States. However, the forecast carries significant risks, notably the ongoing uncertainty over U.S. trade policies and potential tariffs, which could counteract these benefits and negatively affect the city's economy.
Real Gross Domestic Product Growth (%)			
Canada	1.4	1.3	Slower real GDP growth for Calgary would generally mean decreased costs and demand for services, creating complex implications for the municipal budget. For example, The City of Calgary's proposed 2026 budget reflects the significant strain of rapid population growth, with planned spending increases focusing on housing, public safety, transit, and infrastructure.
Alberta	2.5	2.3	
Calgary Economic Region (CER)	3.5	2.7	
Canada			
Prime Business Loan Rate (%)	6.8	4.5	A lower prime business loan rate has several direct and indirect implications for The City of Calgary's finances, primarily decreasing the cost of borrowing and improving the local economy. This can affect both capital projects and operational budgets.
Exchange Rate (US\$ for 1 C\$)	0.73	0.74	A stable Canadian-to-U.S. exchange rate keeps the cost of imported goods and services unaffected. This reduces pressure on its financial planning and budget adjustments.
Numbers may not add up due to rounding.			

Forecast Implications

Economic Indicator	Current Service Plans and Budget Cycle 2023-2024 Average	Current Service Plans and Budget Cycle 2025-2026 Average	Forecast Implications
Assumptions			
Alberta			
Total Employment Growth (%)	3.4	2.2	A higher unemployment rate in Alberta reduces competition for labour for The City of Calgary, which could lower municipal wage costs. As a key driver of population growth, this can also result in lower property tax revenue, and less demand for municipal services.
Unemployment Rate (%)	6.5	6.8	
Housing Starts ('000 units)	41.9	53.1	A forecast of higher housing starts in Alberta, can cause increased revenue potential, strain on services and infrastructure, affordability concerns, labour shortages and rising costs..
West Texas Intermediate - WTI (US\$/bbl)	77.1	67.5	Lower WTI crude oil prices have significant implications for Calgary's economy due to its heavy reliance on the energy sector. Decreased oil prices can lead to slower economic growth, reduced provincial revenue, potential job losses, and a slowdown in business investment within the city.
Western Canadian Select - WCS (US\$/bbl)	60.4	56.1	Lower Western Canadian Select (WCS) crude oil prices can have a negative impact on Calgary's economy. Weaker oil prices generally lead to lower profits for Canadian oil producers, resulting in lower royalty and income tax revenues for the provincial government, and less secure employment in the energy industry.
Alberta Natural Gas Price - AECO/NIT (\$/GJ)	1.9	2.4	Higher AECO natural gas prices, influenced by factors such as increased demand and lower North American inventories, are expected to increase the costs for natural gas purchases in The City of Calgary's service plans and budget.
Industrial Product Price Index (%)	-0.5	2.2	The Industrial Product Price Index (IPPI) measures price changes for major commodities sold by manufacturers operating in Canada. A significantly higher IPPI generally signals increased inflationary pressures, potentially increasing costs for goods and services procured for municipal operations. However, the forecast implications for Calgary's municipal finances are complex and multifaceted. Overall, The City could face some specific cost increases due to factors like tariffs and supply chain issues despite a small percentage of U.S. supplier contracts with The City.
Raw Materials Price Index (%)	-3.9	0.6	The Raw Materials Price Index (RMPI) measures price changes for raw materials purchased for further processing by manufacturers operating in Canada. A positive RMPI implies increasing resource prices, which has significant implications for the City of Calgary's municipal service plans and budget. For The City of Calgary's service plans and budget cycle, this forecast indicates increased costs for infrastructure projects and potentially greater budgetary concerns.
Alberta Average Annual Wage Rate Growth (%)	2.1	1.7	Lower average annual wage growth (1.7 per cent) is expected to ease impacts on the municipality budget.
<i>Numbers may not add up due to rounding.</i>			

Forecast Implications

Economic Indicator	Current Service Plans and Budget Cycle 2023-2024 Average	Current Service Plans and Budget Cycle 2025-2026 Average	Forecast Implications
Forecast			
Calgary Economic Region (CER)			
Total Employment ('000 persons)	986.1	1,064.7	Increased employment in Calgary has several implications for The City's municipal service plans and budget, including potential for increased property tax base, infrastructure investment needs, service demand shifts, labour market dynamics, economic resilience, and tariff-related challenges.
Total Employment Growth (%)	4.3	3.2	
Unemployment Rate (%)	6.7	7.3	Calgary's rising unemployment rate may add additional pressure on The City's resources and services. Increased demand for social assistance programs, affordable housing, transit subsidies, and mental health, addiction, and community support services could result from a larger number of unemployed people. Prolonged joblessness could exacerbate housing insecurity and public safety concerns, necessitating targeted workforce reintegration initiatives, strategic economic development, and prudent fiscal planning to mitigate associated social and financial impact
Housing Starts ('000 Units)			
Calgary Census Metropolitan Area (CMA)	22.0	23.6	Higher housing starts in Calgary have significant implications for the municipality. While increased housing starts signify confidence in the real estate market and contribute to The City's financial health through higher property taxes and other fees, they also create increased demand for municipal services and infrastructure.
City of Calgary	18.5	20.1	
Calgary Census Metropolitan Area (CMA)			
Non-Residential Building Price Inflation (%)	4.4	2.3	Lower non-residential building price inflation can have an ambiguous impact on The City of Calgary's finances. Lower inflation means lower construction costs, easing impact on capita budgets. However, it can also signal local job and income effects increasing need for social assistance thus increasing operating budgets. Monitoring the two largest drivers of non-residential building inflation - exchange rates and energy costs – will be crucial.
Numbers may not add up due to rounding.			

Forecast Implications

Economic Indicator	Current Service Plans and Budget Cycle 2023-2024 Average	Current Service Plans and Budget Cycle 2025-2026 Average	Forecast Implications
Forecast			
City of Calgary			
Demography			
Total Population ('000 Persons)	1,466.0	1,579.8	A larger Calgary population creates financial pressures, requiring increased spending on both capital projects and day-to-day operations. The City must balance the demand for services with the need for affordability, which often leads to tax and user-fee increases.
Total Population Growth (%)	5.9	2.9	
Net Migration ('000 Persons)	73.4	33.6	
Household Formation ('000 Units)	31.0	16.5	Lower household formation in Calgary, driven by slower population growth, has several key implications for The City's municipal service plans and budget, including decreased demand for services, reduced budgetary pressures and funding, improved housing affordability, and lower infrastructure needs.
Real Estate			
Residential Market			
Calgary Average Residential MLS® Sale price (%)	8.5	5.1	Lower residential MLS sale price growth in Calgary has several implications, including decreased property tax revenue and improved affordability concerns for homeowners. A decline in average residential sale prices could signal broader economic uncertainty and reduced consumer confidence.
Benchmark Home Price Growth (%)	6.2	3.0	Lower Calgary benchmark home price growth has several implications: (1) lower home price growth would improve affordability; (2) could also lead to slower residential development, potentially magnified by rising construction costs and extended schedules due to supply chain issues, could hinder the expansion of the property tax base and permit revenues.
Total Building Permits (\$ billions)	7.3	7.4	Higher building permit values for The City of Calgary signal continued population growth and increased demand for new infrastructure and services, both generating additional municipal revenue and creating cost pressures. Municipal service plans and budgets must adjust to balance these opportunities and challenges to maintain the desired quality of life for residents.
<i>Numbers may not add up due to rounding.</i>			

Forecast Implications and Risks

Forecast Risks

Legend: ▲ Upside Risk ▼ Downside Risk ◆ Both

**Risks arising from activities in the Rest of the World:**

Major factors that could **alter actual economic performance** include reconfiguration of supply chains and ongoing trade disputes, uncertainties in global commodity prices and inflation, and potential divergence in global productivity.

▼ 1. Tariffs Uncertainty



Tariffs are sales taxes that a government imposes on goods and services imported from other countries. Tariffs affect spending, trade flows, government revenue, exchange rates, employment, gross domestic product (GDP) and inflation. Uncertainty around changes in tariffs could substantially disrupt supply chains in Canada, the United States and elsewhere around the world. Inflation could be more persistent than anticipated, especially in economies facing substantially higher trade costs or with tight labour markets, prompting more restrictive monetary policy and weakening growth prospects. Global exports and GDP may fall because of U.S. tariffs on goods from almost all its trading partners as well as the uncertainty and volatility brought on by the ongoing trade disputes. **Lower global demand in turn can reduce commodity prices, including the price of oil—one of Canada's major exports.**

▼ 2. Global Economic Reconfiguration



Global economic reconfiguration, particularly shifts in trade patterns and financial flows due to the ongoing trade disputes, **can significantly impact the Rest of the World's (ROW) economic performance.** These changes can introduce risks like increased volatility, and slower growth, especially for vulnerable economies. Diversification away from established trade routes or reliance on specific financial markets can lead to disruptions and increased costs (switching costs¹⁵), while protectionist policies can further exacerbate these challenges.

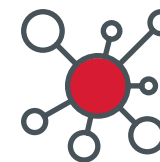
¹⁵ Switching costs are the non-financial and financial expenses that a consumer or business faces when changing from one product, service, or supplier to another. These costs can include monetary outlays for new equipment, costs related to retraining employees or learning a new system, time spent on data migration, or even psychological factors like the effort of making a change or the perceived risk of an unknown alternative.

▼ 3. Commodity Prices and Inflation



Fluctuations in global commodity prices and inflation can significantly alter economic activity in the Rest of the World by impacting import costs, export revenues, and overall economic growth. Higher commodity prices can lead to increased inflation, and reduced purchasing power for the municipality. **The erratic nature of U.S. trade policy and the unpredictable implementation and retraction of tariffs is expected to increase the probability for higher inflation.**

◆ 4. Technological and Geopolitical Disruption



Technological and geopolitical disruptions can significantly alter economic activity in the Rest of the World by impacting trade, investment, and overall economic growth. These disruptions can lead to increased uncertainty, shifting trade patterns, and potentially hindering technological advancements, particularly in **emerging markets and developing economies (EMDEs).**

Forecast Implications and Risks

Forecast Risks

Legend: ▲ Upside Risk ▼ Downside Risk ◆ Both

**Risks from market conditions and policy differences across Canada:**

Significant factors that could **alter actual economic performance** include the progress of inflation deceleration to its target range, uncertainties in consumption demand, and environmental policy divergence that creates business investment ambiguity.

▼ 5. Inflation and Monetary Policy



Inflation, particularly when unexpected, persistent, or impacted by a prolonged trade war, can significantly alter market conditions and expose policy differences across Canada. High inflation erodes purchasing power, impacting investment returns and potentially leading to increased financial stress for businesses and households.

▼ 6. Consumption Demand



Risks stemming from consumption demand can significantly alter Canada's economic performance by influencing inflation, economic growth, and financial stability. Excessive consumer spending, especially when outpacing GDP growth, can drive up prices, leading to inflation. Conversely, a sharp decline in consumer spending due to factors like economic uncertainty or rising interest rates can slow down economic growth. Furthermore, high levels of household debt, often linked to consumption, can create vulnerabilities in the financial system, making the economy more susceptible to economic shocks. **The uncertainty and volatility arising from the ongoing trade disputes – which has augmented the inherent economic uncertainty and volatility – can pose significant risks to consumer confidence and could put downward pressure on consumption demand.**

▼ 7. Environmental Policy Divergence



Environmental policy divergence across Canada can significantly impact economic performance by creating uneven playing fields for businesses, affecting investment decisions, and potentially leading to job losses or gains in certain sectors. Divergent policies can also exacerbate regional economic disparities, especially if some provinces are more proactive in addressing climate change than others. **This divergence can also affect Canada's competitiveness on the global stage, particularly in industries reliant on natural resources.**

▼ 8. Economic Ties with China



A reduction in economic ties with China would likely negatively impact Canada's economy, particularly in trade and investment. This can lead to lower GDP growth, job losses, and potential inflationary pressures. **However, the extent of the impact would depend on the nature of the breakup and Canada's ability to diversify its trade relationships and stimulate domestic demand.**

▼ 9. Disasters due to Climate Change and Critical Infrastructure



Climate change-related disasters and their impact on critical infrastructure can significantly alter Canada's economic performance by disrupting supply chains, damaging infrastructure, increasing costs, and reducing productivity across various sectors. **These impacts can lead to lower revenues, business closures, and increased household expenses, ultimately slowing economic growth.** In particular, insurance payouts for severe weather have jumped significantly in past decades. As a result, home and business insurance premiums are increasing, especially in high-risk areas.

▼ 10. Tariffs Imposed on Canadian Imports



Import tariffs increase the cost of imported products in the country that imposes the tariff. Businesses reliant on these products—whether for raw materials, equipment or inventory—face higher operational expenses, which can reduce profitability and may in turn lead to increased prices for consumers. **Canada's automobile and energy sectors that are heavily reliant on trade with the United States can face challenges due to the U.S. tariffs imposed on imports of steel, aluminum, and energy products.**

Forecast Implications and Risks**Forecast Risks**

Legend: ▲ Upside Risk ▼ Downside Risk ◆ Both

**Risks from potential changes in Alberta provincial economy:**

Significant factors that could **alter actual economic performance** include the uncertainties associated with energy prices and exports, tariffs, migration and demand for housing and infrastructure services, and the labour market imbalance.

▼ **11. Oil and Natural Gas Prices and Exports**

Fluctuations in global oil and natural gas prices, along with shifts in export markets, pose significant risks to the Alberta provincial economy due to its heavy reliance on the energy sector. These risks can lead to fluctuations in government revenue, impact investment decisions, and affect overall economic growth and stability. But favourable oil prices are making previously uneconomical projects feasible again, thereby encouraging infrastructure development—such as the Trans Mountain Pipeline Expansion (TMPE), a recent expansion of Canadian pipeline capacity—**which allow for greater export, reducing price discounts and minimizing the impact of U.S. tariffs on energy products.**

▼ **12. The Level of Net Migration**

High levels of net migration significantly impact Alberta's economy, presenting both opportunities and risks. While strong population growth can boost economic activity and fill labour shortages, it can also strain public services and housing affordability, especially if the growth is rapid or concentrated in certain areas. Alberta's economy is **likely to experience a slowdown in population growth due to the announced change in government immigration policy**, which will impact labour force entry, consumer spending, and infrastructure demands.

▼ **13. Labour Market Balance**

Imbalances in Alberta's labour market, such as shortages or surpluses in specific sectors and age cohorts (youth), can significantly impact the provincial economy by affecting investment, productivity, and overall economic growth. **These imbalances can lead to increased labour costs, slower project completion, and reduced competitiveness, potentially hindering Alberta's ability to attract investment and diversify its economy.**

Forecast Implications and Risks**Forecast Risks**

Legend: ▲ Upside Risk ▼ Downside Risk ◆ Both

**Risks from local and regional private and public sector influences:**

Factors that could **alter economic performance** include the uncertainty associated with normalizing business pricing behaviour and improved investment environment, weakening consumer confidence and spending activities and labour cost escalation.

▼ 14. Business Pricing and Investment

Risks stemming from business pricing and investment decisions can significantly impact both the private and public sectors at local and regional levels by influencing costs, demand, and overall economic activity. These risks, such as fluctuating input costs due to the ongoing volatility and uncertainty from the ongoing trade disputes or pricing strategies, **can lead to changes in consumer behavior, affect business profitability, and alter government revenue streams.**

▼ 15. Consumer Confidence and Spending

Decreased consumer confidence often leads to reduced spending, which can lower business revenues, potentially cause job losses and impact local tax revenues. This, in turn, can affect the ability of local governments to fund public services and infrastructure projects. **Conversely, increased consumer confidence and spending can stimulate economic growth, creating jobs, boosting tax revenues, and enabling local governments to invest in public goods.**

▼ 16. Labour Cost Escalation

In the private sector, increased labor expenses can lead to reduced profitability, decreased competitiveness, and potential job losses as **businesses struggle to absorb these costs and potentially fuel inflation.** In the public sector, higher labor costs can strain budgets, potentially leading to cuts in public services, increased taxes, or reduced infrastructure investment.



Forecast Tables

Glossary

**Calgary Economic
Region Map**

FORECAST TABLES

Table 1 - Selected Economic Indicators

Rest of the World, United States, Canada, Alberta, Calgary Economic Region (CER) & Calgary Census Metropolitan Area (CMA)

FORECAST COMPLETED: September 2025

	2020	2021	2022	2023	2024	FORECAST					
						2025	2026	2027	2028	2029	2030
ASSUMPTIONS											
Global Economy											
Real Gross Domestic Product Growth (%) [†]	-2.7	6.5	3.5	3.3	3.3	3.0	3.1	3.2	3.2	3.2	3.1
The United States											
Real Gross Domestic Product Growth (%)	-2.8	5.9	1.9	2.5	2.8	1.5	1.5	2.0	2.0	2.0	2.0
Canada											
Real Gross Domestic Product Growth (%)	-5.1	5.0	3.6	1.2	1.6	1.3	1.3	1.9	1.9	1.9	1.8
Prime Business Loan Rate (%)	2.7	2.4	4.2	6.9	6.8	4.8	4.3	4.5	4.8	4.9	5.1
Exchange Rate (US\$ for 1C\$)	0.75	0.80	0.77	0.74	0.72	0.73	0.75	0.75	0.76	0.77	0.77
Alberta											
Real Gross Domestic Product Growth (%)	-7.8	5.3	6.1	2.3	2.7	2.3	2.3	2.3	2.1	2.0	2.1
Total Employment Growth (%)	-7.3	5.1	4.9	3.7	3.1	2.5	1.9	1.8	2.0	2.0	2.1
Unemployment Rate (%)	11.4	8.6	5.8	5.9	7.0	6.9	6.7	6.4	6.5	6.5	6.4
Housing Starts ('000 Units) ^{††}	24.0	31.9	36.5	36.0	47.8	56.2	49.9	42.7	40.1	39.8	39.1
Inflation Rate - CPI (%)	1.1	3.2	6.4	3.3	2.9	2.3	2.3	2.1	2.1	1.8	1.7
Crude Oil Price - WTI (US\$/bbl)*	39.2	68.1	94.9	77.6	76.6	68.3	66.8	71.1	72.4	74.2	75.4
Western Canadian Select - WCS (US\$/bbl)*	27.6	54.4	74.9	59.0	61.8	55.1	57.1	59.8	62.7	64.9	66.2
Alberta Natural Gas Price - AECO/NIT (\$/GJ)	2.1	3.5	5.1	2.5	1.3	1.8	3.0	3.2	3.3	3.4	3.5
Industrial Product Price Index (%)	-0.4	13.9	12.8	-1.8	0.9	3.2	1.1	1.7	2.2	2.3	2.0
Raw Materials Price Index (%)	-8.2	32.4	23.7	-8.1	0.4	2.4	-1.2	1.0	2.7	3.3	2.2
Alberta Average Wage Rate Increase for All Industries (%)**	-0.1	1.3	5.7	2.2	1.9	1.9	1.5	2.0	2.2	2.2	2.3

Numbers may not add up due to rounding.

Sources for historical data: [†] International Monetary Fund (IMF) ^{††} Statistics Canada * Bloomberg

** Alberta, Wages & Salaries Per Employee from Conference Board of Canada ◇ Corporate Economics ◇◇ Canada Mortgage and Housing Corporation (CMHC)

Forecast Tables

(Continued)

Table 1 - Selected Economic Indicators

Rest of the World, United States, Canada, Alberta, Calgary Economic Region (CER) & Calgary Census Metropolitan Area (CMA)

FORECAST COMPLETED: September 2025

						FORECAST					
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
FORECAST											
Calgary Economic Region (CER)											
Real Gross Domestic Product Growth (%) [◇]	-6.5	4.3	6.3	2.3	4.6	2.9	2.4	3.0	2.8	2.8	2.9
Total Employment ('000 people)	830.8	862.6	928.4	962.8	1,009.3	1,055.0	1,074.4	1,102.3	1,127.7	1,154.7	1,181.3
Total Employment Growth (%)	-6.2	3.8	7.6	3.7	4.8	4.5	1.8	2.6	2.3	2.4	2.3
Unemployment Rate (%)	11.7	9.0	6.1	6.0	7.4	7.5	7.0	6.5	6.7	6.6	6.4
Calgary Census Metropolitan Area (CMA)											
Housing Starts ('000 units) ^{◇◇}	9.2	15.0	17.3	19.6	24.4	27.1	20.1	17.8	16.5	15.4	15.2
Inflation Rate - CPI (%)	1.1	3.2	7.2	3.8	3.4	2.2	2.1	2.1	1.9	2.2	2.1
Non-Residential Building Construction Inflation (%)	0.5	4.0	9.0	4.7	4.1	2.7	1.9	4.2	3.2	1.7	2.3

Numbers may not add up due to rounding.

Sources for historical data: [†] International Monetary Fund (IMF) ^{††} Statistics Canada ^{*} Bloomberg

^{**} Alberta, Wages & Salaries Per Employee from Conference Board of Canada [◇] Corporate Economics ^{◇◇} Canada Mortgage and Housing Corporation (CMHC)

Table 2 - Selected Real Estate Indicators for City of Calgary

City of Calgary

FORECAST COMPLETED: January 2025

						FORECAST					
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
DEMOGRAPHY											
Total Population ('000 people)	1,307.0	1,321.6	1,347.8	1,422.2	1,509.8	1,562.6	1,597.0	1,619.3	1,638.8	1,660.1	1,681.6
Total Population Growth (%)	1.7	1.1	2.0	5.6	6.2	3.5	2.2	1.4	1.2	1.3	1.3
Net Migration ('000 people)	12.3	6.1	19.1	66.6	80.2	42.6	24.6	12.7	10.1	12.5	13.2
Household Formation ('000 units)	7.7	5.6	10.1	28.5	33.6	19.8	13.1	7.9	6.8	7.5	7.6

FORECAST COMPLETED: September 2025

						FORECAST					
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
REAL ESTATE											
Residential Market											
Housing Starts ('000 units)*	7.9	12.7	14.8	16.7	20.2	23.0	17.1	15.1	14.0	13.1	12.9
Average Residential MLS Sale Price Growth (%)**	-0.1	7.6	4.9	4.3	12.6	5.4	4.7	3.1	3.1	2.7	2.5
Benchmark House Price Growth (%)**	-0.9	12.8	11.9	4.9	7.4	1.4	4.6	2.7	2.7	1.8	1.6
Total Building Permits (\$billions)	3.4	5.6	5.7	6.0	8.6	7.8	6.9	7.2	7.3	7.3	7.4

Numbers may not add up due to rounding.

Sources for historical data: * Canada Mortgage and Housing Corporation (CMHC) ** Calgary Real Estate Board

Table 3 - Selected Commodity Price Inflation

City of Calgary

FORECAST COMPLETED: September 2025						FORECAST					
Unit: per cent	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
CONSTRUCTION COMMODITIES											
Iron and steel products	-0.9	31.7	18.0	-2.6	-2.6	2.7	8.8	5.8	4.7	3.2	4.2
Aluminum products	-6.2	29.6	26.3	-6.3	1.9	15.0	8.1	-0.1	-0.2	1.3	7.0
Wood	24.3	52.7	-6.4	-29.4	3.0	2.0	-4.4	-1.7	1.2	-0.5	1.3
Asphalt*	-9.5	4.5	66.2	-11.6	-2.1	-22.9	2.8	35.2	4.4	3.1	4.3
OPERATIONAL COMMODITIES											
Rubber	0.5	15.3	-7.2	-8.1	38.7	-0.6	-19.9	2.7	2.6	6.1	5.0
Diesel Oil**	-15.4	25.7	42.0	-13.6	6.6	-12.8	-0.3	24.1	3.4	2.6	4.0
Vehicle Parts	1.1	2.3	7.1	2.7	3.8	2.7	2.5	1.8	1.3	2.4	1.3

Numbers may not add up due to rounding.

* Based on Ontario Ministry of Transportation Asphalt Price Index

** Annual average cents per litre, includes Carbon tax, Prov and Fed taxes. Assuming no Carbon Tax in 2025.

Table 4 - City of Calgary Population Projection

City of Calgary (*thousands of people*)

FORECAST COMPLETED: January 2025	Estimate <i>(no Civic Census)</i>					FORECAST					
	2020*	2021*	2022*	2023*	2024*	2025	2026	2027	2028	2029	2030
Total Population <i>(as of April)</i>	1,307.0	1,321.6	1,347.8	1,422.2	1,509.8	1,562.6	1,597.0	1,619.3	1,638.8	1,660.1	1,681.6
Total Population Growth Rate (%) <i>(April-March)</i>	1.7	1.1	2.0	5.5	6.2	3.5	2.2	1.4	1.2	1.3	1.3
Total Net Migration <i>(April-March)</i>	12.3	6.1	19.1	66.6	80.2	42.6	24.6	12.7	10.1	12.5	13.2
Total Births <i>(April-March)</i>	15.6	15.8	15.2	15.6	16.2	18.3	18.2	18.4	18.3	18.2	18.1
Total Deaths <i>(April-March)</i>	6.6	7.4	8.0	7.8	8.7	8.1	8.4	8.7	9.1	9.4	9.8
Total Natural Increase <i>(April-March)</i>	9.0	8.4	7.2	7.7	7.5	10.2	9.8	9.7	9.3	8.8	8.3
Total Households <i>(as of April)</i>	496.7	502.4	512.5	541.0	574.5	594.4	607.4	615.3	622.1	629.6	637.1
Total Household Formation <i>(April-March)</i>	7.7	5.6	10.1	28.5	33.6	19.8	13.1	7.9	6.8	7.5	7.6

Forecast Tables

(Continued)

Table 4 - City of Calgary Population Projection

City of Calgary (*thousands of people*)

FORECAST COMPLETED: January 2025	Estimate (<i>no Civic Census</i>)					FORECAST					
	2020*	2021*	2022*	2023*	2024*	2025	2026	2027	2028	2029	2030
Population by 5-year Cohorts											
0-4	79.6	79.0	79.0	80.9	82.9	85.2	87.5	89.9	92.2	94.4	94.2
5-9	79.3	81.5	82.1	84.8	89.5	91.4	91.9	90.9	90.2	89.1	90.5
10-14	77.0	77.8	79.9	84.3	89.3	92.1	94.3	95.0	94.9	95.6	95.8
15-19	70.8	72.6	74.9	81.3	86.9	89.8	91.7	92.7	94.0	95.7	97.1
20-24	78.9	79.7	80.7	90.5	100.6	103.8	100.1	99.3	98.0	96.7	97.2
25-29	97.4	97.3	97.1	105.6	116.9	121.6	119.1	117.0	114.8	113.6	111.9
30-34	113.8	114.3	114.7	123.2	132.4	136.2	134.9	134.0	131.6	130.5	129.4
35-39	115.8	114.8	117.8	124.9	134.7	140.4	141.7	142.7	143.9	143.2	142.3
40-44	101.8	102.8	106.2	113.1	122.0	128.0	133.5	137.0	139.5	142.4	144.8
45-49	93.2	93.9	95.8	99.1	102.7	107.0	113.0	117.5	122.0	126.7	130.5
50-54	84.0	86.5	86.8	87.1	89.6	92.1	96.2	98.8	102.2	104.8	108.6
55-59	83.1	83.9	84.4	84.2	83.7	84.0	86.7	87.5	88.2	90.7	93.3
60-64	73.9	74.9	77.0	79.5	81.6	82.1	84.1	84.5	84.6	84.3	84.8
65-69	55.2	56.4	60.2	64.1	68.6	72.2	76.3	78.1	80.0	81.5	81.8
70-74	40.2	41.2	43.4	47.3	52.0	54.6	57.8	61.2	64.0	67.0	70.0
75-79	25.8	26.9	28.8	31.6	33.7	37.2	40.7	42.7	45.5	48.7	50.5
80-84	17.9	18.5	19.4	20.3	21.6	22.7	24.4	26.1	27.9	29.1	31.7
85-89	12.0	12.3	12.3	12.5	13.0	13.7	14.1	14.8	15.3	16.1	16.7
90-99	7.1	7.1	7.2	7.5	7.8	8.1	8.8	9.1	9.3	9.7	10.1
100+	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4
Total	1,307.0	1,321.6	1,347.8	1,422.2	1,509.8	1,562.6	1,597.0	1,619.3	1,638.8	1,660.1	1,681.6
Youth (12-17 inclusive)	86.7	89.1	91.5	98.1	105.1	108.6	111.0	112.9	114.4	115.5	115.9
Primary School Age (6-17 inclusive)	182.9	186.2	190.5	201.0	212.9	219.0	222.8	224.9	225.0	225.1	225.1
Working Age (15-64 inclusive)	912.7	920.6	935.3	988.6	1,051.2	1,085.1	1,101.0	1,111.1	1,119.0	1,128.6	1,139.9
Seniors 65+	158.4	162.7	171.6	183.7	196.9	208.8	222.3	232.4	242.5	252.4	261.3
Super Seniors 85+	19.3	19.8	19.8	20.4	21.1	22.2	23.2	24.3	25.0	26.1	27.2
Female Super Seniors 85+	12.3	12.5	12.6	12.8	13.3	13.8	14.4	15.1	15.4	16.1	16.7
Average Age	37.7	37.8	38.0	37.8	37.7	37.8	38.2	38.5	38.7	39.0	39.3

Numbers may not add up due to rounding.

Table 5 - Calgary Census Metropolitan Area (CMA) Population Projection

Calgary Metropolitan Area (CMA) (thousands of people)

FORECAST COMPLETED: January 2025						FORECAST					
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Population (as of July)	1,528.3	1,540.2	1,586.9	1,678.7	1,778.9	1,839.0	1,888.0	1,937.9	1,988.1	2,039.8	2,093.6
Total Population Growth Rate (%) (July-June)	1.7	0.8	3.0	5.8	6.0	3.4	2.7	2.6	2.6	2.6	2.6
Total Net Migration (July-June)	18.3	6.5	39.0	84.4	92.6	49.2	37.7	38.5	38.8	40.3	42.4
Net Migration 18-24 (July-June)	14.4	6.9	30.4	63.6	72.5	37.7	32.0	37.1	39.1	40.0	40.6
Net Migration 28-40 (July-June)	3.9	-0.4	8.5	20.9	20.1	11.6	5.7	1.4	-0.3	0.3	1.8
Total Births (July-June)	17.0	16.7	16.5	16.8	17.5	20.3	21.1	21.6	22.1	22.6	23.1
Total Deaths (July-June)	7.8	8.5	8.8	9.5	9.9	9.3	9.8	10.3	10.7	11.2	11.7
Total Natural Increase (July-June)	9.2	8.2	7.7	7.3	7.6	10.9	11.3	11.4	11.4	11.4	11.4
Population by 5-year Cohorts											
0-4	90.7	88.2	87.9	89.5	91.2	93.5	96.8	101.0	106.0	111.4	114.4
5-9	94.4	95.1	97.6	102.3	107.0	107.6	106.5	105.7	104.7	104.1	106.6
10-14	93.9	95.4	98.1	102.3	106.9	109.8	112.7	115.5	117.7	119.4	120.0
15-19	86.4	87.0	91.5	97.5	104.5	108.8	112.3	115.5	117.9	120.3	123.1
20-24	95.1	94.4	97.4	104.6	112.8	117.5	119.4	121.9	125.0	128.4	132.3
25-29	109.0	106.7	110.4	122.2	133.9	139.2	141.2	142.6	144.1	146.2	148.9
30-34	128.5	126.2	129.0	140.7	150.8	154.2	157.2	161.0	164.5	167.8	171.4
35-39	131.4	132.4	135.9	145.4	156.2	162.2	166.3	169.5	173.0	175.6	177.7
40-44	117.0	120.0	125.4	135.4	146.8	153.9	159.5	163.8	167.6	171.7	176.6
45-49	107.6	107.8	110.0	115.0	122.6	128.0	134.1	140.9	148.0	154.7	160.7
50-54	96.6	98.9	101.8	105.1	108.7	110.8	112.5	115.4	119.2	124.3	129.8
55-59	97.2	95.8	94.9	95.2	96.6	97.5	100.4	103.8	106.4	108.6	111.0
60-64	88.8	90.4	92.2	94.5	97.1	97.5	96.9	96.3	96.1	96.6	98.1
65-69	67.8	71.9	76.8	81.6	86.1	89.5	91.9	93.8	95.5	97.0	97.7
70-74	50.3	53.1	55.5	58.8	63.4	67.8	72.5	77.1	81.0	84.4	87.5
75-79	31.1	33.1	36.9	40.7	44.4	48.2	51.5	53.7	56.4	59.9	63.7
80-84	20.6	21.4	22.4	24.0	25.6	27.5	29.5	32.7	35.8	38.6	41.7
85-89	13.6	13.8	14.2	14.4	14.8	15.4	16.3	17.0	18.2	19.3	20.5
90-99	8.1	8.4	8.8	9.0	9.2	9.6	10.0	10.4	10.7	11.0	11.4
100+	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4
Total	1,528.3	1,540.2	1,586.9	1,678.7	1,778.9	1,839.0	1,888.0	1,937.9	1,988.1	2,039.8	2,093.6
Average Age	37.7	38.0	38.2	38.1	38.1	38.2	38.4	38.6	38.7	38.9	39.0

Numbers may not add up due to rounding.

Table 6 - Calgary Economic Region (CER) Population Projection

Calgary Economic Region (CER) (thousands of people)

FORECAST COMPLETED: January 2025						FORECAST					
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Population (as of July)	1,640.6	1,652.9	1,700.3	1,793.9	1,897.3	1,959.7	2,010.5	2,061.9	2,113.5	2,166.5	2,221.6
Total Population Growth Rate (%) (July-June)	1.6	0.7	2.9	5.5	5.8	3.3	2.6	2.6	2.5	2.5	2.5
Total Net Migration (July-June)	18.7	6.6	39.8	86.4	96.0	51.5	39.7	40.2	40.4	41.8	44.0
Total Births (July-June)	17.9	17.6	17.4	17.7	18.3	21.1	21.9	22.4	23.0	23.5	24.0
Total Deaths (July-June)	8.6	9.3	9.8	10.5	10.9	10.2	10.7	11.2	11.8	12.3	12.9
Total Natural Increase (July-June)	9.4	8.3	7.6	7.2	7.5	10.8	11.1	11.2	11.2	11.2	11.2
Population by 5-year Cohorts											
0-4	96.4	93.6	93.2	94.7	96.4	98.2	101.2	105.2	110.2	115.5	118.7
5-9	101.4	102.0	104.4	109.2	114.0	114.3	112.9	111.7	110.3	109.5	111.6
10-14	101.9	103.3	106.0	110.2	114.8	117.6	120.5	123.2	125.3	126.8	127.0
15-19	93.6	94.5	99.3	105.7	113.3	117.7	121.0	124.2	126.5	128.7	131.5
20-24	100.5	99.7	102.8	110.4	119.8	125.8	128.7	131.9	135.5	138.9	142.7
25-29	114.2	111.7	115.4	127.3	139.2	145.1	147.5	149.6	151.9	155.2	158.9
30-34	134.6	132.1	134.9	146.6	156.9	160.4	163.6	167.5	171.1	174.6	178.6
35-39	138.6	139.4	142.7	152.1	162.8	169.0	173.2	176.5	180.1	182.8	184.9
40-44	124.7	127.8	133.1	143.0	154.4	161.6	167.1	171.4	175.1	179.3	184.2
45-49	115.2	115.3	117.6	122.7	130.3	135.8	142.0	148.8	156.0	162.7	168.7
50-54	104.1	106.5	109.4	112.7	116.4	118.3	119.9	122.9	126.7	132.0	137.5
55-59	105.5	103.9	102.7	102.8	104.1	104.9	107.8	111.2	113.9	116.0	118.3
60-64	97.2	98.8	100.7	103.1	105.7	105.9	104.9	104.0	103.5	103.7	105.1
65-69	74.9	79.4	84.6	89.7	94.5	98.0	100.4	102.3	103.9	105.3	105.8
70-74	56.1	59.2	61.8	65.2	70.1	74.9	80.0	84.8	89.0	92.5	95.6
75-79	34.9	37.2	41.4	45.6	49.6	53.7	57.2	59.5	62.3	66.1	70.2
80-84	22.9	23.9	25.0	26.9	28.7	30.7	33.0	36.7	40.1	43.2	46.4
85-89	14.9	15.2	15.5	15.7	16.2	17.0	18.0	18.9	20.3	21.6	22.9
90-99	8.7	9.1	9.5	9.8	9.9	10.4	10.8	11.3	11.6	12.0	12.5
100+	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.5
Total	1,640.6	1,652.9	1,700.3	1,793.9	1,897.3	1,959.7	2,010.5	2,061.9	2,113.5	2,166.5	2,221.6
Average Age	38.0	38.3	38.4	38.4	38.4	38.5	38.6	38.8	39.0	39.1	39.2

Numbers may not add up due to rounding.

GLOSSARY

Advanced Economies

The International Monetary Fund recognizes 41 developed countries and territories as advanced economies: Andorra, Australia, Austria, Belgium, Canada, Croatia, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hong Kong SAR, Iceland, Ireland, Israel, Italy, Japan, (Republic of) Korea, Latvia, Lithuania, Luxembourg, Macao SAR, Malta, Netherlands, New Zealand, Norway, Portugal, Puerto Rico, San Marino, Singapore, Slovak Republic, Slovenia, Spain, Sweden, Switzerland, Taiwan, United Kingdom and the United States.

AECO-C (Canadian benchmark price)

Is the central natural gas spot market price for Alberta, measured in Canadian dollar per gigajoule. Joule is the international measure of energy. One gigajoule corresponds to one billion joules.

Apartment

Within the context of Calgary's Civic Census, an apartment is a structure originally designed and built to contain at least three dwelling units on three or more levels. The dwelling units share outside entrances. Apartments include rental units and those that are owner-occupied. Within the Canada Mortgage and Housing Corporation (CMHC)'s Starts and Completions Survey, apartment units fall under the broader classification of "Apartment and other," which includes all dwellings not classified as Single-Detached, Semi-Detached, or Row (Townhouse) dwellings. This category covers various structure types, such as stacked townhouses, duplexes, triplexes, double duplexes, row duplexes, and secondary suites or similar configurations.

Association of Southeast Asian Nations (ASEAN)

The ten member countries of the Association of Southeast Asian Nations (ASEAN) are Brunei, Cambodia, Indonesia, Laos, Malaysia, Myanmar, the Philippines, Singapore, Thailand, and Vietnam. Founded in 1967 to foster economic growth, social progress, and regional peace, the organization's aim is to facilitate intergovernmental relations and international trade among its member states.

Bank of Canada

The Bank of Canada is the central bank of Canada tasked to provide monetary and fiscal stability to the economy.

Benchmark Price

According to CREB, benchmark price refers to the price of a typical home in an area as calculated by the Calgary Real Estate Board (CREB) using a two-step process:

Step 1: Estimating benchmark price models: Using all sales records that correspond to the Benchmark property being modeled (i.e., apartment property in Beltline). An equation is produced that estimates the contribution that each of a home's features (attributes) makes toward its price.

Step 2: Calculating the benchmark price: The values assigned to each of the features that describe a benchmark property are fed into the equation produced in Step 1 to arrive at its benchmark price.

Business Fixed Investment

Business fixed investment represents the spending by businesses to increase production capacity. It is traditionally decomposed into equipment (such as computers and machines), structures (such as plants, shopping malls, or warehouses), and intellectual property (such as software and research and development).

Calgary Economic Region (CER)

Is an Alberta economic region that covers the city of Calgary and its surrounding twenty cities, towns, villages, and First Nation reserves including: Airdrie (City), Beiseker (Village), Black Diamond (Town), Carstairs (Town), Chestermere (City), Cochrane (Town), Cremona (Village), Crossfield (Town), Didsbury (Town), Eden Valley Reserve; Bears paw First Nation, Foothills No. 31 (Municipal district), High River (Town), Irricana (Town), Longview (Village), Mountain View County (Municipal district), Okotoks (Town), Olds (Town), Rocky View County (Municipal district), Sundre (Town), Tsuu t'ina Nation, Turner Valley (Town).

Census Metropolitan Area (CMA)

An urban Census metropolitan area (CMA) is an area consisting of one or more neighbouring municipalities situated around a major urban core. A CMA must have a total population of at least 100,000 of which 50,000 or more live in the urban core. The Calgary CMA includes Airdrie (City), Beiseker (Village), Calgary (City), Chestermere (City), Cochrane (Town), Crossfield (Town), Irricana (Town), Rocky View County (Municipal district), and Tsuu t'ina Nation.

Commodities

Commodities are tangible goods that can be bought and sold in spot or futures markets. Commodities are goods that are usually produced and/or sold by many different companies. A commodity is uniform in quality between companies that produce/sell it in the sense that we cannot tell the difference between one firm's product and another. Examples of commodities include oil, electricity, metals, cement and agricultural products, such as wheat, corn, and rice.

Consumer Price Index

The Consumer Price Index (CPI) is an indicator of the consumer prices encountered by consumers. It is obtained by calculating, on a monthly basis, the cost of a fixed "basket" of goods purchased by a typical consumer during a given month. The basket contains products from various categories, including shelter, food, entertainment, fuel and transportation. Since the contents of the basket remain constant in terms of quantity and quality, the changes in the index reflect price changes. The change in CPI is a widely used indicator of inflation (or deflation) and indicates the changing purchasing power of money in Canada.

Counter Tariffs

Counter tariffs, also known as retaliatory tariffs, are tariffs imposed by one country on goods imported from another country, in response to tariffs imposed by that other country on its own exports.

CPI-trim/Core Inflation

CPI-trim is a measure of core inflation that excludes CPI components whose rates of change in a given month are located in the tails of the distribution of price changes. This measure helps filter out extreme price movements that might be caused by factors specific to certain components. In particular, CPI-trim excludes 20 per cent of the weighted monthly price variations at both the bottom and top of the distribution of price changes, and thus it always removes 40 per cent of the total CPI basket. These excluded components can change from month to month, depending on which are extreme at a given time.

Developing and Emerging Market Economies

According to IMF's classification, this group of countries (155) includes developing economies that are low- and middle-income countries, and emerging economies that are in transition from developing economies to developed countries. Some of the largest countries in the world like India, China, Brazil, and Indonesia are emerging economies.

Economic Region

An economic region (ER) is a grouping of complete census divisions (CDs) created as a standard geographic unit for analysis of regional economic activity.

Economy

The term economy refers to the institutional structures, rules and arrangements by which people and society choose to employ scarce productive resources that have alternative uses in order to produce various goods over time and to distribute them for consumption, now and in the future, among various people and groups in society. In a free market economy like Canada's the laws of supply and demand determine what, how and where goods and services should be produced, who should consume them and when. A "strong" or "healthy" economy is usually one that is growing at a good pace.

Emerging Markets and Developing Economies (EMDEs)

There is no comprehensive list of emerging markets and developing economies. Different international organizations, such as the International Monetary Funds (IMF) and the World Bank, use different criteria (income levels, growth potential, market size, economic development stages, etc.) to define emerging markets and developing economies. Major emerging markets include Brazil, Russia, India, China, and South Africa (BRICS), Argentina, Mexico, Turkey, and Indonesia. Developing economies include Bangladesh, Pakistan, Philippines, South Korea, Taiwan, Thailand, Vietnam, Egypt, Nigeria, Botswana, Kenya, Chile, Colombia, Peru, Venezuela, Albania, Bulgaria, Czech Republic, Hungary, Poland, Saudi Arabia, Iran, Kazakhstan, and Uzbekistan.

Employment Rate

The number of employed people expressed as a percentage of the working age population.

European Union

A political and economic union of 27 member states that are located primarily in Europe. The IMF expects the European Union to account for over 14 per cent of global GDP in 2024. Some of the largest economies that are EU member states include Germany, France, Italy, Spain, and the Netherlands.

Federal Funds (or "Fed Funds") Rate

Set by the Federal Open Market Committee of the U.S. Federal Reserve, the Fed Funds rate is the target interest rate at which commercial banks borrow and lend their excess reserves to each other overnight. Domestically, the Fed Funds rate is analogous to the Bank of Canada's overnight rate (also known as the "policy interest rate").

Fiscal Policy

Also called budgetary policy, the overall program for directing government spending and taxation for the purpose of keeping the actual Gross Domestic Product (GDP) close to the potential full employment GDP, but without overreaching that potential and causing inflation.

Federal Reserve

The Federal Reserve System is the central bank of the United States tasked to provide monetary and fiscal stability to the economy.

G7

The international Group of 7 (G7) consists of Canada, France, Germany, Italy, Japan, the United Kingdom, and the United States. The G7 comprises of the world's largest advanced economies and liberal democracies. With its members accounting for over half of global net wealth, the G7 is seen as highly influential in global affairs.

Gross Domestic Product (GDP)

GDP is a measure of the value of all goods and services produced by the economy. Unlike Gross National Product (GNP), GDP only includes the values of goods and services earned by a region or nation within its boundaries. GDP includes; Consumers' consumption expenditures, Investment activity, Government spending (including all levels of government) and Exports minus Imports.

Henry Hub (U.S. benchmark price)

Henry Hub is a natural gas pipeline in Louisiana that serves as the pricing and delivery location of natural gas futures on the New York Mercantile Exchange (NYMEX).

Household Formation

Household formation is the net change in the number of households over a period. A household itself is a person or a group of persons (other than foreign residents) who occupy a private or collective dwelling and do not have a usual residence elsewhere in Canada.

Housing Markets

For housing ownership, this consists of two markets: new builds and re-sale markets. Each is followed closely by different statistical bodies: the Planning and Development Department within The City of Calgary and CMHC for mainly new dwellings, and CREB for the mainly re-sale market. Some homeowner intended products can be leased as rental units in the secondary rental market.

Housing Units

A general term that refers to single-family houses, duplexes, multiplexes, row homes, high rise properties, townhouses and mobile homes. and/or condominiums. There are 2 main types of home ownership in Alberta, the fee simple where people own the land and all improvements, and the condominium where owners only own the inside of their units and all land and structures are shared among all owners of that property.

Housing Starts According to CMHC, a housing start is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

IMF

The International Monetary Fund (IMF) is an organization created in 1945, governed by and accountable to the 190 countries that make up its near-global membership. The IMF's primary purpose is to ensure the stability of the international monetary system—the system of exchange rates and international payments that enables countries (and their citizens) to transact with each other.

Index

An economic tool that allows for data comparison over time. An index number is used to indicate change in magnitude (cost or price) as compared with the magnitude at some specified time.

Industrial Product Price Index (IPPI)

The Industrial Product Price Index (IPPI) measures prices for major commodities sold by manufacturers and is used to measure changes (inflation) in industrial prices. The prices collected are for goods sold at the factory gate. As a result, the prices covered by the IPPI refer not to what a purchaser pays, but to what the producer receives.

Inflation Rate

The change in prices as measured by the percentage change in the Price Index for a specific period of time. The most commonly cited inflation rate refers to the Consumer Price Index and measures the rate of change average consumers face in their day to day lives. There are other inflation rates that measure other things like the inflation rates governments or specific industries face.

In Situ Operations

In situ operations in Alberta refer to underground methods of recovering bitumen from oil sands deposits that are too deep to be extracted by conventional surface mining. The term "in situ" means "in place," as the bitumen is separated from the sand and water underground. The most common in situ methods use steam to heat the bitumen, reducing its viscosity and making it flowable enough to be pumped to the surface.

Labour Force

The working age population (aged 15+) who are actively involved in the labour market, which includes those employed and unemployed people. It does not include people who are at their working age but not working or looking for work (e.g., retirees or full-time students).

MLS®

The Multiple Listing Service, or MLS, is a local or regional service that compiles available real estate for sale submitted by member brokers and agents, along with detailed information that brokers and agents can access online.

Monetary Policy

Refers to measures undertaken to affect financial markets and credit conditions with the ultimate objective of influencing the overall behaviour of the economy. Monetary policy is usually the responsibility of the central banks, such as the Bank of Canada.

Non-Residential Construction Price Inflation

Non-residential construction price inflation measures the overall price escalation seen in the construction of non-residential buildings. This indicator includes the impact of input prices, labour costs, taxes, fluctuating profit margins and the effect of the overall economy on demand for local non-residential construction projects.

Natural Gas Liquids (NGLs)

Natural gas liquids (NGLs) are in the same family of molecules as natural gas and crude oil. There are many uses for NGLs, spanning nearly all sectors of the economy. NGLs are used as inputs for petrochemical plants, burned for space heat and cooking, and blended into vehicle fuel. Higher crude oil prices have contributed to increased NGL prices and, in turn, provided incentives to drill in liquids-rich resources with significant NGL content.

OPEC

The Organization of Petroleum Exporting Countries (OPEC) is an organization of 12 oil producing countries (Algeria, Congo, Equatorial Guinea, Gabon, Iran, Iraq, Kuwait, Libya, Nigeria, Saudi Arabia, the United Arab Emirates, and Venezuela) that seeks to actively manage oil production in its member countries by setting production targets. OPEC member countries typically produce 40 to 50 per cent of the world's crude oil, and Saudi Arabia is OPEC's largest producer. OPEC is described by most market observers as a cartel whose actions, particularly those by Saudi Arabia, serve as a major influence on global oil production and price.

OPEC+

OPEC+ was established in 2016 amid a global economic slowdown and strong production from U.S. shale producers to stabilize oil prices by jointly cutting production among its members. OPEC+ describes the 12 members of OPEC plus 10 oil exporting non-OPEC countries (Azerbaijan, Bahrain, Brunei, Kazakhstan, Malaysia, Mexico, Oman, Russia, South Sudan, and Sudan). Russia is the largest and most influential oil producing member of OPEC+ who is not a formal member of OPEC.

Overnight Rate

The overnight interest rate is the rate for overnight (between business days) lending among major banks in Canada. It is typically the lowest of all types of interest rates and influences other interest rates. The Bank of Canada sets the target for the overnight rate as one way to conduct monetary policy. Major banks can deposit money overnight with the Bank of Canada and receive an interest rate equal to the target rate (the "deposit rate") or borrow money from the Bank of Canada at a rate one-quarter of a percentage point higher (the "bank rate").

Participation Rate

Also known as labour force/population ratio, participation rate is total labour force expressed as a percentage of the population aged 15 years and older. The participation rate for a particular group (for example, women aged 25 years and older) is the labour force of that group expressed as a percentage of the population for that group.

Purpose-Built Rentals (PBRs)

Purpose-built rentals in Calgary are multi-family buildings constructed specifically to be held and operated as long-term rental housing by a single entity. These buildings are designed with features and amenities like fitness centers, common areas, and professional management to cater to renters, rather than being converted from condominiums or consisting of individually owned units. They are a growing part of Calgary's housing market, aiming to provide more stable and higher-quality rental options with a focus on tenant experience.

Quantitative Tightening

A contractionary monetary policy implemented by central banks in order to reduce liquidity or reduce money supply. This is usually done by the central bank reducing its assets on the balance sheets.

Raw Materials Price Index (RMPI)

The Raw Materials Price Index (RMPI) measures price for raw materials purchased for further processing by manufacturers and is used to calculate the changes (inflation) from one period to the next. As a purchasers' price index, prices include all charges purchasers incur to bring a commodity to the establishment gate. They include transportation charges, net taxes paid, custom duties, as well as subsidies, if applicable.

Reciprocal Tariffs

Reciprocal tariffs are calculated as the tariff rate necessary to balance bilateral trade deficits between a country and each of its trading partners. This calculation assumes that persistent trade deficits are due to a combination of tariff and non-tariff factors that prevent trade from balancing.

Retaliatory Tariffs

Retaliatory tariffs are import taxes imposed by a country in response to tariffs or trade barriers levied by another country, essentially a "tit-for-tat" approach to trade disputes.

Soft Landing

A soft landing is the process of an economy shifting from growth to slow growth to potentially zero growth as it approaches but avoids a recession. It is the goal of a central bank when it implements contractionary monetary policies just enough to stop an economy from overheating and experiencing high inflation without causing a severe downturn.

Tariff

A tax imposed on imports. Tariffs are designed to support domestic producers but they result in higher prices for consumers.

The One Big Beautiful Bill (OB BB)

This provision makes permanent the modified federal income tax bracket schedule and lower tax rates created by the Tax Cuts and Jobs Act. The provision also adds an additional year of inflation adjustment to all brackets except for the top bracket (37 percent).

Trade War

A trade war is an economic conflict where countries impose retaliatory trade barriers, like tariffs, on each other, often escalating tensions and disrupting markets.

USMCA/CUSMA

The United States-Mexico-Canada Agreement (USMCA)/Canada-United States-Mexico Agreement is a free trade agreement between the three North American countries that came into effect on July 1, 2020, replacing the previous NAFTA. It establishes the rules for trading goods between the countries, providing preferential tariff treatment for products that meet specific "rules of origin" which determine the amount of North American production required for a good to be eligible for duty-free treatment.

Unemployment Rate

In Canada, the unemployment rate measures the number of unemployed people 15 years of age and over as a percentage of the total labour force (civilian population over age 15 that are not in institutions and either worked recently or looked for work recently, excluding; full time students, retirees and people unable to work due to long term illness, injury or other).

WCS

Western Canadian Select (WCS) is the benchmark for emerging heavy, high TAN (acidic) crudes, one of many petroleum products from the Western Canadian Sedimentary Basin oil sands. Unlike other prices, WCS is reported as a deviation from the price of West Texas Intermediate grade oil and is usually expressed as a negative number. This does not mean the price for WCS oil is negative, rather it means take the WTI price and subtract the WCS price to reveal the actual price for WCS grade oil.

Working-Age Population

Describes people aged 15 to 64.

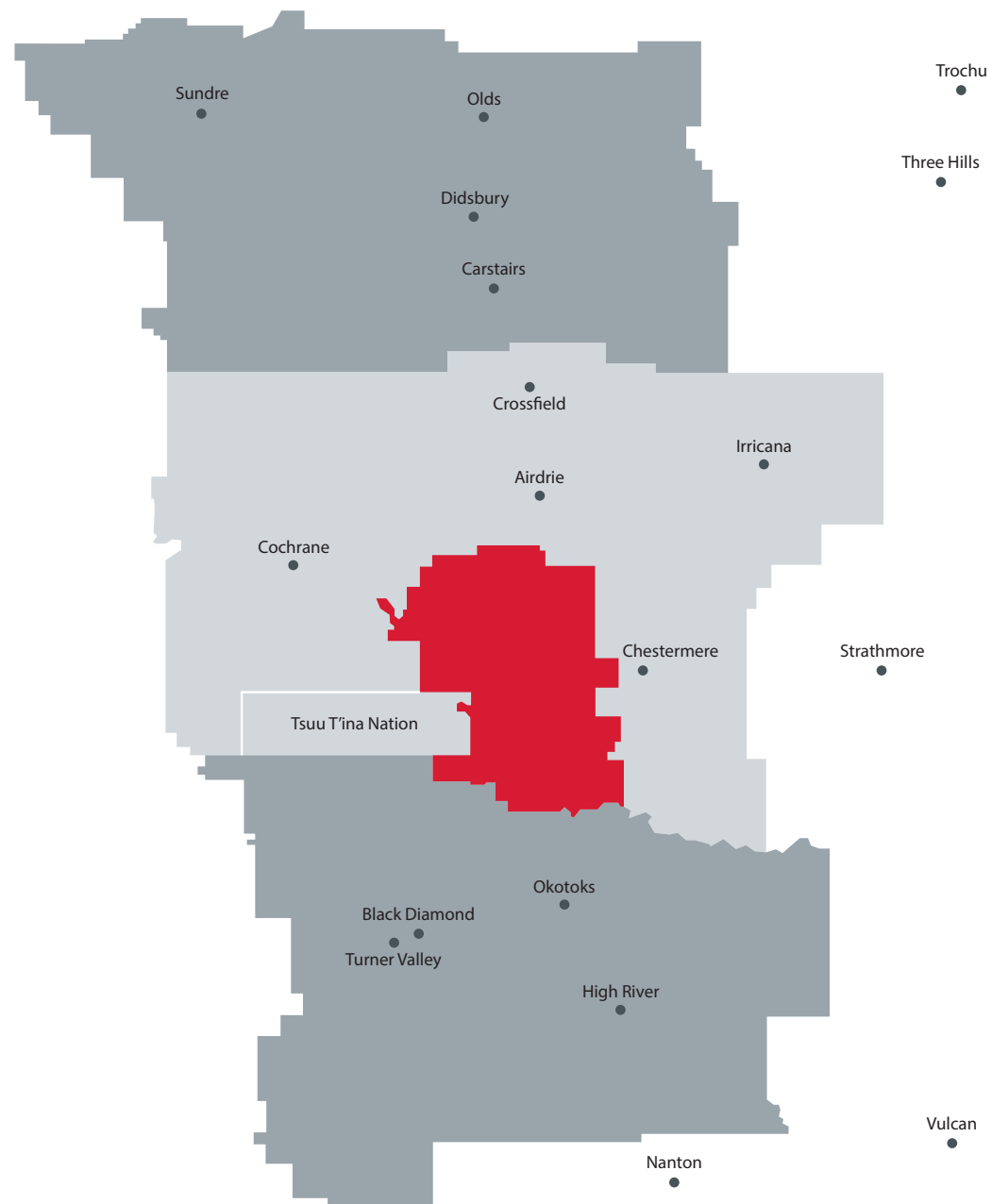
WTI

West Texas Intermediate (WTI) crude oil is the underlying commodity of the New York Mercantile Exchange's oil futures contracts. Light, sweet crude oil is commonly referred to as "oil" in the Western world.

CALGARY ECONOMIC REGION MAP

Legend

- + + Calgary Economic Region (CER)
- + Calgary Census Metropolitan Area (Calgary CMA)
- City of Calgary



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Who We Are

Corporate Economics provides services in four areas: forecasting, information provision, policy analysis and consulting. We also monitor the current economic trends which allows us to develop unique insights on how external events are impacting the local economy and the Municipal government. We are experienced at researching different economic topics and have developed reliable methods of forecasting and analysis.

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Sources:

Bank of Canada, Calgary Real Estate Board (CREB), Canada Mortgage and Housing Corporation (CMHC), Canadian Real Estate Association (CREA), Conference Board of Canada, Federal Reserve Bank of the U.S., Government of Alberta, Government of Canada, International Monetary Fund (IMF), Organization of the Petroleum Exporting Countries (OPEC), Statistics Canada, Stokes Economics, The City of Calgary, U.S. Energy Information Administration (EIA), World Bank, and others.