

Tomorrow... Tomorrow...

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September 2013

A Tug of War

Global Monetary Policy Index (Developed Economies)

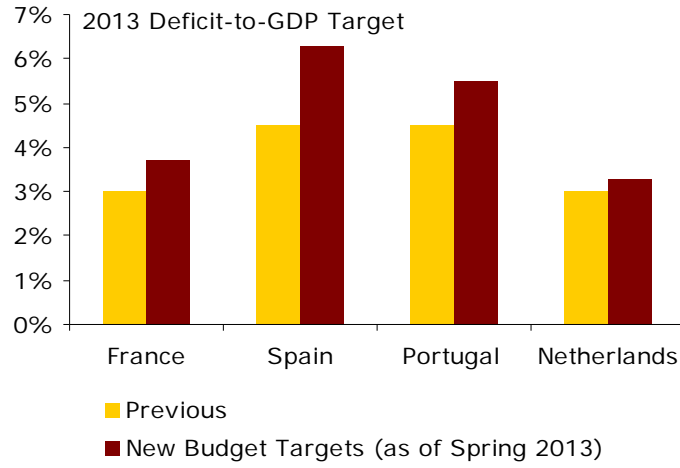
Source: Central Bank News

Change in Cyclically Adj. Deficit Advanced Economies (% of GDP)

Source: IMF, CIBC

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Europe: Giving Up on Deep Austerity



Viva Europa, Viva Canada?



What's Next For Commodities?

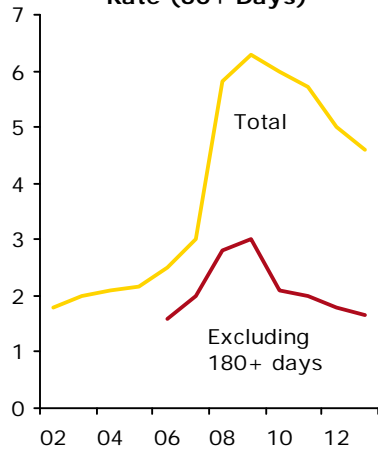
Chain Fisher BoC Total Commodity Price Index (1972=100)



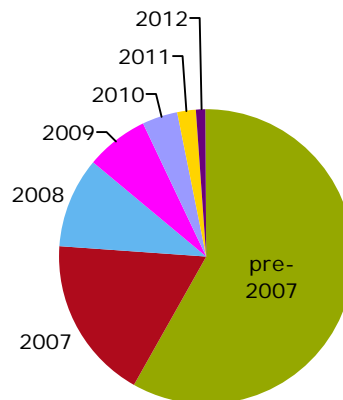
Source: Bank of Canada, CIBC

Putting Bad Mortgages in the Rear View Mirror

Mortgage Delinquency Rate (60+ Days)

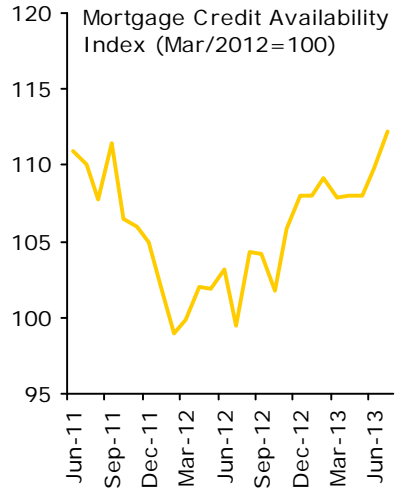


Distribution of Delinquencies by Vintage Year



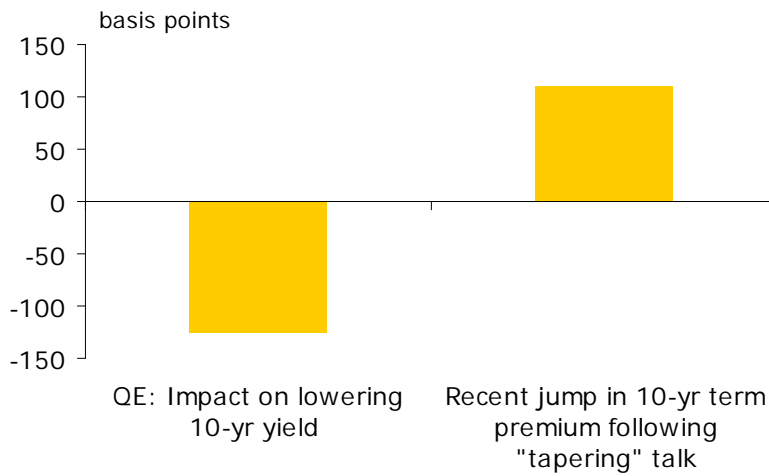
Source: TransUnion, CIBC

Households Least Stressed in Years (L); Credit Freeze Starting to Thaw (R)



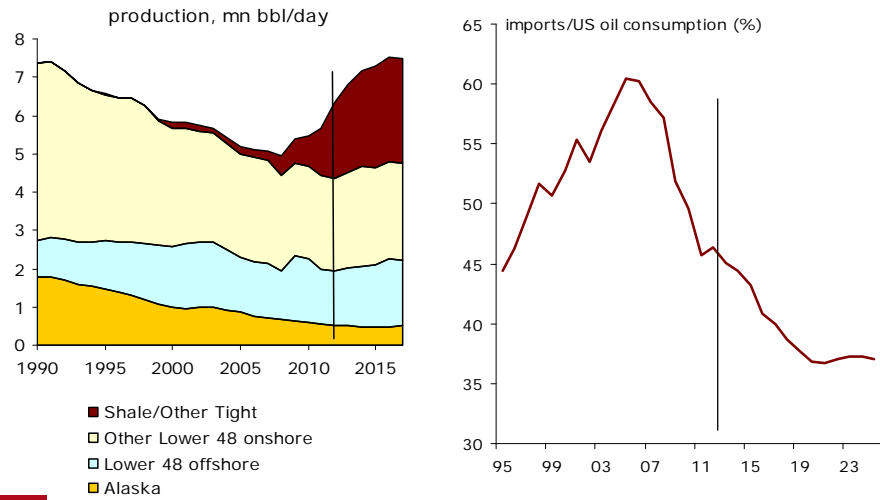
Source: FRB, MBA, CIBC

(Not So) Easy Come, Easy Go

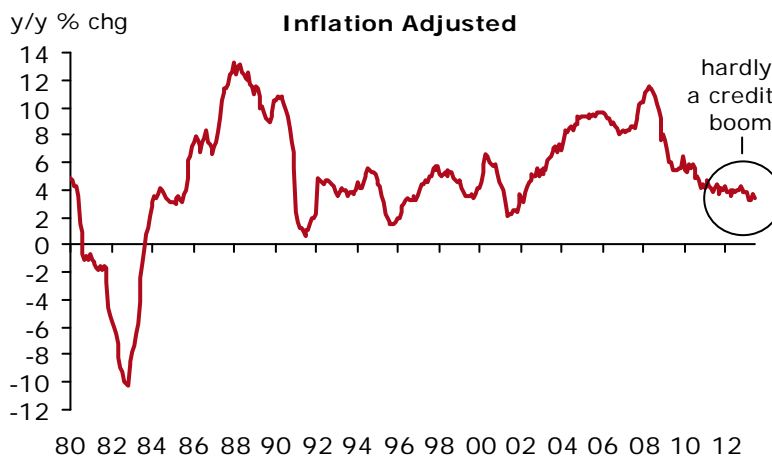


Source: US Federal Reserve, Bloomberg, CIBC

Shale Oil Revolution Shifts the US Supply Curve (L); Import Share of US Market % (R)

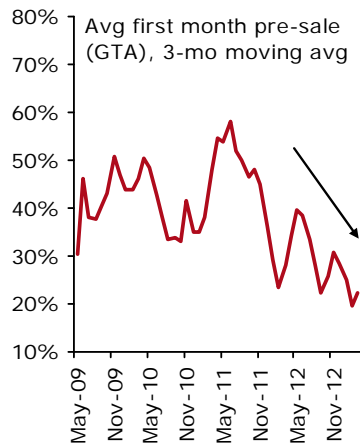


Canadian Household Credit The Borrowing Binge is Over

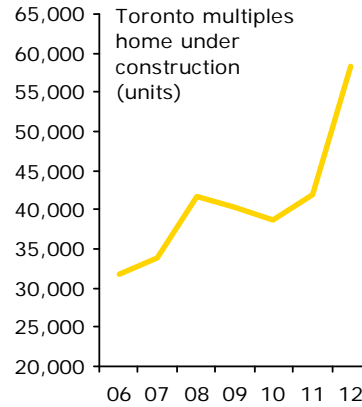


Is There Something Wrong With This Picture?

Slowing Condo Sales...



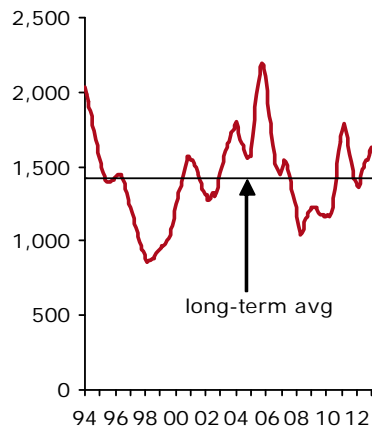
...Booming Construction Activity



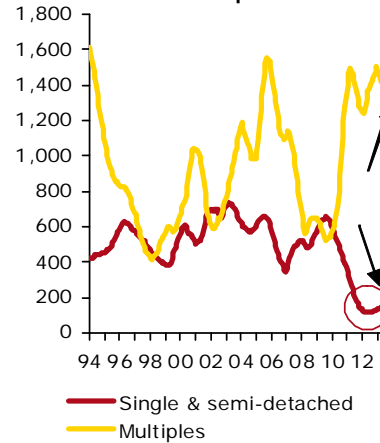
Source: RealNet Canada, CMHC, CIBC

Unalarming Available Inventories (L) Mask Two Opposing Trajectories (R)

Total Newly Completed & Unoccupied

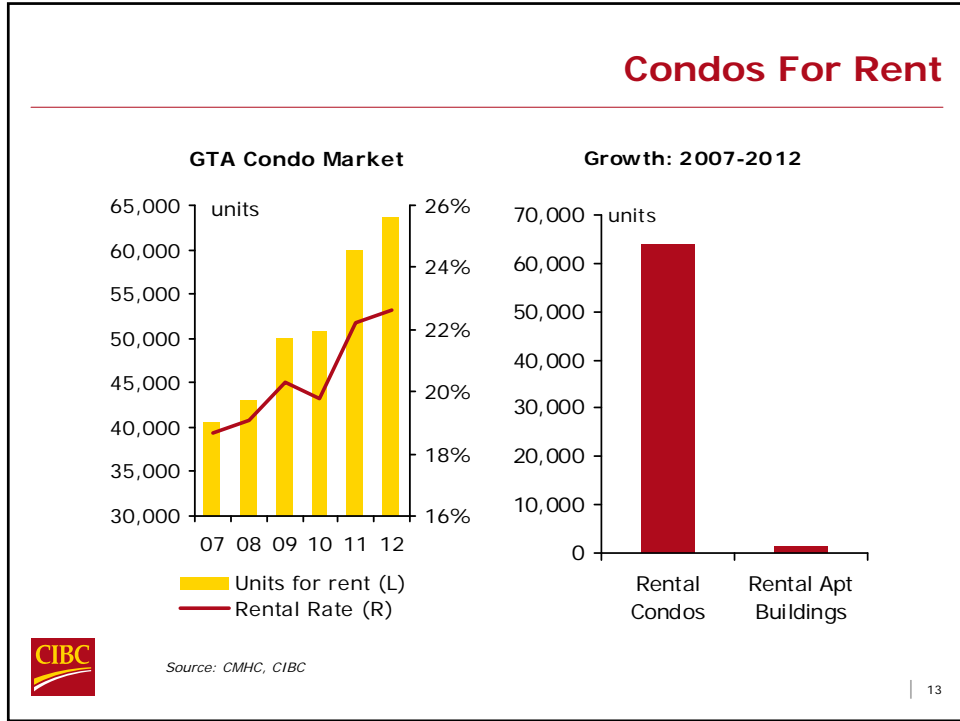


Newly Completed & Unoccupied

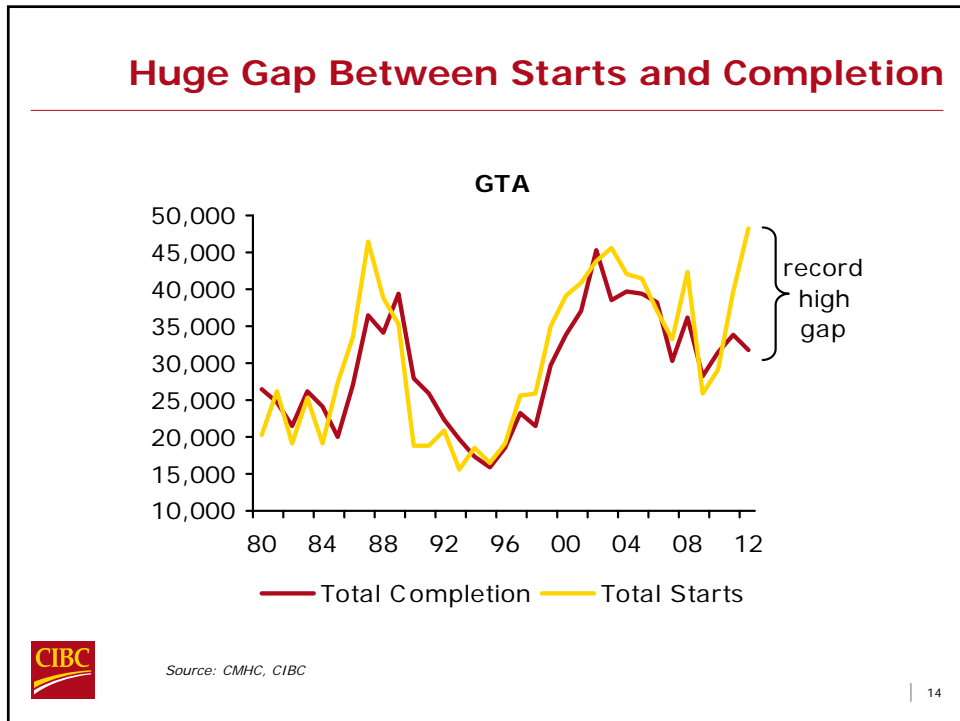


Source: CMHC, CIBC

Condos For Rent

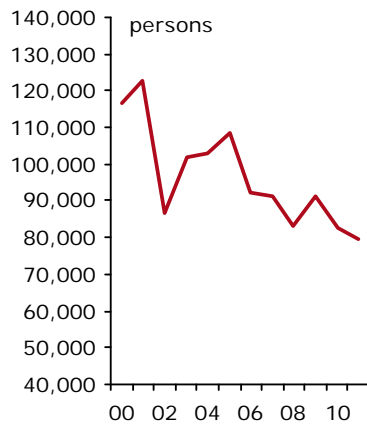


Huge Gap Between Starts and Completion

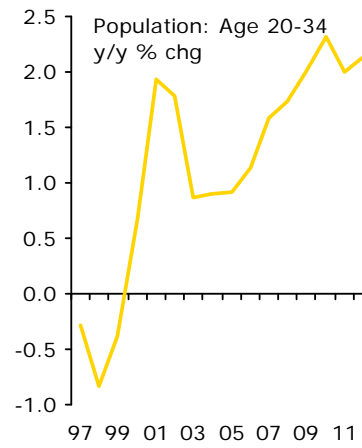


GTA's Demographic Picture

Fewer New Immigrants



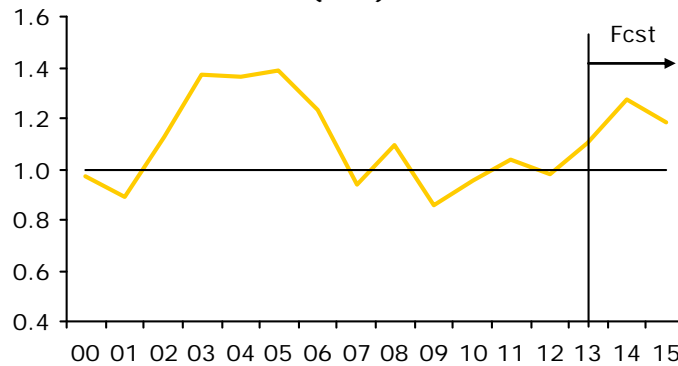
More Young People



Source: Statistics Canada, CIBC

Completions Will Outpace Household Formation in Coming Years

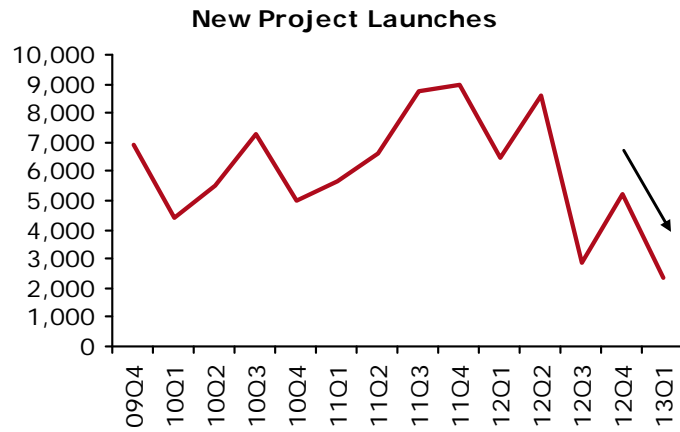
Completion / Household Formation (GTA)



Source: CMHC, Statistics Canada, CIBC



Builders Are Scaling Down



Source: RealNet Canada, CIBC

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THANK YOU

