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MONTHLY STATISTICS PACKAGE

City of Calgary

April 2016



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Minding the gap

Sellers continue to adjust pricing expectations

Calgary, May 2, 2016 – Market imbalance in Calgary’s residential resale housing market continued to weigh on citywide prices in April.

Much like the previous month, year-over-year sales fell while new listings increased, resulting in inventory gains across all sectors of the market.

As a result, benchmark prices in the city declined by 0.4 per cent from last month, and 3.4 per cent from last year, to \$441,000.

For sellers, the reality of seven consecutive months of price declines has started to sink in, said CREB® president Cliff Stevenson.

“From re-considering the listing of their home to lowering expectations on price, sellers are beginning to adjust to the current market reality,” he said. “However, some buyers in the market are still not willing to pull the trigger because they expect even bigger discounts. And so that gap between buyers’ and sellers’ expectations still persists across many product types and locations.”

Despite this, the detached sector fared better relative to the other sectors of the market. While detached sales activity has

fallen by over four per cent so far in 2016 compared to last year, the sales to new listings ratio improved in April. This prevented sharper inventory gains and caused months of supply to move toward more balanced levels.

The same cannot be said of other market sectors. Year-to-date apartment and attached sales declined by a respective 19 and 13 per cent compared to last year. Slower sales, combined with rising inventories, ensured that market conditions continue to favour buyers in these segments.

“While the weak economic climate is influencing demand, the apartment and attached sectors are further impacted by increased supply in the competing new home sector and rental markets,” said CREB® chief economist Ann-Marie Lurie. “This is one of the contributing factors to the steeper price declines recorded in the apartment sector.”

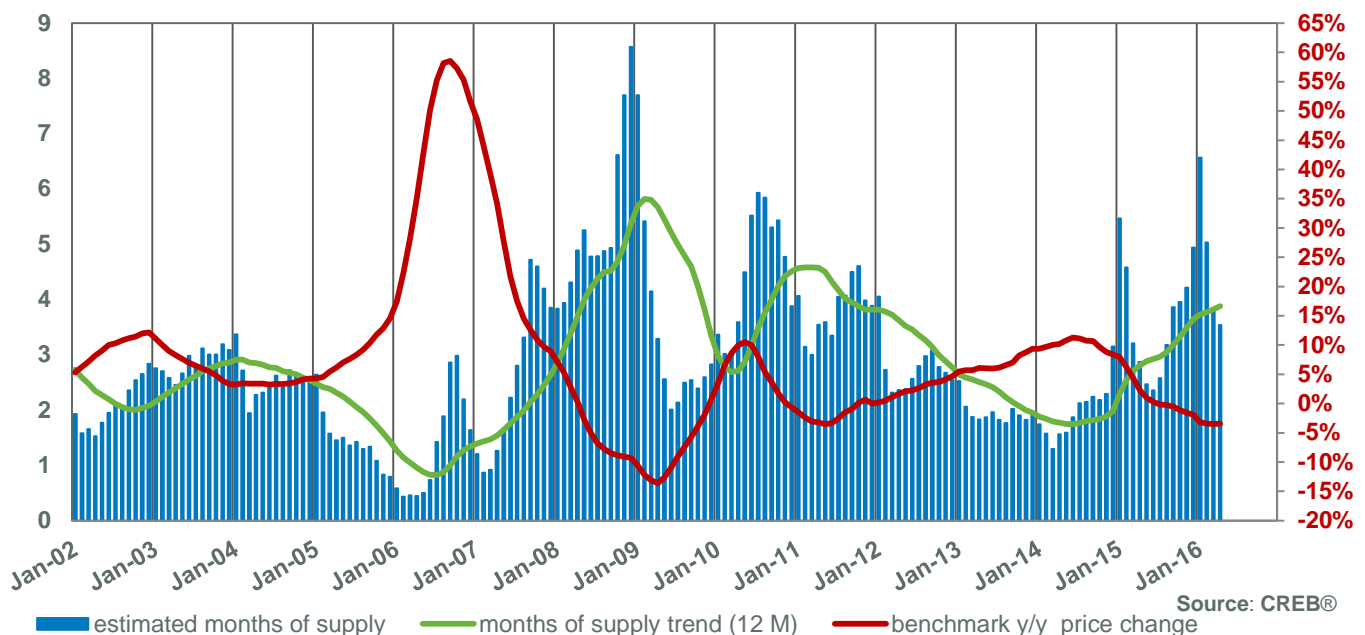
Since the start of the price declines monthly unadjusted benchmark apartment prices have declined by 7.6 per cent, while semi, row and detached have declined by a respective 5.9, 4.6 and 4.1 per cent.

HIGHLIGHTS

- Year-to-date detached sales improved in the City Centre, North West, West and East districts, helping prevent gains in months of supply.*
- April’s detached price of \$501,500 was 0.2 per cent lower than the previous month and three per cent lower than last year’s levels.
- Monthly prices across all districts were lower than April levels recorded last year.
- Some of the steepest year-to-date price declines across all product types have occurred in City Centre.
- Apartment inventories have risen to levels not seen since 2010.

*See district map on last page.

CALGARY MONTHS OF SUPPLY AND PRICE CHANGES



Apr 2016

	Apr-15	Apr-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	1,150	1,134	-1.39%	3,503	3,297	-5.88%
Total Sales Volume	\$626,799,655	\$613,067,224	-2.19%	\$1,885,410,993	\$1,774,706,078	-5.87%
New Listings	1,770	1,821	2.88%	7,051	6,739	-4.42%
Inventory	3,044	3,127	2.73%	2,907	2,928	0.71%
Months of Supply	2.65	2.76	4.18%	3.32	3.55	7.01%
Sales to New Listings Ratio	64.97%	62.27%	-2.70%	49.68%	48.92%	-0.76%
Sales to List Price Ratio	97.27%	97.05%	-0.21%	97.33%	96.78%	-0.55%
Days on Market	38	44	14.26%	37	42	13.51%
Benchmark Price	\$517,100	\$501,500	-3.02%	\$520,125	\$504,075	-3.09%
Median Price	\$479,200	\$482,750	0.74%	\$475,000	\$473,500	-0.32%
Average Price	\$545,043	\$540,624	-0.81%	\$538,228	\$538,279	0.01%
Index	212	206	-3.02%	213	207	-3.08%
APARTMENT						
Total Sales	352	272	-22.73%	1,022	825	-19.28%
Total Sales Volume	\$106,365,600	\$82,392,363	-22.54%	\$311,722,940	\$246,601,778	-20.89%
New Listings	608	665	9.38%	2,617	2,582	-1.34%
Inventory	1,367	1,590	16.31%	1,332	1,443	8.31%
Months of Supply	3.88	5.85	50.52%	5.21	7.00	34.18%
Sales to New Listings Ratio	57.89%	40.90%	-16.99%	39.05%	31.95%	-7.10%
Sales to List Price Ratio	96.89%	96.25%	-0.63%	96.97%	96.28%	-0.69%
Days on Market	45	54	18.68%	45	52	15.56%
Benchmark Price	\$293,300	\$280,400	-4.40%	\$297,375	\$282,275	-5.08%
Median Price	\$274,750	\$278,750	1.46%	\$270,000	\$270,000	0.00%
Average Price	\$302,175	\$302,913	0.24%	\$305,013	\$298,911	-2.00%
Index	201	192	-4.39%	203	193	-5.08%
ATTACHED						
Total Sales	461	358	-22.34%	1,299	1,125	-13.39%
Total Sales Volume	\$188,605,176	\$144,957,697	-23.14%	\$525,604,265	\$448,710,468	-14.63%
New Listings	686	730	6.41%	2,729	2,772	1.58%
Inventory	1,226	1,525	24.39%	1,177	1,394	18.43%
Months of Supply	2.66	4.26	60.18%	3.63	4.96	36.75%
Sales to New Listings Ratio	67.20%	49.04%	-18.16%	47.60%	40.58%	-7.02%
Sales to List Price Ratio	97.49%	96.92%	-0.57%	97.59%	96.98%	-0.60%
Days on Market	40	48	18.51%	39	47	20.51%
Benchmark Price	\$347,000	\$333,300	-3.95%	\$348,000	\$337,575	-3.00%
Median Price	\$350,000	\$343,250	-1.93%	\$347,900	\$341,000	-1.98%
Average Price	\$409,122	\$404,910	-1.03%	\$404,622	\$398,854	-1.43%
Index	206	198	-3.94%	206	200	-2.99%
CITY OF CALGARY						
Total Sales	1,963	1,764	-10.14%	5,824	5,247	-9.91%
Total Sales Volume	\$921,770,431	\$840,417,284	-8.83%	\$2,722,738,198	\$2,470,018,323	-9.28%
New Listings	3,064	3,216	4.96%	12,397	12,093	-2.45%
Inventory	5,637	6,242	10.73%	5,416	5,765	6.43%
Months of Supply	2.87	3.54	23.22%	3.72	4.39	18.14%
Sales to New Listings Ratio	64.07%	54.85%	-9.22%	46.98%	43.39%	-3.59%
Sales to List Price Ratio	97.27%	96.95%	-0.32%	97.34%	96.77%	-0.57%
Days on Market	40	46	15.17%	39	45	15.38%
Benchmark Price	\$456,700	\$441,000	-3.44%	\$459,725	\$444,150	-3.39%
Median Price	\$418,000	\$430,000	2.87%	\$420,000	\$422,000	0.48%
Average Price	\$469,572	\$476,427	1.46%	\$467,503	\$470,749	0.69%
Index	210	202	-3.44%	211	204	-3.39%

For a list of definitions, see page 26.

Apr 2016

	Apr-15	Apr-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	202	174	-13.86%	538	499	-7.25%
Total Sales Volume	\$100,940,479	\$85,381,949	-15.41%	\$269,579,709	\$240,607,953	-10.75%
Share of Sales with Condo Title	11.88%	9.20%	-2.69%	15.22%	15.46%	0.24%
New Listings	267	307	14.98%	1,152	1,150	-0.17%
Inventory	502	595	18.53%	522	558	6.75%
Months of Supply	2.49	3.42	37.60%	3.88	4.47	15.09%
Sales to New Listings Ratio	75.66%	56.68%	-18.98%	46.70%	43.39%	-3.31%
Sales to List Price Ratio	97.62%	96.93%	-0.69%	97.65%	96.95%	-0.70%
Days on Market	39	50	27.79%	39	45	15.38%
Benchmark Price	\$394,400	\$383,600	-2.74%	\$395,600	\$386,575	-2.28%
Median Price	\$396,750	\$410,000	3.34%	\$400,000	\$390,000	-2.50%
Average Price	\$499,705	\$490,701	-1.80%	\$501,078	\$482,180	-3.77%
Index	205	199	-2.73%	206	201	-2.29%
CITY OF CALGARY ROW						
Total Sales	259	184	-28.96%	761	626	-17.74%
Total Sales Volume	\$87,664,697	\$59,575,748	-32.04%	\$256,024,556	\$208,102,516	-18.72%
Share of Sales with Condo Title	96.91%	95.65%	-1.26%	98.29%	93.87%	-4.42%
New Listings	419	423	0.95%	1,577	1,622	2.85%
Inventory	724	930	28.45%	655	837	27.75%
Months of Supply	2.80	5.05	80.81%	3.44	5.35	55.30%
Sales to New Listings Ratio	61.81%	43.50%	-18.32%	48.26%	38.59%	-9.66%
Sales to List Price Ratio	97.35%	96.92%	-0.43%	97.52%	97.03%	-0.49%
Days on Market	42	46	11.17%	39	50	28.21%
Benchmark Price	\$329,500	\$314,800	-4.46%	\$330,425	\$319,575	-3.28%
Median Price	\$322,000	\$310,000	-3.73%	\$320,000	\$310,000	-3.13%
Average Price	\$338,474	\$323,781	-4.34%	\$336,432	\$332,432	-1.19%
Index	206	197	-4.46%	207	200	-3.29%
CITY OF CALGARY ATTACHED						
Total Sales	461	358	-22.34%	1,299	1,125	-13.39%
Total Sales Volume	\$188,605,176	\$144,957,697	-23.14%	\$525,604,265	\$448,710,468	-14.63%
Share of sales with condo title	59.65%	53.63%	-10.09%	64.17%	59.41%	-7.41%
New Listings	686	730	6.41%	2,729	2,772	1.58%
Inventory	1,226	1,525	24.39%	1,177	1,394	18.43%
Months of Supply	2.66	4.26	60.18%	3.63	4.96	36.75%
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Sales to List Price Ratio	97.49%	96.92%	-0.57%	97.59%	96.98%	-0.60%
Days on Market	40	48	18.51%	39	47	20.51%
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For a list of definitions, see page 26.

April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	111	213	52.11%	474	4.27	\$653,400	-4.52%	-0.50%
North East	122	232	52.59%	339	2.78	\$388,400	-0.84%	-0.74%
North	166	254	65.35%	369	2.22	\$443,100	-1.31%	0.25%
North West	187	241	77.59%	369	1.97	\$542,200	-3.37%	0.91%
West	128	221	57.92%	441	3.45	\$694,200	-2.27%	-0.57%
South	216	342	63.16%	555	2.57	\$480,500	-3.71%	0.06%
South East	173	278	62.23%	519	3.00	\$448,200	-4.05%	-1.02%
East	32	41	78.05%	60	1.88	\$348,300	-4.99%	-1.64%
TOTAL CITY	1,134	1,821	62.27%	3,127	2.76	\$501,500	-3.02%	-0.18%
Apartment								
City Centre	143	322	44.41%	811	5.67	\$308,100	-3.45%	-0.26%
North East	8	22	36.36%	63	7.88	\$265,300	-1.56%	-0.71%
North	14	36	38.89%	83	5.93	\$243,800	-4.73%	0.33%
North West	23	74	31.08%	133	5.78	\$264,400	-5.81%	-2.22%
West	27	67	40.30%	150	5.56	\$257,100	-7.38%	-0.70%
South	29	92	31.52%	196	6.76	\$248,600	-4.42%	0.20%
South East	18	38	47.37%	113	6.28	\$245,400	-3.54%	1.95%
East	10	14	71.43%	41	4.10	\$234,000	-2.86%	-0.81%
TOTAL CITY	272	665	40.90%	1,590	5.85	\$280,400	-4.40%	-0.32%
Semi-detached								
City Centre	54	103	52.43%	264	4.89	\$695,500	-3.56%	-0.10%
North East	20	41	48.78%	58	2.90	\$299,900	-2.41%	-1.67%
North	21	19	110.53%	29	1.38	\$326,500	-1.30%	0.28%
North West	20	28	71.43%	50	2.50	\$354,400	-2.85%	0.11%
West	17	36	47.22%	63	3.71	\$451,800	-2.33%	0.22%
South	25	38	65.79%	58	2.32	\$346,300	-2.59%	-0.12%
South East	12	28	42.86%	55	4.58	\$302,700	-2.83%	-0.75%
East	5	14	35.71%	18	3.60	\$273,900	-5.36%	-3.01%
TOTAL CITY	174	307	56.68%	595	3.42	\$383,600	-2.74%	-0.52%
Row								
City Centre	33	63	52.38%	201	6.09	\$461,800	-5.23%	-0.77%
North East	22	37	59.46%	78	3.55	\$229,500	-1.33%	-0.22%
North	22	53	41.51%	102	4.64	\$283,100	-5.06%	-1.43%
North West	25	51	49.02%	97	3.88	\$322,000	-6.18%	-2.31%
West	19	56	33.93%	143	7.53	\$357,700	-5.40%	0.59%
South	31	84	36.90%	143	4.61	\$276,200	-4.50%	-1.74%
South East	24	68	35.29%	144	6.00	\$313,600	-2.79%	-1.82%
East	8	11	72.73%	22	2.75	\$221,100	1.05%	-2.17%
TOTAL CITY	184	423	43.50%	930	5.05	\$314,800	-4.46%	-1.16%

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

- City Centre
- West
- North
- South East
- North East
- South
- North West
- East

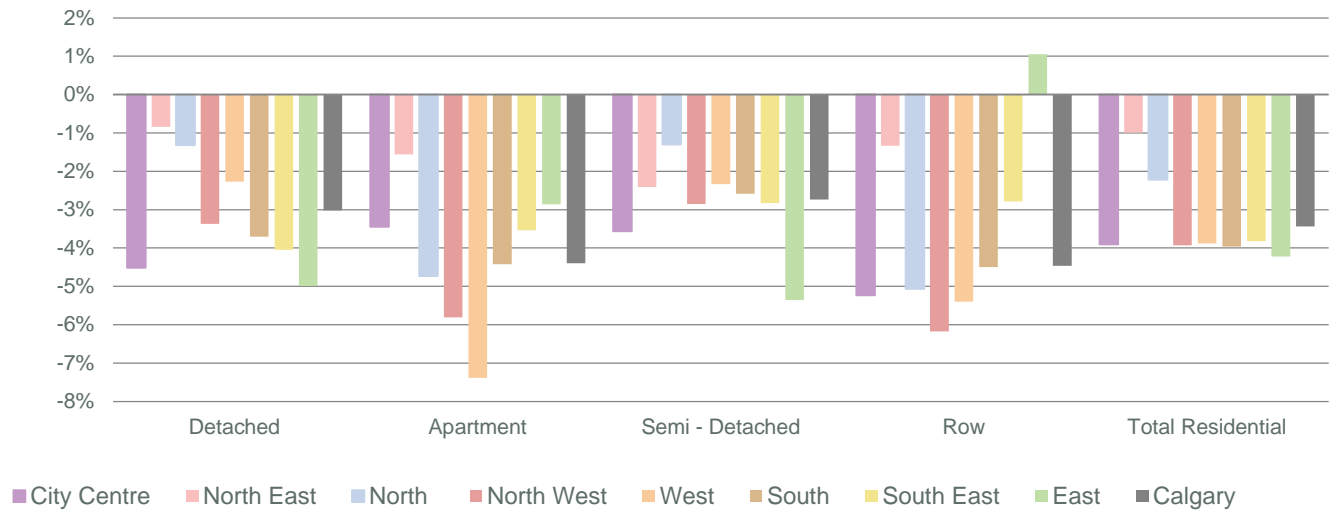


BENCHMARK PRICE - APRIL



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL



Source: CREB®

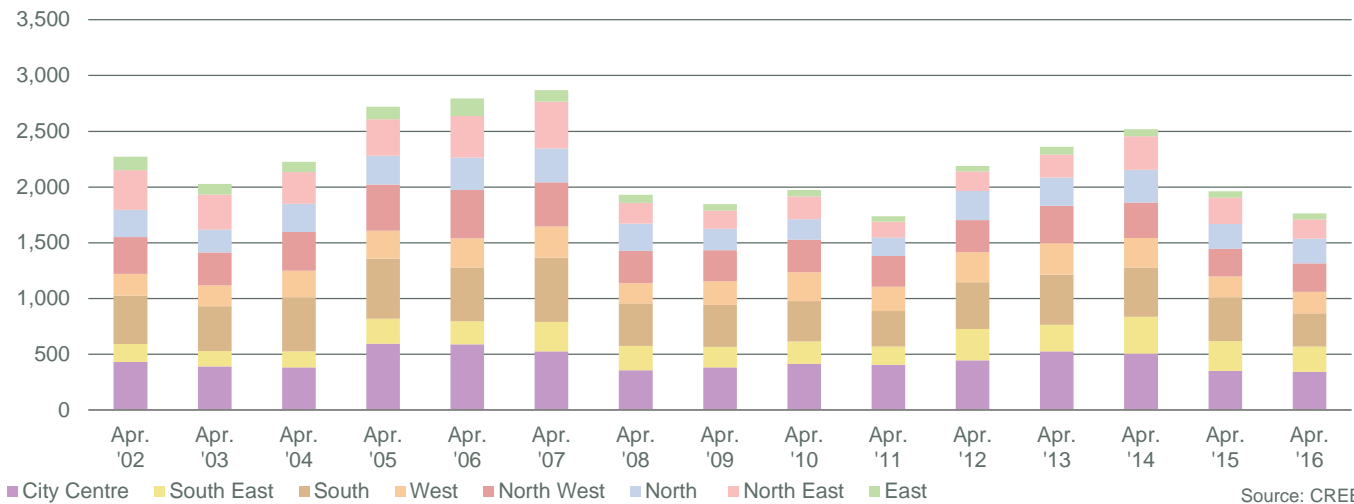
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,143	1,130	1,329	1,500	1,712	1,330	1,485	1,040	1,307
Lot Size	5,490	4,017	4,371	5,275	5,563	5,187	4,246	4,742	4,854
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1952	1988	1993	1988	1988	1984	1997	1976	1984
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

Apr 2016

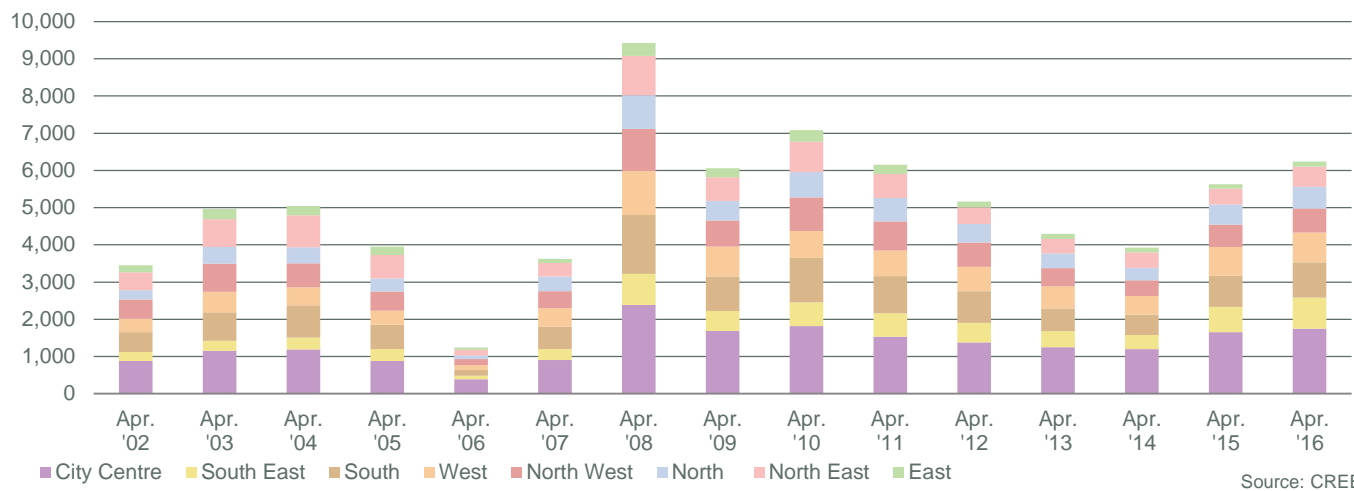
TOTAL SALES

APRIL



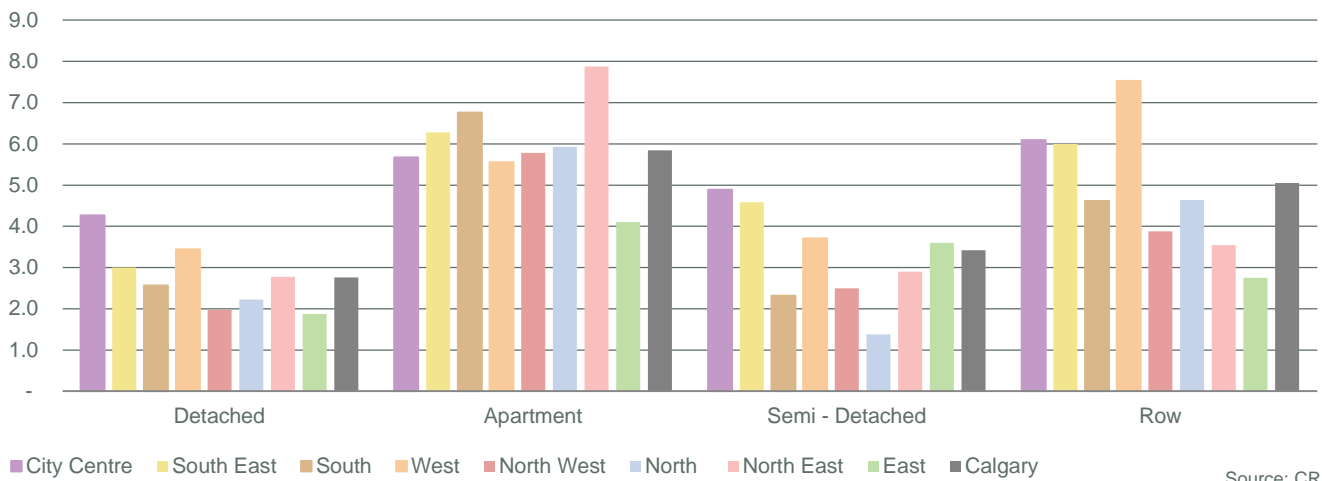
TOTAL INVENTORY

APRIL

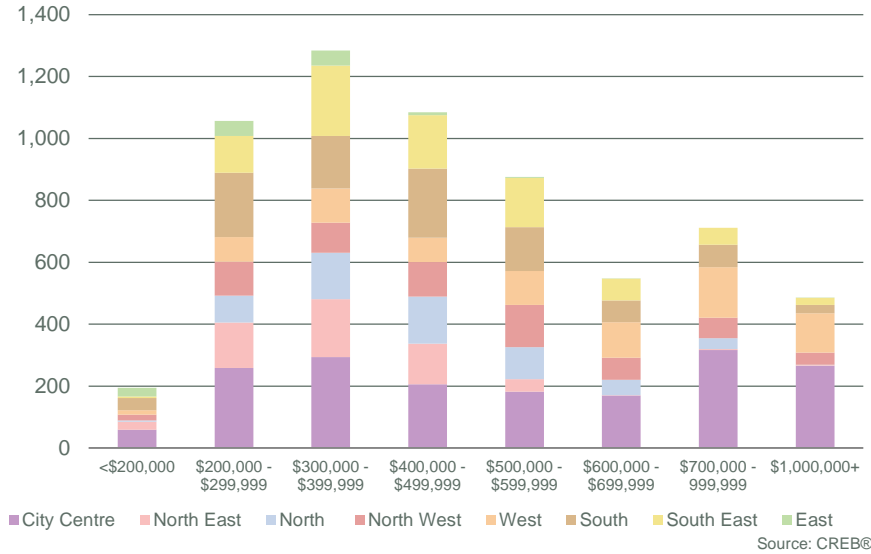


MONTHS OF SUPPLY

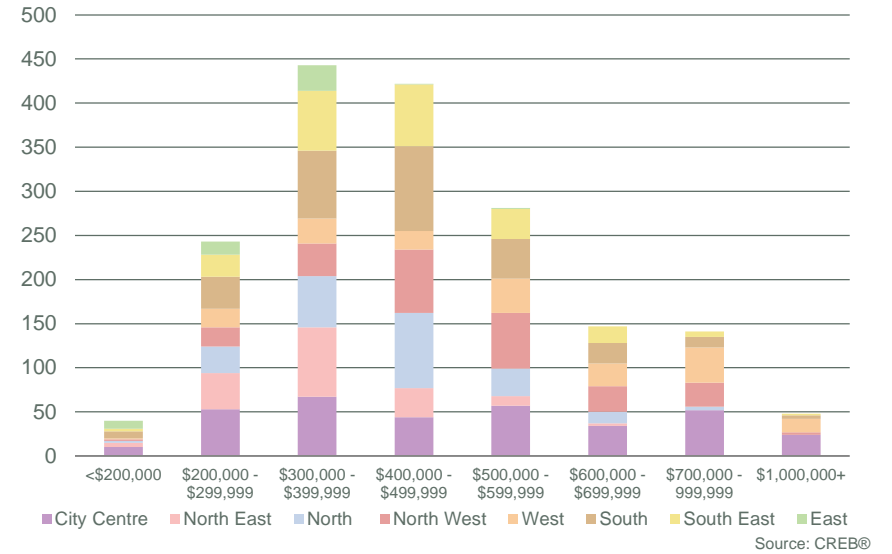
APRIL



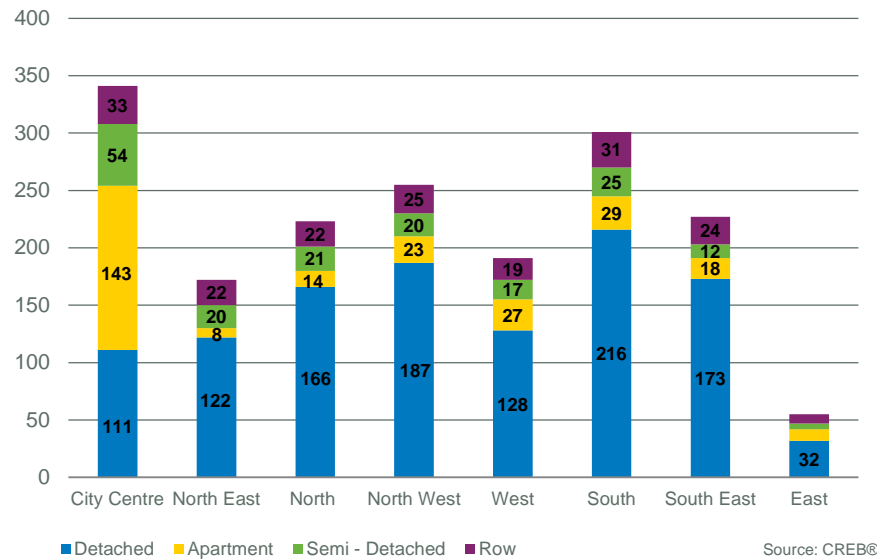
TOTAL INVENTORY BY PRICE RANGE - APRIL



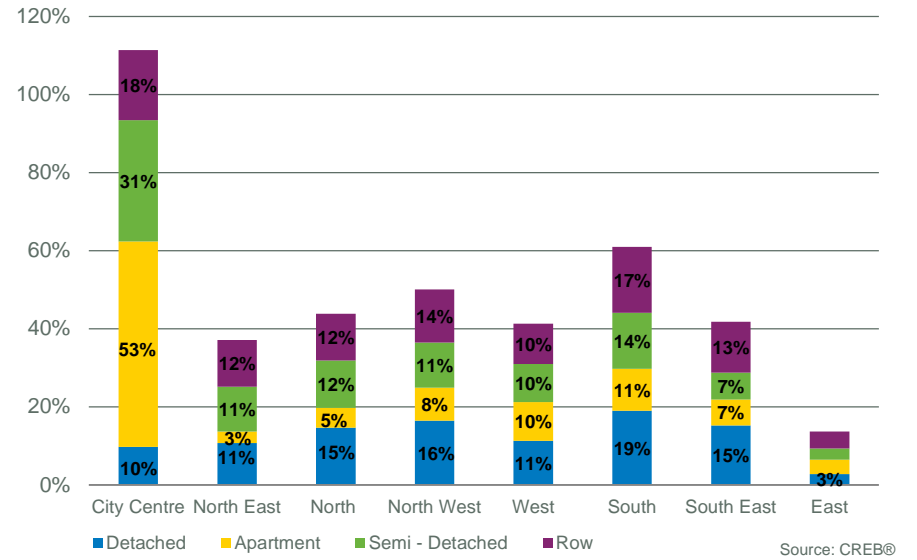
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



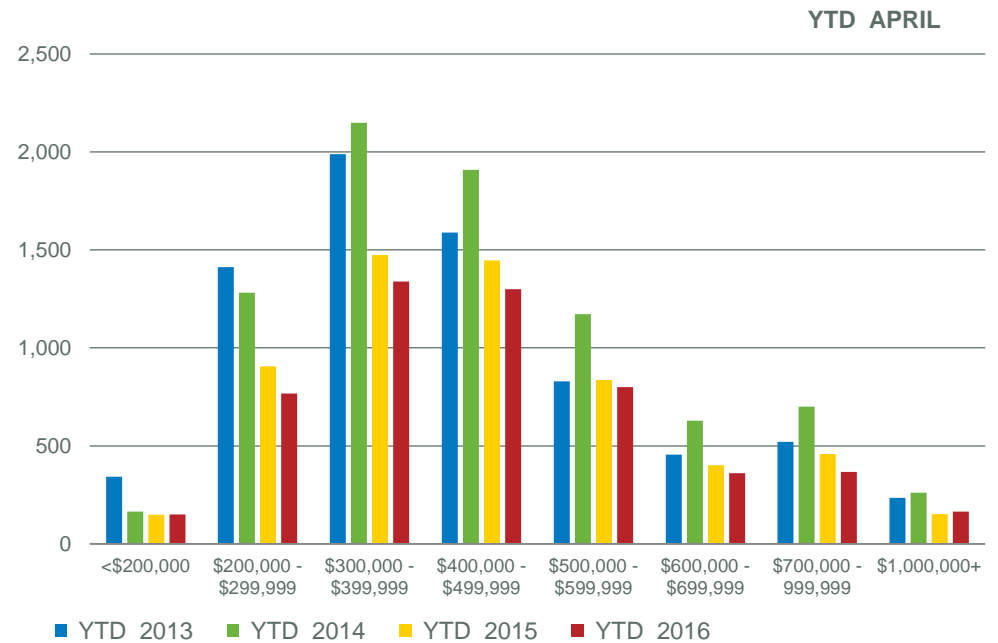
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,671	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	765	1,130	1,588	1,764								
New Listings	2,743	2,908	3,226	3,216								
Inventory	5,023	5,686	6,107	6,242								
Days on Market	51	43	43	46								
Benchmark Price	447,800	445,000	442,800	441,000								
Median Price	407,500	420,000	422,250	430,000								
Average Price	456,889	473,940	468,847	476,427								
Index	206	204	203	202								

	Apr-15	Apr-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	50	40	149	150
\$200,000 - \$299,999	306	243	906	768
\$300,000 - \$349,999	231	190	668	599
\$350,000 - \$399,999	282	253	807	739
\$400,000 - \$449,999	257	228	824	723
\$450,000 - \$499,999	206	194	623	576
\$500,000 - \$549,999	149	155	463	458
\$550,000 - \$599,999	129	126	373	342
\$600,000 - \$649,999	70	75	214	208
\$650,000 - \$699,999	64	72	187	152
\$700,000 - \$799,999	99	63	271	193
\$800,000 - \$899,999	41	50	118	109
\$900,000 - \$999,999	26	28	70	65
\$1,000,000 - \$1,249,999	26	23	71	75
\$1,250,000 - \$1,499,999	10	11	34	34
\$1,500,000 - \$1,749,999	6	8	21	32
\$1,750,000 - \$1,999,999	5	3	10	10
\$2,000,000 - \$2,499,999	3	2	7	11
\$2,500,000 - \$2,999,999	1	-	3	1
\$3,000,000 - \$3,499,999	2	-	3	1
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	-
	1,963	1,764	5,824	5,247

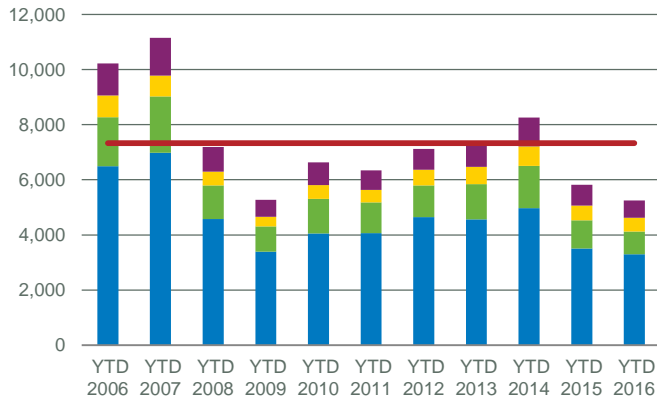
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

YTD APRIL

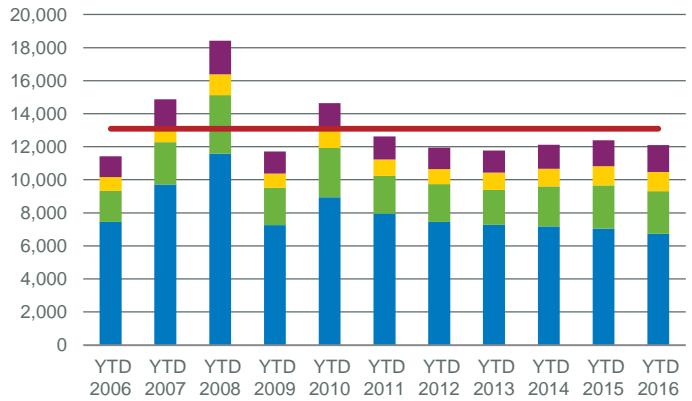


■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

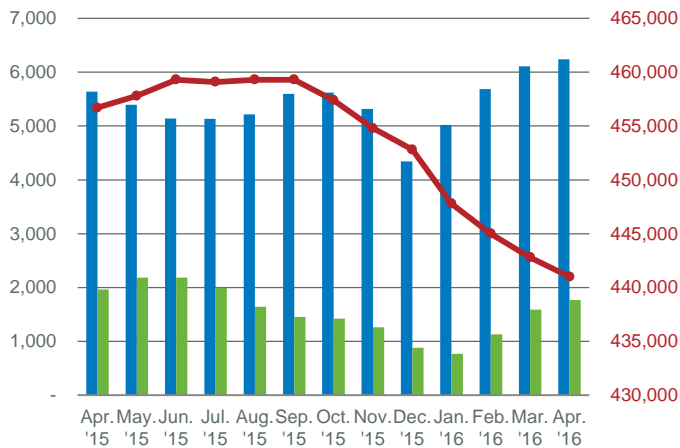
YTD APRIL



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

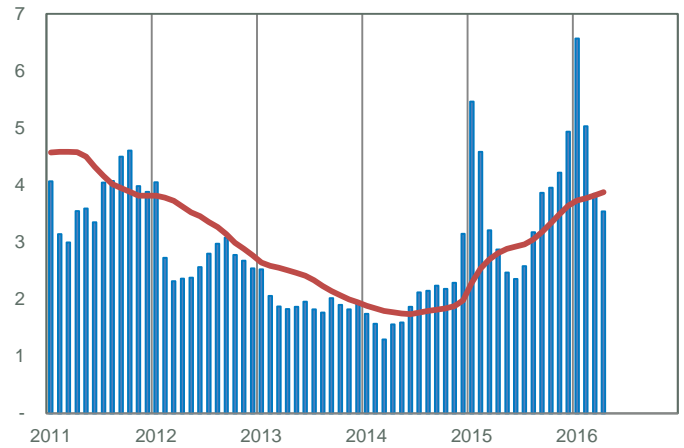
CITY OF CALGARY TOTAL INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

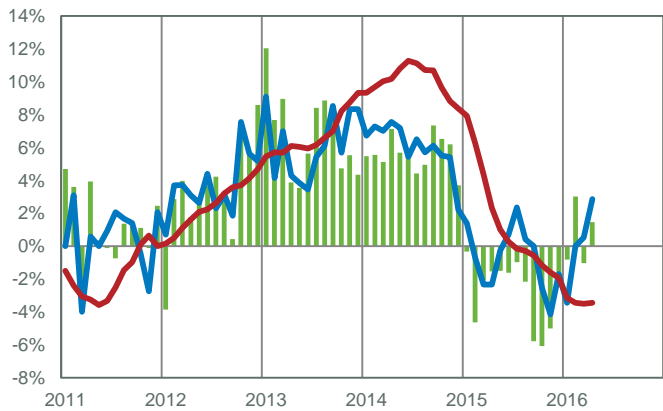
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

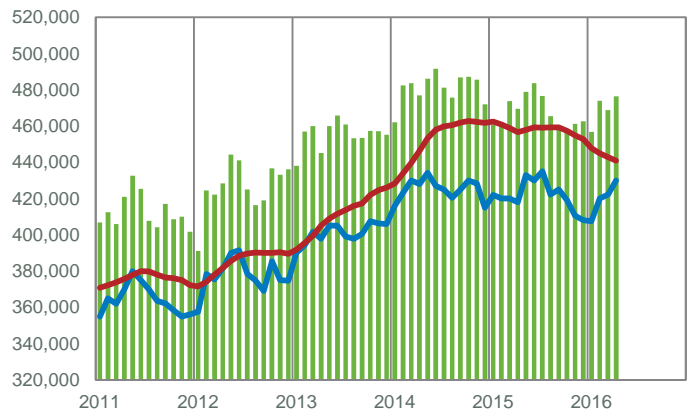
CITY OF CALGARY TOTAL PRICE CHANGE



— Average Price Y/Y% Change — Median Price Y/Y% Change
— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY TOTAL PRICES



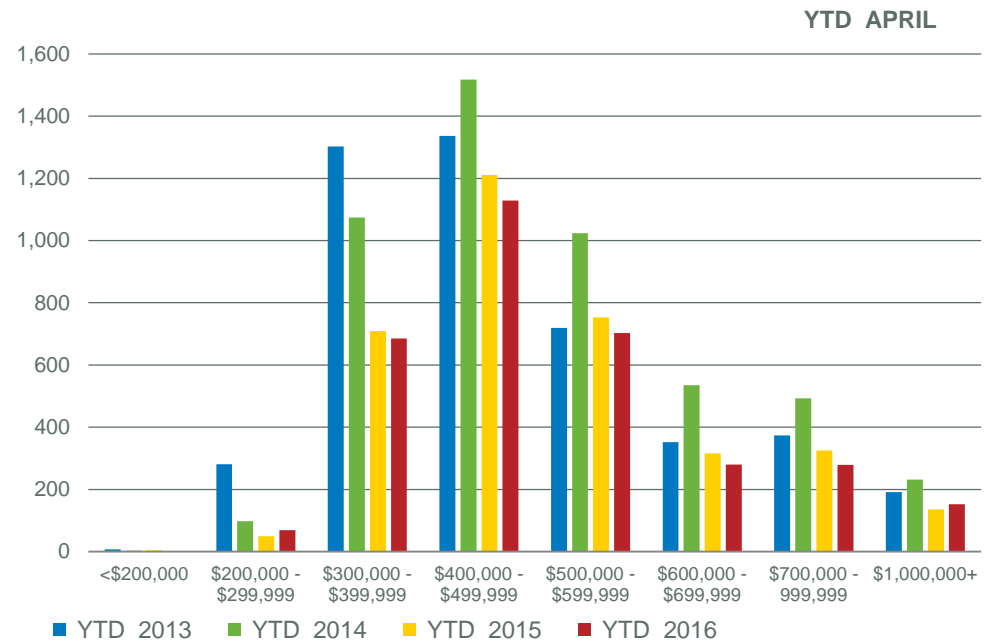
■ Average Price — Median Price
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	798	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,183	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,680	2,132
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	524,211	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
2016												
Sales	466	693	1,004	1,134								
New Listings	1,487	1,612	1,819	1,821								
Inventory	2,536	2,953	3,094	3,127								
Days on Market	49	38	41	44								
Benchmark Price	508,000	504,400	502,400	501,500								
Median Price	458,750	467,500	480,000	482,750								
Average Price	526,408	541,979	538,587	540,624								
Index	208	207	206	206								

	Apr-15	Apr-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	11	16	49	69
\$300,000 - \$349,999	74	61	216	209
\$350,000 - \$399,999	166	175	493	476
\$400,000 - \$449,999	212	196	684	622
\$450,000 - \$499,999	169	171	527	507
\$500,000 - \$549,999	136	133	414	408
\$550,000 - \$599,999	115	111	339	295
\$600,000 - \$649,999	57	61	178	159
\$650,000 - \$699,999	45	57	138	121
\$700,000 - \$799,999	67	46	192	145
\$800,000 - \$899,999	30	41	82	85
\$900,000 - \$999,999	19	21	51	49
\$1,000,000 - \$1,249,999	24	21	64	66
\$1,250,000 - \$1,499,999	9	11	29	33
\$1,500,000 - \$1,749,999	6	8	20	30
\$1,750,000 - \$1,999,999	4	3	8	10
\$2,000,000 - \$2,499,999	3	2	7	10
\$2,500,000 - \$2,999,999	1	-	3	1
\$3,000,000 - \$3,499,999	2	-	3	1
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	-
	1,150	1,134	3,503	3,297

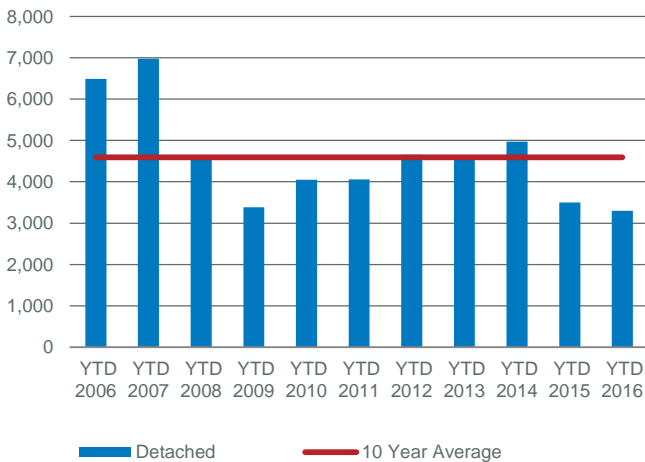
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

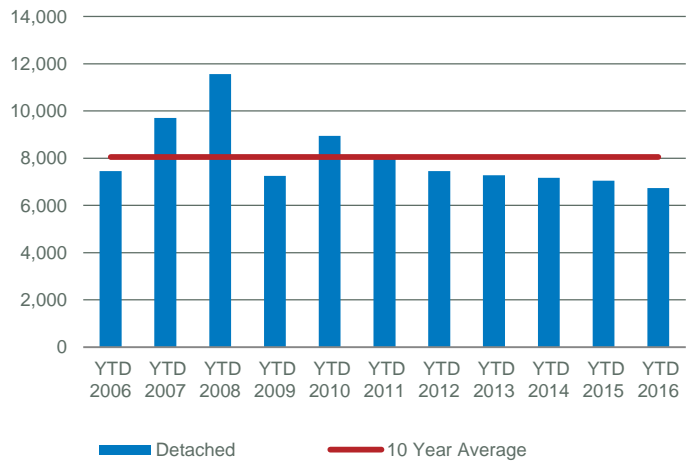
YTD APRIL



Source: CREB®

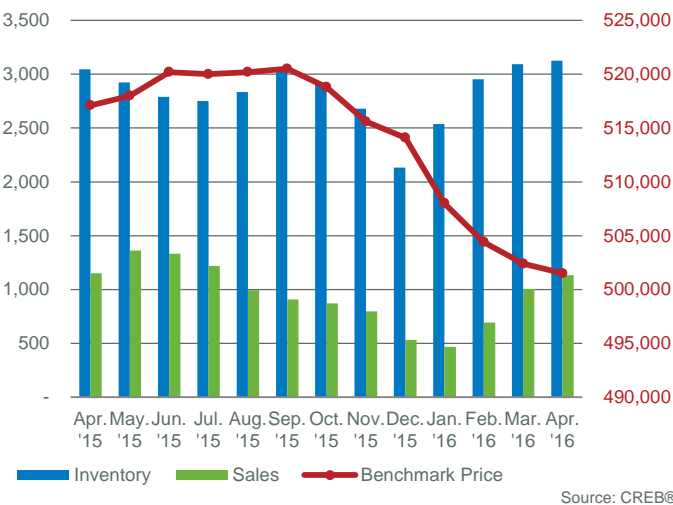
CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



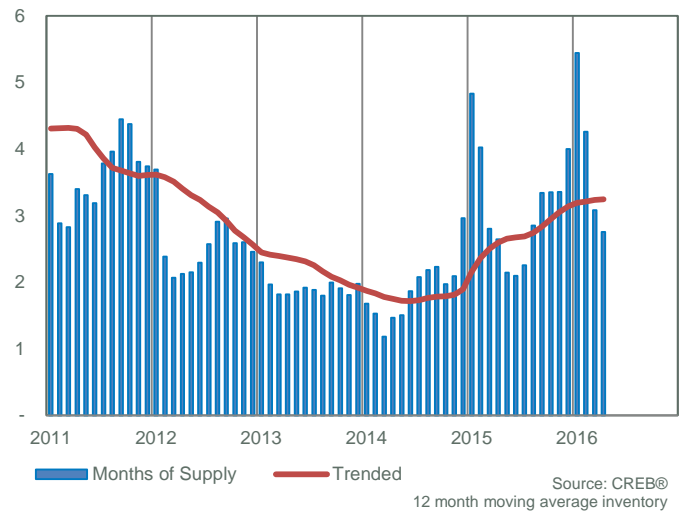
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



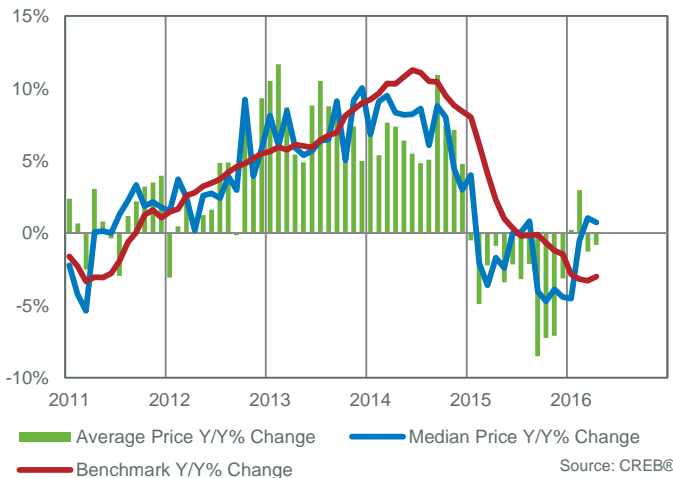
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



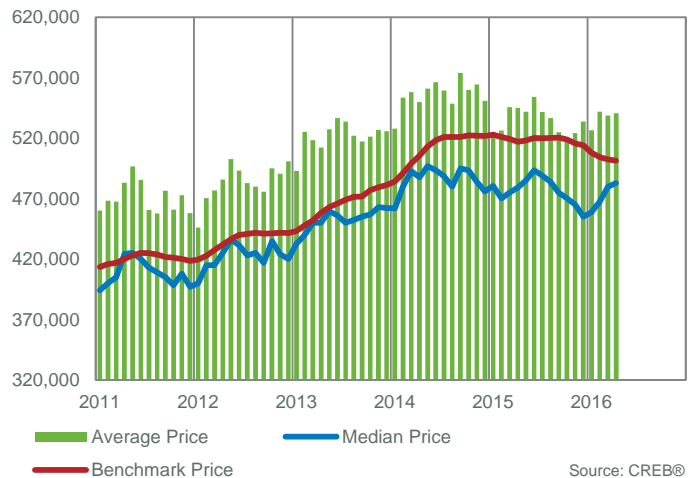
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

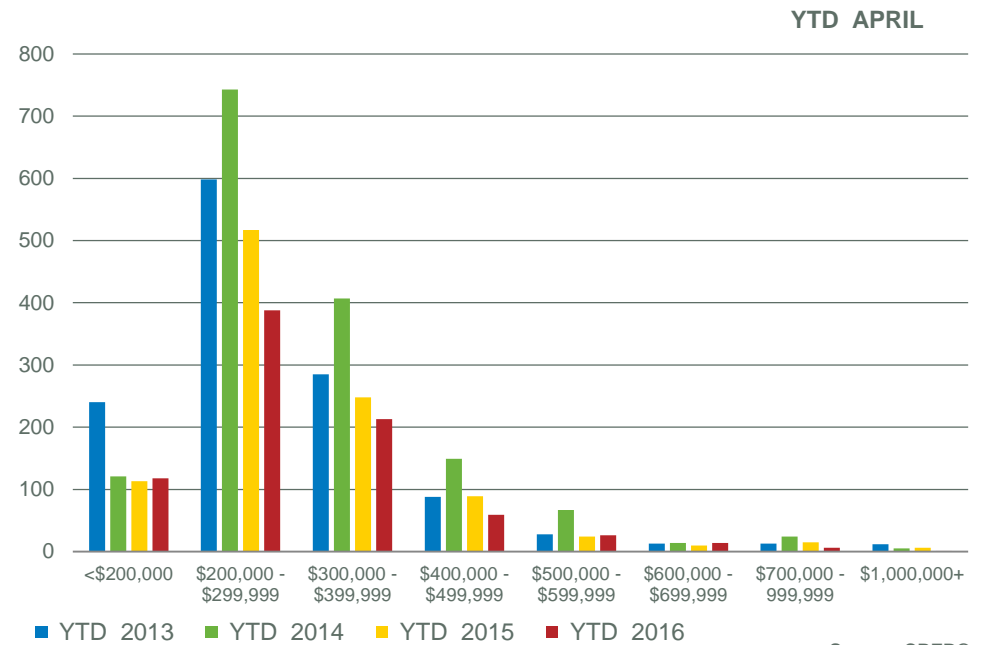


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	153	215	302	352	359	399	324	281	259	237	195	152
New Listings	744	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,197	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,120
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,444	305,957	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
2016												
Sales	129	168	256	272								
New Listings	599	637	681	665								
Inventory	1,253	1,393	1,535	1,590								
Days on Market	59	50	47	54								
Benchmark Price	283,800	283,600	281,300	280,400								
Median Price	251,000	268,000	273,500	278,750								
Average Price	280,088	307,461	298,533	302,913								
Index	194	194	192	192								

	Apr-15	Apr-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	36	32	113	118
\$200,000 - \$299,999	177	129	517	388
\$300,000 - \$349,999	64	47	161	128
\$350,000 - \$399,999	33	27	87	85
\$400,000 - \$449,999	14	11	57	32
\$450,000 - \$499,999	12	7	32	27
\$500,000 - \$549,999	4	10	17	16
\$550,000 - \$599,999	3	2	7	10
\$600,000 - \$649,999	3	2	8	10
\$650,000 - \$699,999	-	3	2	4
\$700,000 - \$799,999	3	-	10	3
\$800,000 - \$899,999	-	2	2	3
\$900,000 - \$999,999	2	-	3	-
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	1	-	2	-
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	352	272	1,022	825

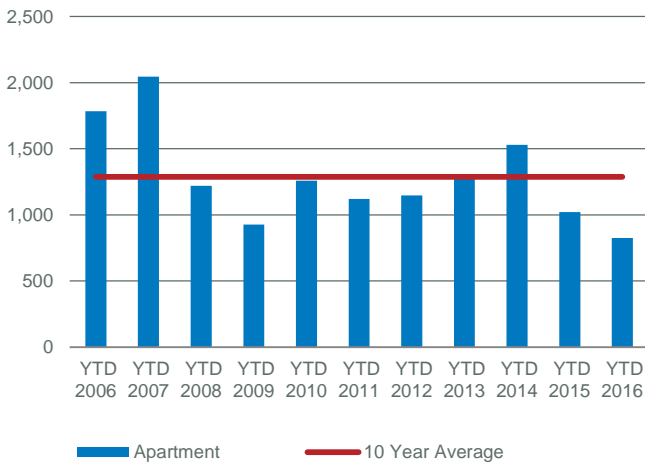
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

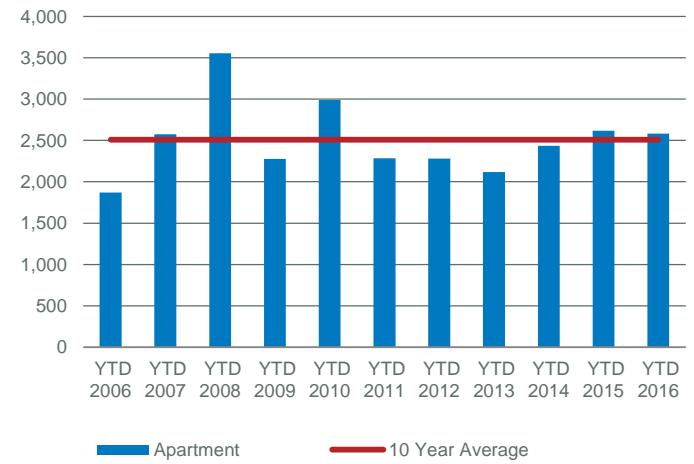
YTD APRIL



Source: CREB®

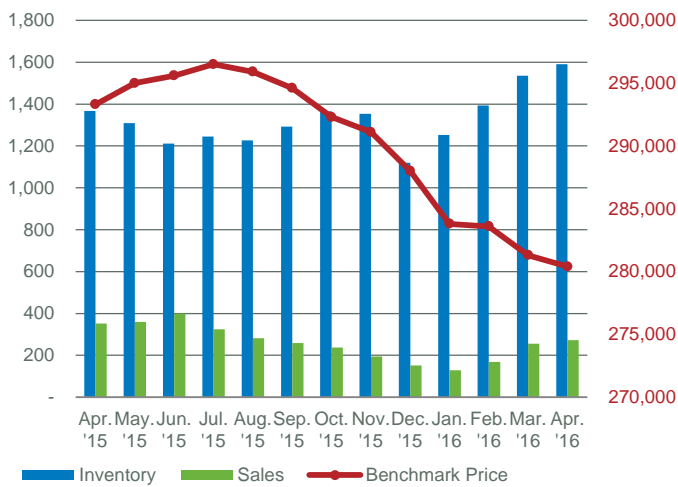
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



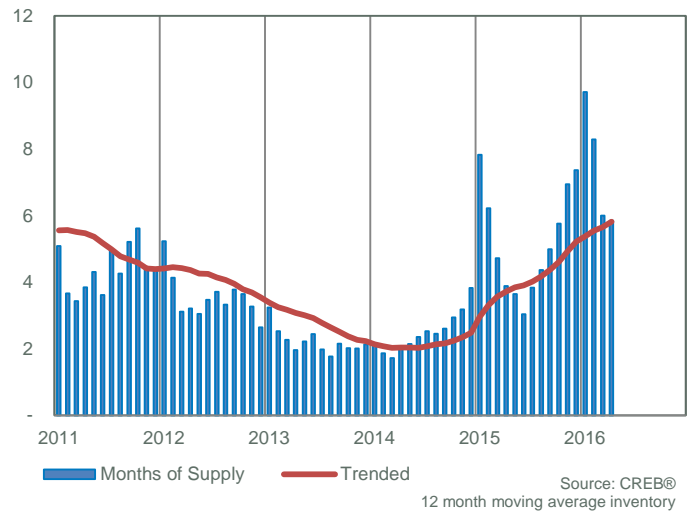
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



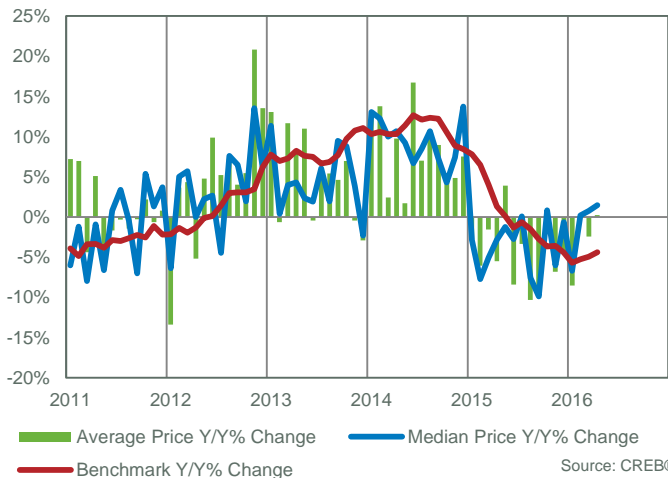
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



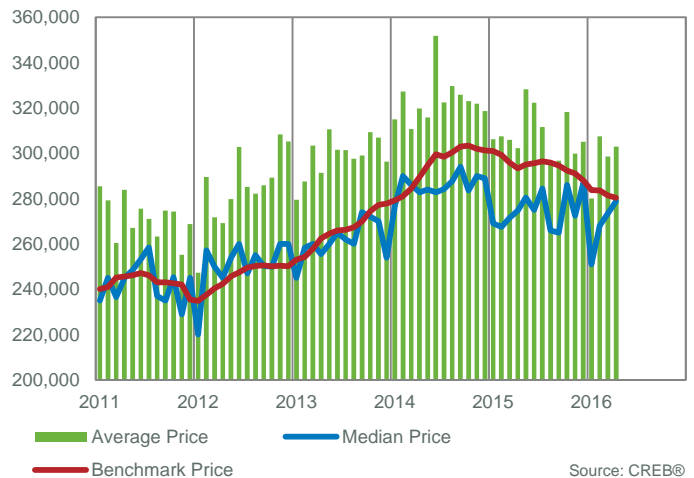
Source: CREB®

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

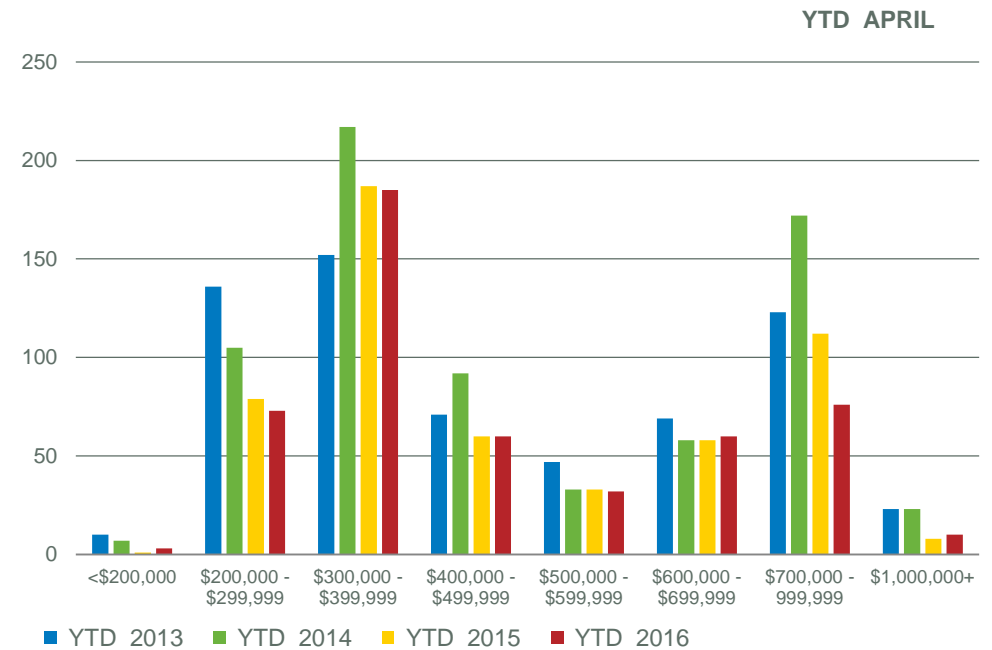


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	81	95	160	202	192	184	191	138	103	128	108	74
New Listings	302	275	308	267	300	294	282	246	268	293	200	142
Inventory	471	544	572	502	488	491	491	506	554	586	546	448
Days on Market	41	35	41	39	45	43	44	41	40	41	47	53
Benchmark Price	396,700	396,500	394,800	394,400	394,600	396,700	397,700	398,100	398,100	396,200	394,200	393,100
Median Price	382,000	417,500	403,750	396,750	417,500	410,750	414,000	419,579	432,500	392,250	378,000	394,500
Average Price	483,077	503,722	510,352	499,705	513,979	520,993	510,395	493,825	510,515	476,423	481,182	496,127
Index	206	206	205	205	205	206	207	207	207	206	205	204
2016												
Sales	71	110	144	174								
New Listings	268	283	292	307								
Inventory	501	552	582	595								
Days on Market	44	47	37	50								
Benchmark Price	390,200	386,900	385,600	383,600								
Median Price	377,000	403,500	390,000	410,000								
Average Price	478,679	492,823	465,481	490,701								
Index	203	201	200	199								

	Apr-15	Apr-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	1	3
\$200,000 - \$299,999	31	29	79	73
\$300,000 - \$349,999	30	27	85	87
\$350,000 - \$399,999	41	28	102	98
\$400,000 - \$449,999	8	13	33	34
\$450,000 - \$499,999	9	10	27	26
\$500,000 - \$549,999	7	3	16	9
\$550,000 - \$599,999	6	8	17	23
\$600,000 - \$649,999	8	12	18	35
\$650,000 - \$699,999	18	12	40	25
\$700,000 - \$799,999	28	17	66	41
\$800,000 - \$899,999	10	6	33	20
\$900,000 - \$999,999	4	7	13	15
\$1,000,000 - \$1,249,999	1	2	4	9
\$1,250,000 - \$1,499,999	1	-	4	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	202	174	538	499

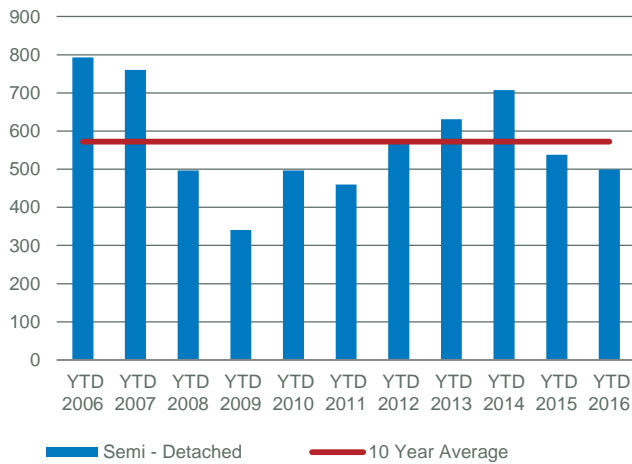
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

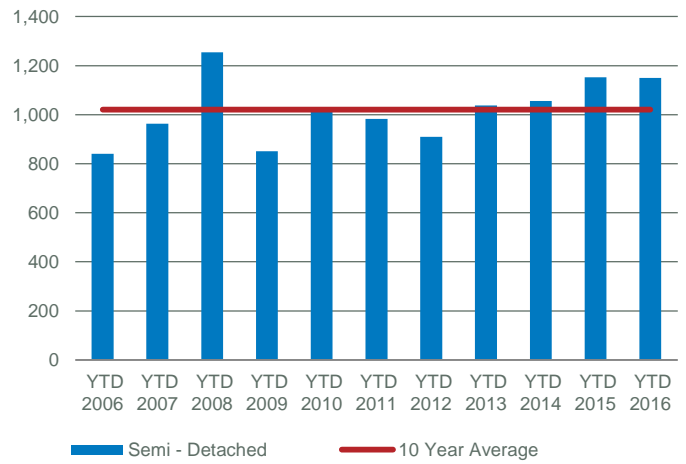
YTD APRIL



Source: CREB®

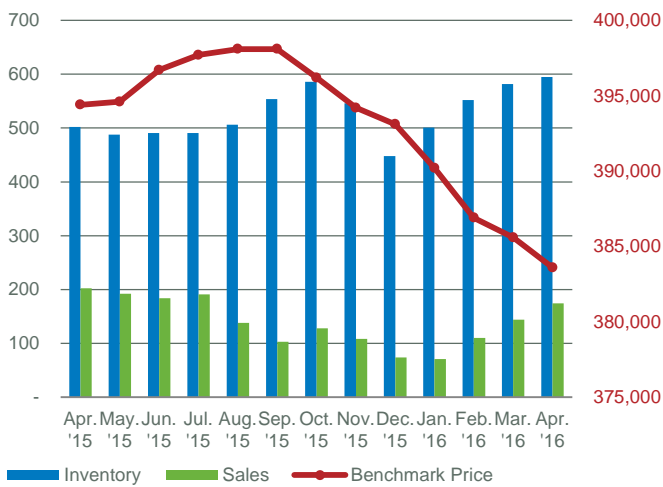
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



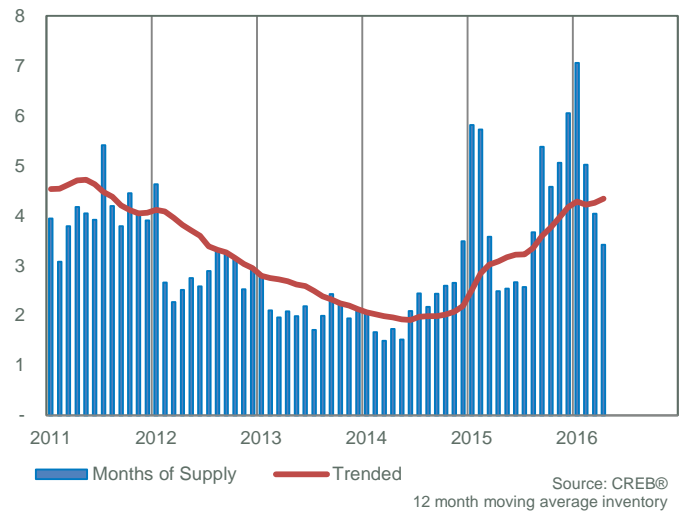
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



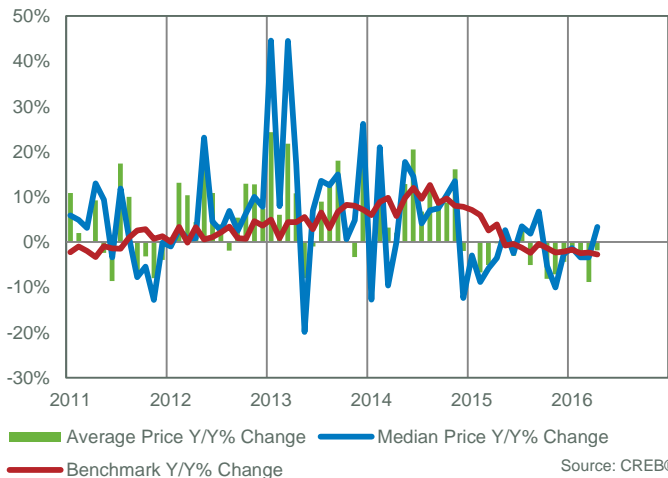
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



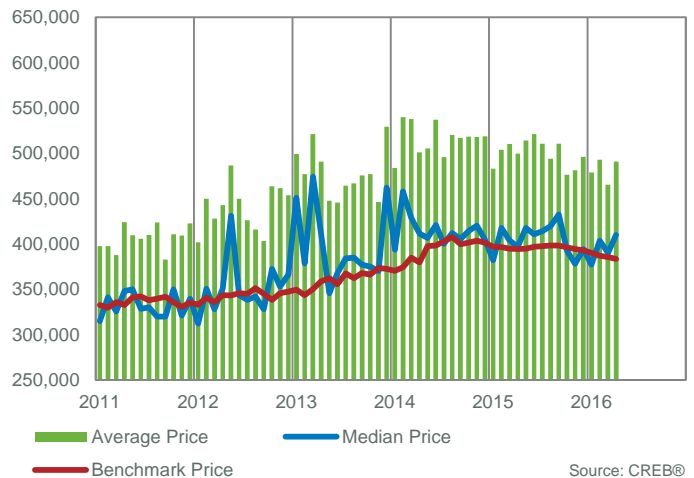
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

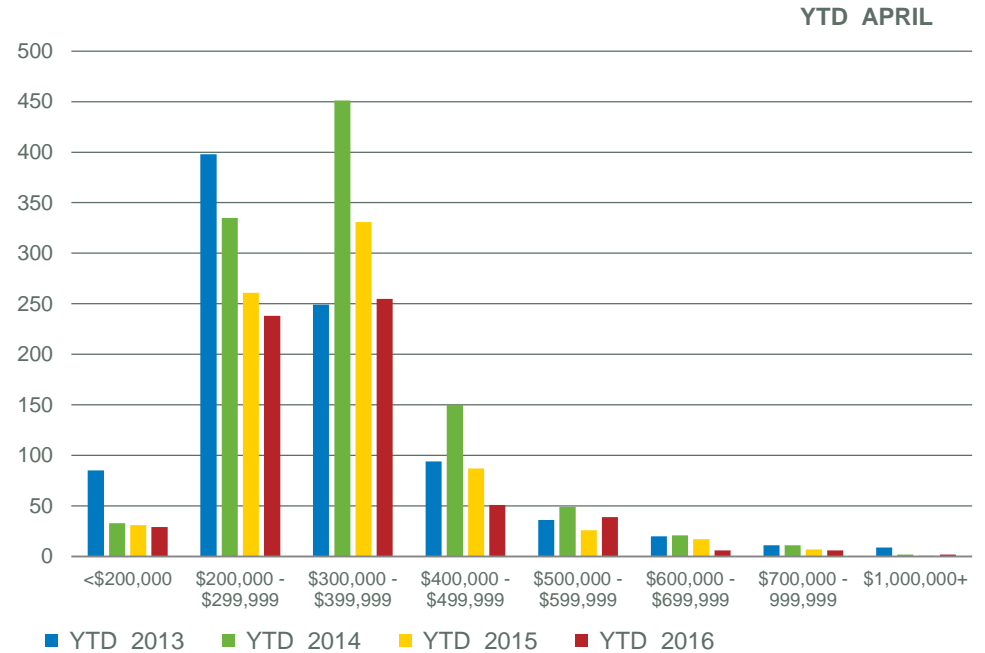


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	268	255	227	181	184	161	120
New Listings	387	396	375	419	380	385	390	339	402	369	308	215
Inventory	545	672	679	724	672	645	644	648	722	747	740	639
Days on Market	42	33	38	42	41	44	44	46	41	41	50	47
Benchmark Price	330,500	330,600	331,100	329,500	329,700	330,100	328,200	328,700	329,800	328,700	327,300	325,000
Median Price	322,000	315,000	325,000	322,000	323,000	320,000	323,000	330,000	317,500	312,000	319,900	313,000
Average Price	344,487	330,111	334,675	338,474	337,481	349,259	348,003	346,370	328,906	332,095	331,704	326,227
Index	207	207	207	206	206	207	205	206	206	206	205	203
2016												
Sales	99	159	184	184								
New Listings	389	376	434	423								
Inventory	733	788	896	930								
Days on Market	51	52	49	46								
Benchmark Price	323,800	321,200	318,500	314,800								
Median Price	315,000	315,000	309,200	310,000								
Average Price	344,407	340,232	327,900	323,781								
Index	203	201	199	197								

	Apr-15	Apr-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	14	8	31	29
\$200,000 - \$299,999	87	69	261	238
\$300,000 - \$349,999	63	55	206	175
\$350,000 - \$399,999	42	23	125	80
\$400,000 - \$449,999	23	8	50	35
\$450,000 - \$499,999	16	6	37	16
\$500,000 - \$549,999	2	9	16	25
\$550,000 - \$599,999	5	5	10	14
\$600,000 - \$649,999	2	-	10	4
\$650,000 - \$699,999	1	-	7	2
\$700,000 - \$799,999	1	-	3	4
\$800,000 - \$899,999	1	1	1	1
\$900,000 - \$999,999	1	-	3	1
\$1,000,000 - \$1,249,999	1	-	1	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	259	184	761	626

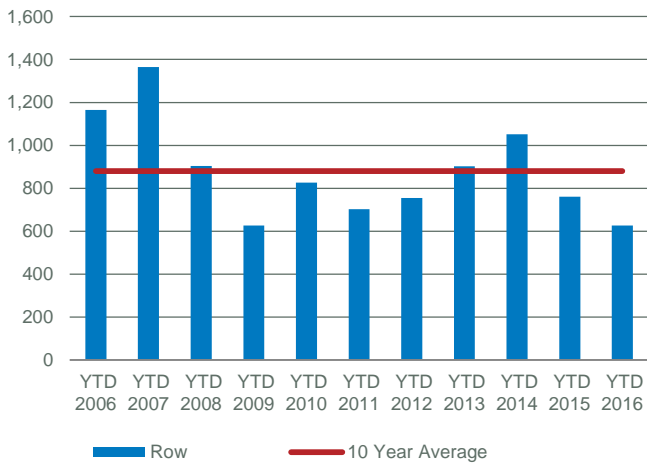
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

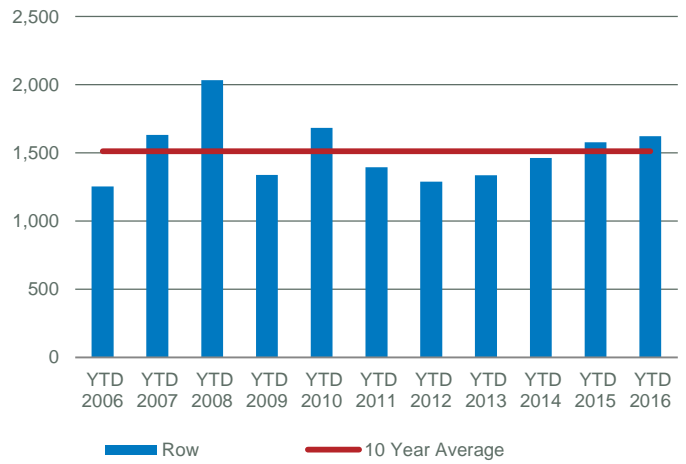
CITY OF CALGARY ROW SALES

YTD APRIL

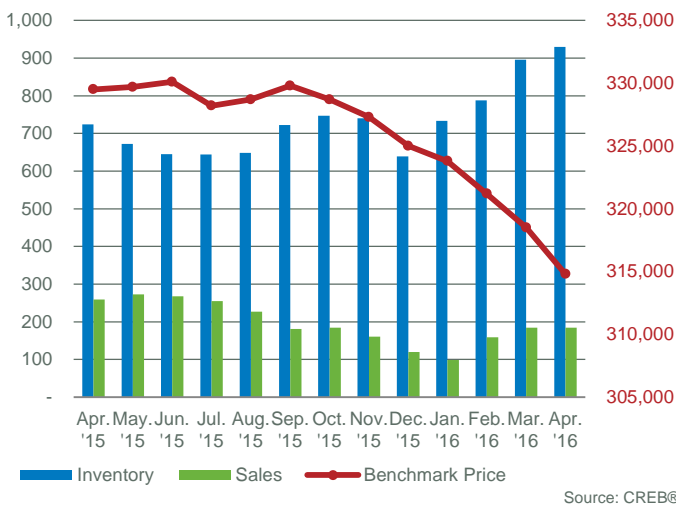


CITY OF CALGARY ROW NEW LISTINGS

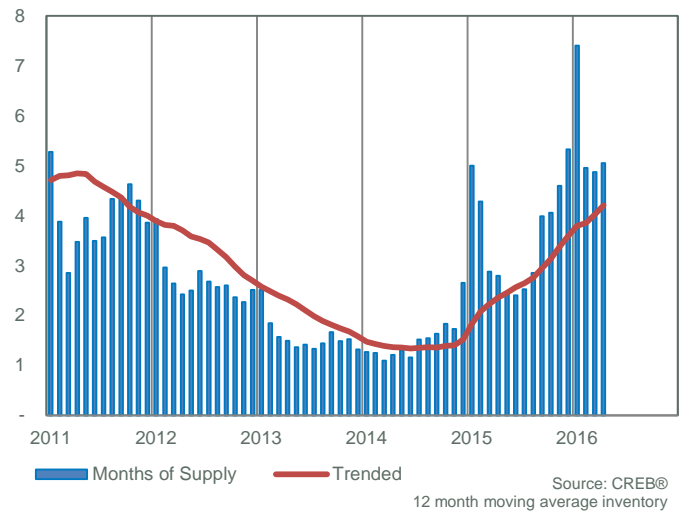
YTD APRIL



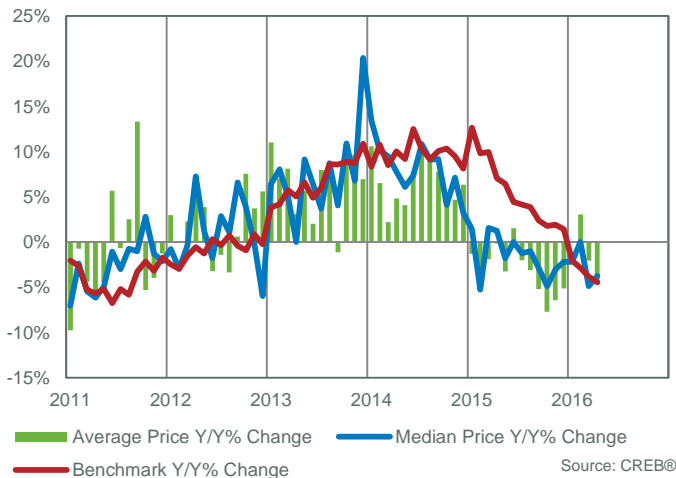
CITY OF CALGARY ROW INVENTORY AND SALES



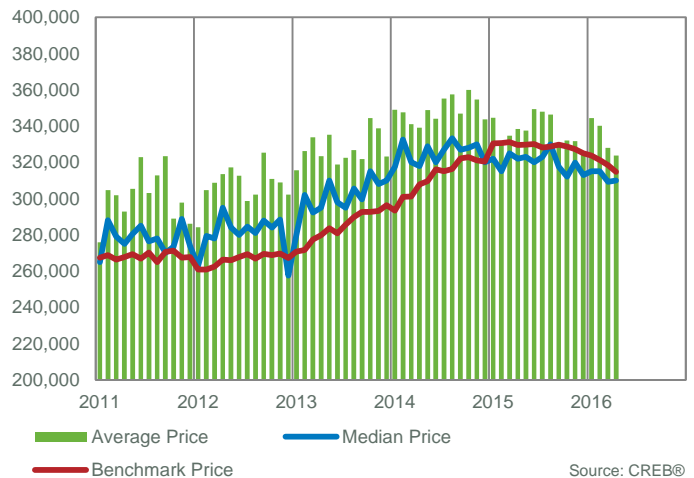
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

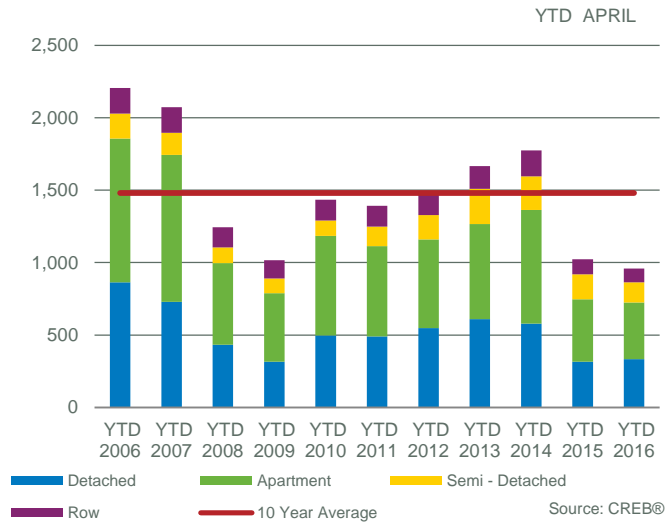


CITY OF CALGARY ROW PRICES

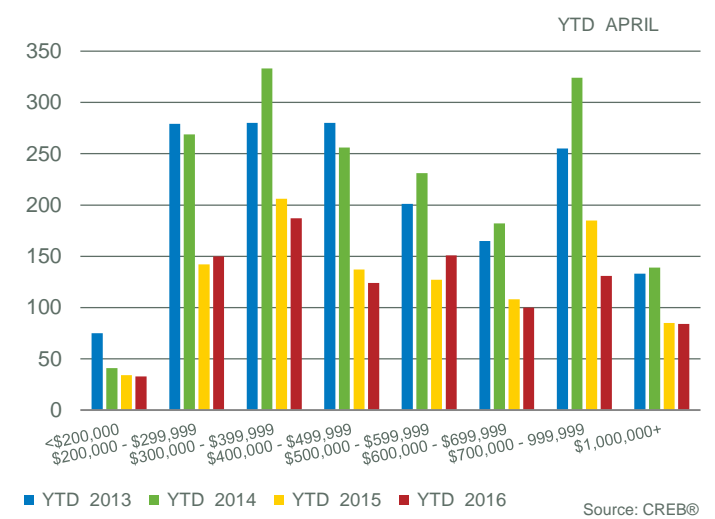


CITY CENTRE

CITY CENTRE TOTAL SALES



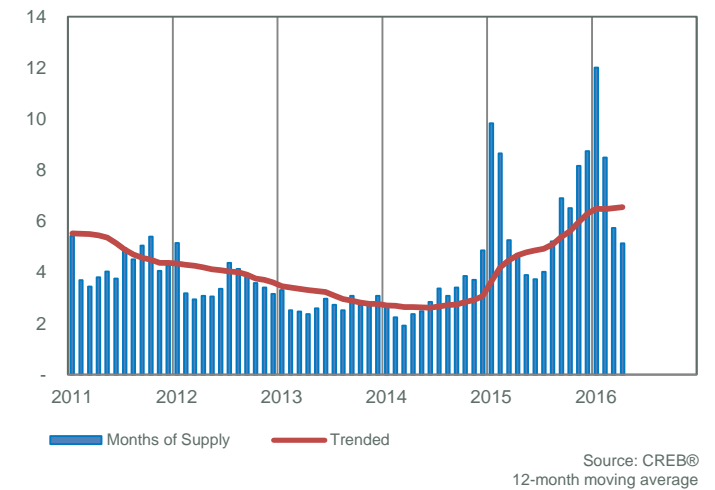
CITY CENTRE TOTAL SALES BY PRICE RANGE



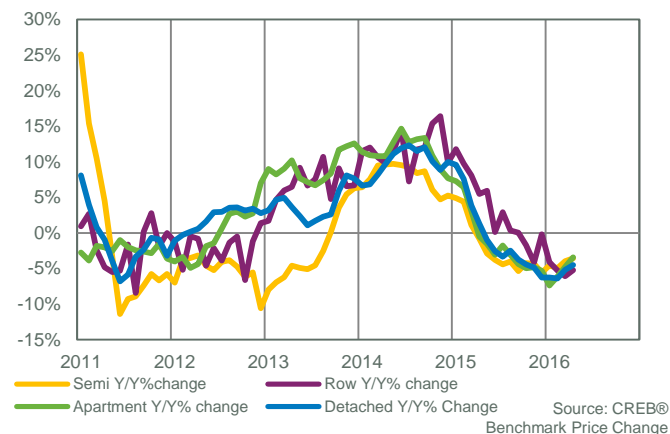
CITY CENTRE INVENTORY AND SALES



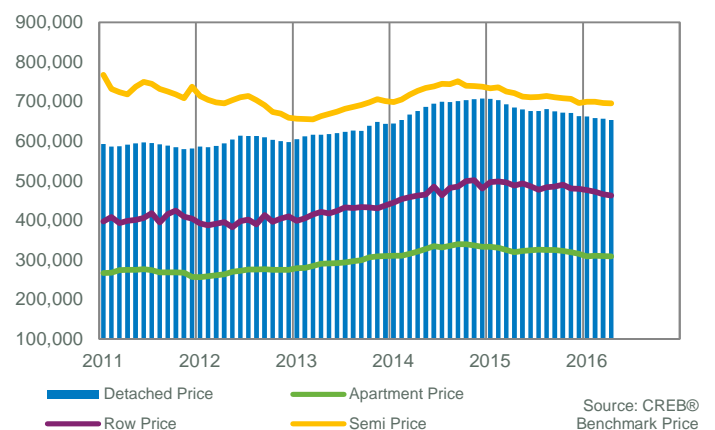
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

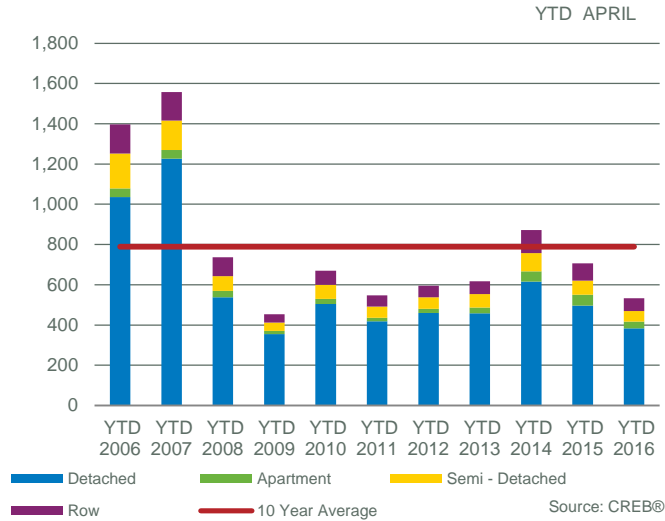


CITY CENTRE PRICES

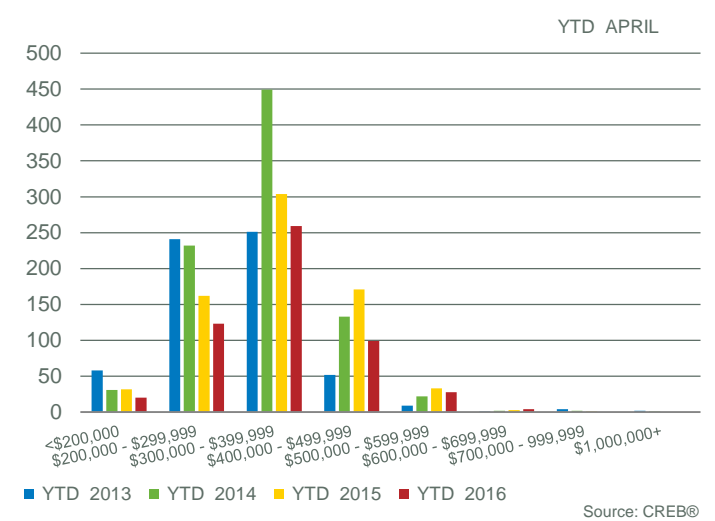


NORTHEAST

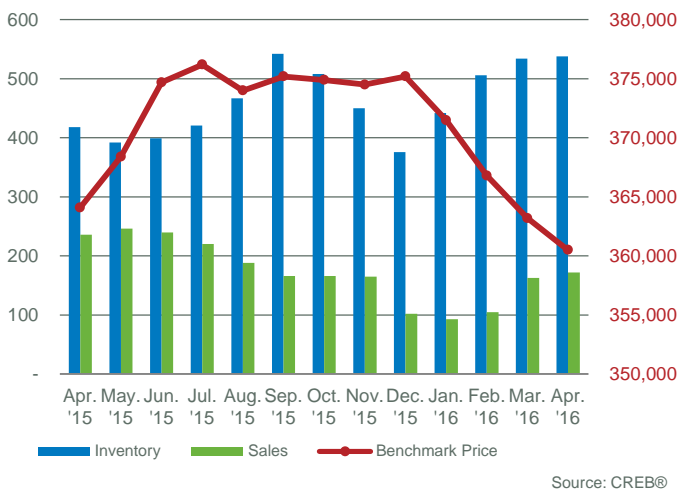
NORTHEAST TOTAL SALES



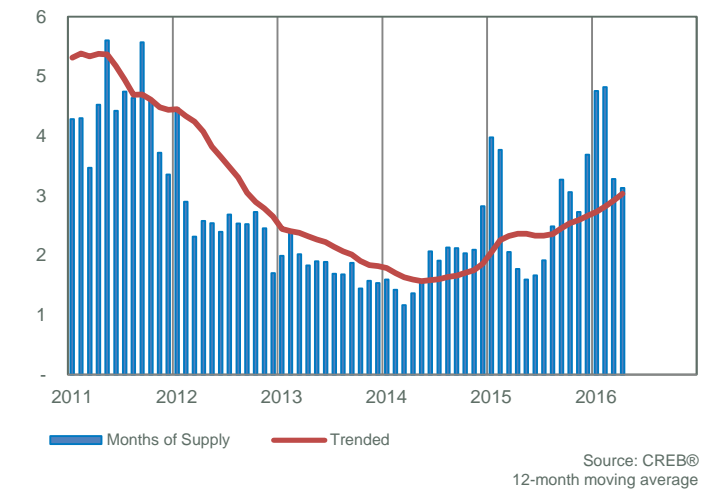
NORTHEAST TOTAL SALES BY PRICE RANGE



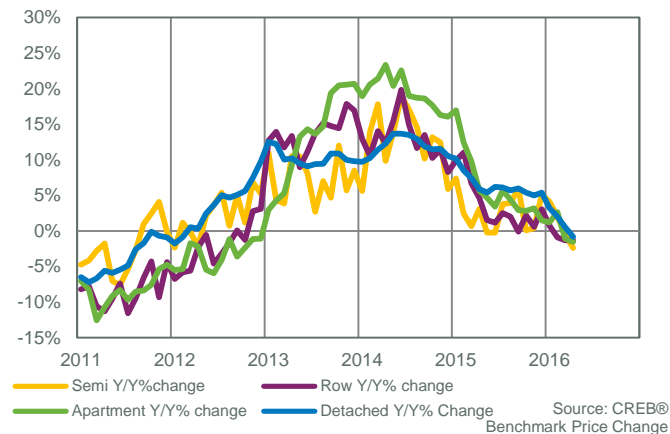
NORTHEAST INVENTORY AND SALES



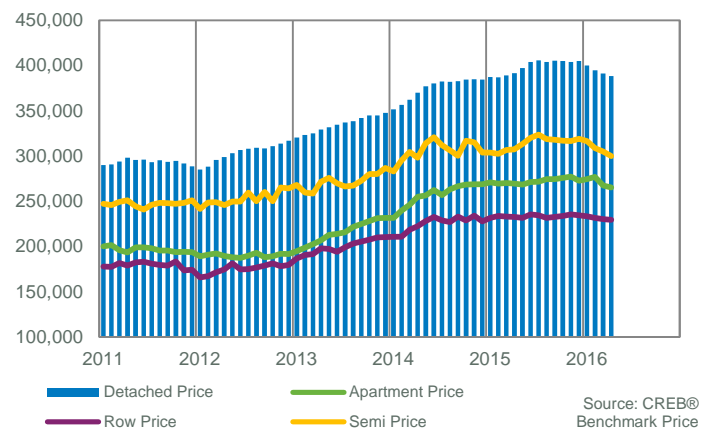
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

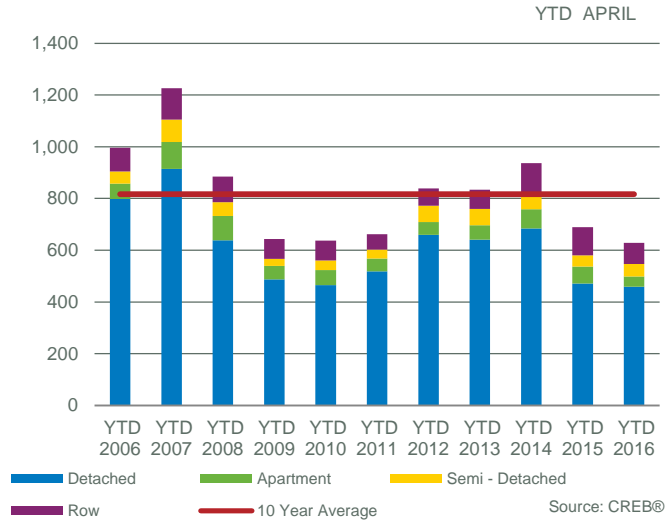


NORTHEAST PRICES

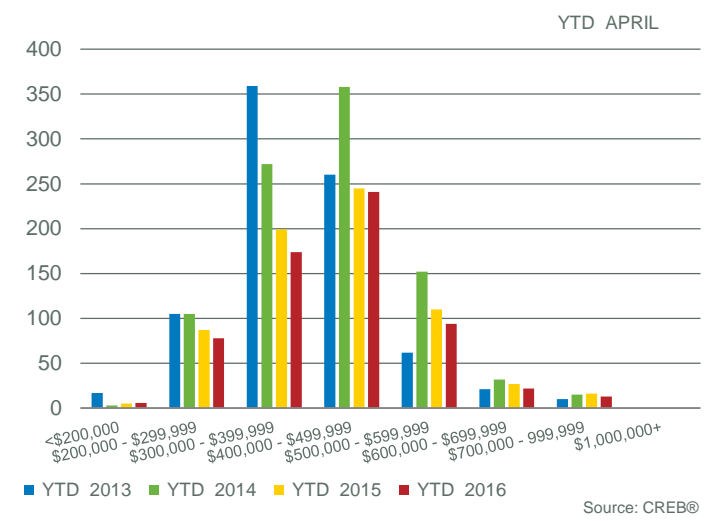


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



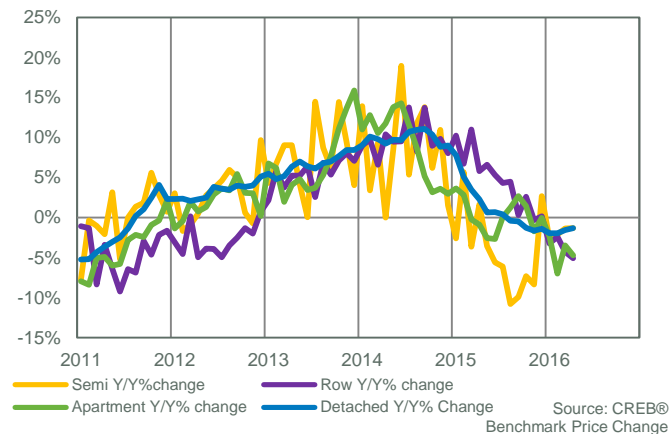
NORTH INVENTORY AND SALES



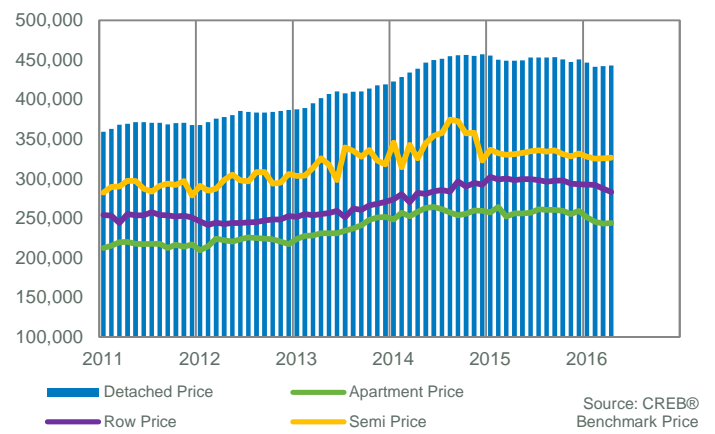
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

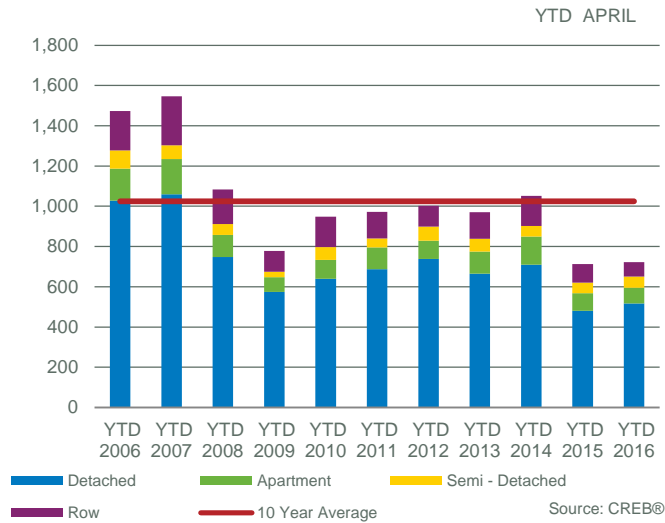


NORTH PRICES

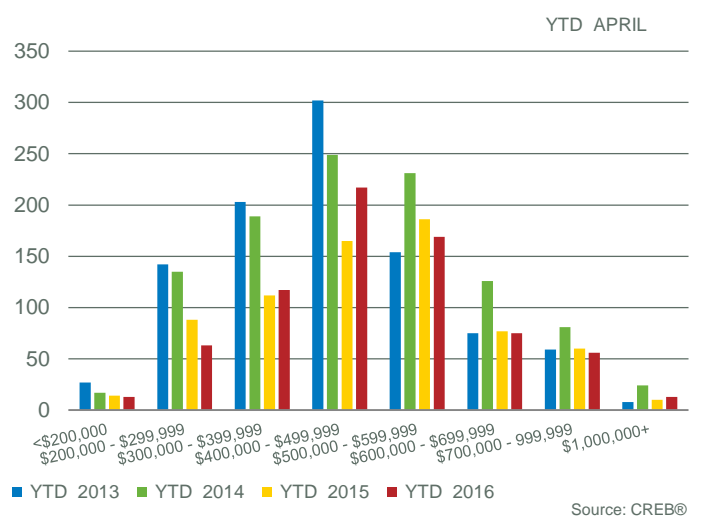


NORTHWEST

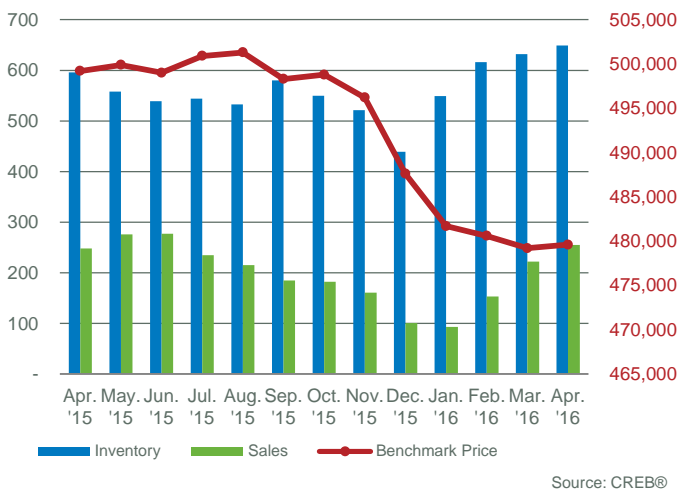
NORTHWEST TOTAL SALES



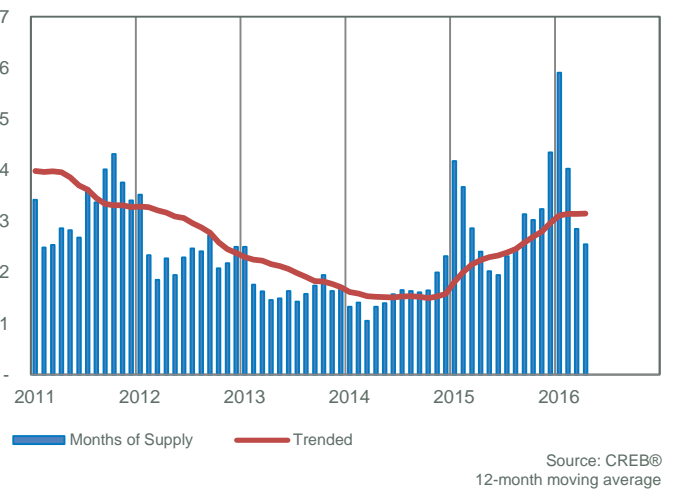
NORTHWEST TOTAL SALES BY PRICE RANGE



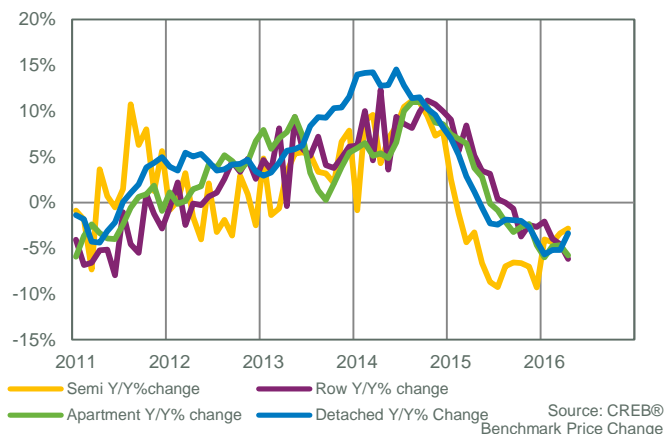
NORTHWEST INVENTORY AND SALES



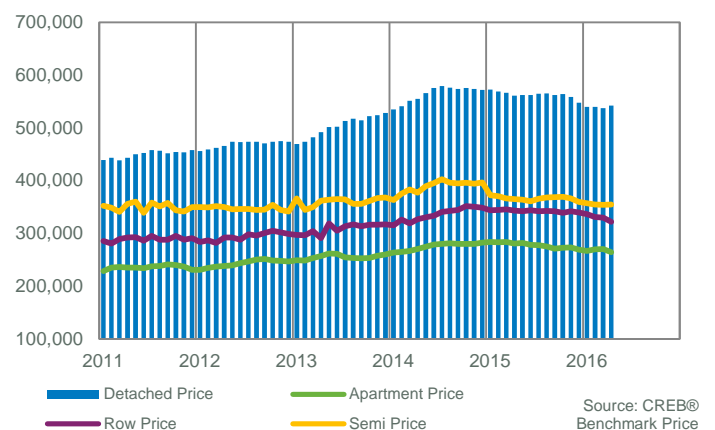
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

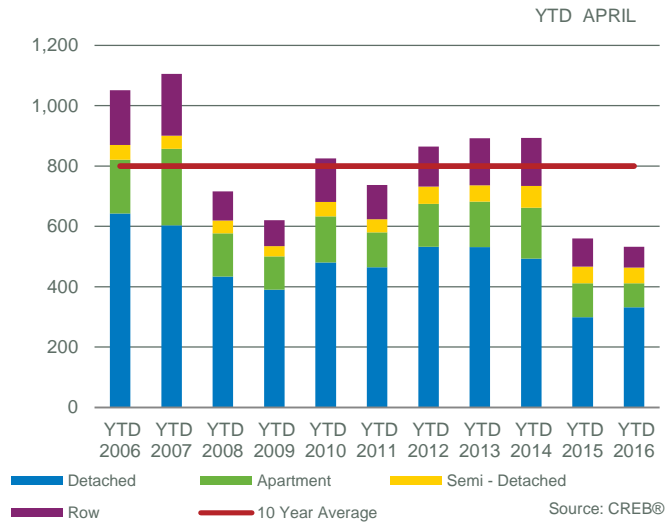


NORTHWEST PRICES

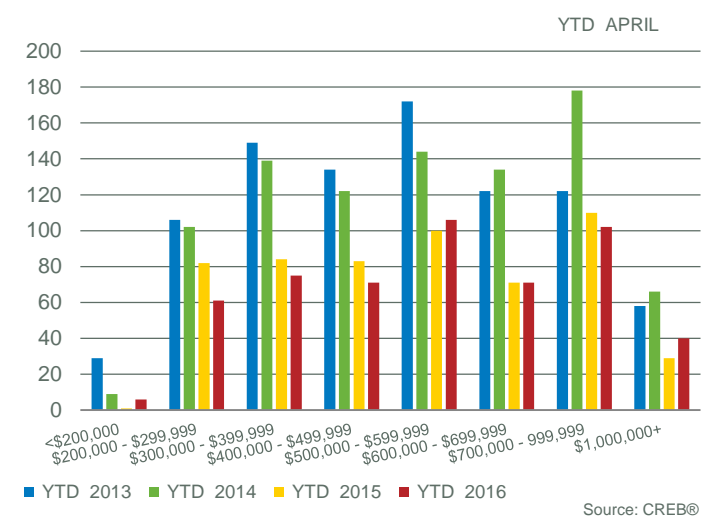


WEST

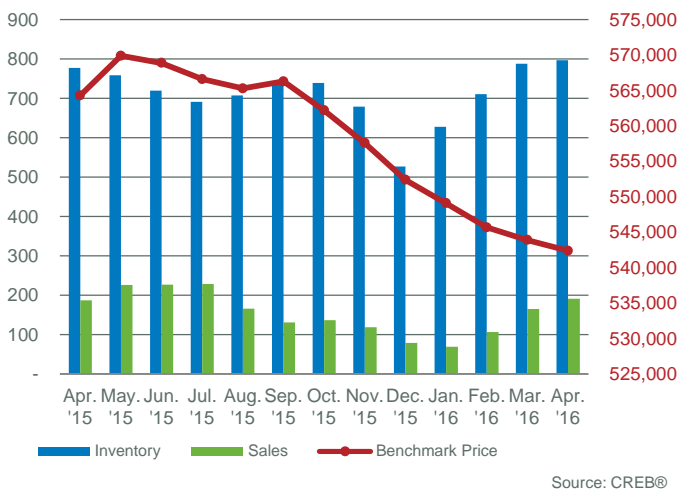
WEST TOTAL SALES



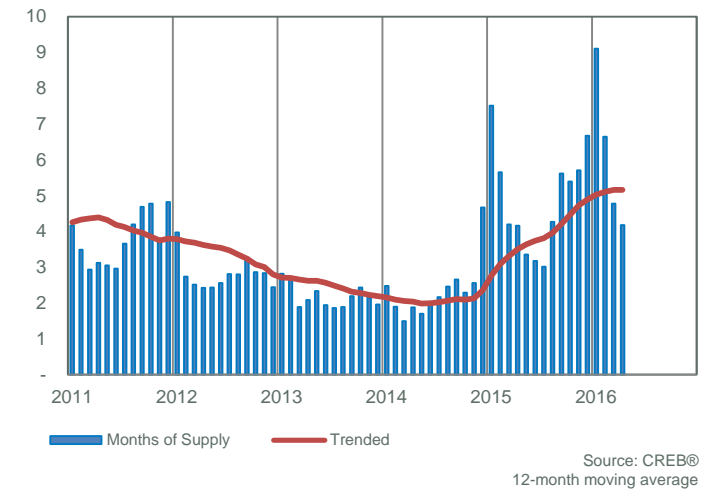
WEST TOTAL SALES BY PRICE RANGE



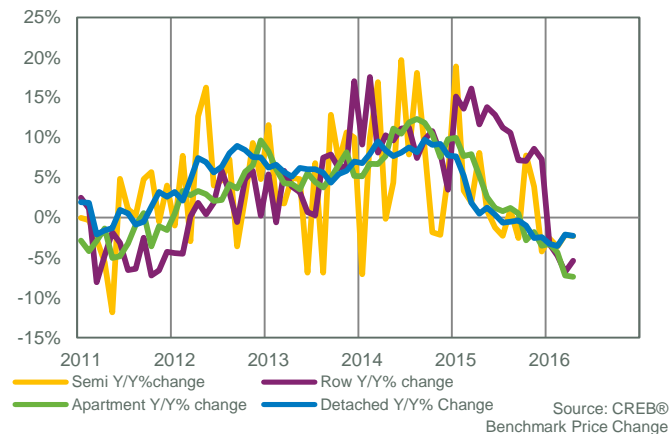
WEST INVENTORY AND SALES



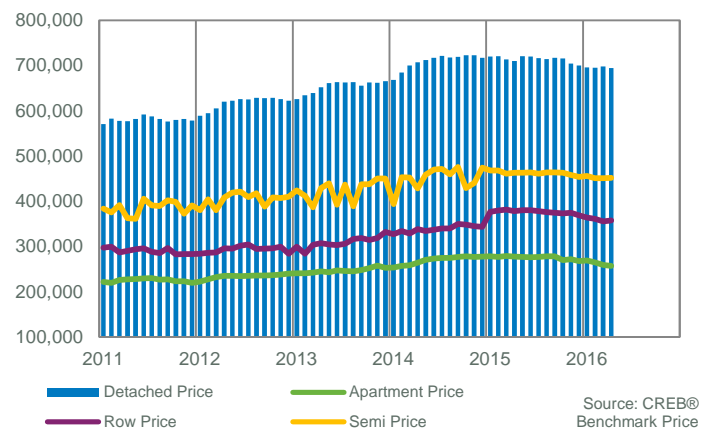
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

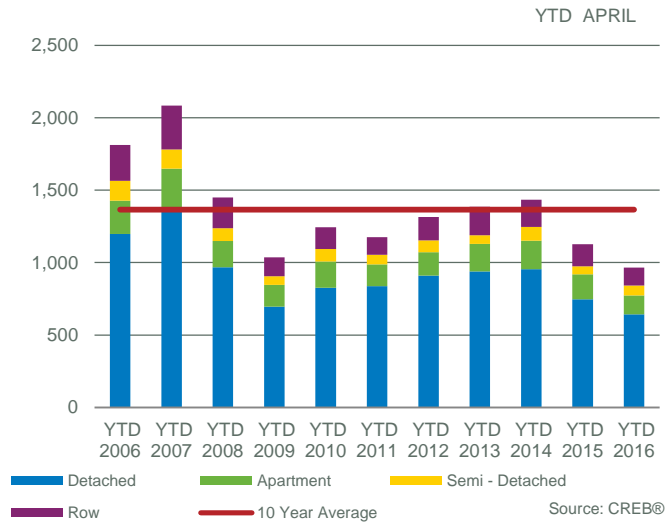


WEST PRICES

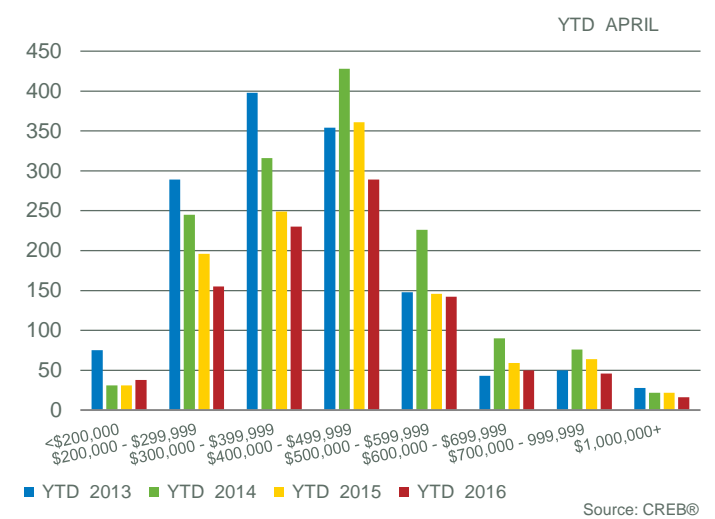


SOUTH

SOUTH TOTAL SALES



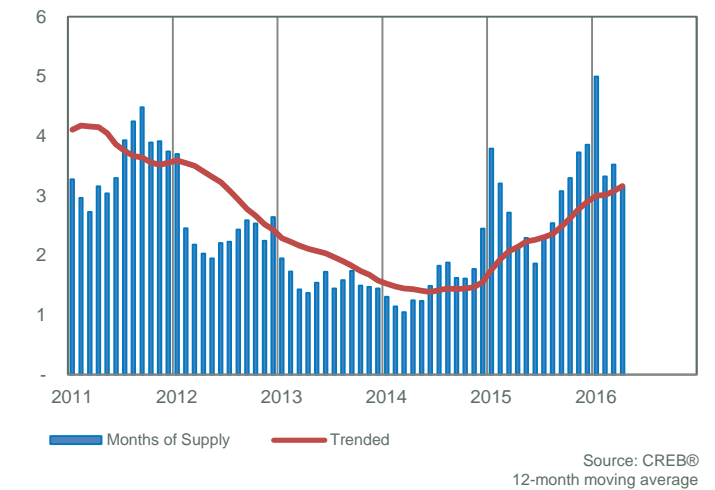
SOUTH TOTAL SALES BY PRICE RANGE



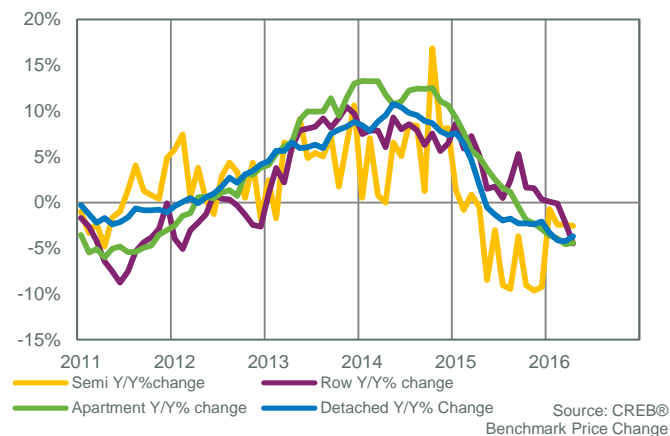
SOUTH INVENTORY AND SALES



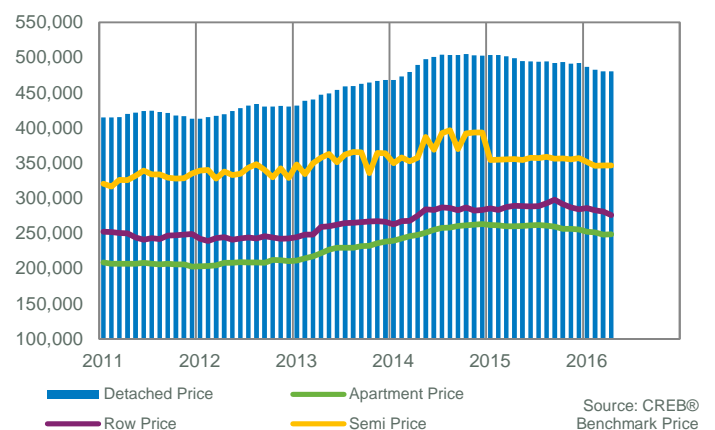
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

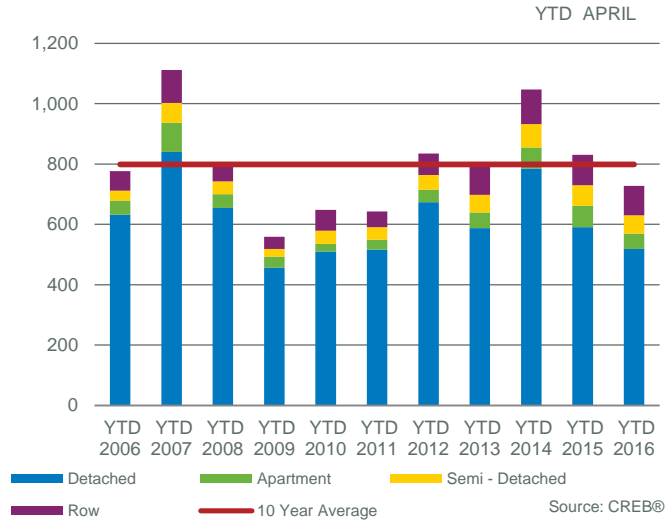


SOUTH PRICES

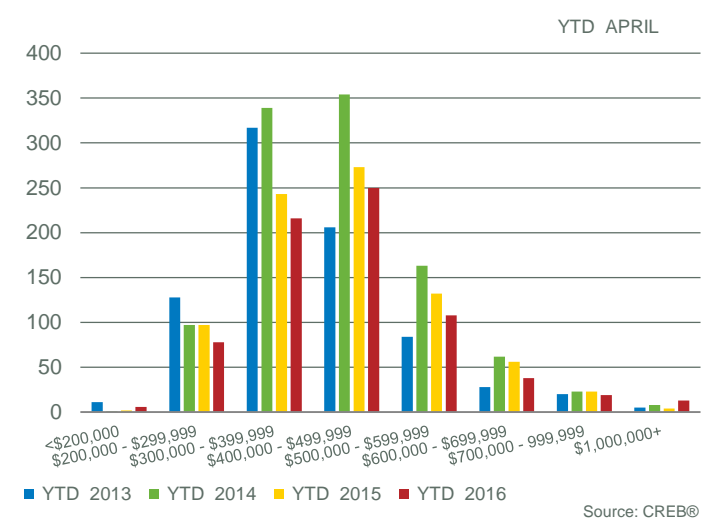


SOUTHEAST

SOUTHEAST TOTAL SALES



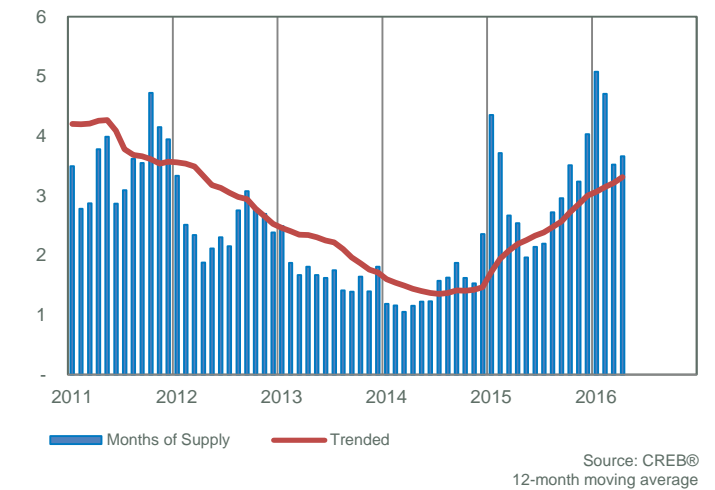
SOUTHEAST TOTAL SALES BY PRICE RANGE



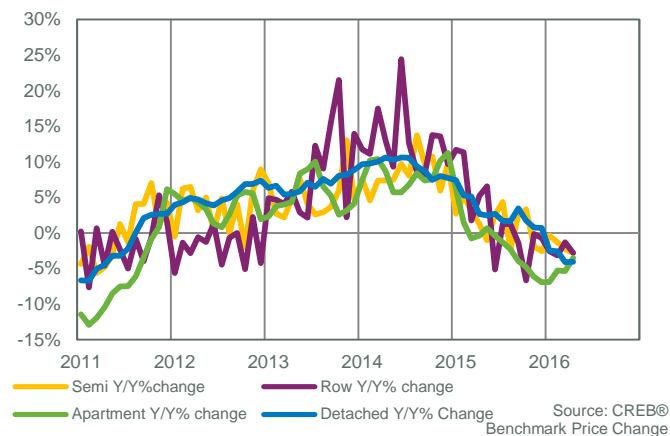
SOUTHEAST INVENTORY AND SALES



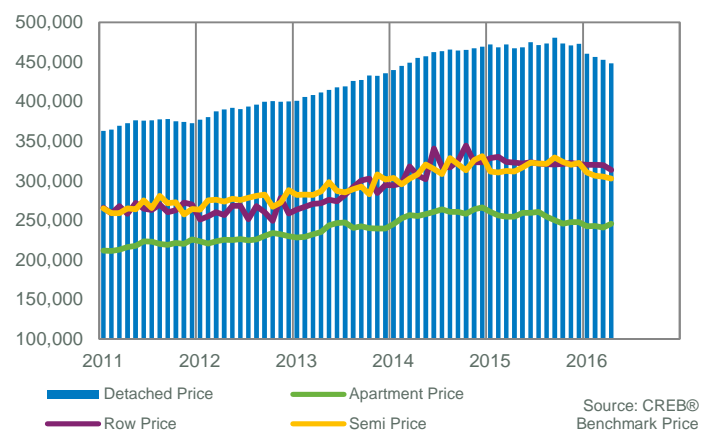
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

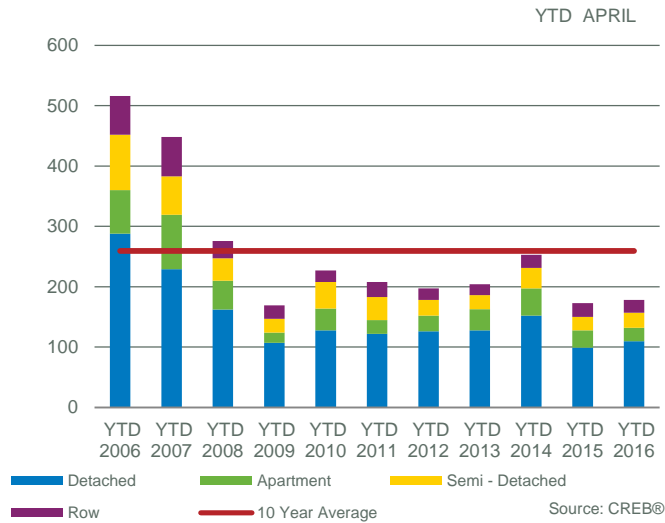


SOUTHEAST PRICES

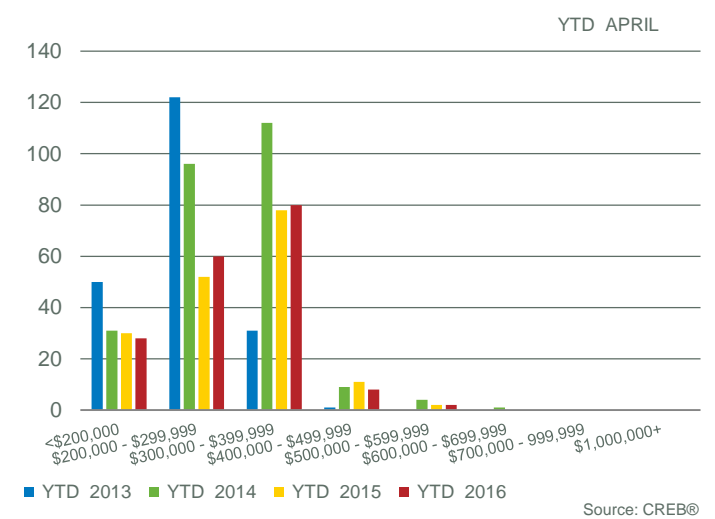


EAST

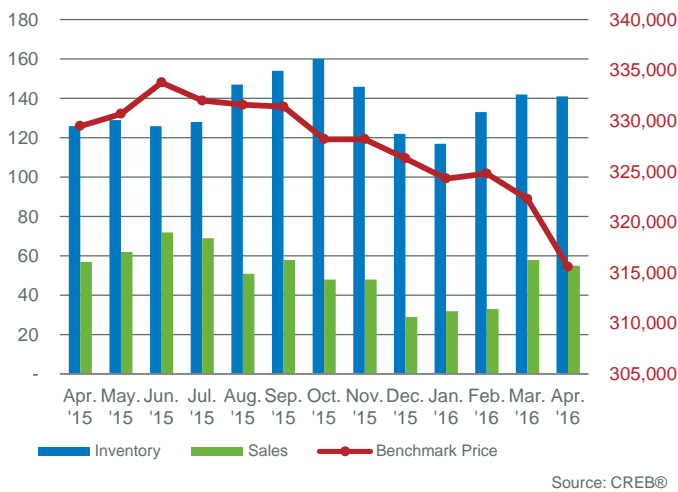
EAST TOTAL SALES



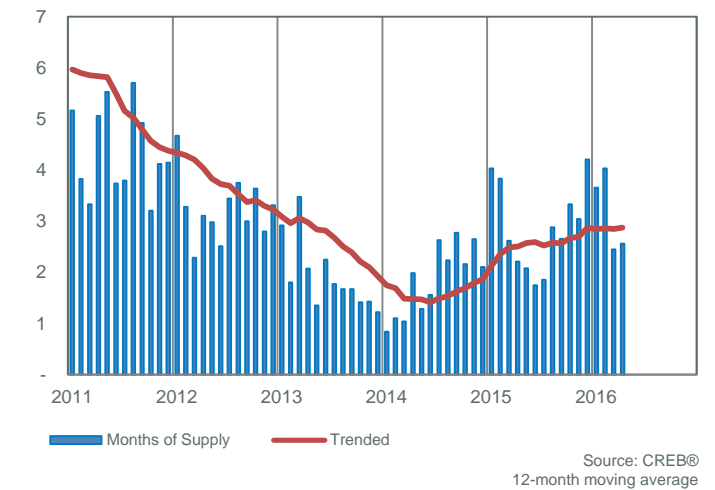
EAST TOTAL SALES BY PRICE RANGE



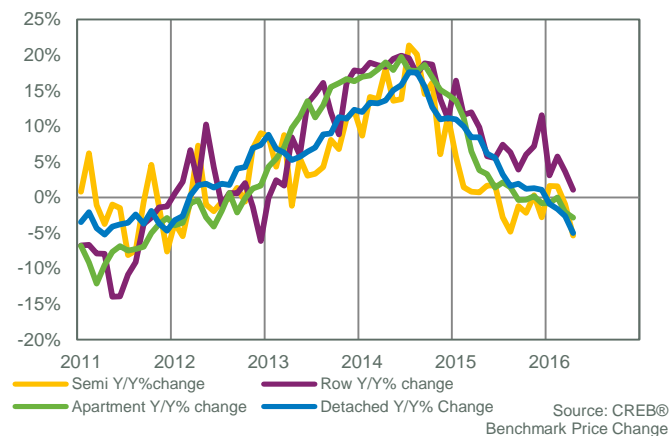
EAST INVENTORY AND SALES



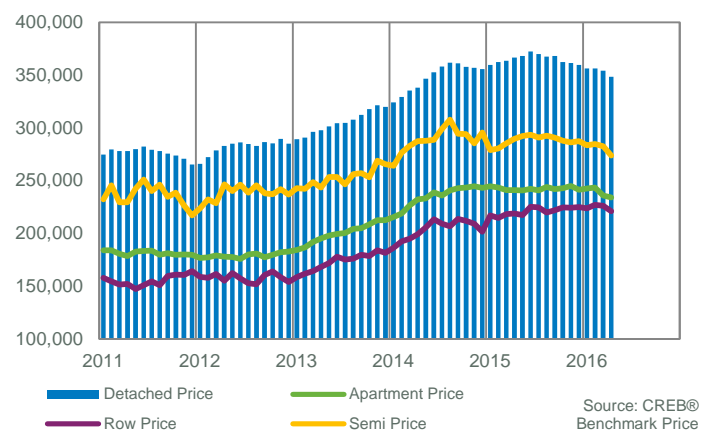
EAST MONTHS OF INVENTORY



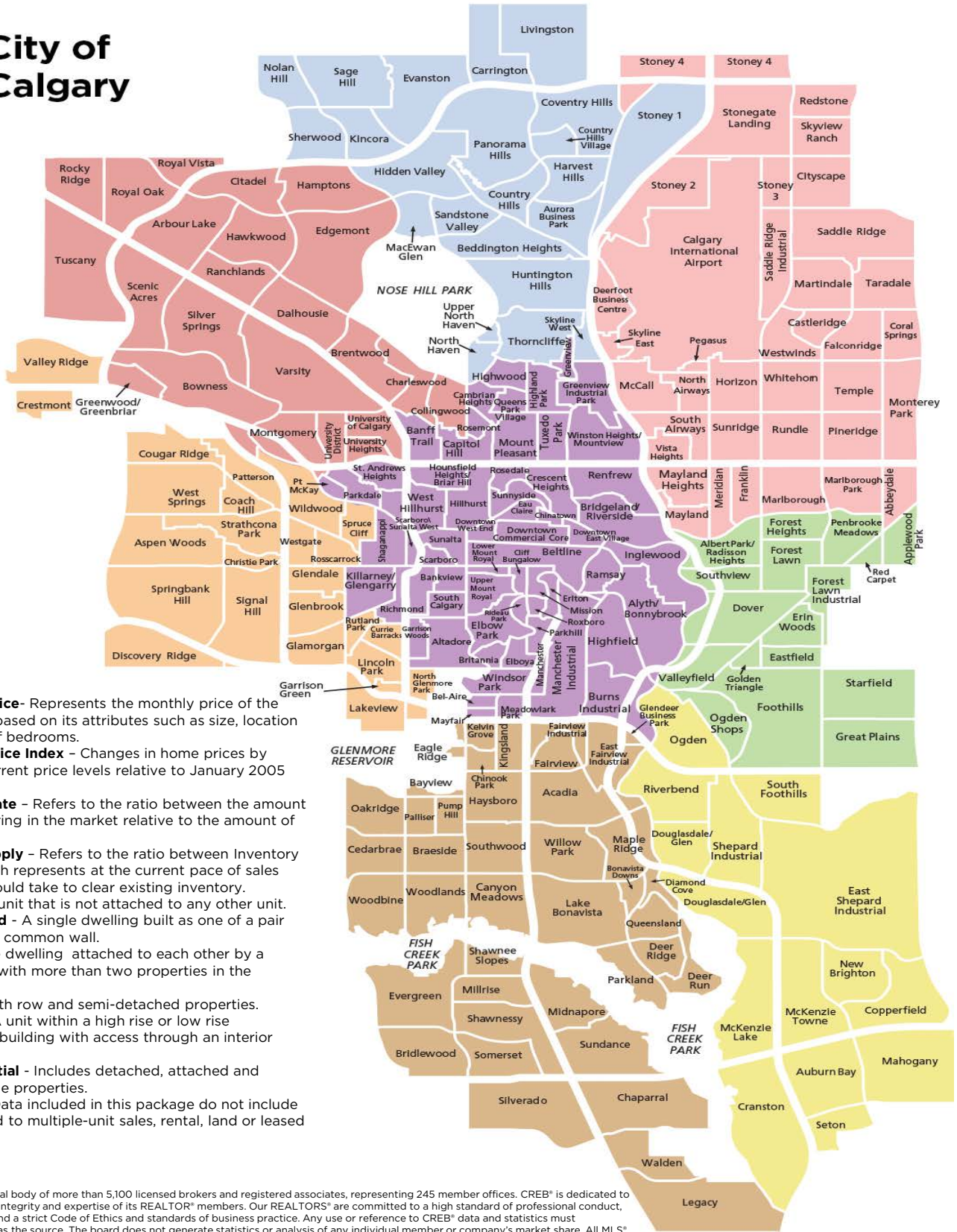
EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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