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MONTHLY STATISTICS PACKAGE

City of Calgary

September 2016



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Detached prices stabilize in soft market

City of Calgary, October 3, 2016 – The segment of Calgary’s housing market with the greatest influence on the overall market is showing signs of pricing stability. The detached benchmark price totaled \$503,400 in September, which is 3.3 per cent below last year, but the second consecutive month at this price level.

While overall economic conditions remain soft, for now the detached sector is demonstrating some steadiness in terms of pricing.

“The decline in demand has caused many to anticipate steeper price declines for detached homes,” said CREB® chief economist Ann-Marie Lurie. “That hasn’t happened in large part because detached supply levels haven’t climbed as sharply as many expected. There was a limited amount of supply in the overall market when this cycle began, and while levels did rise and remain somewhat elevated, they were well below previous highs.”

The level of detached new listings also eased compared to last year, helping push down year-over-year inventory levels for the second consecutive month.

“Consumers are really starting to come to terms with the current environment,” said CREB® president Cliff Stevenson. “Most sellers have adjusted their expectations at the same time that many buyers are realizing the prices are reacting very differently in different segments of the market. We’re just not seeing the price declines that buyers have been expecting in all segments of the market.”

Residential inventory levels totaled 5,877 in September, five per cent higher than last year, due to gains in both the apartment and attached sectors. City-wide months of supply neared four months, but ranged from a low of three months in the detached sector to a high of eight months in the apartment sector.

Sales were equally inconsistent, improving by four percent in the detached market while declining by 23 percent in the apartment sector. Nonetheless, in every category, sales activity year-to-date sales activity has declined over levels recorded last year and remains below long-term averages.

The resale apartment market has recorded large inventory gains and a sharp pull-back in sales. This, combined with additional competition from new builds, is resulting in steeper price adjustments in this sector.

Condominium apartment prices totaled \$274,700 in September, 0.1 per cent below last month and 6.8 per cent below last years’ price.

HOUSING MARKET FACTS

- Year-to-date sales totaled 14,072 units, 8.3 per cent below last year’s levels and 20 per cent below long-term averages;
- Apartment sales have declined by 19 per cent this year, while inventories have increased by 18 per cent on average;
- Average apartment benchmark prices have declined by 5.80 per cent this year in Calgary. However, the steepest declines were recorded in the west end district at 7.3 per cent;
- Like the other housing market sectors, detached home prices have declined in every district. However, the steepest declines have occurred in the City Centre and the South East;
- September inventories in the South East have risen to levels comparable with record highs. At the same time, new home supply levels have also increased, causing the steeper price declines when compared to some districts in the city;
- Detached sales in Calgary totaled 8,835 so far this year, which is 5.2 per cent below last year. Despite these aggregate declines, sales activity improved in the City Centre, North West and West areas of the city.

**See district map on last page.*

MONTHS OF SUPPLY



Source: CREB®

Sep. 2016

	Sep-15	Sep-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	906	945	4.30%	9,316	8,835	-5.16%
Total Sales Volume	\$475,638,046	\$533,770,552	12.22%	\$5,030,936,734	\$4,841,594,157	-3.76%
New Listings	1,768	1,660	-6.11%	15,898	15,012	-5.57%
Inventory	3,029	2,823	-6.80%	2,884	2,889	0.17%
Months of Supply	3.34	2.99	-10.65%	2.79	2.94	5.62%
Sales to New Listings Ratio	51.24%	56.93%	5.68%	58.60%	58.85%	0.25%
Sales to List Price Ratio	97.60%	97.32%	-0.28%	97.51%	97.06%	-0.45%
Days on Market	37	42	11.51%	37	42	13.51%
Benchmark Price	\$520,500	\$503,400	-3.29%	\$519,933	\$503,122	-3.23%
Median Price	\$475,000	\$490,000	3.16%	\$482,000	\$480,000	-0.41%
Average Price	\$524,987	\$564,837	7.59%	\$540,032	\$548,002	1.48%
Index	213	206	-3.28%	213	206	-3.24%
APARTMENT						
Total Sales	259	200	-22.78%	2,644	2,136	-19.21%
Total Sales Volume	\$76,837,666	\$60,640,362	-21.08%	\$819,025,375	\$664,665,737	-18.85%
New Listings	657	637	-3.04%	5,594	5,742	2.65%
Inventory	1,293	1,651	27.69%	1,291	1,522	17.95%
Months of Supply	4.99	8.26	65.36%	4.39	6.41	46.00%
Sales to New Listings Ratio	39.42%	31.40%	-8.02%	47.26%	37.20%	-10.07%
Sales to List Price Ratio	96.60%	96.23%	-0.37%	97.01%	96.42%	-0.60%
Days on Market	49	56	15.02%	47	56	19.15%
Benchmark Price	\$294,600	\$274,700	-6.75%	\$296,344	\$279,156	-5.80%
Median Price	\$265,000	\$280,000	5.66%	\$272,250	\$272,248	0.00%
Average Price	\$296,671	\$303,202	2.20%	\$309,768	\$311,173	0.45%
Index	202	188	-6.75%	203	191	-5.80%
ATTACHED						
Total Sales	284	338	19.01%	3,315	3,032	-8.54%
Total Sales Volume	\$112,115,002	\$134,471,629	19.94%	\$1,352,834,950	\$1,219,379,999	-9.86%
New Listings	670	680	1.49%	6,019	6,184	2.74%
Inventory	1,277	1,403	9.87%	1,175	1,424	21.15%
Months of Supply	4.50	4.15	-7.69%	3.19	4.23	32.46%
Sales to New Listings Ratio	42.39%	49.71%	7.32%	55.08%	49.03%	-6.05%
Sales to List Price Ratio	97.57%	96.99%	-0.58%	97.65%	97.10%	-0.55%
Days on Market	41	52	25.98%	42	49	16.67%
Benchmark Price	\$348,300	\$331,600	-4.79%	\$347,767	\$334,100	-3.93%
Median Price	\$340,750	\$340,000	-0.22%	\$349,900	\$343,000	-1.97%
Average Price	\$394,771	\$397,845	0.78%	\$408,095	\$402,170	-1.45%
Index	207	197	-4.79%	206	198	-3.93%
CITY OF CALGARY						
Total Sales	1,458	1,488	2.06%	15,349	14,072	-8.32%
Total Sales Volume	\$668,150,714	\$731,295,343	9.45%	\$7,231,126,858	\$6,746,424,310	-6.70%
New Listings	3,152	3,042	-3.49%	28,000	27,503	-1.78%
Inventory	5,599	5,877	4.97%	5,349	5,834	9.07%
Months of Supply	3.84	3.95	2.85%	3.14	3.73	18.97%
Sales to New Listings Ratio	46.26%	48.92%	2.66%	54.82%	51.17%	-3.65%
Sales to List Price Ratio	97.44%	97.12%	-0.33%	97.46%	96.98%	-0.48%
Days on Market	41	46	13.23%	40	45	12.50%
Benchmark Price	\$459,300	\$440,400	-4.11%	\$459,300	\$441,922	-3.78%
Median Price	\$425,000	\$433,750	2.06%	\$425,000	\$426,500	0.35%
Average Price	\$458,265	\$491,462	7.24%	\$471,114	\$479,422	1.76%
Index	211	202	-4.13%	211	203	-3.79%

For a list of definitions, see page 26.

Sep. 2016

	Sep-15	Sep-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	103	156	51.46%	1,346	1,348	0.15%
Total Sales Volume	\$52,583,029	\$75,057,807	42.74%	\$682,342,713	\$658,796,391	-3.45%
Share of Sales with Condo Title	10.68%	19.87%	9.19%	14.80%	16.31%	1.51%
New Listings	268	271	1.12%	2,542	2,504	-1.49%
Inventory	554	515	-7.04%	513	538	4.76%
Months of Supply	5.38	3.30	-38.62%	3.43	3.59	4.61%
Sales to New Listings Ratio	38.43%	57.56%	19.13%	52.95%	53.83%	0.88%
Sales to List Price Ratio	97.72%	96.96%	-0.76%	97.78%	97.11%	-0.67%
Days on Market	40	50	25.25%	41	45	9.76%
Benchmark Price	\$398,100	\$386,500	-2.91%	\$396,400	\$385,978	-2.63%
Median Price	\$432,500	\$407,000	-5.90%	\$410,000	\$395,000	-3.66%
Average Price	\$510,515	\$481,140	-5.75%	\$506,941	\$488,721	-3.59%
Index	207	201	-2.90%	206	201	-2.63%
CITY OF CALGARY ROW						
Total Sales	181	182	0.55%	1,966	1,684	-14.34%
Total Sales Volume	\$59,531,973	\$59,413,822	-0.20%	\$668,925,237	\$560,583,607	-16.20%
Share of Sales with Condo Title	95.03%	92.31%	-2.72%	96.51%	93.75%	-2.76%
New Listings	402	409	1.74%	3,473	3,680	5.96%
Inventory	722	888	22.99%	661	886	33.98%
Months of Supply	3.99	4.88	22.32%	3.03	4.73	56.41%
Sales to New Listings Ratio	45.02%	44.50%	-0.53%	56.61%	45.76%	-10.85%
Sales to List Price Ratio	97.43%	97.02%	-0.42%	97.52%	97.09%	-0.43%
Days on Market	41	53	27.35%	42	52	23.81%
Benchmark Price	\$329,800	\$311,100	-5.67%	\$329,800	\$314,856	-4.53%
Median Price	\$317,500	\$310,281	-2.27%	\$322,000	\$310,000	-3.73%
Average Price	\$328,906	\$326,450	-0.75%	\$340,247	\$332,888	-2.16%
Index	206	195	-5.67%	206	197	-4.53%
CITY OF CALGARY ATTACHED						
Total Sales	284	338	19.01%	3,315	3,032	-8.54%
Total Sales Volume	\$112,115,002	\$134,471,629	19.94%	\$1,352,834,950	\$1,219,379,999	-9.86%
Share of sales with condo title	64.44%	58.88%	-8.63%	63.52%	59.45%	-6.40%
New Listings	670	680	1.49%	6,019	6,184	2.74%
Inventory	1,277	1,403	9.87%	1,175	1,424	21.15%
Months of Supply	4.50	4.15	-7.69%	3.19	4.23	32.46%
Sales to New Listings Ratio	42.39%	49.71%	7.32%	55.08%	49.03%	-6.05%
Sales to List Price Ratio	97.57%	96.99%	-0.58%	97.65%	97.10%	-0.55%
Days on Market	41	52	25.98%	42	49	16.67%
Benchmark Price	\$348,300	\$331,600	-4.79%	\$347,767	\$334,100	-3.93%
Median Price	\$340,750	\$340,000	-0.22%	\$349,900	\$343,000	-1.97%
Average Price	\$394,771	\$397,845	0.78%	\$408,095	\$402,170	-1.45%
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For a list of definitions, see page 26.

September 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	96	193	49.74%	379	3.95	\$657,300	-2.58%	-0.54%
North East	107	191	56.02%	404	3.78	\$387,200	-4.51%	-0.18%
North	127	235	54.04%	378	2.98	\$447,000	-1.46%	0.34%
North West	145	218	66.51%	312	2.15	\$549,700	-2.26%	-0.18%
West	121	200	60.50%	342	2.83	\$701,600	-2.12%	-0.10%
South	175	343	51.02%	550	3.14	\$476,600	-3.13%	-0.10%
South East	144	227	63.44%	378	2.63	\$449,300	-6.49%	1.01%
East	30	53	56.60%	79	2.63	\$359,900	-2.23%	-0.22%
TOTAL CITY	945	1,660	56.93%	2,823	2.99	\$503,400	-3.29%	0.04%
Apartment								
City Centre	114	318	35.85%	804	7.05	\$300,900	-7.22%	-0.36%
North East	3	25	12.00%	81	27.00	\$256,800	-6.38%	0.39%
North	10	37	27.03%	73	7.30	\$237,700	-8.75%	-0.92%
North West	11	58	18.97%	147	13.36	\$261,000	-3.73%	-0.15%
West	17	64	26.56%	163	9.59	\$254,100	-8.73%	0.67%
South	26	77	33.77%	224	8.62	\$241,900	-6.75%	0.12%
South East	16	46	34.78%	107	6.69	\$246,800	-1.28%	0.69%
East	3	12	25.00%	50	16.67	\$227,700	-5.91%	-0.09%
TOTAL CITY	200	637	31.40%	1,651	8.26	\$274,700	-6.75%	-0.07%
Semi-detached								
City Centre	40	89	44.94%	197	4.93	\$699,100	-1.66%	-0.27%
North East	22	33	66.67%	54	2.45	\$304,300	-4.34%	-0.26%
North	15	25	60.00%	31	2.07	\$325,600	-3.04%	-0.15%
North West	12	22	54.55%	46	3.83	\$367,300	-0.38%	0.88%
West	22	27	81.48%	54	2.45	\$455,800	-1.64%	-0.48%
South	13	29	44.83%	60	4.62	\$340,100	-4.49%	-0.93%
South East	24	31	77.42%	43	1.79	\$305,300	-7.23%	1.23%
East	8	15	53.33%	30	3.75	\$278,900	-4.06%	-1.06%
TOTAL CITY	156	271	57.56%	515	3.30	\$386,500	-2.91%	-0.15%
Row								
City Centre	30	80	37.50%	197	6.57	\$462,300	-4.68%	1.23%
North East	24	45	53.33%	89	3.71	\$222,600	-4.34%	-0.63%
North	26	41	63.41%	102	3.92	\$276,700	-6.93%	1.24%
North West	22	50	44.00%	92	4.18	\$316,800	-7.34%	-0.78%
West	20	51	39.22%	121	6.05	\$353,400	-5.63%	-0.37%
South	26	72	36.11%	144	5.54	\$276,300	-7.19%	1.17%
South East	28	60	46.67%	121	4.32	\$311,200	-2.81%	0.03%
East	6	10	60.00%	22	3.67	\$211,400	-4.73%	-0.56%
TOTAL CITY	182	409	44.50%	888	4.88	\$311,100	-5.67%	0.35%

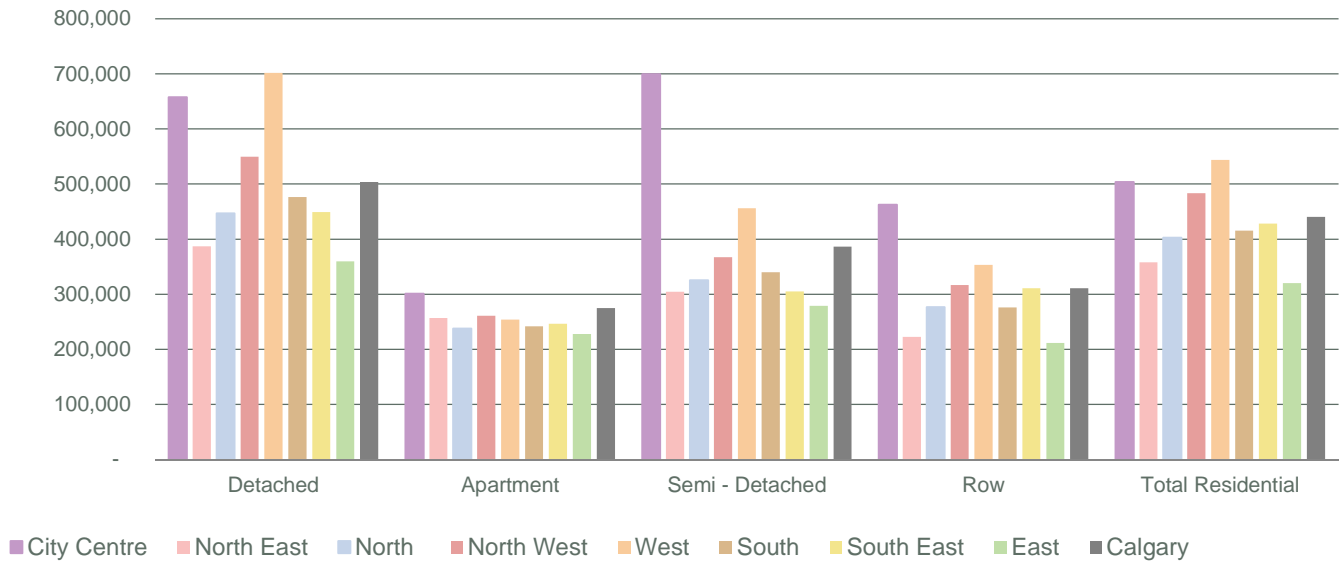
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

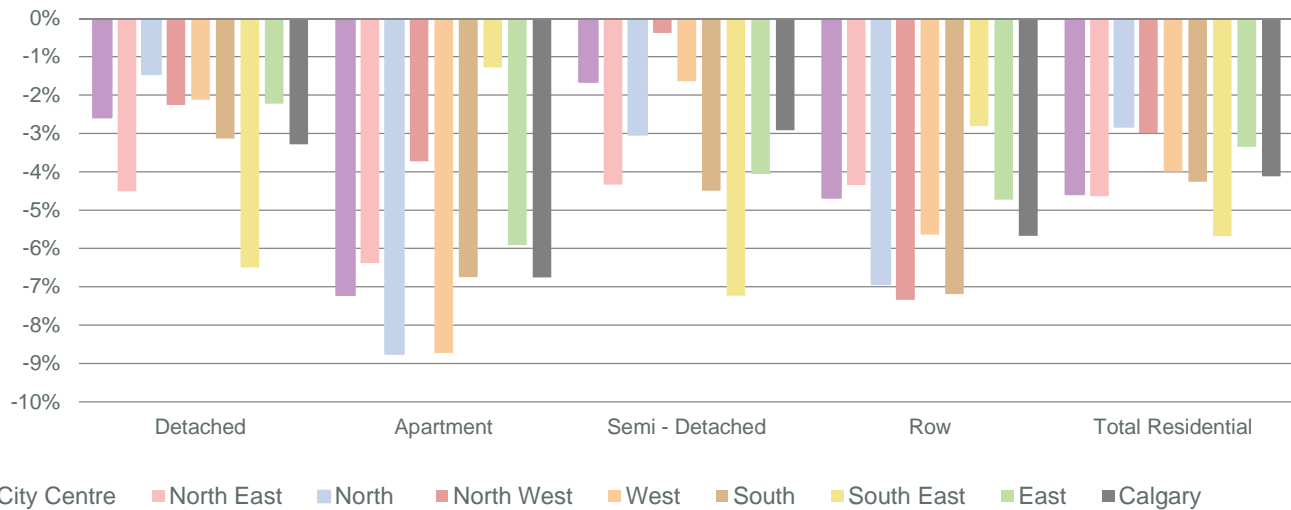


BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER



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

Sep. 2016

TOTAL SALES

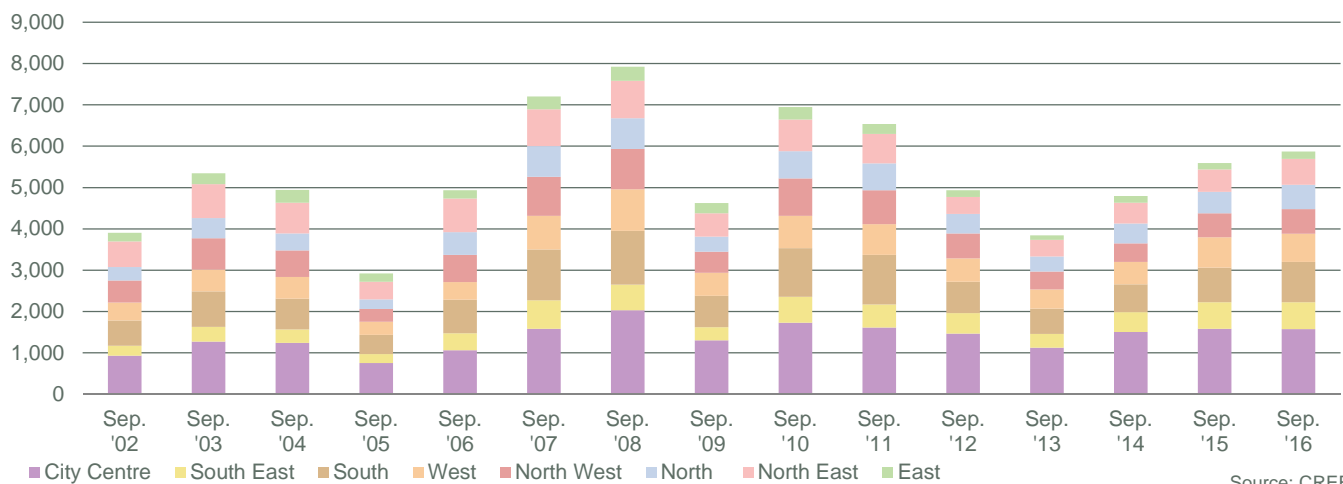
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

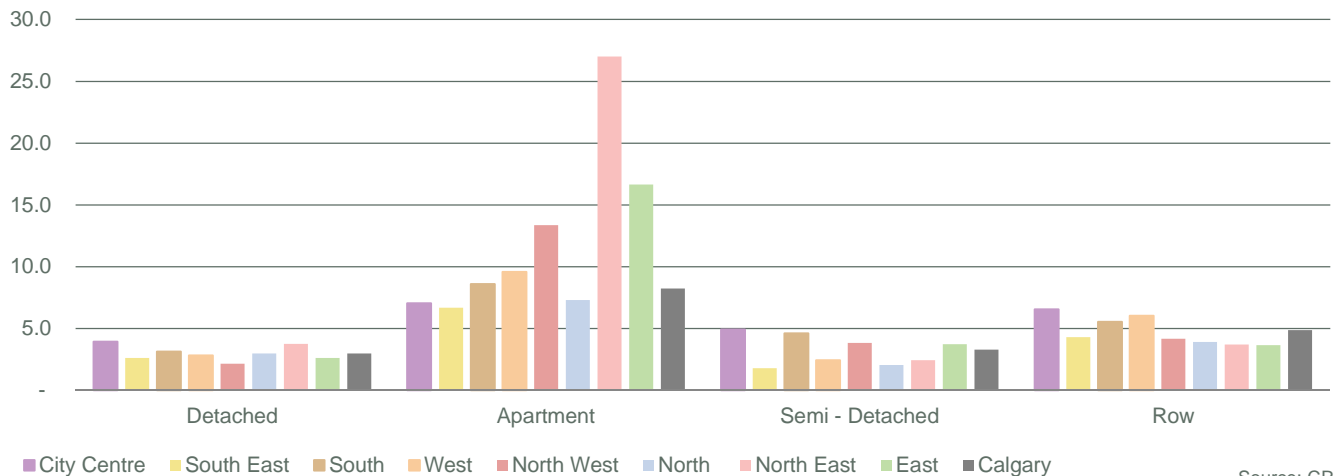
SEPTEMBER



Source: CREB®

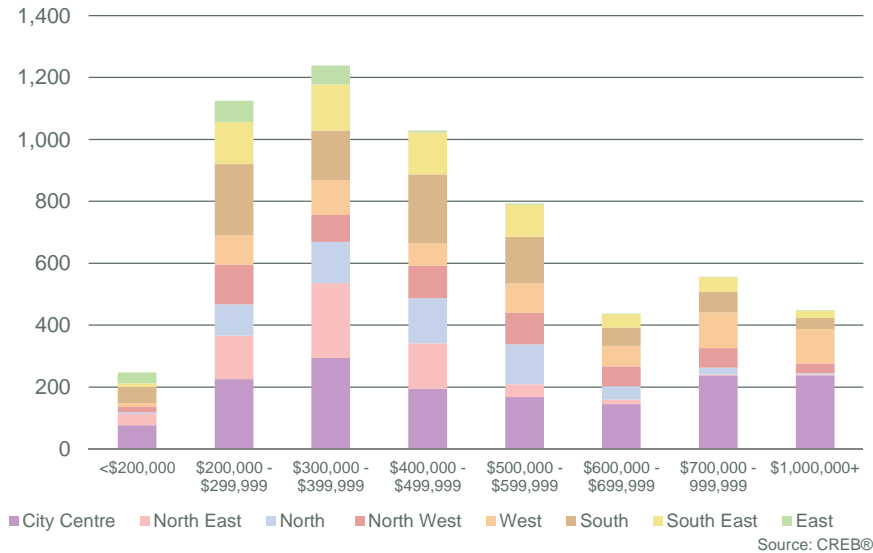
MONTHS OF SUPPLY

SEPTEMBER

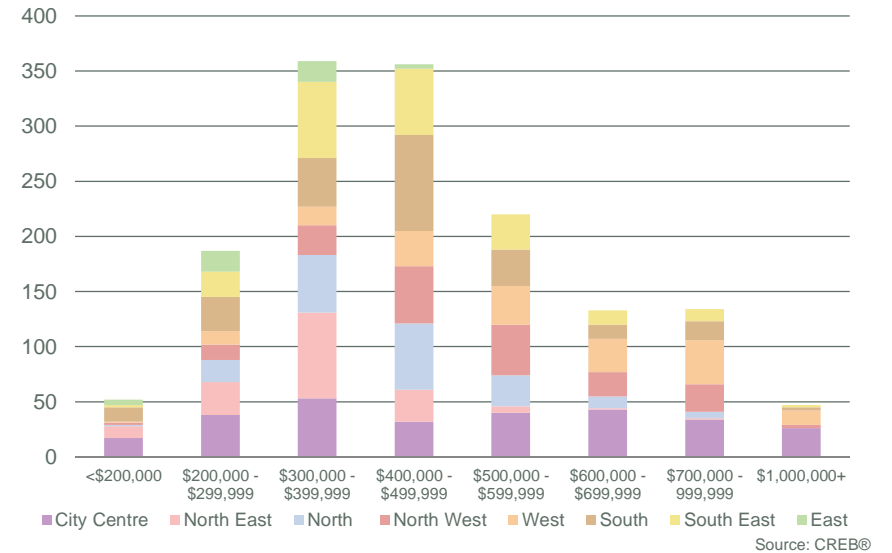


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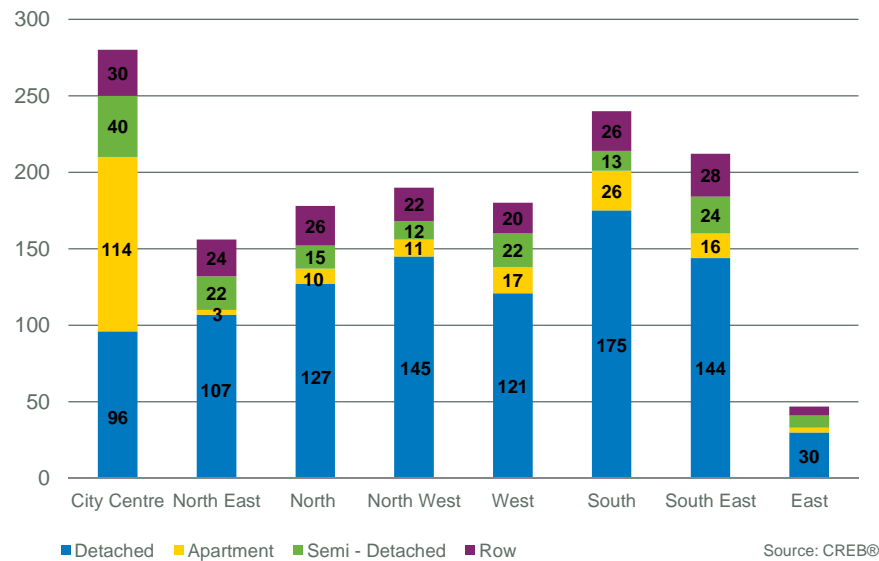
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



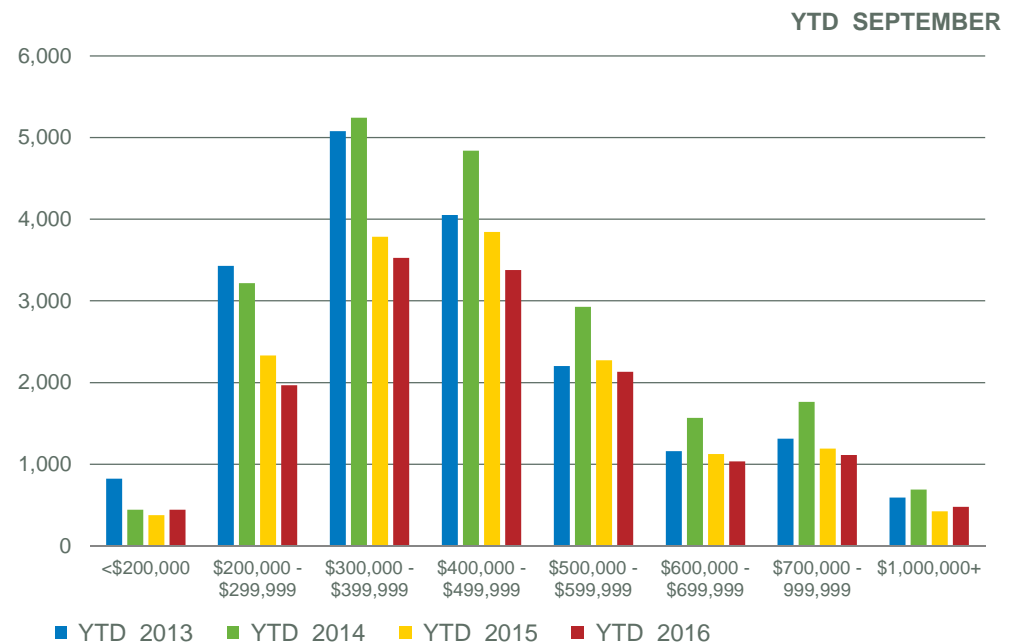
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	886	1,213	1,782	1,974	2,196	2,193	2,000	1,647	1,458	1,428	1,270	893
New Listings	3,337	2,979	3,198	3,118	3,220	3,177	3,037	2,782	3,152	2,761	2,229	1,529
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	42	35	39	40	41	41	41	40	41	41	45	50
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	420,500	420,000	420,000	417,500	432,500	430,000	435,000	422,000	425,000	418,650	410,000	407,500
Average Price	460,363	460,680	473,621	468,508	478,932	482,718	475,161	465,575	458,265	456,490	462,294	465,185
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	773	1,141	1,598	1,773	1,929	2,039	1,754	1,577	1,488			
New Listings	2,819	2,968	3,286	3,289	3,374	3,145	2,755	2,825	3,042			
Inventory	5,023	5,683	6,102	6,251	6,178	6,003	5,710	5,682	5,877			
Days on Market	53	44	43	46	42	48	47	47	46			
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400	440,000	440,200	440,400			
Median Price	406,250	420,000	422,000	430,000	432,500	430,000	429,000	418,000	433,750			
Average Price	454,165	473,040	466,761	476,217	491,390	484,640	484,880	474,035	491,462			
Index	206	204	203	202	202	202	202	202	202			

	Sep-15	Sep-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	2	1	27	25
\$100,000 - \$199,999	40	51	347	419
\$200,000 - \$299,999	235	187	2,330	1,965
\$300,000 - \$349,999	142	167	1,650	1,555
\$350,000 - \$399,999	197	192	2,137	1,970
\$400,000 - \$449,999	220	200	2,129	1,914
\$450,000 - \$499,999	170	156	1,715	1,464
\$500,000 - \$549,999	131	127	1,290	1,209
\$550,000 - \$599,999	94	93	983	924
\$600,000 - \$649,999	60	75	641	566
\$650,000 - \$699,999	36	58	484	470
\$700,000 - \$799,999	54	72	660	588
\$800,000 - \$899,999	33	38	347	341
\$900,000 - \$999,999	15	24	184	185
\$1,000,000 - \$1,249,999	15	20	212	213
\$1,250,000 - \$1,499,999	6	8	93	112
\$1,500,000 - \$1,749,999	2	6	50	69
\$1,750,000 - \$1,999,999	4	2	31	32
\$2,000,000 - \$2,499,999	1	7	19	30
\$2,500,000 - \$2,999,999	-	1	10	12
\$3,000,000 - \$3,499,999	-	2	3	4
\$3,500,000 - \$3,999,999	1	-	5	2
\$4,000,000 +	-	1	1	3
	1,458	1,488	15,348	14,072

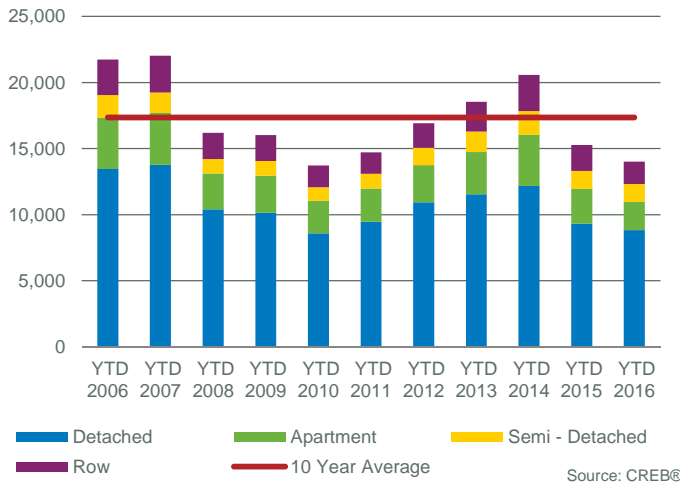
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

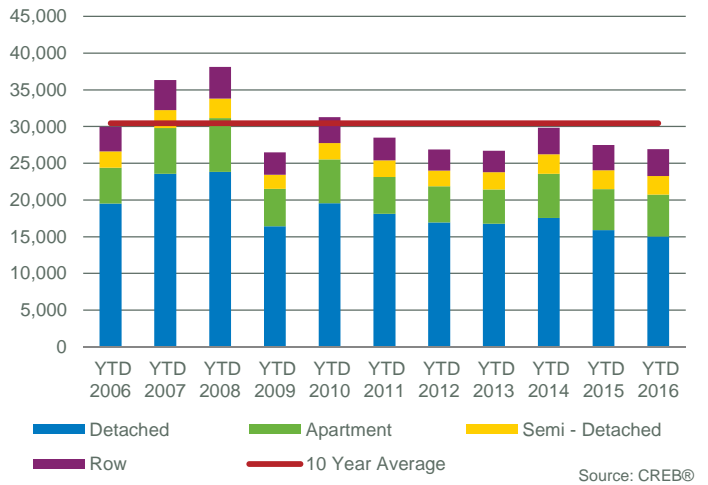
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER

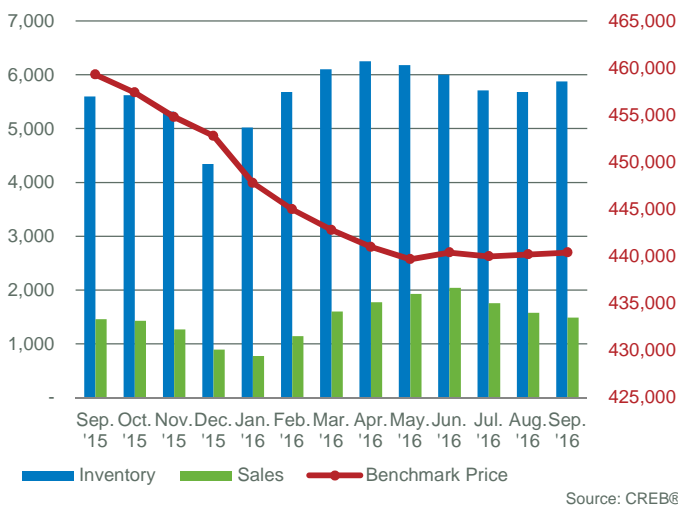


CITY OF CALGARY TOTAL NEW LISTINGS

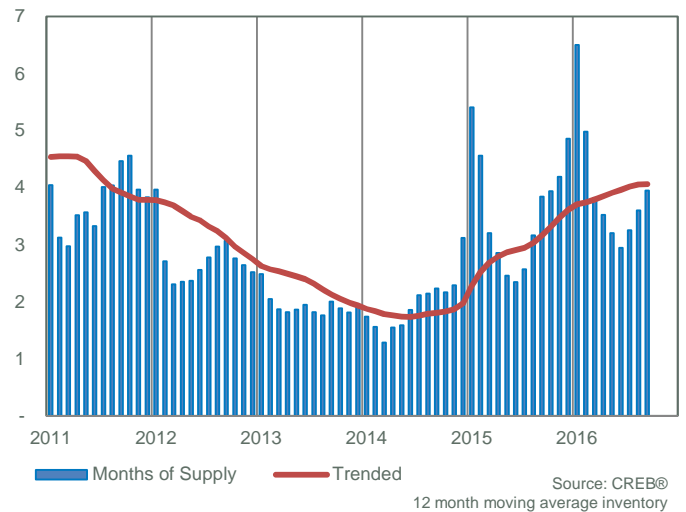
YTD SEPTEMBER



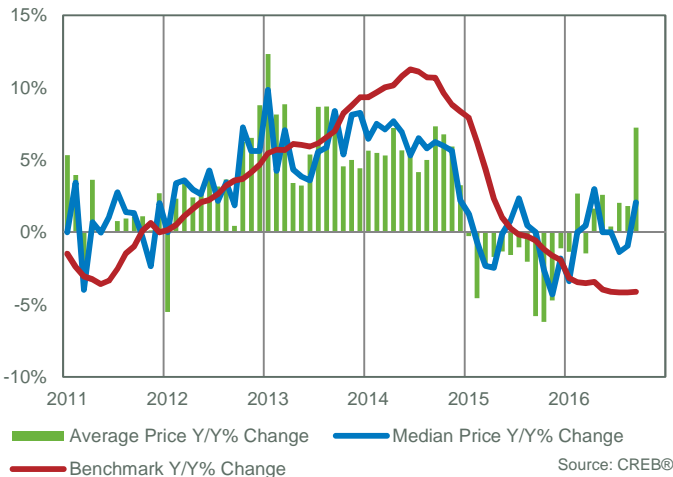
CITY OF CALGARY TOTAL INVENTORY AND SALES



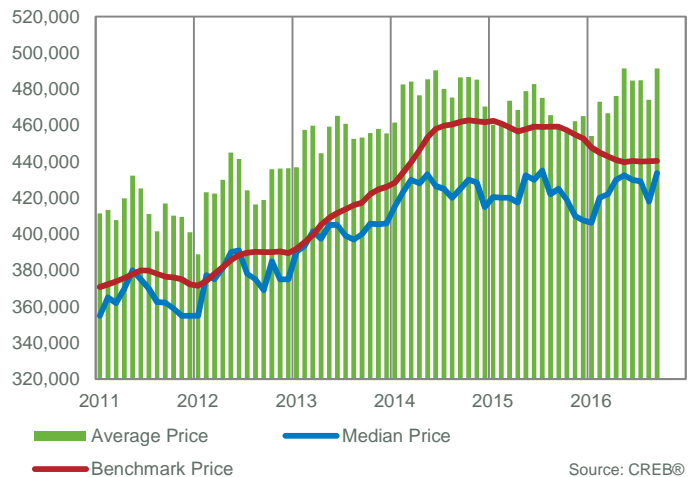
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



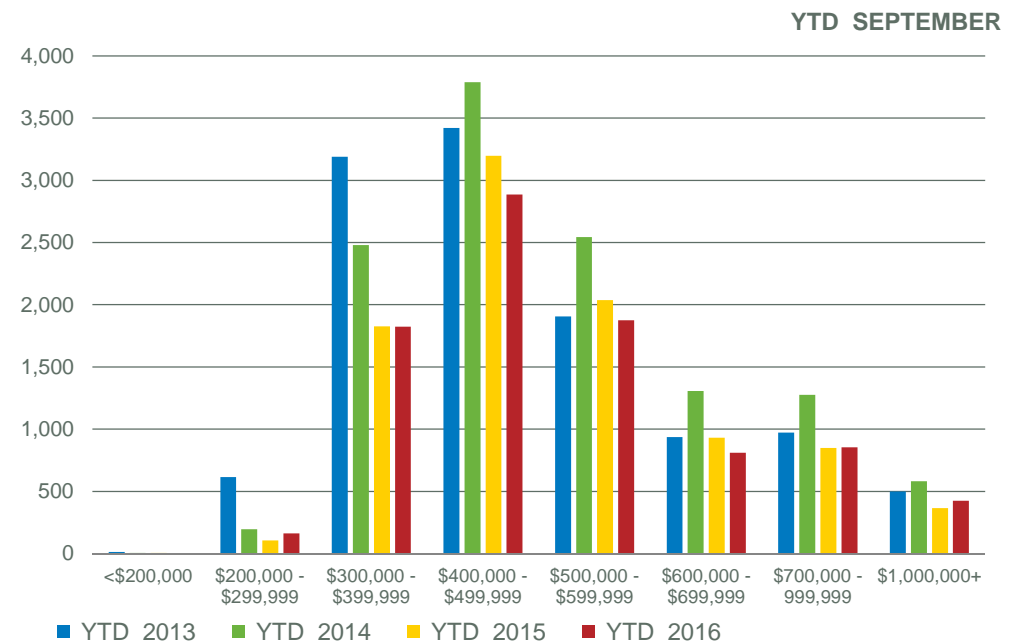
CITY OF CALGARY TOTAL PRICES



	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	1,005	1,136	1,214	1,283	1,110	983	945			
New Listings	1,487	1,611	1,818	1,820	1,850	1,749	1,488	1,529	1,660			
Inventory	2,537	2,953	3,093	3,138	3,040	2,939	2,745	2,729	2,823			
Days on Market	49	38	41	44	39	41	43	41	42			
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400	502,300	503,200	503,400			
Median Price	458,750	467,500	480,000	483,750	489,450	489,500	480,000	467,500	490,000			
Average Price	526,408	541,979	538,481	541,278	559,169	558,305	542,226	543,085	564,837			
Index	208	207	206	206	205	206	206	206	206			

	Sep-15	Sep-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	11	15	106	163
\$300,000 - \$399,999	50	59	513	536
\$350,000 - \$399,999	125	127	1,312	1,288
\$400,000 - \$449,999	187	163	1,764	1,602
\$450,000 - \$499,999	152	133	1,433	1,283
\$500,000 - \$549,999	117	110	1,145	1,070
\$550,000 - \$599,999	83	90	892	806
\$600,000 - \$649,999	51	60	545	458
\$650,000 - \$699,999	27	35	387	352
\$700,000 - \$799,999	40	57	468	431
\$800,000 - \$899,999	27	33	253	274
\$900,000 - \$999,999	11	22	128	148
\$1,000,000 - \$1,249,999	12	15	181	180
\$1,250,000 - \$1,499,999	6	7	81	104
\$1,500,000 - \$1,749,999	2	6	45	66
\$1,750,000 - \$1,999,999	3	2	27	29
\$2,000,000 - \$2,499,999	1	7	18	27
\$2,500,000 - \$2,999,999	-	1	8	11
\$3,000,000 - \$3,499,999	-	2	3	4
\$3,500,000 - \$3,999,999	1	-	2	2
\$4,000,000 +	-	1	1	1
	906	945	9,316	8,835

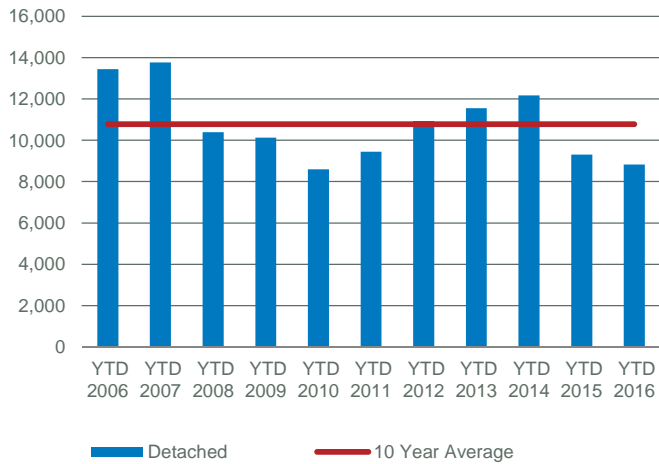
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

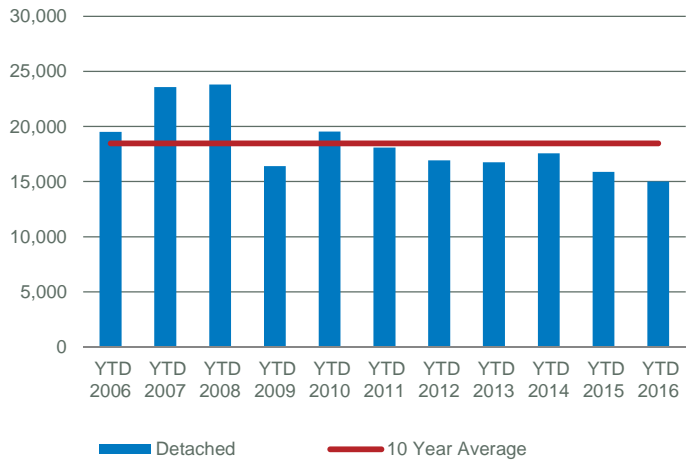
YTD SEPTEMBER



Source: CREB®

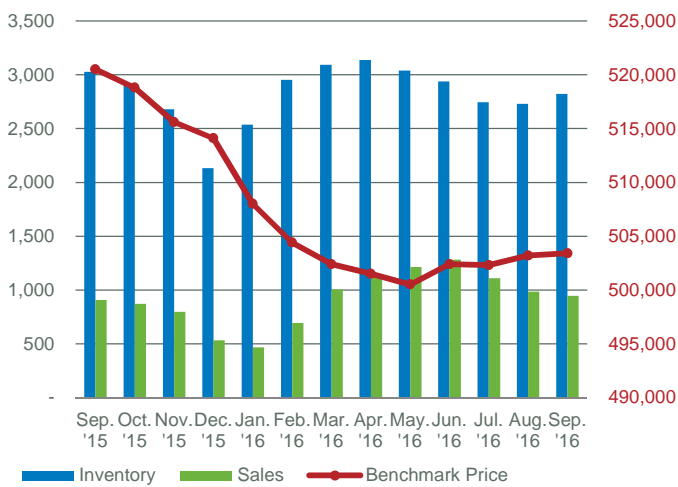
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



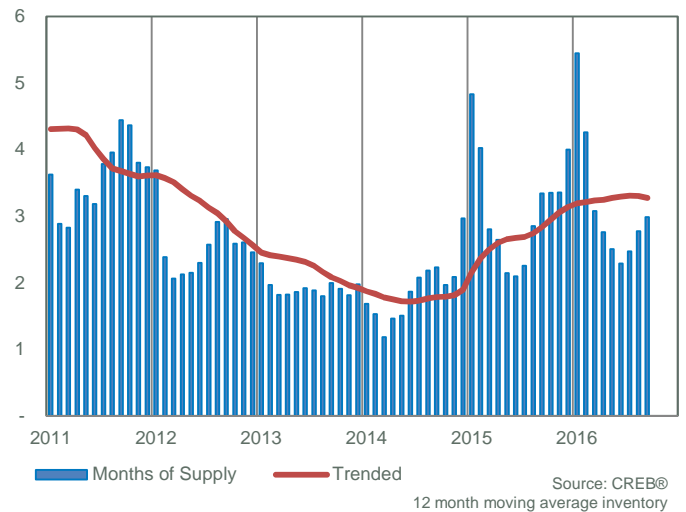
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



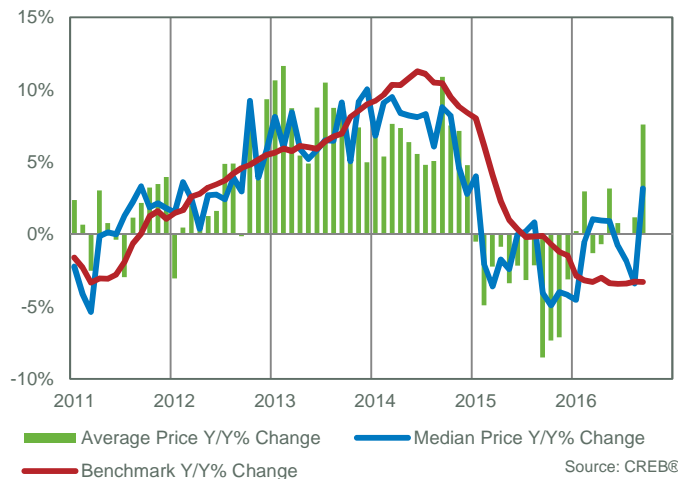
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



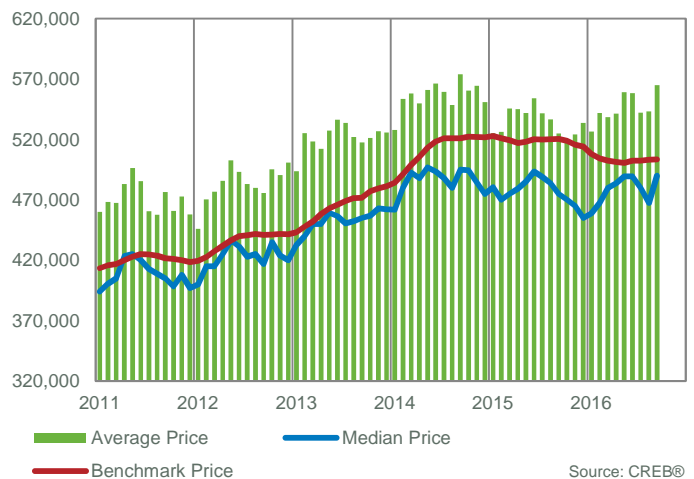
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

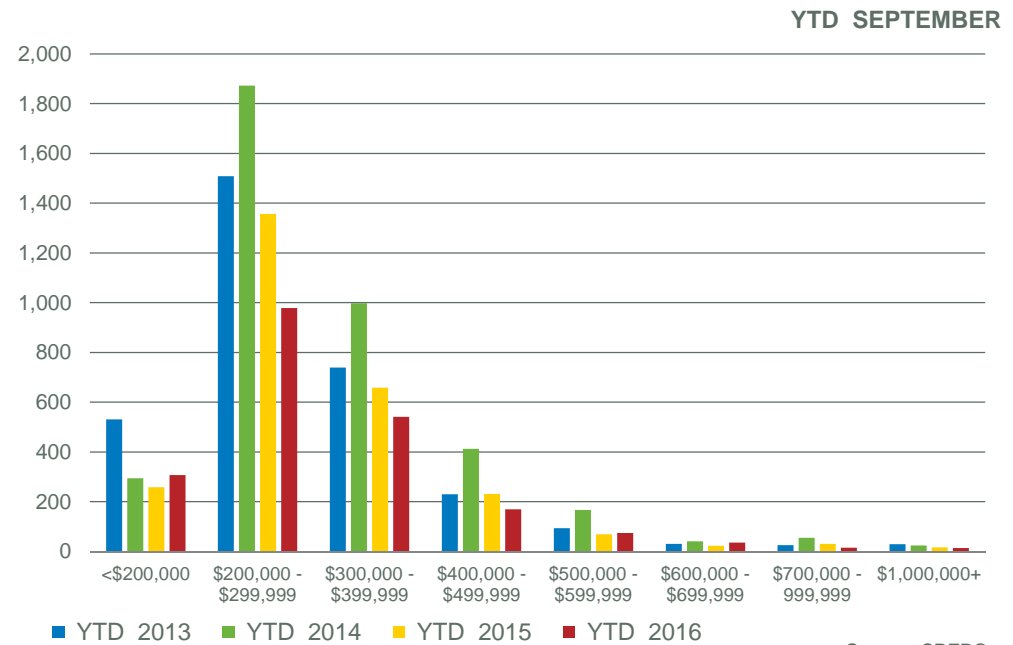


Source: CREB®

	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	306,007	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	257	273	276	311	255	267	200			
New Listings	598	637	680	666	685	605	617	617	637			
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,557	1,577	1,651			
Days on Market	59	50	48	54	49	71	56	60	56			
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200	277,000	274,900	274,700			
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000			
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842	303,202			
Index	194	194	192	192	191	190	190	188	188			

	Sep-15	Sep-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	25	34	256	307
\$200,000 - \$299,999	149	78	1,357	979
\$300,000 - \$349,999	29	35	409	332
\$350,000 - \$399,999	25	18	249	209
\$400,000 - \$449,999	14	13	134	103
\$450,000 - \$499,999	7	7	97	67
\$500,000 - \$549,999	1	7	43	45
\$550,000 - \$599,999	6	-	26	29
\$600,000 - \$649,999	-	4	17	21
\$650,000 - \$699,999	-	3	6	15
\$700,000 - \$799,999	-	1	15	8
\$800,000 - \$899,999	1	-	10	4
\$900,000 - \$999,999	-	-	6	3
\$1,000,000 - \$1,249,999	1	-	7	3
\$1,250,000 - \$1,499,999	-	-	1	4
\$1,500,000 - \$1,749,999	-	-	2	-
\$1,750,000 - \$1,999,999	1	-	3	2
\$2,000,000 - \$2,499,999	-	-	-	2
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	3	-
\$4,000,000 +	-	-	-	2
	259	200	2,644	2,136

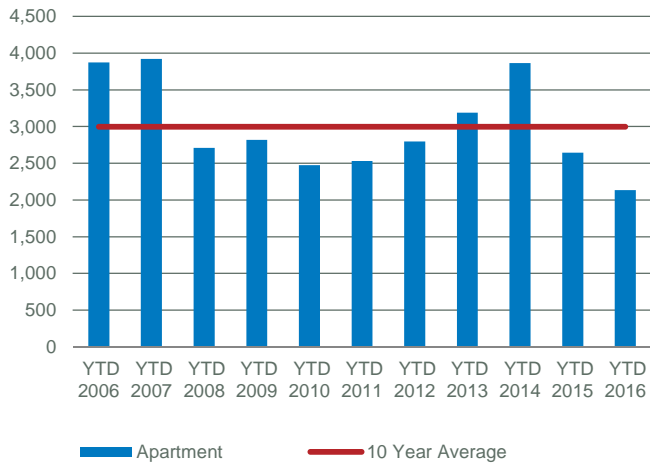
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

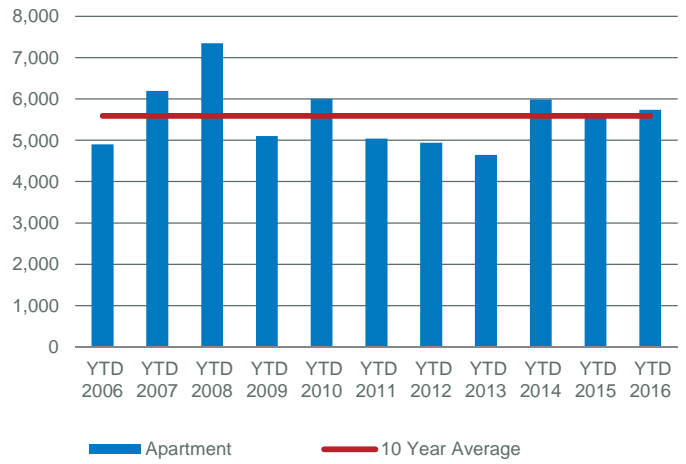
YTD SEPTEMBER



Source: CREB®

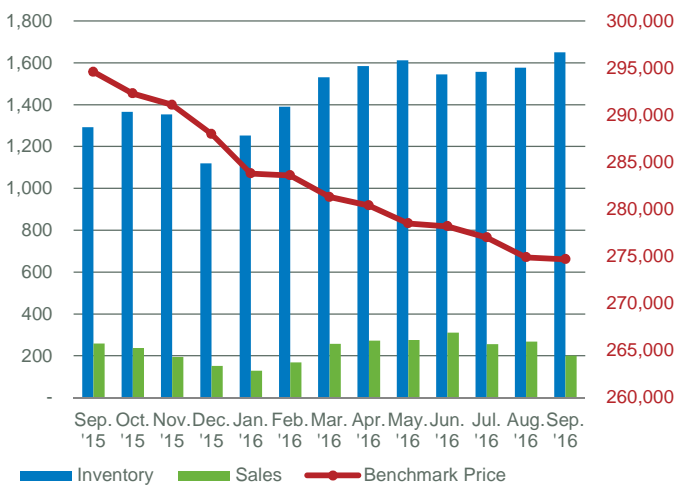
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



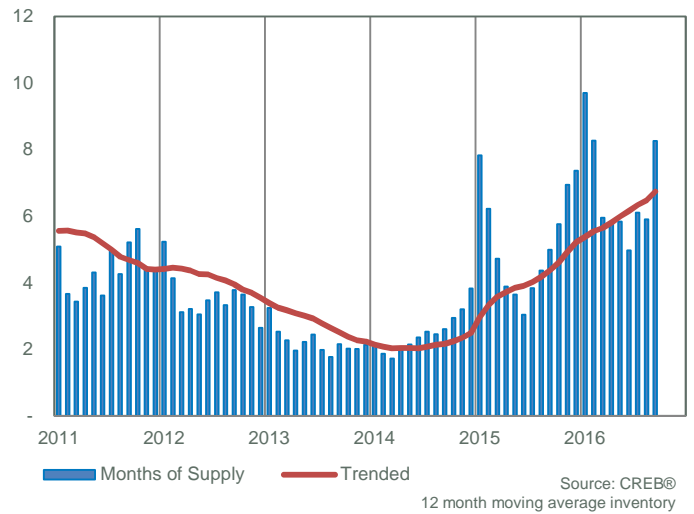
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



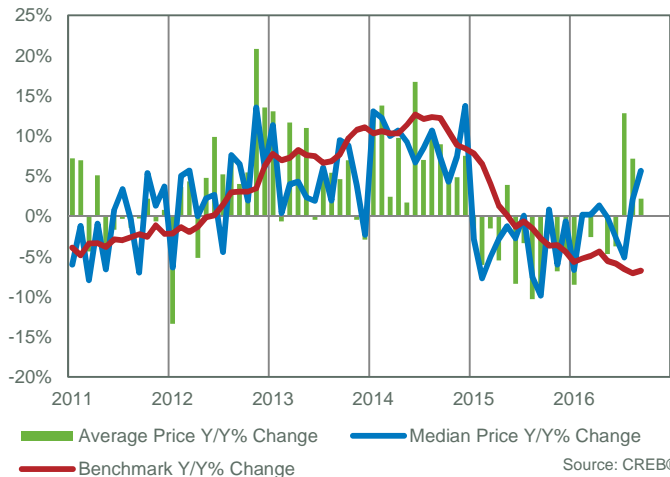
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



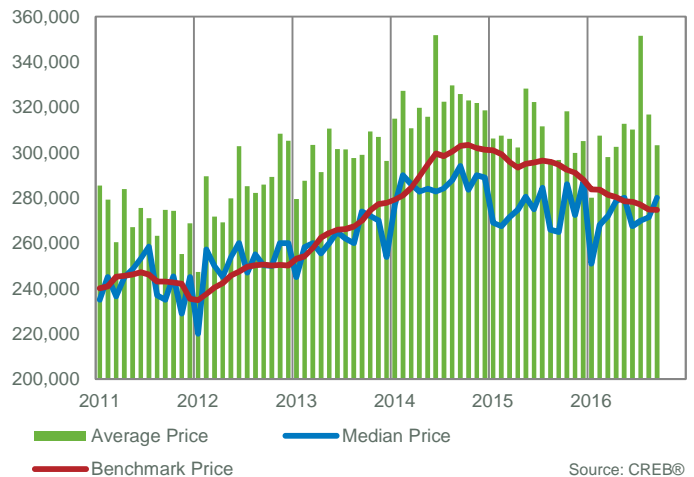
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



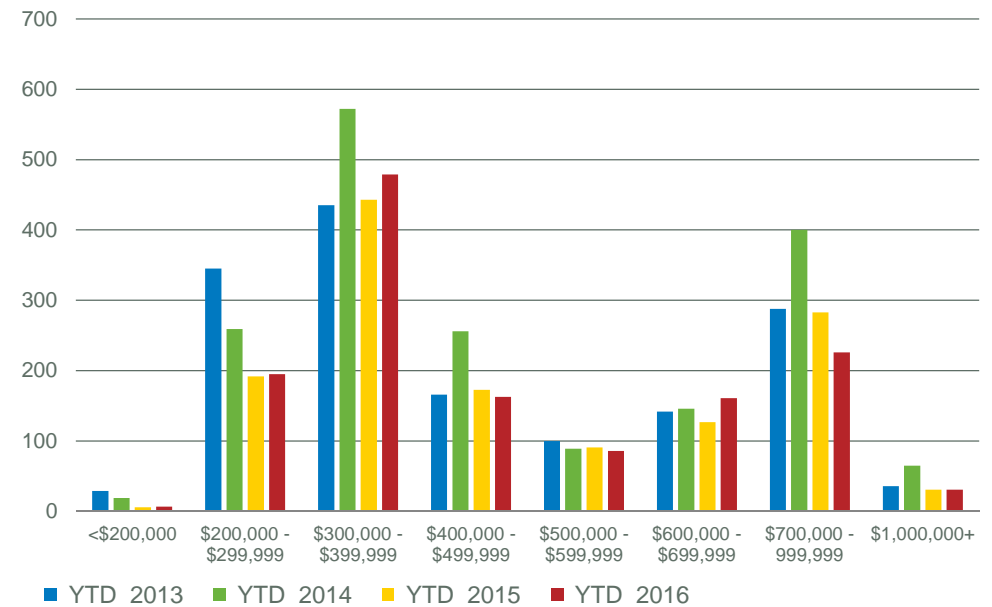
Source: CREB®

	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	190	185	180	138	156			
New Listings	268	283	289	306	297	291	261	238	271			
Inventory	501	552	579	586	545	534	522	505	515			
Days on Market	44	47	37	50	41	46	45	47	50			
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600	385,200	387,100	386,500			
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	407,000			
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	481,140			
Index	203	201	200	199	199	200	200	201	201			

	Sep-15	Sep-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	6	7
\$200,000 - \$299,999	16	25	192	195
\$300,000 - \$349,999	11	32	188	230
\$350,000 - \$399,999	19	19	255	249
\$400,000 - \$449,999	7	15	100	98
\$450,000 - \$499,999	3	8	73	65
\$500,000 - \$549,999	9	5	52	37
\$550,000 - \$599,999	1	1	39	49
\$600,000 - \$649,999	7	9	52	69
\$650,000 - \$699,999	8	17	75	92
\$700,000 - \$799,999	13	13	165	135
\$800,000 - \$899,999	5	4	77	59
\$900,000 - \$999,999	2	2	41	32
\$1,000,000 - \$1,249,999	2	5	22	29
\$1,250,000 - \$1,499,999	-	-	8	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	103	156	1,346	1,348

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

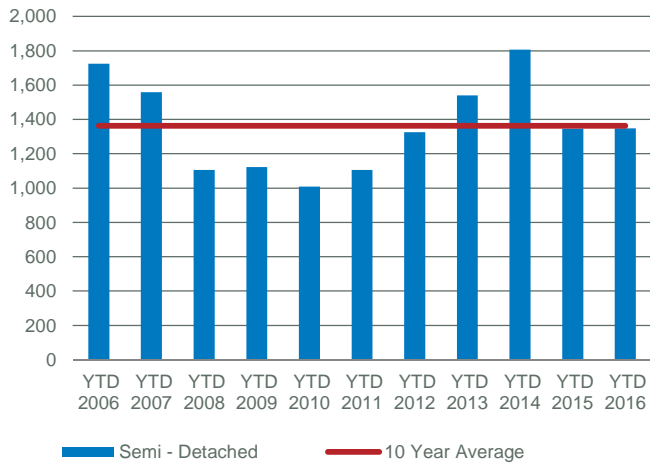
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

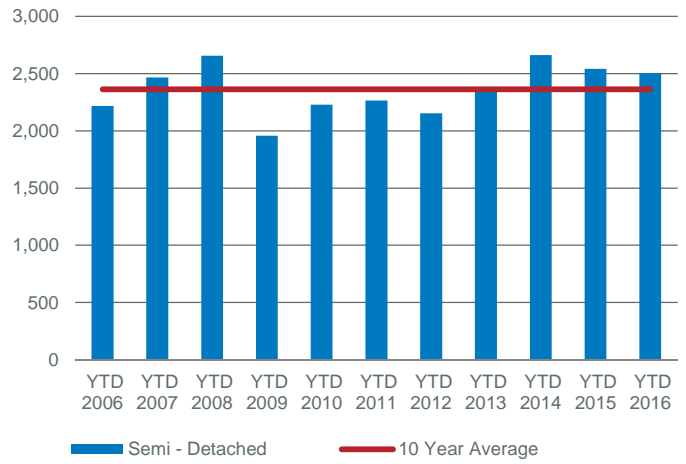
YTD SEPTEMBER



Source: CREB®

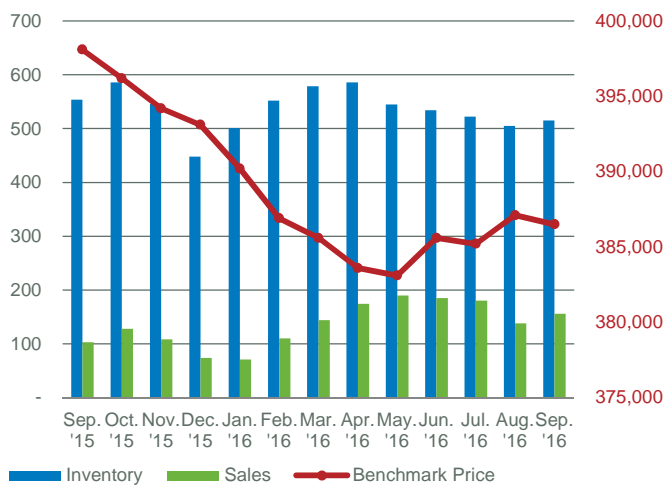
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



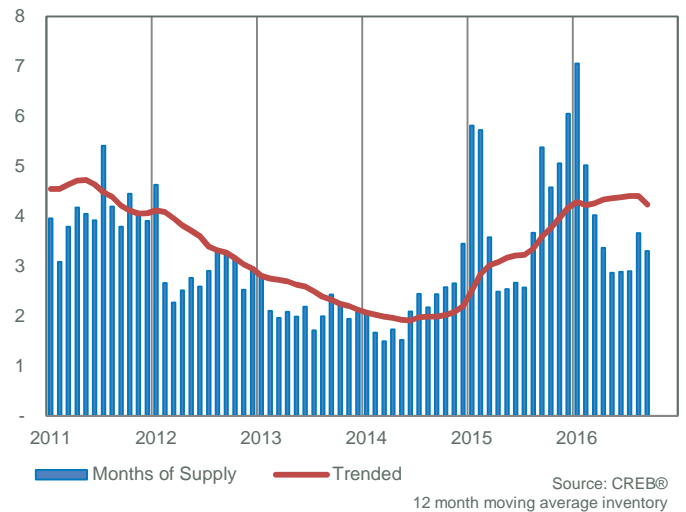
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



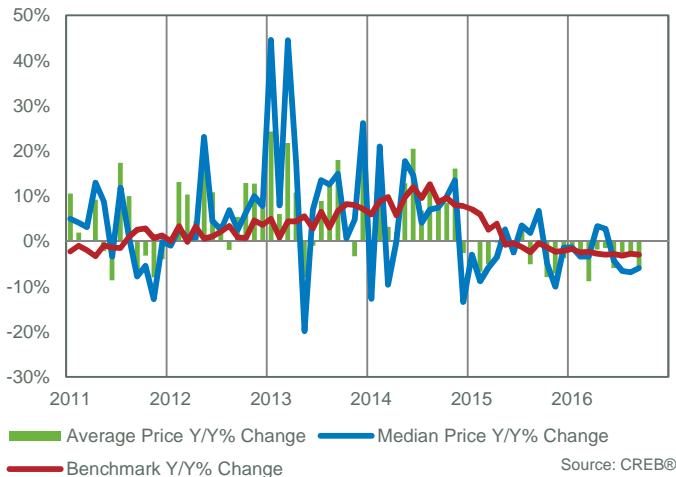
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



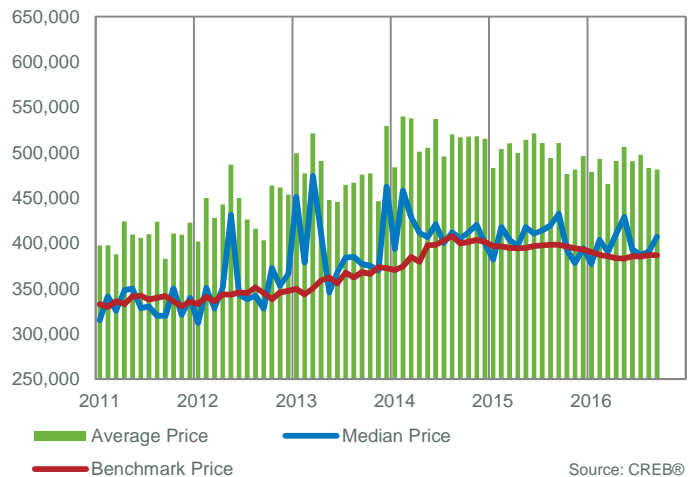
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



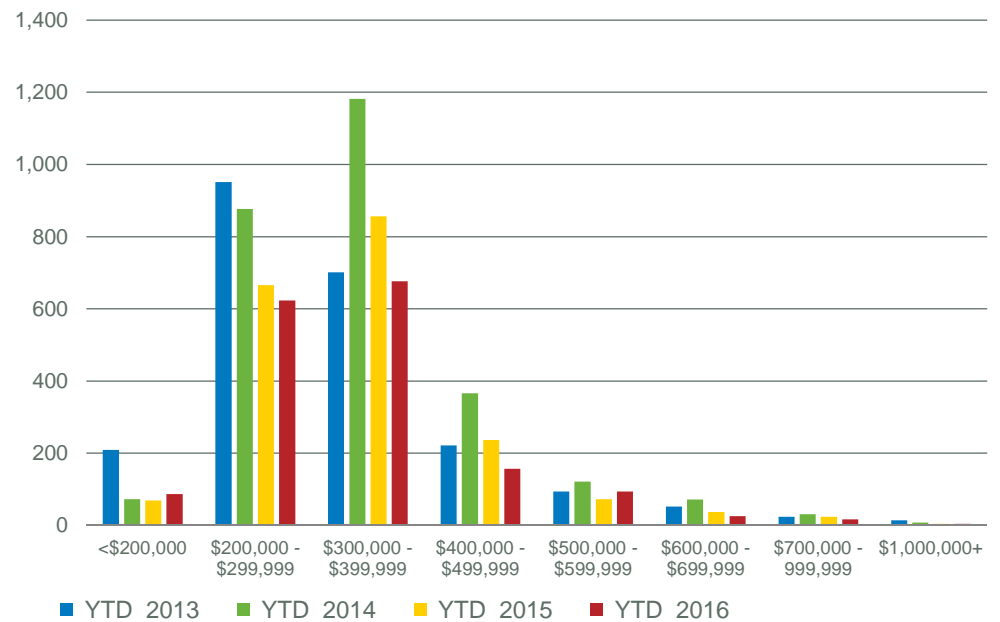
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	269	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	348,957	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	185	241	251	200	183	182			
New Listings	389	376	438	425	486	454	318	385	409			
Inventory	733	788	899	942	981	985	886	871	888			
Days on Market	51	52	49	47	50	51	55	55	53			
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800	310,300	310,000	311,100			
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,281			
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	329,974	326,450			
Index	203	201	199	197	196	195	194	194	195			

	Sep-15	Sep-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	14	69	87
\$200,000 - \$299,999	59	69	666	623
\$300,000 - \$349,999	51	41	537	455
\$350,000 - \$399,999	28	28	319	221
\$400,000 - \$449,999	11	9	129	108
\$450,000 - \$499,999	7	8	108	49
\$500,000 - \$549,999	4	5	50	56
\$550,000 - \$599,999	4	2	23	38
\$600,000 - \$649,999	2	1	25	16
\$650,000 - \$699,999	1	3	12	10
\$700,000 - \$799,999	1	1	11	13
\$800,000 - \$899,999	-	1	7	2
\$900,000 - \$999,999	-	-	6	2
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$1,750,000 - \$1,999,999	-	-	1	1
\$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 +	-	-	-	-
	181	182	1,966	1,684

CITY OF CALGARY ROW SALES BY PRICE RANGE

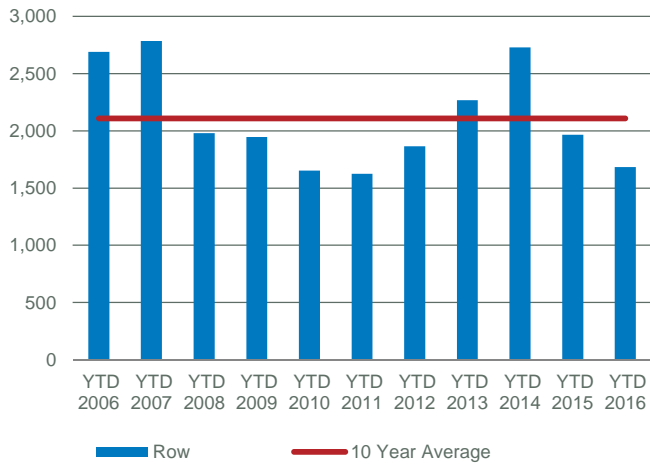
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

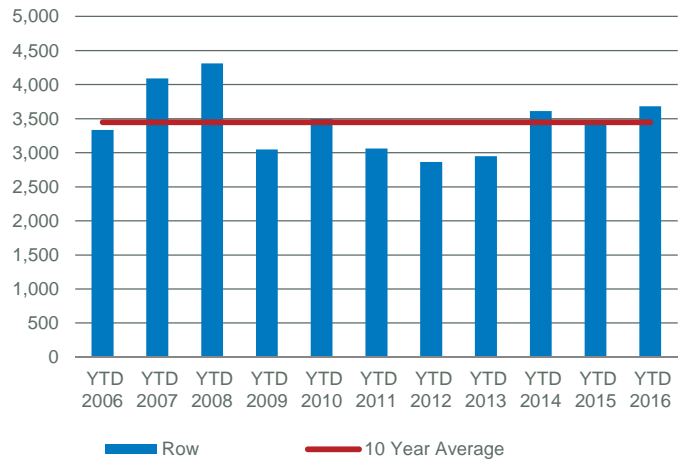
YTD SEPTEMBER



Source: CREB®

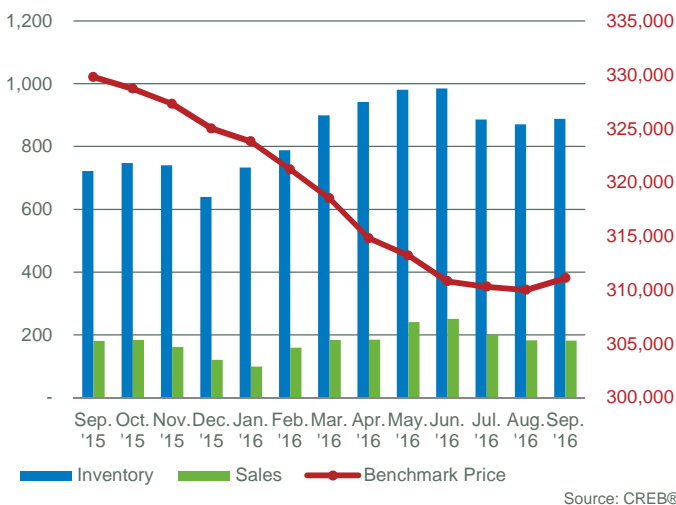
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



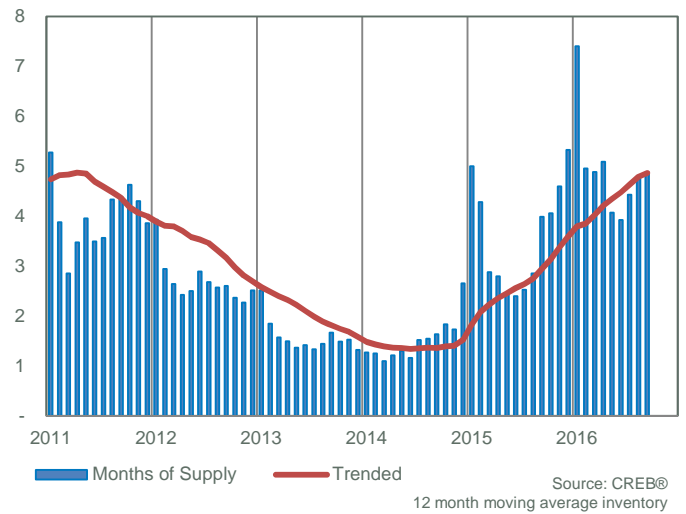
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



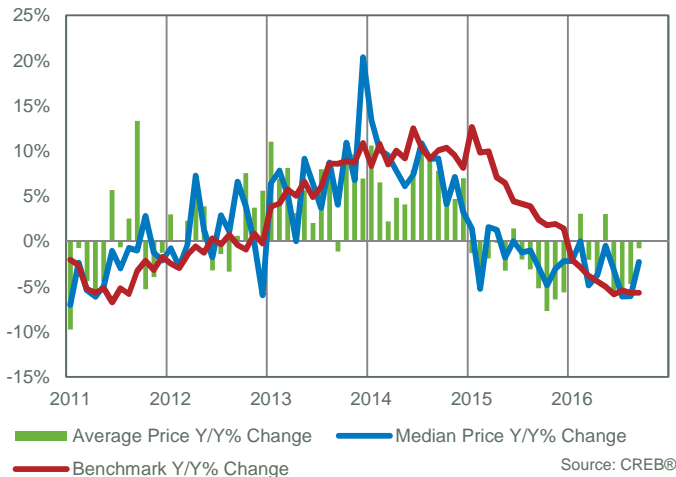
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



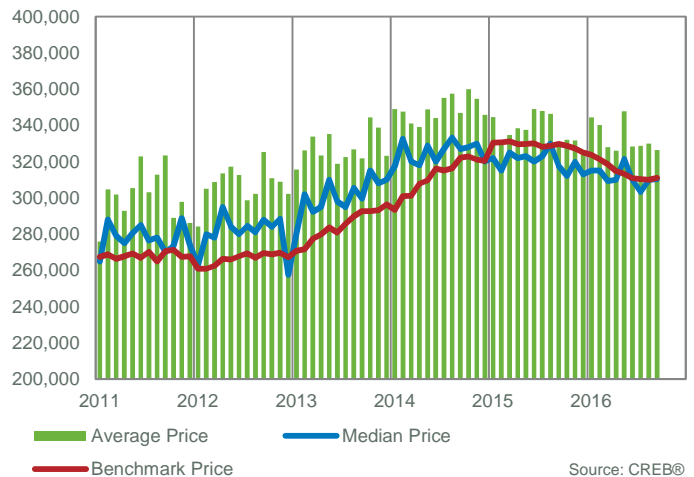
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

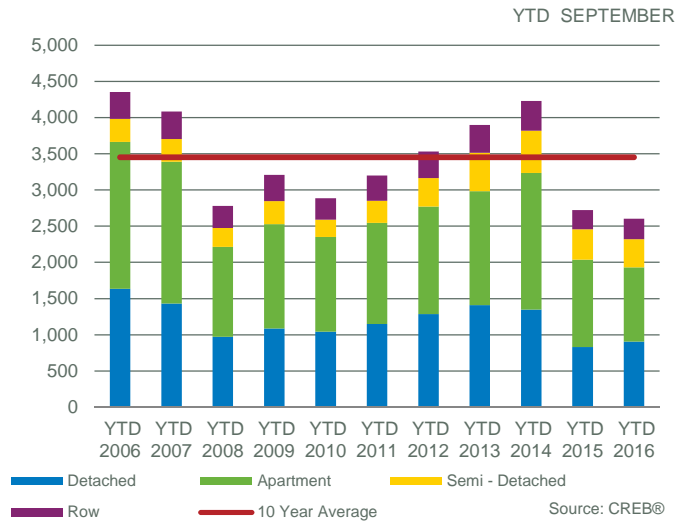
CITY OF CALGARY ROW PRICES



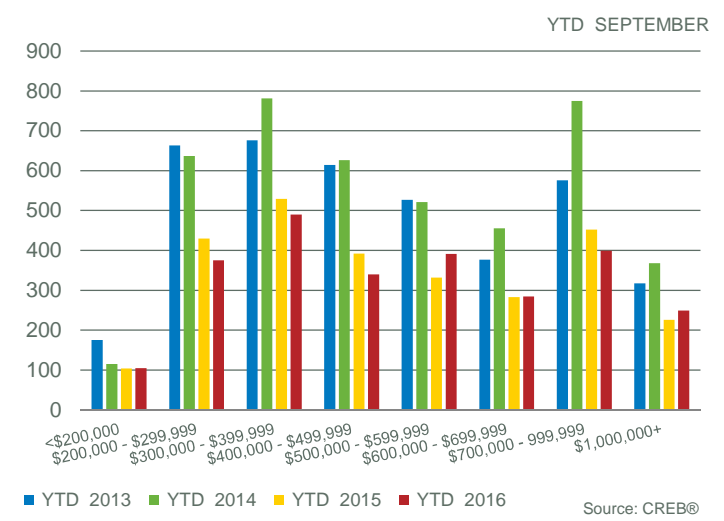
Source: CREB®

CITY CENTRE

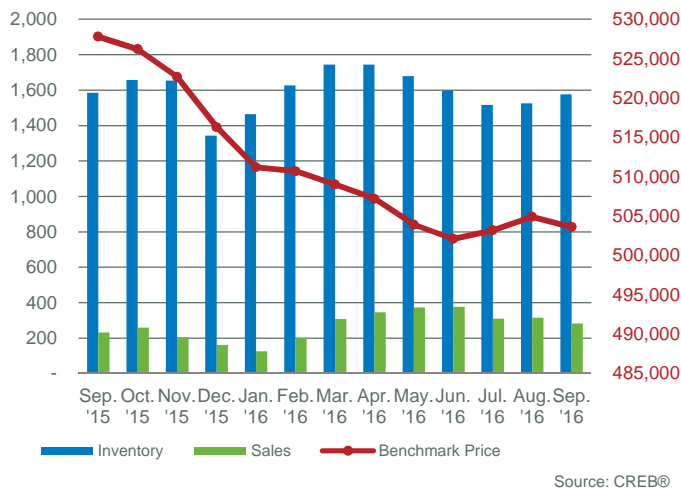
CITY CENTRE TOTAL SALES



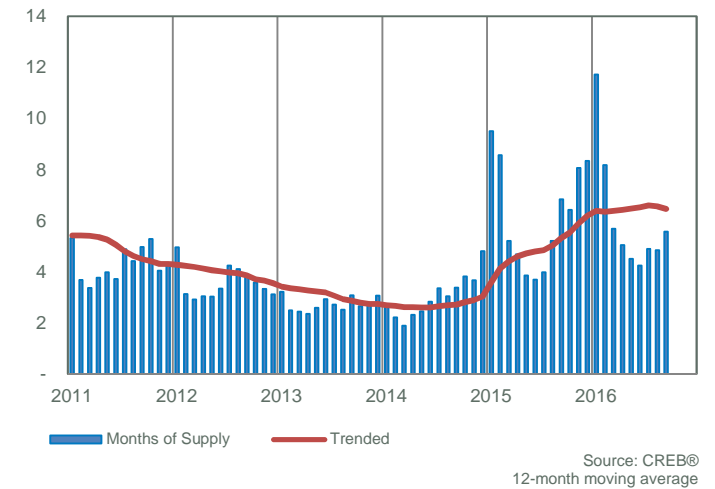
CITY CENTRE TOTAL SALES BY PRICE RANGE



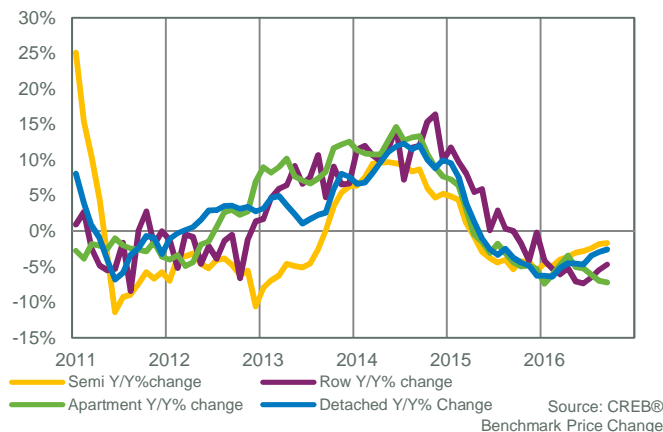
CITY CENTRE INVENTORY AND SALES



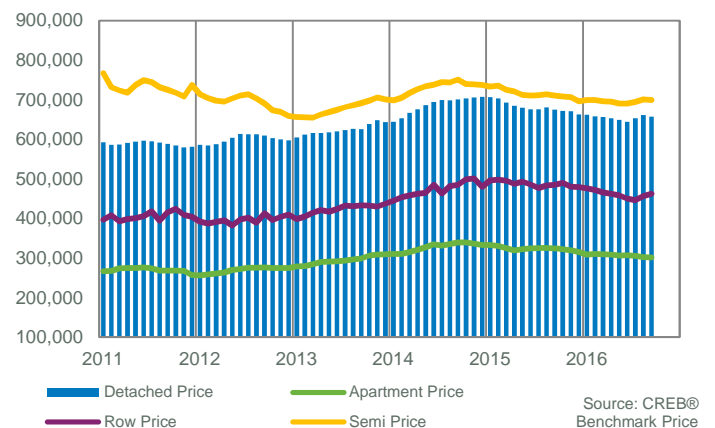
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

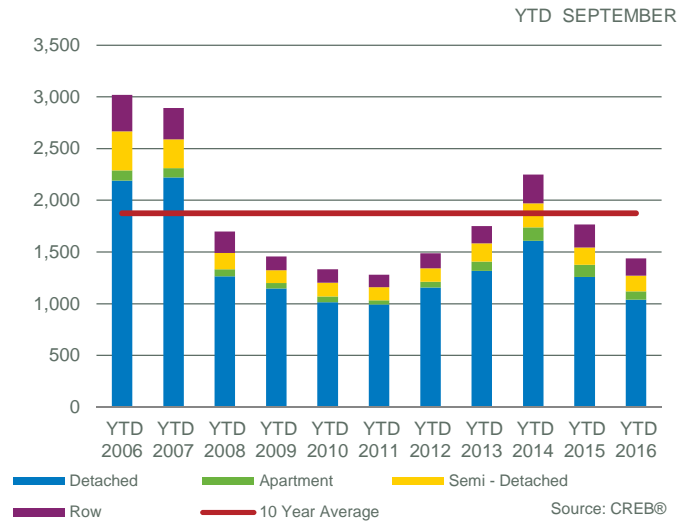


CITY CENTRE PRICES

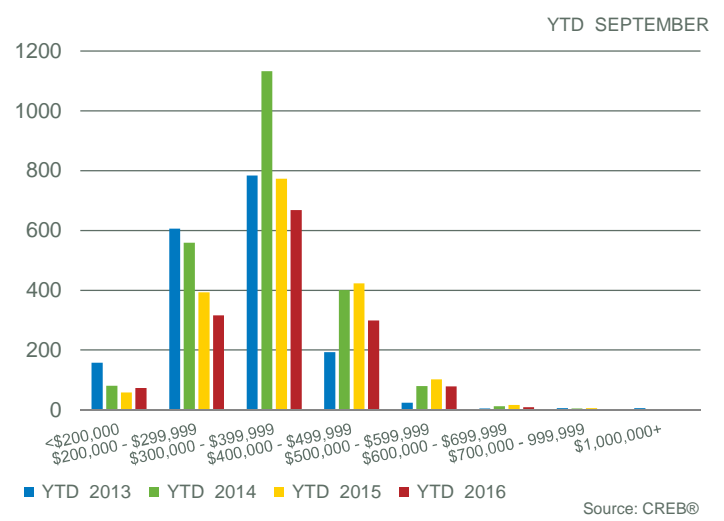


NORTHEAST

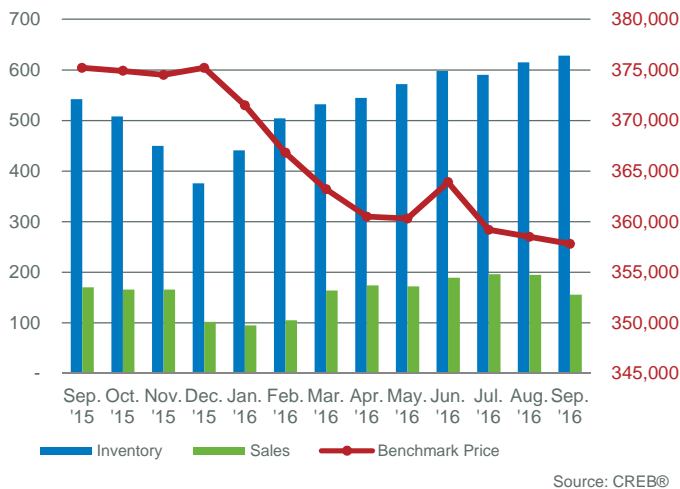
NORTHEAST TOTAL SALES



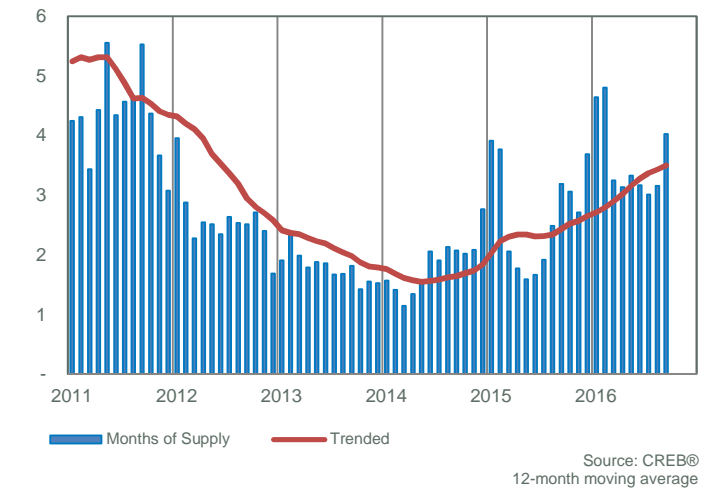
NORTHEAST TOTAL SALES BY PRICE RANGE



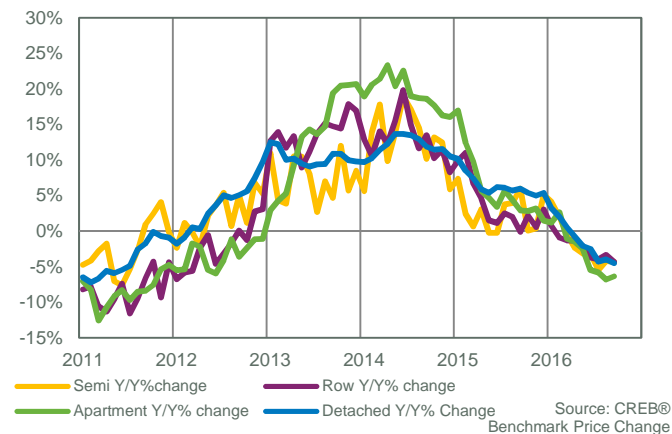
NORTHEAST INVENTORY AND SALES



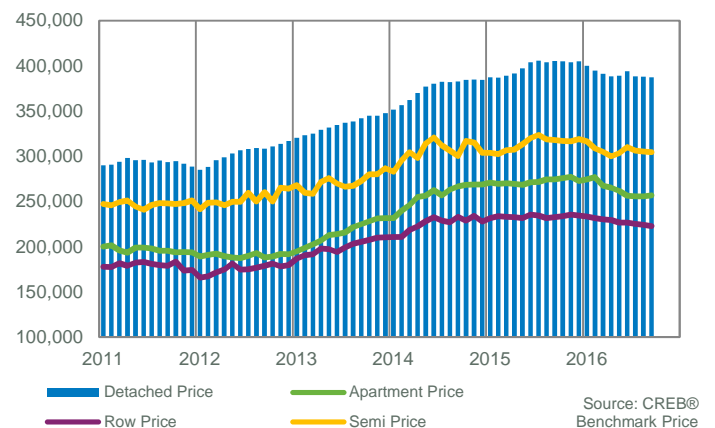
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

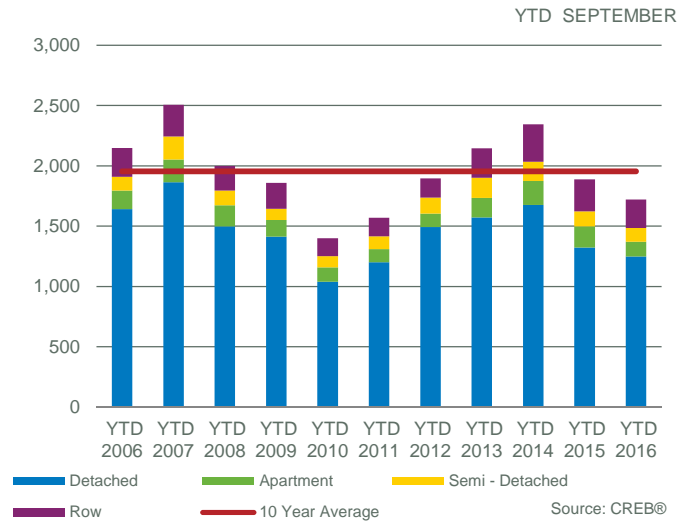


NORTHEAST PRICES

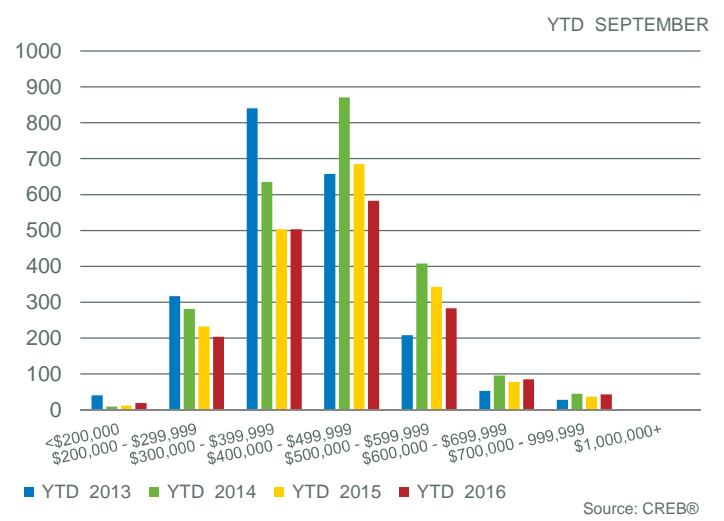


NORTH

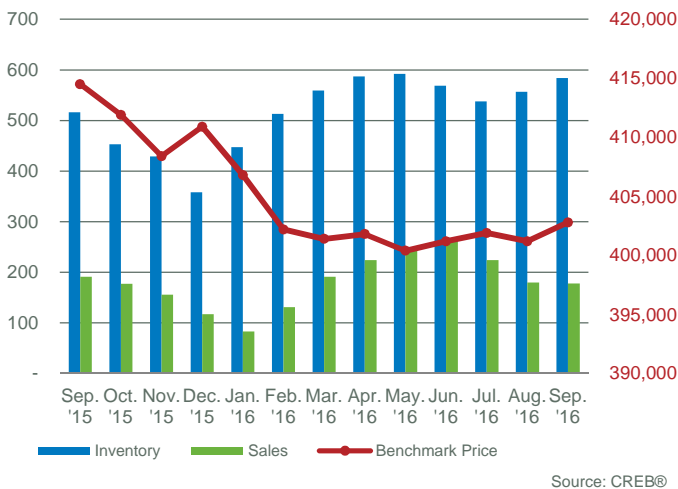
NORTH TOTAL SALES



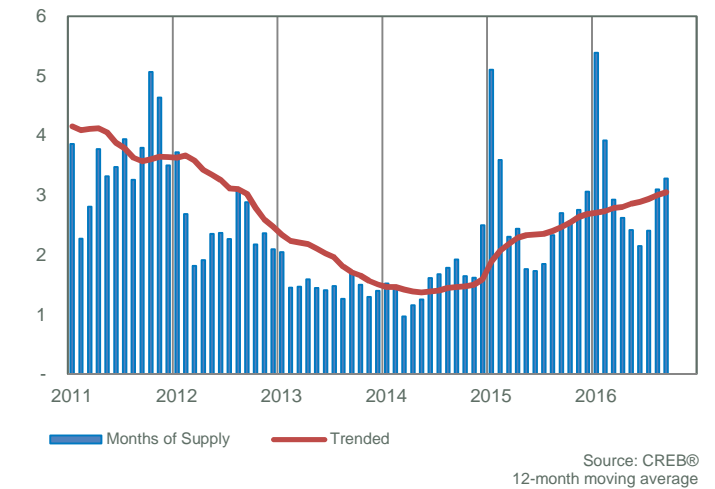
NORTH TOTAL SALES BY PRICE RANGE



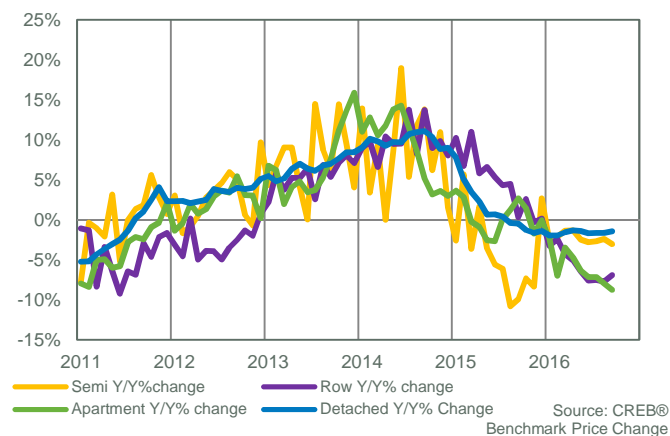
NORTH INVENTORY AND SALES



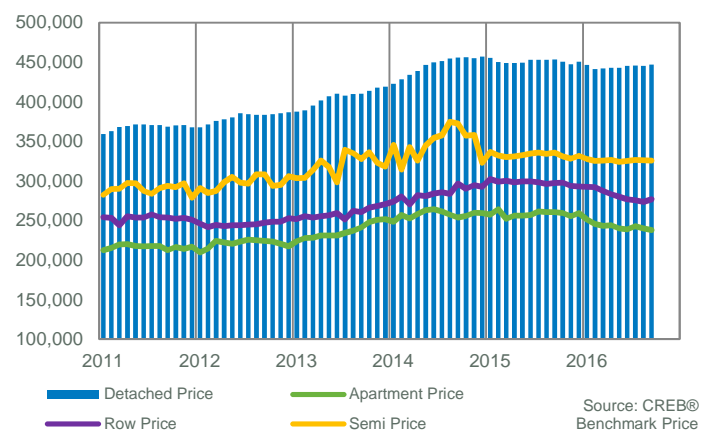
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

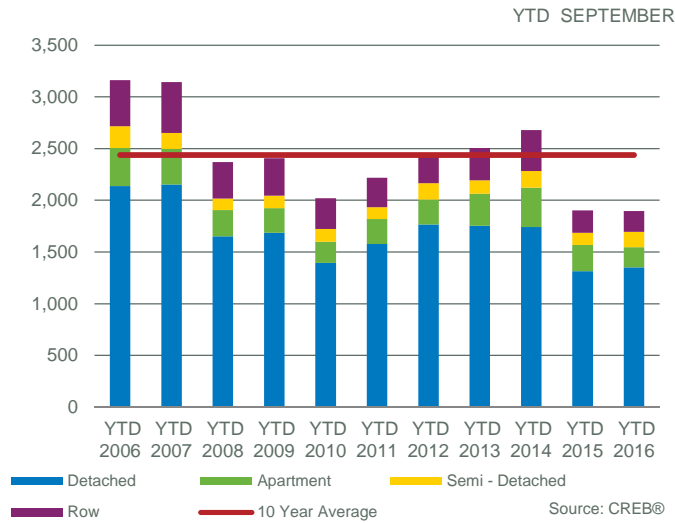


NORTH PRICES

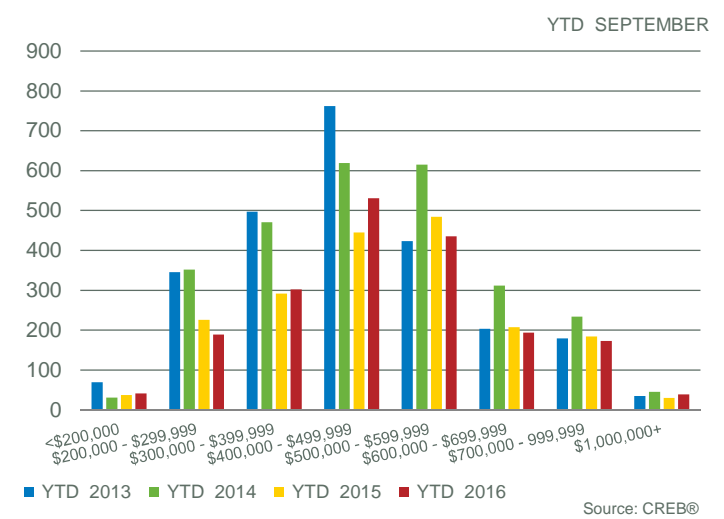


NORTHWEST

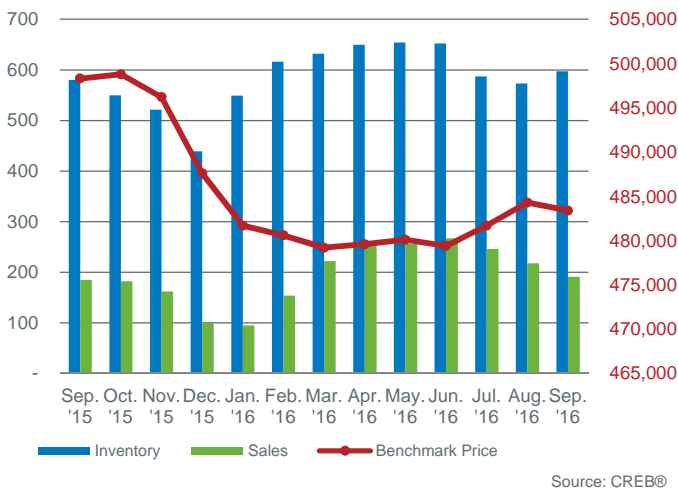
NORTHWEST TOTAL SALES



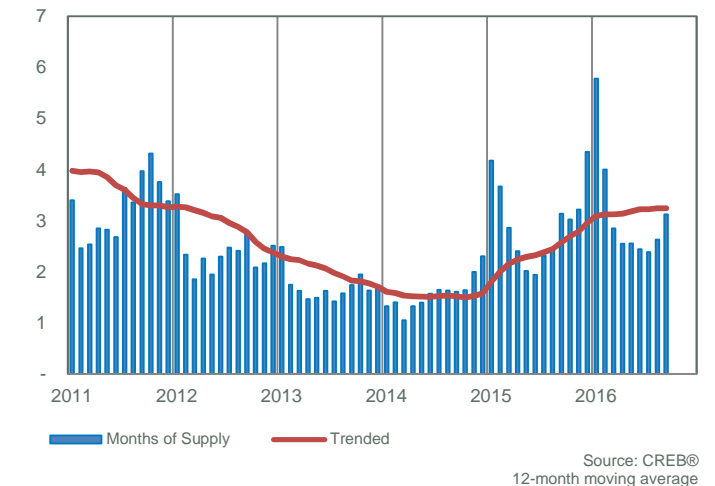
NORTHWEST TOTAL SALES BY PRICE RANGE



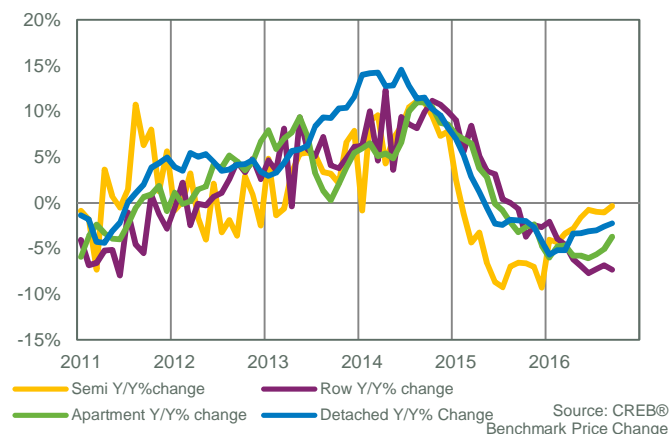
NORTHWEST INVENTORY AND SALES



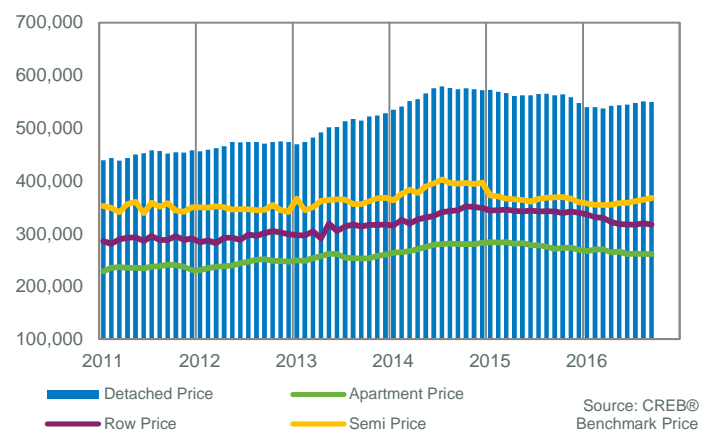
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

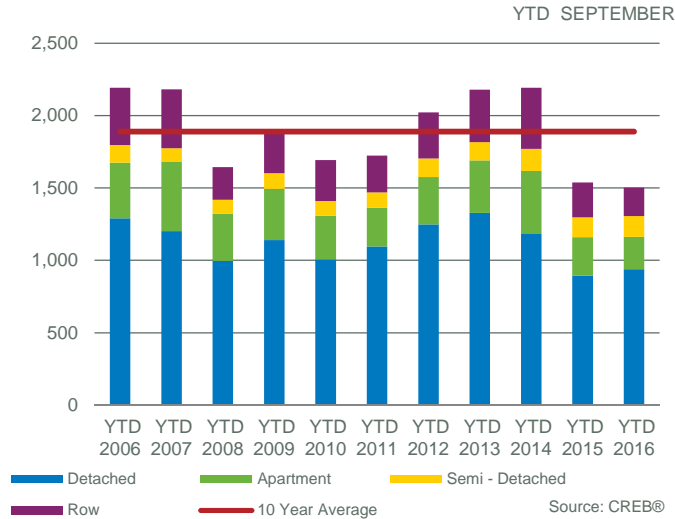


NORTHWEST PRICES

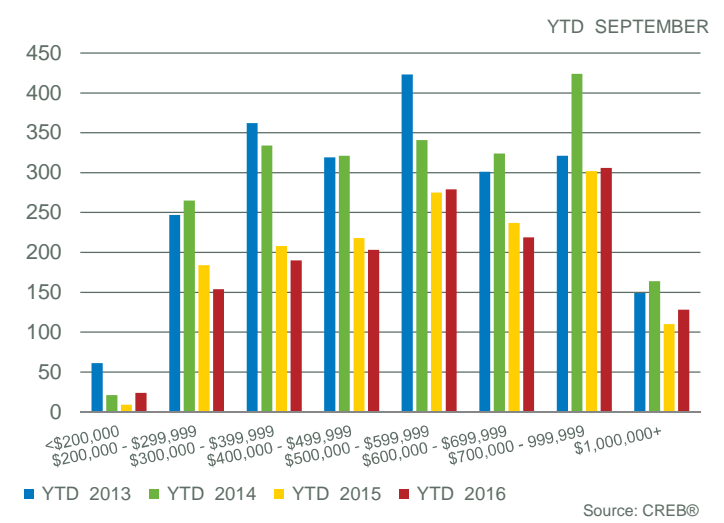


WEST

WEST TOTAL SALES



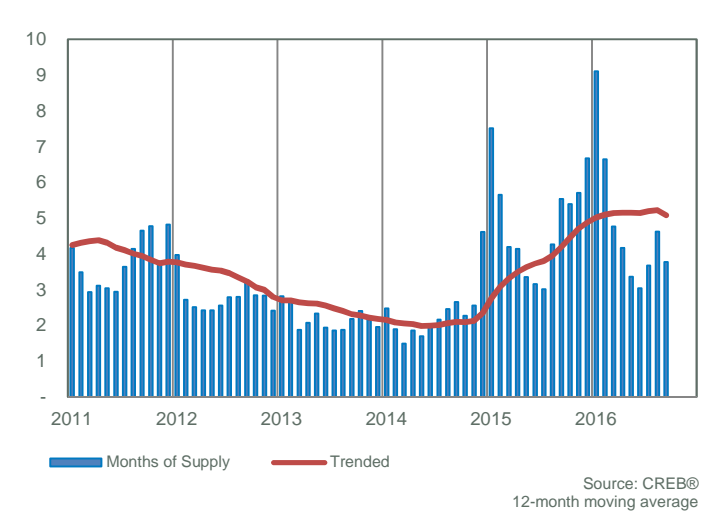
WEST TOTAL SALES BY PRICE RANGE



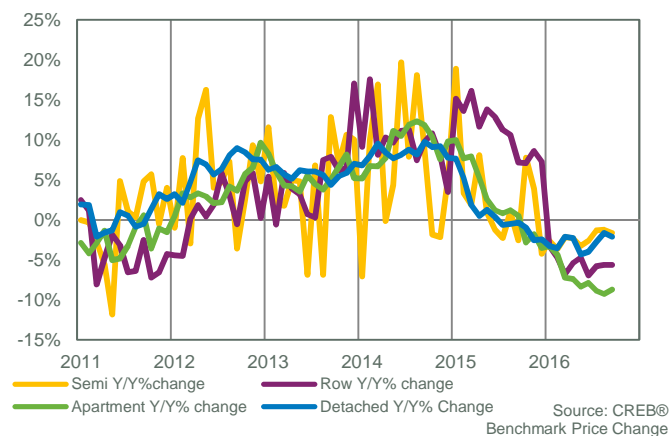
WEST INVENTORY AND SALES



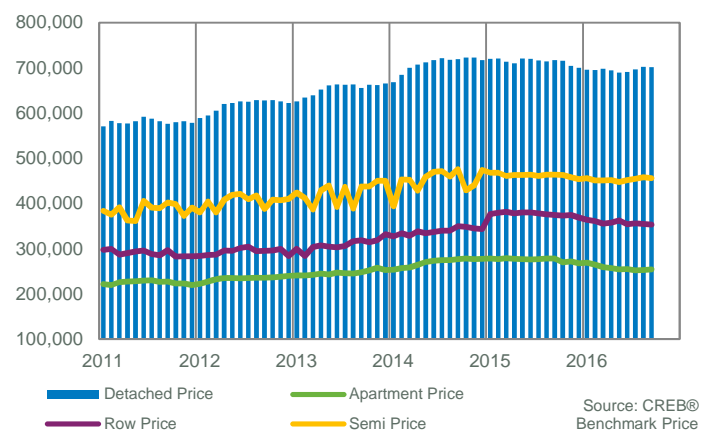
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

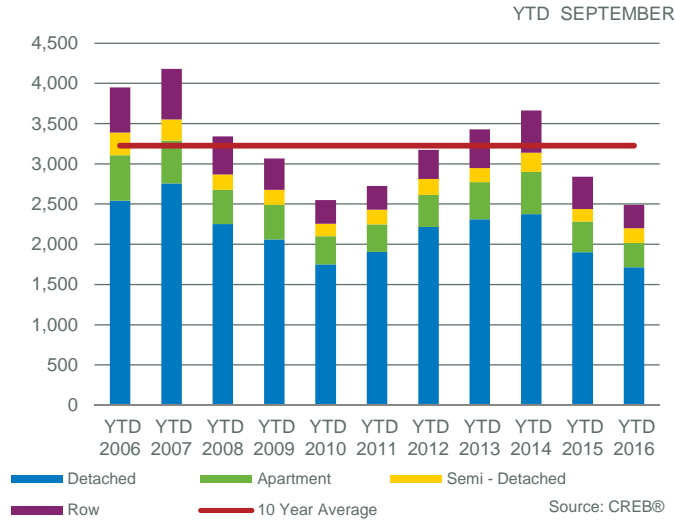


WEST PRICES

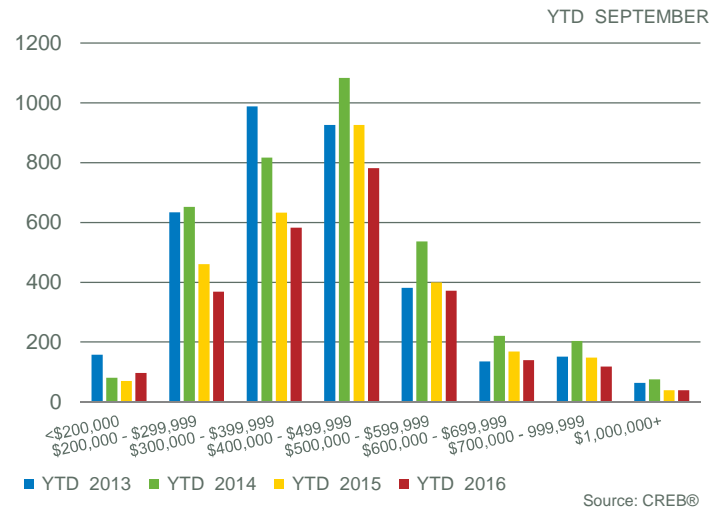


SOUTH

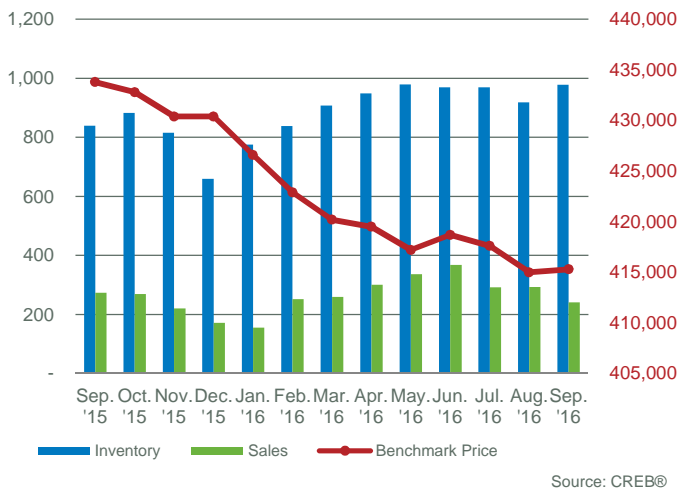
SOUTH TOTAL SALES



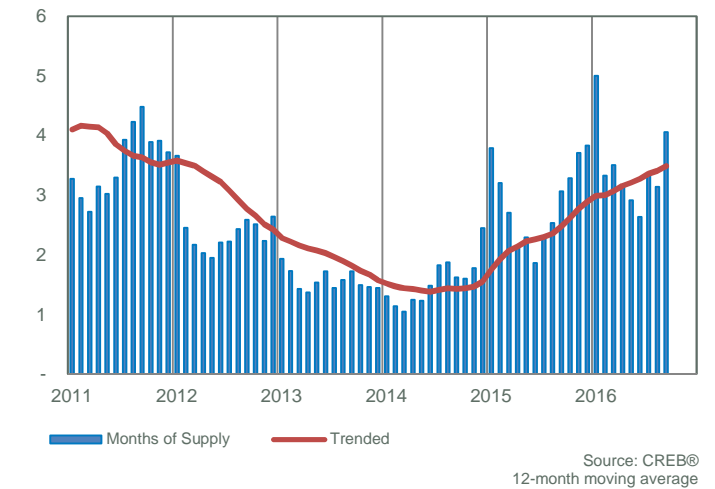
SOUTH TOTAL SALES BY PRICE RANGE



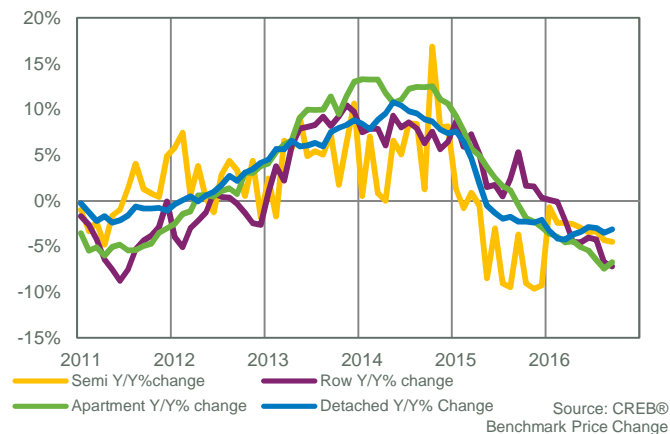
SOUTH INVENTORY AND SALES



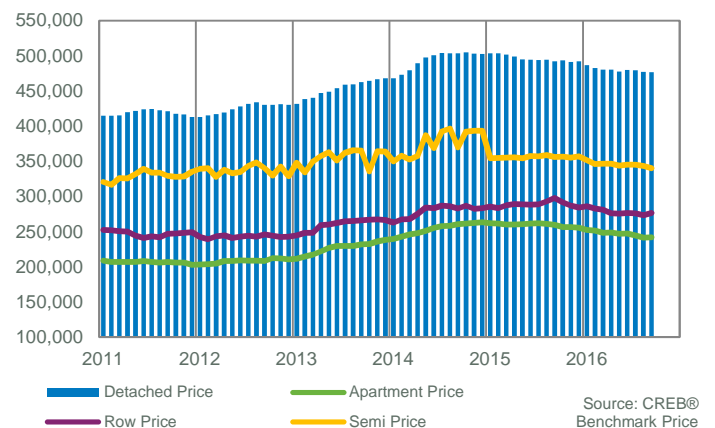
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

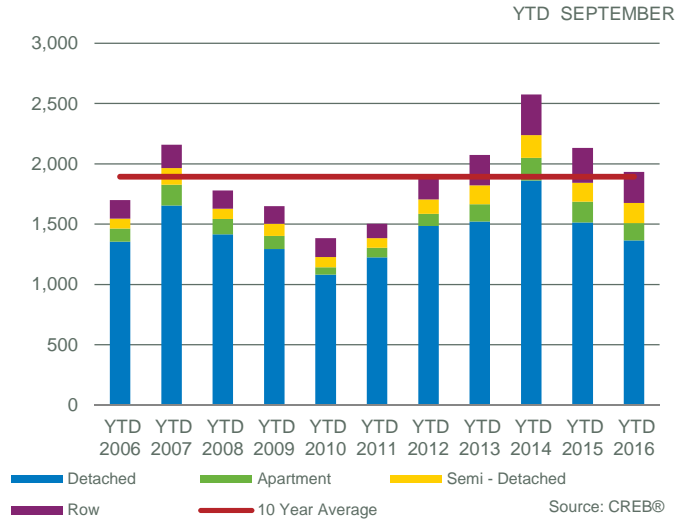


SOUTH PRICES

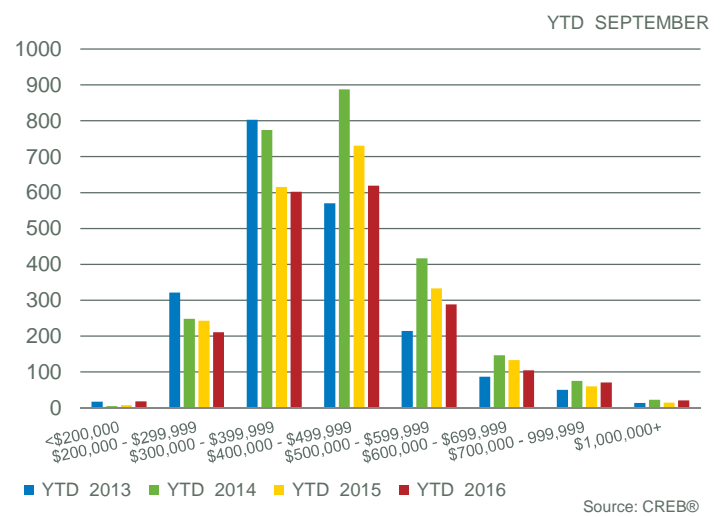


SOUTHEAST

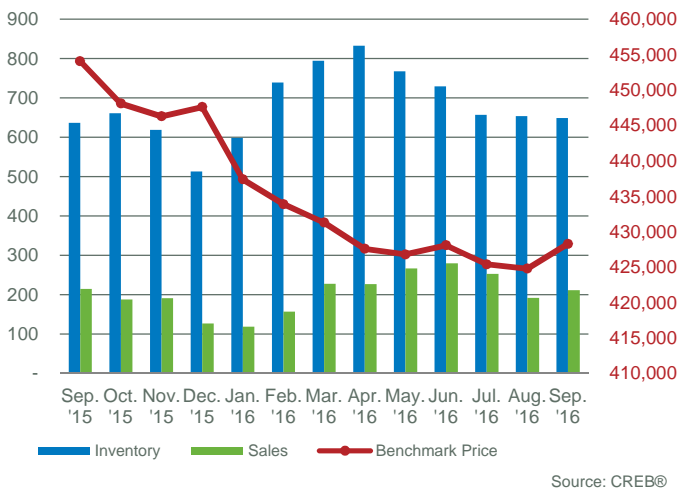
SOUTHEAST TOTAL SALES



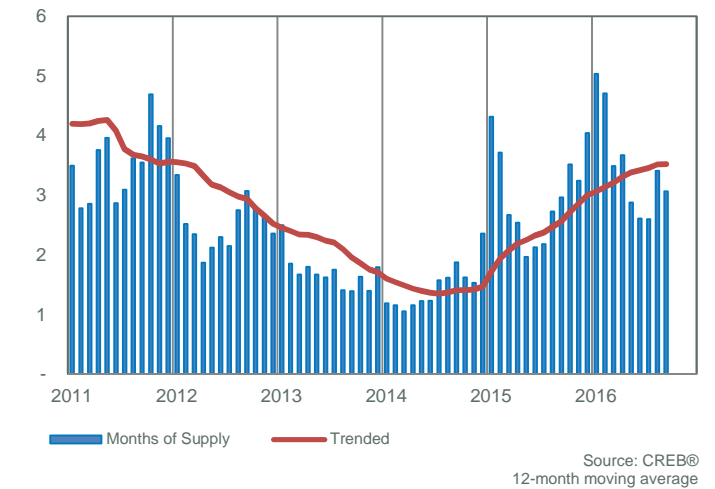
SOUTHEAST TOTAL SALES BY PRICE RANGE



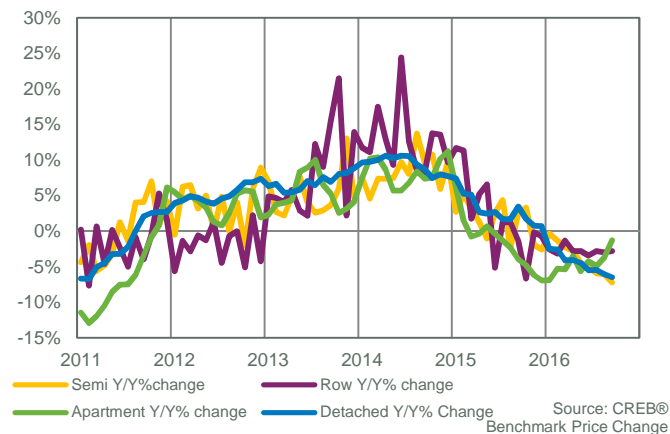
SOUTHEAST INVENTORY AND SALES



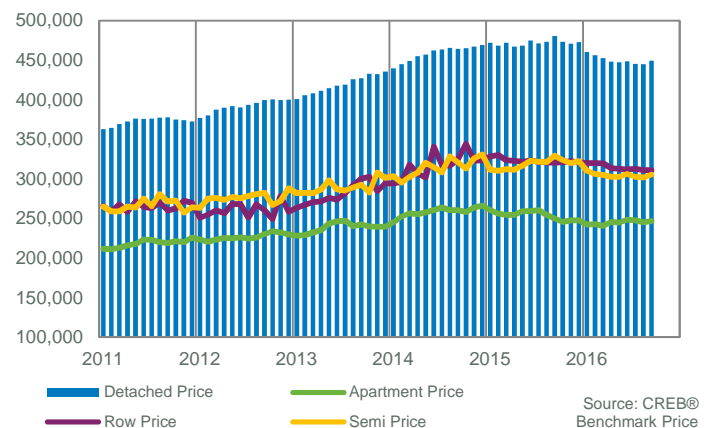
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



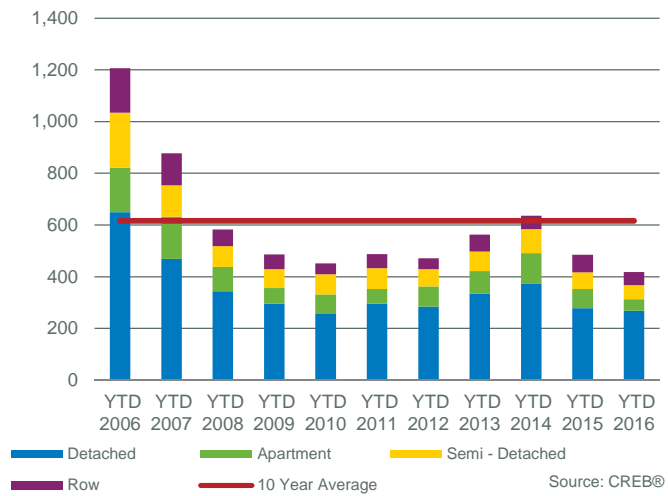
SOUTHEAST PRICES



EAST

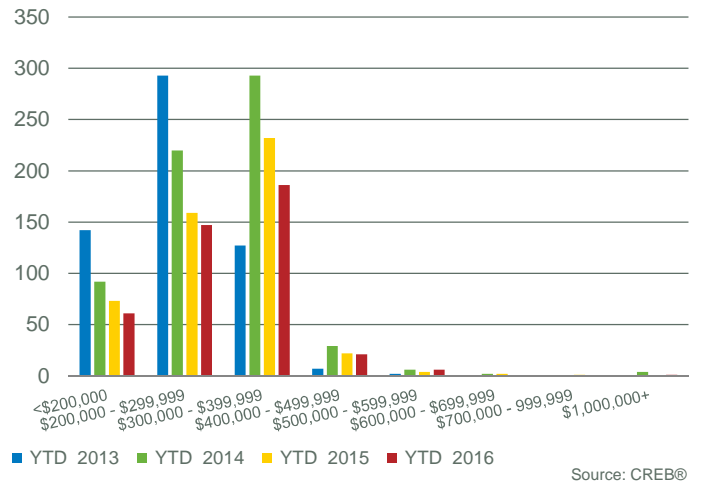
EAST TOTAL SALES

YTD SEPTEMBER

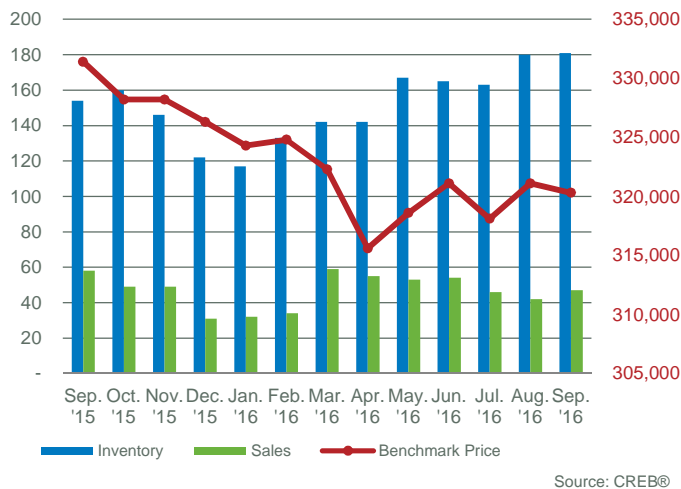


EAST TOTAL SALES BY PRICE RANGE

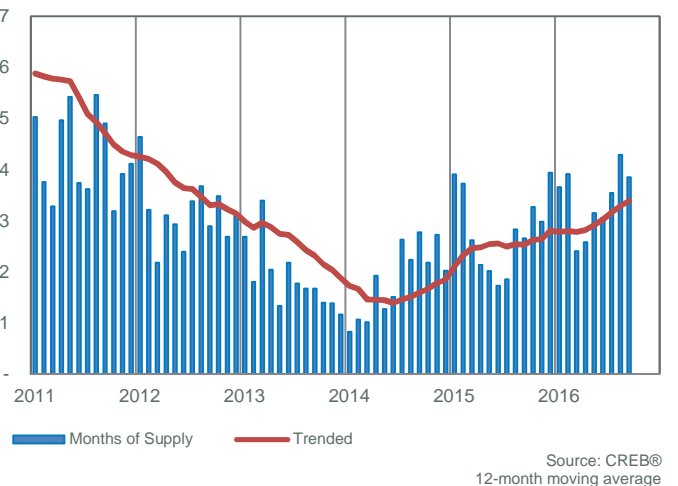
YTD SEPTEMBER



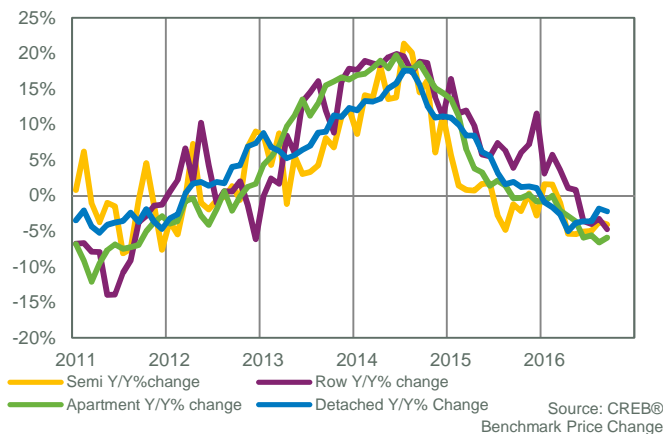
EAST INVENTORY AND SALES



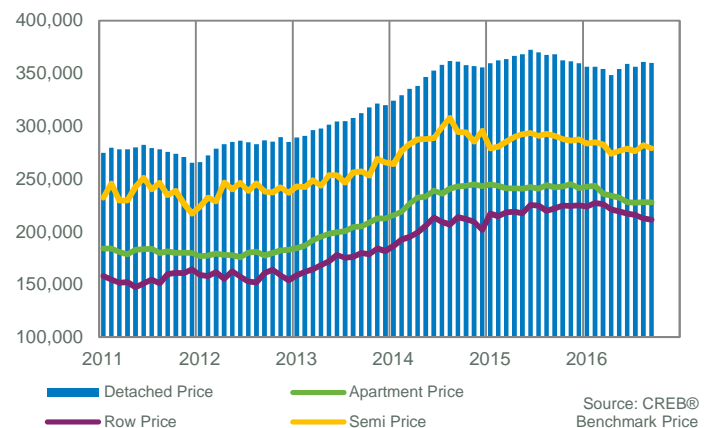
EAST MONTHS OF INVENTORY



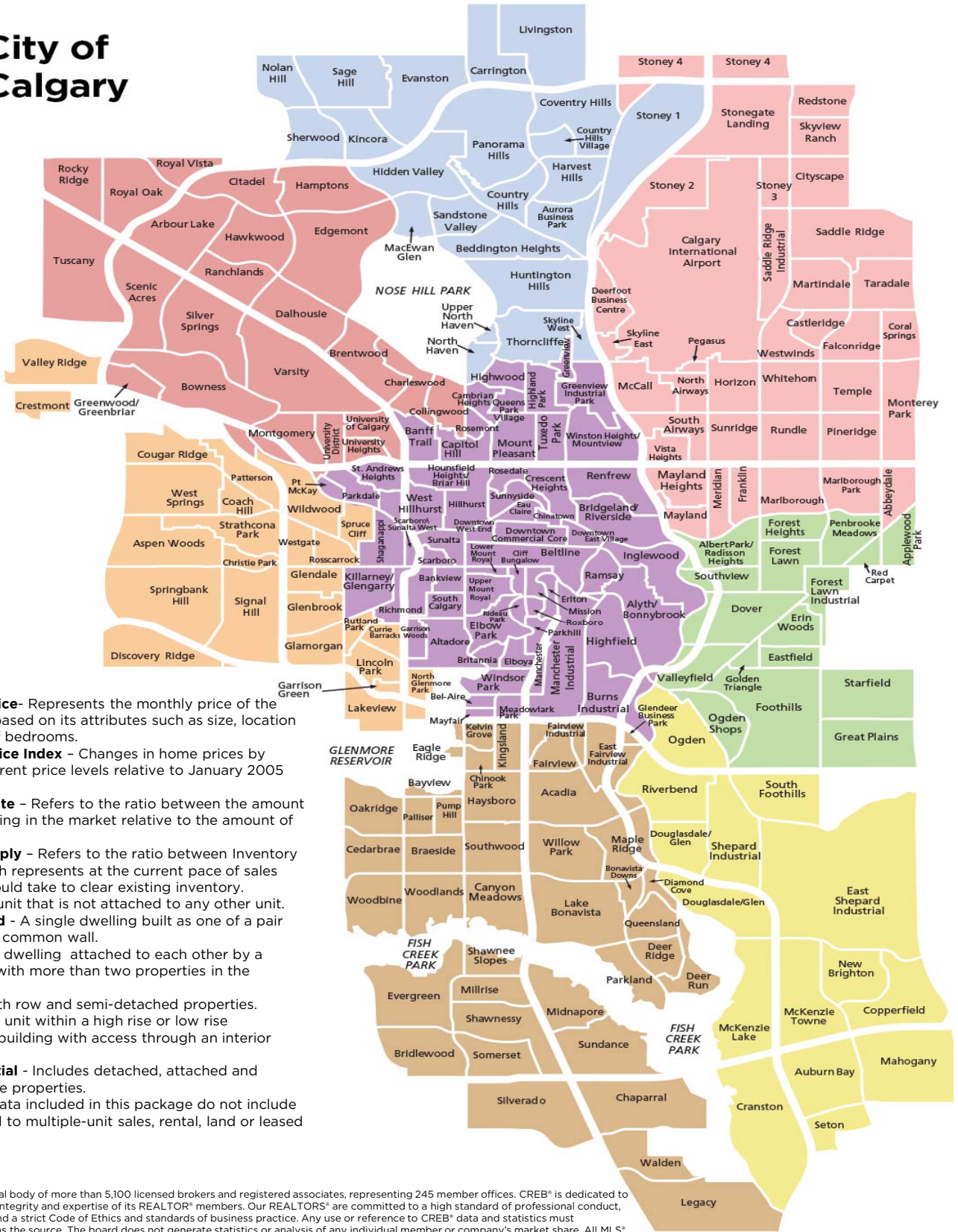
EAST PRICE CHANGE



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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