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MONTHLY STATISTICS PACKAGE

# City of Calgary

December 2016



[creb.com](http://creb.com)

Dec. 2016

	Dec-15	Dec-16	Y/Y % Change	2015	2016	Y/Y % Change
<b>DETACHED</b>						
Total Sales	533	571	7.13%	11,519	11,214	-2.65%
Total Sales Volume	\$284,464,065	\$327,658,633	15.18%	\$6,186,632,709	\$6,146,683,822	-0.65%
New Listings	791	516	-34.77%	19,313	17,915	-7.24%
Inventory	2,132	1,719	-19.37%	2,807	2,719	-3.13%
Months of Supply	4.00	3.01	-24.74%	2.92	2.91	-0.49%
Sales to New Listings Ratio	67.38%	110.66%	43.28%	59.64%	62.60%	2.95%
Sales to List Price Ratio	96.28%	96.37%	0.09%	97.36%	97.00%	-0.36%
Days on Market	47	50	6.12%	38	42	10.53%
Benchmark Price	\$514,100	\$498,300	-3.07%	\$518,992	\$502,242	-3.23%
Median Price	\$455,000	\$480,000	5.49%	\$479,900	\$479,000	-0.19%
Average Price	\$533,704	\$573,833	7.52%	\$537,081	\$548,126	2.06%
Index	211	204	-3.08%	213	206	-3.23%
<b>APARTMENT</b>						
Total Sales	152	146	-3.95%	3,228	2,728	-15.49%
Total Sales Volume	\$46,366,172	\$44,225,795	-4.62%	\$999,279,545	\$839,508,906	-15.99%
New Listings	343	240	-30.03%	7,013	6,946	-0.96%
Inventory	1,120	1,108	-1.07%	1,288	1,482	15.10%
Months of Supply	7.37	7.59	2.99%	4.79	6.52	36.20%
Sales to New Listings Ratio	44.31%	60.83%	16.52%	46.03%	39.27%	-6.75%
Sales to List Price Ratio	96.06%	95.53%	-0.53%	96.92%	96.29%	-0.63%
Days on Market	56	71	25.11%	48	57	18.75%
Benchmark Price	\$288,000	\$269,200	-6.53%	\$294,875	\$277,217	-5.99%
Median Price	\$287,000	\$249,500	-13.07%	\$274,000	\$269,403	-1.68%
Average Price	\$305,041	\$302,916	-0.70%	\$309,566	\$307,738	-0.59%
Index	197	184	-6.55%	202	190	-5.99%
<b>ATTACHED</b>						
Total Sales	194	216	11.34%	4,092	3,867	-5.50%
Total Sales Volume	\$75,860,557	\$89,487,409	17.96%	\$1,656,783,224	\$1,553,607,431	-6.23%
New Listings	357	237	-33.61%	7,549	7,413	-1.80%
Inventory	1,088	938	-13.79%	1,190	1,357	14.00%
Months of Supply	5.61	4.34	-22.57%	3.49	4.21	20.63%
Sales to New Listings Ratio	54.34%	91.14%	36.80%	54.21%	52.17%	-2.04%
Sales to List Price Ratio	96.84%	96.65%	-0.19%	97.56%	97.09%	-0.47%
Days on Market	49	59	20.12%	42	50	19.05%
Benchmark Price	\$343,400	\$329,300	-4.11%	\$347,133	\$332,983	-4.08%
Median Price	\$332,430	\$352,250	5.96%	\$346,250	\$343,000	-0.94%
Average Price	\$391,034	\$414,294	5.95%	\$404,883	\$401,760	-0.77%
Index	204	195	-4.12%	206	198	-4.08%
<b>CITY OF CALGARY</b>						
Total Sales	879	933	6.14%	18,839	17,809	-5.47%
Total Sales Volume	\$406,690,794	\$461,371,837	13.45%	\$8,842,695,478	\$8,539,800,158	-3.43%
New Listings	1,491	993	-33.40%	33,875	32,274	-4.73%
Inventory	4,340	3,765	-13.25%	5,285	5,559	5.17%
Months of Supply	4.94	4.04	-18.27%	3.37	3.75	11.26%
Sales to New Listings Ratio	58.95%	93.96%	35.00%	55.61%	55.18%	-0.43%
Sales to List Price Ratio	96.36%	96.34%	-0.01%	97.35%	96.95%	-0.40%
Days on Market	49	56	12.46%	41	46	12.20%
Benchmark Price	\$452,800	\$435,400	-3.84%	\$458,225	\$440,650	-3.84%
Median Price	\$408,000	\$425,000	4.17%	\$424,000	\$425,000	0.24%
Average Price	\$462,674	\$494,504	6.88%	\$469,382	\$479,522	2.16%
Index	208	200	-3.85%	210	202	-3.84%

For a list of definitions, see page 26.

Dec. 2016

	Dec-15	Dec-16	Y/Y % Change	2015	2016	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	74	96	29.73%	1,657	1,723	3.98%
Total Sales Volume	\$36,713,370	\$49,236,823	34.11%	\$832,270,958	\$842,469,677	1.23%
Share of Sales with Condo Title	20.27%	14.58%	-5.69%	15.04%	16.12%	1.09%
New Listings	142	103	-27.46%	3,178	3,017	-5.07%
Inventory	448	368	-17.86%	517	511	-1.11%
Months of Supply	6.05	3.83	-36.68%	3.74	3.56	-4.90%
Sales to New Listings Ratio	52.11%	93.20%	41.09%	52.14%	57.11%	4.97%
Sales to List Price Ratio	96.50%	96.56%	0.07%	97.64%	97.09%	-0.55%
Days on Market	53	60	12.71%	42	47	11.90%
Benchmark Price	\$393,100	\$385,400	-1.96%	\$395,925	\$385,875	-2.54%
Median Price	\$394,500	\$405,250	2.72%	\$405,000	\$395,000	-2.47%
Average Price	\$496,127	\$512,884	3.38%	\$502,276	\$488,955	-2.65%
Index	204	200	-1.96%	206	201	-2.54%
<b>CITY OF CALGARY ROW</b>						
Total Sales	120	120	0.00%	2,432	2,144	-11.84%
Total Sales Volume	\$39,147,187	\$40,250,586	2.82%	\$822,910,266	\$711,137,754	-13.58%
Share of Sales with Condo Title	95.83%	95.83%	0.00%	96.25%	94.21%	-2.04%
New Listings	215	133	-38.14%	4,366	4,395	0.66%
Inventory	639	570	-10.80%	673	846	25.70%
Months of Supply	5.33	4.75	-10.80%	3.32	4.74	42.58%
Sales to New Listings Ratio	55.81%	90.23%	34.41%	55.70%	48.78%	-6.92%
Sales to List Price Ratio	97.16%	96.76%	-0.40%	97.48%	97.09%	-0.40%
Days on Market	47	59	25.05%	42	53	26.19%
Benchmark Price	\$325,000	\$307,900	-5.26%	\$329,100	\$313,258	-4.81%
Median Price	\$313,000	\$313,500	0.16%	\$320,000	\$310,000	-3.13%
Average Price	\$326,227	\$335,422	2.82%	\$338,368	\$331,687	-1.97%
Index	203	193	-5.26%	206	196	-4.82%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	194	216	11.34%	4,092	3,867	-5.50%
Total Sales Volume	\$75,860,557	\$89,487,409	17.96%	\$1,656,783,224	\$1,553,607,431	-6.23%
Share of Sales with Condo Title	67.01%	59.72%	-10.88%	63.54%	59.52%	-6.32%
New Listings	357	237	-33.61%	7,549	7,413	-1.80%
Inventory	1,088	938	-13.79%	1,190	1,357	14.00%
Months of Supply	5.61	4.34	-22.57%	3.49	4.21	20.63%
Sales to New Listings Ratio	54.34%	91.14%	36.80%	54.21%	52.17%	-2.04%
Sales to List Price Ratio	96.84%	96.65%	-0.19%	97.56%	97.09%	-0.47%
Days on Market	49	59	20.12%	42	50	19.05%
Benchmark Price	\$343,400	\$329,300	-4.11%	\$347,133	\$332,983	-4.08%
Median Price	\$332,430	\$352,250	5.96%	\$346,250	\$343,000	-0.94%
Average Price	\$391,034	\$414,294	5.95%	\$404,883	\$401,760	-0.77%
Index	204	195	-4.12%	206	198	-4.08%

For a list of definitions, see page 26.

December 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
<b>Detached</b>								
City Centre	78	55	141.82%	257	3.29	\$647,100	-2.38%	-0.61%
North East	61	85	71.76%	221	3.62	\$390,100	-3.70%	0.91%
North	75	66	113.64%	251	3.35	\$440,300	-2.26%	0.55%
North West	74	73	101.37%	191	2.58	\$539,600	-1.46%	-1.01%
West	65	42	154.76%	184	2.83	\$699,800	0.00%	-0.21%
South	117	112	104.46%	315	2.69	\$473,500	-3.76%	0.06%
South East	87	65	133.85%	233	2.68	\$440,000	-6.94%	0.09%
East	14	18	77.78%	67	4.79	\$355,500	-1.11%	0.48%
<b>TOTAL CITY</b>	<b>571</b>	<b>516</b>	<b>110.66%</b>	<b>1,719</b>	<b>3.01</b>	<b>\$498,300</b>	<b>-3.07%</b>	<b>0.00%</b>
<b>Apartment</b>								
City Centre	68	121	56.20%	538	7.91	\$297,500	-5.62%	-0.83%
North East	9	17	52.94%	52	5.78	\$248,900	-8.69%	-1.31%
North	10	10	100.00%	57	5.70	\$237,200	-8.45%	1.32%
North West	16	20	80.00%	79	4.94	\$256,500	-4.68%	-1.46%
West	16	25	64.00%	123	7.69	\$247,600	-7.54%	-0.08%
South	10	22	45.45%	138	13.80	\$234,000	-8.45%	-1.14%
South East	14	18	77.78%	83	5.93	\$231,200	-6.66%	-1.24%
East	3	7	42.86%	36	12.00	\$219,500	-9.00%	-1.61%
<b>TOTAL CITY</b>	<b>146</b>	<b>240</b>	<b>60.83%</b>	<b>1,108</b>	<b>7.59</b>	<b>\$269,200</b>	<b>-6.53%</b>	<b>-0.77%</b>
<b>Semi-detached</b>								
City Centre	32	31	103.23%	129	4.03	\$702,800	0.95%	-0.52%
North East	12	17	70.59%	40	3.33	\$311,100	-2.51%	1.83%
North	17	5	340.00%	32	1.88	\$318,300	-4.01%	1.11%
North West	8	8	100.00%	33	4.13	\$358,900	-0.25%	-0.99%
West	3	6	50.00%	36	12.00	\$456,700	0.59%	-0.13%
South	17	14	121.43%	41	2.41	\$337,400	-5.49%	-0.38%
South East	7	14	50.00%	38	5.43	\$299,400	-7.16%	0.64%
East	0	8	0.00%	19	-	\$274,800	-4.35%	0.51%
<b>TOTAL CITY</b>	<b>96</b>	<b>103</b>	<b>93.20%</b>	<b>368</b>	<b>3.83</b>	<b>\$385,400</b>	<b>-1.96%</b>	<b>0.16%</b>
<b>Row</b>								
City Centre	27	23	117.39%	136	5.04	\$460,500	-3.90%	0.44%
North East	10	12	83.33%	46	4.60	\$219,100	-6.57%	-1.62%
North	13	13	100.00%	77	5.92	\$274,700	-6.18%	0.11%
North West	18	14	128.57%	49	2.72	\$314,700	-7.22%	-0.35%
West	12	16	75.00%	73	6.08	\$344,900	-6.40%	-0.32%
South	21	30	70.00%	101	4.81	\$274,500	-3.45%	-0.97%
South East	17	20	85.00%	70	4.12	\$309,800	-3.37%	-0.51%
East	2	5	40.00%	18	9.00	\$208,000	-7.51%	-0.48%
<b>TOTAL CITY</b>	<b>120</b>	<b>133</b>	<b>90.23%</b>	<b>570</b>	<b>4.75</b>	<b>\$307,900</b>	<b>-5.26%</b>	<b>-0.48%</b>

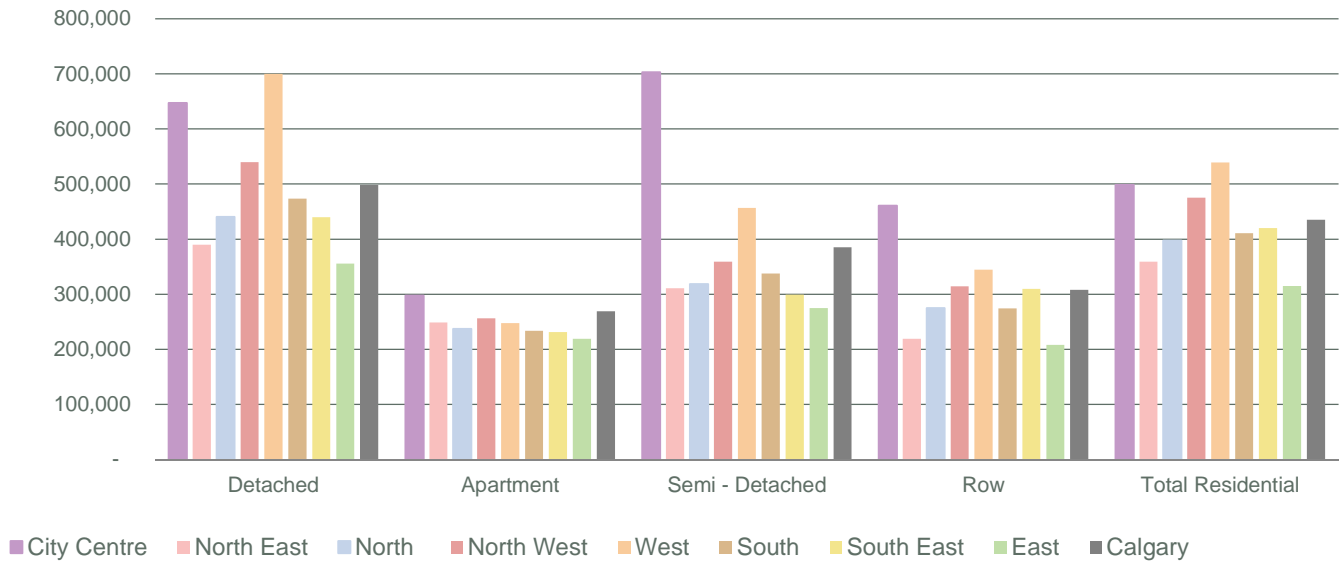
\*Total city figures can include activity from areas not yet represented by a community / district

## City of Calgary

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

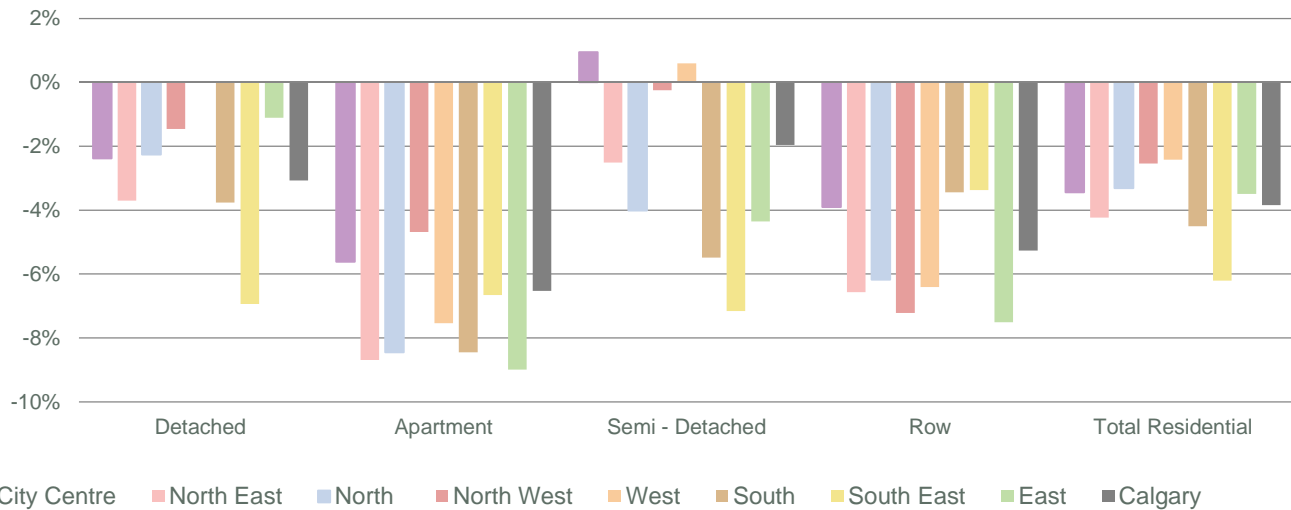


## BENCHMARK PRICE - DECEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER



Source: CREB®

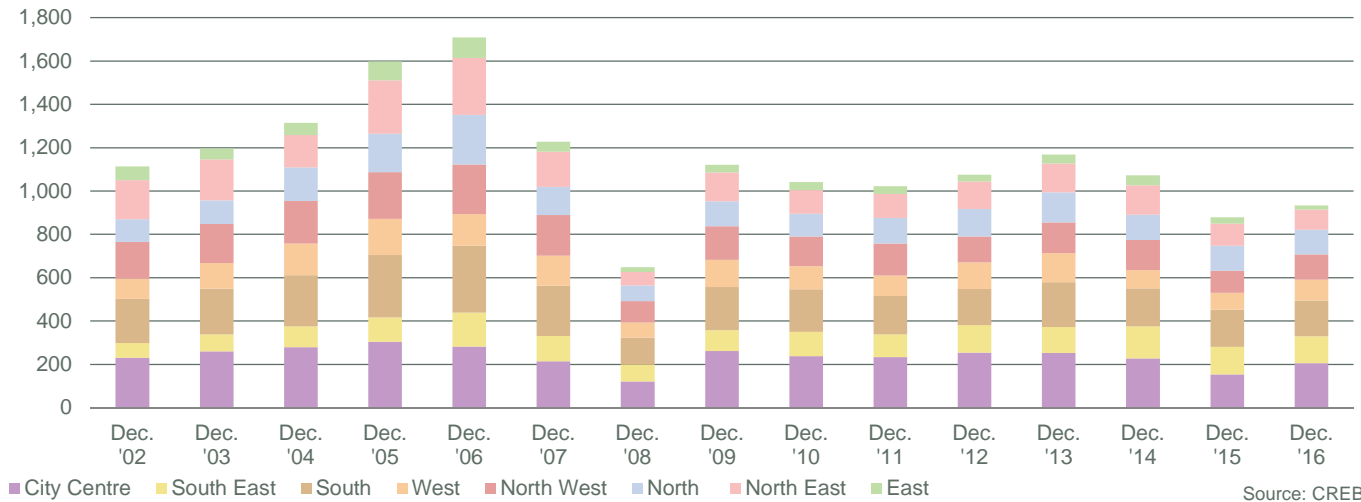
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

Dec. 2016

TOTAL SALES

DECEMBER



TOTAL INVENTORY

DECEMBER

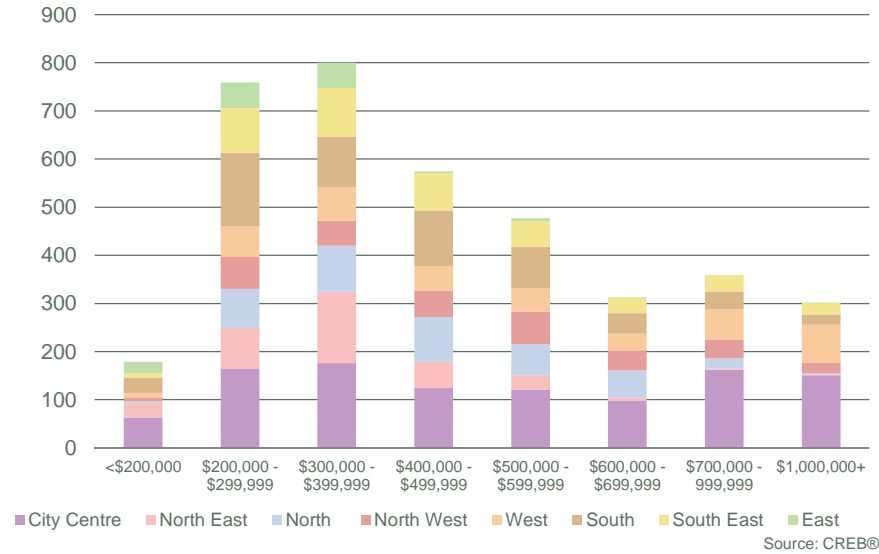


MONTHS OF SUPPLY

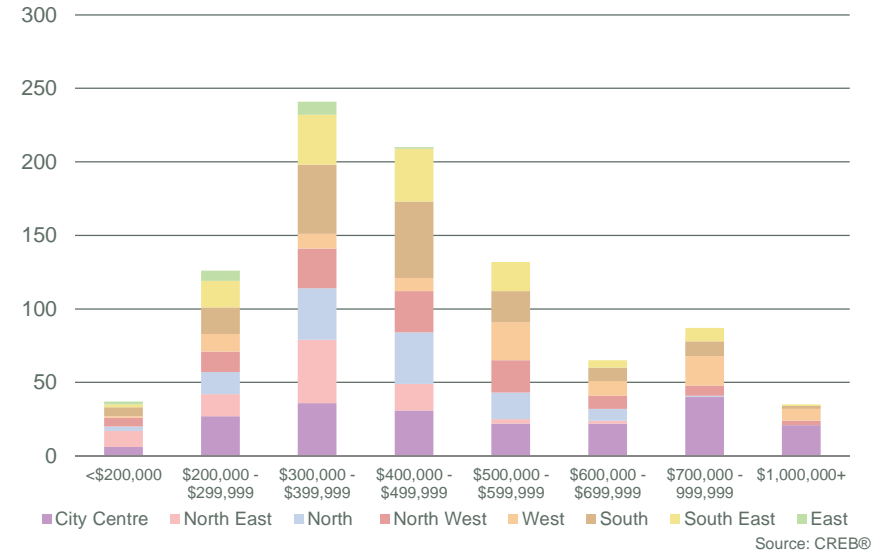
DECEMBER



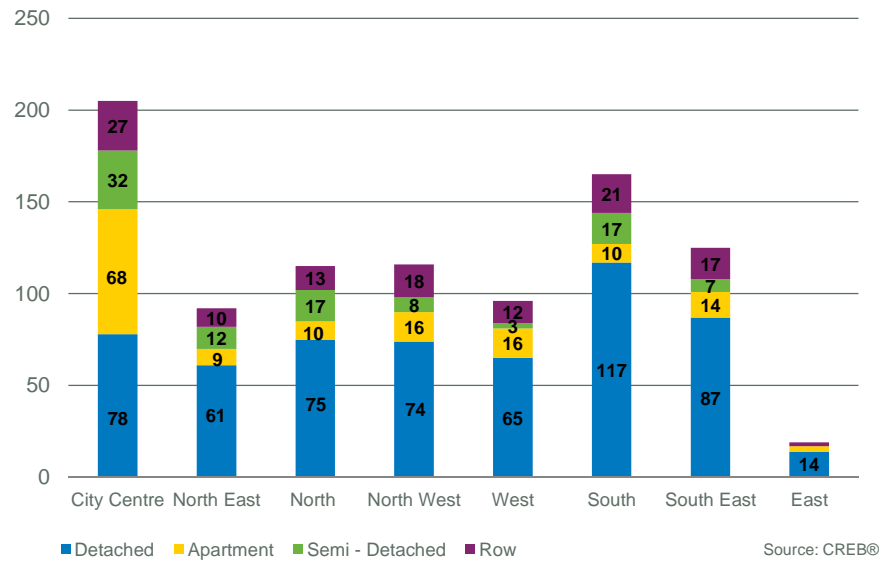
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



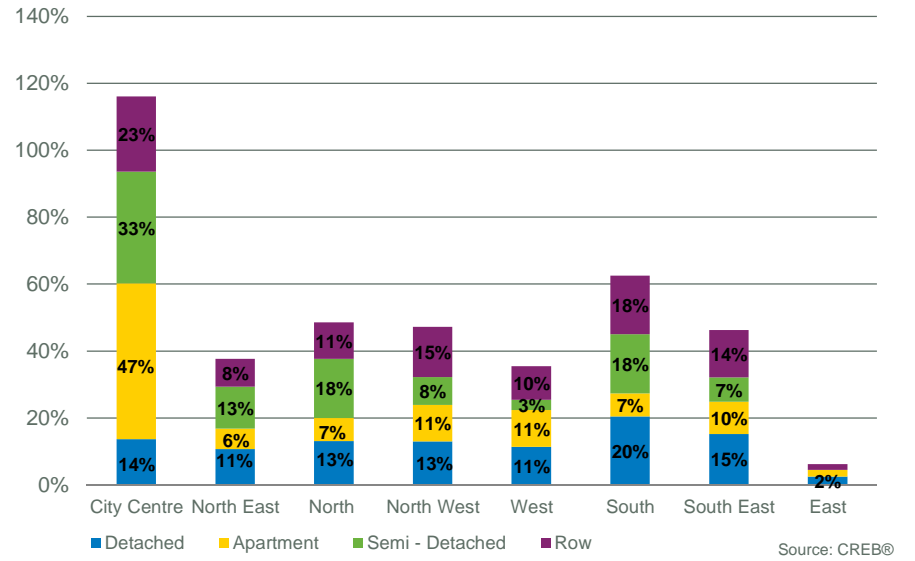
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



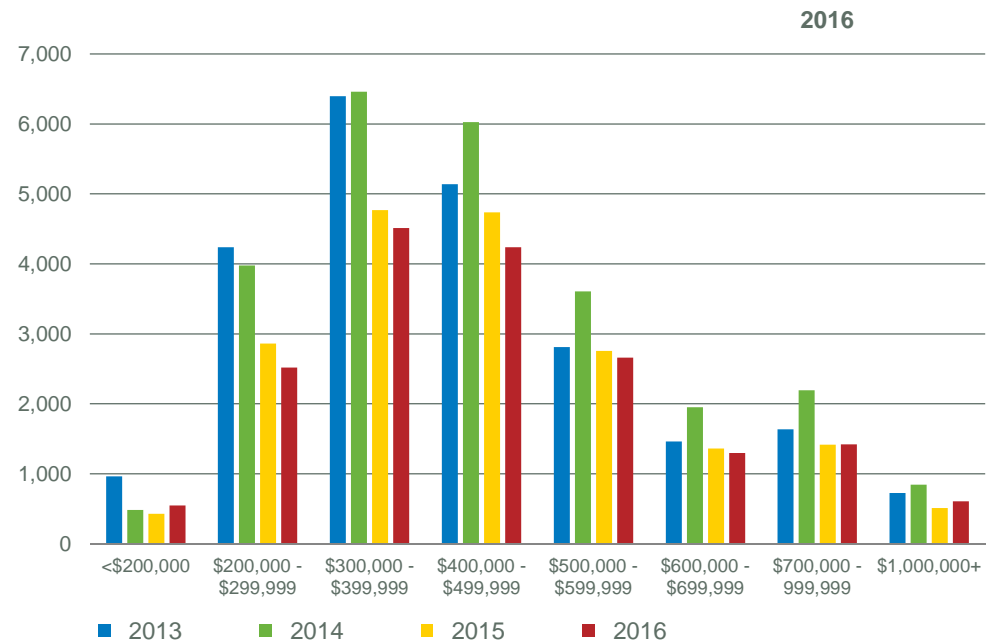
SHARE OF CITY WIDE SALES - DECEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	877	1,207	1,777	1,963	2,186	2,183	1,991	1,643	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,989	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,135	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	422,000	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	469,572	478,859	483,607	476,520	465,338	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
<b>2016</b>												
Sales	765	1,130	1,590	1,768	1,921	2,029	1,744	1,569	1,482	1,649	1,229	933
New Listings	2,742	2,907	3,225	3,217	3,318	3,098	2,684	2,768	2,977	2,360	1,985	993
Inventory	5,023	5,683	6,102	6,251	6,178	6,002	5,710	5,683	5,885	5,434	4,990	3,765
Days on Market	51	43	43	46	42	47	46	46	46	45	50	56
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400	440,000	440,200	440,400	438,900	436,200	435,400
Median Price	407,500	420,000	422,250	430,000	433,000	430,000	429,250	419,000	432,500	410,000	427,000	425,000
Average Price	456,889	473,940	468,642	476,910	492,023	485,468	485,385	474,253	490,547	461,226	485,501	494,504
Index	206	204	203	202	202	202	202	202	202	201	200	200

	Dec-15	Dec-16	2015	2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	2	1
\$100,000 - \$199,999	24	36	426	549
\$200,000 - \$299,999	137	126	2,862	2,521
\$300,000 - \$349,999	111	97	2,071	1,966
\$350,000 - \$399,999	142	144	2,697	2,545
\$400,000 - \$449,999	128	105	2,633	2,377
\$450,000 - \$499,999	94	105	2,102	1,859
\$500,000 - \$549,999	63	86	1,580	1,525
\$550,000 - \$599,999	52	46	1,178	1,137
\$600,000 - \$649,999	28	31	778	709
\$650,000 - \$699,999	21	34	582	589
\$700,000 - \$799,999	24	45	778	755
\$800,000 - \$899,999	14	23	406	420
\$900,000 - \$999,999	12	19	232	247
\$1,000,000 - \$1,249,999	8	13	258	272
\$1,250,000 - \$1,499,999	12	5	117	147
\$1,500,000 - \$1,749,999	3	6	55	82
\$1,750,000 - \$1,999,999	2	1	36	39
\$2,000,000 - \$2,499,999	2	3	22	38
\$2,500,000 - \$2,999,999	1	3	13	16
\$3,000,000 - \$3,499,999	1	3	5	7
\$3,500,000 - \$3,999,999	-	1	5	4
\$4,000,000 +	-	-	1	4
	879	933	18,839	17,809

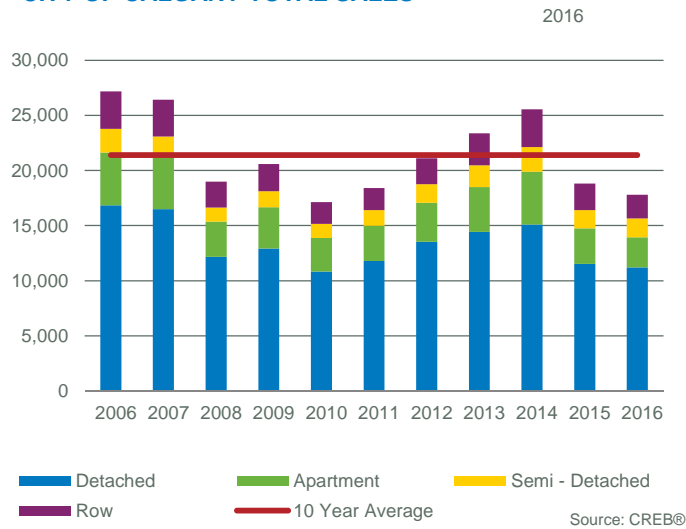
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



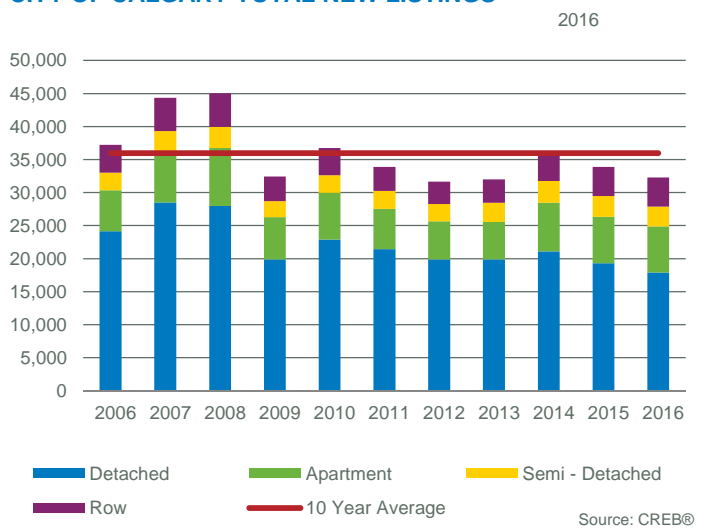
Source: CREB®



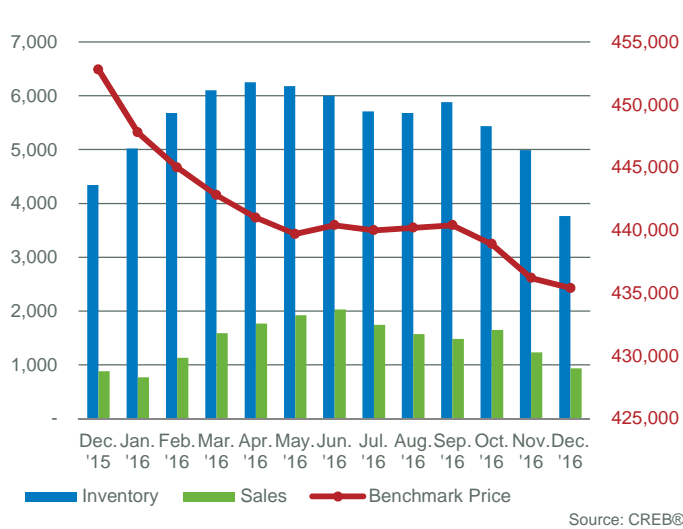
CITY OF CALGARY TOTAL SALES



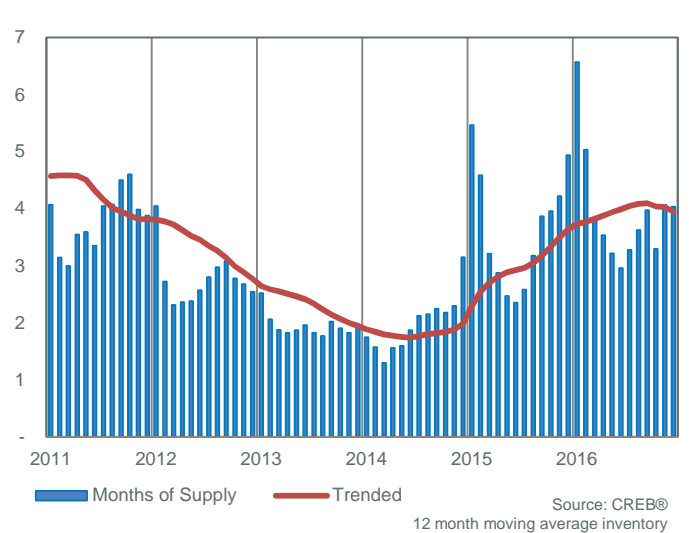
CITY OF CALGARY TOTAL NEW LISTINGS



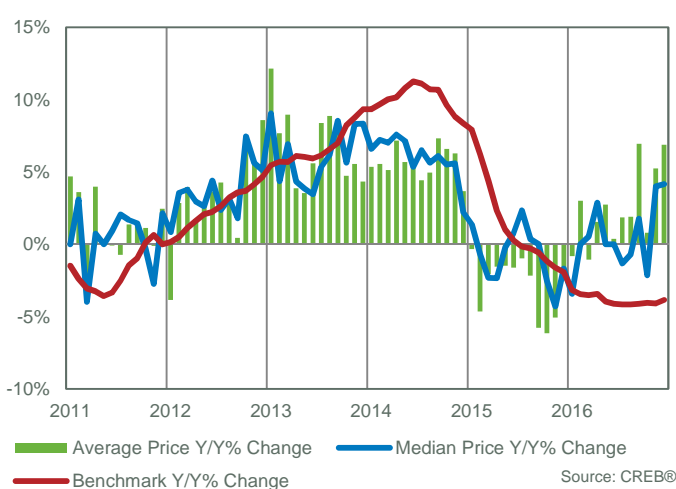
CITY OF CALGARY TOTAL INVENTORY AND SALES



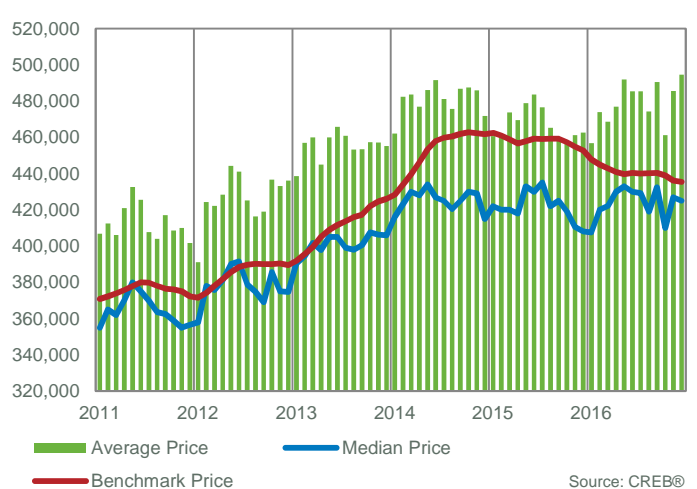
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



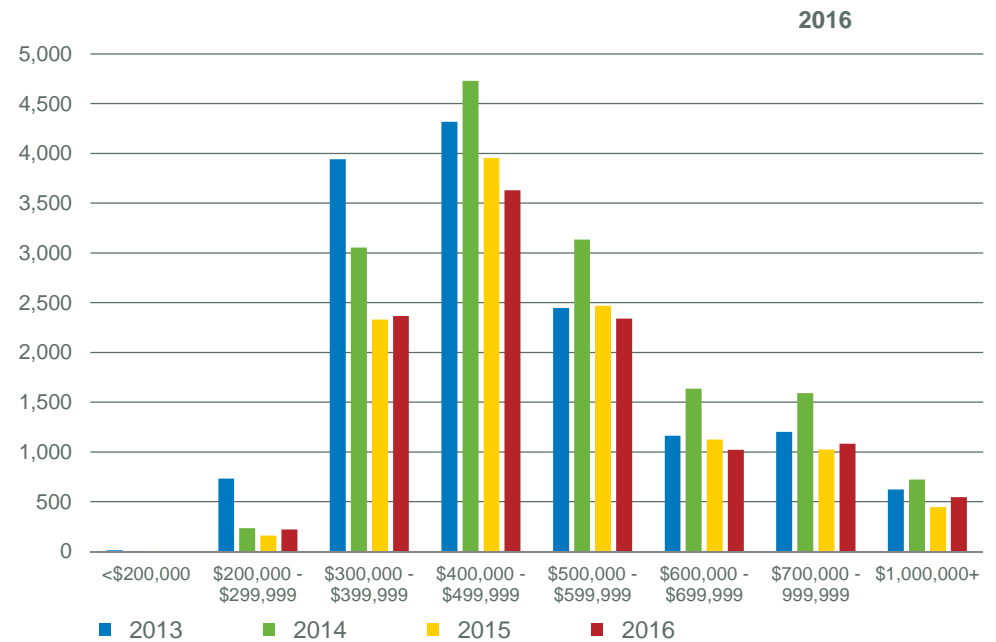
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
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	541,951	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
<b>2016</b>												
Sales	466	693	1,005	1,136	1,214	1,282	1,109	982	944	1,033	779	571
New Listings	1,487	1,611	1,818	1,820	1,851	1,748	1,488	1,529	1,660	1,325	1,062	516
Inventory	2,537	2,953	3,093	3,138	3,041	2,939	2,745	2,731	2,833	2,576	2,328	1,719
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400	502,300	503,200	503,400	502,200	498,300	498,300
Median Price	458,750	467,500	480,000	483,750	489,450	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	559,169	558,046	542,456	542,539	563,431	529,215	558,282	573,833
Index	208	207	206	206	205	206	206	206	206	206	204	204

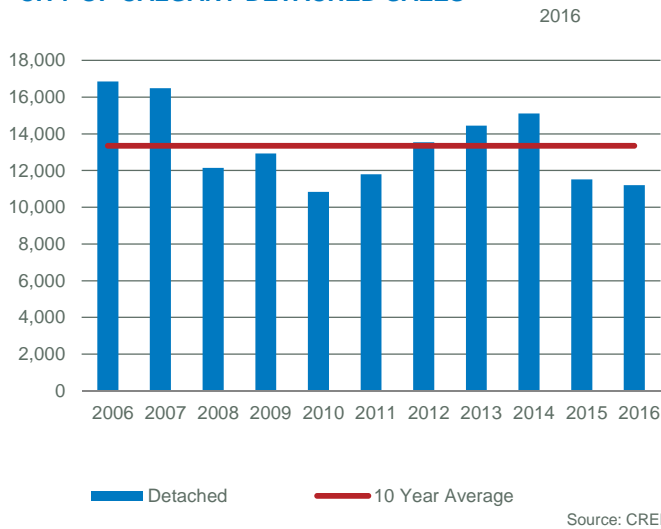
	Dec-15	Dec-16	2015	2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	-	6	1
\$200,000 - \$299,999	20	10	162	221
\$300,000 - \$349,999	35	36	649	705
\$350,000 - \$399,999	95	84	1,682	1,661
\$400,000 - \$449,999	102	86	2,188	1,996
\$450,000 - \$499,999	76	93	1,765	1,635
\$500,000 - \$549,999	57	74	1,404	1,348
\$550,000 - \$599,999	46	40	1,064	993
\$600,000 - \$649,999	24	28	661	578
\$650,000 - \$699,999	16	26	465	444
\$700,000 - \$799,999	18	28	558	551
\$800,000 - \$899,999	8	18	298	336
\$900,000 - \$999,999	9	17	169	197
\$1,000,000 - \$1,249,999	7	9	218	229
\$1,250,000 - \$1,499,999	11	5	106	140
\$1,500,000 - \$1,749,999	3	6	52	80
\$1,750,000 - \$1,999,999	2	1	31	36
\$2,000,000 - \$2,499,999	2	3	22	35
\$2,500,000 - \$2,999,999	1	3	12	15
\$3,000,000 - \$3,499,999	1	2	4	6
\$3,500,000 - \$3,999,999	-	1	2	4
\$4,000,000 +	-	-	1	2
	533	571	11,519	11,214

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

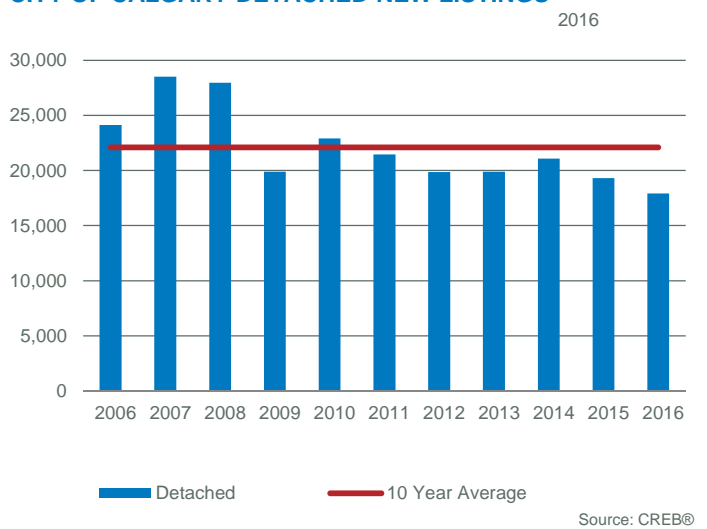


Source: CREB®

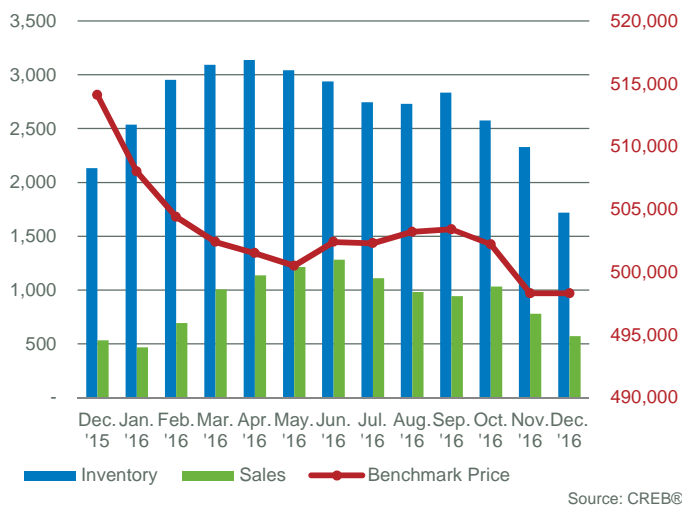
CITY OF CALGARY DETACHED SALES



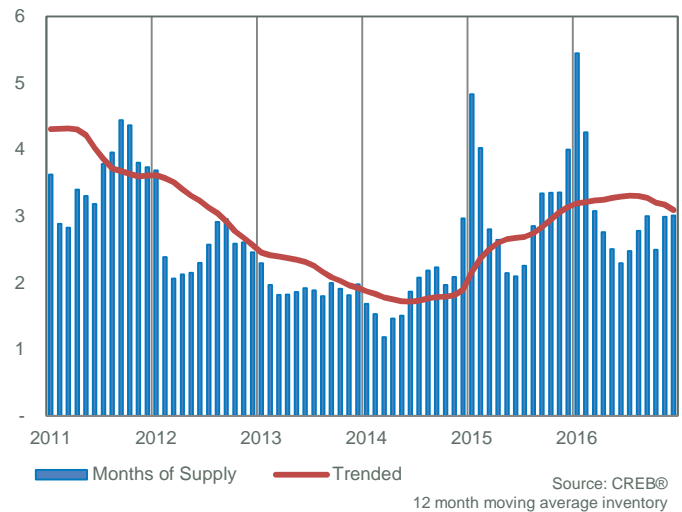
CITY OF CALGARY DETACHED NEW LISTINGS



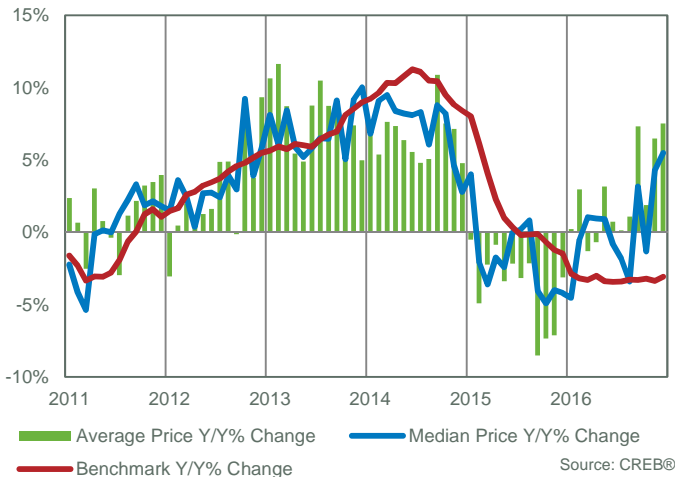
CITY OF CALGARY DETACHED INVENTORY AND SALES



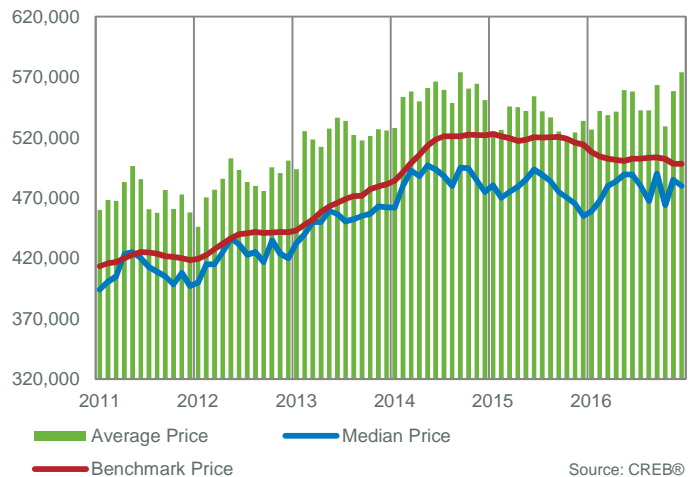
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



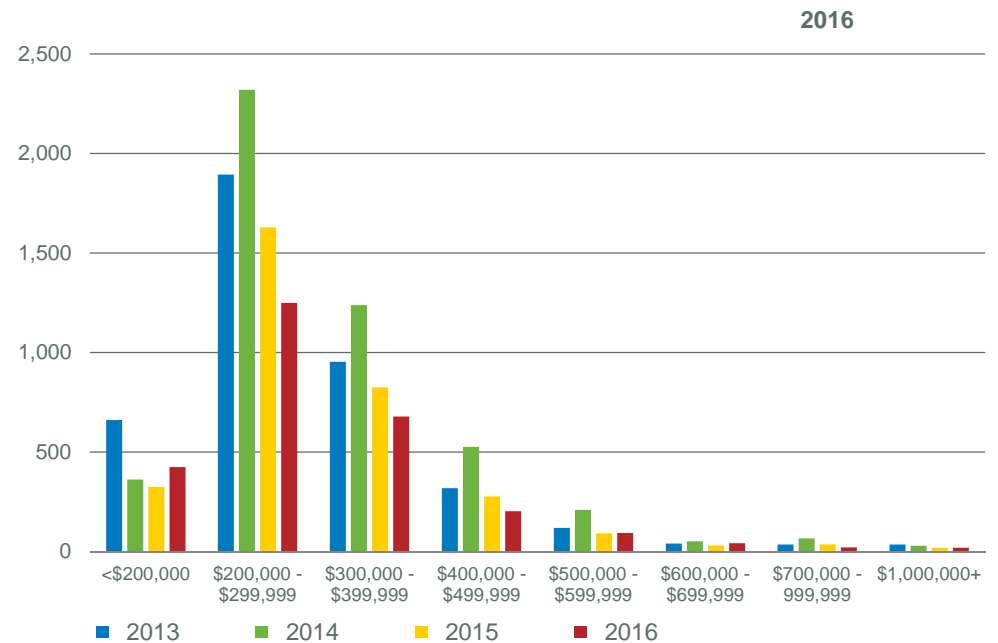
CITY OF CALGARY DETACHED PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
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
<b>2016</b>												
Sales	129	168	257	273	276	311	255	267	200	251	195	146
New Listings	598	637	680	666	685	605	618	617	637	508	455	240
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,558	1,578	1,653	1,543	1,433	1,108
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200	277,000	274,900	274,600	273,800	271,300	269,200
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	249,500
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842	303,202	289,099	297,710	302,916
Index	194	194	192	192	191	190	190	188	188	187	186	184

	Dec-15	Dec-16	2015	2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	21	32	323	425
\$200,000 - \$299,999	63	59	1,628	1,249
\$300,000 - \$349,999	22	19	499	406
\$350,000 - \$399,999	21	21	325	272
\$400,000 - \$449,999	12	5	160	120
\$450,000 - \$499,999	8	3	116	82
\$500,000 - \$549,999	2	2	55	56
\$550,000 - \$599,999	-	-	36	37
\$600,000 - \$649,999	-	1	23	23
\$650,000 - \$699,999	-	1	7	18
\$700,000 - \$799,999	1	2	17	10
\$800,000 - \$899,999	1	-	11	5
\$900,000 - \$999,999	1	-	7	6
\$1,000,000 - \$1,249,999	-	-	8	5
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	-	2	-
\$1,750,000 - \$1,999,999	-	-	3	2
\$2,000,000 - \$2,499,999	-	-	-	3
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	1	1	1
\$3,500,000 - \$3,999,999	-	-	3	-
\$4,000,000 +	-	-	-	2
	152	146	3,228	2,728

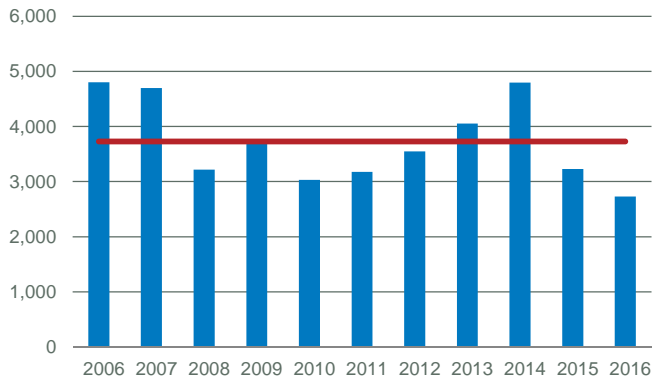
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2016

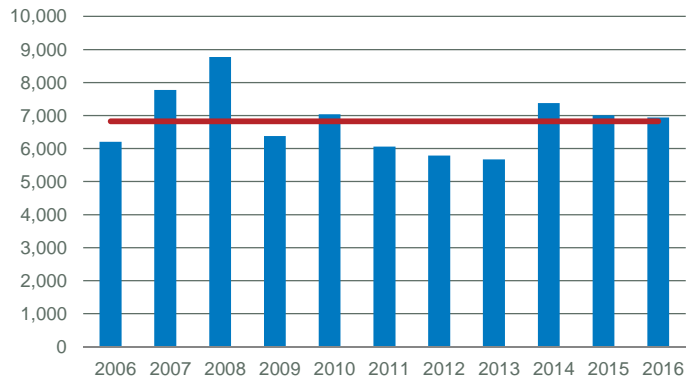


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

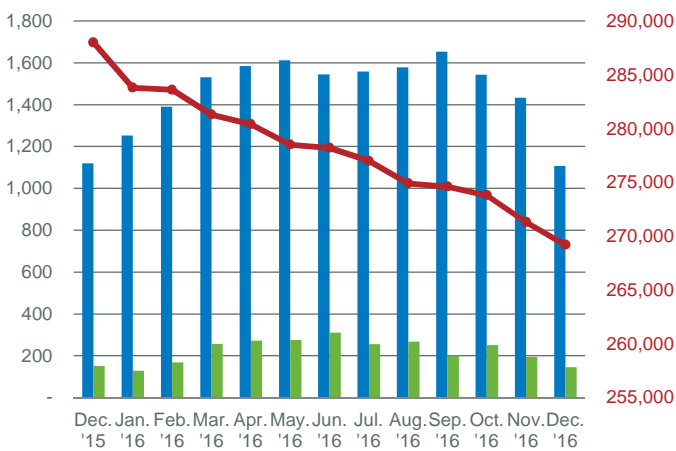
2016



Apartment 10 Year Average

Source: CREB®

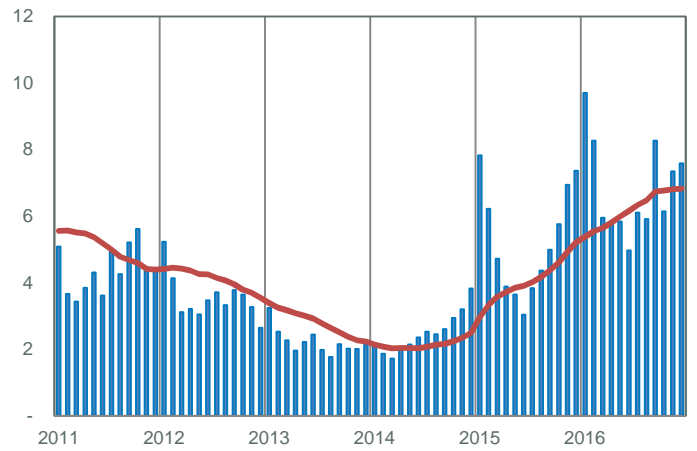
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

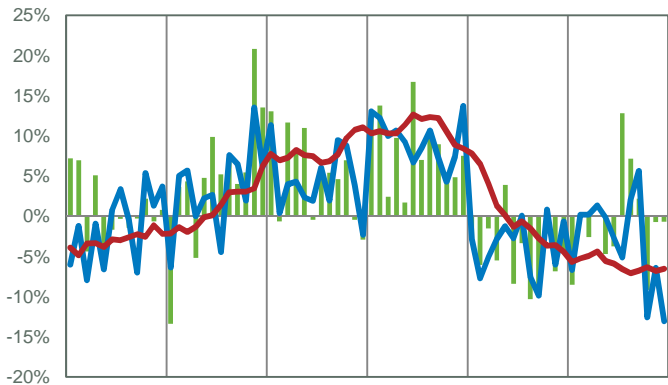
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®  
12 month moving average inventory

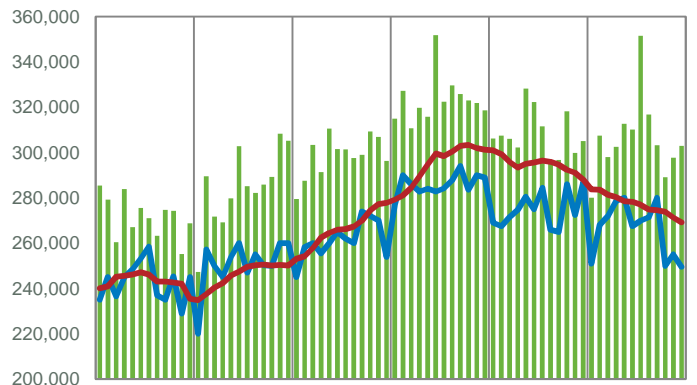
CITY OF CALGARY APARTMENT PRICE CHANGE



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

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



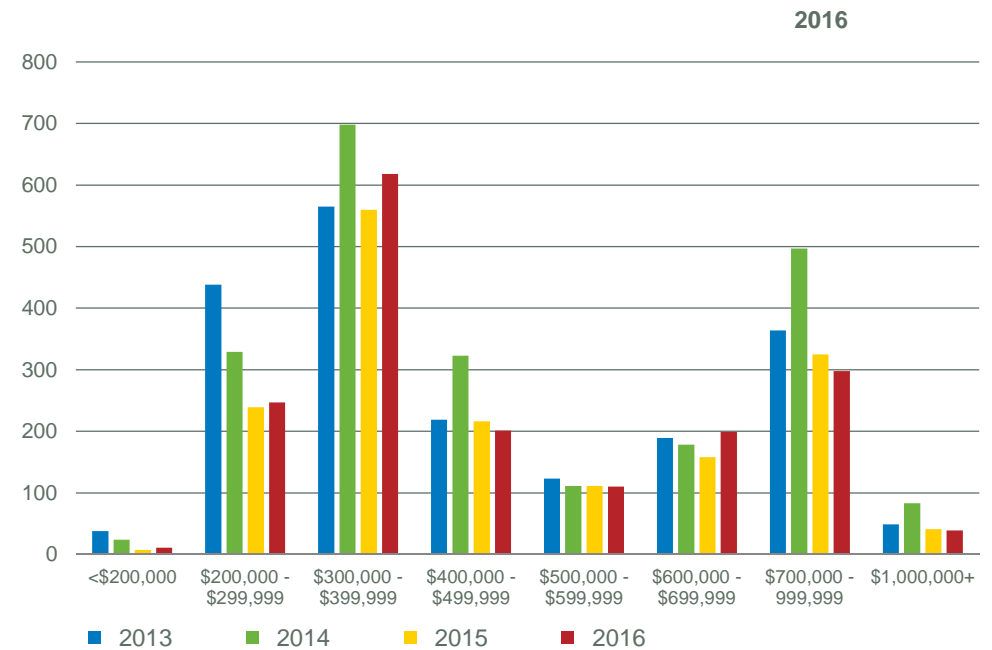
Average Price Median Price Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	81	95	160	202	192	184	191	139	103	128	108	74
New Listings	302	275	308	267	300	294	283	246	268	293	200	142
Inventory	471	544	572	502	488	491	492	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	415,207	432,500	392,250	378,000	394,500
Average Price	483,077	503,722	510,352	499,705	513,979	520,993	510,395	492,179	510,515	476,423	481,182	496,127
Index	206	206	205	205	205	206	207	207	207	206	205	204
<b>2016</b>												
Sales	71	110	144	174	190	185	180	138	156	166	113	96
New Listings	268	283	289	306	296	291	261	237	268	224	191	103
Inventory	501	552	579	586	544	533	521	503	509	480	455	368
Days on Market	44	47	37	50	41	46	45	47	50	41	60	60
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600	385,200	387,100	386,500	386,500	384,800	385,400
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	407,000	375,000	427,000	405,250
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	481,140	469,476	500,030	512,884
Index	203	201	200	199	199	200	200	201	201	201	200	200

	Dec-15	Dec-16	2015	2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	7	11
\$200,000 - \$299,999	9	11	239	247
\$300,000 - \$349,999	16	16	249	289
\$350,000 - \$399,999	13	19	311	329
\$400,000 - \$449,999	6	6	129	123
\$450,000 - \$499,999	3	2	87	78
\$500,000 - \$549,999	2	7	59	52
\$550,000 - \$599,999	4	3	52	58
\$600,000 - \$649,999	2	1	62	84
\$650,000 - \$699,999	5	6	96	115
\$700,000 - \$799,999	5	15	186	181
\$800,000 - \$899,999	5	4	90	75
\$900,000 - \$999,999	2	2	49	42
\$1,000,000 - \$1,249,999	1	4	30	37
\$1,250,000 - \$1,499,999	1	-	9	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	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 +	-	-	-	-
	74	96	1,657	1,723

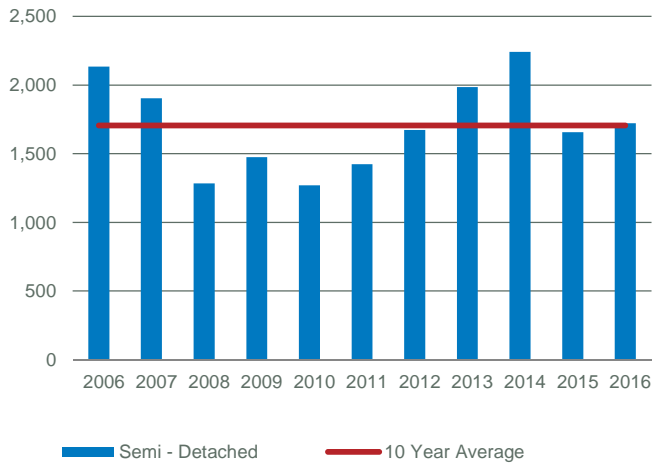
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

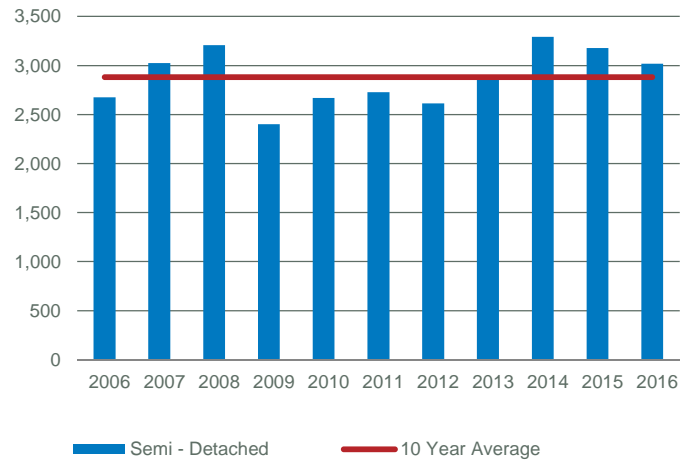
2016



Source: CREB®

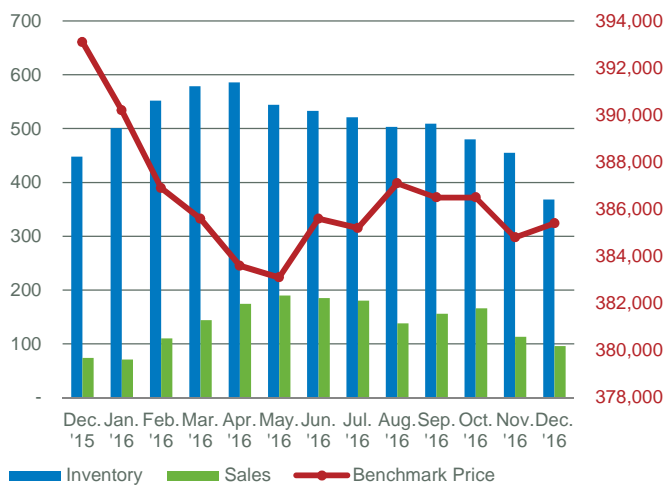
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2016



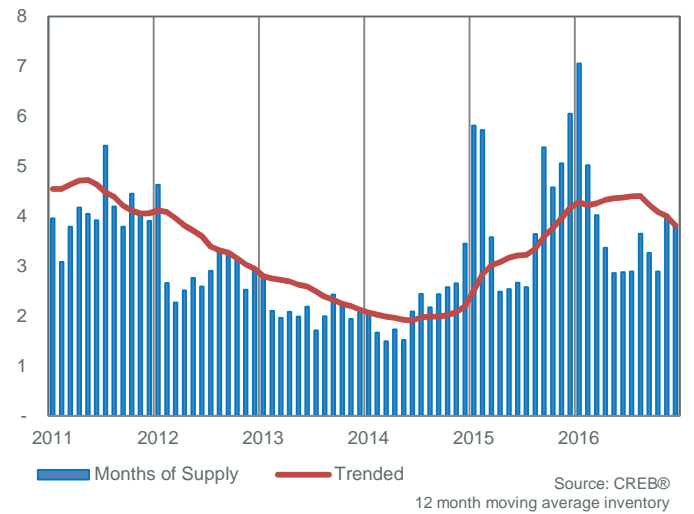
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



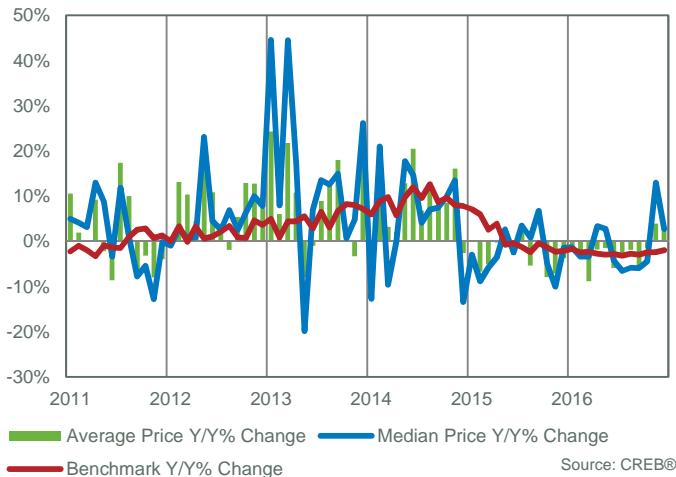
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



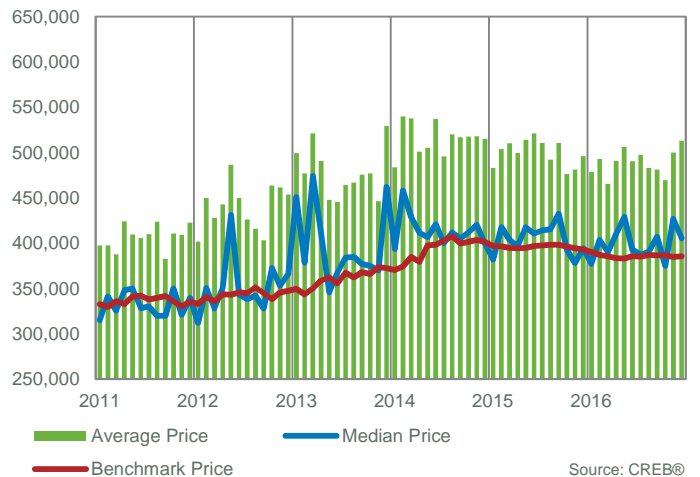
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

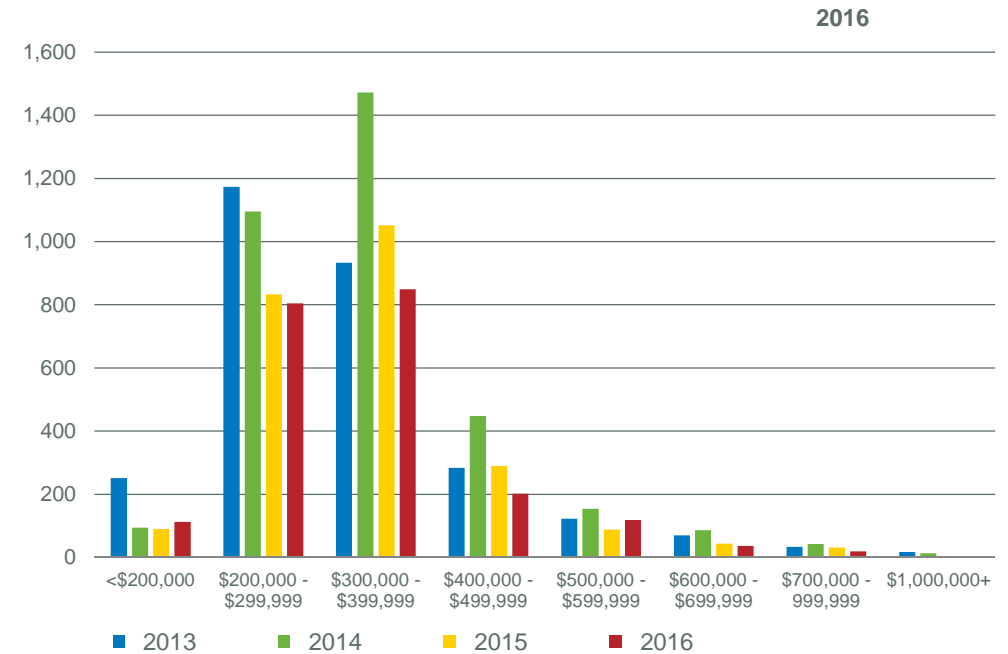


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	109	157	236	259	273	269	255	228	181	184	161	120
New Listings	387	396	375	419	380	385	391	339	402	369	308	215
Inventory	545	672	679	724	672	645	645	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	346,289	328,906	332,095	331,704	326,227
Index	207	207	207	206	206	207	205	206	206	206	205	203
<b>2016</b>												
Sales	99	159	184	185	241	251	200	182	182	199	142	120
New Listings	389	376	438	425	486	454	317	385	412	303	277	133
Inventory	733	788	899	942	981	985	886	871	890	835	774	570
Days on Market	51	52	49	47	50	51	55	55	53	56	58	59
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800	310,300	310,000	311,100	308,100	309,400	307,900
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,281	300,000	310,000	313,500
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	330,122	326,450	318,519	332,544	335,422
Index	203	201	199	197	196	195	194	194	195	193	194	193

	Dec-15	Dec-16	2015	2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	4	90	112
\$200,000 - \$299,999	45	46	833	804
\$300,000 - \$349,999	38	26	673	566
\$350,000 - \$399,999	13	20	379	283
\$400,000 - \$449,999	8	8	156	138
\$450,000 - \$499,999	7	7	134	64
\$500,000 - \$549,999	2	3	62	69
\$550,000 - \$599,999	2	3	26	49
\$600,000 - \$649,999	2	1	31	24
\$650,000 - \$699,999	-	1	13	12
\$700,000 - \$799,999	-	-	17	13
\$800,000 - \$899,999	-	1	7	4
\$900,000 - \$999,999	-	-	7	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 +	-	-	-	-
	120	120	2,432	2,144

CITY OF CALGARY ROW SALES BY PRICE RANGE

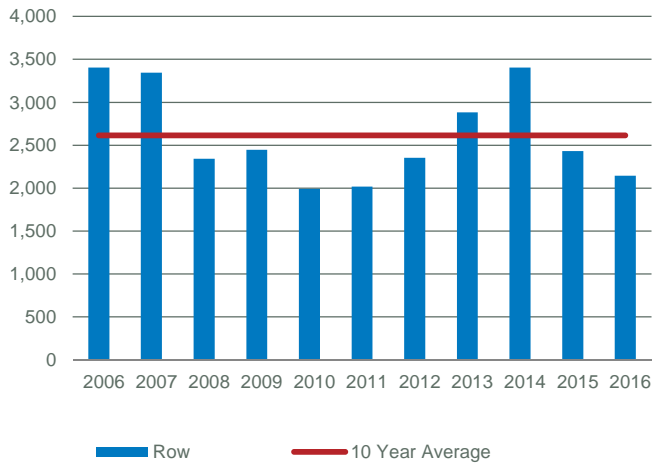


Source: CREB®



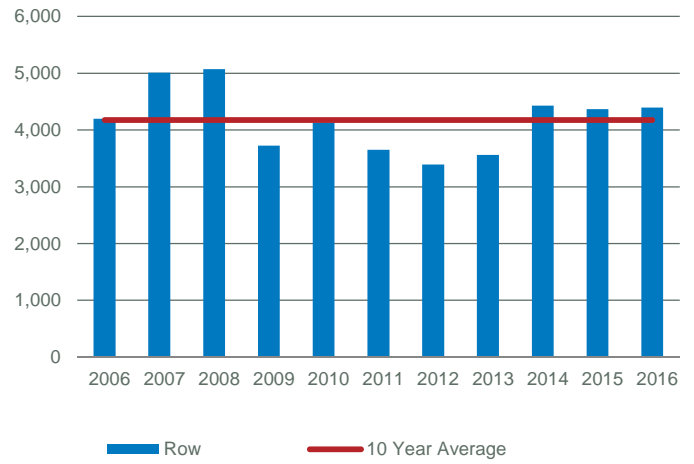
CITY OF CALGARY ROW SALES

2016

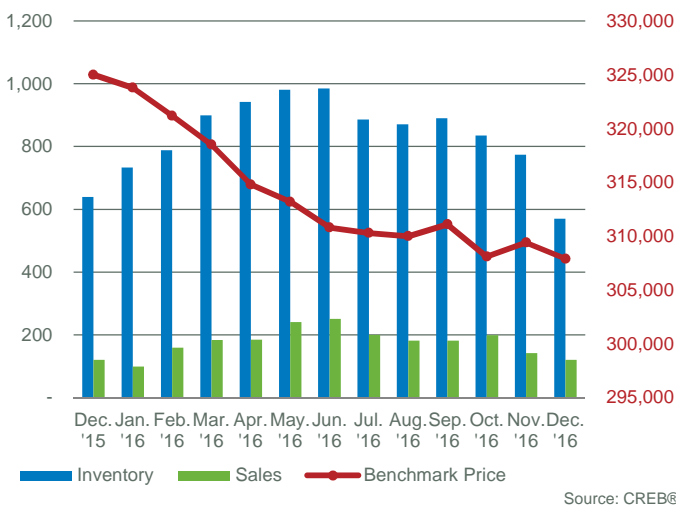


CITY OF CALGARY ROW NEW LISTINGS

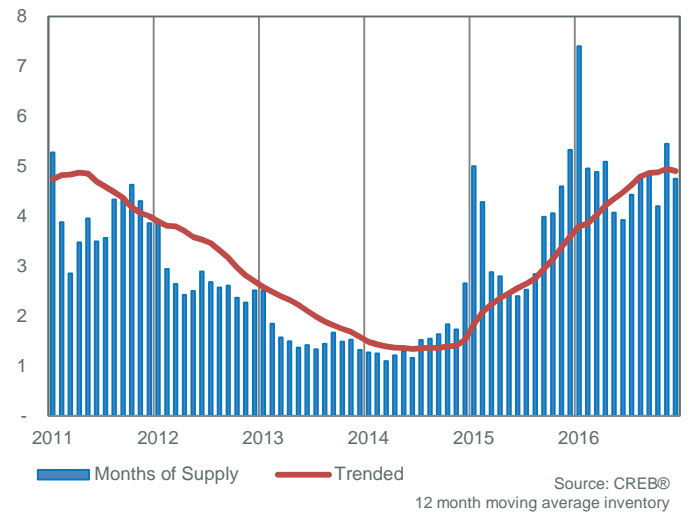
2016



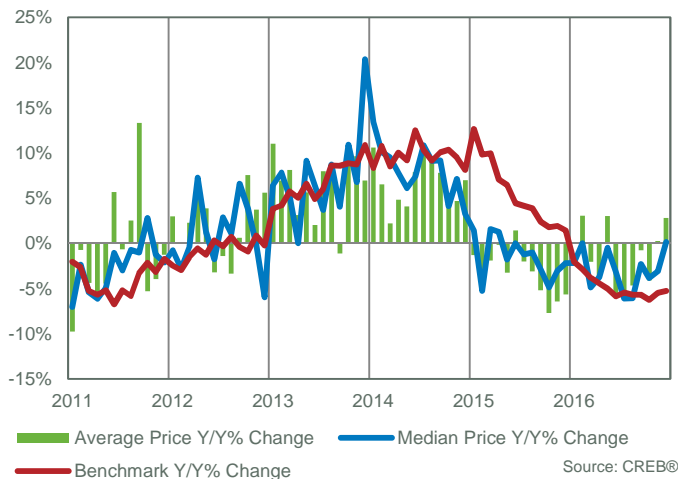
CITY OF CALGARY ROW INVENTORY AND SALES



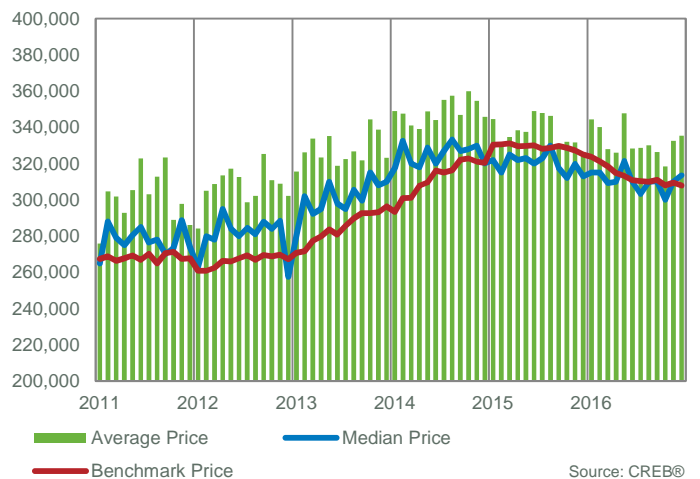
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

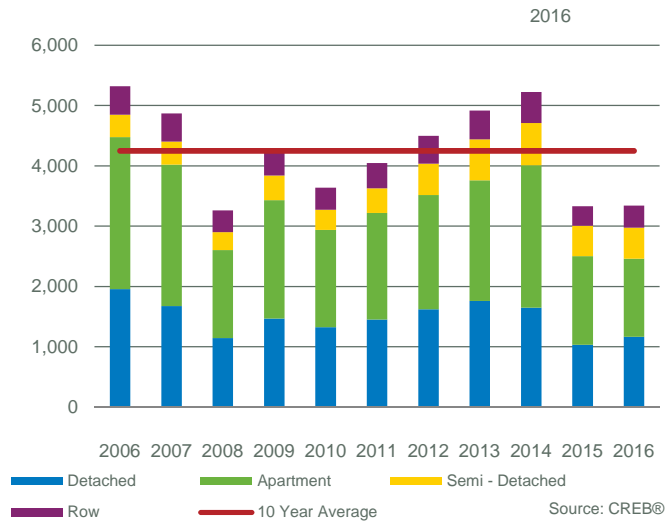


CITY OF CALGARY ROW PRICES

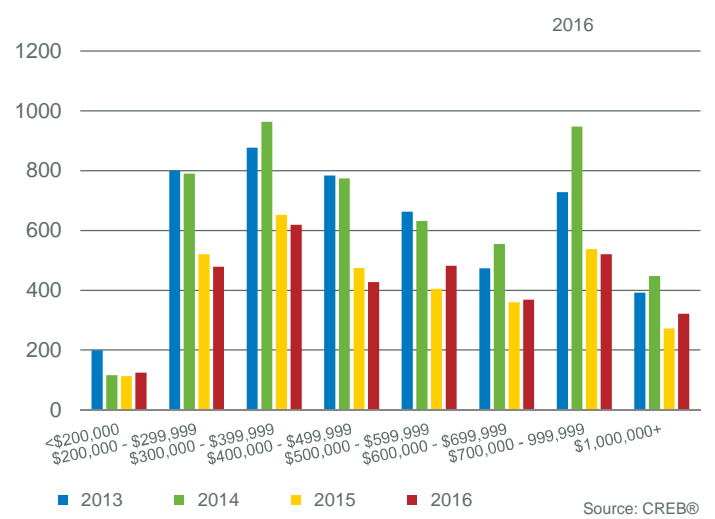


**CITY CENTRE**

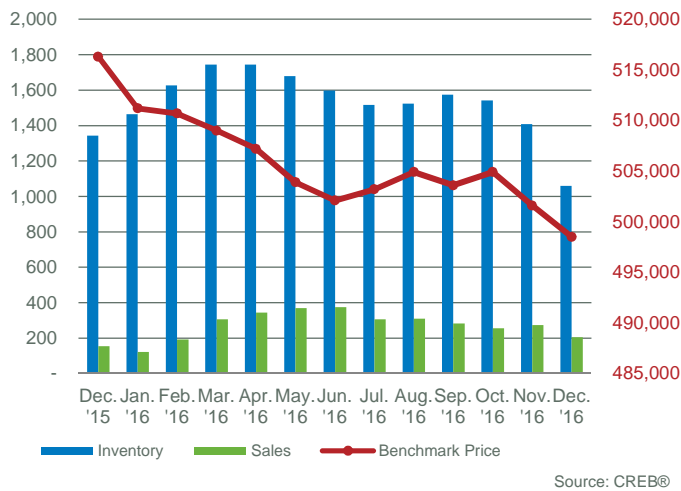
**CITY CENTRE TOTAL SALES**



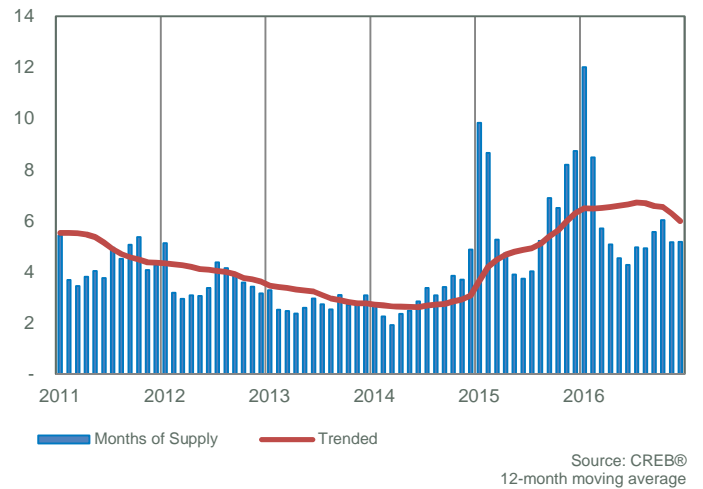
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



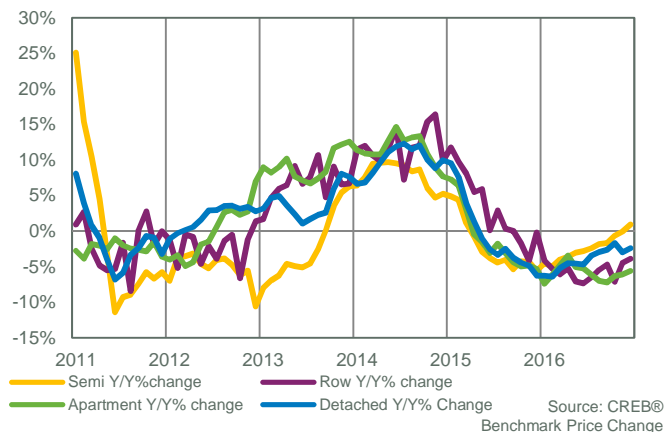
**CITY CENTRE INVENTORY AND SALES**



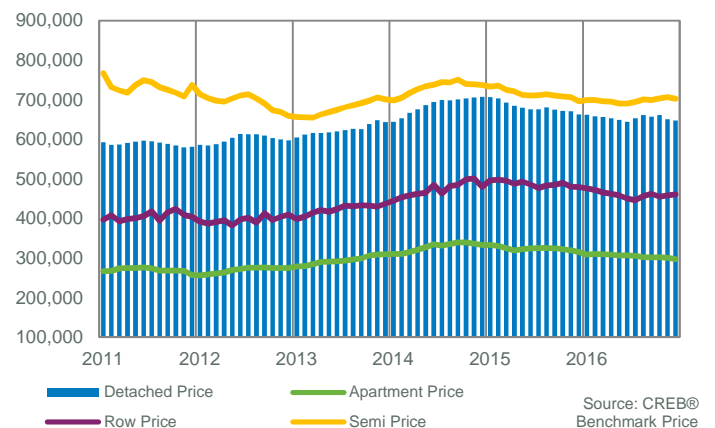
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

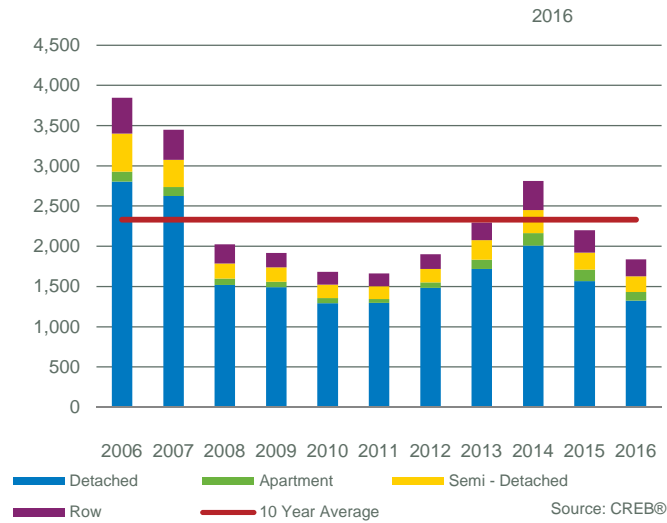


**CITY CENTRE PRICES**

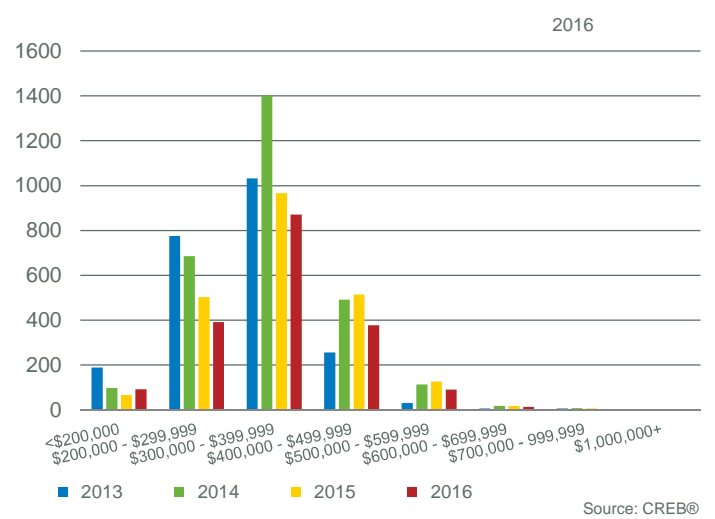


**NORTHEAST**

**NORTHEAST TOTAL SALES**



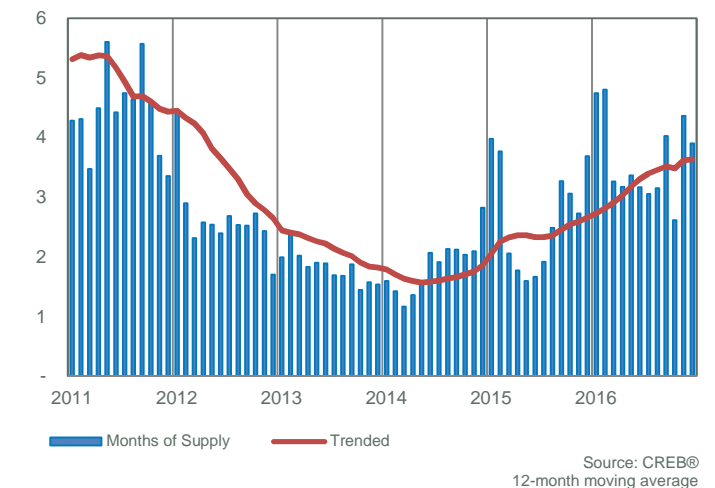
**NORTHEAST TOTAL SALES BY PRICE RANGE**



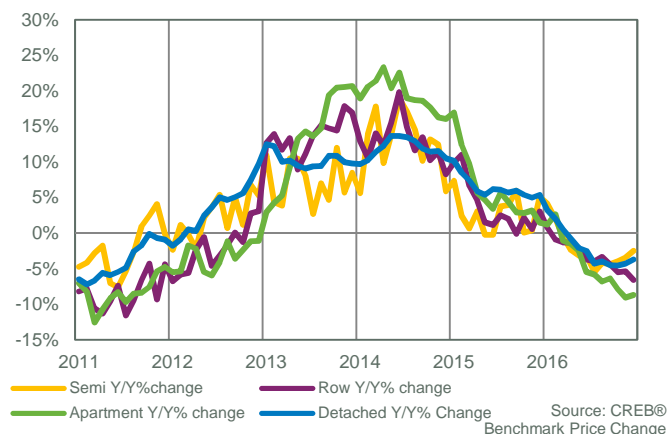
**NORTHEAST INVENTORY AND SALES**



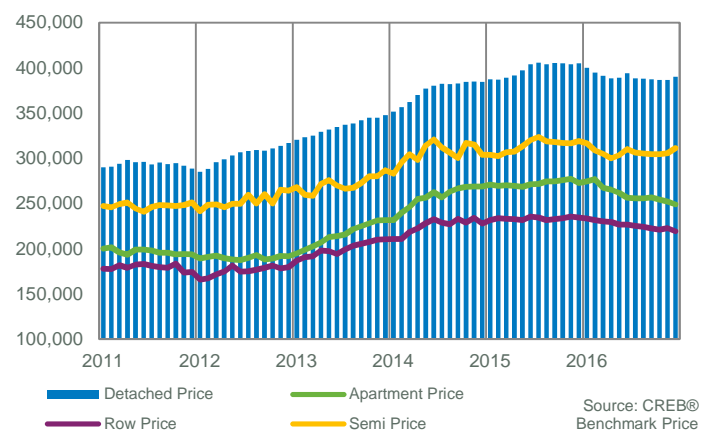
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

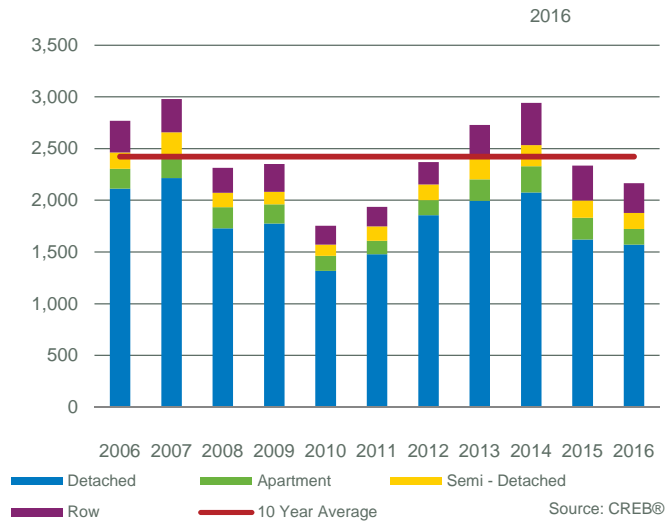


**NORTHEAST PRICES**

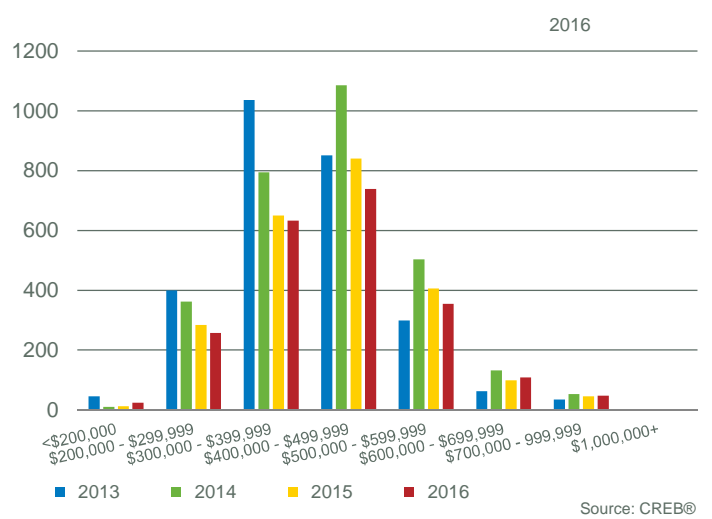


**NORTH**

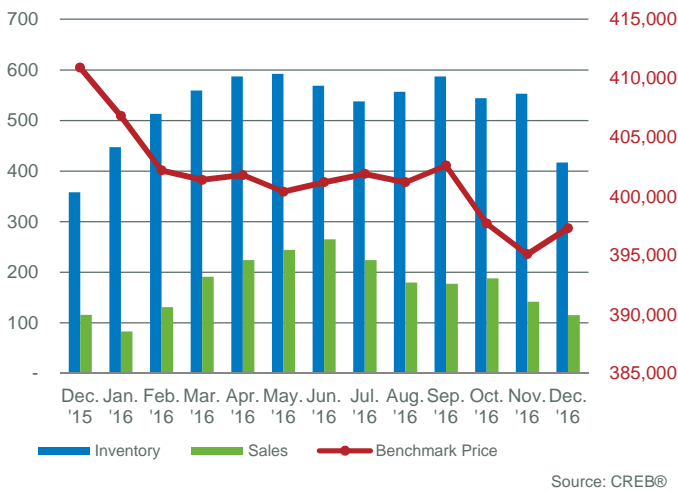
**NORTH TOTAL SALES**



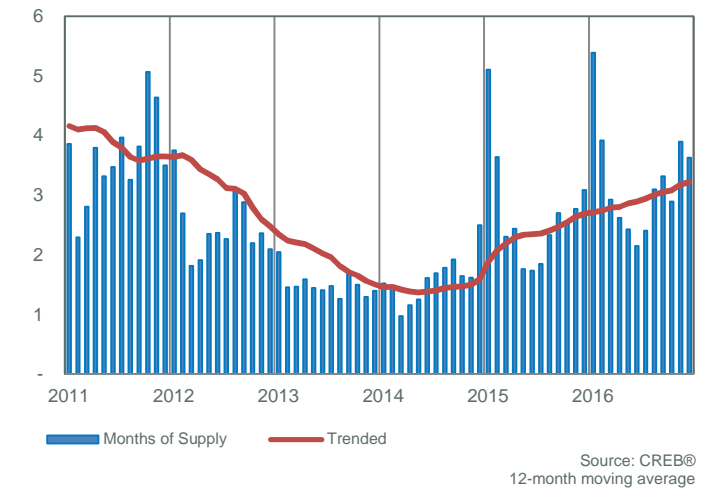
**NORTH TOTAL SALES BY PRICE RANGE**



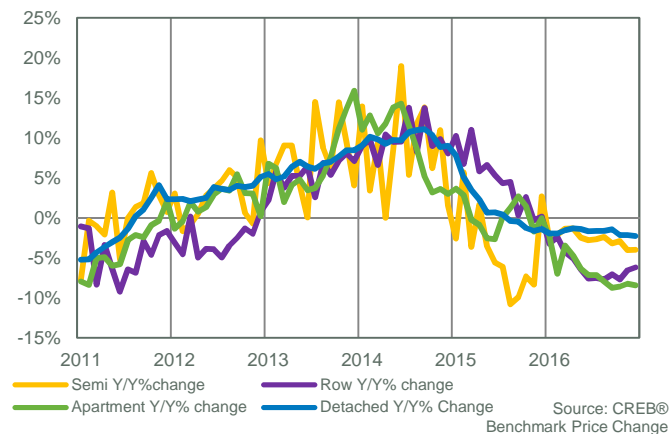
**NORTH INVENTORY AND SALES**



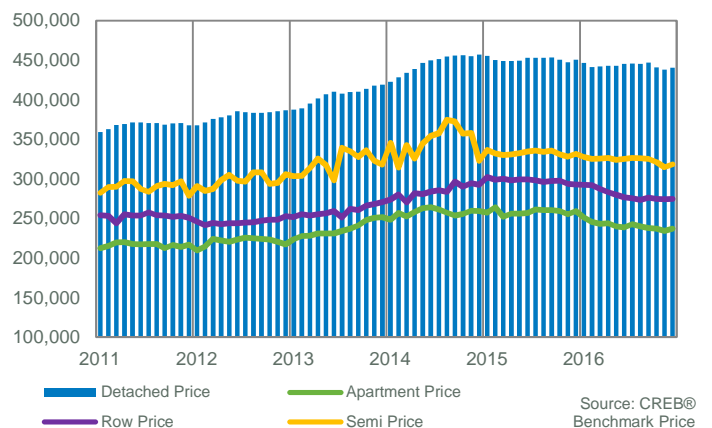
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

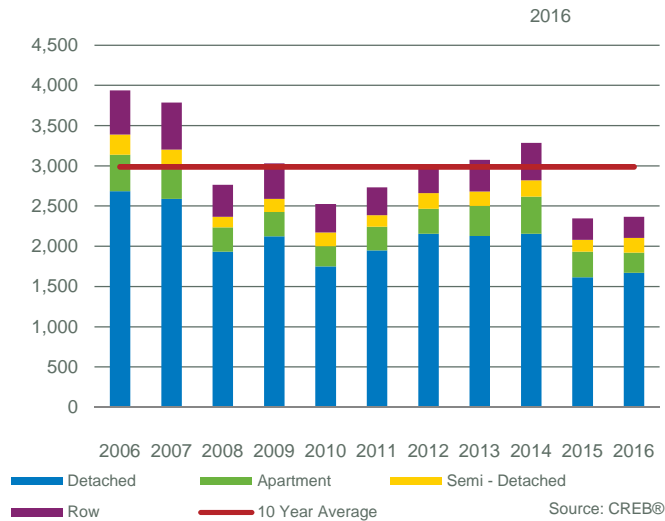


**NORTH PRICES**

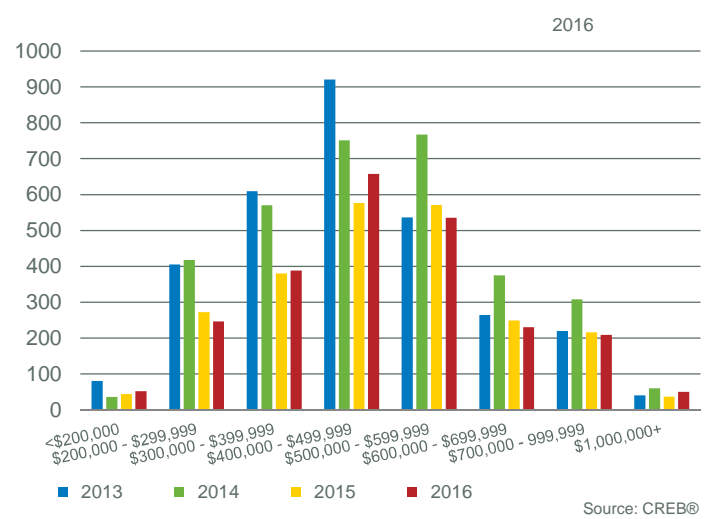


**NORTHWEST**

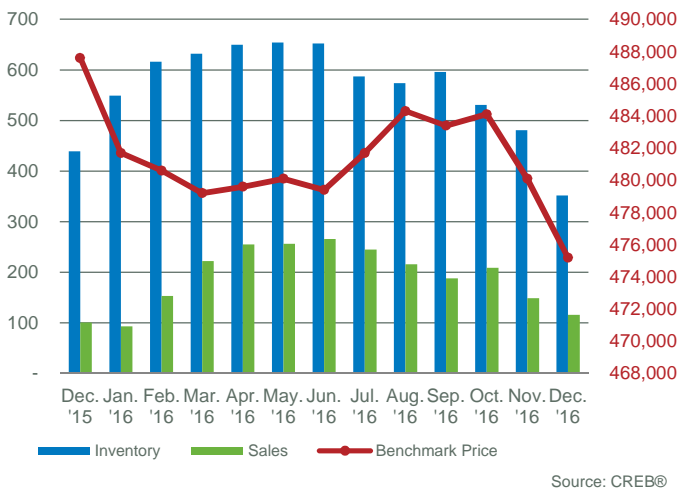
**NORTHWEST TOTAL SALES**



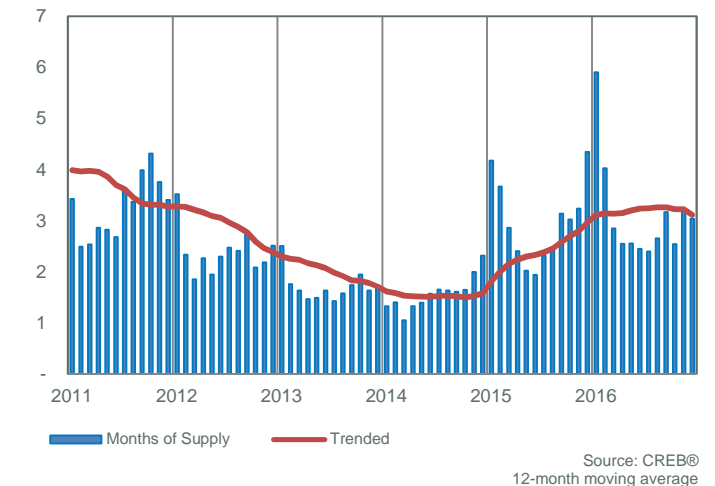
**NORTHWEST TOTAL SALES BY PRICE RANGE**



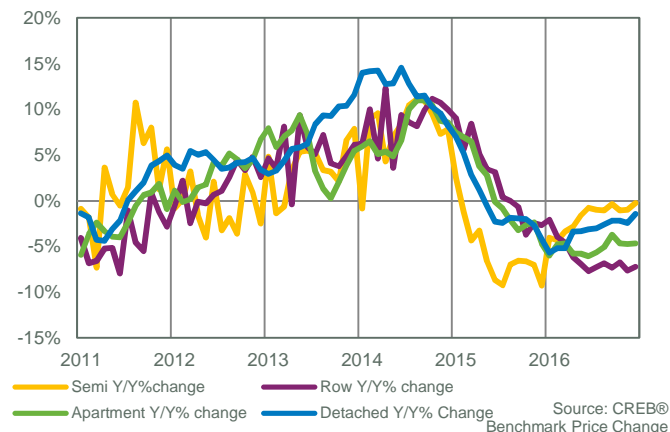
**NORTHWEST INVENTORY AND SALES**



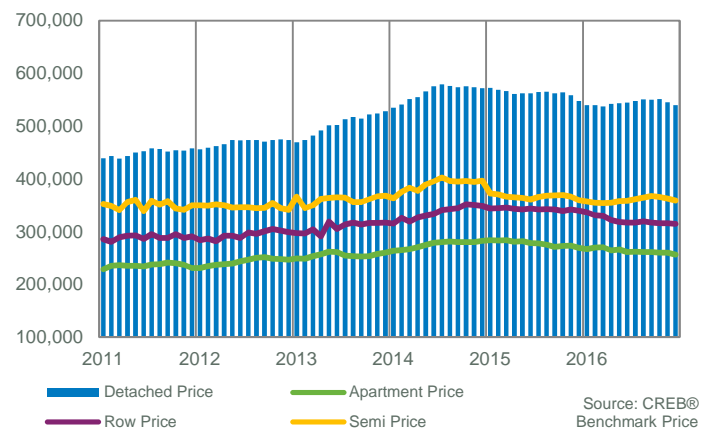
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

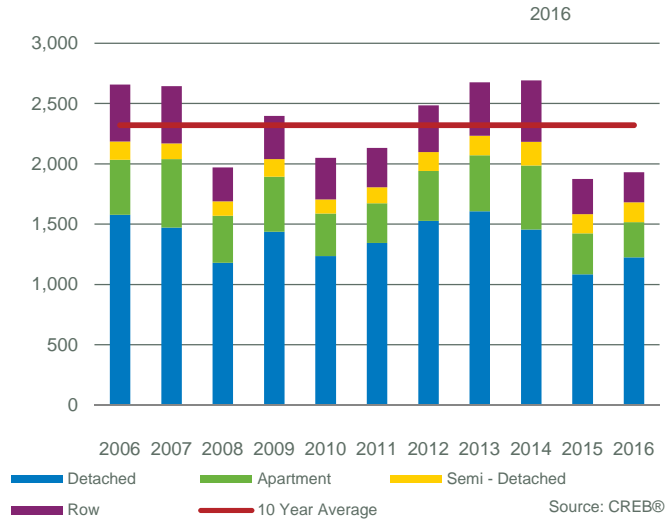


**NORTHWEST PRICES**

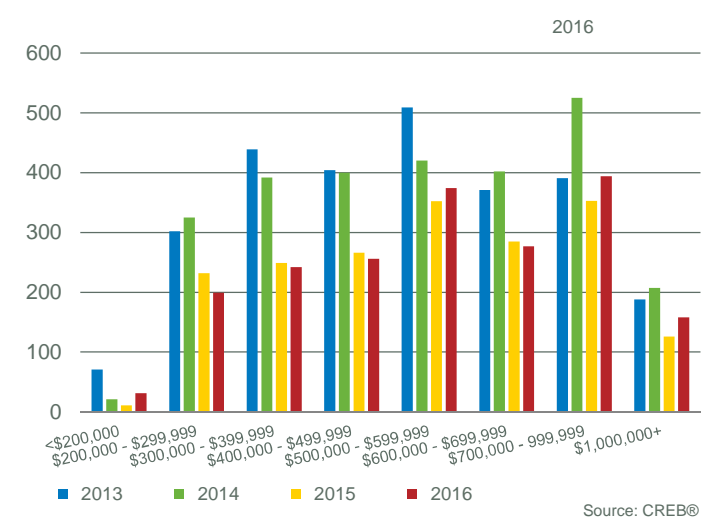


WEST

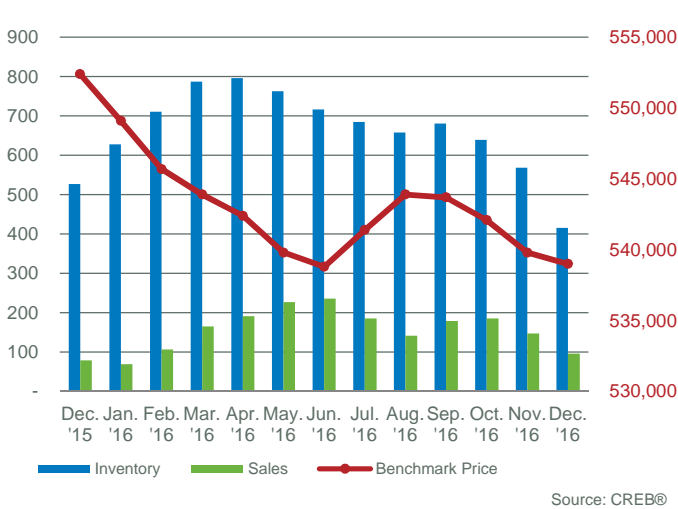
WEST TOTAL SALES



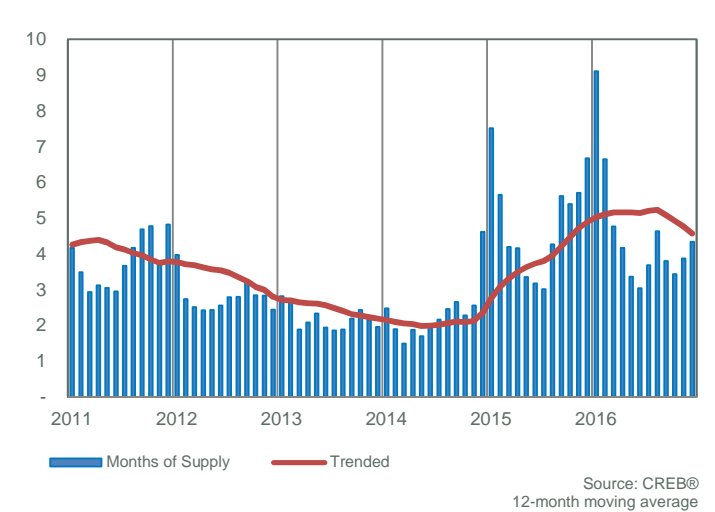
WEST TOTAL SALES BY PRICE RANGE



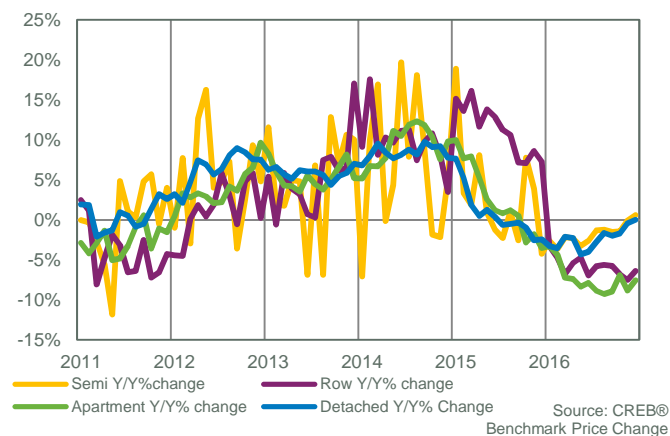
WEST INVENTORY AND SALES



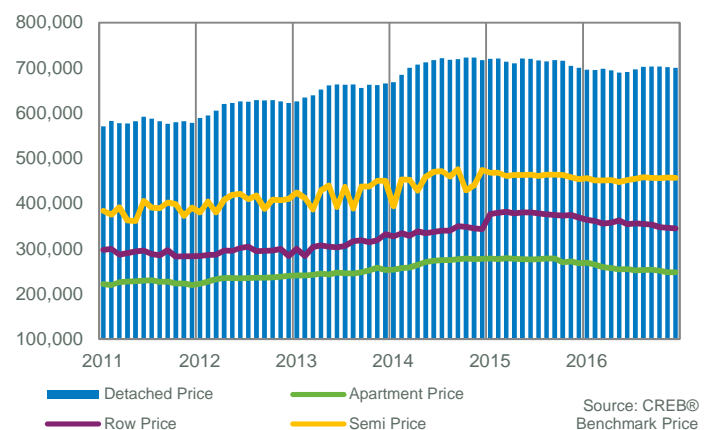
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

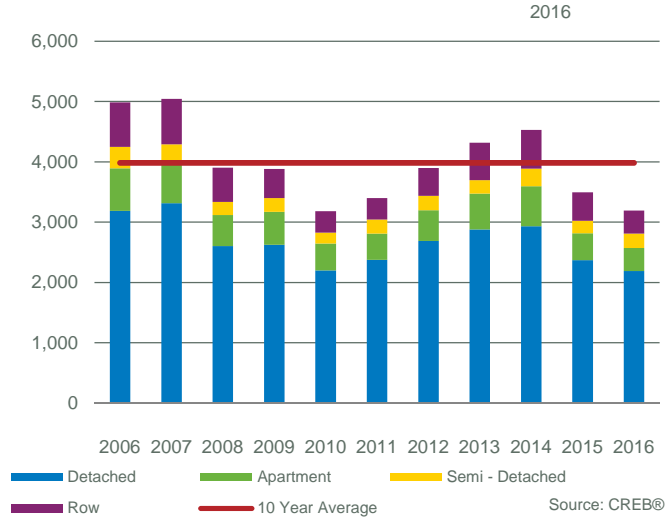


WEST PRICES

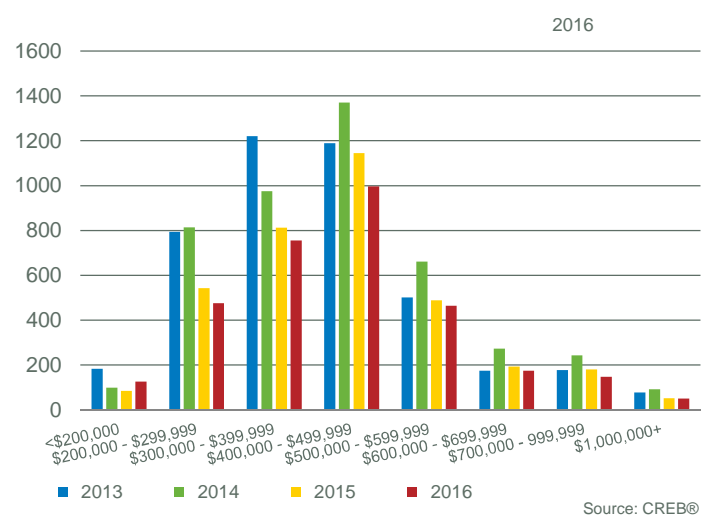


**SOUTH**

**SOUTH TOTAL SALES**



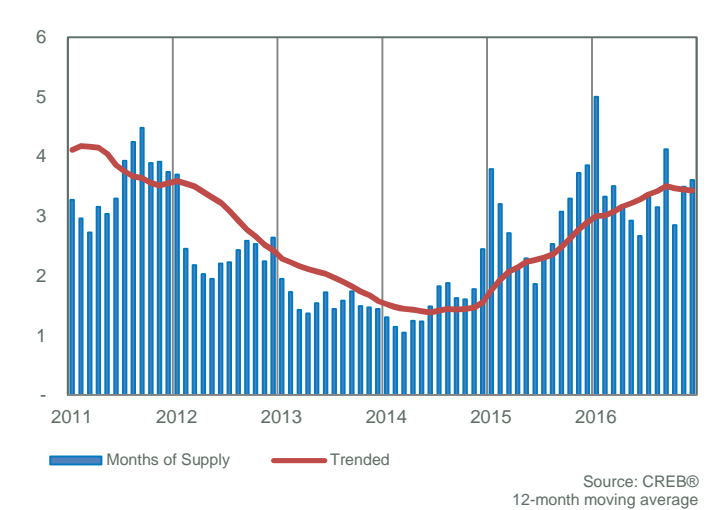
**SOUTH TOTAL SALES BY PRICE RANGE**



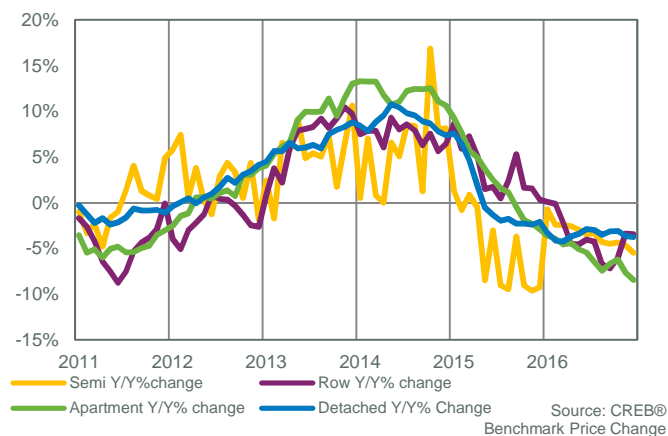
**SOUTH INVENTORY AND SALES**



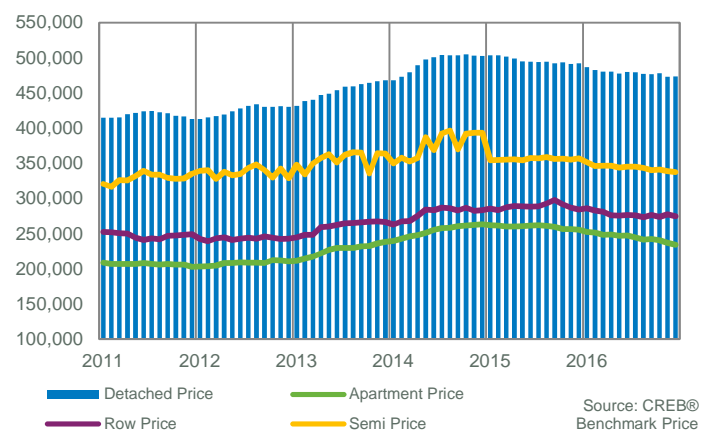
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

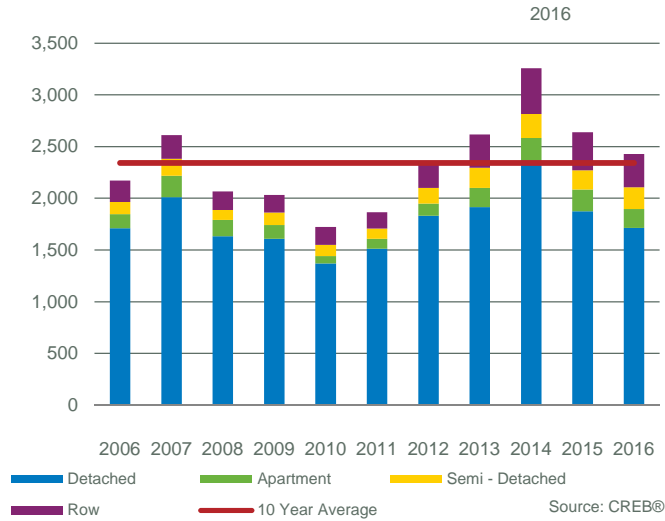


**SOUTH PRICES**

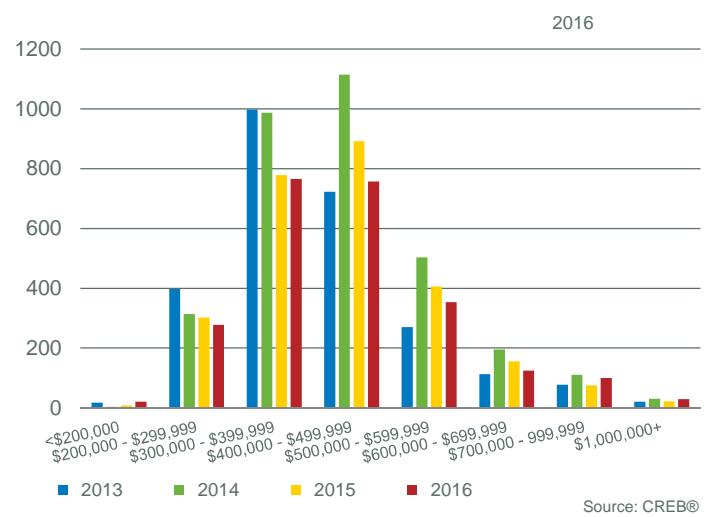


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



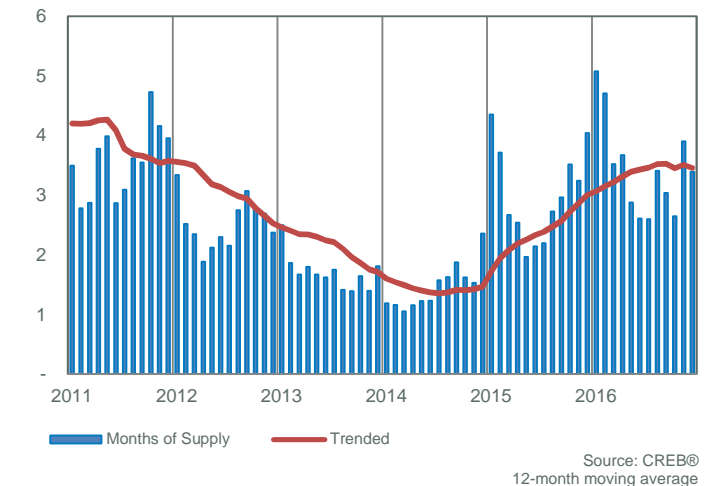
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



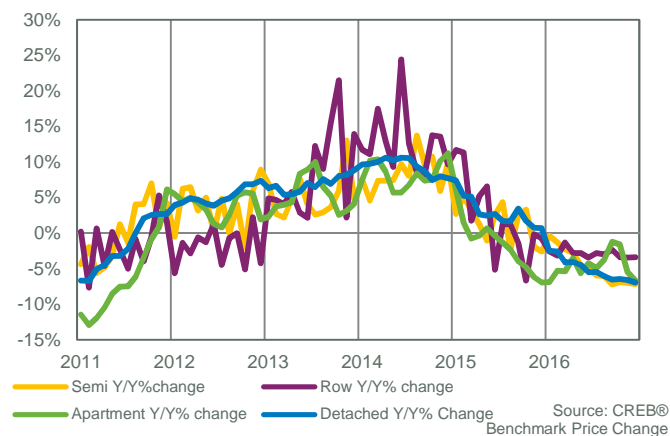
**SOUTHEAST INVENTORY AND SALES**



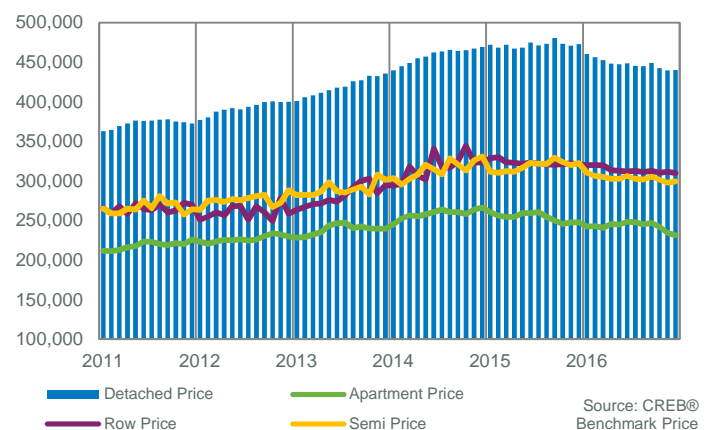
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



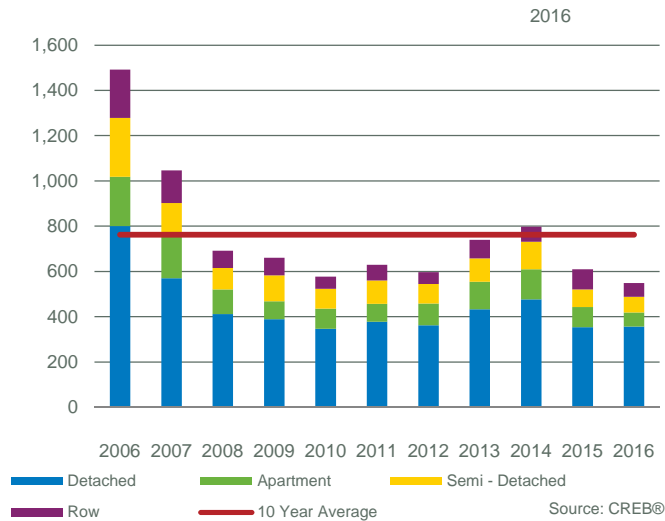
**SOUTHEAST PRICES**



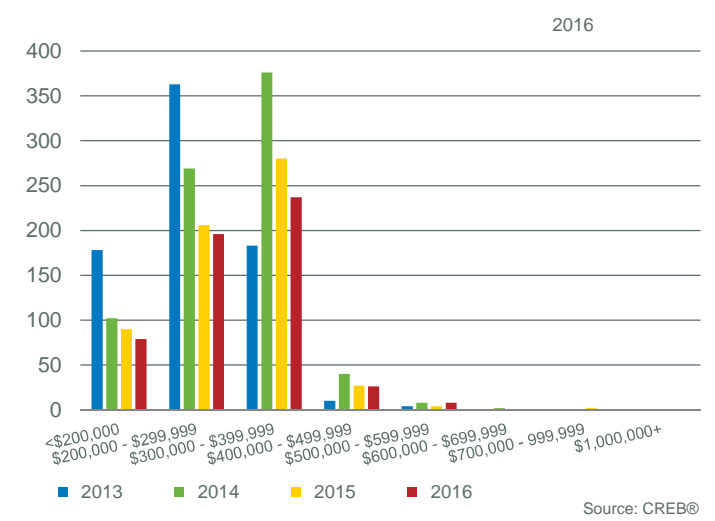


**EAST**

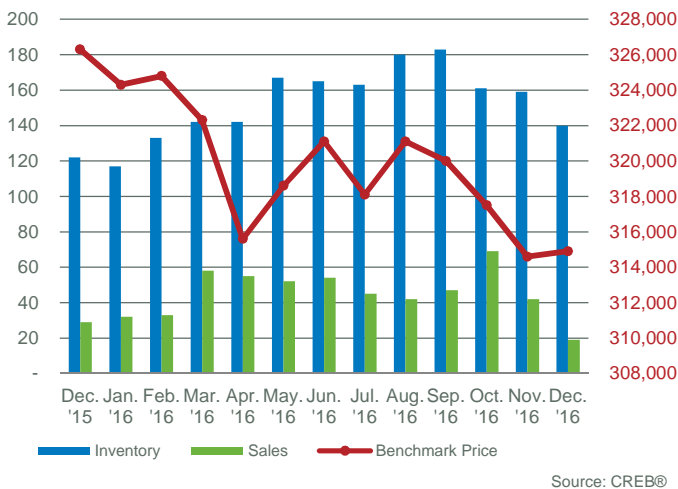
**EAST TOTAL SALES**



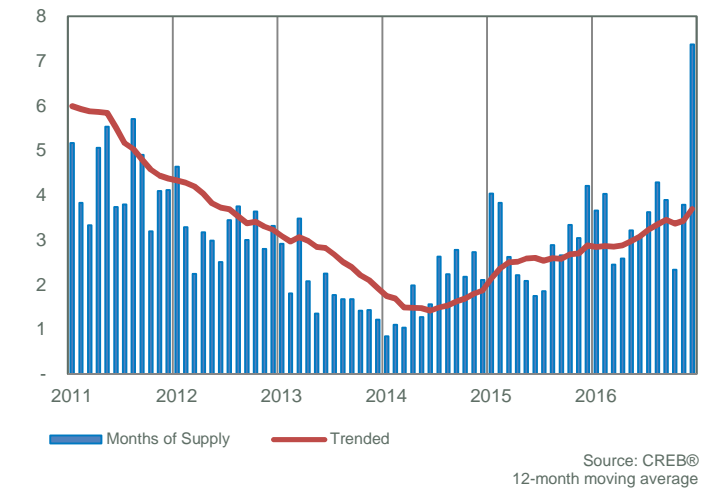
**EAST TOTAL SALES BY PRICE RANGE**



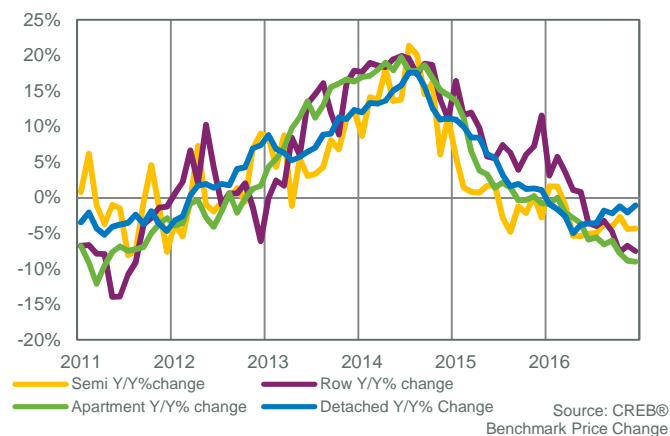
**EAST INVENTORY AND SALES**



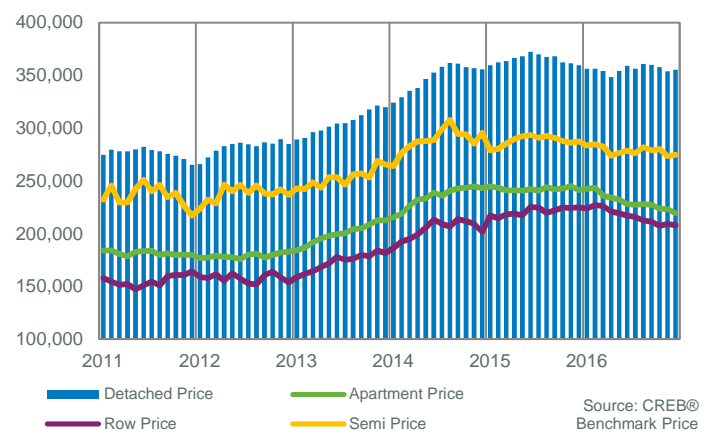
**EAST MONTHS OF INVENTORY**



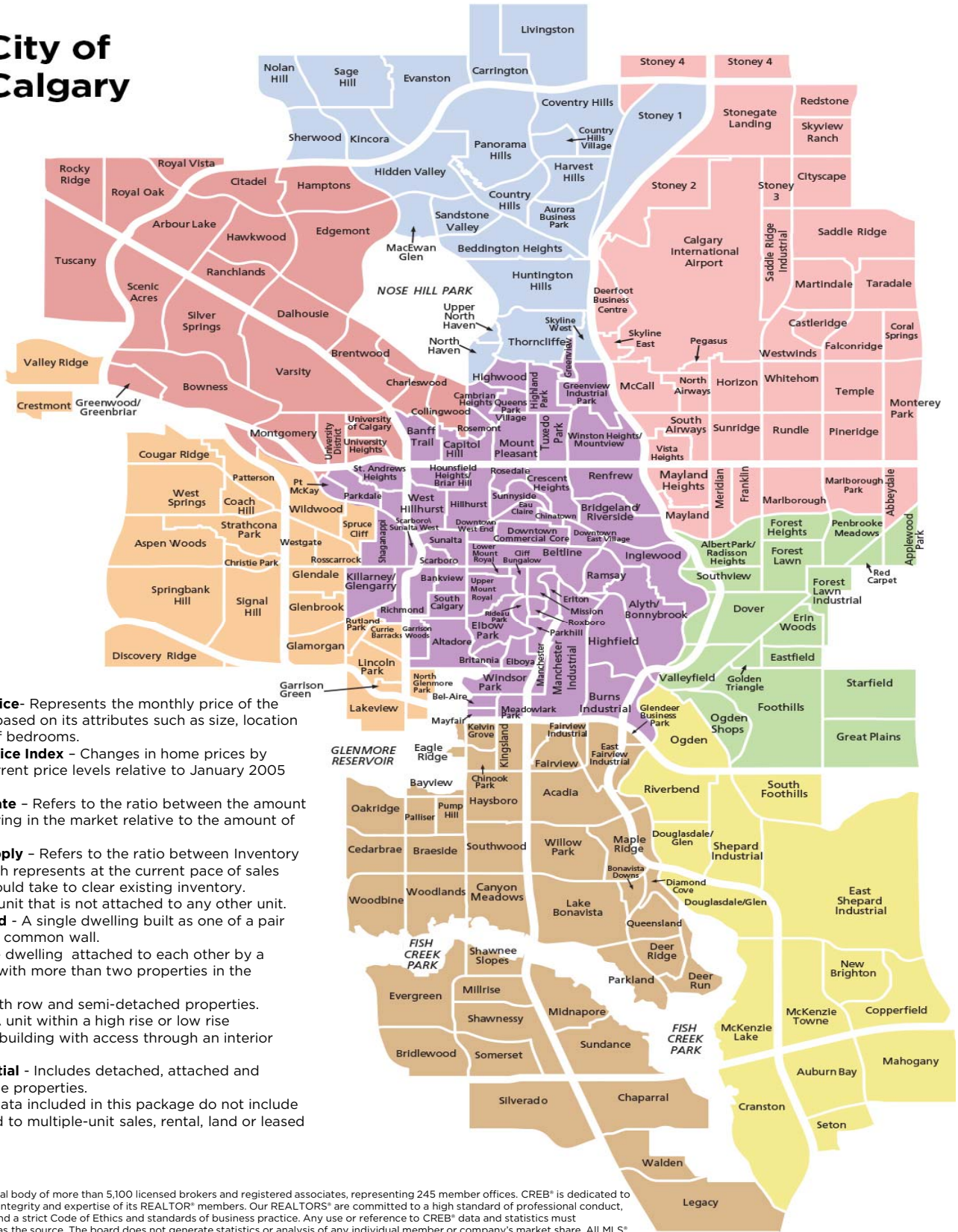
**EAST PRICE CHANGE**



**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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