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serving calgary and area REALTORS<sup>®</sup>

MONTHLY STATISTICS PACKAGE

# City of Calgary

February 2017



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

## A transition in the making

### Detached sales activity boosts February housing market

**City of Calgary, March 1, 2017** – After the first two months of the year, Calgary’s detached sector continues to drive a slow transition in the housing market. February sales totaled 1,342 units, which is still 19 per cent below long-term averages, but an improvement over the past two years.

As sales kept trending upward, detached inventory levels continued to ease in February. These conditions caused months of supply to fall to 2.4 months, putting less downward pressure on pricing. Unadjusted detached benchmark prices totaled \$501,900 in February, which is one per cent lower than prices recorded last year, but slightly higher than January figures.

“There seems to be a new sense of optimism these days,” said CREB® president David P. Brown. “Some sellers are feeling upbeat about the changing landscape and the improved chances of selling their home. Other people are looking at the spring market with caution and wondering if we’re going to see a higher than expected surge of listings. While there’s less product on the market right now, sellers still need to be realistic with their pricing.”

The amount of excess inventory eased in the overall market in February, setting the stage for a transition to a more stable market this year. Months of supply totaled 3.4 months, down from five months over last February. At the same time, the sales-to-new-listings ratio trended from a near record February low of 39 per cent last year to 55 per cent this February.

With sales improving and new listings and inventories contracting—two key measures of market balance, there’s good evidence to show that the housing market has started a trend toward more balanced conditions.

“The transition in the housing market appears to be underway,” said CREB® chief economist Ann-Marie Lurie. “However, it is important to note that this change is primarily being driven by improvements in the detached market and stability in the labour market.”

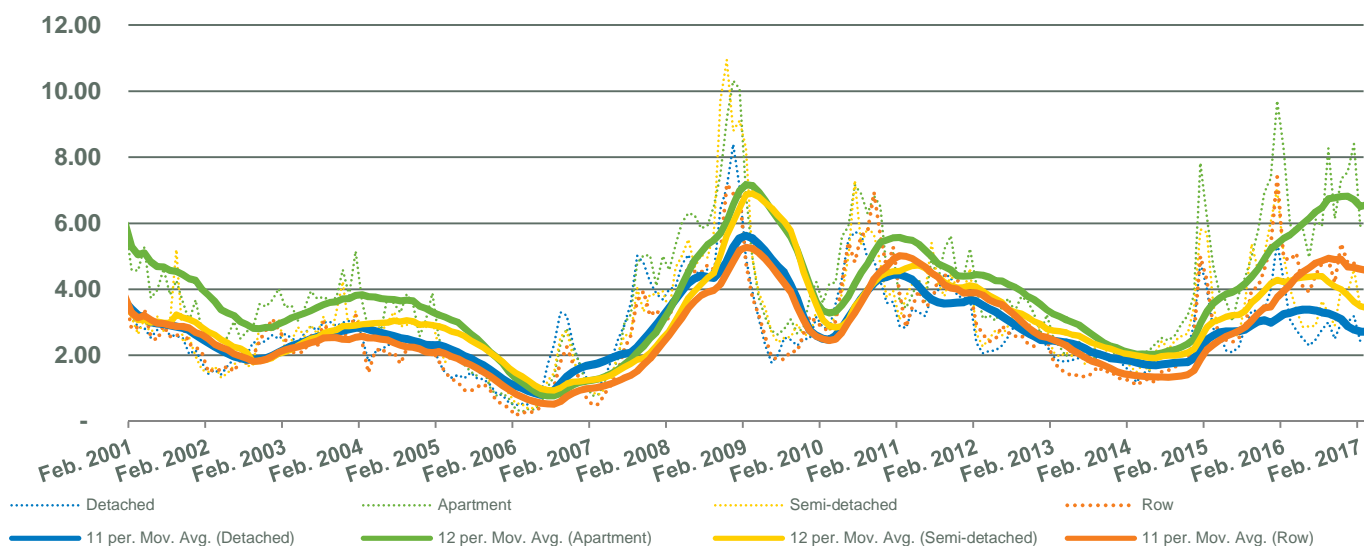
“It will take some time for these conditions to translate into all housing segments and achieve price recovery,” said Lurie. “But all indicators continue to point toward a slow transition from a contracting market toward one that is stabilizing at lower levels.”

## HOUSING MARKET FACTS

- The apartment segment of the market continues to face elevated inventory levels, despite improved sales. With months of supply remaining elevated at 5.9, downward price pressure persisted in February. The apartment benchmark price totaled \$269,200, down 0.26 per cent from last month and over five per cent lower than levels recorded last year in February.
- The attached sector of the market has recorded some improvements in sales, along with easing inventory levels. However, price adjustments are still occurring for row properties, with semi-detached product demonstrating some stability.
- When considering activity by price range, a notable rise in inventory can be seen with apartment product priced under \$200,000.
- Despite the overall year-over-year contraction in attached inventory levels, supply has still climbed in the \$200,000 - \$299,999 price range, supporting a gain in sales activity for product at those price points.
- When considering activity by price range, the detached sector saw notable declines in months of supply in every price range. After the first two months of 2017, many of the price ranges have inventory levels that are comparable to longer term norms.
- While overall detached prices are still lower than last year’s levels, the North West, West and East districts have recorded some modest improvements over last year’s figures.
- The North West district has recorded a significant drop in inventory levels, causing the months of supply to be the lowest out of all the districts. Meanwhile, the City Centre continues to exhibit the highest months of supply, likely due to the greater share of higher density product in the district.

\*See district map on last page.

## MONTHS OF SUPPLY



Source: CREB®

Feb. 2017

	Feb-16	Feb-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>DETACHED</b>						
Total Sales	693	825	19.05%	1,159	1,407	21.40%
Total Sales Volume	\$375,591,777	\$459,575,567	22.36%	\$620,897,969	\$776,197,166	25.01%
New Listings	1,611	1,294	-19.68%	3,098	2,524	-18.53%
Inventory	2,953	1,990	-32.61%	2,745	1,921	-30.02%
Months of Supply	4.26	2.41	-43.39%	4.74	2.73	-42.35%
Sales to New Listings Ratio	43.02%	63.76%	20.74%	37.41%	55.74%	18.33%
Sales to List Price Ratio	96.76%	97.36%	0.60%	96.44%	97.31%	0.86%
Days on Market	38	41	7.85%	43	43	0.00%
Benchmark Price	\$507,000	\$501,900	-1.01%	\$508,850	\$501,150	-1.51%
Median Price	\$467,500	\$492,000	5.24%	\$465,000	\$489,900	5.35%
Average Price	\$541,979	\$557,061	2.78%	\$535,719	\$551,668	2.98%
Index	207	205	-1.01%	208	205	-1.52%
<b>APARTMENT</b>						
Total Sales	168	236	40.48%	297	387	30.30%
Total Sales Volume	\$51,653,500	\$74,156,974	43.57%	\$87,784,894	\$116,803,712	33.06%
New Listings	637	581	-8.79%	1,235	1,206	-2.35%
Inventory	1,390	1,387	-0.22%	1,321	1,328	0.49%
Months of Supply	8.27	5.88	-28.97%	8.90	6.86	-22.88%
Sales to New Listings Ratio	26.37%	40.62%	14.25%	24.05%	32.09%	8.04%
Sales to List Price Ratio	96.39%	96.15%	-0.24%	96.15%	96.09%	-0.06%
Days on Market	50	66	32.11%	54	66	22.22%
Benchmark Price	\$283,800	\$269,200	-5.14%	\$283,900	\$269,550	-5.05%
Median Price	\$268,000	\$273,000	1.87%	\$263,000	\$265,000	0.76%
Average Price	\$307,461	\$314,224	2.20%	\$295,572	\$301,818	2.11%
Index	192	183	-5.15%	193	183	-5.06%
<b>ATTACHED</b>						
Total Sales	269	281	4.46%	439	492	12.07%
Total Sales Volume	\$108,307,437	\$109,955,531	1.52%	\$176,389,881	\$191,193,657	8.39%
New Listings	659	582	-11.68%	1,316	1,112	-15.50%
Inventory	1,340	1,116	-16.72%	1,287	1,055	-18.03%
Months of Supply	4.98	3.97	-20.27%	5.86	4.29	-26.86%
Sales to New Listings Ratio	40.82%	48.28%	7.46%	33.36%	44.24%	10.89%
Sales to List Price Ratio	97.11%	96.82%	-0.30%	96.94%	96.75%	-0.19%
Days on Market	50	51	1.48%	49	55	12.24%
Benchmark Price	\$340,200	\$330,300	-2.91%	\$341,550	\$330,300	-3.29%
Median Price	\$347,000	\$342,000	-1.44%	\$345,000	\$339,950	-1.46%
Average Price	\$402,630	\$391,301	-2.81%	\$401,799	\$388,605	-3.28%
Index	201	195	-2.89%	202	195	-3.27%
<b>CITY OF CALGARY</b>						
Total Sales	1,130	1,342	18.76%	1,895	2,286	20.63%
Total Sales Volume	\$535,552,714	\$643,688,073	20.19%	\$885,072,745	\$1,084,194,535	22.50%
New Listings	2,907	2,457	-15.48%	5,649	4,842	-14.29%
Inventory	5,683	4,493	-20.94%	5,353	4,304	-19.61%
Months of Supply	5.03	3.35	-33.43%	5.65	3.77	-33.36%
Sales to New Listings Ratio	38.87%	54.62%	15.75%	33.55%	47.21%	13.67%
Sales to List Price Ratio	96.79%	97.12%	0.33%	96.51%	97.08%	0.56%
Days on Market	43	48	11.28%	46	49	6.52%
Benchmark Price	\$447,300	\$438,100	-2.06%	\$448,700	\$437,750	-2.44%
Median Price	\$420,000	\$427,250	1.73%	\$415,000	\$425,028	2.42%
Average Price	\$473,940	\$479,648	1.20%	\$467,057	\$474,276	1.55%
Index	204	200	-2.06%	205	200	-2.44%

For a list of definitions, see page 26.

Feb. 2017

	Feb-16	Feb-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	110	127	15.45%	181	210	16.02%
Total Sales Volume	\$54,210,525	\$60,615,992	11.82%	\$88,196,713	\$100,626,848	14.09%
Share of Sales with Condo Title	19.09%	14.17%	-4.92%	18.00%	13.11%	-4.89%
New Listings	283	235	-16.96%	551	436	-20.87%
Inventory	552	437	-20.83%	527	410	-22.22%
Months of Supply	5.02	3.44	-31.43%	5.82	3.90	-32.96%
Sales to New Listings Ratio	38.87%	54.04%	15.17%	32.85%	48.17%	15.32%
Sales to List Price Ratio	96.97%	97.08%	0.11%	96.80%	96.84%	0.04%
Days on Market	47	53	12.35%	46	55	19.57%
Benchmark Price	\$386,900	\$386,300	-0.16%	\$388,550	\$385,450	-0.80%
Median Price	\$403,500	\$387,000	-4.09%	\$389,900	\$385,858	-1.04%
Average Price	\$492,823	\$477,291	-3.15%	\$487,275	\$479,175	-1.66%
Index	201	201	-0.15%	202	200	-0.79%
<b>CITY OF CALGARY ROW</b>						
Total Sales	159	154	-3.14%	258	282	9.30%
Total Sales Volume	\$54,096,912	\$49,339,540	-8.79%	\$88,193,168	\$90,566,809	2.69%
Share of Sales with Condo Title	95.60%	94.16%	-1.44%	94.26%	95.52%	1.25%
New Listings	376	347	-7.71%	765	676	-11.63%
Inventory	788	679	-13.83%	761	646	-15.12%
Months of Supply	4.96	4.41	-11.03%	5.90	4.58	-22.35%
Sales to New Listings Ratio	42.29%	44.38%	2.09%	33.73%	41.72%	7.99%
Sales to List Price Ratio	97.26%	96.50%	-0.76%	97.07%	96.64%	-0.43%
Days on Market	52	49	-5.82%	52	55	5.77%
Benchmark Price	\$321,200	\$305,900	-4.76%	\$322,500	\$306,500	-4.96%
Median Price	\$315,000	\$310,000	-1.59%	\$315,000	\$308,750	-1.98%
Average Price	\$340,232	\$320,387	-5.83%	\$341,834	\$321,159	-6.05%
Index	201	191	-4.78%	202	192	-4.96%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	269	281	4.46%	439	492	12.07%
Total Sales Volume	\$108,307,437	\$109,955,531	1.52%	\$176,389,881	\$191,193,657	8.39%
Share of Sales with Condo Title	64.31%	58.01%	-9.80%	62.74%	60.76%	-3.17%
New Listings	659	582	-11.68%	1,316	1,112	-15.50%
Inventory	1,340	1,116	-16.72%	1,287	1,055	-18.03%
Months of Supply	4.98	3.97	-20.27%	5.86	4.29	-26.86%
Sales to New Listings Ratio	40.82%	48.28%	7.46%	33.36%	44.24%	10.89%
Sales to List Price Ratio	97.11%	96.82%	-0.30%	96.94%	96.75%	-0.19%
Days on Market	50	51	1.48%	49	55	12.24%
Benchmark Price	\$340,200	\$330,300	-2.91%	\$341,550	\$330,300	-3.29%
Median Price	\$347,000	\$342,000	-1.44%	\$345,000	\$339,950	-1.46%
Average Price	\$402,630	\$391,301	-2.81%	\$401,799	\$388,605	-3.28%
Index	201	195	-2.89%	202	195	-3.27%

For a list of definitions, see page 26.

February 2017	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	114	155	73.55%	283	2.48	\$649,500	-1.29%	0.20%
North East	68	165	41.21%	277	4.07	\$385,300	-3.04%	-0.41%
North	108	172	62.79%	293	2.71	\$440,500	-0.20%	0.25%
North West	118	152	77.63%	193	1.64	\$541,500	0.33%	0.48%
West	93	168	55.36%	239	2.57	\$707,300	1.78%	1.25%
South	166	261	63.60%	376	2.27	\$471,700	-2.26%	-0.25%
South East	126	174	72.41%	272	2.16	\$445,200	-2.45%	0.98%
East	32	48	66.67%	57	1.78	\$357,200	0.14%	-0.53%
<b>TOTAL CITY</b>	<b>825</b>	<b>1,294</b>	<b>63.76%</b>	<b>1,990</b>	<b>2.41</b>	<b>\$501,900</b>	<b>-1.01%</b>	<b>0.30%</b>
<b>Apartment</b>								
City Centre	116	270	42.96%	678	5.84	\$295,800	-4.49%	0.17%
North East	3	30	10.00%	82	27.33	\$269,600	-0.48%	-1.32%
North	11	31	35.48%	73	6.64	\$235,500	-4.15%	-0.13%
North West	30	49	61.22%	105	3.50	\$254,800	-5.49%	-0.16%
West	29	59	49.15%	130	4.48	\$245,100	-7.30%	-0.41%
South	30	79	37.97%	181	6.03	\$230,700	-8.20%	-1.20%
South East	15	42	35.71%	89	5.93	\$224,200	-7.51%	-0.13%
East	2	21	9.52%	48	24.00	\$197,000	-14.61%	-1.70%
<b>TOTAL CITY</b>	<b>236</b>	<b>581</b>	<b>40.62%</b>	<b>1,387</b>	<b>5.88</b>	<b>\$269,200</b>	<b>-5.14%</b>	<b>-0.26%</b>
<b>Semi-detached</b>								
City Centre	37	82	45.12%	164	4.43	\$710,500	1.57%	1.25%
North East	11	22	50.00%	46	4.18	\$311,500	0.94%	-0.64%
North	11	20	55.00%	40	3.64	\$315,700	-2.89%	-0.09%
North West	23	27	85.19%	34	1.48	\$361,600	2.00%	0.98%
West	9	21	42.86%	41	4.56	\$458,400	1.60%	-0.09%
South	22	27	81.48%	46	2.09	\$338,600	-2.20%	-0.15%
South East	9	25	36.00%	43	4.78	\$304,700	-0.52%	1.57%
East	5	12	41.67%	23	4.60	\$274,300	-3.65%	-0.44%
<b>TOTAL CITY</b>	<b>127</b>	<b>235</b>	<b>54.04%</b>	<b>437</b>	<b>3.44</b>	<b>\$386,300</b>	<b>-0.16%</b>	<b>0.44%</b>
<b>Row</b>								
City Centre	24	76	31.58%	148	6.17	\$458,900	-2.69%	-0.35%
North East	16	41	39.02%	76	4.75	\$220,900	-4.66%	1.33%
North	25	42	59.52%	93	3.72	\$274,700	-5.89%	-0.15%
North West	16	34	47.06%	54	3.38	\$306,100	-7.47%	-2.02%
West	14	48	29.17%	86	6.14	\$346,000	-4.23%	-0.46%
South	33	56	58.93%	105	3.18	\$272,500	-3.71%	0.07%
South East	21	43	48.84%	101	4.81	\$303,300	-5.16%	-1.30%
East	6	7	85.71%	16	2.67	\$210,100	-7.44%	1.20%
<b>TOTAL CITY</b>	<b>154</b>	<b>347</b>	<b>44.38%</b>	<b>679</b>	<b>4.41</b>	<b>\$305,900</b>	<b>-4.76%</b>	<b>-0.39%</b>

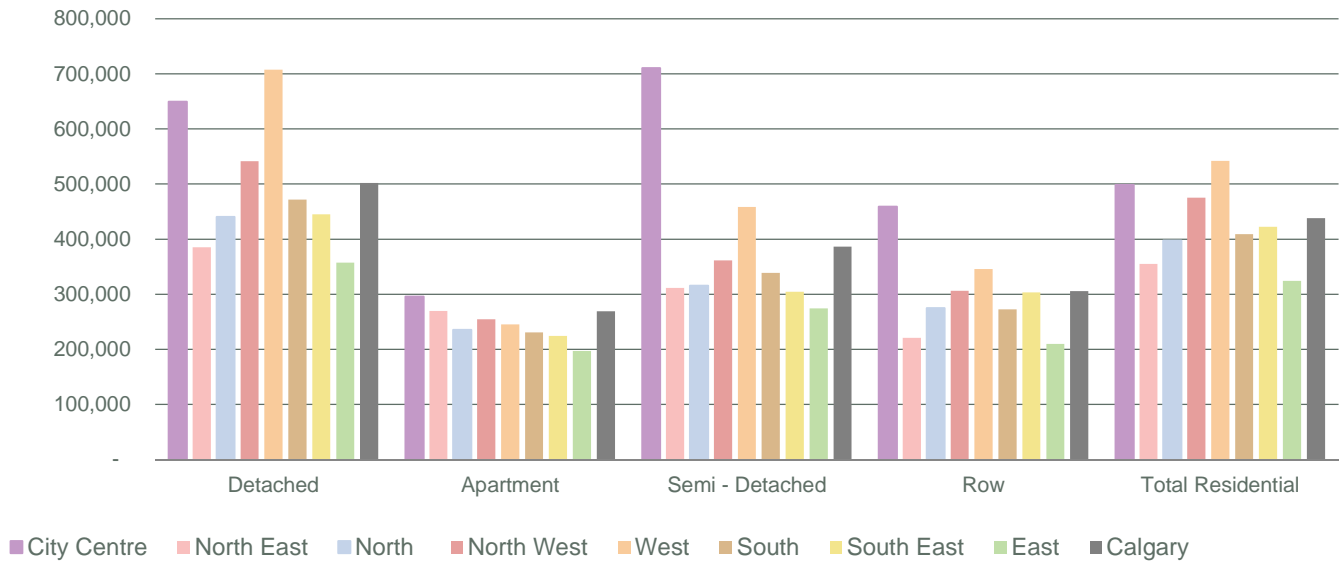
\*Total city figures can include activity from areas not yet represented by a community / district

## City of Calgary

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



**BENCHMARK PRICE - FEBRUARY**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY**



Source: CREB®

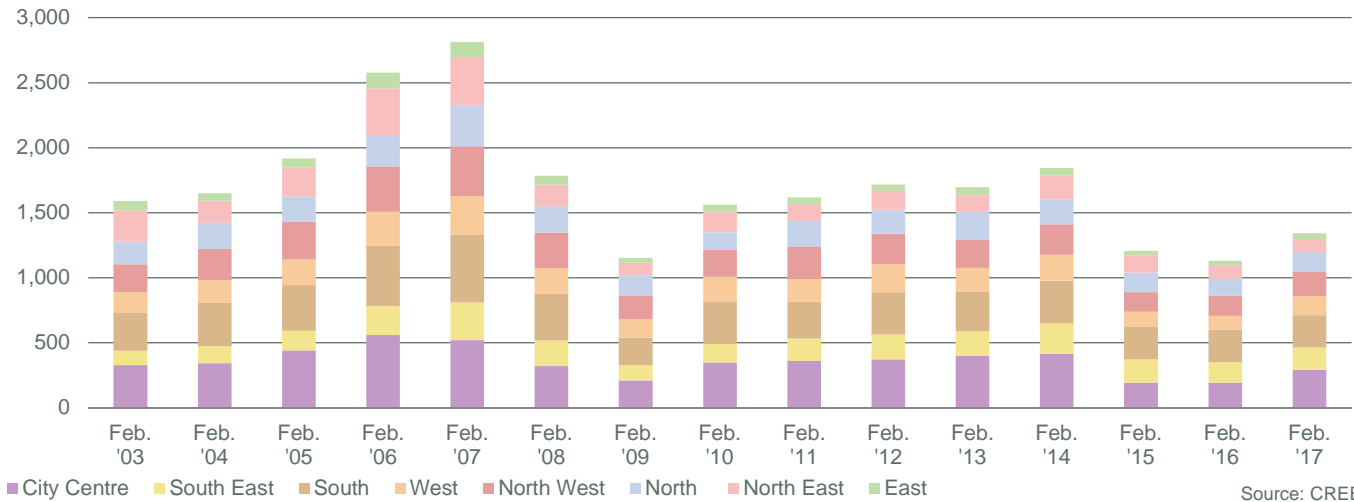
**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

Feb. 2017

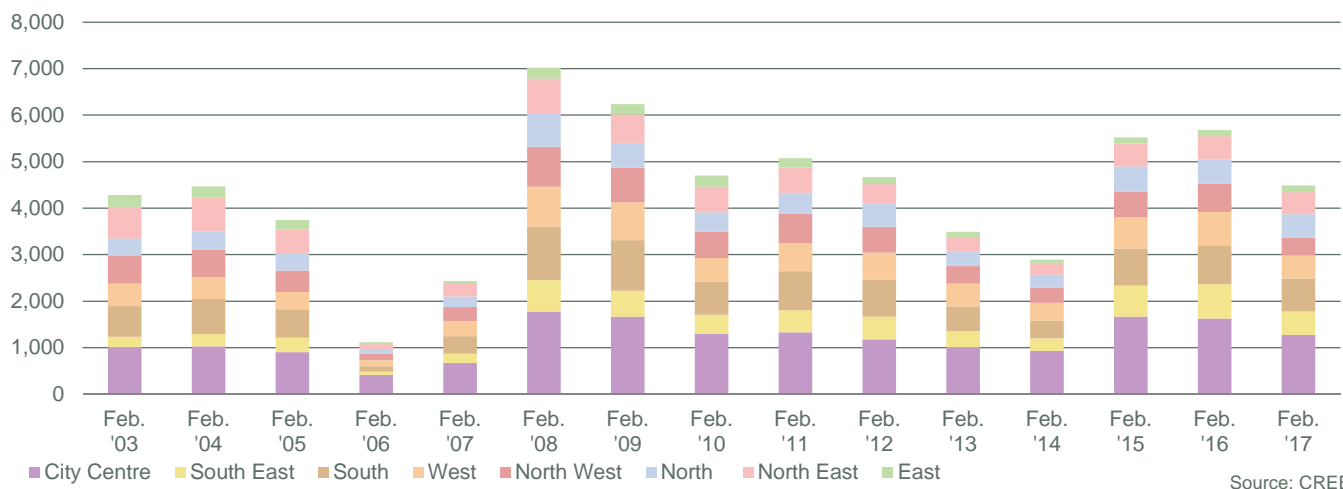
TOTAL SALES

FEBRUARY



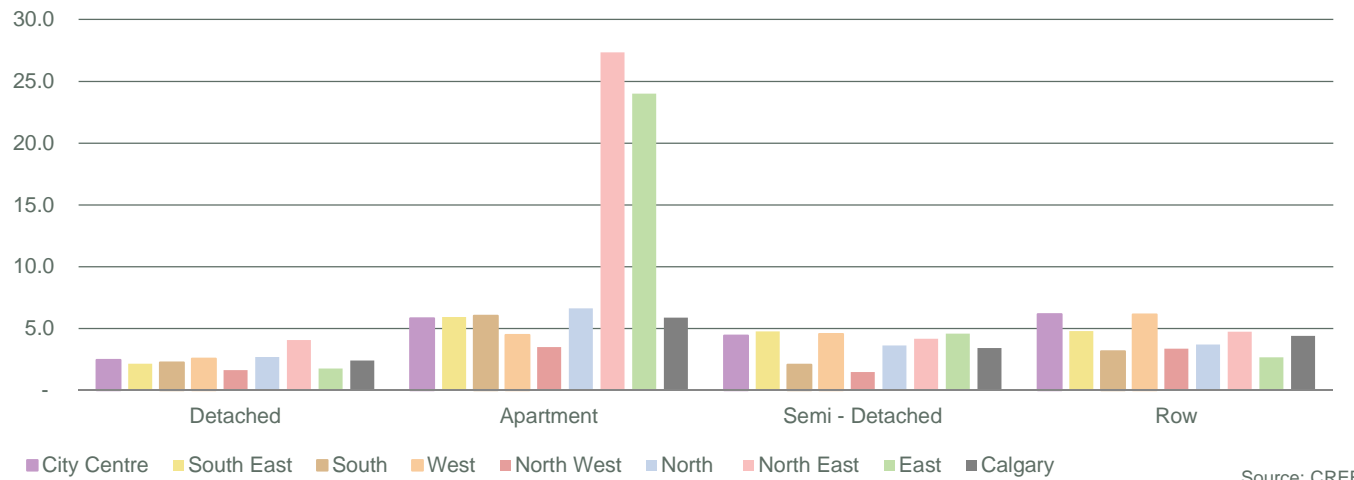
TOTAL INVENTORY

FEBRUARY

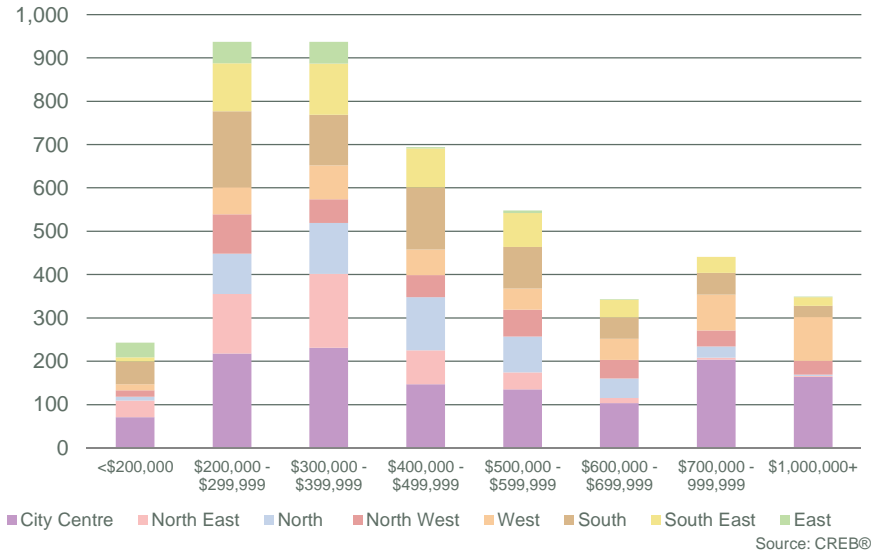


MONTHS OF SUPPLY

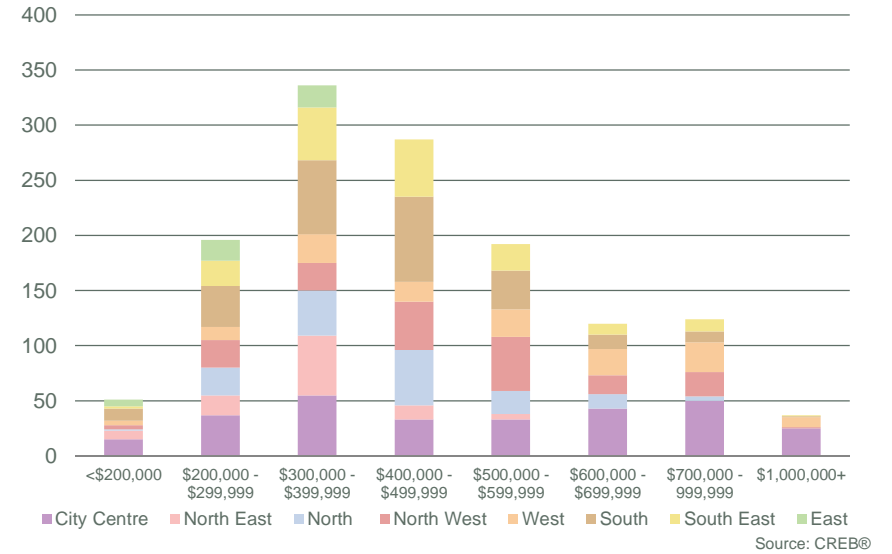
FEBRUARY



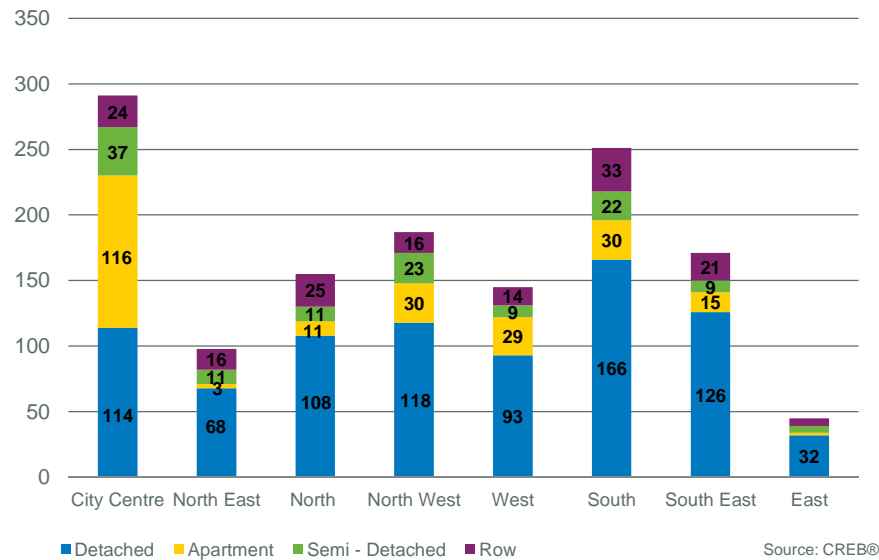
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



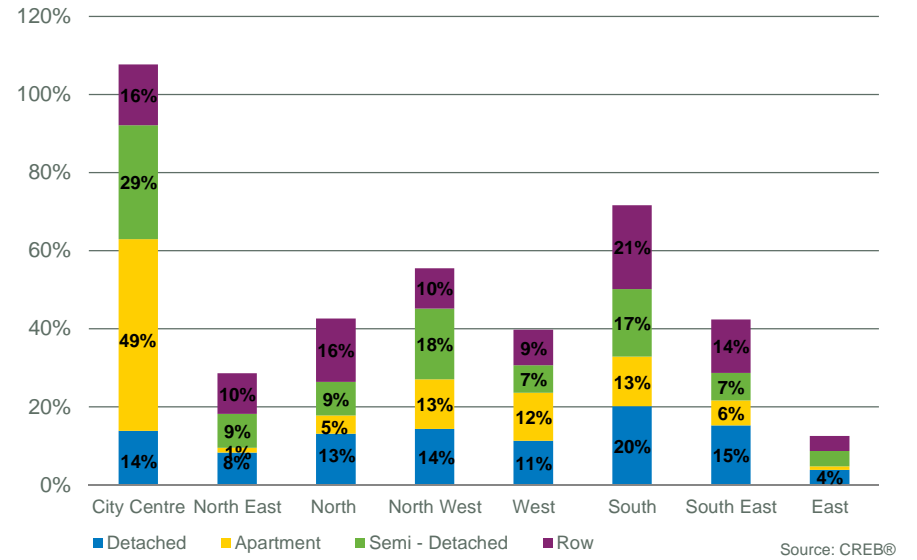
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



SHARE OF CITY WIDE SALES - FEBRUARY

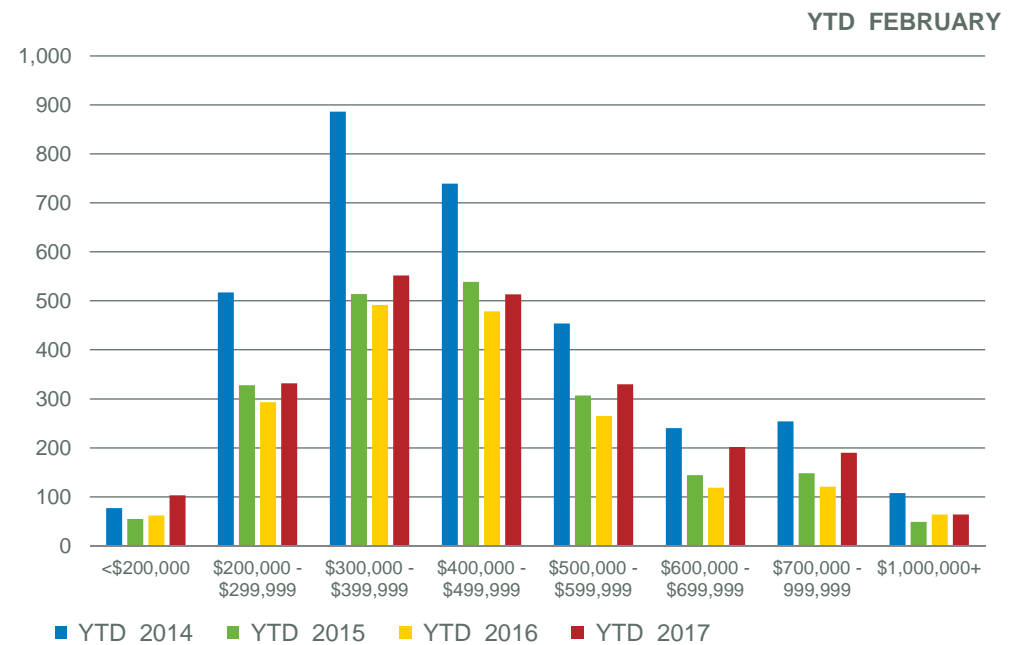




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,569	1,481	1,648	1,230	931
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,684	2,767	2,977	2,361	1,985	993
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,709	5,681	5,883	5,433	4,989	3,769
Days on Market	51	43	43	46	42	47	46	46	46	45	50	56
Benchmark Price	450,100	447,300	445,100	443,600	442,300	443,100	442,500	442,700	442,900	441,600	439,000	438,100
Median Price	407,500	420,000	422,250	430,000	432,750	430,000	429,250	419,000	432,500	410,000	427,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,253	490,095	461,231	485,214	494,608
Index	205	204	203	202	202	202	202	202	202	202	200	200
<b>2017</b>												
Sales	944	1,342										
New Listings	2,385	2,457										
Inventory	4,114	4,493										
Days on Market	53	48										
Benchmark Price	437,400	438,100										
Median Price	425,000	427,250										
Average Price	466,638	479,648										
Index	200	200										

	Feb-16	Feb-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	28	49	62	102
\$200,000 - \$299,999	173	196	293	332
\$300,000 - \$349,999	137	152	231	250
\$350,000 - \$399,999	144	184	261	302
\$400,000 - \$449,999	171	150	280	268
\$450,000 - \$499,999	128	137	199	245
\$500,000 - \$549,999	93	112	156	192
\$550,000 - \$599,999	63	80	109	138
\$600,000 - \$649,999	53	70	70	117
\$650,000 - \$699,999	27	50	49	85
\$700,000 - \$799,999	42	68	66	101
\$800,000 - \$899,999	18	39	34	66
\$900,000 - \$999,999	14	17	21	23
\$1,000,000 - \$1,249,999	12	13	25	25
\$1,250,000 - \$1,499,999	8	11	12	17
\$1,500,000 - \$1,749,999	8	6	14	11
\$1,750,000 - \$1,999,999	4	3	4	4
\$2,000,000 - \$2,499,999	7	1	8	2
\$2,500,000 - \$2,999,999	-	2	-	3
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	1	-	1
	1,130	1,342	1,895	2,286

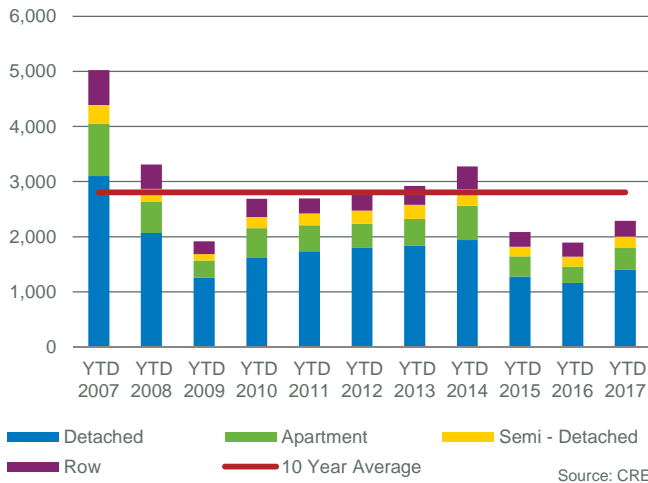
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

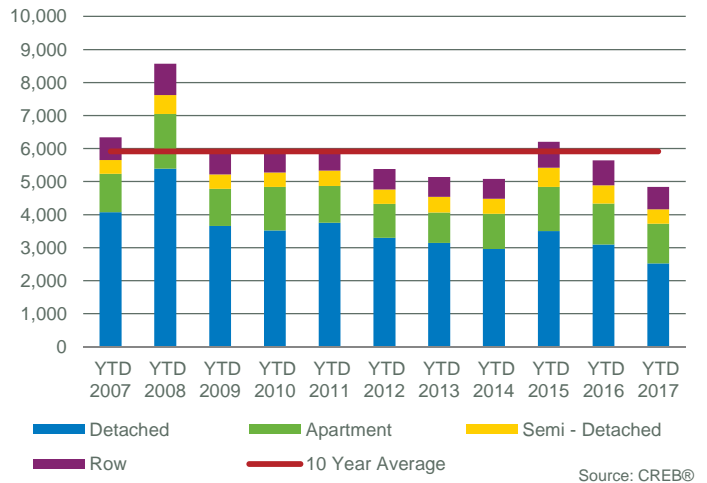
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

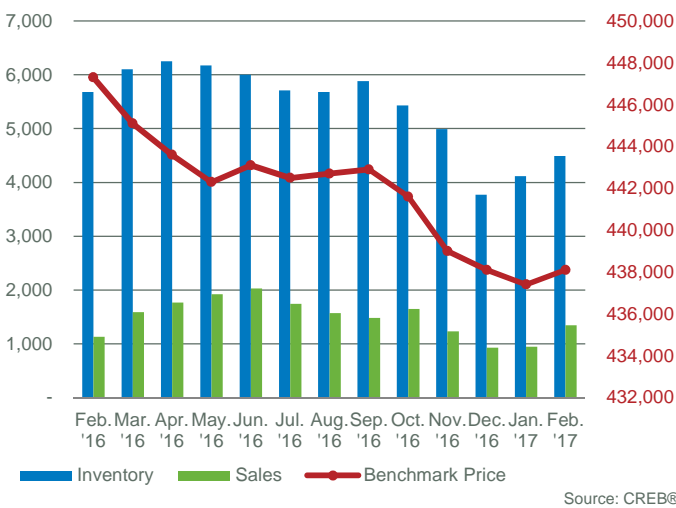


CITY OF CALGARY TOTAL NEW LISTINGS

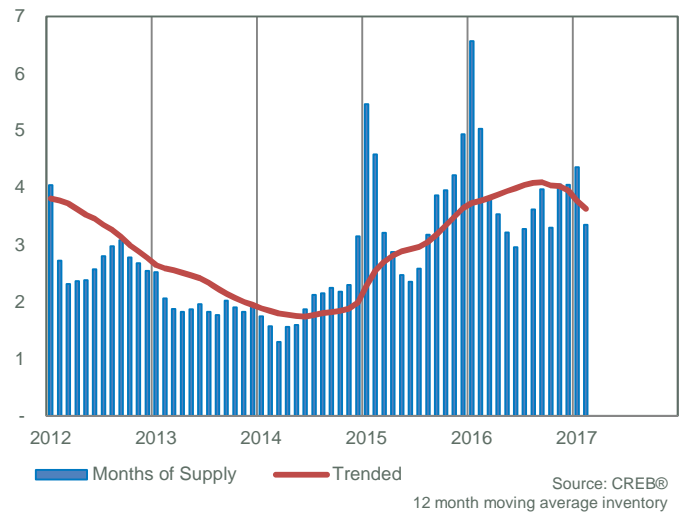
YTD FEBRUARY



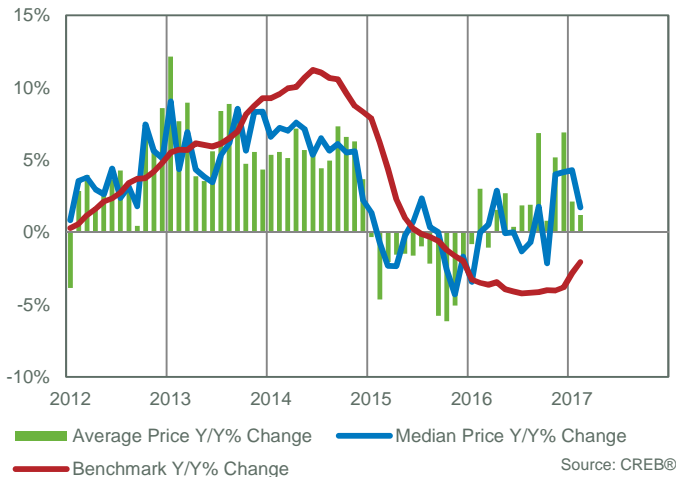
CITY OF CALGARY TOTAL INVENTORY AND SALES



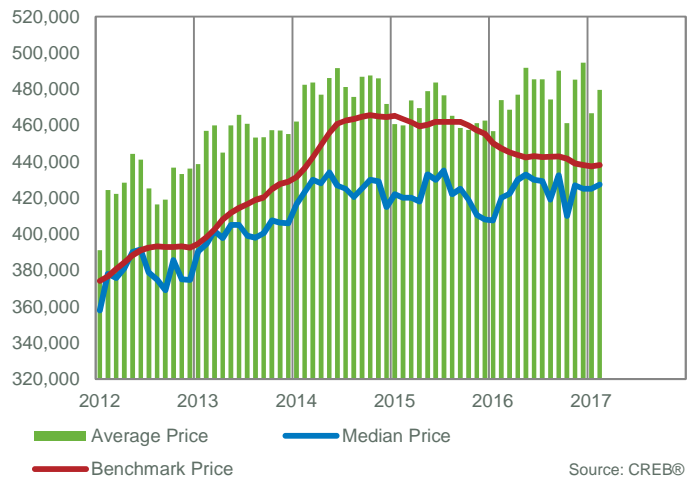
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



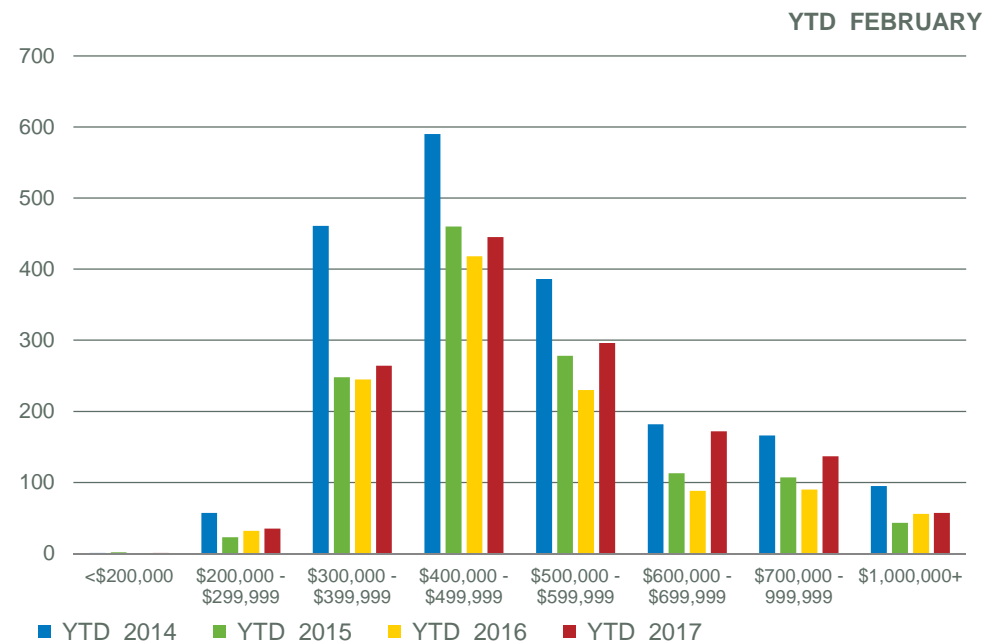
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	982	944	1,032	779	570
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,488	1,529	1,660	1,326	1,062	513
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,744	2,730	2,832	2,576	2,329	1,717
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	510,700	507,000	505,300	504,400	503,600	505,300	505,100	506,100	506,600	505,300	501,400	501,200
Median Price	458,750	467,500	480,000	483,750	489,000	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	558,922	558,046	542,456	542,539	563,431	529,290	558,186	574,307
Index	208	207	206	206	206	206	206	207	207	206	205	205
<b>2017</b>												
Sales	582	825										
New Listings	1,230	1,294										
Inventory	1,852	1,990										
Days on Market	47	41										
Benchmark Price	500,400	501,900										
Median Price	484,500	492,000										
Average Price	544,023	557,061										
Index	204	205										

	Feb-16	Feb-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	-	1
\$200,000 - \$299,999	21	19	32	35
\$300,000 - \$399,999	44	52	83	88
\$350,000 - \$399,999	92	104	162	176
\$400,000 - \$449,999	145	122	242	219
\$450,000 - \$499,999	110	130	176	226
\$500,000 - \$549,999	85	104	140	172
\$550,000 - \$599,999	49	72	90	124
\$600,000 - \$649,999	32	59	47	103
\$650,000 - \$699,999	24	39	41	69
\$700,000 - \$799,999	33	48	51	66
\$800,000 - \$899,999	14	29	25	53
\$900,000 - \$999,999	8	14	14	18
\$1,000,000 - \$1,249,999	10	10	20	20
\$1,250,000 - \$1,499,999	8	9	11	15
\$1,500,000 - \$1,749,999	8	6	13	11
\$1,750,000 - \$1,999,999	4	3	4	4
\$2,000,000 - \$2,499,999	6	1	7	2
\$2,500,000 - \$2,999,999	-	2	-	3
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	1	-	1
	693	825	1,159	1,407

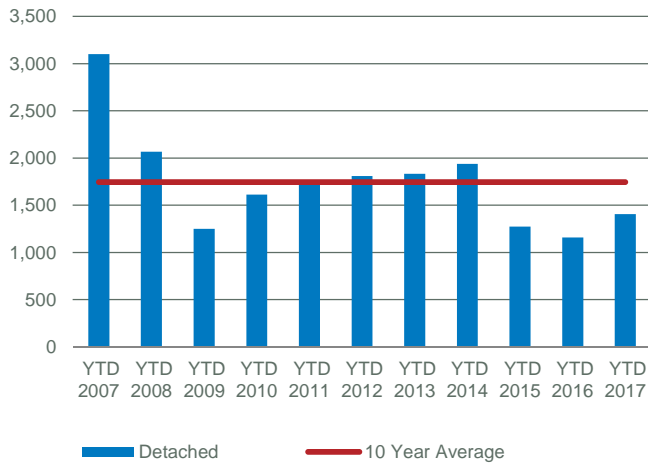
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

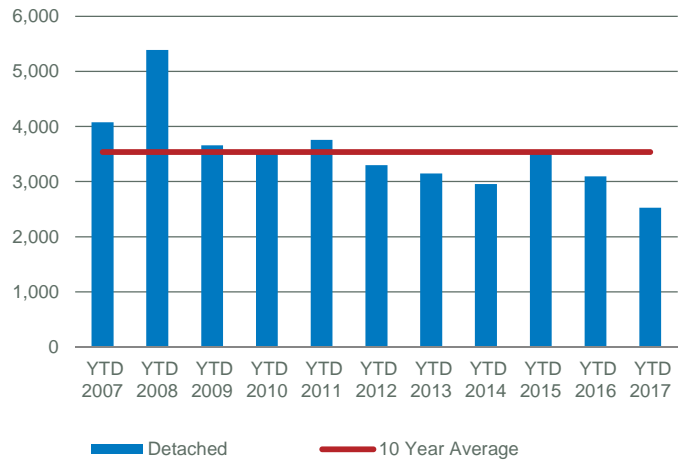
YTD FEBRUARY



Source: CREB®

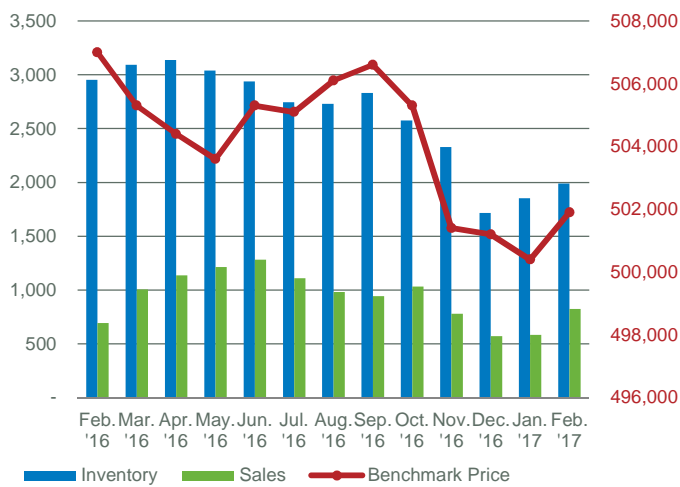
CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



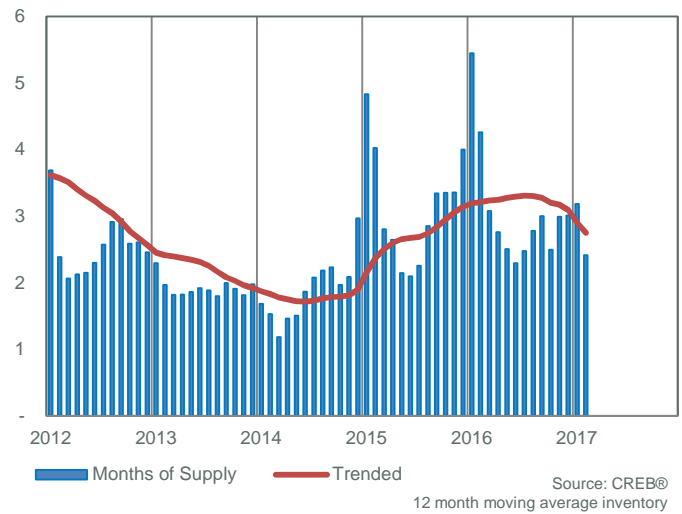
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



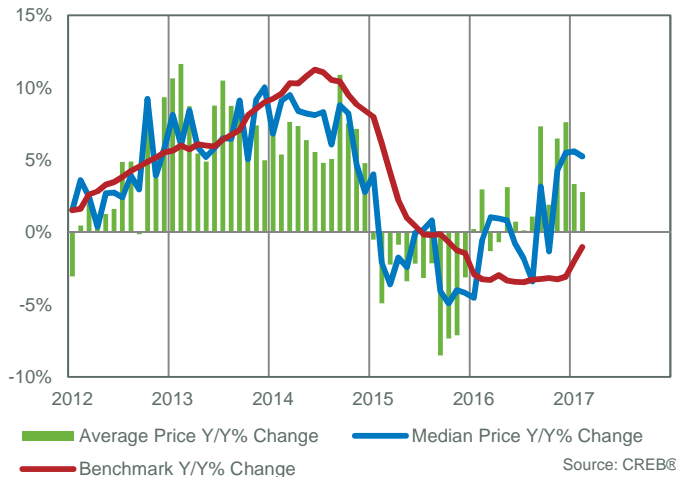
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



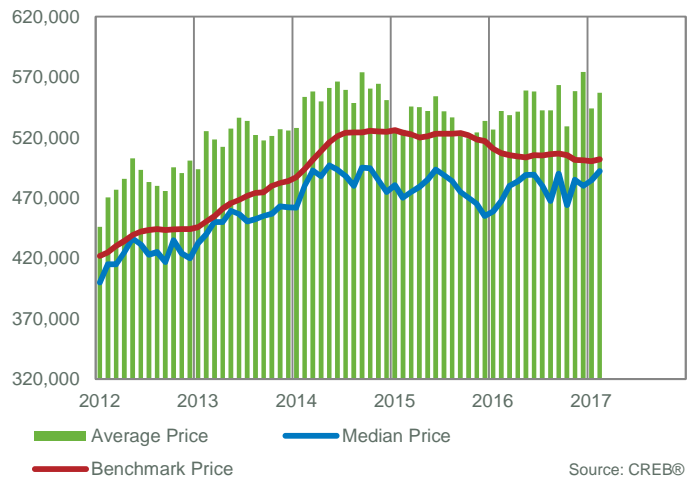
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

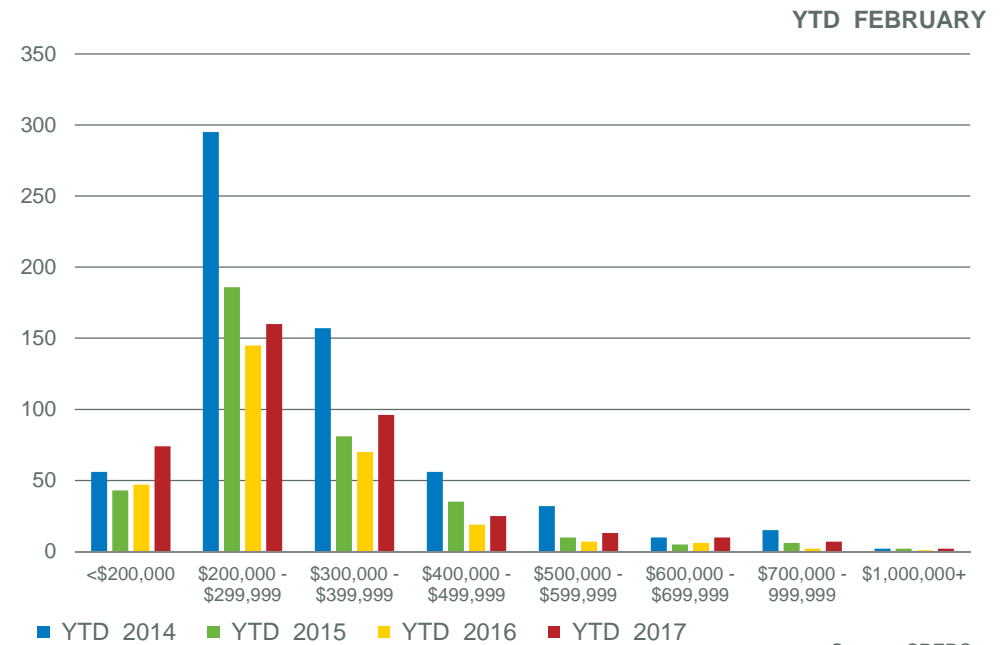


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	129	168	257	273	276	311	255	267	200	251	195	147
New Listings	598	637	680	666	685	605	618	616	637	508	455	240
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,558	1,577	1,652	1,542	1,432	1,109
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71
Benchmark Price	284,000	283,800	282,000	281,100	279,300	279,300	278,100	275,600	275,300	274,900	272,400	270,200
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	250,000
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842	303,202	289,099	297,710	302,733
Index	193	192	191	191	189	189	189	187	187	186	185	183
<b>2017</b>												
Sales	151	236										
New Listings	625	581										
Inventory	1,268	1,387										
Days on Market	68	66										
Benchmark Price	269,900	269,200										
Median Price	258,500	273,000										
Average Price	282,429	314,224										
Index	183	183										

	Feb-16	Feb-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	19	35	47	74
\$200,000 - \$299,999	87	101	145	160
\$300,000 - \$349,999	25	37	45	57
\$350,000 - \$399,999	13	29	25	39
\$400,000 - \$449,999	8	11	11	20
\$450,000 - \$499,999	6	1	8	5
\$500,000 - \$549,999	1	3	4	10
\$550,000 - \$599,999	2	2	3	3
\$600,000 - \$649,999	5	3	5	4
\$650,000 - \$699,999	-	6	1	6
\$700,000 - \$799,999	1	2	1	3
\$800,000 - \$899,999	-	2	1	2
\$900,000 - \$999,999	-	2	-	2
\$1,000,000 - \$1,249,999	-	1	-	1
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	168	236	297	387

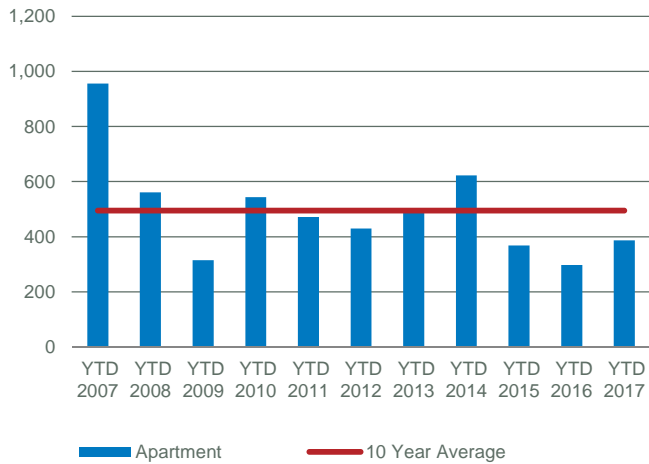
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

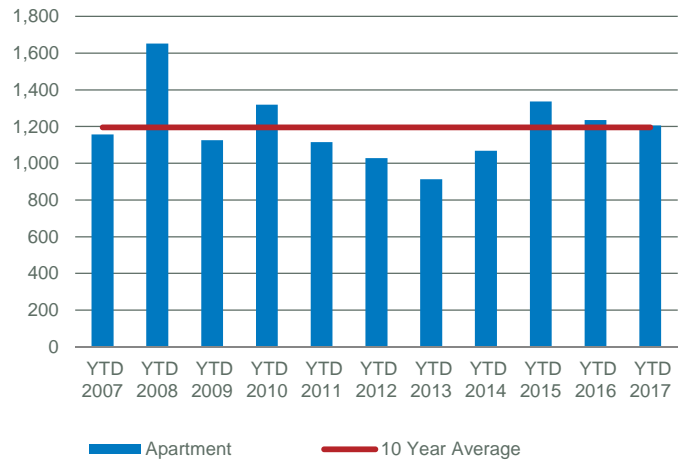
YTD FEBRUARY



Source: CREB®

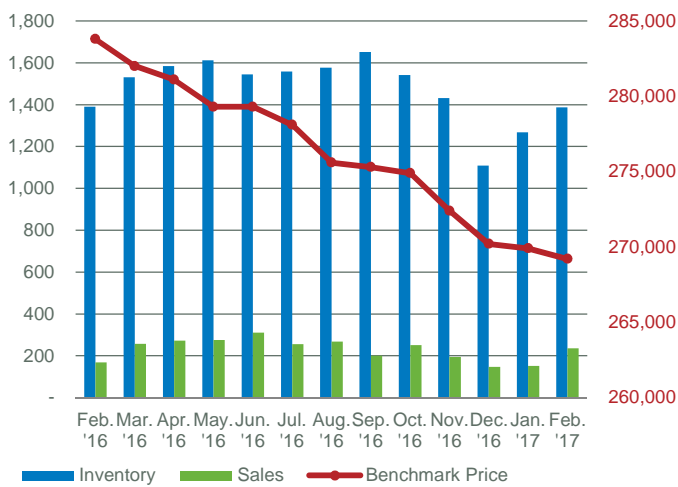
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



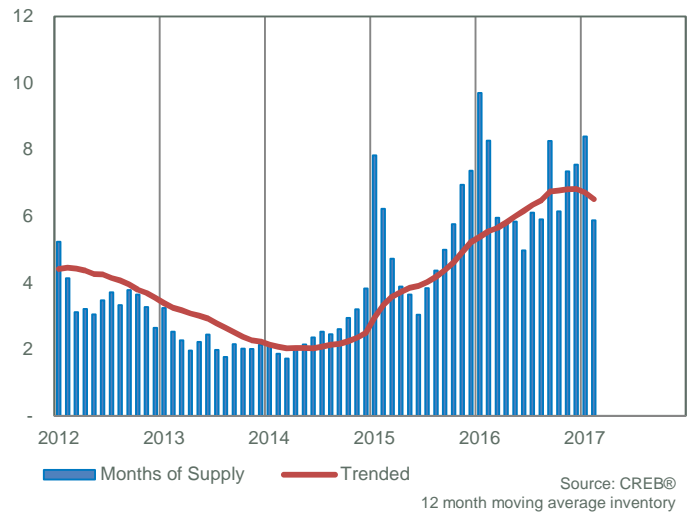
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



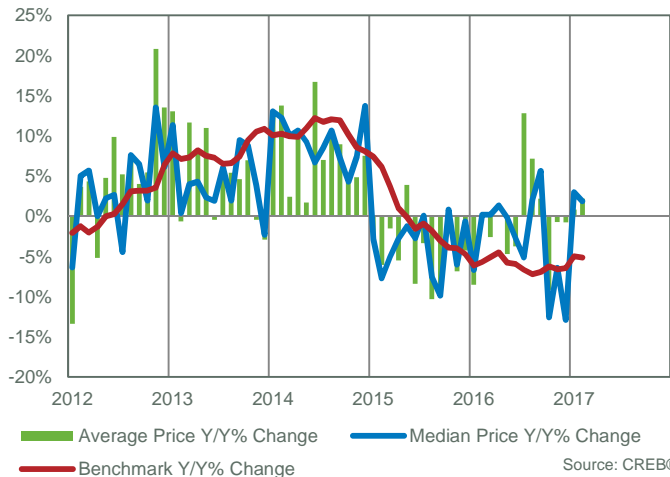
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



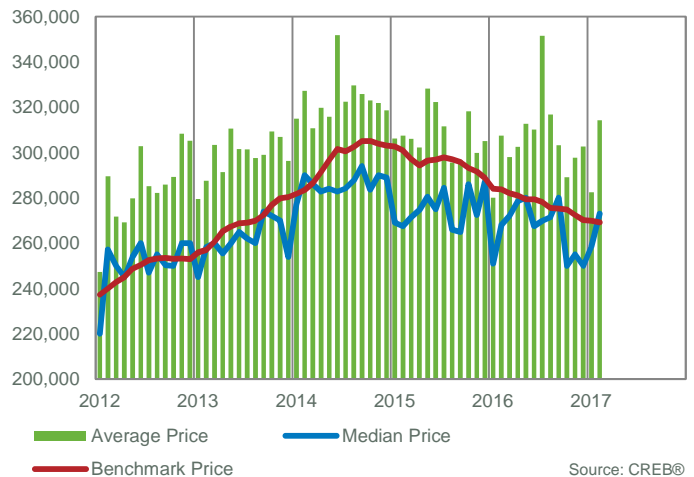
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



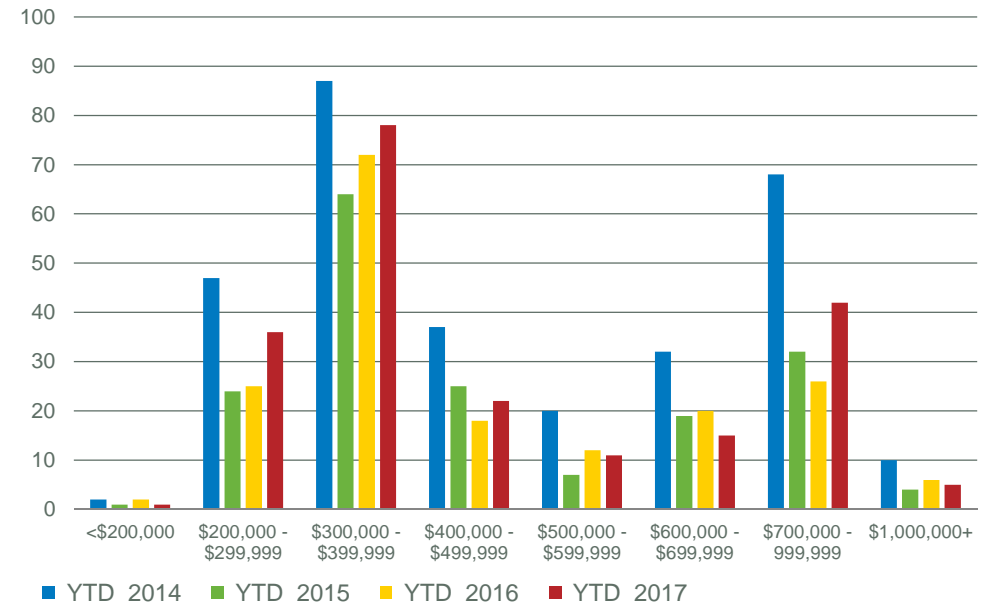
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	71	110	144	174	190	185	180	138	155	166	113	95
New Listings	268	283	289	306	296	291	261	237	268	224	194	104
Inventory	501	552	579	586	544	533	521	503	509	480	458	371
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	405,000	375,000	427,000	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	500,030	510,914
Index	203	201	200	199	199	200	200	201	201	201	200	200
<b>2017</b>												
Sales	83	127										
New Listings	201	235										
Inventory	382	437										
Days on Market	61	53										
Benchmark Price	384,600	386,300										
Median Price	375,000	387,000										
Average Price	482,059	477,291										
Index	200	201										

	Feb-16	Feb-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	-	2	1
\$200,000 - \$299,999	10	22	25	36
\$300,000 - \$349,999	20	21	29	33
\$350,000 - \$399,999	22	27	43	45
\$400,000 - \$449,999	8	11	11	17
\$450,000 - \$499,999	6	3	7	5
\$500,000 - \$549,999	1	3	3	5
\$550,000 - \$599,999	8	2	9	6
\$600,000 - \$649,999	12	6	14	7
\$650,000 - \$699,999	3	4	6	8
\$700,000 - \$799,999	7	18	12	32
\$800,000 - \$899,999	4	7	8	9
\$900,000 - \$999,999	5	-	6	1
\$1,000,000 - \$1,249,999	2	2	5	4
\$1,250,000 - \$1,499,999	-	1	1	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 +	-	-	-	-
	110	127	181	210

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

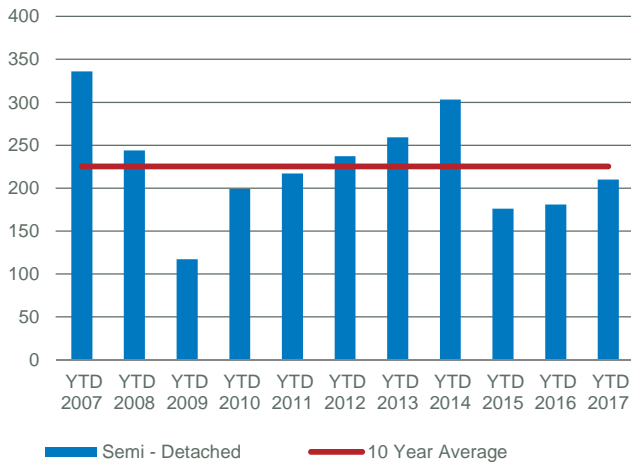
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

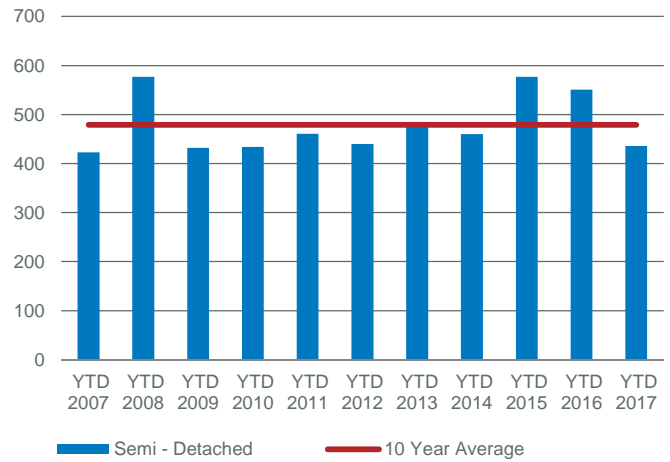
YTD FEBRUARY



Source: CREB®

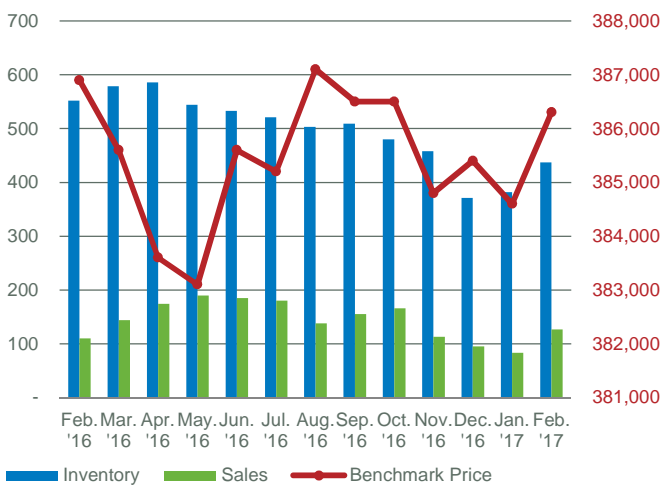
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



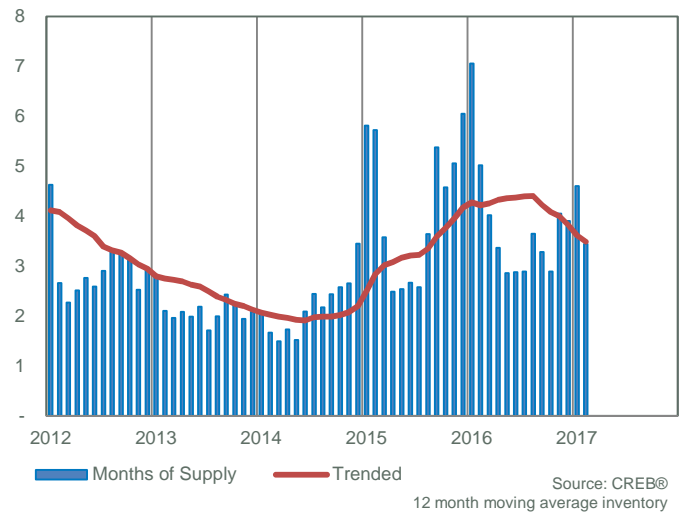
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



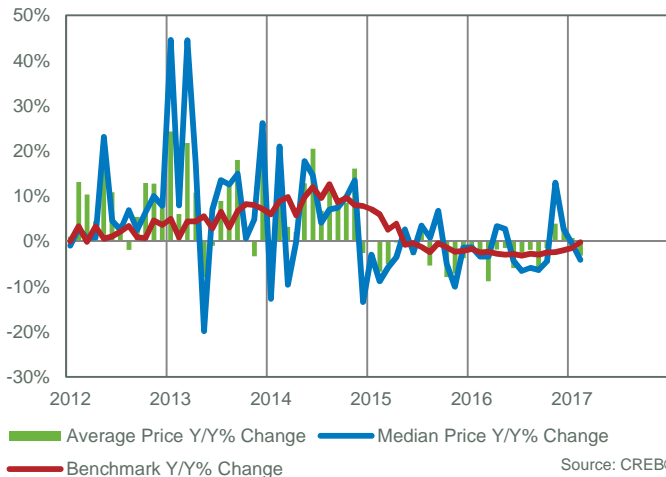
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



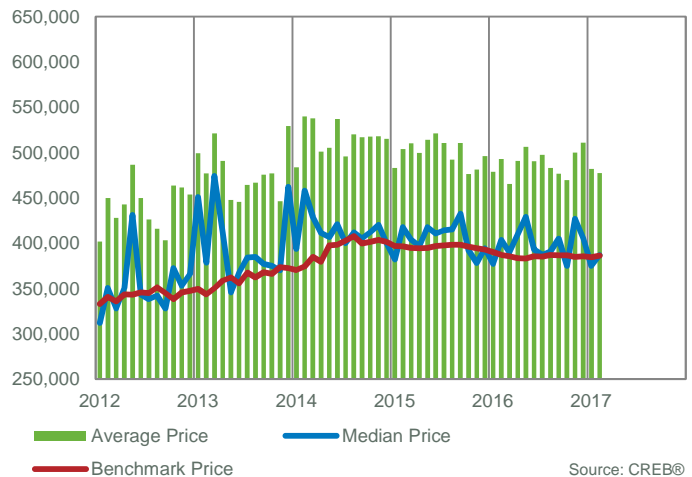
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



Source: CREB®

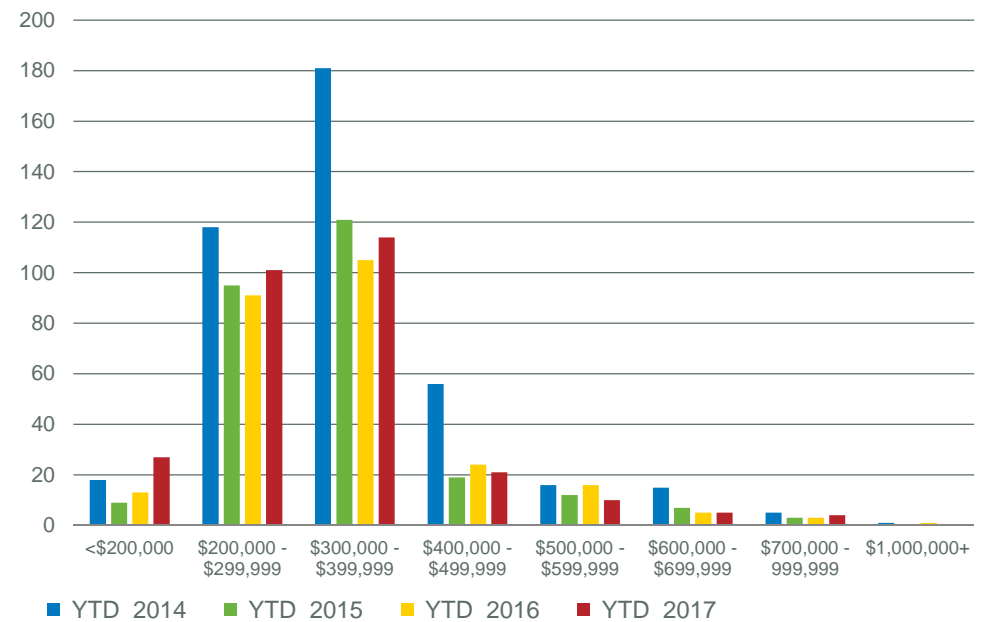


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	99	159	184	185	241	251	200	182	182	199	143	119
New Listings	389	376	438	425	486	454	317	385	412	303	274	136
Inventory	733	788	899	942	981	985	886	871	890	835	770	572
Days on Market	51	52	49	47	50	51	55	55	53	56	58	58
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	317,900
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	330,122	326,450	318,519	331,669	336,862
Index	203	201	199	197	196	195	194	194	195	193	194	193
<b>2017</b>												
Sales	128	154										
New Listings	329	347										
Inventory	612	679										
Days on Market	63	49										
Benchmark Price	307,100	305,900										
Median Price	305,000	310,000										
Average Price	322,088	320,387										
Index	192	191										

	Feb-16	Feb-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	7	13	13	26
\$200,000 - \$299,999	55	54	91	101
\$300,000 - \$349,999	48	42	74	72
\$350,000 - \$399,999	17	24	31	42
\$400,000 - \$449,999	10	6	16	12
\$450,000 - \$499,999	6	3	8	9
\$500,000 - \$549,999	6	2	9	5
\$550,000 - \$599,999	4	4	7	5
\$600,000 - \$649,999	4	2	4	3
\$650,000 - \$699,999	-	1	1	2
\$700,000 - \$799,999	1	-	2	-
\$800,000 - \$899,999	-	1	-	2
\$900,000 - \$999,999	1	1	1	2
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	159	154	258	282

CITY OF CALGARY ROW SALES BY PRICE RANGE

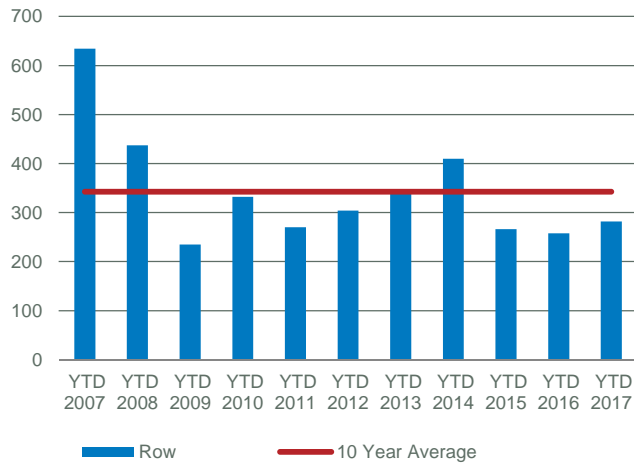
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW SALES

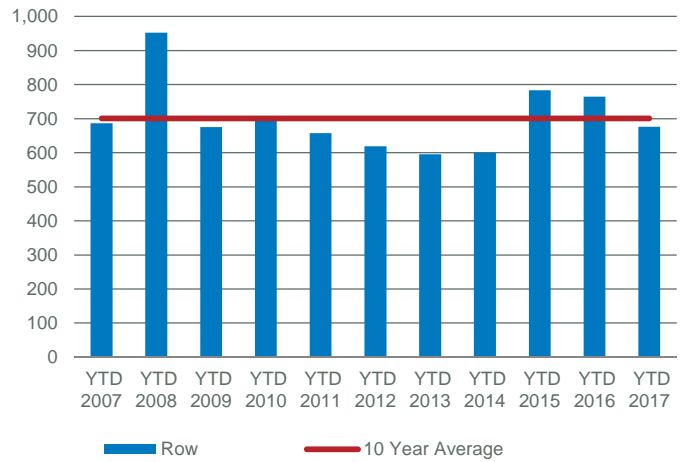
YTD FEBRUARY



Source: CREB®

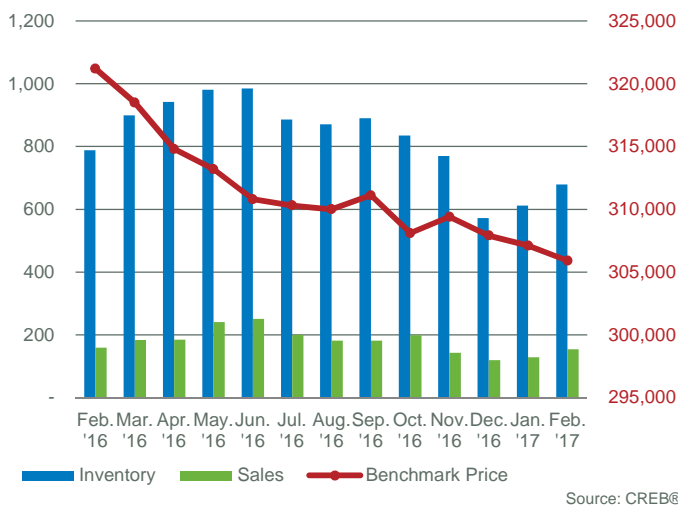
CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



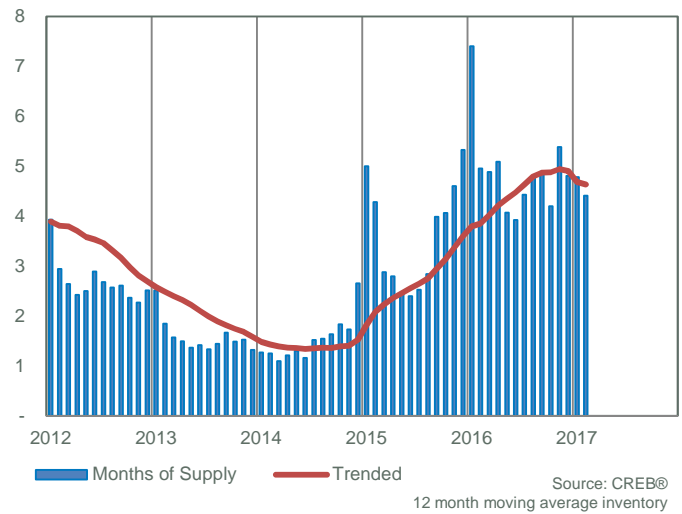
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



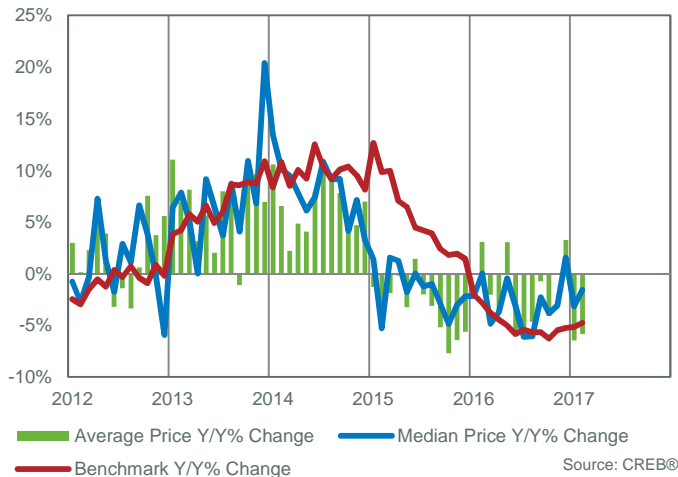
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



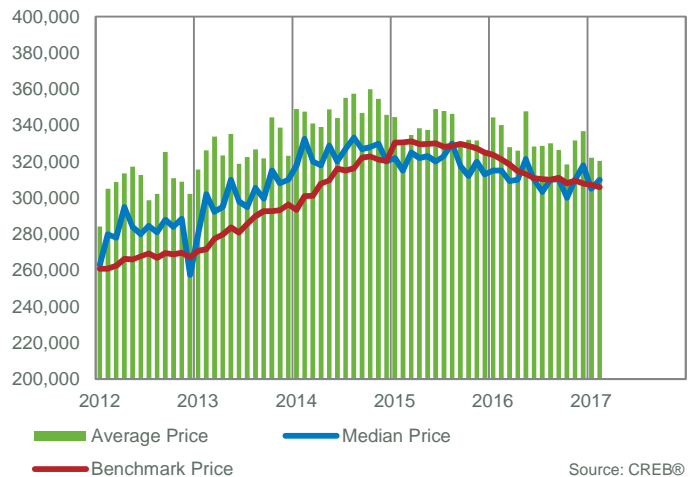
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

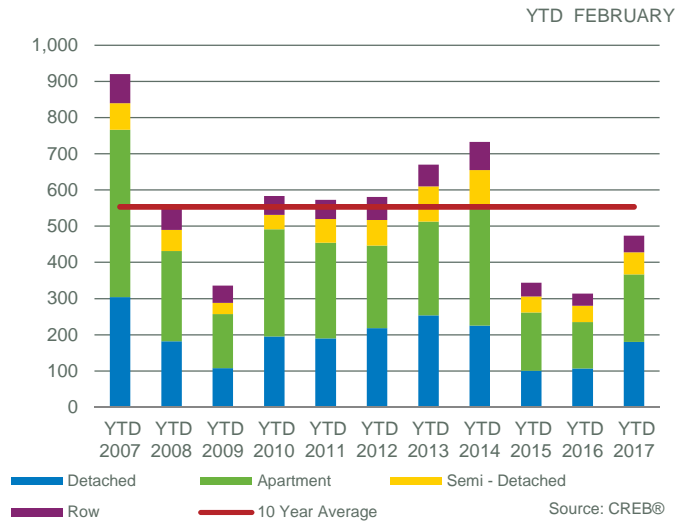
CITY OF CALGARY ROW PRICES



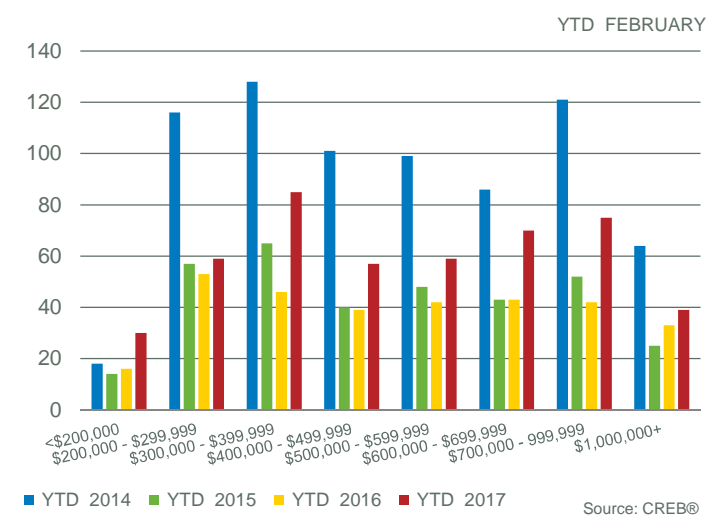
Source: CREB®

CITY CENTRE

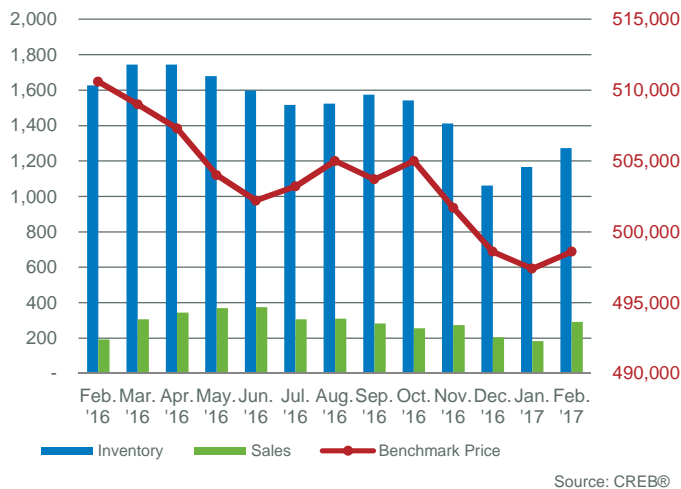
CITY CENTRE TOTAL SALES



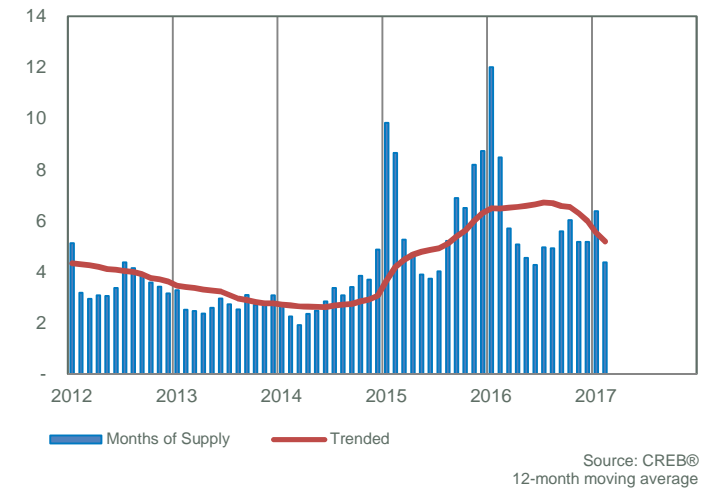
CITY CENTRE TOTAL SALES BY PRICE RANGE



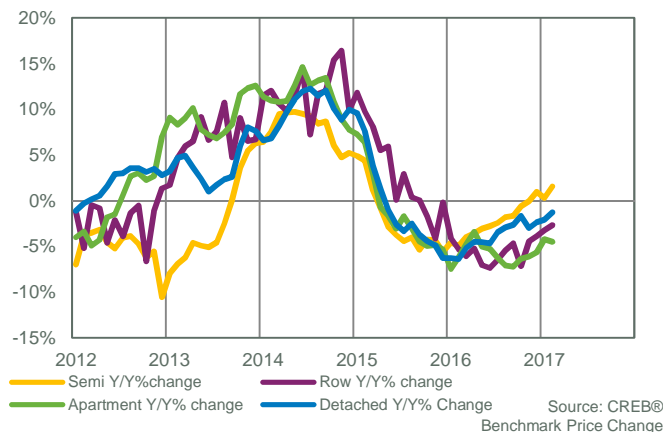
CITY CENTRE INVENTORY AND SALES



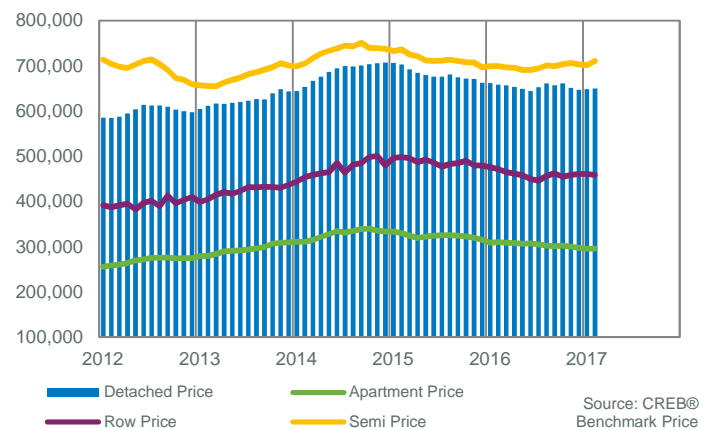
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

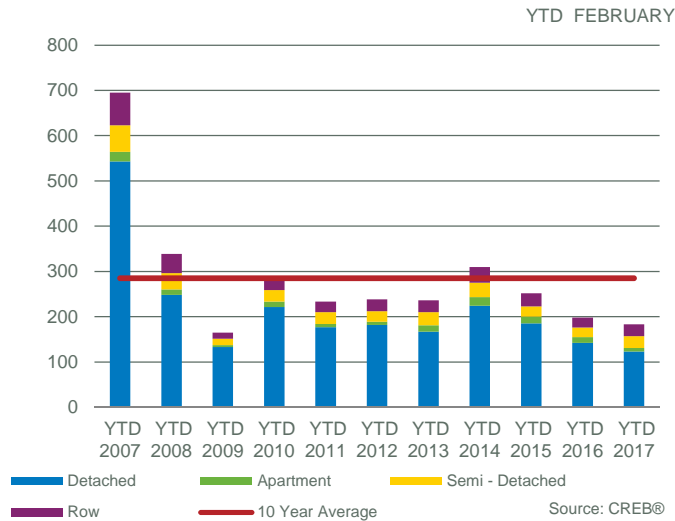


CITY CENTRE PRICES

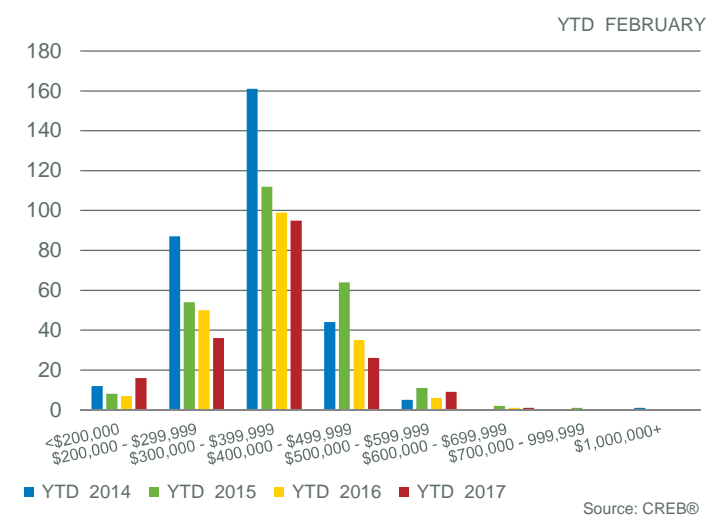


**NORTHEAST**

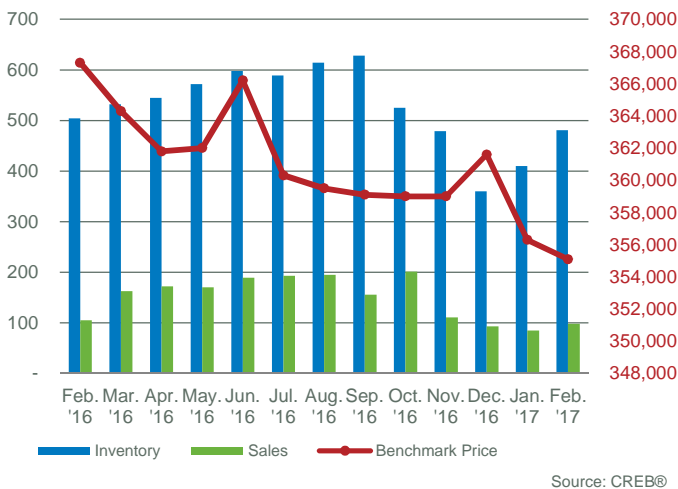
**NORTHEAST TOTAL SALES**



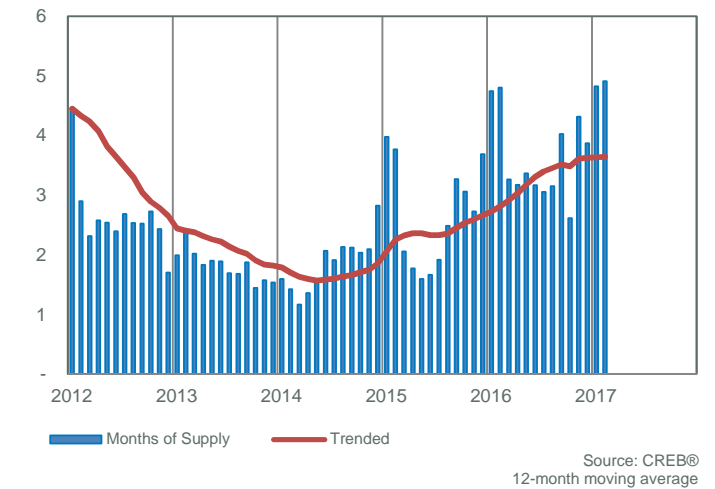
**NORTHEAST TOTAL SALES BY PRICE RANGE**



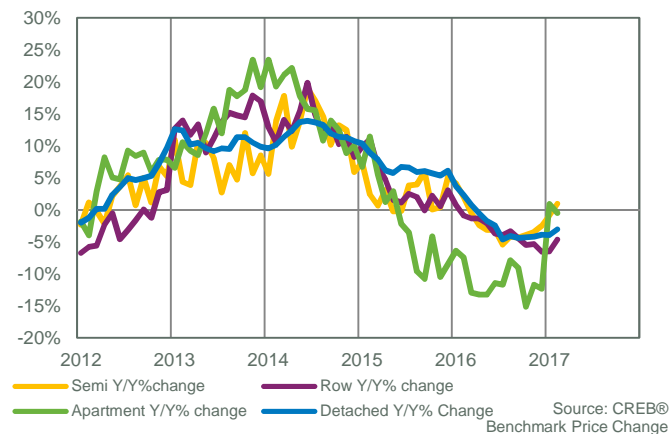
**NORTHEAST INVENTORY AND SALES**



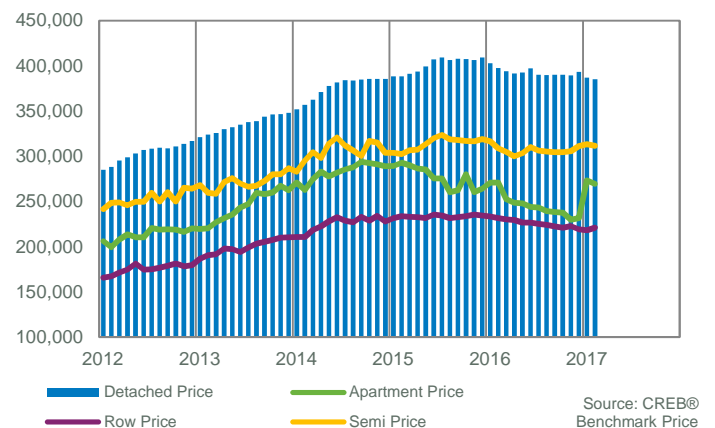
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

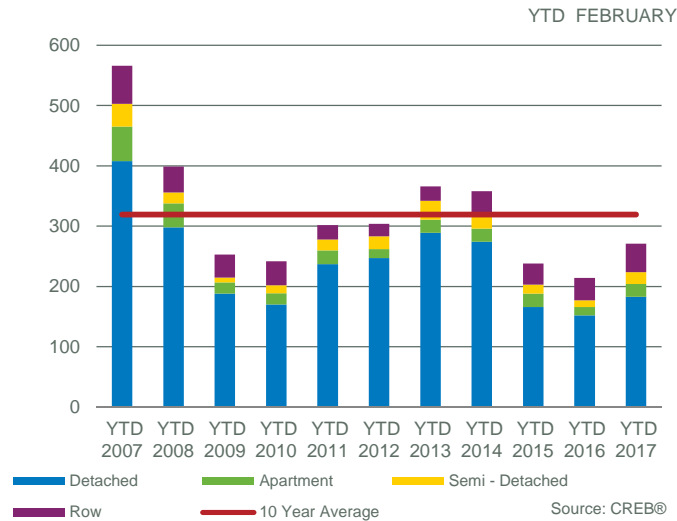


**NORTHEAST PRICES**

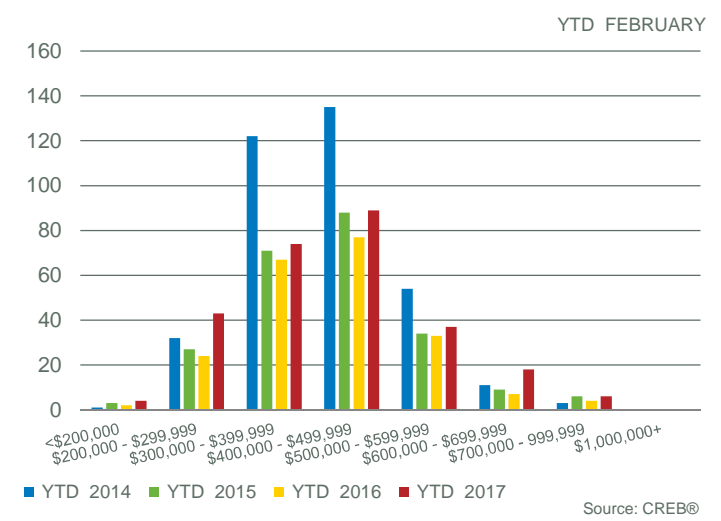


**NORTH**

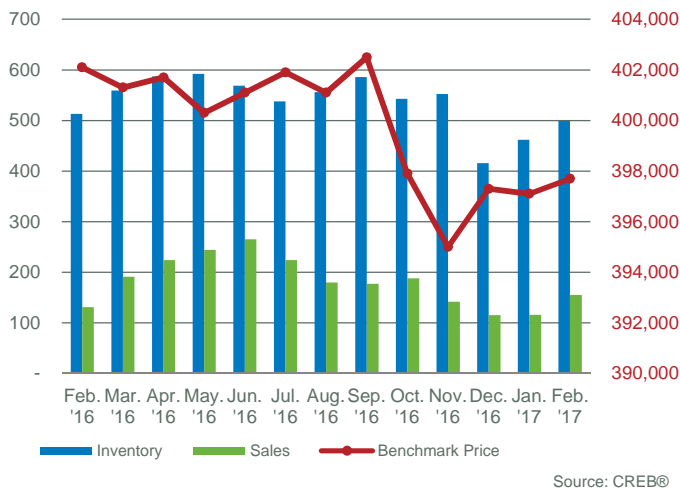
**NORTH TOTAL SALES**



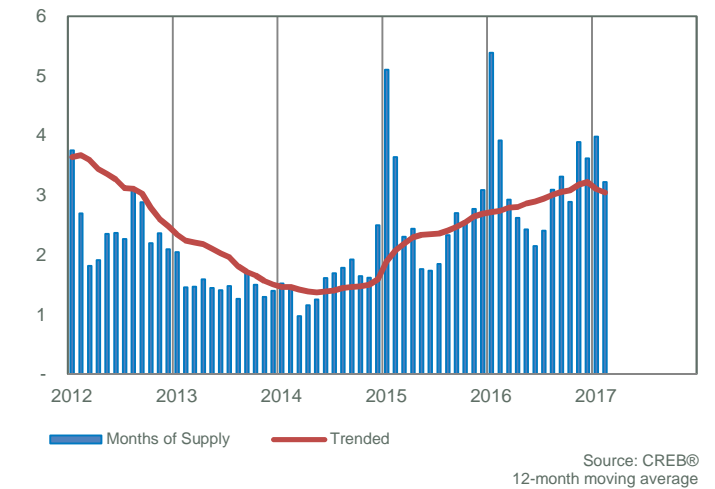
**NORTH TOTAL SALES BY PRICE RANGE**



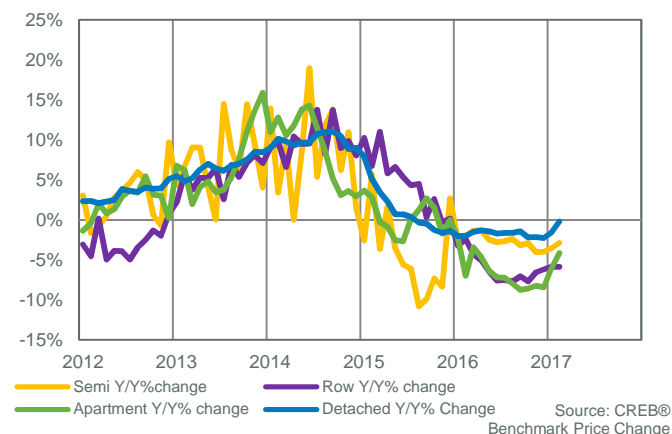
**NORTH INVENTORY AND SALES**



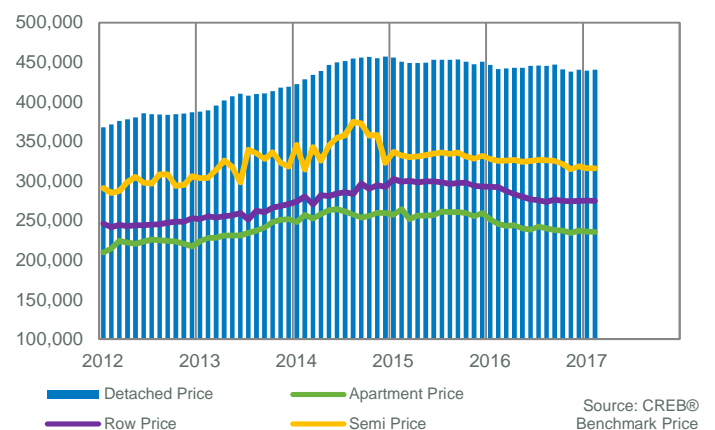
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

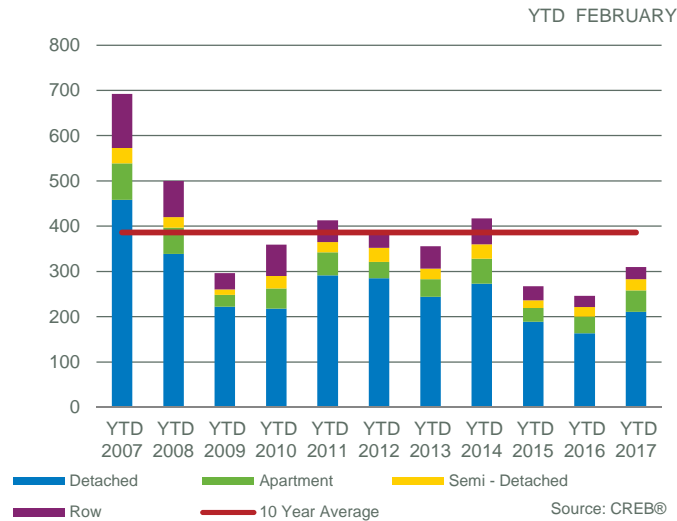


**NORTH PRICES**

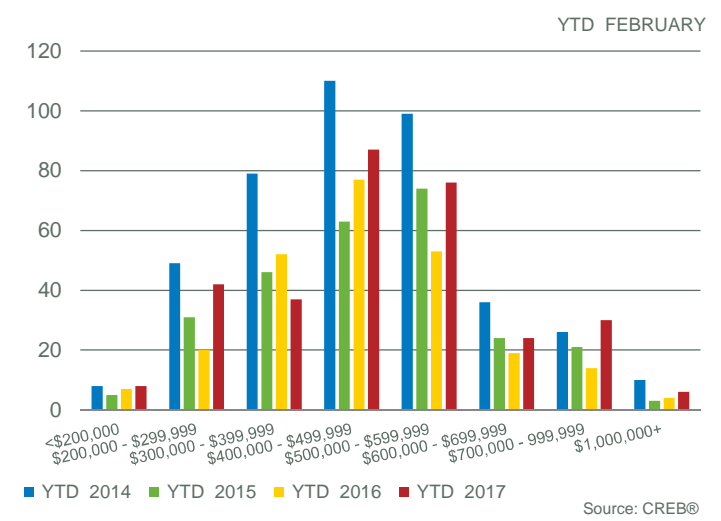


**NORTHWEST**

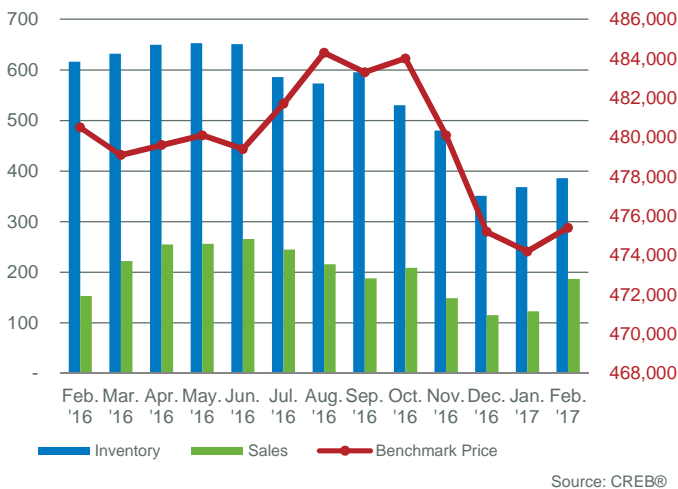
**NORTHWEST TOTAL SALES**



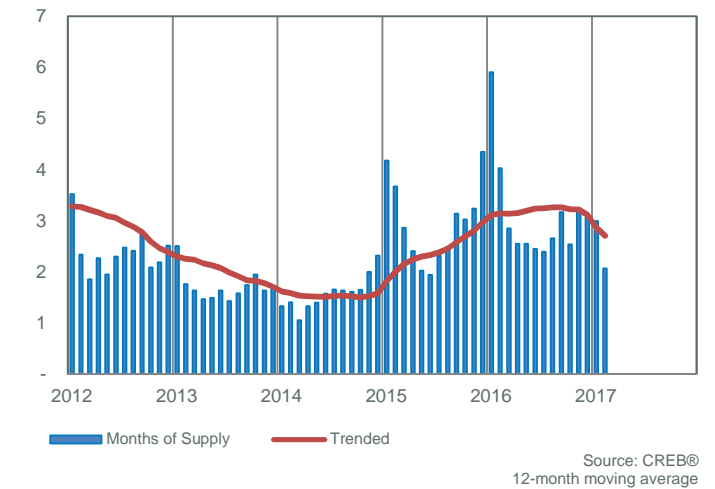
**NORTHWEST TOTAL SALES BY PRICE RANGE**



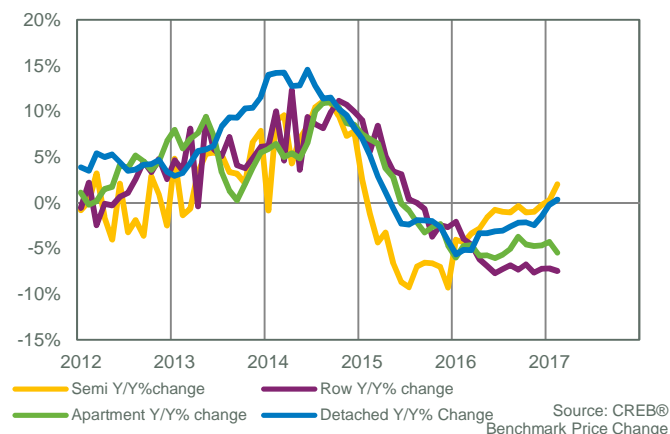
**NORTHWEST INVENTORY AND SALES**



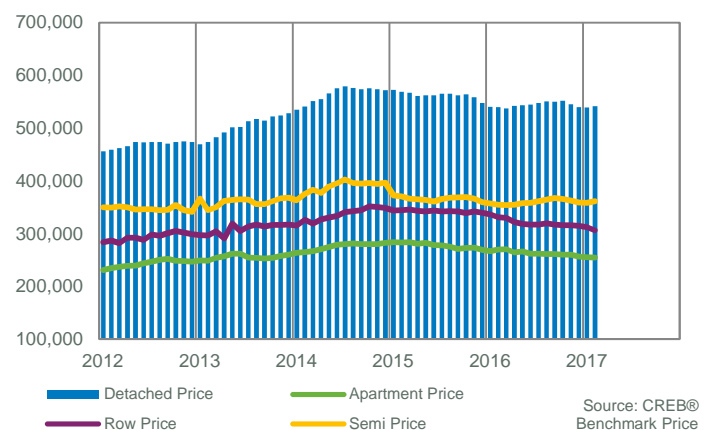
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

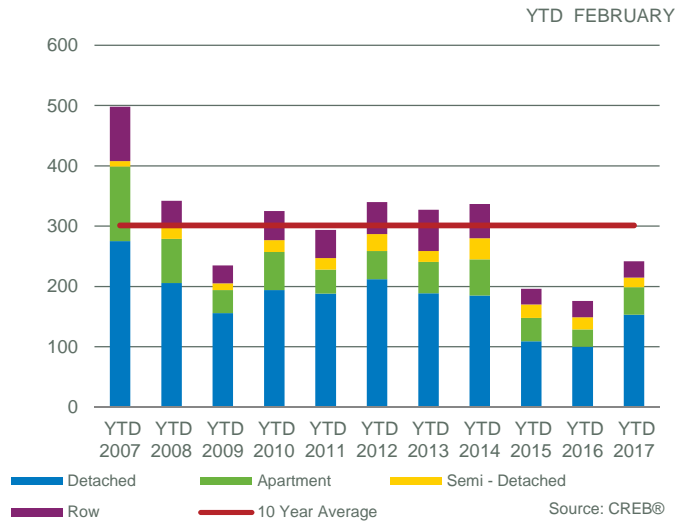


**NORTHWEST PRICES**

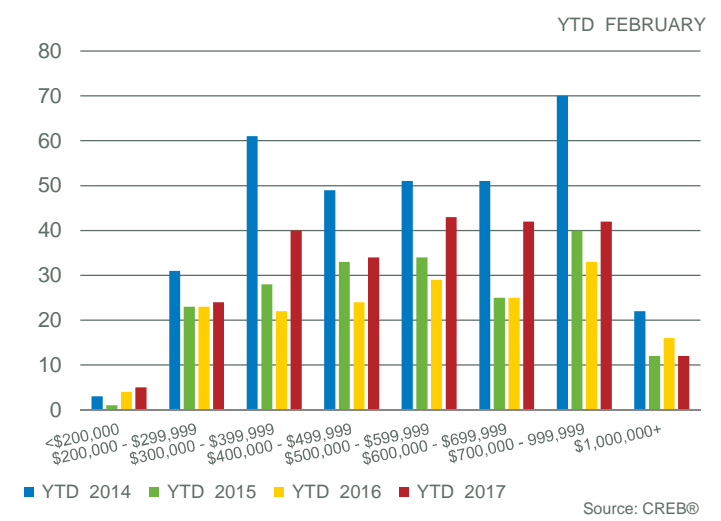


WEST

WEST TOTAL SALES



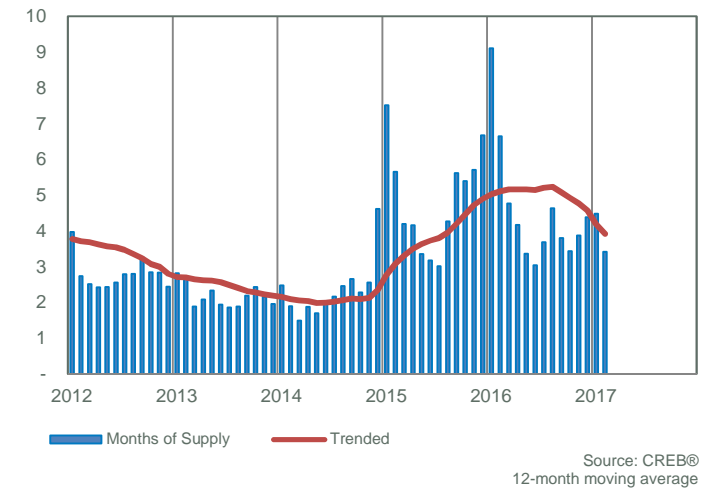
WEST TOTAL SALES BY PRICE RANGE



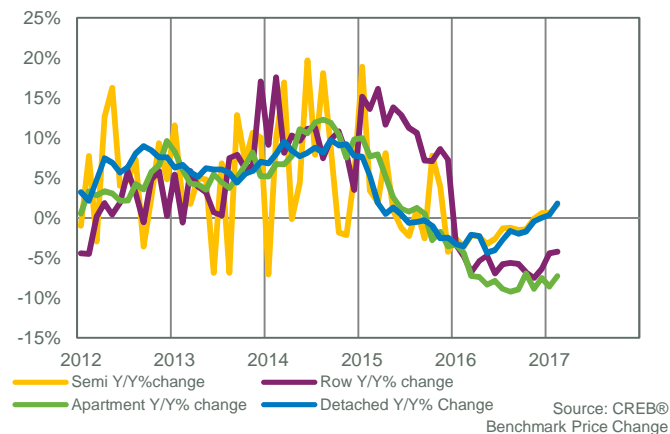
WEST INVENTORY AND SALES



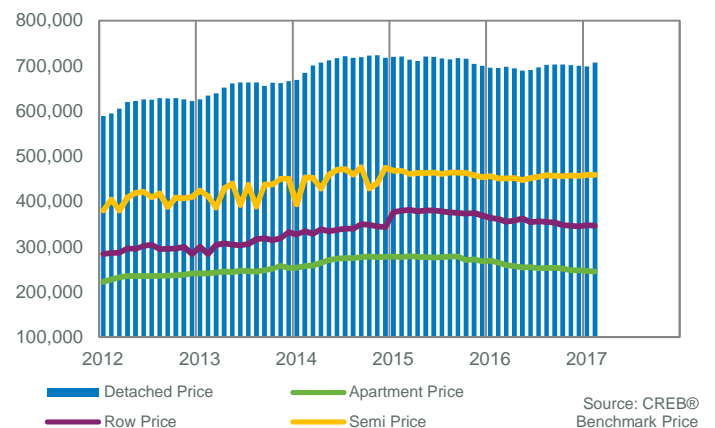
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

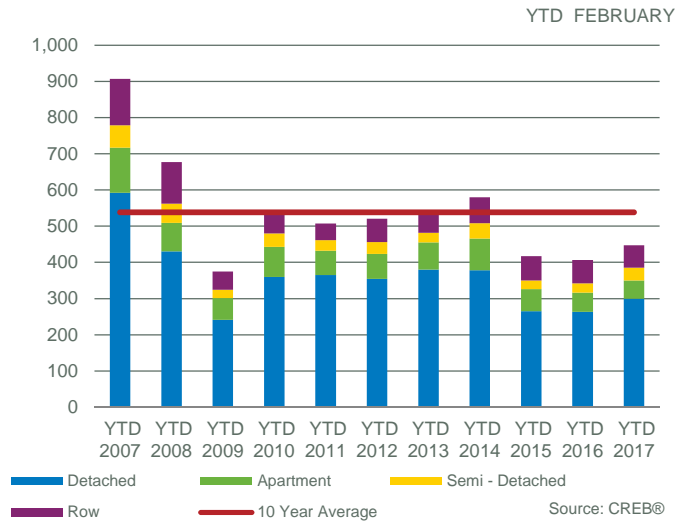


WEST PRICES

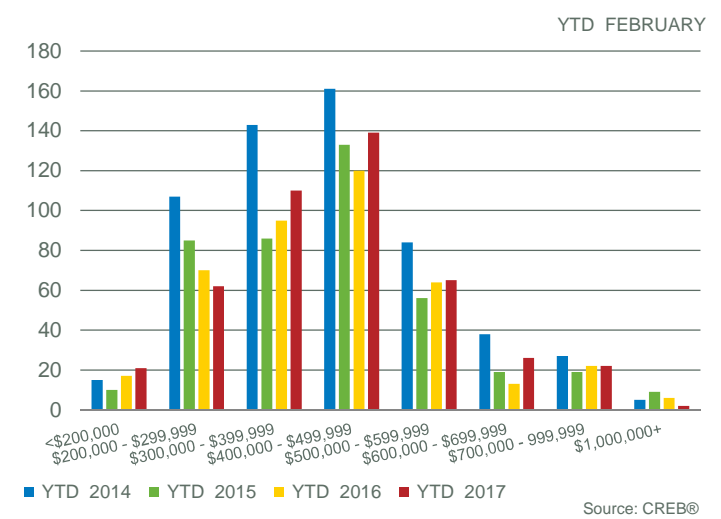


**SOUTH**

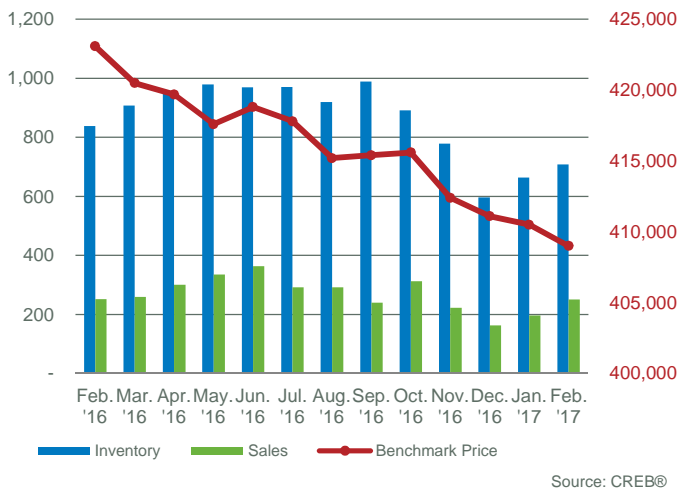
**SOUTH TOTAL SALES**



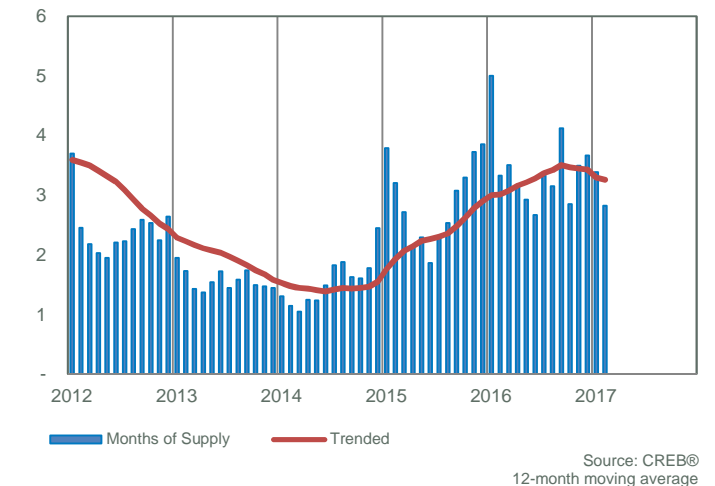
**SOUTH TOTAL SALES BY PRICE RANGE**



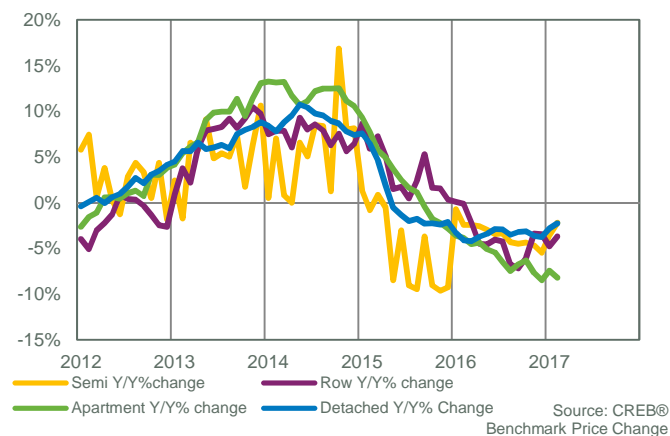
**SOUTH INVENTORY AND SALES**



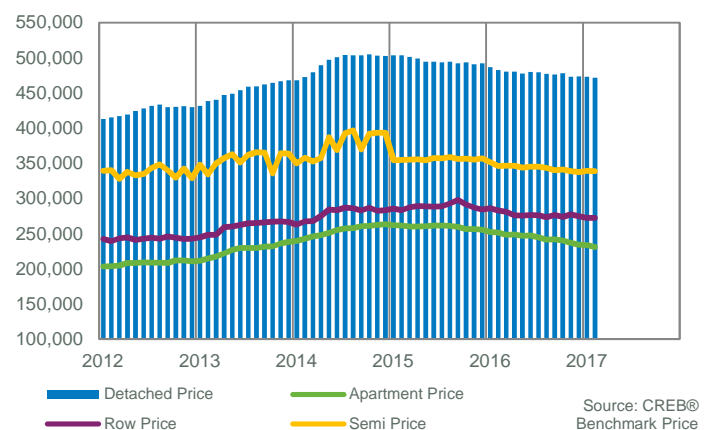
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



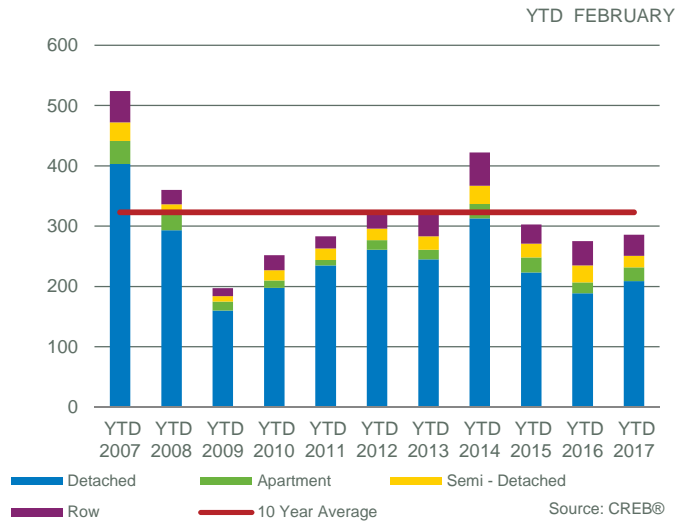
**SOUTH PRICES**



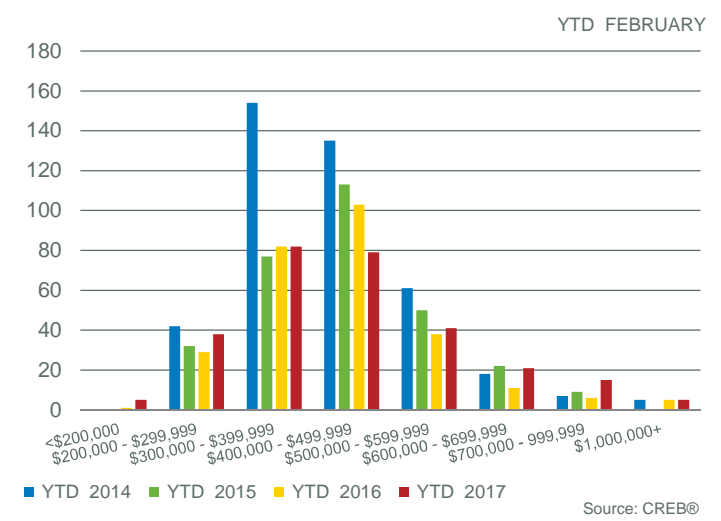


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



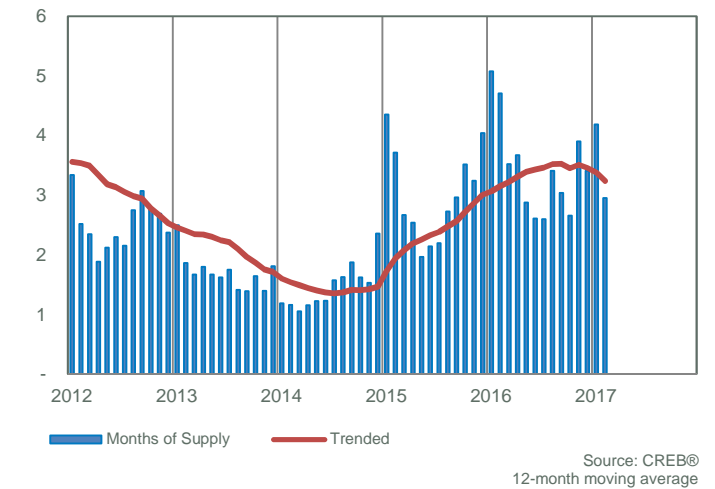
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



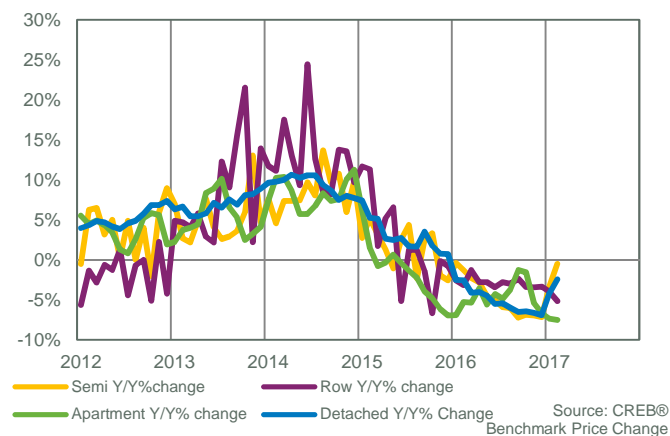
**SOUTHEAST INVENTORY AND SALES**



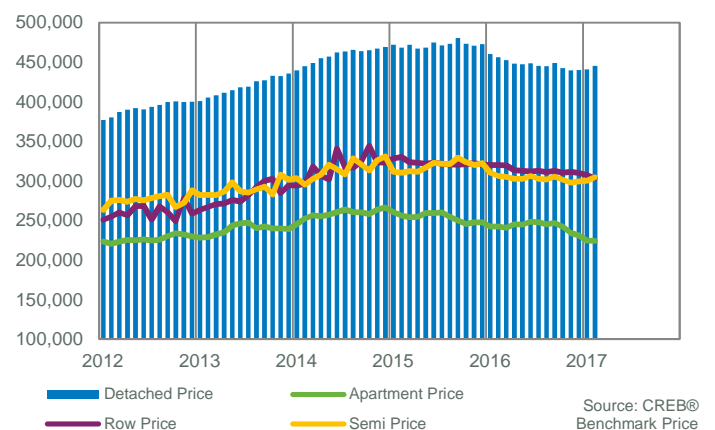
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

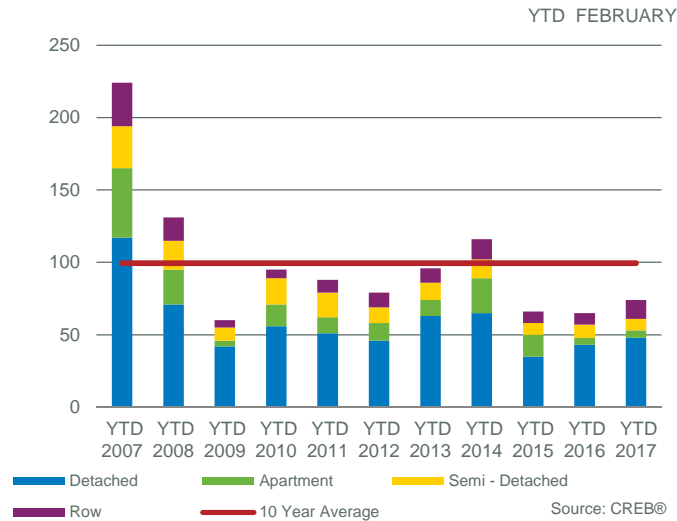


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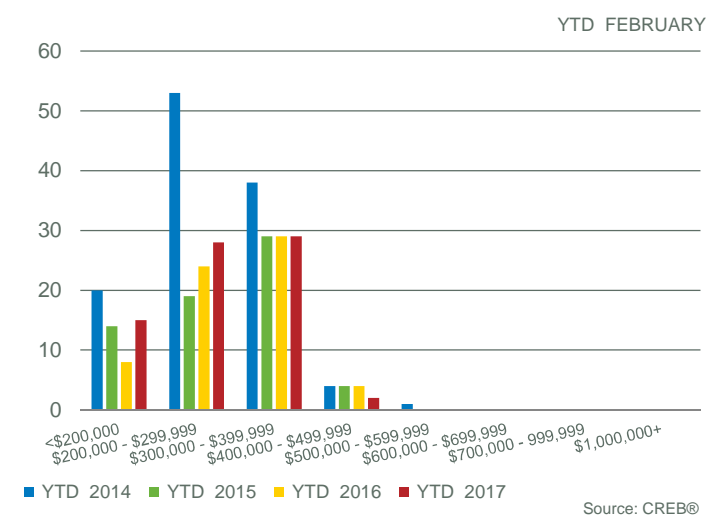


**EAST**

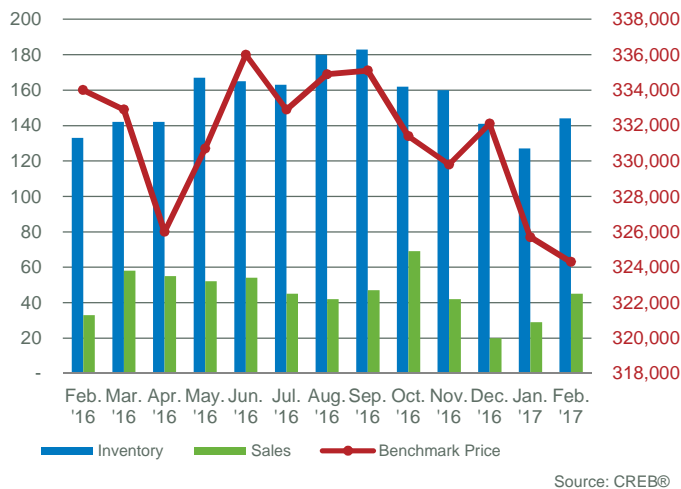
**EAST TOTAL SALES**



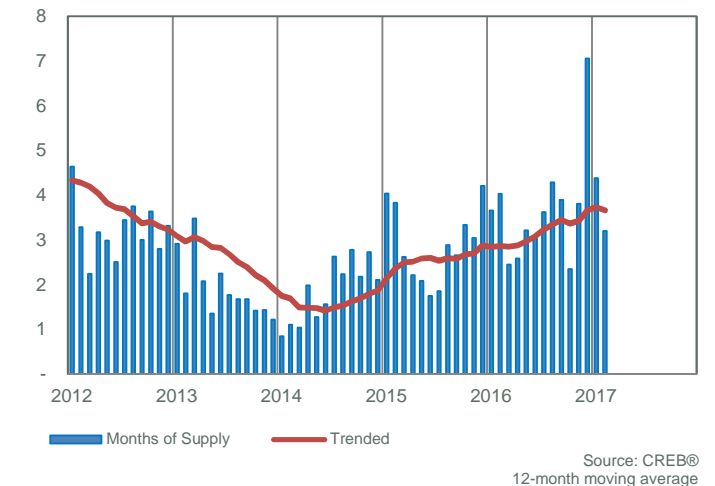
**EAST TOTAL SALES BY PRICE RANGE**



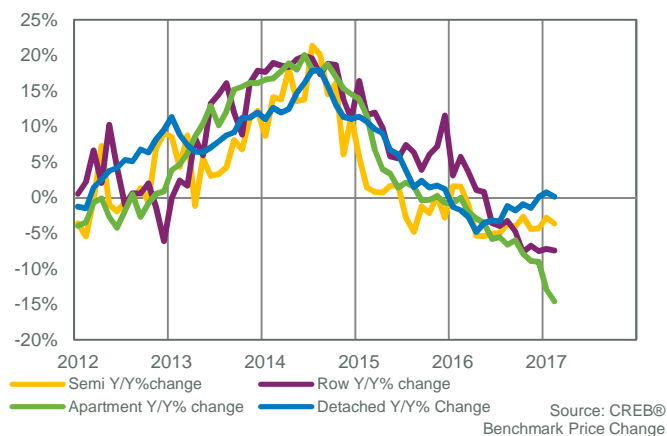
**EAST INVENTORY AND SALES**



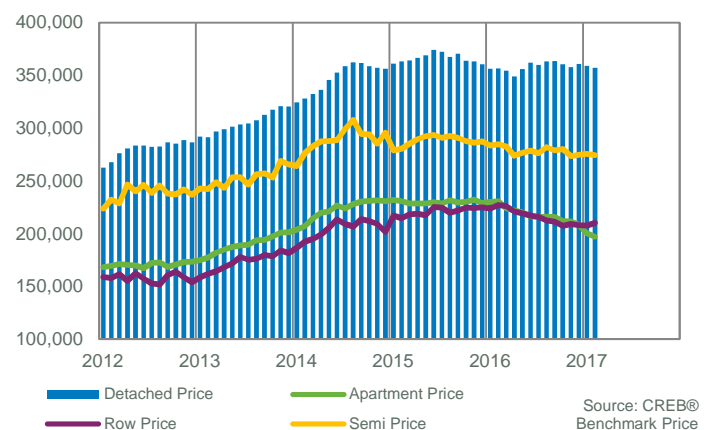
**EAST MONTHS OF INVENTORY**



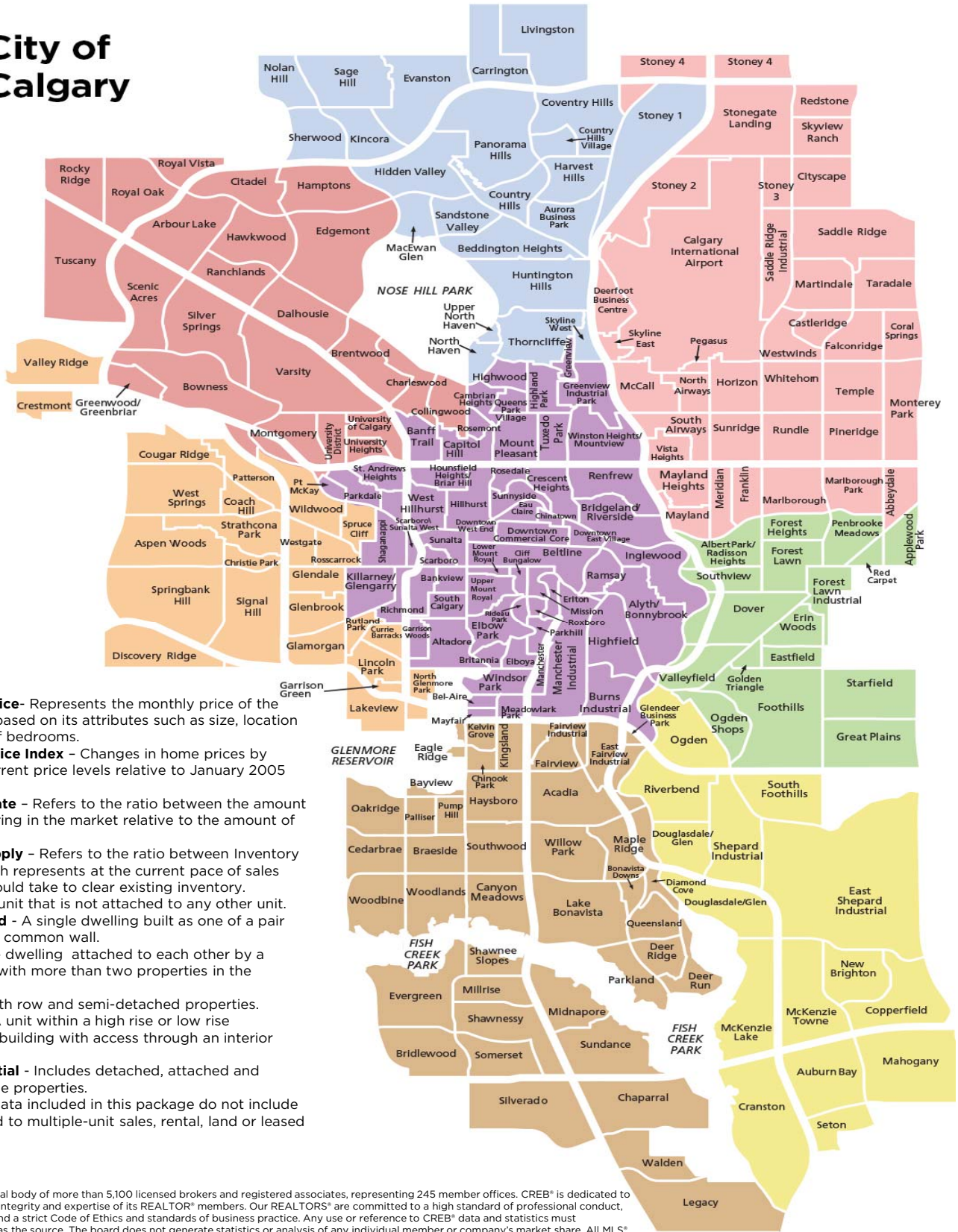
**EAST PRICE CHANGE**



**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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