



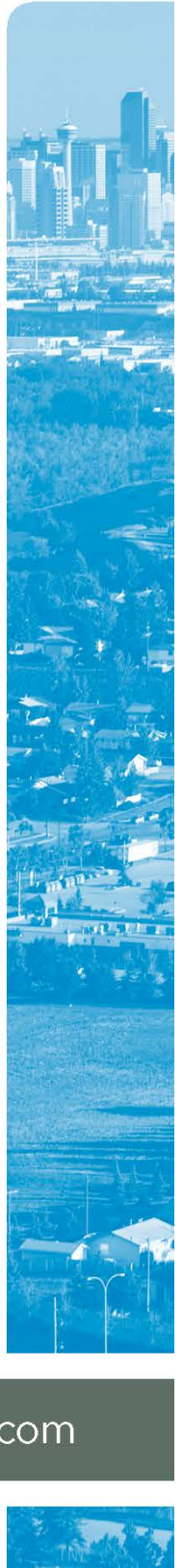
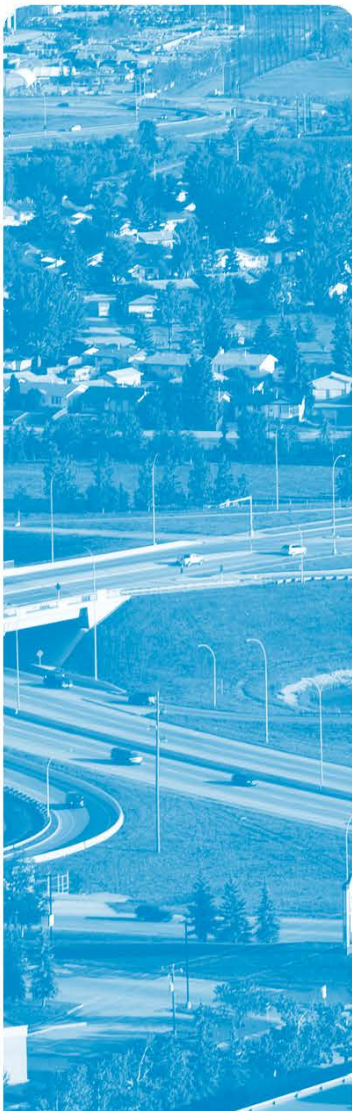
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MONTHLY STATISTICS PACKAGE

# City of Calgary

July 2018



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## Patience required in Calgary's housing market recovery

**City of Calgary, August 1, 2018** – Recent struggles in the job market, accompanied by yet another interest rate increase, is piling on to the decisions potential purchasers have to make in the housing market.

The month of July saw 1,547 units sold in Calgary, nearly five per cent below last year. New listings eased to 2,964 units, causing inventories to total 8,450 units. With more supply than demand, prices continued to edge down, with a citywide average of \$435,200. This amounted to a month-over-month price decline of 0.30 per cent and year-over-year decline of 1.89 per cent.

“Despite some positive momentum in some aspects of our economy, our job market has continued to struggle as of late, with some easing in total employment levels over the past few months and persistently high unemployment rates,” said CREB® chief economist Ann-Marie Lurie.

“Also, the Bank of Canada raised rates again in July. Rising costs, combined with a slow recovery, are weighing on the demand for resale homes in the city. At the same time supply remains high and is resulting in an oversupplied market.”

Citywide months of supply have risen for each property type and currently range from nearly five months in the detached sector to seven months in the apartment sector. These elevated levels have been placing pressure on prices in the city.

Detached benchmark home prices totaled \$501,300 in July, down 0.4 per cent from last month and over two per cent from last year's levels. Year-to-date average benchmark prices in the detached sector remain just below levels recorded last year.

The apartment ownership sector continues to see the steepest declines, with year-to-date benchmark prices averaging \$257,343, three per cent below last year and nearly 14 per cent below 2014 highs.

“In a buyers' market, it's critical for all parties to have the most up-to-date information to make a fully informed decision, whether you are buying or selling,” said CREB® president Tom Westcott.

“A REALTOR® can help make an accurate determination on how much to sell a home for or how much is too much when purchasing one.”

### HOUSING MARKET FACTS

#### Detached

- Oversupply issues continue to worsen in each district of the city compared to last year. However, compared to historical conditions, conditions today remain better than in 2016 in both the West and City Centre districts.
- Year-to-date, the West and City Centre areas have recorded prices higher than last year's levels and continue to edge towards price recovery. Benchmark prices in the West have averaged \$733,329 this year, comparable to previous highs.
- City Centre benchmark prices have averaged \$693,243, nearly three per cent below previous highs. Most districts have recorded detached prices that remain over four per cent below previous highs.

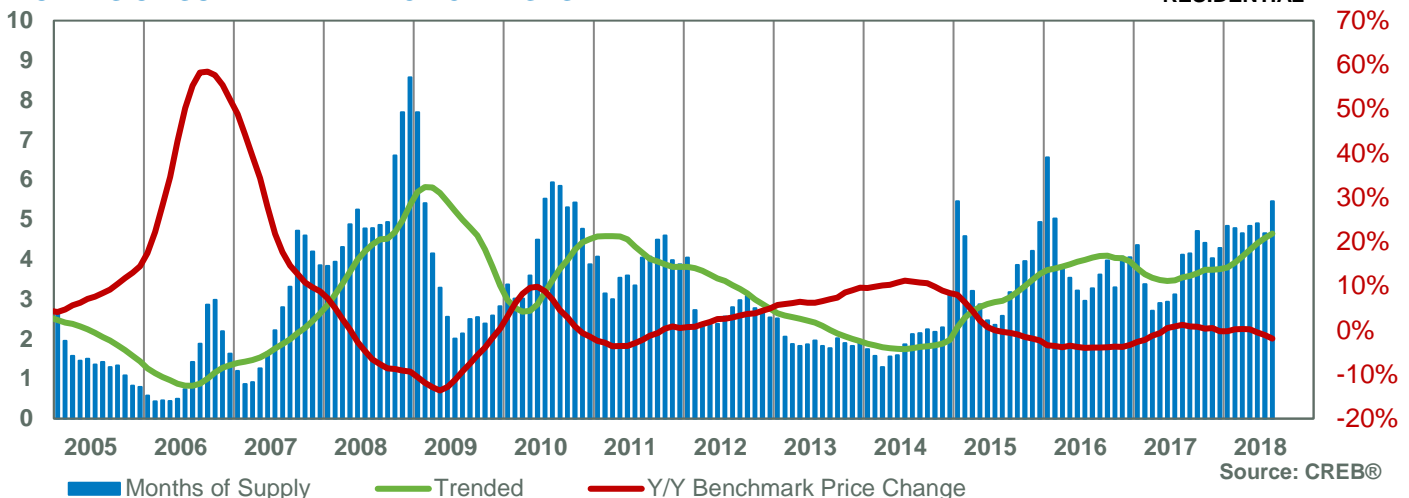
#### Apartment

- Easing new listings in the apartment condominium sector have prevented any further gains in the amount of inventory in the market.
- Supply levels remain elevated compared to sales, keeping year-to-date prices three per cent below last year's levels and nearly 14 per cent below previous highs.
- Citywide inventory levels remain just below last year. July inventories edged down in the North East, North, North West, South and East areas of the city compared to the previous year.
- Levels remain elevated by historical standards, but any reductions in inventory can help reduce oversupply.

#### Attached

- Like the other sectors, attached sales have been easing this year, with 2,225 sales this year representing a 15 per cent decline over the previous year.
- Gains in new listings pushed up inventory levels and months of supply compared to last year.
- Citywide year-to-date semi-detached prices have eased by nearly one per cent compared to last year. Benchmark price changes have ranged from a three per cent decline in the North West district to a six per cent increase in the South district. Despite the annual gain this year in the South district, semi-detached prices remain nearly five per cent lower than that district's peak.
- Year-to-date benchmark row prices have increased on a citywide basis due to gains in the City Centre, North and North West districts. The annual gain is a positive move towards recovery, but row prices remain well below previous highs in every district of the city.

### MONTHS OF SUPPLY AND PRICE CHANGES



Jul. 2018

|                             | Jul-17        | Jul-18        | Y/Y %<br>Change | 2017 YTD        | 2018 YTD        | % Change |
|-----------------------------|---------------|---------------|-----------------|-----------------|-----------------|----------|
| <b>DETACHED</b>             |               |               |                 |                 |                 |          |
| Total Sales                 | 1,011         | 969           | -4.15%          | 7,532           | 6,226           | -17.34%  |
| Total Sales Volume          | \$559,517,537 | \$543,077,340 | -2.94%          | \$4,259,854,051 | \$3,525,583,762 | -17.24%  |
| New Listings                | 1,688         | 1,733         | 2.67%           | 12,270          | 13,157          | 7.23%    |
| Inventory                   | 3,280         | 4,578         | 39.57%          | 2,598           | 3,613           | 39.10%   |
| Months of Supply            | 3.24          | 4.72          | 45.62%          | 2.41            | 4.06            | 68.27%   |
| Sales to New Listings Ratio | 59.89%        | 55.91%        | -3.98%          | 61.39%          | 47.32%          | -14.06%  |
| Sales to List Price Ratio   | 97.56%        | 96.62%        | -0.94%          | 97.65%          | 97.20%          | -0.45%   |
| Days on Market              | 38            | 49            | 28.16%          | 35              | 43              | 22.86%   |
| Benchmark Price             | \$512,100     | \$501,300     | -2.11%          | \$504,114       | \$502,771       | -0.27%   |
| Median Price                | \$495,000     | \$485,000     | -2.02%          | \$500,000       | \$494,000       | -1.20%   |
| Average Price               | \$553,430     | \$560,451     | 1.27%           | \$565,567       | \$566,268       | 0.12%    |
| Index                       | 210           | 206           | -2.09%          | 207             | 206             | -0.26%   |
| <b>APARTMENT</b>            |               |               |                 |                 |                 |          |
| Total Sales                 | 254           | 253           | -0.39%          | 1,786           | 1,649           | -7.67%   |
| Total Sales Volume          | \$72,807,413  | \$71,108,378  | -2.33%          | \$533,993,285   | \$485,516,257   | -9.08%   |
| New Listings                | 614           | 543           | -11.56%         | 4,734           | 4,555           | -3.78%   |
| Inventory                   | 1,813         | 1,774         | -2.15%          | 1,622           | 1,692           | 4.35%    |
| Months of Supply            | 7.14          | 7.01          | -1.76%          | 6.36            | 7.18            | 13.02%   |
| Sales to New Listings Ratio | 41.37%        | 46.59%        | 5.22%           | 37.73%          | 36.20%          | -1.53%   |
| Sales to List Price Ratio   | 96.81%        | 96.35%        | -0.47%          | 96.50%          | 96.14%          | -0.36%   |
| Days on Market              | 59            | 62            | 4.63%           | 57              | 63              | 10.53%   |
| Benchmark Price             | \$266,200     | \$259,700     | -2.44%          | \$265,300       | \$257,343       | -3.00%   |
| Median Price                | \$257,750     | \$245,000     | -4.95%          | \$264,000       | \$255,000       | -3.41%   |
| Average Price               | \$286,643     | \$281,061     | -1.95%          | \$298,988       | \$294,431       | -1.52%   |
| Index                       | 184           | 180           | -2.44%          | 184             | 178             | -3.00%   |
| <b>ATTACHED</b>             |               |               |                 |                 |                 |          |
| Total Sales                 | 360           | 325           | -9.72%          | 2,625           | 2,225           | -15.24%  |
| Total Sales Volume          | \$144,340,800 | \$127,238,273 | -11.85%         | \$1,069,849,986 | \$896,797,238   | -16.18%  |
| New Listings                | 676           | 688           | 1.78%           | 4,968           | 5,358           | 7.85%    |
| Inventory                   | 1,603         | 2,098         | 30.88%          | 1,328           | 1,739           | 30.91%   |
| Months of Supply            | 4.45          | 6.46          | 44.97%          | 3.54            | 5.47            | 54.45%   |
| Sales to New Listings Ratio | 53.25%        | 47.24%        | -6.02%          | 52.84%          | 41.53%          | -11.31%  |
| Sales to List Price Ratio   | 97.33%        | 97.00%        | -0.34%          | 97.38%          | 97.27%          | -0.11%   |
| Days on Market              | 47            | 54            | 14.87%          | 48              | 54              | 12.50%   |
| Benchmark Price             | \$336,300     | \$330,900     | -1.61%          | \$331,143       | \$330,671       | -0.14%   |
| Median Price                | \$342,250     | \$335,000     | -2.12%          | \$343,000       | \$343,000       | 0.00%    |
| Average Price               | \$400,947     | \$391,502     | -2.36%          | \$407,562       | \$403,055       | -1.11%   |
| Index                       | 199           | 196           | -1.61%          | 196             | 196             | -0.14%   |
| <b>CITY OF CALGARY</b>      |               |               |                 |                 |                 |          |
| Total Sales                 | 1,625         | 1,547         | -4.80%          | 11,943          | 10,100          | -15.43%  |
| Total Sales Volume          | \$776,665,750 | \$741,423,991 | -4.54%          | \$5,863,697,322 | \$4,907,897,258 | -16.30%  |
| New Listings                | 2,978         | 2,964         | -0.47%          | 21,972          | 23,070          | 5.00%    |
| Inventory                   | 6,696         | 8,450         | 26.19%          | 5,547           | 7,044           | 26.98%   |
| Months of Supply            | 4.12          | 5.46          | 32.56%          | 3.25            | 4.88            | 50.15%   |
| Sales to New Listings Ratio | 54.57%        | 52.19%        | -2.37%          | 54.36%          | 43.78%          | -10.58%  |
| Sales to List Price Ratio   | 97.45%        | 96.66%        | -0.79%          | 97.49%          | 97.11%          | -0.39%   |
| Days on Market              | 43            | 52            | 20.04%          | 41              | 49              | 19.51%   |
| Benchmark Price             | \$443,600     | \$435,200     | -1.89%          | \$437,300       | \$435,329       | -0.45%   |
| Median Price                | \$425,000     | \$423,500     | -0.35%          | \$439,000       | \$429,000       | -2.28%   |
| Average Price               | \$477,948     | \$479,266     | 0.28%           | \$490,974       | \$485,930       | -1.03%   |
| Index                       | 204           | 200           | -1.91%          | 201             | 200             | -0.45%   |

For a list of definitions, see page 26.



Jul. 2018

|                                      | Jul-17        | Jul-18        | Y/Y %<br>Change | 2017 YTD        | 2018 YTD      | % Change |
|--------------------------------------|---------------|---------------|-----------------|-----------------|---------------|----------|
| <b>CITY OF CALGARY SEMI-DETACHED</b> |               |               |                 |                 |               |          |
| Total Sales                          | 147           | 150           | 2.04%           | 1,137           | 993           | -12.66%  |
| Total Sales Volume                   | \$73,754,665  | \$73,705,227  | -0.07%          | \$569,848,477   | \$497,523,831 | -12.69%  |
| Share of Sales with Condo Title      | 14.97%        | 11.33%        | -3.63%          | 14.76%          | 15.66%        | 0.90%    |
| New Listings                         | 278           | 308           | 10.79%          | 1,954           | 2,353         | 20.42%   |
| Inventory                            | 587           | 911           | 55.20%          | 483             | 729           | 50.89%   |
| Months of Supply                     | 3.99          | 6.07          | 52.09%          | 2.97            | 5.14          | 72.77%   |
| Sales to New Listings Ratio          | 52.88%        | 48.70%        | -4.18%          | 58.19%          | 42.20%        | -15.99%  |
| Sales to List Price Ratio            | 97.42%        | 97.04%        | -0.38%          | 97.51%          | 97.42%        | -0.10%   |
| Days on Market                       | 44            | 48            | 9.07%           | 44              | 50            | 13.64%   |
| Benchmark Price                      | \$420,800     | \$416,200     | -1.09%          | \$422,114       | \$418,086     | -0.95%   |
| Median Price                         | \$395,000     | \$395,750     | 0.19%           | \$405,000       | \$405,000     | 0.00%    |
| Average Price                        | \$501,732     | \$491,368     | -2.07%          | \$501,186       | \$501,031     | -0.03%   |
| Index                                | 211           | 208           | -1.09%          | 211             | 209           | -0.96%   |
| <b>CITY OF CALGARY ROW</b>           |               |               |                 |                 |               |          |
| Total Sales                          | 213           | 175           | -17.84%         | 1,488           | 1,232         | -17.20%  |
| Total Sales Volume                   | \$70,586,135  | \$53,533,046  | -24.16%         | \$500,001,509   | \$399,273,407 | -20.15%  |
| Share of Sales with Condo Title      | 94.37%        | 94.29%        | -0.08%          | 95.20%          | 93.57%        | -1.63%   |
| New Listings                         | 398           | 380           | -4.52%          | 3,014           | 3,005         | -0.30%   |
| Inventory                            | 1,016         | 1,187         | 16.83%          | 845             | 1,010         | 19.49%   |
| Months of Supply                     | 4.77          | 6.78          | 42.20%          | 3.98            | 5.74          | 44.32%   |
| Sales to New Listings Ratio          | 53.52%        | 46.05%        | -7.46%          | 49.37%          | 41.00%        | -8.37%   |
| Sales to List Price Ratio            | 97.25%        | 96.94%        | -0.31%          | 97.22%          | 97.08%        | -0.14%   |
| Days on Market                       | 49            | 59            | 20.51%          | 50              | 57            | 14.00%   |
| Benchmark Price                      | \$306,700     | \$300,300     | -2.09%          | \$296,186       | \$299,357     | 1.07%    |
| Median Price                         | \$307,000     | \$292,500     | -4.72%          | \$309,000       | \$300,000     | -2.91%   |
| Average Price                        | \$331,390     | \$305,903     | -7.69%          | \$336,023       | \$324,086     | -3.55%   |
| Index                                | 192           | 188           | -2.08%          | 186             | 188           | 1.08%    |
| <b>CITY OF CALGARY ATTACHED</b>      |               |               |                 |                 |               |          |
| Total Sales                          | 360           | 325           | -9.72%          | 2,625           | 2,225         | -15.24%  |
| Total Sales Volume                   | \$144,340,800 | \$127,238,273 | -11.85%         | \$1,069,849,986 | \$896,797,238 | -16.18%  |
| Share of Sales with Condo Title      | 61.94%        | 56.00%        | -9.60%          | 60.51%          | 58.80%        | -2.82%   |
| New Listings                         | 676           | 688           | 1.78%           | 4,968           | 5,358         | 7.85%    |
| Inventory                            | 1,603         | 2,098         | 30.88%          | 1,328           | 1,739         | 30.91%   |
| Months of Supply                     | 4.45          | 6.46          | 44.97%          | 3.54            | 5.47          | 54.45%   |
| Sales to New Listings Ratio          | 53.25%        | 47.24%        | -6.02%          | 52.84%          | 41.53%        | -11.31%  |
| Sales to List Price Ratio            | 97.33%        | 97.00%        | -0.34%          | 97.38%          | 97.27%        | -0.11%   |
| Days on Market                       | 47            | 54            | 14.87%          | 48              | 54            | 12.50%   |
| Benchmark Price                      | \$336,300     | \$330,900     | -1.61%          | \$331,143       | \$330,671     | -0.14%   |
| Median Price                         | \$342,250     | \$335,000     | -2.12%          | \$343,000       | \$343,000     | 0.00%    |
| Average Price                        | \$400,947     | \$391,502     | -2.36%          | \$407,562       | \$403,055     | -1.11%   |
| Index                                | 199           | 196           | -1.61%          | 196             | 196           | -0.14%   |

For a list of definitions, see page 26.

| July 2018            | 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          | 113        | 197          | 57.36%                      | 589          | 5.21             | \$685,900        | -0.80%                                | -0.67%                                  |
| North East           | 89         | 197          | 45.18%                      | 541          | 6.08             | \$374,900        | -2.83%                                | -0.32%                                  |
| North                | 147        | 255          | 57.65%                      | 654          | 4.45             | \$432,300        | -3.48%                                | -0.14%                                  |
| North West           | 155        | 267          | 58.05%                      | 658          | 4.25             | \$534,000        | -3.77%                                | -0.43%                                  |
| West                 | 105        | 198          | 53.03%                      | 513          | 4.89             | \$733,700        | -0.78%                                | -0.66%                                  |
| South                | 185        | 324          | 57.10%                      | 871          | 4.71             | \$474,700        | -1.60%                                | 0.11%                                   |
| South East           | 153        | 253          | 60.47%                      | 639          | 4.18             | \$447,700        | -1.69%                                | -0.40%                                  |
| East                 | 28         | 51           | 54.90%                      | 113          | 4.04             | \$352,000        | -1.59%                                | -0.62%                                  |
| <b>TOTAL CITY</b>    | <b>969</b> | <b>1,733</b> | <b>55.91%</b>               | <b>4,578</b> | <b>4.72</b>      | <b>\$501,300</b> | <b>-2.11%</b>                         | <b>-0.36%</b>                           |
| <b>Apartment</b>     |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 107        | 272          | 39.34%                      | 909          | 8.50             | \$288,500        | -0.89%                                | 0.38%                                   |
| North East           | 11         | 18           | 61.11%                      | 69           | 6.27             | \$220,300        | -5.57%                                | 0.09%                                   |
| North                | 19         | 26           | 73.08%                      | 89           | 4.68             | \$211,900        | -6.53%                                | 1.63%                                   |
| North West           | 31         | 46           | 67.39%                      | 138          | 4.45             | \$236,900        | -4.05%                                | -1.17%                                  |
| West                 | 23         | 54           | 42.59%                      | 197          | 8.57             | \$248,200        | -3.72%                                | 0.53%                                   |
| South                | 34         | 67           | 50.75%                      | 192          | 5.65             | \$227,600        | -4.49%                                | 0.44%                                   |
| South East           | 22         | 51           | 43.14%                      | 137          | 6.23             | \$247,100        | -1.36%                                | -1.08%                                  |
| East                 | 6          | 10           | 60.00%                      | 43           | 7.17             | \$181,900        | -6.86%                                | -0.49%                                  |
| <b>TOTAL CITY</b>    | <b>253</b> | <b>543</b>   | <b>46.59%</b>               | <b>1,774</b> | <b>7.01</b>      | <b>\$259,700</b> | <b>-2.44%</b>                         | <b>0.23%</b>                            |
| <b>Semi-detached</b> |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 44         | 106          | 41.51%                      | 368          | 8.36             | \$763,400        | 0.62%                                 | -0.29%                                  |
| North East           | 21         | 31           | 67.74%                      | 73           | 3.48             | \$298,200        | -3.31%                                | -0.53%                                  |
| North                | 14         | 30           | 46.67%                      | 62           | 4.43             | \$316,300        | -4.50%                                | -0.16%                                  |
| North West           | 14         | 35           | 40.00%                      | 92           | 6.57             | \$386,100        | -1.40%                                | -0.95%                                  |
| West                 | 15         | 34           | 44.12%                      | 109          | 7.27             | \$516,100        | -0.85%                                | -0.81%                                  |
| South                | 19         | 42           | 45.24%                      | 104          | 5.47             | \$339,100        | -1.82%                                | 0.00%                                   |
| South East           | 18         | 19           | 94.74%                      | 66           | 3.67             | \$319,100        | -0.99%                                | -0.47%                                  |
| East                 | 6          | 13           | 46.15%                      | 37           | 6.17             | \$298,600        | -1.35%                                | -0.43%                                  |
| <b>TOTAL CITY</b>    | <b>150</b> | <b>308</b>   | <b>48.70%</b>               | <b>911</b>   | <b>6.07</b>      | <b>\$416,200</b> | <b>-1.09%</b>                         | <b>-0.43%</b>                           |
| <b>Row</b>           |            |              |                             |              |                  |                  |                                       |   |
| City Centre          | 29         | 55           | 52.73%                      | 214          | 7.38             | \$479,600        | -1.60%                                | 1.07%                                   |
| North East           | 17         | 57           | 29.82%                      | 145          | 8.53             | \$195,300        | -8.78%                                | -1.31%                                  |
| North                | 21         | 52           | 40.38%                      | 195          | 9.29             | \$260,000        | -3.06%                                | -0.46%                                  |
| North West           | 20         | 36           | 55.56%                      | 125          | 6.25             | \$314,300        | 0.96%                                 | -1.04%                                  |
| West                 | 17         | 56           | 30.36%                      | 185          | 10.88            | \$346,000        | -0.57%                                | -0.32%                                  |
| South                | 38         | 61           | 62.30%                      | 167          | 4.39             | \$259,500        | -2.88%                                | -1.37%                                  |
| South East           | 28         | 50           | 56.00%                      | 129          | 4.61             | \$293,100        | -1.41%                                | -1.68%                                  |
| East                 | 7          | 13           | 53.85%                      | 27           | 3.86             | \$175,600        | -6.55%                                | 1.86%                                   |
| <b>TOTAL CITY</b>    | <b>175</b> | <b>380</b>   | <b>46.05%</b>               | <b>1,187</b> | <b>6.78</b>      | <b>\$300,300</b> | <b>-2.09%</b>                         | <b>-0.66%</b>                           |

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

## City of Calgary

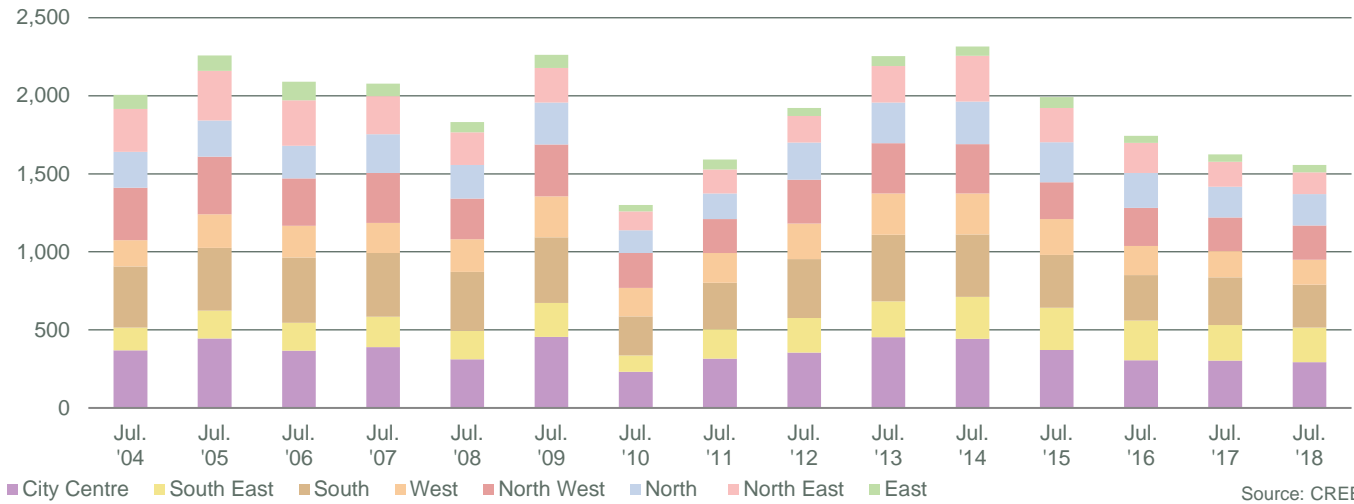
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jul. 2018

TOTAL SALES

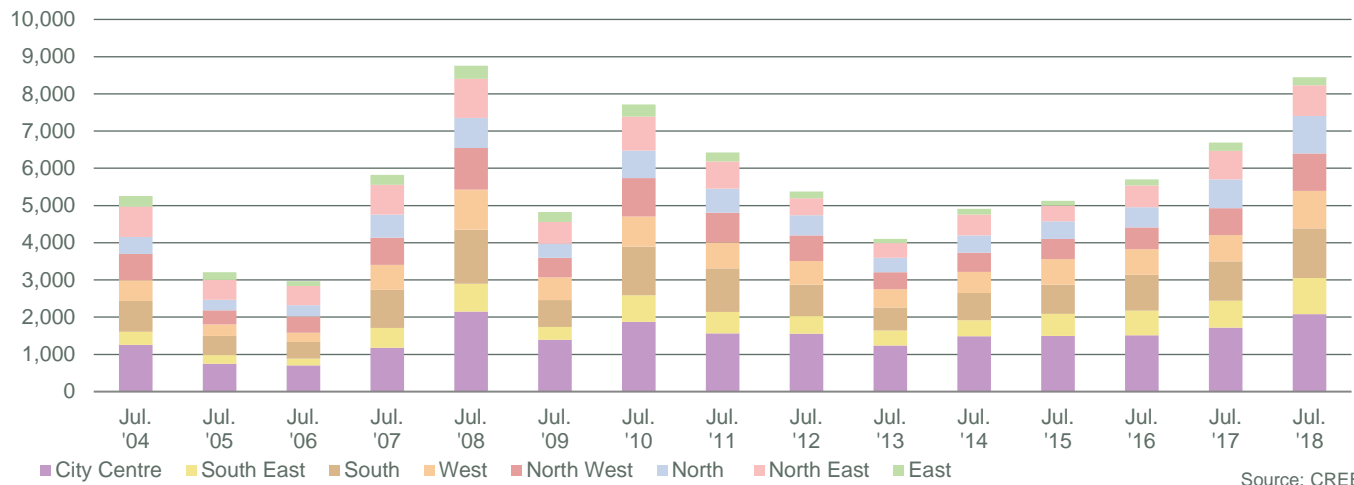
JULY



Source: CREB®

TOTAL INVENTORY

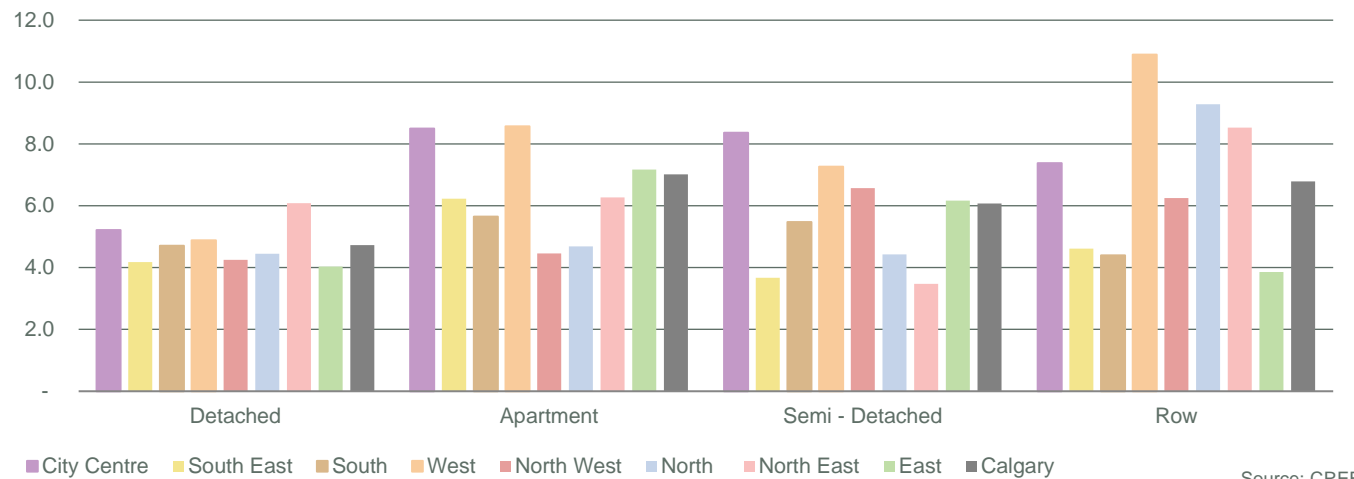
JULY



Source: CREB®

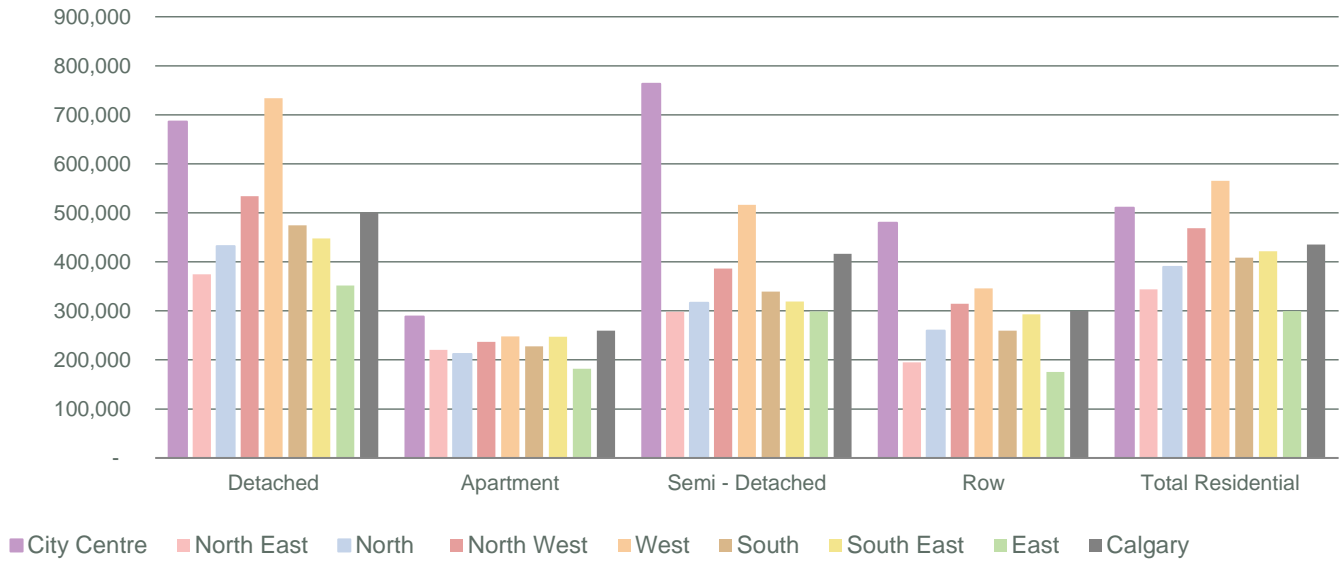
MONTHS OF SUPPLY

JULY



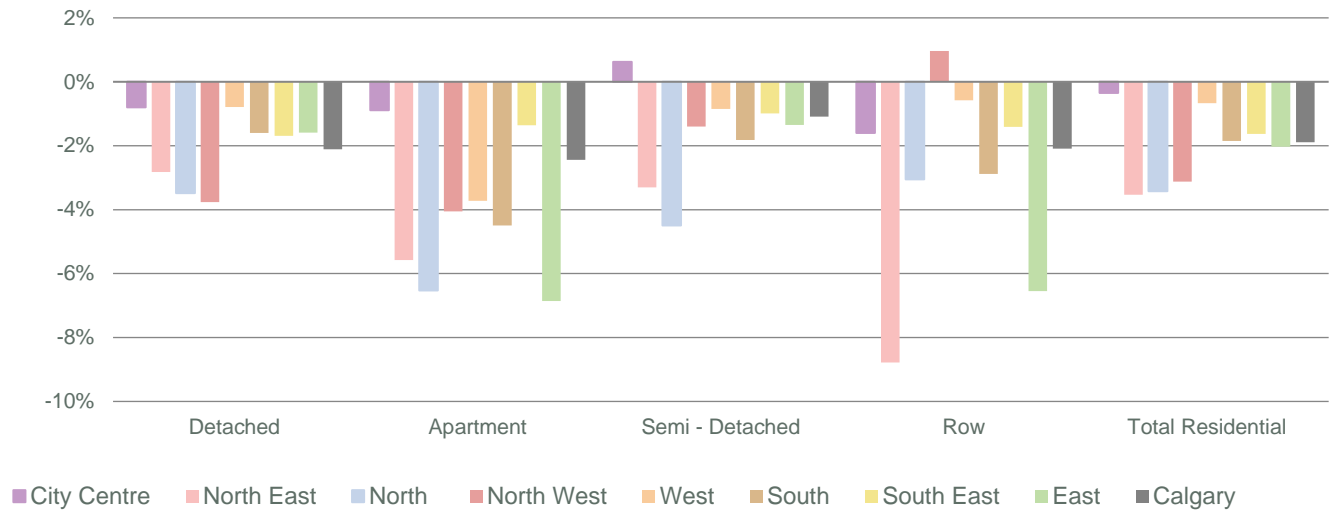
Source: CREB®

## BENCHMARK PRICE - JULY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

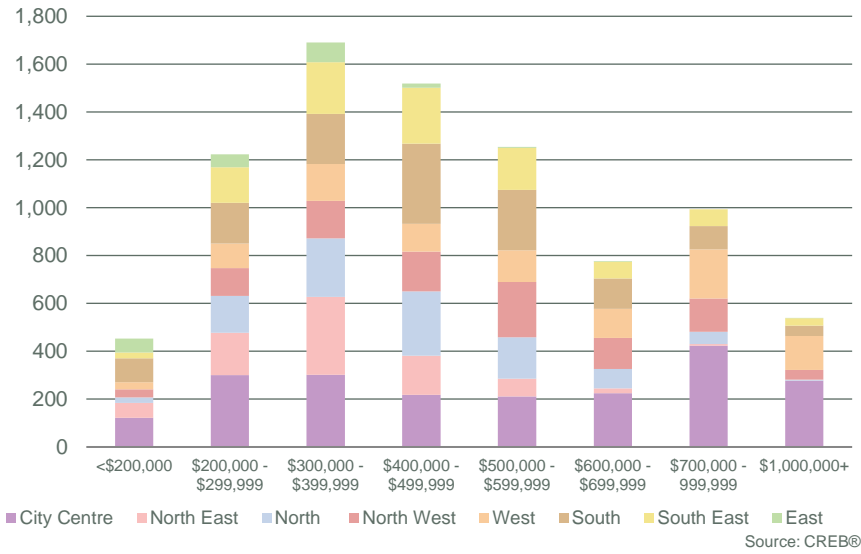


Source: CREB®

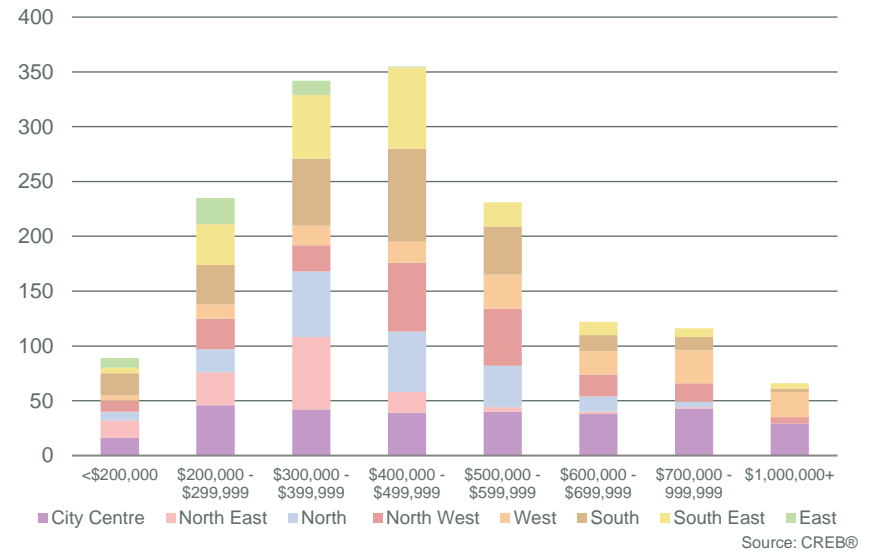
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

|                                  | 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               |

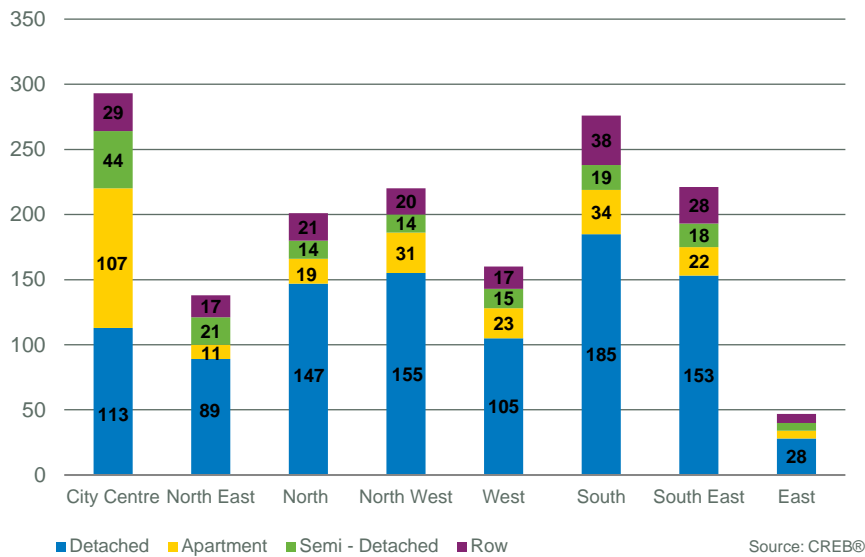
TOTAL INVENTORY BY PRICE RANGE - JULY



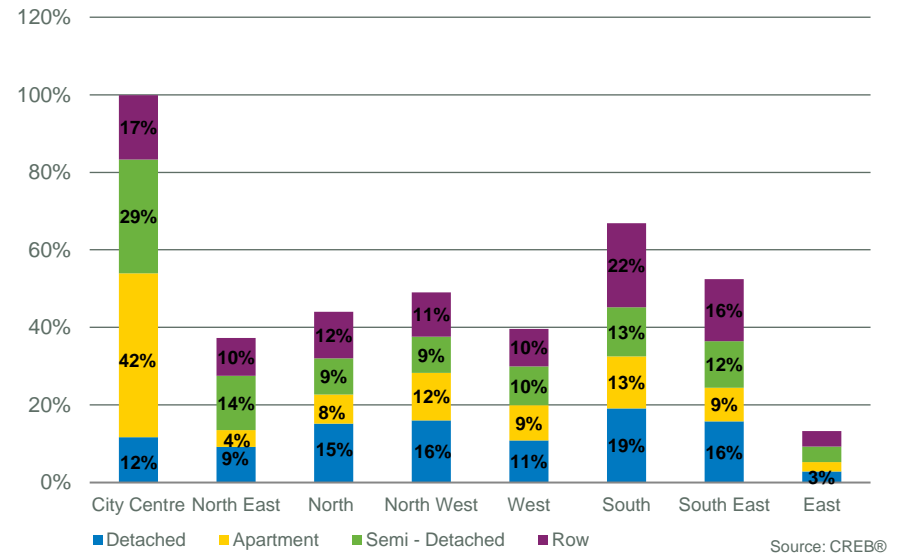
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



SHARE OF CITY WIDE SALES - JULY

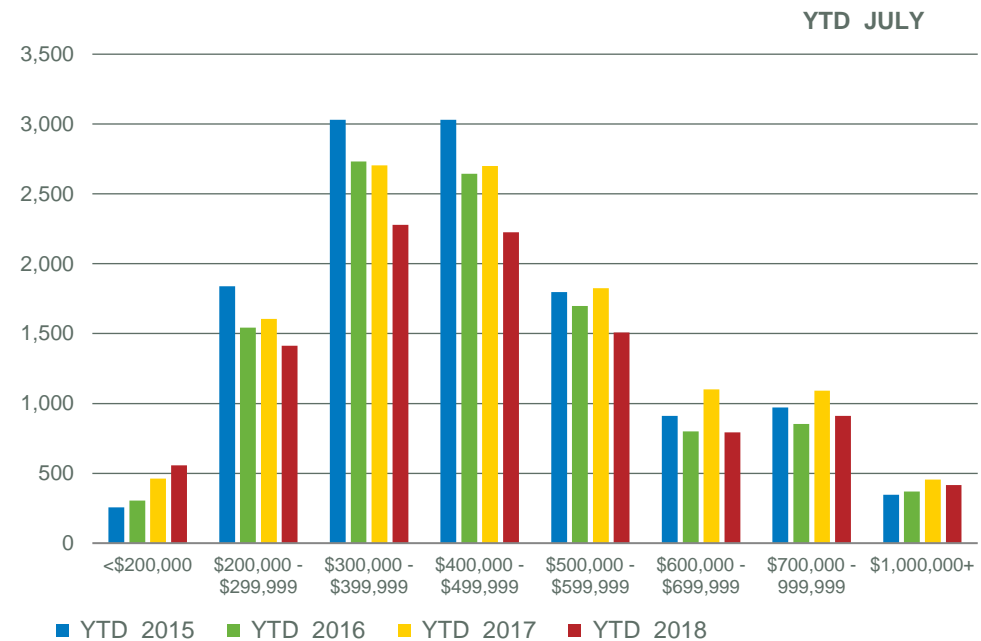




|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2017</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 943     | 1,334   | 1,890   | 1,900   | 2,115   | 2,136   | 1,625   | 1,595   | 1,460   | 1,467   | 1,411   | 1,009   |
| New Listings    | 2,383   | 2,459   | 3,240   | 3,295   | 3,864   | 3,753   | 2,978   | 3,004   | 3,263   | 2,608   | 2,061   | 1,221   |
| Inventory       | 4,110   | 4,502   | 5,124   | 5,518   | 6,213   | 6,669   | 6,696   | 6,619   | 6,882   | 6,479   | 5,683   | 4,322   |
| Days on Market  | 53      | 48      | 42      | 39      | 37      | 38      | 43      | 45      | 45      | 50      | 52      | 58      |
| Benchmark Price | 433,400 | 433,400 | 434,300 | 435,600 | 439,300 | 441,500 | 443,600 | 442,300 | 441,500 | 438,900 | 436,700 | 433,200 |
| Median Price    | 425,000 | 428,000 | 435,000 | 445,000 | 448,000 | 452,500 | 425,000 | 428,000 | 423,000 | 415,000 | 412,000 | 410,000 |
| Average Price   | 467,509 | 480,786 | 490,980 | 495,002 | 504,230 | 500,889 | 477,948 | 478,280 | 485,041 | 475,097 | 462,408 | 453,239 |
| Index           | 200     | 200     | 200     | 201     | 202     | 203     | 204     | 204     | 203     | 202     | 201     | 200     |
| <b>2018</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 959     | 1,089   | 1,371   | 1,514   | 1,724   | 1,896   | 1,547   |         |         |         |         |         |
| New Listings    | 2,456   | 2,404   | 3,445   | 3,565   | 4,367   | 3,869   | 2,964   |         |         |         |         |         |
| Inventory       | 4,640   | 5,208   | 6,390   | 7,335   | 8,458   | 8,828   | 8,450   |         |         |         |         |         |
| Days on Market  | 61      | 51      | 45      | 47      | 46      | 46      | 52      |         |         |         |         |         |
| Benchmark Price | 432,300 | 434,300 | 435,600 | 436,500 | 436,900 | 436,500 | 435,200 |         |         |         |         |         |
| Median Price    | 415,000 | 425,000 | 439,000 | 430,500 | 427,750 | 433,750 | 423,500 |         |         |         |         |         |
| Average Price   | 468,023 | 493,008 | 495,401 | 478,116 | 487,939 | 493,927 | 479,266 |         |         |         |         |         |
| Index           | 199     | 200     | 201     | 201     | 201     | 201     | 200     |         |         |         |         |         |

|                            | Jul-17 | Jul-18 | YTD 2017 | YTD 2018 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| >\$100,000                 | -      | -      | -        | 4        |
| \$100,000 - \$199,999      | 72     | 89     | 462      | 552      |
| \$200,000 - \$299,999      | 225    | 232    | 1,605    | 1,413    |
| \$300,000 - \$399,999      | 170    | 159    | 1,228    | 1,066    |
| \$350,000 - \$399,999      | 217    | 181    | 1,477    | 1,213    |
| \$400,000 - \$449,999      | 219    | 205    | 1,452    | 1,287    |
| \$450,000 - \$499,999      | 142    | 148    | 1,248    | 939      |
| \$500,000 - \$549,999      | 135    | 122    | 1,025    | 831      |
| \$550,000 - \$599,999      | 115    | 108    | 799      | 676      |
| \$600,000 - \$649,999      | 71     | 74     | 593      | 450      |
| \$650,000 - \$699,999      | 69     | 48     | 507      | 343      |
| \$700,000 - \$799,999      | 60     | 64     | 565      | 477      |
| \$800,000 - \$899,999      | 44     | 34     | 357      | 271      |
| \$900,000 - \$999,999      | 24     | 17     | 169      | 162      |
| \$1,000,000 - \$1,249,999  | 33     | 28     | 235      | 191      |
| \$1,250,000 - \$1,499,999  | 16     | 17     | 109      | 102      |
| \$1,500,000 - \$1,749,999  | 8      | 9      | 50       | 48       |
| \$1,750,000 - \$1,999,999  | 3      | 5      | 28       | 31       |
| \$2,000,000 - \$2,499,999  | 1      | 3      | 14       | 23       |
| \$2,500,000 - \$2,999,999  | 1      | 1      | 13       | 10       |
| \$3,000,000 - \$3,499,999  | -      | 3      | 1        | 7        |
| \$3,500,000 - \$3,999,999  | -      | -      | 4        | 4        |
| \$4,000,000 +              | -      | -      | 2        | -        |
|                            | 1,625  | 1,547  | 11,943   | 10,100   |

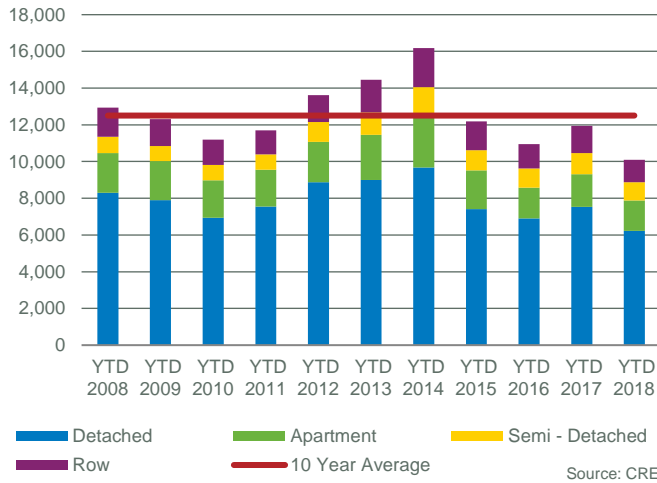
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

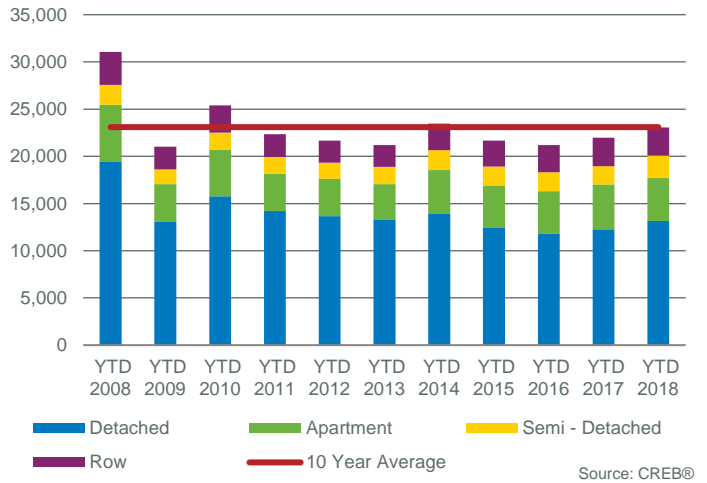
CITY OF CALGARY TOTAL SALES

YTD JULY



CITY OF CALGARY TOTAL NEW LISTINGS

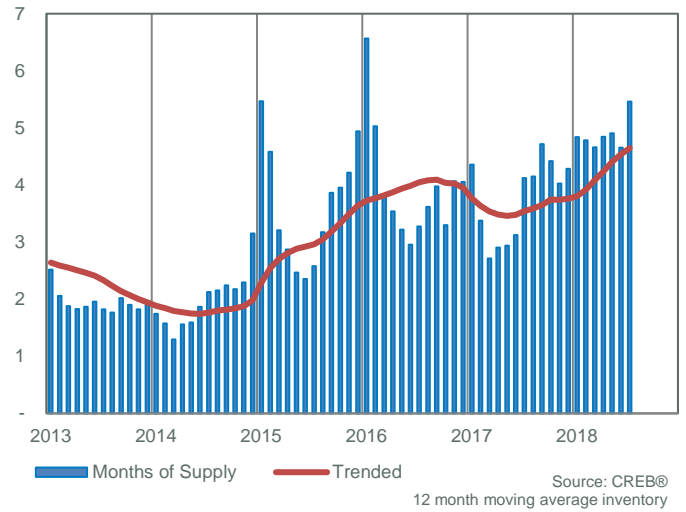
YTD JULY



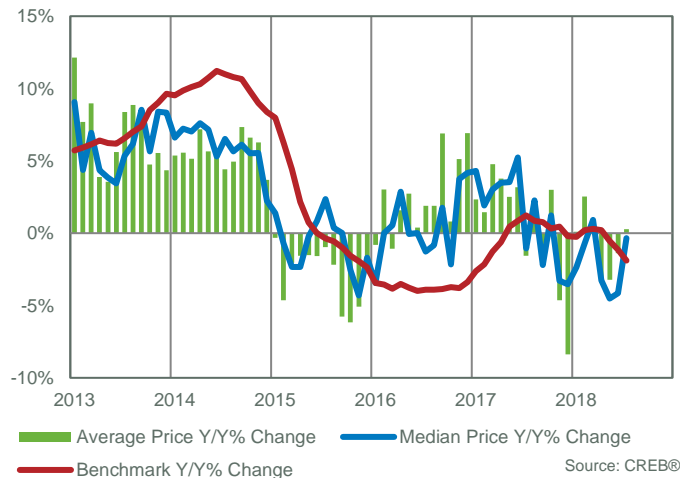
CITY OF CALGARY TOTAL INVENTORY AND SALES



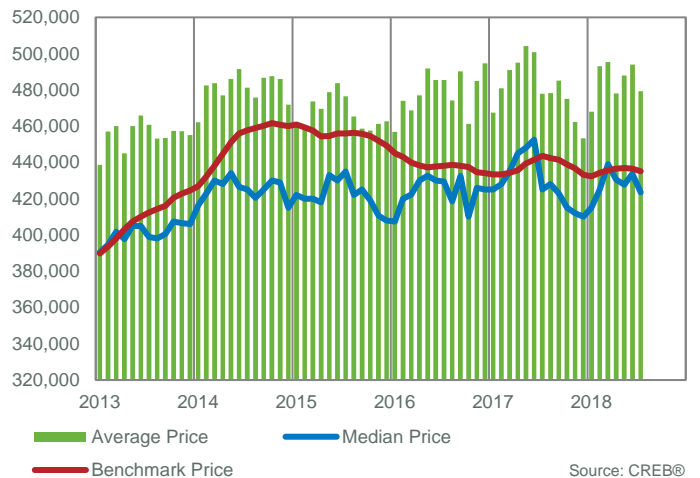
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



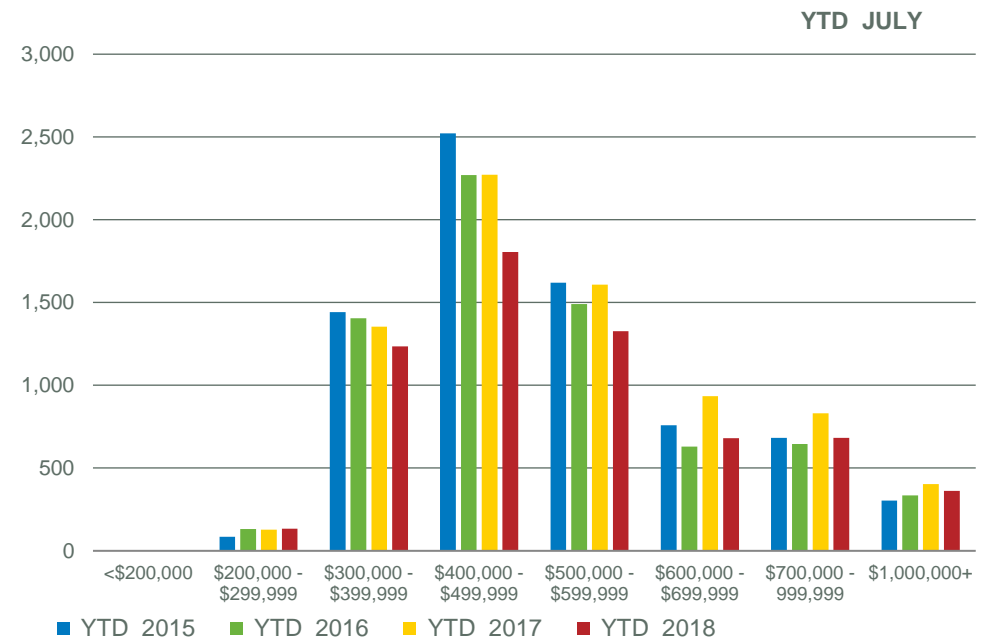
CITY OF CALGARY TOTAL PRICES



|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2017</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 581     | 822     | 1,171   | 1,192   | 1,374   | 1,381   | 1,011   | 983     | 919     | 907     | 874     | 617     |
| New Listings    | 1,228   | 1,293   | 1,796   | 1,861   | 2,239   | 2,165   | 1,688   | 1,674   | 1,870   | 1,484   | 1,122   | 675     |
| Inventory       | 1,848   | 1,995   | 2,324   | 2,543   | 2,966   | 3,227   | 3,280   | 3,277   | 3,494   | 3,257   | 2,765   | 2,040   |
| Days on Market  | 47      | 42      | 38      | 32      | 31      | 32      | 38      | 40      | 42      | 44      | 48      | 52      |
| Benchmark Price | 498,700 | 499,200 | 500,400 | 502,300 | 506,700 | 509,400 | 512,100 | 510,900 | 508,900 | 506,200 | 504,000 | 499,600 |
| Median Price    | 485,000 | 492,250 | 490,000 | 502,250 | 510,000 | 513,000 | 495,000 | 491,000 | 482,500 | 474,000 | 465,000 | 462,000 |
| Average Price   | 545,857 | 557,661 | 571,725 | 562,626 | 580,590 | 569,822 | 553,430 | 552,007 | 556,463 | 544,998 | 534,454 | 522,751 |
| Index           | 205     | 205     | 205     | 206     | 208     | 209     | 210     | 210     | 209     | 208     | 207     | 205     |
| <b>2018</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 584     | 653     | 846     | 906     | 1,058   | 1,210   | 969     |         |         |         |         |         |
| New Listings    | 1,288   | 1,295   | 1,870   | 2,006   | 2,661   | 2,304   | 1,733   |         |         |         |         |         |
| Inventory       | 2,200   | 2,459   | 3,079   | 3,653   | 4,506   | 4,817   | 4,578   |         |         |         |         |         |
| Days on Market  | 55      | 45      | 37      | 41      | 40      | 41      | 49      |         |         |         |         |         |
| Benchmark Price | 499,400 | 502,800 | 503,800 | 504,500 | 504,500 | 503,100 | 501,300 |         |         |         |         |         |
| Median Price    | 474,000 | 497,000 | 509,450 | 495,000 | 500,000 | 495,750 | 485,000 |         |         |         |         |         |
| Average Price   | 545,711 | 575,329 | 568,525 | 558,840 | 573,640 | 573,495 | 560,451 |         |         |         |         |         |
| Index           | 205     | 206     | 207     | 207     | 207     | 206     | 206     |         |         |         |         |         |

|                            | Jul-17 | Jul-18 | YTD 2017 | YTD 2018 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| >\$100,000                 | -      | -      | -        | -        |
| \$100,000 - \$199,999      | 1      | -      | 4        | 2        |
| \$200,000 - \$299,999      | 17     | 26     | 127      | 133      |
| \$300,000 - \$349,999      | 61     | 67     | 427      | 430      |
| \$350,000 - \$399,999      | 133    | 122    | 928      | 805      |
| \$400,000 - \$449,999      | 179    | 168    | 1,173    | 1,023    |
| \$450,000 - \$499,999      | 125    | 133    | 1,099    | 782      |
| \$500,000 - \$549,999      | 119    | 114    | 892      | 741      |
| \$550,000 - \$599,999      | 109    | 92     | 715      | 585      |
| \$600,000 - \$649,999      | 55     | 63     | 504      | 384      |
| \$650,000 - \$699,999      | 60     | 40     | 430      | 297      |
| \$700,000 - \$799,999      | 46     | 41     | 427      | 348      |
| \$800,000 - \$899,999      | 36     | 31     | 272      | 211      |
| \$900,000 - \$999,999      | 18     | 14     | 131      | 123      |
| \$1,000,000 - \$1,249,999  | 25     | 23     | 199      | 156      |
| \$1,250,000 - \$1,499,999  | 15     | 15     | 97       | 93       |
| \$1,500,000 - \$1,749,999  | 7      | 8      | 48       | 43       |
| \$1,750,000 - \$1,999,999  | 3      | 5      | 27       | 29       |
| \$2,000,000 - \$2,499,999  | 1      | 3      | 13       | 21       |
| \$2,500,000 - \$2,999,999  | 1      | 1      | 13       | 9        |
| \$3,000,000 - \$3,499,999  | -      | 3      | 1        | 7        |
| \$3,500,000 - \$3,999,999  | -      | -      | 4        | 4        |
| \$4,000,000 +              | -      | -      | 1        | -        |
|                            | 1,011  | 969    | 7,532    | 6,226    |

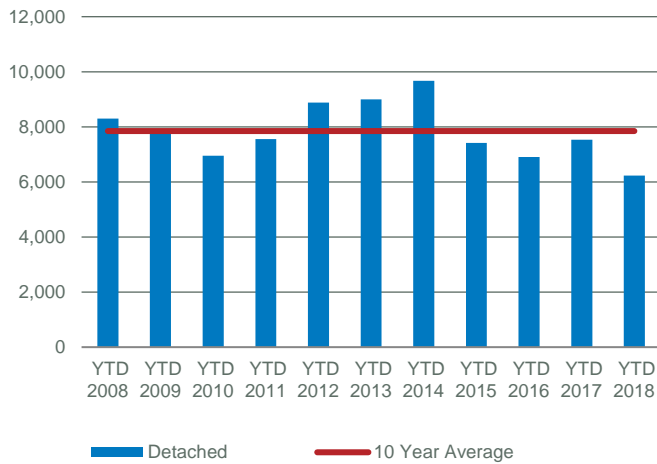
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

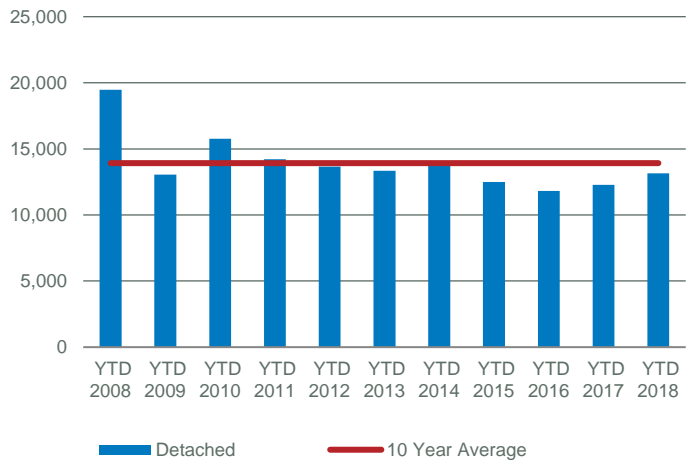
YTD JULY



Source: CREB®

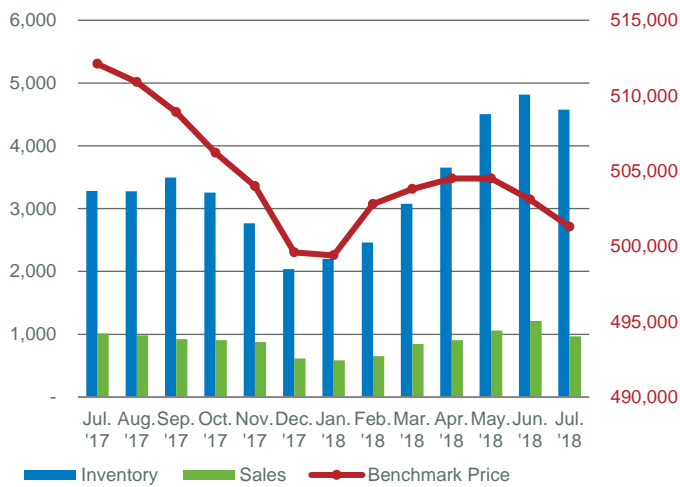
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



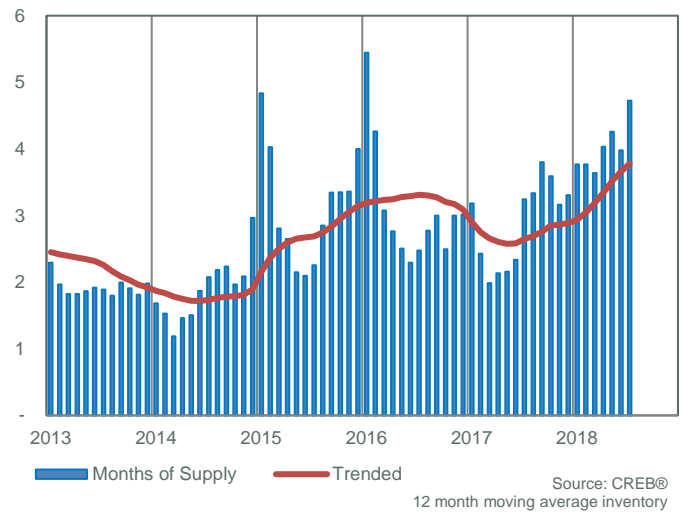
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



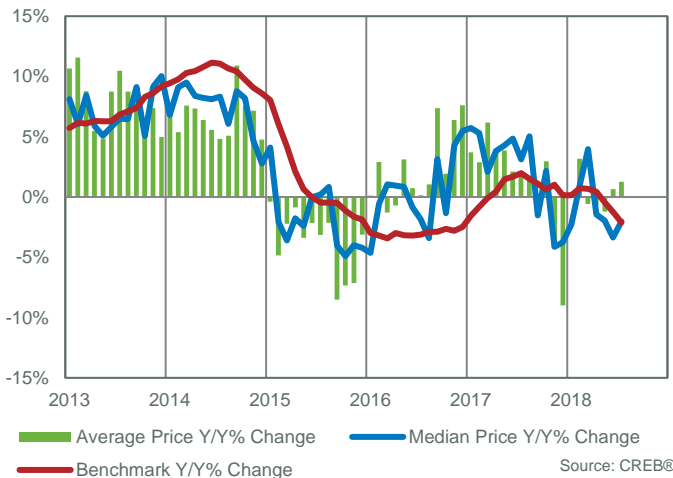
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



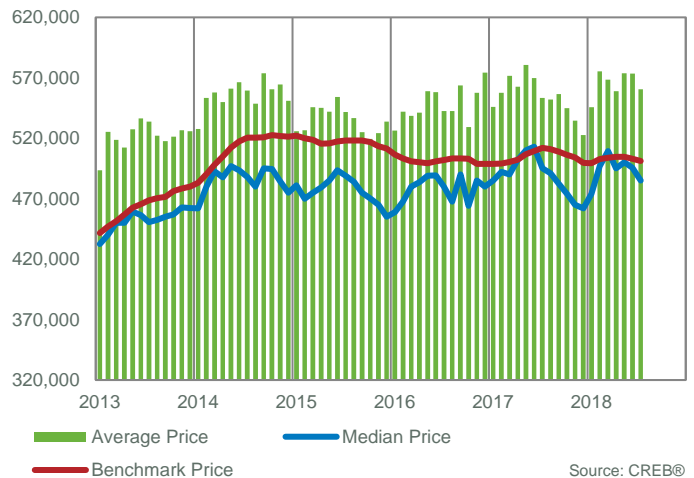
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

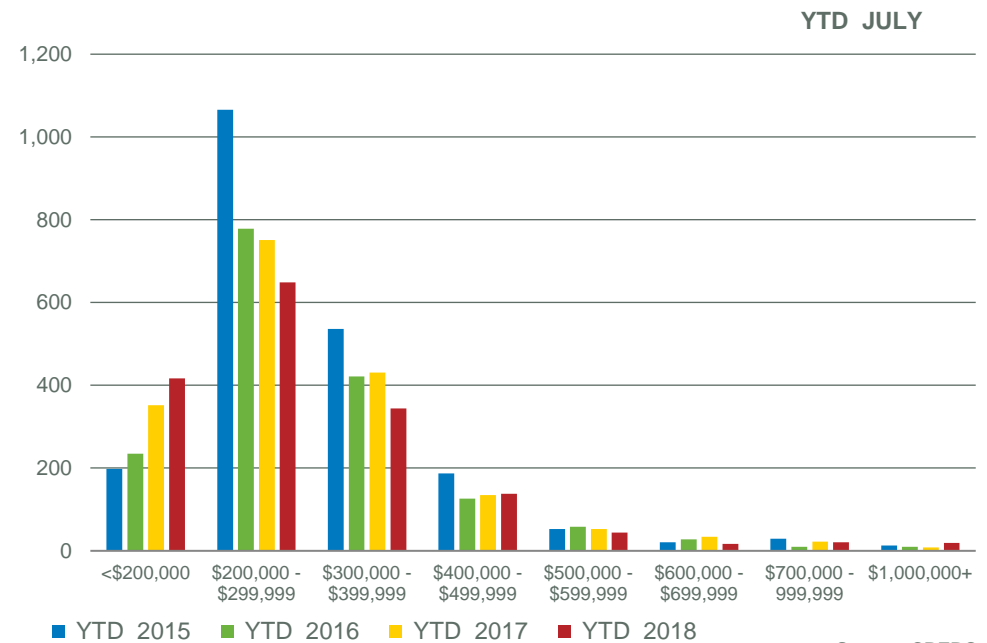


Source: CREB®

|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2017</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 151     | 235     | 297     | 283     | 282     | 284     | 254     | 248     | 209     | 234     | 224     | 170     |
| New Listings    | 623     | 583     | 726     | 691     | 768     | 729     | 614     | 644     | 629     | 501     | 446     | 261     |
| Inventory       | 1,266   | 1,390   | 1,578   | 1,653   | 1,781   | 1,871   | 1,813   | 1,767   | 1,774   | 1,640   | 1,495   | 1,183   |
| Days on Market  | 68      | 66      | 56      | 49      | 55      | 55      | 59      | 60      | 56      | 67      | 66      | 81      |
| Benchmark Price | 265,000 | 264,300 | 264,900 | 264,300 | 266,600 | 265,800 | 266,200 | 263,300 | 263,700 | 261,600 | 258,300 | 257,700 |
| Median Price    | 258,500 | 275,000 | 251,500 | 267,000 | 270,000 | 274,000 | 257,750 | 255,000 | 247,500 | 256,000 | 251,000 | 250,000 |
| Average Price   | 282,429 | 314,498 | 280,130 | 303,361 | 296,999 | 323,341 | 286,643 | 285,254 | 283,796 | 290,016 | 277,269 | 271,340 |
| Index           | 183     | 183     | 183     | 183     | 185     | 184     | 184     | 182     | 183     | 181     | 179     | 178     |
| <b>2018</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 145     | 197     | 219     | 261     | 282     | 292     | 253     |         |         |         |         |         |
| New Listings    | 588     | 544     | 721     | 725     | 775     | 659     | 543     |         |         |         |         |         |
| Inventory       | 1,290   | 1,436   | 1,695   | 1,853   | 1,923   | 1,875   | 1,774   |         |         |         |         |         |
| Days on Market  | 76      | 68      | 64      | 59      | 59      | 59      | 62      |         |         |         |         |         |
| Benchmark Price | 256,200 | 256,400 | 257,100 | 256,700 | 256,200 | 259,100 | 259,700 |         |         |         |         |         |
| Median Price    | 255,000 | 270,000 | 252,500 | 255,000 | 250,000 | 260,500 | 245,000 |         |         |         |         |         |
| Average Price   | 298,942 | 325,905 | 300,005 | 286,118 | 289,715 | 290,344 | 281,061 |         |         |         |         |         |
| Index           | 177     | 177     | 178     | 178     | 177     | 179     | 180     |         |         |         |         |         |

|                            | Jul-17 | Jul-18 | YTD 2017 | YTD 2018 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| >\$100,000                 | -      | -      | -        | 4        |
| \$100,000 - \$199,999      | 54     | 63     | 352      | 413      |
| \$200,000 - \$299,999      | 109    | 117    | 751      | 649      |
| \$300,000 - \$349,999      | 38     | 28     | 261      | 229      |
| \$350,000 - \$399,999      | 21     | 14     | 170      | 115      |
| \$400,000 - \$449,999      | 14     | 11     | 89       | 82       |
| \$450,000 - \$499,999      | 7      | 6      | 46       | 56       |
| \$500,000 - \$549,999      | 5      | 3      | 37       | 26       |
| \$550,000 - \$599,999      | 1      | 1      | 16       | 18       |
| \$600,000 - \$649,999      | 2      | 4      | 20       | 12       |
| \$650,000 - \$699,999      | -      | 2      | 14       | 5        |
| \$700,000 - \$799,999      | -      | 2      | 10       | 8        |
| \$800,000 - \$899,999      | 1      | -      | 5        | 6        |
| \$900,000 - \$999,999      | -      | -      | 7        | 7        |
| \$1,000,000 - \$1,249,999  | 1      | -      | 3        | 6        |
| \$1,250,000 - \$1,499,999  | -      | 1      | 1        | 6        |
| \$1,500,000 - \$1,749,999  | 1      | 1      | 1        | 4        |
| \$1,750,000 - \$1,999,999  | -      | -      | 1        | 1        |
| \$2,000,000 - \$2,499,999  | -      | -      | 1        | 1        |
| \$2,500,000 - \$2,999,999  | -      | -      | -        | 1        |
| \$3,000,000 - \$3,499,999  | -      | -      | -        | -        |
| \$3,500,000 - \$3,999,999  | -      | -      | -        | -        |
| \$4,000,000 +              | -      | -      | 1        | -        |
|                            | 254    | 253    | 1,786    | 1,649    |

## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

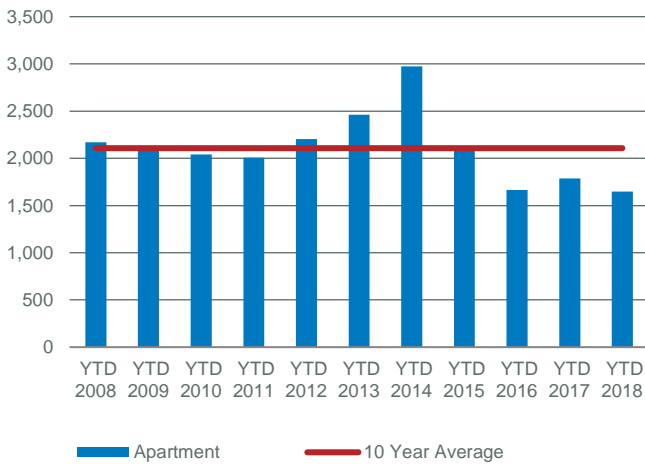


Source: CREB®



CITY OF CALGARY APARTMENT SALES

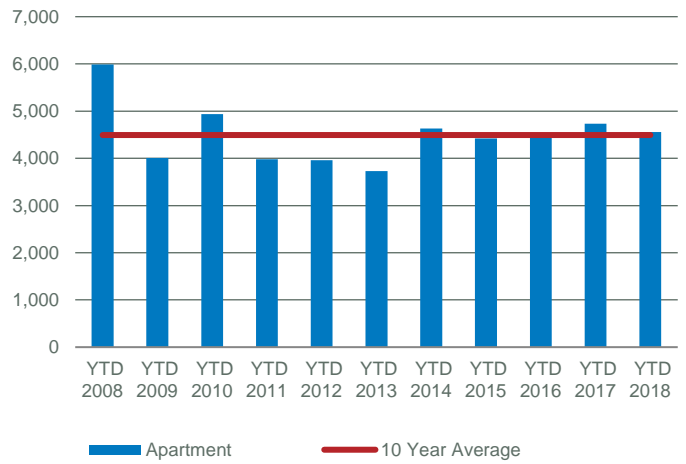
YTD JULY



Source: CREB®

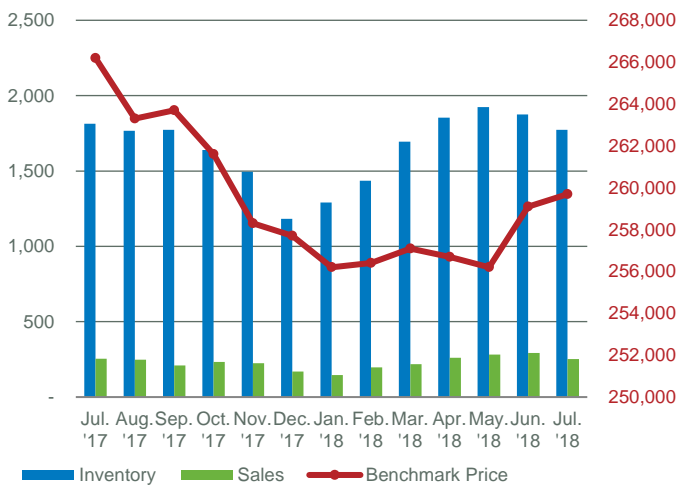
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



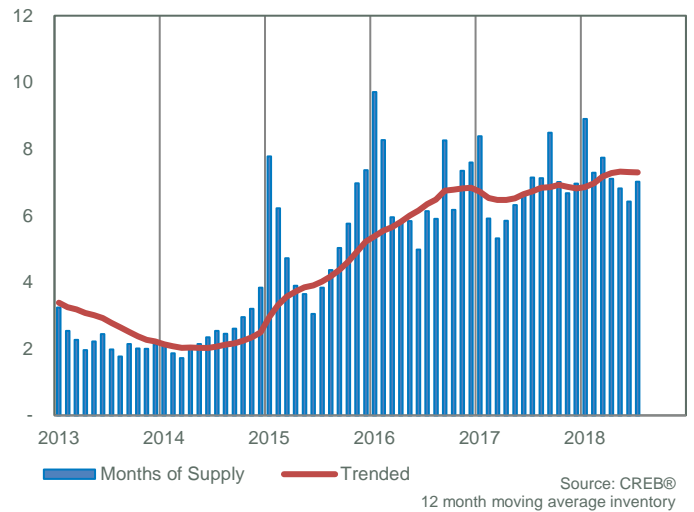
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



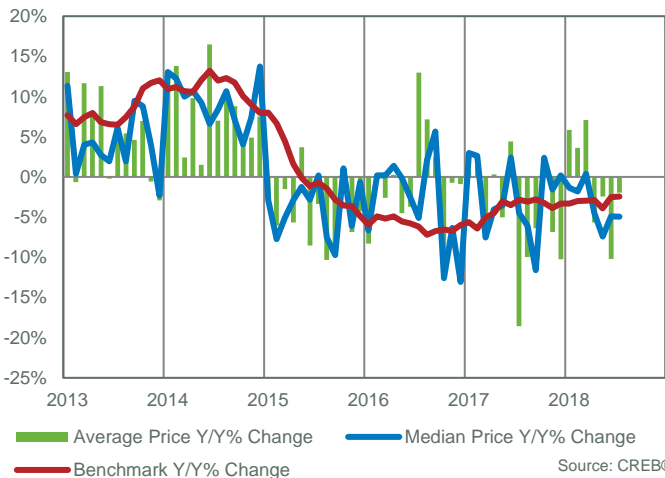
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



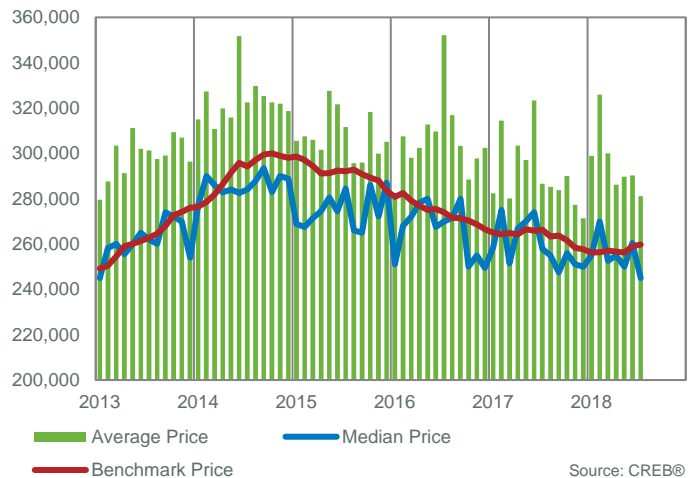
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

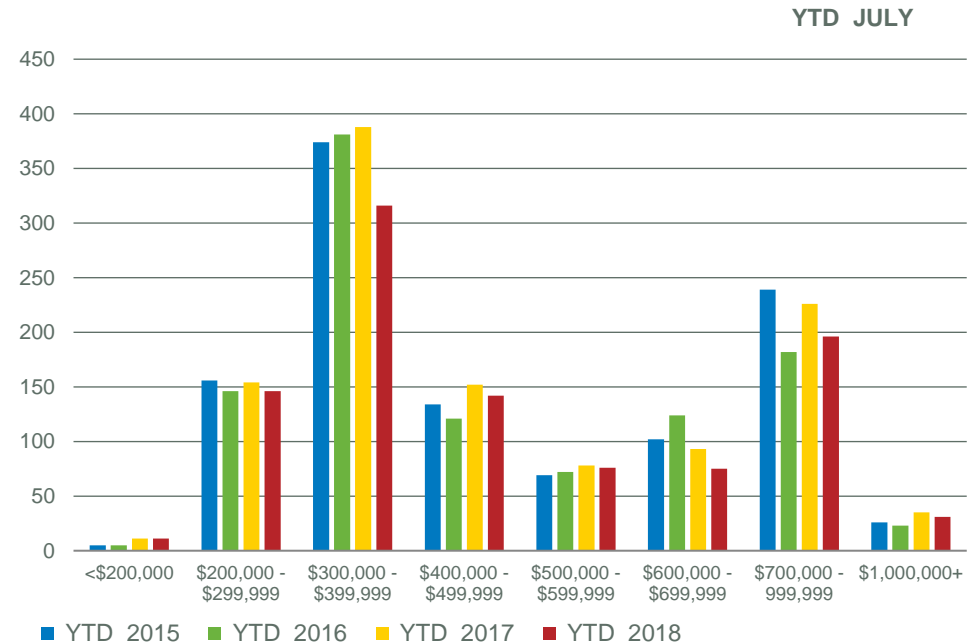


Source: CREB®

|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2017</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 83      | 126     | 198     | 204     | 188     | 191     | 147     | 177     | 144     | 143     | 126     | 95      |
| New Listings    | 198     | 236     | 301     | 269     | 332     | 340     | 278     | 279     | 320     | 247     | 192     | 129     |
| Inventory       | 375     | 435     | 454     | 455     | 517     | 559     | 587     | 580     | 613     | 607     | 548     | 432     |
| Days on Market  | 61      | 53      | 40      | 46      | 42      | 40      | 44      | 42      | 44      | 52      | 54      | 59      |
| Benchmark Price | 406,800 | 418,600 | 423,400 | 425,200 | 427,900 | 432,100 | 420,800 | 419,600 | 419,400 | 419,000 | 417,800 | 416,600 |
| Median Price    | 375,000 | 386,858 | 396,500 | 436,750 | 405,250 | 400,000 | 395,000 | 396,000 | 423,000 | 390,000 | 396,000 | 405,500 |
| Average Price   | 482,059 | 477,825 | 495,407 | 522,403 | 495,805 | 513,114 | 501,732 | 477,421 | 505,210 | 490,552 | 508,917 | 492,219 |
| Index           | 204     | 210     | 212     | 213     | 214     | 216     | 211     | 210     | 210     | 210     | 209     | 209     |
| <b>2018</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 99      | 106     | 143     | 155     | 156     | 184     | 150     |         |         |         |         |         |
| New Listings    | 234     | 247     | 386     | 348     | 421     | 409     | 308     |         |         |         |         |         |
| Inventory       | 447     | 534     | 674     | 755     | 863     | 919     | 911     |         |         |         |         |         |
| Days on Market  | 62      | 48      | 45      | 52      | 52      | 47      | 48      |         |         |         |         |         |
| Benchmark Price | 415,800 | 418,800 | 418,800 | 420,000 | 419,000 | 418,000 | 416,200 |         |         |         |         |         |
| Median Price    | 376,500 | 402,815 | 445,000 | 421,000 | 402,844 | 407,050 | 395,750 |         |         |         |         |         |
| Average Price   | 460,514 | 509,176 | 551,874 | 507,585 | 484,474 | 495,019 | 491,368 |         |         |         |         |         |
| Index           | 208     | 210     | 210     | 210     | 210     | 209     | 208     |         |         |         |         |         |

|                            | Jul-17 | Jul-18 | YTD 2017 | YTD 2018 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| >\$100,000                 | -      | -      | -        | -        |
| \$100,000 - \$199,999      | 3      | 2      | 11       | 11       |
| \$200,000 - \$299,999      | 17     | 18     | 154      | 146      |
| \$300,000 - \$349,999      | 18     | 27     | 179      | 151      |
| \$350,000 - \$399,999      | 36     | 29     | 209      | 165      |
| \$400,000 - \$449,999      | 14     | 16     | 111      | 93       |
| \$450,000 - \$499,999      | 4      | 2      | 41       | 49       |
| \$500,000 - \$549,999      | 4      | 3      | 42       | 35       |
| \$550,000 - \$599,999      | 3      | 9      | 36       | 41       |
| \$600,000 - \$649,999      | 8      | 6      | 42       | 41       |
| \$650,000 - \$699,999      | 8      | 6      | 51       | 34       |
| \$700,000 - \$799,999      | 12     | 20     | 120      | 114      |
| \$800,000 - \$899,999      | 7      | 3      | 77       | 53       |
| \$900,000 - \$999,999      | 6      | 3      | 29       | 29       |
| \$1,000,000 - \$1,249,999  | 7      | 5      | 29       | 27       |
| \$1,250,000 - \$1,499,999  | -      | 1      | 6        | 3        |
| \$1,500,000 - \$1,749,999  | -      | -      | -        | -        |
| \$1,750,000 - \$1,999,999  | -      | -      | -        | -        |
| \$2,000,000 - \$2,499,999  | -      | -      | -        | 1        |
| \$2,500,000 - \$2,999,999  | -      | -      | -        | -        |
| \$3,000,000 - \$3,499,999  | -      | -      | -        | -        |
| \$3,500,000 - \$3,999,999  | -      | -      | -        | -        |
| \$4,000,000 +              | -      | -      | -        | -        |
|                            | 147    | 150    | 1,137    | 993      |

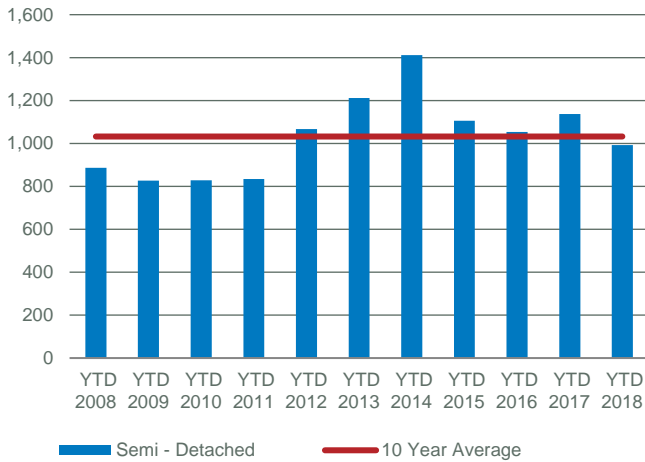
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

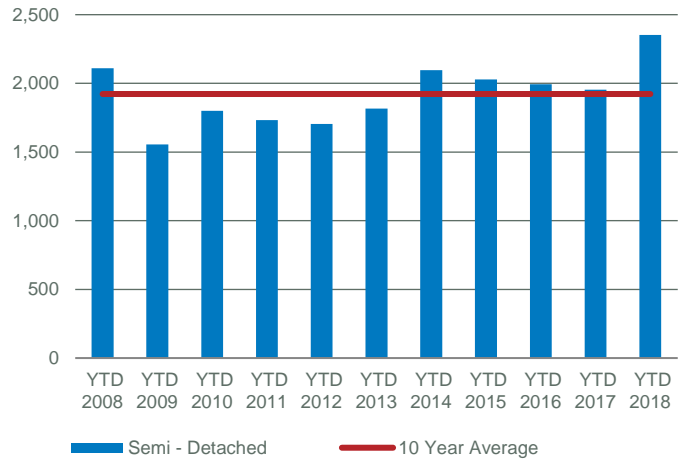
YTD JULY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



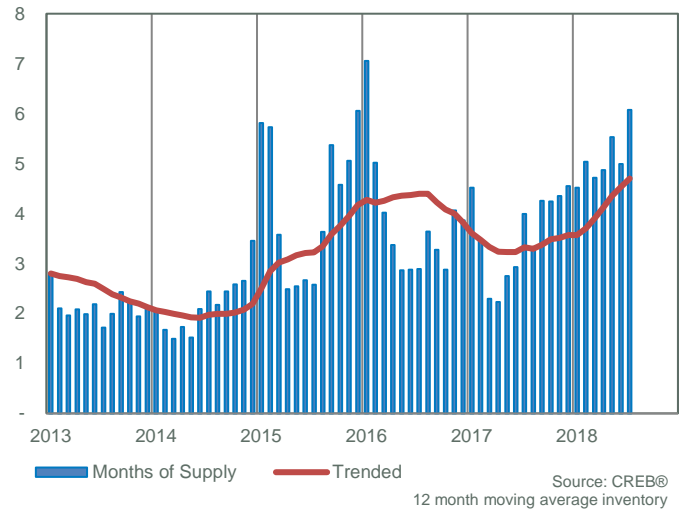
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



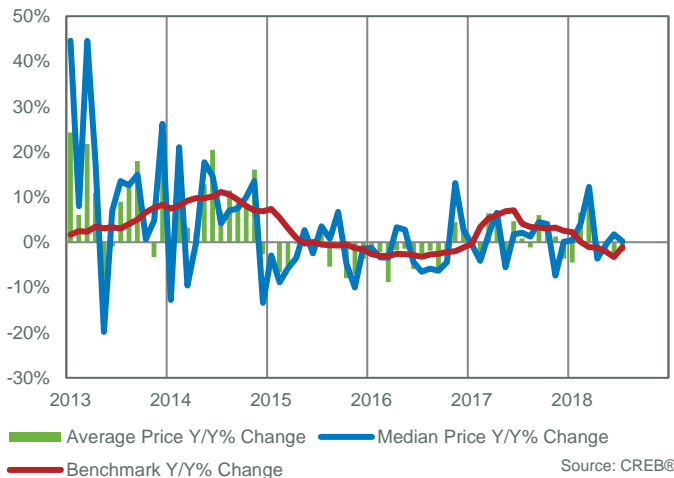
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



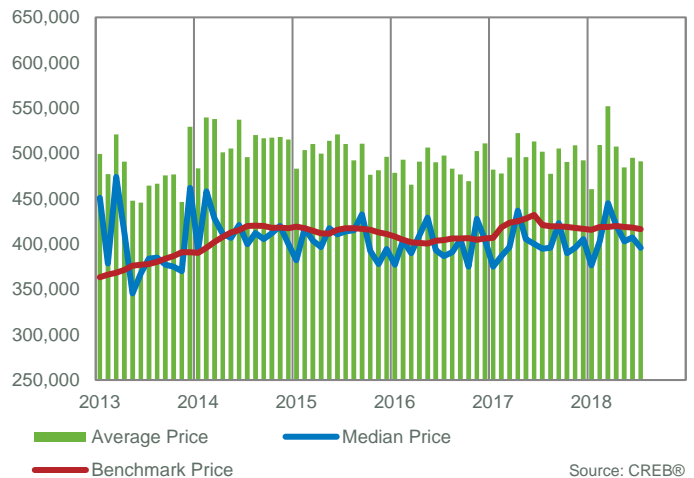
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

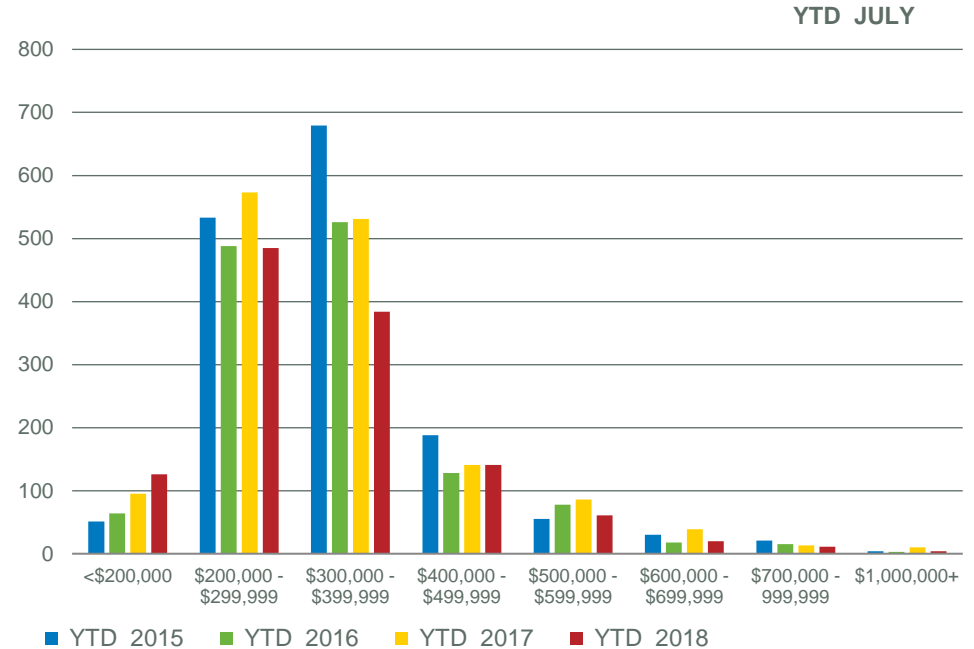


Source: CREB®

|                 | Jan.    | Feb.    | Mar.    | Apr.    | May     | Jun.    | Jul.    | Aug.    | Sept.   | Oct.    | Nov.    | Dec.    |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>2017</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 128     | 151     | 224     | 221     | 271     | 280     | 213     | 187     | 188     | 183     | 187     | 127     |
| New Listings    | 334     | 347     | 417     | 474     | 525     | 519     | 398     | 407     | 444     | 376     | 301     | 156     |
| Inventory       | 621     | 682     | 768     | 867     | 949     | 1,012   | 1,016   | 995     | 1,001   | 975     | 875     | 667     |
| Days on Market  | 62      | 48      | 52      | 57      | 45      | 47      | 49      | 56      | 52      | 54      | 55      | 60      |
| Benchmark Price | 302,600 | 291,600 | 292,400 | 293,600 | 292,400 | 294,000 | 306,700 | 307,000 | 306,900 | 305,000 | 303,100 | 299,500 |
| Median Price    | 303,500 | 311,000 | 302,750 | 309,000 | 310,000 | 310,000 | 307,000 | 305,500 | 319,000 | 312,000 | 290,000 | 295,000 |
| Average Price   | 320,783 | 323,565 | 344,526 | 350,371 | 338,564 | 332,645 | 331,390 | 347,520 | 344,187 | 353,234 | 316,117 | 329,857 |
| Index           | 190     | 183     | 183     | 184     | 183     | 184     | 192     | 192     | 192     | 191     | 190     | 188     |
| <b>2018</b>     |         |         |         |         |         |         |         |         |         |         |         |         |
| Sales           | 131     | 133     | 163     | 192     | 228     | 210     | 175     |         |         |         |         |         |
| New Listings    | 346     | 318     | 468     | 486     | 510     | 497     | 380     |         |         |         |         |         |
| Inventory       | 703     | 779     | 942     | 1,074   | 1,166   | 1,217   | 1,187   |         |         |         |         |         |
| Days on Market  | 69      | 62      | 61      | 54      | 50      | 54      | 59      |         |         |         |         |         |
| Benchmark Price | 296,700 | 295,400 | 297,600 | 300,000 | 303,200 | 302,300 | 300,300 |         |         |         |         |         |
| Median Price    | 295,000 | 300,000 | 300,000 | 308,950 | 308,450 | 294,250 | 292,500 |         |         |         |         |         |
| Average Price   | 314,512 | 323,453 | 328,860 | 334,402 | 337,798 | 317,585 | 305,903 |         |         |         |         |         |
| Index           | 186     | 185     | 187     | 188     | 190     | 189     | 188     |         |         |         |         |         |

|                            | Jul-17 | Jul-18 | YTD 2017 | YTD 2018 |
|----------------------------|--------|--------|----------|----------|
| <b>CALGARY TOTAL SALES</b> |        |        |          |          |
| >\$100,000                 | -      | -      | -        | -        |
| \$100,000 - \$199,999      | 14     | 24     | 95       | 126      |
| \$200,000 - \$299,999      | 82     | 71     | 573      | 485      |
| \$300,000 - \$349,999      | 53     | 37     | 361      | 256      |
| \$350,000 - \$399,999      | 27     | 16     | 170      | 128      |
| \$400,000 - \$449,999      | 12     | 10     | 79       | 89       |
| \$450,000 - \$499,999      | 6      | 7      | 62       | 52       |
| \$500,000 - \$549,999      | 7      | 2      | 54       | 29       |
| \$550,000 - \$599,999      | 2      | 6      | 32       | 32       |
| \$600,000 - \$649,999      | 6      | 1      | 27       | 13       |
| \$650,000 - \$699,999      | 1      | -      | 12       | 7        |
| \$700,000 - \$799,999      | 2      | 1      | 8        | 7        |
| \$800,000 - \$899,999      | -      | -      | 3        | 1        |
| \$900,000 - \$999,999      | -      | -      | 2        | 3        |
| \$1,000,000 - \$1,249,999  | -      | -      | 4        | 2        |
| \$1,250,000 - \$1,499,999  | 1      | -      | 5        | -        |
| \$1,500,000 - \$1,749,999  | -      | -      | 1        | 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 +              | -      | -      | -        | -        |
|                            | 213    | 175    | 1,488    | 1,232    |

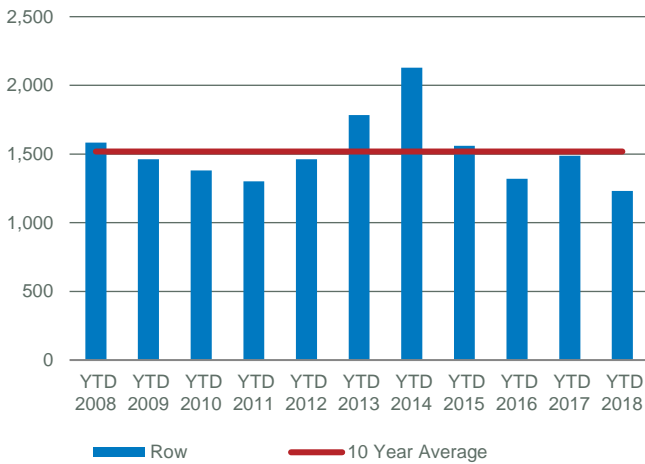
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

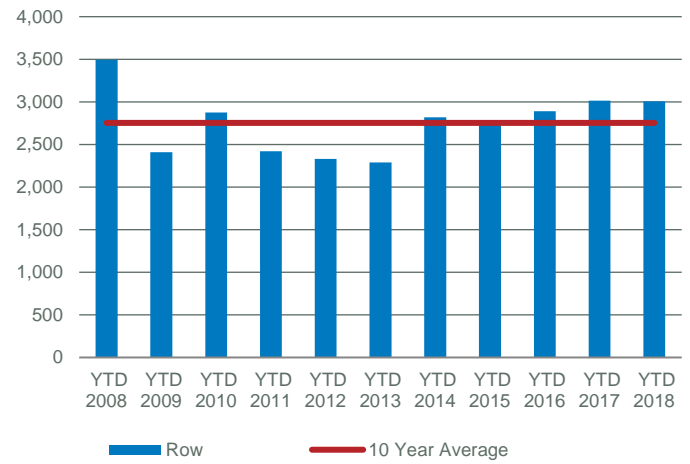
YTD JULY



Source: CREB®

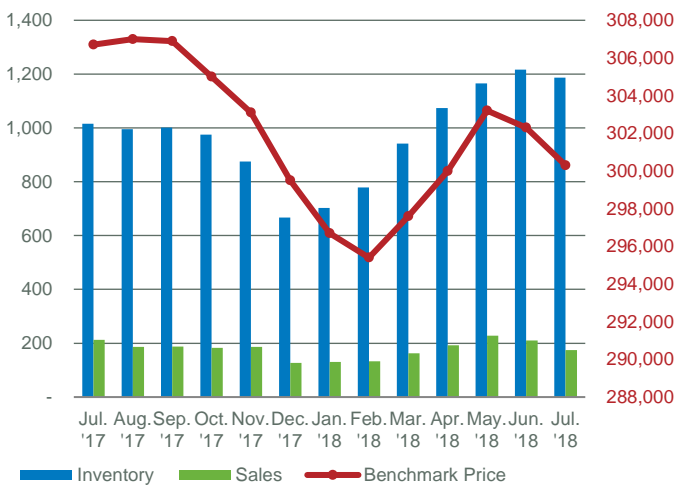
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



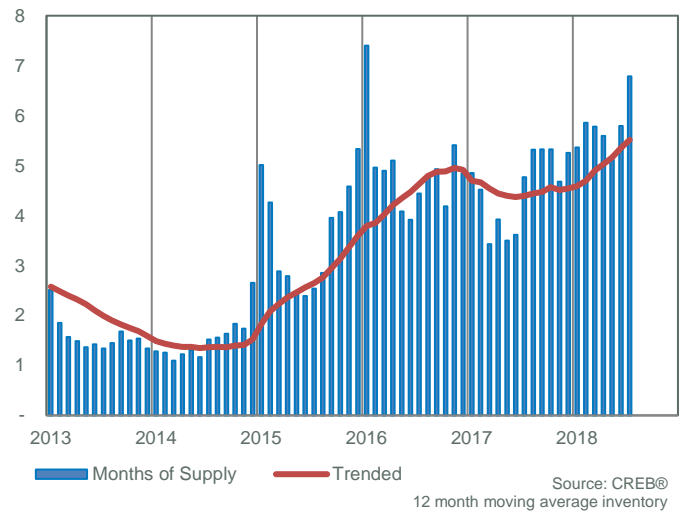
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



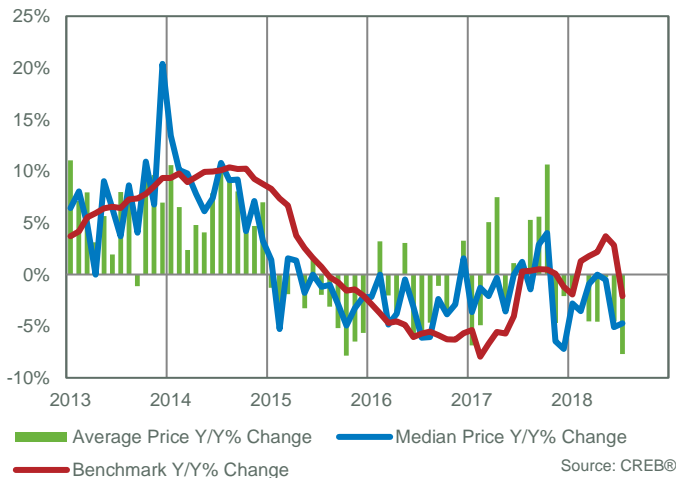
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



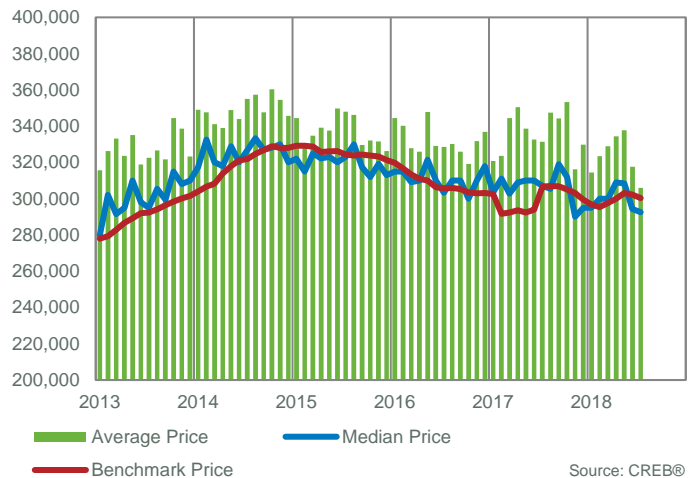
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

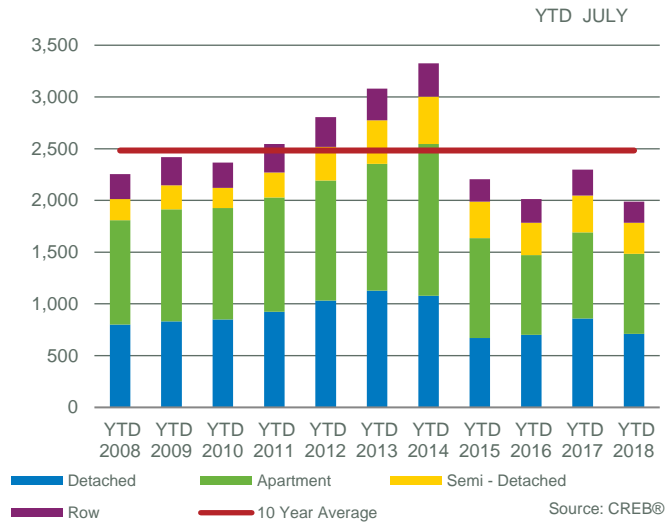


Source: CREB®

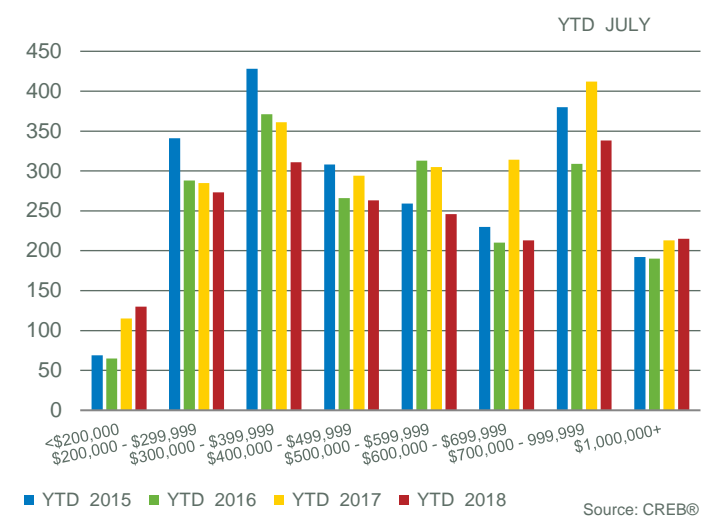


CITY CENTRE

CITY CENTRE TOTAL SALES



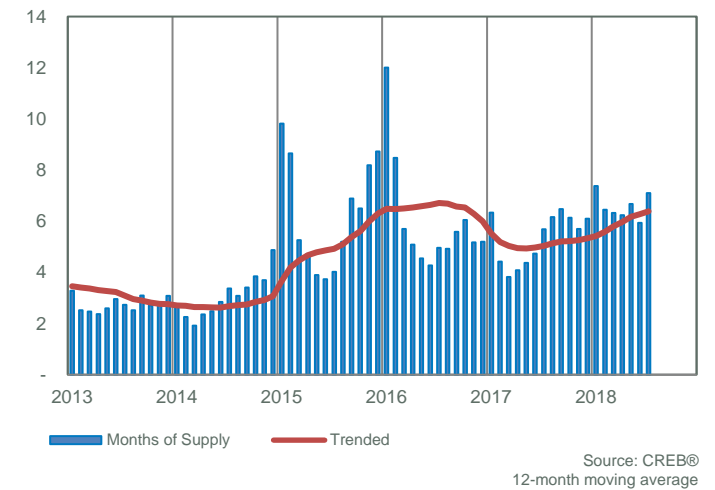
CITY CENTRE TOTAL SALES BY PRICE RANGE



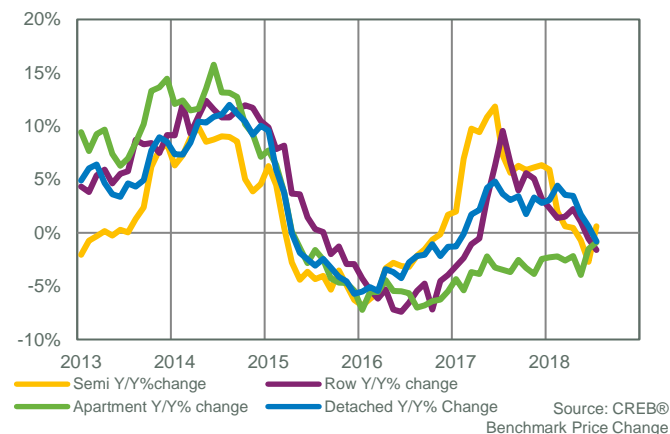
CITY CENTRE INVENTORY AND SALES



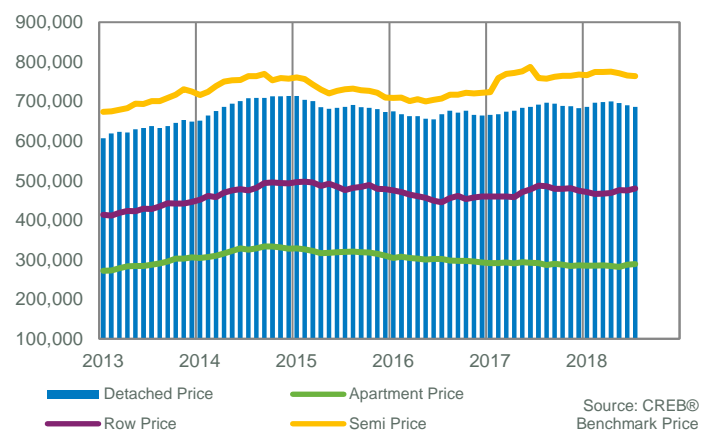
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

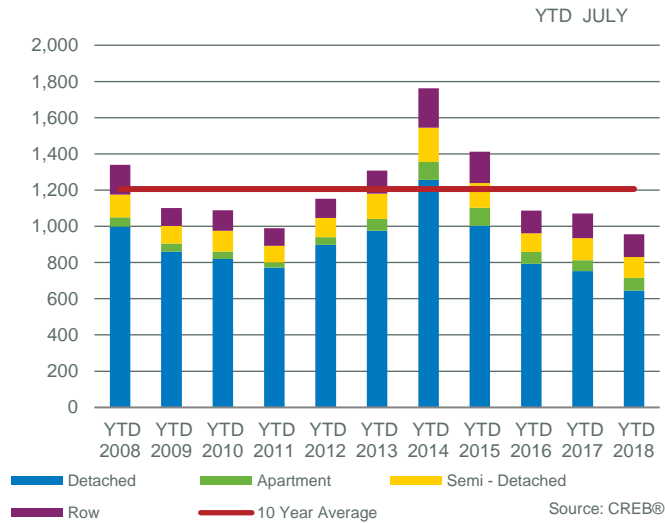


CITY CENTRE PRICES

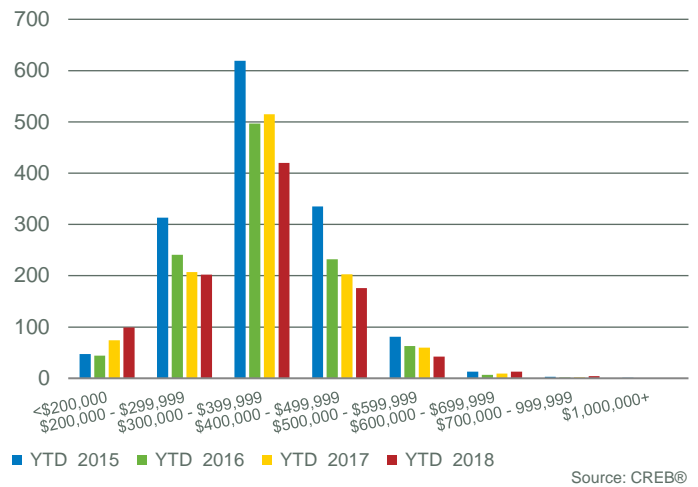


**NORTHEAST**

**NORTHEAST TOTAL SALES**



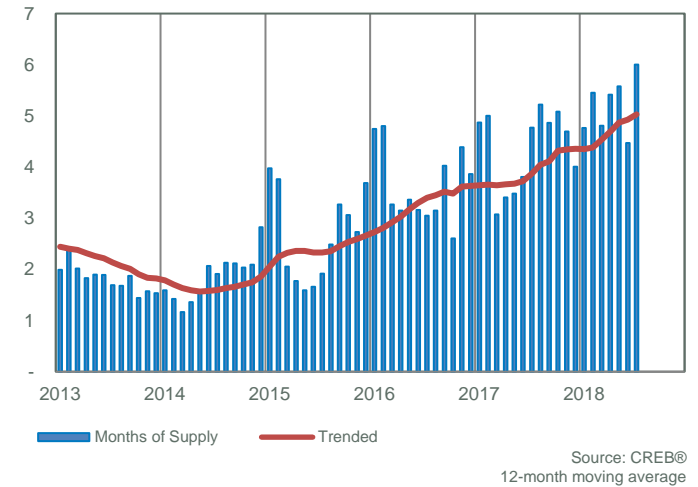
**NORTHEAST TOTAL SALES BY PRICE RANGE**



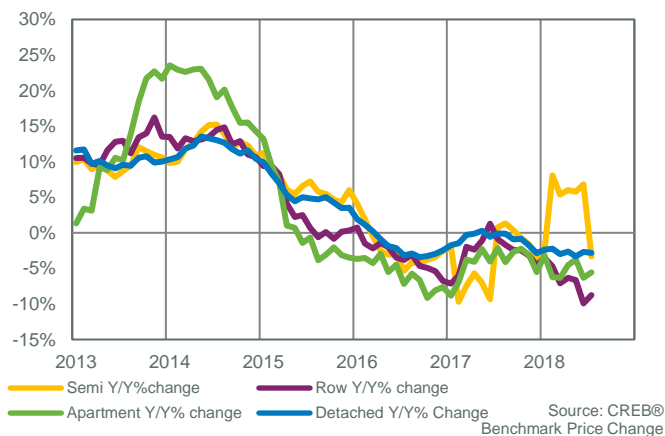
**NORTHEAST INVENTORY AND SALES**



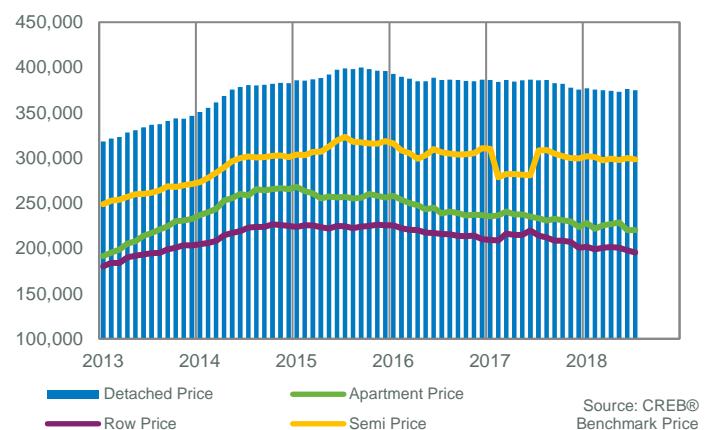
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

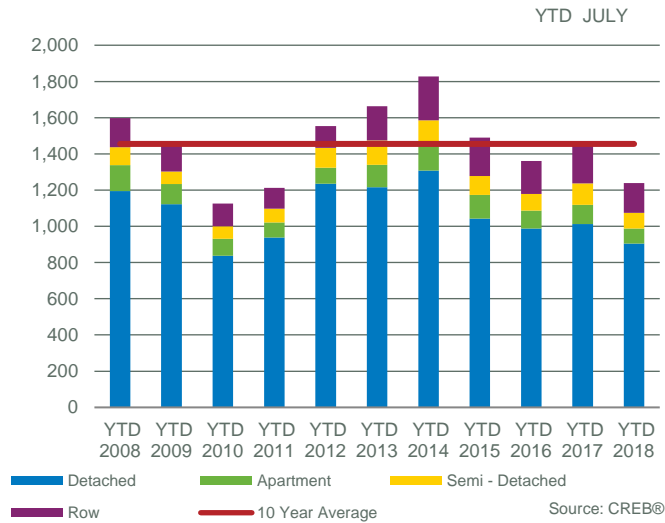


**NORTHEAST PRICES**

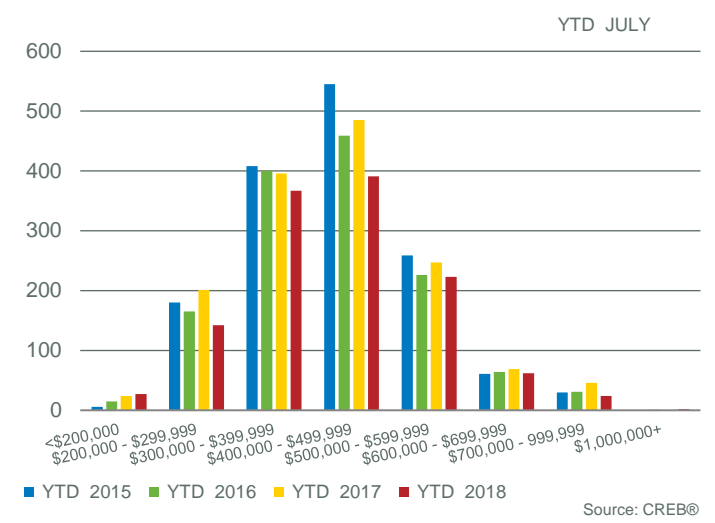


**NORTH**

**NORTH TOTAL SALES**



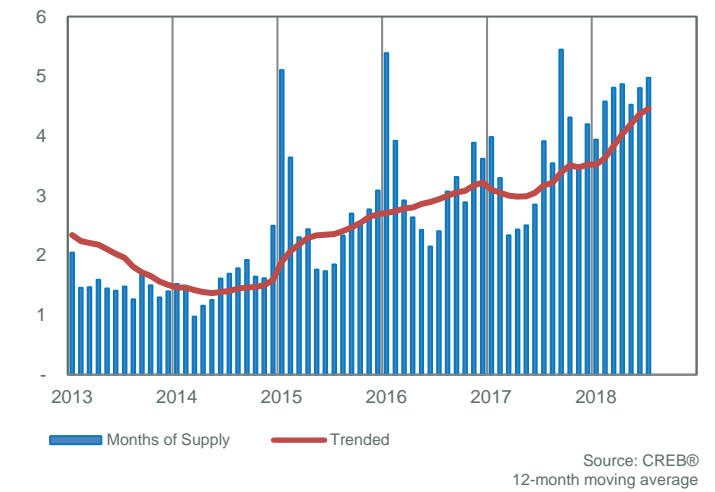
**NORTH TOTAL SALES BY PRICE RANGE**



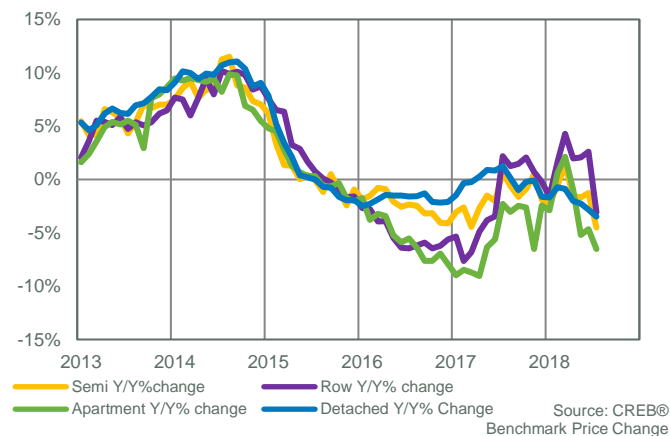
**NORTH INVENTORY AND SALES**



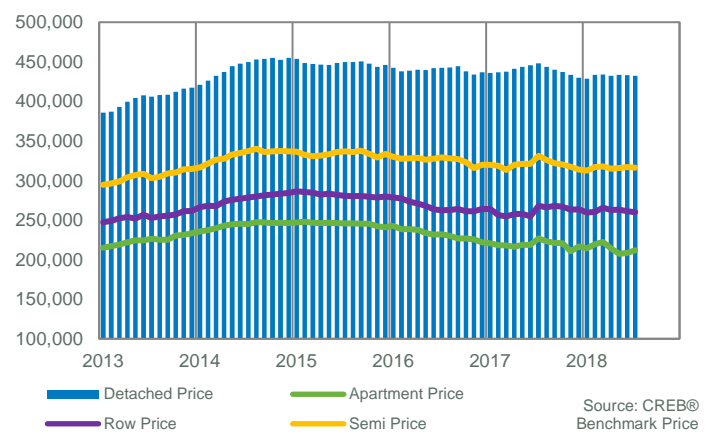
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

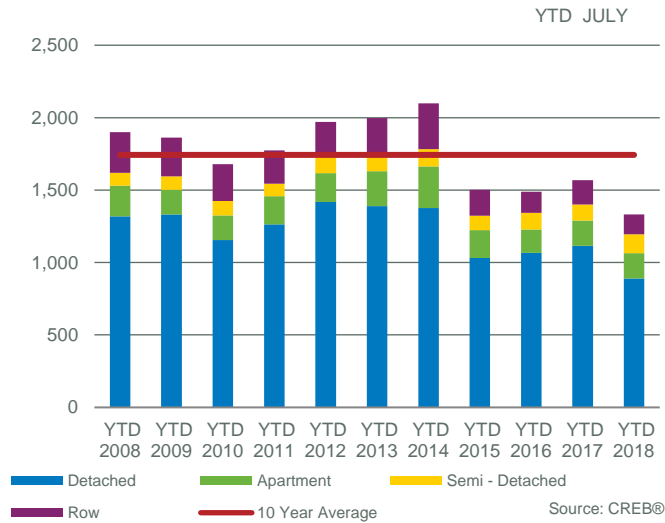


**NORTH PRICES**

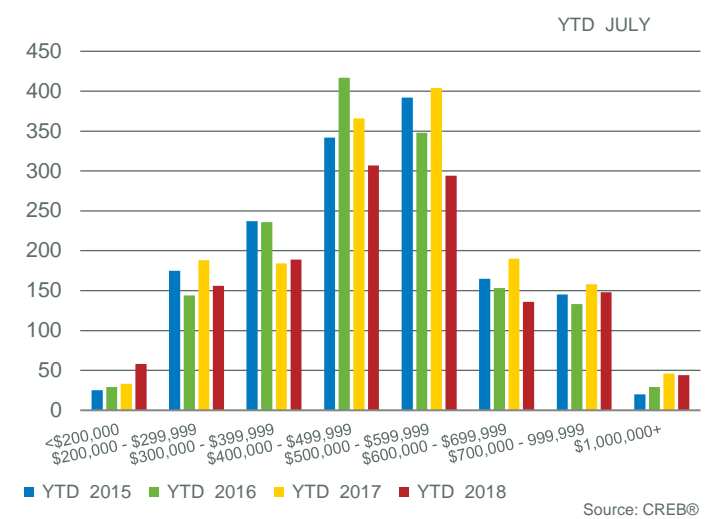


**NORTHWEST**

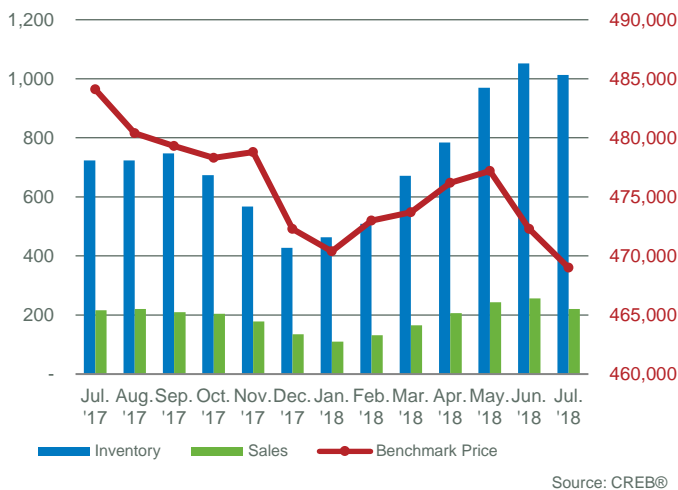
**NORTHWEST TOTAL SALES**



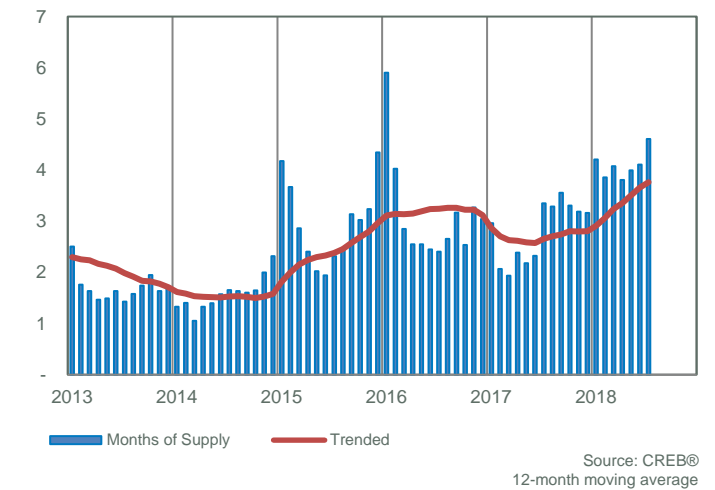
**NORTHWEST TOTAL SALES BY PRICE RANGE**



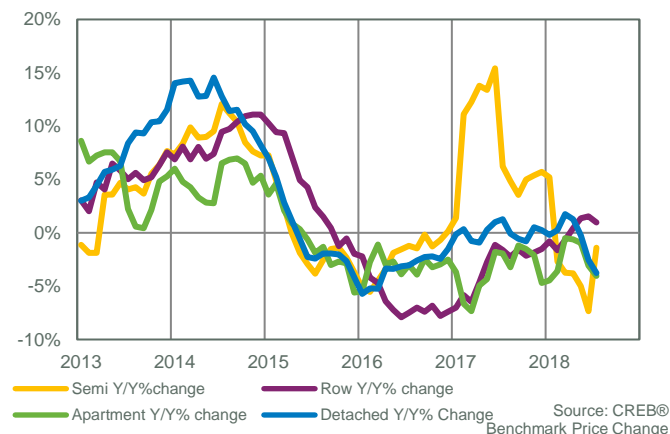
**NORTHWEST INVENTORY AND SALES**



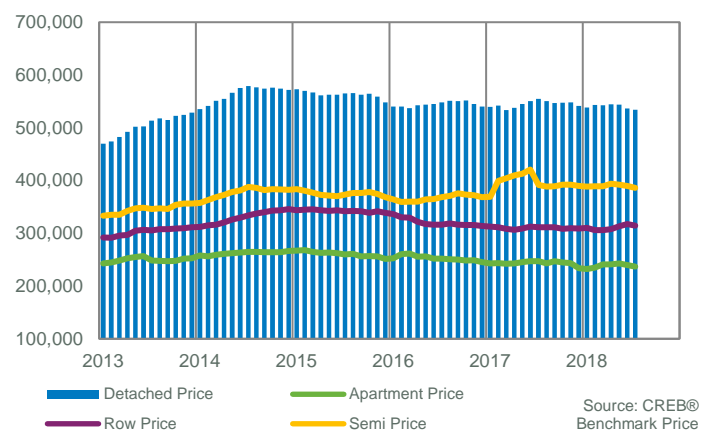
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

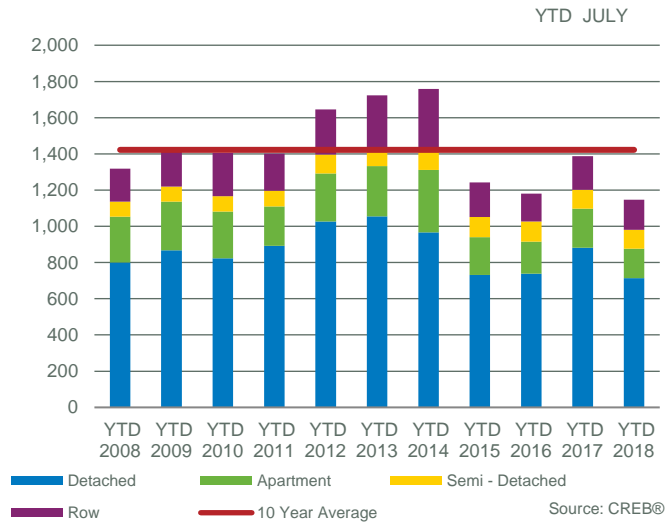


**NORTHWEST PRICES**

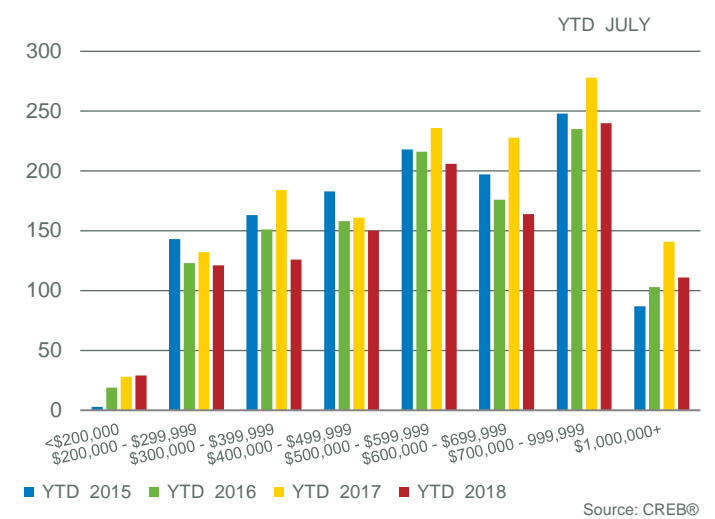


WEST

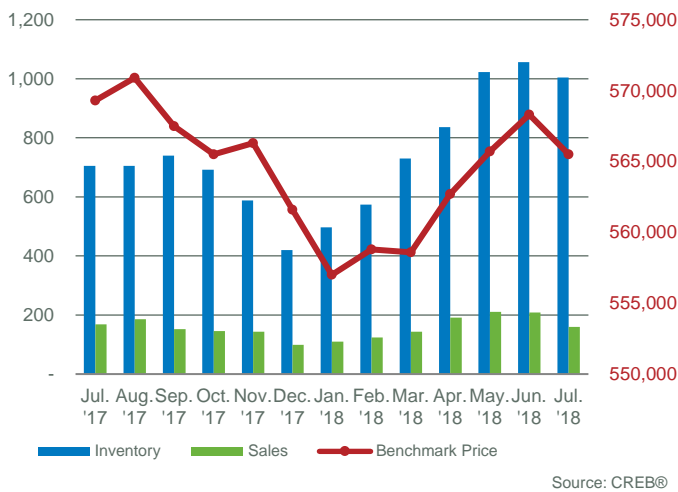
WEST TOTAL SALES



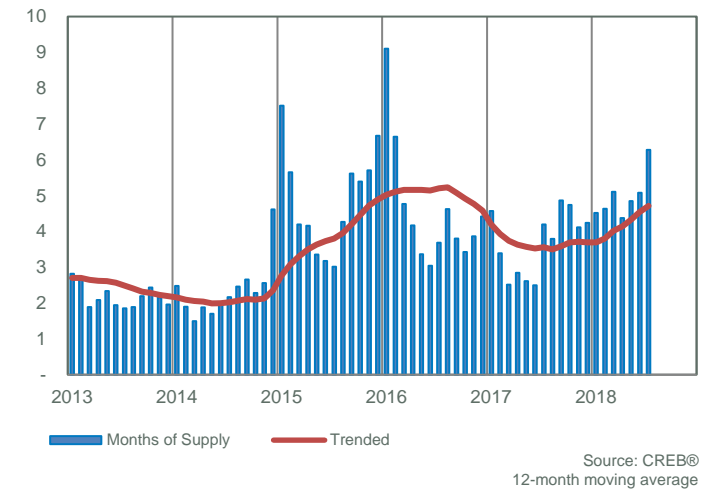
WEST TOTAL SALES BY PRICE RANGE



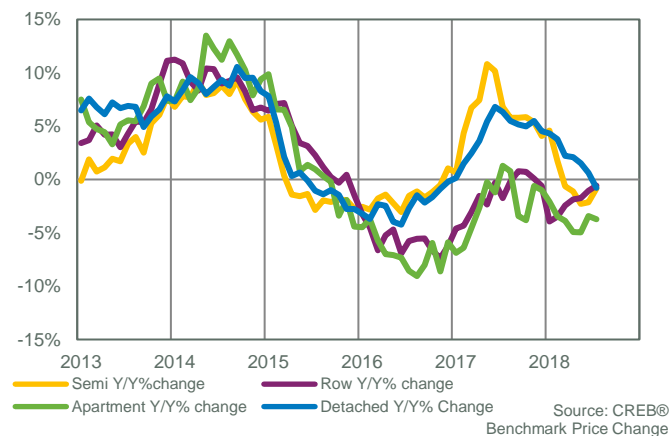
WEST INVENTORY AND SALES



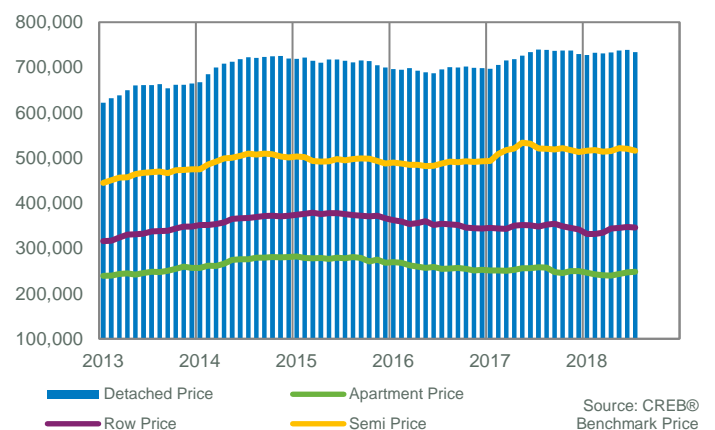
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE



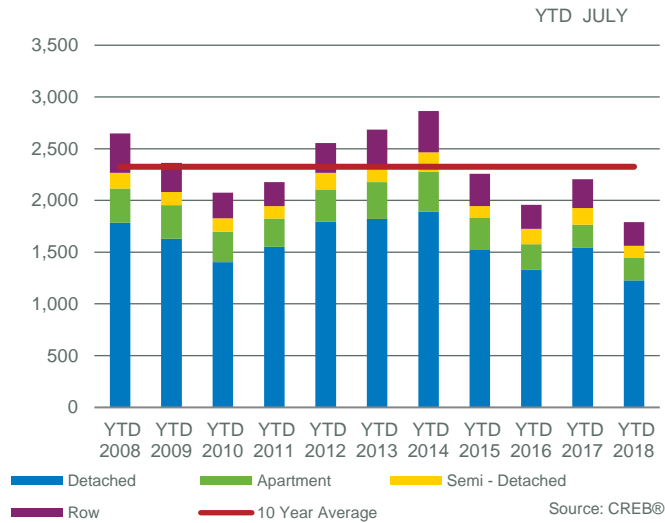
WEST PRICES



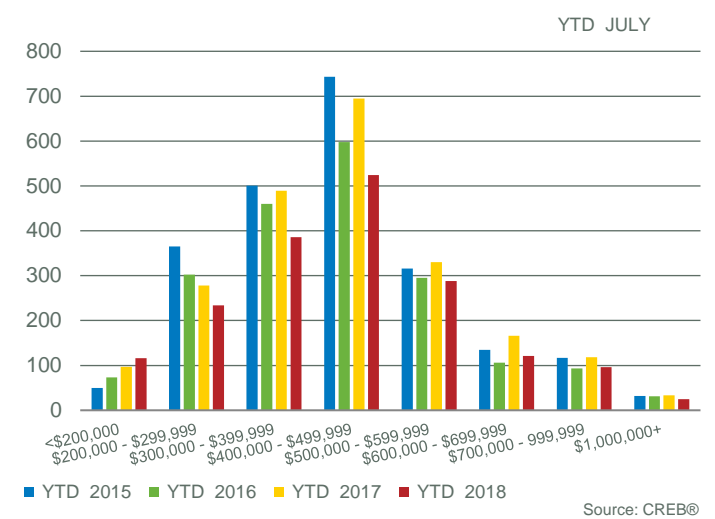


**SOUTH**

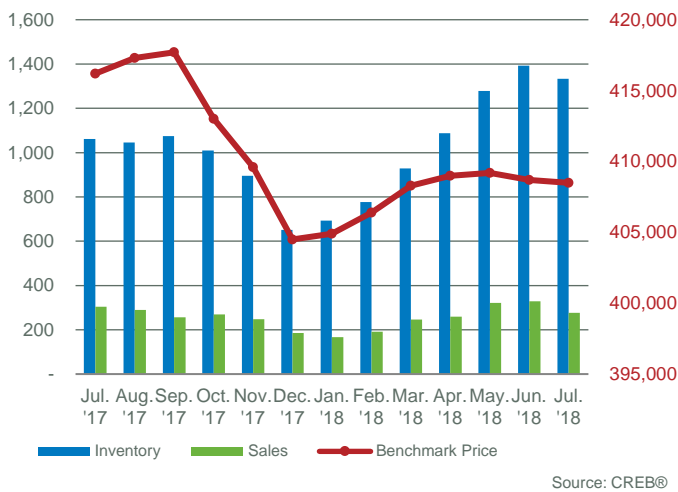
**SOUTH TOTAL SALES**



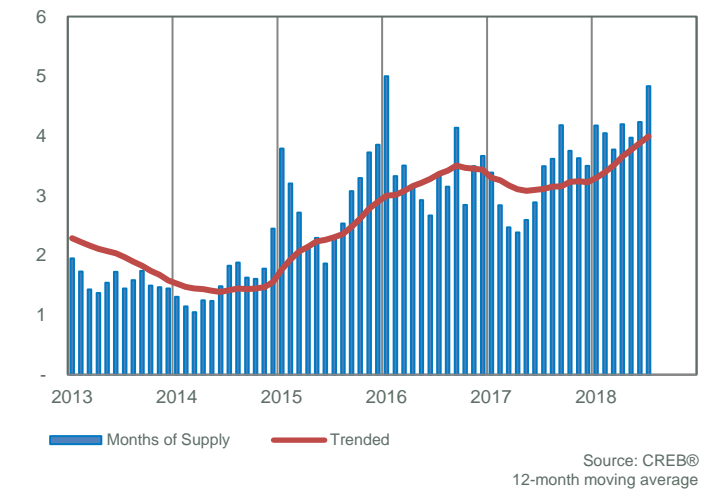
**SOUTH TOTAL SALES BY PRICE RANGE**



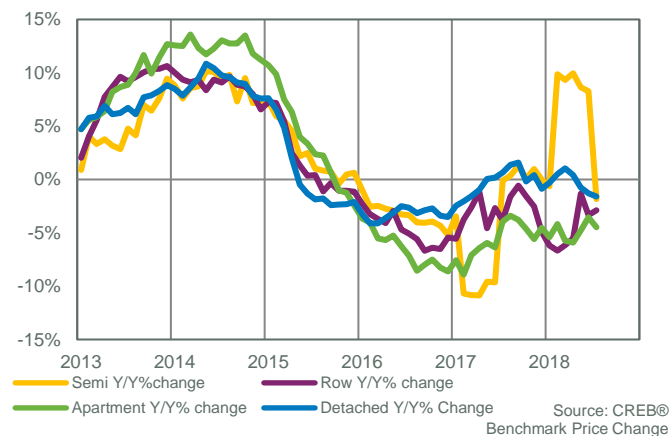
**SOUTH INVENTORY AND SALES**



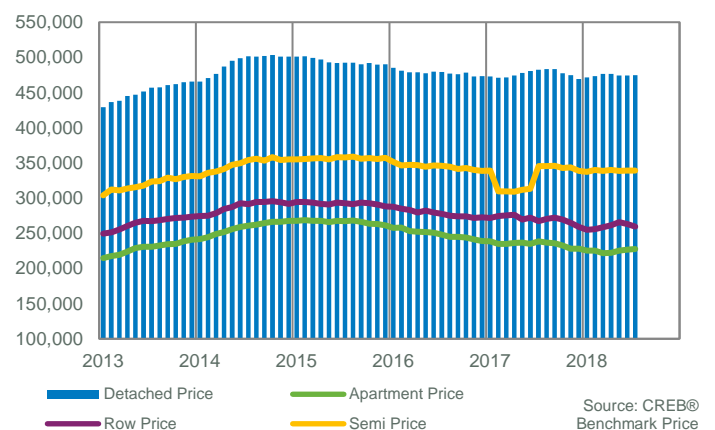
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

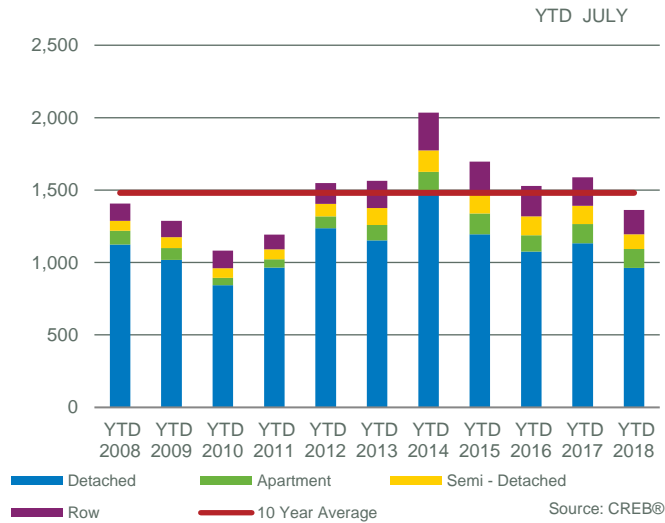


**SOUTH PRICES**

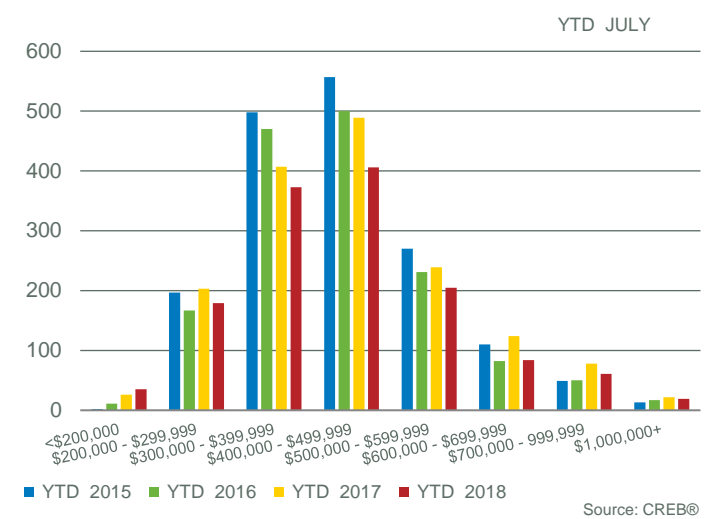


**SOUTHEAST**

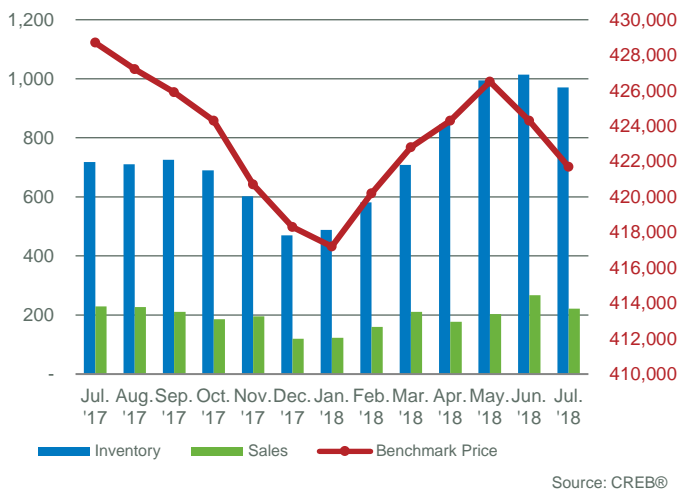
**SOUTHEAST TOTAL SALES**



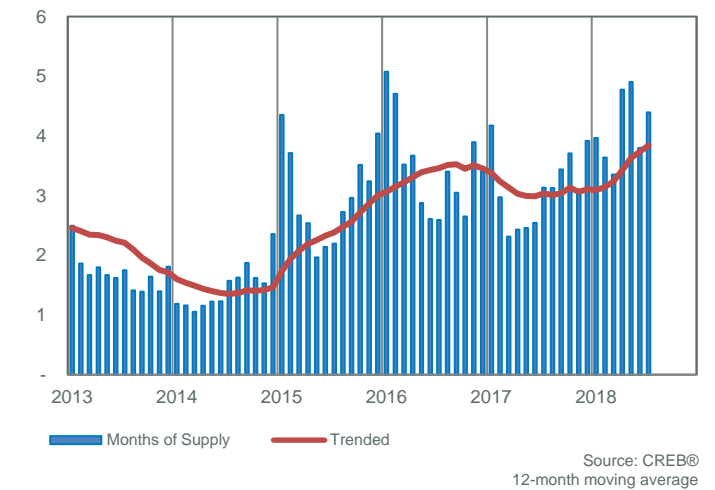
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



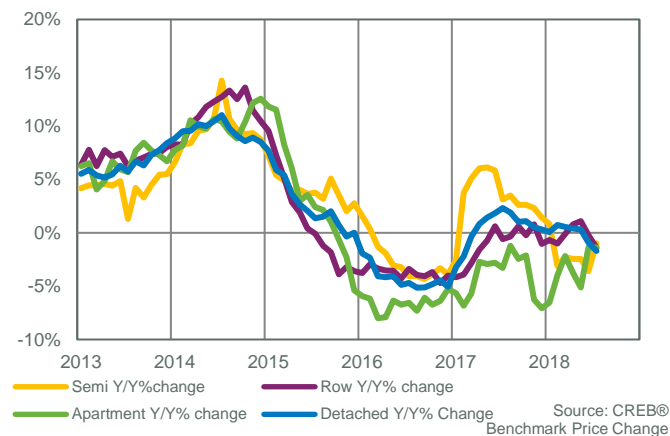
**SOUTHEAST INVENTORY AND SALES**



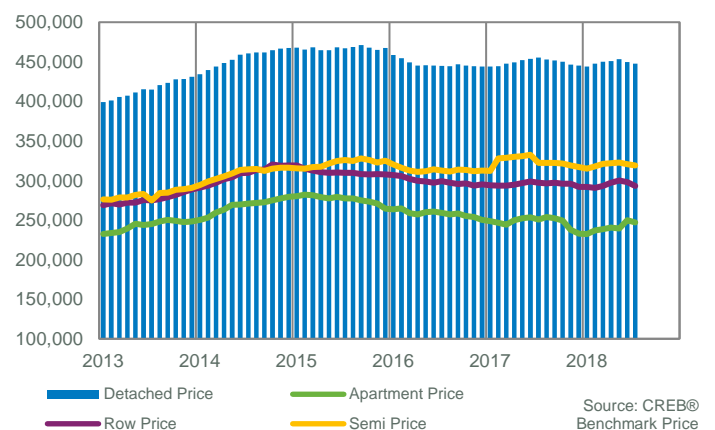
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

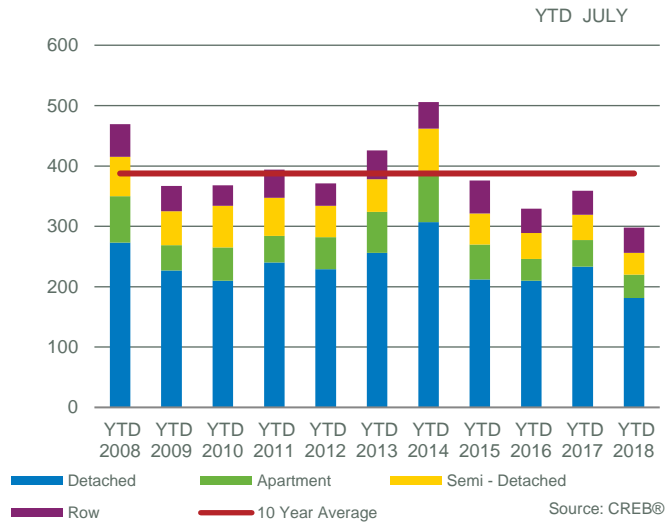


**SOUTHEAST PRICES**

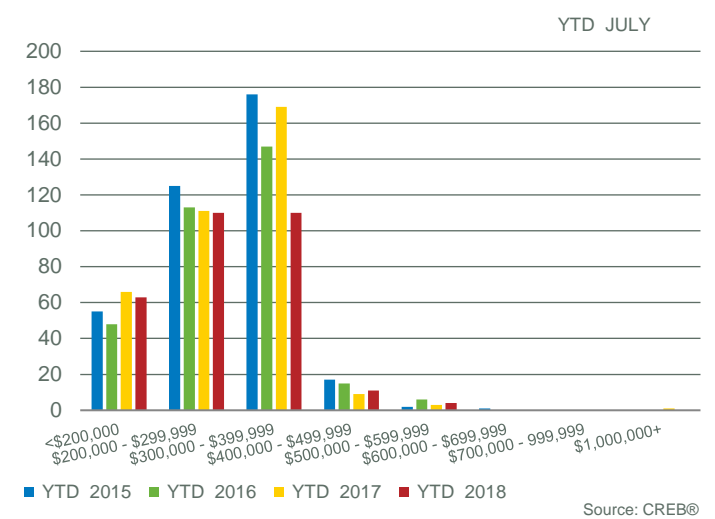


**EAST**

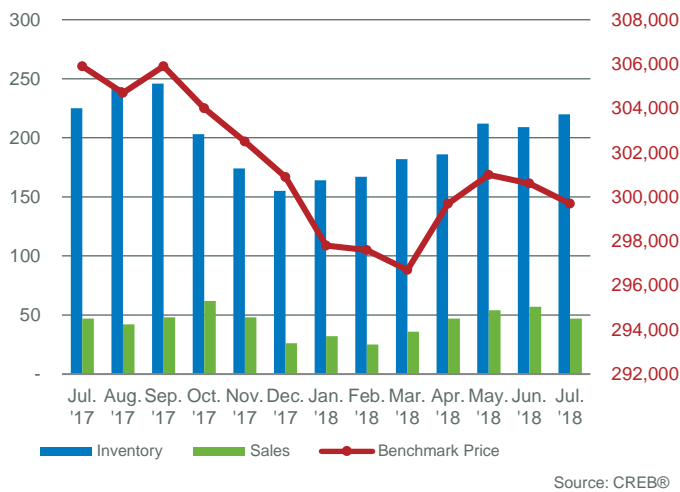
**EAST TOTAL SALES**



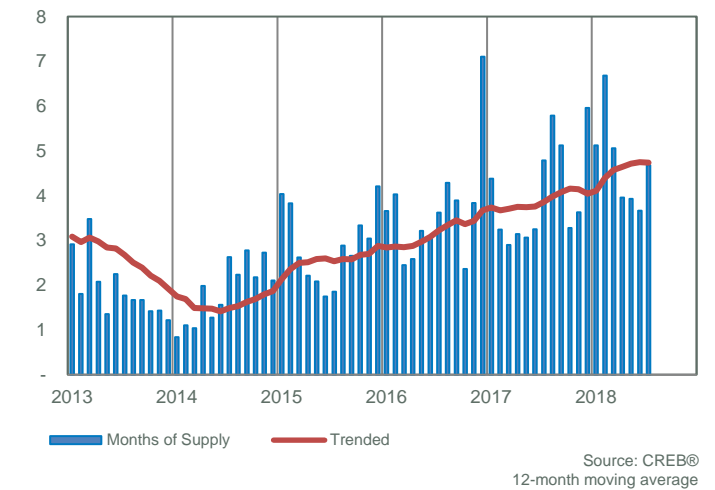
**EAST TOTAL SALES BY PRICE RANGE**



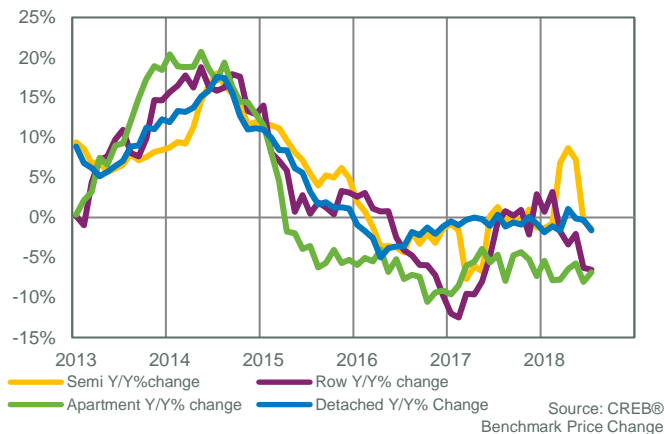
**EAST INVENTORY AND SALES**



**EAST MONTHS OF INVENTORY**



**EAST PRICE CHANGE**



**EAST PRICES**

