



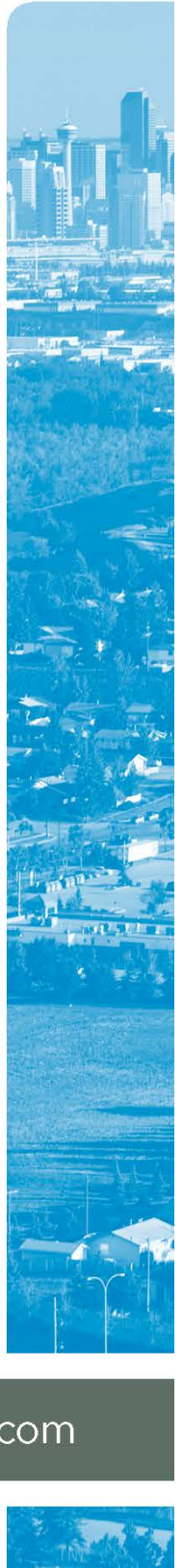
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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2018



creb.com

Unemployment rate slows housing market recovery

City of Calgary, September 4, 2018 – Easing sales, gains in new listings and elevated inventory levels continue to slow Calgary’s recovery in the housing market in August.

Persistent oversupply in the Calgary housing market continued to weigh on prices in August. Citywide benchmark prices edged down over previous months by 0.8 per cent and are 2.4 per cent below last year’s levels.

“Calgary’s employment market has persistently high unemployment rates at 7.9 per cent and recent job losses in full time positions. The struggles in the employment market are one of the factors weighing on our local housing market,” said CREB® chief economist Ann-Marie Lurie.

“A slow recovery in the energy sector combined with tighter lending conditions and competition from the new home sector are also contributing current housing market conditions.”

Citywide sales totaled 1,489 units this month, down nearly seven per cent from last year and 14 per cent below long-term trends.

Sales and price declines were not consistent across all districts and product types. Prices have recently trended down across most areas based on year-to-date figures, but have remained comparable to last year’s levels in the City Centre and West districts of the city.

“Both buyers and sellers need to be realistic about their objectives. Buyers need to be aware that price changes differ depending on what and where you are buying. The decline in sales does not mean price declines across the board,” said CREB® president Tom Westcott.

“Sellers need to be well informed to be competitive. They need a good understanding of what has been selling around them and how their property compares to homes that have successfully sold.”

HOUSING MARKET FACTS

Detached

- Year-to-date detached sales eased across each district. Elevated inventory levels caused months of supply to remain just below five months in August and continued to weigh on housing prices across all districts.
- Detached benchmark prices totaled \$497,000 in August. This is a 0.74 per cent decline over last month and 2.6 per cent below the previous year.
- Prices have trended down in all districts in August, however, on a year-to-date basis prices remain above last year in both the City Centre and West.
- Year-to-date average detached benchmark prices have eased by 0.56 per cent over the previous year, reducing some of the price recovery from last year.

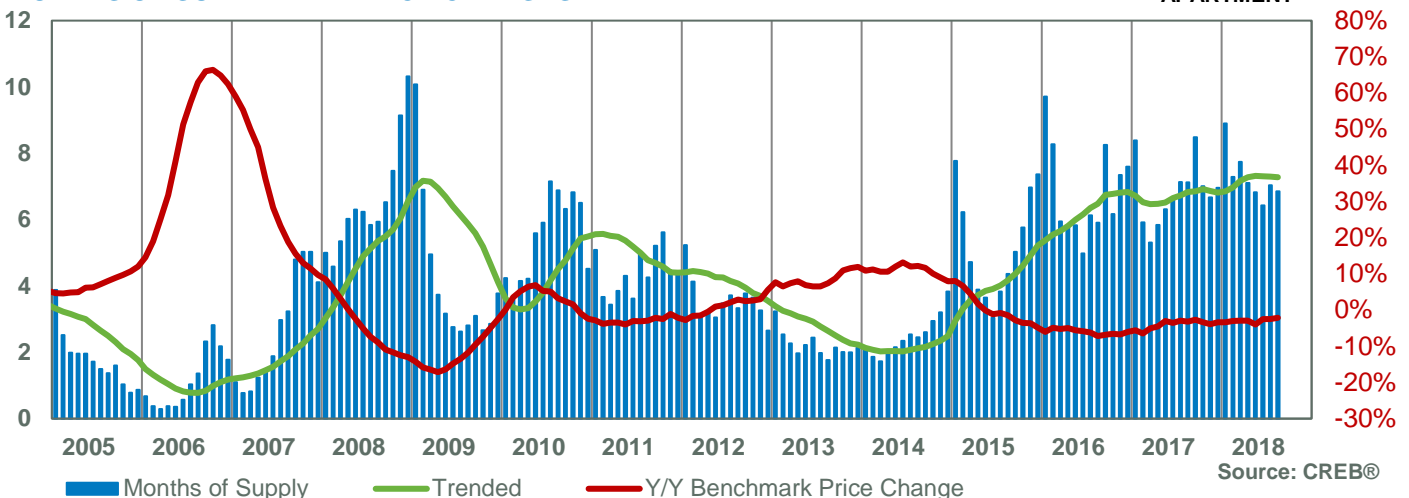
Apartment

- Year-to-date sales totaled 1,892 units, seven per cent below the previous year. However, sales did not ease across all districts. Sales in both the North East and North West districts remained slightly higher than levels recorded last year.
- New listings in the apartment sector eased compared to the previous year, preventing more significant gains in inventory levels. However, oversupply in this sector persists, causing further price declines.
- Year-to-date city-wide prices eased by nearly three per cent, with the largest declines occurring in the North East, South and East districts. Overall prices remain nearly 14 per cent below 2014 highs.

Attached

- Like the apartment sector, sales have eased in the attached sector. However, year-to-date sales have improved in some districts of the city for semi-detached and row product. Semi-detached sales improved in both the North West and West districts.
- Row sales remained relatively stable in both the North East and East districts of the city.
- Oversupply in the semi-detached sector has placed some downward pressure on prices this year, but year-to-date average benchmark price remains higher than last year in the City Centre, North East and East districts of the city. Gains in these areas were enough to offset declines in other areas, keeping semi-detached prices one per cent higher than last year.
- Year-to-date row prices eased by 1.5 per cent over last year. However, price movements ranged from relatively stable levels in the City Centre and North West to declines of nearly seven per cent in the North East district.

MONTHS OF SUPPLY AND PRICE CHANGES



Aug. 2018

	Aug-17	Aug-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	983	927	-5.70%	8,515	7,153	-16.00%
Total Sales Volume	\$542,623,032	\$522,334,873	-3.74%	\$4,802,477,083	\$4,051,895,635	-15.63%
New Listings	1,674	1,823	8.90%	13,944	14,978	7.42%
Inventory	3,277	4,433	35.28%	2,683	3,717	38.57%
Months of Supply	3.33	4.78	43.45%	2.52	4.16	64.95%
Sales to New Listings Ratio	58.72%	50.85%	-7.87%	61.07%	47.76%	-13.31%
Sales to List Price Ratio	97.50%	96.62%	-0.88%	97.63%	97.11%	-0.52%
Days on Market	40	51	28.36%	36	44	22.22%
Benchmark Price	\$510,200	\$497,000	-2.59%	\$504,188	\$501,350	-0.56%
Median Price	\$491,000	\$485,000	-1.22%	\$499,800	\$492,500	-1.46%
Average Price	\$552,007	\$563,468	2.08%	\$564,002	\$566,461	0.44%
Index	210	204	-2.58%	207	206	-0.56%
APARTMENT						
Total Sales	248	243	-2.02%	2,034	1,892	-6.98%
Total Sales Volume	\$70,742,969	\$71,512,950	1.09%	\$604,736,254	\$557,029,207	-7.89%
New Listings	644	546	-15.22%	5,378	5,101	-5.15%
Inventory	1,767	1,666	-5.72%	1,640	1,690	3.06%
Months of Supply	7.13	6.86	-3.78%	6.45	7.15	10.80%
Sales to New Listings Ratio	38.51%	44.51%	6.00%	37.82%	37.09%	-0.73%
Sales to List Price Ratio	96.47%	96.23%	-0.24%	96.50%	96.15%	-0.35%
Days on Market	60	71	18.62%	57	64	12.28%
Benchmark Price	\$263,600	\$258,100	-2.09%	\$265,363	\$257,625	-2.92%
Median Price	\$255,000	\$257,000	0.78%	\$263,000	\$255,000	-3.04%
Average Price	\$285,254	\$294,292	3.17%	\$297,314	\$294,413	-0.98%
Index	182	178	-2.09%	183	178	-2.92%
ATTACHED						
Total Sales	364	320	-12.09%	2,989	2,545	-14.85%
Total Sales Volume	\$149,489,822	\$126,108,458	-15.64%	\$1,219,339,808	\$1,022,905,696	-16.11%
New Listings	686	691	0.73%	5,654	6,048	6.97%
Inventory	1,575	2,022	28.38%	1,359	1,774	30.50%
Months of Supply	4.33	6.32	46.03%	3.64	5.57	53.27%
Sales to New Listings Ratio	53.06%	46.31%	-6.75%	52.87%	42.08%	-10.79%
Sales to List Price Ratio	97.20%	97.10%	-0.10%	97.35%	97.24%	-0.11%
Days on Market	49	58	18.95%	48	54	12.50%
Benchmark Price	\$336,500	\$327,500	-2.67%	\$332,113	\$330,550	-0.47%
Median Price	\$352,500	\$335,700	-4.77%	\$345,000	\$342,000	-0.87%
Average Price	\$410,686	\$394,089	-4.04%	\$407,942	\$401,928	-1.47%
Index	199	194	-2.67%	196	195	-0.47%
CITY OF CALGARY						
Total Sales	1,595	1,490	-6.58%	13,538	11,590	-14.39%
Total Sales Volume	\$762,855,823	\$719,956,281	-5.62%	\$6,626,553,145	\$5,631,830,539	-15.01%
New Listings	3,004	3,060	1.86%	24,976	26,127	4.61%
Inventory	6,619	8,121	22.69%	5,681	7,181	26.39%
Months of Supply	4.15	5.45	31.34%	3.36	4.96	47.63%
Sales to New Listings Ratio	53.10%	48.69%	-4.40%	54.20%	44.36%	-9.84%
Sales to List Price Ratio	97.34%	96.66%	-0.68%	97.48%	97.04%	-0.44%
Days on Market	45	56	24.13%	42	50	19.05%
Benchmark Price	\$442,600	\$432,000	-2.39%	\$438,150	\$435,050	-0.71%
Median Price	\$428,000	\$426,500	-0.35%	\$437,500	\$428,550	-2.05%
Average Price	\$478,280	\$483,192	1.03%	\$489,478	\$485,922	-0.73%
Index	204	199	-2.41%	202	200	-0.71%

For a list of definitions, see page 26.

Aug. 2018

	Aug-17	Aug-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	177	141	-20.34%	1,314	1,134	-13.70%
Total Sales Volume	\$84,503,497	\$68,148,183	-19.35%	\$654,351,974	\$565,672,014	-13.55%
Share of Sales with Condo Title	19.77%	21.28%	1.50%	15.38%	16.36%	0.98%
New Listings	279	330	18.28%	2,233	2,686	20.29%
Inventory	580	909	56.72%	495	753	51.94%
Months of Supply	3.28	6.45	96.74%	3.02	5.31	76.06%
Sales to New Listings Ratio	63.44%	42.73%	-20.71%	58.84%	42.22%	-16.63%
Sales to List Price Ratio	97.49%	97.17%	-0.32%	97.51%	97.39%	-0.12%
Days on Market	42	56	34.26%	44	51	15.91%
Benchmark Price	\$416,100	\$411,300	-1.15%	\$410,500	\$414,625	1.00%
Median Price	\$396,000	\$412,500	4.17%	\$402,250	\$406,500	1.06%
Average Price	\$477,421	\$483,320	1.24%	\$497,985	\$498,829	0.17%
Index	210	208	-1.14%	207	210	1.01%
CITY OF CALGARY ROW						
Total Sales	187	179	-4.28%	1,675	1,411	-15.76%
Total Sales Volume	\$64,986,325	\$57,960,275	-10.81%	\$564,987,834	\$457,233,682	-19.07%
Share of Sales with Condo Title	94.12%	92.18%	-1.94%	95.06%	93.40%	-1.67%
New Listings	407	361	-11.30%	3,421	3,362	-1.72%
Inventory	995	1,113	11.86%	864	1,021	18.21%
Months of Supply	5.32	6.22	16.86%	4.13	5.79	40.32%
Sales to New Listings Ratio	45.95%	49.58%	3.64%	48.96%	41.97%	-6.99%
Sales to List Price Ratio	96.83%	97.02%	0.19%	97.17%	97.07%	-0.10%
Days on Market	56	60	7.49%	51	58	13.73%
Benchmark Price	\$307,100	\$296,700	-3.39%	\$303,700	\$299,225	-1.47%
Median Price	\$305,500	\$300,000	-1.80%	\$309,000	\$300,000	-2.91%
Average Price	\$347,520	\$323,800	-6.83%	\$337,306	\$324,049	-3.93%
Index	192	186	-3.38%	190	187	-1.47%
CITY OF CALGARY ATTACHED						
Total Sales	364	320	-12.09%	2,989	2,545	-14.85%
Total Sales Volume	\$149,489,822	\$126,108,458	-15.64%	\$1,219,339,808	\$1,022,905,696	-16.11%
Share of Sales with Condo Title	57.97%	60.94%	5.12%	60.19%	59.07%	-1.86%
New Listings	686	691	0.73%	5,654	6,048	6.97%
Inventory	1,575	2,022	28.38%	1,359	1,774	30.50%
Months of Supply	4.33	6.32	46.03%	3.64	5.57	53.27%
Sales to New Listings Ratio	53.06%	46.31%	-6.75%	52.87%	42.08%	-10.79%
Sales to List Price Ratio	97.20%	97.10%	-0.10%	97.35%	97.24%	-0.11%
Days on Market	49	58	18.95%	48	54	12.50%
Benchmark Price	\$336,500	\$327,500	-2.67%	\$332,113	\$330,550	-0.47%
Median Price	\$352,500	\$335,700	-4.77%	\$345,000	\$342,000	-0.87%
Average Price	\$410,686	\$394,089	-4.04%	\$407,942	\$401,928	-1.47%
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For a list of definitions, see page 26.

August 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
Detached								
City Centre	93	231	40.26%	606	6.52	\$672,400	-3.29%	-1.72%
North East	111	207	53.62%	526	4.74	\$372,900	-3.39%	-0.53%
North	122	271	45.02%	665	5.45	\$428,700	-2.90%	-0.49%
North West	156	259	60.23%	604	3.87	\$532,700	-3.23%	-0.24%
West	98	180	54.44%	481	4.91	\$731,200	-1.04%	-0.34%
South	155	348	44.54%	837	5.40	\$470,300	-2.61%	-0.82%
South East	164	268	61.19%	602	3.67	\$442,500	-2.30%	-1.16%
East	31	61	50.82%	112	3.61	\$351,000	-1.60%	-0.28%
TOTAL CITY	927	1,823	50.85%	4,433	4.78	\$497,000	-2.59%	-0.74%
Apartment								
City Centre	119	287	41.46%	863	7.25	\$285,100	-0.59%	-1.18%
North East	2	22	9.09%	72	36.00	\$218,200	-5.38%	-1.27%
North	13	29	44.83%	79	6.08	\$210,700	-6.85%	-2.05%
North West	31	48	64.58%	126	4.06	\$240,000	-1.15%	1.48%
West	25	47	53.19%	178	7.12	\$247,900	-3.88%	-0.40%
South	28	57	49.12%	179	6.39	\$225,200	-4.70%	-0.92%
South East	19	42	45.24%	127	6.68	\$249,000	-1.89%	0.89%
East	7	15	46.67%	42	6.00	\$179,800	-5.42%	-0.72%
TOTAL CITY	243	546	44.51%	1,666	6.86	\$258,100	-2.09%	-0.69%
Semi-detached								
City Centre	36	113	31.86%	367	10.19	\$752,500	-0.62%	-1.43%
North East	9	37	24.32%	97	10.78	\$295,300	-4.34%	-0.97%
North	17	21	80.95%	49	2.88	\$335,100	2.85%	-0.33%
North West	20	33	60.61%	86	4.30	\$387,600	-0.28%	0.23%
West	18	34	52.94%	93	5.17	\$511,300	-1.73%	-0.93%
South	17	37	45.95%	103	6.06	\$330,400	-2.97%	-0.30%
South East	20	37	54.05%	70	3.50	\$315,400	-2.14%	-1.10%
East	4	18	22.22%	44	11.00	\$295,300	-2.38%	-1.14%
TOTAL CITY	141	330	42.73%	909	6.45	\$411,300	-1.15%	-0.96%
Row								
City Centre	27	48	56.25%	168	6.22	\$466,000	-3.96%	-2.88%
North East	28	54	51.85%	137	4.89	\$196,500	-7.27%	0.61%
North	26	49	53.06%	183	7.04	\$255,300	-4.17%	-1.92%
North West	24	29	82.76%	104	4.33	\$315,800	1.38%	0.48%
West	22	67	32.84%	199	9.05	\$338,500	-3.92%	-2.03%
South	31	52	59.62%	160	5.16	\$255,600	-5.05%	-1.01%
South East	17	57	29.82%	139	8.18	\$290,800	-1.86%	-0.78%
East	4	6	66.67%	23	5.75	\$168,300	-10.95%	-2.94%
TOTAL CITY	179	361	49.58%	1,113	6.22	\$296,700	-3.39%	-1.30%

*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



Aug. 2018

TOTAL SALES

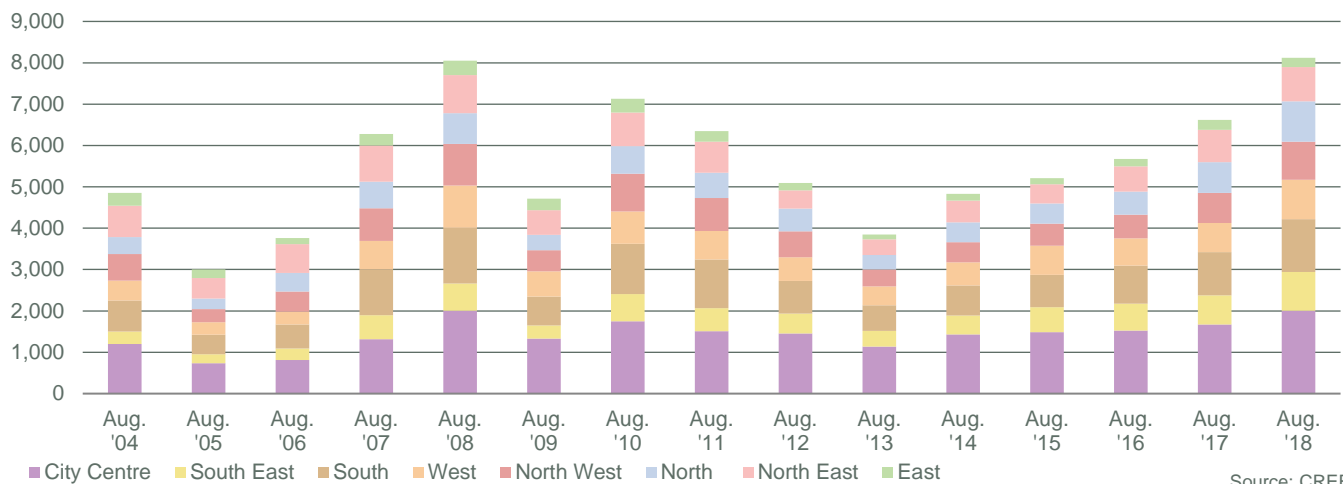
AUGUST



Source: CREB®

TOTAL INVENTORY

AUGUST



Source: CREB®

MONTHS OF SUPPLY

AUGUST



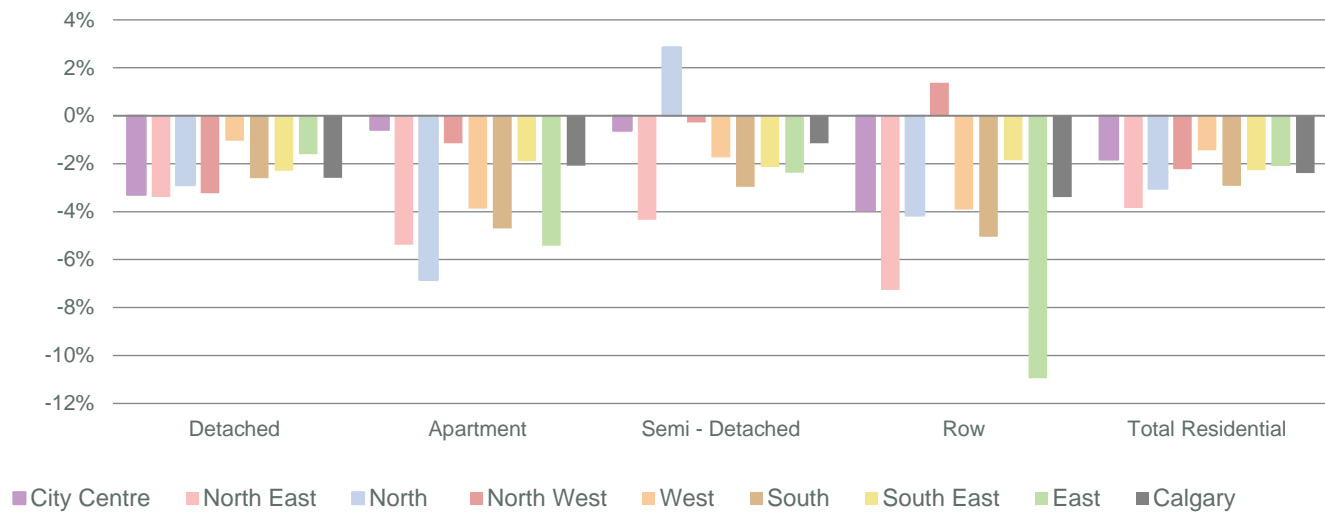
Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

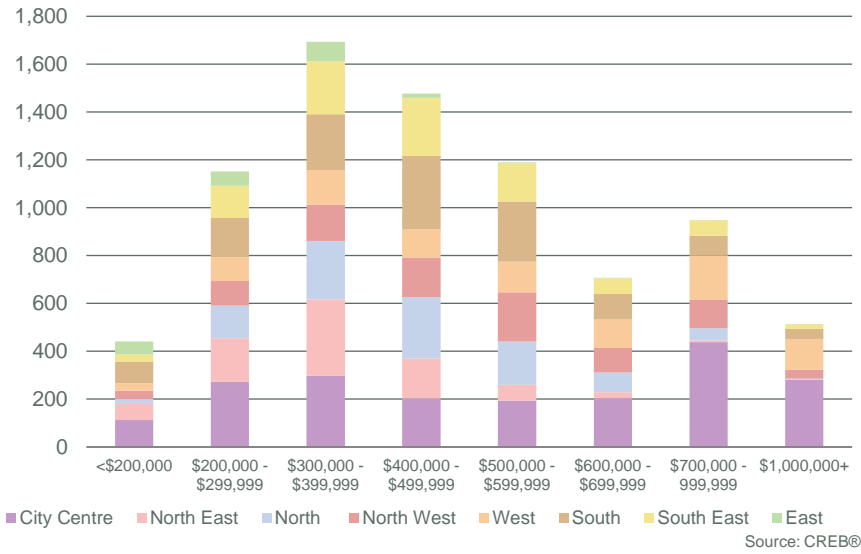


Source: CREB®

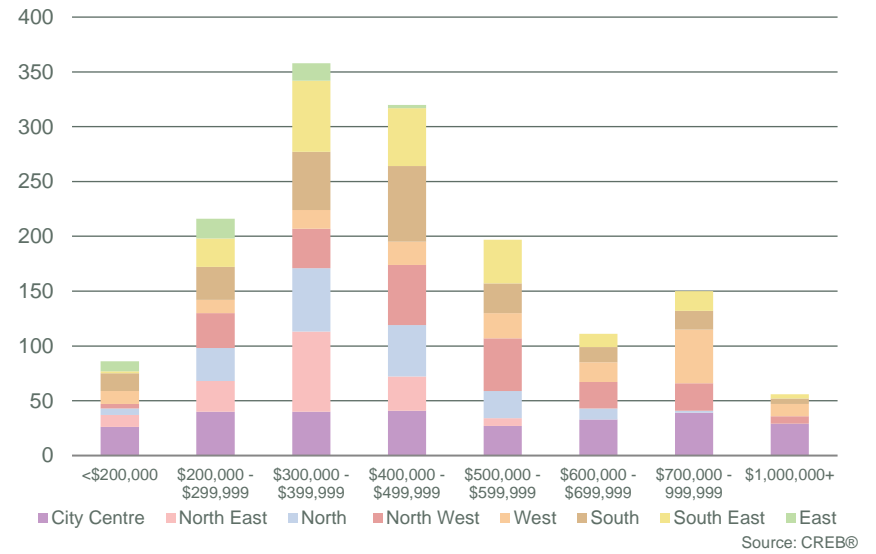
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

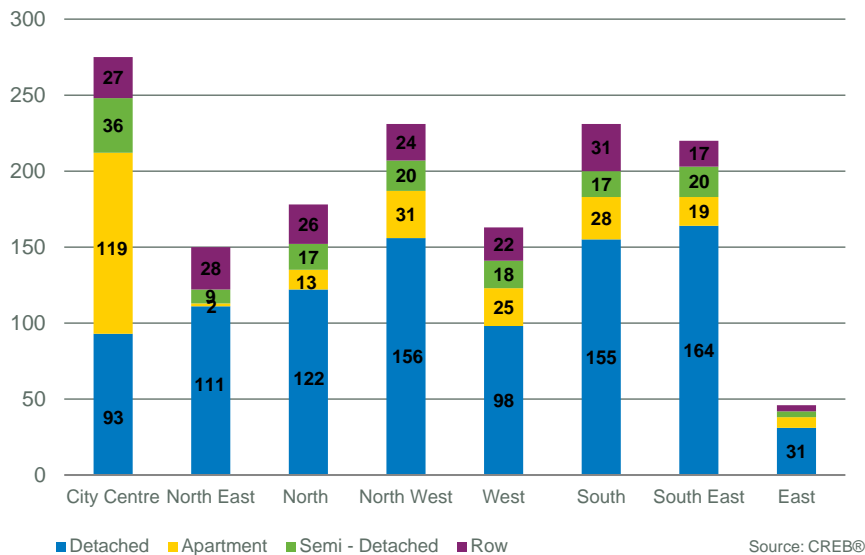
TOTAL INVENTORY BY PRICE RANGE - AUGUST



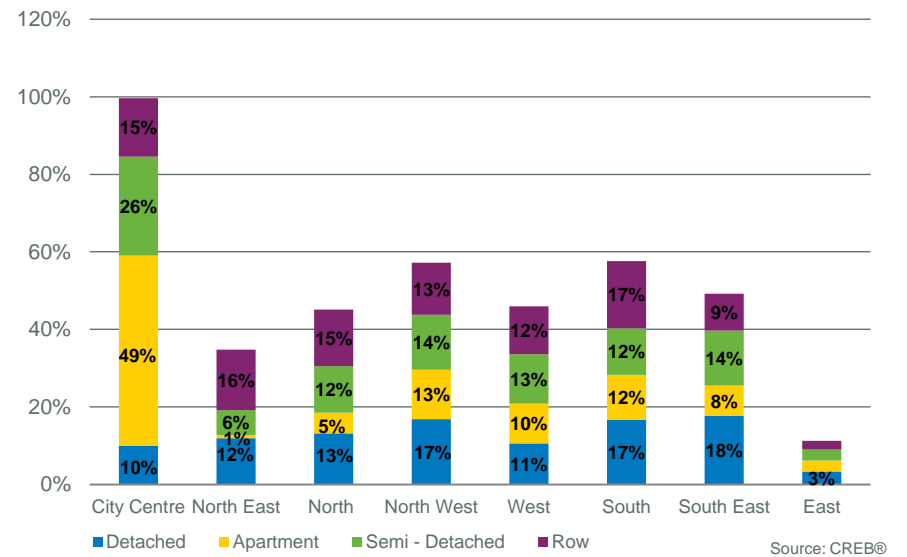
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



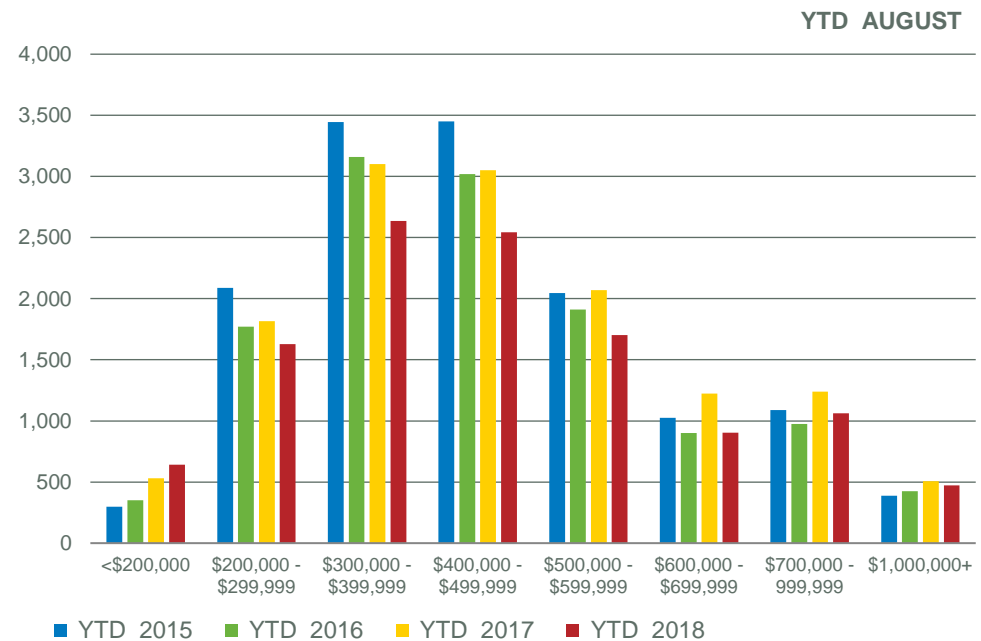
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
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	433,700	433,500	434,600	435,900	439,600	441,600	443,700	442,600	441,800	439,200	436,800	433,300
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	199	200	201	202	203	204	204	203	202	201	199
2018												
Sales	959	1,089	1,370	1,514	1,725	1,896	1,547	1,490				
New Listings	2,456	2,404	3,445	3,564	4,367	3,869	2,962	3,060				
Inventory	4,640	5,208	6,390	7,334	8,457	8,828	8,468	8,121				
Days on Market	61	51	45	47	46	46	52	56				
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000				
Median Price	415,000	425,000	439,000	430,500	428,000	433,750	423,500	426,500				
Average Price	468,023	493,008	495,396	478,116	490,207	493,927	479,317	483,192				
Index	199	200	200	201	201	201	200	199				

	Aug-17	Aug-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	1	-	1	4
\$100,000 - \$199,999	68	85	530	637
\$200,000 - \$299,999	212	216	1,817	1,629
\$300,000 - \$349,999	167	166	1,395	1,232
\$350,000 - \$399,999	229	191	1,706	1,404
\$400,000 - \$449,999	196	174	1,648	1,461
\$450,000 - \$499,999	156	144	1,404	1,083
\$500,000 - \$549,999	137	131	1,162	961
\$550,000 - \$599,999	108	66	907	742
\$600,000 - \$649,999	66	66	659	515
\$650,000 - \$699,999	57	45	564	388
\$700,000 - \$799,999	82	67	647	545
\$800,000 - \$899,999	45	61	402	332
\$900,000 - \$999,999	21	22	190	184
\$1,000,000 - \$1,249,999	24	23	259	214
\$1,250,000 - \$1,499,999	15	15	124	117
\$1,500,000 - \$1,749,999	3	6	53	54
\$1,750,000 - \$1,999,999	3	3	31	34
\$2,000,000 - \$2,499,999	3	6	17	29
\$2,500,000 - \$2,999,999	2	2	15	12
\$3,000,000 - \$3,499,999	-	-	1	7
\$3,500,000 - \$3,999,999	-	-	4	4
\$4,000,000 +	-	1	2	2
	1,595	1,490	13,538	11,590

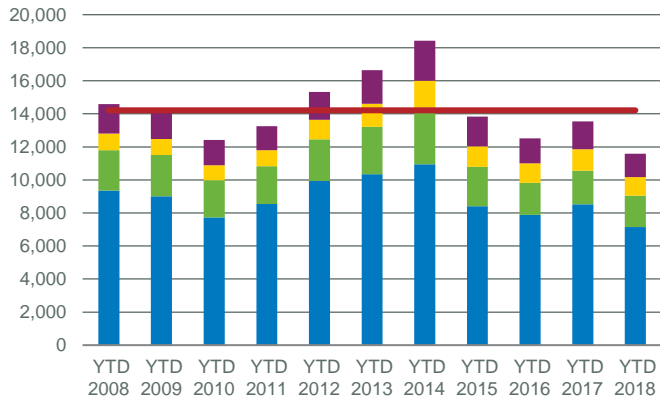
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

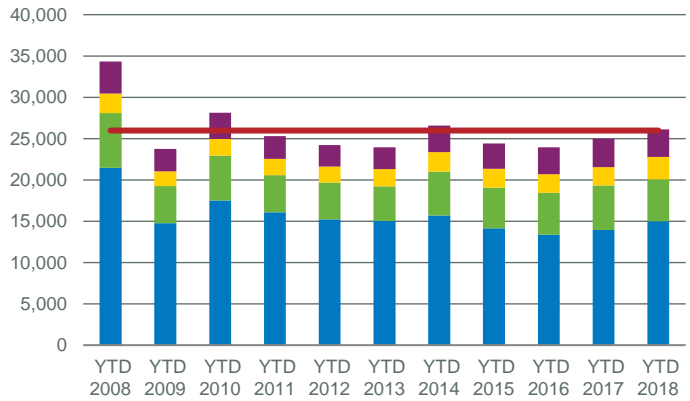
YTD AUGUST



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

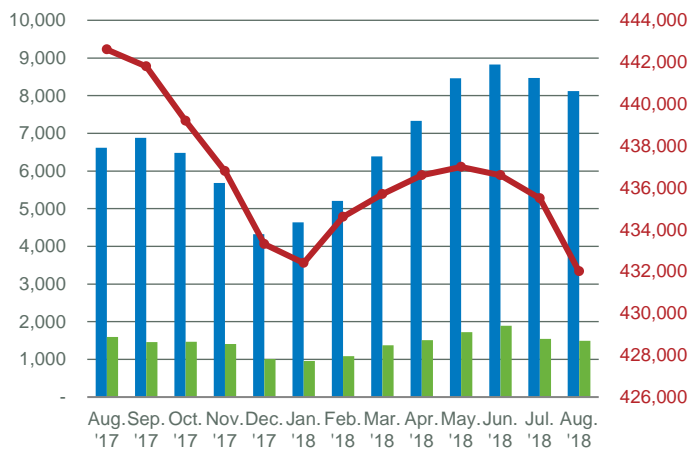
CITY OF CALGARY TOTAL NEW LISTINGS

YTD AUGUST



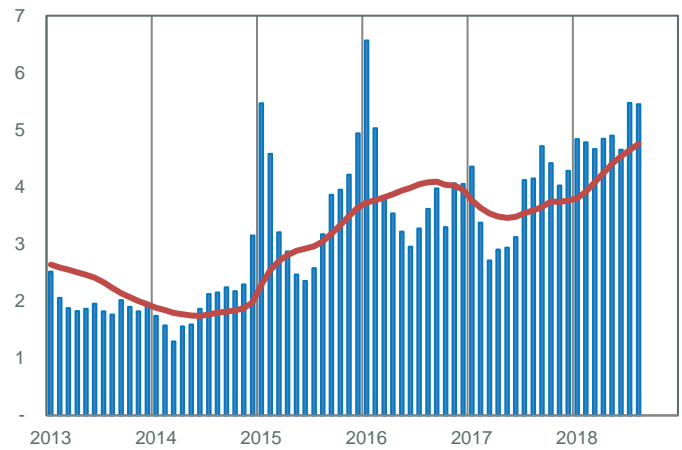
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



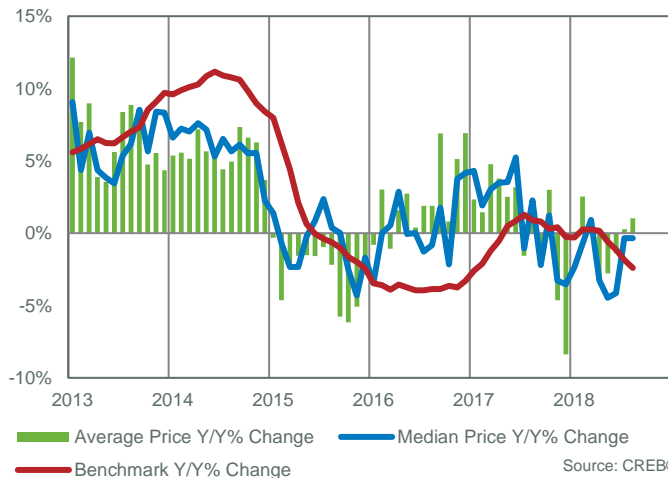
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



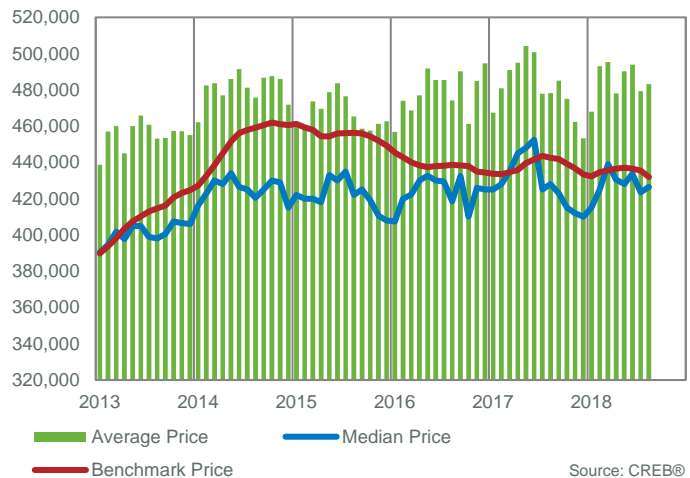
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

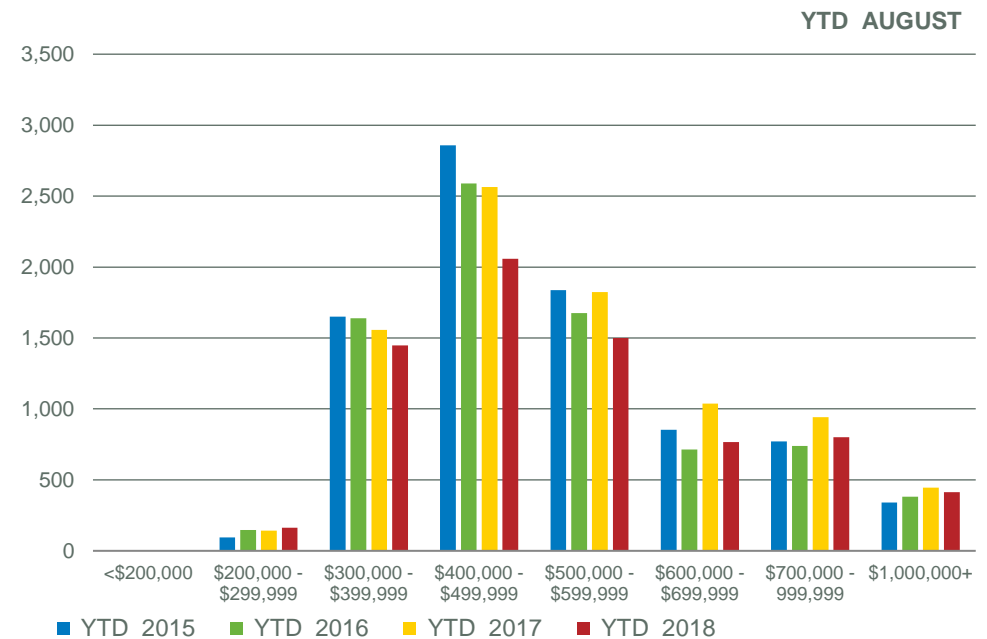


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
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	497,700	498,500	499,700	501,600	506,000	508,700	511,100	510,200	508,200	505,500	503,300	498,700
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	204	205	205	206	208	209	210	210	209	208	207	205
2018												
Sales	584	653	845	906	1,059	1,210	969	927				
New Listings	1,288	1,295	1,870	2,005	2,661	2,304	1,732	1,823				
Inventory	2,200	2,459	3,079	3,652	4,505	4,817	4,592	4,433				
Days on Market	55	45	37	41	40	41	49	51				
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000				
Median Price	474,000	497,000	509,900	495,000	500,000	495,750	485,000	485,000				
Average Price	545,711	575,329	568,602	558,840	577,253	573,495	560,534	563,468				
Index	205	206	207	207	207	206	206	204				

	Aug-17	Aug-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	2
\$200,000 - \$299,999	15	30	142	163
\$300,000 - \$399,999	64	72	491	502
\$350,000 - \$399,999	138	141	1,066	946
\$400,000 - \$449,999	156	144	1,329	1,167
\$450,000 - \$499,999	135	110	1,234	892
\$500,000 - \$549,999	119	115	1,011	855
\$550,000 - \$599,999	97	60	812	645
\$600,000 - \$649,999	57	54	561	437
\$650,000 - \$699,999	46	32	476	329
\$700,000 - \$799,999	63	49	490	398
\$800,000 - \$899,999	35	49	307	260
\$900,000 - \$999,999	15	20	146	143
\$1,000,000 - \$1,249,999	20	20	219	176
\$1,250,000 - \$1,499,999	13	14	110	107
\$1,500,000 - \$1,749,999	2	5	50	48
\$1,750,000 - \$1,999,999	3	3	30	32
\$2,000,000 - \$2,499,999	3	6	16	27
\$2,500,000 - \$2,999,999	2	2	15	11
\$3,000,000 - \$3,499,999	-	-	1	7
\$3,500,000 - \$3,999,999	-	-	4	4
\$4,000,000 +	-	1	1	2
	983	927	8,515	7,153

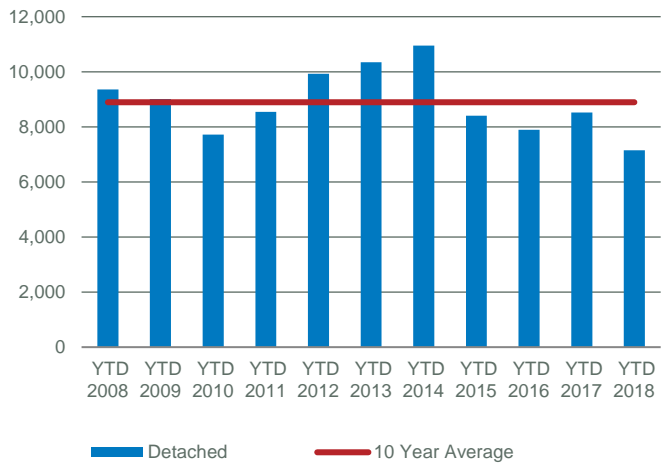
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

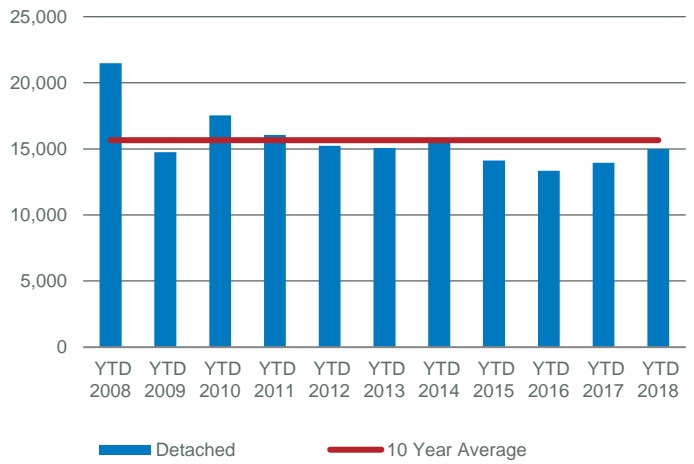
YTD AUGUST



Source: CREB®

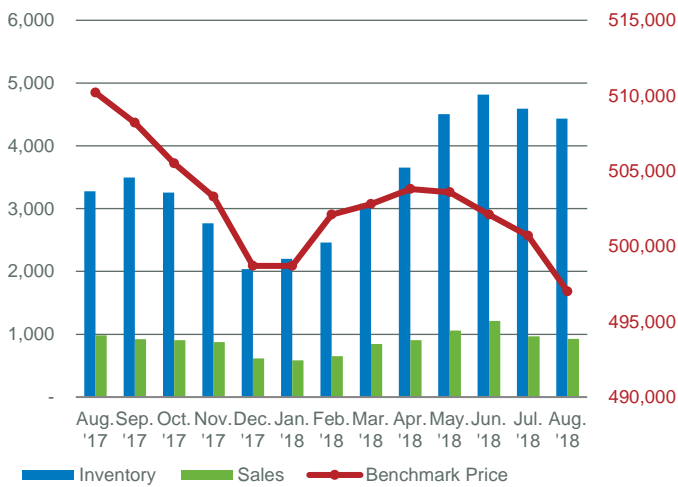
CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



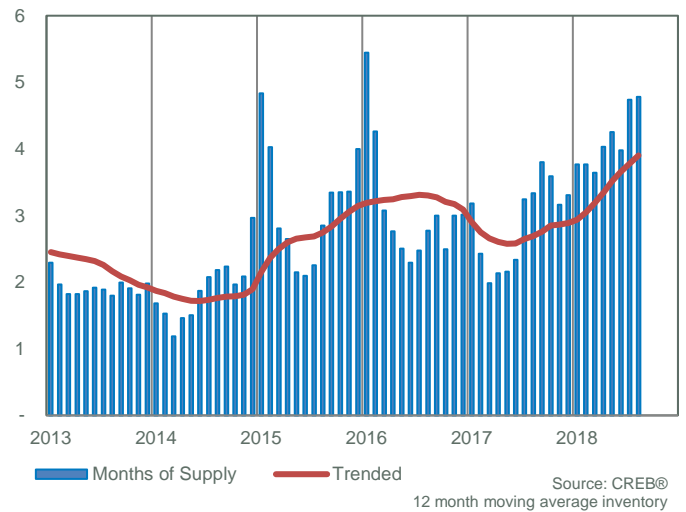
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



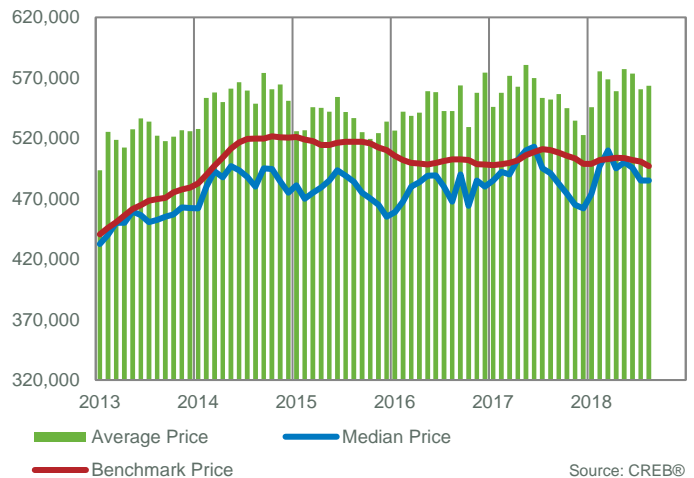
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

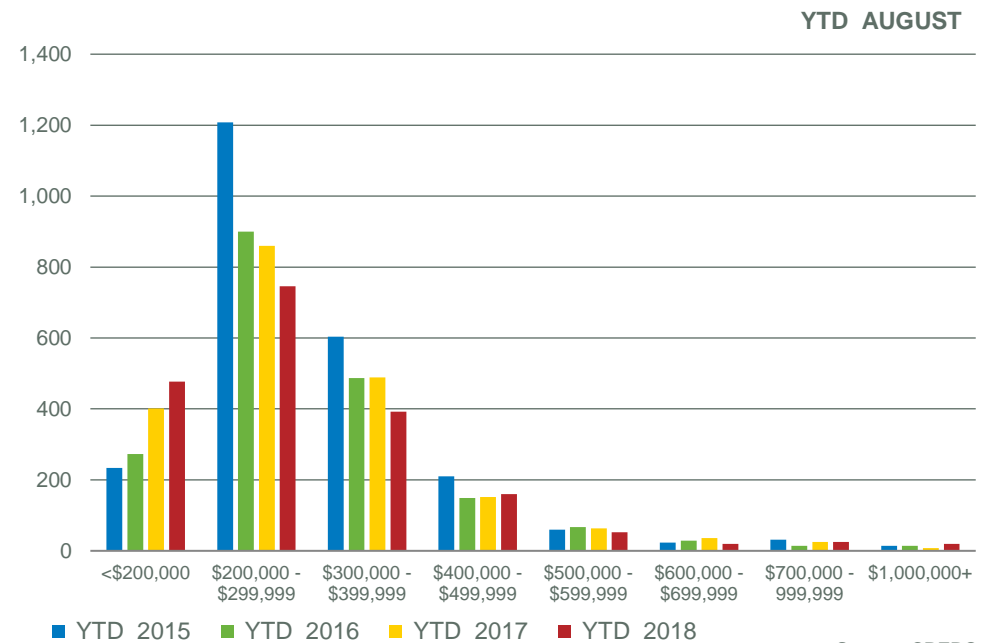


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
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	265,400	264,600	265,200	264,600	267,100	265,900	266,500	263,600	264,300	261,700	258,400	257,800
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
2018												
Sales	145	197	219	261	282	292	253	243				
New Listings	588	544	721	725	776	659	542	546				
Inventory	1,290	1,436	1,695	1,853	1,924	1,876	1,781	1,666				
Days on Market	76	68	64	59	59	59	62	71				
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100				
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	257,000				
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	281,061	294,292				
Index	177	177	178	178	177	179	180	178				

	Aug-17	Aug-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	1	-	1	4
\$100,000 - \$199,999	48	60	400	473
\$200,000 - \$299,999	109	97	860	746
\$300,000 - \$349,999	35	34	296	263
\$350,000 - \$399,999	23	14	193	129
\$400,000 - \$449,999	10	6	99	88
\$450,000 - \$499,999	7	16	53	72
\$500,000 - \$549,999	6	4	43	30
\$550,000 - \$599,999	4	4	20	22
\$600,000 - \$649,999	2	2	22	14
\$650,000 - \$699,999	-	1	14	6
\$700,000 - \$799,999	2	1	12	9
\$800,000 - \$899,999	-	2	5	8
\$900,000 - \$999,999	1	1	8	8
\$1,000,000 - \$1,249,999	-	-	3	6
\$1,250,000 - \$1,499,999	-	-	1	6
\$1,500,000 - \$1,749,999	-	1	1	5
\$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	-
	248	243	2,034	1,892

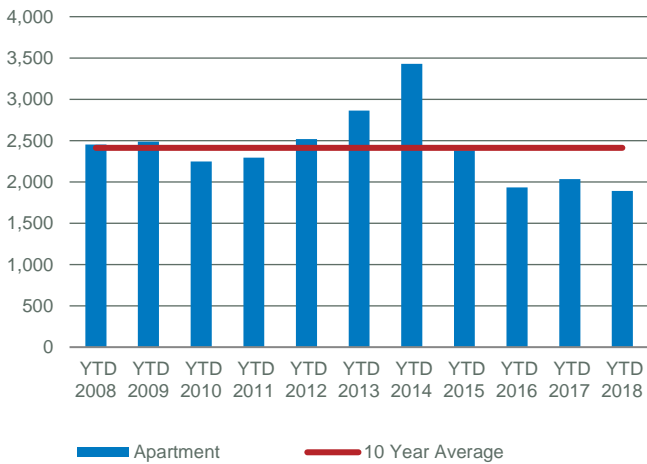
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

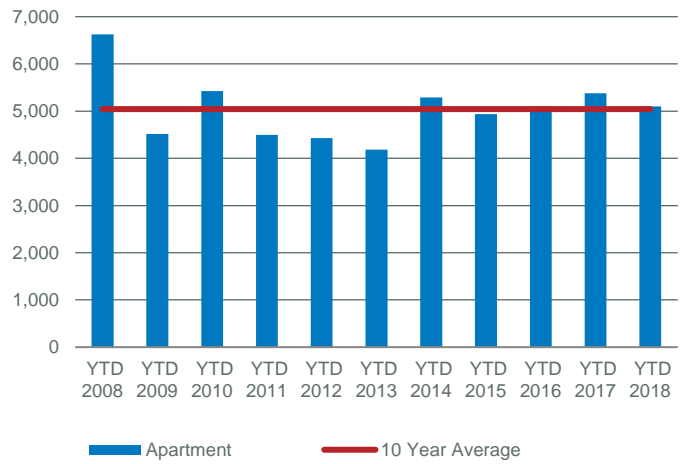
YTD AUGUST



Source: CREB®

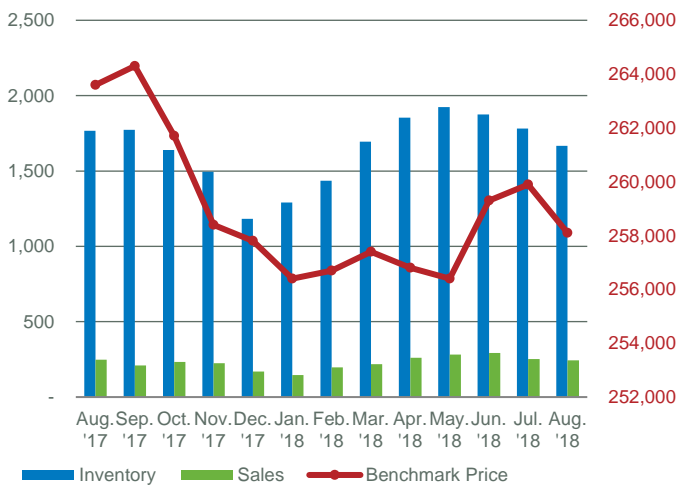
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



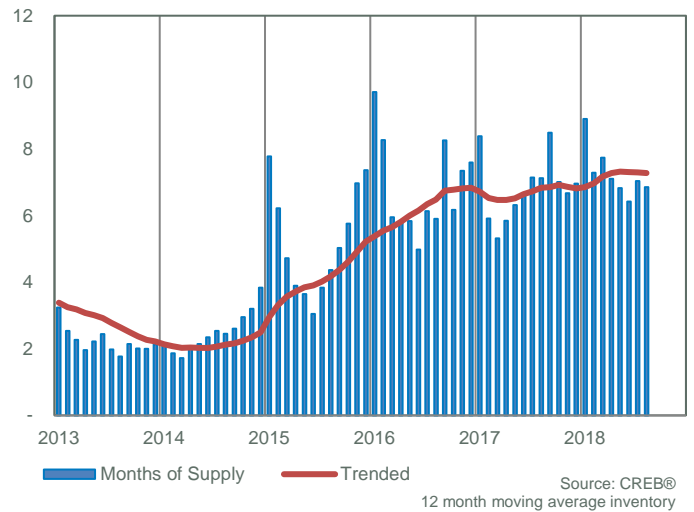
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



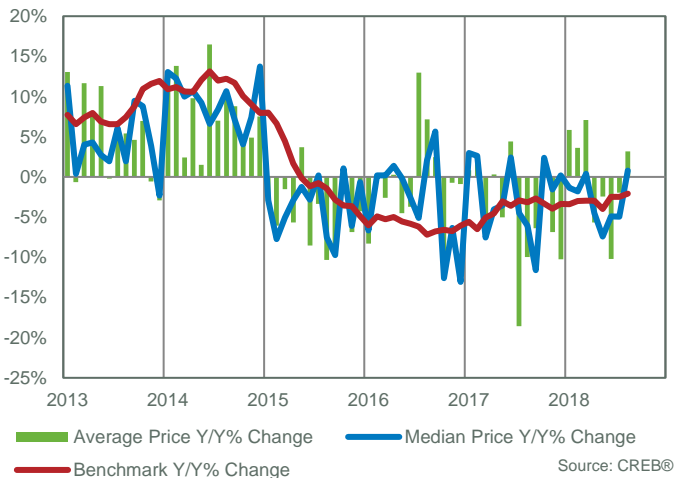
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



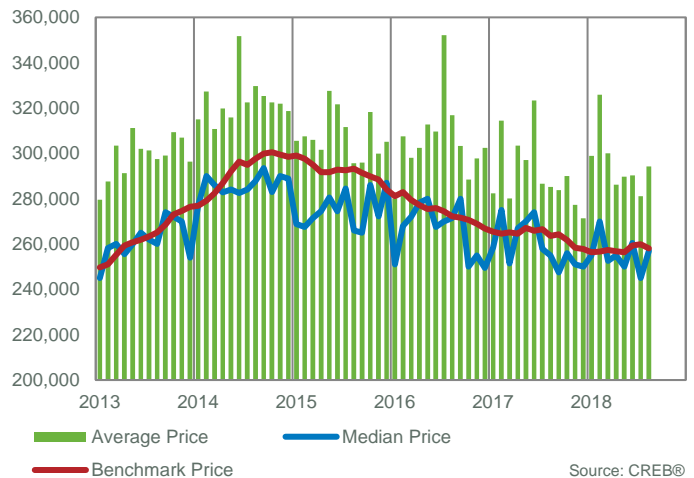
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

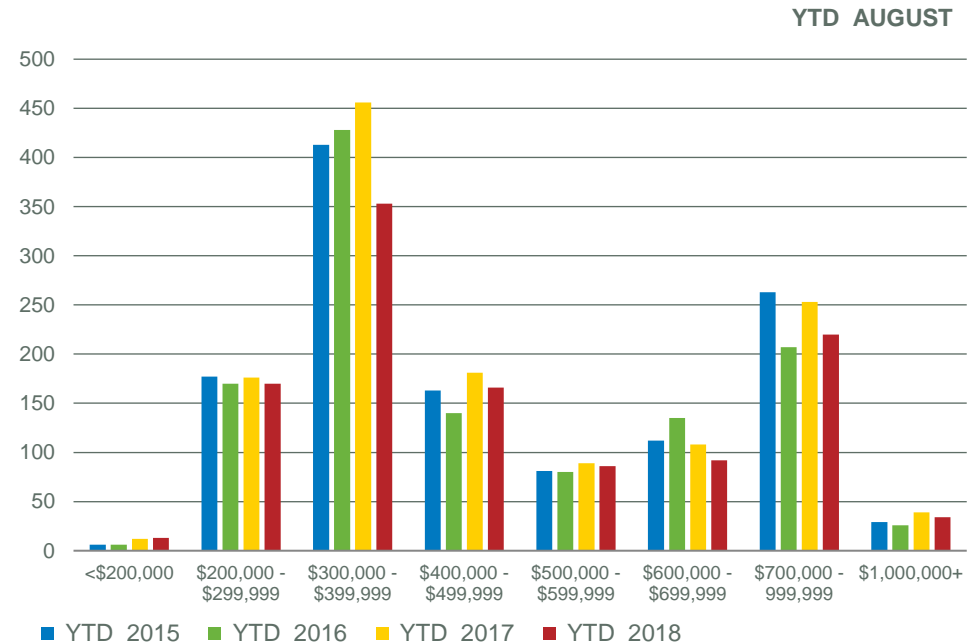


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
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	403,800	404,000	407,800	409,000	411,300	414,500	417,500	416,100	415,900	415,500	414,500	413,100
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	204	206	207	208	210	211	210	210	210	210	209
2018												
Sales	99	106	143	155	156	184	150	141				
New Listings	234	247	386	349	420	412	308	330				
Inventory	447	534	674	756	864	923	913	909				
Days on Market	62	48	45	52	52	47	48	56				
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300				
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	412,500				
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	483,320				
Index	209	210	210	211	210	210	210	208				

	Aug-17	Aug-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	12	13
\$200,000 - \$299,999	22	24	176	170
\$300,000 - \$349,999	27	20	206	171
\$350,000 - \$399,999	41	17	250	182
\$400,000 - \$449,999	19	13	130	106
\$450,000 - \$499,999	10	11	51	60
\$500,000 - \$549,999	7	9	49	44
\$550,000 - \$599,999	4	1	40	42
\$600,000 - \$649,999	5	6	47	47
\$650,000 - \$699,999	10	11	61	45
\$700,000 - \$799,999	14	14	134	128
\$800,000 - \$899,999	10	9	87	62
\$900,000 - \$999,999	3	1	32	30
\$1,000,000 - \$1,249,999	4	3	33	30
\$1,250,000 - \$1,499,999	-	-	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 +	-	-	-	-
	177	141	1,314	1,134

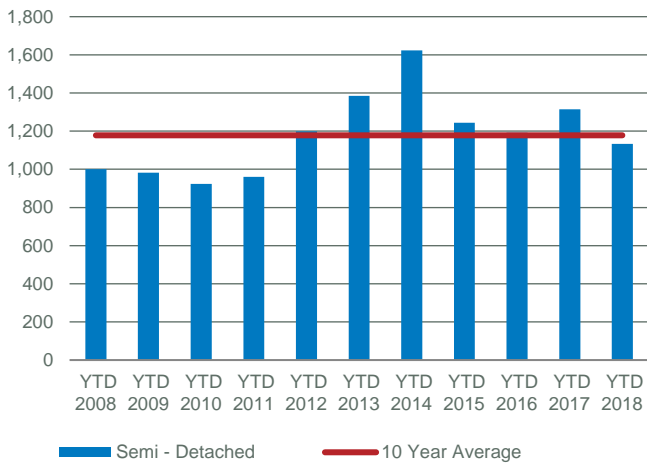
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

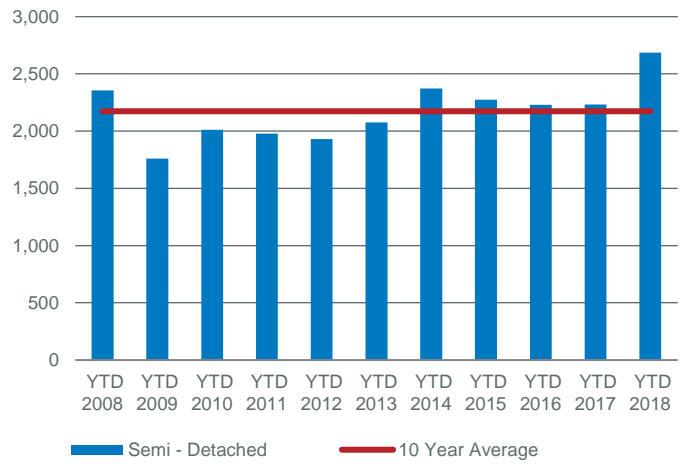
CITY OF CALGARY SEMI-DET. SALES

YTD AUGUST

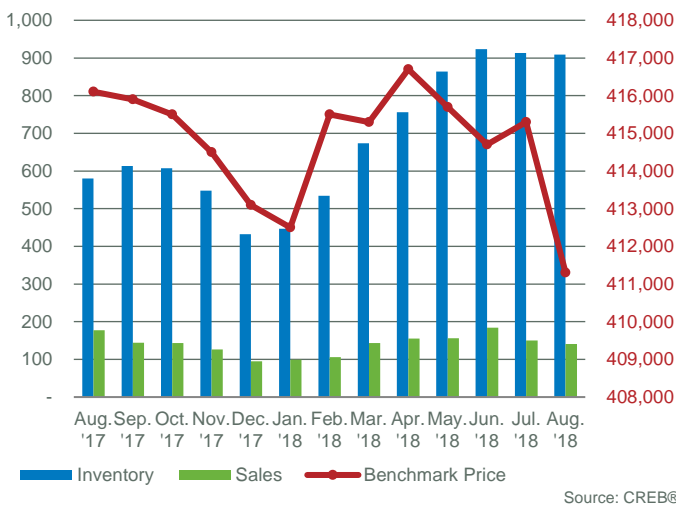


CITY OF CALGARY SEMI-DET. NEW LISTINGS

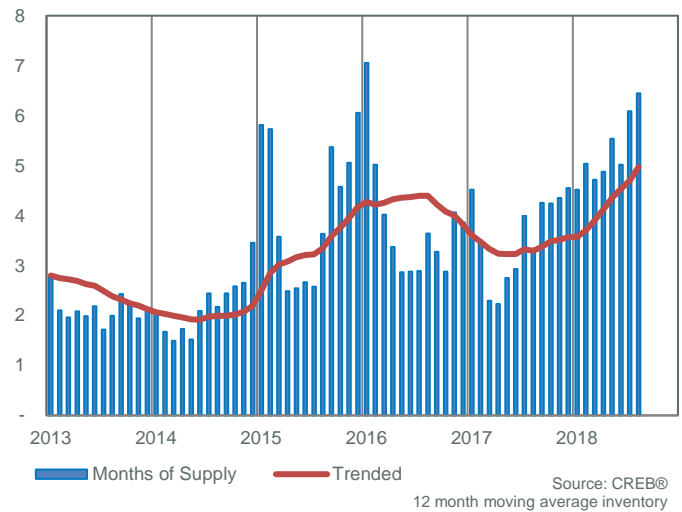
YTD AUGUST



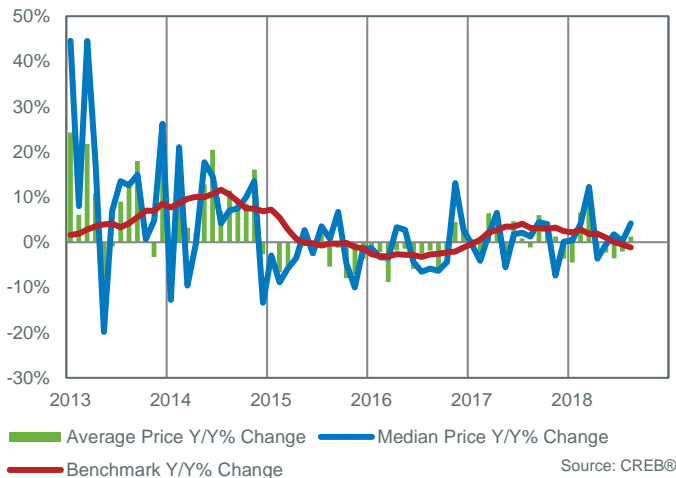
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



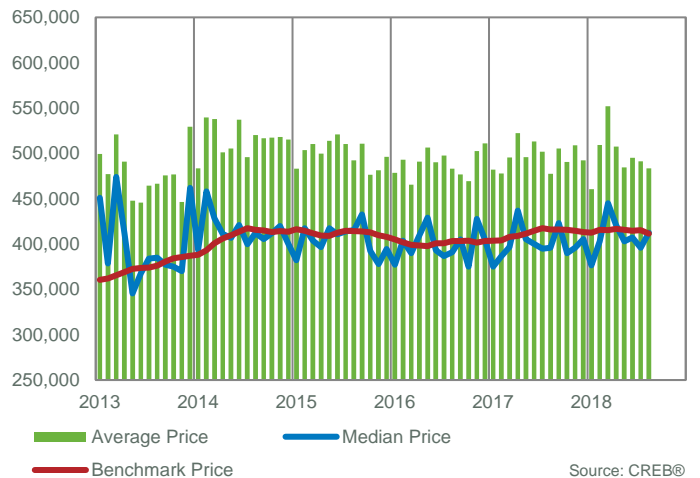
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



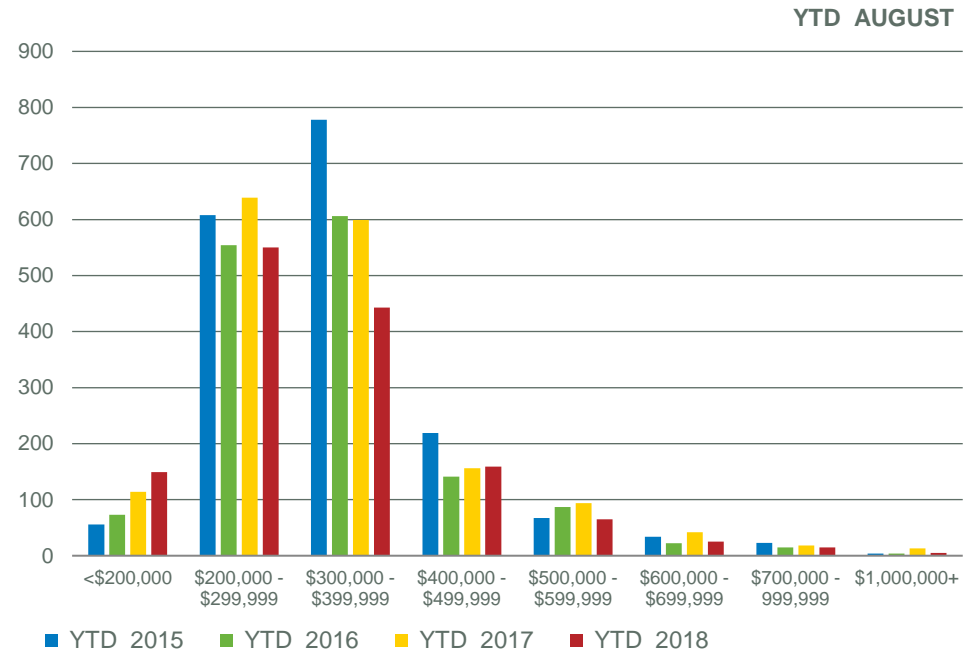
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
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	302,700	301,700	300,100	301,900	303,600	305,700	306,800	307,100	306,700	305,200	303,100	299,800
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	189	188	189	190	191	192	192	192	191	190	188
2018												
Sales	131	133	163	192	228	210	175	179				
New Listings	346	318	468	485	510	494	380	361				
Inventory	703	779	942	1,073	1,164	1,212	1,182	1,113				
Days on Market	69	62	61	54	50	54	59	60				
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700				
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000				
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800				
Index	186	185	187	188	190	189	188	186				

	Aug-17	Aug-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	19	23	114	149
\$200,000 - \$299,999	66	65	639	550
\$300,000 - \$349,999	41	40	402	296
\$350,000 - \$399,999	27	19	197	147
\$400,000 - \$449,999	11	11	90	100
\$450,000 - \$499,999	4	7	66	59
\$500,000 - \$549,999	5	3	59	32
\$550,000 - \$599,999	3	1	35	33
\$600,000 - \$649,999	2	4	29	17
\$650,000 - \$699,999	1	1	13	8
\$700,000 - \$799,999	3	3	11	10
\$800,000 - \$899,999	-	1	3	2
\$900,000 - \$999,999	2	-	4	3
\$1,000,000 - \$1,249,999	-	-	4	2
\$1,250,000 - \$1,499,999	2	1	7	1
\$1,500,000 - \$1,749,999	1	-	2	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 +	-	-	-	-
	187	179	1,675	1,411

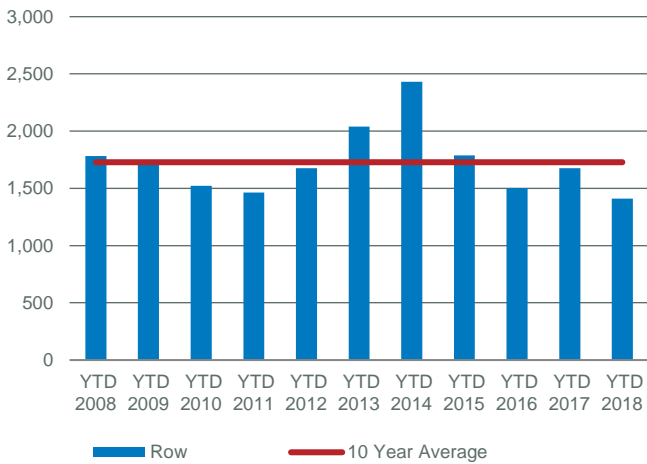
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

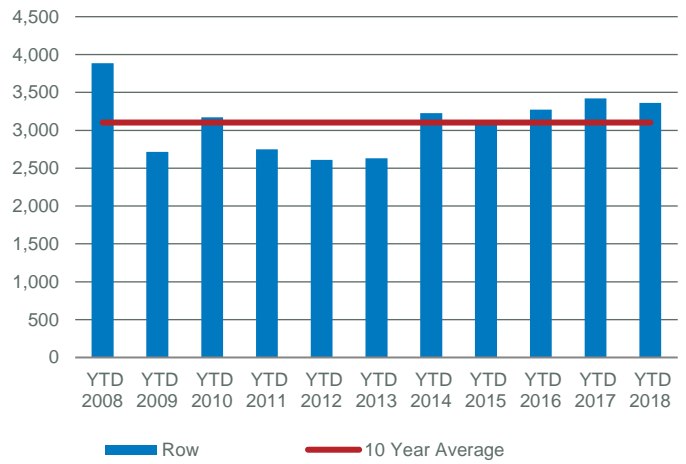
YTD AUGUST



Source: CREB®

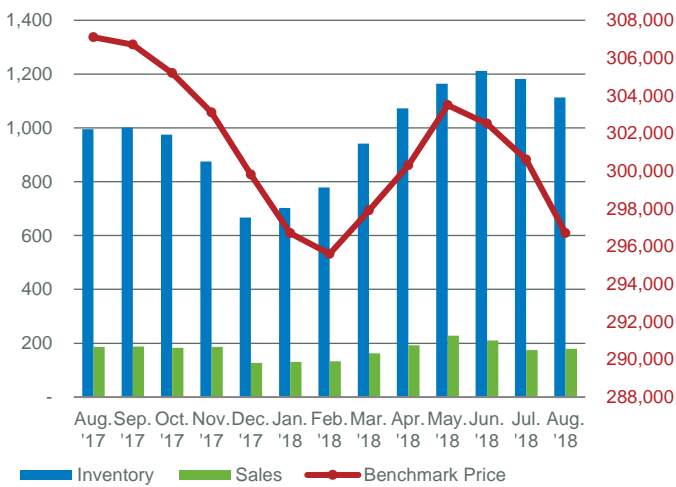
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



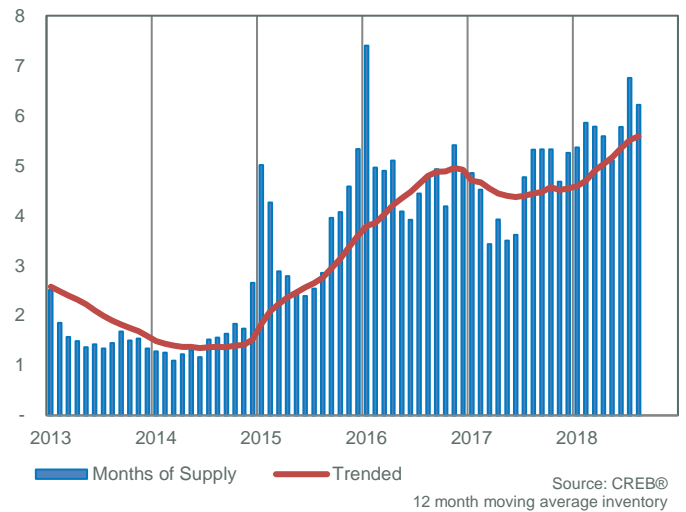
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



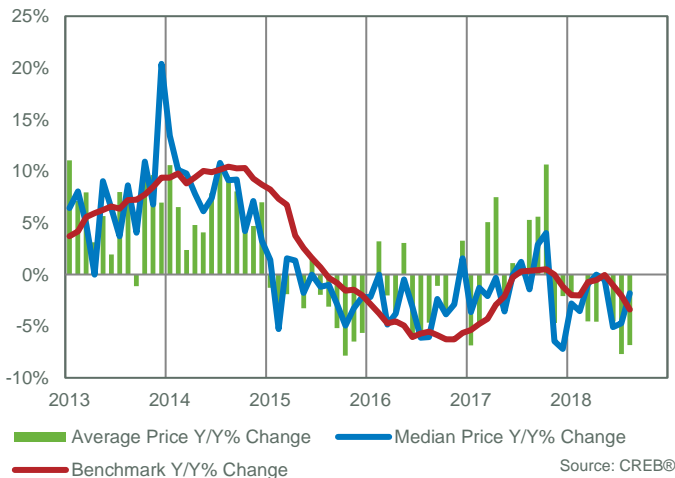
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



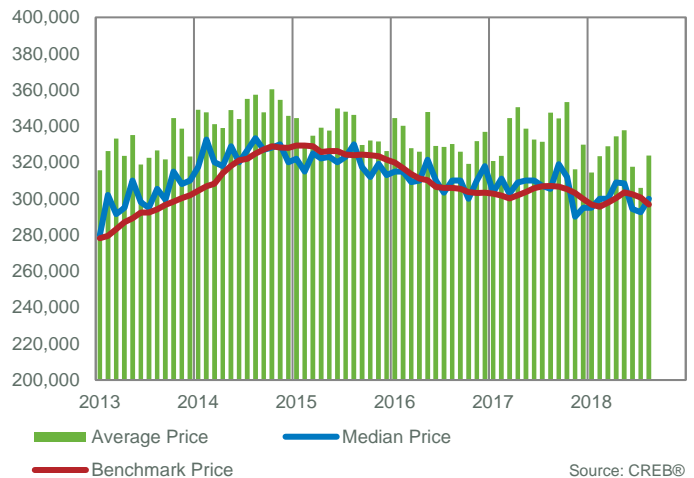
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

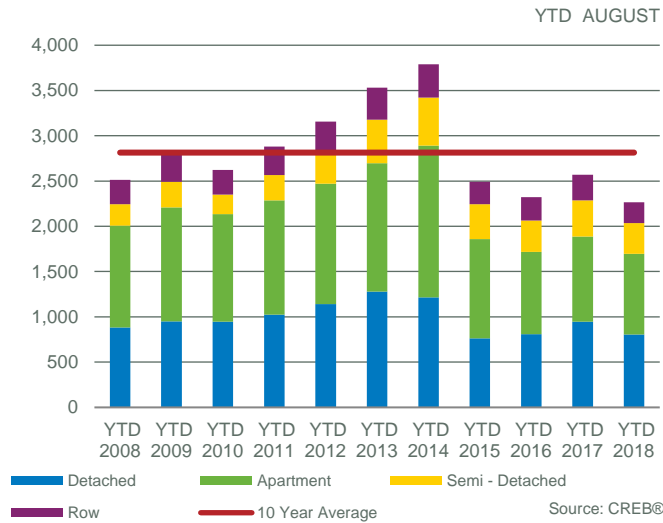
CITY OF CALGARY ROW PRICES



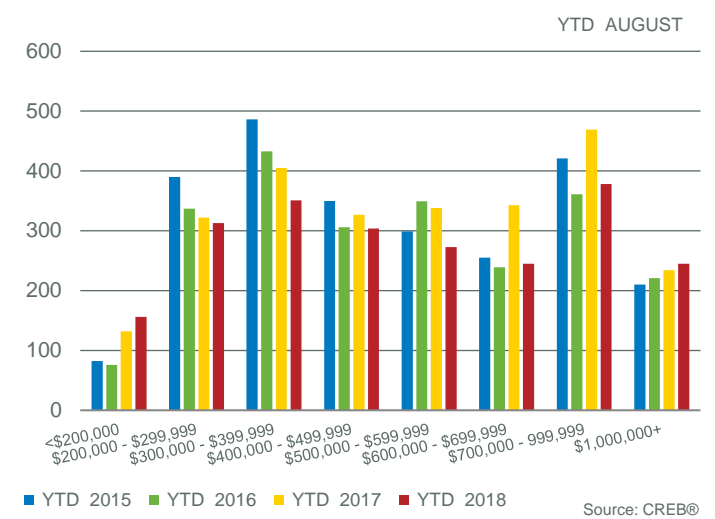
Source: CREB®

CITY CENTRE

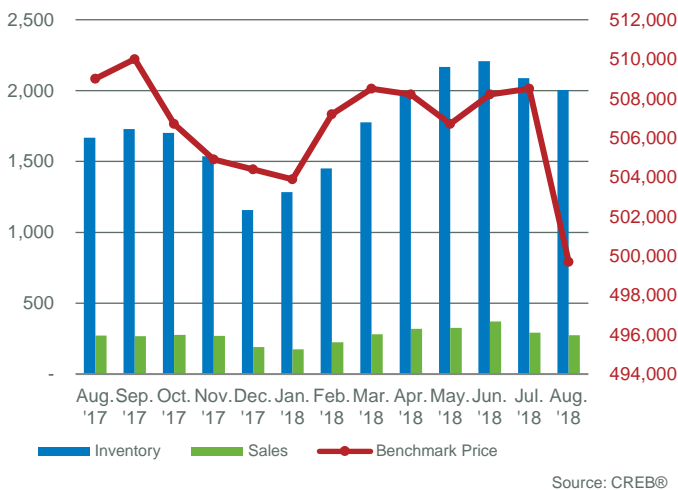
CITY CENTRE TOTAL SALES



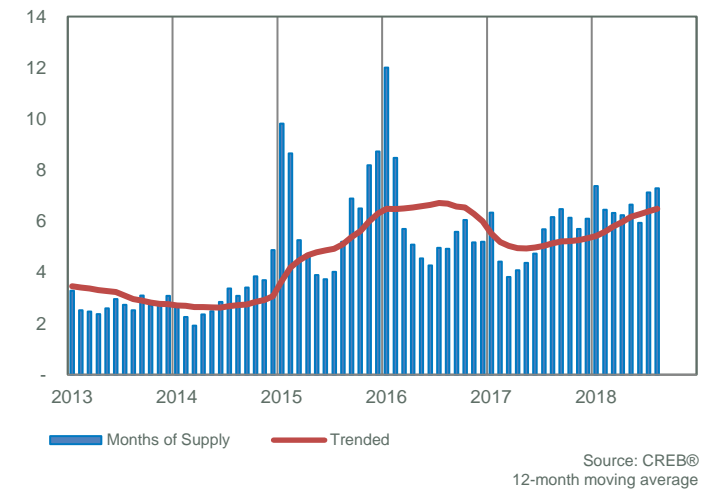
CITY CENTRE TOTAL SALES BY PRICE RANGE



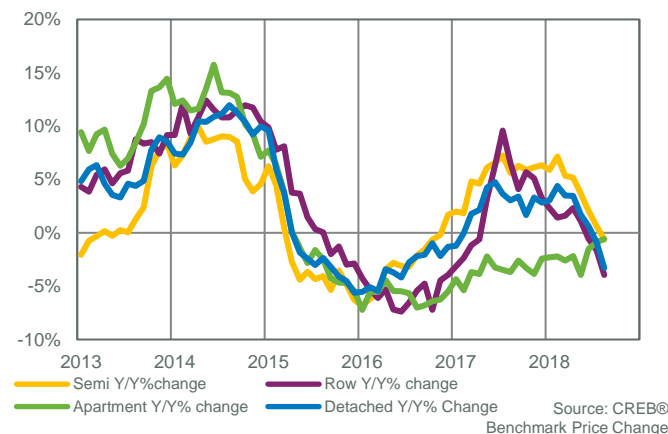
CITY CENTRE INVENTORY AND SALES



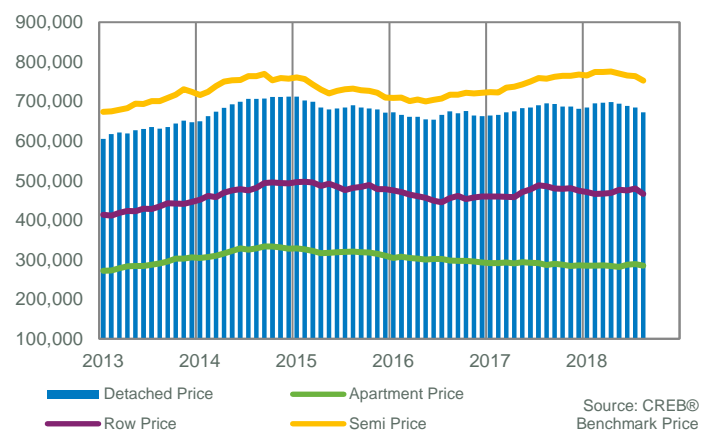
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

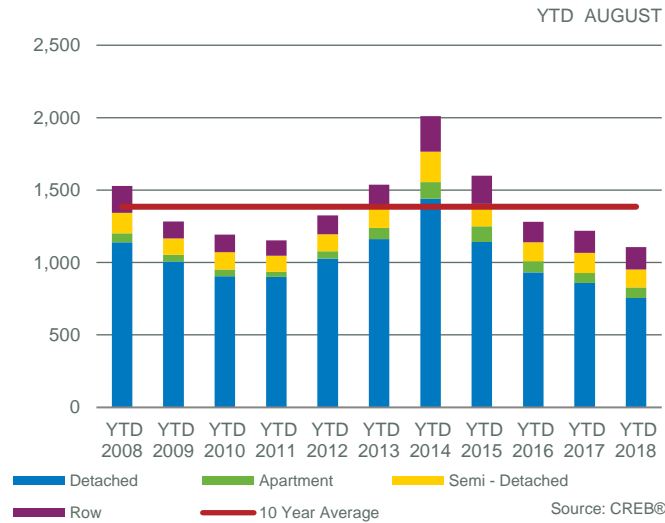


CITY CENTRE PRICES

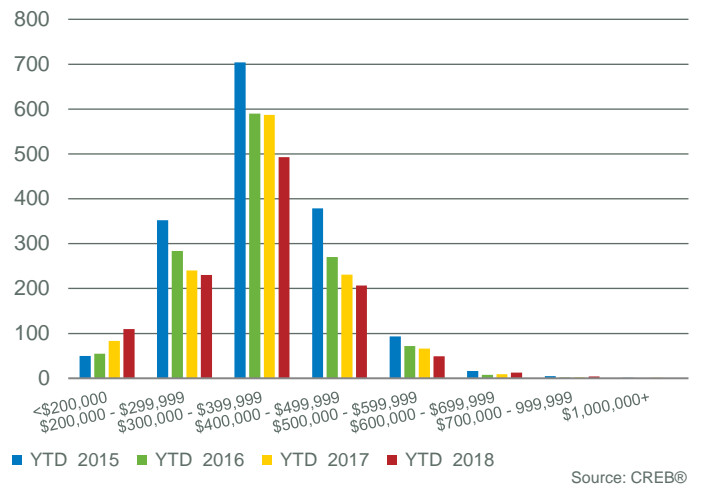


NORTHEAST

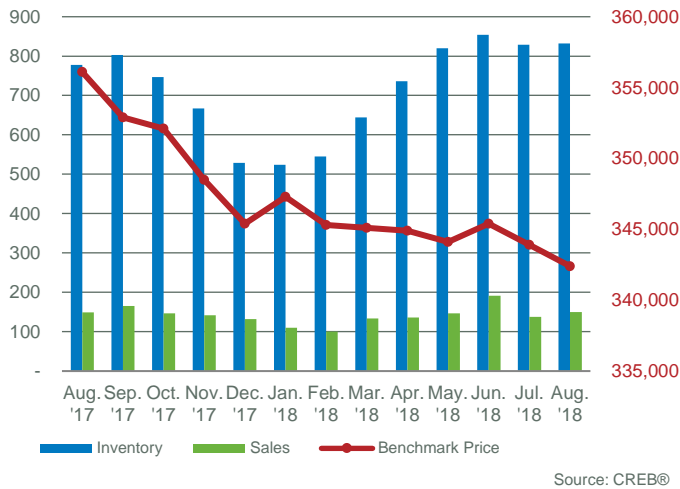
NORTHEAST TOTAL SALES



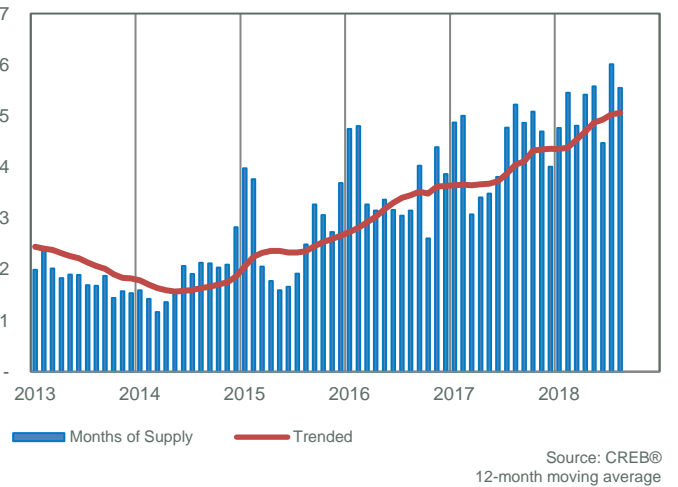
NORTHEAST TOTAL SALES BY PRICE RANGE



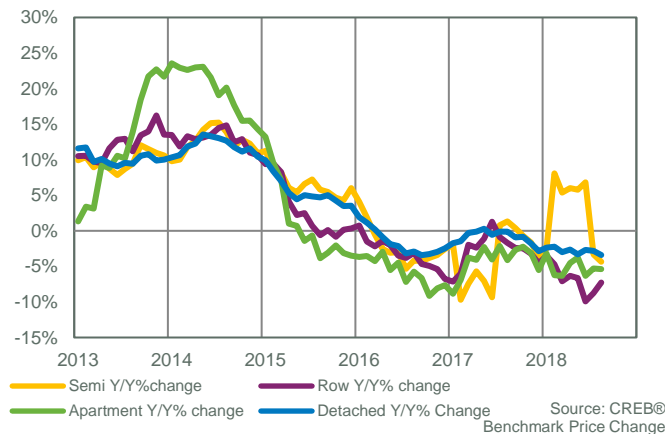
NORTHEAST INVENTORY AND SALES



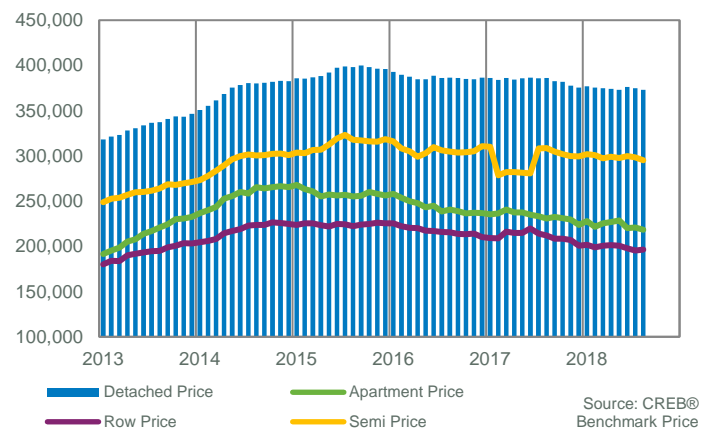
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

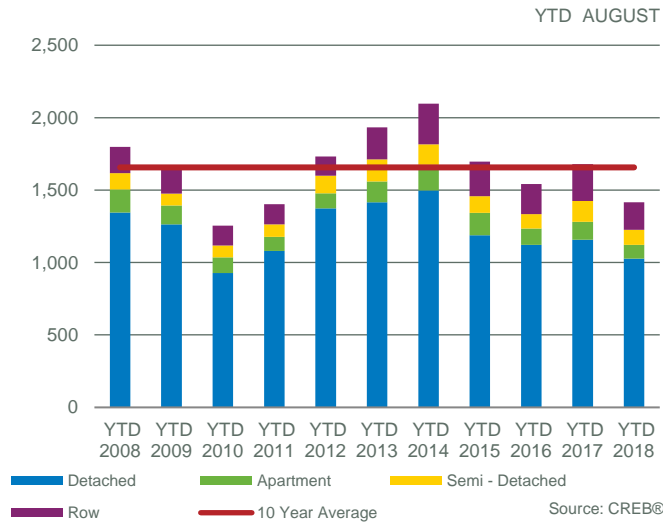


NORTHEAST PRICES

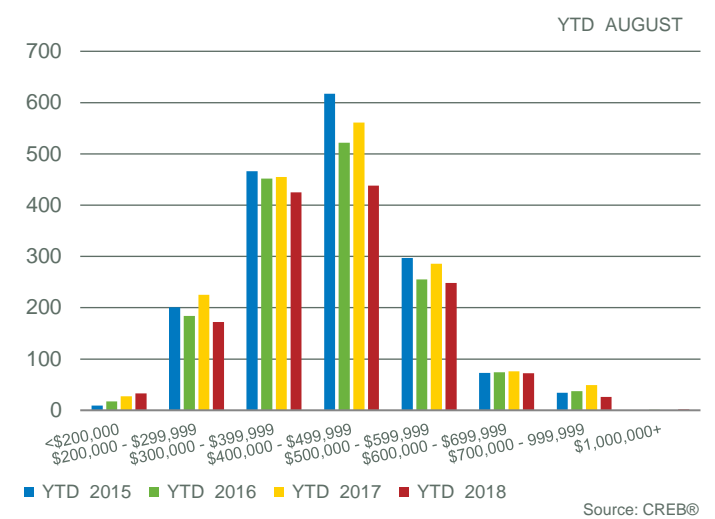


NORTH

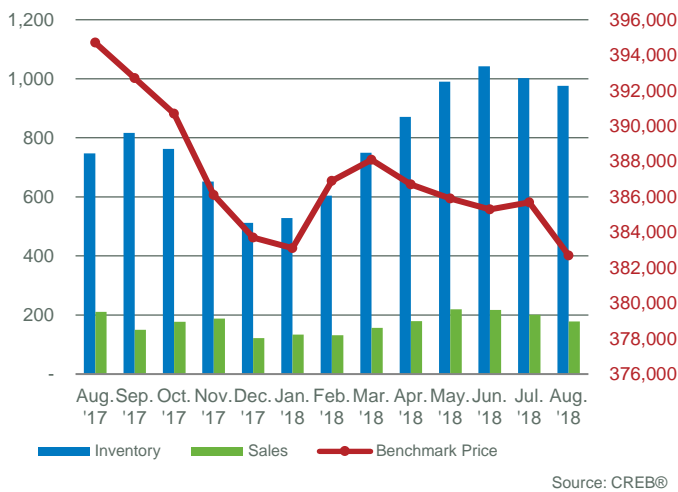
NORTH TOTAL SALES



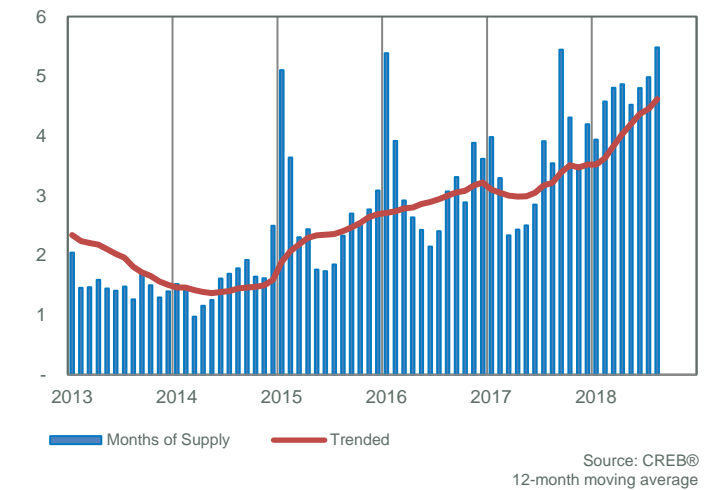
NORTH TOTAL SALES BY PRICE RANGE



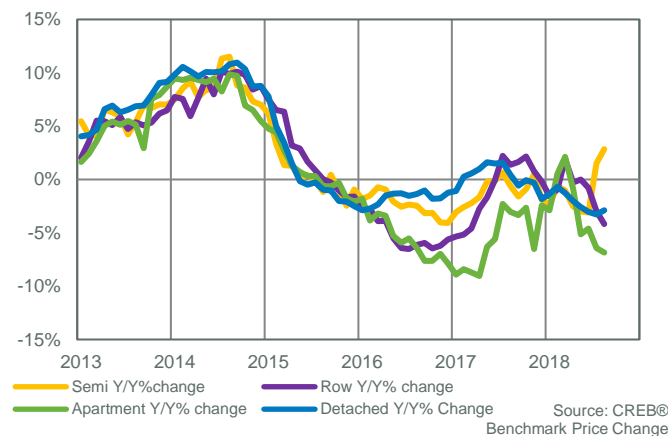
NORTH INVENTORY AND SALES



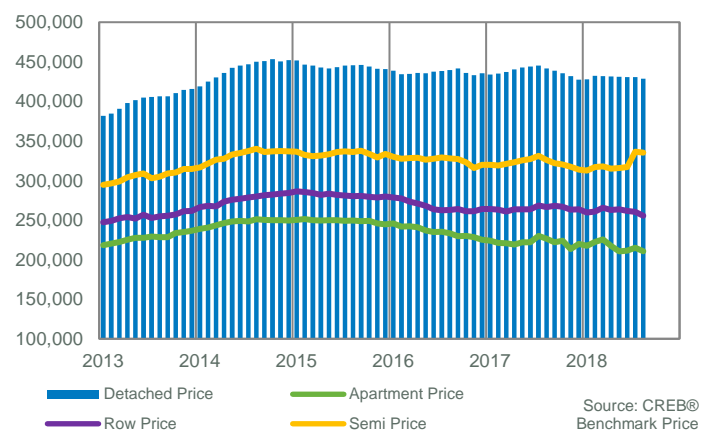
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

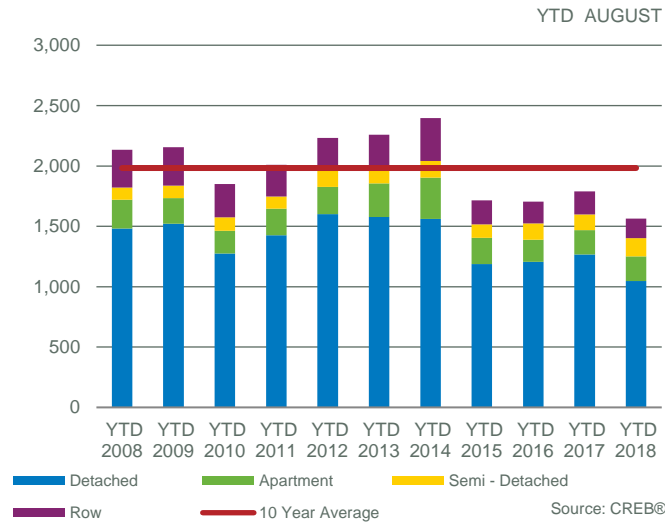


NORTH PRICES

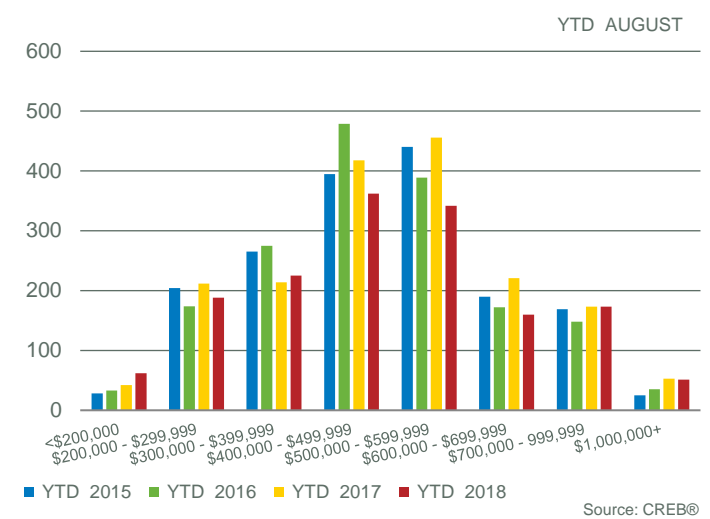


NORTHWEST

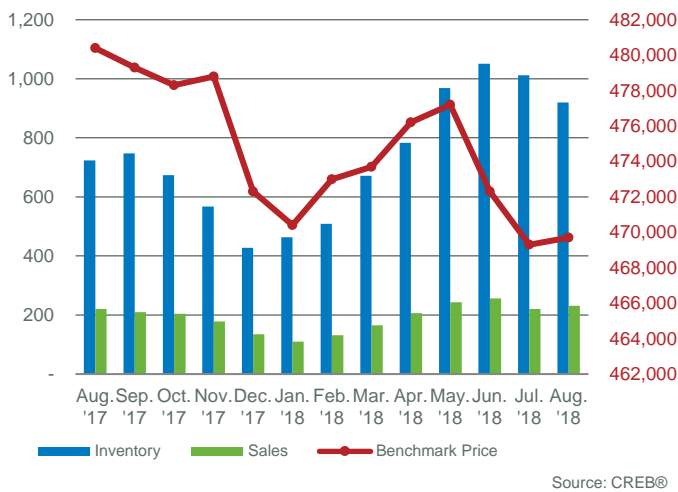
NORTHWEST TOTAL SALES



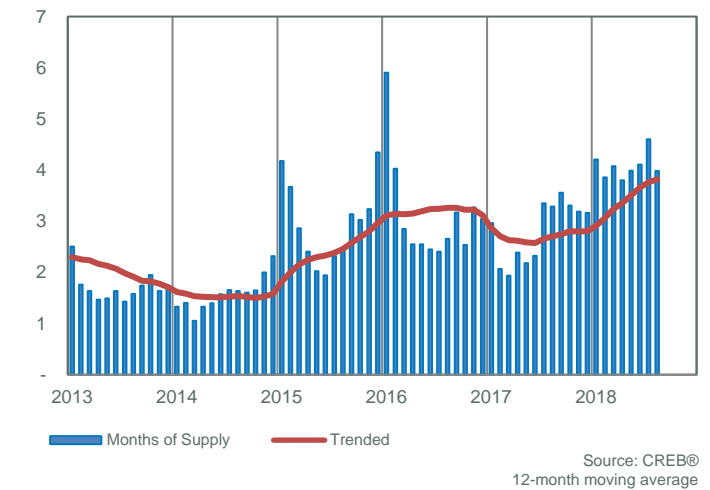
NORTHWEST TOTAL SALES BY PRICE RANGE



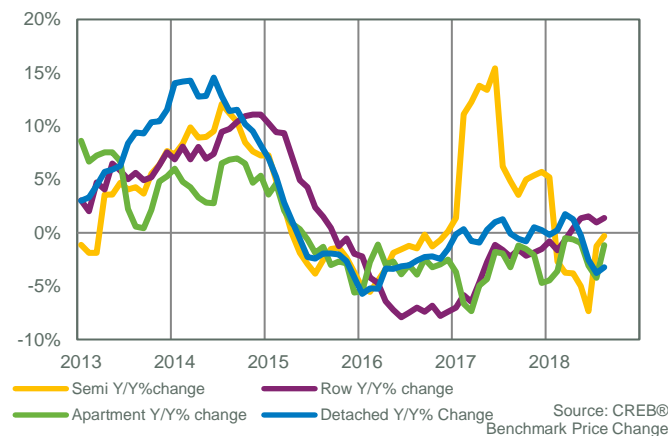
NORTHWEST INVENTORY AND SALES



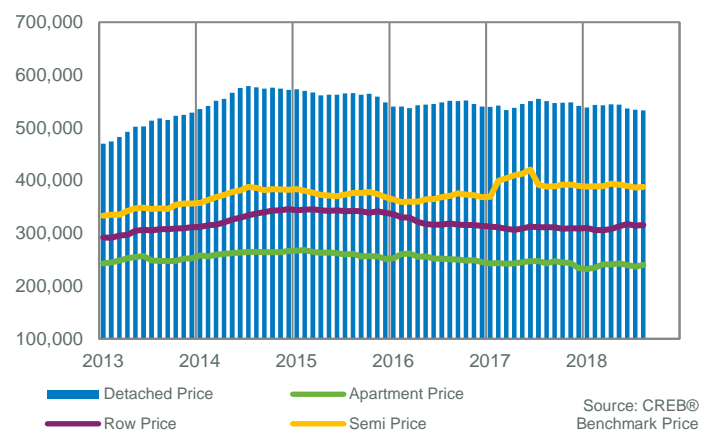
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

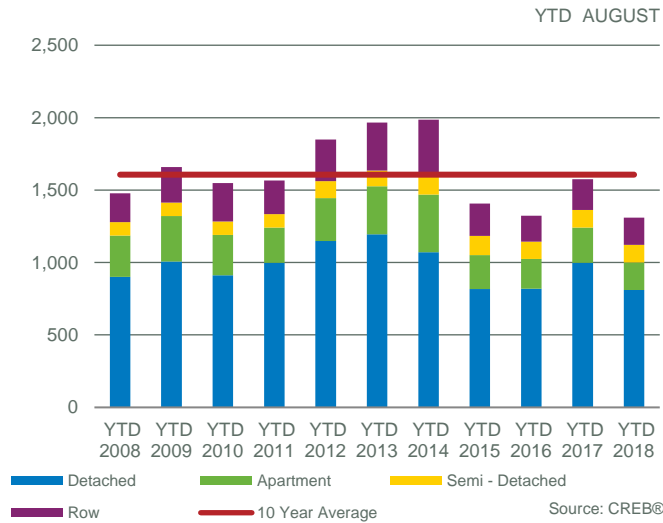


NORTHWEST PRICES

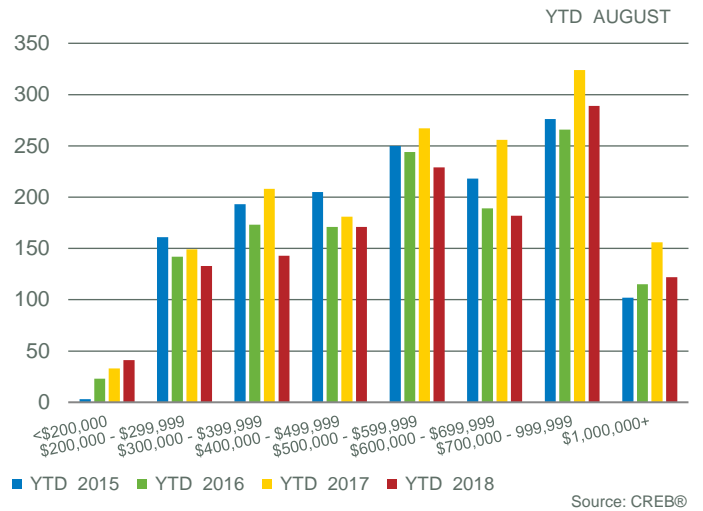


WEST

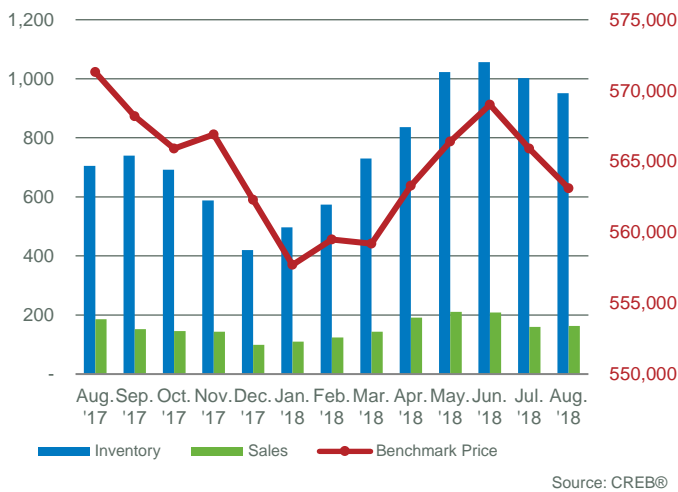
WEST TOTAL SALES



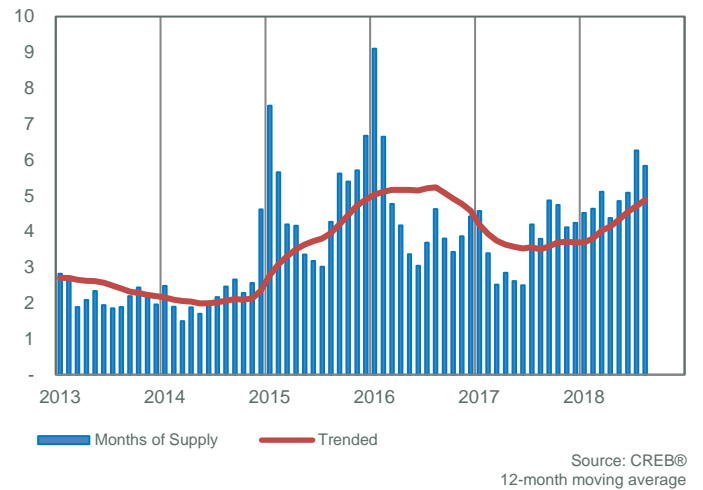
WEST TOTAL SALES BY PRICE RANGE



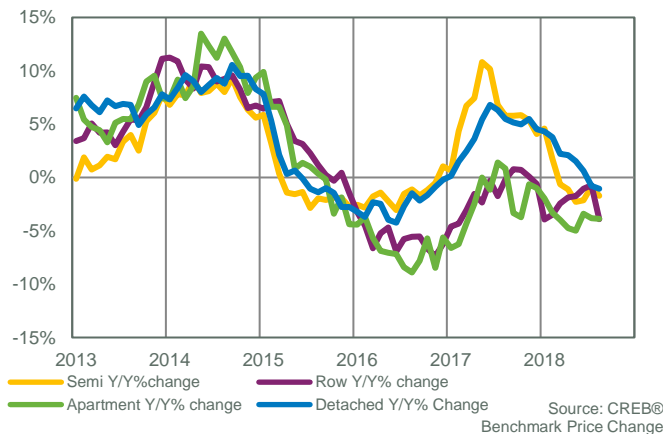
WEST INVENTORY AND SALES



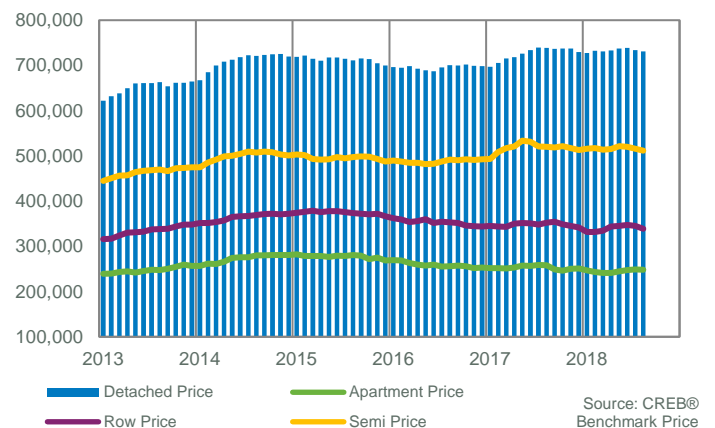
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

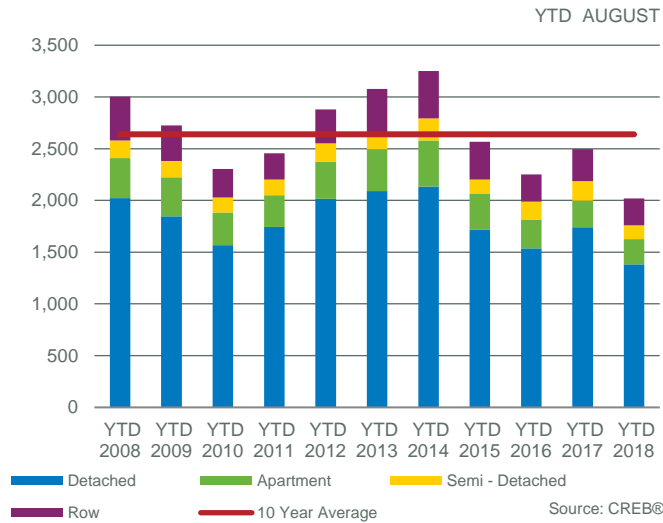


WEST PRICES

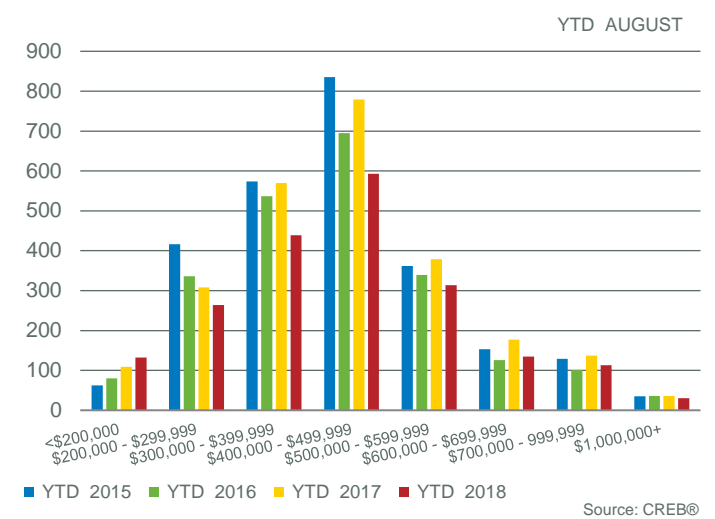


SOUTH

SOUTH TOTAL SALES



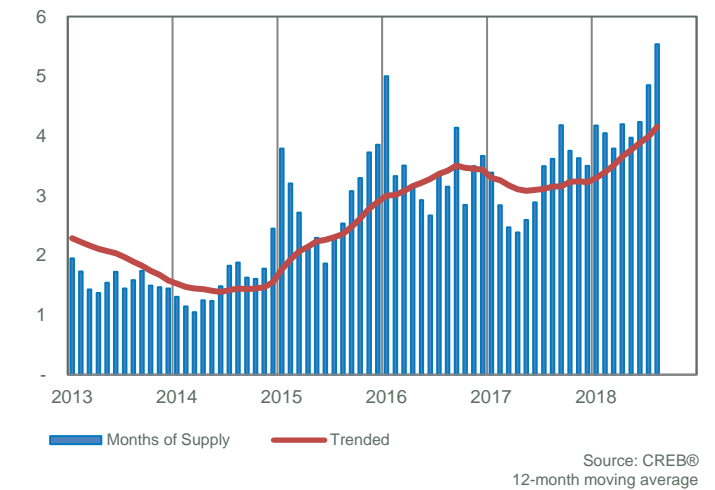
SOUTH TOTAL SALES BY PRICE RANGE



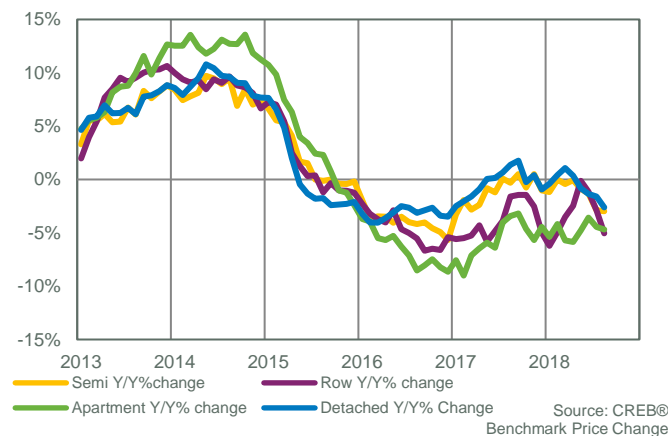
SOUTH INVENTORY AND SALES



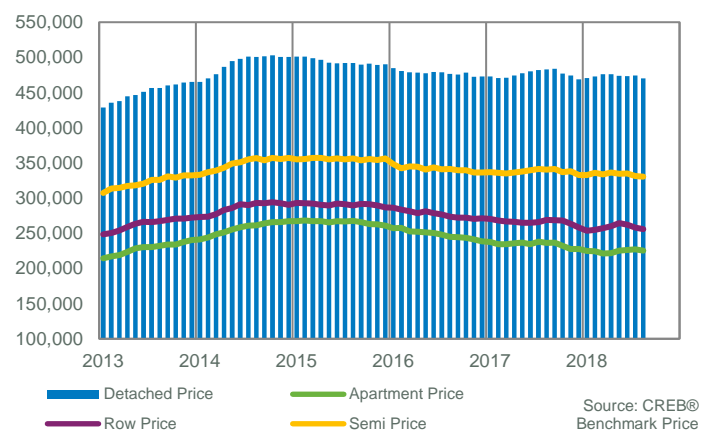
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

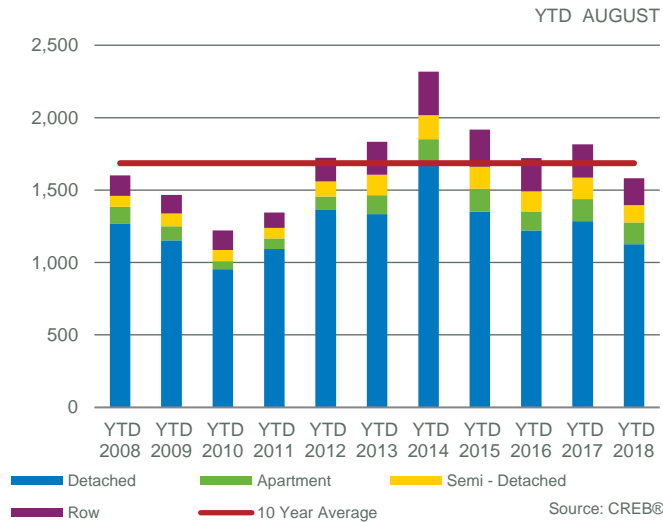


SOUTH PRICES

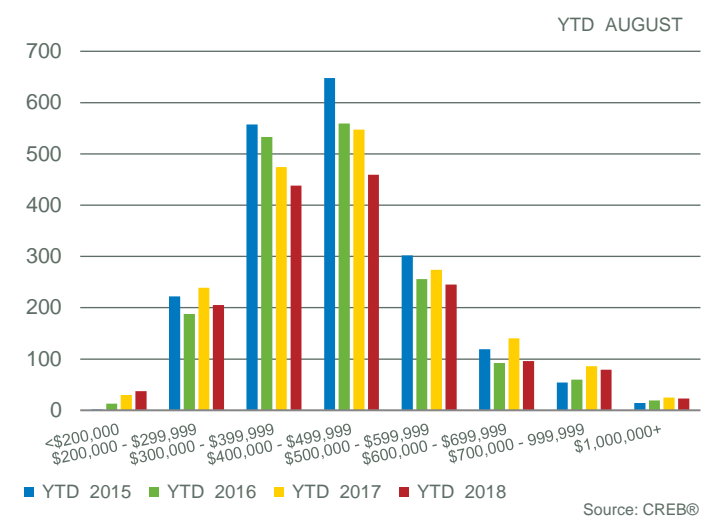


SOUTHEAST

SOUTHEAST TOTAL SALES



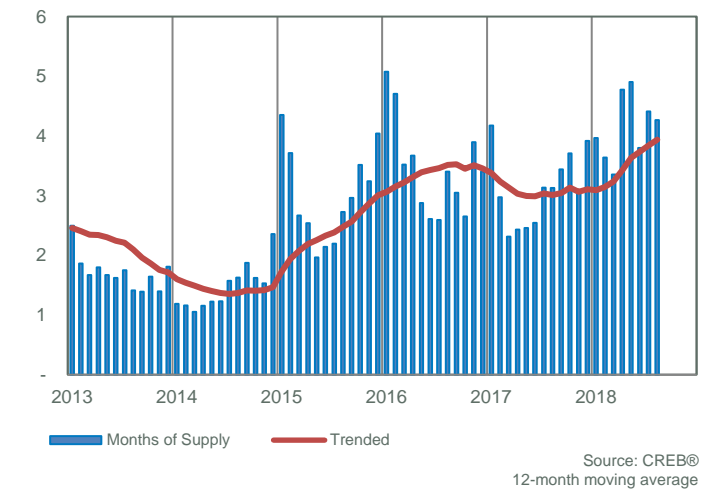
SOUTHEAST TOTAL SALES BY PRICE RANGE



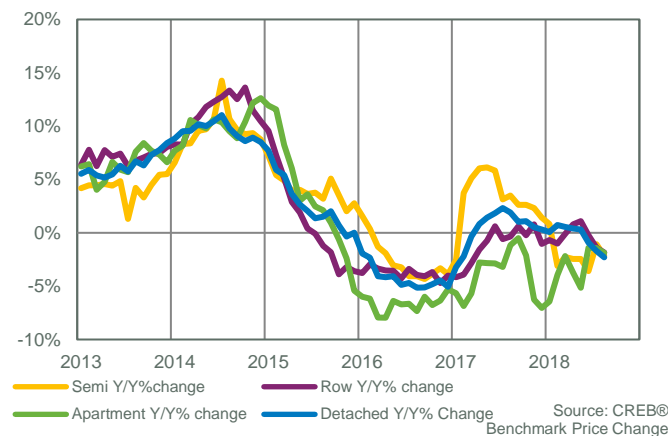
SOUTHEAST INVENTORY AND SALES



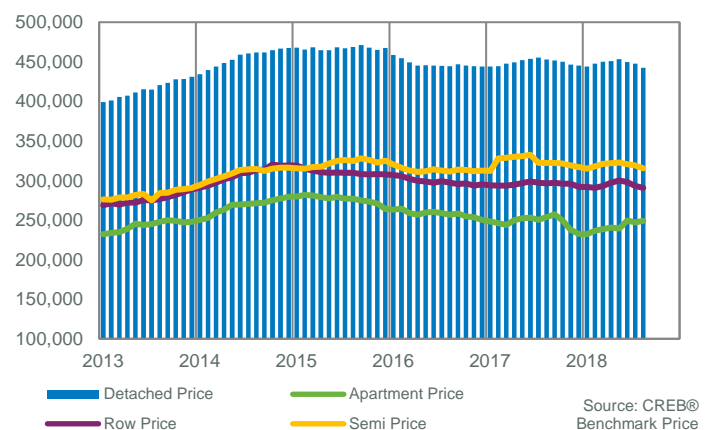
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

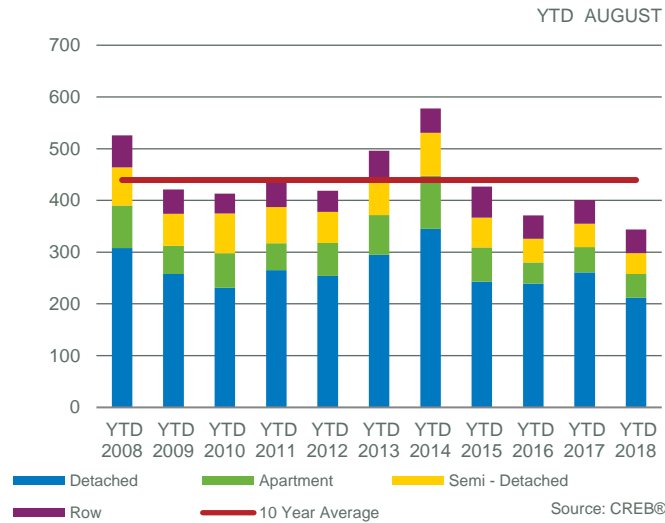


SOUTHEAST PRICES

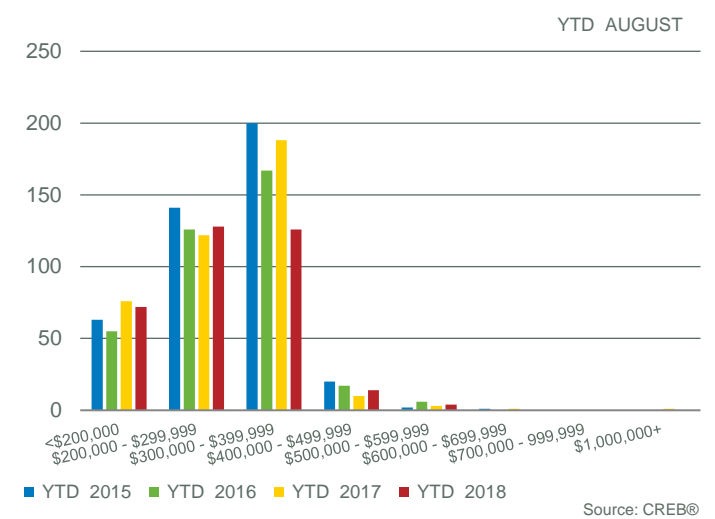


EAST

EAST TOTAL SALES



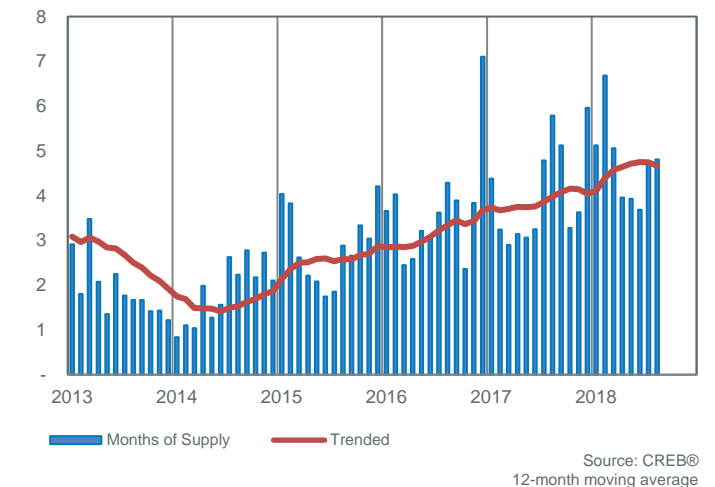
EAST TOTAL SALES BY PRICE RANGE



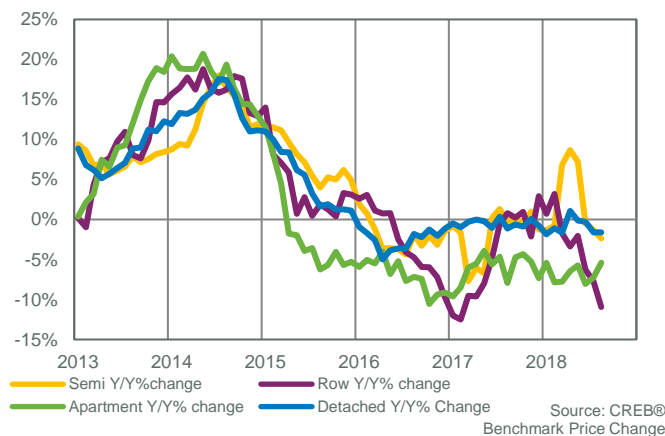
EAST INVENTORY AND SALES



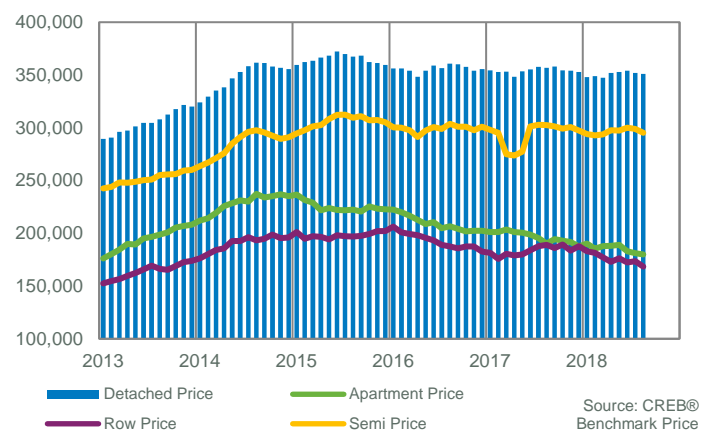
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



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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