



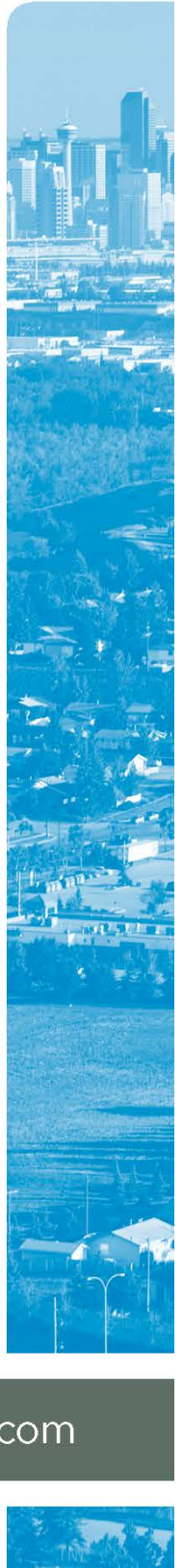
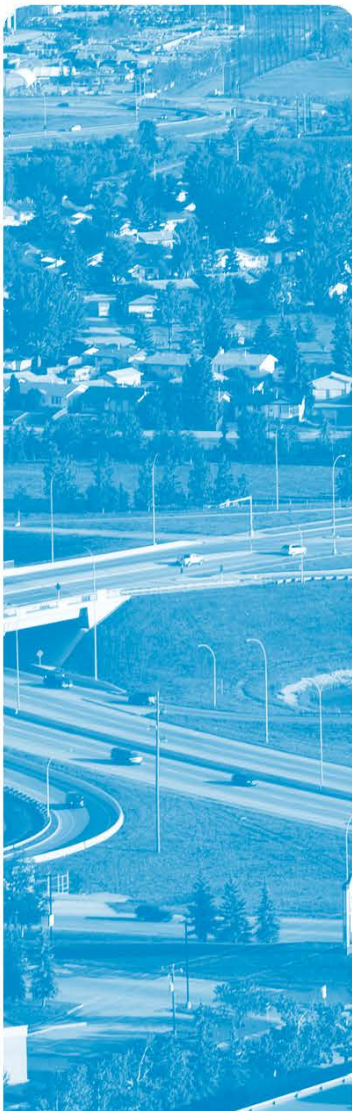
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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2018



creb.com

Persistent buyers' market continues

City of Calgary, October 1, 2018 – With no change in the economic climate, Calgary's sales activity totaled 1,273 units in September, a 13 per cent decline over the previous year and well below long-term averages. There was a pullback in sales across all product types, most notably the detached market.

"Calgary's economy continues to struggle with unemployment, which rose again last month to over eight per cent. Concerns in the employment market, higher lending rates and shaken confidence are weighing on housing demand," said CREB® chief economist Ann-Marie Lurie.

"At the same time, supply levels continue to remain high, resulting in persistent oversupply and price declines."

Inventories totaled 7,941 units, pushing the months of supply to 6.25. This continuation in oversupply is placing downward pressure on prices. The unadjusted citywide benchmark price totaled \$428,700 in September. This is nearly one per cent below last month and three per cent below last year's levels.

"This is the new normal of Calgary's real estate," said CREB® president Tom Westcott.

"Some potential buyers may want to take advantage of the market conditions, but they face difficulties selling their existing home based on their expectations. This prevents them from purchasing something else."

September sales have dipped, but third quarter figures generally point towards a slower decline in sales and some easing in new listings growth. This was not enough to impact inventory levels this quarter.

The Calgary economy continues to struggle, but there are some signs of improvement in the rental market, which could contribute to a slow reduction in overall housing supply.

HOUSING MARKET FACTS

Detached

- Year-to-date sales eased to 7,945 units, over 20 per cent below the 10-year average. Sales eased across all price ranges, except properties under \$300,000, which posted a modest gain.
- Easing sales were met with some adjustments in new listings in September. However, inventories remain elevated and are higher than long-term averages in most districts.
- Months of supply rose to 5.5 months in September and continue to weigh on housing prices across all districts.
- Detached benchmark prices totaled \$493,100 in September. This is a 0.8 per cent decline over last month and three per cent below the previous year.
- Prices have trended down in most districts in September. However, on a year-to-date basis, benchmark prices remain above last year in both the City Centre and West districts.

Apartment

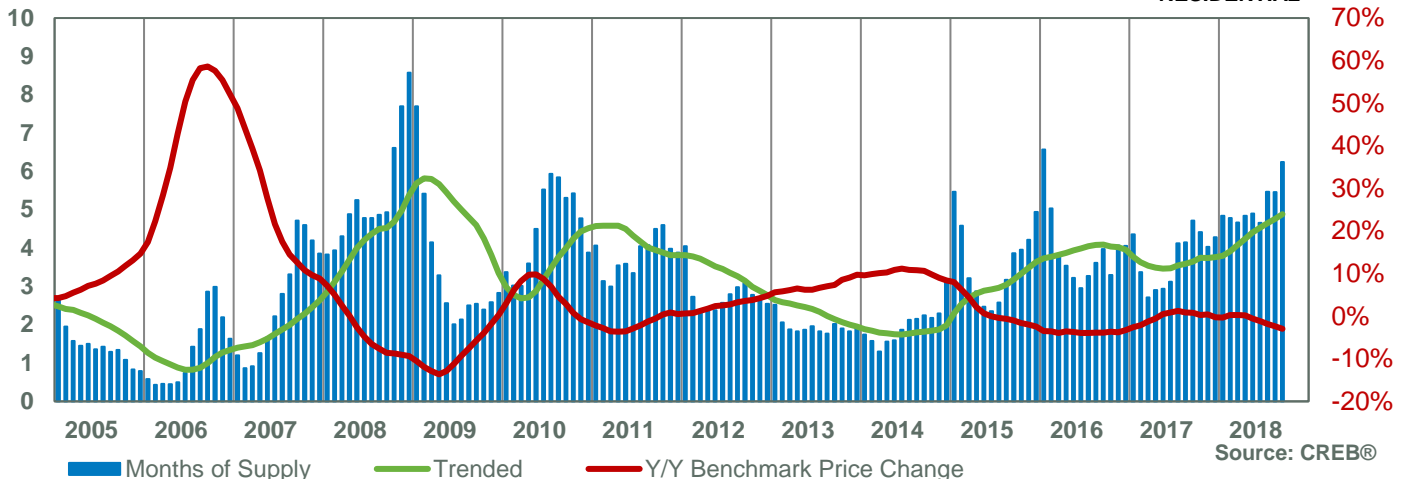
- The apartment sector has seen the slowest decline in sales at six per cent so far this year. Like the detached sector, activity remains over 20 per cent below long-term averages, totaling 2,104 sales.
- For the fourth month in a row, new listings have generally trended lower than levels recorded last year. This has helped reduce some of the inventory in the market compared to the previous year.
- However, even with some reductions in inventory levels, the market continues to remain firmly in buyer's territory when compared to the reduction in sales.
- With more supply than demand, benchmark prices for apartment condominium continued to ease in September, declining by 0.4 per cent over last month and 2.7 per cent compared to last year.

Attached

- The attached sector has recorded year-to-date sales of 2,814. This is 15 per cent below last year and 14 per cent below long-term averages.
- With no significant reduction in new listings, inventory levels remained elevated, pushing up months of supply to over seven months.
- Elevated levels of supply compared to demand persisted for both row and semi-detached product types. Like all other sectors, the oversupply has weighed on prices across all districts, except the City Centre, North East and East.
- While September semi-detached benchmark prices eased, year-to-date prices remained just above last year's levels. The recent oversupply has eroded some of the steps made toward price recovery last year.
- Row benchmark prices have averaged \$298,667 this year, nearly two per cent below last year and nine per cent below previous highs. Despite the citywide pullback, row prices have remained relatively stable in the City Centre, North West and South East districts.

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Sep. 2018

	Sep-17	Sep-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	919	792	-13.82%	9,434	7,945	-15.78%
Total Sales Volume	\$511,389,234	\$432,012,724	-15.52%	\$5,313,866,317	\$4,484,400,859	-15.61%
New Listings	1,870	1,785	-4.55%	15,814	16,760	5.98%
Inventory	3,494	4,348	24.44%	2,773	3,788	36.62%
Months of Supply	3.80	5.49	44.40%	2.65	4.29	62.22%
Sales to New Listings Ratio	49.14%	44.37%	-4.77%	59.66%	47.40%	-12.25%
Sales to List Price Ratio	97.38%	97.61%	0.23%	97.61%	97.16%	-0.45%
Days on Market	42	58	39.75%	36	45	25.00%
Benchmark Price	\$508,200	\$493,100	-2.97%	\$504,633	\$500,433	-0.83%
Median Price	\$482,500	\$471,750	-2.23%	\$497,500	\$490,000	-1.51%
Average Price	\$556,463	\$545,471	-1.98%	\$563,268	\$564,431	0.21%
Index	209	203	-2.97%	207	206	-0.83%
APARTMENT						
Total Sales	209	211	0.96%	2,243	2,103	-6.24%
Total Sales Volume	\$59,313,268	\$63,479,928	7.02%	\$664,049,522	\$620,569,535	-6.55%
New Listings	629	562	-10.65%	6,007	5,662	-5.74%
Inventory	1,774	1,620	-8.68%	1,655	1,683	1.69%
Months of Supply	8.49	7.68	-9.55%	6.64	7.20	8.45%
Sales to New Listings Ratio	33.23%	37.54%	4.32%	37.34%	37.14%	-0.20%
Sales to List Price Ratio	96.66%	96.07%	-0.59%	96.51%	96.15%	-0.37%
Days on Market	56	66	16.42%	57	64	12.28%
Benchmark Price	\$264,300	\$257,200	-2.69%	\$265,244	\$257,578	-2.89%
Median Price	\$247,500	\$249,500	0.81%	\$260,000	\$255,000	-1.92%
Average Price	\$283,796	\$300,853	6.01%	\$296,054	\$295,088	-0.33%
Index	183	178	-2.68%	183	178	-2.90%
ATTACHED						
Total Sales	332	269	-18.98%	3,321	2,814	-15.27%
Total Sales Volume	\$137,457,494	\$102,459,719	-25.46%	\$1,356,797,302	\$1,125,365,415	-17.06%
New Listings	764	741	-3.01%	6,418	6,791	5.81%
Inventory	1,614	1,979	22.61%	1,387	1,797	29.52%
Months of Supply	4.86	7.36	51.33%	3.76	5.75	52.86%
Sales to New Listings Ratio	43.46%	36.30%	-7.15%	51.75%	41.44%	-10.31%
Sales to List Price Ratio	97.37%	96.78%	-0.59%	97.36%	97.20%	-0.15%
Days on Market	49	59	21.66%	48	55	14.58%
Benchmark Price	\$336,000	\$324,700	-3.36%	\$332,544	\$329,900	-0.80%
Median Price	\$350,000	\$336,000	-4.00%	\$345,000	\$340,000	-1.45%
Average Price	\$414,029	\$380,891	-8.00%	\$408,551	\$399,917	-2.11%
Index	199	192	-3.38%	196	195	-0.80%
CITY OF CALGARY						
Total Sales	1,460	1,272	-12.88%	14,998	12,862	-14.24%
Total Sales Volume	\$708,159,996	\$597,952,371	-15.56%	\$7,334,713,141	\$6,230,335,810	-15.06%
New Listings	3,263	3,088	-5.36%	28,239	29,213	3.45%
Inventory	6,882	7,947	15.48%	5,815	7,267	24.98%
Months of Supply	4.71	6.25	32.54%	3.49	5.09	45.74%
Sales to New Listings Ratio	44.74%	41.19%	-3.55%	53.11%	44.03%	-9.08%
Sales to List Price Ratio	97.32%	97.30%	-0.02%	97.46%	97.07%	-0.40%
Days on Market	45	60	31.54%	42	50	19.05%
Benchmark Price	\$441,800	\$428,700	-2.97%	\$438,556	\$434,344	-0.96%
Median Price	\$423,000	\$414,500	-2.01%	\$436,000	\$425,700	-2.36%
Average Price	\$485,041	\$470,088	-3.08%	\$489,046	\$484,399	-0.95%
Index	203	197	-2.95%	202	200	-0.96%

For a list of definitions, see page 26.

Sep. 2018

	Sep-17	Sep-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	144	123	-14.58%	1,458	1,257	-13.79%
Total Sales Volume	\$72,750,300	\$55,208,442	-24.11%	\$727,102,274	\$620,880,456	-14.61%
Share of Sales with Condo Title	22.92%	15.45%	-7.47%	16.22%	16.26%	0.04%
New Listings	320	332	3.75%	2,553	3,013	18.02%
Inventory	612	872	42.48%	508	762	50.02%
Months of Supply	4.25	7.09	66.81%	3.14	5.46	74.01%
Sales to New Listings Ratio	45.00%	37.05%	-7.95%	57.11%	41.72%	-15.39%
Sales to List Price Ratio	97.51%	97.26%	-0.24%	97.51%	97.37%	-0.14%
Days on Market	44	56	26.26%	44	51	15.91%
Benchmark Price	\$415,900	\$407,400	-2.04%	\$411,100	\$413,822	0.66%
Median Price	\$423,000	\$371,500	-12.17%	\$405,000	\$404,000	-0.25%
Average Price	\$505,210	\$448,849	-11.16%	\$498,698	\$493,938	-0.95%
Index	210	206	-2.05%	208	209	0.66%
CITY OF CALGARY ROW						
Total Sales	188	146	-22.34%	1,863	1,557	-16.43%
Total Sales Volume	\$64,707,194	\$47,251,277	-26.98%	\$629,695,028	\$504,484,959	-19.88%
Share of Sales with Condo Title	94.15%	93.15%	-1.00%	94.96%	93.37%	-1.59%
New Listings	444	409	-7.88%	3,865	3,778	-2.25%
Inventory	1,001	1,107	10.59%	879	1,029	17.03%
Months of Supply	5.32	7.58	42.40%	4.25	5.95	40.03%
Sales to New Listings Ratio	42.34%	35.70%	-6.65%	48.20%	41.21%	-6.99%
Sales to List Price Ratio	97.21%	96.22%	-0.99%	97.18%	96.99%	-0.19%
Days on Market	52	62	19.18%	51	58	13.73%
Benchmark Price	\$306,700	\$294,200	-4.08%	\$304,033	\$298,667	-1.77%
Median Price	\$319,000	\$299,000	-6.27%	\$310,000	\$300,000	-3.23%
Average Price	\$344,187	\$323,639	-5.97%	\$338,001	\$324,011	-4.14%
Index	192	184	-4.06%	190	187	-1.76%
CITY OF CALGARY ATTACHED						
Total Sales	332	269	-18.98%	3,321	2,814	-15.27%
Total Sales Volume	\$137,457,494	\$102,459,719	-25.46%	\$1,356,797,302	\$1,125,365,415	-17.06%
Share of Sales with Condo Title	63.25%	57.62%	-8.90%	60.53%	58.91%	-2.68%
New Listings	764	741	-3.01%	6,418	6,791	5.81%
Inventory	1,614	1,979	22.61%	1,387	1,797	29.52%
Months of Supply	4.86	7.36	51.33%	3.76	5.75	52.86%
Sales to New Listings Ratio	43.46%	36.30%	-7.15%	51.75%	41.44%	-10.31%
Sales to List Price Ratio	97.37%	96.78%	-0.59%	97.36%	97.20%	-0.15%
Days on Market	49	59	21.66%	48	55	14.58%
Benchmark Price	\$336,000	\$324,700	-3.36%	\$332,544	\$329,900	-0.80%
Median Price	\$350,000	\$336,000	-4.00%	\$345,000	\$340,000	-1.45%
Average Price	\$414,029	\$380,891	-8.00%	\$408,551	\$399,917	-2.11%
Index	199	192	-3.38%	196	195	-0.80%

For a list of definitions, see page 26.

September 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	82	243	33.74%	611	7.45	\$672,400	-2.97%	0.00%
North East	103	187	55.08%	472	4.58	\$367,900	-3.87%	-1.34%
North	108	219	49.32%	622	5.76	\$425,800	-2.98%	-0.68%
North West	123	254	48.43%	573	4.66	\$527,000	-3.67%	-1.07%
West	89	242	36.78%	519	5.83	\$716,500	-2.70%	-2.01%
South	151	373	40.48%	865	5.73	\$468,600	-3.14%	-0.36%
South East	115	221	52.04%	574	4.99	\$439,500	-2.68%	-0.68%
East	21	49	42.86%	112	5.33	\$350,100	-2.18%	-0.26%
TOTAL CITY	792	1,785	44.37%	4,348	5.49	\$493,100	-2.97%	-0.78%
Apartment								
City Centre	100	297	33.67%	844	8.44	\$282,700	-2.32%	-0.84%
North East	8	27	29.63%	76	9.50	\$228,600	-1.64%	4.77%
North	11	27	40.74%	77	7.00	\$207,800	-6.44%	-1.38%
North West	17	50	34.00%	124	7.29	\$243,800	-1.26%	1.58%
West	18	62	29.03%	181	10.06	\$242,800	-2.45%	-2.06%
South	33	62	53.23%	170	5.15	\$226,700	-4.22%	0.67%
South East	18	31	58.06%	110	6.11	\$245,000	-4.67%	-1.61%
East	6	7	85.71%	38	6.33	\$188,100	-3.29%	4.62%
TOTAL CITY	211	562	37.54%	1,620	7.68	\$257,200	-2.69%	-0.35%
Semi-detached								
City Centre	27	150	18.00%	384	14.22	\$746,600	-2.06%	-0.78%
North East	17	23	73.91%	86	5.06	\$291,400	-4.40%	-1.32%
North	13	23	56.52%	54	4.15	\$328,500	2.11%	-1.97%
North West	16	35	45.71%	76	4.75	\$383,600	-1.39%	-1.03%
West	10	28	35.71%	85	8.50	\$508,500	-2.00%	-0.55%
South	22	33	66.67%	84	3.82	\$326,500	-4.31%	-1.18%
South East	13	31	41.94%	65	5.00	\$312,500	-2.98%	-0.92%
East	5	9	55.56%	38	7.60	\$294,000	-2.46%	-0.44%
TOTAL CITY	123	332	37.05%	872	7.09	\$407,400	-2.04%	-0.95%
Row								
City Centre	20	84	23.81%	187	9.35	\$462,900	-3.52%	-0.67%
North East	15	49	30.61%	133	8.87	\$194,800	-6.53%	-0.87%
North	19	45	42.22%	158	8.32	\$257,300	-4.06%	0.78%
North West	17	39	43.59%	104	6.12	\$309,300	-0.64%	-2.06%
West	23	54	42.59%	181	7.87	\$327,700	-7.53%	-3.19%
South	24	70	34.29%	168	7.00	\$252,400	-6.00%	-1.25%
South East	24	54	44.44%	145	6.04	\$292,800	-1.51%	0.69%
East	5	15	33.33%	31	6.20	\$170,200	-8.54%	1.13%
TOTAL CITY	146	409	35.70%	1,107	7.58	\$294,200	-4.08%	-0.84%

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

City of Calgary

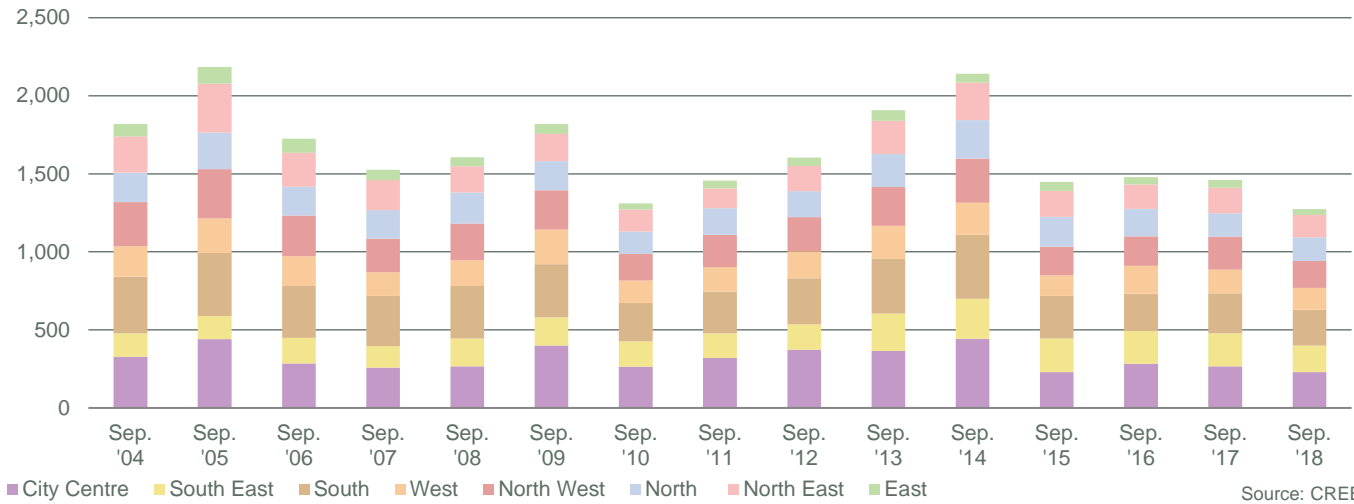
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2018

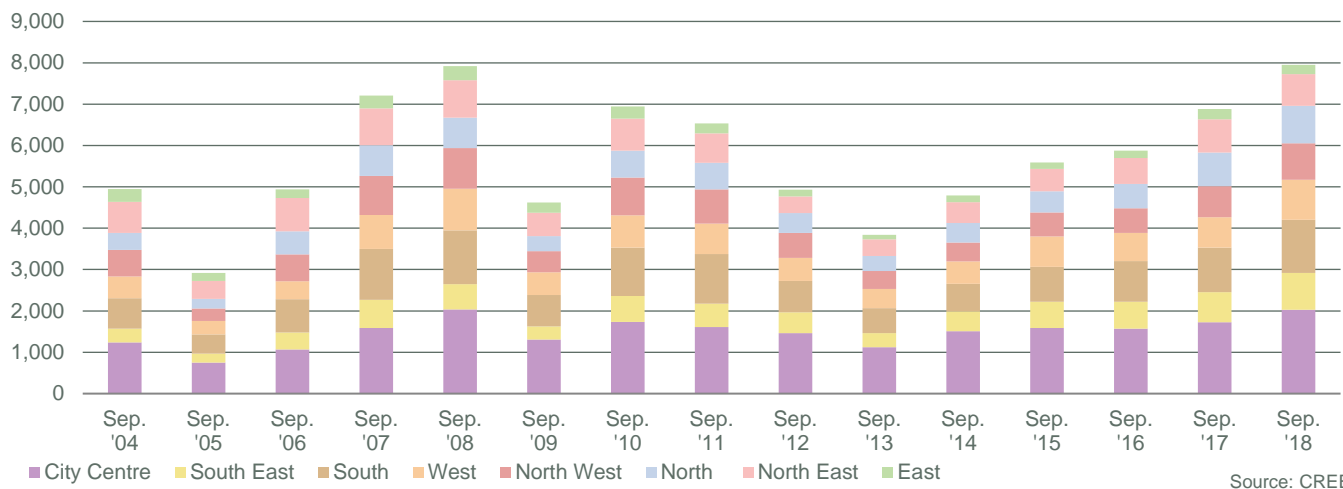
TOTAL SALES

SEPTEMBER



TOTAL INVENTORY

SEPTEMBER



MONTHS OF SUPPLY

SEPTEMBER



BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

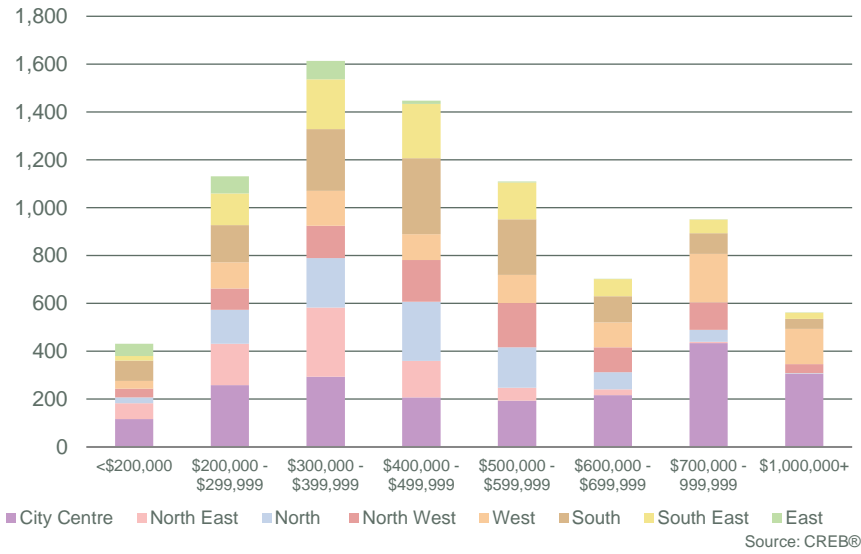


Source: CREB®

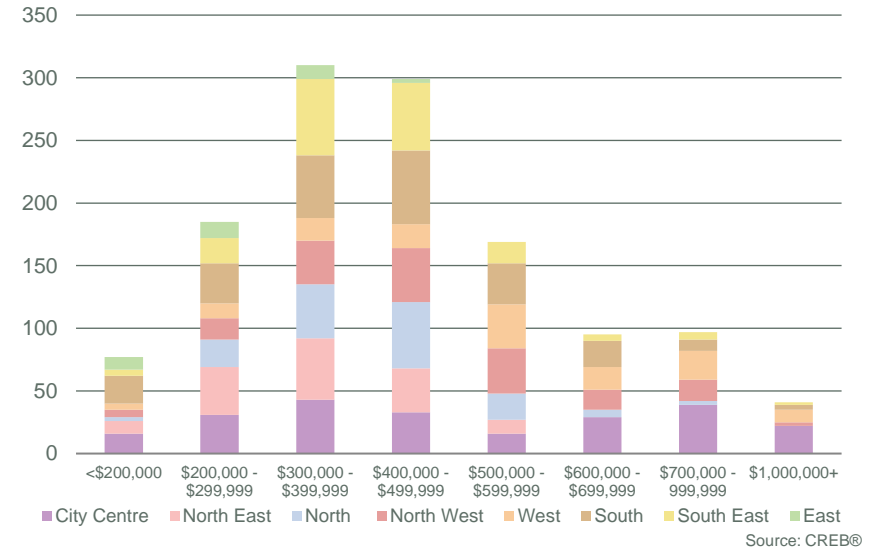
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	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

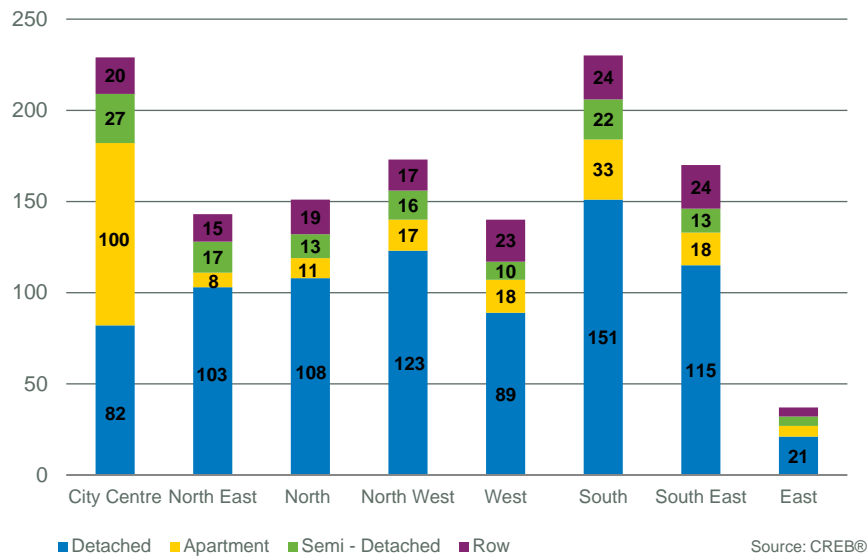
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



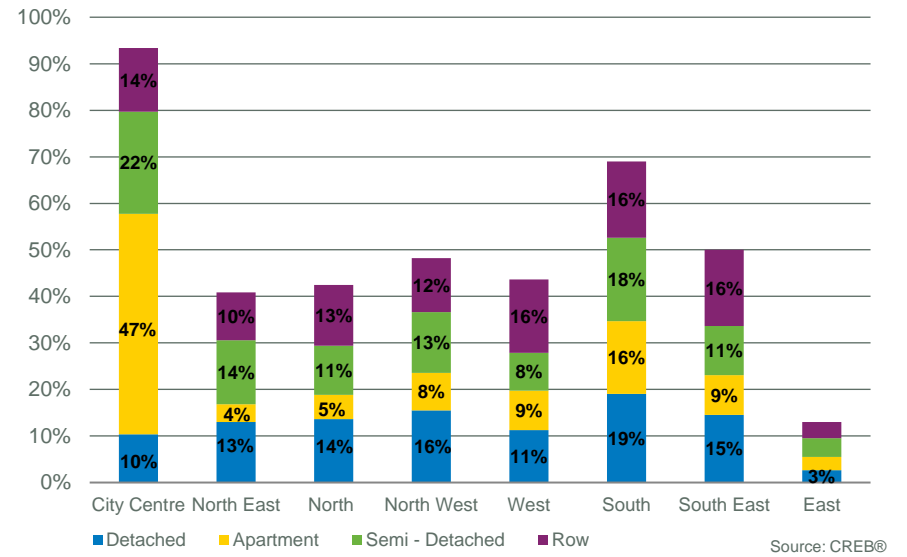
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



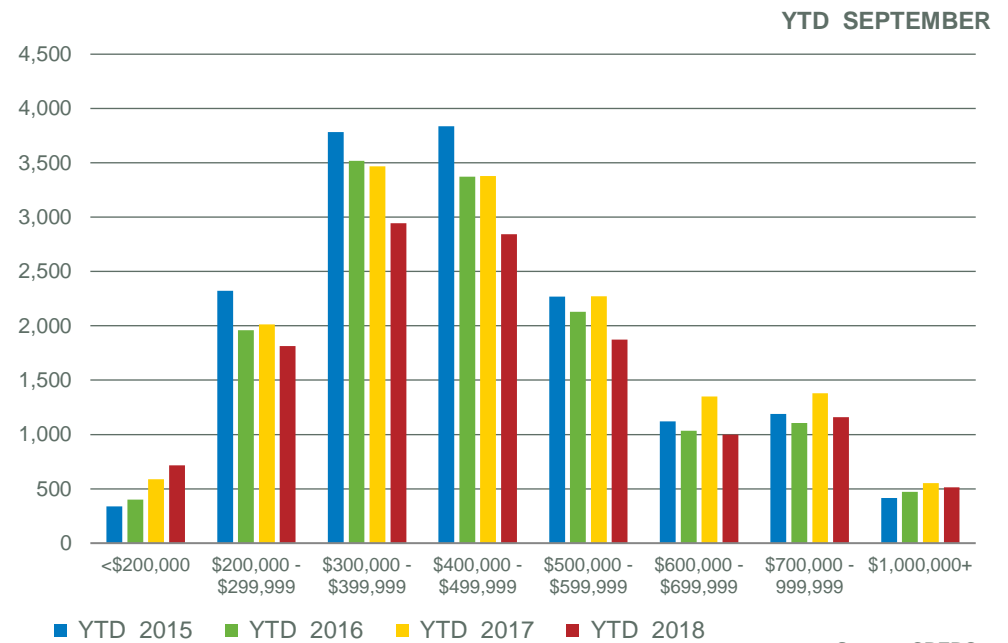
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	1,895	1,548	1,490	1,272			
New Listings	2,456	2,403	3,445	3,564	4,367	3,869	2,963	3,058	3,088			
Inventory	4,640	5,207	6,389	7,333	8,456	8,828	8,470	8,137	7,947			
Days on Market	61	51	45	47	46	46	52	56	60			
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700			
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	426,750	414,500			
Average Price	468,023	493,008	495,396	478,116	490,207	494,035	479,159	483,600	470,088			
Index	199	200	200	201	201	201	200	199	197			

	Sep-17	Sep-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	2	1	6
\$100,000 - \$199,999	56	75	586	711
\$200,000 - \$299,999	195	184	2,012	1,813
\$300,000 - \$399,999	167	135	1,562	1,366
\$350,000 - \$399,999	200	175	1,906	1,579
\$400,000 - \$449,999	197	173	1,845	1,634
\$450,000 - \$499,999	129	126	1,533	1,210
\$500,000 - \$549,999	115	110	1,277	1,071
\$550,000 - \$599,999	87	59	994	801
\$600,000 - \$649,999	80	53	739	569
\$650,000 - \$699,999	46	42	610	430
\$700,000 - \$799,999	76	56	723	601
\$800,000 - \$899,999	44	28	446	360
\$900,000 - \$999,999	21	13	211	197
\$1,000,000 - \$1,249,999	26	12	285	226
\$1,250,000 - \$1,499,999	9	8	133	125
\$1,500,000 - \$1,749,999	5	8	58	62
\$1,750,000 - \$1,999,999	1	6	32	40
\$2,000,000 - \$2,499,999	1	4	18	33
\$2,500,000 - \$2,999,999	-	1	15	13
\$3,000,000 - \$3,499,999	3	1	4	8
\$3,500,000 - \$3,999,999	2	-	6	4
\$4,000,000 +	-	1	2	3
	1,460	1,272	14,998	12,862

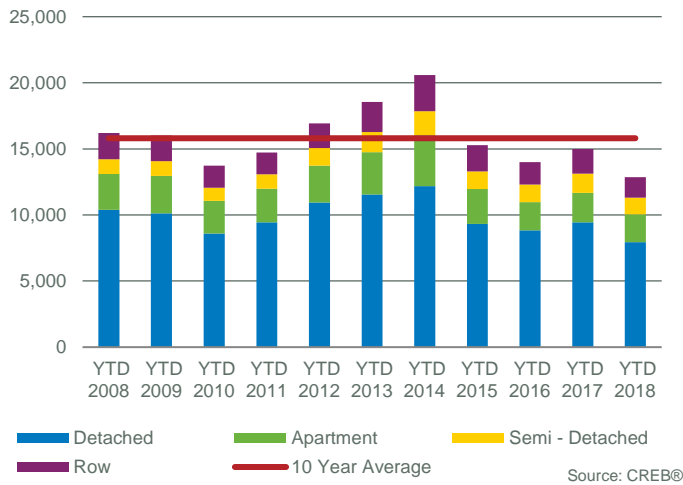
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

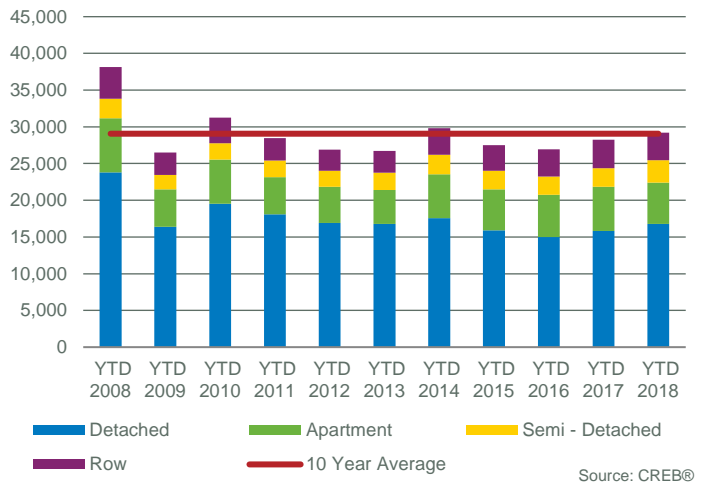
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER

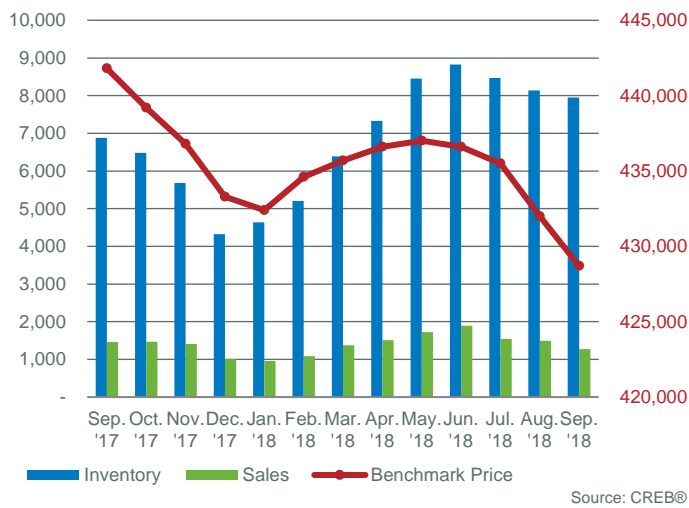


CITY OF CALGARY TOTAL NEW LISTINGS

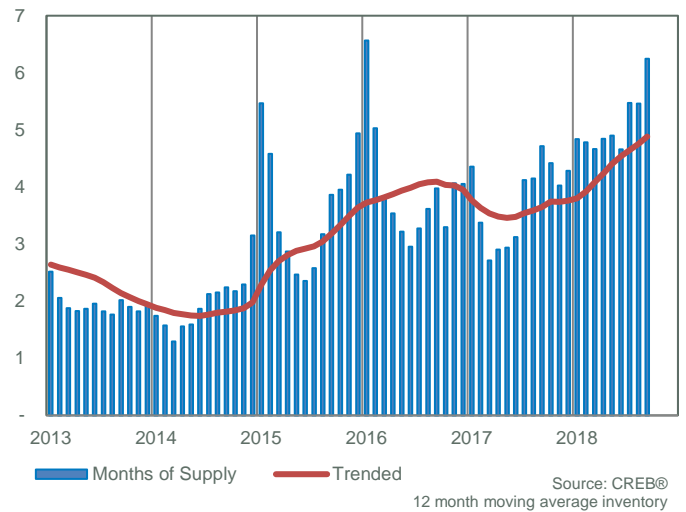
YTD SEPTEMBER



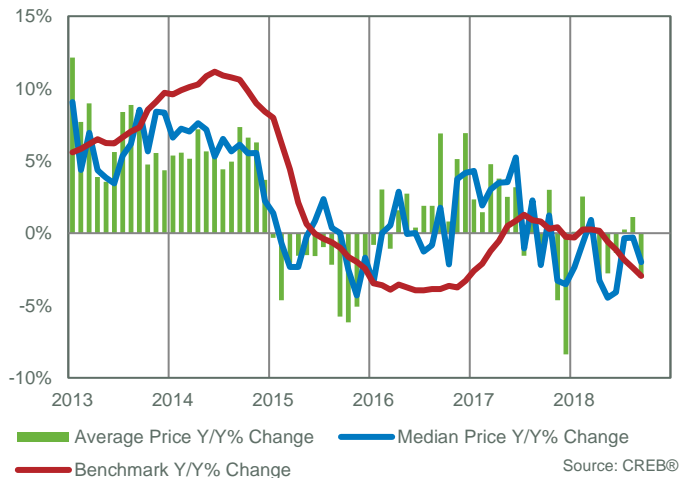
CITY OF CALGARY TOTAL INVENTORY AND SALES



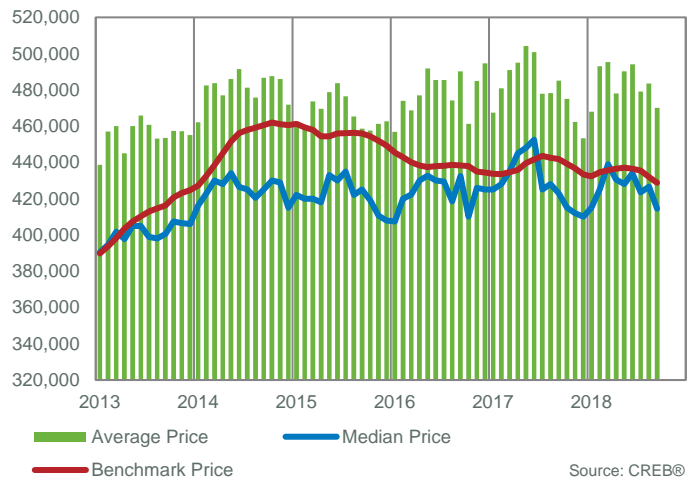
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



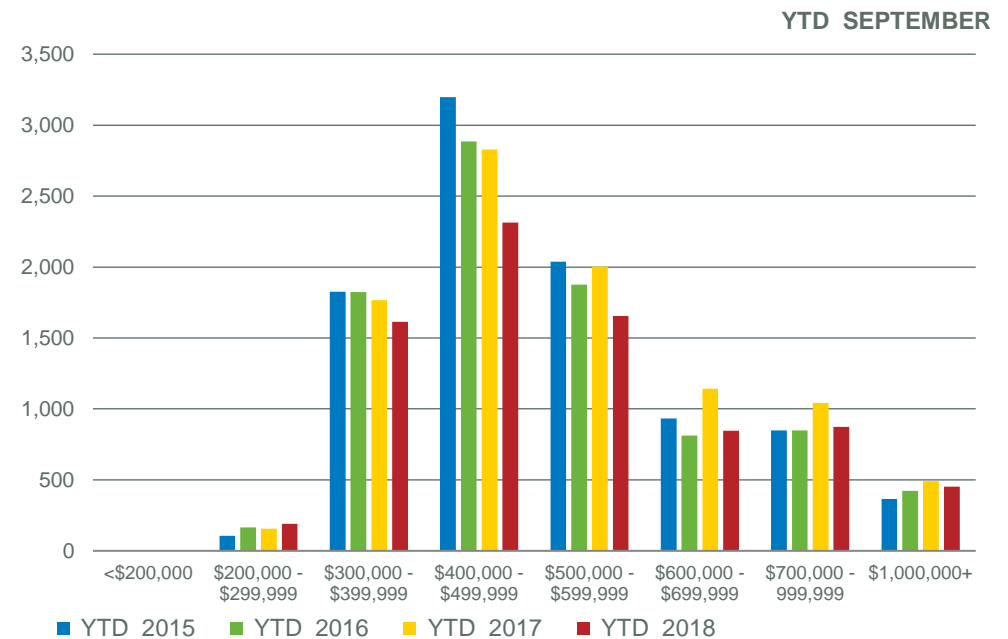
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	1,209	969	928	792			
New Listings	1,288	1,294	1,870	2,005	2,661	2,304	1,733	1,820	1,785			
Inventory	2,200	2,458	3,078	3,651	4,504	4,816	4,592	4,444	4,348			
Days on Market	55	45	37	41	40	41	49	51	58			
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100			
Median Price	474,000	497,000	509,900	495,000	500,000	496,500	485,000	485,000	471,750			
Average Price	545,711	575,329	568,602	558,840	577,253	573,729	560,534	563,704	545,471			
Index	205	206	207	207	207	206	206	204	203			

	Sep-17	Sep-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	2
\$200,000 - \$299,999	13	29	155	191
\$300,000 - \$399,999	74	56	565	557
\$350,000 - \$399,999	136	112	1,202	1,058
\$400,000 - \$449,999	163	141	1,492	1,308
\$450,000 - \$499,999	103	112	1,337	1,005
\$500,000 - \$549,999	103	99	1,114	954
\$550,000 - \$599,999	78	55	890	700
\$600,000 - \$649,999	68	46	629	484
\$650,000 - \$699,999	37	33	513	362
\$700,000 - \$799,999	53	41	543	439
\$800,000 - \$899,999	29	22	336	282
\$900,000 - \$999,999	17	9	163	152
\$1,000,000 - \$1,249,999	25	12	244	188
\$1,250,000 - \$1,499,999	8	7	118	114
\$1,500,000 - \$1,749,999	5	7	55	55
\$1,750,000 - \$1,999,999	1	5	31	37
\$2,000,000 - \$2,499,999	1	4	17	31
\$2,500,000 - \$2,999,999	-	-	15	11
\$3,000,000 - \$3,499,999	3	1	4	8
\$3,500,000 - \$3,999,999	2	-	6	4
\$4,000,000 +	-	1	1	3
	919	792	9,434	7,945

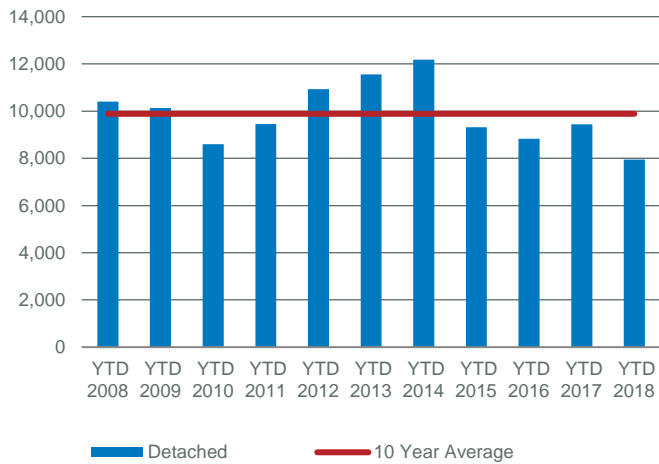
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

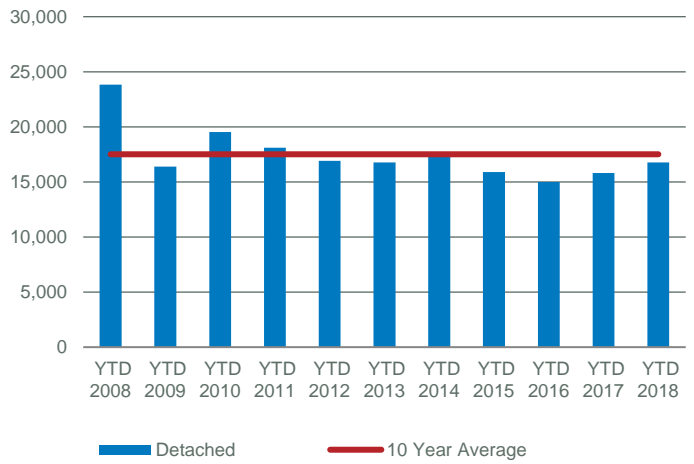
YTD SEPTEMBER



Source: CREB®

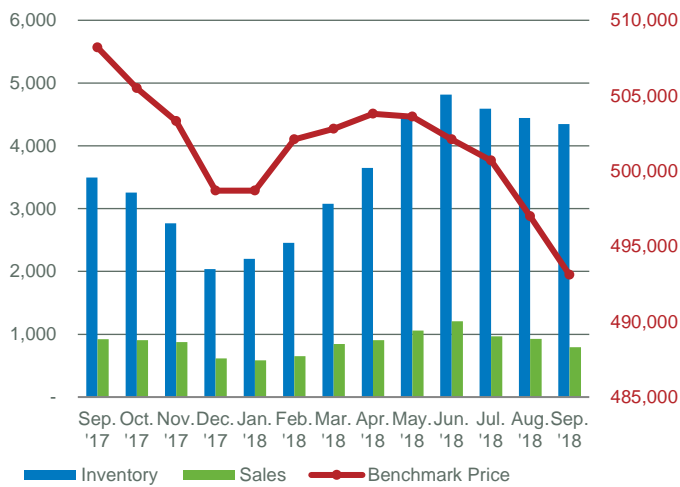
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



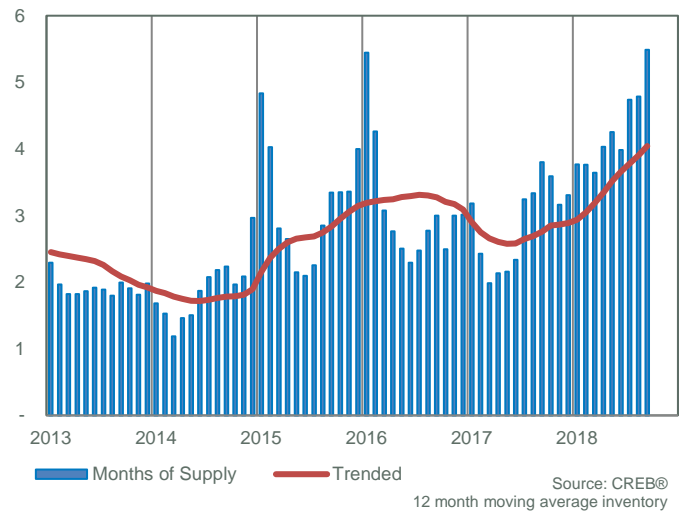
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



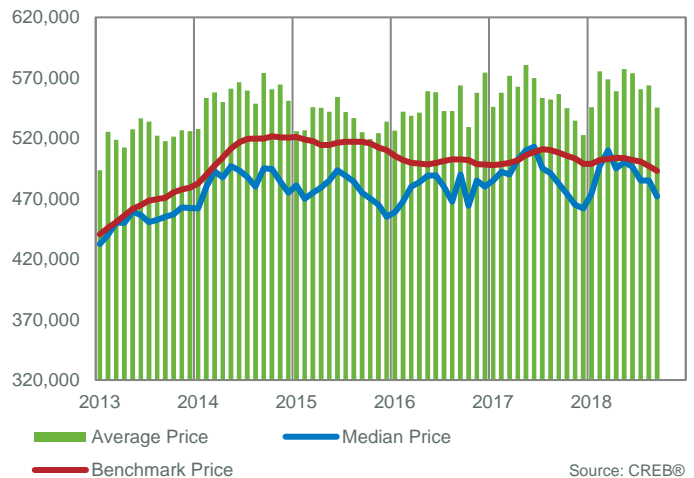
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

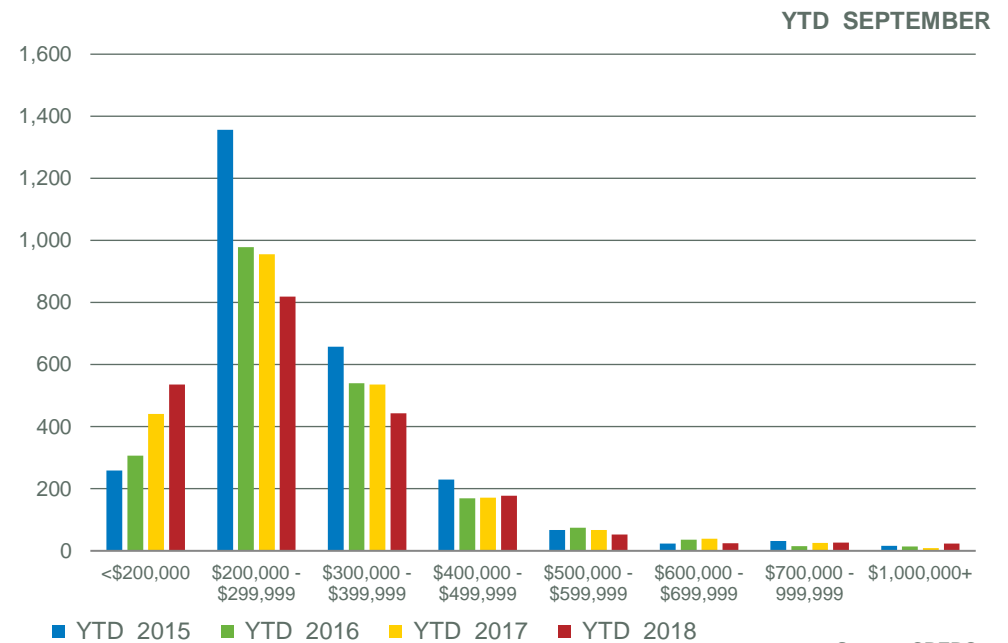


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	254	242	211			
New Listings	588	544	721	725	776	659	541	546	562			
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,620			
Days on Market	76	68	64	59	59	59	62	71	66			
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200			
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	249,500			
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,853			
Index	177	177	178	178	177	179	180	178	178			

	Sep-17	Sep-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	1	1	5
\$100,000 - \$199,999	40	59	440	531
\$200,000 - \$299,999	95	72	955	819
\$300,000 - \$349,999	31	31	327	294
\$350,000 - \$399,999	16	20	209	149
\$400,000 - \$449,999	9	11	108	99
\$450,000 - \$499,999	10	7	63	79
\$500,000 - \$549,999	2	1	45	31
\$550,000 - \$599,999	2	-	22	22
\$600,000 - \$649,999	2	2	24	16
\$650,000 - \$699,999	1	2	15	8
\$700,000 - \$799,999	-	1	12	10
\$800,000 - \$899,999	-	1	5	9
\$900,000 - \$999,999	-	-	8	8
\$1,000,000 - \$1,249,999	-	-	3	6
\$1,250,000 - \$1,499,999	1	-	2	6
\$1,500,000 - \$1,749,999	-	1	1	6
\$1,750,000 - \$1,999,999	-	1	1	2
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	-	1	-	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	209	211	2,243	2,103

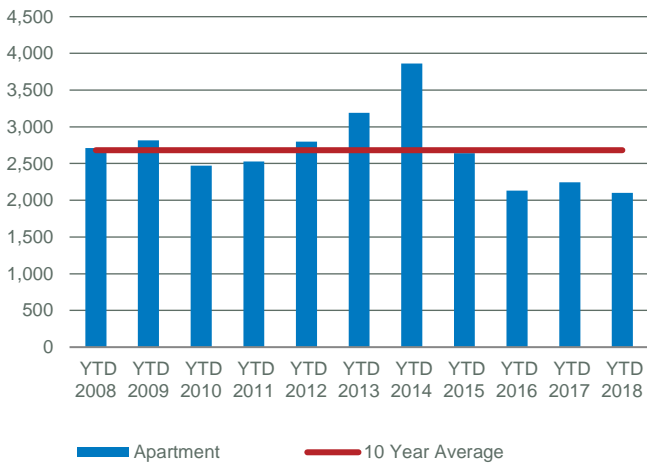
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

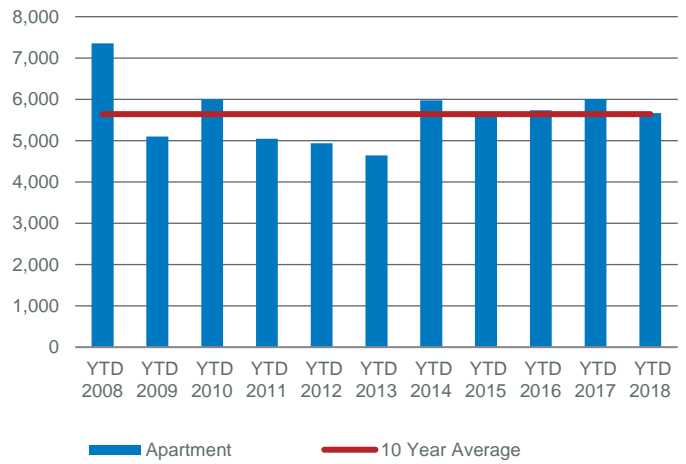
YTD SEPTEMBER



Source: CREB®

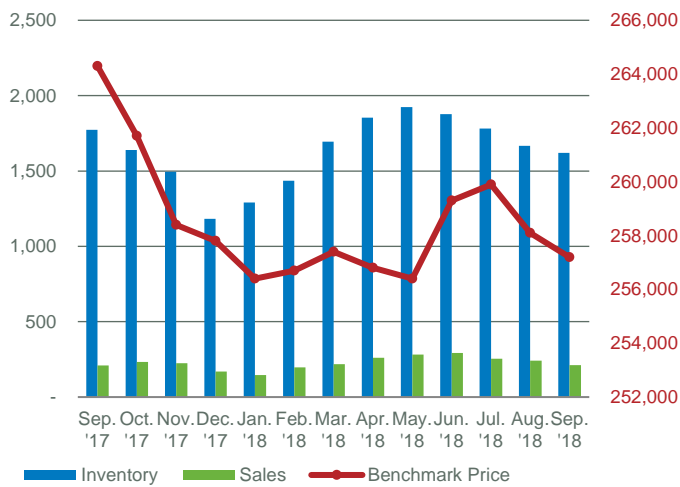
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



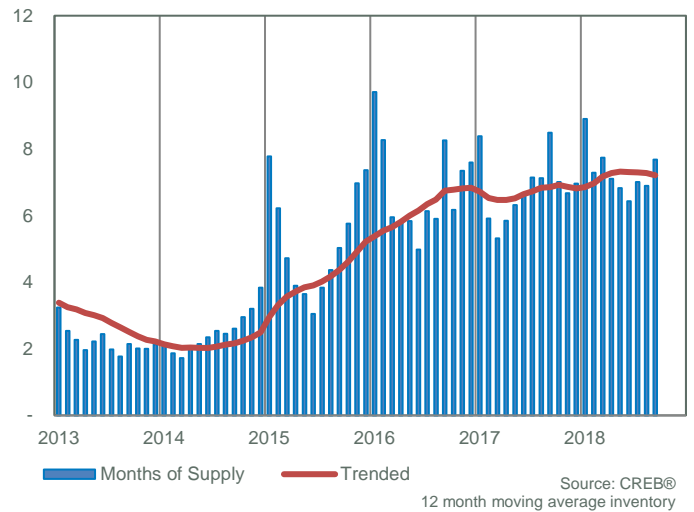
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



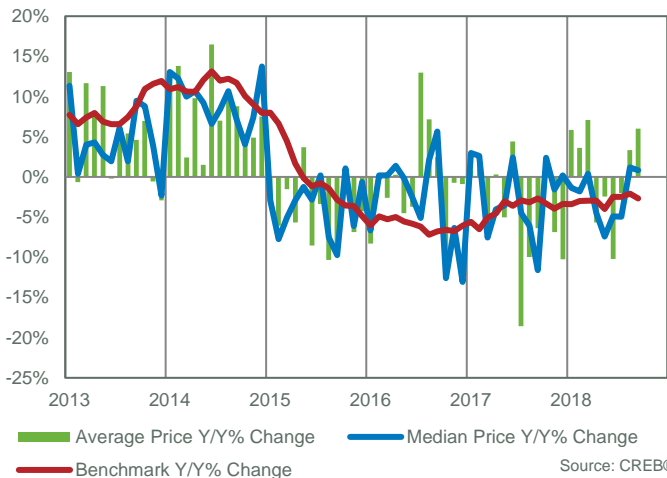
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



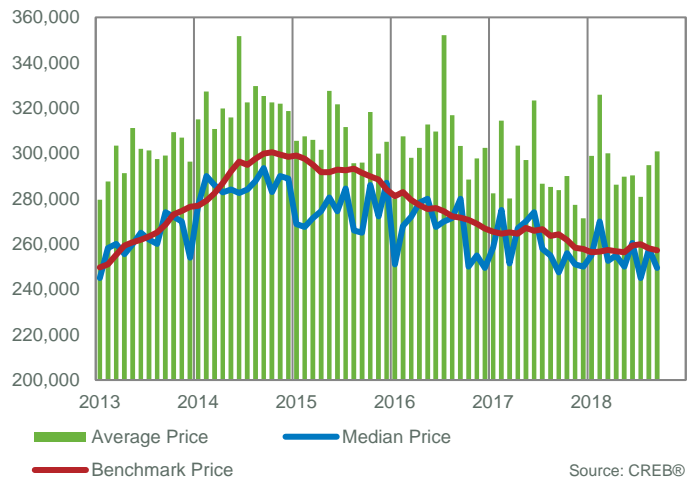
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



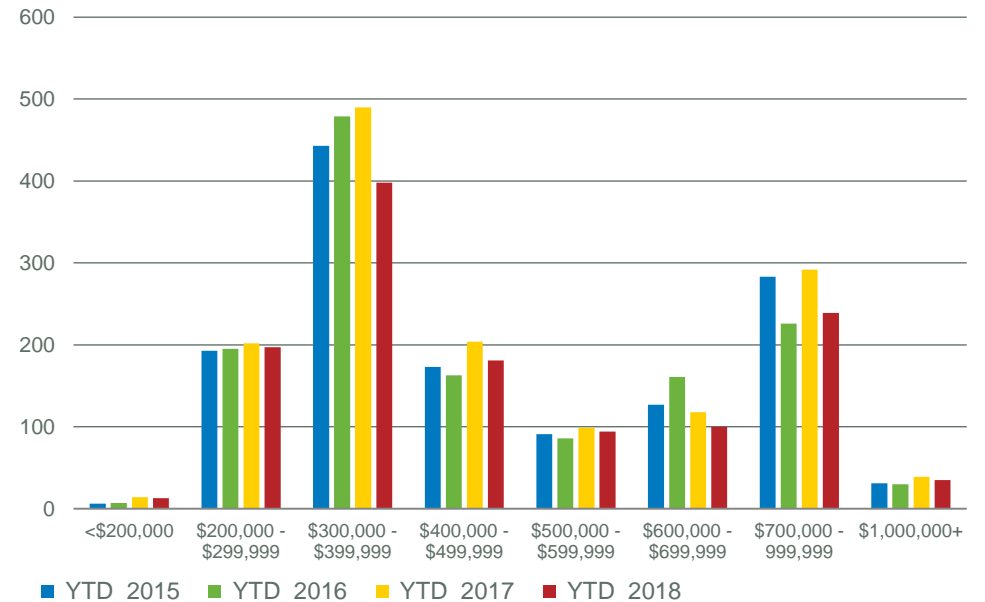
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	586	579	612	605	546	430
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	123			
New Listings	234	247	386	349	418	412	308	327	332			
Inventory	444	531	671	753	859	918	909	902	872			
Days on Market	62	48	45	52	52	47	48	56	56			
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400			
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	412,500	371,500			
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	483,320	448,849			
Index	209	210	210	211	210	210	210	208	206			

	Sep-17	Sep-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	-	14	13
\$200,000 - \$299,999	26	27	202	197
\$300,000 - \$349,999	13	20	219	191
\$350,000 - \$399,999	21	25	271	207
\$400,000 - \$449,999	17	12	147	118
\$450,000 - \$499,999	6	3	57	63
\$500,000 - \$549,999	6	5	55	49
\$550,000 - \$599,999	4	3	44	45
\$600,000 - \$649,999	4	3	51	50
\$650,000 - \$699,999	6	5	67	50
\$700,000 - \$799,999	21	12	155	140
\$800,000 - \$899,999	14	4	101	66
\$900,000 - \$999,999	4	3	36	33
\$1,000,000 - \$1,249,999	-	-	33	30
\$1,250,000 - \$1,499,999	-	1	6	4
\$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 +	-	-	-	-
	144	123	1,458	1,257

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

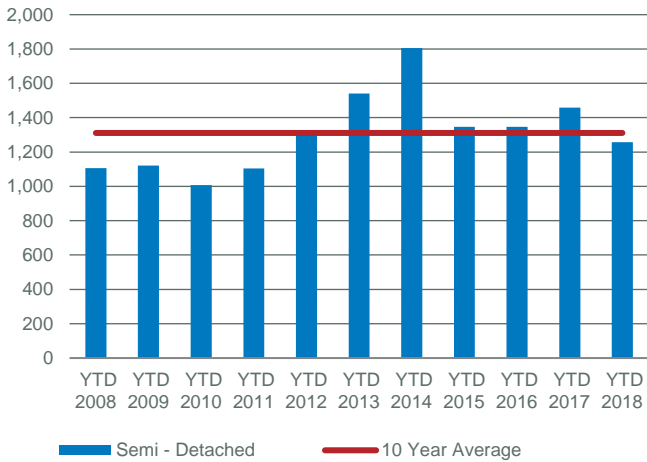
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

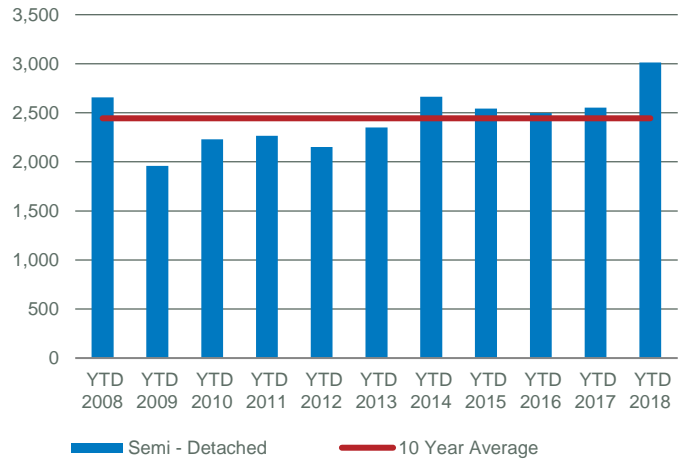
YTD SEPTEMBER



Source: CREB®

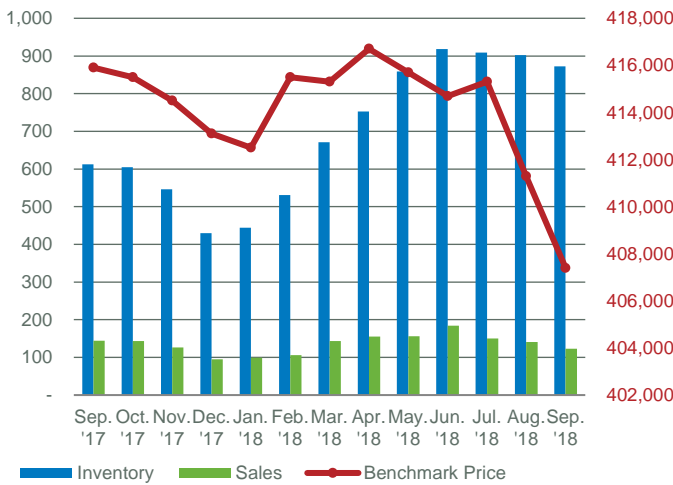
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



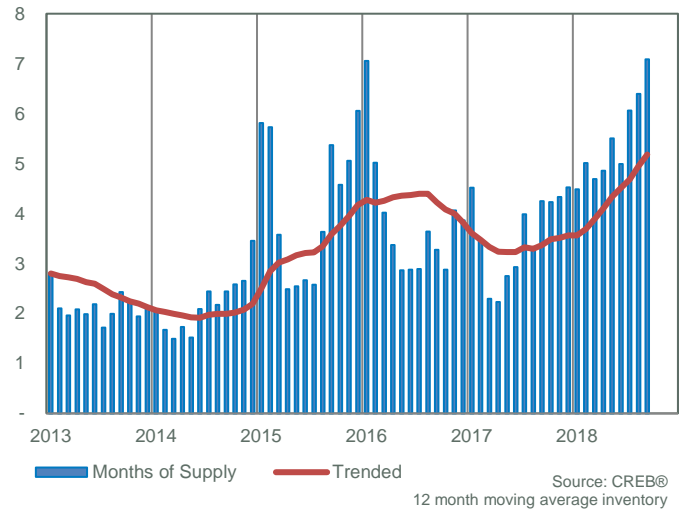
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



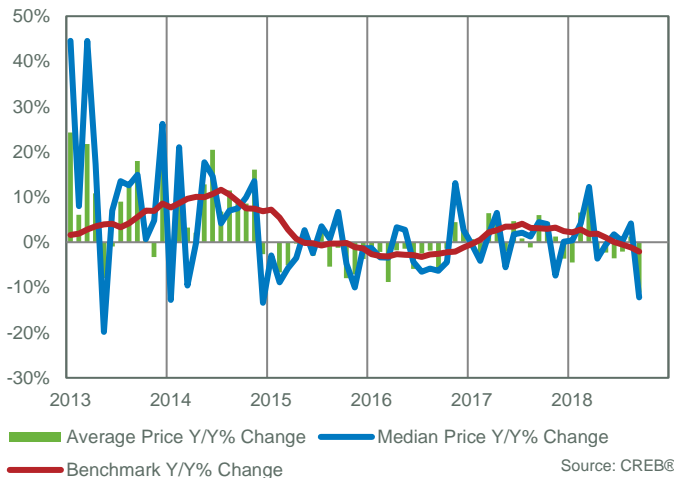
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



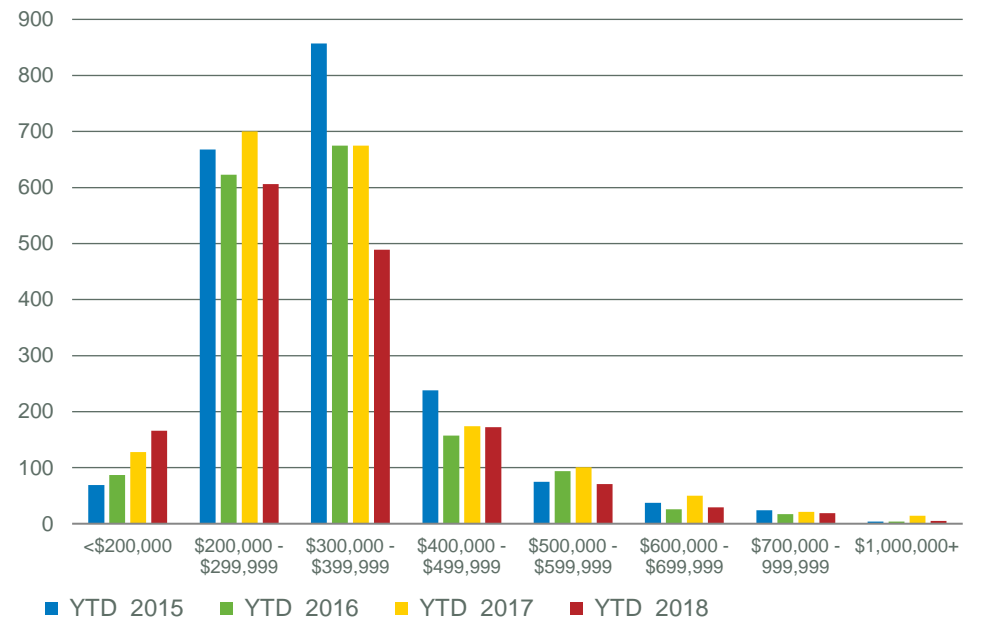
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	146			
New Listings	346	318	468	485	512	494	381	365	409			
Inventory	702	777	938	1,069	1,161	1,209	1,180	1,115	1,107			
Days on Market	69	62	61	54	50	54	59	60	62			
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200			
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000	299,000			
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800	323,639			
Index	186	185	187	188	190	189	188	186	184			

	Sep-17	Sep-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	14	16	128	165
\$200,000 - \$299,999	61	56	700	606
\$300,000 - \$349,999	49	28	451	324
\$350,000 - \$399,999	27	18	224	165
\$400,000 - \$449,999	8	9	98	109
\$450,000 - \$499,999	10	4	76	63
\$500,000 - \$549,999	4	5	63	37
\$550,000 - \$599,999	3	1	38	34
\$600,000 - \$649,999	6	2	35	19
\$650,000 - \$699,999	2	2	15	10
\$700,000 - \$799,999	2	2	13	12
\$800,000 - \$899,999	1	1	4	3
\$900,000 - \$999,999	-	1	4	4
\$1,000,000 - \$1,249,999	1	-	5	2
\$1,250,000 - \$1,499,999	-	-	7	1
\$1,500,000 - \$1,749,999	-	-	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 +	-	-	-	-
	188	146	1,863	1,557

CITY OF CALGARY ROW SALES BY PRICE RANGE

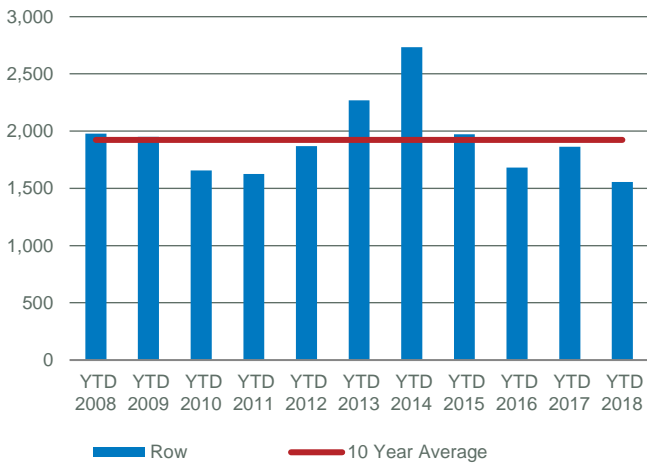
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

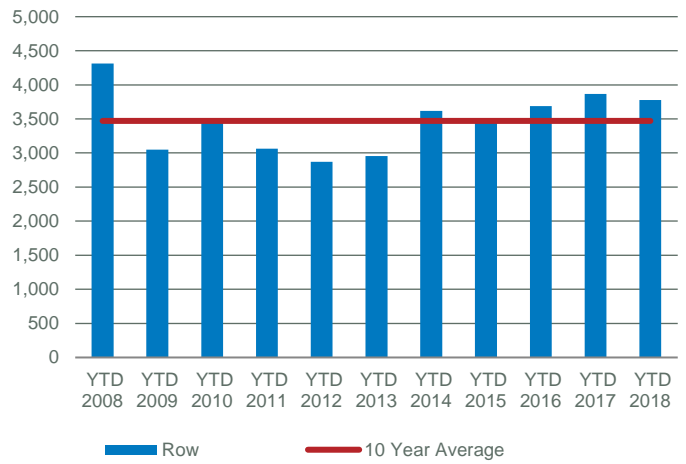
YTD SEPTEMBER



Source: CREB®

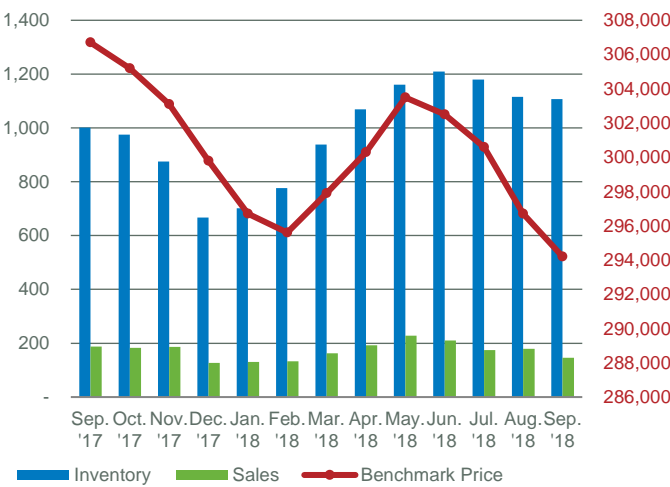
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



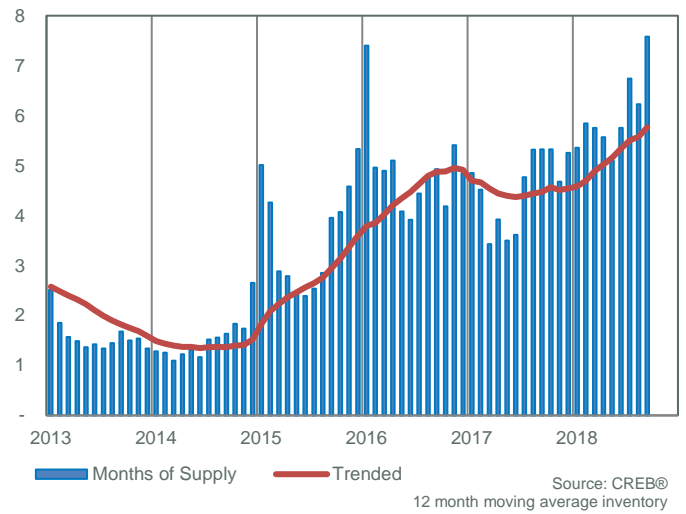
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



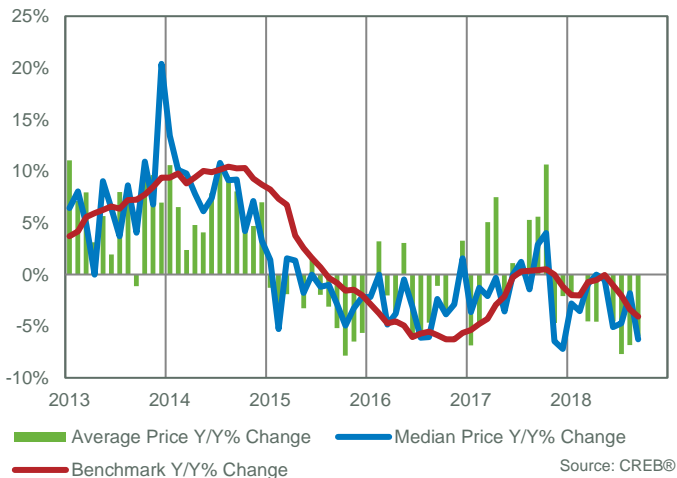
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



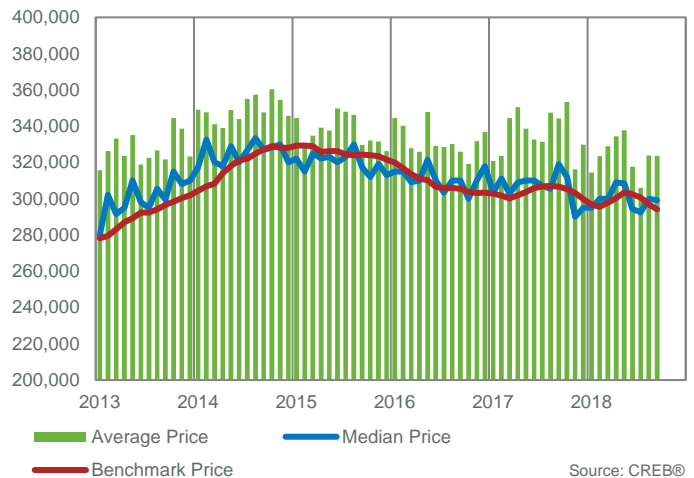
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

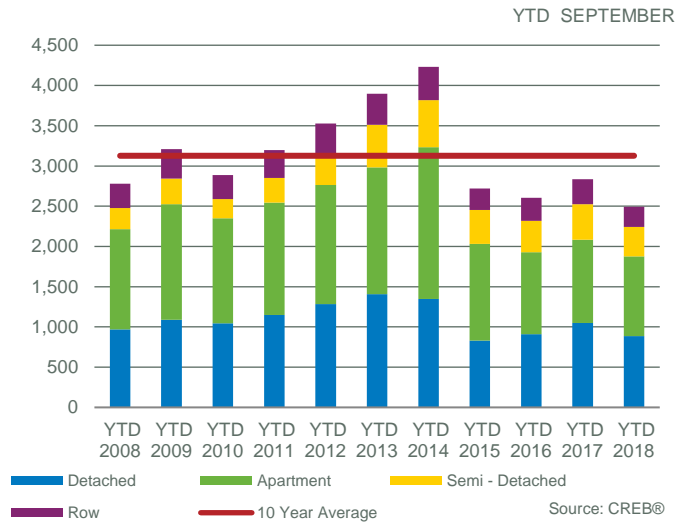
CITY OF CALGARY ROW PRICES



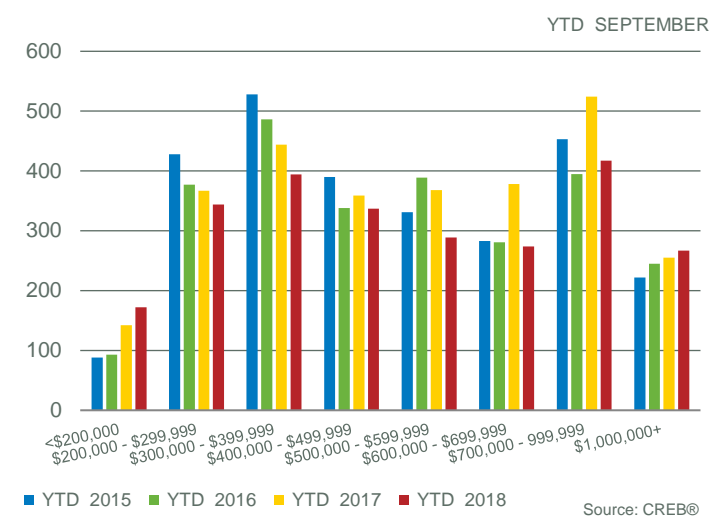
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



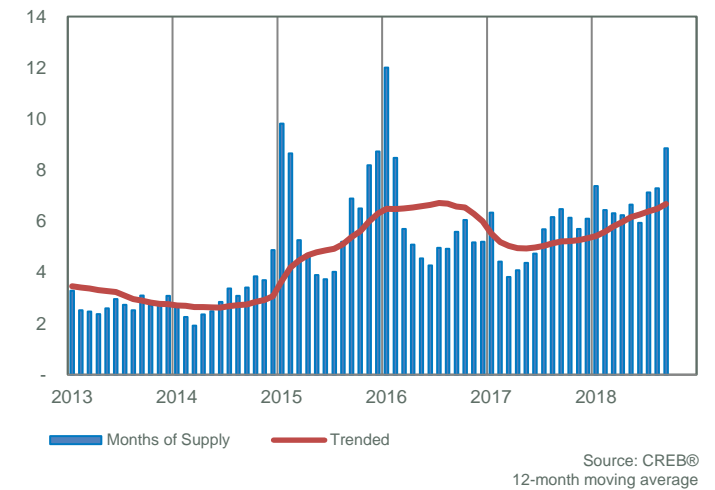
CITY CENTRE TOTAL SALES BY PRICE RANGE



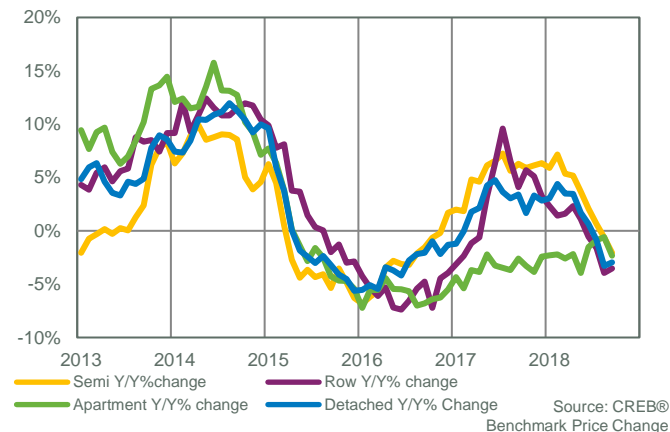
CITY CENTRE INVENTORY AND SALES



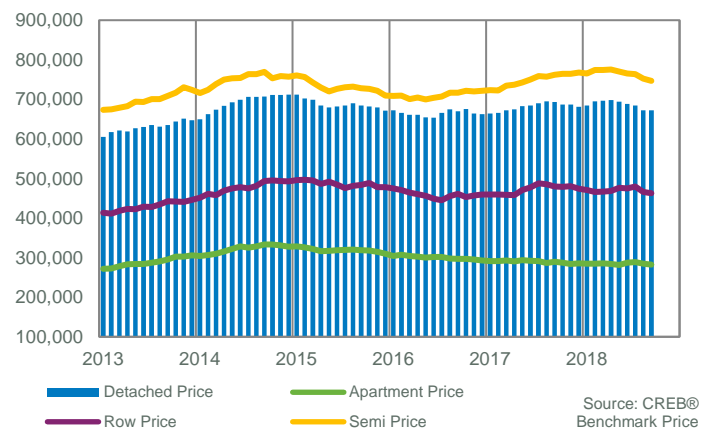
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

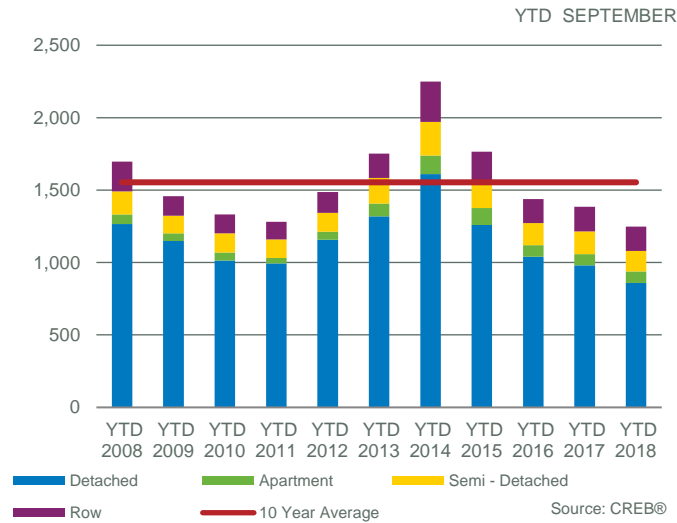


CITY CENTRE PRICES

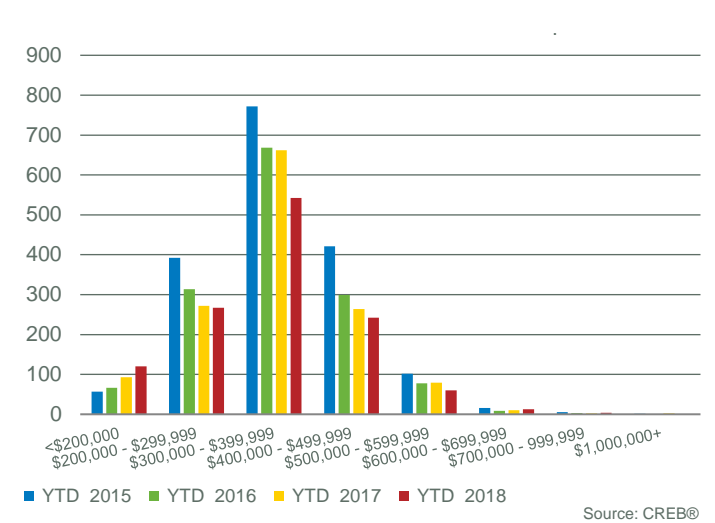


NORTHEAST

NORTHEAST TOTAL SALES



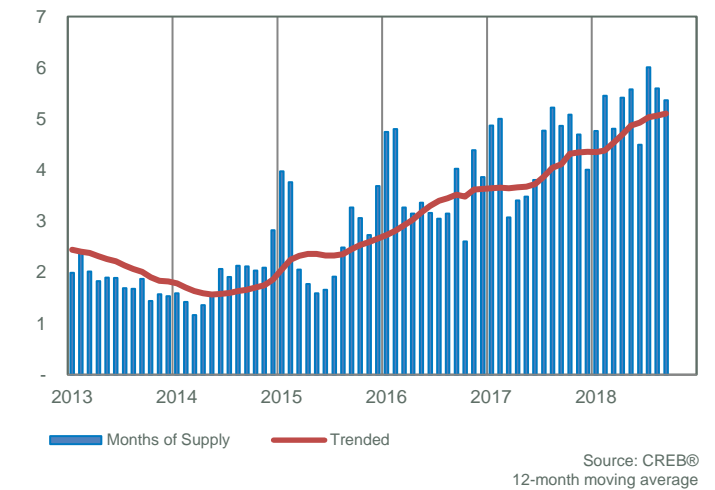
NORTHEAST TOTAL SALES BY PRICE RANGE



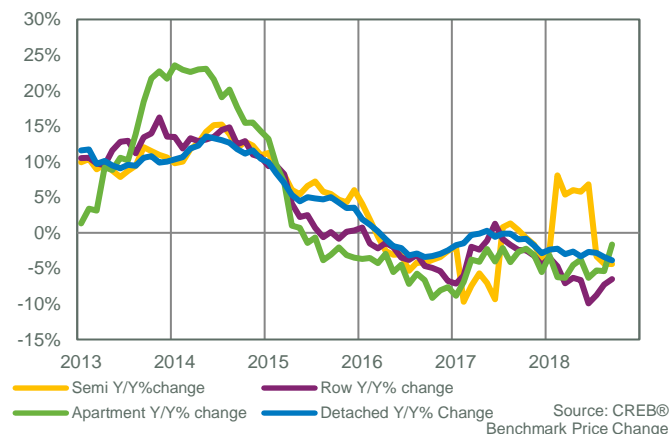
NORTHEAST INVENTORY AND SALES



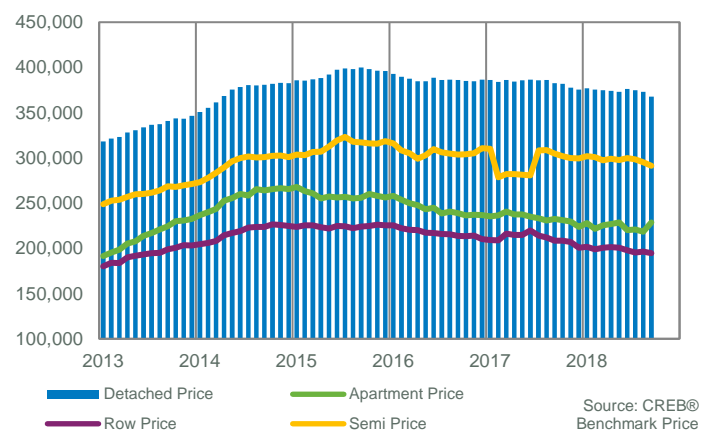
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

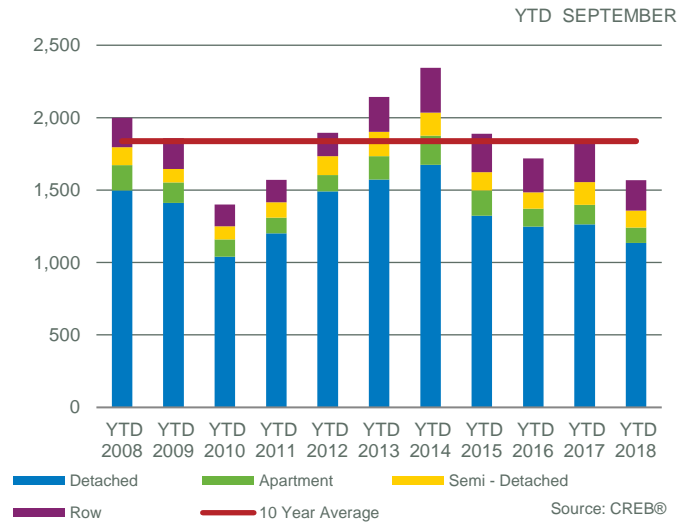


NORTHEAST PRICES

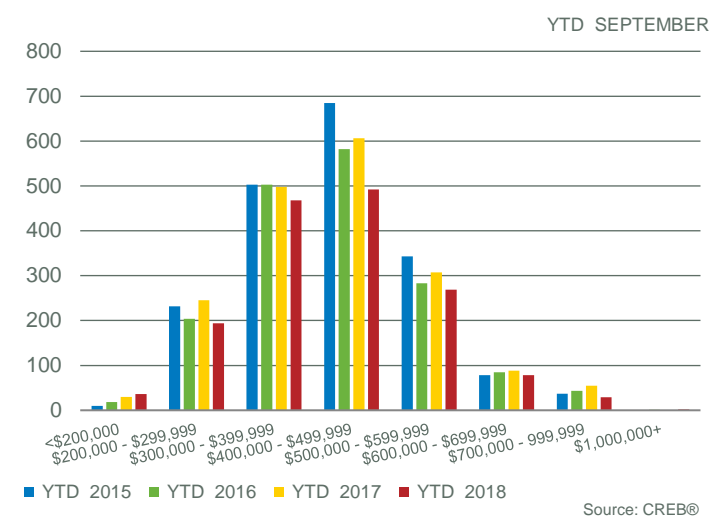


NORTH

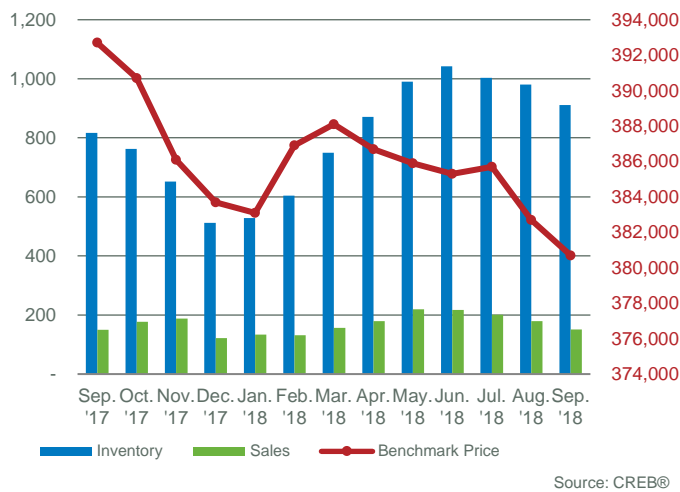
NORTH TOTAL SALES



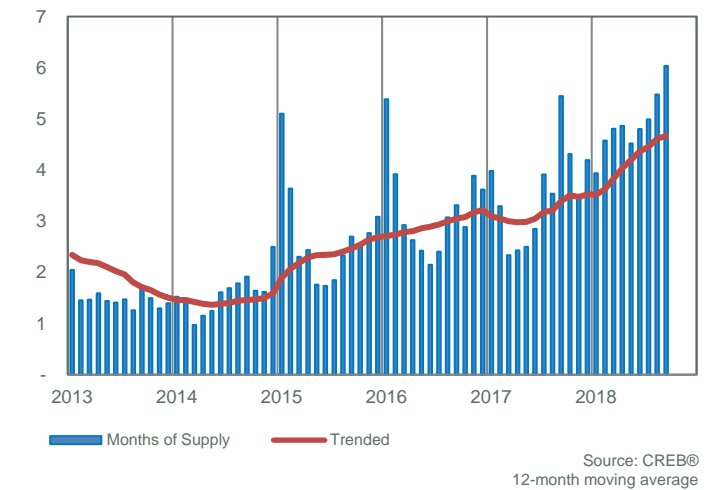
NORTH TOTAL SALES BY PRICE RANGE



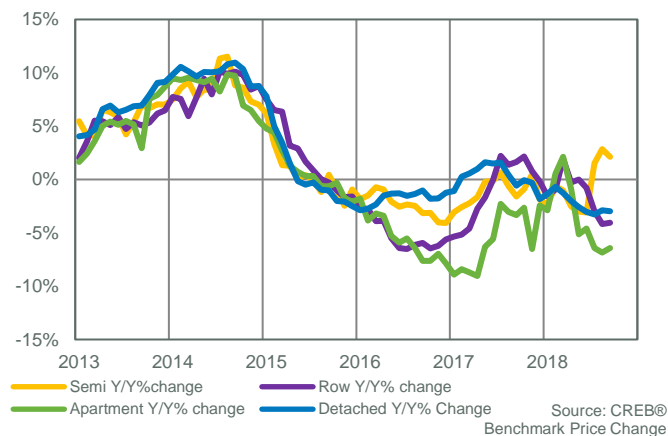
NORTH INVENTORY AND SALES



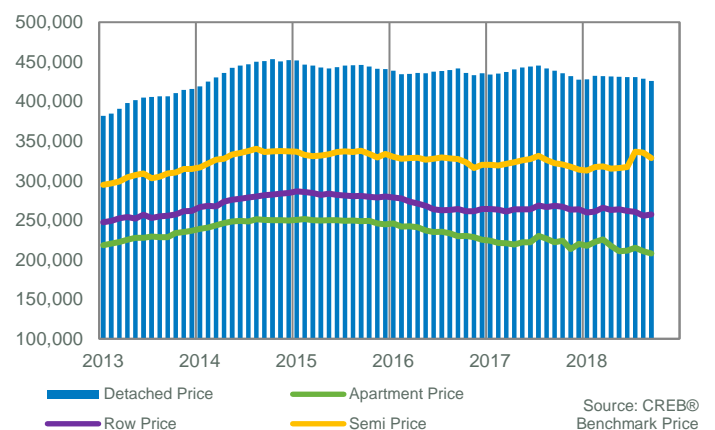
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE



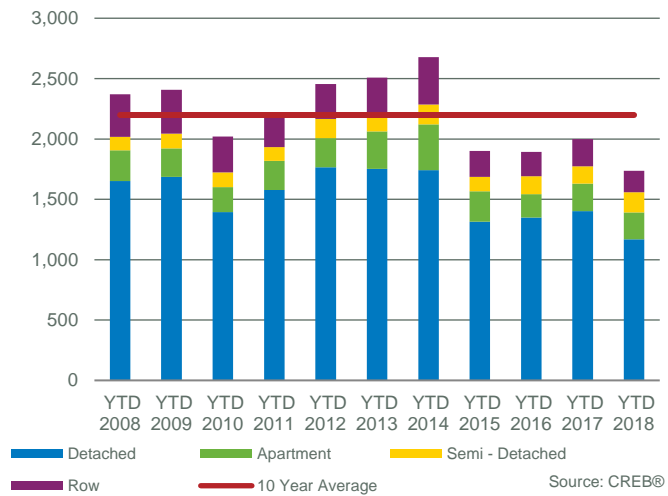
NORTH PRICES



NORTHWEST

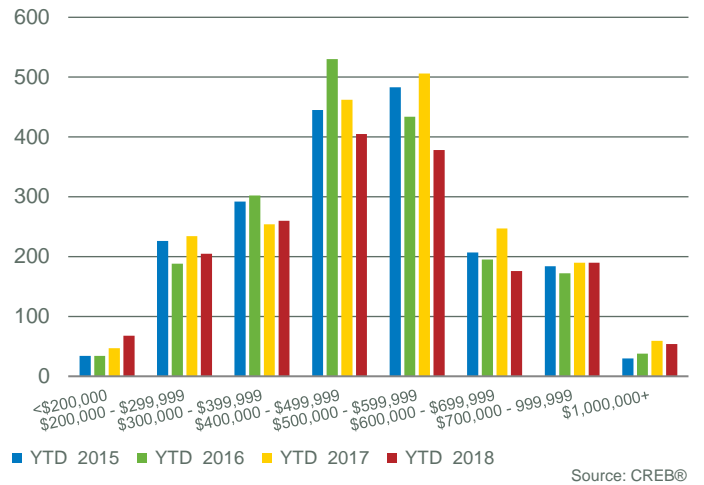
NORTHWEST TOTAL SALES

YTD SEPTEMBER

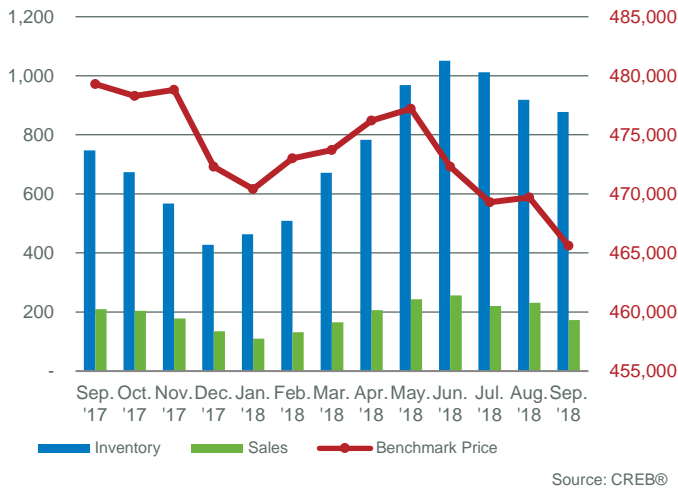


NORTHWEST TOTAL SALES BY PRICE RANGE

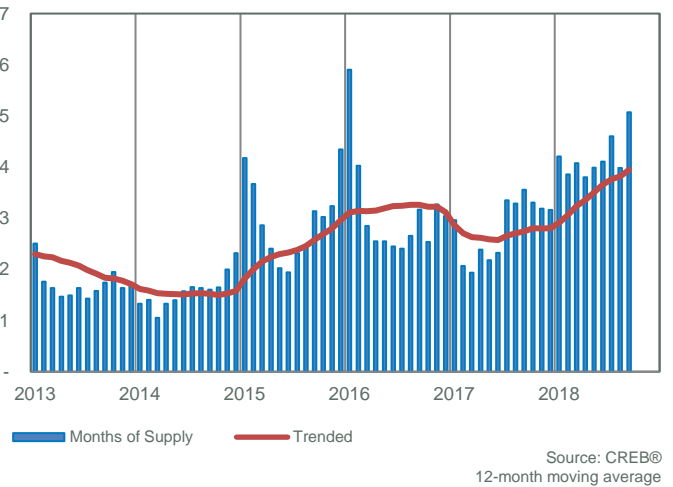
YTD SEPTEMBER



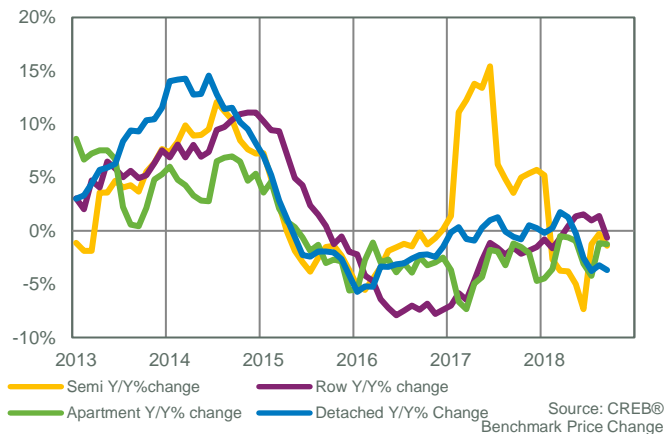
NORTHWEST INVENTORY AND SALES



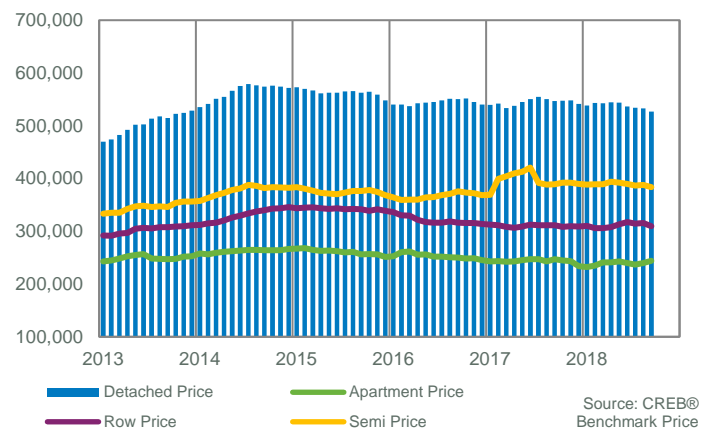
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

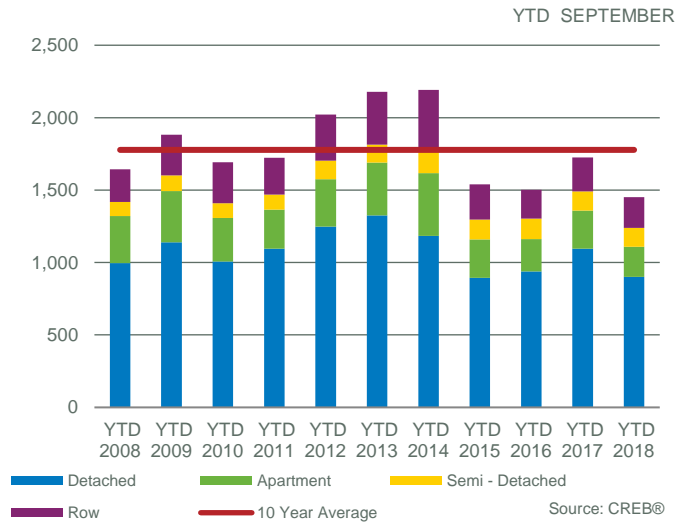


NORTHWEST PRICES

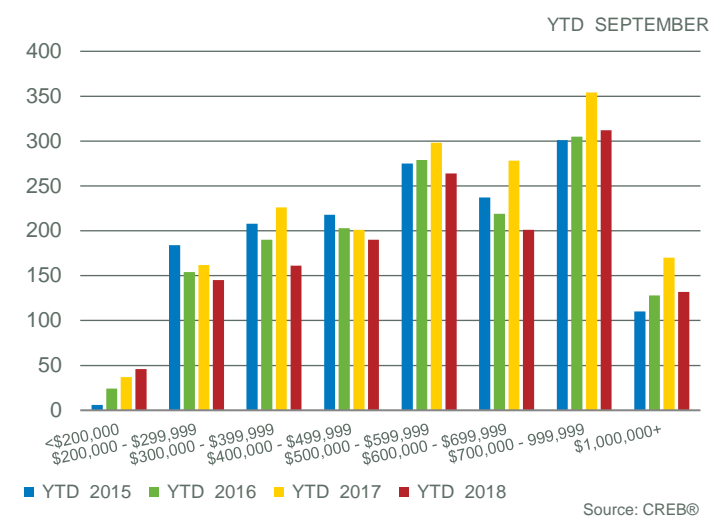


WEST

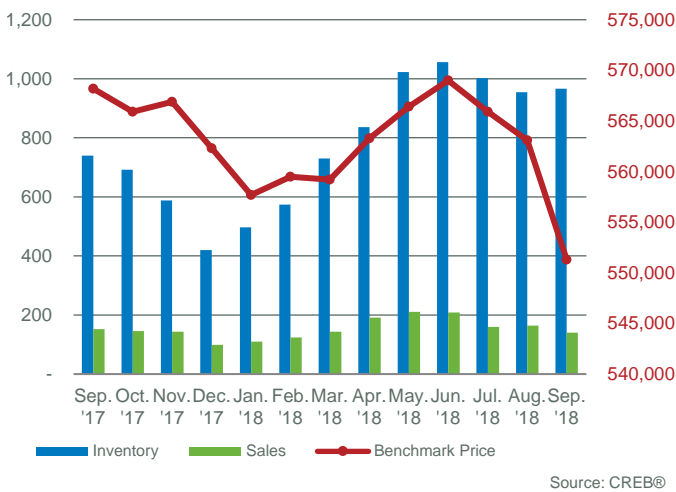
WEST TOTAL SALES



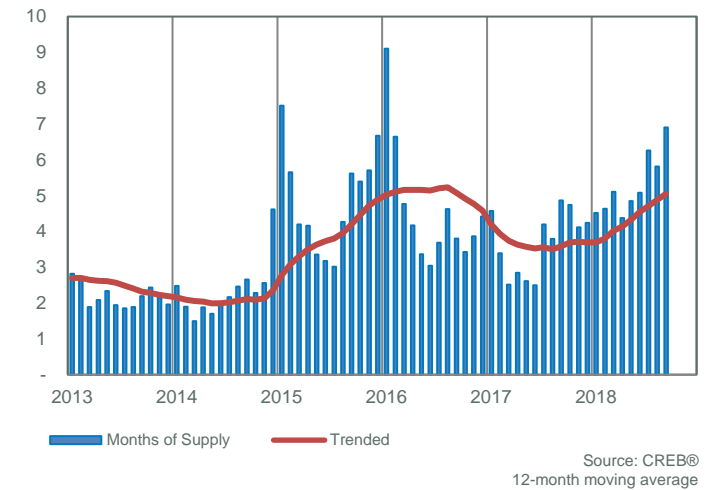
WEST TOTAL SALES BY PRICE RANGE



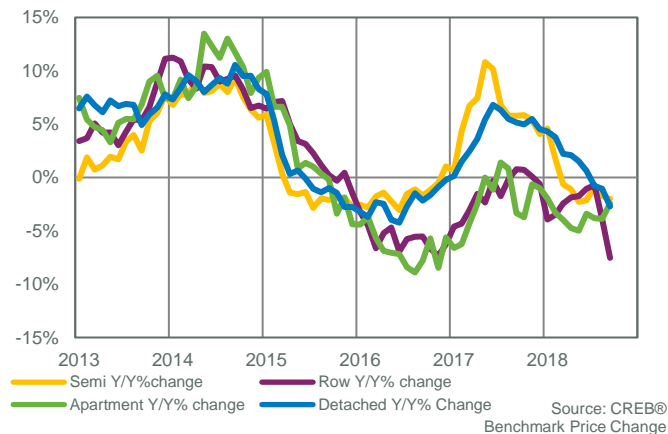
WEST INVENTORY AND SALES



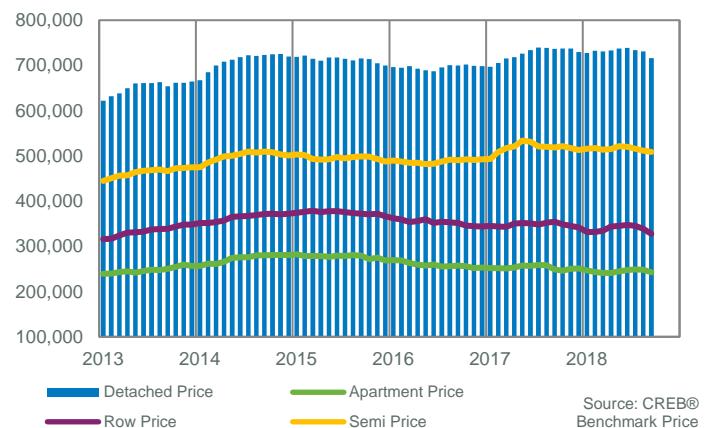
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

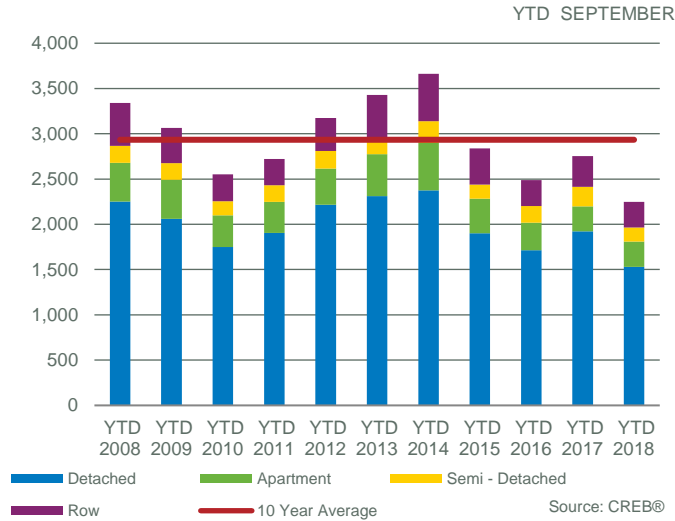


WEST PRICES

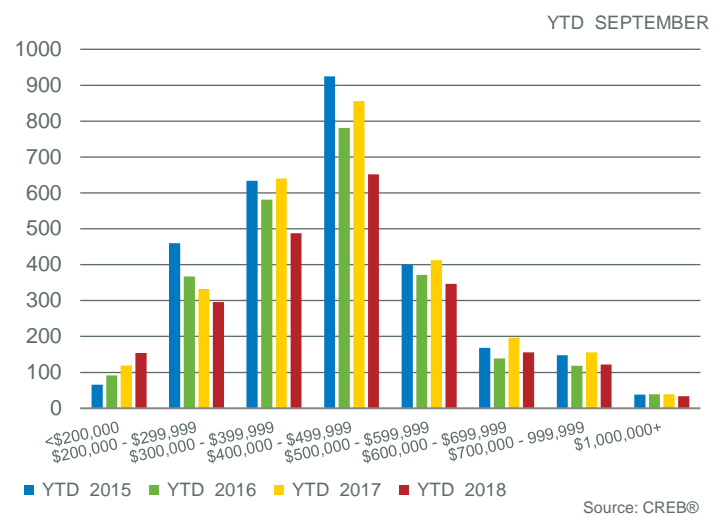


SOUTH

SOUTH TOTAL SALES



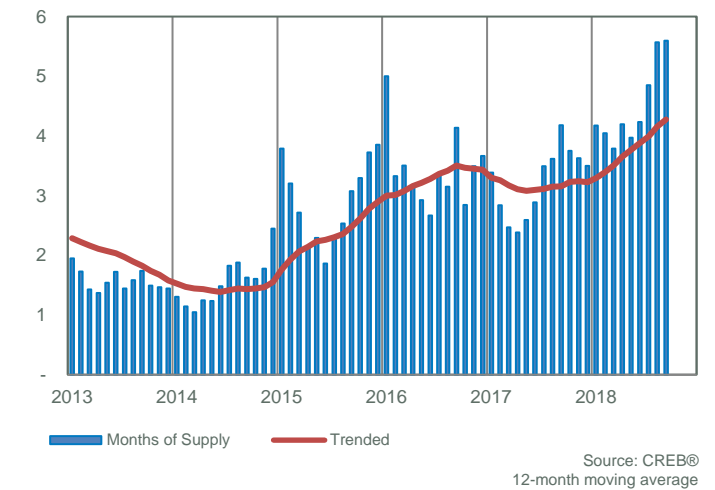
SOUTH TOTAL SALES BY PRICE RANGE



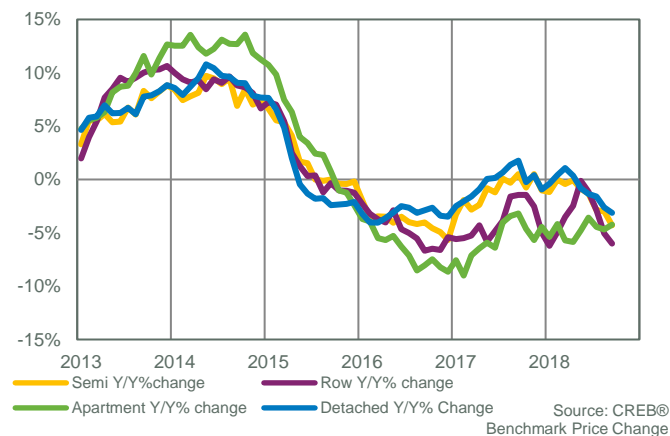
SOUTH INVENTORY AND SALES



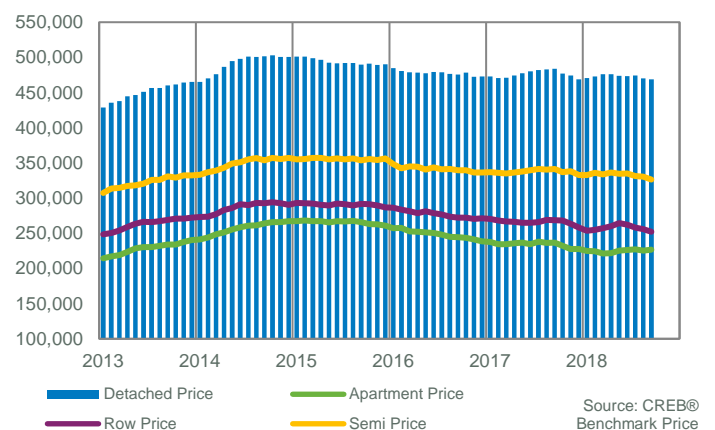
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

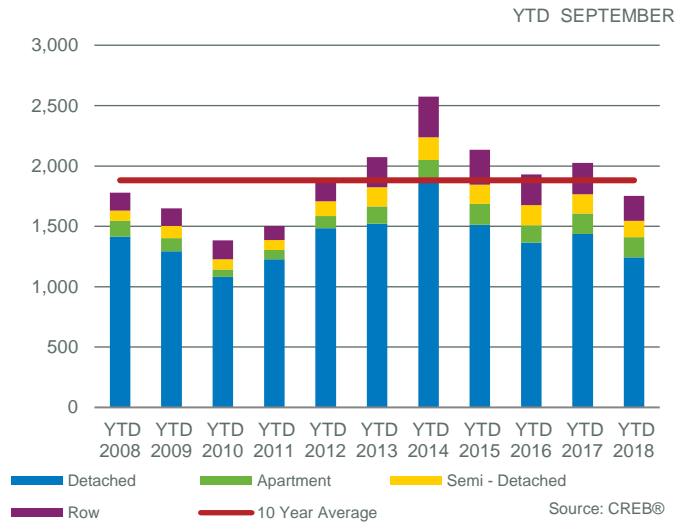


SOUTH PRICES

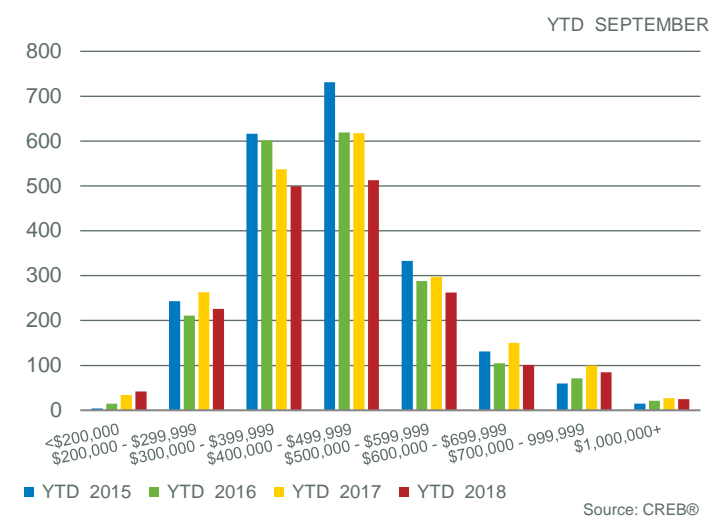


SOUTHEAST

SOUTHEAST TOTAL SALES



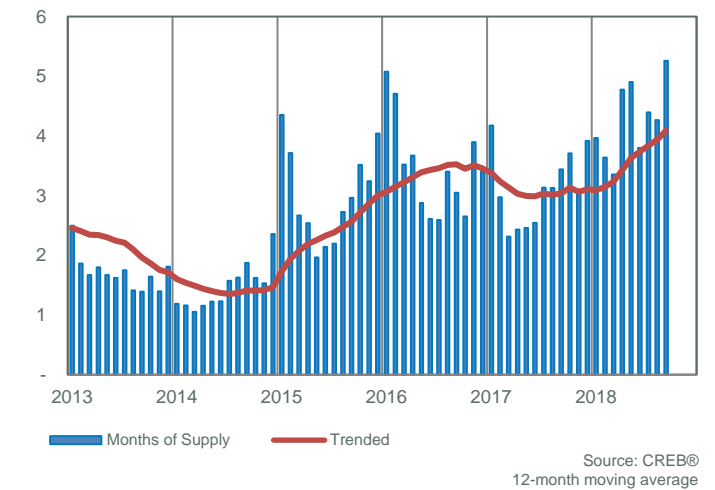
SOUTHEAST TOTAL SALES BY PRICE RANGE



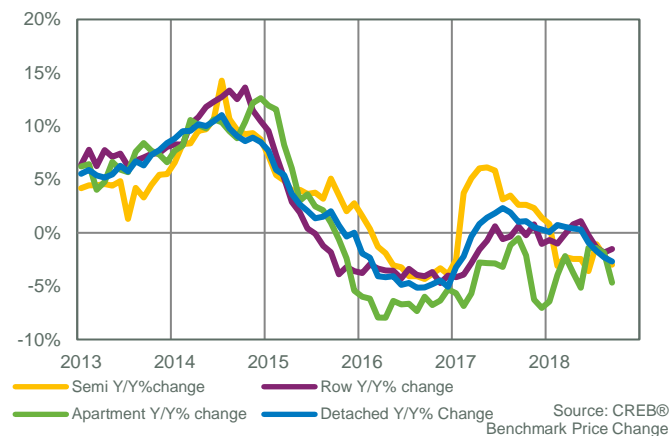
SOUTHEAST INVENTORY AND SALES



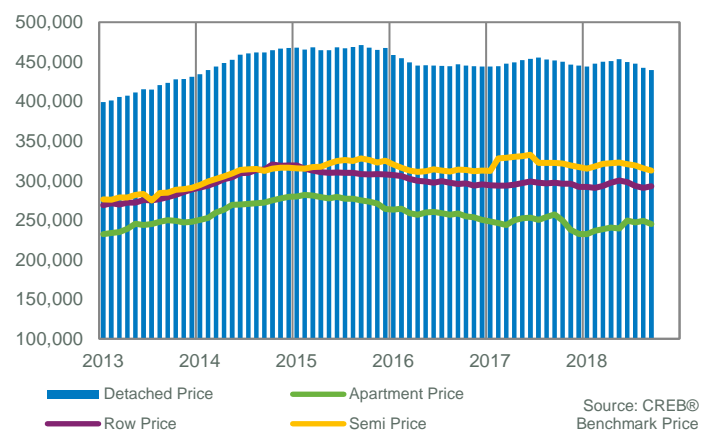
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



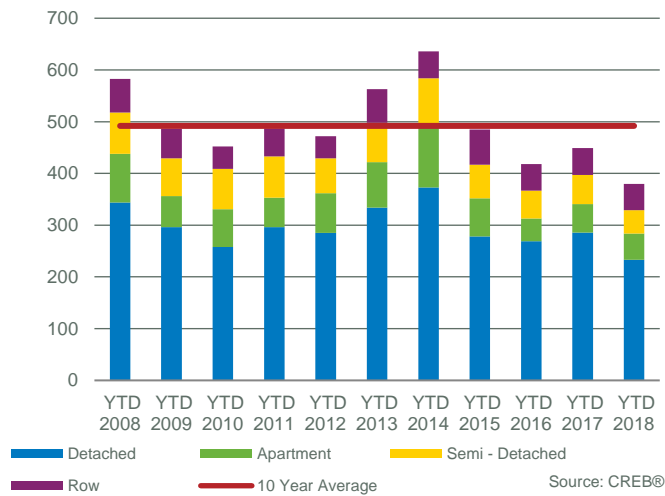
SOUTHEAST PRICES



EAST

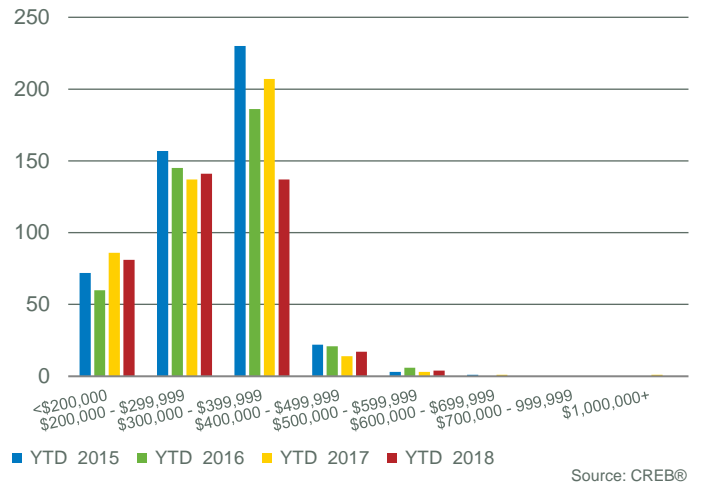
EAST TOTAL SALES

YTD SEPTEMBER

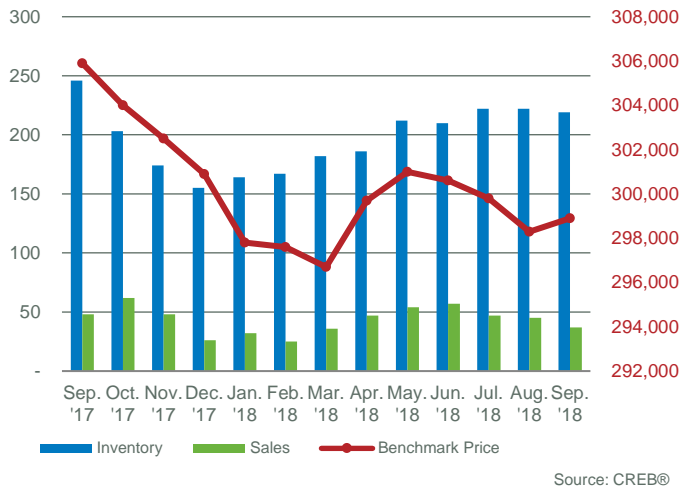


EAST TOTAL SALES BY PRICE RANGE

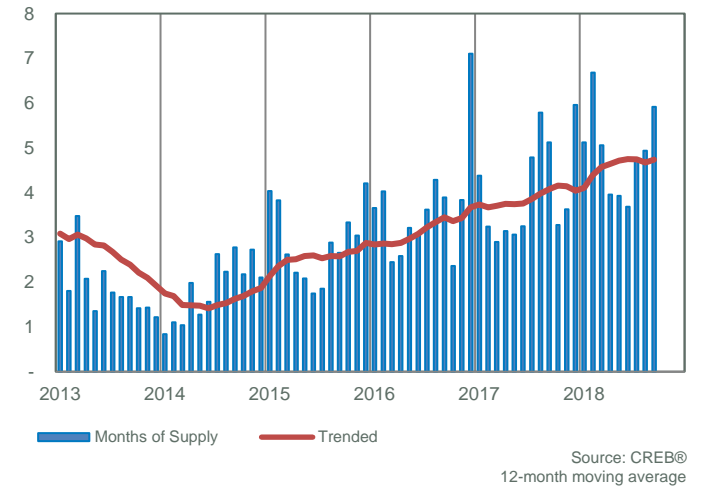
YTD SEPTEMBER



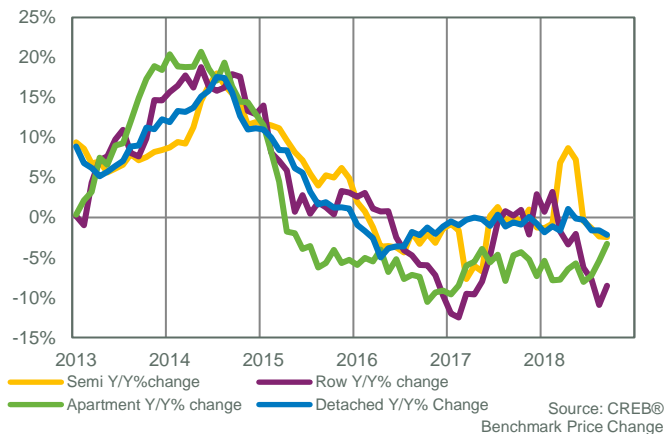
EAST INVENTORY AND SALES



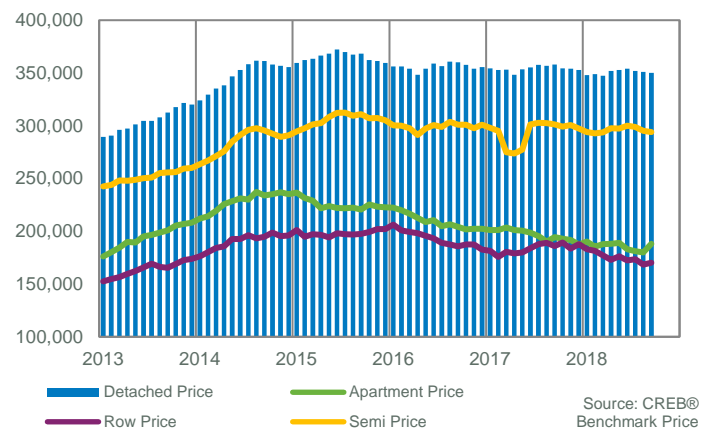
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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