



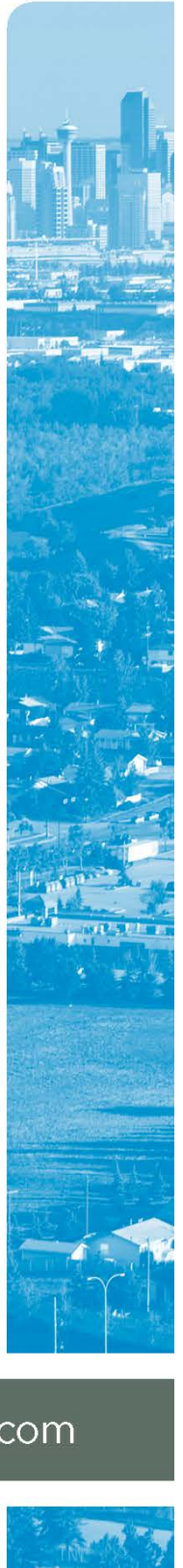
**creb<sup>®</sup>**

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

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

November  
2018



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Challenging economic conditions continue to impact the resale market

City of Calgary, December 3, 2018 - Sitting below long-term averages, November sales in the city totaled 1,171 units.

For the year so far, sales activity has totaled 15,349 units, a 14 per cent decline over last year and nearly 20 per cent below long-term averages.

“Recent challenges in the energy sector have weighed on consumer confidence over the past month. Combined with weakness in the employment market and further gains in lending rates, this is impacting ownership demand,” said CREB® chief economist Ann-Marie Lurie.

New listings eased by seven per cent in November compared to last year. The adjustment in new listings has helped prevent further inventory gains, with 6,501 units in overall inventory, but levels remain well above the 5,683 units in inventory seen last year and 32 per cent higher than typical levels for November.

“Higher inventories and weaker sales are resulting in buyer’s market conditions and price declines,” said Lurie.

The citywide benchmark price was \$422,600 in November, nearly one per cent lower than last month and over three per cent below last year’s levels.

Year-to-date sales have slowed across all price ranges, except product priced below \$200,000, which now represents nearly six per cent of all sales. The largest decline in sales has occurred in the \$600,000 - \$999,999 range.

“In any market, affordable product is always desirable,” said CREB® president Tom Westcott.

“For buyers, it may mean being able to step into a home that was previously unattainable. It also means that sellers need to be keenly aware what is successfully selling in their neighbourhood and surrounding communities.”

HOUSING MARKET FACTS

Detached

- Detached sales declined across all districts in November. With citywide sales of 679 units, activity remains 21 per cent below typical levels for the month.
- New listings eased by three per cent compared to last year, due to declines mostly in the North East, North and South East districts. Year-to-date new listings this year have increased in all areas except the North East and East districts.
- Inventories in the detached sector totalled 3,491 units, 26 per cent higher than last year’s levels. Months of supply sits at five months, well above the three-month typical for November.
- Detached benchmark prices totalled \$486,000 in November, a one per cent decline over last month and a three per cent decline over last year. This is nearly seven per cent below monthly highs recorded in October 2014.
- Prices have eased across all districts in November. On a year-to-date basis, the largest declines this year have occurred in the North East and North districts. This is likely due to the increased competition from the new-home sector. The districts that remain furthest from price recovery are the North West and South districts.

Apartment

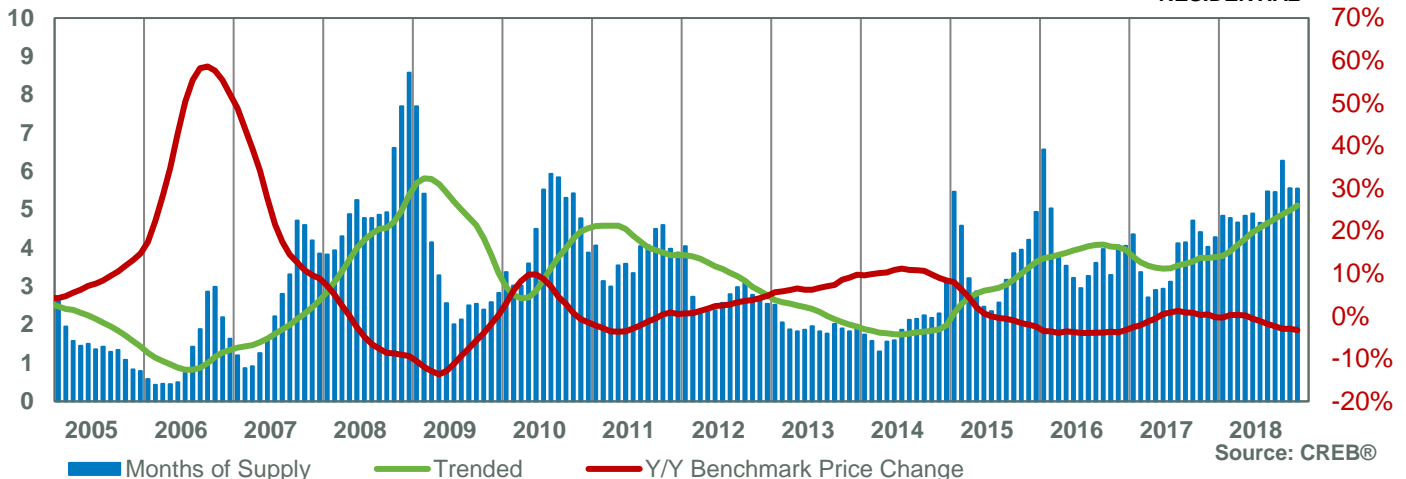
- Despite year-over-year gains in sales in November, citywide apartment sales have totalled 2,557 units so far this year. This is five per cent lower than last year and 21 per cent below long-term averages.
- The majority of activity in condos is located within the city centre, representing nearly 48 per cent of all the sales activity.
- Following years of oversupply, the number of new listings in the apartment sector continues to ease, helping prevent further significant gains in inventories and even contributing to inventory reductions in the South, East and North East districts.
- Despite some adjustments in inventories, most areas continue to struggle with oversupply, causing further price declines. Price declines this year have ranged from a high of nearly six per cent in the East district to a low of two per cent in both the City Centre and North West districts.

Attached

- Year-to-date attached sales totalled 3,344 units, a 16 per cent decline over the previous year and 14 per cent below long-term averages. Sales activity eased across most districts except for the North East, where sales remained relatively stable because of improvements in row activity.
- Overall, rising new listings continue to place upward pressure on inventory levels and the gains have mostly occurred with semi-detached product.
- Oversupply conditions have weighed on prices. In November, the semi-detached benchmark price totalled \$400,700. This is a monthly and year-over year decline of 0.67 and 3.3 per cent, respectively. Recent price declines have caused this sector to erase any of the gains that occurred last year, as year-to-date prices remain comparable to 2017 levels.
- Row prices have also been edging down, but at a slower pace than semi-detached product. As of November, row prices were \$292,900, a 0.2 per cent decline from last month and just over three per cent below last year’s levels. Overall, year-to-date prices remain nearly two per cent below last year’s levels and nearly 10 per cent below previous highs.

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Nov. 2018

	Nov-17	Nov-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
<b>DETACHED</b>						
Total Sales	874	679	-22.31%	11,215	9,448	-15.76%
Total Sales Volume	\$467,112,452	\$361,405,664	-22.63%	\$6,275,292,181	\$5,289,086,644	-15.72%
New Listings	1,122	1,088	-3.03%	18,420	19,235	4.42%
Inventory	2,765	3,491	26.26%	2,816	3,780	34.23%
Months of Supply	3.16	5.14	62.52%	2.76	4.40	59.33%
Sales to New Listings Ratio	77.90%	62.41%	-15.49%	60.88%	49.12%	-11.77%
Sales to List Price Ratio	97.22%	96.44%	-0.78%	97.55%	96.97%	-0.58%
Days on Market	48	60	24.36%	38	47	23.68%
Benchmark Price	\$503,300	\$486,000	-3.44%	\$504,591	\$498,191	-1.27%
Median Price	\$465,000	\$455,000	-2.15%	\$492,500	\$485,000	-1.52%
Average Price	\$534,454	\$532,262	-0.41%	\$559,545	\$559,810	0.05%
Index	207	200	-3.43%	207	205	-1.27%
<b>APARTMENT</b>						
Total Sales	224	240	7.14%	2,701	2,557	-5.33%
Total Sales Volume	\$62,108,190	\$65,974,558	6.23%	\$794,021,363	\$747,828,043	-5.82%
New Listings	446	344	-22.87%	6,954	6,477	-6.86%
Inventory	1,495	1,317	-11.91%	1,639	1,634	-0.31%
Months of Supply	6.67	5.49	-17.78%	6.67	7.03	5.31%
Sales to New Listings Ratio	50.22%	69.77%	19.54%	38.84%	39.48%	0.64%
Sales to List Price Ratio	95.78%	95.42%	-0.35%	96.37%	96.04%	-0.33%
Days on Market	66	65	-0.56%	59	64	8.47%
Benchmark Price	\$258,400	\$252,800	-2.17%	\$264,300	\$257,109	-2.72%
Median Price	\$251,000	\$241,375	-3.83%	\$260,000	\$253,000	-2.69%
Average Price	\$277,269	\$274,894	-0.86%	\$293,973	\$292,463	-0.51%
Index	179	175	-2.18%	183	178	-2.73%
<b>ATTACHED</b>						
Total Sales	312	252	-19.23%	3,959	3,344	-15.53%
Total Sales Volume	\$122,933,929	\$91,301,934	-25.73%	\$1,614,522,036	\$1,323,670,992	-18.01%
New Listings	493	482	-2.23%	7,534	7,847	4.15%
Inventory	1,423	1,693	18.97%	1,408	1,793	27.29%
Months of Supply	4.56	6.72	47.30%	3.91	5.90	50.70%
Sales to New Listings Ratio	63.29%	52.28%	-11.00%	52.55%	42.62%	-9.93%
Sales to List Price Ratio	96.99%	96.87%	-0.12%	97.32%	97.14%	-0.18%
Days on Market	54	69	27.43%	49	56	14.29%
Benchmark Price	\$333,100	\$321,800	-3.39%	\$332,800	\$328,518	-1.29%
Median Price	\$335,500	\$320,000	-4.62%	\$343,500	\$339,392	-1.20%
Average Price	\$394,019	\$362,309	-8.05%	\$407,811	\$395,835	-2.94%
Index	197	190	-3.40%	197	194	-1.29%
<b>CITY OF CALGARY</b>						
Total Sales	1,410	1,171	-16.95%	17,875	15,349	-14.13%
Total Sales Volume	\$652,154,571	\$518,682,156	-20.47%	\$8,683,835,580	\$7,360,585,679	-15.24%
New Listings	2,061	1,914	-7.13%	32,908	33,559	1.98%
Inventory	5,683	6,501	14.39%	5,863	7,206	22.91%
Months of Supply	4.03	5.55	37.74%	3.61	5.16	43.13%
Sales to New Listings Ratio	68.41%	61.18%	-7.23%	54.32%	45.74%	-8.58%
Sales to List Price Ratio	97.04%	96.38%	-0.66%	97.40%	96.90%	-0.50%
Days on Market	52	63	20.47%	44	52	18.18%
Benchmark Price	\$436,800	\$422,600	-3.25%	\$438,455	\$432,545	-1.35%
Median Price	\$412,000	\$395,000	-4.13%	\$432,000	\$422,000	-2.31%
Average Price	\$462,521	\$442,940	-4.23%	\$485,809	\$479,548	-1.29%
Index	201	194	-3.24%	202	199	-1.35%

For a list of definitions, see page 26.

Nov. 2018

	Nov-17	Nov-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	125	108	-13.60%	1,726	1,490	-13.67%
Total Sales Volume	\$63,820,003	\$47,225,024	-26.00%	\$861,071,267	\$727,910,280	-15.46%
Share of Sales with Condo Title	15.20%	16.67%	1.47%	16.62%	16.34%	-0.28%
New Listings	192	207	7.81%	2,992	3,476	16.18%
Inventory	548	749	36.68%	521	763	46.51%
Months of Supply	4.38	6.94	58.19%	3.32	5.63	69.72%
Sales to New Listings Ratio	65.10%	52.17%	-12.93%	57.69%	42.87%	-14.82%
Sales to List Price Ratio	97.21%	97.26%	0.05%	97.48%	97.32%	-0.16%
Days on Market	54	78	43.22%	45	53	17.78%
Benchmark Price	\$414,500	\$400,700	-3.33%	\$411,809	\$411,682	-0.03%
Median Price	\$397,000	\$355,000	-10.58%	\$404,700	\$400,000	-1.16%
Average Price	\$510,560	\$437,269	-14.36%	\$498,883	\$488,530	-2.08%
Index	210	203	-3.34%	208	208	-0.03%
<b>CITY OF CALGARY ROW</b>						
Total Sales	187	144	-22.99%	2,233	1,854	-16.97%
Total Sales Volume	\$59,113,926	\$44,076,910	-25.44%	\$753,450,769	\$595,760,711	-20.93%
Share of Sales with Condo Title	94.65%	88.19%	-6.46%	94.80%	92.55%	-2.24%
New Listings	301	275	-8.64%	4,542	4,371	-3.76%
Inventory	875	944	7.89%	887	1,029	16.00%
Months of Supply	4.68	6.56	40.10%	4.37	6.11	39.72%
Sales to New Listings Ratio	62.13%	52.36%	-9.76%	49.16%	42.42%	-6.75%
Sales to List Price Ratio	96.75%	96.46%	-0.29%	97.14%	96.91%	-0.23%
Days on Market	55	63	15.72%	51	59	15.69%
Benchmark Price	\$303,100	\$292,900	-3.37%	\$304,055	\$297,664	-2.10%
Median Price	\$290,000	\$287,000	-1.03%	\$309,500	\$298,000	-3.72%
Average Price	\$316,117	\$306,090	-3.17%	\$337,416	\$321,338	-4.77%
Index	190	183	-3.37%	190	186	-2.10%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	312	252	-19.23%	3,959	3,344	-15.53%
Total Sales Volume	\$122,933,929	\$91,301,934	-25.73%	\$1,614,522,036	\$1,323,670,992	-18.01%
Share of Sales with Condo Title	62.82%	57.54%	-8.41%	60.87%	58.60%	-3.73%
New Listings	493	482	-2.23%	7,534	7,847	4.15%
Inventory	1,423	1,693	18.97%	1,408	1,793	27.29%
Months of Supply	4.56	6.72	47.30%	3.91	5.90	50.70%
Sales to New Listings Ratio	63.29%	52.28%	-11.00%	52.55%	42.62%	-9.93%
Sales to List Price Ratio	96.99%	96.87%	-0.12%	97.32%	97.14%	-0.18%
Days on Market	54	69	27.43%	49	56	14.29%
Benchmark Price	\$333,100	\$321,800	-3.39%	\$332,800	\$328,518	-1.29%
Median Price	\$335,500	\$320,000	-4.62%	\$343,500	\$339,392	-1.20%
Average Price	\$394,019	\$362,309	-8.05%	\$407,811	\$395,835	-2.94%
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For a list of definitions, see page 26.

November 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	79	156	50.64%	516	6.53	\$667,500	-2.77%	0.00%
North East	68	132	51.52%	391	5.75	\$368,800	-2.38%	1.10%
North	104	154	67.53%	455	4.38	\$423,000	-2.06%	-0.35%
North West	89	148	60.14%	504	5.66	\$516,900	-5.71%	-1.92%
West	72	118	61.02%	410	5.69	\$713,400	-3.25%	-1.03%
South	153	203	75.37%	654	4.27	\$449,800	-5.19%	-2.62%
South East	90	141	63.83%	474	5.27	\$435,200	-2.55%	-0.21%
East	25	35	71.43%	85	3.40	\$345,800	-2.37%	0.46%
<b>TOTAL CITY</b>	<b>679</b>	<b>1,088</b>	<b>62.41%</b>	<b>3,491</b>	<b>5.14</b>	<b>\$486,000</b>	<b>-3.44%</b>	<b>-0.86%</b>
<b>Apartment</b>								
City Centre	119	177	67.23%	676	5.68	\$277,300	-2.36%	-2.01%
North East	12	13	92.31%	52	4.33	\$226,400	-1.48%	-0.75%
North	11	17	64.71%	75	6.82	\$212,200	-0.66%	0.66%
North West	26	26	100.00%	104	4.00	\$242,000	-0.58%	1.04%
West	22	35	62.86%	146	6.64	\$234,800	-6.23%	-2.73%
South	24	43	55.81%	144	6.00	\$222,300	-2.24%	-2.50%
South East	22	24	91.67%	94	4.27	\$237,700	0.04%	-4.65%
East	4	10	40.00%	26	6.50	\$186,000	-3.02%	-0.64%
<b>TOTAL CITY</b>	<b>240</b>	<b>344</b>	<b>69.77%</b>	<b>1,317</b>	<b>5.49</b>	<b>\$252,800</b>	<b>-2.17%</b>	<b>-1.71%</b>
<b>Semi-detached</b>								
City Centre	35	82	42.68%	329	9.40	\$733,200	-4.09%	-0.19%
North East	13	18	72.22%	72	5.54	\$289,900	-3.33%	-0.38%
North	9	13	69.23%	53	5.89	\$325,600	2.62%	-1.33%
North West	11	24	45.83%	60	5.45	\$373,400	-4.70%	-1.87%
West	11	24	45.83%	75	6.82	\$499,500	-3.40%	-0.60%
South	10	19	52.63%	69	6.90	\$315,500	-6.71%	-2.17%
South East	12	20	60.00%	61	5.08	\$309,600	-2.98%	-0.39%
East	7	7	100.00%	30	4.29	\$291,000	-3.19%	-0.24%
<b>TOTAL CITY</b>	<b>108</b>	<b>207</b>	<b>52.17%</b>	<b>749</b>	<b>6.94</b>	<b>\$400,700</b>	<b>-3.33%</b>	<b>-0.67%</b>
<b>Row</b>								
City Centre	26	55	47.27%	186	7.15	\$465,400	-3.14%	-0.28%
North East	22	30	73.33%	99	4.50	\$200,200	-3.33%	2.72%
North	19	35	54.29%	144	7.58	\$250,700	-4.79%	-0.79%
North West	12	33	36.36%	90	7.50	\$301,500	-2.62%	-0.99%
West	17	32	53.13%	142	8.35	\$332,800	-3.51%	0.06%
South	23	43	53.49%	135	5.87	\$250,400	-5.04%	-0.16%
South East	19	41	46.34%	127	6.68	\$289,700	-2.13%	-0.48%
East	6	6	100.00%	21	3.50	\$169,000	-7.85%	-1.74%
<b>TOTAL CITY</b>	<b>144</b>	<b>275</b>	<b>52.36%</b>	<b>944</b>	<b>6.56</b>	<b>\$292,900</b>	<b>-3.37%</b>	<b>-0.17%</b>

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

## City of Calgary

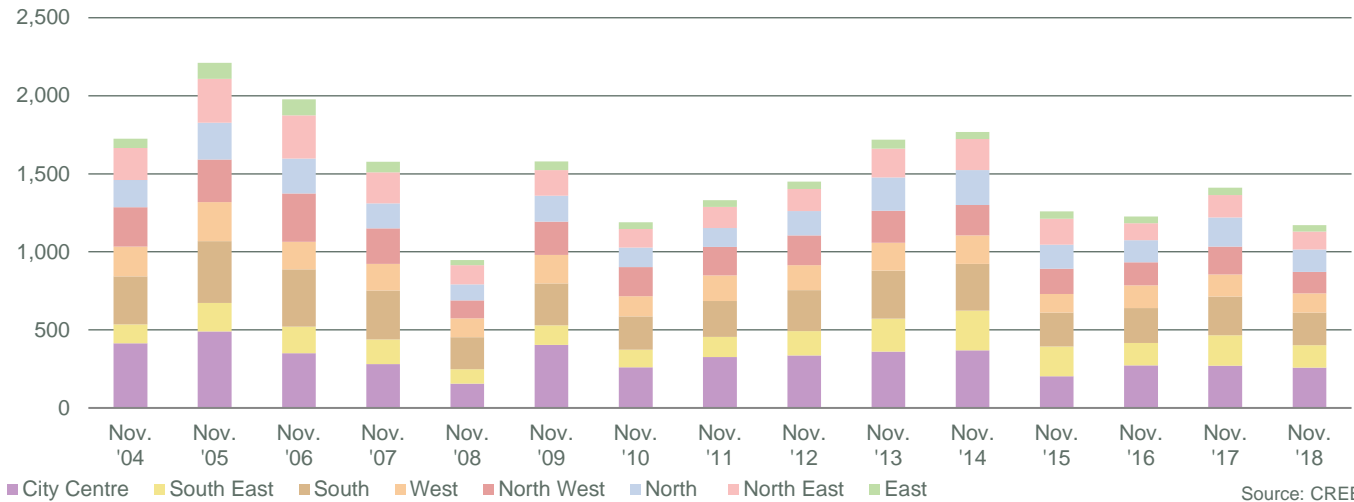
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Nov. 2018

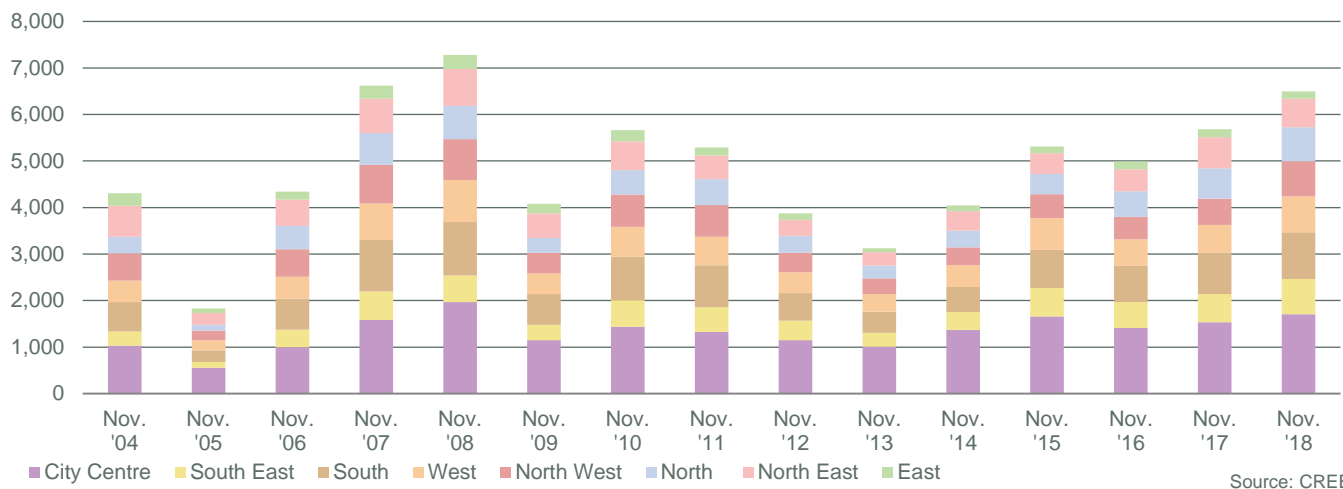
TOTAL SALES

NOVEMBER



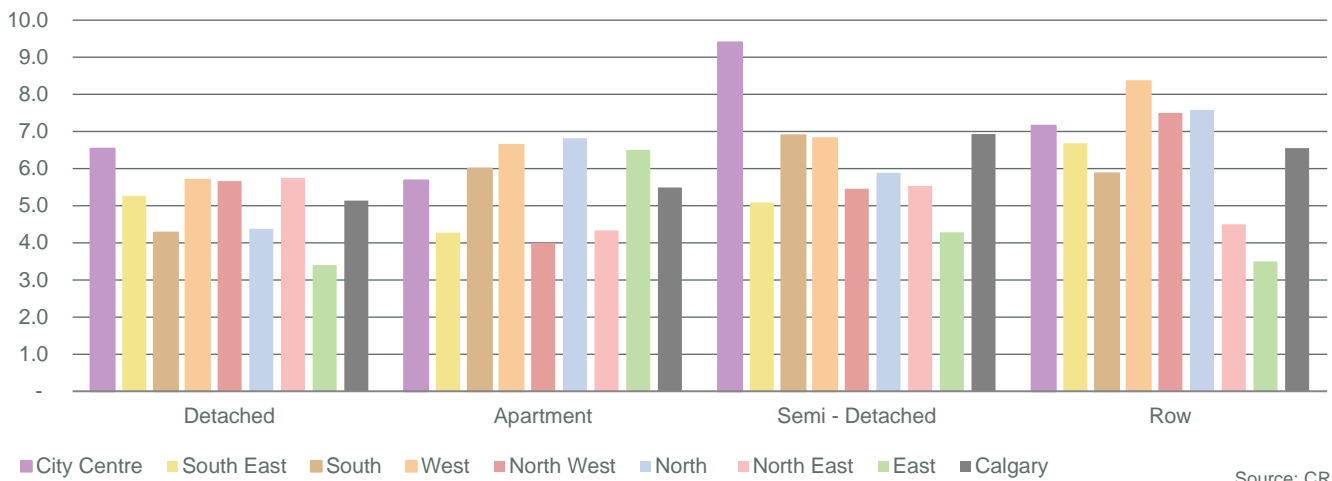
TOTAL INVENTORY

NOVEMBER



MONTHS OF SUPPLY

NOVEMBER

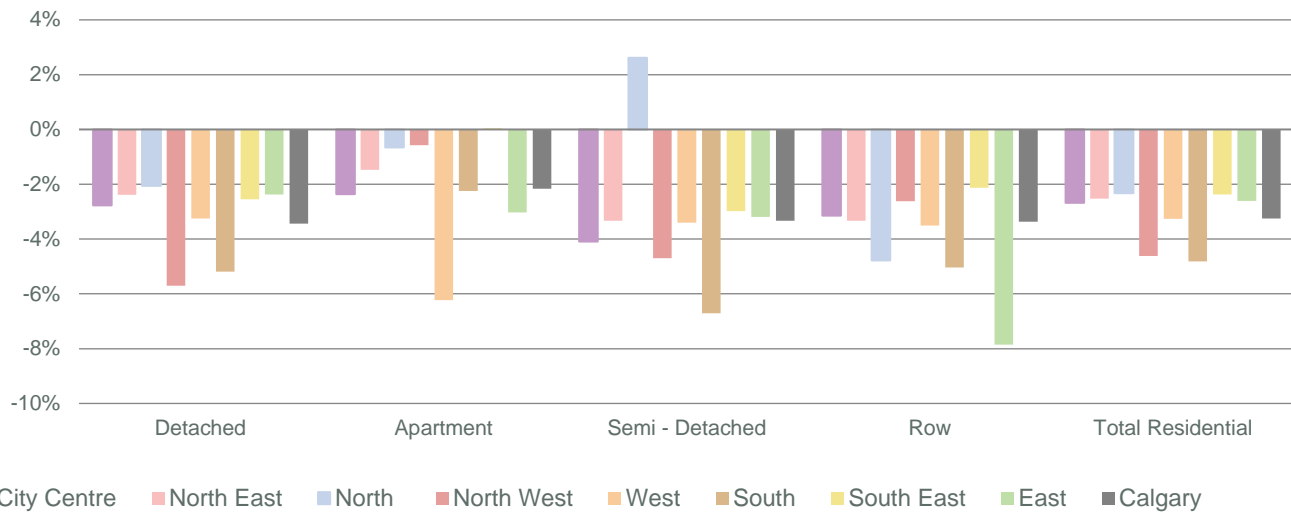


## BENCHMARK PRICE - NOVEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

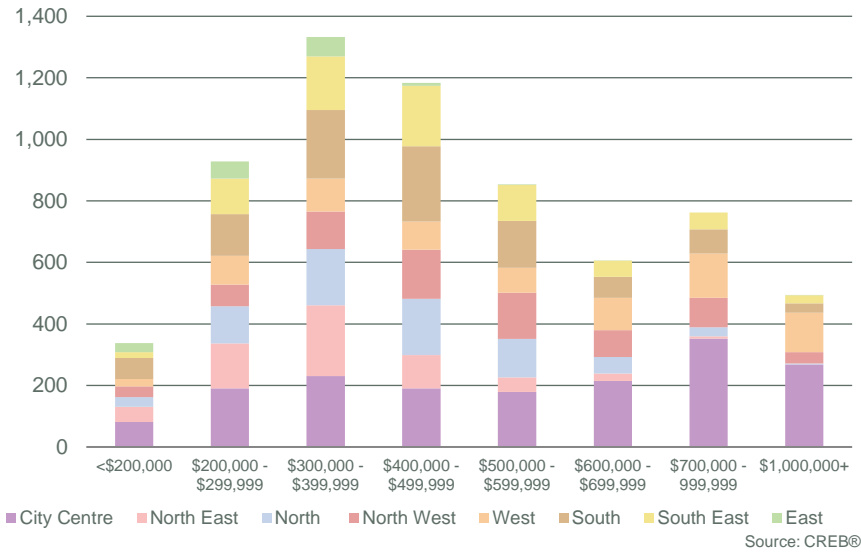


Source: CREB®

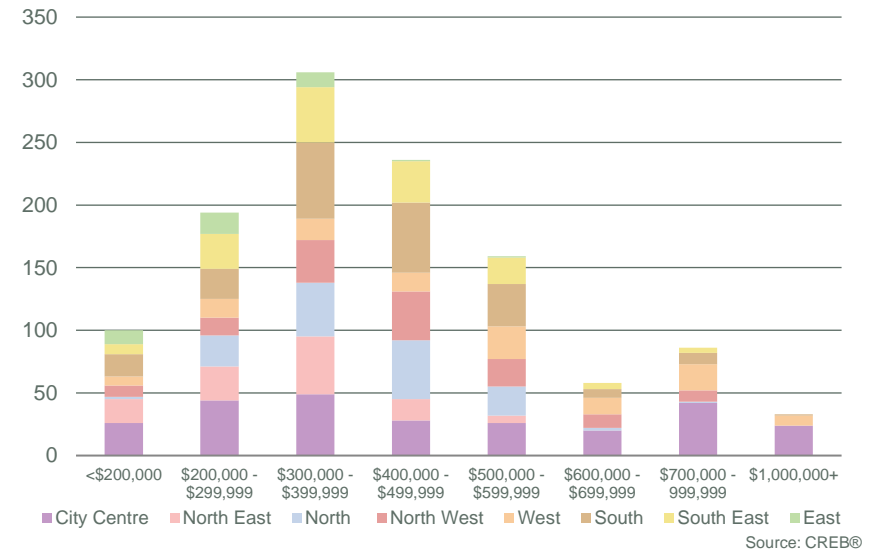
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

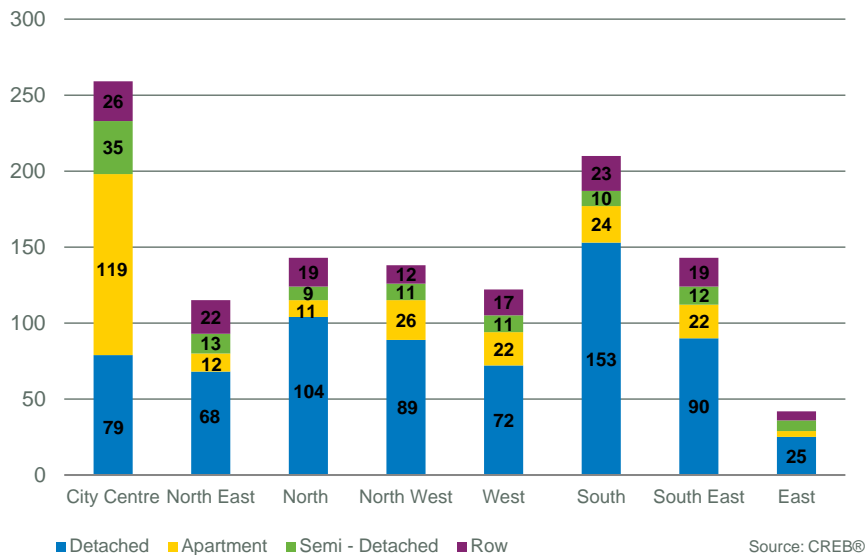
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



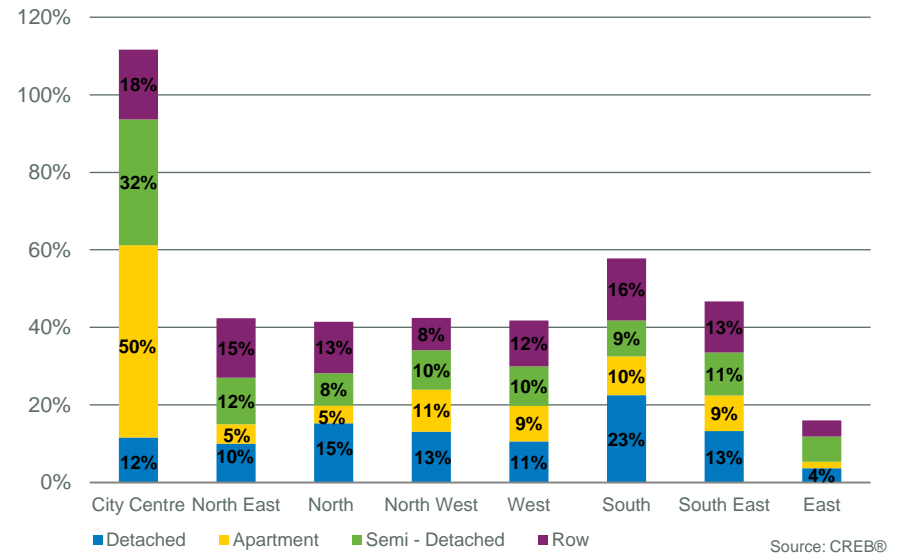
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



SHARE OF CITY WIDE SALES - NOVEMBER

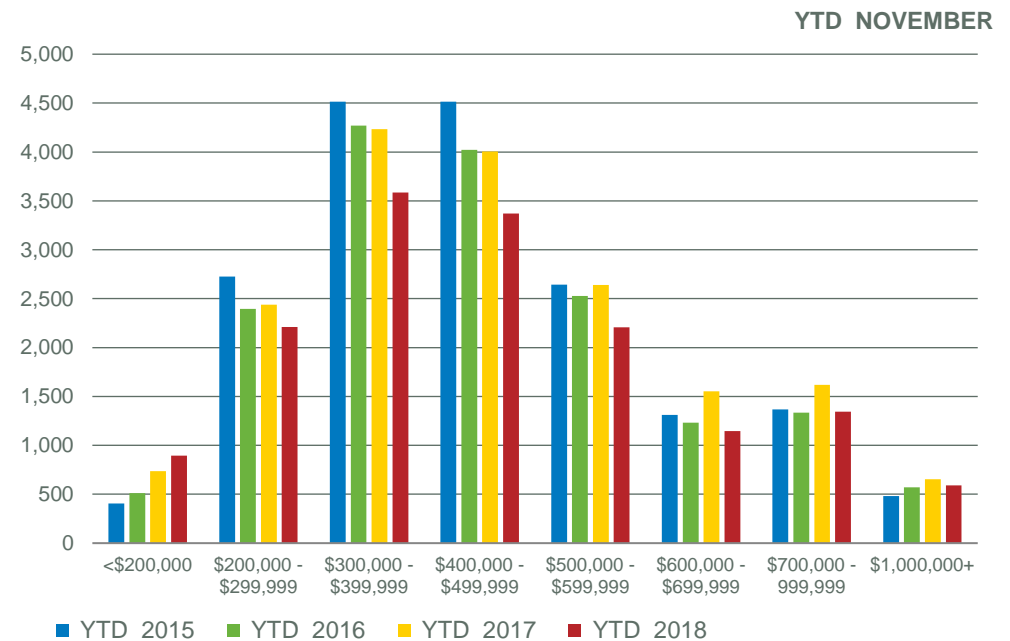




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,467	1,410	1,009
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,221
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	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	462,521	453,239
Index	200	199	200	201	202	203	204	204	203	202	201	199
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,548	1,491	1,268	1,320	1,171	
New Listings	2,456	2,403	3,445	3,564	4,367	3,869	2,962	3,057	3,086	2,436	1,914	
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	7,961	7,337	6,501	
Days on Market	61	51	45	47	46	46	52	56	56	60	63	
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700	426,300	422,600	
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	413,000	410,250	395,000	
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,159	483,752	466,080	468,444	442,940	
Index	199	200	200	201	201	201	200	199	197	196	194	

	Nov-17	Nov-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	2	3	9
\$100,000 - \$199,999	88	98	733	885
\$200,000 - \$299,999	195	194	2,437	2,209
\$300,000 - \$399,999	152	142	1,891	1,661
\$350,000 - \$399,999	224	163	2,341	1,926
\$400,000 - \$449,999	172	148	2,193	1,938
\$450,000 - \$499,999	145	88	1,812	1,431
\$500,000 - \$549,999	106	99	1,497	1,265
\$550,000 - \$599,999	79	60	1,143	941
\$600,000 - \$649,999	52	36	849	654
\$650,000 - \$699,999	42	22	702	492
\$700,000 - \$799,999	59	50	853	707
\$800,000 - \$899,999	31	23	515	411
\$900,000 - \$999,999	14	13	252	228
\$1,000,000 - \$1,249,999	25	14	333	255
\$1,250,000 - \$1,499,999	11	11	153	147
\$1,500,000 - \$1,749,999	5	3	69	73
\$1,750,000 - \$1,999,999	5	1	44	46
\$2,000,000 - \$2,499,999	4	-	26	38
\$2,500,000 - \$2,999,999	-	1	17	16
\$3,000,000 - \$3,499,999	-	2	4	10
\$3,500,000 - \$3,999,999	-	1	6	5
\$4,000,000 +	-	-	2	2
	1,410	1,171	17,875	15,349

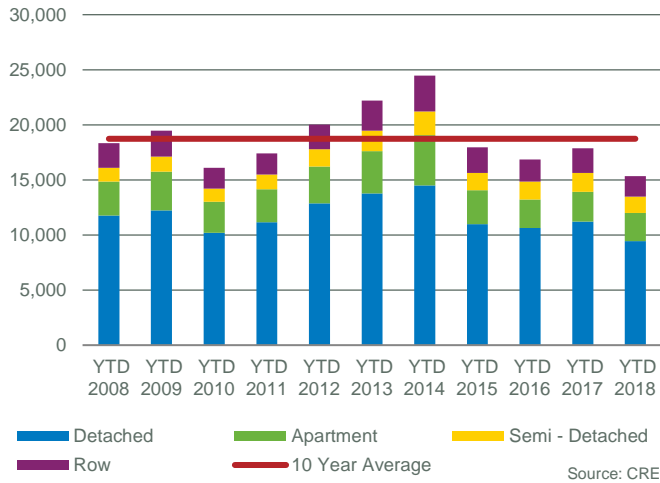
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

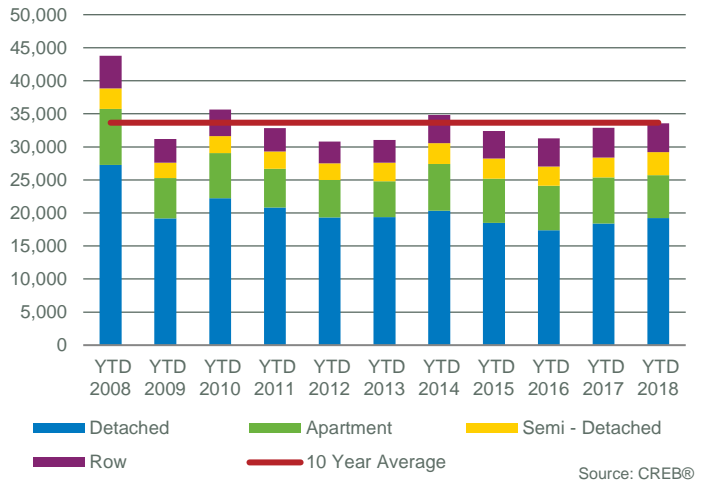
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

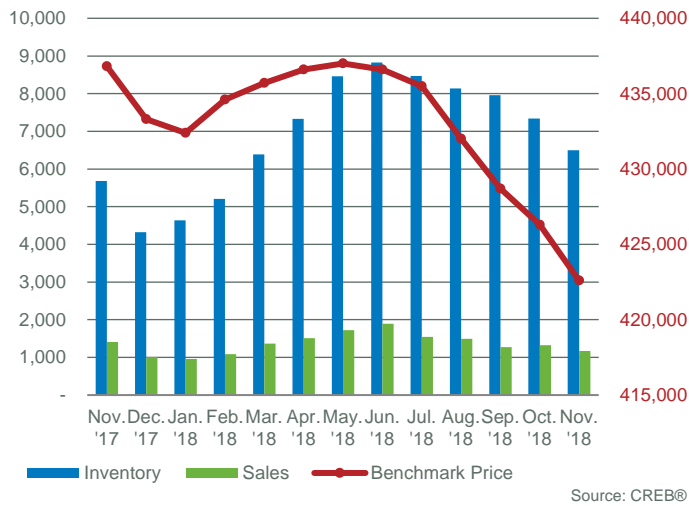


CITY OF CALGARY TOTAL NEW LISTINGS

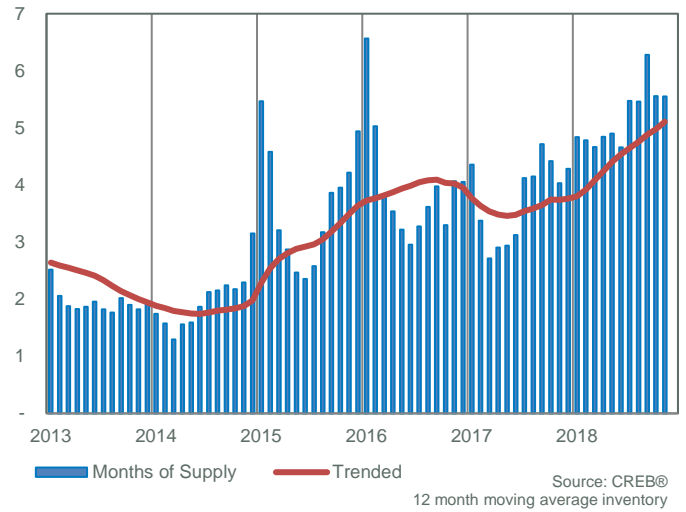
YTD NOVEMBER



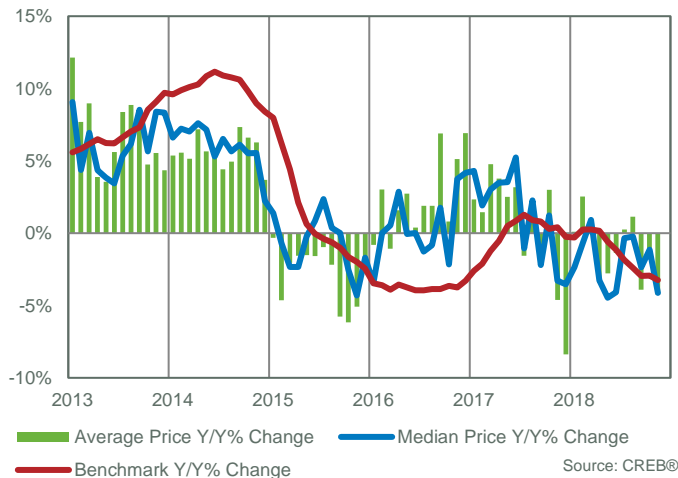
CITY OF CALGARY TOTAL INVENTORY AND SALES



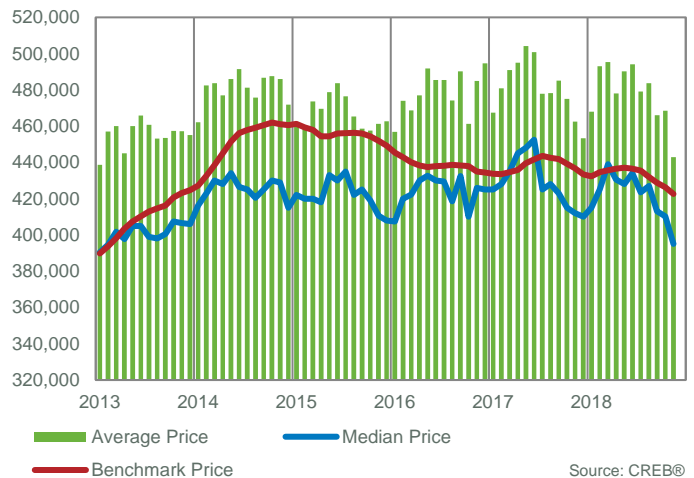
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



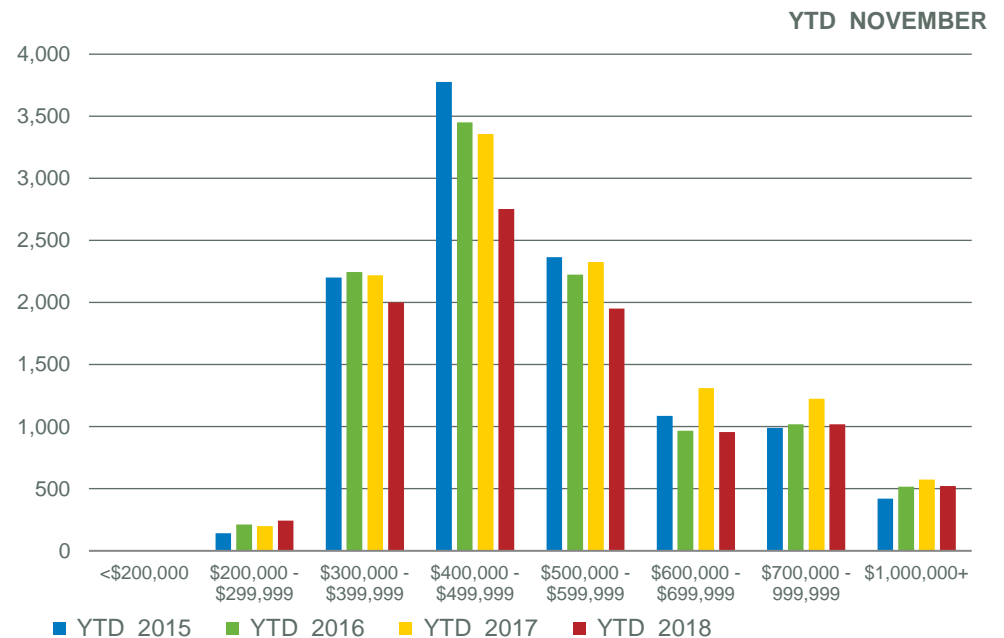
CITY OF CALGARY TOTAL PRICES



	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	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
<b>2018</b>												
Sales	584	653	844	906	1,059	1,209	969	928	788	829	679	
New Listings	1,288	1,294	1,870	2,005	2,661	2,304	1,732	1,820	1,784	1,389	1,088	
Inventory	2,200	2,458	3,078	3,651	4,504	4,816	4,593	4,445	4,355	3,987	3,491	
Days on Market	55	45	37	41	40	41	49	51	52	57	60	
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100	490,200	486,000	
Median Price	474,000	497,000	509,450	495,000	500,000	496,500	485,000	485,000	471,250	470,000	455,000	
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,534	563,704	539,705	543,462	532,262	
Index	205	206	207	207	207	206	206	204	203	201	200	

	Nov-17	Nov-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	5	2
\$200,000 - \$299,999	20	25	199	243
\$300,000 - \$399,999	73	63	712	695
\$350,000 - \$399,999	153	113	1,508	1,306
\$400,000 - \$449,999	140	124	1,783	1,565
\$450,000 - \$499,999	125	75	1,573	1,188
\$500,000 - \$549,999	96	88	1,311	1,126
\$550,000 - \$599,999	70	51	1,015	825
\$600,000 - \$649,999	47	27	723	551
\$650,000 - \$699,999	30	16	587	407
\$700,000 - \$799,999	42	36	638	516
\$800,000 - \$899,999	23	19	391	323
\$900,000 - \$999,999	12	12	197	180
\$1,000,000 - \$1,249,999	20	12	280	213
\$1,250,000 - \$1,499,999	9	10	133	133
\$1,500,000 - \$1,749,999	5	3	65	65
\$1,750,000 - \$1,999,999	5	1	43	43
\$2,000,000 - \$2,499,999	4	-	24	36
\$2,500,000 - \$2,999,999	-	1	17	14
\$3,000,000 - \$3,499,999	-	2	4	10
\$3,500,000 - \$3,999,999	-	1	6	5
\$4,000,000 +	-	-	1	2
	874	679	11,215	9,448

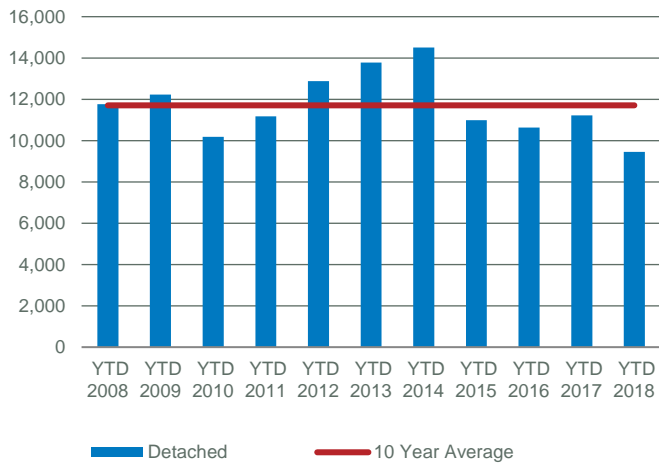
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

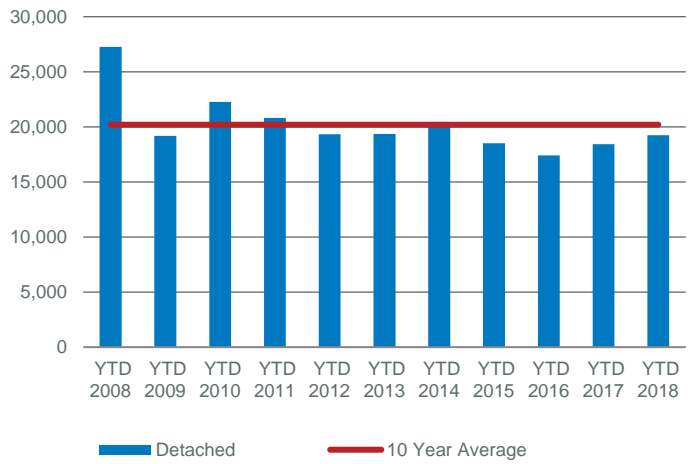
YTD NOVEMBER



Source: CREB®

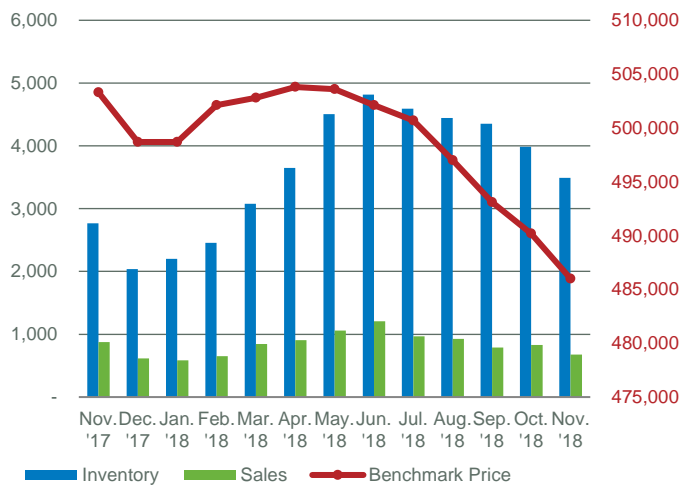
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



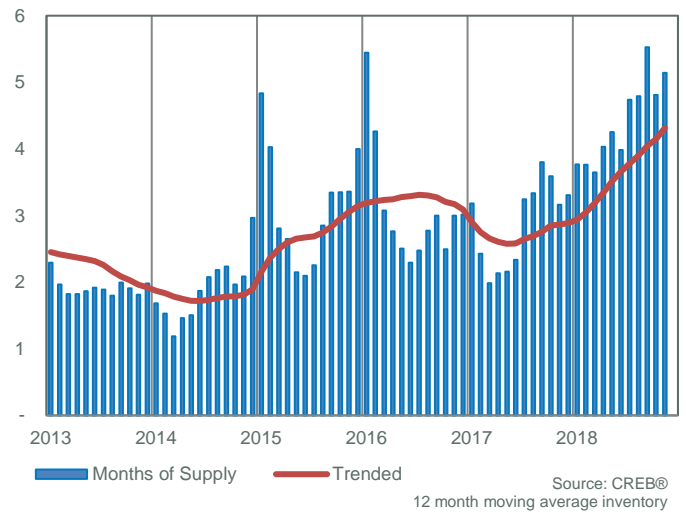
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



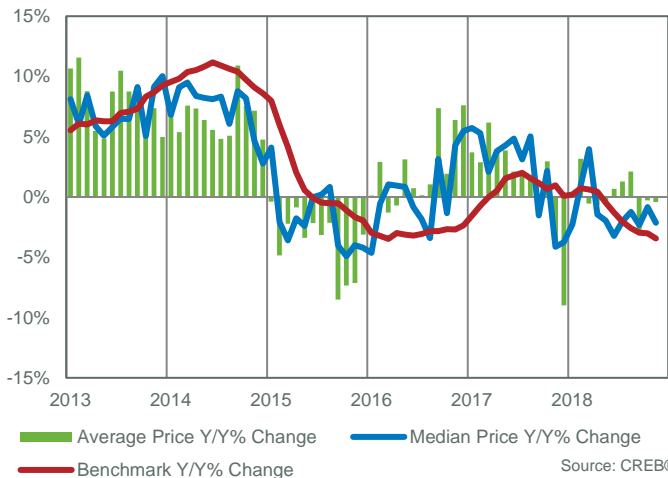
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



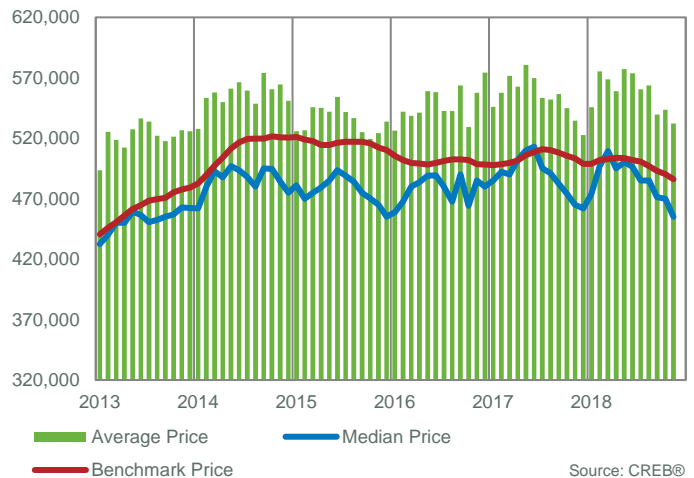
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

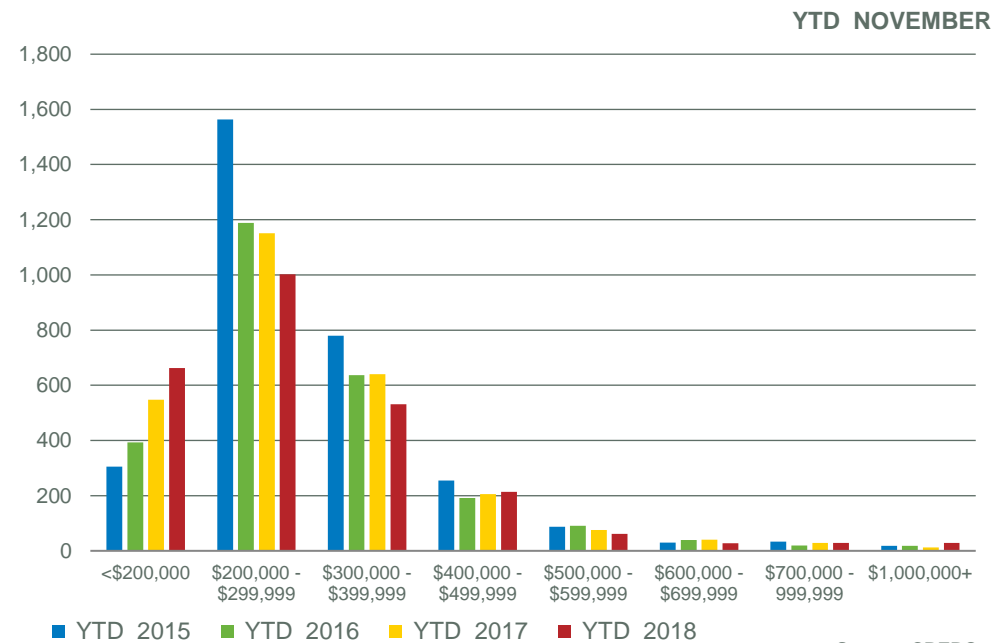


Source: CREB®

	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	265,400	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
<b>2018</b>												
Sales	145	197	219	261	282	292	254	242	212	213	240	
New Listings	588	544	721	725	776	659	541	546	560	473	344	
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,317	
Days on Market	76	68	64	59	59	59	62	71	66	69	65	
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200	257,200	252,800	
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	241,375	
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	274,894	
Index	177	177	178	178	177	179	180	178	178	178	175	

	Nov-17	Nov-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	2	2	8
\$100,000 - \$199,999	62	72	546	655
\$200,000 - \$299,999	85	92	1,151	1,002
\$300,000 - \$399,999	31	29	387	352
\$350,000 - \$399,999	19	17	253	179
\$400,000 - \$449,999	11	12	128	121
\$450,000 - \$499,999	9	6	78	93
\$500,000 - \$549,999	3	3	52	37
\$550,000 - \$599,999	-	-	23	25
\$600,000 - \$649,999	1	1	25	18
\$650,000 - \$699,999	-	1	15	9
\$700,000 - \$799,999	2	1	14	11
\$800,000 - \$899,999	1	1	7	10
\$900,000 - \$999,999	-	-	8	8
\$1,000,000 - \$1,249,999	-	2	4	8
\$1,250,000 - \$1,499,999	-	1	3	9
\$1,500,000 - \$1,749,999	-	-	1	7
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	-	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	224	240	2,701	2,557

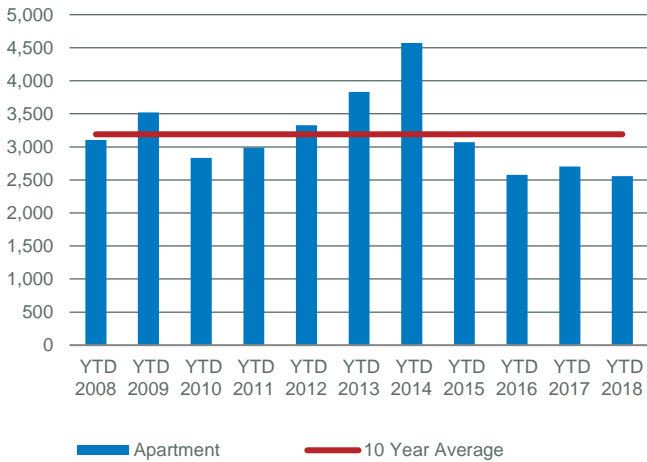
## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

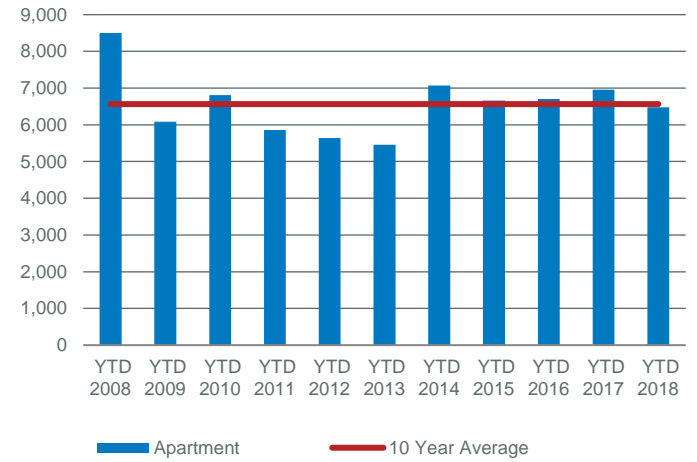
YTD NOVEMBER



Source: CREB®

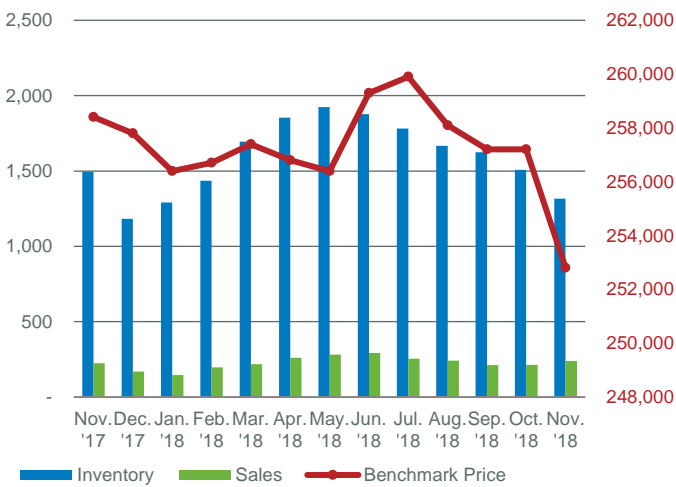
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



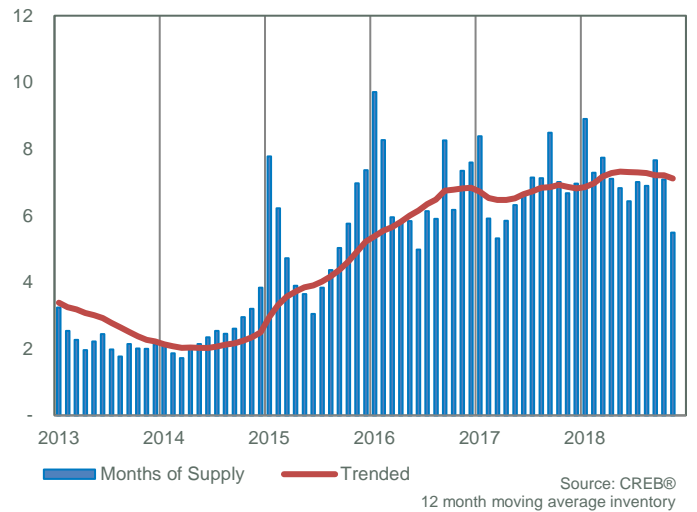
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



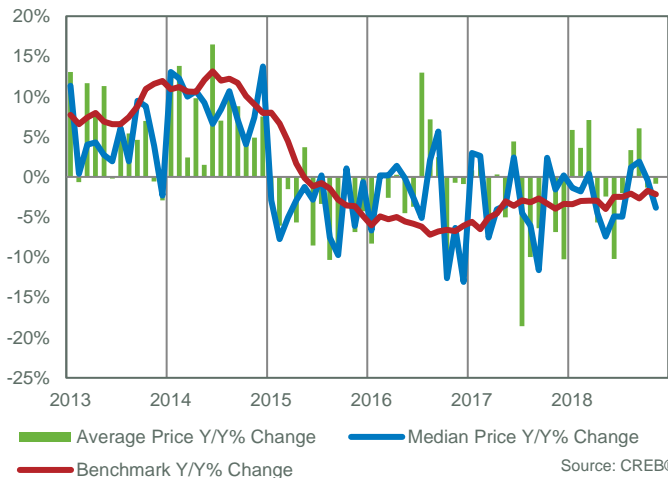
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



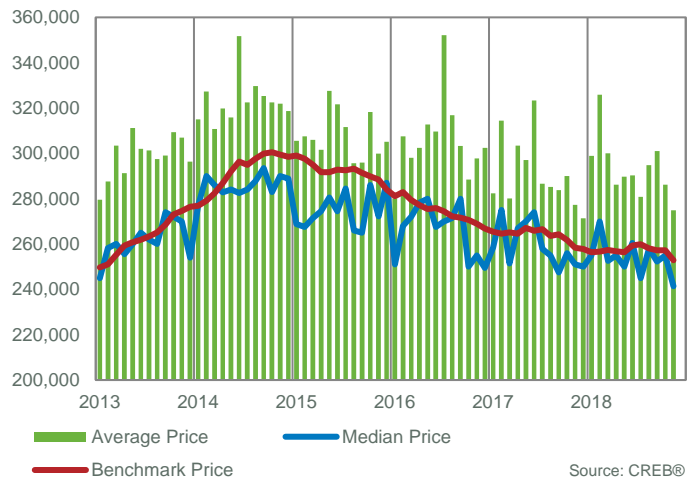
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



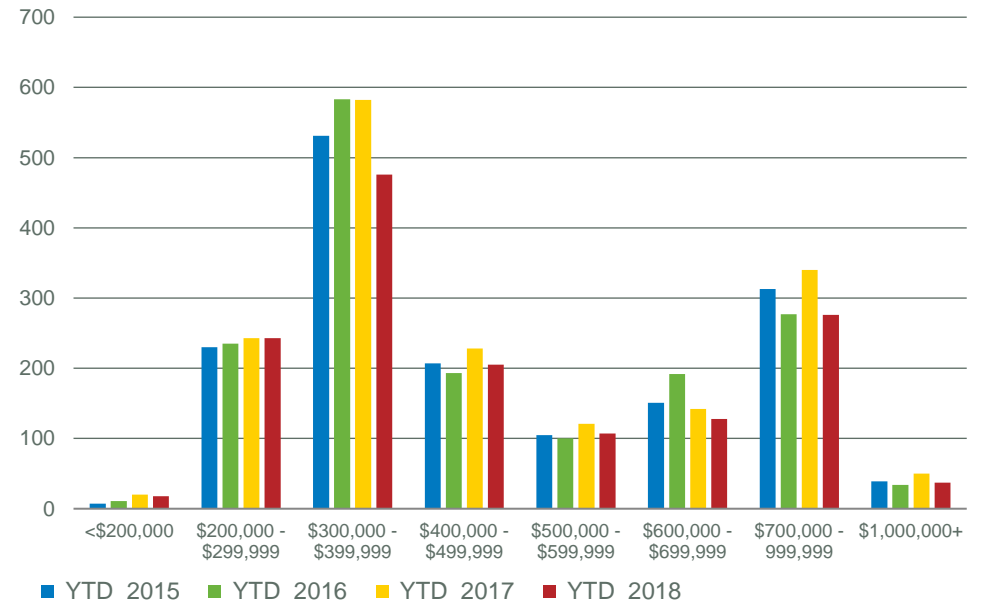
Source: CREB®

	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	125	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	397,000	405,500
Average Price	482,059	477,825	495,407	522,403	495,805	513,114	501,732	477,421	505,210	490,552	510,560	492,219
Index	204	204	206	207	208	210	211	210	210	210	210	209
<b>2018</b>												
Sales	99	106	143	155	156	184	150	142	122	125	108	
New Listings	234	247	386	348	417	410	299	324	327	277	207	
Inventory	447	534	674	756	861	918	900	890	852	814	749	
Days on Market	62	48	45	52	52	47	48	56	56	60	78	
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400	403,400	400,700	
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	413,750	370,750	397,500	355,000	
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	484,917	447,913	477,262	437,269	
Index	209	210	210	211	210	210	210	208	206	204	203	

	Nov-17	Nov-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	3	20	18
\$200,000 - \$299,999	14	22	243	243
\$300,000 - \$349,999	17	26	264	235
\$350,000 - \$399,999	30	15	318	241
\$400,000 - \$449,999	7	3	161	128
\$450,000 - \$499,999	4	5	67	77
\$500,000 - \$549,999	3	1	62	56
\$550,000 - \$599,999	7	6	59	51
\$600,000 - \$649,999	3	6	61	62
\$650,000 - \$699,999	10	5	81	66
\$700,000 - \$799,999	13	13	184	167
\$800,000 - \$899,999	7	3	113	74
\$900,000 - \$999,999	2	-	43	35
\$1,000,000 - \$1,249,999	5	-	41	32
\$1,250,000 - \$1,499,999	1	-	8	4
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	125	108	1,726	1,490

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

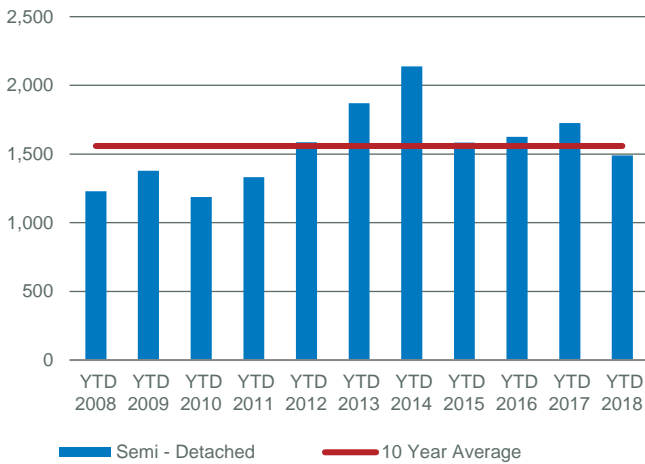
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

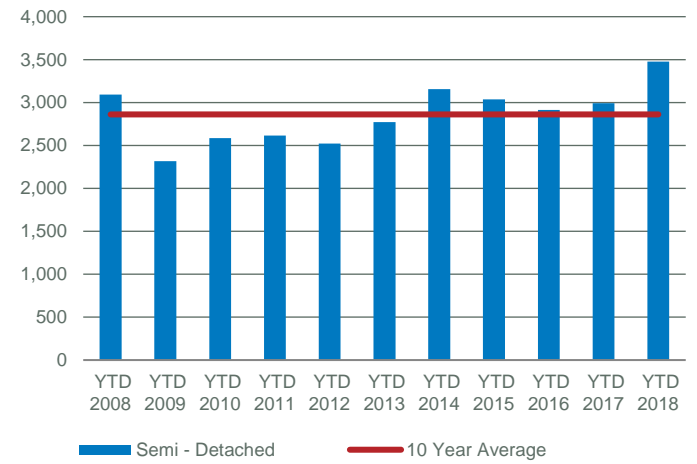
YTD NOVEMBER



Source: CREB®

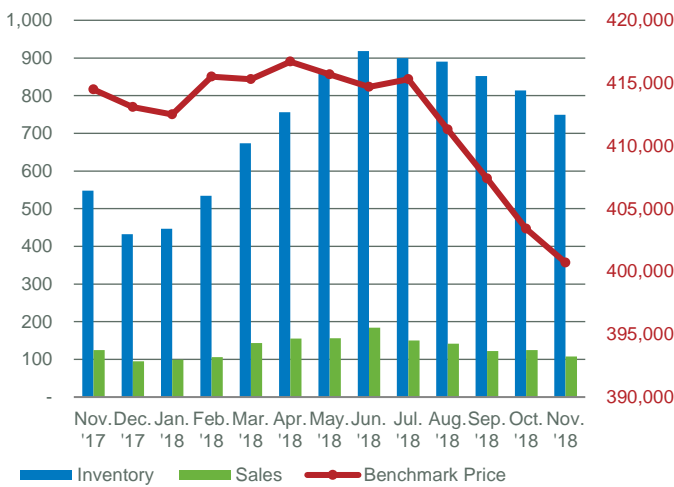
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



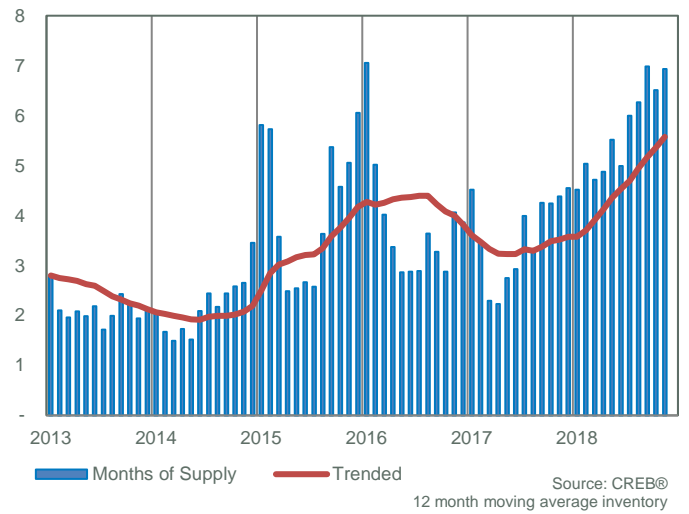
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



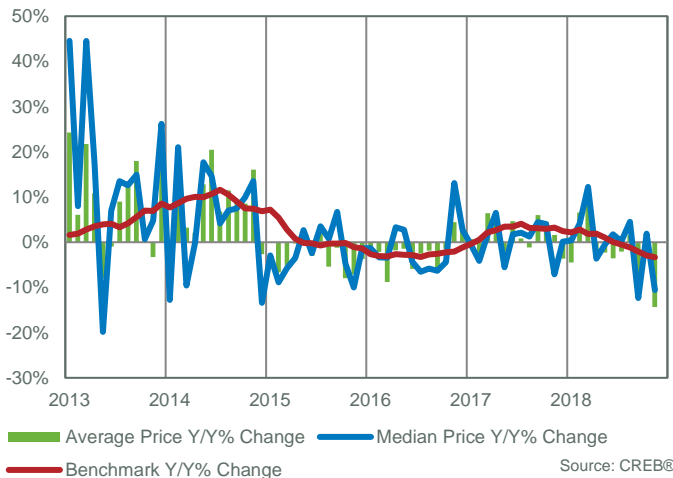
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



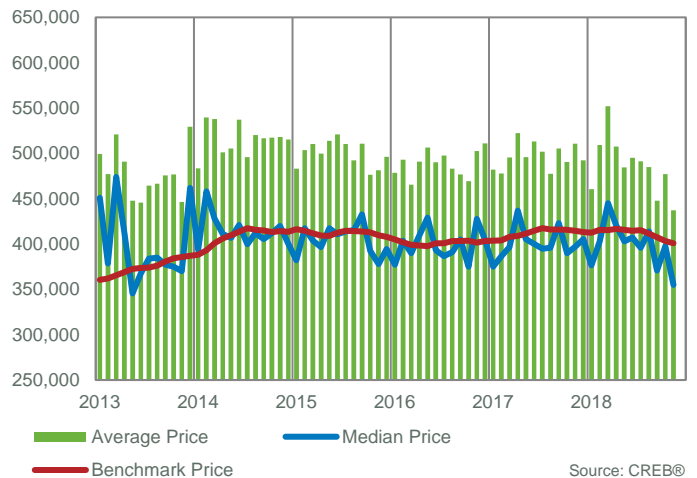
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



Source: CREB®

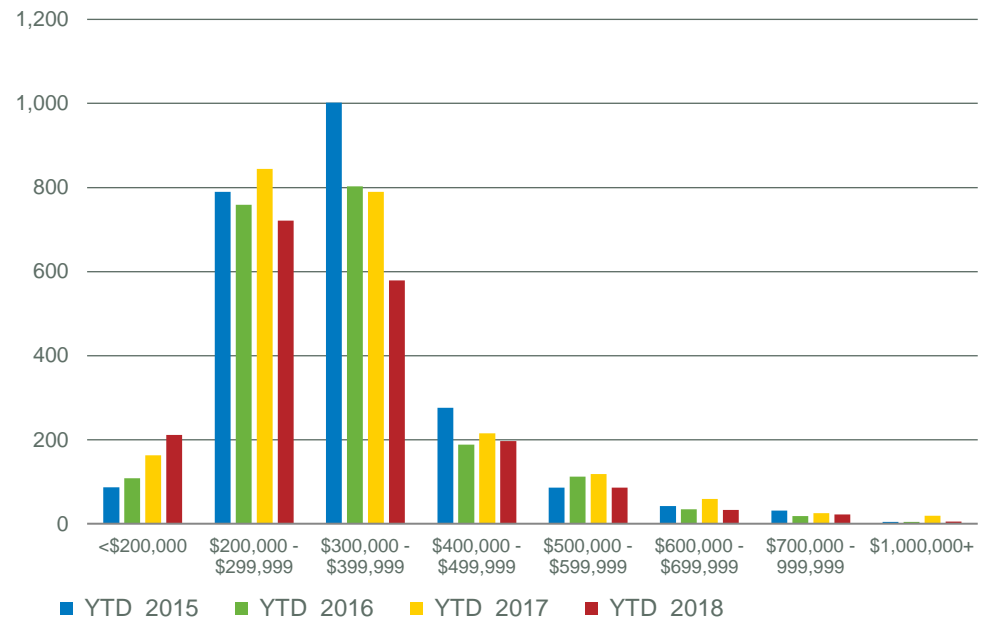


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	128	151	224	221	271	280	213	187	188	183	187	127
New Listings	334	347	417	474	525	519	398	407	444	376	301	156
Inventory	621	682	768	867	949	1,012	1,016	995	1,001	975	875	667
Days on Market	62	48	52	57	45	47	49	56	52	54	55	60
Benchmark Price	302,700	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
<b>2018</b>												
Sales	131	133	163	192	228	210	175	179	146	153	144	
New Listings	346	318	468	486	513	496	390	367	415	297	275	
Inventory	703	779	942	1,074	1,169	1,219	1,199	1,136	1,130	1,028	944	
Days on Market	69	62	61	54	50	54	59	60	62	64	63	
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200	293,400	292,900	
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000	299,000	289,900	287,000	
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800	323,639	308,489	306,090	
Index	186	185	187	188	190	189	188	186	184	184	183	

	Nov-17	Nov-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	-	1	1
\$100,000 - \$199,999	24	23	162	210
\$200,000 - \$299,999	76	55	844	721
\$300,000 - \$349,999	31	24	528	379
\$350,000 - \$399,999	22	18	262	200
\$400,000 - \$449,999	14	9	121	124
\$450,000 - \$499,999	7	2	94	73
\$500,000 - \$549,999	4	7	72	46
\$550,000 - \$599,999	2	3	46	40
\$600,000 - \$649,999	1	2	40	23
\$650,000 - \$699,999	2	-	19	10
\$700,000 - \$799,999	2	-	17	13
\$800,000 - \$899,999	-	-	4	4
\$900,000 - \$999,999	-	1	4	5
\$1,000,000 - \$1,249,999	-	-	8	2
\$1,250,000 - \$1,499,999	1	-	9	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 +	-	-	-	-
	187	144	2,233	1,854

CITY OF CALGARY ROW SALES BY PRICE RANGE

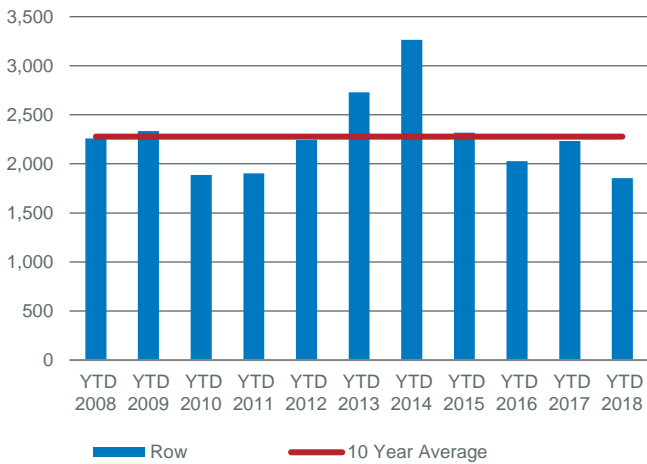
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

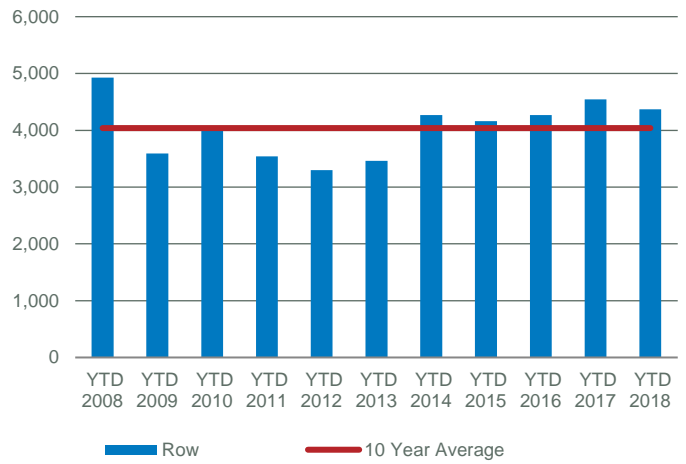
YTD NOVEMBER



Source: CREB®

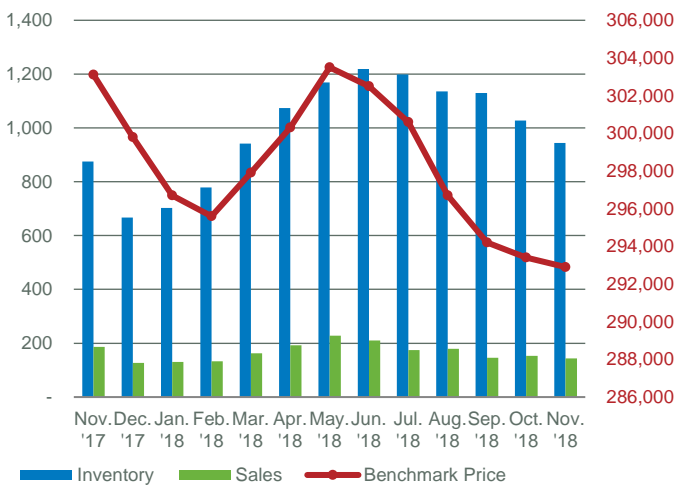
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



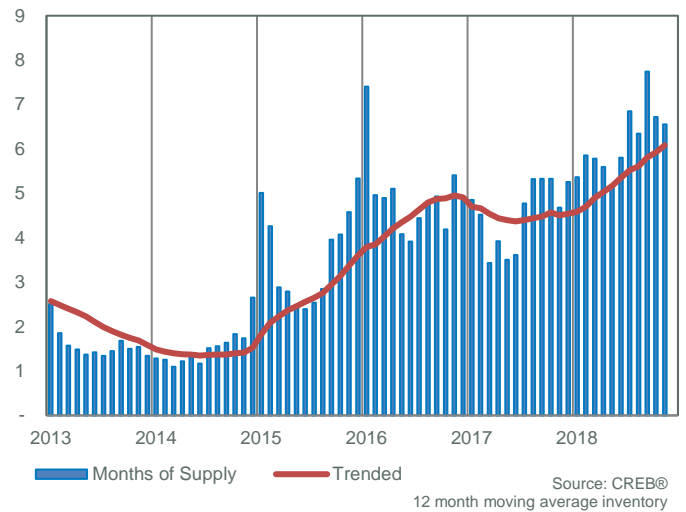
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



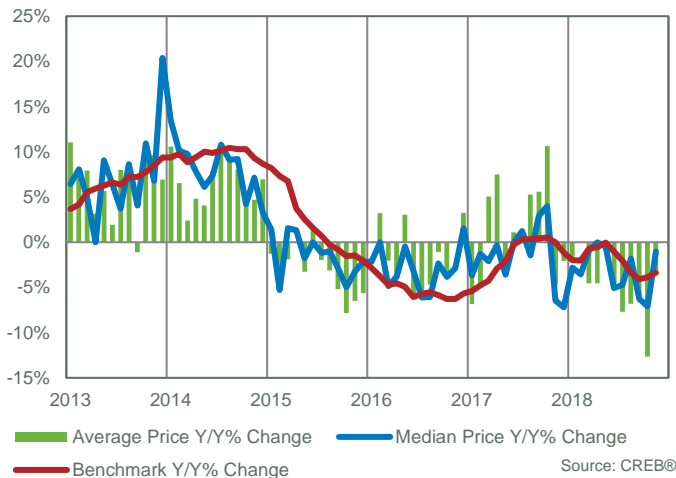
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



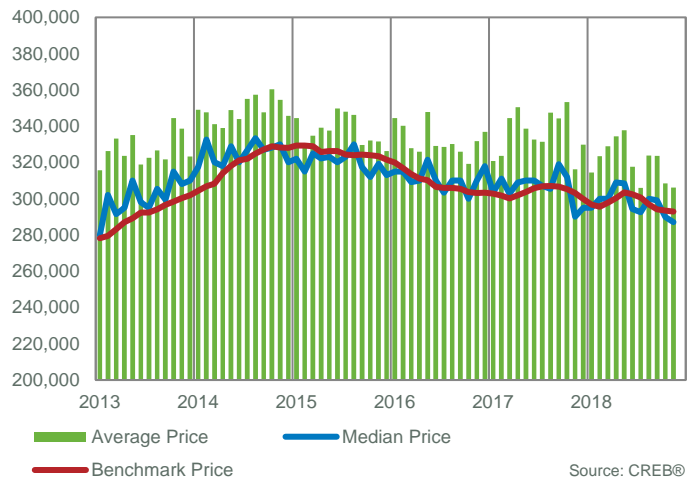
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

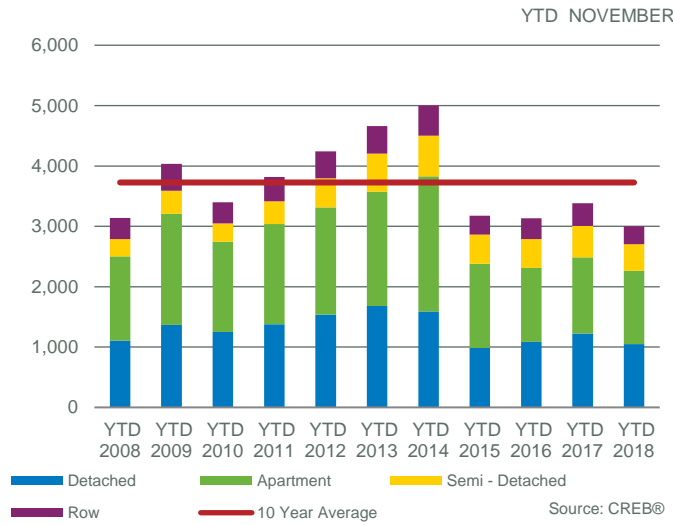
CITY OF CALGARY ROW PRICES



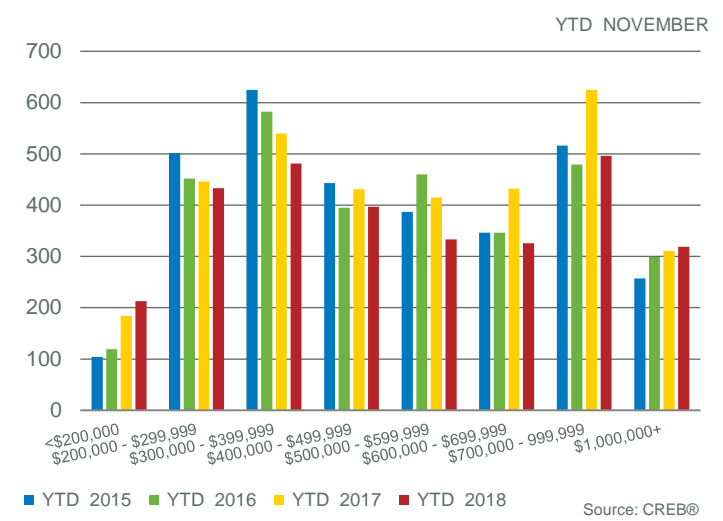
Source: CREB®

CITY CENTRE

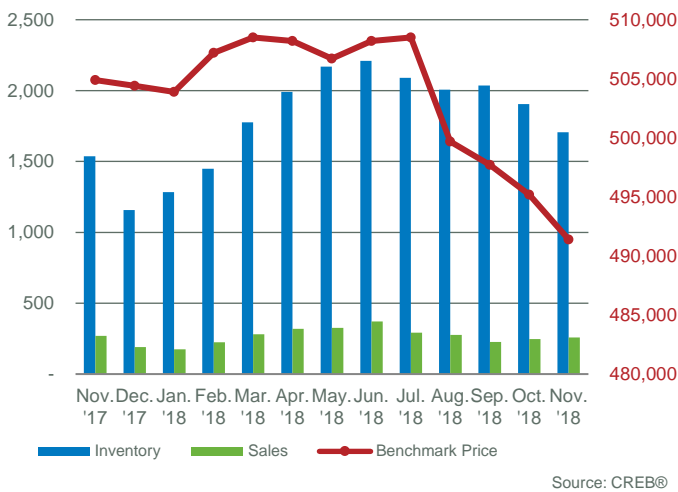
CITY CENTRE TOTAL SALES



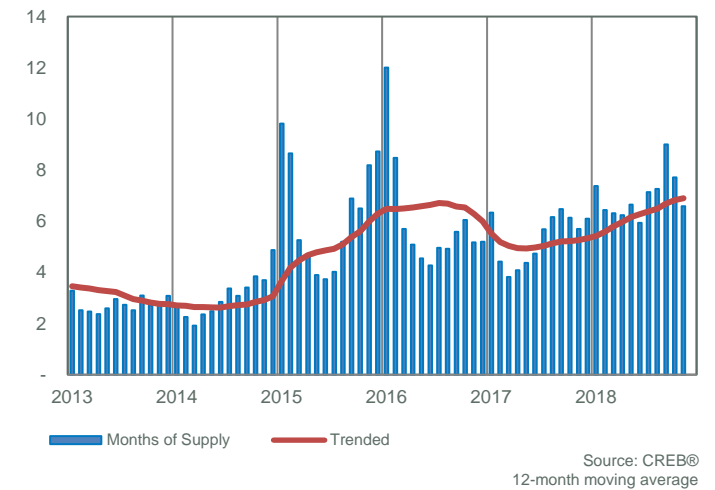
CITY CENTRE TOTAL SALES BY PRICE RANGE



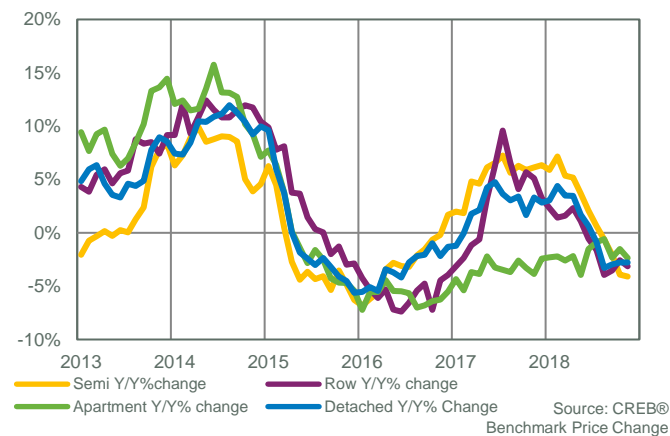
CITY CENTRE INVENTORY AND SALES



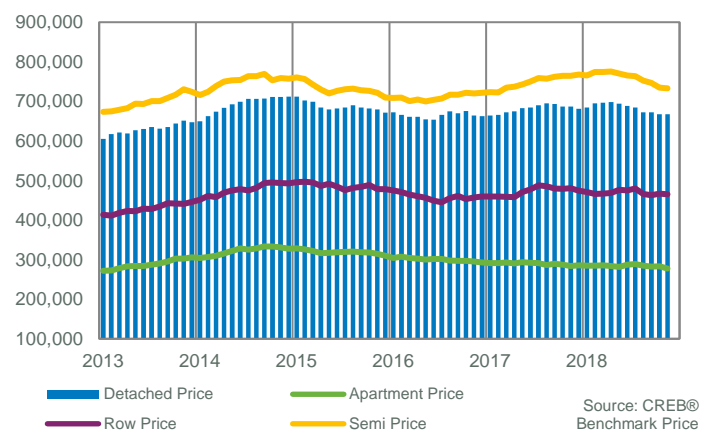
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

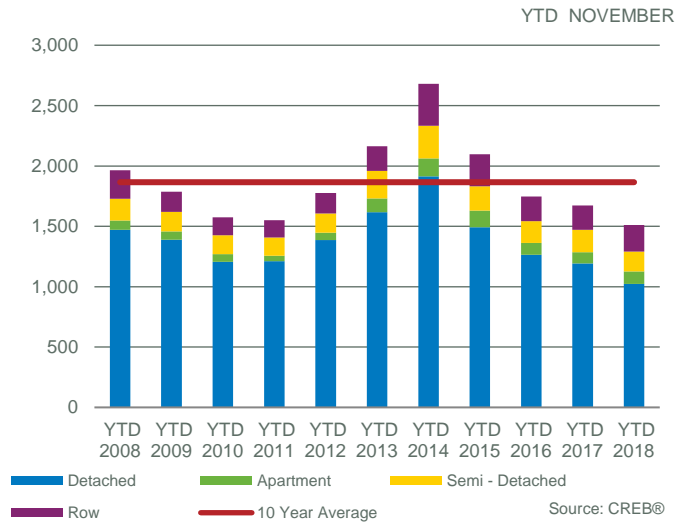


CITY CENTRE PRICES

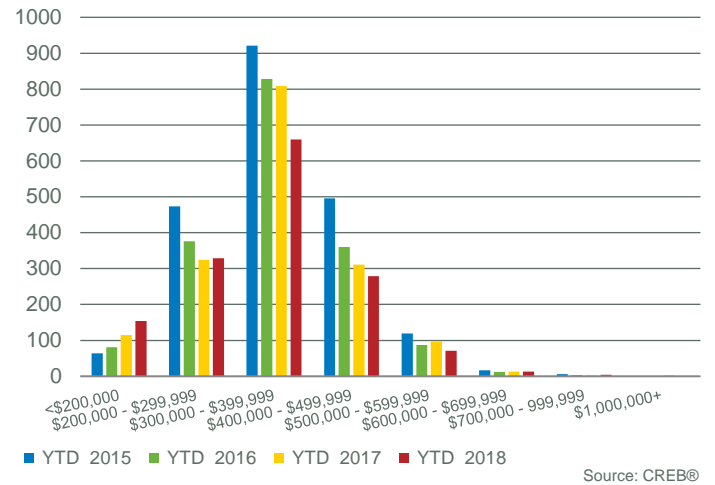


**NORTHEAST**

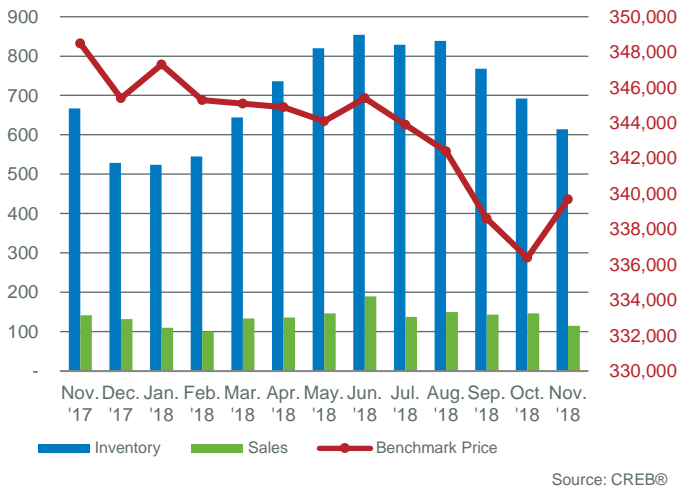
**NORTHEAST TOTAL SALES**



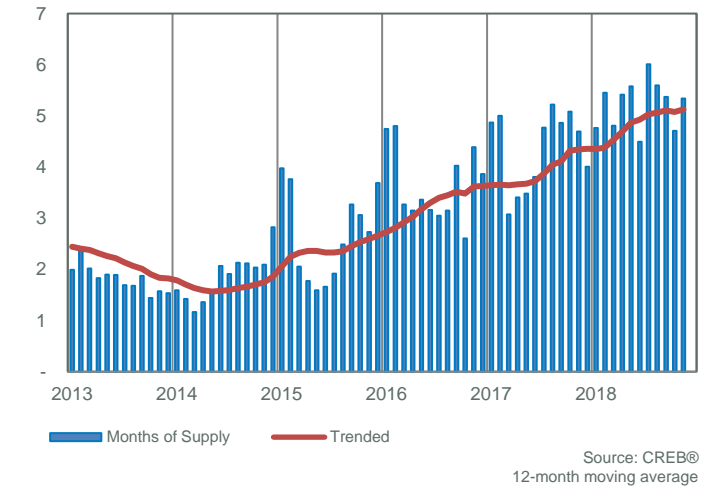
**NORTHEAST TOTAL SALES BY PRICE RANGE**



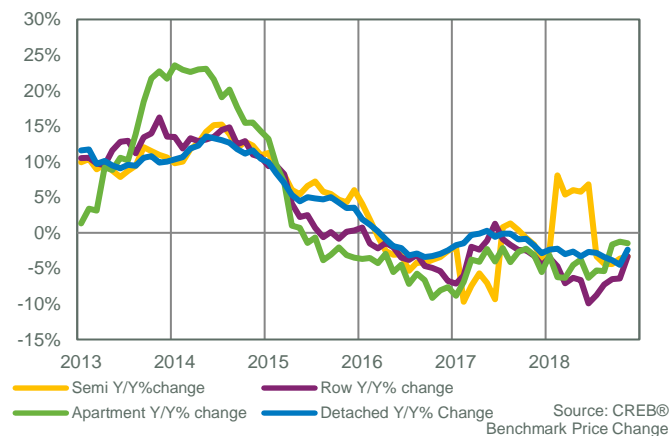
**NORTHEAST INVENTORY AND SALES**



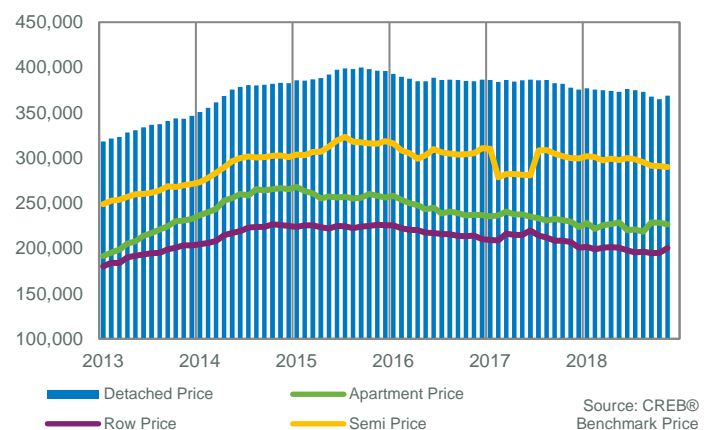
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

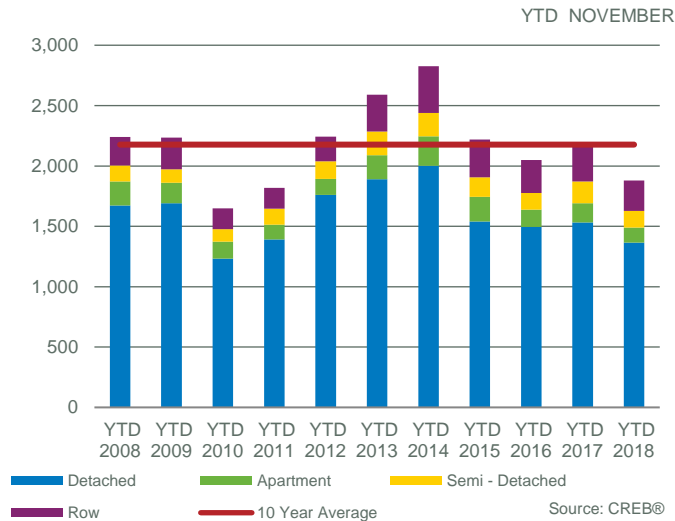


**NORTHEAST PRICES**

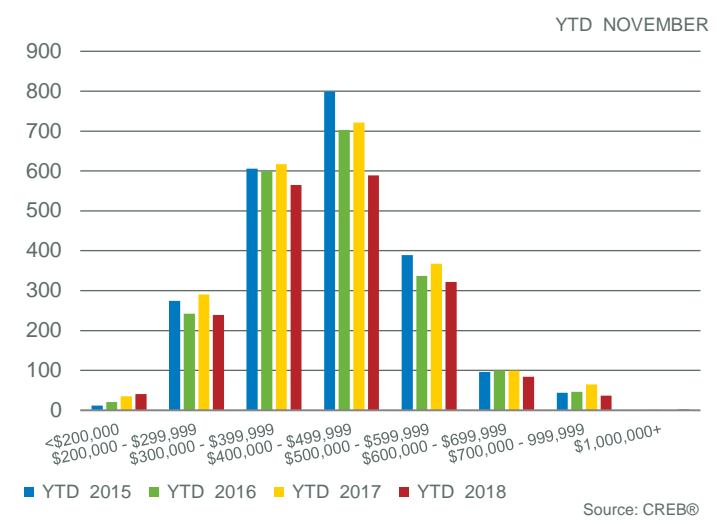


**NORTH**

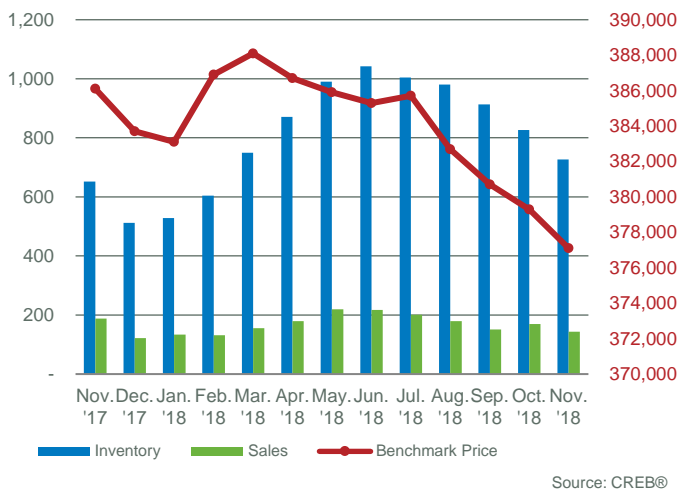
**NORTH TOTAL SALES**



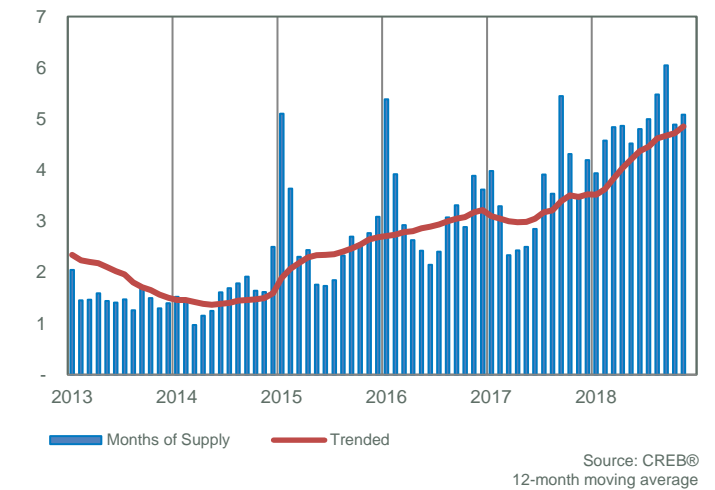
**NORTH TOTAL SALES BY PRICE RANGE**



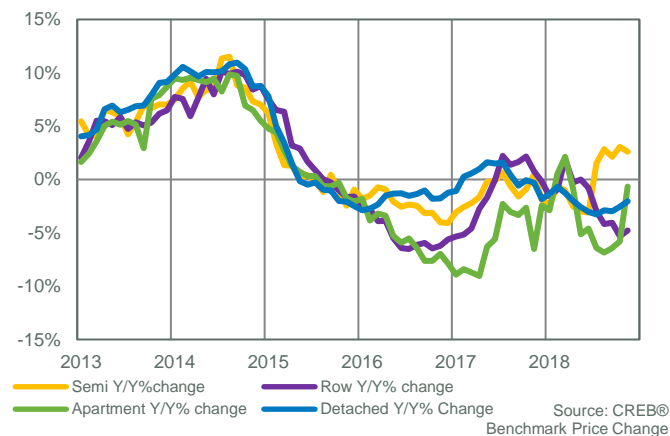
**NORTH INVENTORY AND SALES**



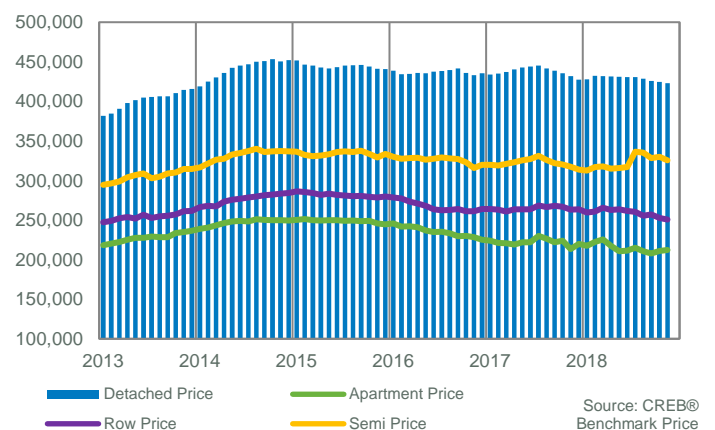
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**



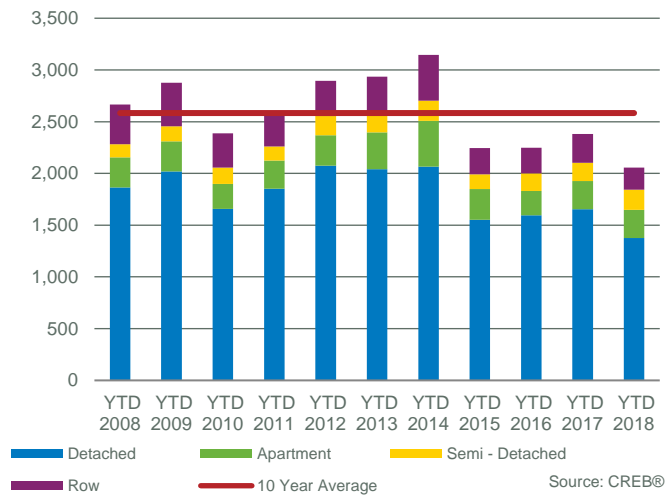
**NORTH PRICES**



**NORTHWEST**

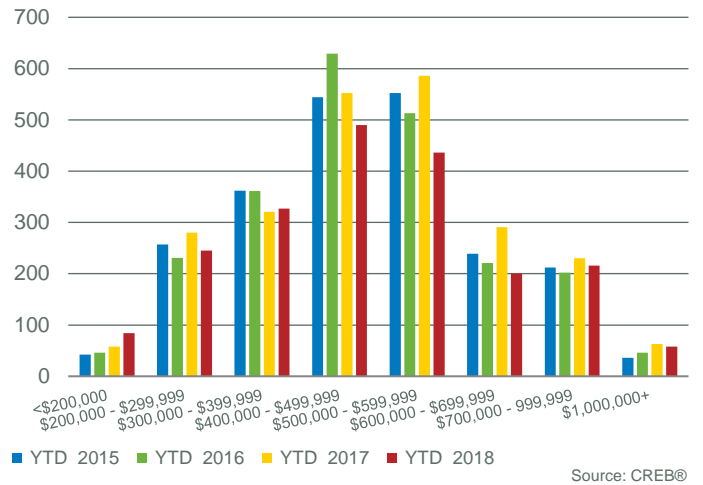
**NORTHWEST TOTAL SALES**

YTD NOVEMBER

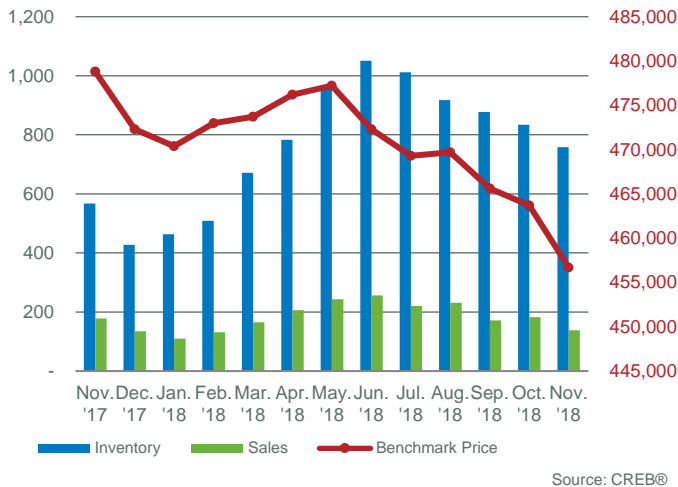


**NORTHWEST TOTAL SALES BY PRICE RANGE**

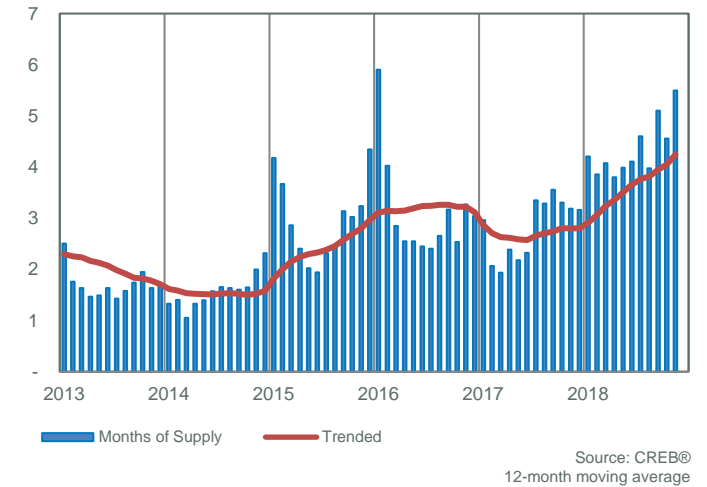
YTD NOVEMBER



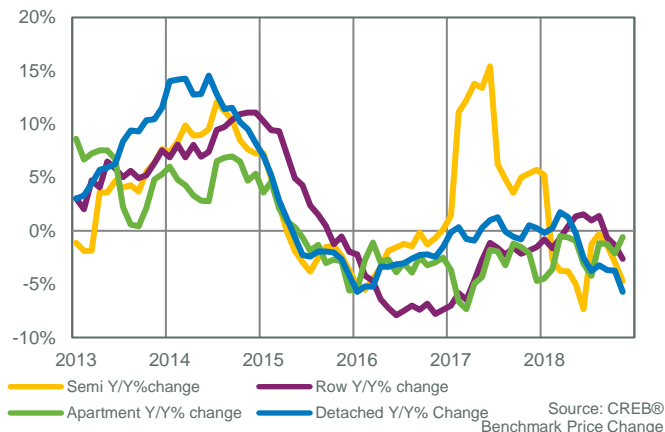
**NORTHWEST INVENTORY AND SALES**



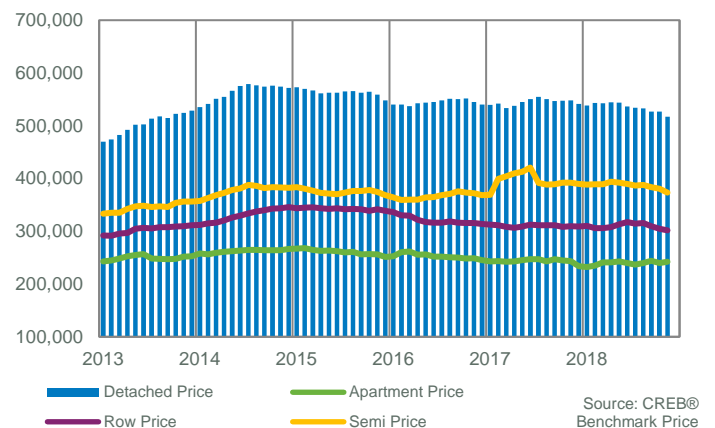
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

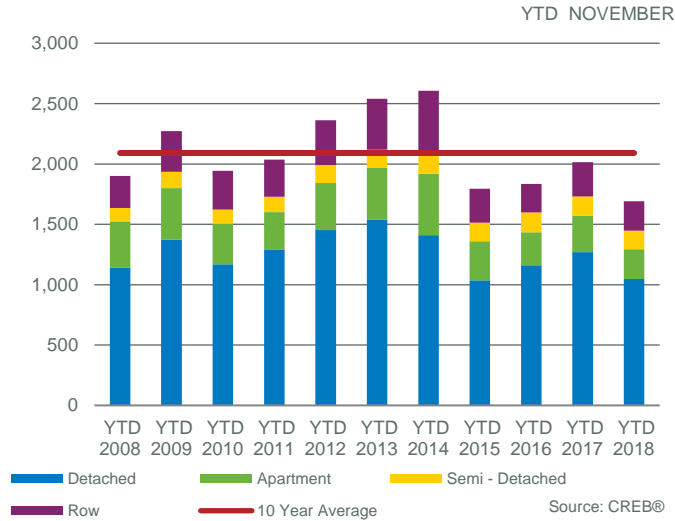


**NORTHWEST PRICES**

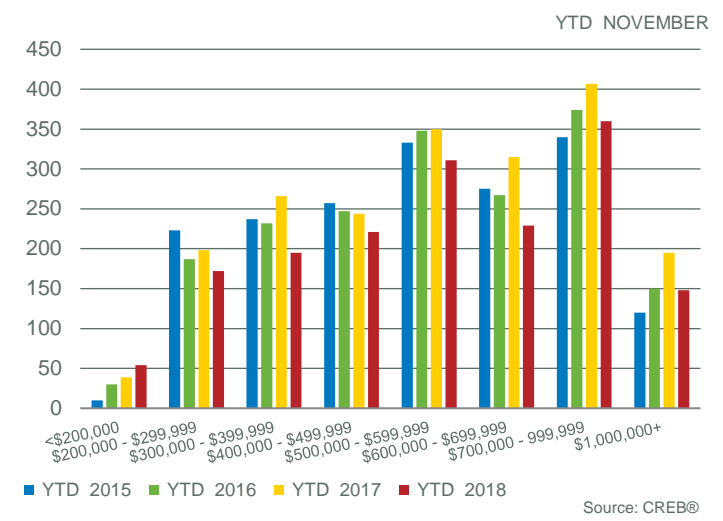


WEST

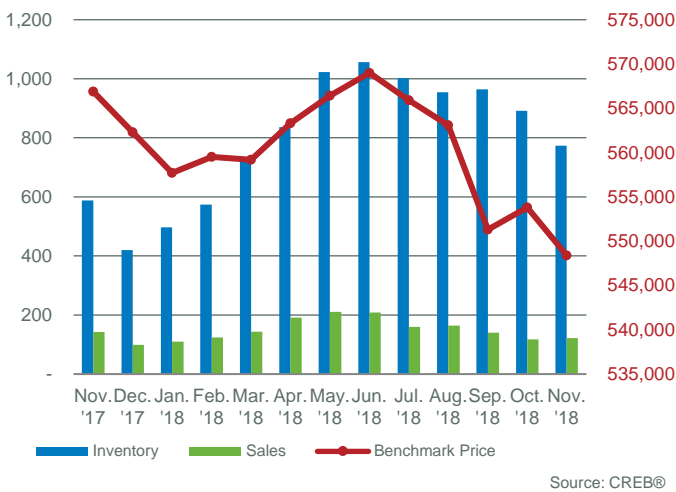
WEST TOTAL SALES



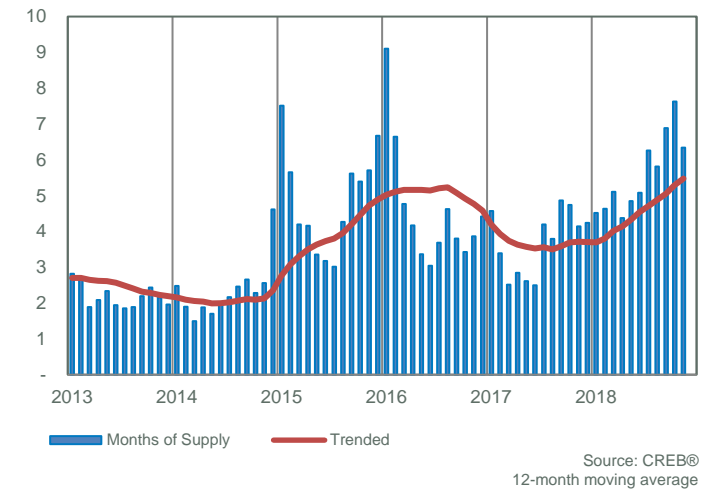
WEST TOTAL SALES BY PRICE RANGE



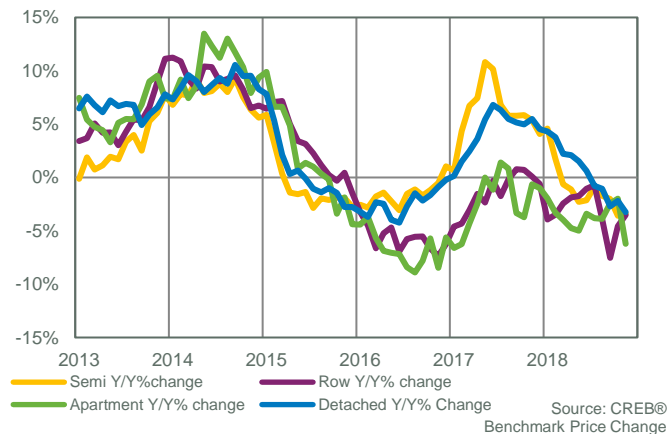
WEST INVENTORY AND SALES



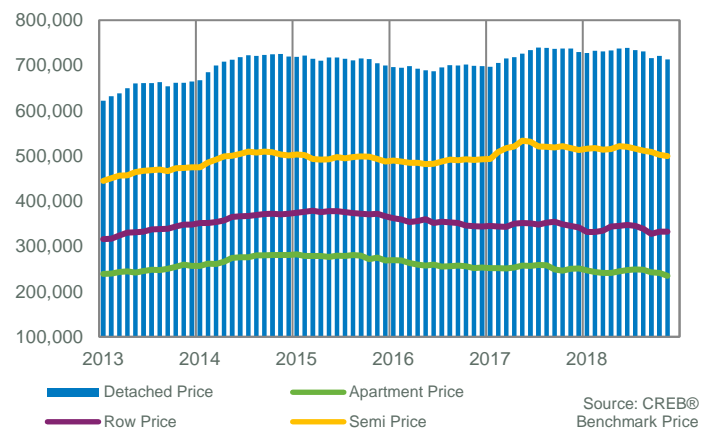
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

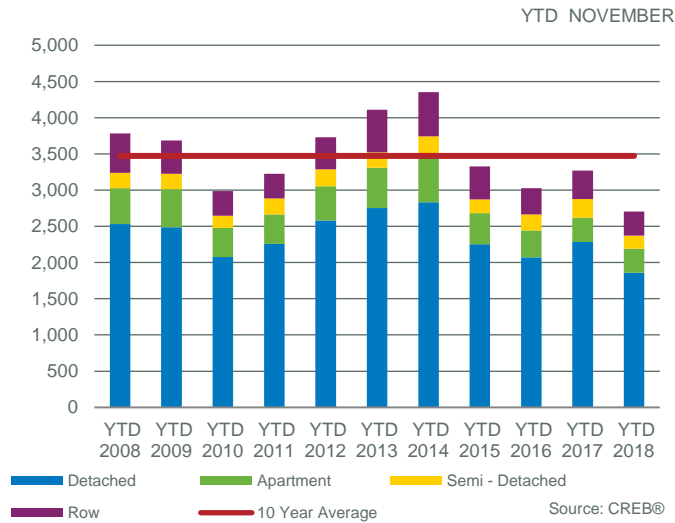


WEST PRICES

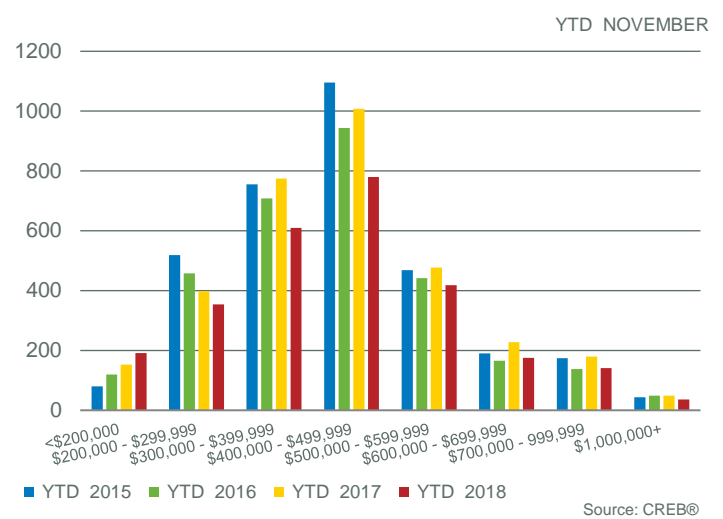


**SOUTH**

**SOUTH TOTAL SALES**



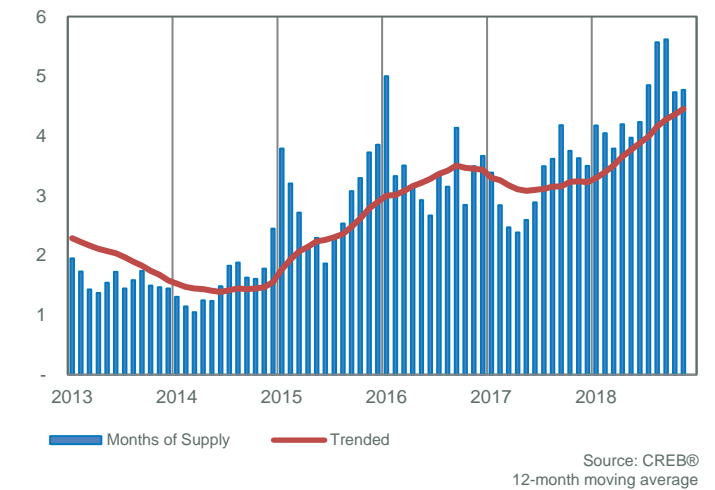
**SOUTH TOTAL SALES BY PRICE RANGE**



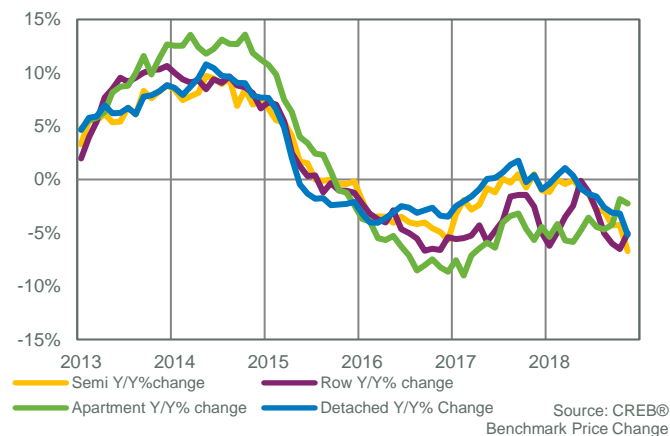
**SOUTH INVENTORY AND SALES**



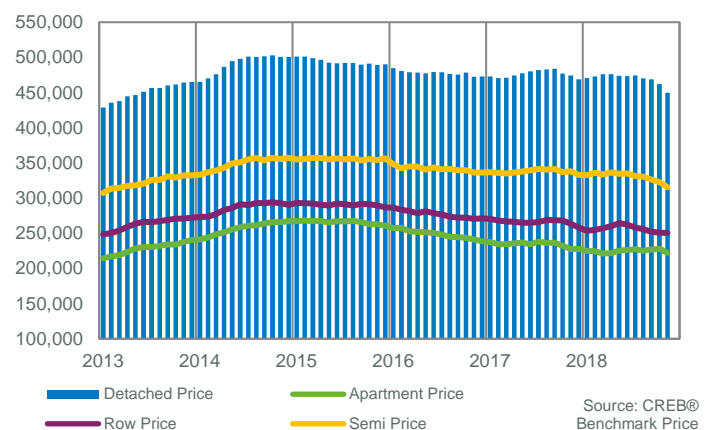
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



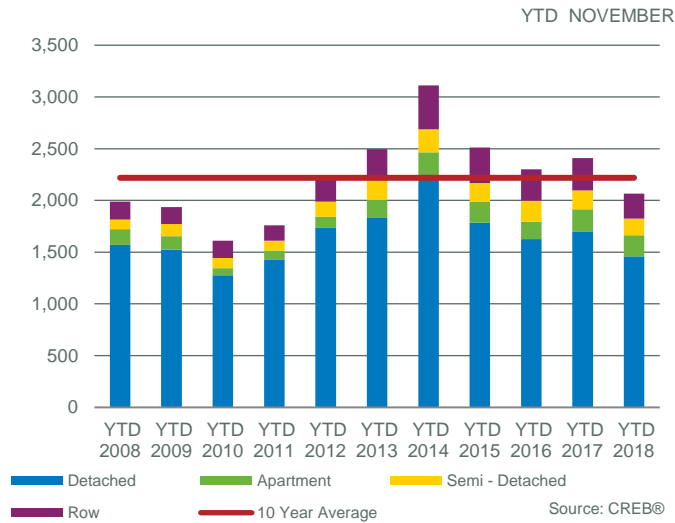
**SOUTH PRICES**



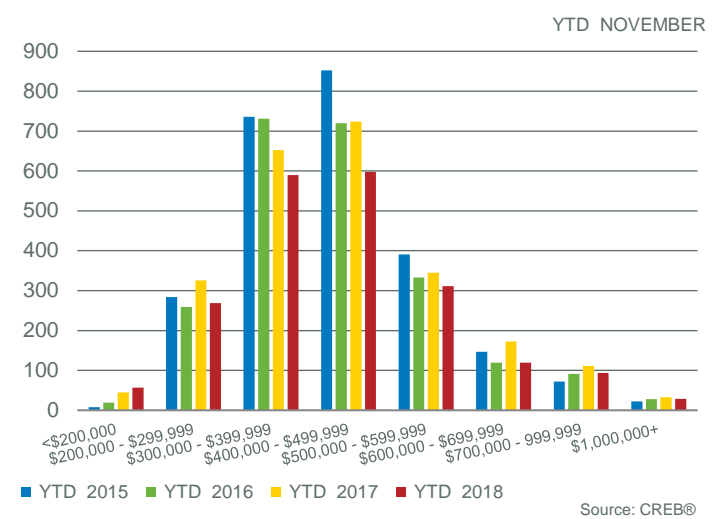


**SOUTHEAST**

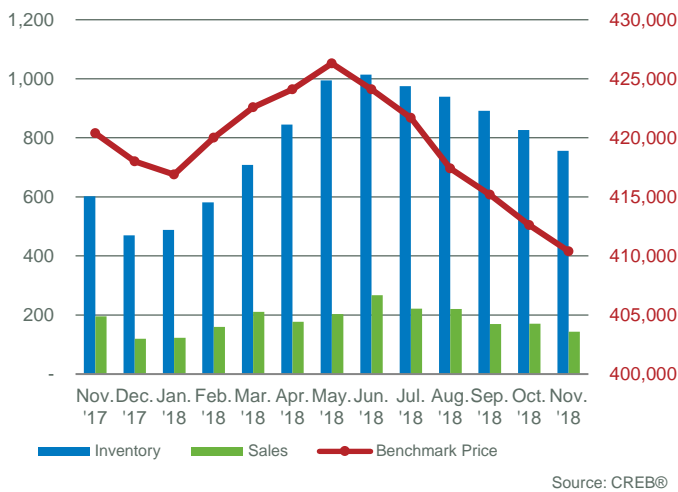
**SOUTHEAST TOTAL SALES**



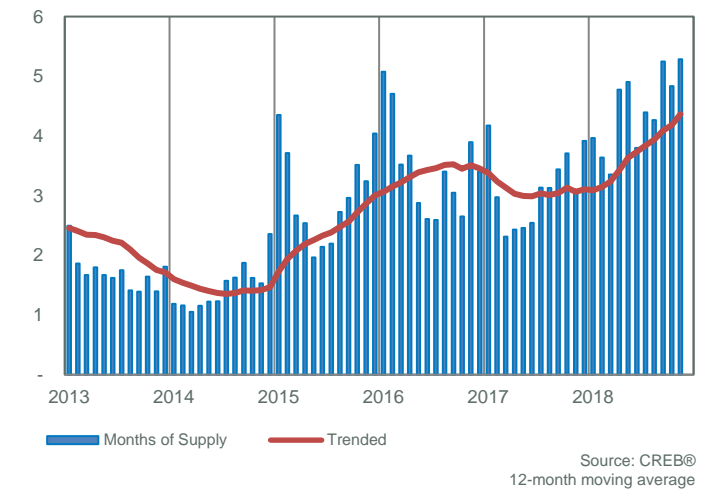
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



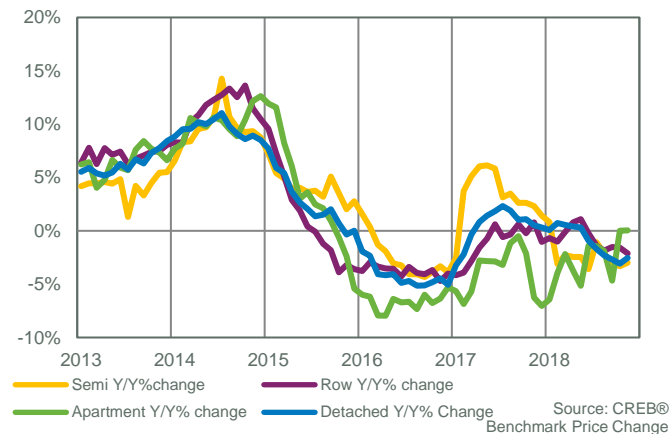
**SOUTHEAST INVENTORY AND SALES**



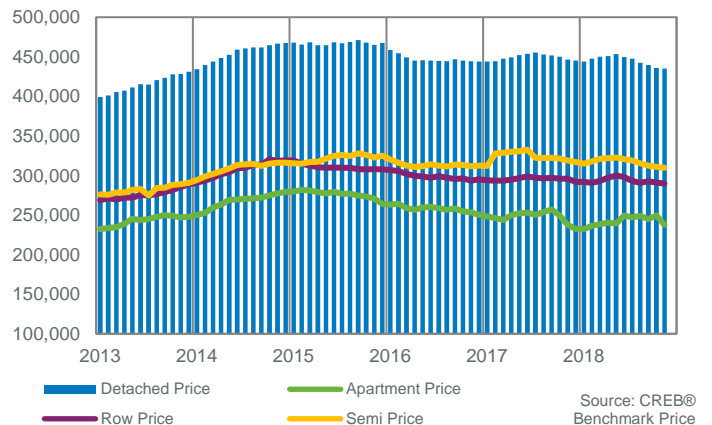
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

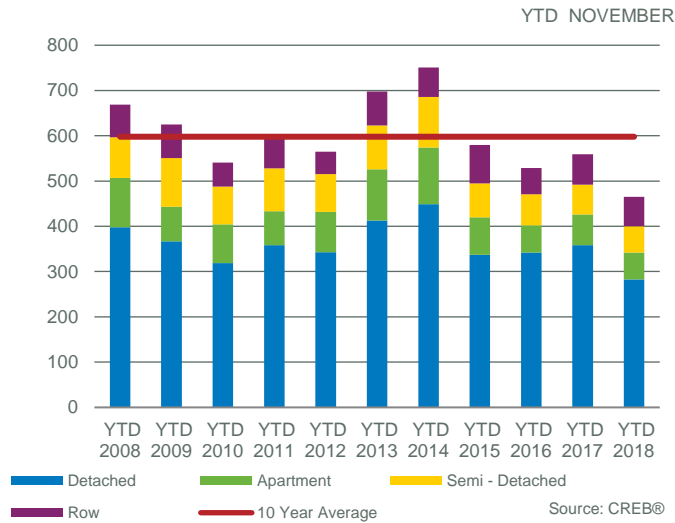


**SOUTHEAST PRICES**

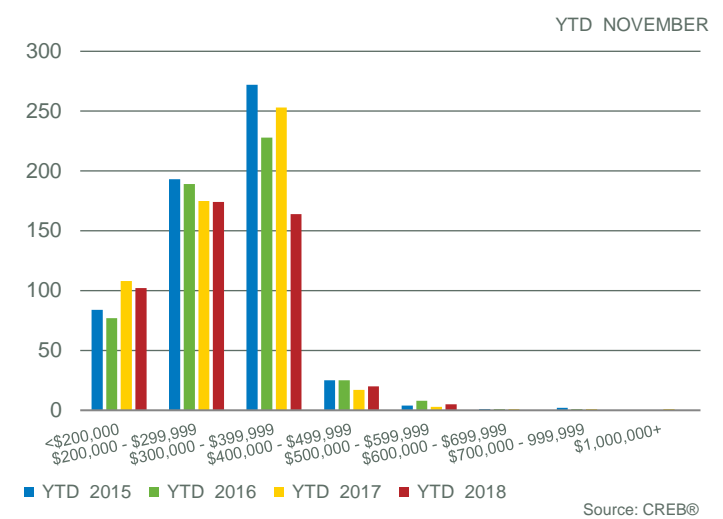


**EAST**

**EAST TOTAL SALES**



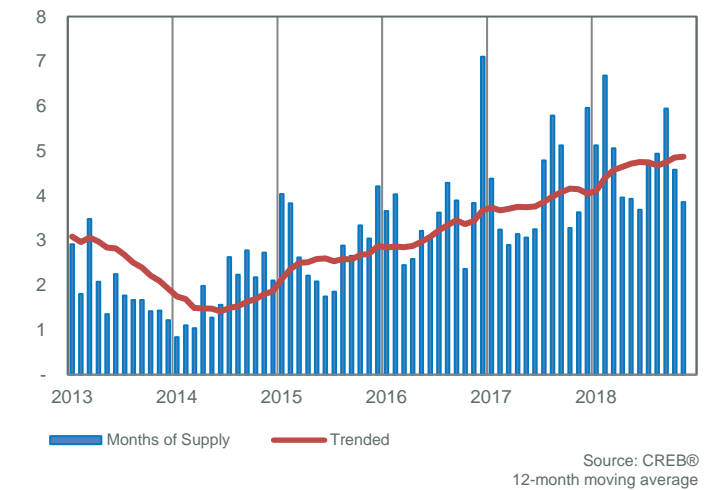
**EAST TOTAL SALES BY PRICE RANGE**



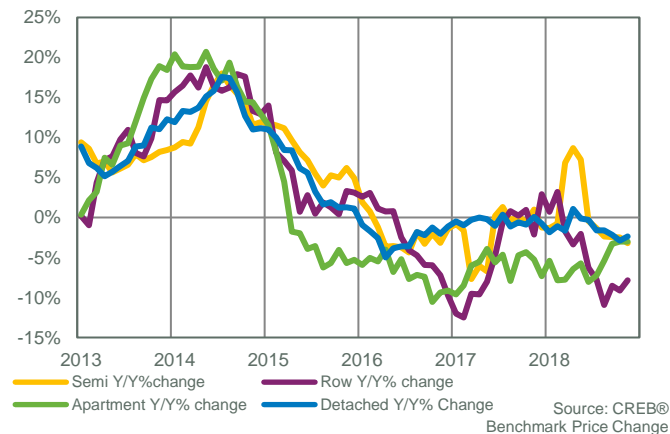
**EAST INVENTORY AND SALES**



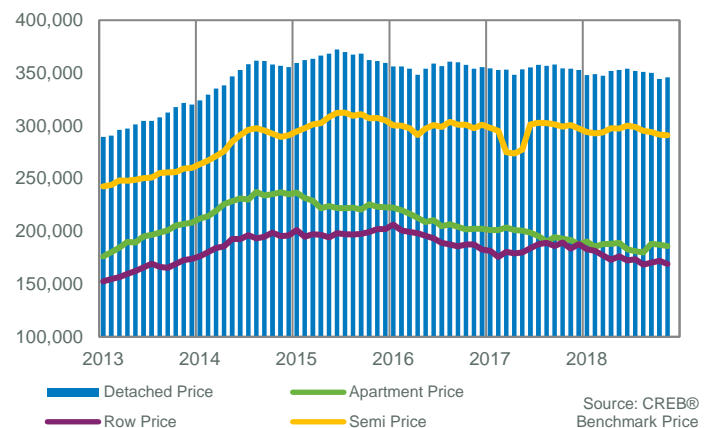
**EAST MONTHS OF INVENTORY**



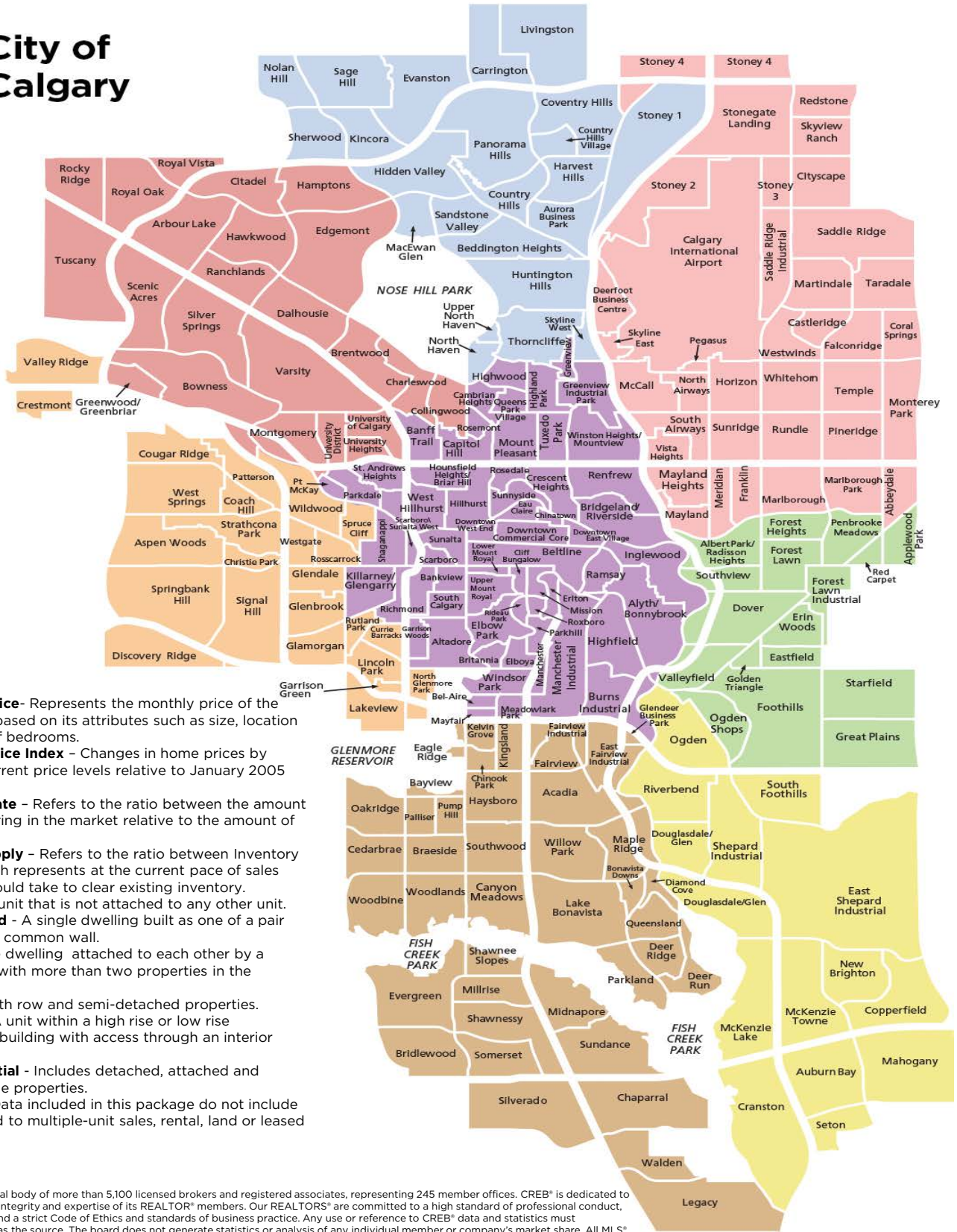
**EAST PRICE CHANGE**



**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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