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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

January 2019



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## New year kicks off with slow sales

City of Calgary, February 1, 2019 – As economic challenges linger into 2019, housing markets remain on a sluggish pace.

January sales totalled 804 units, 16 per cent below last year and 21 per cent below long-term averages for the month.

“The slow start to the year does not come as a surprise, as concerns about job losses and the state of the energy sector weigh on consumers. We anticipate that the slow market conditions will persist throughout much of the first quarter,” said CREB® chief economist Ann-Marie Lurie.

The number of new listings entering the market remained comparable to last year, but those levels far surpassed sales activity. This is resulted in further gains in inventory levels. Elevated inventories relative to sales caused months of supply to rise to nearly seven months.

Persistent buyers’ market conditions have continued to impact prices. Citywide residential benchmark prices eased to \$414,800 in January. This is nearly one per cent lower than December figures and four per cent below January 2018 levels.

### HOUSING MARKET FACTS

#### Detached

- Detached sales eased by 17 per cent compared to last year. However, declines did not occur across all districts, as sales activity improved in both the North West and North East districts. The most significant sales declines occurred in the North and West districts of the city.
- New listing rose across all districts except the North East, North and South East districts. Only the North East district recorded easing months of supply compared to last year.
- Detached benchmark prices totalled \$476,500, a one per cent decline compared to December and over four per cent lower than last January.
- Prices eased across all districts. The largest year-over-year declines occurred in the South, North West and City Centre districts.

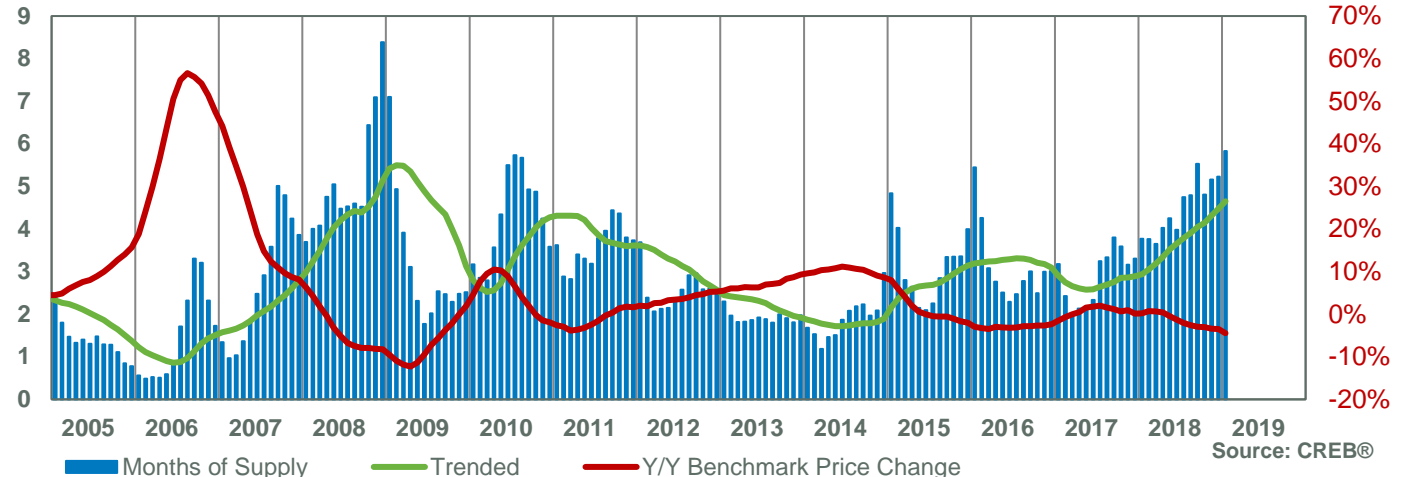
#### Apartment

- Apartment sales totalled 126 units in January. This is 13 per cent below last year and over 20 per cent below long-term averages for the month.
- Slower sales and lower new listings helped inventory levels ease. Currently, there are 1,173 units in inventory, which is nine per cent lower than January 2018 levels.
- Despite some adjustments in inventory, months of supply remained elevated at nine months, impacting prices. While prices remained relatively flat compared to last month, they declined by two per cent compared to levels from last January.
- Prices remain well below previous highs, but there were some price improvements compared to last year in both the North East and South East districts.

#### Attached

- Sales declined for both row and semi-detached product types. New listings rose, causing inventories to rise for both product types.
- With the attached sector firmly reflecting buyers’ market conditions, prices eased by over four per cent for a January benchmark price of \$313,700.
- Semi-detached prices eased by nearly five per cent compared to last year for a total of \$393,100. The steepest declines occurred in the City Centre and South districts, with adjustments of over six per cent.
- Row prices declined by four per cent compared to last year for a total of \$284,300. All districts recorded price declines, but the most notable decline occurred in the City Centre, where prices were nearly eight per cent lower than last year.

### MONTHS OF SUPPLY AND PRICE CHANGES



Jan. 2019

	Jan-18	Jan-19	Y/Y % Change	2018	2019	% Change
<b>DETACHED</b>						
Total Sales	584	486	-16.78%	584	486	-16.78%
Total Sales Volume	\$318,695,323	\$253,387,346	-20.49%	\$318,695,323	\$253,387,346	-20.49%
New Listings	1,288	1,361	5.67%	1,288	1,361	5.67%
Inventory	2,200	2,834	28.82%	2,200	#N/A	#N/A
Months of Supply	3.77	5.83	54.79%	3.77	#N/A	#N/A
Sales to New Listings Ratio	45.34%	35.71%	-9.63%	45.34%	35.71%	-9.63%
Sales to List Price Ratio	97.19%	96.03%	-1.16%	97.19%	96.03%	-1.16%
Days on Market	55	67	22.31%	54	67	24.07%
Benchmark Price	\$498,700	\$476,500	-4.45%	\$498,700	\$476,500	-4.45%
Median Price	\$474,000	\$443,950	-6.34%	\$474,000	\$443,000	-6.54%
Average Price	\$545,711	\$521,373	-4.46%	\$545,711	\$521,373	-4.46%
Index	205	196	-4.44%	205	#N/A	#N/A
<b>APARTMENT</b>						
Total Sales	145	126	-13.10%	145	126	-13.10%
Total Sales Volume	\$43,346,540	\$34,785,145	-19.75%	\$43,346,540	\$34,785,145	-19.75%
New Listings	588	516	-12.24%	588	516	-12.24%
Inventory	1,290	1,173	-9.07%	1,290	#N/A	#N/A
Months of Supply	8.90	9.31	4.64%	8.90	#N/A	#N/A
Sales to New Listings Ratio	24.66%	24.42%	-0.24%	24.66%	24.42%	-0.24%
Sales to List Price Ratio	96.43%	94.75%	-1.69%	96.43%	94.75%	-1.69%
Days on Market	76	81	6.80%	76	81	6.58%
Benchmark Price	\$256,400	\$251,300	-1.99%	\$256,400	\$251,300	-1.99%
Median Price	\$255,000	\$227,000	-10.98%	\$255,000	\$227,000	-10.98%
Average Price	\$298,942	\$276,073	-7.65%	\$298,942	\$276,073	-7.65%
Index	177	174	-1.98%	177	#N/A	#N/A
<b>ATTACHED</b>						
Total Sales	230	192	-16.52%	230	192	-16.52%
Total Sales Volume	\$86,791,972	\$74,600,252	-14.05%	\$86,791,972	\$74,600,252	-14.05%
New Listings	580	698	20.34%	580	698	20.34%
Inventory	1,150	1,466	27.48%	1,150	#N/A	#N/A
Months of Supply	5.00	7.64	52.71%	5.00	#N/A	#N/A
Sales to New Listings Ratio	39.66%	27.51%	-12.15%	39.66%	27.51%	-12.15%
Sales to List Price Ratio	96.97%	95.93%	-1.04%	96.97%	95.93%	-1.04%
Days on Market	66	77	17.70%	66	77	16.67%
Benchmark Price	\$328,400	\$313,700	-4.48%	\$328,400	\$313,700	-4.48%
Median Price	\$324,800	\$325,000	0.06%	\$324,800	\$325,000	0.06%
Average Price	\$377,356	\$388,543	2.96%	\$377,356	\$388,543	2.96%
Index	194	185	-4.48%	194	#N/A	#N/A
<b>CITY OF CALGARY</b>						
Total Sales	959	804	-16.16%	959	804	-16.16%
Total Sales Volume	\$448,833,835	\$362,772,743	-19.17%	\$448,833,835	\$362,772,743	-19.17%
New Listings	2,456	2,575	4.85%	2,456	2,575	4.85%
Inventory	4,640	5,473	17.95%	4,640	#N/A	#N/A
Months of Supply	4.84	6.81	40.69%	4.84	#N/A	#N/A
Sales to New Listings Ratio	39.05%	31.22%	-7.82%	39.05%	31.22%	-7.82%
Sales to List Price Ratio	97.07%	95.88%	-1.19%	97.07%	95.88%	-1.19%
Days on Market	61	72	18.28%	60	71	18.33%
Benchmark Price	\$432,400	\$414,800	-4.07%	\$432,400	\$414,800	-4.07%
Median Price	\$415,000	\$391,750	-5.60%	\$415,000	\$391,000	-5.78%
Average Price	\$468,023	\$451,210	-3.59%	\$468,023	\$451,210	-3.59%
Index	199	191	-4.07%	199	#N/A	#N/A

For a list of definitions, see page 26.



Jan. 2019

	Jan-18	Jan-19	Y/Y % Change	2018	2019	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	99	85	-14.14%	99	85	-14.14%
Total Sales Volume	\$45,590,891	\$42,279,859	-7.26%	\$45,590,891	\$42,279,859	-7.26%
Share of Sales with Condo Title	17.17%	17.65%	0.48%	17.17%	#N/A	#N/A
New Listings	234	311	32.91%	234	311	32.91%
Inventory	447	649	45.19%	447	#N/A	#N/A
Months of Supply	4.52	7.64	69.10%	4.52	#N/A	#N/A
Sales to New Listings Ratio	42.31%	27.33%	-14.98%	42.31%	27.33%	-14.98%
Sales to List Price Ratio	97.35%	95.36%	-1.99%	97.35%	95.36%	-1.99%
Days on Market	62	68	9.62%	62	68	9.68%
Benchmark Price	\$412,500	\$393,100	-4.70%	\$412,500	\$393,100	-4.70%
Median Price	\$376,500	\$395,000	4.91%	\$376,500	\$395,000	4.91%
Average Price	\$460,514	\$497,410	8.01%	\$460,514	\$497,410	8.01%
Index	209	199	-4.70%	209	#N/A	#N/A
<b>CITY OF CALGARY ROW</b>						
Total Sales	131	107	-18.32%	131	107	-18.32%
Total Sales Volume	\$41,201,081	\$32,320,393	-21.55%	\$41,201,081	\$32,320,393	-21.55%
Share of Sales with Condo Title	91.60%	91.59%	-0.01%	91.60%	#N/A	#N/A
New Listings	346	387	11.85%	346	387	11.85%
Inventory	703	817	16.22%	703	#N/A	#N/A
Months of Supply	5.37	7.64	42.28%	5.37	#N/A	#N/A
Sales to New Listings Ratio	37.86%	27.65%	-10.21%	37.86%	27.65%	-10.21%
Sales to List Price Ratio	96.55%	96.68%	0.13%	96.55%	96.68%	0.13%
Days on Market	69	85	23.75%	69	85	23.19%
Benchmark Price	\$296,700	\$284,300	-4.18%	\$296,700	\$284,300	-4.18%
Median Price	\$295,000	\$280,000	-5.08%	\$295,000	\$280,000	-5.08%
Average Price	\$314,512	\$302,060	-3.96%	\$314,512	\$302,060	-3.96%
Index	186	178	-4.20%	186	#N/A	#N/A
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	230	192	-16.52%	230	192	-16.52%
Total Sales Volume	\$86,791,972	\$74,600,252	-14.05%	\$86,791,972	\$74,600,252	-14.05%
Share of Sales with Condo Title	59.57%	58.85%	-1.19%	59.57%	#N/A	#N/A
New Listings	580	698	20.34%	580	698	20.34%
Inventory	1,150	1,466	27.48%	1,150	#N/A	#N/A
Months of Supply	5.00	7.64	52.71%	5.00	#N/A	#N/A
Sales to New Listings Ratio	39.66%	27.51%	-12.15%	39.66%	27.51%	-12.15%
Sales to List Price Ratio	96.97%	95.93%	-1.04%	96.97%	95.93%	-1.04%
Days on Market	66	77	17.70%	66	77	16.67%
Benchmark Price	\$328,400	\$313,700	-4.48%	\$328,400	\$313,700	-4.48%
Median Price	\$324,800	\$325,000	0.06%	\$324,800	\$325,000	0.06%
Average Price	\$377,356	\$388,543	2.96%	\$377,356	\$388,543	2.96%
Index	194	185	-4.48%	194	#N/A	#N/A

For a list of definitions, see page 26.

January 2019	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	54	182	29.67%	439	8.13	\$650,100	-5.07%	-0.94%
North East	72	135	53.33%	304	4.22	\$363,400	-3.58%	-1.14%
North	64	148	43.24%	352	5.50	\$416,700	-2.64%	-0.88%
North West	84	190	44.21%	388	4.62	\$505,000	-6.19%	-1.71%
West	41	194	21.13%	341	8.32	\$695,600	-4.35%	-1.70%
South	93	291	31.96%	560	6.02	\$440,700	-6.39%	-0.27%
South East	65	176	36.93%	377	5.80	\$428,800	-3.45%	-0.95%
East	12	47	25.53%	72	6.00	\$340,000	-2.30%	-0.26%
<b>TOTAL CITY</b>	<b>486</b>	<b>1,361</b>	<b>35.71%</b>	<b>2,834</b>	<b>5.83</b>	<b>\$476,500</b>	<b>-4.45%</b>	<b>-1.02%</b>
<b>Apartment</b>								
City Centre	59	264	22.35%	586	9.93	\$279,700	-1.69%	0.25%
North East	9	18	50.00%	39	4.33	\$229,900	0.92%	-0.04%
North	7	25	28.00%	64	9.14	\$207,900	-4.41%	0.73%
North West	5	37	13.51%	98	19.60	\$231,500	-0.30%	-1.99%
West	19	47	40.43%	128	6.74	\$228,400	-7.57%	-0.57%
South	19	73	26.03%	141	7.42	\$218,100	-3.07%	0.09%
South East	6	45	13.33%	96	16.00	\$235,000	1.21%	0.09%
East	2	7	28.57%	21	10.50	\$189,000	-0.63%	0.00%
<b>TOTAL CITY</b>	<b>126</b>	<b>516</b>	<b>24.42%</b>	<b>1,173</b>	<b>9.31</b>	<b>\$251,300</b>	<b>-1.99%</b>	<b>-0.08%</b>
<b>Semi-detached</b>								
City Centre	26	122	21.31%	284	10.92	\$717,200	-6.32%	-1.25%
North East	7	37	18.92%	57	8.14	\$286,800	-5.03%	-0.55%
North	6	20	30.00%	50	8.33	\$320,700	2.66%	-0.37%
North West	10	30	33.33%	53	5.30	\$366,200	-5.69%	-1.61%
West	7	28	25.00%	56	8.00	\$488,700	-5.24%	-1.17%
South	11	33	33.33%	66	6.00	\$311,600	-6.40%	-0.32%
South East	12	23	52.17%	53	4.42	\$303,000	-3.75%	-1.46%
East	6	18	33.33%	30	5.00	\$284,400	-3.23%	-1.11%
<b>TOTAL CITY</b>	<b>85</b>	<b>311</b>	<b>27.33%</b>	<b>649</b>	<b>7.64</b>	<b>\$393,100</b>	<b>-4.70%</b>	<b>-1.11%</b>
<b>Row</b>								
City Centre	15	76	19.74%	159	10.60	\$435,300	-7.48%	-2.79%
North East	13	39	33.33%	100	7.69	\$192,600	-4.61%	-0.67%
North	15	55	27.27%	123	8.20	\$248,600	-4.27%	0.00%
North West	8	26	30.77%	74	9.25	\$296,700	-4.32%	-1.69%
West	11	72	15.28%	120	10.91	\$324,000	-2.32%	-0.83%
South	29	67	43.28%	119	4.10	\$243,700	-3.90%	-3.79%
South East	13	46	28.26%	102	7.85	\$283,200	-3.05%	0.93%
East	3	6	50.00%	20	6.67	\$166,200	-9.08%	-0.72%
<b>TOTAL CITY</b>	<b>107</b>	<b>387</b>	<b>27.65%</b>	<b>817</b>	<b>7.64</b>	<b>\$284,300</b>	<b>-4.18%</b>	<b>-1.42%</b>

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

## City of Calgary

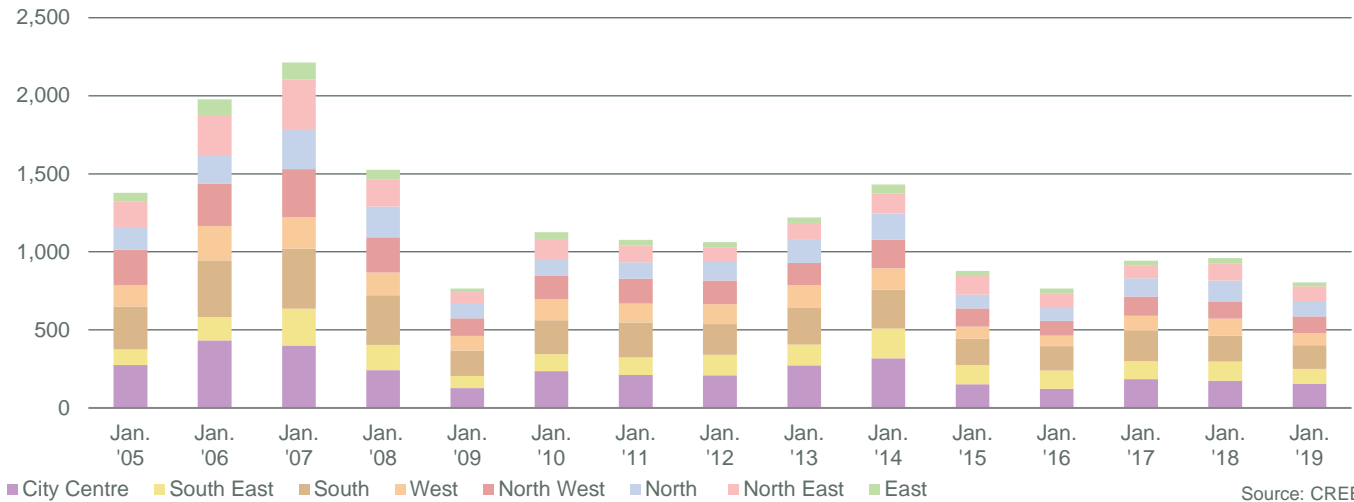
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2019

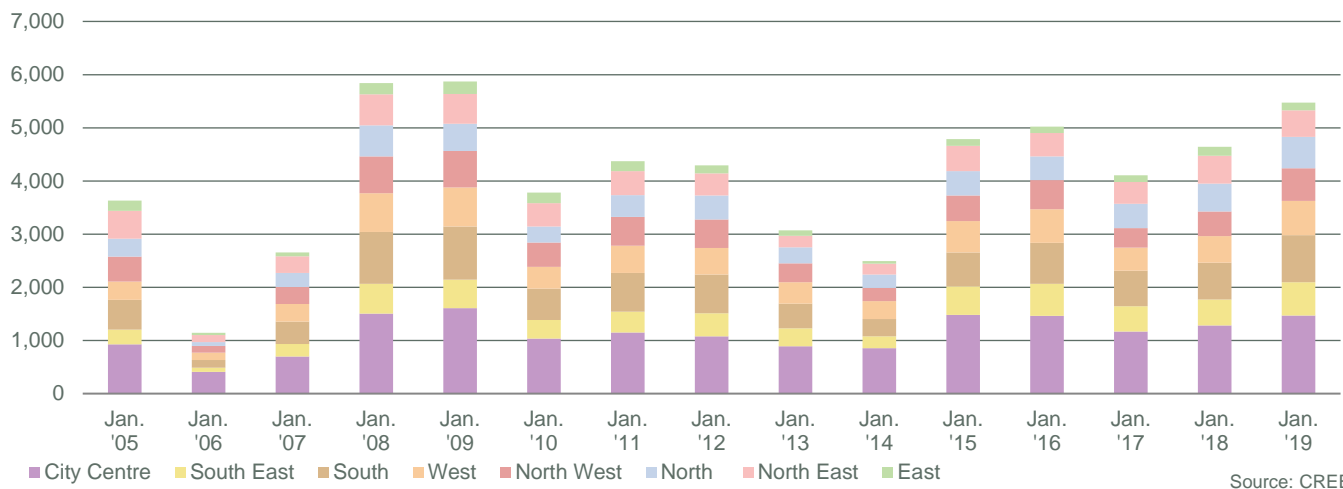
TOTAL SALES

JANUARY



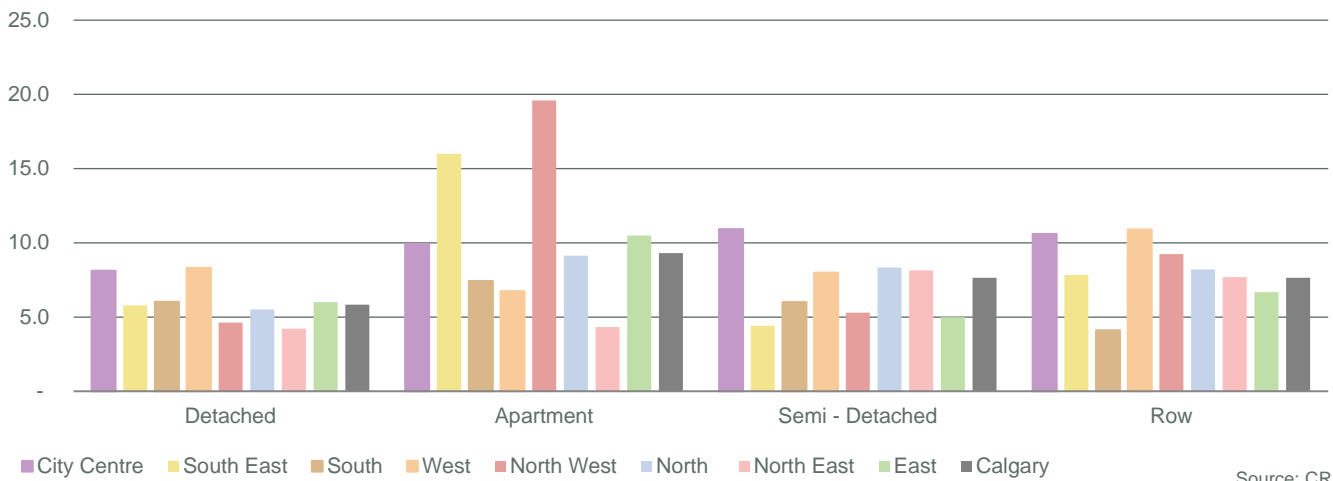
TOTAL INVENTORY

JANUARY

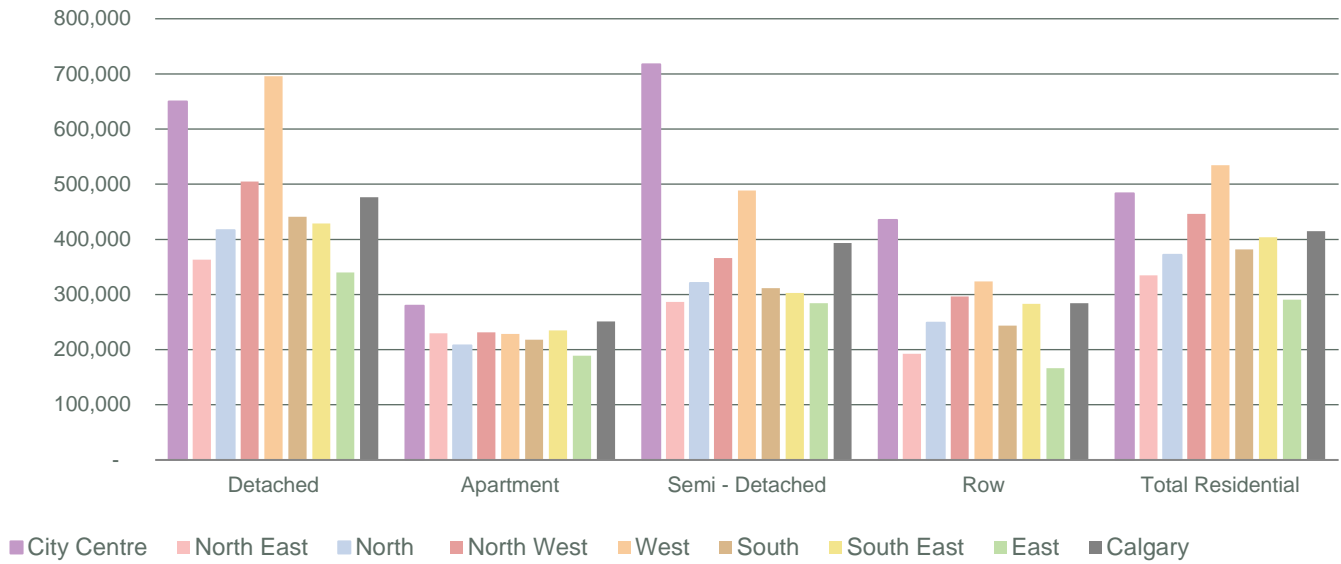


MONTHS OF SUPPLY

JANUARY

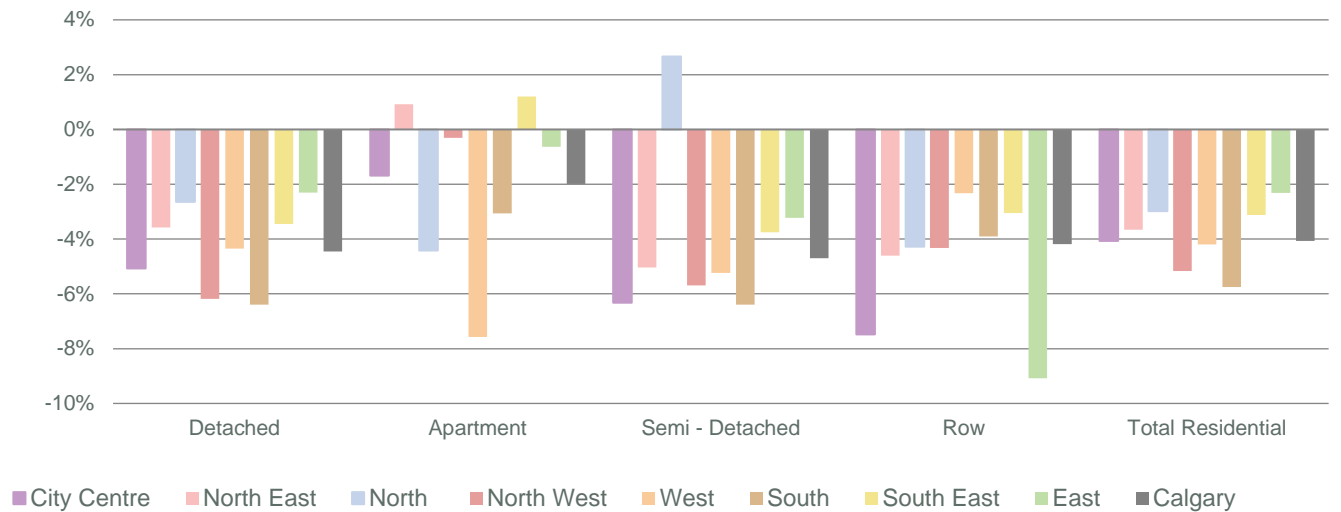


## BENCHMARK PRICE - JANUARY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

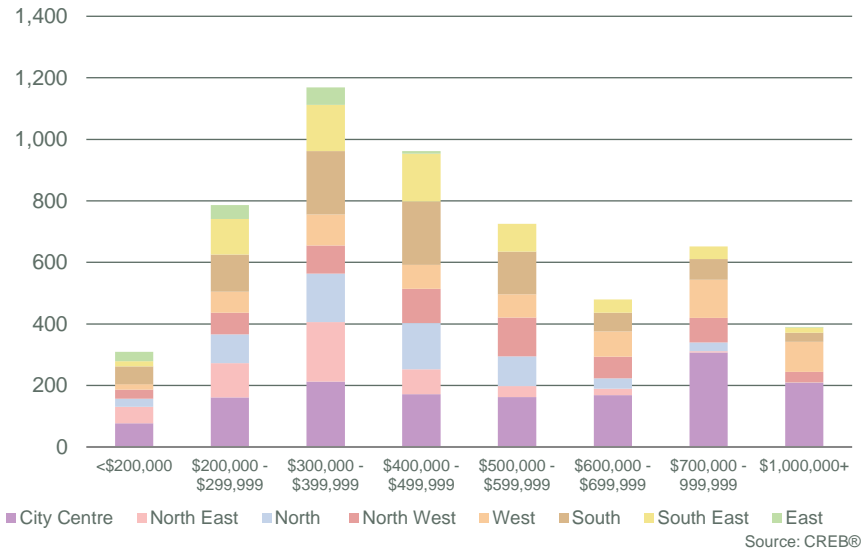


Source: CREB®

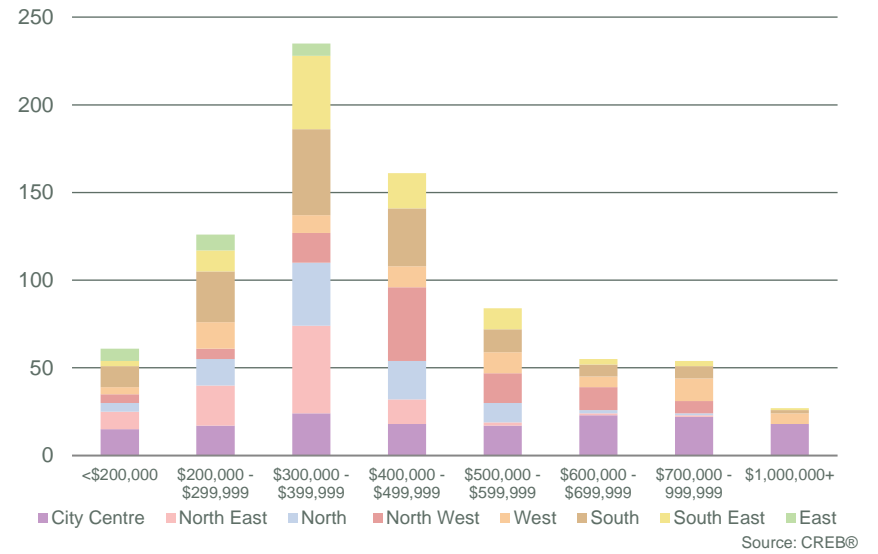
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

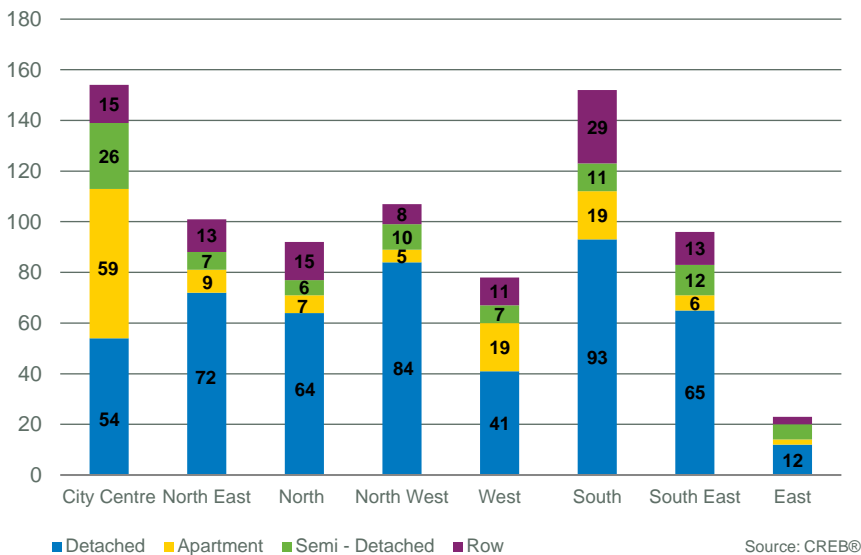
TOTAL INVENTORY BY PRICE RANGE - JANUARY



TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



SHARE OF CITY WIDE SALES - JANUARY

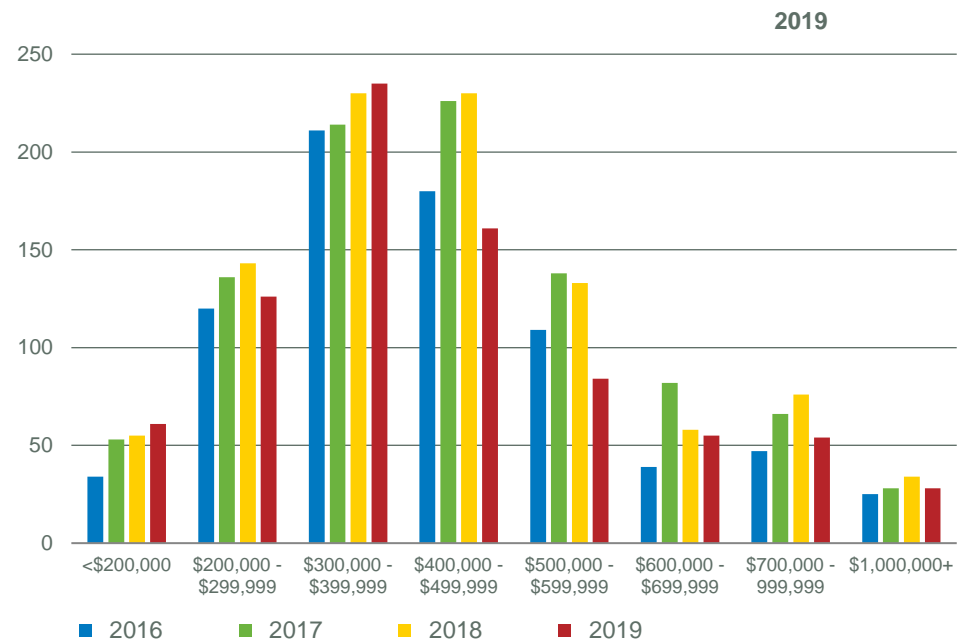




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,268	1,320	1,173	796
New Listings	2,456	2,402	3,445	3,564	4,367	3,869	2,962	3,057	3,086	2,438	1,916	1,043
Inventory	4,640	5,206	6,388	7,333	8,457	8,829	8,473	8,139	7,961	7,339	6,534	4,912
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700	426,300	422,600	418,500
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	412,750	410,250	396,250	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	465,924	468,444	443,352	448,874
Index	199	200	200	201	201	201	200	199	197	196	194	193
<b>2019</b>												
Sales	804											
New Listings	2,575											
Inventory	5,473											
Days on Market	72											
Benchmark Price	414,800											
Median Price	391,750											
Average Price	451,210											
Index	191											

	Jan-18	Jan-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	55	60	55	60
\$200,000 - \$299,999	143	126	143	126
\$300,000 - \$349,999	123	95	123	95
\$350,000 - \$399,999	107	140	107	140
\$400,000 - \$449,999	143	86	143	86
\$450,000 - \$499,999	87	75	87	75
\$500,000 - \$549,999	70	54	70	54
\$550,000 - \$599,999	63	30	63	30
\$600,000 - \$649,999	32	29	32	29
\$650,000 - \$699,999	26	26	26	26
\$700,000 - \$799,999	43	33	43	33
\$800,000 - \$899,999	21	12	21	12
\$900,000 - \$999,999	12	9	12	9
\$1,000,000 - \$1,249,999	15	11	15	11
\$1,250,000 - \$1,499,999	7	10	7	10
\$1,500,000 - \$1,749,999	4	2	4	2
\$1,750,000 - \$1,999,999	5	2	5	2
\$2,000,000 - \$2,499,999	2	1	2	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	-	-	-
	959	804	959	804

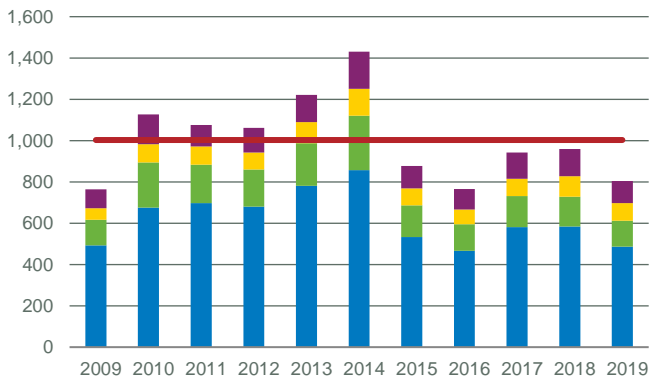
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY TOTAL SALES

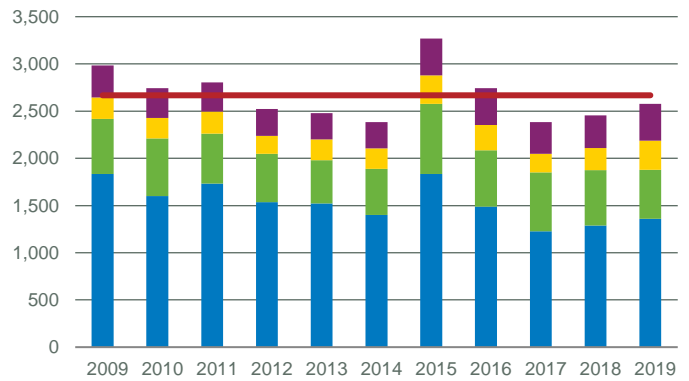
2019



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

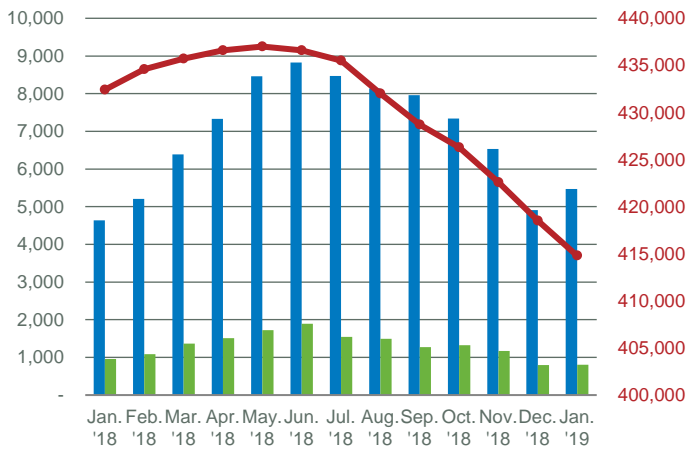
CITY OF CALGARY TOTAL NEW LISTINGS

2019



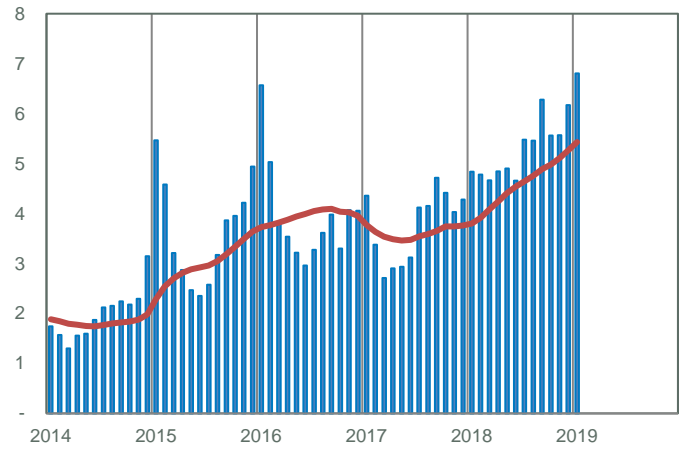
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



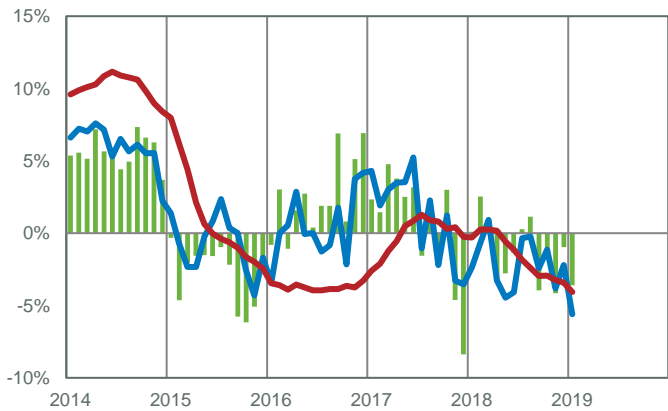
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



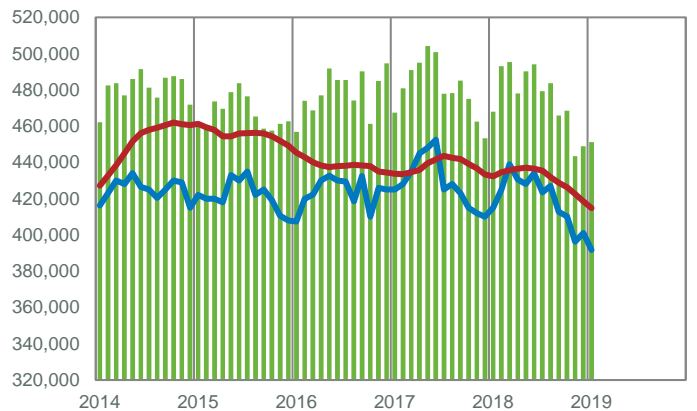
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

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

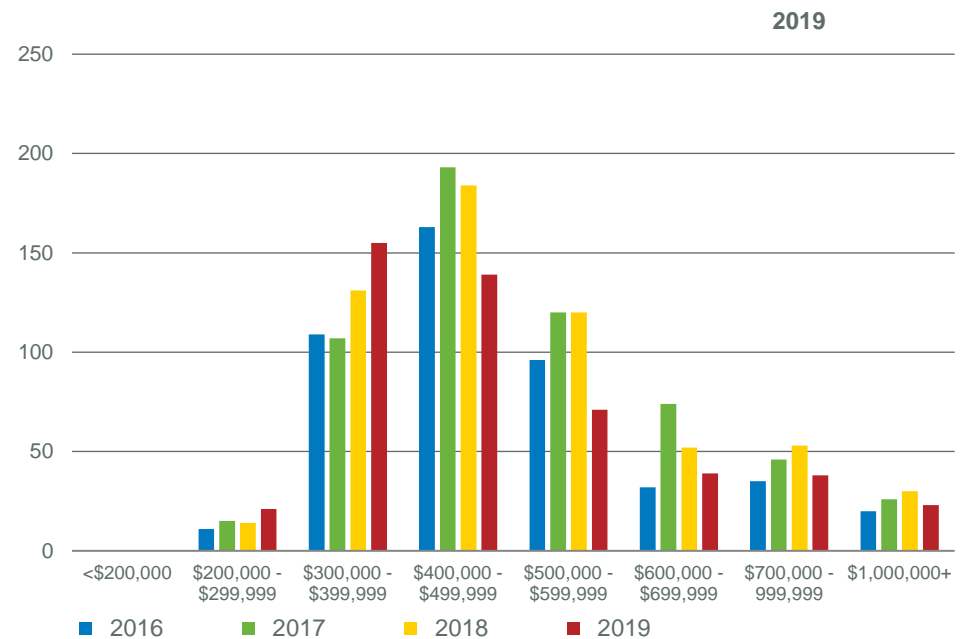


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	497
New Listings	1,288	1,294	1,870	2,005	2,661	2,304	1,732	1,820	1,784	1,389	1,088	574
Inventory	2,200	2,458	3,078	3,651	4,504	4,816	4,593	4,445	4,355	3,987	3,508	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100	490,200	486,000	481,400
Median Price	474,000	497,000	509,450	495,000	500,000	496,500	485,000	485,000	470,500	470,000	455,500	450,000
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,720	563,704	539,455	543,462	532,883	511,171
Index	205	206	207	207	207	206	206	204	203	201	200	198
<b>2019</b>												
Sales	486											
New Listings	1,361											
Inventory	2,834											
Days on Market	67											
Benchmark Price	476,500											
Median Price	443,950											
Average Price	521,373											
Index	196											

	Jan-18	Jan-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	-
\$200,000 - \$299,999	14	21	14	21
\$300,000 - \$399,999	52	46	52	46
\$350,000 - \$399,999	79	109	79	109
\$400,000 - \$449,999	108	73	108	73
\$450,000 - \$499,999	76	66	76	66
\$500,000 - \$549,999	65	46	65	46
\$550,000 - \$599,999	55	25	55	25
\$600,000 - \$649,999	27	20	27	20
\$650,000 - \$699,999	25	19	25	19
\$700,000 - \$799,999	30	22	30	22
\$800,000 - \$899,999	14	9	14	9
\$900,000 - \$999,999	9	7	9	7
\$1,000,000 - \$1,249,999	12	8	12	8
\$1,250,000 - \$1,499,999	6	9	6	9
\$1,500,000 - \$1,749,999	4	1	4	1
\$1,750,000 - \$1,999,999	5	2	5	2
\$2,000,000 - \$2,499,999	2	1	2	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	-	-	-
	584	486	584	486

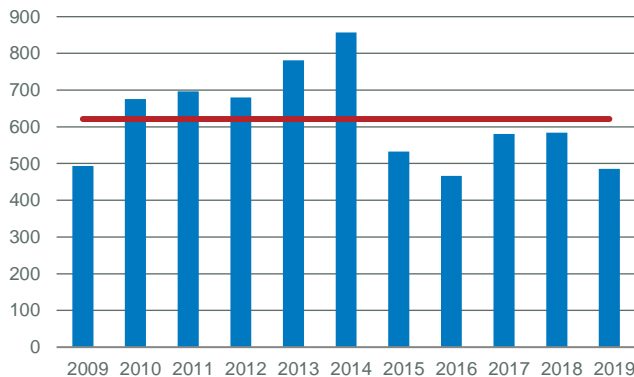
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2019

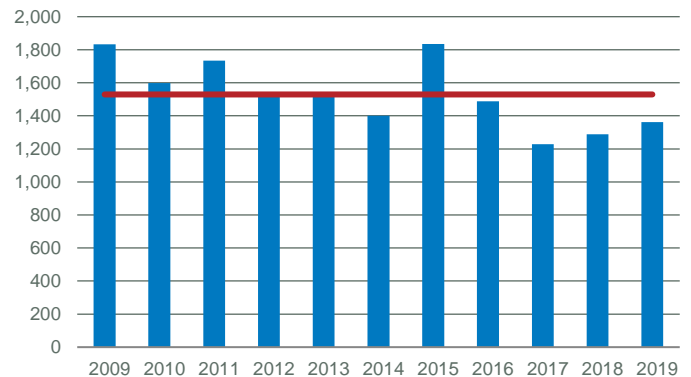


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

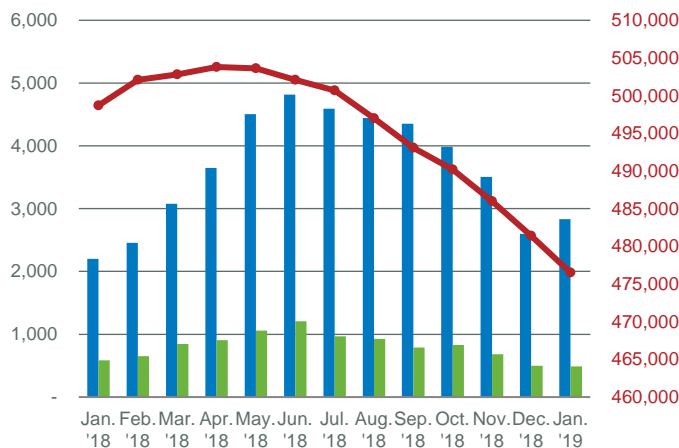
2019



■ Detached — 10 Year Average

Source: CREB®

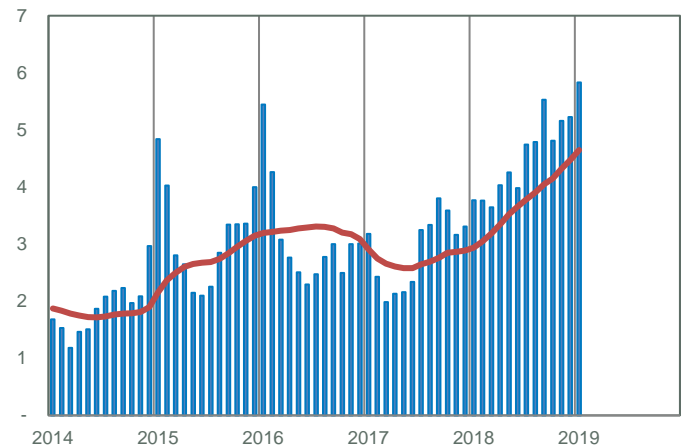
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

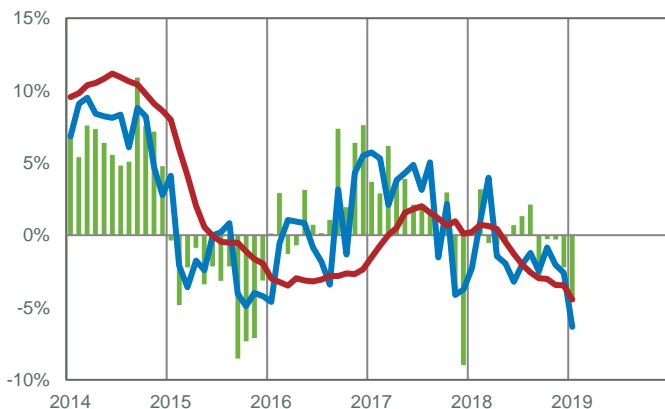
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®  
12 month moving average inventory

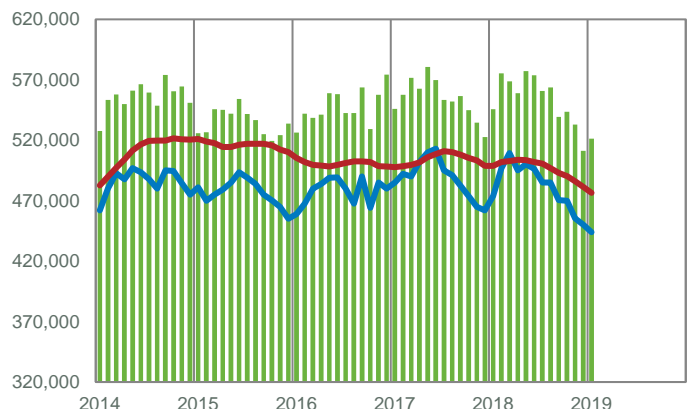
CITY OF CALGARY DETACHED PRICE CHANGE



■ Average Price Y/Y% Change — Median Price Y/Y% Change — Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



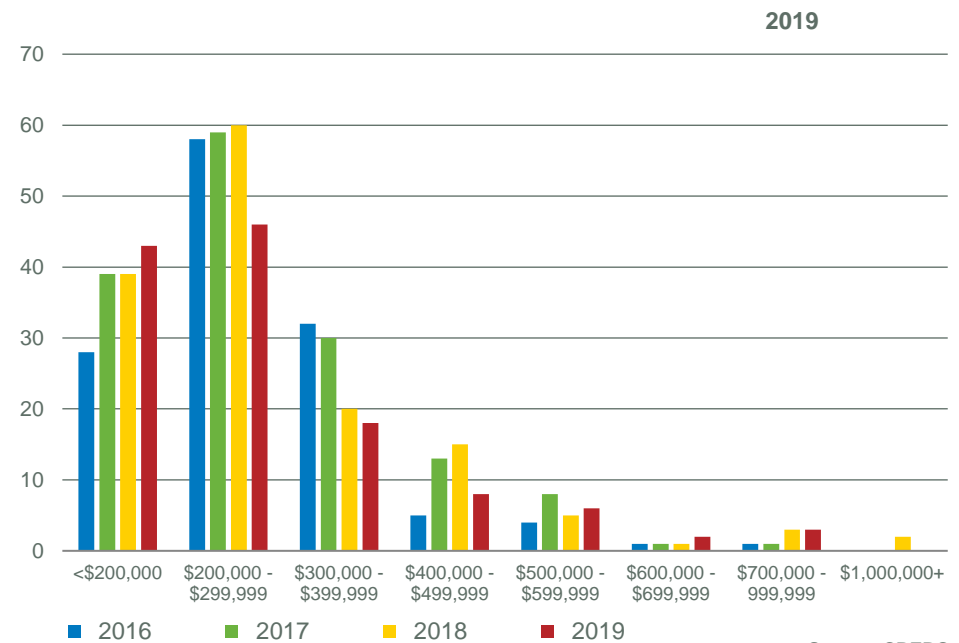
■ Average Price — Median Price — Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	145	197	219	261	282	292	254	242	212	213	240	106
New Listings	588	544	721	725	776	659	541	546	560	473	345	212
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,324	1,027
Days on Market	76	68	64	59	59	59	62	71	66	69	65	74
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200	257,200	252,800	251,500
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	241,375	240,000
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	274,894	283,619
Index	177	177	178	178	177	179	180	178	178	178	175	174
<b>2019</b>												
Sales	126											
New Listings	516											
Inventory	1,173											
Days on Market	81											
Benchmark Price	251,300											
Median Price	227,000											
Average Price	276,073											
Index	174											

	Jan-18	Jan-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	39	42	39	42
\$200,000 - \$299,999	60	46	60	46
\$300,000 - \$349,999	12	13	12	13
\$350,000 - \$399,999	8	5	8	5
\$400,000 - \$449,999	13	5	13	5
\$450,000 - \$499,999	2	3	2	3
\$500,000 - \$549,999	2	5	2	5
\$550,000 - \$599,999	3	1	3	1
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	-	1	-	1
\$700,000 - \$799,999	1	1	1	1
\$800,000 - \$899,999	2	1	2	1
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	1	-	1	-
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	145	126	145	126

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

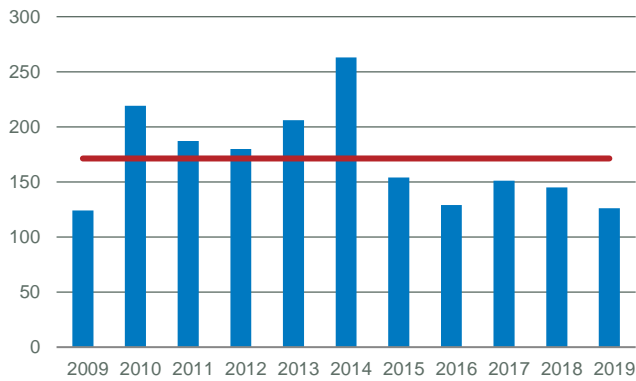


Source: CREB®



CITY OF CALGARY APARTMENT SALES

2019

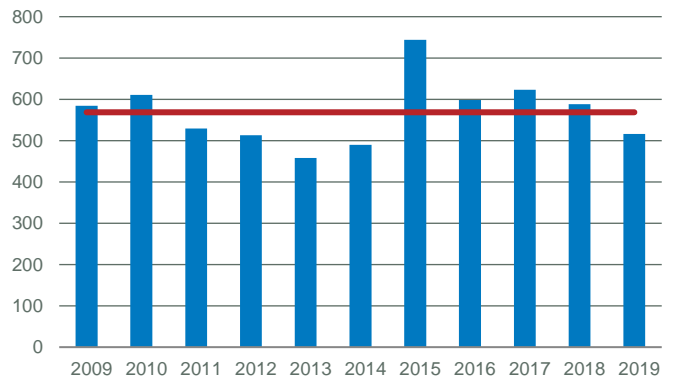


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

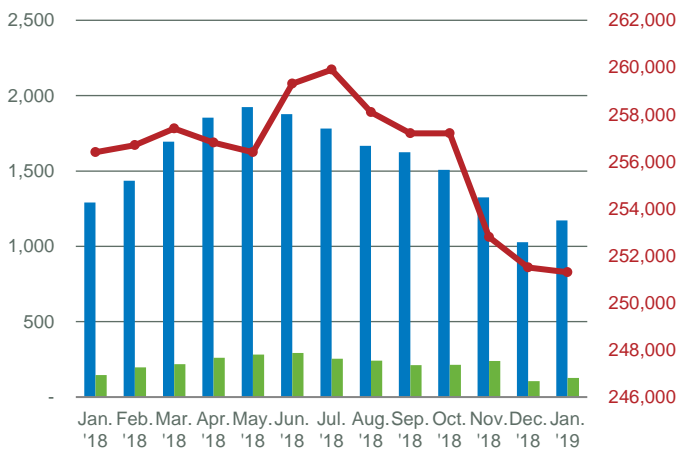
2019



Apartment 10 Year Average

Source: CREB®

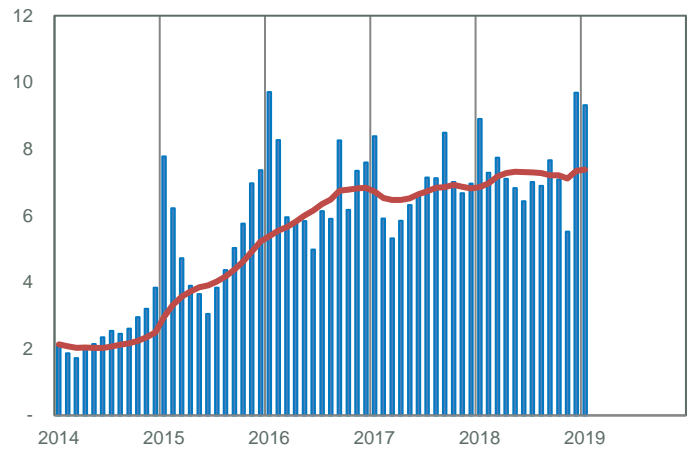
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

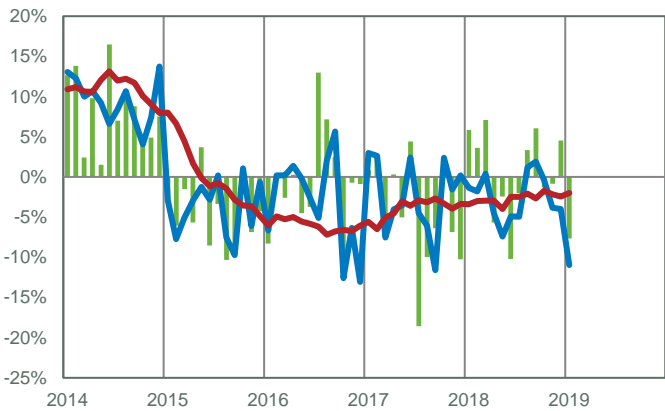
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®  
12 month moving average inventory

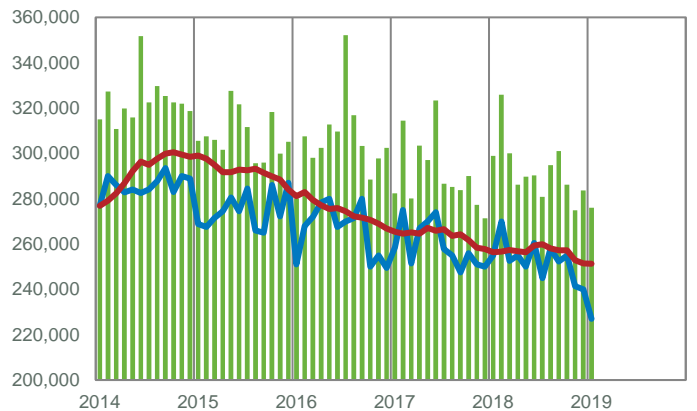
CITY OF CALGARY APARTMENT PRICE CHANGE



Average Price Y/Y% Change Median Price Y/Y% Change Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Average Price Median Price

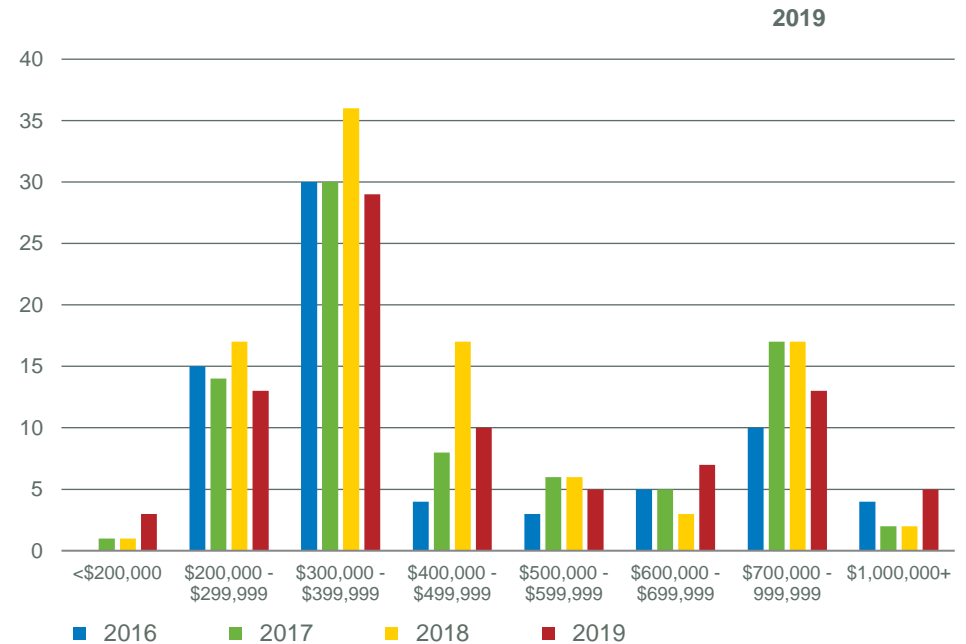
Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	99	106	143	155	156	184	150	142	122	125	108	88
New Listings	234	246	387	348	417	410	299	324	327	279	206	111
Inventory	447	533	674	756	861	918	900	890	852	816	753	572
Days on Market	62	48	45	52	52	47	48	56	56	60	78	79
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400	403,400	400,700	397,500
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	413,750	370,750	397,500	355,000	362,750
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	484,917	447,913	477,262	437,269	464,132
Index	209	210	210	211	210	210	210	208	206	204	203	201
<b>2019</b>												
Sales	85											
New Listings	311											
Inventory	649											
Days on Market	68											
Benchmark Price	393,100											
Median Price	395,000											
Average Price	497,410											
Index	199											

	Jan-18	Jan-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	3	1	3
\$200,000 - \$299,999	17	13	17	13
\$300,000 - \$349,999	23	13	23	13
\$350,000 - \$399,999	13	16	13	16
\$400,000 - \$449,999	12	5	12	5
\$450,000 - \$499,999	5	5	5	5
\$500,000 - \$549,999	1	2	1	2
\$550,000 - \$599,999	5	3	5	3
\$600,000 - \$649,999	2	2	2	2
\$650,000 - \$699,999	1	5	1	5
\$700,000 - \$799,999	10	10	10	10
\$800,000 - \$899,999	5	2	5	2
\$900,000 - \$999,999	2	1	2	1
\$1,000,000 - \$1,249,999	2	3	2	3
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	99	85	99	85

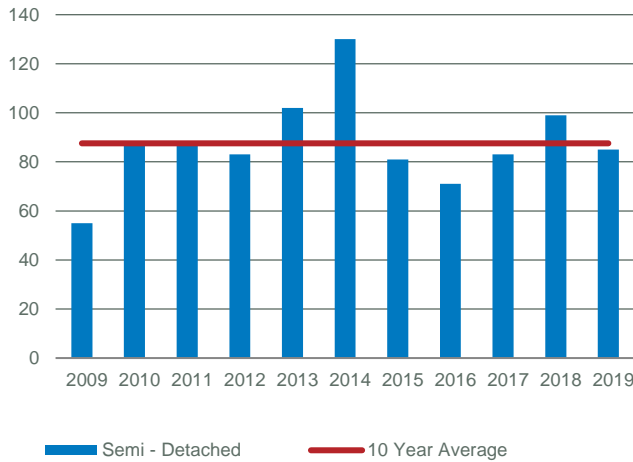
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

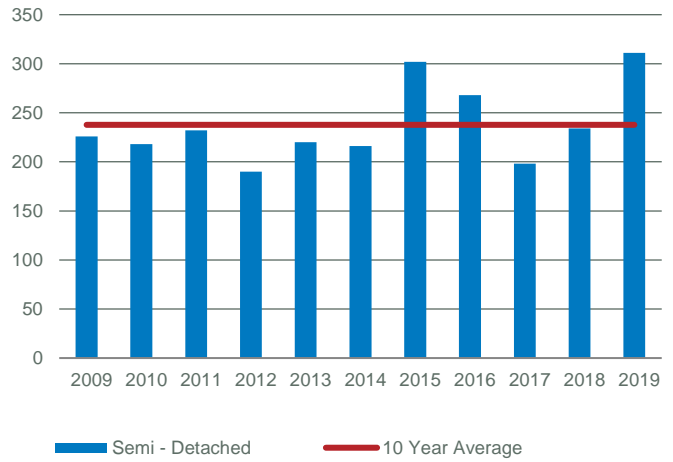
CITY OF CALGARY SEMI-DET. SALES

2019

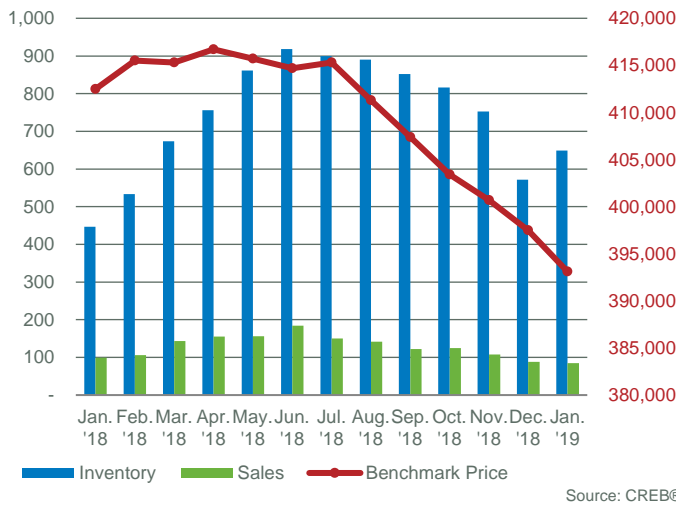


CITY OF CALGARY SEMI-DET. NEW LISTINGS

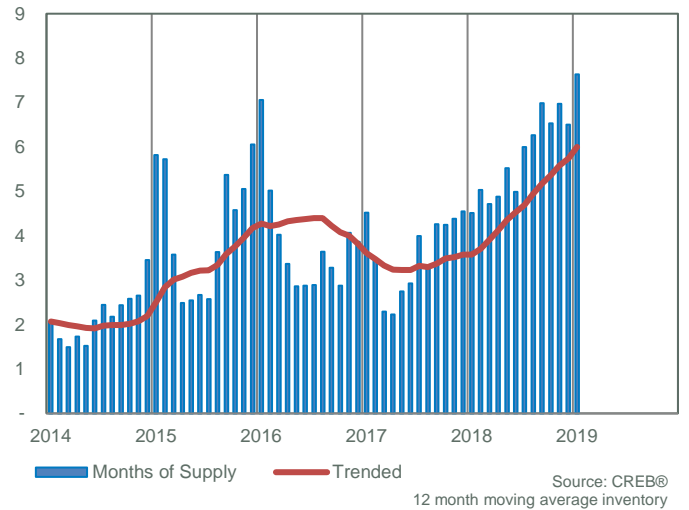
2019



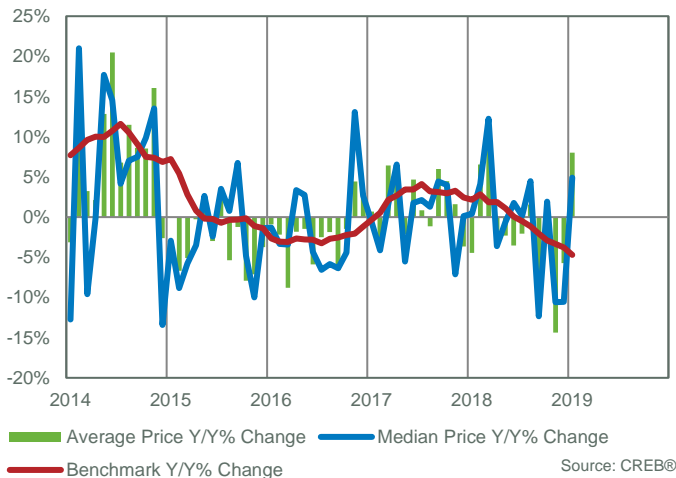
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



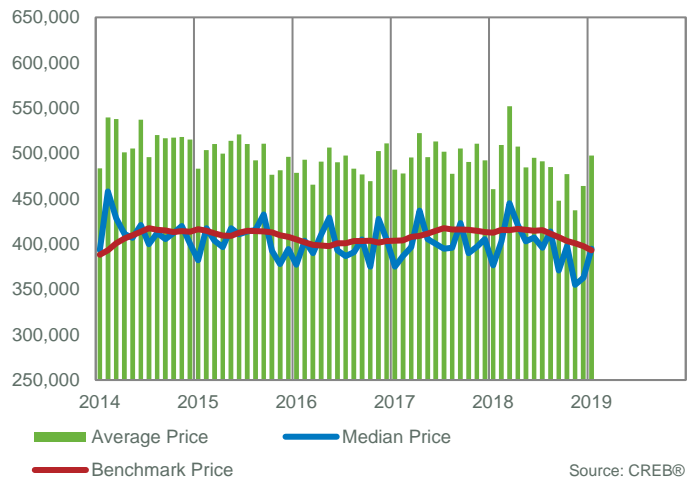
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



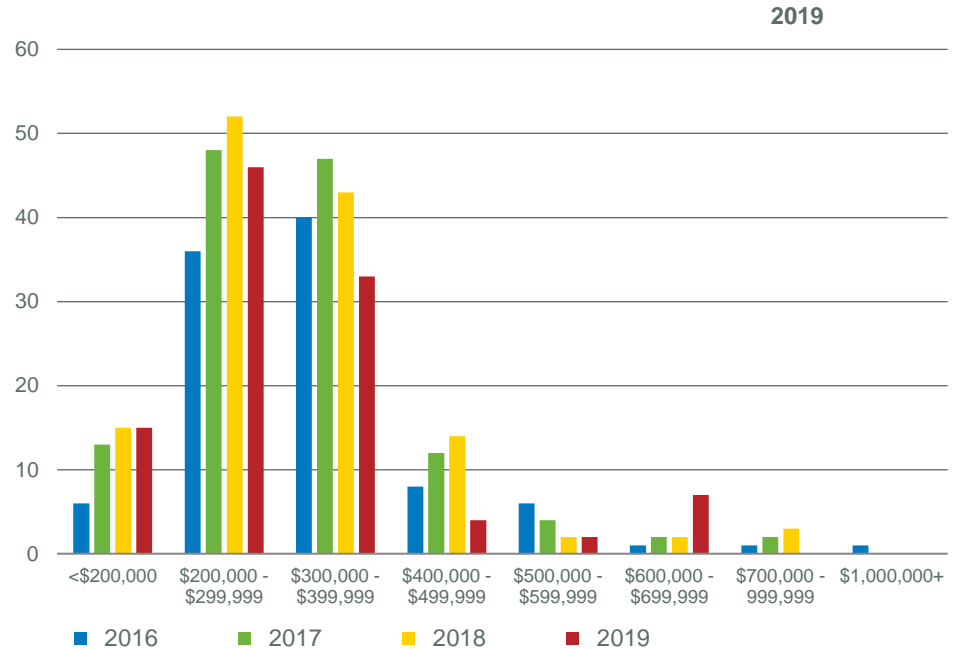
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	131	133	163	192	228	210	175	179	146	153	145	105
New Listings	346	318	467	486	513	496	390	367	415	297	277	146
Inventory	703	779	941	1,073	1,168	1,218	1,199	1,136	1,130	1,028	949	715
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200	293,400	292,900	288,400
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000	299,000	289,900	289,000	295,500
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800	323,639	308,489	306,841	308,039
Index	186	185	187	188	190	189	188	186	184	184	183	181
<b>2019</b>												
Sales	107											
New Listings	387											
Inventory	817											
Days on Market	85											
Benchmark Price	284,300											
Median Price	280,000											
Average Price	302,060											
Index	178											

	Jan-18	Jan-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	15	15	15	15
\$200,000 - \$299,999	52	46	52	46
\$300,000 - \$349,999	36	23	36	23
\$350,000 - \$399,999	7	10	7	10
\$400,000 - \$449,999	10	3	10	3
\$450,000 - \$499,999	4	1	4	1
\$500,000 - \$549,999	2	1	2	1
\$550,000 - \$599,999	-	1	-	1
\$600,000 - \$649,999	2	6	2	6
\$650,000 - \$699,999	-	1	-	1
\$700,000 - \$799,999	2	-	2	-
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	131	107	131	107

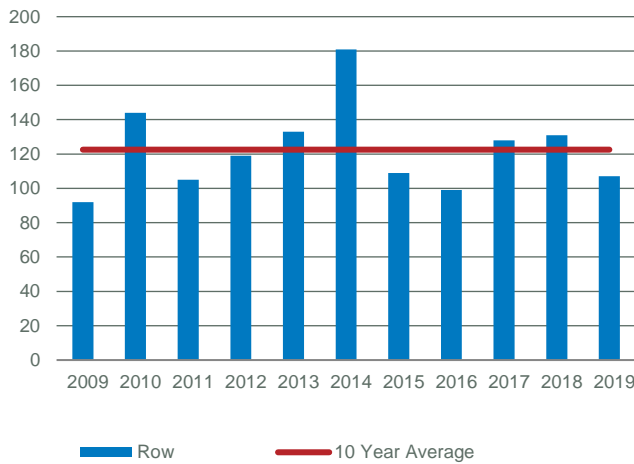
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

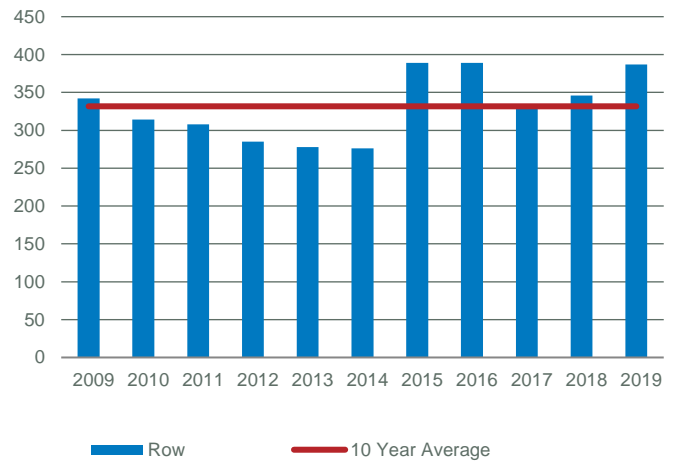
2019



Source: CREB®

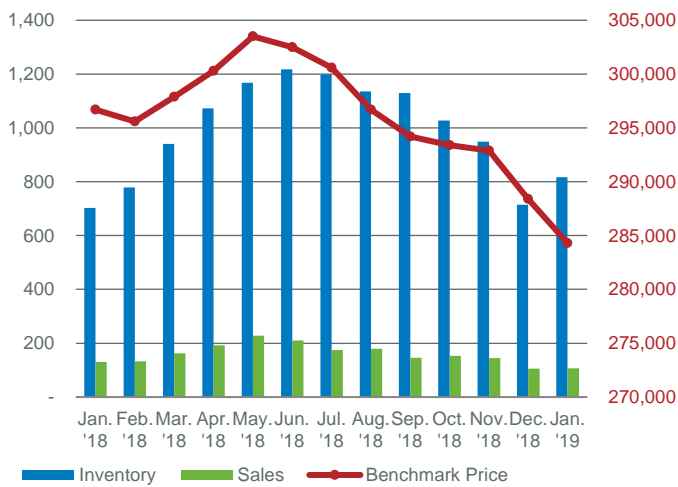
CITY OF CALGARY ROW NEW LISTINGS

2019



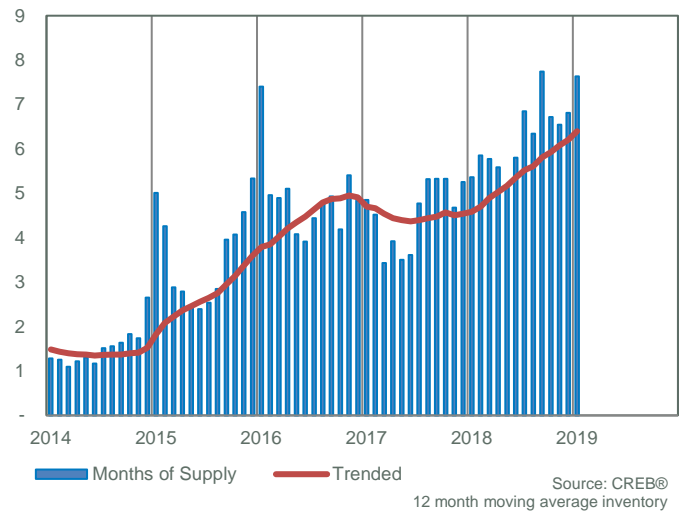
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



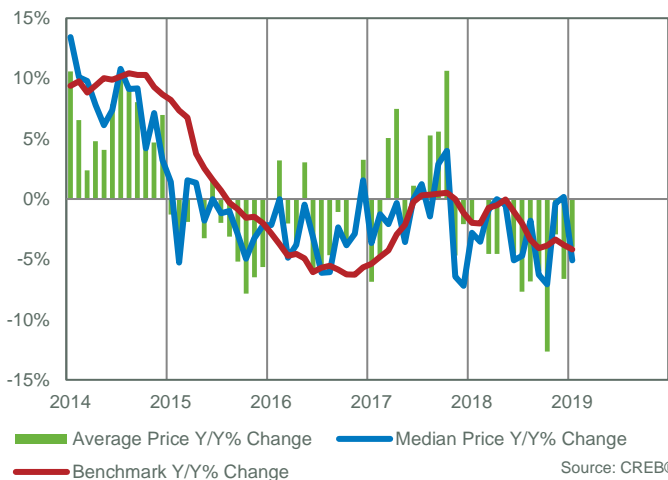
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



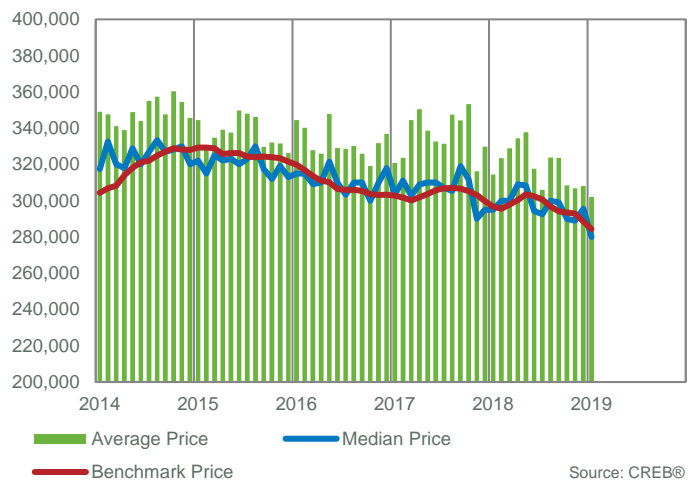
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

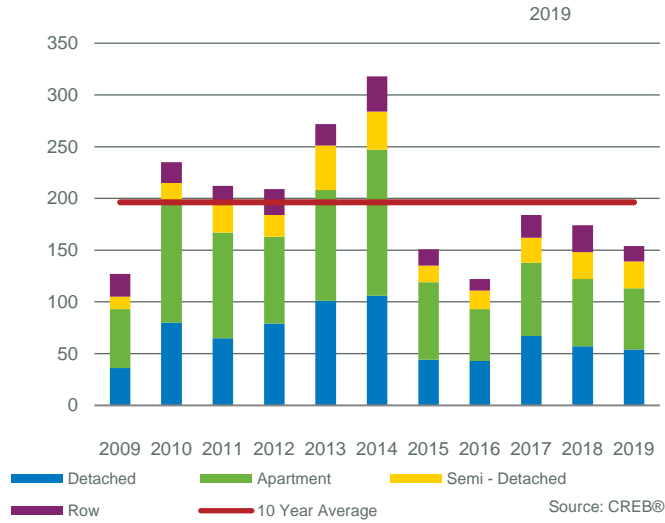


Source: CREB®

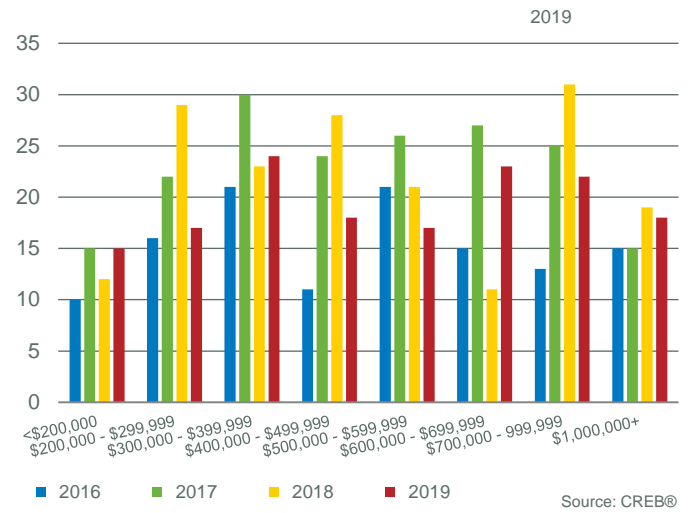


CITY CENTRE

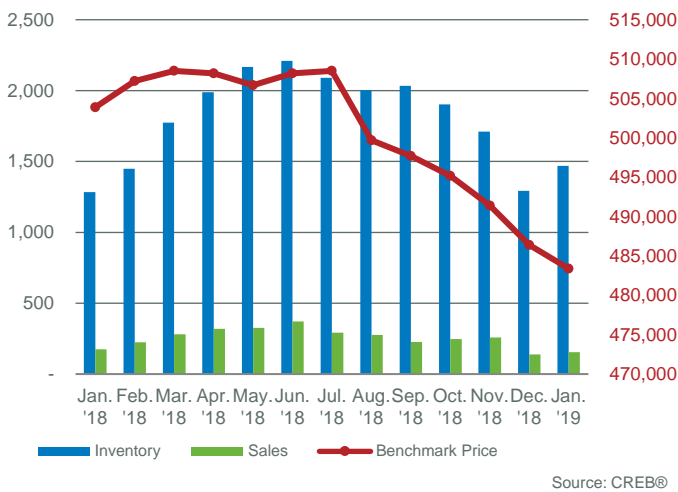
CITY CENTRE TOTAL SALES



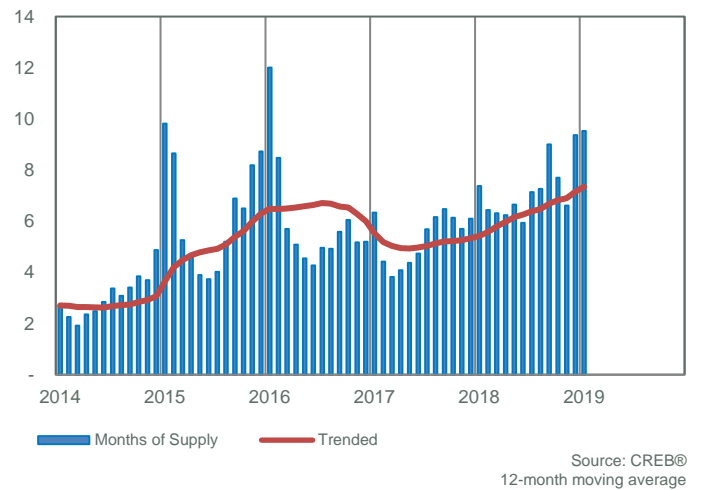
CITY CENTRE TOTAL SALES BY PRICE RANGE



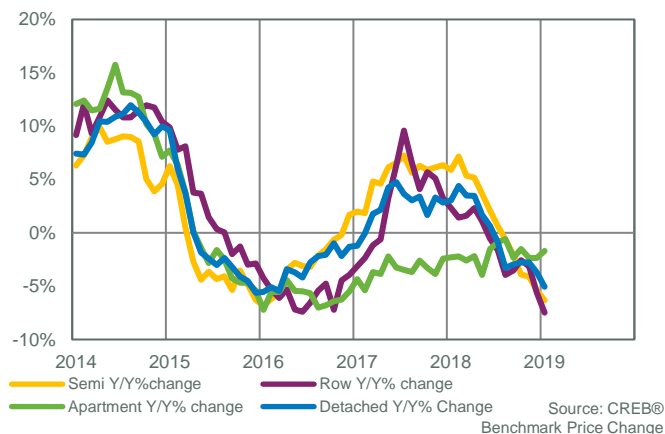
CITY CENTRE INVENTORY AND SALES



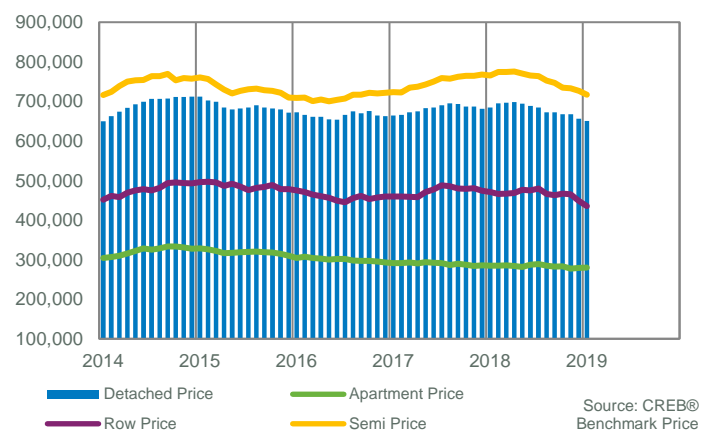
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

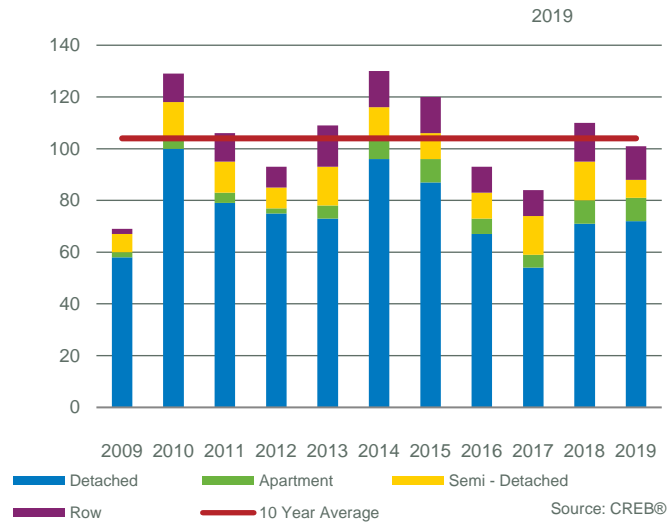


CITY CENTRE PRICES

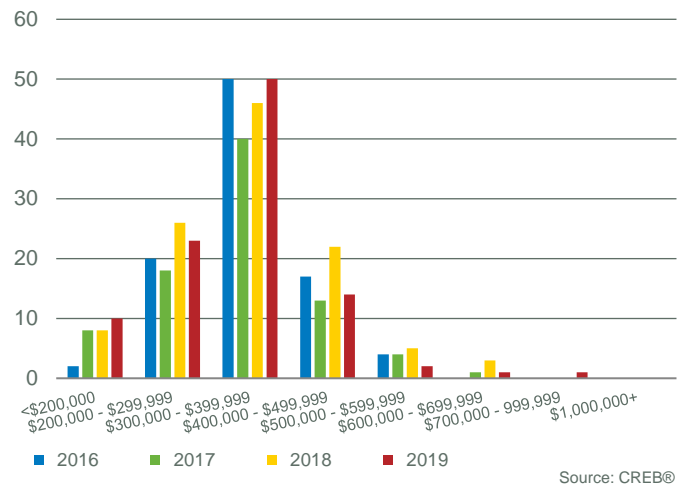


**NORTHEAST**

**NORTHEAST TOTAL SALES**



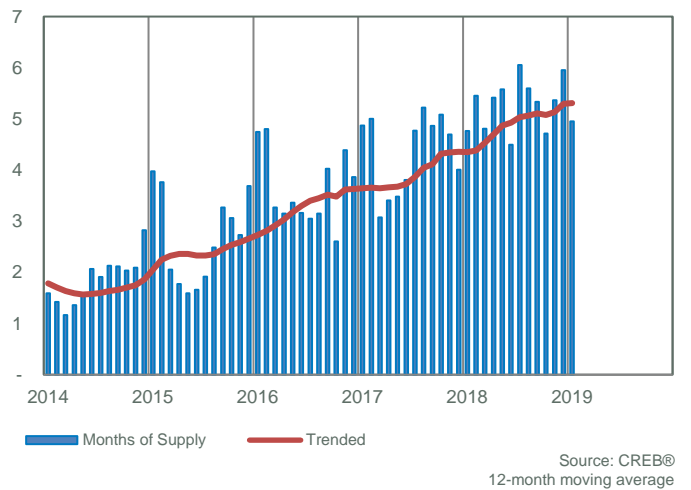
**NORTHEAST TOTAL SALES BY PRICE RANGE**



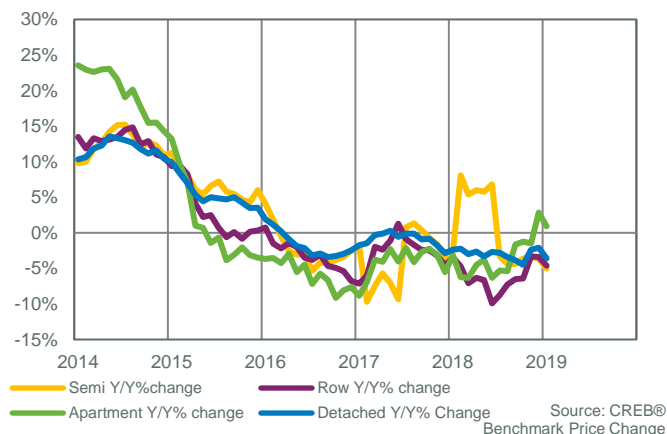
**NORTHEAST INVENTORY AND SALES**



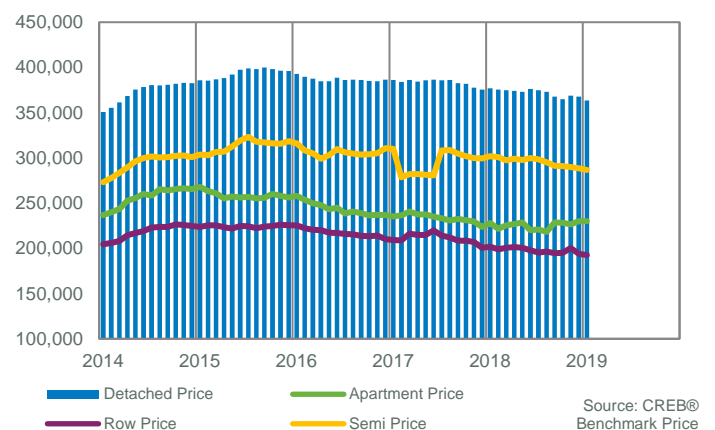
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

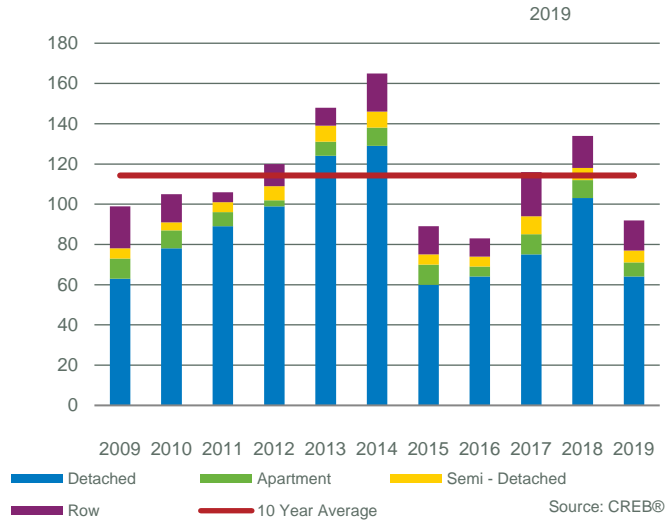


**NORTHEAST PRICES**

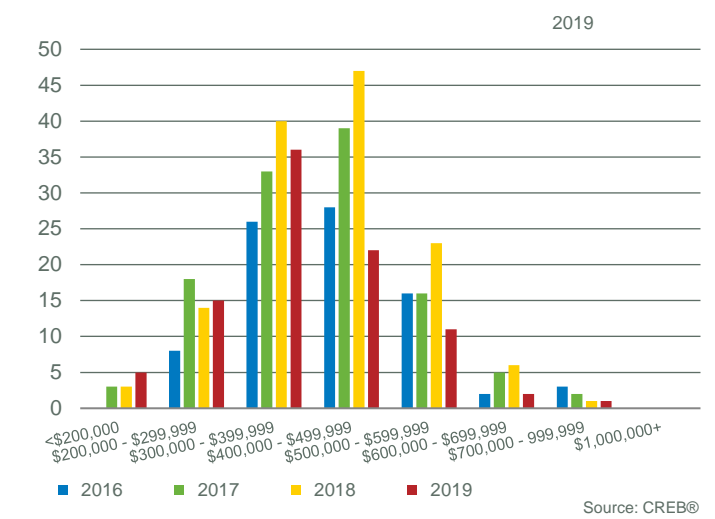


**NORTH**

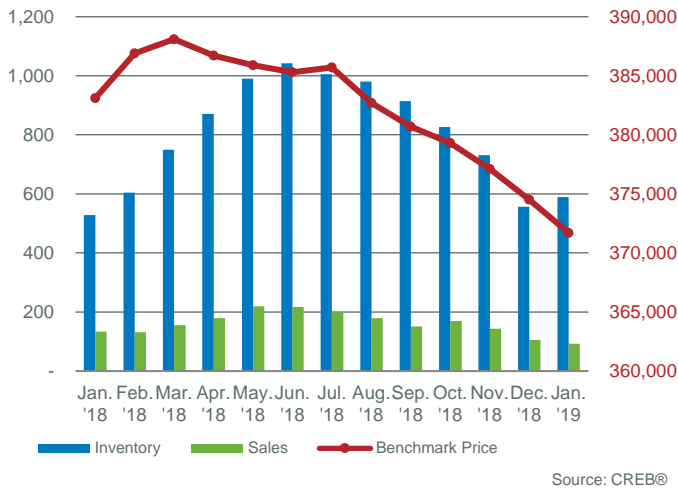
**NORTH TOTAL SALES**



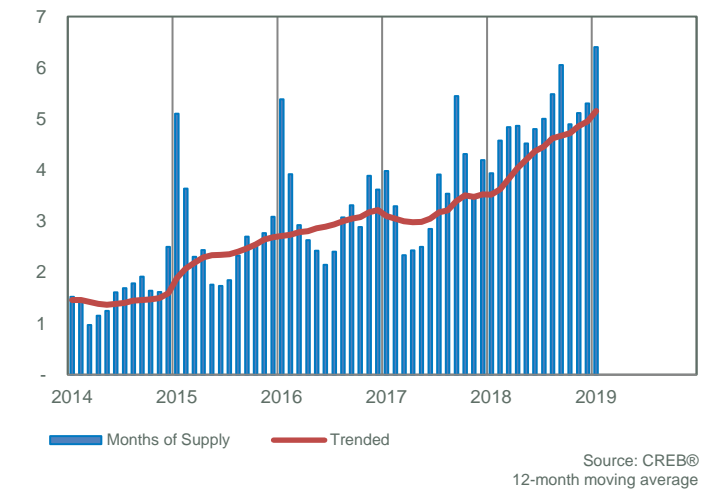
**NORTH TOTAL SALES BY PRICE RANGE**



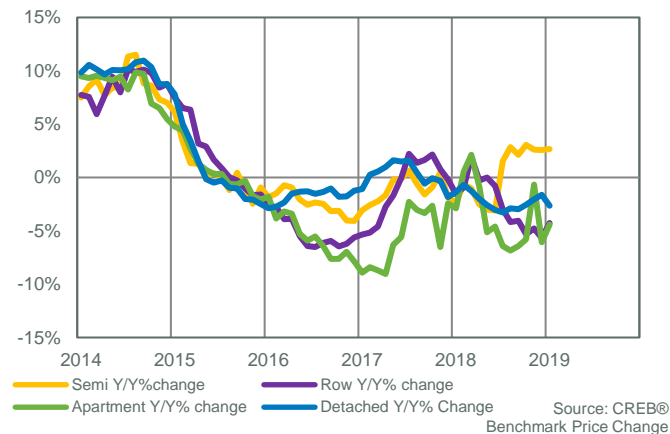
**NORTH INVENTORY AND SALES**



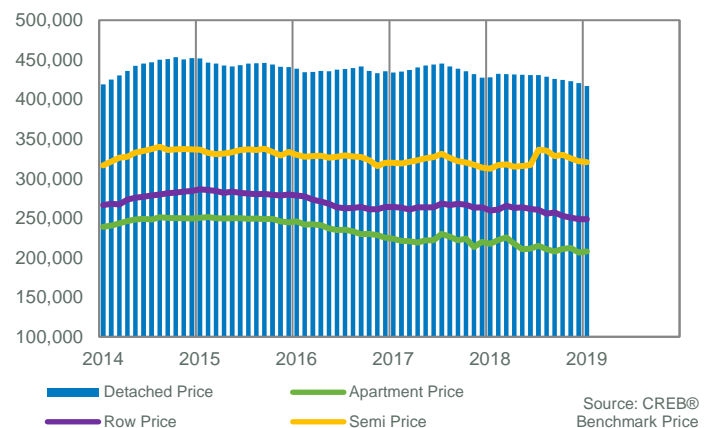
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

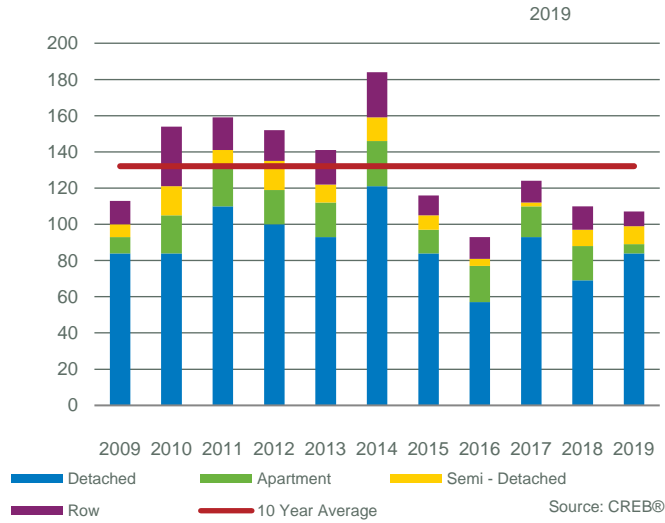


**NORTH PRICES**

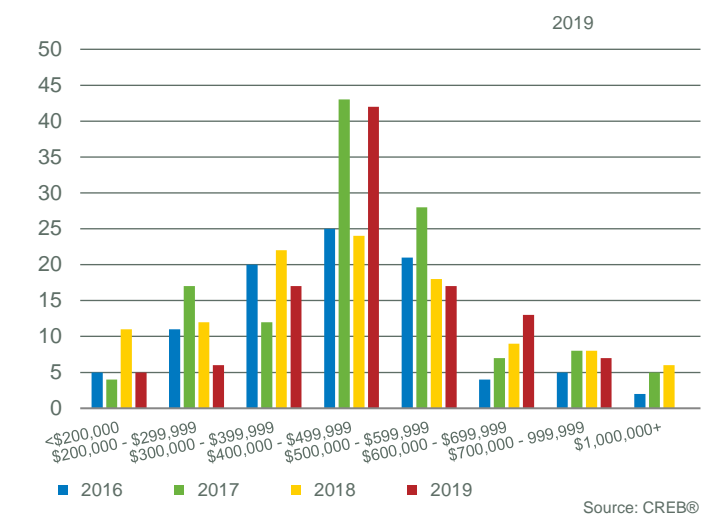


**NORTHWEST**

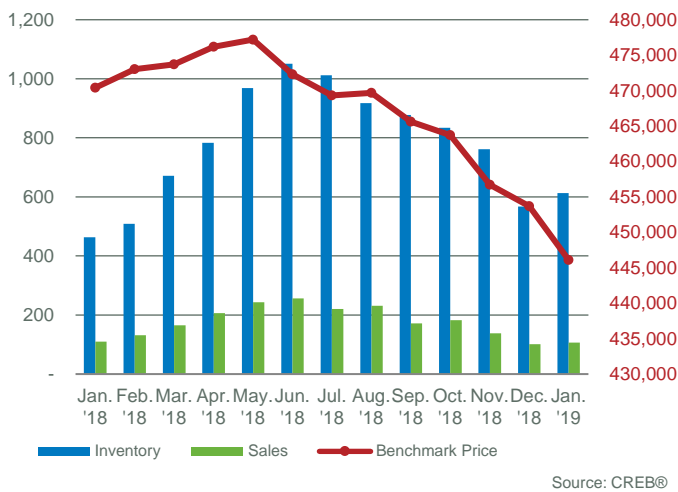
**NORTHWEST TOTAL SALES**



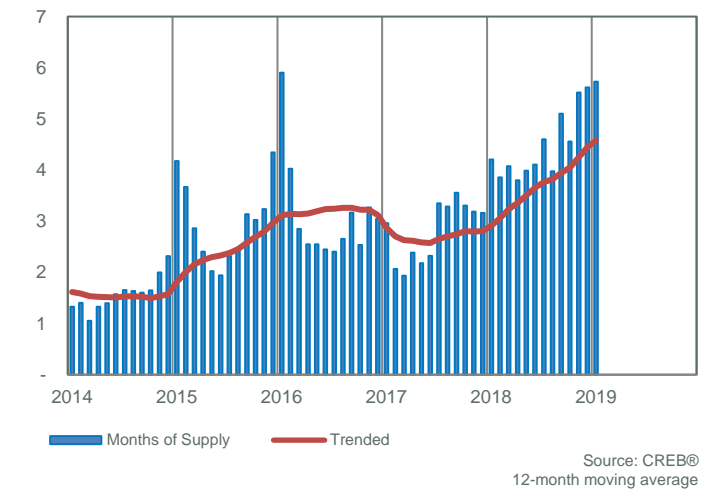
**NORTHWEST TOTAL SALES BY PRICE RANGE**



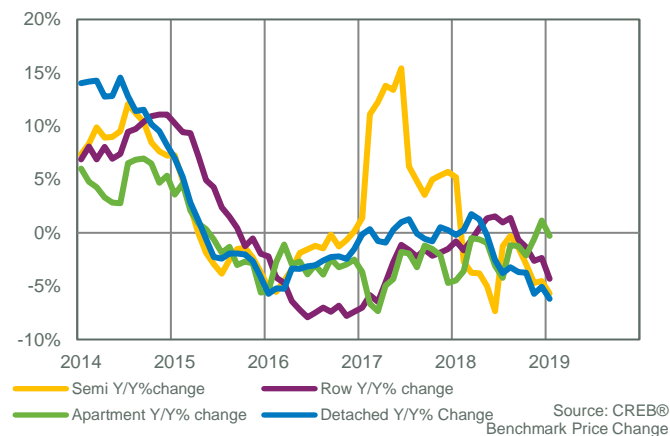
**NORTHWEST INVENTORY AND SALES**



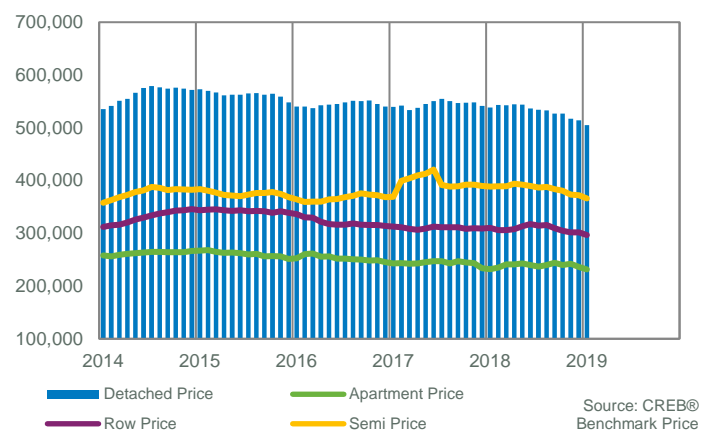
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

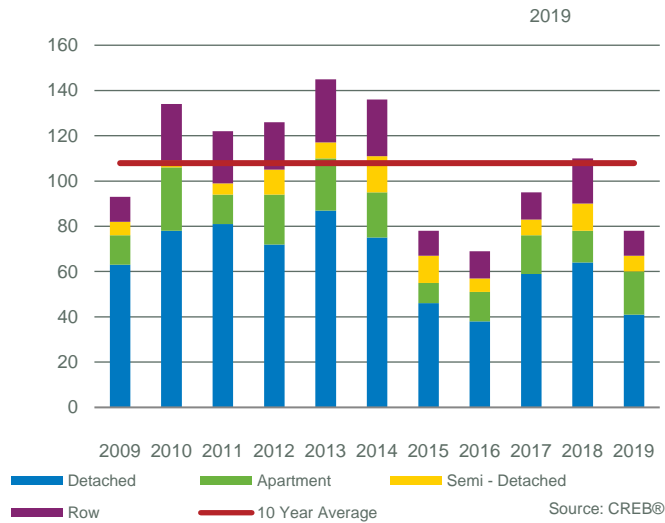


**NORTHWEST PRICES**

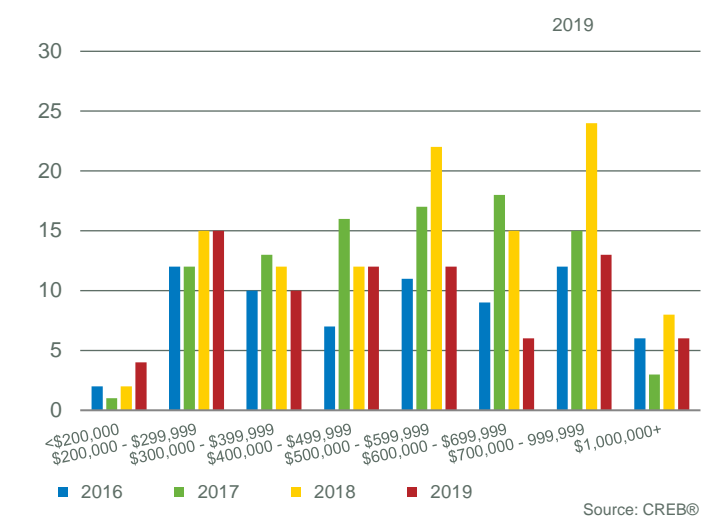


WEST

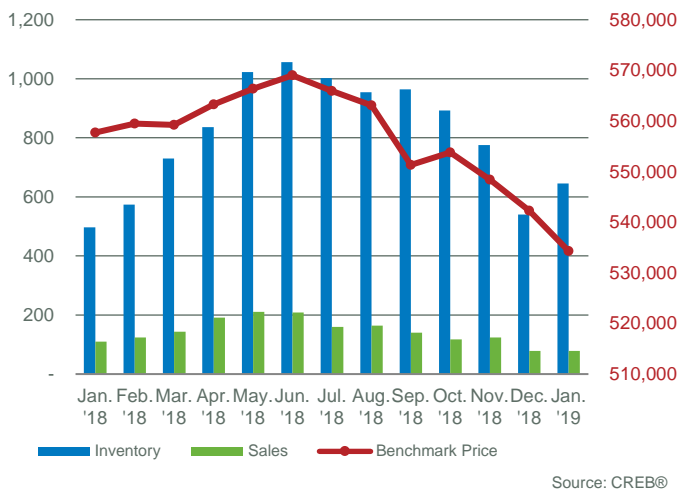
WEST TOTAL SALES



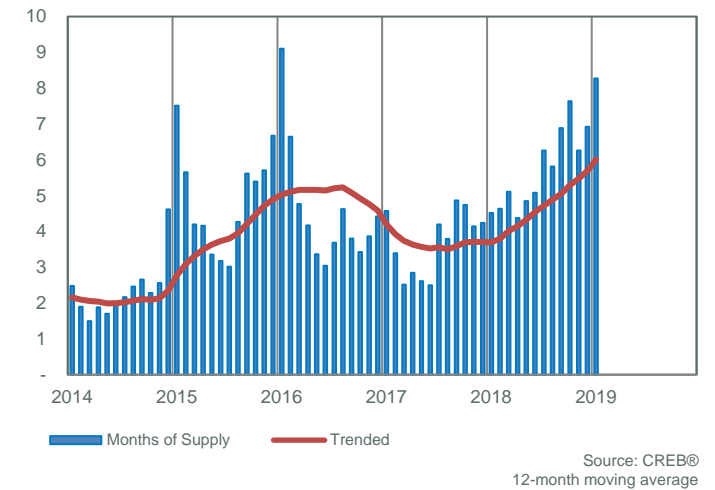
WEST TOTAL SALES BY PRICE RANGE



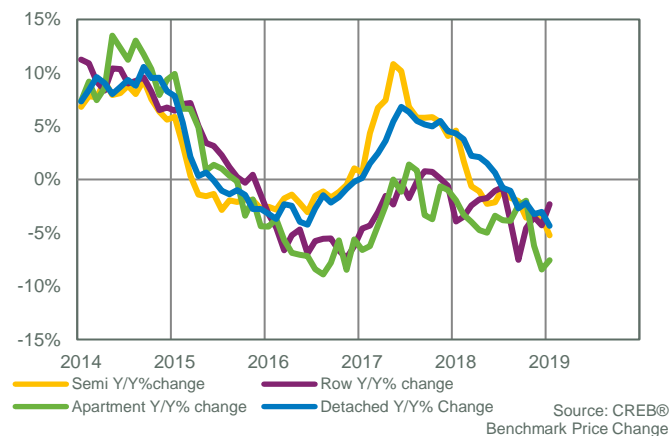
WEST INVENTORY AND SALES



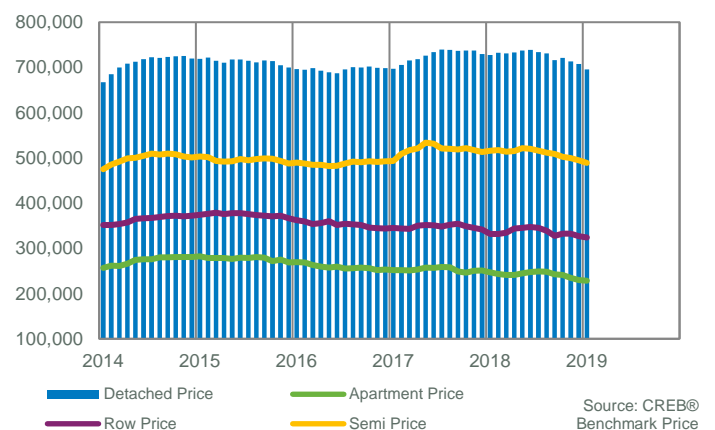
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE



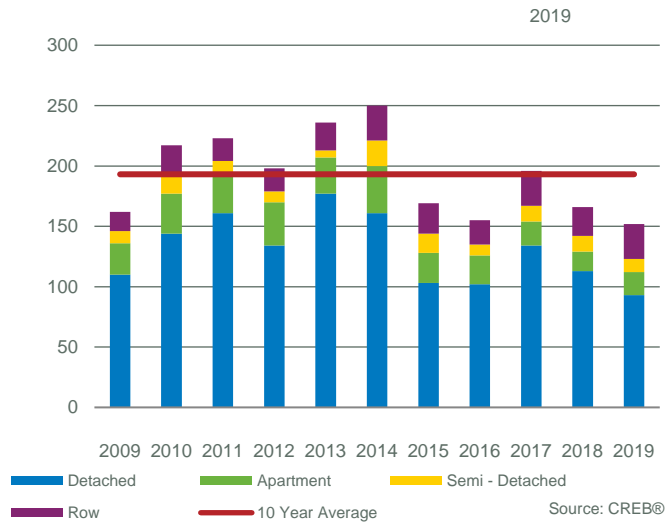
WEST PRICES



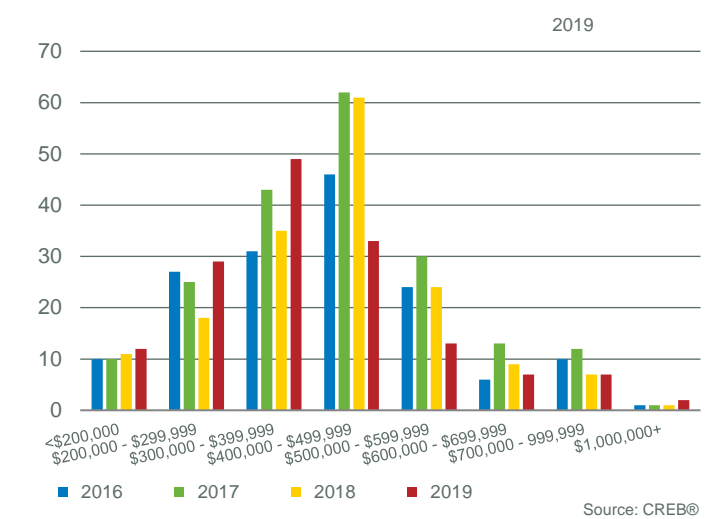


**SOUTH**

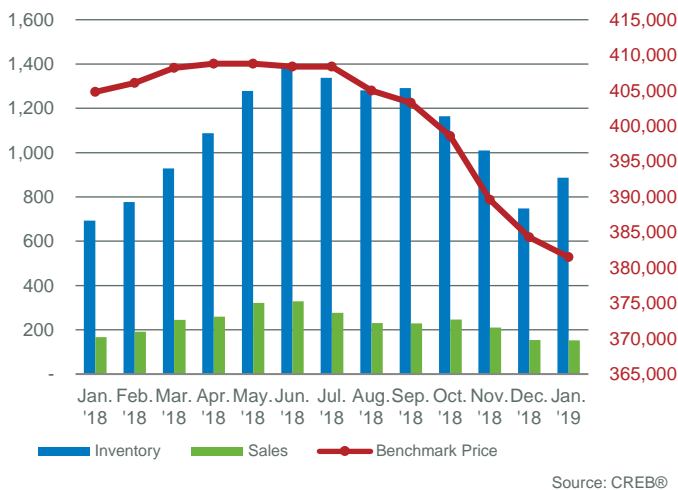
**SOUTH TOTAL SALES**



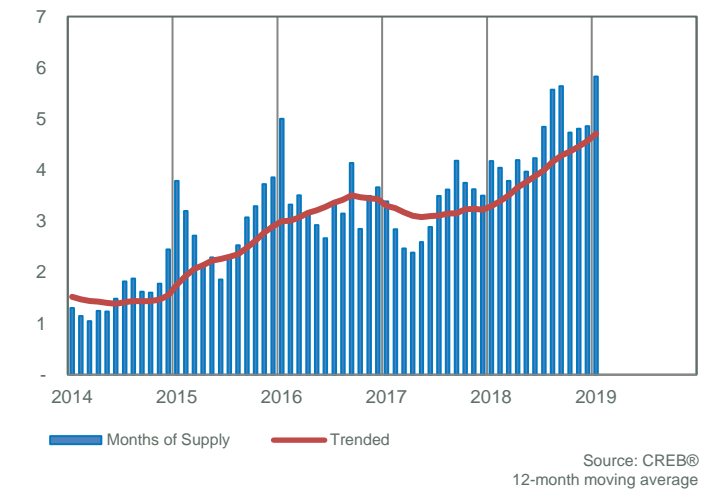
**SOUTH TOTAL SALES BY PRICE RANGE**



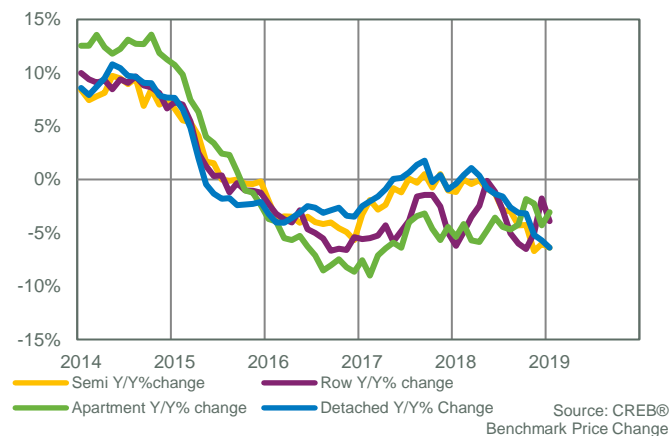
**SOUTH INVENTORY AND SALES**



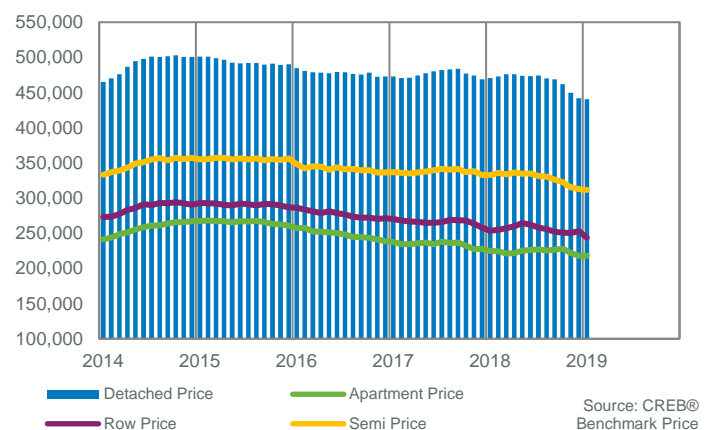
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

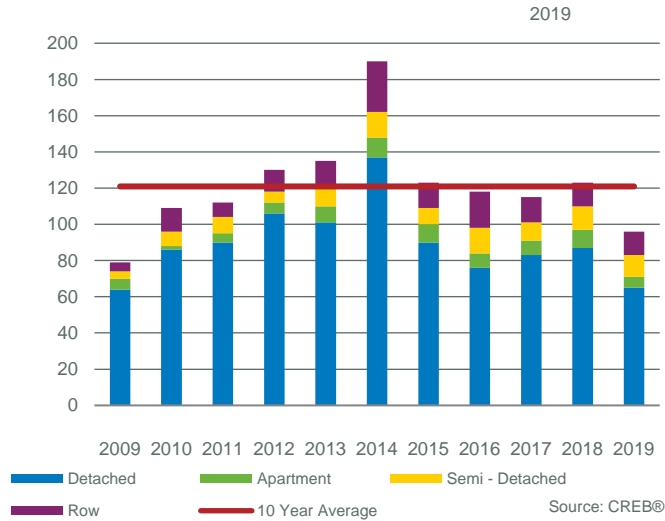


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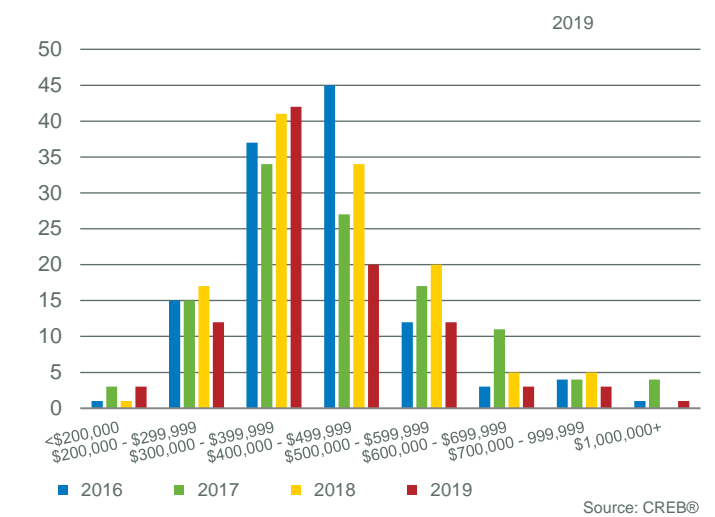


**SOUTHEAST**

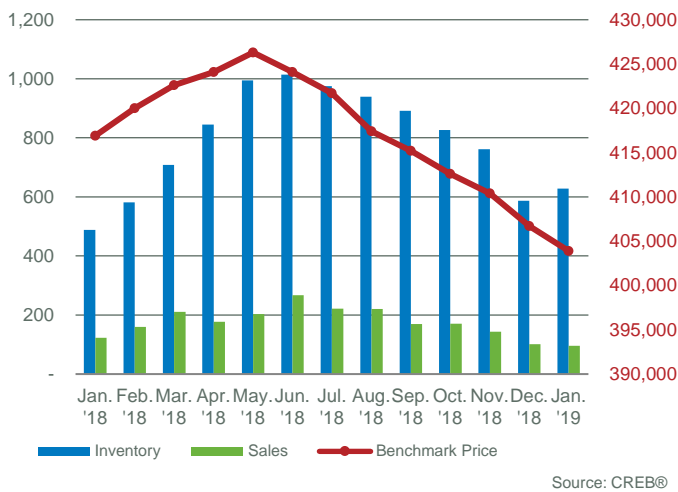
**SOUTHEAST TOTAL SALES**



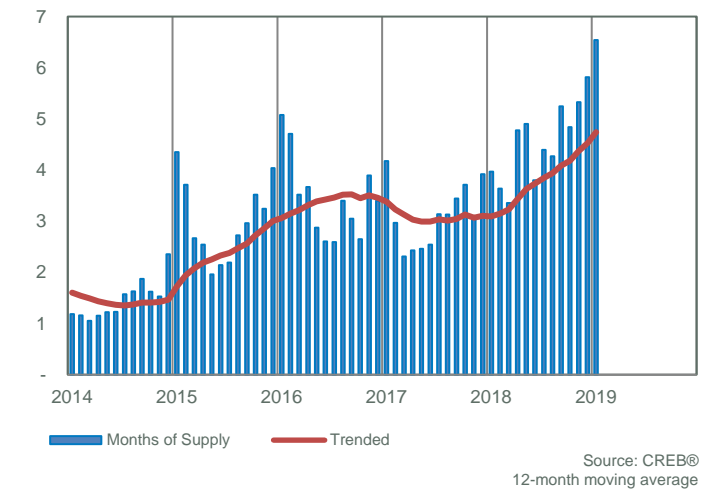
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



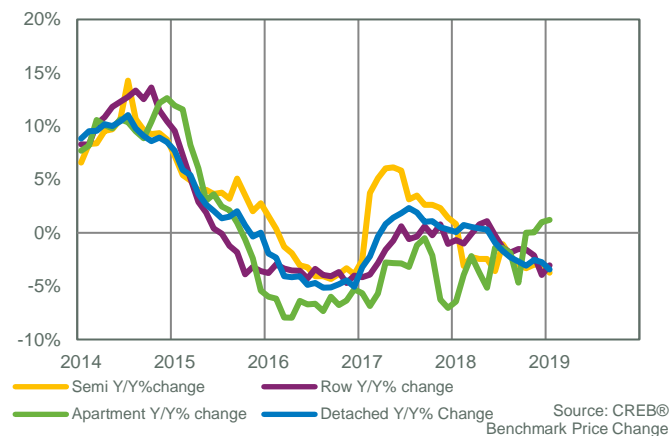
**SOUTHEAST INVENTORY AND SALES**



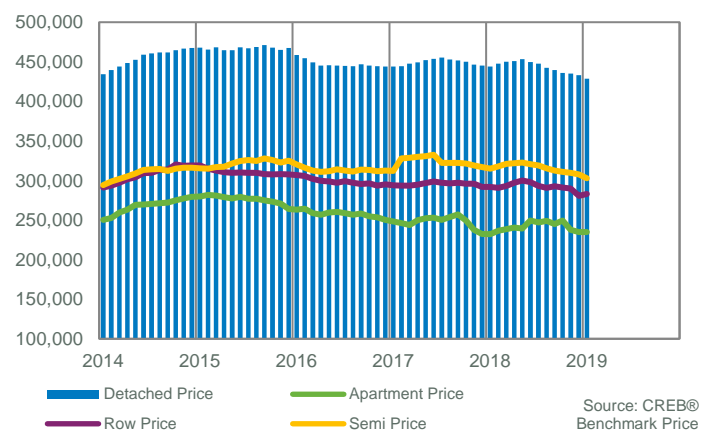
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

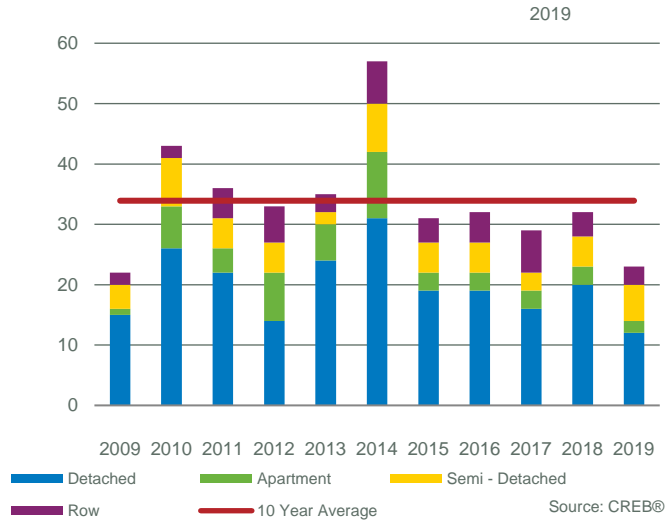


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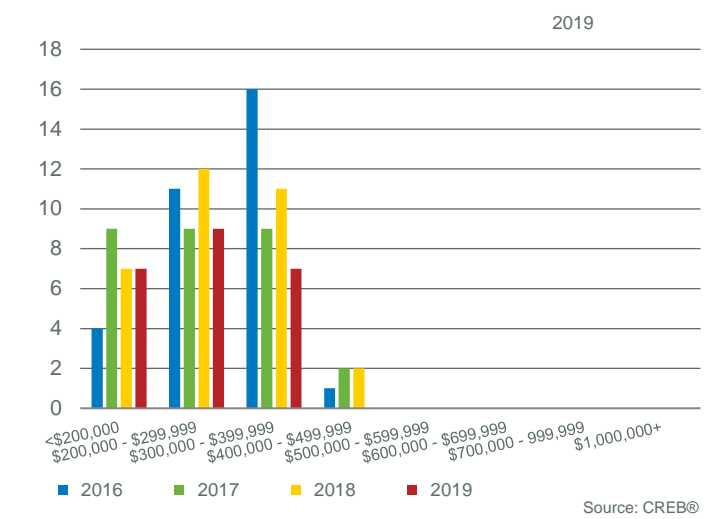


**EAST**

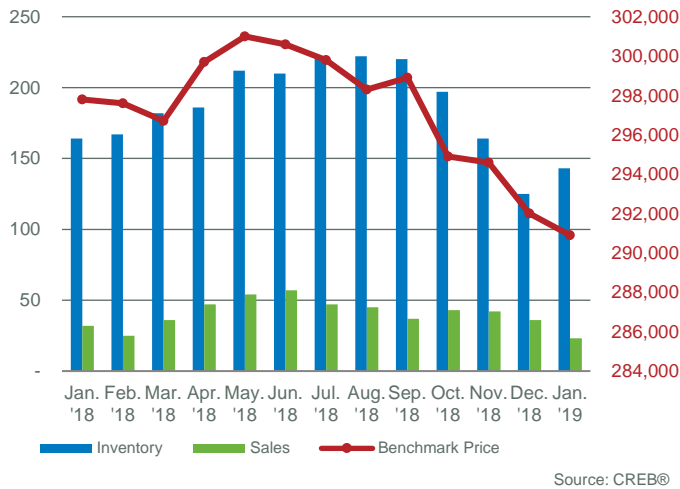
**EAST TOTAL SALES**



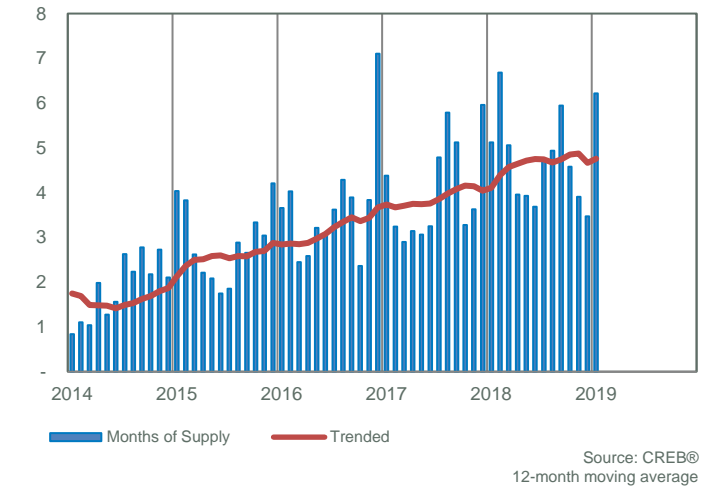
**EAST TOTAL SALES BY PRICE RANGE**



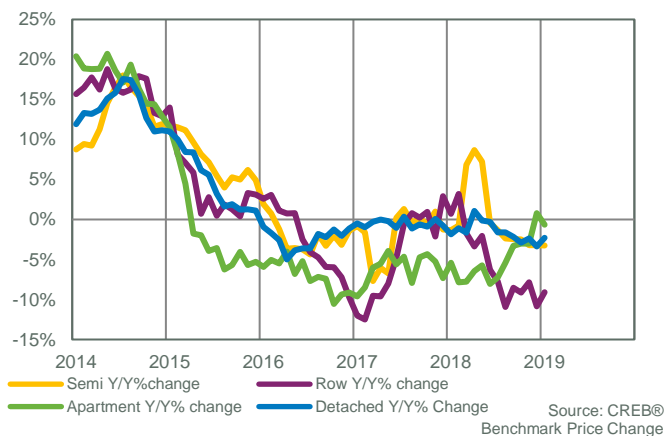
**EAST INVENTORY AND SALES**



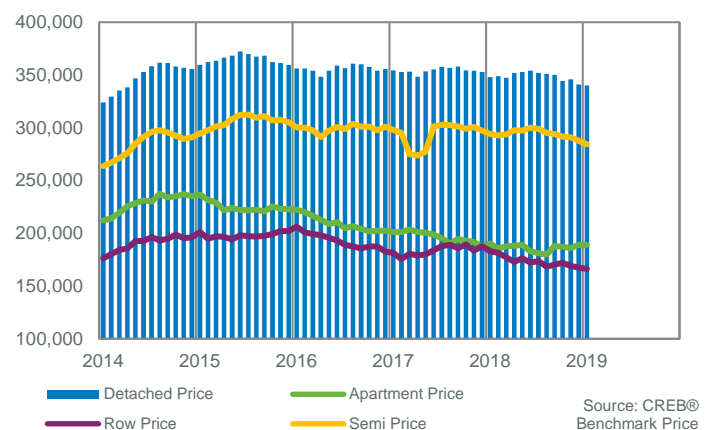
**EAST MONTHS OF INVENTORY**



**EAST PRICE CHANGE**



**EAST PRICES**



# City of Calgary



## DEFINITIONS

**Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.

**MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.

**Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.

**Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.

**Detached** - A unit that is not attached to any other unit.

**Semi-detached** - A single dwelling built as one of a pair that share one common wall.

**Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.

**Attached** - Both row and semi-detached properties.

**Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.

**Total Residential** - Includes detached, attached and apartment style properties.

**Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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