



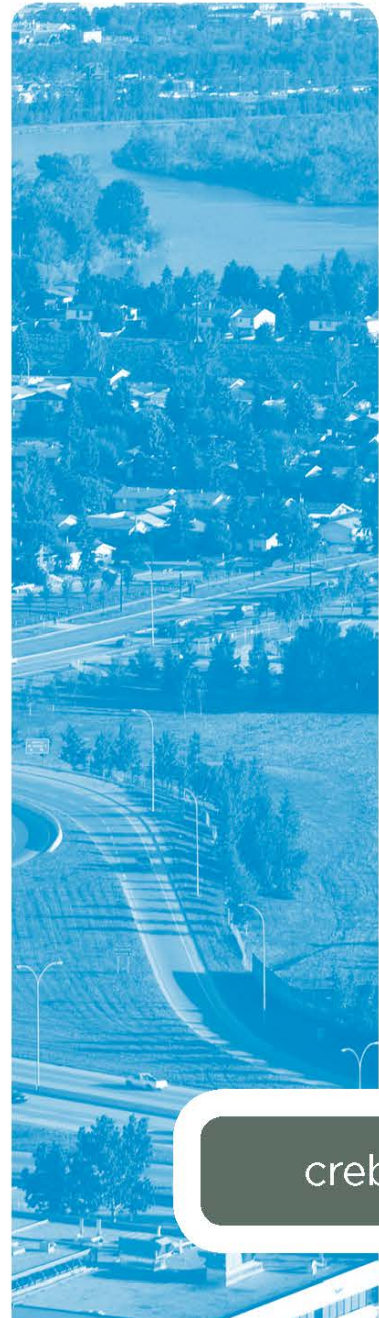
**creb<sup>®</sup>**

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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

February 2019



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## Housing market feels the chill as oversupply continues

City of Calgary, March 1, 2019 – The effects of Calgary’s economic climate continue to create weak sales activity and elevated inventory in the city’s housing market.

As a result, prices are being affected.

“It is not a surprise that slowing activity in the housing market has persisted into February,” said CREB® chief economist Ann-Marie Lurie.

“There has been no substantial change in the economic climate and concerns regarding potential layoffs in the energy sector are weighing on confidence.”

As of February, citywide benchmark prices were \$414,400. This is nearly five per cent below last February, slightly lower than last month’s figures and over 10 per cent below highs recorded in 2014.

While the market remains oversupplied, slower sales and price declines do appear to be influencing sellers. New listings this month eased by eight per cent compared to last year for a total of 2,211 units. However, the 976 sales this month were not enough to substantially impact inventories levels, which remain elevated at 5,885 units.

### HOUSING MARKET FACTS

#### Detached

- After the first two months of the year, detached sales were 1,079 units. This is 13 per cent below last year’s levels and nearly 30 per cent below long-term averages. Sales eased across all city districts except the North West. Activity remained well below normal levels across all districts of the city.
- The adjustments in new listings ranged from a 15 per cent increase in the North West district to a decline of 23 per cent in the North district. Overall, year-to-date new listings were 2,544 units, nearly two per cent below last year’s levels.
- Despite some adjustments in new listings, average inventories in the detached sector so far this year rose by 25 per cent compared to last year. However, some of the most affordable detached areas, including the North East and East districts, have seen inventories fall compared to last year.
- With detached months of inventory remaining above five months, prices continue to trend down. In February, citywide detached benchmark prices were \$475,600, 0.2 per cent below last month and over five per cent below levels recorded last February.

#### Apartment

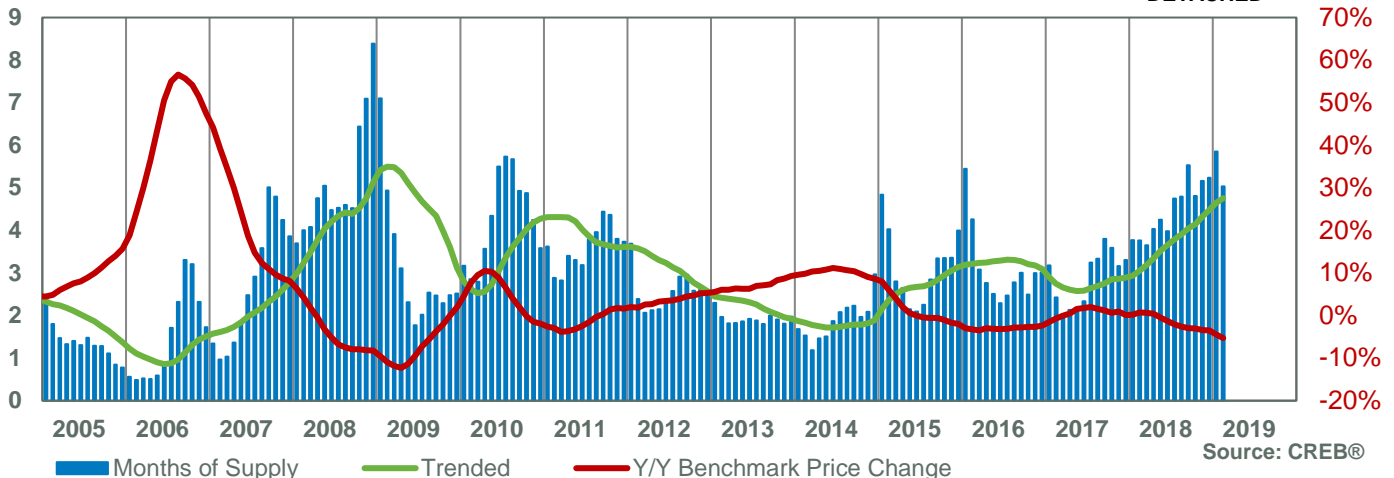
- Despite the relative affordability of apartment product, sales activity remained slow with 149 sales.
- Unlike the detached sector, the seventh consecutive year-over-year decline in new listings is starting to have an impact on inventory levels.
- In February, inventory levels totalled 1,301 units. This is nine per cent below levels recorded last year. Inventories did ease, but slow sales in February kept the months of supply near nine months.
- Apartment condominium prices were \$252,300 in February, a 1.7 per cent decline compared to last year, but similar to levels recorded last month. Apartment condo prices have fallen by 16 per cent over the previous monthly highs.
- Citywide benchmark prices have eased, but some districts of the city have recorded modest gains. This is not enough to erase previous declines, but points toward price stability in parts of the market.

#### Attached

- Conditions remained relatively unchanged in the attached sector, as months of inventory remained near seven months and prices have remained unchanged from last month, but over four per cent below last year’s levels.
- Like the apartment sector, activity can vary significantly depending on location. Benchmark prices for semi-detached product eased by over five per cent compared to last year, with the steepest declines occurring in the South and City Centre districts.
- Prices slightly improved in the North district.
- Row prices declined by nearly four per cent compared to last year. Unlike the semi-detached sector, prices eased across all districts compared to last year and remain nearly 14 per cent below monthly highs.

### MONTHS OF SUPPLY AND PRICE CHANGES

#### DETACHED



Source: CREB®

Feb. 2019

	Feb-18	Feb-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>DETACHED</b>						
Total Sales	653	593	-9.19%	1,237	1,079	-12.77%
Total Sales Volume	\$375,690,139	\$320,787,501	-14.61%	\$694,385,462	\$574,174,847	-17.31%
New Listings	1,295	1,184	-8.57%	2,583	2,544	-1.51%
Inventory	2,459	2,987	21.47%	2,330	#N/A	#N/A
Months of Supply	3.77	5.04	33.76%	3.77	#N/A	#N/A
Sales to New Listings Ratio	50.42%	50.08%	-0.34%	47.89%	42.41%	-5.48%
Sales to List Price Ratio	97.31%	96.44%	-0.86%	97.25%	96.26%	-0.99%
Days on Market	45	62	38.53%	49	64	30.61%
Benchmark Price	\$502,100	\$475,600	-5.28%	\$500,400	\$476,050	-4.87%
Median Price	\$497,000	\$459,900	-7.46%	\$484,250	\$451,500	-6.76%
Average Price	\$575,329	\$540,957	-5.97%	\$561,346	\$532,136	-5.20%
Index	206	195	-5.29%	206	#N/A	#N/A
<b>APARTMENT</b>						
Total Sales	197	149	-24.37%	342	275	-19.59%
Total Sales Volume	\$64,203,336	\$42,690,158	-33.51%	\$107,549,876	\$77,475,303	-27.96%
New Listings	544	449	-17.46%	1,132	965	-14.75%
Inventory	1,436	1,301	-9.40%	1,363	#N/A	#N/A
Months of Supply	7.29	8.73	19.79%	7.97	#N/A	#N/A
Sales to New Listings Ratio	36.21%	33.18%	-3.03%	30.21%	28.50%	-1.71%
Sales to List Price Ratio	95.92%	94.78%	-1.14%	96.13%	94.77%	-1.36%
Days on Market	68	71	5.00%	71	76	7.04%
Benchmark Price	\$256,700	\$252,300	-1.71%	\$256,550	\$251,800	-1.85%
Median Price	\$270,000	\$250,000	-7.41%	\$262,500	\$243,900	-7.09%
Average Price	\$325,905	\$286,511	-12.09%	\$314,473	\$281,728	-10.41%
Index	177	174	-1.69%	177	#N/A	#N/A
<b>ATTACHED</b>						
Total Sales	239	234	-2.09%	469	426	-9.17%
Total Sales Volume	\$96,991,838	\$86,548,190	-10.77%	\$183,783,810	\$161,215,942	-12.28%
New Listings	564	578	2.48%	1,144	1,276	11.54%
Inventory	1,312	1,597	21.72%	1,231	#N/A	#N/A
Months of Supply	5.49	6.82	24.32%	5.25	#N/A	#N/A
Sales to New Listings Ratio	42.38%	40.48%	-1.89%	41.00%	33.39%	-7.61%
Sales to List Price Ratio	97.45%	96.49%	-0.95%	97.22%	96.23%	-0.99%
Days on Market	56	62	11.25%	61	69	13.11%
Benchmark Price	\$328,600	\$313,800	-4.50%	\$328,500	\$313,750	-4.49%
Median Price	\$332,900	\$322,450	-3.14%	\$326,000	\$324,750	-0.38%
Average Price	\$405,824	\$369,864	-8.86%	\$391,863	\$378,441	-3.43%
Index	194	185	-4.48%	194	#N/A	#N/A
<b>CITY OF CALGARY</b>						
Total Sales	1,089	976	-10.38%	2,048	1,780	-13.09%
Total Sales Volume	\$536,885,313	\$450,025,849	-16.18%	\$985,719,148	\$812,866,092	-17.54%
New Listings	2,403	2,211	-7.99%	4,859	4,785	-1.52%
Inventory	5,207	5,885	13.02%	4,924	#N/A	#N/A
Months of Supply	4.78	6.03	26.11%	4.81	#N/A	#N/A
Sales to New Listings Ratio	45.32%	44.14%	-1.18%	42.15%	37.20%	-4.95%
Sales to List Price Ratio	97.17%	96.29%	-0.87%	97.12%	96.11%	-1.01%
Days on Market	51	64	23.57%	55	67	21.82%
Benchmark Price	\$434,600	\$414,400	-4.65%	\$433,500	\$414,600	-4.36%
Median Price	\$425,000	\$399,900	-5.91%	\$420,000	\$395,700	-5.79%
Average Price	\$493,008	\$461,092	-6.47%	\$481,308	\$456,666	-5.12%
Index	200	191	-4.65%	199	#N/A	#N/A

For a list of definitions, see page 26.



Feb. 2019

	Feb-18	Feb-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	106	104	-1.89%	205	189	-7.80%
Total Sales Volume	\$53,972,613	\$48,364,215	-10.39%	\$99,563,504	\$90,644,074	-8.96%
Share of Sales with Condo Title	17.92%	6.73%	-11.19%	17.55%	#N/A	#N/A
New Listings	246	256	4.07%	480	565	17.71%
Inventory	533	689	29.27%	490	#N/A	#N/A
Months of Supply	5.03	6.63	31.75%	4.78	#N/A	#N/A
Sales to New Listings Ratio	43.09%	40.63%	-2.46%	42.71%	33.45%	-9.26%
Sales to List Price Ratio	97.76%	96.64%	-1.12%	97.57%	96.04%	-1.53%
Days on Market	48	59	23.14%	55	63	14.55%
Benchmark Price	\$415,500	\$392,500	-5.54%	\$414,000	\$392,800	-5.12%
Median Price	\$402,815	\$384,965	-4.43%	\$395,000	\$389,000	-1.52%
Average Price	\$509,176	\$465,041	-8.67%	\$485,676	\$479,598	-1.25%
Index	210	198	-5.52%	209	#N/A	#N/A
<b>CITY OF CALGARY ROW</b>						
Total Sales	133	130	-2.26%	264	237	-10.23%
Total Sales Volume	\$43,019,225	\$38,183,975	-11.24%	\$84,220,306	\$70,571,868	-16.21%
Share of Sales with Condo Title	90.98%	84.62%	-6.36%	91.29%	#N/A	#N/A
New Listings	318	322	1.26%	664	711	7.08%
Inventory	779	908	16.56%	741	#N/A	#N/A
Months of Supply	5.86	6.98	19.25%	5.61	#N/A	#N/A
Sales to New Listings Ratio	41.82%	40.37%	-1.45%	39.76%	33.33%	-6.43%
Sales to List Price Ratio	97.06%	96.32%	-0.74%	96.81%	96.48%	-0.33%
Days on Market	62	64	3.91%	65	73	12.31%
Benchmark Price	\$295,600	\$284,600	-3.72%	\$296,150	\$284,450	-3.95%
Median Price	\$300,000	\$283,000	-5.67%	\$296,750	\$284,000	-4.30%
Average Price	\$323,453	\$293,723	-9.19%	\$319,016	\$297,772	-6.66%
Index	185	178	-3.73%	185	#N/A	#N/A
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	239	234	-2.09%	469	426	-9.17%
Total Sales Volume	\$96,991,838	\$86,548,190	-10.77%	\$183,783,810	\$161,215,942	-12.28%
Share of Sales with Condo Title	58.58%	50.00%	-14.64%	59.07%	#N/A	#N/A
New Listings	564	578	2.48%	1,144	1,276	11.54%
Inventory	1,312	1,597	21.72%	1,231	#N/A	#N/A
Months of Supply	5.49	6.82	24.32%	5.25	#N/A	#N/A
Sales to New Listings Ratio	42.38%	40.48%	-1.89%	41.00%	33.39%	-7.61%
Sales to List Price Ratio	97.45%	96.49%	-0.95%	97.22%	96.23%	-0.99%
Days on Market	56	62	11.25%	61	69	13.11%
Benchmark Price	\$328,600	\$313,800	-4.50%	\$328,500	\$313,750	-4.49%
Median Price	\$332,900	\$322,450	-3.14%	\$326,000	\$324,750	-0.38%
Average Price	\$405,824	\$369,864	-8.86%	\$391,863	\$378,441	-3.43%
Index	194	185	-4.48%	194	#N/A	#N/A

For a list of definitions, see page 26.

February 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	71	158	44.94%	451	6.35	\$647,400	-6.85%	-0.42%
North East	60	108	55.56%	301	5.02	\$365,900	-2.53%	0.69%
North	68	147	46.26%	358	5.26	\$415,800	-3.79%	-0.22%
North West	103	169	60.95%	400	3.88	\$503,200	-7.33%	-0.36%
West	60	146	41.10%	384	6.40	\$687,700	-6.06%	-1.14%
South	117	251	46.61%	611	5.22	\$438,300	-7.28%	-0.54%
South East	97	181	53.59%	412	4.25	\$431,300	-3.66%	0.58%
East	18	24	75.00%	69	3.83	\$342,100	-1.92%	0.62%
<b>TOTAL CITY</b>	<b>593</b>	<b>1,184</b>	<b>50.08%</b>	<b>2,987</b>	<b>5.04</b>	<b>\$475,600</b>	<b>-5.28%</b>	<b>-0.19%</b>
<b>Apartment</b>								
City Centre	68	238	28.57%	671	9.87	\$280,100	-1.65%	0.14%
North East	5	9	55.56%	36	7.20	\$235,300	6.18%	2.35%
North	9	27	33.33%	74	8.22	\$206,000	-7.42%	-0.91%
North West	11	36	30.56%	108	9.82	\$226,800	-3.37%	-2.03%
West	22	47	46.81%	135	6.14	\$235,800	-3.16%	3.24%
South	16	47	34.04%	145	9.06	\$216,200	-3.74%	-0.87%
South East	16	32	50.00%	101	6.31	\$245,500	3.76%	4.47%
East	2	13	15.38%	31	15.50	\$192,400	3.78%	1.80%
<b>TOTAL CITY</b>	<b>149</b>	<b>449</b>	<b>33.18%</b>	<b>1,301</b>	<b>8.73</b>	<b>\$252,300</b>	<b>-1.71%</b>	<b>0.40%</b>
<b>Semi-detached</b>								
City Centre	26	101	25.74%	320	12.31	\$713,200	-7.89%	-0.56%
North East	16	36	44.44%	63	3.94	\$288,600	-4.12%	0.63%
North	9	19	47.37%	51	5.67	\$320,200	1.07%	-0.16%
North West	16	17	94.12%	45	2.81	\$367,300	-5.55%	0.30%
West	7	30	23.33%	63	9.00	\$482,200	-6.79%	-1.33%
South	16	30	53.33%	67	4.19	\$309,600	-7.83%	-0.64%
South East	8	18	44.44%	55	6.88	\$304,600	-4.18%	0.53%
East	6	5	120.00%	25	4.17	\$287,200	-1.91%	0.98%
<b>TOTAL CITY</b>	<b>104</b>	<b>256</b>	<b>40.63%</b>	<b>689</b>	<b>6.63</b>	<b>\$392,500</b>	<b>-5.54%</b>	<b>-0.15%</b>
<b>Row</b>								
City Centre	16	81	19.75%	204	12.75	\$435,300	-6.59%	0.00%
North East	18	40	45.00%	109	6.06	\$190,100	-4.42%	-1.30%
North	20	43	46.51%	131	6.55	\$249,300	-4.34%	0.28%
North West	14	30	46.67%	79	5.64	\$298,200	-2.55%	0.51%
West	21	36	58.33%	126	6.00	\$328,600	-1.02%	1.42%
South	21	46	45.65%	127	6.05	\$247,600	-2.79%	1.60%
South East	19	39	48.72%	109	5.74	\$278,000	-4.37%	-1.84%
East	2	7	28.57%	23	11.50	\$158,100	-12.80%	-4.87%
<b>TOTAL CITY</b>	<b>130</b>	<b>322</b>	<b>40.37%</b>	<b>908</b>	<b>6.98</b>	<b>\$284,600</b>	<b>-3.72%</b>	<b>0.11%</b>

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

## City of Calgary

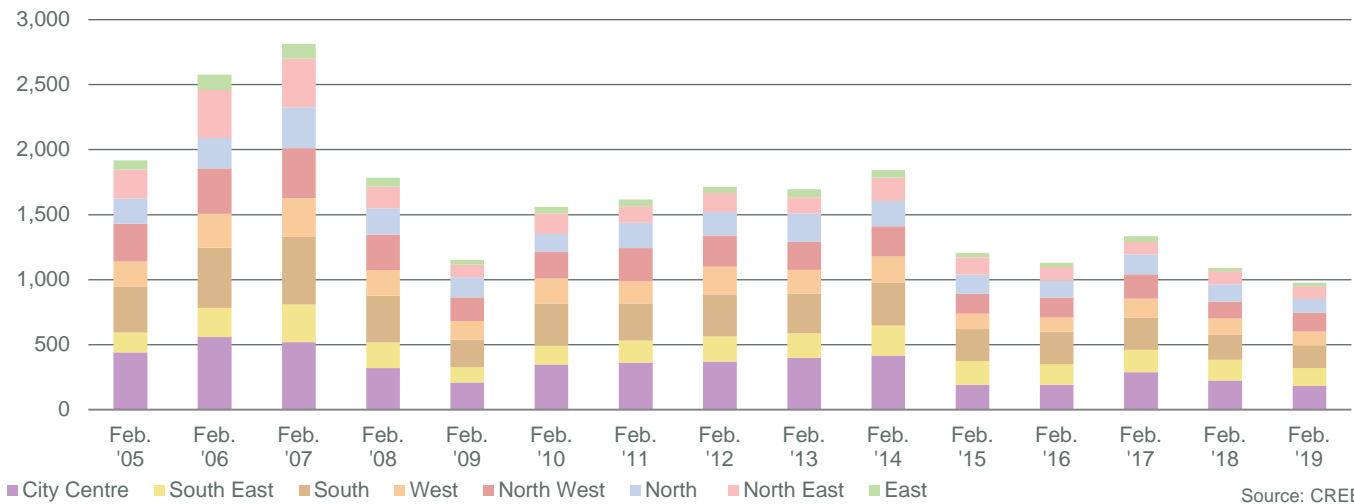
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2019

TOTAL SALES

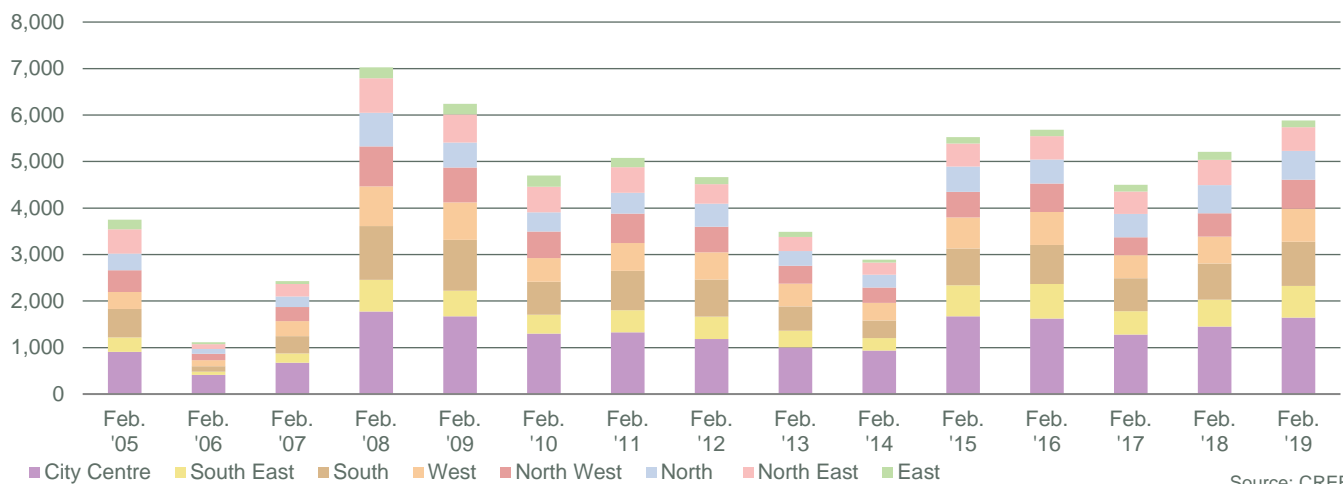
FEBRUARY



Source: CREB®

TOTAL INVENTORY

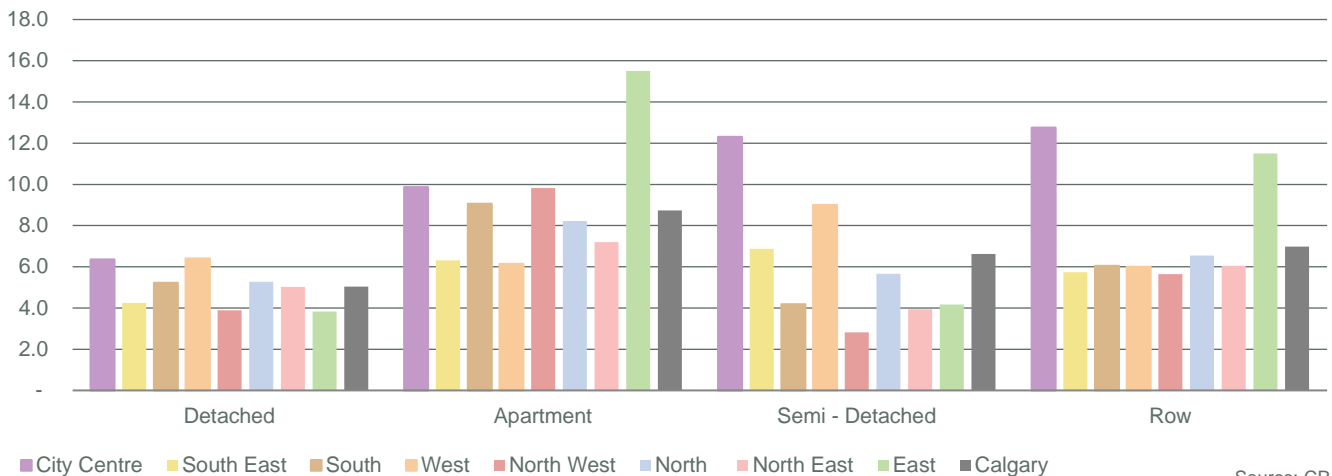
FEBRUARY



Source: CREB®

MONTHS OF SUPPLY

FEBRUARY



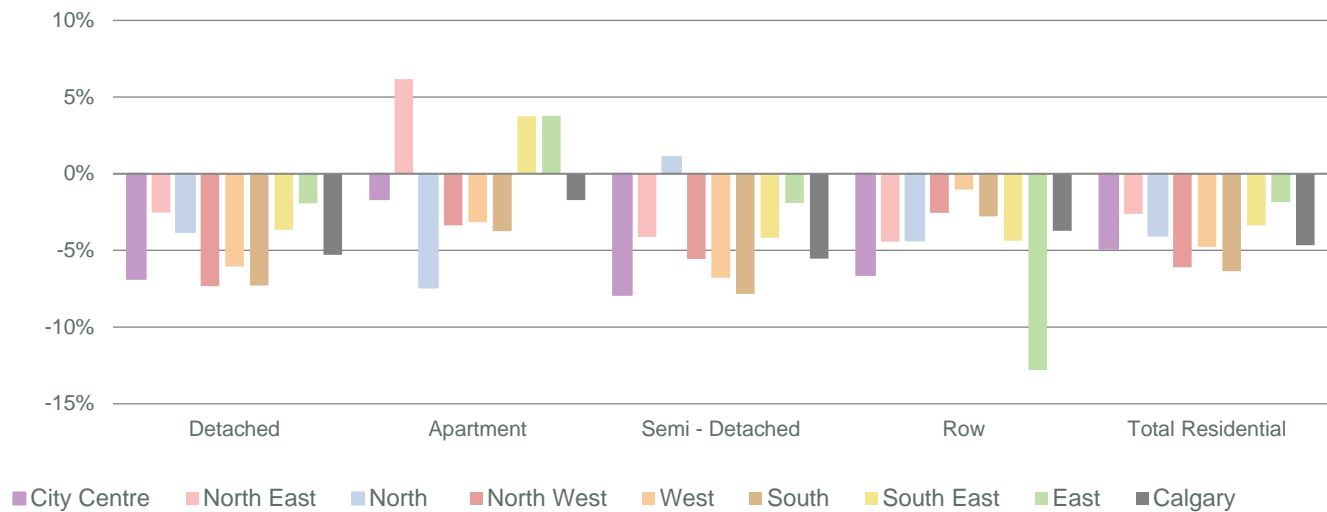
Source: CREB®

**BENCHMARK PRICE - FEBRUARY**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY**

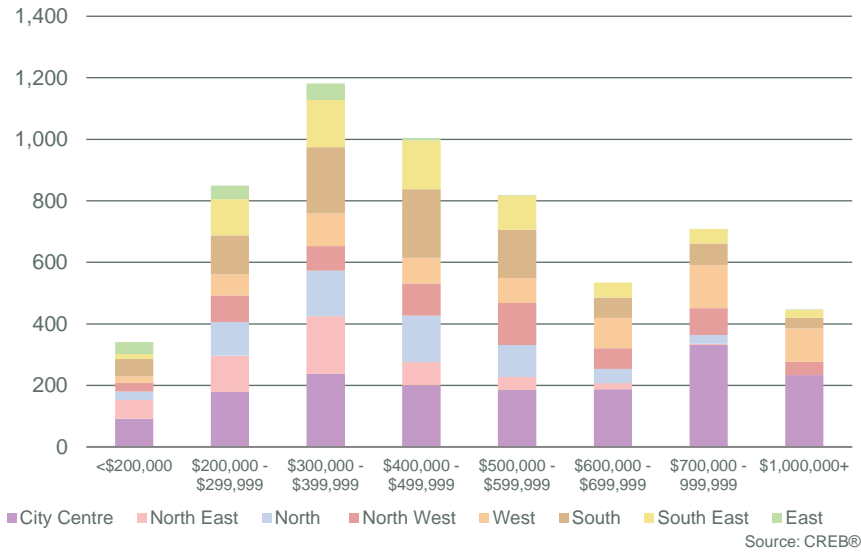


Source: CREB®

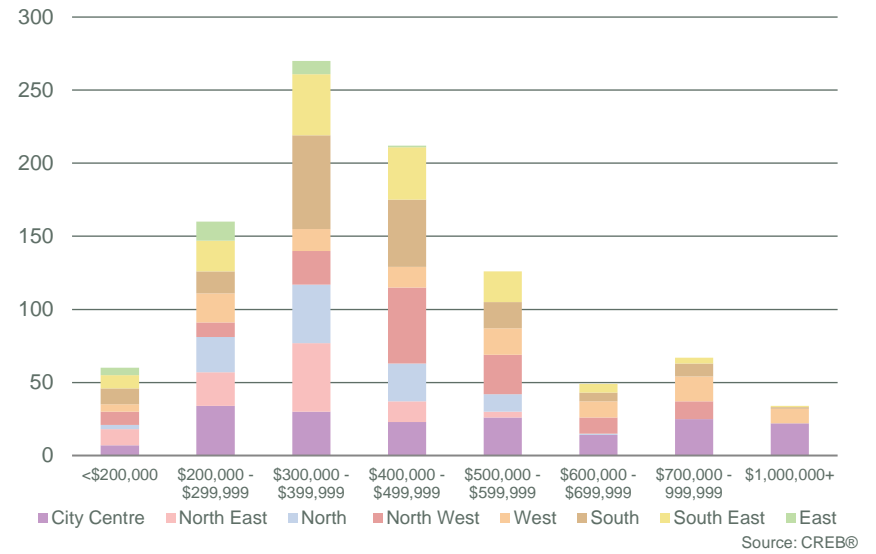
**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

	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

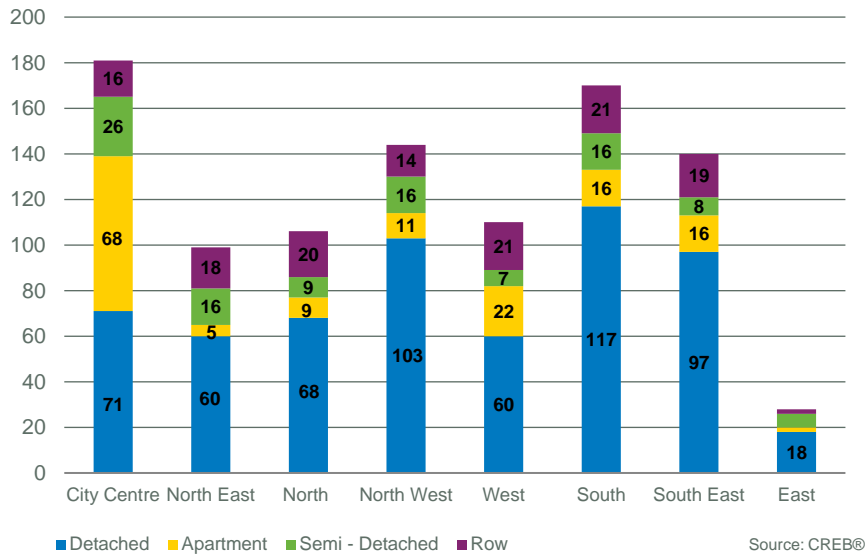
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



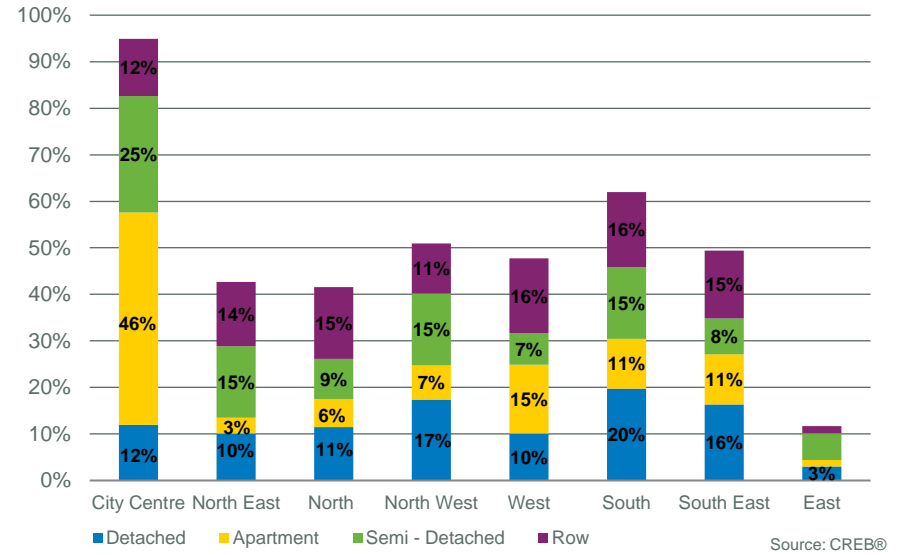
TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



SHARE OF CITY WIDE SALES - FEBRUARY

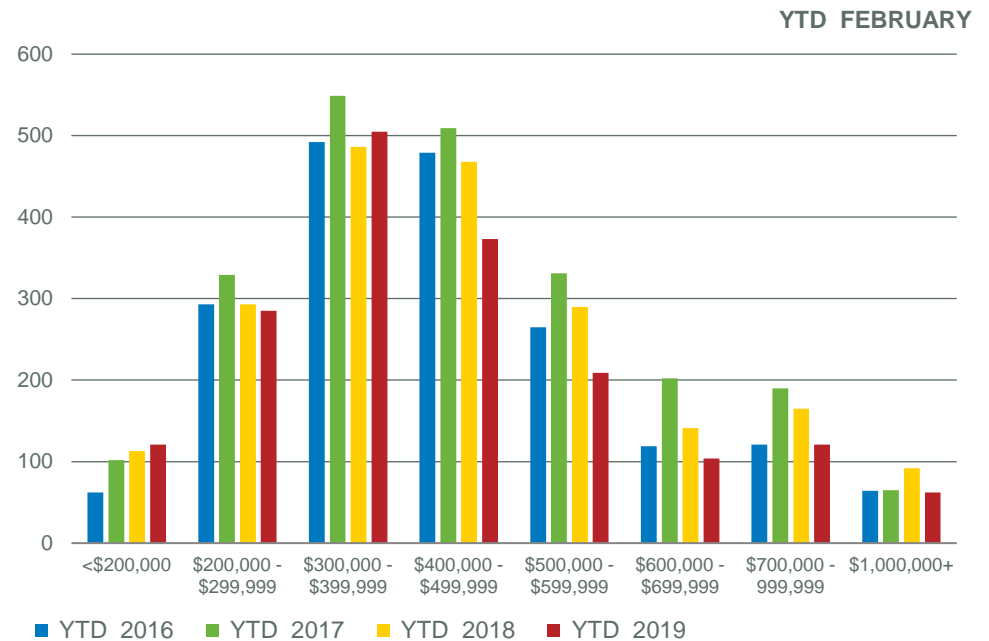




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,268	1,320	1,173	795
New Listings	2,456	2,403	3,445	3,564	4,367	3,869	2,962	3,057	3,086	2,438	1,915	1,044
Inventory	4,640	5,207	6,389	7,334	8,459	8,831	8,475	8,141	7,963	7,341	6,538	4,918
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	400,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	465,924	468,444	443,352	448,753
Index	199	200	200	201	201	201	200	199	197	196	194	193
<b>2019</b>												
Sales	804	976										
New Listings	2,574	2,211										
Inventory	5,498	5,885										
Days on Market	72	64										
Benchmark Price	414,800	414,400										
Median Price	391,750	399,900										
Average Price	451,294	461,092										
Index	191	191										

	Feb-18	Feb-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	2
\$100,000 - \$199,999	58	59	113	119
\$200,000 - \$299,999	150	160	293	285
\$300,000 - \$349,999	122	122	245	218
\$350,000 - \$399,999	134	147	241	287
\$400,000 - \$449,999	137	118	280	204
\$450,000 - \$499,999	101	94	188	169
\$500,000 - \$549,999	94	71	164	125
\$550,000 - \$599,999	63	54	126	84
\$600,000 - \$649,999	49	25	81	54
\$650,000 - \$699,999	34	24	60	50
\$700,000 - \$799,999	50	40	93	73
\$800,000 - \$899,999	22	17	43	29
\$900,000 - \$999,999	17	10	29	19
\$1,000,000 - \$1,249,999	25	13	40	24
\$1,250,000 - \$1,499,999	18	6	25	16
\$1,500,000 - \$1,749,999	6	2	10	4
\$1,750,000 - \$1,999,999	3	5	8	7
\$2,000,000 - \$2,499,999	3	6	5	7
\$2,500,000 - \$2,999,999	2	-	2	-
\$3,000,000 - \$3,499,999	1	-	2	1
\$3,500,000 - \$3,999,999	-	1	-	2
\$4,000,000 +	-	1	-	1
	1,089	976	2,048	1,780

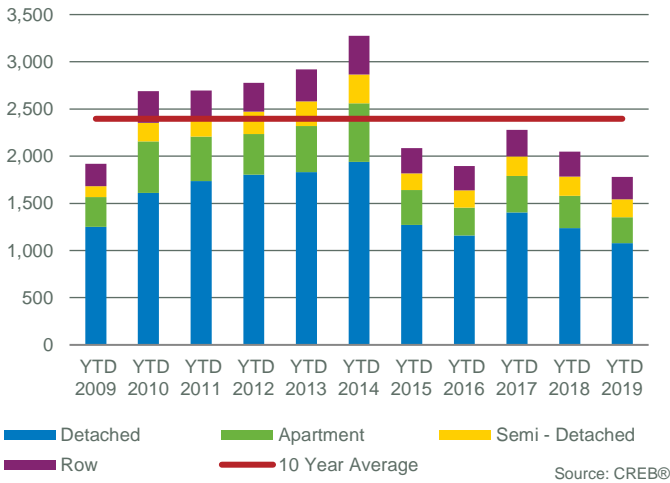
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

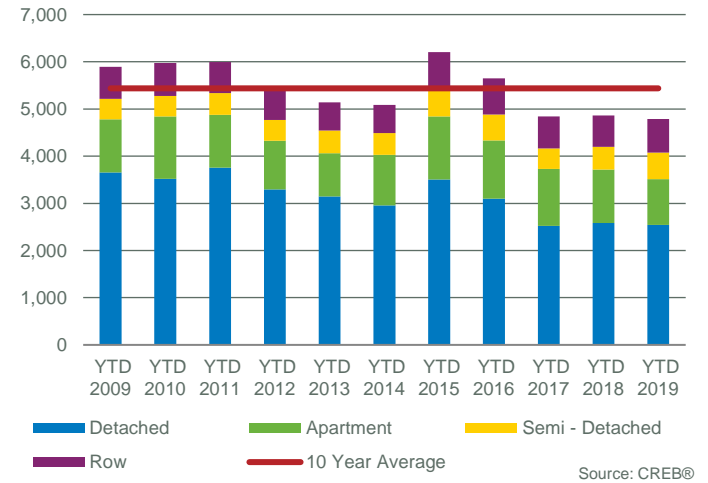
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

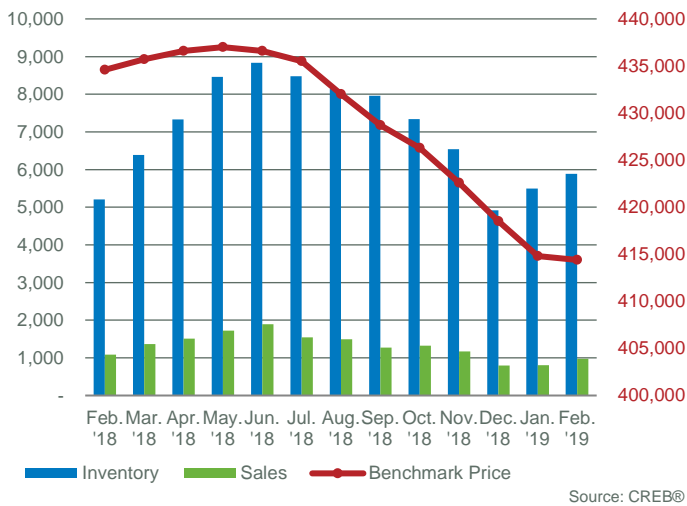


CITY OF CALGARY TOTAL NEW LISTINGS

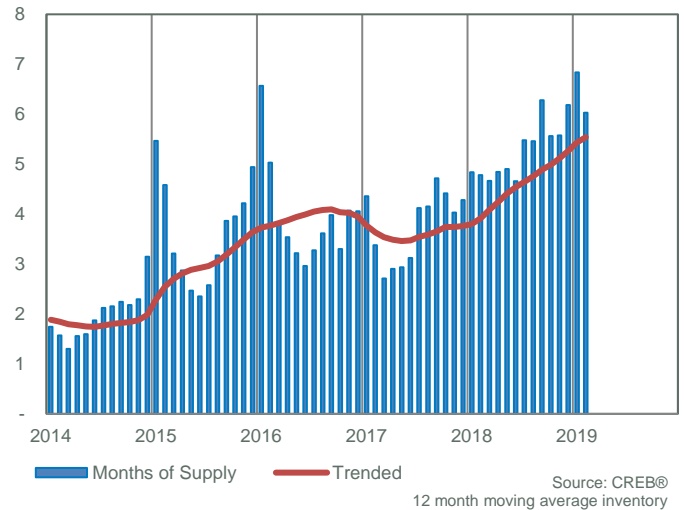
YTD FEBRUARY



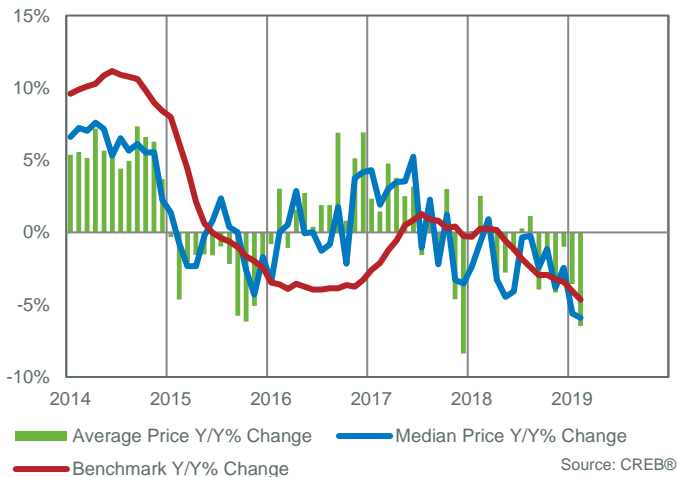
CITY OF CALGARY TOTAL INVENTORY AND SALES



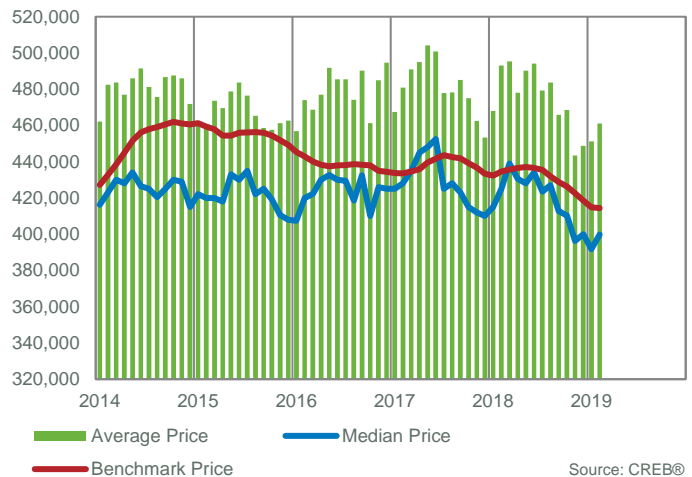
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



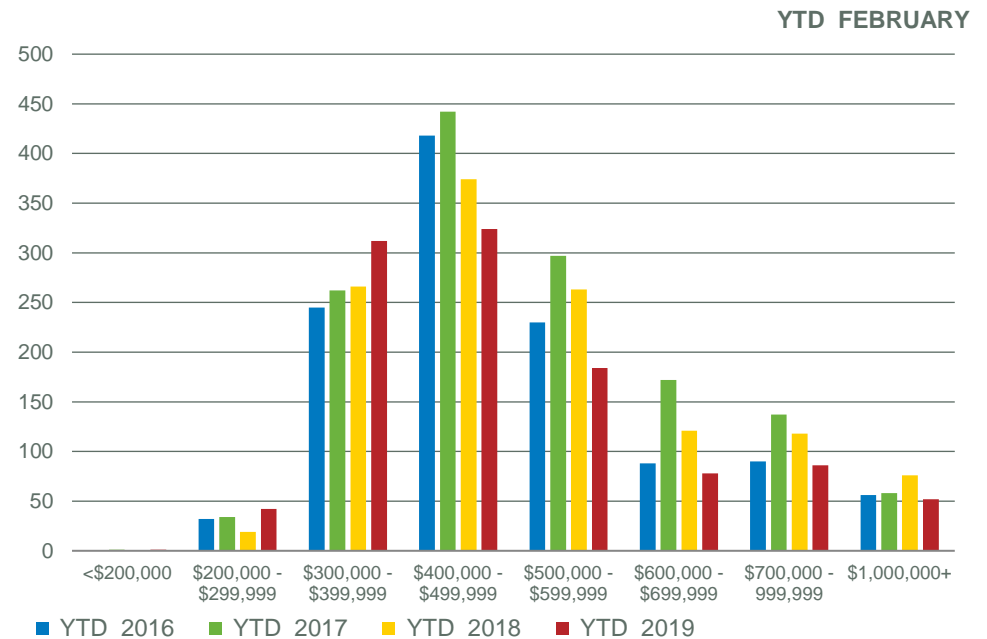
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	496
New Listings	1,288	1,295	1,870	2,005	2,661	2,304	1,732	1,820	1,784	1,389	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,505	4,817	4,594	4,446	4,356	3,988	3,509	2,599
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	511,103
Index	205	206	207	207	207	206	206	204	203	201	200	198
<b>2019</b>												
Sales	486	593										
New Listings	1,360	1,184										
Inventory	2,846	2,987										
Days on Market	67	62										
Benchmark Price	476,500	475,600										
Median Price	443,950	459,900										
Average Price	521,373	540,957										
Index	196	195										

	Feb-18	Feb-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	-	1
\$200,000 - \$299,999	5	21	19	42
\$300,000 - \$349,999	42	54	94	100
\$350,000 - \$399,999	93	103	172	212
\$400,000 - \$449,999	110	98	218	171
\$450,000 - \$499,999	80	87	156	153
\$500,000 - \$549,999	87	65	152	111
\$550,000 - \$599,999	56	48	111	73
\$600,000 - \$649,999	37	19	64	39
\$650,000 - \$699,999	32	20	57	39
\$700,000 - \$799,999	38	26	68	48
\$800,000 - \$899,999	15	15	29	24
\$900,000 - \$999,999	12	7	21	14
\$1,000,000 - \$1,249,999	21	10	33	18
\$1,250,000 - \$1,499,999	13	5	19	14
\$1,500,000 - \$1,749,999	4	2	8	3
\$1,750,000 - \$1,999,999	3	4	8	6
\$2,000,000 - \$2,499,999	2	6	4	7
\$2,500,000 - \$2,999,999	2	-	2	-
\$3,000,000 - \$3,499,999	1	-	2	1
\$3,500,000 - \$3,999,999	-	1	-	2
\$4,000,000 +	-	1	-	1
	653	593	1,237	1,079

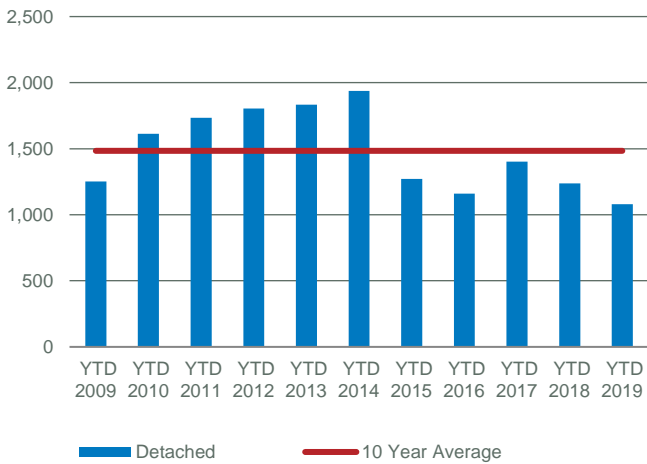
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

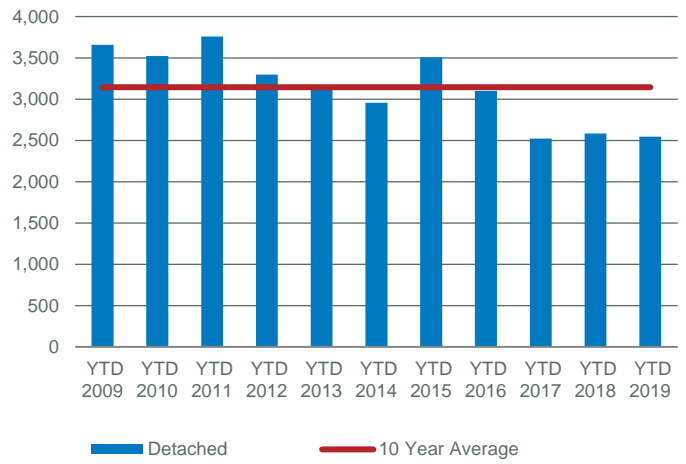
YTD FEBRUARY



Source: CREB®

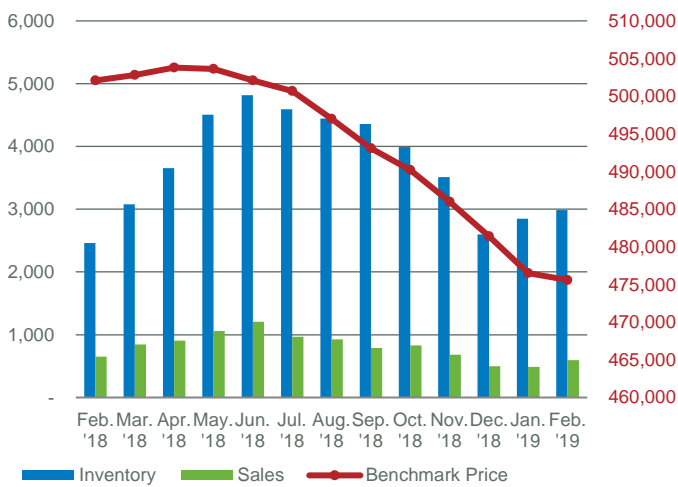
CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



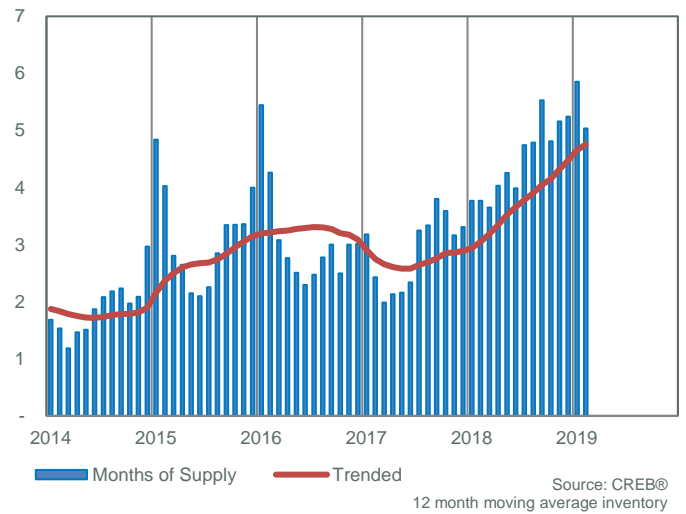
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



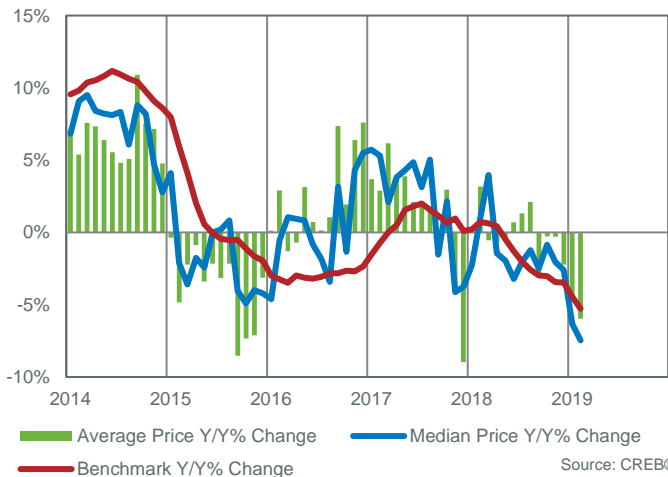
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



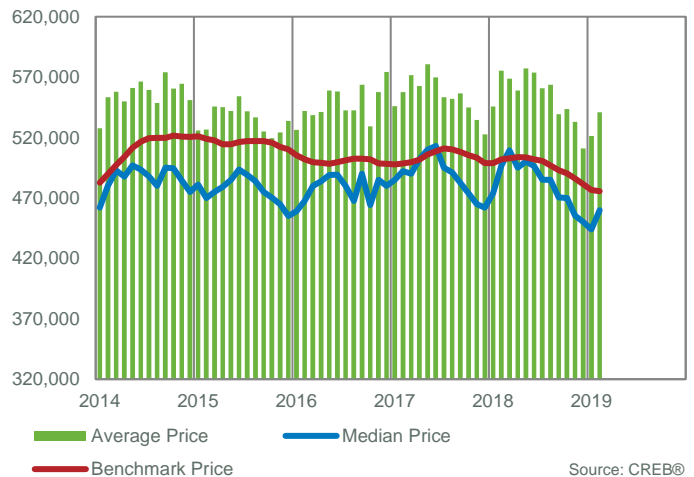
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

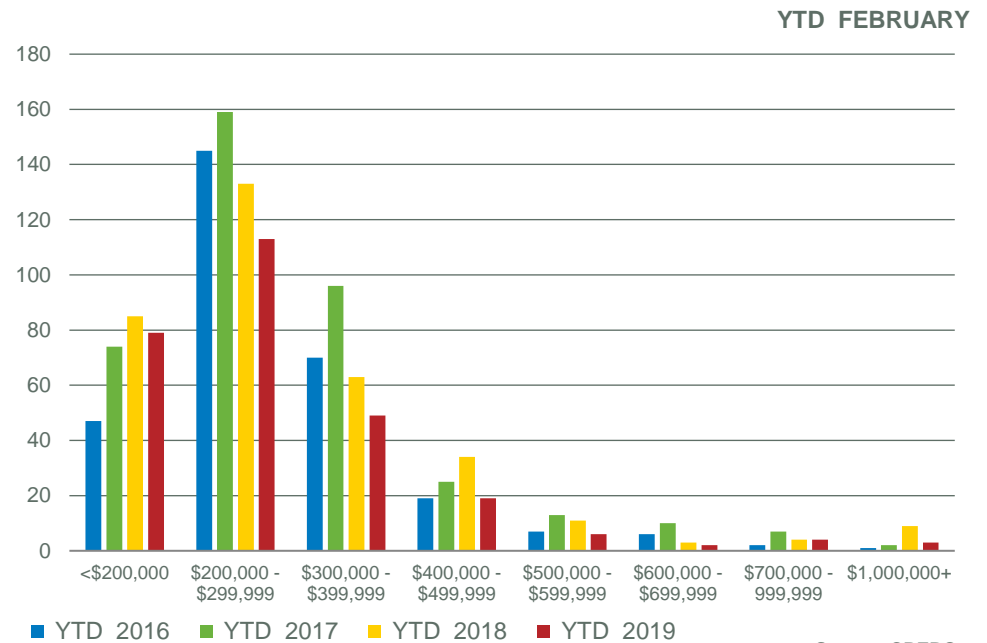


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>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	213
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,325	1,030
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	149										
New Listings	516	449										
Inventory	1,179	1,301										
Days on Market	81	71										
Benchmark Price	251,300	252,300										
Median Price	227,000	250,000										
Average Price	276,073	286,511										
Index	174	174										

	Feb-18	Feb-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	2
\$100,000 - \$199,999	46	35	85	77
\$200,000 - \$299,999	73	67	133	113
\$300,000 - \$349,999	28	22	40	35
\$350,000 - \$399,999	15	9	23	14
\$400,000 - \$449,999	11	7	24	12
\$450,000 - \$499,999	8	4	10	7
\$500,000 - \$549,999	3	-	5	5
\$550,000 - \$599,999	3	-	6	1
\$600,000 - \$649,999	2	-	3	1
\$650,000 - \$699,999	-	-	-	1
\$700,000 - \$799,999	-	-	1	1
\$800,000 - \$899,999	1	-	3	1
\$900,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,249,999	1	1	2	1
\$1,250,000 - \$1,499,999	4	1	5	1
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	1	-	1
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	197	149	342	275

## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE

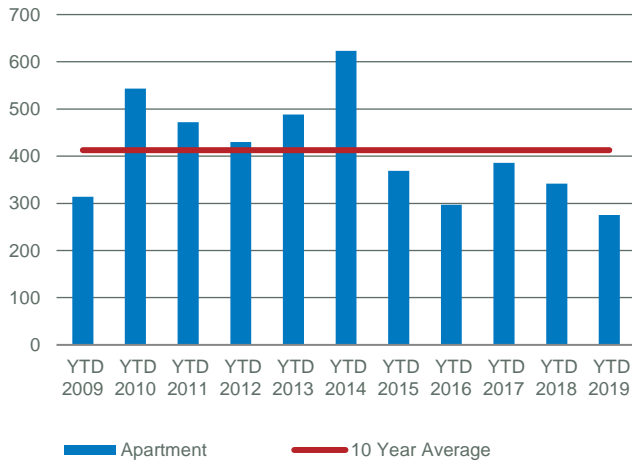


Source: CREB®



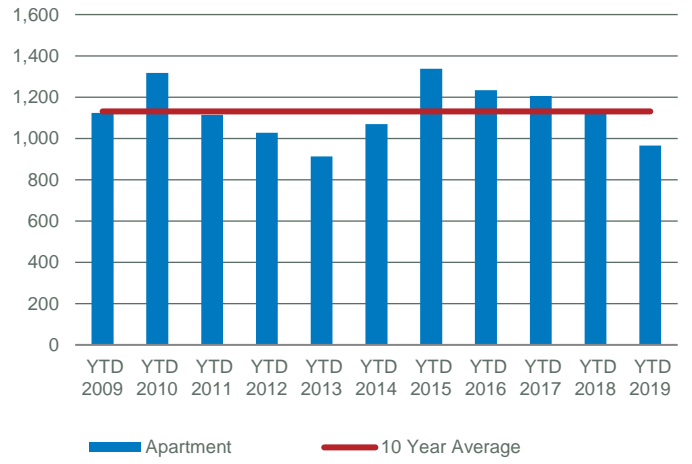
CITY OF CALGARY APARTMENT SALES

YTD FEBRUARY

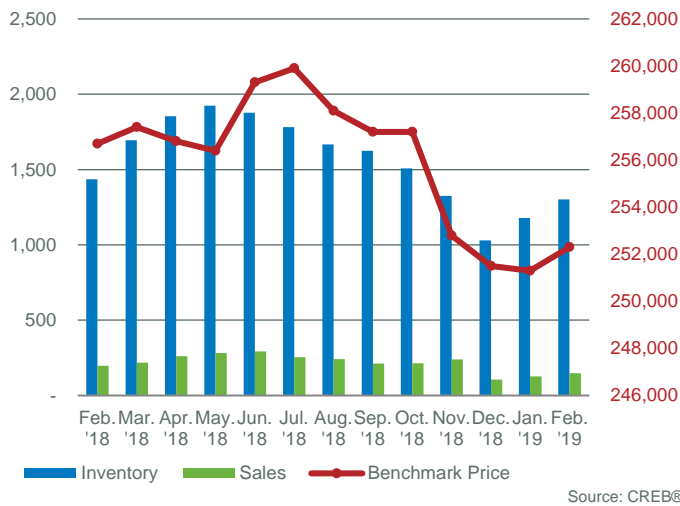


CITY OF CALGARY APARTMENT NEW LISTINGS

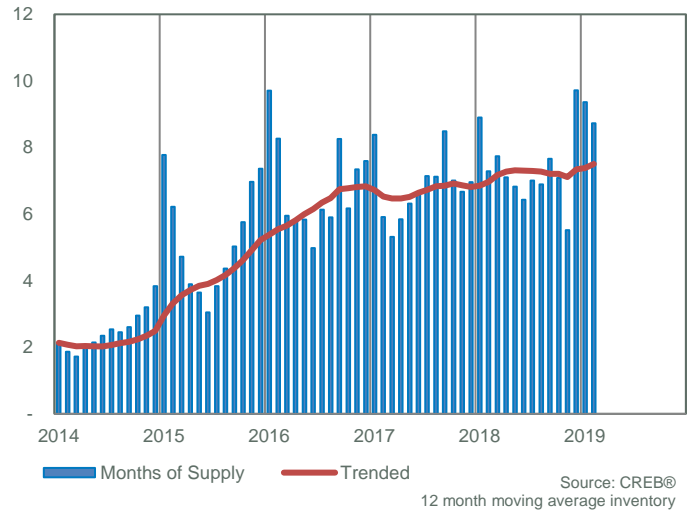
YTD FEBRUARY



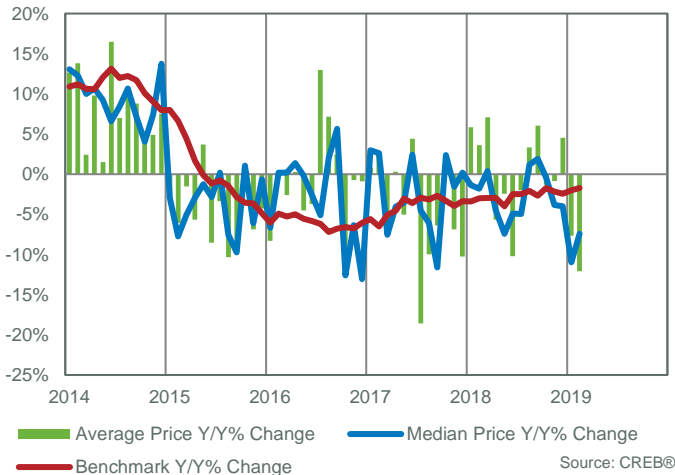
CITY OF CALGARY APARTMENT INVENTORY AND SALES



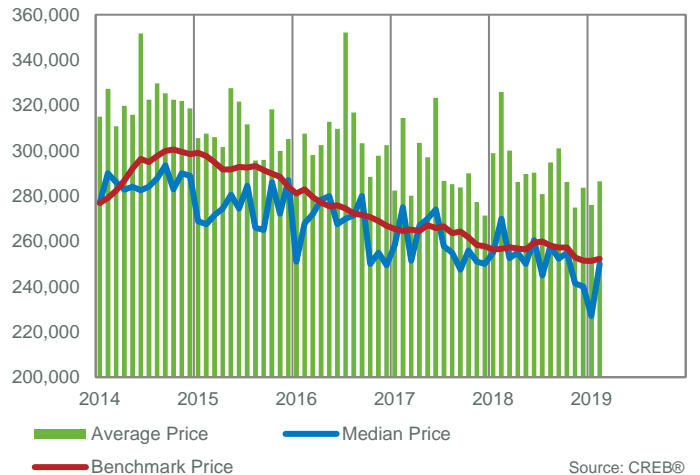
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES

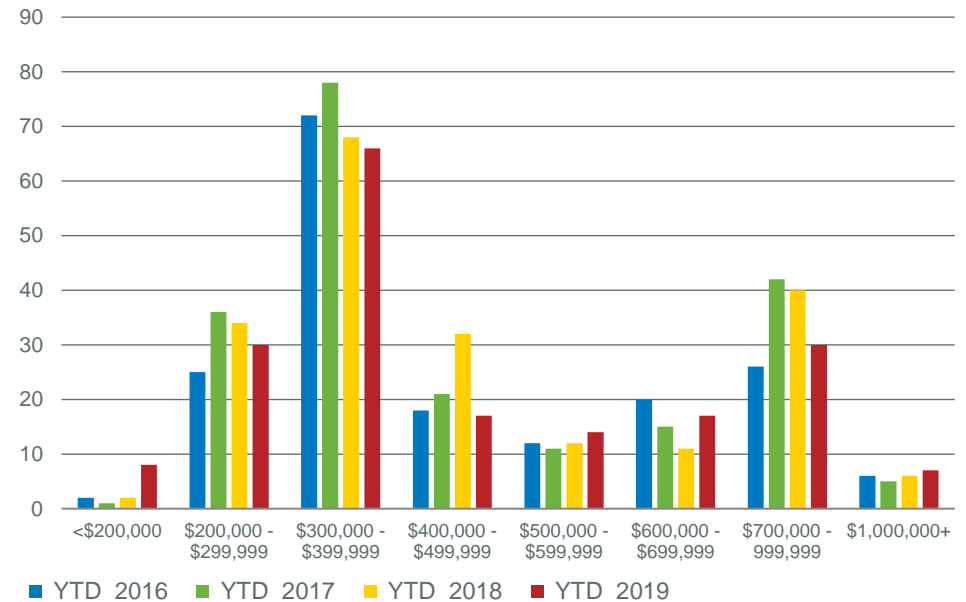


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	99	106	143	155	156	184	150	142	122	125	108	88
New Listings	234	246	387	348	417	410	299	325	327	279	205	110
Inventory	447	533	674	756	862	919	901	892	854	818	755	573
Days on Market	62	48	45	52	52	47	48	56	56	60	78	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	104										
New Listings	309	256										
Inventory	652	689										
Days on Market	68	59										
Benchmark Price	393,100	392,500										
Median Price	395,000	384,965										
Average Price	497,410	465,041										
Index	199	198										

	Feb-18	Feb-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	5	2	8
\$200,000 - \$299,999	17	17	34	30
\$300,000 - \$349,999	22	17	45	30
\$350,000 - \$399,999	10	20	23	36
\$400,000 - \$449,999	7	6	19	11
\$450,000 - \$499,999	8	1	13	6
\$500,000 - \$549,999	3	3	4	5
\$550,000 - \$599,999	3	6	8	9
\$600,000 - \$649,999	8	6	10	8
\$650,000 - \$699,999	-	4	1	9
\$700,000 - \$799,999	12	13	22	23
\$800,000 - \$899,999	6	2	11	4
\$900,000 - \$999,999	5	2	7	3
\$1,000,000 - \$1,249,999	3	2	5	5
\$1,250,000 - \$1,499,999	1	-	1	1
\$1,500,000 - \$1,749,999	-	-	-	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 +	-	-	-	-
	106	104	205	189

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

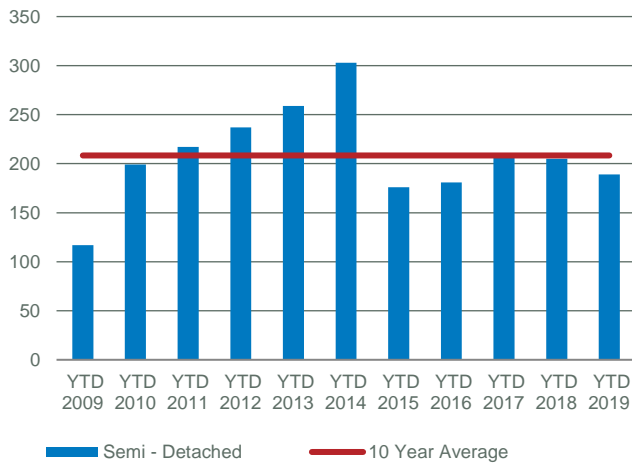
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

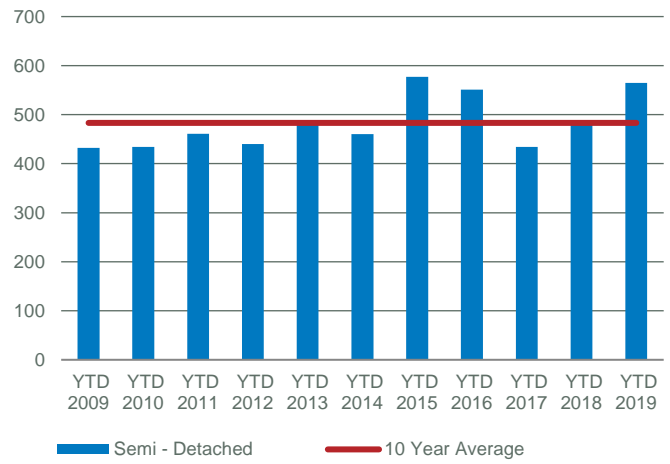
YTD FEBRUARY



Source: CREB®

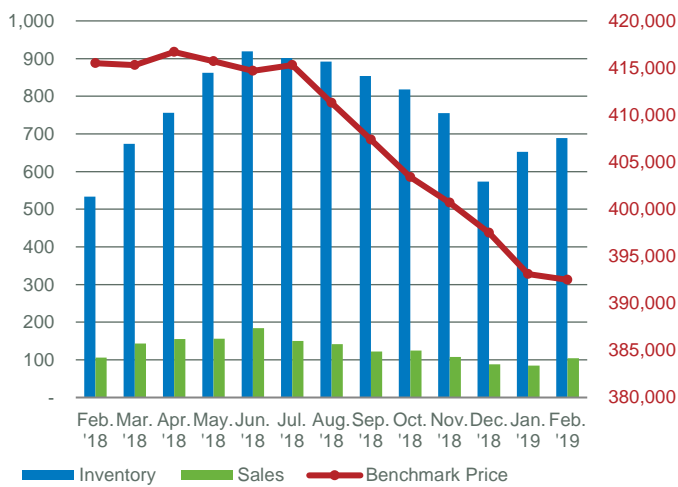
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



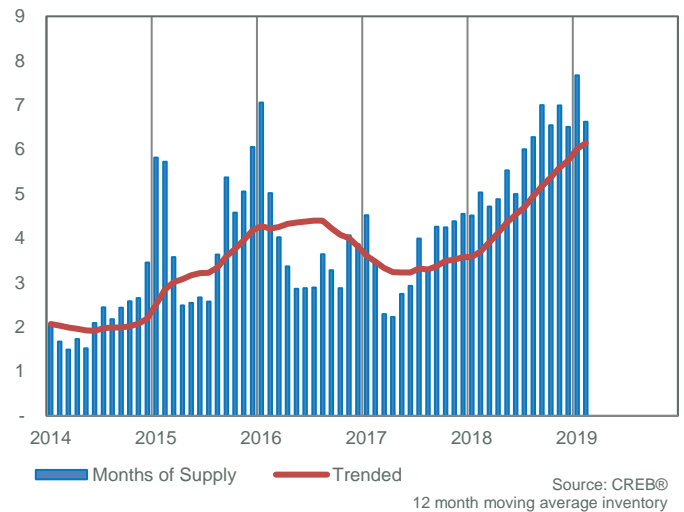
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



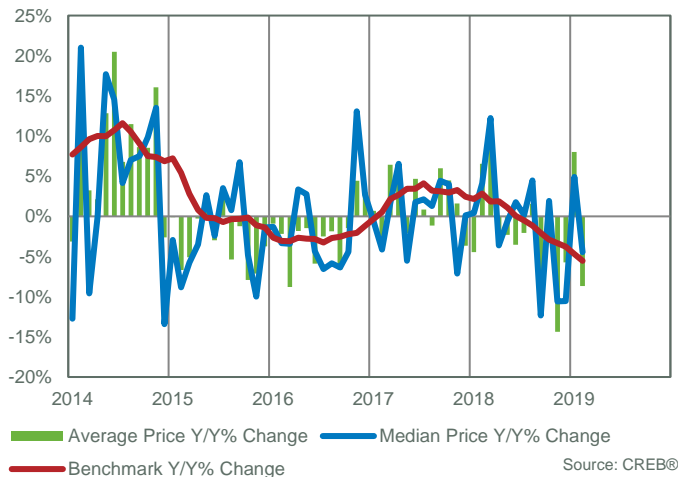
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



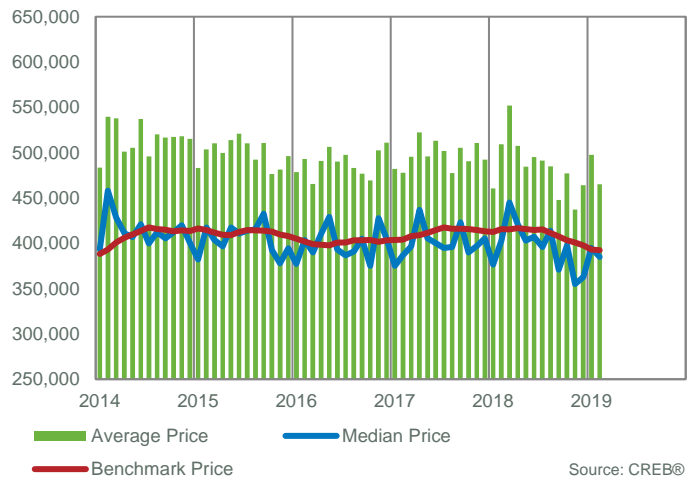
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



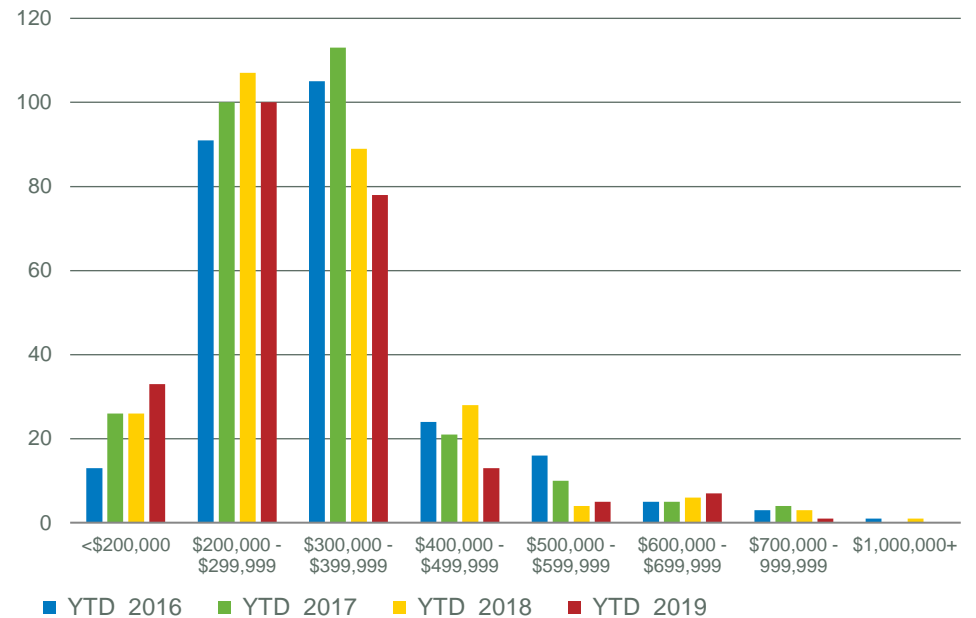
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	131	133	163	192	228	210	175	179	146	153	145	105
New Listings	346	318	467	486	513	496	390	366	415	297	278	147
Inventory	703	779	941	1,073	1,168	1,218	1,199	1,135	1,129	1,027	949	716
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	130										
New Listings	389	322										
Inventory	821	908										
Days on Market	85	64										
Benchmark Price	284,300	284,600										
Median Price	284,000	283,000										
Average Price	302,691	293,723										
Index	178	178										

	Feb-18	Feb-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	11	18	26	33
\$200,000 - \$299,999	55	55	107	100
\$300,000 - \$349,999	30	29	66	53
\$350,000 - \$399,999	16	15	23	25
\$400,000 - \$449,999	9	7	19	10
\$450,000 - \$499,999	5	2	9	3
\$500,000 - \$549,999	1	3	3	4
\$550,000 - \$599,999	1	-	1	1
\$600,000 - \$649,999	2	-	4	6
\$650,000 - \$699,999	2	-	2	1
\$700,000 - \$799,999	-	1	2	1
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	-	1	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	133	130	264	237

CITY OF CALGARY ROW SALES BY PRICE RANGE

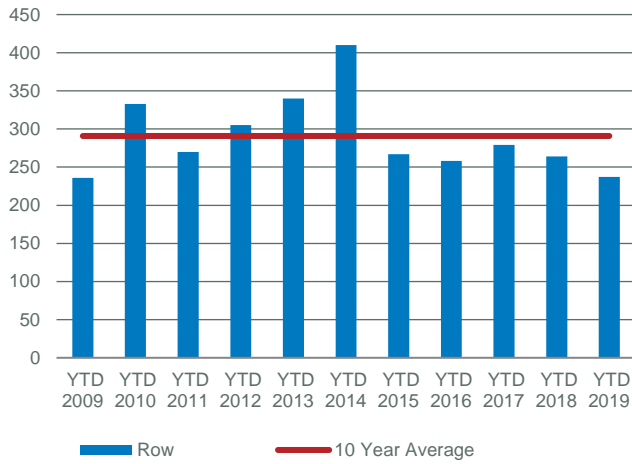
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW SALES

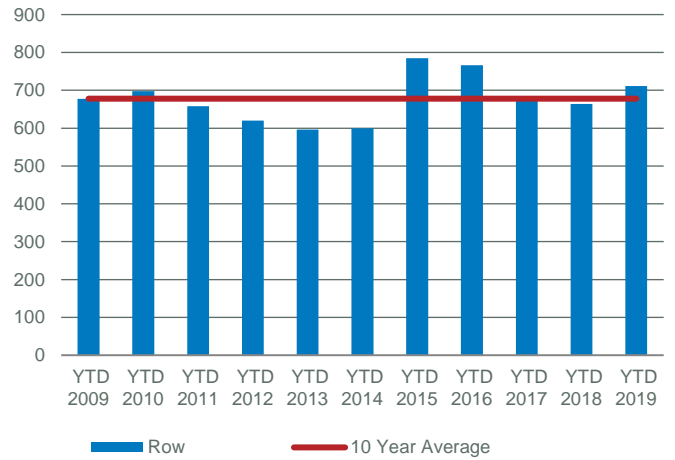
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



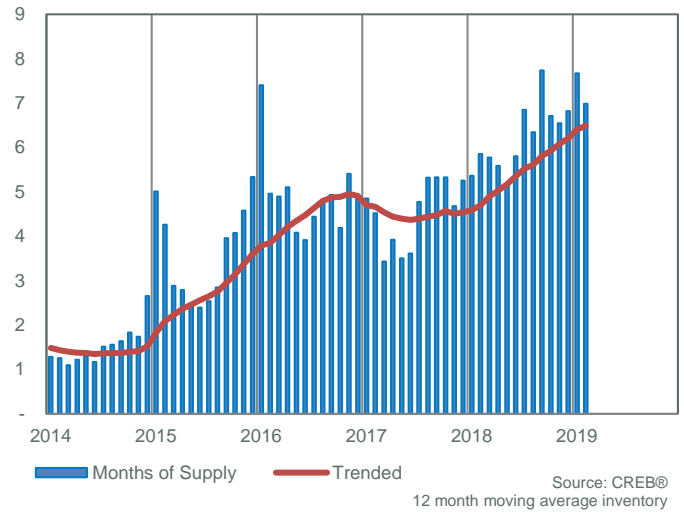
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



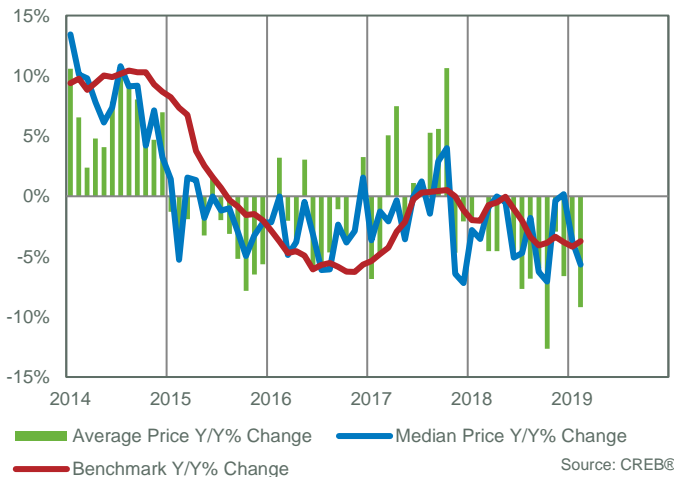
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



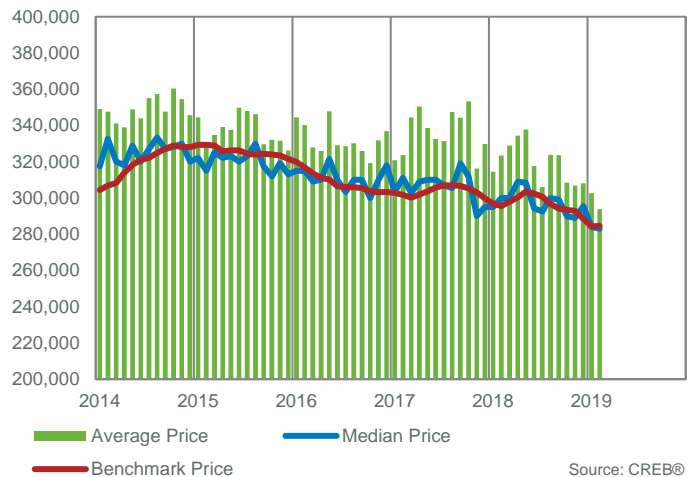
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

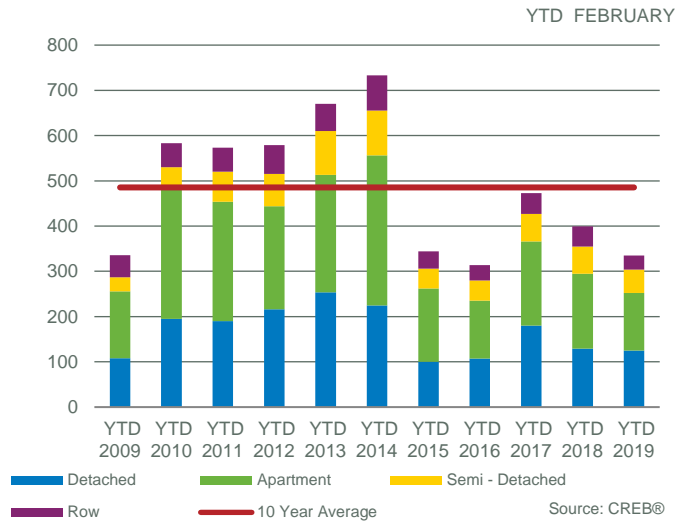


Source: CREB®

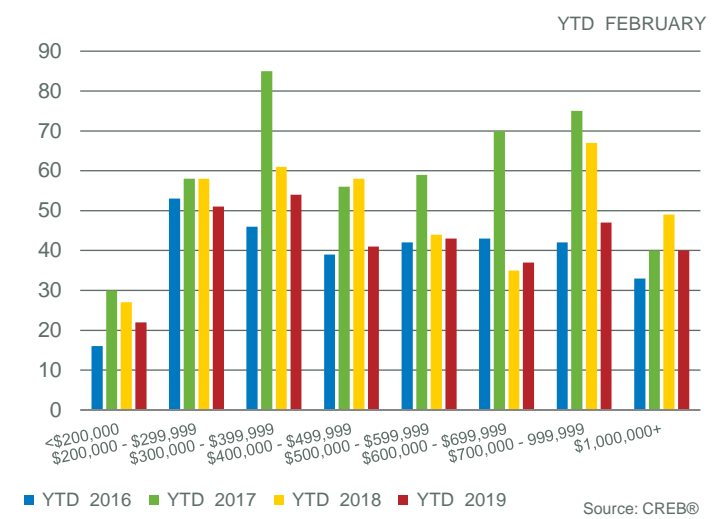


CITY CENTRE

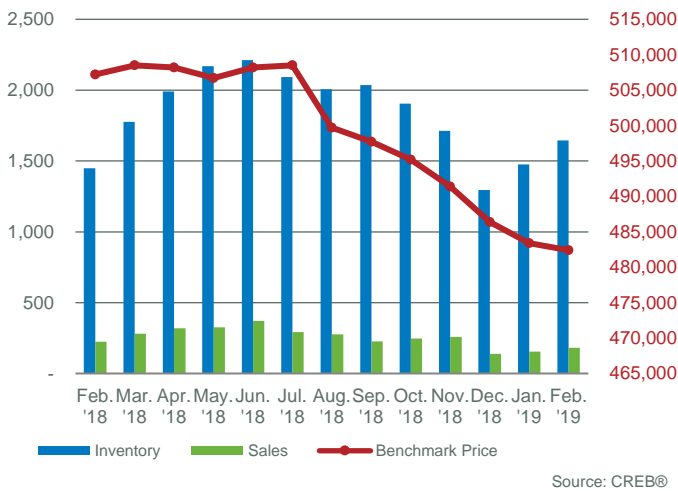
CITY CENTRE TOTAL SALES



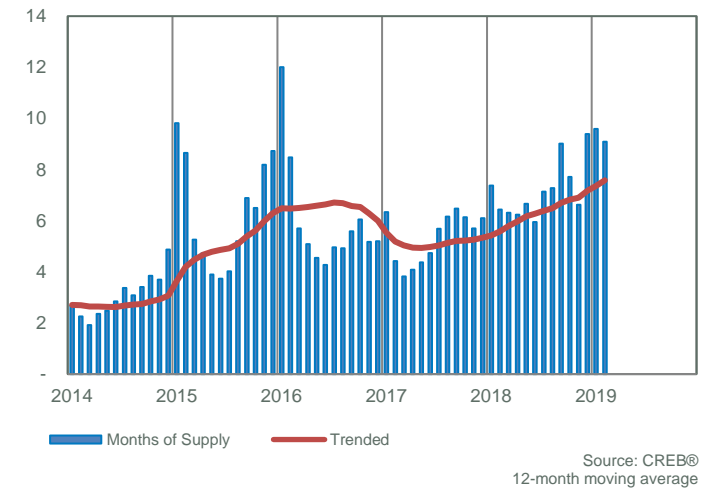
CITY CENTRE TOTAL SALES BY PRICE RANGE



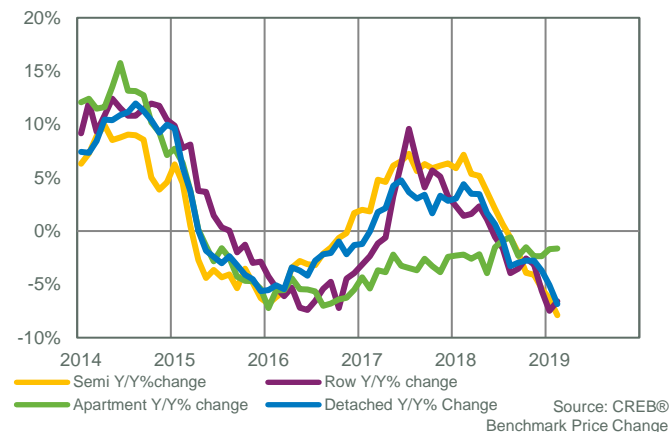
CITY CENTRE INVENTORY AND SALES



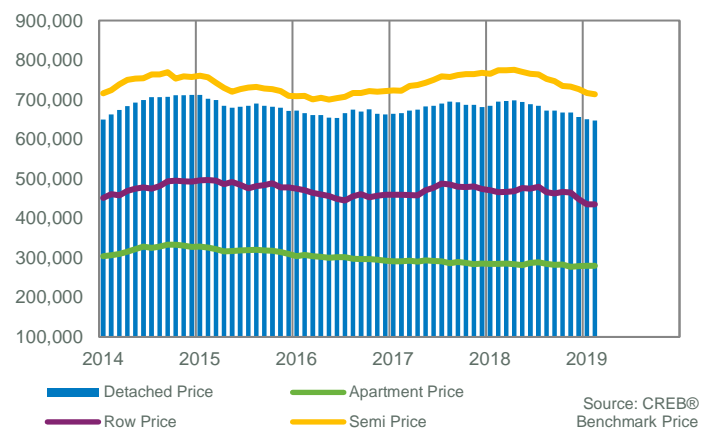
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

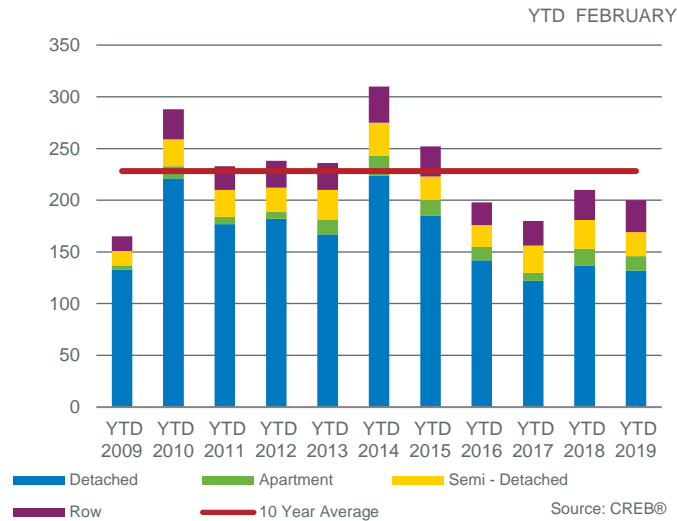


CITY CENTRE PRICES

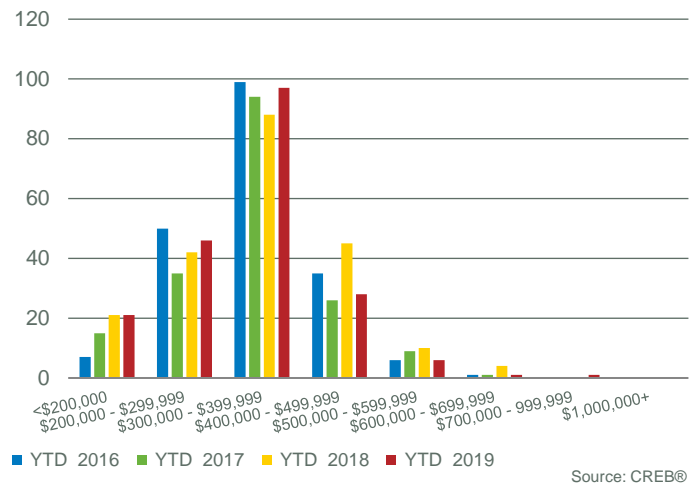


**NORTHEAST**

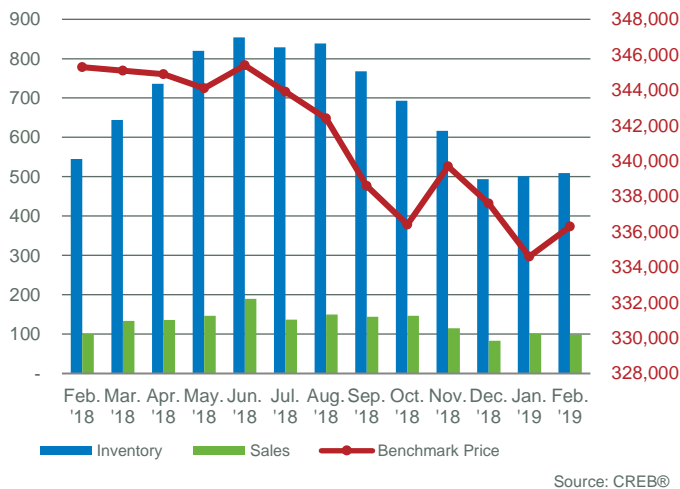
**NORTHEAST TOTAL SALES**



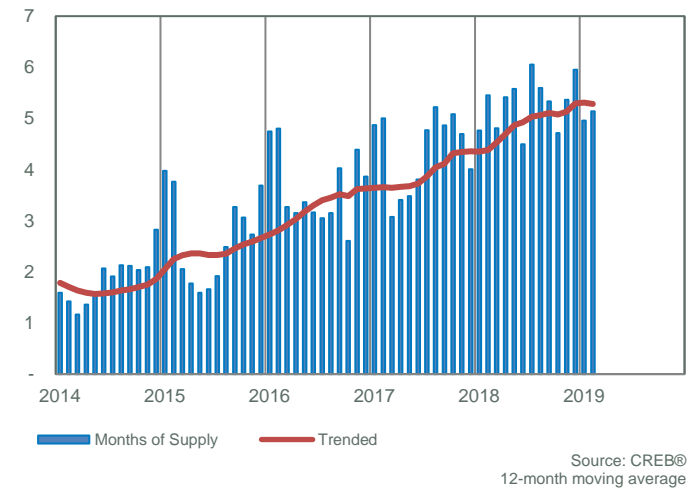
**NORTHEAST TOTAL SALES BY PRICE RANGE**



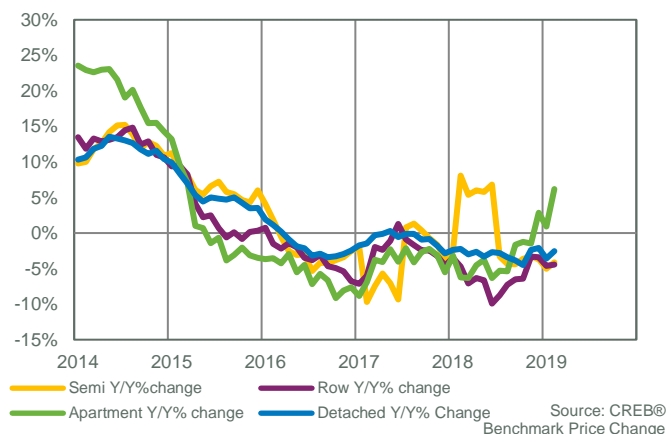
**NORTHEAST INVENTORY AND SALES**



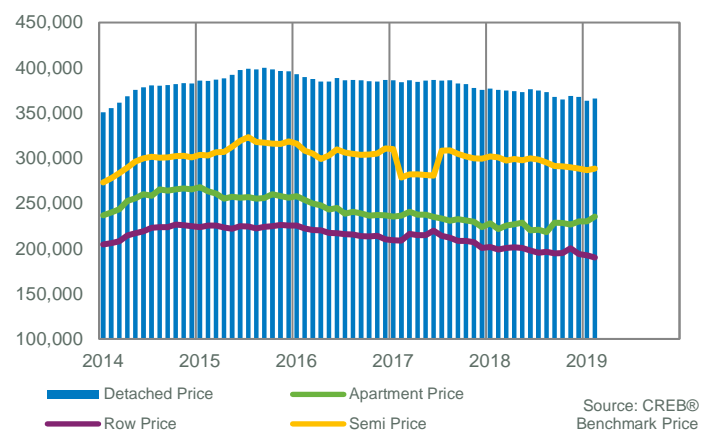
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

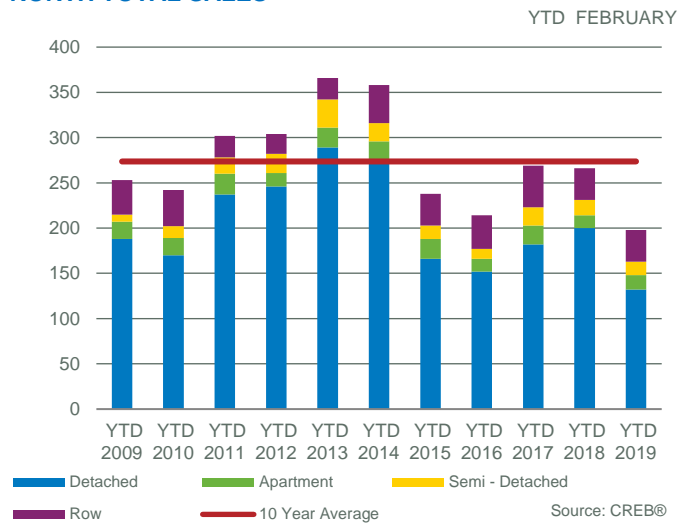


**NORTHEAST PRICES**

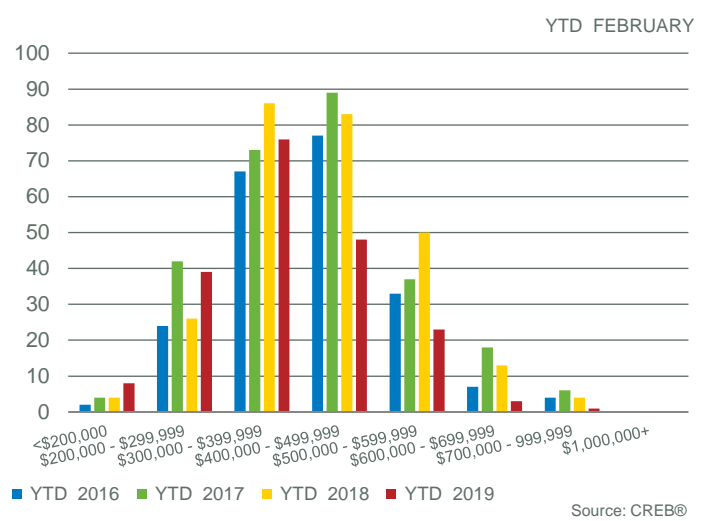


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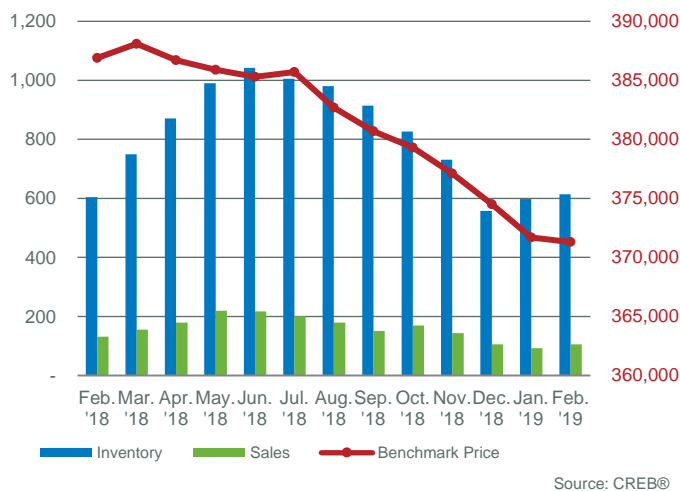
**NORTH TOTAL SALES**



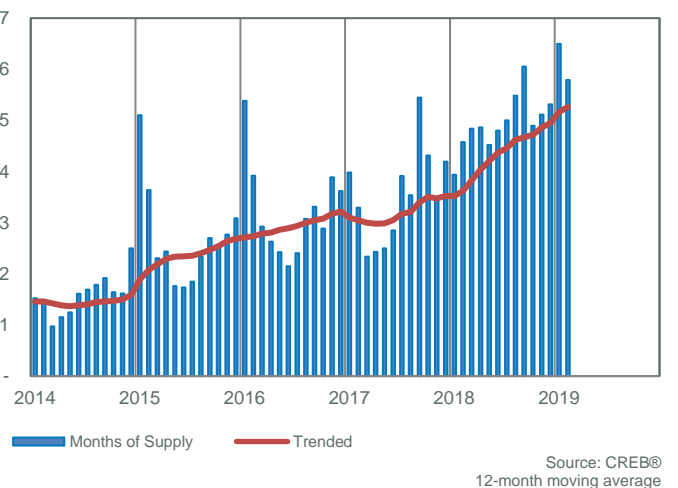
**NORTH TOTAL SALES BY PRICE RANGE**



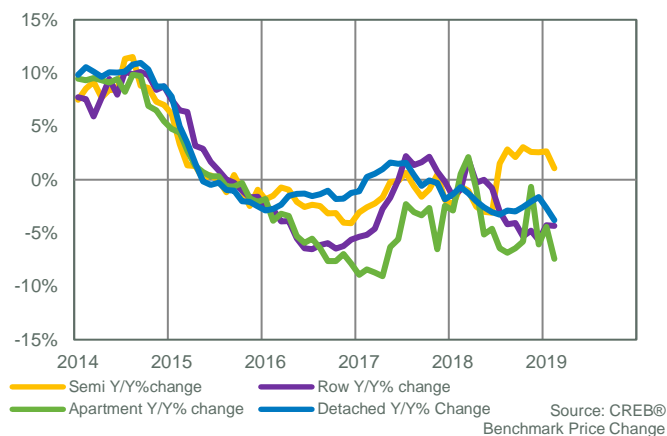
**NORTH INVENTORY AND SALES**



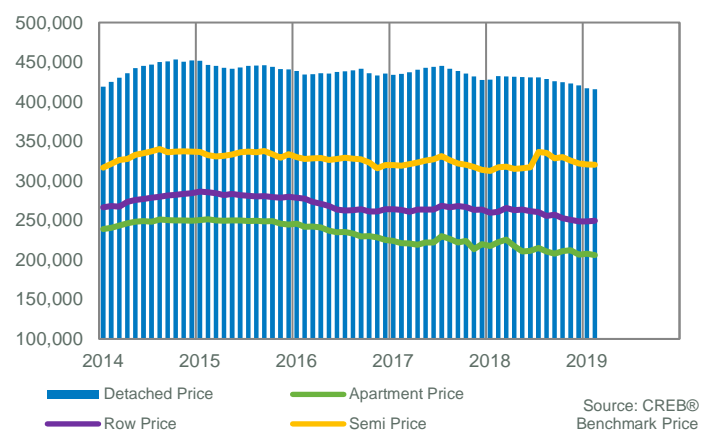
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

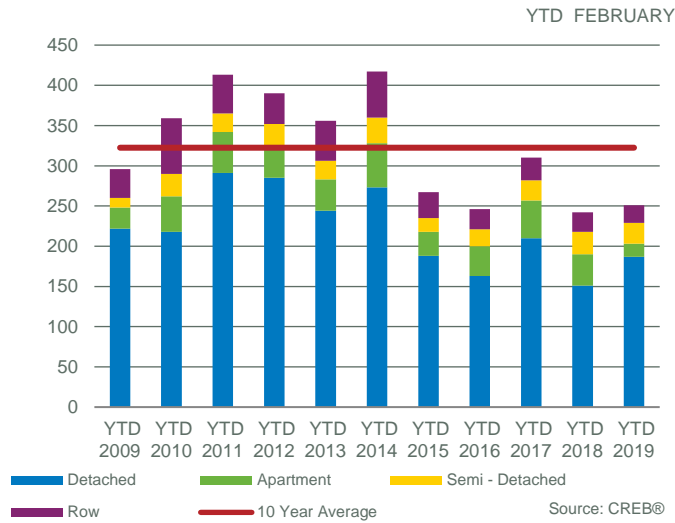


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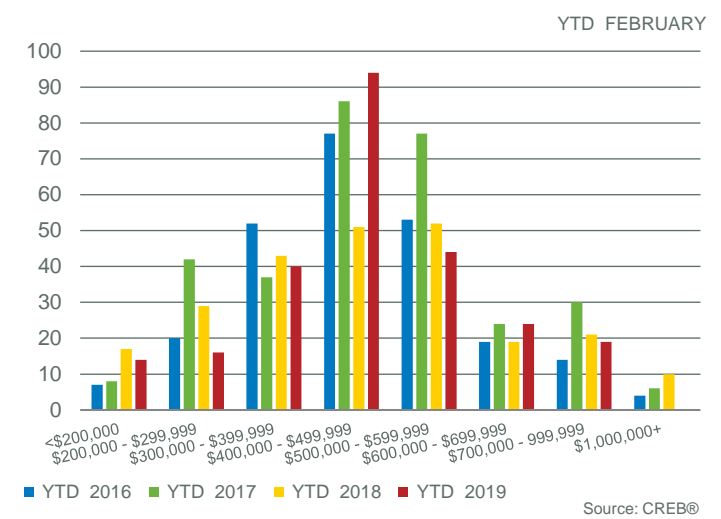


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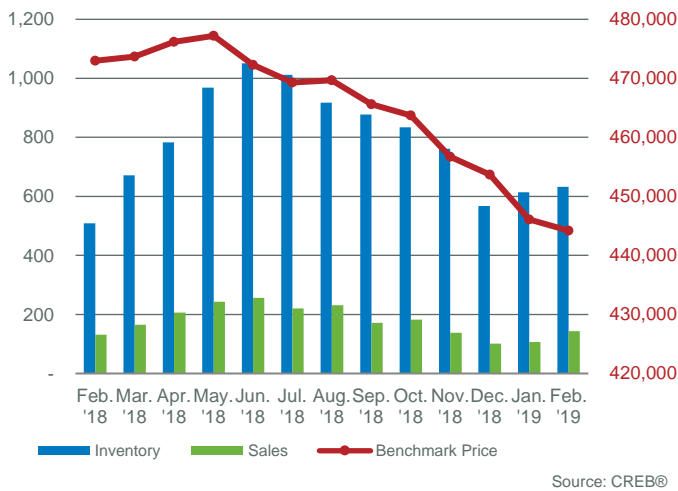
**NORTHWEST TOTAL SALES**



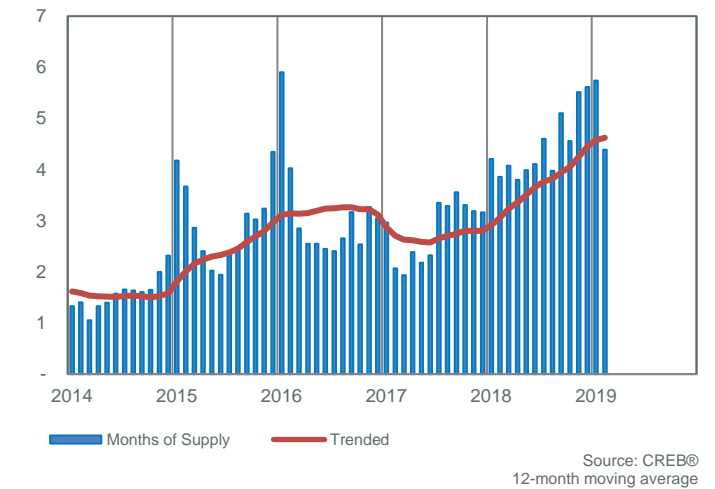
**NORTHWEST TOTAL SALES BY PRICE RANGE**



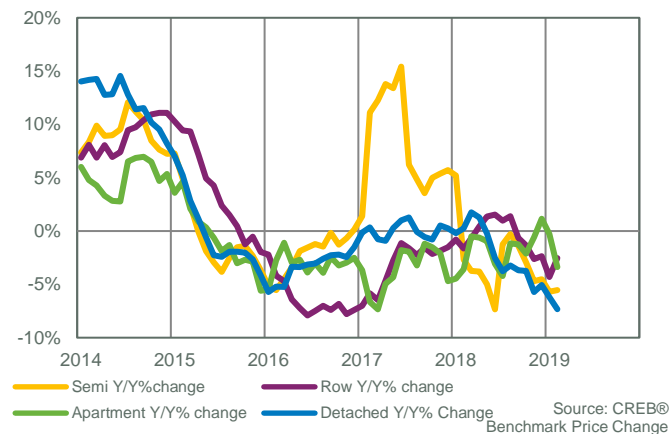
**NORTHWEST INVENTORY AND SALES**



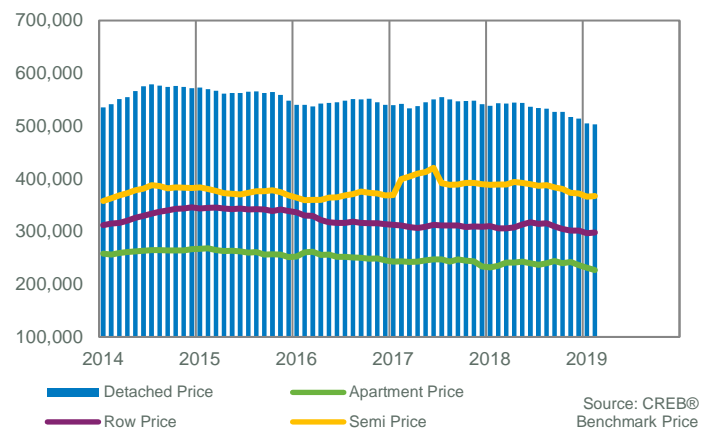
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

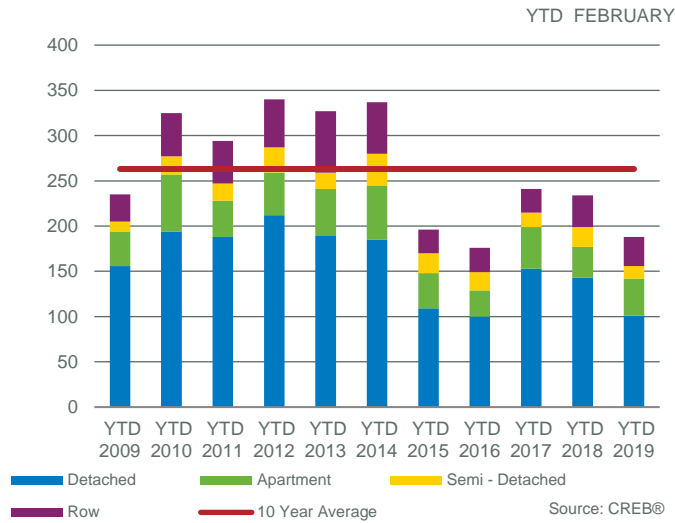


**NORTHWEST PRICES**

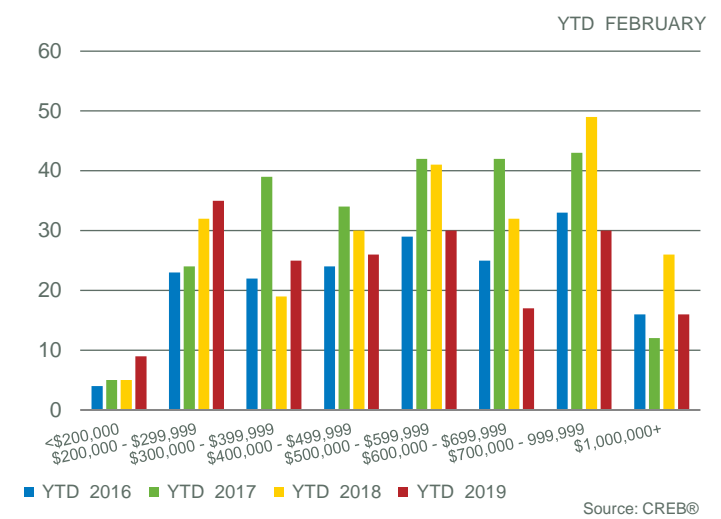


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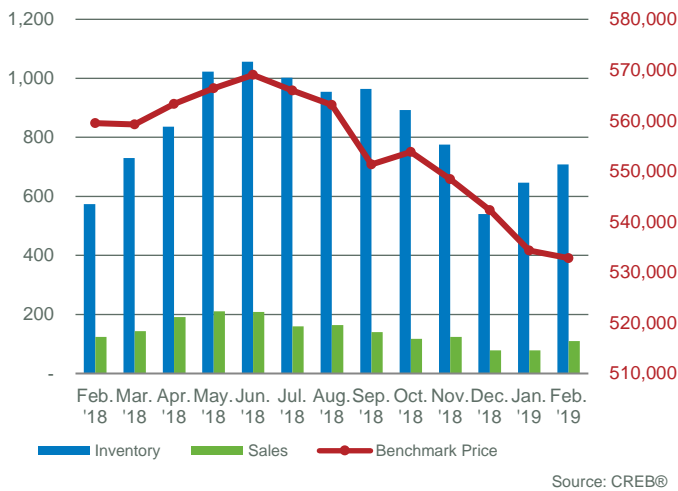
**WEST TOTAL SALES**



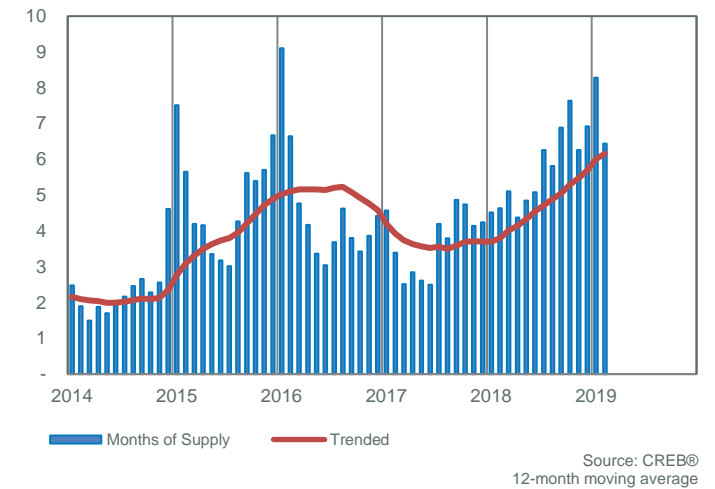
**WEST TOTAL SALES BY PRICE RANGE**



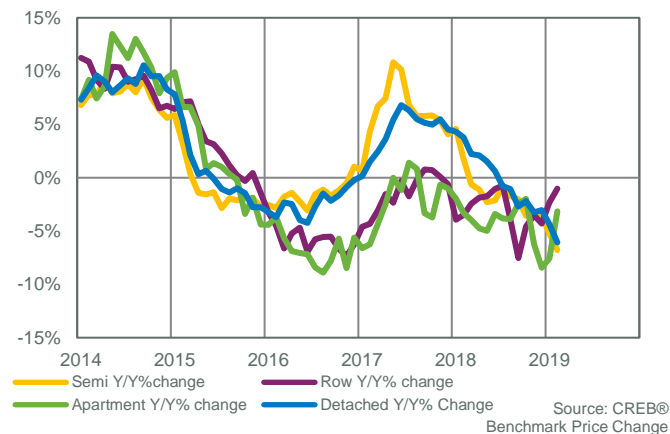
**WEST INVENTORY AND SALES**



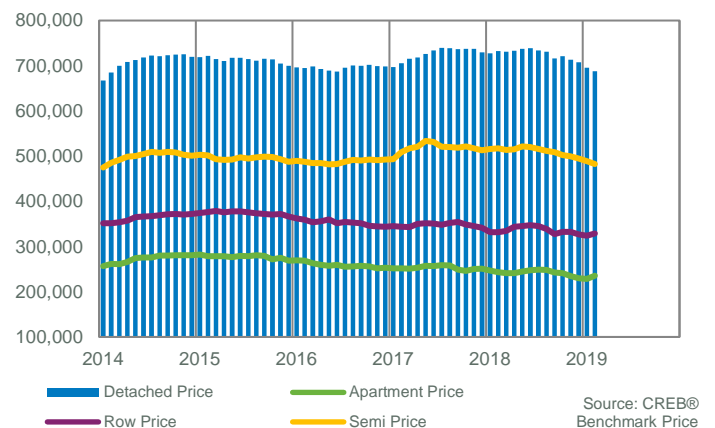
**WEST MONTHS OF INVENTORY**



**WEST PRICE CHANGE**



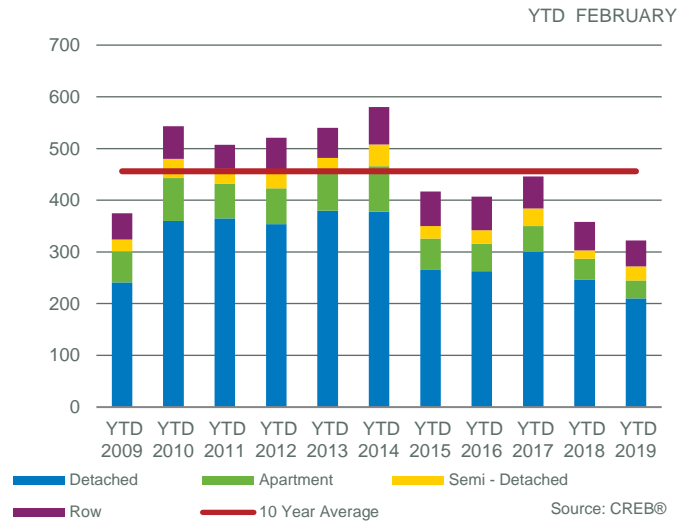
**WEST PRICES**



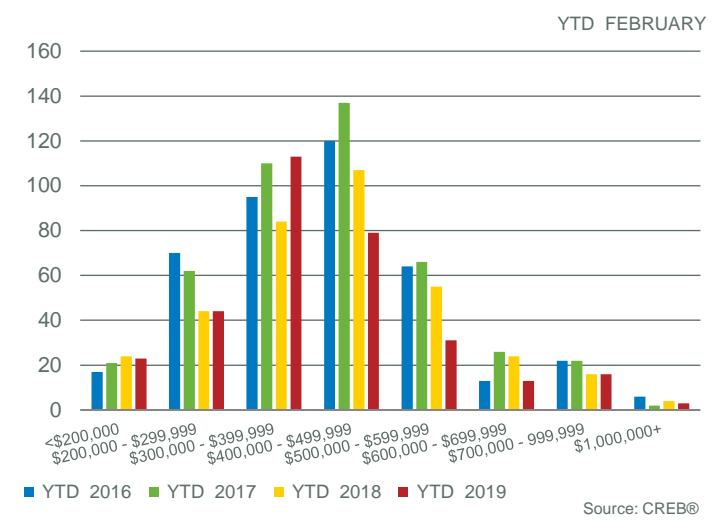


**SOUTH**

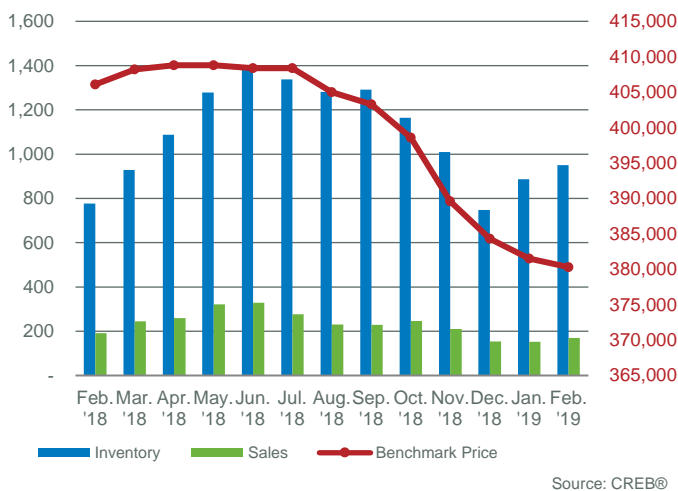
**SOUTH TOTAL SALES**



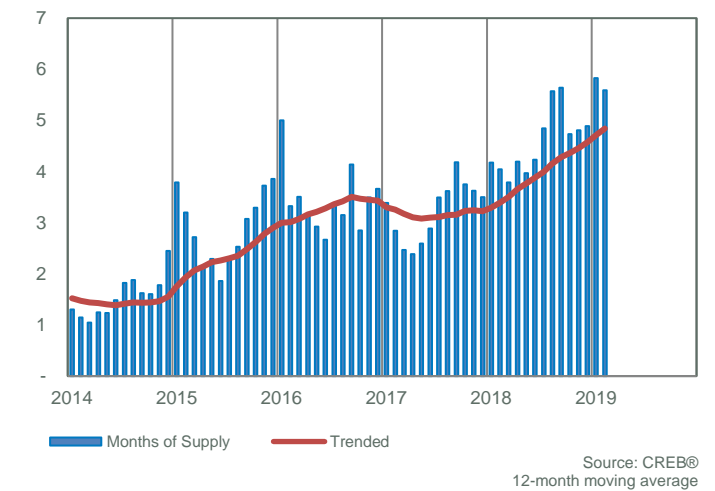
**SOUTH TOTAL SALES BY PRICE RANGE**



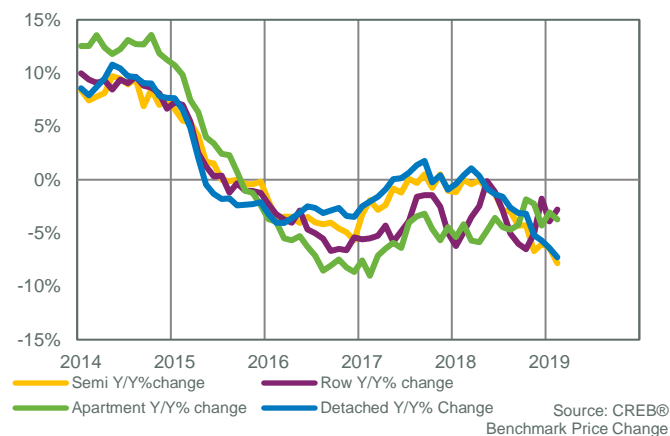
**SOUTH INVENTORY AND SALES**



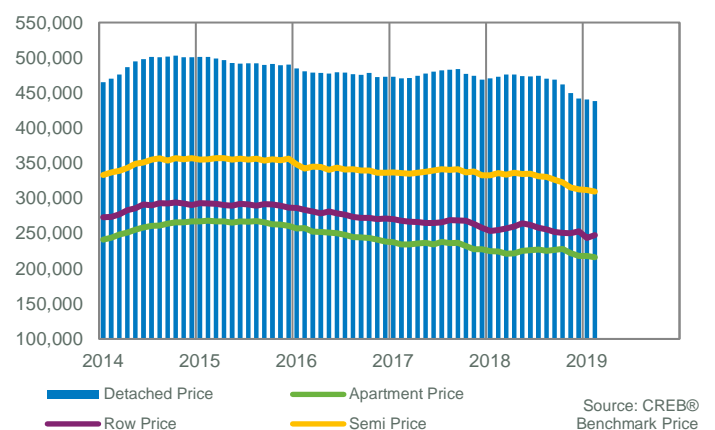
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

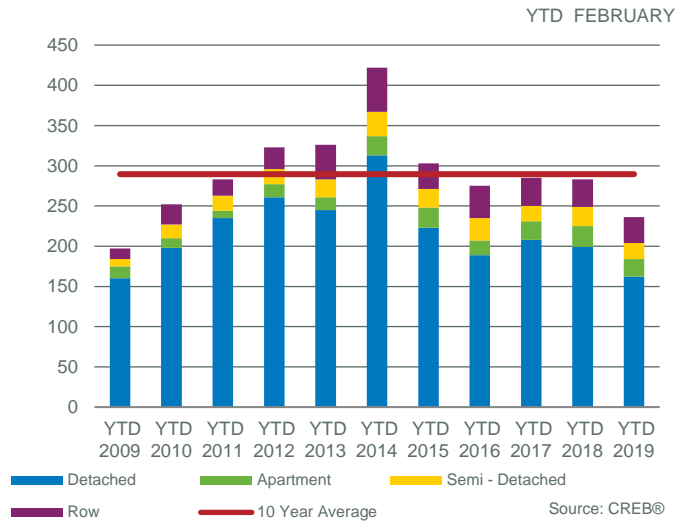


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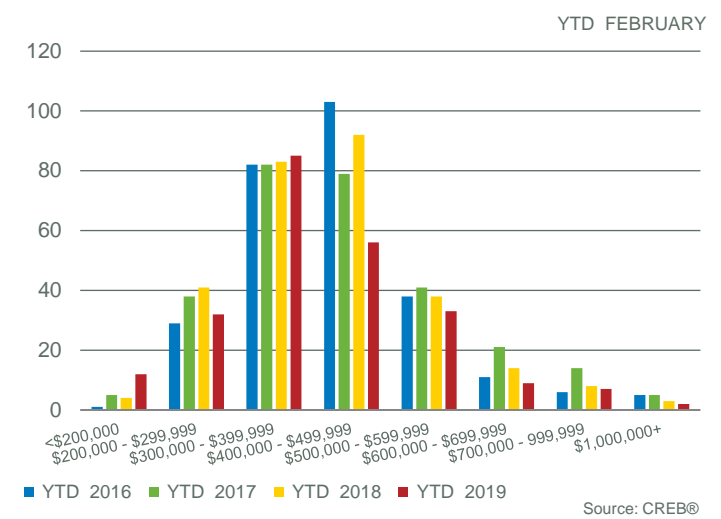


**SOUTHEAST**

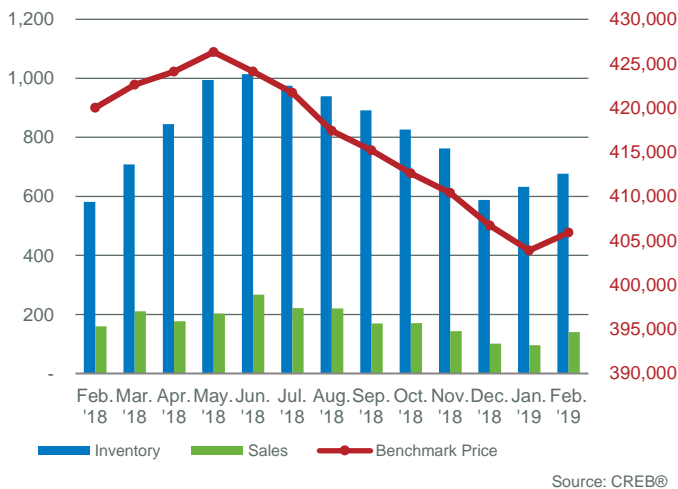
**SOUTHEAST TOTAL SALES**



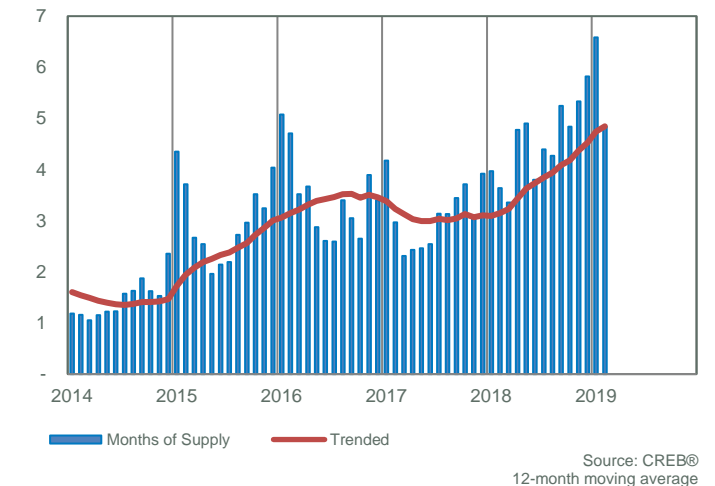
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



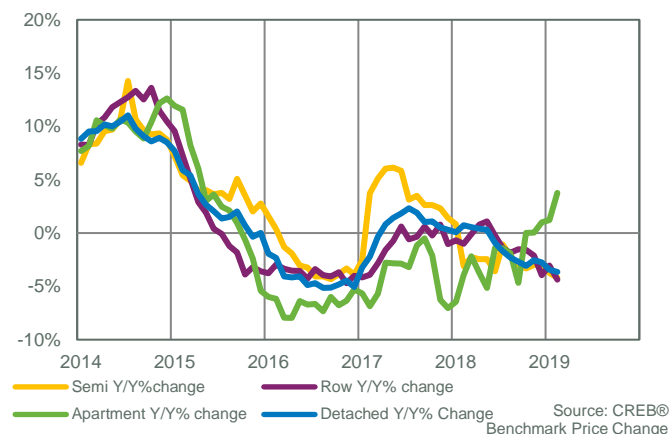
**SOUTHEAST INVENTORY AND SALES**



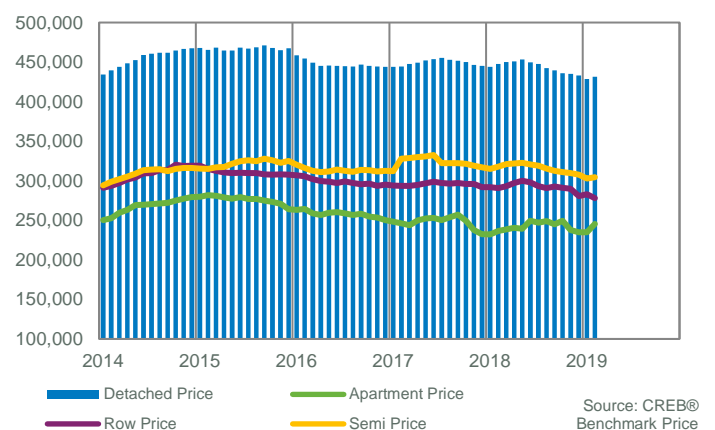
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

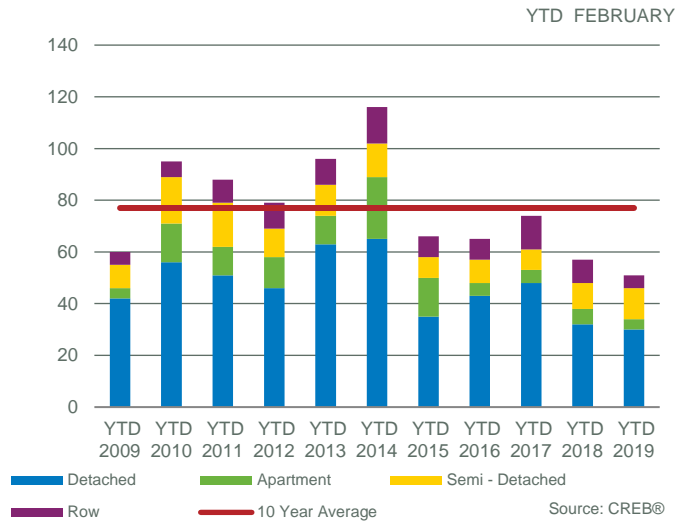


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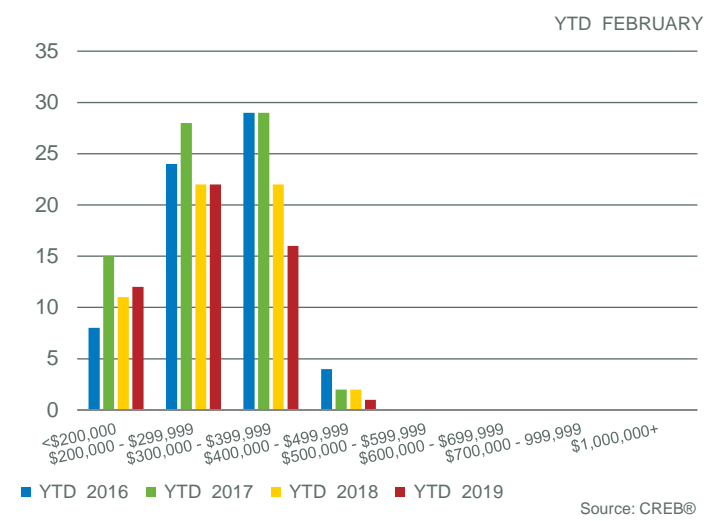


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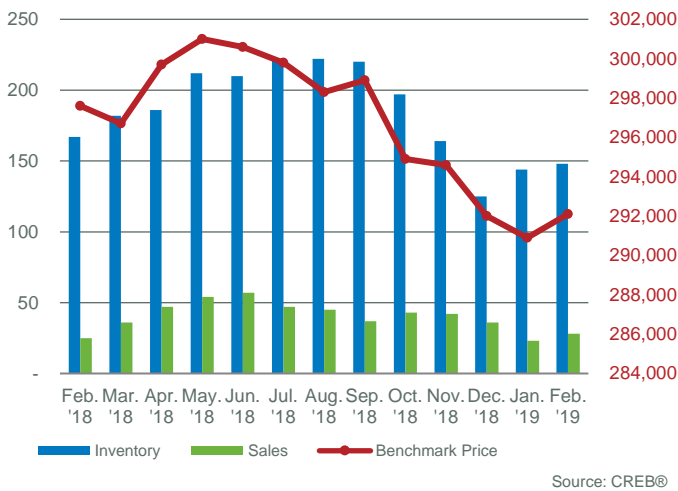
**EAST TOTAL SALES**



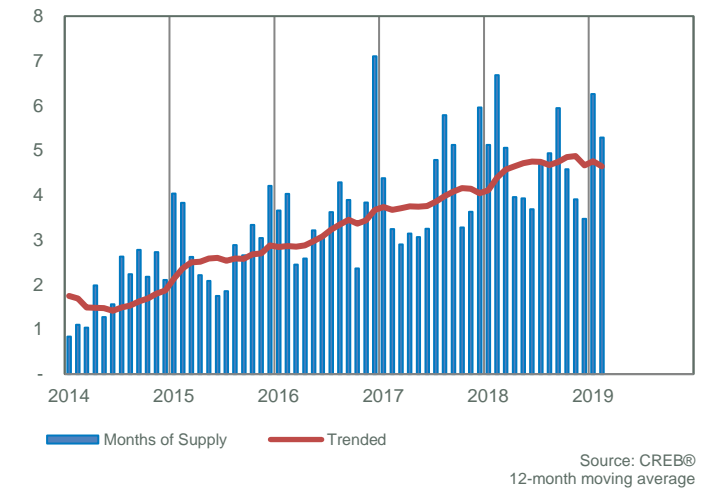
**EAST TOTAL SALES BY PRICE RANGE**



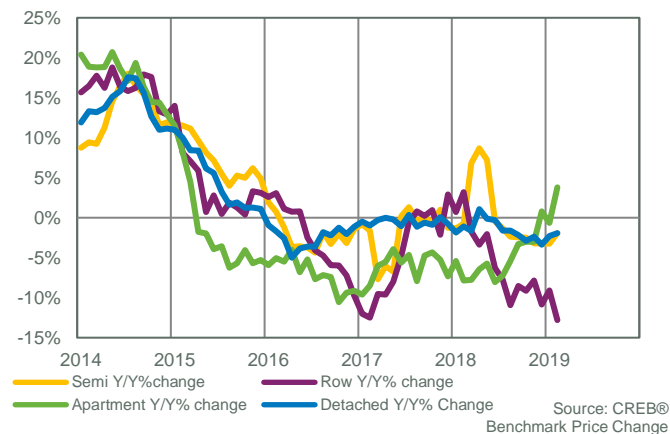
**EAST INVENTORY AND SALES**



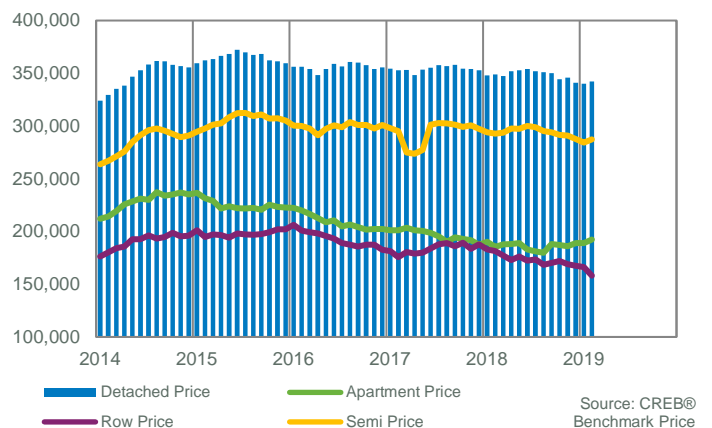
**EAST MONTHS OF INVENTORY**



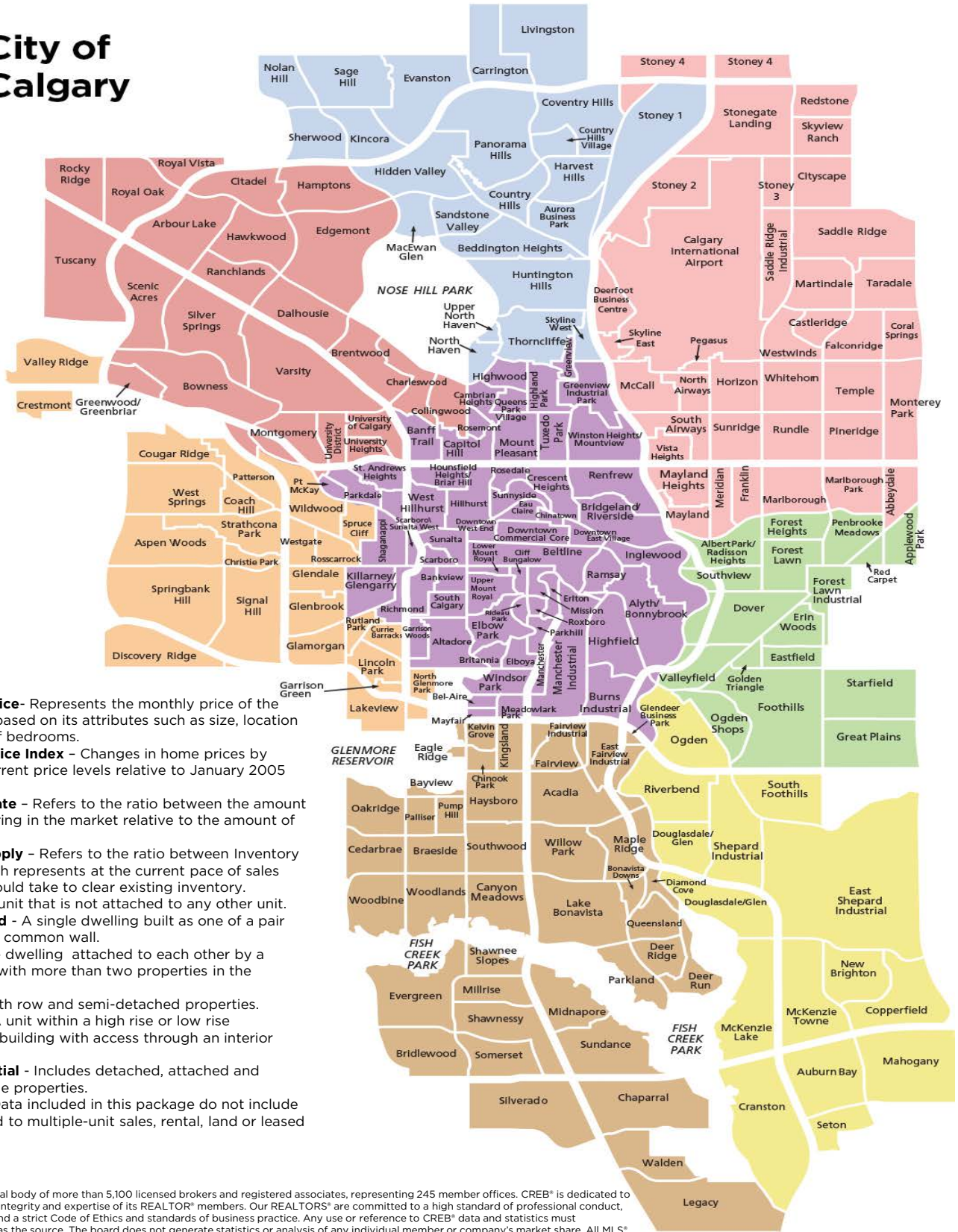
**EAST PRICE CHANGE**



**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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