



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

May 2019



creb.com

Sales activity improves for second consecutive month

City of Calgary, June 3, 2019 – Sales growth in May was met with a decline in new listings. This combination eased the pressure on inventory levels, which finished the month at 7,467 units, a decline of 12 per cent compared to last year. Improving sales relative to inventory levels caused the months of supply to ease to just under four months. While still oversupplied, this is an improvement from the five months of supply recorded last May.

Citywide sales in May totalled 1,921 units, 11 per cent higher than last year’s levels. However, sales remain 10 per cent below longer-term trends. This sales growth was primarily driven by homes priced under \$500,000.

“While sales activity remains low based on historical activity for May, the easing prices have brought some people back to market, while also preventing some others from listing their homes,” said CREB® chief economist Ann-Marie Lurie. “This has started to push the market towards more balanced conditions. If this trend continues, it could limit some of the downward pressure on prices.”

Citywide benchmark prices totalled \$424,600 in May. Prices have shown some signs of improvement month-over-month, but remain four per cent lower than 2018 levels.

Detached

- Detached sales in May totalled 1,182 units. This is a 12 per cent increase over last year, but still 13 per cent below long-term averages. The improvement in sales was driven primarily by gains in homes priced under \$500,000.
- Sales activity increased across most districts in May. However, year-to-dates sales have only increased in the East, South and North East districts of the city. Citywide sales remain one per cent lower than last year’s levels.
- New listings in May pulled back significantly from previous year’s levels. Combined with an improvement in sales, this resulted in inventories declining from 4,504 units last May to 3,921 units this month. This is the first time since May 2017 that year-over-year inventories declined.
- Easing inventory and improving sales caused months of supply to ease to 3.3 months. This is still elevated compared to historical levels, but represents an improvement compared to levels from the past year.
- Prices have remained relatively stable over the past few months, with some modest monthly improvements. However, the oversupply scenario has left prices four per cent lower than last year and seven per cent lower than 2014 highs.

Apartment

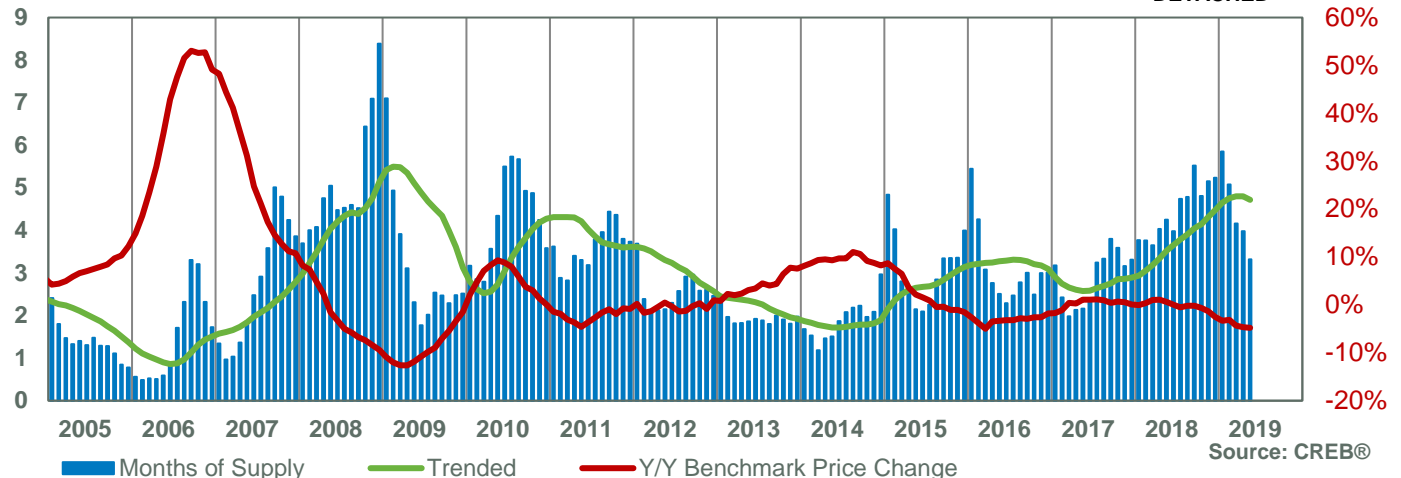
- The improvement in monthly sales was not enough to offset previous declines. Year-to-date apartment sales sit at 1,030 units. This is seven per cent lower than last year and 28 per cent lower than longer-term averages. Easing sales were met with fewer new listings, reducing the market inventory. This pushed months of supply to just over five months.
- If the reduction in oversupply continues, it will eventually help limit price declines. However, this market remains oversupplied and prices continue to edge down.
- May benchmark prices totalled \$248,200, 0.6 per cent lower than last month and nearly three per cent lower than last year’s levels. This is resulting in a total price adjustment of over 17 per cent since 2014.

Attached

- Attached sales activity continue to improve in May. Year-to-date sales improved by two per cent, making this the only sector to record a year-to-date improvement. Improvements occurred throughout most districts of the city, apart from the City Centre, North West and West districts.
- New listings have also pulled back relative to sales. This is causing inventories to ease compared to last year and months of supply to trend down.
- Benchmark prices remain five per cent lower than last year’s levels, but have seen some modest gains on a month-to-month basis. Despite some signs of improvement, prices remain 10 per cent lower than 2014 highs.

MONTHS OF SUPPLY AND PRICE CHANGES

DETACHED



May, 2019

	May-18	May-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
DETACHED						
Total Sales	1,059	1,182	11.61%	4,046	4,002	-1.09%
Total Sales Volume	\$611,310,877	\$658,177,729	7.67%	\$2,291,949,632	\$2,168,008,527	-5.41%
New Listings	2,660	2,017	-24.17%	9,118	8,043	-11.79%
Inventory	4,504	3,921	-12.94%	3,179	3,763	18.36%
Months of Supply	4.25	3.32	-22.00%	3.93	4.70	19.66%
Sales to New Listings Ratio	39.81%	58.60%	18.79%	44.37%	49.76%	5.38%
Sales to List Price Ratio	97.30%	96.69%	-0.61%	97.37%	96.58%	-0.78%
Days on Market	40	50	24.35%	42	55	30.95%
Benchmark Price	\$507,800	\$487,900	-3.92%	\$507,220	\$483,240	-4.73%
Median Price	\$500,000	\$480,500	-3.90%	\$495,500	\$467,500	-5.65%
Average Price	\$577,253	\$556,834	-3.54%	\$566,473	\$541,731	-4.37%
Index	207	199	-3.91%	207	200	-3.10%
APARTMENT						
Total Sales	282	315	11.70%	1,104	1,030	-6.70%
Total Sales Volume	\$81,699,599	\$84,428,862	3.34%	\$329,627,447	\$282,751,880	-14.22%
New Listings	776	625	-19.46%	3,354	2,731	-18.57%
Inventory	1,924	1,653	-14.09%	1,640	1,499	-8.56%
Months of Supply	6.82	5.25	-23.09%	7.43	7.28	-1.99%
Sales to New Listings Ratio	36.34%	50.40%	14.06%	32.92%	37.72%	4.80%
Sales to List Price Ratio	96.25%	96.09%	-0.17%	96.23%	95.65%	-0.58%
Days on Market	59	70	17.61%	64	72	12.50%
Benchmark Price	\$255,600	\$248,200	-2.90%	\$255,740	\$249,900	-2.28%
Median Price	\$250,000	\$242,000	-3.20%	\$255,000	\$240,000	-5.88%
Average Price	\$289,715	\$268,028	-7.49%	\$298,576	\$274,516	-8.06%
Index	177	172	-2.89%	177	175	-0.95%
ATTACHED						
Total Sales	384	424	10.42%	1,506	1,537	2.06%
Total Sales Volume	\$152,595,870	\$165,529,718	8.48%	\$611,782,640	\$590,121,361	-3.54%
New Listings	930	776	-16.56%	3,762	3,526	-6.27%
Inventory	2,030	1,893	-6.75%	1,587	1,800	13.41%
Months of Supply	5.29	4.46	-15.55%	5.27	5.86	11.12%
Sales to New Listings Ratio	41.29%	54.64%	13.35%	40.03%	43.59%	3.56%
Sales to List Price Ratio	97.30%	96.73%	-0.56%	97.31%	96.61%	-0.70%
Days on Market	51	61	20.95%	55	64	16.36%
Benchmark Price	\$333,900	\$316,800	-5.12%	\$330,460	\$314,680	-4.78%
Median Price	\$345,350	\$327,750	-5.10%	\$343,000	\$325,500	-5.10%
Average Price	\$397,385	\$390,400	-1.76%	\$406,230	\$383,944	-5.49%
Index	197	187	-5.13%	195	189	-2.88%
CITY OF CALGARY						
Total Sales	1,725	1,921	11.36%	6,656	6,569	-1.31%
Total Sales Volume	\$845,606,346	\$908,136,309	7.39%	\$3,233,359,719	\$3,040,881,768	-5.95%
New Listings	4,366	3,418	-21.71%	16,234	14,300	-11.91%
Inventory	8,458	7,467	-11.72%	6,406	7,062	10.24%
Months of Supply	4.90	3.89	-20.72%	4.81	5.38	11.70%
Sales to New Listings Ratio	39.51%	56.20%	16.69%	41.00%	45.94%	4.94%
Sales to List Price Ratio	97.20%	96.64%	-0.55%	97.24%	96.50%	-0.74%
Days on Market	46	56	22.06%	49	60	22.45%
Benchmark Price	\$442,900	\$424,600	-4.13%	\$441,680	\$421,800	-4.50%
Median Price	\$428,000	\$420,000	-1.87%	\$428,000	\$410,000	-4.21%
Average Price	\$490,207	\$472,741	-3.56%	\$485,781	\$462,914	-4.71%
Index	201	193	-4.13%	200	195	-2.82%

For a list of definitions, see page 26.

May. 2019

	May-18	May-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	156	203	30.13%	659	705	6.98%
Total Sales Volume	\$75,578,021	\$96,634,913	27.86%	\$332,735,141	\$336,455,372	1.12%
Share of Sales with Condo Title	15.38%	15.27%	-0.11%	15.96%	15.09%	-0.87%
New Listings	416	339	-18.51%	1,631	1,530	-6.19%
Inventory	861	793	-7.90%	654	780	19.23%
Months of Supply	5.52	3.91	-29.22%	4.96	5.53	11.45%
Sales to New Listings Ratio	37.50%	59.88%	22.38%	40.40%	46.08%	5.67%
Sales to List Price Ratio	97.38%	96.63%	-0.75%	97.46%	96.58%	-0.88%
Days on Market	52	61	18.80%	51	62	21.57%
Benchmark Price	\$414,300	\$397,700	-4.01%	\$413,840	\$393,400	-4.94%
Median Price	\$402,844	\$385,000	-4.43%	\$412,000	\$385,000	-6.55%
Average Price	\$484,474	\$476,034	-1.74%	\$504,909	\$477,242	-5.48%
Index	209	201	-4.01%	209	202	-3.24%
CITY OF CALGARY ROW						
Total Sales	228	221	-3.07%	847	832	-1.77%
Total Sales Volume	\$77,017,849	\$68,894,805	-10.55%	\$279,047,499	\$253,665,989	-9.10%
Share of Sales with Condo Title	96.49%	93.67%	-2.83%	93.29%	91.09%	-2.20%
New Listings	514	437	-14.98%	2,131	1,996	-6.34%
Inventory	1,169	1,100	-5.90%	933	1,020	9.32%
Months of Supply	5.13	4.98	-2.92%	5.51	6.13	11.30%
Sales to New Listings Ratio	44.36%	50.57%	6.21%	39.75%	41.68%	1.94%
Sales to List Price Ratio	97.22%	96.88%	-0.33%	97.12%	96.65%	-0.47%
Days on Market	50	61	22.44%	58	66	13.79%
Benchmark Price	\$303,600	\$286,500	-5.63%	\$298,920	\$285,160	-4.60%
Median Price	\$308,450	\$284,900	-7.63%	\$302,500	\$285,000	-5.79%
Average Price	\$337,798	\$311,741	-7.71%	\$329,454	\$304,887	-7.46%
Index	190	179	-5.63%	187	182	-2.55%
CITY OF CALGARY ATTACHED						
Total Sales	384	424	10.42%	1,506	1,537	2.06%
Total Sales Volume	\$152,595,870	\$165,529,718	8.48%	\$611,782,640	\$590,121,361	-3.54%
Share of Sales with Condo Title	63.54%	56.13%	-11.66%	59.34%	56.72%	-4.43%
New Listings	930	776	-16.56%	3,762	3,526	-6.27%
Inventory	2,030	1,893	-6.75%	1,587	1,800	13.41%
Months of Supply	5.29	4.46	-15.55%	5.27	5.86	11.12%
Sales to New Listings Ratio	41.29%	54.64%	13.35%	40.03%	43.59%	3.56%
Sales to List Price Ratio	97.30%	96.73%	-0.56%	97.31%	96.61%	-0.70%
Days on Market	51	61	20.95%	55	64	16.36%
Benchmark Price	\$333,900	\$316,800	-5.12%	\$330,460	\$314,680	-4.78%
Median Price	\$345,350	\$327,750	-5.10%	\$343,000	\$325,500	-5.10%
Average Price	\$397,385	\$390,400	-1.76%	\$406,230	\$383,944	-5.49%
Index	197	187	-5.13%	195	189	-2.88%

For a list of definitions, see page 26.

May 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
Detached								
City Centre	126	280	45.00%	628	4.98	\$656,600	-6.57%	-0.26%
North East	108	211	51.18%	418	3.87	\$371,600	-0.59%	0.70%
North	155	242	64.05%	483	3.12	\$415,900	-2.14%	0.46%
North West	193	305	63.28%	503	2.61	\$529,300	-4.25%	2.10%
West	135	268	50.37%	534	3.96	\$700,700	-4.51%	0.68%
South	262	421	62.23%	778	2.97	\$456,400	-5.25%	0.80%
South East	173	242	71.49%	499	2.88	\$435,900	-3.86%	0.74%
East	30	50	60.00%	77	2.57	\$336,400	-4.59%	-1.49%
TOTAL CITY	1,182	2,017	58.60%	3,921	3.32	\$487,900	-3.92%	0.76%
Apartment								
City Centre	154	317	48.58%	878	5.70	\$274,500	-2.66%	-1.47%
North East	8	22	36.36%	54	6.75	\$220,300	-3.67%	-1.39%
North	17	34	50.00%	84	4.94	\$207,600	-1.05%	0.39%
North West	29	56	51.79%	131	4.52	\$233,400	-3.83%	-2.14%
West	30	68	44.12%	172	5.73	\$230,800	-5.56%	0.65%
South	43	68	63.24%	172	4.00	\$215,200	-3.28%	1.46%
South East	32	50	64.00%	124	3.88	\$231,600	-0.30%	2.03%
East	2	10	20.00%	38	19.00	\$183,700	-2.80%	-0.54%
TOTAL CITY	315	625	50.40%	1,653	5.25	\$248,200	-2.90%	-0.64%
Semi-detached								
City Centre	69	118	58.47%	353	5.12	\$725,200	-5.85%	0.00%
North East	16	39	41.03%	77	4.81	\$291,800	-2.47%	-0.17%
North	25	27	92.59%	49	1.96	\$328,300	3.96%	0.52%
North West	12	31	38.71%	73	6.08	\$376,900	-3.93%	0.88%
West	16	28	57.14%	73	4.56	\$499,100	-4.28%	1.65%
South	34	54	62.96%	83	2.44	\$309,000	-6.19%	0.52%
South East	22	28	78.57%	57	2.59	\$309,200	-4.18%	0.91%
East	9	14	64.29%	28	3.11	\$276,800	-4.35%	-1.04%
TOTAL CITY	203	339	59.88%	793	3.91	\$397,700	-4.01%	0.40%
Row								
City Centre	40	83	48.19%	240	6.00	\$438,400	-7.96%	-1.51%
North East	20	50	40.00%	112	5.60	\$191,800	-4.39%	0.79%
North	34	58	58.62%	174	5.12	\$249,100	-5.46%	0.28%
North West	28	49	57.14%	111	3.96	\$299,000	-4.50%	0.61%
West	26	72	36.11%	153	5.88	\$328,100	-5.17%	1.67%
South	41	63	65.08%	160	3.90	\$248,500	-6.01%	0.24%
South East	28	49	57.14%	116	4.14	\$286,100	-4.60%	1.53%
East	4	13	30.77%	34	8.50	\$154,900	-11.49%	1.18%
TOTAL CITY	221	437	50.57%	1,100	4.98	\$286,500	-5.63%	0.46%

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

City of Calgary

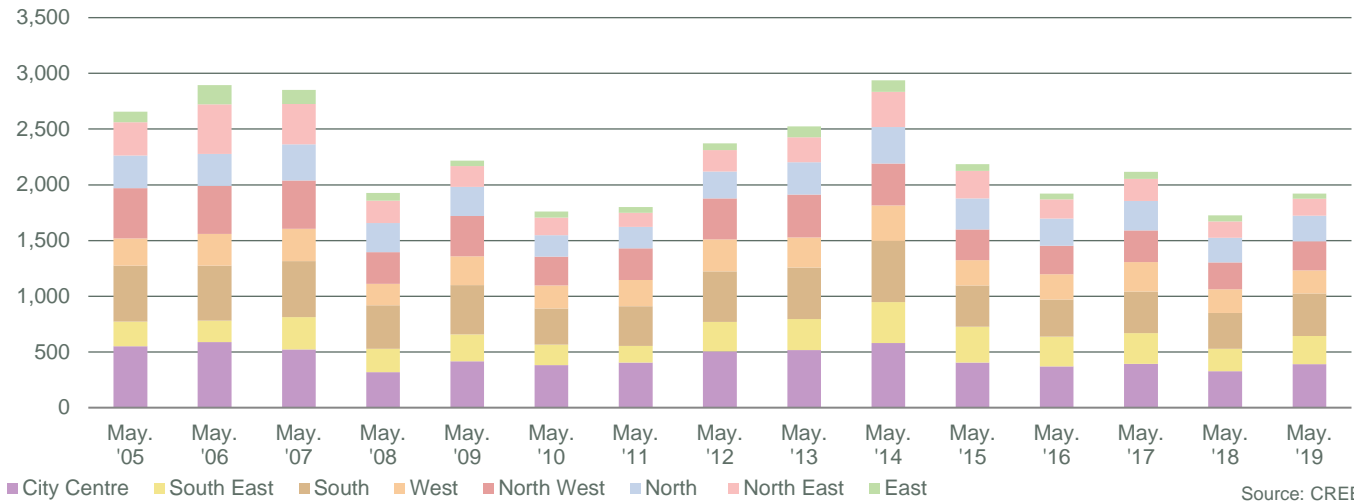
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



May, 2019

TOTAL SALES

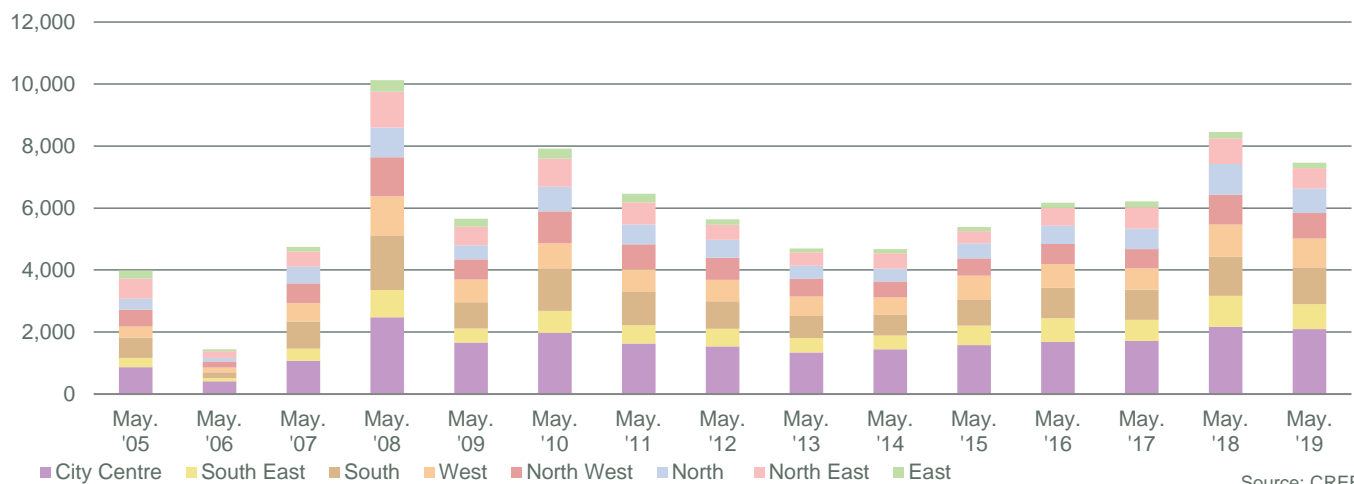
MAY



Source: CREB®

TOTAL INVENTORY

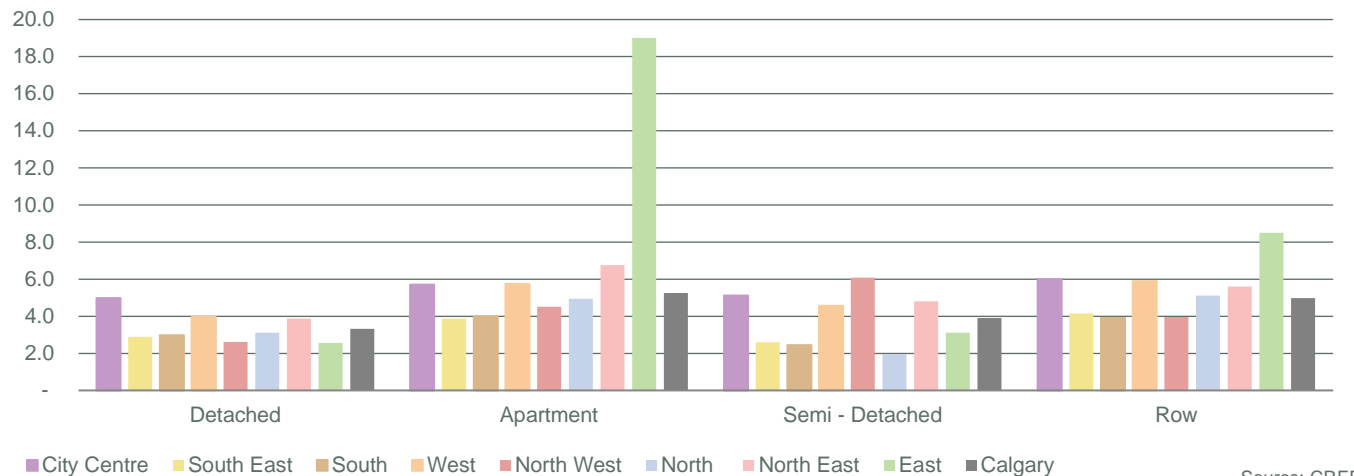
MAY



Source: CREB®

MONTHS OF SUPPLY

MAY



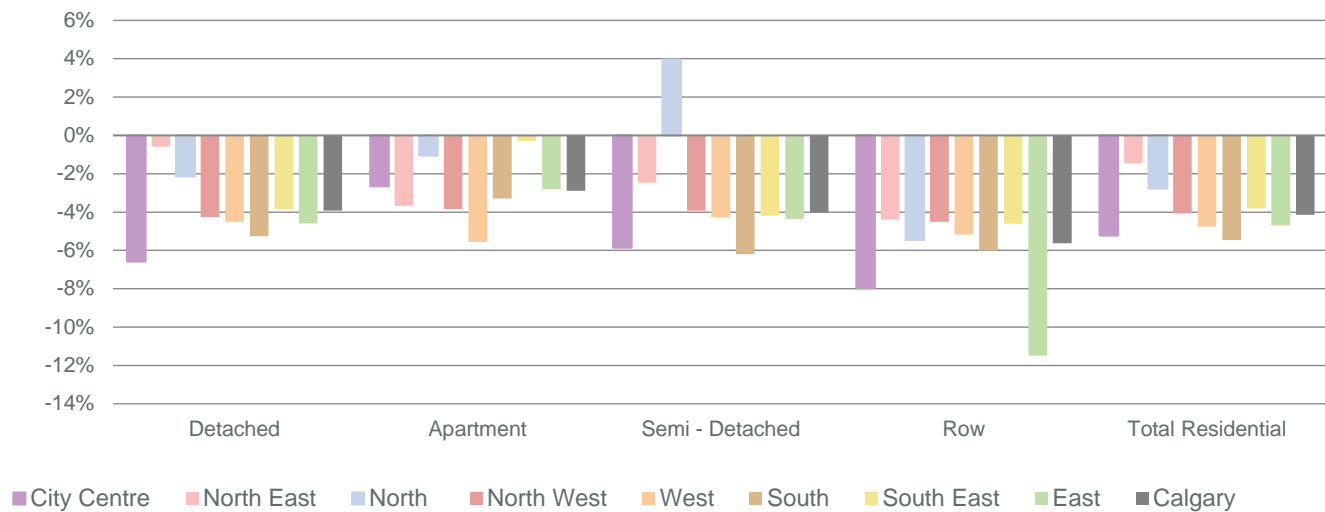
Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

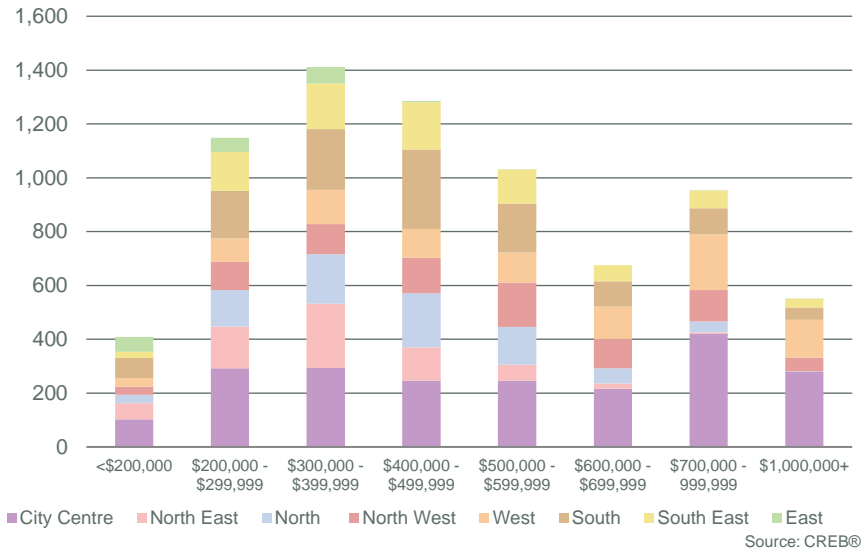


Source: CREB®

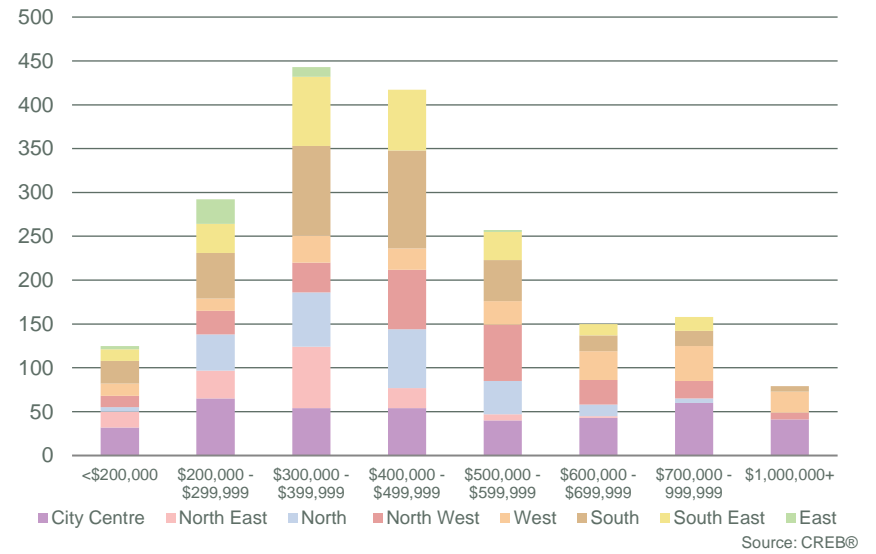
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

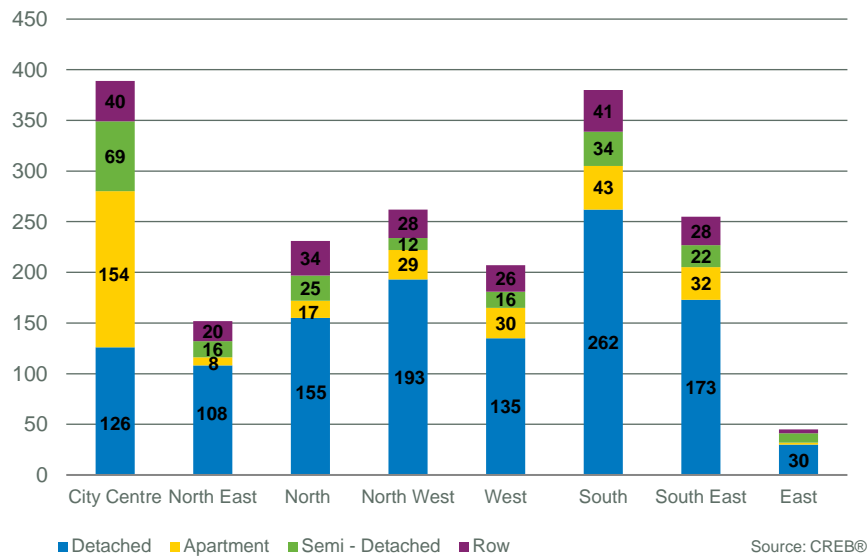
TOTAL INVENTORY BY PRICE RANGE - MAY



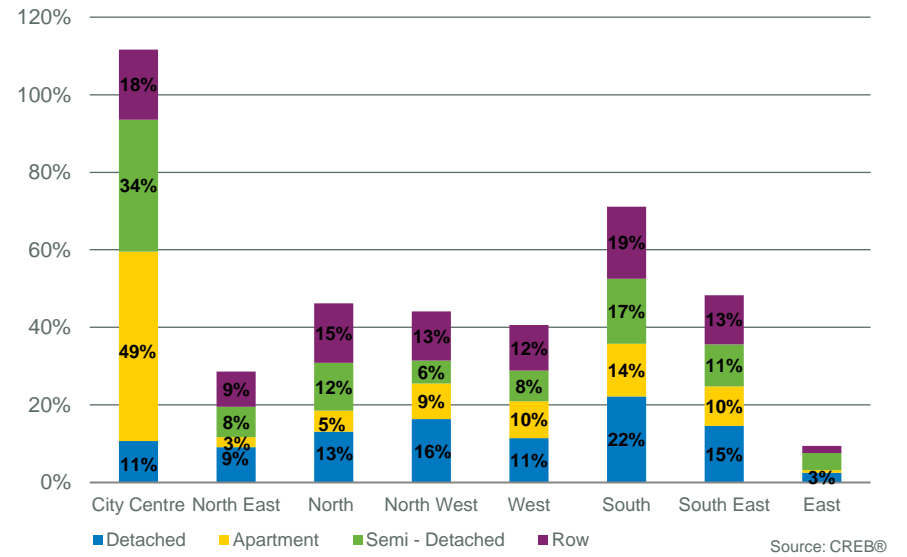
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



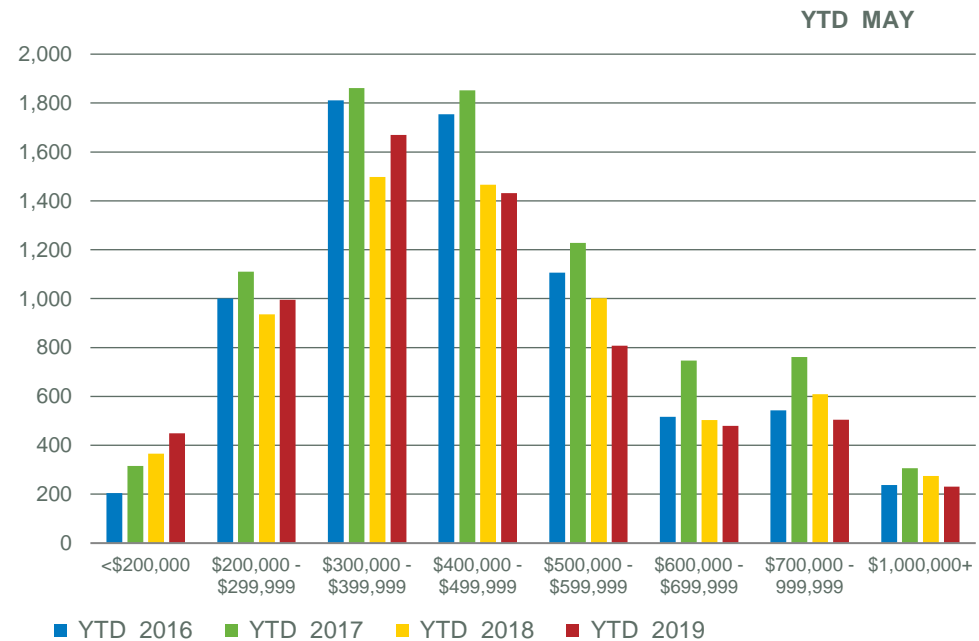
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,961	3,057	3,086	2,437	1,914	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	7,961	7,338	6,534	4,916
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	439,400	440,700	442,000	443,400	442,900	442,900	440,900	437,400	434,300	432,300	429,000	424,600
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	413,000	410,250	396,625	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	466,016	468,444	443,533	449,000
Index	199	200	201	201	201	201	200	199	197	196	195	193
2019												
Sales	802	974	1,327	1,545	1,921							
New Listings	2,572	2,207	2,978	3,125	3,418							
Inventory	5,496	5,899	6,611	7,077	7,467							
Days on Market	71	64	61	55	56							
Benchmark Price	421,100	420,200	420,700	422,400	424,600							
Median Price	390,750	399,575	412,500	410,000	420,000							
Average Price	450,777	460,434	460,368	460,745	472,741							
Index	191	191	191	192	193							

	May-18	May-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	3	4	3	7
\$100,000 - \$199,999	93	121	363	442
\$200,000 - \$299,999	245	292	936	995
\$300,000 - \$349,999	167	207	704	766
\$350,000 - \$399,999	216	236	794	904
\$400,000 - \$449,999	216	224	854	795
\$450,000 - \$499,999	158	193	612	637
\$500,000 - \$549,999	148	161	550	476
\$550,000 - \$599,999	116	96	452	331
\$600,000 - \$649,999	73	75	284	255
\$650,000 - \$699,999	71	75	220	225
\$700,000 - \$799,999	77	84	319	283
\$800,000 - \$899,999	41	43	182	132
\$900,000 - \$999,999	30	31	108	90
\$1,000,000 - \$1,249,999	36	37	136	104
\$1,250,000 - \$1,499,999	11	27	60	67
\$1,500,000 - \$1,749,999	8	7	31	19
\$1,750,000 - \$1,999,999	6	2	20	14
\$2,000,000 - \$2,499,999	2	4	15	17
\$2,500,000 - \$2,999,999	3	-	6	1
\$3,000,000 - \$3,499,999	1	2	3	5
\$3,500,000 - \$3,999,999	3	-	3	3
\$4,000,000 +	1	-	1	1
	1,725	1,921	6,656	6,569

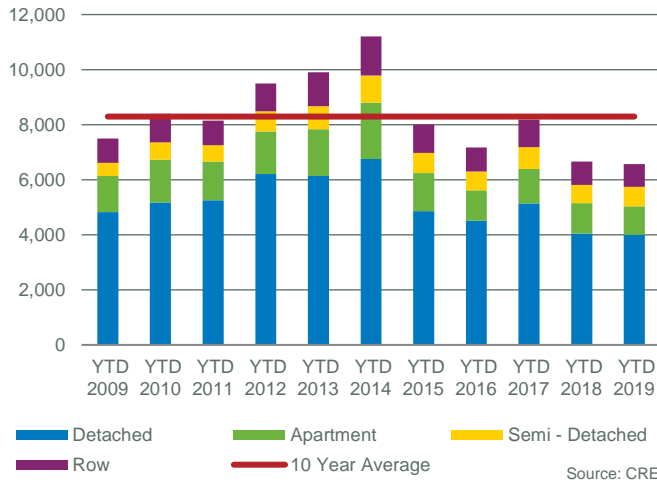
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

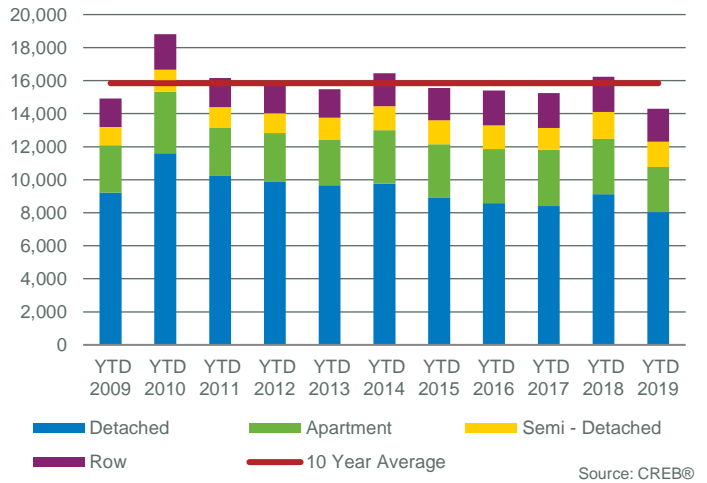
CITY OF CALGARY TOTAL SALES

YTD MAY



CITY OF CALGARY TOTAL NEW LISTINGS

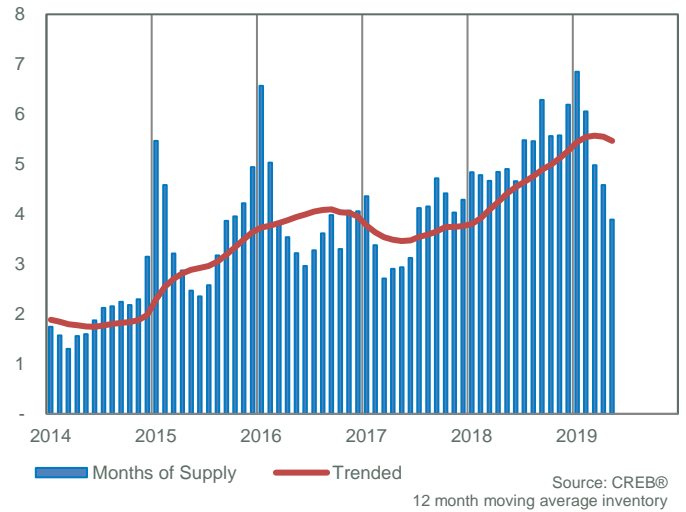
YTD MAY



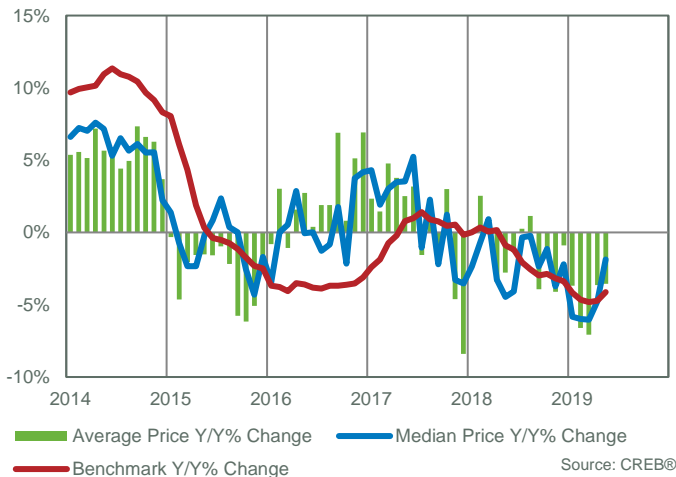
CITY OF CALGARY TOTAL INVENTORY AND SALES



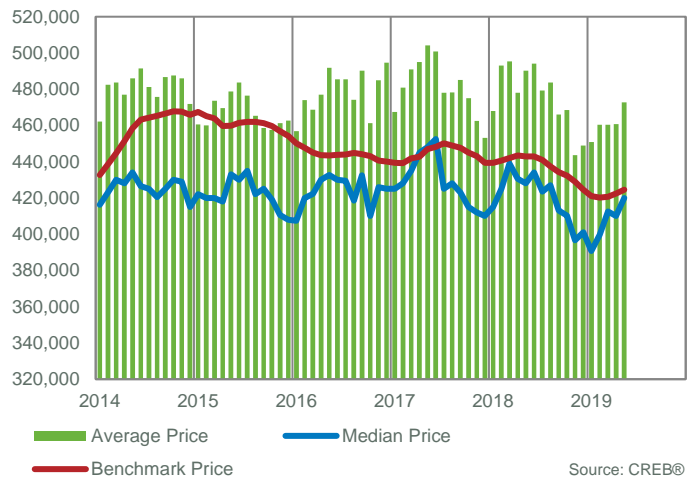
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



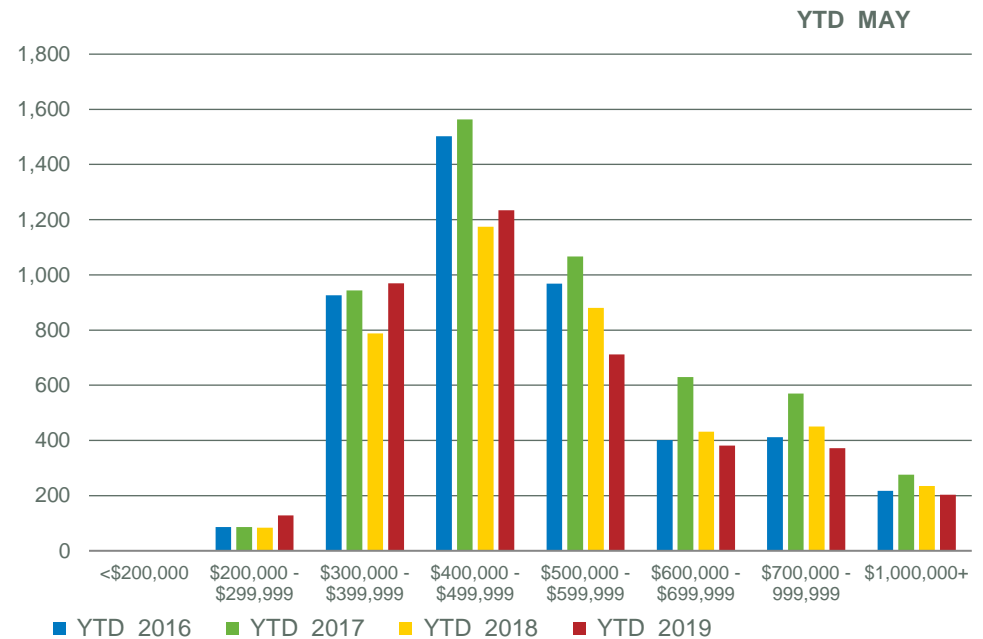
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
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	2,660	2,304	1,731	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,504	4,816	4,592	4,444	4,354	3,985	3,506	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	504,100	507,100	507,800	509,300	507,800	507,100	504,600	500,900	497,000	494,100	491,400	486,200
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	206	207	207	208	207	207	206	204	203	201	200	198
2019												
Sales	486	590	816	928	1,182							
New Listings	1,358	1,181	1,700	1,787	2,017							
Inventory	2,844	2,995	3,397	3,698	3,921							
Days on Market	67	63	57	49	50							
Benchmark Price	482,000	480,600	481,500	484,200	487,900							
Median Price	443,950	459,950	460,000	475,000	480,500							
Average Price	521,285	541,144	528,494	545,216	556,834							
Index	197	196	196	197	199							

	May-18	May-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	1	2	2
\$200,000 - \$299,999	25	35	84	128
\$300,000 - \$399,999	61	84	265	332
\$350,000 - \$399,999	142	163	523	637
\$400,000 - \$449,999	174	182	672	667
\$450,000 - \$499,999	124	171	502	567
\$500,000 - \$549,999	127	146	488	431
\$550,000 - \$599,999	105	82	392	281
\$600,000 - \$649,999	62	65	238	209
\$650,000 - \$699,999	58	61	194	172
\$700,000 - \$799,999	61	60	237	194
\$800,000 - \$899,999	35	35	136	109
\$900,000 - \$999,999	19	24	78	69
\$1,000,000 - \$1,249,999	33	33	112	87
\$1,250,000 - \$1,499,999	11	24	53	59
\$1,500,000 - \$1,749,999	8	7	27	18
\$1,750,000 - \$1,999,999	5	2	18	12
\$2,000,000 - \$2,499,999	2	4	13	17
\$2,500,000 - \$2,999,999	2	-	5	1
\$3,000,000 - \$3,499,999	1	2	3	5
\$3,500,000 - \$3,999,999	3	-	3	3
\$4,000,000 +	1	-	1	1
	1,059	1,182	4,046	4,002

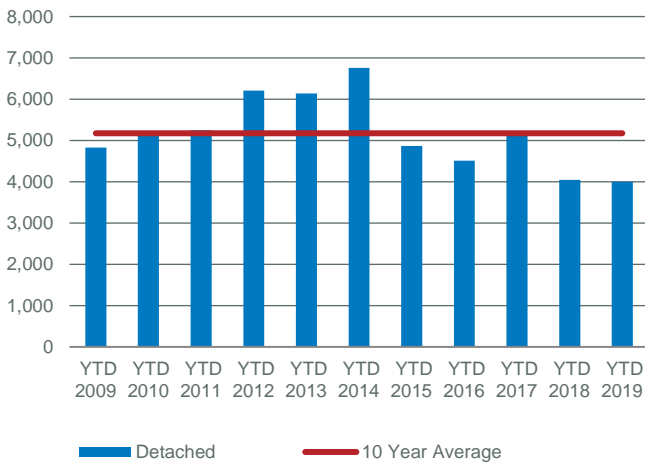
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

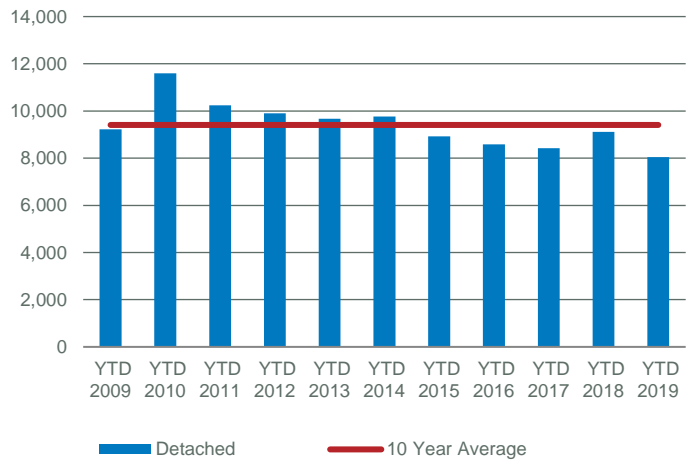
YTD MAY



Source: CREB®

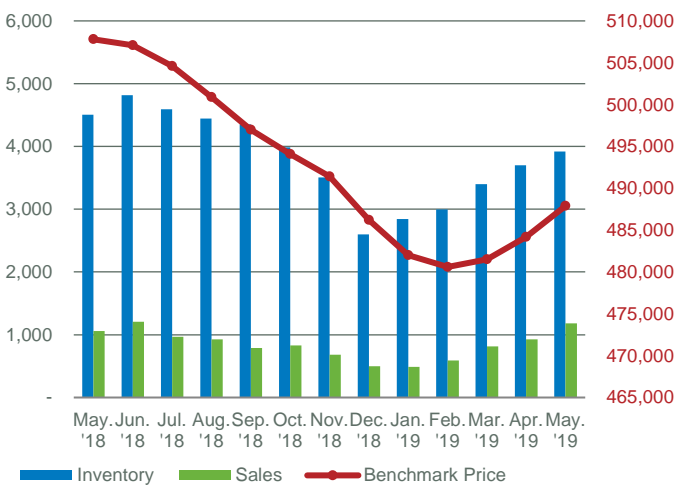
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



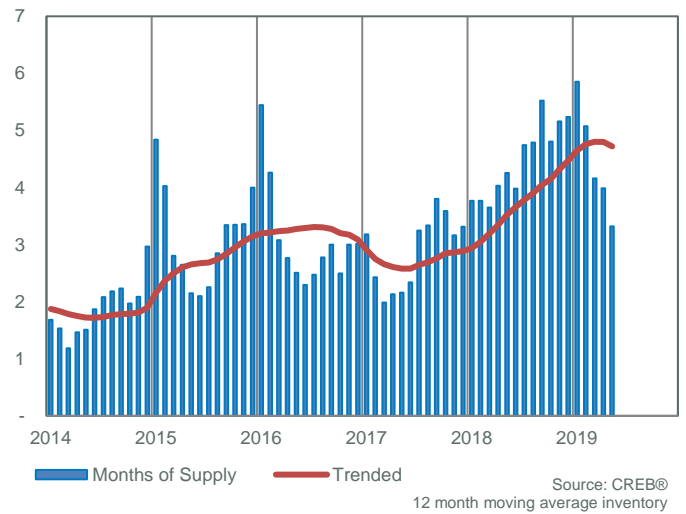
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



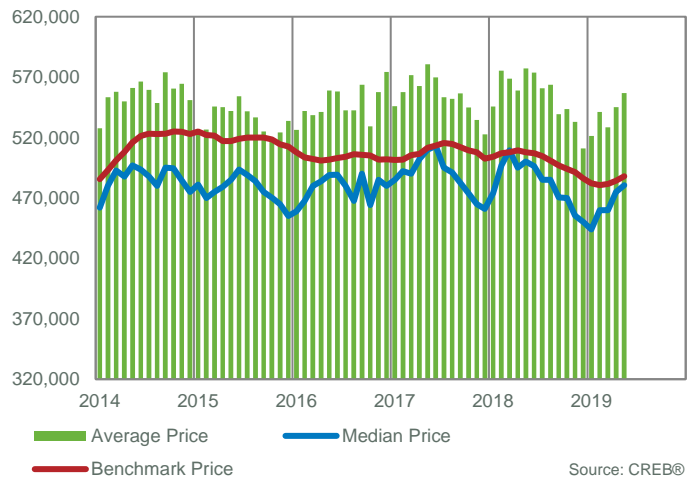
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

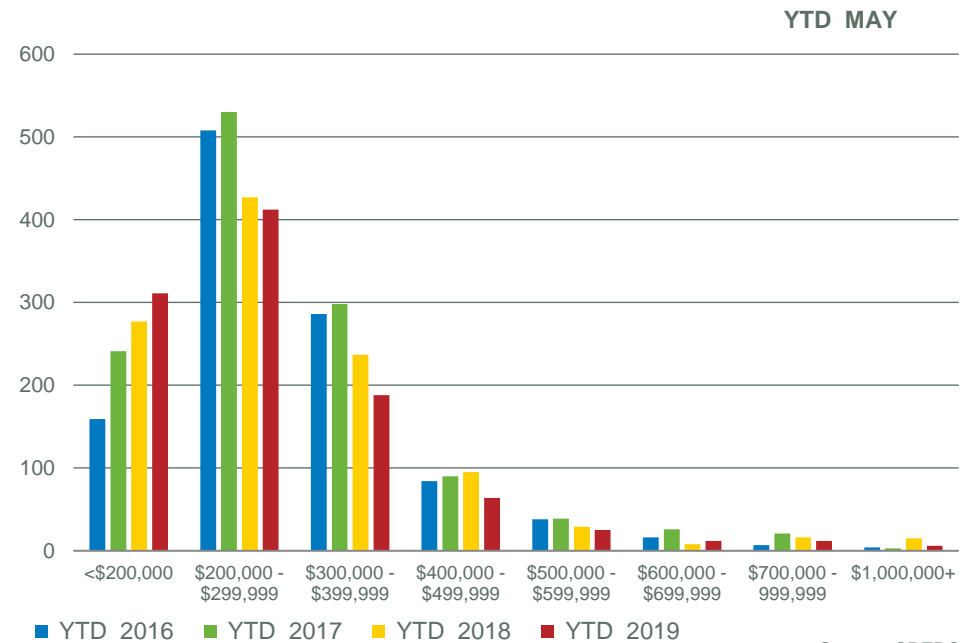


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	145	197	219	261	282	292	254	242	212	213	239	105
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	256,000	255,300	256,000	255,800	255,600	258,300	258,200	257,000	256,400	256,600	252,400	251,200
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	242,000	240,000
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	275,078	283,916
Index	177	177	177	177	177	179	179	178	177	177	175	174
2019												
Sales	125	150	189	251	315							
New Listings	515	449	578	564	625							
Inventory	1,178	1,301	1,496	1,550	1,653							
Days on Market	80	71	74	68	70							
Benchmark Price	251,100	250,800	249,600	249,800	248,200							
Median Price	225,000	250,000	249,000	230,000	242,000							
Average Price	271,209	285,468	294,108	263,009	268,028							
Index	174	173	173	173	172							

	May-18	May-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	3	1	3	4
\$100,000 - \$199,999	71	87	274	307
\$200,000 - \$299,999	110	129	427	412
\$300,000 - \$399,999	43	42	156	122
\$350,000 - \$399,999	18	22	81	66
\$400,000 - \$449,999	10	17	56	45
\$450,000 - \$499,999	10	6	39	19
\$500,000 - \$549,999	5	4	16	13
\$550,000 - \$599,999	3	4	13	12
\$600,000 - \$649,999	1	1	7	9
\$650,000 - \$699,999	1	-	1	3
\$700,000 - \$799,999	3	1	6	8
\$800,000 - \$899,999	-	-	5	1
\$900,000 - \$999,999	2	1	5	3
\$1,000,000 - \$1,249,999	1	-	4	2
\$1,250,000 - \$1,499,999	-	-	5	2
\$1,500,000 - \$1,749,999	-	-	3	-
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	282	315	1,104	1,030

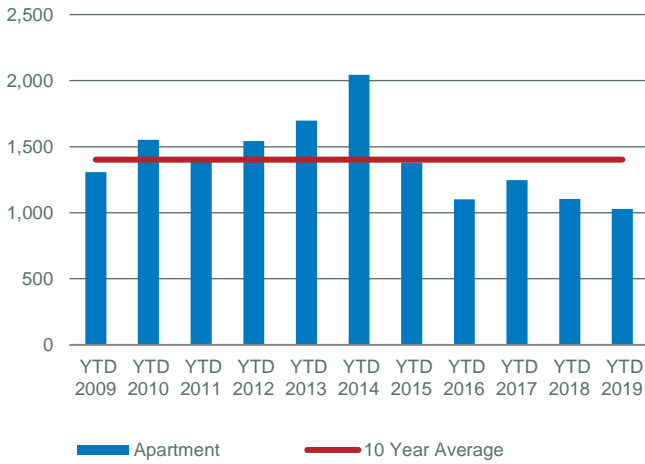
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

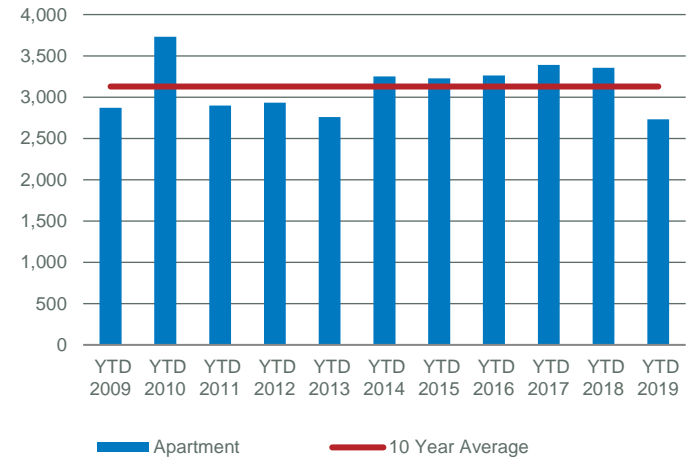
CITY OF CALGARY APARTMENT SALES

YTD MAY

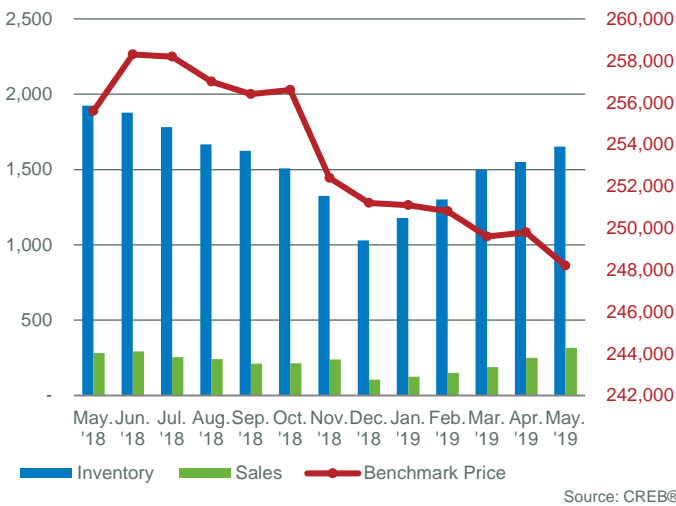


CITY OF CALGARY APARTMENT NEW LISTINGS

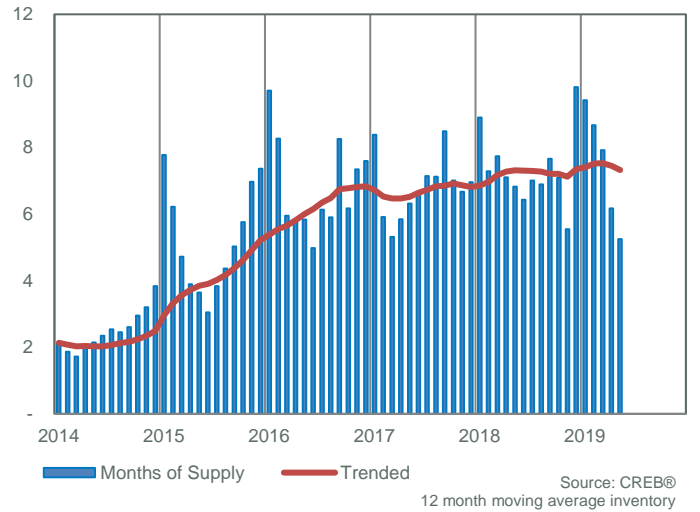
YTD MAY



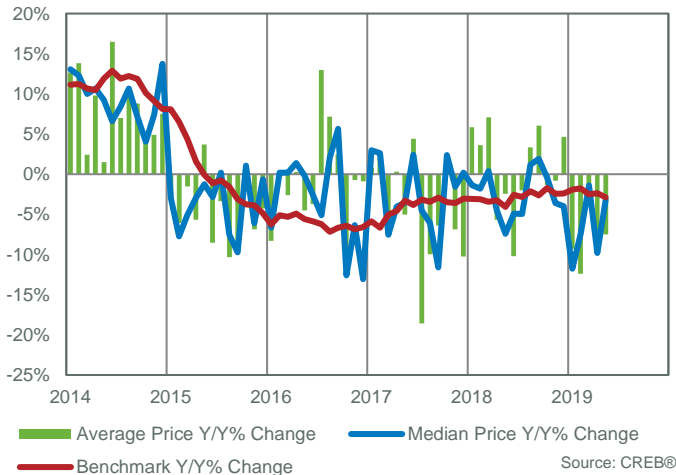
CITY OF CALGARY APARTMENT INVENTORY AND SALES



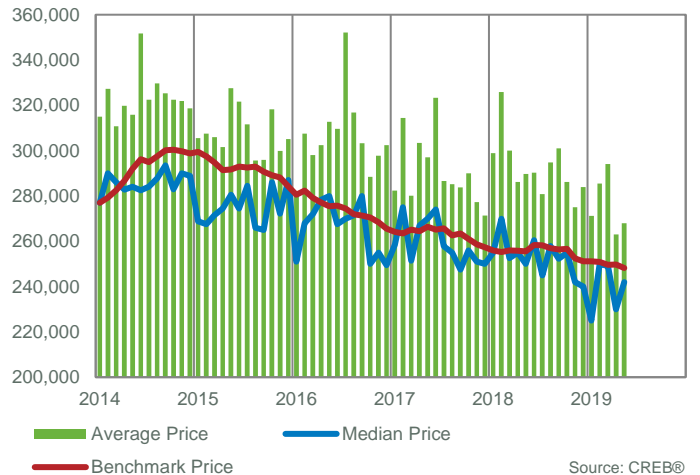
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



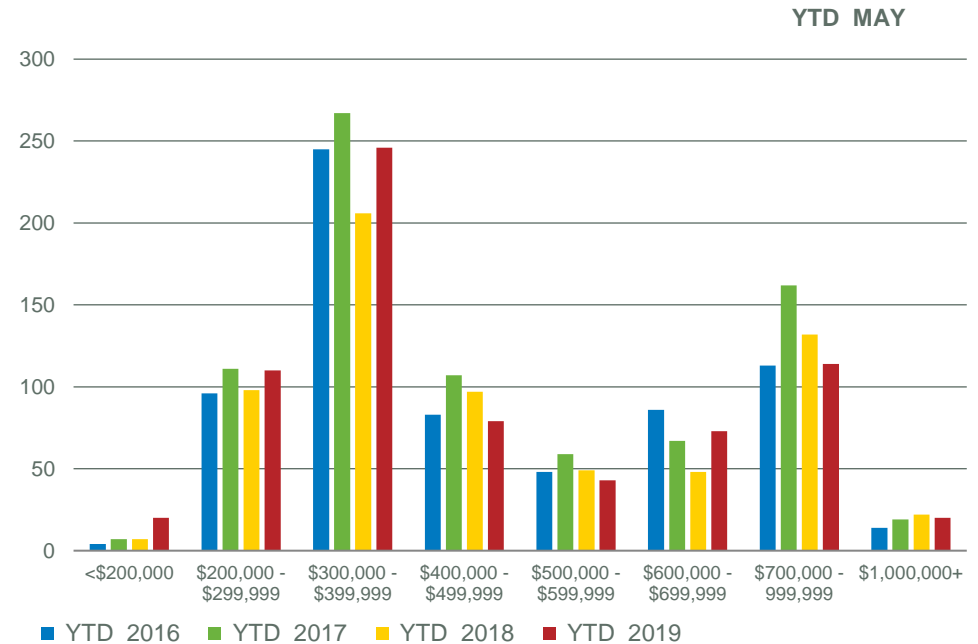
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	99	106	143	155	156	183	150	142	121	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	203	110
Inventory	447	533	674	756	861	919	901	890	852	816	752	570
Days on Market	62	48	45	52	52	47	48	56	55	60	78	79
Benchmark Price	411,200	414,100	414,100	415,500	414,300	413,300	411,000	410,200	406,200	402,100	399,300	396,100
Median Price	376,500	402,815	445,000	421,000	402,844	408,180	395,750	413,750	371,500	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	448,723	477,262	437,269	467,019
Index	208	209	209	210	209	209	208	207	205	203	202	200
2019												
Sales	84	103	148	167	203							
New Listings	308	253	314	316	339							
Inventory	649	689	759	770	793							
Days on Market	67	59	66	63	61							
Benchmark Price	392,000	391,200	390,000	396,100	397,700							
Median Price	395,250	385,000	389,000	385,000	385,000							
Average Price	498,689	465,963	478,728	473,561	476,034							
Index	198	198	197	200	201							

	May-18	May-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	3	5	7	19
\$200,000 - \$299,999	21	33	98	110
\$300,000 - \$349,999	20	38	101	130
\$350,000 - \$399,999	33	30	105	116
\$400,000 - \$449,999	13	19	61	54
\$450,000 - \$499,999	9	6	36	25
\$500,000 - \$549,999	7	5	25	17
\$550,000 - \$599,999	5	7	24	26
\$600,000 - \$649,999	8	7	29	28
\$650,000 - \$699,999	11	11	19	45
\$700,000 - \$799,999	10	22	70	77
\$800,000 - \$899,999	6	8	40	21
\$900,000 - \$999,999	8	5	22	16
\$1,000,000 - \$1,249,999	2	4	19	15
\$1,250,000 - \$1,499,999	-	2	2	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	156	203	659	705

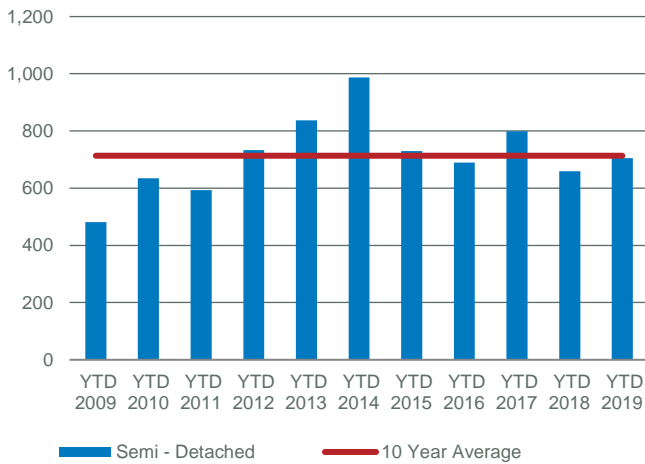
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

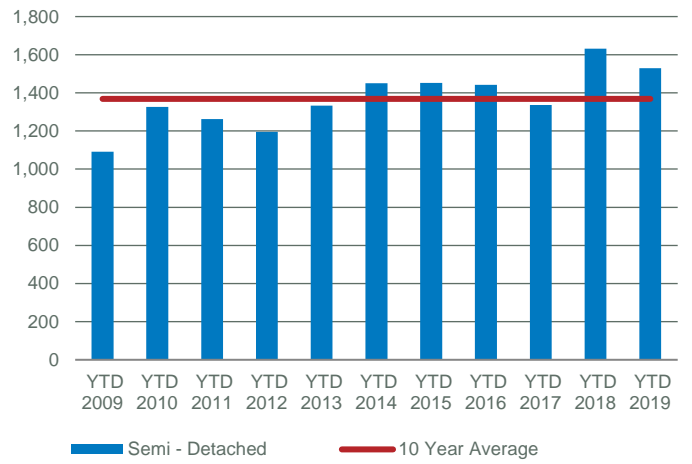
CITY OF CALGARY SEMI-DET. SALES

YTD MAY

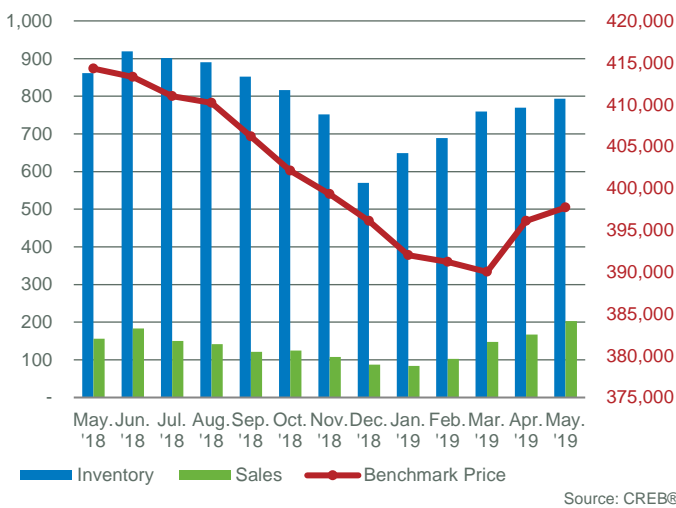


CITY OF CALGARY SEMI-DET. NEW LISTINGS

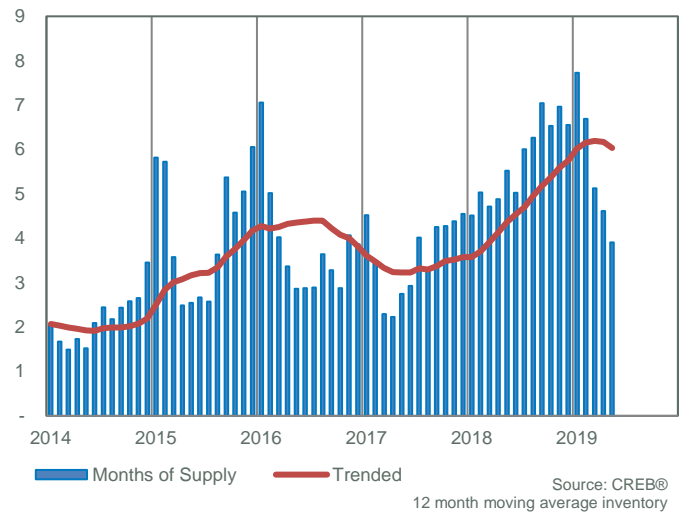
YTD MAY



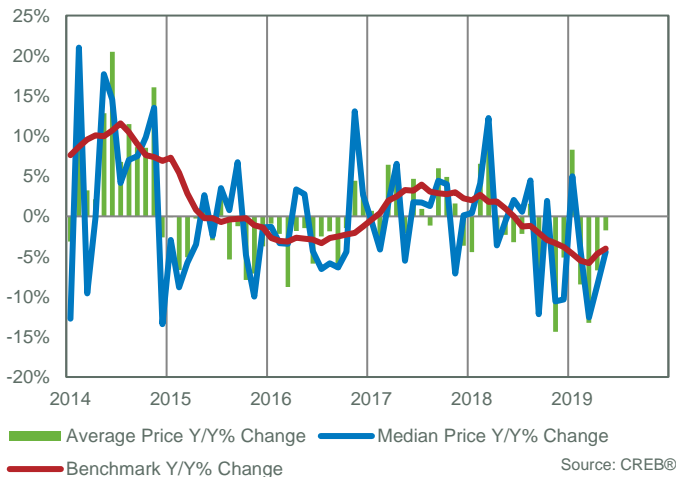
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



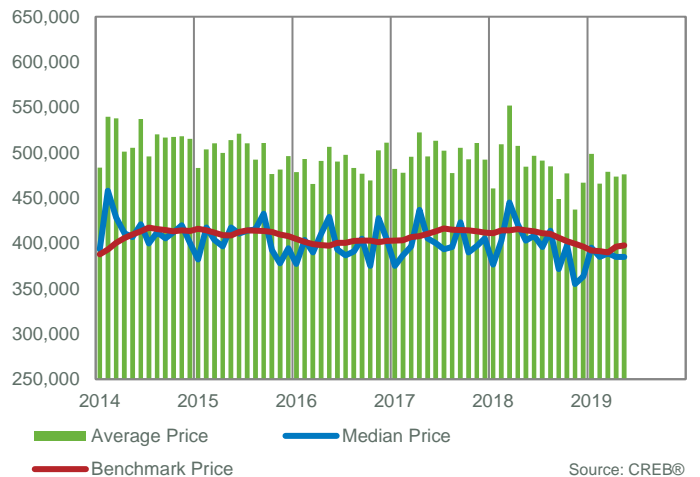
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



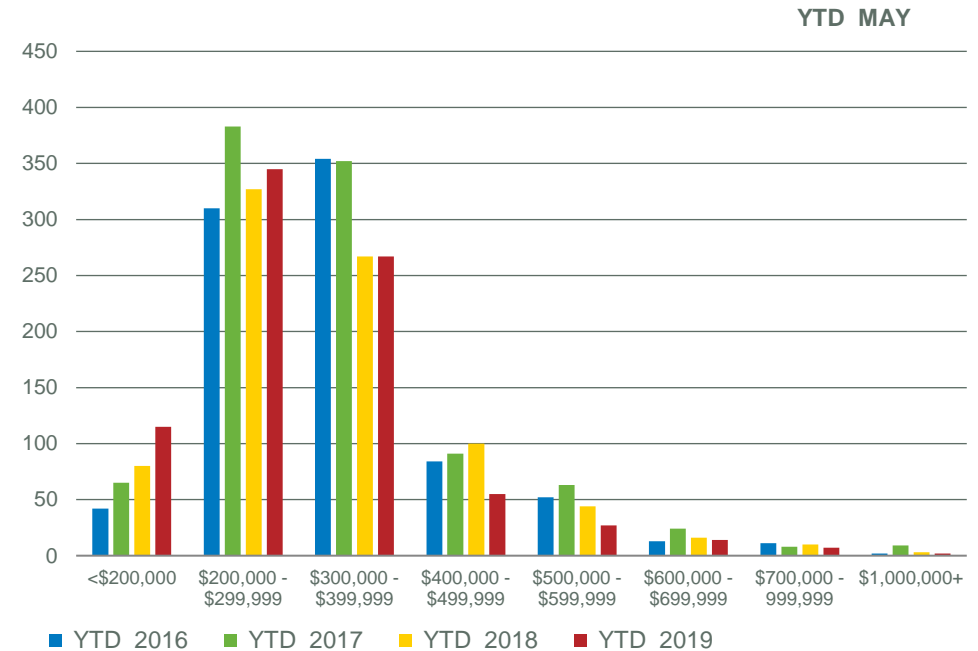
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	131	133	163	192	228	211	175	179	146	153	145	106
New Listings	346	318	467	486	514	496	390	368	415	297	279	147
Inventory	703	779	941	1,073	1,169	1,218	1,199	1,137	1,131	1,029	951	718
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,900	295,700	298,000	300,400	303,600	302,600	300,700	296,900	294,300	293,500	293,000	288,600
Median Price	295,000	300,000	300,000	308,950	308,450	293,500	292,500	300,000	299,000	289,900	289,000	295,250
Average Price	314,512	323,453	328,860	334,402	337,798	317,123	305,903	323,800	323,639	308,489	306,841	307,143
Index	186	185	187	188	190	189	188	186	184	184	183	181
2019												
Sales	107	131	174	199	221							
New Listings	391	324	386	458	437							
Inventory	825	914	959	1,059	1,100							
Days on Market	85	64	65	61	61							
Benchmark Price	284,400	284,700	285,000	285,200	286,500							
Median Price	284,000	281,000	295,075	284,900	284,900							
Average Price	302,691	292,931	305,854	305,481	311,741							
Index	178	178	178	179	179							

	May-18	May-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	19	28	80	114
\$200,000 - \$299,999	89	95	327	345
\$300,000 - \$349,999	43	43	182	182
\$350,000 - \$399,999	23	21	85	85
\$400,000 - \$449,999	19	6	65	29
\$450,000 - \$499,999	15	10	35	26
\$500,000 - \$549,999	9	6	21	15
\$550,000 - \$599,999	3	3	23	12
\$600,000 - \$649,999	2	2	10	9
\$650,000 - \$699,999	1	3	6	5
\$700,000 - \$799,999	3	1	6	4
\$800,000 - \$899,999	-	-	1	1
\$900,000 - \$999,999	1	1	3	2
\$1,000,000 - \$1,249,999	-	-	1	-
\$1,250,000 - \$1,499,999	-	1	-	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	228	221	847	832

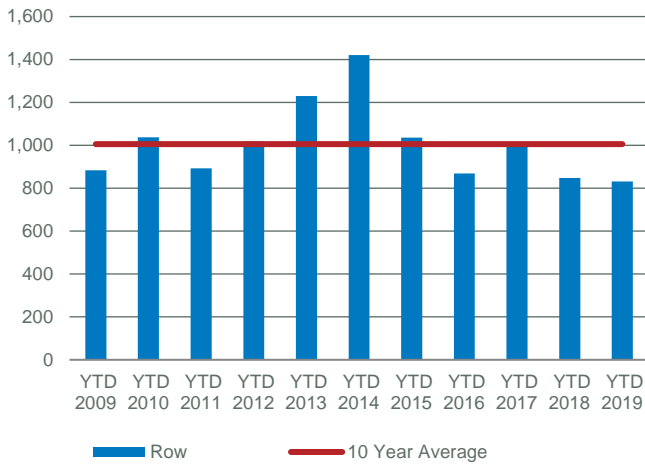
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

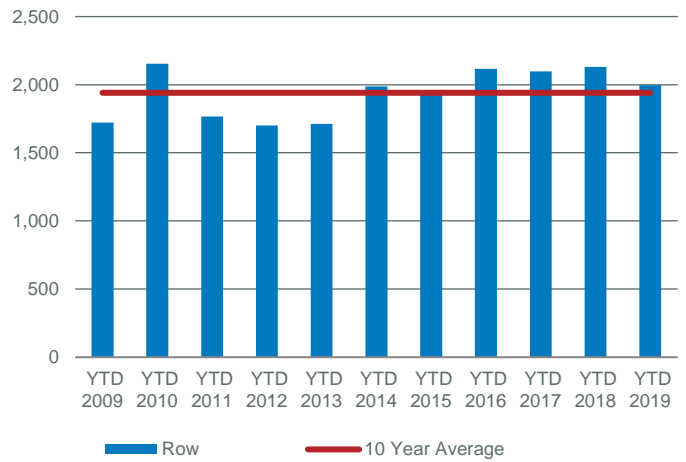
YTD MAY



Source: CREB®

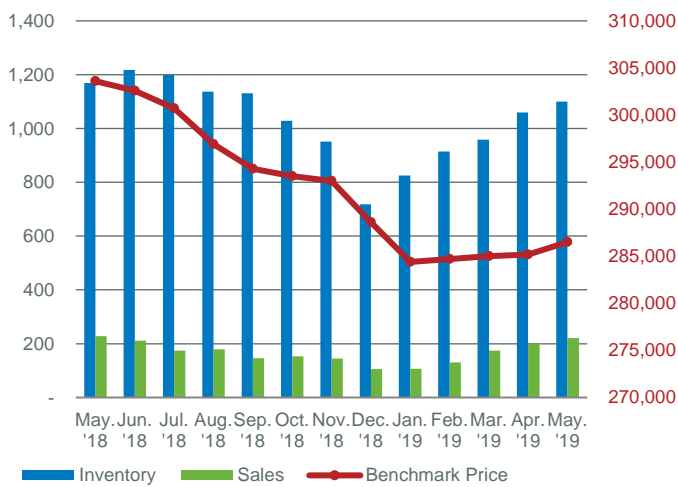
CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



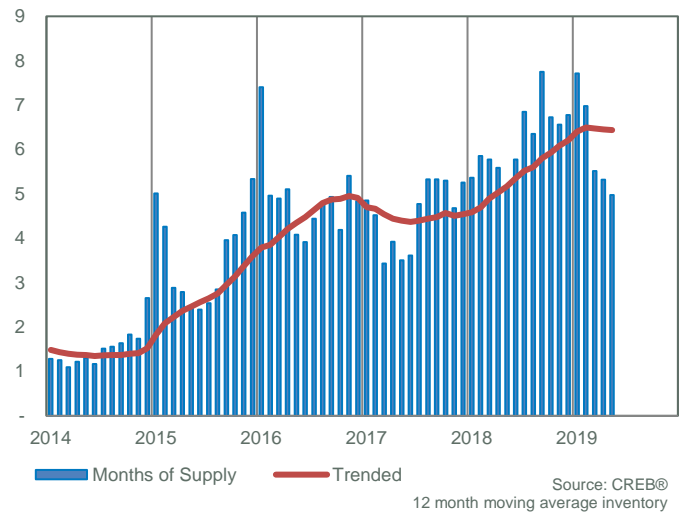
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



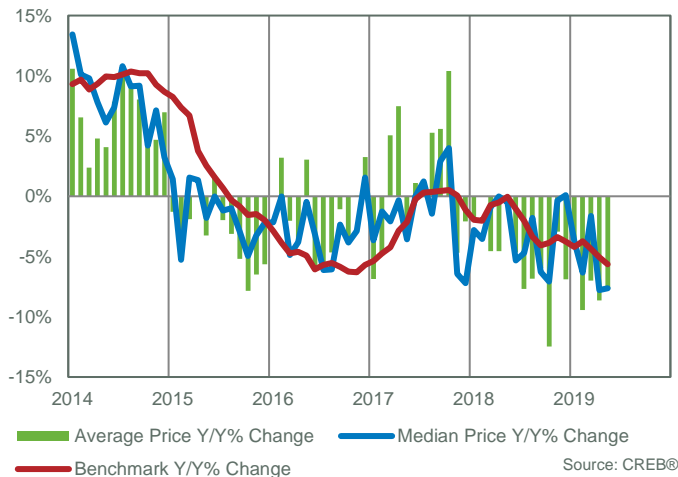
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



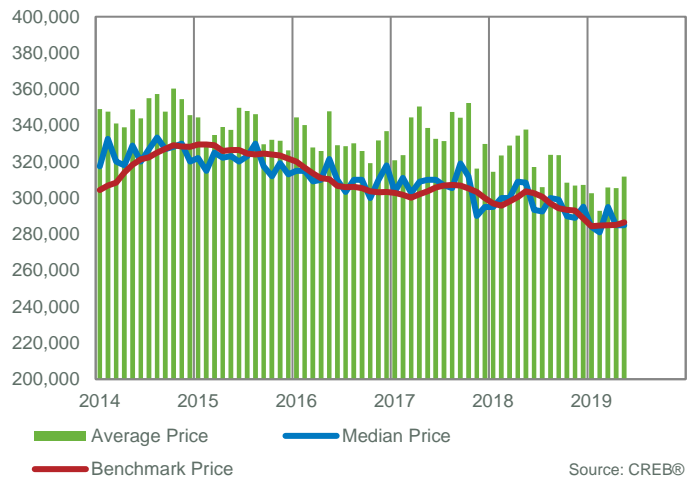
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

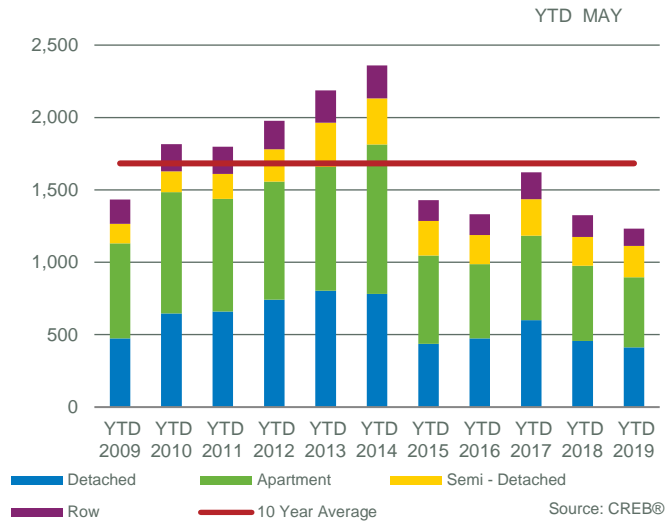
CITY OF CALGARY ROW PRICES



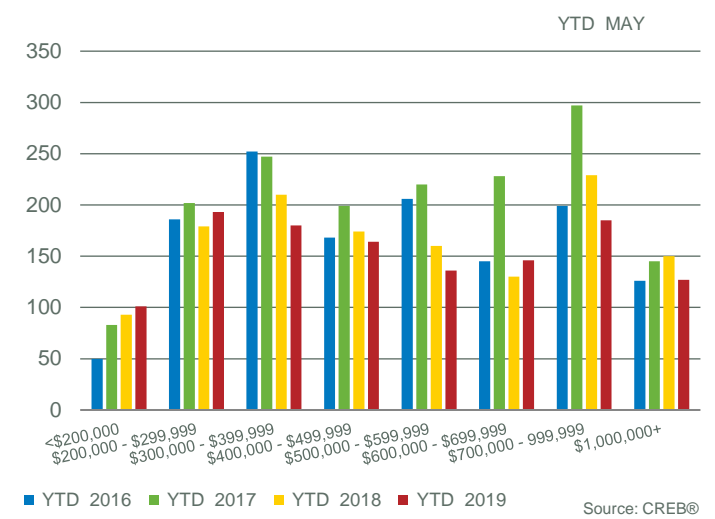
Source: CREB®

CITY CENTRE

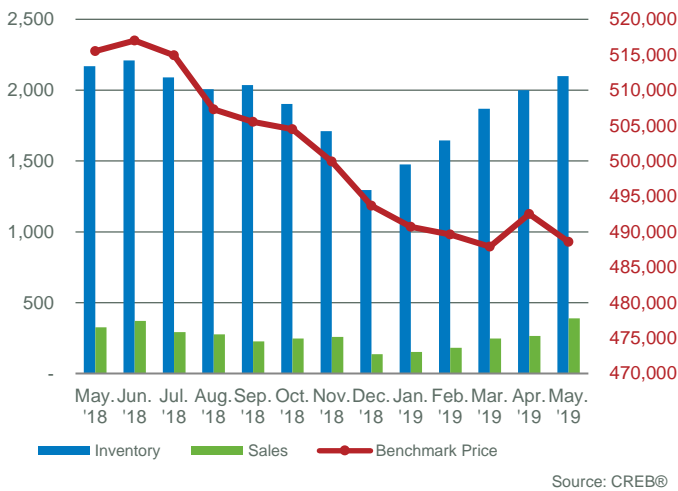
CITY CENTRE TOTAL SALES



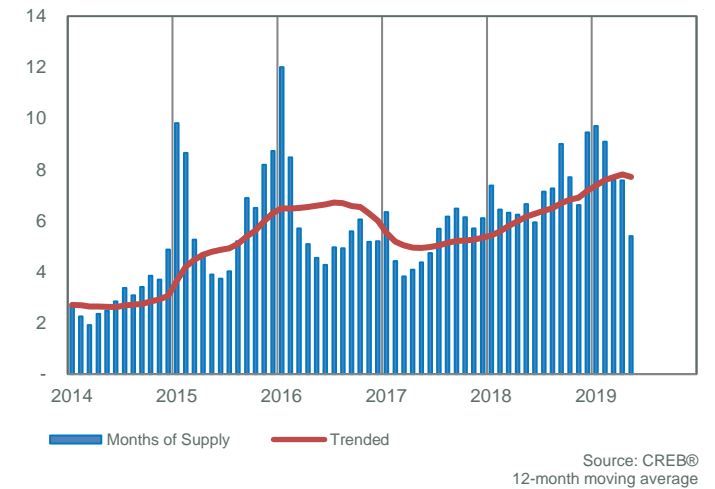
CITY CENTRE TOTAL SALES BY PRICE RANGE



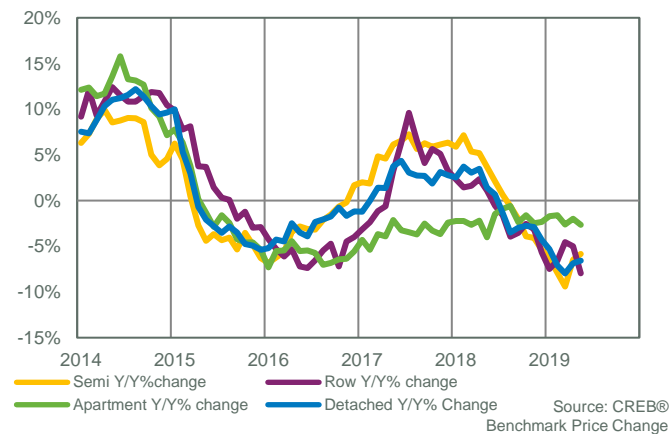
CITY CENTRE INVENTORY AND SALES



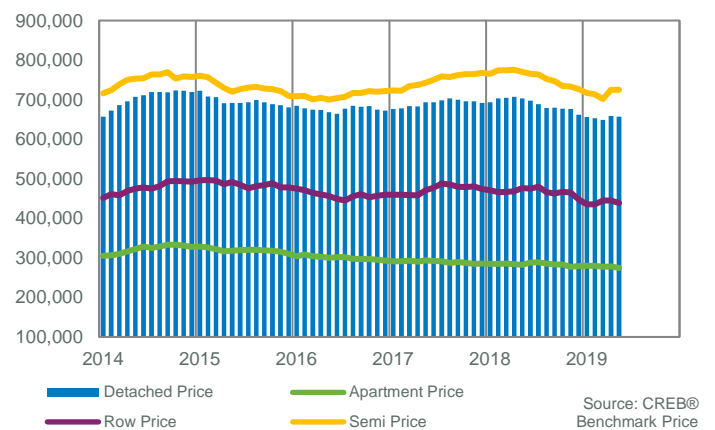
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

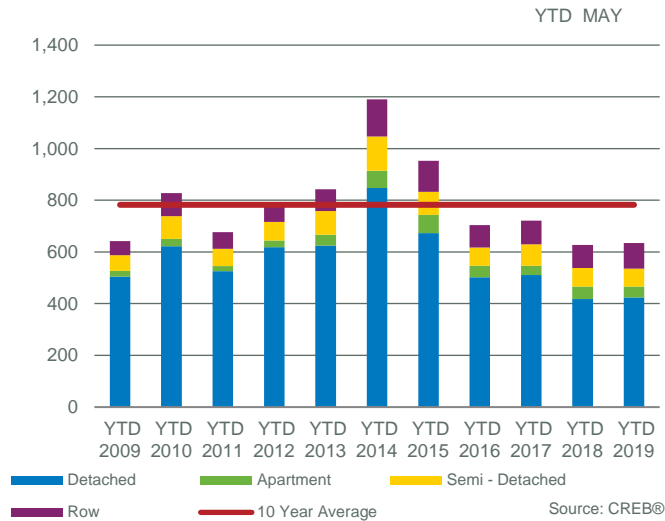


CITY CENTRE PRICES

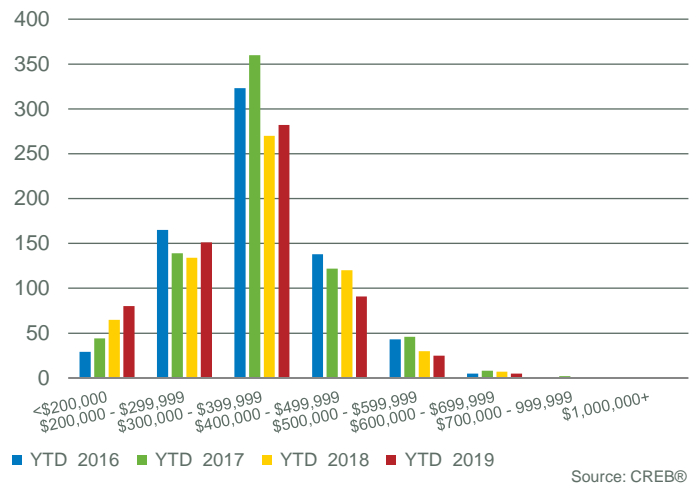


NORTHEAST

NORTHEAST TOTAL SALES



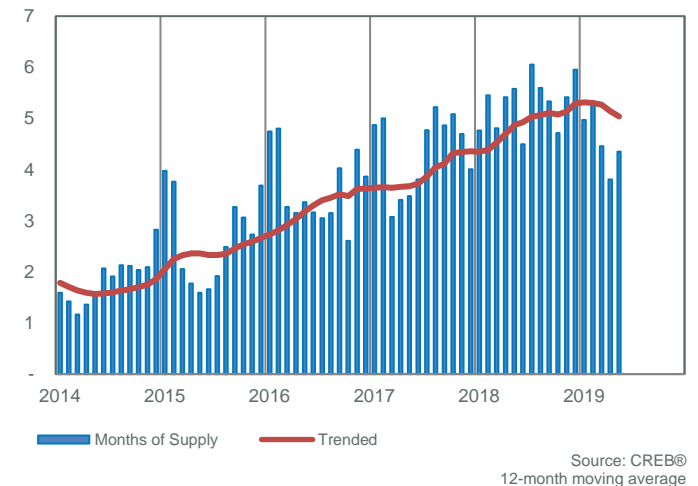
NORTHEAST TOTAL SALES BY PRICE RANGE



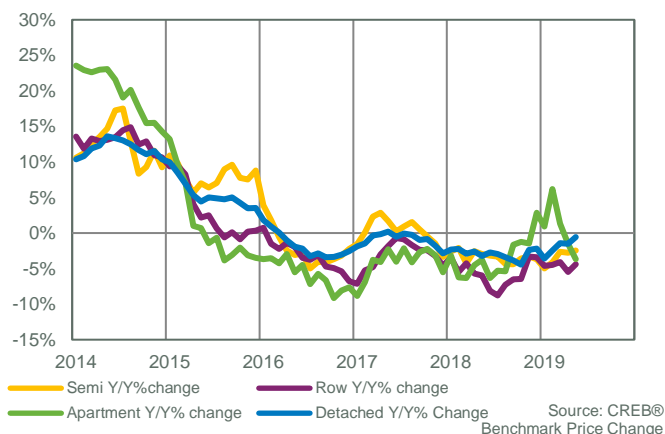
NORTHEAST INVENTORY AND SALES



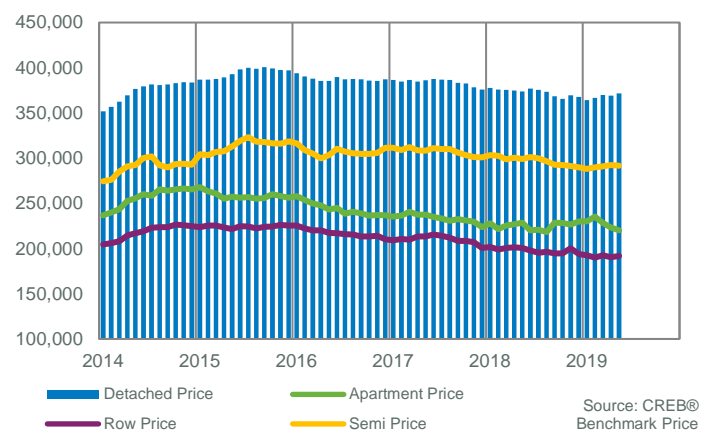
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

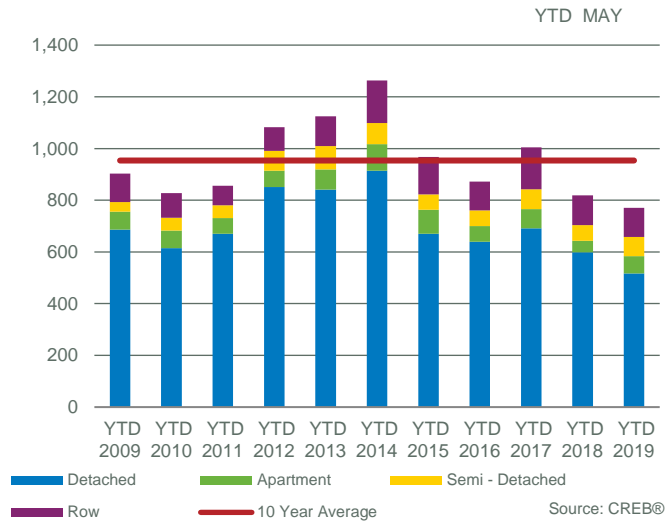


NORTHEAST PRICES

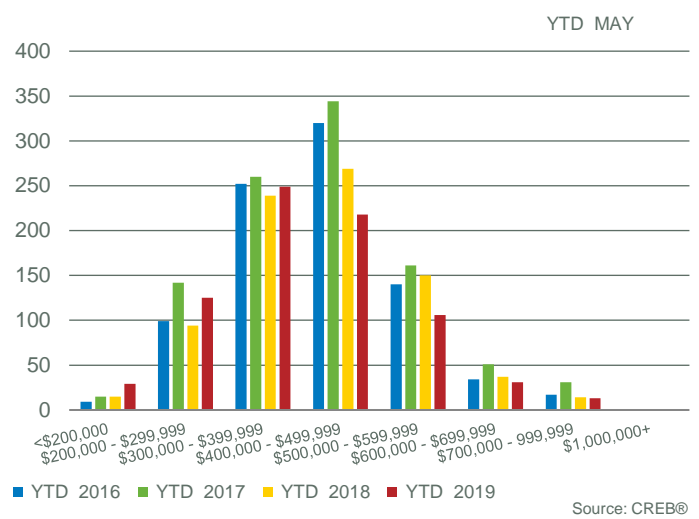


NORTH

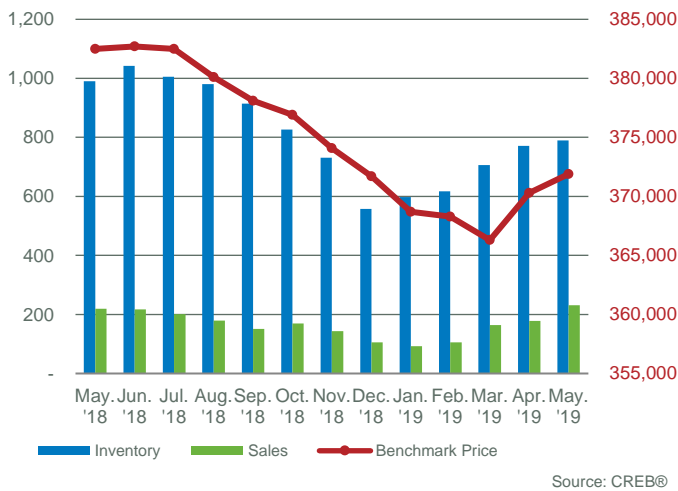
NORTH TOTAL SALES



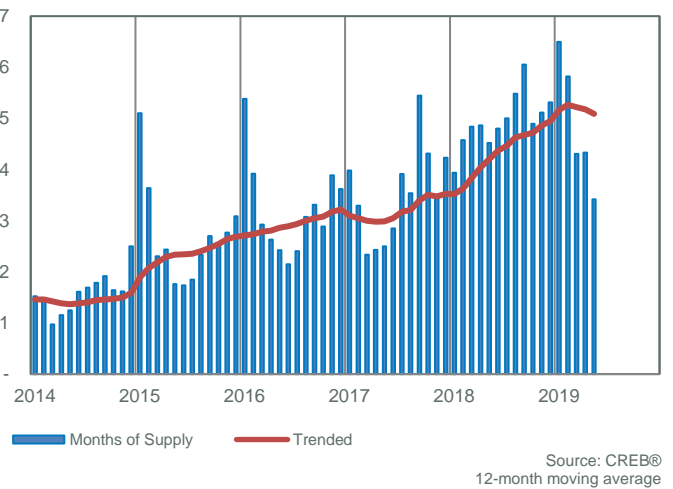
NORTH TOTAL SALES BY PRICE RANGE



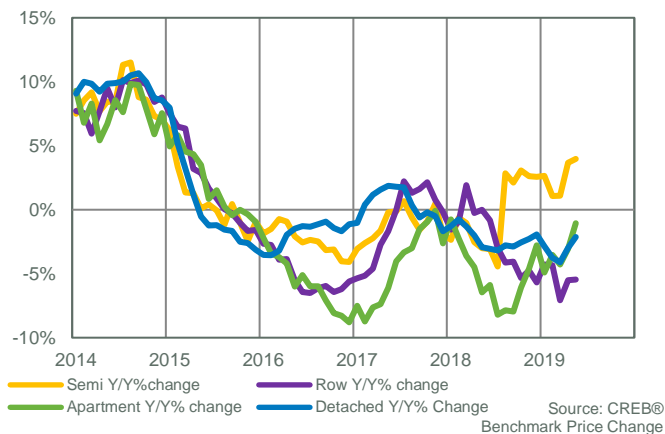
NORTH INVENTORY AND SALES



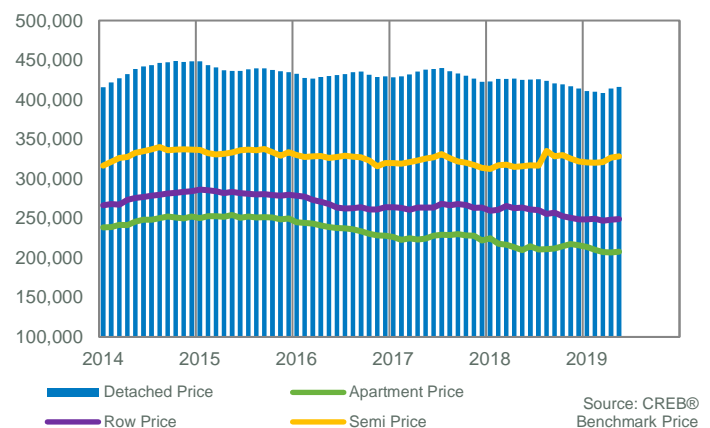
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

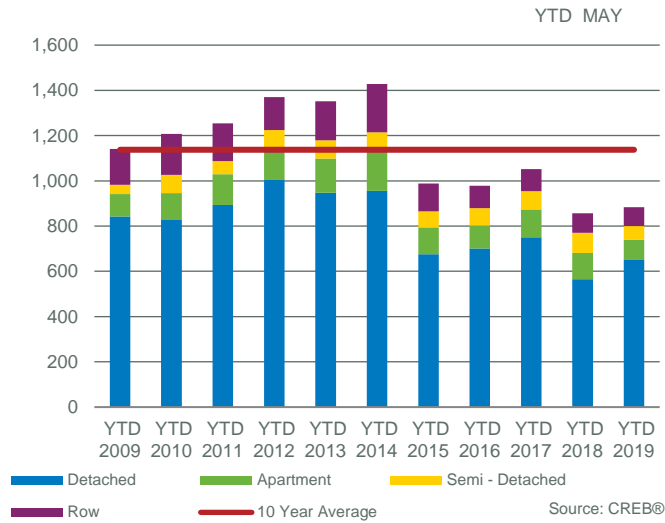


NORTH PRICES

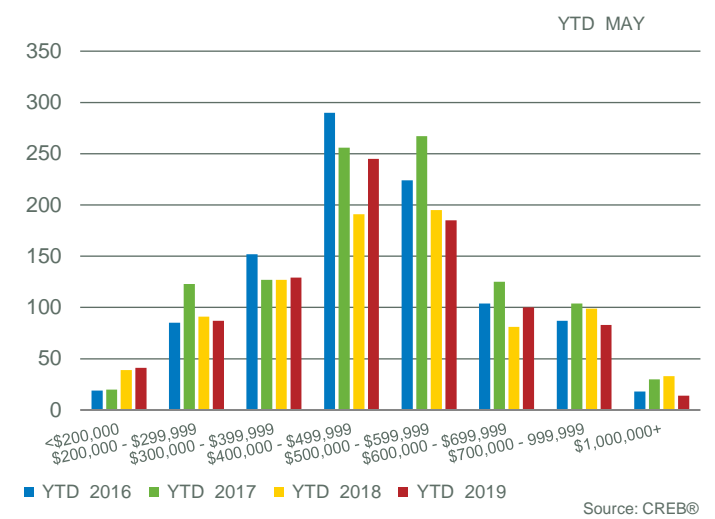


NORTHWEST

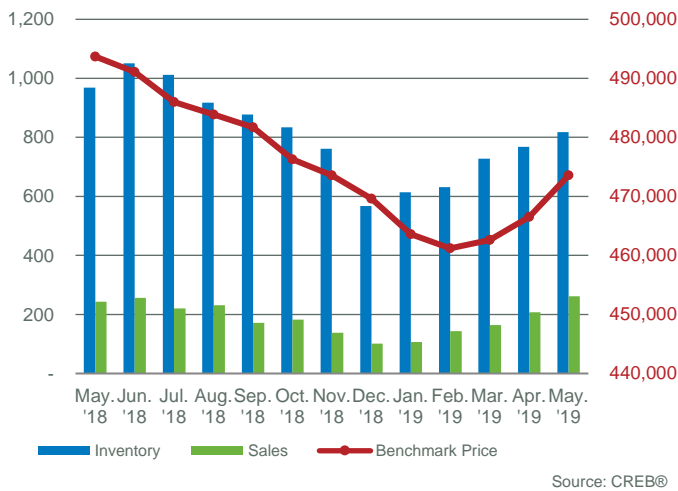
NORTHWEST TOTAL SALES



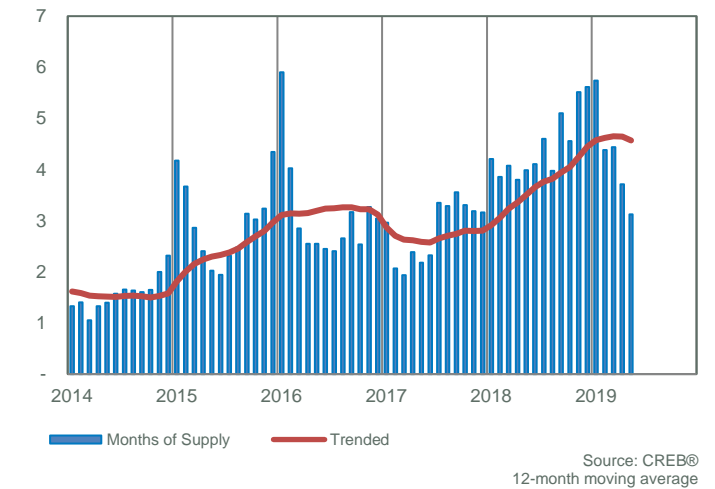
NORTHWEST TOTAL SALES BY PRICE RANGE



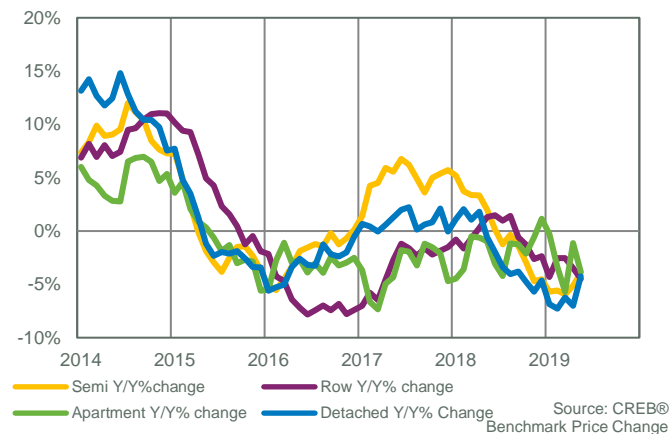
NORTHWEST INVENTORY AND SALES



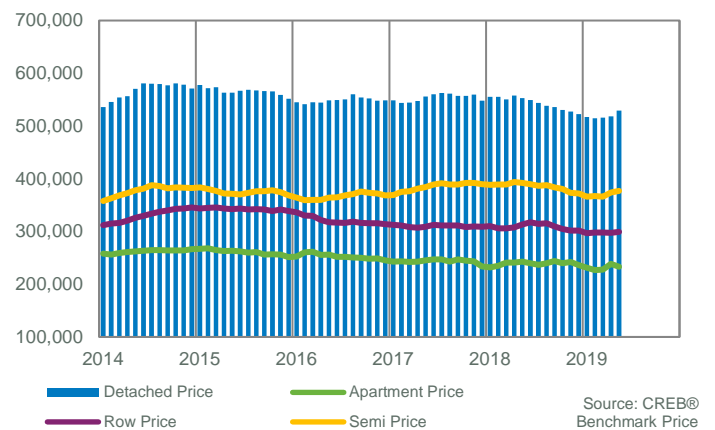
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

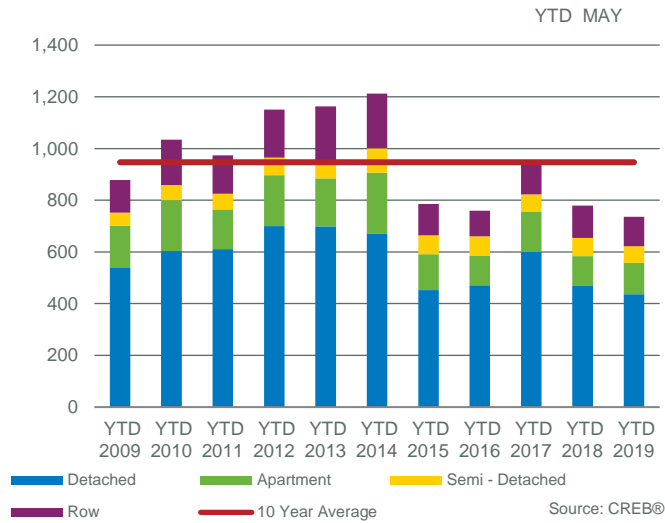


NORTHWEST PRICES

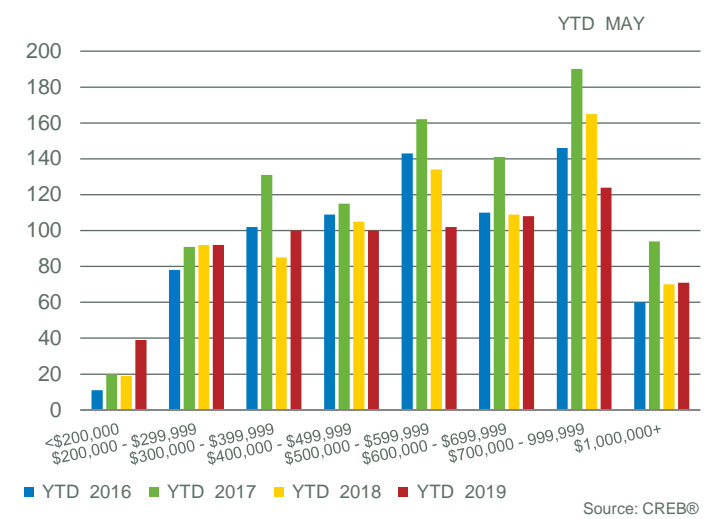


WEST

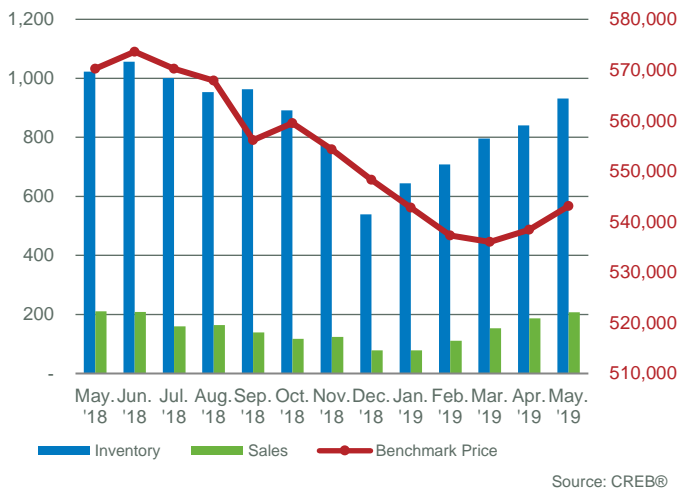
WEST TOTAL SALES



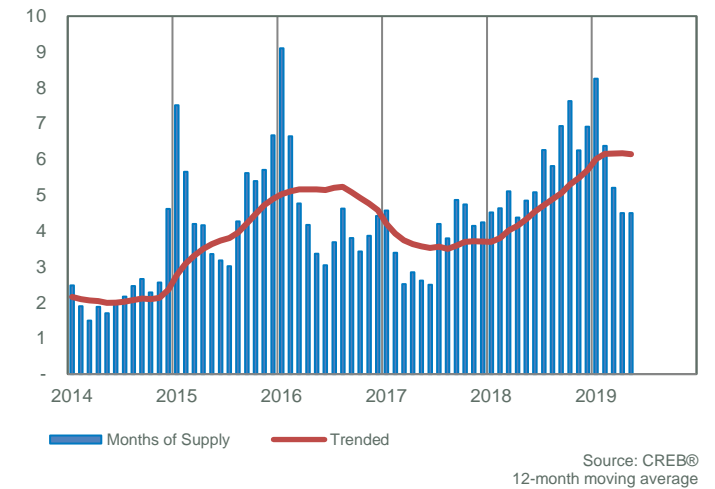
WEST TOTAL SALES BY PRICE RANGE



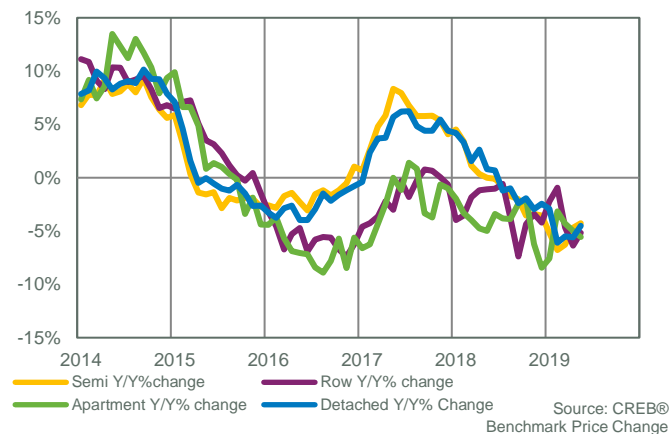
WEST INVENTORY AND SALES



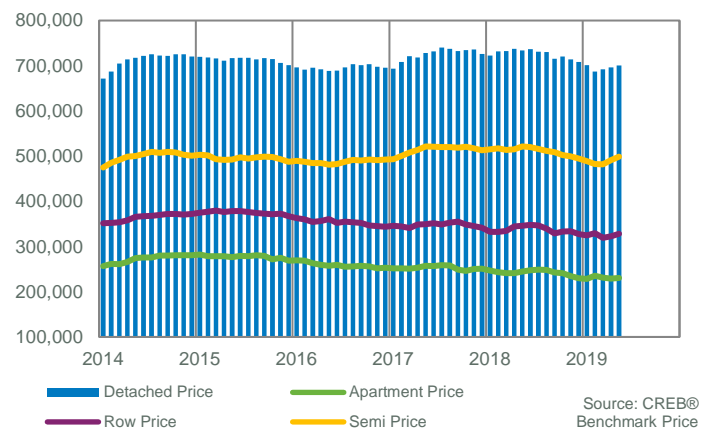
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

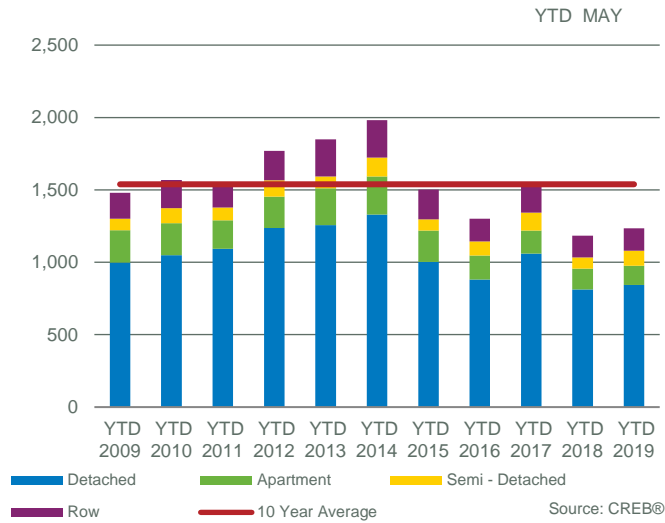


WEST PRICES

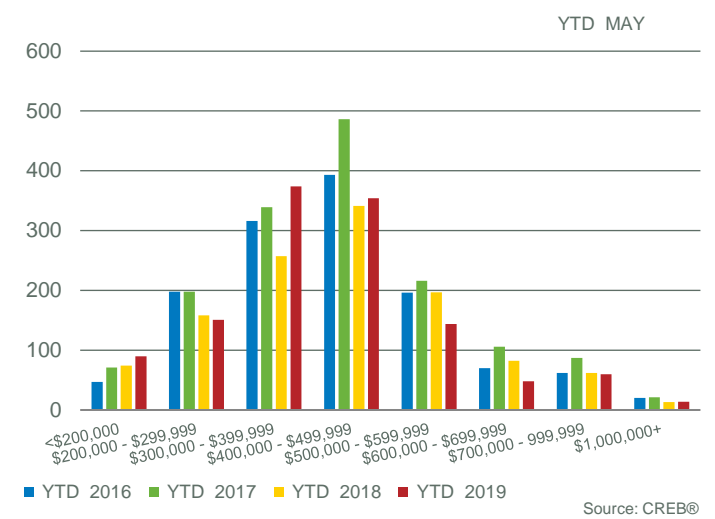


SOUTH

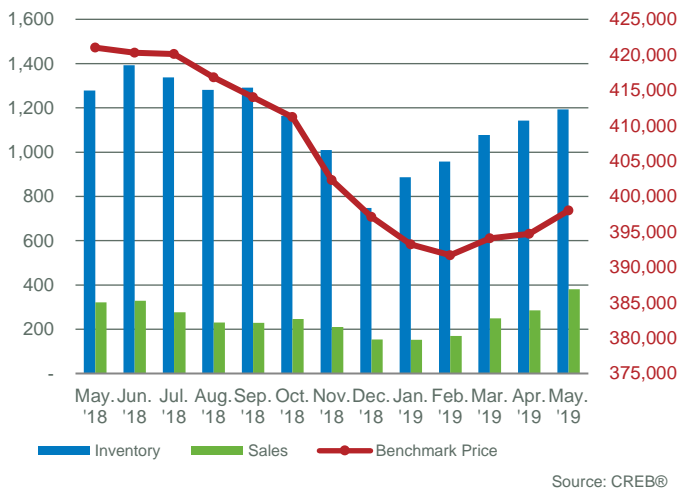
SOUTH TOTAL SALES



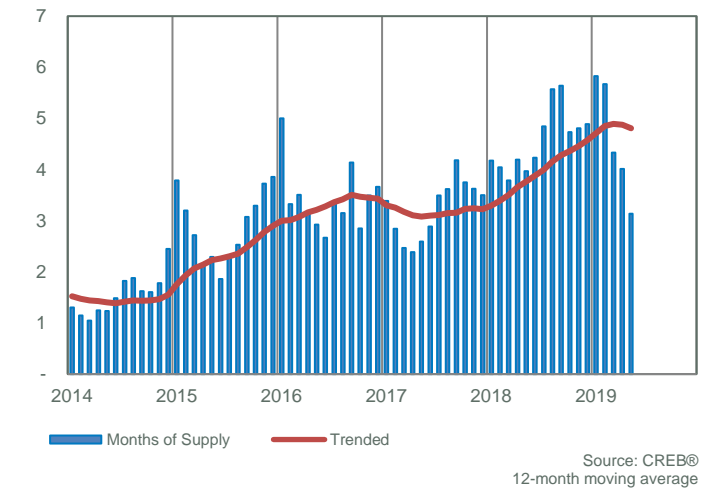
SOUTH TOTAL SALES BY PRICE RANGE



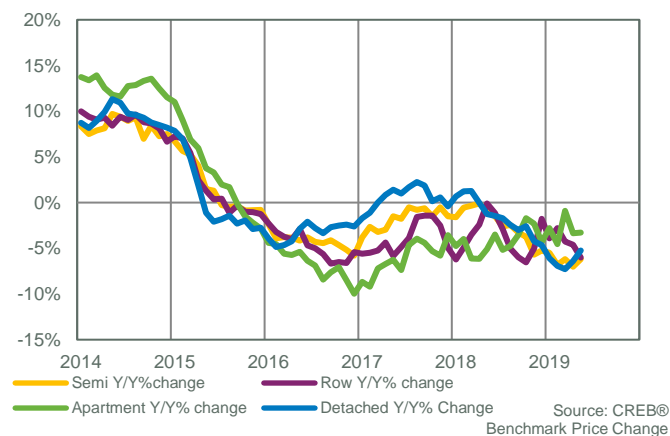
SOUTH INVENTORY AND SALES



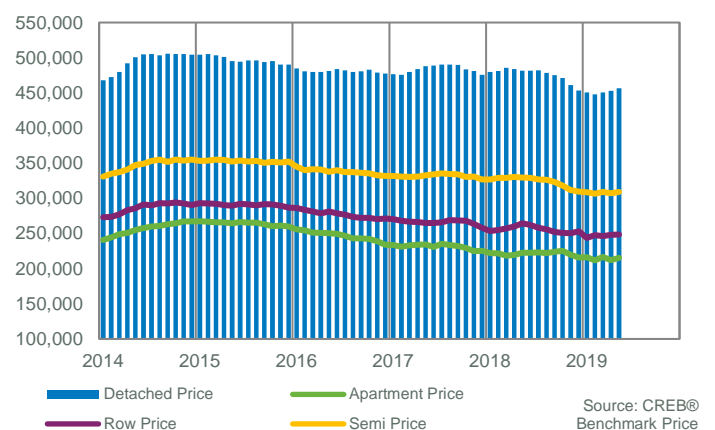
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

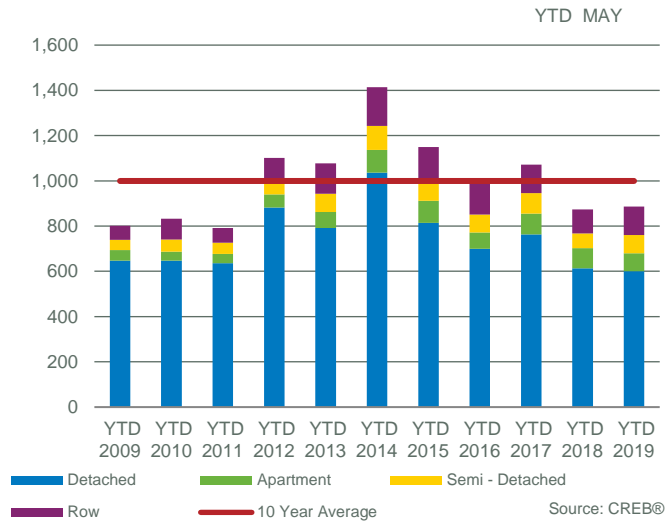


SOUTH PRICES

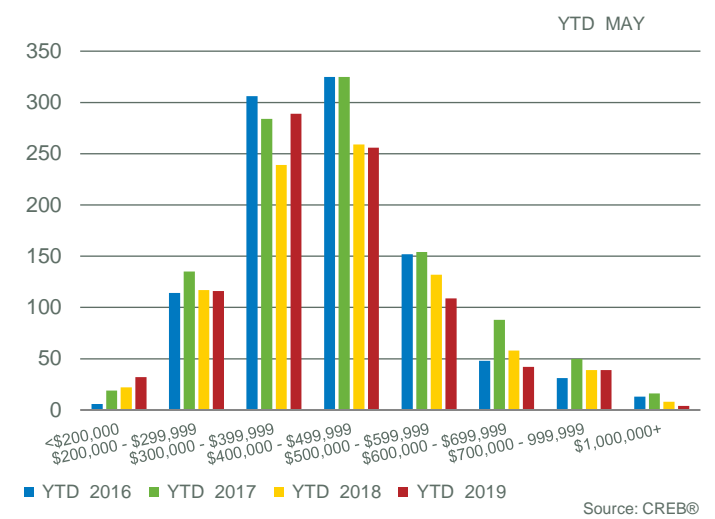


SOUTHEAST

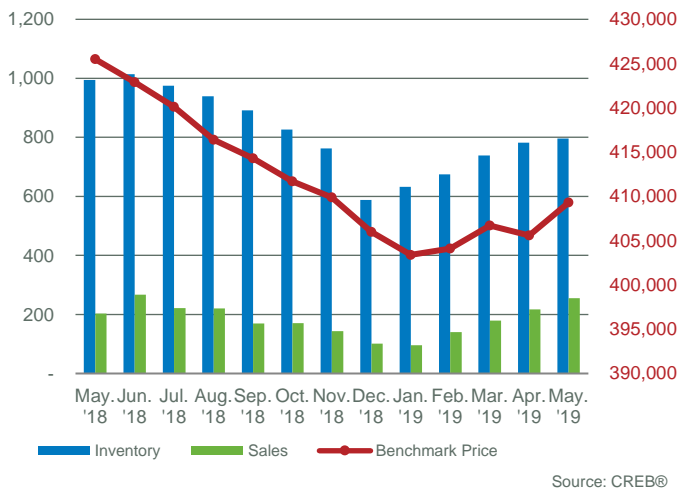
SOUTHEAST TOTAL SALES



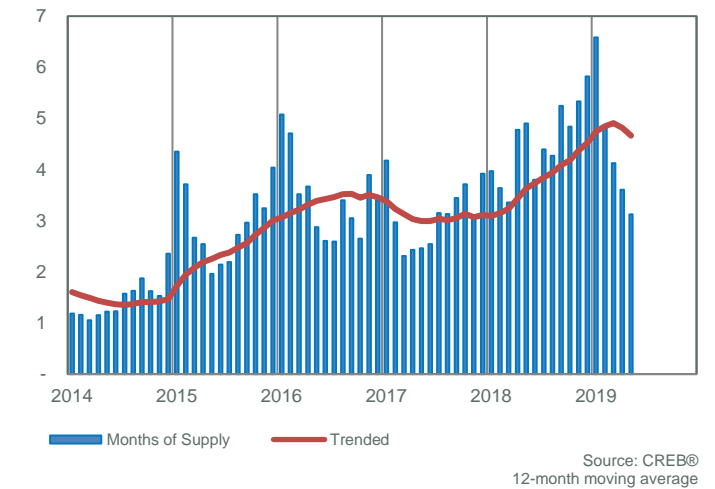
SOUTHEAST TOTAL SALES BY PRICE RANGE



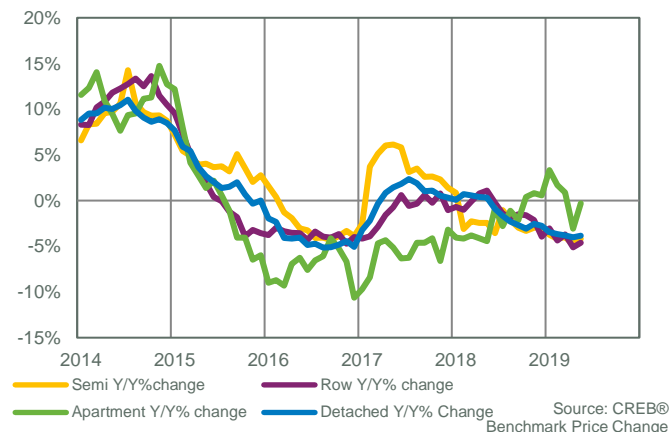
SOUTHEAST INVENTORY AND SALES



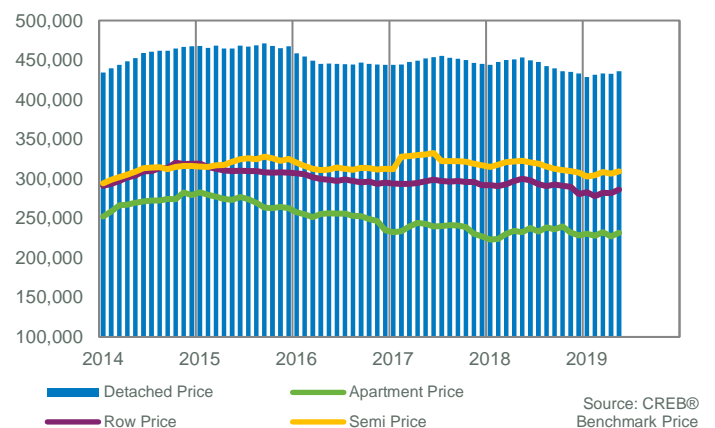
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

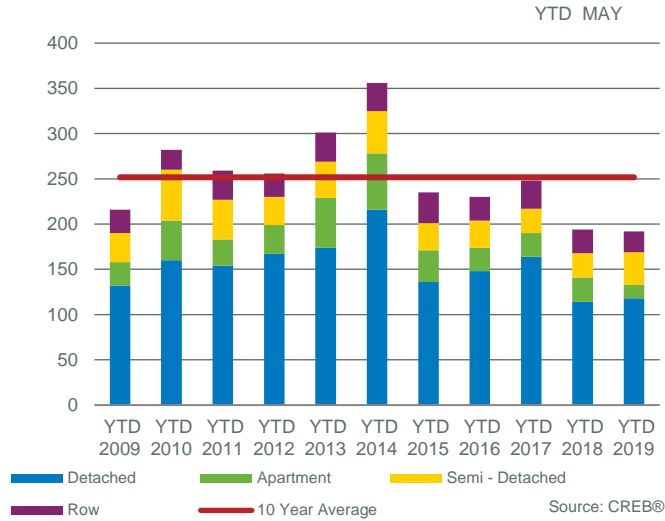


SOUTHEAST PRICES

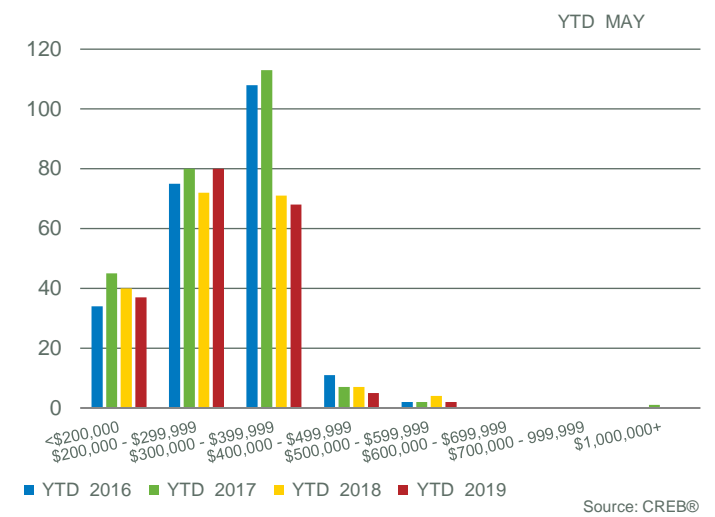


EAST

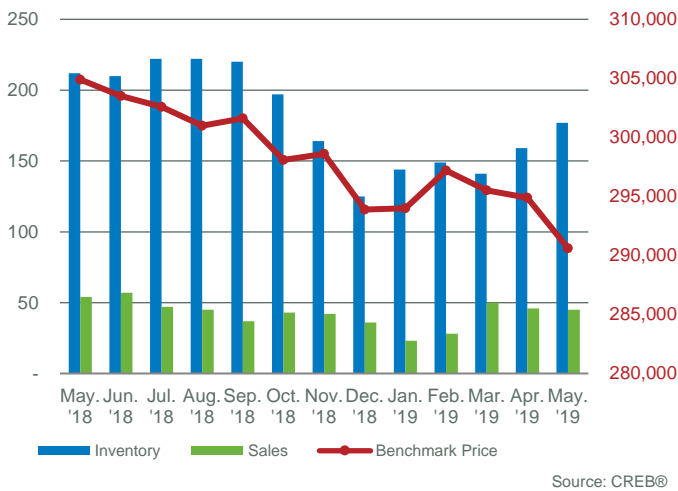
EAST TOTAL SALES



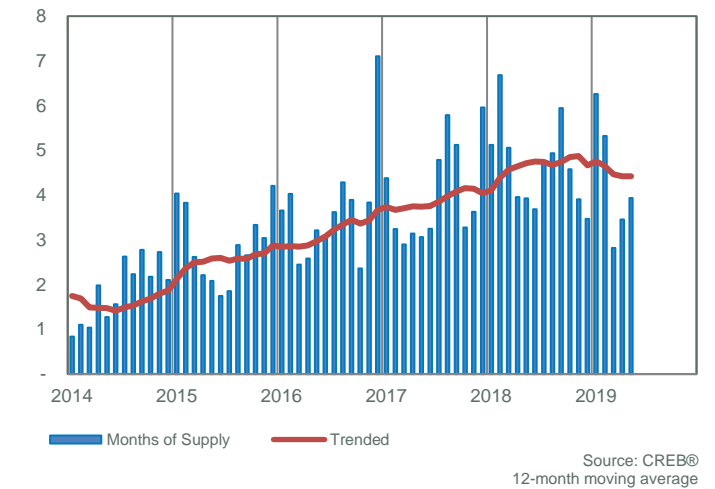
EAST TOTAL SALES BY PRICE RANGE



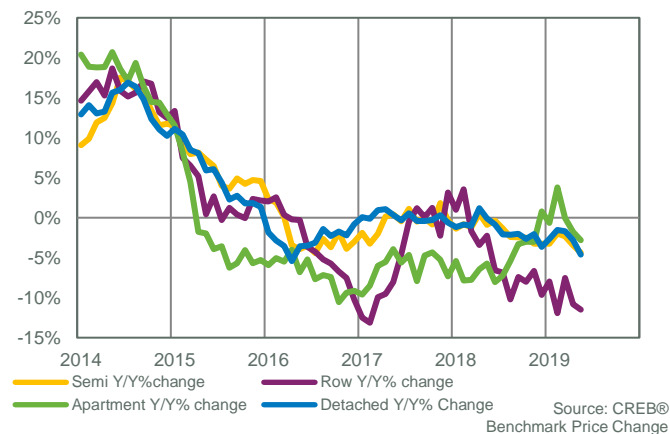
EAST INVENTORY AND SALES



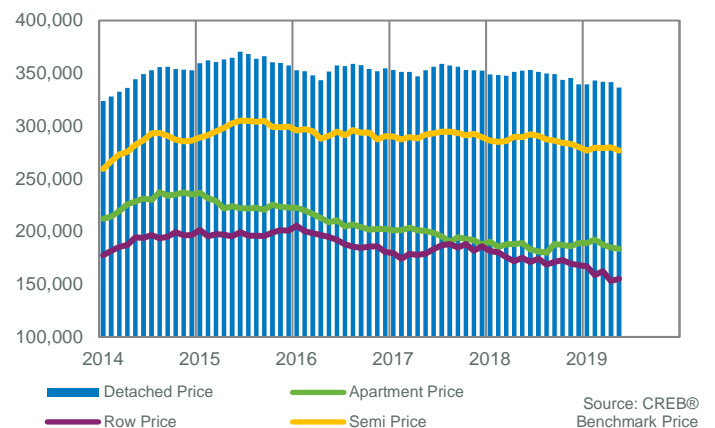
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

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

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.