



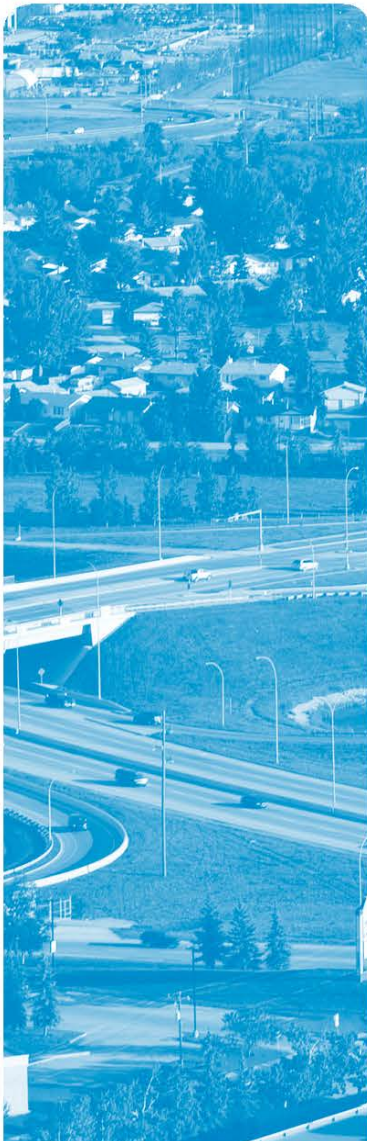
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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2019



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Shifting to Stability

Sep. 2019

City of Calgary, October 1, 2019 – For the third consecutive month, sales activity improved over last year’s figures, and year-over-year new listings and inventories eased. This trend will help support more stability in the housing market.

“Price declines have likely brought some buyers back into the market,” said CREB® chief economist Ann-Marie Lurie, noting improvements in the market continue to be driven by homes priced below \$500,000.

In the condominium apartment market, sales improved by 16 per cent this month. This represents the segment’s best September since 2015. Year-to-date growth in both the attached and apartment sector were enough to offset the modest decline in the detached sector resulting in year-to-date sales growth of nearly one per cent in the city. Despite improving sales and reductions in inventory, the overall market remains oversupplied. This continues to weigh on prices.

“While housing demand is modestly improving, sales activity remains relatively weak,” said Lurie. “The market is moving toward more stable conditions, but this is mostly related to supply adjustments in the city.”

September inventory levels are still elevated at 6,889 units, but this figure represents a decline of 13 per cent compared to last year. The months of supply in the Calgary market currently sits at five months. These conditions continue to favour the buyer, but not to the same degree seen at this time last year.

September’s citywide unadjusted benchmark price of \$424,900 is two per cent lower than last year’s levels.

Detached

- Improvements in sales over the past three months were not enough to offset pullbacks that occurred earlier in the year, as year-to-date sales remain nearly one per cent lower than last year’s levels. Despite citywide declines, sales improved in both the North West and South districts, thanks to significant gains in sales of homes priced below \$500,000.
- The months of supply remains elevated at over four months, although this is an improvement compared to the same time last year.
- Benchmark prices in September ranged from a year-over-year decline of more than four per cent in the South district to general stability in the North East, North and West districts.

Apartment

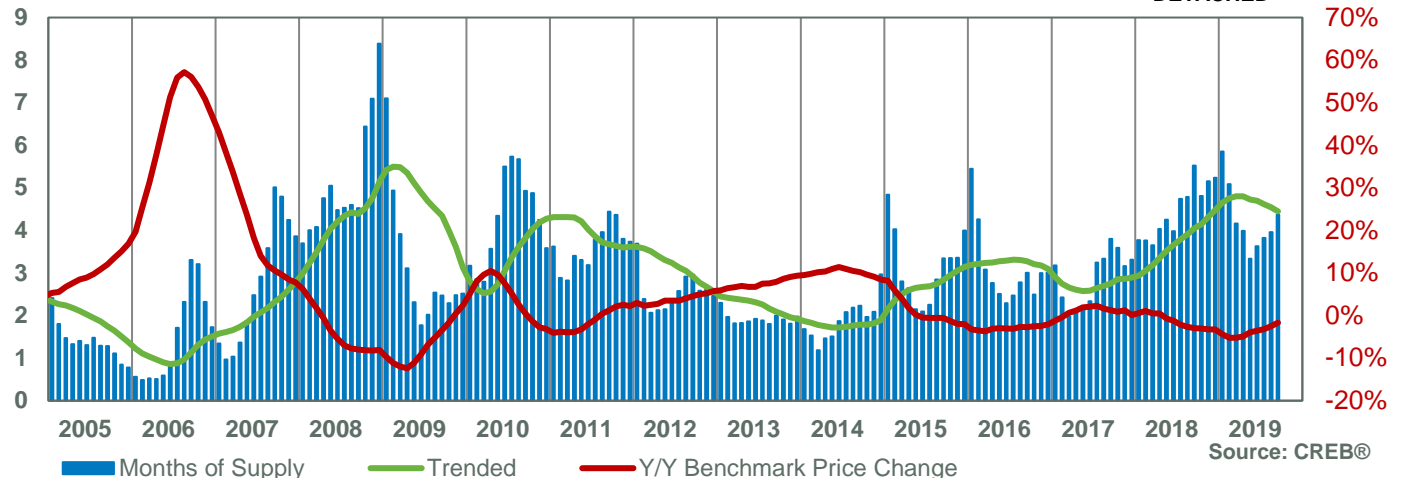
- Sales improved by 16 per cent this month, making it the best September recorded in the past three years. Despite recent improvements in sales, year-to-date levels remain stable compared to last year, but well below longer-term trends.
- Condominium apartment sales were varied across the city. Significant growth was reported in the North and South East districts. Both districts have seen significant new-home development which could be influencing resale activity.
- Oversupply continues to weigh on prices in this segment, as unadjusted prices remain 17 per cent below 2014 highs.

Attached

- Sales increases for both semi-detached and row product have improved year-to-date attached sales by more than five per cent compared to last year. It is the only product type that has recorded significant gains year-over-year.
- New listings continue to ease, reducing inventory and the months of supply.
- Despite some annual reductions in the months of supply, buyers’ market conditions persist and prices continue to ease. Year-to-date benchmark price declines ranged from a high of nearly six per cent in the City Centre to a low of three per cent in the North East.

MONTHS OF SUPPLY AND PRICE CHANGES

DETACHED



Sep. 2019

	Sep-18	Sep-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
DETACHED						
Total Sales	788	826	4.82%	7,939	7,865	-0.93%
Total Sales Volume	\$425,090,224	\$448,030,584	5.40%	\$4,476,573,359	\$4,233,887,866	-5.42%
New Listings	1,784	1,517	-14.97%	16,757	14,541	-13.22%
Inventory	4,354	3,607	-17.16%	3,789	3,508	-7.41%
Months of Supply	5.53	4.37	-20.97%	4.30	4.01	-6.54%
Sales to New Listings Ratio	44.17%	54.45%	10.28%	47.38%	54.09%	6.71%
Sales to List Price Ratio	96.67%	96.43%	-0.24%	97.07%	96.63%	-0.44%
Days on Market	52	55	6.80%	45	53	17.78%
Benchmark Price	\$497,000	\$488,700	-1.67%	\$505,078	\$485,622	-3.85%
Median Price	\$470,500	\$457,750	-2.71%	\$490,000	\$467,500	-4.59%
Average Price	\$539,455	\$542,410	0.55%	\$563,871	\$538,320	-4.53%
Index	203	199	-1.68%	206	198	-3.60%
APARTMENT						
Total Sales	212	246	16.04%	2,104	2,107	0.14%
Total Sales Volume	\$63,804,928	\$69,609,089	9.10%	\$620,894,535	\$577,555,597	-6.98%
New Listings	560	502	-10.36%	5,660	4,956	-12.44%
Inventory	1,624	1,580	-2.71%	1,683	1,478	-12.19%
Months of Supply	7.66	6.42	-16.16%	7.20	6.31	-12.32%
Sales to New Listings Ratio	37.86%	49.00%	11.15%	37.17%	42.51%	5.34%
Sales to List Price Ratio	96.05%	96.47%	0.42%	96.14%	95.86%	-0.28%
Days on Market	66	70	5.15%	64	71	10.94%
Benchmark Price	\$256,400	\$248,900	-2.93%	\$256,511	\$249,900	-2.58%
Median Price	\$252,250	\$244,000	-3.27%	\$255,000	\$241,000	-5.49%
Average Price	\$300,967	\$282,964	-5.98%	\$295,102	\$274,113	-7.11%
Index	177	172	-2.93%	177	173	-2.23%
ATTACHED						
Total Sales	267	299	11.99%	2,813	2,962	5.30%
Total Sales Volume	\$101,546,719	\$114,979,745	13.23%	\$1,125,159,415	\$1,145,081,761	1.77%
New Listings	742	695	-6.33%	6,790	6,151	-9.41%
Inventory	1,983	1,702	-14.17%	1,798	1,687	-6.16%
Months of Supply	7.43	5.69	-23.36%	5.75	5.13	-10.88%
Sales to New Listings Ratio	35.98%	43.02%	7.04%	41.43%	48.15%	6.73%
Sales to List Price Ratio	96.78%	96.97%	0.19%	97.20%	96.79%	-0.41%
Days on Market	59	62	5.55%	55	64	16.36%
Benchmark Price	\$324,400	\$315,400	-2.77%	\$329,711	\$315,889	-4.19%
Median Price	\$335,000	\$330,000	-1.49%	\$340,000	\$327,500	-3.68%
Average Price	\$380,325	\$384,548	1.11%	\$399,986	\$386,591	-3.35%
Index	191	186	-2.77%	194	187	-3.81%
CITY OF CALGARY						
Total Sales	1,267	1,371	8.21%	12,856	12,934	0.61%
Total Sales Volume	\$590,441,871	\$632,619,417	7.14%	\$6,222,627,310	\$5,956,525,225	-4.28%
New Listings	3,086	2,714	-12.05%	29,207	25,648	-12.19%
Inventory	7,961	6,889	-13.47%	7,270	6,673	-8.21%
Months of Supply	6.28	5.02	-20.03%	5.09	4.64	-8.76%
Sales to New Listings Ratio	41.06%	50.52%	9.46%	44.02%	50.43%	6.41%
Sales to List Price Ratio	96.62%	96.53%	-0.09%	97.00%	96.59%	-0.41%
Days on Market	56	59	6.60%	50	59	18.00%
Benchmark Price	\$434,300	\$424,900	-2.16%	\$440,433	\$423,478	-3.85%
Median Price	\$413,000	\$405,000	-1.94%	\$425,500	\$411,000	-3.41%
Average Price	\$466,016	\$461,429	-0.98%	\$484,025	\$460,532	-4.85%
Index	197	193	-2.18%	200	193	-3.56%

For a list of definitions, see page 26.

Sep. 2019

	Sep-18	Sep-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	121	126	4.13%	1,255	1,331	6.06%
Total Sales Volume	\$54,295,442	\$59,420,511	9.44%	\$620,457,456	\$636,576,825	2.60%
Share of Sales with Condo Title	14.88%	14.29%	-0.59%	16.13%	14.33%	-1.80%
New Listings	327	309	-5.50%	2,990	2,672	-10.64%
Inventory	852	732	-14.08%	759	725	-4.56%
Months of Supply	7.04	5.81	-17.49%	5.44	4.90	-10.01%
Sales to New Listings Ratio	37.00%	40.78%	3.77%	41.97%	49.81%	7.84%
Sales to List Price Ratio	97.26%	97.06%	-0.20%	97.37%	96.85%	-0.53%
Days on Market	55	63	14.22%	51	64	25.49%
Benchmark Price	\$406,200	\$396,900	-2.29%	\$412,211	\$395,556	-4.04%
Median Price	\$371,500	\$382,000	2.83%	\$404,900	\$390,000	-3.68%
Average Price	\$448,723	\$471,591	5.10%	\$494,388	\$478,270	-3.26%
Index	205	201	-2.29%	208	200	-3.82%
CITY OF CALGARY ROW						
Total Sales	146	173	18.49%	1,558	1,631	4.69%
Total Sales Volume	\$47,251,277	\$55,559,234	17.58%	\$504,701,959	\$508,504,936	0.75%
Share of Sales with Condo Title	93.15%	93.64%	0.49%	93.37%	91.26%	-2.12%
New Listings	415	386	-6.99%	3,800	3,479	-8.45%
Inventory	1,131	970	-14.24%	1,039	963	-7.32%
Months of Supply	7.75	5.61	-27.62%	6.00	5.31	-11.47%
Sales to New Listings Ratio	35.18%	44.82%	9.64%	41.00%	46.88%	5.88%
Sales to List Price Ratio	96.22%	96.88%	0.65%	96.99%	96.72%	-0.27%
Days on Market	62	62	-0.72%	58	64	10.34%
Benchmark Price	\$294,300	\$285,200	-3.09%	\$298,789	\$286,078	-4.25%
Median Price	\$299,000	\$290,000	-3.01%	\$300,000	\$288,355	-3.88%
Average Price	\$323,639	\$321,152	-0.77%	\$323,942	\$311,775	-3.76%
Index	184	179	-3.09%	187	180	-3.78%
CITY OF CALGARY ATTACHED						
Total Sales	267	299	11.99%	2,813	2,962	5.30%
Total Sales Volume	\$101,546,719	\$114,979,745	13.23%	\$1,125,159,415	\$1,145,081,761	1.77%
Share of Sales with Condo Title	57.68%	60.20%	4.37%	58.89%	56.93%	-3.32%
New Listings	742	695	-6.33%	6,790	6,151	-9.41%
Inventory	1,983	1,702	-14.17%	1,798	1,687	-6.16%
Months of Supply	7.43	5.69	-23.36%	5.75	5.13	-10.88%
Sales to New Listings Ratio	35.98%	43.02%	7.04%	41.43%	48.15%	6.73%
Sales to List Price Ratio	96.78%	96.97%	0.19%	97.20%	96.79%	-0.41%
Days on Market	59	62	5.55%	55	64	16.36%
Benchmark Price	\$324,400	\$315,400	-2.77%	\$329,711	\$315,889	-4.19%
Median Price	\$335,000	\$330,000	-1.49%	\$340,000	\$327,500	-3.68%
Average Price	\$380,325	\$384,548	1.11%	\$399,986	\$386,591	-3.35%
Index	191	186	-2.77%	194	187	-3.81%

For a list of definitions, see page 26.

September 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	86	212	40.57%	562	6.53	\$656,600	-3.36%	-0.45%
North East	96	179	53.63%	419	4.36	\$368,100	-0.11%	-0.05%
North	118	197	59.90%	451	3.82	\$419,200	-0.31%	0.17%
North West	118	213	55.40%	524	4.44	\$530,900	-0.97%	1.30%
West	100	181	55.25%	465	4.65	\$711,500	-0.52%	0.27%
South	160	289	55.36%	663	4.14	\$455,000	-4.21%	0.26%
South East	120	206	58.25%	434	3.62	\$435,400	-0.93%	-0.98%
East	28	40	70.00%	88	3.14	\$338,900	-2.92%	-0.26%
TOTAL CITY	826	1,517	54.45%	3,607	4.37	\$488,700	-1.67%	0.06%
Apartment								
City Centre	106	253	41.90%	789	7.44	\$275,000	-2.76%	-0.47%
North East	7	17	41.18%	58	8.29	\$223,400	-2.27%	0.18%
North	12	27	44.44%	76	6.33	\$209,200	-1.18%	1.31%
North West	21	37	56.76%	116	5.52	\$231,900	-4.88%	-2.28%
West	34	62	54.84%	175	5.15	\$229,100	-5.64%	0.09%
South	24	52	46.15%	147	6.13	\$218,600	-2.41%	-0.18%
South East	36	43	83.72%	186	5.17	\$235,800	-0.04%	-3.20%
East	6	11	54.55%	33	5.50	\$184,000	-2.18%	0.22%
TOTAL CITY	246	502	49.00%	1,580	6.42	\$248,900	-2.93%	-0.68%
Semi-detached								
City Centre	35	119	29.41%	315	9.00	\$723,000	-3.21%	-0.45%
North East	13	31	41.94%	73	5.62	\$290,200	-0.89%	0.10%
North	12	26	46.15%	50	4.17	\$330,800	0.70%	0.61%
North West	16	19	84.21%	60	3.75	\$376,500	-1.85%	0.72%
West	14	31	45.16%	78	5.57	\$505,100	-0.67%	-0.86%
South	23	39	58.97%	74	3.22	\$307,200	-4.92%	-0.23%
South East	11	30	36.67%	54	4.91	\$308,500	-1.28%	-0.74%
East	2	14	14.29%	28	14.00	\$277,600	-3.00%	-0.25%
TOTAL CITY	126	309	40.78%	732	5.81	\$396,900	-2.29%	-0.25%
Row								
City Centre	35	84	41.67%	224	6.40	\$445,300	-3.80%	-0.16%
North East	9	27	33.33%	109	12.11	\$192,200	-1.33%	-0.26%
North	32	53	60.38%	125	3.91	\$243,300	-5.44%	-2.56%
North West	19	33	57.58%	96	5.05	\$296,200	-4.24%	-0.70%
West	24	60	40.00%	122	5.08	\$326,600	-0.61%	-2.80%
South	32	71	45.07%	148	4.63	\$248,100	-1.70%	-1.55%
South East	19	44	43.18%	118	6.21	\$281,900	-3.72%	-1.02%
East	3	14	21.43%	28	9.33	\$155,600	-9.01%	-2.08%
TOTAL CITY	173	386	44.82%	970	5.61	\$285,200	-3.09%	-1.31%

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

City of Calgary

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



Sep. 2019

TOTAL SALES

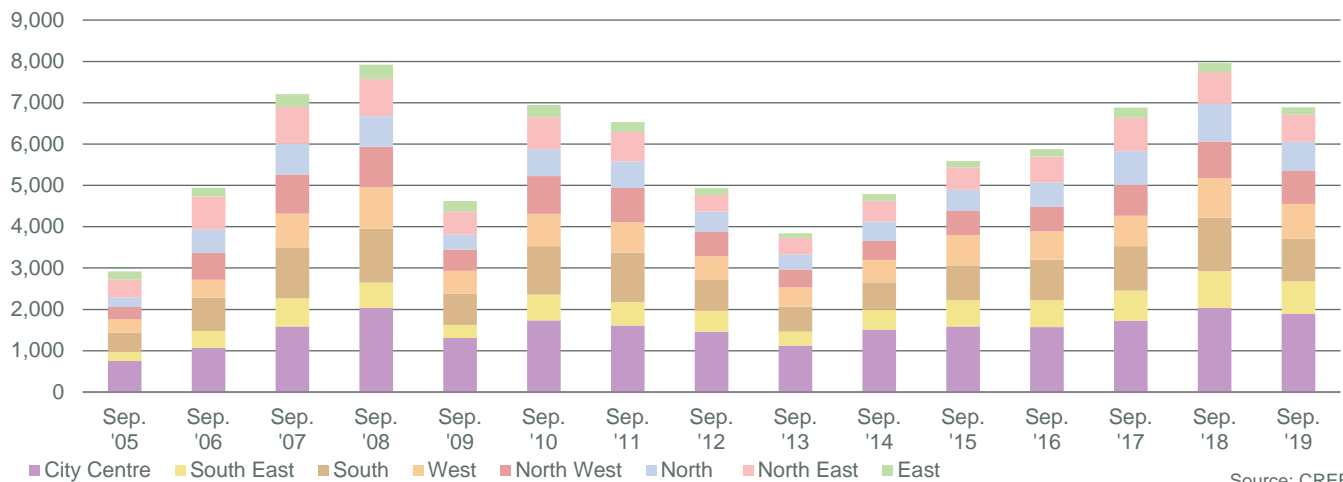
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

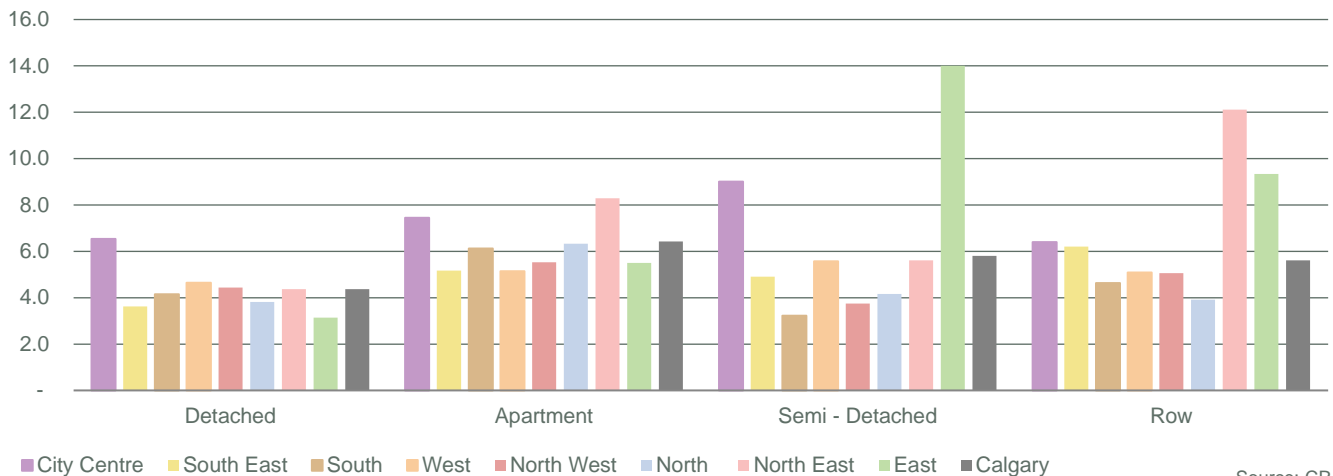
SEPTEMBER



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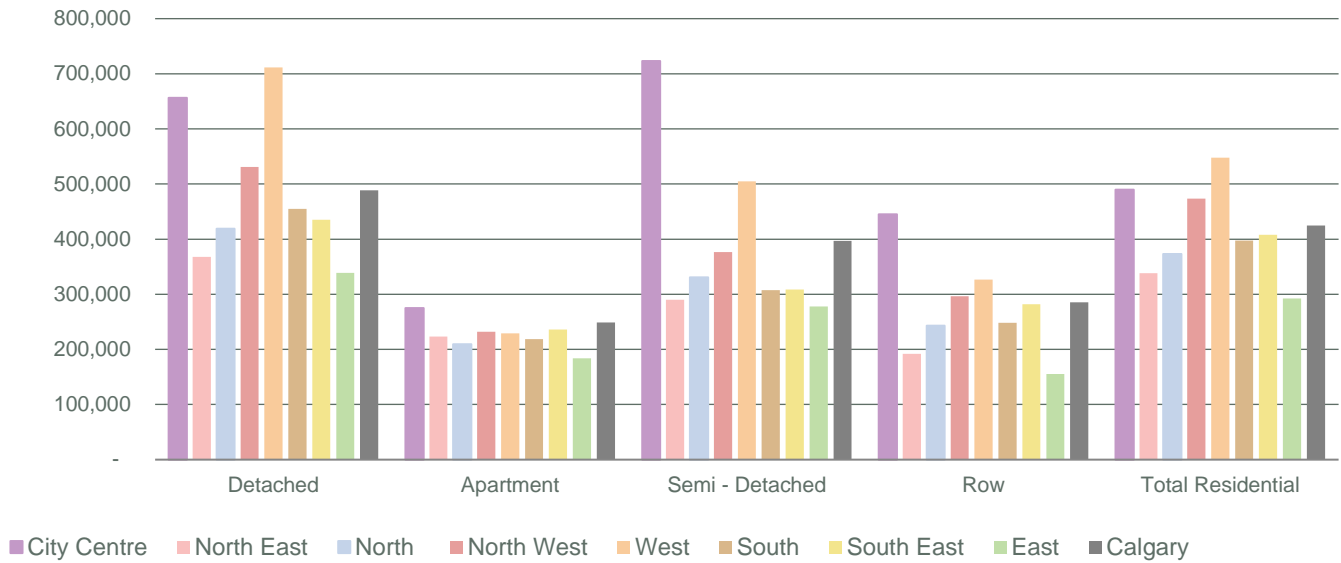
MONTHS OF SUPPLY

SEPTEMBER



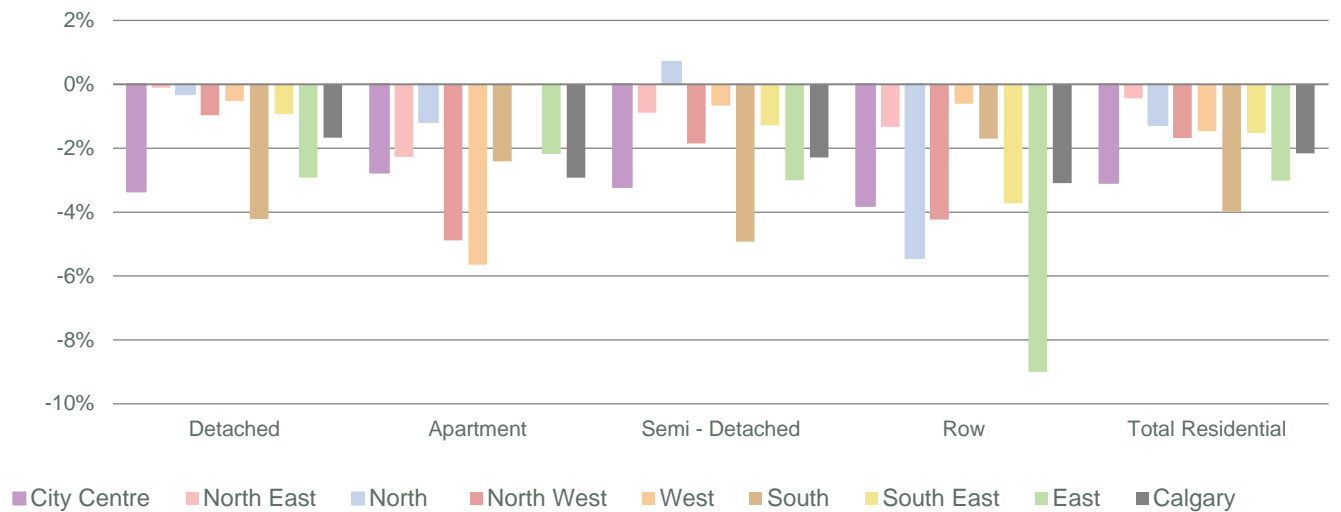
Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

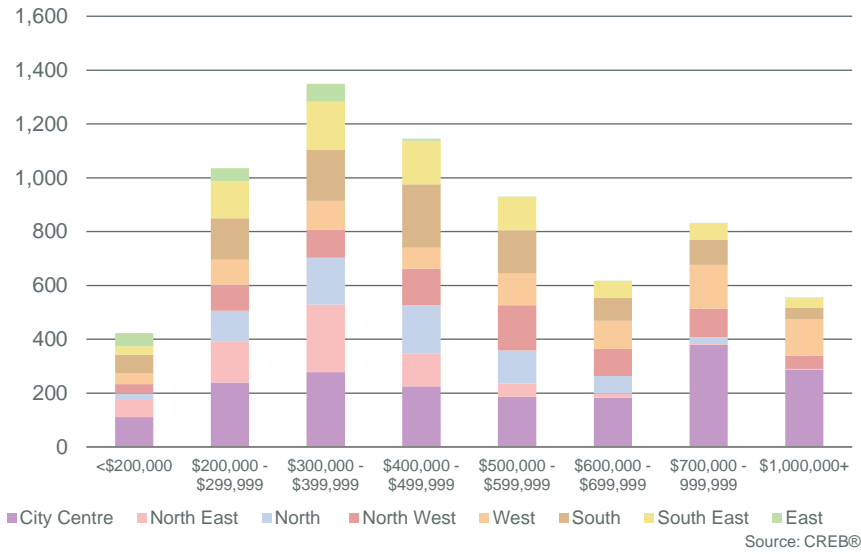


Source: CREB®

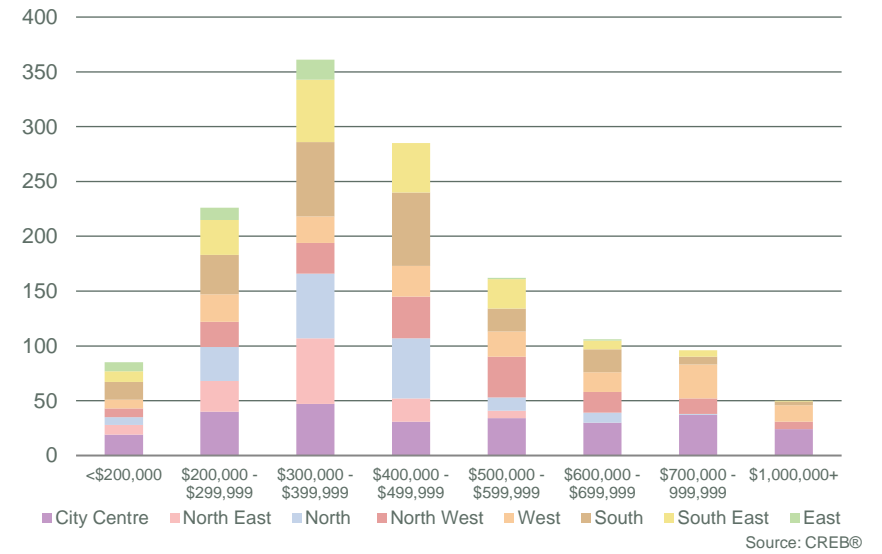
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

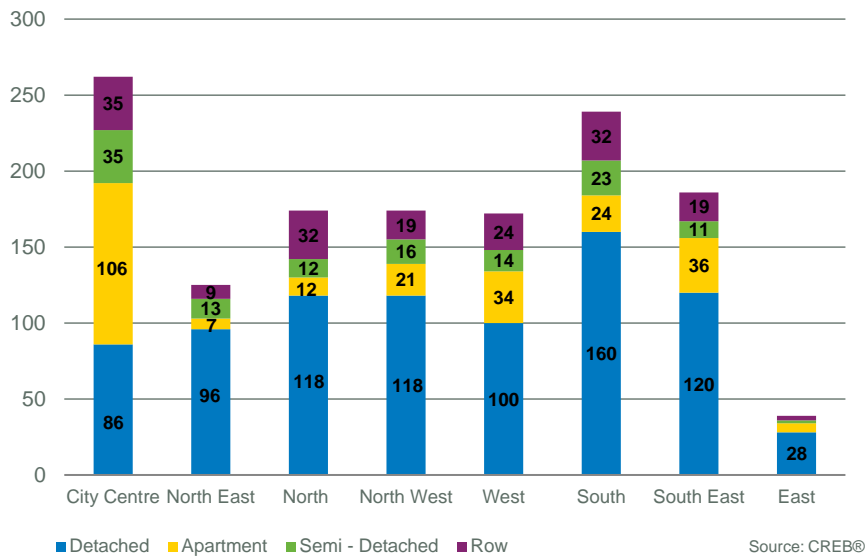
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



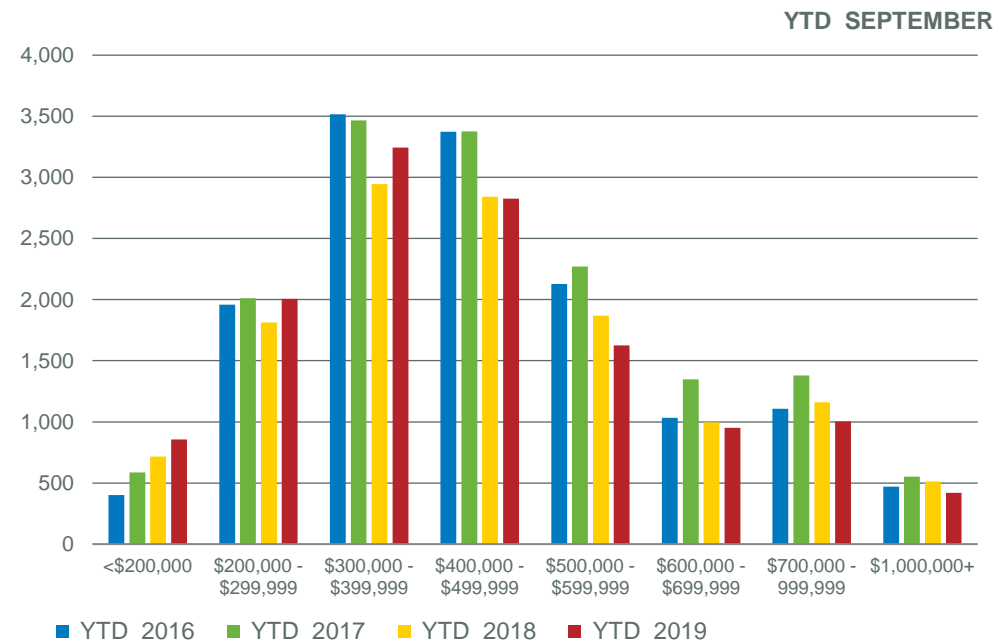
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	479,222	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	801	973	1,327	1,544	1,917	1,777	1,643	1,581	1,371			
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,783	2,714			
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,058	6,889			
Days on Market	72	64	61	55	56	55	59	59	59			
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900			
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	408,000	405,000			
Average Price	450,703	460,317	460,368	460,953	472,702	463,402	452,995	454,446	461,429			
Index	191	191	191	192	193	193	193	193	193			

	Sep-18	Sep-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	2	3	6	15
\$100,000 - \$199,999	75	82	711	842
\$200,000 - \$299,999	185	226	1,814	2,006
\$300,000 - \$399,999	136	161	1,367	1,494
\$350,000 - \$399,999	174	200	1,577	1,749
\$400,000 - \$449,999	172	179	1,633	1,598
\$450,000 - \$499,999	126	106	1,210	1,228
\$500,000 - \$549,999	110	91	1,070	943
\$550,000 - \$599,999	58	71	800	682
\$600,000 - \$649,999	53	62	569	538
\$650,000 - \$699,999	39	44	427	414
\$700,000 - \$799,999	56	47	602	530
\$800,000 - \$899,999	28	37	360	308
\$900,000 - \$999,999	13	12	197	166
\$1,000,000 - \$1,249,999	12	19	226	192
\$1,250,000 - \$1,499,999	8	13	125	117
\$1,500,000 - \$1,749,999	8	6	62	41
\$1,750,000 - \$1,999,999	6	5	40	26
\$2,000,000 - \$2,499,999	4	5	33	29
\$2,500,000 - \$2,999,999	1	1	13	4
\$3,000,000 - \$3,499,999	1	1	8	8
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	2	1
	1,267	1,371	12,856	12,934

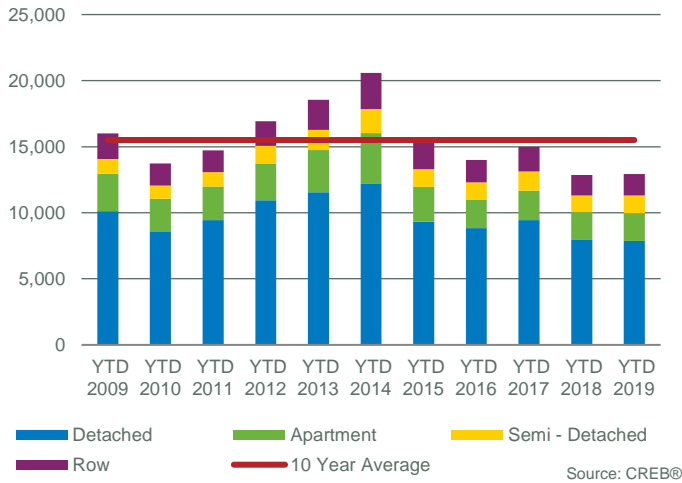
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

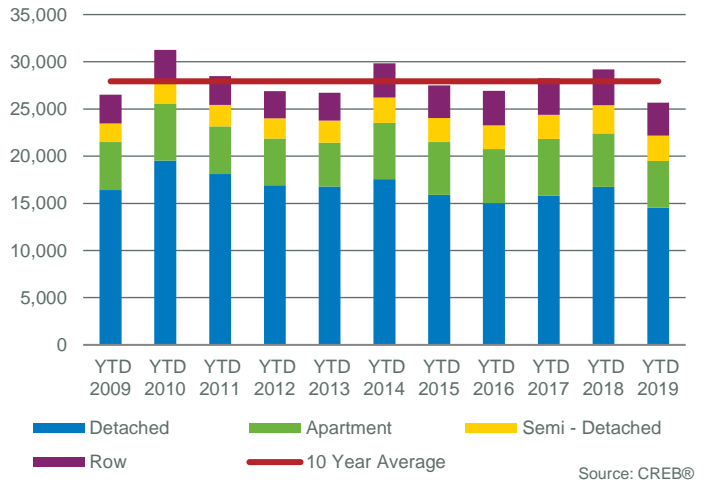
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

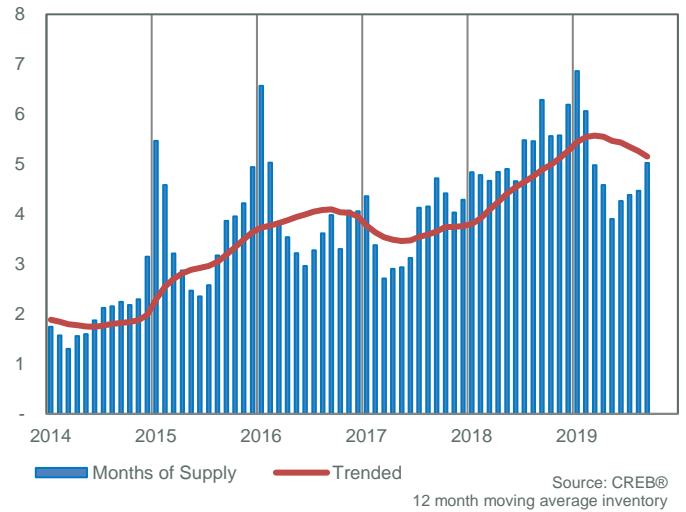
YTD SEPTEMBER



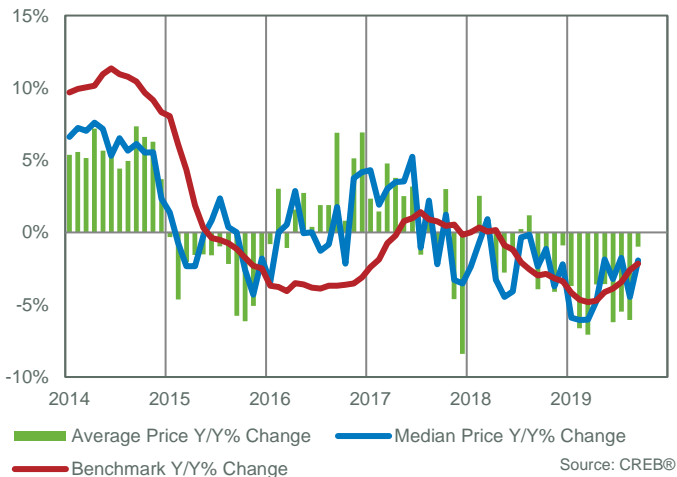
CITY OF CALGARY TOTAL INVENTORY AND SALES



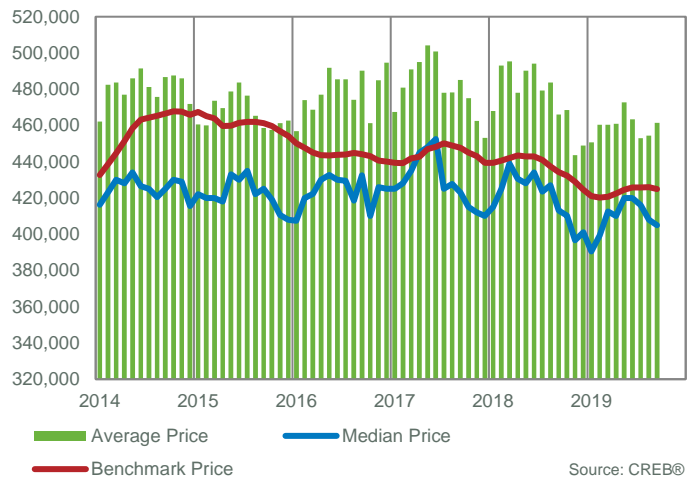
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



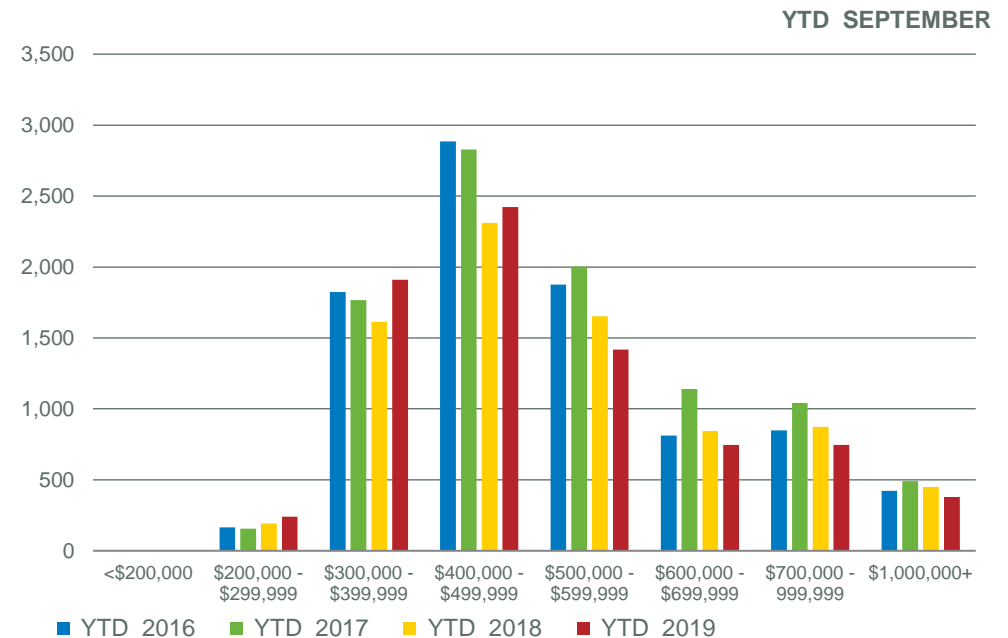
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	589	816	927	1,180	1,097	1,000	944	826			
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,517			
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,736	3,607			
Days on Market	67	63	57	49	50	49	50	54	55			
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700			
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	469,500	457,750			
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	535,950	542,410			
Index	197	196	196	197	199	199	199	199	199			

	Sep-18	Sep-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	30	32	192	240
\$300,000 - \$399,999	56	77	557	674
\$350,000 - \$399,999	112	134	1,057	1,237
\$400,000 - \$449,999	140	148	1,307	1,329
\$450,000 - \$499,999	112	96	1,005	1,093
\$500,000 - \$549,999	99	77	953	838
\$550,000 - \$599,999	55	61	700	580
\$600,000 - \$649,999	46	49	484	444
\$650,000 - \$699,999	30	35	359	303
\$700,000 - \$799,999	41	33	439	375
\$800,000 - \$899,999	22	29	282	244
\$900,000 - \$999,999	9	10	152	126
\$1,000,000 - \$1,249,999	12	16	188	166
\$1,250,000 - \$1,499,999	7	13	114	107
\$1,500,000 - \$1,749,999	7	5	55	39
\$1,750,000 - \$1,999,999	5	4	37	23
\$2,000,000 - \$2,499,999	4	5	31	28
\$2,500,000 - \$2,999,999	-	1	11	4
\$3,000,000 - \$3,499,999	1	1	8	8
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	2	1
	788	826	7,939	7,865

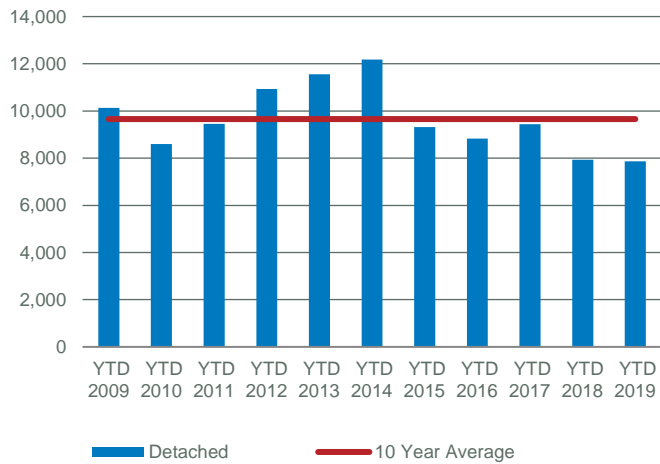
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

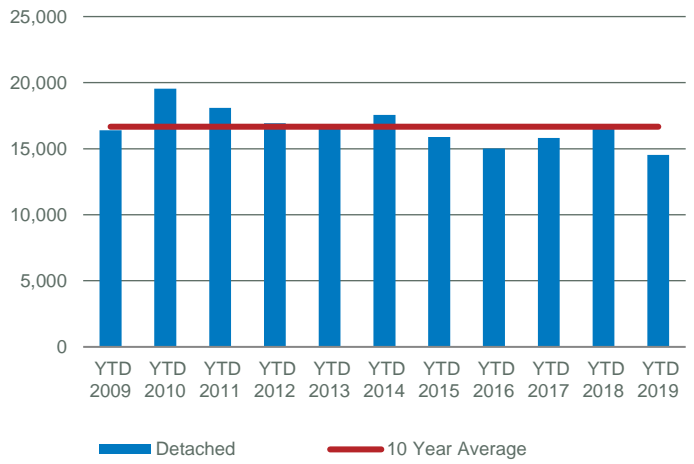
YTD SEPTEMBER



Source: CREB®

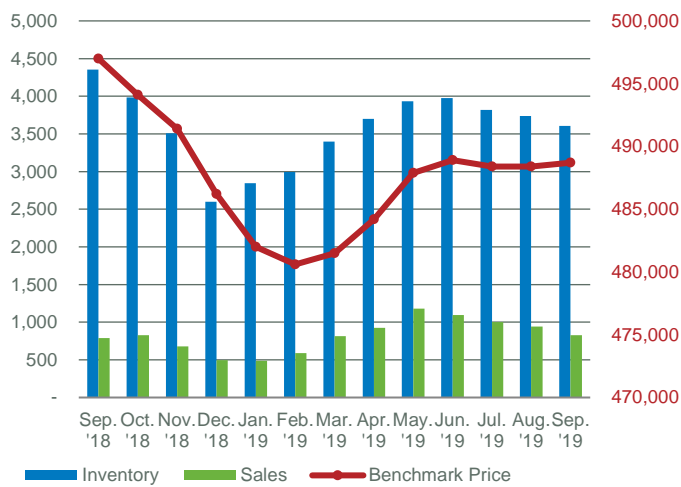
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



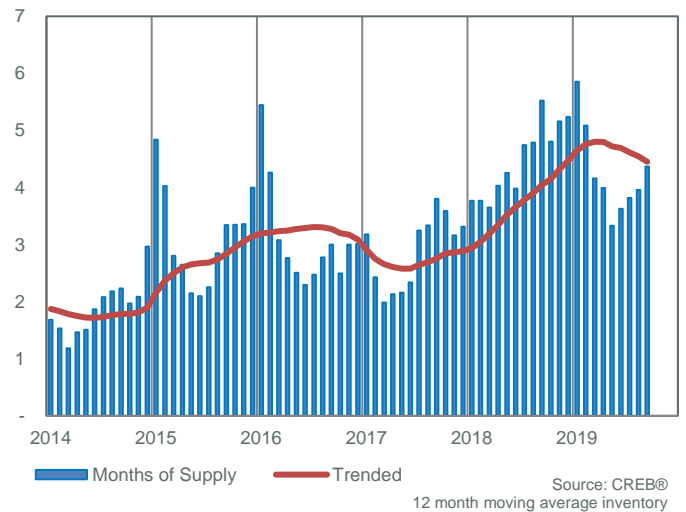
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



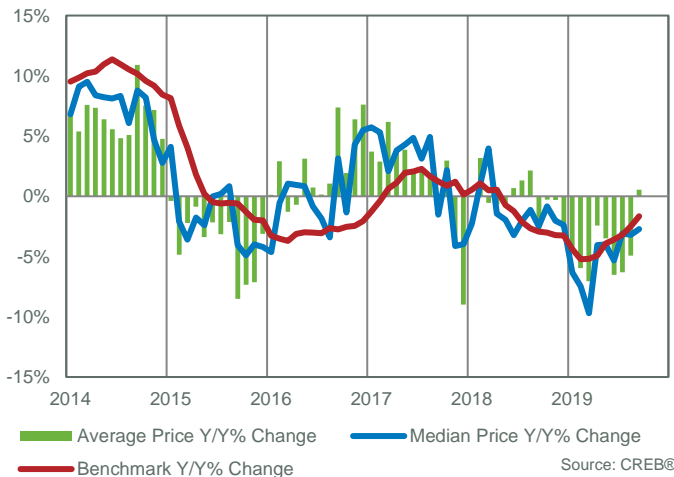
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



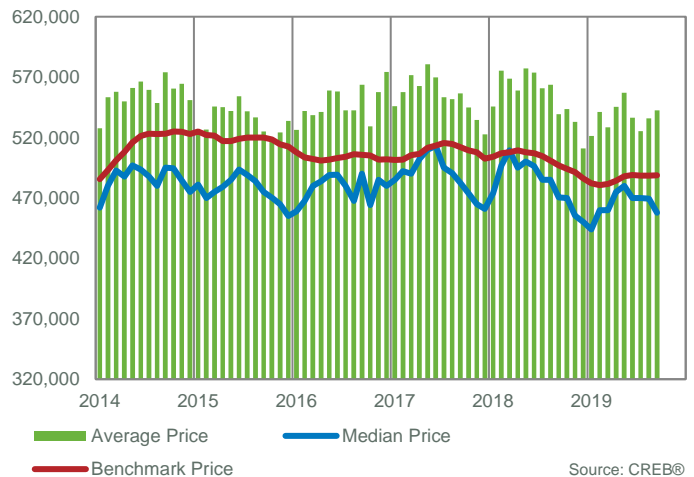
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

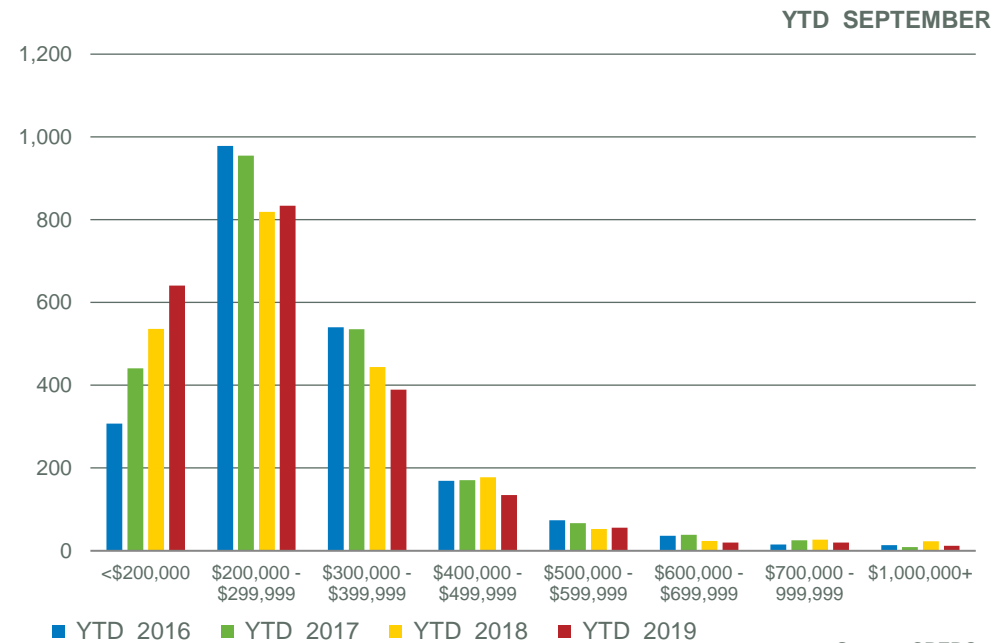


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	124	150	189	250	315	261	290	282	246			
New Listings	515	449	578	563	624	668	493	564	502			
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,580			
Days on Market	81	71	74	68	70	71	79	69	70			
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900			
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	238,500	244,000			
Average Price	269,283	285,468	294,108	263,233	268,028	258,064	284,206	269,991	282,964			
Index	174	173	173	173	172	173	173	173	172			

	Sep-18	Sep-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	1	2	5	12
\$100,000 - \$199,999	59	69	531	629
\$200,000 - \$299,999	72	94	819	834
\$300,000 - \$349,999	32	24	295	243
\$350,000 - \$399,999	20	24	149	146
\$400,000 - \$449,999	11	12	99	91
\$450,000 - \$499,999	7	3	79	44
\$500,000 - \$549,999	1	7	31	27
\$550,000 - \$599,999	-	4	22	29
\$600,000 - \$649,999	2	3	16	14
\$650,000 - \$699,999	2	-	8	6
\$700,000 - \$799,999	1	2	10	13
\$800,000 - \$899,999	1	1	9	4
\$900,000 - \$999,999	-	-	8	3
\$1,000,000 - \$1,249,999	-	-	6	5
\$1,250,000 - \$1,499,999	-	-	6	3
\$1,500,000 - \$1,749,999	1	-	6	-
\$1,750,000 - \$1,999,999	1	1	2	3
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	1	-	2	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	212	246	2,104	2,107

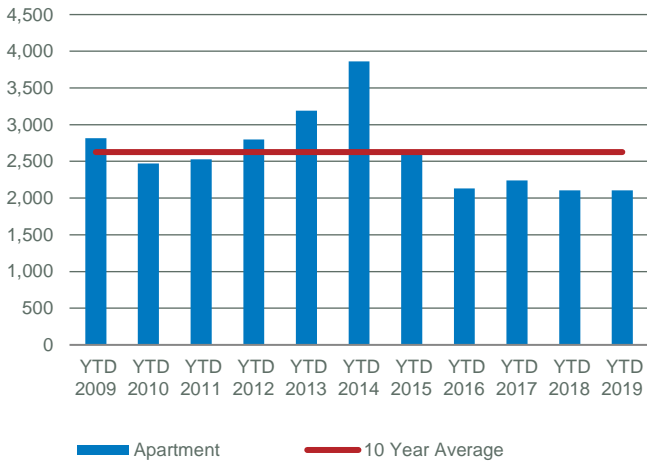
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



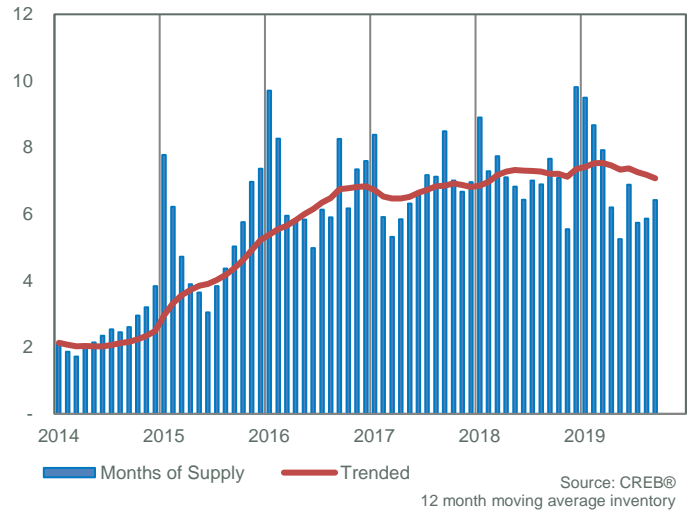
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



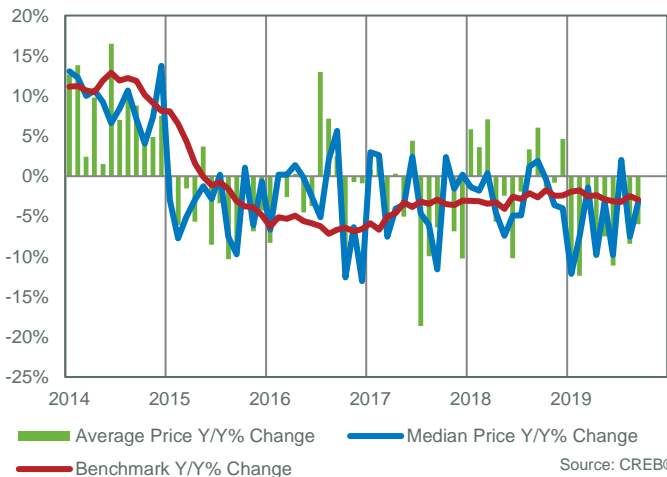
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



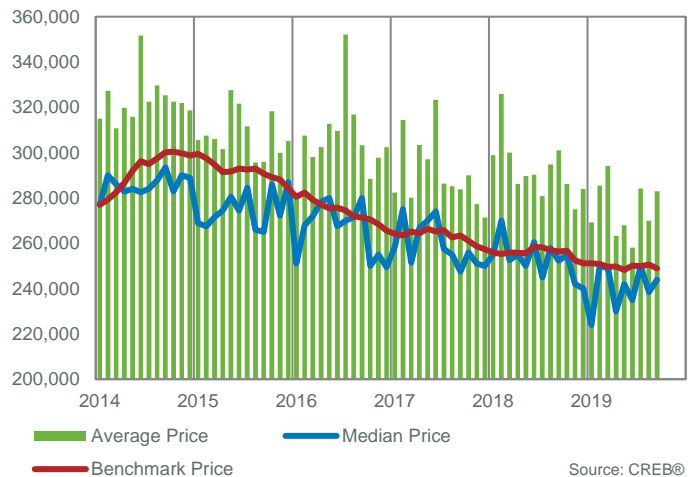
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

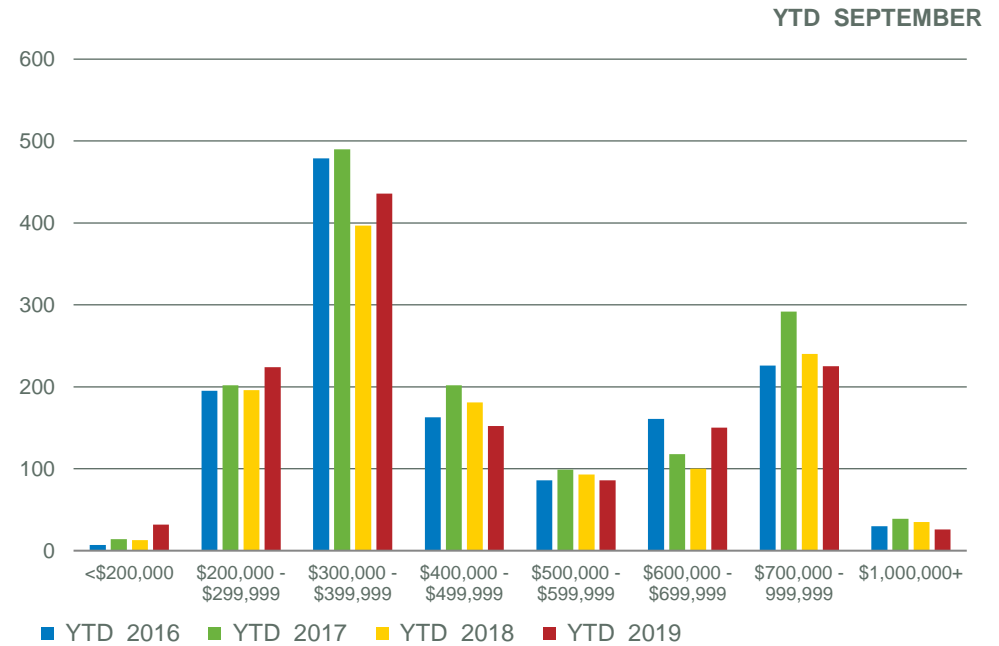


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	201	192	149	161	126			
New Listings	308	253	313	314	339	287	276	273	309			
Inventory	649	689	758	767	792	739	728	703	732			
Days on Market	67	59	66	63	61	65	63	69	63			
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900			
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	382,000			
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,591			
Index	198	198	197	200	201	202	201	201	201			

	Sep-18	Sep-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	1	13	31
\$200,000 - \$299,999	27	15	196	224
\$300,000 - \$349,999	20	28	191	236
\$350,000 - \$399,999	24	26	206	200
\$400,000 - \$449,999	12	10	118	108
\$450,000 - \$499,999	3	3	63	44
\$500,000 - \$549,999	5	3	49	41
\$550,000 - \$599,999	2	4	44	45
\$600,000 - \$649,999	3	5	50	58
\$650,000 - \$699,999	5	6	50	92
\$700,000 - \$799,999	12	12	141	135
\$800,000 - \$899,999	4	7	66	57
\$900,000 - \$999,999	3	2	33	33
\$1,000,000 - \$1,249,999	-	3	30	21
\$1,250,000 - \$1,499,999	1	-	4	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 +	-	-	-	-
	121	126	1,255	1,331

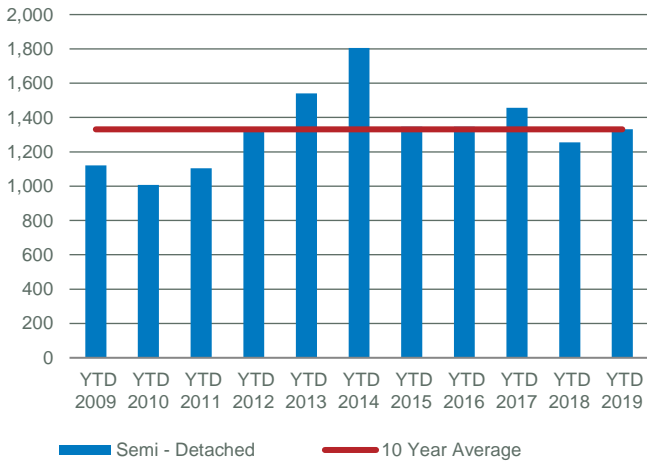
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

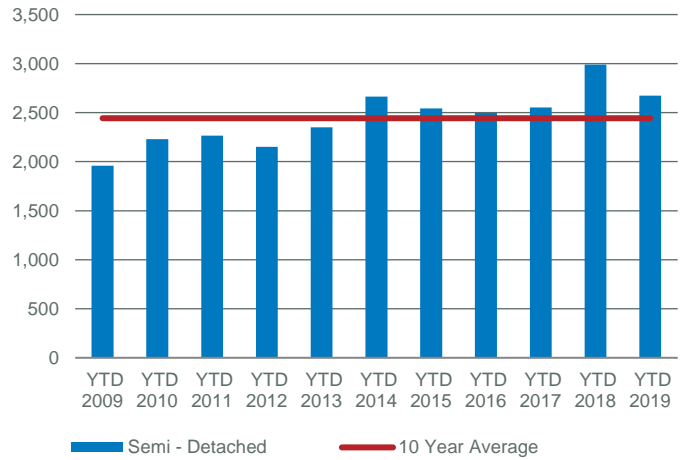
YTD SEPTEMBER



Source: CREB®

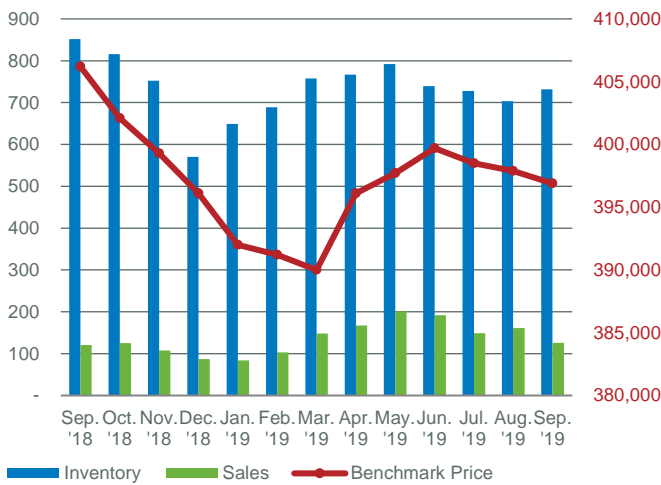
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



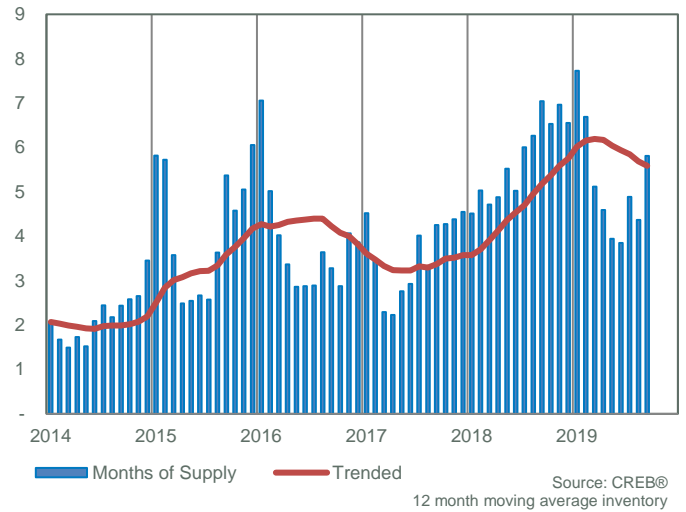
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



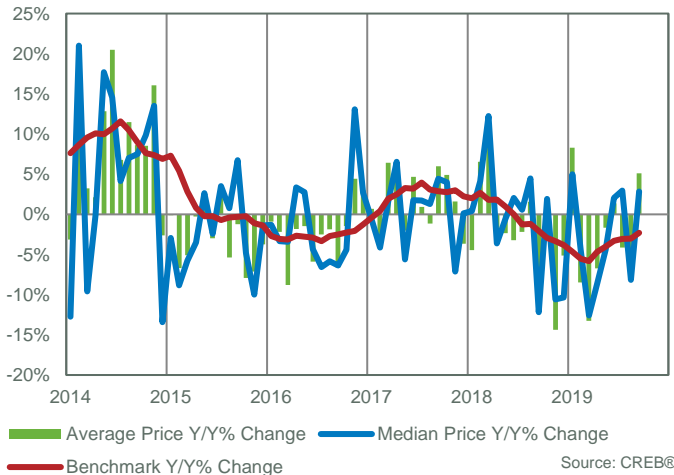
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



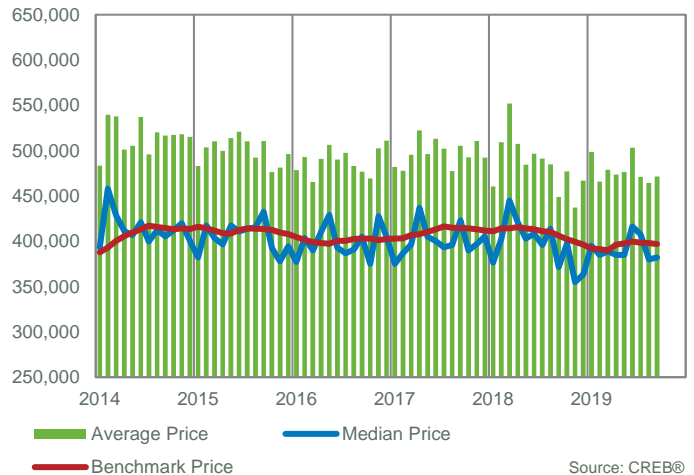
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



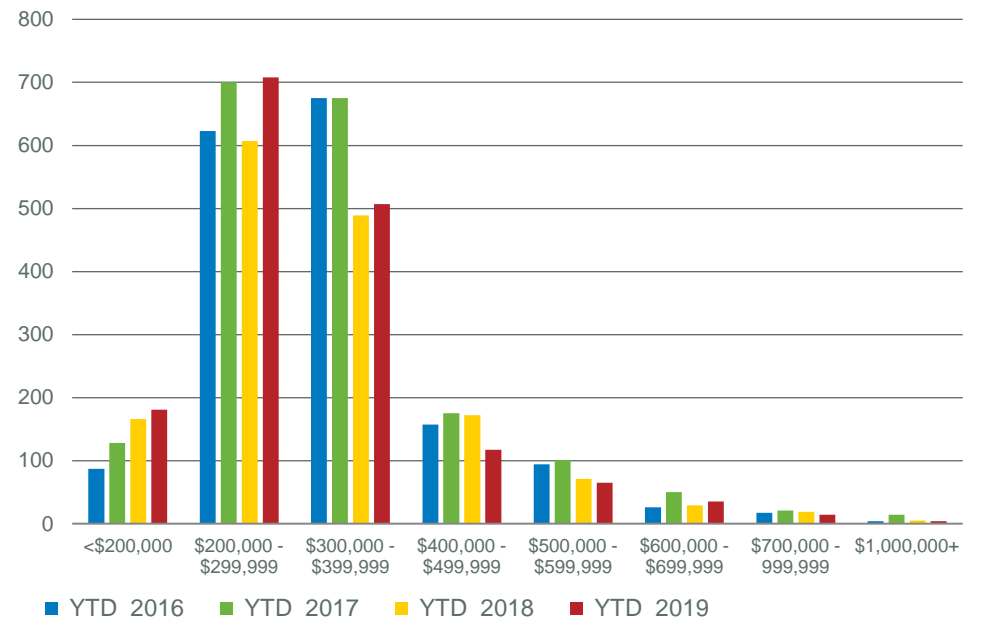
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	305,886	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	200	221	227	204	194	173			
New Listings	391	324	387	460	439	388	345	359	386			
Inventory	825	914	960	1,062	1,110	1,063	987	965	970			
Days on Market	85	64	65	61	61	60	69	60	62			
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200			
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	288,750	293,875	290,000			
Average Price	302,691	292,931	305,854	306,693	310,701	313,126	324,704	317,744	321,152			
Index	178	178	178	179	179	179	181	181	179			

	Sep-18	Sep-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	1	-	1	2
\$100,000 - \$199,999	16	12	165	179
\$200,000 - \$299,999	56	85	607	708
\$300,000 - \$349,999	28	32	324	341
\$350,000 - \$399,999	18	16	165	166
\$400,000 - \$449,999	9	9	109	70
\$450,000 - \$499,999	4	4	63	47
\$500,000 - \$549,999	5	4	37	37
\$550,000 - \$599,999	1	2	34	28
\$600,000 - \$649,999	2	5	19	22
\$650,000 - \$699,999	2	3	10	13
\$700,000 - \$799,999	2	-	12	7
\$800,000 - \$899,999	1	-	3	3
\$900,000 - \$999,999	1	-	4	4
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,749,999	-	1	1	1
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	146	173	1,558	1,631

CITY OF CALGARY ROW SALES BY PRICE RANGE

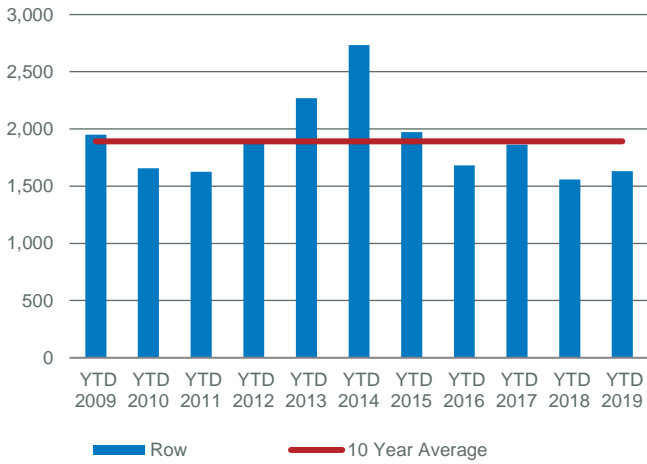
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

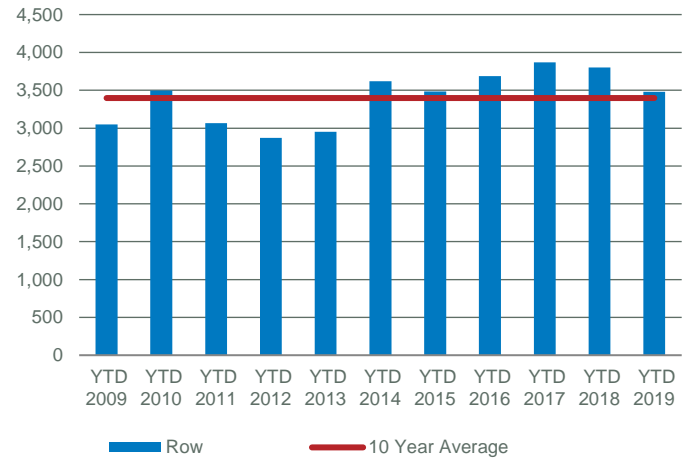
YTD SEPTEMBER



Source: CREB®

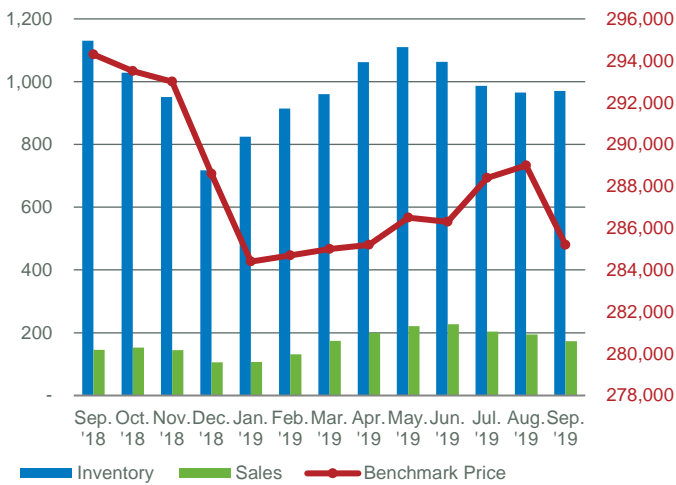
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



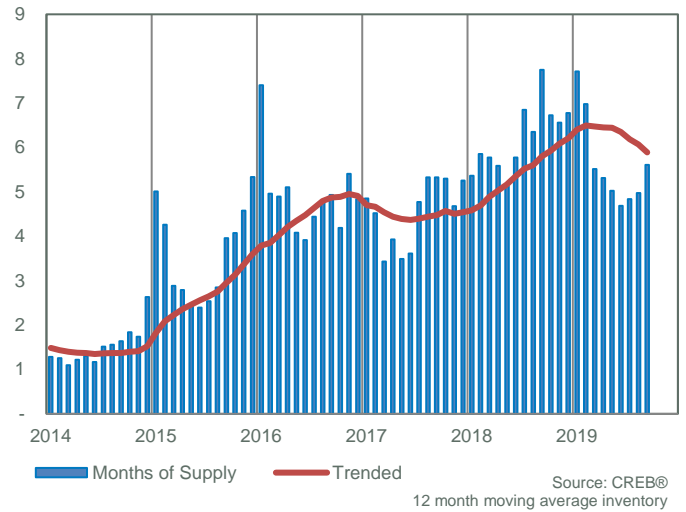
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



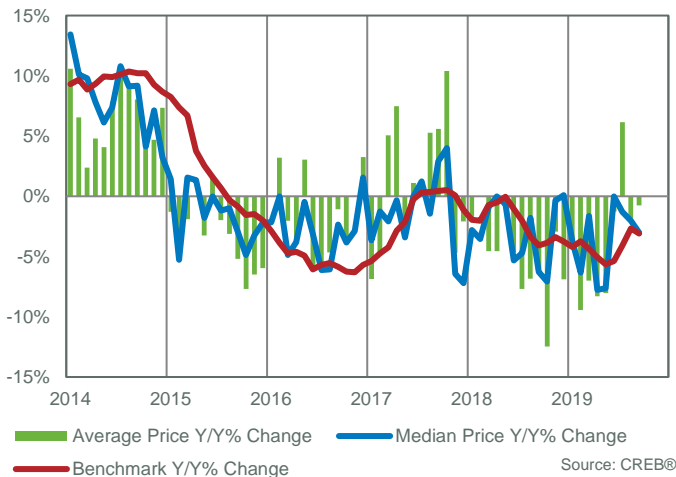
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



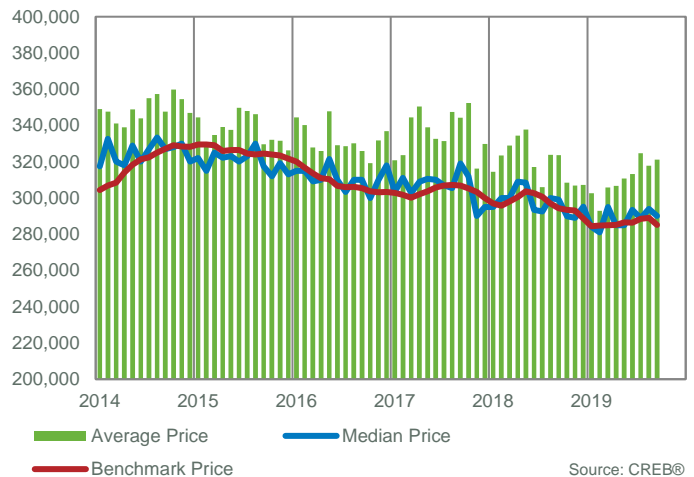
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

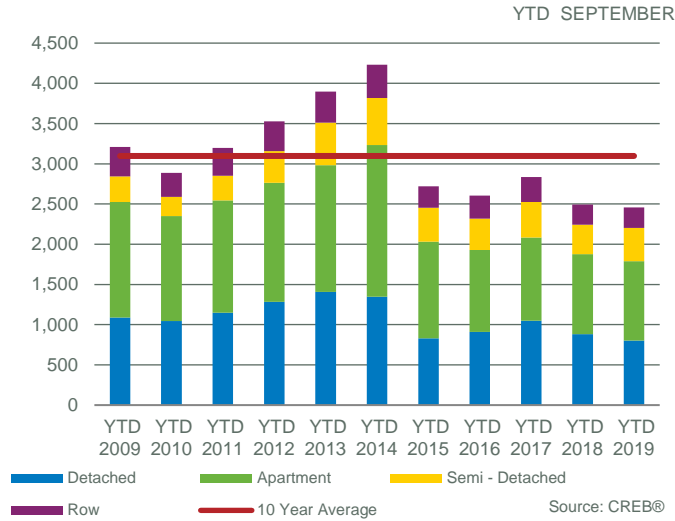
CITY OF CALGARY ROW PRICES



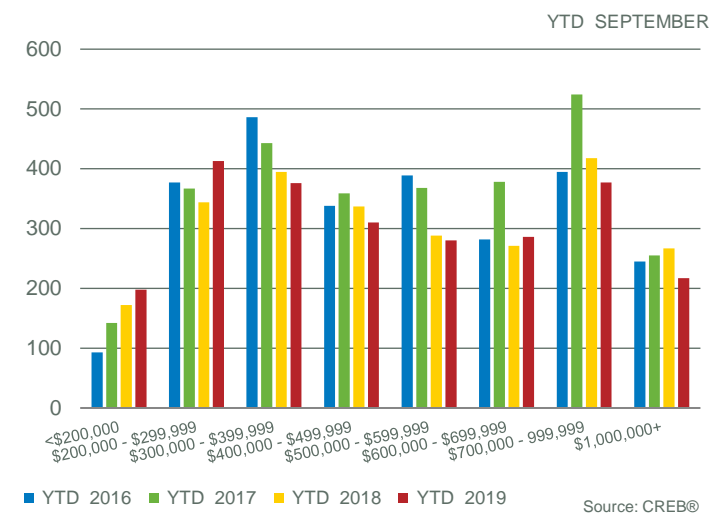
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



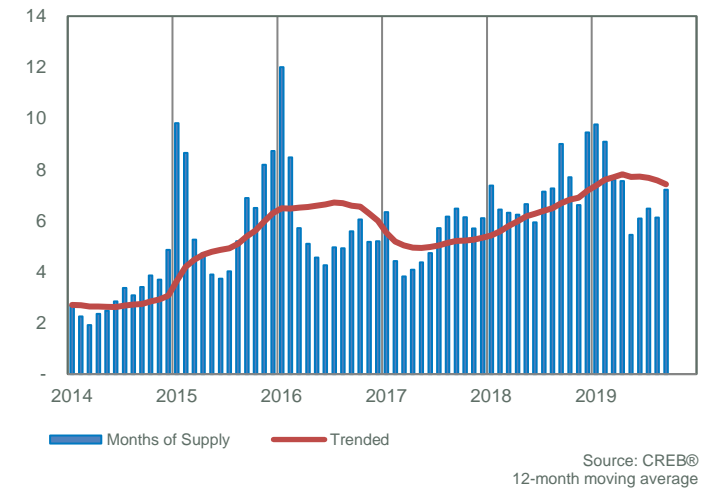
CITY CENTRE TOTAL SALES BY PRICE RANGE



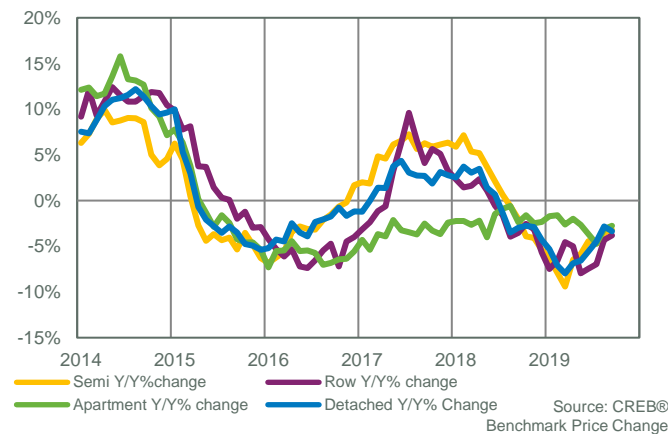
CITY CENTRE INVENTORY AND SALES



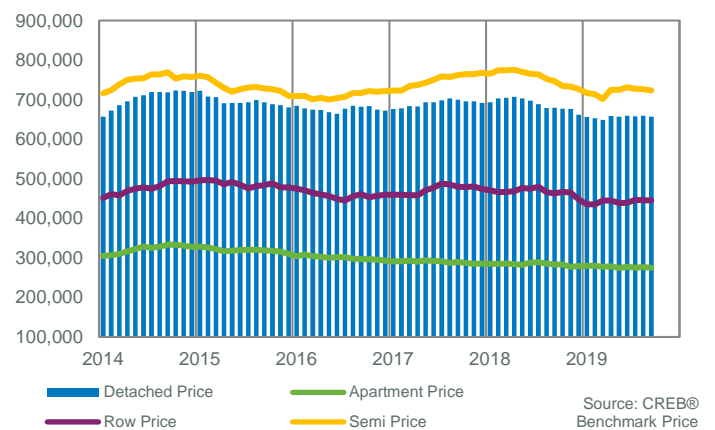
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

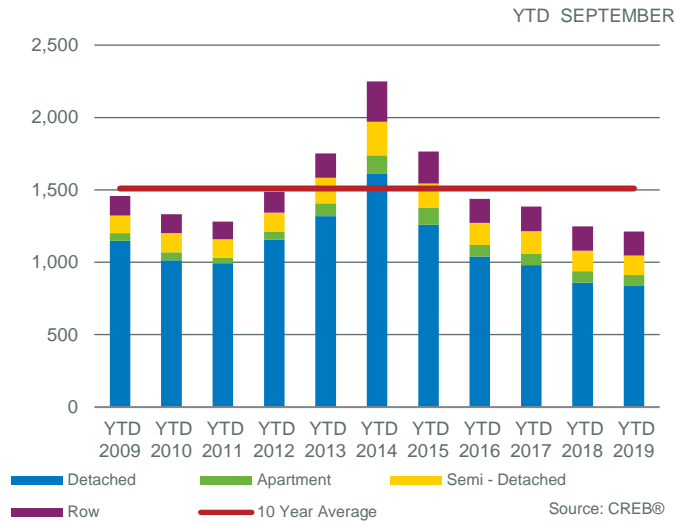


CITY CENTRE PRICES

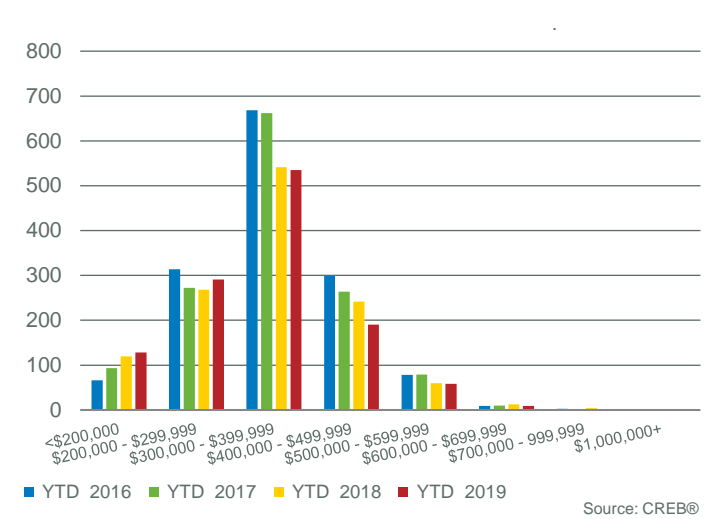


NORTHEAST

NORTHEAST TOTAL SALES



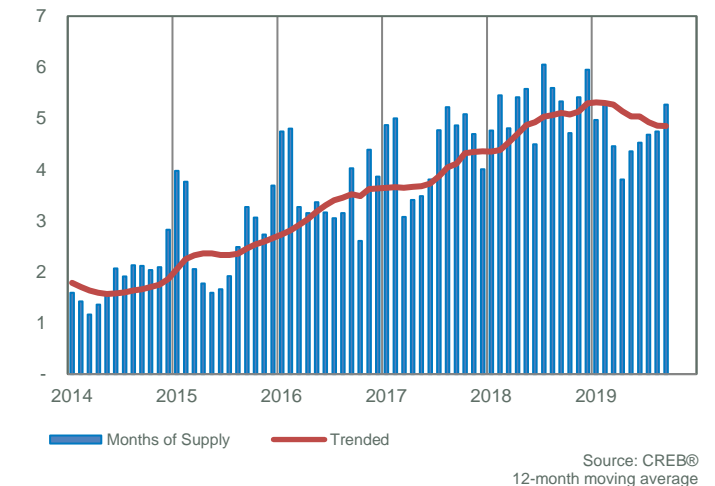
NORTHEAST TOTAL SALES BY PRICE RANGE



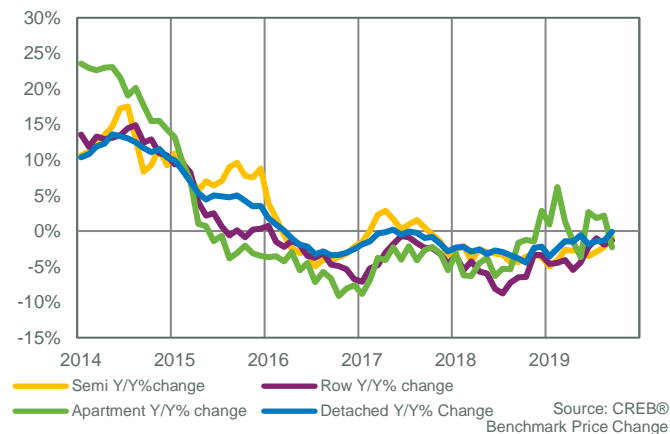
NORTHEAST INVENTORY AND SALES



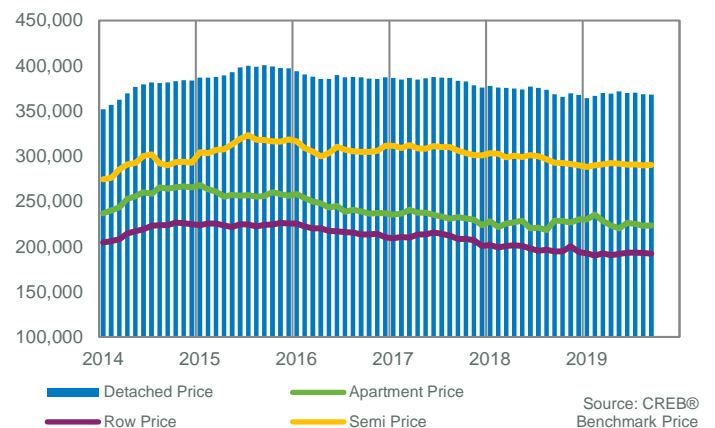
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

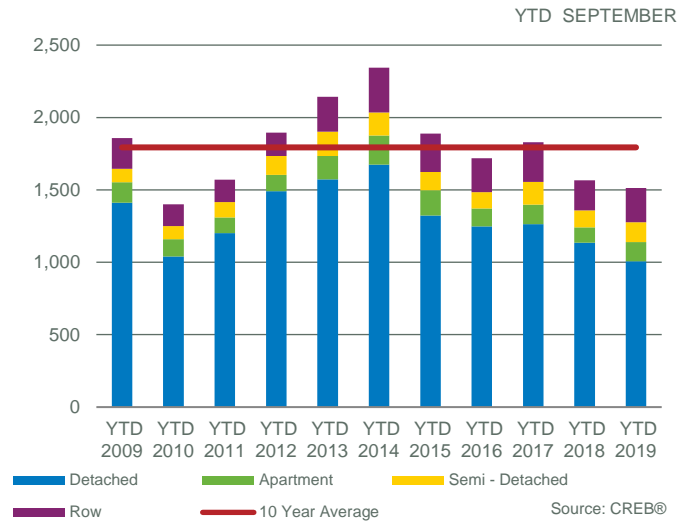


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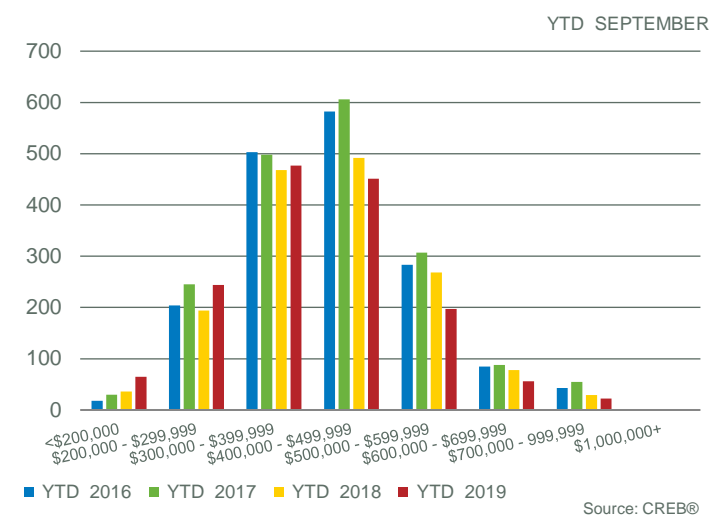


NORTH

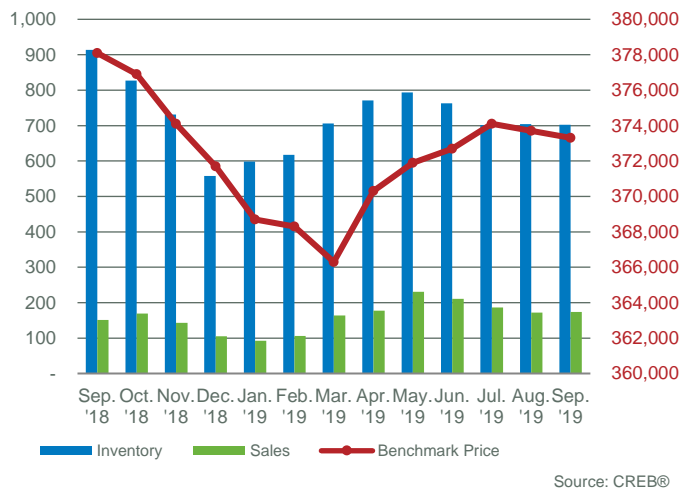
NORTH TOTAL SALES



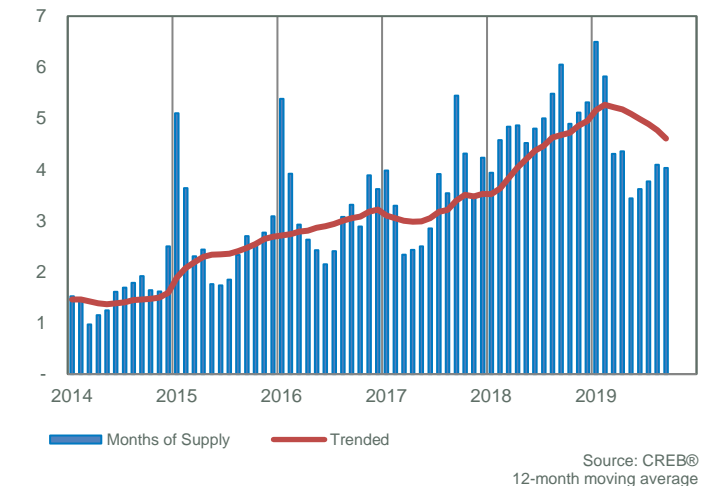
NORTH TOTAL SALES BY PRICE RANGE



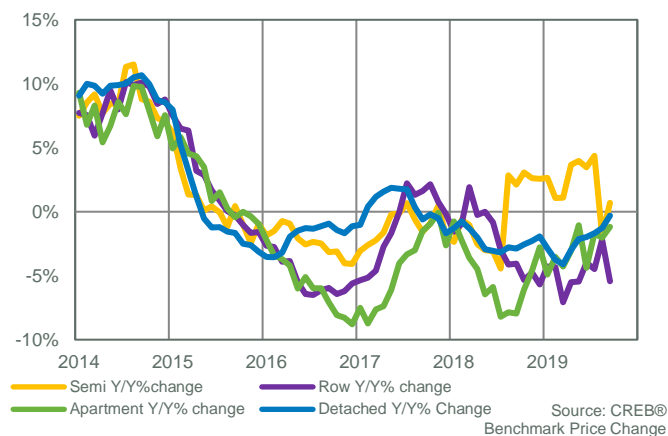
NORTH INVENTORY AND SALES



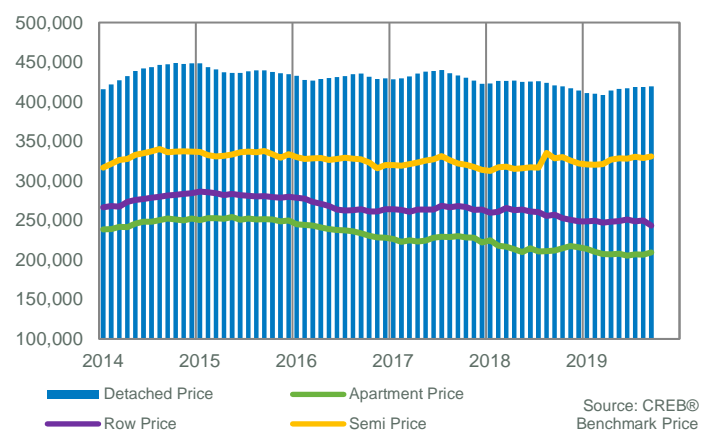
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

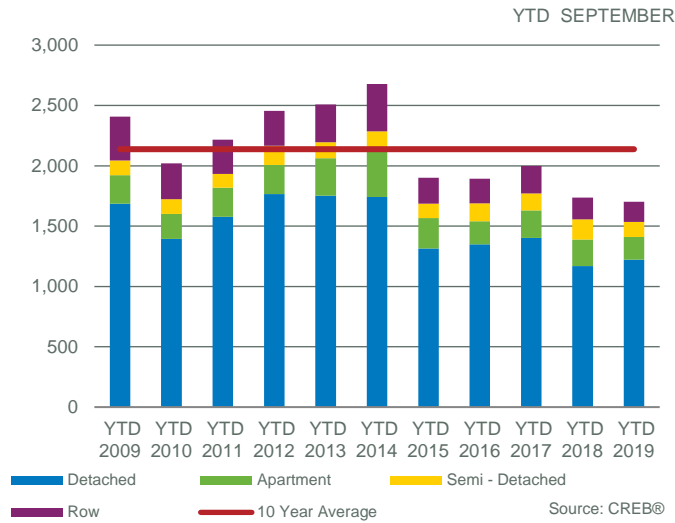


NORTH PRICES

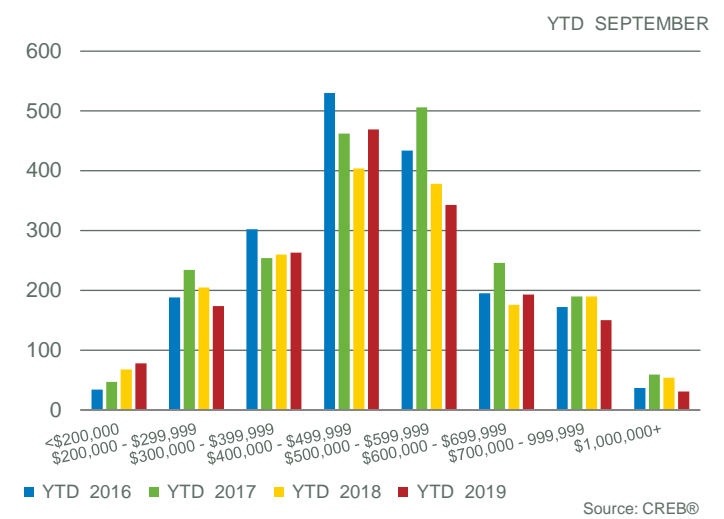


NORTHWEST

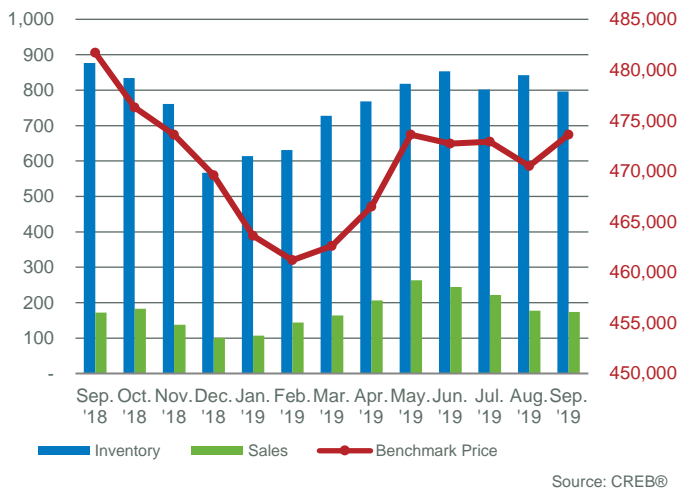
NORTHWEST TOTAL SALES



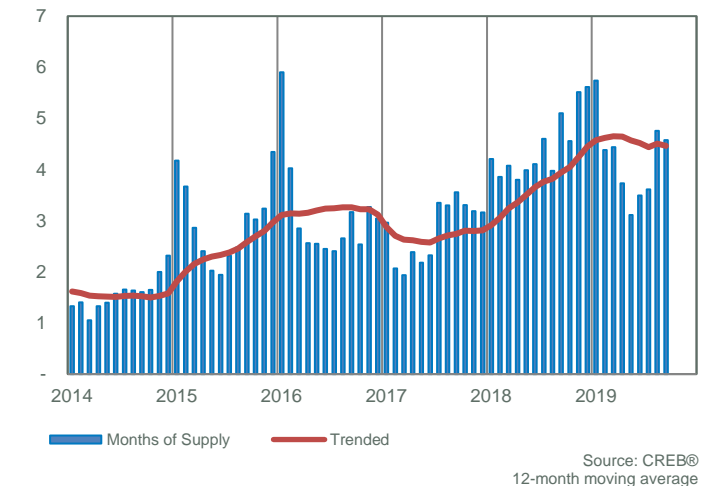
NORTHWEST TOTAL SALES BY PRICE RANGE



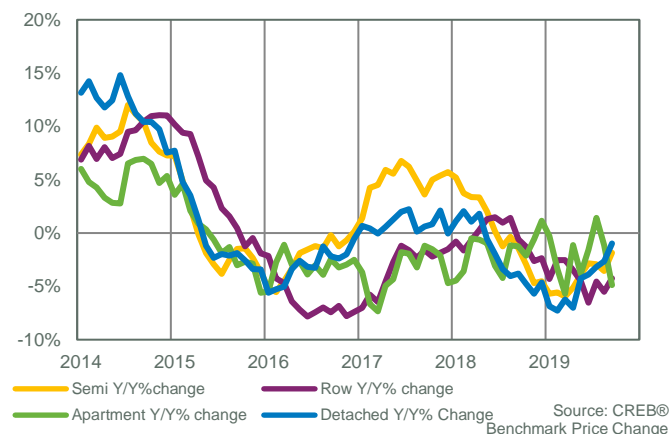
NORTHWEST INVENTORY AND SALES



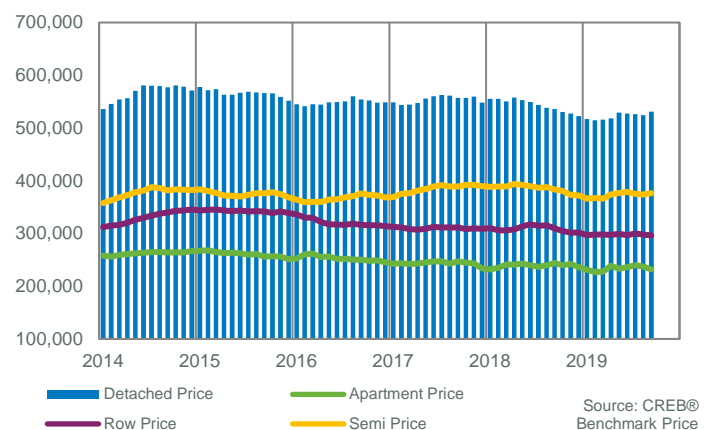
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

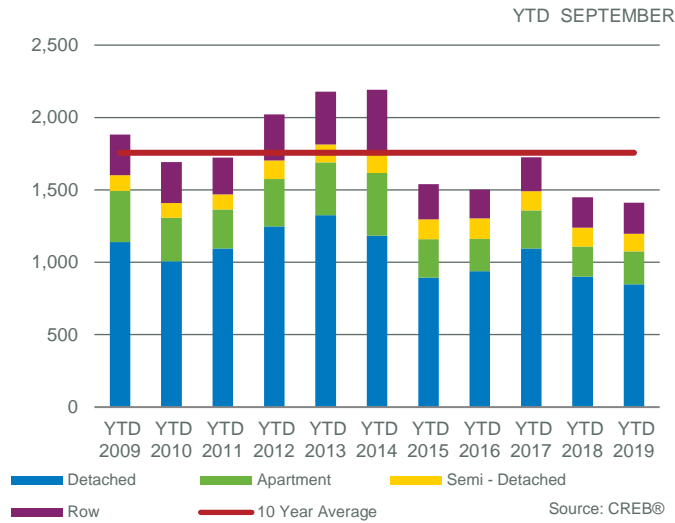


NORTHWEST PRICES

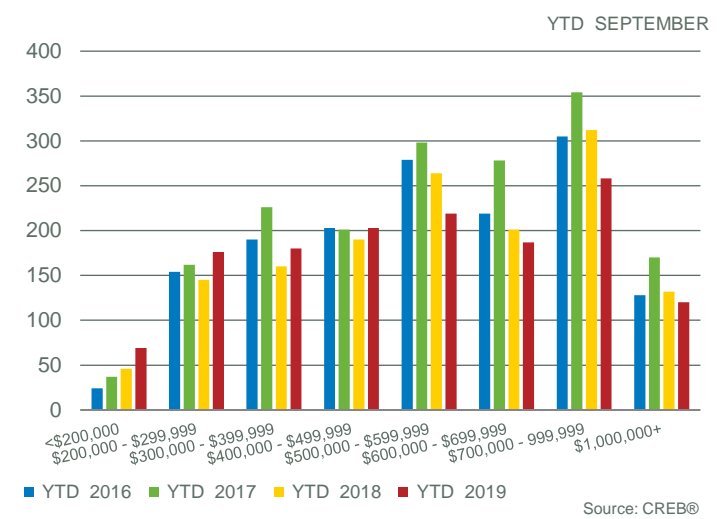


WEST

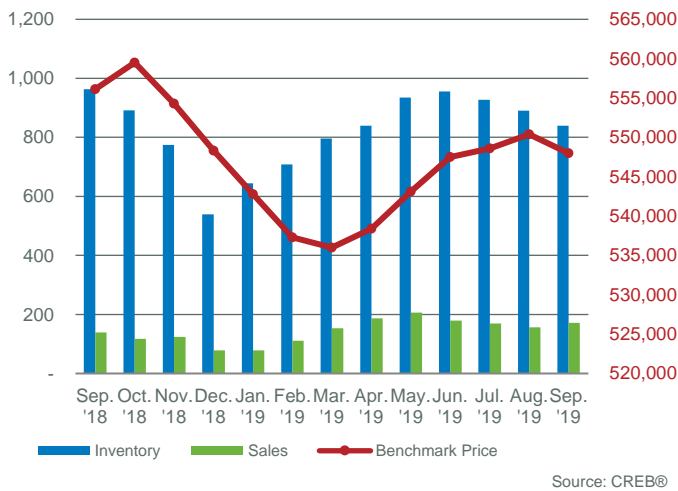
WEST TOTAL SALES



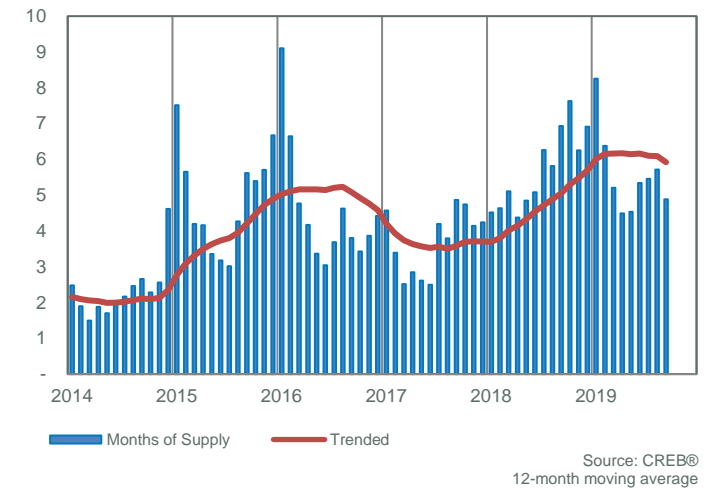
WEST TOTAL SALES BY PRICE RANGE



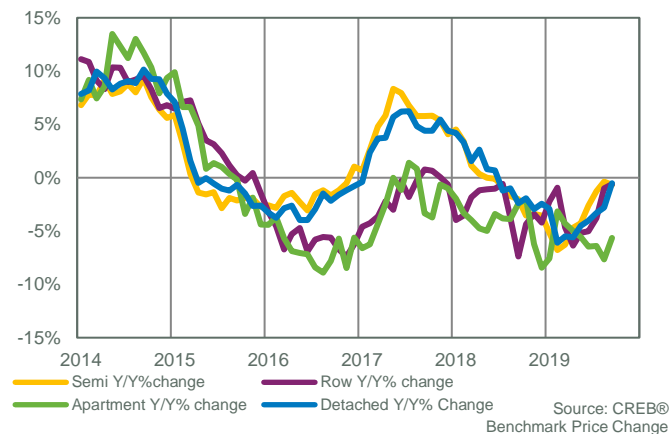
WEST INVENTORY AND SALES



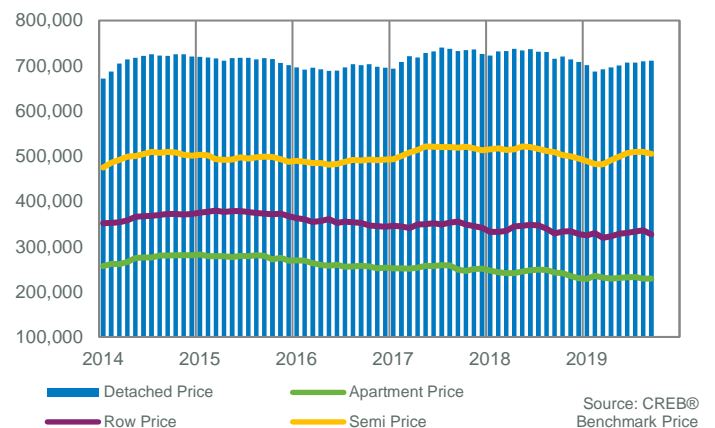
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

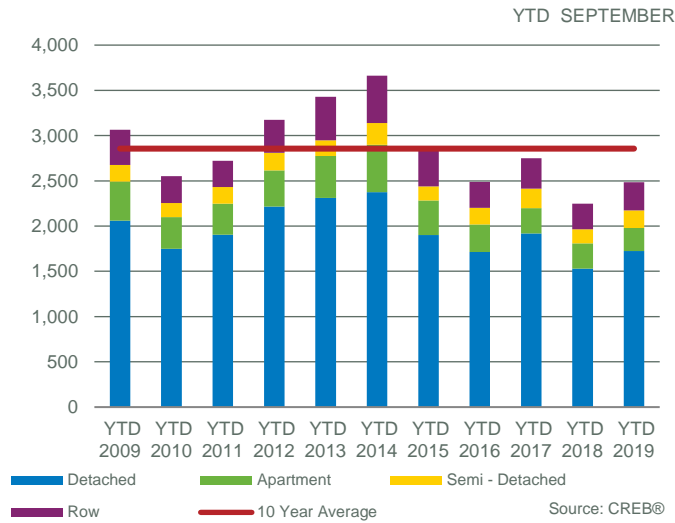


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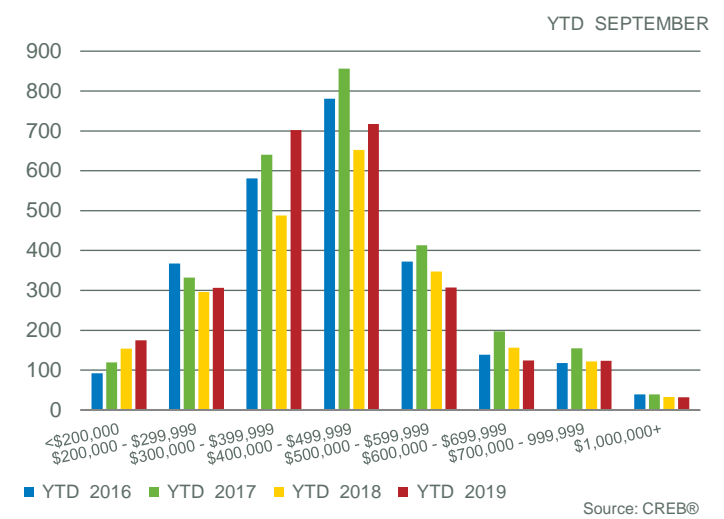


SOUTH

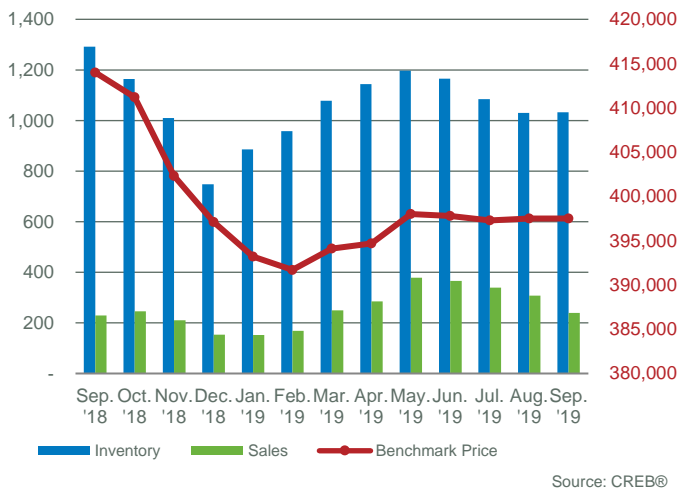
SOUTH TOTAL SALES



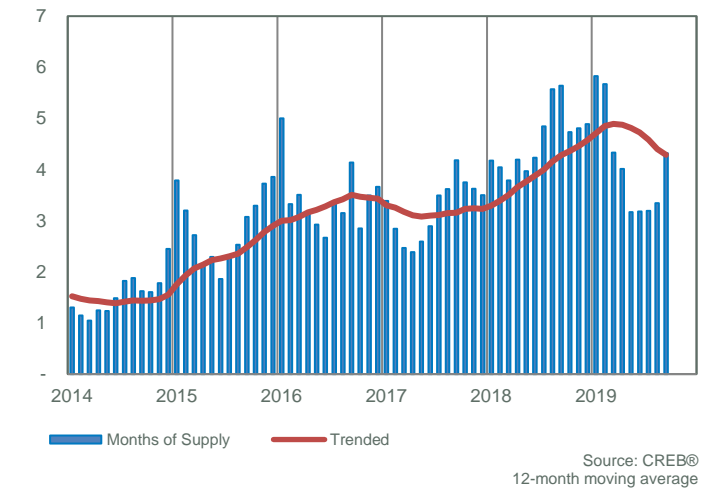
SOUTH TOTAL SALES BY PRICE RANGE



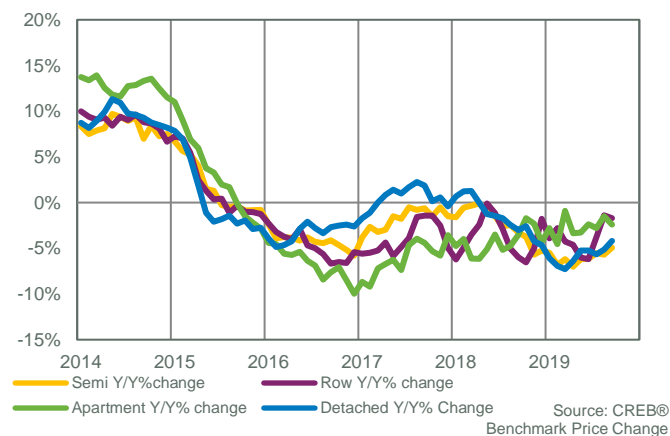
SOUTH INVENTORY AND SALES



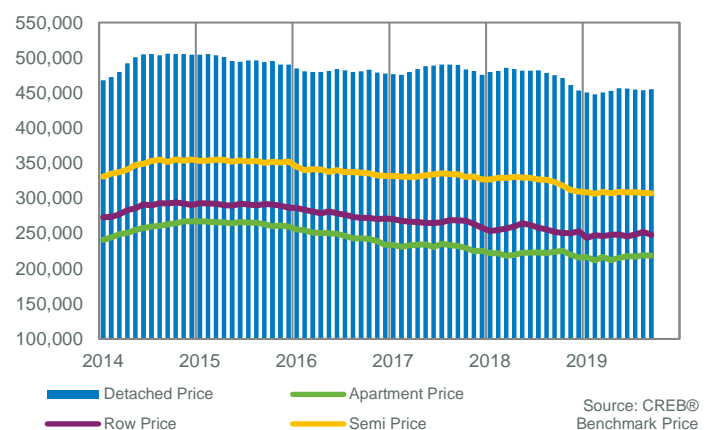
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

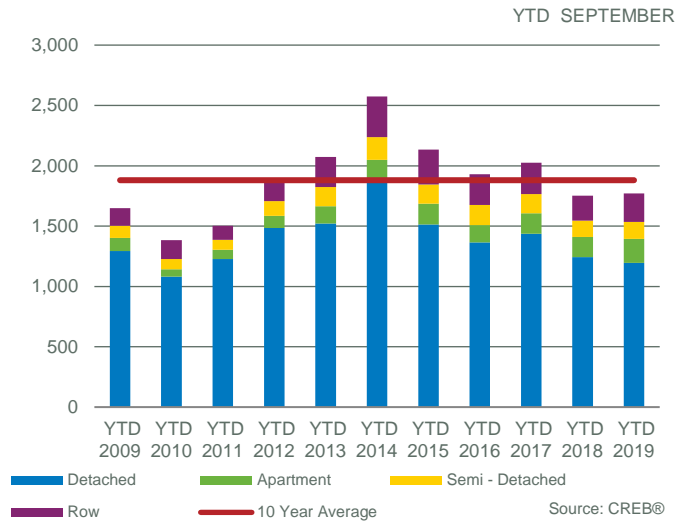


SOUTH PRICES

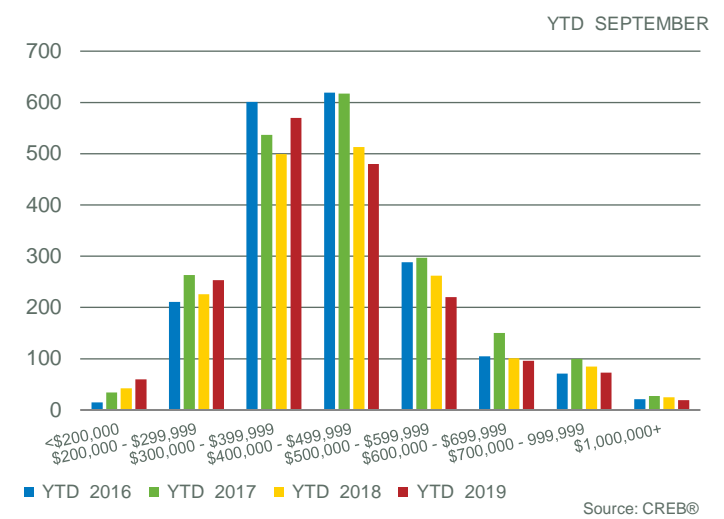


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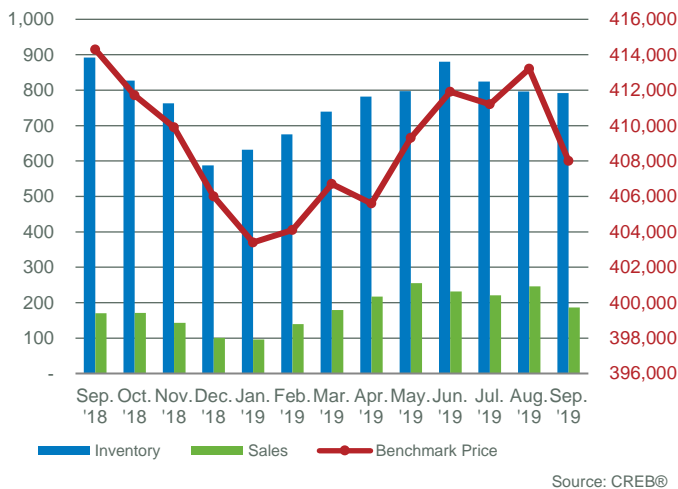
SOUTHEAST TOTAL SALES



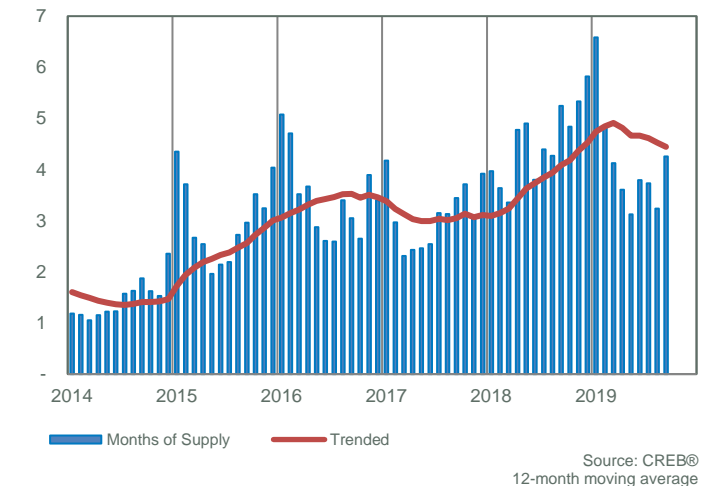
SOUTHEAST TOTAL SALES BY PRICE RANGE



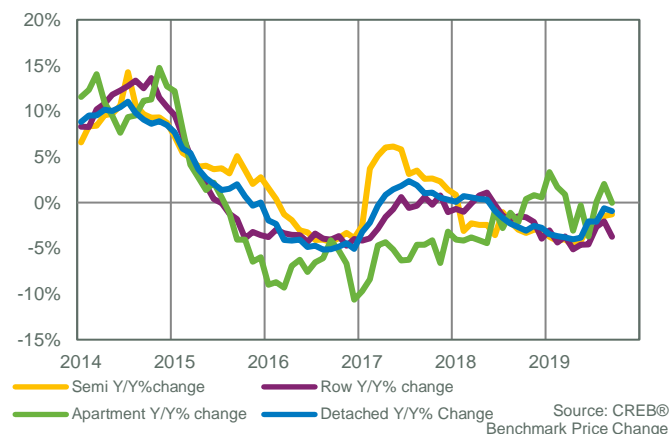
SOUTHEAST INVENTORY AND SALES



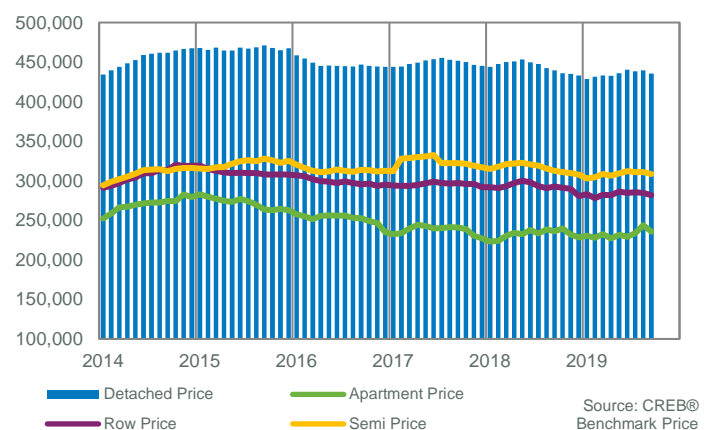
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

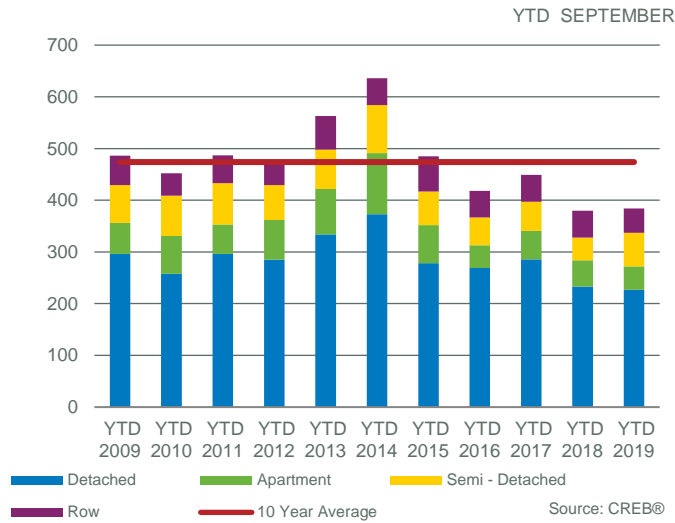


SOUTHEAST PRICES

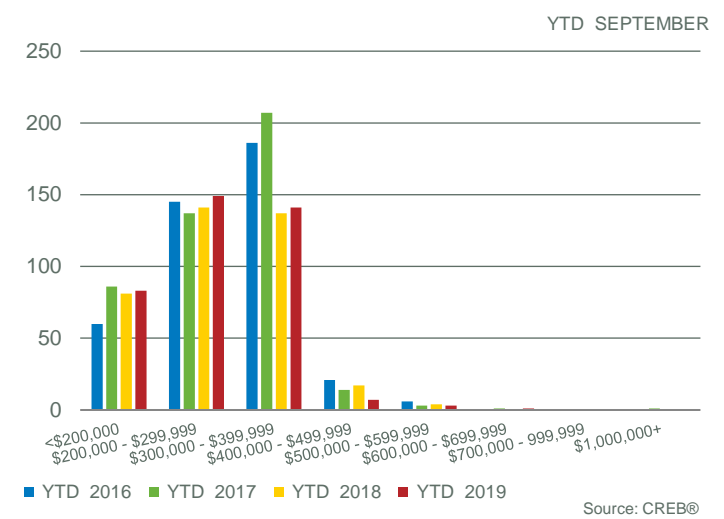


EAST

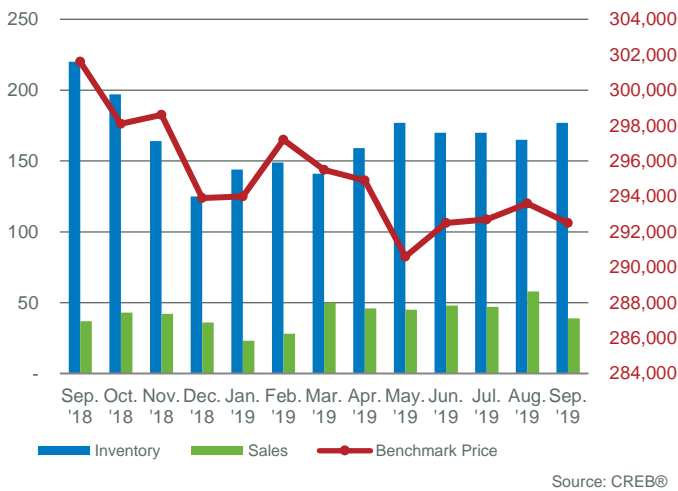
EAST TOTAL SALES



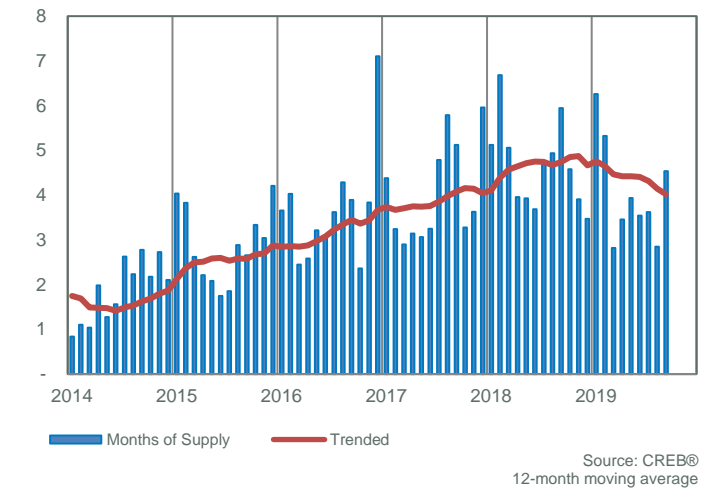
EAST TOTAL SALES BY PRICE RANGE



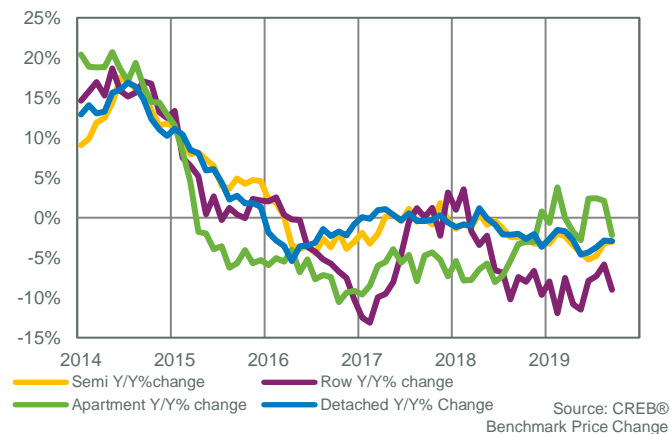
EAST INVENTORY AND SALES



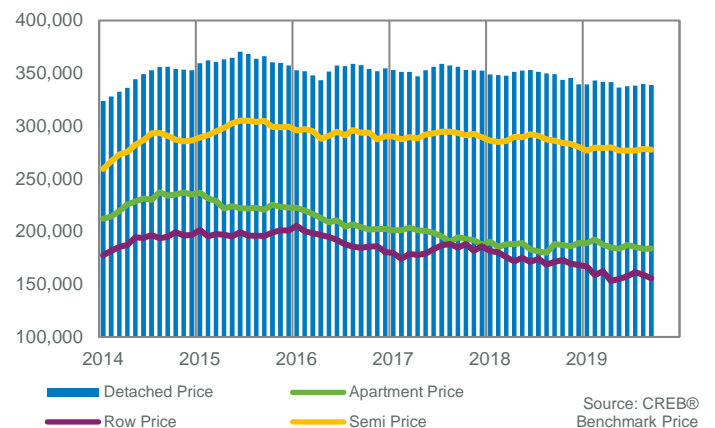
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

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

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

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

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

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

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

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

Attached - Both row and semi-detached properties.

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

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

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

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