



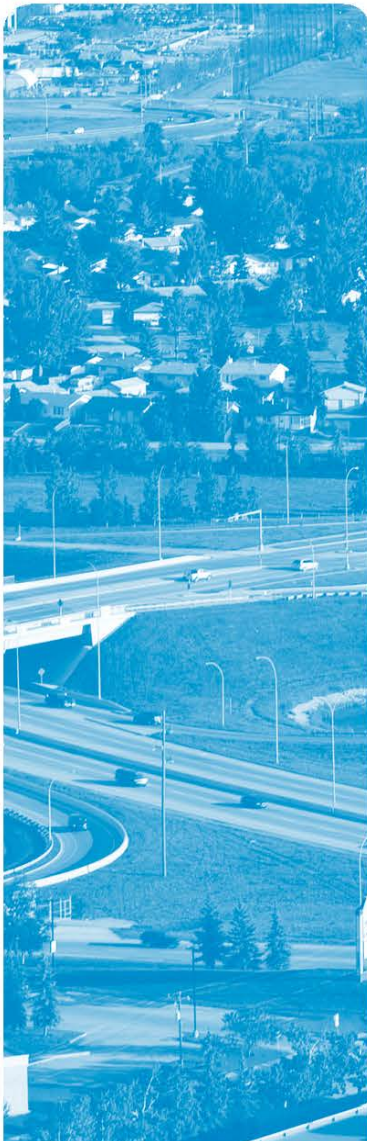
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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2020



creb.com

2020 opens with a slight gain in sales

Jan. 2020

City of Calgary, February 3, 2020 - Housing market conditions continue to follow similar trends to last year, with gains in sales.

At the same time, there have been further reductions in new listings, inventory and more declines in prices. January sales activity was 863 units, nearly eight per cent higher than last year's levels. While sales remained well below January activity recorded before 2014, they remain consistent with activity recorded over the past five years.

"A persistent slowdown in the energy sector has resulted in a reset in many aspects of our economy. This includes the housing market," said CREB® chief economist Ann-Marie Lurie.

"We continue to see the slow adjustment to more balanced conditions, but it will take time before that starts to translate into price stability."

Citywide unadjusted benchmark prices were \$417,100 in January. This is slightly lower than the previous month and nearly one per cent lower than last year's levels.

Benchmark prices eased, but there were some modest improvements in both the average and median prices. This is likely a reflection of some changes in the distribution of sales.

Detached

- Detached sales in January improved by six per cent, thanks to growth in all districts except the North East.
- New listings declined by nearly 11 per cent due to pullbacks in all areas except the City Centre and the North districts. Combined with adjustments in sales, this caused inventories to ease by 15 per cent citywide.
- Reductions in supply and gains in sales supported reductions in the months of supply from nearly six months last year to just under five months this January.
- Detached benchmark prices eased by nearly one per cent compared to last year. However, the only two areas to record notable year-over-year declines were the City Centre and West, with price declines exceeding three per cent.

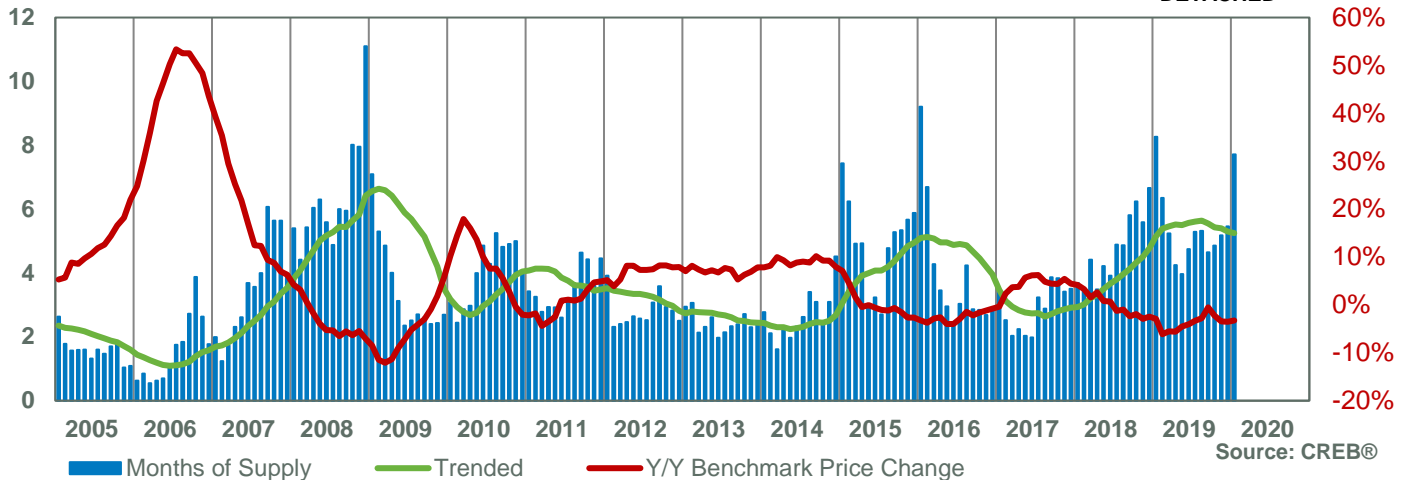
Apartment

- Improving sales were met with gains in new listings, causing inventories to increase by 12 per cent compared to last year.
- The gain in inventories prevented any significant adjustment in the months of supply, which remained elevated at nine months.
- The persistent oversupply continued to weigh on benchmark prices, which eased compared to last month and declined by two per cent compared to last year.

Attached

- Despite slower sales in the South and South east district, city-wide attached sales improved by four per cent. At the same time new listings eased by nearly 18 per cent, causing inventories to decline by ten per cent.
- Improving sales and a drop in inventory helped the months of supply to dip below seven months, a significant improvement compared to last year's level of nearly eight months.
- While this segment is trending toward more balanced conditions, persistent oversupply continues to weigh on prices, which trended down over the previous month and eased by over one per cent compared to last year's levels.

MONTHS OF SUPPLY AND PRICE CHANGES



Jan. 2020

	Jan-19	Jan-20	Y/Y % Change	2019	2020	% Change
DETACHED						
Total Sales	486	517	6.38%	486	517	6.38%
Total Sales Volume	\$253,344,596	\$278,879,020	10.08%	\$253,344,596	\$278,879,020	10.08%
New Listings	1,358	1,213	-10.68%	1,358	1,213	-10.68%
Inventory	2,844	2,411	-15.23%	3,736	3,348	-10.40%
Months of Supply	5.85	4.66	-20.31%	7.69	6.48	-15.77%
Sales to New Listings Ratio	35.79%	42.62%	6.83%	35.79%	42.62%	6.83%
Sales to List Price Ratio	96.01%	96.01%	0.00%	96.01%	96.01%	0.00%
Days on Market	67	61	-8.18%	67	61	-8.96%
Benchmark Price	\$482,000	\$479,600	-0.50%	\$482,000	\$479,600	-0.50%
Median Price	\$443,950	\$461,500	3.95%	\$443,000	\$461,500	4.18%
Average Price	\$521,285	\$539,418	3.48%	\$521,285	\$539,418	3.48%
Index	197	196	-0.51%	204	198	-3.00%
APARTMENT						
Total Sales	124	147	18.55%	124	147	18.55%
Total Sales Volume	\$33,391,145	\$34,540,503	3.44%	\$33,391,145	\$34,540,503	3.44%
New Listings	515	570	10.68%	515	570	10.68%
Inventory	1,178	1,323	12.31%	1,575	1,504	-4.52%
Months of Supply	9.50	9.00	-5.26%	12.70	10.23	-19.46%
Sales to New Listings Ratio	24.08%	25.79%	1.71%	24.08%	25.79%	1.71%
Sales to List Price Ratio	94.83%	95.47%	0.64%	94.83%	95.47%	0.64%
Days on Market	81	77	-4.37%	81	77	-4.94%
Benchmark Price	\$251,100	\$245,900	-2.07%	\$251,100	\$245,900	-2.07%
Median Price	\$223,950	\$210,000	-6.23%	\$223,950	\$210,000	-6.23%
Average Price	\$269,283	\$234,969	-12.74%	\$269,283	\$234,969	-12.74%
Index	174	170	-2.07%	177	172	-2.34%
ATTACHED						
Total Sales	191	199	4.19%	191	199	4.19%
Total Sales Volume	\$74,277,752	\$76,095,058	2.45%	\$74,277,752	\$76,095,058	2.45%
New Listings	699	575	-17.74%	699	575	-17.74%
Inventory	1,474	1,320	-10.45%	1,779	1,635	-8.05%
Months of Supply	7.72	6.63	-14.05%	9.31	8.22	-11.75%
Sales to New Listings Ratio	27.32%	34.61%	7.28%	27.32%	34.61%	7.28%
Sales to List Price Ratio	95.92%	96.63%	0.71%	95.92%	96.63%	0.71%
Days on Market	77	76	-1.98%	77	76	-1.30%
Benchmark Price	\$313,500	\$309,600	-1.24%	\$313,500	\$309,600	-1.24%
Median Price	\$325,000	\$335,000	3.08%	\$325,000	\$335,000	3.08%
Average Price	\$388,889	\$382,387	-1.67%	\$388,889	\$382,387	-1.67%
Index	185	182	-1.25%	192	185	-3.61%
CITY OF CALGARY						
Total Sales	801	863	7.74%	801	863	7.74%
Total Sales Volume	\$361,013,493	\$389,514,582	7.89%	\$361,013,493	\$389,514,582	7.89%
New Listings	2,572	2,358	-8.32%	2,572	2,358	-8.32%
Inventory	5,496	5,054	-8.04%	7,090	6,487	-8.50%
Months of Supply	6.86	5.86	-14.65%	8.85	7.52	-15.08%
Sales to New Listings Ratio	31.14%	36.60%	5.46%	31.14%	36.60%	5.46%
Sales to List Price Ratio	95.88%	96.08%	0.20%	95.88%	96.08%	0.20%
Days on Market	72	67	-5.72%	71	67	-5.63%
Benchmark Price	\$421,100	\$417,100	-0.95%	\$421,100	\$417,100	-0.95%
Median Price	\$390,500	\$400,000	2.43%	\$390,250	\$400,000	2.50%
Average Price	\$450,703	\$451,349	0.14%	\$450,703	\$451,349	0.14%
Index	191	189	-0.94%	198	192	-3.13%

For a list of definitions, see page 26.

Jan. 2020

	Jan-19	Jan-20	Y/Y % Change	2019	2020	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	84	85	1.19%	84	85	1.19%
Total Sales Volume	\$41,889,859	\$40,621,170	-3.03%	\$41,889,859	\$40,621,170	-3.03%
Share of Sales with Condo Title	17.86%	17.65%	-0.21%	15.80%	13.79%	-2.01%
New Listings	308	240	-22.08%	308	240	-22.08%
Inventory	649	571	-12.02%	764	696	-8.95%
Months of Supply	7.73	6.72	-13.05%	9.10	8.19	-10.02%
Sales to New Listings Ratio	27.27%	35.42%	8.14%	27.27%	35.42%	8.14%
Sales to List Price Ratio	95.34%	96.61%	1.26%	95.34%	96.61%	1.26%
Days on Market	67	71	5.96%	67	71	5.97%
Benchmark Price	\$392,000	\$385,000	-1.79%	\$392,000	\$385,000	-1.79%
Median Price	\$395,250	\$406,000	2.72%	\$395,250	\$406,000	2.72%
Average Price	\$498,689	\$477,896	-4.17%	\$498,689	\$477,896	-4.17%
Index	198	195	-1.77%	206	199	-3.33%
CITY OF CALGARY ROW						
Total Sales	107	114	6.54%	107	114	6.54%
Total Sales Volume	\$32,387,893	\$35,473,889	9.53%	\$32,387,893	\$35,473,889	9.53%
Share of Sales with Condo Title	91.59%	89.47%	-2.12%	92.32%	91.47%	-0.85%
New Listings	391	335	-14.32%	391	335	-14.32%
Inventory	825	749	-9.21%	1,014	939	-7.37%
Months of Supply	7.71	6.57	-14.79%	9.48	8.24	-13.06%
Sales to New Listings Ratio	27.37%	34.03%	6.66%	27.37%	34.03%	6.66%
Sales to List Price Ratio	96.67%	96.65%	-0.02%	96.67%	96.65%	-0.02%
Days on Market	85	79	-7.12%	85	79	-7.06%
Benchmark Price	\$284,400	\$281,700	-0.95%	\$284,400	\$281,700	-0.95%
Median Price	\$284,000	\$288,500	1.58%	\$284,000	\$288,500	1.58%
Average Price	\$302,691	\$311,174	2.80%	\$302,691	\$311,174	2.80%
Index	178	176	-0.96%	185	178	-3.73%
CITY OF CALGARY ATTACHED						
Total Sales	191	199	4.19%	191	199	4.19%
Total Sales Volume	\$74,277,752	\$76,095,058	2.45%	\$74,277,752	\$76,095,058	2.45%
Share of Sales with Condo Title	59.16%	58.79%	-0.62%	58.17%	57.52%	-1.12%
New Listings	699	575	-17.74%	699	575	-17.74%
Inventory	1,474	1,320	-10.45%	1,779	1,635	-8.05%
Months of Supply	7.72	6.63	-14.05%	9.31	8.22	-11.75%
Sales to New Listings Ratio	27.32%	34.61%	7.28%	27.32%	34.61%	7.28%
Sales to List Price Ratio	95.92%	96.63%	0.71%	95.92%	96.63%	0.71%
Days on Market	77	76	-1.98%	77	76	-1.30%
Benchmark Price	\$313,500	\$309,600	-1.24%	\$313,500	\$309,600	-1.24%
Median Price	\$325,000	\$335,000	3.08%	\$325,000	\$335,000	3.08%
Average Price	\$388,889	\$382,387	-1.67%	\$388,889	\$382,387	-1.67%
Index	185	182	-1.25%	192	185	-3.61%

For a list of definitions, see page 26.

January 2020	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	56	187	29.95%	438	7.82	\$628,900	-4.17%	-1.10%
North East	62	131	47.33%	274	4.42	\$363,400	-0.19%	-0.74%
North	81	156	51.92%	316	3.90	\$410,500	-0.05%	0.20%
North West	81	173	46.82%	297	3.67	\$517,300	0.04%	0.60%
West	46	162	28.40%	355	7.72	\$678,700	-3.22%	-0.72%
South	99	216	45.83%	379	3.83	\$453,300	0.64%	-0.11%
South East	78	167	46.71%	288	3.69	\$436,500	1.80%	0.67%
East	15	21	71.43%	63	4.20	\$342,000	0.71%	-0.29%
TOTAL CITY	517	1,213	42.62%	2,411	4.66	\$479,600	-0.50%	-0.10%
Apartment								
City Centre	63	301	20.93%	657	10.43	\$273,700	-2.22%	-0.58%
North East	7	11	63.64%	43	6.14	\$211,600	-7.96%	-3.64%
North	13	39	33.33%	75	5.77	\$213,300	-0.19%	3.44%
North West	8	42	19.05%	96	12.00	\$227,800	-1.60%	-1.56%
West	18	52	34.62%	119	6.61	\$226,900	-0.66%	-1.18%
South	23	73	31.51%	142	6.17	\$210,800	-2.45%	-2.86%
South East	10	44	22.73%	166	16.60	\$231,000	0.22%	-3.14%
East	5	8	62.50%	25	5.00	\$172,800	-8.57%	-4.27%
TOTAL CITY	147	570	25.79%	1,323	9.00	\$245,900	-2.07%	-1.17%
Semi-detached								
City Centre	23	95	24.21%	246	10.70	\$689,900	-3.81%	-1.34%
North East	13	28	46.43%	55	4.23	\$283,700	-1.56%	-1.22%
North	8	15	53.33%	39	4.88	\$321,700	0.31%	0.06%
North West	7	23	30.43%	43	6.14	\$359,600	-1.80%	-0.42%
West	16	21	76.19%	45	2.81	\$476,700	-2.46%	-1.00%
South	8	30	26.67%	68	8.50	\$307,400	-0.42%	-0.49%
South East	7	24	29.17%	58	8.29	\$306,100	1.02%	-0.20%
East	3	4	75.00%	16	5.33	\$280,100	1.19%	-0.60%
TOTAL CITY	85	240	35.42%	571	6.72	\$385,000	-1.79%	-0.82%
Row								
City Centre	19	70	27.14%	155	8.16	\$440,200	1.13%	-0.50%
North East	11	28	39.29%	75	6.82	\$185,800	-3.53%	-2.00%
North	17	51	33.33%	104	6.12	\$247,200	-0.56%	1.23%
North West	18	34	52.94%	72	4.00	\$293,300	-1.15%	0.55%
West	10	36	27.78%	90	9.00	\$322,300	-0.77%	0.28%
South	21	61	34.43%	132	6.29	\$241,700	-0.82%	-0.17%
South East	12	47	25.53%	103	8.58	\$276,100	-2.51%	-2.40%
East	6	8	75.00%	18	3.00	\$163,500	-2.10%	-4.33%
TOTAL CITY	114	335	34.03%	749	6.57	\$281,700	-0.95%	-0.46%

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

City of Calgary

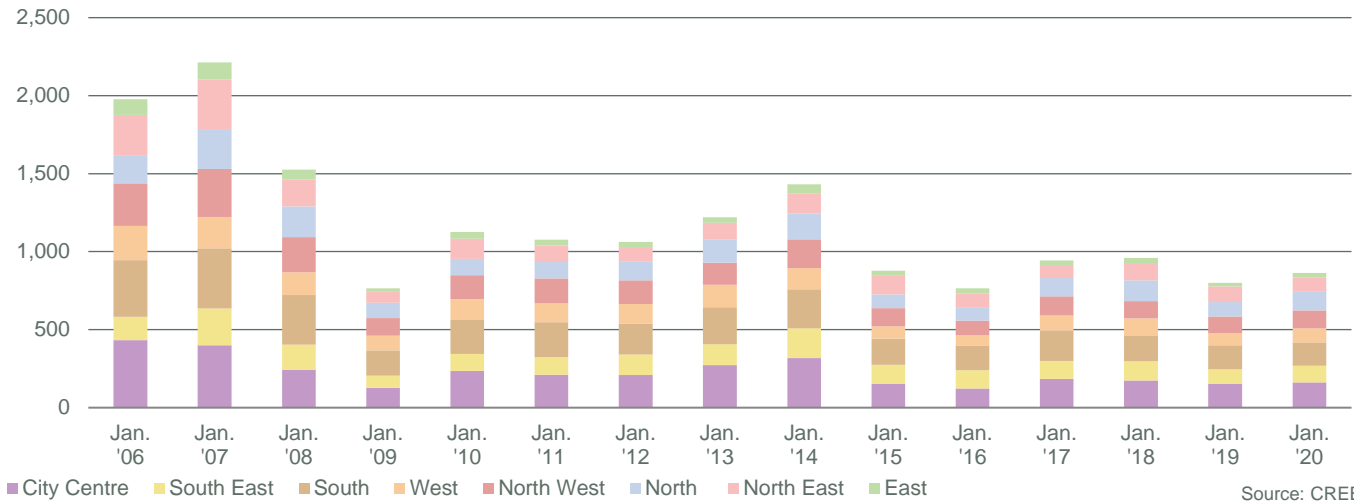
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2020

TOTAL SALES

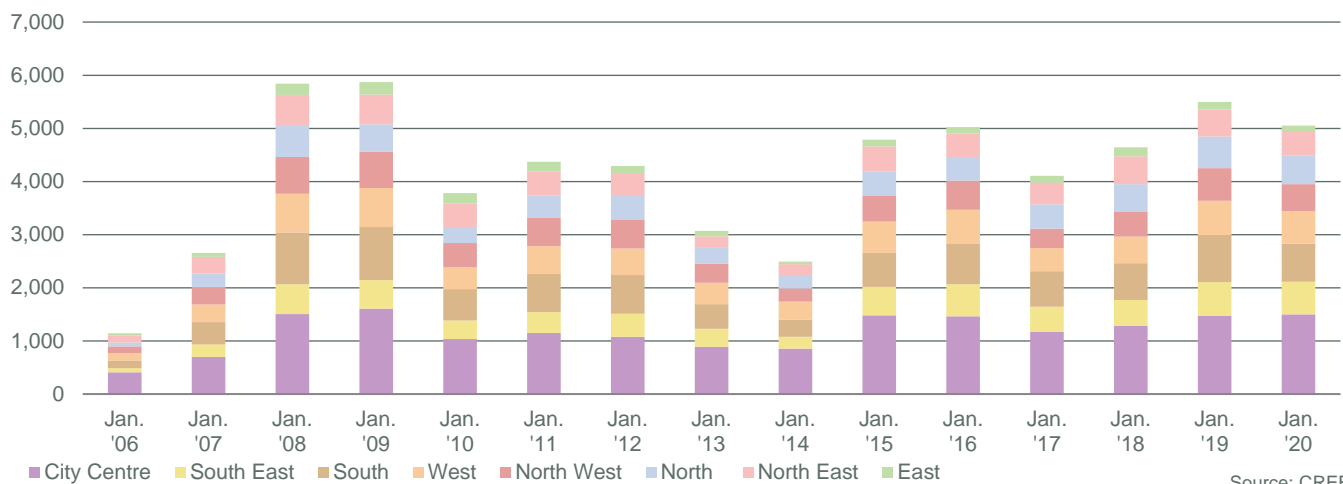
JANUARY



Source: CREB®

TOTAL INVENTORY

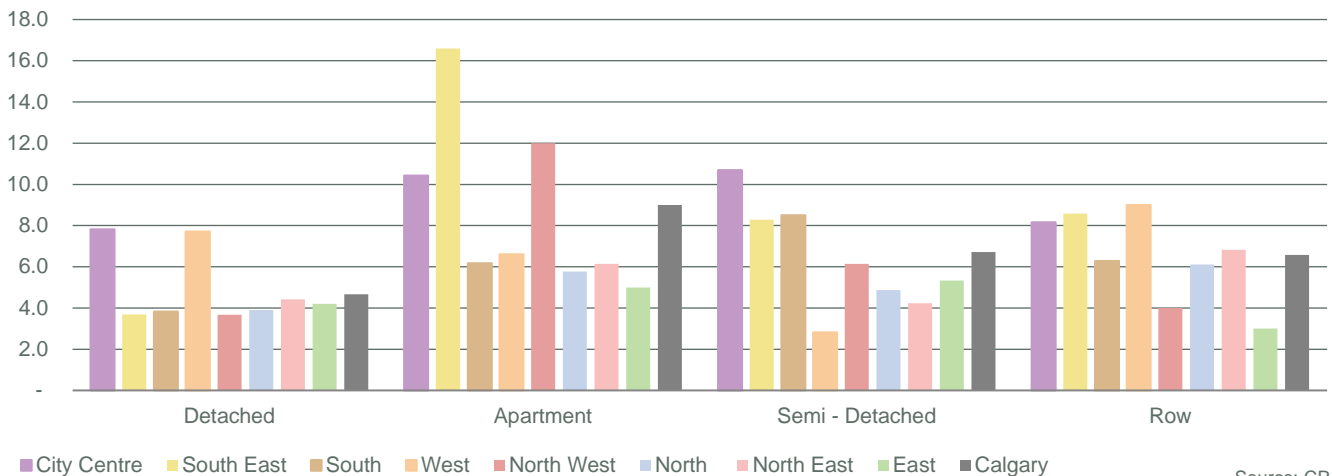
JANUARY



Source: CREB®

MONTHS OF SUPPLY

JANUARY



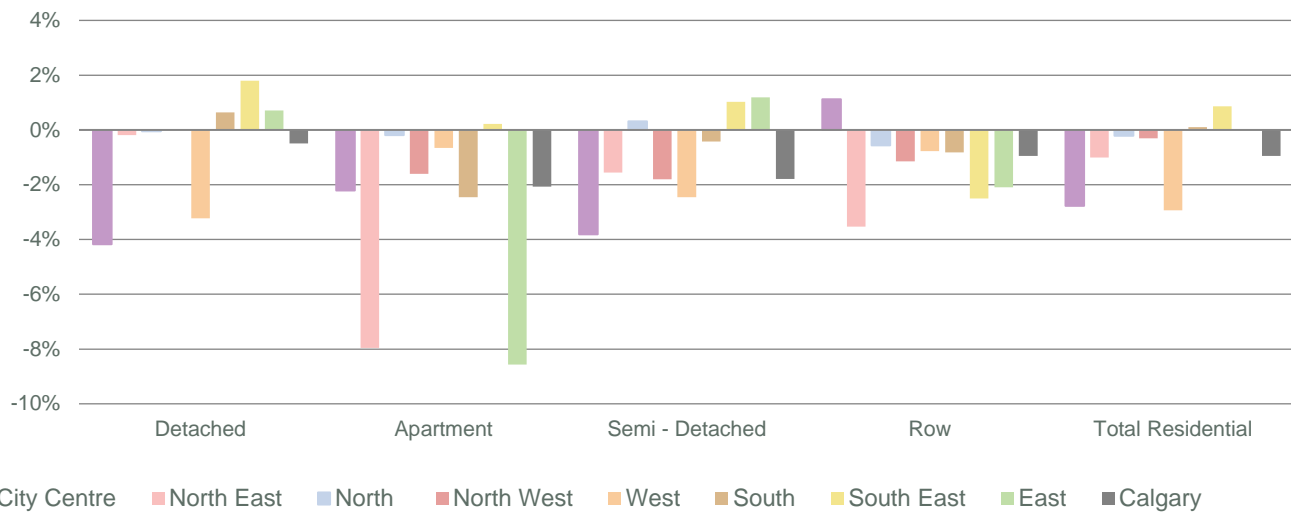
Source: CREB®

BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

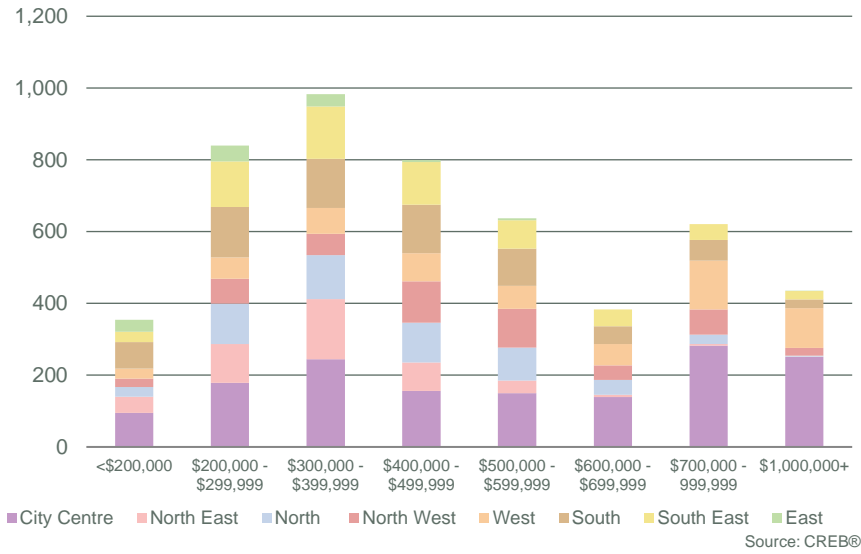


Source: CREB®

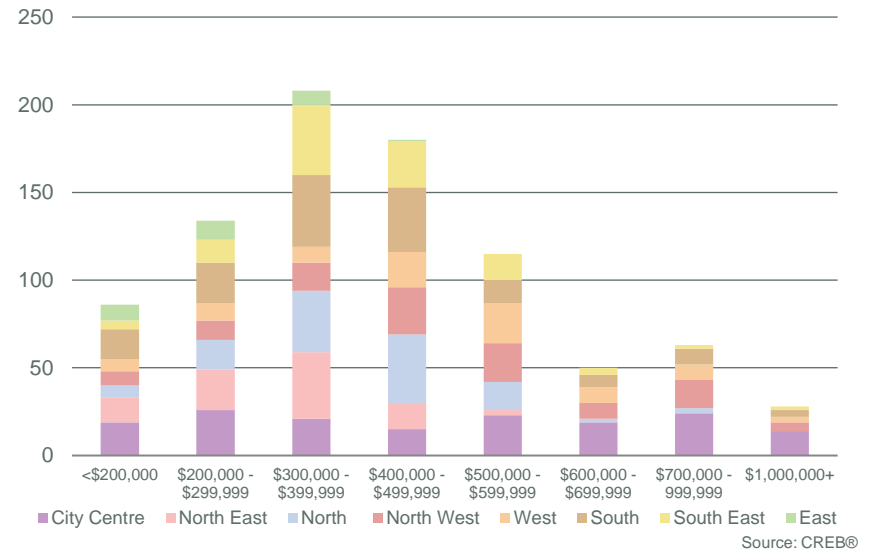
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

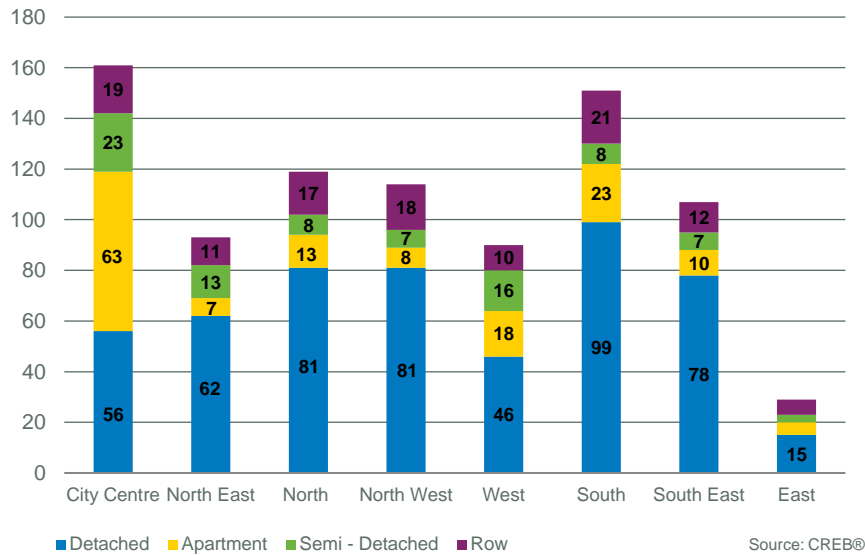
TOTAL INVENTORY BY PRICE RANGE - JANUARY



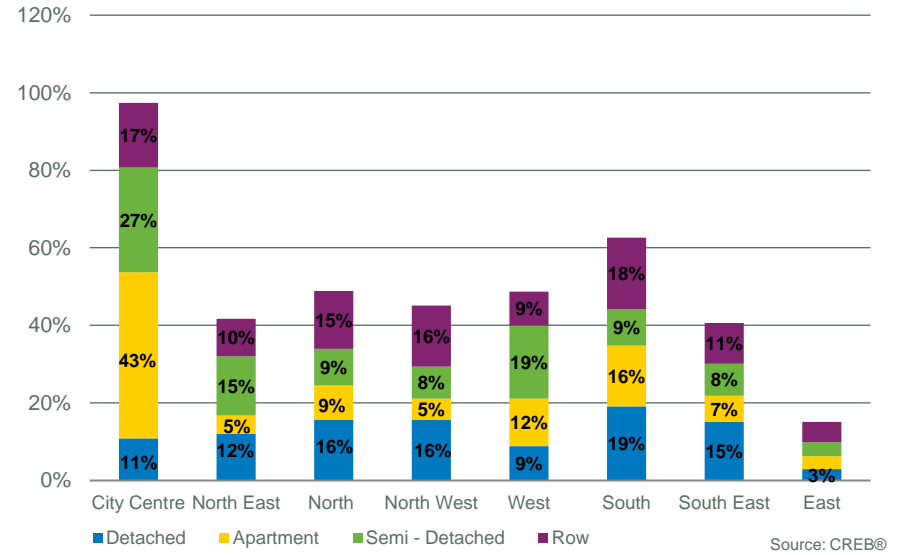
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



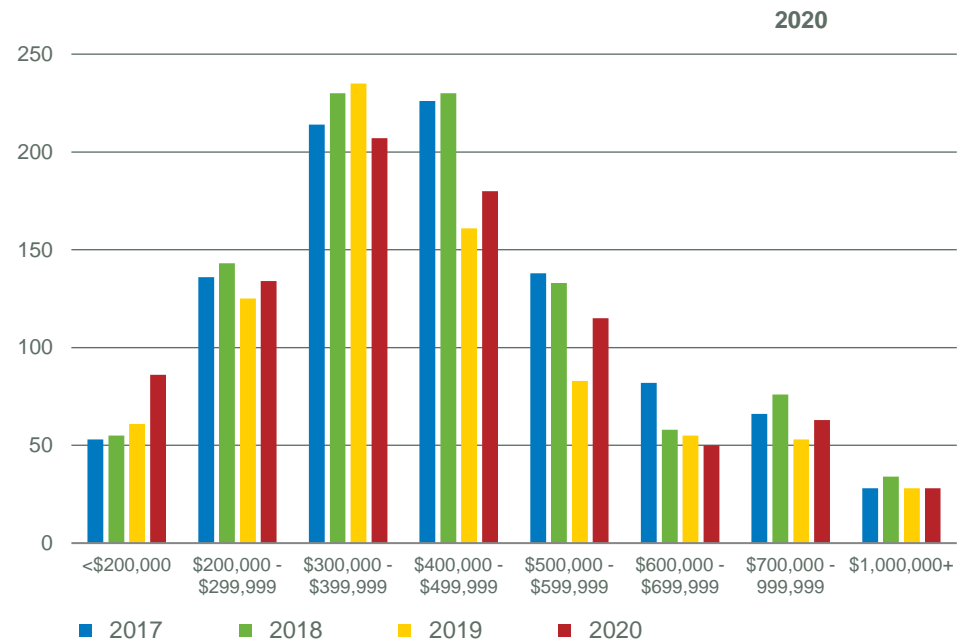
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,575	1,365	1,440	1,147	859
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,848	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,064	6,918	6,529	5,877	4,548
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900	419,100	418,500
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500	407,500	405,000	398,125	400,000	400,000
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,822	461,921	454,452	441,646	450,178
Index	191	191	191	192	193	193	193	193	193	192	190	190
2020												
Sales	863											
New Listings	2,358											
Inventory	5,054											
Days on Market	67											
Benchmark Price	417,100											
Median Price	400,000											
Average Price	451,349											
Index	189											

	Jan-19	Jan-20	2019	2020
CALGARY TOTAL SALES				
>\$100,000	1	3	1	3
\$100,000 - \$199,999	60	83	60	83
\$200,000 - \$299,999	125	134	125	134
\$300,000 - \$349,999	96	85	96	85
\$350,000 - \$399,999	139	122	139	122
\$400,000 - \$449,999	86	105	86	105
\$450,000 - \$499,999	75	75	75	75
\$500,000 - \$549,999	53	67	53	67
\$550,000 - \$599,999	30	48	30	48
\$600,000 - \$649,999	29	33	29	33
\$650,000 - \$699,999	26	17	26	17
\$700,000 - \$799,999	33	31	33	31
\$800,000 - \$899,999	11	21	11	21
\$900,000 - \$999,999	9	11	9	11
\$1,000,000 - \$1,249,999	11	14	11	14
\$1,250,000 - \$1,499,999	10	7	10	7
\$1,500,000 - \$1,749,999	2	1	2	1
\$1,750,000 - \$1,999,999	2	-	2	-
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	5	-	5
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	801	863	801	863

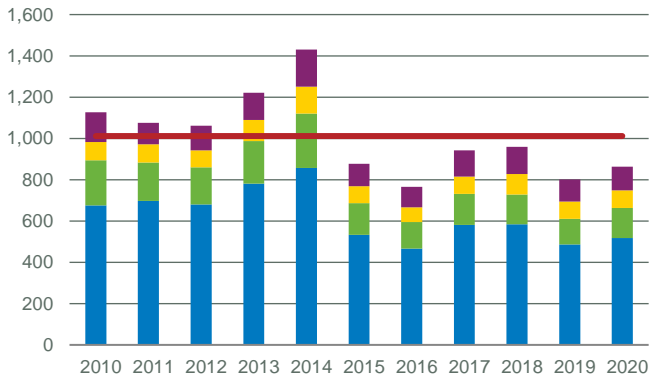
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

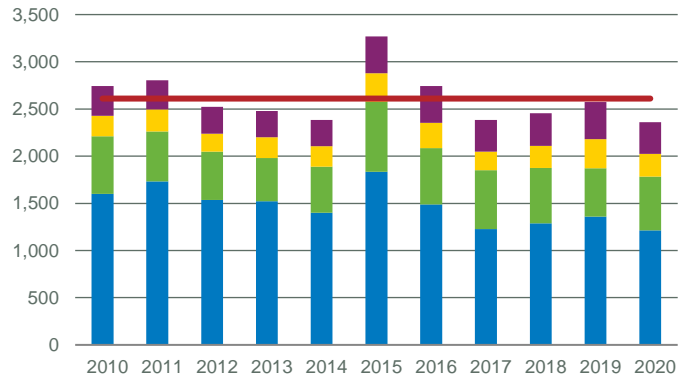
2020



Source: CREB®

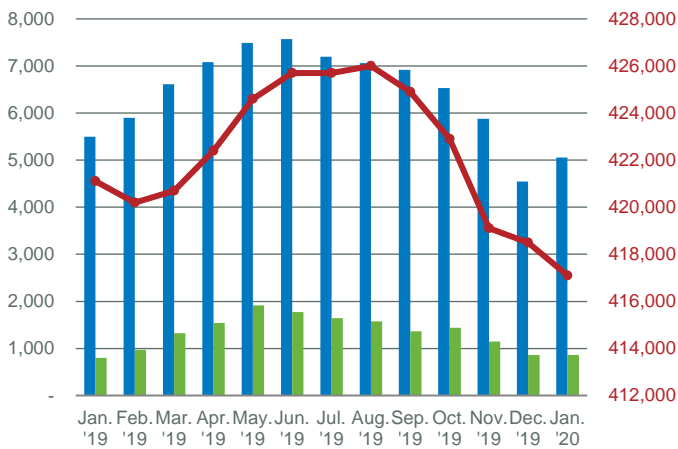
CITY OF CALGARY TOTAL NEW LISTINGS

2020



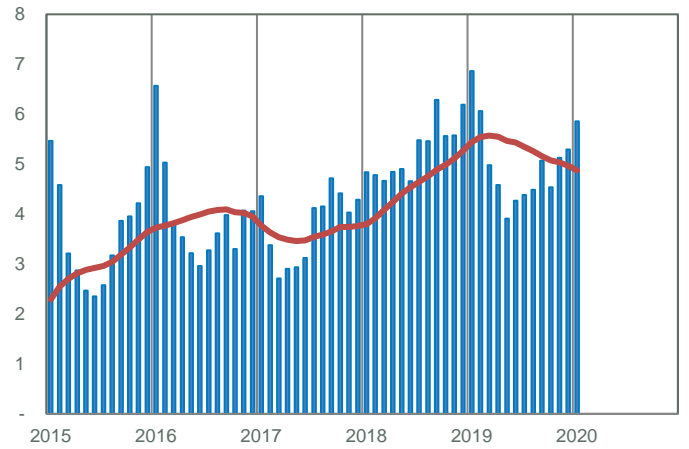
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



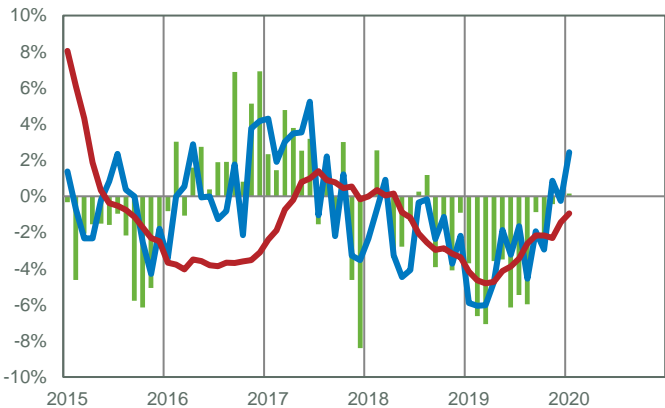
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



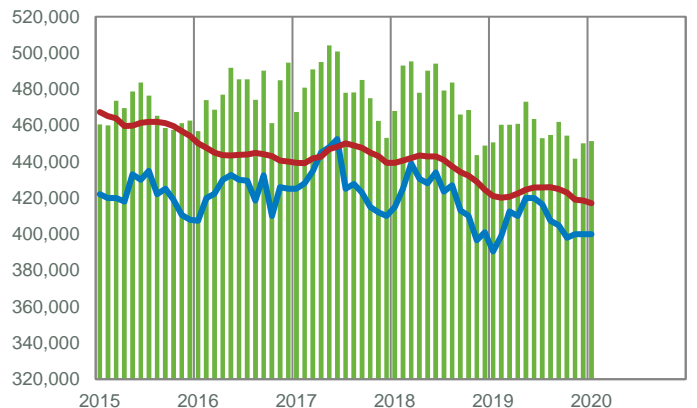
Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

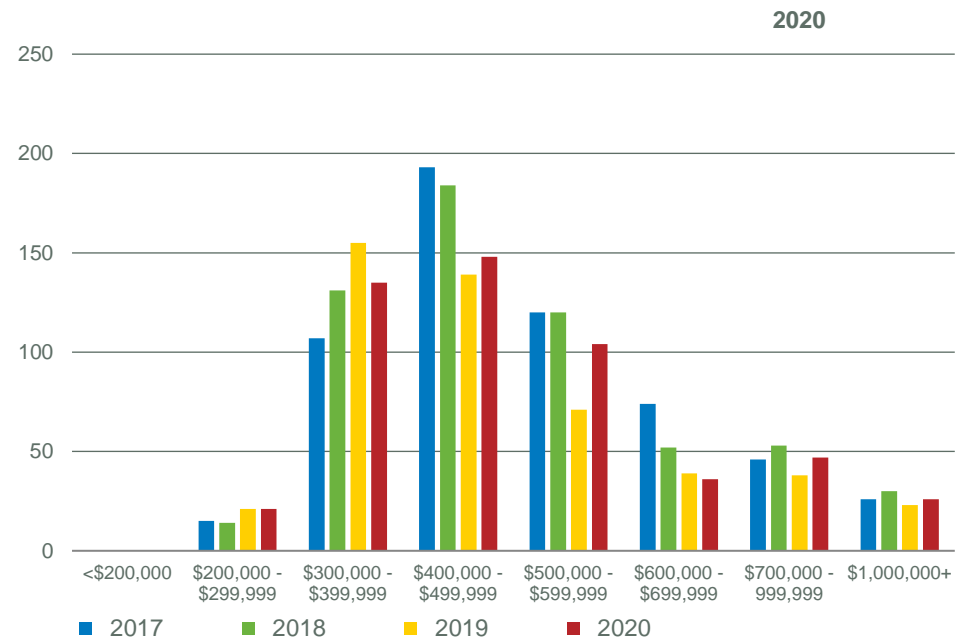


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	486	589	816	927	1,180	1,097	1,000	940	823	848	703	504
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	947	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,741	3,623	3,410	2,942	2,223
Days on Market	67	63	57	49	50	49	50	54	55	52	60	64
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500	481,500	480,100
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	462,135	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,576	542,867	530,492	520,553	528,789
Index	197	196	196	197	199	199	199	199	199	198	196	196
2020												
Sales	517											
New Listings	1,213											
Inventory	2,411											
Days on Market	61											
Benchmark Price	479,600											
Median Price	461,500											
Average Price	539,418											
Index	196											

	Jan-19	Jan-20	2019	2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	-
\$200,000 - \$299,999	21	21	21	21
\$300,000 - \$349,999	46	43	46	43
\$350,000 - \$399,999	109	92	109	92
\$400,000 - \$449,999	73	82	73	82
\$450,000 - \$499,999	66	66	66	66
\$500,000 - \$549,999	46	62	46	62
\$550,000 - \$599,999	25	42	25	42
\$600,000 - \$649,999	20	25	20	25
\$650,000 - \$699,999	19	11	19	11
\$700,000 - \$799,999	22	23	22	23
\$800,000 - \$899,999	9	14	9	14
\$900,000 - \$999,999	7	10	7	10
\$1,000,000 - \$1,249,999	8	12	8	12
\$1,250,000 - \$1,499,999	9	7	9	7
\$1,500,000 - \$1,749,999	1	1	1	1
\$1,750,000 - \$1,999,999	2	-	2	-
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	5	-	5
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	486	517	486	517

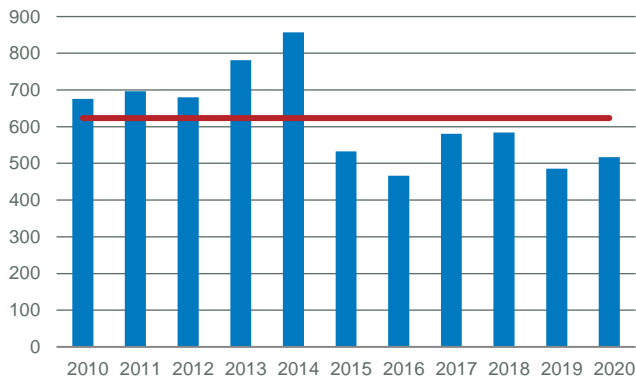
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2020

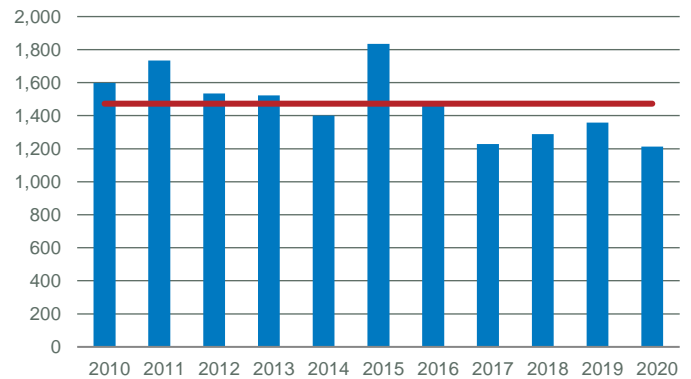


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

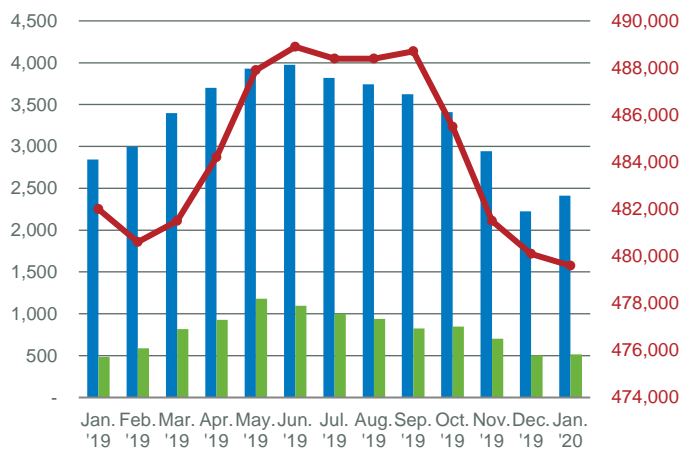
2020



■ Detached — 10 Year Average

Source: CREB®

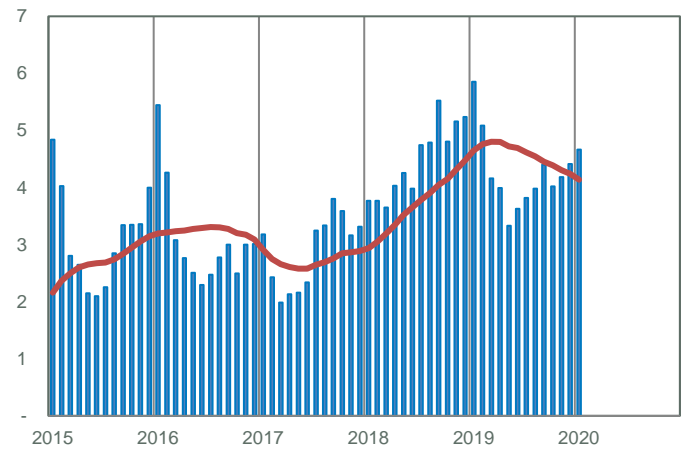
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

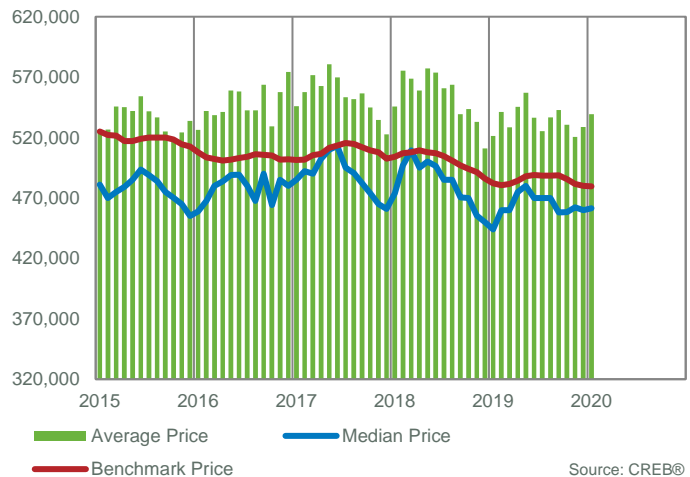
CITY OF CALGARY DETACHED PRICE CHANGE



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

Source: CREB®

CITY OF CALGARY DETACHED PRICES



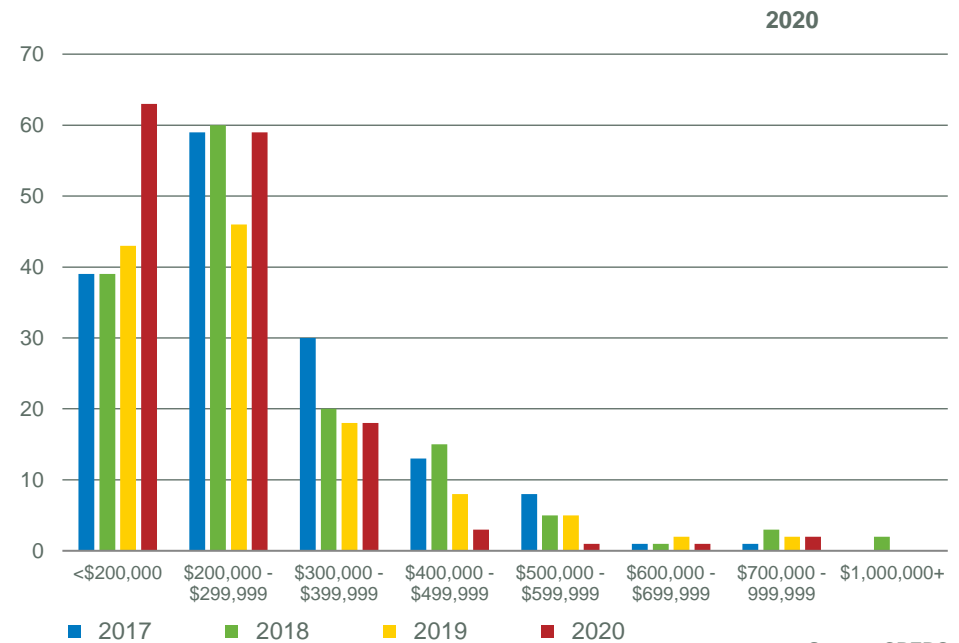
■ Average Price ■ Median Price — Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	250	313	261	289	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	444	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,412	1,139
Days on Market	81	71	74	68	70	71	77	69	70	73	74	72
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500	247,900	248,800
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	229,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,703	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147											
New Listings	570											
Inventory	1,323											
Days on Market	77											
Benchmark Price	245,900											
Median Price	210,000											
Average Price	234,969											
Index	170											

	Jan-19	Jan-20	2019	2020
CALGARY TOTAL SALES				
>\$100,000	1	2	1	2
\$100,000 - \$199,999	42	61	42	61
\$200,000 - \$299,999	46	59	46	59
\$300,000 - \$349,999	13	11	13	11
\$350,000 - \$399,999	5	7	5	7
\$400,000 - \$449,999	5	2	5	2
\$450,000 - \$499,999	3	1	3	1
\$500,000 - \$549,999	4	1	4	1
\$550,000 - \$599,999	1	-	1	-
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$799,999	1	2	1	2
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	124	147	124	147

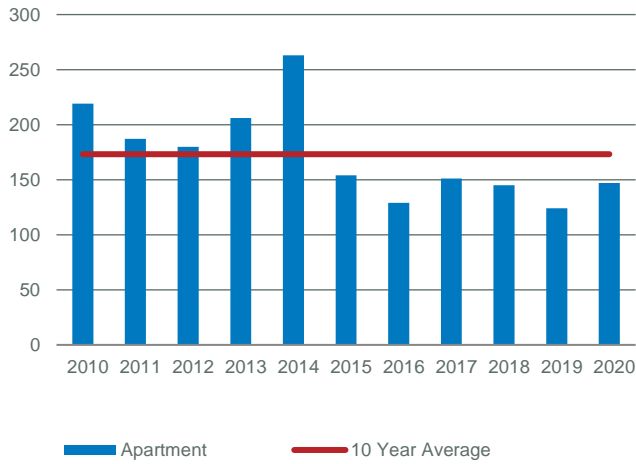
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

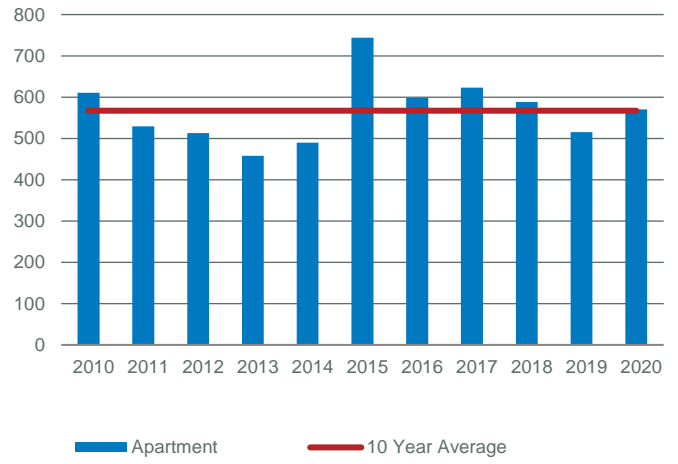
CITY OF CALGARY APARTMENT SALES

2020



CITY OF CALGARY APARTMENT NEW LISTINGS

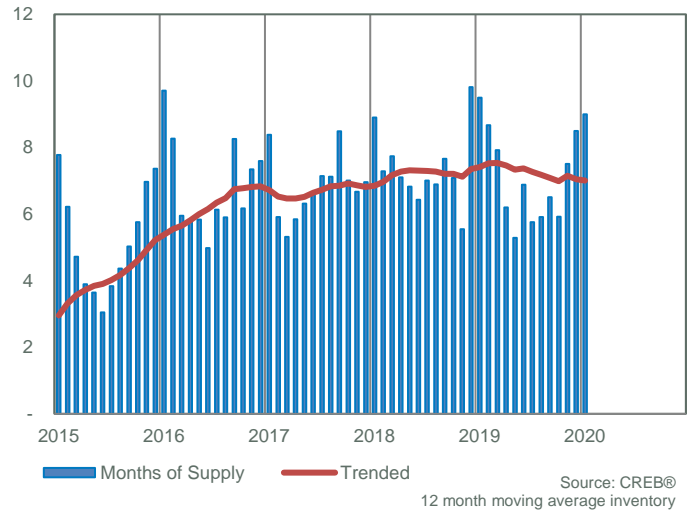
2020



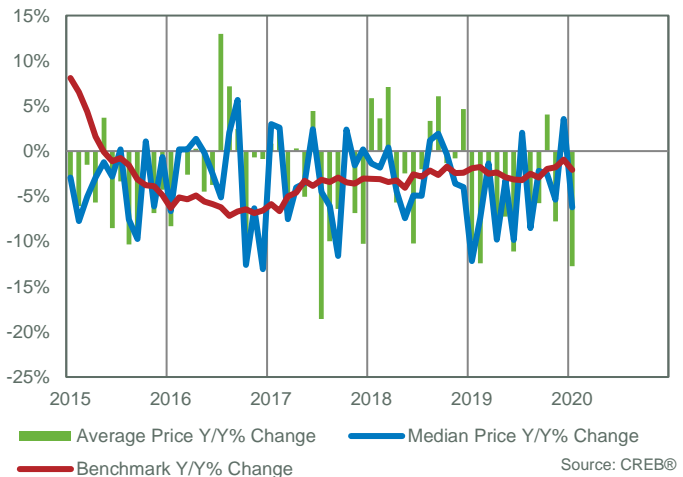
CITY OF CALGARY APARTMENT INVENTORY AND SALES



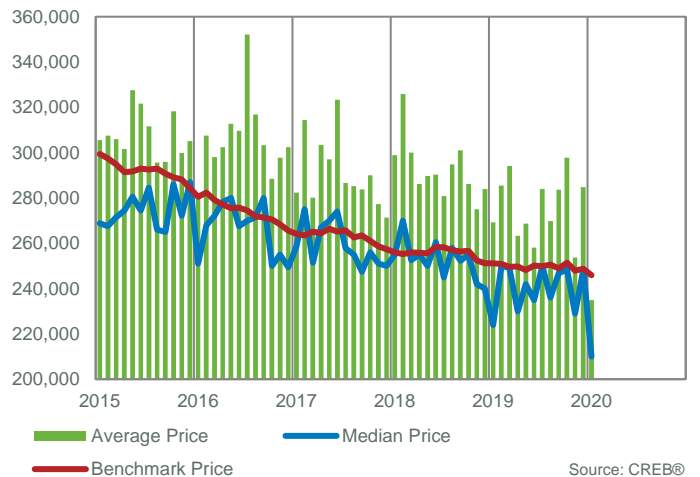
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



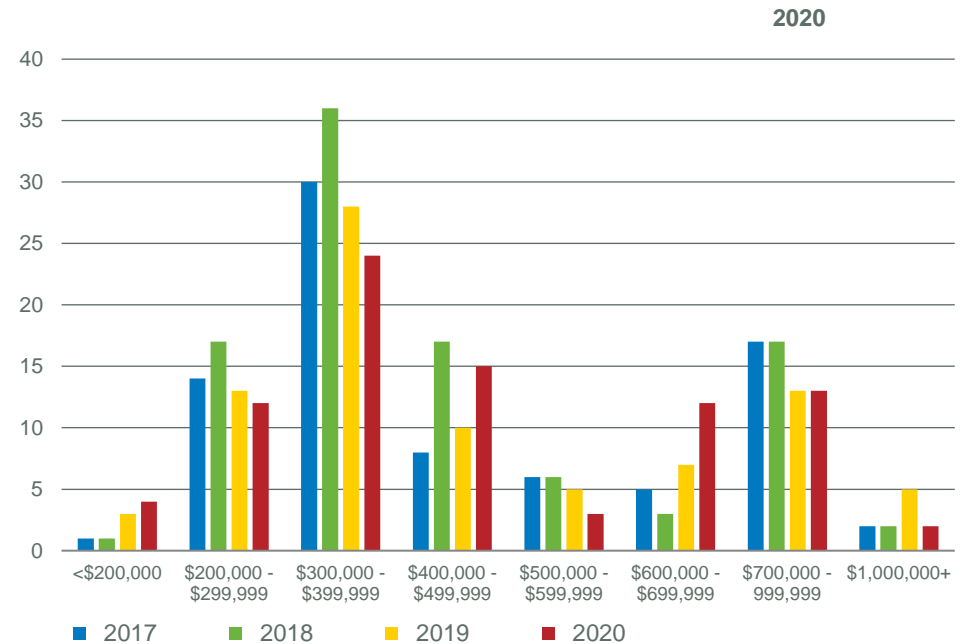
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	149	161	125	144	101	93
New Listings	308	253	313	314	339	287	275	273	305	238	204	117
Inventory	649	689	758	767	792	739	727	702	728	709	653	517
Days on Market	67	59	66	63	61	65	63	69	64	60	67	66
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000	390,400	388,200
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	379,000	374,850	342,000	417,000
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,812	456,360	419,890	477,623
Index	198	198	197	200	201	202	201	201	201	199	197	196
2020												
Sales	85											
New Listings	240											
Inventory	571											
Days on Market	71											
Benchmark Price	385,000											
Median Price	406,000											
Average Price	477,896											
Index	195											

	Jan-19	Jan-20	2019	2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	4	3	4
\$200,000 - \$299,999	13	12	13	12
\$300,000 - \$349,999	13	9	13	9
\$350,000 - \$399,999	15	15	15	15
\$400,000 - \$449,999	5	11	5	11
\$450,000 - \$499,999	5	4	5	4
\$500,000 - \$549,999	2	1	2	1
\$550,000 - \$599,999	3	2	3	2
\$600,000 - \$649,999	2	6	2	6
\$650,000 - \$699,999	5	6	5	6
\$700,000 - \$799,999	10	6	10	6
\$800,000 - \$899,999	2	7	2	7
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	3	2	3	2
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	84	85	84	85

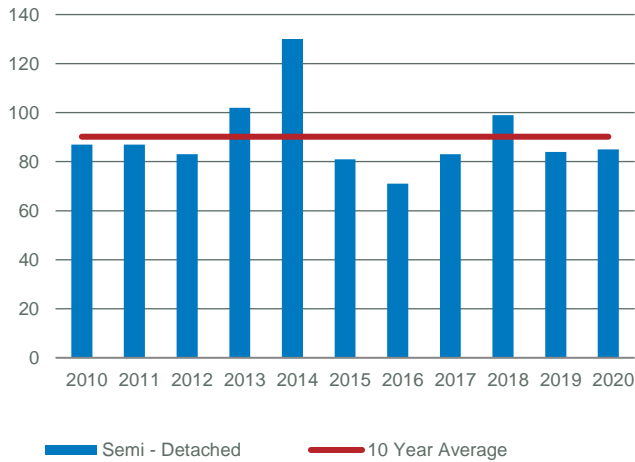
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

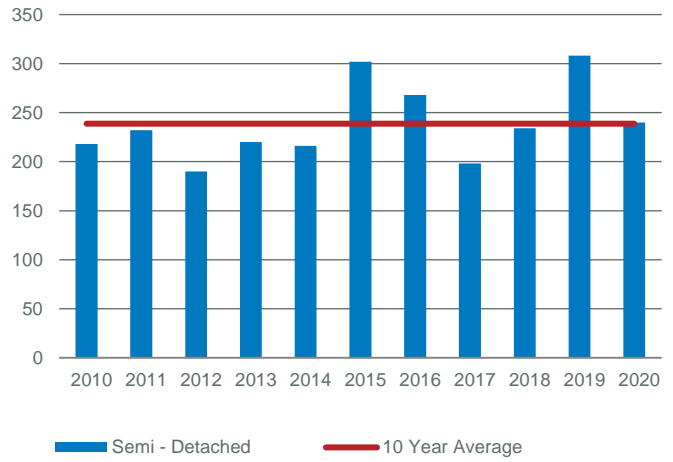
2020



Source: CREB®

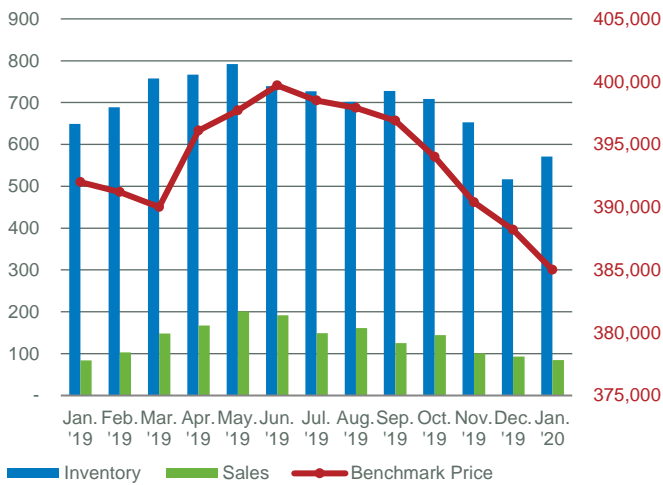
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2020



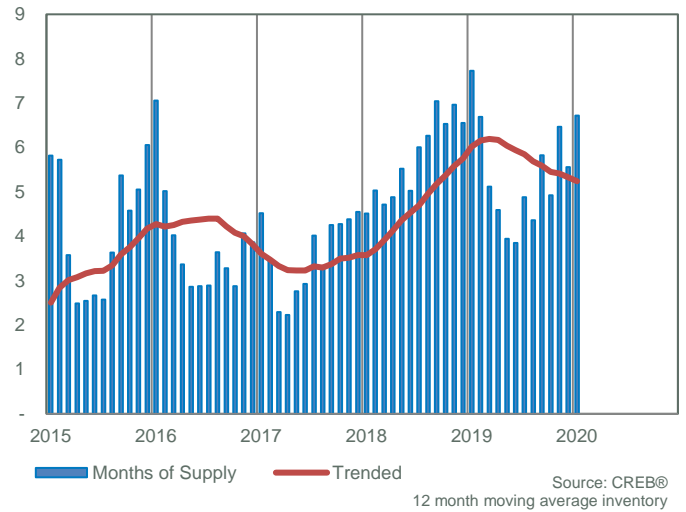
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



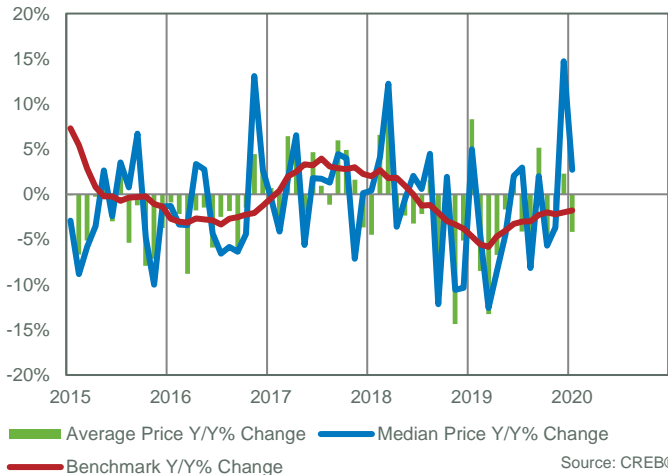
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



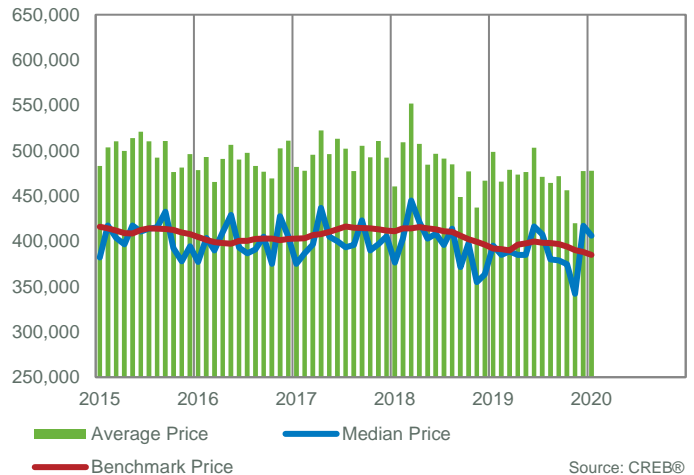
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

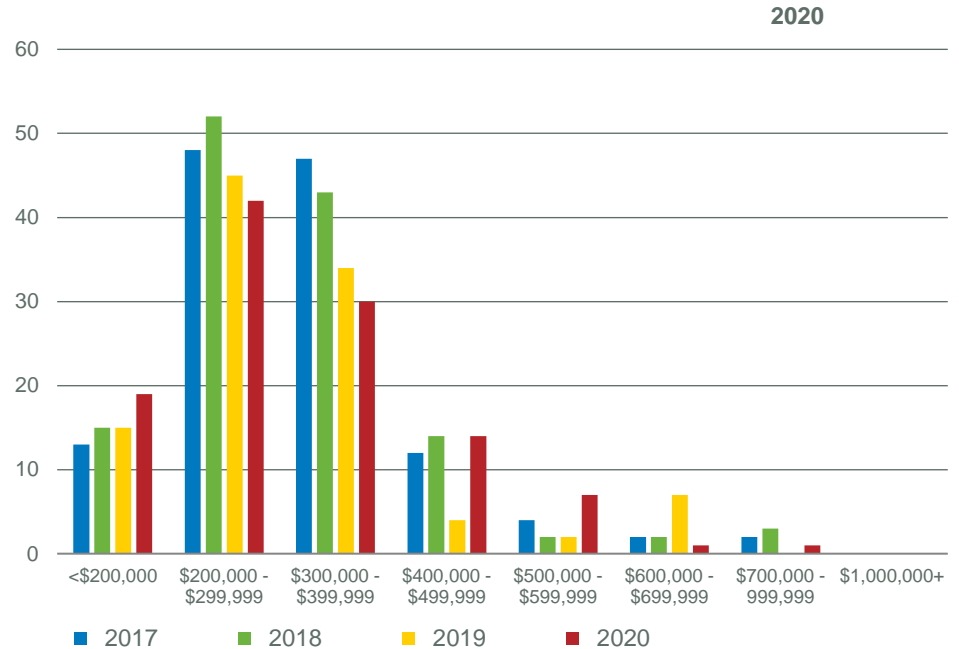


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	204	194	173	200	155	128
New Listings	391	324	387	460	439	388	346	360	392	366	253	148
Inventory	825	914	960	1,062	1,110	1,063	988	967	979	942	870	669
Days on Market	85	64	65	61	61	60	69	60	62	51	69	66
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500	281,700	283,000
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	288,750	293,875	290,000	288,950	297,000	274,750
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,704	317,744	321,152	324,959	325,894	293,858
Index	178	178	178	179	179	179	181	181	179	177	176	177
2020												
Sales	114											
New Listings	335											
Inventory	749											
Days on Market	79											
Benchmark Price	281,700											
Median Price	288,500											
Average Price	311,174											
Index	176											

	Jan-19	Jan-20	2019	2020
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	15	18	15	18
\$200,000 - \$299,999	45	42	45	42
\$300,000 - \$349,999	24	22	24	22
\$350,000 - \$399,999	10	8	10	8
\$400,000 - \$449,999	3	10	3	10
\$450,000 - \$499,999	1	4	1	4
\$500,000 - \$549,999	1	3	1	3
\$550,000 - \$599,999	1	4	1	4
\$600,000 - \$649,999	6	1	6	1
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	107	114	107	114

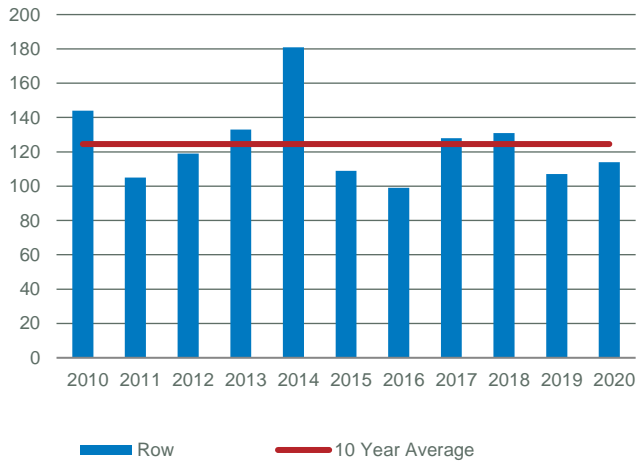
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

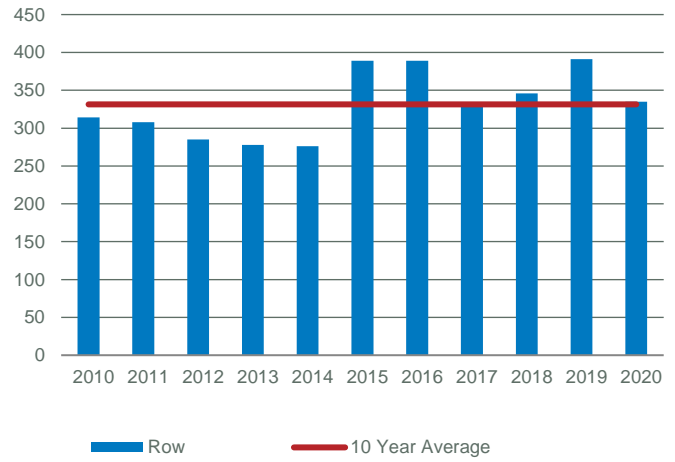
2020



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

2020



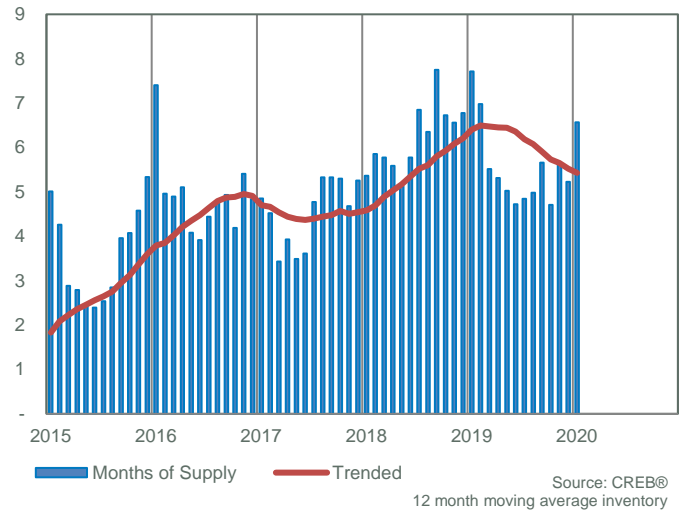
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



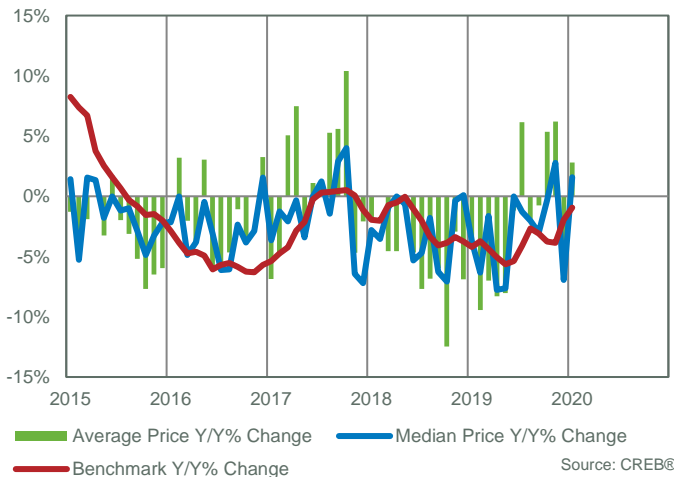
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



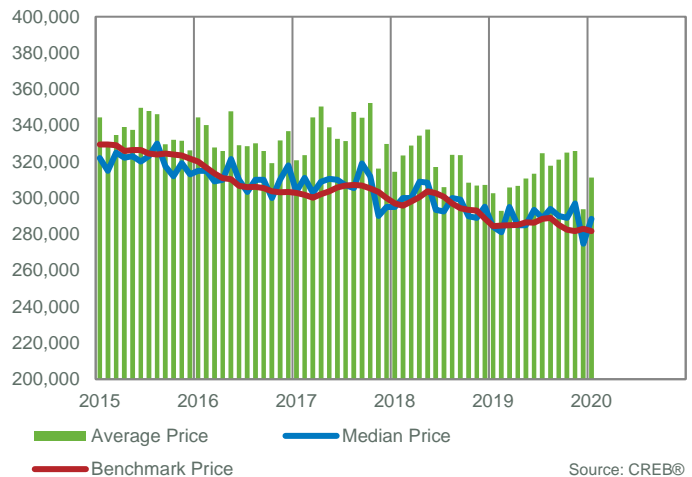
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

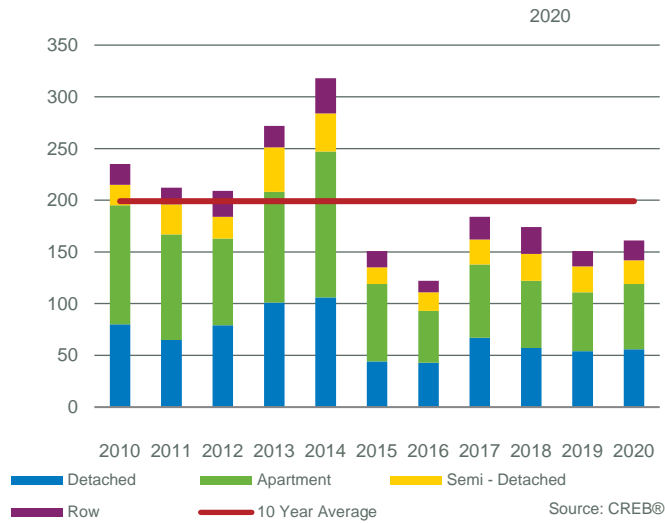
CITY OF CALGARY ROW PRICES



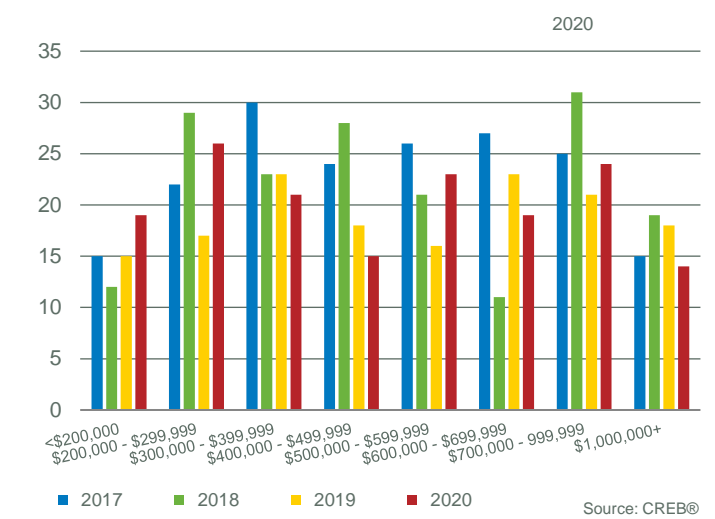
Source: CREB®

CITY CENTRE

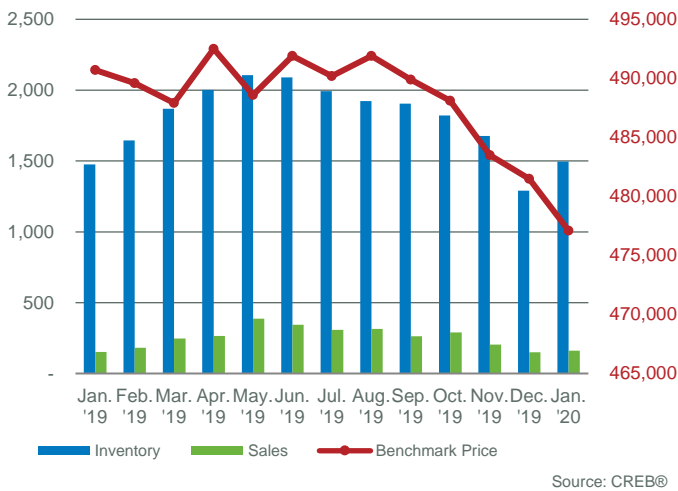
CITY CENTRE TOTAL SALES



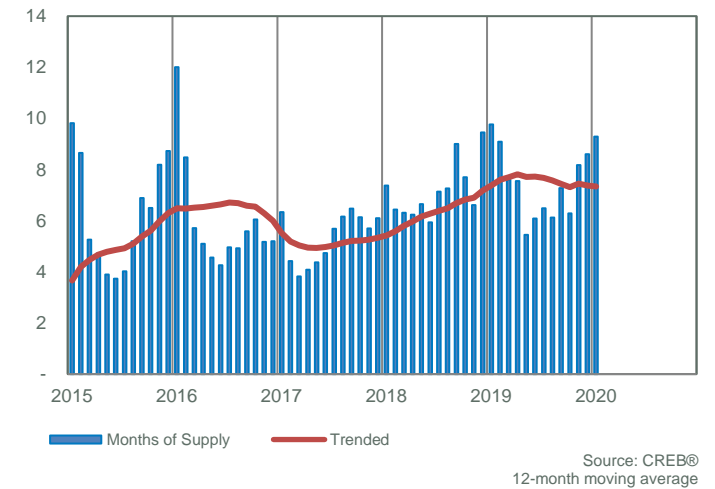
CITY CENTRE TOTAL SALES BY PRICE RANGE



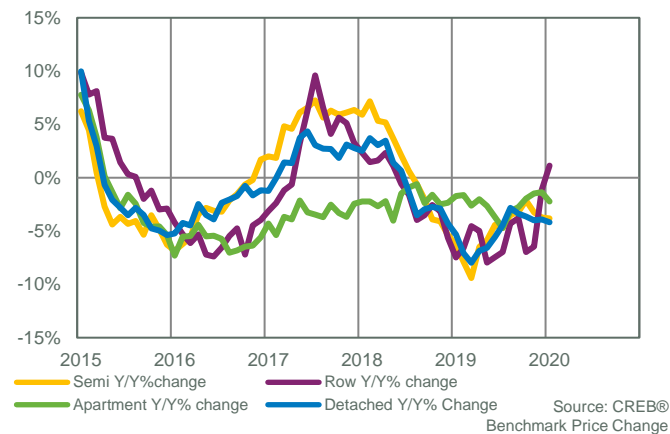
CITY CENTRE INVENTORY AND SALES



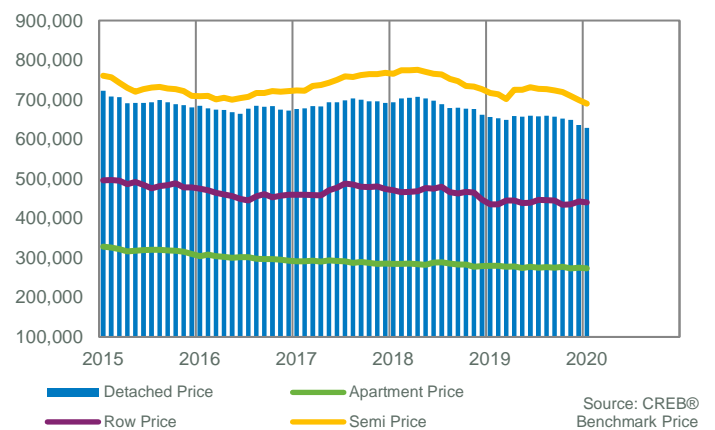
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

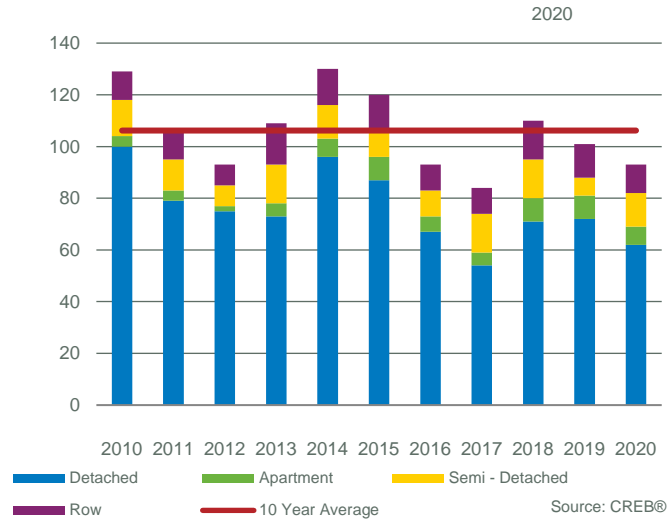


CITY CENTRE PRICES

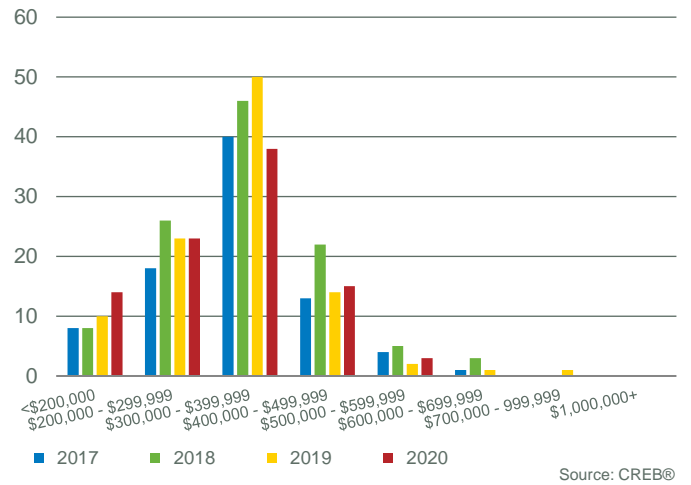


NORTHEAST

NORTHEAST TOTAL SALES



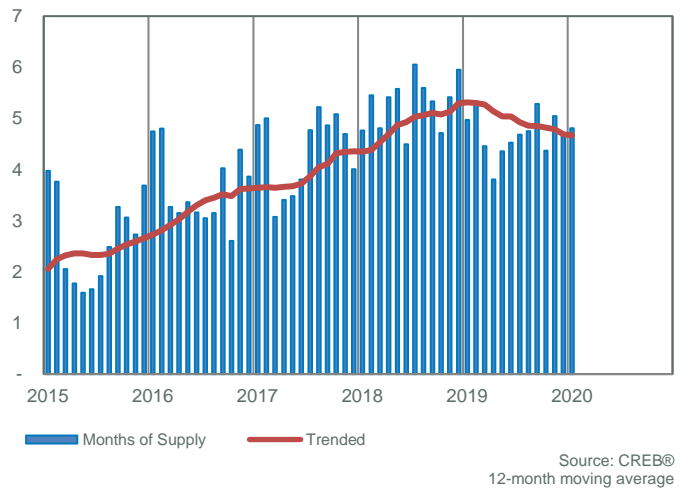
NORTHEAST TOTAL SALES BY PRICE RANGE



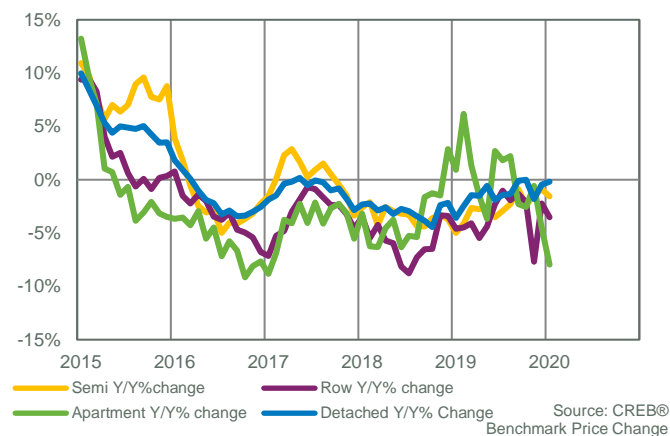
NORTHEAST INVENTORY AND SALES



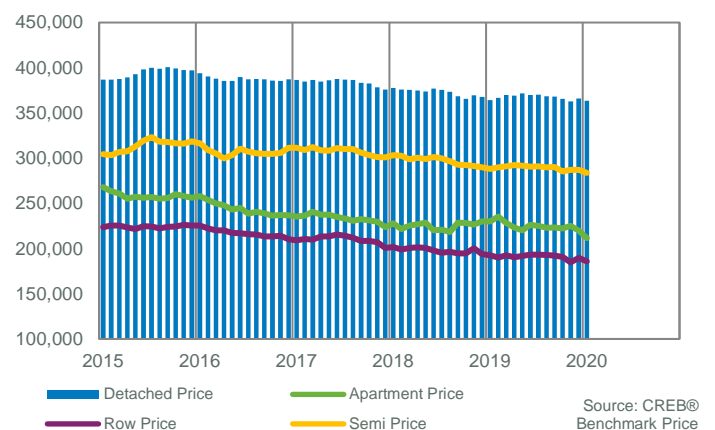
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

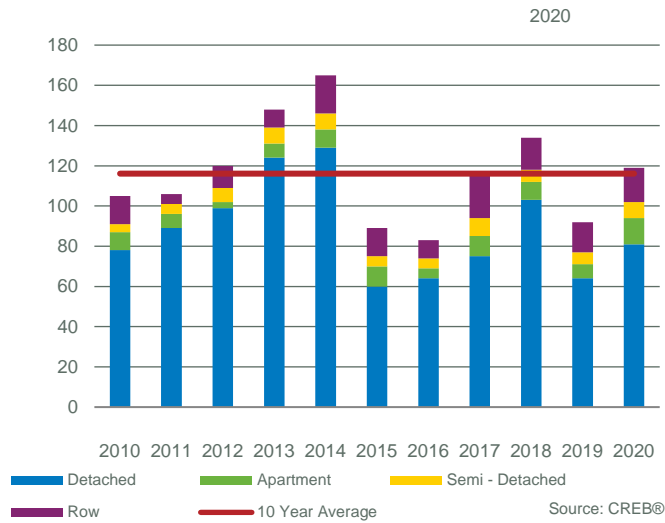


NORTHEAST PRICES

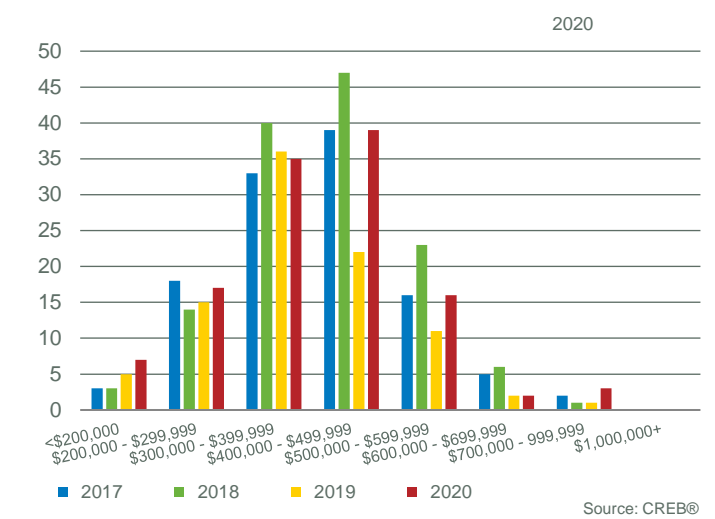


NORTH

NORTH TOTAL SALES



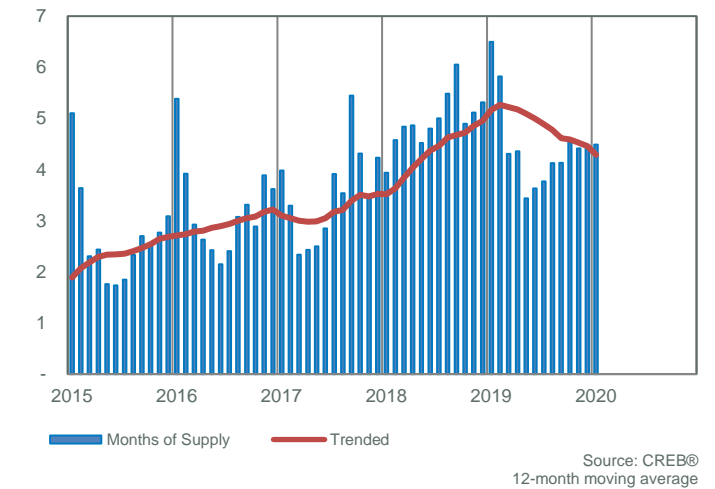
NORTH TOTAL SALES BY PRICE RANGE



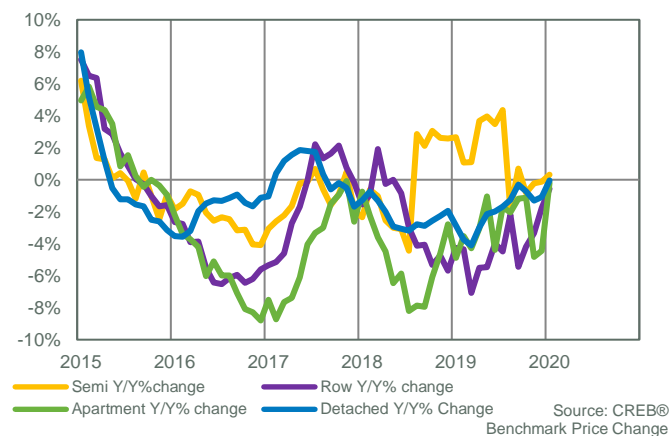
NORTH INVENTORY AND SALES



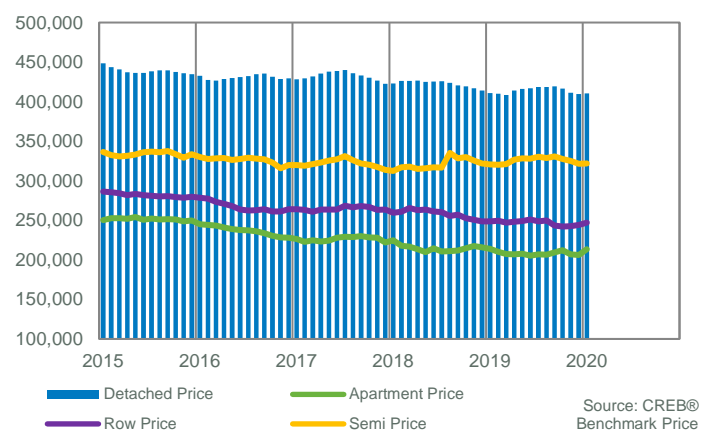
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

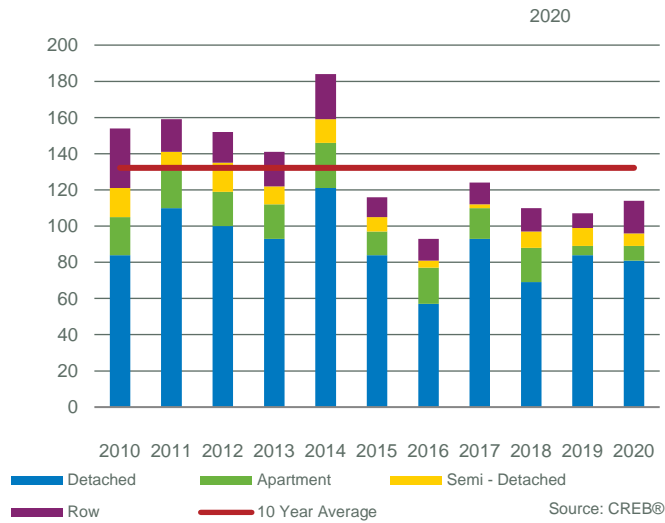


NORTH PRICES

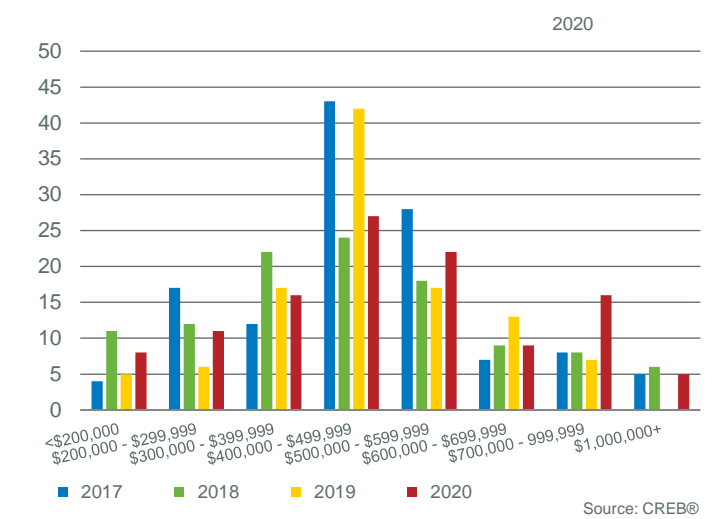


NORTHWEST

NORTHWEST TOTAL SALES



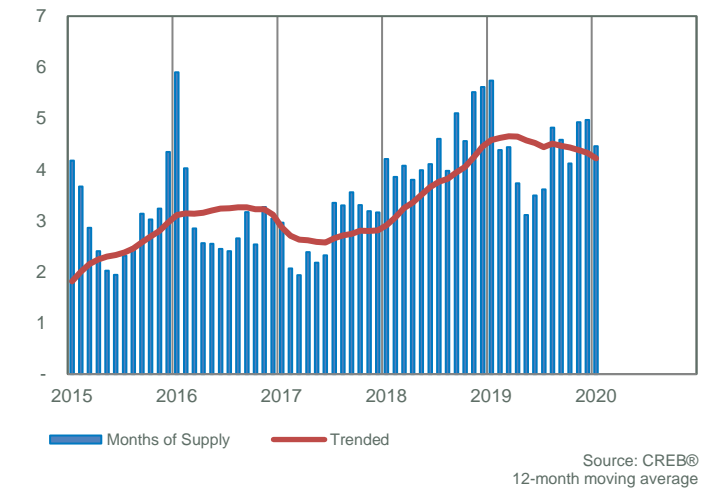
NORTHWEST TOTAL SALES BY PRICE RANGE



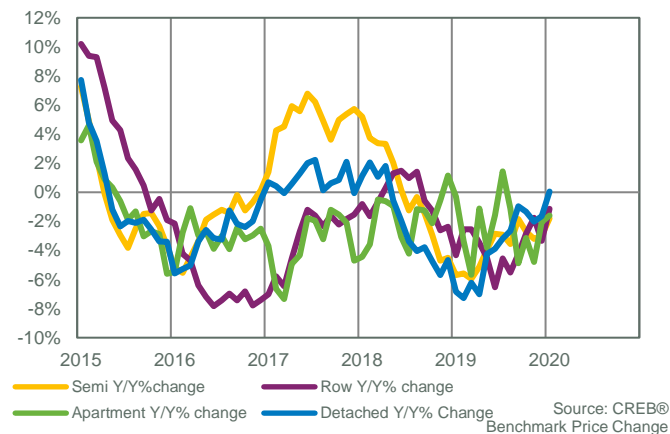
NORTHWEST INVENTORY AND SALES



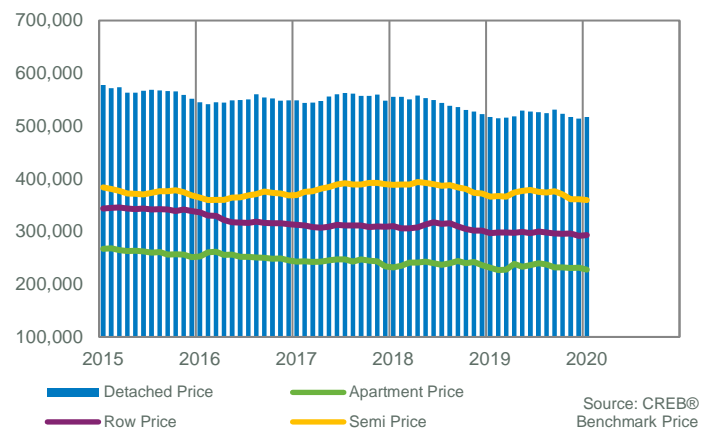
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

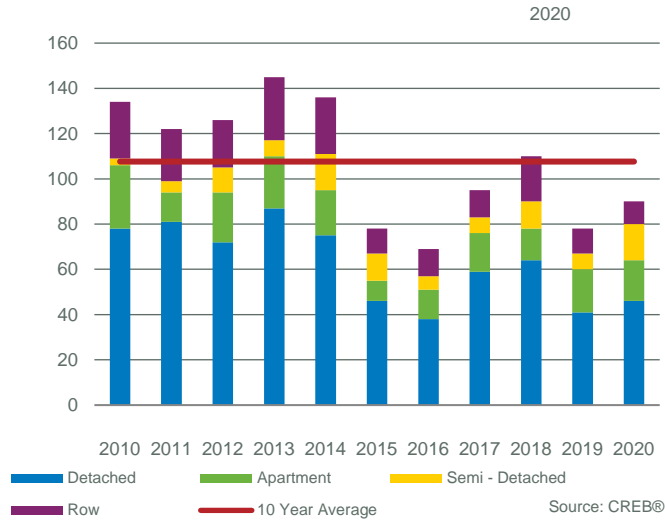


NORTHWEST PRICES

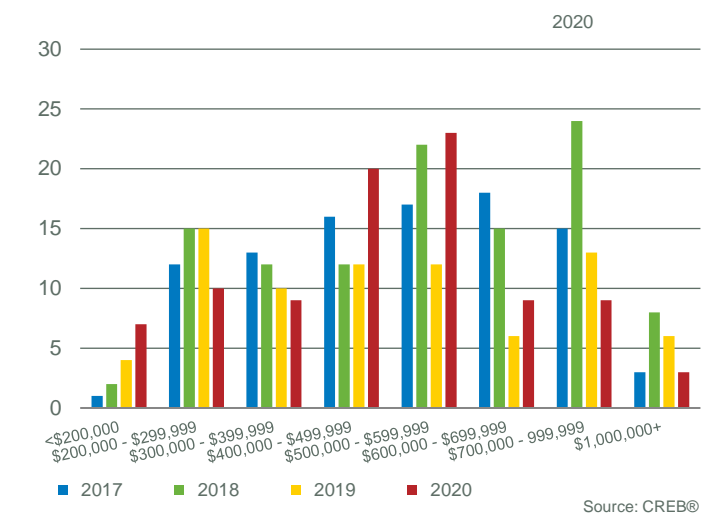


WEST

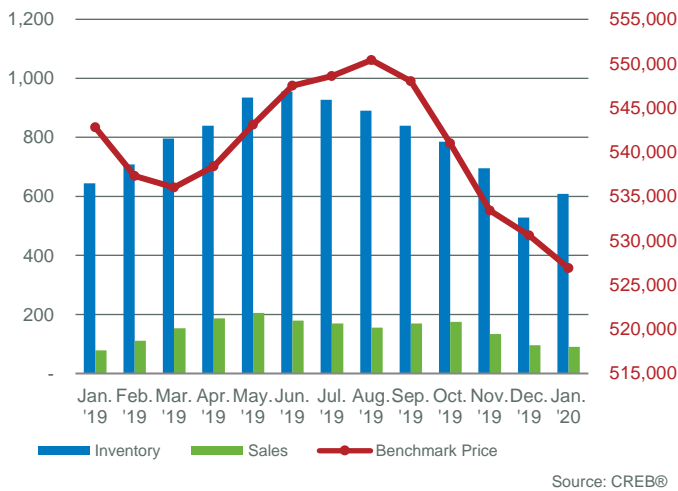
WEST TOTAL SALES



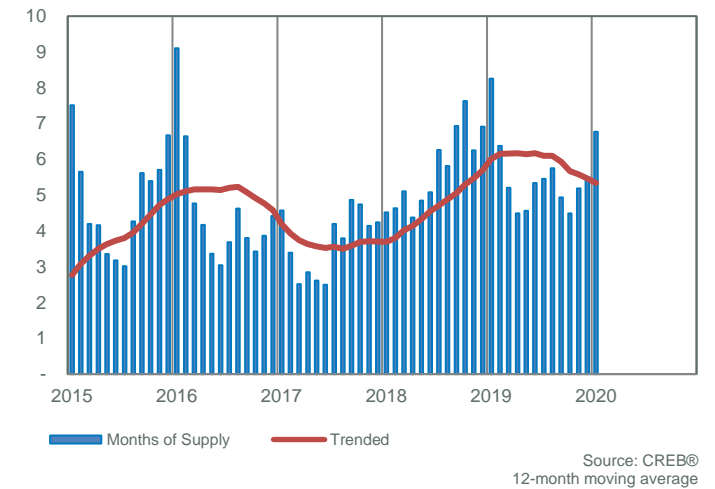
WEST TOTAL SALES BY PRICE RANGE



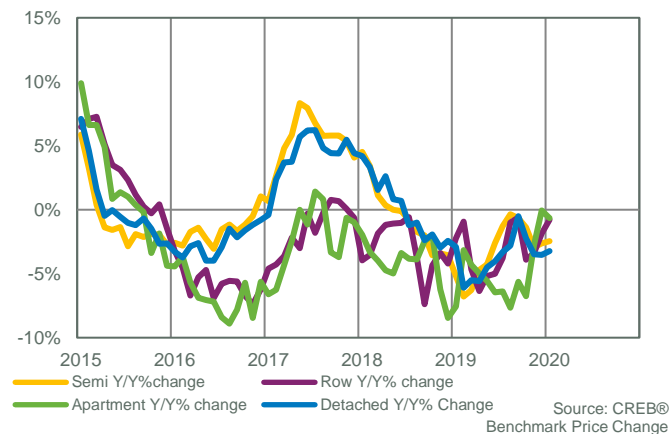
WEST INVENTORY AND SALES



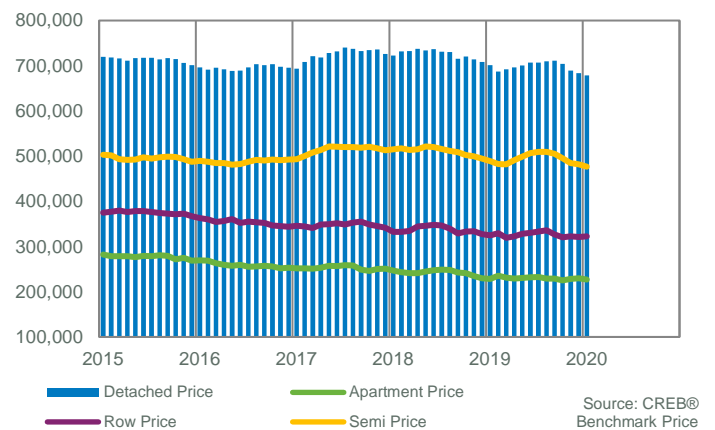
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

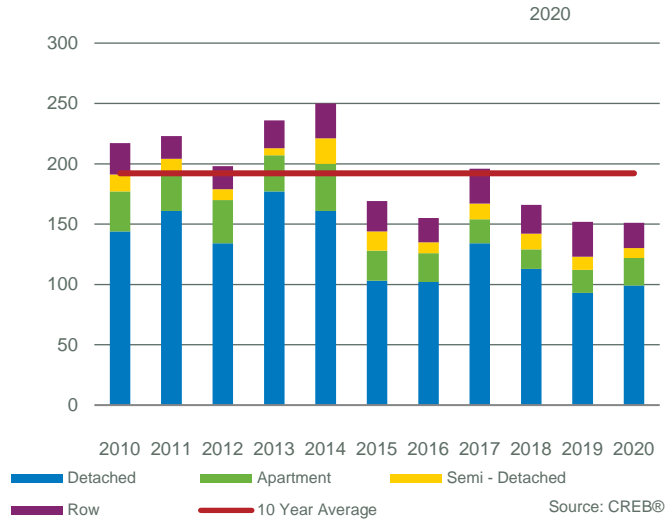


WEST PRICES

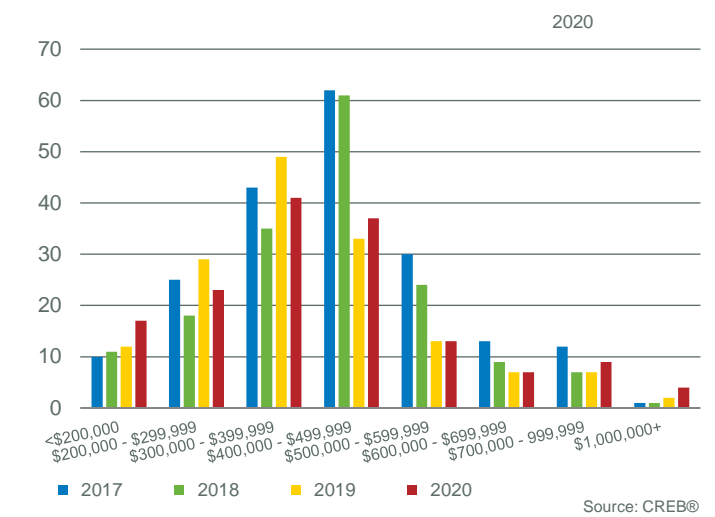


SOUTH

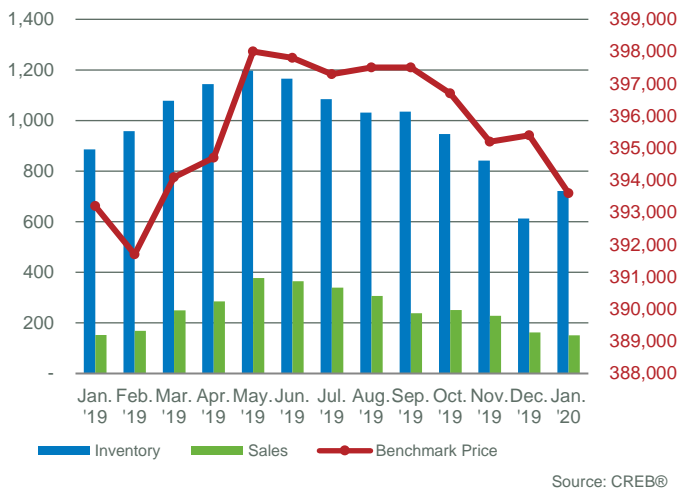
SOUTH TOTAL SALES



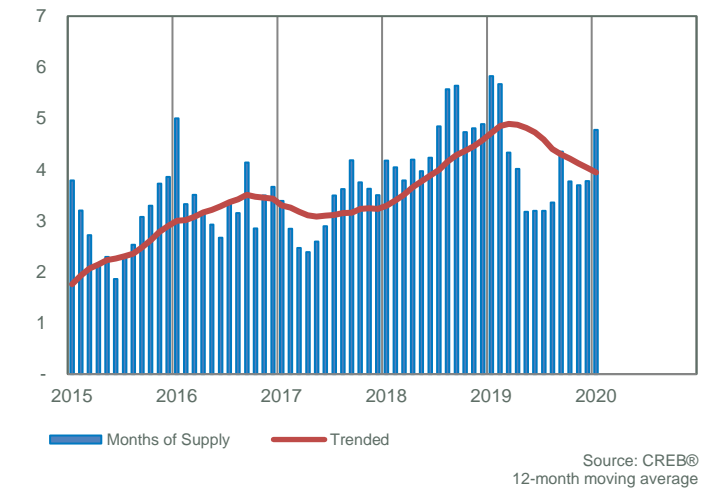
SOUTH TOTAL SALES BY PRICE RANGE



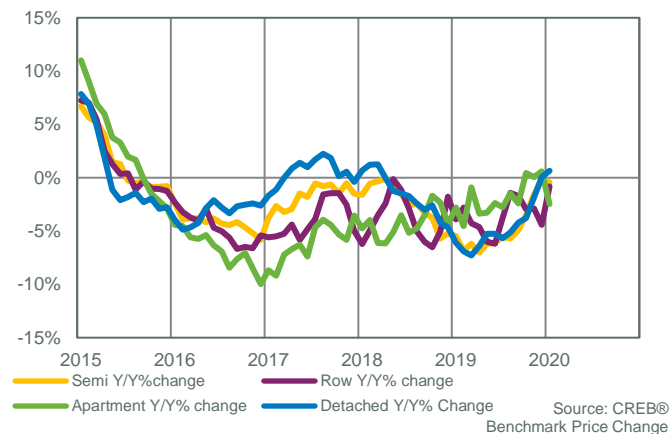
SOUTH INVENTORY AND SALES



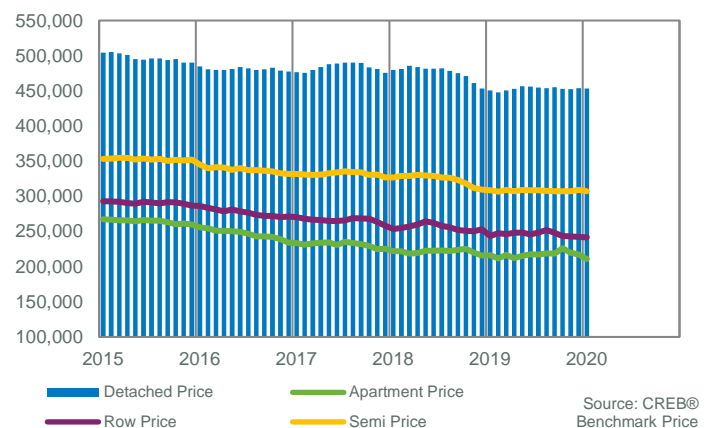
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

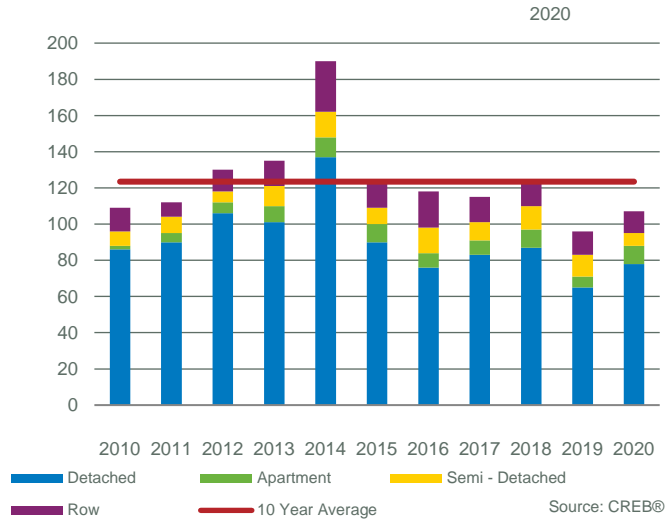


SOUTH PRICES

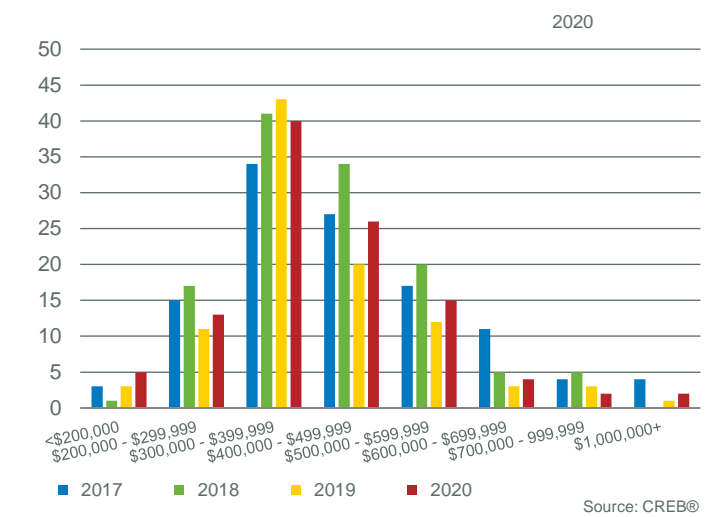


SOUTHEAST

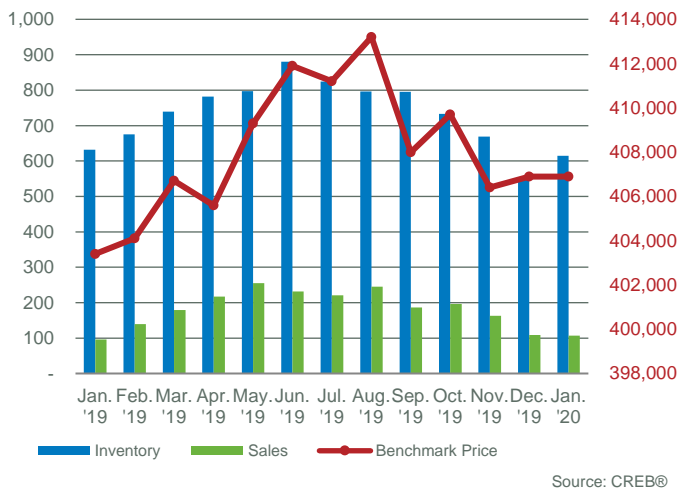
SOUTHEAST TOTAL SALES



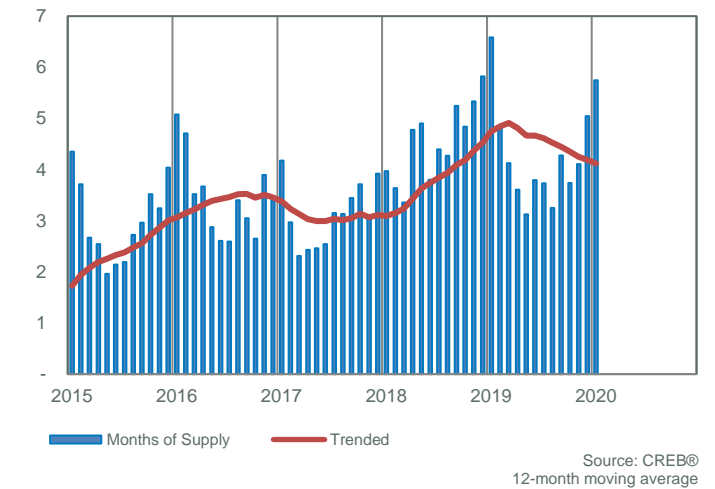
SOUTHEAST TOTAL SALES BY PRICE RANGE



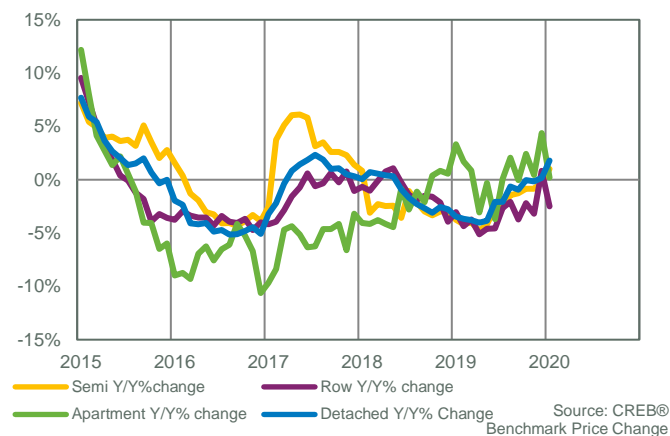
SOUTHEAST INVENTORY AND SALES



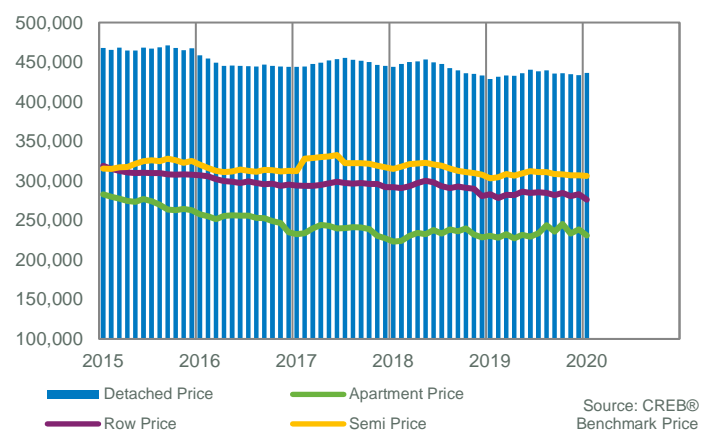
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

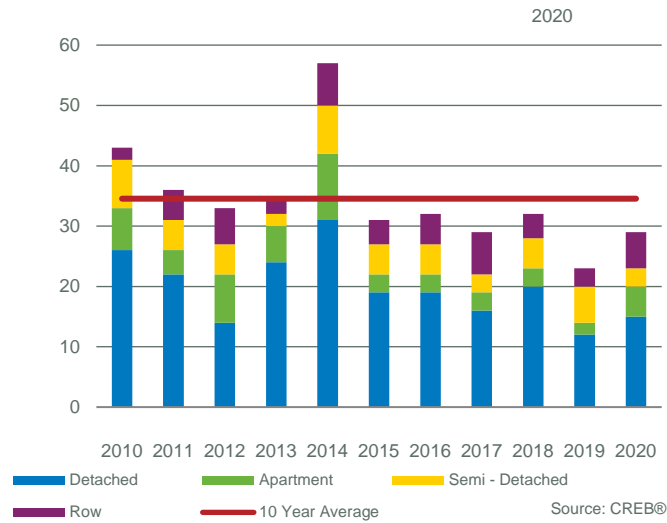


SOUTHEAST PRICES

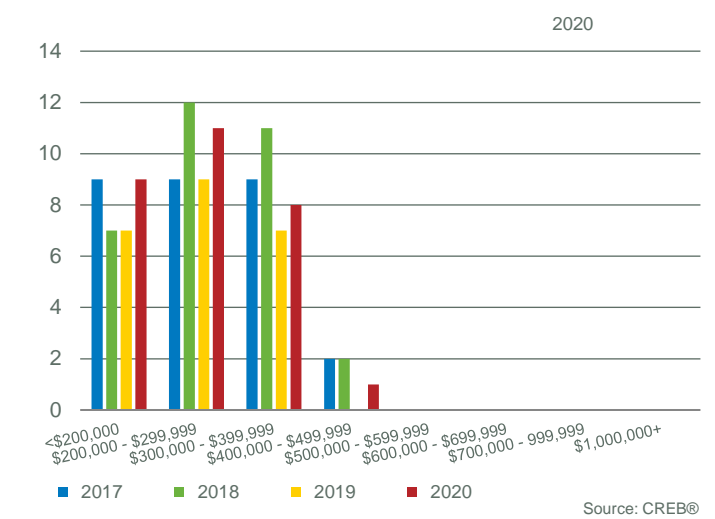


EAST

EAST TOTAL SALES



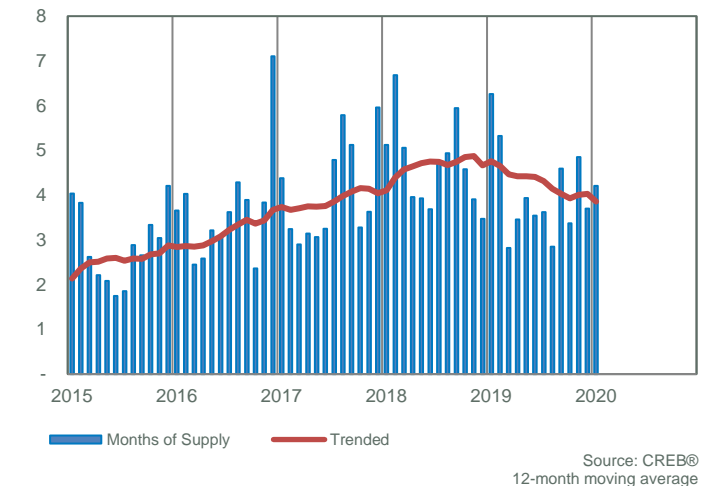
EAST TOTAL SALES BY PRICE RANGE



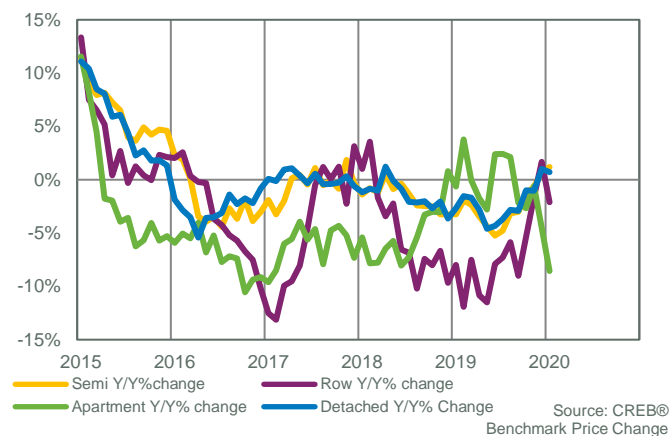
EAST INVENTORY AND SALES



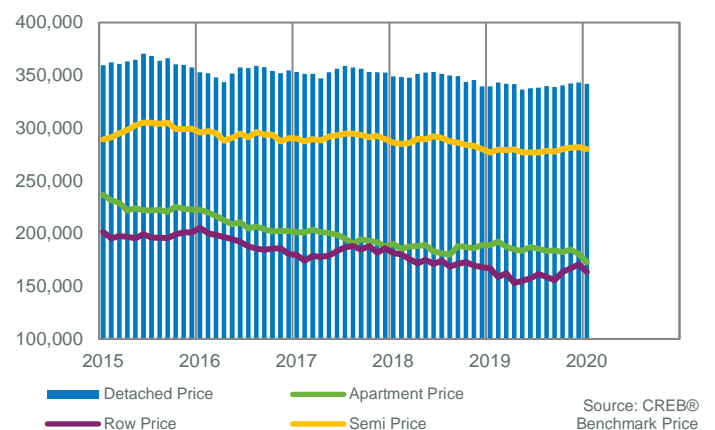
EAST MONTHS OF INVENTORY



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.

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