



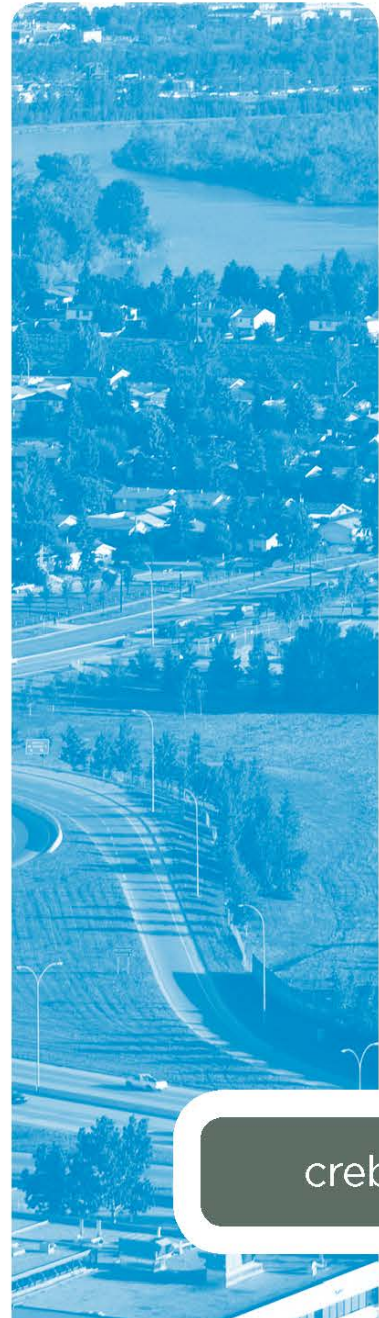
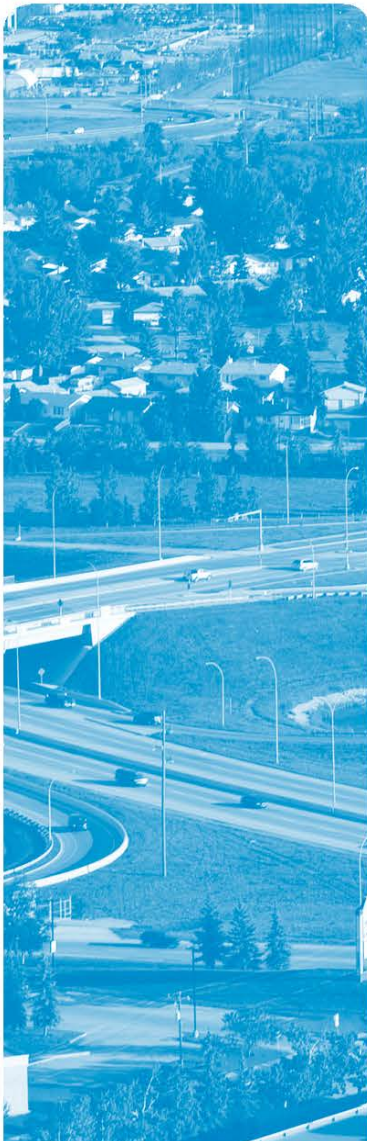
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MONTHLY STATISTICS PACKAGE

# City of Calgary

March 2020



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COVID-19 weightin on housing market

Mar. 2020

City of Calgary, April 1, 2020 - After a strong start to 2020, economic conditions have dramatically changed, as COVID-19 is impacting all aspects of society.

The economic impact is starting to be felt across many industries. This includes the housing market. March sales activity started the month strong, but quickly changed, as concerns regarding the spread of COVID-19 brought about social distancing measures. This had a heavy impact on businesses and employment.

"This is an unprecedented time with a significant amount of uncertainty coming from both the wide impact of the pandemic and dramatic shift in the energy sector. It is not a surprise to see these concerns also weigh on the housing market," said CREB® chief economist Ann-Marie Lurie.

By the end of March, sales activity had fallen 11 per cent compared to last year. This is 37 per cent lower than long-term averages. The drop in sales pushed March levels to the lowest recorded since 1995.

"The impact on the housing market will likely persist over the next several quarters," said Lurie. "However, measures put in place by the government to help support homeowners through this time of job and income loss will help prevent more significant impacts in the housing market."

New listings dropped by 19 per cent this month. This decline in new listings compared to sales caused supply levels to ease and helped prevent a larger increase in oversupply. Overall, the months of supply remain just below five months, similar to levels recorded last year.

Prices were already forecasted to ease this year due to oversupply in our market. In March, the citywide benchmark price was \$417,400. This is nearly one per cent lower than last year's levels. The reduction in both sales and new listings should help prevent significant price declines in our market.

However, price declines will likely be higher than originally expected due to the combined impact of the pandemic and energy sector crisis.

**Detached**

- Detached sales eased by 15 per cent this month, driven by pullbacks in all districts except the North, which remained flat compared to last year.
- The decline in sales was met with a larger decline in new listings, causing inventories to fall by 17 per cent and keeping the months of supply slightly lower than last year's levels.
- Detached benchmark prices have remained relatively unchanged compared to last year at \$480,800. Price declines this month continue to be the highest for the City Centre, North East and West districts.

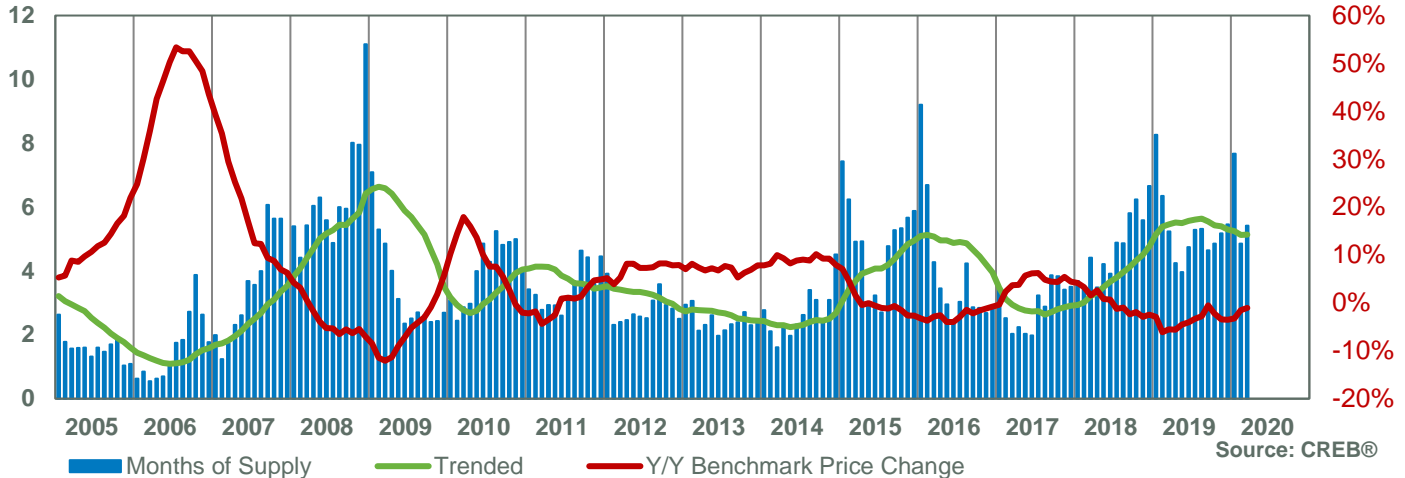
**Apartment**

- With 217 citywide apartment sales in March, this was the only category to record a year-over-year gain. Much of the gain was due to improving sales in the South, South East and North West districts.
- New listings this month did ease, helping support a small decline in inventory levels.
- Persistent oversupply has resulted in continued downward pressure on prices. In March, the citywide benchmark price eased by more than two per cent compared to last year for a total of \$243,700.

**Attached**

- Both semi-detached and row sales declined this month compared to last year. Like the other property types, there was also a significant reduction in new listings.
- The decline in new listings helped push down inventory levels for both property types, but it was not enough to prevent a rise in the months of supply.
- However, this segment was oversupplied prior to the recent changes, impacting prices. As of March, prices remained nearly one per cent lower than last year's levels for both semi-detached and row properties.

MONTHS OF SUPPLY AND PRICE CHANGES



Mar. 2020

	Mar-19	Mar-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
<b>DETACHED</b>						
Total Sales	816	691	-15.32%	1,891	1,894	0.16%
Total Sales Volume	\$431,251,025	\$370,724,318	-14.04%	\$1,003,295,322	\$1,012,954,008	0.96%
New Listings	1,700	1,343	-21.00%	4,239	3,895	-8.12%
Inventory	3,397	2,829	-16.72%	3,807	3,273	-14.04%
Months of Supply	4.16	4.09	-1.66%	6.04	5.18	-14.17%
Sales to New Listings Ratio	48.00%	51.45%	3.45%	44.61%	48.63%	4.02%
Sales to List Price Ratio	96.62%	96.43%	-0.18%	96.41%	96.42%	0.01%
Days on Market	57	47	-16.42%	61	53	-13.11%
Benchmark Price	\$481,500	\$480,800	-0.15%	\$481,367	\$479,833	-0.32%
Median Price	\$460,000	\$470,000	2.17%	\$457,000	\$467,500	2.30%
Average Price	\$528,494	\$536,504	1.52%	\$530,563	\$534,823	0.80%
Index	196	196	-0.15%	202	197	-2.18%
<b>APARTMENT</b>						
Total Sales	189	217	14.81%	463	573	23.76%
Total Sales Volume	\$55,586,491	\$56,112,368	0.95%	\$131,797,794	\$147,635,070	12.02%
New Listings	578	476	-17.65%	1,542	1,603	3.96%
Inventory	1,496	1,428	-4.55%	1,547	1,510	-2.42%
Months of Supply	7.92	6.58	-16.86%	10.02	7.90	-21.15%
Sales to New Listings Ratio	32.70%	45.59%	12.89%	30.03%	35.75%	5.72%
Sales to List Price Ratio	96.00%	95.87%	-0.14%	95.29%	95.87%	0.58%
Days on Market	74	59	-20.10%	75	65	-13.33%
Benchmark Price	\$249,600	\$243,700	-2.36%	\$250,500	\$244,767	-2.29%
Median Price	\$249,000	\$230,000	-7.63%	\$245,000	\$230,000	-6.12%
Average Price	\$294,108	\$258,582	-12.08%	\$284,660	\$257,653	-9.49%
Index	173	169	-2.38%	176	172	-2.39%
<b>ATTACHED</b>						
Total Sales	322	269	-16.46%	747	769	2.95%
Total Sales Volume	\$124,070,321	\$100,607,375	-18.91%	\$284,716,263	\$294,758,895	3.53%
New Listings	700	599	-14.43%	1,976	1,799	-8.96%
Inventory	1,718	1,525	-11.23%	1,811	1,606	-11.33%
Months of Supply	5.34	5.67	6.26%	7.27	6.27	-13.87%
Sales to New Listings Ratio	46.00%	44.91%	-1.09%	37.80%	42.75%	4.94%
Sales to List Price Ratio	96.65%	96.51%	-0.14%	96.41%	96.62%	0.21%
Days on Market	66	60	-8.82%	67	64	-4.48%
Benchmark Price	\$314,000	\$310,500	-1.11%	\$313,733	\$310,267	-1.10%
Median Price	\$330,250	\$331,500	0.38%	\$325,000	\$332,500	2.31%
Average Price	\$385,312	\$374,005	-2.93%	\$381,146	\$383,302	0.57%
Index	185	183	-1.14%	191	185	-3.03%
<b>CITY OF CALGARY</b>						
Total Sales	1,327	1,177	-11.30%	3,101	3,236	4.35%
Total Sales Volume	\$610,907,837	\$527,444,061	-13.66%	\$1,419,809,379	\$1,455,347,973	2.50%
New Listings	2,978	2,418	-18.80%	7,757	7,297	-5.93%
Inventory	6,611	5,782	-12.54%	7,166	6,389	-10.84%
Months of Supply	4.98	4.91	-1.39%	6.93	5.92	-14.56%
Sales to New Listings Ratio	44.56%	48.68%	4.12%	39.98%	44.35%	4.37%
Sales to List Price Ratio	96.57%	96.39%	-0.18%	96.30%	96.40%	0.10%
Days on Market	61	52	-14.57%	65	58	-10.77%
Benchmark Price	\$420,700	\$417,400	-0.78%	\$420,667	\$417,133	-0.84%
Median Price	\$412,500	\$410,000	-0.61%	\$402,000	\$408,500	1.62%
Average Price	\$460,368	\$448,126	-2.66%	\$457,855	\$449,737	-1.77%
Index	191	189	-0.79%	196	191	-2.48%

For a list of definitions, see page 26.

Mar. 2020

	Mar-19	Mar-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	148	116	-21.62%	335	341	1.79%
Total Sales Volume	\$70,851,696	\$54,068,959	-23.69%	\$160,735,770	\$160,611,045	-0.08%
Share of Sales with Condo Title	12.84%	16.38%	3.54%	14.96%	14.73%	-0.22%
New Listings	313	249	-20.45%	874	746	-14.65%
Inventory	758	638	-15.83%	784	679	-13.39%
Months of Supply	5.12	5.50	7.39%	7.02	5.98	-14.91%
Sales to New Listings Ratio	47.28%	46.59%	-0.70%	38.33%	45.71%	7.38%
Sales to List Price Ratio	96.81%	96.67%	-0.14%	96.38%	96.60%	0.22%
Days on Market	66	64	-3.60%	64	65	1.56%
Benchmark Price	\$390,000	\$386,600	-0.87%	\$391,067	\$385,300	-1.47%
Median Price	\$389,000	\$406,000	4.37%	\$389,000	\$388,000	-0.26%
Average Price	\$478,728	\$466,112	-2.64%	\$479,808	\$471,000	-1.84%
Index	197	195	-0.86%	204	199	-2.60%
<b>CITY OF CALGARY ROW</b>						
Total Sales	174	153	-12.07%	412	428	3.88%
Total Sales Volume	\$53,218,625	\$46,538,416	-12.55%	\$123,980,493	\$134,147,851	8.20%
Share of Sales with Condo Title	90.23%	89.54%	-0.69%	91.40%	91.79%	0.38%
New Listings	387	350	-9.56%	1,102	1,053	-4.45%
Inventory	960	887	-7.60%	1,027	927	-9.76%
Months of Supply	5.52	5.80	5.08%	7.48	6.50	-13.13%
Sales to New Listings Ratio	44.96%	43.71%	-1.25%	37.39%	40.65%	3.26%
Sales to List Price Ratio	96.44%	96.33%	-0.11%	96.47%	96.65%	0.18%
Days on Market	65	57	-12.76%	70	63	-10.00%
Benchmark Price	\$285,000	\$282,600	-0.84%	\$284,700	\$282,633	-0.73%
Median Price	\$295,075	\$293,000	-0.70%	\$285,000	\$290,000	1.75%
Average Price	\$305,854	\$304,173	-0.55%	\$300,924	\$313,430	4.16%
Index	178	177	-0.84%	184	178	-3.17%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	322	269	-16.46%	747	769	2.95%
Total Sales Volume	\$124,070,321	\$100,607,375	-18.91%	\$284,716,263	\$294,758,895	3.53%
Share of Sales with Condo Title	54.66%	57.99%	6.10%	57.37%	58.14%	1.34%
New Listings	700	599	-14.43%	1,976	1,799	-8.96%
Inventory	1,718	1,525	-11.23%	1,811	1,606	-11.33%
Months of Supply	5.34	5.67	6.26%	7.27	6.27	-13.87%
Sales to New Listings Ratio	46.00%	44.91%	-1.09%	37.80%	42.75%	4.94%
Sales to List Price Ratio	96.65%	96.51%	-0.14%	96.41%	96.62%	0.21%
Days on Market	66	60	-8.82%	67	64	-4.48%
Benchmark Price	\$314,000	\$310,500	-1.11%	\$313,733	\$310,267	-1.10%
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Index	185	183	-1.14%	191	185	-3.03%

For a list of definitions, see page 26.

March 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
<b>Detached</b>								
City Centre	70	193	36.27%	514	7.34	\$638,600	-1.54%	1.11%
North East	78	150	52.00%	303	3.88	\$362,700	-1.97%	-0.68%
North	108	181	59.67%	338	3.13	\$411,800	0.78%	0.83%
North West	105	178	58.99%	369	3.51	\$513,100	-0.56%	-0.41%
West	71	155	45.81%	385	5.42	\$684,900	-1.07%	1.24%
South	132	258	51.16%	483	3.66	\$456,600	1.38%	0.00%
South East	106	196	54.08%	376	3.55	\$435,000	0.49%	0.49%
East	21	33	63.64%	60	2.86	\$339,600	-0.64%	-0.09%
<b>TOTAL CITY</b>	<b>691</b>	<b>1,343</b>	<b>51.45%</b>	<b>2,829</b>	<b>4.09</b>	<b>\$480,800</b>	<b>-0.15%</b>	<b>0.35%</b>
<b>Apartment</b>								
City Centre	85	233	36.48%	725	8.53	\$271,400	-2.27%	-0.29%
North East	7	16	43.75%	53	7.57	\$216,500	-5.17%	1.83%
North	13	19	68.42%	85	6.54	\$208,200	0.39%	-2.21%
North West	31	42	73.81%	102	3.29	\$231,900	1.98%	1.71%
West	19	50	38.00%	135	7.11	\$222,400	-3.72%	-1.90%
South	36	54	66.67%	148	4.11	\$209,500	-3.32%	-0.33%
South East	22	53	41.51%	157	7.14	\$220,000	-5.42%	-2.27%
East	4	9	44.44%	23	5.75	\$177,500	-5.38%	1.20%
<b>TOTAL CITY</b>	<b>217</b>	<b>476</b>	<b>45.59%</b>	<b>1,428</b>	<b>6.58</b>	<b>\$243,700</b>	<b>-2.36%</b>	<b>-0.41%</b>
<b>Semi-detached</b>								
City Centre	36	84	42.86%	261	7.25	\$695,700	-0.77%	0.84%
North East	14	22	63.64%	64	4.57	\$283,300	-2.61%	-0.74%
North	13	20	65.00%	43	3.31	\$318,500	-0.84%	0.54%
North West	12	15	80.00%	47	3.92	\$362,000	-1.09%	1.74%
West	13	32	40.63%	53	4.08	\$483,600	0.44%	1.19%
South	17	35	48.57%	83	4.88	\$307,500	-0.45%	-0.16%
South East	5	34	14.71%	70	14.00	\$307,500	-0.29%	1.22%
East	6	7	85.71%	16	2.67	\$277,400	-0.61%	-0.72%
<b>TOTAL CITY</b>	<b>116</b>	<b>249</b>	<b>46.59%</b>	<b>638</b>	<b>5.50</b>	<b>\$386,600</b>	<b>-0.87%</b>	<b>0.60%</b>
<b>Row</b>								
City Centre	27	65	41.54%	172	6.37	\$440,600	-1.06%	1.26%
North East	20	36	55.56%	89	4.45	\$185,100	-3.89%	1.65%
North	22	54	40.74%	122	5.55	\$239,500	-3.00%	-2.80%
North West	17	47	36.17%	96	5.65	\$286,400	-3.96%	-1.24%
West	17	40	42.50%	118	6.94	\$333,100	4.32%	-0.12%
South	30	54	55.56%	136	4.53	\$242,400	-1.58%	-1.02%
South East	18	50	36.00%	138	7.67	\$285,200	1.06%	0.46%
East	3	4	75.00%	15	5.00	\$165,500	1.91%	-1.72%
<b>TOTAL CITY</b>	<b>153</b>	<b>350</b>	<b>43.71%</b>	<b>887</b>	<b>5.80</b>	<b>\$282,600</b>	<b>-0.84%</b>	<b>-0.35%</b>

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

## City of Calgary

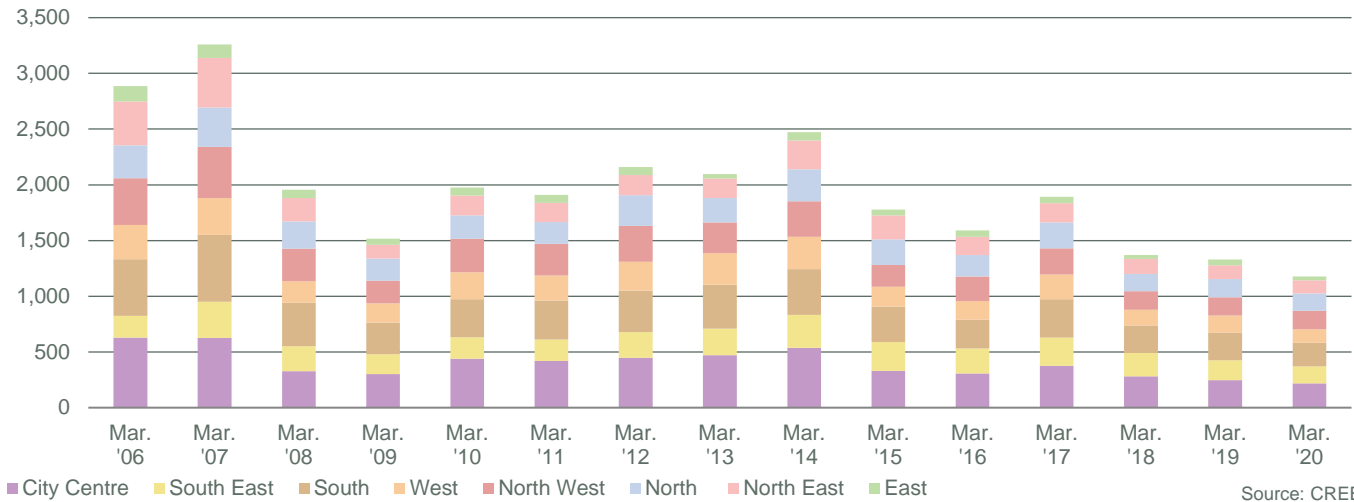
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2020

TOTAL SALES

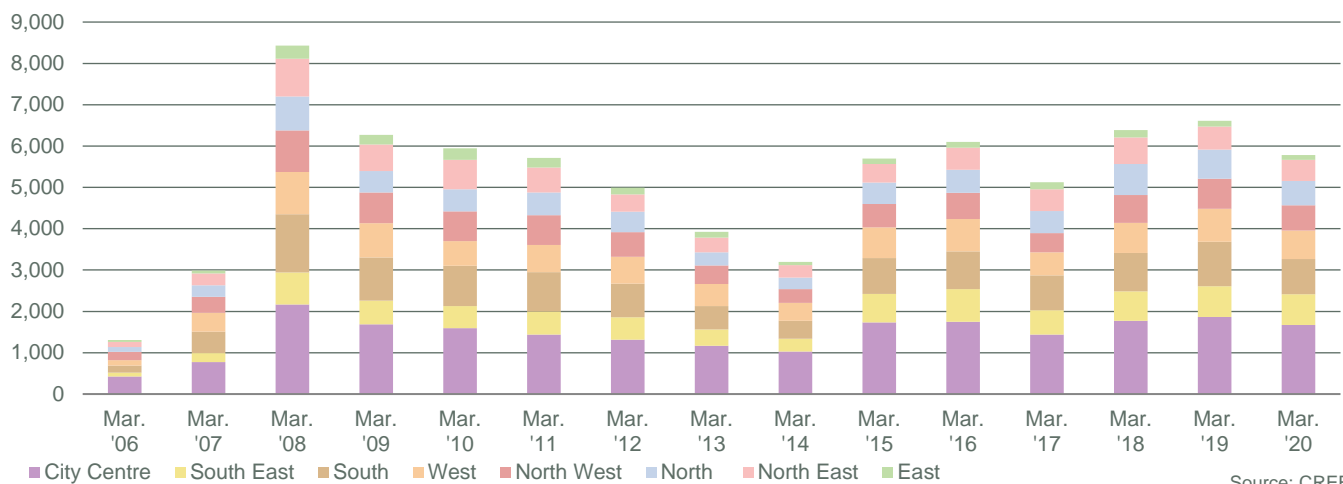
MARCH



Source: CREB®

TOTAL INVENTORY

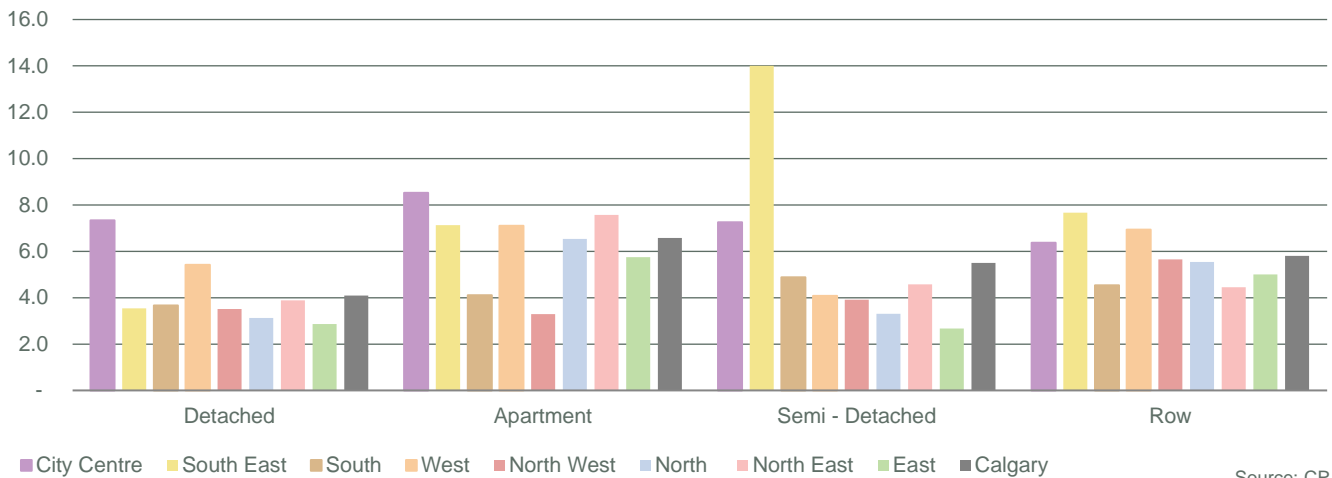
MARCH



Source: CREB®

MONTHS OF SUPPLY

MARCH



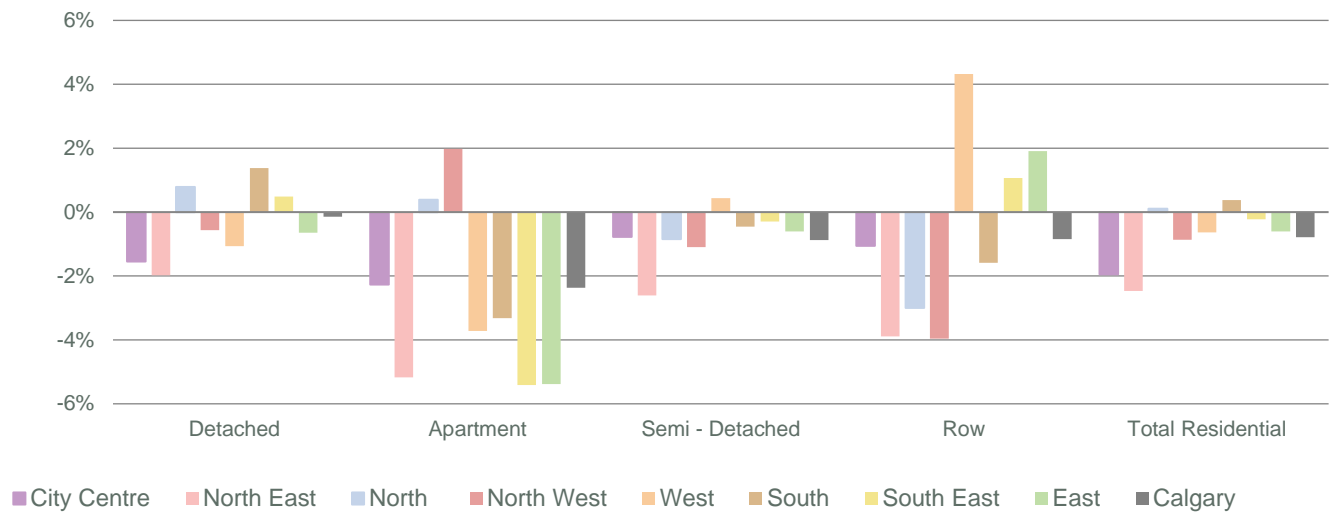
Source: CREB®

## BENCHMARK PRICE - MARCH



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

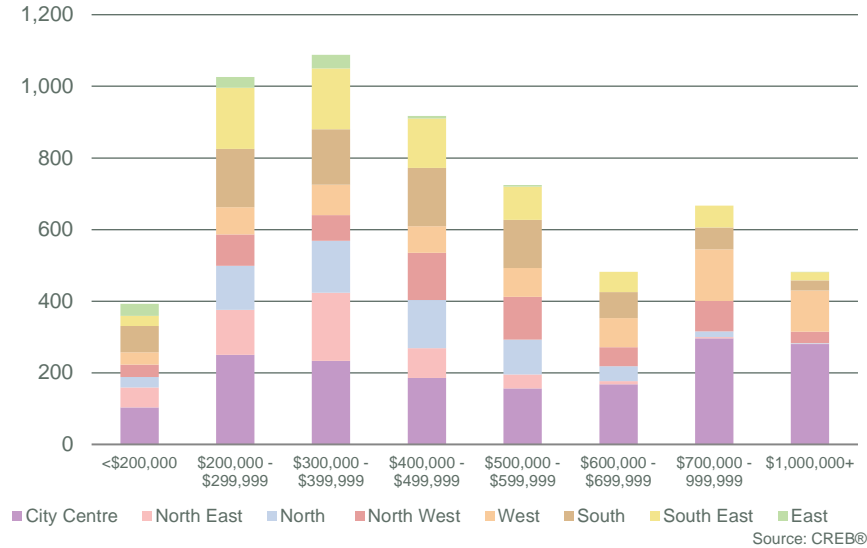


Source: CREB®

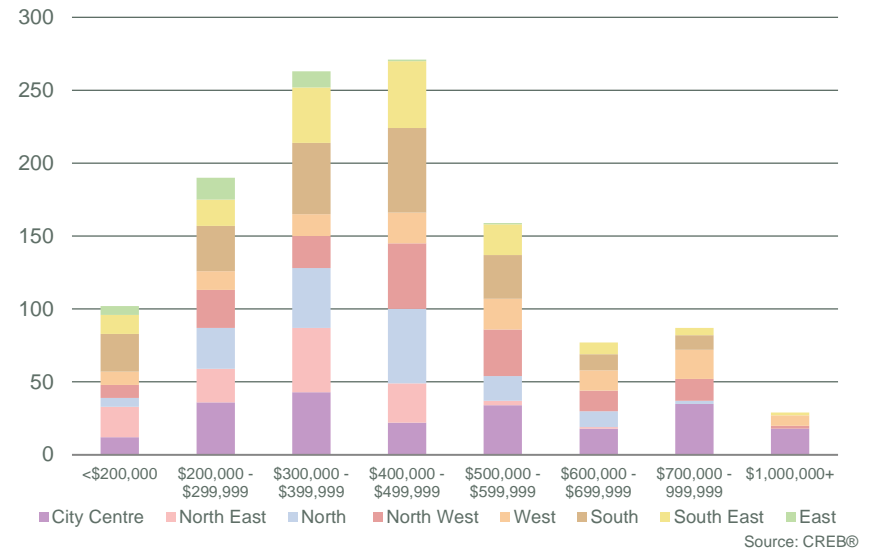
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

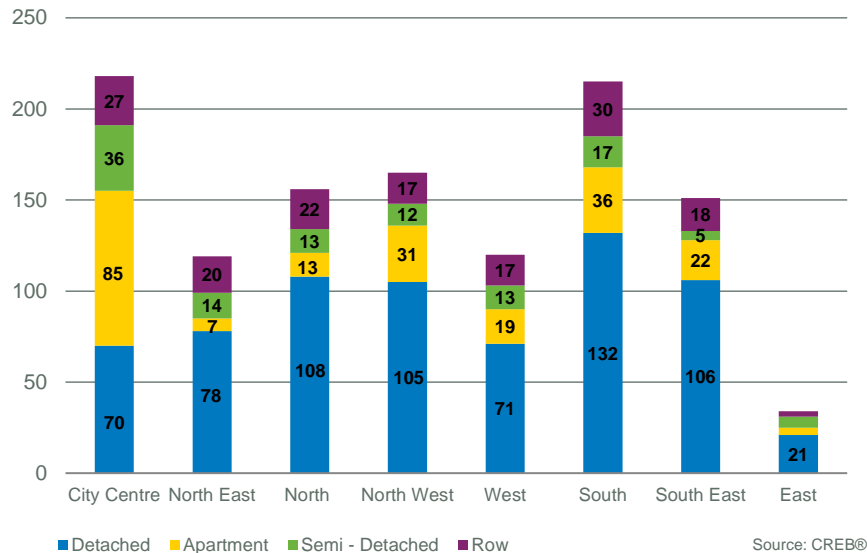
TOTAL INVENTORY BY PRICE RANGE - MARCH



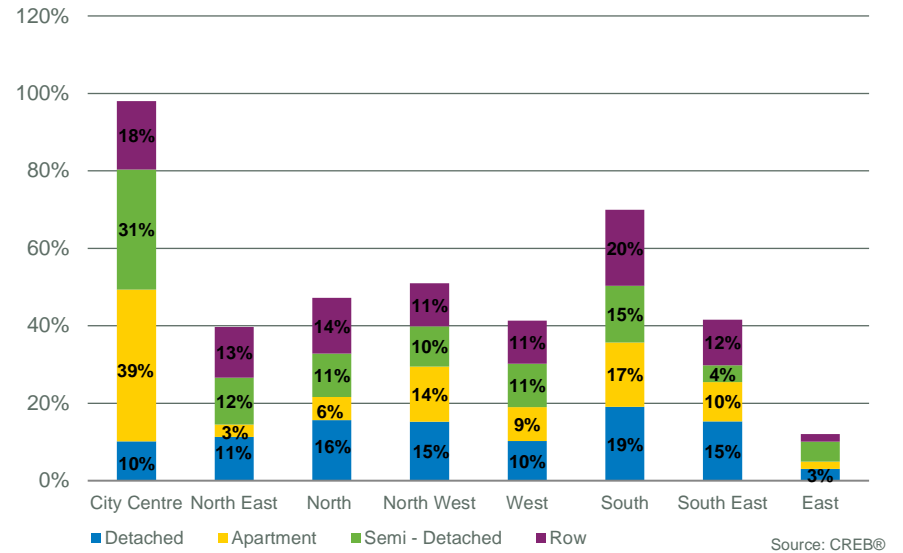
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



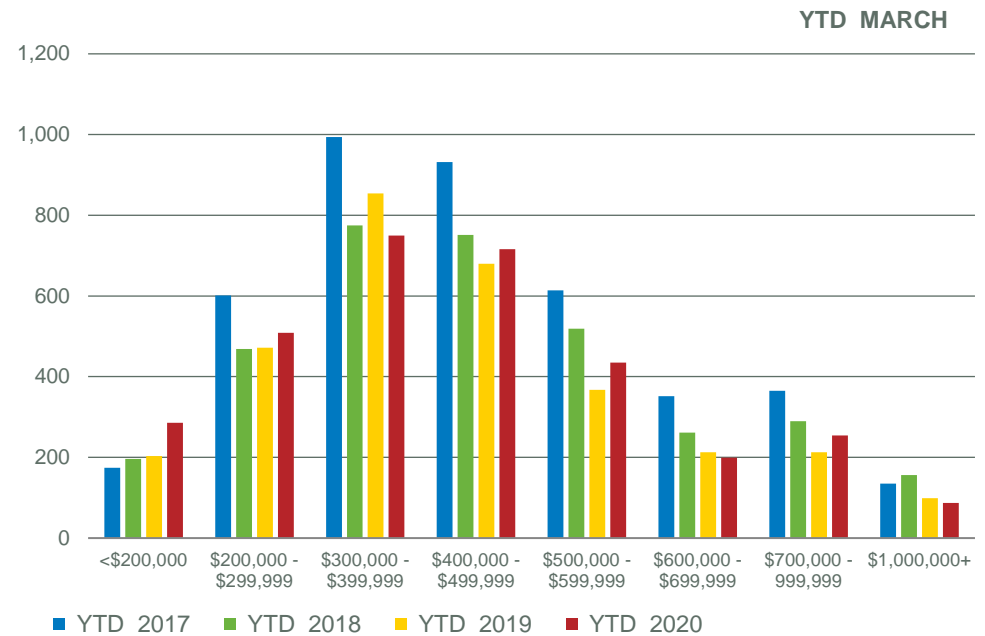
SHARE OF CITY WIDE SALES - MARCH





	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,574	1,365	1,440	1,146	858
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,849	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,065	6,919	6,530	5,880	4,553
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	400,500
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,674	461,921	454,452	441,806	450,277
Index	191	191	191	192	193	193	193	193	193	192	190	190
<b>2020</b>												
Sales	861	1,198	1,177									
New Listings	2,359	2,520	2,418									
Inventory	5,063	5,532	5,782									
Days on Market	67	57	52									
Benchmark Price	417,100	416,900	417,400									
Median Price	400,757	413,250	410,000									
Average Price	451,824	449,819	448,126									
Index	189	189	189									

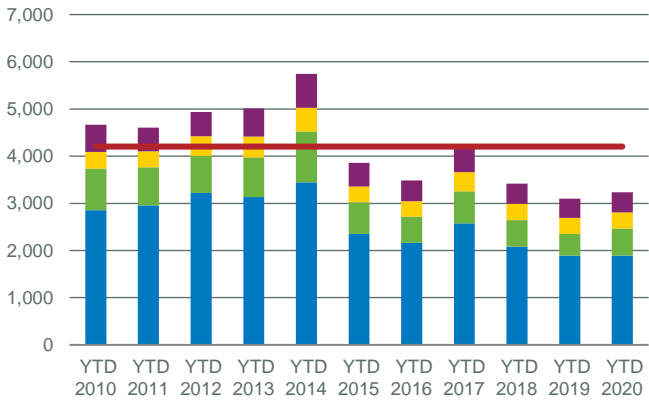
	Mar-19	Mar-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	2	6
\$100,000 - \$199,999	80	101	201	280
\$200,000 - \$299,999	187	190	472	509
\$300,000 - \$349,999	154	119	372	316
\$350,000 - \$399,999	197	144	482	434
\$400,000 - \$449,999	176	153	378	401
\$450,000 - \$499,999	133	118	302	315
\$500,000 - \$549,999	86	102	210	261
\$550,000 - \$599,999	74	57	157	174
\$600,000 - \$649,999	60	46	114	119
\$650,000 - \$699,999	50	31	99	80
\$700,000 - \$799,999	48	45	121	129
\$800,000 - \$899,999	30	27	58	78
\$900,000 - \$999,999	15	15	34	47
\$1,000,000 - \$1,249,999	15	11	39	42
\$1,250,000 - \$1,499,999	12	7	28	22
\$1,500,000 - \$1,749,999	2	6	6	9
\$1,750,000 - \$1,999,999	4	1	11	3
\$2,000,000 - \$2,499,999	1	1	8	3
\$2,500,000 - \$2,999,999	1	2	1	7
\$3,000,000 - \$3,499,999	1	-	2	-
\$3,500,000 - \$3,999,999	1	1	3	1
\$4,000,000 +	-	-	1	-
	<b>1,327</b>	<b>1,177</b>	<b>3,101</b>	<b>3,236</b>

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


Source: CREB®

CITY OF CALGARY TOTAL SALES

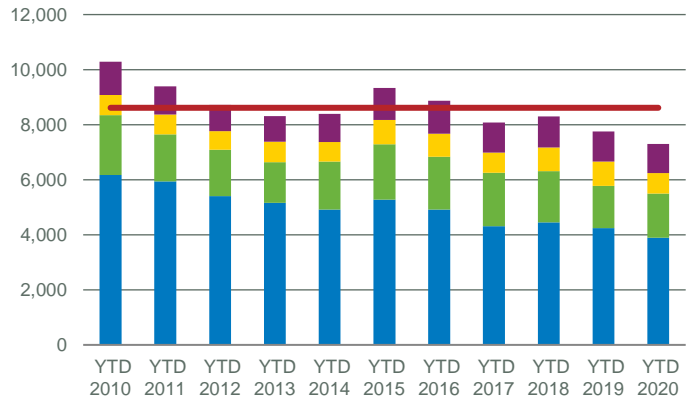
YTD MARCH



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

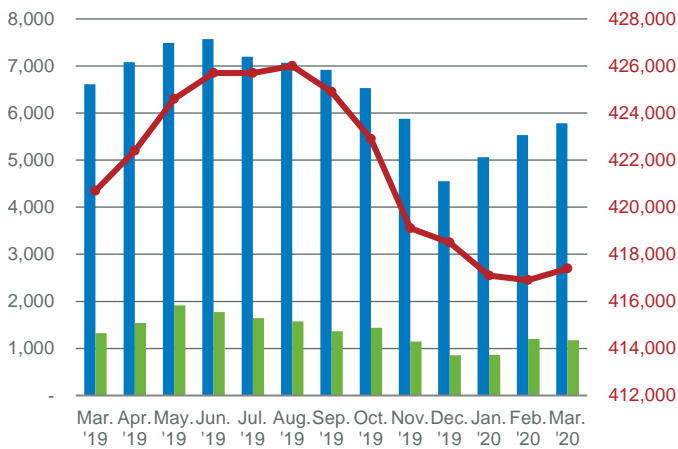
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



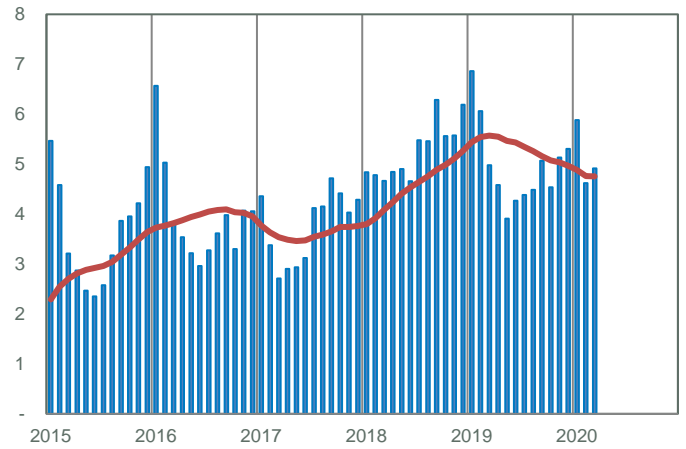
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



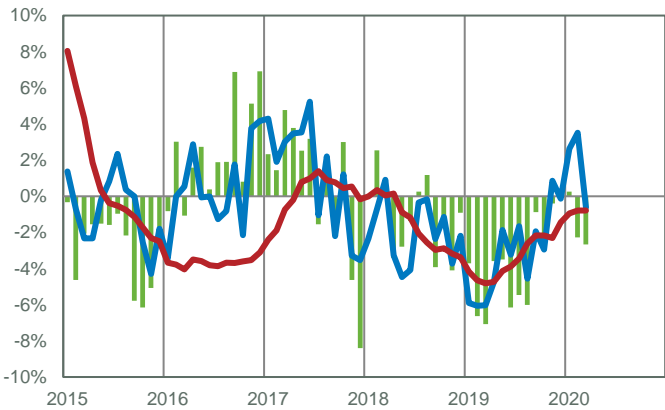
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



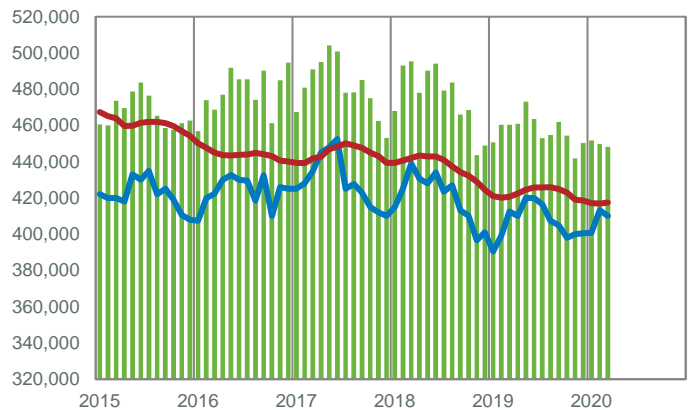
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

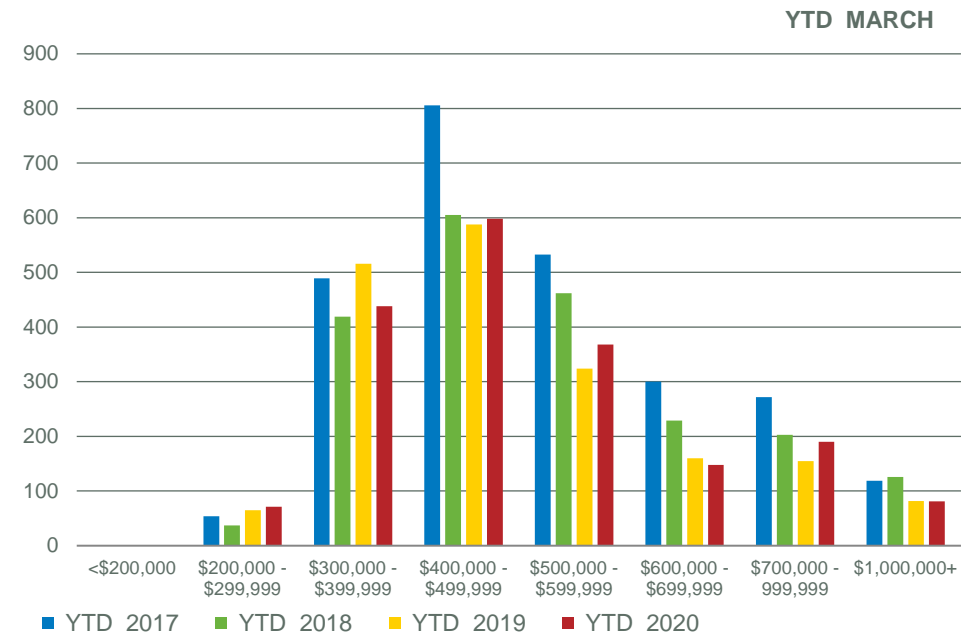


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	486	589	816	927	1,180	1,097	1,000	939	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	948	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,742	3,624	3,411	2,944	2,226
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	536,414	542,867	530,492	520,553	528,789
Index	197	196	196	197	199	199	199	199	199	198	196	196
<b>2020</b>												
Sales	517	686	691									
New Listings	1,211	1,341	1,343									
Inventory	2,415	2,654	2,829									
Days on Market	61	54	47									
Benchmark Price	479,600	479,100	480,800									
Median Price	461,500	467,250	470,000									
Average Price	539,387	529,689	536,504									
Index	196	195	196									

	Mar-19	Mar-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	1	-
\$200,000 - \$299,999	23	29	65	71
\$300,000 - \$349,999	71	48	171	135
\$350,000 - \$399,999	133	94	345	303
\$400,000 - \$449,999	149	124	318	323
\$450,000 - \$499,999	117	107	270	275
\$500,000 - \$549,999	77	89	188	222
\$550,000 - \$599,999	64	47	136	146
\$600,000 - \$649,999	48	36	87	92
\$650,000 - \$699,999	35	23	73	56
\$700,000 - \$799,999	31	30	79	94
\$800,000 - \$899,999	25	24	49	61
\$900,000 - \$999,999	13	11	27	35
\$1,000,000 - \$1,249,999	11	11	29	36
\$1,250,000 - \$1,499,999	10	7	24	22
\$1,500,000 - \$1,749,999	2	6	5	9
\$1,750,000 - \$1,999,999	3	1	9	3
\$2,000,000 - \$2,499,999	1	1	8	3
\$2,500,000 - \$2,999,999	1	2	1	7
\$3,000,000 - \$3,499,999	1	-	2	-
\$3,500,000 - \$3,999,999	1	1	3	1
\$4,000,000 +	-	-	1	-
	816	691	1,891	1,894

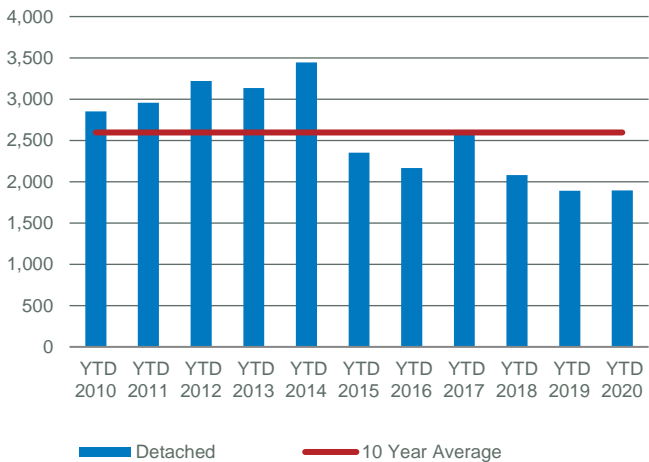
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

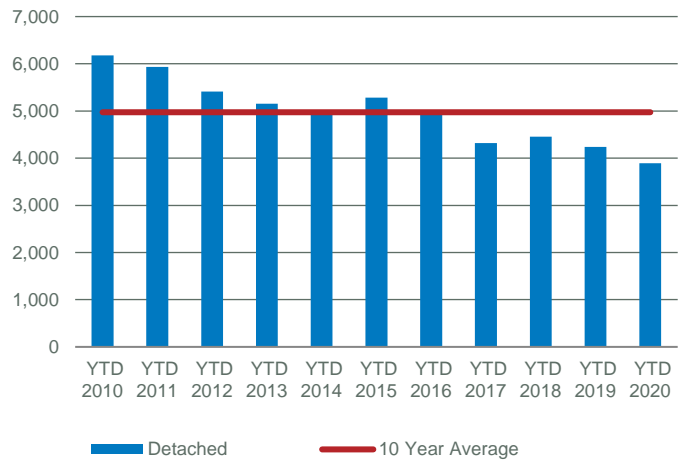
YTD MARCH



Source: CREB®

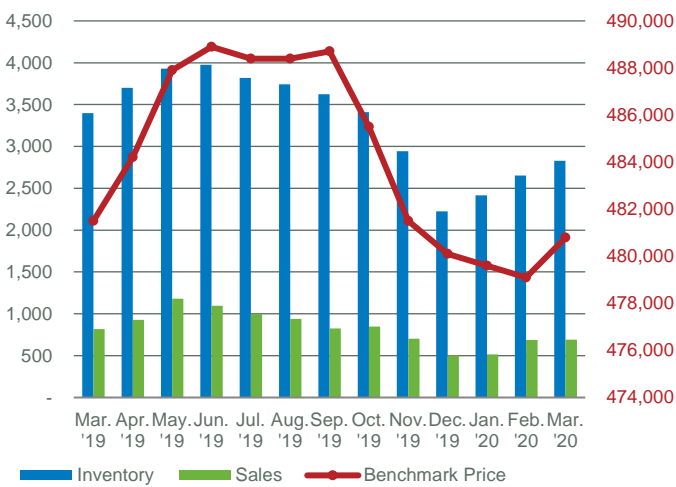
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



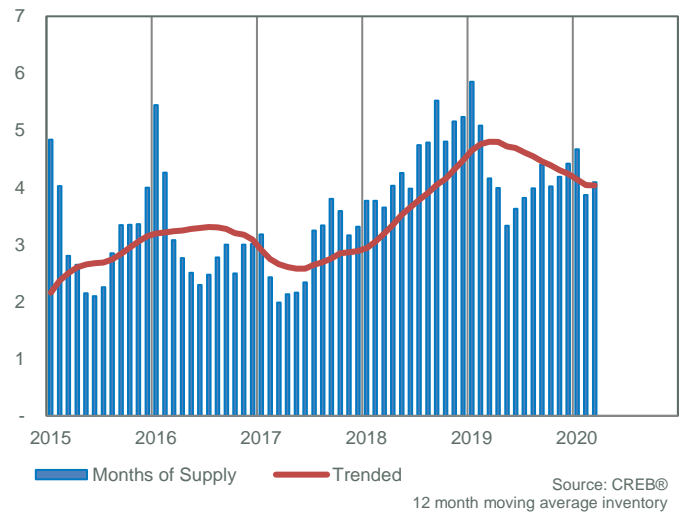
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



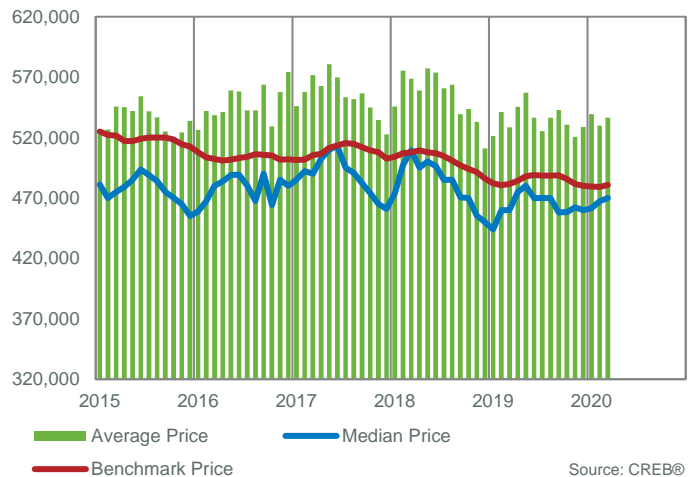
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

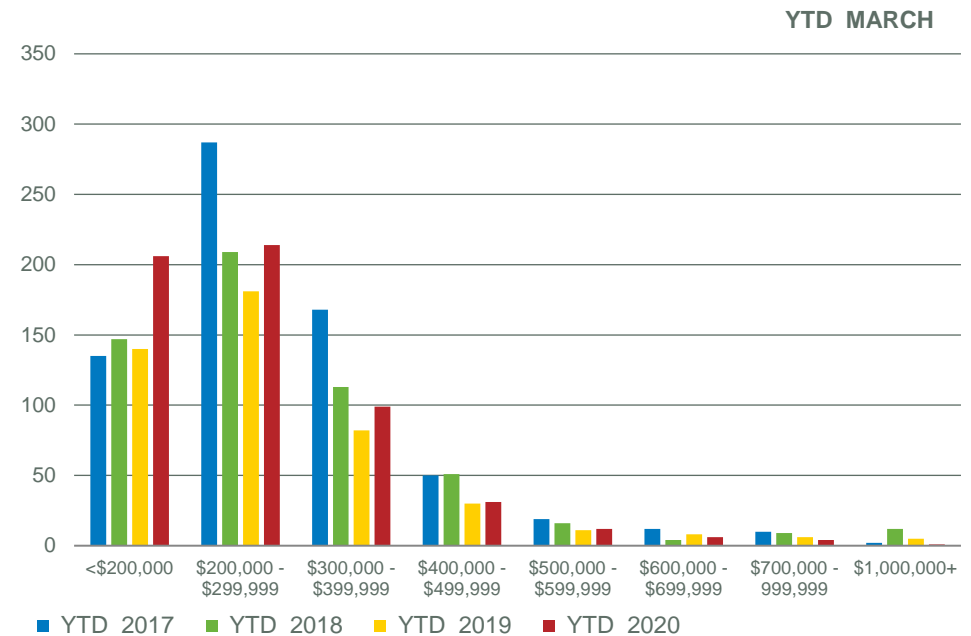


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
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	75	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	228,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
<b>2020</b>												
Sales	147	209	217									
New Listings	569	558	476									
Inventory	1,320	1,444	1,428									
Days on Market	77	63	59									
Benchmark Price	245,900	244,700	243,700									
Median Price	210,000	242,500	230,000									
Average Price	234,969	272,642	258,582									
Index	170	169	169									

	Mar-19	Mar-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	2	5
\$100,000 - \$199,999	60	71	138	201
\$200,000 - \$299,999	68	85	181	214
\$300,000 - \$349,999	18	26	53	60
\$350,000 - \$399,999	15	14	29	39
\$400,000 - \$449,999	9	9	21	16
\$450,000 - \$499,999	2	5	9	15
\$500,000 - \$549,999	2	3	6	9
\$550,000 - \$599,999	4	1	5	3
\$600,000 - \$649,999	6	1	7	4
\$650,000 - \$699,999	-	2	1	2
\$700,000 - \$799,999	2	-	3	3
\$800,000 - \$899,999	1	-	1	1
\$900,000 - \$999,999	-	-	2	-
\$1,000,000 - \$1,249,999	-	-	1	1
\$1,250,000 - \$1,499,999	1	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	1	-	2	-
\$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 +	-	-	-	-
	189	217	463	573

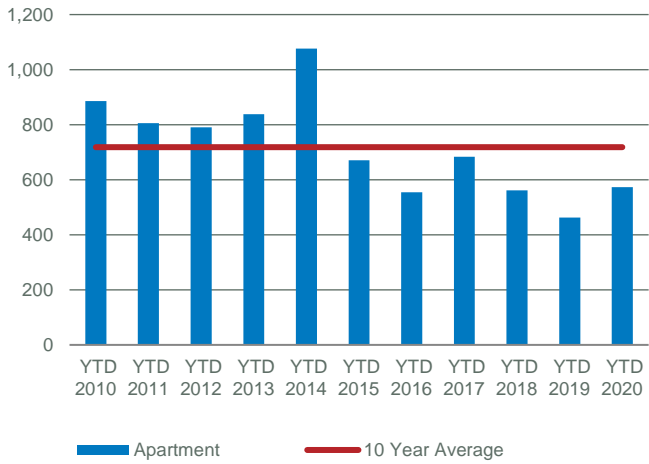
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

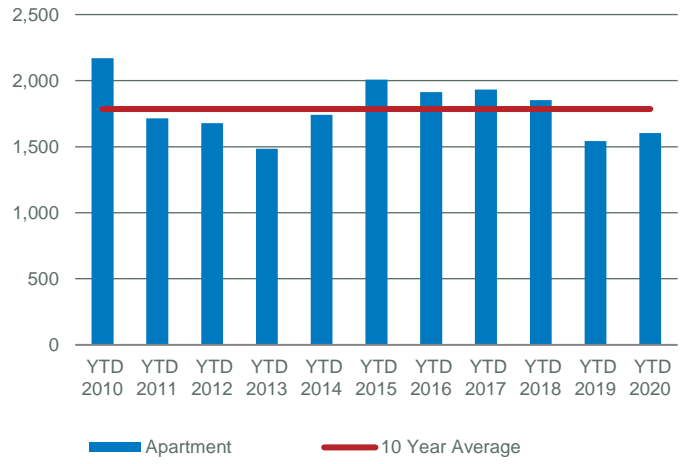
CITY OF CALGARY APARTMENT SALES

YTD MARCH



CITY OF CALGARY APARTMENT NEW LISTINGS

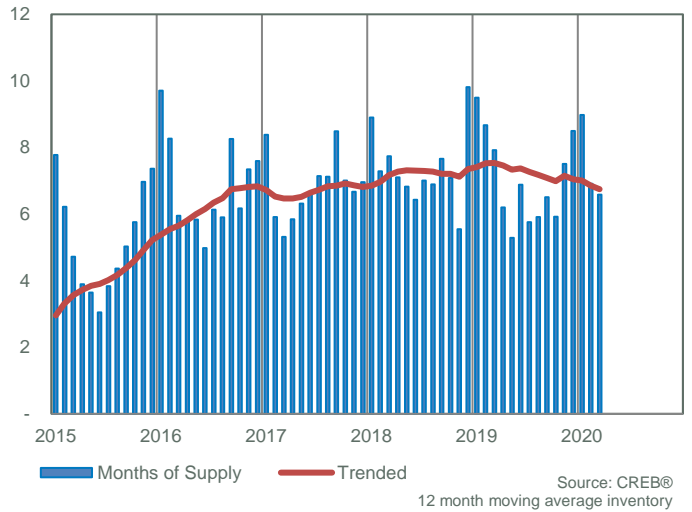
YTD MARCH



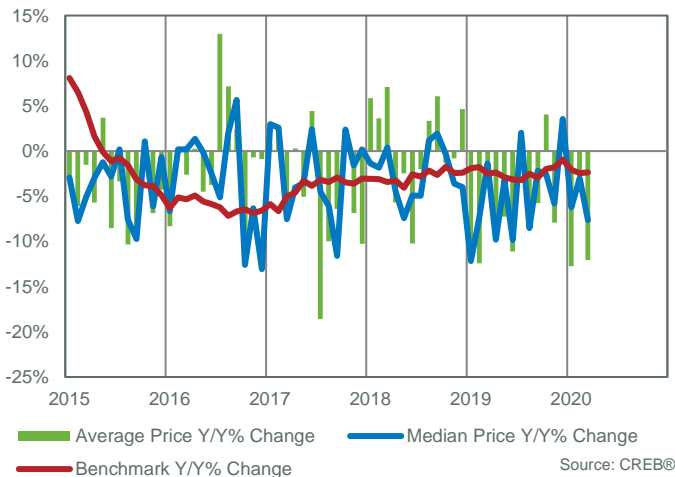
CITY OF CALGARY APARTMENT INVENTORY AND SALES



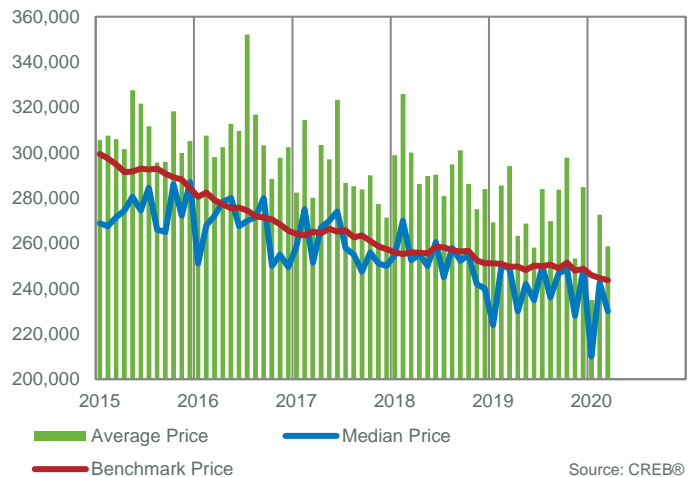
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



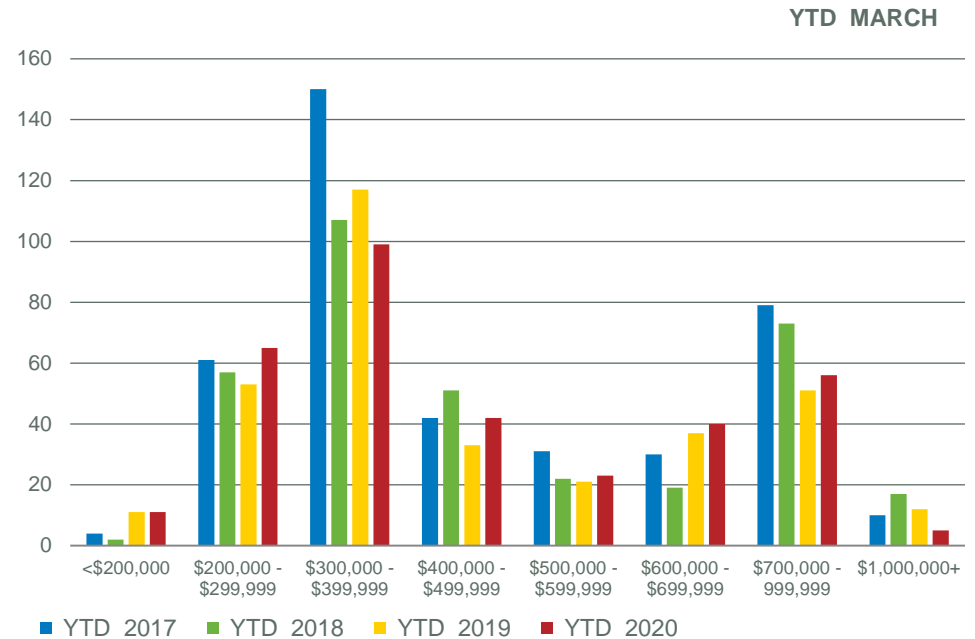
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	84	103	148	167	201	192	149	161	125	144	101	92
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	518
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67
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	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,812	456,360	419,890	478,844
Index	198	198	197	200	201	202	201	201	201	199	197	196
<b>2020</b>												
Sales	84	141	116									
New Listings	242	255	249									
Inventory	577	603	638									
Days on Market	72	62	64									
Benchmark Price	385,000	384,300	386,600									
Median Price	406,750	362,000	406,000									
Average Price	480,847	469,155	466,112									
Index	195	194	195									

	Mar-19	Mar-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	4	11	11
\$200,000 - \$299,999	23	21	53	65
\$300,000 - \$349,999	27	15	57	48
\$350,000 - \$399,999	26	17	60	51
\$400,000 - \$449,999	9	14	20	33
\$450,000 - \$499,999	7	1	13	9
\$500,000 - \$549,999	4	3	9	9
\$550,000 - \$599,999	3	6	12	14
\$600,000 - \$649,999	5	8	13	20
\$650,000 - \$699,999	15	6	24	20
\$700,000 - \$799,999	15	15	38	30
\$800,000 - \$899,999	4	3	8	16
\$900,000 - \$999,999	2	3	5	10
\$1,000,000 - \$1,249,999	4	-	9	5
\$1,250,000 - \$1,499,999	1	-	2	-
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	148	116	335	341

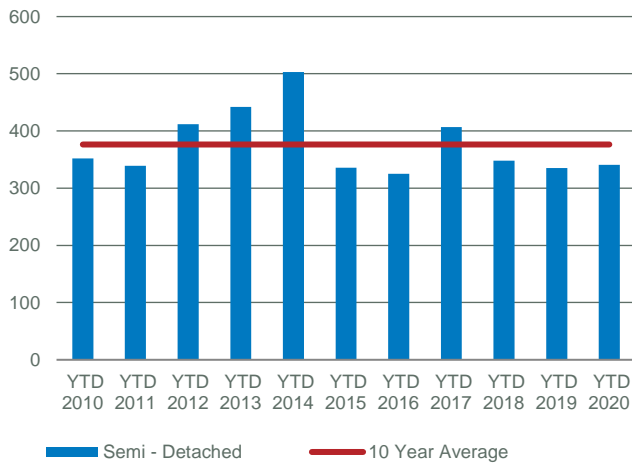
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

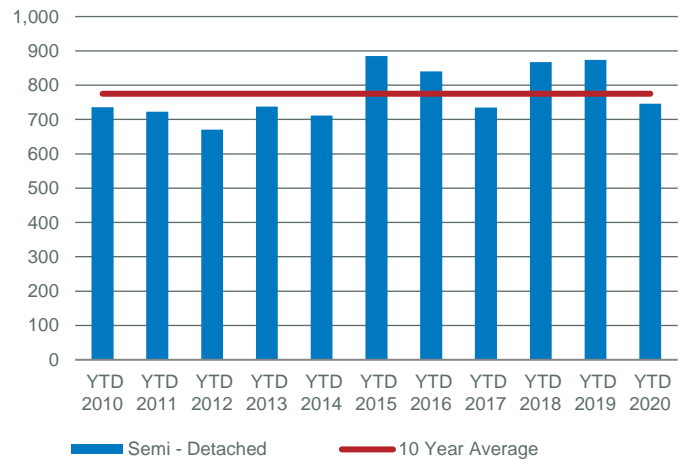
YTD MARCH



Source: CREB®

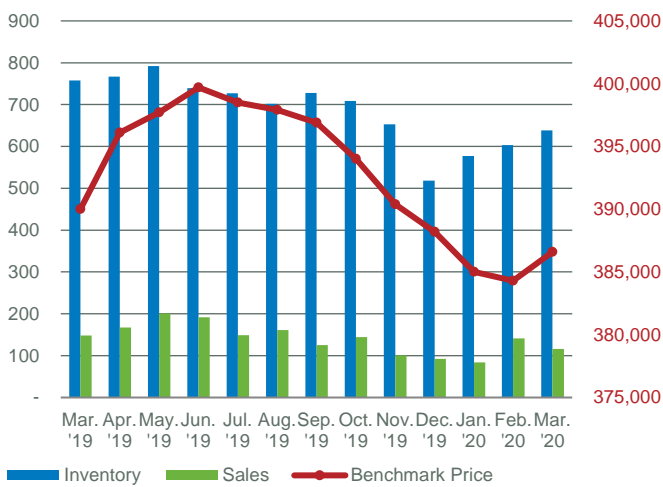
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



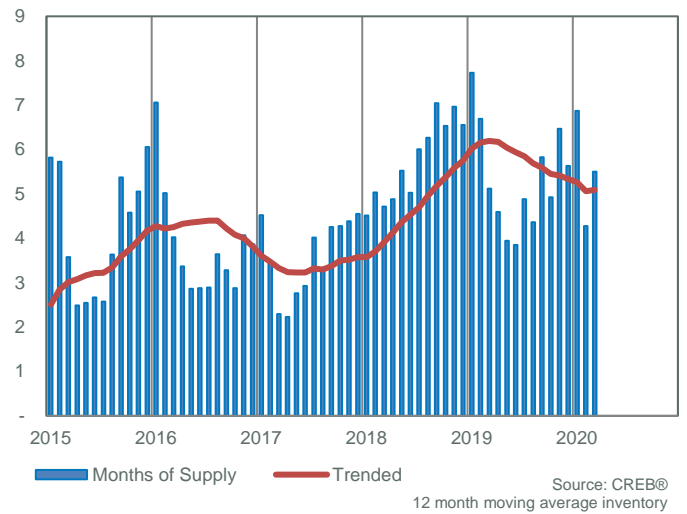
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



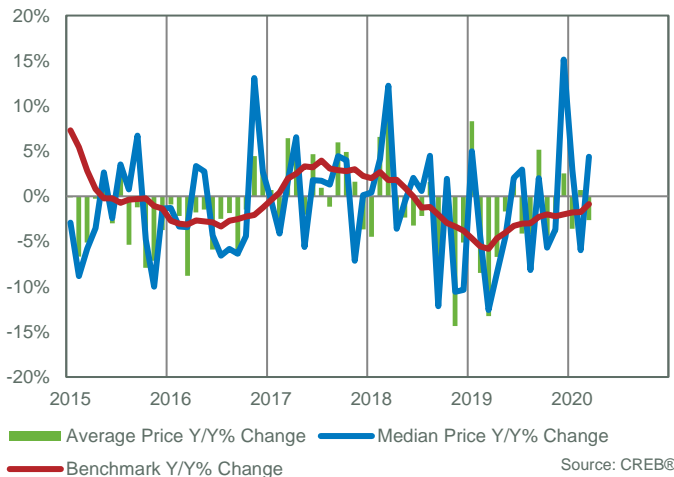
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



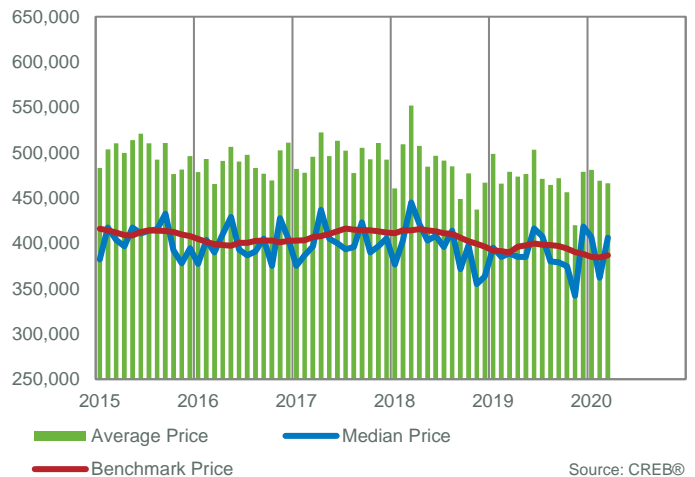
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



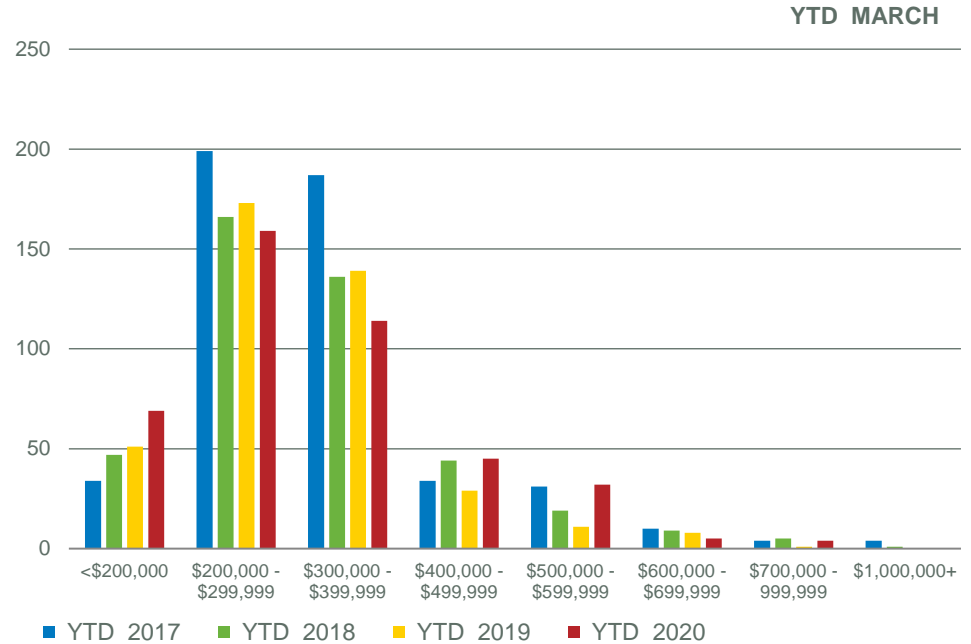
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	107	131	174	200	221	225	204	194	173	200	154	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	871	670
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	297,750	274,750
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,704	317,744	321,152	324,959	326,890	293,858
Index	178	178	178	179	179	179	181	181	179	177	176	177
<b>2020</b>												
Sales	113	162	153									
New Listings	337	366	350									
Inventory	751	831	887									
Days on Market	79	59	57									
Benchmark Price	281,700	283,600	282,600									
Median Price	289,500	289,500	293,000									
Average Price	311,734	323,355	304,173									
Index	176	178	177									

	Mar-19	Mar-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	17	26	51	68
\$200,000 - \$299,999	73	55	173	159
\$300,000 - \$349,999	38	30	91	73
\$350,000 - \$399,999	23	19	48	41
\$400,000 - \$449,999	9	6	19	29
\$450,000 - \$499,999	7	5	10	16
\$500,000 - \$549,999	3	7	7	21
\$550,000 - \$599,999	3	3	4	11
\$600,000 - \$649,999	1	1	7	3
\$650,000 - \$699,999	-	-	1	2
\$700,000 - \$799,999	-	-	1	2
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	1	-	2
\$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 +	-	-	-	-
	174	153	412	428

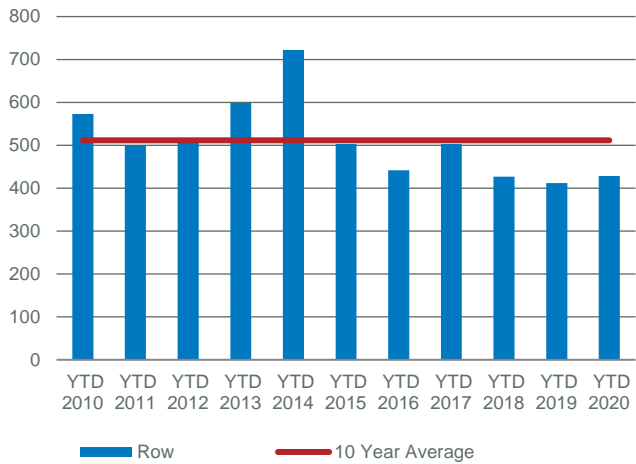
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD MARCH



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



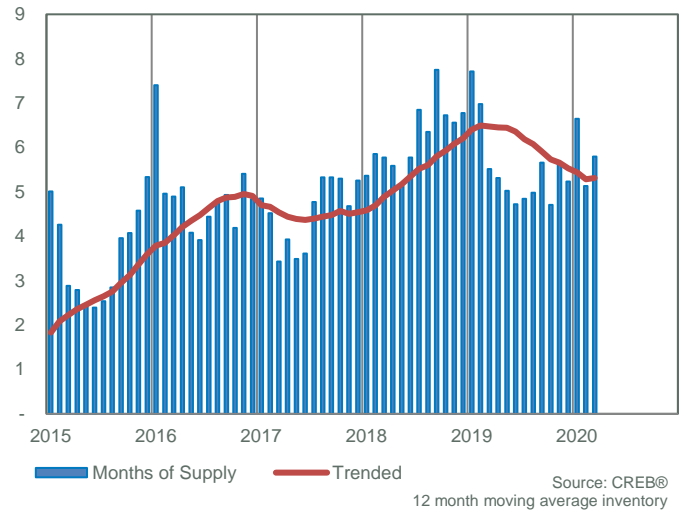
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



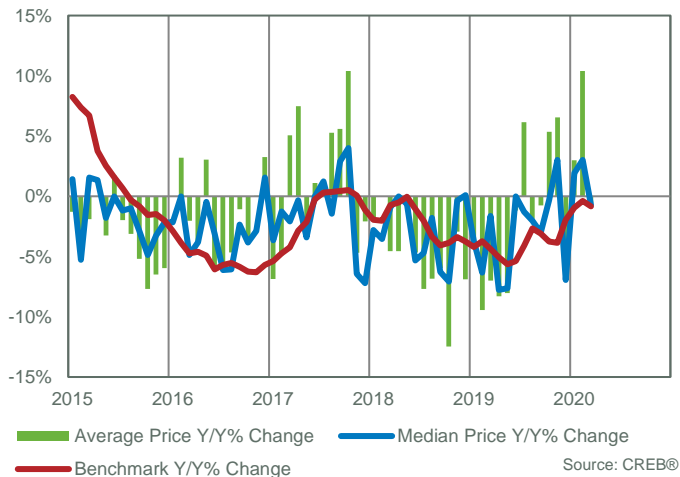
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



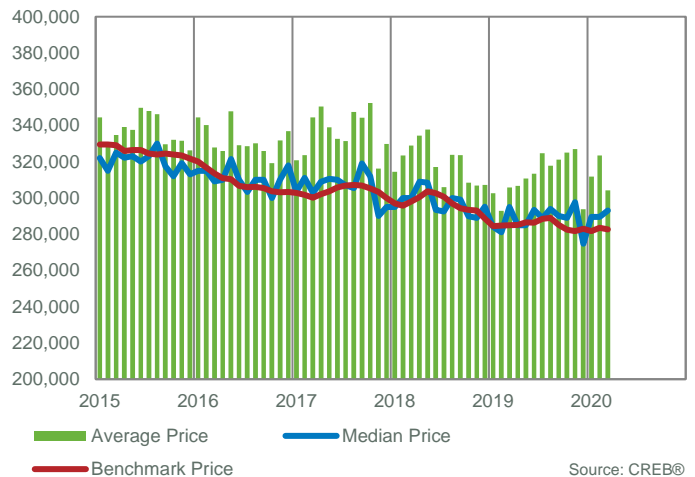
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

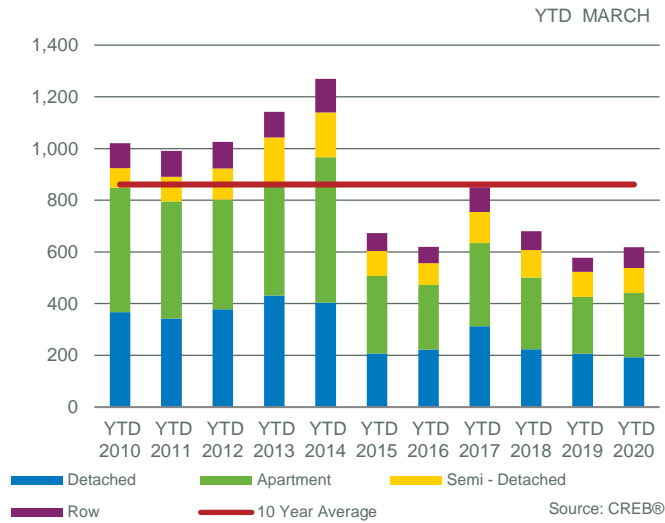
CITY OF CALGARY ROW PRICES



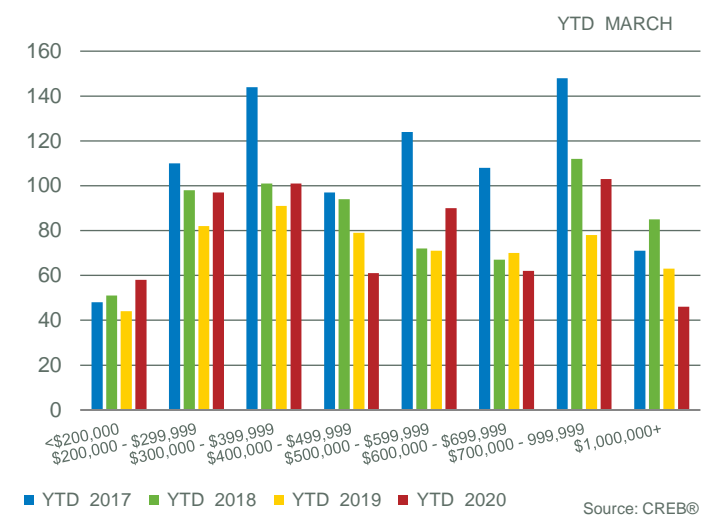
Source: CREB®

CITY CENTRE

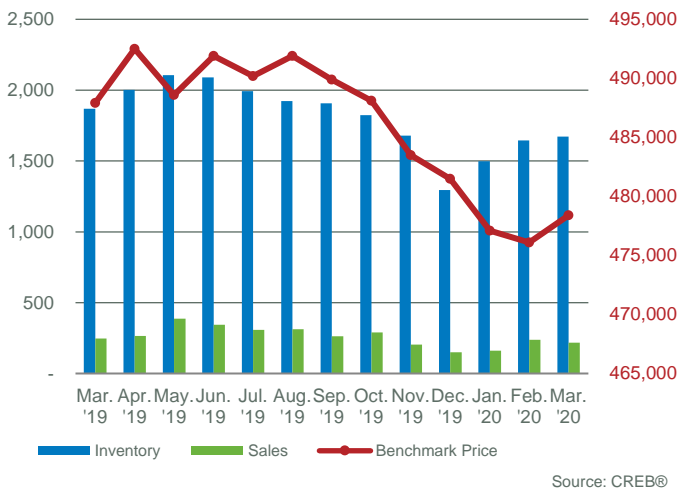
CITY CENTRE TOTAL SALES



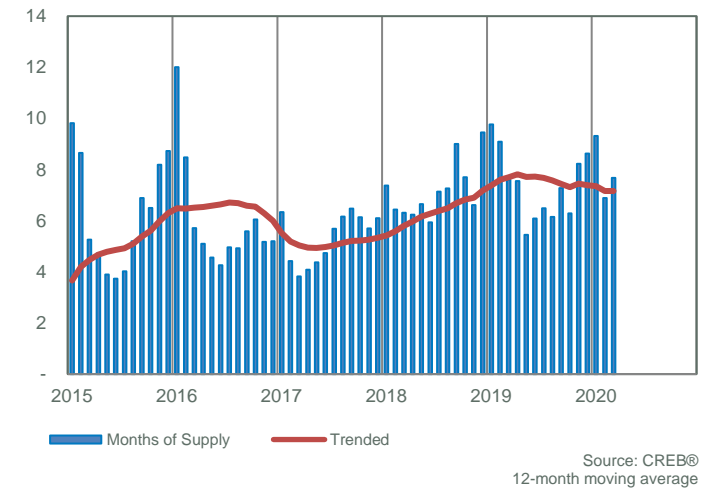
CITY CENTRE TOTAL SALES BY PRICE RANGE



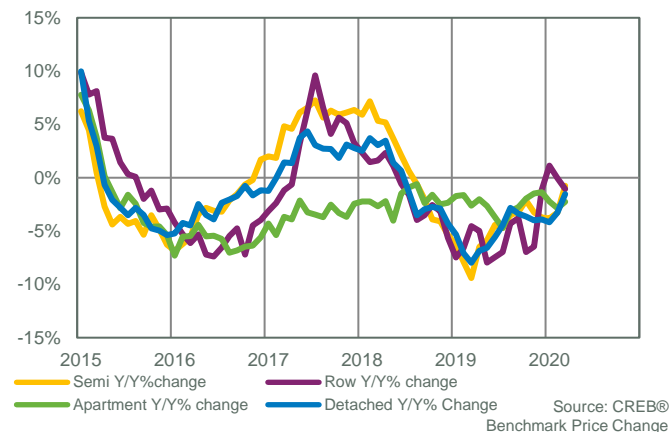
CITY CENTRE INVENTORY AND SALES



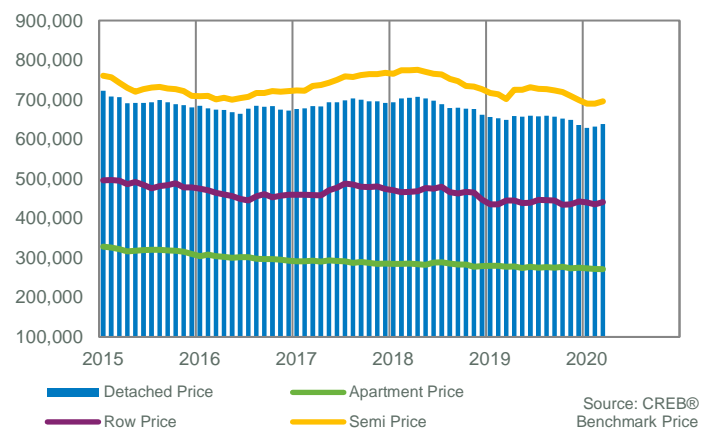
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

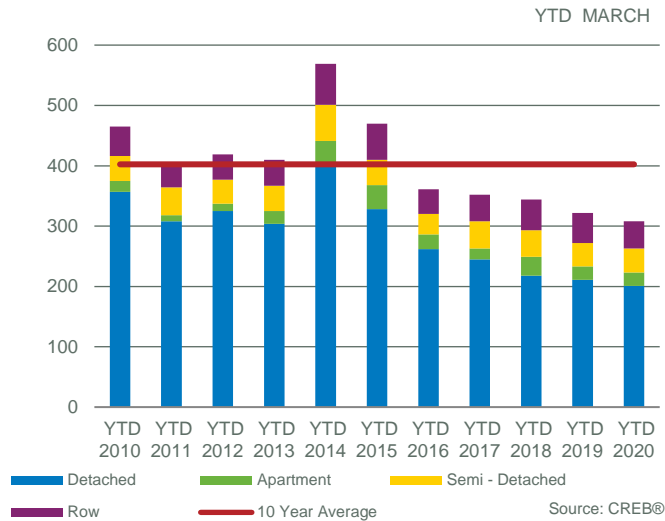


CITY CENTRE PRICES

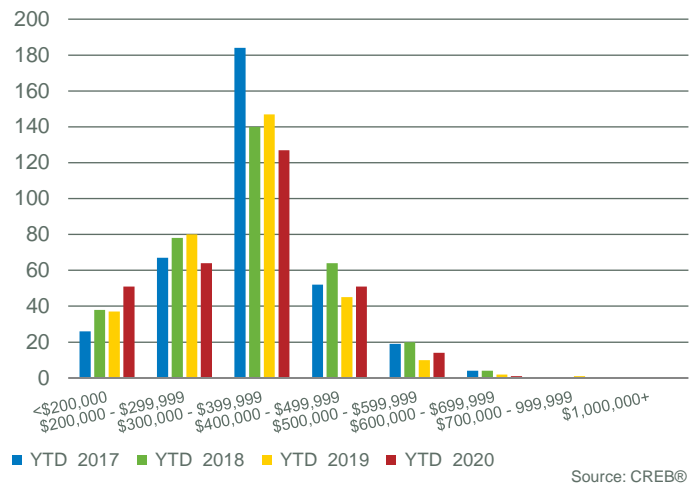


**NORTHEAST**

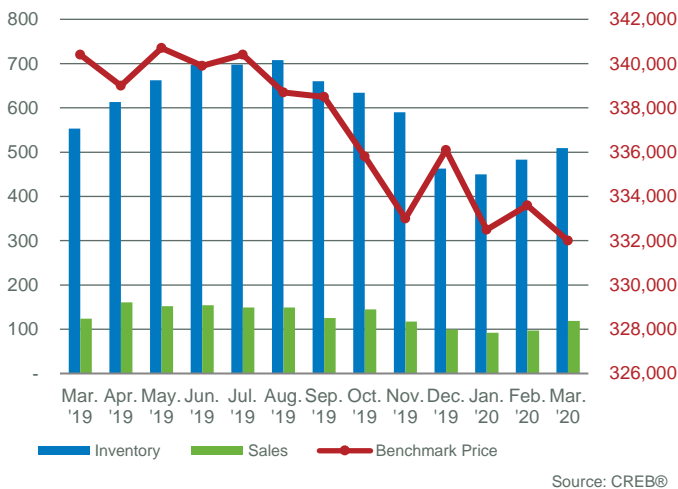
**NORTHEAST TOTAL SALES**



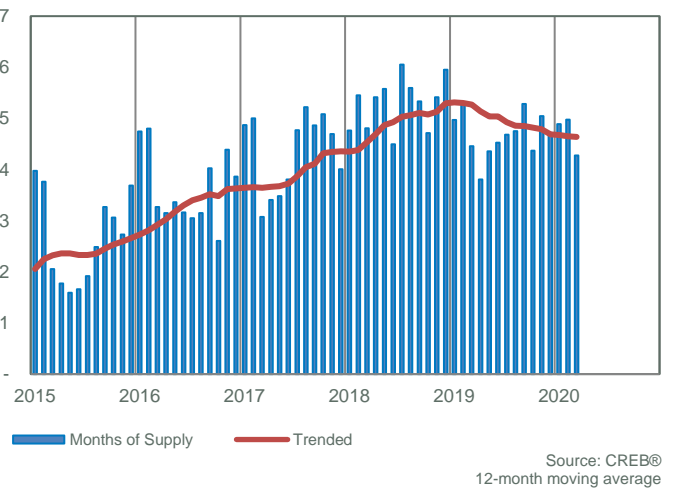
**NORTHEAST TOTAL SALES BY PRICE RANGE**



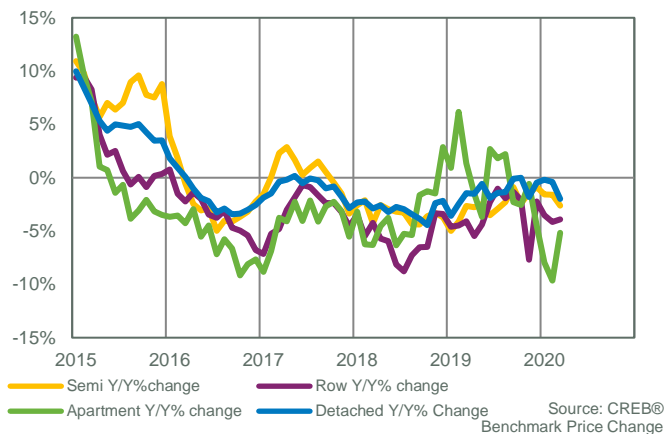
**NORTHEAST INVENTORY AND SALES**



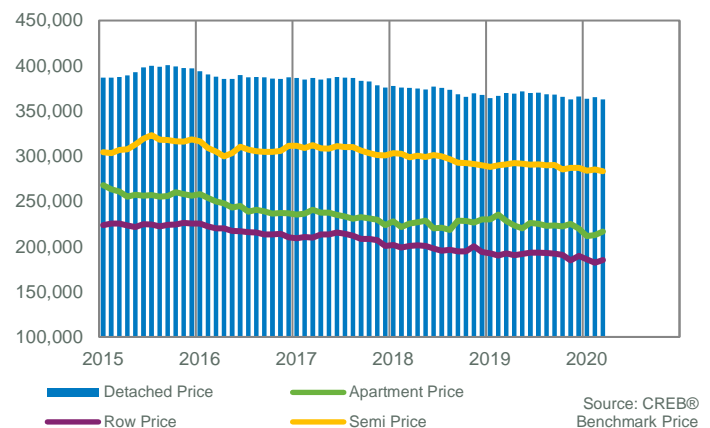
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

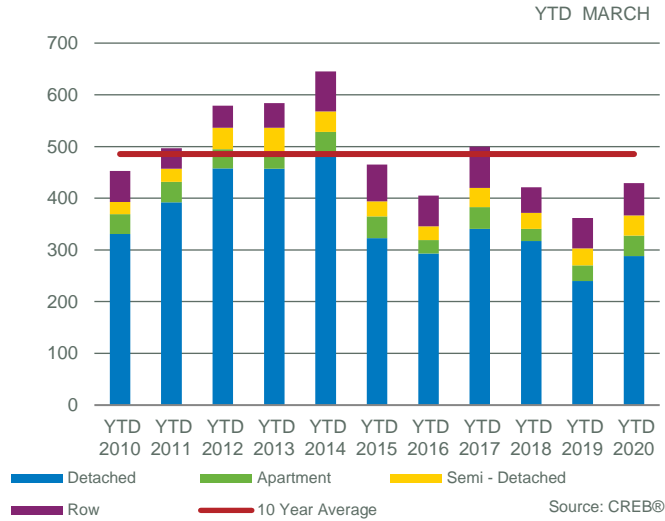


**NORTHEAST PRICES**

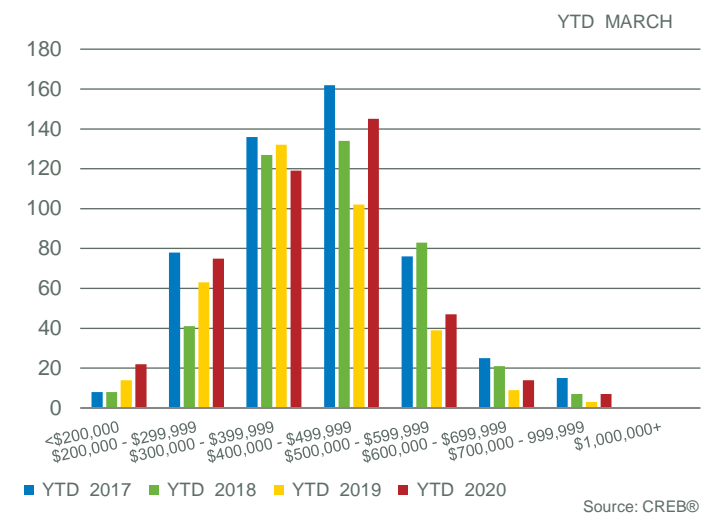


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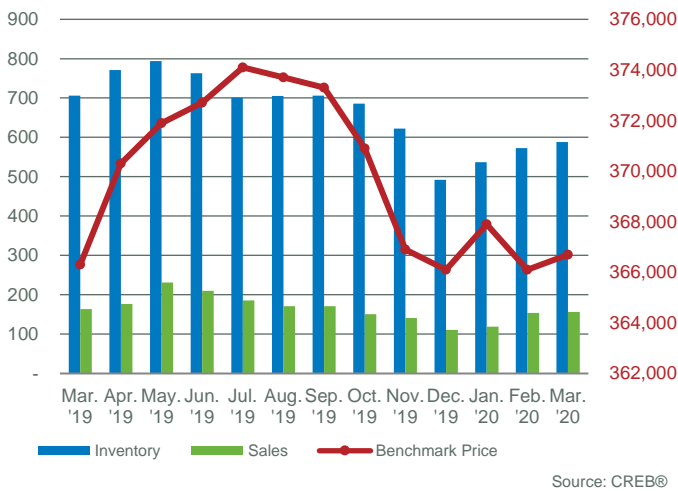
**NORTH TOTAL SALES**



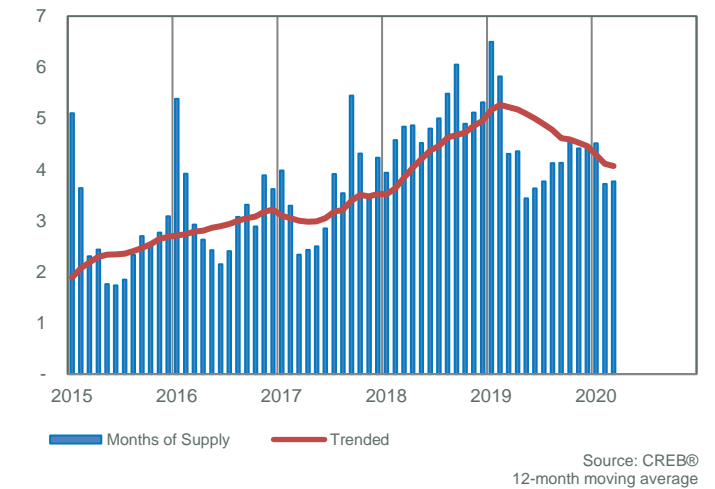
**NORTH TOTAL SALES BY PRICE RANGE**



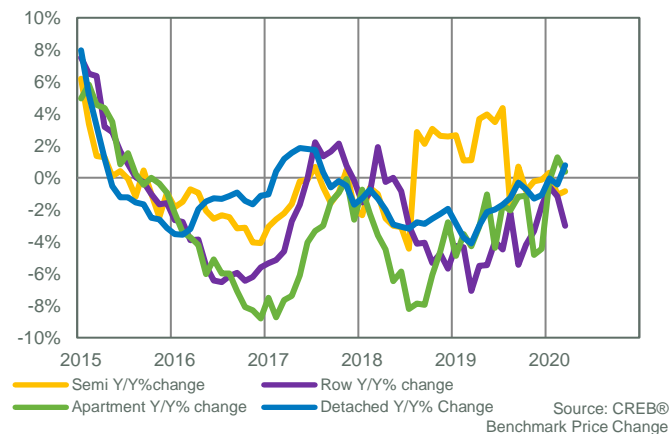
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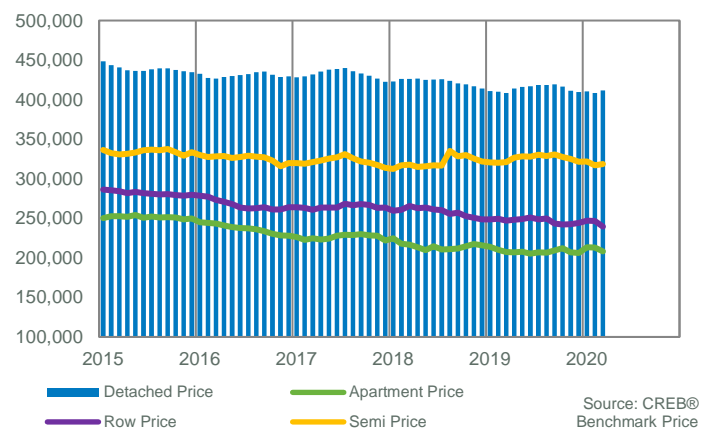
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

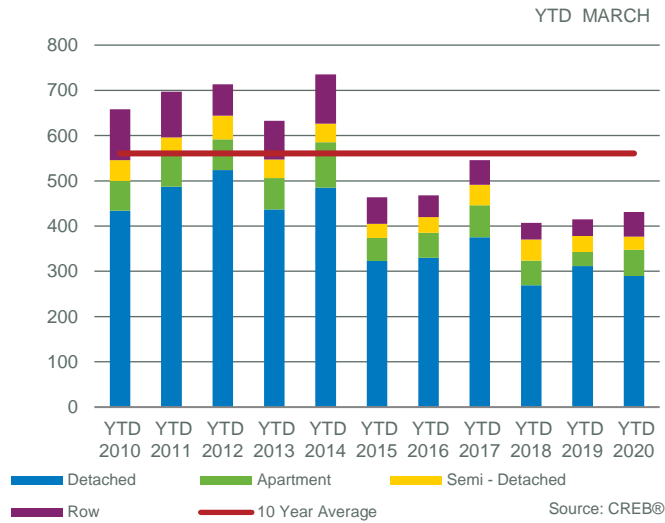


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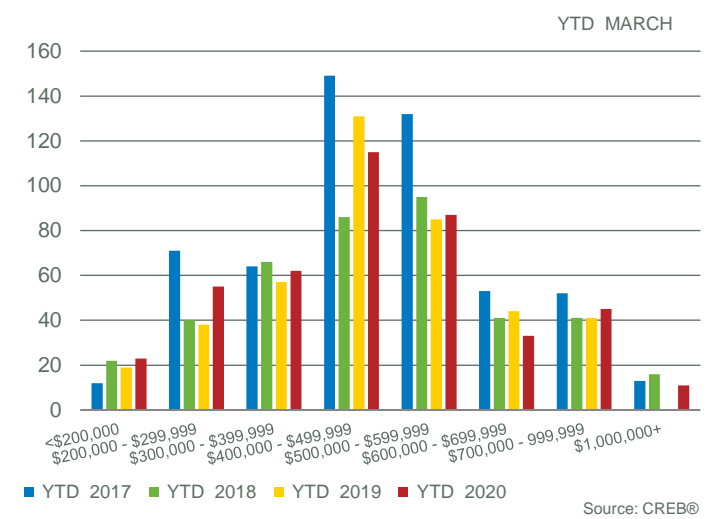


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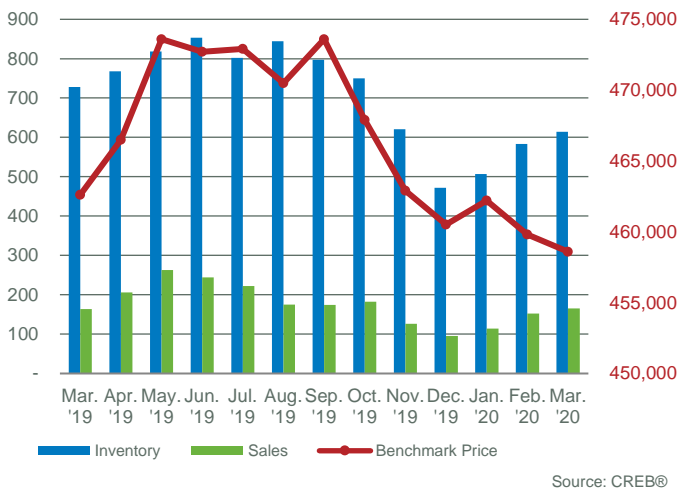
**NORTHWEST TOTAL SALES**



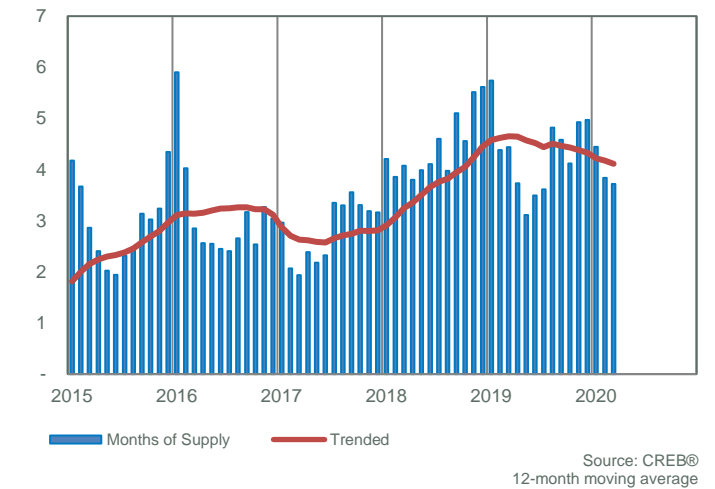
**NORTHWEST TOTAL SALES BY PRICE RANGE**



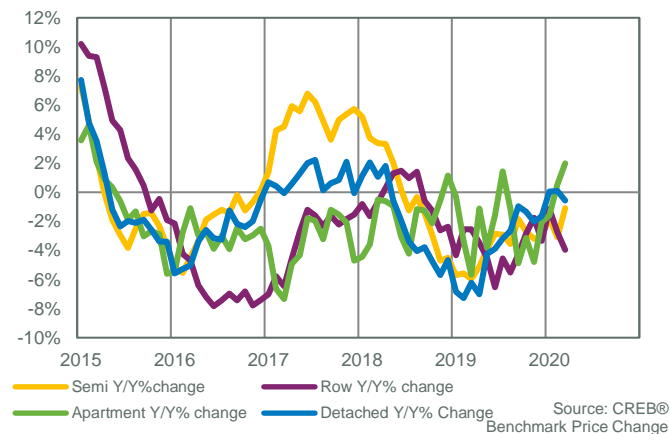
**NORTHWEST INVENTORY AND SALES**



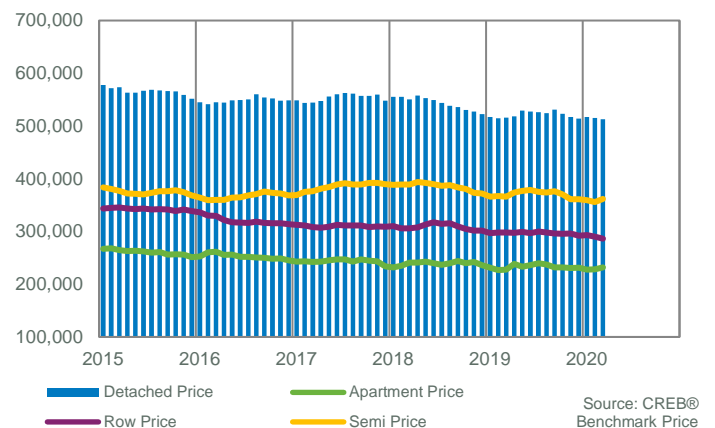
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

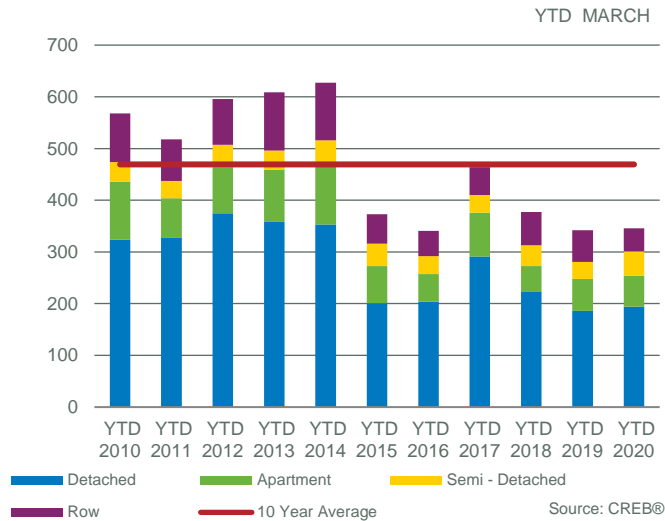


**NORTHWEST PRICES**

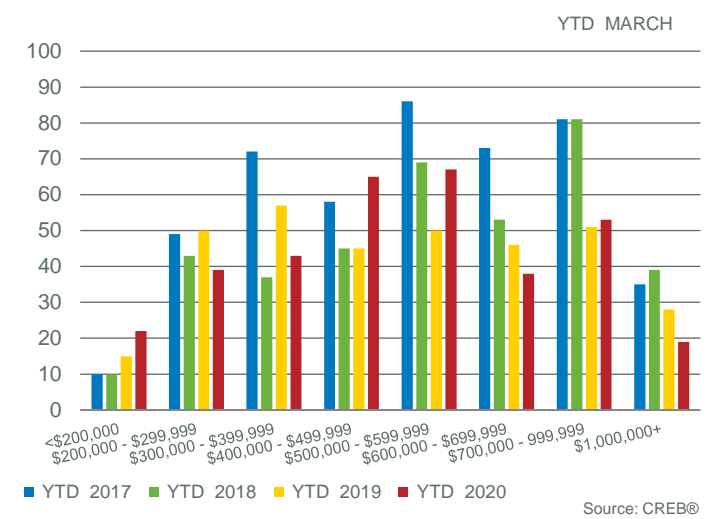


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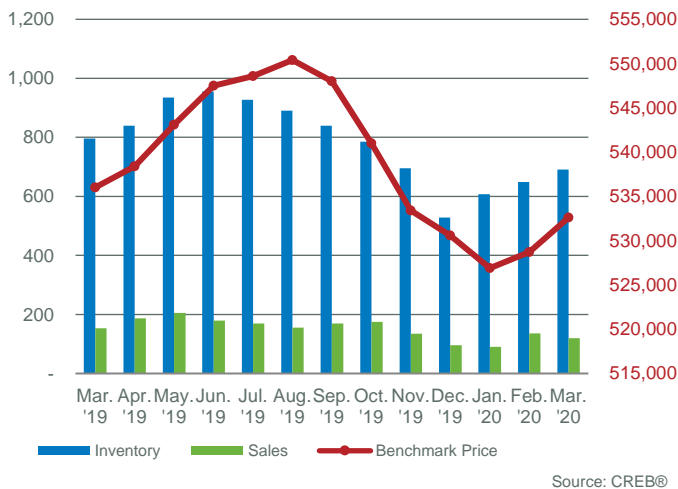
WEST TOTAL SALES



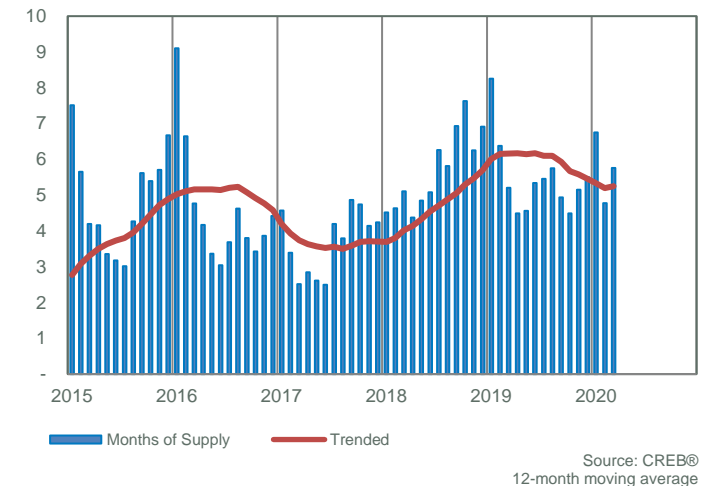
WEST TOTAL SALES BY PRICE RANGE



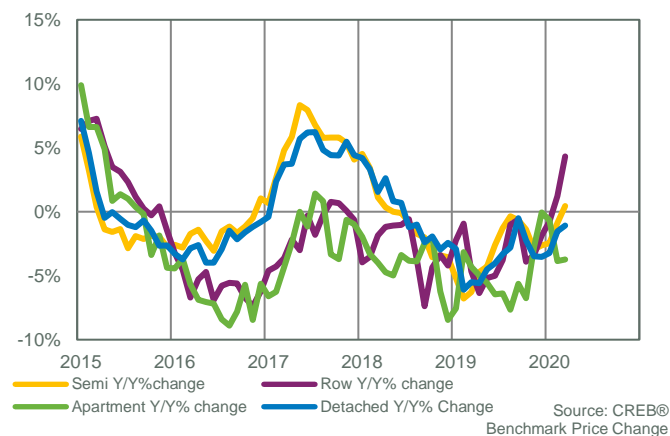
WEST INVENTORY AND SALES



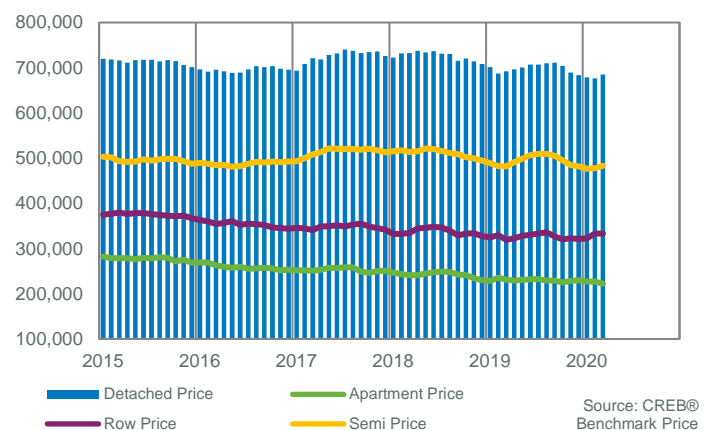
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

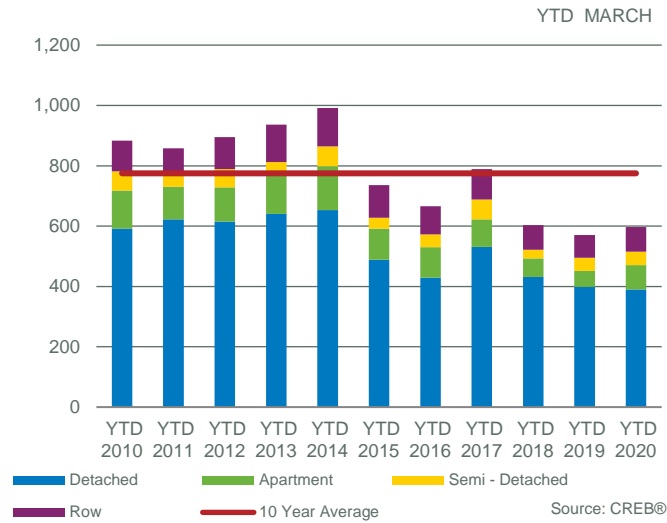


WEST PRICES

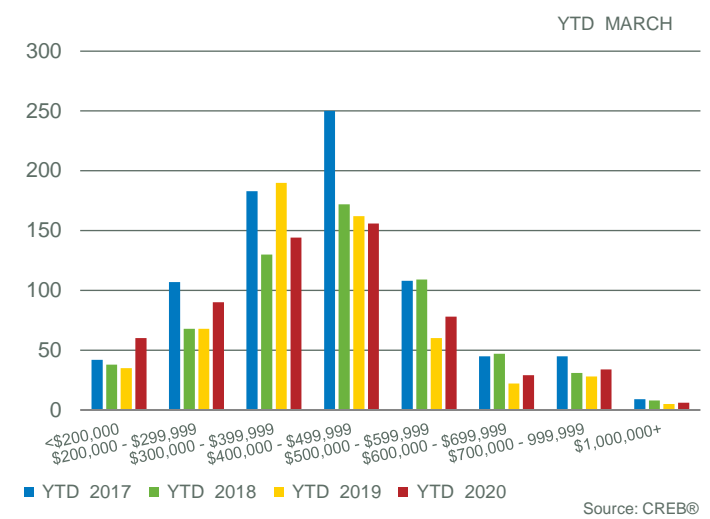


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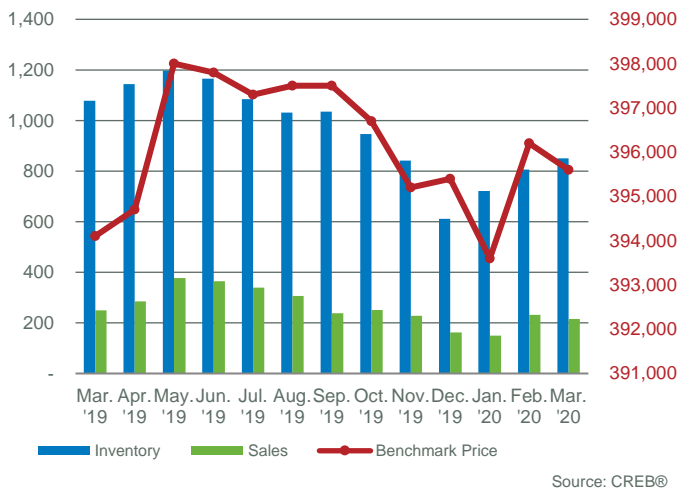
**SOUTH TOTAL SALES**



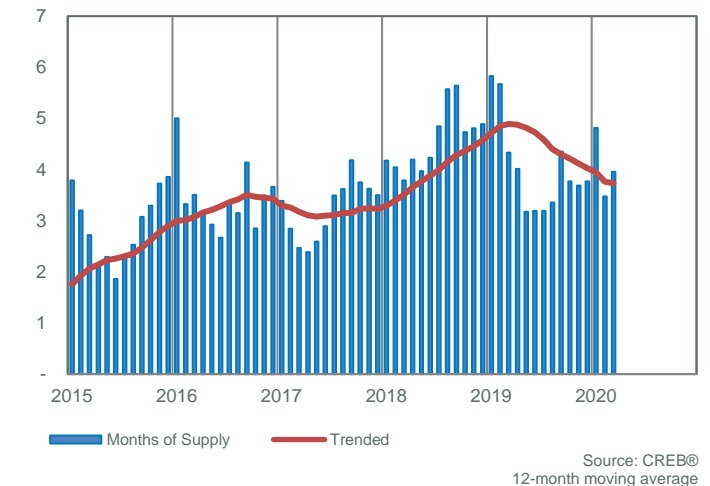
**SOUTH TOTAL SALES BY PRICE RANGE**



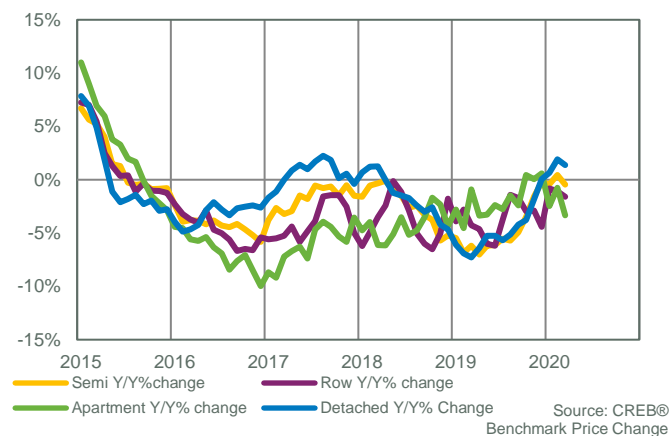
**SOUTH INVENTORY AND SALES**



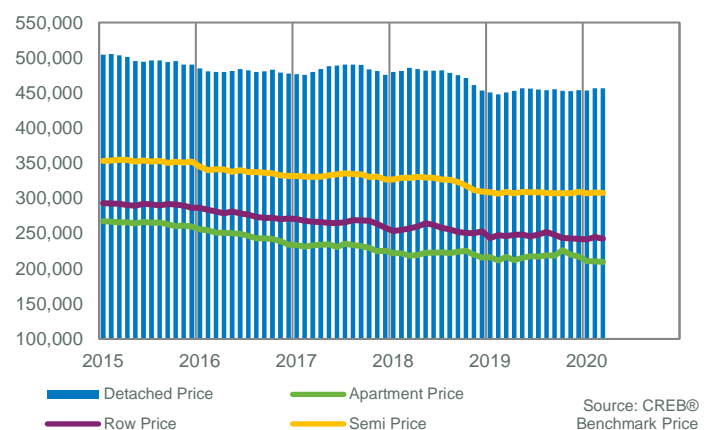
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



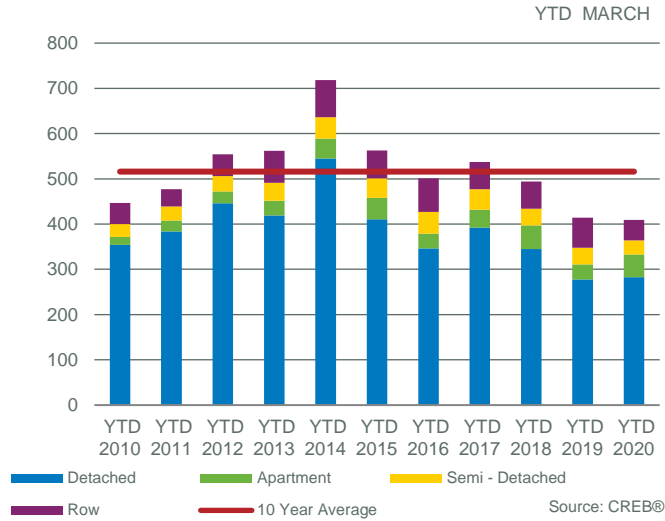
**SOUTH PRICES**



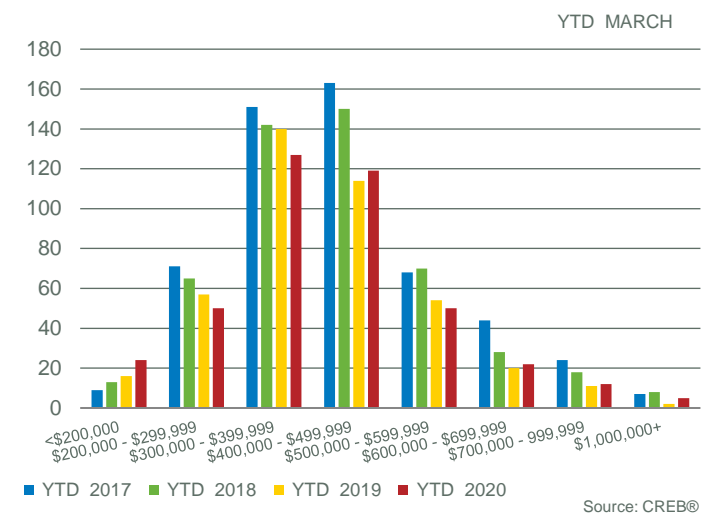


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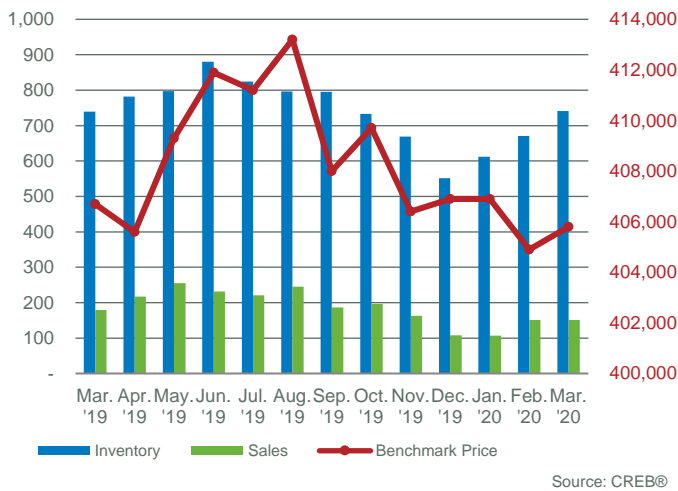
**SOUTHEAST TOTAL SALES**



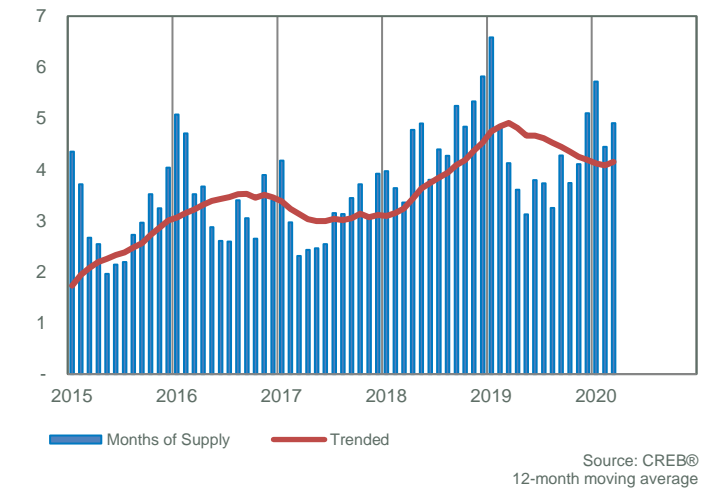
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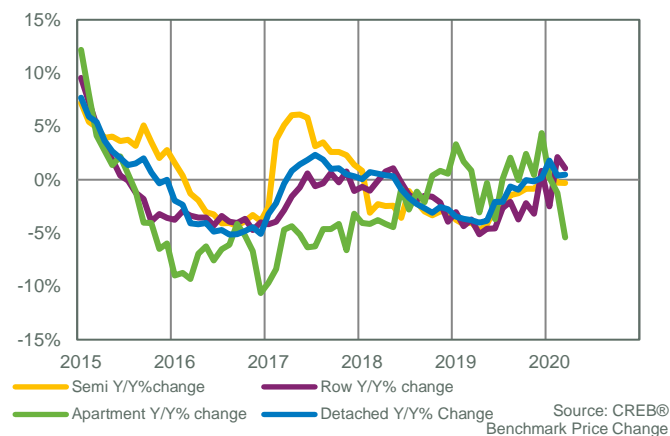
**SOUTHEAST INVENTORY AND SALES**



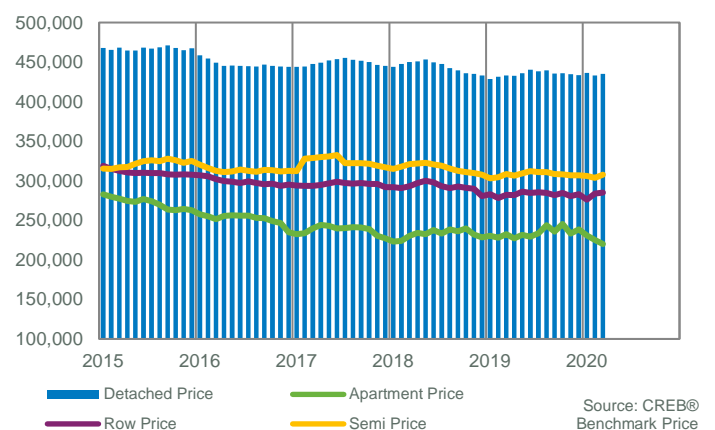
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

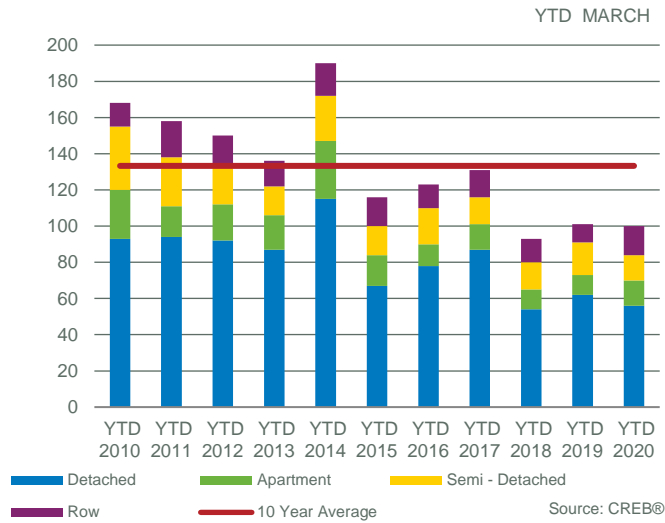


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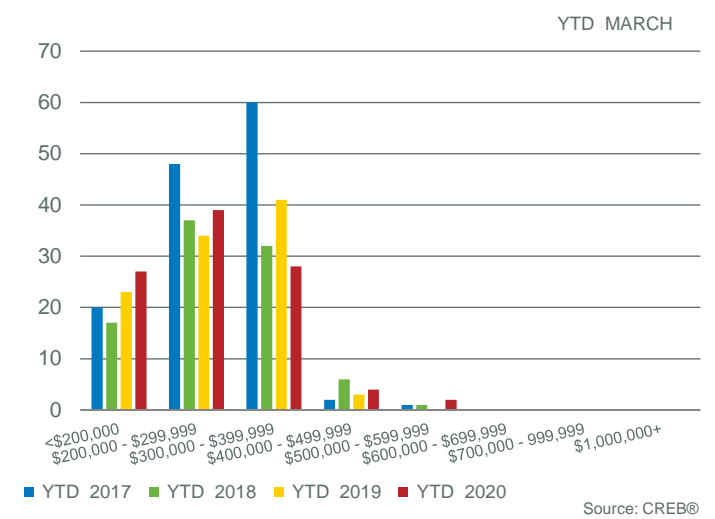


EAST

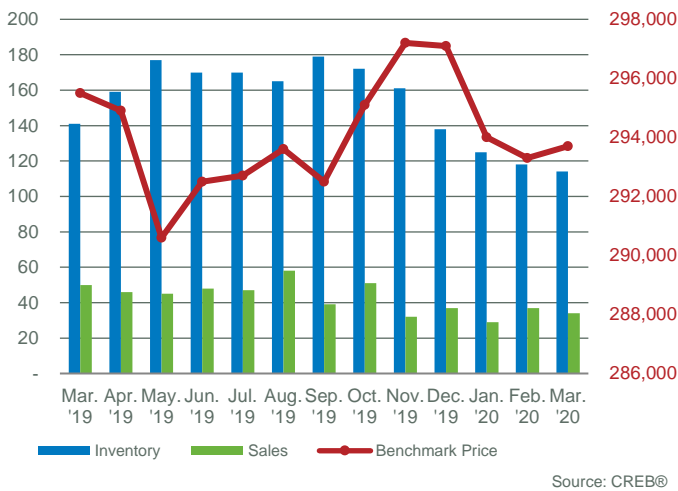
EAST TOTAL SALES



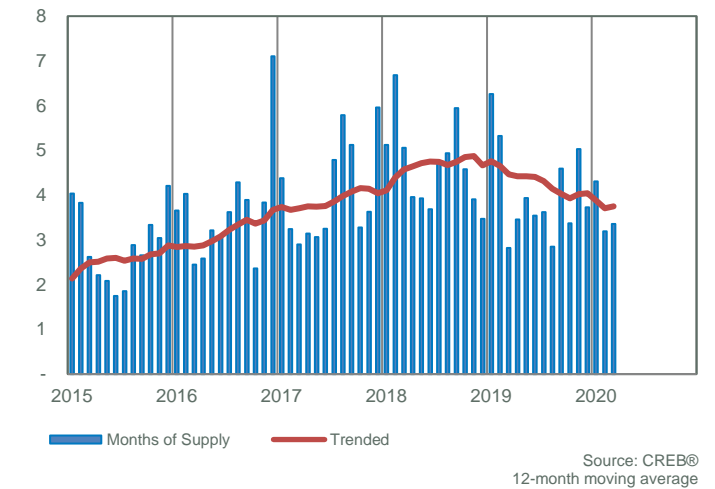
EAST TOTAL SALES BY PRICE RANGE



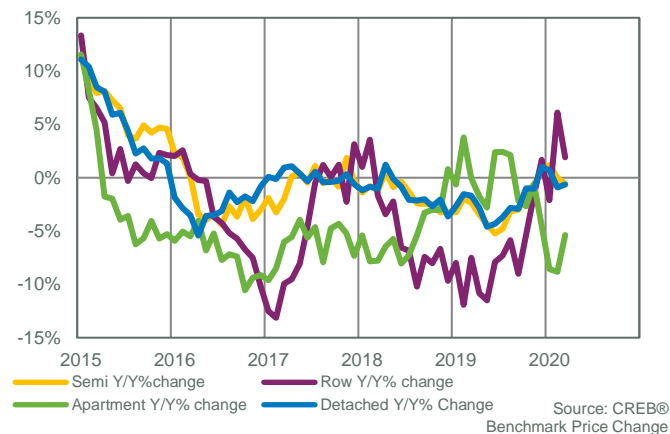
EAST INVENTORY AND SALES



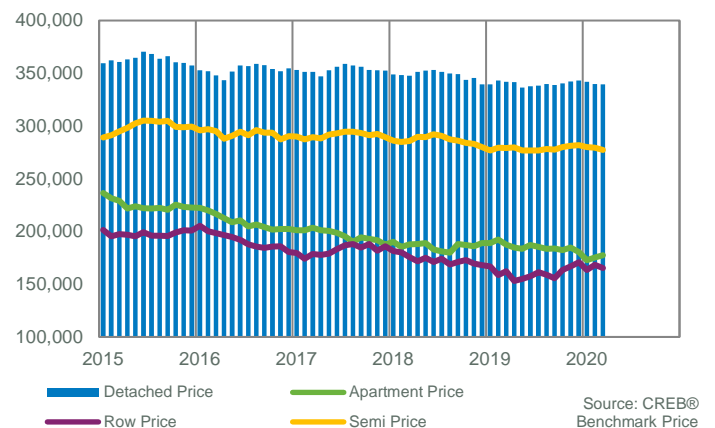
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



# City of Calgary



## DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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