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MONTHLY STATISTICS PACKAGE

# City of Calgary

July 2020

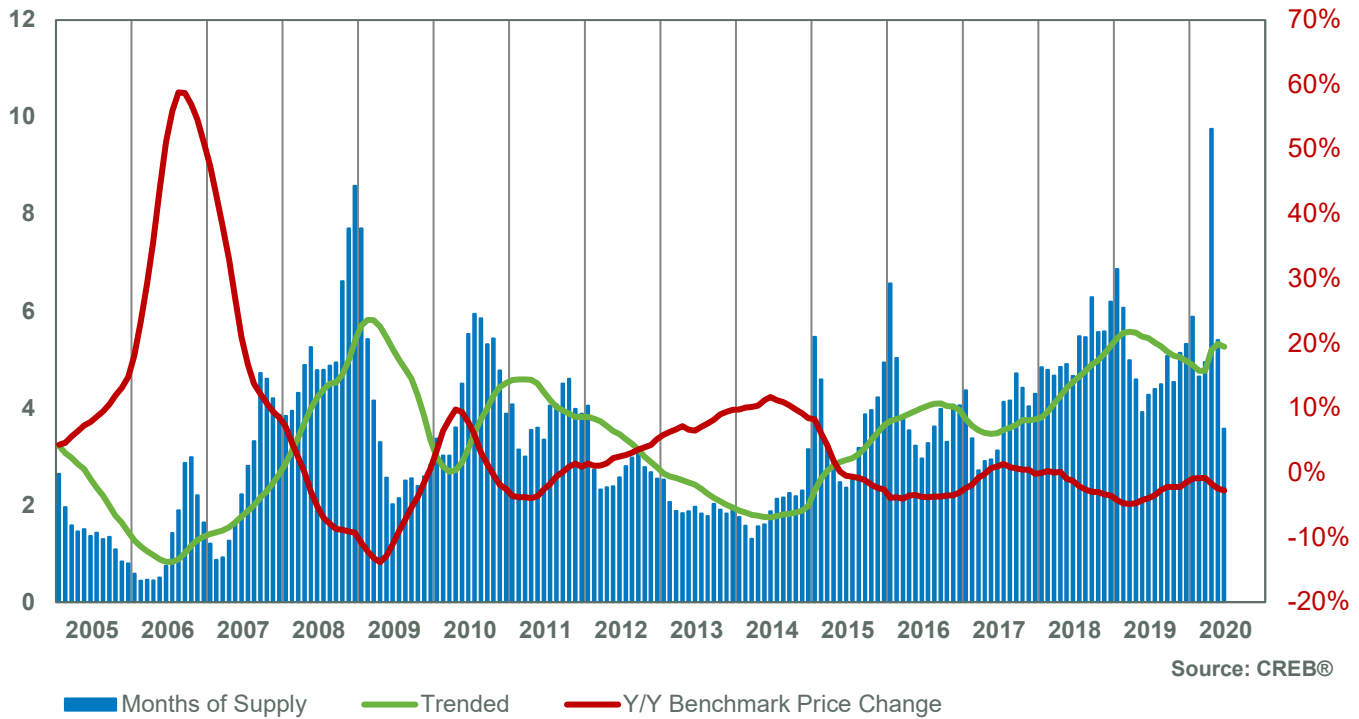


[creb.com](http://creb.com)

	Jul-19	Jul-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
<b>CITY OF CALGARY</b>						
Total Sales	1,641	1,835	11.82%	9,975	8,474	-15.05%
Total Sales Volume	\$743,055,004	\$855,764,799	15.17%	\$4,603,047,521	\$3,828,823,821	-16.82%
New Listings	2,719	3,036	11.66%	20,145	17,531	-12.98%
Inventory	7,378	6,647	-9.91%	6,991	6,083	-12.99%
Months of Supply	4.50	3.62	-19.43%	4.91	5.02	2.43%
Sales to New Listings	60.35%	60.44%	0.09%	49.52%	48.34%	-1.18%
Sales to List Price	96.68%	96.66%	-0.02%	96.59%	96.35%	-0.24%
Days on Market	58	50	-14.24%	58	-	-100.00%
Benchmark Price	\$423,100	\$418,000	-1.21%	\$420,500	\$414,000	-1.55%
Median Price	\$416,000	\$420,000	0.96%	\$414,500	\$0	-100.00%
Average Price	\$452,806	\$466,357	2.99%	\$461,458	\$451,832	-2.09%
Index	192	189	-1.25%	192	188	-1.83%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jul. 2020

	Jul-19	Jul-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,004	1,173	16.83%	6,110	5,193	-15.01%
Total Sales Volume	\$525,801,872	\$637,805,021	21.30%	\$3,278,956,444	\$2,756,251,413	-15.94%
New Listings	1,614	1,670	3.47%	11,482	9,645	-16.00%
Inventory	3,953	3,299	-16.54%	3,741	3,098	-17.18%
Months of Supply	3.94	2.81	-28.57%	4.29	4.18	-2.55%
Sales to New Listings Ratio	62.21%	70.24%	8.03%	53.21%	53.84%	0.63%
Sales to List Price Ratio	96.82%	96.79%	-0.03%	96.67%	96.43%	-0.24%
Days on Market	50	46	-9.03%	53	50	-4.74%
Benchmark Price	\$484,200	\$485,800	0.33%	\$480,686	\$477,114	-0.74%
Median Price	\$469,000	\$480,000	2.35%	\$468,000	\$469,900	0.41%
Average Price	\$523,707	\$543,738	3.82%	\$536,654	\$530,763	-1.10%
<b>APARTMENT</b>						
Total Sales	289	261	-9.69%	1,575	1,298	-17.59%
Total Sales Volume	\$82,069,624	\$68,420,129	-16.63%	\$430,864,095	\$333,281,915	-22.65%
New Listings	493	650	31.85%	3,886	3,635	-6.46%
Inventory	1,706	1,712	0.35%	1,505	1,474	-2.02%
Months of Supply	5.90	6.56	11.12%	6.69	7.95	18.89%
Sales to New Listings Ratio	58.62%	40.15%	-18.47%	40.53%	35.71%	-4.82%
Sales to List Price Ratio	95.54%	95.28%	-0.26%	95.65%	95.23%	-0.42%
Days on Market	76	66	-12.57%	70	66	-5.82%
Benchmark Price	\$250,200	\$243,400	-2.72%	\$250,171	\$243,314	-2.74%
Median Price	\$250,000	\$238,800	-4.48%	\$242,000	\$228,000	-5.79%
Average Price	\$283,978	\$262,146	-7.69%	\$273,565	\$256,766	-6.14%
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	148	203	37.16%	1,043	915	-12.27%
Total Sales Volume	\$69,981,129	\$89,167,830	27.42%	\$502,175,842	\$408,781,091	-18.60%
New Listings	275	272	-1.09%	2,089	1,729	-17.23%
Inventory	744	604	-18.82%	747	614	-17.72%
Months of Supply	5.03	2.98	-40.81%	5.01	4.70	-6.20%
Sales to New Listings Ratio	53.82%	74.63%	20.81%	49.93%	52.92%	2.99%
Sales to List Price Ratio	97.00%	97.08%	0.09%	96.77%	96.60%	-0.18%
Days on Market	63	57	-9.87%	63	63	-0.04%
Benchmark Price	\$402,800	\$391,500	-2.81%	\$399,200	\$387,943	-2.82%
Median Price	\$408,750	\$365,086	-10.68%	\$393,750	\$365,999	-7.05%
Average Price	\$472,845	\$439,250	-7.10%	\$481,473	\$446,755	-7.21%
<b>CITY OF CALGARY ROW</b>						
Total Sales	206	201	-2.43%	1,268	1,101	-13.17%
Total Sales Volume	\$67,229,179	\$61,382,819	-8.70%	\$394,157,690	\$338,959,502	-14.00%
New Listings	350	428	22.29%	2,760	2,547	-7.72%
Inventory	1,017	1,023	0.59%	1,017	902	-11.25%
Months of Supply	4.94	5.09	3.09%	5.61	5.74	2.21%
Sales to New Listings Ratio	58.86%	46.96%	-11.89%	45.94%	43.23%	-2.71%
Sales to List Price Ratio	96.66%	96.10%	-0.58%	96.67%	96.42%	-0.26%
Days on Market	69	46	-34.05%	65	59	-9.35%
Benchmark Price	\$296,700	\$270,800	-8.73%	\$293,957	\$279,014	-5.08%
Median Price	\$288,750	\$288,600	-0.05%	\$287,500	\$285,000	-0.87%
Average Price	\$326,355	\$305,387	-6.42%	\$310,850	\$307,865	-0.96%

For a list of definitions, see page 26.

July 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	114	228	50.00%	623	5.46	\$635,200	-3.45%	-0.73%
North East	101	139	72.66%	279	2.76	\$367,200	-0.81%	2.48%
North	155	216	71.76%	397	2.56	\$422,700	0.93%	2.95%
North West	184	227	81.06%	434	2.36	\$523,900	-0.59%	2.40%
West	137	203	67.49%	474	3.46	\$646,400	-0.63%	1.68%
South	242	338	71.60%	568	2.35	\$468,600	2.88%	3.35%
South East	194	262	74.05%	420	2.16	\$444,300	1.35%	2.97%
East	37	41	90.24%	65	1.76	\$345,200	2.16%	0.73%
<b>TOTAL CITY</b>	<b>1,173</b>	<b>1,670</b>	<b>70.24%</b>	<b>3,299</b>	<b>2.81</b>	<b>\$485,800</b>	<b>0.33%</b>	<b>2.32%</b>
<b>Apartment</b>								
City Centre	109	333	32.73%	947	8.69	\$269,800	-1.89%	1.35%
North East	6	19	31.58%	63	10.50	\$213,600	-3.39%	1.67%
North	20	33	60.61%	95	4.75	\$208,100	0.63%	-2.62%
North West	28	51	54.90%	119	4.25	\$232,400	-3.13%	-1.19%
West	24	80	30.00%	173	7.21	\$223,600	-4.03%	0.86%
South	36	62	58.06%	149	4.14	\$211,700	-2.44%	1.93%
South East	34	61	55.74%	133	3.91	\$221,700	-5.09%	2.64%
East	4	11	36.36%	32	8.00	\$176,900	-7.48%	-2.96%
<b>TOTAL CITY</b>	<b>261</b>	<b>650</b>	<b>40.15%</b>	<b>1,712</b>	<b>6.56</b>	<b>\$243,400</b>	<b>-2.72%</b>	<b>1.04%</b>
<b>Semi-detached</b>								
City Centre	48	114	42.11%	293	6.10	\$696,800	-4.19%	0.48%
North East	19	14	135.71%	42	2.21	\$287,600	-1.17%	2.93%
North	21	14	150.00%	29	1.38	\$325,600	-1.42%	1.21%
North West	14	34	41.18%	63	4.50	\$375,800	-6.14%	1.32%
West	16	27	59.26%	64	4.00	\$493,200	-8.60%	0.96%
South	36	30	120.00%	55	1.53	\$309,500	0.32%	2.45%
South East	36	30	120.00%	44	1.22	\$310,400	-0.13%	2.68%
East	11	7	157.14%	9	0.82	\$282,900	2.20%	1.43%
<b>TOTAL CITY</b>	<b>203</b>	<b>272</b>	<b>74.63%</b>	<b>604</b>	<b>2.98</b>	<b>\$391,500</b>	<b>-2.81%</b>	<b>1.48%</b>
<b>Row</b>								
City Centre	31	89	34.83%	235	7.58	\$418,600	-6.23%	-3.84%
North East	13	40	32.50%	96	7.38	\$179,700	-7.08%	-2.71%
North	25	54	46.30%	134	5.36	\$234,200	-5.83%	-0.89%
North West	33	49	67.35%	119	3.61	\$286,400	-6.28%	-1.21%
West	23	62	37.10%	142	6.17	\$308,000	-20.82%	-1.44%
South	42	61	68.85%	128	3.05	\$237,200	-4.55%	1.80%
South East	28	55	50.91%	141	5.04	\$268,100	-6.03%	-2.01%
East	5	10	50.00%	19	3.80	\$149,900	-7.13%	-5.78%
<b>TOTAL CITY</b>	<b>201</b>	<b>428</b>	<b>46.96%</b>	<b>1,023</b>	<b>5.09</b>	<b>\$270,800</b>	<b>-8.73%</b>	<b>-1.35%</b>

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

## City of Calgary

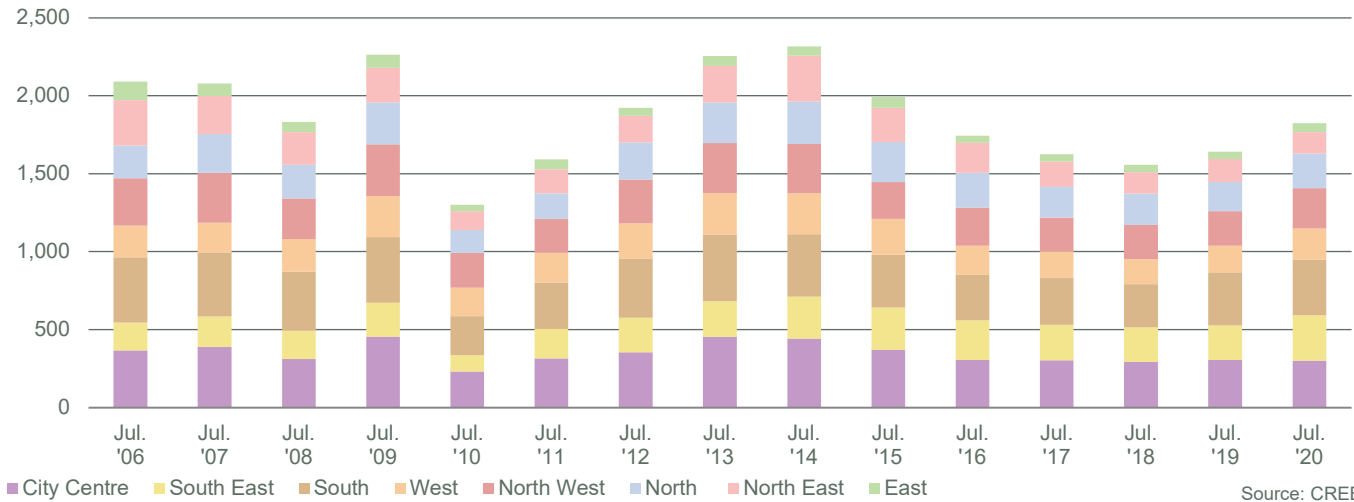
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jul. 2020

TOTAL SALES

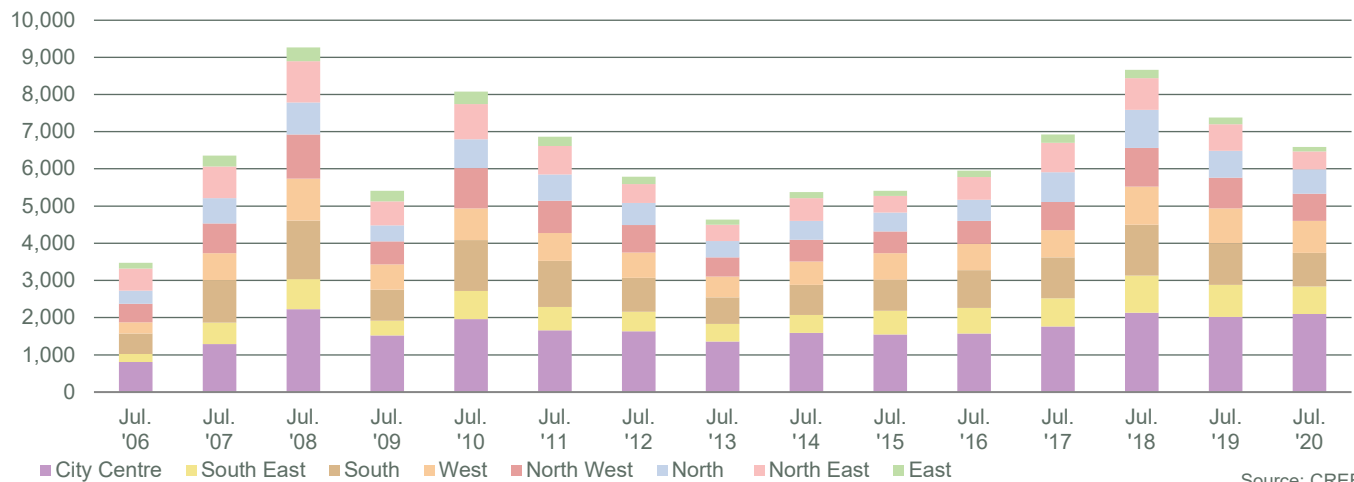
JULY



Source: CREB®

TOTAL INVENTORY

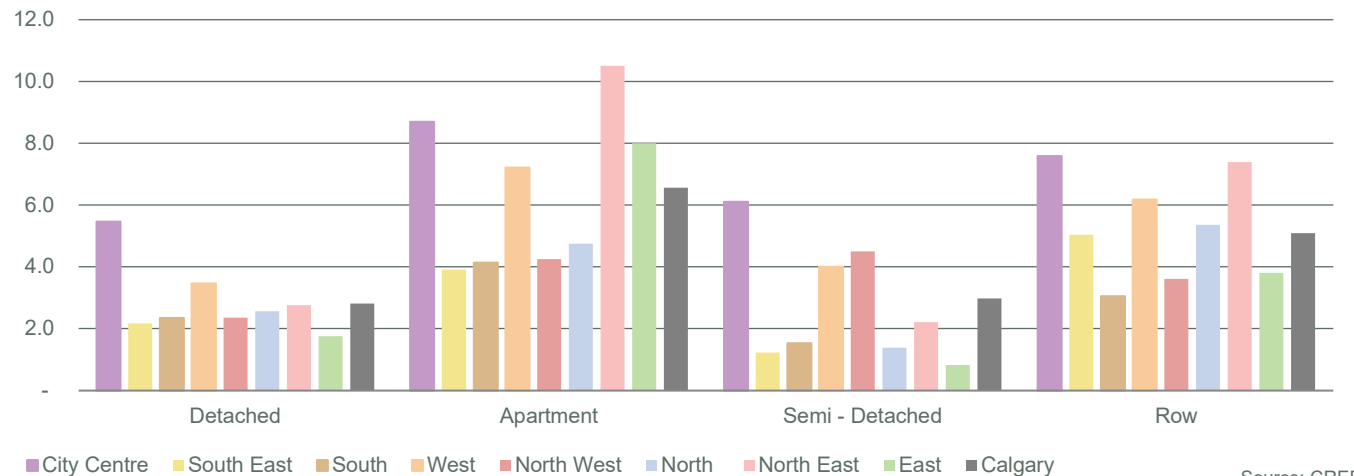
JULY



Source: CREB®

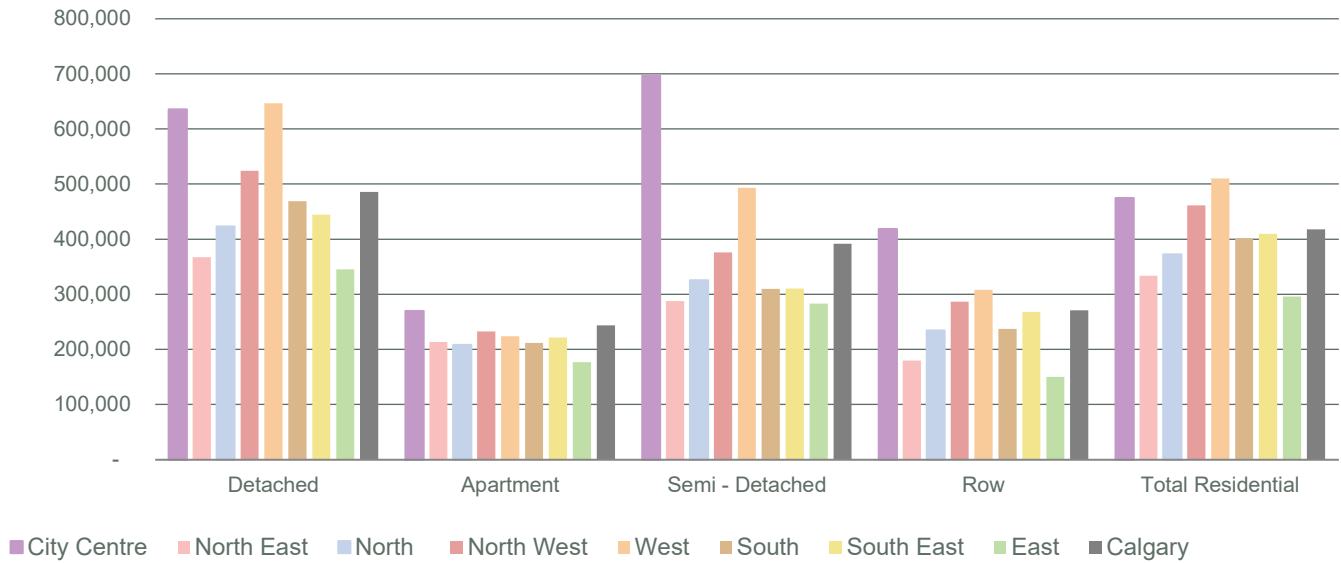
MONTHS OF SUPPLY

JULY



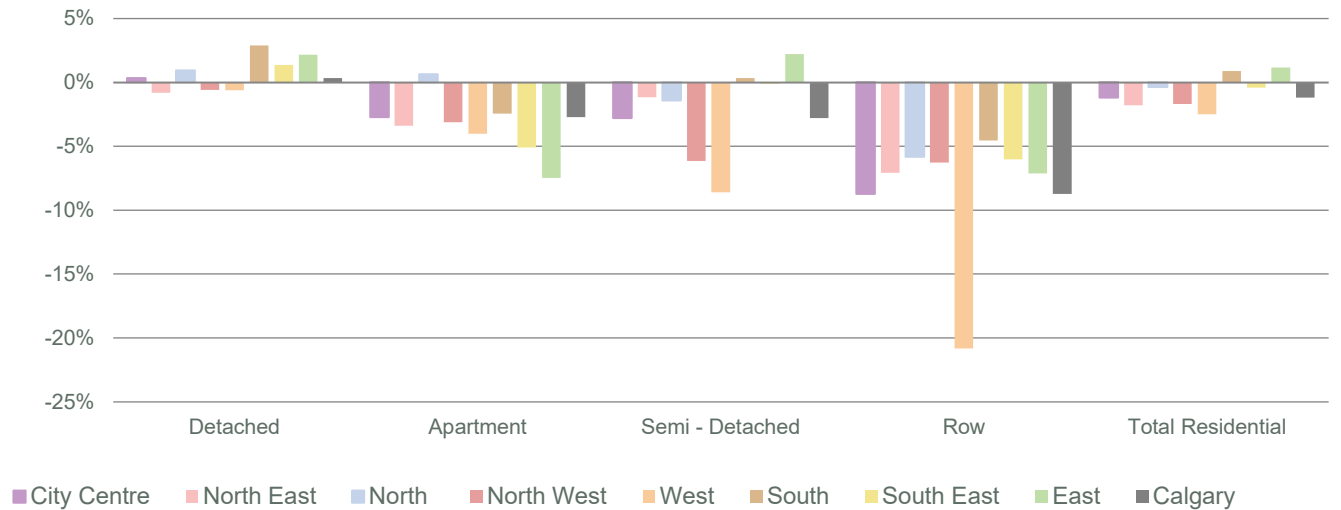
Source: CREB®

## BENCHMARK PRICE - JULY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

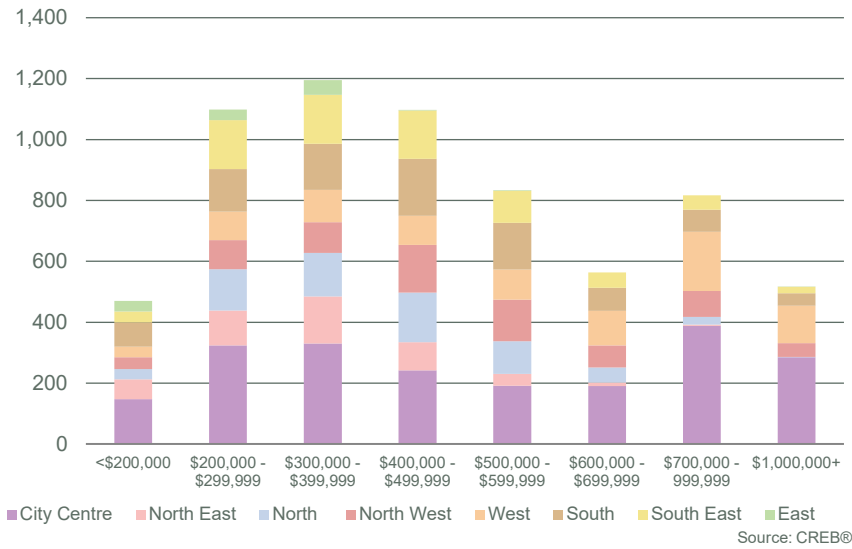


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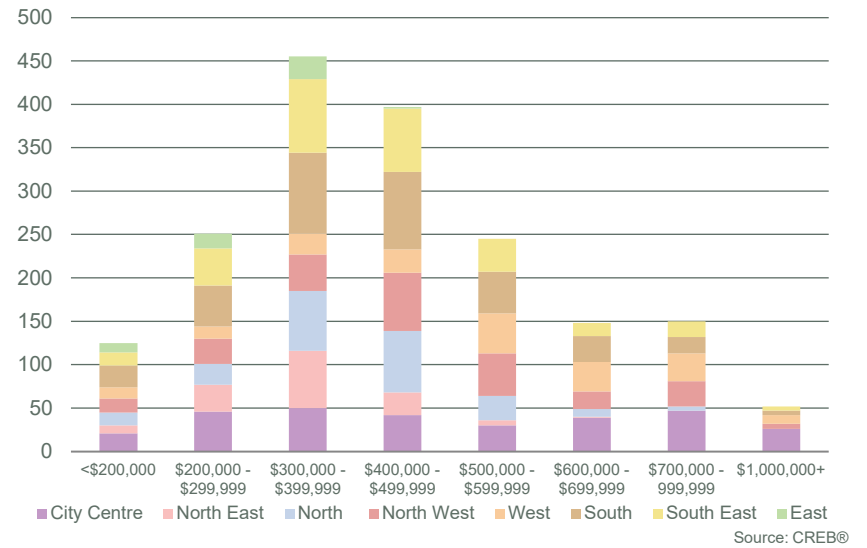
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

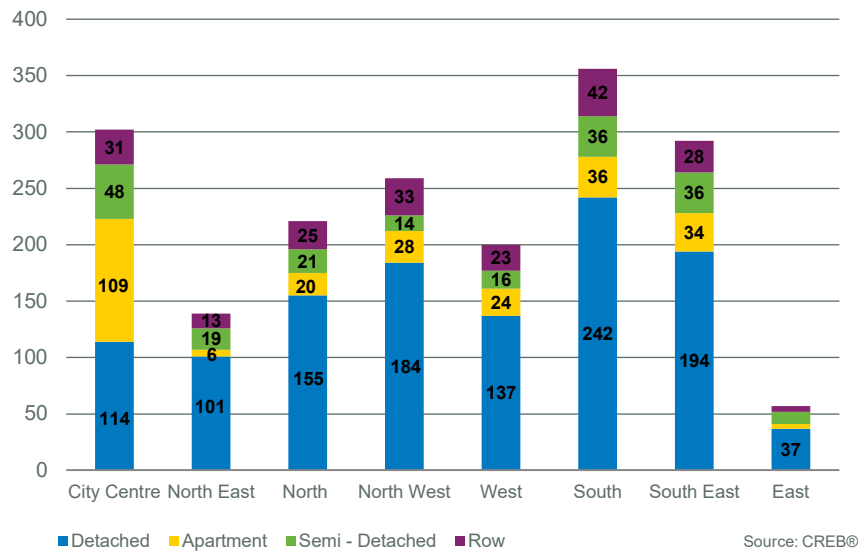
TOTAL INVENTORY BY PRICE RANGE - JULY



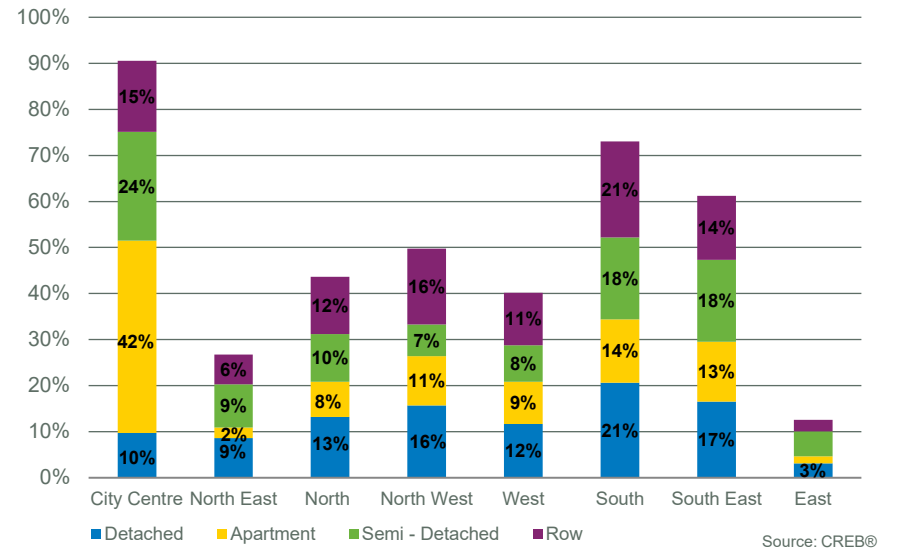
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



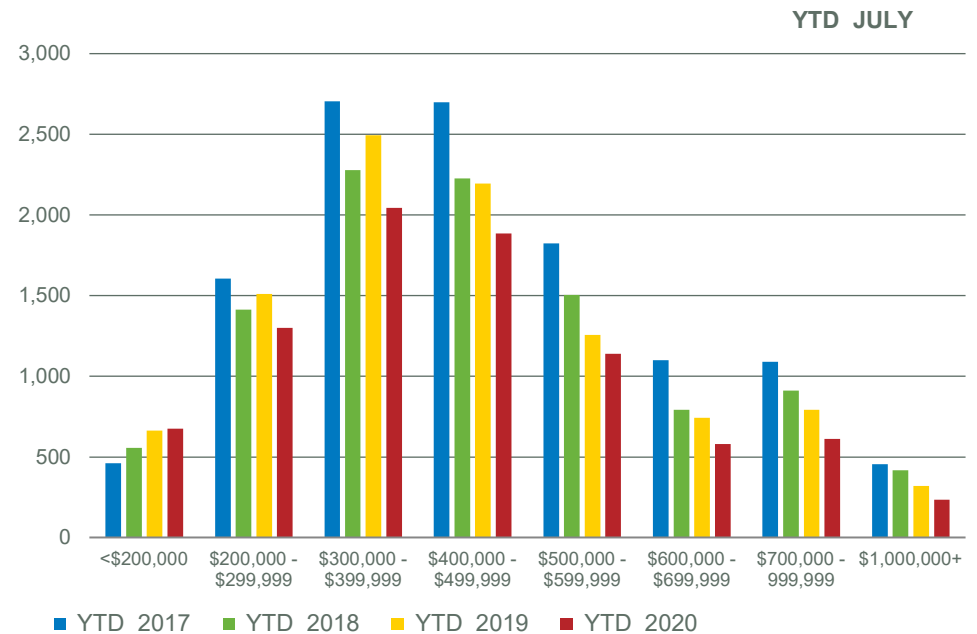
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	801	973	1,327	1,543	1,915	1,775	1,641	1,574	1,365	1,439	1,146	856
New Listings	2,569	2,207	2,977	3,124	3,417	3,132	2,719	2,784	2,715	2,371	1,849	1,061
Inventory	5,595	6,014	6,756	7,270	7,674	7,748	7,378	7,204	7,092	6,662	5,983	4,611
Days on Market	71	63	61	55	56	55	58	59	59	56	64	66
Benchmark Price	418,700	417,800	418,500	420,300	422,000	423,100	423,100	423,400	422,500	420,300	416,700	415,600
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	407,500	405,000	398,000	400,000	400,500
Average Price	450,703	460,317	460,368	461,071	473,030	463,604	452,806	454,674	461,921	454,483	441,806	449,765
Index	190	189	189	190	191	192	192	192	191	190	189	188
<b>2020</b>												
Sales	860	1,189	1,174	573	1,079	1,764	1,835					
New Listings	2,358	2,517	2,420	1,427	2,422	3,351	3,036					
Inventory	5,166	5,678	5,870	5,652	5,978	6,450	6,647					
Days on Market	67	56	52	55	60	55	50					
Benchmark Price	414,800	414,300	414,900	413,100	411,600	411,300	418,000					
Median Price	400,379	412,000	410,000	393,000	401,000	410,000	420,000					
Average Price	451,757	446,616	448,130	422,184	439,336	460,013	466,357					
Index	188	188	188	187	186	186	189					

	Jul-19	Jul-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	5	10	21
\$100,000 - \$149,999	26	24	145	162
\$150,000 - \$199,999	83	96	509	492
\$200,000 - \$249,999	104	114	660	537
\$250,000 - \$299,999	149	137	850	764
\$300,000 - \$349,999	188	221	1,163	909
\$350,000 - \$399,999	204	239	1,331	1,136
\$400,000 - \$449,999	221	198	1,234	1,019
\$450,000 - \$499,999	142	204	960	867
\$500,000 - \$549,999	142	140	742	665
\$550,000 - \$599,999	94	106	515	474
\$600,000 - \$649,999	68	82	408	336
\$650,000 - \$699,999	46	66	335	244
\$700,000 - \$749,999	40	33	232	158
\$750,000 - \$799,999	32	40	188	148
\$800,000 - \$849,999	18	23	117	107
\$850,000 - \$899,999	17	21	119	75
\$900,000 - \$949,999	11	15	66	62
\$950,000 - \$999,999	8	18	71	62
\$1,000,000 - \$1,299,999	31	32	170	140
\$1,300,000 - \$1,499,999	5	7	70	33
\$1,500,000 - \$1,999,999	10	7	48	37
\$2,000,000 +	1	7	32	26
	1,641	1,835	9,975	8,474

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

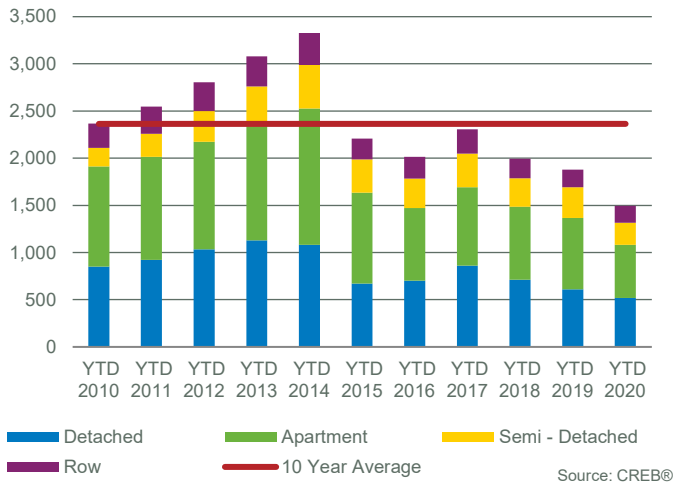


Source: CREB®



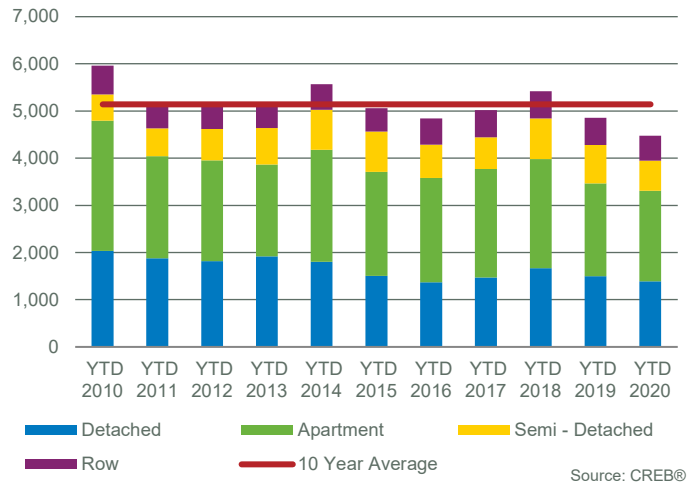
CITY OF CALGARY TOTAL SALES

YTD JULY

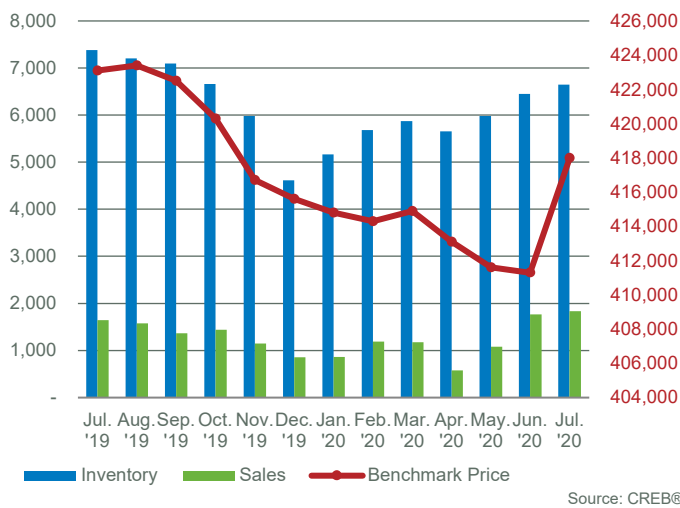


CITY OF CALGARY TOTAL NEW LISTINGS

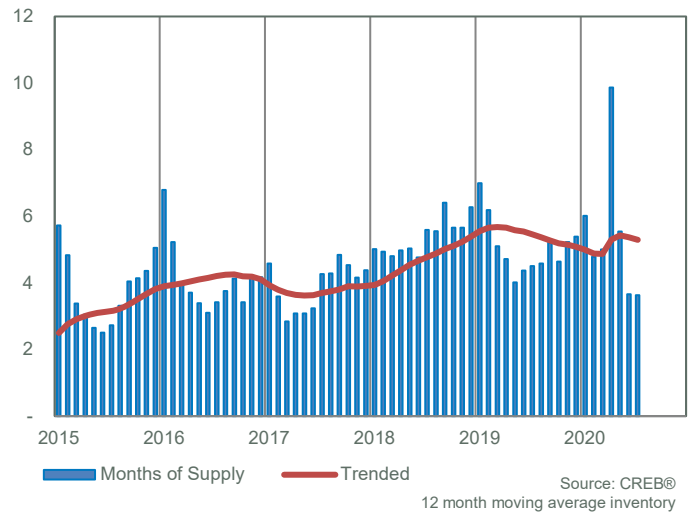
YTD JULY



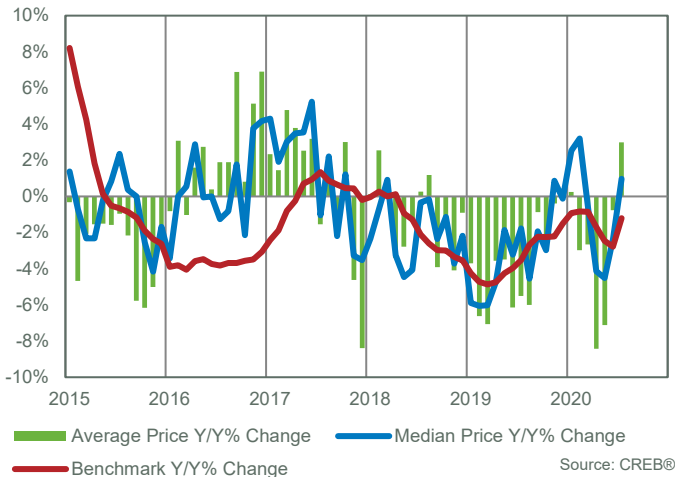
CITY OF CALGARY TOTAL INVENTORY AND SALES



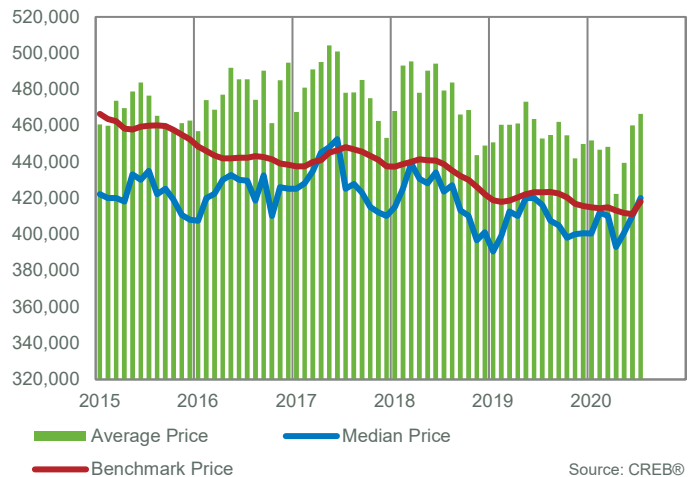
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



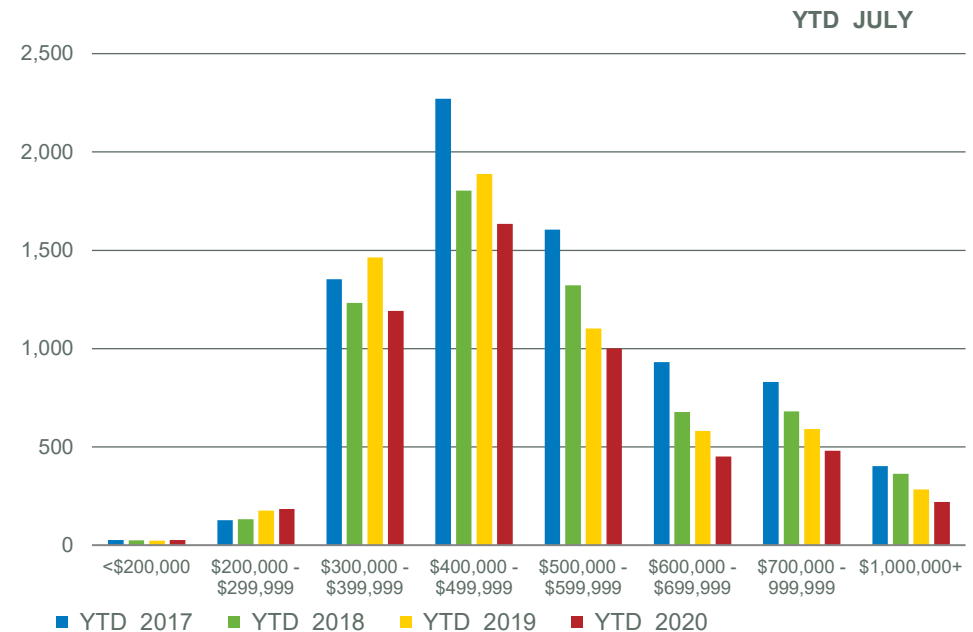
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	488	589	819	932	1,182	1,096	1,004	945	824	853	705	505
New Listings	1,363	1,188	1,707	1,799	2,018	1,793	1,614	1,595	1,529	1,335	954	558
Inventory	2,924	3,106	3,518	3,845	4,076	4,115	3,953	3,855	3,773	3,539	3,042	2,290
Days on Market	67	62	57	49	50	49	50	54	55	52	59	64
Benchmark Price	478,000	476,600	477,800	480,300	483,500	484,400	484,200	484,000	484,400	481,200	477,600	475,800
Median Price	442,500	459,900	460,000	473,000	480,000	469,950	469,000	468,500	457,000	457,000	461,000	460,000
Average Price	519,205	540,364	526,792	542,880	555,537	536,000	523,707	533,030	541,098	527,253	519,214	525,878
Index	194	194	194	195	196	197	197	197	197	196	194	193
<b>2020</b>												
Sales	521	684	693	341	675	1,106	1,173					
New Listings	1,222	1,346	1,348	785	1,370	1,904	1,670					
Inventory	2,520	2,779	2,916	2,845	3,035	3,286	3,299					
Days on Market	61	53	47	49	54	50	46					
Benchmark Price	475,600	475,600	477,700	476,000	474,300	474,800	485,800					
Median Price	458,500	465,000	470,000	450,000	460,000	472,124	480,000					
Average Price	535,007	523,007	534,141	497,604	513,289	538,569	543,738					
Index	193	193	194	193	193	193	197					

	Jul-19	Jul-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	3	1	14	15
\$100,000 - \$149,999	1	1	5	8
\$150,000 - \$199,999	-	1	4	4
\$200,000 - \$249,999	5	4	21	19
\$250,000 - \$299,999	17	24	155	165
\$300,000 - \$349,999	90	105	514	403
\$350,000 - \$399,999	146	164	949	789
\$400,000 - \$449,999	189	165	1,033	860
\$450,000 - \$499,999	125	188	855	775
\$500,000 - \$549,999	124	128	665	588
\$550,000 - \$599,999	73	99	437	414
\$600,000 - \$649,999	57	65	337	269
\$650,000 - \$699,999	36	52	245	183
\$700,000 - \$749,999	32	27	166	113
\$750,000 - \$799,999	22	35	132	114
\$800,000 - \$849,999	16	20	95	87
\$850,000 - \$899,999	12	18	98	61
\$900,000 - \$949,999	9	12	51	51
\$950,000 - \$999,999	5	17	50	55
\$1,000,000 - \$1,299,999	28	27	144	126
\$1,300,000 - \$1,499,999	4	7	64	33
\$1,500,000 - \$1,999,999	10	6	45	36
\$2,000,000 +	-	7	31	25
	1,004	1,173	6,110	5,193

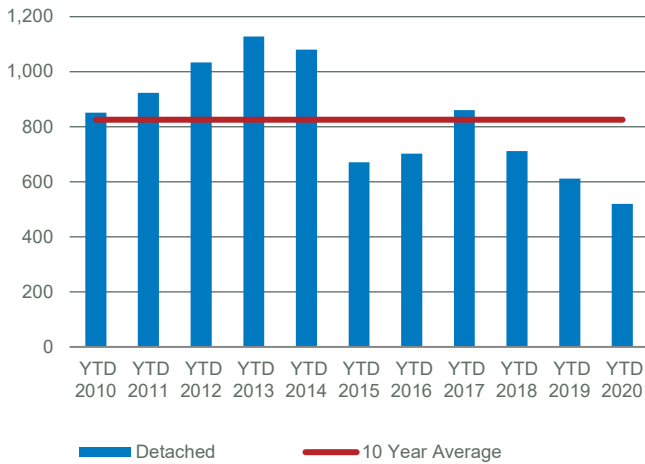
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

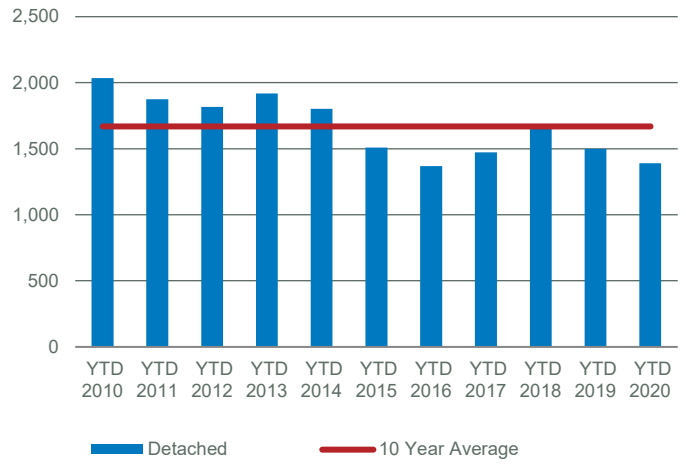
YTD JULY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



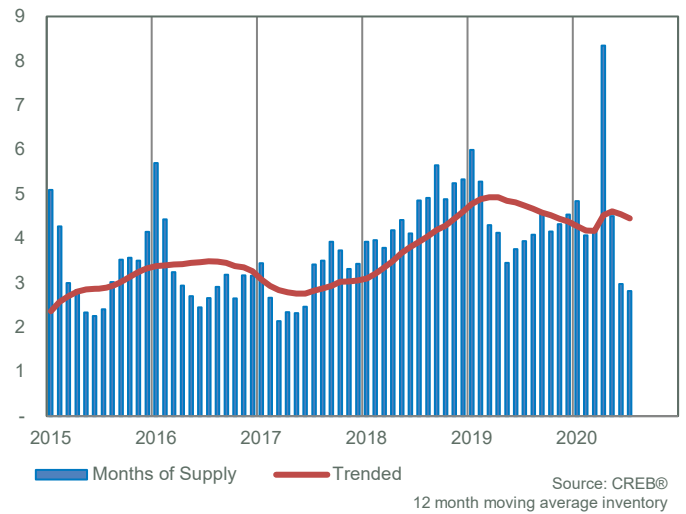
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



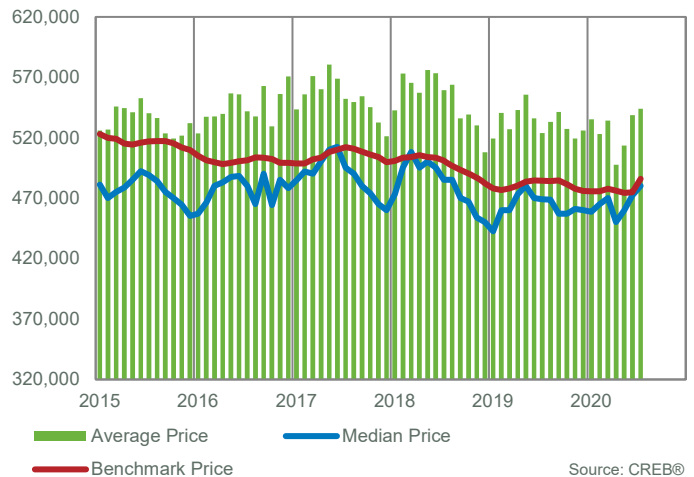
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

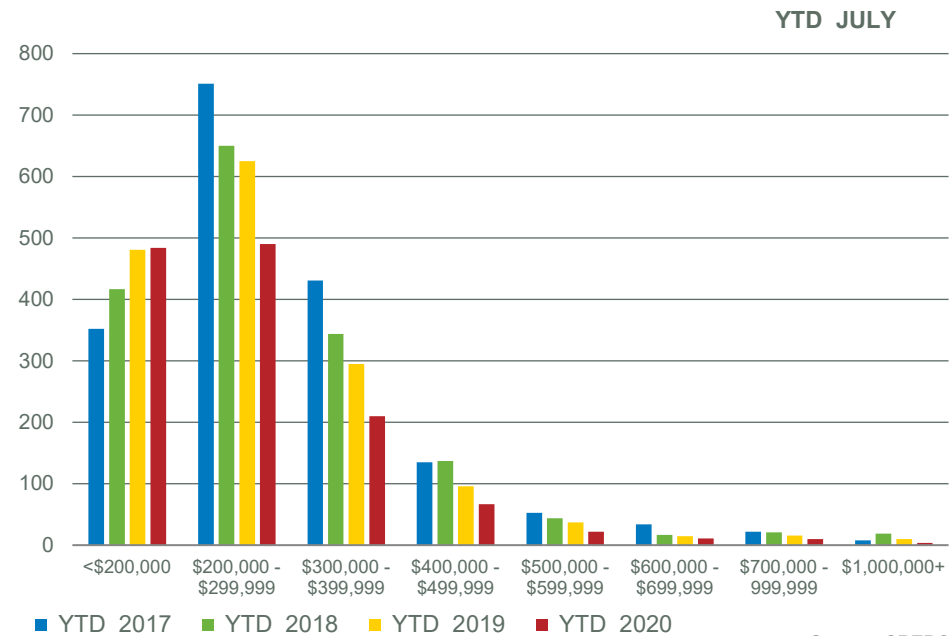


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	124	150	189	249	313	261	289	280	244	248	188	134
New Listings	512	449	577	563	624	668	493	564	502	445	444	241
Inventory	1,190	1,310	1,510	1,585	1,681	1,821	1,706	1,683	1,620	1,492	1,431	1,151
Days on Market	81	71	74	68	70	71	76	69	70	73	75	71
Benchmark Price	251,300	250,900	249,900	250,000	248,400	250,500	250,200	250,900	249,300	251,800	248,100	248,700
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	263,170	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	218	95	135	233	261					
New Listings	568	559	476	258	449	675	650					
Inventory	1,340	1,472	1,443	1,365	1,417	1,565	1,712					
Days on Market	77	62	58	64	67	73	66					
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400					
Median Price	210,000	242,500	230,000	228,000	213,000	219,500	238,800					
Average Price	234,969	272,642	258,286	245,013	237,921	264,537	262,146					
Index	170	169	168	168	168	166	168					

	Jul-19	Jul-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	5	8	17
\$100,000 - \$149,999	22	20	111	117
\$150,000 - \$199,999	63	67	362	350
\$200,000 - \$249,999	57	53	357	262
\$250,000 - \$299,999	60	50	268	228
\$300,000 - \$349,999	32	34	193	135
\$350,000 - \$399,999	21	11	102	75
\$400,000 - \$449,999	10	7	67	39
\$450,000 - \$499,999	7	5	29	28
\$500,000 - \$549,999	3	3	18	18
\$550,000 - \$599,999	5	-	19	4
\$600,000 - \$649,999	2	1	11	7
\$650,000 - \$699,999	-	1	4	4
\$700,000 - \$749,999	-	-	8	2
\$750,000 - \$799,999	1	-	2	4
\$800,000 - \$849,999	-	1	1	2
\$850,000 - \$899,999	1	-	2	1
\$900,000 - \$949,999	-	1	-	1
\$950,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,299,999	2	1	4	2
\$1,300,000 - \$1,499,999	1	-	3	-
\$1,500,000 - \$1,999,999	-	1	2	1
\$2,000,000 +	1	-	1	1
	289	261	1,575	1,298

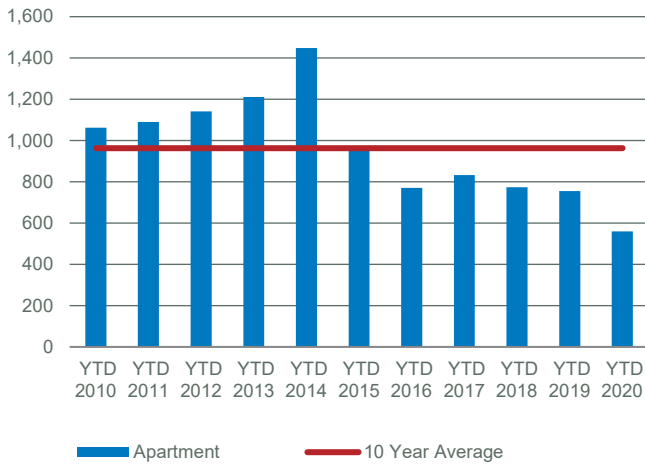
### CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

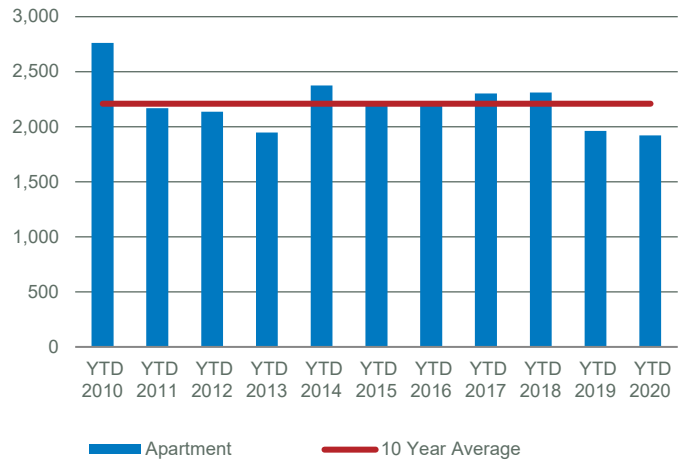
YTD JULY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



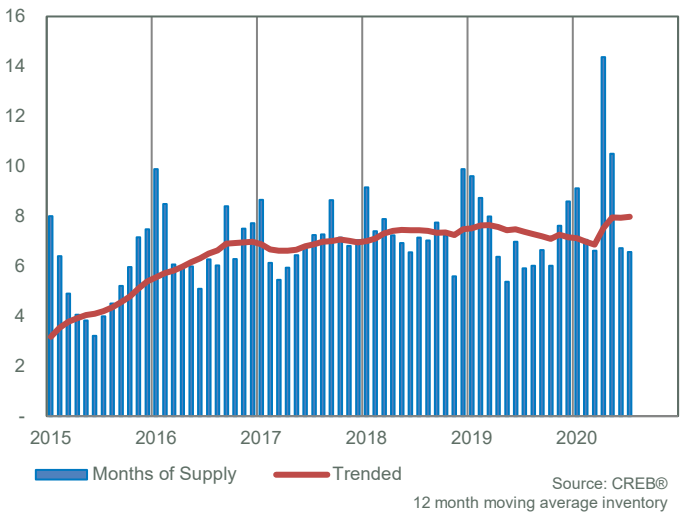
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



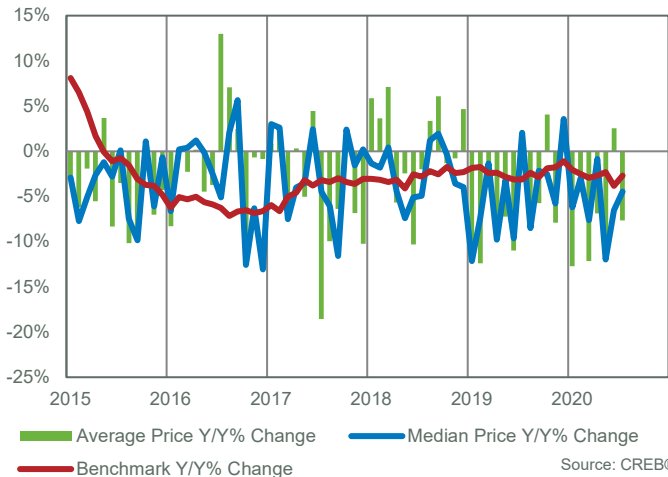
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



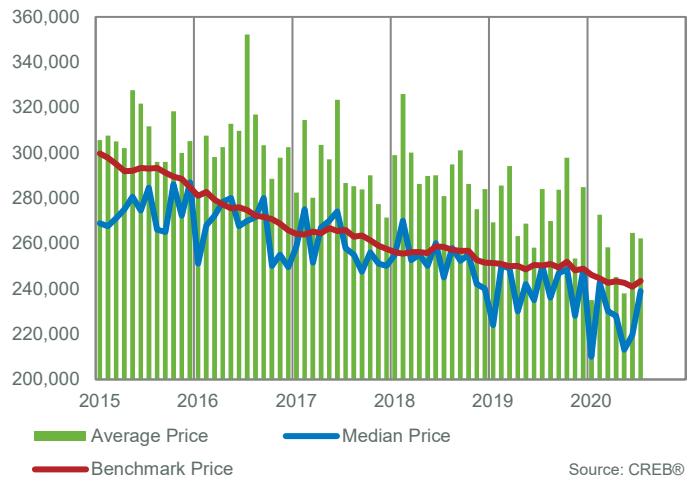
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

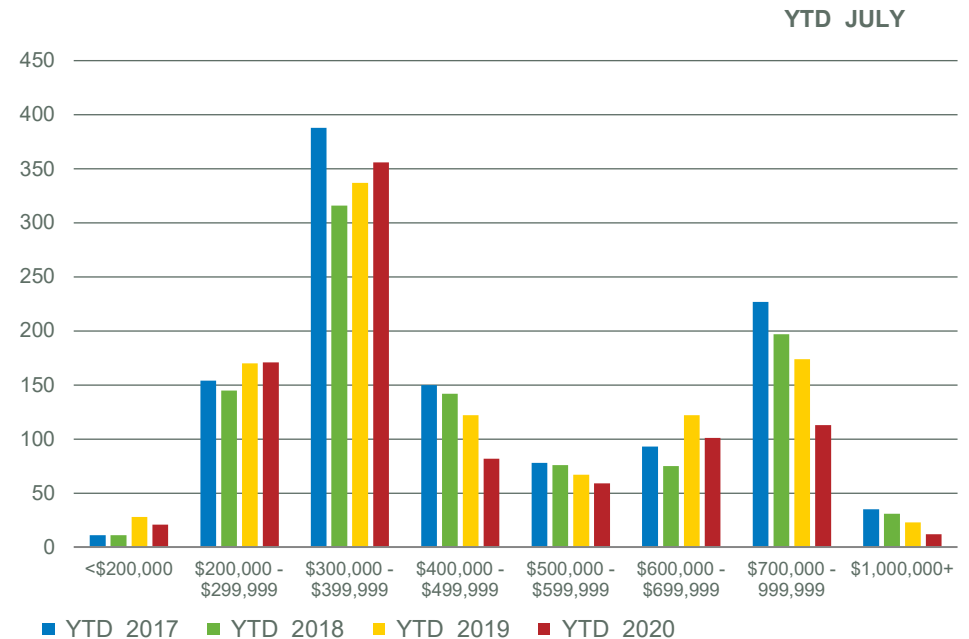


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	84	103	148	167	201	192	148	161	125	144	101	92
New Listings	308	253	313	314	339	287	275	273	305	238	204	116
Inventory	656	702	769	787	809	760	744	711	741	710	662	518
Days on Market	67	59	66	59	61	65	63	69	64	60	66	66
Benchmark Price	396,100	395,500	394,100	400,500	401,600	403,800	402,800	402,000	401,100	398,300	394,900	390,500
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	408,750	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844
Index	200	199	199	202	203	204	203	203	202	201	199	197
<b>2020</b>												
Sales	84	140	115	61	127	185	203					
New Listings	241	254	248	168	248	298	272					
Inventory	578	606	634	611	627	641	604					
Days on Market	71	62	64	59	71	60	57					
Benchmark Price	389,700	386,800	387,600	386,600	387,600	385,800	391,500					
Median Price	406,750	361,483	408,000	354,900	349,900	365,000	365,086					
Average Price	480,847	464,114	466,904	428,674	426,824	433,494	439,250					
Index	197	195	195	195	195	195	197					

	Jul-19	Jul-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$149,999	-	1	7	3
\$150,000 - \$199,999	5	4	21	17
\$200,000 - \$249,999	5	14	50	65
\$250,000 - \$299,999	20	22	120	106
\$300,000 - \$349,999	24	43	184	184
\$350,000 - \$399,999	17	43	153	172
\$400,000 - \$449,999	12	13	84	56
\$450,000 - \$499,999	6	5	38	26
\$500,000 - \$549,999	11	5	31	22
\$550,000 - \$599,999	8	7	36	37
\$600,000 - \$649,999	5	11	44	48
\$650,000 - \$699,999	9	13	78	53
\$700,000 - \$749,999	8	6	56	38
\$750,000 - \$799,999	8	5	51	30
\$800,000 - \$849,999	1	1	19	17
\$850,000 - \$899,999	5	3	19	13
\$900,000 - \$949,999	1	2	12	9
\$950,000 - \$999,999	3	1	17	6
\$1,000,000 - \$1,299,999	-	4	20	12
\$1,300,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	-	-	-	-
	148	203	1,043	915

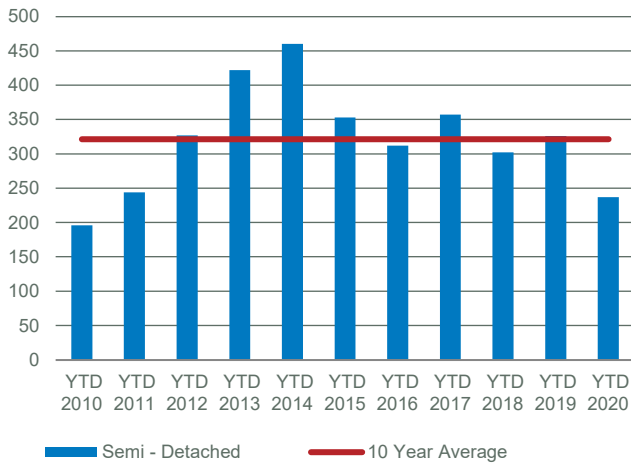
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

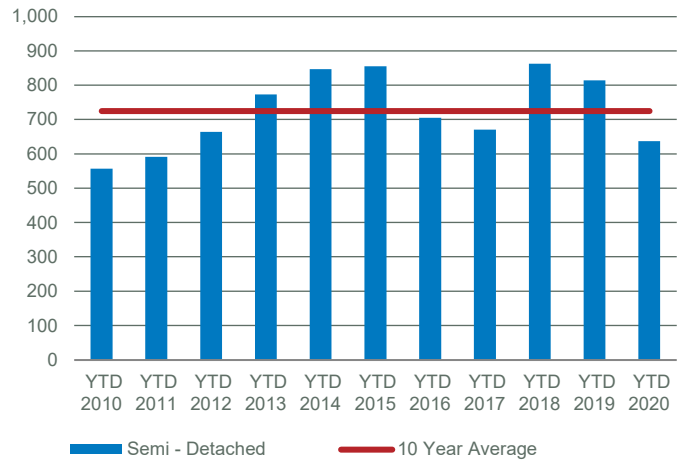
YTD JULY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



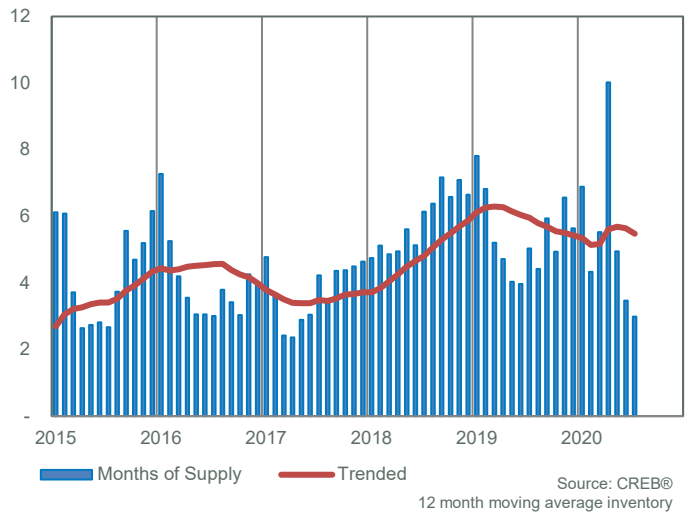
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



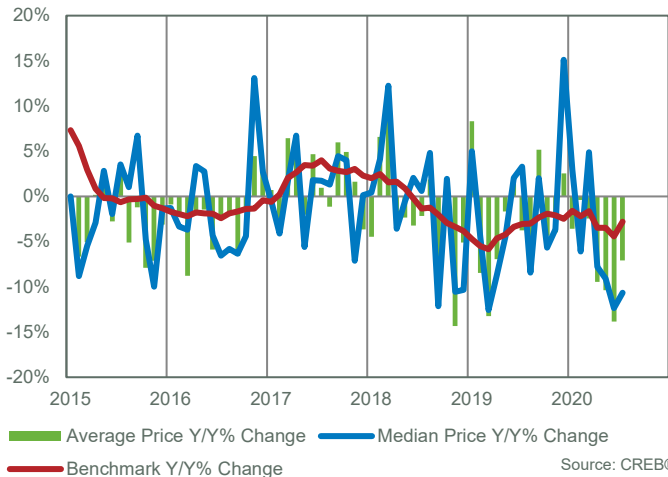
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



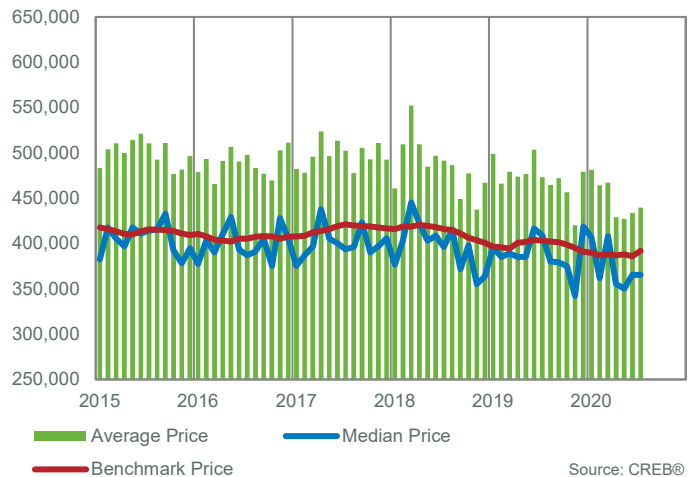
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

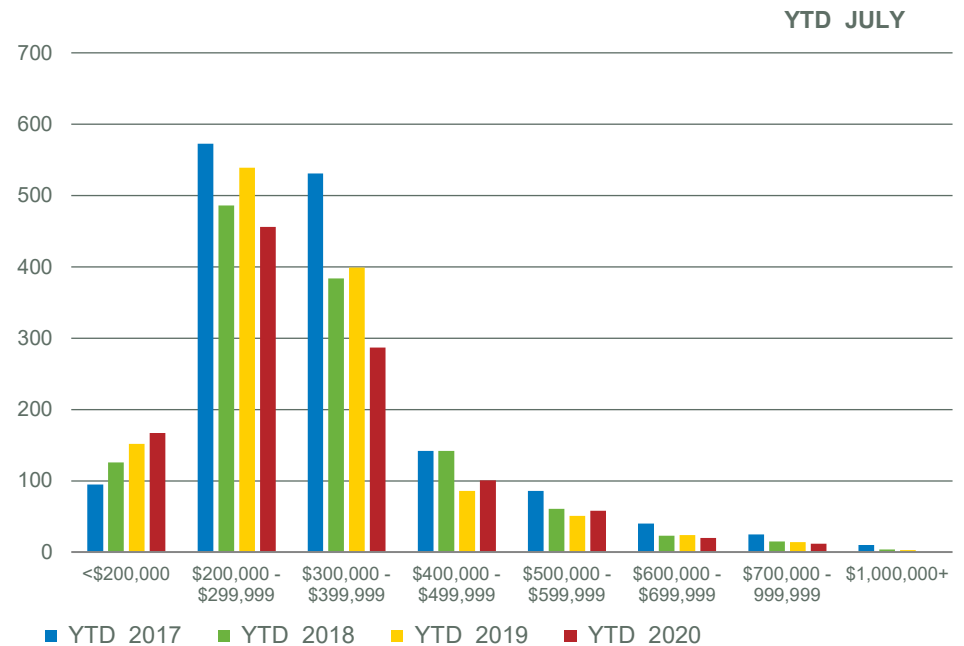


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2019</b>												
Sales	108	132	175	200	221	226	206	194	173	201	154	128
New Listings	396	327	389	462	443	393	350	360	394	367	257	149
Inventory	853	931	992	1,091	1,142	1,091	1,017	992	1,006	970	900	692
Days on Market	84	66	65	61	61	59	69	60	62	52	69	65
Benchmark Price	291,800	292,000	292,900	294,200	295,000	295,100	296,700	297,500	294,500	290,700	289,600	289,000
Median Price	284,500	283,000	296,150	284,950	284,900	294,250	288,750	293,875	290,000	289,900	297,750	277,000
Average Price	304,499	295,555	307,306	306,693	310,701	315,253	326,355	317,744	321,152	326,514	326,890	298,272
Index	186	186	186	187	188	188	189	189	187	185	184	184
<b>2020</b>												
Sales	114	165	154	78	146	243	201					
New Listings	343	368	353	219	360	476	428					
Inventory	773	862	909	860	919	970	1,023					
Days on Market	79	58	56	67	71	58	46					
Benchmark Price	289,900	291,500	278,100	273,900	274,400	274,500	270,800					
Median Price	289,750	292,000	296,250	284,500	273,000	282,000	288,600					
Average Price	315,820	329,749	310,205	301,417	284,899	305,710	305,387					
Index	184	185	177	174	175	175	172					

	Jul-19	Jul-20	YTD 2019	YTD 2020
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	2	3
\$100,000 - \$149,999	4	3	27	42
\$150,000 - \$199,999	15	24	123	122
\$200,000 - \$249,999	37	43	232	191
\$250,000 - \$299,999	52	41	307	265
\$300,000 - \$349,999	42	39	272	187
\$350,000 - \$399,999	20	21	127	100
\$400,000 - \$449,999	10	13	48	64
\$450,000 - \$499,999	4	6	38	37
\$500,000 - \$549,999	4	4	27	38
\$550,000 - \$599,999	8	-	24	20
\$600,000 - \$649,999	4	5	16	13
\$650,000 - \$699,999	1	-	8	7
\$700,000 - \$749,999	-	-	3	5
\$750,000 - \$799,999	2	-	4	3
\$800,000 - \$849,999	1	2	2	2
\$850,000 - \$899,999	-	-	1	-
\$900,000 - \$949,999	1	-	3	1
\$950,000 - \$999,999	-	-	1	1
\$1,000,000 - \$1,299,999	1	-	2	-
\$1,300,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 +	-	-	-	-
	206	201	1,268	1,101

### CITY OF CALGARY ROW SALES BY PRICE RANGE

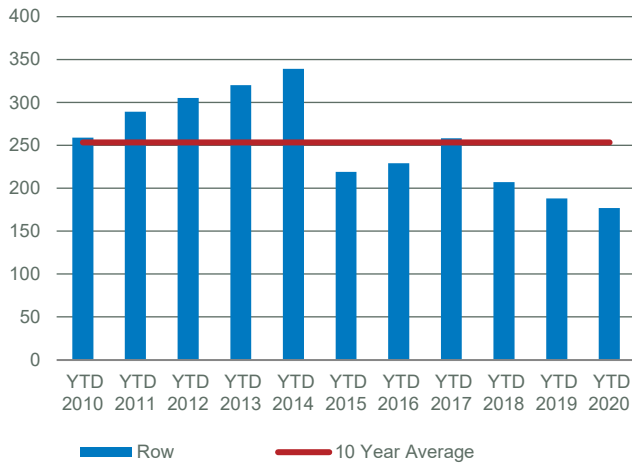


Source: CREB®



CITY OF CALGARY ROW SALES

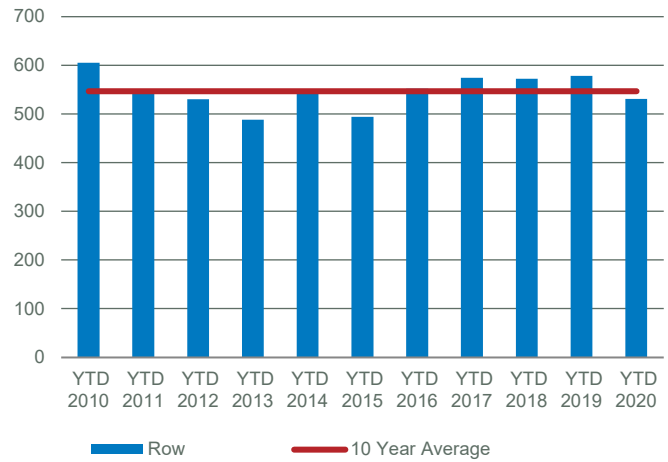
YTD JULY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



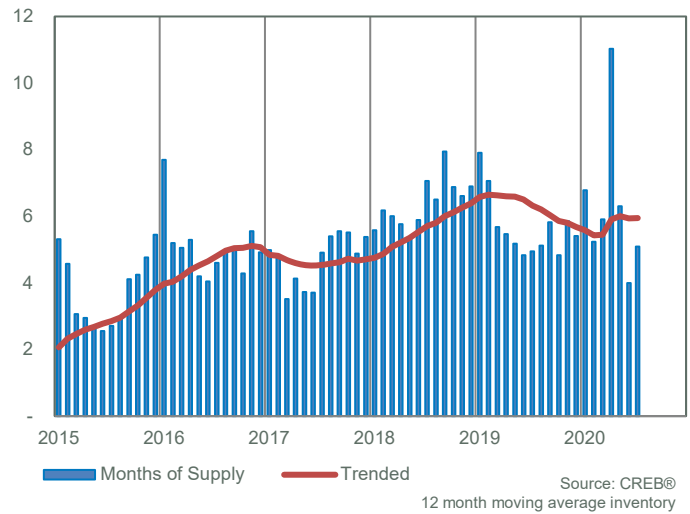
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



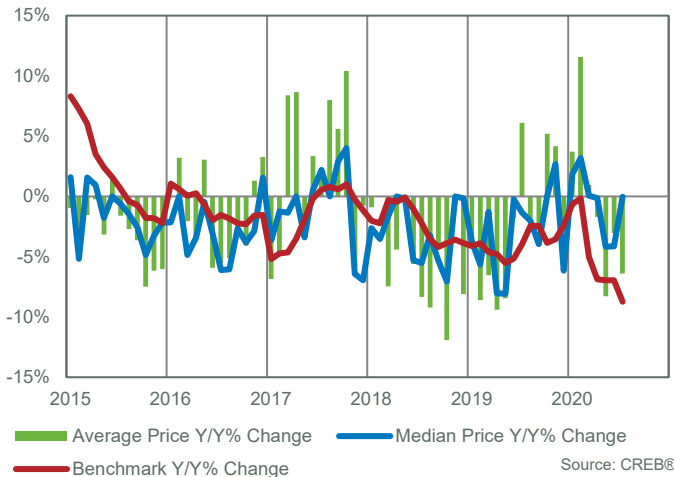
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



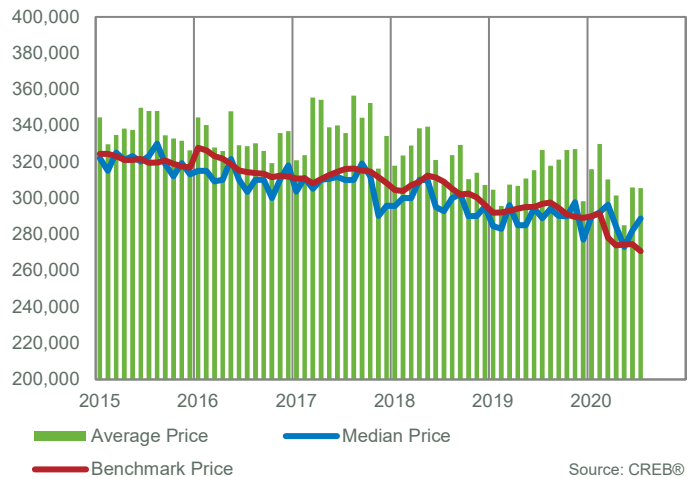
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

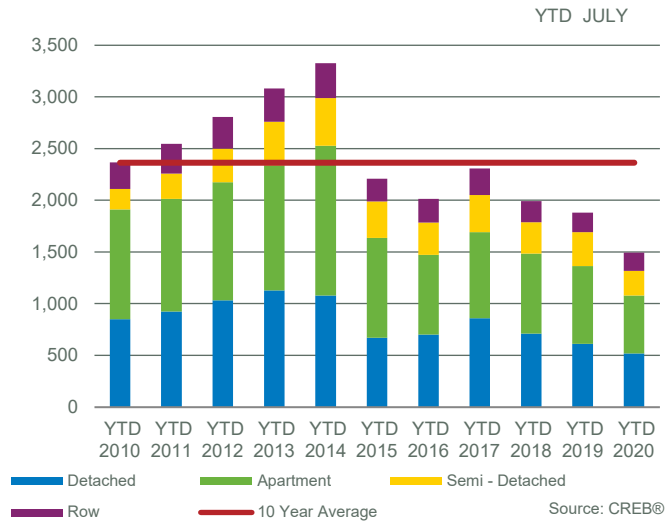
CITY OF CALGARY ROW PRICES



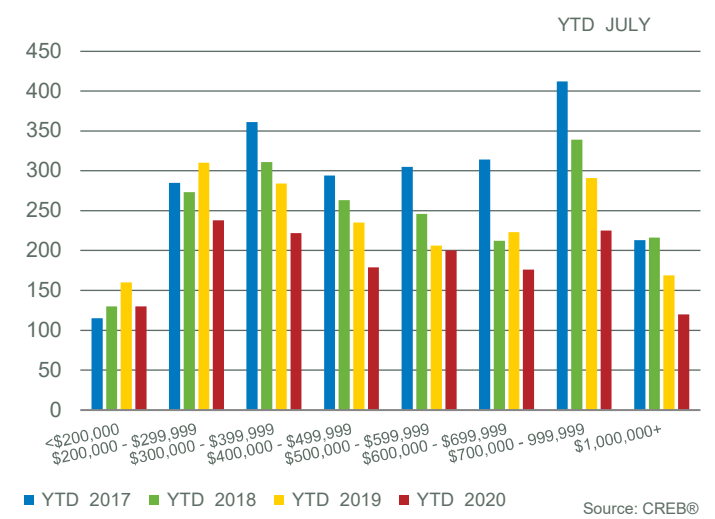
Source: CREB®

**CITY CENTRE**

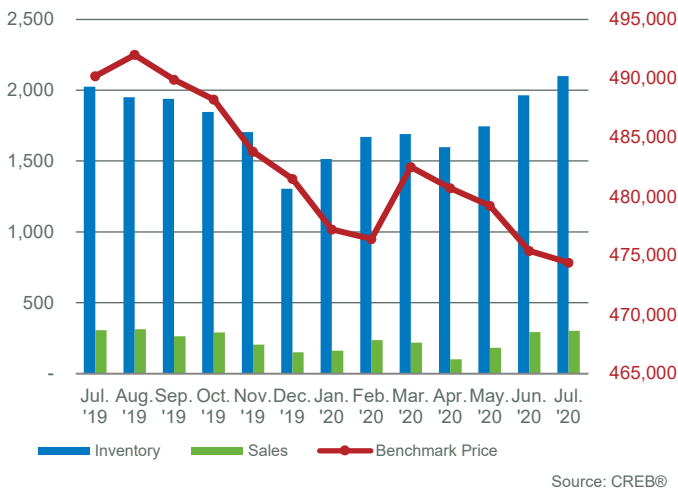
**CITY CENTRE TOTAL SALES**



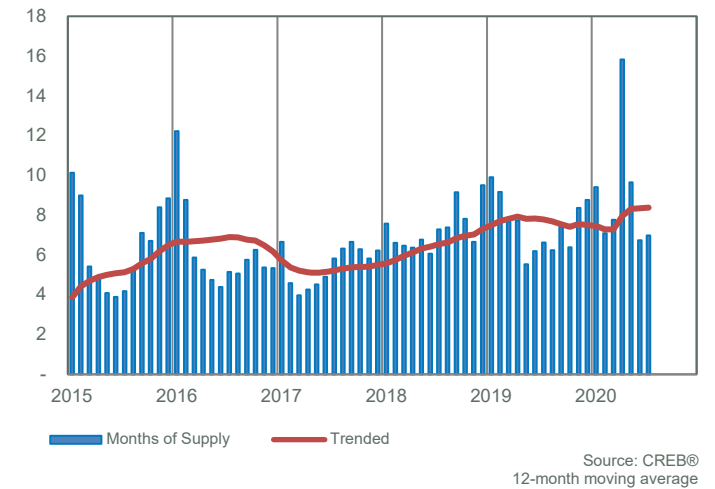
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



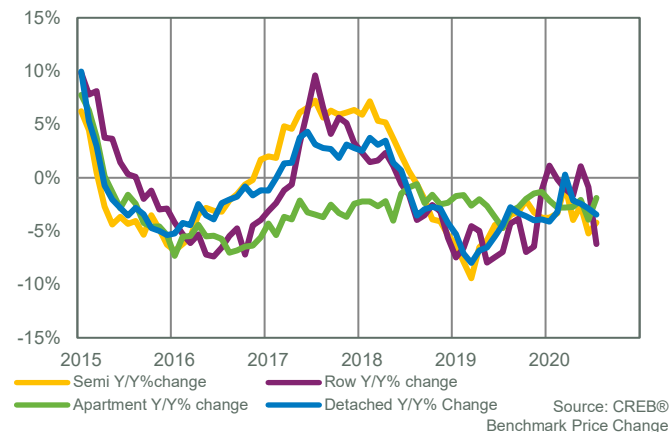
**CITY CENTRE INVENTORY AND SALES**



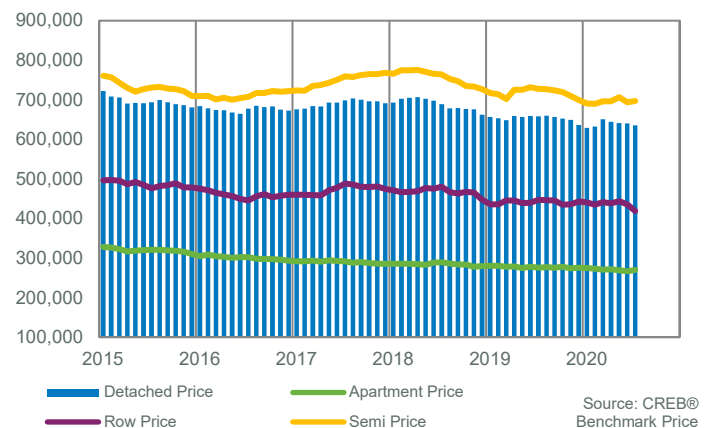
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

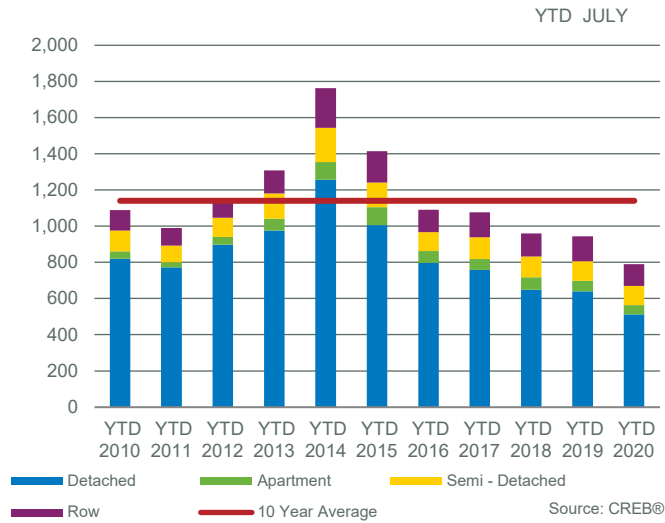


**CITY CENTRE PRICES**

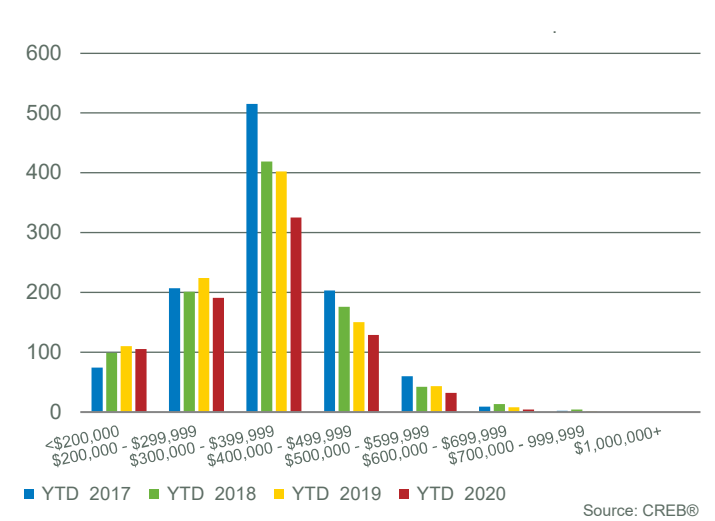


**NORTHEAST**

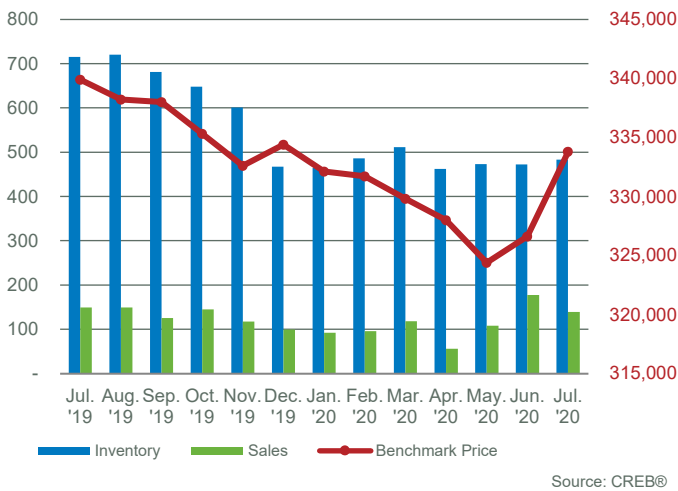
**NORTHEAST TOTAL SALES**



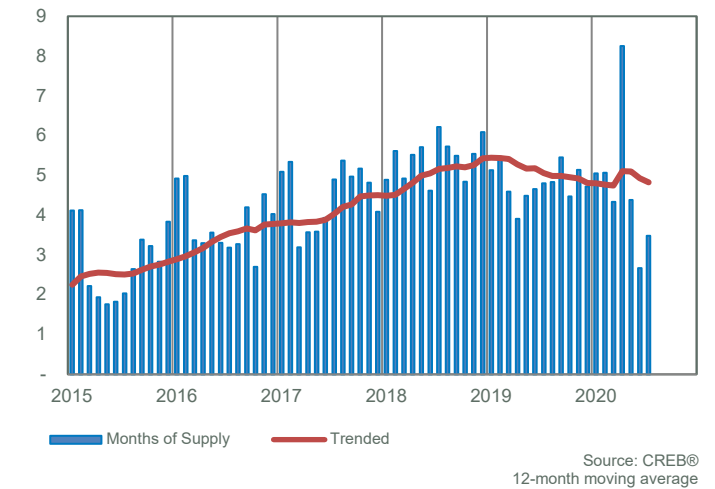
**NORTHEAST TOTAL SALES BY PRICE RANGE**



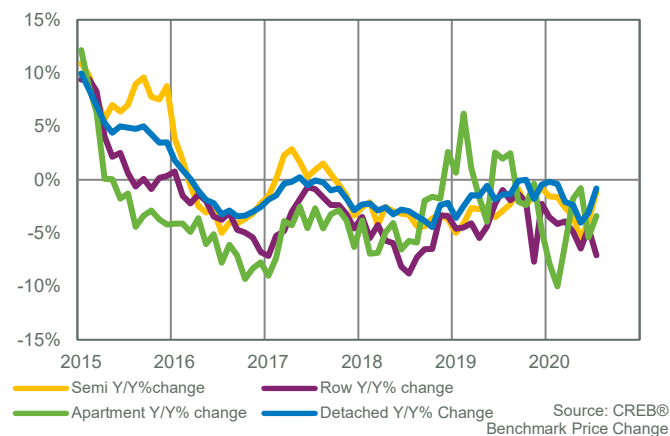
**NORTHEAST INVENTORY AND SALES**



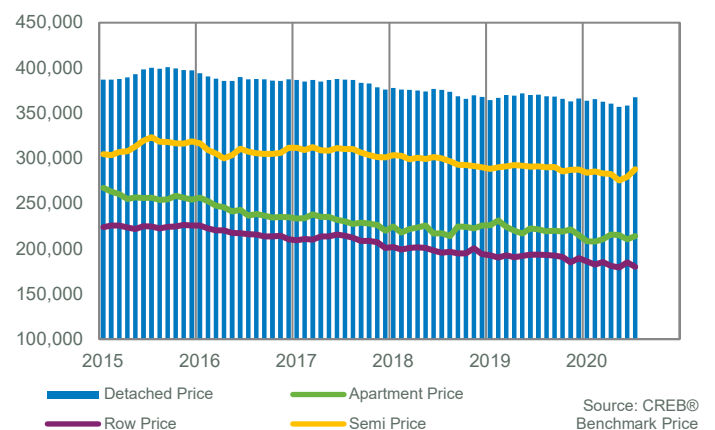
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

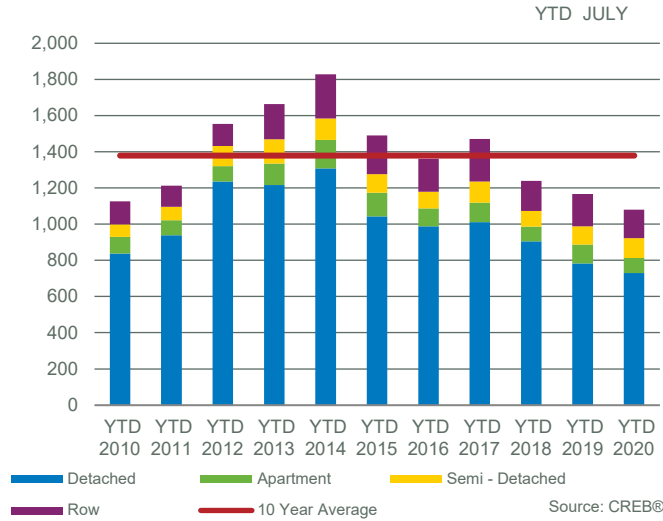


**NORTHEAST PRICES**

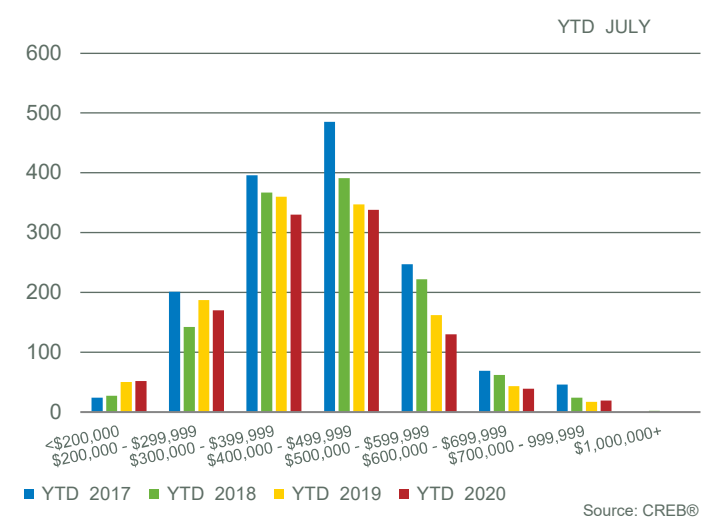


**NORTH**

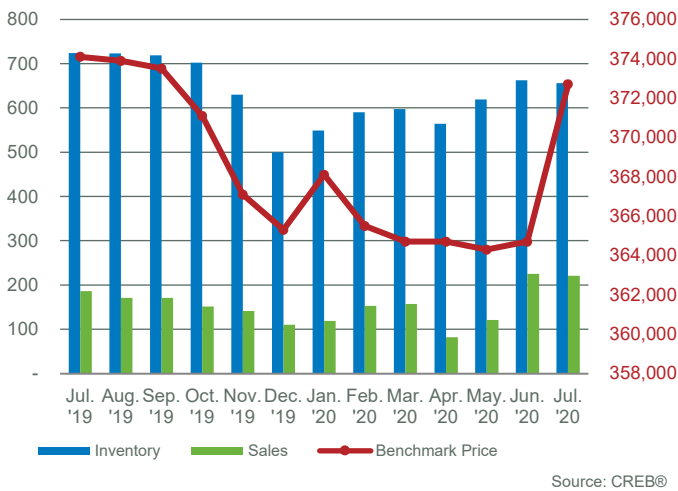
**NORTH TOTAL SALES**



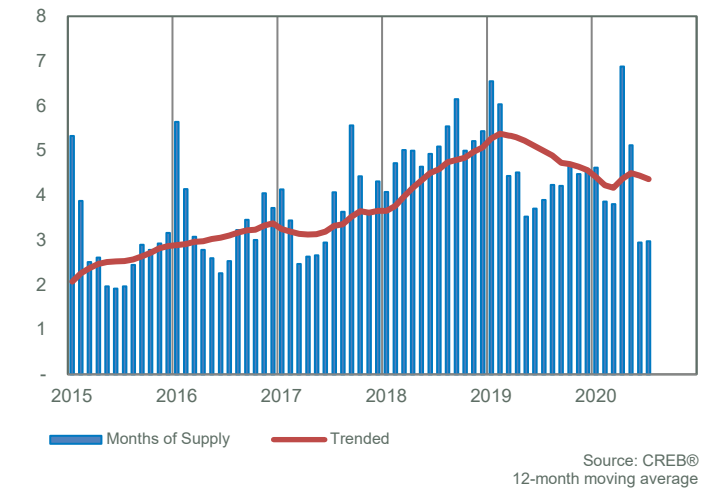
**NORTH TOTAL SALES BY PRICE RANGE**



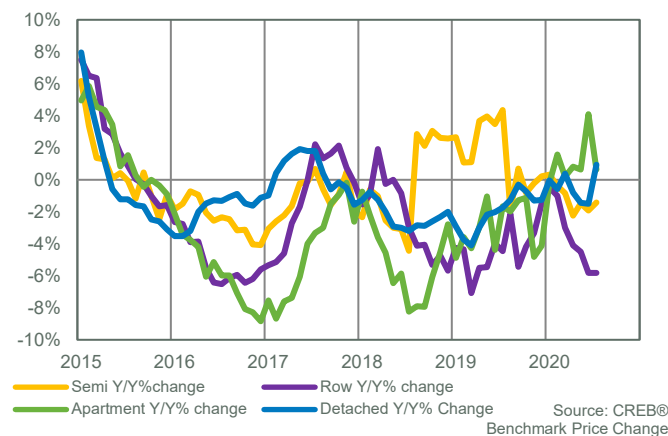
**NORTH INVENTORY AND SALES**



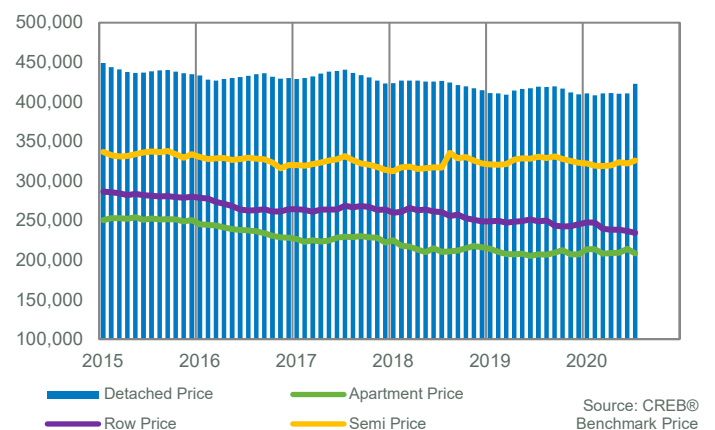
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

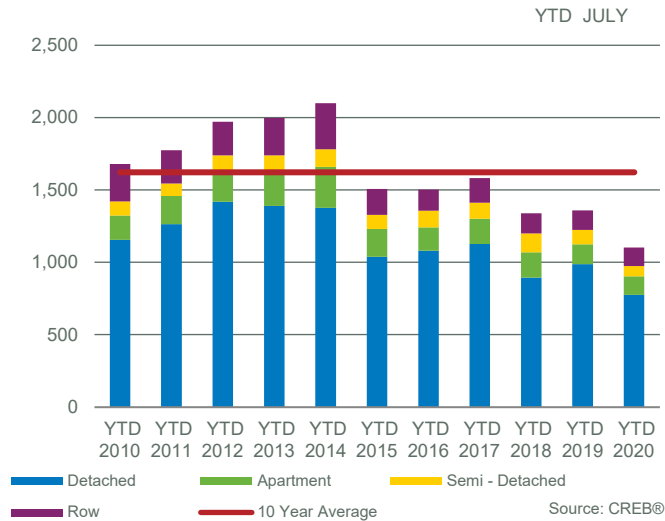


**NORTH PRICES**

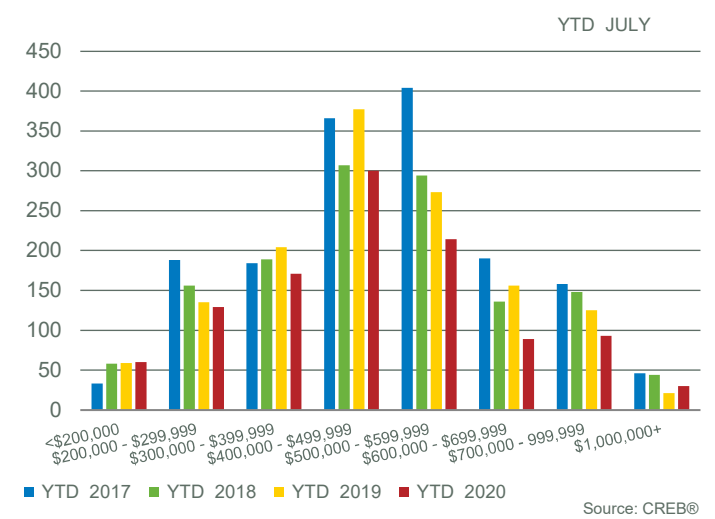


**NORTHWEST**

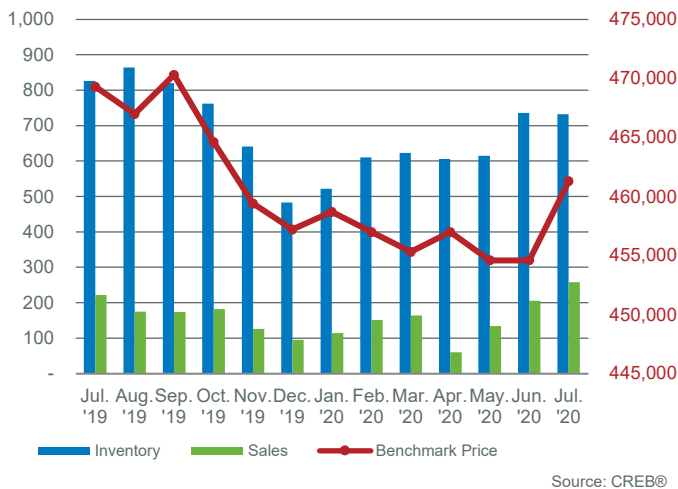
**NORTHWEST TOTAL SALES**



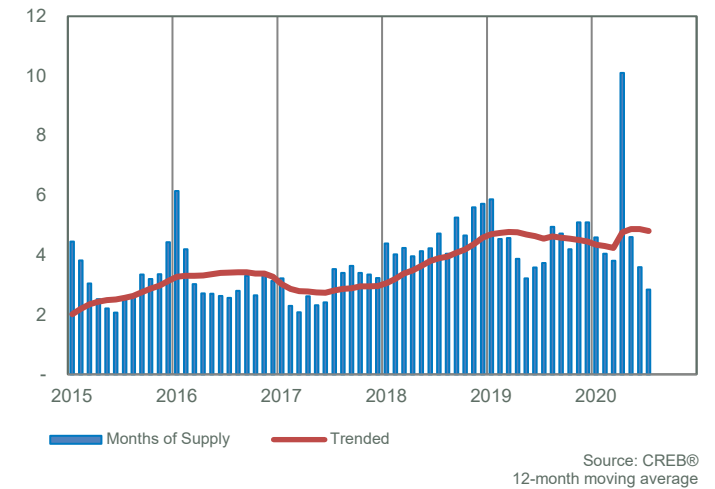
**NORTHWEST TOTAL SALES BY PRICE RANGE**



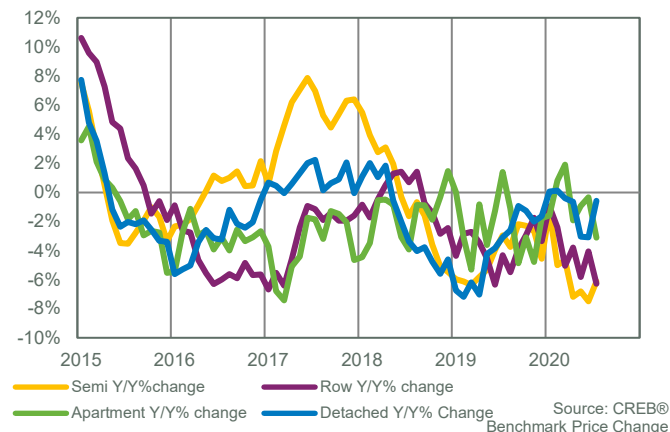
**NORTHWEST INVENTORY AND SALES**



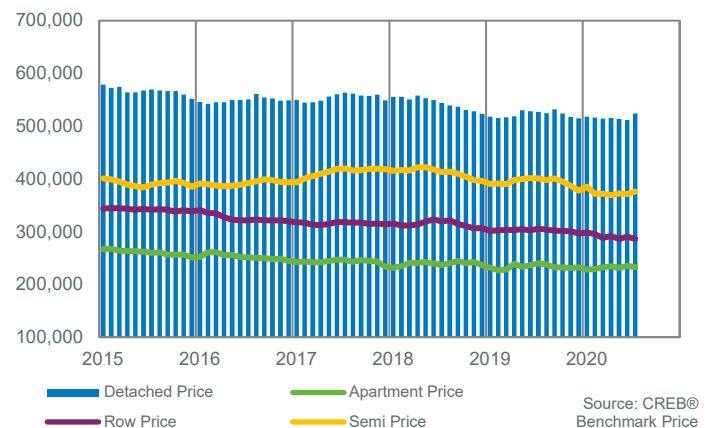
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

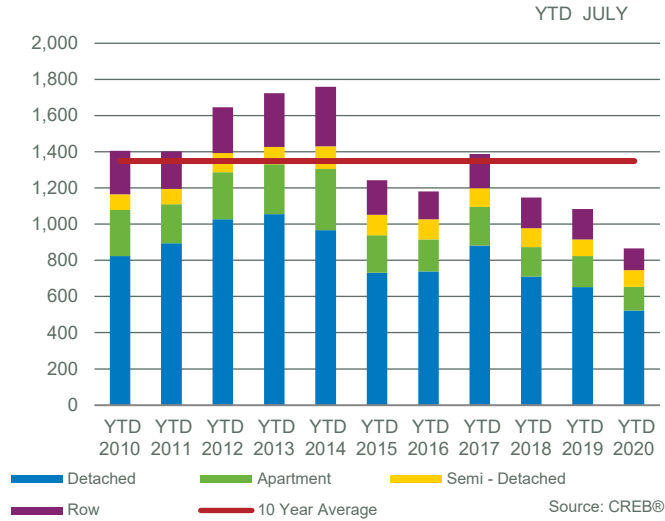


**NORTHWEST PRICES**

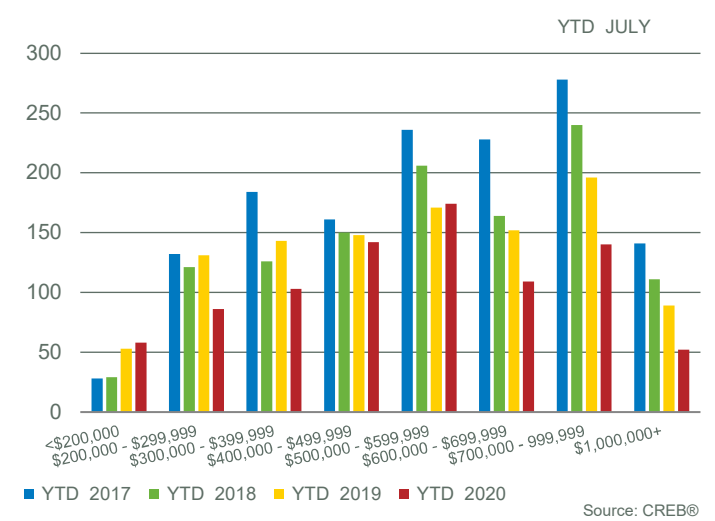


WEST

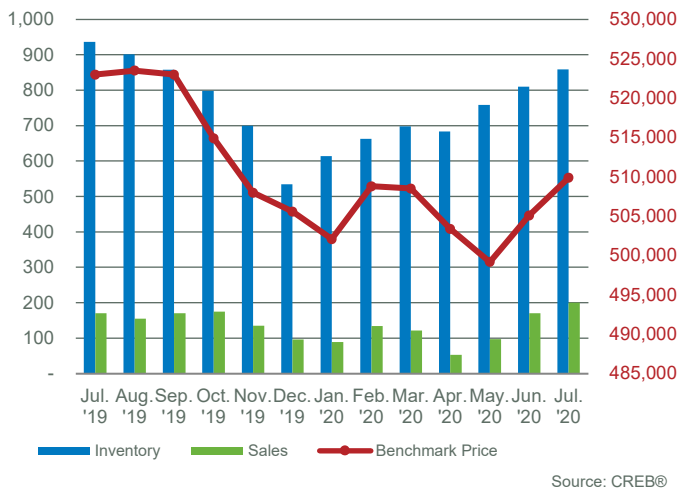
WEST TOTAL SALES



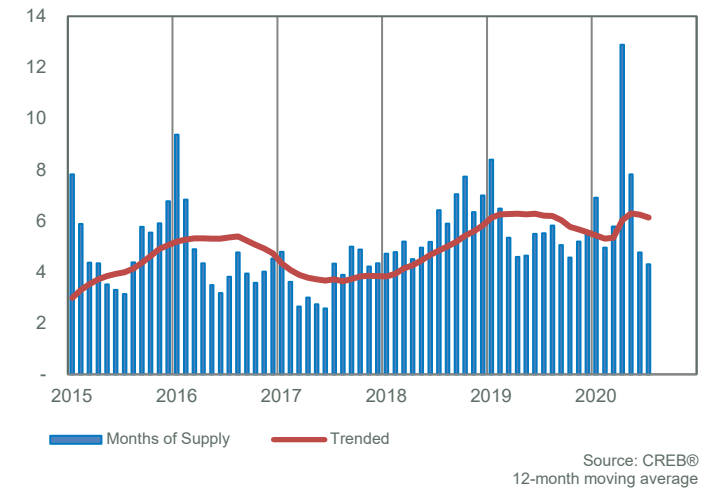
WEST TOTAL SALES BY PRICE RANGE



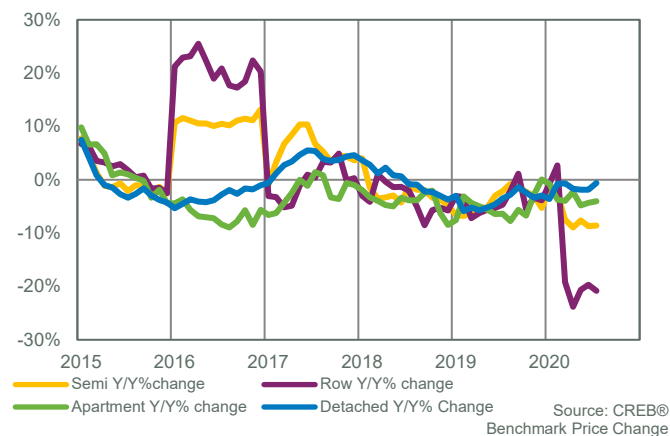
WEST INVENTORY AND SALES



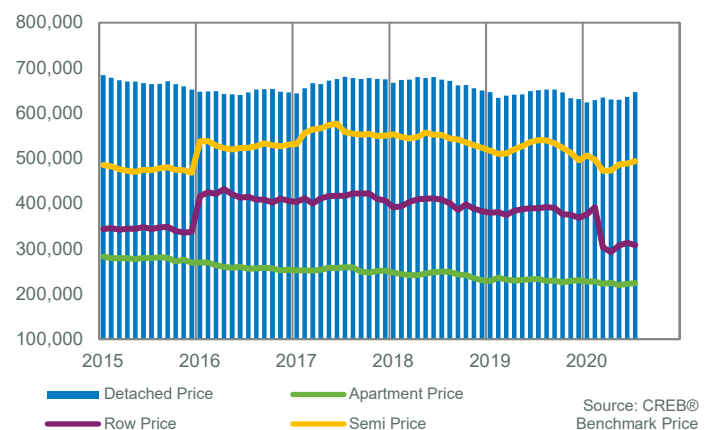
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

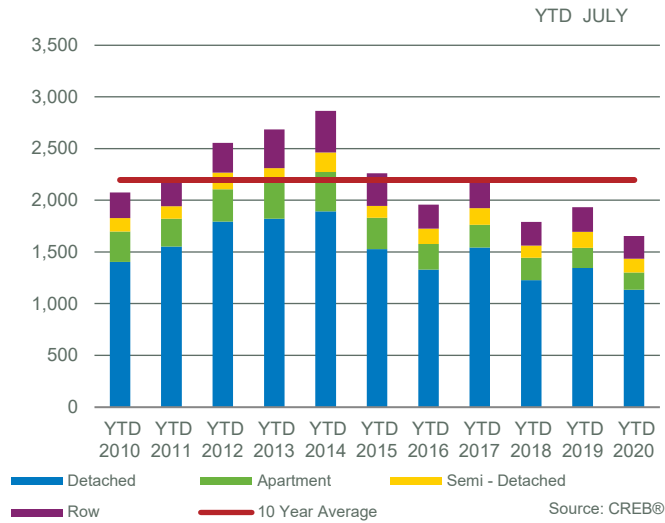


WEST PRICES

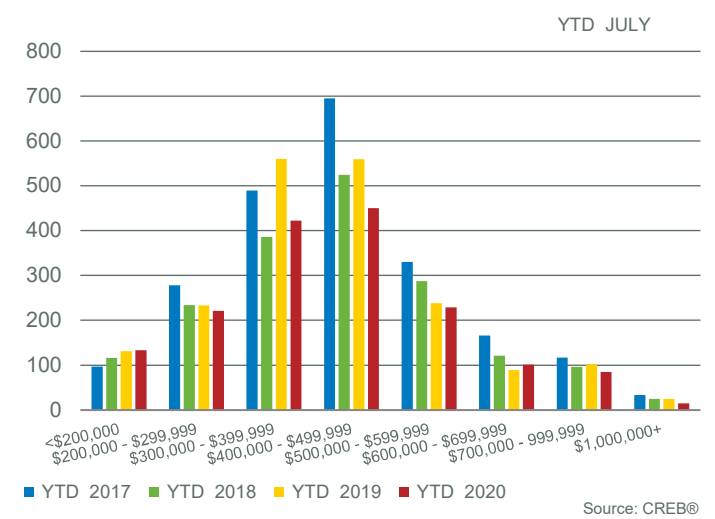


**SOUTH**

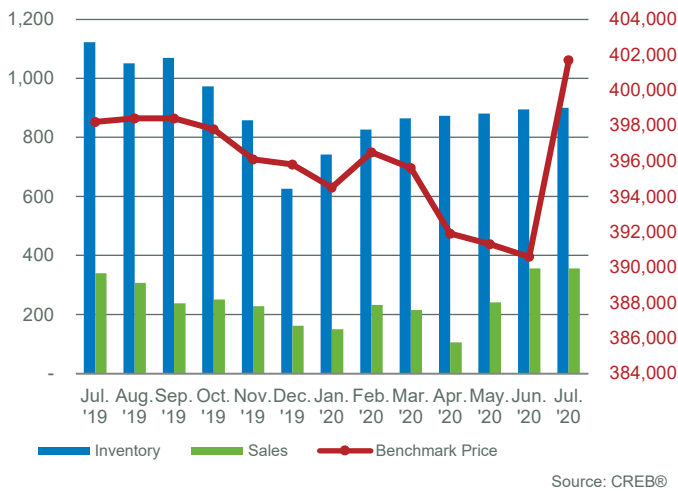
**SOUTH TOTAL SALES**



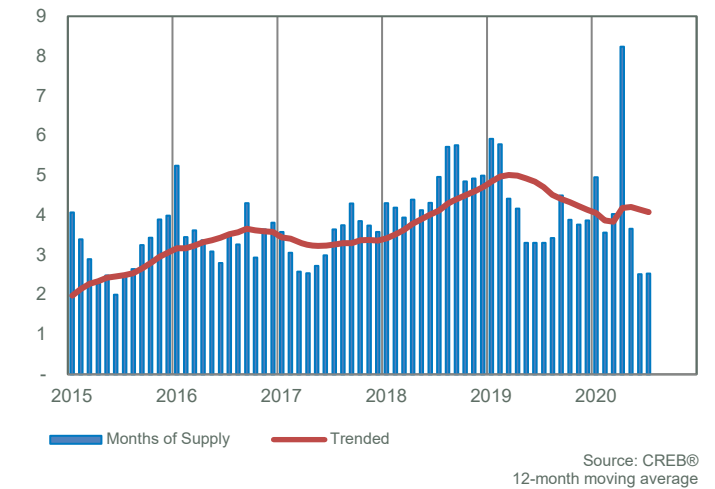
**SOUTH TOTAL SALES BY PRICE RANGE**



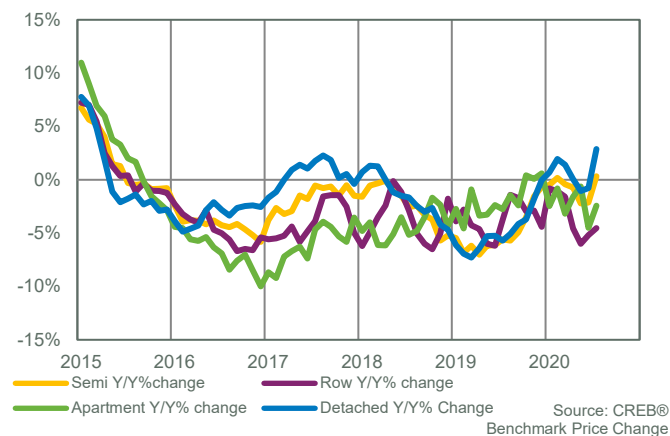
**SOUTH INVENTORY AND SALES**



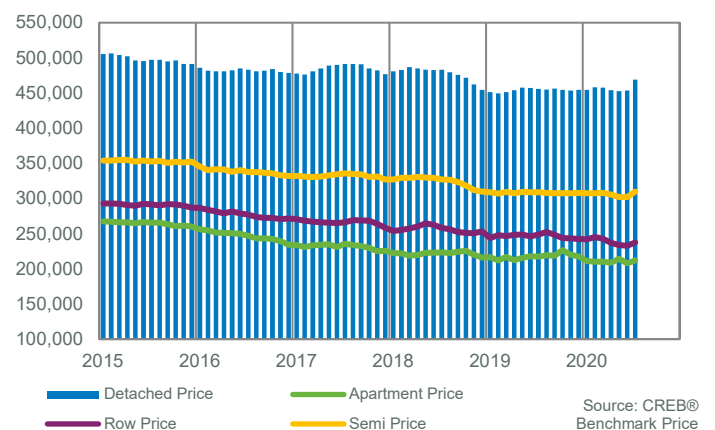
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

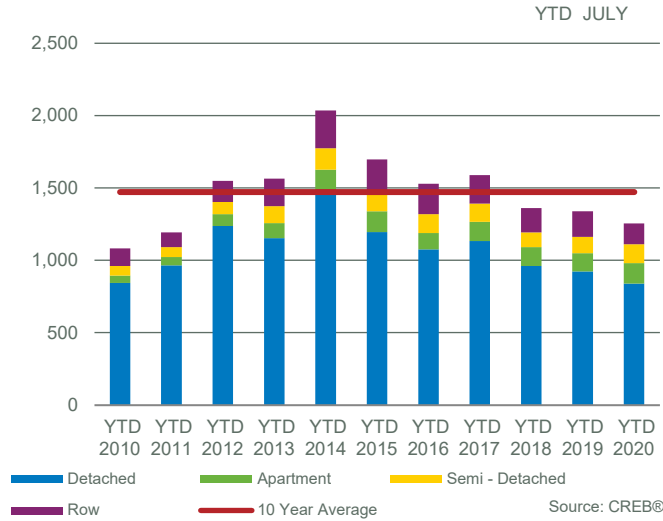


**SOUTH PRICES**

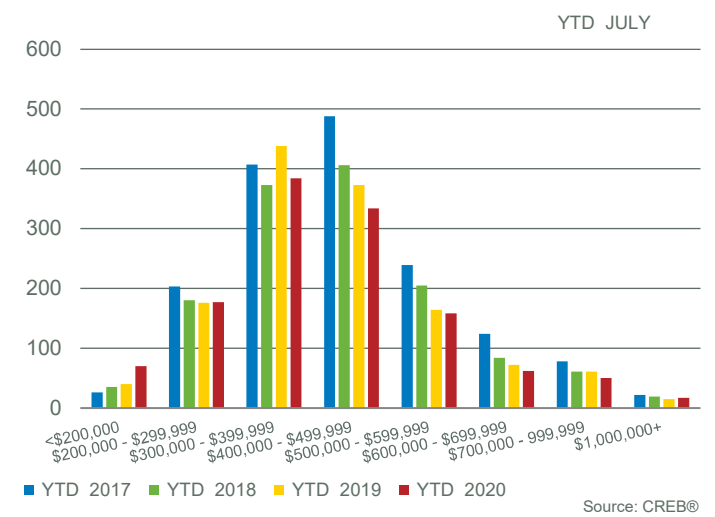


**SOUTHEAST**

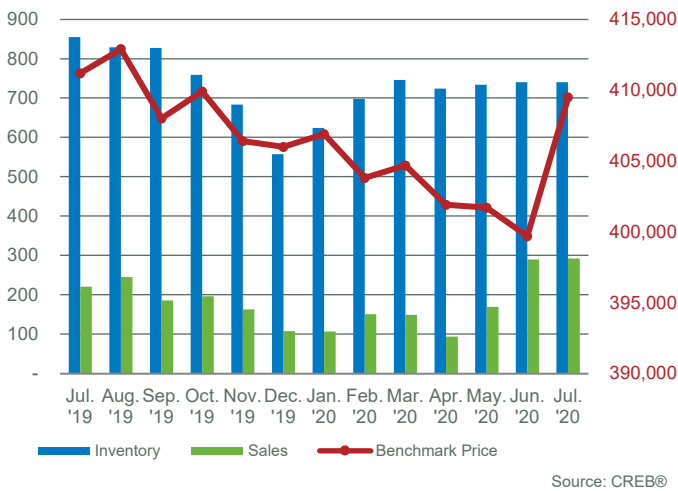
**SOUTHEAST TOTAL SALES**



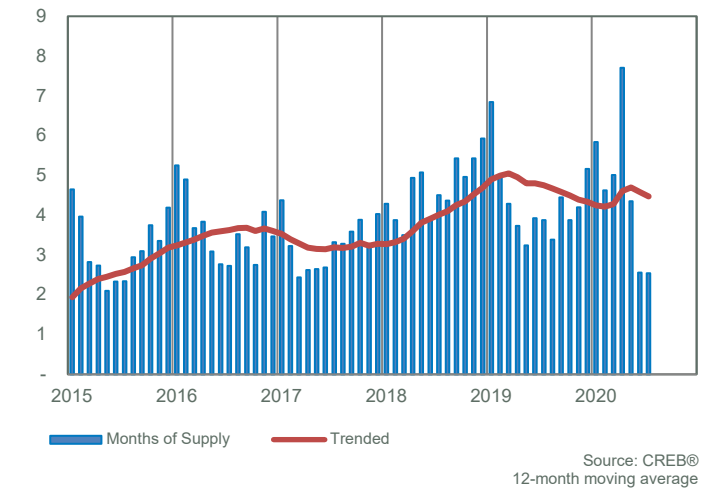
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



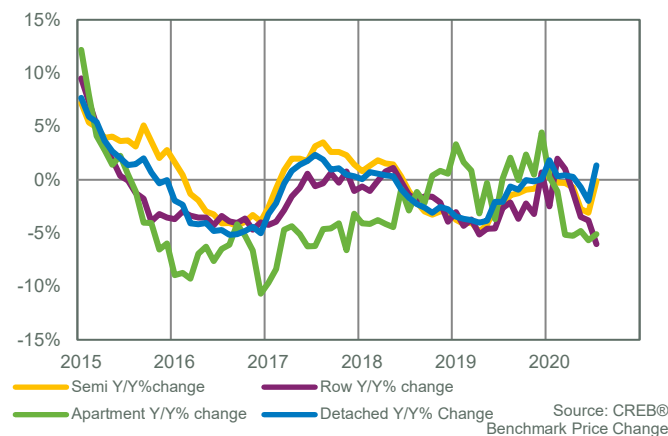
**SOUTHEAST INVENTORY AND SALES**



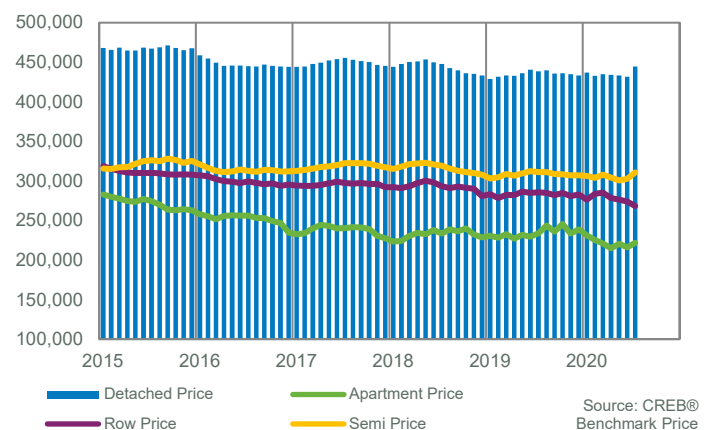
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



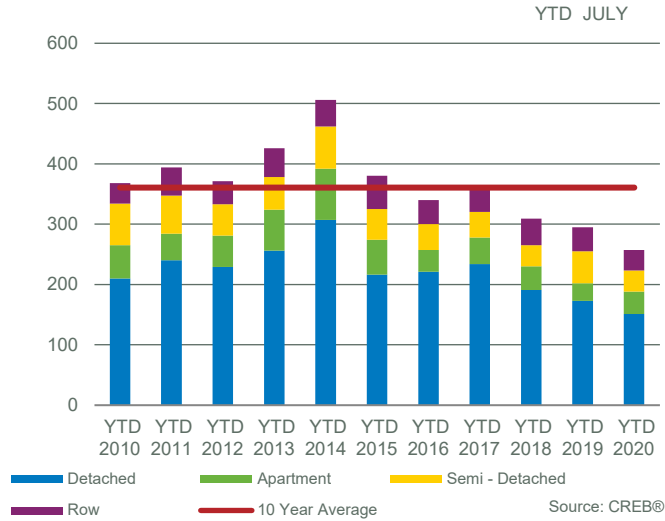
**SOUTHEAST PRICES**



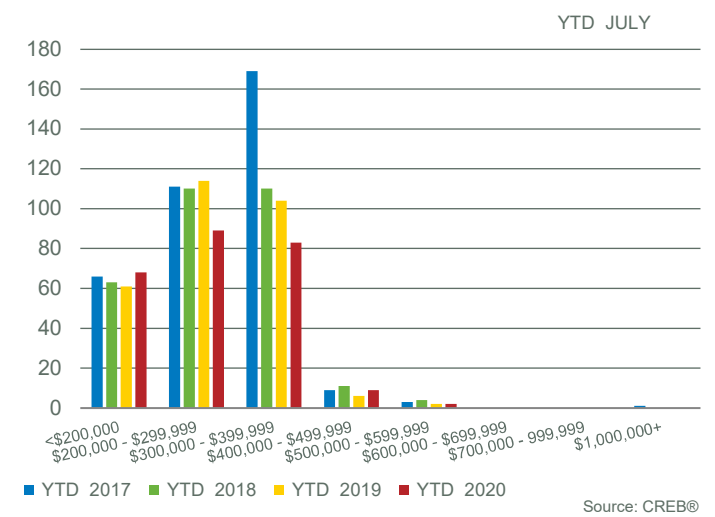


**EAST**

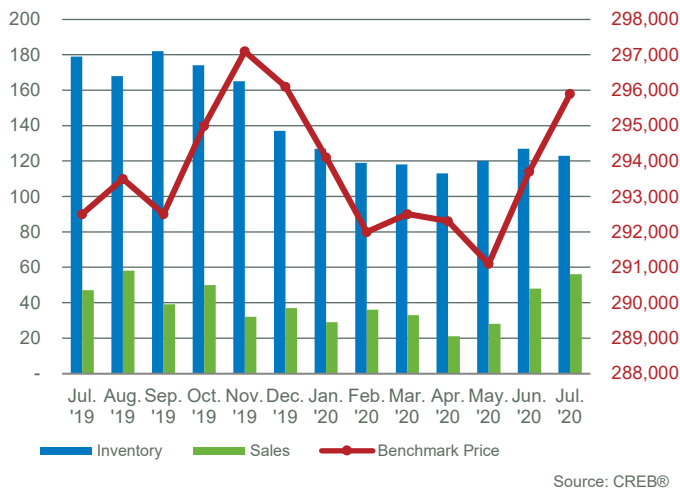
**EAST TOTAL SALES**



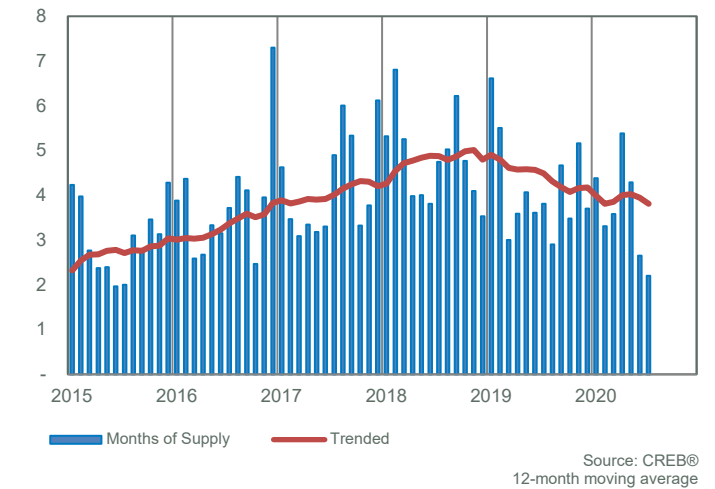
**EAST TOTAL SALES BY PRICE RANGE**



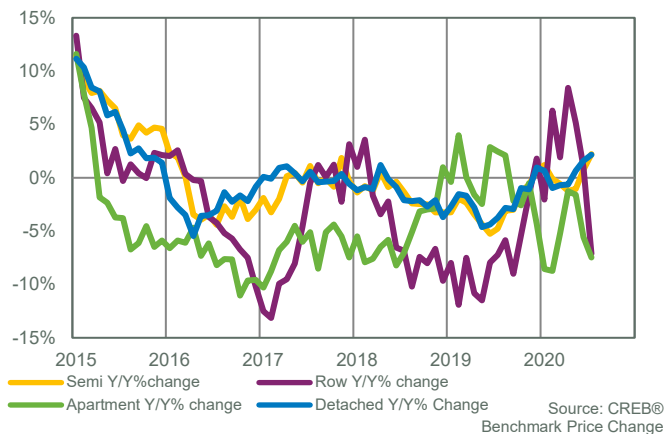
**EAST INVENTORY AND SALES**



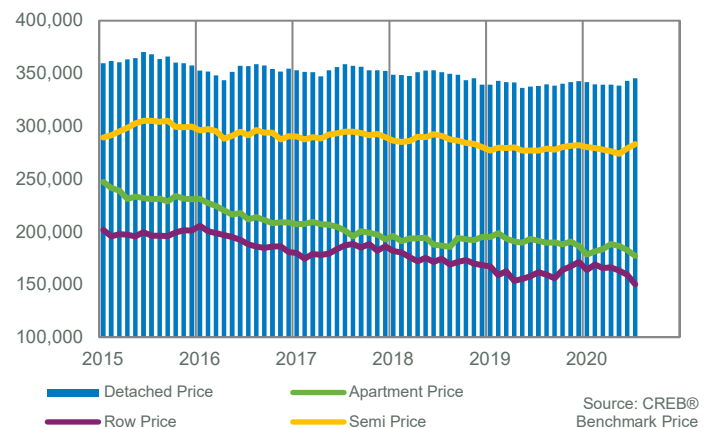
**EAST MONTHS OF INVENTORY**



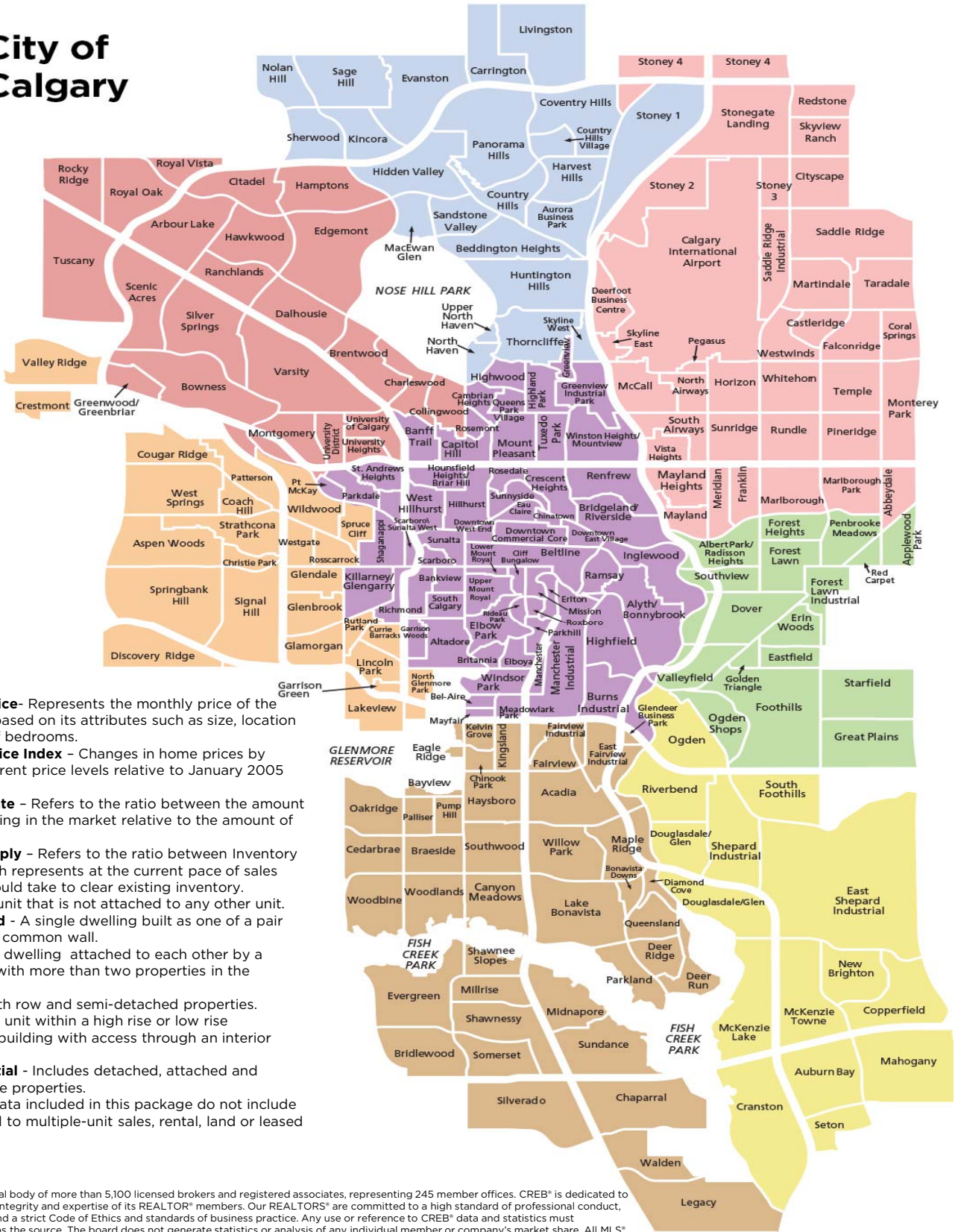
**EAST PRICE CHANGE**



**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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