



creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

August 2020

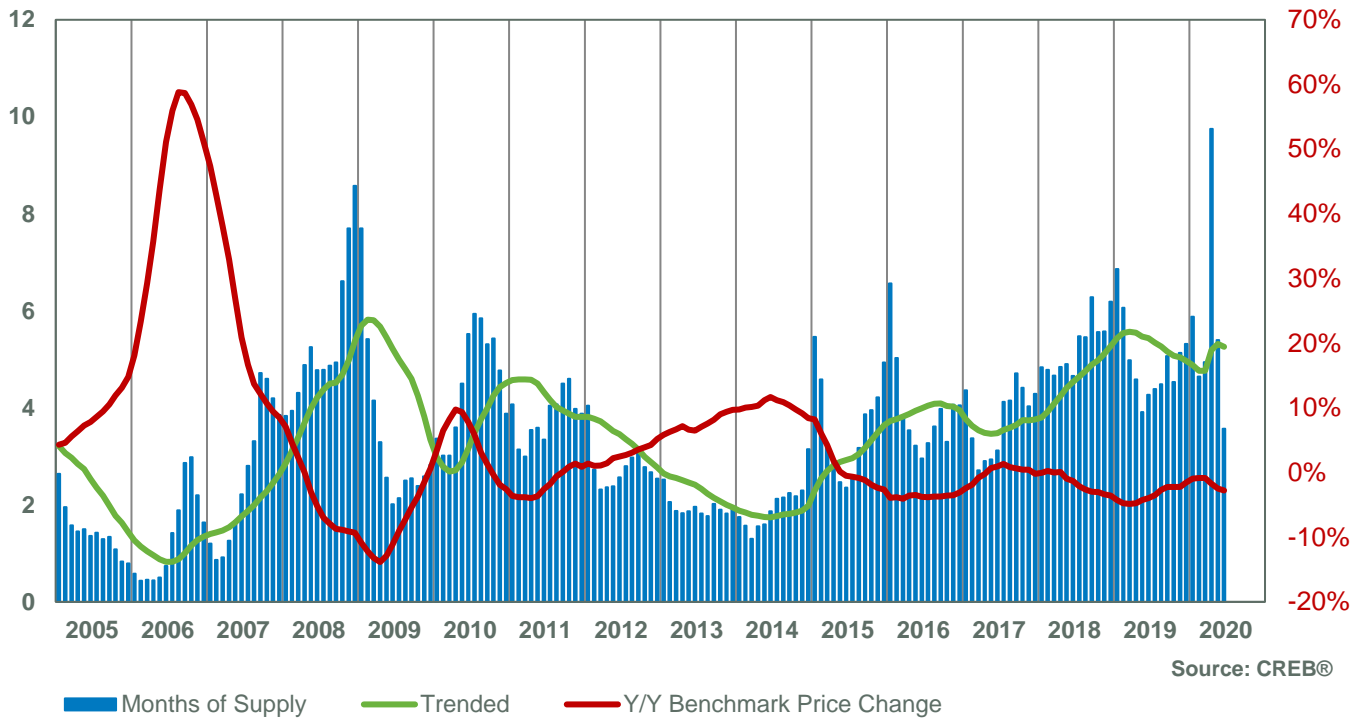


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| | Aug-19 | Aug-20 | Y/Y % Change | 2019 YTD | 2020 YTD | % Change |
|------------------------|---------------|---------------|--------------|-----------------|-----------------|----------|
| CITY OF CALGARY | | | | | | |
| Total Sales | 1,580 | 1,573 | -0.44% | 11,576 | 10,082 | -12.91% |
| Total Sales Volume | \$715,676,284 | \$738,700,378 | 3.22% | \$5,321,830,355 | \$4,576,629,800 | -14.00% |
| New Listings | 2,792 | 2,552 | -8.60% | 23,008 | 20,111 | -12.59% |
| Inventory | 7,201 | 6,470 | -10.15% | 6,897 | 6,020 | -12.72% |
| Months of Supply | 4.56 | 4.11 | -9.75% | 4.77 | 4.78 | 0.21% |
| Sales to New Listings | 56.59% | 61.64% | 5.05% | 50.31% | 50.13% | -0.18% |
| Sales to List Price | 96.63% | 96.73% | 0.11% | 96.59% | 96.41% | -0.19% |
| Days on Market | 59 | 52 | -12.45% | 59 | 56 | -5.08% |
| Benchmark Price | \$423,400 | \$420,800 | -0.61% | \$420,863 | \$414,850 | -1.43% |
| Median Price | \$406,950 | \$415,300 | 2.05% | \$412,288 | \$410,000 | -0.55% |
| Average Price | \$452,960 | \$469,612 | 3.68% | \$459,730 | \$453,941 | -1.26% |
| Index | 192 | 190 | -0.63% | 191 | 188 | -1.65% |

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Aug. 2020

| | Aug-19 | Aug-20 | Y/Y % Change | 2019 YTD | 2020 YTD | % Change |
|--------------------------------------|---------------|---------------|-----------------|-----------------|-----------------|----------|
| DETACHED | | | | | | |
| Total Sales | 945 | 992 | 4.97% | 7,055 | 6,184 | -12.35% |
| Total Sales Volume | \$503,713,138 | \$546,375,870 | 8.47% | \$3,782,669,582 | \$3,302,264,782 | -12.70% |
| New Listings | 1,595 | 1,482 | -7.08% | 13,077 | 11,119 | -14.97% |
| Inventory | 3,823 | 3,242 | -15.20% | 3,652 | 3,023 | -17.24% |
| Months of Supply | 4.05 | 3.27 | -19.22% | 4.14 | 3.91 | -5.58% |
| Sales to New Listings Ratio | 59.25% | 66.94% | 7.69% | 53.95% | 55.62% | 1.67% |
| Sales to List Price Ratio | 96.52% | 96.75% | 0.23% | 96.65% | 96.48% | -0.17% |
| Days on Market | 54 | 46 | -15.05% | 53 | 50 | -5.66% |
| Benchmark Price | \$484,000 | \$488,100 | 0.85% | \$481,100 | \$478,488 | -0.54% |
| Median Price | \$468,500 | \$474,000 | 1.17% | \$469,000 | \$470,000 | 0.21% |
| Average Price | \$533,030 | \$550,782 | 3.33% | \$536,169 | \$534,001 | -0.40% |
| APARTMENT | | | | | | |
| Total Sales | 280 | 224 | -20.00% | 1,855 | 1,524 | -17.84% |
| Total Sales Volume | \$75,557,412 | \$56,299,393 | -25.49% | \$506,421,507 | \$389,964,308 | -23.00% |
| New Listings | 564 | 497 | -11.88% | 4,450 | 4,131 | -7.17% |
| Inventory | 1,684 | 1,666 | -1.07% | 1,504 | 1,473 | -2.07% |
| Months of Supply | 6.01 | 7.44 | 23.66% | 6.49 | 7.73 | 19.20% |
| Sales to New Listings Ratio | 49.65% | 45.07% | -4.57% | 41.69% | 36.89% | -4.79% |
| Sales to List Price Ratio | 96.54% | 96.36% | -0.18% | 95.78% | 95.39% | -0.39% |
| Days on Market | 69 | 62 | -10.00% | 72 | 67 | -6.94% |
| Benchmark Price | \$250,900 | \$247,100 | -1.51% | \$250,263 | \$243,788 | -2.59% |
| Median Price | \$236,000 | \$227,750 | -3.50% | \$240,000 | \$227,500 | -5.21% |
| Average Price | \$269,848 | \$251,337 | -6.86% | \$273,004 | \$255,882 | -6.27% |
| CITY OF CALGARY SEMI-DETACHED | | | | | | |
| Total Sales | 161 | 141 | -12.42% | 1,204 | 1,056 | -12.29% |
| Total Sales Volume | \$74,763,472 | \$69,789,743 | -6.65% | \$576,939,314 | \$478,570,834 | -17.05% |
| New Listings | 273 | 202 | -26.01% | 2,362 | 1,941 | -17.82% |
| Inventory | 711 | 549 | -22.78% | 742 | 607 | -18.22% |
| Months of Supply | 4.42 | 3.89 | -11.83% | 4.93 | 4.60 | -6.76% |
| Sales to New Listings Ratio | 58.97% | 69.80% | 10.83% | 50.97% | 54.40% | 3.43% |
| Sales to List Price Ratio | 97.20% | 97.05% | -0.16% | 96.83% | 96.66% | -0.17% |
| Days on Market | 69 | 64 | -6.87% | 64 | 64 | 0.00% |
| Benchmark Price | \$402,000 | \$393,700 | -2.06% | \$399,200 | \$387,943 | -2.82% |
| Median Price | \$380,000 | \$413,500 | 8.82% | \$390,000 | \$369,962 | -5.14% |
| Average Price | \$464,369 | \$494,963 | 6.59% | \$479,185 | \$453,192 | -5.42% |
| CITY OF CALGARY ROW | | | | | | |
| Total Sales | 194 | 216 | 11.34% | 1,462 | 1,318 | -9.85% |
| Total Sales Volume | \$61,642,262 | \$66,235,373 | 7.45% | \$455,799,952 | \$405,829,875 | -10.96% |
| New Listings | 360 | 371 | 3.06% | 3,119 | 2,920 | -6.38% |
| Inventory | 983 | 1,013 | 3.05% | 1,004 | 910 | -9.42% |
| Months of Supply | 5.07 | 4.69 | -7.44% | 5.50 | 5.52 | 0.47% |
| Sales to New Listings Ratio | 53.89% | 58.22% | 4.33% | 46.87% | 45.14% | -1.74% |
| Sales to List Price Ratio | 96.91% | 96.61% | -0.31% | 96.70% | 96.47% | -0.24% |
| Days on Market | 60 | 59 | -2.49% | 64 | 60 | -6.25% |
| Benchmark Price | \$297,500 | \$272,600 | -8.37% | \$294,400 | \$278,213 | -5.50% |
| Median Price | \$293,875 | \$287,750 | -2.08% | \$288,000 | \$285,000 | -1.04% |
| Average Price | \$317,744 | \$306,645 | -3.49% | \$311,765 | \$307,913 | -1.24% |

For a list of definitions, see page 26.

| August 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 | 97 | 192 | 50.52% | 603 | 6.22 | \$636,200 | -3.55% | 0.16% |
| North East | 98 | 160 | 61.25% | 300 | 3.06 | \$368,700 | 0.11% | 0.41% |
| North | 148 | 167 | 88.62% | 370 | 2.50 | \$424,700 | 1.46% | 0.47% |
| North West | 160 | 213 | 75.12% | 419 | 2.62 | \$526,700 | 0.40% | 0.53% |
| West | 111 | 210 | 52.86% | 483 | 4.35 | \$647,900 | -0.54% | 0.23% |
| South | 190 | 266 | 71.43% | 562 | 2.96 | \$469,600 | 3.25% | 0.21% |
| South East | 155 | 218 | 71.10% | 414 | 2.67 | \$449,700 | 2.27% | 1.22% |
| East | 29 | 51 | 56.86% | 78 | 2.69 | \$342,500 | 0.88% | -0.78% |
| TOTAL CITY | 992 | 1,482 | 66.94% | 3,242 | 3.27 | \$488,100 | 0.85% | 0.47% |
| Apartment | | | | | | | | |
| City Centre | 96 | 248 | 38.71% | 914 | 9.52 | \$275,000 | -0.47% | 1.93% |
| North East | 14 | 23 | 60.87% | 60 | 4.29 | \$215,300 | -1.78% | 0.80% |
| North | 19 | 28 | 67.86% | 90 | 4.74 | \$210,300 | 1.84% | 1.06% |
| North West | 15 | 46 | 32.61% | 125 | 8.33 | \$233,300 | -1.73% | 0.39% |
| West | 19 | 48 | 39.58% | 177 | 9.32 | \$230,700 | 0.87% | 3.18% |
| South | 31 | 51 | 60.78% | 145 | 4.68 | \$213,700 | -2.42% | 0.94% |
| South East | 24 | 45 | 53.33% | 125 | 5.21 | \$222,400 | -8.67% | 0.32% |
| East | 6 | 7 | 85.71% | 29 | 4.83 | \$177,300 | -6.29% | 0.23% |
| TOTAL CITY | 224 | 497 | 45.07% | 1,666 | 7.44 | \$247,100 | -1.51% | 1.52% |
| Semi-detached | | | | | | | | |
| City Centre | 47 | 87 | 54.02% | 263 | 5.60 | \$698,200 | -3.87% | 0.20% |
| North East | 16 | 15 | 106.67% | 37 | 2.31 | \$287,100 | -0.97% | -0.17% |
| North | 9 | 8 | 112.50% | 30 | 3.33 | \$326,800 | -0.61% | 0.37% |
| North West | 18 | 20 | 90.00% | 50 | 2.78 | \$381,000 | -4.20% | 1.38% |
| West | 13 | 19 | 68.42% | 61 | 4.69 | \$489,900 | -9.18% | -0.67% |
| South | 9 | 23 | 39.13% | 63 | 7.00 | \$311,200 | 1.07% | 0.55% |
| South East | 28 | 28 | 100.00% | 35 | 1.25 | \$317,100 | 2.03% | 2.16% |
| East | 1 | 2 | 50.00% | 10 | 10.00 | \$280,700 | 0.79% | -0.78% |
| TOTAL CITY | 141 | 202 | 69.80% | 549 | 3.89 | \$393,700 | -2.06% | 0.56% |
| Row | | | | | | | | |
| City Centre | 32 | 75 | 42.67% | 229 | 7.16 | \$431,500 | -3.25% | 3.08% |
| North East | 21 | 31 | 67.74% | 89 | 4.24 | \$179,200 | -7.01% | -0.28% |
| North | 49 | 62 | 79.03% | 124 | 2.53 | \$236,300 | -5.44% | 0.90% |
| North West | 21 | 38 | 55.26% | 117 | 5.57 | \$284,200 | -6.42% | -0.77% |
| West | 25 | 46 | 54.35% | 148 | 5.92 | \$305,700 | -22.00% | -0.75% |
| South | 33 | 54 | 61.11% | 135 | 4.09 | \$239,100 | -5.12% | 0.80% |
| South East | 31 | 52 | 59.62% | 145 | 4.68 | \$271,400 | -4.64% | 1.23% |
| East | 4 | 11 | 36.36% | 23 | 5.75 | \$153,400 | -3.46% | 2.33% |
| TOTAL CITY | 216 | 371 | 58.22% | 1,013 | 4.69 | \$272,600 | -8.37% | 0.66% |

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

City of Calgary

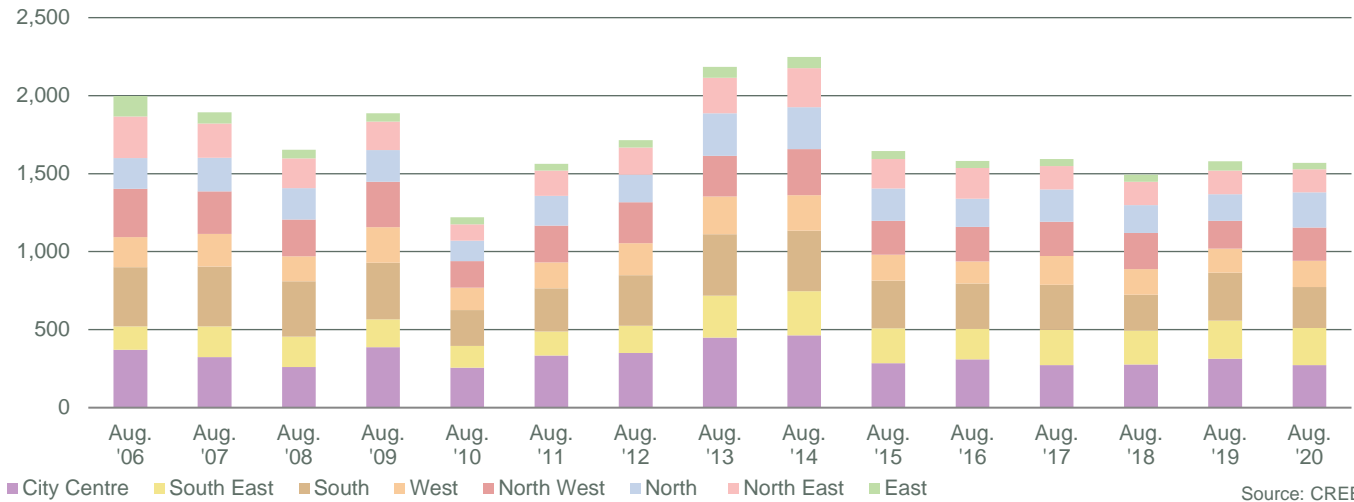
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2020

TOTAL SALES

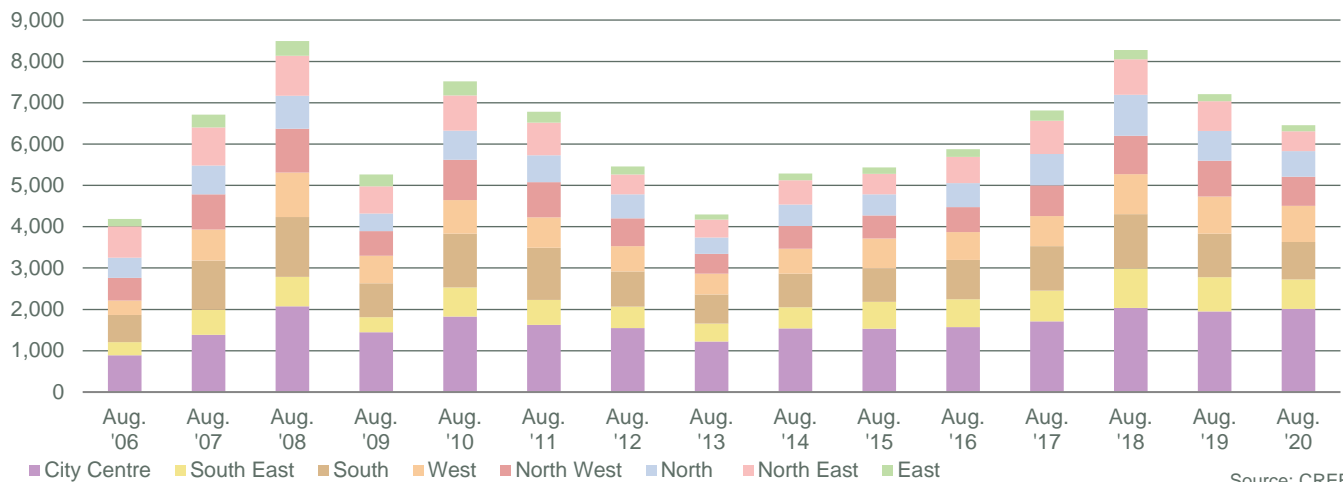
AUGUST



Source: CREB®

TOTAL INVENTORY

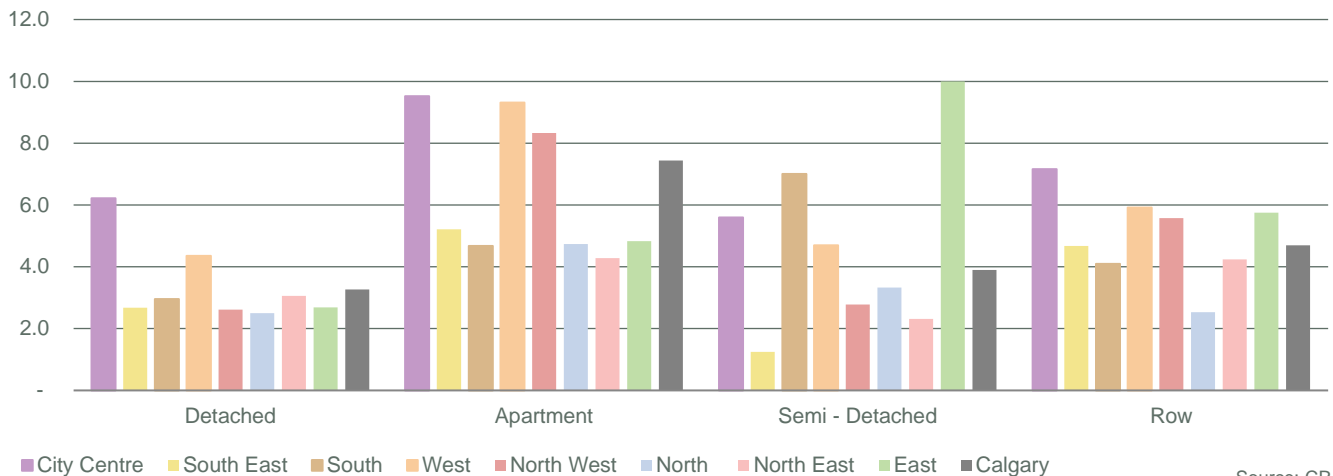
AUGUST



Source: CREB®

MONTHS OF SUPPLY

AUGUST



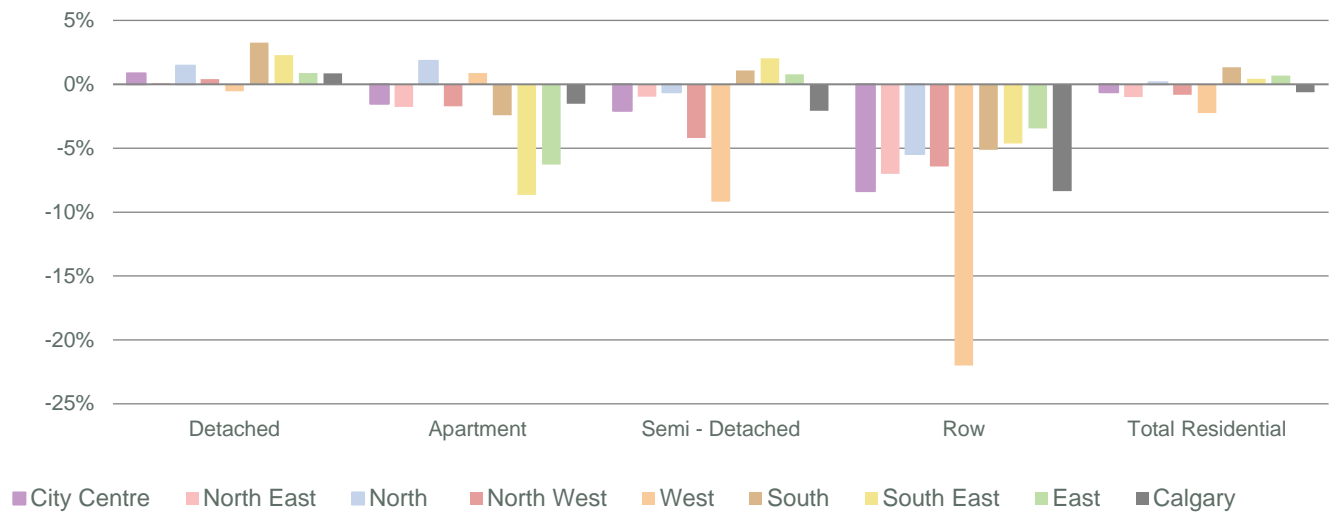
Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

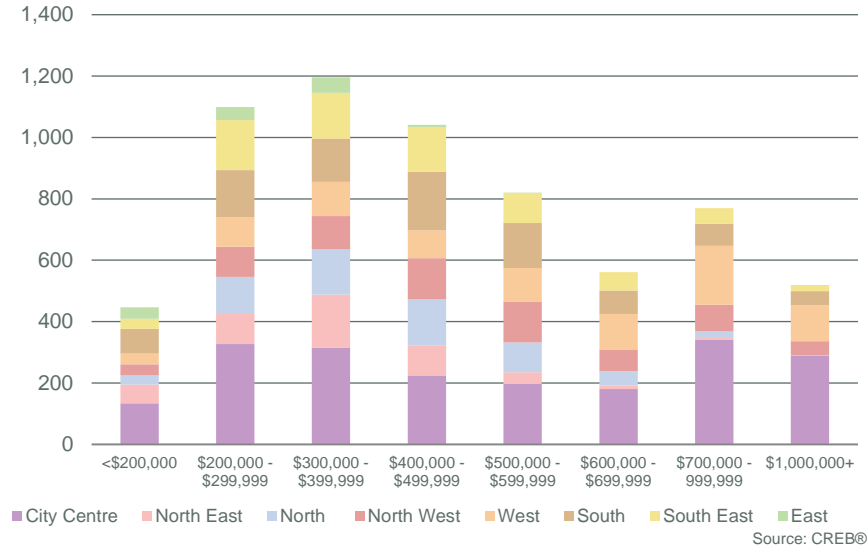


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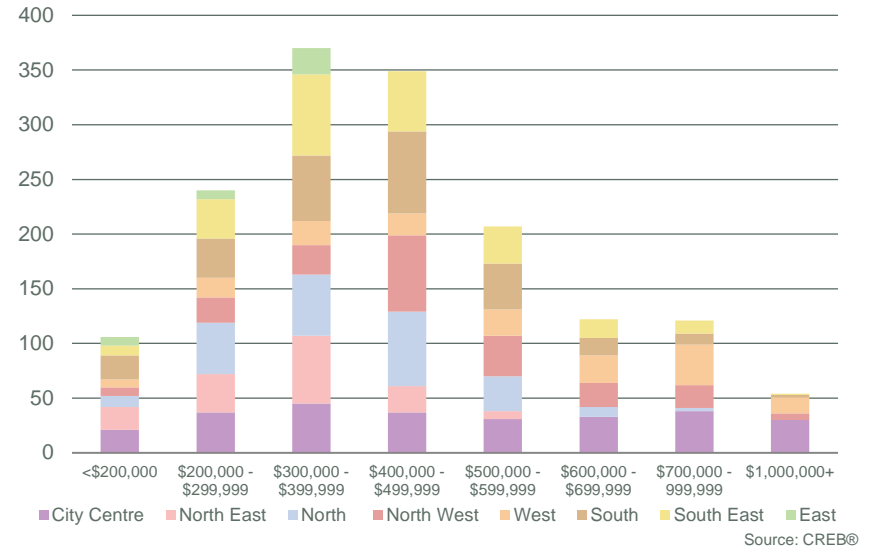
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

| | 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 |

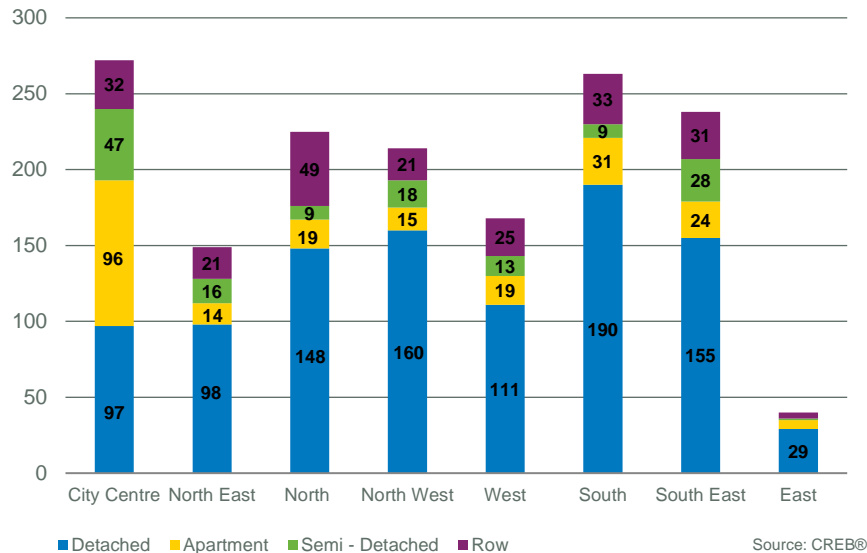
TOTAL INVENTORY BY PRICE RANGE - AUGUST



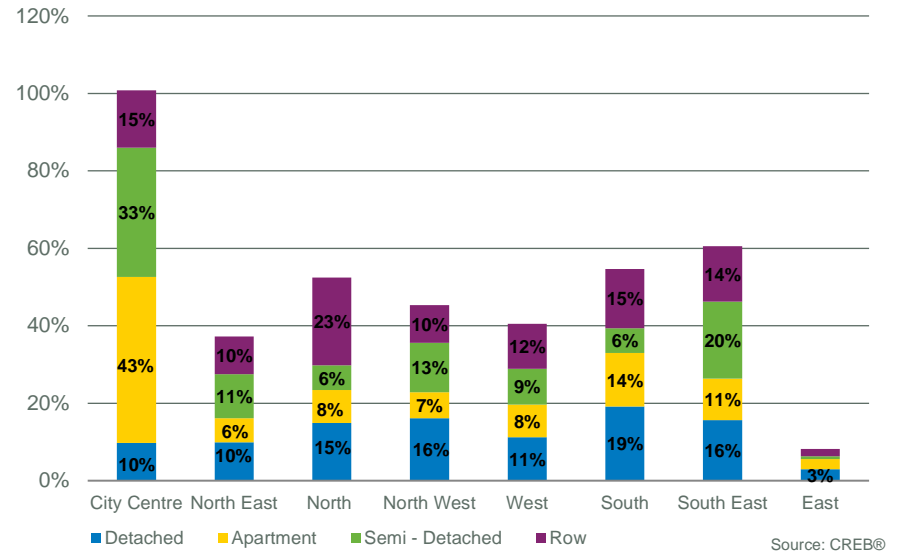
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST

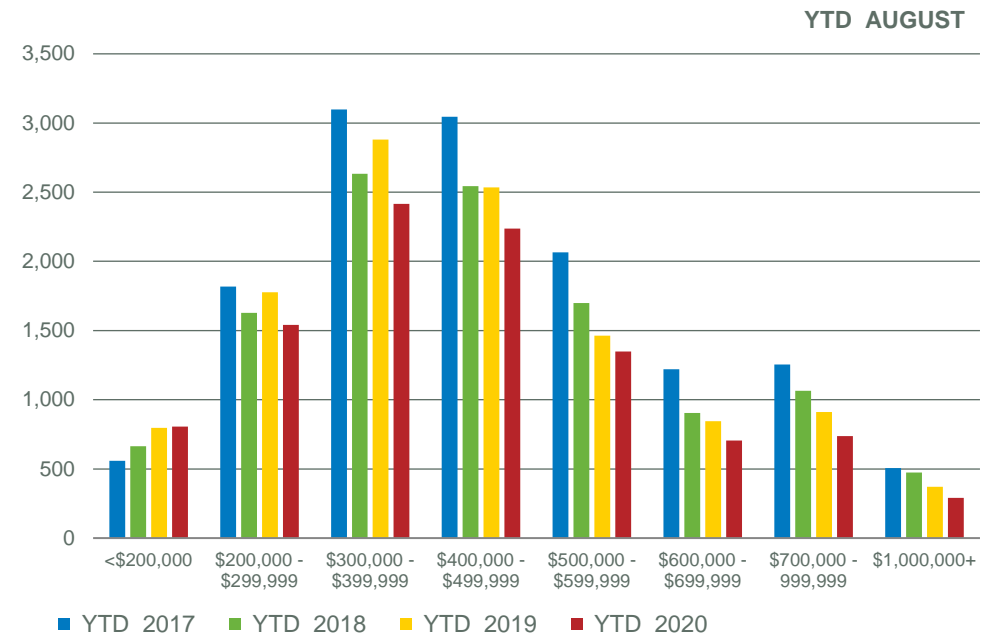


SHARE OF CITY WIDE SALES - AUGUST



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2019 | | | | | | | | | | | | |
| Sales | 804 | 974 | 1,331 | 1,548 | 1,917 | 1,775 | 1,647 | 1,580 | 1,366 | 1,446 | 1,148 | 859 |
| New Listings | 2,578 | 2,217 | 2,986 | 3,138 | 3,424 | 3,141 | 2,732 | 2,792 | 2,729 | 2,384 | 1,859 | 1,064 |
| Inventory | 5,591 | 6,011 | 6,753 | 7,267 | 7,670 | 7,744 | 7,373 | 7,201 | 7,090 | 6,663 | 5,984 | 4,612 |
| Days on Market | 71 | 64 | 61 | 55 | 56 | 55 | 58 | 59 | 59 | 57 | 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 | 390,250 | 398,875 | 412,000 | 410,000 | 419,900 | 420,000 | 416,000 | 406,950 | 404,500 | 397,250 | 400,000 | 400,000 |
| Average Price | 449,675 | 460,063 | 459,549 | 459,895 | 472,183 | 463,482 | 452,387 | 452,960 | 460,913 | 452,931 | 441,121 | 449,314 |
| Index | 190 | 189 | 189 | 190 | 191 | 192 | 192 | 192 | 191 | 190 | 189 | 188 |
| 2020 | | | | | | | | | | | | |
| Sales | 866 | 1,199 | 1,180 | 575 | 1,083 | 1,767 | 1,839 | 1,573 | | | | |
| New Listings | 2,373 | 2,527 | 2,425 | 1,430 | 2,427 | 3,349 | 3,028 | 2,552 | | | | |
| Inventory | 5,167 | 5,678 | 5,868 | 5,651 | 5,978 | 6,448 | 6,632 | 6,470 | | | | |
| Days on Market | 67 | 57 | 52 | 55 | 60 | 55 | 53 | 52 | | | | |
| Benchmark Price | 414,800 | 414,300 | 414,900 | 413,100 | 411,600 | 411,300 | 418,000 | 420,800 | | | | |
| Median Price | 400,000 | 412,000 | 409,750 | 393,000 | 400,000 | 410,000 | 420,000 | 415,300 | | | | |
| Average Price | 449,970 | 445,904 | 447,400 | 421,946 | 438,035 | 459,411 | 465,958 | 469,612 | | | | |
| Index | 188 | 188 | 188 | 187 | 186 | 186 | 189 | 190 | | | | |

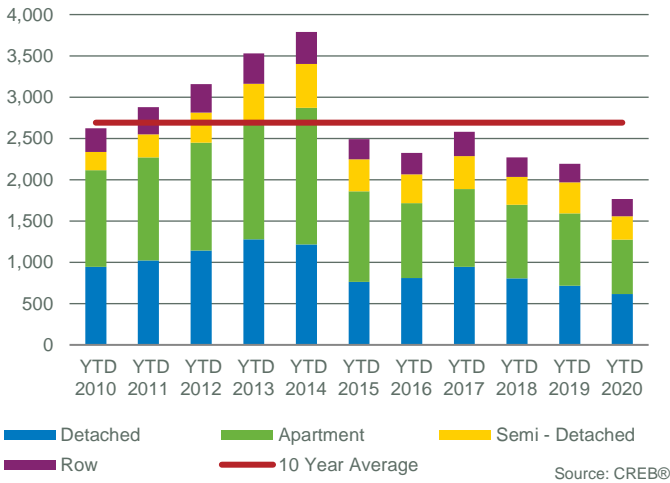
| | Aug-19 | Aug-20 | YTD 2019 | YTD 2020 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | 8 | 2 | 32 | 38 |
| \$100,000 - \$149,999 | 28 | 31 | 178 | 201 |
| \$150,000 - \$199,999 | 77 | 73 | 587 | 567 |
| \$200,000 - \$249,999 | 100 | 106 | 760 | 643 |
| \$250,000 - \$299,999 | 166 | 134 | 1,016 | 898 |
| \$300,000 - \$349,999 | 169 | 170 | 1,332 | 1,080 |
| \$350,000 - \$399,999 | 217 | 201 | 1,548 | 1,336 |
| \$400,000 - \$449,999 | 181 | 193 | 1,413 | 1,211 |
| \$450,000 - \$499,999 | 161 | 159 | 1,121 | 1,026 |
| \$500,000 - \$549,999 | 110 | 124 | 851 | 791 |
| \$550,000 - \$599,999 | 96 | 83 | 612 | 558 |
| \$600,000 - \$649,999 | 67 | 59 | 475 | 396 |
| \$650,000 - \$699,999 | 34 | 63 | 369 | 310 |
| \$700,000 - \$749,999 | 43 | 37 | 276 | 195 |
| \$750,000 - \$799,999 | 20 | 25 | 209 | 176 |
| \$800,000 - \$849,999 | 16 | 22 | 133 | 130 |
| \$850,000 - \$899,999 | 19 | 13 | 139 | 88 |
| \$900,000 - \$949,999 | 7 | 14 | 73 | 76 |
| \$950,000 - \$999,999 | 10 | 10 | 81 | 72 |
| \$1,000,000 - \$1,299,999 | 25 | 23 | 195 | 163 |
| \$1,300,000 - \$1,499,999 | 12 | 10 | 82 | 43 |
| \$1,500,000 - \$1,999,999 | 8 | 11 | 56 | 48 |
| \$2,000,000 + | 6 | 10 | 38 | 36 |
| | 1,580 | 1,573 | 11,576 | 10,082 |

CITY OF CALGARY TOTAL SALES BY PRICE RANGE


Source: CREB®

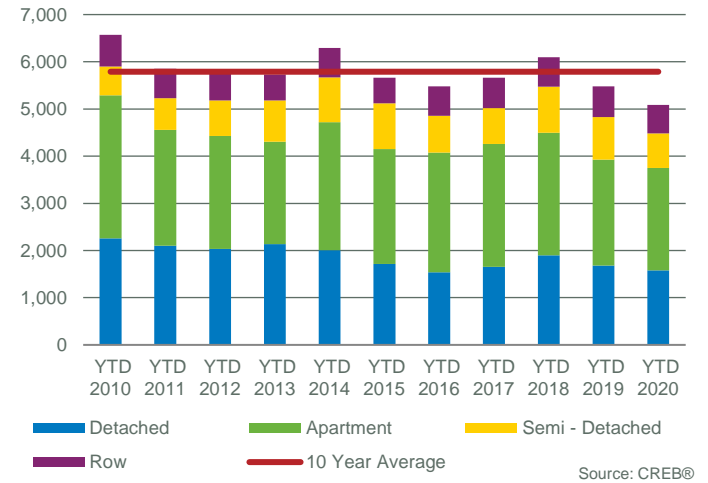
CITY OF CALGARY TOTAL SALES

YTD AUGUST



CITY OF CALGARY TOTAL NEW LISTINGS

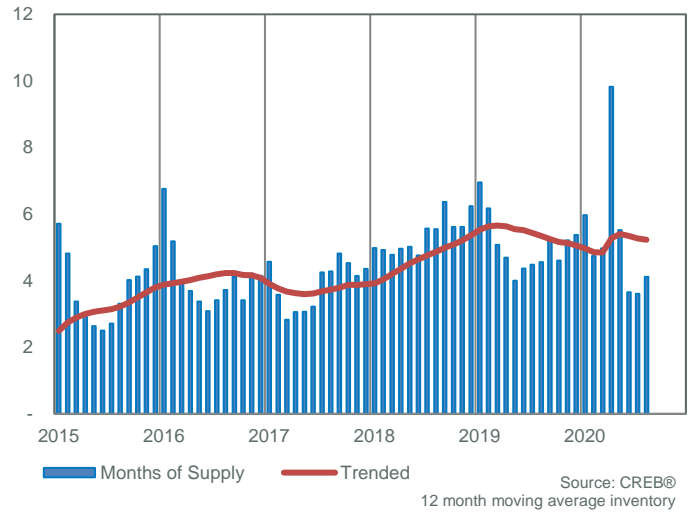
YTD AUGUST



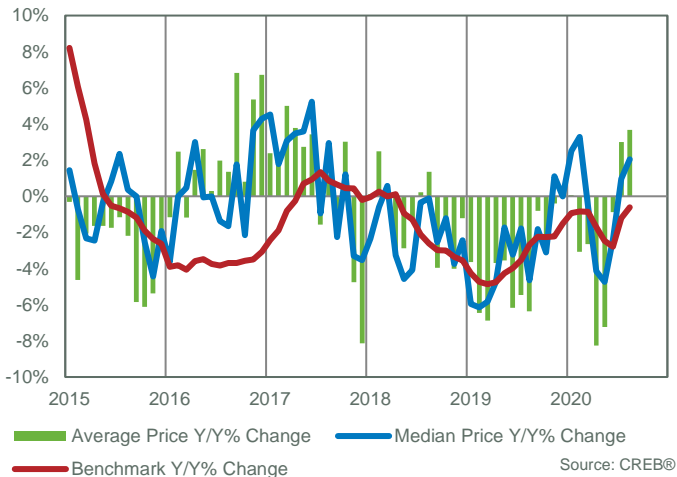
CITY OF CALGARY TOTAL INVENTORY AND SALES



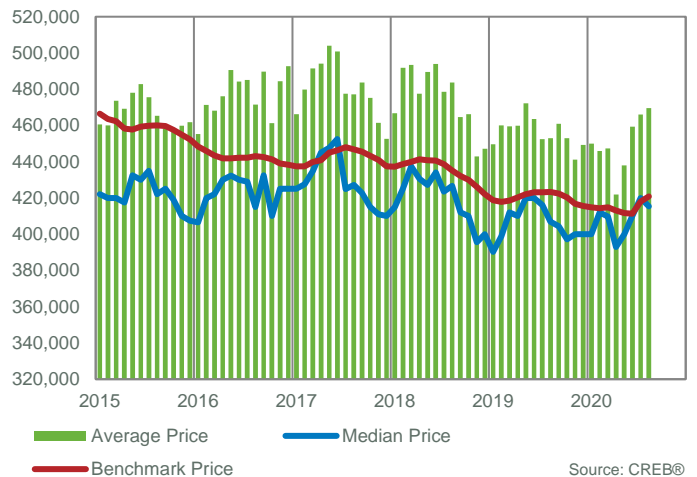
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



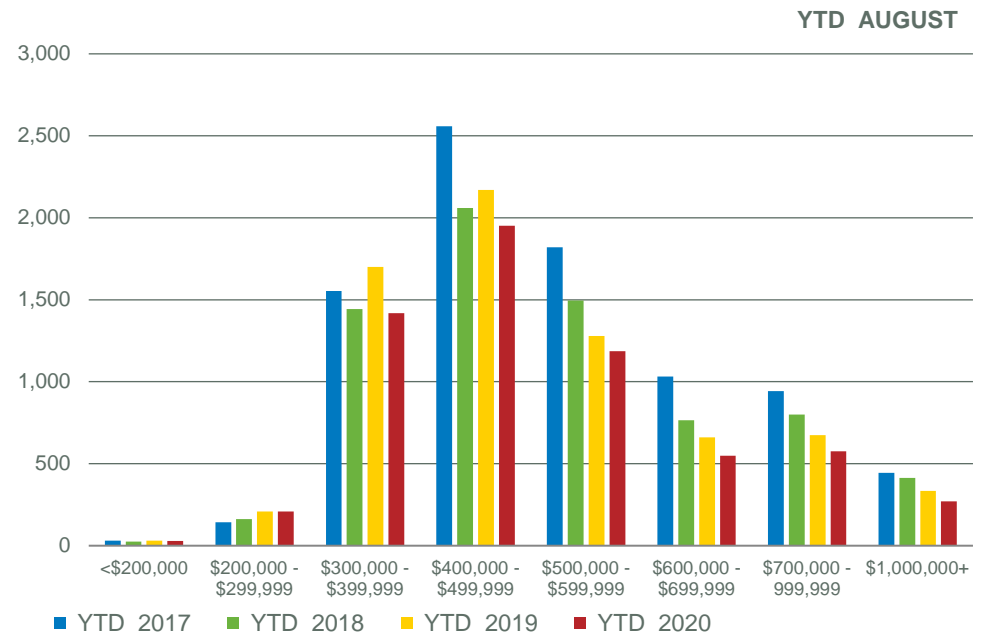
CITY OF CALGARY TOTAL PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2019 | | | | | | | | | | | | |
| 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 | 1,528 | 1,335 | 954 | 558 |
| Inventory | 2,899 | 3,076 | 3,490 | 3,813 | 4,045 | 4,081 | 3,917 | 3,823 | 3,731 | 3,498 | 3,001 | 2,258 |
| 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 |
| 2020 | | | | | | | | | | | | |
| Sales | 521 | 684 | 693 | 341 | 675 | 1,106 | 1,172 | 992 | | | | |
| New Listings | 1,221 | 1,346 | 1,348 | 785 | 1,369 | 1,901 | 1,667 | 1,482 | | | | |
| Inventory | 2,486 | 2,749 | 2,891 | 2,822 | 3,021 | 3,277 | 3,294 | 3,242 | | | | |
| Days on Market | 61 | 53 | 47 | 49 | 54 | 51 | 49 | 46 | | | | |
| Benchmark Price | 475,600 | 475,600 | 477,700 | 476,000 | 474,300 | 474,800 | 485,800 | 488,100 | | | | |
| Median Price | 458,500 | 465,000 | 470,000 | 450,000 | 460,000 | 472,124 | 480,000 | 474,000 | | | | |
| Average Price | 535,007 | 523,007 | 534,141 | 497,604 | 513,289 | 538,569 | 543,893 | 550,782 | | | | |
| Index | 193 | 193 | 194 | 193 | 193 | 193 | 197 | 198 | | | | |

| | Aug-19 | Aug-20 | YTD 2019 | YTD 2020 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | 6 | 1 | 20 | 16 |
| \$100,000 - \$149,999 | 1 | - | 6 | 8 |
| \$150,000 - \$199,999 | - | - | 4 | 4 |
| \$200,000 - \$249,999 | 1 | 3 | 22 | 22 |
| \$250,000 - \$299,999 | 31 | 21 | 186 | 186 |
| \$300,000 - \$349,999 | 83 | 75 | 597 | 478 |
| \$350,000 - \$399,999 | 154 | 152 | 1,103 | 940 |
| \$400,000 - \$449,999 | 142 | 172 | 1,175 | 1,031 |
| \$450,000 - \$499,999 | 140 | 144 | 995 | 920 |
| \$500,000 - \$549,999 | 95 | 112 | 760 | 700 |
| \$550,000 - \$599,999 | 82 | 72 | 519 | 486 |
| \$600,000 - \$649,999 | 56 | 48 | 393 | 317 |
| \$650,000 - \$699,999 | 22 | 48 | 267 | 231 |
| \$700,000 - \$749,999 | 33 | 28 | 199 | 141 |
| \$750,000 - \$799,999 | 11 | 20 | 143 | 134 |
| \$800,000 - \$849,999 | 11 | 18 | 106 | 105 |
| \$850,000 - \$899,999 | 12 | 10 | 110 | 71 |
| \$900,000 - \$949,999 | 5 | 12 | 56 | 63 |
| \$950,000 - \$999,999 | 10 | 6 | 60 | 61 |
| \$1,000,000 - \$1,299,999 | 24 | 21 | 168 | 147 |
| \$1,300,000 - \$1,499,999 | 12 | 8 | 76 | 41 |
| \$1,500,000 - \$1,999,999 | 8 | 11 | 53 | 47 |
| \$2,000,000 + | 6 | 10 | 37 | 35 |
| | 945 | 992 | 7,055 | 6,184 |

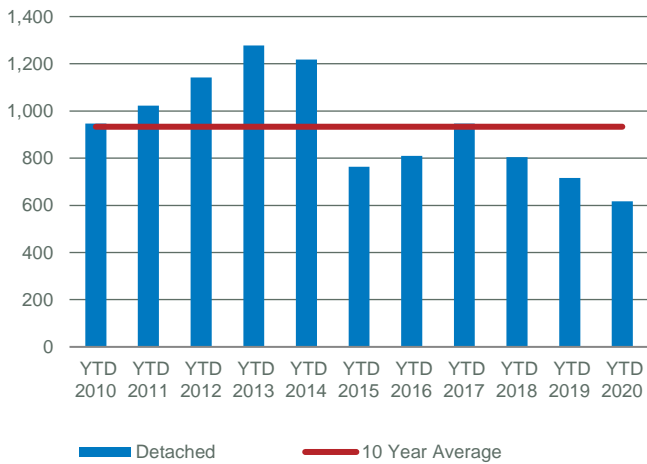
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

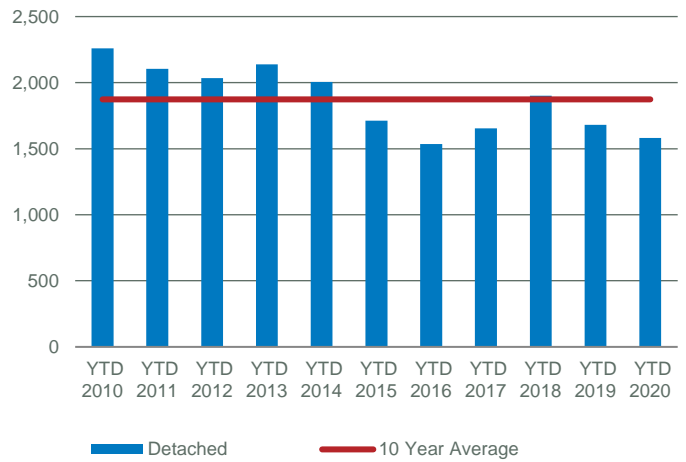
YTD AUGUST



Source: CREB®

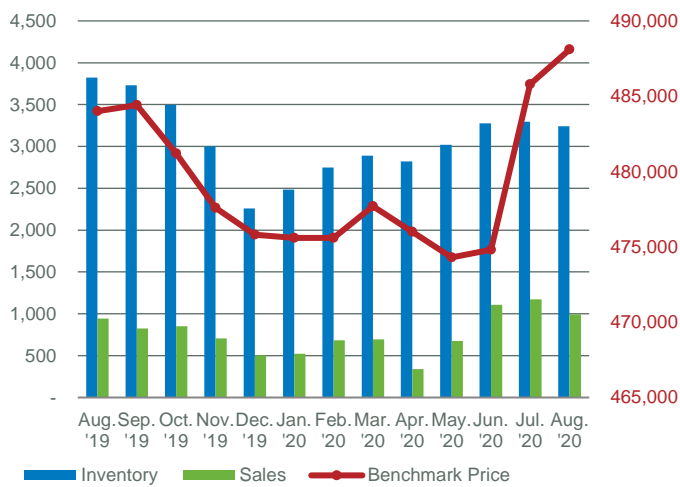
CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



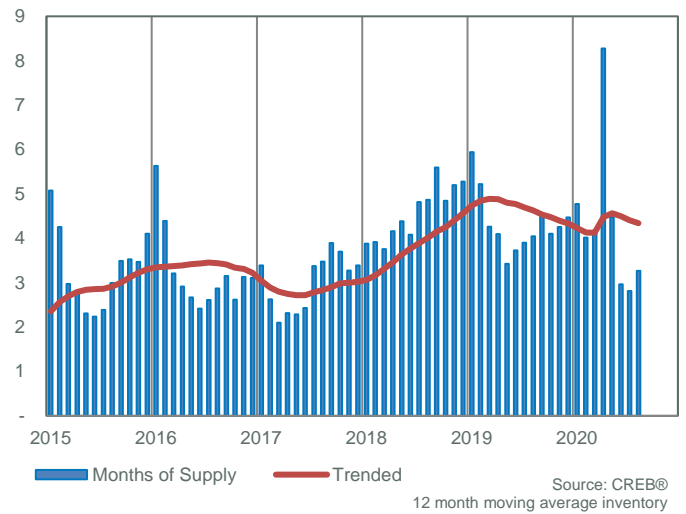
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



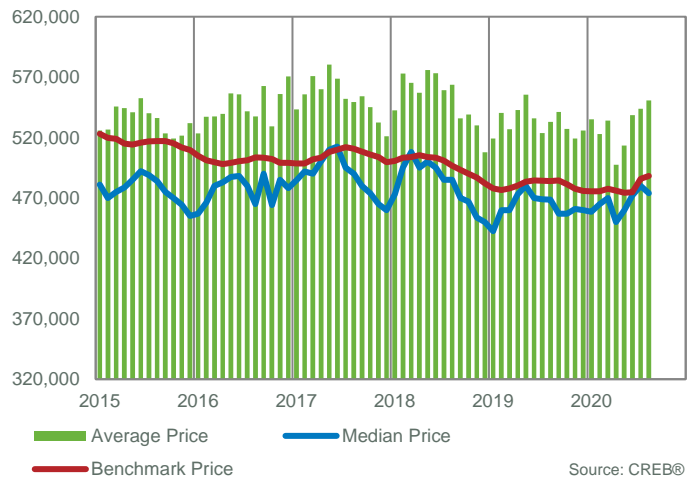
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

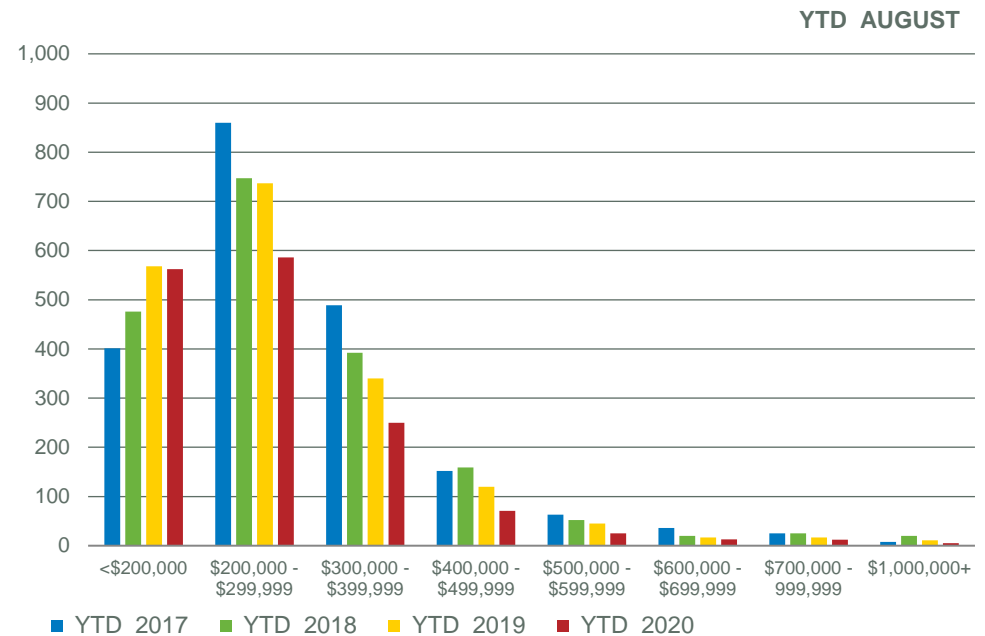


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2019 | | | | | | | | | | | | |
| 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 | 1,191 | 1,311 | 1,511 | 1,586 | 1,682 | 1,822 | 1,707 | 1,684 | 1,621 | 1,493 | 1,432 | 1,152 |
| 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 |
| 2020 | | | | | | | | | | | | |
| Sales | 147 | 209 | 218 | 95 | 135 | 233 | 263 | 224 | | | | |
| New Listings | 568 | 559 | 476 | 258 | 449 | 674 | 650 | 497 | | | | |
| Inventory | 1,341 | 1,473 | 1,444 | 1,366 | 1,418 | 1,565 | 1,704 | 1,666 | | | | |
| Days on Market | 77 | 62 | 58 | 64 | 67 | 73 | 70 | 62 | | | | |
| Benchmark Price | 246,100 | 244,500 | 242,500 | 243,200 | 242,600 | 240,900 | 243,400 | 247,100 | | | | |
| Median Price | 210,000 | 242,500 | 230,000 | 228,000 | 213,000 | 219,500 | 238,600 | 227,750 | | | | |
| Average Price | 234,969 | 272,642 | 258,286 | 245,013 | 237,921 | 264,537 | 261,609 | 251,337 | | | | |
| Index | 170 | 169 | 168 | 168 | 168 | 166 | 168 | 171 | | | | |

| | Aug-19 | Aug-20 | YTD 2019 | YTD 2020 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | 2 | 1 | 10 | 18 |
| \$100,000 - \$149,999 | 22 | 24 | 133 | 141 |
| \$150,000 - \$199,999 | 63 | 52 | 425 | 403 |
| \$200,000 - \$249,999 | 63 | 59 | 420 | 322 |
| \$250,000 - \$299,999 | 49 | 36 | 317 | 264 |
| \$300,000 - \$349,999 | 26 | 22 | 219 | 157 |
| \$350,000 - \$399,999 | 19 | 18 | 121 | 93 |
| \$400,000 - \$449,999 | 12 | 3 | 79 | 42 |
| \$450,000 - \$499,999 | 12 | 1 | 41 | 29 |
| \$500,000 - \$549,999 | 2 | 1 | 20 | 19 |
| \$550,000 - \$599,999 | 6 | 2 | 25 | 6 |
| \$600,000 - \$649,999 | - | - | 11 | 7 |
| \$650,000 - \$699,999 | 2 | 2 | 6 | 6 |
| \$700,000 - \$749,999 | - | 1 | 8 | 3 |
| \$750,000 - \$799,999 | 1 | - | 3 | 4 |
| \$800,000 - \$849,999 | - | 1 | 1 | 3 |
| \$850,000 - \$899,999 | - | - | 2 | 1 |
| \$900,000 - \$949,999 | - | - | - | 1 |
| \$950,000 - \$999,999 | - | - | 3 | - |
| \$1,000,000 - \$1,299,999 | 1 | 1 | 5 | 3 |
| \$1,300,000 - \$1,499,999 | - | - | 3 | - |
| \$1,500,000 - \$1,999,999 | - | - | 2 | 1 |
| \$2,000,000 + | - | - | 1 | 1 |
| | 280 | 224 | 1,855 | 1,524 |

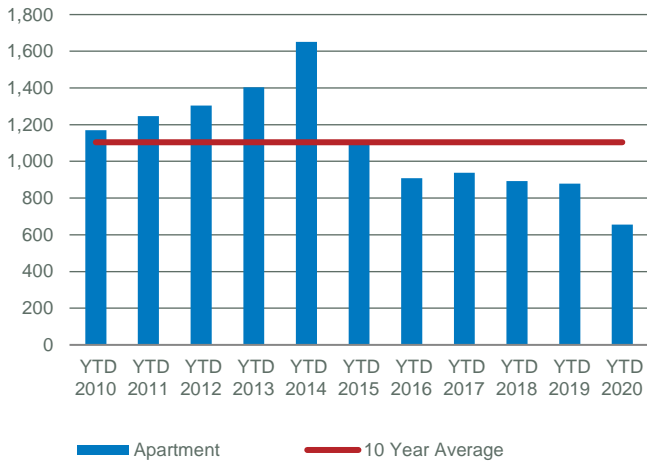
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

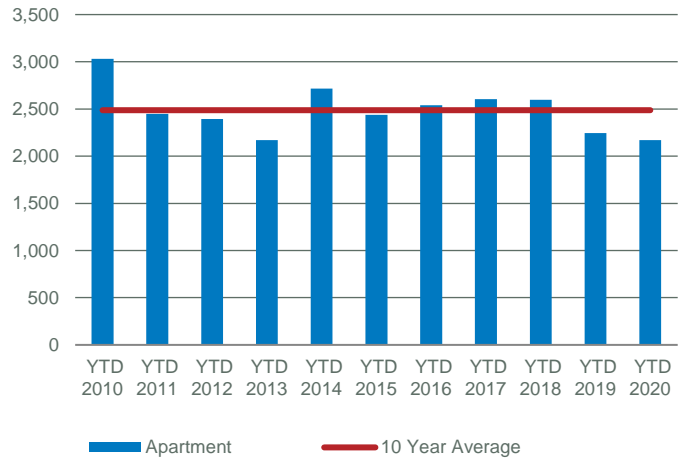
YTD AUGUST



Source: CREB®

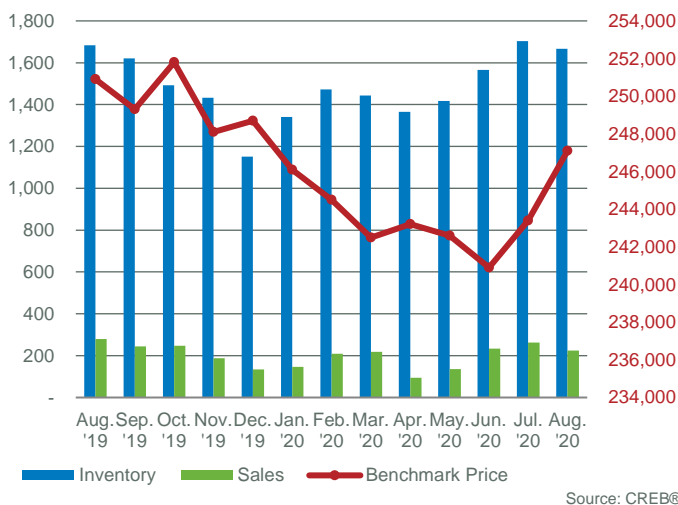
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



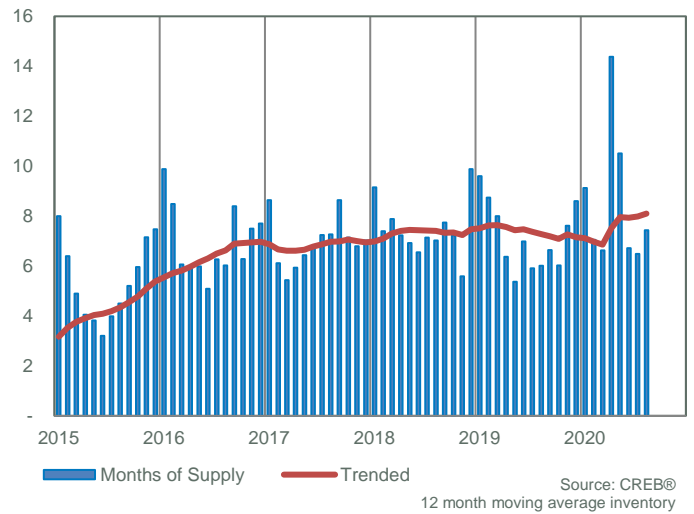
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



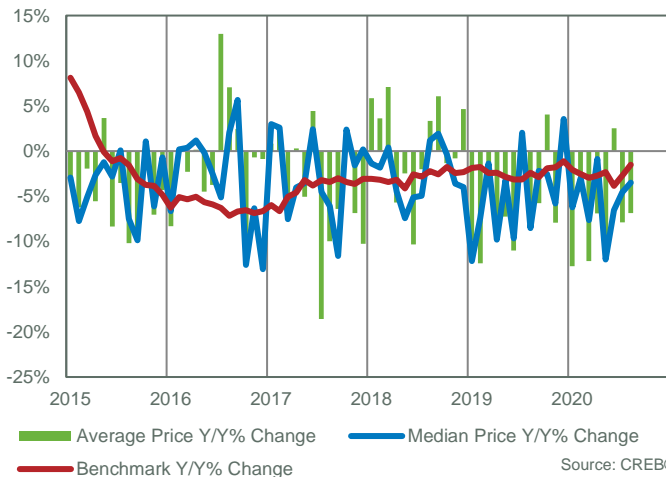
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



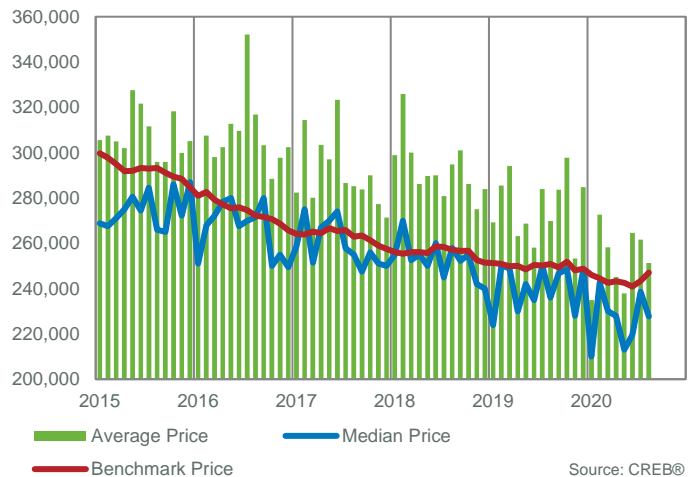
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

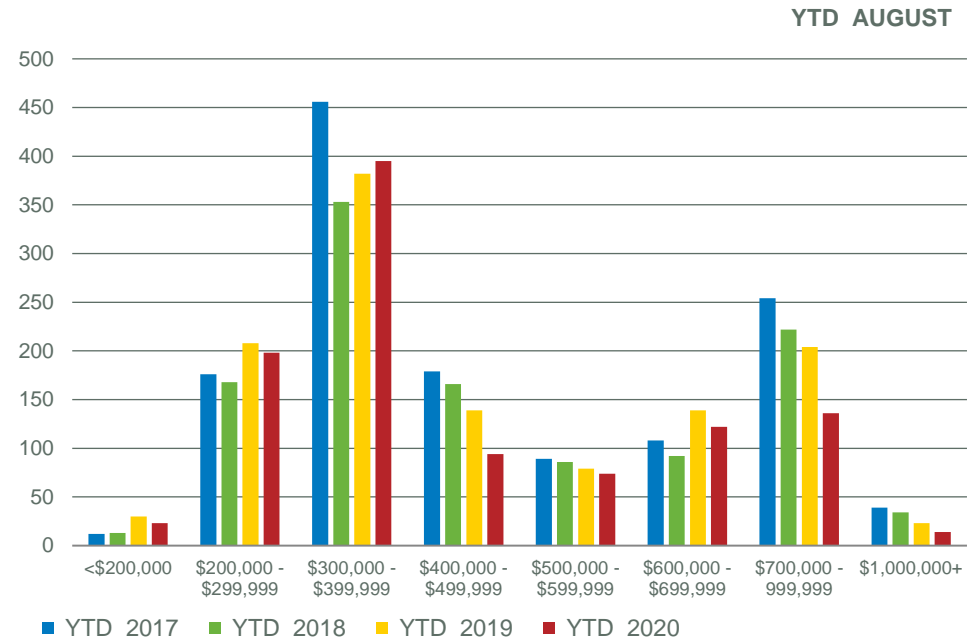


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2019 | | | | | | | | | | | | |
| 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 | 203 | 116 |
| Inventory | 656 | 702 | 769 | 787 | 809 | 760 | 744 | 711 | 741 | 710 | 661 | 517 |
| 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 |
| 2020 | | | | | | | | | | | | |
| Sales | 84 | 140 | 115 | 61 | 127 | 185 | 203 | 141 | | | | |
| New Listings | 241 | 254 | 248 | 168 | 249 | 298 | 281 | 202 | | | | |
| Inventory | 577 | 605 | 633 | 610 | 627 | 641 | 614 | 549 | | | | |
| Days on Market | 71 | 62 | 64 | 59 | 71 | 60 | 60 | 64 | | | | |
| Benchmark Price | 389,700 | 386,800 | 387,600 | 386,600 | 387,600 | 385,800 | 391,500 | 393,700 | | | | |
| Median Price | 406,750 | 361,483 | 408,000 | 354,900 | 349,900 | 365,000 | 365,086 | 413,500 | | | | |
| Average Price | 480,847 | 464,114 | 466,904 | 428,674 | 426,824 | 433,494 | 439,250 | 494,963 | | | | |
| Index | 197 | 195 | 195 | 195 | 195 | 195 | 197 | 199 | | | | |

| | Aug-19 | Aug-20 | YTD 2019 | YTD 2020 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | 1 |
| \$100,000 - \$149,999 | - | - | 7 | 3 |
| \$150,000 - \$199,999 | 2 | 2 | 23 | 19 |
| \$200,000 - \$249,999 | 10 | 6 | 60 | 71 |
| \$250,000 - \$299,999 | 28 | 21 | 148 | 127 |
| \$300,000 - \$349,999 | 24 | 22 | 208 | 206 |
| \$350,000 - \$399,999 | 21 | 17 | 174 | 189 |
| \$400,000 - \$449,999 | 14 | 7 | 98 | 63 |
| \$450,000 - \$499,999 | 3 | 5 | 41 | 31 |
| \$500,000 - \$549,999 | 7 | 6 | 38 | 28 |
| \$550,000 - \$599,999 | 5 | 9 | 41 | 46 |
| \$600,000 - \$649,999 | 9 | 9 | 53 | 57 |
| \$650,000 - \$699,999 | 8 | 12 | 86 | 65 |
| \$700,000 - \$749,999 | 9 | 6 | 65 | 44 |
| \$750,000 - \$799,999 | 7 | 5 | 58 | 35 |
| \$800,000 - \$849,999 | 5 | 3 | 24 | 20 |
| \$850,000 - \$899,999 | 7 | 3 | 26 | 16 |
| \$900,000 - \$949,999 | 2 | 2 | 14 | 11 |
| \$950,000 - \$999,999 | - | 4 | 17 | 10 |
| \$1,000,000 - \$1,299,999 | - | 1 | 20 | 13 |
| \$1,300,000 - \$1,499,999 | - | 1 | 2 | 1 |
| \$1,500,000 - \$1,999,999 | - | - | 1 | - |
| \$2,000,000 + | - | - | - | - |
| | 161 | 141 | 1,204 | 1,056 |

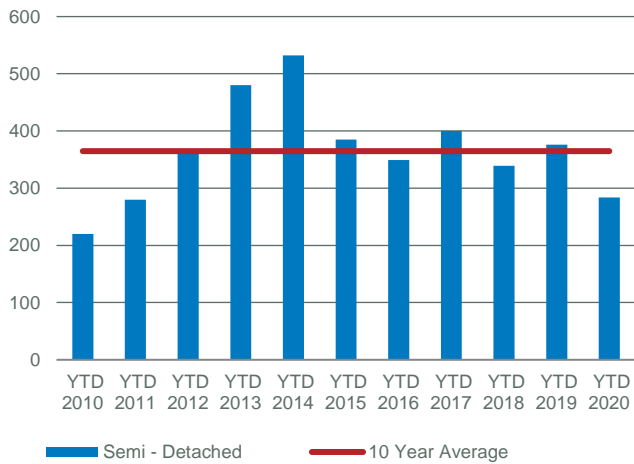
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

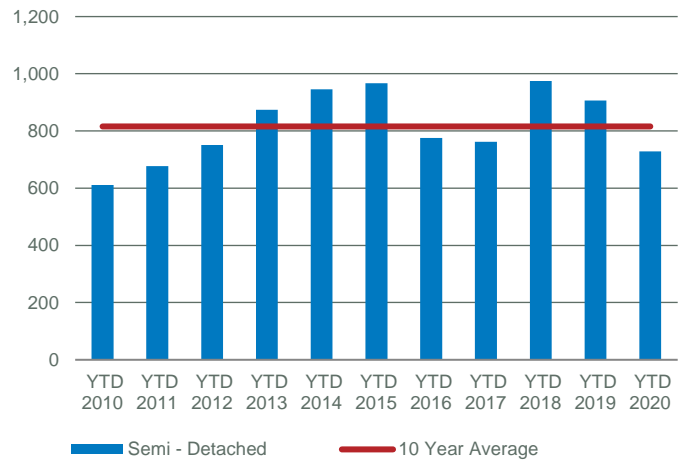
YTD AUGUST



Source: CREB®

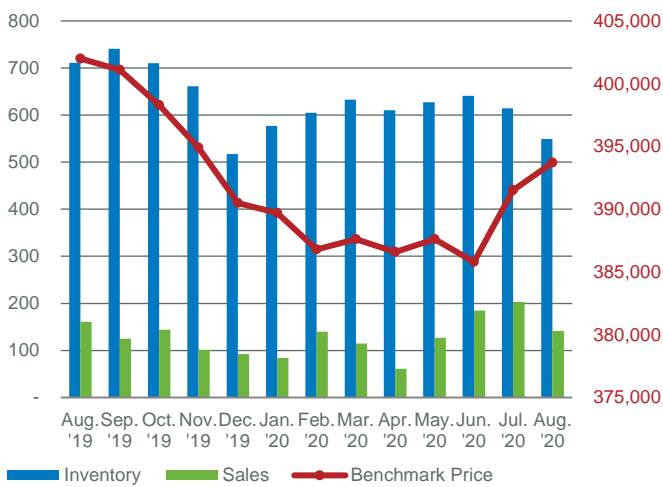
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



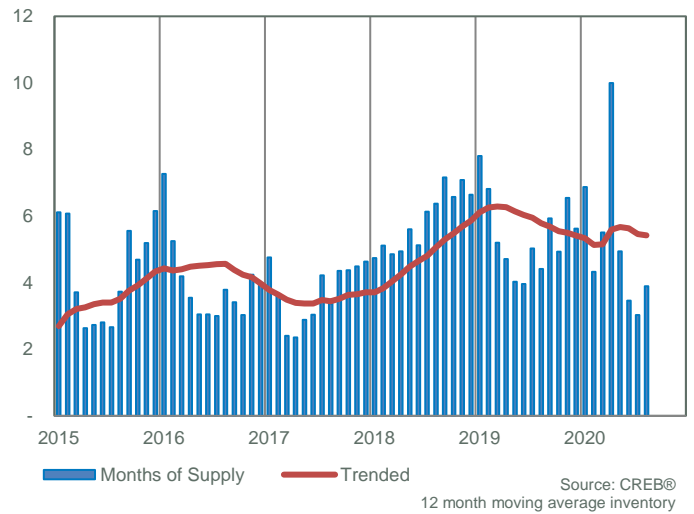
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



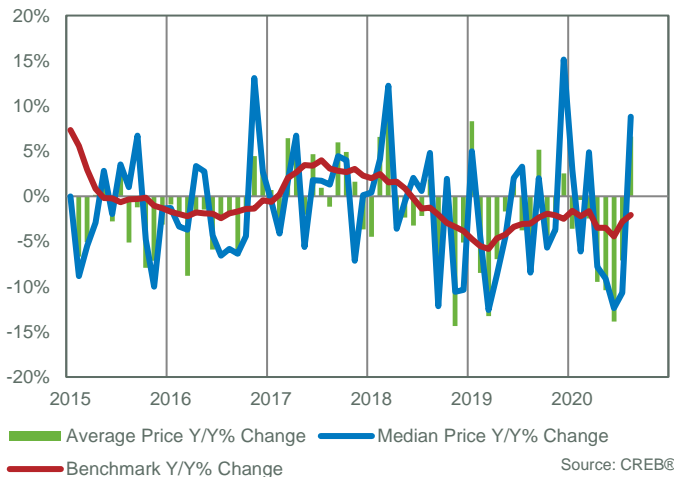
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



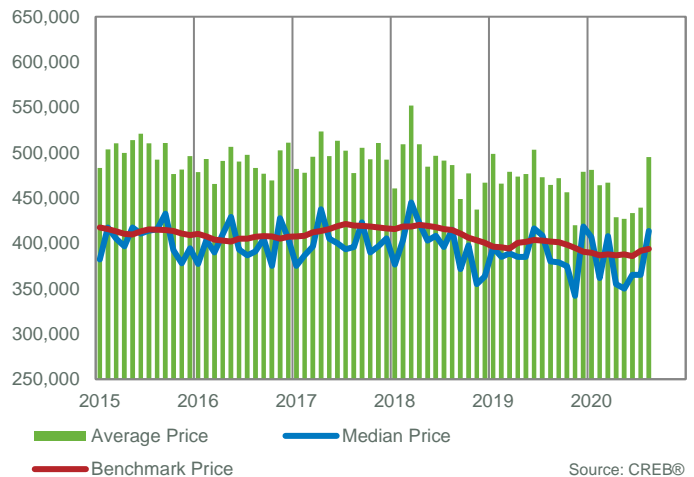
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

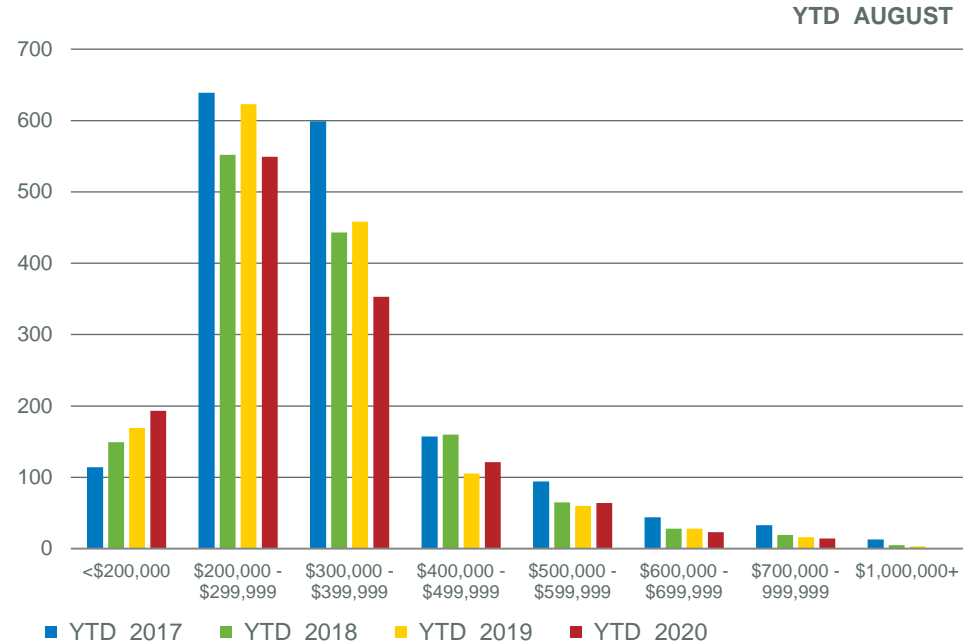


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2019 | | | | | | | | | | | | |
| Sales | 108 | 132 | 175 | 200 | 221 | 226 | 206 | 194 | 173 | 201 | 154 | 128 |
| New Listings | 395 | 327 | 389 | 462 | 443 | 393 | 350 | 360 | 394 | 366 | 258 | 149 |
| Inventory | 845 | 922 | 983 | 1,081 | 1,134 | 1,081 | 1,005 | 983 | 997 | 962 | 890 | 685 |
| Days on Market | 84 | 66 | 65 | 61 | 61 | 59 | 69 | 60 | 62 | 52 | 69 | 65 |
| Benchmark Price | 291,800 | 292,900 | 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 |
| 2020 | | | | | | | | | | | | |
| Sales | 114 | 166 | 154 | 78 | 146 | 243 | 201 | 216 | | | | |
| New Listings | 343 | 368 | 353 | 219 | 360 | 476 | 430 | 371 | | | | |
| Inventory | 763 | 851 | 900 | 853 | 912 | 965 | 1,020 | 1,013 | | | | |
| Days on Market | 79 | 58 | 56 | 67 | 71 | 58 | 49 | 59 | | | | |
| Benchmark Price | 289,900 | 291,500 | 278,100 | 273,900 | 274,400 | 274,500 | 270,800 | 272,600 | | | | |
| Median Price | 289,750 | 293,000 | 296,250 | 284,500 | 273,000 | 282,000 | 290,000 | 287,750 | | | | |
| Average Price | 315,820 | 330,985 | 310,205 | 301,417 | 284,899 | 305,710 | 305,885 | 306,645 | | | | |
| Index | 184 | 185 | 177 | 174 | 175 | 175 | 172 | 173 | | | | |

| | Aug-19 | Aug-20 | YTD 2019 | YTD 2020 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | 2 | 3 |
| \$100,000 - \$149,999 | 5 | 7 | 32 | 49 |
| \$150,000 - \$199,999 | 12 | 19 | 135 | 141 |
| \$200,000 - \$249,999 | 26 | 38 | 258 | 228 |
| \$250,000 - \$299,999 | 58 | 56 | 365 | 321 |
| \$300,000 - \$349,999 | 36 | 51 | 308 | 239 |
| \$350,000 - \$399,999 | 23 | 14 | 150 | 114 |
| \$400,000 - \$449,999 | 13 | 11 | 61 | 75 |
| \$450,000 - \$499,999 | 6 | 9 | 44 | 46 |
| \$500,000 - \$549,999 | 6 | 5 | 33 | 44 |
| \$550,000 - \$599,999 | 3 | - | 27 | 20 |
| \$600,000 - \$649,999 | 2 | 2 | 18 | 15 |
| \$650,000 - \$699,999 | 2 | 1 | 10 | 8 |
| \$700,000 - \$749,999 | 1 | 2 | 4 | 7 |
| \$750,000 - \$799,999 | 1 | - | 5 | 3 |
| \$800,000 - \$849,999 | - | - | 2 | 2 |
| \$850,000 - \$899,999 | - | - | 1 | - |
| \$900,000 - \$949,999 | - | - | 3 | 1 |
| \$950,000 - \$999,999 | - | - | 1 | 1 |
| \$1,000,000 - \$1,299,999 | - | - | 2 | - |
| \$1,300,000 - \$1,499,999 | - | 1 | 1 | 1 |
| \$1,500,000 - \$1,999,999 | - | - | - | - |
| \$2,000,000 + | - | - | - | - |
| | 194 | 216 | 1,462 | 1,318 |

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD AUGUST



Source: CREB®

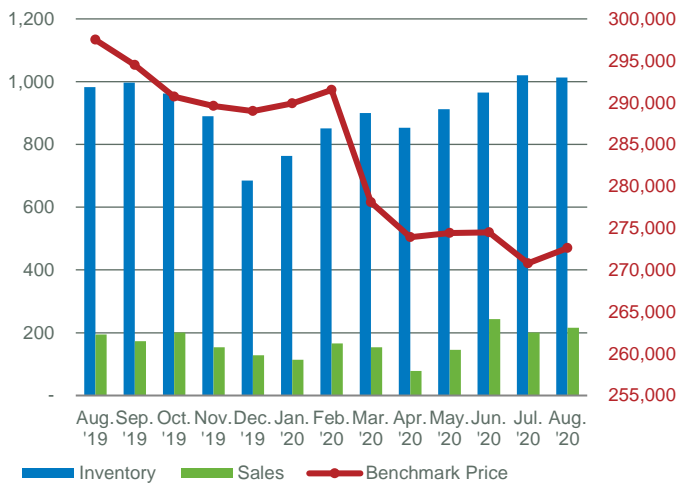
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



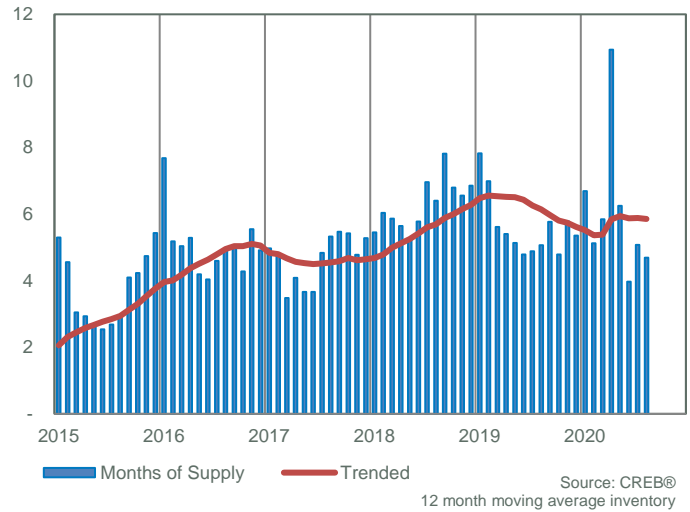
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



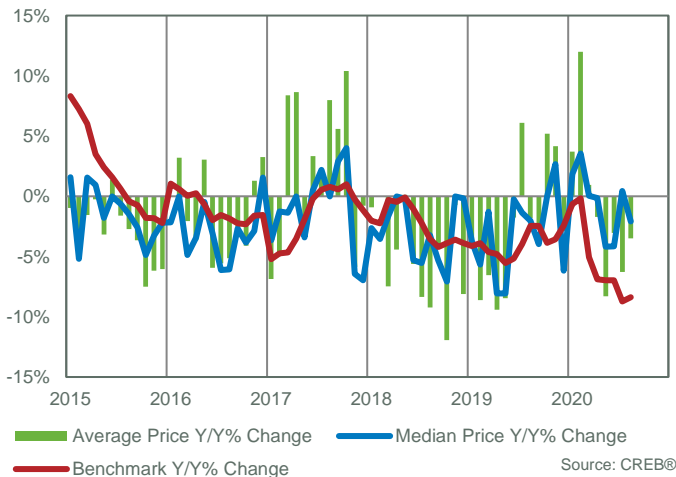
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



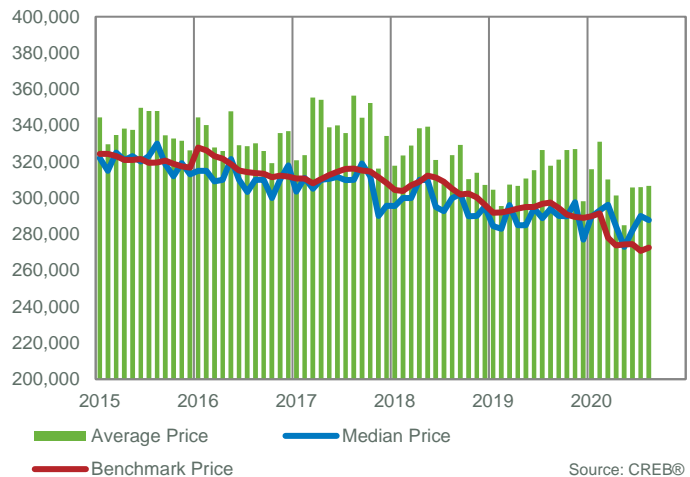
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

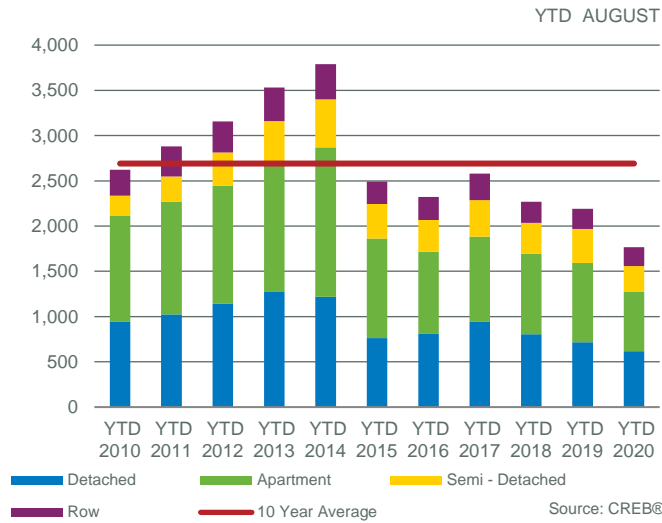
CITY OF CALGARY ROW PRICES



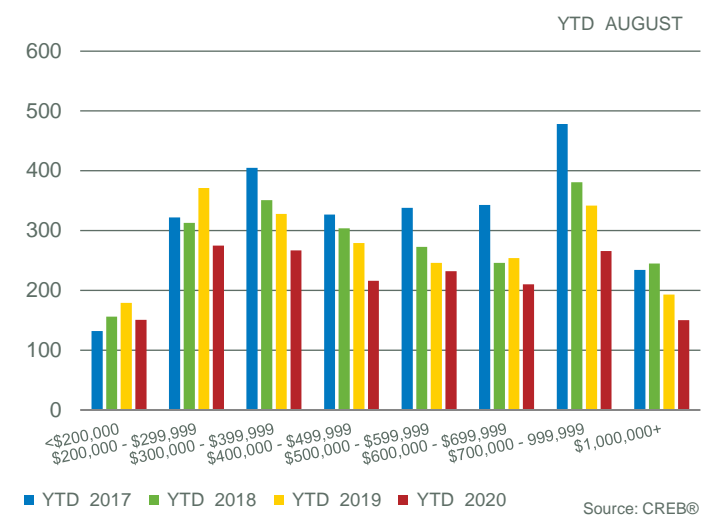
Source: CREB®

CITY CENTRE

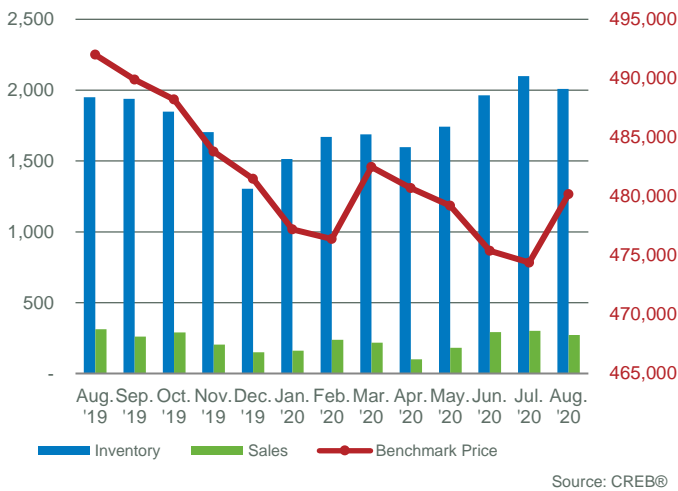
CITY CENTRE TOTAL SALES



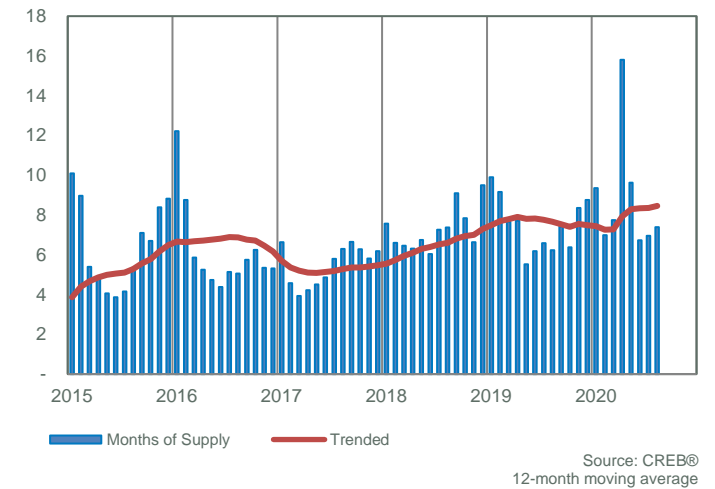
CITY CENTRE TOTAL SALES BY PRICE RANGE



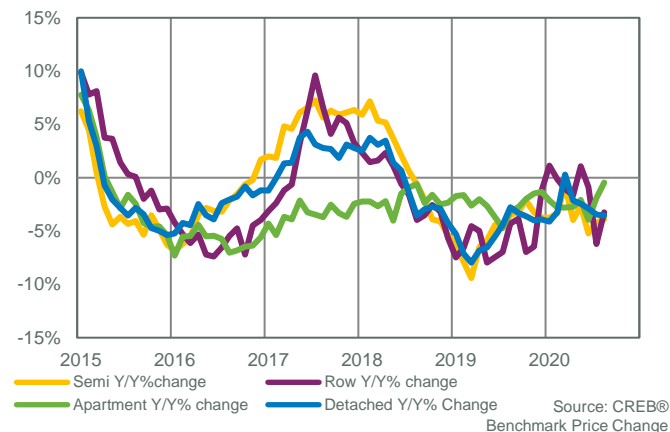
CITY CENTRE INVENTORY AND SALES



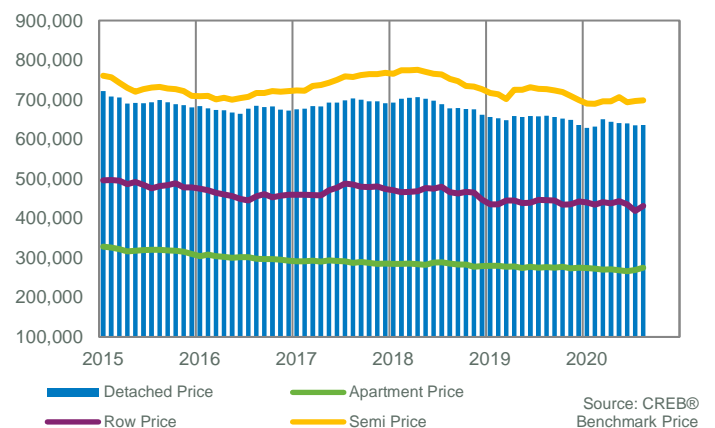
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

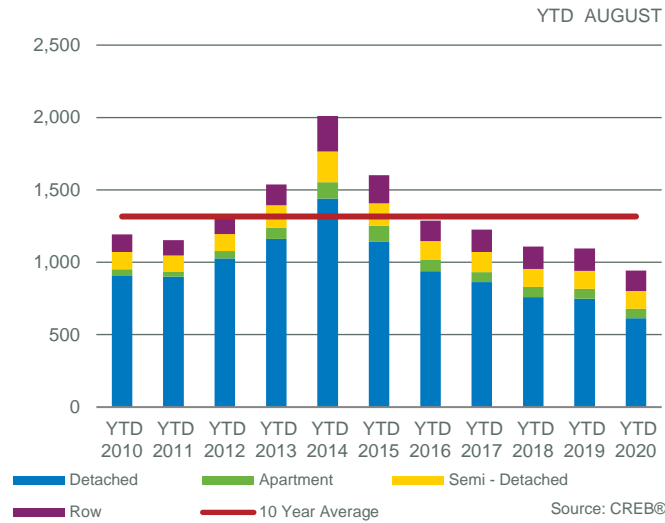


CITY CENTRE PRICES

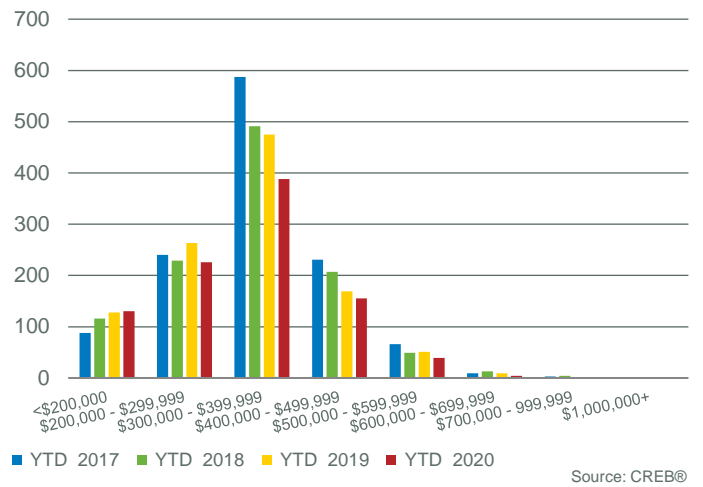


NORTHEAST

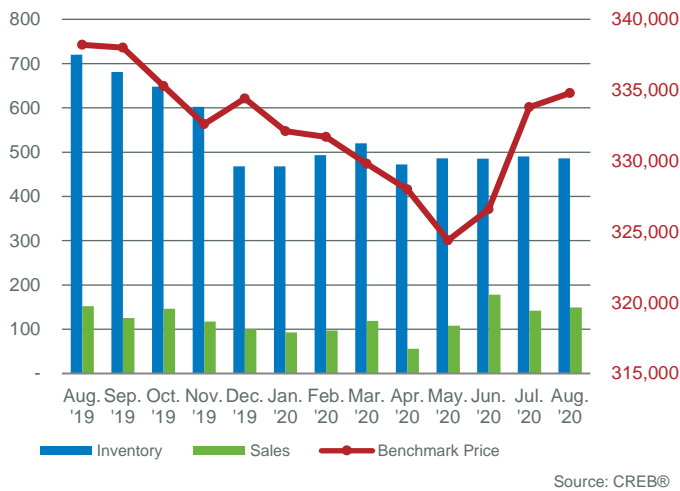
NORTHEAST TOTAL SALES



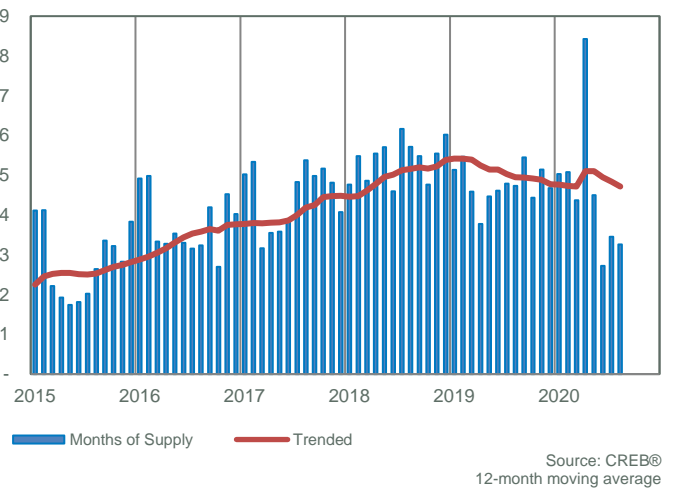
NORTHEAST TOTAL SALES BY PRICE RANGE



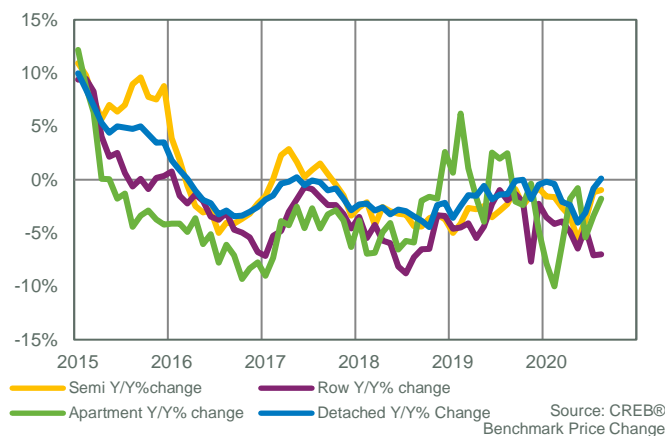
NORTHEAST INVENTORY AND SALES



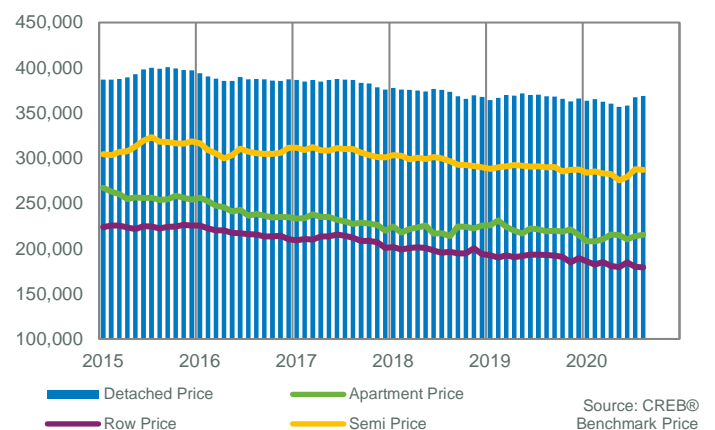
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

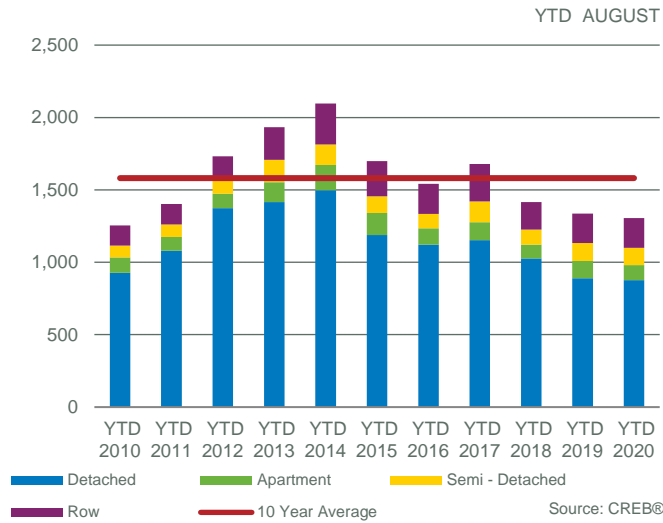


NORTHEAST PRICES

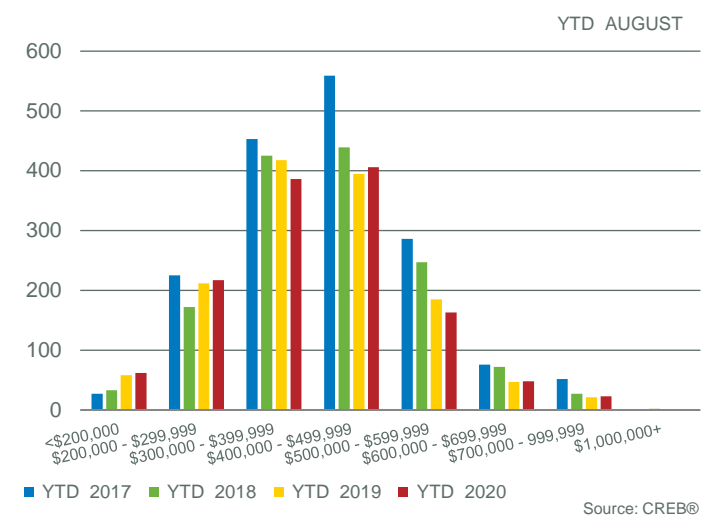


NORTH

NORTH TOTAL SALES



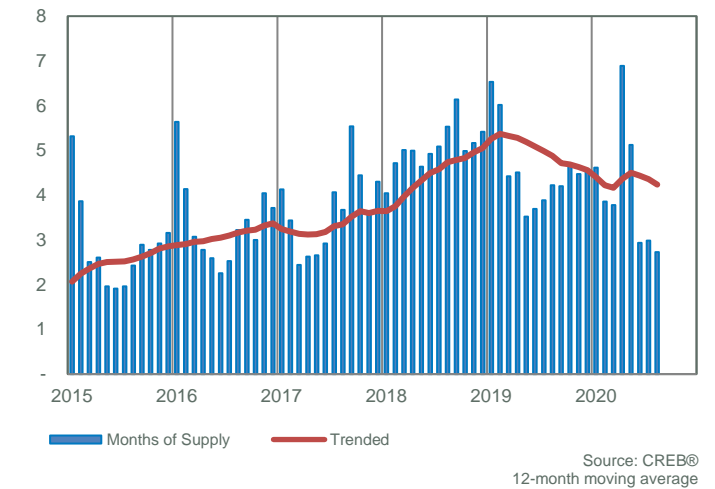
NORTH TOTAL SALES BY PRICE RANGE



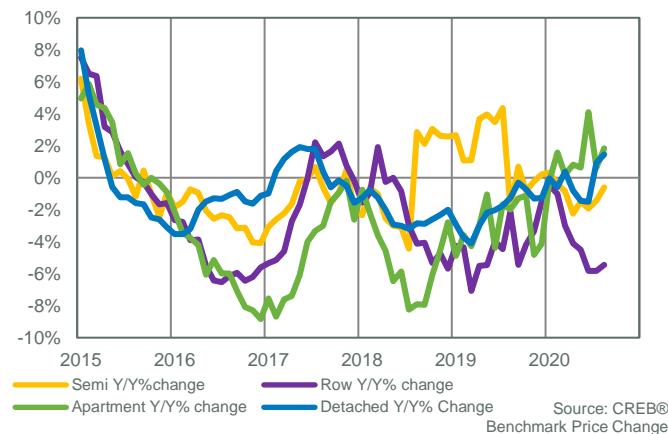
NORTH INVENTORY AND SALES



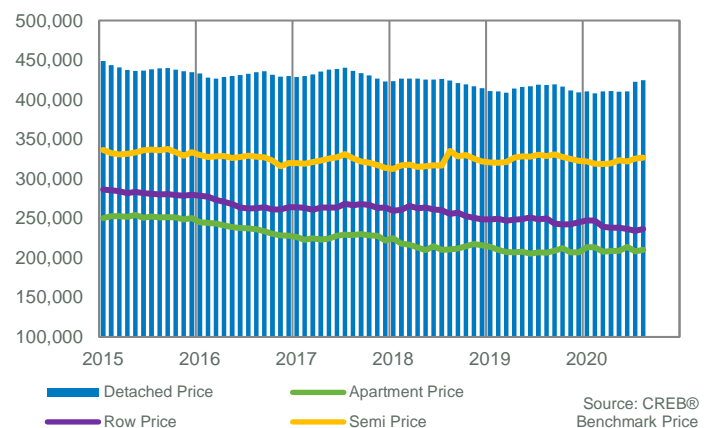
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

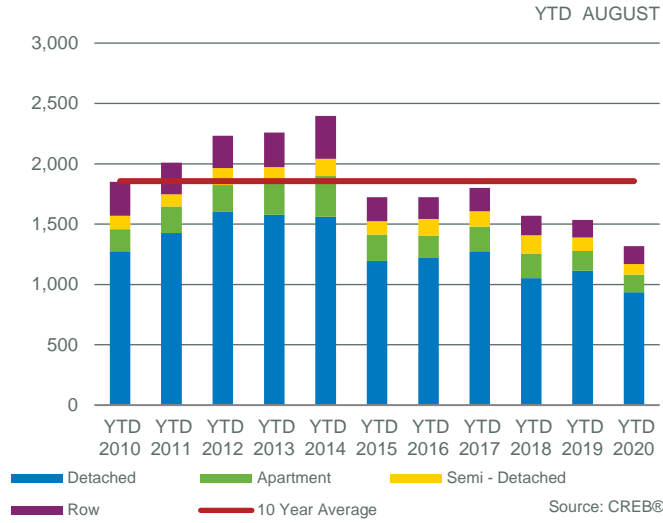


NORTH PRICES

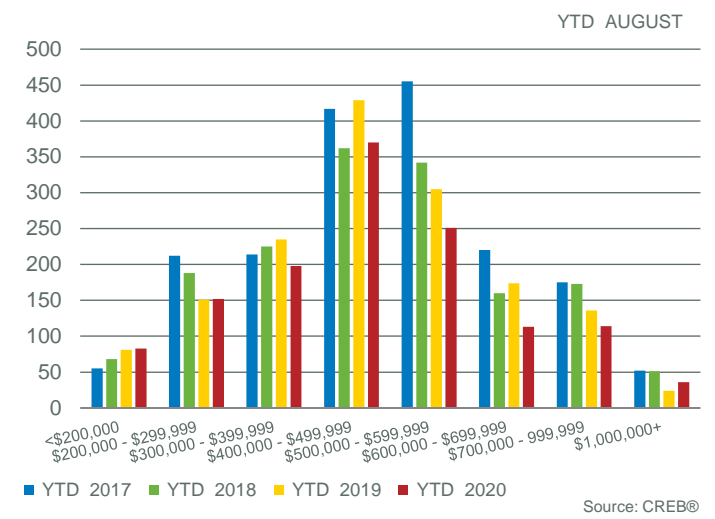


NORTHWEST

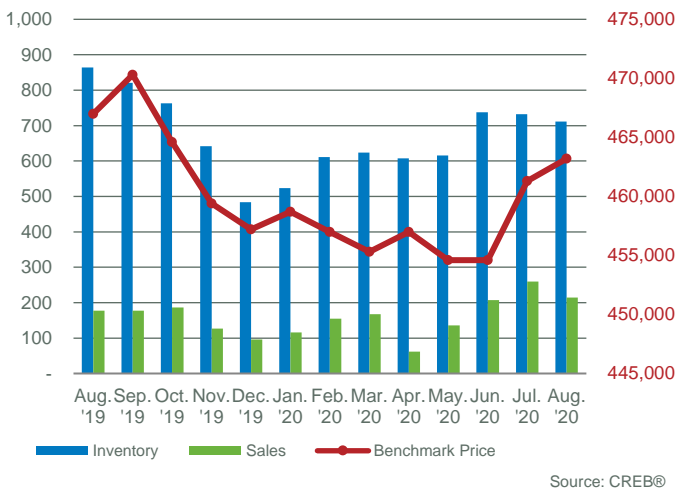
NORTHWEST TOTAL SALES



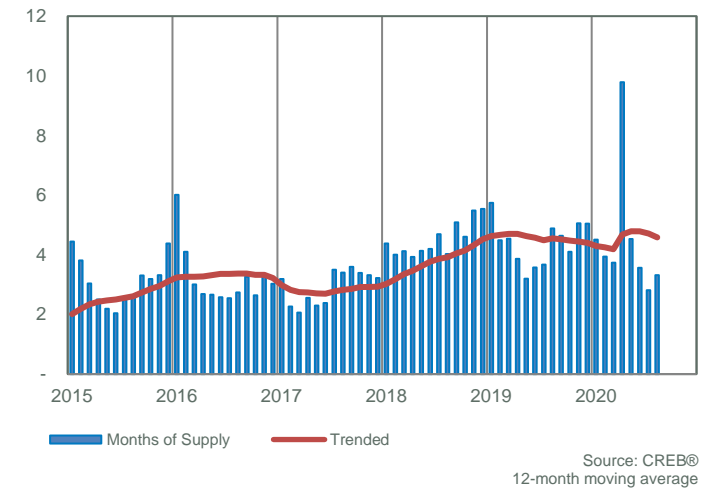
NORTHWEST TOTAL SALES BY PRICE RANGE



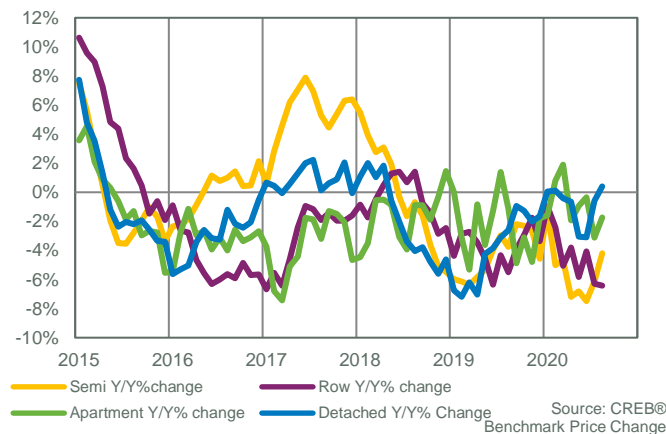
NORTHWEST INVENTORY AND SALES



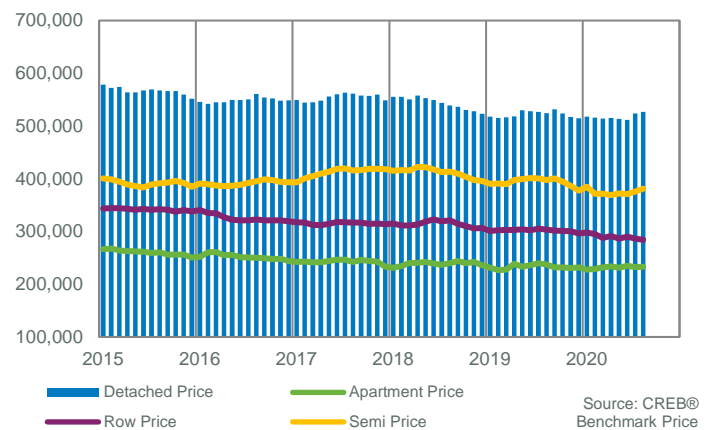
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

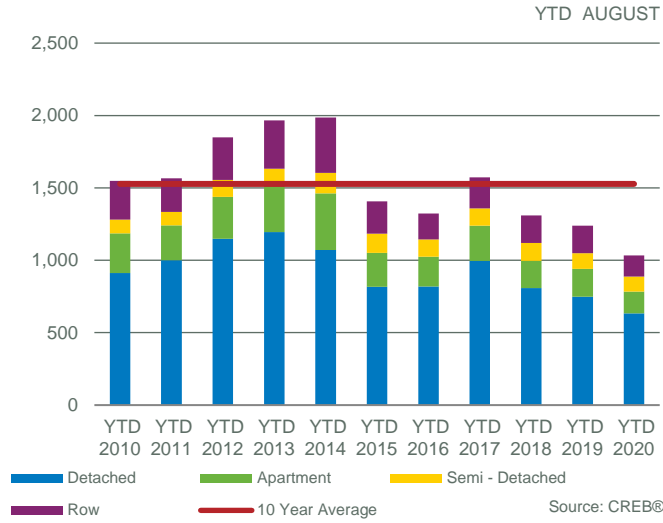


NORTHWEST PRICES

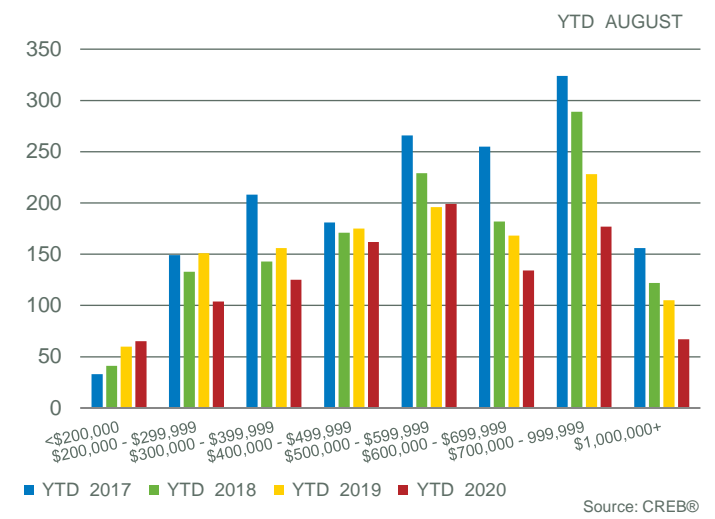


WEST

WEST TOTAL SALES



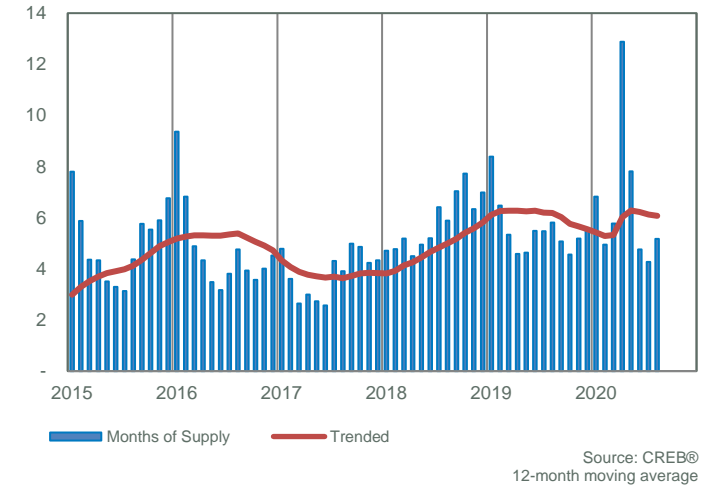
WEST TOTAL SALES BY PRICE RANGE



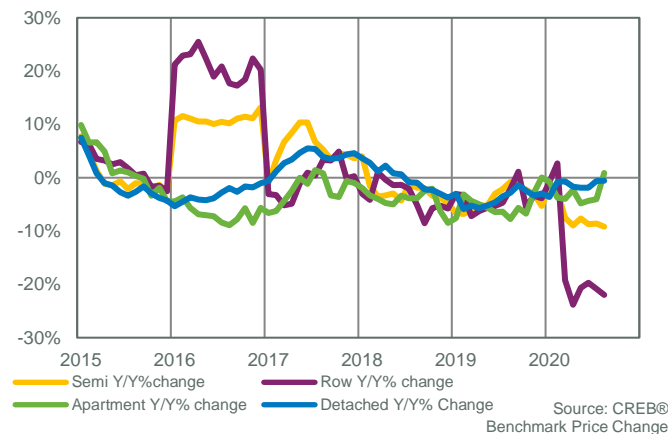
WEST INVENTORY AND SALES



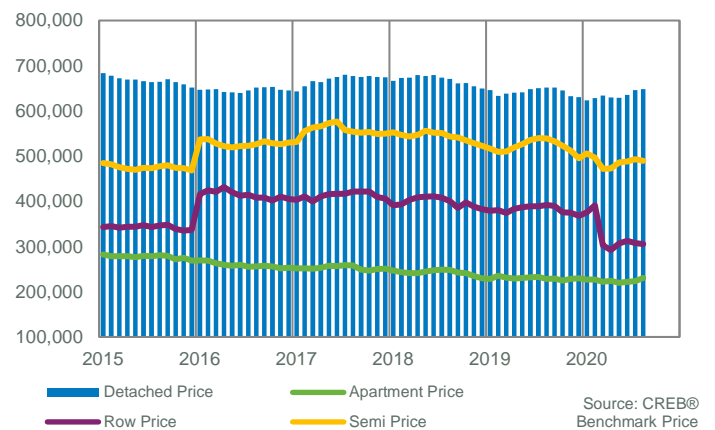
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

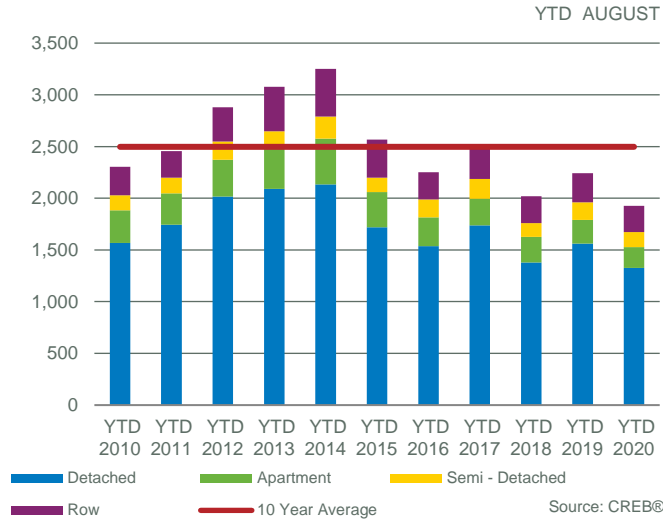


WEST PRICES

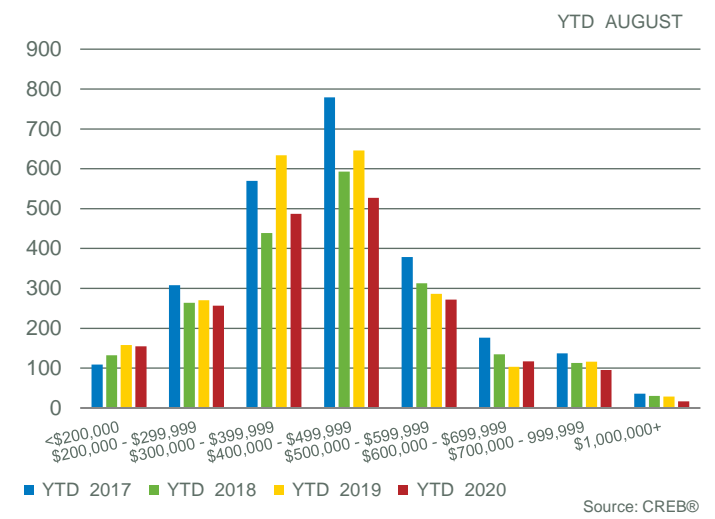


SOUTH

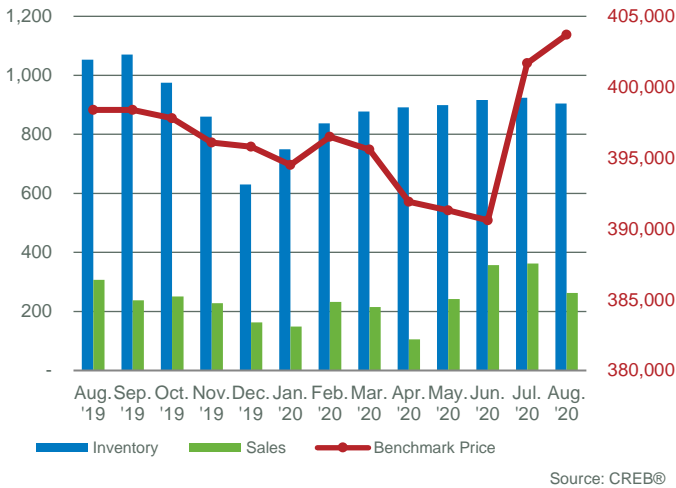
SOUTH TOTAL SALES



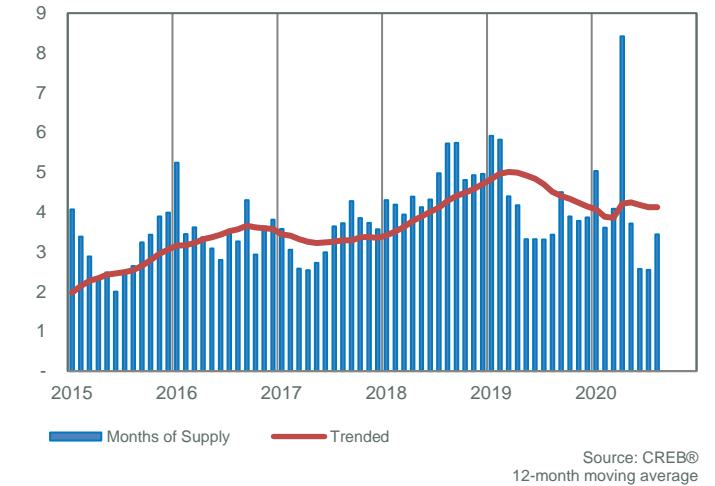
SOUTH TOTAL SALES BY PRICE RANGE



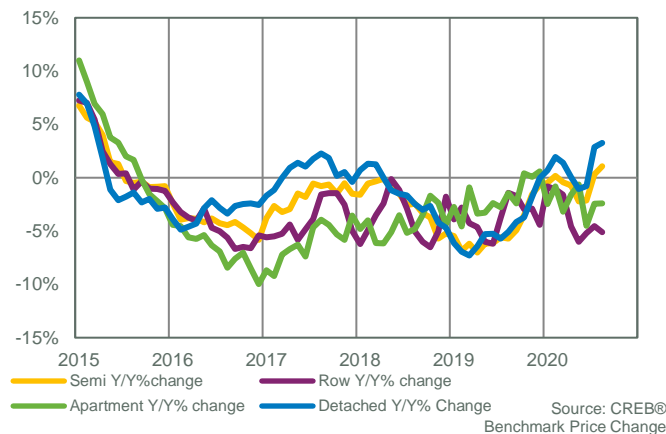
SOUTH INVENTORY AND SALES



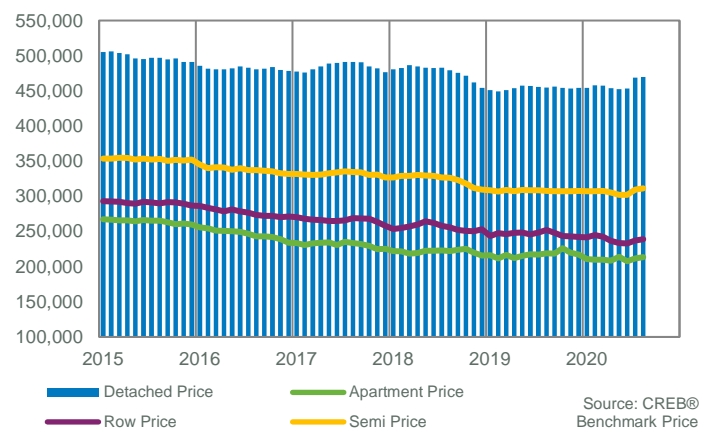
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

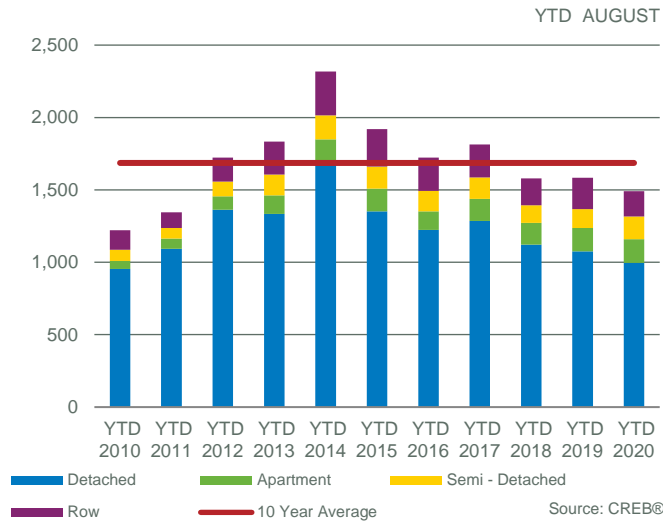


SOUTH PRICES

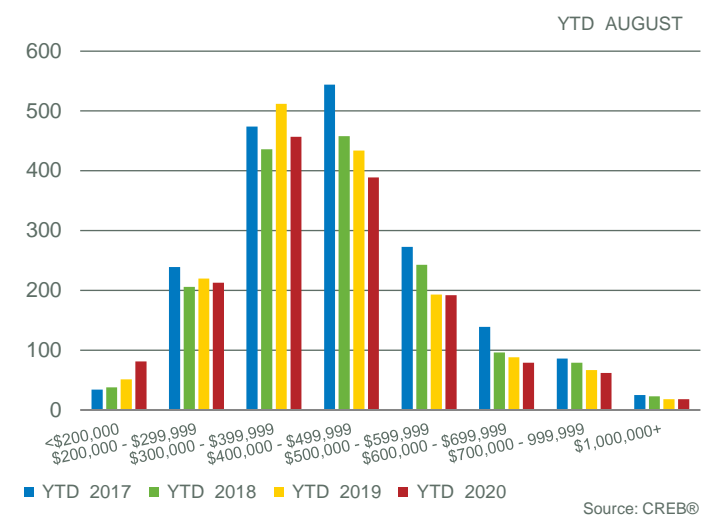


SOUTHEAST

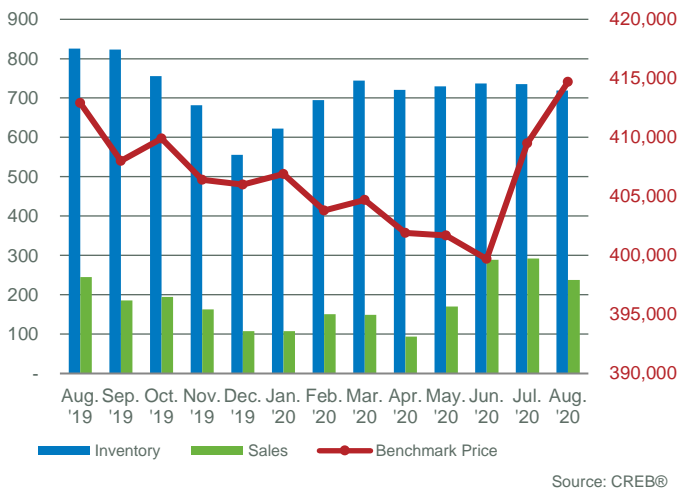
SOUTHEAST TOTAL SALES



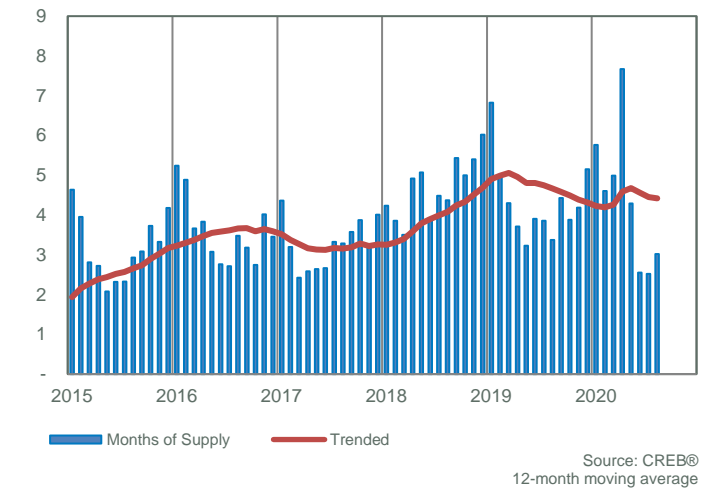
SOUTHEAST TOTAL SALES BY PRICE RANGE



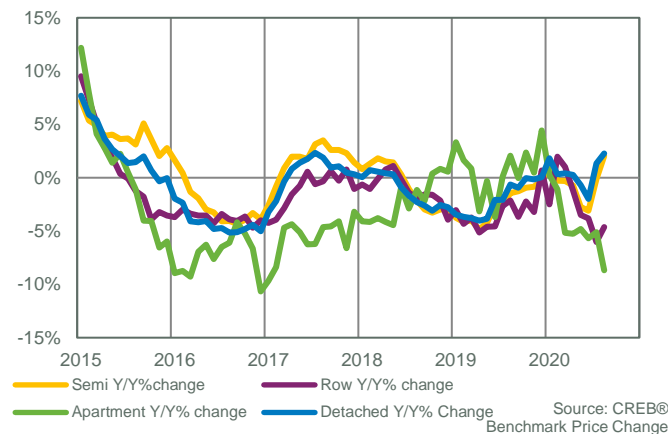
SOUTHEAST INVENTORY AND SALES



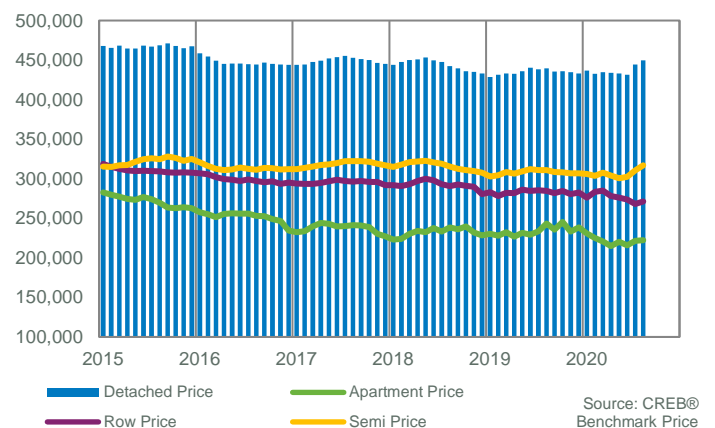
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

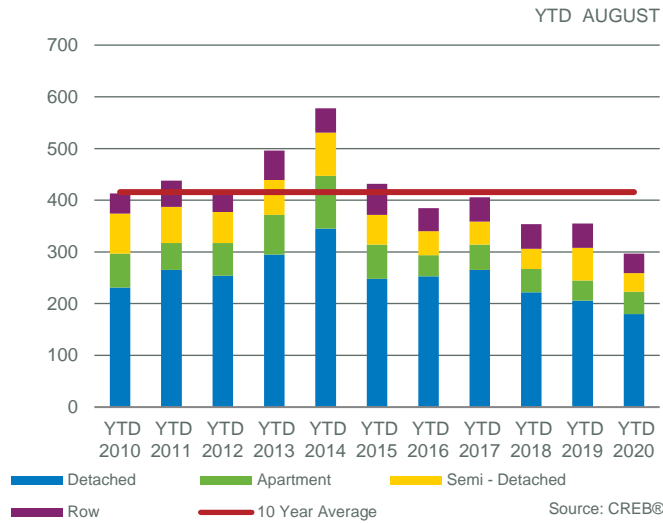


SOUTHEAST PRICES

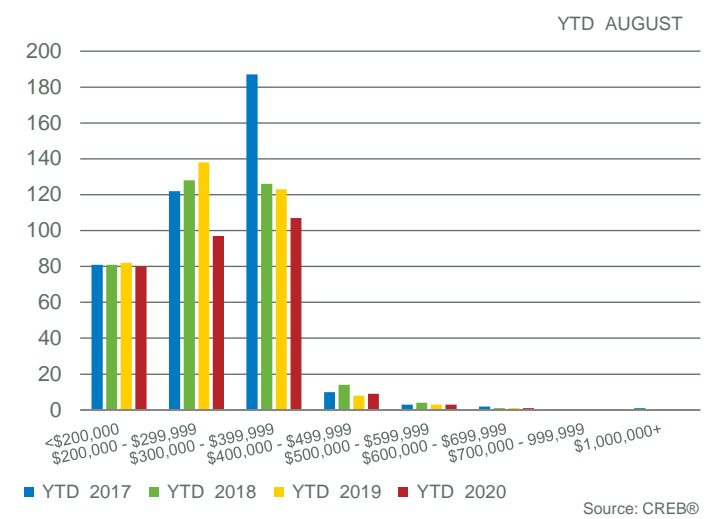


EAST

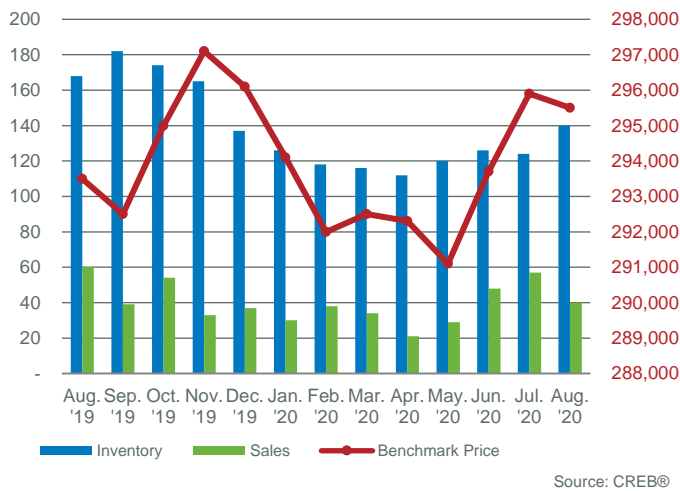
EAST TOTAL SALES



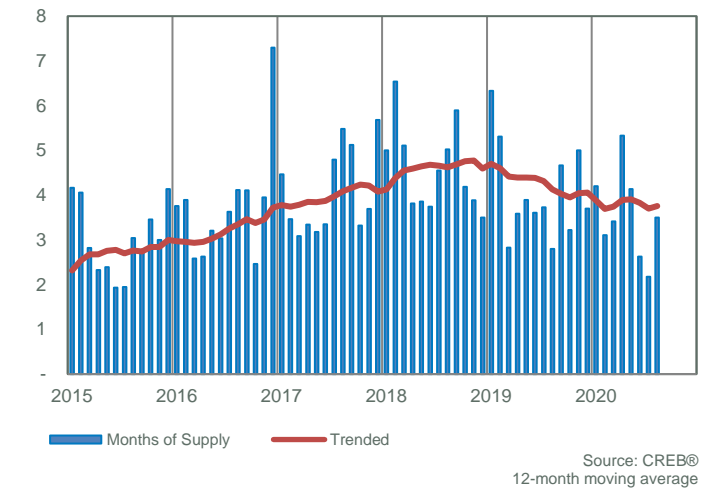
EAST TOTAL SALES BY PRICE RANGE



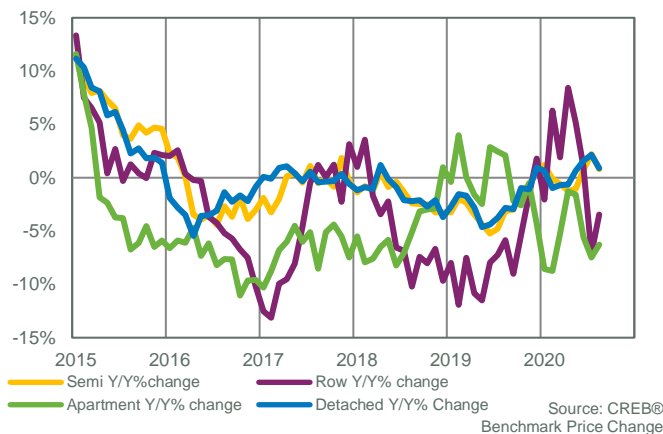
EAST INVENTORY AND SALES



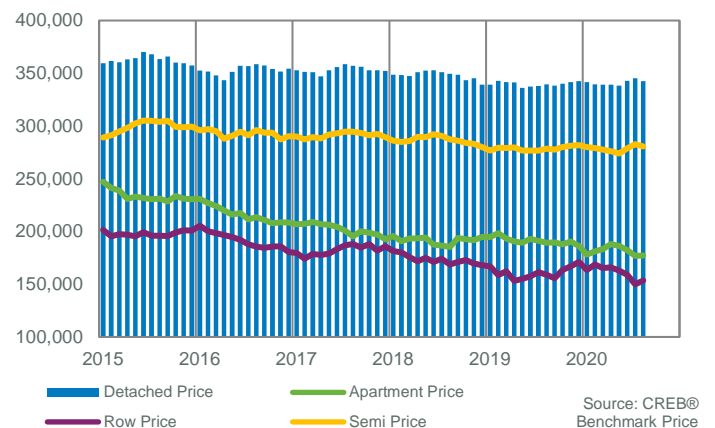
EAST MONTHS OF INVENTORY



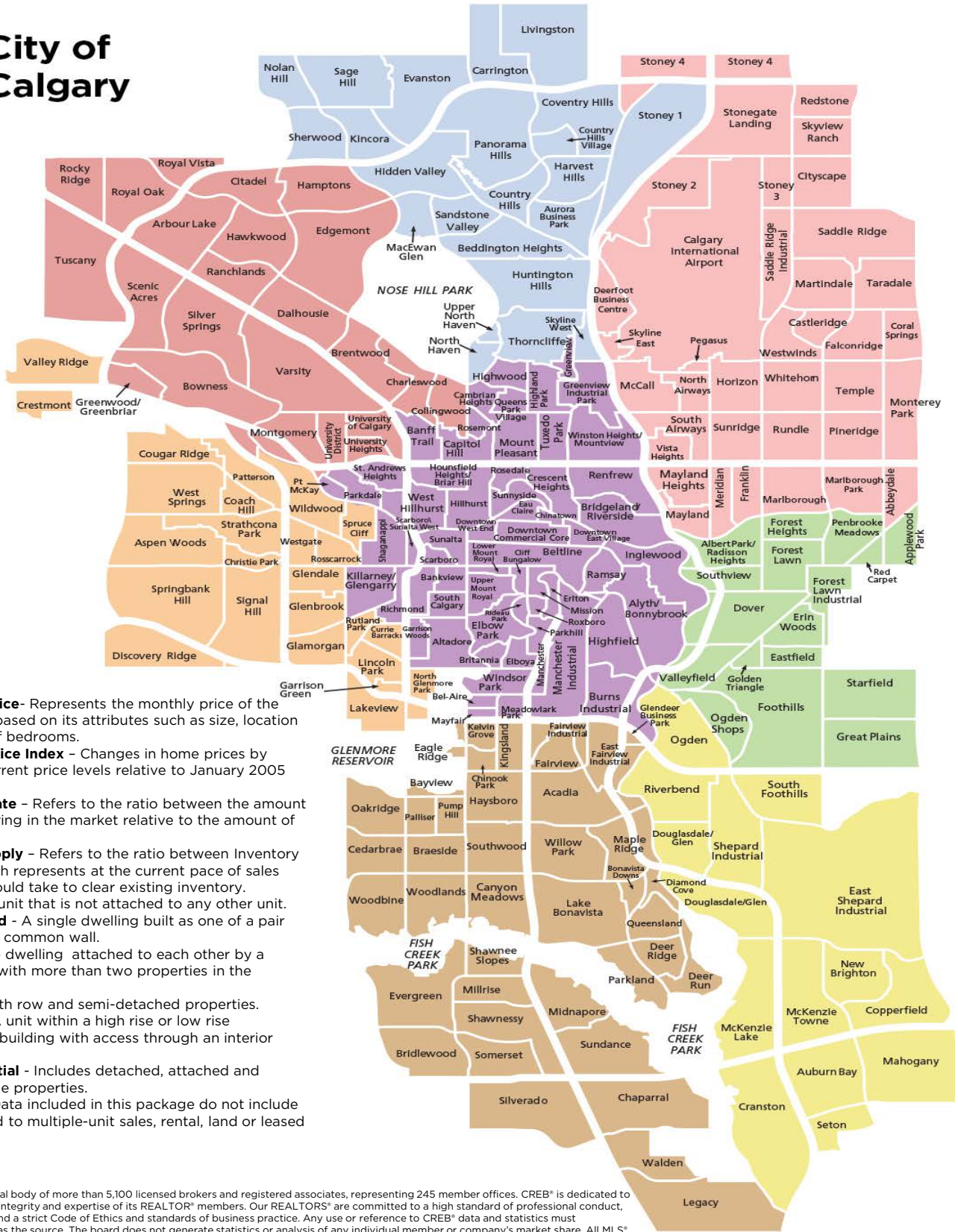
EAST PRICE CHANGE



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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