



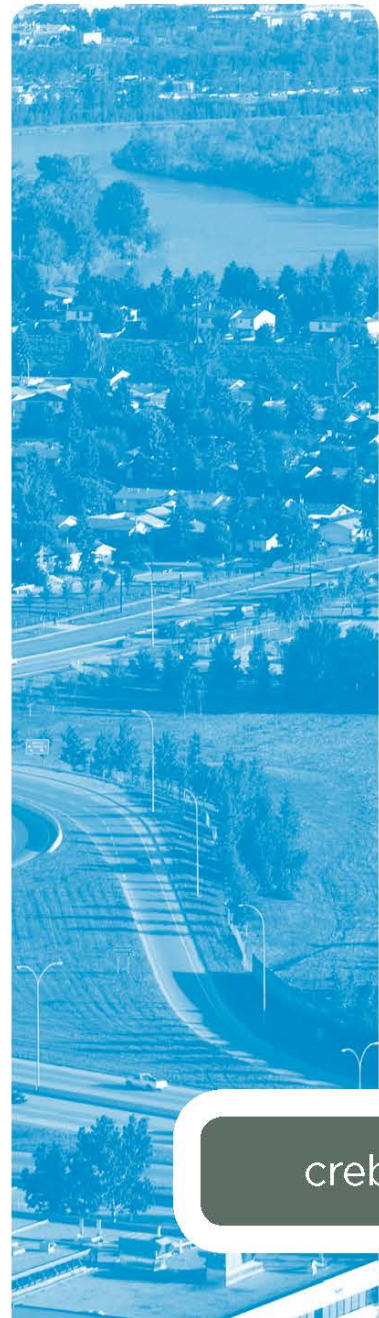
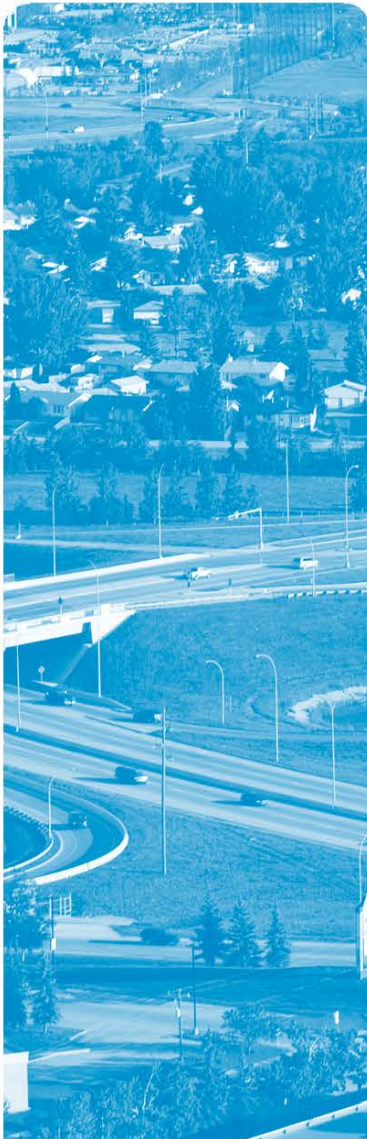
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MONTHLY STATISTICS PACKAGE

City of Calgary

September
2020



creb.com

September 2020

Home sales rise along with supply

City of Calgary, October 1, 2020 - September sales activity jumped to 1,702 units, the strongest September total since 2014.

New listings in September improved over last month, but levels remained comparable to the previous year. The increase in sales relative to new listings did prevent any monthly gains in inventory levels, but supply in the market is still down 12 per cent compared to last year.

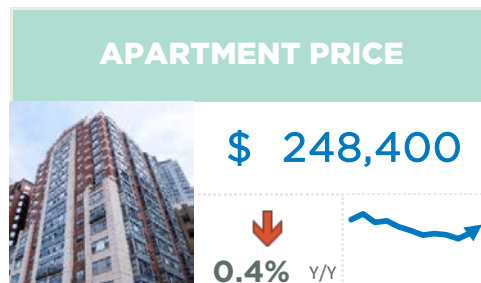
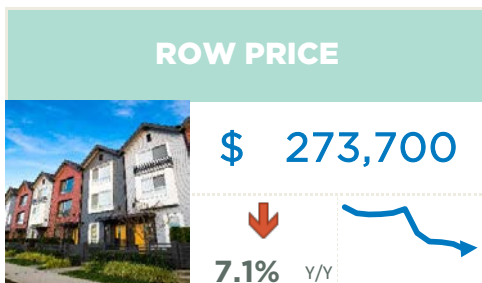
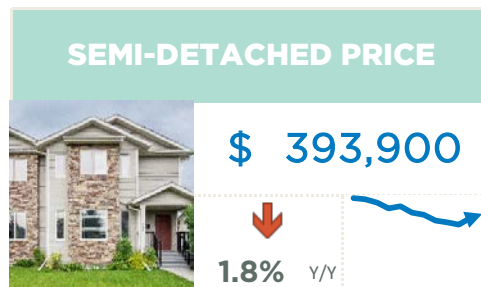
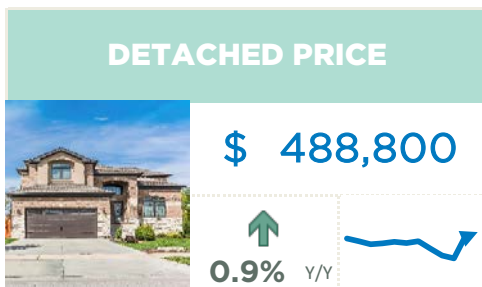
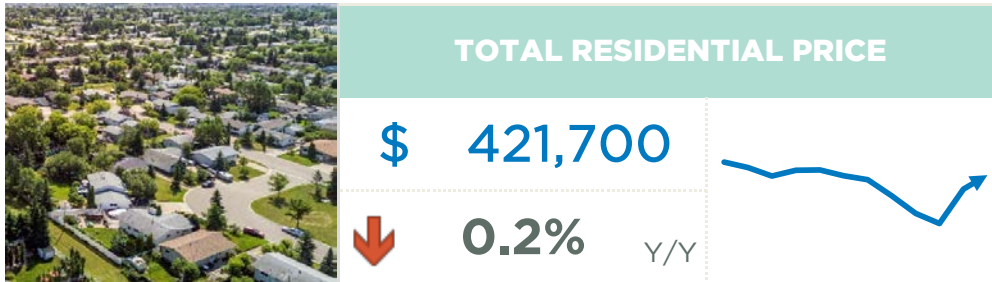
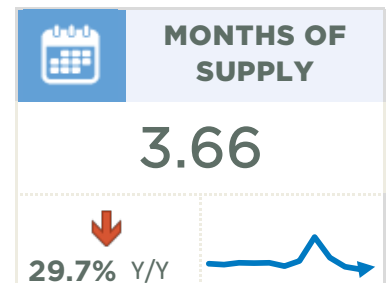
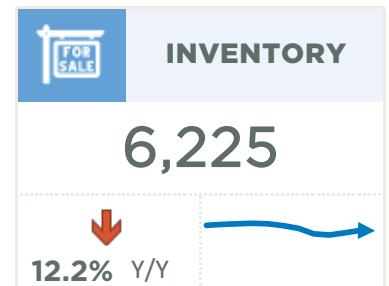
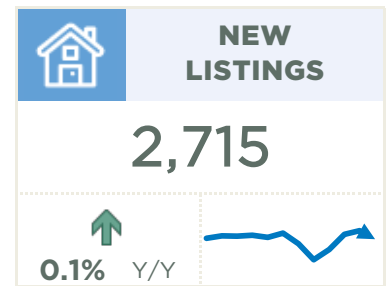
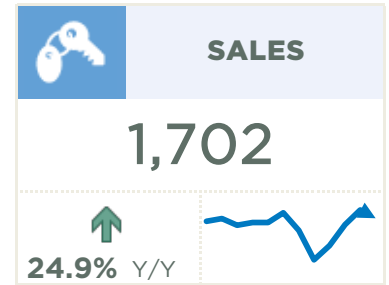
“The recent rise in new listings, combined with low lending rates and softness in prices, has helped support some of the recent upward trend in sales,” said CREB® chief economist Ann-Marie Lurie.

“However, conditions vary significantly based on the price range and property type.”

The adjustment in supply relative to demand has caused the housing market to move toward more balanced conditions. The current 3.7 months of supply represents the most balanced conditions seen for September in over five years. This has helped support some of the recent monthly gains in prices.

Total residential benchmark prices have trended up over the past three months, resulting in September prices that are similar to prices recorded at the same time last year.

Despite some of the recent improvements, the impact of COVID-19 is still present. Year-to-date sales remain nearly nine per cent below last year’s levels, while citywide prices are still over one per cent lower than last year. Considerable risk also weighs on the housing market due to economic uncertainty and a struggling labour market.



September 2020

September 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,052	28%	1,479	-2%	3,077	-18%	71%	2.92	-36%	\$488,800	1%
Semi	152	22%	255	-16%	549	-26%	60%	3.61	-39%	\$393,900	-2%
Row	256	48%	400	2%	956	-4%	64%	3.73	-35%	\$273,700	-7%
Apartment	242	-1%	581	16%	1,643	1%	42%	6.79	2%	\$248,400	0%
Total Residential	1,702	25%	2,715	0%	6,225	-12%	63%	3.66	-30%	\$421,700	0%

Year-to-Date

September 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	7,210	-8%	12,564	-13%	2,984	-18%	57%	3.73	-11%	\$479,633	0%
Semi	1,208	-9%	2,218	-17%	603	-19%	54%	4.49	-11%	\$389,244	-3%
Row	1,569	-4%	3,305	-5%	915	-9%	47%	5.25	-5%	\$277,711	-6%
Apartment	1,765	-16%	4,702	-5%	1,515	-3%	38%	7.72	15%	\$244,300	-2%
Total Residential	11,752	-9%	22,789	-11%	6,016	-14%	52%	4.61	-5%	\$415,611	-1%



Detached

With significant gains in the \$400,000 - \$600,000 range, September sales are the highest they have been since 2014. Improving sales and easing new listings resulted in further reductions in inventory levels and caused the months of supply to ease to balanced territory. Recent improvements in the supply/demand balance have supported some upward price movements. As of September, the benchmark price was nearly one per cent higher than last year. However, the year-over-year gains have been driven by the more affordable end of the market, as prices remain well below last year's levels in both the City Centre and West districts of the city.



Semi-Detached

Given some recent monthly gains in new listings, sales in this sector improved in September, but at a slower pace than both the detached and row sectors. This could be related to the significant pullback in inventory. September inventory levels were nearly 21 per cent lower than last year, the largest percentage decline in inventory among all property types. This shift in supply, along with improving sales, has started to help reduce the oversupply in this sector and ease the downward pressure on prices. September prices remain nearly two per cent lower than last year's levels, but prices have started to improve in the South, South East and East districts of the city.



Row

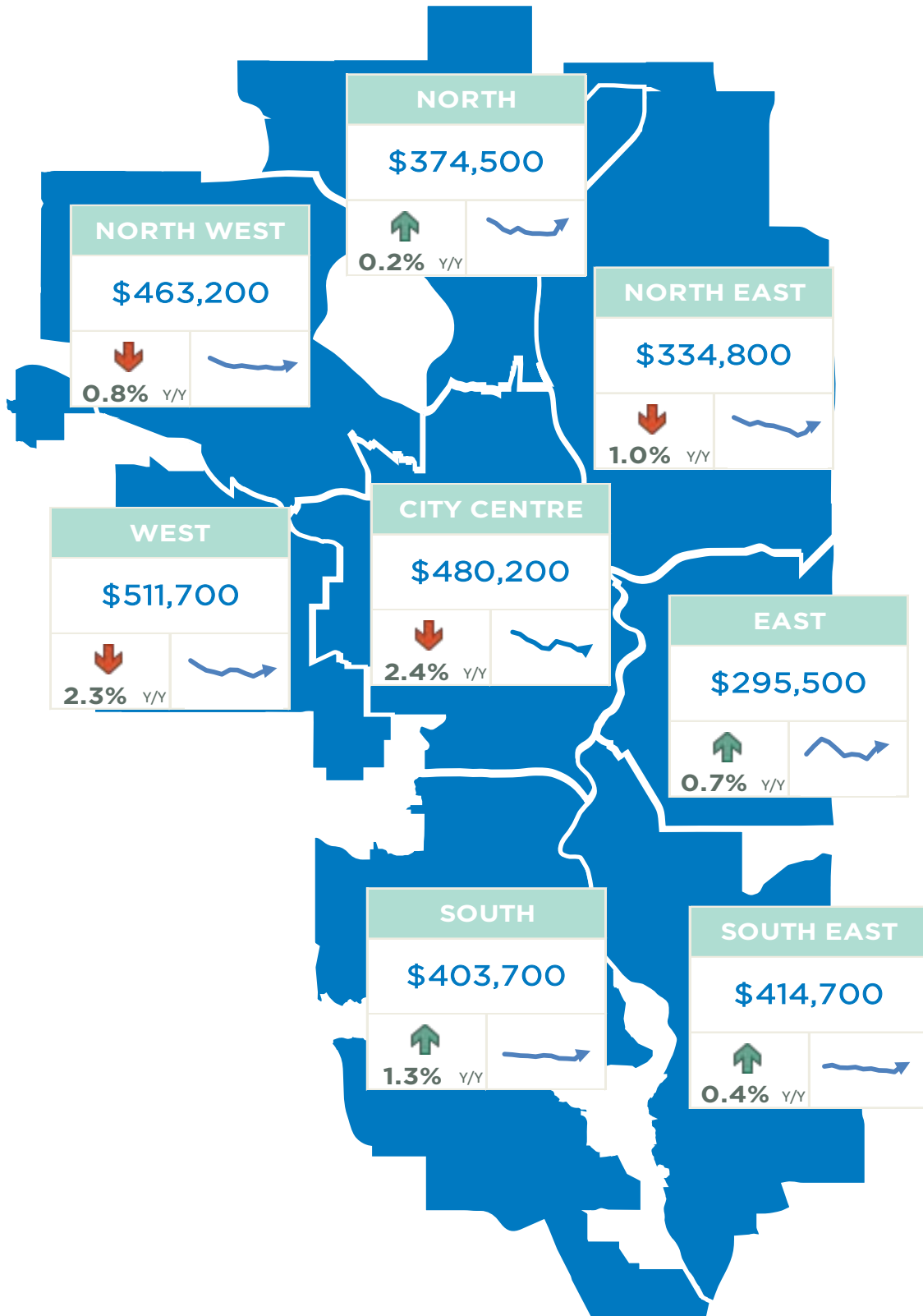
Sales in this sector have continued to trend up for the past several months and September sales were significantly higher than last year's levels. While it was not enough to offset the pullback that occurred during the COVID-19 shutdown, row sales activity is four per cent lower than last year's levels. The growth in sales could be related to the significant price adjustment that has occurred in this sector. Prices in this sector have eased by seven per cent compared to last year and remain nearly 17 per cent below previous highs.



Apartment

All other sectors have seen some recent year-over-year gains in sales, but this sector continues to trend in the other direction. Year-to-date sales declined by 16 per cent, the largest decline among all property types. At the same time, new listings continue to rise, which is causing further inventory gains. This is keeping the months of supply above seven months. There have been some districts showing signs of price stabilization, but overall, year-to-date prices have eased by more than two per cent, amounting to a total adjustment from 2014 highs of over 18 per cent.

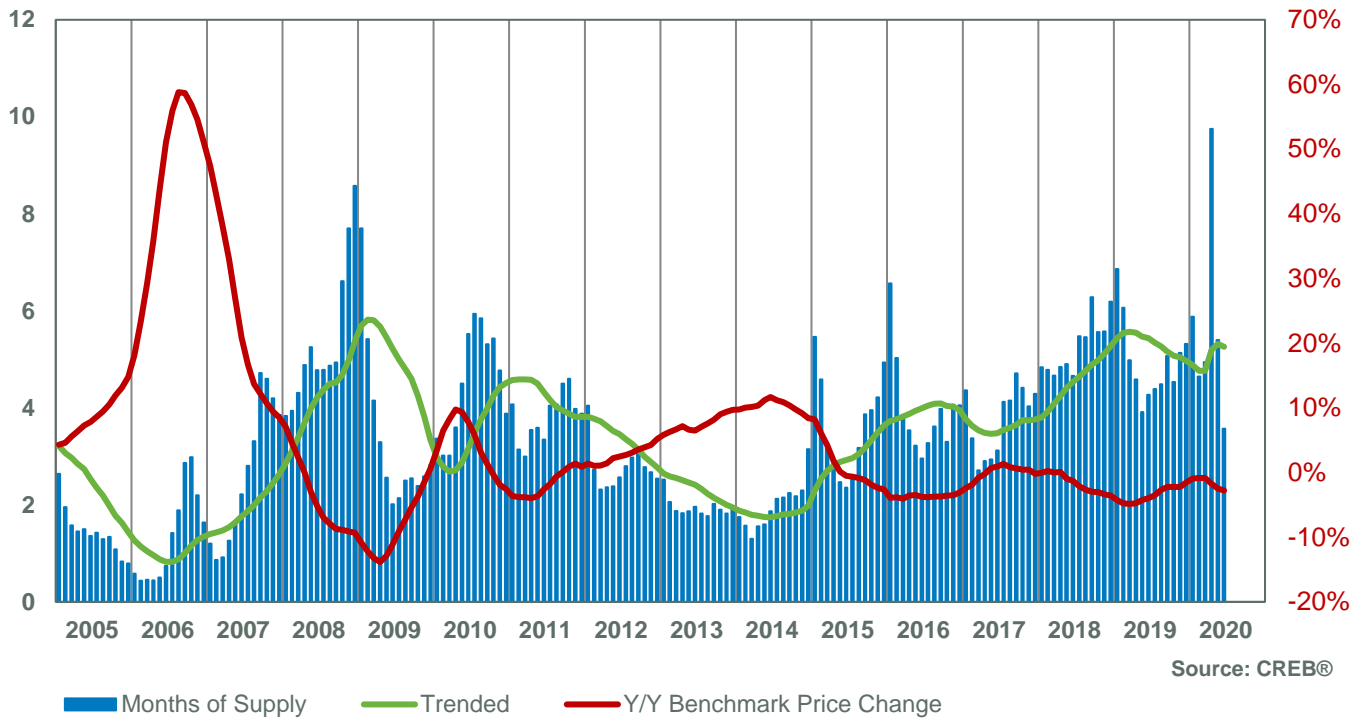
September 2020 District Total Residential Benchmark Price



	Sep-19	Sep-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY						
Total Sales	1,363	1,702	24.87%	12,906	11,752	-8.94%
Total Sales Volume	\$629,154,418	\$795,896,978	26.50%	\$5,944,684,323	\$5,365,839,309	-9.74%
New Listings	2,713	2,715	0.07%	25,631	22,789	-11.09%
Inventory	7,089	6,225	-12.19%	6,812	5,950	-12.65%
Months of Supply	5.20	3.66	-29.68%	4.75	4.56	-4.07%
Sales to New Listings	50.24%	62.69%	12.45%	50.35%	51.57%	1.22%
Sales to List Price	96.54%	96.54%	0.01%	96.59%	96.43%	-0.16%
Days on Market	59	54	-8.92%	59	55	-6.78%
Benchmark Price	\$422,500	\$421,700	-0.19%	\$421,044	\$415,611	-1.29%
Median Price	\$405,000	\$419,450	3.57%	\$411,000	\$410,000	-0.24%
Average Price	\$461,595	\$467,625	1.31%	\$460,614	\$456,589	-0.87%
Index	191	191	-0.21%	191	188	-1.48%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Sep. 2020

	Sep-19	Sep-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	821	1,052	28.14%	7,848	7,210	-8.13%
Total Sales Volume	\$445,411,584	\$576,172,695	29.36%	\$4,224,986,466	\$3,876,295,127	-8.25%
New Listings	1,514	1,479	-2.31%	14,524	12,564	-13.49%
Inventory	3,730	3,077	-17.51%	3,592	2,968	-17.38%
Months of Supply	4.54	2.92	-35.62%	4.12	3.70	-10.06%
Sales to New Listings Ratio	54.23%	71.13%	16.90%	54.03%	57.39%	3.35%
Sales to List Price Ratio	96.44%	96.54%	0.10%	96.63%	96.49%	-0.14%
Days on Market	55	50	-9.96%	53	50	-5.66%
Benchmark Price	\$484,400	\$488,800	0.91%	\$481,467	\$479,633	-0.38%
Median Price	\$457,500	\$478,000	4.48%	\$467,500	\$470,000	0.53%
Average Price	\$542,523	\$547,693	0.95%	\$538,352	\$537,628	-0.13%
APARTMENT						
Total Sales	244	242	-0.82%	2,099	1,765	-15.91%
Total Sales Volume	\$69,207,089	\$62,714,611	-9.38%	\$575,628,596	\$452,428,200	-21.40%
New Listings	502	581	15.74%	4,952	4,702	-5.05%
Inventory	1,621	1,643	1.36%	1,502	1,476	-1.77%
Months of Supply	6.64	6.79	2.19%	6.44	7.52	16.82%
Sales to New Listings Ratio	48.61%	41.65%	-6.95%	42.39%	37.54%	-4.85%
Sales to List Price Ratio	96.47%	95.29%	-1.19%	95.86%	95.34%	-0.52%
Days on Market	70	67	-4.35%	72	67	-6.94%
Benchmark Price	\$249,300	\$248,400	-0.36%	\$250,156	\$244,300	-2.34%
Median Price	\$246,750	\$229,000	-7.19%	\$240,000	\$228,000	-5.00%
Average Price	\$283,636	\$259,151	-8.63%	\$274,239	\$256,333	-6.53%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	125	152	21.60%	1,329	1,208	-9.10%
Total Sales Volume	\$58,976,511	\$72,788,272	23.42%	\$635,915,825	\$551,574,106	-13.26%
New Listings	305	255	-16.39%	2,667	2,218	-16.84%
Inventory	741	549	-25.91%	742	603	-18.81%
Months of Supply	5.93	3.61	-39.07%	5.03	4.49	-10.67%
Sales to New Listings Ratio	40.98%	59.61%	18.62%	49.83%	54.46%	4.63%
Sales to List Price Ratio	97.05%	97.14%	0.10%	96.85%	96.73%	-0.12%
Days on Market	64	54	-15.63%	64	62	-3.13%
Benchmark Price	\$401,100	\$393,900	-1.80%	\$399,200	\$387,943	-2.82%
Median Price	\$379,000	\$405,000	6.86%	\$390,000	\$372,500	-4.49%
Average Price	\$471,812	\$478,870	1.50%	\$478,492	\$456,601	-4.57%
CITY OF CALGARY ROW						
Total Sales	173	256	47.98%	1,630	1,569	-3.74%
Total Sales Volume	\$55,559,234	\$84,221,400	51.59%	\$508,153,436	\$485,541,876	-4.45%
New Listings	392	400	2.04%	3,488	3,305	-5.25%
Inventory	997	956	-4.11%	1,003	915	-8.86%
Months of Supply	5.76	3.73	-35.20%	5.54	5.25	-5.31%
Sales to New Listings Ratio	44.13%	64.00%	19.87%	46.73%	47.47%	0.74%
Sales to List Price Ratio	96.88%	96.99%	0.12%	96.72%	96.58%	-0.15%
Days on Market	62	60	-1.89%	64	60	-6.25%
Benchmark Price	\$294,500	\$273,700	-7.06%	\$294,411	\$277,711	-5.67%
Median Price	\$290,000	\$290,000	0.00%	\$288,178	\$286,500	-0.58%
Average Price	\$321,152	\$328,990	2.44%	\$311,751	\$309,459	-0.73%

For a list of definitions, see page 26.

September 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	107	228	46.93%	605	5.65	\$639,200	-2.64%	0.47%
North East	103	118	87.29%	260	2.52	\$367,200	-0.24%	-0.41%
North	147	189	77.78%	332	2.26	\$426,000	1.55%	0.31%
North West	154	207	74.40%	389	2.53	\$526,700	-0.88%	0.00%
West	116	178	65.17%	447	3.85	\$641,000	-1.64%	-1.06%
South	214	301	71.10%	562	2.63	\$470,800	3.25%	0.26%
South East	183	215	85.12%	381	2.08	\$453,400	4.13%	0.82%
East	26	37	70.27%	83	3.19	\$347,200	2.60%	1.37%
TOTAL CITY	1,052	1,479	71.13%	3,077	2.92	\$488,800	0.91%	0.14%
Apartment								
City Centre	103	324	31.79%	910	8.83	\$276,300	0.47%	0.47%
North East	10	16	62.50%	57	5.70	\$213,200	-2.91%	-0.98%
North	18	28	64.29%	80	4.44	\$211,400	1.15%	0.52%
North West	19	53	35.85%	138	7.26	\$227,800	-1.81%	-2.36%
West	31	54	57.41%	165	5.32	\$230,800	0.74%	0.04%
South	32	58	55.17%	143	4.47	\$217,600	-0.46%	1.82%
South East	24	43	55.81%	126	5.25	\$231,900	-1.65%	4.27%
East	5	5	100.00%	24	4.80	\$174,700	-7.86%	-1.47%
TOTAL CITY	242	581	41.65%	1,643	6.79	\$248,400	-0.36%	0.53%
Semi-detached								
City Centre	44	115	38.26%	278	6.32	\$700,800	-3.07%	0.37%
North East	9	16	56.25%	43	4.78	\$289,300	-0.31%	0.77%
North	18	19	94.74%	27	1.50	\$327,600	-0.97%	0.24%
North West	25	26	96.15%	48	1.92	\$378,200	-5.57%	-0.73%
West	17	34	50.00%	63	3.71	\$485,800	-8.82%	-0.84%
South	22	25	88.00%	50	2.27	\$311,700	1.46%	0.16%
South East	14	16	87.50%	29	2.07	\$314,900	2.07%	-0.69%
East	3	4	75.00%	9	3.00	\$286,700	3.28%	2.14%
TOTAL CITY	152	255	59.61%	549	3.61	\$393,900	-1.80%	0.05%
Row								
City Centre	50	102	49.02%	223	4.46	\$432,200	-2.90%	0.16%
North East	22	38	57.89%	94	4.27	\$180,500	-6.09%	0.73%
North	34	49	69.39%	115	3.38	\$237,400	-2.42%	0.47%
North West	31	35	88.57%	96	3.10	\$288,600	-4.41%	1.55%
West	38	55	69.09%	136	3.58	\$301,900	-22.61%	-1.24%
South	36	61	59.02%	130	3.61	\$242,900	-2.10%	1.59%
South East	36	48	75.00%	130	3.61	\$268,900	-4.61%	-0.92%
East	7	9	77.78%	20	2.86	\$159,300	2.38%	3.85%
TOTAL CITY	256	400	64.00%	956	3.73	\$273,700	-7.06%	0.40%

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

City of Calgary

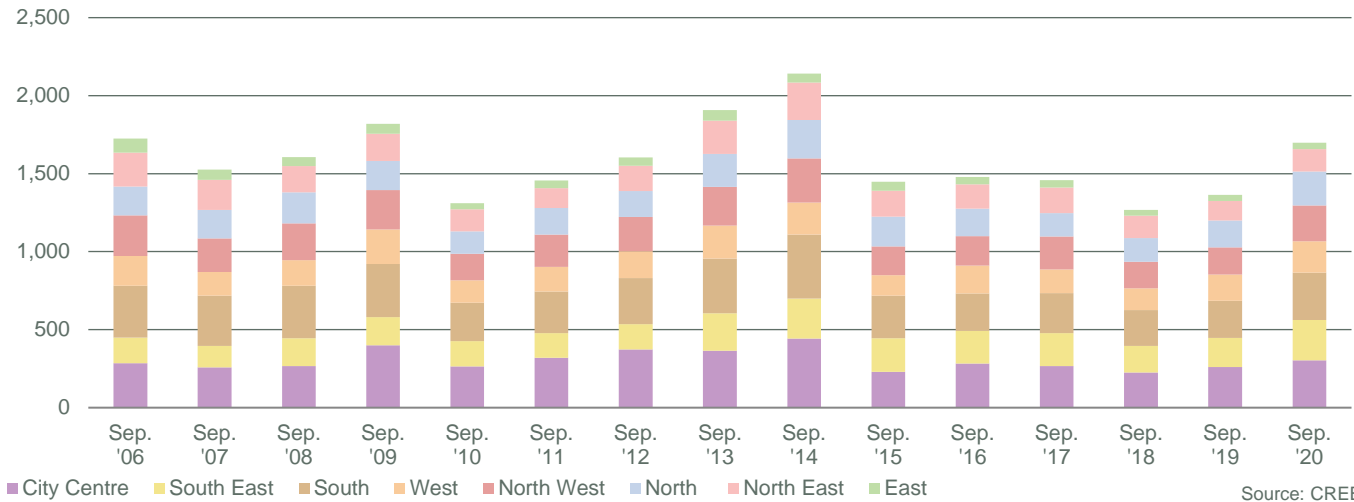
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2020

TOTAL SALES

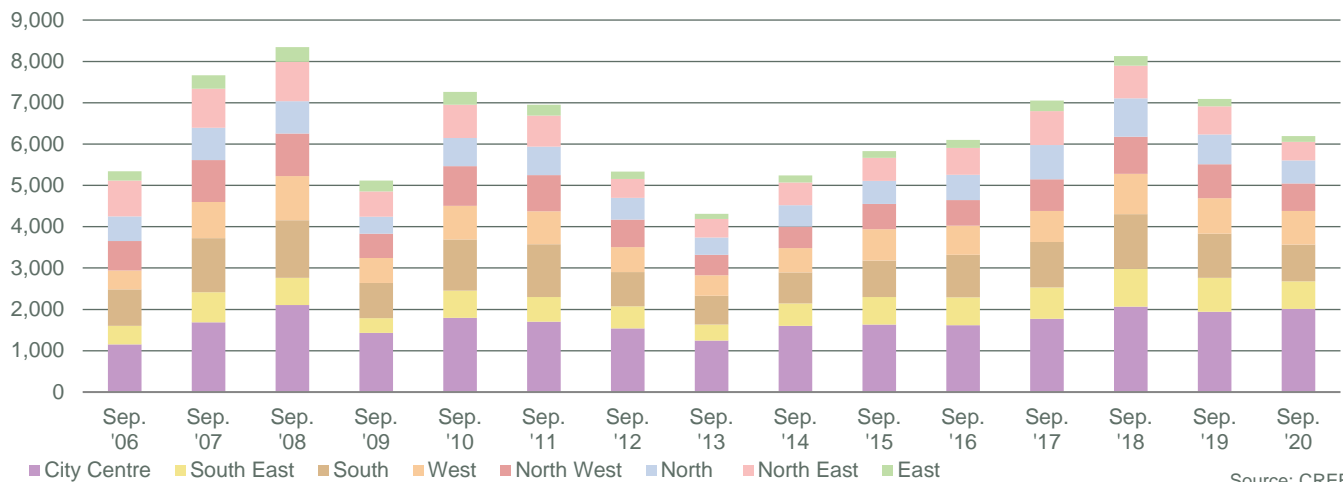
SEPTEMBER



Source: CREB®

TOTAL INVENTORY

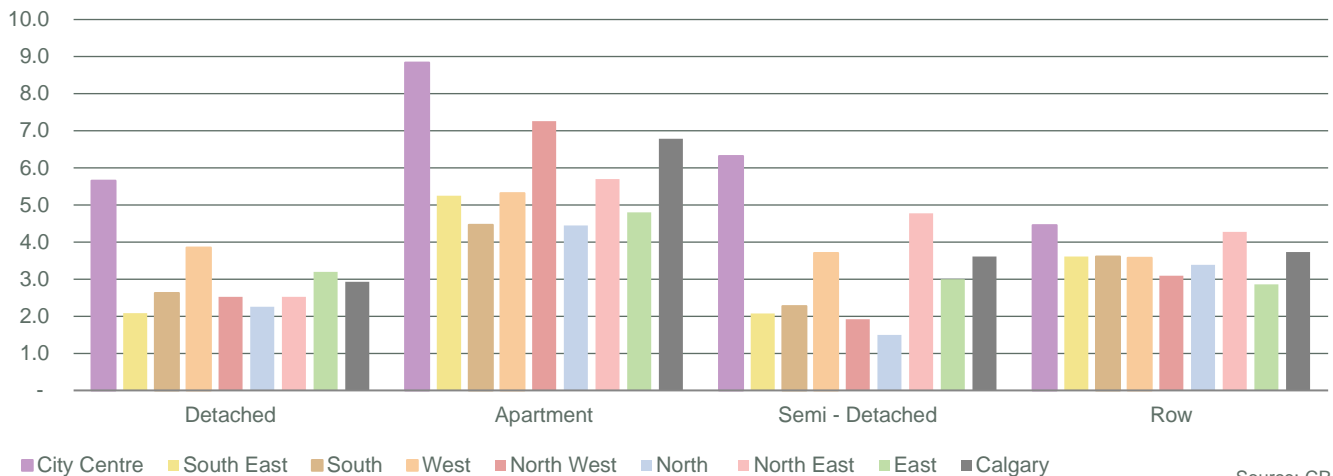
SEPTEMBER



Source: CREB®

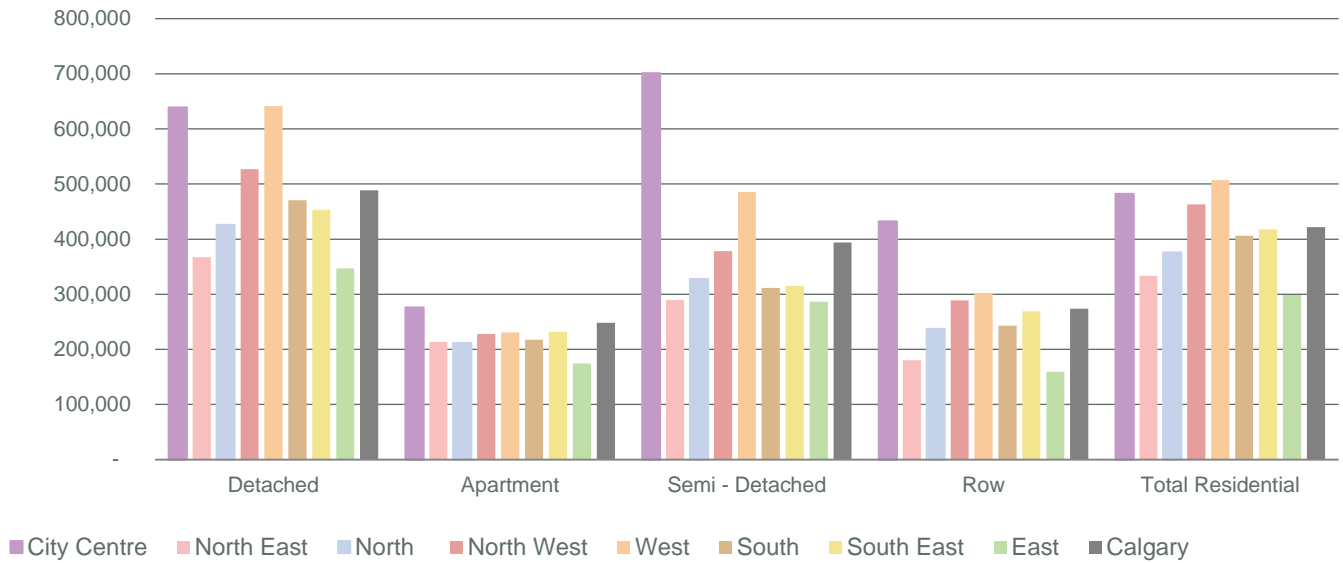
MONTHS OF SUPPLY

SEPTEMBER



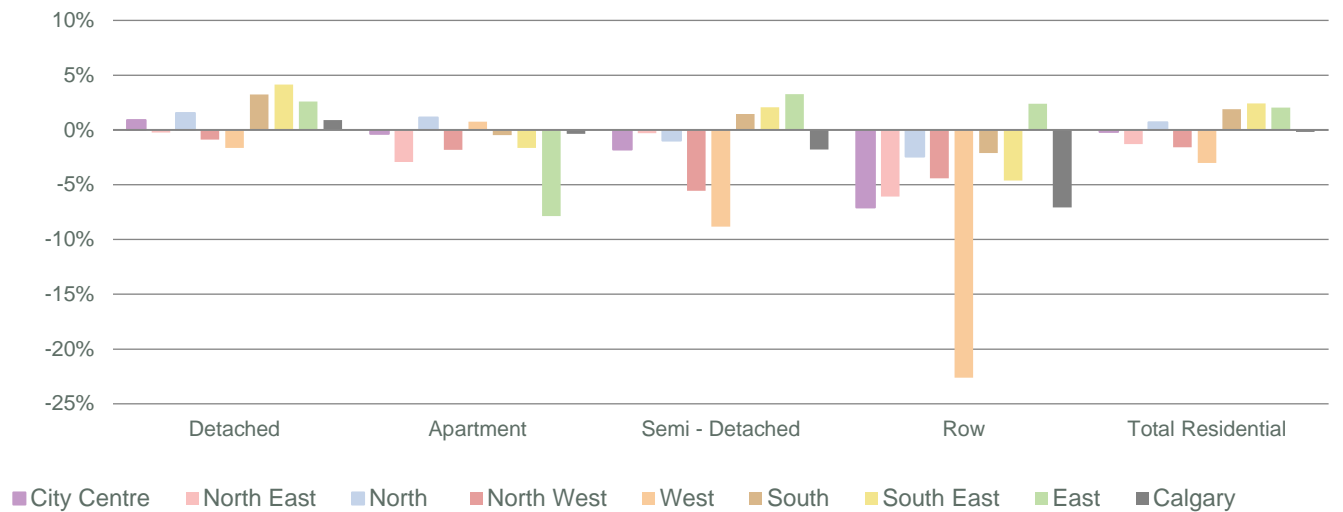
Source: CREB®

BENCHMARK PRICE - SEPTEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

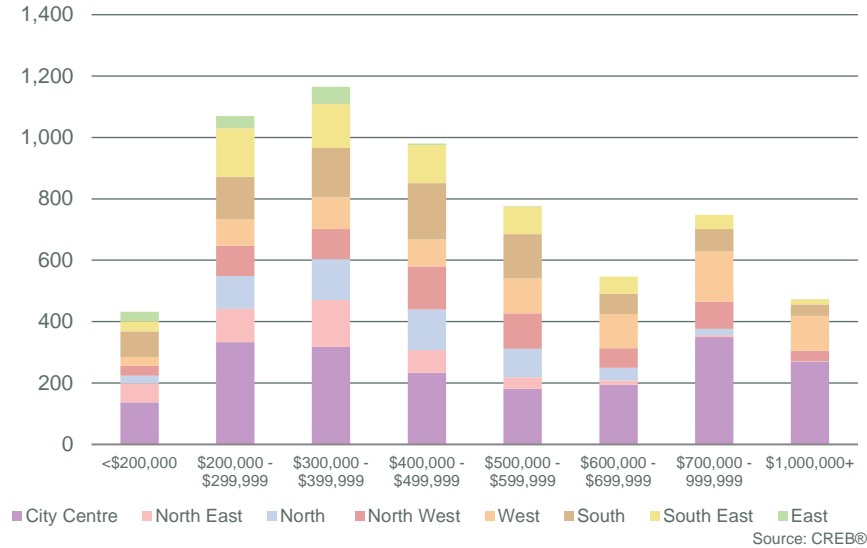


Source: CREB®

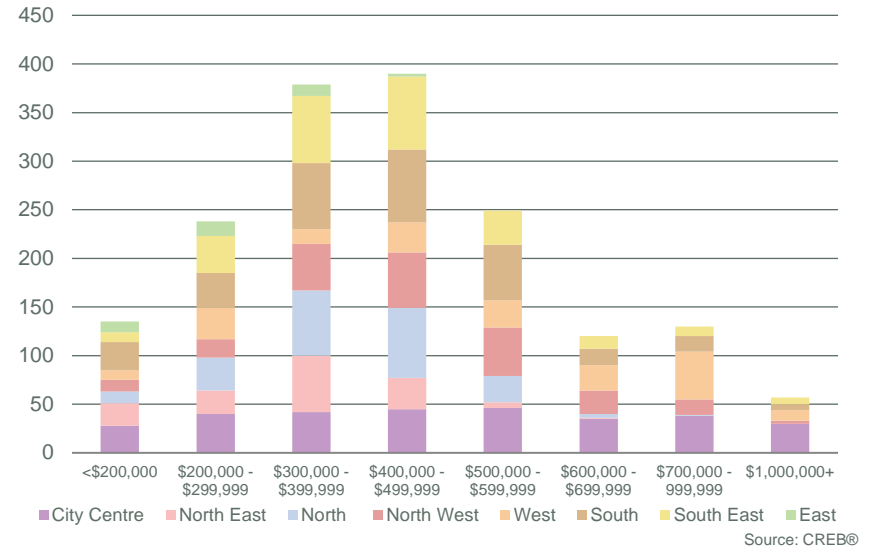
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

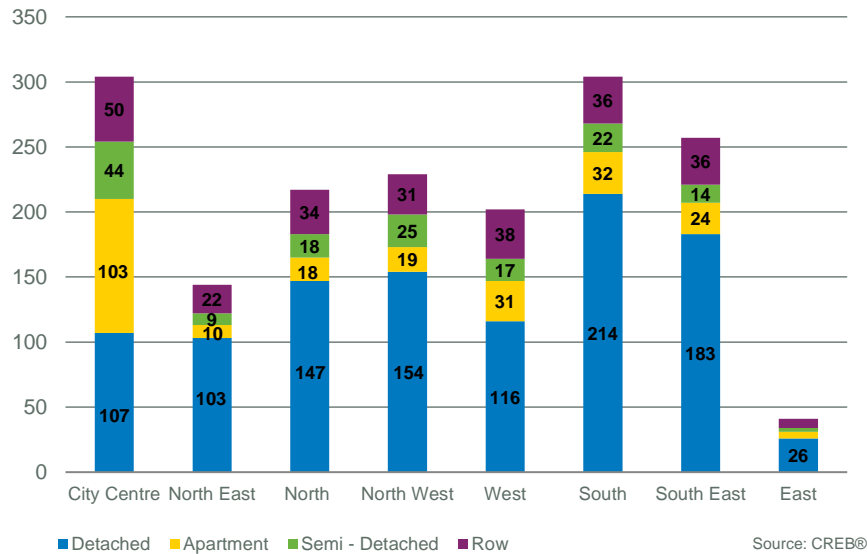
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



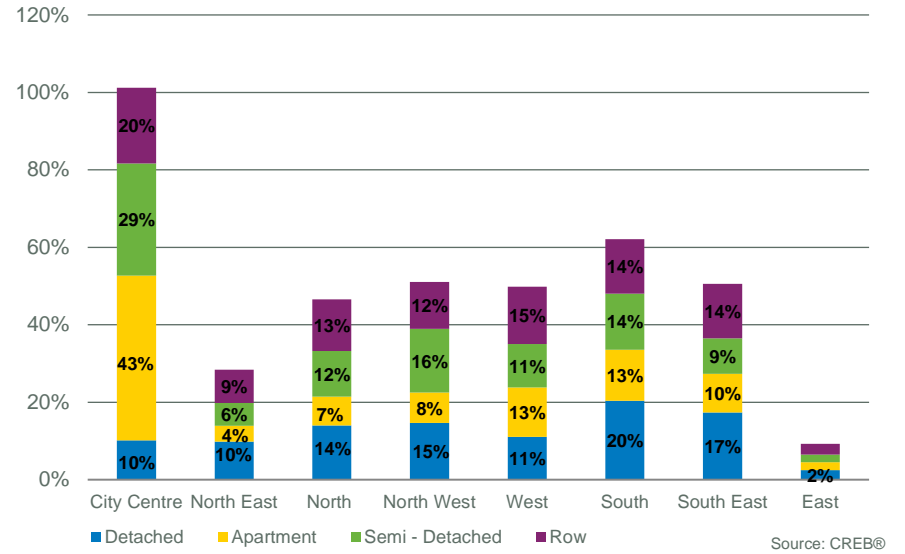
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



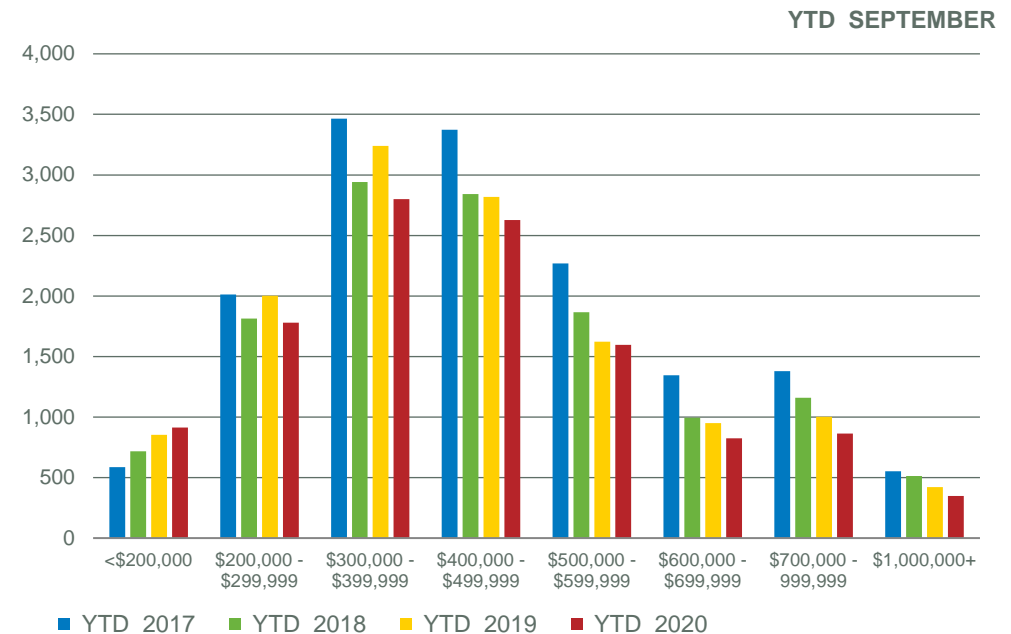
SHARE OF CITY WIDE SALES - SEPTEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	802	972	1,327	1,542	1,913	1,773	1,641	1,573	1,363	1,438	1,146	856
New Listings	2,569	2,207	2,976	3,123	3,413	3,129	2,718	2,783	2,713	2,371	1,849	1,061
Inventory	5,590	6,010	6,752	7,266	7,669	7,743	7,372	7,200	7,089	6,662	5,983	4,611
Days on Market	72	63	61	54	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	390,750	398,875	412,500	410,000	420,000	420,000	416,000	407,500	405,000	397,750	400,000	400,500
Average Price	450,752	460,322	460,368	460,877	473,034	463,527	452,806	454,680	461,595	454,506	441,806	449,765
Index	190	189	189	190	191	192	192	192	191	190	189	188
2020												
Sales	859	1,190	1,174	572	1,079	1,764	1,836	1,576	1,702			
New Listings	2,357	2,517	2,418	1,427	2,424	3,346	3,020	2,565	2,715			
Inventory	5,166	5,676	5,866	5,651	5,979	6,449	6,636	6,495	6,225			
Days on Market	67	56	52	55	60	55	53	52	54			
Benchmark Price	414,800	414,300	414,900	413,100	411,600	411,300	418,000	420,800	421,700			
Median Price	400,000	412,250	410,000	393,250	401,000	410,000	420,000	415,400	419,450			
Average Price	451,755	446,690	448,130	422,598	439,336	460,013	466,168	470,242	467,625			
Index	188	188	188	187	186	186	189	190	191			

	Sep-19	Sep-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	3	3	15	25
\$100,000 - \$149,999	20	29	192	221
\$150,000 - \$199,999	61	103	647	668
\$200,000 - \$249,999	103	89	863	732
\$250,000 - \$299,999	122	150	1,138	1,048
\$300,000 - \$349,999	160	155	1,492	1,237
\$350,000 - \$399,999	199	226	1,747	1,563
\$400,000 - \$449,999	178	220	1,591	1,431
\$450,000 - \$499,999	105	170	1,226	1,196
\$500,000 - \$549,999	90	138	941	928
\$550,000 - \$599,999	71	112	682	668
\$600,000 - \$649,999	62	64	536	460
\$650,000 - \$699,999	44	56	413	364
\$700,000 - \$749,999	26	26	301	222
\$750,000 - \$799,999	21	41	228	214
\$800,000 - \$849,999	21	23	154	152
\$850,000 - \$899,999	15	17	153	105
\$900,000 - \$949,999	7	10	80	86
\$950,000 - \$999,999	5	13	86	85
\$1,000,000 - \$1,299,999	22	27	217	190
\$1,300,000 - \$1,499,999	10	14	92	57
\$1,500,000 - \$1,999,999	11	10	67	58
\$2,000,000 +	7	6	45	42
	1,363	1,702	12,906	11,752

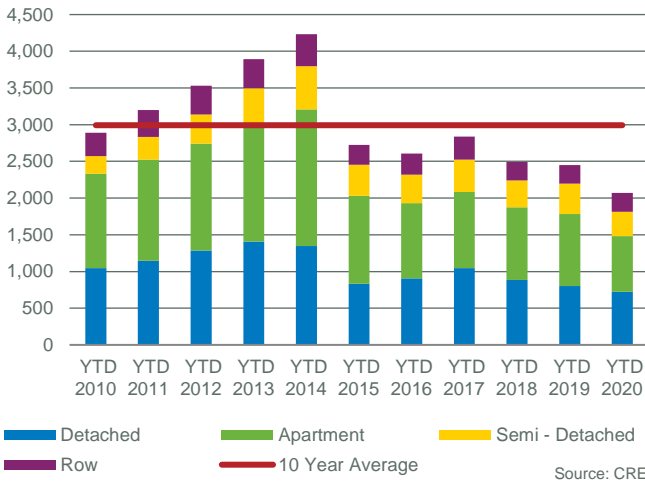
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

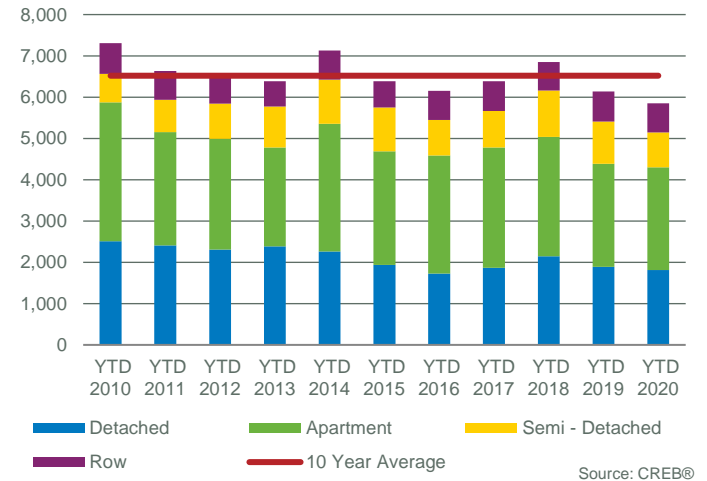
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

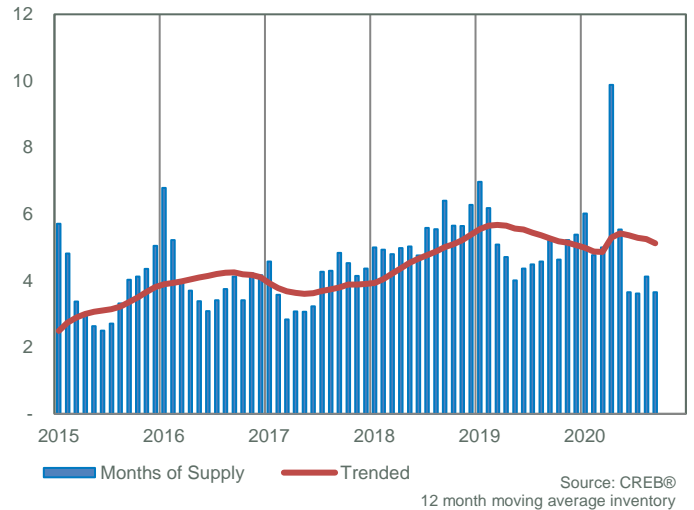
YTD SEPTEMBER



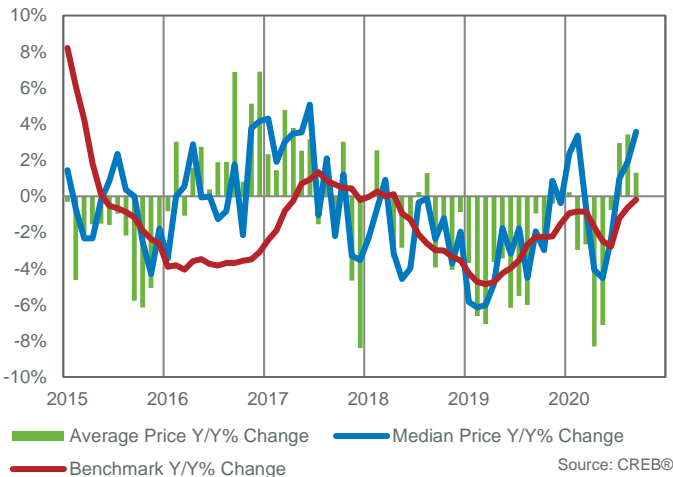
CITY OF CALGARY TOTAL INVENTORY AND SALES



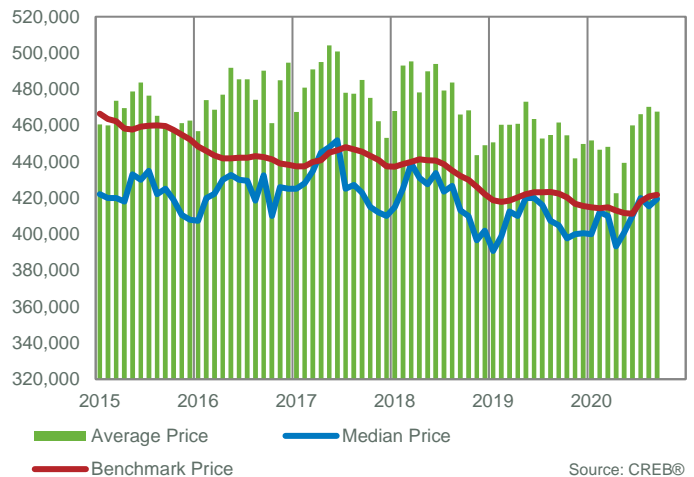
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



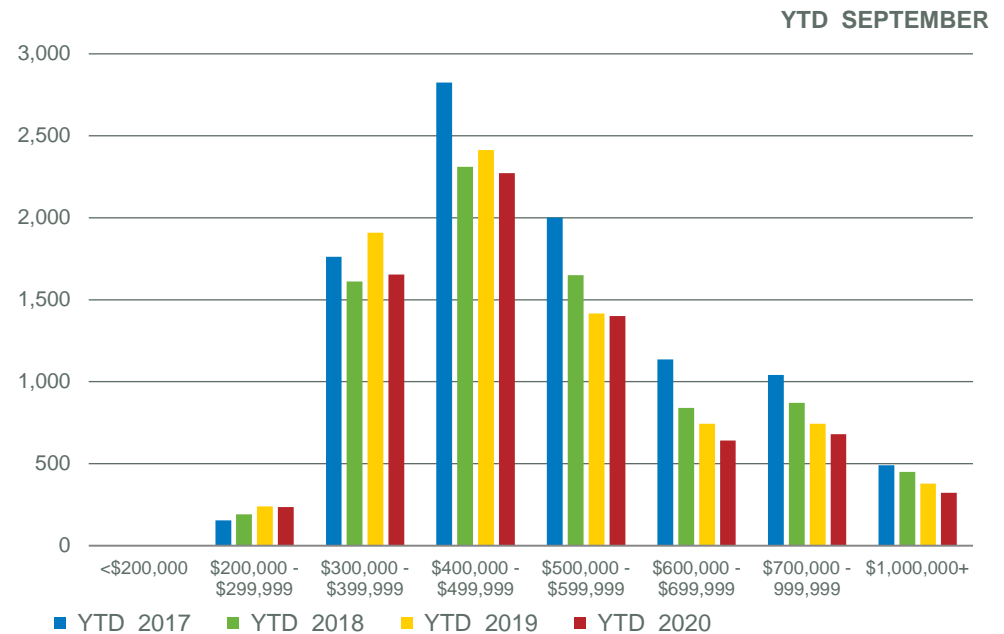
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	487	588	816	926	1,178	1,095	999	938	821	846	703	503
New Listings	1,358	1,181	1,699	1,786	2,010	1,786	1,604	1,586	1,514	1,322	948	555
Inventory	2,898	3,075	3,489	3,812	4,044	4,080	3,916	3,822	3,730	3,497	3,000	2,257
Days on Market	67	62	57	48	50	49	50	54	55	52	59	65
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	444,900	459,950	460,000	474,625	480,000	470,000	470,000	470,000	457,500	459,450	462,135	460,000
Average Price	521,221	541,232	528,494	545,055	557,201	536,388	525,073	536,512	542,523	530,764	520,553	527,707
Index	194	194	194	195	196	197	197	197	197	196	194	193
2020												
Sales	515	678	689	339	671	1,103	1,170	993	1,052			
New Listings	1,210	1,339	1,343	782	1,365	1,900	1,665	1,481	1,479			
Inventory	2,485	2,748	2,890	2,823	3,022	3,278	3,294	3,241	3,077			
Days on Market	61	53	47	49	54	50	49	46	50			
Benchmark Price	475,600	475,600	477,700	476,000	474,300	474,800	485,800	488,100	488,800			
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000			
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,446	547,693			
Index	193	193	194	193	193	193	197	198	199			

	Sep-19	Sep-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	1	3	3
\$200,000 - \$249,999	3	2	25	24
\$250,000 - \$299,999	29	26	215	212
\$300,000 - \$349,999	76	69	673	548
\$350,000 - \$399,999	133	166	1,236	1,106
\$400,000 - \$449,999	148	178	1,323	1,209
\$450,000 - \$499,999	95	144	1,091	1,064
\$500,000 - \$549,999	76	123	836	821
\$550,000 - \$599,999	61	95	580	579
\$600,000 - \$649,999	49	49	442	367
\$650,000 - \$699,999	35	42	302	274
\$700,000 - \$749,999	17	20	216	162
\$750,000 - \$799,999	16	34	158	168
\$800,000 - \$849,999	14	19	120	124
\$850,000 - \$899,999	14	14	123	85
\$900,000 - \$949,999	6	9	62	72
\$950,000 - \$999,999	4	8	64	69
\$1,000,000 - \$1,299,999	19	24	187	171
\$1,300,000 - \$1,499,999	10	12	86	53
\$1,500,000 - \$1,999,999	9	10	62	57
\$2,000,000 +	7	6	44	41
	821	1,052	7,848	7,210

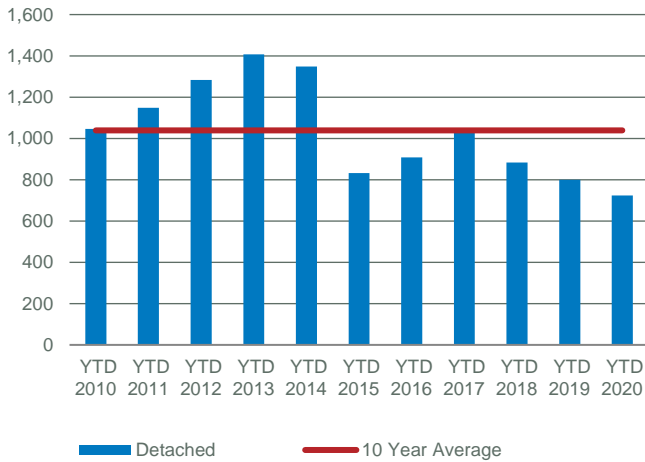
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

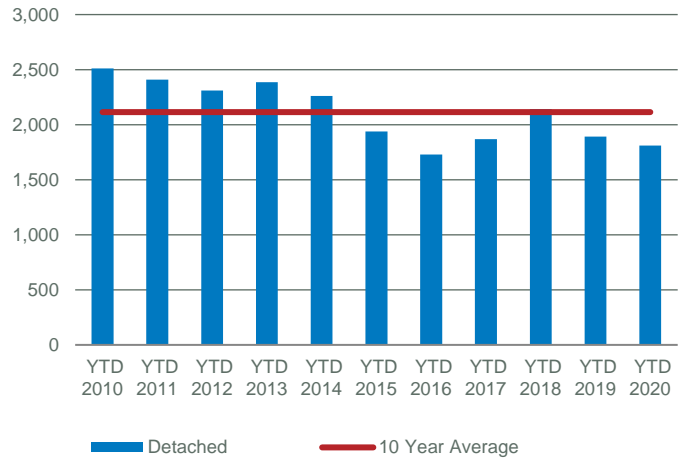
YTD SEPTEMBER



Source: CREB®

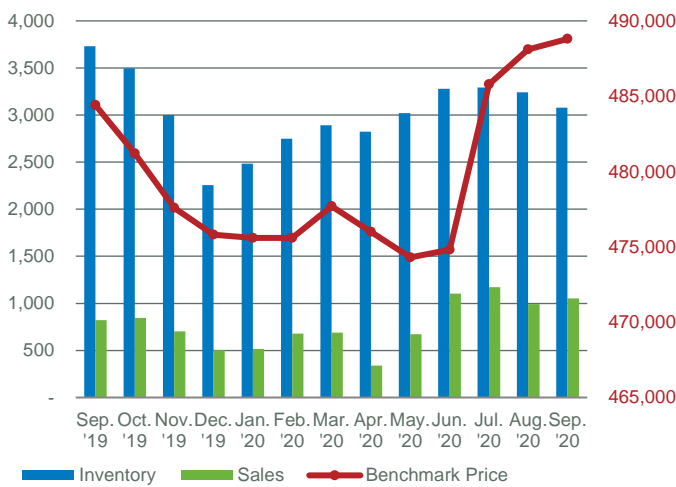
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



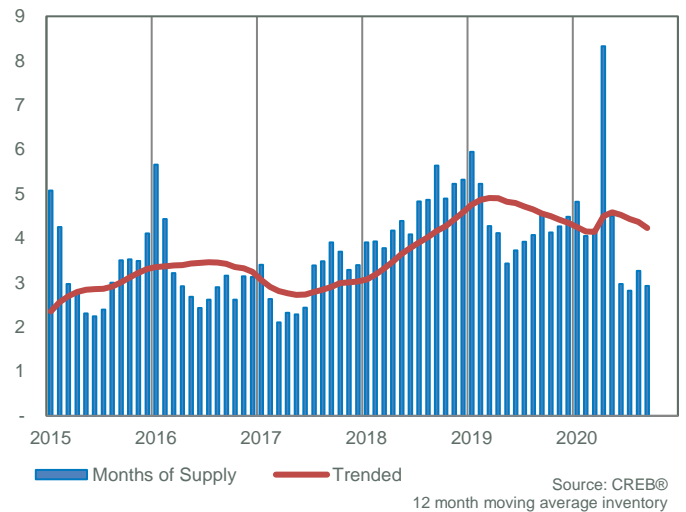
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



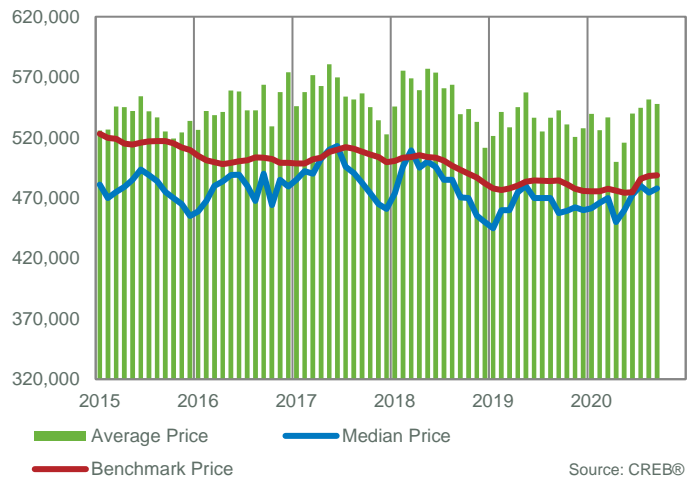
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

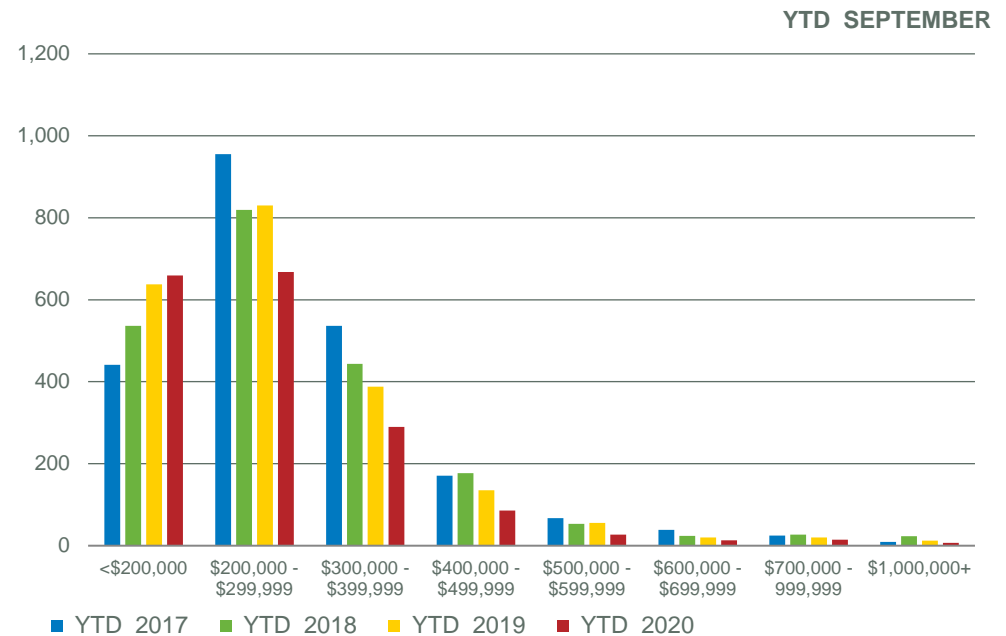


Source: CREB®

	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	223	242			
New Listings	568	559	476	258	450	674	641	495	581			
Inventory	1,341	1,473	1,444	1,366	1,419	1,566	1,706	1,673	1,643			
Days on Market	77	62	58	64	67	73	70	62	67			
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400			
Median Price	210,000	242,500	230,000	228,000	213,000	219,500	238,600	228,000	229,000			
Average Price	234,969	272,642	258,286	245,013	237,921	264,537	261,609	251,339	259,151			
Index	170	169	168	168	168	166	168	171	172			

	Sep-19	Sep-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	2	1	12	19
\$100,000 - \$149,999	19	23	152	163
\$150,000 - \$199,999	49	74	474	477
\$200,000 - \$249,999	55	43	475	365
\$250,000 - \$299,999	38	39	355	303
\$300,000 - \$349,999	24	25	243	182
\$350,000 - \$399,999	24	14	145	108
\$400,000 - \$449,999	12	10	91	52
\$450,000 - \$499,999	3	5	44	34
\$500,000 - \$549,999	7	1	27	20
\$550,000 - \$599,999	4	2	29	7
\$600,000 - \$649,999	3	-	14	7
\$650,000 - \$699,999	-	-	6	6
\$700,000 - \$749,999	1	1	9	4
\$750,000 - \$799,999	1	2	4	6
\$800,000 - \$849,999	-	-	1	3
\$850,000 - \$899,999	1	-	3	1
\$900,000 - \$949,999	-	-	-	1
\$950,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,299,999	-	1	5	4
\$1,300,000 - \$1,499,999	-	1	3	1
\$1,500,000 - \$1,999,999	1	-	3	1
\$2,000,000 +	-	-	1	1
	244	242	2,099	1,765

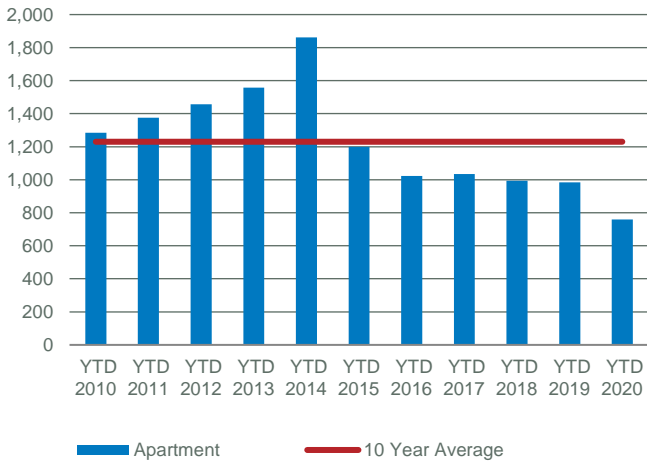
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

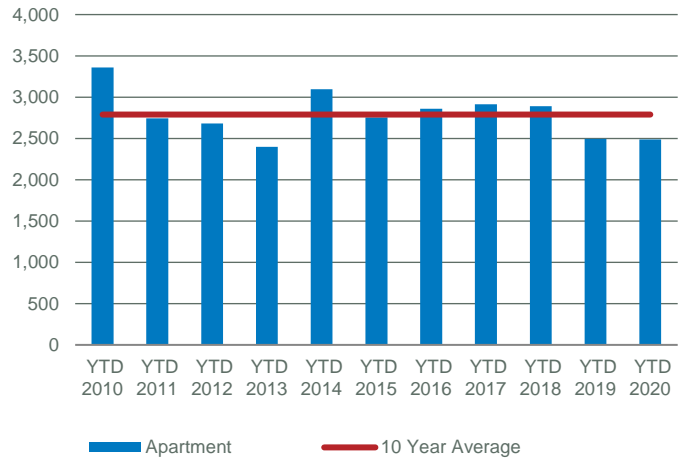
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



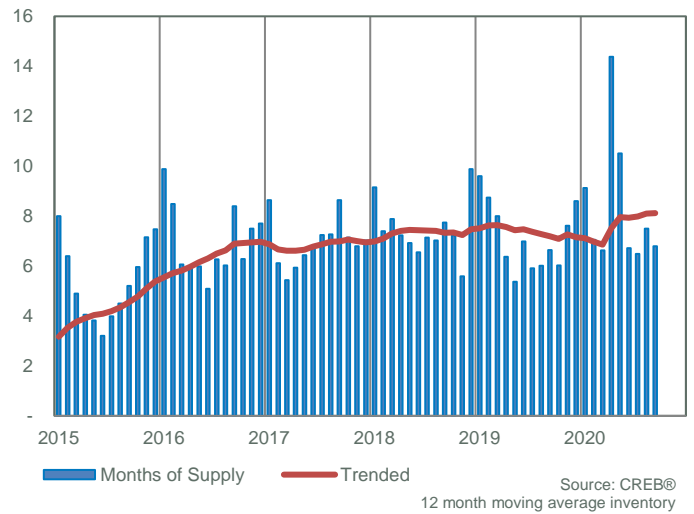
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



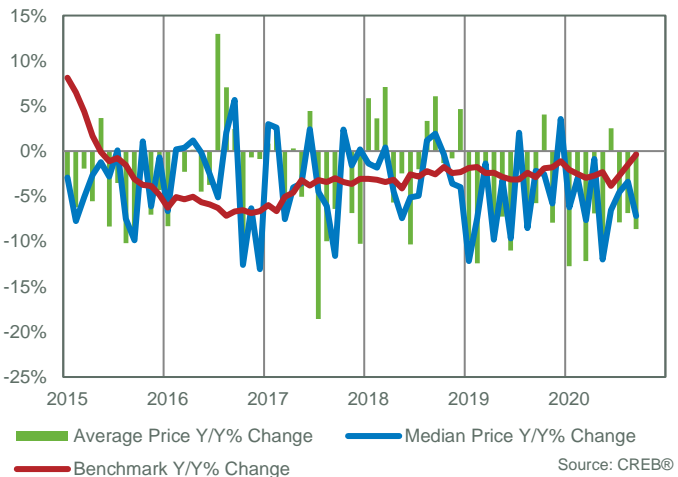
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



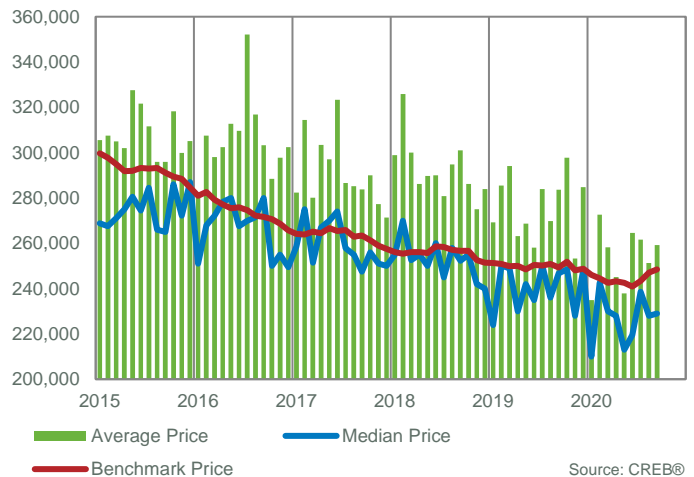
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

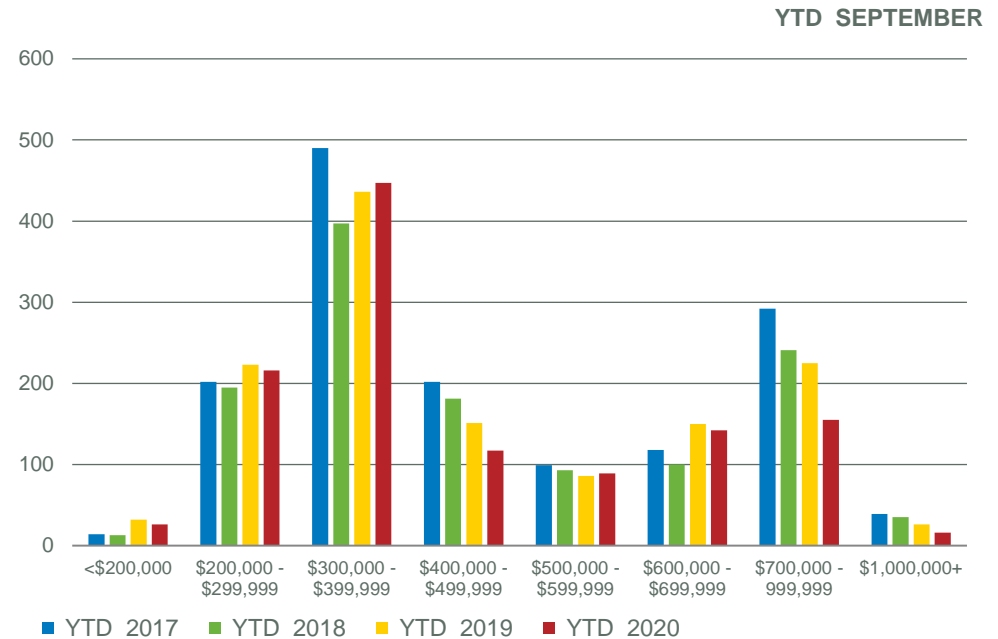


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	139	115	61	127	185	203	142	152			
New Listings	240	254	248	168	249	298	284	222	255			
Inventory	576	604	632	609	626	640	616	571	549			
Days on Market	71	63	64	59	71	60	60	65	54			
Benchmark Price	389,700	386,800	387,600	386,600	387,600	385,800	391,500	393,700	393,900			
Median Price	406,750	360,965	408,000	354,900	349,900	365,000	365,086	416,750	405,000			
Average Price	480,847	464,719	466,904	428,674	426,824	433,494	439,250	495,667	478,870			
Index	197	195	195	195	195	195	197	199	199			

	Sep-19	Sep-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	-	1	1
\$100,000 - \$149,999	-	2	7	5
\$150,000 - \$199,999	1	1	24	20
\$200,000 - \$249,999	5	4	65	75
\$250,000 - \$299,999	10	14	158	141
\$300,000 - \$349,999	28	26	236	232
\$350,000 - \$399,999	26	27	200	215
\$400,000 - \$449,999	9	18	107	81
\$450,000 - \$499,999	3	5	44	36
\$500,000 - \$549,999	3	3	41	31
\$550,000 - \$599,999	4	11	45	58
\$600,000 - \$649,999	5	9	58	66
\$650,000 - \$699,999	6	11	92	76
\$700,000 - \$749,999	8	3	73	47
\$750,000 - \$799,999	4	5	62	40
\$800,000 - \$849,999	7	4	31	24
\$850,000 - \$899,999	-	2	26	18
\$900,000 - \$949,999	1	1	15	12
\$950,000 - \$999,999	1	4	18	14
\$1,000,000 - \$1,299,999	3	2	23	15
\$1,300,000 - \$1,499,999	-	-	2	1
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	-	-	-	-
	125	152	1,329	1,208

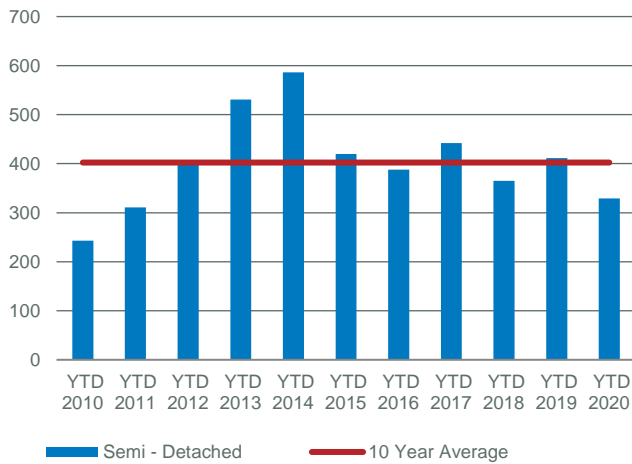
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

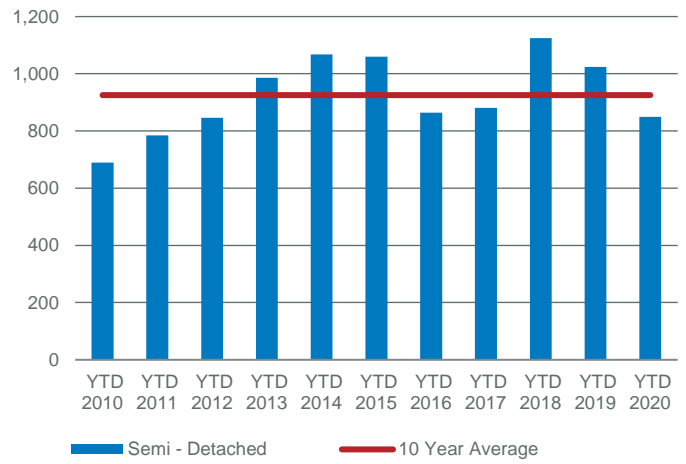
YTD SEPTEMBER



Source: CREB®

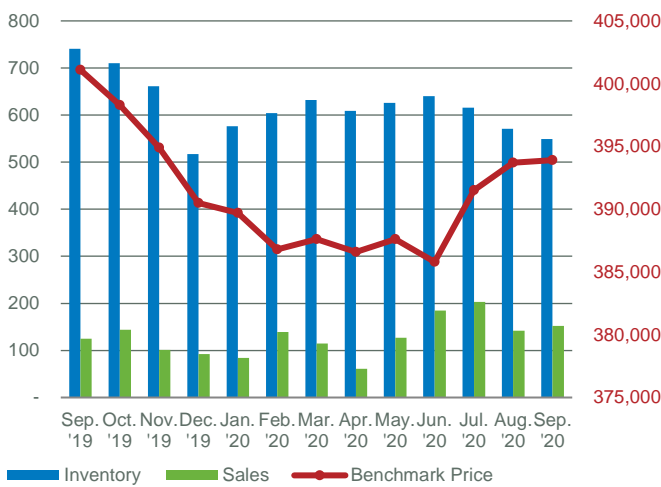
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



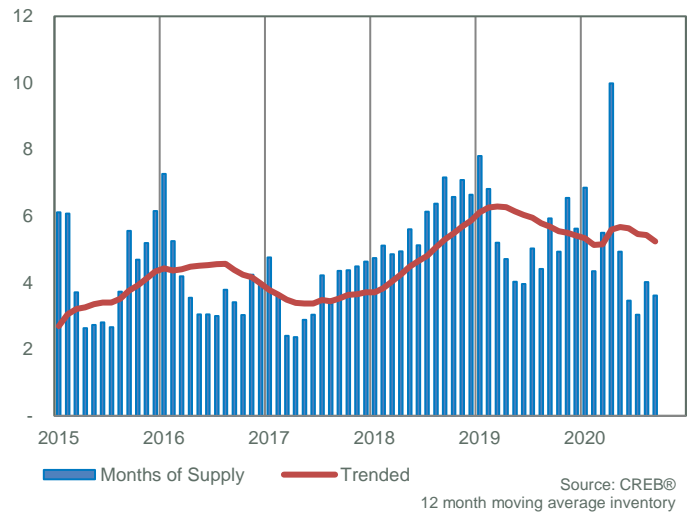
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



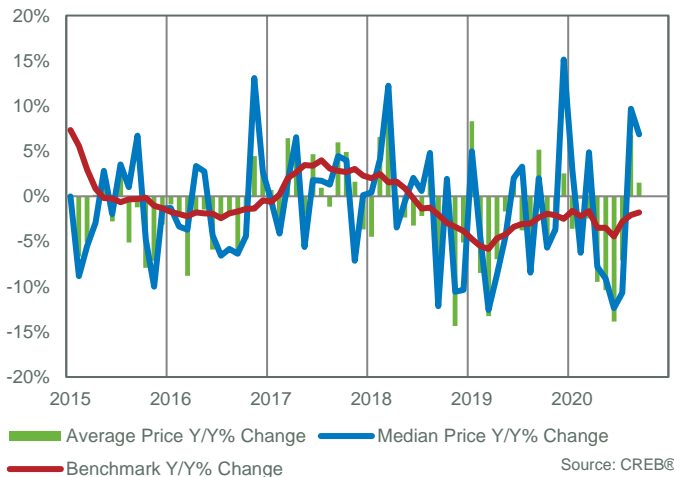
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



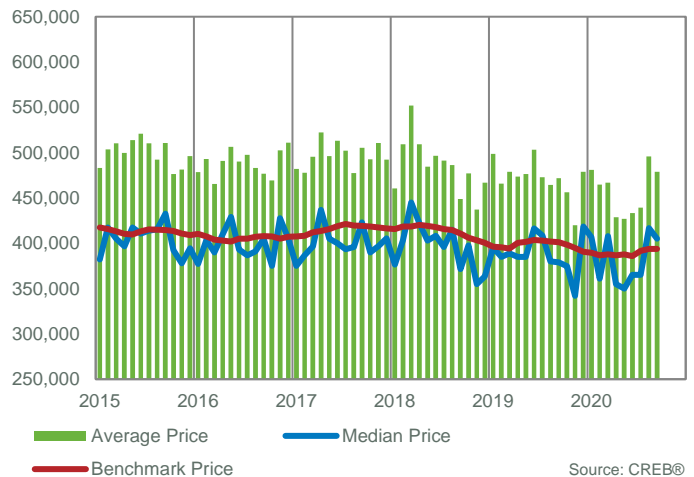
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

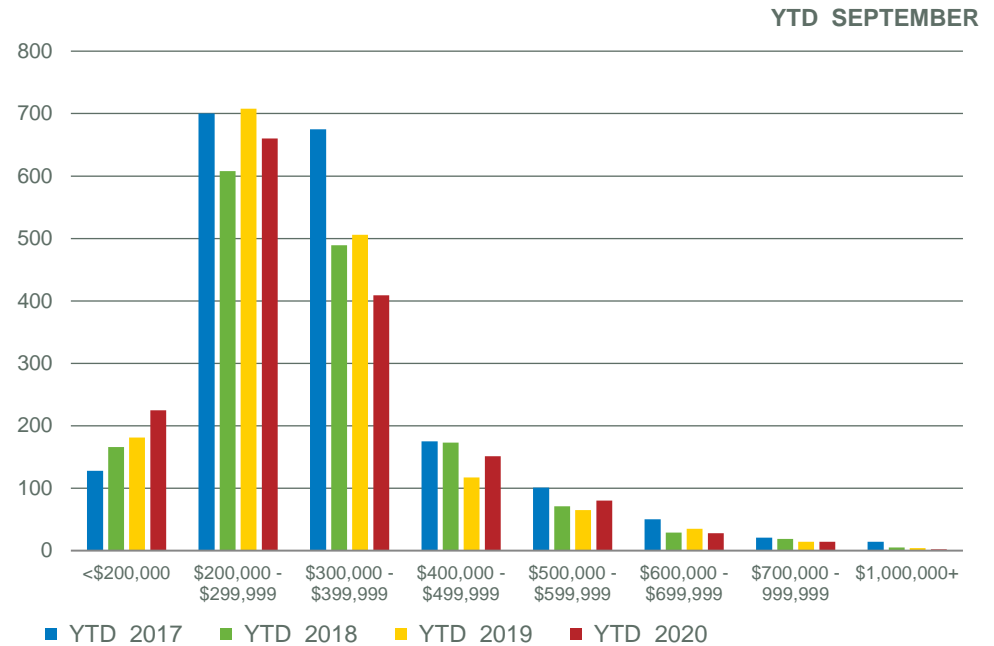


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	205	194	173	200	154	127
New Listings	391	324	387	460	440	388	346	360	392	366	254	149
Inventory	845	922	983	1,081	1,134	1,081	1,005	983	997	962	890	685
Days on Market	85	64	65	61	61	60	69	60	62	51	69	64
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	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	277,000
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	294,086
Index	186	186	186	187	188	188	189	189	187	185	184	184
2020												
Sales	113	164	152	77	146	243	200	218	256			
New Listings	339	365	351	219	360	474	430	367	400			
Inventory	764	851	900	853	912	965	1,020	1,010	956			
Days on Market	79	58	57	67	71	58	49	59	60			
Benchmark Price	289,900	291,500	278,100	273,900	274,400	274,500	270,800	272,600	273,700			
Median Price	289,500	291,000	294,000	284,000	273,000	282,000	289,300	288,500	290,000			
Average Price	311,734	324,991	304,924	296,630	284,899	305,710	303,214	307,714	328,990			
Index	184	185	177	174	175	175	172	173	174			

	Sep-19	Sep-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	1	2	4
\$100,000 - \$149,999	1	4	33	53
\$150,000 - \$199,999	11	27	146	168
\$200,000 - \$249,999	40	40	298	268
\$250,000 - \$299,999	45	71	410	392
\$300,000 - \$349,999	32	35	340	275
\$350,000 - \$399,999	16	19	166	134
\$400,000 - \$449,999	9	14	70	89
\$450,000 - \$499,999	4	16	47	62
\$500,000 - \$549,999	4	11	37	56
\$550,000 - \$599,999	2	4	28	24
\$600,000 - \$649,999	5	6	22	20
\$650,000 - \$699,999	3	3	13	8
\$700,000 - \$749,999	-	2	3	9
\$750,000 - \$799,999	-	-	4	-
\$800,000 - \$849,999	-	-	2	1
\$850,000 - \$899,999	-	1	1	1
\$900,000 - \$949,999	-	-	3	1
\$950,000 - \$999,999	-	1	1	2
\$1,000,000 - \$1,299,999	-	-	2	-
\$1,300,000 - \$1,499,999	-	1	1	2
\$1,500,000 - \$1,999,999	1	-	1	-
\$2,000,000 +	-	-	-	-
	173	256	1,630	1,569

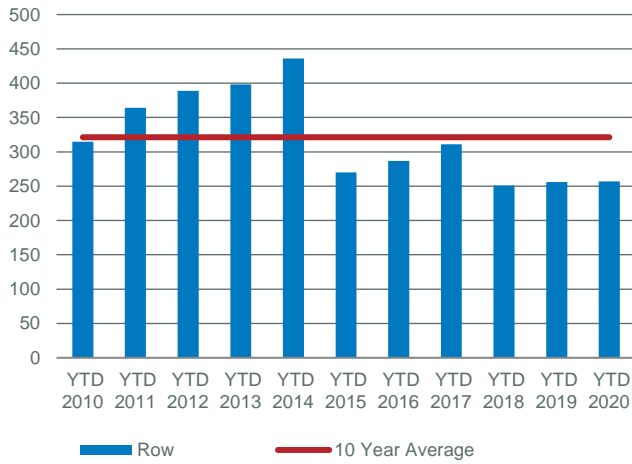
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

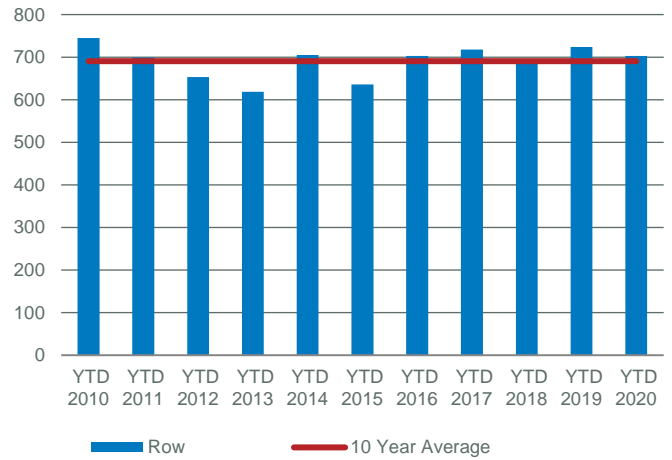
YTD SEPTEMBER



Source: CREB®

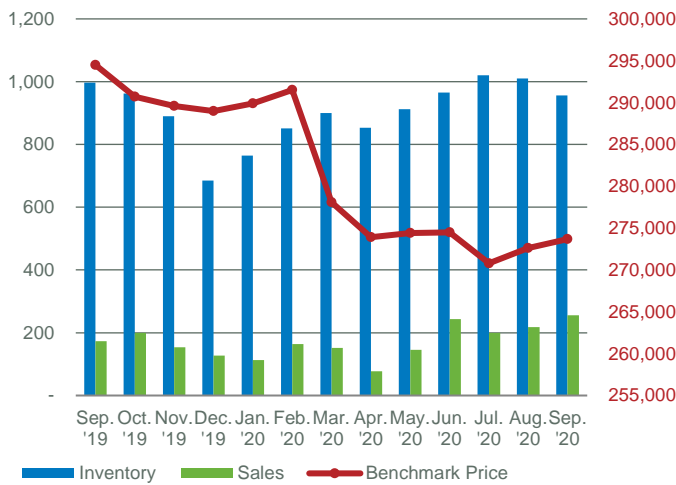
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



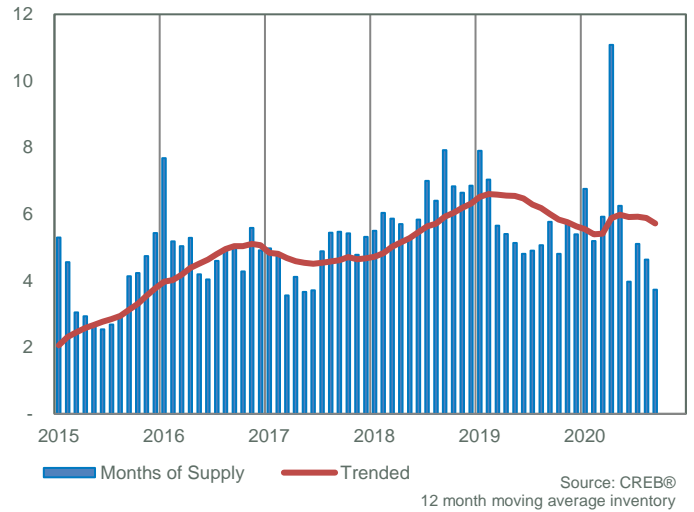
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



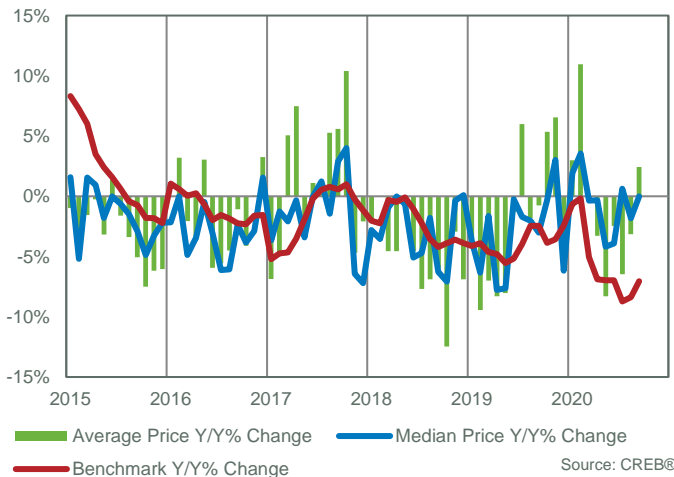
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



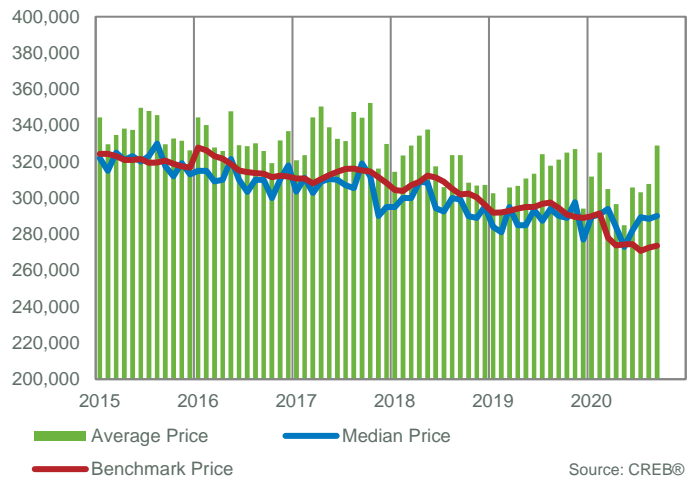
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

CITY OF CALGARY ROW PRICES

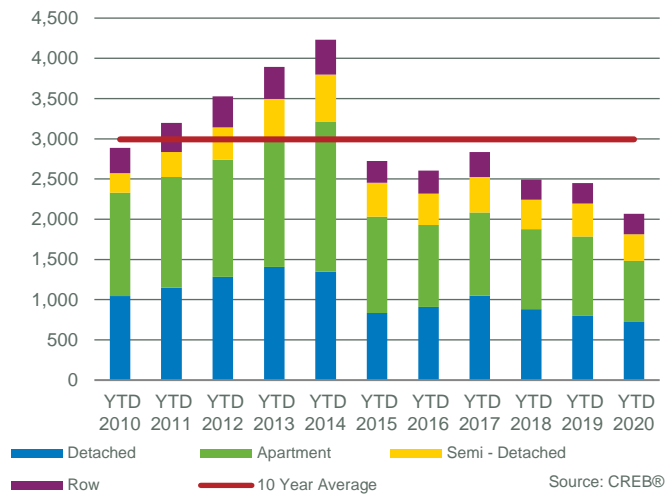


Source: CREB®

CITY CENTRE

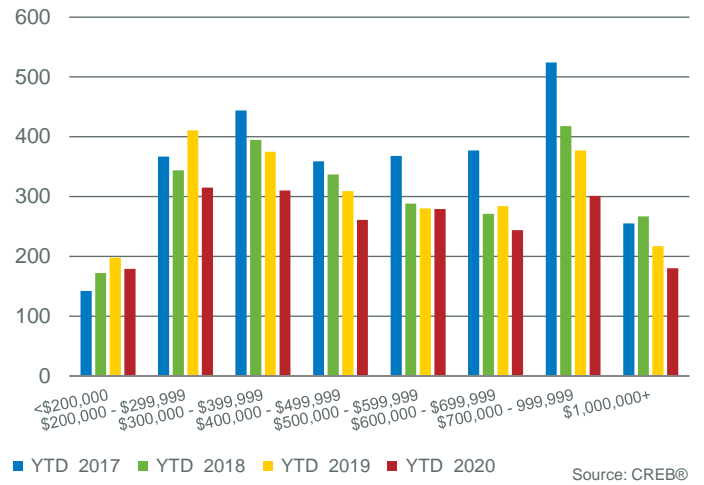
CITY CENTRE TOTAL SALES

YTD SEPTEMBER

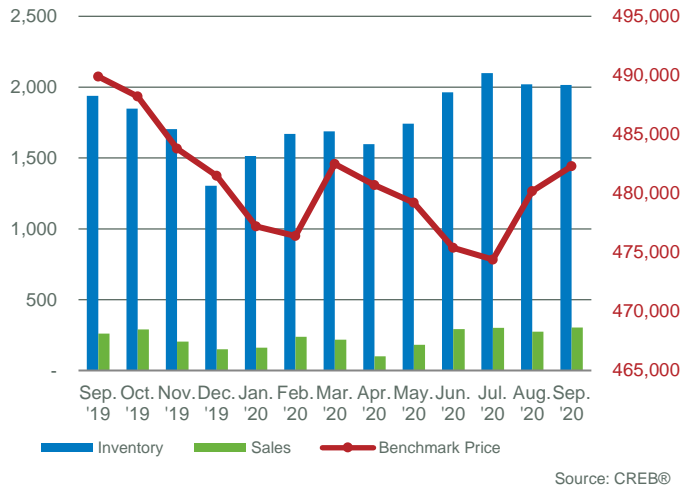


CITY CENTRE TOTAL SALES BY PRICE RANGE

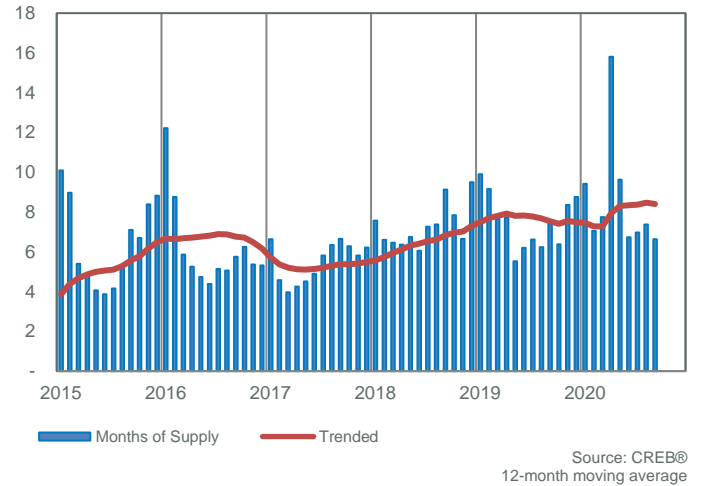
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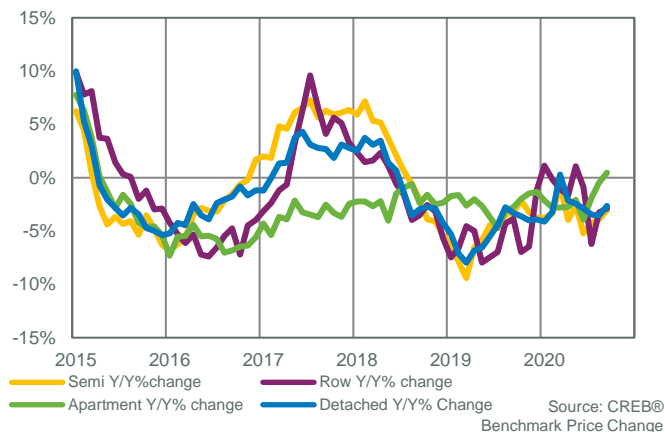
CITY CENTRE INVENTORY AND SALES



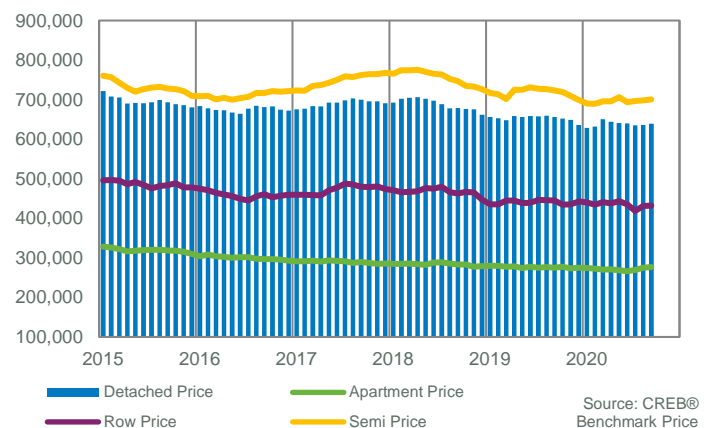
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

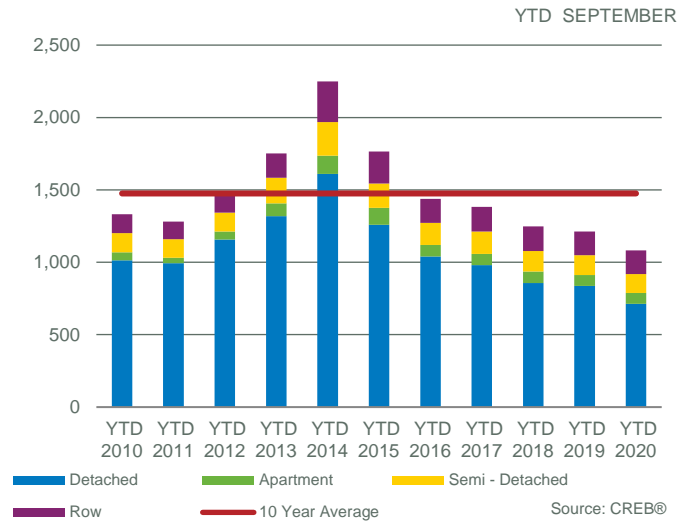


CITY CENTRE PRICES

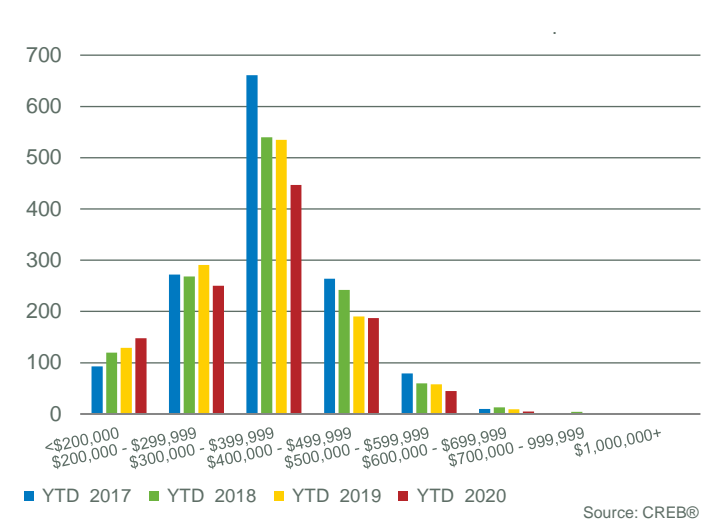


NORTHEAST

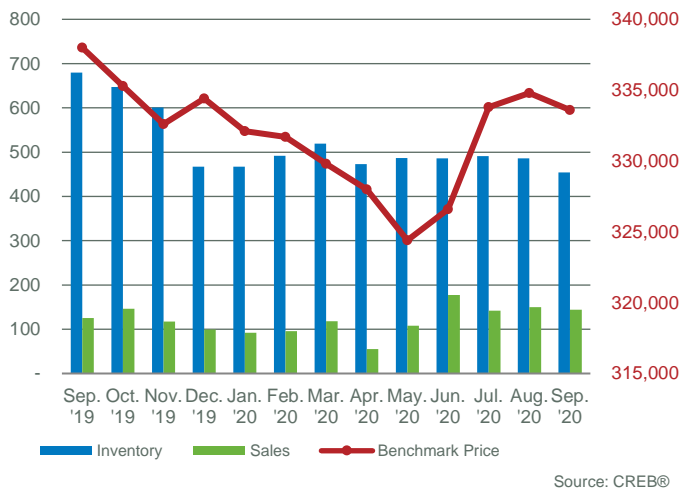
NORTHEAST TOTAL SALES



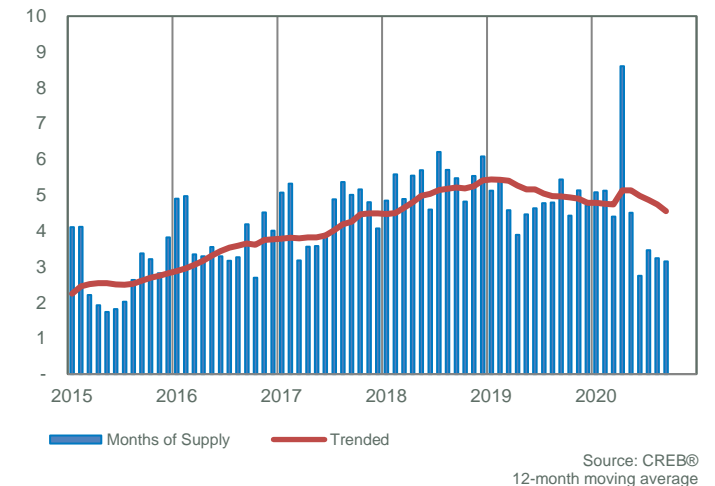
NORTHEAST TOTAL SALES BY PRICE RANGE



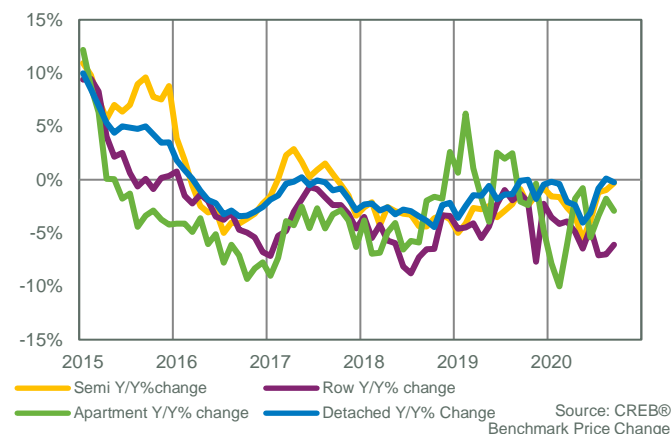
NORTHEAST INVENTORY AND SALES



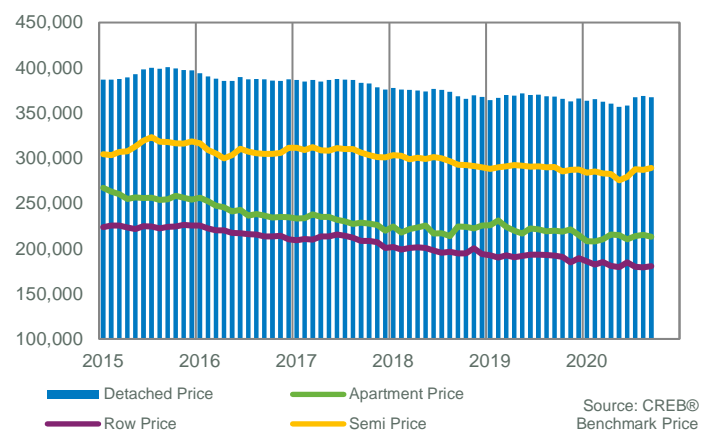
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

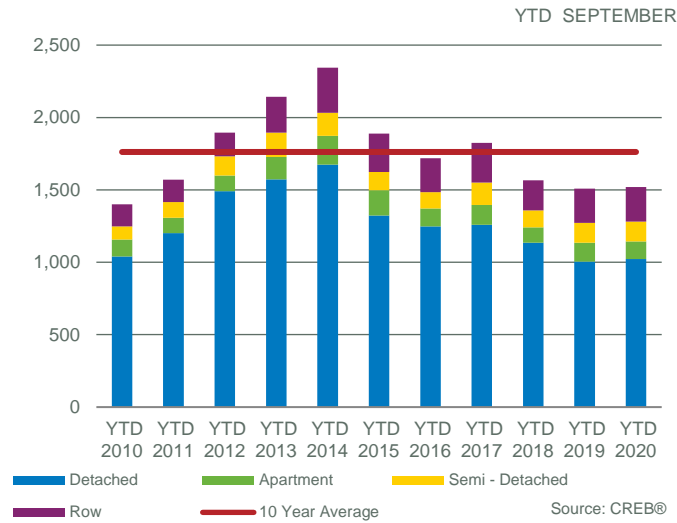


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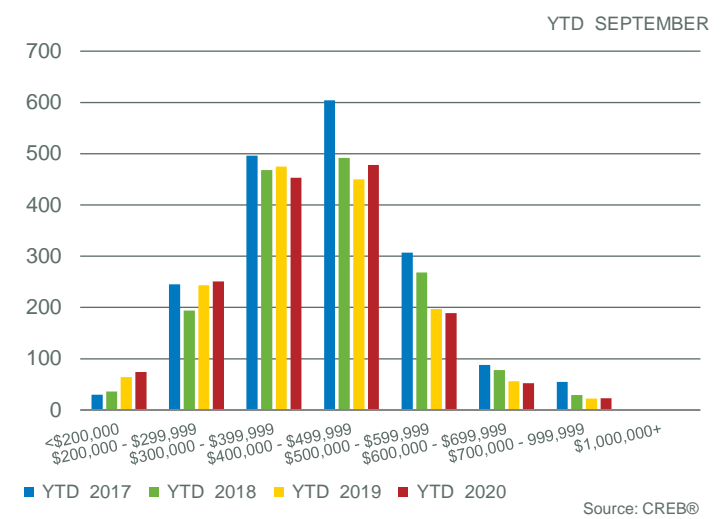


NORTH

NORTH TOTAL SALES



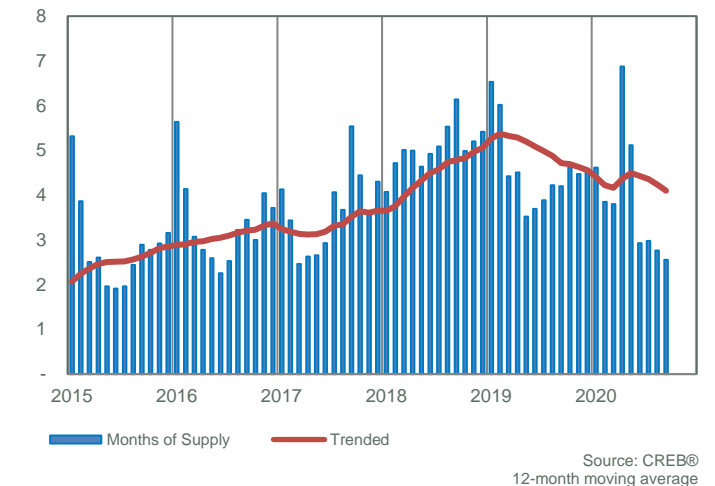
NORTH TOTAL SALES BY PRICE RANGE



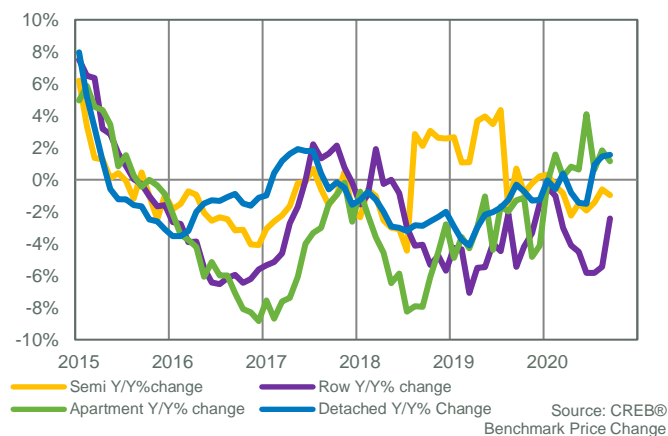
NORTH INVENTORY AND SALES



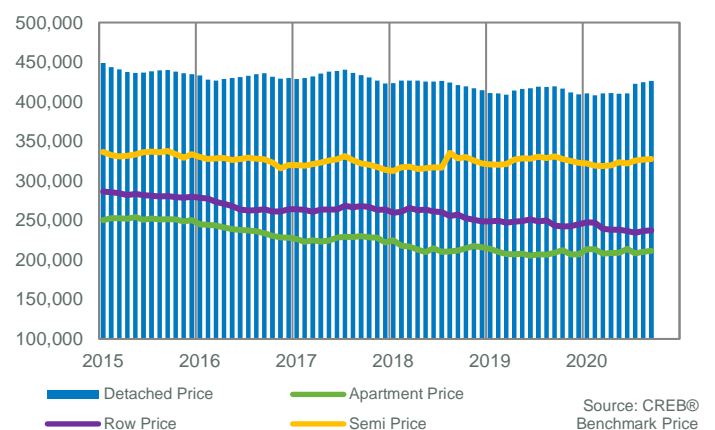
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

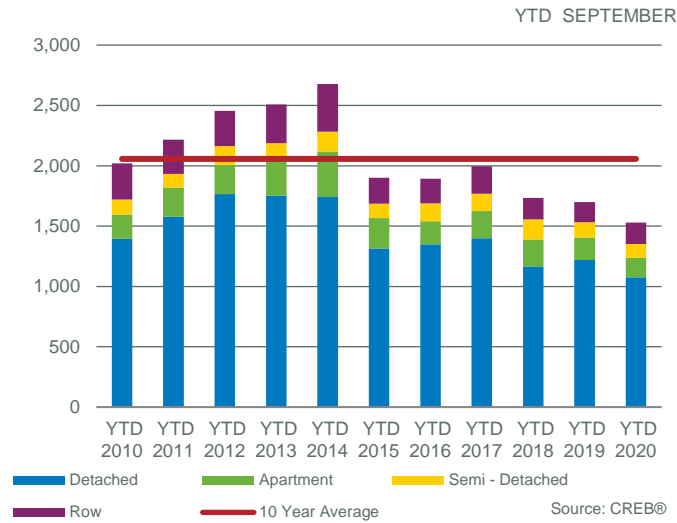


NORTH PRICES

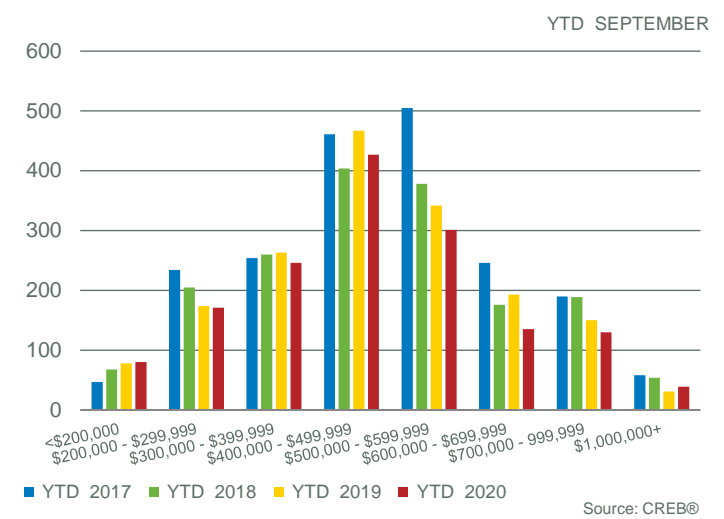


NORTHWEST

NORTHWEST TOTAL SALES



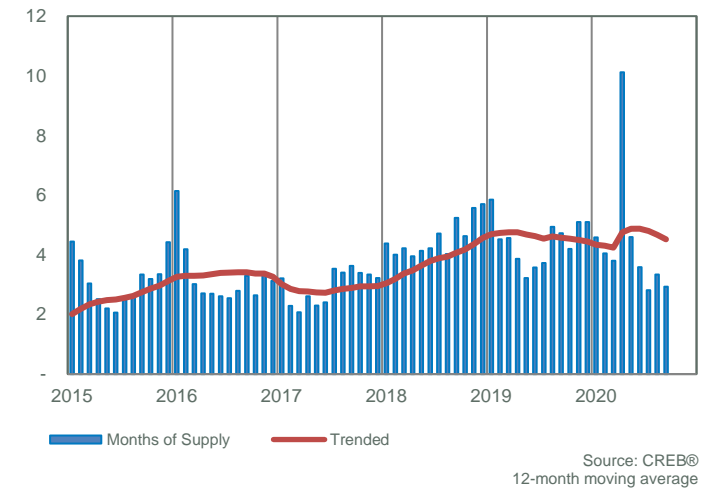
NORTHWEST TOTAL SALES BY PRICE RANGE



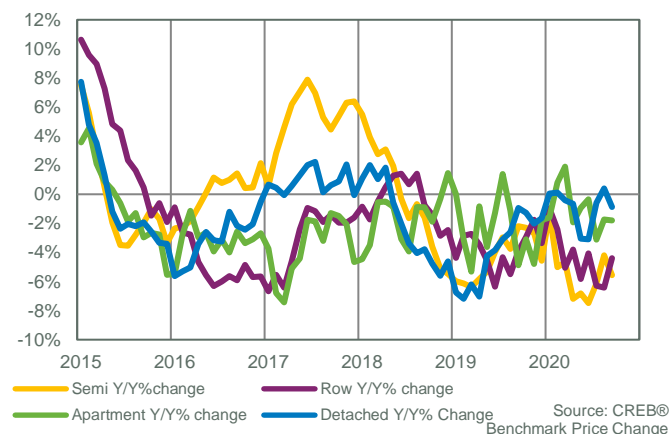
NORTHWEST INVENTORY AND SALES



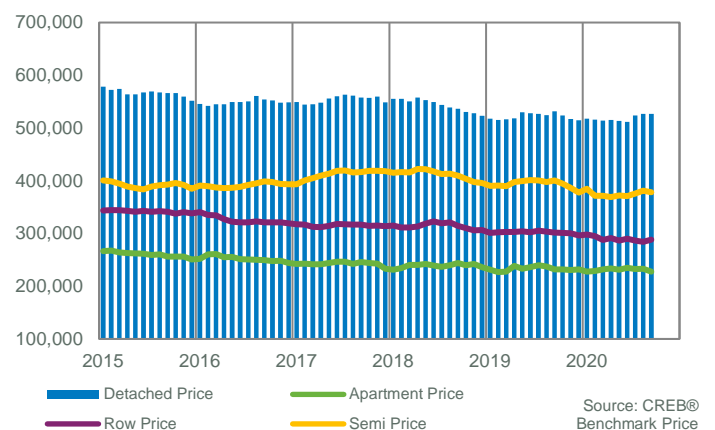
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

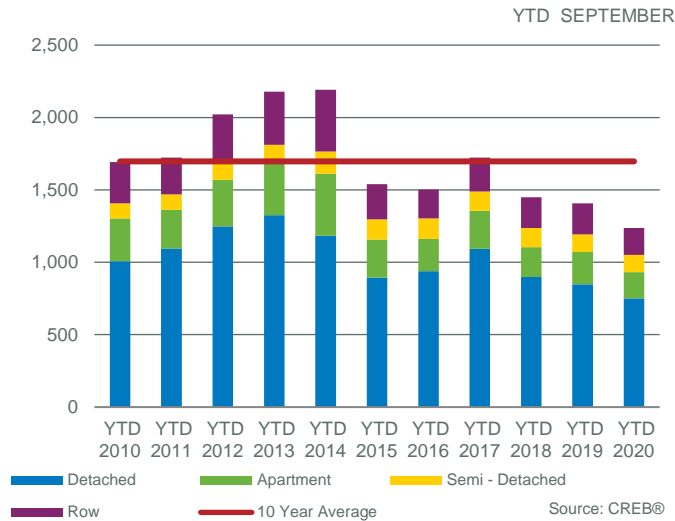


NORTHWEST PRICES

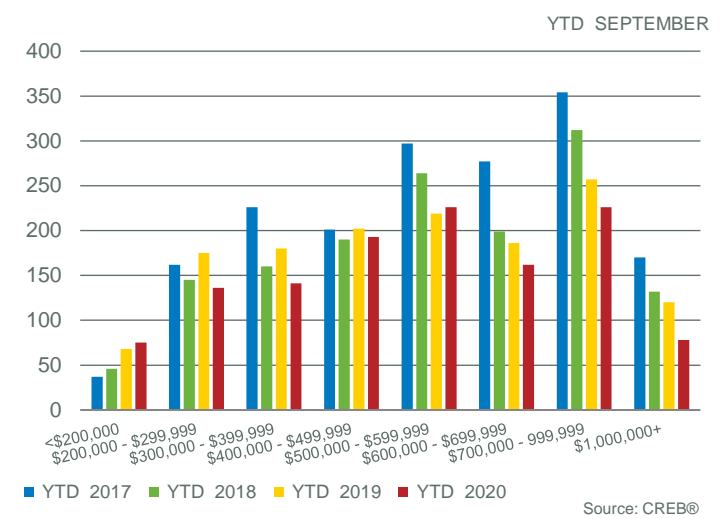


WEST

WEST TOTAL SALES



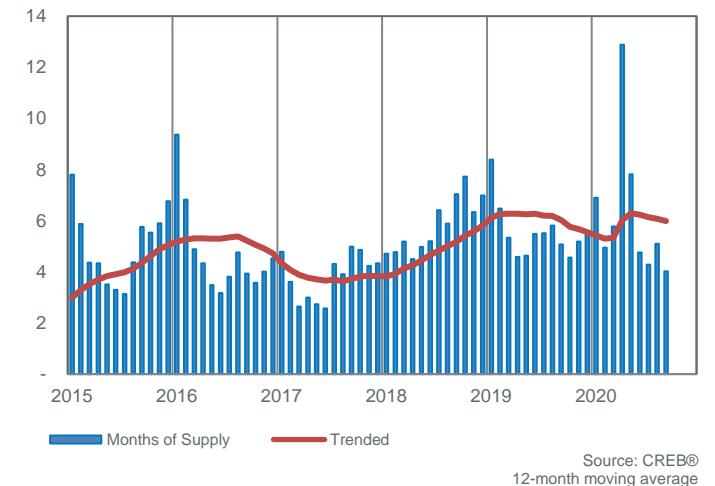
WEST TOTAL SALES BY PRICE RANGE



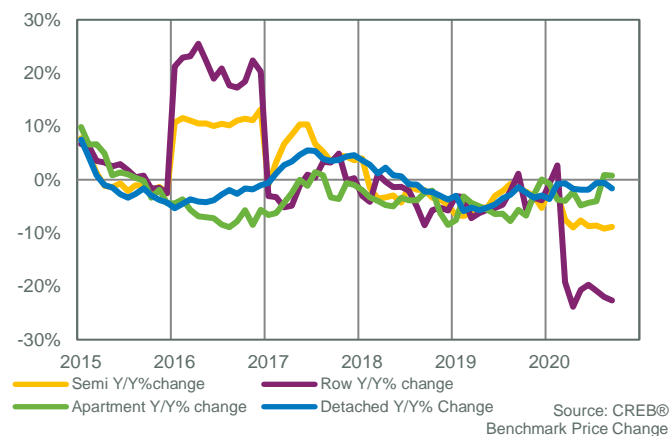
WEST INVENTORY AND SALES



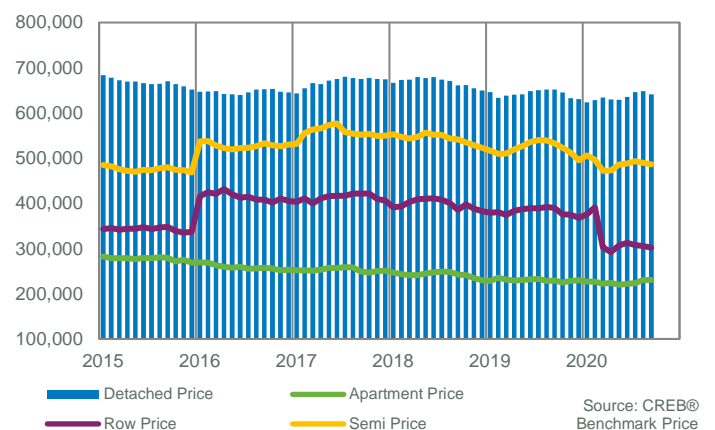
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

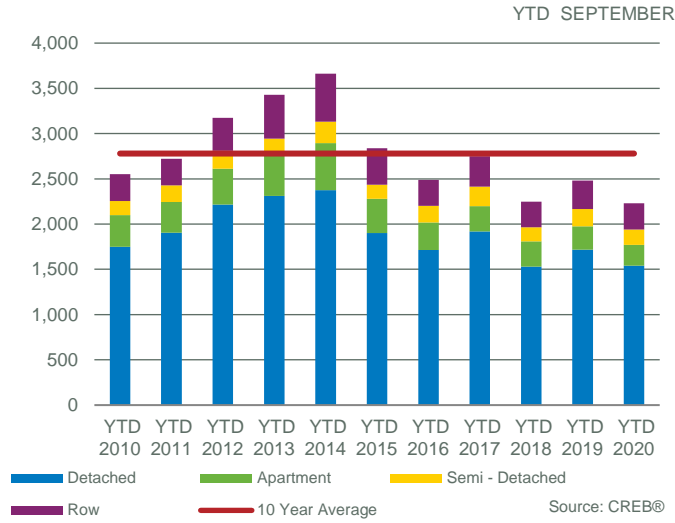


WEST PRICES

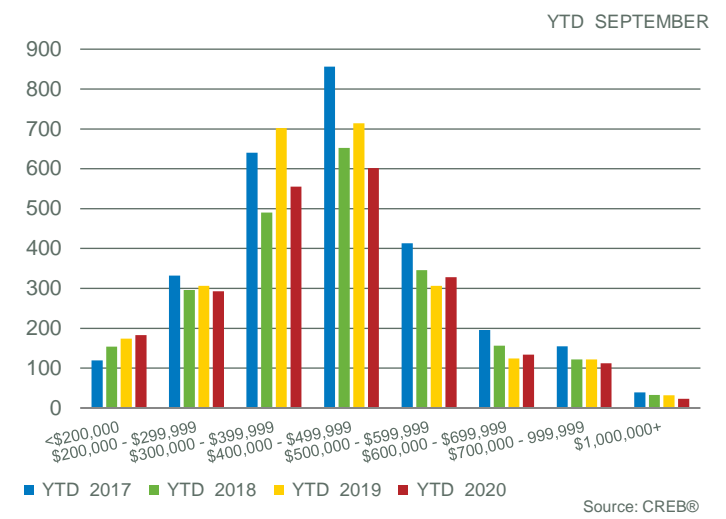


SOUTH

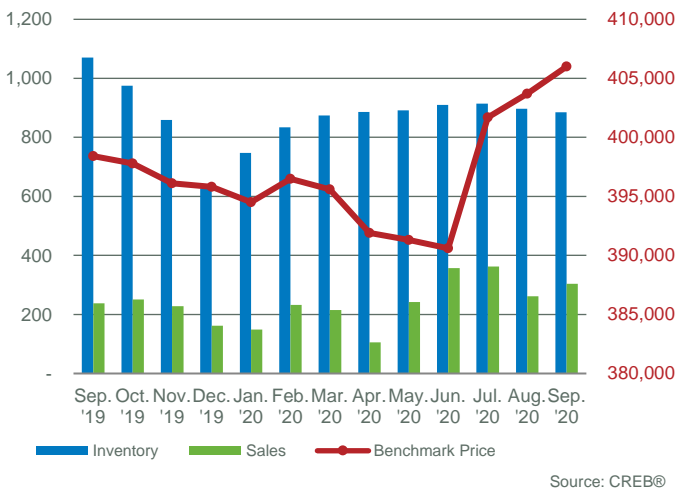
SOUTH TOTAL SALES



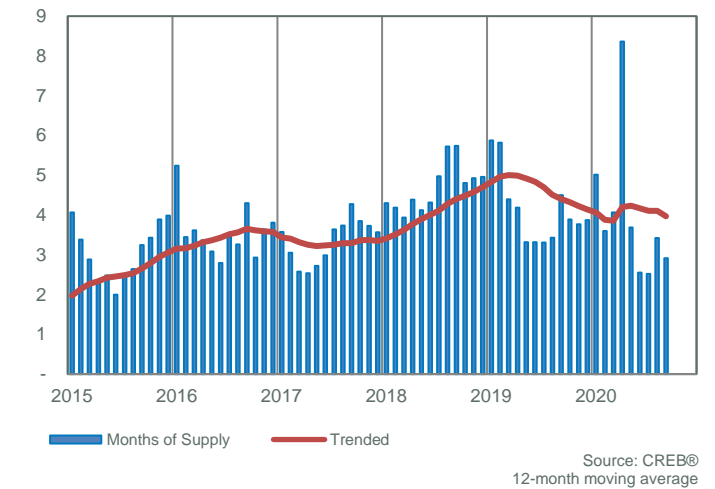
SOUTH TOTAL SALES BY PRICE RANGE



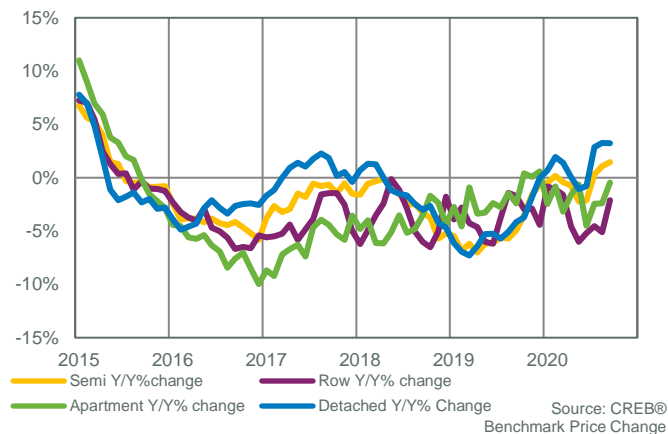
SOUTH INVENTORY AND SALES



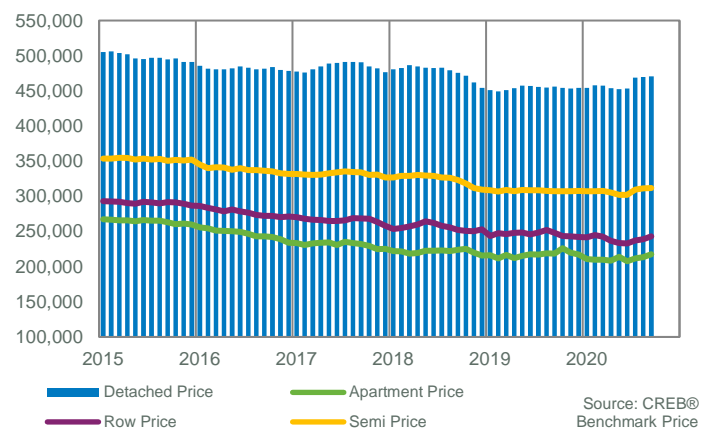
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

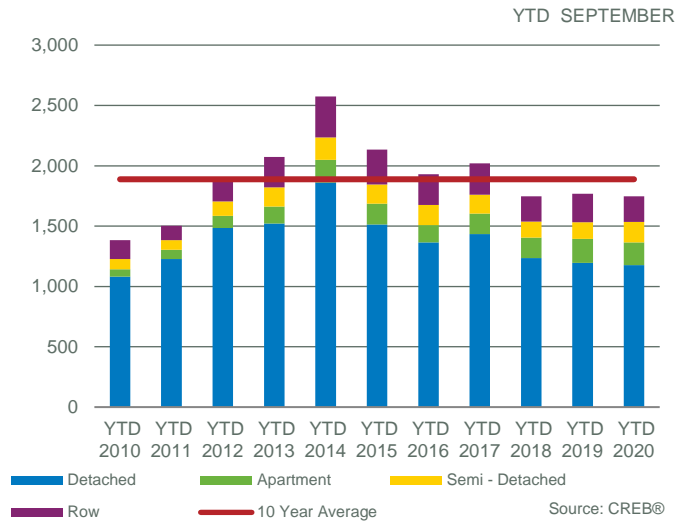


SOUTH PRICES

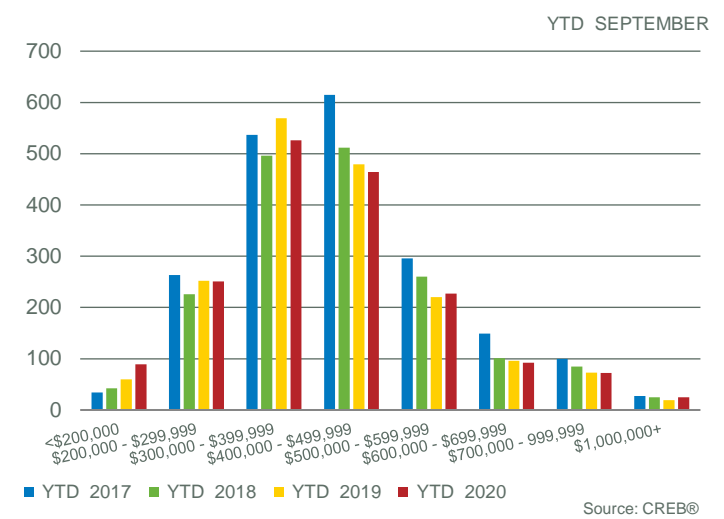


SOUTHEAST

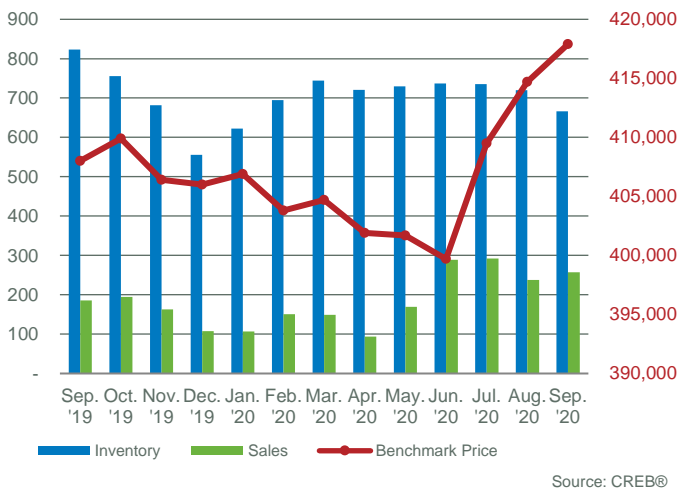
SOUTHEAST TOTAL SALES



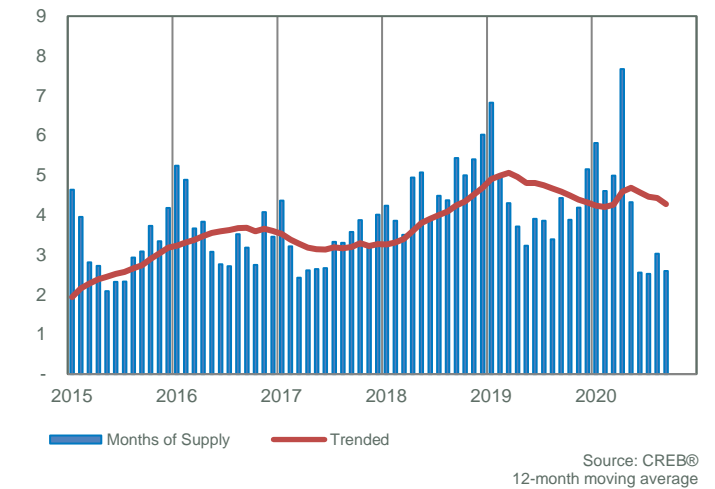
SOUTHEAST TOTAL SALES BY PRICE RANGE



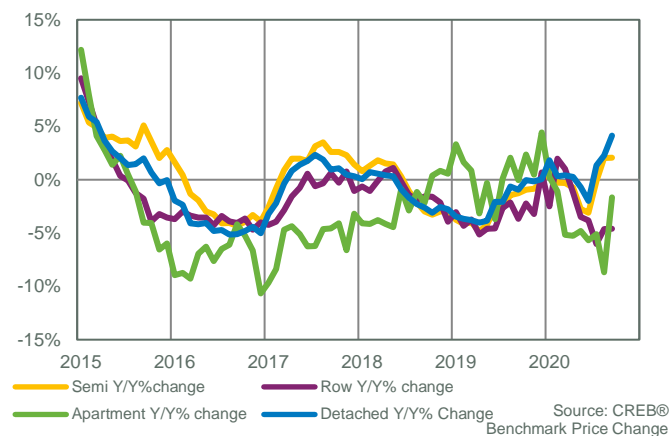
SOUTHEAST INVENTORY AND SALES



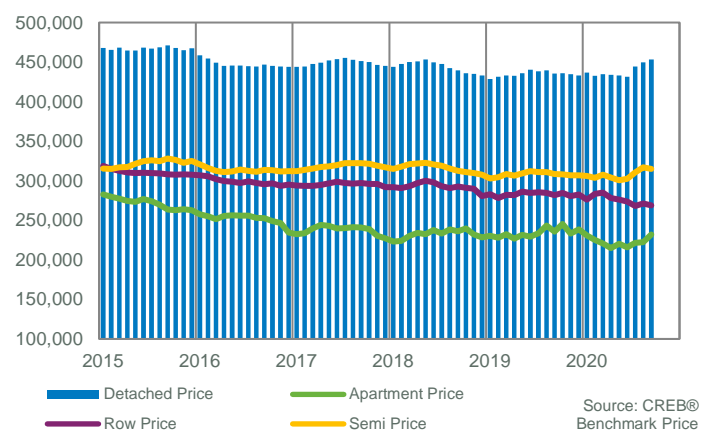
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

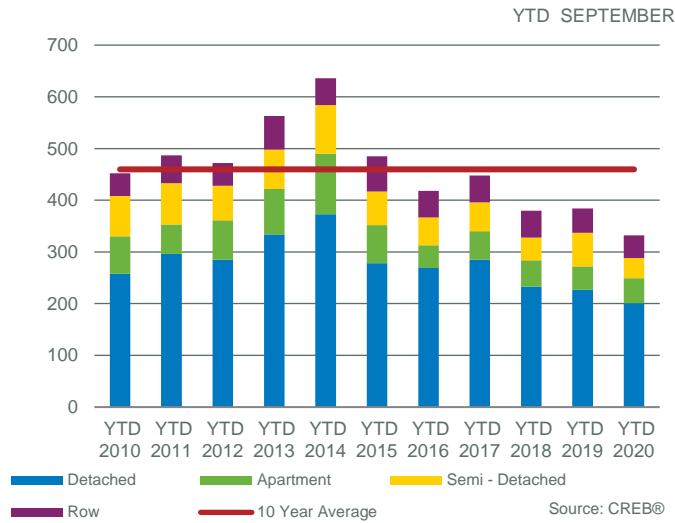


SOUTHEAST PRICES

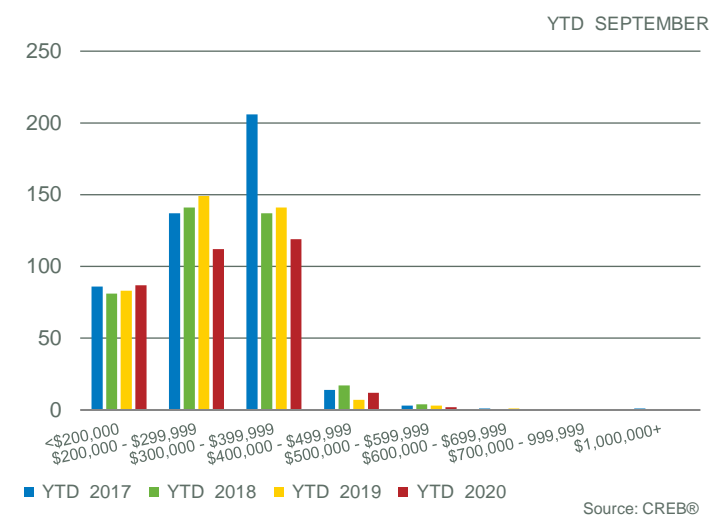


EAST

EAST TOTAL SALES



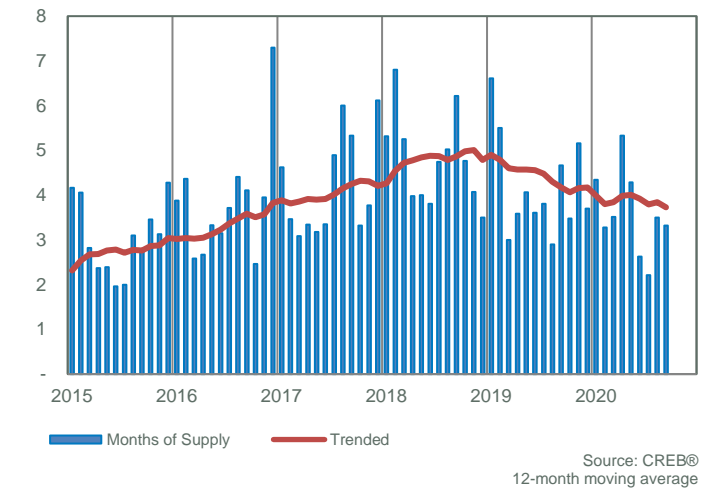
EAST TOTAL SALES BY PRICE RANGE



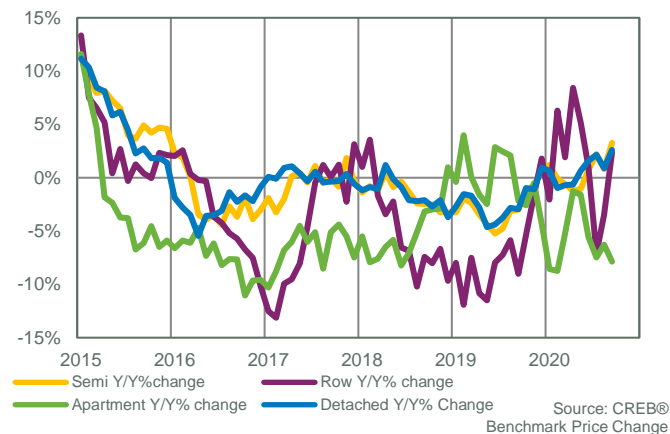
EAST INVENTORY AND SALES



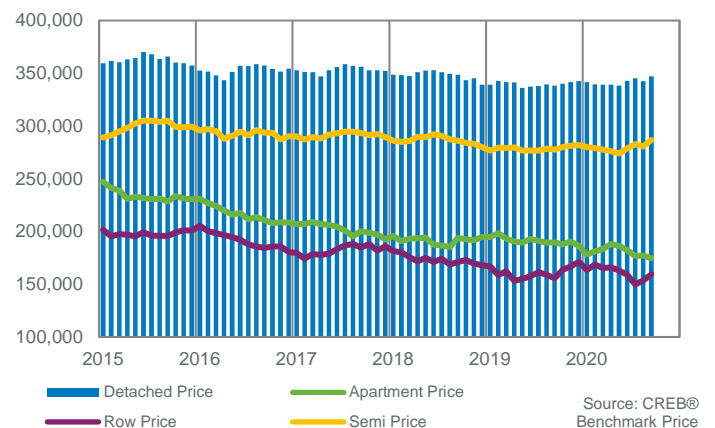
EAST MONTHS OF INVENTORY



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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