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MONTHLY STATISTICS PACKAGE

City of Calgary

January 2018



creb.com

Housing Market Déjà Vu in January

As expected, Calgary sales activity similar to last year

City of Calgary, February 1, 2018 – The new year opened predictably, with monthly figures close to the Januarys of the past three years.

With new mortgage rules and rates officially in effect, sales activity in January remained comparable to last year, as rising sales for attached properties were not enough to offset declines in both the apartment and detached sector.

Overall January sales totaled 958 units, nearly two per cent above last year and 11 per cent below long-term averages.

“2018 was kicked off with higher rates and the official implementation of the new mortgage requirements. While it is too early to see the impact of these changes, so far, January levels are consistent with what we saw last year,” said CREB® chief economist Ann-Marie Lurie

“The recovery will be bumpy, and we will continue to monitor the impact of the lending changes relative to the overall economic climate.”

Stable sales were met with rising new listings, causing further gains in inventory levels and impacting prices. Citywide, unadjusted prices totaled \$432,300, 0.21 per cent below last month and 0.25 per cent below last year’s figures. Prices eased across all product types compared to last month, but price declines were more pronounced in the apartment and attached sectors.

In the detached sector, new listings rose with declining sales activity for product priced over \$500,000. However, product priced between \$300,000 and \$399,999 saw an increase in activity. This will be an adjustment to the new reality buyers and sellers face, as pockets of the market will experience a mismatch between supply and demand.

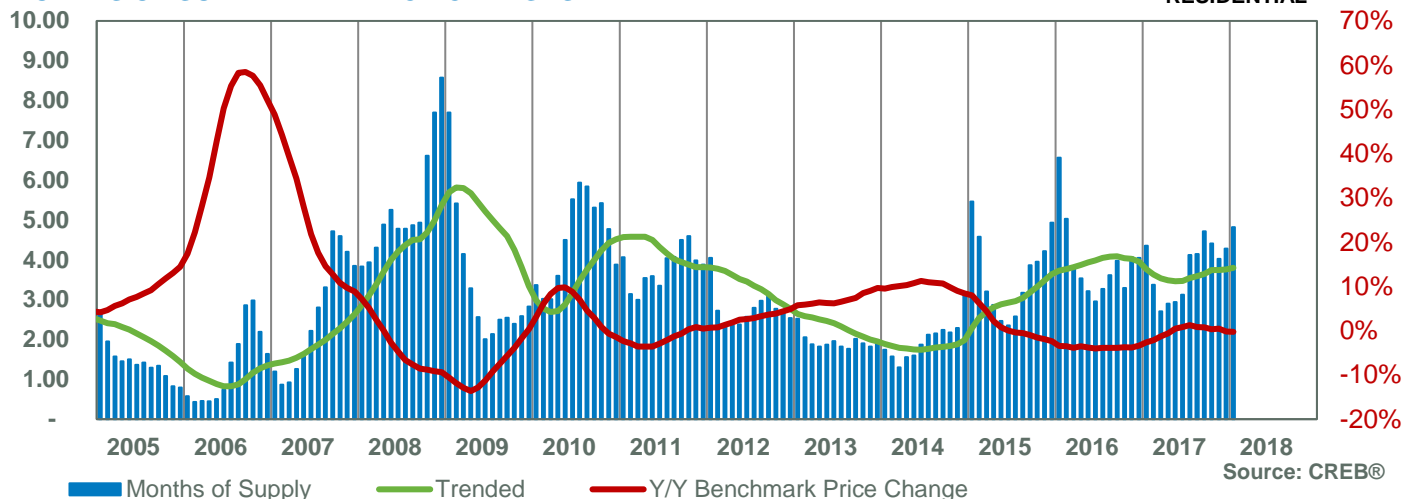
“Sellers needs to be aware of the competing supply in the market. This can influence the timing of their decision, along with setting realistic expectations regarding time on the market and selling price,” said 2018 CREB® president Tom Westcott. “For buyers, getting pre-approved for a mortgage is essential, along with getting advice from a REALTOR® to get into a home they will be happy with.”

HOUSING MARKET FACTS

- Detached sales totaled 583 units, similar to last year and 13 per cent below long-term averages. Easing sales were met with rising new listings. Months of supply rose to 3.75, slightly higher than last year’s levels at 3.18 months. Overall detached benchmark prices totaled \$499,400, similar to levels recorded both last month and in January 2017.
- Apartment sales eased to 145 units, well below long-term averages, but consistent with the slower activity seen over the past three years. New listings eased modestly compared to last January, but it was not enough to cause any meaningful change in inventory levels. Elevated supply compared to demand continued to weigh on pricing.
- The attached segment of the market saw a rise in sales, but was met with a stronger gain in inventory levels. This caused the months of supply to push above last January’s figures. The elevated inventory relative to sales continued to weigh on prices. Attached prices totaled \$328,000 in January 0.64 per cent below last month and 0.33 per cent below last year.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Jan. 2018

	Jan-17	Jan-18	Y/Y % Change	2017	2018	Y/Y % Change
DETACHED						
Total Sales	581	583	0.34%	581	583	0.34%
Total Sales Volume	\$317,142,987	\$318,221,323	0.34%	\$317,142,987	\$318,221,323	0.34%
New Listings	1,228	1,289	4.97%	1,228	1,289	4.97%
Inventory	1,848	2,185	18.24%	1,848	2,185	18.24%
Months of Supply	3.18	3.75	17.83%	3.18	3.75	17.83%
Sales to New Listings Ratio	47.31%	45.23%	-2.08%	47.31%	45.23%	-2.08%
Sales to List Price Ratio	97.23%	97.19%	-0.04%	97.23%	97.19%	-0.04%
Days on Market	47	55	17.15%	46	54	17.39%
Benchmark Price	\$498,700	\$499,400	0.14%	\$498,700	\$499,400	0.14%
Median Price	\$485,000	\$474,000	-2.27%	\$485,000	\$474,000	-2.27%
Average Price	\$545,857	\$545,834	0.00%	\$545,857	\$545,834	0.00%
Index	205	205	0.15%	205	205	0.15%
APARTMENT						
Total Sales	151	145	-3.97%	151	145	-3.97%
Total Sales Volume	\$42,646,738	\$43,346,540	1.64%	\$42,646,738	\$43,346,540	1.64%
New Listings	624	588	-5.77%	624	588	-5.77%
Inventory	1,267	1,289	1.74%	1,267	1,289	1.74%
Months of Supply	8.39	8.89	5.95%	8.39	8.89	5.95%
Sales to New Listings Ratio	24.20%	24.66%	0.46%	24.20%	24.66%	0.46%
Sales to List Price Ratio	96.00%	96.43%	0.44%	96.00%	96.43%	0.44%
Days on Market	68	76	10.95%	65	76	16.92%
Benchmark Price	\$265,000	\$256,200	-3.32%	\$265,000	\$256,200	-3.32%
Median Price	\$258,500	\$255,000	-1.35%	\$258,500	\$255,000	-1.35%
Average Price	\$282,429	\$298,942	5.85%	\$282,429	\$298,942	5.85%
Index	183	177	-3.33%	183	177	-3.33%
ATTACHED						
Total Sales	211	230	9.00%	211	230	9.00%
Total Sales Volume	\$81,071,125	\$87,506,972	7.94%	\$81,071,125	\$87,506,972	7.94%
New Listings	531	581	9.42%	531	581	9.42%
Inventory	995	1,149	15.48%	995	1,149	15.48%
Months of Supply	4.72	5.00	5.94%	4.72	5.00	5.94%
Sales to New Listings Ratio	39.74%	39.59%	-0.15%	39.74%	39.59%	-0.15%
Sales to List Price Ratio	96.65%	96.94%	0.28%	96.65%	96.94%	0.28%
Days on Market	62	66	6.89%	61	66	8.20%
Benchmark Price	\$329,100	\$328,000	-0.33%	\$329,100	\$328,000	-0.33%
Median Price	\$335,000	\$324,800	-3.04%	\$335,000	\$324,800	-3.04%
Average Price	\$384,223	\$380,465	-0.98%	\$384,223	\$380,465	-0.98%
Index	195	194	-0.31%	195	194	-0.31%
CITY OF CALGARY						
Total Sales	943	958	1.59%	943	958	1.59%
Total Sales Volume	\$440,860,850	\$449,074,835	1.86%	\$440,860,850	\$449,074,835	1.86%
New Listings	2,383	2,458	3.15%	2,383	2,458	3.15%
Inventory	4,110	4,623	12.48%	4,110	4,623	12.48%
Months of Supply	4.36	4.83	10.72%	4.36	4.83	10.72%
Sales to New Listings Ratio	39.57%	38.97%	-0.60%	39.57%	38.97%	-0.60%
Sales to List Price Ratio	97.00%	97.07%	0.06%	97.00%	97.07%	0.06%
Days on Market	53	60	13.23%	52	60	15.38%
Benchmark Price	\$433,400	\$432,300	-0.25%	\$433,400	\$432,300	-0.25%
Median Price	\$425,000	\$415,000	-2.35%	\$425,000	\$415,000	-2.35%
Average Price	\$467,509	\$468,763	0.27%	\$467,509	\$468,763	0.27%
Index	200	199	-0.25%	200	199	-0.25%

For a list of definitions, see page 26.

Jan. 2018

	Jan-17	Jan-18	Y/Y % Change	2017	2018	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	83	99	19.28%	83	99	19.28%
Total Sales Volume	\$40,010,856	\$46,315,891	15.76%	\$40,010,856	\$46,315,891	15.76%
Share of Sales with Condo Title	12.05%	17.17%	5.12%	12.05%	17.17%	5.12%
New Listings	199	236	18.59%	199	236	18.59%
Inventory	376	451	19.95%	376	451	19.95%
Months of Supply	4.53	4.56	0.56%	4.53	4.56	0.56%
Sales to New Listings Ratio	41.71%	41.95%	0.24%	41.71%	41.95%	0.24%
Sales to List Price Ratio	96.49%	97.31%	0.82%	96.49%	97.31%	0.82%
Days on Market	61	62	2.36%	60	62	3.33%
Benchmark Price	\$406,800	\$415,800	2.21%	\$406,800	\$415,800	2.21%
Median Price	\$375,000	\$376,500	0.40%	\$375,000	\$376,500	0.40%
Average Price	\$482,059	\$467,837	-2.95%	\$482,059	\$467,837	-2.95%
Index	204	208	2.21%	204	208	2.21%
CITY OF CALGARY ROW						
Total Sales	128	131	2.34%	128	131	2.34%
Total Sales Volume	\$41,060,269	\$41,191,081	0.32%	\$41,060,269	\$41,191,081	0.32%
Share of Sales with Condo Title	96.88%	91.60%	-5.27%	96.88%	91.60%	-5.27%
New Listings	332	345	3.92%	332	345	3.92%
Inventory	619	698	12.76%	619	698	12.76%
Months of Supply	4.84	5.33	10.18%	4.84	5.33	10.18%
Sales to New Listings Ratio	38.55%	37.97%	-0.58%	38.55%	37.97%	-0.58%
Sales to List Price Ratio	96.82%	96.52%	-0.29%	96.82%	96.52%	-0.29%
Days on Market	62	69	10.39%	62	69	11.29%
Benchmark Price	\$302,600	\$296,700	-1.95%	\$302,600	\$296,700	-1.95%
Median Price	\$303,500	\$295,000	-2.80%	\$303,500	\$295,000	-2.80%
Average Price	\$320,783	\$314,436	-1.98%	\$320,783	\$314,436	-1.98%
Index	190	186	-1.95%	190	186	-1.95%
CITY OF CALGARY ATTACHED						
Total Sales	211	230	9.00%	211	230	9.00%
Total Sales Volume	\$81,071,125	\$87,506,972	7.94%	\$81,071,125	\$87,506,972	7.94%
Share of Sales with Condo Title	63.51%	59.57%	-6.21%	63.51%	59.57%	-6.21%
New Listings	531	581	9.42%	531	581	9.42%
Inventory	995	1,149	15.48%	995	1,149	15.48%
Months of Supply	4.72	5.00	5.94%	4.72	5.00	5.94%
Sales to New Listings Ratio	39.74%	39.59%	-0.15%	39.74%	39.59%	-0.15%
Sales to List Price Ratio	96.65%	96.94%	0.28%	96.65%	96.94%	0.28%
Days on Market	62	66	6.89%	61	66	8.20%
Benchmark Price	\$329,100	\$328,000	-0.33%	\$329,100	\$328,000	-0.33%
Median Price	\$335,000	\$324,800	-3.04%	\$335,000	\$324,800	-3.04%
Average Price	\$384,223	\$380,465	-0.98%	\$384,223	\$380,465	-0.98%
Index	195	194	-0.31%	195	194	-0.31%

For a list of definitions, see page 26.

January 2018	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	57	168	33.93%	308	5.40	\$686,200	3.06%	0.48%
North East	69	159	43.40%	304	4.41	\$376,900	-2.36%	0.40%
North	103	191	53.93%	330	3.20	\$428,600	-1.70%	-0.26%
North West	69	151	45.70%	247	3.58	\$538,300	-0.20%	-0.54%
West	64	155	41.29%	235	3.67	\$727,200	4.30%	-0.34%
South	113	244	46.31%	400	3.54	\$471,500	-0.32%	0.51%
South East	87	183	47.54%	287	3.30	\$444,100	0.07%	-0.25%
East	21	39	53.85%	74	3.52	\$348,000	-1.83%	-1.36%
TOTAL CITY	583	1,289	45.23%	2,185	3.75	\$499,400	0.14%	-0.04%
Apartment								
City Centre	65	298	21.81%	661	10.17	\$284,500	-2.30%	-0.42%
North East	9	29	31.03%	65	7.22	\$227,800	-3.19%	1.88%
North	9	31	29.03%	75	8.33	\$214,400	-2.90%	-1.02%
North West	19	48	39.58%	107	5.63	\$232,200	-4.44%	-0.56%
West	14	65	21.54%	120	8.57	\$245,800	-2.07%	-1.64%
South	16	68	23.53%	136	8.50	\$225,400	-5.41%	-1.14%
South East	10	40	25.00%	93	9.30	\$232,300	-6.52%	-0.17%
East	3	9	33.33%	32	10.67	\$190,200	-5.42%	1.44%
TOTAL CITY	145	588	24.66%	1,289	8.89	\$256,200	-3.32%	-0.58%
Semi-detached								
City Centre	27	92	29.35%	181	6.70	\$765,900	5.93%	-0.25%
North East	16	25	64.00%	57	3.56	\$302,000	-2.55%	0.87%
North	5	11	45.45%	28	5.60	\$312,400	-2.34%	-0.45%
North West	9	27	33.33%	41	4.56	\$388,300	5.20%	-0.38%
West	12	30	40.00%	48	4.00	\$515,700	4.58%	0.59%
South	12	25	48.00%	44	3.67	\$337,100	-0.65%	-0.50%
South East	13	14	92.86%	23	1.77	\$314,800	0.83%	-0.63%
East	5	12	41.67%	29	5.80	\$293,900	-1.34%	-1.11%
TOTAL CITY	99	236	41.95%	451	4.56	\$415,800	2.21%	-0.19%
Row								
City Centre	26	62	41.94%	131	5.04	\$470,500	2.33%	-0.76%
North East	15	44	34.09%	98	6.53	\$201,900	-3.49%	0.60%
North	16	47	34.04%	91	5.69	\$259,600	-1.59%	-1.48%
North West	13	33	39.39%	67	5.15	\$310,100	-0.80%	0.32%
West	20	57	35.09%	93	4.65	\$331,700	-3.94%	-2.84%
South	24	49	48.98%	108	4.50	\$254,900	-6.18%	-1.66%
South East	13	42	30.95%	82	6.31	\$292,100	-0.68%	0.00%
East	4	11	36.36%	28	7.00	\$182,800	0.72%	-2.66%
TOTAL CITY	131	345	37.97%	698	5.33	\$296,700	-1.95%	-0.93%

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

City of Calgary

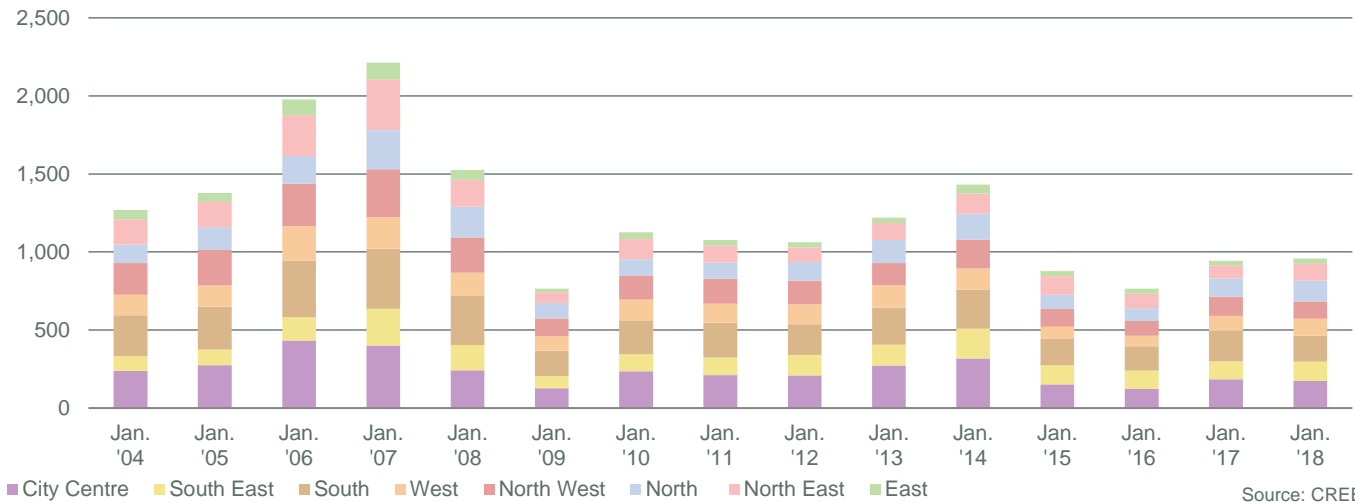
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jan. 2018

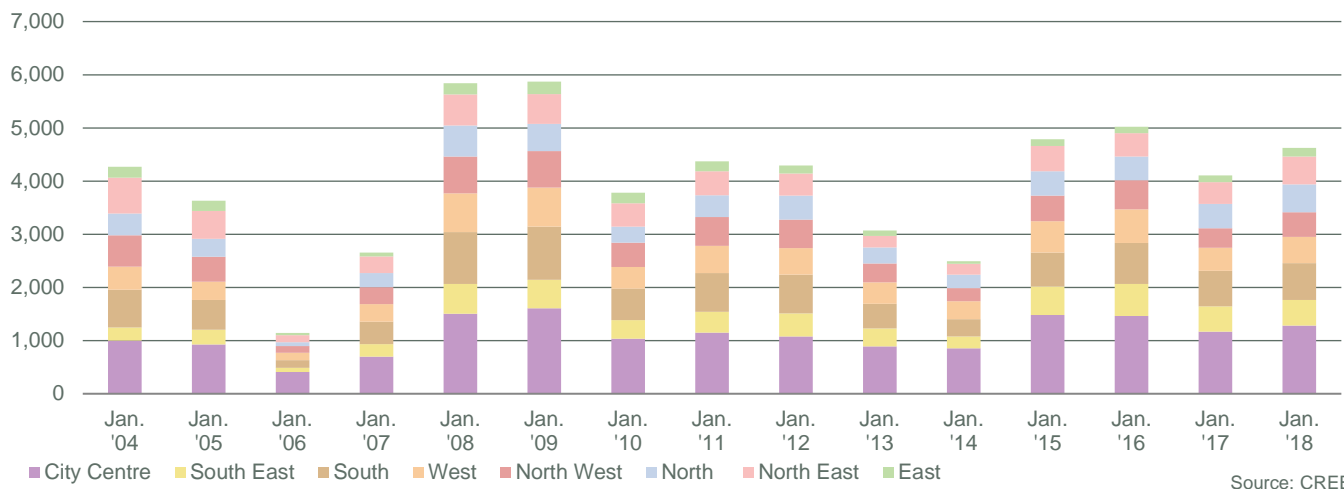
TOTAL SALES

JANUARY



TOTAL INVENTORY

JANUARY

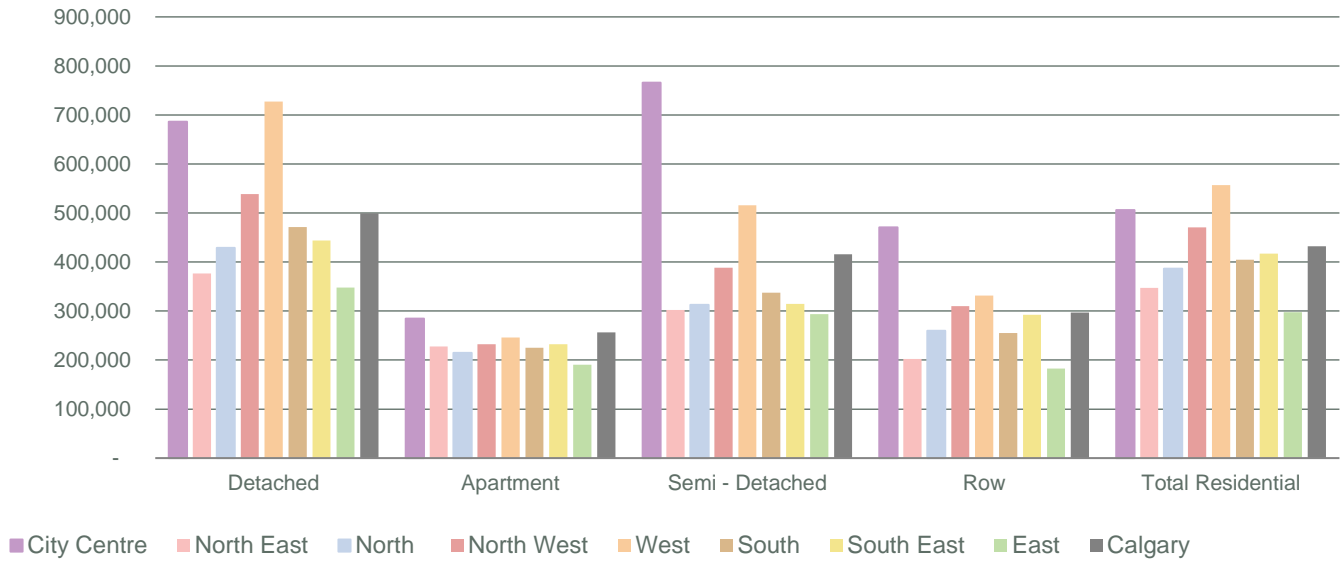


MONTHS OF SUPPLY

JANUARY



BENCHMARK PRICE - JANUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY

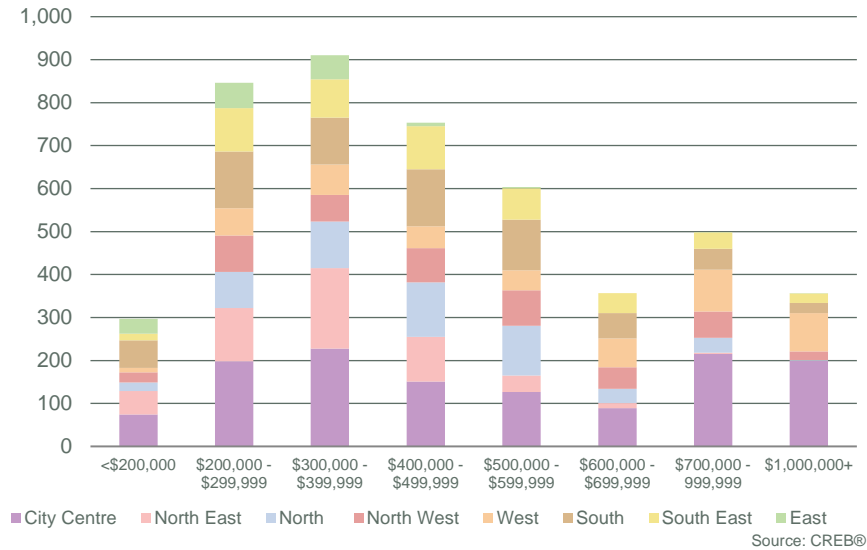


Source: CREB®

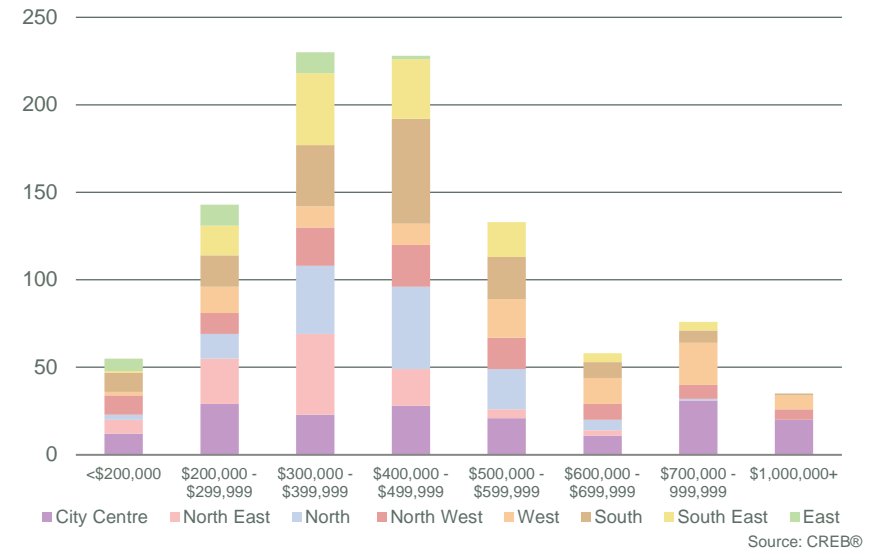
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

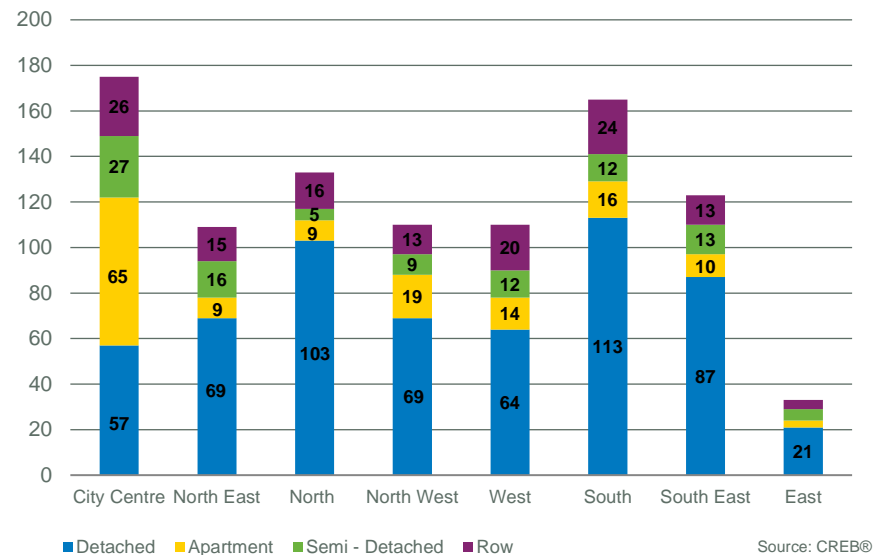
TOTAL INVENTORY BY PRICE RANGE - JANUARY



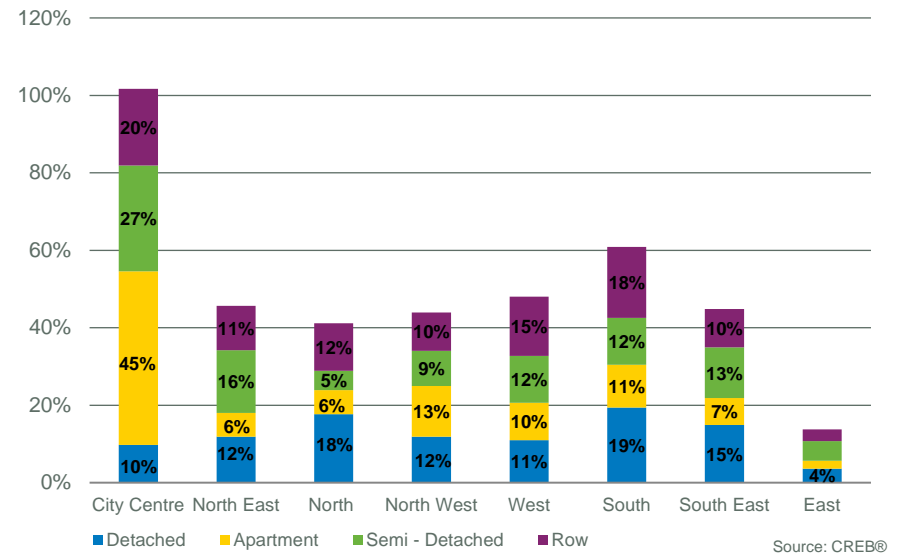
TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



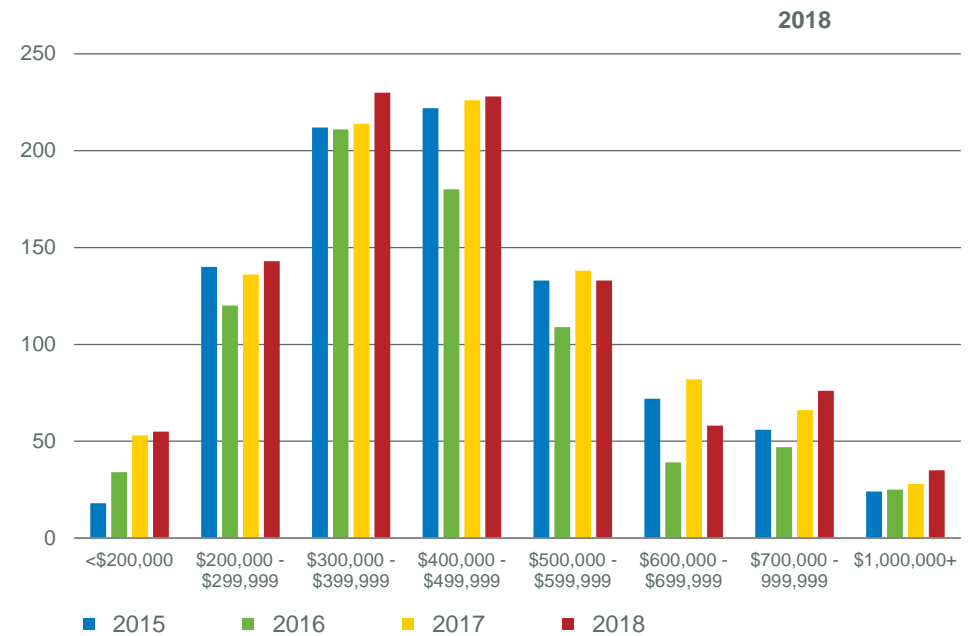
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,467	1,411	1,008
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,221
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	6,882	6,478	5,682	4,321
Days on Market	53	48	42	39	37	38	43	45	45	50	52	58
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500	438,900	436,700	433,200
Median Price	425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	423,000	415,000	412,000	410,000
Average Price	467,509	480,786	490,980	495,002	504,230	500,889	477,948	478,280	485,041	474,665	462,426	451,921
Index	200	200	200	201	202	203	204	204	203	202	201	200
2018												
Sales	958											
New Listings	2,458											
Inventory	4,623											
Days on Market	60											
Benchmark Price	432,300											
Median Price	415,000											
Average Price	468,763											
Index	199											

	Jan-17	Jan-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	53	55	53	55
\$200,000 - \$299,999	136	143	136	143
\$300,000 - \$349,999	97	124	97	124
\$350,000 - \$399,999	117	106	117	106
\$400,000 - \$449,999	118	141	118	141
\$450,000 - \$499,999	108	87	108	87
\$500,000 - \$549,999	80	70	80	70
\$550,000 - \$599,999	58	63	58	63
\$600,000 - \$649,999	47	32	47	32
\$650,000 - \$699,999	35	26	35	26
\$700,000 - \$799,999	33	43	33	43
\$800,000 - \$899,999	27	21	27	21
\$900,000 - \$999,999	6	12	6	12
\$1,000,000 - \$1,249,999	13	16	13	16
\$1,250,000 - \$1,499,999	6	7	6	7
\$1,500,000 - \$1,749,999	5	4	5	4
\$1,750,000 - \$1,999,999	1	5	1	5
\$2,000,000 - \$2,499,999	1	2	1	2
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	943	958	943	958

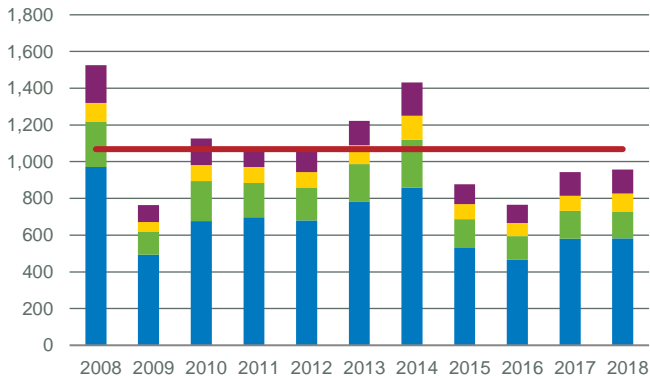
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

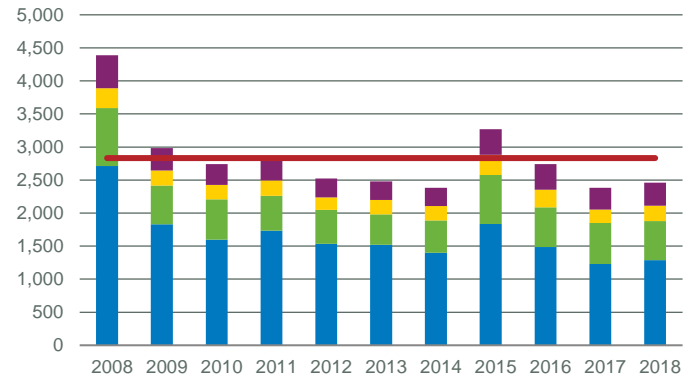
2018



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

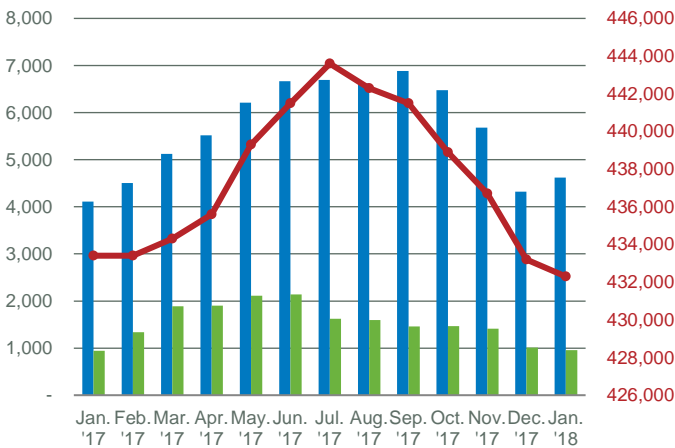
CITY OF CALGARY TOTAL NEW LISTINGS

2018



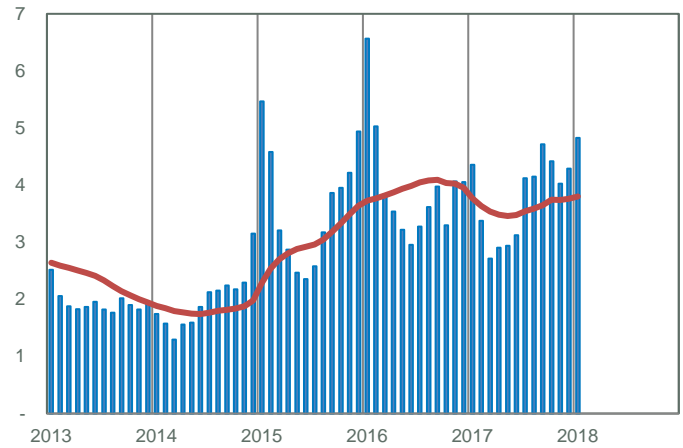
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



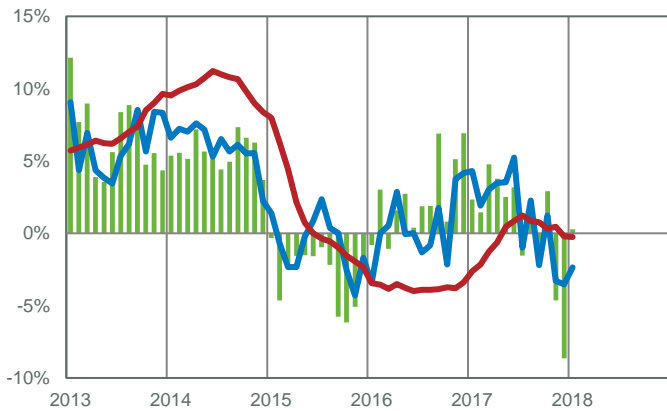
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



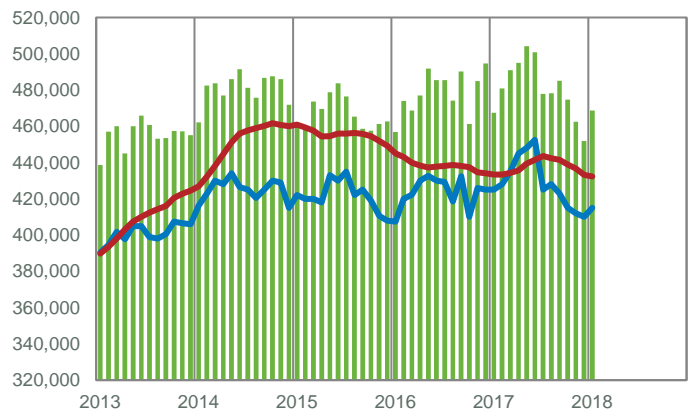
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



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

CITY OF CALGARY TOTAL PRICES

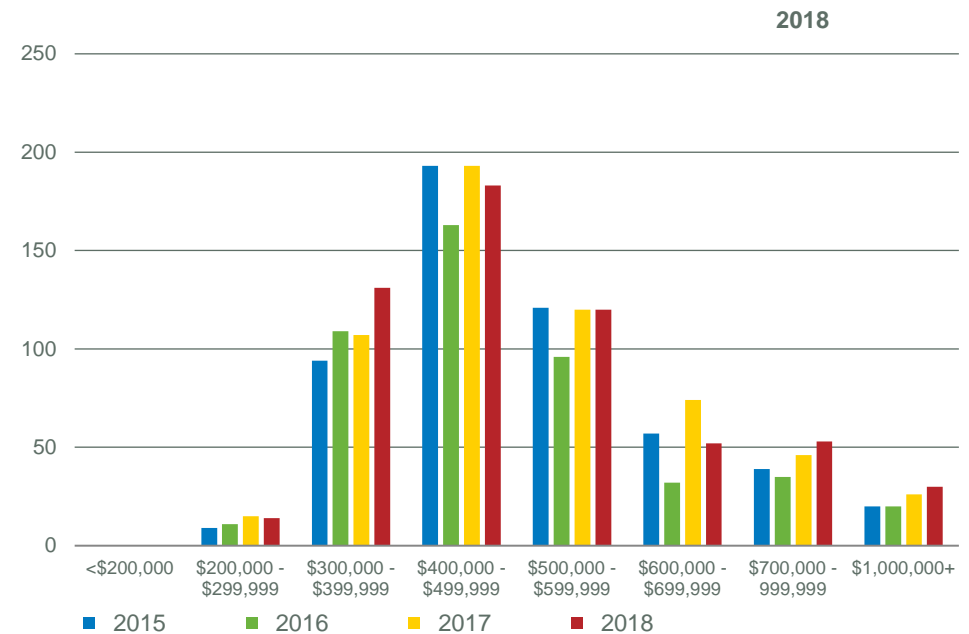


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	907	874	616
New Listings	1,228	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	675
Inventory	1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,256	2,764	2,039
Days on Market	47	42	38	32	31	32	38	40	42	44	48	51
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900	506,200	504,000	499,600
Median Price	485,000	492,250	490,000	502,250	510,000	513,000	495,000	491,000	482,500	474,000	465,000	460,000
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,298	534,454	520,707
Index	205	205	205	206	208	209	210	210	209	208	207	205
2018												
Sales	583											
New Listings	1,289											
Inventory	2,185											
Days on Market	55											
Benchmark Price	499,400											
Median Price	474,000											
Average Price	545,834											
Index	205											

	Jan-17	Jan-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	-
\$200,000 - \$299,999	15	14	15	14
\$300,000 - \$349,999	35	53	35	53
\$350,000 - \$399,999	72	78	72	78
\$400,000 - \$449,999	97	107	97	107
\$450,000 - \$499,999	96	76	96	76
\$500,000 - \$549,999	68	65	68	65
\$550,000 - \$599,999	52	55	52	55
\$600,000 - \$649,999	44	27	44	27
\$650,000 - \$699,999	30	25	30	25
\$700,000 - \$799,999	18	30	18	30
\$800,000 - \$899,999	24	14	24	14
\$900,000 - \$999,999	4	9	4	9
\$1,000,000 - \$1,249,999	11	12	11	12
\$1,250,000 - \$1,499,999	6	6	6	6
\$1,500,000 - \$1,749,999	5	4	5	4
\$1,750,000 - \$1,999,999	1	5	1	5
\$2,000,000 - \$2,499,999	1	2	1	2
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	581	583	581	583

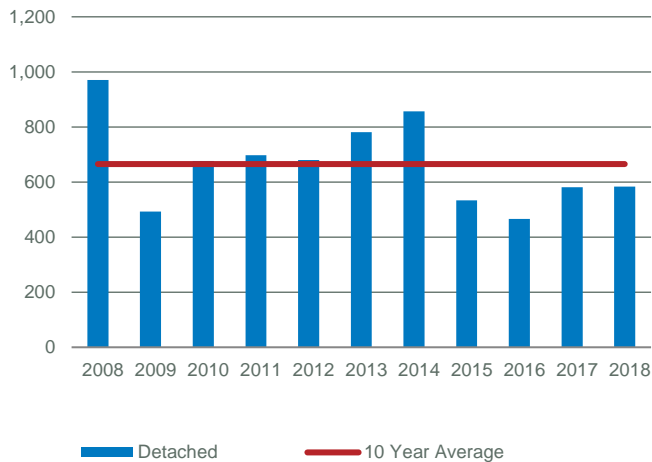
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

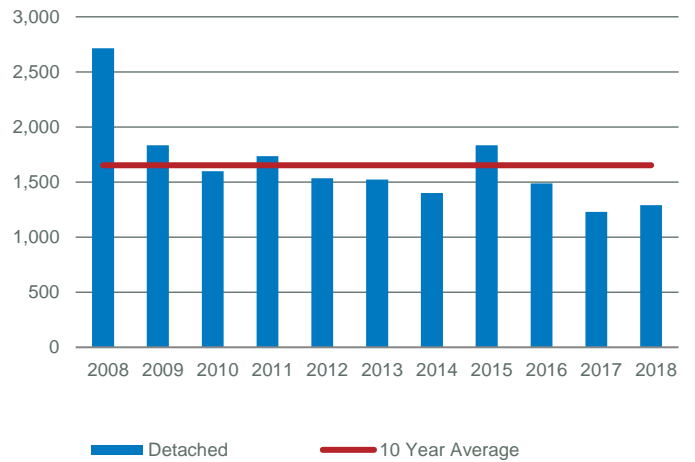
CITY OF CALGARY DETACHED SALES

2018

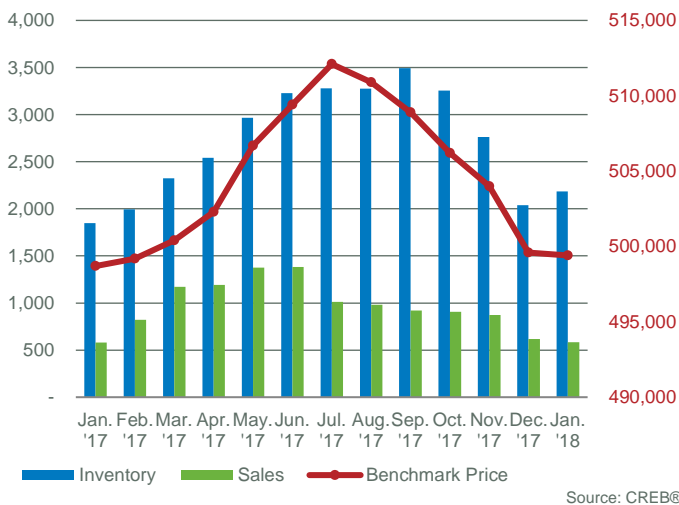


CITY OF CALGARY DETACHED NEW LISTINGS

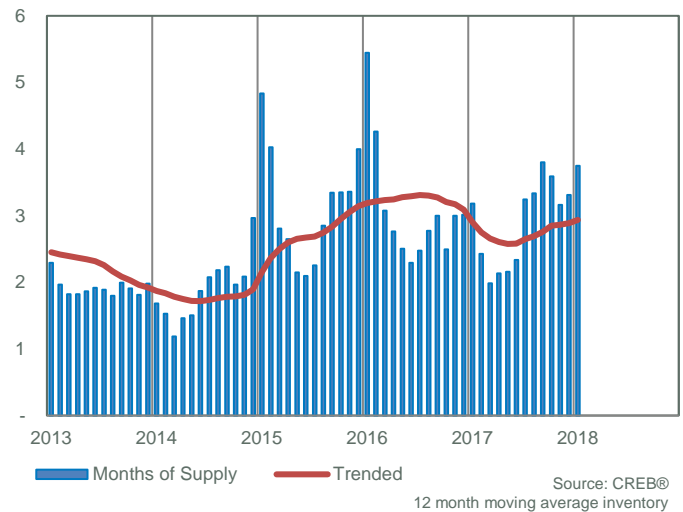
2018



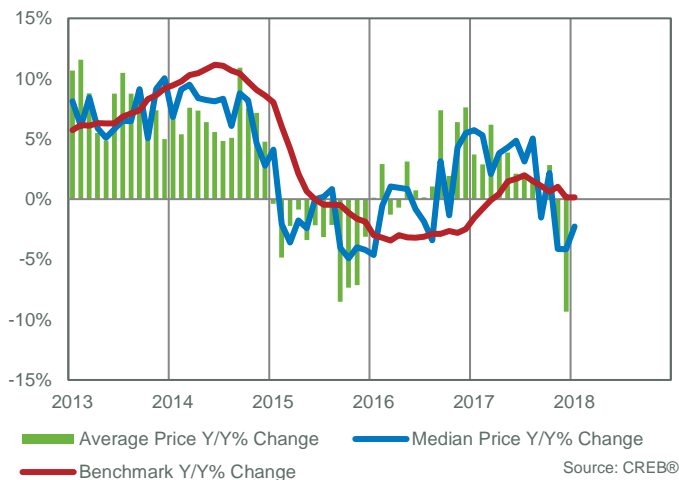
CITY OF CALGARY DETACHED INVENTORY AND SALES



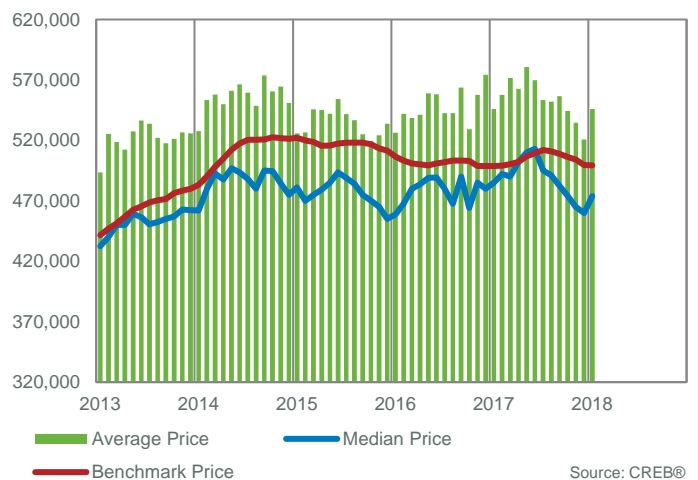
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



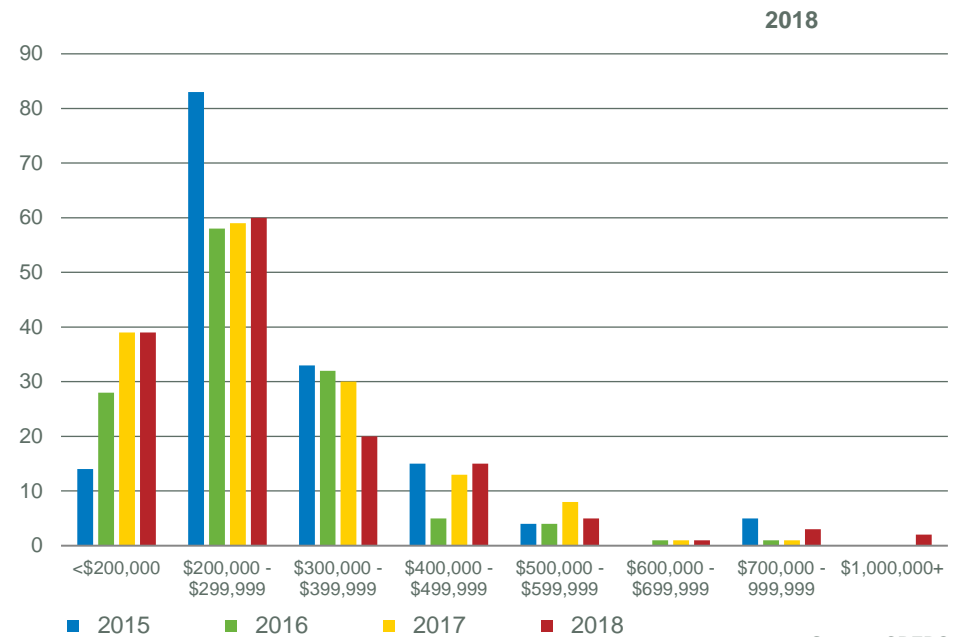
CITY OF CALGARY DETACHED PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	151	235	297	283	282	284	254	248	209	234	224	170
New Listings	624	583	726	691	768	729	614	644	629	501	446	261
Inventory	1,267	1,391	1,579	1,654	1,782	1,872	1,814	1,768	1,775	1,641	1,496	1,184
Days on Market	68	66	56	49	55	55	59	60	56	67	66	81
Benchmark Price	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700	261,600	258,300	257,700
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	256,000	251,000	250,000
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,016	277,269	271,340
Index	183	183	183	183	185	184	184	182	183	181	179	178
2018												
Sales	145											
New Listings	588											
Inventory	1,289											
Days on Market	76											
Benchmark Price	256,200											
Median Price	255,000											
Average Price	298,942											
Index	177											

	Jan-17	Jan-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	39	39	39	39
\$200,000 - \$299,999	59	60	59	60
\$300,000 - \$349,999	20	12	20	12
\$350,000 - \$399,999	10	8	10	8
\$400,000 - \$449,999	9	13	9	13
\$450,000 - \$499,999	4	2	4	2
\$500,000 - \$549,999	7	2	7	2
\$550,000 - \$599,999	1	3	1	3
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	-	-	-	-
\$700,000 - \$799,999	1	1	1	1
\$800,000 - \$899,999	-	2	-	2
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	1	-	1
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	151	145	151	145

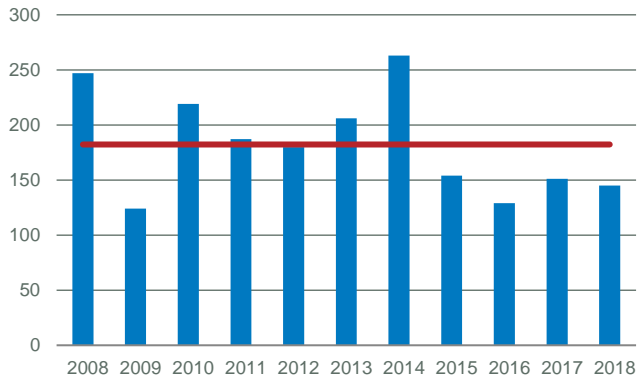
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2018

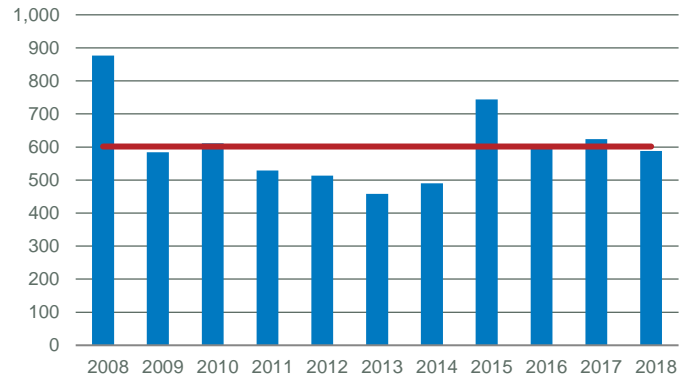


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

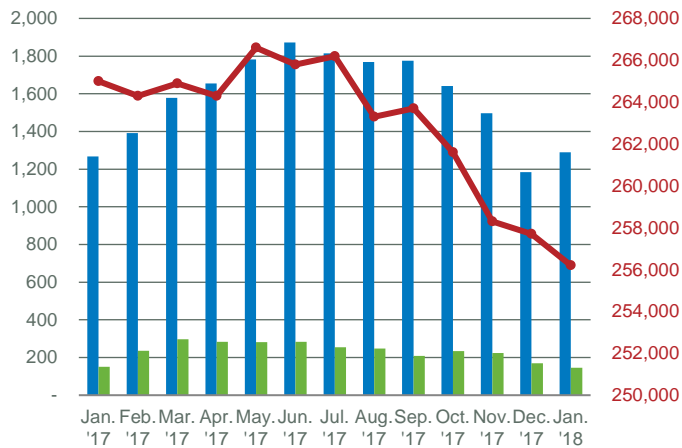
2018



Apartment 10 Year Average

Source: CREB®

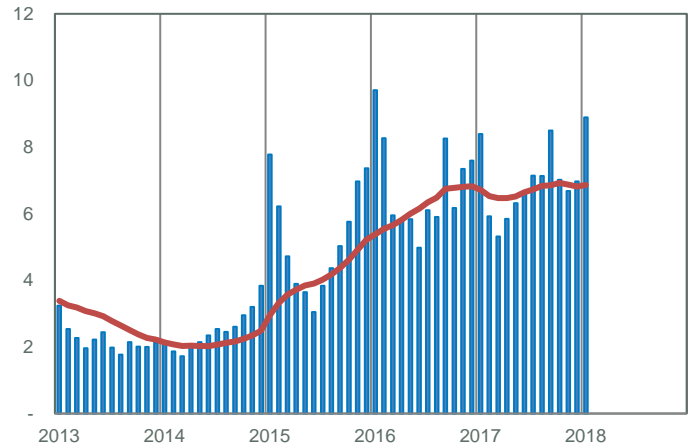
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

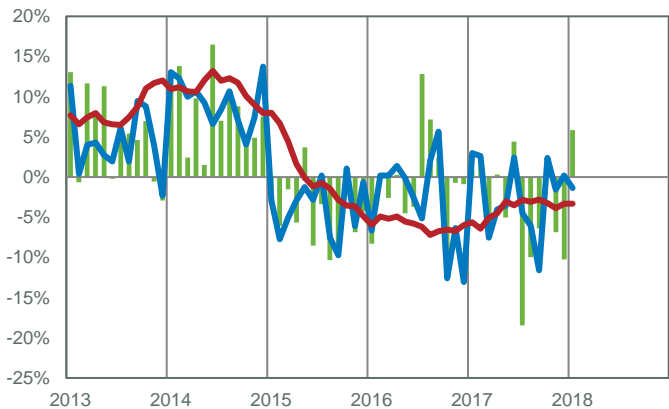
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®
12 month moving average inventory

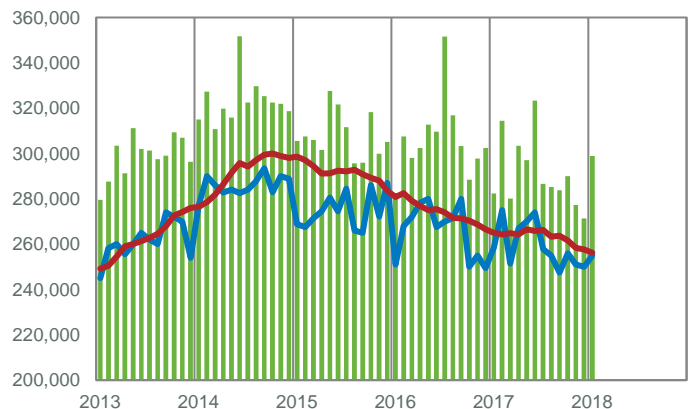
CITY OF CALGARY APARTMENT PRICE CHANGE



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

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Average Price Median Price

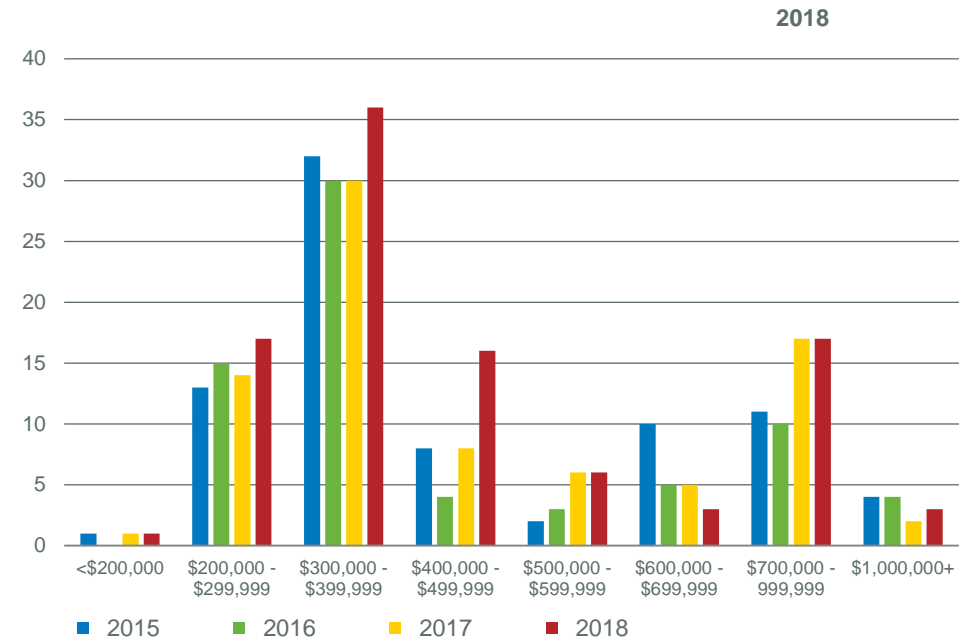
Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	83	126	199	204	188	191	147	177	144	143	126	95
New Listings	199	236	301	269	332	341	279	280	320	248	192	130
Inventory	376	436	454	455	517	560	589	583	616	611	552	437
Days on Market	61	53	40	46	42	40	44	42	44	52	54	59
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400	419,000	417,800	416,600
Median Price	375,000	386,858	396,000	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	405,500
Average Price	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	505,210	490,552	509,115	492,219
Index	204	210	212	213	214	216	211	210	210	210	209	209
2018												
Sales	99											
New Listings	236											
Inventory	451											
Days on Market	62											
Benchmark Price	415,800											
Median Price	376,500											
Average Price	467,837											
Index	208											

	Jan-17	Jan-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	1	1
\$200,000 - \$299,999	14	17	14	17
\$300,000 - \$349,999	12	23	12	23
\$350,000 - \$399,999	18	13	18	13
\$400,000 - \$449,999	6	11	6	11
\$450,000 - \$499,999	2	5	2	5
\$500,000 - \$549,999	2	1	2	1
\$550,000 - \$599,999	4	5	4	5
\$600,000 - \$649,999	1	2	1	2
\$650,000 - \$699,999	4	1	4	1
\$700,000 - \$799,999	14	10	14	10
\$800,000 - \$899,999	2	5	2	5
\$900,000 - \$999,999	1	2	1	2
\$1,000,000 - \$1,249,999	2	3	2	3
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	83	99	83	99

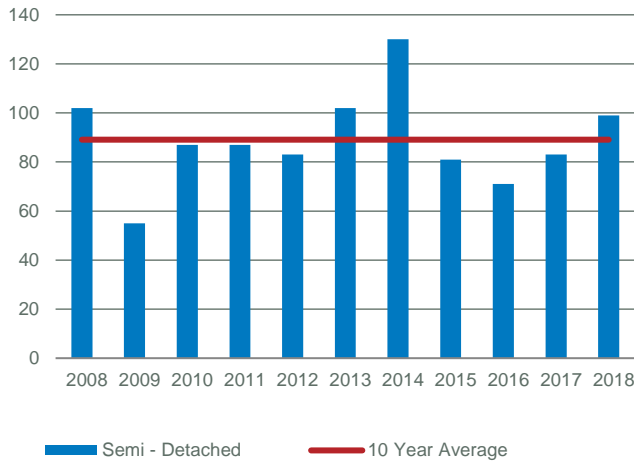
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

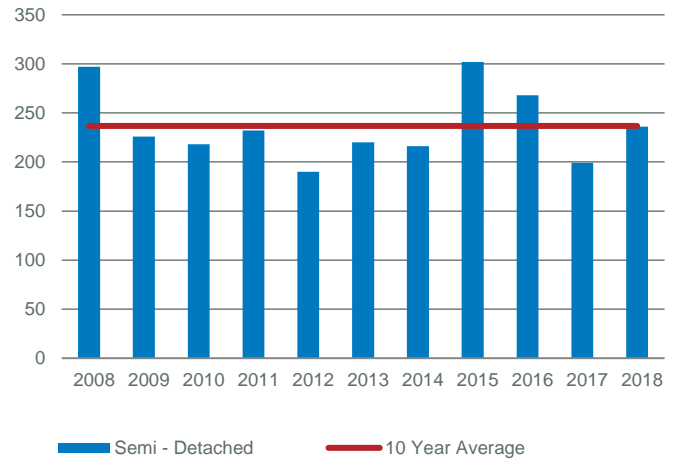
2018



Source: CREB®

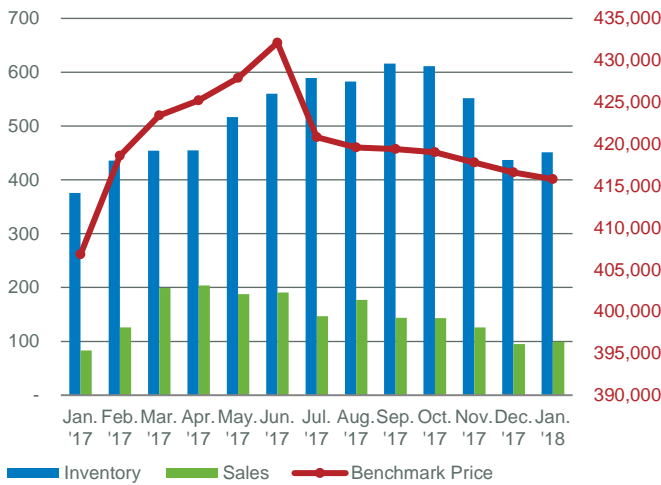
CITY OF CALGARY SEMI-DET. NEW LISTINGS

2018



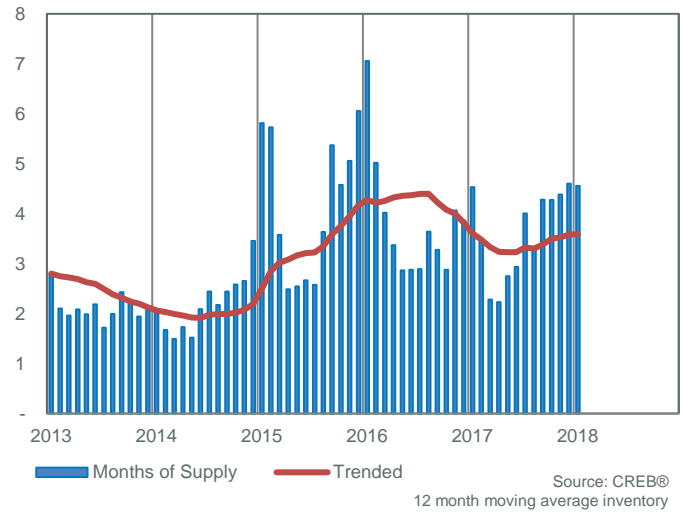
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



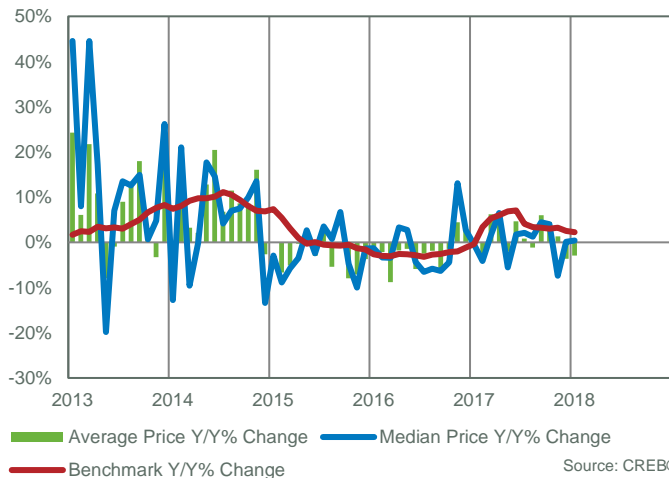
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



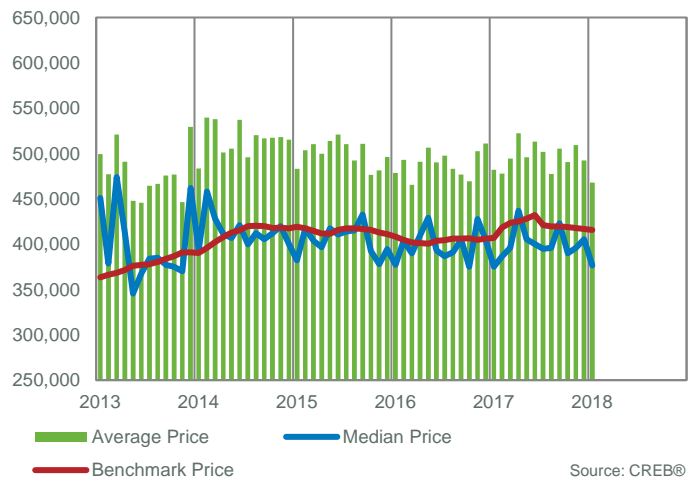
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

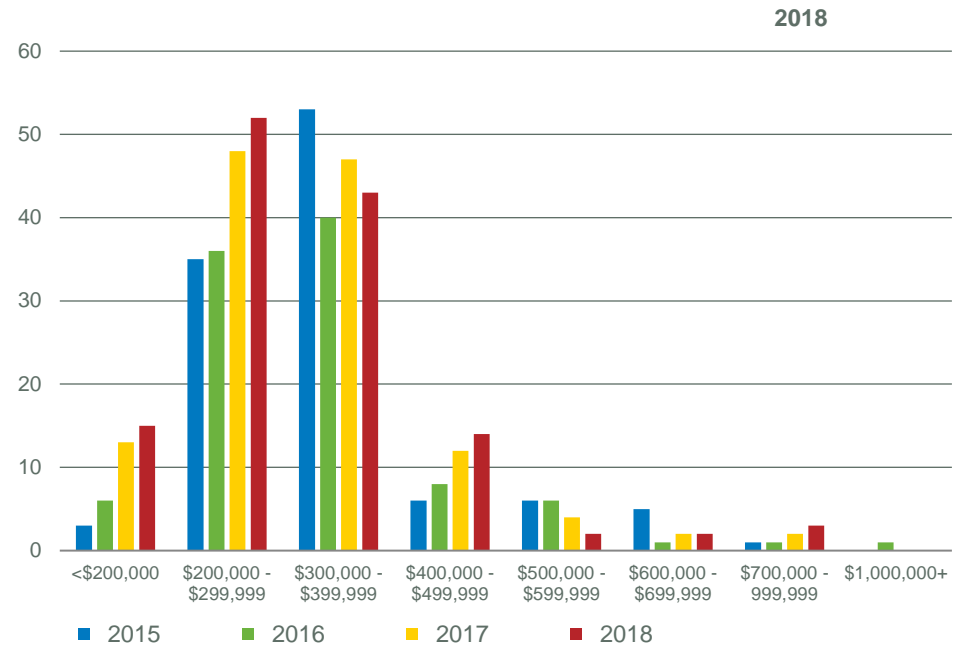


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	128	151	223	221	271	280	213	187	188	183	187	127
New Listings	332	347	417	474	525	518	397	406	444	375	301	155
Inventory	619	680	767	866	948	1,010	1,013	991	997	970	870	661
Days on Market	62	48	51	57	45	47	49	56	52	54	55	60
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900	305,000	303,100	299,500
Median Price	303,500	311,000	303,000	309,000	310,000	310,000	307,000	305,500	319,000	312,000	290,000	295,000
Average Price	320,783	323,565	344,844	350,371	338,564	332,645	331,390	347,520	344,187	353,234	316,117	329,857
Index	190	183	183	184	183	184	192	192	192	191	190	188
2018												
Sales	131											
New Listings	345											
Inventory	698											
Days on Market	69											
Benchmark Price	296,700											
Median Price	295,000											
Average Price	314,436											
Index	186											

	Jan-17	Jan-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	15	13	15
\$200,000 - \$299,999	48	52	48	52
\$300,000 - \$349,999	30	36	30	36
\$350,000 - \$399,999	17	7	17	7
\$400,000 - \$449,999	6	10	6	10
\$450,000 - \$499,999	6	4	6	4
\$500,000 - \$549,999	3	2	3	2
\$550,000 - \$599,999	1	-	1	-
\$600,000 - \$649,999	1	2	1	2
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$799,999	-	2	-	2
\$800,000 - \$899,999	1	-	1	-
\$900,000 - \$999,999	1	1	1	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	128	131	128	131

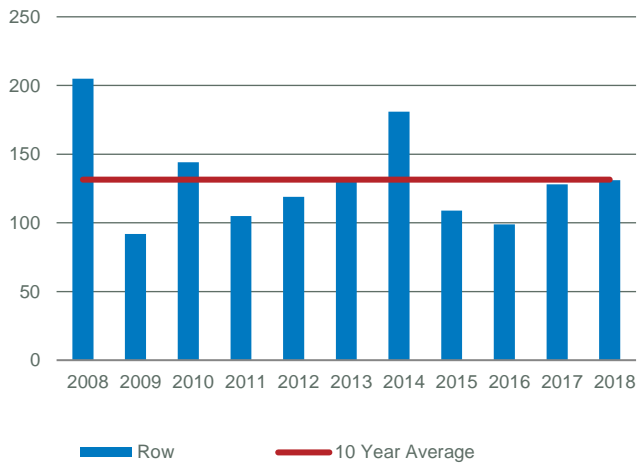
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

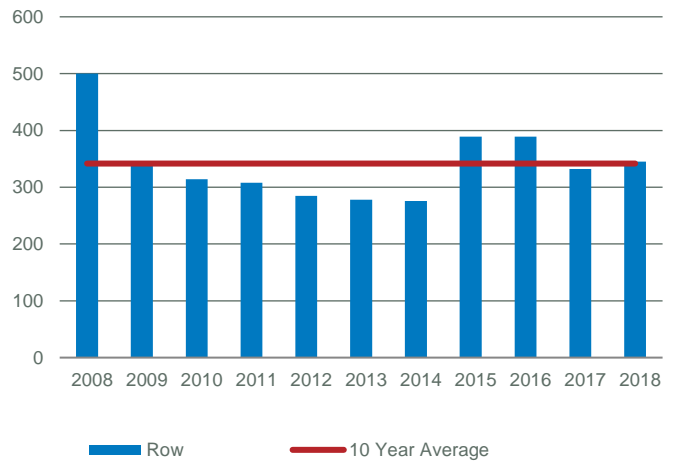
2018



Source: CREB®

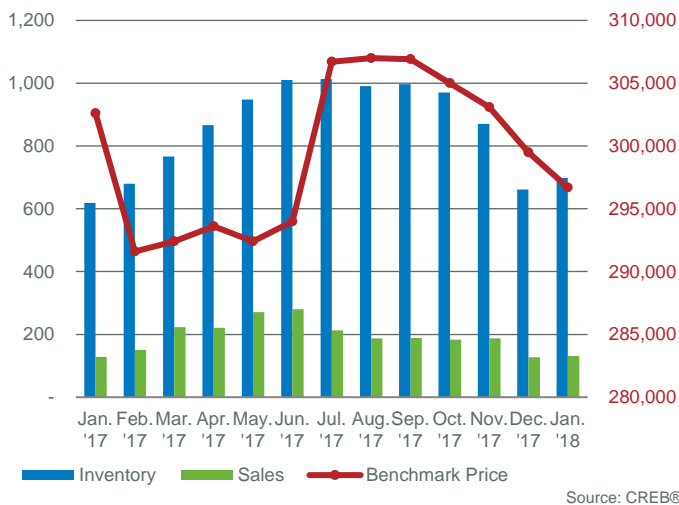
CITY OF CALGARY ROW NEW LISTINGS

2018



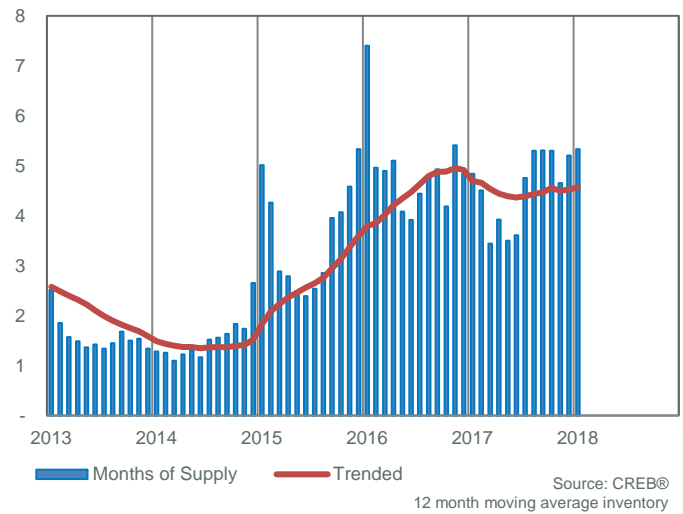
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



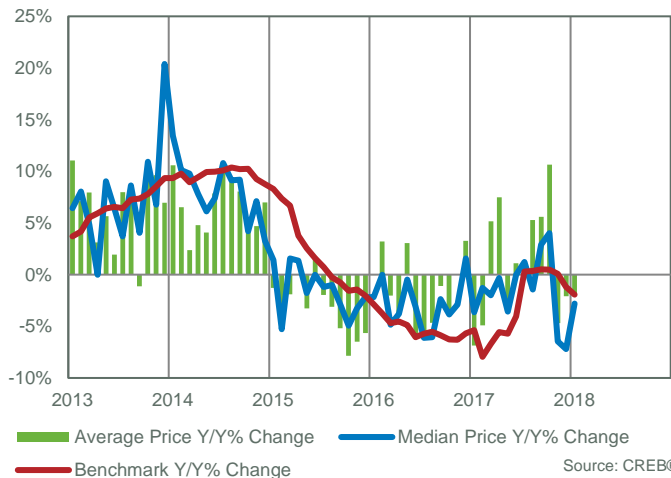
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



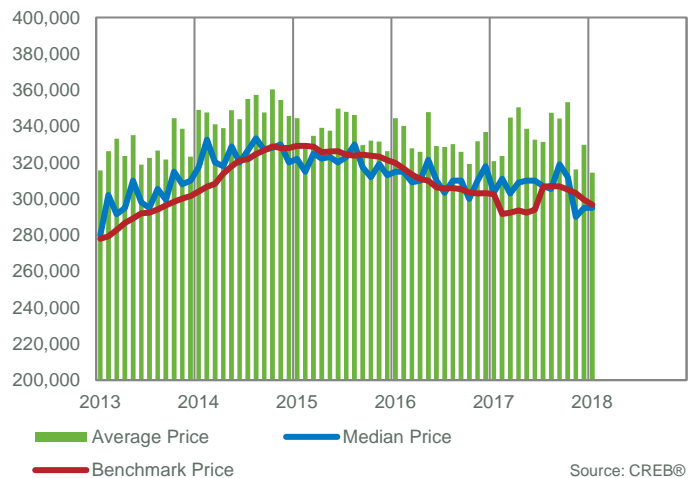
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

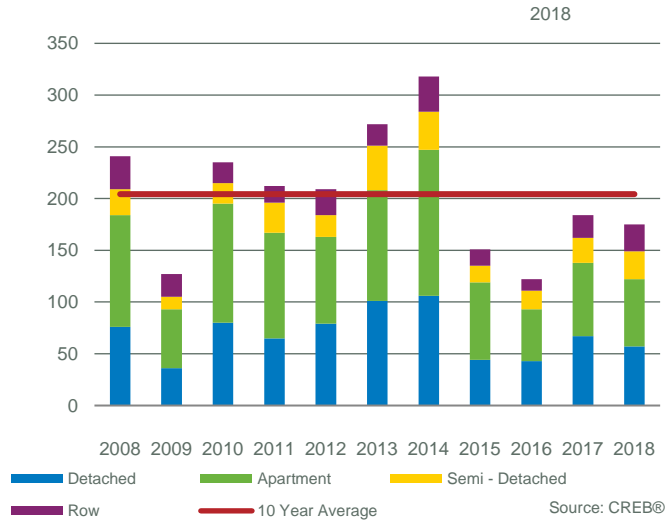
CITY OF CALGARY ROW PRICES



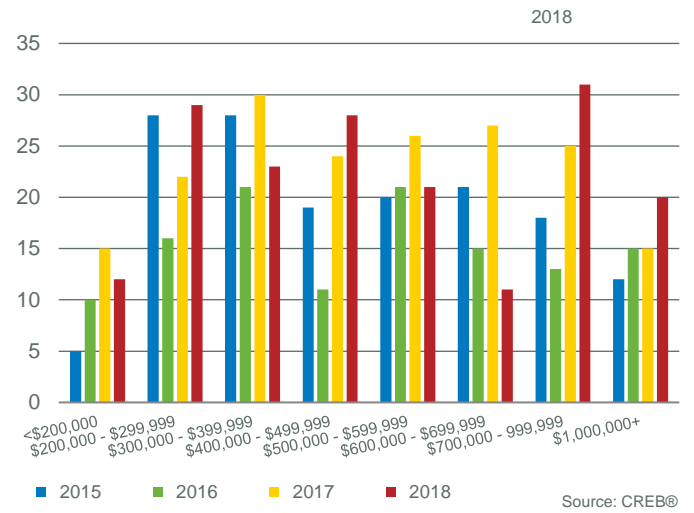
Source: CREB®

CITY CENTRE

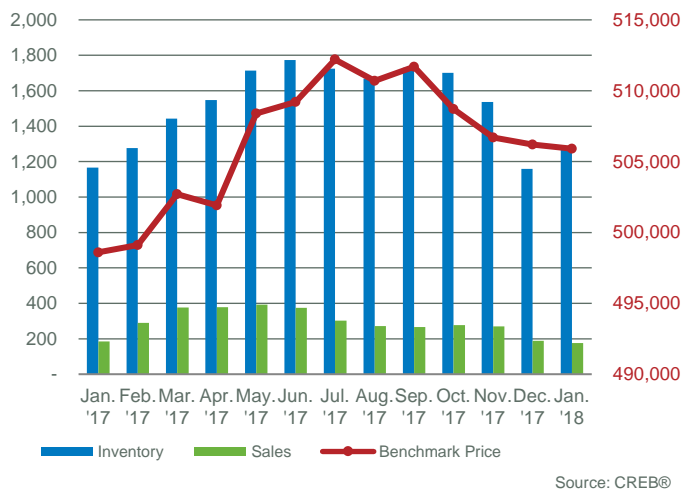
CITY CENTRE TOTAL SALES



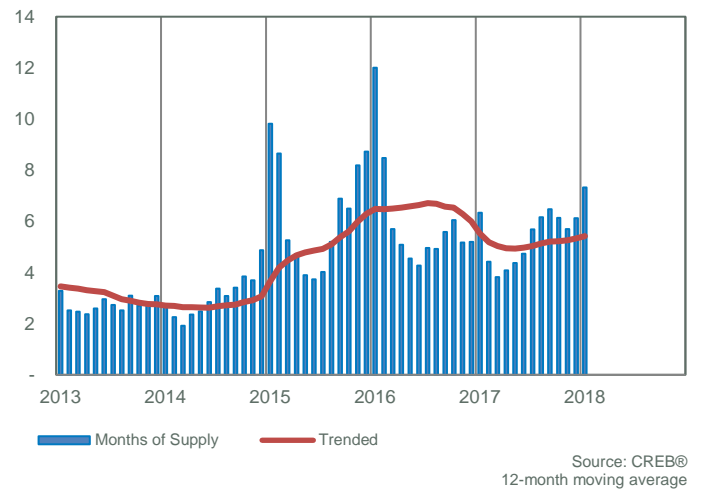
CITY CENTRE TOTAL SALES BY PRICE RANGE



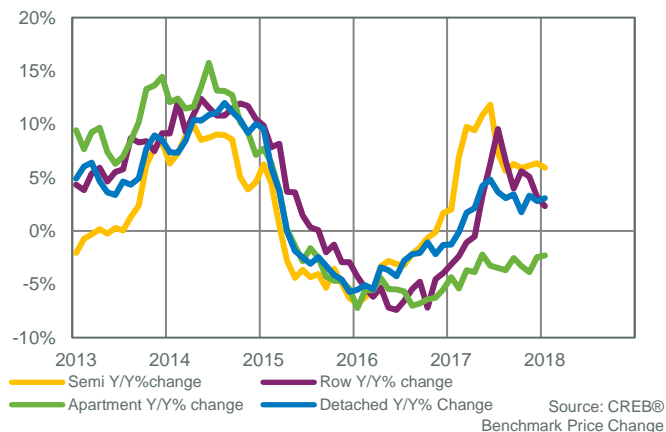
CITY CENTRE INVENTORY AND SALES



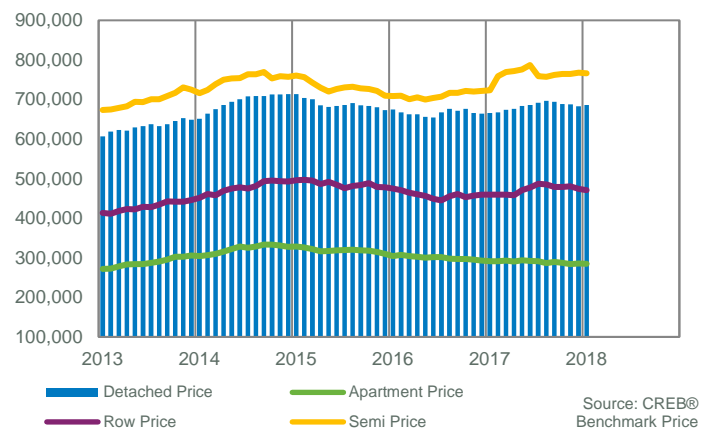
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

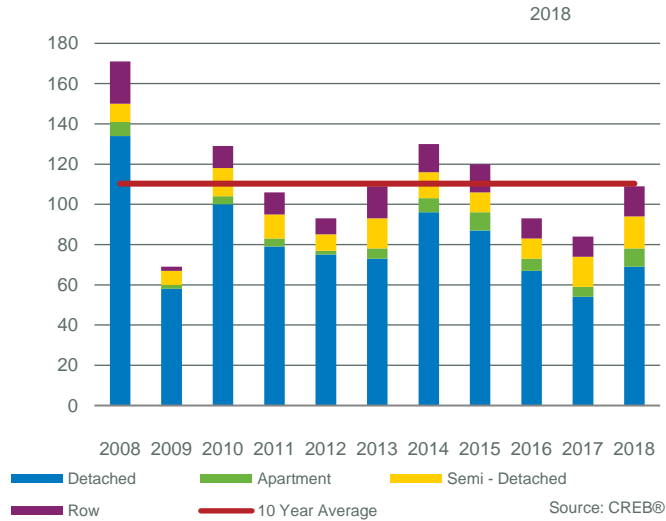


CITY CENTRE PRICES

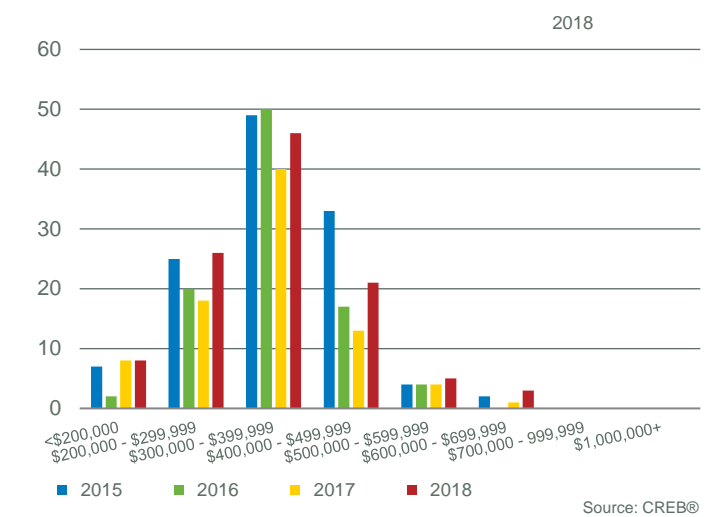


NORTHEAST

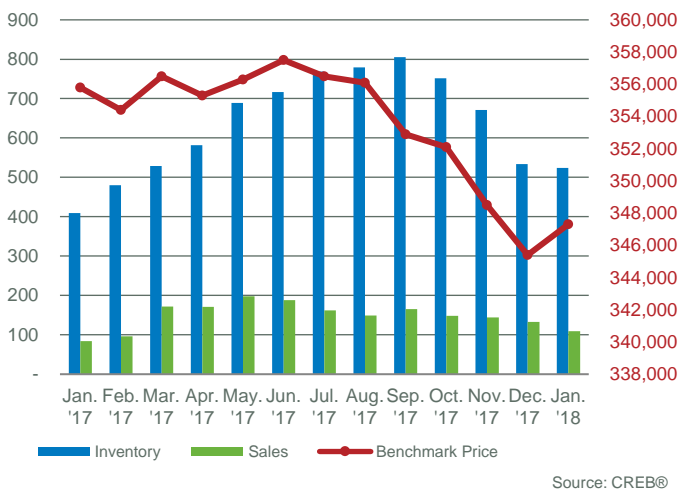
NORTHEAST TOTAL SALES



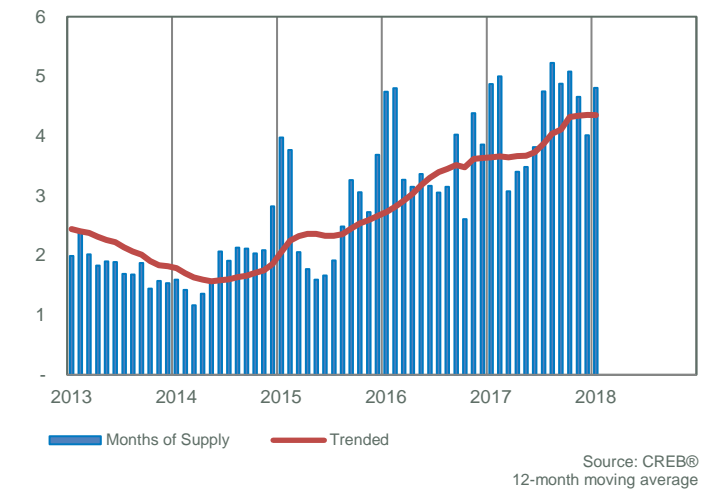
NORTHEAST TOTAL SALES BY PRICE RANGE



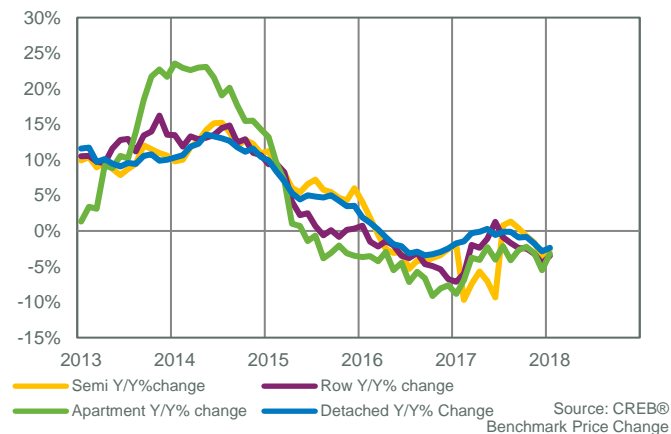
NORTHEAST INVENTORY AND SALES



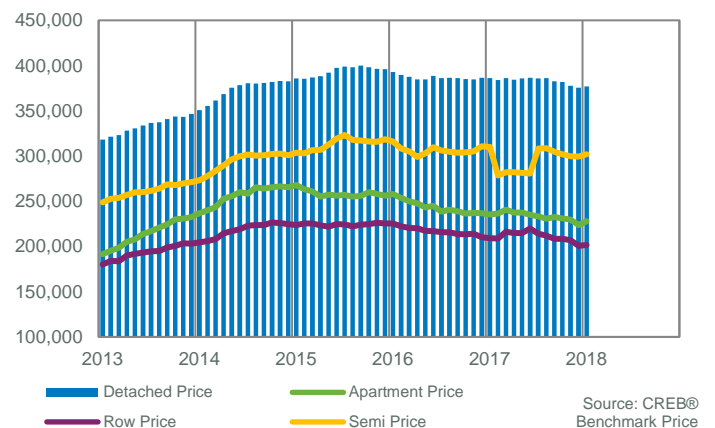
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

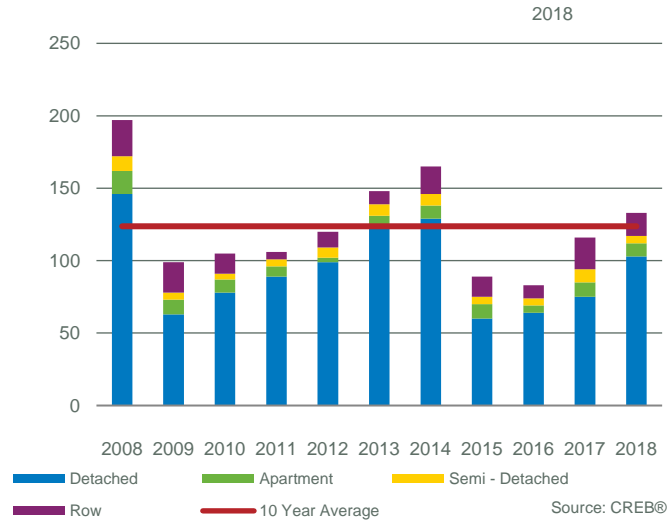


NORTHEAST PRICES

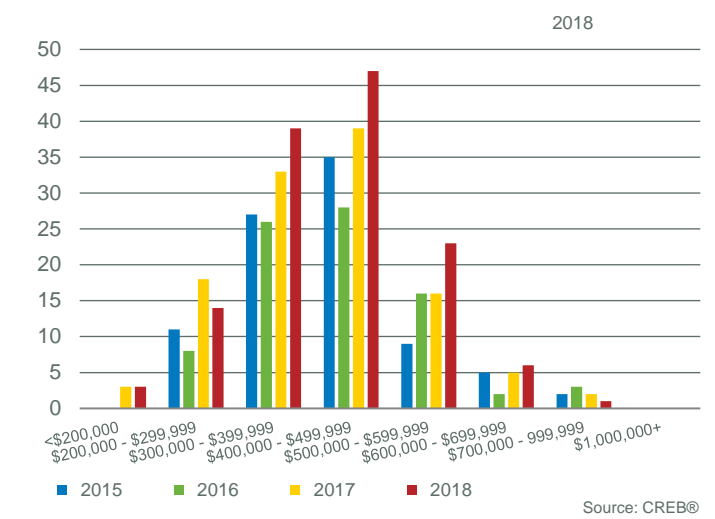


NORTH

NORTH TOTAL SALES



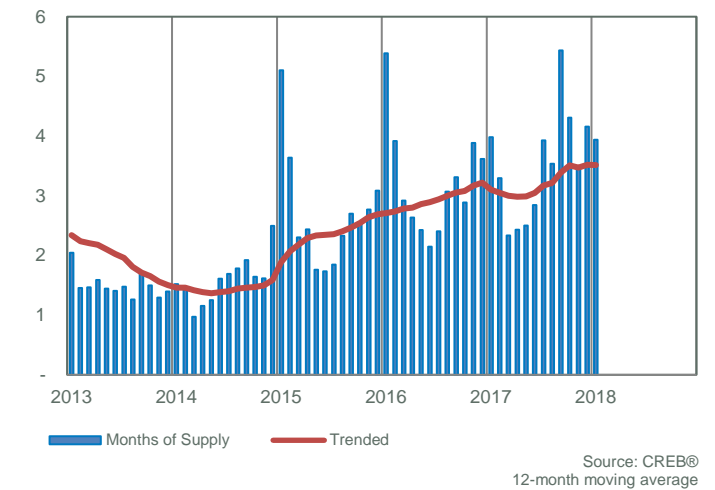
NORTH TOTAL SALES BY PRICE RANGE



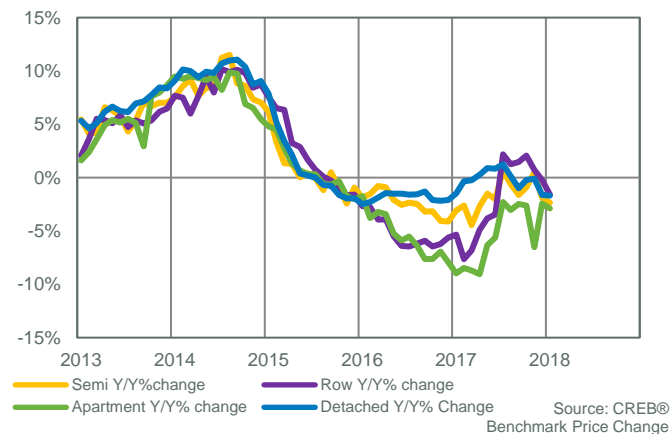
NORTH INVENTORY AND SALES



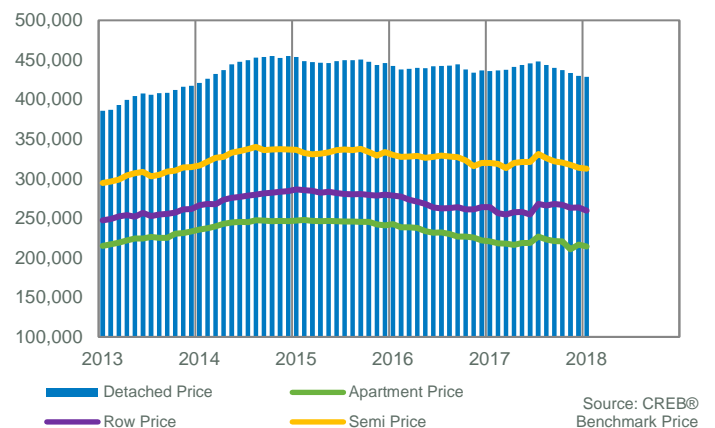
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

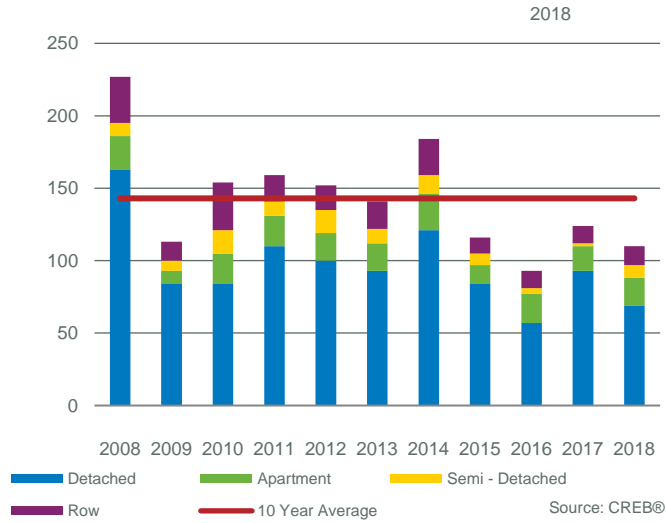


NORTH PRICES

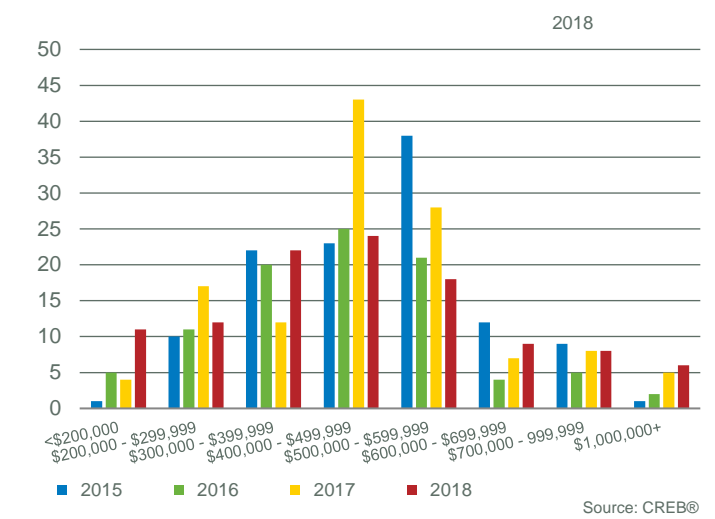


NORTHWEST

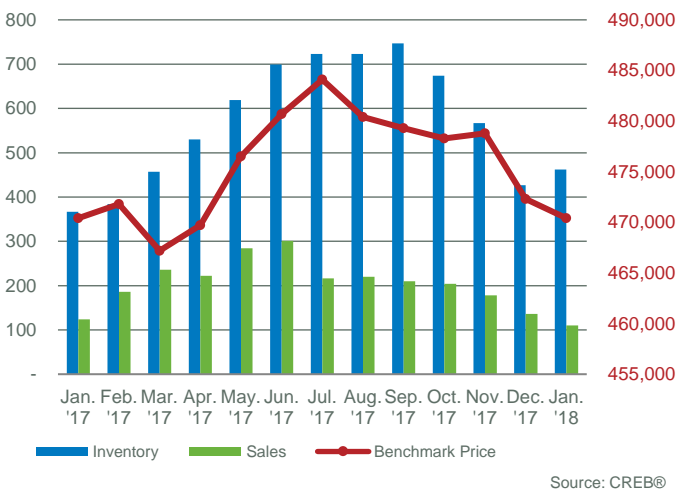
NORTHWEST TOTAL SALES



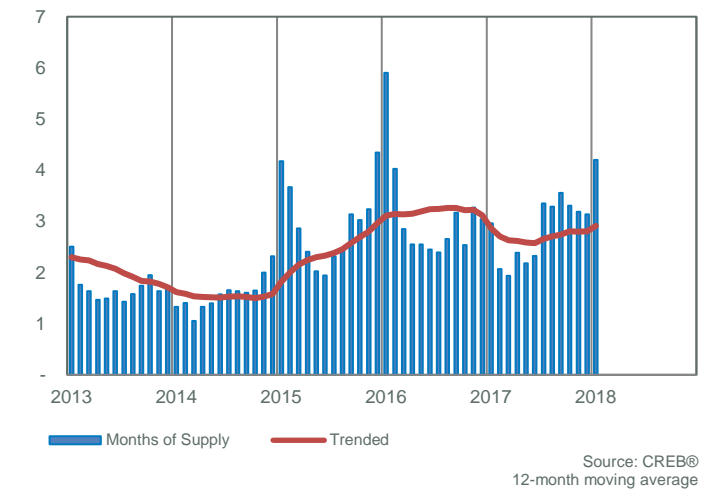
NORTHWEST TOTAL SALES BY PRICE RANGE



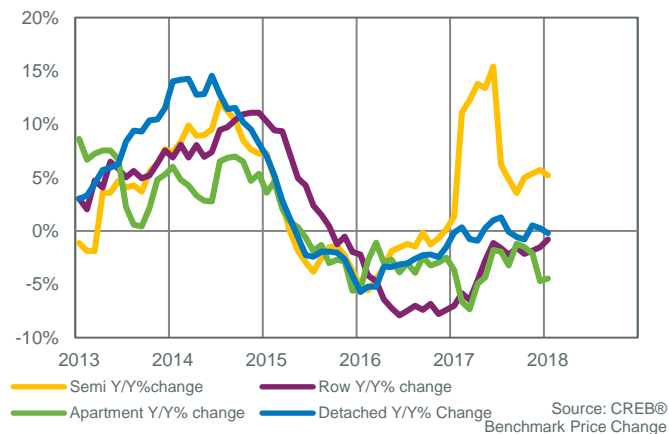
NORTHWEST INVENTORY AND SALES



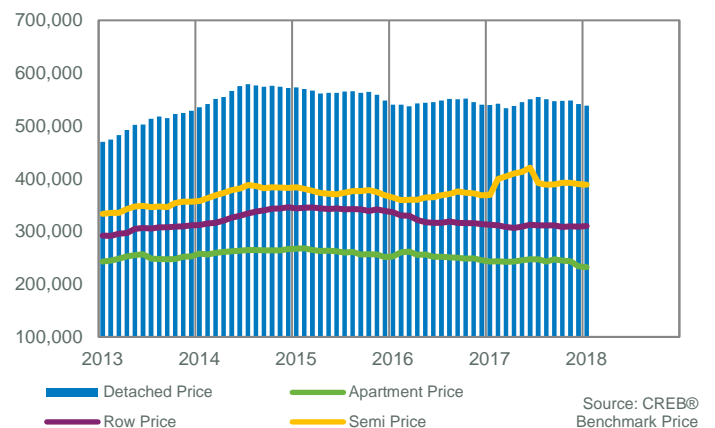
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

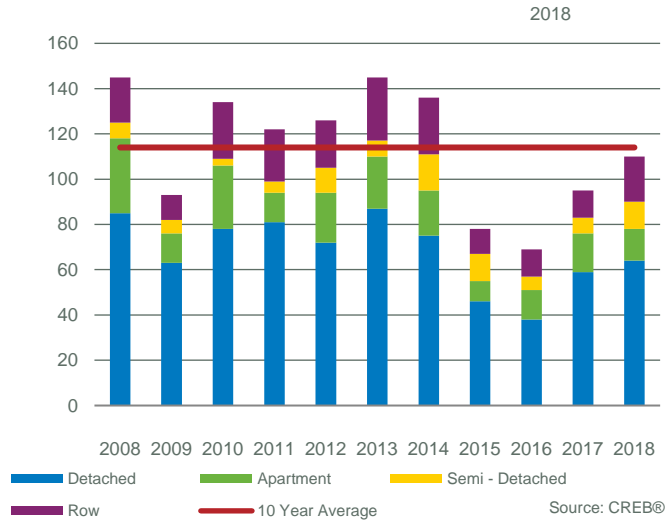


NORTHWEST PRICES

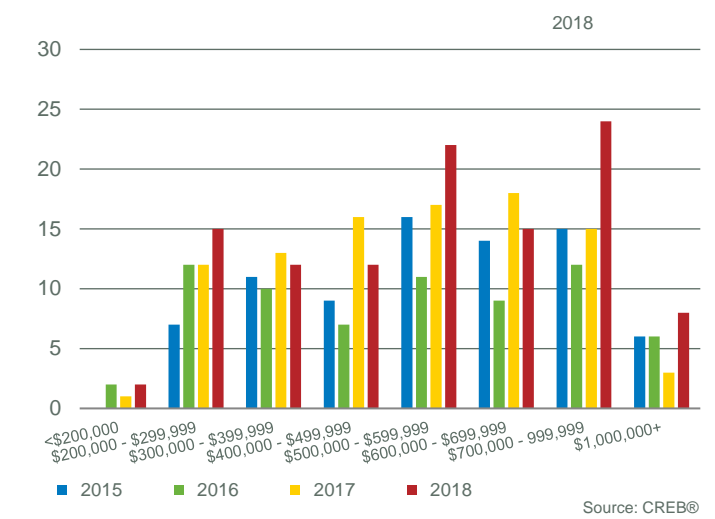


WEST

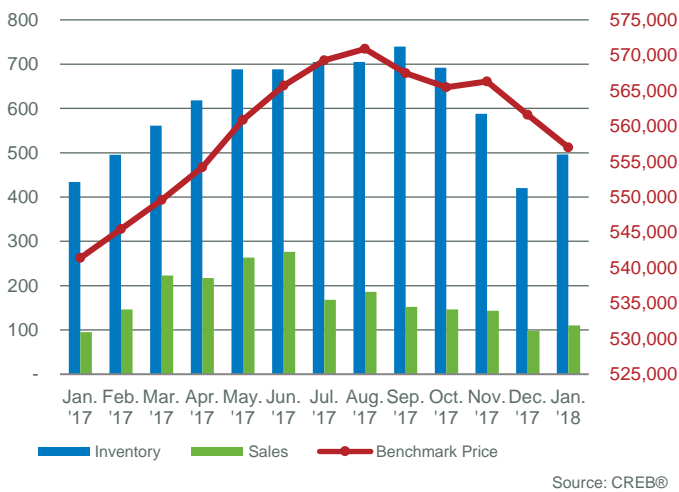
WEST TOTAL SALES



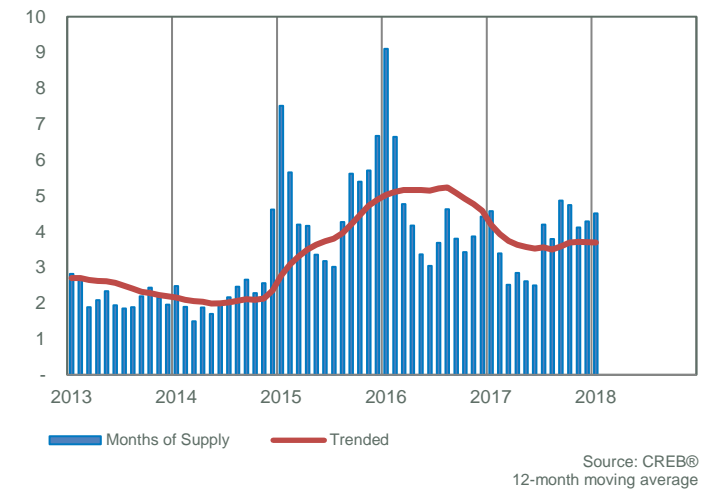
WEST TOTAL SALES BY PRICE RANGE



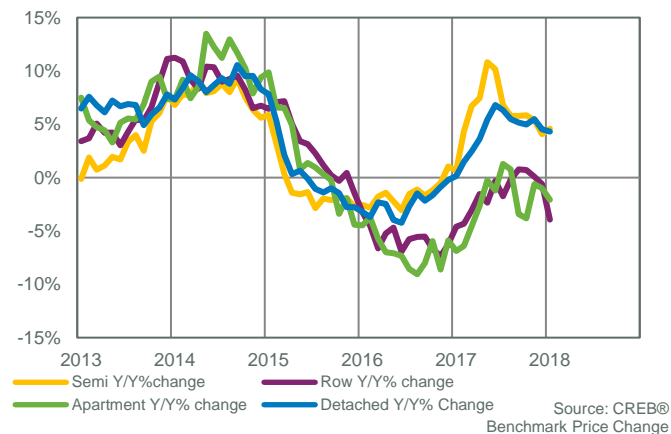
WEST INVENTORY AND SALES



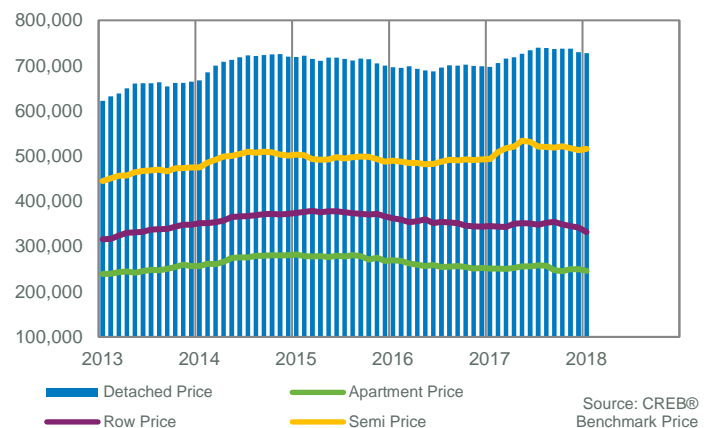
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

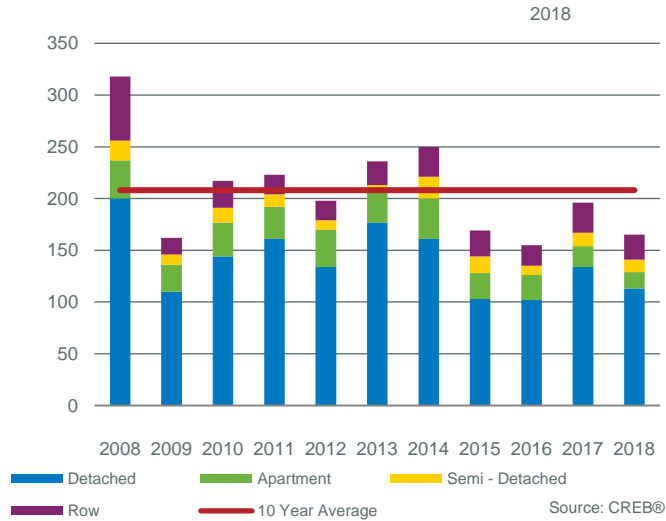


WEST PRICES

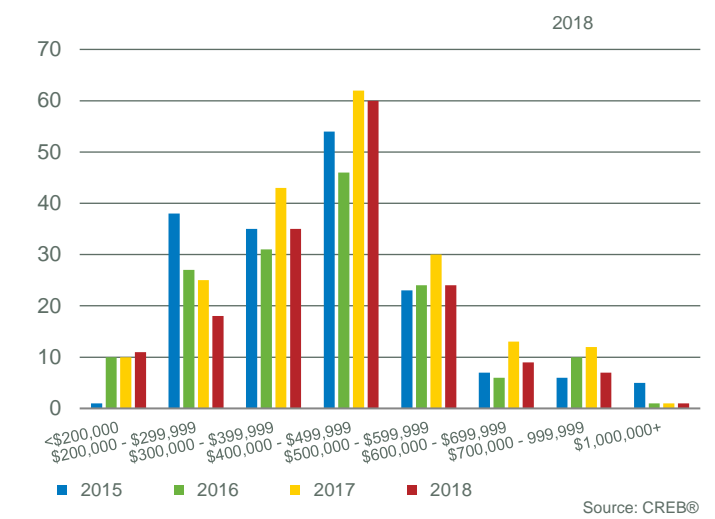


SOUTH

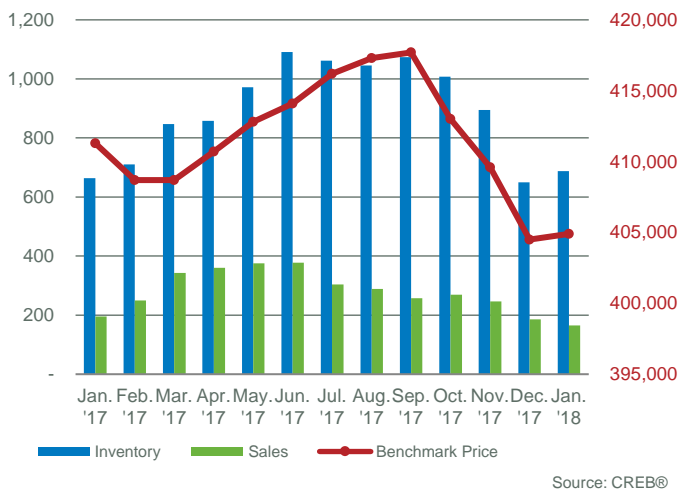
SOUTH TOTAL SALES



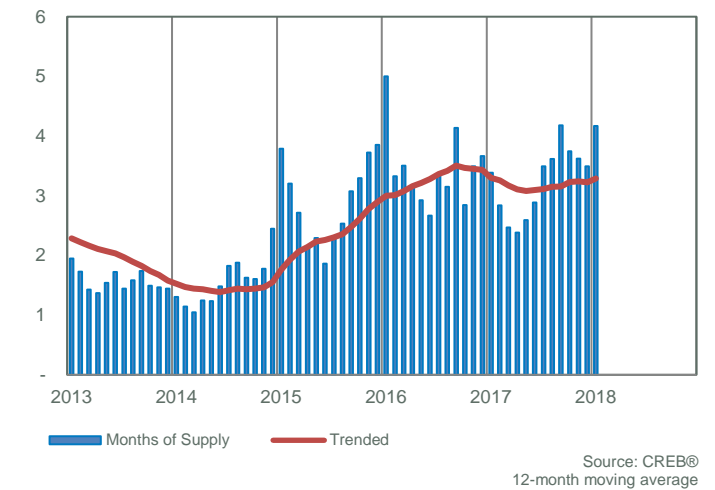
SOUTH TOTAL SALES BY PRICE RANGE



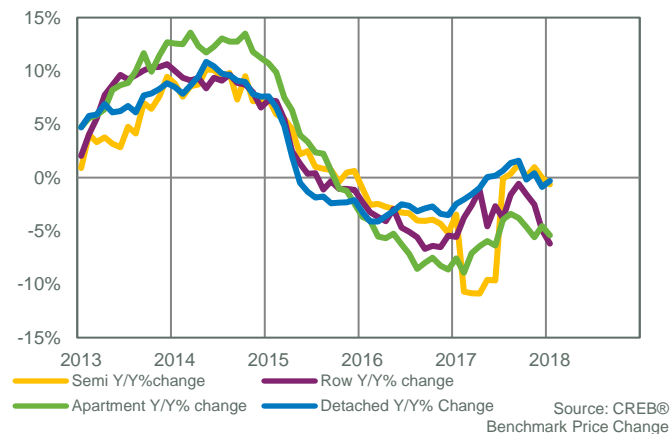
SOUTH INVENTORY AND SALES



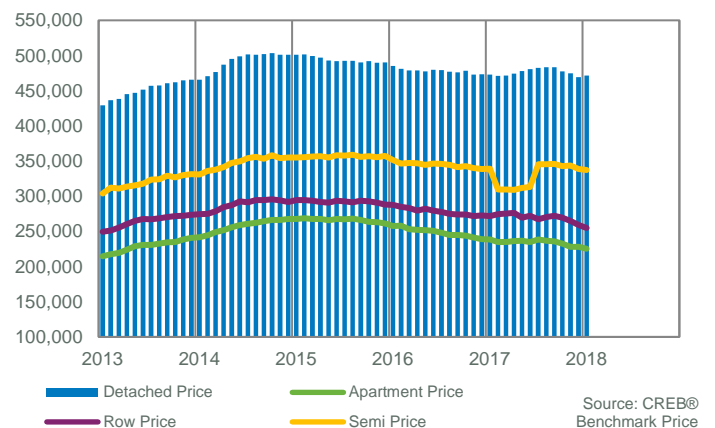
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

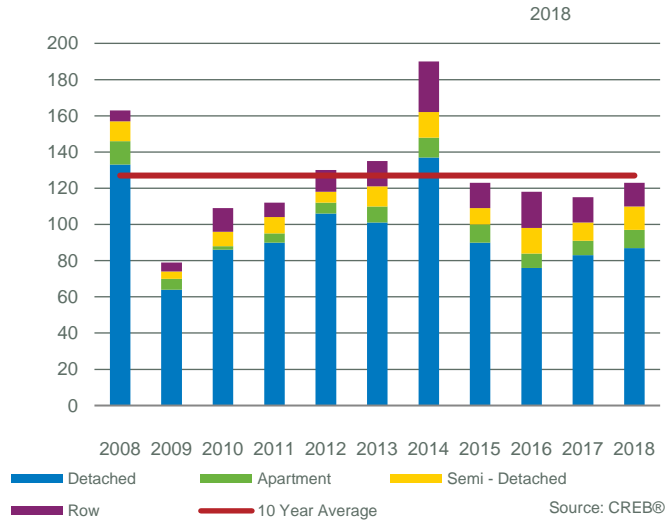


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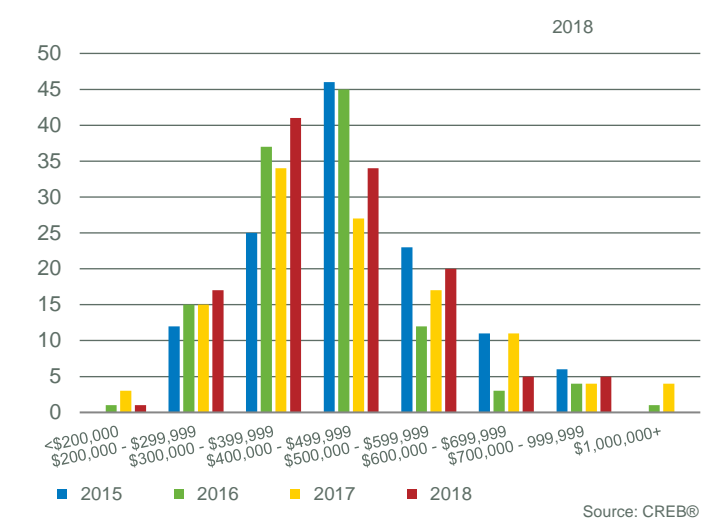


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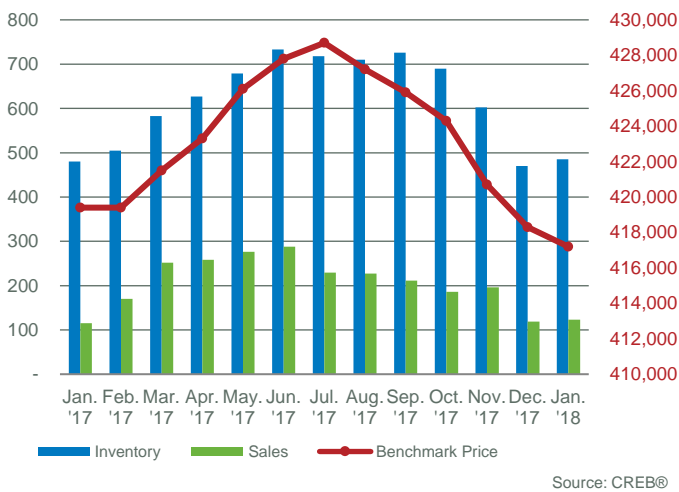
SOUTHEAST TOTAL SALES



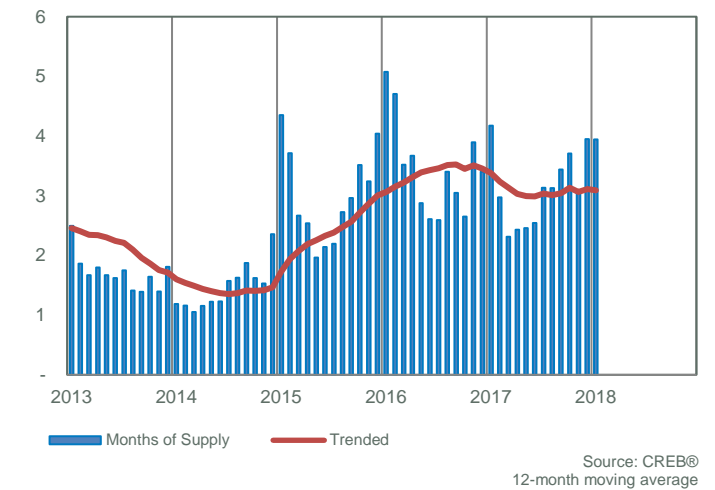
SOUTHEAST TOTAL SALES BY PRICE RANGE



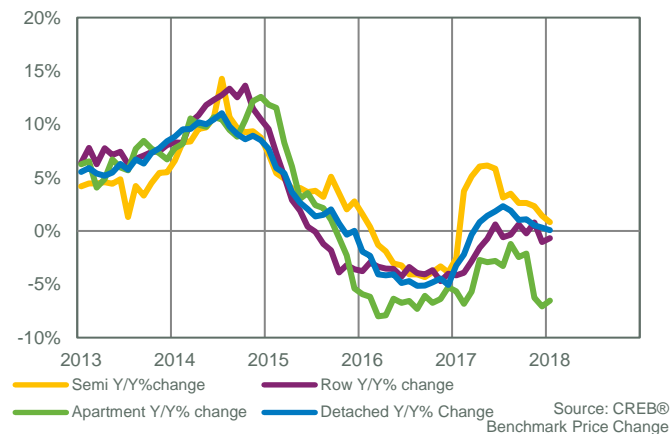
SOUTHEAST INVENTORY AND SALES



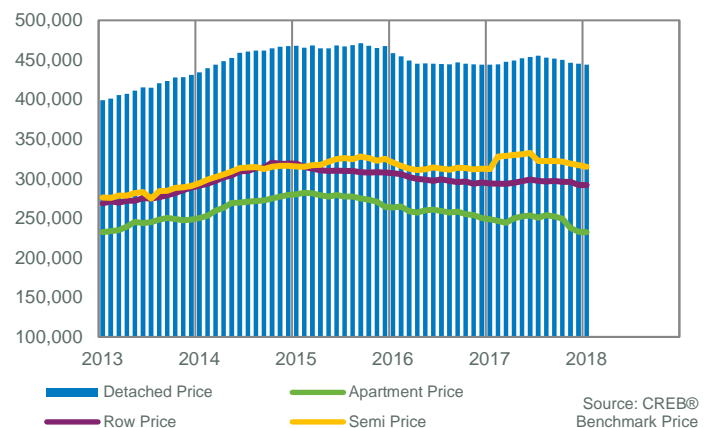
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

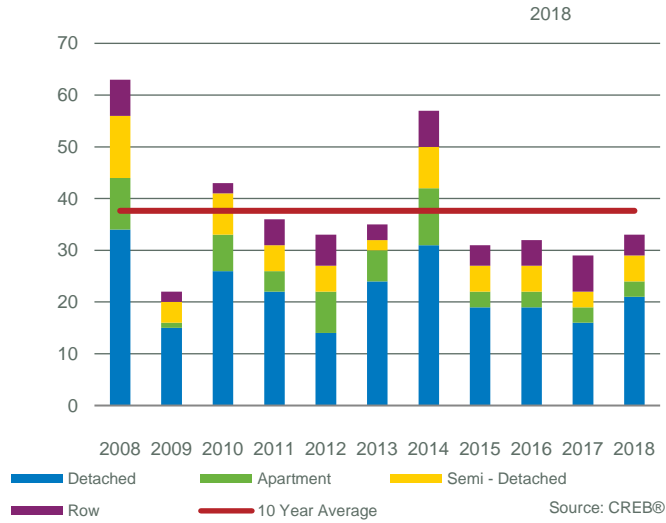


SOUTHEAST PRICES

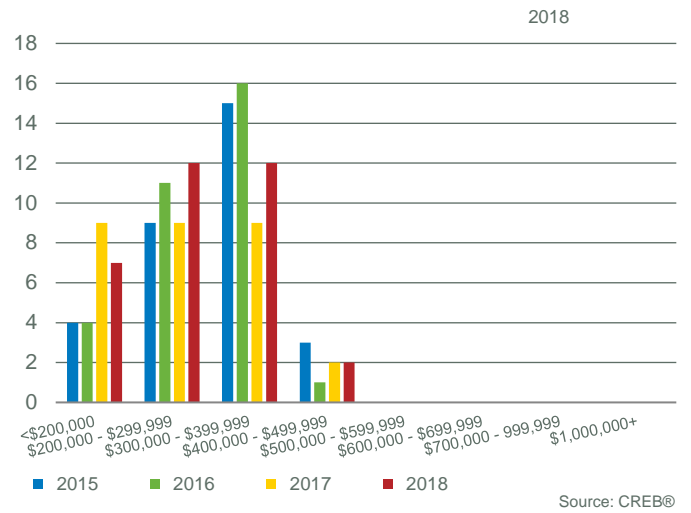


EAST

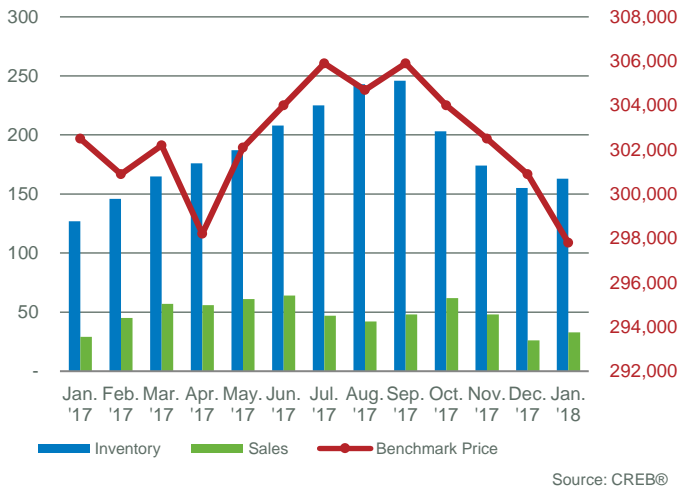
EAST TOTAL SALES



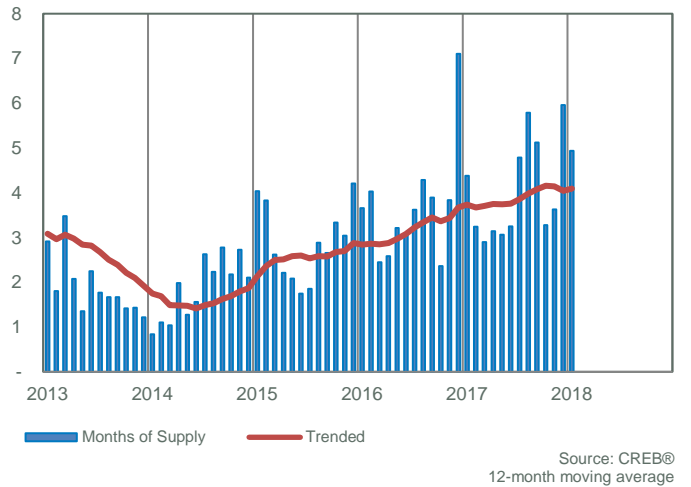
EAST TOTAL SALES BY PRICE RANGE



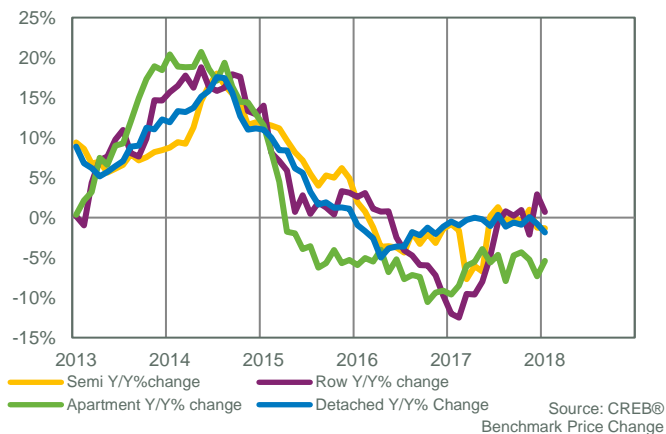
EAST INVENTORY AND SALES



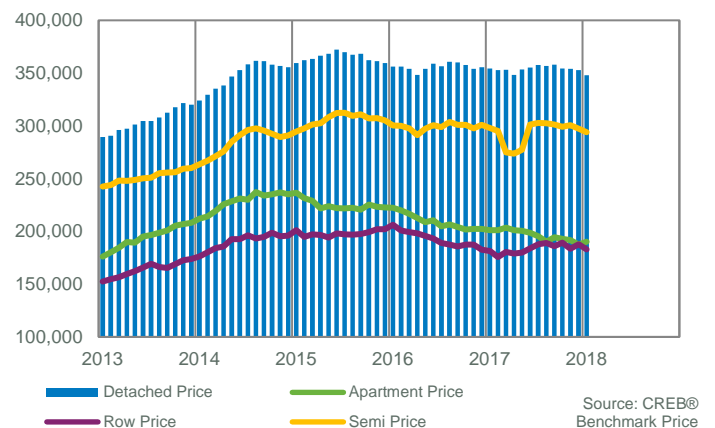
EAST MONTHS OF INVENTORY



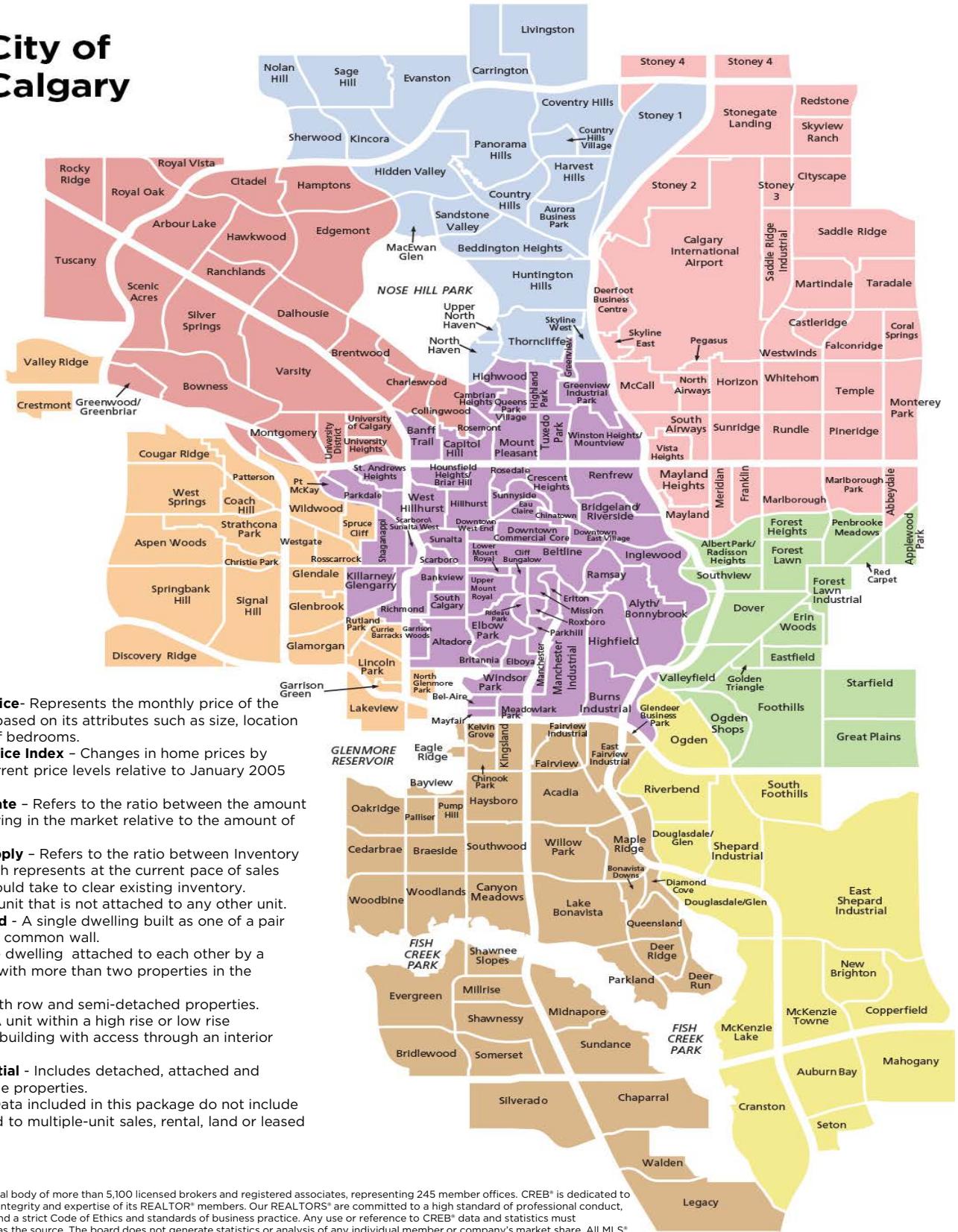
EAST PRICE CHANGE



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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