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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2018



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Lending conditions weigh on housing demand

City of Calgary, June 1, 2018 – May sales activity continue to ease with the largest declines occurring in the detached sector. Additional gains in new listings continue to increase inventory levels.

City-wide sales activity in May totaled 1,726 units and is 19 per cent below last years’ levels. This is 24 per cent below longer-term averages. Sales activity in the detached sector declined to levels not seen in over a decade.

“The impact of rising lending rates and stricter qualification levels is causing demand to ease across all product types,” said CREB® chief economist Ann-Marie Lurie.

“Economic conditions have improved compared to several years ago, but the pace of recovery has not been enough to outweigh the changes in lending conditions.”

Market supply didn’t adjust to sales activity in May, which pushed months of supply to 4.9 months. Elevated supply relative to demand prevented any further price recovery in the market and city-wide residential benchmark prices totaled \$436,900. This is similar to last month and 0.6 per cent below levels recorded last year.

Detached sales and inventories have risen across all price ranges, but the amount of excess supply has been most notable for homes priced above \$500,000. Months of supply for the higher price ranges remain high compared to the past several years. However, they still remain below record levels that occurred post financial crisis (2008 – 2009).

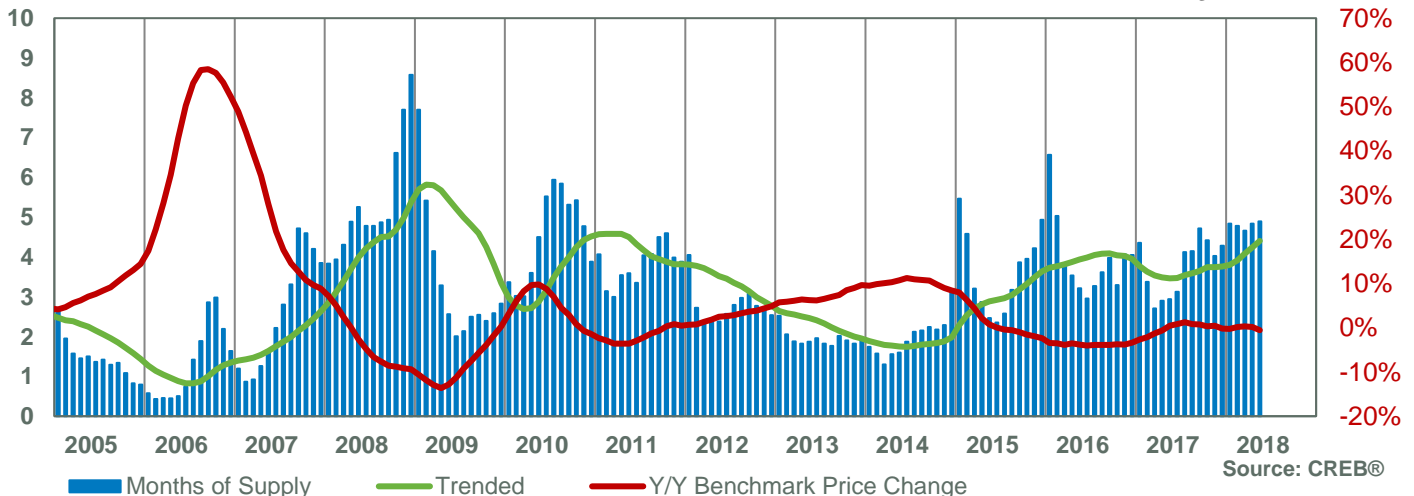
“The changes in the lending market are preventing some people from moving up in the market. Uncertainty has also caused others to wait on making changes to their housing situation,” said CREB® president Tom Westcott.

“However, there are pockets of the market that have not seen the same supply increase. It makes it so important to understand the dynamics of your community.”

HOUSING MARKET FACTS

- Year-to-date detached sales in Calgary totaled 4,047 units. This is 21 per cent below last year’s levels and 26 per cent below long-term levels. Further gains in new listings across most districts pushed up inventory levels.
- Detached benchmark prices totaled \$504,500 in May. This is similar to last month and 0.4 per cent below last year. Year-to-date, benchmark prices remain comparable to last year, but remain nearly four per cent below 2014 highs.
- Detached price changes have varied depending on the district. Compared to last year, year-to-date benchmark prices have risen in the City Centre and West areas, while remaining relatively stable in the North West, South and South East areas of the city.
- Apartment condominium sales totaled 1,104 units this year, a decline of nearly 12 per cent over last year. The number of new listings has eased slightly over last year and is preventing more significant gains in inventory levels. Overall months of supply remain elevated in this sector causing further declines in prices. City-wide unadjusted benchmark prices totaled \$256,200 in May. This is slightly lower than last month and nearly four per cent below last year’s levels and 15 per cent below previous highs.
- Attached sales eased and new listings rose causing further inventory gains and months of supply to push above five months. Overall attached prices in May remained relatively stable. This was due to gains occurring in the row sector being offset by declines in the semi-detached market.
- Year-to-date semi-detached benchmark prices averaged \$418,480, 0.5 per cent below last year. Price adjustments did vary by district, with easing occurring in the North, North West and South East areas. This offset the gains recorded in other districts of the city.
- Year-to-date row benchmark prices improved over last year’s levels due to gains mostly in the City Centre and North end of the city. Row prices continue to remain over nine per cent below the unadjusted highs recorded in 2014.

MONTHS OF SUPPLY AND PRICE CHANGES



May, 2018

	May-17	May-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	1,374	1,058	-23.00%	5,140	4,047	-21.26%
Total Sales Volume	\$797,730,953	\$606,834,377	-23.93%	\$2,913,411,883	\$2,288,501,132	-21.45%
New Listings	2,239	2,662	18.89%	8,417	9,121	8.36%
Inventory	2,966	4,504	51.85%	2,335	3,179	36.13%
Months of Supply	2.16	4.26	97.21%	2.27	3.93	72.89%
Sales to New Listings Ratio	61.37%	39.74%	-21.62%	61.07%	44.37%	-16.70%
Sales to List Price Ratio	97.84%	97.38%	-0.47%	97.58%	97.39%	-0.19%
Days on Market	31	40	29.88%	36	42	16.67%
Benchmark Price	\$506,700	\$504,500	-0.43%	\$501,460	\$503,000	0.31%
Median Price	\$510,000	\$500,000	-1.96%	\$496,000	\$495,000	-0.20%
Average Price	\$580,590	\$573,567	-1.21%	\$566,812	\$565,481	-0.23%
Index	208	207	-0.43%	206	206	0.31%
APARTMENT						
Total Sales	282	282	0.00%	1,248	1,104	-11.54%
Total Sales Volume	\$83,753,709	\$81,627,599	-2.54%	\$369,357,089	\$329,555,447	-10.78%
New Listings	768	776	1.04%	3,391	3,354	-1.09%
Inventory	1,781	1,921	7.86%	1,534	1,638	6.83%
Months of Supply	6.32	6.81	7.86%	6.14	7.42	20.77%
Sales to New Listings Ratio	36.72%	36.34%	-0.38%	36.80%	32.92%	-3.89%
Sales to List Price Ratio	96.53%	96.17%	-0.36%	96.44%	96.21%	-0.23%
Days on Market	55	59	7.83%	57	64	12.28%
Benchmark Price	\$266,600	\$256,200	-3.90%	\$265,020	\$256,520	-3.21%
Median Price	\$270,000	\$250,000	-7.41%	\$263,000	\$255,000	-3.04%
Average Price	\$296,999	\$289,460	-2.54%	\$295,959	\$298,510	0.86%
Index	185	177	-3.90%	183	178	-3.22%
ATTACHED						
Total Sales	459	386	-15.90%	1,794	1,509	-15.89%
Total Sales Volume	\$184,962,074	\$153,248,370	-17.15%	\$734,363,878	\$613,019,640	-16.52%
New Listings	857	930	8.52%	3,433	3,764	9.64%
Inventory	1,466	2,025	38.13%	1,225	1,587	29.61%
Months of Supply	3.19	5.25	64.25%	3.41	5.26	54.09%
Sales to New Listings Ratio	53.56%	41.51%	-12.05%	52.26%	40.09%	-12.17%
Sales to List Price Ratio	97.69%	97.31%	-0.39%	97.36%	97.33%	-0.03%
Days on Market	44	51	15.92%	49	55	12.24%
Benchmark Price	\$331,800	\$333,600	0.54%	\$329,440	\$330,200	0.23%
Median Price	\$345,000	\$345,100	0.03%	\$346,562	\$343,000	-1.03%
Average Price	\$402,967	\$397,017	-1.48%	\$409,344	\$406,242	-0.76%
Index	196	197	0.56%	195	195	0.24%
CITY OF CALGARY						
Total Sales	2,115	1,726	-18.39%	8,182	6,660	-18.60%
Total Sales Volume	\$1,066,446,735	\$841,710,346	-21.07%	\$4,017,132,850	\$3,231,076,219	-19.57%
New Listings	3,864	4,368	13.04%	15,241	16,239	6.55%
Inventory	6,213	8,450	36.01%	5,093	6,404	25.74%
Months of Supply	2.94	4.90	66.66%	3.11	4.81	54.47%
Sales to New Listings Ratio	54.74%	39.51%	-15.22%	53.68%	41.01%	-12.67%
Sales to List Price Ratio	97.71%	97.25%	-0.47%	97.43%	97.26%	-0.17%
Days on Market	37	46	23.66%	42	49	16.67%
Benchmark Price	\$439,300	\$436,900	-0.55%	\$435,200	\$435,120	-0.02%
Median Price	\$448,000	\$427,250	-4.63%	\$439,000	\$428,000	-2.51%
Average Price	\$504,230	\$487,665	-3.29%	\$490,972	\$485,147	-1.19%
Index	202	201	-0.54%	200	200	-0.02%

For a list of definitions, see page 26.

May, 2018

	May-17	May-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	188	156	-17.02%	799	660	-17.40%
Total Sales Volume	\$93,211,348	\$75,730,021	-18.75%	\$398,088,978	\$333,471,641	-16.23%
Share of Sales with Condo Title	15.96%	15.38%	-0.57%	14.52%	16.06%	1.54%
New Listings	332	422	27.11%	1,336	1,637	22.53%
Inventory	517	862	66.73%	447	654	46.33%
Months of Supply	2.75	5.53	100.93%	2.80	4.96	77.15%
Sales to New Listings Ratio	56.63%	36.97%	-19.66%	59.81%	40.32%	-19.49%
Sales to List Price Ratio	98.06%	97.39%	-0.67%	97.52%	97.50%	-0.02%
Days on Market	42	52	24.34%	46	51	10.87%
Benchmark Price	\$427,900	\$419,000	-2.08%	\$420,380	\$418,480	-0.45%
Median Price	\$405,250	\$402,844	-0.59%	\$405,500	\$412,500	1.73%
Average Price	\$495,805	\$485,449	-2.09%	\$498,234	\$505,260	1.41%
Index	214	210	-2.10%	211	210	-0.46%
CITY OF CALGARY ROW						
Total Sales	271	230	-15.13%	995	849	-14.67%
Total Sales Volume	\$91,750,726	\$77,518,349	-15.51%	\$336,274,900	\$279,547,999	-16.87%
Share of Sales with Condo Title	95.20%	96.09%	0.88%	95.34%	93.21%	-2.13%
New Listings	525	508	-3.24%	2,097	2,127	1.43%
Inventory	949	1,163	22.55%	777	933	19.99%
Months of Supply	3.50	5.06	44.40%	3.91	5.49	40.62%
Sales to New Listings Ratio	51.62%	45.28%	-6.34%	47.45%	39.92%	-7.53%
Sales to List Price Ratio	97.33%	97.23%	-0.10%	97.16%	97.13%	-0.04%
Days on Market	45	50	10.53%	51	58	13.73%
Benchmark Price	\$292,400	\$303,200	3.69%	\$294,520	\$298,580	1.38%
Median Price	\$310,000	\$308,450	-0.50%	\$309,000	\$302,500	-2.10%
Average Price	\$338,564	\$337,036	-0.45%	\$337,965	\$329,267	-2.57%
Index	183	190	3.71%	185	187	1.39%
CITY OF CALGARY ATTACHED						
Total Sales	459	386	-15.90%	1,794	1,509	-15.89%
Total Sales Volume	\$184,962,074	\$153,248,370	-17.15%	\$734,363,878	\$613,019,640	-16.52%
Share of Sales with Condo Title	62.75%	63.47%	1.16%	59.71%	59.35%	-0.59%
New Listings	857	930	8.52%	3,433	3,764	9.64%
Inventory	1,466	2,025	38.13%	1,225	1,587	29.61%
Months of Supply	3.19	5.25	64.25%	3.41	5.26	54.09%
Sales to New Listings Ratio	53.56%	41.51%	-12.05%	52.26%	40.09%	-12.17%
Sales to List Price Ratio	97.69%	97.31%	-0.39%	97.36%	97.33%	-0.03%
Days on Market	44	51	15.92%	49	55	12.24%
Benchmark Price	\$331,800	\$333,600	0.54%	\$329,440	\$330,200	0.23%
Median Price	\$345,000	\$345,100	0.03%	\$346,562	\$343,000	-1.03%
Average Price	\$402,967	\$397,017	-1.48%	\$409,344	\$406,242	-0.76%
Index	196	197	0.56%	195	195	0.24%

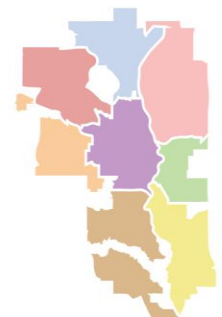
For a list of definitions, see page 26.

May 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	129	349	36.96%	628	4.87	\$695,700	1.73%	-0.57%
North East	105	286	36.71%	517	4.92	\$373,000	-3.32%	-0.29%
North	153	364	42.03%	629	4.11	\$433,400	-2.26%	0.25%
North West	167	396	42.17%	614	3.68	\$544,000	-0.24%	-0.09%
West	128	338	37.87%	538	4.20	\$737,400	1.53%	0.59%
South	204	485	42.06%	824	4.04	\$474,200	-0.75%	-0.46%
South East	140	374	37.43%	655	4.68	\$453,400	0.31%	0.55%
East	32	71	45.07%	98	3.06	\$352,800	-0.14%	0.23%
TOTAL CITY	1,058	2,662	39.74%	4,504	4.26	\$504,500	-0.43%	0.00%
Apartment								
City Centre	120	369	32.52%	987	8.23	\$281,900	-3.95%	-0.84%
North East	8	35	22.86%	76	9.50	\$228,700	-3.75%	0.84%
North	13	46	28.26%	121	9.31	\$207,300	-5.21%	-3.18%
North West	26	61	42.62%	147	5.65	\$242,700	-0.94%	0.62%
West	31	91	34.07%	210	6.77	\$243,500	-4.96%	1.46%
South	49	102	48.04%	199	4.06	\$225,500	-4.77%	1.49%
South East	25	49	51.02%	135	5.40	\$239,400	-5.11%	-0.50%
East	10	23	43.48%	46	4.60	\$189,000	-5.74%	0.53%
TOTAL CITY	282	776	36.34%	1,921	6.81	\$256,200	-3.90%	-0.19%
Semi-detached								
City Centre	42	156	26.92%	340	8.10	\$770,700	-0.70%	-0.61%
North East	15	36	41.67%	85	5.67	\$297,800	5.79%	-0.47%
North	17	34	50.00%	71	4.18	\$315,800	-1.68%	0.25%
North West	18	56	32.14%	89	4.94	\$392,300	-5.01%	-0.38%
West	19	48	39.58%	98	5.16	\$521,500	-2.29%	1.22%
South	27	41	65.85%	84	3.11	\$338,500	8.63%	-0.44%
South East	12	36	33.33%	59	4.92	\$322,700	-2.45%	0.28%
East	6	16	37.50%	36	6.00	\$297,300	7.25%	-0.10%
TOTAL CITY	156	422	36.97%	862	5.53	\$419,000	-2.08%	-0.24%
Row								
City Centre	34	91	37.36%	210	6.18	\$476,100	1.04%	1.62%
North East	19	56	33.93%	136	7.16	\$200,600	-6.65%	-0.35%
North	38	86	44.19%	171	4.50	\$263,200	2.06%	0.15%
North West	32	65	49.23%	121	3.78	\$313,100	1.36%	1.66%
West	33	75	44.00%	175	5.30	\$345,500	-1.73%	0.44%
South	41	76	53.95%	173	4.22	\$265,800	-1.34%	1.80%
South East	26	52	50.00%	146	5.62	\$299,900	1.08%	0.98%
East	7	7	100.00%	31	4.43	\$176,300	-2.06%	1.91%
TOTAL CITY	230	508	45.28%	1,163	5.06	\$303,200	3.69%	1.07%

*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



May. 2018

TOTAL SALES

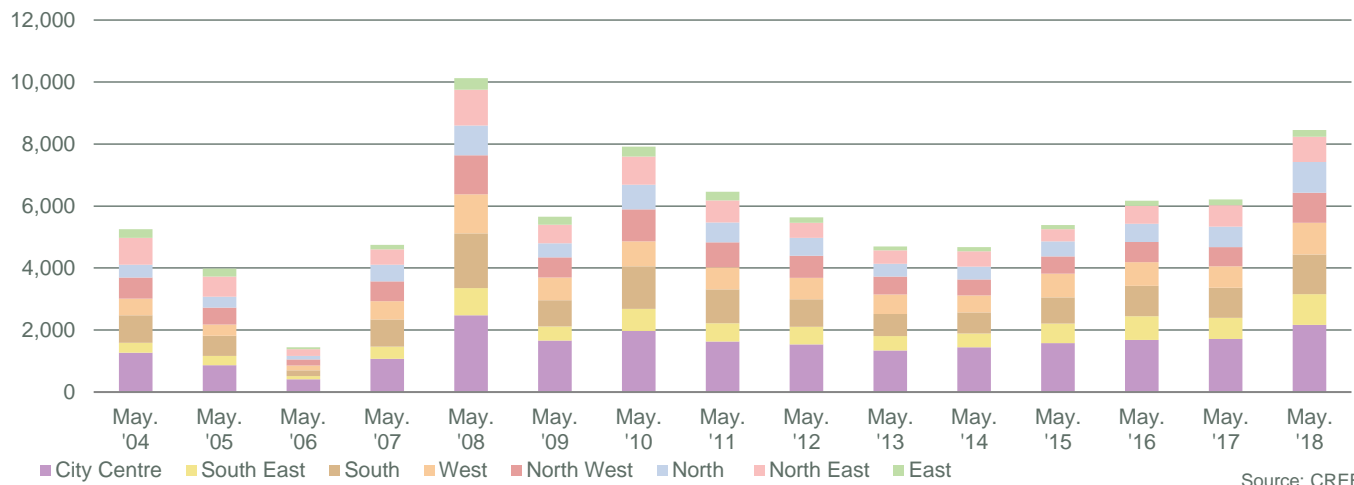
MAY



Source: CREB®

TOTAL INVENTORY

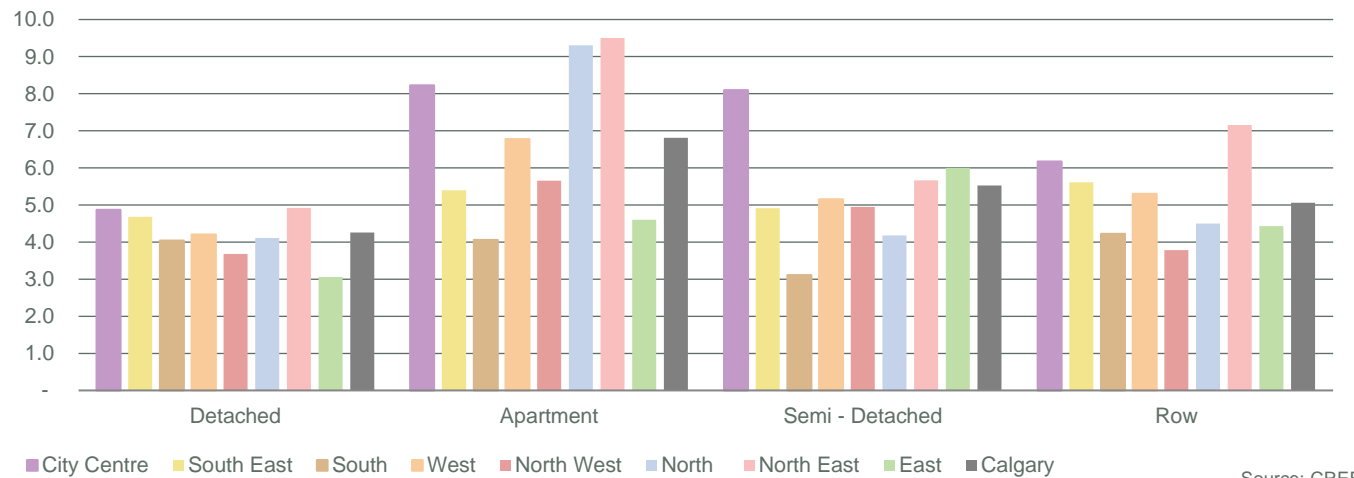
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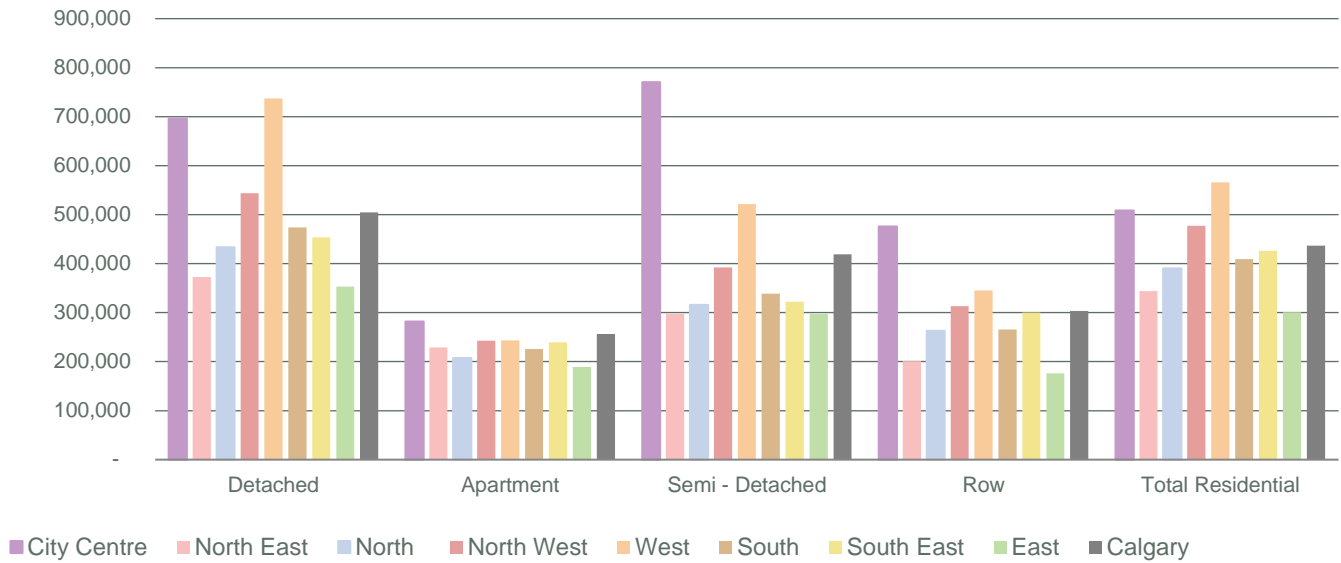
MONTHS OF SUPPLY

MAY



Source: CREB®

BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

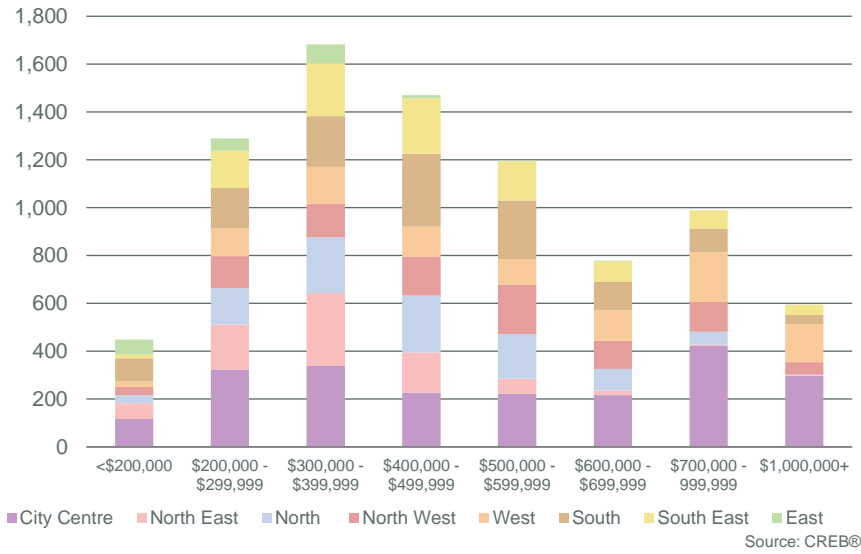


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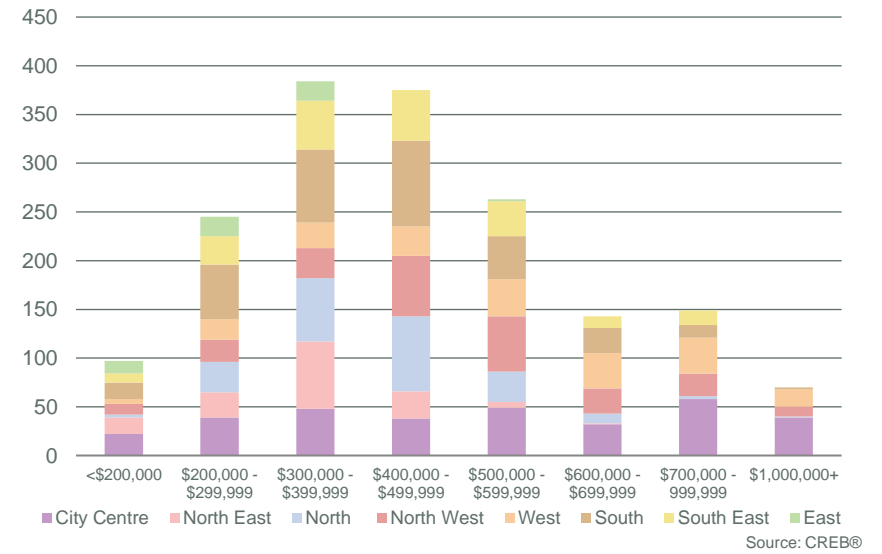
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

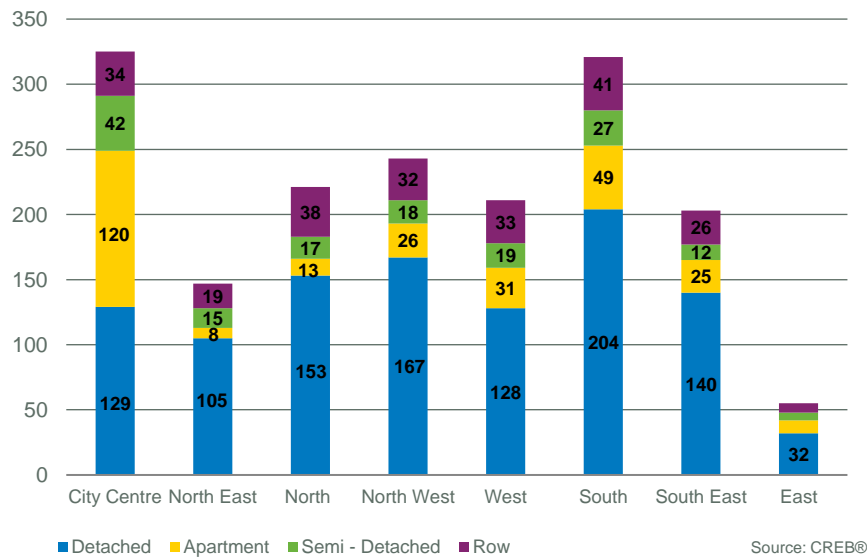
TOTAL INVENTORY BY PRICE RANGE - MAY



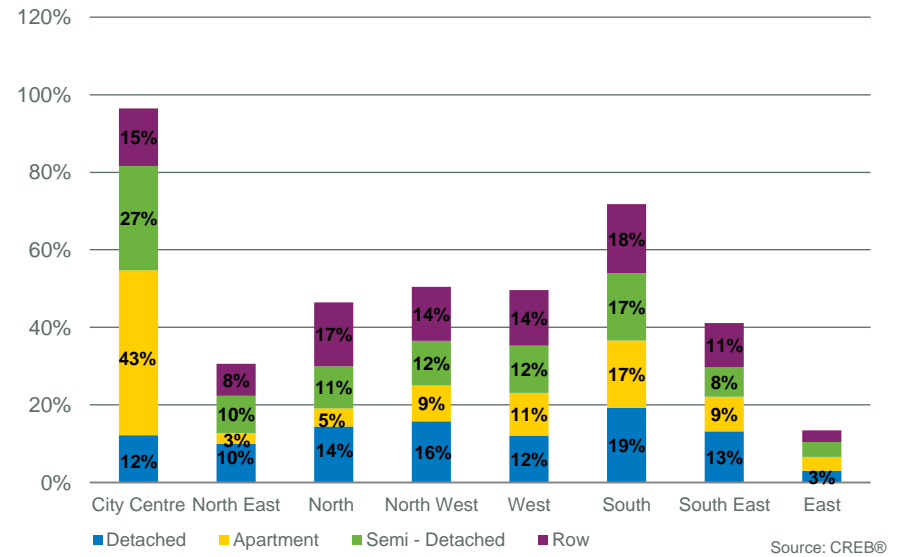
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



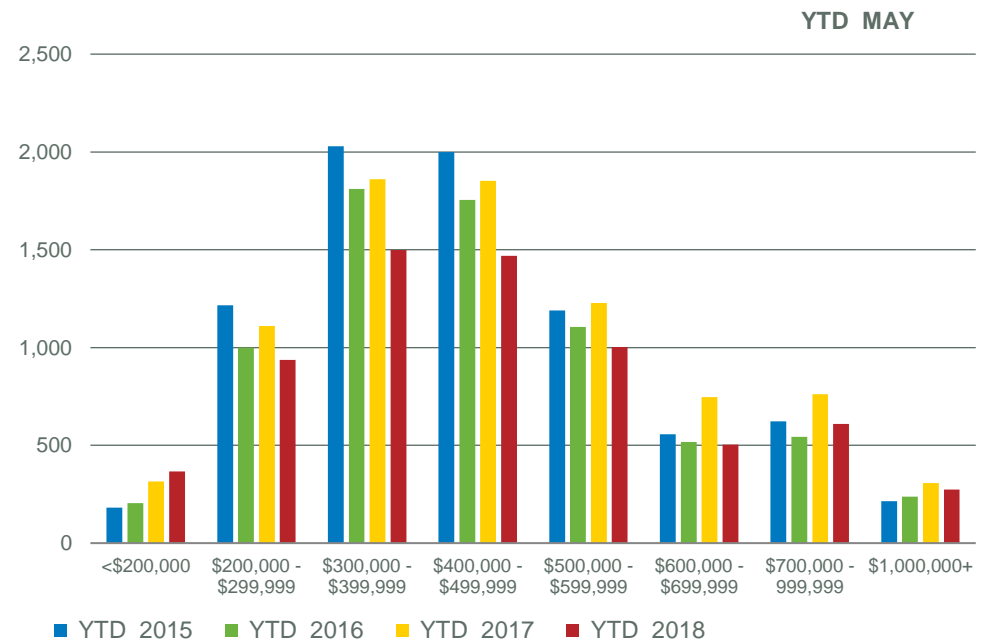
SHARE OF CITY WIDE SALES - MAY



	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	1,009
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	6,479	5,683	4,322
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	475,097	462,408	453,239
Index	200	200	200	201	202	203	204	204	203	202	201	200
2018												
Sales	959	1,089	1,371	1,515	1,726							
New Listings	2,456	2,404	3,445	3,566	4,368							
Inventory	4,640	5,208	6,390	7,334	8,450							
Days on Market	61	51	45	47	46							
Benchmark Price	432,300	434,300	435,600	436,500	436,900							
Median Price	415,000	425,000	439,000	431,000	427,250							
Average Price	468,023	493,008	495,401	478,186	487,665							
Index	199	200	201	201	201							

	May-17	May-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	3	-	3
\$100,000 - \$199,999	74	94	316	364
\$200,000 - \$299,999	261	245	1,110	936
\$300,000 - \$349,999	209	169	842	706
\$350,000 - \$399,999	261	215	1,019	792
\$400,000 - \$449,999	258	217	987	855
\$450,000 - \$499,999	224	158	865	614
\$500,000 - \$549,999	166	147	697	551
\$550,000 - \$599,999	147	116	531	452
\$600,000 - \$649,999	102	73	405	284
\$650,000 - \$699,999	105	70	342	219
\$700,000 - \$799,999	116	77	390	319
\$800,000 - \$899,999	66	42	255	183
\$900,000 - \$999,999	30	30	116	108
\$1,000,000 - \$1,249,999	47	36	152	136
\$1,250,000 - \$1,499,999	28	11	73	60
\$1,500,000 - \$1,749,999	8	8	37	31
\$1,750,000 - \$1,999,999	9	6	20	20
\$2,000,000 - \$2,499,999	1	2	10	15
\$2,500,000 - \$2,999,999	2	3	10	6
\$3,000,000 - \$3,499,999	-	1	1	3
\$3,500,000 - \$3,999,999	1	3	3	3
\$4,000,000 +	-	-	1	-
	2,115	1,726	8,182	6,660

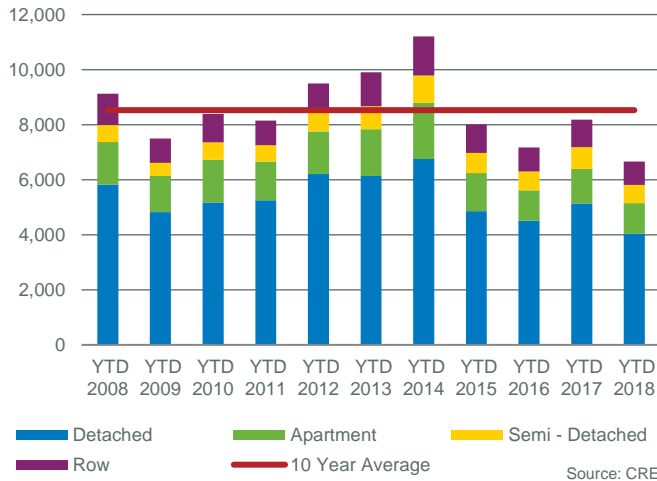
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

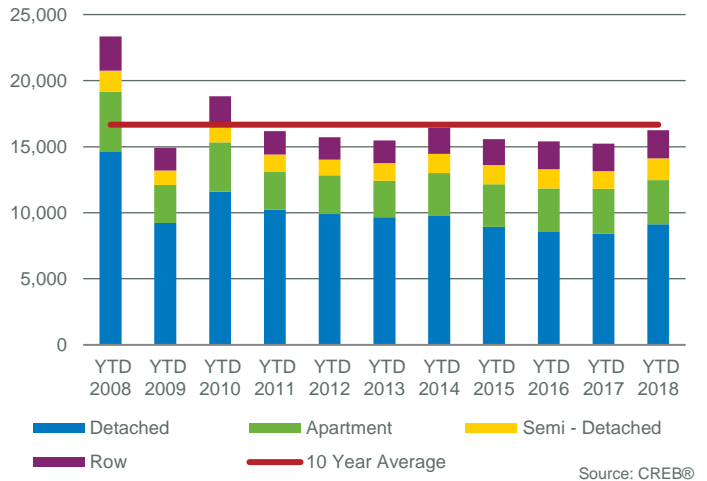
CITY OF CALGARY TOTAL SALES

YTD MAY

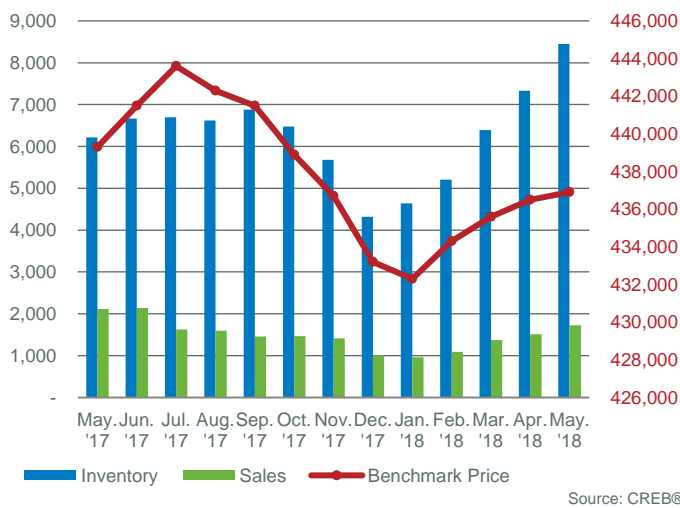


CITY OF CALGARY TOTAL NEW LISTINGS

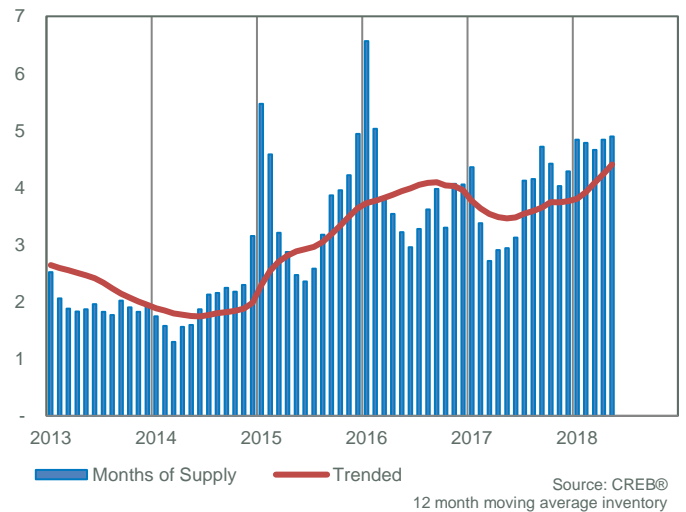
YTD MAY



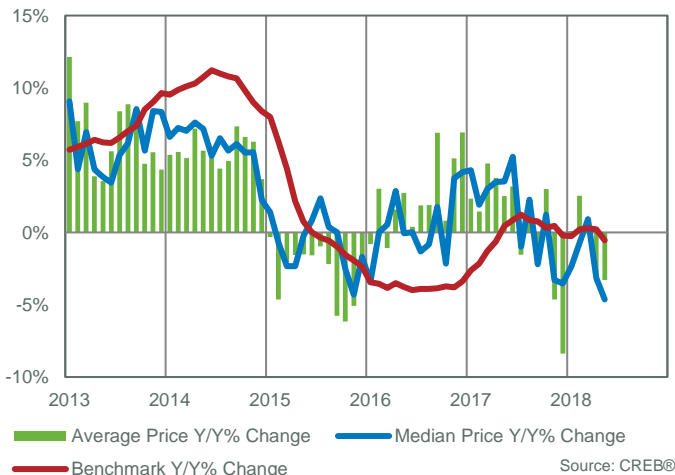
CITY OF CALGARY TOTAL INVENTORY AND SALES



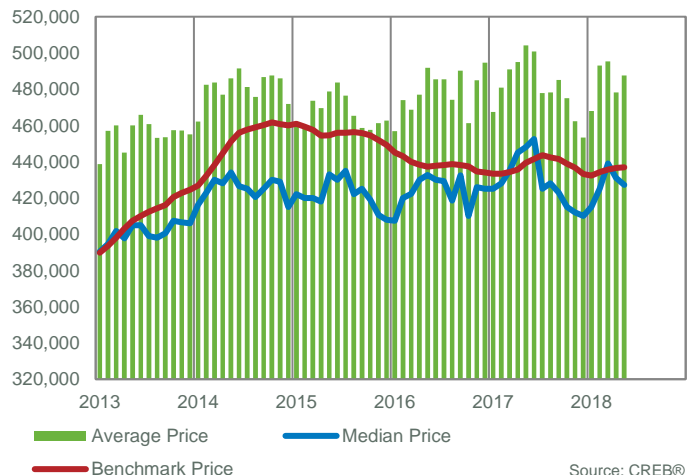
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



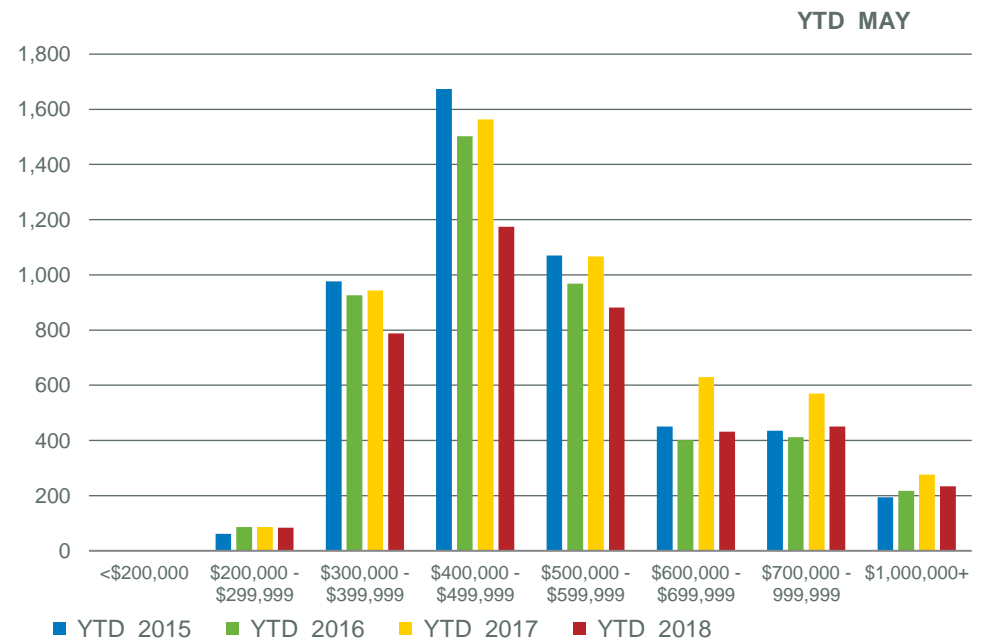
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	907	874	617
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	3,257	2,765	2,040
Days on Market	47	42	38	32	31	32	38	40	42	44	48	52
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	462,000
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,998	534,454	522,751
Index	205	205	205	206	208	209	210	210	209	208	207	205
2018												
Sales	584	653	846	906	1,058							
New Listings	1,288	1,295	1,870	2,006	2,662							
Inventory	2,200	2,459	3,079	3,652	4,504							
Days on Market	55	45	37	41	40							
Benchmark Price	499,400	502,800	503,800	504,500	504,500							
Median Price	474,000	497,000	509,450	495,000	500,000							
Average Price	545,711	575,329	568,525	558,840	573,567							
Index	205	206	207	207	207							

	May-17	May-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	3	2
\$200,000 - \$299,999	18	25	86	84
\$300,000 - \$399,999	69	62	300	266
\$350,000 - \$399,999	169	141	644	522
\$400,000 - \$449,999	205	175	793	673
\$450,000 - \$499,999	198	124	771	502
\$500,000 - \$549,999	147	126	598	489
\$550,000 - \$599,999	132	105	469	392
\$600,000 - \$649,999	92	62	347	238
\$650,000 - \$699,999	88	58	283	194
\$700,000 - \$799,999	91	61	287	237
\$800,000 - \$899,999	49	35	193	136
\$900,000 - \$999,999	23	19	90	78
\$1,000,000 - \$1,249,999	46	33	129	112
\$1,250,000 - \$1,499,999	26	11	66	53
\$1,500,000 - \$1,749,999	7	8	36	27
\$1,750,000 - \$1,999,999	9	5	20	18
\$2,000,000 - \$2,499,999	1	2	10	13
\$2,500,000 - \$2,999,999	2	2	10	5
\$3,000,000 - \$3,499,999	-	1	1	3
\$3,500,000 - \$3,999,999	1	3	3	3
\$4,000,000 +	-	-	1	-
	1,374	1,058	5,140	4,047

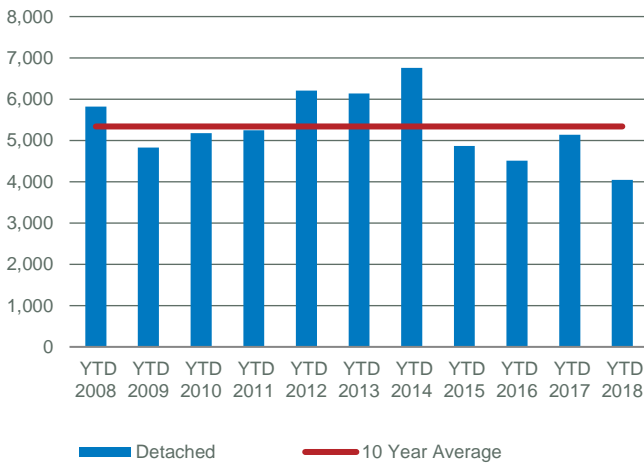
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

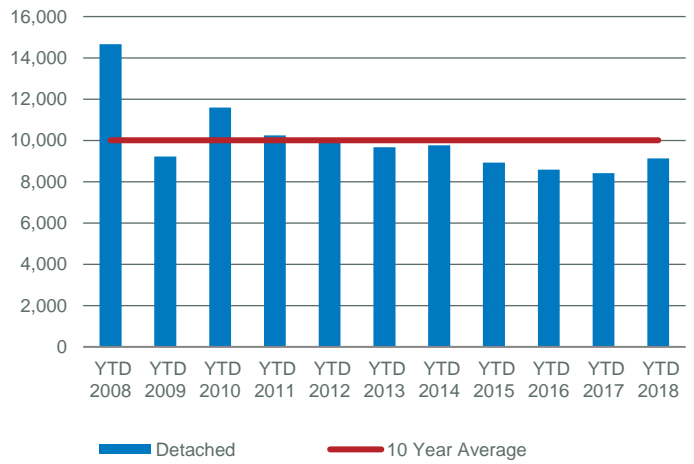
YTD MAY



Source: CREB®

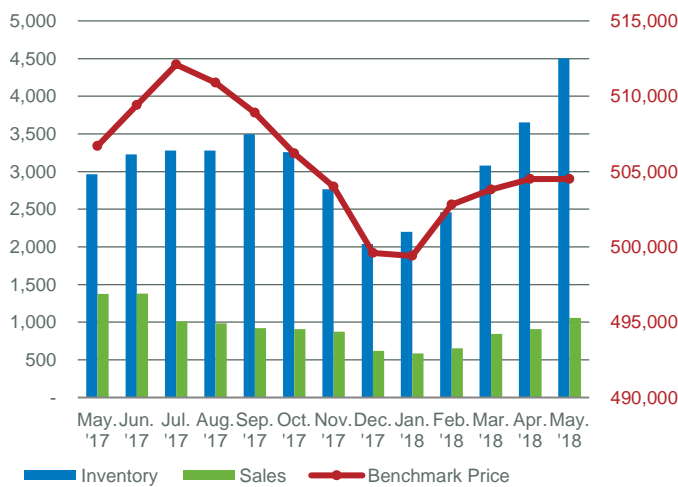
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



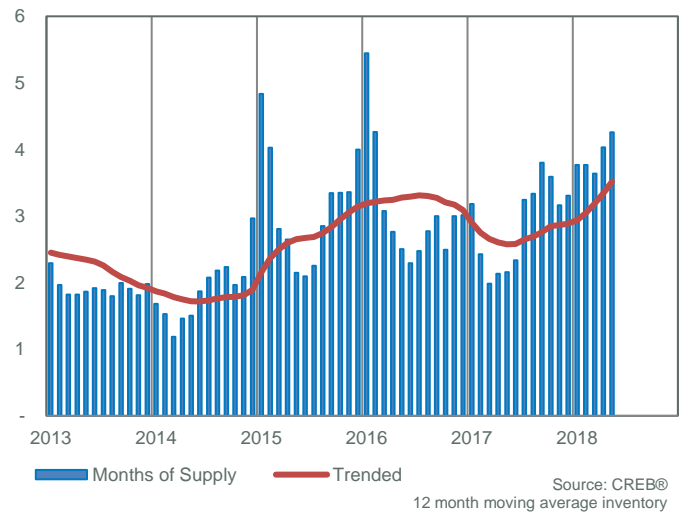
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



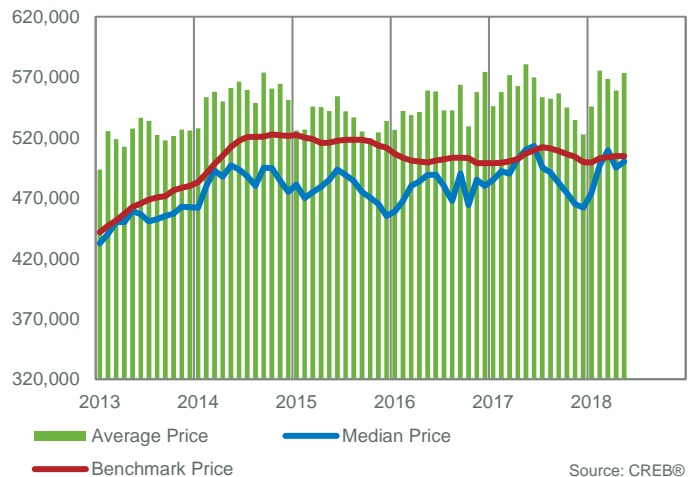
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

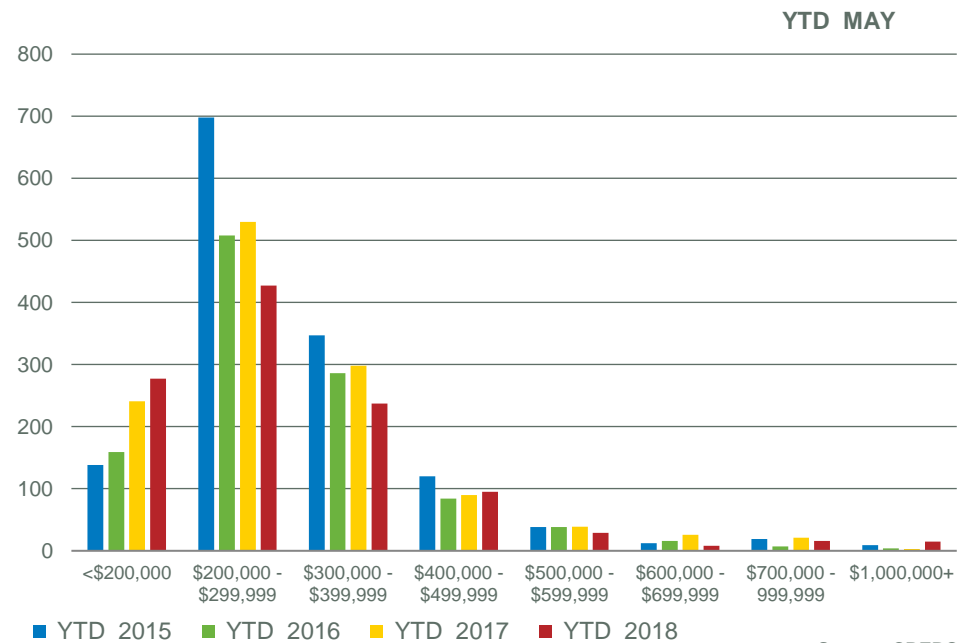


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	151	235	297	283	282	284	254	248	209	234	224	170
New Listings	623	583	726	691	768	729	614	644	629	501	446	261
Inventory	1,266	1,390	1,578	1,653	1,781	1,871	1,813	1,767	1,774	1,640	1,495	1,183
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	197	219	261	282							
New Listings	587	544	721	726	776							
Inventory	1,289	1,435	1,694	1,853	1,921							
Days on Market	76	68	64	59	59							
Benchmark Price	256,200	256,400	257,100	256,700	256,200							
Median Price	255,000	270,000	252,500	255,000	250,000							
Average Price	298,942	325,905	300,005	286,118	289,460							
Index	177	177	178	178	177							

	May-17	May-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	3	-	3
\$100,000 - \$199,999	56	71	241	274
\$200,000 - \$299,999	116	110	530	427
\$300,000 - \$349,999	42	43	185	156
\$350,000 - \$399,999	27	18	113	81
\$400,000 - \$449,999	12	10	65	56
\$450,000 - \$499,999	8	10	25	39
\$500,000 - \$549,999	5	5	26	16
\$550,000 - \$599,999	4	3	13	13
\$600,000 - \$649,999	3	1	13	7
\$650,000 - \$699,999	4	1	13	1
\$700,000 - \$799,999	2	3	10	6
\$800,000 - \$899,999	-	-	4	5
\$900,000 - \$999,999	3	2	7	5
\$1,000,000 - \$1,249,999	-	1	2	4
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	-	-	3
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	282	282	1,248	1,104

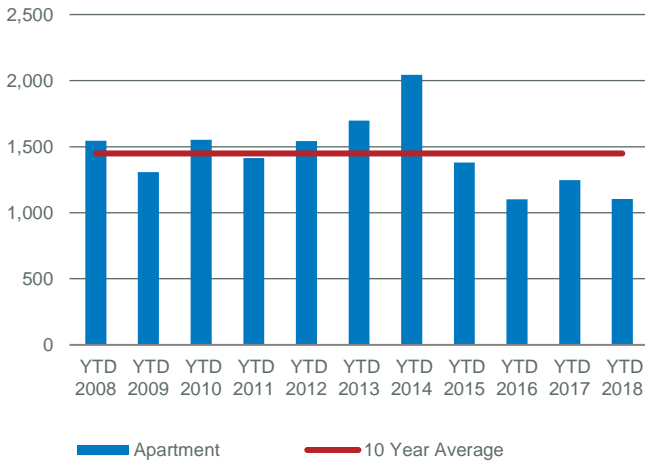
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

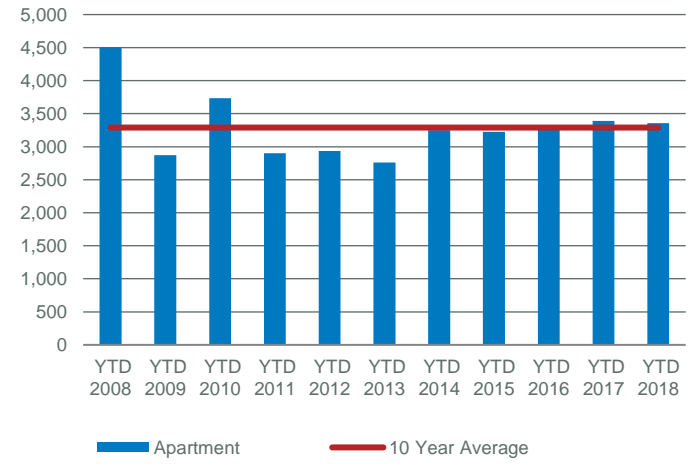
YTD MAY



Source: CREB®

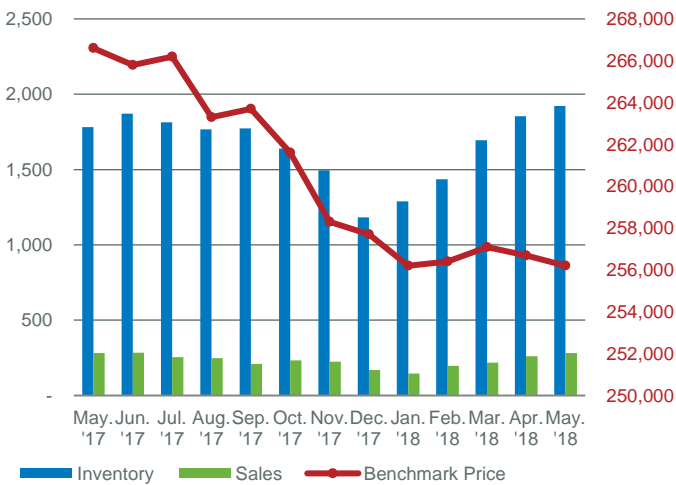
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



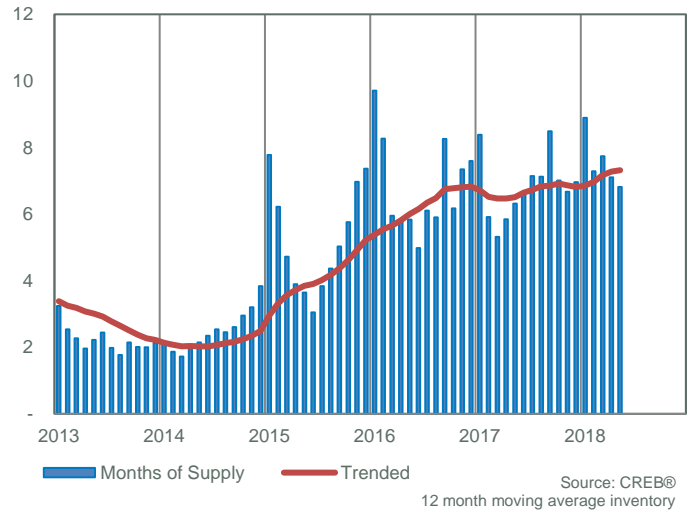
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



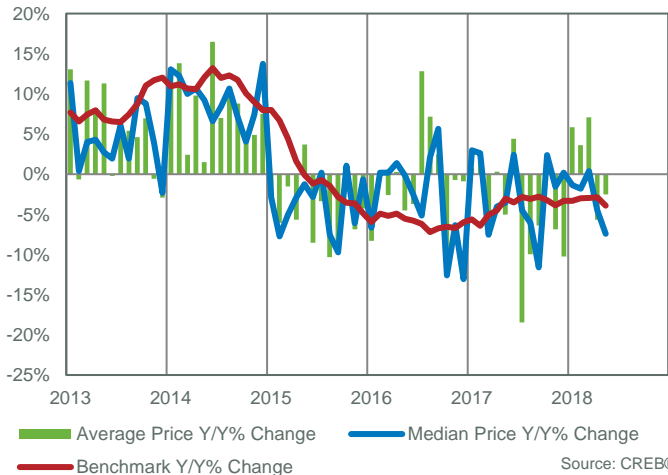
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



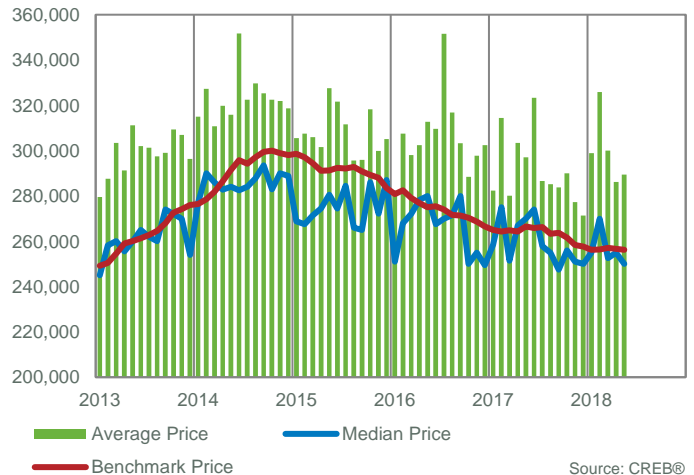
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

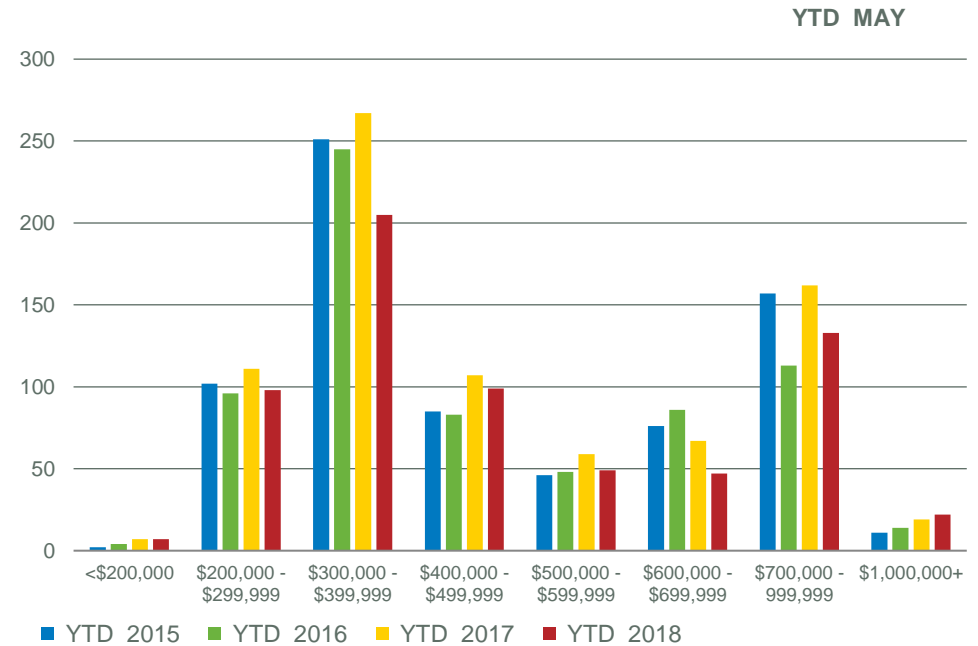


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	83	126	198	204	188	191	147	177	144	143	126	95
New Listings	198	236	301	269	332	340	278	279	320	247	192	129
Inventory	375	435	454	455	517	559	587	580	613	607	548	432
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	396,500	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	405,500
Average Price	482,059	477,825	495,407	522,403	495,805	513,114	501,732	477,421	505,210	490,552	508,917	492,219
Index	204	210	212	213	214	216	211	210	210	210	209	209
2018												
Sales	99	106	143	156	156							
New Listings	234	247	387	347	422							
Inventory	447	534	675	754	862							
Days on Market	62	48	45	52	52							
Benchmark Price	415,800	418,800	418,800	420,000	419,000							
Median Price	376,500	402,815	445,000	424,750	402,844							
Average Price	460,514	509,176	551,874	508,078	485,449							
Index	208	210	210	210	210							

	May-17	May-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	3	7	7
\$200,000 - \$299,999	25	21	111	98
\$300,000 - \$349,999	27	20	121	101
\$350,000 - \$399,999	35	33	146	104
\$400,000 - \$449,999	24	13	80	61
\$450,000 - \$499,999	5	9	27	38
\$500,000 - \$549,999	5	7	33	25
\$550,000 - \$599,999	4	5	26	24
\$600,000 - \$649,999	6	8	30	29
\$650,000 - \$699,999	10	10	37	18
\$700,000 - \$799,999	21	10	89	70
\$800,000 - \$899,999	17	7	56	41
\$900,000 - \$999,999	4	8	17	22
\$1,000,000 - \$1,249,999	1	2	17	19
\$1,250,000 - \$1,499,999	1	-	2	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	188	156	799	660

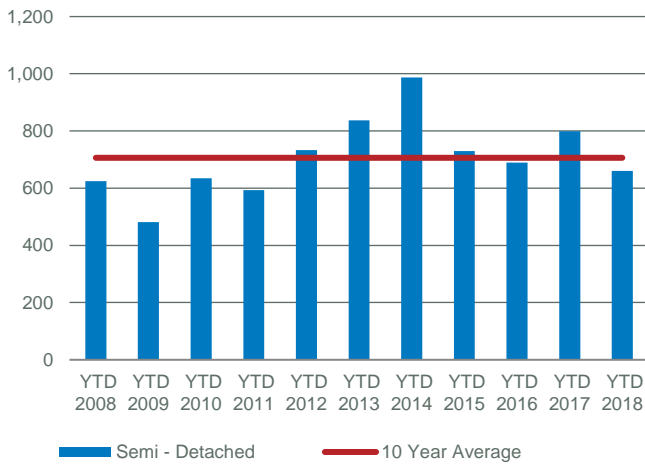
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

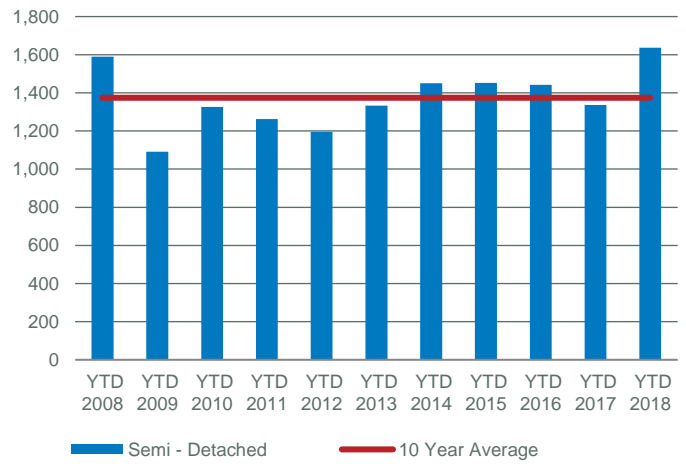
YTD MAY



Source: CREB®

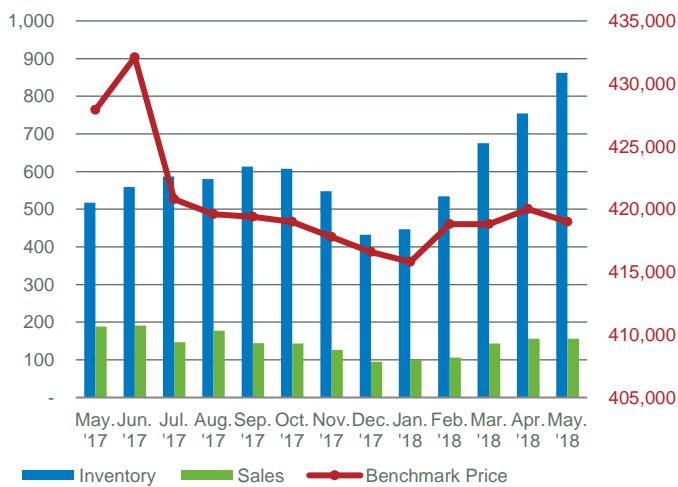
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MAY



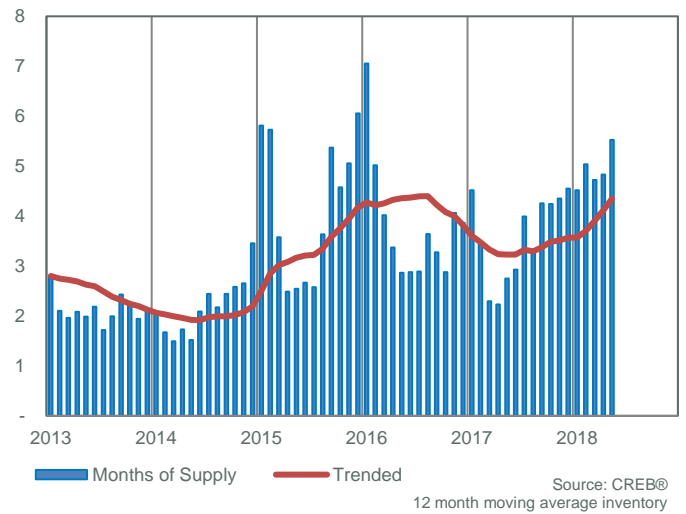
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



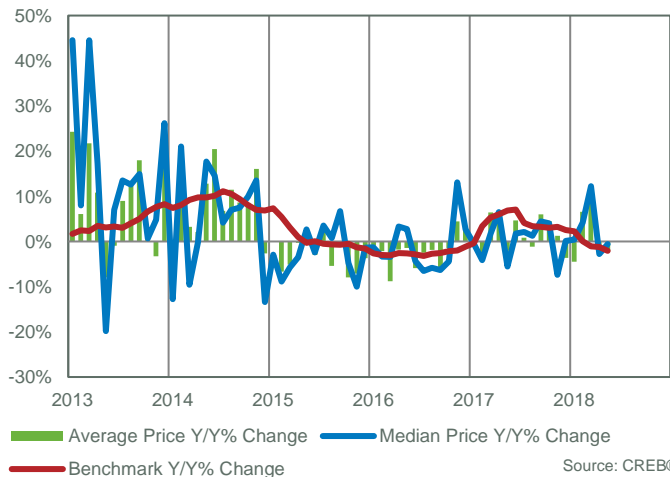
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



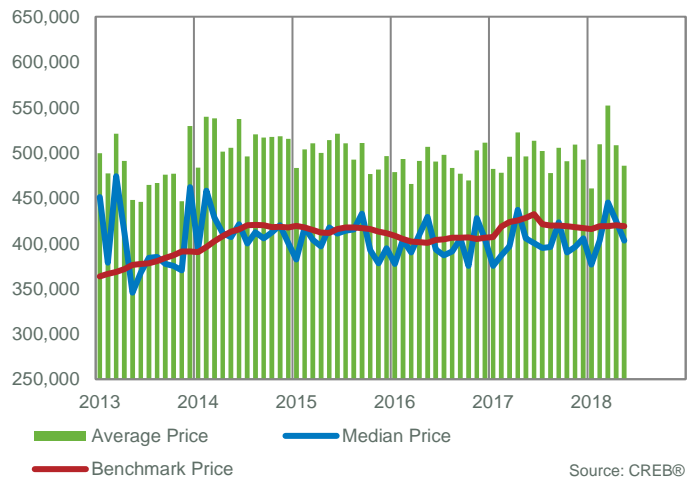
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

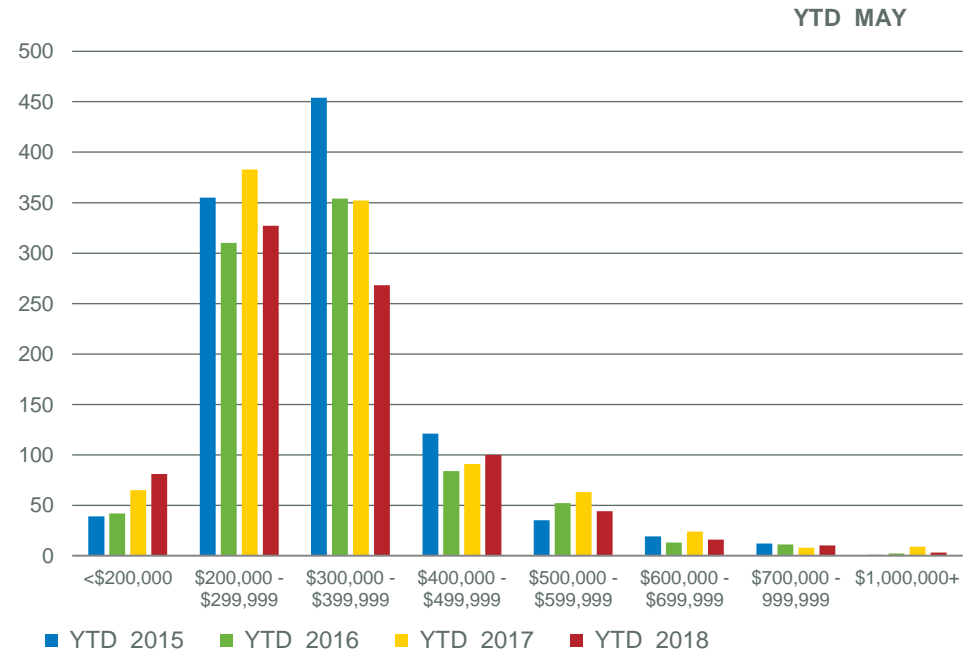


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	128	151	224	221	271	280	213	187	188	183	187	127
New Listings	334	347	417	474	525	519	398	407	444	376	301	156
Inventory	621	682	768	867	949	1,012	1,016	995	1,001	975	875	667
Days on Market	62	48	52	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	302,750	309,000	310,000	310,000	307,000	305,500	319,000	312,000	290,000	295,000
Average Price	320,783	323,565	344,526	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	133	163	192	230							
New Listings	347	318	467	487	508							
Inventory	704	780	942	1,075	1,163							
Days on Market	69	62	61	54	50							
Benchmark Price	296,700	295,400	297,600	300,000	303,200							
Median Price	295,000	300,000	300,000	308,950	308,450							
Average Price	314,512	323,453	328,860	334,402	337,036							
Index	186	185	187	188	190							

	May-17	May-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	14	20	65	81
\$200,000 - \$299,999	102	89	383	327
\$300,000 - \$349,999	71	44	236	183
\$350,000 - \$399,999	30	23	116	85
\$400,000 - \$449,999	17	19	49	65
\$450,000 - \$499,999	13	15	42	35
\$500,000 - \$549,999	9	9	40	21
\$550,000 - \$599,999	7	3	23	23
\$600,000 - \$649,999	1	2	15	10
\$650,000 - \$699,999	3	1	9	6
\$700,000 - \$799,999	2	3	4	6
\$800,000 - \$899,999	-	-	2	1
\$900,000 - \$999,999	-	1	2	3
\$1,000,000 - \$1,249,999	-	-	4	1
\$1,250,000 - \$1,499,999	1	-	4	-
\$1,500,000 - \$1,749,999	1	-	1	1
\$1,750,000 - \$1,999,999	-	1	-	1
\$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 +	-	-	-	-
	271	230	995	849

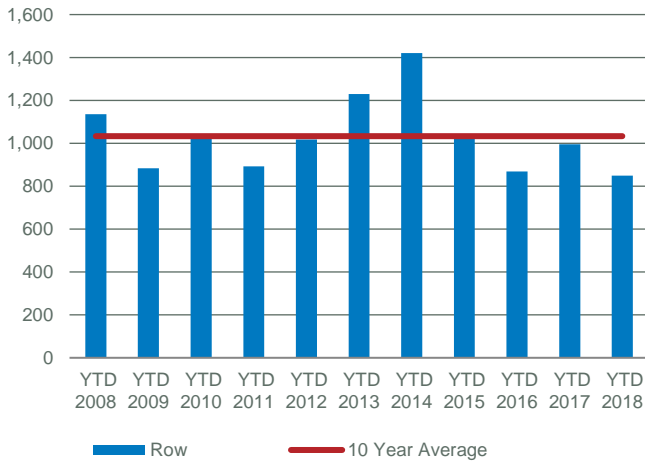
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

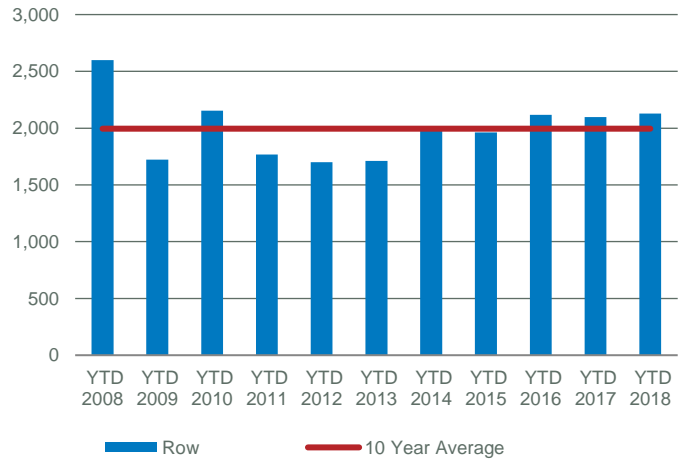
YTD MAY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



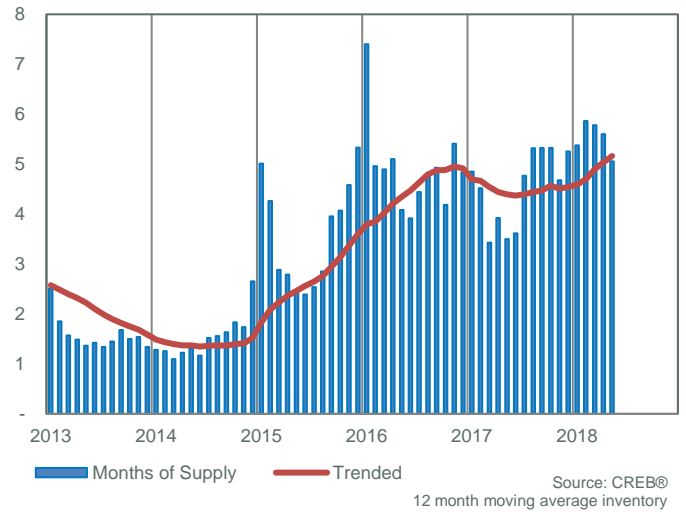
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



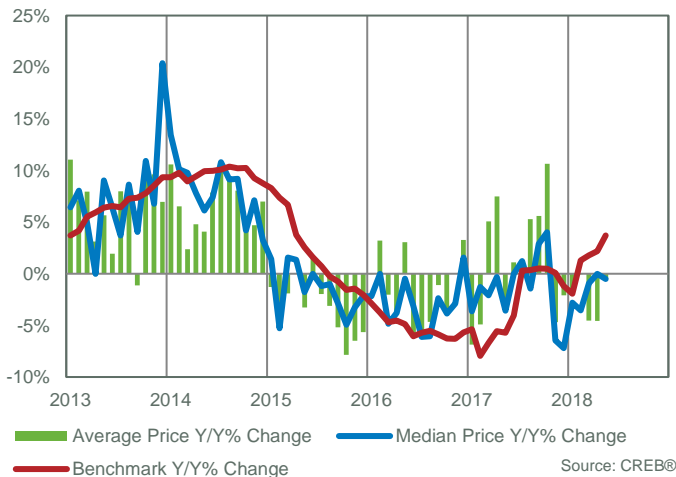
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



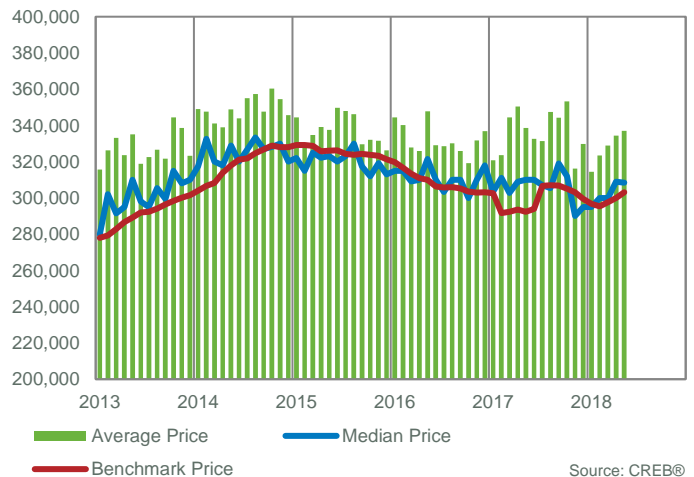
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

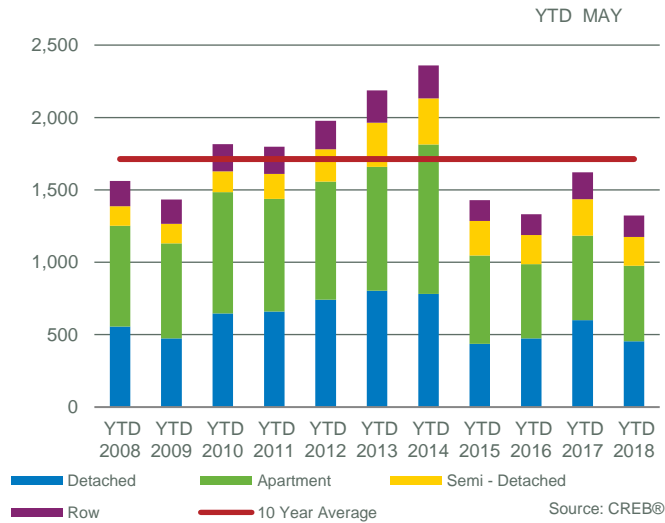
CITY OF CALGARY ROW PRICES



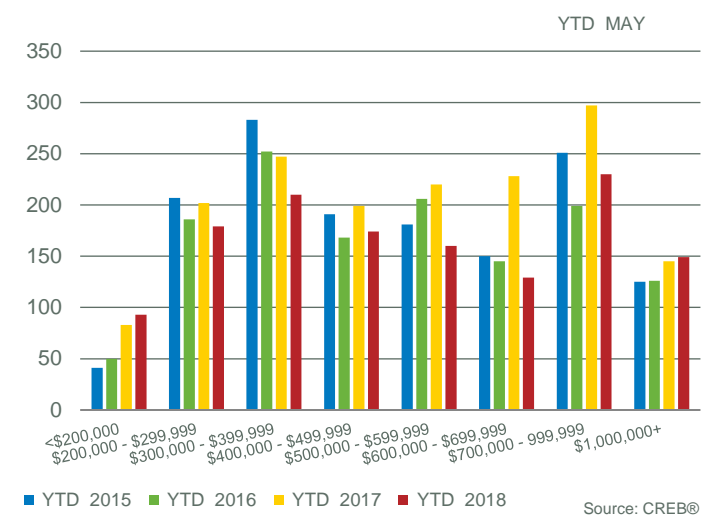
Source: CREB®

CITY CENTRE

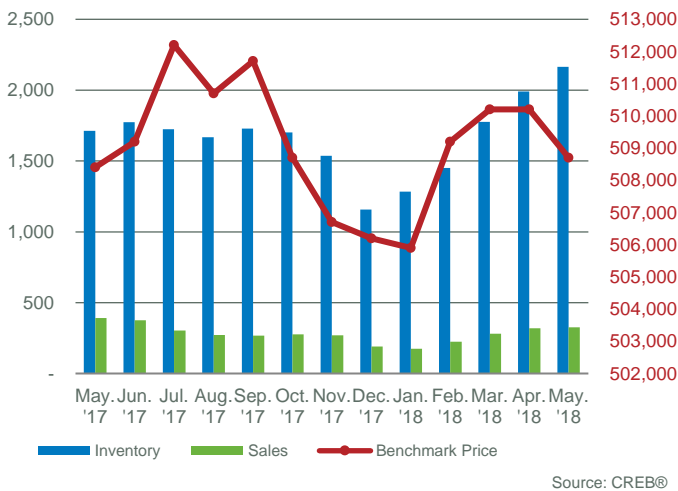
CITY CENTRE TOTAL SALES



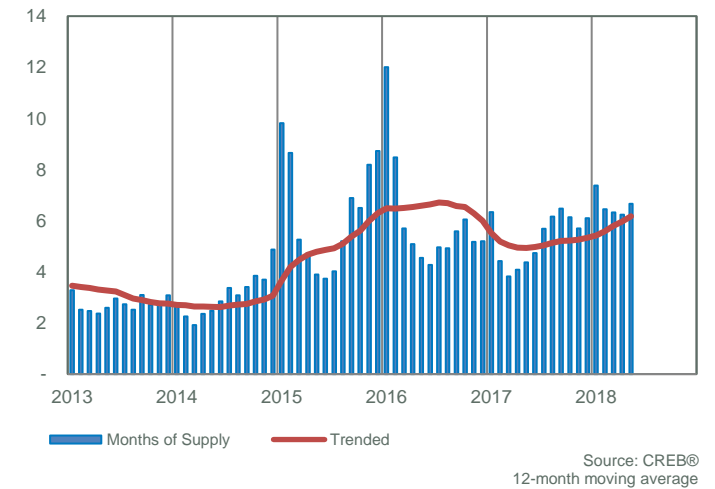
CITY CENTRE TOTAL SALES BY PRICE RANGE



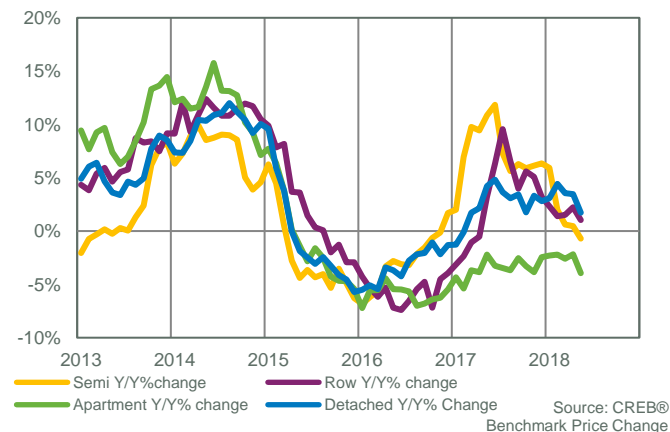
CITY CENTRE INVENTORY AND SALES



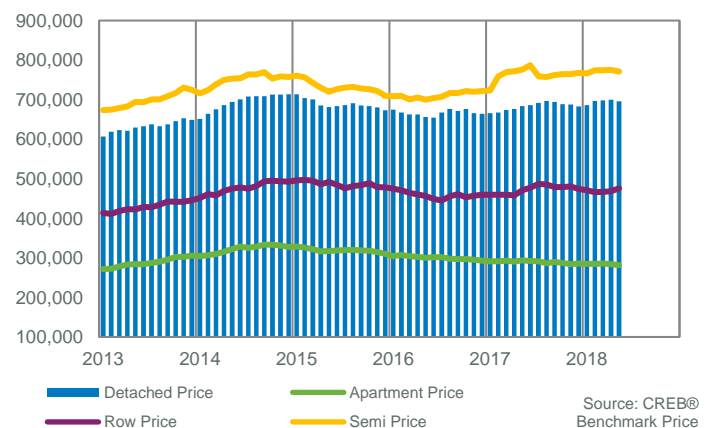
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

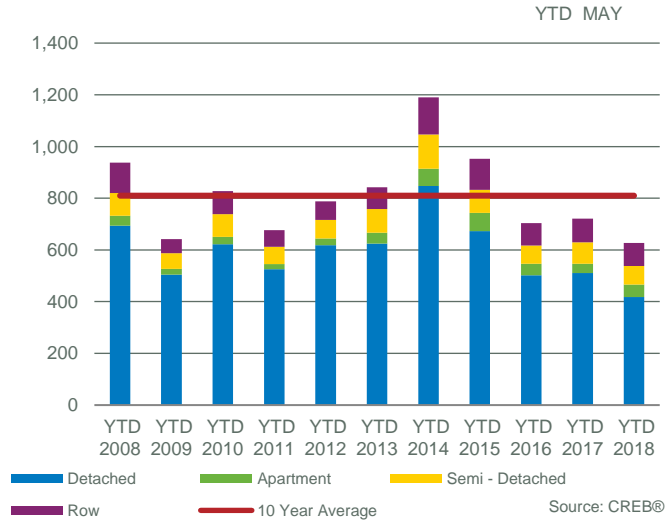


CITY CENTRE PRICES

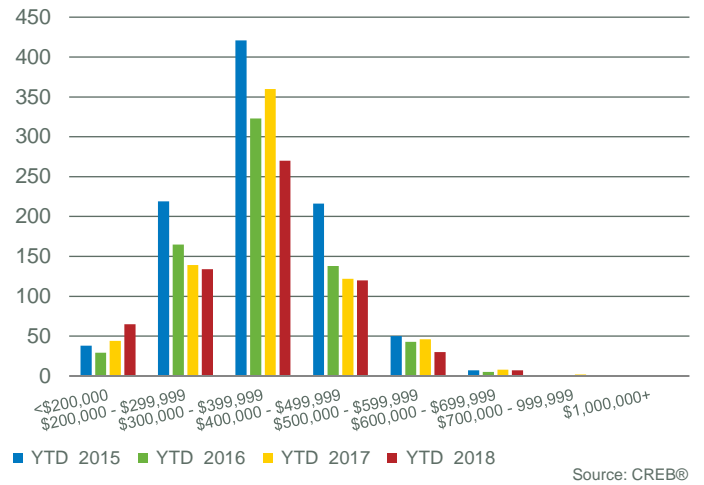


NORTHEAST

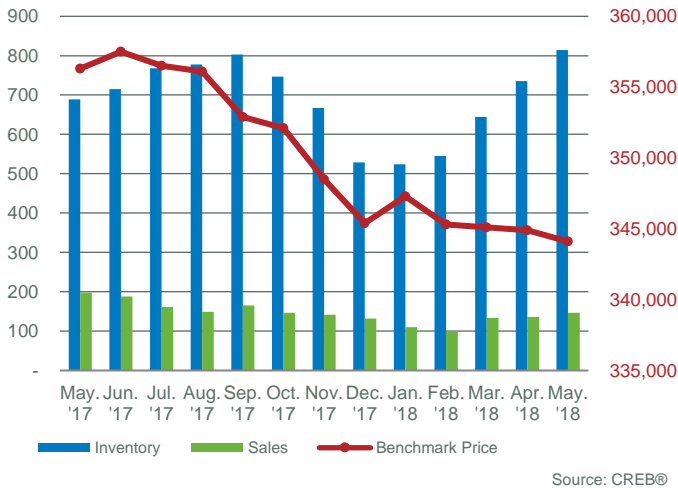
NORTHEAST TOTAL SALES



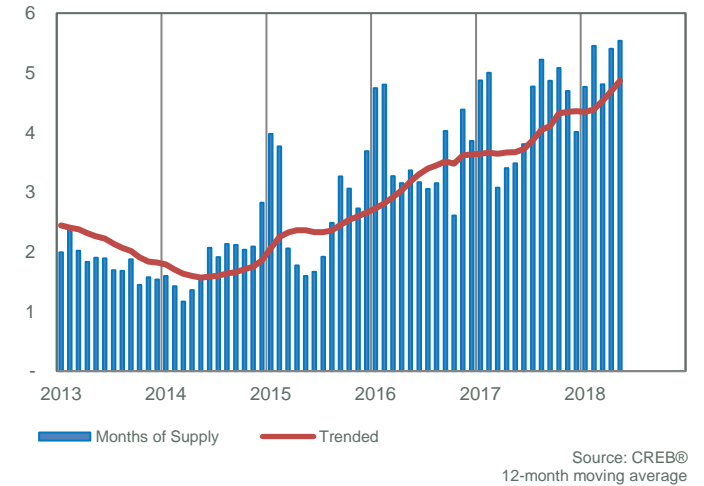
NORTHEAST TOTAL SALES BY PRICE RANGE



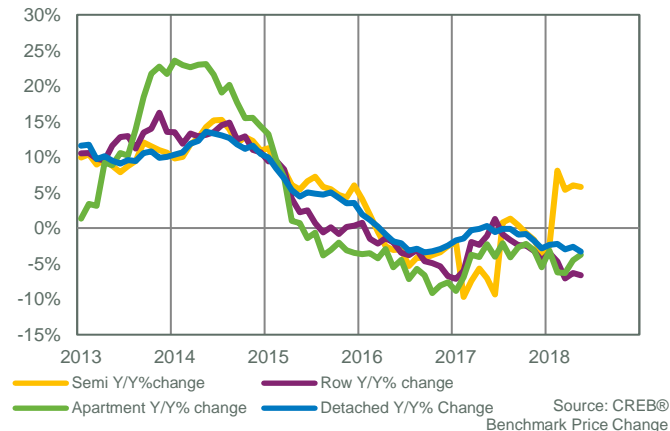
NORTHEAST INVENTORY AND SALES



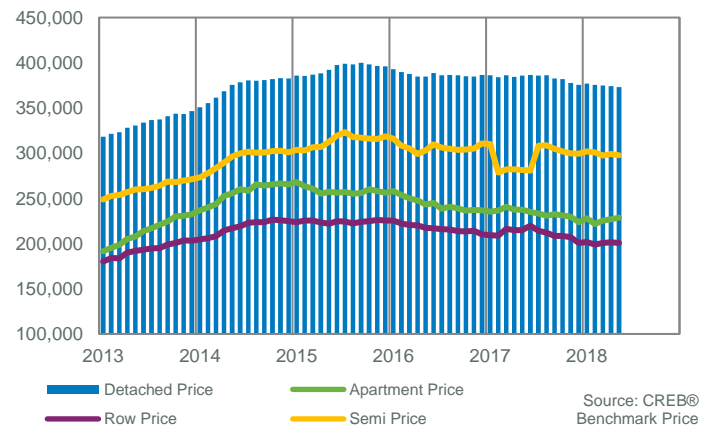
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

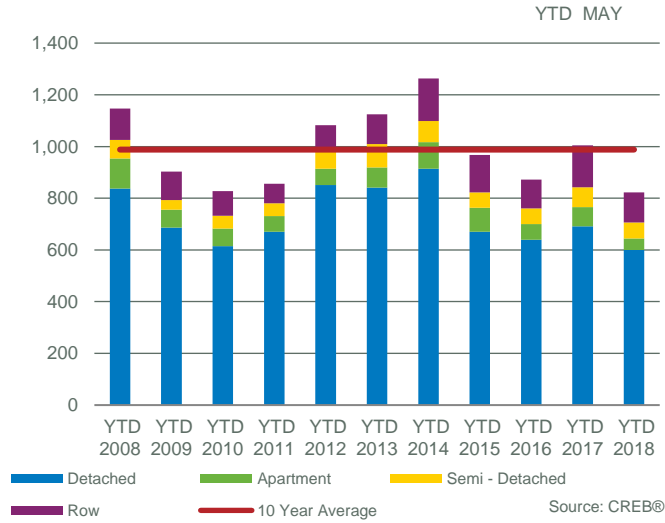


NORTHEAST PRICES

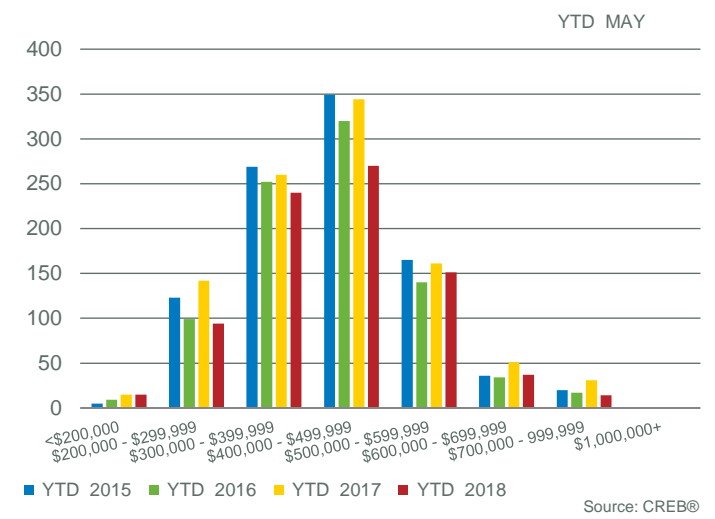


NORTH

NORTH TOTAL SALES



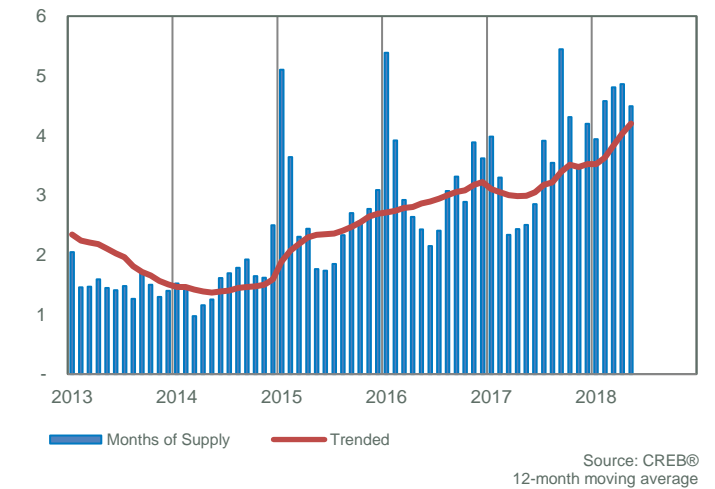
NORTH TOTAL SALES BY PRICE RANGE



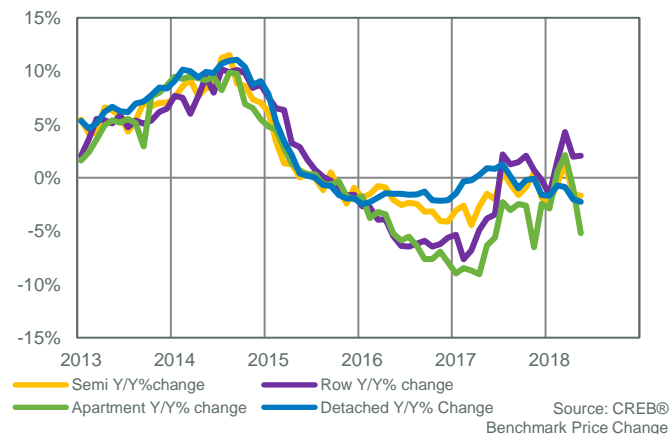
NORTH INVENTORY AND SALES



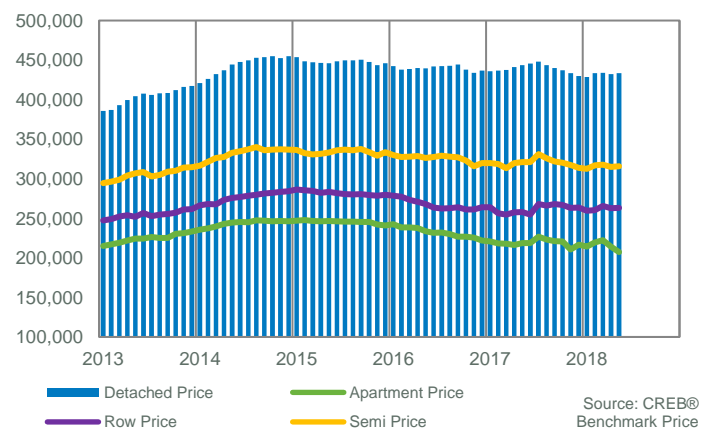
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

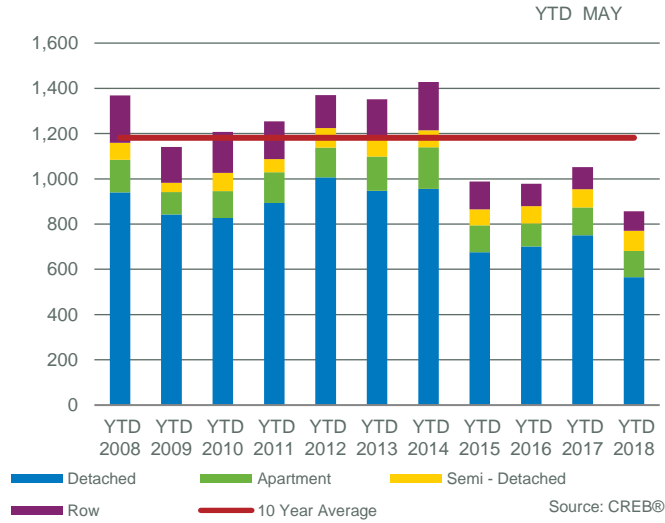


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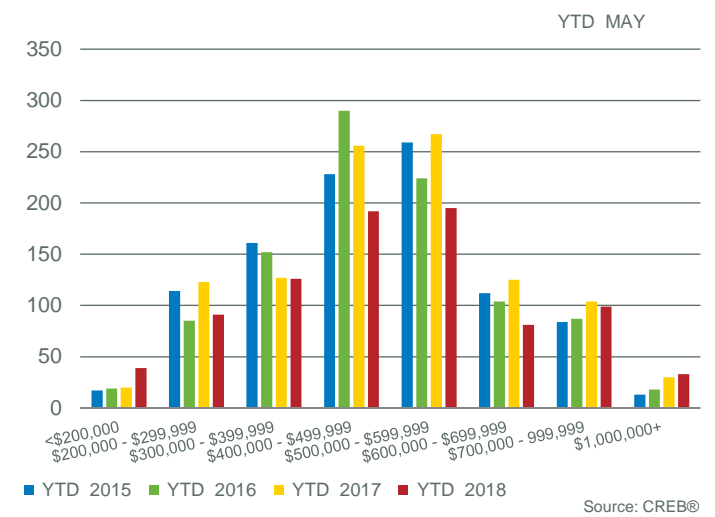


NORTHWEST

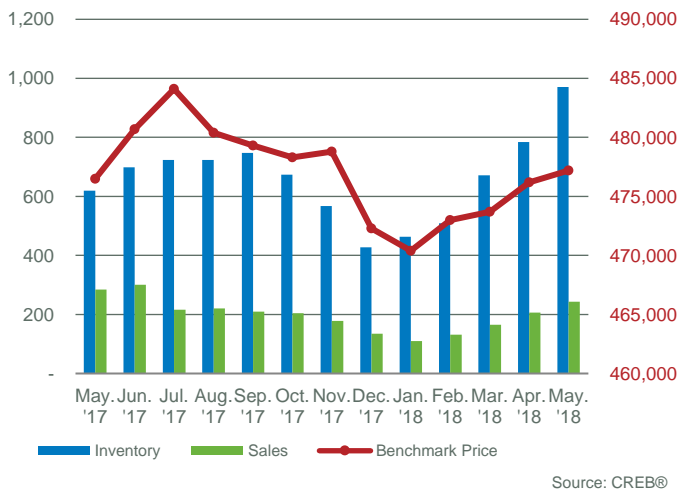
NORTHWEST TOTAL SALES



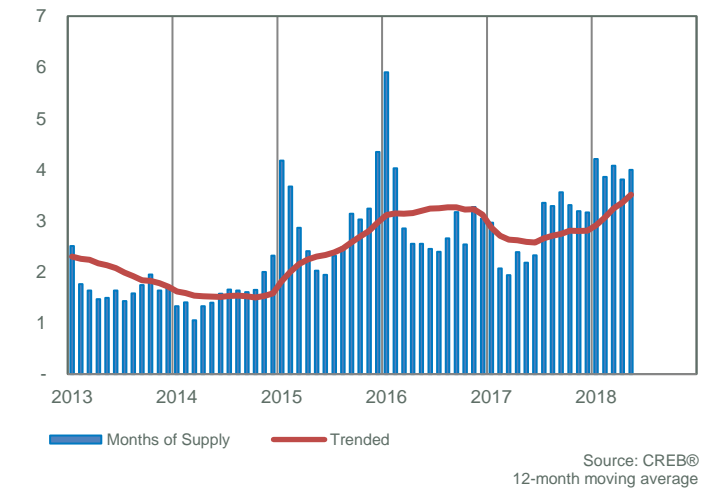
NORTHWEST TOTAL SALES BY PRICE RANGE



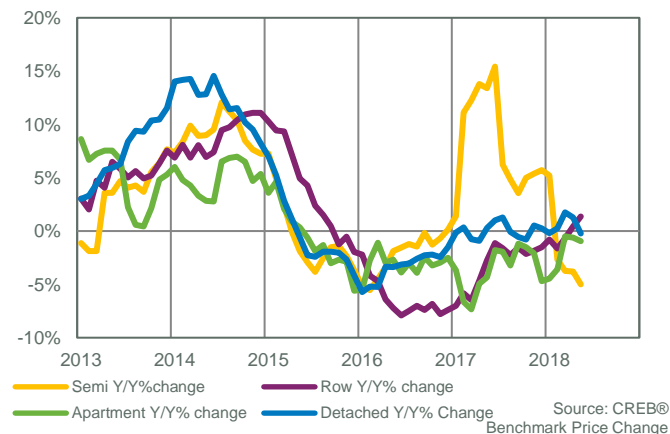
NORTHWEST INVENTORY AND SALES



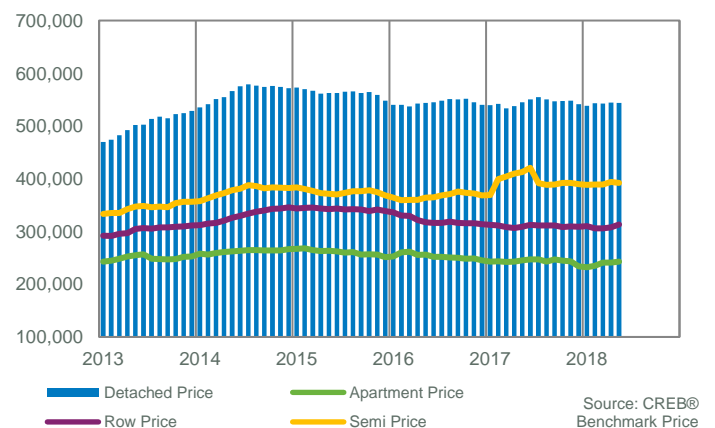
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

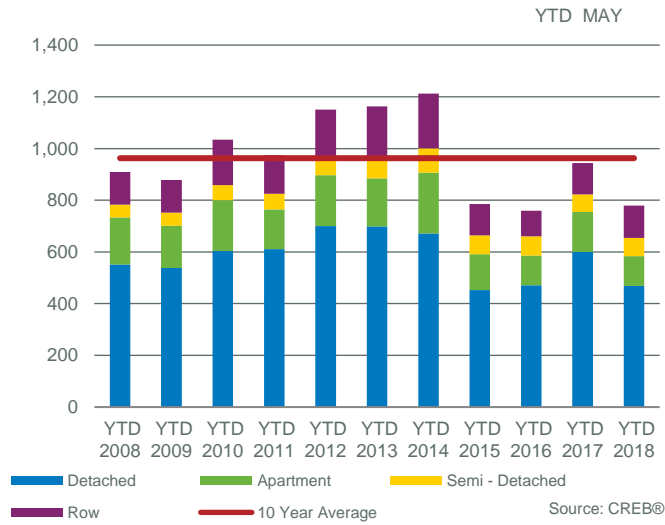


NORTHWEST PRICES

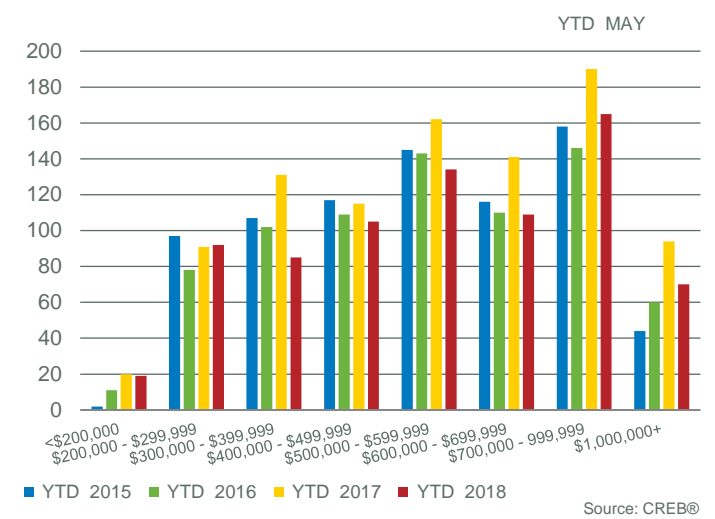


WEST

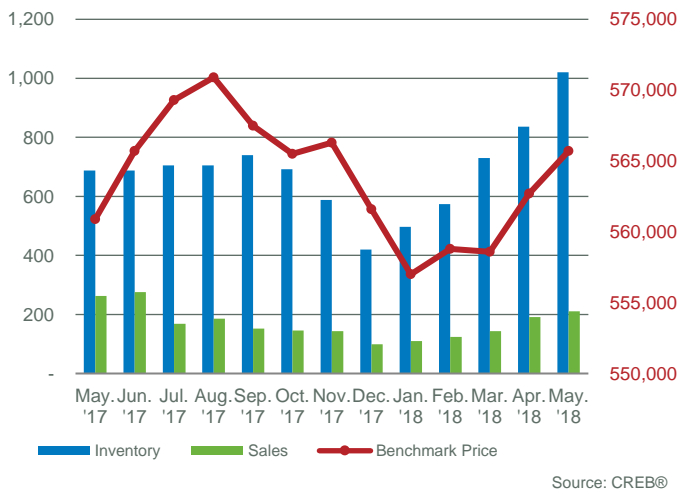
WEST TOTAL SALES



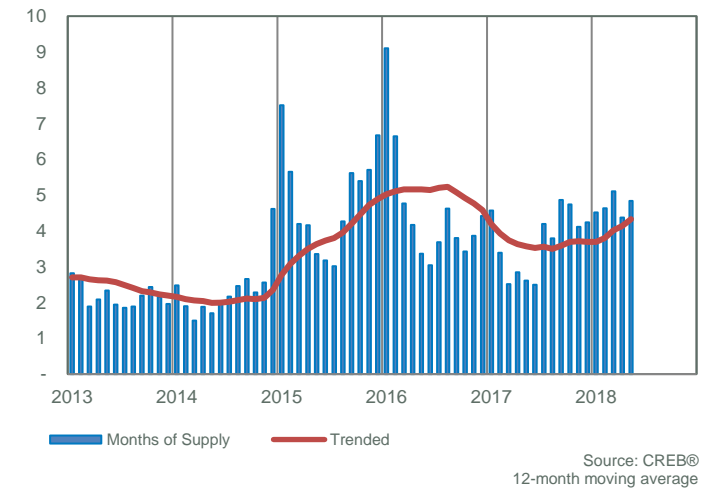
WEST TOTAL SALES BY PRICE RANGE



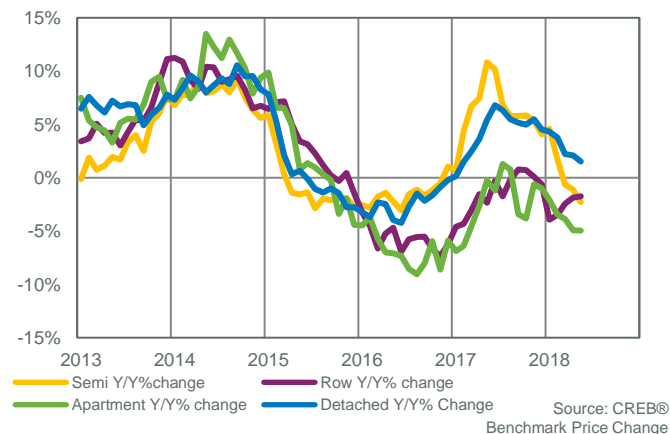
WEST INVENTORY AND SALES



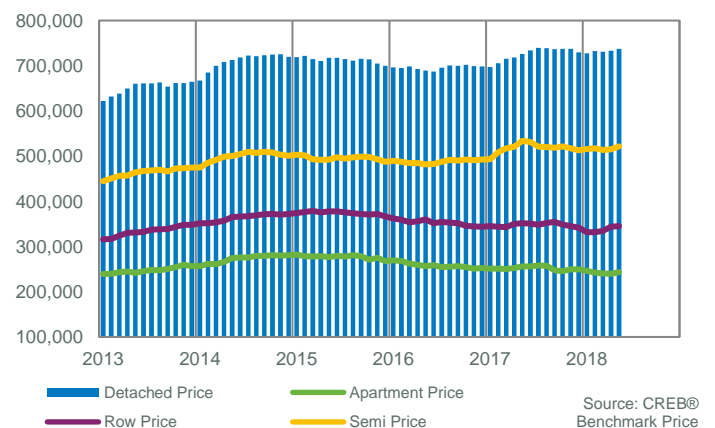
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

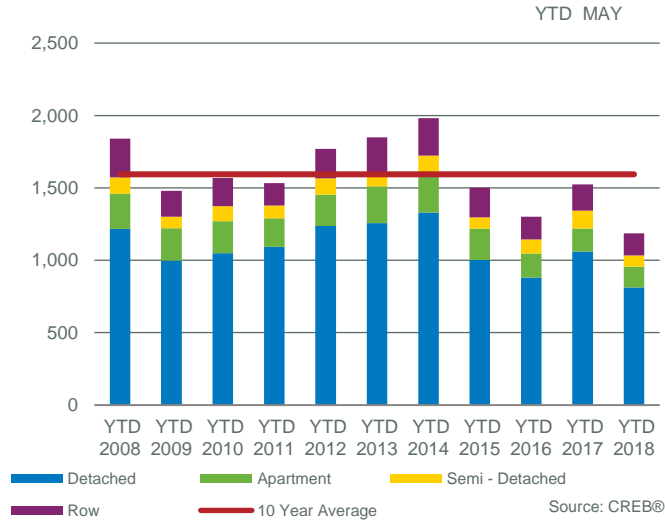


WEST PRICES

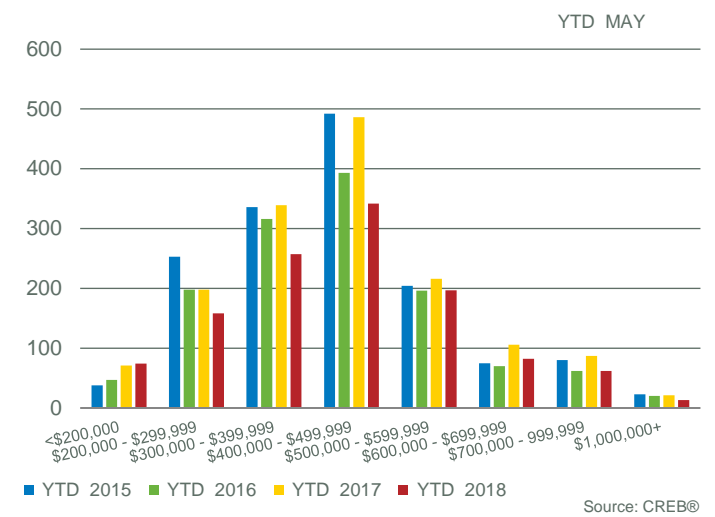


SOUTH

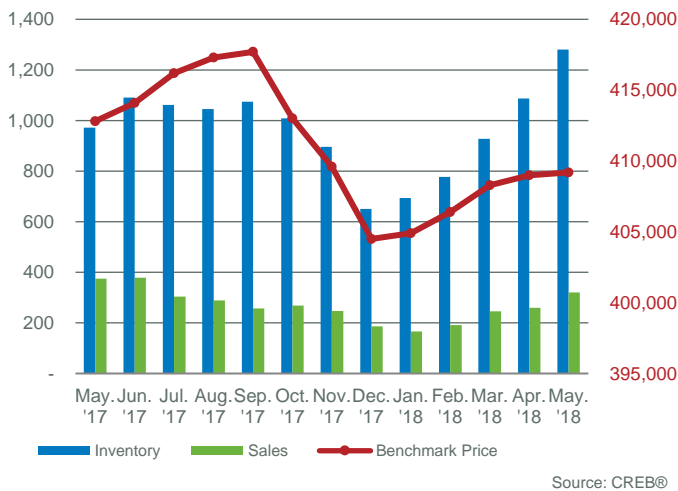
SOUTH TOTAL SALES



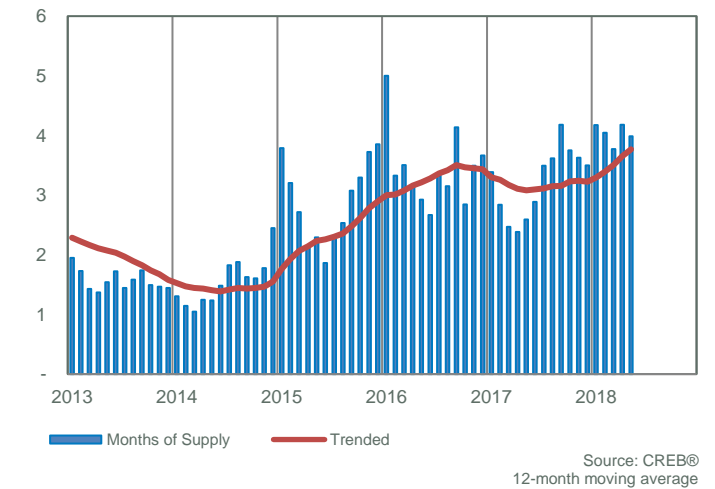
SOUTH TOTAL SALES BY PRICE RANGE



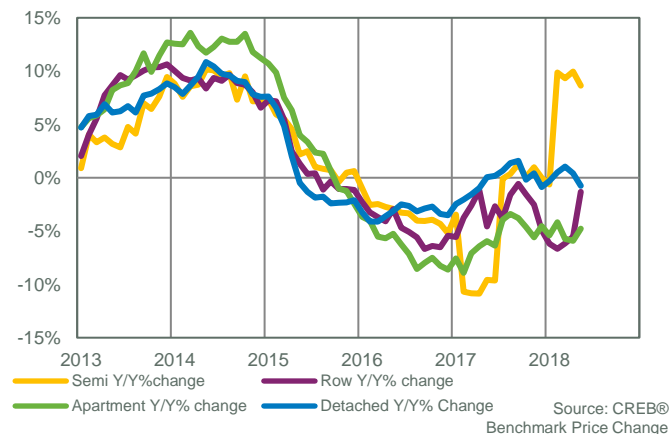
SOUTH INVENTORY AND SALES



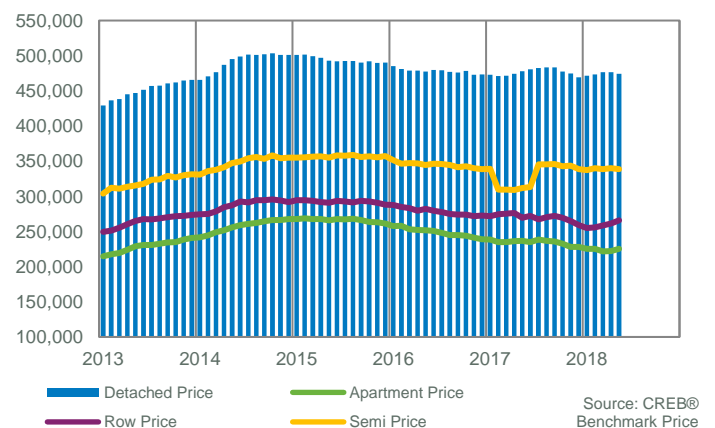
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

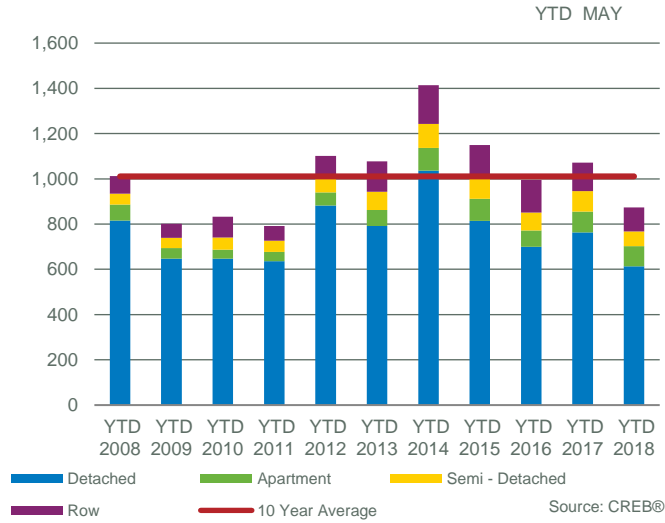


SOUTH PRICES

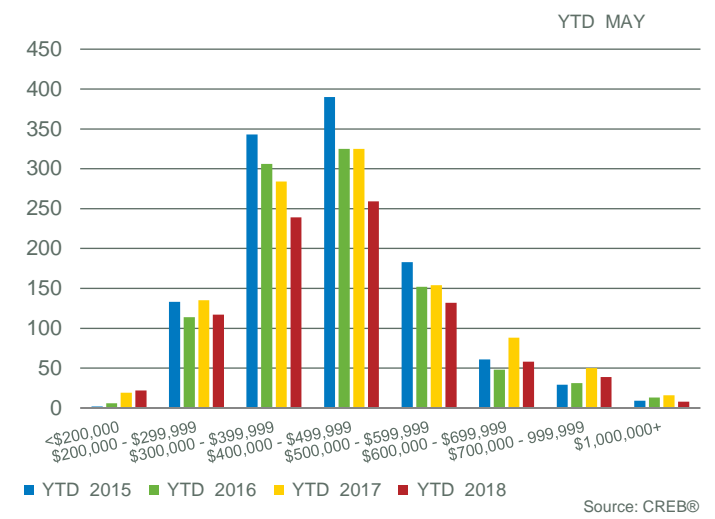


SOUTHEAST

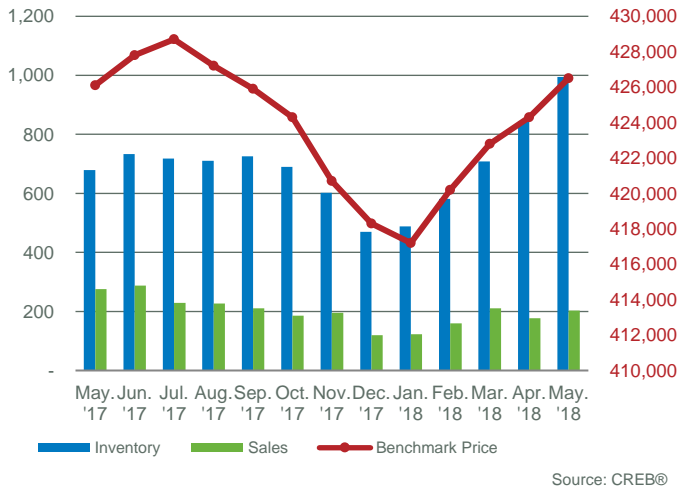
SOUTHEAST TOTAL SALES



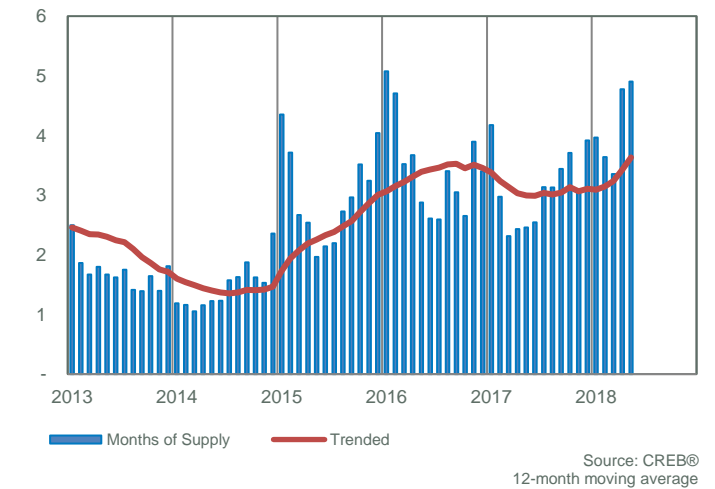
SOUTHEAST TOTAL SALES BY PRICE RANGE



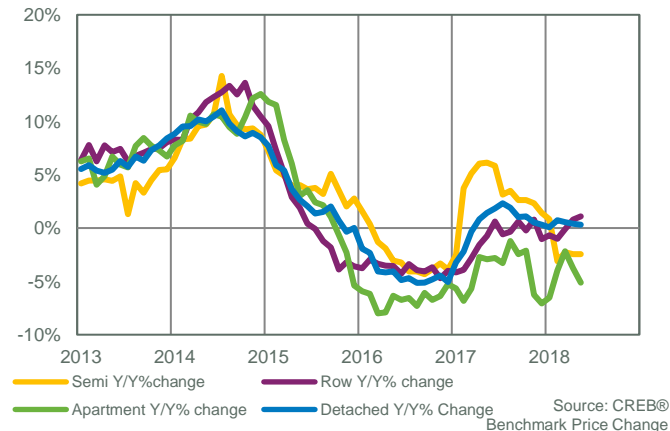
SOUTHEAST INVENTORY AND SALES



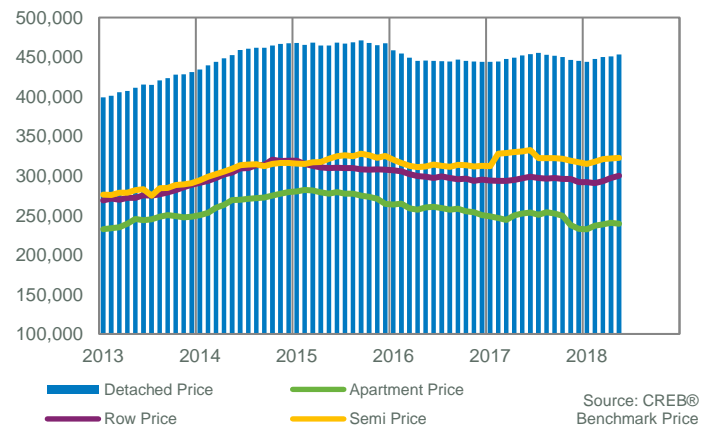
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

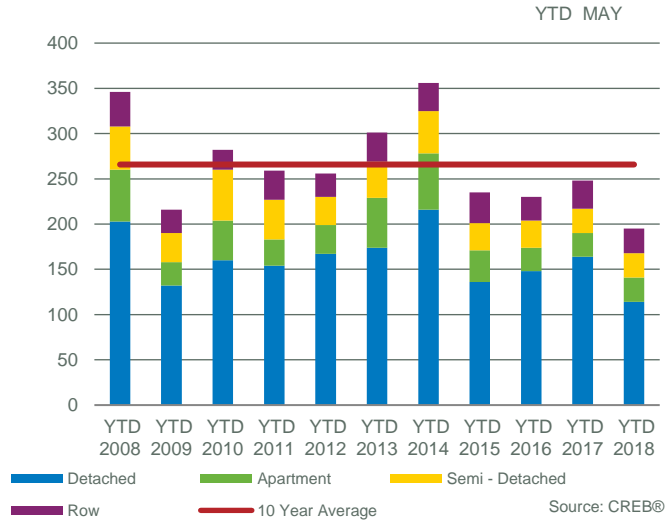


SOUTHEAST PRICES

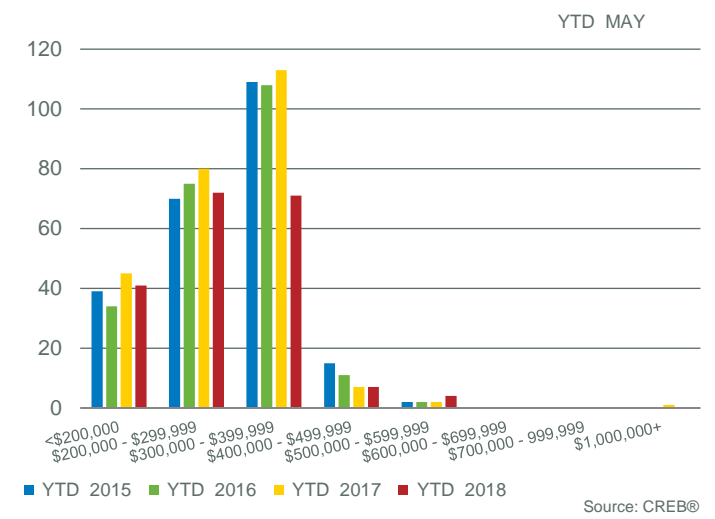


EAST

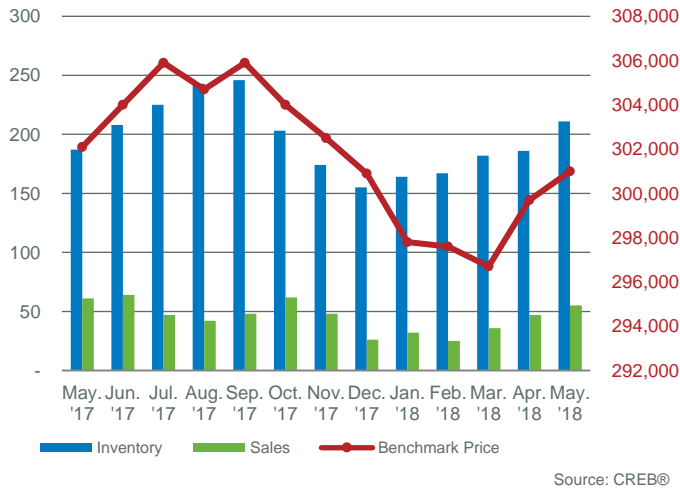
EAST TOTAL SALES



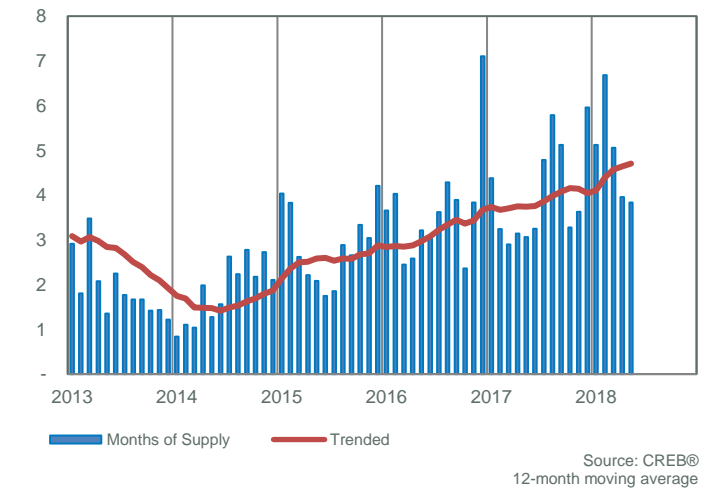
EAST TOTAL SALES BY PRICE RANGE



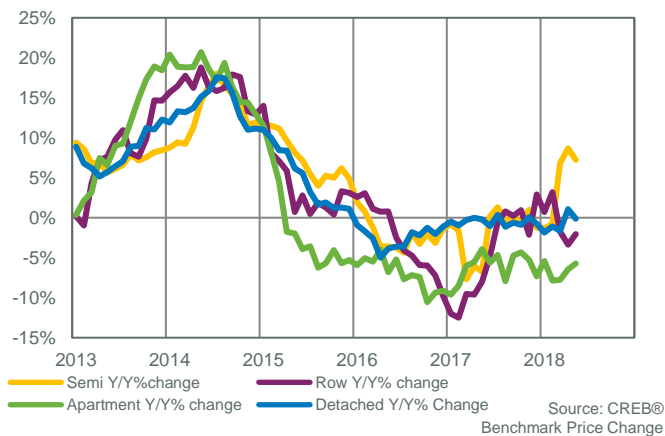
EAST INVENTORY AND SALES



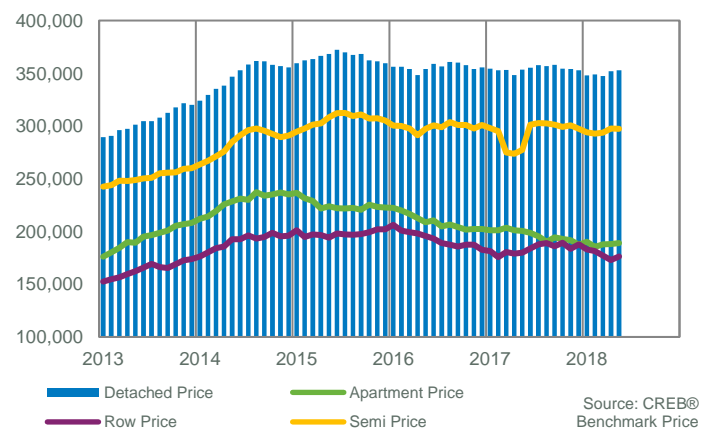
EAST MONTHS OF INVENTORY



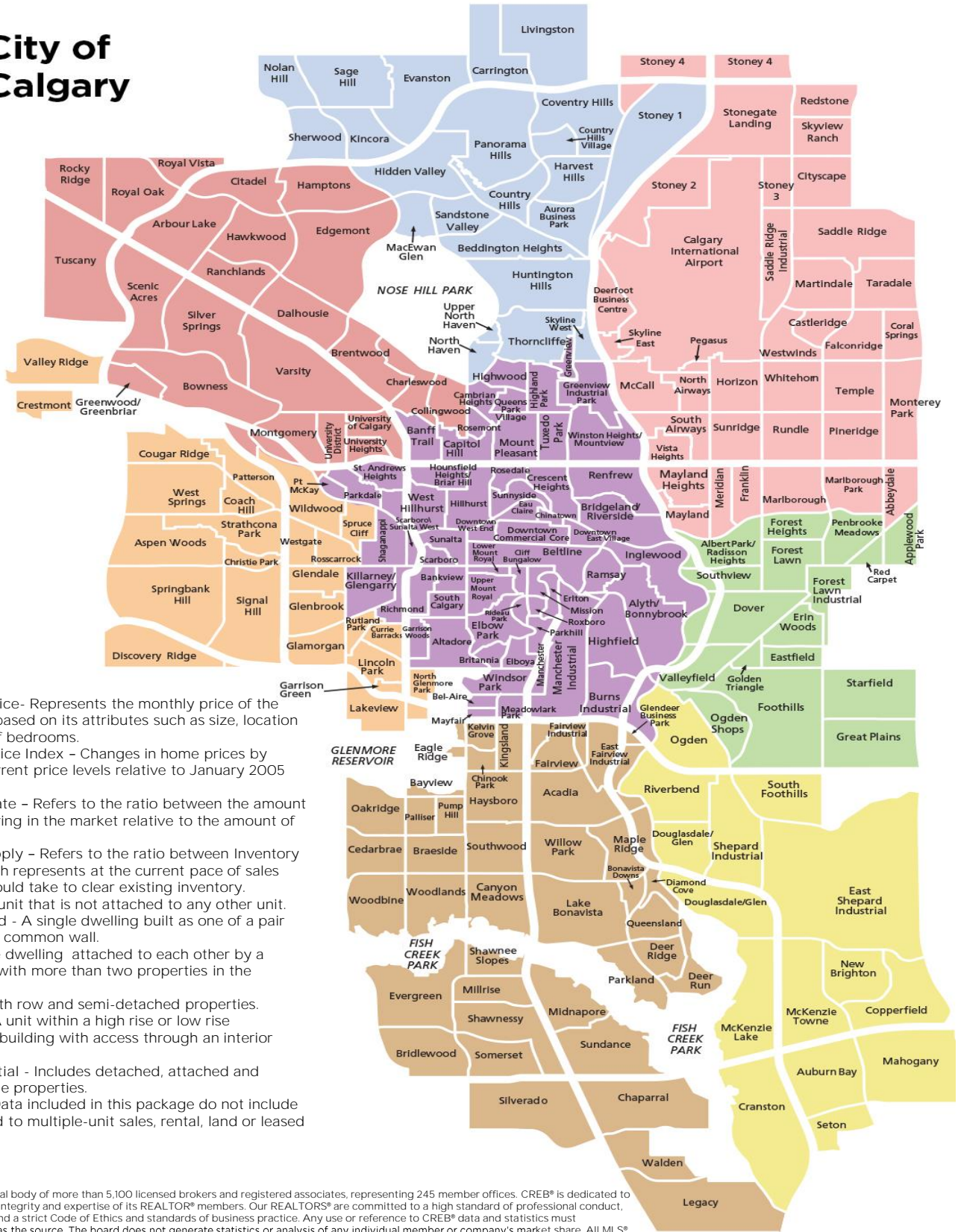
EAST PRICE CHANGE



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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