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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2018



creb.com

Weak sales persist in Calgary and beyond

City of Calgary, July 3, 2018 – Many Canadian energy-related municipalities within Alberta and Saskatchewan have seen housing markets struggle over the past few years, resulting in price declines.

The recent mortgage rule changes and higher lending rates are factors weighing on demand and prices across some of those areas.

“While our economy is no longer in a recession, persistently high unemployment rates, concerns over long-term growth, rising lending costs and stricter qualifications are all weighing on the housing demand,” said CREB® chief economist Ann-Marie Lurie.

“Growth in new listings is starting to ease for some property types, but it is not enough to prevent continued supply growth and, ultimately, an oversupplied housing market.”

Weak sales activity in Calgary continued into June, as residential sales for the month totaled 1,896 units. This is 11 per cent below last year and 12 per cent below long-term averages. New listings continued to rise, with further inventory gains and months of supply now at 4.7 months.

High inventories in comparison to sales have generated more widespread buyers’ market conditions, causing downward pressure on prices. The city-wide benchmark price in June totaled \$436,500. This is just below last month and 1.13 per cent below last year’s levels.

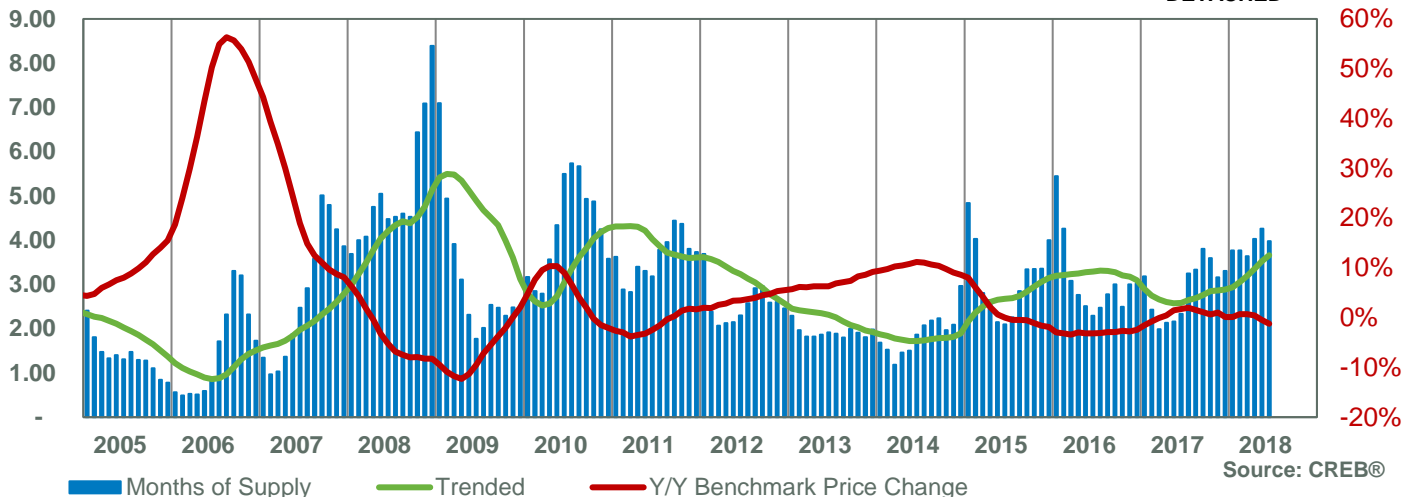
The detached segment of the market accounts for over 60 per cent of overall sales activity and makes up over 54 per cent of the inventory, with 4,817 units as of June. While sales have fallen and inventory has been rising across most price ranges, inventory levels for homes priced under \$500,000 remain well below peak levels.

“In any market it’s extremely important to be well-informed, whether it’s about the process to get pre-approved for a mortgage or having the most up-to-date information about the prices in the community you are buying or selling in,” said CREB® president Tom Westcott.

HOUSING MARKET FACTS

- Detached sales eased while new listings rose across most districts in the city after the first half of the year, keeping inventories elevated.
- The quarterly average months of supply increase compared to last year across all districts, keeping most areas in buyers’ market territory for the second quarter.
- As of the second quarter, detached benchmark prices totaled \$504,033. This is just above the previous quarter, but 0.41% below last year’s levels. North East, North, North West and South districts recorded year-over-year quarterly price declines. However, only the North East district saw prices slip further over level recorded in the first quarter of this year.
- After the first half of the year, apartment sales totaled 1,396 units. This is nearly nine per cent below last year and 24 per cent below long-term averages. Easing sales were met with a decline in listings, helping to limit further growth in inventory levels. As of June, there were 1,872 apartment units in inventory, causing the months of supply to ease, averaging 6.8 months for the quarter.
- While most areas of the city are struggling with oversupply, there does appear to be some improvements. While remaining far from long-term averages, in the second quarter the months of supply edged down over first quarter levels in the city Centre, North, North West, West, South and East districts.
- The easing of the oversupply in most districts helped prevent further declines in quarterly benchmark prices. However, overall second quarter prices remain over three per cent below last year’s levels, and nearly 14 per cent below the quarterly high.
- Year-to-date sales activity fell for both semi-detached and row product across most districts, but new listings remained similar to last year in the row sector, while increasing by 22 per cent for semi-detached property types. This resulted in stronger inventory gains in the semi-detached market and pushed up the quarterly months of supply to above five months.
- While row product did not see the same recent increase in inventory, gains in the previous quarters have not eased, causing the second quarter months of supply to total 5.47. This is similar to last quarter and above the second quarter of 2017 figure of 3.66.
- Semi-detached and row benchmark prices averaged \$419,000 and \$301,833 in the second quarter. Row prices were nearly 2 per cent higher than the previous quarter and nearly three per cent above last year’s levels. Meanwhile, semi-detached prices were similar to the first quarter, but over two per cent below 2017 levels.
- While some easing in the semi-detached market has occurred, quarterly prices are only two per cent below quarterly highs compared to the row sector which remains over 8 per cent below quarterly highs.

MONTHS OF SUPPLY AND PRICE CHANGES



Jun. 2018

	Jun-17	Jun-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	1,381	1,210	-12.38%	6,521	5,257	-19.38%
Total Sales Volume	\$786,924,630	\$693,846,790	-11.83%	\$3,700,336,513	\$2,982,424,422	-19.40%
New Listings	2,165	2,305	6.47%	10,582	11,426	7.98%
Inventory	3,227	4,817	49.27%	2,484	3,452	38.99%
Months of Supply	2.34	3.98	70.37%	2.29	3.94	72.41%
Sales to New Listings Ratio	63.79%	52.49%	-11.29%	61.62%	46.01%	-15.61%
Sales to List Price Ratio	97.99%	97.04%	-0.95%	97.66%	97.31%	-0.36%
Days on Market	32	41	26.24%	35	42	20.00%
Benchmark Price	\$509,400	\$503,100	-1.24%	\$502,783	\$503,017	0.05%
Median Price	\$513,000	\$495,000	-3.51%	\$500,000	\$495,000	-1.00%
Average Price	\$569,822	\$573,427	0.63%	\$567,449	\$567,324	-0.02%
Index	209	206	-1.24%	206	206	0.05%
APARTMENT						
Total Sales	284	292	2.82%	1,532	1,396	-8.88%
Total Sales Volume	\$91,828,784	\$84,780,433	-7.68%	\$461,185,872	\$414,407,880	-10.14%
New Listings	729	661	-9.33%	4,120	4,014	-2.57%
Inventory	1,871	1,872	0.05%	1,590	1,678	5.56%
Months of Supply	6.59	6.41	-2.69%	6.23	7.21	15.84%
Sales to New Listings Ratio	38.96%	44.18%	5.22%	37.18%	34.78%	-2.41%
Sales to List Price Ratio	96.53%	95.63%	-0.90%	96.45%	96.11%	-0.35%
Days on Market	55	59	5.90%	57	63	10.53%
Benchmark Price	\$265,800	\$259,100	-2.52%	\$265,150	\$256,950	-3.09%
Median Price	\$274,000	\$260,500	-4.93%	\$265,000	\$255,250	-3.68%
Average Price	\$323,341	\$290,344	-10.20%	\$301,035	\$296,854	-1.39%
Index	184	179	-2.50%	183	178	-3.10%
ATTACHED						
Total Sales	471	394	-16.35%	2,265	1,900	-16.11%
Total Sales Volume	\$191,145,308	\$157,604,225	-17.55%	\$925,509,186	\$769,486,865	-16.86%
New Listings	859	903	5.12%	4,292	4,667	8.74%
Inventory	1,571	2,131	35.65%	1,282	1,678	30.86%
Months of Supply	3.34	5.41	62.16%	3.40	5.30	55.99%
Sales to New Listings Ratio	54.83%	43.63%	-11.20%	52.77%	40.71%	-12.06%
Sales to List Price Ratio	97.48%	97.34%	-0.14%	97.38%	97.33%	-0.06%
Days on Market	44	51	13.71%	48	54	12.50%
Benchmark Price	\$334,500	\$332,800	-0.51%	\$330,283	\$330,633	0.11%
Median Price	\$335,000	\$345,500	3.13%	\$343,500	\$343,750	0.07%
Average Price	\$405,829	\$400,011	-1.43%	\$408,613	\$404,993	-0.89%
Index	198	197	-0.51%	195	196	0.11%
CITY OF CALGARY						
Total Sales	2,136	1,896	-11.24%	10,318	8,553	-17.11%
Total Sales Volume	\$1,069,898,722	\$936,231,448	-12.49%	\$5,087,031,572	\$4,166,319,167	-18.10%
New Listings	3,753	3,869	3.09%	18,994	20,107	5.86%
Inventory	6,669	8,820	32.25%	5,356	6,809	27.12%
Months of Supply	3.12	4.65	48.99%	3.11	4.78	53.35%
Sales to New Listings Ratio	56.91%	49.00%	-7.91%	54.32%	42.54%	-11.78%
Sales to List Price Ratio	97.77%	96.96%	-0.81%	97.50%	97.19%	-0.31%
Days on Market	38	46	19.74%	41	48	17.07%
Benchmark Price	\$441,500	\$436,500	-1.13%	\$436,250	\$435,350	-0.21%
Median Price	\$452,500	\$433,250	-4.25%	\$440,000	\$430,000	-2.27%
Average Price	\$500,889	\$493,793	-1.42%	\$493,025	\$487,118	-1.20%
Index	203	201	-1.13%	201	200	-0.21%

For a list of definitions, see page 26.

Jun. 2018

	Jun-17	Jun-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	191	183	-4.19%	990	842	-14.95%
Total Sales Volume	\$98,004,834	\$90,763,463	-7.39%	\$496,093,812	\$423,598,604	-14.61%
Share of Sales with Condo Title	15.71%	18.58%	2.87%	14.72%	16.39%	1.67%
New Listings	340	410	20.59%	1,676	2,045	22.02%
Inventory	559	922	64.94%	466	699	50.02%
Months of Supply	2.93	5.04	72.15%	2.82	4.98	76.39%
Sales to New Listings Ratio	56.18%	44.63%	-11.54%	59.07%	41.17%	-17.90%
Sales to List Price Ratio	97.56%	97.57%	0.00%	97.53%	97.51%	-0.02%
Days on Market	40	46	15.02%	45	50	11.11%
Benchmark Price	\$432,100	\$418,000	-3.26%	\$422,333	\$418,400	-0.93%
Median Price	\$400,000	\$408,180	2.05%	\$405,000	\$411,000	1.48%
Average Price	\$513,114	\$495,975	-3.34%	\$501,105	\$503,086	0.40%
Index	216	209	-3.28%	211	210	-0.94%
CITY OF CALGARY ROW						
Total Sales	280	211	-24.64%	1,275	1,058	-17.02%
Total Sales Volume	\$93,140,474	\$66,840,762	-28.24%	\$429,415,374	\$345,888,261	-19.45%
Share of Sales with Condo Title	95.36%	94.31%	-1.04%	95.34%	93.46%	-1.88%
New Listings	519	493	-5.01%	2,616	2,622	0.23%
Inventory	1,012	1,209	19.47%	817	979	19.92%
Months of Supply	3.61	5.73	58.53%	3.84	5.55	44.52%
Sales to New Listings Ratio	53.95%	42.80%	-11.15%	48.74%	40.35%	-8.39%
Sales to List Price Ratio	97.39%	97.04%	-0.35%	97.21%	97.11%	-0.11%
Days on Market	47	54	14.61%	50	57	14.00%
Benchmark Price	\$294,000	\$302,300	2.82%	\$294,433	\$299,200	1.62%
Median Price	\$310,000	\$293,500	-5.32%	\$309,000	\$300,000	-2.91%
Average Price	\$332,645	\$316,781	-4.77%	\$336,796	\$326,927	-2.93%
Index	184	189	2.82%	184	187	1.63%
CITY OF CALGARY ATTACHED						
Total Sales	471	394	-16.35%	2,265	1,900	-16.11%
Total Sales Volume	\$191,145,308	\$157,604,225	-17.55%	\$925,509,186	\$769,486,865	-16.86%
Share of Sales with Condo Title	63.06%	59.14%	-6.22%	60.27%	59.31%	-1.59%
New Listings	859	903	5.12%	4,292	4,667	8.74%
Inventory	1,571	2,131	35.65%	1,282	1,678	30.86%
Months of Supply	3.34	5.41	62.16%	3.40	5.30	55.99%
Sales to New Listings Ratio	54.83%	43.63%	-11.20%	52.77%	40.71%	-12.06%
Sales to List Price Ratio	97.48%	97.34%	-0.14%	97.38%	97.33%	-0.06%
Days on Market	44	51	13.71%	48	54	12.50%
Benchmark Price	\$334,500	\$332,800	-0.51%	\$330,283	\$330,633	0.11%
Median Price	\$335,000	\$345,500	3.13%	\$343,500	\$343,750	0.07%
Average Price	\$405,829	\$400,011	-1.43%	\$408,613	\$404,993	-0.89%
Index	198	197	-0.51%	195	196	0.11%

For a list of definitions, see page 26.

June 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	143	295	48.47%	663	4.64	\$690,500	0.63%	-0.75%
North East	138	282	48.94%	563	4.08	\$376,100	-2.69%	0.83%
North	159	312	50.96%	672	4.23	\$432,900	-2.83%	-0.12%
North West	169	349	48.42%	674	3.99	\$536,300	-2.53%	-1.42%
West	139	244	56.97%	543	3.91	\$738,600	0.63%	0.16%
South	228	447	51.01%	915	4.01	\$474,200	-1.31%	0.00%
South East	196	317	61.83%	679	3.46	\$449,500	-0.90%	-0.86%
East	39	65	60.00%	107	2.74	\$354,200	-0.28%	0.40%
TOTAL CITY	1,210	2,305	52.49%	4,817	3.98	\$503,100	-1.24%	-0.28%
Apartment								
City Centre	145	347	41.79%	945	6.52	\$287,400	-1.51%	1.95%
North East	11	24	45.83%	77	7.00	\$220,100	-6.34%	-3.76%
North	18	34	52.94%	105	5.83	\$208,500	-4.66%	0.58%
North West	28	60	46.67%	159	5.68	\$239,700	-3.07%	-1.24%
West	26	67	38.81%	216	8.31	\$246,900	-3.44%	1.40%
South	38	64	59.38%	197	5.18	\$226,600	-3.53%	0.49%
South East	20	56	35.71%	134	6.70	\$249,800	-1.38%	4.34%
East	6	9	66.67%	39	6.50	\$182,800	-8.05%	-3.28%
TOTAL CITY	292	661	44.18%	1,872	6.41	\$259,100	-2.52%	1.13%
Semi-detached								
City Centre	59	161	36.65%	368	6.24	\$765,900	-2.68%	-0.62%
North East	22	35	62.86%	83	3.77	\$299,900	6.84%	0.71%
North	12	21	57.14%	65	5.42	\$316,800	-1.28%	0.32%
North West	28	43	65.12%	86	3.07	\$389,800	-7.34%	-0.64%
West	19	50	38.00%	109	5.74	\$520,100	-2.16%	-0.27%
South	23	51	45.10%	101	4.39	\$339,000	8.24%	0.15%
South East	17	39	43.59%	75	4.41	\$320,600	-3.58%	-0.65%
East	3	10	30.00%	35	11.67	\$299,900	-0.43%	0.87%
TOTAL CITY	183	410	44.63%	922	5.04	\$418,000	-3.26%	-0.24%
Row								
City Centre	25	97	25.77%	227	9.08	\$474,500	-0.57%	-0.34%
North East	20	53	37.74%	131	6.55	\$197,900	-9.92%	-1.35%
North	28	72	38.89%	201	7.18	\$261,200	2.59%	-0.76%
North West	31	59	52.54%	131	4.23	\$317,600	1.53%	1.44%
West	25	68	36.76%	188	7.52	\$347,100	-1.05%	0.46%
South	40	79	50.63%	178	4.45	\$263,100	-3.34%	-1.02%
South East	33	56	58.93%	127	3.85	\$298,100	-0.23%	-0.60%
East	9	10	90.00%	26	2.89	\$172,400	-6.30%	-2.21%
TOTAL CITY	211	493	42.80%	1,209	5.73	\$302,300	2.82%	-0.30%

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

City of Calgary

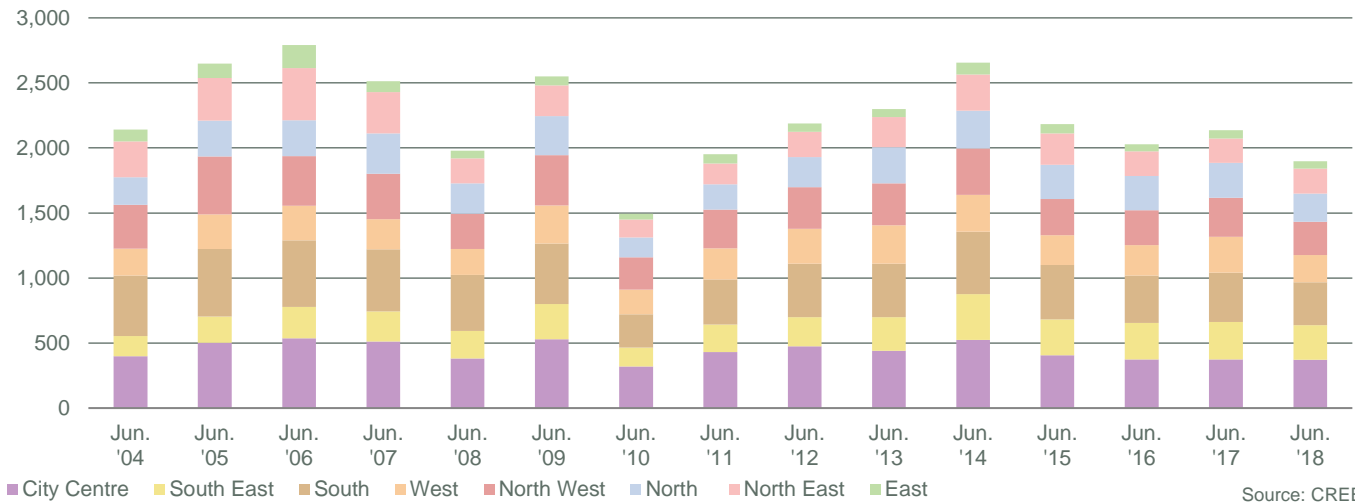
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2018

TOTAL SALES

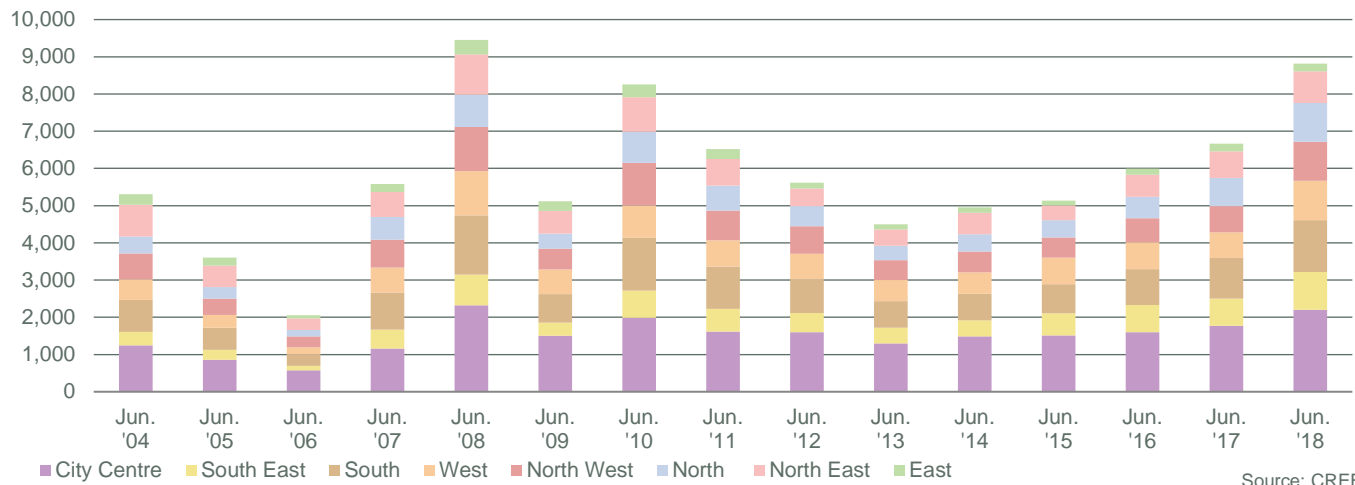
JUNE



Source: CREB®

TOTAL INVENTORY

JUNE



Source: CREB®

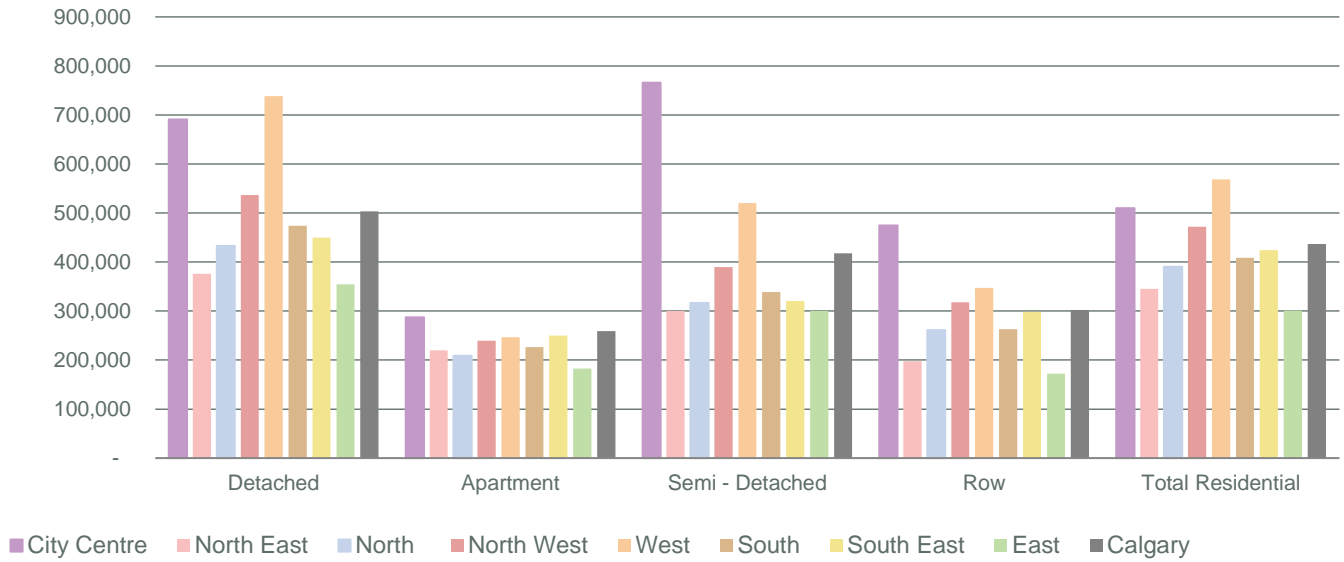
MONTHS OF SUPPLY

JUNE



Source: CREB®

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

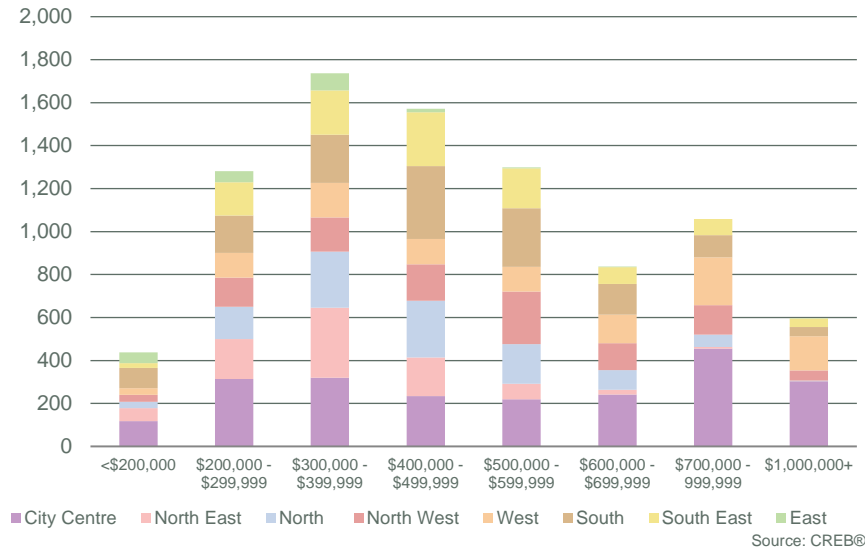


Source: CREB®

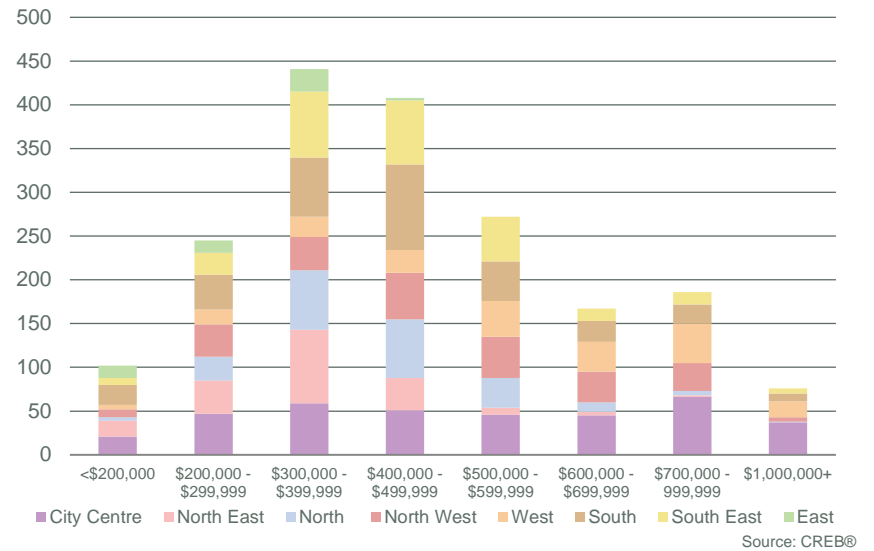
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

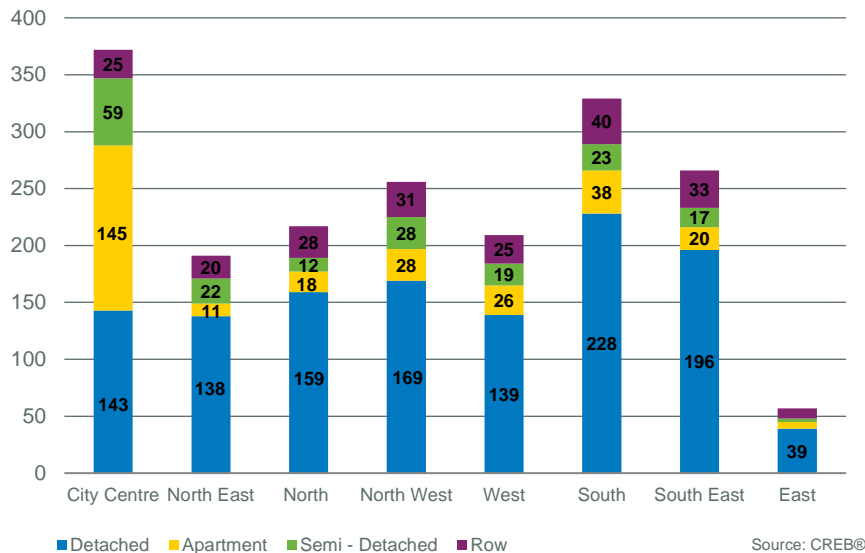
TOTAL INVENTORY BY PRICE RANGE - JUNE



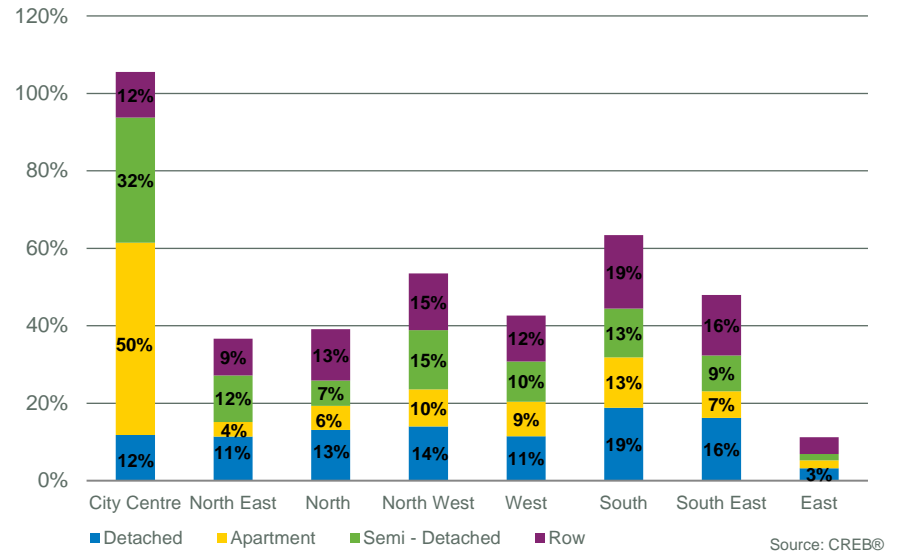
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



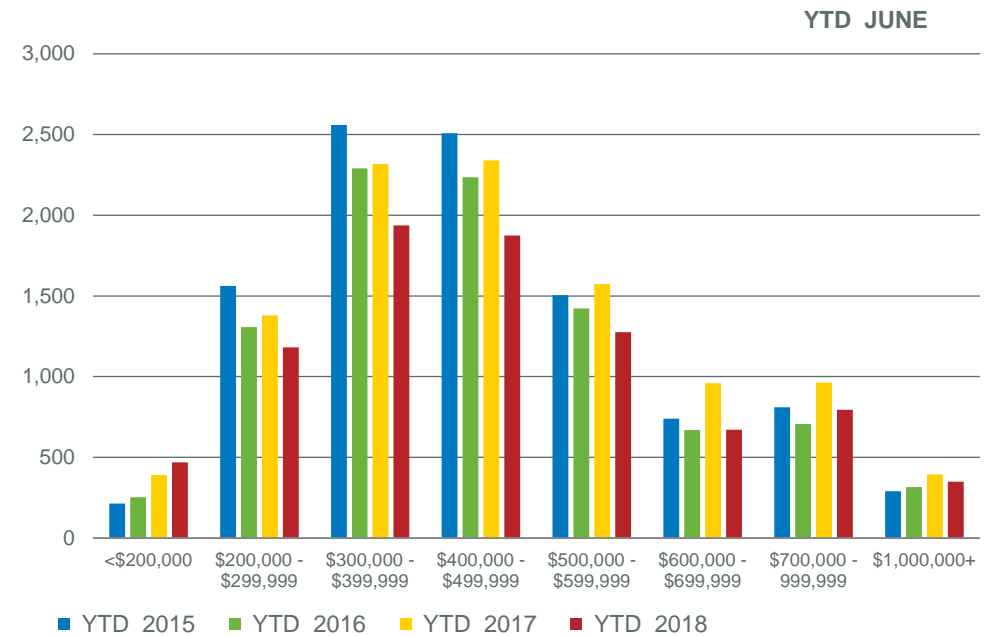
SHARE OF CITY WIDE SALES - JUNE



	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	1,514	1,724	1,896						
New Listings	2,456	2,404	3,445	3,565	4,368	3,869						
Inventory	4,640	5,208	6,390	7,335	8,458	8,820						
Days on Market	61	51	45	47	46	46						
Benchmark Price	432,300	434,300	435,600	436,500	436,900	436,500						
Median Price	415,000	425,000	439,000	431,000	427,750	433,250						
Average Price	468,023	493,008	495,401	478,182	487,939	493,793						
Index	199	200	201	201	201	201						

	Jun-17	Jun-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	1	-	4
\$100,000 - \$199,999	74	101	390	464
\$200,000 - \$299,999	270	245	1,380	1,181
\$300,000 - \$349,999	216	202	1,058	906
\$350,000 - \$399,999	241	238	1,260	1,031
\$400,000 - \$449,999	246	229	1,233	1,083
\$450,000 - \$499,999	241	179	1,106	792
\$500,000 - \$549,999	193	156	890	708
\$550,000 - \$599,999	153	116	684	568
\$600,000 - \$649,999	117	92	522	376
\$650,000 - \$699,999	96	75	438	295
\$700,000 - \$799,999	115	94	505	413
\$800,000 - \$899,999	58	55	313	237
\$900,000 - \$999,999	29	37	145	145
\$1,000,000 - \$1,249,999	50	27	202	163
\$1,250,000 - \$1,499,999	20	25	93	85
\$1,500,000 - \$1,749,999	5	8	42	39
\$1,750,000 - \$1,999,999	5	6	25	26
\$2,000,000 - \$2,499,999	3	5	13	20
\$2,500,000 - \$2,999,999	2	3	12	9
\$3,000,000 - \$3,499,999	-	1	1	4
\$3,500,000 - \$3,999,999	1	1	4	4
\$4,000,000 +	1	-	2	-
	2,136	1,896	10,318	8,553

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

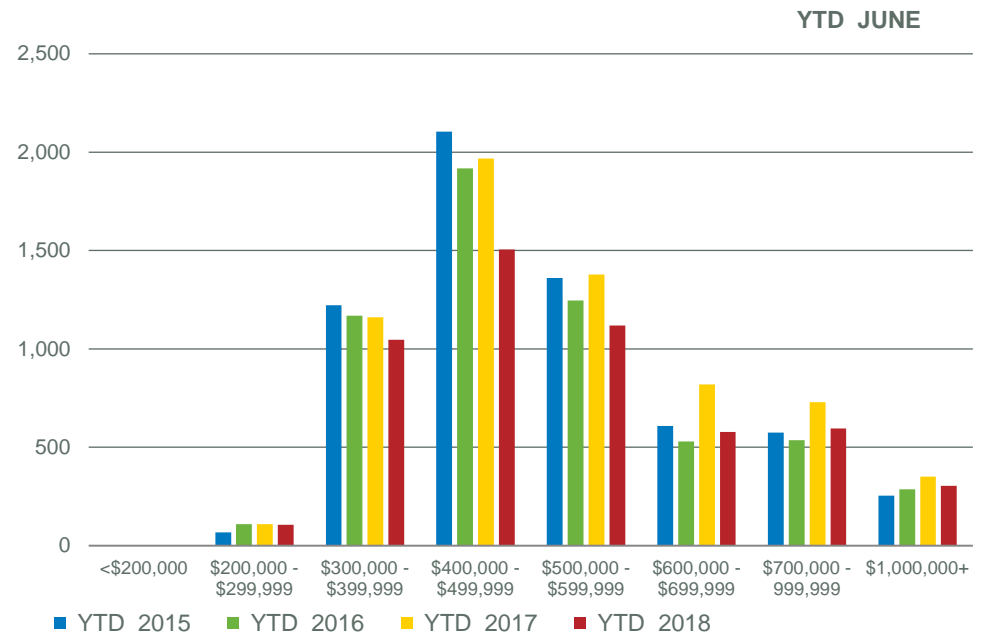


Source: CREB®

	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	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	1,210						
New Listings	1,288	1,295	1,870	2,006	2,662	2,305						
Inventory	2,200	2,459	3,079	3,653	4,506	4,817						
Days on Market	55	45	37	41	40	41						
Benchmark Price	499,400	502,800	503,800	504,500	504,500	503,100						
Median Price	474,000	497,000	509,450	495,000	500,000	495,000						
Average Price	545,711	575,329	568,525	558,840	573,640	573,427						
Index	205	206	207	207	207	206						

	Jun-17	Jun-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	3	2
\$200,000 - \$299,999	24	23	110	107
\$300,000 - \$349,999	66	98	366	363
\$350,000 - \$399,999	151	160	795	683
\$400,000 - \$449,999	201	184	994	856
\$450,000 - \$499,999	203	147	974	649
\$500,000 - \$549,999	175	136	773	626
\$550,000 - \$599,999	137	101	606	493
\$600,000 - \$649,999	102	83	449	321
\$650,000 - \$699,999	87	63	370	257
\$700,000 - \$799,999	94	70	381	307
\$800,000 - \$899,999	43	44	236	180
\$900,000 - \$999,999	23	31	113	109
\$1,000,000 - \$1,249,999	45	21	174	133
\$1,250,000 - \$1,499,999	16	25	82	78
\$1,500,000 - \$1,749,999	5	8	41	35
\$1,750,000 - \$1,999,999	4	6	24	24
\$2,000,000 - \$2,499,999	2	5	12	18
\$2,500,000 - \$2,999,999	2	3	12	8
\$3,000,000 - \$3,499,999	-	1	1	4
\$3,500,000 - \$3,999,999	1	1	4	4
\$4,000,000 +	-	-	1	-
	1,381	1,210	6,521	5,257

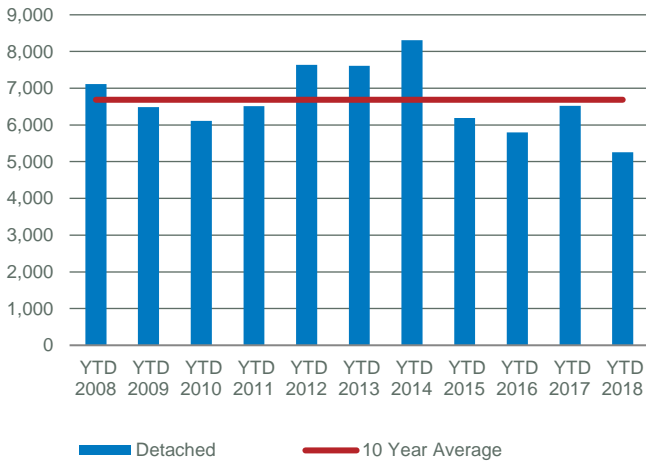
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

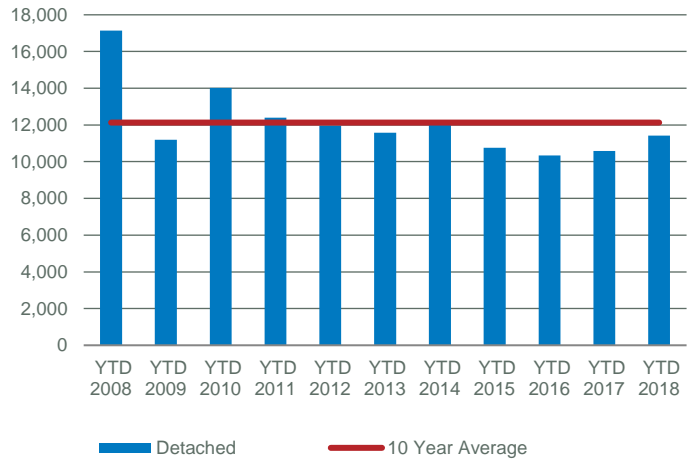
YTD JUNE



Source: CREB®

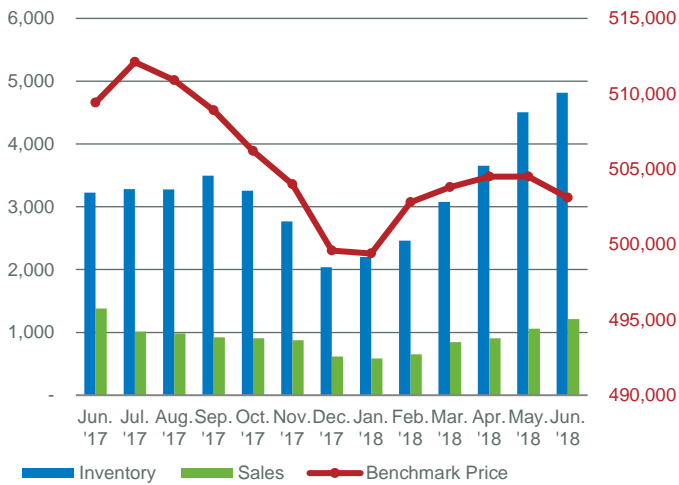
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



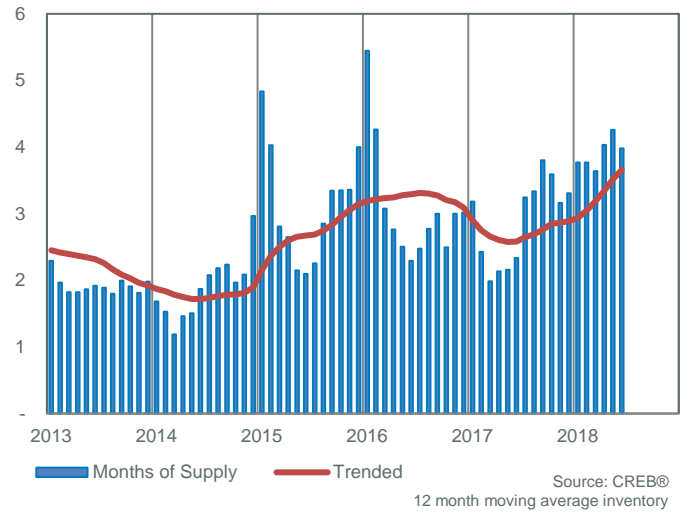
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



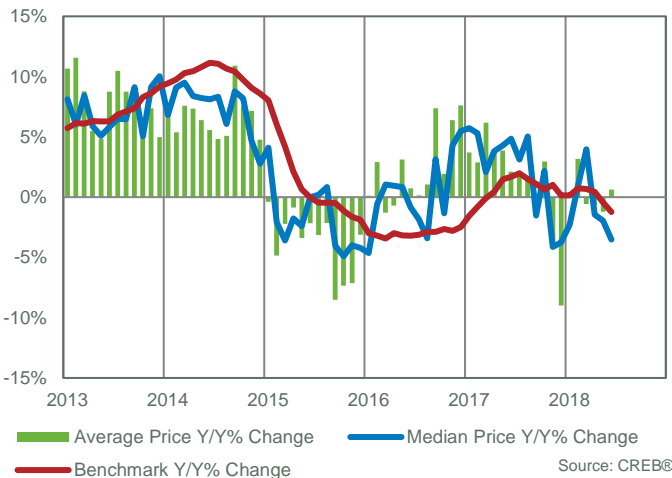
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



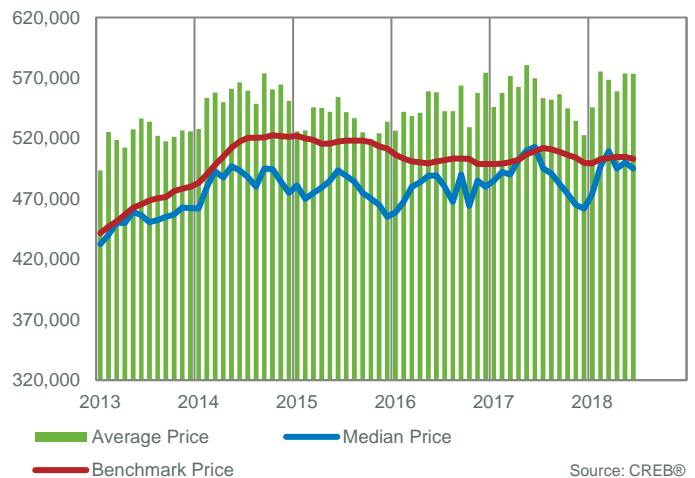
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

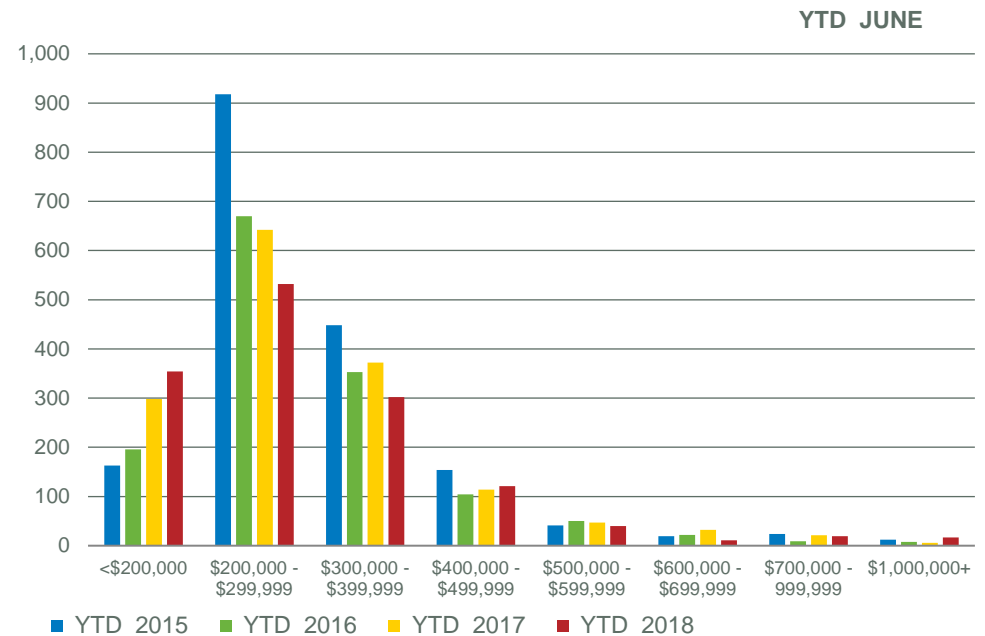


Source: CREB®

	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	292						
New Listings	588	544	721	725	775	661						
Inventory	1,290	1,436	1,695	1,853	1,923	1,872						
Days on Market	76	68	64	59	59	59						
Benchmark Price	256,200	256,400	257,100	256,700	256,200	259,100						
Median Price	255,000	270,000	252,500	255,000	250,000	260,500						
Average Price	298,942	325,905	300,005	286,118	289,715	290,344						
Index	177	177	178	178	177	179						

	Jun-17	Jun-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	1	-	4
\$100,000 - \$199,999	57	76	298	350
\$200,000 - \$299,999	112	105	642	532
\$300,000 - \$349,999	38	45	223	201
\$350,000 - \$399,999	36	20	149	101
\$400,000 - \$449,999	10	15	75	71
\$450,000 - \$499,999	14	11	39	50
\$500,000 - \$549,999	6	7	32	23
\$550,000 - \$599,999	2	4	15	17
\$600,000 - \$649,999	5	1	18	8
\$650,000 - \$699,999	1	2	14	3
\$700,000 - \$799,999	-	-	10	6
\$800,000 - \$899,999	-	1	4	6
\$900,000 - \$999,999	-	2	7	7
\$1,000,000 - \$1,249,999	-	2	2	6
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	-	-	3
\$1,750,000 - \$1,999,999	1	-	1	1
\$2,000,000 - \$2,499,999	1	-	1	1
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	1	-	1	-
	284	292	1,532	1,396

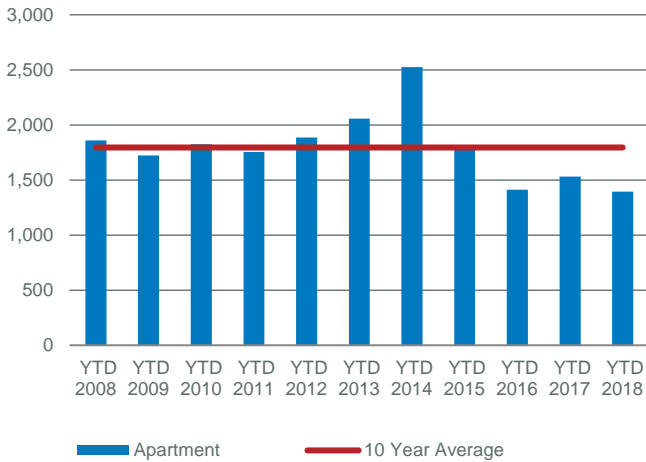
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

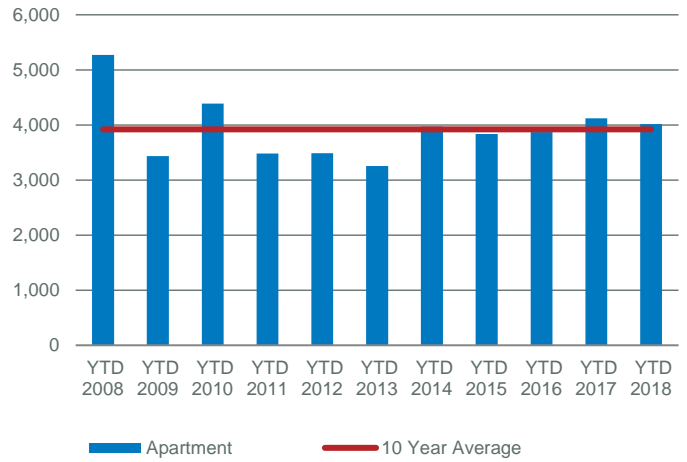
YTD JUNE



Source: CREB®

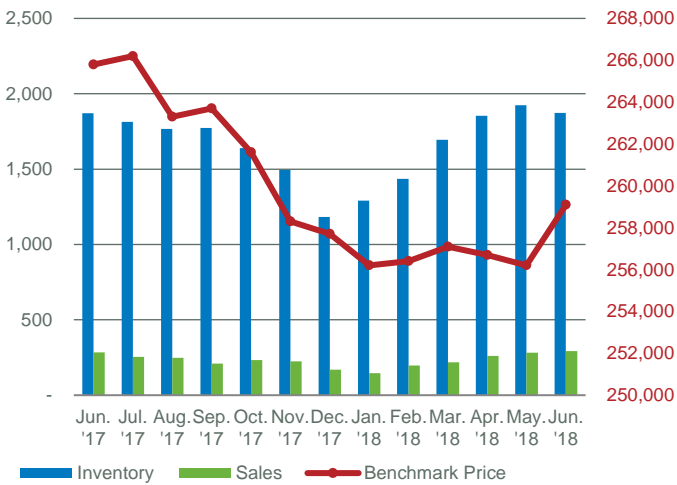
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



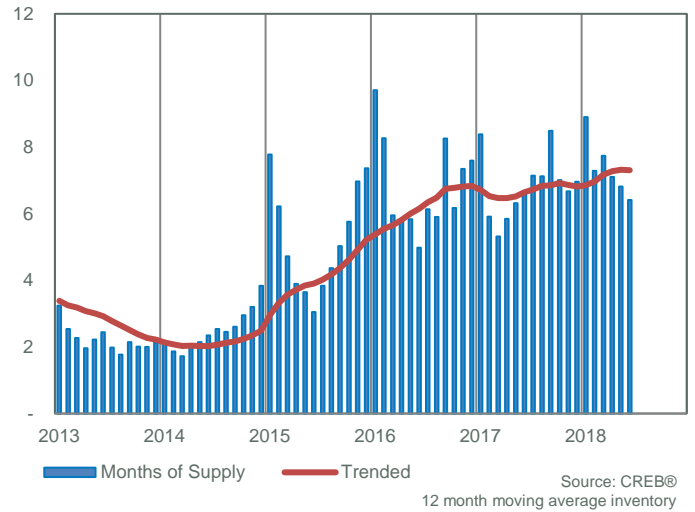
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



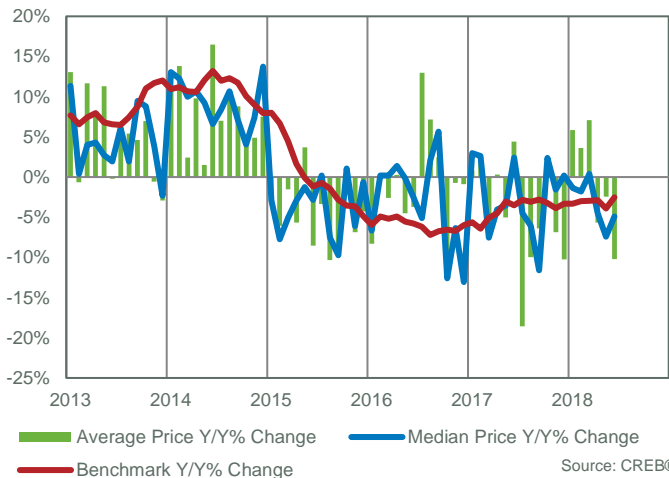
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



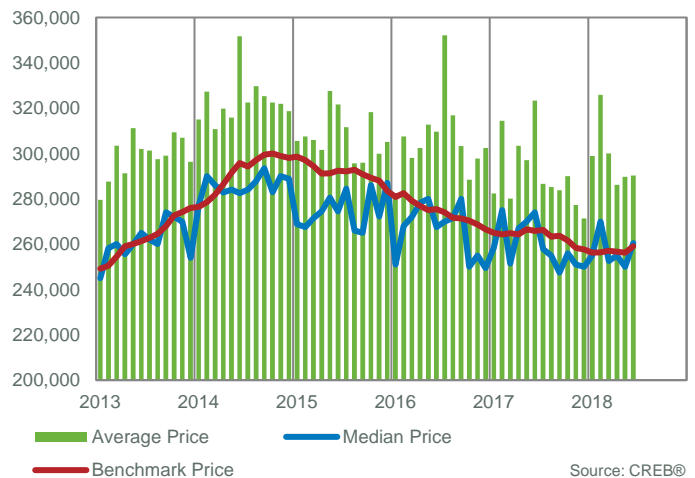
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

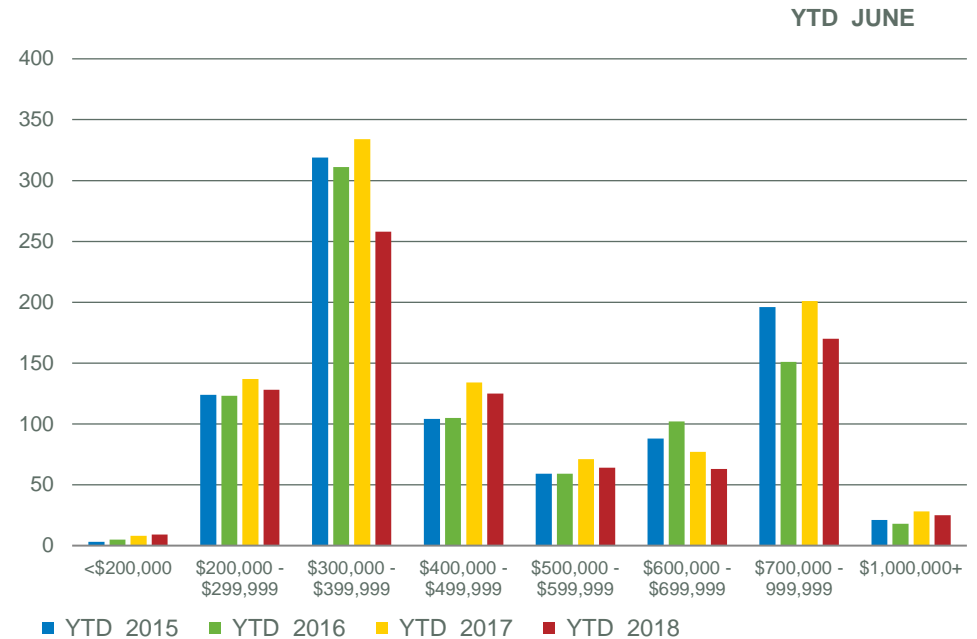


Source: CREB®

	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	155	156	183						
New Listings	234	247	386	347	421	410						
Inventory	447	534	674	754	862	922						
Days on Market	62	48	45	52	52	46						
Benchmark Price	415,800	418,800	418,800	420,000	419,000	418,000						
Median Price	376,500	402,815	445,000	422,500	402,844	408,180						
Average Price	460,514	509,176	551,874	508,230	484,474	495,975						
Index	208	210	210	210	210	209						

	Jun-17	Jun-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	8	9
\$200,000 - \$299,999	26	30	137	128
\$300,000 - \$349,999	40	22	161	123
\$350,000 - \$399,999	27	31	173	135
\$400,000 - \$449,999	17	16	97	77
\$450,000 - \$499,999	10	11	37	48
\$500,000 - \$549,999	5	7	38	32
\$550,000 - \$599,999	7	8	33	32
\$600,000 - \$649,999	4	6	34	35
\$650,000 - \$699,999	6	9	43	28
\$700,000 - \$799,999	19	24	108	94
\$800,000 - \$899,999	14	10	70	50
\$900,000 - \$999,999	6	4	23	26
\$1,000,000 - \$1,249,999	5	3	22	22
\$1,250,000 - \$1,499,999	4	-	6	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 +	-	-	-	-
	191	183	990	842

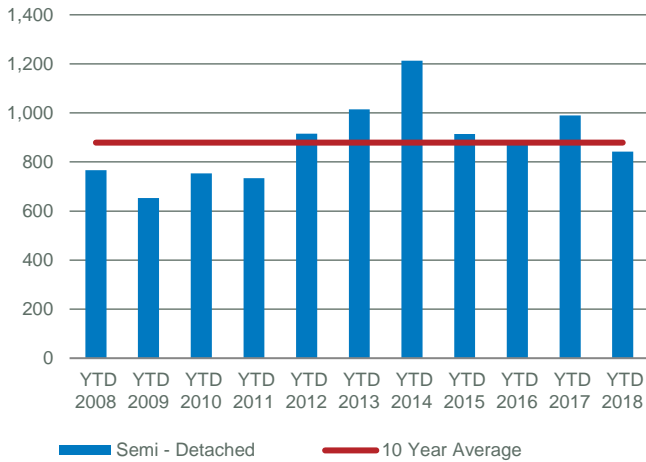
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

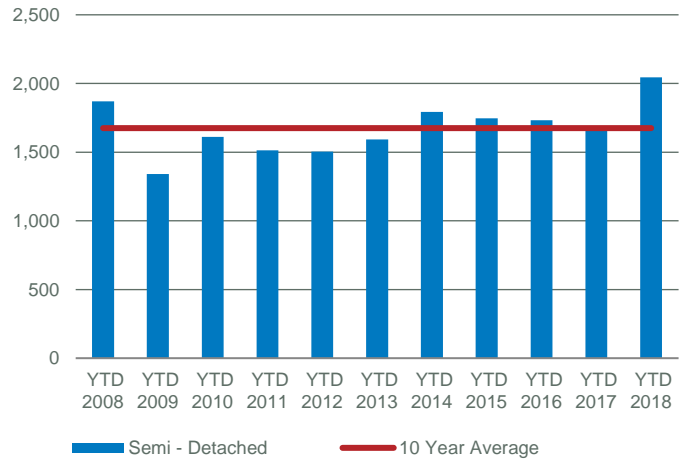
CITY OF CALGARY SEMI-DET. SALES

YTD JUNE

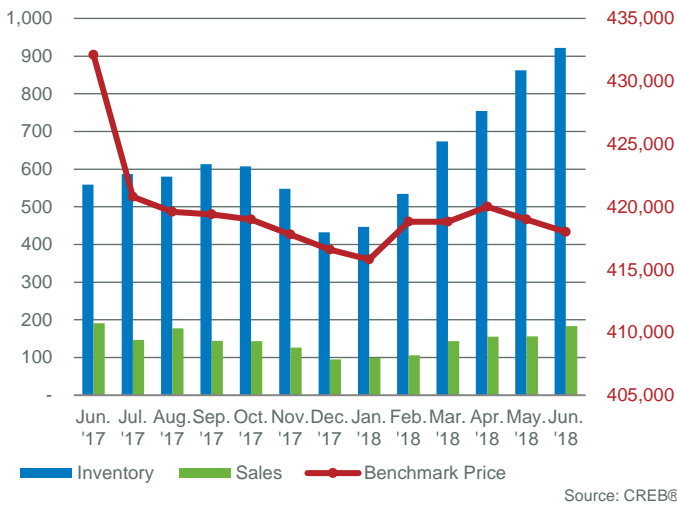


CITY OF CALGARY SEMI-DET. NEW LISTINGS

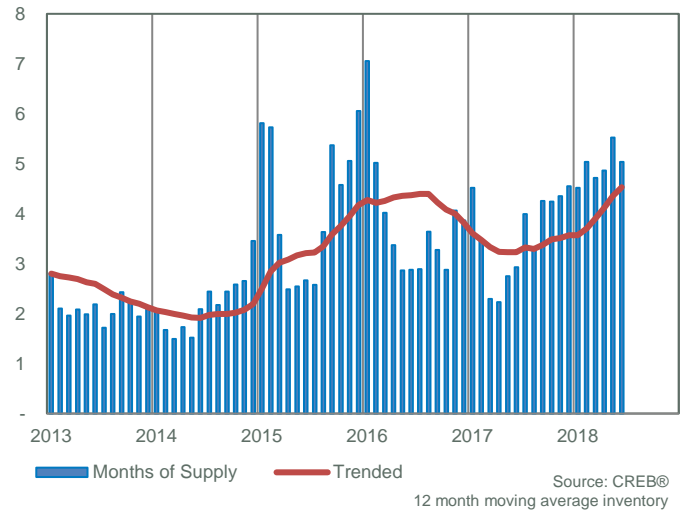
YTD JUNE



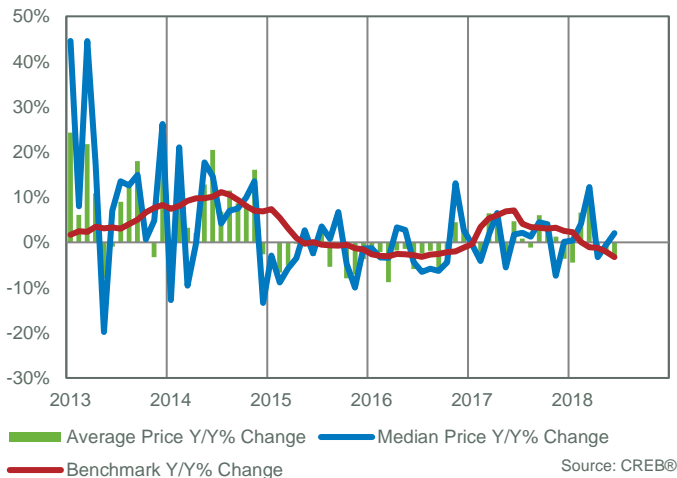
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



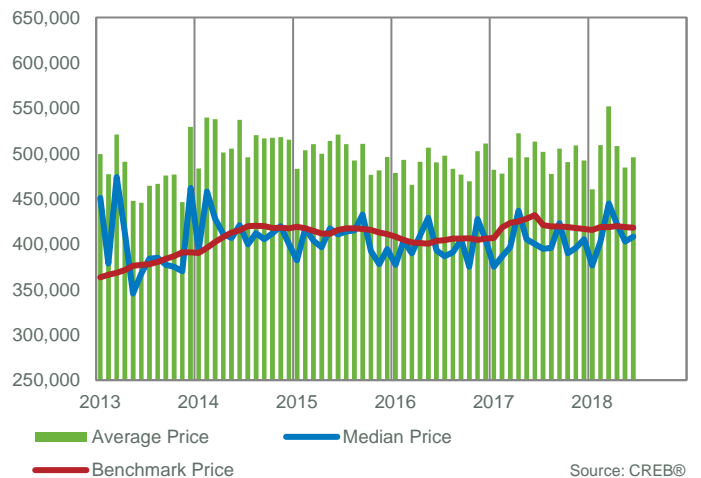
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



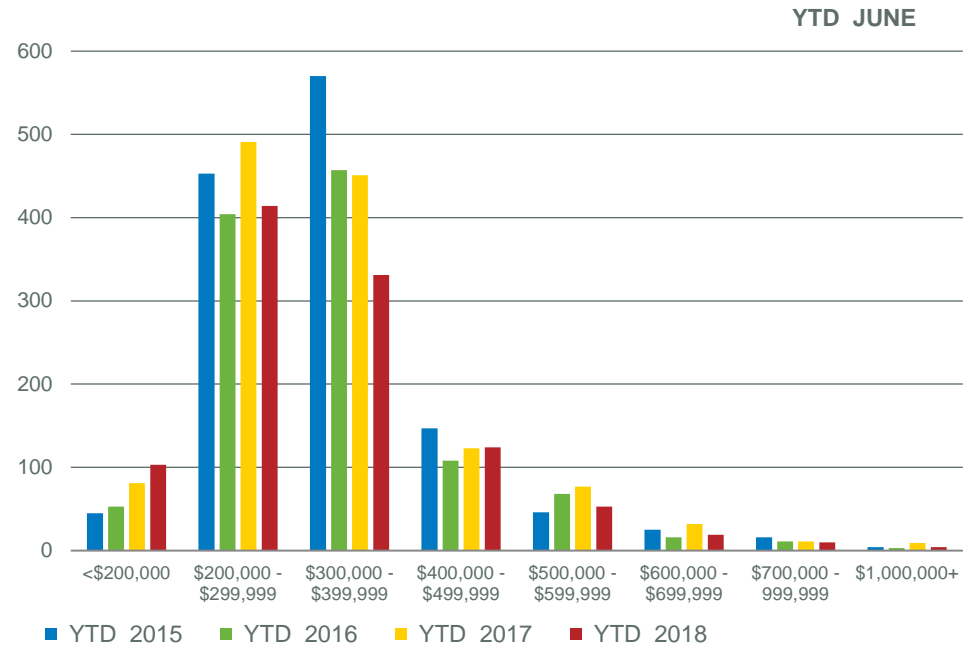
CITY OF CALGARY SEMI-DET. PRICES



	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	228	211						
New Listings	346	318	468	487	510	493						
Inventory	703	779	942	1,075	1,167	1,209						
Days on Market	69	62	61	54	50	54						
Benchmark Price	296,700	295,400	297,600	300,000	303,200	302,300						
Median Price	295,000	300,000	300,000	308,950	308,450	293,500						
Average Price	314,512	323,453	328,860	334,402	337,798	316,781						
Index	186	185	187	188	190	189						

	Jun-17	Jun-18	YTD 2017	YTD 2018
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	16	23	81	103
\$200,000 - \$299,999	108	87	491	414
\$300,000 - \$349,999	72	37	308	219
\$350,000 - \$399,999	27	27	143	112
\$400,000 - \$449,999	18	14	67	79
\$450,000 - \$499,999	14	10	56	45
\$500,000 - \$549,999	7	6	47	27
\$550,000 - \$599,999	7	3	30	26
\$600,000 - \$649,999	6	2	21	12
\$650,000 - \$699,999	2	1	11	7
\$700,000 - \$799,999	2	-	6	6
\$800,000 - \$899,999	1	-	3	1
\$900,000 - \$999,999	-	-	2	3
\$1,000,000 - \$1,249,999	-	1	4	2
\$1,250,000 - \$1,499,999	-	-	4	-
\$1,500,000 - \$1,749,999	-	-	1	1
\$1,750,000 - \$1,999,999	-	-	-	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 +	-	-	-	-
	280	211	1,275	1,058

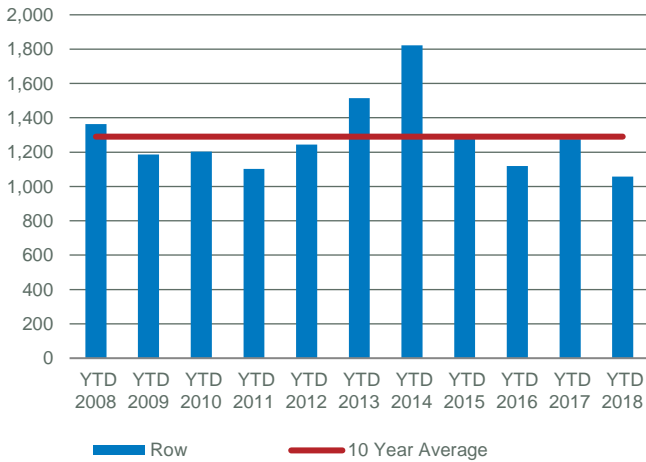
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

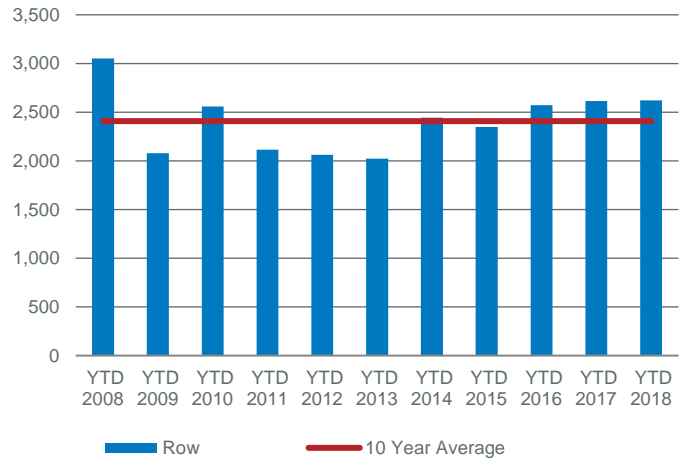
YTD JUNE



Source: CREB®

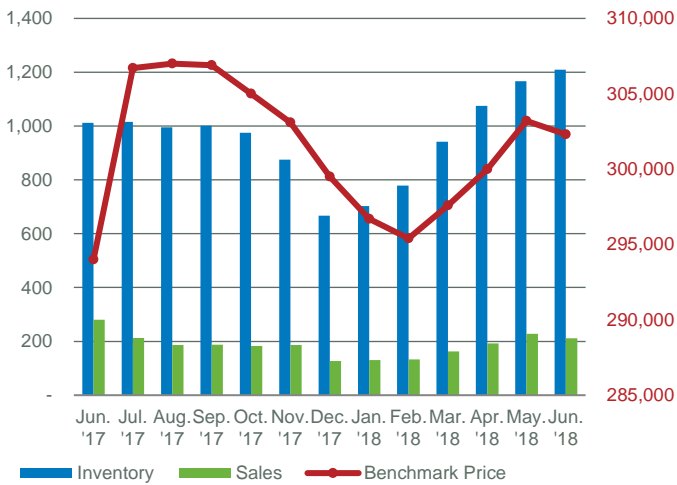
CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



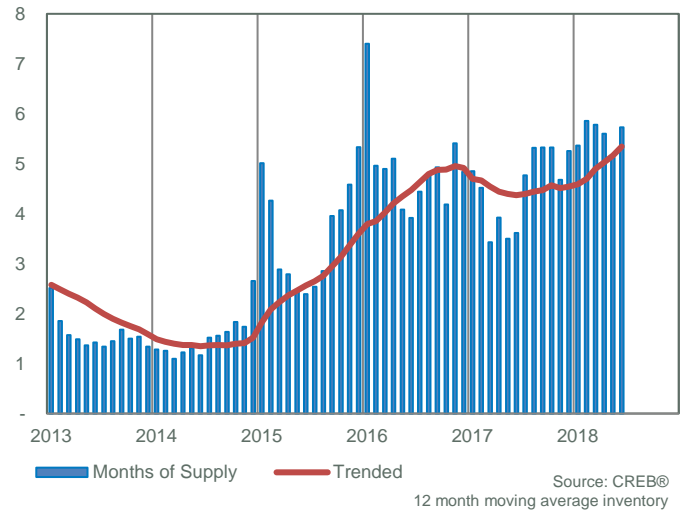
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



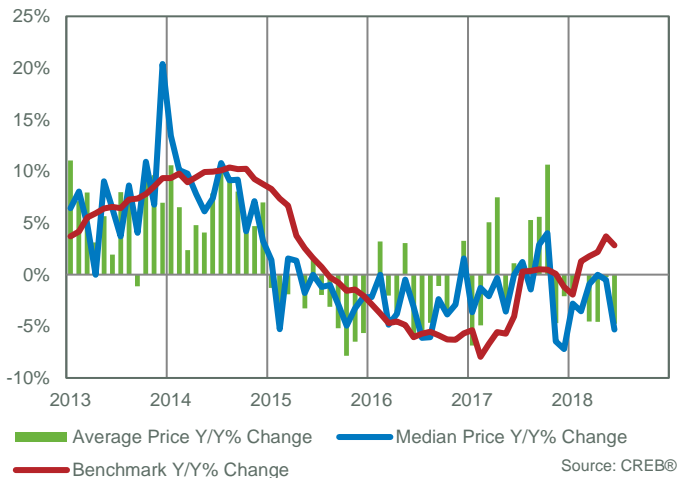
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



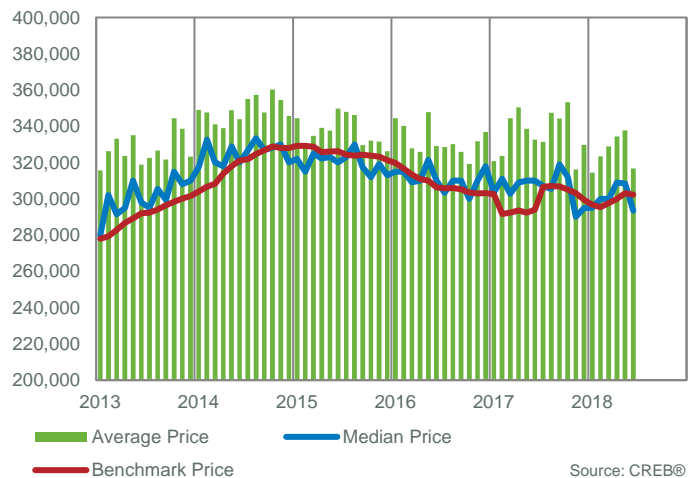
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

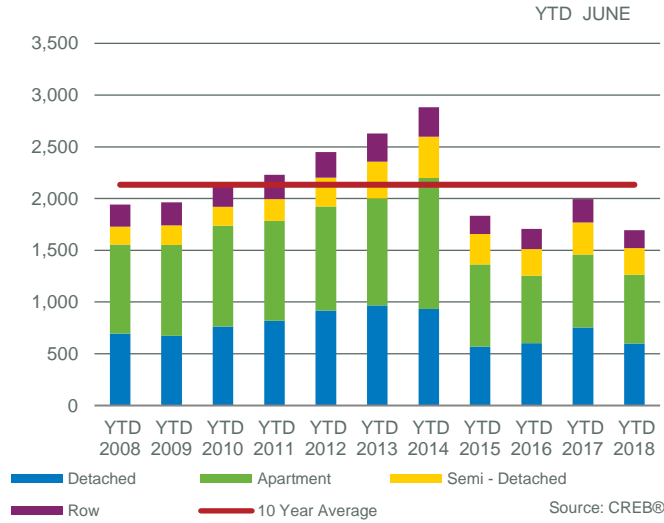
CITY OF CALGARY ROW PRICES



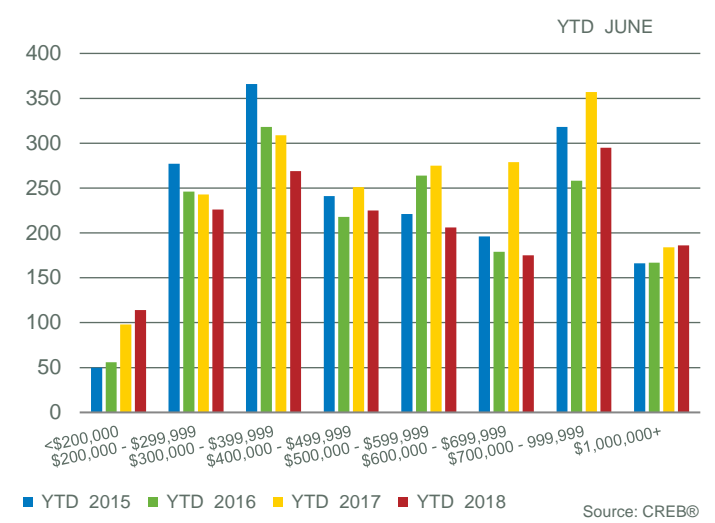
Source: CREB®

CITY CENTRE

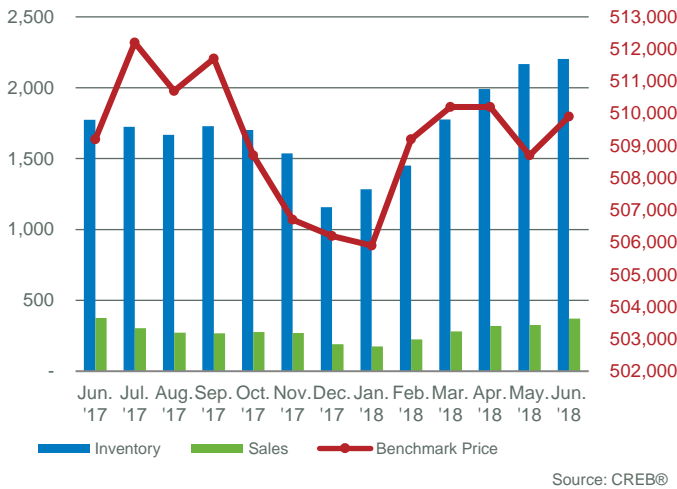
CITY CENTRE TOTAL SALES



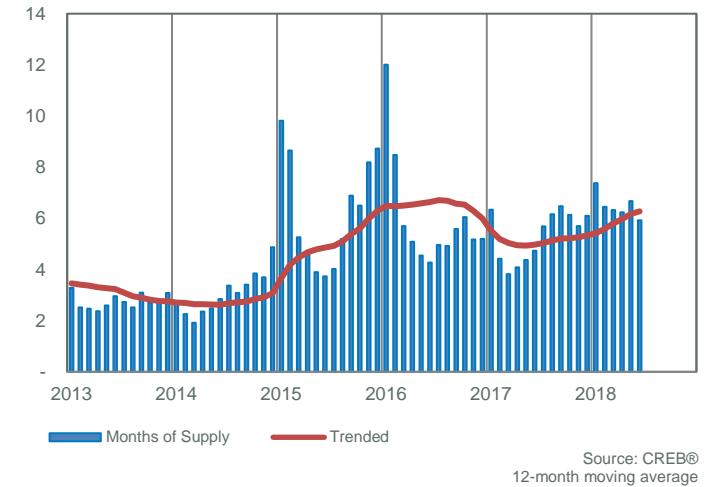
CITY CENTRE TOTAL SALES BY PRICE RANGE



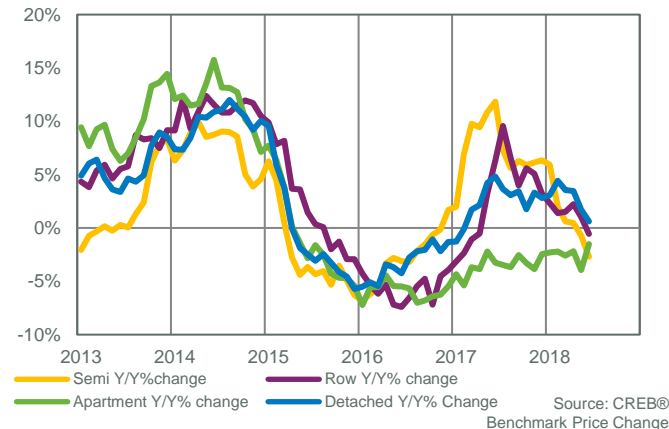
CITY CENTRE INVENTORY AND SALES



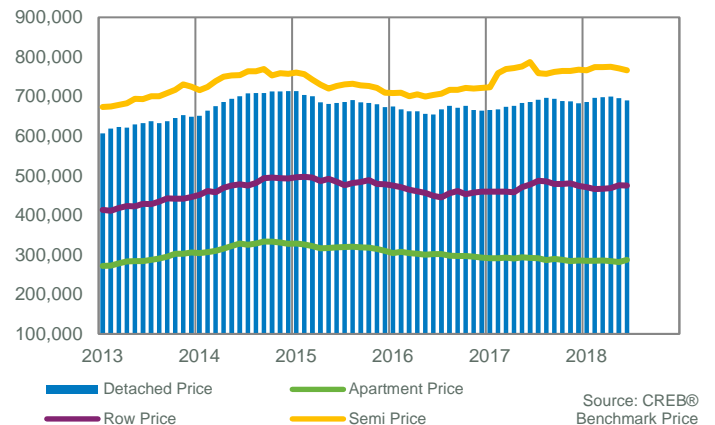
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

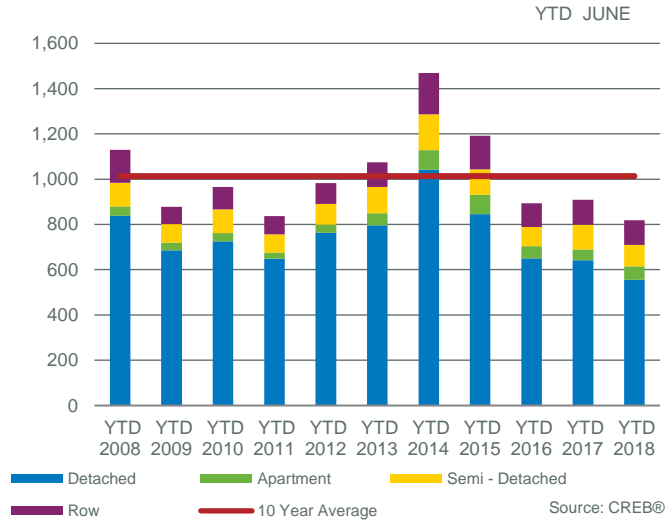


CITY CENTRE PRICES

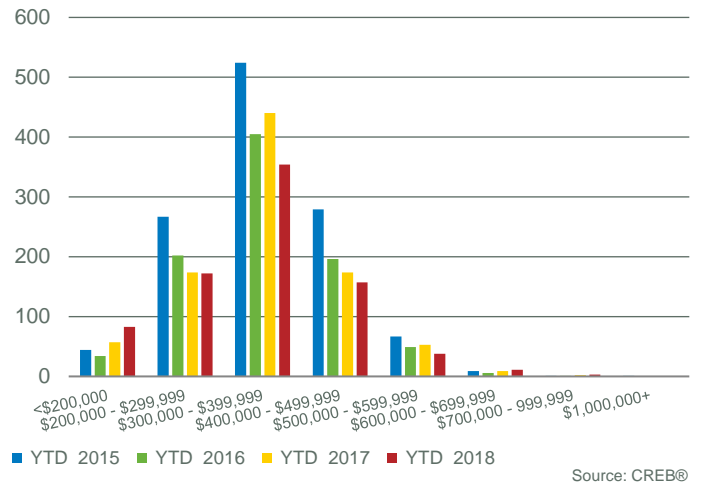


NORTHEAST

NORTHEAST TOTAL SALES



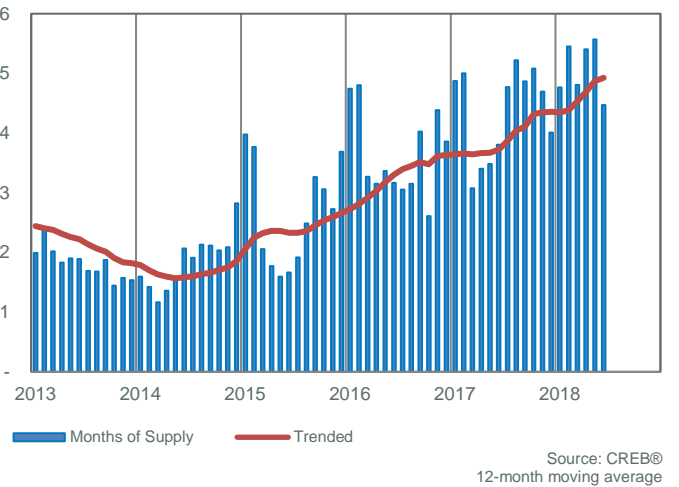
NORTHEAST TOTAL SALES BY PRICE RANGE



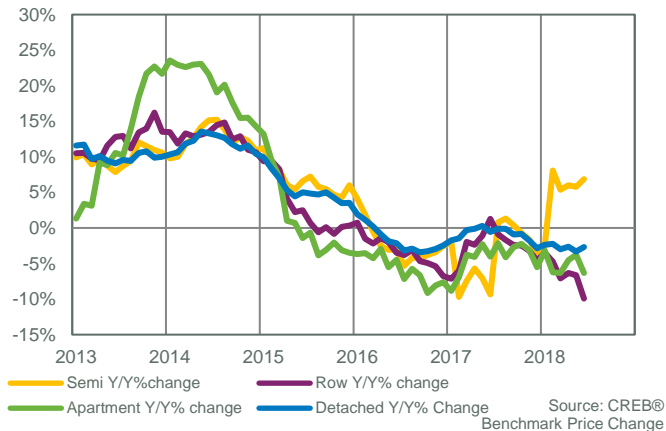
NORTHEAST INVENTORY AND SALES



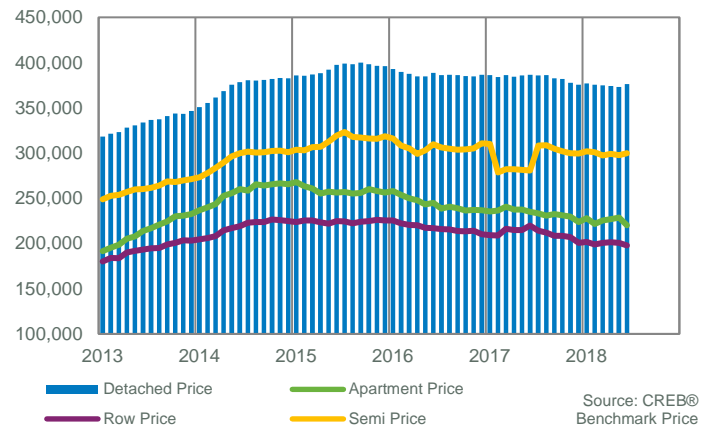
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

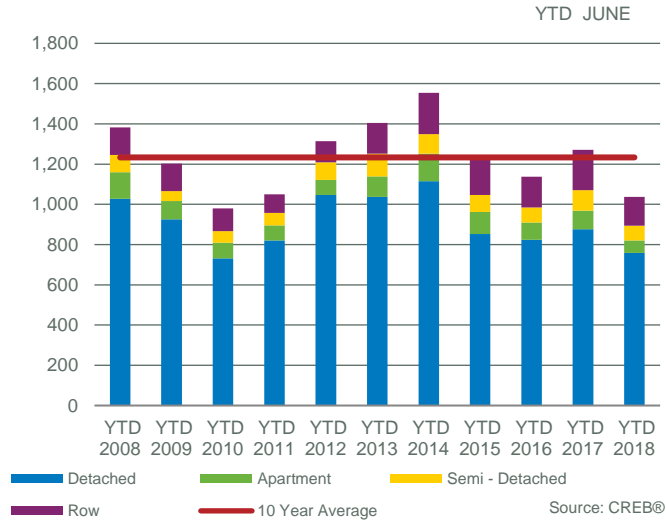


NORTHEAST PRICES

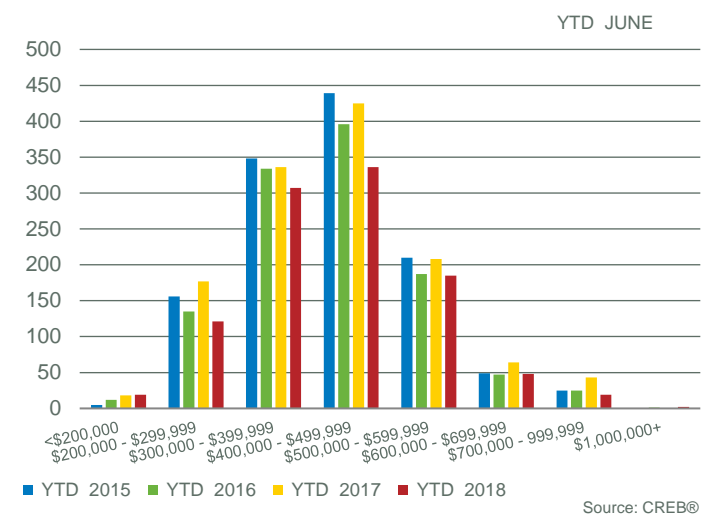


NORTH

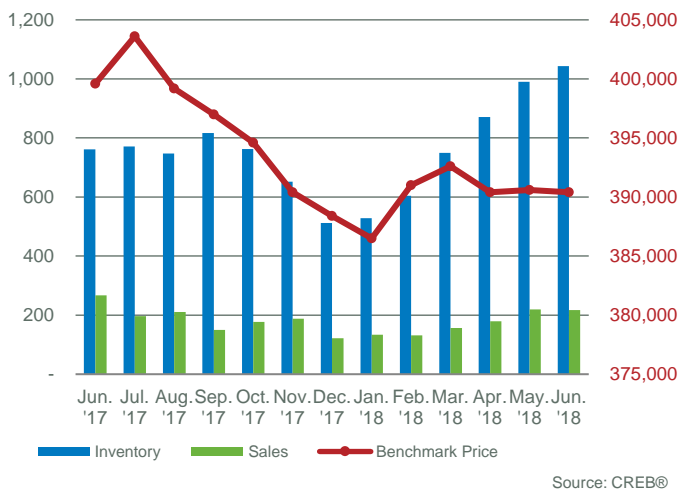
NORTH TOTAL SALES



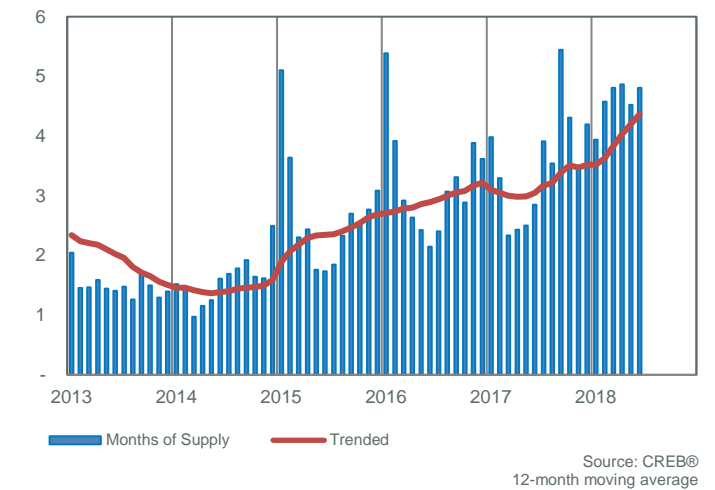
NORTH TOTAL SALES BY PRICE RANGE



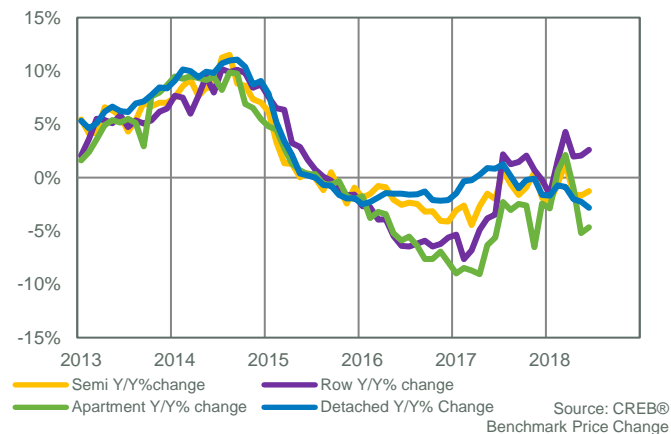
NORTH INVENTORY AND SALES



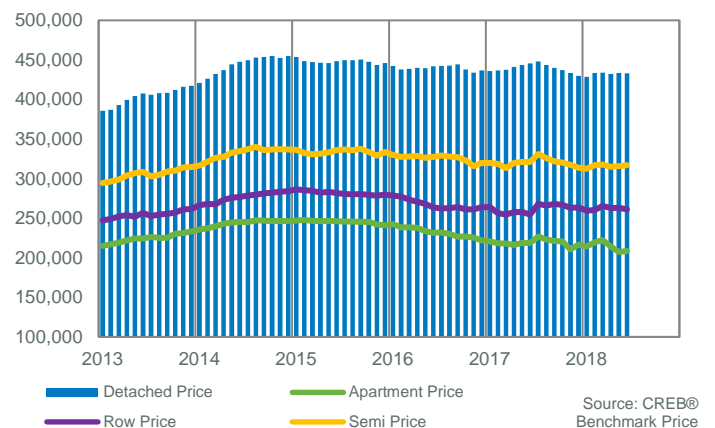
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

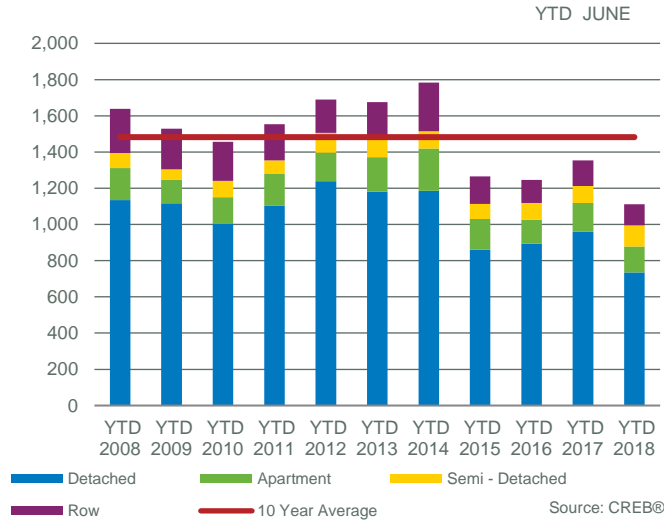


NORTH PRICES

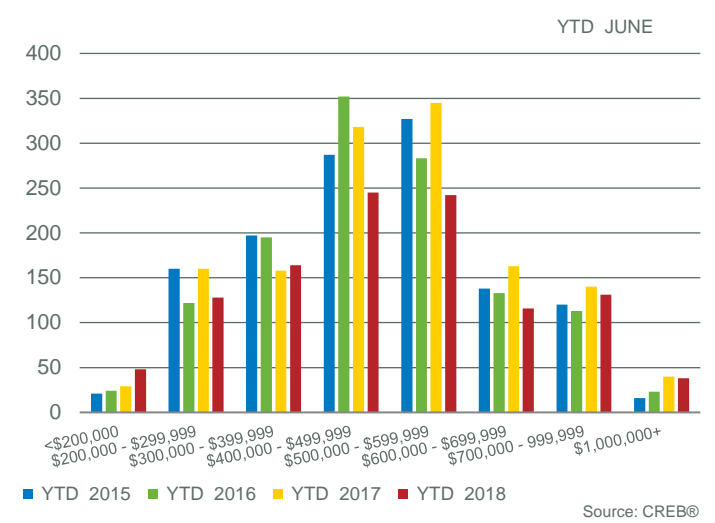


NORTHWEST

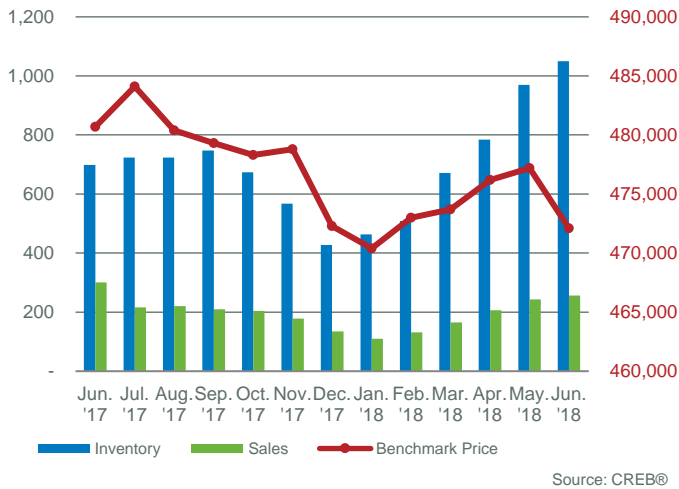
NORTHWEST TOTAL SALES



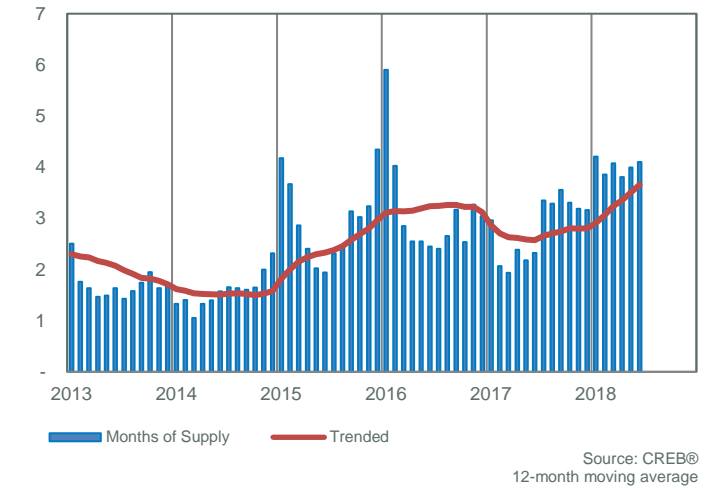
NORTHWEST TOTAL SALES BY PRICE RANGE



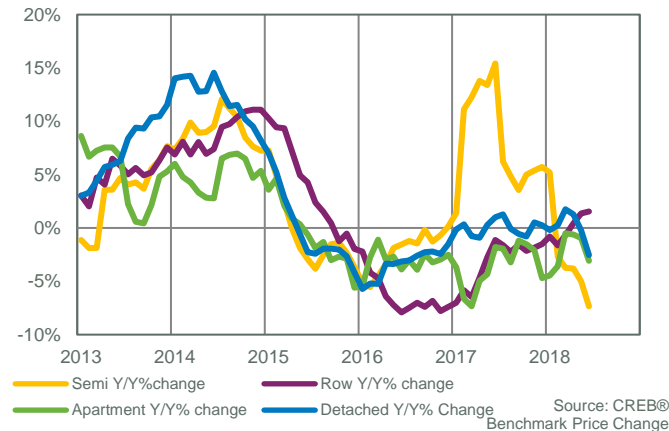
NORTHWEST INVENTORY AND SALES



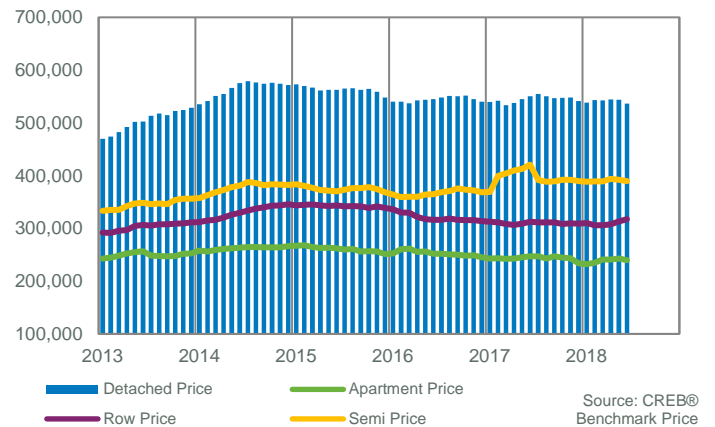
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

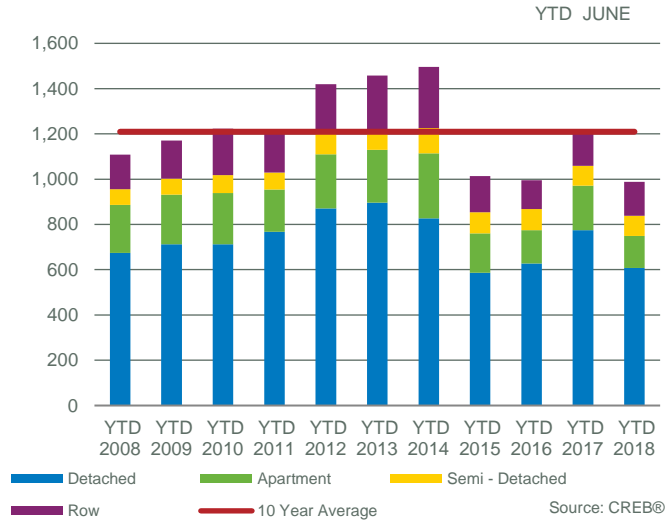


NORTHWEST PRICES

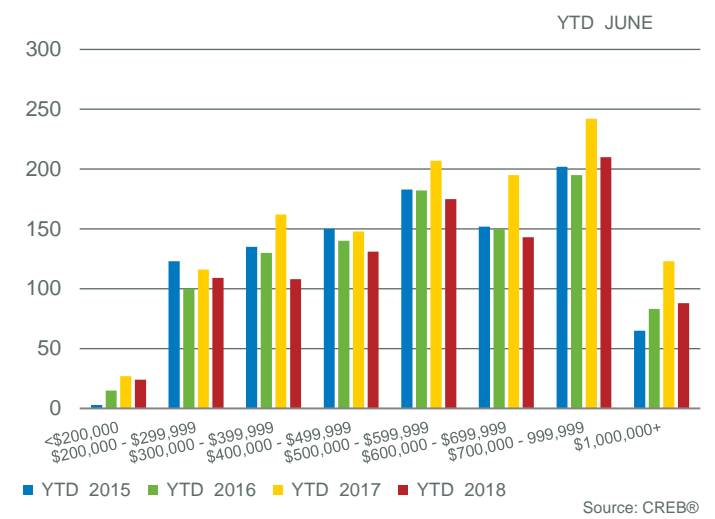


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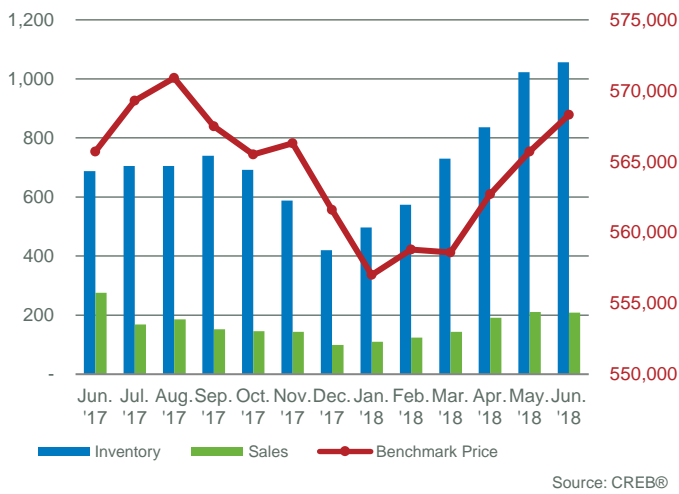
WEST TOTAL SALES



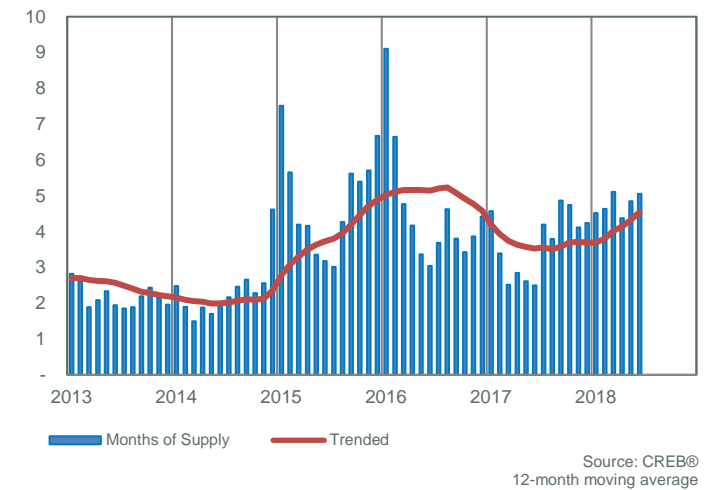
WEST TOTAL SALES BY PRICE RANGE



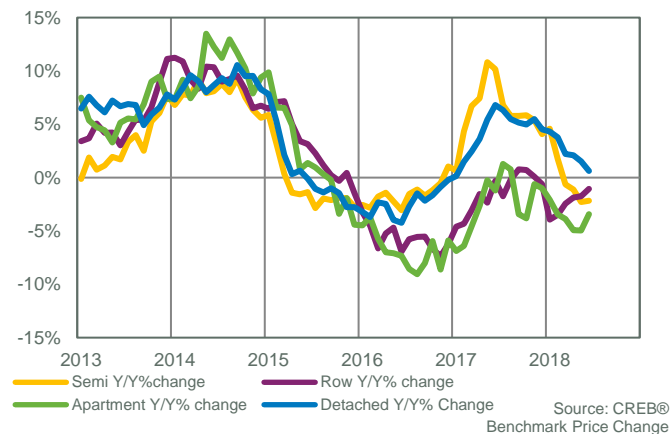
WEST INVENTORY AND SALES



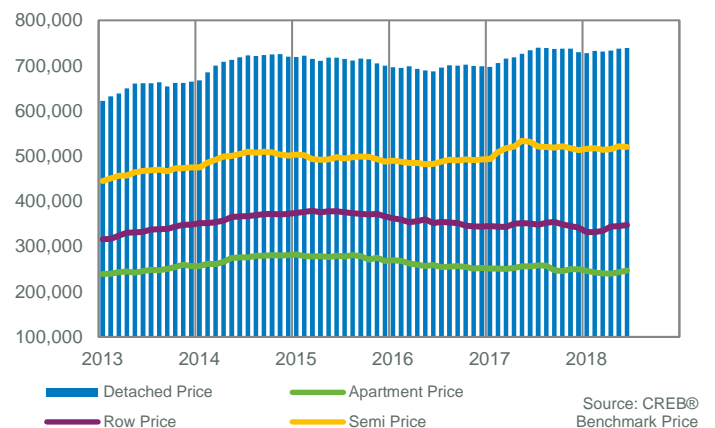
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

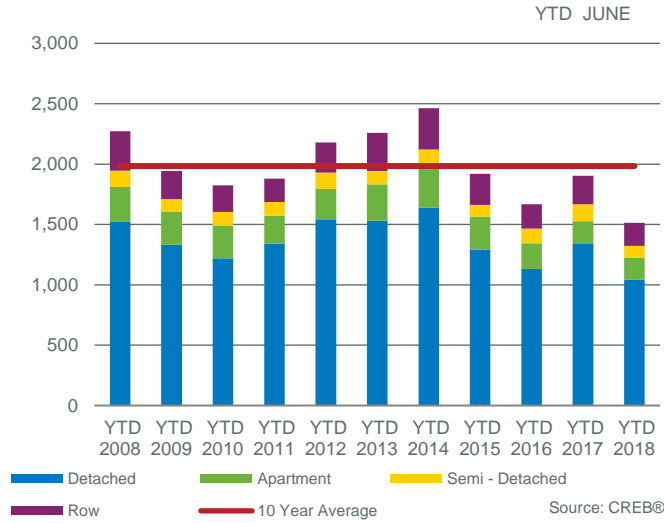


WEST PRICES

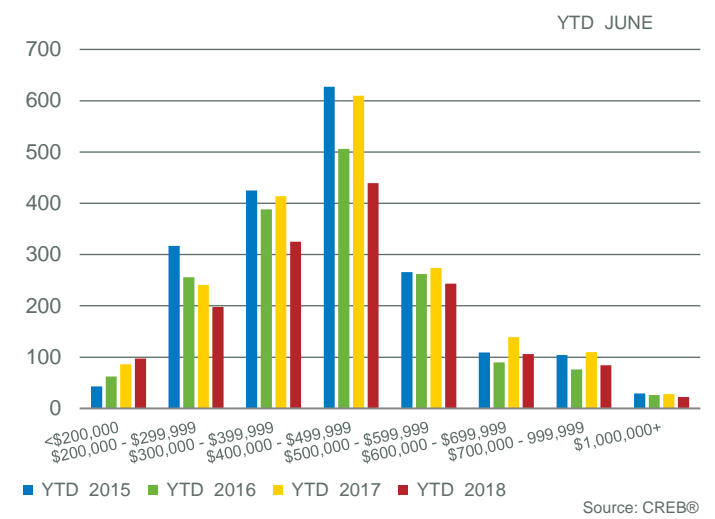


SOUTH

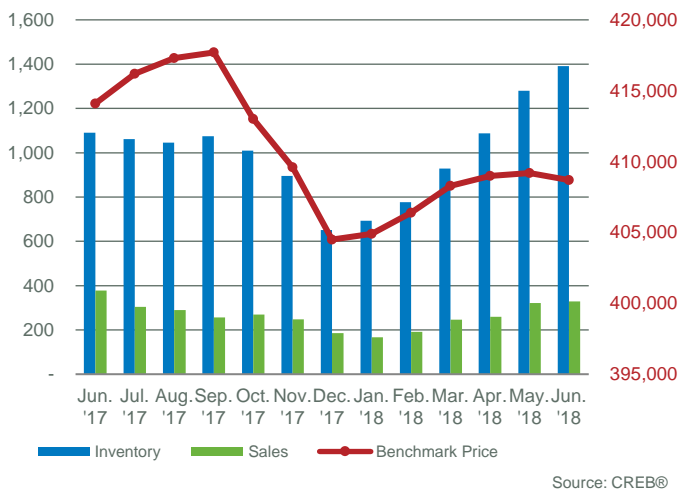
SOUTH TOTAL SALES



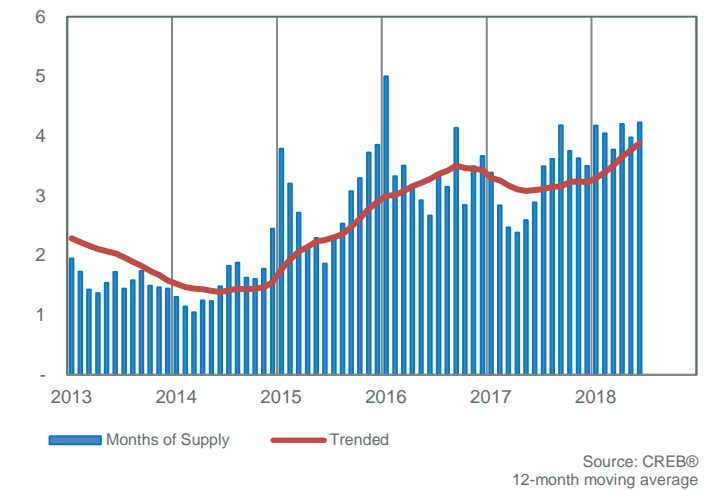
SOUTH TOTAL SALES BY PRICE RANGE



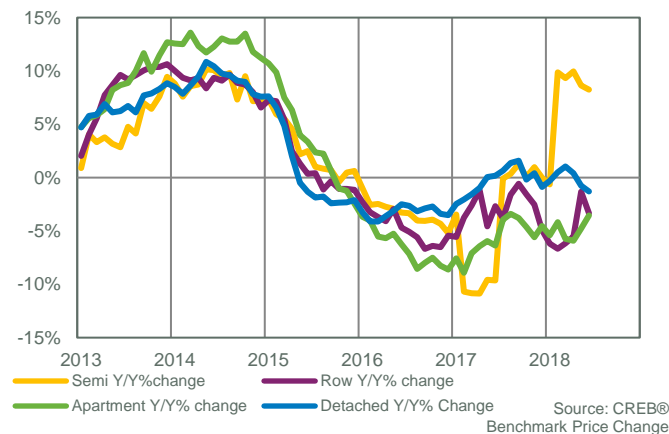
SOUTH INVENTORY AND SALES



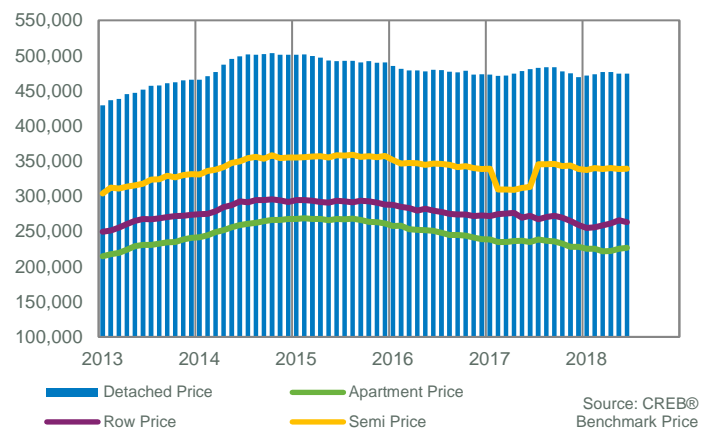
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

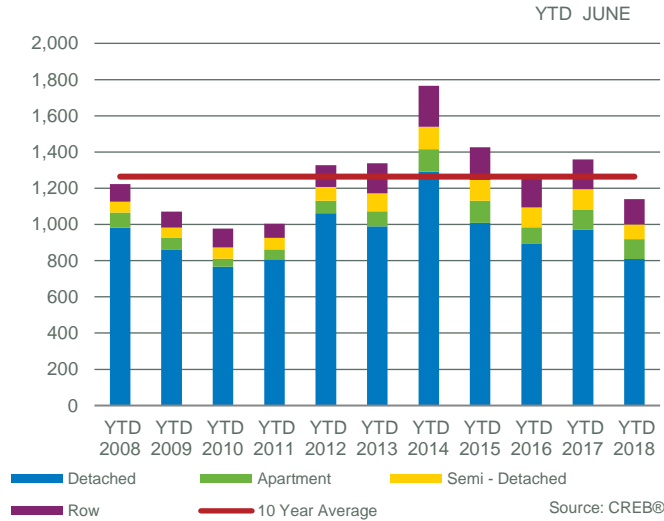


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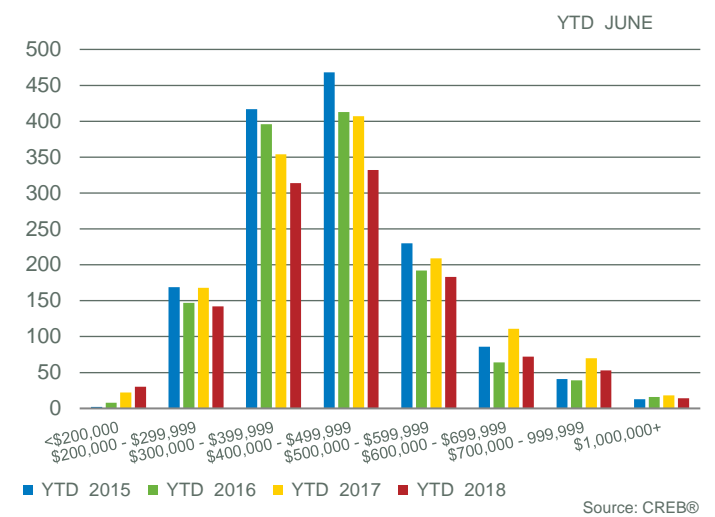


SOUTHEAST

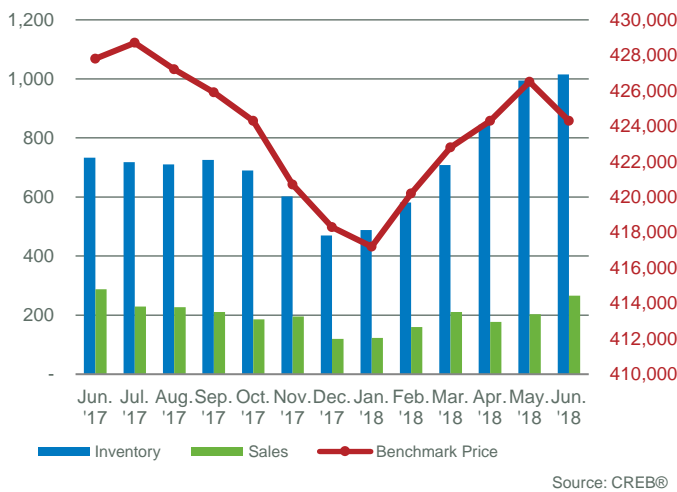
SOUTHEAST TOTAL SALES



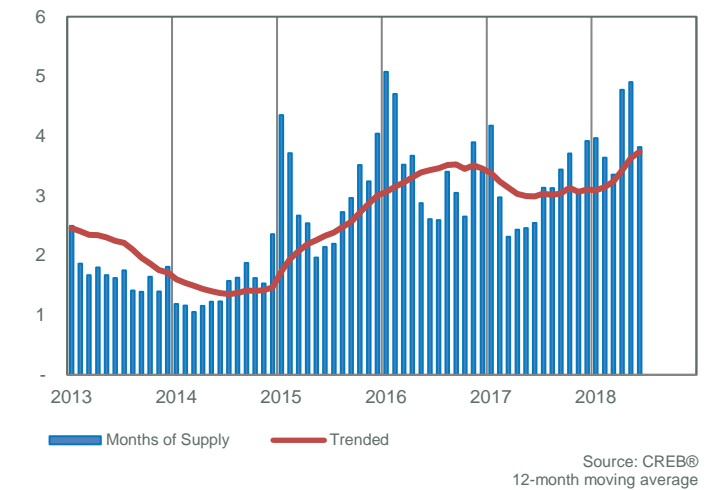
SOUTHEAST TOTAL SALES BY PRICE RANGE



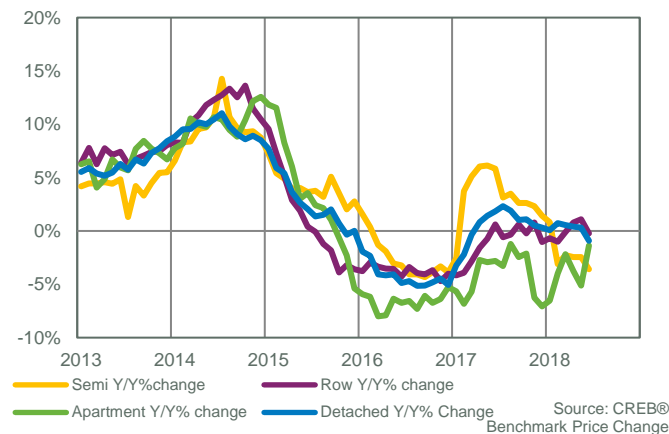
SOUTHEAST INVENTORY AND SALES



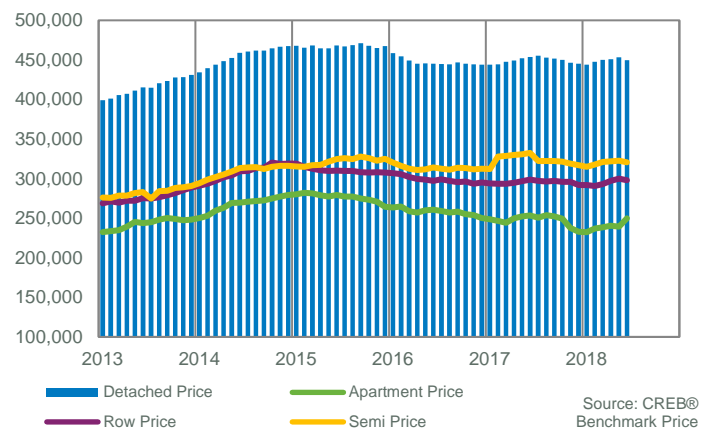
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

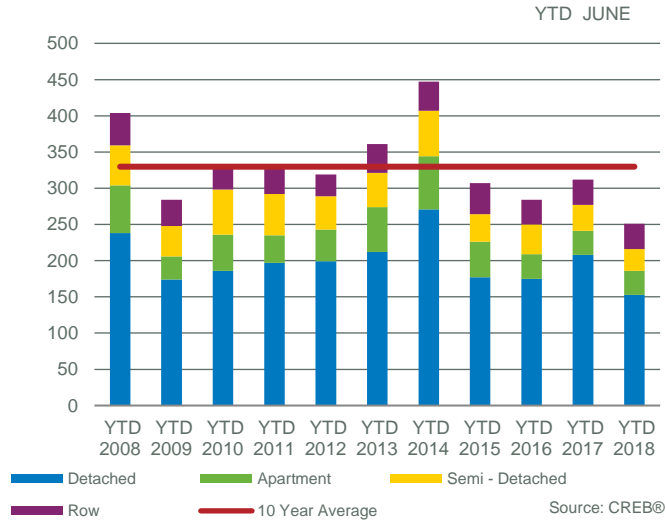


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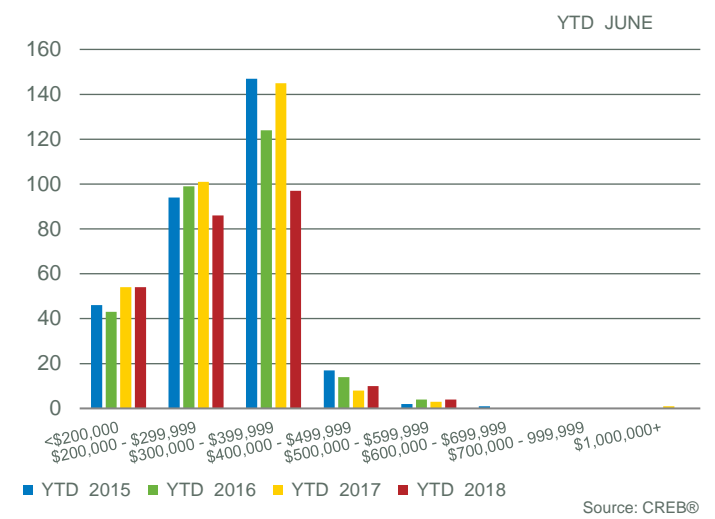


EAST

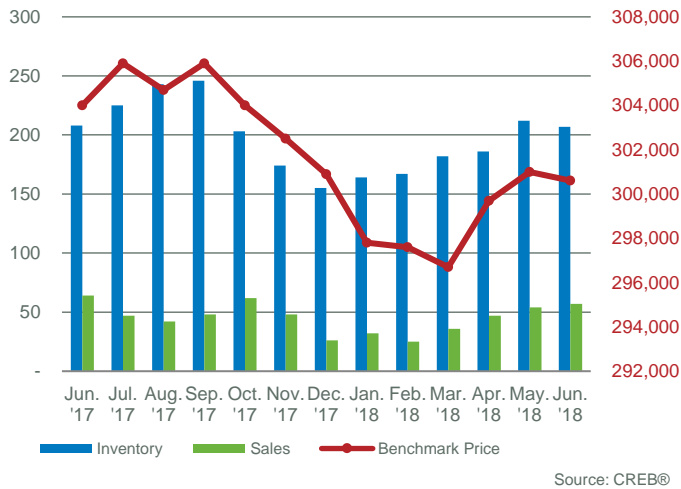
EAST TOTAL SALES



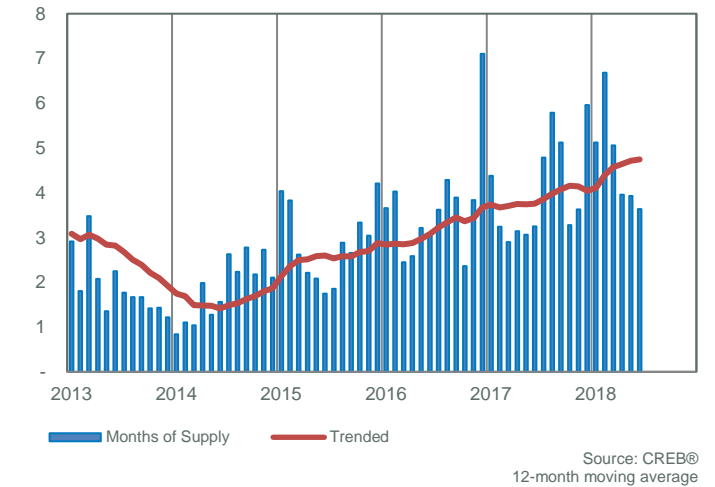
EAST TOTAL SALES BY PRICE RANGE



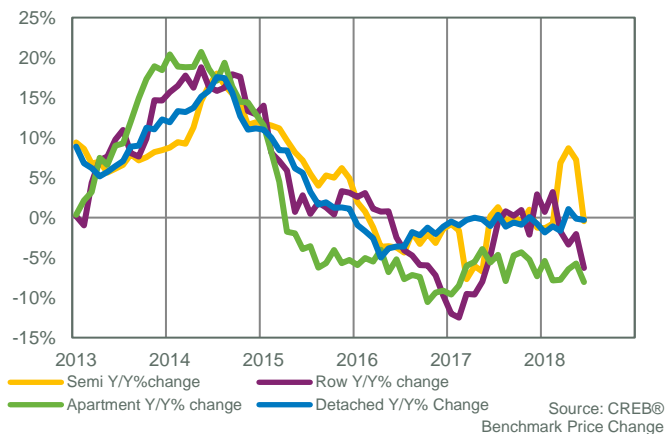
EAST INVENTORY AND SALES



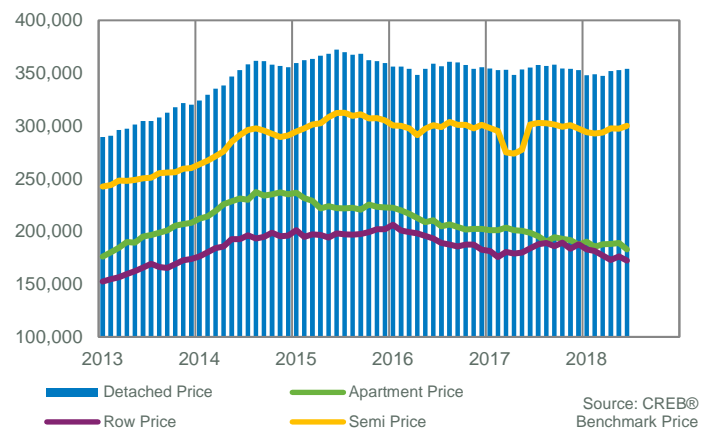
EAST MONTHS OF INVENTORY



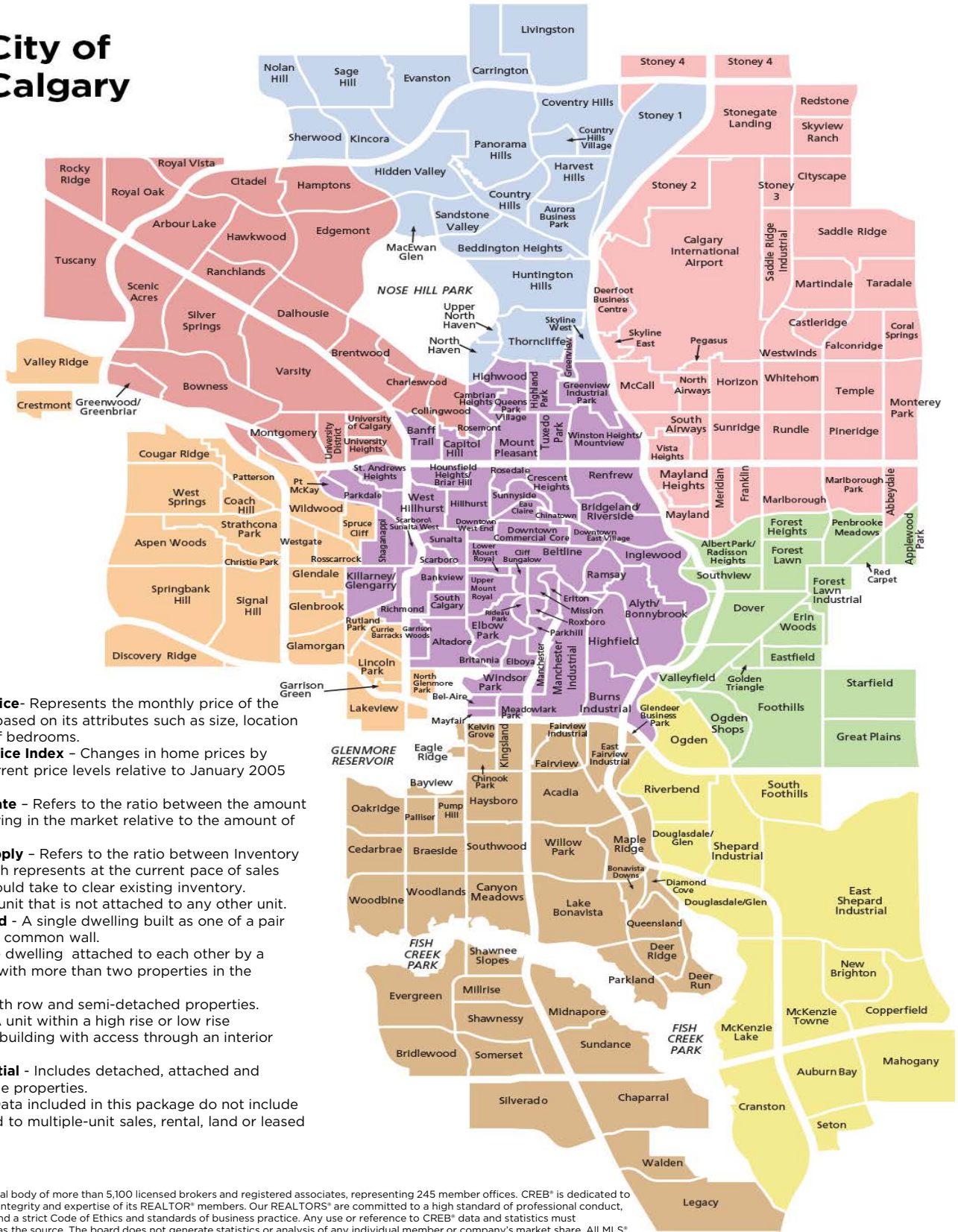
EAST PRICE CHANGE



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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