



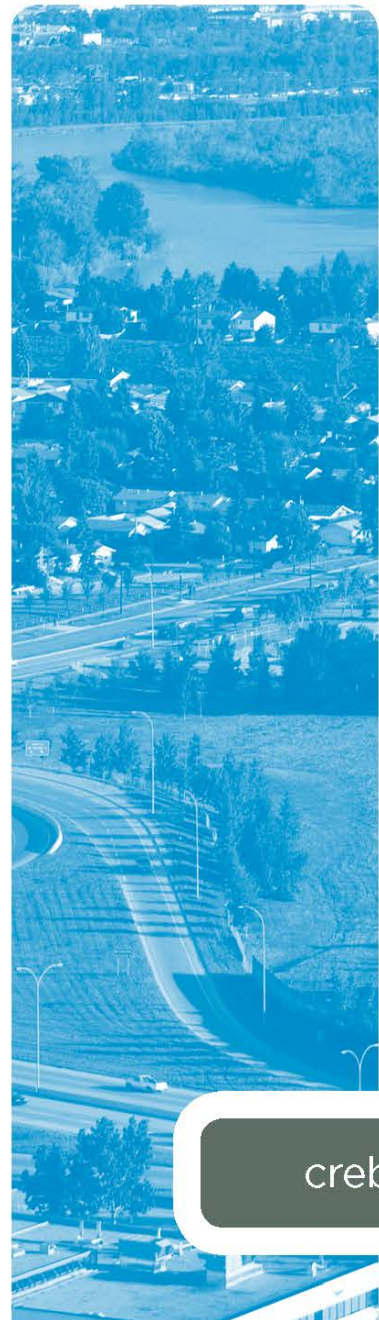
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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

March 2019



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## Oversupply persists despite improved sales activity for affordable product Mar. 2019

City of Calgary, April 1, 2019 – March saw a modest decline in city wide sales activity compared to last year. However, sales have been rising for more affordable product in the detached and attached sectors.

Shifts in the lower end of the market have not outweighed easing across the higher priced product. First-quarter sales dropped to 3,108 units. This is nine per cent below last year and 28 per cent below typical levels of activity.

Price declines and relatively slow sales activity are impacting the number of new listings. For the second consecutive month, new listings eased compared to last year’s levels and long-term trends, but it was not enough to prevent inventory growth.

“If new listings continue to slow compared to sales, it could start to help with the persistent oversupply scenario weighing on our housing market,” said CREB® chief economist Ann-Marie Lurie.

“However, inventory is still high. It will still take time for our market to transition towards more balanced conditions and stable pricing.”

With 6,595 units in inventory in March, the months of supply eased to five months. This is an improvement over the past several months, but still considered oversupplied when compared to levels traditionally recorded in March.

The oversupply in the Calgary market has caused further price declines this month. As of March, benchmark prices eased to \$413,900, five per cent below last year’s levels and just below levels recorded last month.

### HOUSING MARKET FACTS

#### Detached

- First-quarter sales declined by nearly nine per cent compared to last year and 30 per cent below typical levels of activity.
- Detached sales have varied depending on location and price range, with gains occurring mostly in the most affordable price ranges of each district.
- In March, citywide detached sales improved for all homes priced under \$500,000.
- Despite easing in new listings, inventories increased over last year’s levels, pushing months of supply to the highest level every recorded for the month of March. When considering activity by districts, the North East and East districts have seen the level of oversupply ease compared to last year.
- Oversupply in the detached sector continues to weigh on prices across all districts in the city. Citywide detached benchmark prices eased 5.4 per cent compared to last year for a total price of \$475,800.

#### Apartment

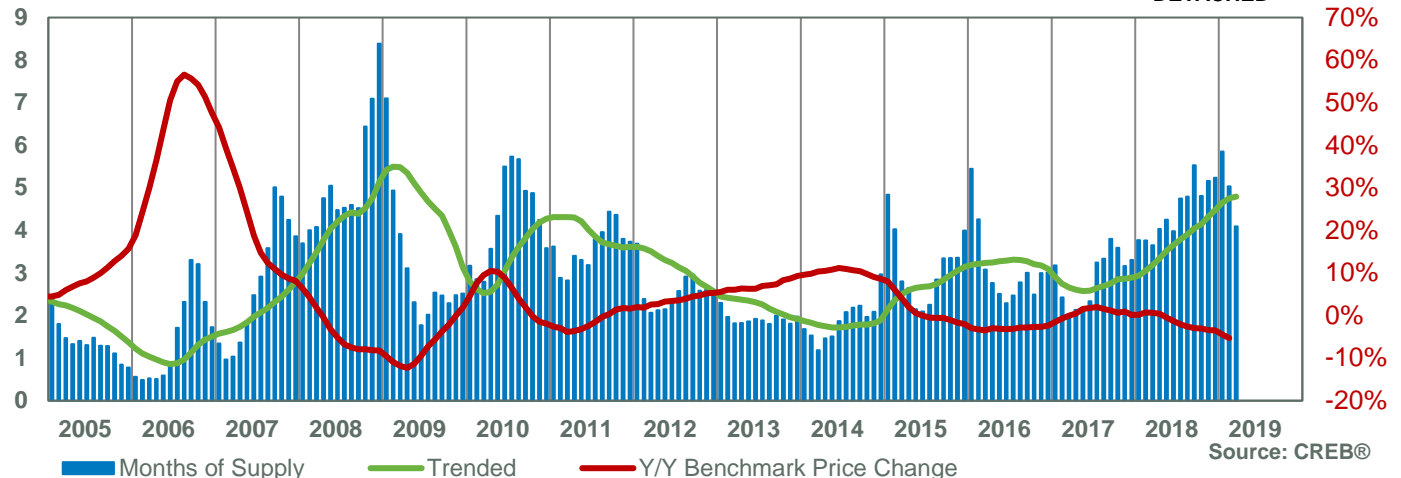
- Resale condominium sales fell by 14 per cent in March, causing first-quarter sales to total 464 units, 17 per cent below last year. The decline did not occur in all districts, as sales activity improved in both the North and West districts of the city. Despite some signs of improvements in those districts, activity remains well below long-term trends.
- Supply in this sector is showing signs of adjusting to the lower levels of demand. New listings eased again this month compared to last year’s levels. Unlike other property types, this adjustment is impacting inventories. Inventory in March was 1,488 units, 12 per cent below last year’s levels.
- The months of supply has edged down from levels recorded earlier in the year, but due to weak sales, it is elevated compared to last year’s levels and represents the highest levels ever recorded for march.
- Citywide, apartment condominium prices fell by 0.7 per cent from last month and 2.6 per cent over last year. However, in both the North East and South East districts, prices posted a modest gain over last year.

#### Attached

- There was a slight uptick in attached sales in March due to improvements in both the semi-detached and row sectors. Despite the gains in March, year-to-date sales remain four per cent below last year’s levels and 16 per cent below long-term averages.
- Year-to-date sales have eased, but there have been improvements in the South and South East districts.
- Despite some improvements in sales, citywide months of supply remain elevated.
- Prices continued to trend down for semi-detached product. March’s benchmark price was \$391,000, nearly six per cent below last year’s levels and 0.4 per cent below last month’s price. However, the North district saw different results, as tightening months of supply supported a modest gain in prices compared to both last month and last year.
- Row prices in March remained relatively flat compared to February levels, but remain more than four per cent below last year’s levels and over 13 per cent lower than previous highs.

### MONTHS OF SUPPLY AND PRICE CHANGES

#### DETACHED



Mar. 2019

	Mar-18	Mar-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>DETACHED</b>						
Total Sales	844	818	-3.08%	2,081	1,897	-8.84%
Total Sales Volume	\$479,943,881	\$432,252,655	-9.94%	\$1,174,329,343	\$1,006,386,102	-14.30%
New Listings	1,870	1,702	-8.98%	4,453	4,243	-4.72%
Inventory	3,079	3,393	10.20%	2,579	3,808	47.63%
Months of Supply	3.65	4.15	13.70%	3.72	6.02	61.94%
Sales to New Listings Ratio	45.13%	48.06%	2.93%	46.73%	44.71%	-2.02%
Sales to List Price Ratio	97.53%	96.62%	-0.91%	97.37%	96.41%	-0.96%
Days on Market	37	57	52.02%	44	61	38.64%
Benchmark Price	\$502,800	\$475,800	-5.37%	\$501,200	\$475,967	-5.03%
Median Price	\$509,450	\$460,000	-9.71%	\$495,000	\$457,000	-7.68%
Average Price	\$568,654	\$528,426	-7.07%	\$564,310	\$530,515	-5.99%
Index	207	195	-5.38%	206	201	-2.14%
<b>APARTMENT</b>						
Total Sales	219	189	-13.70%	561	464	-17.29%
Total Sales Volume	\$65,701,124	\$55,328,491	-15.79%	\$173,251,000	\$132,049,794	-23.78%
New Listings	721	577	-19.97%	1,853	1,543	-16.73%
Inventory	1,695	1,488	-12.21%	1,474	1,547	4.95%
Months of Supply	7.74	7.87	1.72%	7.88	10.00	26.89%
Sales to New Listings Ratio	30.37%	32.76%	2.38%	30.28%	30.07%	-0.20%
Sales to List Price Ratio	96.64%	95.97%	-0.67%	96.32%	95.28%	-1.04%
Days on Market	64	74	14.71%	68	75	10.29%
Benchmark Price	\$257,400	\$250,600	-2.64%	\$256,833	\$251,400	-2.12%
Median Price	\$252,500	\$249,000	-1.39%	\$260,000	\$245,000	-5.77%
Average Price	\$300,005	\$292,743	-2.42%	\$308,825	\$284,590	-7.85%
Index	178	173	-2.64%	178	176	-0.60%
<b>ATTACHED</b>						
Total Sales	306	322	5.23%	775	747	-3.61%
Total Sales Volume	\$132,522,094	\$124,070,321	-6.38%	\$316,305,904	\$284,716,263	-9.99%
New Listings	854	701	-17.92%	1,998	1,976	-1.10%
Inventory	1,615	1,714	6.13%	1,359	1,811	33.28%
Months of Supply	5.28	5.32	0.86%	5.26	7.27	38.27%
Sales to New Listings Ratio	35.83%	45.93%	10.10%	38.79%	37.80%	-0.99%
Sales to List Price Ratio	97.46%	96.65%	-0.81%	97.32%	96.41%	-0.91%
Days on Market	53	66	22.73%	58	67	15.52%
Benchmark Price	\$329,700	\$313,500	-4.91%	\$328,900	\$313,667	-4.63%
Median Price	\$351,000	\$330,250	-5.91%	\$336,000	\$325,000	-3.27%
Average Price	\$433,079	\$385,312	-11.03%	\$408,137	\$381,146	-6.61%
Index	195	185	-4.93%	194	191	-1.54%
<b>CITY OF CALGARY</b>						
Total Sales	1,369	1,329	-2.92%	3,417	3,108	-9.04%
Total Sales Volume	\$678,167,099	\$611,651,467	-9.81%	\$1,663,886,247	\$1,423,152,159	-14.47%
New Listings	3,445	2,980	-13.50%	8,304	7,762	-6.53%
Inventory	6,389	6,595	3.22%	5,412	7,166	32.40%
Months of Supply	4.67	4.96	6.33%	4.75	6.92	45.57%
Sales to New Listings Ratio	39.74%	44.60%	4.86%	41.15%	40.04%	-1.11%
Sales to List Price Ratio	97.43%	96.57%	-0.86%	97.25%	96.31%	-0.94%
Days on Market	45	61	35.49%	51	64	25.49%
Benchmark Price	\$435,700	\$413,900	-5.00%	\$434,233	\$414,367	-4.58%
Median Price	\$439,000	\$412,500	-6.04%	\$427,000	\$402,000	-5.85%
Average Price	\$495,374	\$460,234	-7.09%	\$486,944	\$457,900	-5.96%
Index	200	190	-4.99%	200	196	-1.80%

For a list of definitions, see page 26.

Mar. 2019

	Mar-18	Mar-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	143	148	3.50%	348	335	-3.74%
Total Sales Volume	\$78,917,938	\$70,851,696	-10.22%	\$178,481,442	\$160,735,770	-9.94%
Share of Sales with Condo Title	11.89%	12.84%	0.95%	15.66%	15.01%	-0.65%
New Listings	387	320	-17.31%	867	883	1.85%
Inventory	674	767	13.80%	551	786	42.50%
Months of Supply	4.71	5.18	9.95%	4.75	7.04	48.03%
Sales to New Listings Ratio	36.95%	46.25%	9.30%	40.14%	37.94%	-2.20%
Sales to List Price Ratio	97.58%	96.81%	-0.77%	97.57%	96.38%	-1.20%
Days on Market	45	66	45.85%	51	64	25.49%
Benchmark Price	\$415,300	\$391,000	-5.85%	\$414,433	\$392,200	-5.36%
Median Price	\$445,000	\$389,000	-12.58%	\$406,500	\$389,000	-4.31%
Average Price	\$551,874	\$478,728	-13.25%	\$512,878	\$479,808	-6.45%
Index	210	198	-5.86%	209	205	-2.29%
<b>CITY OF CALGARY ROW</b>						
Total Sales	163	174	6.75%	427	412	-3.51%
Total Sales Volume	\$53,604,156	\$53,218,625	-0.72%	\$137,824,462	\$123,980,493	-10.04%
Share of Sales with Condo Title	95.71%	90.23%	-5.48%	92.76%	91.34%	-1.42%
New Listings	467	381	-18.42%	1,131	1,093	-3.36%
Inventory	941	947	0.64%	808	1,026	26.98%
Months of Supply	5.77	5.44	-5.72%	5.67	7.47	31.60%
Sales to New Listings Ratio	34.90%	45.67%	10.77%	37.75%	37.69%	-0.06%
Sales to List Price Ratio	97.30%	96.44%	-0.86%	97.00%	96.47%	-0.53%
Days on Market	61	65	7.51%	63	70	11.11%
Benchmark Price	\$297,900	\$284,900	-4.36%	\$296,733	\$284,600	-4.09%
Median Price	\$300,000	\$295,075	-1.64%	\$300,000	\$285,000	-5.00%
Average Price	\$328,860	\$305,854	-7.00%	\$322,774	\$300,924	-6.77%
Index	187	178	-4.34%	186	184	-0.97%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	306	322	5.23%	775	747	-3.61%
Total Sales Volume	\$132,522,094	\$124,070,321	-6.38%	\$316,305,904	\$284,716,263	-9.99%
Share of Sales with Condo Title	56.54%	54.66%	-3.32%	58.23%	57.35%	-1.51%
New Listings	854	701	-17.92%	1,998	1,976	-1.10%
Inventory	1,615	1,714	6.13%	1,359	1,811	33.28%
Months of Supply	5.28	5.32	0.86%	5.26	7.27	38.27%
Sales to New Listings Ratio	35.83%	45.93%	10.10%	38.79%	37.80%	-0.99%
Sales to List Price Ratio	97.46%	96.65%	-0.81%	97.32%	96.41%	-0.91%
Days on Market	53	66	22.73%	58	67	15.52%
Benchmark Price	\$329,700	\$313,500	-4.91%	\$328,900	\$313,667	-4.63%
Median Price	\$351,000	\$330,250	-5.91%	\$336,000	\$325,000	-3.27%
Average Price	\$433,079	\$385,312	-11.03%	\$408,137	\$381,146	-6.61%
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For a list of definitions, see page 26.

March 2019	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
<b>Detached</b>								
City Centre	82	219	37.44%	506	6.17	\$638,300	-8.33%	-1.41%
North East	80	177	45.20%	334	4.18	\$369,200	-1.47%	0.90%
North	109	249	43.78%	434	3.98	\$415,400	-3.78%	-0.10%
North West	125	250	50.00%	463	3.70	\$503,700	-7.15%	0.10%
West	85	211	40.28%	449	5.28	\$688,000	-5.91%	0.04%
South	190	334	56.89%	676	3.56	\$439,700	-7.65%	0.32%
South East	117	230	50.87%	466	3.98	\$432,900	-3.80%	0.37%
East	32	32	100.00%	64	2.00	\$341,600	-1.67%	-0.15%
<b>TOTAL CITY</b>	<b>818</b>	<b>1,702</b>	<b>48.06%</b>	<b>3,393</b>	<b>4.15</b>	<b>\$475,800</b>	<b>-5.37%</b>	<b>0.04%</b>
<b>Apartment</b>								
City Centre	94	316	29.75%	786	8.36	\$277,600	-2.70%	-0.89%
North East	8	19	42.11%	38	4.75	\$228,300	1.33%	-2.97%
North	14	37	37.84%	85	6.07	\$205,300	-9.00%	-0.34%
North West	15	45	33.33%	123	8.20	\$227,400	-5.68%	0.26%
West	21	53	39.62%	148	7.05	\$231,000	-4.31%	-2.04%
South	19	64	29.69%	170	8.95	\$219,800	-0.63%	1.67%
South East	11	36	30.56%	108	9.82	\$242,300	1.55%	-1.30%
East	7	7	100.00%	30	4.29	\$187,600	-0.05%	-2.49%
<b>TOTAL CITY</b>	<b>189</b>	<b>577</b>	<b>32.76%</b>	<b>1,488</b>	<b>7.87</b>	<b>\$250,600</b>	<b>-2.64%</b>	<b>-0.67%</b>
<b>Semi-detached</b>								
City Centre	46	131	35.11%	353	7.67	\$700,800	-9.45%	-1.74%
North East	17	29	58.62%	68	4.00	\$289,500	-2.66%	0.31%
North	18	19	94.74%	46	2.56	\$321,400	1.16%	0.37%
North West	9	32	28.13%	62	6.89	\$366,000	-5.96%	-0.35%
West	19	37	51.35%	79	4.16	\$481,600	-6.27%	-0.12%
South	16	29	55.17%	73	4.56	\$311,600	-6.62%	0.65%
South East	17	27	62.96%	60	3.53	\$308,400	-3.99%	1.25%
East	6	16	37.50%	26	4.33	\$286,800	-2.32%	-0.14%
<b>TOTAL CITY</b>	<b>148</b>	<b>320</b>	<b>46.25%</b>	<b>767</b>	<b>5.18</b>	<b>\$391,000</b>	<b>-5.85%</b>	<b>-0.38%</b>
<b>Row</b>								
City Centre	24	88	27.27%	220	9.17	\$445,300	-4.54%	2.30%
North East	19	34	55.88%	106	5.58	\$192,600	-4.08%	1.32%
North	24	53	45.28%	141	5.88	\$246,900	-7.08%	-0.96%
North West	15	31	48.39%	81	5.40	\$298,000	-2.61%	-0.07%
West	28	52	53.85%	124	4.43	\$318,400	-4.78%	-3.10%
South	25	67	37.31%	152	6.08	\$246,300	-4.28%	-0.53%
South East	34	45	75.56%	103	3.03	\$282,200	-3.72%	1.51%
East	5	12	41.67%	20	4.00	\$162,200	-8.52%	2.59%
<b>TOTAL CITY</b>	<b>174</b>	<b>381</b>	<b>45.67%</b>	<b>947</b>	<b>5.44</b>	<b>\$284,900</b>	<b>-4.36%</b>	<b>0.11%</b>

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

## City of Calgary

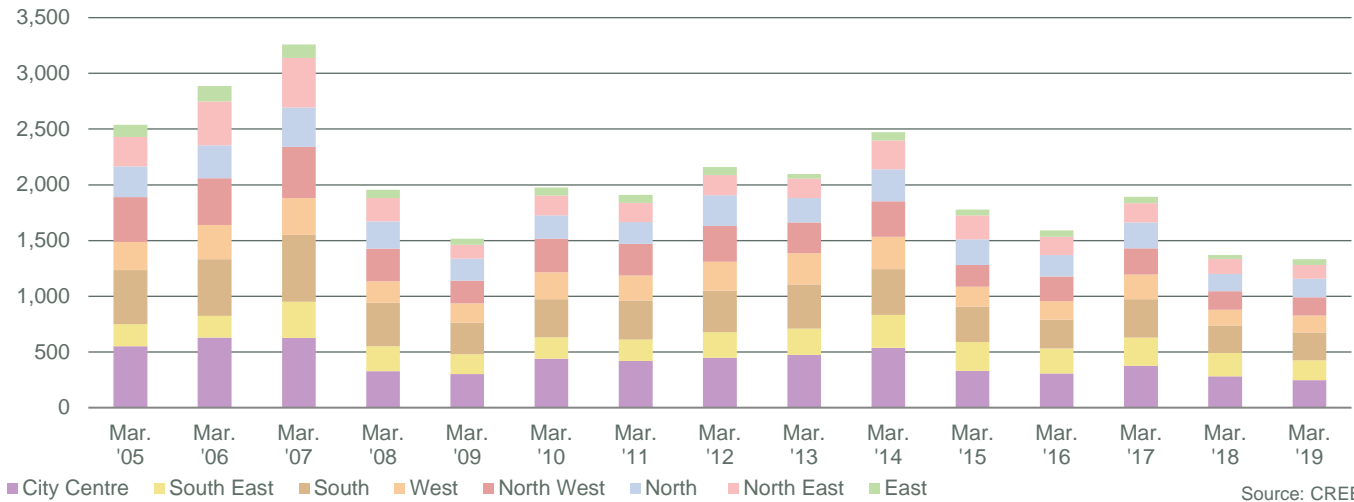
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Mar. 2019

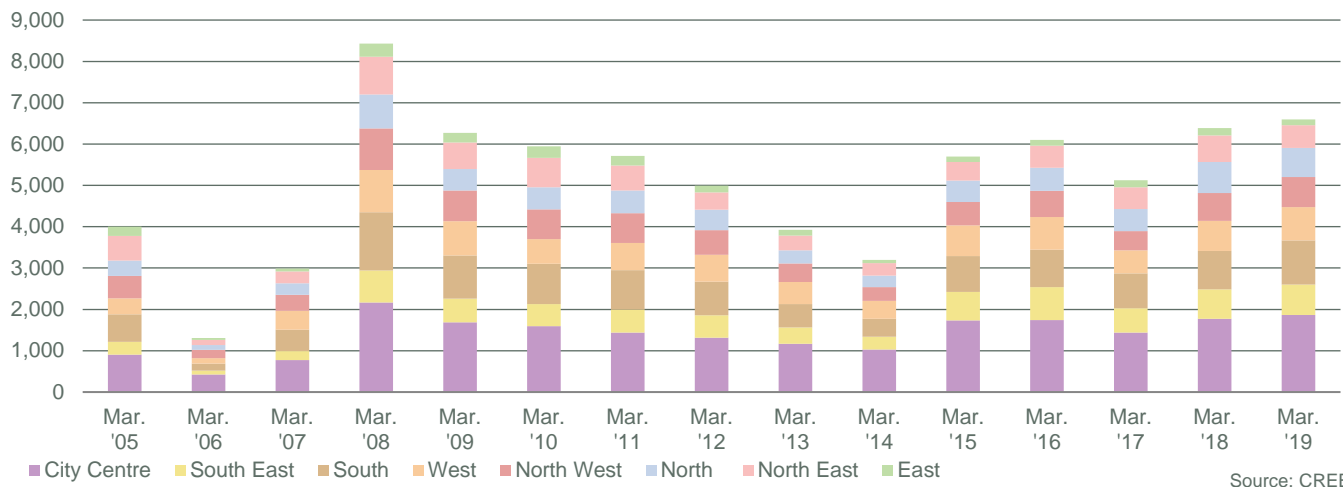
TOTAL SALES

MARCH



TOTAL INVENTORY

MARCH

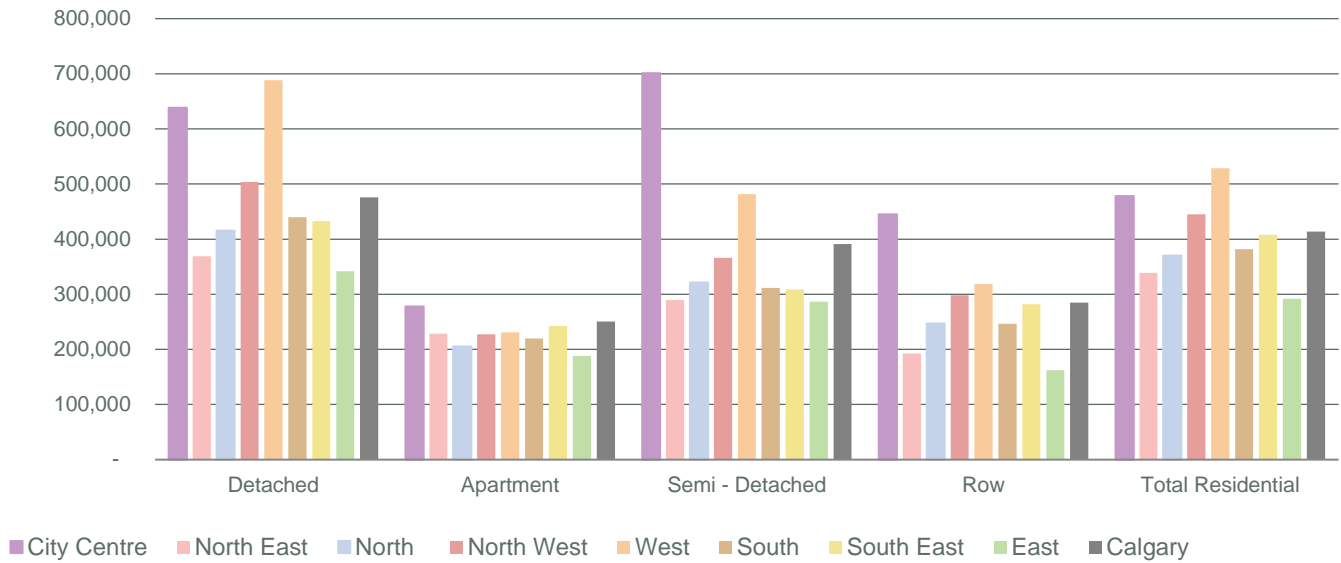


MONTHS OF SUPPLY

MARCH

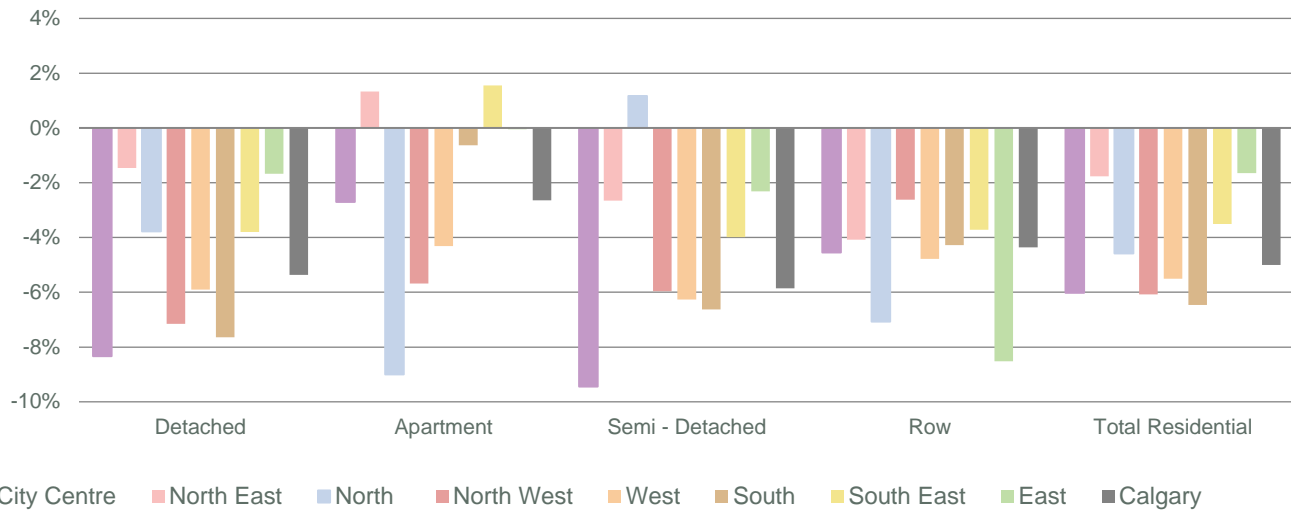


## BENCHMARK PRICE - MARCH



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

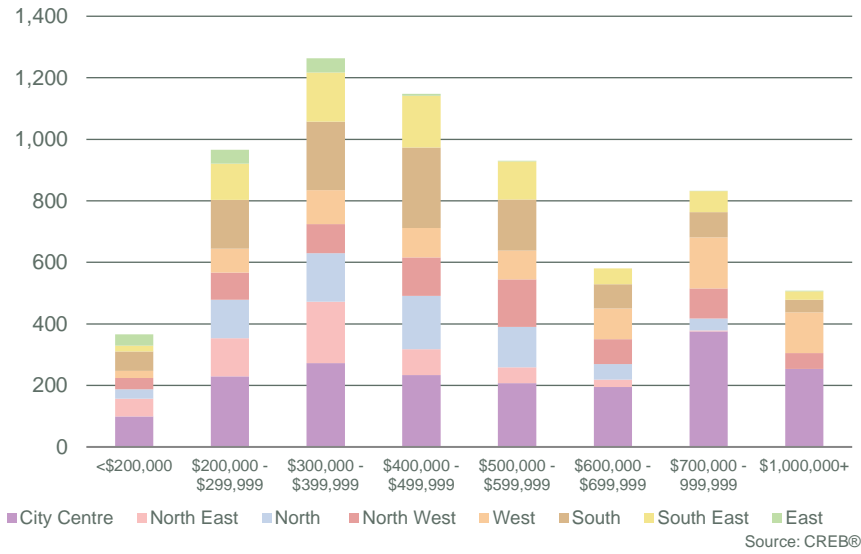


Source: CREB®

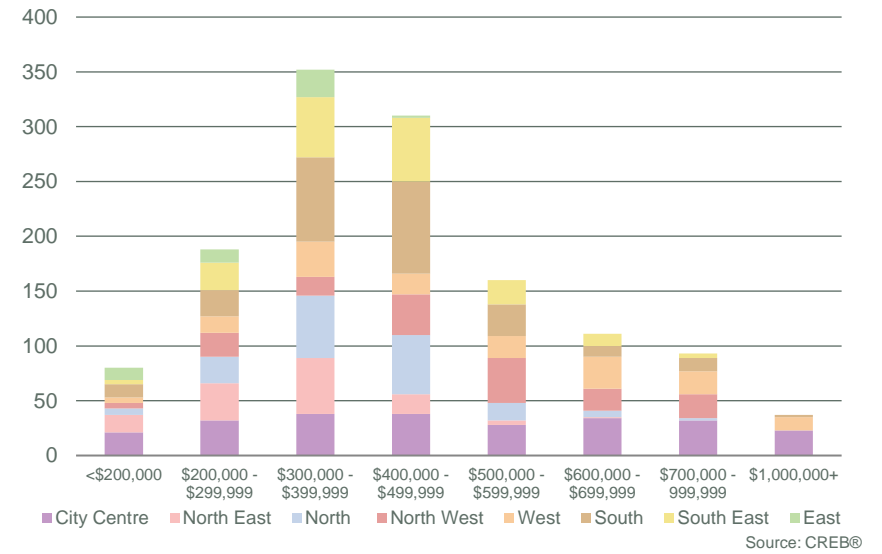
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

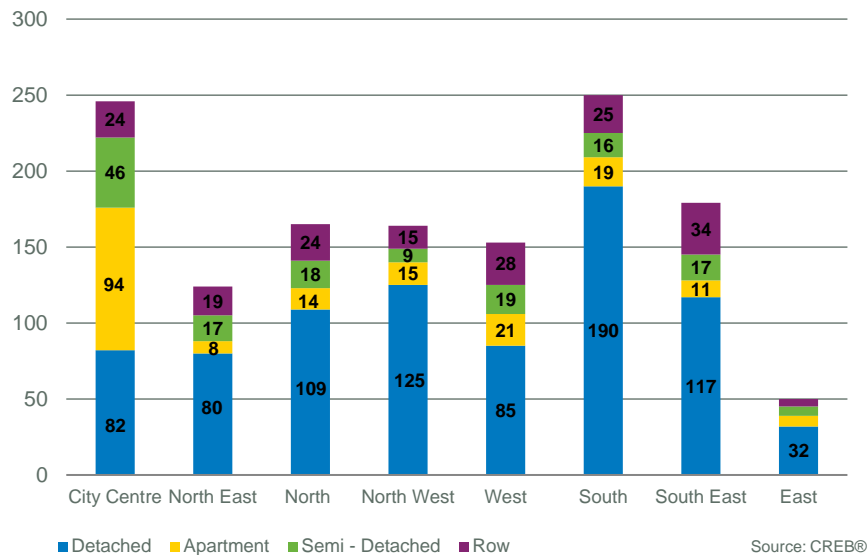
TOTAL INVENTORY BY PRICE RANGE - MARCH



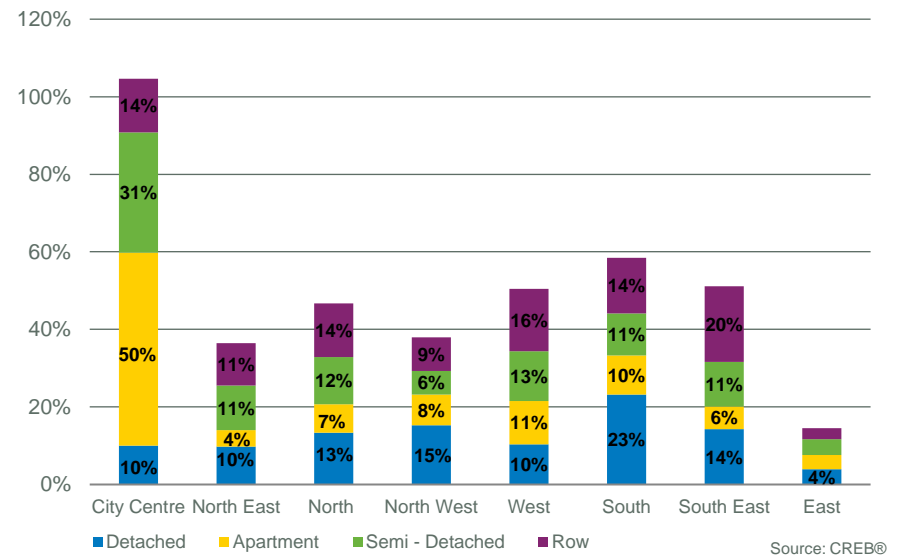
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



SHARE OF CITY WIDE SALES - MARCH

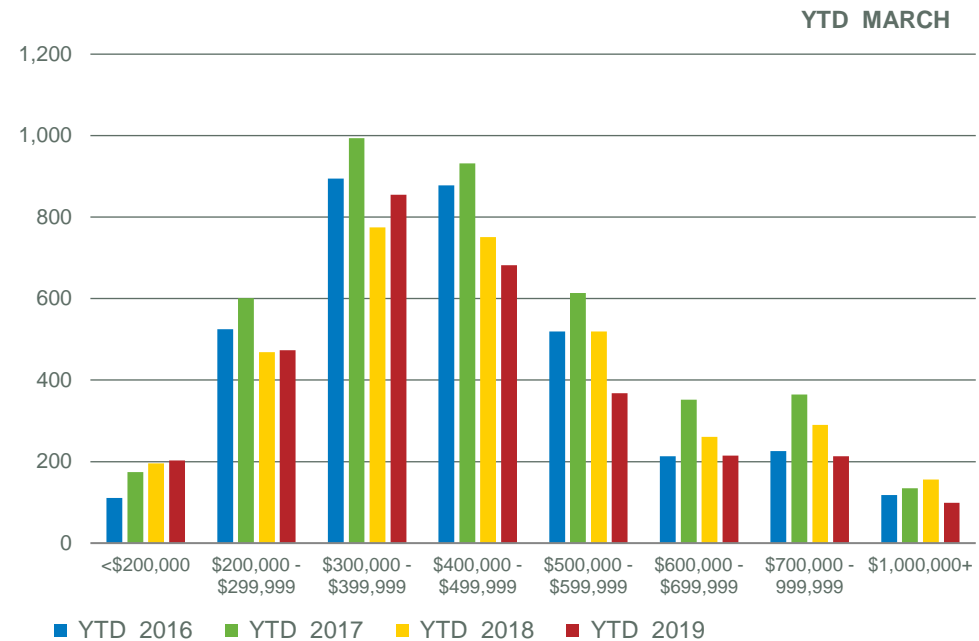




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,268	1,320	1,172	795
New Listings	2,456	2,403	3,445	3,564	4,367	3,869	2,962	3,057	3,086	2,437	1,915	1,044
Inventory	4,640	5,207	6,389	7,334	8,459	8,831	8,475	8,141	7,963	7,340	6,537	4,917
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700	426,300	422,600	418,500
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	412,750	410,250	396,625	400,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	465,924	468,444	443,533	448,753
Index	199	200	200	201	201	201	200	199	197	196	194	193
<b>2019</b>												
Sales	802	977	1,329									
New Listings	2,573	2,209	2,980									
Inventory	5,497	5,899	6,595									
Days on Market	71	64	61									
Benchmark Price	414,800	414,400	413,900									
Median Price	390,750	399,900	412,500									
Average Price	450,779	460,569	460,234									
Index	191	191	190									

	Mar-18	Mar-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	83	80	196	201
\$200,000 - \$299,999	176	188	469	473
\$300,000 - \$349,999	134	154	379	372
\$350,000 - \$399,999	155	198	396	483
\$400,000 - \$449,999	171	176	451	380
\$450,000 - \$499,999	112	133	300	302
\$500,000 - \$549,999	132	85	296	210
\$550,000 - \$599,999	97	74	223	158
\$600,000 - \$649,999	73	61	154	115
\$650,000 - \$699,999	47	50	107	100
\$700,000 - \$799,999	60	48	153	121
\$800,000 - \$899,999	49	30	92	58
\$900,000 - \$999,999	16	15	45	34
\$1,000,000 - \$1,249,999	32	15	72	39
\$1,250,000 - \$1,499,999	12	12	37	28
\$1,500,000 - \$1,749,999	9	2	19	6
\$1,750,000 - \$1,999,999	4	4	12	11
\$2,000,000 - \$2,499,999	6	1	11	8
\$2,500,000 - \$2,999,999	1	1	3	1
\$3,000,000 - \$3,499,999	-	1	2	2
\$3,500,000 - \$3,999,999	-	1	-	3
\$4,000,000 +	-	-	-	1
	1,369	1,329	3,417	3,108

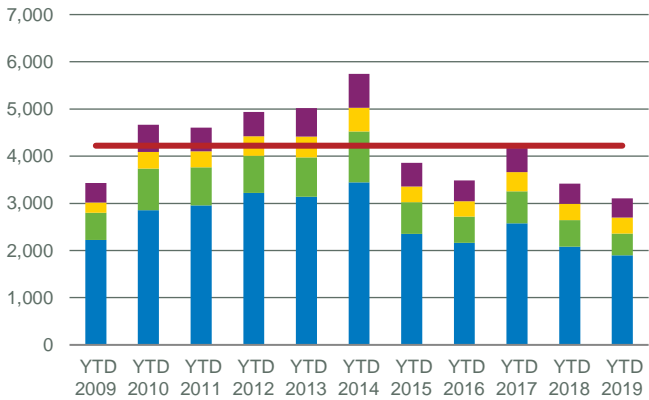
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

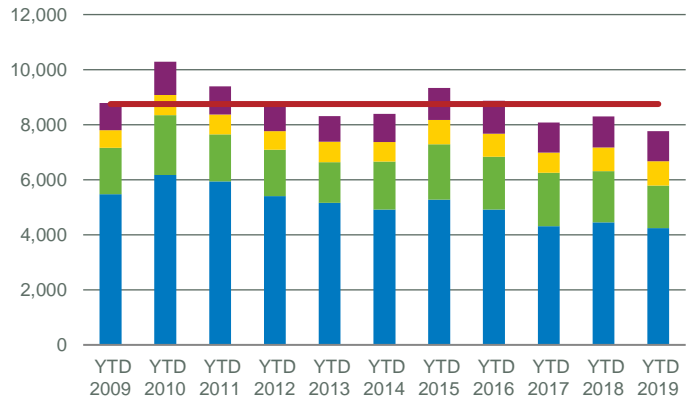
YTD MARCH



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

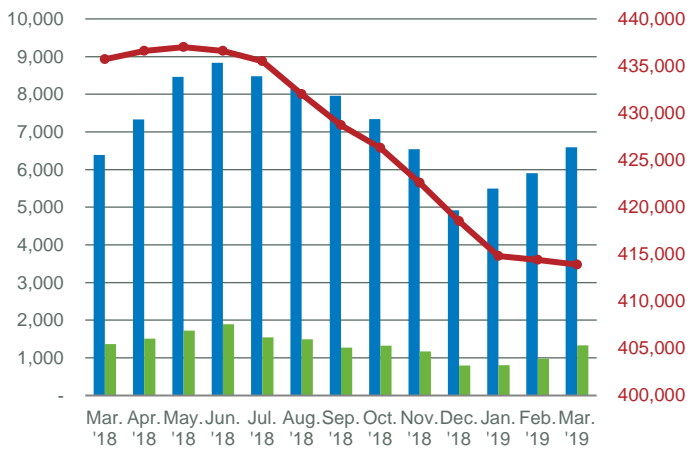
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



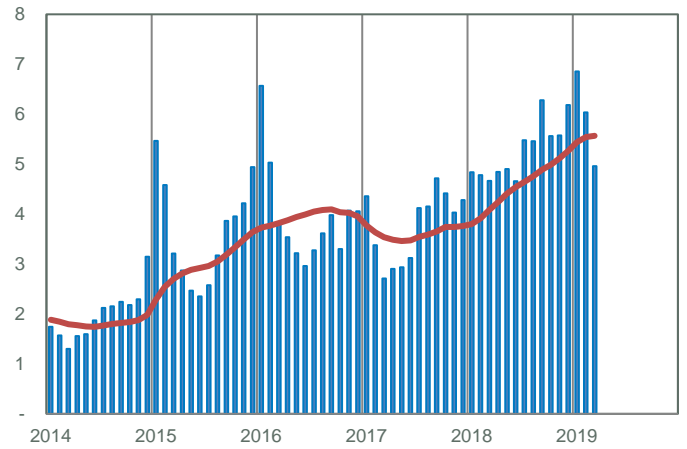
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



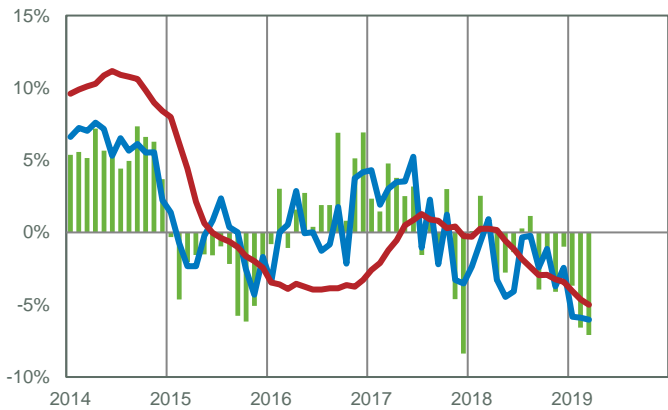
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



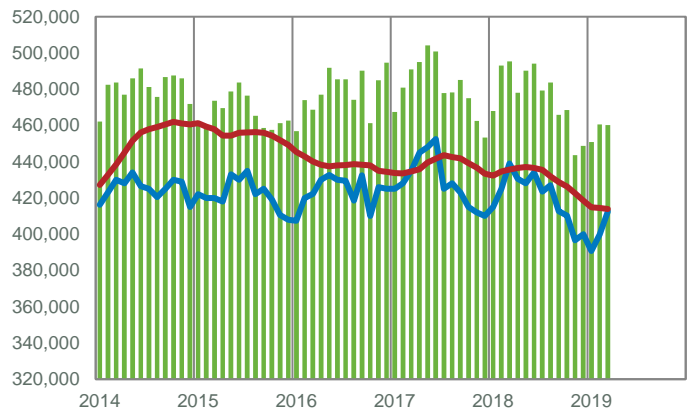
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

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

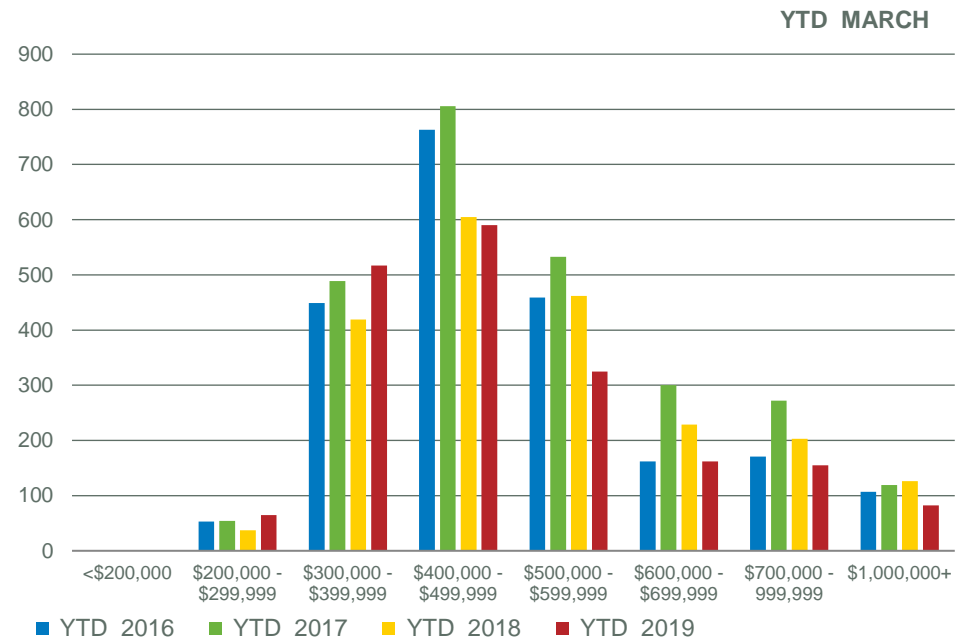


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	496
New Listings	1,288	1,295	1,870	2,005	2,661	2,304	1,732	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,505	4,817	4,594	4,446	4,356	3,987	3,508	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100	490,200	486,000	481,400
Median Price	474,000	497,000	509,450	495,000	500,000	496,500	485,000	485,000	470,500	470,000	455,500	450,000
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,720	563,704	539,455	543,462	532,883	511,103
Index	205	206	207	207	207	206	206	204	203	201	200	198
<b>2019</b>												
Sales	486	593	818									
New Listings	1,359	1,182	1,702									
Inventory	2,844	2,993	3,393									
Days on Market	67	62	57									
Benchmark Price	476,500	475,600	475,800									
Median Price	443,950	459,900	460,000									
Average Price	521,288	540,957	528,426									
Index	196	195	195									

	Mar-18	Mar-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	1
\$200,000 - \$299,999	18	23	37	65
\$300,000 - \$399,999	53	71	147	171
\$350,000 - \$399,999	100	134	272	346
\$400,000 - \$449,999	139	149	357	320
\$450,000 - \$499,999	92	117	248	270
\$500,000 - \$549,999	118	77	270	188
\$550,000 - \$599,999	81	64	192	137
\$600,000 - \$649,999	65	49	129	88
\$650,000 - \$699,999	43	35	100	74
\$700,000 - \$799,999	40	31	108	79
\$800,000 - \$899,999	33	25	62	49
\$900,000 - \$999,999	12	13	33	27
\$1,000,000 - \$1,249,999	22	11	55	29
\$1,250,000 - \$1,499,999	11	10	30	24
\$1,500,000 - \$1,749,999	8	2	16	5
\$1,750,000 - \$1,999,999	3	3	11	9
\$2,000,000 - \$2,499,999	5	1	9	8
\$2,500,000 - \$2,999,999	1	1	3	1
\$3,000,000 - \$3,499,999	-	1	2	2
\$3,500,000 - \$3,999,999	-	1	-	3
\$4,000,000 +	-	-	-	1
	844	818	2,081	1,897

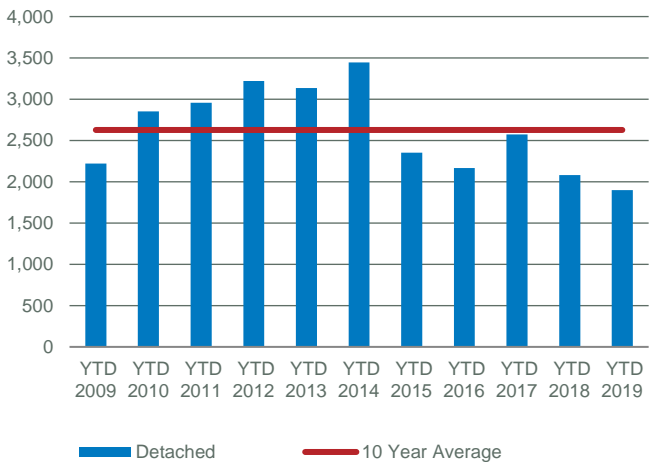
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

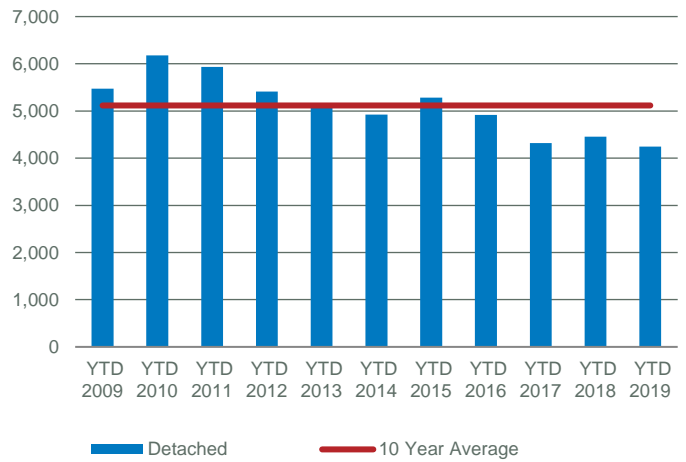
YTD MARCH



Source: CREB®

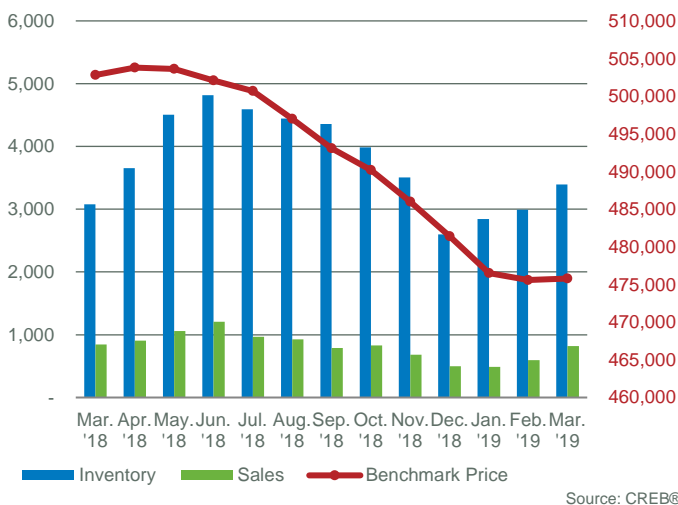
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MARCH



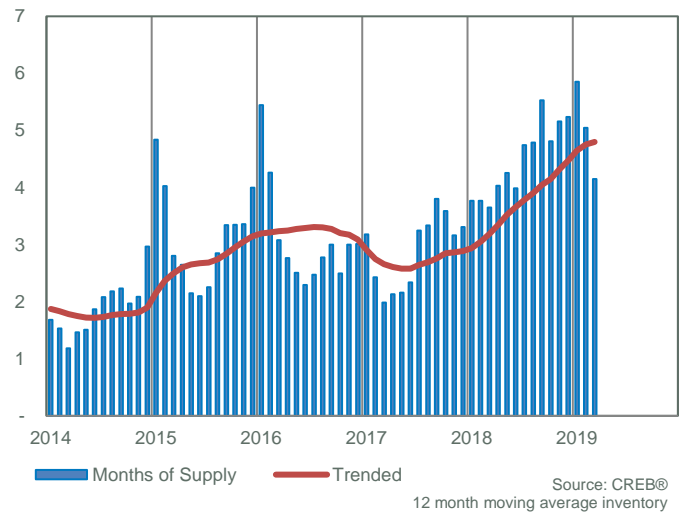
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



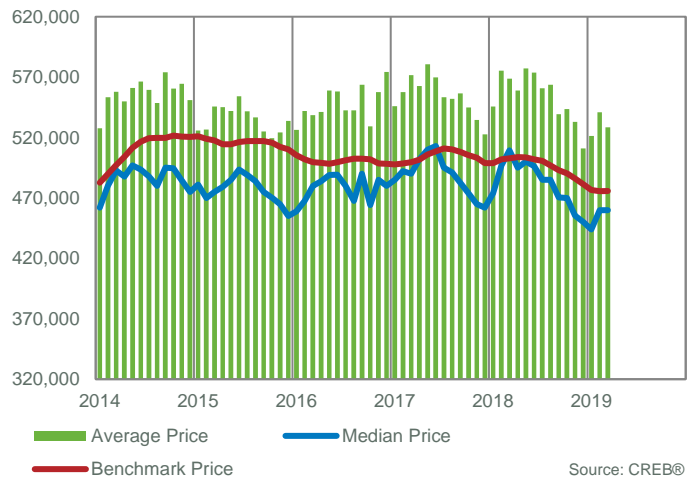
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

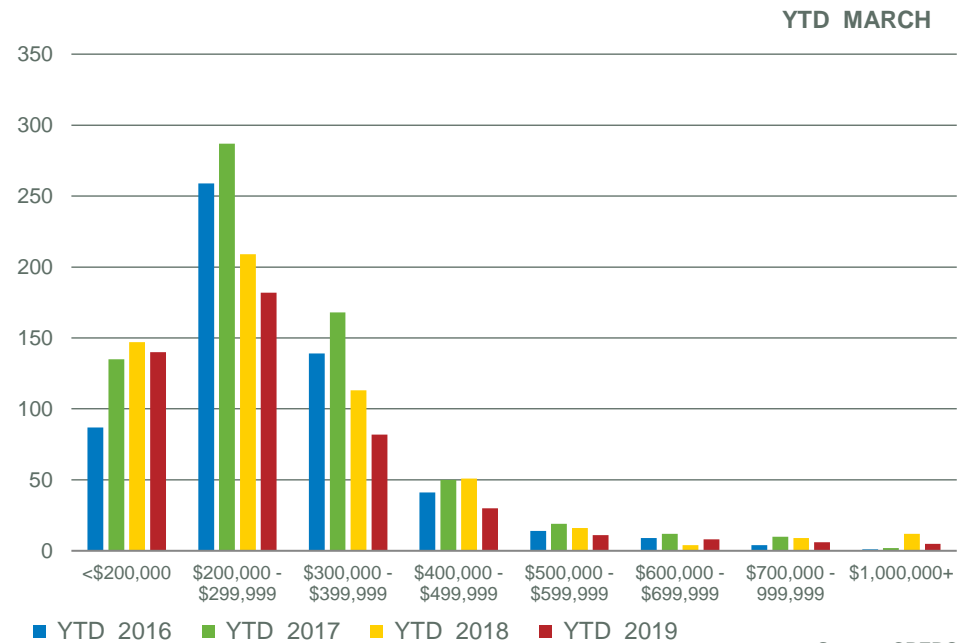


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	145	197	219	261	282	292	254	242	212	213	239	106
New Listings	588	544	721	725	776	659	541	546	560	473	345	213
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,325	1,030
Days on Market	76	68	64	59	59	59	62	71	66	69	65	74
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200	257,200	252,800	251,500
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	242,000	240,000
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	275,078	283,619
Index	177	177	178	178	177	179	180	178	178	178	175	174
<b>2019</b>												
Sales	125	150	189									
New Listings	516	450	577									
Inventory	1,179	1,303	1,488									
Days on Market	80	71	74									
Benchmark Price	251,300	252,300	250,600									
Median Price	225,000	250,000	249,000									
Average Price	271,209	285,468	292,743									
Index	174	174	173									

	Mar-18	Mar-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	62	60	147	138
\$200,000 - \$299,999	76	69	209	182
\$300,000 - \$349,999	32	18	72	53
\$350,000 - \$399,999	18	15	41	29
\$400,000 - \$449,999	11	9	35	21
\$450,000 - \$499,999	6	2	16	9
\$500,000 - \$549,999	3	1	8	6
\$550,000 - \$599,999	2	4	8	5
\$600,000 - \$649,999	1	6	4	7
\$650,000 - \$699,999	-	-	-	1
\$700,000 - \$799,999	1	2	2	3
\$800,000 - \$899,999	2	1	5	1
\$900,000 - \$999,999	2	-	2	2
\$1,000,000 - \$1,249,999	1	-	3	1
\$1,250,000 - \$1,499,999	-	1	5	2
\$1,500,000 - \$1,749,999	1	-	2	-
\$1,750,000 - \$1,999,999	1	1	1	2
\$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 +	-	-	-	-
	219	189	561	464

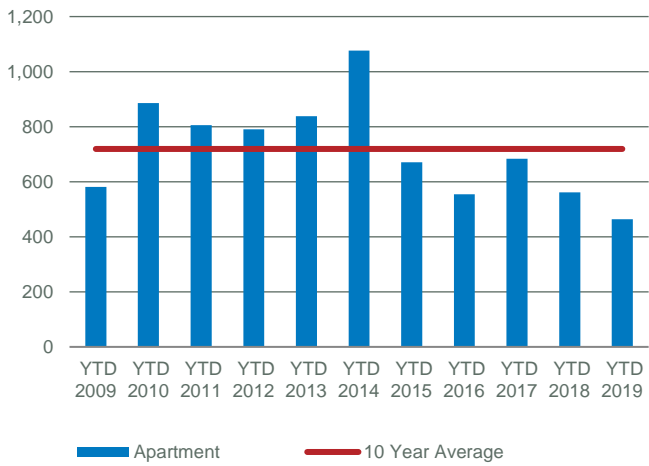
## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

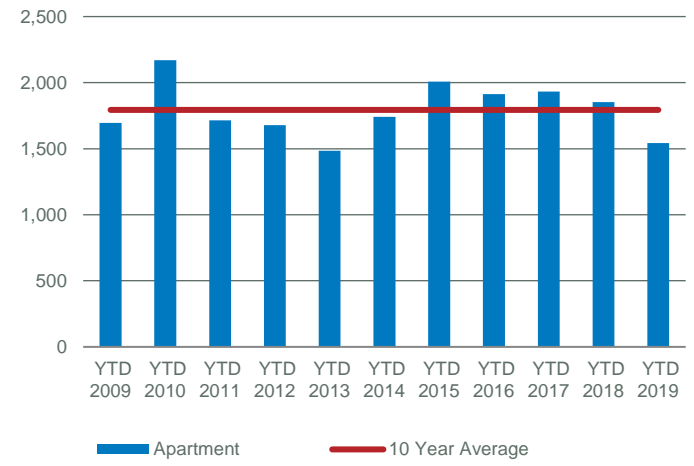
CITY OF CALGARY APARTMENT SALES

YTD MARCH

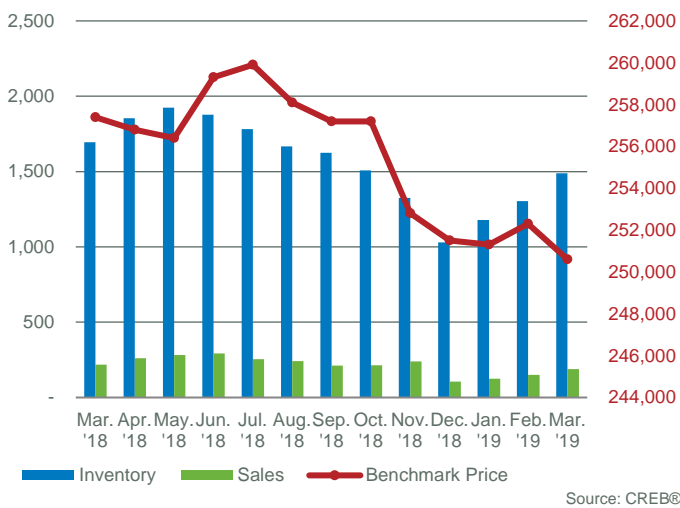


CITY OF CALGARY APARTMENT NEW LISTINGS

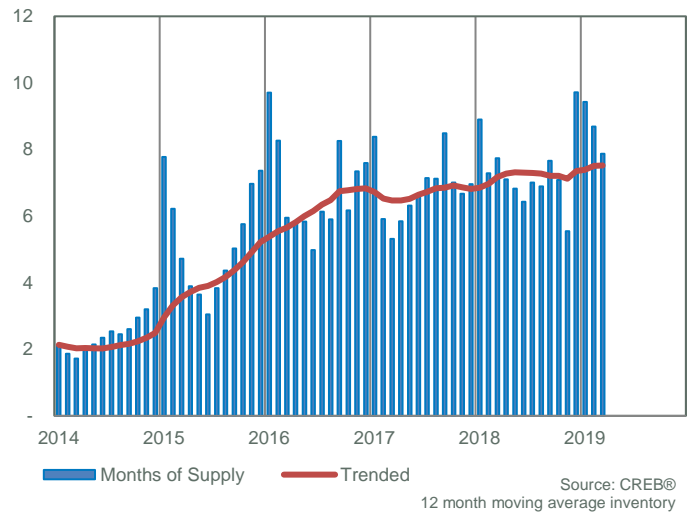
YTD MARCH



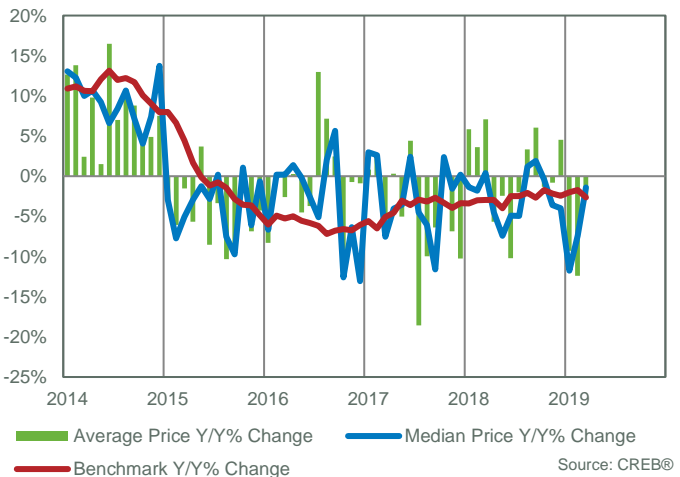
CITY OF CALGARY APARTMENT INVENTORY AND SALES



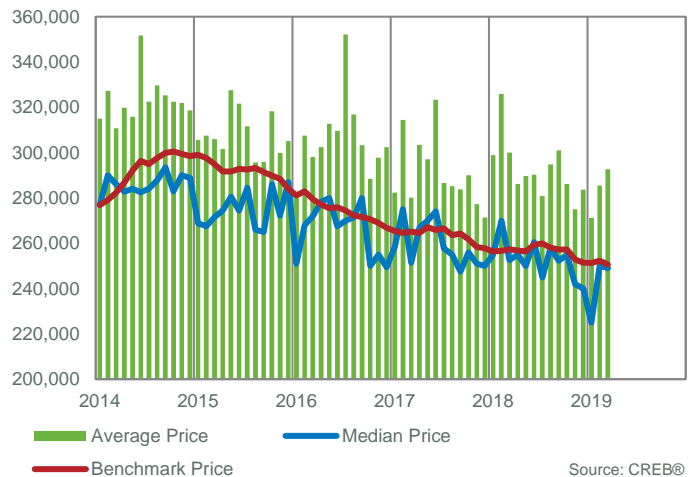
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



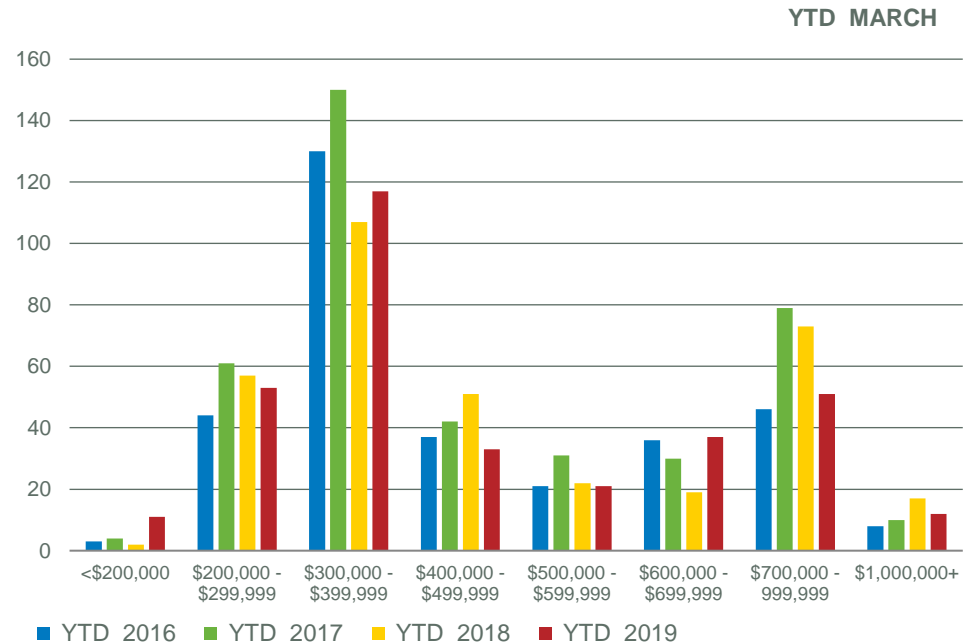
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	99	106	143	155	156	183	150	142	122	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	204	110
Inventory	447	533	674	756	861	919	901	890	852	816	753	571
Days on Market	62	48	45	52	52	47	48	56	56	60	78	79
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400	403,400	400,700	397,500
Median Price	376,500	402,815	445,000	421,000	402,844	408,180	395,750	413,750	370,750	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	447,913	477,262	437,269	467,019
Index	209	210	210	211	210	210	210	208	206	204	203	201
<b>2019</b>												
Sales	84	103	148									
New Listings	308	255	320									
Inventory	650	692	767									
Days on Market	67	59	66									
Benchmark Price	393,100	392,500	391,000									
Median Price	395,250	385,000	389,000									
Average Price	498,689	465,963	478,728									
Index	199	198	198									

	Mar-18	Mar-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	3	2	11
\$200,000 - \$299,999	23	23	57	53
\$300,000 - \$349,999	18	27	63	57
\$350,000 - \$399,999	21	26	44	60
\$400,000 - \$449,999	12	9	31	20
\$450,000 - \$499,999	7	7	20	13
\$500,000 - \$549,999	5	4	9	9
\$550,000 - \$599,999	5	3	13	12
\$600,000 - \$649,999	5	5	15	13
\$650,000 - \$699,999	3	15	4	24
\$700,000 - \$799,999	18	15	40	38
\$800,000 - \$899,999	13	4	24	8
\$900,000 - \$999,999	2	2	9	5
\$1,000,000 - \$1,249,999	9	4	14	9
\$1,250,000 - \$1,499,999	1	1	2	2
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	143	148	348	335

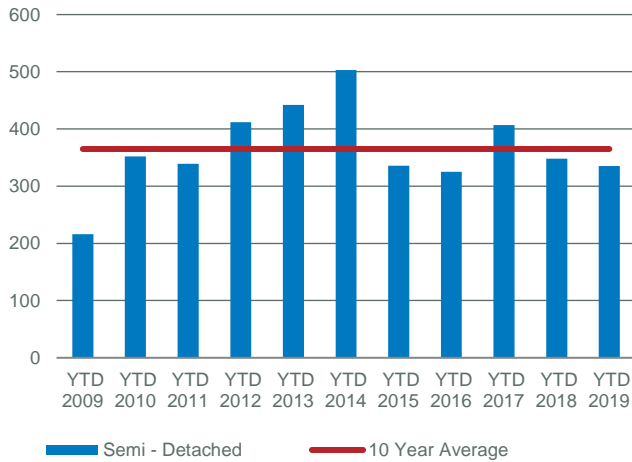
## CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

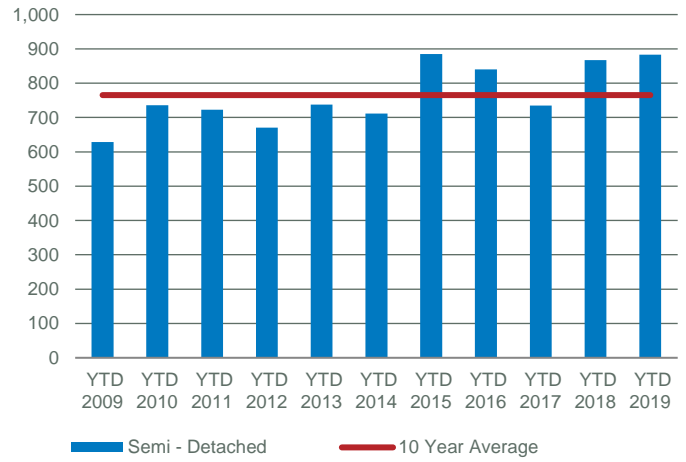
YTD MARCH



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



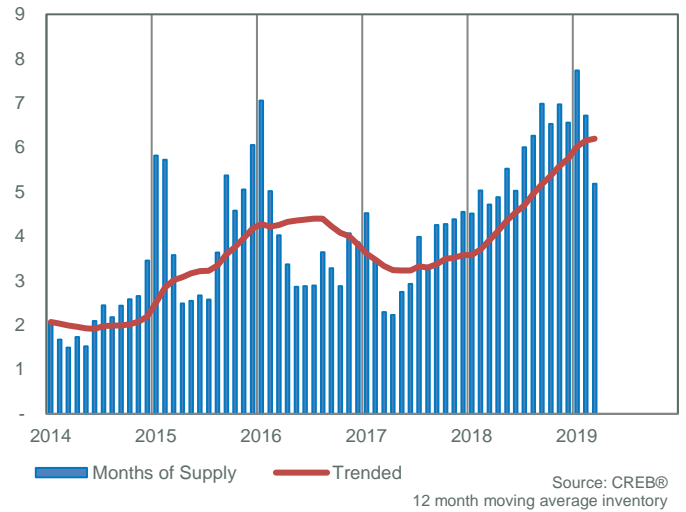
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



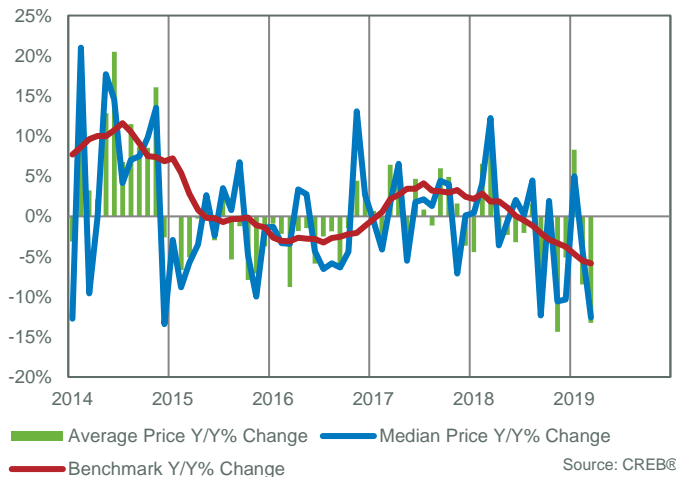
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



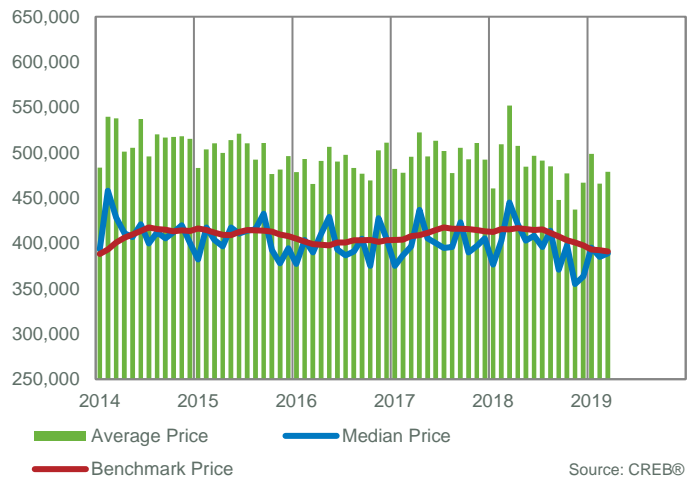
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



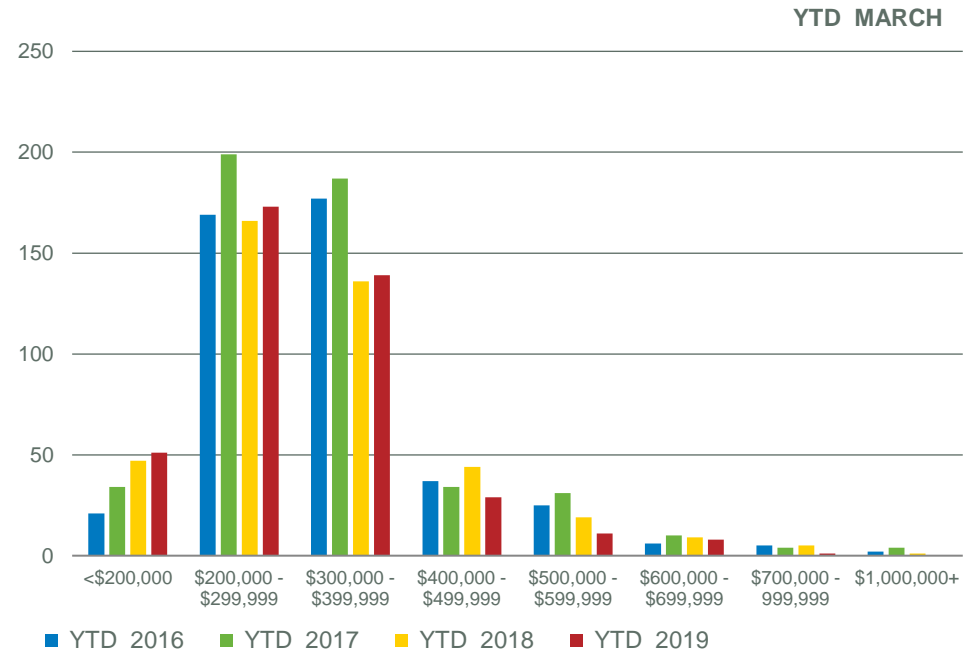
Source: CREB®



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	131	133	163	192	228	211	175	179	146	153	145	106
New Listings	346	318	467	486	514	496	390	368	415	297	279	147
Inventory	703	779	941	1,073	1,169	1,218	1,199	1,137	1,131	1,029	951	718
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200	293,400	292,900	288,400
Median Price	295,000	300,000	300,000	308,950	308,450	293,500	292,500	300,000	299,000	289,900	289,000	295,250
Average Price	314,512	323,453	328,860	334,402	337,798	317,123	305,903	323,800	323,639	308,489	306,841	307,143
Index	186	185	187	188	190	189	188	186	184	184	183	181
<b>2019</b>												
Sales	107	131	174									
New Listings	390	322	381									
Inventory	824	911	947									
Days on Market	85	64	65									
Benchmark Price	284,300	284,600	284,900									
Median Price	284,000	281,000	295,075									
Average Price	302,691	292,931	305,854									
Index	178	178	178									

	Mar-18	Mar-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	21	17	47	51
\$200,000 - \$299,999	59	73	166	173
\$300,000 - \$349,999	31	38	97	91
\$350,000 - \$399,999	16	23	39	48
\$400,000 - \$449,999	9	9	28	19
\$450,000 - \$499,999	7	7	16	10
\$500,000 - \$549,999	6	3	9	7
\$550,000 - \$599,999	9	3	10	4
\$600,000 - \$649,999	2	1	6	7
\$650,000 - \$699,999	1	-	3	1
\$700,000 - \$799,999	1	-	3	1
\$800,000 - \$899,999	1	-	1	-
\$900,000 - \$999,999	-	-	1	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	163	174	427	412

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

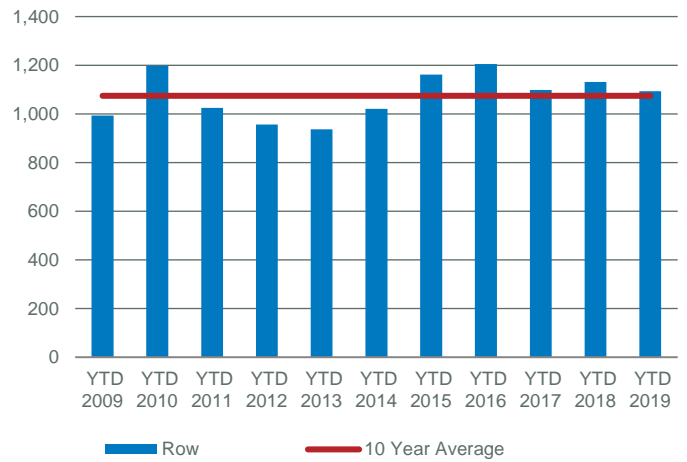
YTD MARCH



Source: CREB®

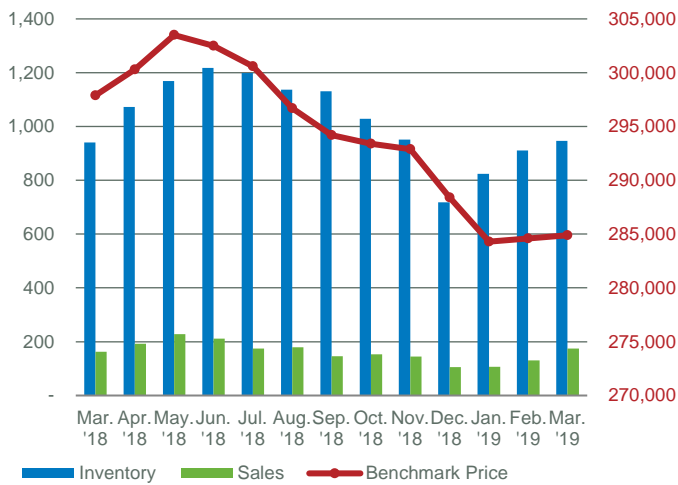
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



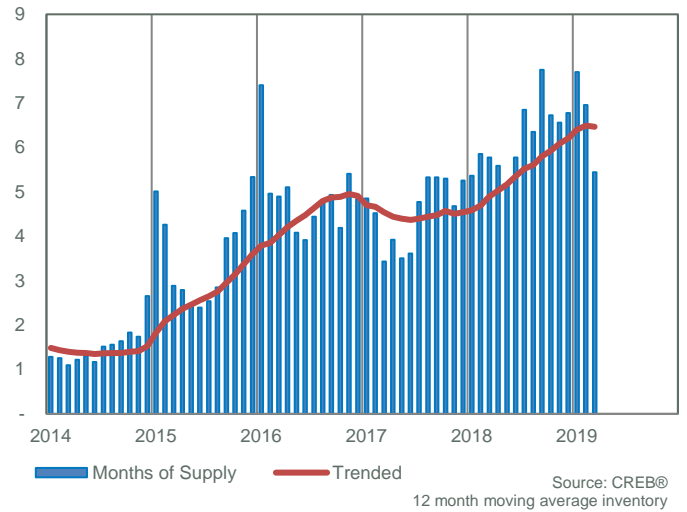
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



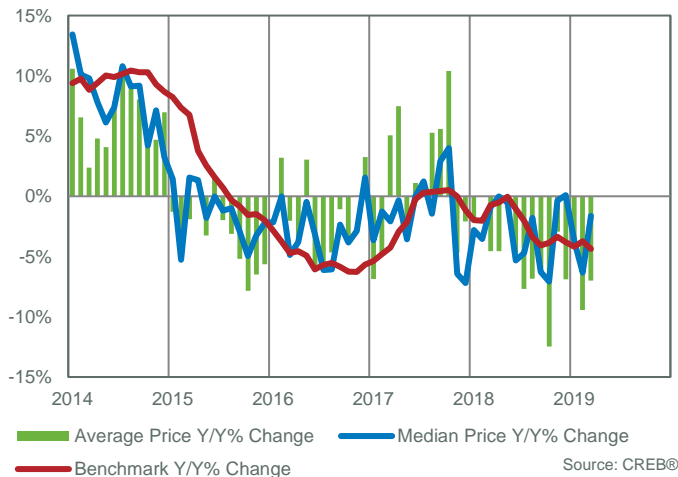
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



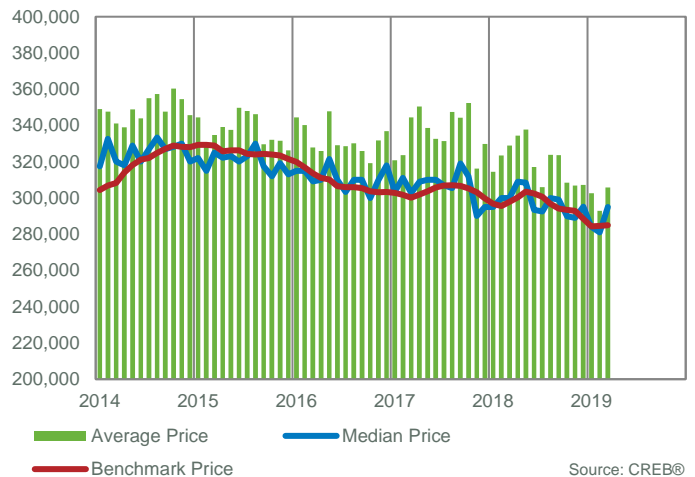
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

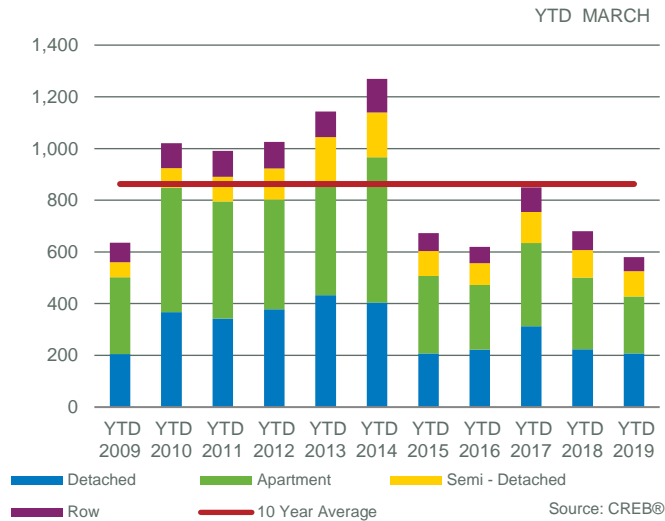
CITY OF CALGARY ROW PRICES



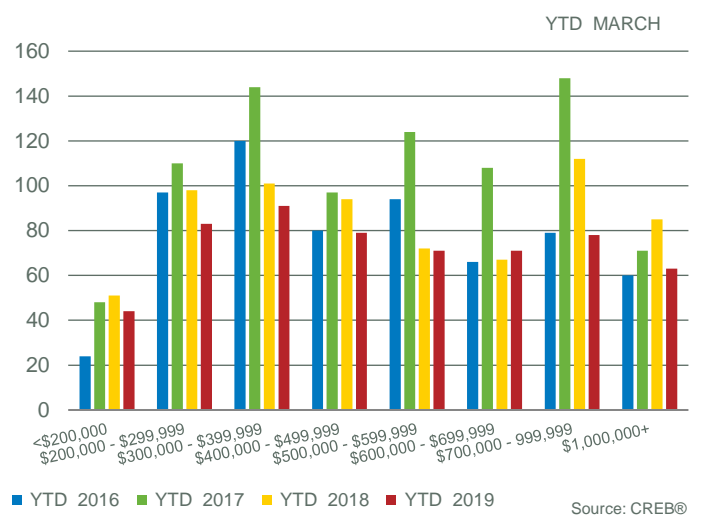
Source: CREB®

CITY CENTRE

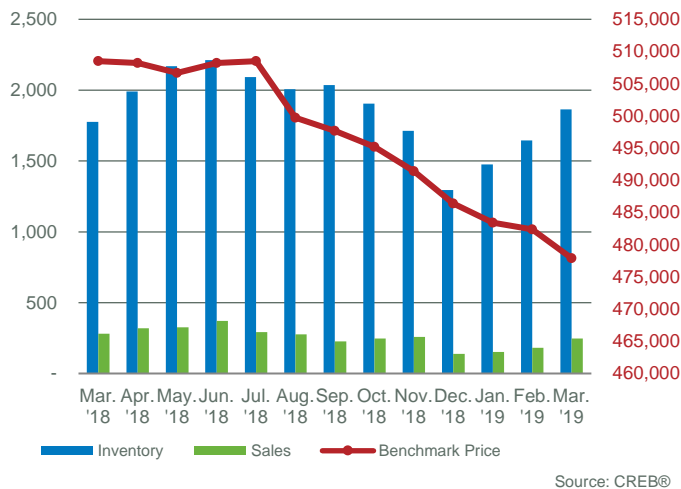
CITY CENTRE TOTAL SALES



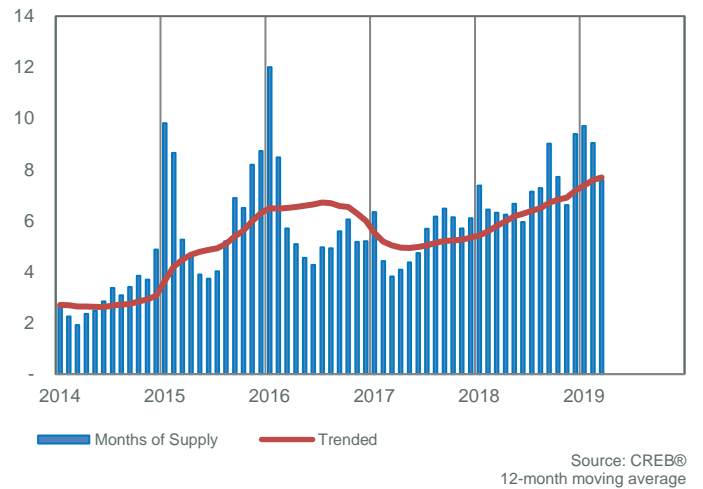
CITY CENTRE TOTAL SALES BY PRICE RANGE



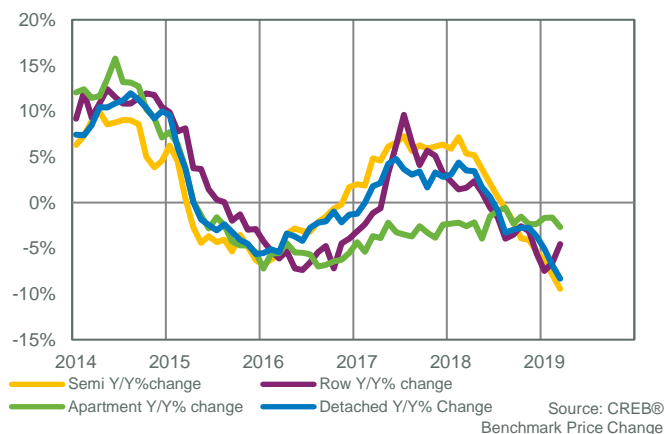
CITY CENTRE INVENTORY AND SALES



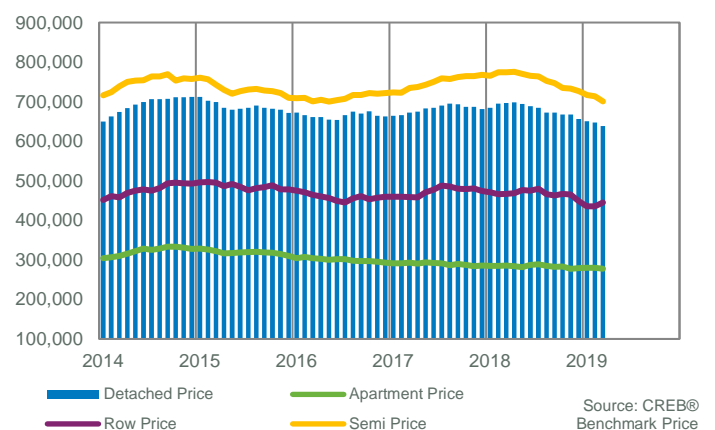
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

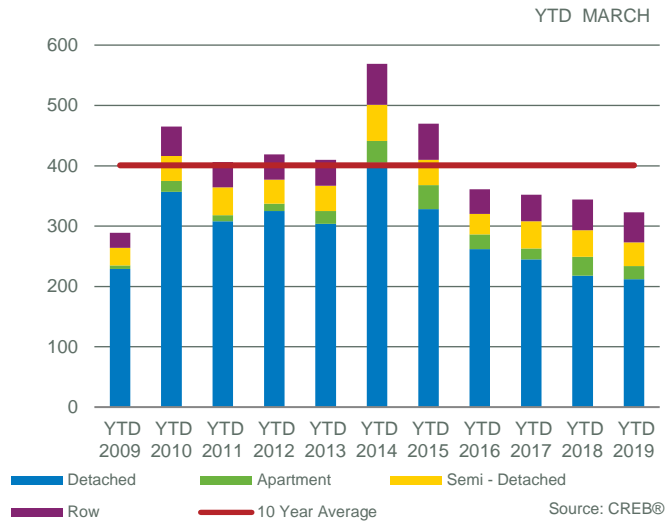


CITY CENTRE PRICES

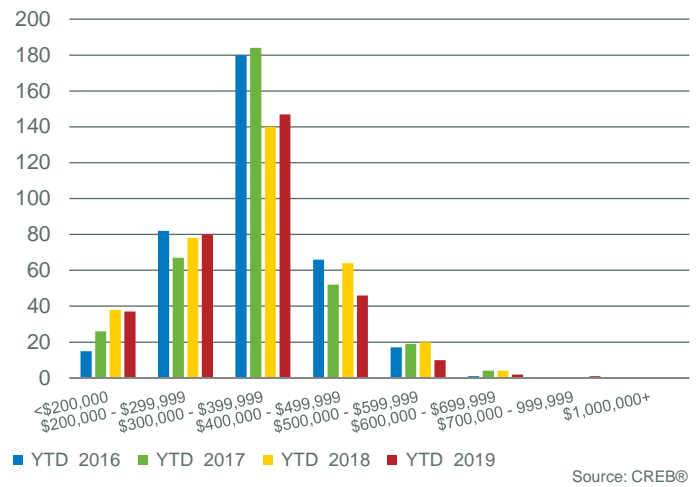


**NORTHEAST**

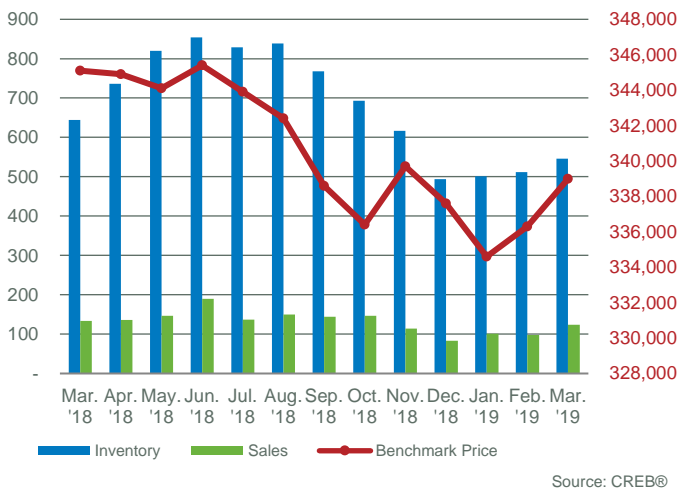
**NORTHEAST TOTAL SALES**



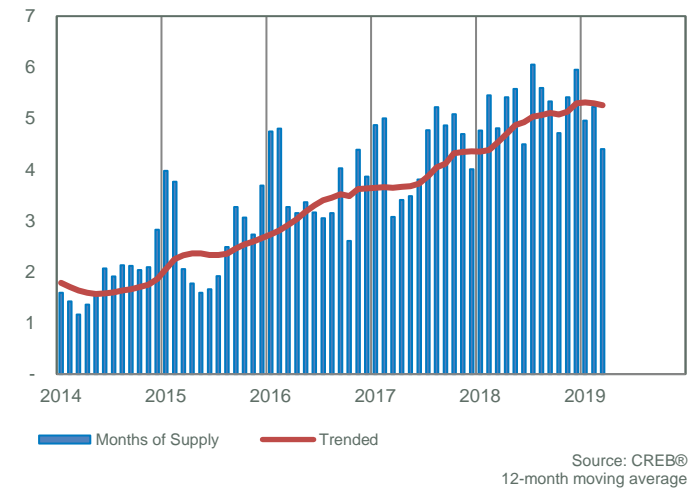
**NORTHEAST TOTAL SALES BY PRICE RANGE**



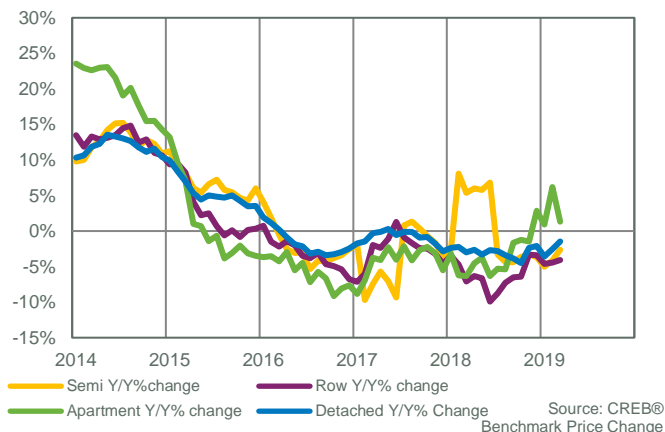
**NORTHEAST INVENTORY AND SALES**



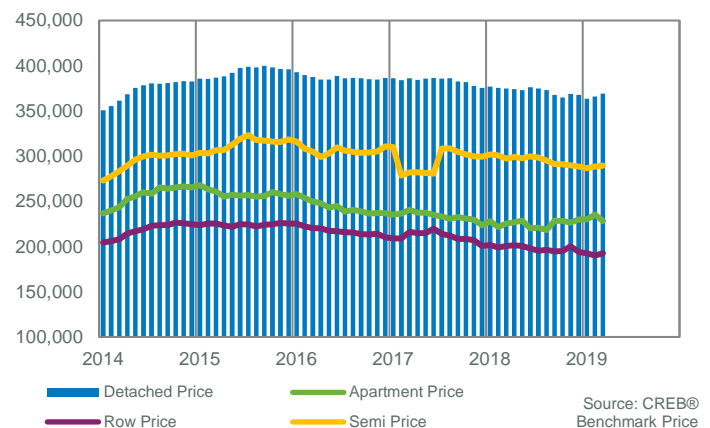
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

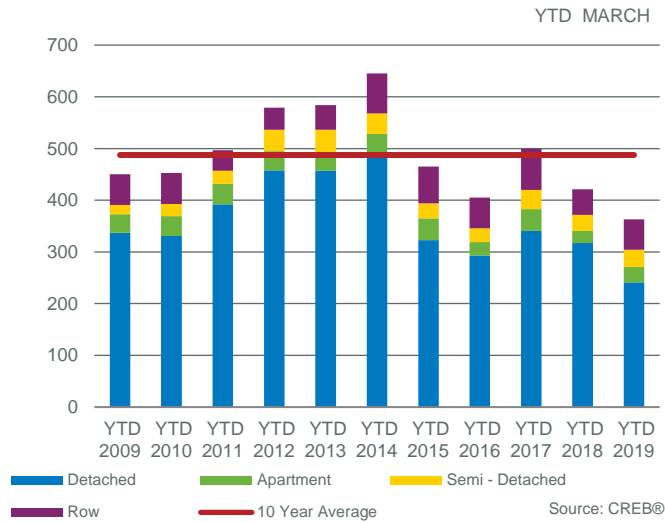


**NORTHEAST PRICES**

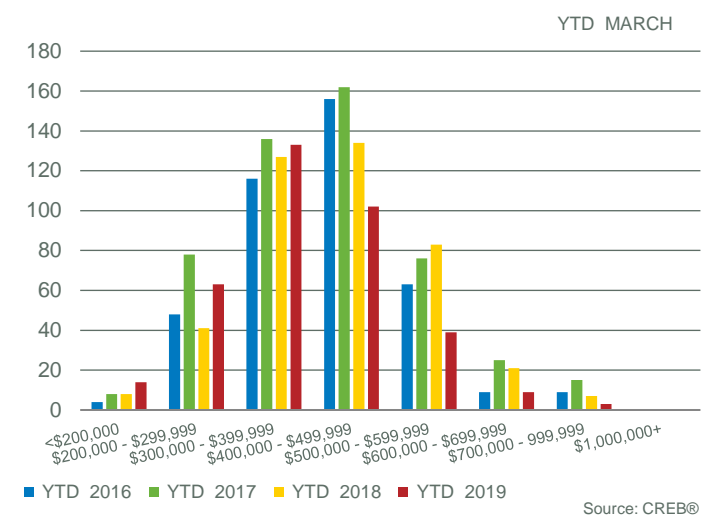


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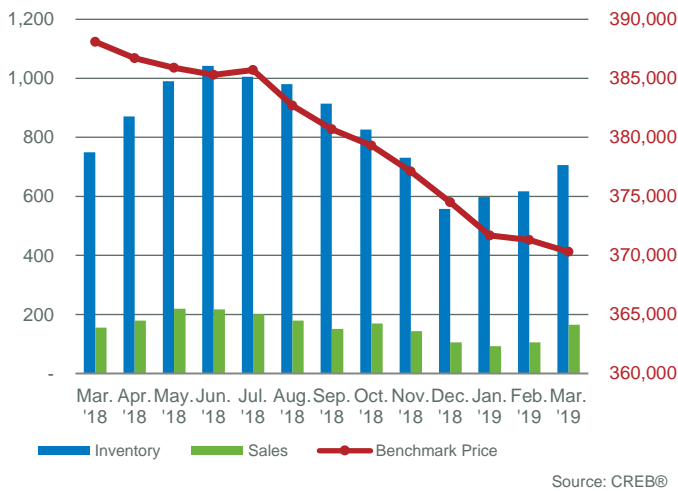
**NORTH TOTAL SALES**



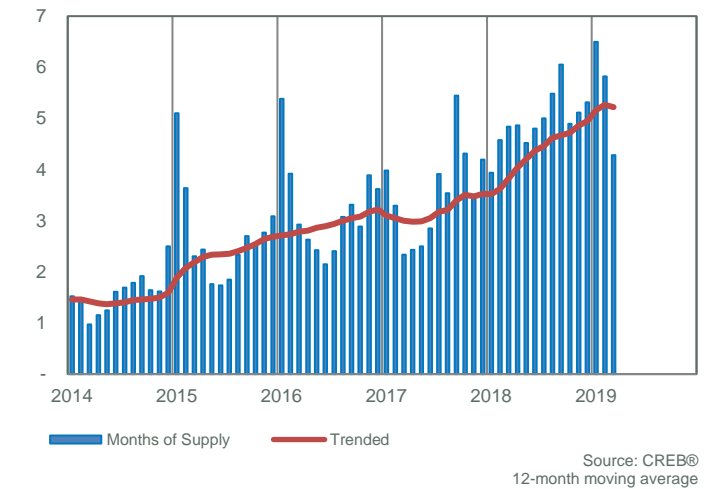
**NORTH TOTAL SALES BY PRICE RANGE**



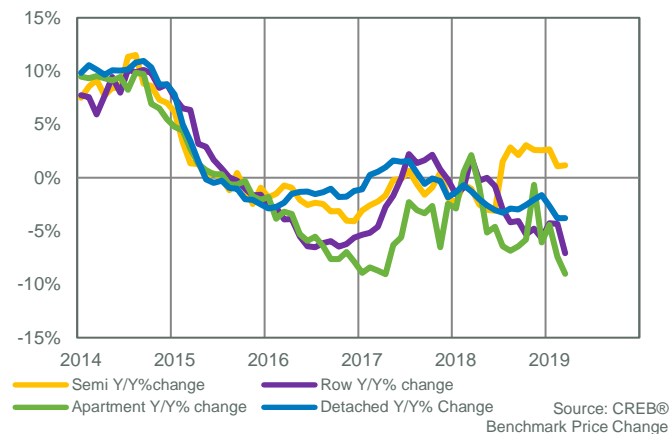
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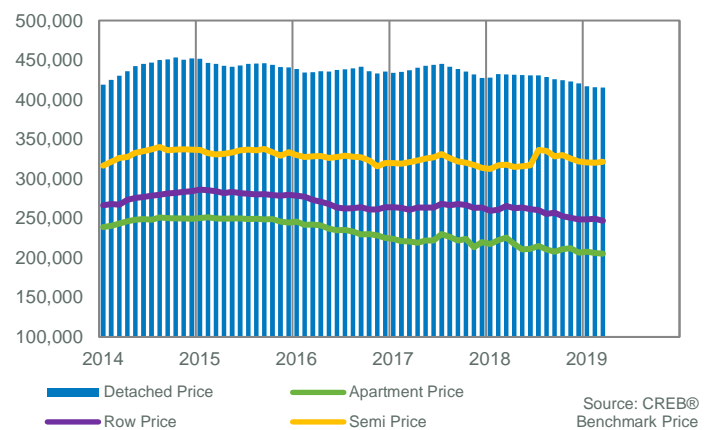
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

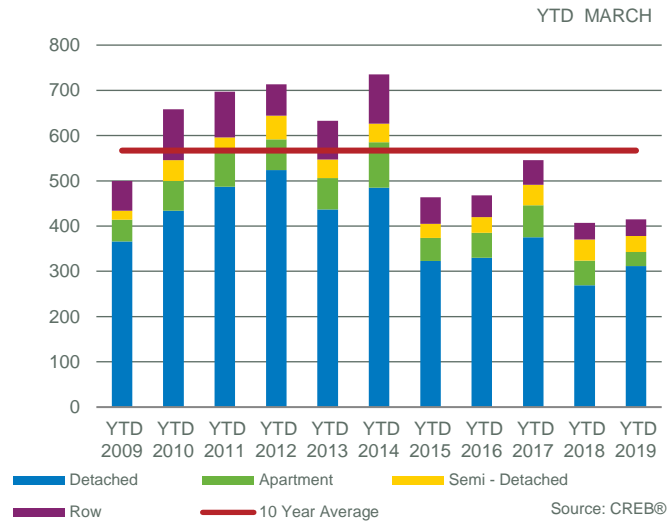


**NORTH PRICES**

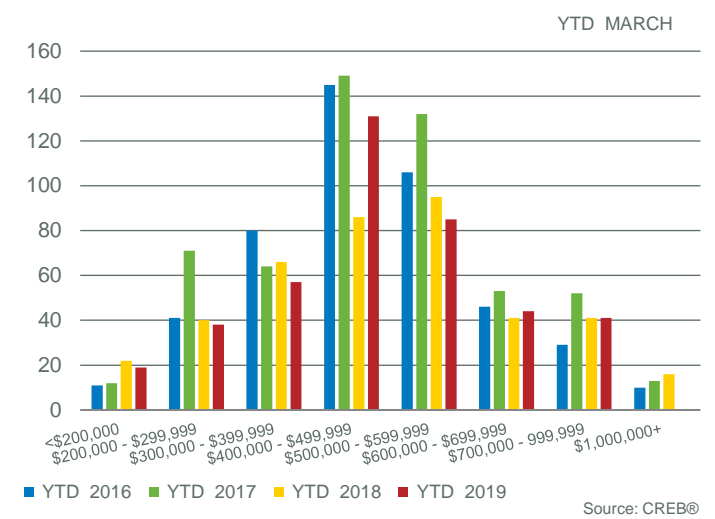


**NORTHWEST**

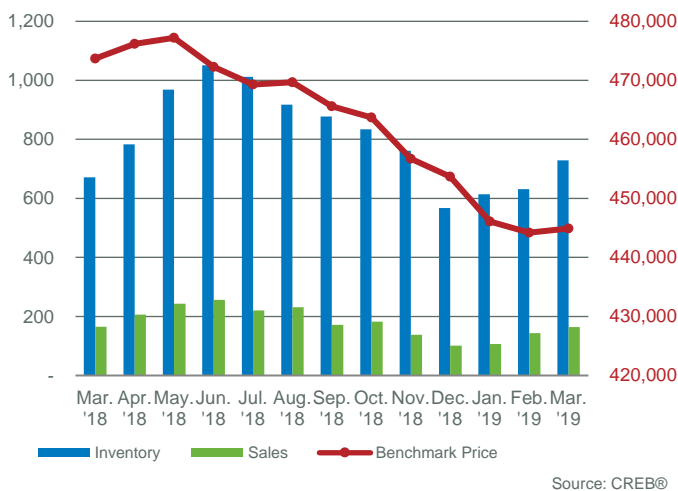
**NORTHWEST TOTAL SALES**



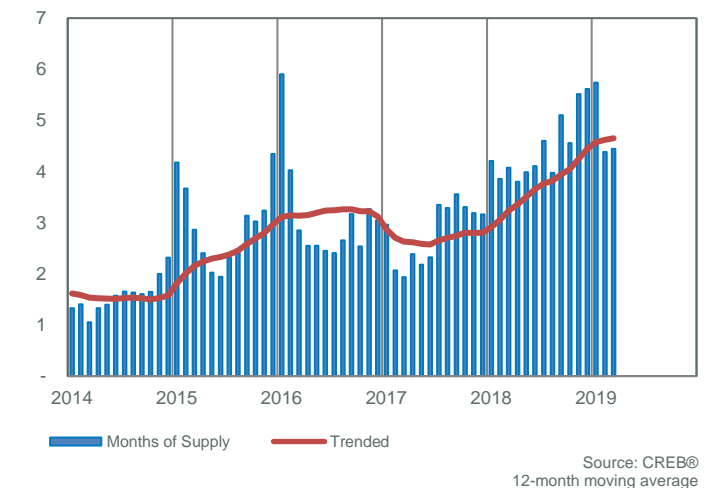
**NORTHWEST TOTAL SALES BY PRICE RANGE**



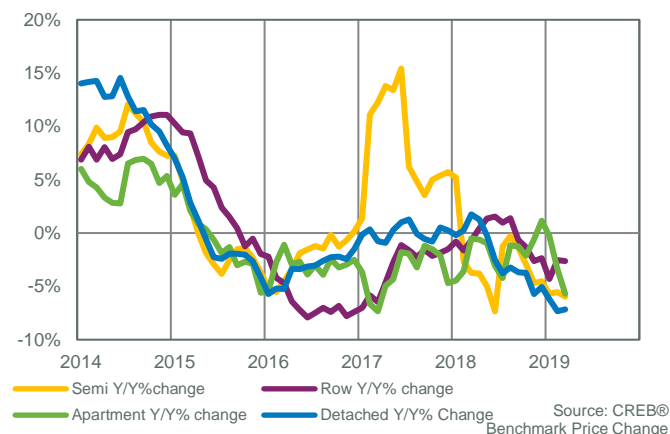
**NORTHWEST INVENTORY AND SALES**



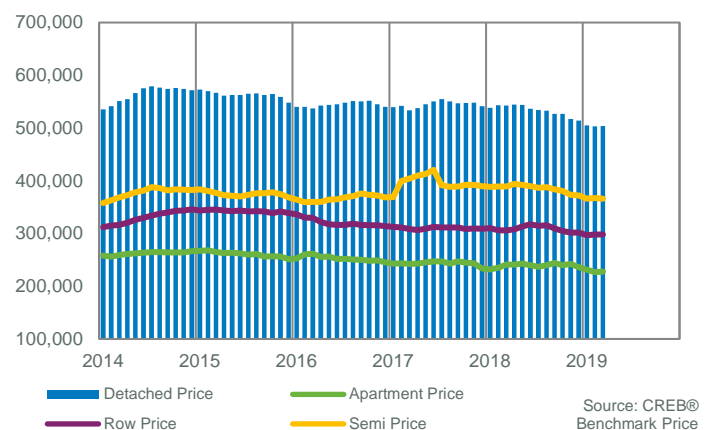
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

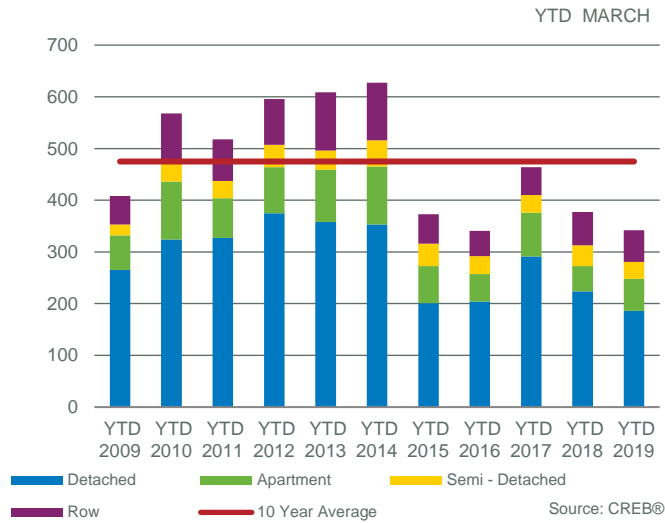


**NORTHWEST PRICES**

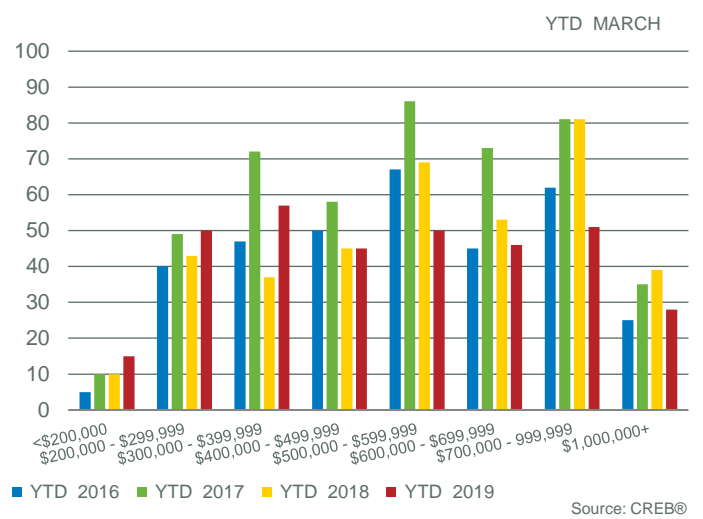


WEST

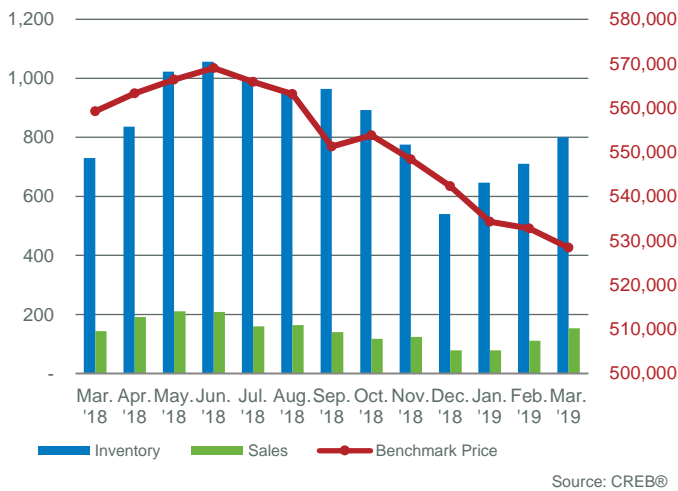
WEST TOTAL SALES



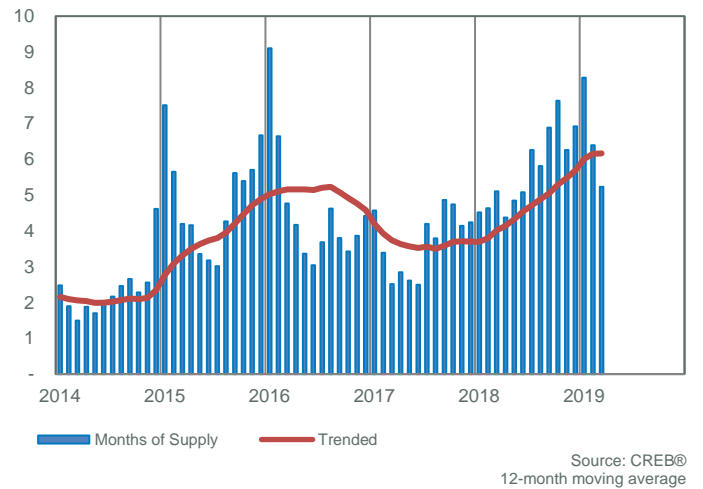
WEST TOTAL SALES BY PRICE RANGE



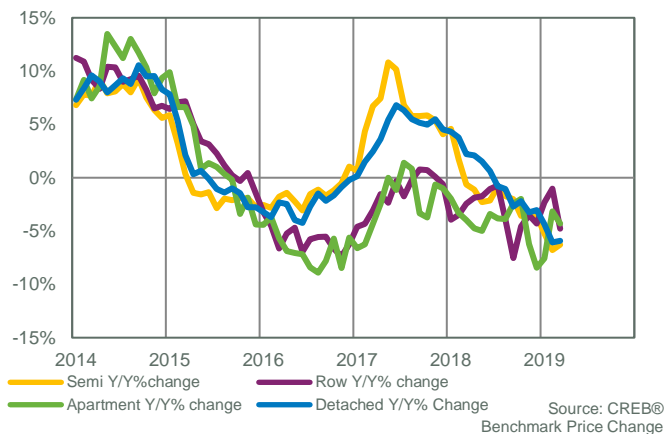
WEST INVENTORY AND SALES



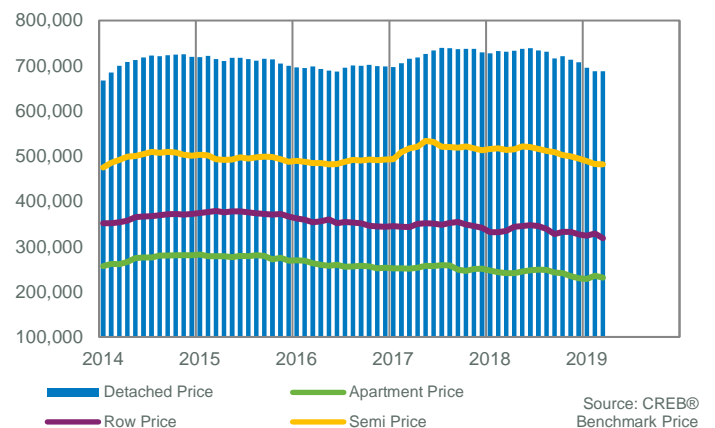
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

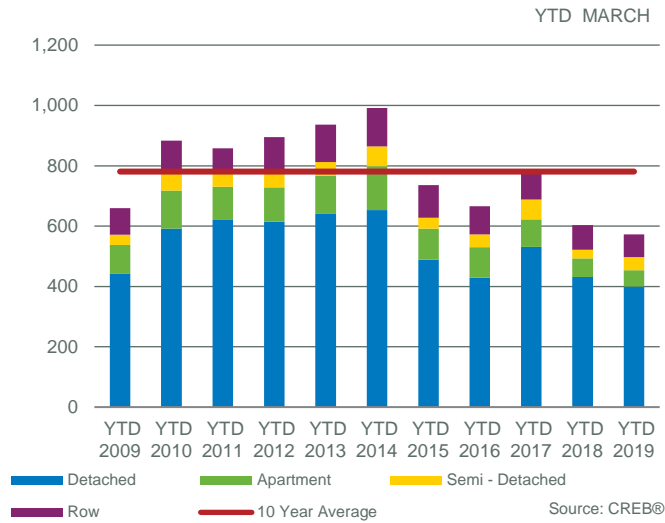


WEST PRICES

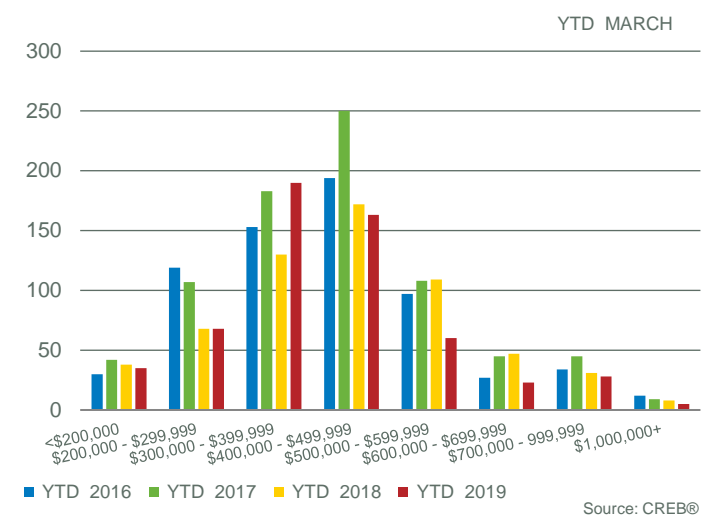


**SOUTH**

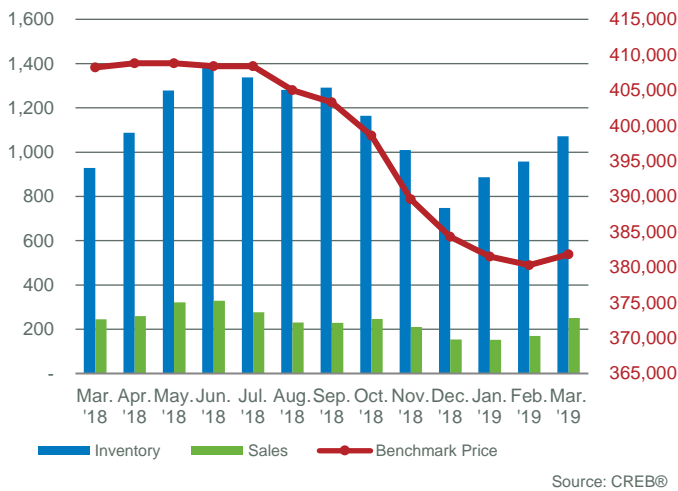
**SOUTH TOTAL SALES**



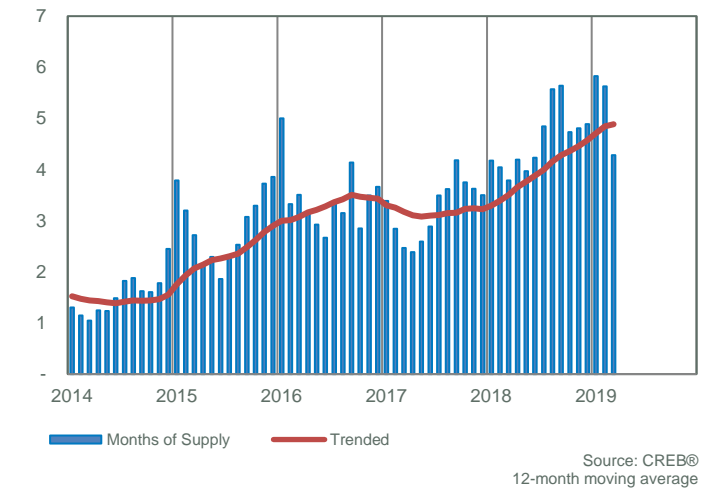
**SOUTH TOTAL SALES BY PRICE RANGE**



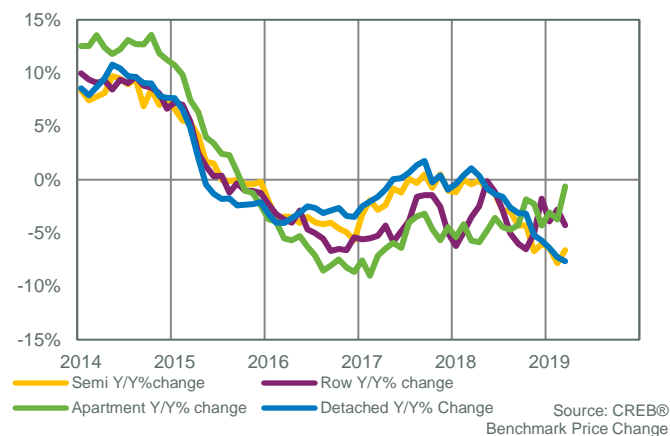
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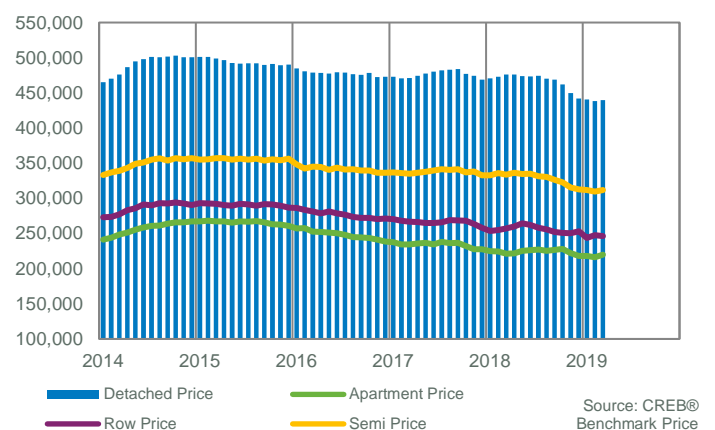
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



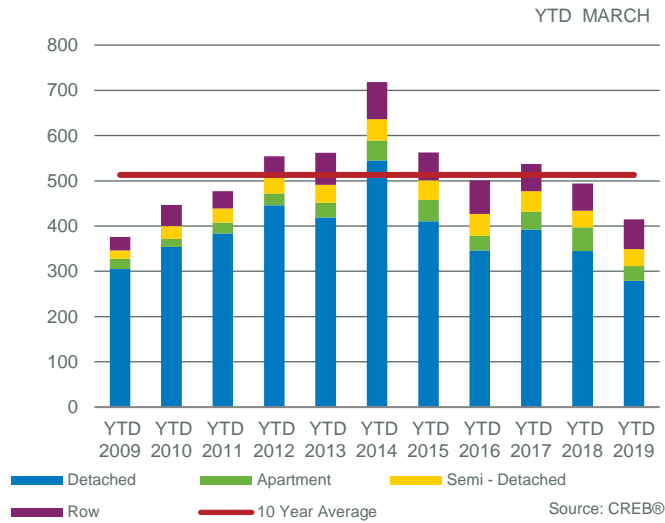
**SOUTH PRICES**



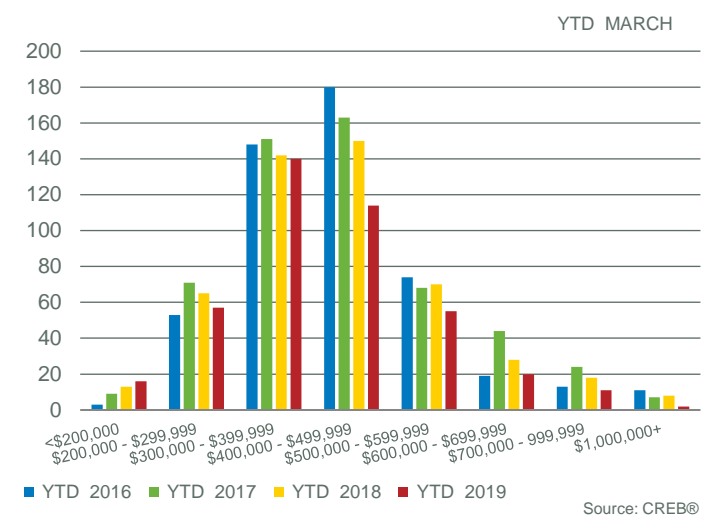


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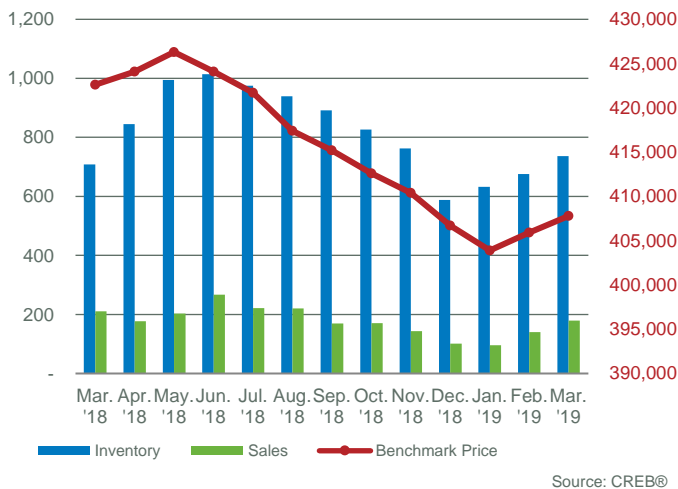
**SOUTHEAST TOTAL SALES**



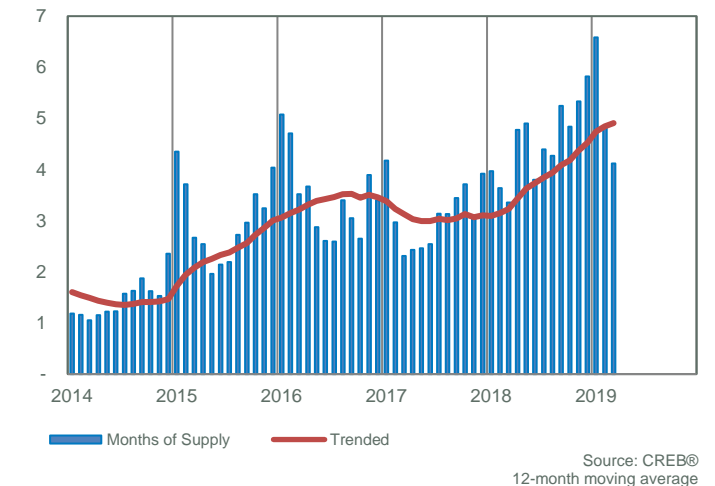
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



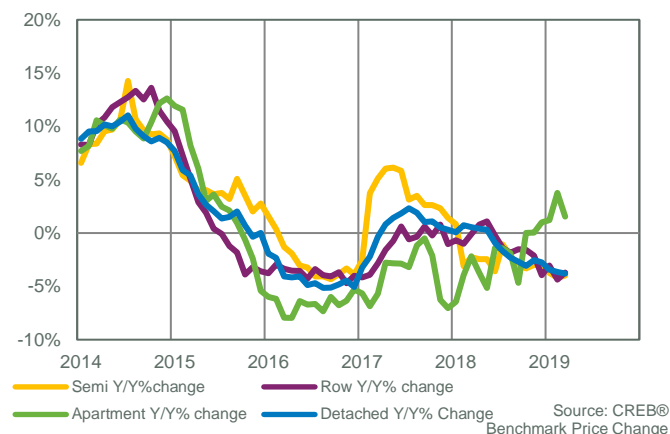
**SOUTHEAST INVENTORY AND SALES**



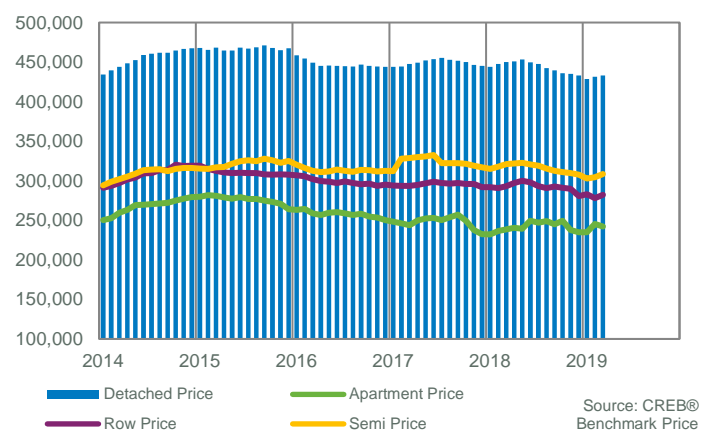
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

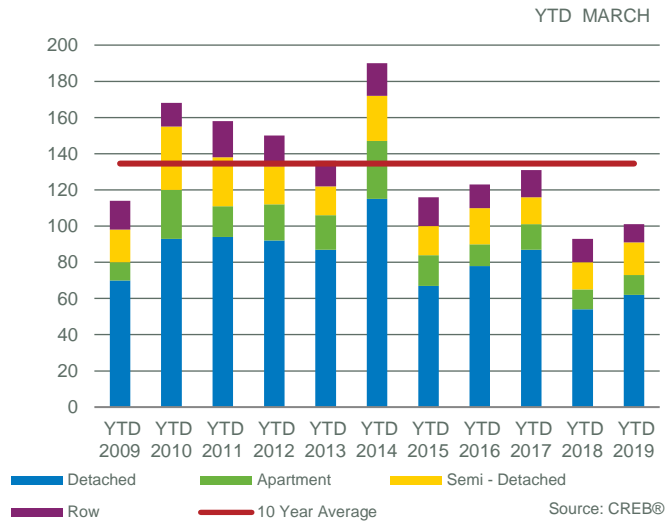


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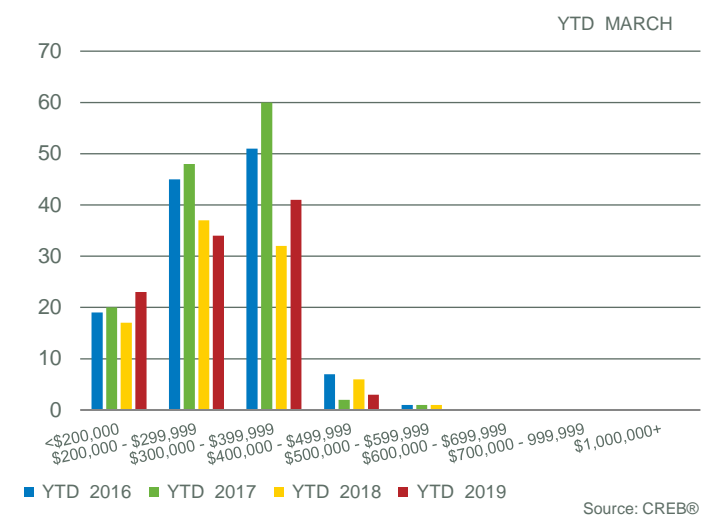


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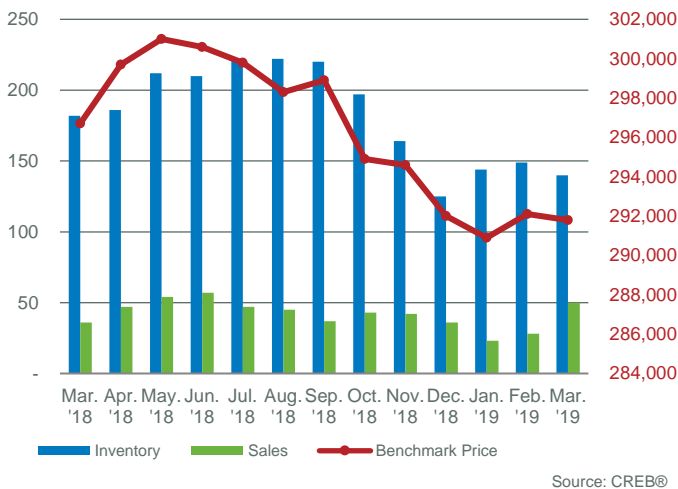
**EAST TOTAL SALES**



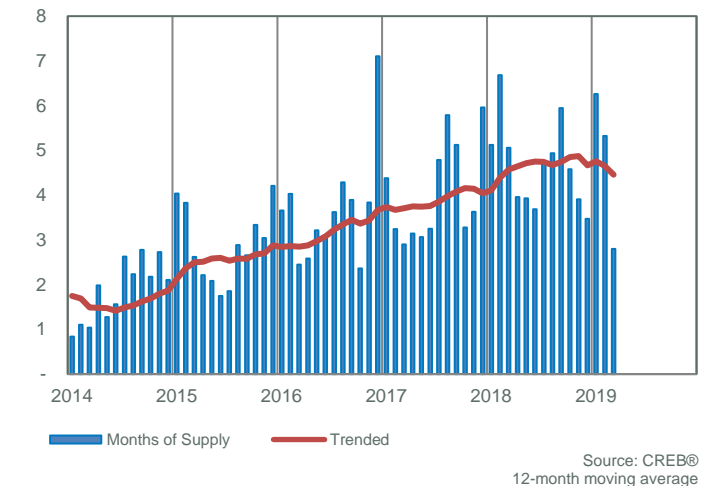
**EAST TOTAL SALES BY PRICE RANGE**



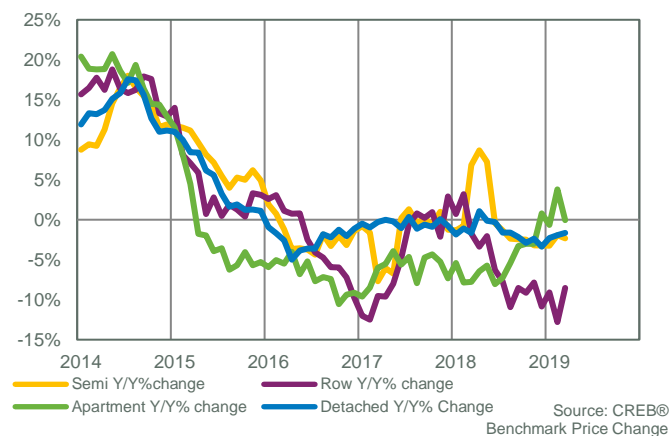
**EAST INVENTORY AND SALES**



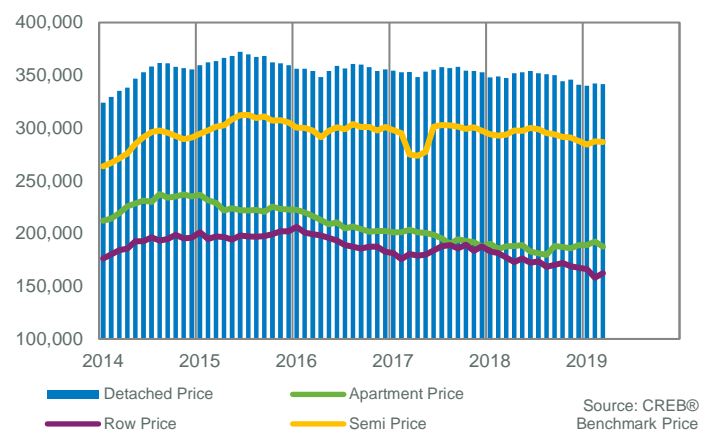
**EAST MONTHS OF INVENTORY**



**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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