



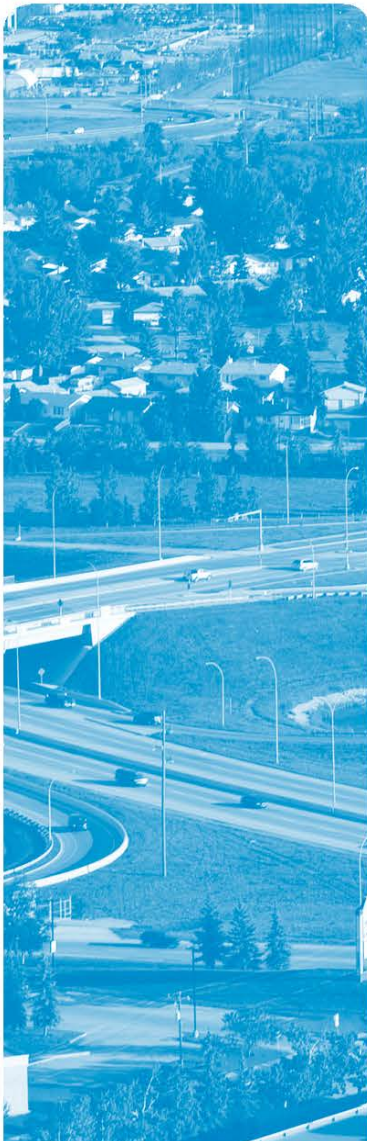
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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2019



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Sales improving and inventory declines for fourth month in a row

City of Calgary, August 1, 2019 – For the fourth consecutive month, inventories in the market declined compared to last year. This is due to the combination of improving sales and a decline in new listings.

The market continues to favour the buyer, but a continuation in supply reduction compared to sales is needed to support more balanced conditions.

“We are starting to see reductions in supply across the resale, rental and new-home markets,” said CREB® chief economist Ann-Marie Lurie.

“This adjustment in supply to the lower levels of demand will support more balanced conditions. It is starting to support more stability in prices. If this continues, the housing market should be better positioned for recovery as we move into 2020.”

Year-to-date sales activity remains just below last year’s levels and well below longer-term averages. However, the reduction in inventory has caused the months of supply in July to ease to 4.5 months, a significant improvement from the 5.5 months recorded last year.

With less oversupply in the market, prices are showing some signs of stability on a monthly basis. This is causing the rate of price decline to ease on a year-over-year basis. Overall, year-to-date benchmark prices remain over four per cent below last year’s levels.

Detached

- Sales activity in July was slightly higher than last year’s levels, but it was not enough to offset earlier declines, as year-to-date sales remain just below last year’s levels. Despite overall declines, trends vary significantly by price range. Year-to-date sales for product priced below \$500,000 have improved by 11 per cent compared to last year, while sales over \$500,000 have declined by nearly 16 per cent.
- New listings continue to ease for detached product, reducing inventory across most price ranges. This is also starting to result in year-over-year declines in the months of supply for all price ranges except homes over \$1 million.
- Adjustments in sales and inventories also vary significantly by district. Year-to-date sales have declined across all districts except the North West and South districts. Easing inventories have not occurred across all districts, with year-over-year July inventory gains occurring in both the City Centre and West districts.
- Buyers’ market conditions persist, with detached benchmark prices at \$488,400 in July. This is over three per cent lower than last year’s levels. Price declines range from a high of 5.7 per cent in the South district to a low of 1.4 per cent in the North East district.

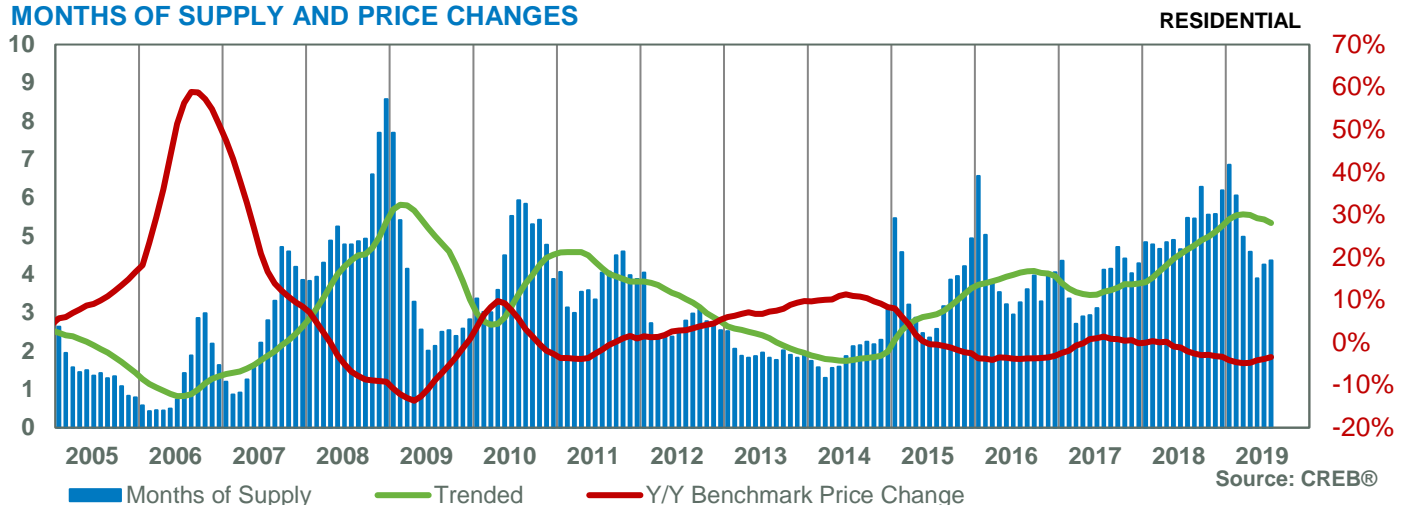
Apartment

- Despite improvement in July, year-to-date sales for apartment condominiums eased by over four per cent and remain well below longer-term averages.
- Available rental supply and ample selection in the new-home sector have impacted sales in the resale market. However, inventories continue to adjust, reducing the oversupply in this sector.
- With conditions favouring the buyer, prices continue to edge down. However, year-to-date benchmark price declines are not occurring across all districts, with modest gains occurring in the North East district.

Attached

- The attached sector is the only sector with recorded growth in year-to-date sales, up nearly four per cent. The affordable nature of this product, relative to detached, has likely supported some of these gains.
- The number of new listings continues to ease. This is causing inventory declines and reductions in oversupply. Like the other sectors, this segment continues to favour the buyer, preventing any significant changes in prices.
- Both row and semi-detached prices remain over three per cent lower than last year’s levels and well below historical highs. Attached price declines have been the highest in the City Centre district at over five per cent.

MONTHS OF SUPPLY AND PRICE CHANGES



Jul. 2019

	Jul-18	Jul-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
DETACHED						
Total Sales	968	1,003	3.62%	6,223	6,100	-1.98%
Total Sales Volume	\$542,777,340	\$526,890,072	-2.93%	\$3,528,365,762	\$3,284,614,145	-6.91%
New Listings	1,731	1,606	-7.22%	13,153	11,439	-13.03%
Inventory	4,592	3,806	-17.12%	3,615	3,628	0.37%
Months of Supply	4.74	3.79	-20.01%	4.07	4.16	2.40%
Sales to New Listings Ratio	55.92%	62.45%	6.53%	47.31%	53.33%	6.01%
Sales to List Price Ratio	96.63%	96.83%	0.20%	97.19%	96.67%	-0.52%
Days on Market	49	50	2.63%	43	53	23.26%
Benchmark Price	\$504,600	\$488,400	-3.21%	\$506,829	\$484,786	-4.35%
Median Price	\$485,000	\$470,000	-3.09%	\$494,000	\$468,500	-5.16%
Average Price	\$560,720	\$525,314	-6.31%	\$566,988	\$538,461	-5.03%
Index	206	199	-3.21%	207	199	-3.59%
APARTMENT						
Total Sales	254	291	14.57%	1,650	1,580	-4.24%
Total Sales Volume	\$71,343,278	\$82,697,624	15.92%	\$485,751,157	\$432,087,096	-11.05%
New Listings	541	493	-8.87%	4,554	3,891	-14.56%
Inventory	1,781	1,664	-6.57%	1,694	1,483	-12.46%
Months of Supply	7.01	5.72	-18.45%	7.19	6.57	-8.58%
Sales to New Listings Ratio	46.95%	59.03%	12.08%	36.23%	40.61%	4.37%
Sales to List Price Ratio	96.35%	95.55%	-0.80%	96.14%	95.65%	-0.50%
Days on Market	62	79	28.05%	63	72	14.29%
Benchmark Price	\$258,200	\$249,900	-3.21%	\$256,457	\$249,943	-2.54%
Median Price	\$245,000	\$250,000	2.04%	\$255,000	\$242,000	-5.10%
Average Price	\$280,879	\$284,184	1.18%	\$294,395	\$273,473	-7.11%
Index	179	173	-3.19%	177	174	-1.76%
ATTACHED						
Total Sales	325	352	8.31%	2,225	2,309	3.78%
Total Sales Volume	\$127,235,273	\$136,220,808	7.06%	\$896,794,238	\$894,495,112	-0.26%
New Listings	689	621	-9.87%	5,357	4,823	-9.97%
Inventory	2,100	1,709	-18.62%	1,739	1,740	0.07%
Months of Supply	6.46	4.86	-24.86%	5.47	5.28	-3.57%
Sales to New Listings Ratio	47.17%	56.68%	9.51%	41.53%	47.87%	6.34%
Sales to List Price Ratio	96.99%	96.85%	-0.15%	97.27%	96.73%	-0.54%
Days on Market	54	67	24.06%	54	64	18.52%
Benchmark Price	\$330,700	\$318,300	-3.75%	\$330,843	\$315,571	-4.62%
Median Price	\$335,000	\$328,100	-2.06%	\$343,000	\$325,500	-5.10%
Average Price	\$391,493	\$386,991	-1.15%	\$403,054	\$387,395	-3.88%
Index	195	188	-3.75%	195	188	-3.70%
CITY OF CALGARY						
Total Sales	1,547	1,646	6.40%	10,098	9,989	-1.08%
Total Sales Volume	\$741,355,891	\$745,808,504	0.60%	\$4,910,911,158	\$4,611,196,353	-6.10%
New Listings	2,961	2,720	-8.14%	23,064	20,153	-12.62%
Inventory	8,473	7,179	-15.27%	7,047	6,851	-2.79%
Months of Supply	5.48	4.36	-20.37%	4.89	4.80	-1.72%
Sales to New Listings Ratio	52.25%	60.51%	8.27%	43.78%	49.57%	5.78%
Sales to List Price Ratio	96.66%	96.69%	0.03%	97.10%	96.58%	-0.51%
Days on Market	52	59	13.06%	49	59	20.41%
Benchmark Price	\$440,900	\$425,700	-3.45%	\$441,743	\$422,914	-4.26%
Median Price	\$423,500	\$416,500	-1.65%	\$429,000	\$413,000	-3.73%
Average Price	\$479,222	\$453,104	-5.45%	\$486,325	\$461,627	-5.08%
Index	200	193	-3.45%	200	194	-3.45%

For a list of definitions, see page 26.

Jul. 2019

	Jul-18	Jul-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	150	148	-1.33%	992	1,044	5.24%
Total Sales Volume	\$73,705,227	\$69,981,129	-5.05%	\$497,303,831	\$502,545,742	1.05%
Share of Sales with Condo Title	11.33%	12.84%	1.50%	15.59%	14.89%	-0.70%
New Listings	299	278	-7.02%	2,340	2,093	-10.56%
Inventory	901	729	-19.09%	727	751	3.19%
Months of Supply	6.01	4.93	-18.00%	5.13	5.03	-1.95%
Sales to New Listings Ratio	50.17%	53.24%	3.07%	42.39%	49.88%	7.49%
Sales to List Price Ratio	97.04%	97.00%	-0.04%	97.42%	96.77%	-0.64%
Days on Market	48	63	32.34%	50	63	26.00%
Benchmark Price	\$411,000	\$398,500	-3.04%	\$413,357	\$395,029	-4.43%
Median Price	\$395,750	\$408,750	3.28%	\$405,000	\$393,750	-2.78%
Average Price	\$491,368	\$472,845	-3.77%	\$501,314	\$481,366	-3.98%
Index	208	201	-3.03%	209	201	-3.66%
CITY OF CALGARY ROW						
Total Sales	175	204	16.57%	1,233	1,265	2.60%
Total Sales Volume	\$53,530,046	\$66,239,679	23.74%	\$399,490,407	\$391,949,370	-1.89%
Share of Sales with Condo Title	94.29%	93.63%	-0.66%	93.58%	90.95%	-2.63%
New Listings	390	343	-12.05%	3,017	2,730	-9.51%
Inventory	1,199	980	-18.27%	1,012	990	-2.18%
Months of Supply	6.85	4.80	-29.88%	5.74	5.48	-4.65%
Sales to New Listings Ratio	44.87%	59.48%	14.60%	40.87%	46.34%	5.47%
Sales to List Price Ratio	96.94%	96.69%	-0.25%	97.08%	96.67%	-0.41%
Days on Market	59	69	17.52%	57	65	14.04%
Benchmark Price	\$300,700	\$288,400	-4.09%	\$299,700	\$285,786	-4.64%
Median Price	\$292,500	\$288,750	-1.28%	\$300,000	\$287,000	-4.33%
Average Price	\$305,886	\$324,704	6.15%	\$323,999	\$309,841	-4.37%
Index	188	181	-4.09%	188	181	-3.60%
CITY OF CALGARY ATTACHED						
Total Sales	325	352	8.31%	2,225	2,309	3.78%
Total Sales Volume	\$127,235,273	\$136,220,808	7.06%	\$896,794,238	\$894,495,112	-0.26%
Share of Sales with Condo Title	56.00%	59.66%	6.53%	58.80%	56.89%	-3.25%
New Listings	689	621	-9.87%	5,357	4,823	-9.97%
Inventory	2,100	1,709	-18.62%	1,739	1,740	0.07%
Months of Supply	6.46	4.86	-24.86%	5.47	5.28	-3.57%
Sales to New Listings Ratio	47.17%	56.68%	9.51%	41.53%	47.87%	6.34%
Sales to List Price Ratio	96.99%	96.85%	-0.15%	97.27%	96.73%	-0.54%
Days on Market	54	67	24.06%	54	64	18.52%
Benchmark Price	\$330,700	\$318,300	-3.75%	\$330,843	\$315,571	-4.62%
Median Price	\$335,000	\$328,100	-2.06%	\$343,000	\$325,500	-5.10%
Average Price	\$391,493	\$386,991	-1.15%	\$403,054	\$387,395	-3.88%
Index	195	188	-3.75%	195	188	-3.70%

For a list of definitions, see page 26.

July 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
Detached								
City Centre	98	203	48.28%	619	6.32	\$658,000	-4.46%	-0.15%
North East	104	200	52.00%	450	4.33	\$370,100	-1.41%	0.08%
North	128	204	62.75%	452	3.53	\$418,700	-1.69%	0.46%
North West	152	227	66.96%	494	3.25	\$526,400	-3.18%	-0.25%
West	102	185	55.14%	534	5.24	\$706,900	-3.30%	-0.04%
South	234	334	70.06%	710	3.03	\$454,700	-5.66%	-0.33%
South East	157	199	78.89%	456	2.90	\$438,400	-2.08%	-0.41%
East	28	54	51.85%	90	3.21	\$338,300	-3.70%	0.15%
TOTAL CITY	1,003	1,606	62.45%	3,806	3.79	\$488,400	-3.21%	-0.10%
Apartment								
City Centre	137	240	57.08%	824	6.01	\$275,000	-4.71%	-0.76%
North East	7	25	28.00%	58	8.29	\$225,000	1.81%	-0.44%
North	20	24	83.33%	66	3.30	\$206,800	-1.71%	0.73%
North West	30	48	62.50%	126	4.20	\$239,900	1.44%	1.70%
West	29	45	64.44%	186	6.41	\$233,000	-6.39%	0.52%
South	39	55	70.91%	168	4.31	\$217,000	-2.78%	-0.23%
South East	24	50	48.00%	206	8.58	\$233,600	0.09%	2.01%
East	5	6	83.33%	30	6.00	\$185,500	2.43%	-0.91%
TOTAL CITY	291	493	59.03%	1,664	5.72	\$249,900	-3.21%	-0.12%
Semi-detached								
City Centre	42	110	38.18%	332	7.90	\$727,300	-4.73%	-0.60%
North East	16	33	48.48%	76	4.75	\$291,000	-2.90%	0.14%
North	9	19	47.37%	40	4.44	\$330,300	4.36%	0.70%
North West	15	26	57.69%	64	4.27	\$375,400	-2.92%	-0.87%
West	17	20	85.00%	69	4.06	\$509,500	-1.28%	0.55%
South	25	32	78.13%	70	2.80	\$308,500	-5.54%	-0.06%
South East	16	22	72.73%	50	3.13	\$310,800	-2.54%	-0.42%
East	8	16	50.00%	28	3.50	\$276,800	-4.78%	0.00%
TOTAL CITY	148	278	53.24%	729	4.93	\$398,500	-3.04%	-0.30%
Row								
City Centre	31	79	39.24%	212	6.84	\$446,400	-6.96%	1.66%
North East	22	39	56.41%	111	5.05	\$193,300	-1.02%	-0.05%
North	28	45	62.22%	136	4.86	\$248,600	-4.49%	-0.92%
North West	25	36	69.44%	111	4.44	\$300,000	-4.55%	1.11%
West	23	38	60.53%	137	5.96	\$333,300	-3.78%	0.88%
South	44	60	73.33%	139	3.16	\$248,500	-3.76%	1.10%
South East	25	40	62.50%	112	4.48	\$285,300	-2.66%	0.28%
East	6	6	100.00%	22	3.67	\$161,300	-7.30%	2.35%
TOTAL CITY	204	343	59.48%	980	4.80	\$288,400	-4.09%	0.73%

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

City of Calgary

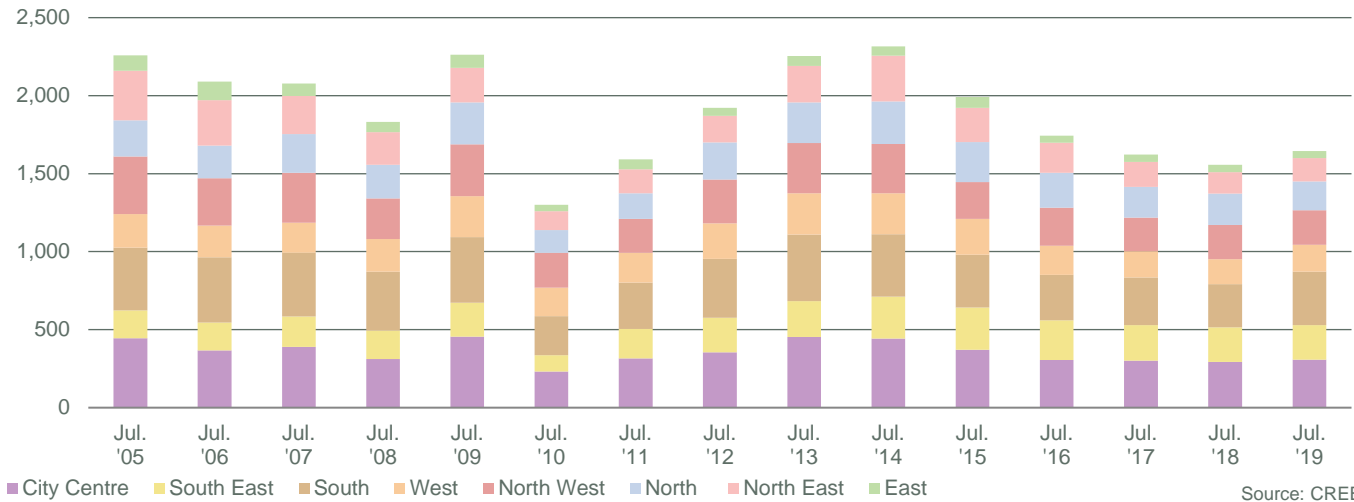
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jul. 2019

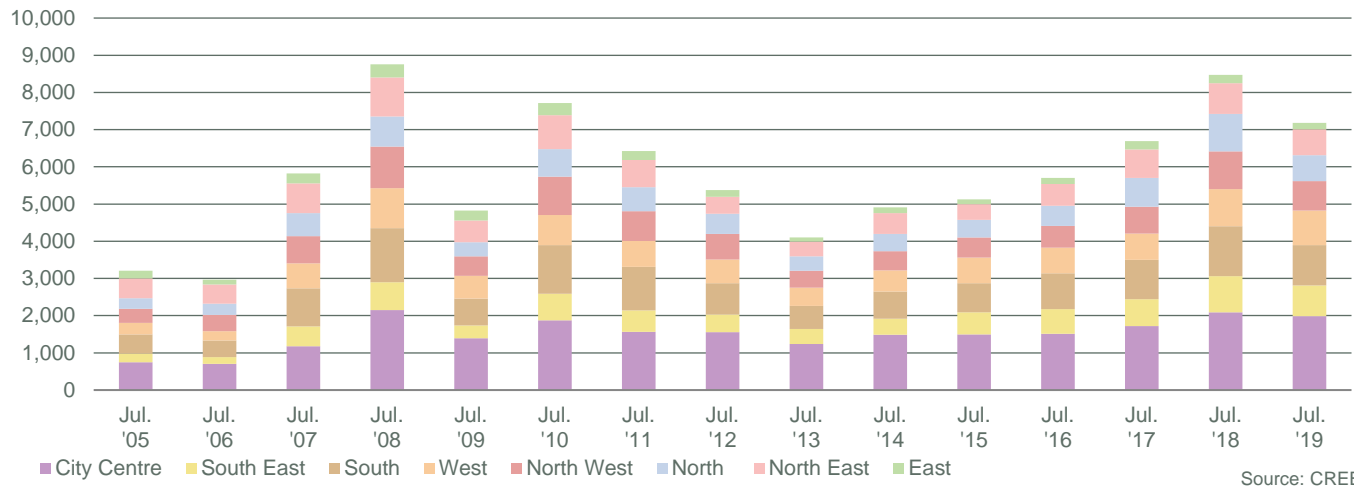
TOTAL SALES

JULY



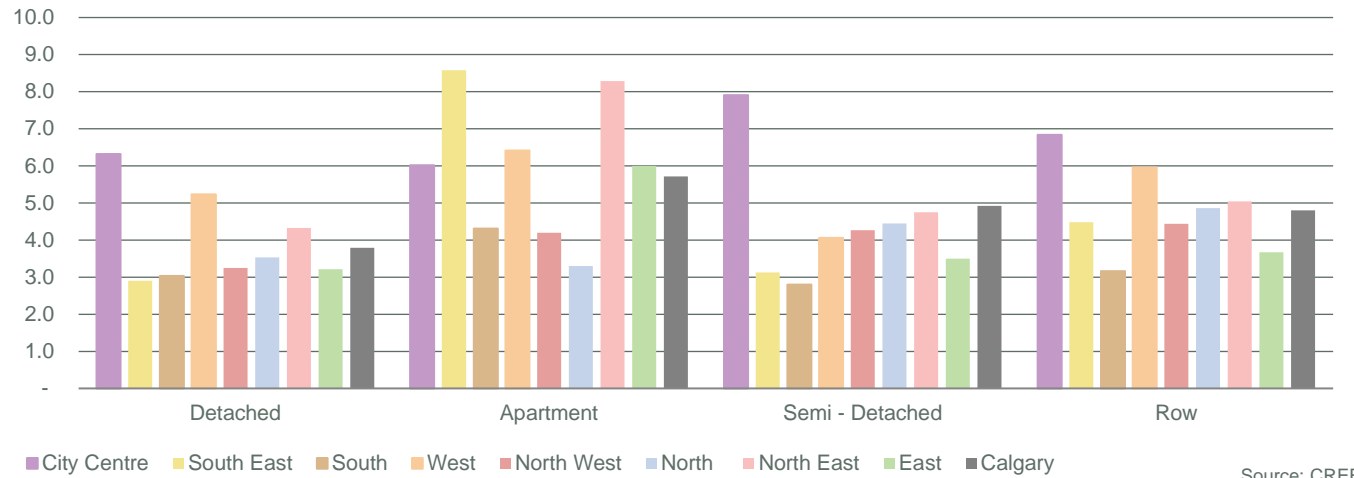
TOTAL INVENTORY

JULY

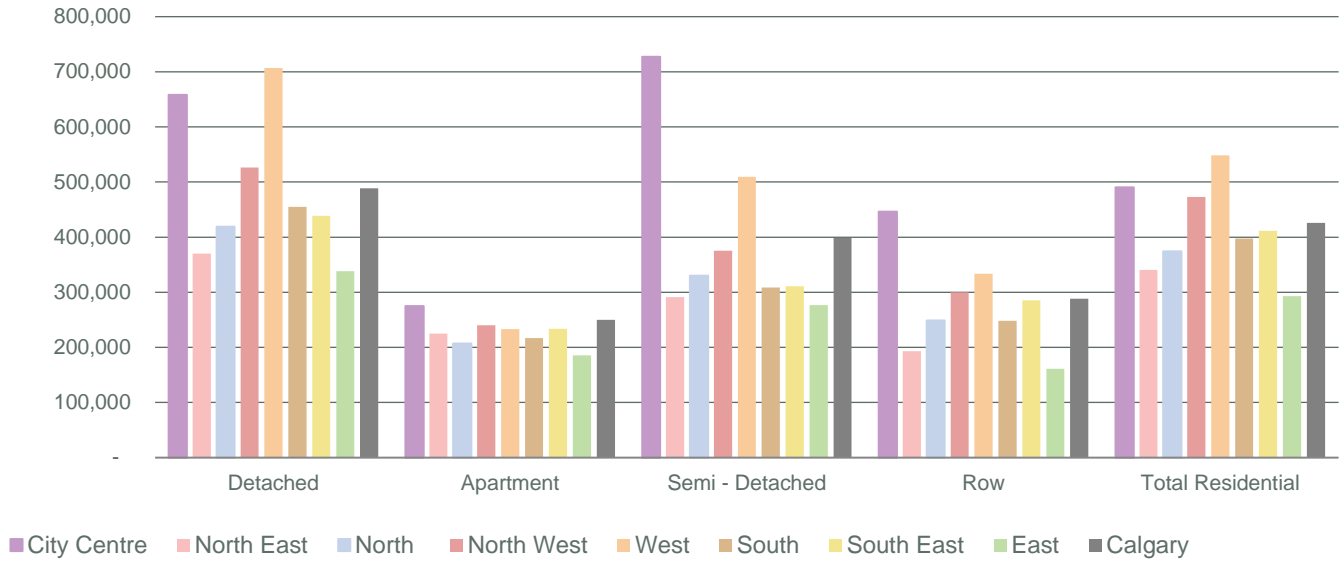


MONTHS OF SUPPLY

JULY



BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

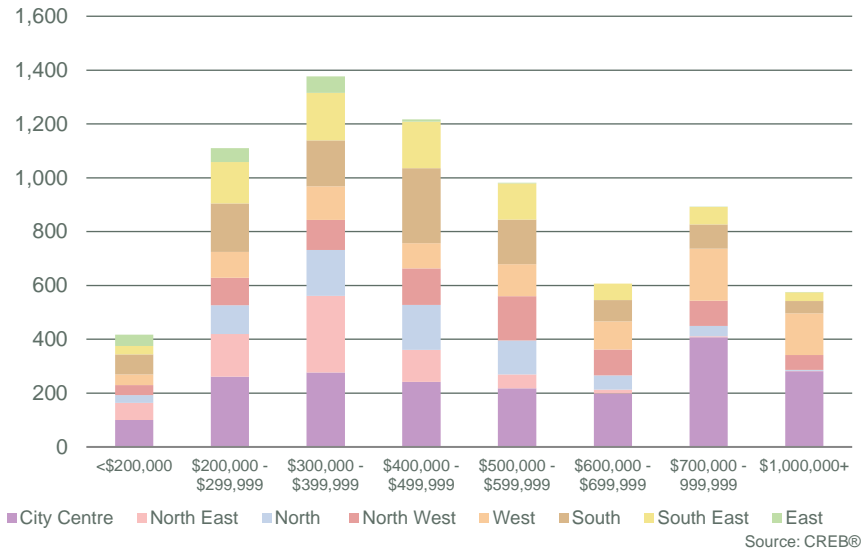


Source: CREB®

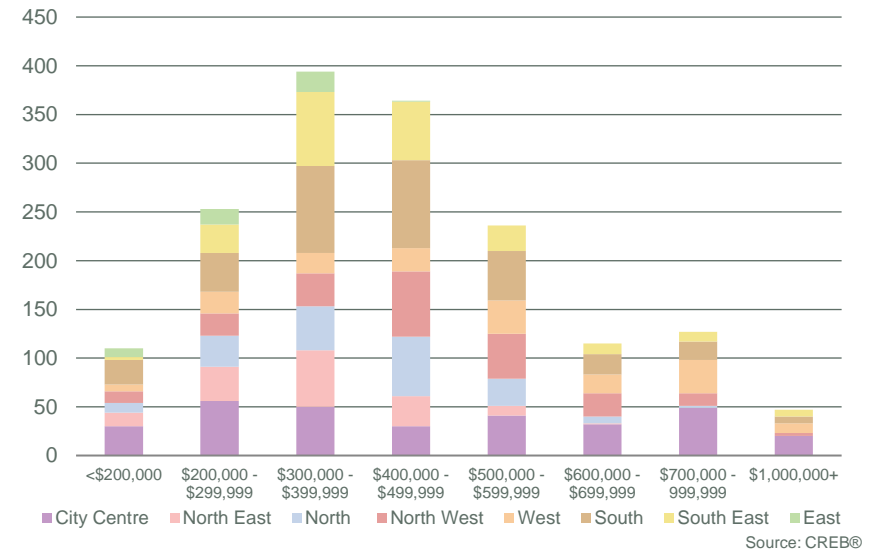
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

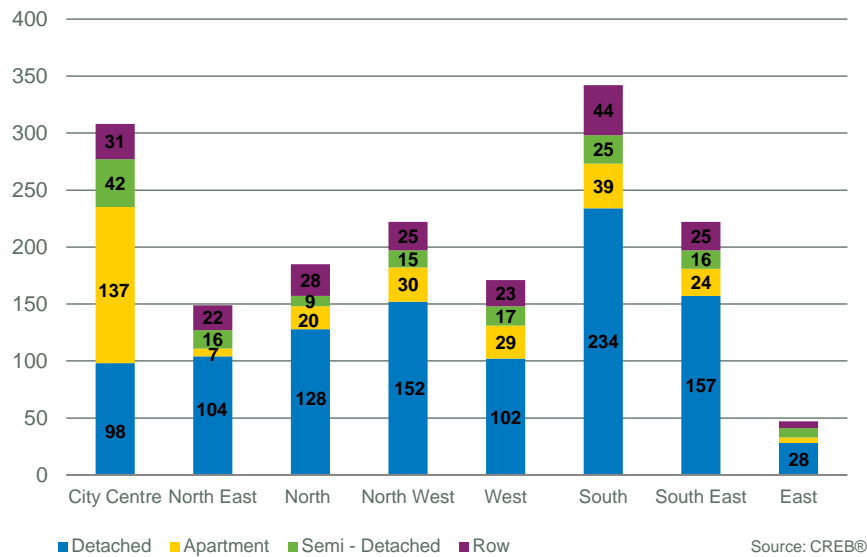
TOTAL INVENTORY BY PRICE RANGE - JULY



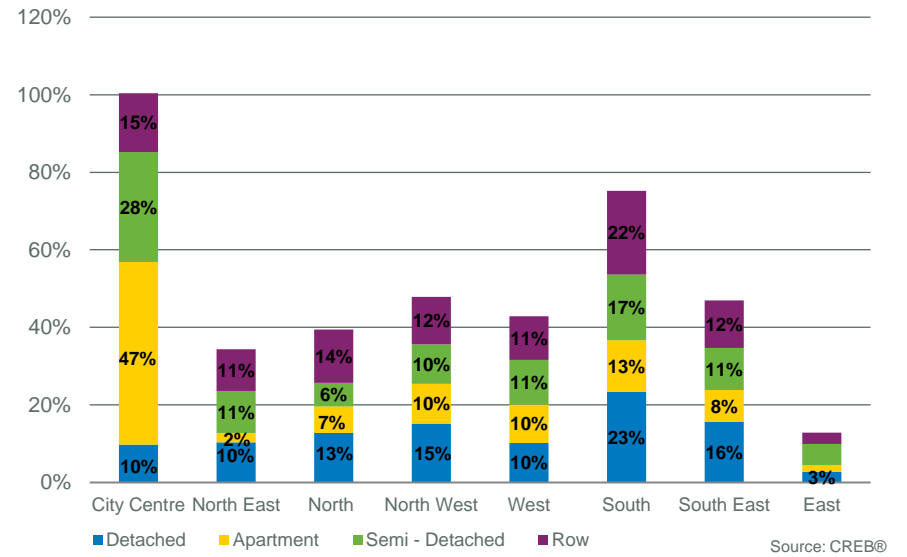
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



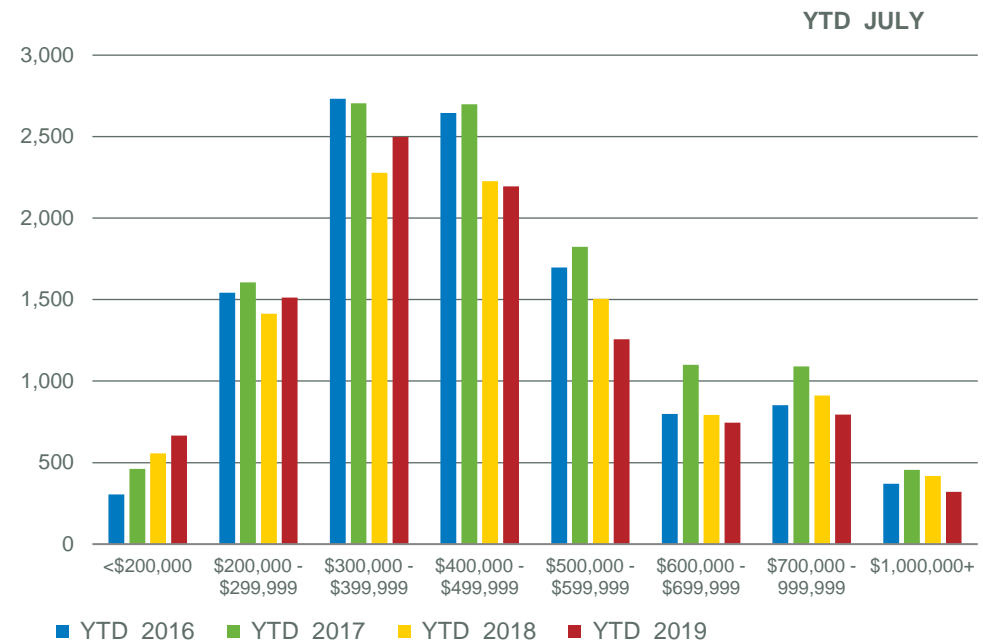
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,961	3,057	3,086	2,437	1,914	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	7,961	7,338	6,534	4,916
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	439,400	440,700	442,000	443,400	442,900	442,900	440,900	437,400	434,300	432,300	429,000	424,600
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	413,000	410,250	396,625	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,222	483,752	466,016	468,444	443,533	449,000
Index	199	200	201	201	201	201	200	199	197	196	195	193
2019												
Sales	801	973	1,327	1,543	1,919	1,780	1,646					
New Listings	2,572	2,207	2,978	3,126	3,417	3,133	2,720					
Inventory	5,496	5,899	6,611	7,079	7,487	7,573	7,179					
Days on Market	72	64	61	55	56	55	59					
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700					
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500					
Average Price	450,703	460,317	460,368	460,897	472,683	464,795	453,104					
Index	191	191	191	192	193	193	193					

	Jul-18	Jul-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	4	10
\$100,000 - \$199,999	89	109	552	656
\$200,000 - \$299,999	233	253	1,413	1,512
\$300,000 - \$399,999	159	188	1,066	1,165
\$350,000 - \$399,999	180	206	1,212	1,334
\$400,000 - \$449,999	205	221	1,287	1,234
\$450,000 - \$499,999	148	143	939	961
\$500,000 - \$549,999	122	142	829	742
\$550,000 - \$599,999	108	94	676	515
\$600,000 - \$649,999	73	69	449	409
\$650,000 - \$699,999	48	46	343	336
\$700,000 - \$799,999	65	72	478	420
\$800,000 - \$899,999	34	36	271	237
\$900,000 - \$999,999	17	19	162	137
\$1,000,000 - \$1,249,999	28	26	191	149
\$1,250,000 - \$1,499,999	17	10	102	91
\$1,500,000 - \$1,749,999	9	9	48	31
\$1,750,000 - \$1,999,999	5	1	31	17
\$2,000,000 - \$2,499,999	3	1	23	20
\$2,500,000 - \$2,999,999	1	-	10	2
\$3,000,000 - \$3,499,999	3	-	7	7
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	1	1
	1,547	1,646	10,098	9,989

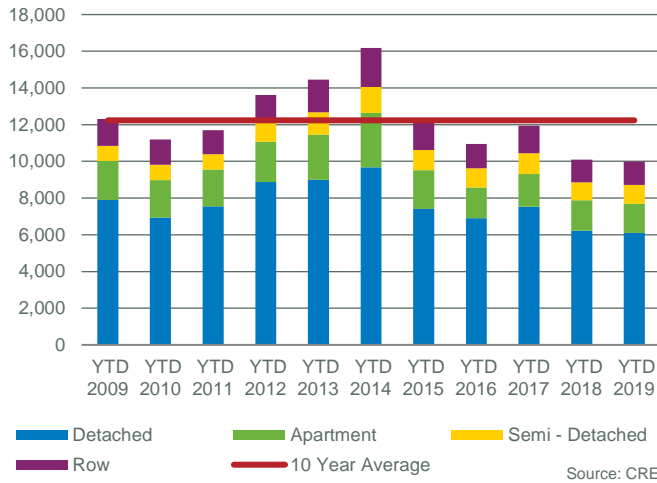
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

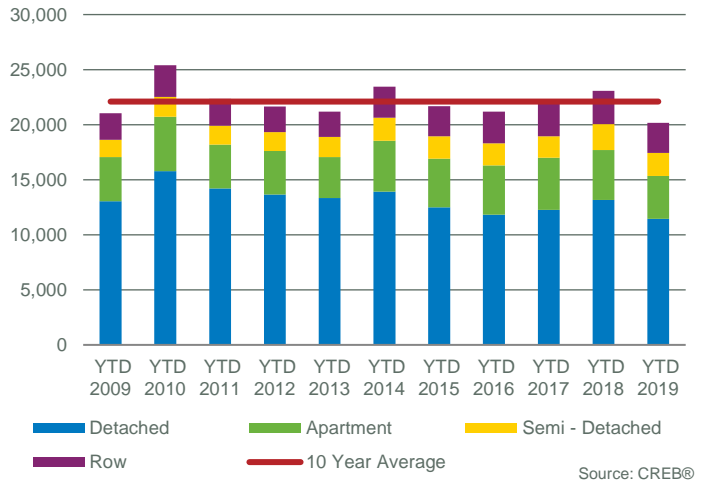
CITY OF CALGARY TOTAL SALES

YTD JULY



CITY OF CALGARY TOTAL NEW LISTINGS

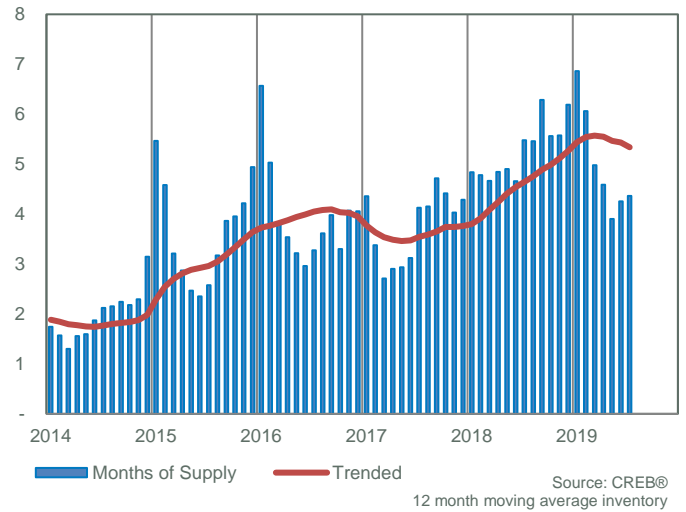
YTD JULY



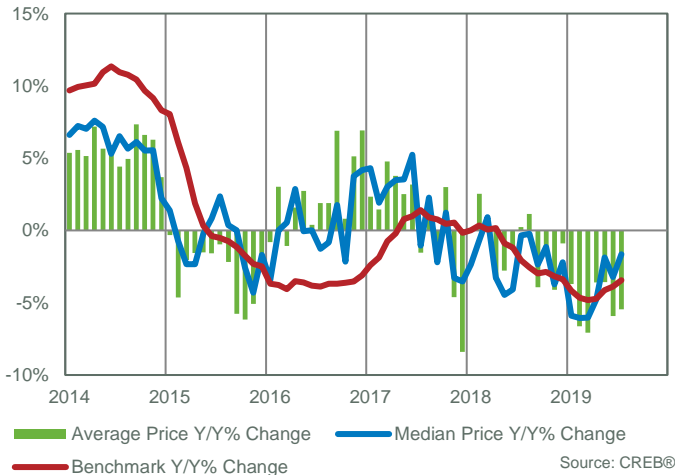
CITY OF CALGARY TOTAL INVENTORY AND SALES



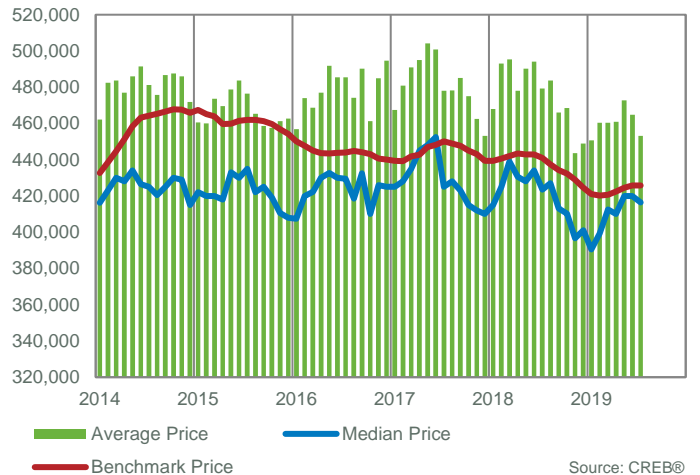
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



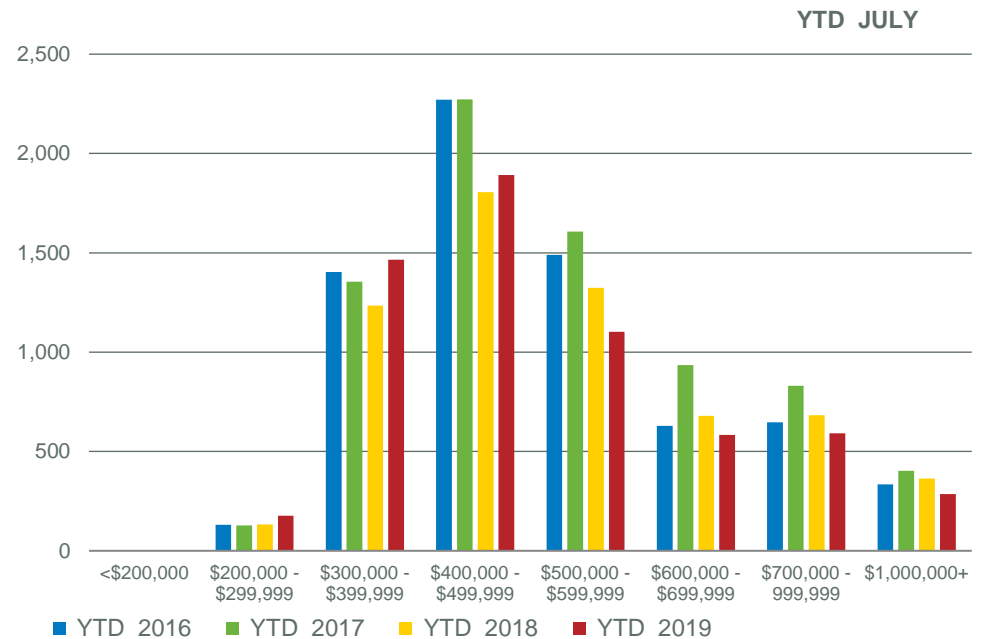
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
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	2,660	2,304	1,731	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,504	4,816	4,592	4,444	4,354	3,985	3,506	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	504,100	507,100	507,800	509,300	507,800	507,100	504,600	500,900	497,000	494,100	491,400	486,200
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	206	207	207	208	207	207	206	204	203	201	200	198
2019												
Sales	486	589	816	927	1,180	1,099	1,003					
New Listings	1,358	1,181	1,700	1,789	2,015	1,790	1,606					
Inventory	2,844	2,995	3,397	3,701	3,931	3,976	3,806					
Days on Market	67	63	57	49	50	49	50					
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400					
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000					
Average Price	521,285	541,086	528,494	545,286	557,054	538,330	525,314					
Index	197	196	196	197	199	199	199					

	Jul-18	Jul-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	26	22	132	176
\$300,000 - \$349,999	67	90	430	515
\$350,000 - \$399,999	121	147	804	950
\$400,000 - \$449,999	168	189	1,023	1,035
\$450,000 - \$499,999	133	126	782	857
\$500,000 - \$549,999	114	124	739	666
\$550,000 - \$599,999	92	73	585	437
\$600,000 - \$649,999	62	58	383	339
\$650,000 - \$699,999	40	36	297	245
\$700,000 - \$799,999	42	54	349	298
\$800,000 - \$899,999	31	28	211	193
\$900,000 - \$999,999	14	14	123	101
\$1,000,000 - \$1,249,999	23	24	156	127
\$1,250,000 - \$1,499,999	15	8	93	81
\$1,500,000 - \$1,749,999	8	9	43	30
\$1,750,000 - \$1,999,999	5	1	29	15
\$2,000,000 - \$2,499,999	3	-	21	19
\$2,500,000 - \$2,999,999	1	-	9	2
\$3,000,000 - \$3,499,999	3	-	7	7
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	1	1
	968	1,003	6,223	6,100

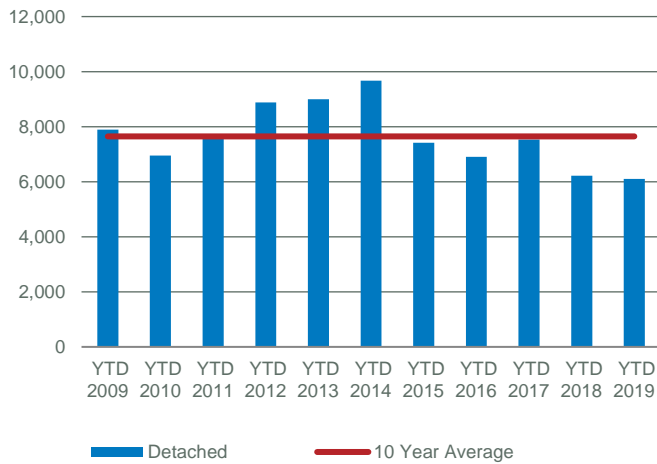
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

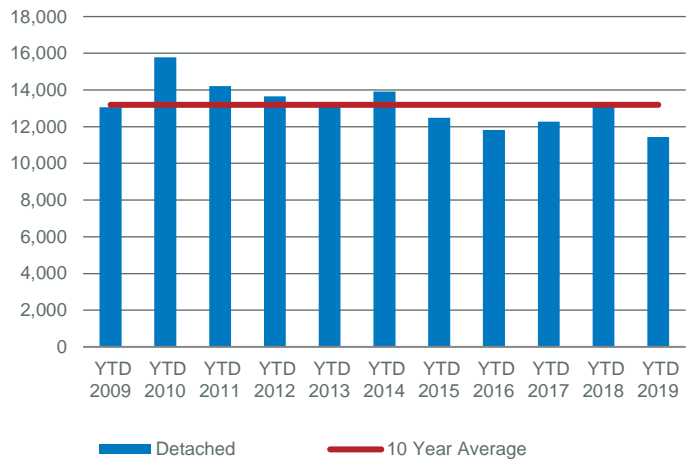
YTD JULY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



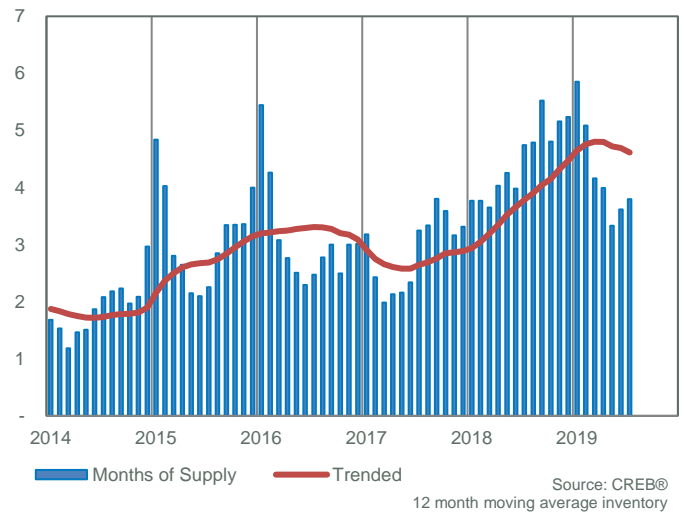
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



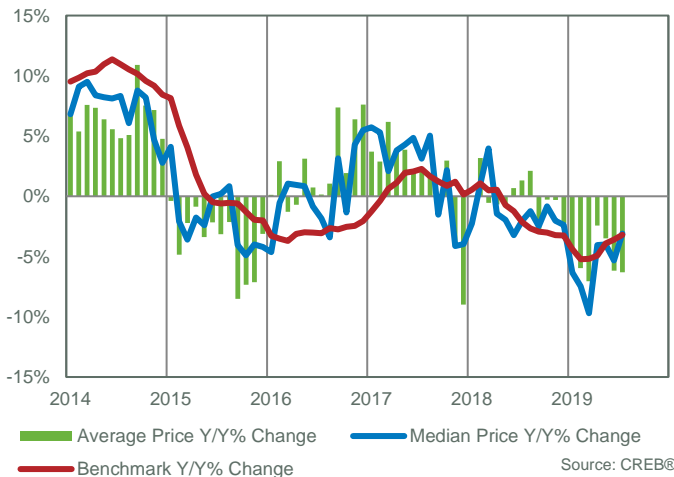
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



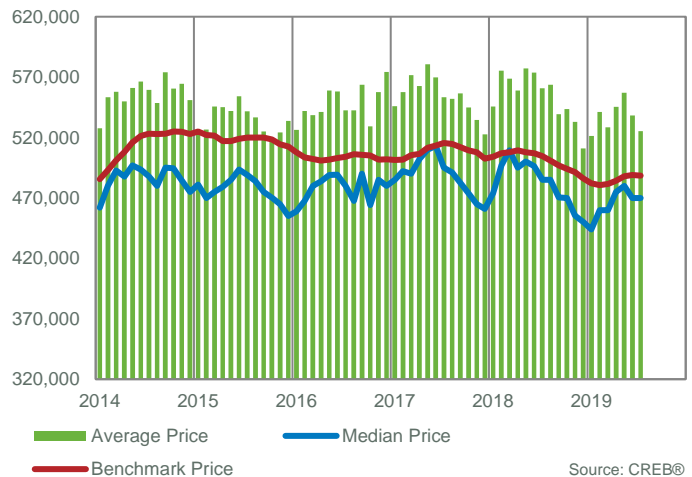
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

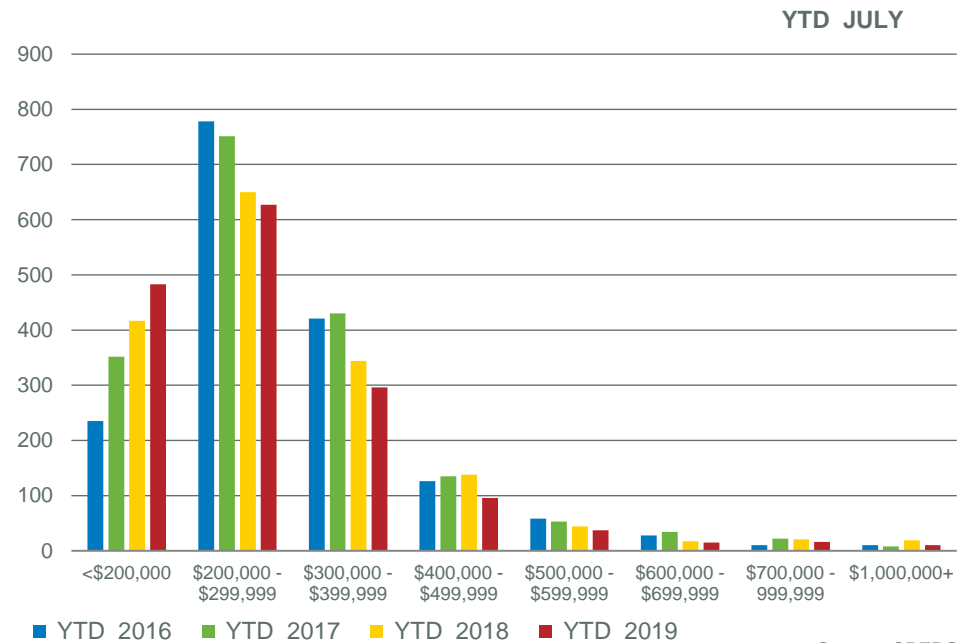


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	145	197	219	261	282	292	254	242	212	213	239	105
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	256,000	255,300	256,000	255,800	255,600	258,300	258,200	257,000	256,400	256,600	252,400	251,200
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	283,916
Index	177	177	177	177	177	179	179	178	177	177	175	174
2019												
Sales	124	150	189	250	315	261	291					
New Listings	515	449	578	563	624	669	493					
Inventory	1,178	1,301	1,496	1,549	1,654	1,796	1,664					
Days on Market	81	71	74	68	70	71	79					
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900					
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000					
Average Price	269,283	285,468	294,108	263,233	268,028	258,064	284,184					
Index	174	173	173	173	172	173	173					

	Jul-18	Jul-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	4	8
\$100,000 - \$199,999	63	85	413	475
\$200,000 - \$299,999	118	118	650	627
\$300,000 - \$349,999	28	32	229	193
\$350,000 - \$399,999	14	22	115	103
\$400,000 - \$449,999	11	10	82	67
\$450,000 - \$499,999	6	7	56	29
\$500,000 - \$549,999	3	3	26	18
\$550,000 - \$599,999	1	5	18	19
\$600,000 - \$649,999	4	2	12	11
\$650,000 - \$699,999	2	-	5	4
\$700,000 - \$799,999	2	1	8	10
\$800,000 - \$899,999	-	1	6	3
\$900,000 - \$999,999	-	-	7	3
\$1,000,000 - \$1,249,999	-	2	6	4
\$1,250,000 - \$1,499,999	1	1	6	3
\$1,500,000 - \$1,749,999	1	-	4	-
\$1,750,000 - \$1,999,999	-	-	1	2
\$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 +	-	-	-	-
	254	291	1,650	1,580

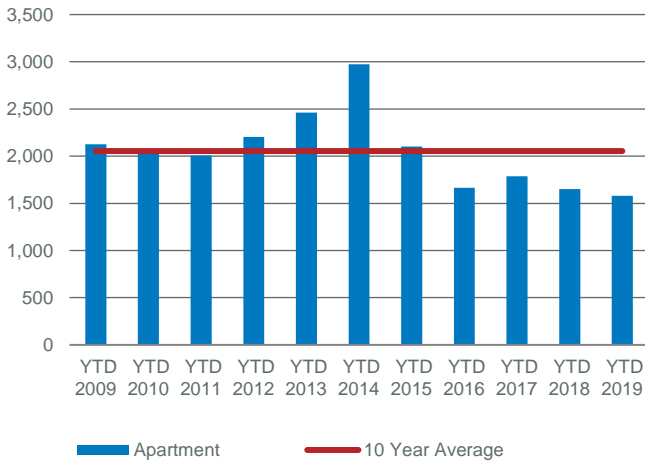
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

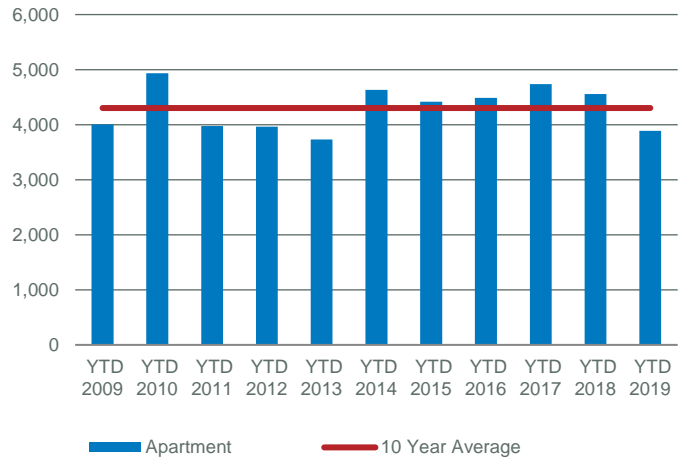
YTD JULY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JULY



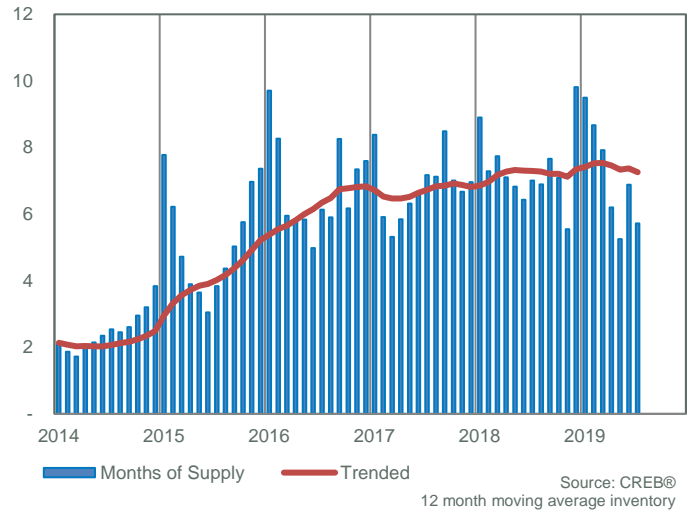
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



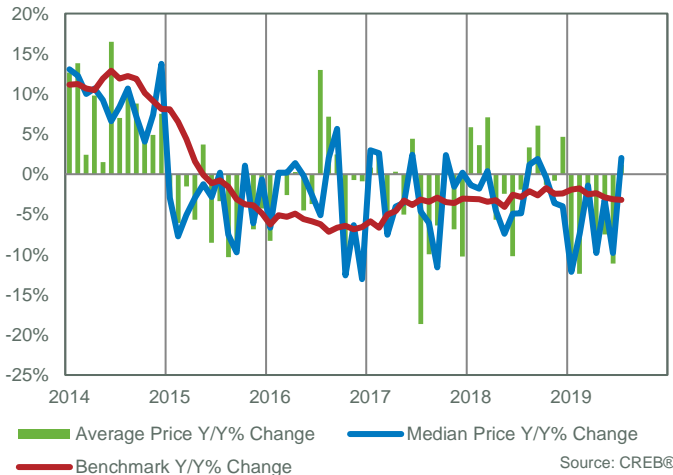
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



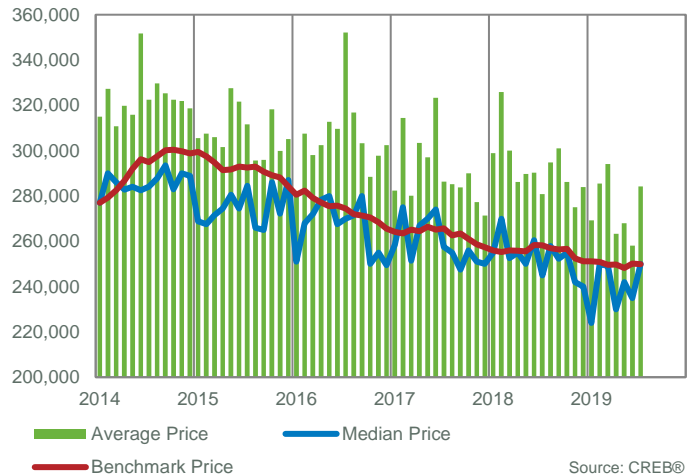
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

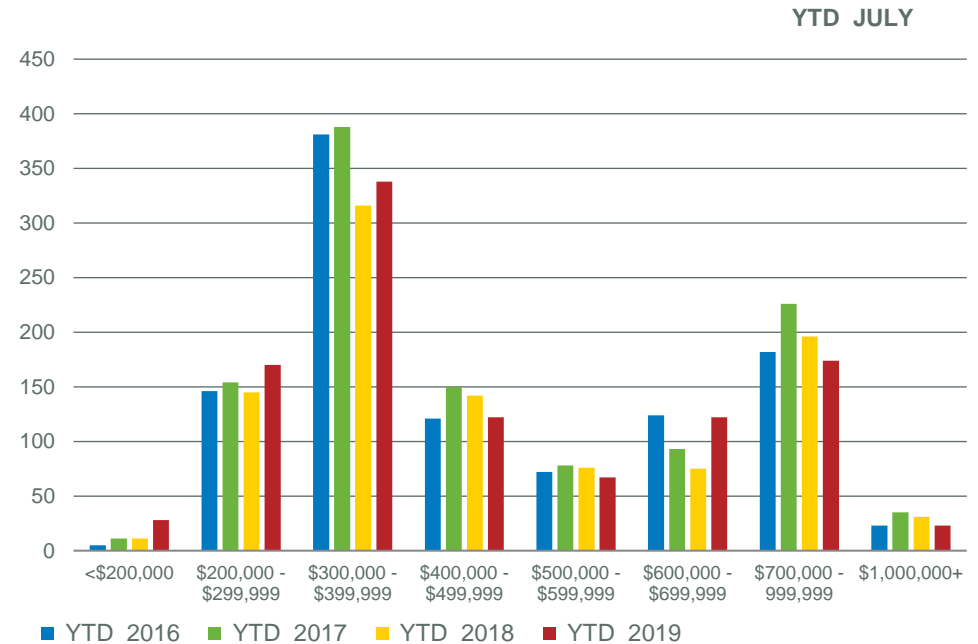


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	99	106	143	155	156	183	150	142	121	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	203	110
Inventory	447	533	674	756	861	919	901	890	852	816	752	570
Days on Market	62	48	45	52	52	47	48	56	55	60	78	79
Benchmark Price	411,200	414,100	414,100	415,500	414,300	413,300	411,000	410,200	406,200	402,100	399,300	396,100
Median Price	376,500	402,815	445,000	421,000	402,844	408,180	395,750	413,750	371,500	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	448,723	477,262	437,269	467,019
Index	208	209	209	210	209	209	208	207	205	203	202	200
2019												
Sales	84	103	148	167	202	192	148					
New Listings	308	253	313	315	339	287	278					
Inventory	649	689	758	768	793	740	729					
Days on Market	67	59	66	63	61	65	63					
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500					
Median Price	395,250	385,000	389,000	385,000	382,500	416,500	408,750					
Average Price	498,689	465,963	478,728	473,561	475,852	503,240	472,845					
Index	198	198	197	200	201	202	201					

	Jul-18	Jul-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	5	11	28
\$200,000 - \$299,999	18	25	145	170
\$300,000 - \$349,999	27	24	151	184
\$350,000 - \$399,999	29	17	165	154
\$400,000 - \$449,999	16	12	93	84
\$450,000 - \$499,999	2	6	49	38
\$500,000 - \$549,999	3	11	35	31
\$550,000 - \$599,999	9	8	41	36
\$600,000 - \$649,999	6	5	41	44
\$650,000 - \$699,999	6	9	34	78
\$700,000 - \$799,999	20	16	114	107
\$800,000 - \$899,999	3	6	53	38
\$900,000 - \$999,999	3	4	29	29
\$1,000,000 - \$1,249,999	5	-	27	18
\$1,250,000 - \$1,499,999	1	-	3	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$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 +	-	-	-	-
	150	148	992	1,044

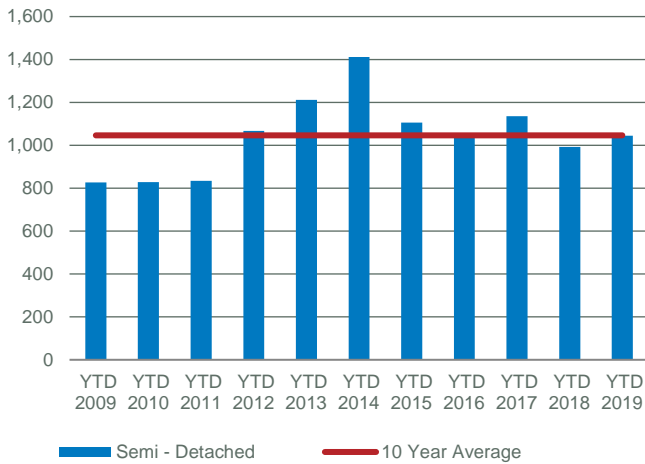
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

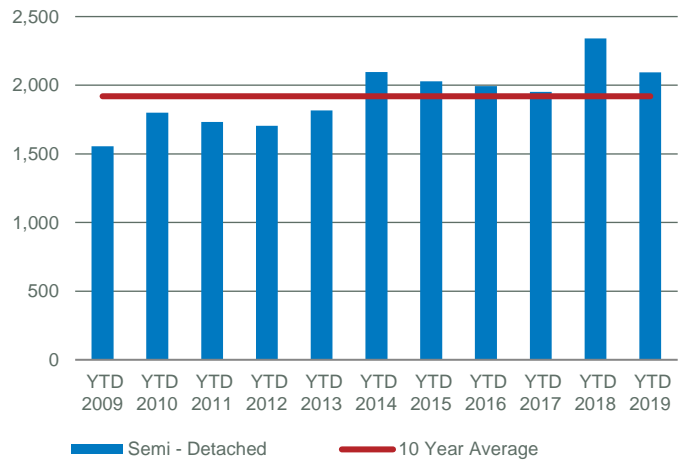
YTD JULY



Source: CREB®

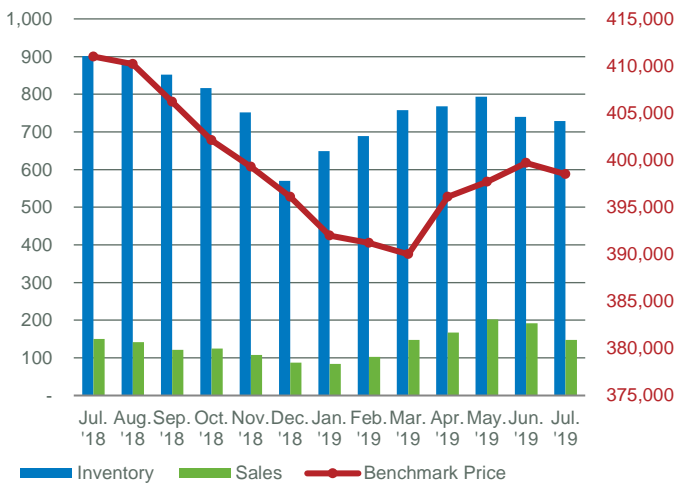
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JULY



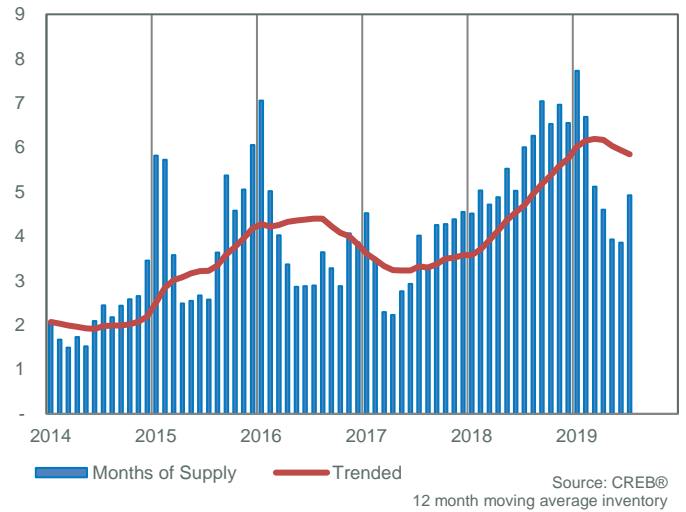
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



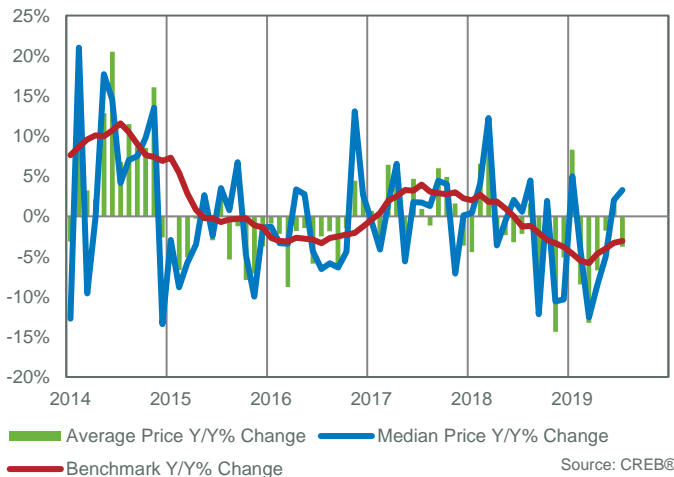
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



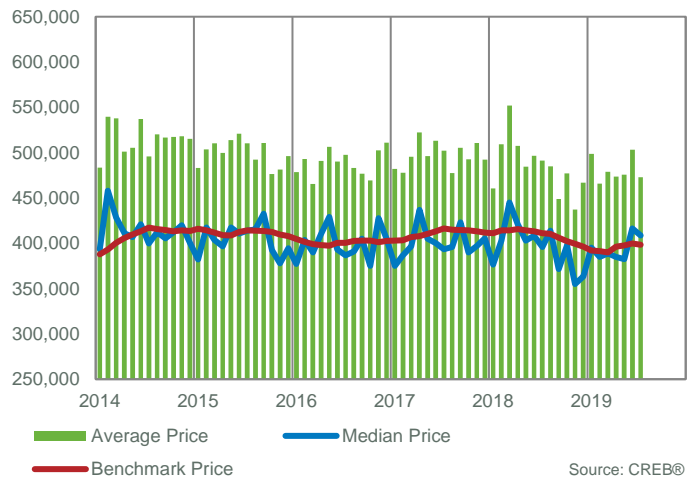
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

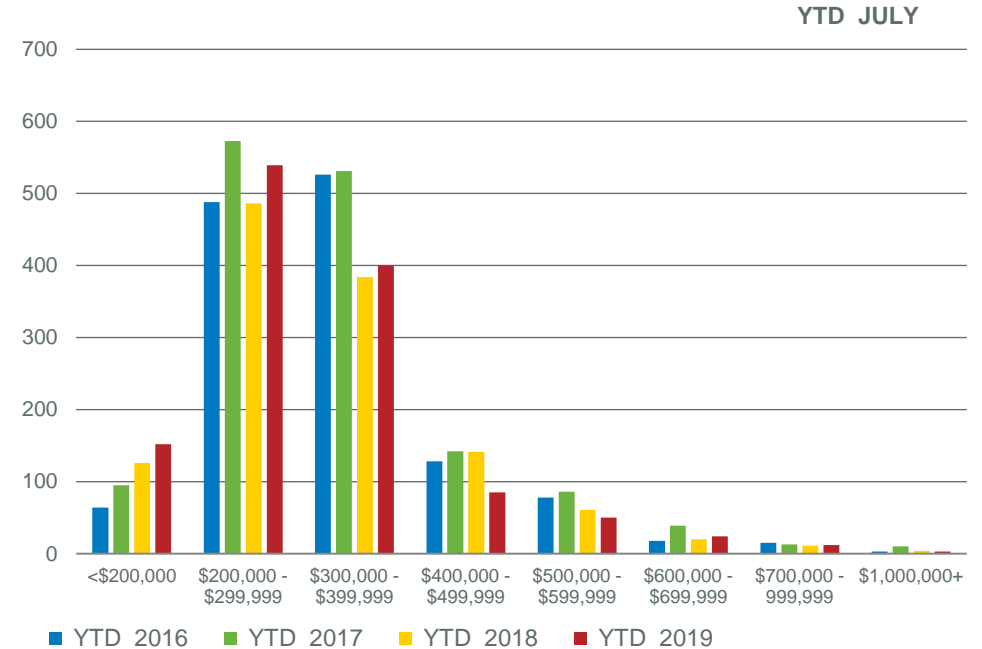


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
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	296,900	295,700	298,000	300,400	303,600	302,600	300,700	296,900	294,300	293,500	293,000	288,600
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	305,886	323,800	323,639	308,489	306,841	307,143
Index	186	185	187	188	190	189	188	186	184	184	183	181
2019												
Sales	107	131	174	199	222	228	204					
New Listings	391	324	387	459	439	387	343					
Inventory	825	914	960	1,061	1,109	1,061	980					
Days on Market	85	64	65	61	61	60	69					
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400					
Median Price	284,000	281,000	295,075	284,900	284,950	294,250	288,750					
Average Price	302,691	292,931	305,854	305,481	311,733	314,622	324,704					
Index	178	178	178	179	179	179	181					

	Jul-18	Jul-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	24	19	126	150
\$200,000 - \$299,999	71	88	486	539
\$300,000 - \$349,999	37	42	256	273
\$350,000 - \$399,999	16	20	128	127
\$400,000 - \$449,999	10	10	89	48
\$450,000 - \$499,999	7	4	52	37
\$500,000 - \$549,999	2	4	29	27
\$550,000 - \$599,999	6	8	32	23
\$600,000 - \$649,999	1	4	13	15
\$650,000 - \$699,999	-	1	7	9
\$700,000 - \$799,999	1	1	7	5
\$800,000 - \$899,999	-	1	1	3
\$900,000 - \$999,999	-	1	3	4
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	1	-	3
\$1,500,000 - \$1,749,999	-	-	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 +	-	-	-	-
	175	204	1,233	1,265

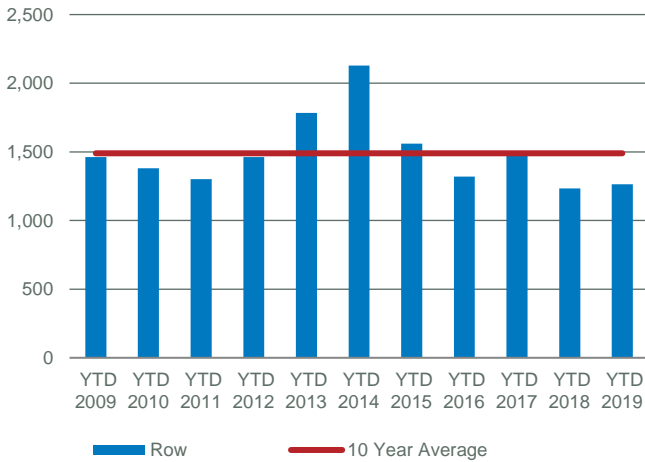
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

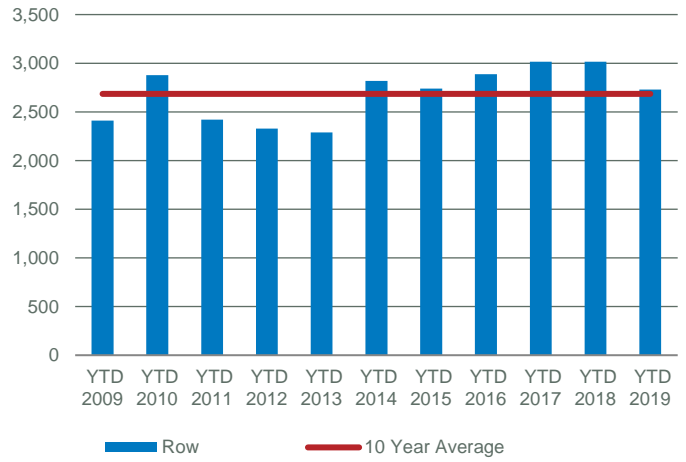
YTD JULY



Source: CREB®

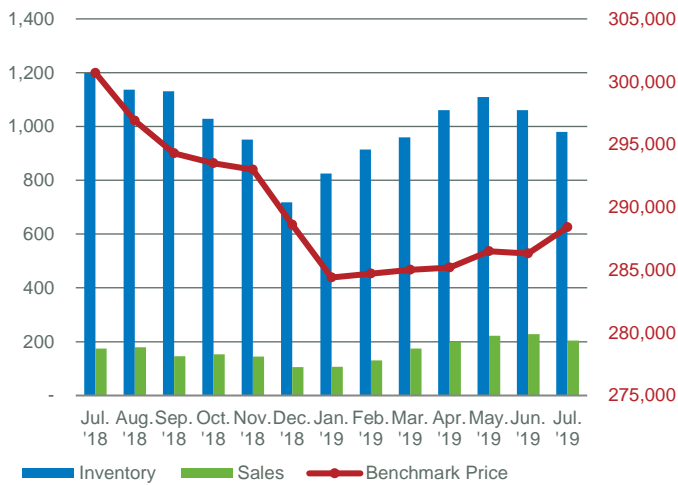
CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



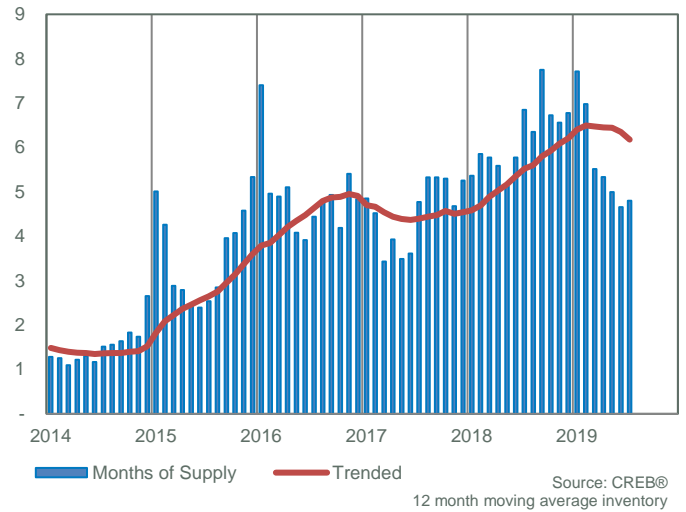
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



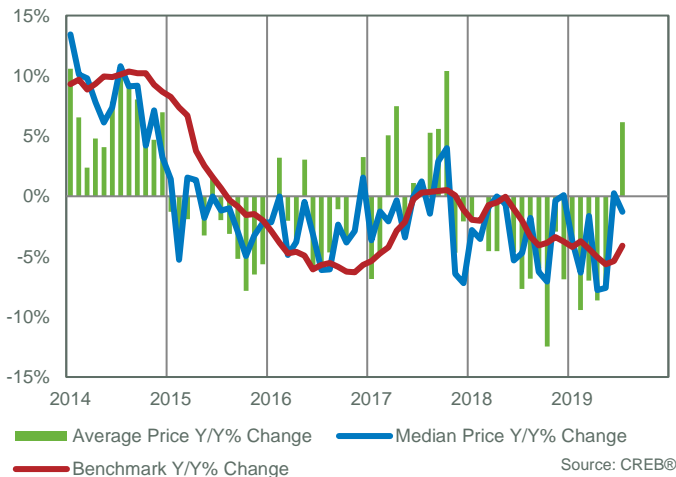
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



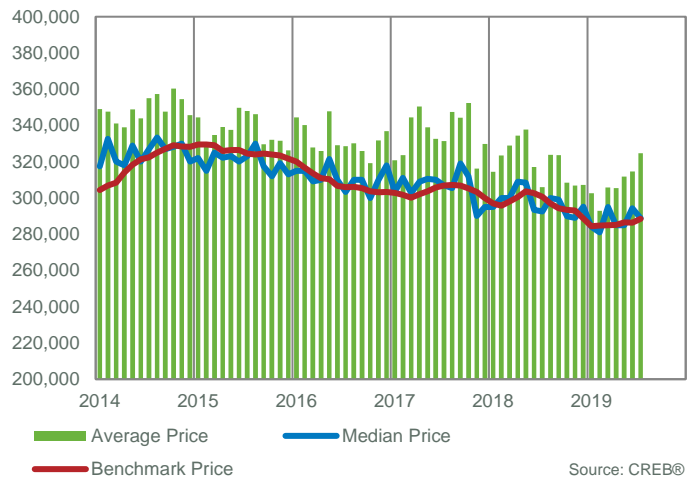
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

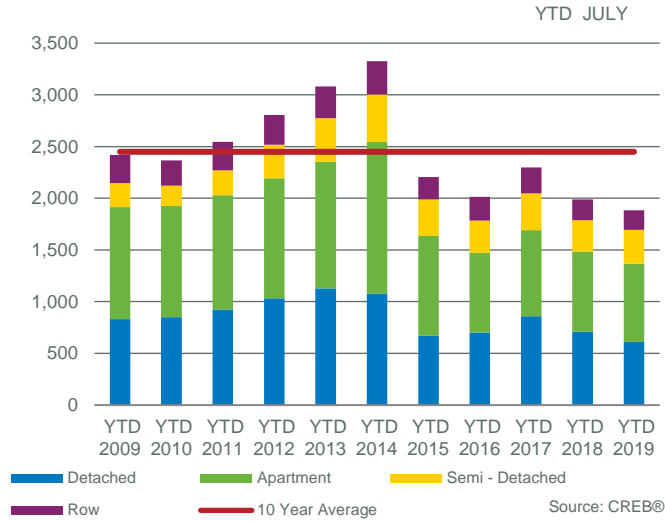
CITY OF CALGARY ROW PRICES



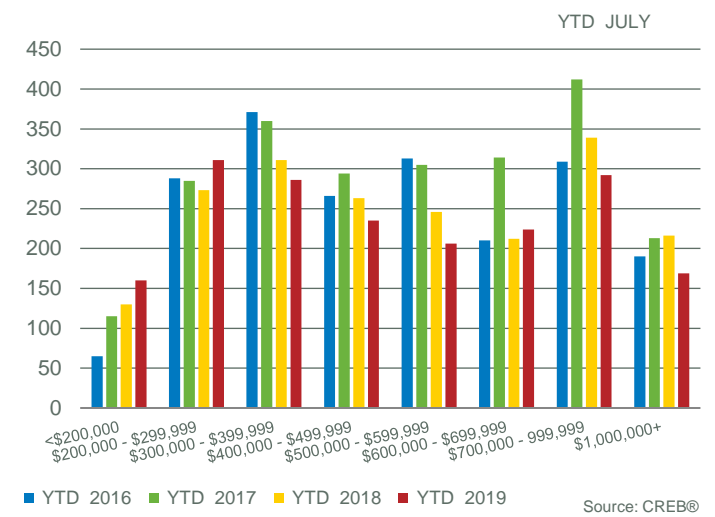
Source: CREB®

CITY CENTRE

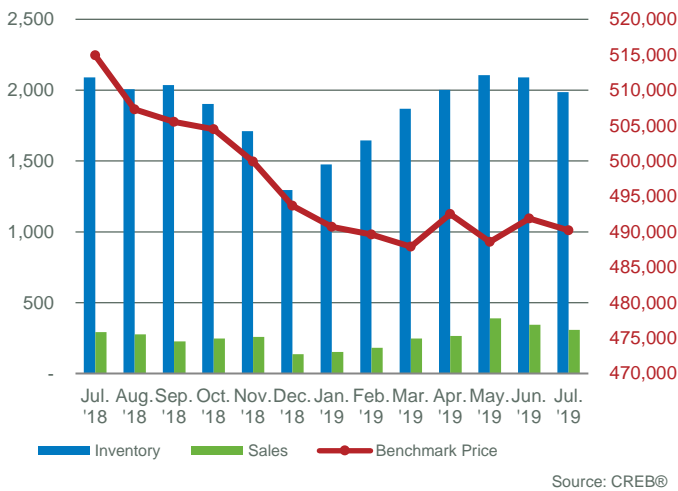
CITY CENTRE TOTAL SALES



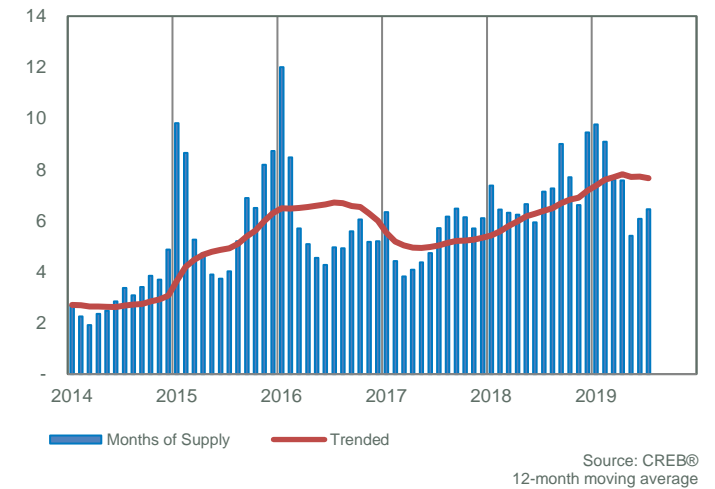
CITY CENTRE TOTAL SALES BY PRICE RANGE



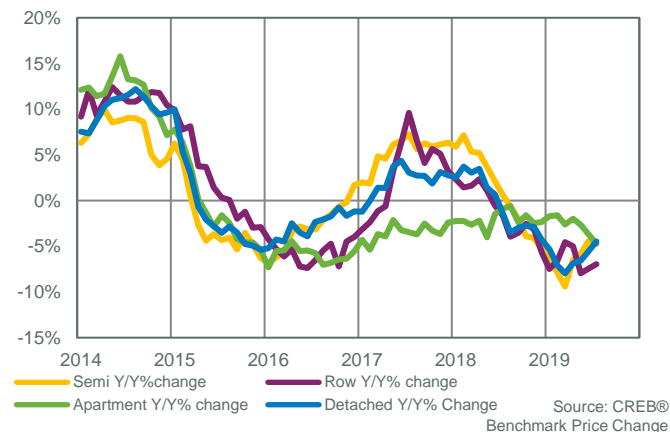
CITY CENTRE INVENTORY AND SALES



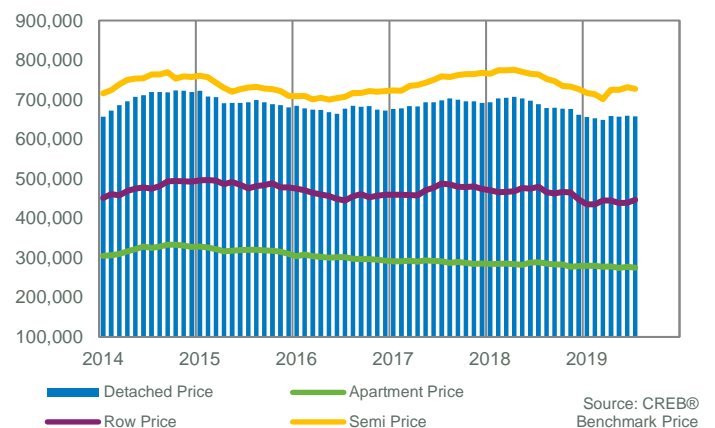
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

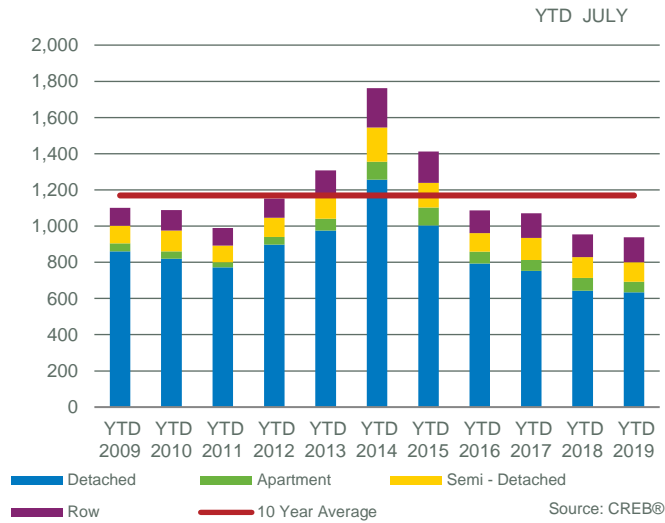


CITY CENTRE PRICES

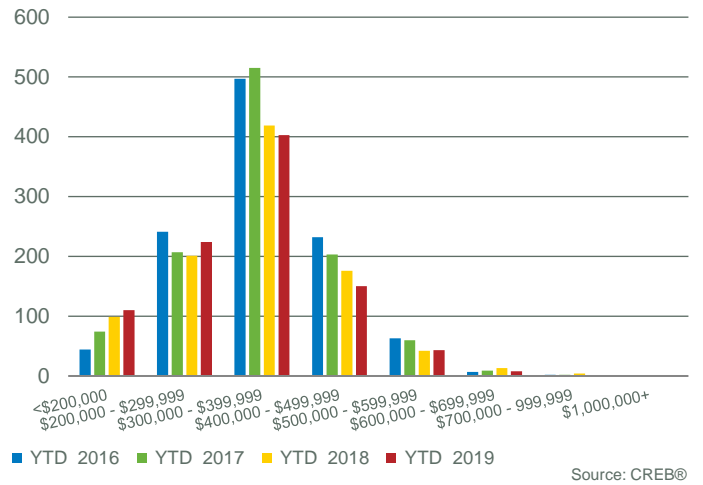


NORTHEAST

NORTHEAST TOTAL SALES



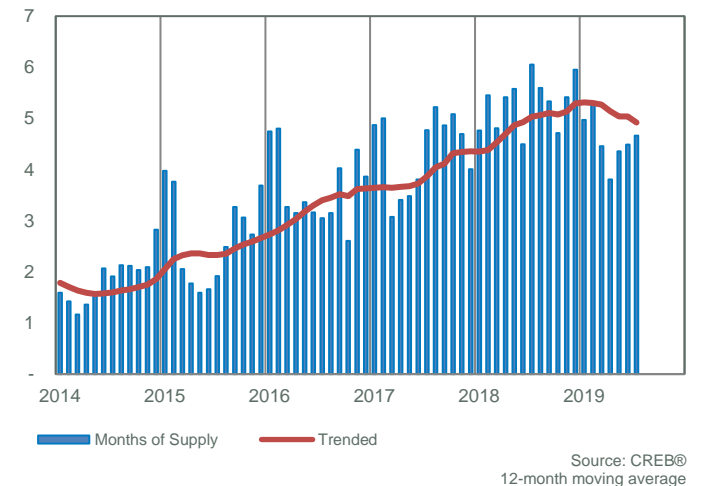
NORTHEAST TOTAL SALES BY PRICE RANGE



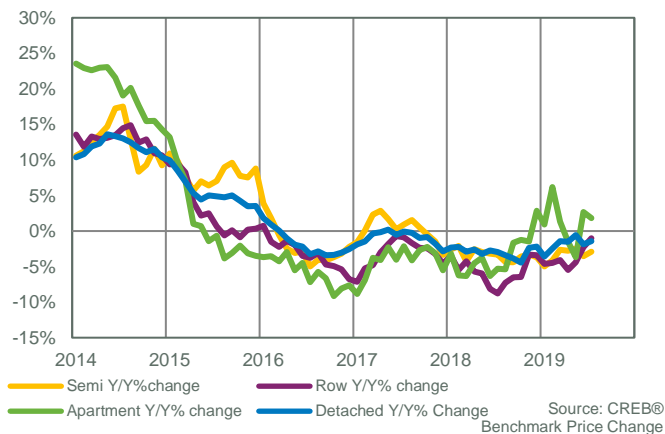
NORTHEAST INVENTORY AND SALES



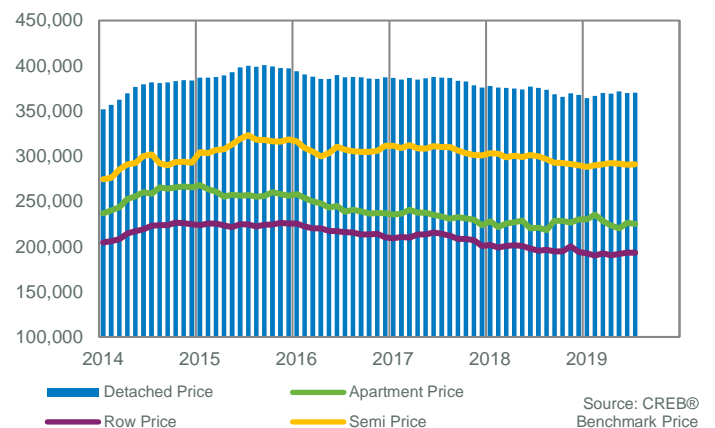
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

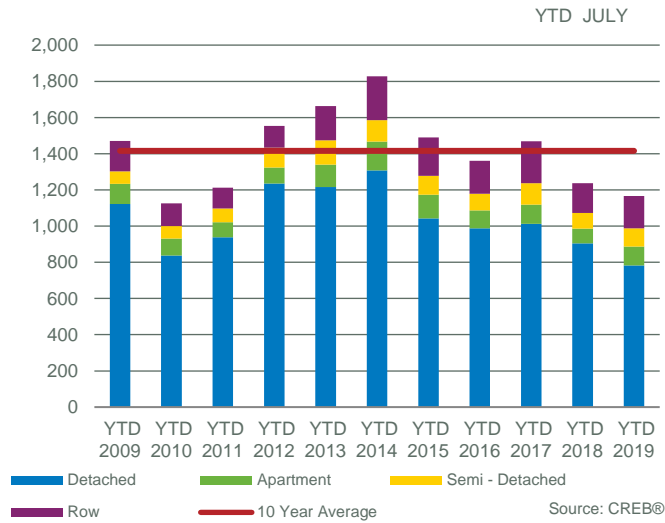


NORTHEAST PRICES

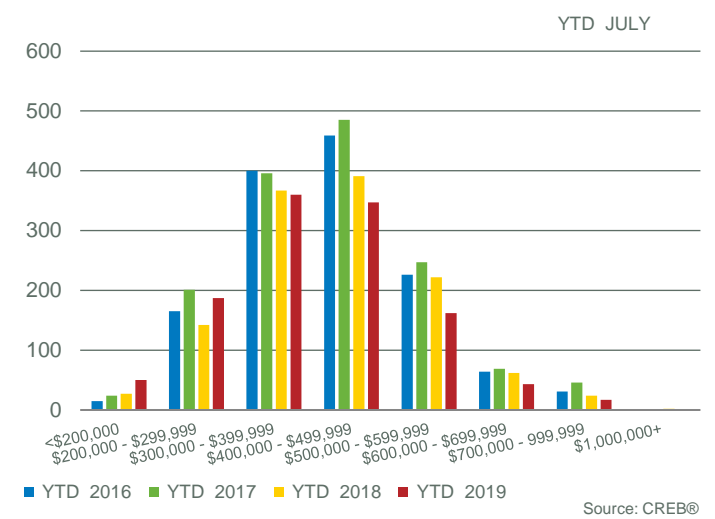


NORTH

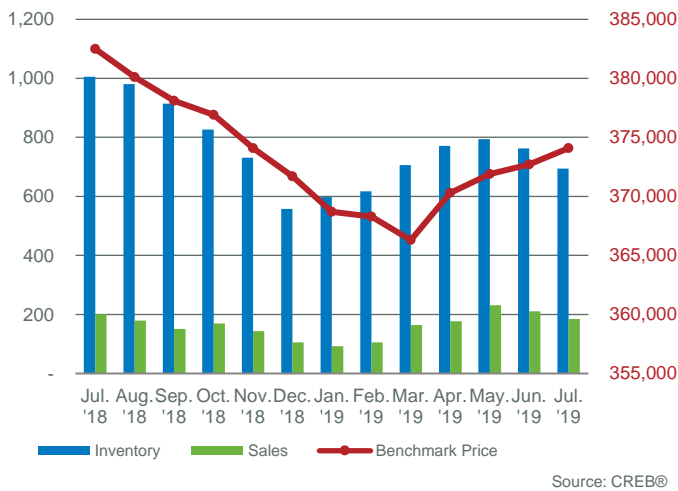
NORTH TOTAL SALES



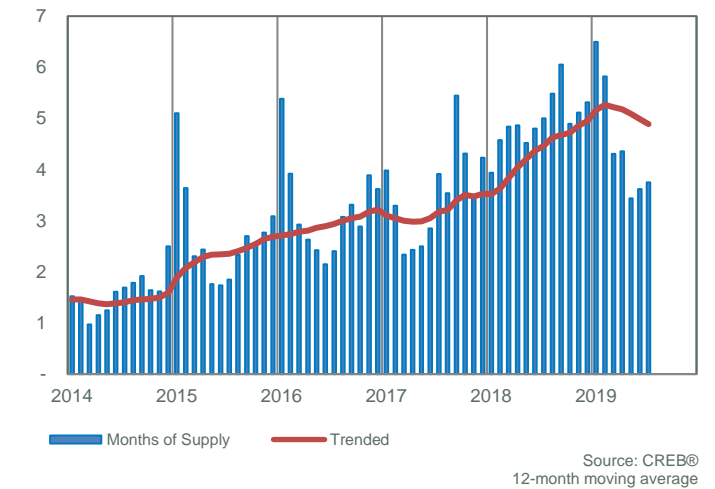
NORTH TOTAL SALES BY PRICE RANGE



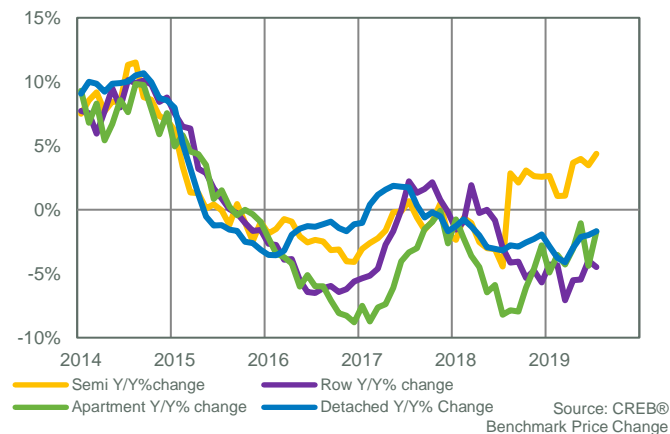
NORTH INVENTORY AND SALES



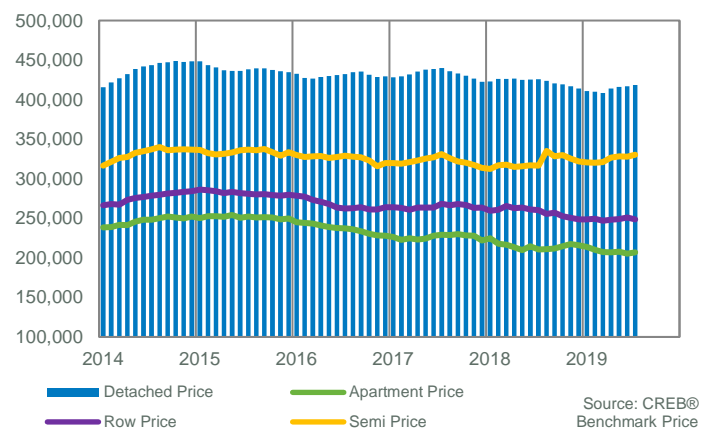
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

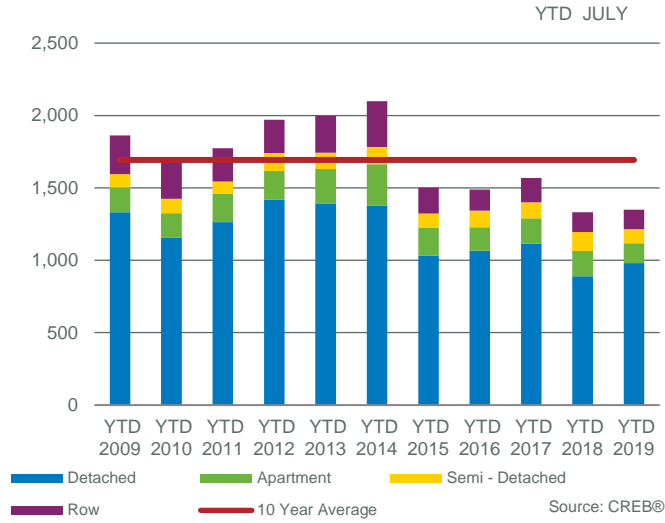


NORTH PRICES

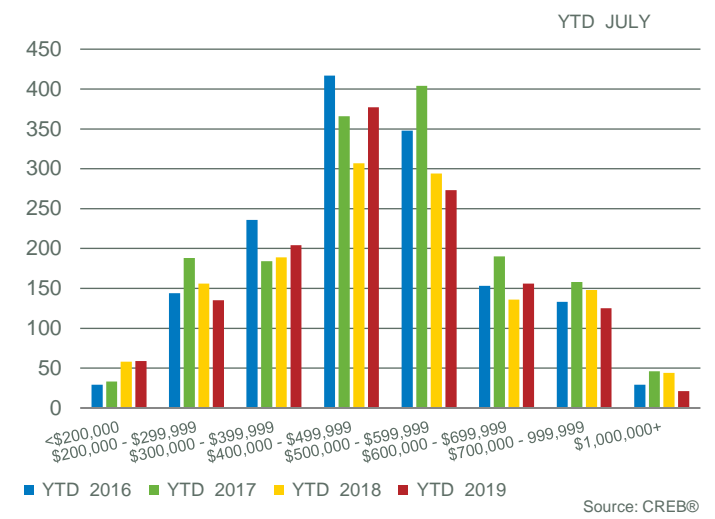


NORTHWEST

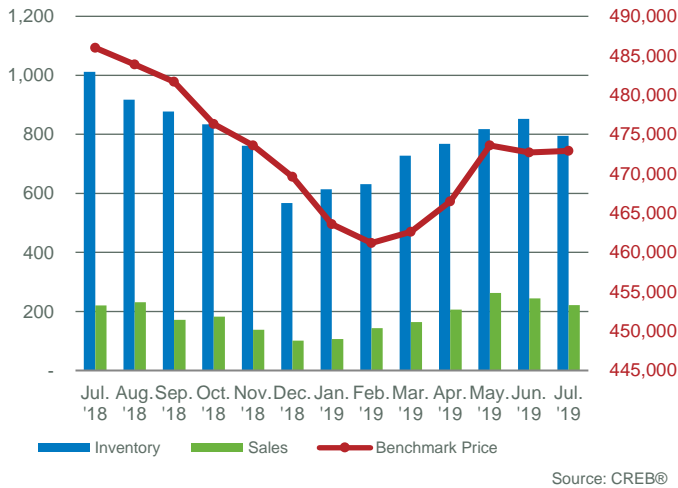
NORTHWEST TOTAL SALES



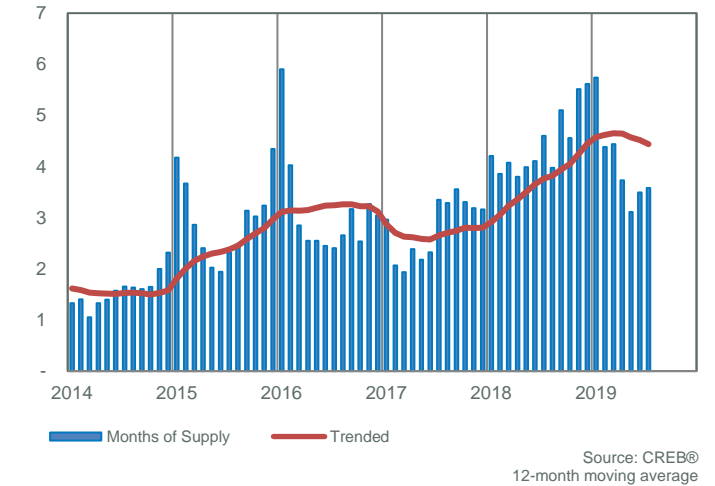
NORTHWEST TOTAL SALES BY PRICE RANGE



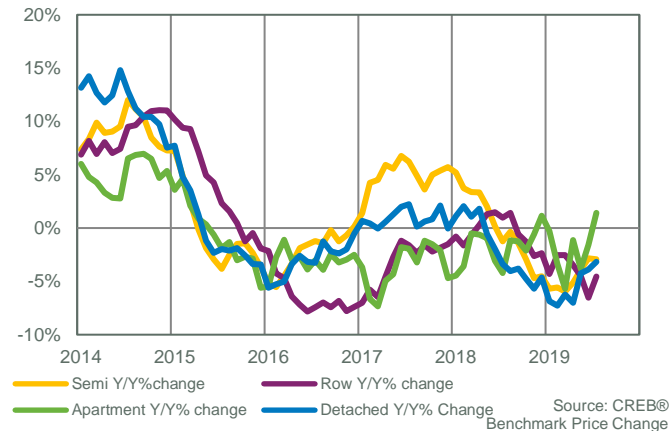
NORTHWEST INVENTORY AND SALES



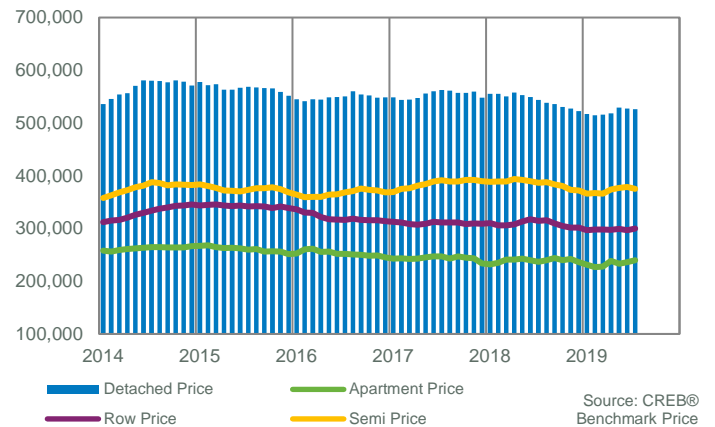
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

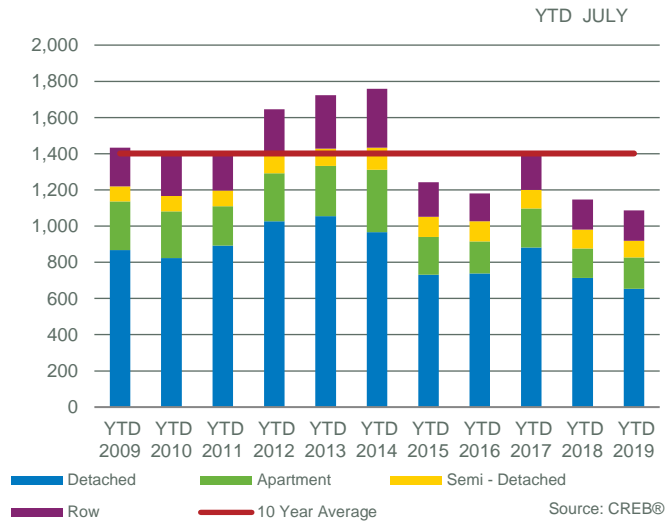


NORTHWEST PRICES

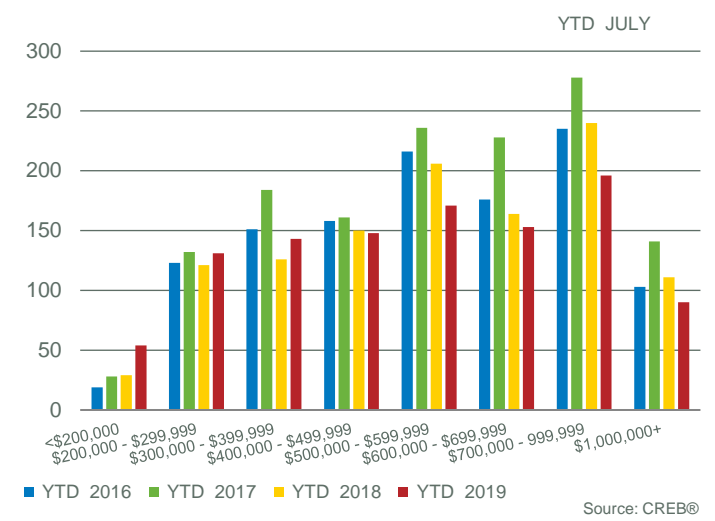


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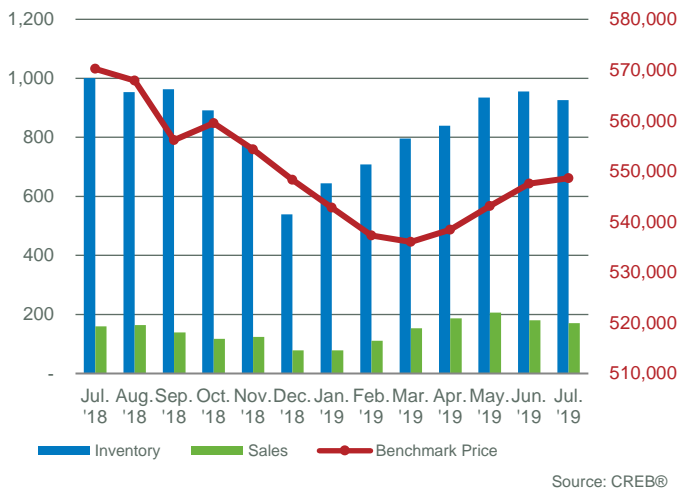
WEST TOTAL SALES



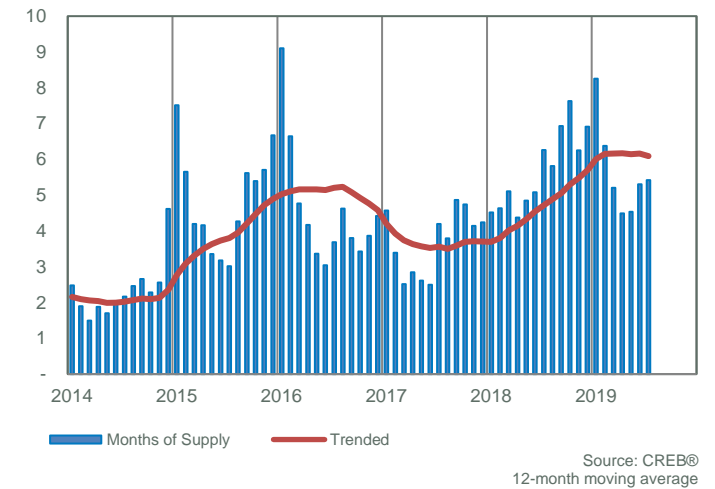
WEST TOTAL SALES BY PRICE RANGE



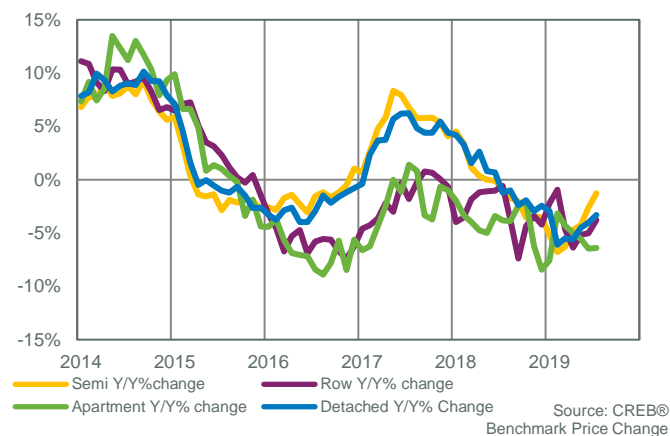
WEST INVENTORY AND SALES



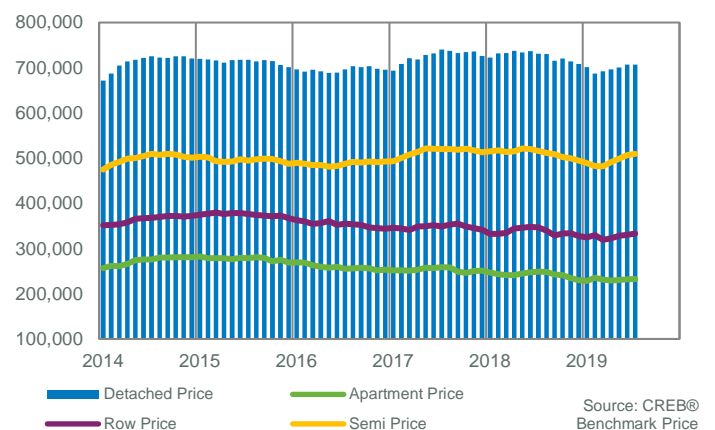
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

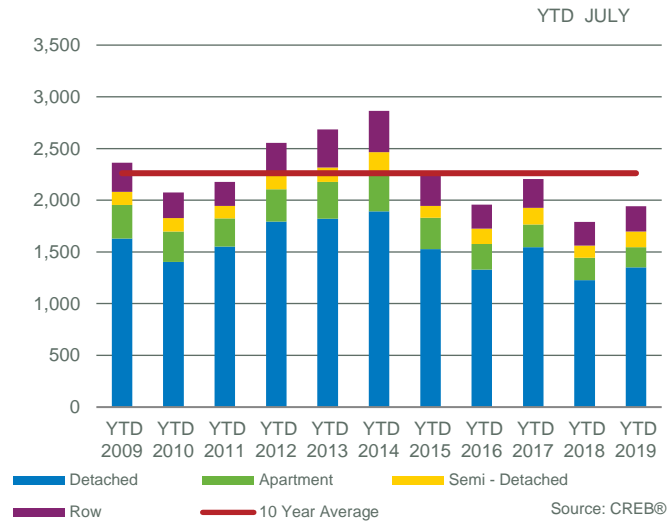


WEST PRICES

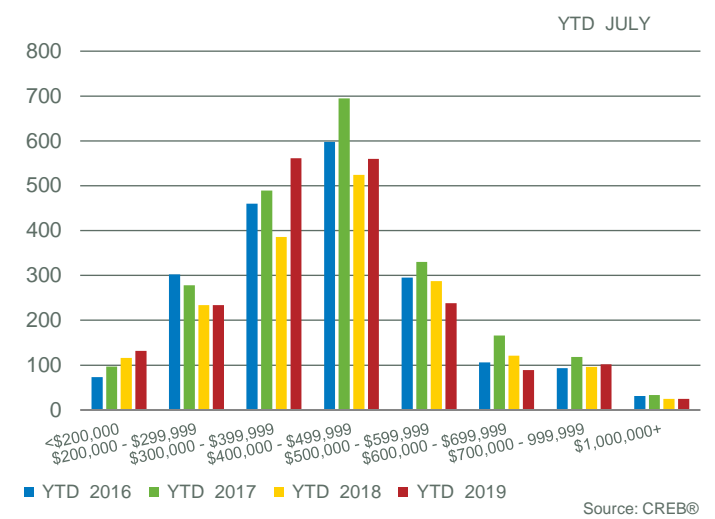


SOUTH

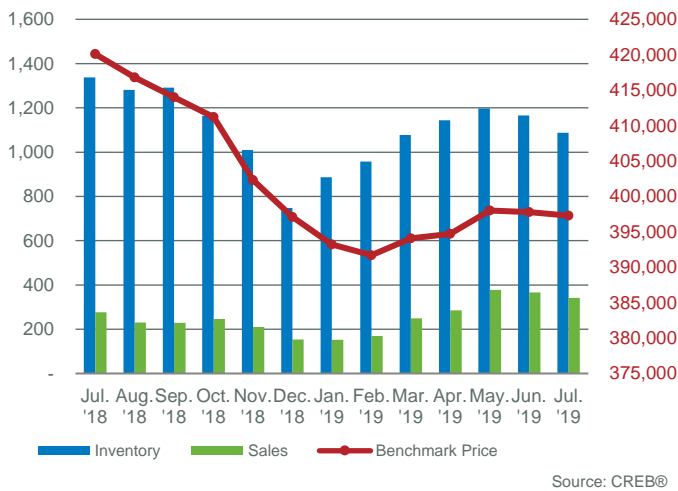
SOUTH TOTAL SALES



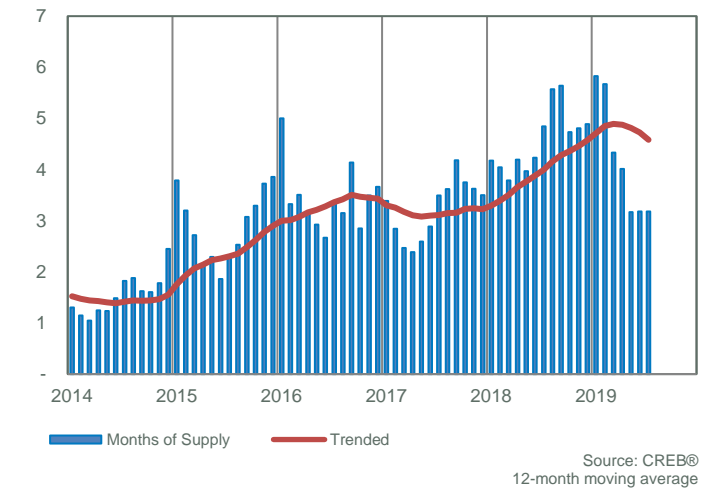
SOUTH TOTAL SALES BY PRICE RANGE



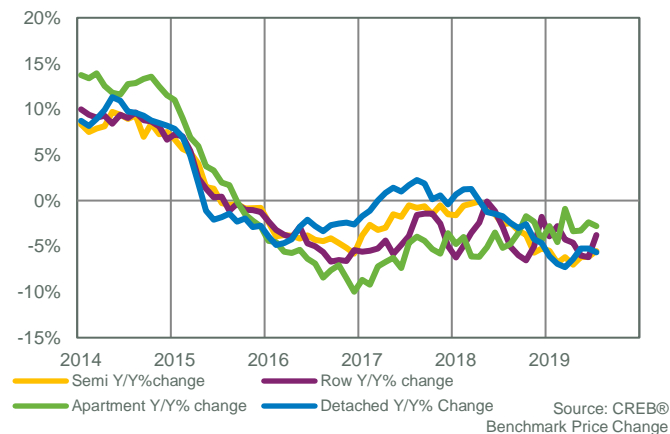
SOUTH INVENTORY AND SALES



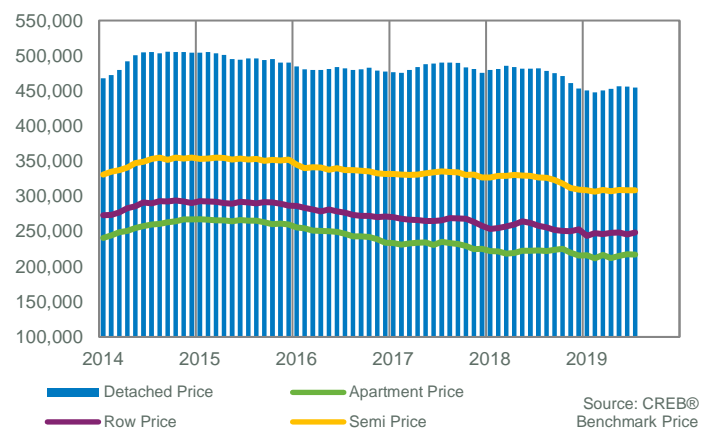
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

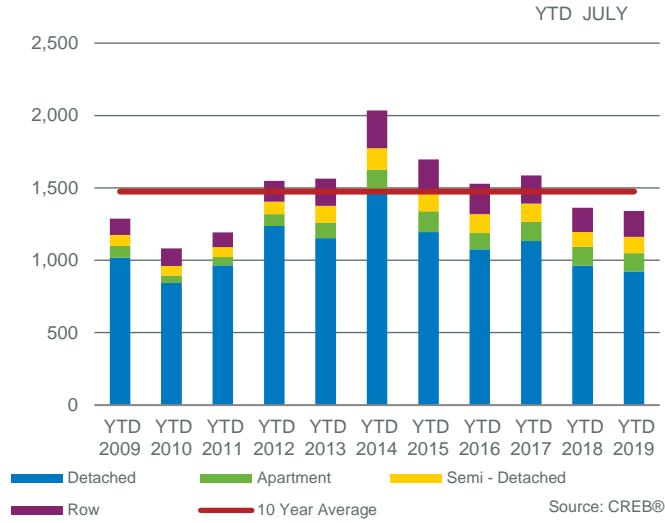


SOUTH PRICES

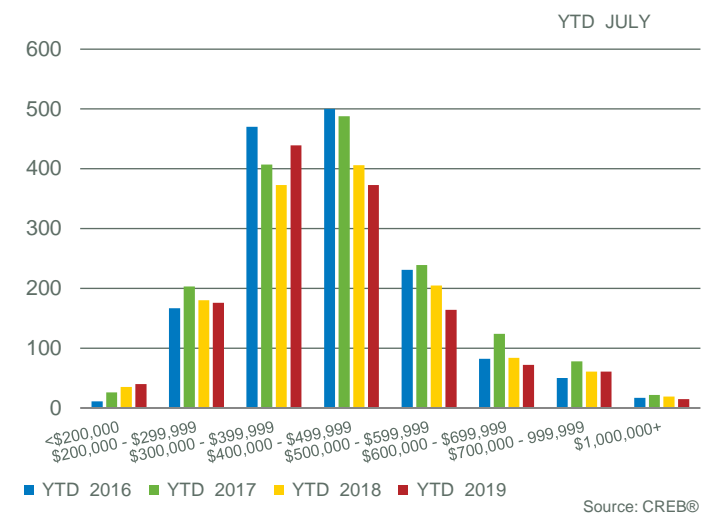


SOUTHEAST

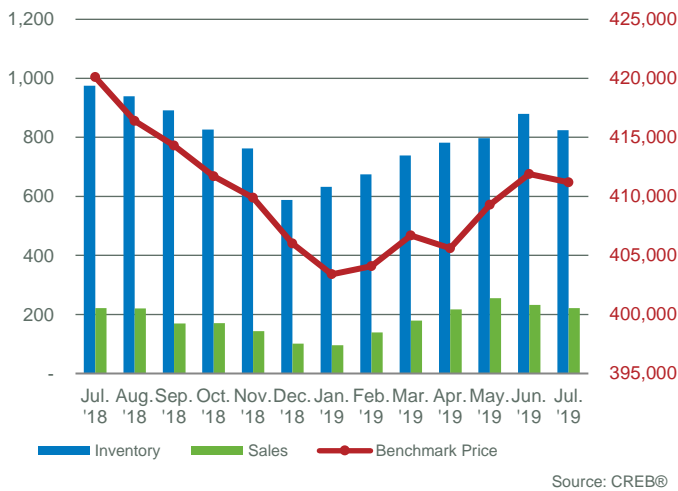
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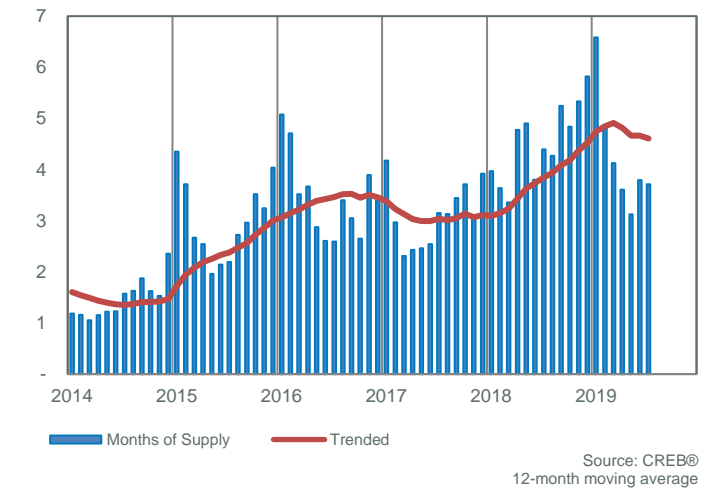
SOUTHEAST TOTAL SALES BY PRICE RANGE



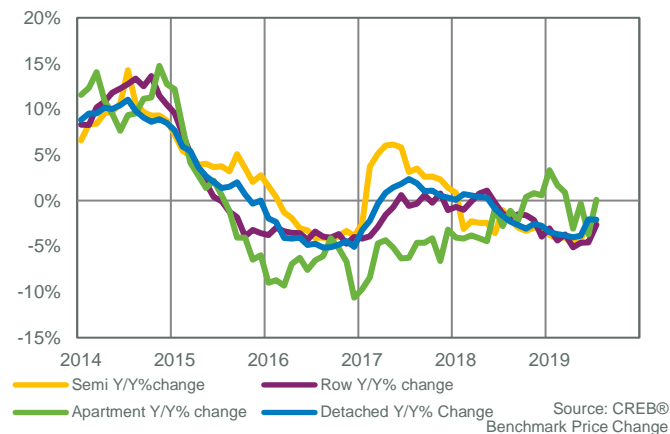
SOUTHEAST INVENTORY AND SALES



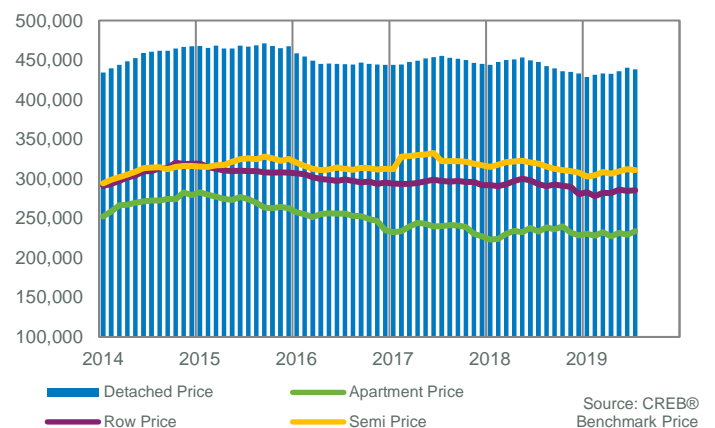
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

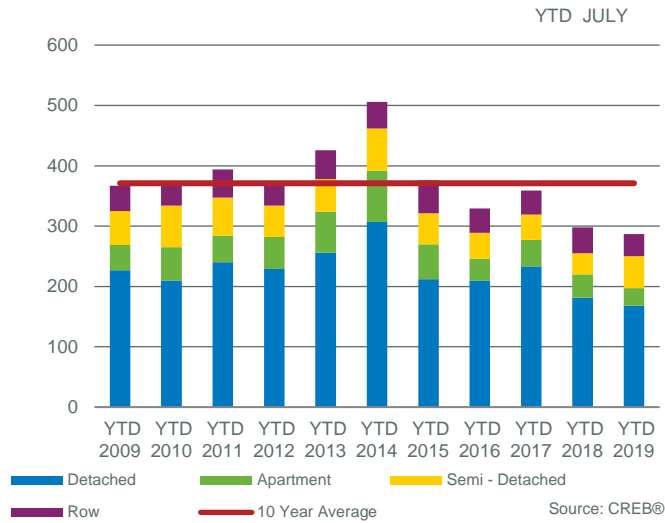


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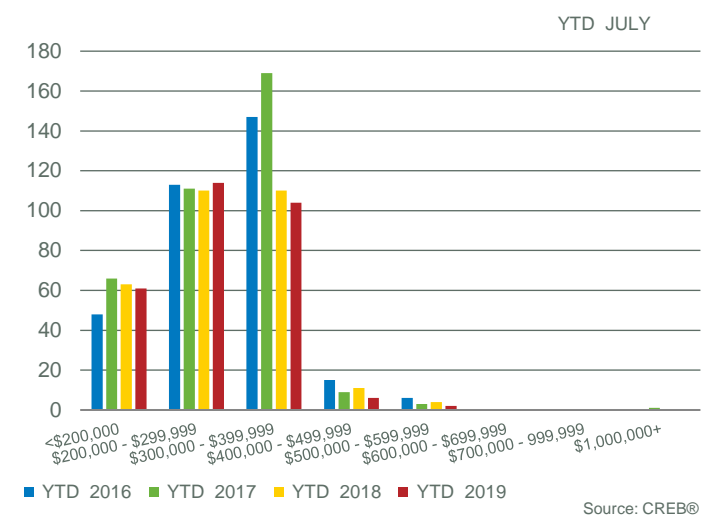


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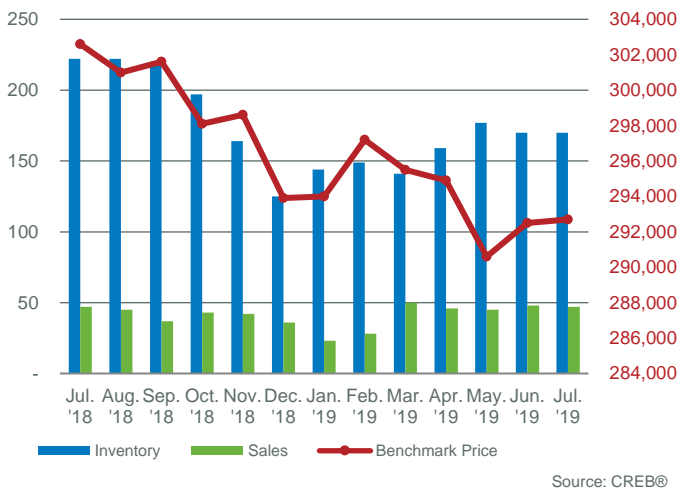
EAST TOTAL SALES



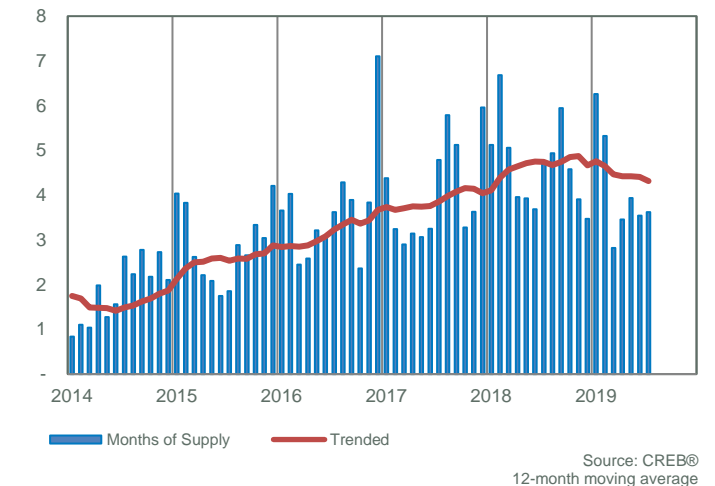
EAST TOTAL SALES BY PRICE RANGE



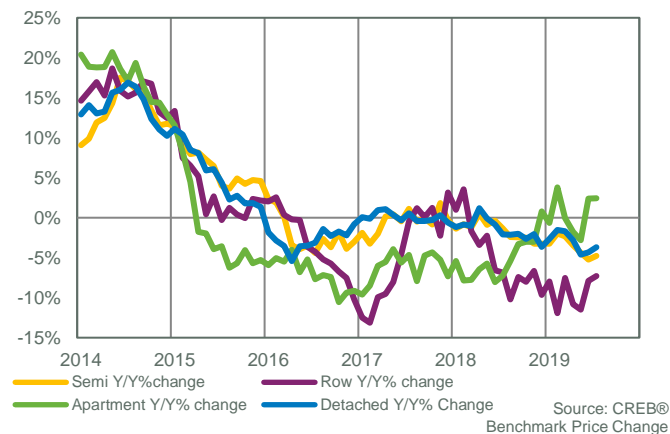
EAST INVENTORY AND SALES



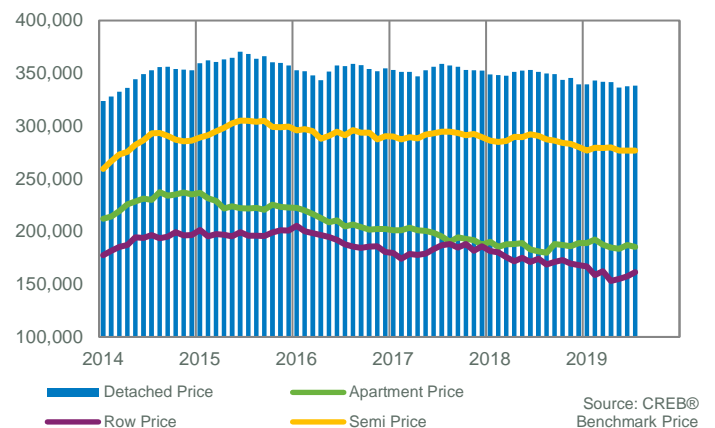
EAST MONTHS OF INVENTORY



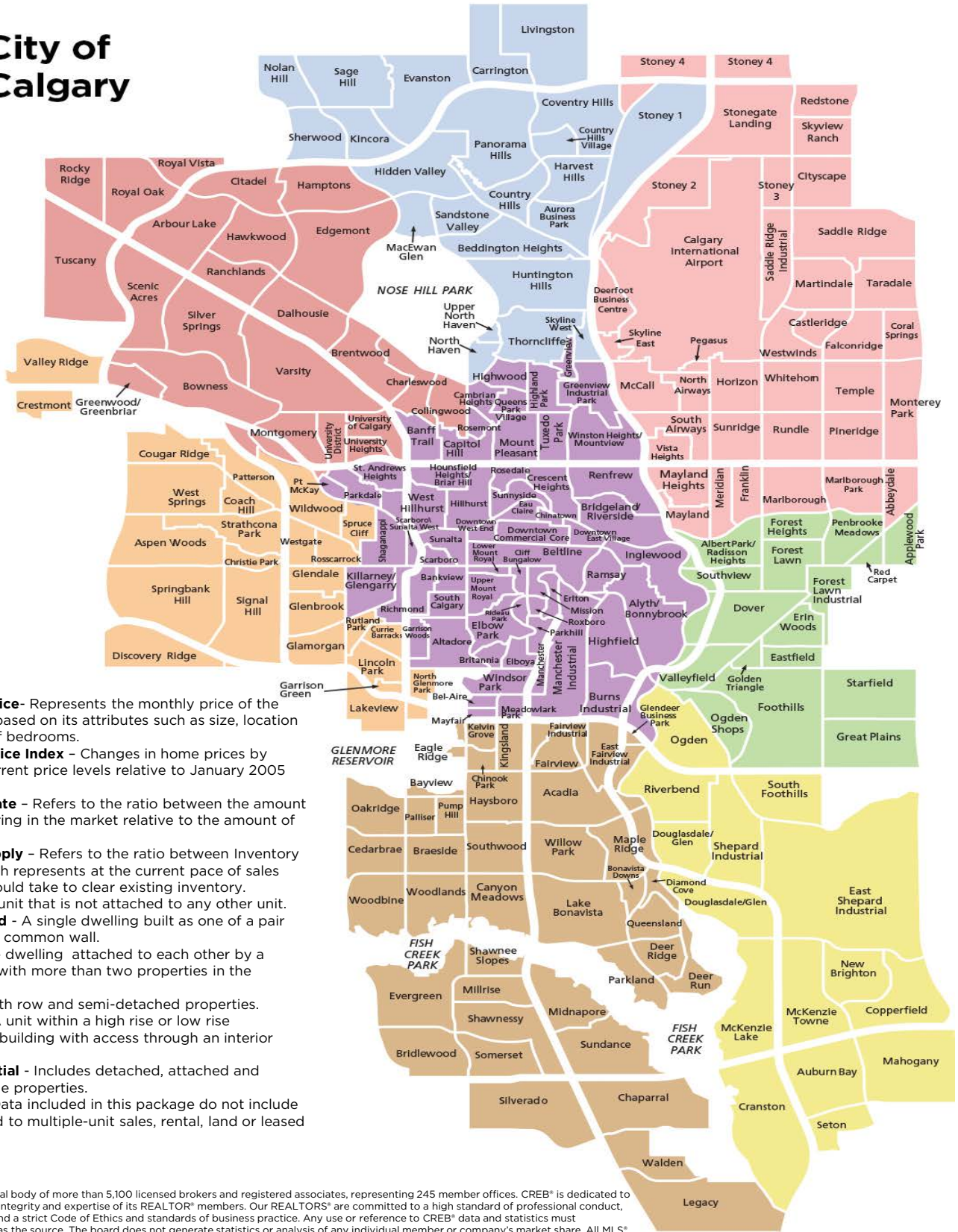
EAST PRICE CHANGE



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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