



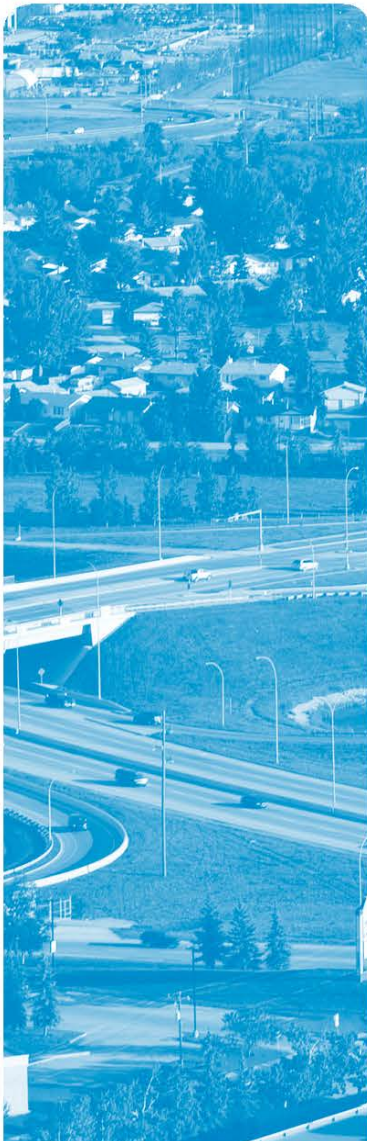
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serving calgary and area REALTORS<sup>®</sup>

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

October 2019



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## Homes under \$500,000 moving to more balanced conditions

Oct. 2019

**City of Calgary, November 1, 2019** - Sales activity in October improved by nearly 10 per cent compared to last year, driven mostly by improvements for apartment and attached product.

New listings also eased, which helped reduce inventory levels and the oversupply in the market. Despite the move to more balanced conditions, the market remains oversupplied and prices continue to remain below last year's levels.

"Employment has shifted in the city, with job growth occurring in our non-traditional sectors and often at a different pay scale. This is consistent with the shift to more affordable housing product," said CREB® chief economist Ann-Marie Lurie.

"However, at the higher end of the market the amount of oversupply is rising, as supply cannot shift enough to compensate for the reductions in demand. This is likely causing divergent trends in pricing and preventing prices from stabilizing across the city."

This is a market where signs of improvement are not consistent across all product types and price ranges.

Improvements in sales are occurring in the lower price ranges across all product types. This is not yet translating into price shifts, as persistently elevated supply levels continue to place downward pressure on prices.

As of October, citywide unadjusted benchmark prices were \$422,900, just below last month's levels and two per cent lower than last year's levels.

### Detached

- Sales activity this month came in just above last year's levels, thanks to growth in all districts except the North East and North. However, year-to-date citywide levels remain comparable to last year's levels and over 19 per cent lower than longer-term trends.
- New listings continued to ease this month, but at a slower pace than levels recorded over the past eight months.
- Improvements in sales and easing new listings brought down inventory levels by 15 per cent. With 3,391 units in inventory, the months of supply is just under four months. This is a decline compared to last year, but it is still high based on longer-term trends. Months of supply eased across all districts except the North, likely due to the increased pressure coming from the new-home sector.
- Unadjusted benchmark prices eased over the previous month due to declines in all districts except the South East and East. Overall, prices in October remained nearly two per cent lower than last year's levels and nearly eight per cent lower than previous highs.

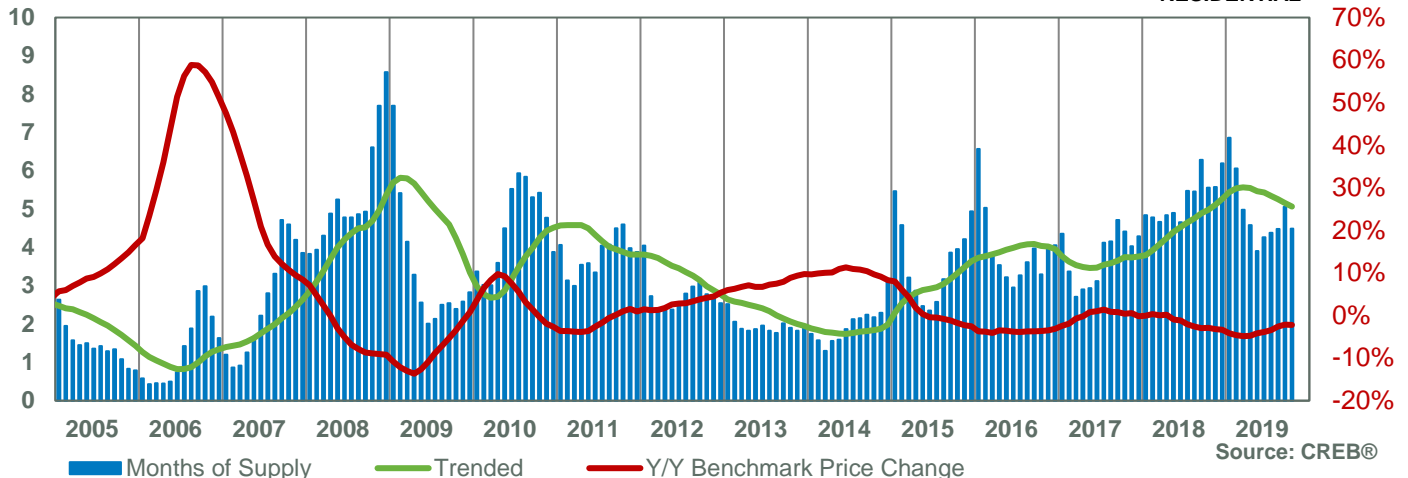
### Apartment

- Apartment sales continued to improve this month and new listings eased. This helped reduce inventory levels and brought the months of supply down just under 6 months. Despite improvements, the market remained firmly in buyers' territory.
- Year-to-date improvements in sales were driven by gains in the North, West and South East sectors. Inventory declines have occurred in all districts except the South East.
- Overall, year-to-date prices remained over two per cent lower than last year's levels and nearly 17 per cent lower than peak pricing. However, there are some signs of stabilization in prices this year, with prices in the North East, South East and East remaining comparable to last year.

### Attached

- The attached market continues to show the largest increase in sales, with year-to-date growth of nearly seven per cent. Improvements occurred across all districts except for the North West and North East.
- New listings have eased by eight per cent so far this year, causing inventory declines and reductions in the amount of oversupply.
- Like most sectors, this segment remains oversupplied, which is causing price adjustments. As of October, semi-detached and row prices remained two and four per cent lower than last year's levels, respectively. Prices continue to ease across nearly all districts and remain well below previous highs.

## MONTHS OF SUPPLY AND PRICE CHANGES



Oct. 2019

	Oct-18	Oct-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>DETACHED</b>						
Total Sales	829	852	2.77%	8,768	8,709	-0.67%
Total Sales Volume	\$450,530,121	\$451,795,991	0.28%	\$4,927,103,480	\$4,682,071,357	-4.97%
New Listings	1,388	1,326	-4.47%	18,145	15,867	-12.55%
Inventory	3,985	3,391	-14.91%	3,809	3,460	-9.15%
Months of Supply	4.81	3.98	-17.20%	4.34	3.97	-8.54%
Sales to New Listings Ratio	59.73%	64.25%	4.53%	48.32%	54.89%	6.57%
Sales to List Price Ratio	96.38%	96.23%	-0.15%	97.01%	96.59%	-0.41%
Days on Market	57	52	-8.96%	46	53	15.22%
Benchmark Price	\$494,100	\$485,500	-1.74%	\$503,980	\$485,610	-3.64%
Median Price	\$470,000	\$458,250	-2.50%	\$488,500	\$467,000	-4.40%
Average Price	\$543,462	\$530,277	-2.43%	\$561,942	\$537,613	-4.33%
Index	201	198	-1.74%	205	198	-3.54%
<b>APARTMENT</b>						
Total Sales	213	249	16.90%	2,317	2,354	1.60%
Total Sales Volume	\$60,958,950	\$74,106,146	21.57%	\$681,853,485	\$651,199,743	-4.50%
New Listings	473	446	-5.71%	6,133	5,402	-11.92%
Inventory	1,508	1,461	-3.12%	1,666	1,475	-11.47%
Months of Supply	7.08	5.87	-17.12%	7.19	6.26	-12.86%
Sales to New Listings Ratio	45.03%	55.83%	10.80%	37.78%	43.58%	5.80%
Sales to List Price Ratio	95.70%	96.10%	0.41%	96.10%	95.89%	-0.21%
Days on Market	69	73	5.80%	64	72	12.50%
Benchmark Price	\$256,600	\$251,500	-1.99%	\$256,520	\$250,060	-2.52%
Median Price	\$255,000	\$250,000	-1.96%	\$255,000	\$242,000	-5.10%
Average Price	\$286,192	\$297,615	3.99%	\$294,283	\$276,635	-6.00%
Index	177	174	-1.97%	177	173	-2.40%
<b>ATTACHED</b>						
Total Sales	278	346	24.46%	3,091	3,307	6.99%
Total Sales Volume	\$106,856,642	\$131,326,807	22.90%	\$1,232,016,057	\$1,276,106,568	3.58%
New Listings	576	603	4.69%	7,366	6,756	-8.28%
Inventory	1,845	1,641	-11.06%	1,803	1,671	-7.32%
Months of Supply	6.64	4.74	-28.54%	5.83	5.05	-13.37%
Sales to New Listings Ratio	48.26%	57.38%	9.12%	41.96%	48.95%	6.99%
Sales to List Price Ratio	96.69%	96.78%	0.09%	97.16%	96.79%	-0.37%
Days on Market	63	55	-12.12%	56	63	12.50%
Benchmark Price	\$323,000	\$312,700	-3.19%	\$329,040	\$315,570	-4.09%
Median Price	\$327,000	\$320,000	-2.14%	\$340,000	\$326,500	-3.97%
Average Price	\$384,376	\$379,557	-1.25%	\$398,582	\$385,880	-3.19%
Index	190	184	-3.21%	194	186	-3.88%
<b>CITY OF CALGARY</b>						
Total Sales	1,320	1,447	9.62%	14,176	14,370	1.37%
Total Sales Volume	\$618,345,713	\$657,228,944	6.29%	\$6,840,973,022	\$6,609,377,668	-3.39%
New Listings	2,437	2,375	-2.54%	31,644	28,025	-11.44%
Inventory	7,338	6,493	-11.52%	7,277	6,605	-9.23%
Months of Supply	5.56	4.49	-19.28%	5.13	4.60	-10.45%
Sales to New Listings Ratio	54.16%	60.93%	6.76%	44.80%	51.28%	6.48%
Sales to List Price Ratio	96.36%	96.33%	-0.04%	96.94%	96.56%	-0.38%
Days on Market	60	56	-6.43%	51	58	13.73%
Benchmark Price	\$432,300	\$422,900	-2.17%	\$439,620	\$423,420	-3.69%
Median Price	\$410,250	\$398,000	-2.99%	\$425,000	\$410,000	-3.53%
Average Price	\$468,444	\$454,201	-3.04%	\$482,574	\$459,943	-4.69%
Index	196	192	-2.19%	200	192	-3.56%

For a list of definitions, see page 26.

Oct. 2019

	Oct-18	Oct-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	125	147	17.60%	1,380	1,478	7.10%
Total Sales Volume	\$59,657,800	\$66,855,120	12.06%	\$680,115,256	\$703,431,945	3.43%
Share of Sales with Condo Title	16.80%	13.61%	-3.19%	16.20%	14.06%	-2.13%
New Listings	279	243	-12.90%	3,269	2,915	-10.83%
Inventory	816	715	-12.38%	765	716	-6.36%
Months of Supply	6.53	4.86	-25.49%	5.54	4.85	-12.57%
Sales to New Listings Ratio	44.80%	60.49%	15.69%	42.21%	50.70%	8.49%
Sales to List Price Ratio	96.87%	96.64%	-0.22%	97.33%	96.83%	-0.50%
Days on Market	60	60	-1.16%	52	63	21.15%
Benchmark Price	\$402,100	\$394,000	-2.01%	\$411,200	\$395,400	-3.84%
Median Price	\$397,500	\$375,000	-5.66%	\$403,750	\$387,500	-4.02%
Average Price	\$477,262	\$454,797	-4.71%	\$492,837	\$475,935	-3.43%
Index	203	199	-2.02%	208	200	-3.75%
<b>CITY OF CALGARY ROW</b>						
Total Sales	153	199	30.07%	1,711	1,829	6.90%
Total Sales Volume	\$47,198,842	\$64,471,687	36.60%	\$551,900,801	\$572,674,623	3.76%
Share of Sales with Condo Title	89.54%	90.45%	0.91%	92.99%	91.33%	-1.66%
New Listings	297	360	21.21%	4,097	3,841	-6.25%
Inventory	1,029	926	-10.01%	1,038	955	-8.03%
Months of Supply	6.73	4.65	-30.81%	6.07	5.22	-13.96%
Sales to New Listings Ratio	51.52%	55.28%	3.76%	41.76%	47.62%	5.86%
Sales to List Price Ratio	96.47%	96.93%	0.46%	96.94%	96.75%	-0.20%
Days on Market	64	51	-19.96%	59	63	6.78%
Benchmark Price	\$293,500	\$282,500	-3.75%	\$298,260	\$285,720	-4.20%
Median Price	\$289,900	\$287,500	-0.83%	\$300,000	\$288,000	-4.00%
Average Price	\$308,489	\$323,978	5.02%	\$322,560	\$313,108	-2.93%
Index	184	177	-3.76%	187	179	-3.92%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	278	346	24.46%	3,091	3,307	6.99%
Total Sales Volume	\$106,856,642	\$131,326,807	22.90%	\$1,232,016,057	\$1,276,106,568	3.58%
Share of Sales with Condo Title	56.83%	57.80%	1.70%	58.69%	57.01%	-2.86%
New Listings	576	603	4.69%	7,366	6,756	-8.28%
Inventory	1,845	1,641	-11.06%	1,803	1,671	-7.32%
Months of Supply	6.64	4.74	-28.54%	5.83	5.05	-13.37%
Sales to New Listings Ratio	48.26%	57.38%	9.12%	41.96%	48.95%	6.99%
Sales to List Price Ratio	96.69%	96.78%	0.09%	97.16%	96.79%	-0.37%
Days on Market	63	55	-12.12%	56	63	12.50%
Benchmark Price	\$323,000	\$312,700	-3.19%	\$329,040	\$315,570	-4.09%
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Average Price	\$384,376	\$379,557	-1.25%	\$398,582	\$385,880	-3.19%
Index	190	184	-3.21%	194	186	-3.88%

For a list of definitions, see page 26.

October 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	97	179	54.19%	538	5.55	\$652,300	-3.65%	-0.65%
North East	90	155	58.06%	408	4.53	\$365,600	0.00%	-0.68%
North	101	183	55.19%	442	4.38	\$416,400	-0.72%	-0.67%
North West	126	193	65.28%	487	3.87	\$523,300	-1.34%	-1.43%
West	94	180	52.22%	456	4.85	\$704,100	-2.24%	-1.04%
South	180	223	80.72%	587	3.26	\$453,000	-3.80%	-0.44%
South East	134	171	78.36%	386	2.88	\$435,900	-0.05%	0.11%
East	30	44	68.18%	86	2.87	\$340,300	-0.99%	0.41%
<b>TOTAL CITY</b>	<b>852</b>	<b>1,326</b>	<b>64.25%</b>	<b>3,391</b>	<b>3.98</b>	<b>\$485,500</b>	<b>-1.74%</b>	<b>-0.65%</b>
<b>Apartment</b>								
City Centre	117	234	50.00%	732	6.26	\$277,400	-1.94%	0.87%
North East	11	16	68.75%	50	4.55	\$222,300	-2.54%	-0.49%
North	13	24	54.17%	70	5.38	\$212,100	-1.12%	1.39%
North West	19	30	63.33%	108	5.68	\$232,000	-3.13%	0.04%
West	35	36	97.22%	142	4.06	\$225,100	-6.75%	-1.75%
South	26	54	48.15%	143	5.50	\$226,300	0.44%	3.52%
South East	23	41	56.10%	181	7.87	\$245,500	2.42%	4.11%
East	5	11	45.45%	35	7.00	\$182,200	-2.67%	-0.98%
<b>TOTAL CITY</b>	<b>249</b>	<b>446</b>	<b>55.83%</b>	<b>1,461</b>	<b>5.87</b>	<b>\$251,500</b>	<b>-1.99%</b>	<b>1.04%</b>
<b>Semi-detached</b>								
City Centre	38	97	39.18%	337	8.87	\$719,000	-2.12%	-0.55%
North East	20	32	62.50%	68	3.40	\$285,400	-2.39%	-1.65%
North	11	19	57.89%	53	4.82	\$327,300	-0.82%	-1.06%
North West	16	24	66.67%	55	3.44	\$370,200	-2.71%	-1.67%
West	15	23	65.22%	68	4.53	\$495,600	-1.37%	-1.88%
South	19	19	100.00%	62	3.26	\$307,100	-3.49%	-0.03%
South East	18	23	78.26%	51	2.83	\$308,200	-0.84%	-0.10%
East	10	6	166.67%	21	2.10	\$280,100	-1.34%	0.90%
<b>TOTAL CITY</b>	<b>147</b>	<b>243</b>	<b>60.49%</b>	<b>715</b>	<b>4.86</b>	<b>\$394,000</b>	<b>-2.01%</b>	<b>-0.73%</b>
<b>Row</b>								
City Centre	40	80	50.00%	204	5.10	\$434,200	-6.96%	-2.49%
North East	25	45	55.56%	101	4.04	\$190,700	-2.10%	-0.78%
North	26	47	55.32%	121	4.65	\$242,100	-4.19%	-0.49%
North West	21	36	58.33%	96	4.57	\$295,800	-2.86%	-0.14%
West	31	54	57.41%	117	3.77	\$320,500	-3.90%	-1.87%
South	29	55	52.73%	146	5.03	\$243,400	-2.95%	-1.89%
South East	21	33	63.64%	112	5.33	\$284,700	-2.20%	0.99%
East	7	10	70.00%	29	4.14	\$163,600	-5.38%	5.14%
<b>TOTAL CITY</b>	<b>199</b>	<b>360</b>	<b>55.28%</b>	<b>926</b>	<b>4.65</b>	<b>\$282,500</b>	<b>-3.75%</b>	<b>-0.95%</b>

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

## City of Calgary

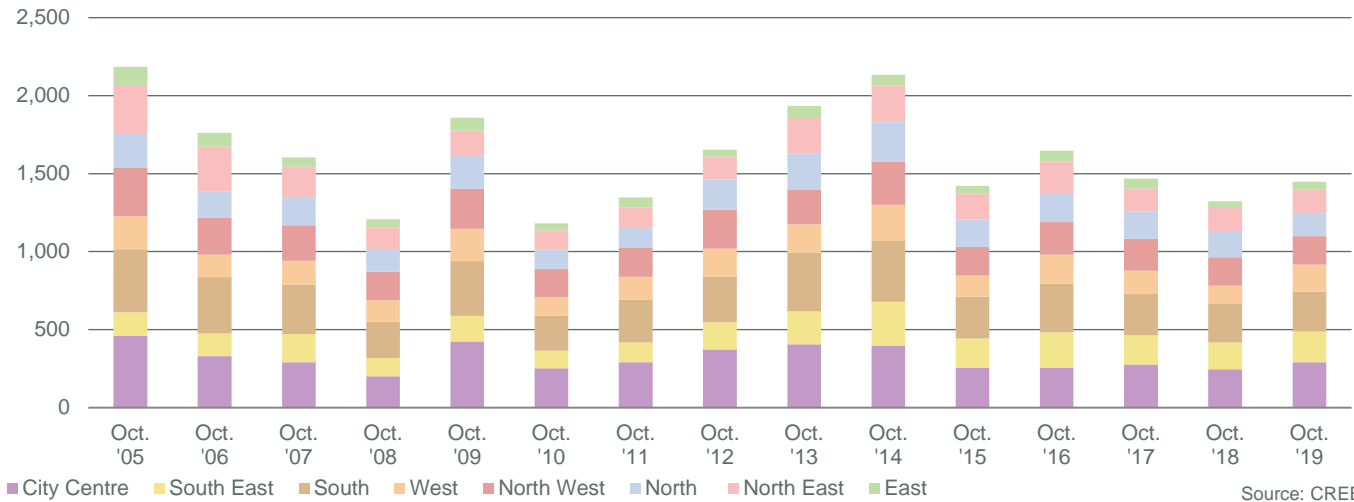
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2019

TOTAL SALES

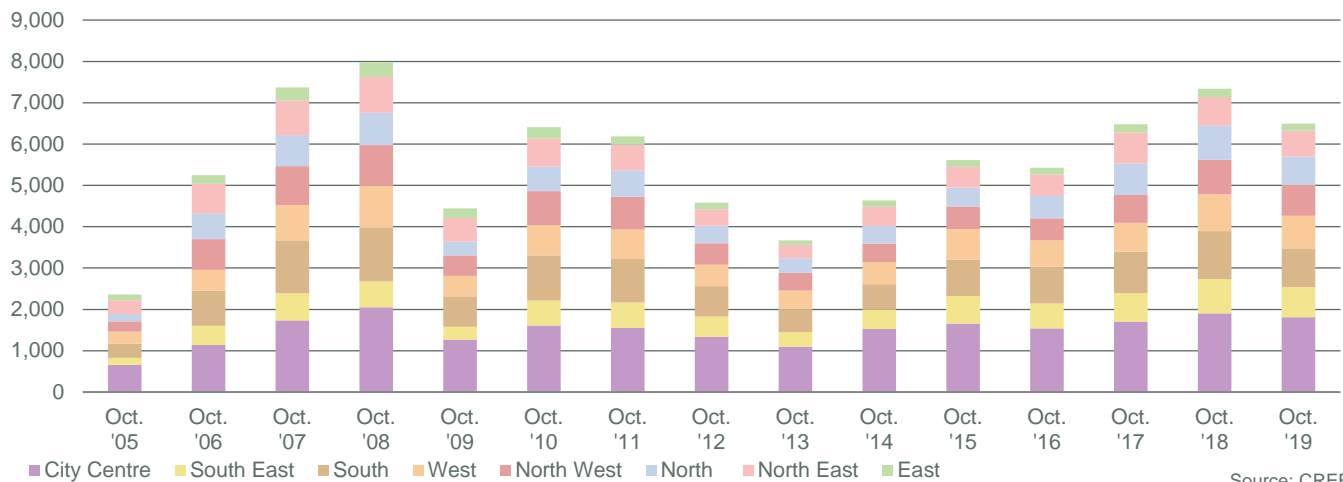
OCTOBER



Source: CREB®

TOTAL INVENTORY

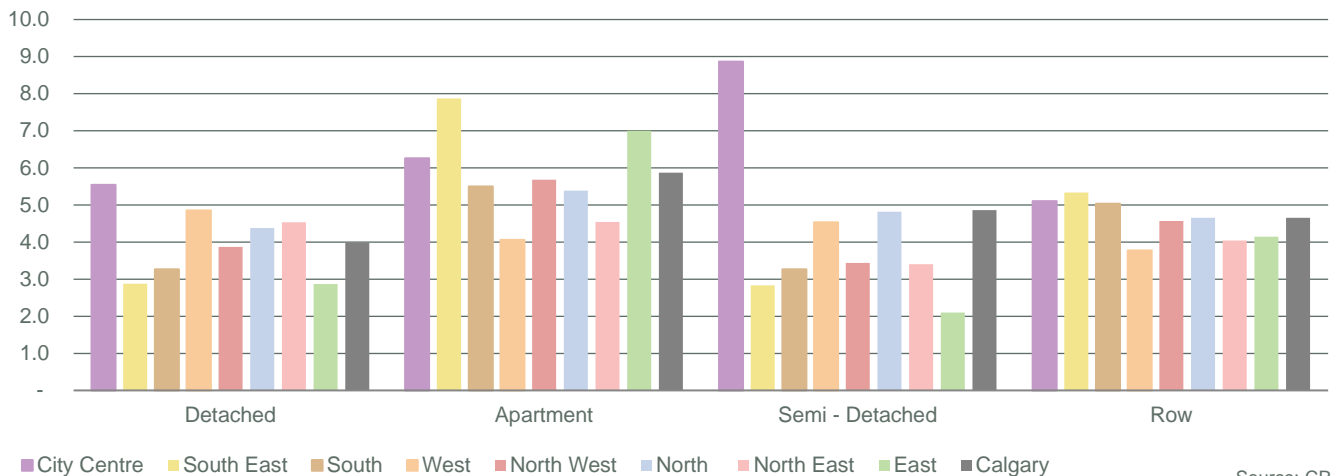
OCTOBER



Source: CREB®

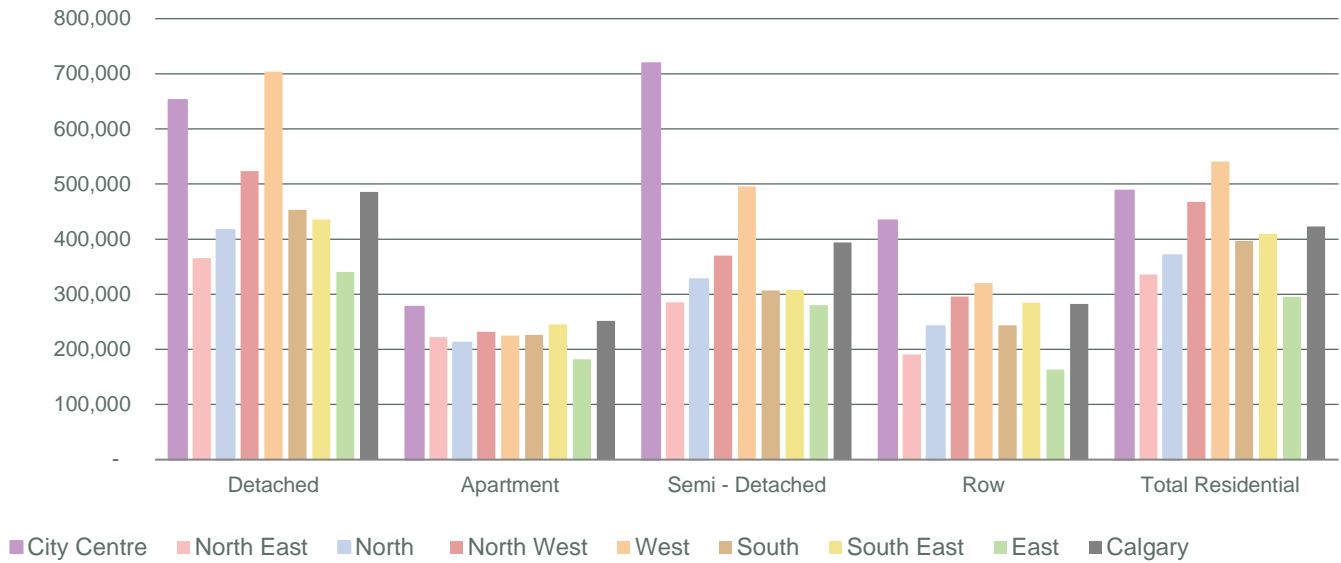
MONTHS OF SUPPLY

OCTOBER



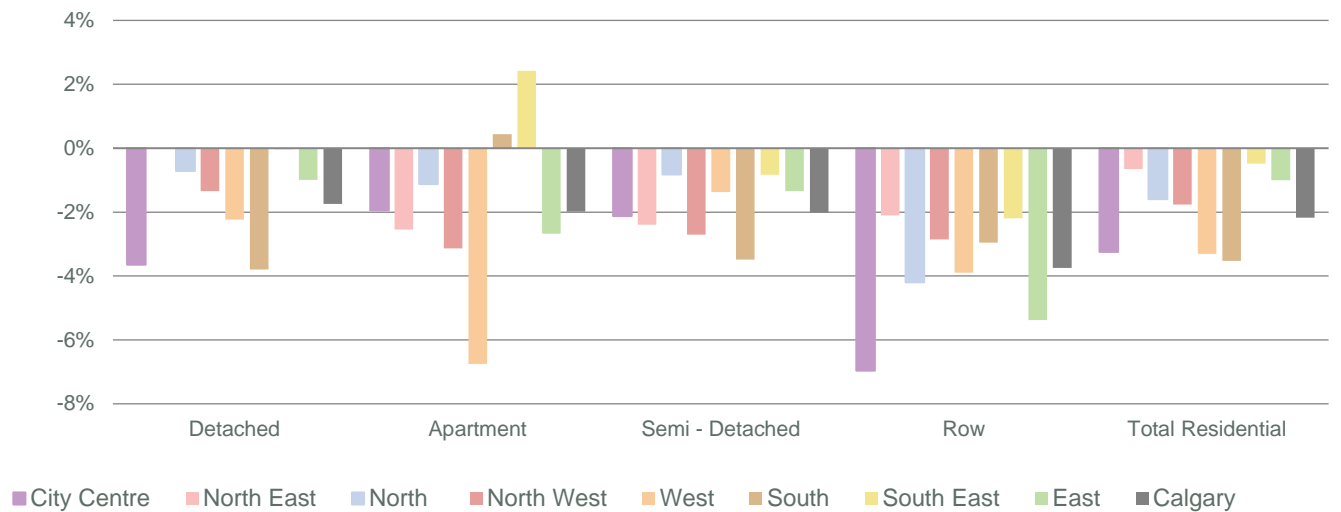
Source: CREB®

## BENCHMARK PRICE - OCTOBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

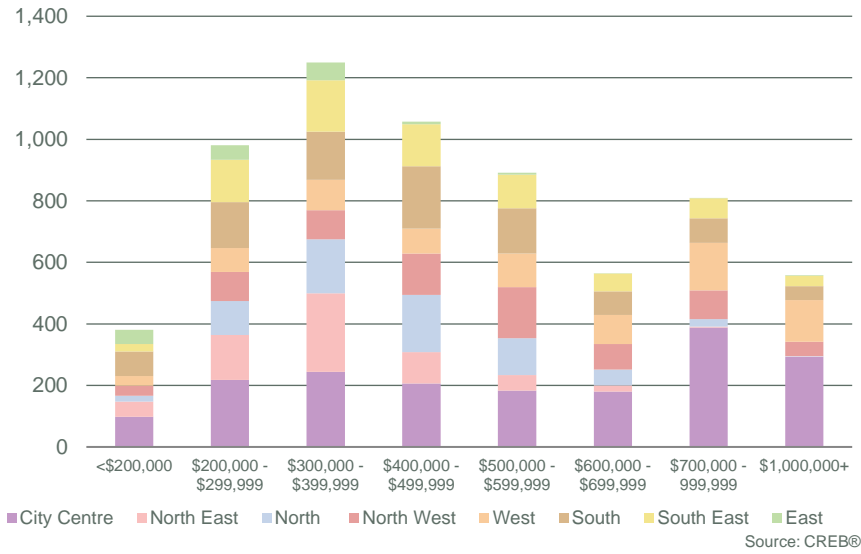


Source: CREB®

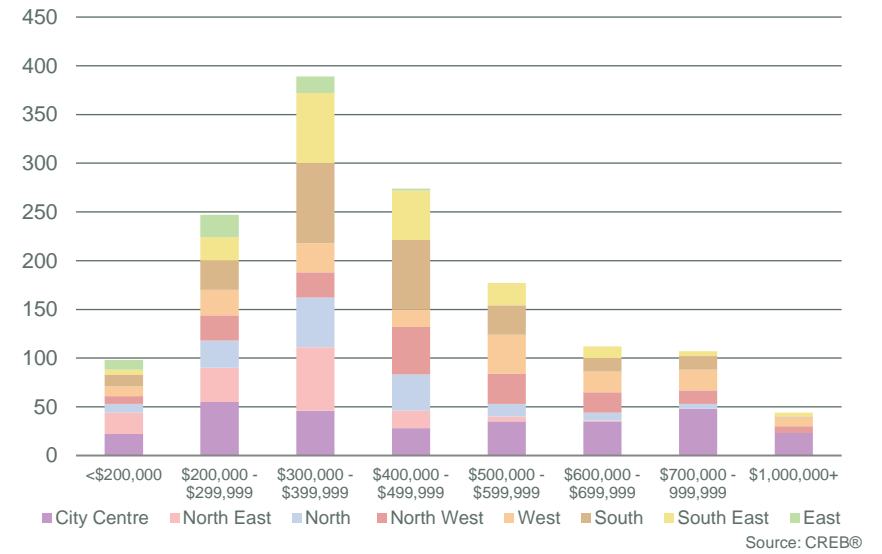
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

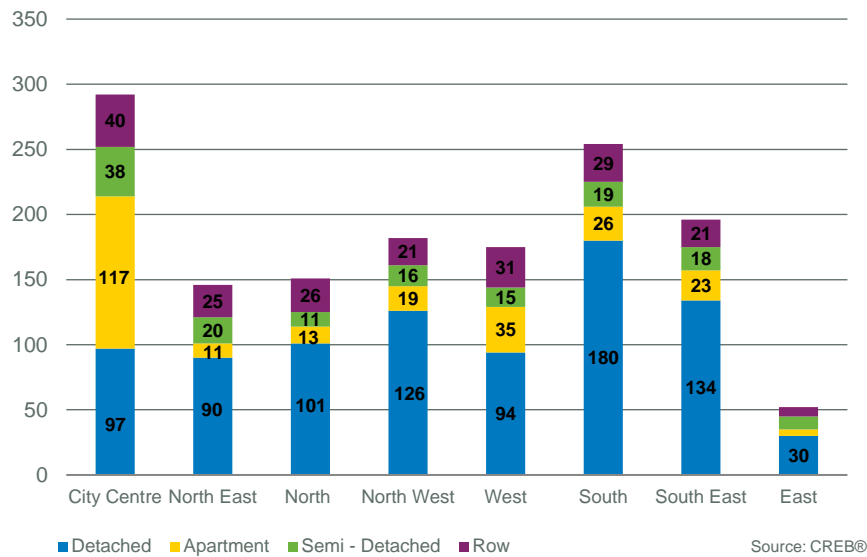
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



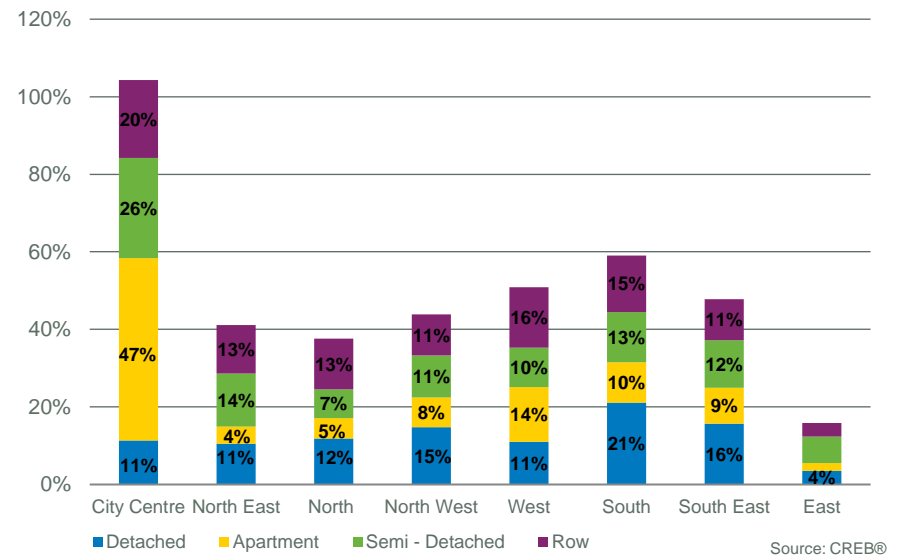
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



SHARE OF CITY WIDE SALES - OCTOBER

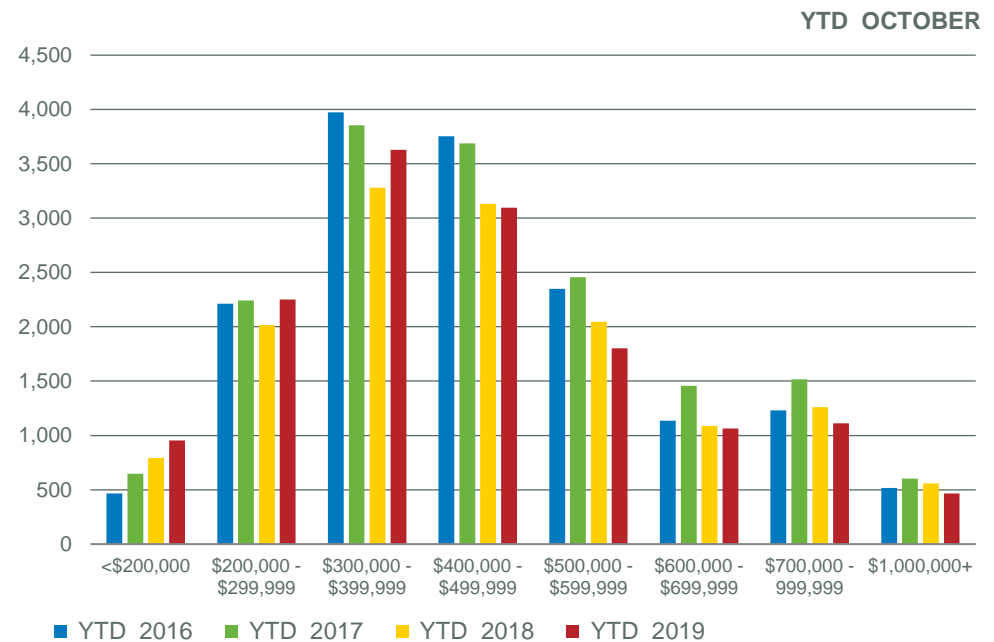




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,961	3,057	3,086	2,437	1,914	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	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
<b>2019</b>												
Sales	801	973	1,327	1,544	1,917	1,776	1,643	1,575	1,367	1,447		
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,375		
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,063	6,912	6,493		
Days on Market	72	64	61	55	56	55	59	59	59	56		
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900		
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	407,500	405,000	398,000		
Average Price	450,703	460,317	460,368	460,953	472,702	463,493	452,995	454,497	461,735	454,201		
Index	191	191	191	192	193	193	193	193	193	192		

	Oct-18	Oct-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	1	7	16
\$100,000 - \$199,999	76	97	787	938
\$200,000 - \$299,999	202	246	2,016	2,251
\$300,000 - \$399,999	152	180	1,519	1,672
\$350,000 - \$399,999	184	209	1,761	1,957
\$400,000 - \$449,999	157	170	1,790	1,765
\$450,000 - \$499,999	132	104	1,342	1,331
\$500,000 - \$549,999	96	100	1,166	1,042
\$550,000 - \$599,999	81	77	881	759
\$600,000 - \$649,999	49	70	618	607
\$650,000 - \$699,999	43	42	470	456
\$700,000 - \$799,999	55	58	657	588
\$800,000 - \$899,999	28	28	388	336
\$900,000 - \$999,999	18	21	215	187
\$1,000,000 - \$1,249,999	15	13	241	205
\$1,250,000 - \$1,499,999	11	16	136	133
\$1,500,000 - \$1,749,999	8	7	70	48
\$1,750,000 - \$1,999,999	5	2	45	28
\$2,000,000 - \$2,499,999	5	2	38	31
\$2,500,000 - \$2,999,999	2	3	15	7
\$3,000,000 - \$3,499,999	-	1	8	9
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	2	1
	1,320	1,447	14,176	14,370

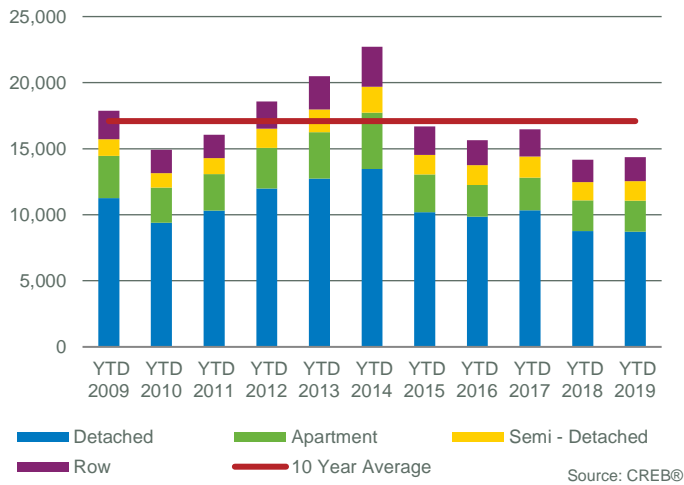
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

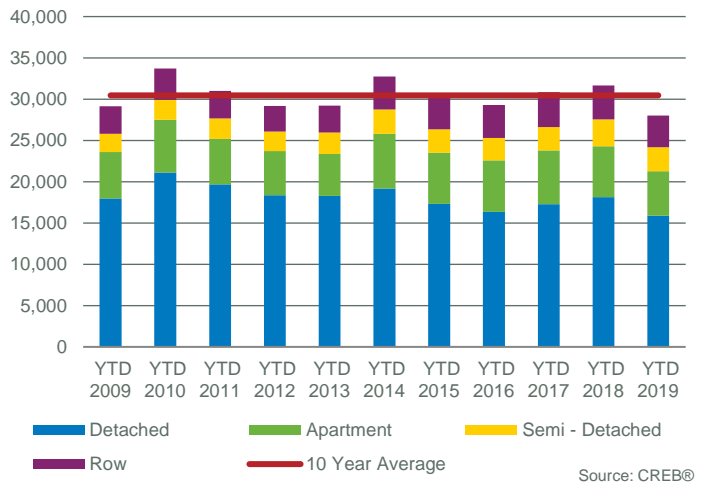
CITY OF CALGARY TOTAL SALES

YTD OCTOBER

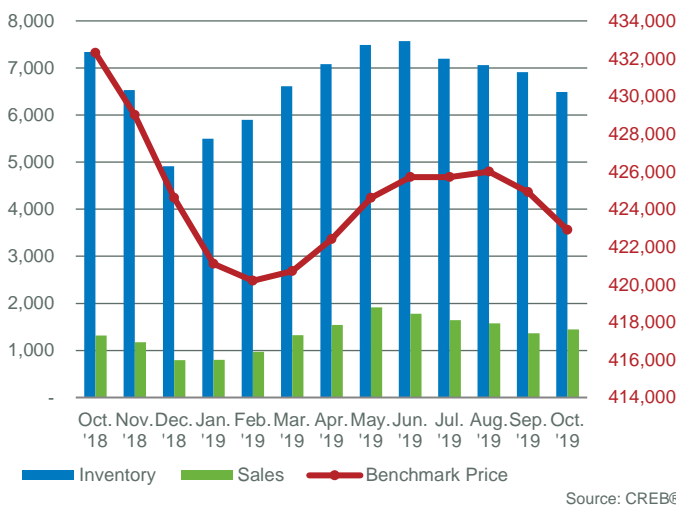


CITY OF CALGARY TOTAL NEW LISTINGS

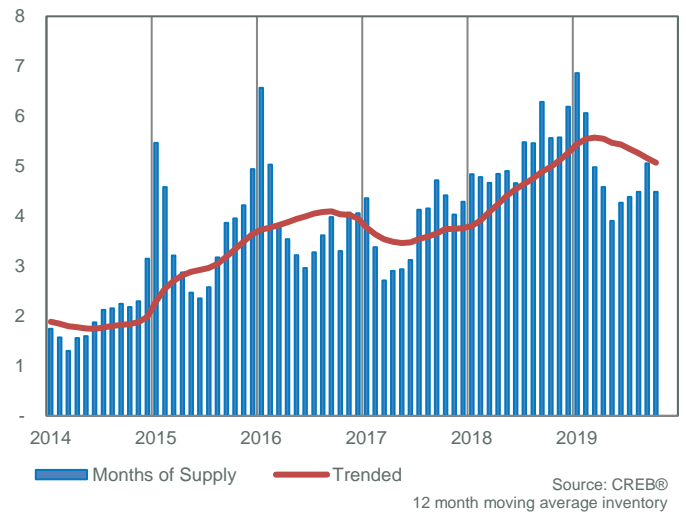
YTD OCTOBER



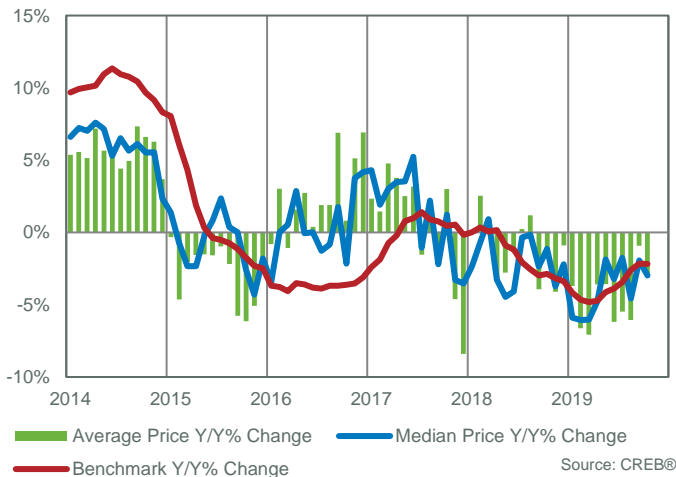
CITY OF CALGARY TOTAL INVENTORY AND SALES



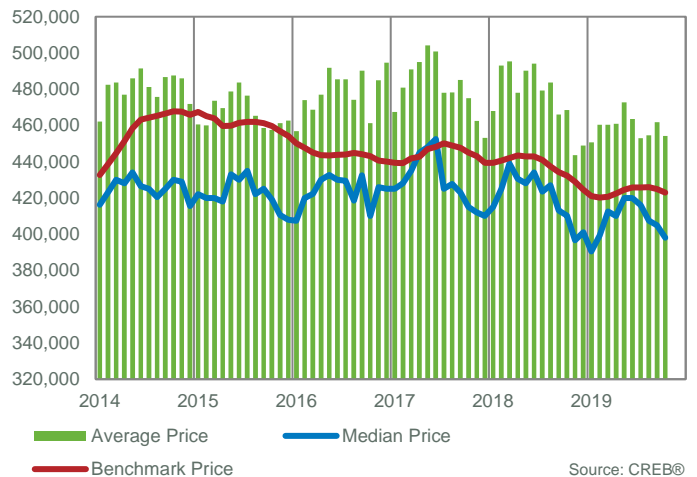
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



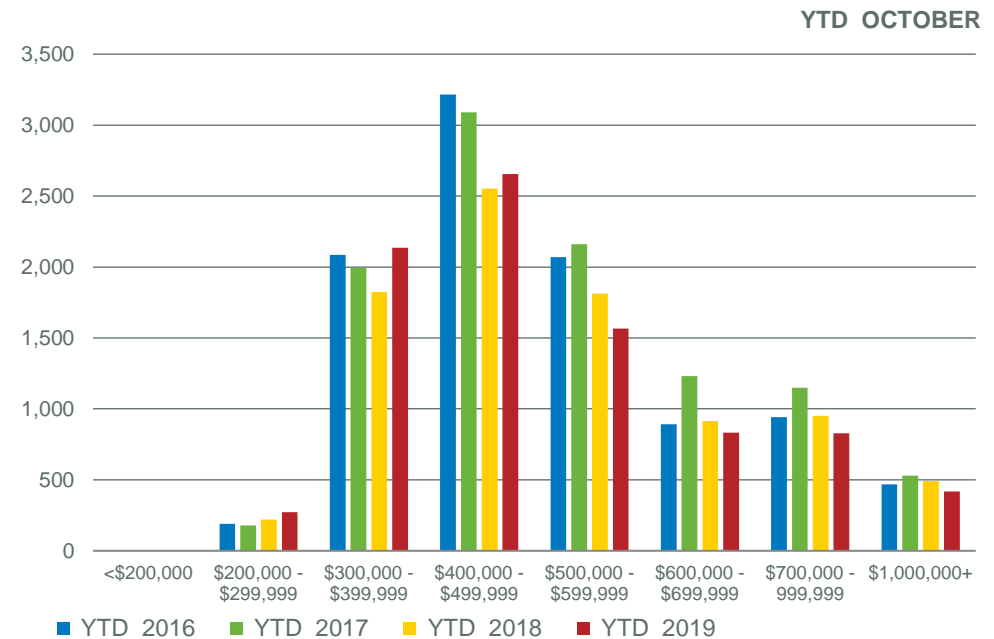
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<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	2,660	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
<b>2019</b>												
Sales	486	589	816	927	1,180	1,097	1,000	939	823	852		
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,517	1,326		
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,740	3,619	3,391		
Days on Market	67	63	57	49	50	49	50	54	55	52		
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500		
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250		
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,289	542,867	530,277		
Index	197	196	196	197	199	199	199	199	199	198		

	Oct-18	Oct-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	27	33	219	273
\$300,000 - \$399,999	75	86	632	759
\$350,000 - \$399,999	135	140	1,192	1,376
\$400,000 - \$449,999	134	146	1,441	1,472
\$450,000 - \$499,999	107	90	1,112	1,182
\$500,000 - \$549,999	85	85	1,038	922
\$550,000 - \$599,999	74	65	774	645
\$600,000 - \$649,999	40	57	524	500
\$650,000 - \$699,999	32	30	391	333
\$700,000 - \$799,999	41	48	480	423
\$800,000 - \$899,999	22	18	304	262
\$900,000 - \$999,999	16	16	168	142
\$1,000,000 - \$1,249,999	13	12	201	178
\$1,250,000 - \$1,499,999	9	16	123	123
\$1,500,000 - \$1,749,999	7	4	62	43
\$1,750,000 - \$1,999,999	5	2	42	25
\$2,000,000 - \$2,499,999	5	1	36	29
\$2,500,000 - \$2,999,999	2	3	13	7
\$3,000,000 - \$3,499,999	-	-	8	8
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	-	-	2	1
	829	852	8,768	8,709

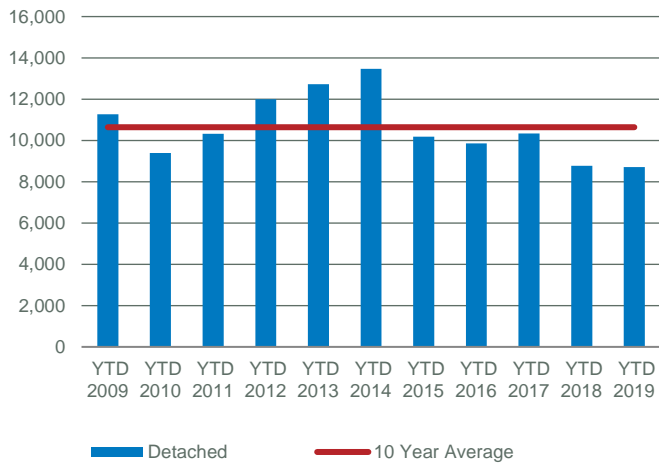
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

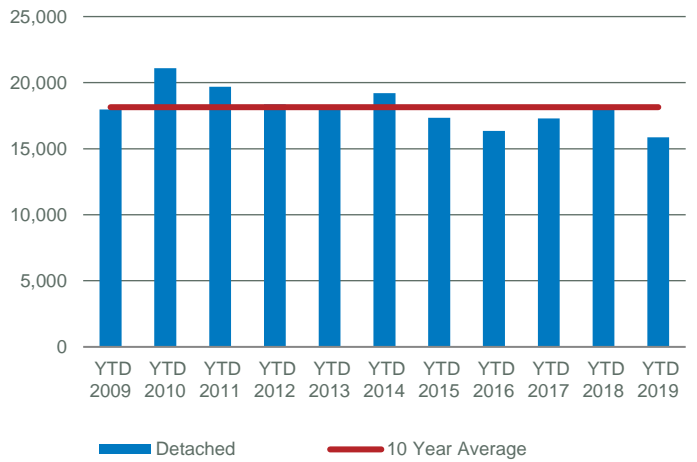
YTD OCTOBER



Source: CREB®

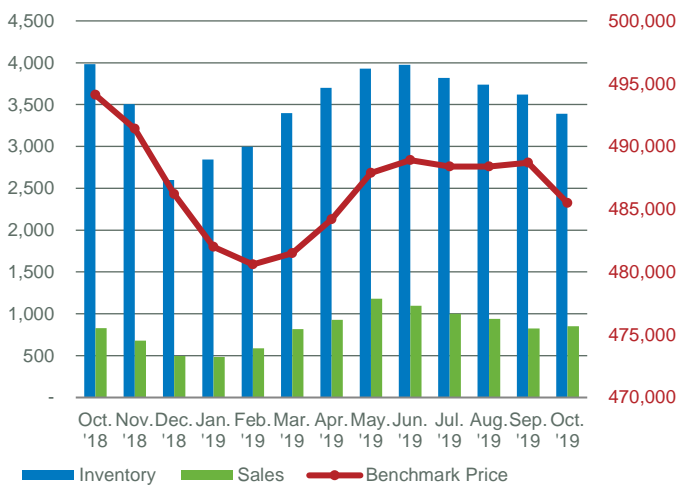
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



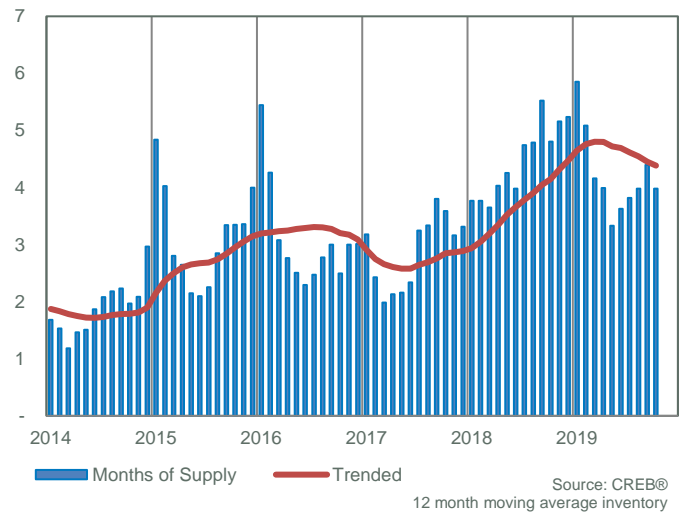
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



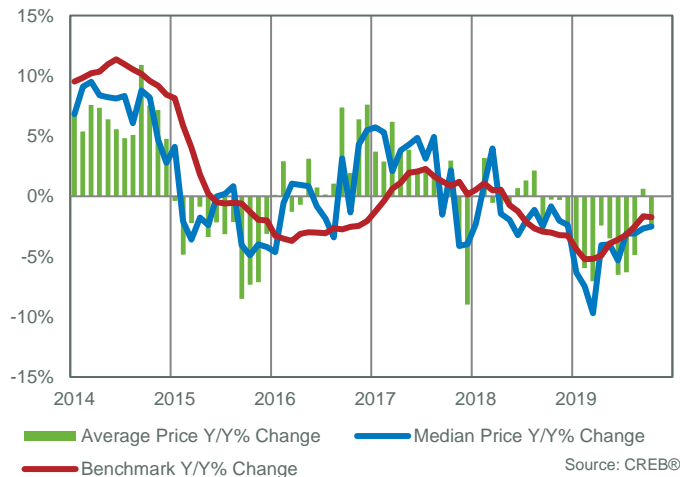
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



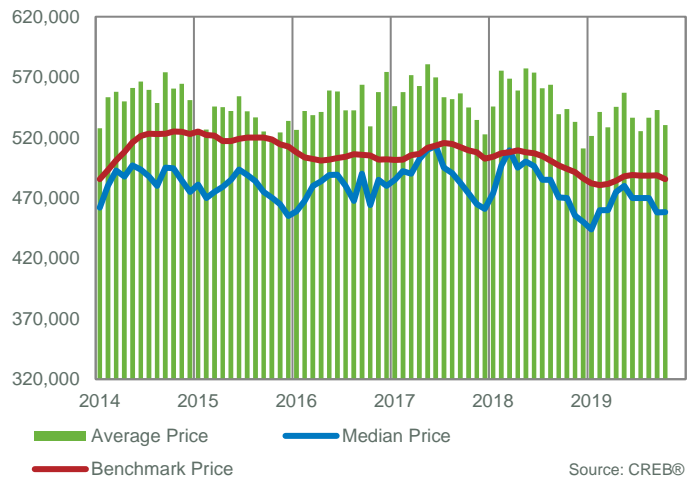
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

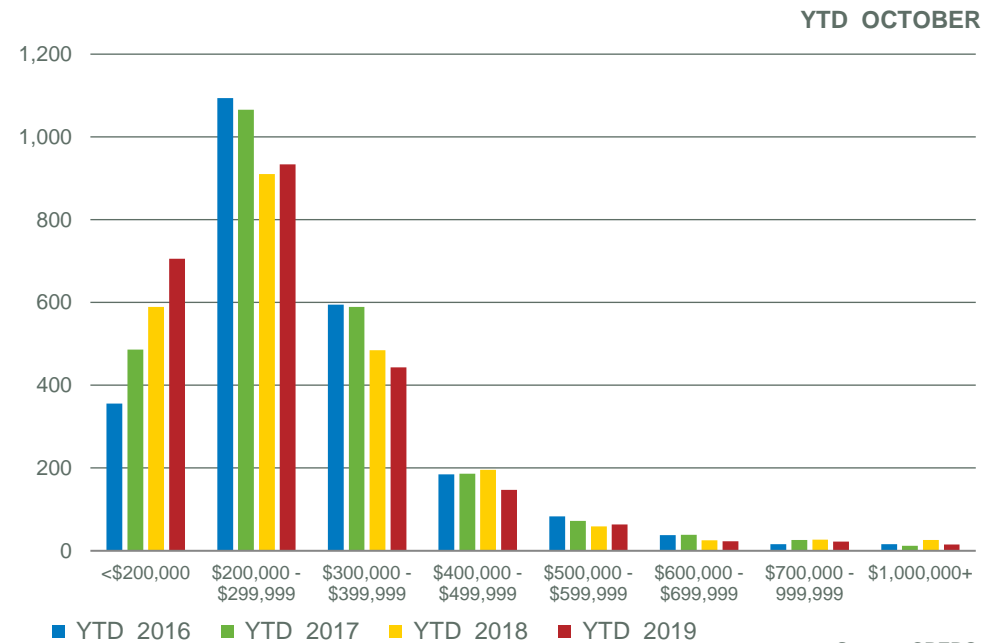


Source: CREB®

	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	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
<b>2019</b>												
Sales	124	150	189	250	315	261	290	281	245	249		
New Listings	515	449	578	563	624	668	493	564	502	446		
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,587	1,461		
Days on Market	81	71	74	68	70	71	79	69	70	73		
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500		
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	237,000	246,000	250,000		
Average Price	269,283	285,468	294,108	263,233	268,028	258,064	284,206	269,937	283,396	297,615		
Index	174	173	173	173	172	173	173	173	172	174		

	Oct-18	Oct-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	-	6	12
\$100,000 - \$199,999	52	66	583	694
\$200,000 - \$299,999	91	101	910	934
\$300,000 - \$349,999	28	34	323	277
\$350,000 - \$399,999	13	20	162	166
\$400,000 - \$449,999	10	5	109	96
\$450,000 - \$499,999	8	7	87	51
\$500,000 - \$549,999	3	4	34	31
\$550,000 - \$599,999	3	4	25	33
\$600,000 - \$649,999	1	3	17	17
\$650,000 - \$699,999	-	-	8	6
\$700,000 - \$799,999	-	-	10	13
\$800,000 - \$899,999	-	1	9	5
\$900,000 - \$999,999	-	1	8	4
\$1,000,000 - \$1,249,999	-	1	6	6
\$1,250,000 - \$1,499,999	2	-	8	3
\$1,500,000 - \$1,749,999	1	-	7	-
\$1,750,000 - \$1,999,999	-	-	2	3
\$2,000,000 - \$2,499,999	-	1	1	2
\$2,500,000 - \$2,999,999	-	-	2	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	213	249	2,317	2,354

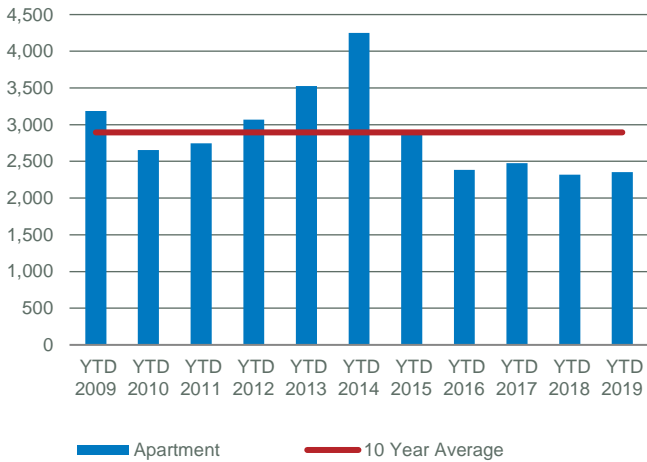
## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

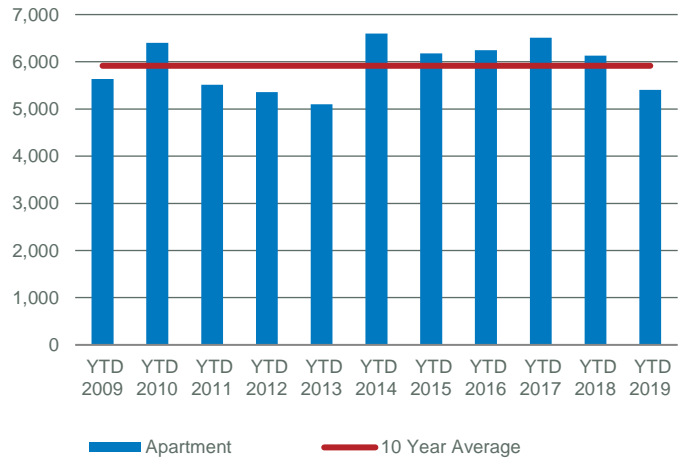
YTD OCTOBER



Source: CREB®

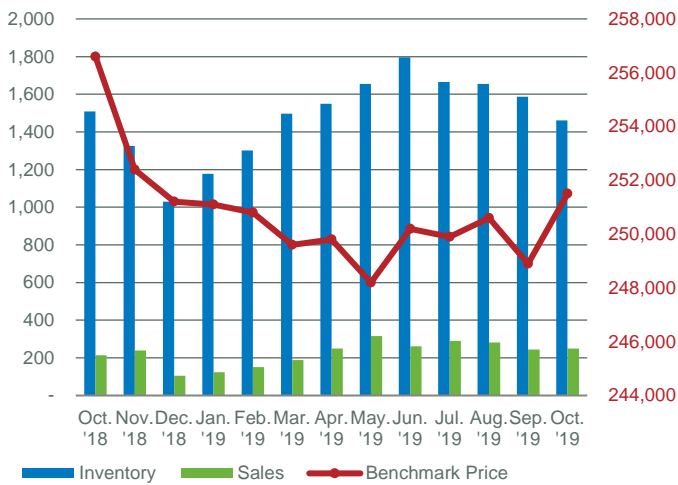
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



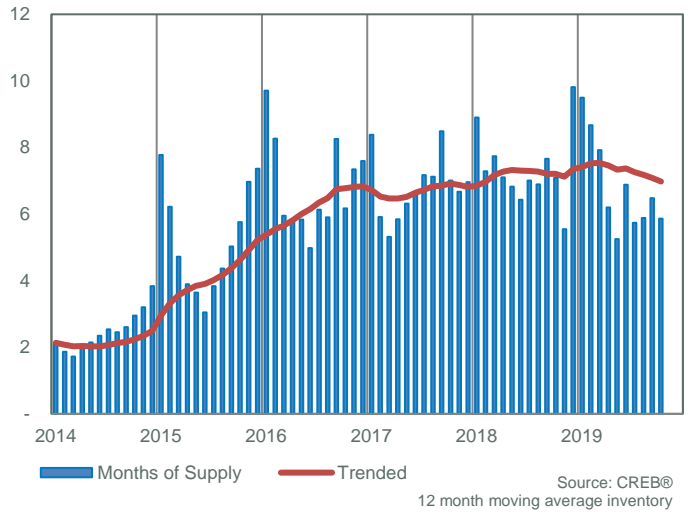
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



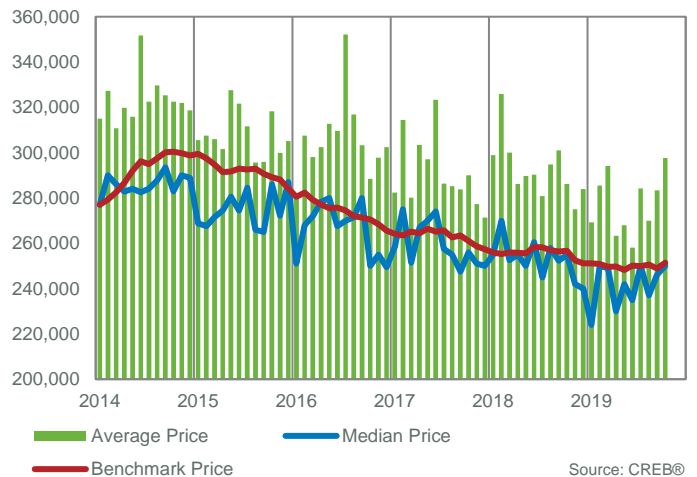
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

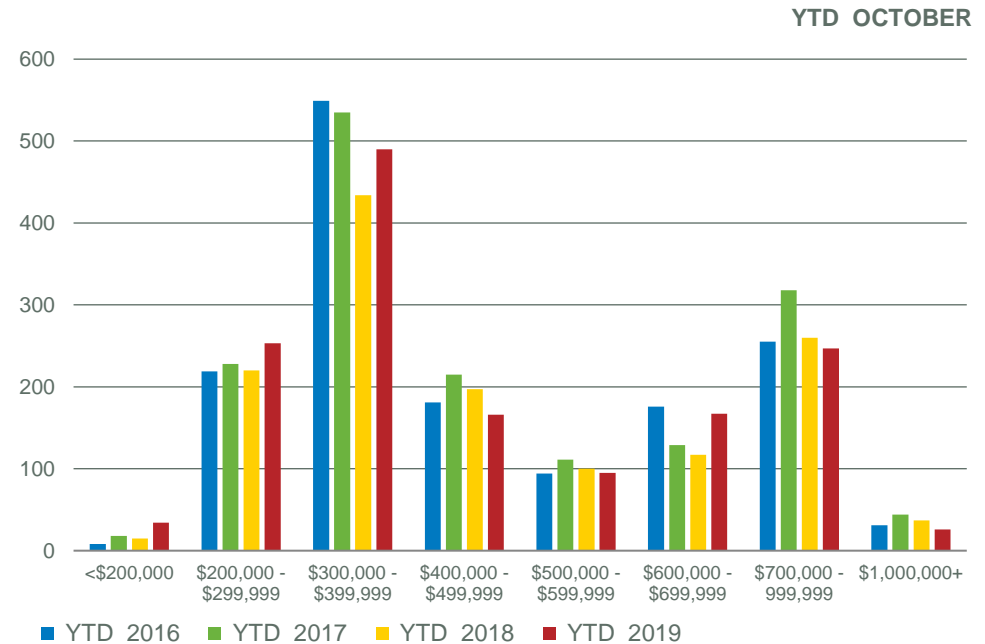


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
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
<b>2019</b>												
Sales	84	103	148	167	201	192	149	161	126	147		
New Listings	308	253	313	314	339	287	276	273	309	243		
Inventory	649	689	758	767	792	739	728	703	733	715		
Days on Market	67	59	66	63	61	65	63	69	63	60		
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000		
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	382,000	375,000		
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,591	454,797		
Index	198	198	197	200	201	202	201	201	201	199		

	Oct-18	Oct-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	2	2	15	33
\$200,000 - \$299,999	24	29	220	253
\$300,000 - \$349,999	18	24	209	260
\$350,000 - \$399,999	19	30	225	230
\$400,000 - \$449,999	7	11	125	119
\$450,000 - \$499,999	9	3	72	47
\$500,000 - \$549,999	6	4	55	45
\$550,000 - \$599,999	1	5	45	50
\$600,000 - \$649,999	6	6	56	64
\$650,000 - \$699,999	11	11	61	103
\$700,000 - \$799,999	13	9	154	144
\$800,000 - \$899,999	5	9	71	66
\$900,000 - \$999,999	2	4	35	37
\$1,000,000 - \$1,249,999	2	-	32	21
\$1,250,000 - \$1,499,999	-	-	4	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 +	-	-	-	-
	125	147	1,380	1,478

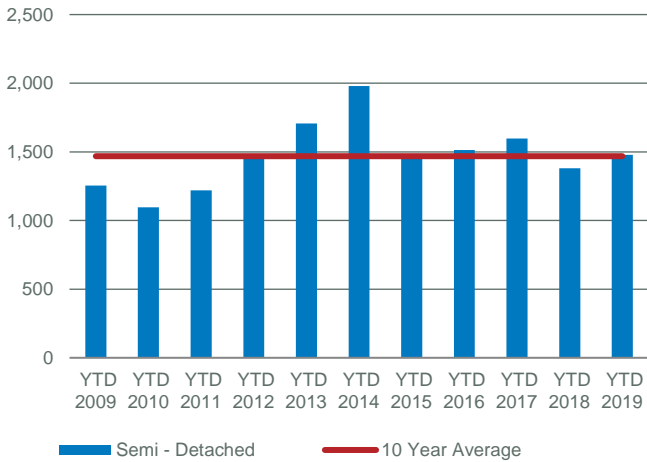
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD OCTOBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



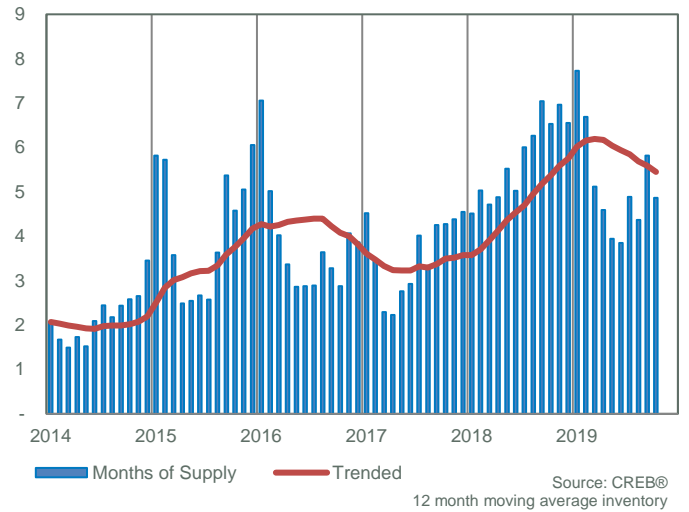
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



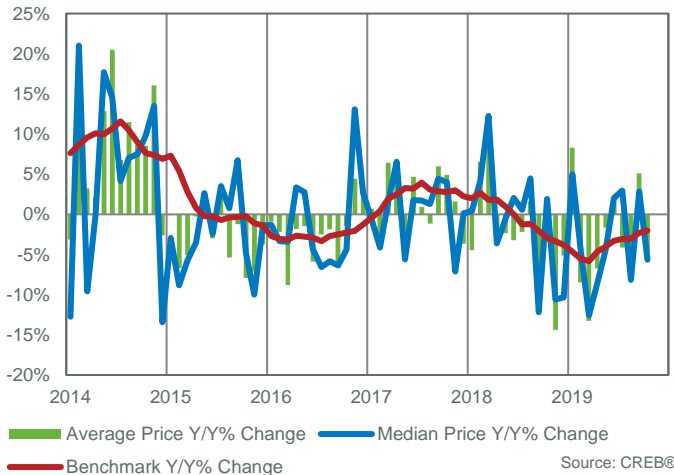
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



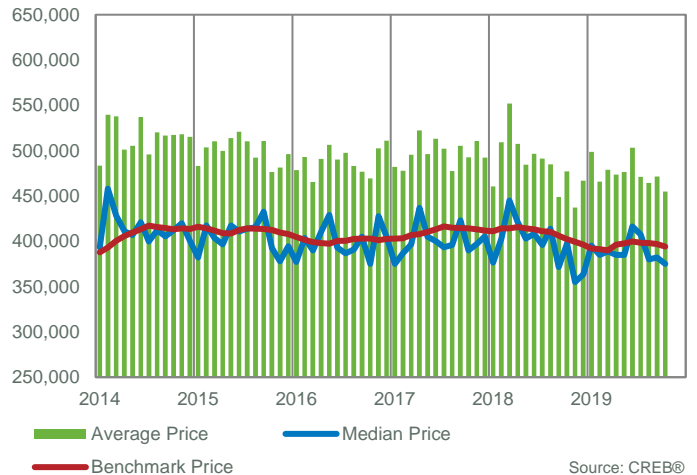
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



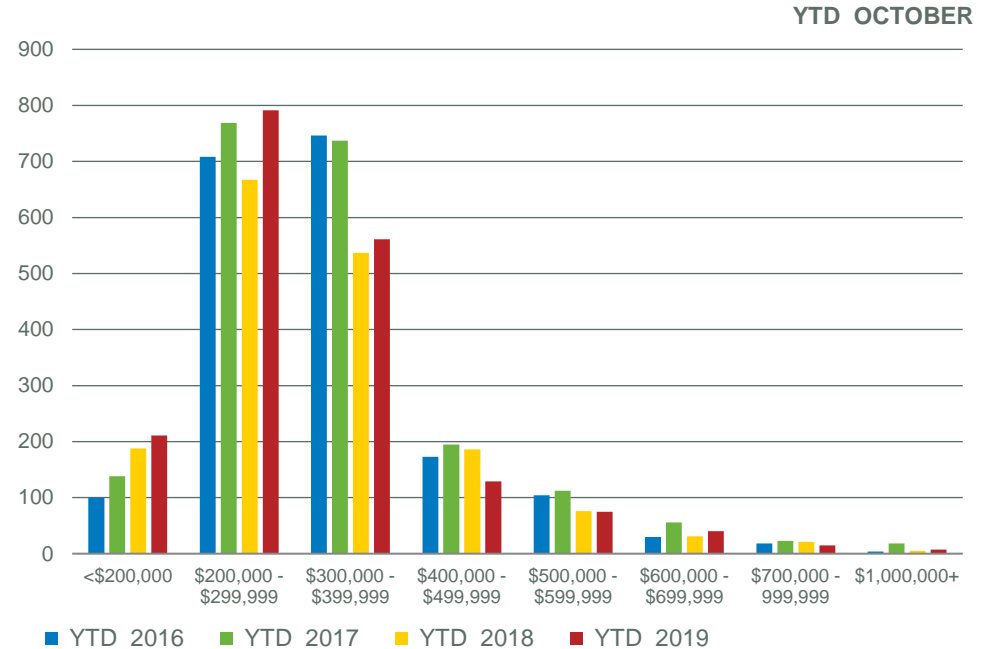
Source: CREB®



	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	296,900	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
<b>2019</b>												
Sales	107	131	174	200	221	226	204	194	173	199		
New Listings	391	324	387	460	439	388	345	360	387	360		
Inventory	825	914	960	1,062	1,110	1,063	987	966	973	926		
Days on Market	85	64	65	61	61	60	69	60	62	51		
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500		
Median Price	284,000	281,000	295,075	284,950	284,900	293,250	288,750	293,875	290,000	287,500		
Average Price	302,691	292,931	305,854	306,693	310,701	313,176	324,704	317,744	321,152	323,978		
Index	178	178	178	179	179	179	181	181	179	177		

	Oct-18	Oct-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	1	3
\$100,000 - \$199,999	22	29	187	208
\$200,000 - \$299,999	60	83	667	791
\$300,000 - \$349,999	31	36	355	376
\$350,000 - \$399,999	17	19	182	185
\$400,000 - \$449,999	6	8	115	78
\$450,000 - \$499,999	8	4	71	51
\$500,000 - \$549,999	2	7	39	44
\$550,000 - \$599,999	3	3	37	31
\$600,000 - \$649,999	2	4	21	26
\$650,000 - \$699,999	-	1	10	14
\$700,000 - \$799,999	1	1	13	8
\$800,000 - \$899,999	1	-	4	3
\$900,000 - \$999,999	-	-	4	4
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,749,999	-	3	1	4
\$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 +	-	-	-	-
	153	199	1,711	1,829

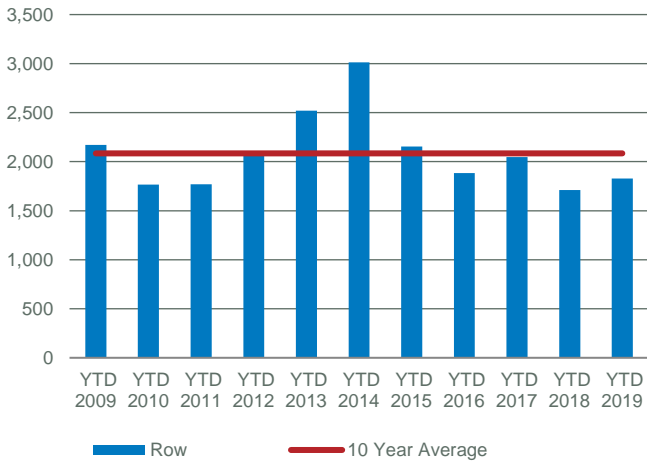
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD OCTOBER



Source: CREB®

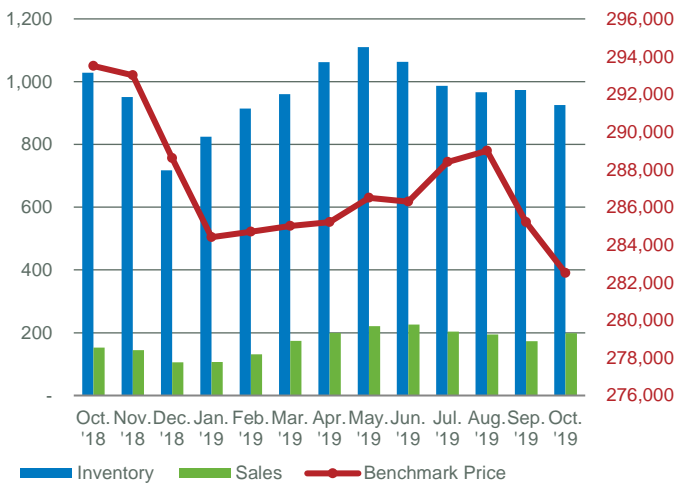
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



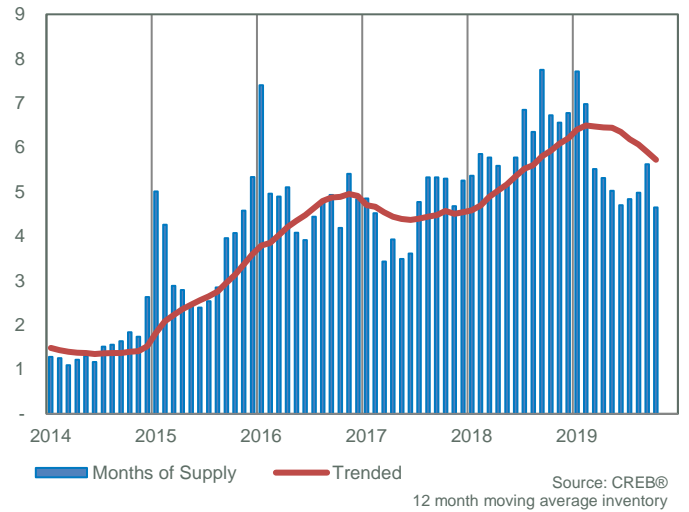
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



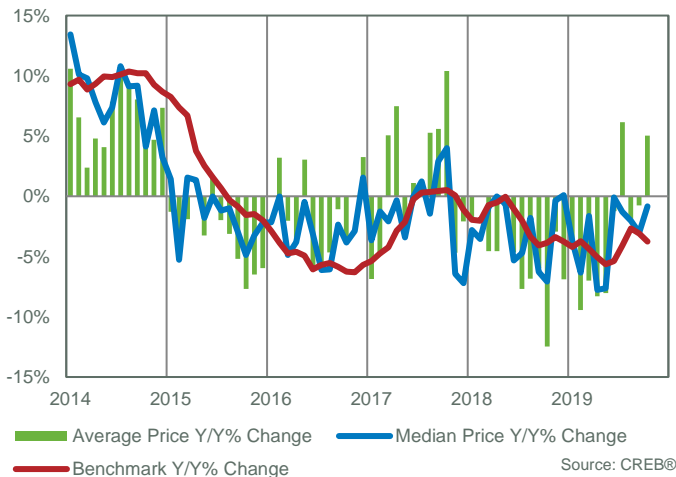
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



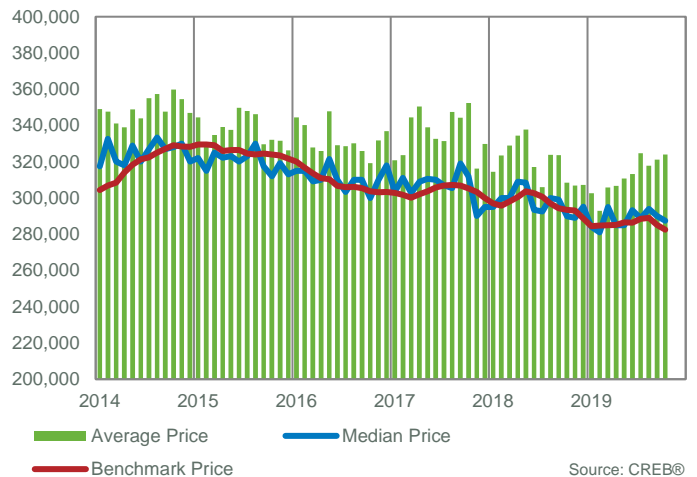
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

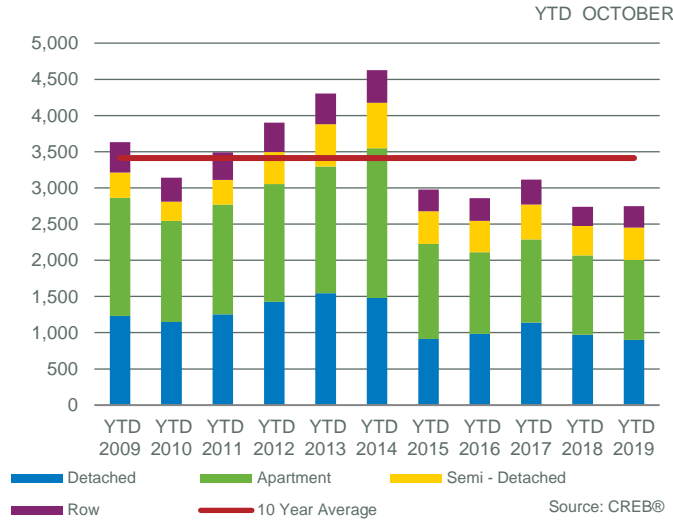
CITY OF CALGARY ROW PRICES



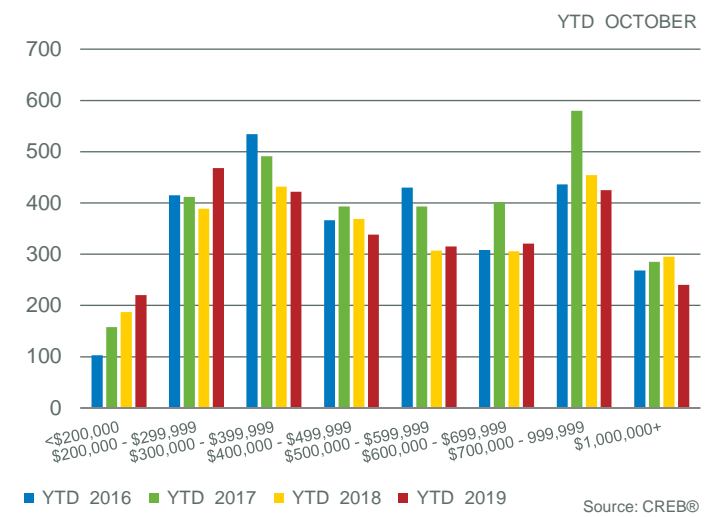
Source: CREB®

CITY CENTRE

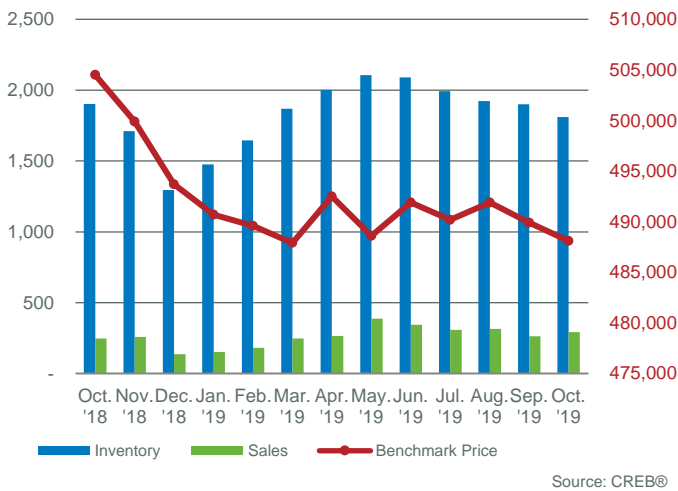
CITY CENTRE TOTAL SALES



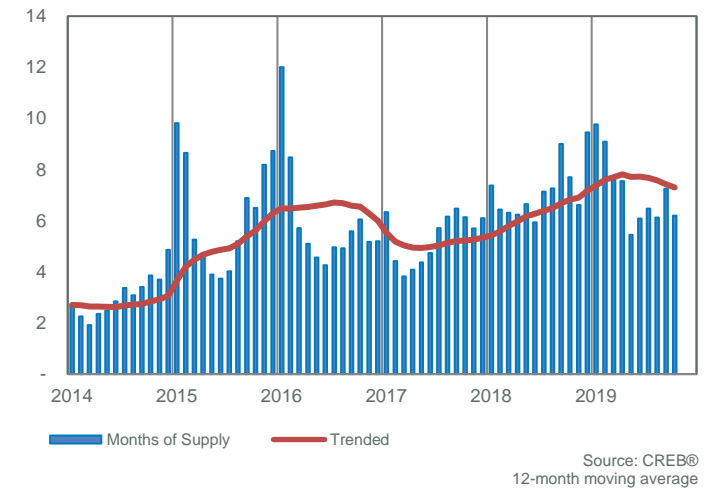
CITY CENTRE TOTAL SALES BY PRICE RANGE



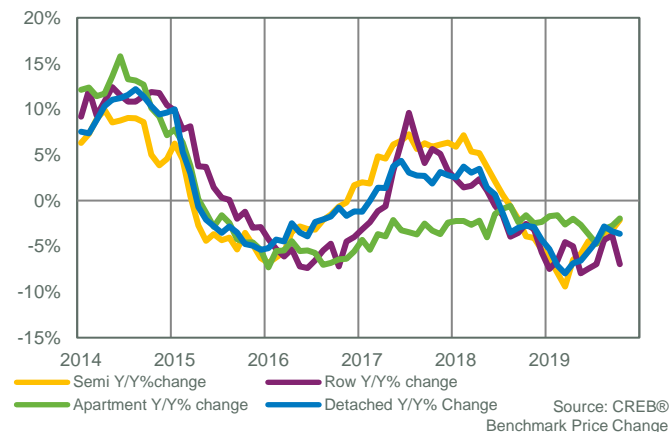
CITY CENTRE INVENTORY AND SALES



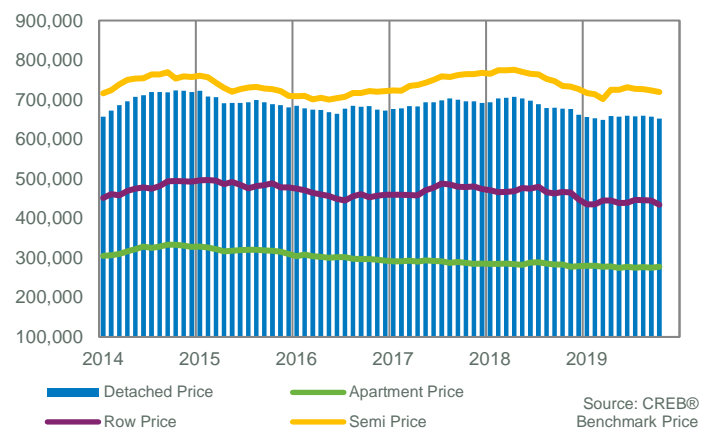
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

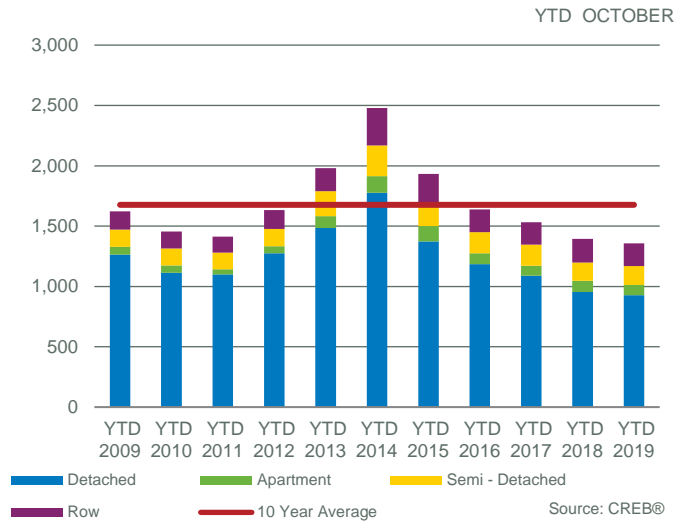


CITY CENTRE PRICES

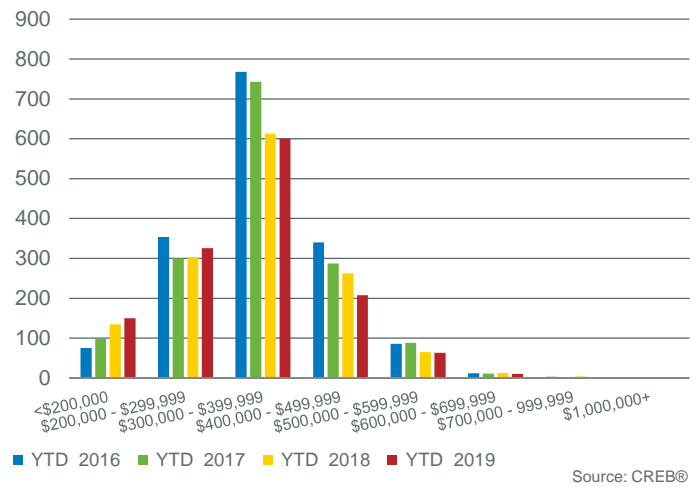


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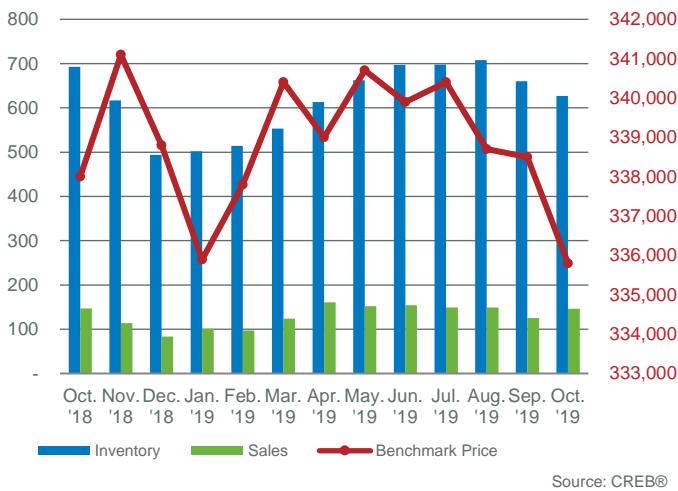
**NORTHEAST TOTAL SALES**



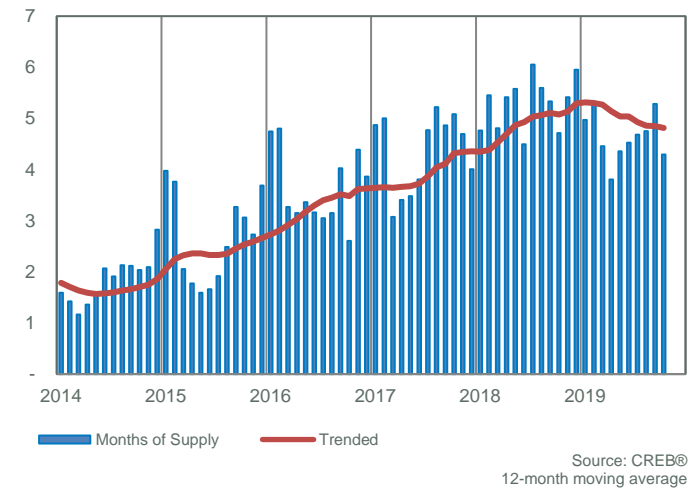
**NORTHEAST TOTAL SALES BY PRICE RANGE**



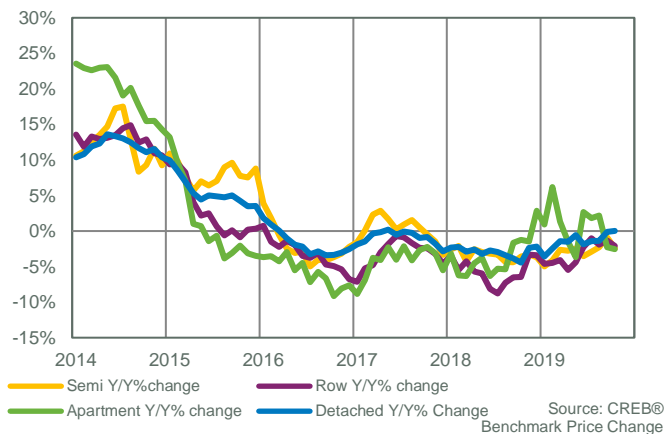
**NORTHEAST INVENTORY AND SALES**



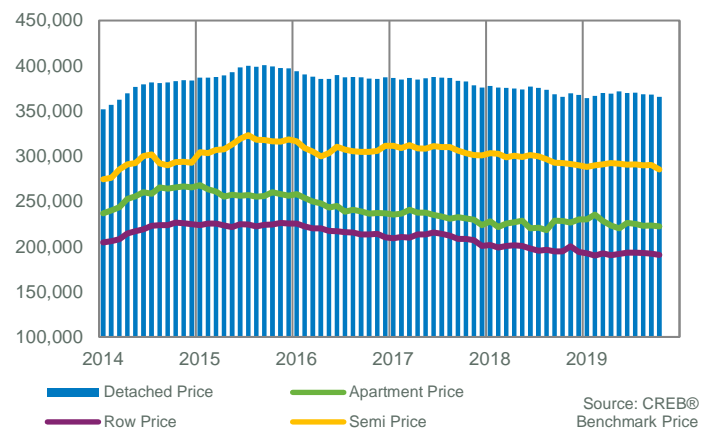
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

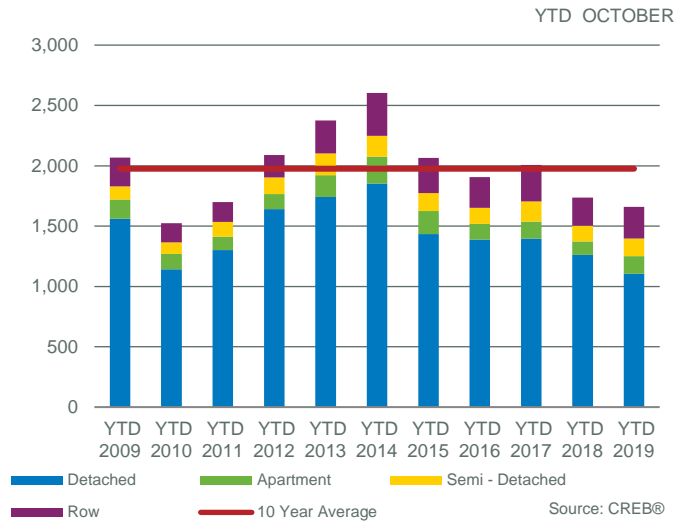


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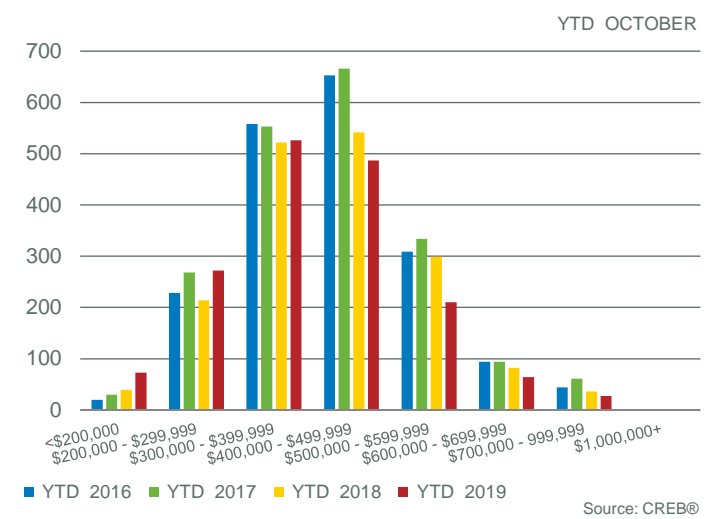


**NORTH**

**NORTH TOTAL SALES**



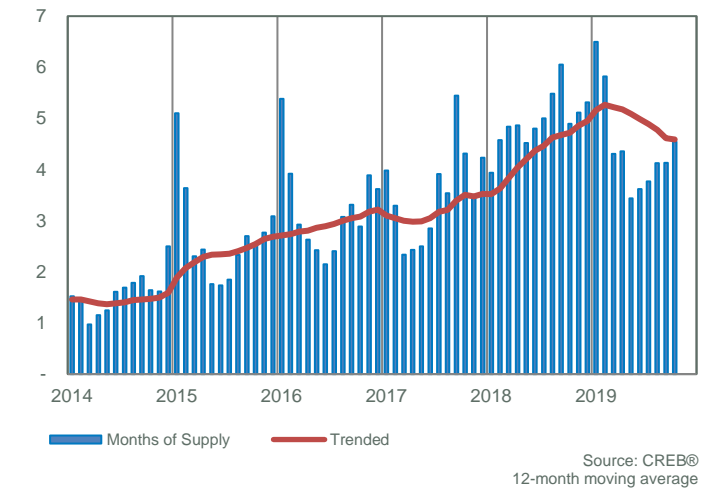
**NORTH TOTAL SALES BY PRICE RANGE**



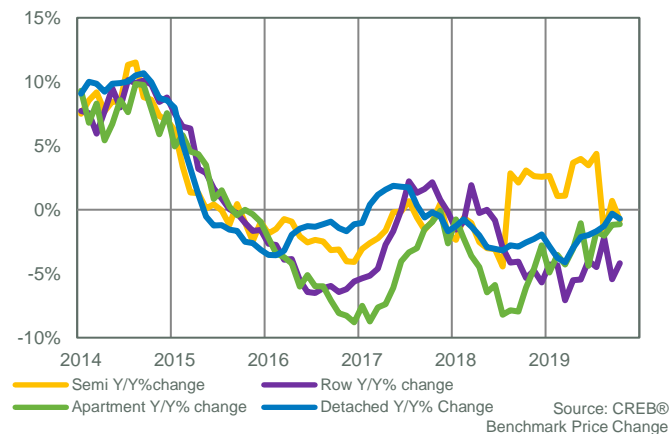
**NORTH INVENTORY AND SALES**



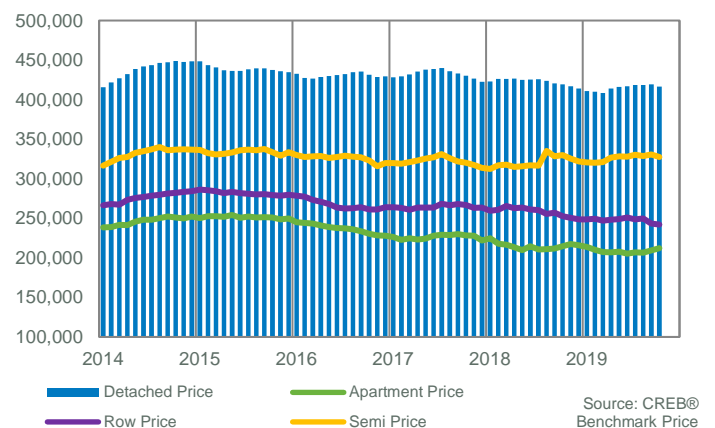
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

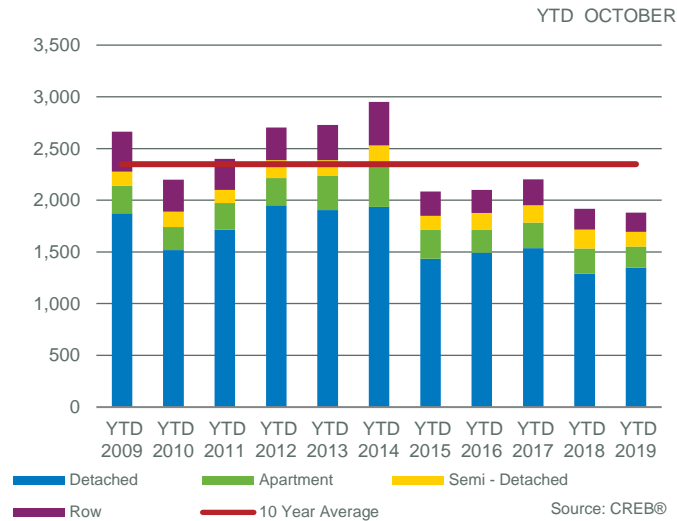


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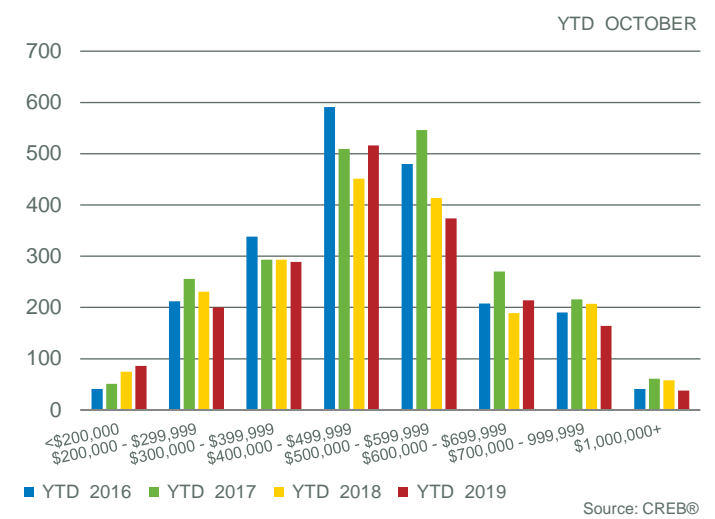


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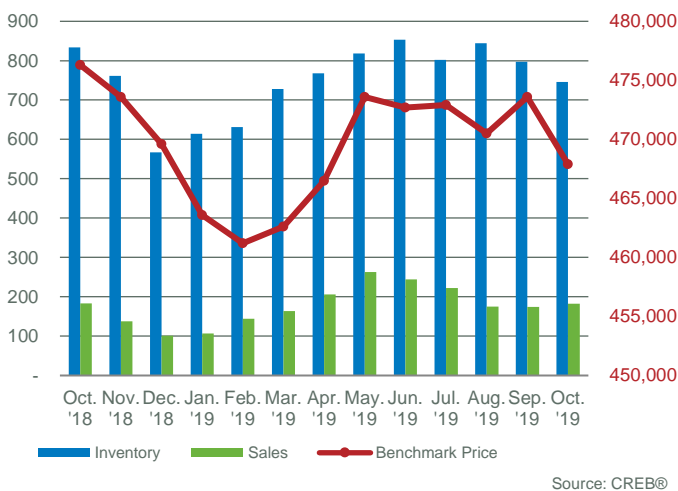
**NORTHWEST TOTAL SALES**



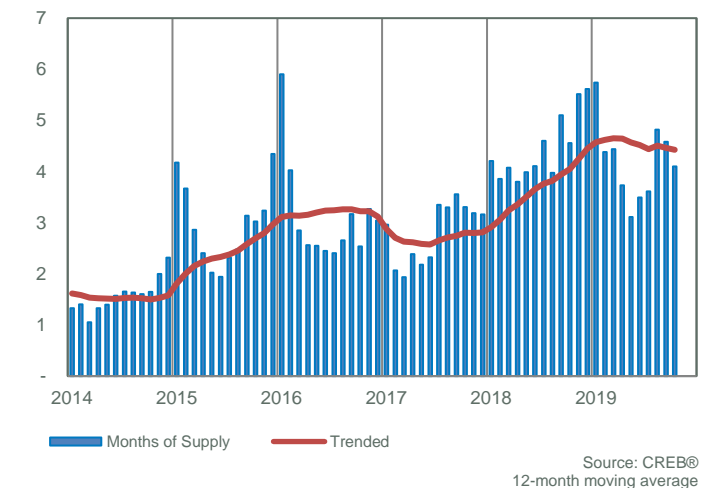
**NORTHWEST TOTAL SALES BY PRICE RANGE**



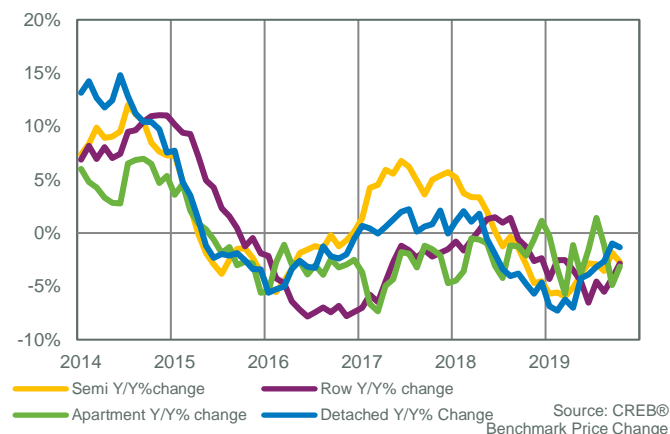
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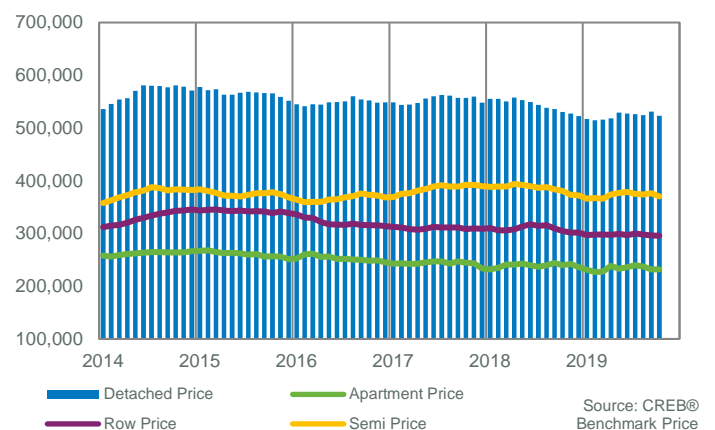
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

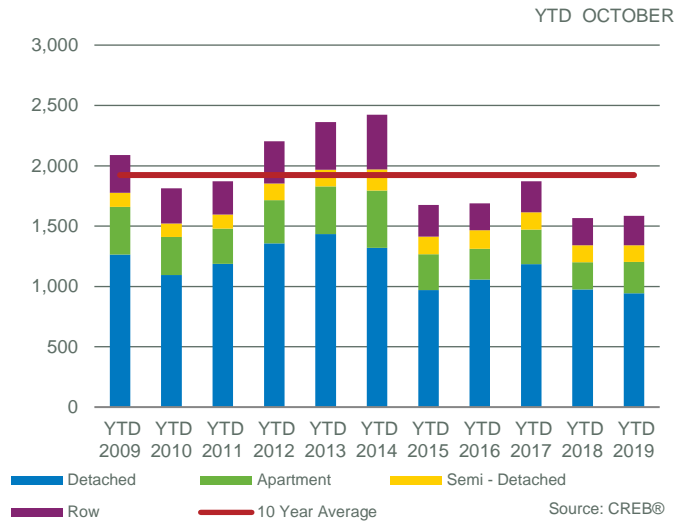


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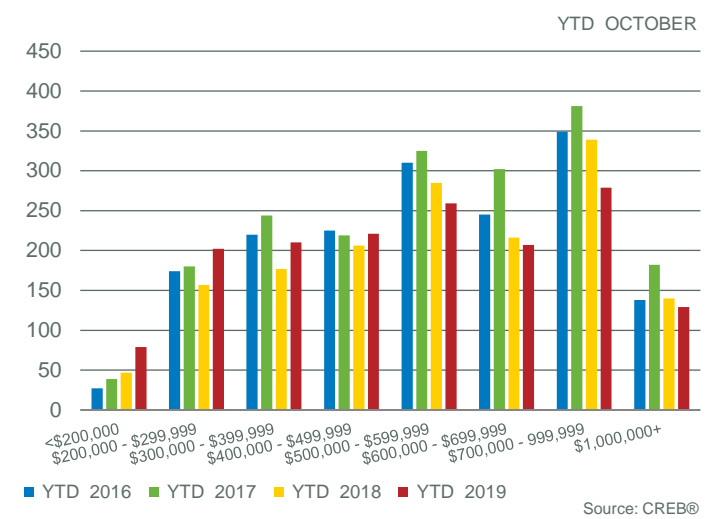


WEST

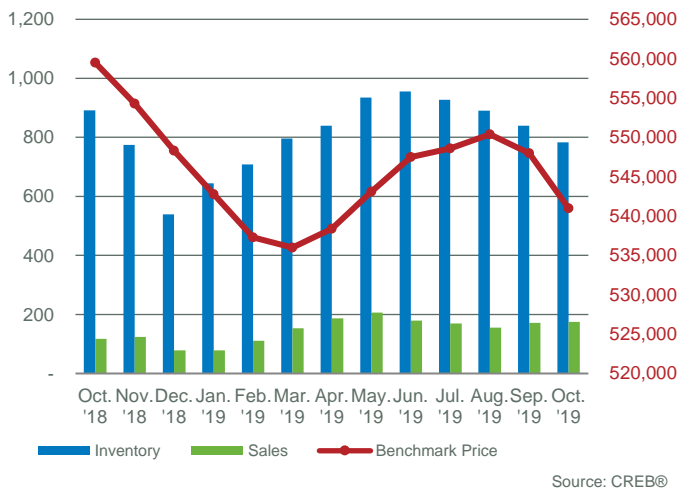
WEST TOTAL SALES



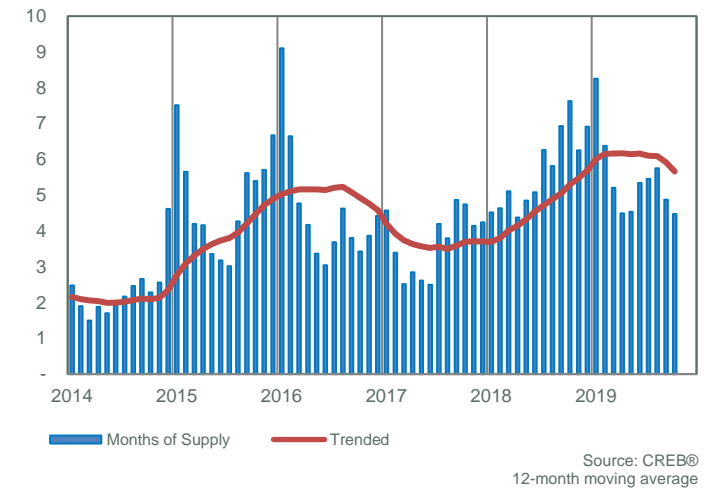
WEST TOTAL SALES BY PRICE RANGE



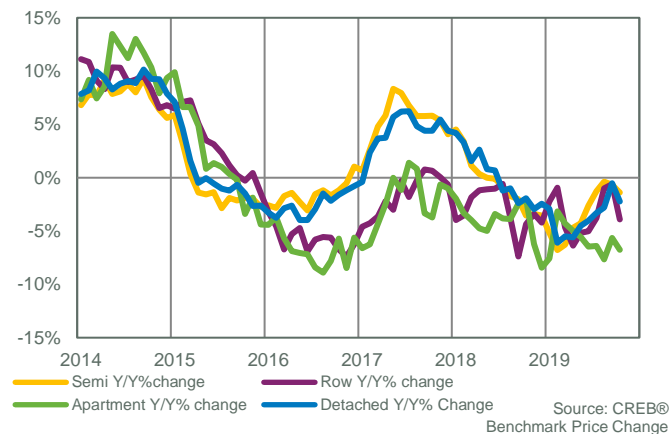
WEST INVENTORY AND SALES



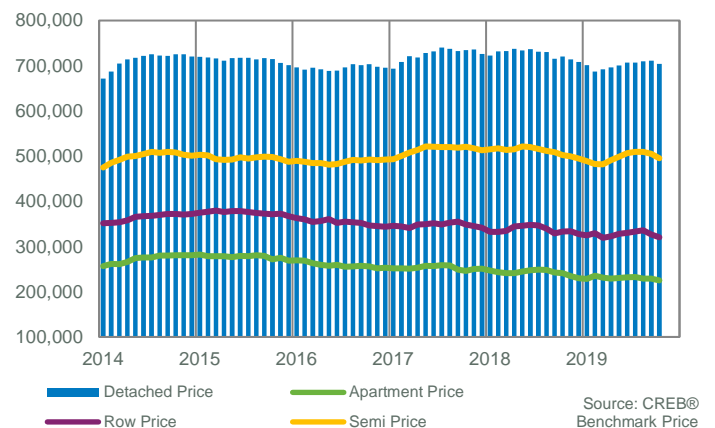
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

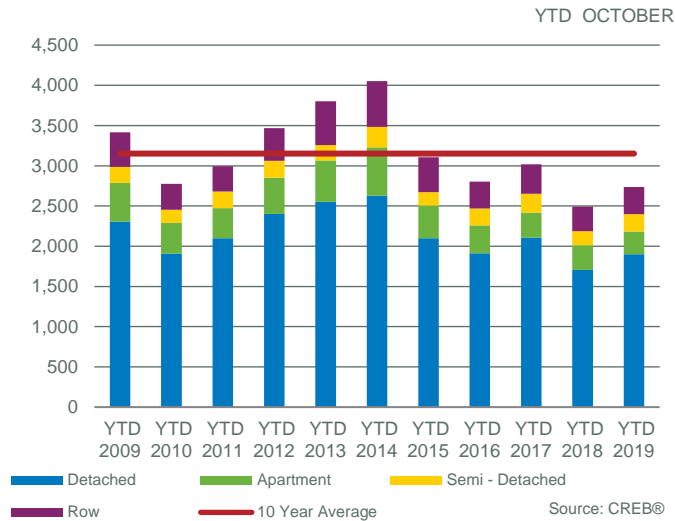


WEST PRICES

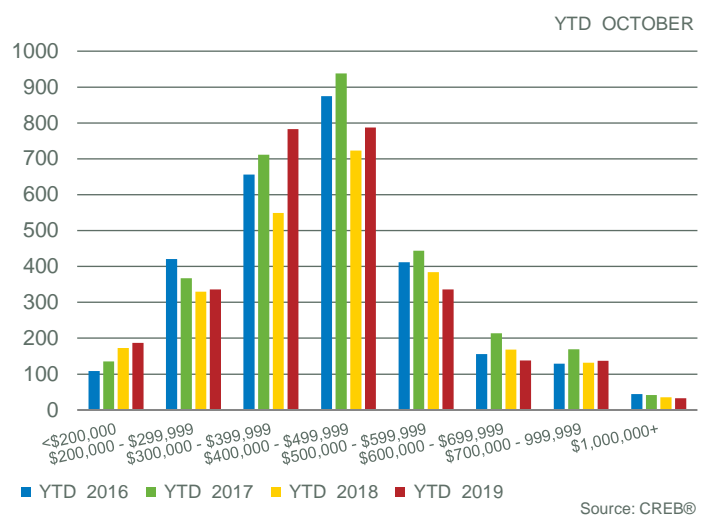


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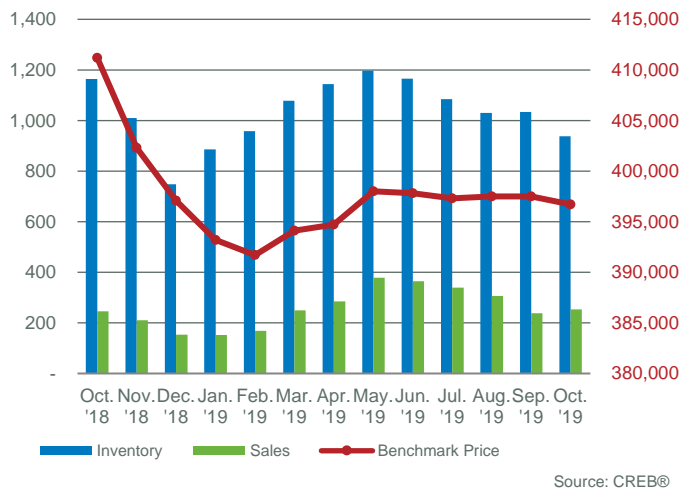
**SOUTH TOTAL SALES**



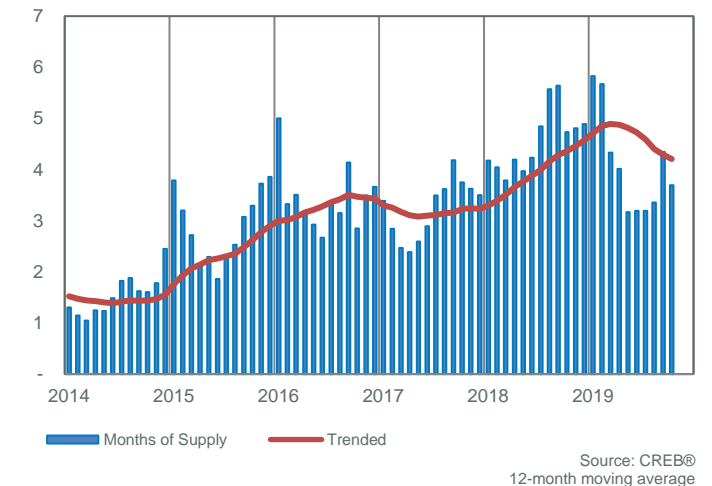
**SOUTH TOTAL SALES BY PRICE RANGE**



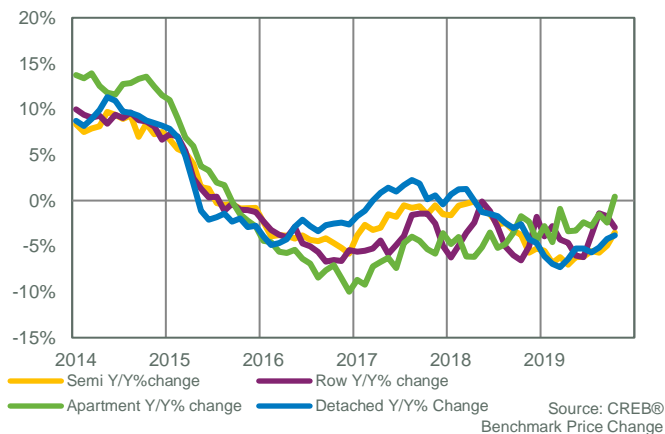
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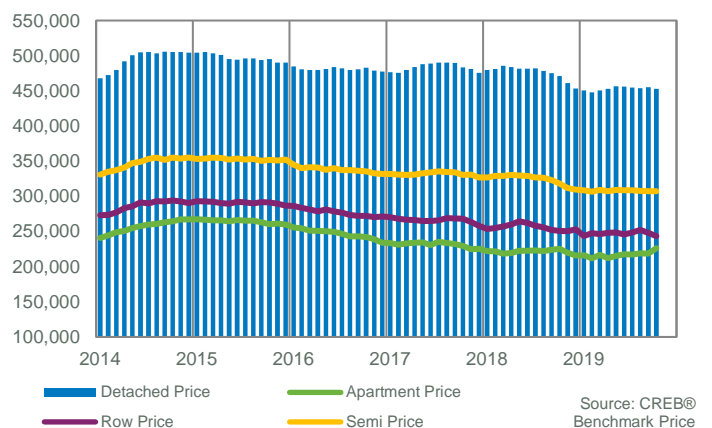
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



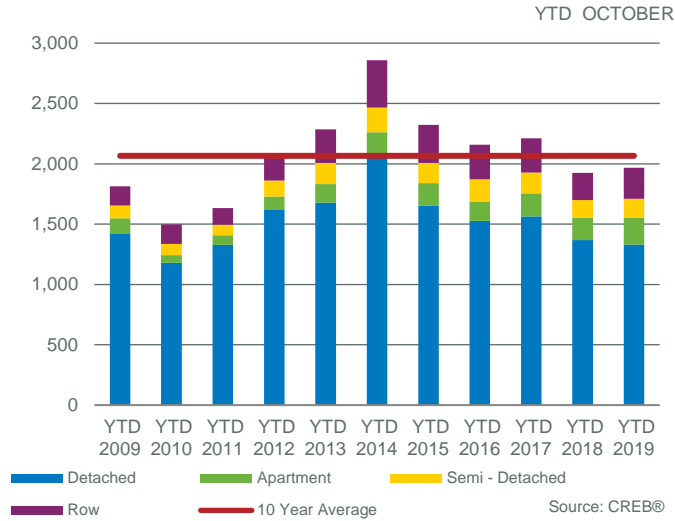
**SOUTH PRICES**



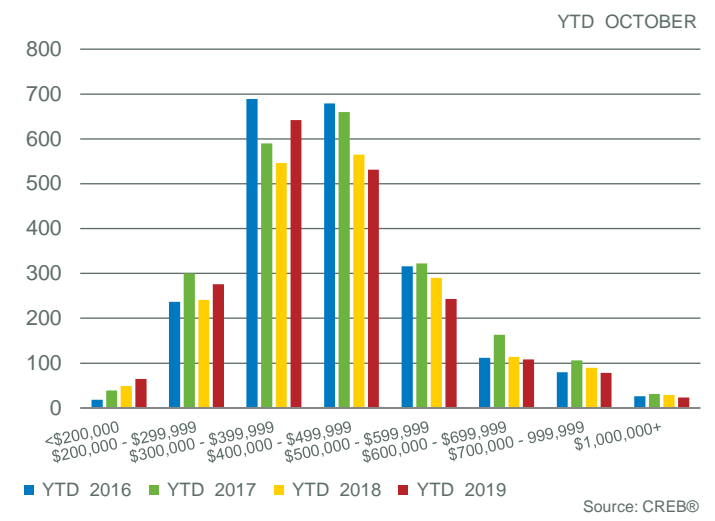


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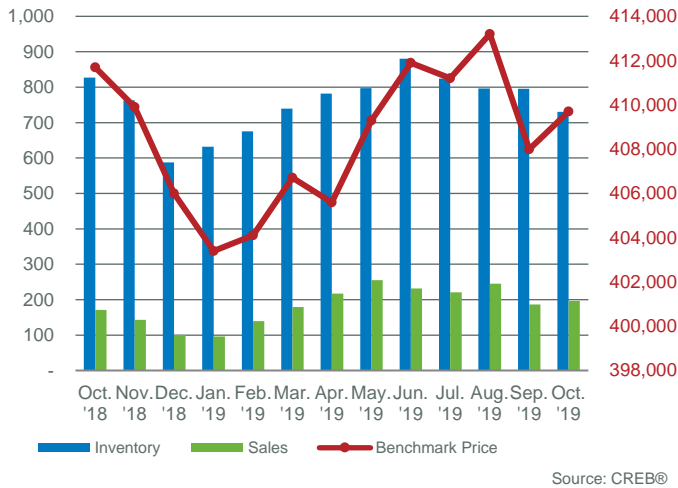
**SOUTHEAST TOTAL SALES**



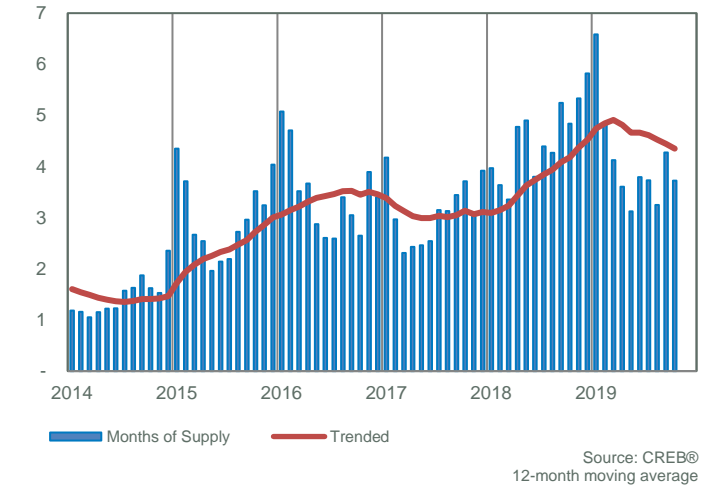
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



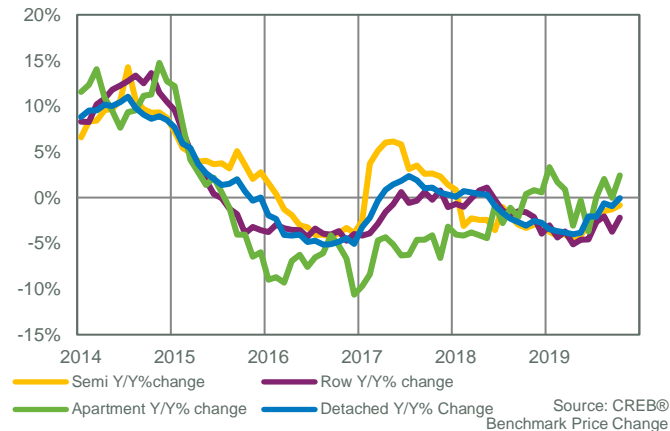
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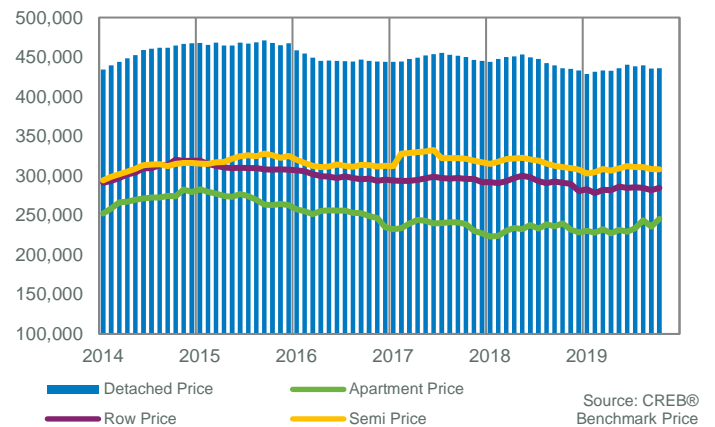
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

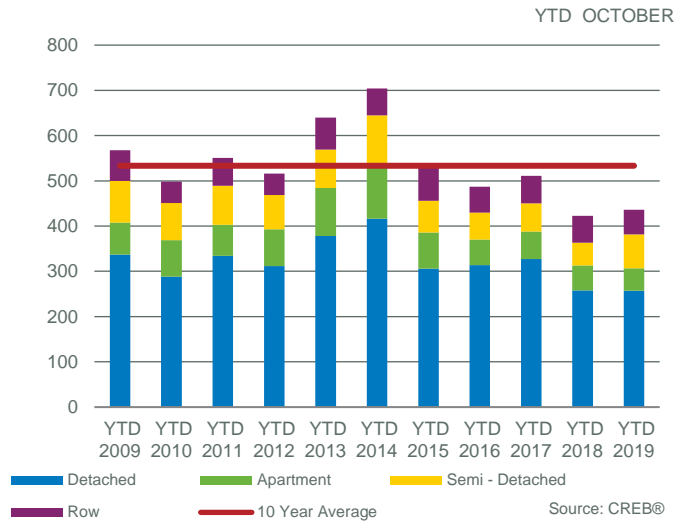


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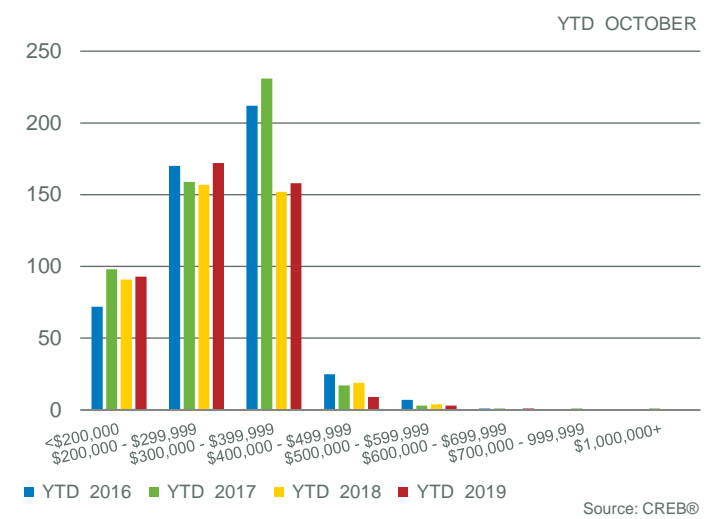


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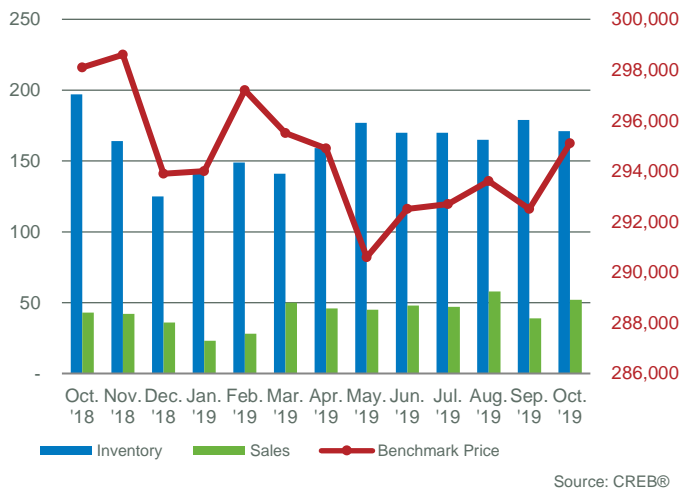
**EAST TOTAL SALES**



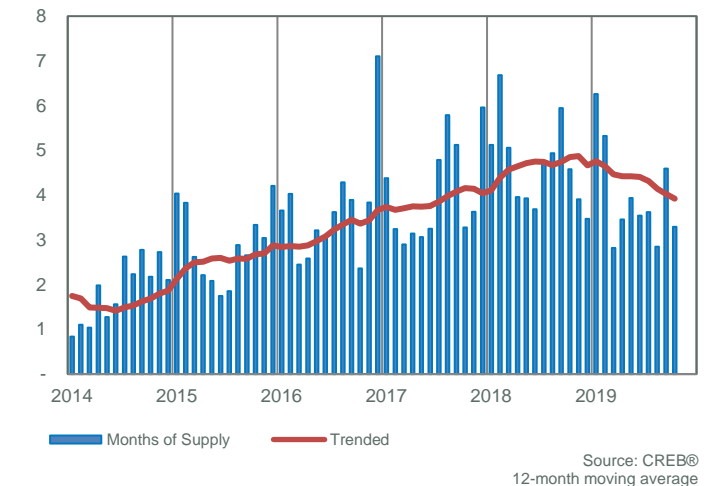
**EAST TOTAL SALES BY PRICE RANGE**



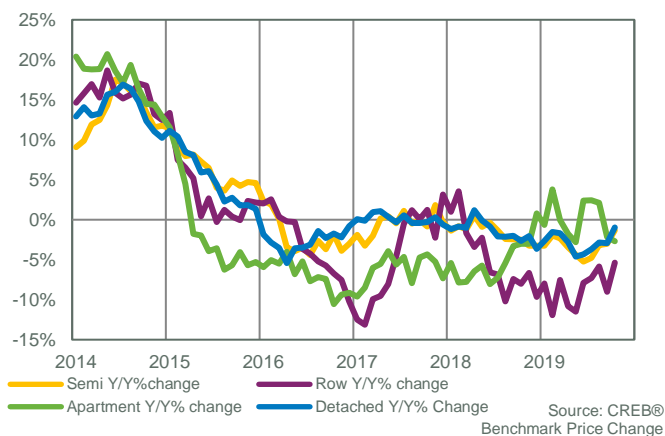
**EAST INVENTORY AND SALES**



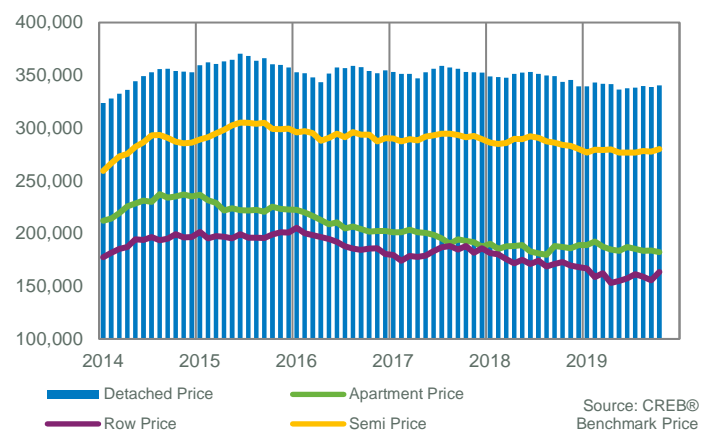
**EAST MONTHS OF INVENTORY**



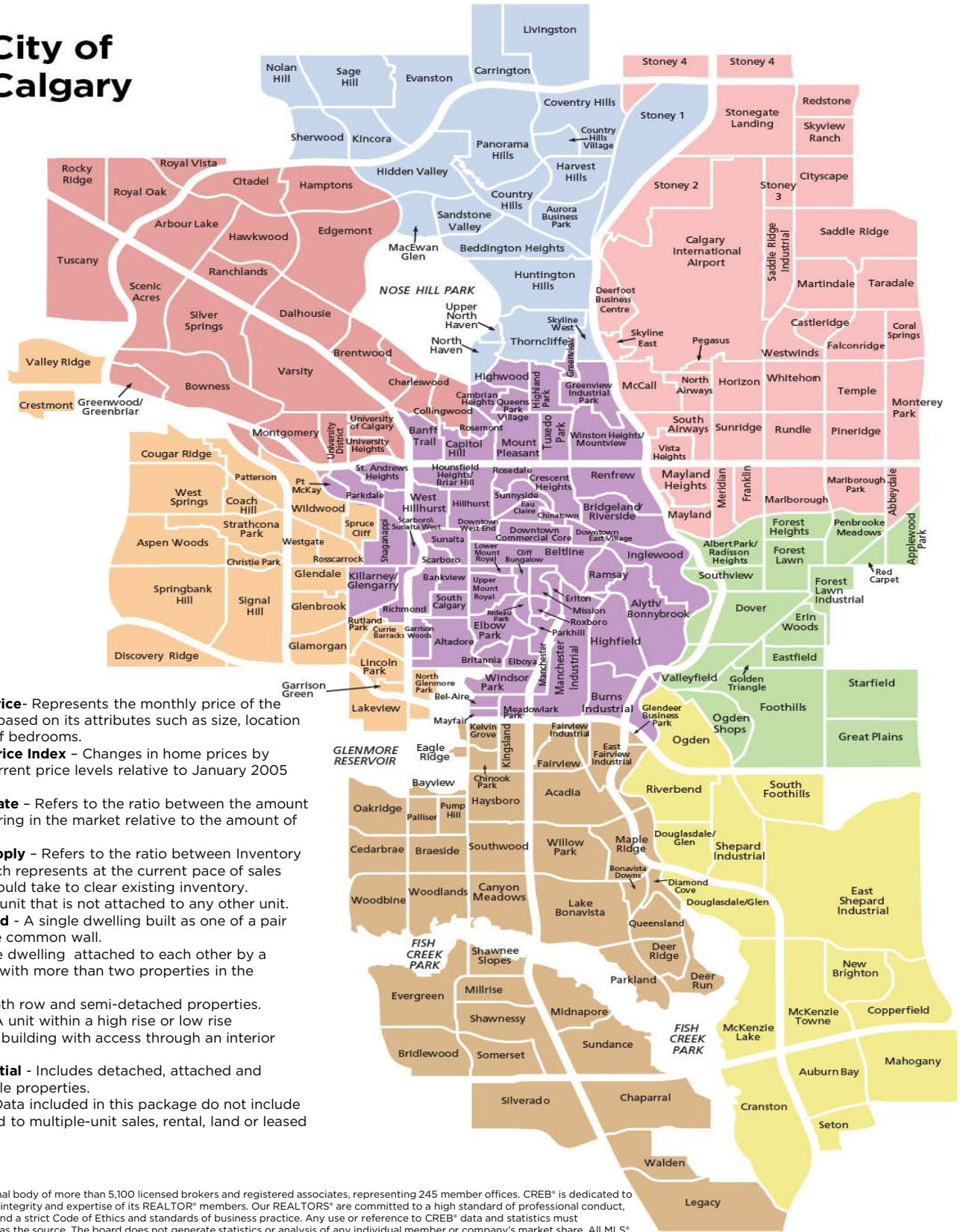
**EAST PRICE CHANGE**



**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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