



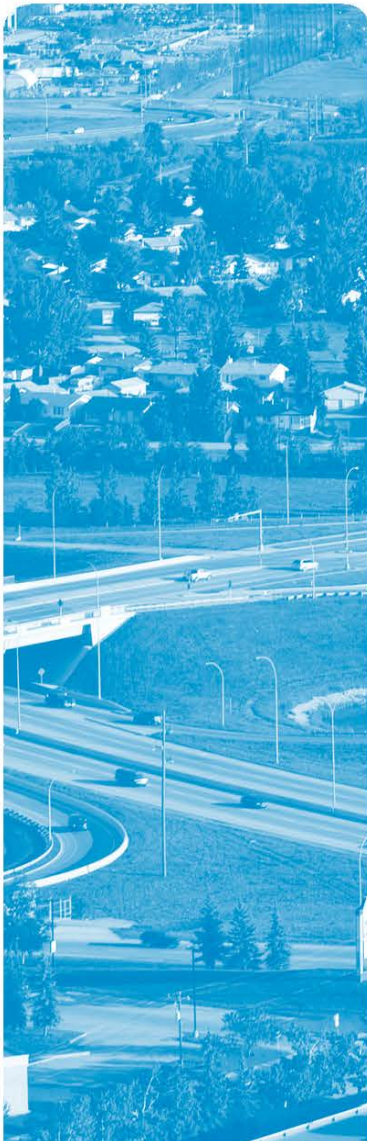
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MONTHLY STATISTICS PACKAGE

City of Calgary

February
2020



creb.com

Home sales see a bump

Feb. 2020

City of Calgary, March 2, 2020 - This month saw a double-digit gain in sales, but last February was one of the slowest levels of activity since the late '90s.

With the extra day this February, monthly sales totaled 1,197 units. A combination of these two factors resulted in a 23 per cent improvement over last year, but sales remain well below longer-term trends and consistent with the lower levels reported over the past five years.

“However, this should not diminish the fact that conditions are still improving,” said CREB® chief economist Ann-Marie Lurie.

“Calgary is continuing to see slow reductions in the amount of oversupply in the market, from modest changes in demand and reductions in supply. This needs to occur before we can see more stability in prices.”

The overall unadjusted benchmark price was \$416,900 in February. This is similar to last month, but nearly one per cent below last year’s levels. Overall, prices remain nearly 11 per cent below the monthly high recorded in 2014.

Detached

- After the first two months of the year, detached sales improved by nearly 12 per cent. Improvement did not occur across all districts, as sales continued to ease in the City Centre, North East and North West districts.
- Driven by pullbacks mostly in the south and west districts, new listings declined by one per cent in the city so far this year.
- Improving sales and easing new listings helped reduce inventory levels and reduced months of supply to just below four months in February. This is a significant improvement over the more than five months recorded last February.
- The benchmark price continued to trend down this month for detached homes, but the pace of decline is easing. Citywide detached prices remain less than one per cent lower than last year’s levels, but price movements vary significantly by district, ranging from a three per cent decline in the City Centre to a two per cent increase in the South district.

Apartment

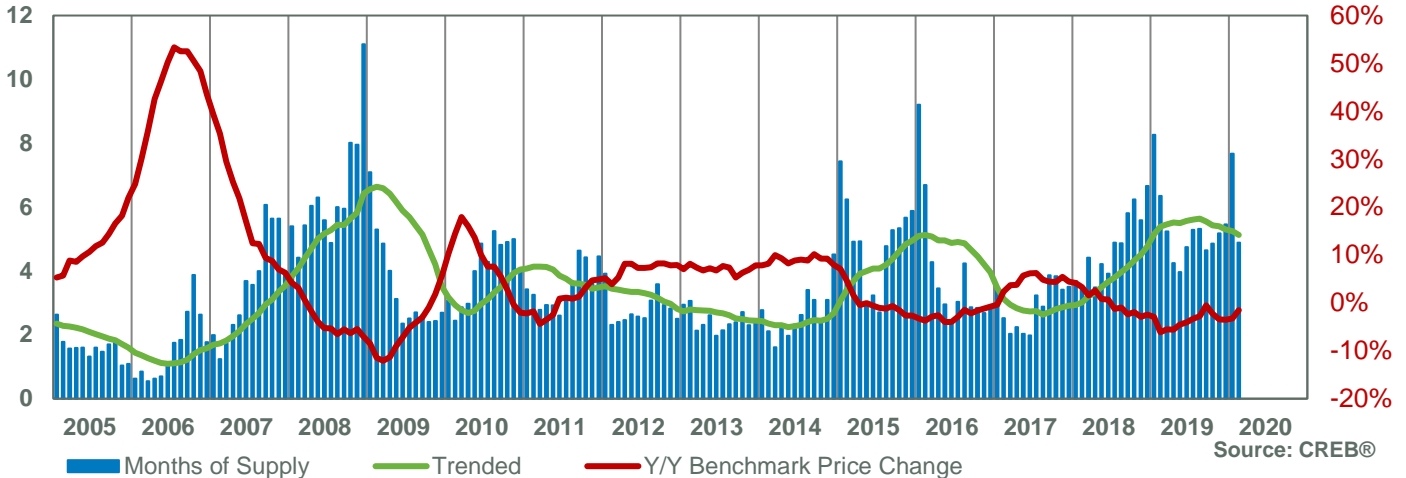
- For the second month in a row, improving sales were met with gains in new listings. This is causing inventory gains.
- Sales levels were high enough to cause the months of supply to ease, but the persistent oversupply in the market continues to weigh on prices.
- February benchmark prices eased compared to the previous month and is over two per cent lower than last year’s levels. The overall benchmark apartment price of \$244,700 in February is nearly 19 per cent lower than 2014 monthly highs.

Attached

- After the first two months of the year, rising attached sales and easing new listings caused inventories to decline.
- February months of supply is now below five months, an improvement compared to the past two years.
- Conditions continue to favour the buyer, but improvements have helped reduce the downward pressure on prices. However, divergent activity continues based on location, as prices declined across most districts, but improved in the West, South East and East districts of the city.

MONTHS OF SUPPLY AND PRICE CHANGES

DETACHED



Feb. 2020

	Feb-19	Feb-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	589	685	16.30%	1,075	1,202	11.81%
Total Sales Volume	\$318,699,701	\$362,106,415	13.62%	\$572,044,297	\$640,969,689	12.05%
New Listings	1,181	1,344	13.80%	2,539	2,555	0.63%
Inventory	2,995	2,639	-11.89%	3,781	3,318	-12.24%
Months of Supply	5.08	3.85	-24.24%	7.03	5.52	-21.51%
Sales to New Listings Ratio	49.87%	50.97%	1.09%	42.34%	47.05%	4.71%
Sales to List Price Ratio	96.44%	96.74%	0.30%	96.25%	96.42%	0.17%
Days on Market	63	53	-14.89%	64	56	-12.50%
Benchmark Price	\$480,600	\$479,100	-0.31%	\$481,300	\$479,350	-0.41%
Median Price	\$459,900	\$465,000	1.11%	\$451,500	\$464,950	2.98%
Average Price	\$541,086	\$528,623	-2.30%	\$532,134	\$533,253	0.21%
Index	196	195	-0.31%	203	198	-2.59%
APARTMENT						
Total Sales	150	209	39.33%	274	356	29.93%
Total Sales Volume	\$42,820,158	\$56,982,199	33.07%	\$76,211,303	\$91,522,702	20.09%
New Listings	449	557	24.05%	964	1,126	16.80%
Inventory	1,301	1,432	10.07%	1,564	1,514	-3.15%
Months of Supply	8.67	6.85	-21.00%	11.41	8.51	-25.46%
Sales to New Listings Ratio	33.41%	37.52%	4.11%	28.42%	31.62%	3.19%
Sales to List Price Ratio	94.73%	96.12%	1.39%	94.77%	95.87%	1.10%
Days on Market	71	63	-11.96%	76	69	-9.21%
Benchmark Price	\$250,800	\$244,700	-2.43%	\$250,950	\$245,300	-2.25%
Median Price	\$250,000	\$242,500	-3.00%	\$242,250	\$228,500	-5.68%
Average Price	\$285,468	\$272,642	-4.49%	\$278,143	\$257,086	-7.57%
Index	173	169	-2.42%	176	172	-2.40%
ATTACHED						
Total Sales	234	303	29.49%	425	501	17.88%
Total Sales Volume	\$86,368,190	\$118,534,423	37.24%	\$160,645,942	\$194,381,520	21.00%
New Listings	577	617	6.93%	1,276	1,196	-6.27%
Inventory	1,603	1,423	-11.23%	1,803	1,621	-10.07%
Months of Supply	6.85	4.70	-31.44%	8.48	6.47	-23.71%
Sales to New Listings Ratio	40.55%	49.11%	8.55%	33.31%	41.89%	8.58%
Sales to List Price Ratio	96.51%	96.72%	0.21%	96.23%	96.68%	0.44%
Days on Market	62	60	-2.57%	69	66	-4.35%
Benchmark Price	\$313,700	\$310,700	-0.96%	\$313,600	\$310,150	-1.10%
Median Price	\$320,450	\$330,000	2.98%	\$324,000	\$334,900	3.36%
Average Price	\$369,095	\$391,203	5.99%	\$377,990	\$387,987	2.64%
Index	185	183	-0.97%	192	185	-3.33%
CITY OF CALGARY						
Total Sales	973	1,197	23.02%	1,774	2,059	16.07%
Total Sales Volume	\$447,888,049	\$537,623,037	20.04%	\$808,901,542	\$926,873,912	14.58%
New Listings	2,207	2,518	14.09%	4,779	4,877	2.05%
Inventory	5,899	5,494	-6.87%	7,147	6,454	-9.71%
Months of Supply	6.06	4.59	-24.29%	8.06	6.27	-22.20%
Sales to New Listings Ratio	44.09%	47.54%	3.45%	37.12%	42.22%	5.10%
Sales to List Price Ratio	96.29%	96.67%	0.38%	96.10%	96.42%	0.31%
Days on Market	64	57	-11.06%	67	61	-8.96%
Benchmark Price	\$420,200	\$416,900	-0.79%	\$420,650	\$417,000	-0.87%
Median Price	\$399,250	\$412,500	3.32%	\$395,000	\$408,000	3.29%
Average Price	\$460,317	\$449,142	-2.43%	\$455,976	\$450,157	-1.28%
Index	191	189	-0.79%	197	192	-2.82%

For a list of definitions, see page 26.

Feb. 2020

	Feb-19	Feb-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	103	141	36.89%	187	226	20.86%
Total Sales Volume	\$47,994,215	\$66,150,916	37.83%	\$89,884,074	\$106,772,086	18.79%
Share of Sales with Condo Title	6.80%	14.18%	7.39%	14.88%	14.42%	-0.46%
New Listings	253	252	-0.40%	561	494	-11.94%
Inventory	689	597	-13.35%	777	689	-11.39%
Months of Supply	6.69	4.23	-36.70%	8.31	6.10	-26.68%
Sales to New Listings Ratio	40.71%	55.95%	15.24%	33.33%	45.75%	12.42%
Sales to List Price Ratio	96.65%	96.53%	-0.12%	96.04%	96.56%	0.53%
Days on Market	59	62	5.48%	63	65	3.17%
Benchmark Price	\$391,200	\$384,300	-1.76%	\$391,600	\$384,650	-1.77%
Median Price	\$385,000	\$362,000	-5.97%	\$389,000	\$378,750	-2.63%
Average Price	\$465,963	\$469,155	0.69%	\$480,663	\$472,443	-1.71%
Index	198	194	-1.77%	205	199	-3.01%
CITY OF CALGARY ROW						
Total Sales	131	162	23.66%	238	275	15.55%
Total Sales Volume	\$38,373,975	\$52,383,507	36.51%	\$70,761,868	\$87,609,435	23.81%
Share of Sales with Condo Title	85.50%	90.12%	4.63%	91.86%	91.84%	-0.02%
New Listings	324	365	12.65%	715	702	-1.82%
Inventory	914	826	-9.63%	1,025	932	-9.07%
Months of Supply	6.98	5.10	-26.92%	8.62	6.78	-21.30%
Sales to New Listings Ratio	40.43%	44.38%	3.95%	33.29%	39.17%	5.89%
Sales to List Price Ratio	96.33%	96.96%	0.63%	96.49%	96.82%	0.33%
Days on Market	64	59	-8.56%	74	67	-9.46%
Benchmark Price	\$284,700	\$283,600	-0.39%	\$284,550	\$282,650	-0.67%
Median Price	\$281,000	\$289,500	3.02%	\$282,500	\$289,500	2.48%
Average Price	\$292,931	\$323,355	10.39%	\$297,319	\$318,580	7.15%
Index	178	178	-0.39%	185	178	-3.46%
CITY OF CALGARY ATTACHED						
Total Sales	234	303	29.49%	425	501	17.88%
Total Sales Volume	\$86,368,190	\$118,534,423	37.24%	\$160,645,942	\$194,381,520	21.00%
Share of Sales with Condo Title	50.85%	54.79%	7.73%	57.53%	57.84%	0.54%
New Listings	577	617	6.93%	1,276	1,196	-6.27%
Inventory	1,603	1,423	-11.23%	1,803	1,621	-10.07%
Months of Supply	6.85	4.70	-31.44%	8.48	6.47	-23.71%
Sales to New Listings Ratio	40.55%	49.11%	8.55%	33.31%	41.89%	8.58%
Sales to List Price Ratio	96.51%	96.72%	0.21%	96.23%	96.68%	0.44%
Days on Market	62	60	-2.57%	69	66	-4.35%
Benchmark Price	\$313,700	\$310,700	-0.96%	\$313,600	\$310,150	-1.10%
Median Price	\$320,450	\$330,000	2.98%	\$324,000	\$334,900	3.36%
Average Price	\$369,095	\$391,203	5.99%	\$377,990	\$387,987	2.64%
Index	185	183	-0.97%	192	185	-3.33%

For a list of definitions, see page 26.

Feb. 2020

February 2020	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	66	199	33.17%	474	7.18	\$631,600	-3.28%	0.43%
North East	62	117	52.99%	281	4.53	\$365,200	-0.41%	0.50%
North	99	171	57.89%	327	3.30	\$408,400	-0.41%	-0.51%
North West	104	196	53.06%	352	3.38	\$515,200	0.10%	-0.41%
West	77	161	47.83%	376	4.88	\$676,500	-1.53%	-0.32%
South	158	268	58.96%	429	2.72	\$456,600	1.92%	0.73%
South East	99	207	47.83%	340	3.43	\$432,900	0.37%	-0.82%
East	20	25	80.00%	59	2.95	\$339,900	-0.90%	-0.61%
TOTAL CITY	685	1,344	50.97%	2,639	3.85	\$479,100	-0.31%	-0.10%
Apartment								
City Centre	100	299	33.44%	732	7.32	\$272,200	-2.86%	-0.55%
North East	8	23	34.78%	53	6.63	\$212,600	-9.65%	0.47%
North	14	36	38.89%	92	6.57	\$212,900	1.28%	-0.19%
North West	19	47	40.43%	103	5.42	\$228,000	0.53%	0.09%
West	23	48	47.92%	121	5.26	\$226,700	-3.86%	-0.09%
South	22	59	37.29%	161	7.32	\$210,200	-0.76%	-0.28%
South East	18	36	50.00%	148	8.22	\$225,100	-1.23%	-2.55%
East	5	9	55.56%	22	4.40	\$175,400	-8.84%	1.50%
TOTAL CITY	209	557	37.52%	1,432	6.85	\$244,700	-2.43%	-0.49%
Semi-detached								
City Centre	38	89	42.70%	259	6.82	\$689,900	-3.27%	0.00%
North East	14	29	48.28%	59	4.21	\$285,400	-1.59%	0.60%
North	18	19	94.74%	38	2.11	\$316,800	-1.06%	-1.52%
North West	10	26	38.46%	49	4.90	\$355,800	-3.10%	-1.06%
West	18	25	72.00%	44	2.44	\$477,900	-0.89%	0.25%
South	19	33	57.58%	75	3.95	\$308,000	0.46%	0.20%
South East	19	23	82.61%	56	2.95	\$303,800	-0.26%	-0.75%
East	5	8	62.50%	16	3.20	\$279,400	0.00%	-0.25%
TOTAL CITY	141	252	55.95%	597	4.23	\$384,300	-1.76%	-0.18%
Row								
City Centre	34	75	45.33%	168	4.94	\$435,100	-0.05%	-1.16%
North East	14	38	36.84%	83	5.93	\$182,100	-4.16%	-1.99%
North	23	45	51.11%	111	4.83	\$246,400	-1.16%	-0.32%
North West	19	37	51.35%	80	4.21	\$290,000	-2.75%	-1.13%
West	18	53	33.96%	108	6.00	\$333,500	1.21%	3.48%
South	32	55	58.18%	135	4.22	\$244,900	-1.09%	1.32%
South East	15	57	26.32%	125	8.33	\$283,900	2.12%	2.83%
East	7	5	140.00%	15	2.14	\$168,400	6.11%	3.00%
TOTAL CITY	162	365	44.38%	826	5.10	\$283,600	-0.39%	0.67%

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

City of Calgary

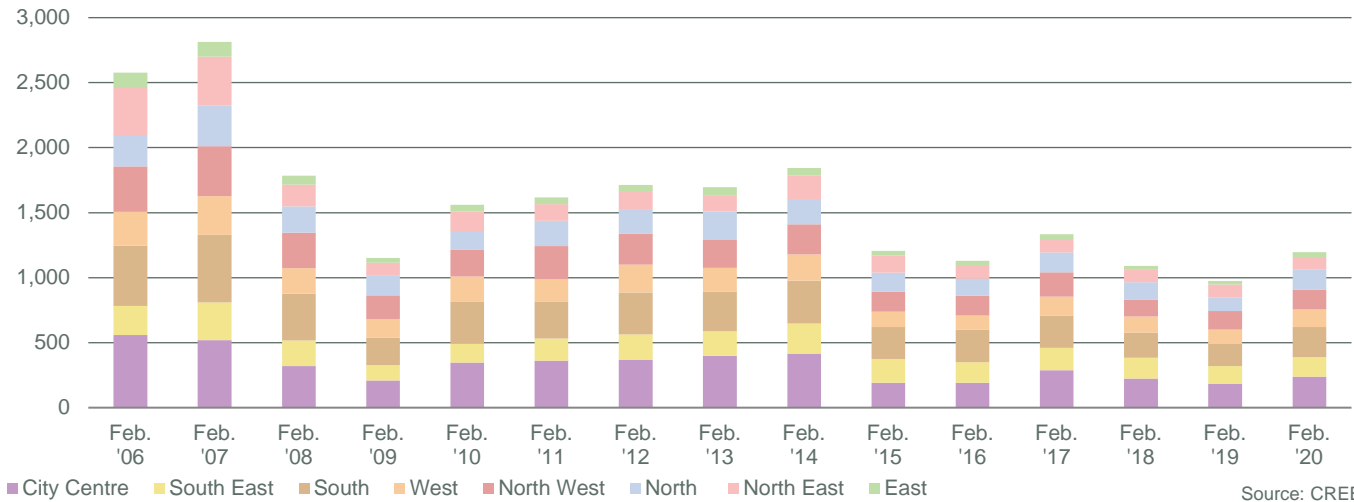
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Feb. 2020

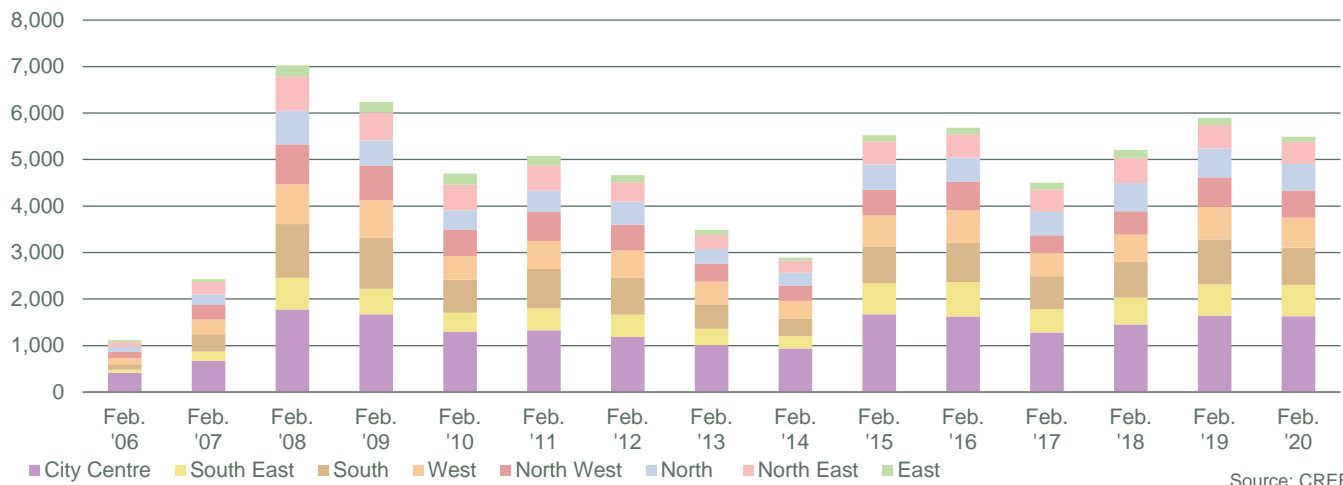
TOTAL SALES

FEBRUARY



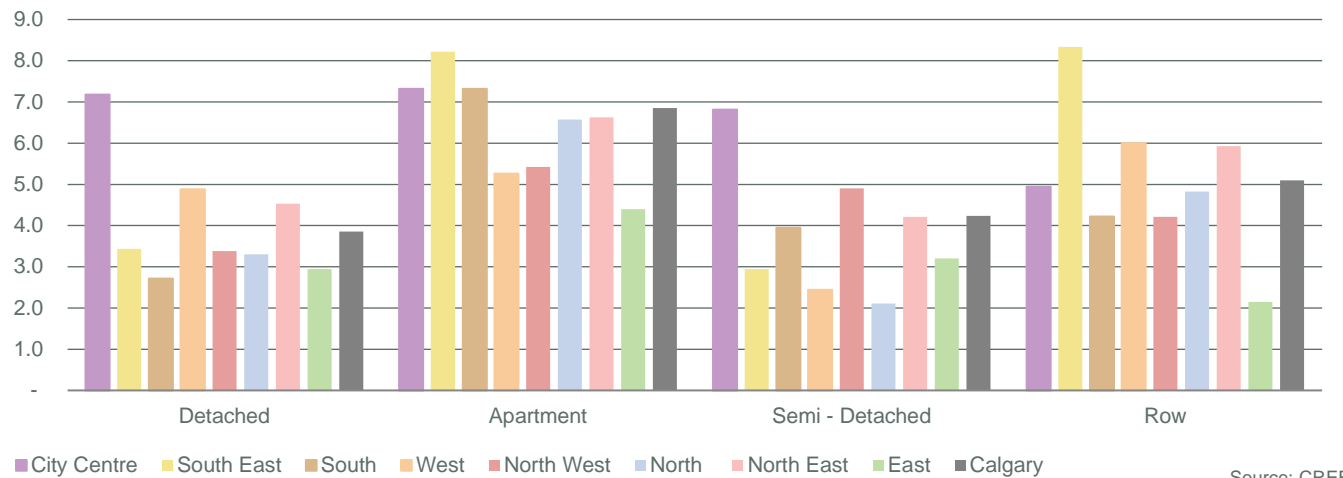
TOTAL INVENTORY

FEBRUARY

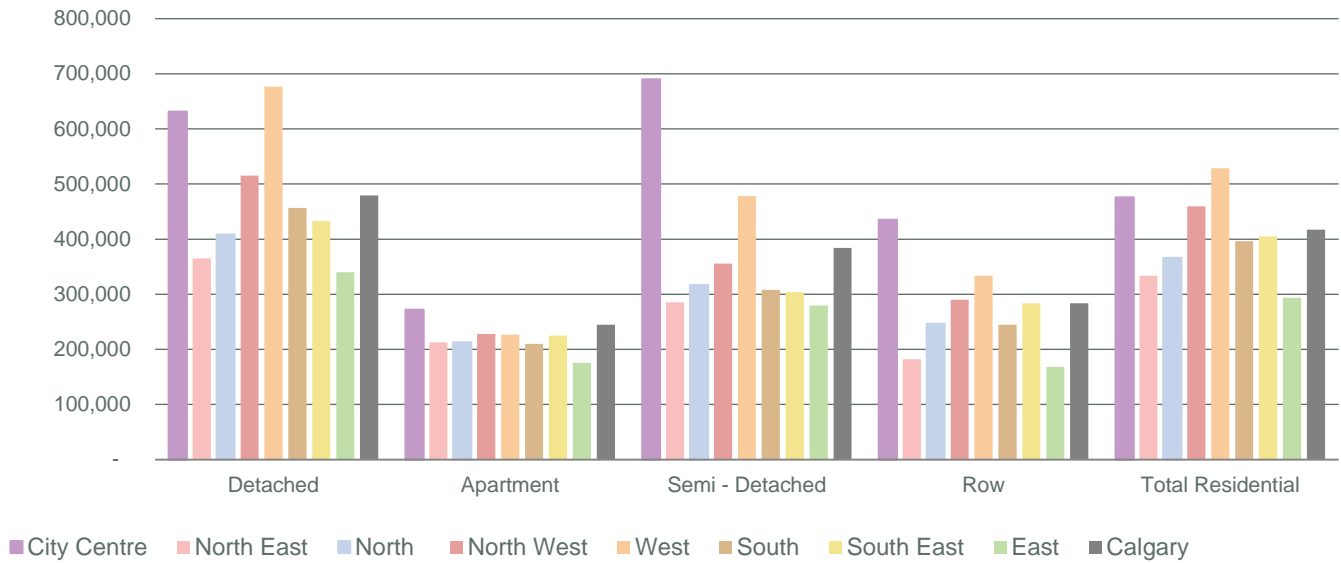


MONTHS OF SUPPLY

FEBRUARY



BENCHMARK PRICE - FEBRUARY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY

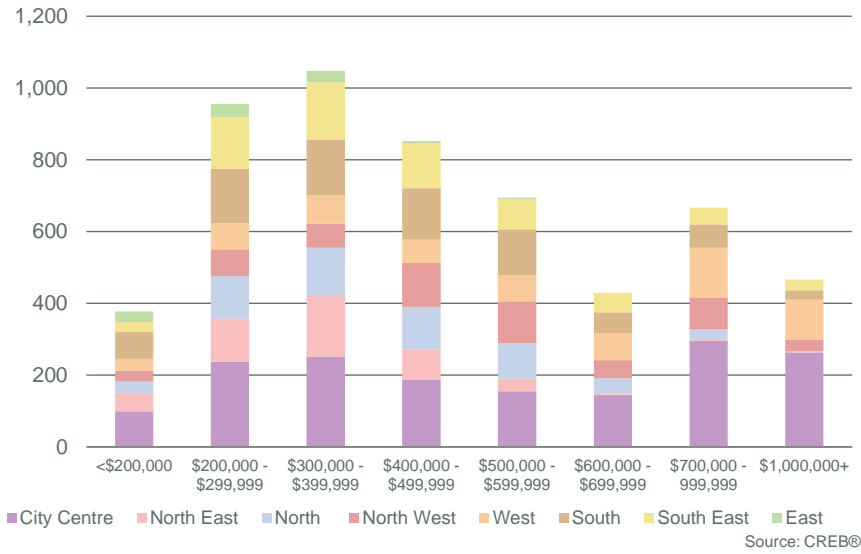


Source: CREB®

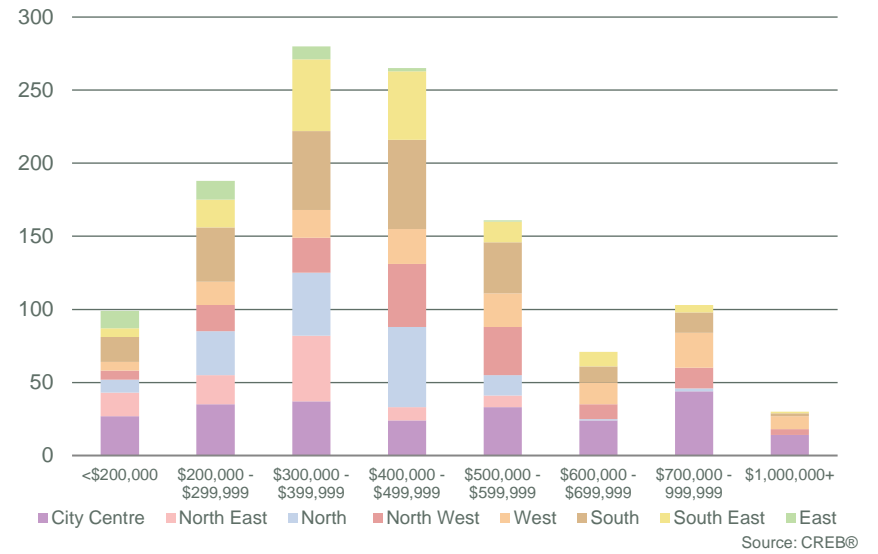
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

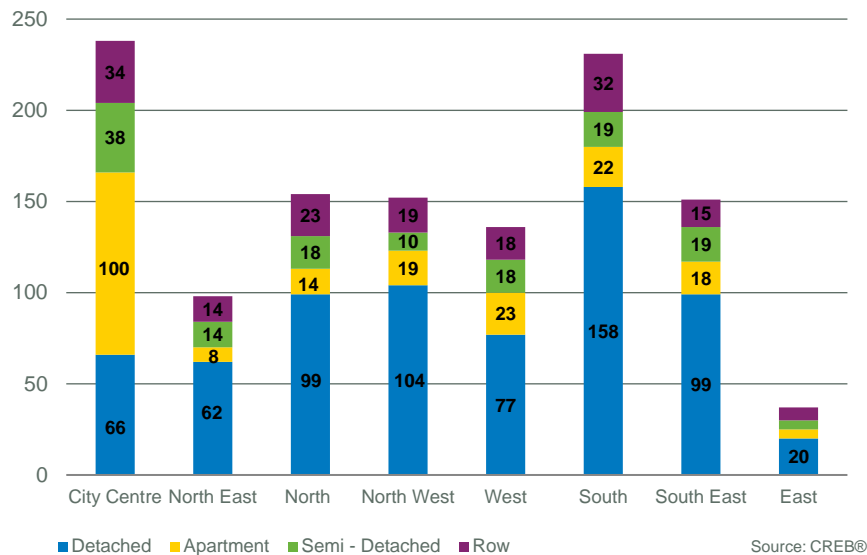
TOTAL INVENTORY BY PRICE RANGE - FEBRUARY



TOTAL SALES BY PRICE RANGE - FEBRUARY



SALES BY PROPERTY TYPE - FEBRUARY



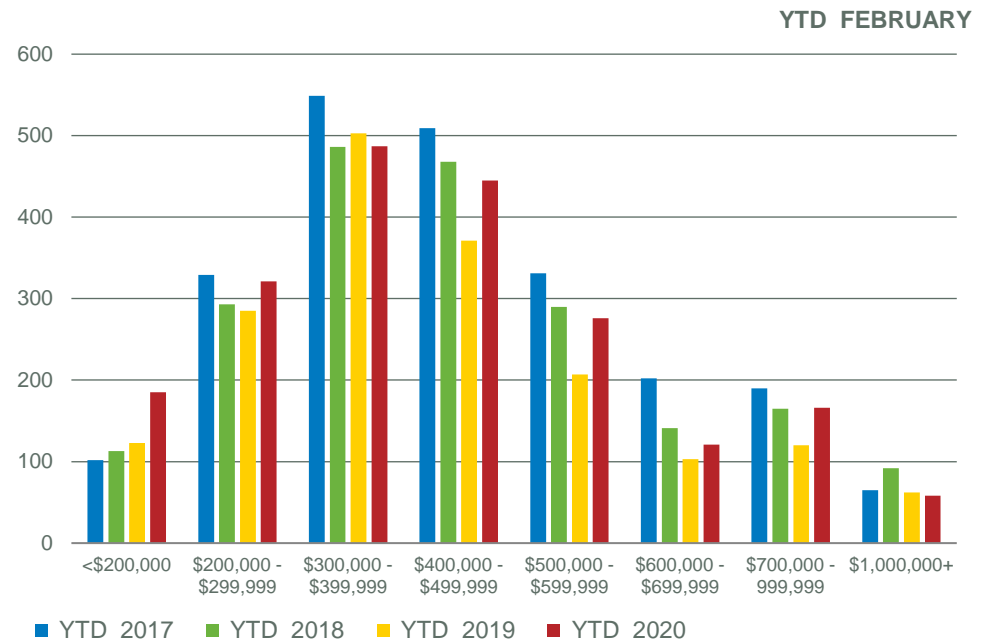
SHARE OF CITY WIDE SALES - FEBRUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,574	1,365	1,440	1,146	858
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,848	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,064	6,918	6,529	5,878	4,550
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900	419,100	418,500
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500	407,500	405,000	398,125	400,000	400,500
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,674	461,921	454,452	441,806	450,277
Index	191	191	191	192	193	193	193	193	193	192	190	190
2020												
Sales	862	1,197										
New Listings	2,359	2,518										
Inventory	5,059	5,494										
Days on Market	67	57										
Benchmark Price	417,100	416,900										
Median Price	400,378	412,500										
Average Price	451,567	449,142										
Index	189	189										

	Feb-19	Feb-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	3	2	6
\$100,000 - \$199,999	61	96	121	179
\$200,000 - \$299,999	160	188	285	321
\$300,000 - \$349,999	122	112	218	197
\$350,000 - \$399,999	146	168	285	290
\$400,000 - \$449,999	116	143	202	248
\$450,000 - \$499,999	94	122	169	197
\$500,000 - \$549,999	71	92	124	159
\$550,000 - \$599,999	53	69	83	117
\$600,000 - \$649,999	25	40	54	73
\$650,000 - \$699,999	23	31	49	48
\$700,000 - \$799,999	40	53	73	84
\$800,000 - \$899,999	17	30	28	51
\$900,000 - \$999,999	10	20	19	31
\$1,000,000 - \$1,249,999	13	17	24	31
\$1,250,000 - \$1,499,999	6	8	16	15
\$1,500,000 - \$1,749,999	2	2	4	3
\$1,750,000 - \$1,999,999	5	2	7	2
\$2,000,000 - \$2,499,999	6	1	7	2
\$2,500,000 - \$2,999,999	-	-	-	5
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	1	-	2	-
\$4,000,000 +	1	-	1	-
	973	1,197	1,774	2,059

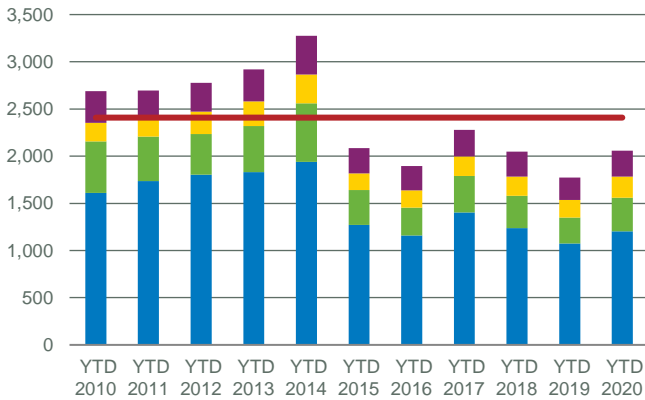
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

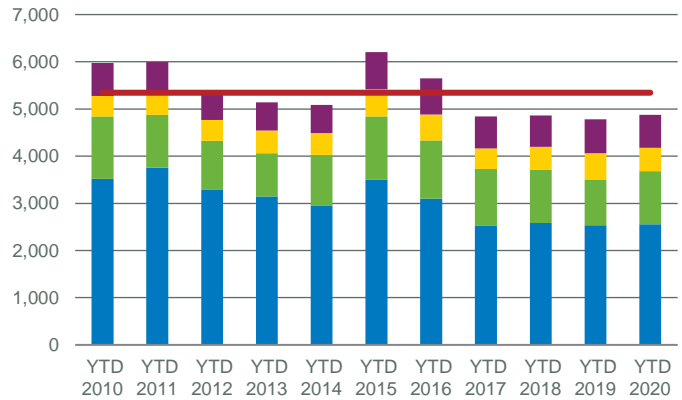
YTD FEBRUARY



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

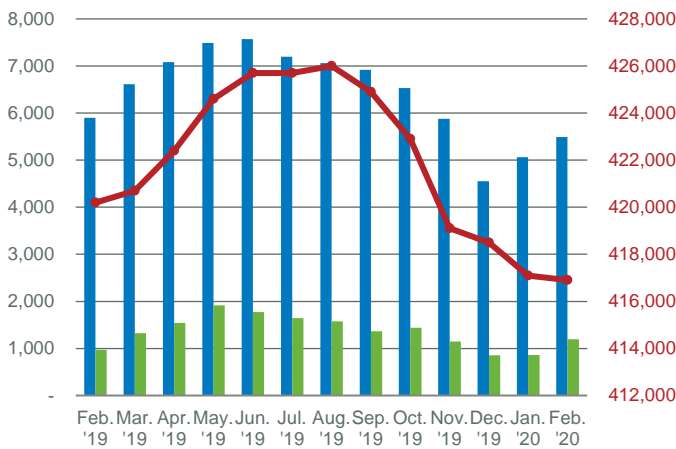
CITY OF CALGARY TOTAL NEW LISTINGS

YTD FEBRUARY



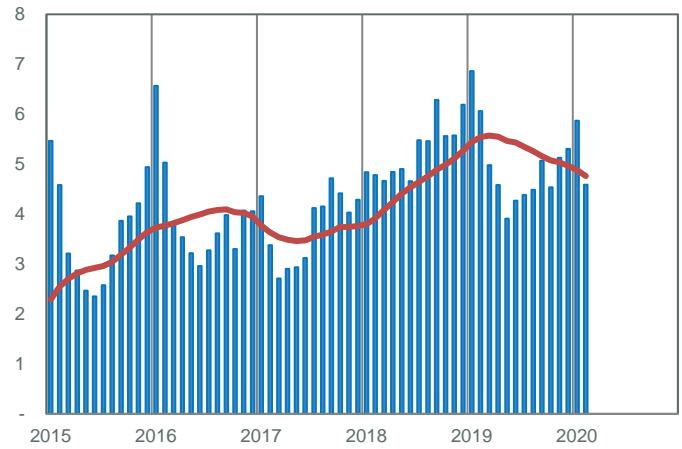
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



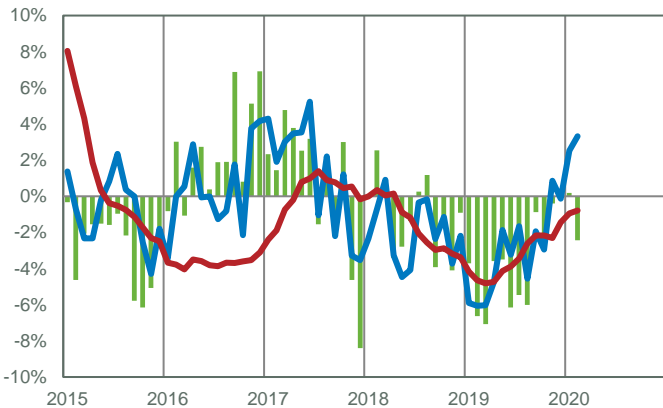
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



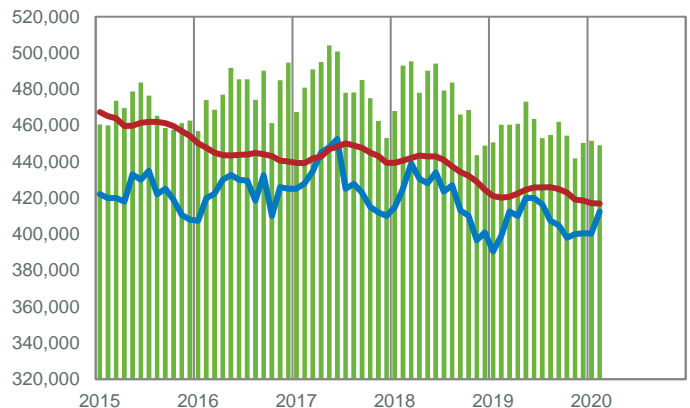
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

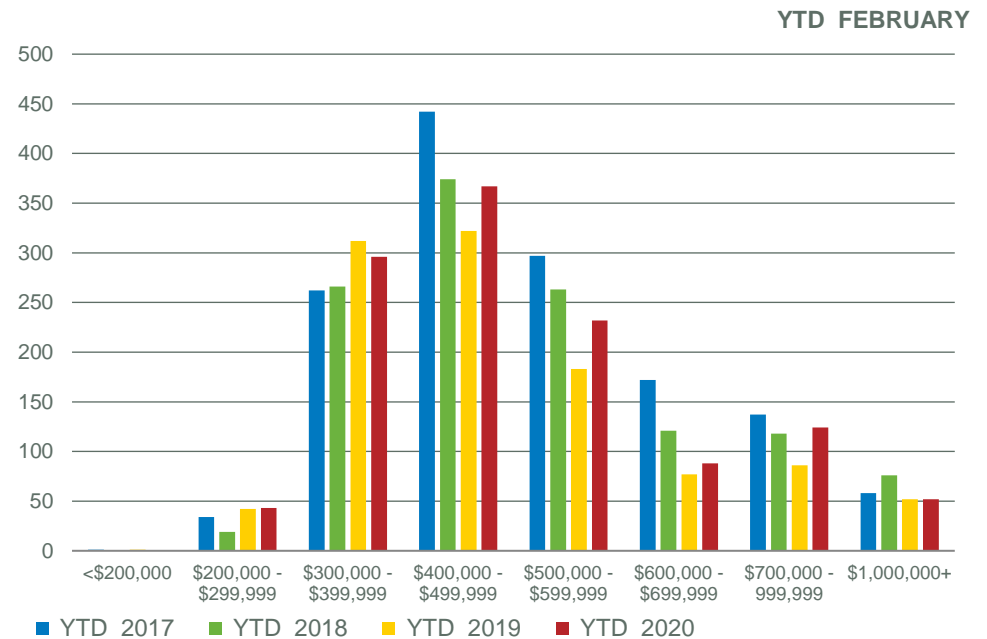


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	486	589	816	927	1,180	1,097	1,000	939	823	848	703	504
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	947	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,741	3,623	3,410	2,942	2,223
Days on Market	67	63	57	49	50	49	50	54	55	52	60	64
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500	481,500	480,100
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	462,135	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,414	542,867	530,492	520,553	528,789
Index	197	196	196	197	199	199	199	199	199	198	196	196
2020												
Sales	517	685										
New Listings	1,211	1,344										
Inventory	2,412	2,639										
Days on Market	61	53										
Benchmark Price	479,600	479,100										
Median Price	461,500	465,000										
Average Price	539,387	528,623										
Index	196	195										

	Feb-19	Feb-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	1	-
\$200,000 - \$299,999	21	22	42	43
\$300,000 - \$399,999	54	44	100	87
\$350,000 - \$399,999	103	117	212	209
\$400,000 - \$449,999	96	117	169	199
\$450,000 - \$499,999	87	102	153	168
\$500,000 - \$549,999	65	71	111	133
\$550,000 - \$599,999	47	57	72	99
\$600,000 - \$649,999	19	31	39	56
\$650,000 - \$699,999	19	21	38	32
\$700,000 - \$799,999	26	41	48	64
\$800,000 - \$899,999	15	23	24	37
\$900,000 - \$999,999	7	13	14	23
\$1,000,000 - \$1,249,999	10	13	18	25
\$1,250,000 - \$1,499,999	5	8	14	15
\$1,500,000 - \$1,749,999	2	2	3	3
\$1,750,000 - \$1,999,999	4	2	6	2
\$2,000,000 - \$2,499,999	6	1	7	2
\$2,500,000 - \$2,999,999	-	-	-	5
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	1	-	2	-
\$4,000,000 +	1	-	1	-
	589	685	1,075	1,202

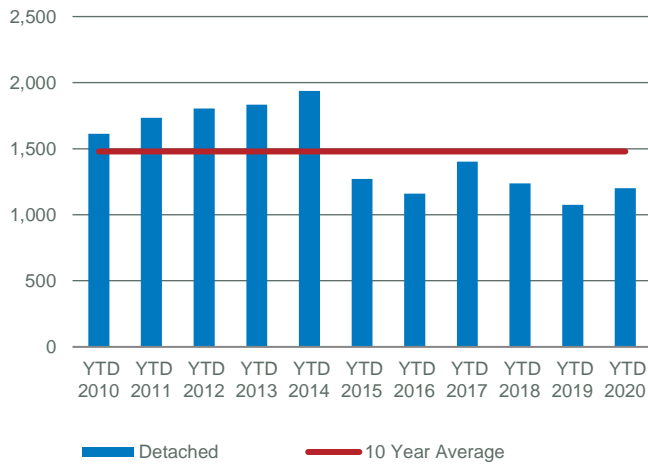
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

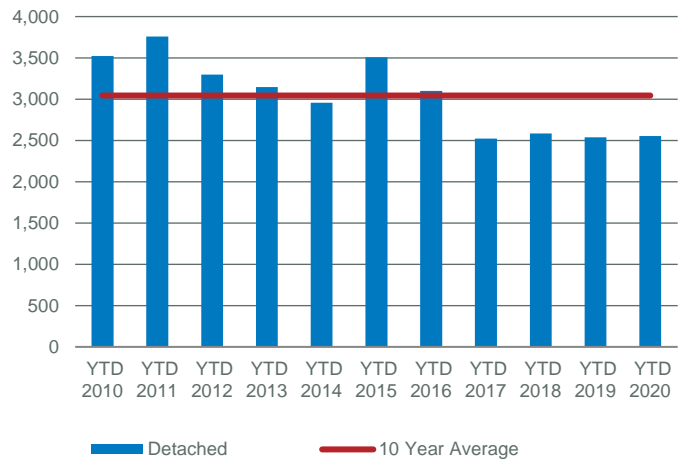
YTD FEBRUARY



Source: CREB®

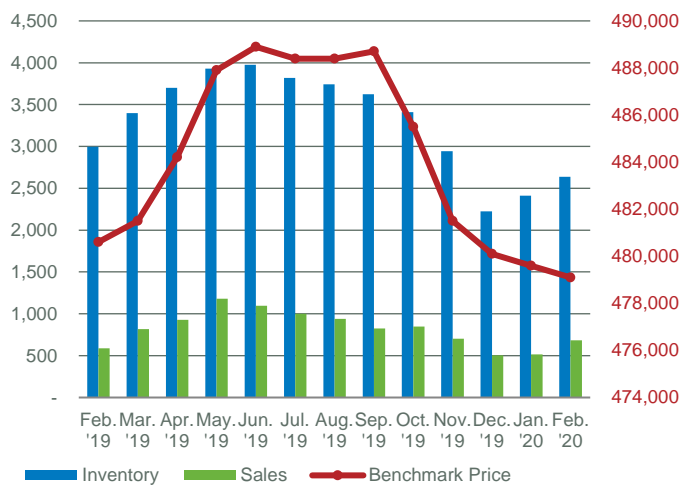
CITY OF CALGARY DETACHED NEW LISTINGS

YTD FEBRUARY



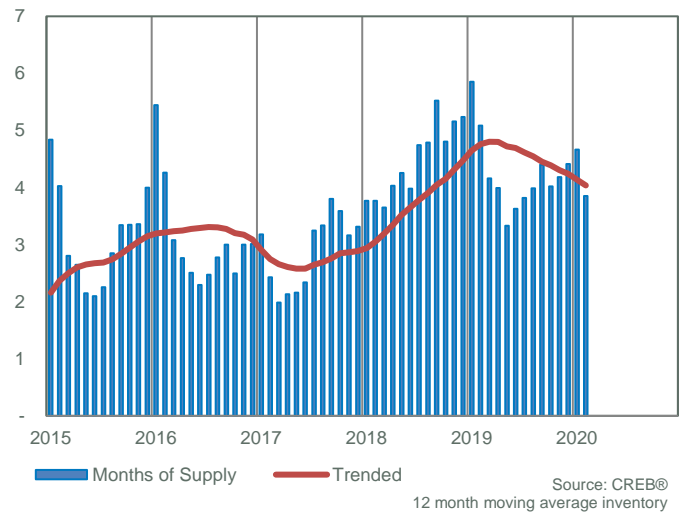
Source: CREB®

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

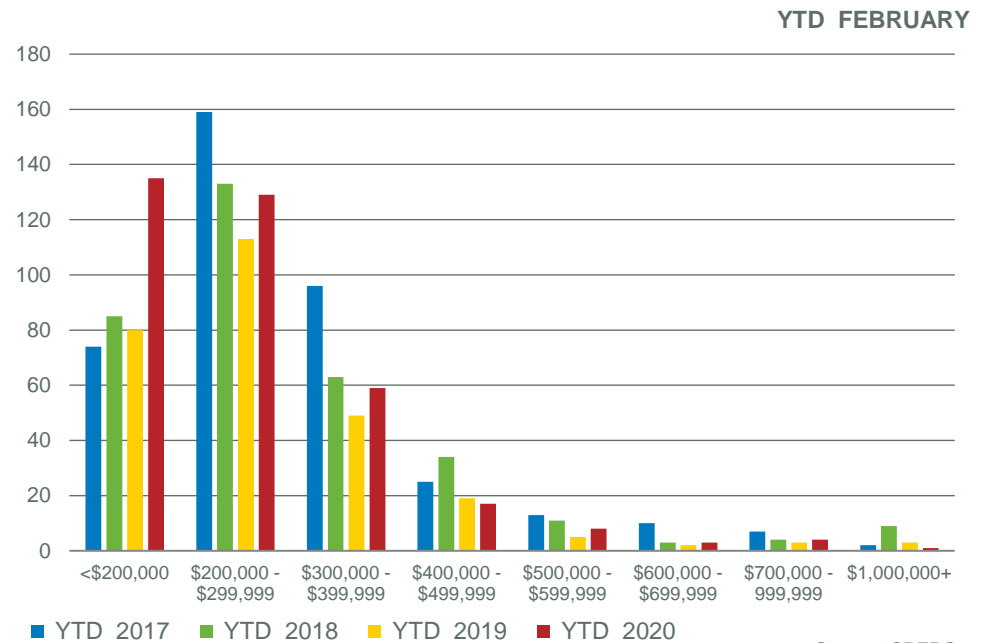


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	250	313	261	289	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	444	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,412	1,139
Days on Market	81	71	74	68	70	71	77	69	70	73	75	72
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500	247,900	248,800
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	228,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147	209										
New Listings	569	557										
Inventory	1,320	1,432										
Days on Market	77	63										
Benchmark Price	245,900	244,700										
Median Price	210,000	242,500										
Average Price	234,969	272,642										
Index	170	169										

	Feb-19	Feb-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	3	2	5
\$100,000 - \$199,999	36	69	78	130
\$200,000 - \$299,999	67	70	113	129
\$300,000 - \$349,999	22	23	35	34
\$350,000 - \$399,999	9	18	14	25
\$400,000 - \$449,999	7	5	12	7
\$450,000 - \$499,999	4	9	7	10
\$500,000 - \$549,999	-	5	4	6
\$550,000 - \$599,999	-	2	1	2
\$600,000 - \$649,999	-	2	1	3
\$650,000 - \$699,999	-	-	1	-
\$700,000 - \$799,999	-	1	1	3
\$800,000 - \$899,999	-	1	-	1
\$900,000 - \$999,999	1	-	2	-
\$1,000,000 - \$1,249,999	1	1	1	1
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	150	209	274	356

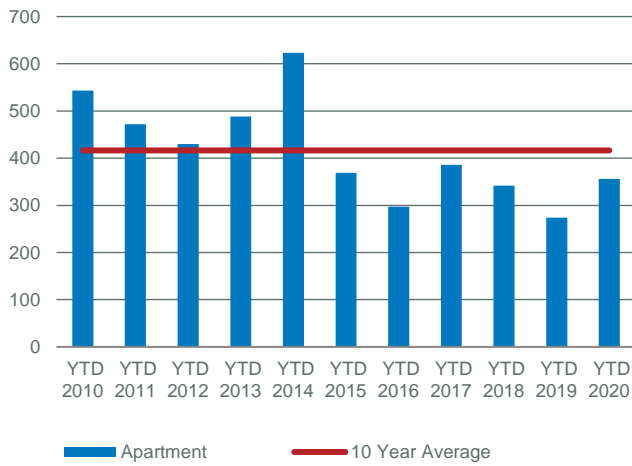
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

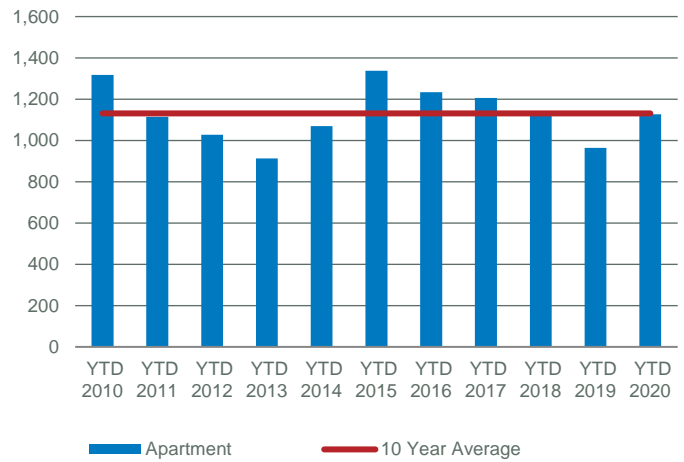
YTD FEBRUARY



Source: CREB®

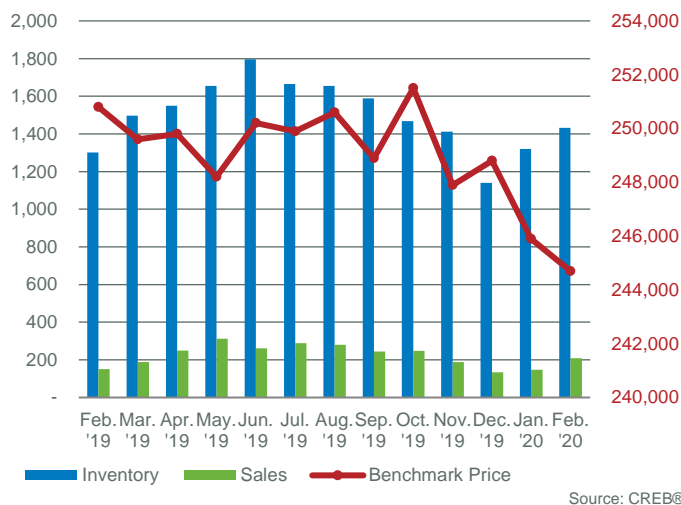
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD FEBRUARY



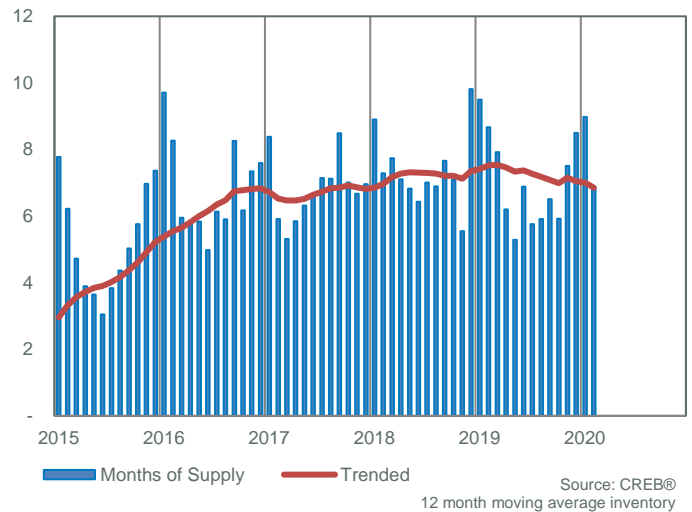
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



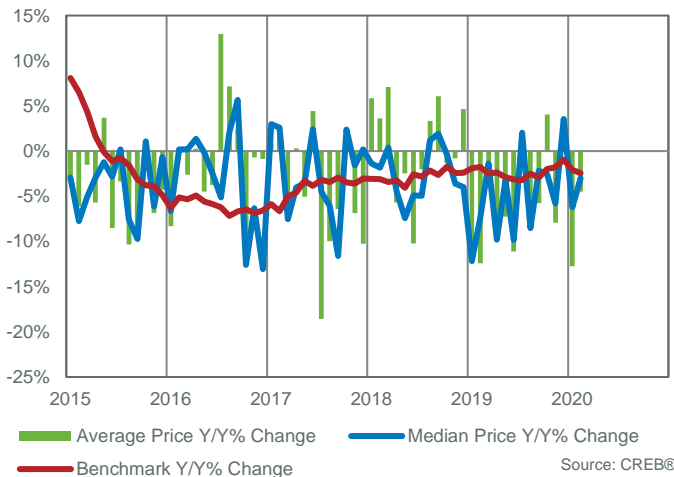
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



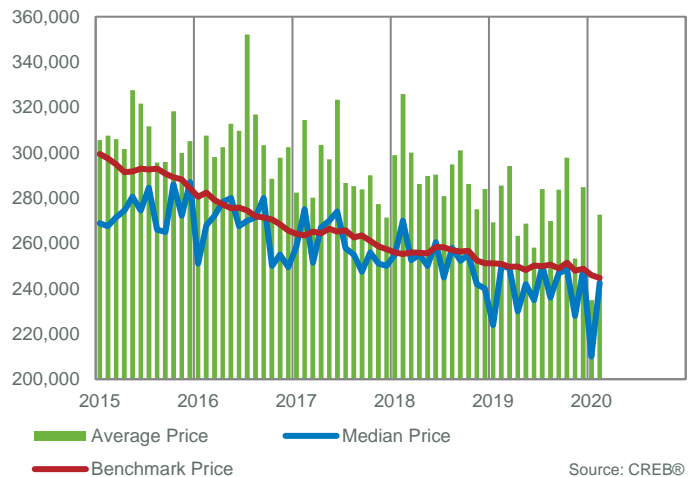
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



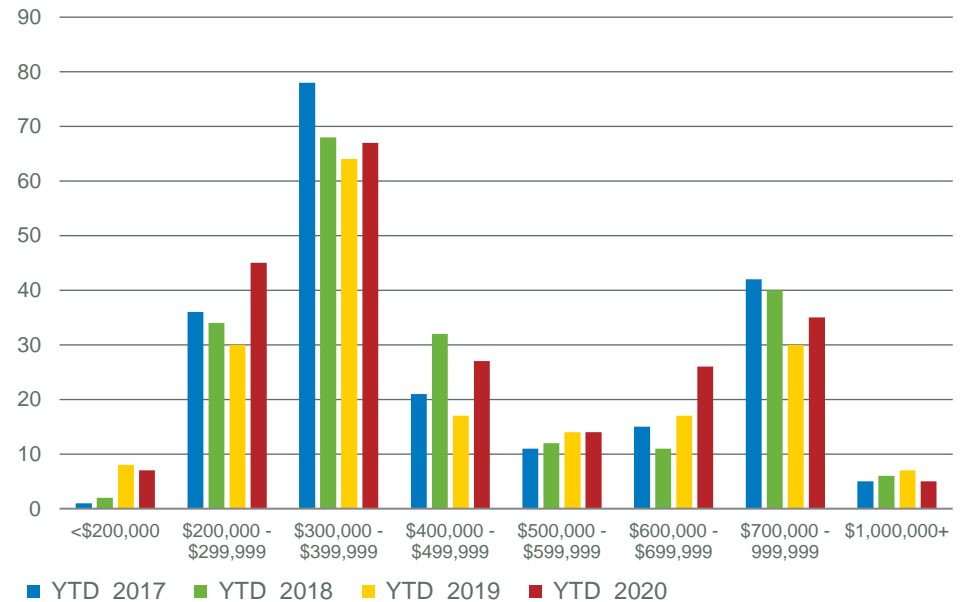
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	149	161	125	144	101	92
New Listings	308	253	313	314	339	287	275	273	305	238	204	117
Inventory	649	689	758	767	792	739	727	702	728	709	653	518
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000	390,400	388,200
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,812	456,360	419,890	478,844
Index	198	198	197	200	201	202	201	201	201	199	197	196
2020												
Sales	85	141										
New Listings	242	252										
Inventory	576	597										
Days on Market	71	62										
Benchmark Price	385,000	384,300										
Median Price	406,000	362,000										
Average Price	477,896	469,155										
Index	195	194										

	Feb-19	Feb-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	5	3	8	7
\$200,000 - \$299,999	17	33	30	45
\$300,000 - \$349,999	17	24	30	33
\$350,000 - \$399,999	19	19	34	34
\$400,000 - \$449,999	6	8	11	19
\$450,000 - \$499,999	1	4	6	8
\$500,000 - \$549,999	3	5	5	6
\$550,000 - \$599,999	6	6	9	8
\$600,000 - \$649,999	6	6	8	12
\$650,000 - \$699,999	4	8	9	14
\$700,000 - \$799,999	13	9	23	15
\$800,000 - \$899,999	2	6	4	13
\$900,000 - \$999,999	2	7	3	7
\$1,000,000 - \$1,249,999	2	3	5	5
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	103	141	187	226

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

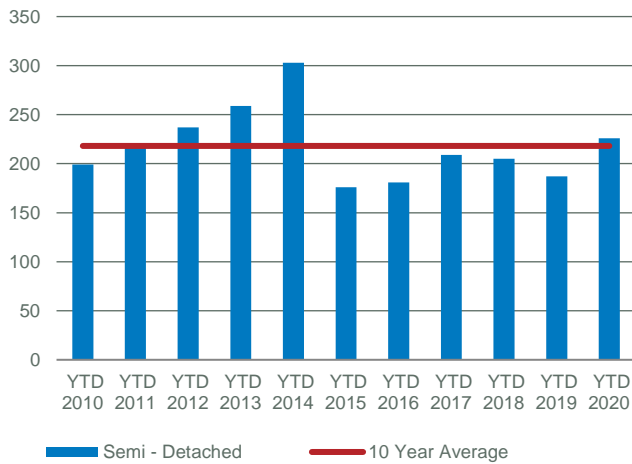
YTD FEBRUARY



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

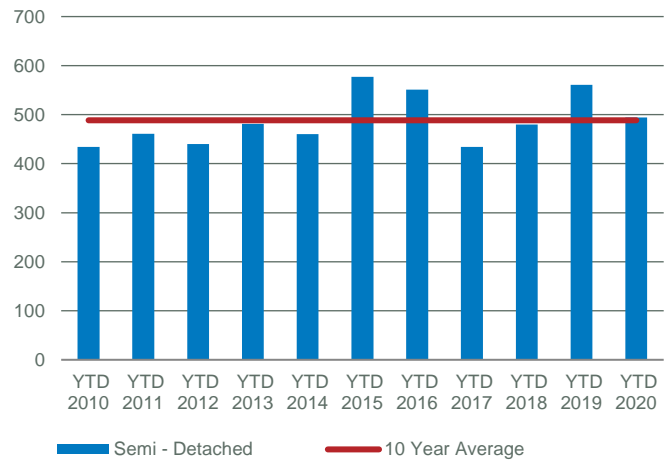
YTD FEBRUARY



Source: CREB®

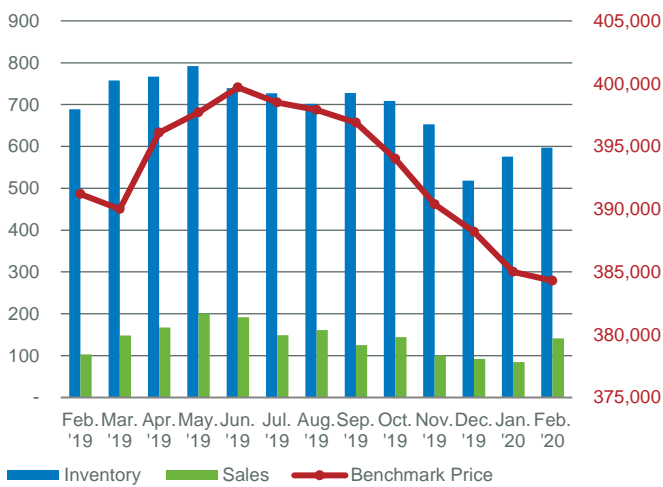
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD FEBRUARY



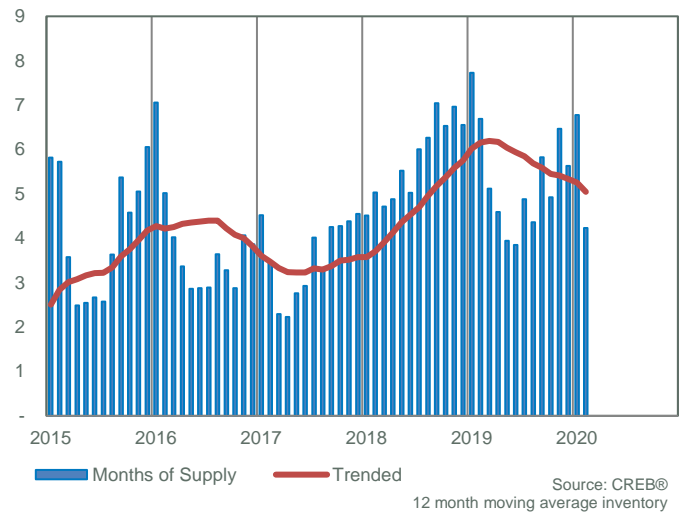
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



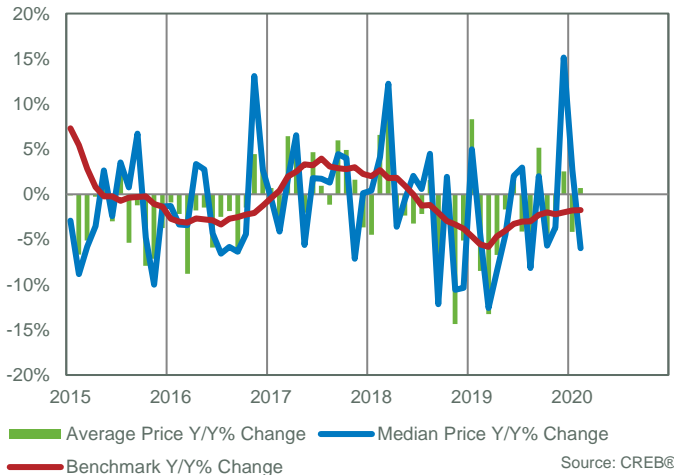
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



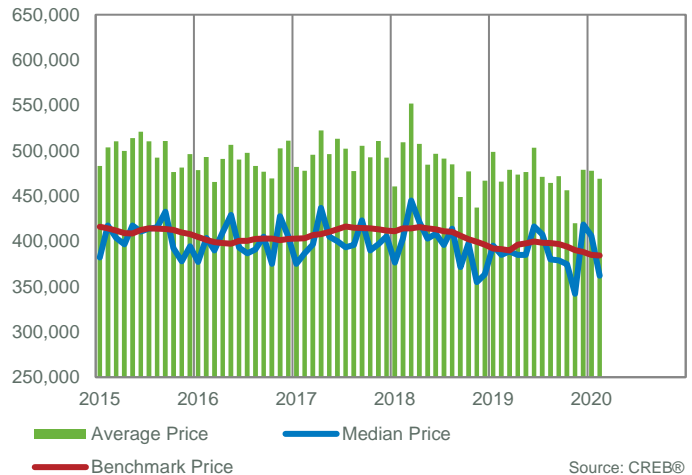
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



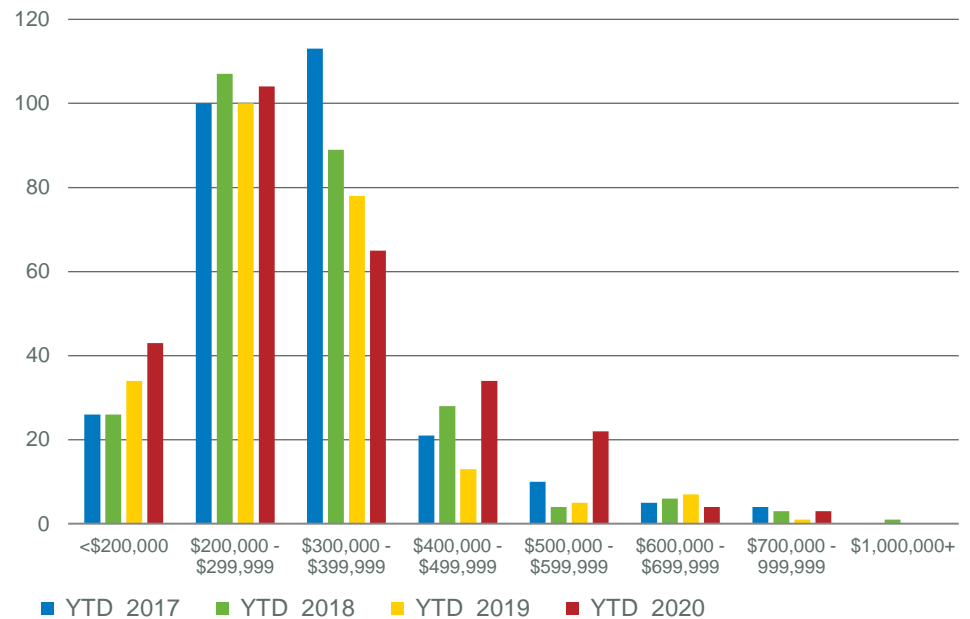
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	204	194	173	200	154	128
New Listings	391	324	387	460	439	388	346	360	392	366	253	148
Inventory	825	914	960	1,062	1,110	1,063	988	967	979	942	871	670
Days on Market	85	64	65	61	61	60	69	60	62	51	69	66
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500	281,700	283,000
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	288,750	293,875	290,000	288,950	297,750	274,750
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,704	317,744	321,152	324,959	326,890	293,858
Index	178	178	178	179	179	179	181	181	179	177	176	177
2020												
Sales	113	162										
New Listings	337	365										
Inventory	751	826										
Days on Market	79	59										
Benchmark Price	281,700	283,600										
Median Price	289,500	289,500										
Average Price	311,734	323,355										
Index	176	178										

	Feb-19	Feb-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	19	24	34	42
\$200,000 - \$299,999	55	63	100	104
\$300,000 - \$349,999	29	21	53	43
\$350,000 - \$399,999	15	14	25	22
\$400,000 - \$449,999	7	13	10	23
\$450,000 - \$499,999	2	7	3	11
\$500,000 - \$549,999	3	11	4	14
\$550,000 - \$599,999	-	4	1	8
\$600,000 - \$649,999	-	1	6	2
\$650,000 - \$699,999	-	2	1	2
\$700,000 - \$799,999	1	2	1	2
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	-	-	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	131	162	238	275

CITY OF CALGARY ROW SALES BY PRICE RANGE

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW SALES

YTD FEBRUARY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD FEBRUARY



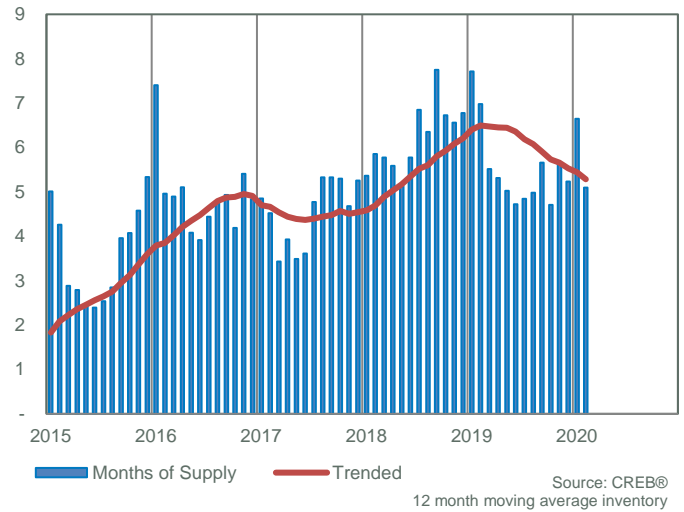
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



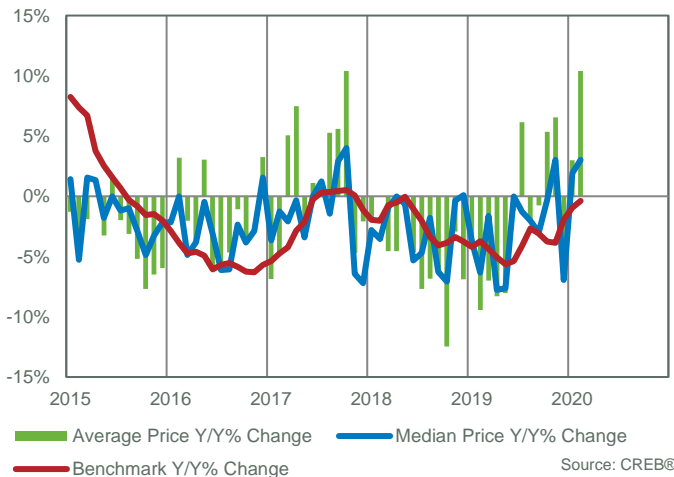
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



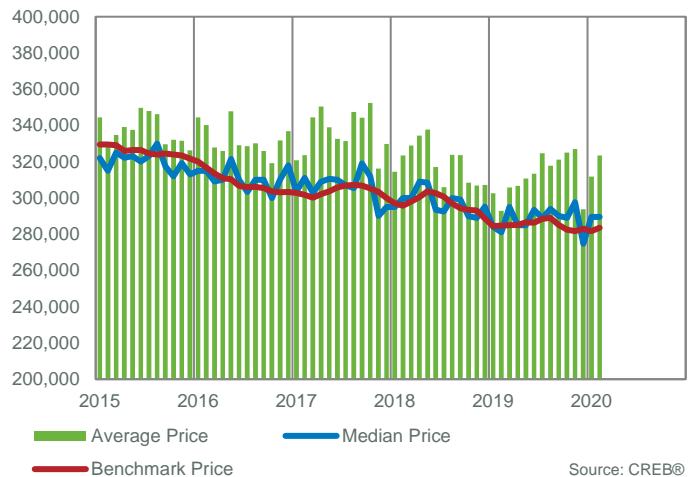
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

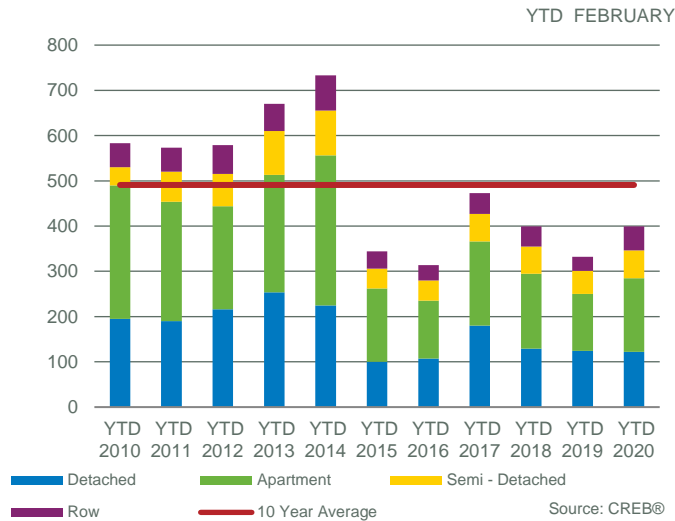
CITY OF CALGARY ROW PRICES



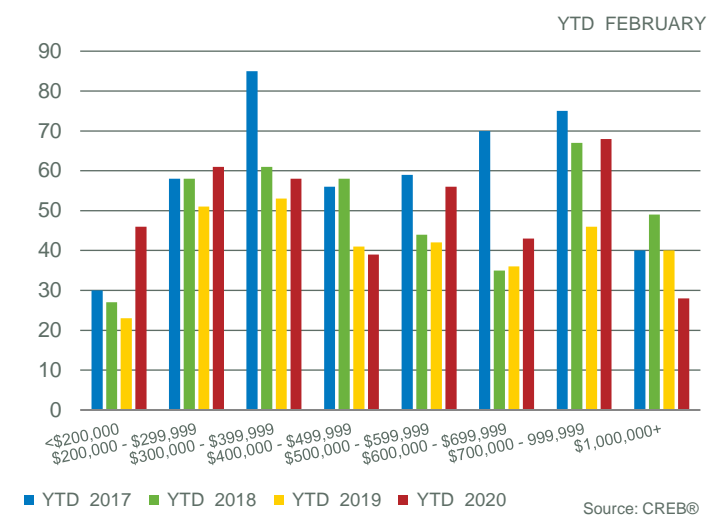
Source: CREB®

CITY CENTRE

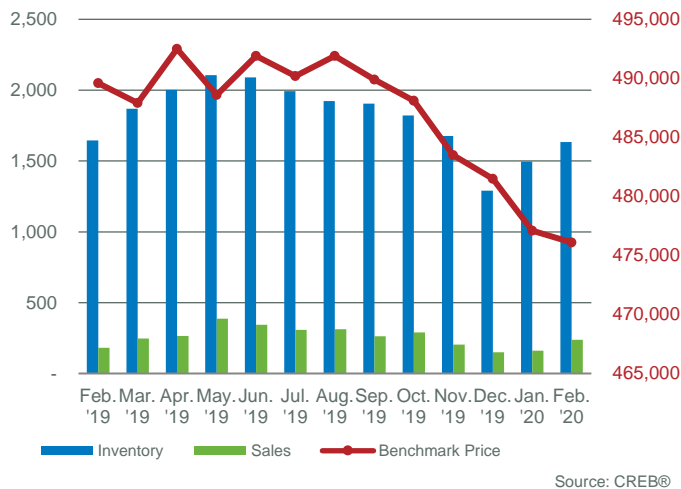
CITY CENTRE TOTAL SALES



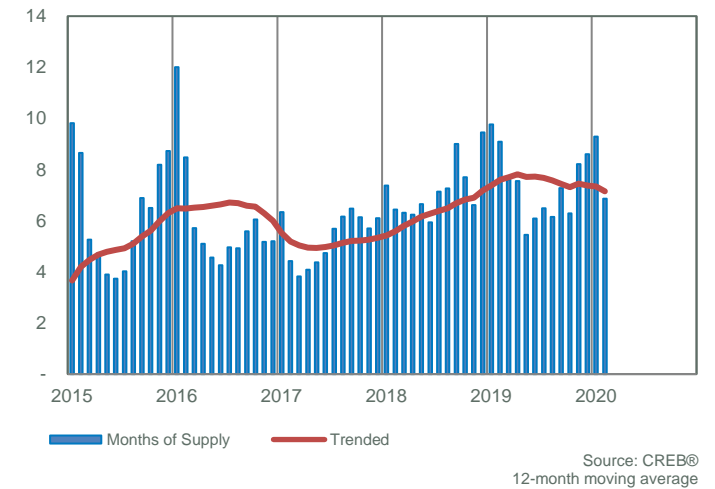
CITY CENTRE TOTAL SALES BY PRICE RANGE



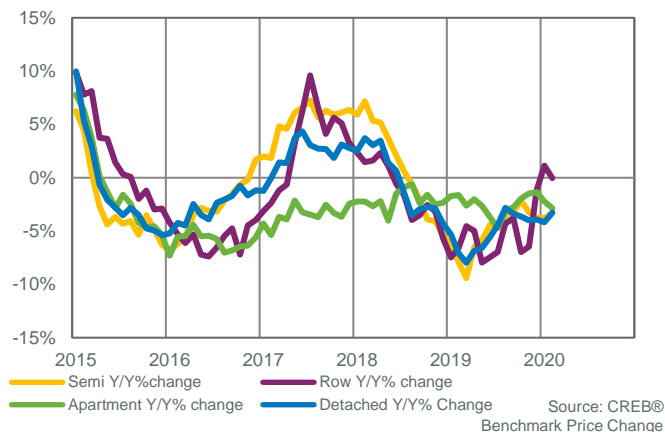
CITY CENTRE INVENTORY AND SALES



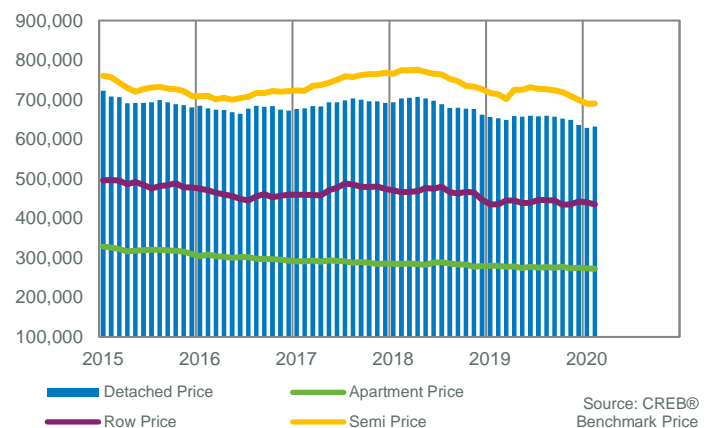
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

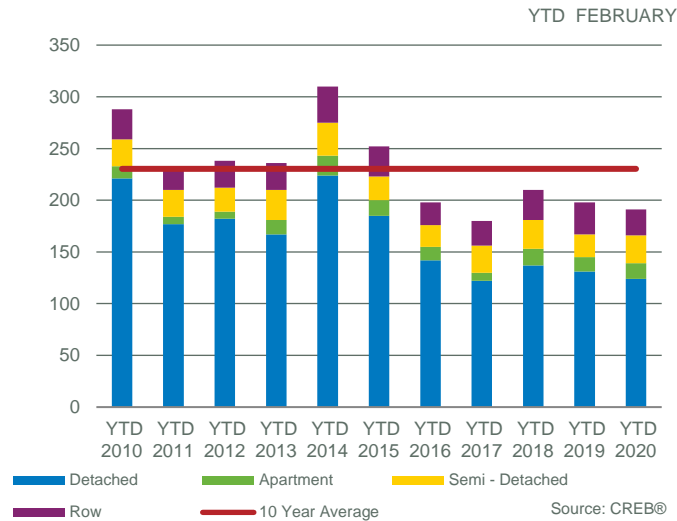


CITY CENTRE PRICES

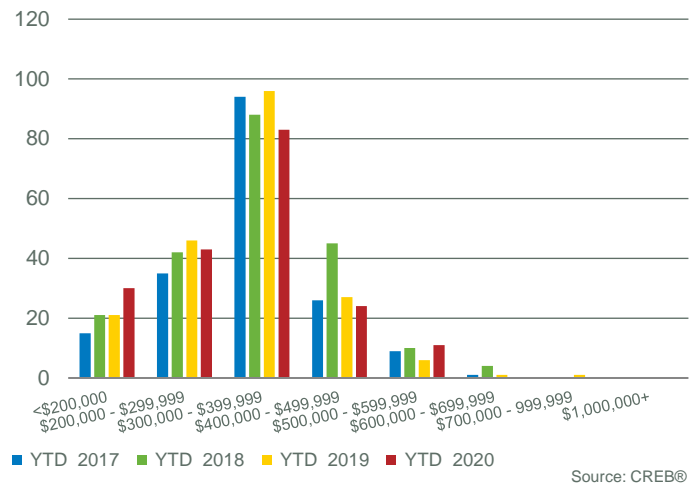


NORTHEAST

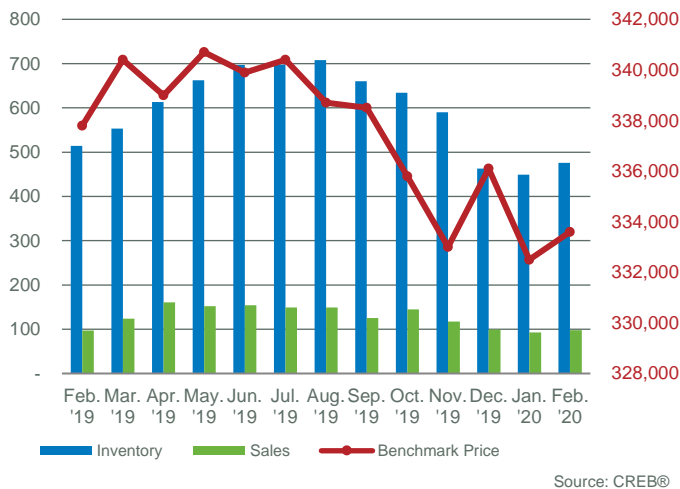
NORTHEAST TOTAL SALES



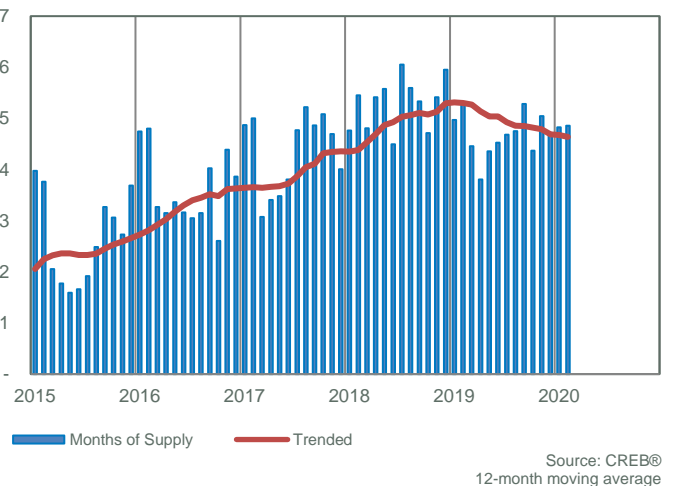
NORTHEAST TOTAL SALES BY PRICE RANGE



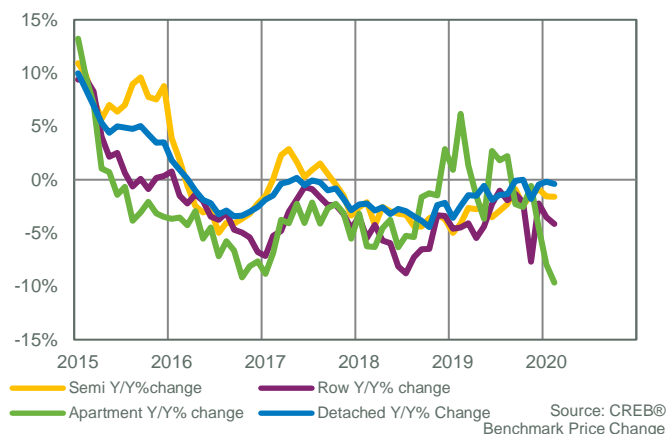
NORTHEAST INVENTORY AND SALES



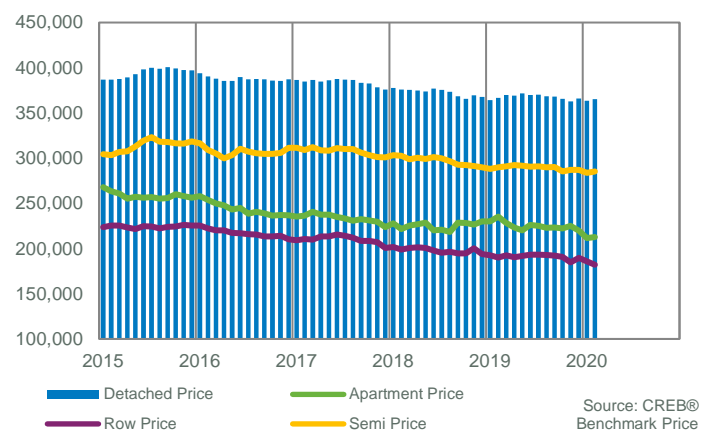
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

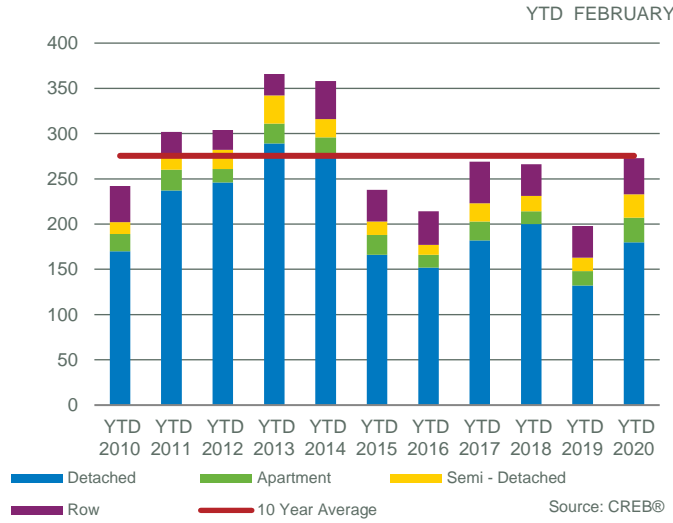


NORTHEAST PRICES

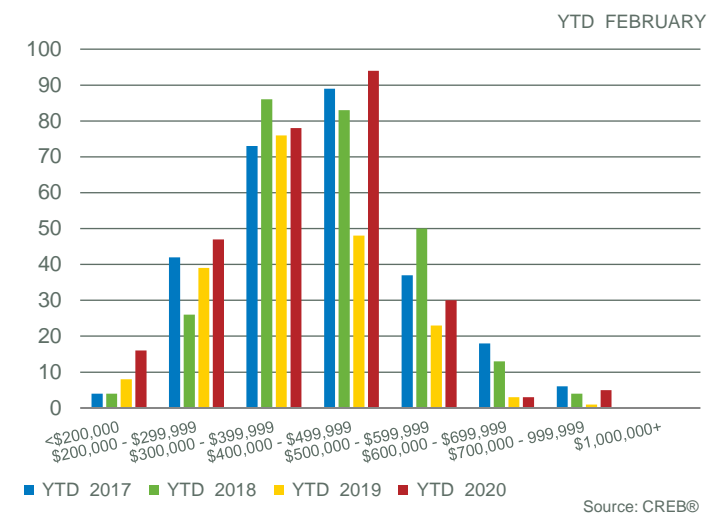


NORTH

NORTH TOTAL SALES



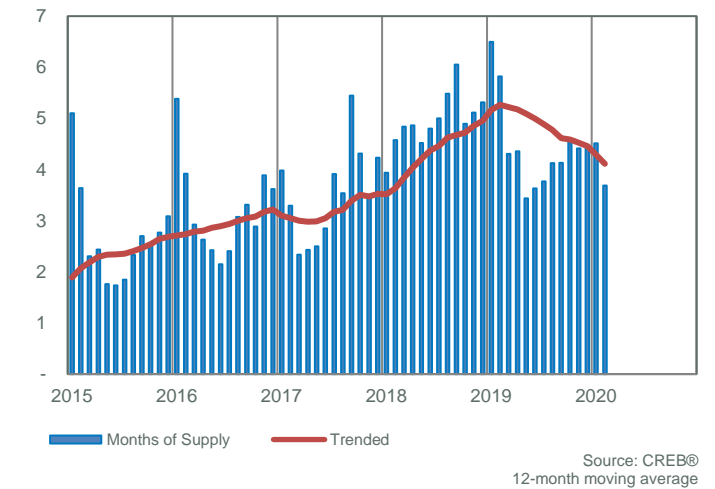
NORTH TOTAL SALES BY PRICE RANGE



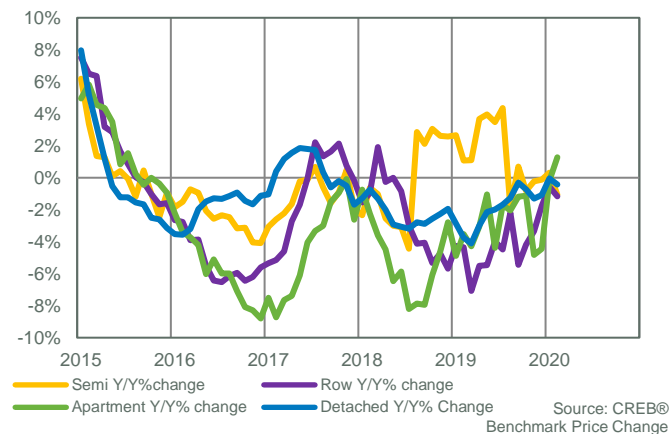
NORTH INVENTORY AND SALES



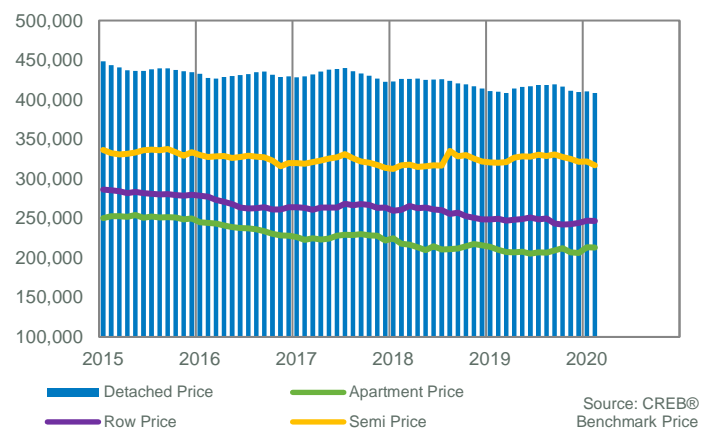
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

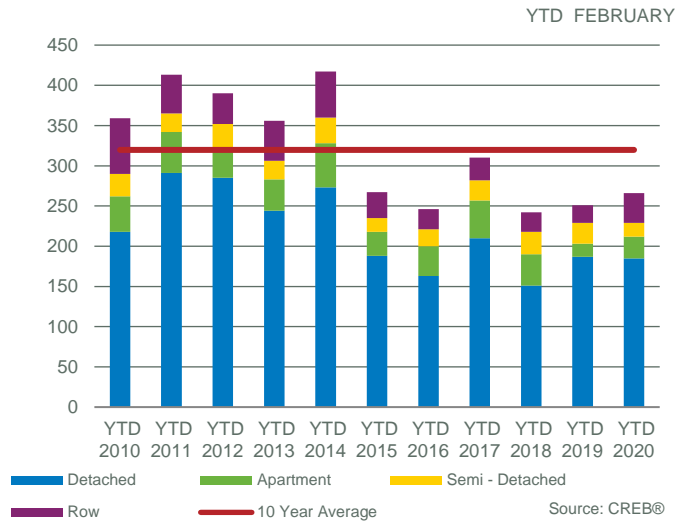


NORTH PRICES

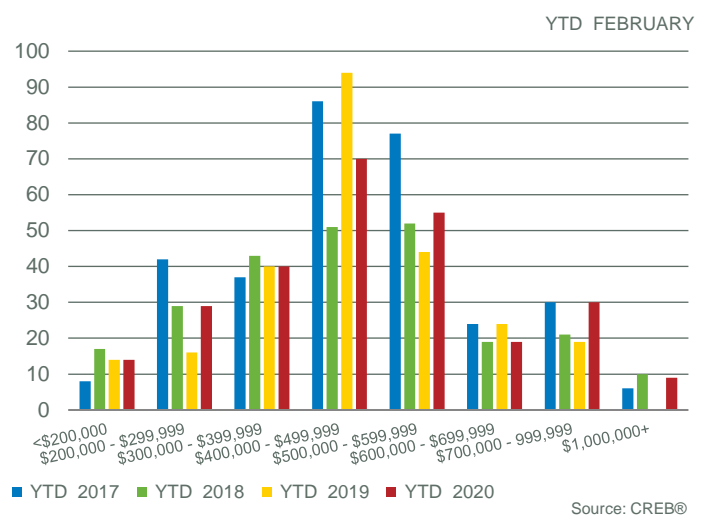


NORTHWEST

NORTHWEST TOTAL SALES



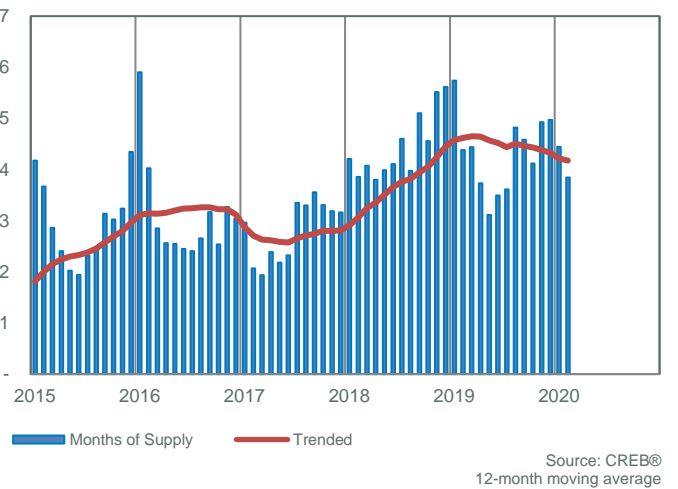
NORTHWEST TOTAL SALES BY PRICE RANGE



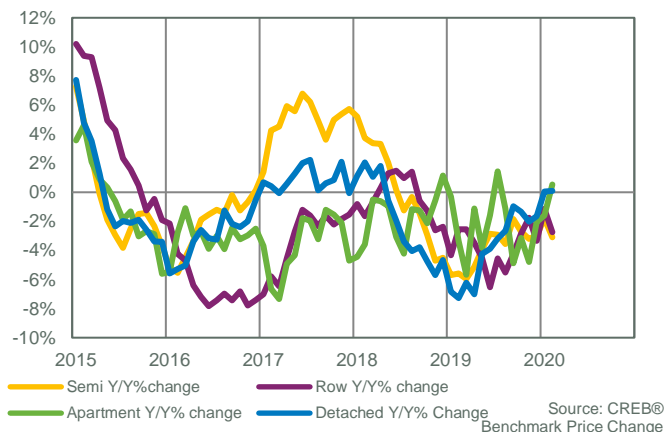
NORTHWEST INVENTORY AND SALES



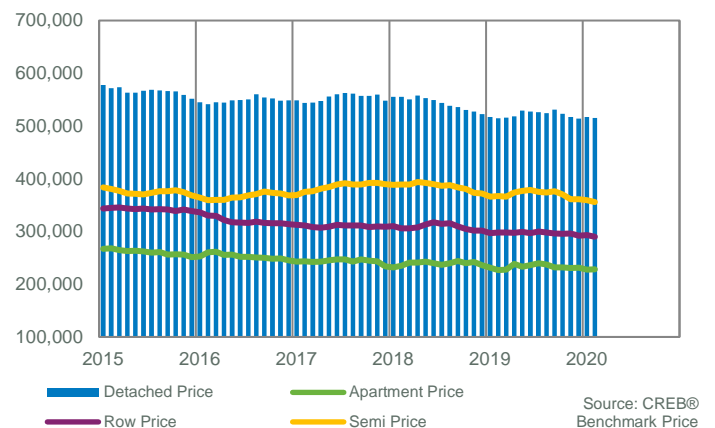
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

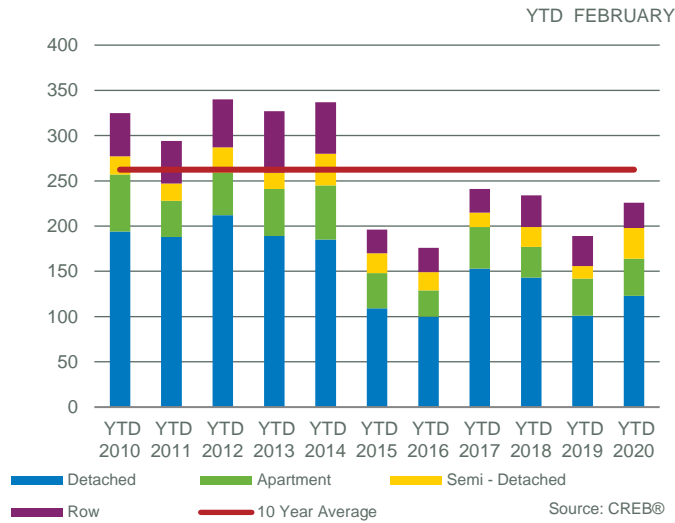


NORTHWEST PRICES

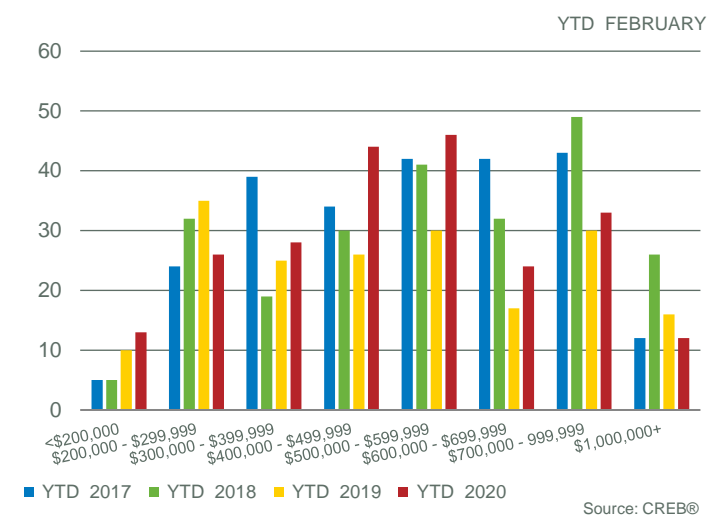


WEST

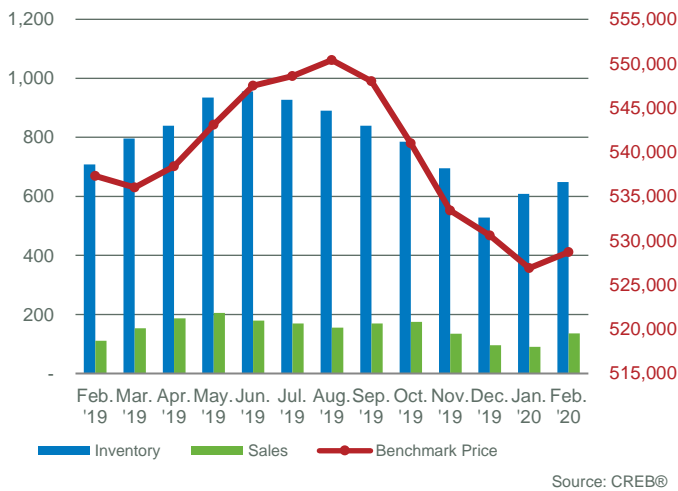
WEST TOTAL SALES



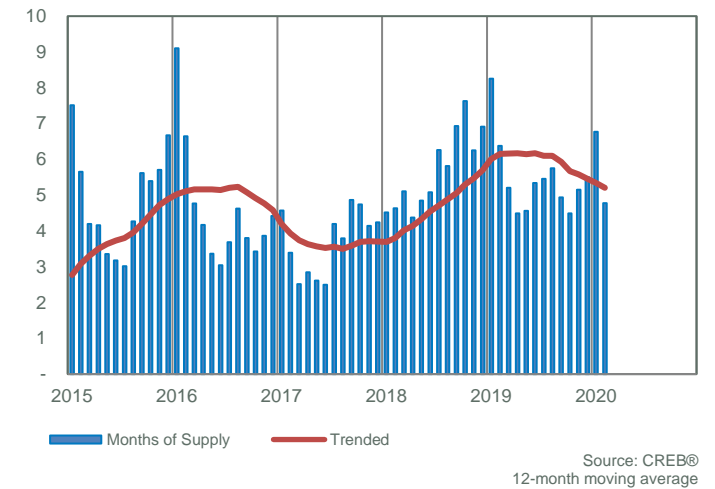
WEST TOTAL SALES BY PRICE RANGE



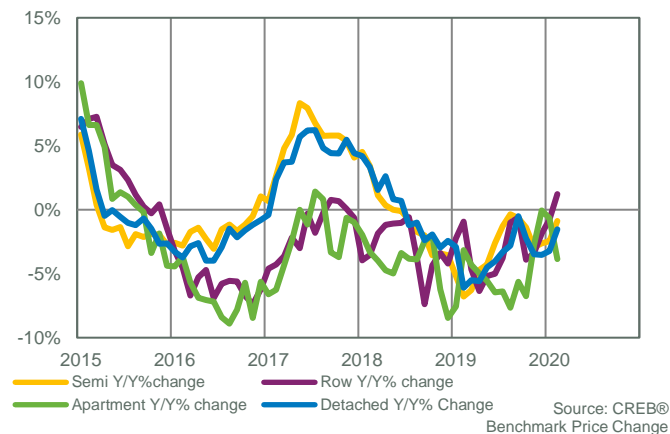
WEST INVENTORY AND SALES



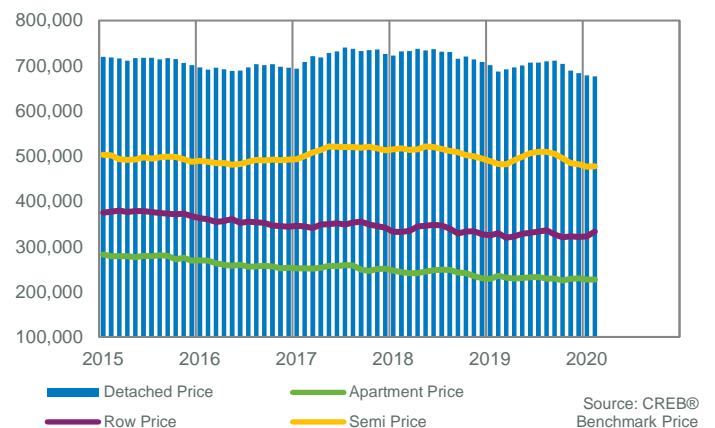
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

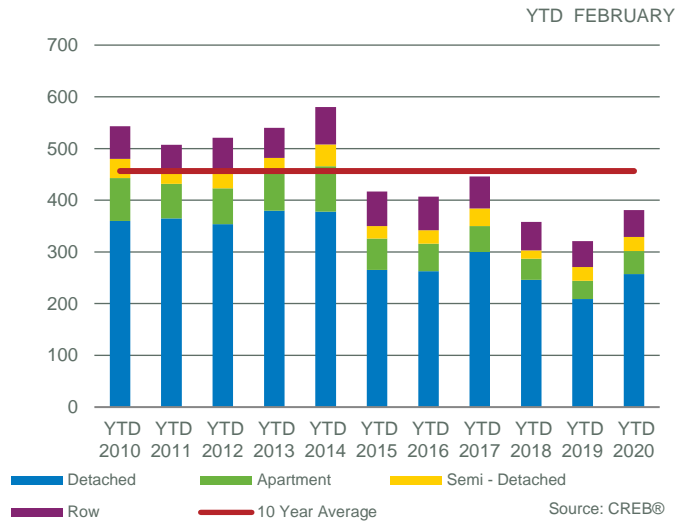


WEST PRICES

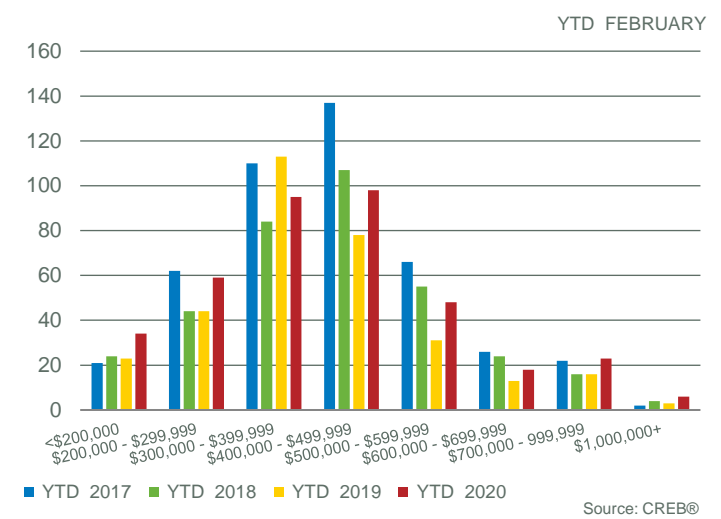


SOUTH

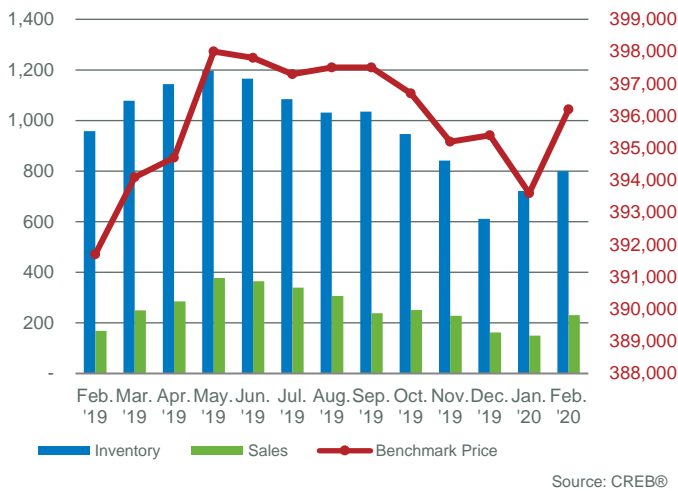
SOUTH TOTAL SALES



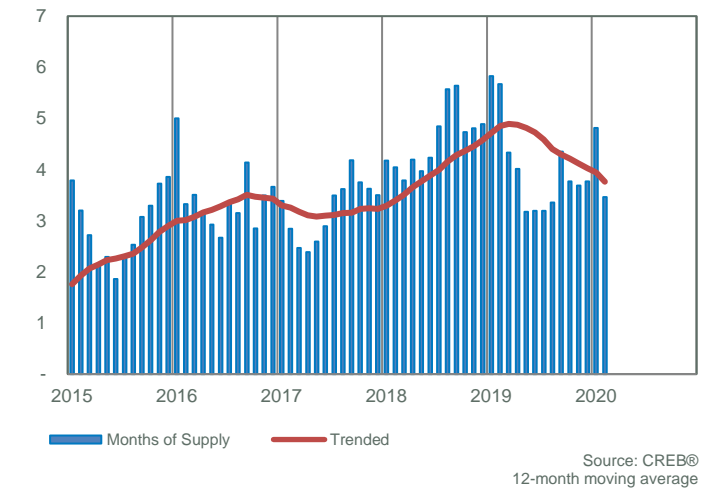
SOUTH TOTAL SALES BY PRICE RANGE



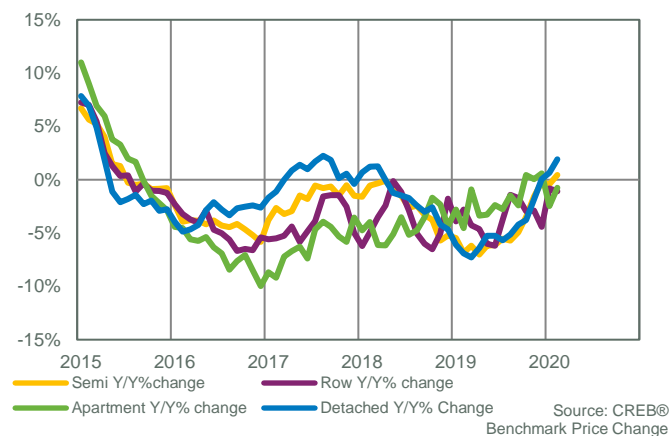
SOUTH INVENTORY AND SALES



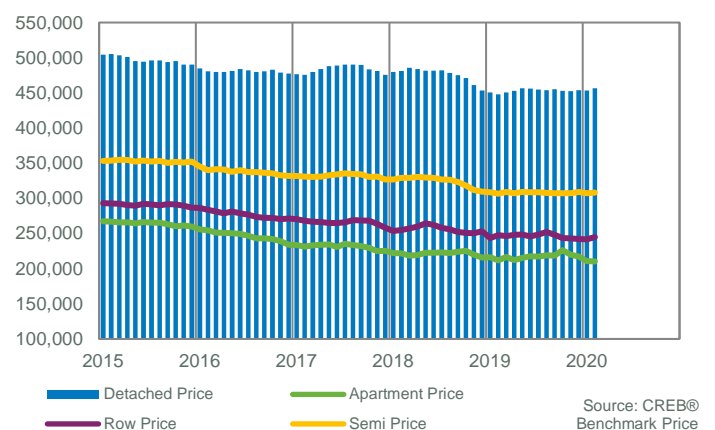
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

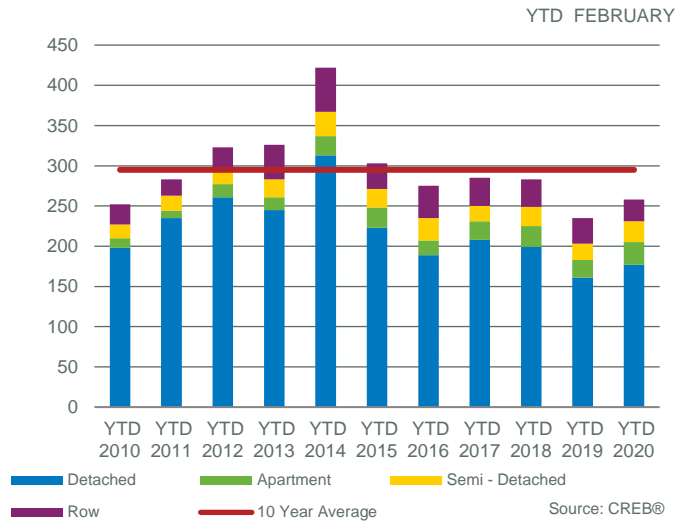


SOUTH PRICES

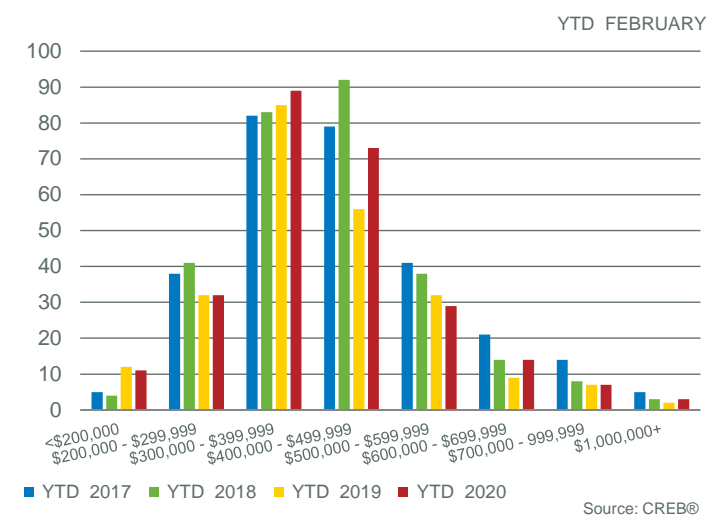


SOUTHEAST

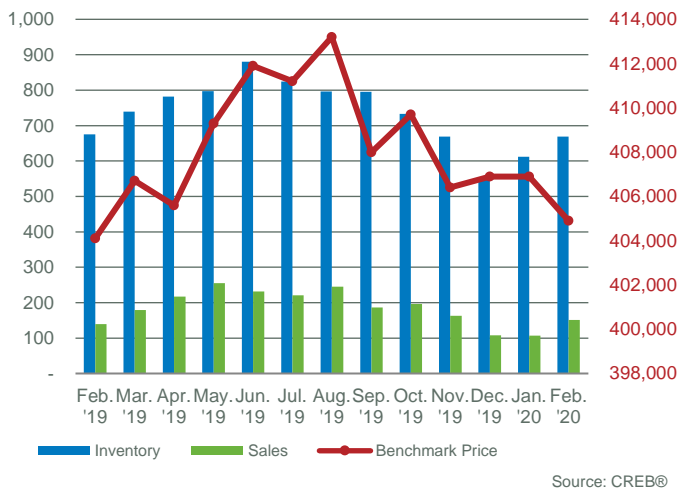
SOUTHEAST TOTAL SALES



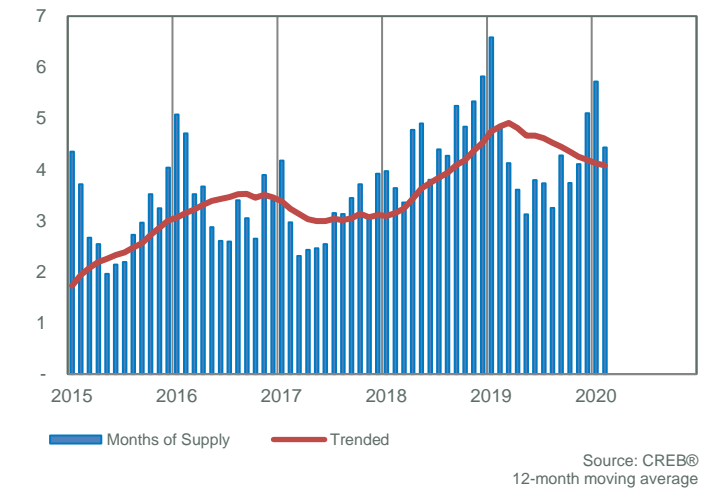
SOUTHEAST TOTAL SALES BY PRICE RANGE



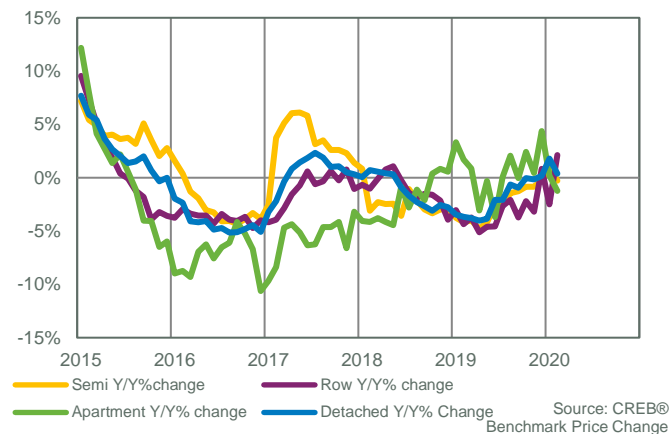
SOUTHEAST INVENTORY AND SALES



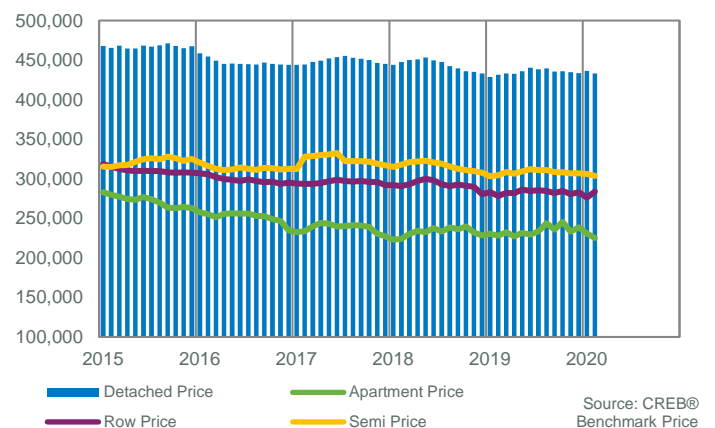
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

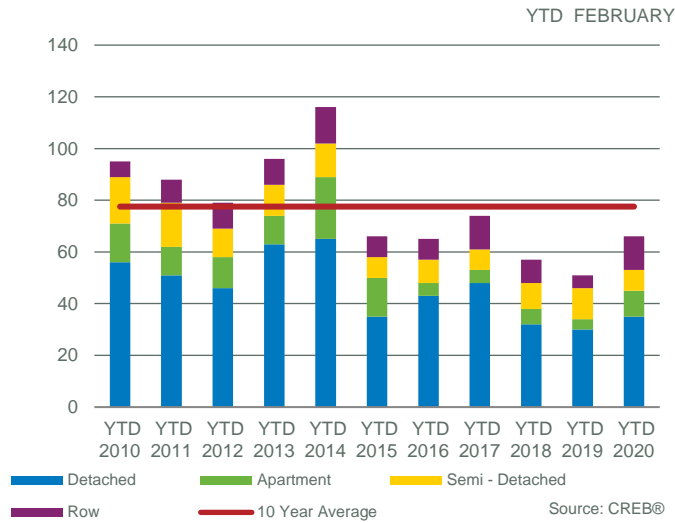


SOUTHEAST PRICES

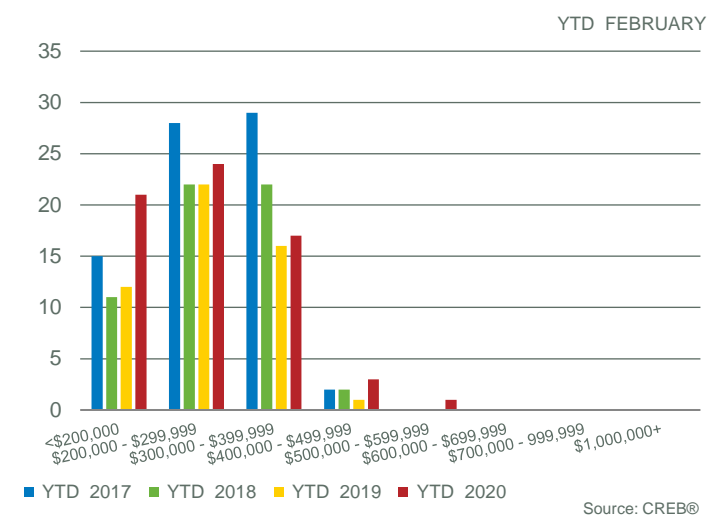


EAST

EAST TOTAL SALES



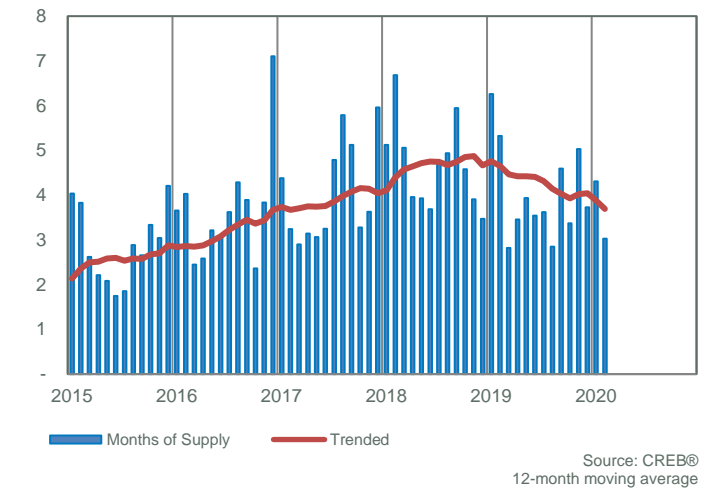
EAST TOTAL SALES BY PRICE RANGE



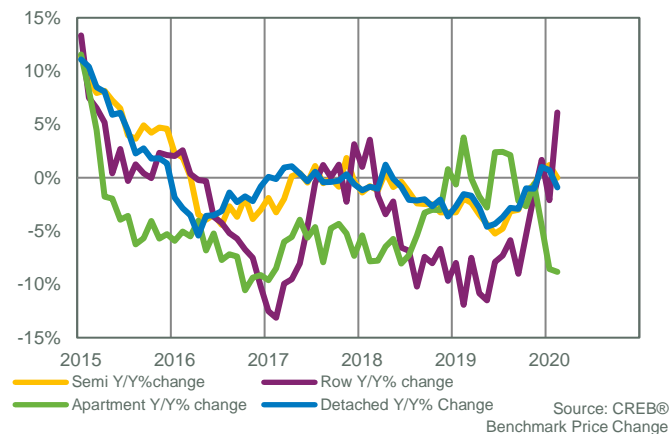
EAST INVENTORY AND SALES



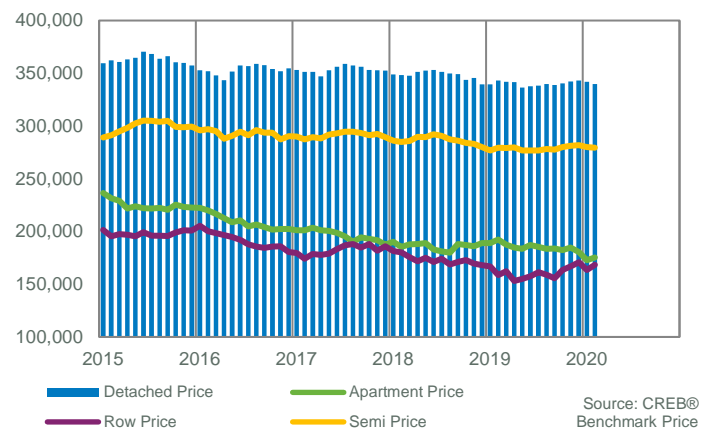
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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