



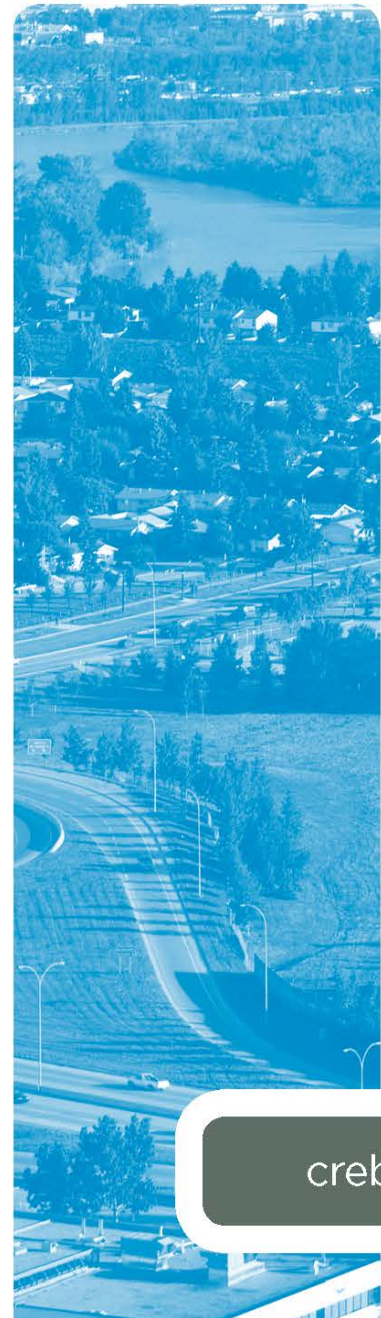
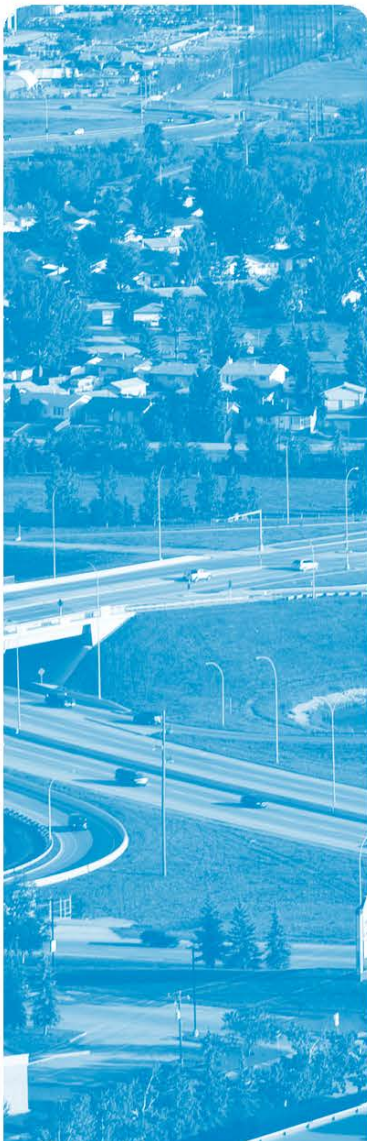
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MONTHLY STATISTICS PACKAGE

City of Calgary

October 2020



creb.com

October 2020

Detached homes drive Calgary sales growth in October

City of Calgary, November 2, 2020 - With strong gains in the detached sector, October sales in the city reached 1,764 units. This is a 23 per cent increase over last year and well above longer-term averages.

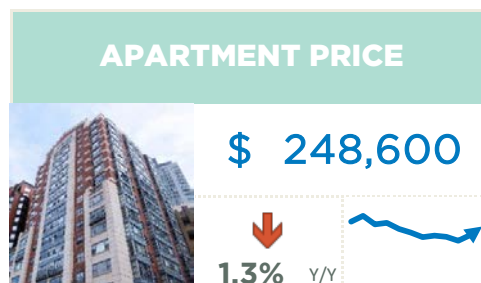
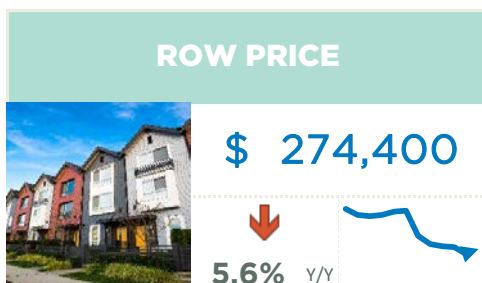
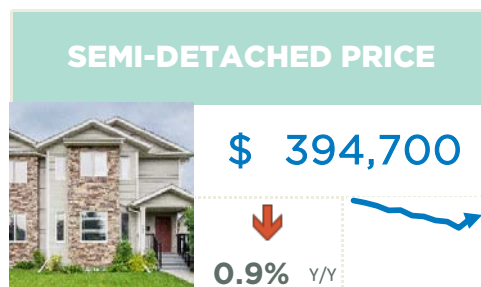
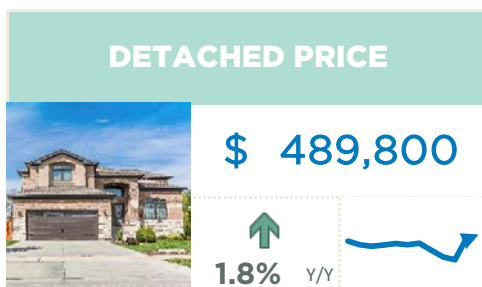
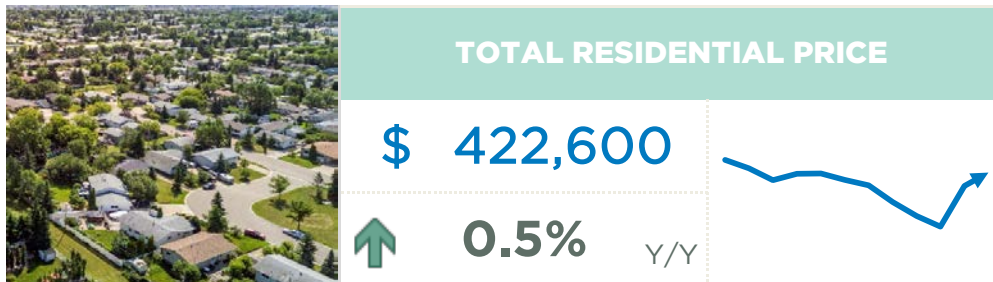
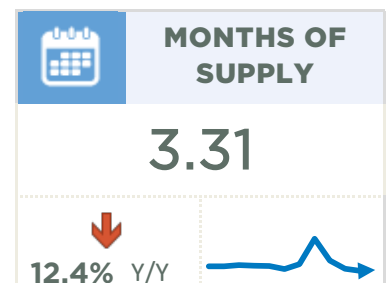
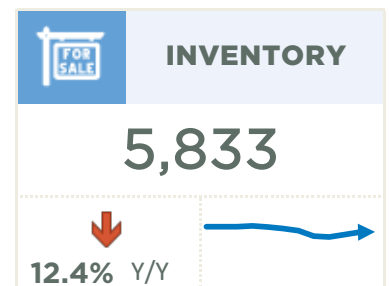
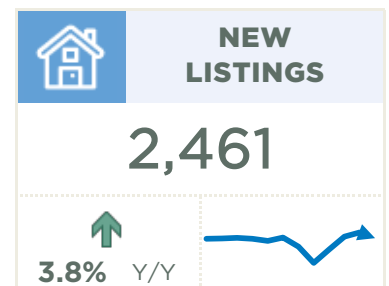
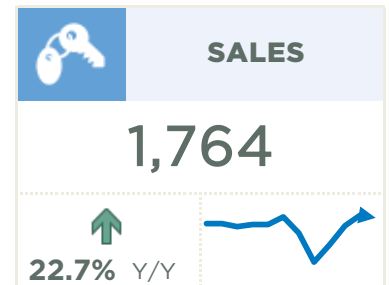
The gain in citywide residential sales outpaced the growth in new listings, supporting tighter market conditions and improving prices.

“Over the past several years, higher lending rates and the stress test pushed many out of the detached housing market. However, recent declines in rates, combined with prices that are lower than several years ago, have brought back some of that demand,” said CREB® chief economist Ann-Marie Lurie.

“This is helping support more balanced conditions and price improvements in the market. However, price improvements are not occurring across all product type and price ranges and downside risk still hangs over future conditions.”

Improving sales over the past four months were not enough to offset the pullbacks in the second quarter, leaving year-to-date sales nearly six per cent below last year’s levels.

The same is also true for prices. Benchmark prices have trended up over the past four months and October prices were slightly higher than 2019. On a year-to-date basis, prices are one per cent lower than last year’s levels and nearly 10 per cent below previous highs.



October 2020

October 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,139	35%	1,328	0%	2,736	-22%	86%	2.40	-22%	\$489,800	2%
Semi	174	21%	235	-1%	559	-21%	74%	3.21	-21%	\$394,700	-1%
Row	217	9%	336	-8%	909	-6%	65%	4.19	-6%	\$274,400	-6%
Apartment	234	-6%	562	26%	1,629	9%	42%	6.96	9%	\$248,600	-1%
Total Residential	1,764	23%	2,461	4%	5,833	-12%	72%	3.31	-12%	\$422,600	1%

Year-to-Date

October 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	8,351	-4%	13,891	-12%	2,960	-19%	60%	3.54	-15%	\$480,650	0%
Semi	1,382	-6%	2,500	-14%	606	-18%	55%	4.38	-13%	\$389,810	-2%
Row	1,786	-2%	3,637	-6%	914	-9%	49%	5.12	-6%	\$277,360	-6%
Apartment	1,999	-15%	5,263	-2%	1,526	-2%	38%	7.63	15%	\$244,730	-2%
Total Residential	13,518	-6%	25,291	-10%	6,005	-13%	53%	4.44	-8%	\$416,310	-1%



Detached

Detached sales totalled 1,139 in October, a year-over-year gain of 35 per cent. Unlike earlier this year, October's largest gains in sales occurred for homes priced above \$600,000. Easing prices for more expensive homes could be supporting this rise in sales. There were more new listings this month than levels recorded last year, but inventories still eased, causing the months of supply to drop below three months. This is a significant improvement from the four-plus months recorded over the past several years. There is, however, significant variation by location and price range. Detached homes priced under \$500,000 are reporting less than two months of supply, supporting some price gains depending on location. When looking at price movements by district, the only city district to record further price declines was the City Centre. The South and South East districts recorded year-over-year price gains of around four per cent. Despite recent price movements, prices in all districts remain far from recovery and are well below previous highs.



Semi-Detached

Sales activity trended up over the last month and new listings eased. This is causing inventories to decline and the months of supply to fall to just above three months. The tighter market conditions continued to support some monthly gains in prices. Despite these gains, the October benchmark price remained nearly one per cent below last year's levels. However, activity varies significantly based on location. Year-over-year prices eased in the City Centre, North West and West districts, offsetting the price gains in the other districts. Despite improvements over the past several months, year-to-date sales remain over six per cent below last year's levels and over seven per cent below long-term averages. Slower sales activity has been mostly driven by pullbacks in the City Centre, North West, South, West and East districts of the city.



Row

There were significant year-over-year declines in the City Centre and West districts, but citywide row sales improved over last year's levels and year-to-date activity sits only two per cent below last year. Inventory remained relatively stable this month, keeping the months of supply around four months. Citywide benchmark prices were \$274,400 in October. This is a slight improvement over last month, but nearly six per cent below last year's levels. The price decline was mostly caused by the significant drop in row prices in the West district of the city.

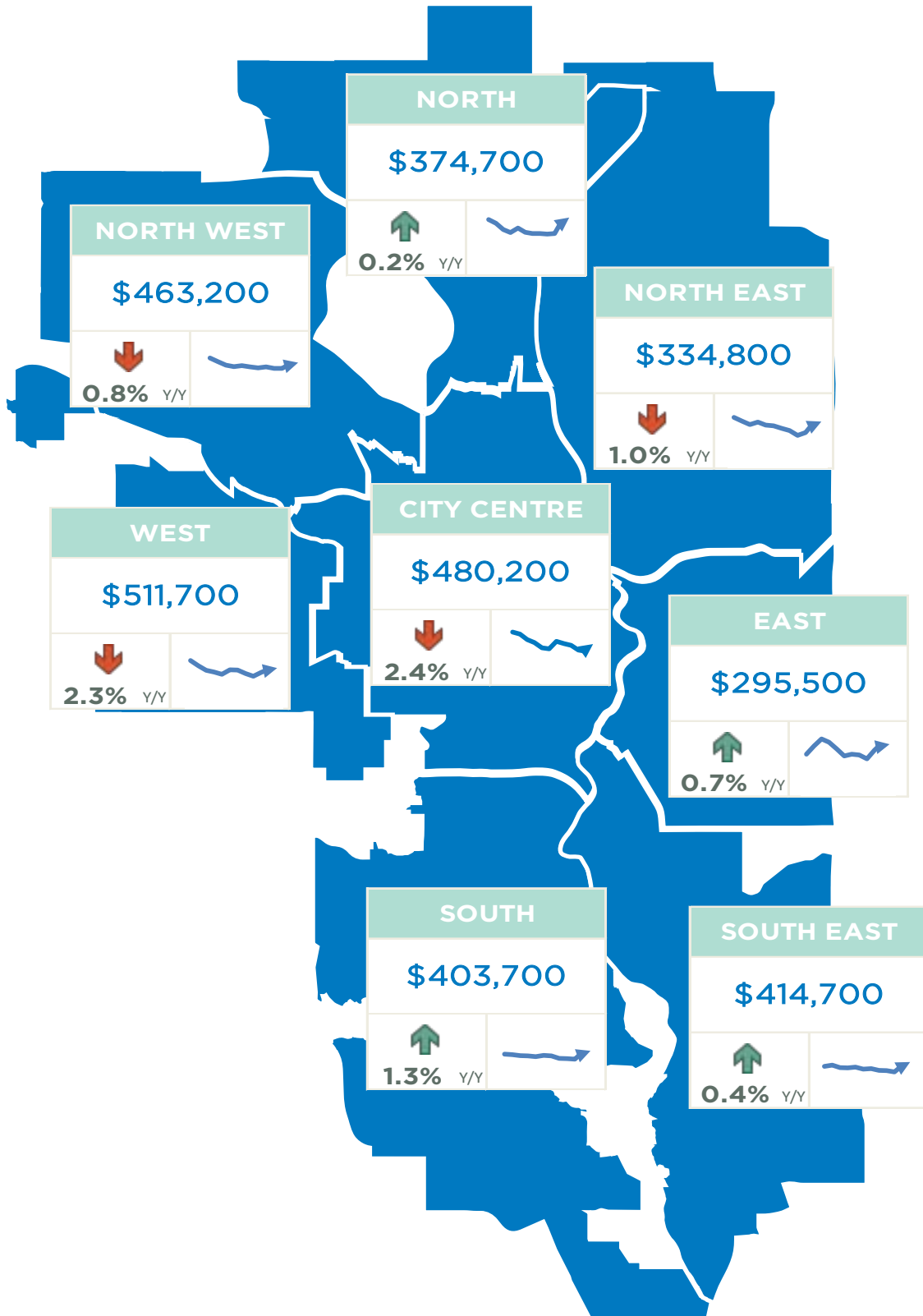


Apartment

For the seventh consecutive month, apartment condominium sales eased compared to last year's levels, resulting in year-to-date sales of 1,999 units. This represents a 15 per cent decline from last year and is nearly 30 per cent below longer-term averages. The only sector of this market showing signs of improvement is the under-\$200,000 segment. Sales have improved in this segment, but it has not been enough to offset declines in all other price ranges. Citywide sales have been easing, but new listings have been on the rise. This is causing year-over-year inventory gains and is halting positive momentum in prices. As of October, the benchmark price totalled \$248,600, similar to last month and over one per cent below last year's levels. Overall, apartment condominium prices remain over 17 per cent below previous highs.

October 2020

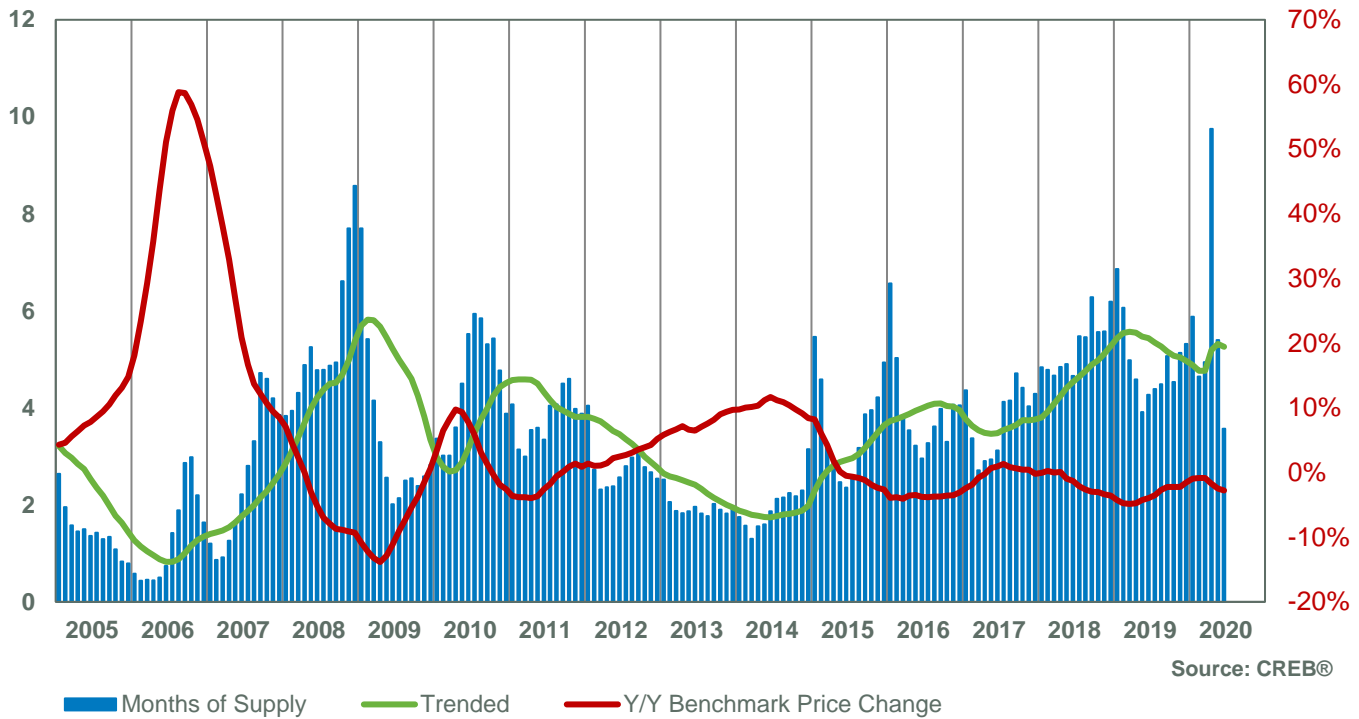
District Total Residential Benchmark Price



	Oct-19	Oct-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY						
Total Sales	1,438	1,764	22.67%	14,344	13,518	-5.76%
Total Sales Volume	\$653,580,297	\$837,729,636	28.18%	\$6,598,264,620	\$6,204,500,605	-5.97%
New Listings	2,371	2,461	3.80%	28,002	25,291	-9.68%
Inventory	6,662	5,833	-12.44%	6,745	5,887	-12.72%
Months of Supply	4.63	3.31	-28.62%	4.70	4.36	-7.39%
Sales to New Listings	60.65%	71.68%	11.03%	51.22%	53.45%	2.22%
Sales to List Price	96.34%	96.77%	0.43%	96.56%	96.48%	-0.08%
Days on Market	56	53	-6.82%	59	55	-6.78%
Benchmark Price	\$420,300	\$422,600	0.55%	\$420,970	\$416,310	-1.11%
Median Price	\$397,750	\$420,000	5.59%	\$410,000	\$412,000	0.49%
Average Price	\$454,506	\$474,903	4.49%	\$460,002	\$458,981	-0.22%
Index	190	191	0.53%	191	188	-1.25%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Oct. 2020

	Oct-19	Oct-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	846	1,139	34.63%	8,694	8,351	-3.95%
Total Sales Volume	\$449,026,491	\$632,127,531	40.78%	\$4,674,012,957	\$4,509,353,819	-3.52%
New Listings	1,322	1,328	0.45%	15,846	13,891	-12.34%
Inventory	3,498	2,736	-21.78%	3,547	2,905	-18.10%
Months of Supply	4.13	2.40	-41.90%	4.08	3.48	-14.74%
Sales to New Listings Ratio	63.99%	85.77%	21.77%	54.87%	60.12%	5.25%
Sales to List Price Ratio	96.24%	96.82%	0.57%	96.60%	96.55%	-0.04%
Days on Market	52	47	-9.44%	53	50	-5.66%
Benchmark Price	\$481,200	\$489,800	1.79%	\$481,440	\$480,650	-0.16%
Median Price	\$459,450	\$478,800	4.21%	\$467,000	\$471,000	0.86%
Average Price	\$530,764	\$554,985	4.56%	\$537,614	\$539,978	0.44%
APARTMENT						
Total Sales	248	234	-5.65%	2,347	1,999	-14.83%
Total Sales Volume	\$73,846,147	\$56,542,988	-23.43%	\$649,474,743	\$508,971,188	-21.63%
New Listings	445	562	26.29%	5,397	5,263	-2.48%
Inventory	1,492	1,629	9.18%	1,497	1,487	-0.71%
Months of Supply	6.02	6.96	15.71%	6.38	7.44	16.58%
Sales to New Listings Ratio	55.73%	41.64%	-14.09%	43.49%	37.98%	-5.50%
Sales to List Price Ratio	96.12%	95.43%	-0.68%	95.89%	95.35%	-0.54%
Days on Market	73	66	-9.20%	72	67	-6.94%
Benchmark Price	\$251,800	\$248,600	-1.27%	\$250,320	\$244,730	-2.23%
Median Price	\$248,500	\$223,605	-10.02%	\$242,000	\$227,000	-6.20%
Average Price	\$297,767	\$241,637	-18.85%	\$276,725	\$254,613	-7.99%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	144	174	20.83%	1,473	1,382	-6.18%
Total Sales Volume	\$65,715,872	\$80,021,978	21.77%	\$701,631,697	\$631,596,084	-9.98%
New Listings	238	235	-1.26%	2,905	2,500	-13.94%
Inventory	710	559	-21.27%	739	606	-18.00%
Months of Supply	4.93	3.21	-34.84%	5.02	4.38	-12.60%
Sales to New Listings Ratio	60.50%	74.04%	13.54%	50.71%	55.28%	4.57%
Sales to List Price Ratio	96.64%	97.14%	0.51%	96.83%	96.78%	-0.05%
Days on Market	60	56	-7.69%	63	62	-1.59%
Benchmark Price	\$398,300	\$394,700	-0.90%	\$399,200	\$387,943	-2.82%
Median Price	\$374,850	\$373,938	-0.24%	\$387,000	\$372,500	-3.75%
Average Price	\$456,360	\$459,896	0.77%	\$476,328	\$457,016	-4.05%
CITY OF CALGARY ROW						
Total Sales	200	217	8.50%	1,830	1,786	-2.40%
Total Sales Volume	\$64,991,787	\$69,037,140	6.22%	\$573,145,223	\$554,579,515	-3.24%
New Listings	366	336	-8.20%	3,854	3,637	-5.63%
Inventory	962	909	-5.51%	999	914	-8.57%
Months of Supply	4.81	4.19	-12.91%	5.46	5.12	-6.31%
Sales to New Listings Ratio	54.64%	64.58%	9.94%	47.48%	49.11%	1.62%
Sales to List Price Ratio	96.94%	97.01%	0.07%	96.75%	96.63%	-0.12%
Days on Market	51	64	23.96%	63	61	-3.17%
Benchmark Price	\$290,700	\$274,400	-5.61%	\$294,040	\$277,360	-5.67%
Median Price	\$288,950	\$284,000	-1.71%	\$288,178	\$286,000	-0.76%
Average Price	\$324,959	\$318,144	-2.10%	\$313,194	\$310,515	-0.86%

For a list of definitions, see page 26.

October 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	137	219	62.56%	577	4.21	\$635,500	-2.56%	-0.58%
North East	103	161	63.98%	257	2.50	\$368,900	0.90%	0.46%
North	153	172	88.95%	296	1.93	\$426,400	2.38%	0.09%
North West	161	185	87.03%	344	2.14	\$527,800	0.74%	0.21%
West	127	158	80.38%	401	3.16	\$648,600	0.50%	1.19%
South	250	227	110.13%	447	1.79	\$470,800	3.68%	0.00%
South East	166	164	101.22%	319	1.92	\$455,400	4.47%	0.49%
East	35	34	102.94%	67	1.91	\$343,700	1.09%	-1.01%
TOTAL CITY	1,139	1,328	85.77%	2,736	2.40	\$489,800	1.79%	0.20%
Apartment								
City Centre	114	305	37.38%	904	7.93	\$277,000	-0.11%	0.25%
North East	11	19	57.89%	56	5.09	\$215,000	-1.65%	0.84%
North	14	39	35.90%	91	6.50	\$212,900	0.38%	0.71%
North West	20	47	42.55%	144	7.20	\$229,400	-1.16%	0.70%
West	20	43	46.51%	142	7.10	\$228,400	1.47%	-1.04%
South	29	60	48.33%	148	5.10	\$217,000	-4.07%	-0.28%
South East	22	37	59.46%	114	5.18	\$229,400	-6.52%	-1.12%
East	4	8	50.00%	26	6.50	\$176,900	-5.80%	1.26%
TOTAL CITY	234	562	41.64%	1,629	6.96	\$248,600	-1.27%	0.08%
Semi-detached								
City Centre	53	80	66.25%	265	5.00	\$699,700	-2.68%	-0.16%
North East	28	27	103.70%	44	1.57	\$286,400	0.35%	-1.00%
North	13	18	72.22%	33	2.54	\$330,800	1.07%	0.98%
North West	18	17	105.88%	41	2.28	\$380,400	-3.60%	0.58%
West	11	23	47.83%	70	6.36	\$492,100	-5.85%	1.26%
South	23	33	69.70%	54	2.35	\$313,000	1.92%	0.42%
South East	25	27	92.59%	30	1.20	\$318,300	3.31%	1.08%
East	2	9	22.22%	18	9.00	\$280,200	0.04%	-2.27%
TOTAL CITY	174	235	74.04%	559	3.21	\$394,700	-0.90%	0.15%
Row								
City Centre	33	94	35.11%	245	7.42	\$438,800	1.06%	1.53%
North East	29	35	82.86%	84	2.90	\$183,000	-4.04%	1.39%
North	25	32	78.13%	106	4.24	\$238,000	-1.69%	0.25%
North West	23	33	69.70%	86	3.74	\$285,400	-5.21%	-1.11%
West	22	42	52.38%	116	5.27	\$298,200	-20.61%	-1.23%
South	38	46	82.61%	122	3.21	\$239,100	-1.77%	-1.56%
South East	37	41	90.24%	120	3.24	\$274,300	-3.62%	2.35%
East	6	7	85.71%	18	3.00	\$163,500	-0.06%	2.64%
TOTAL CITY	217	336	64.58%	909	4.19	\$274,400	-5.61%	0.26%

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

City of Calgary

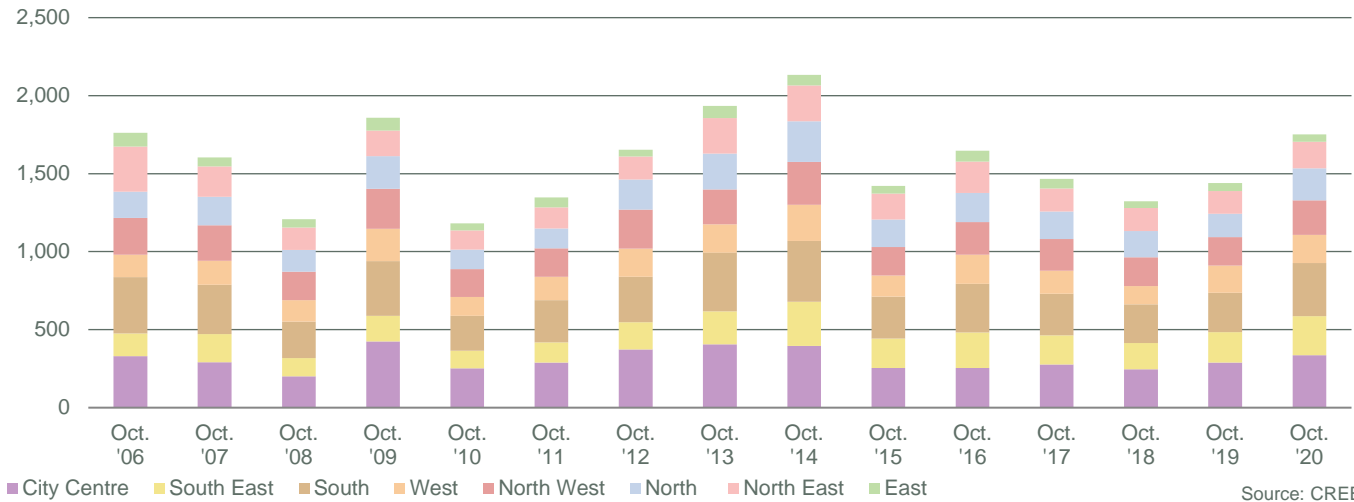
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2020

TOTAL SALES

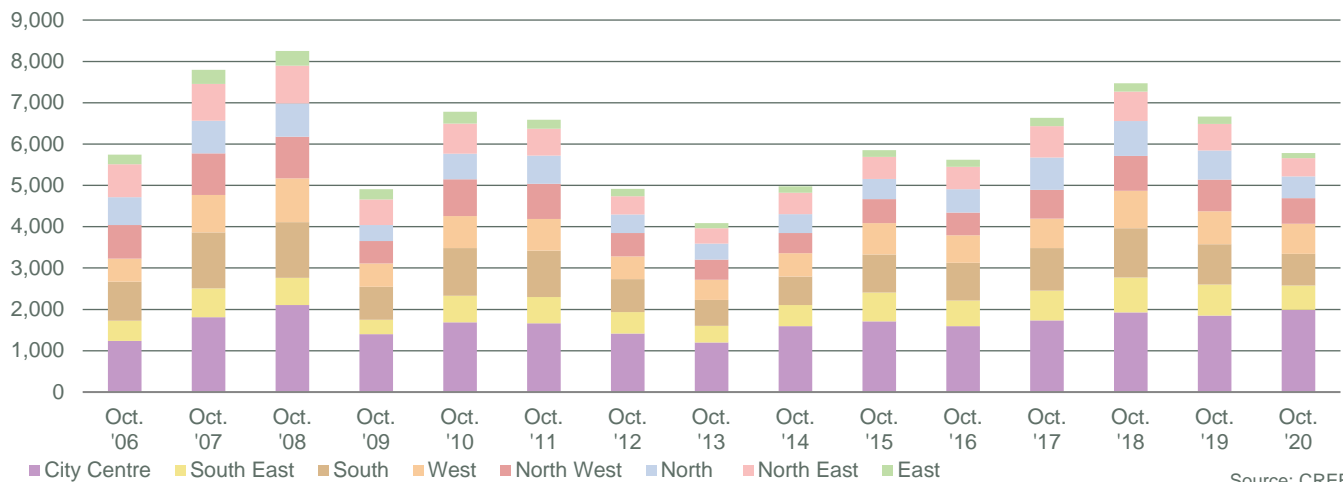
OCTOBER



Source: CREB®

TOTAL INVENTORY

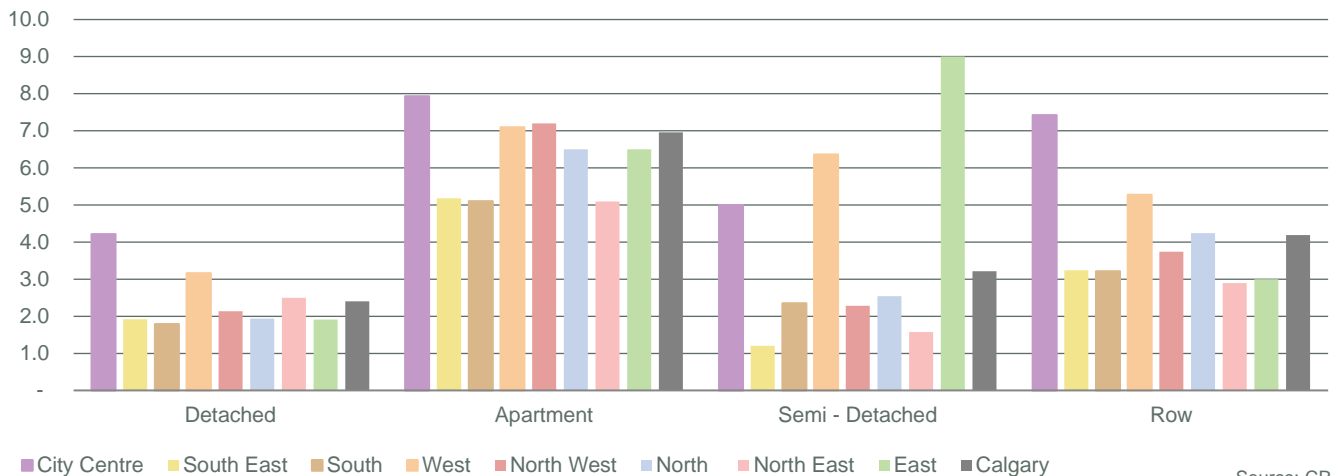
OCTOBER



Source: CREB®

MONTHS OF SUPPLY

OCTOBER



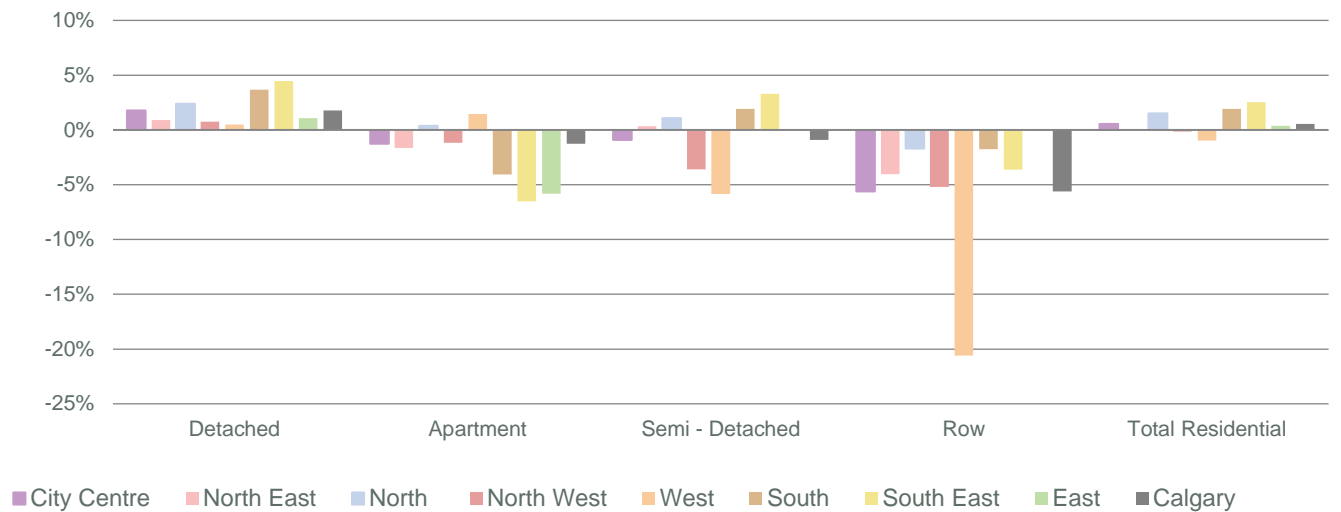
Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

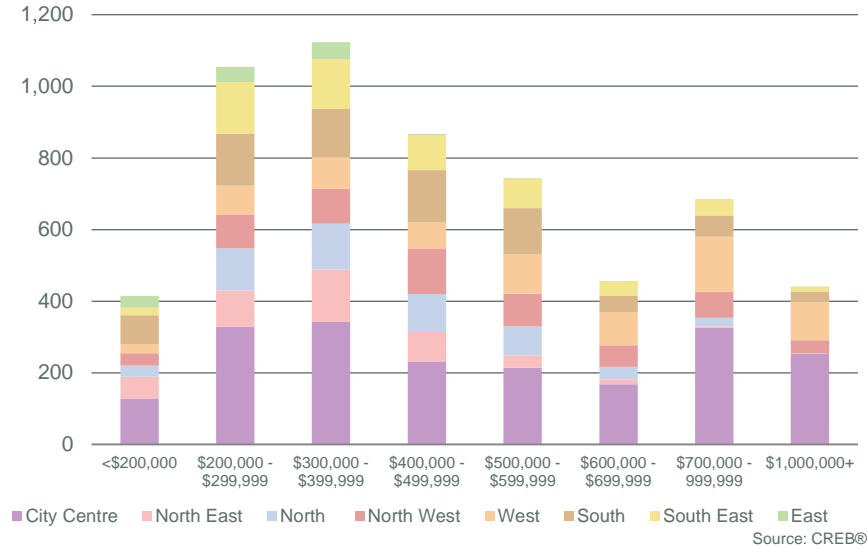


Source: CREB®

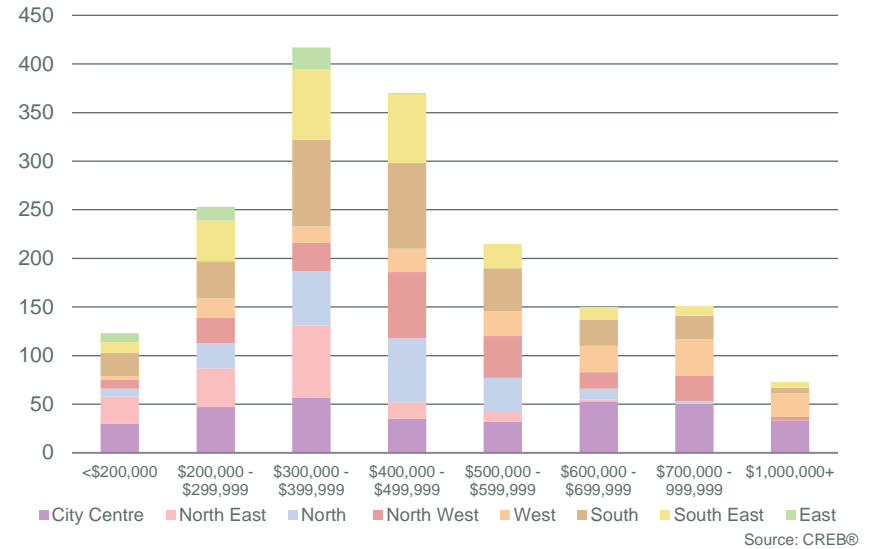
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

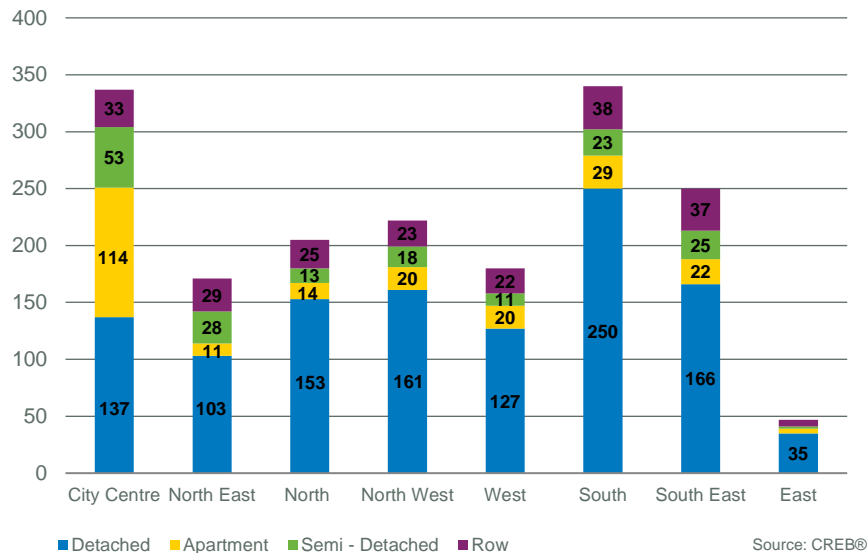
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



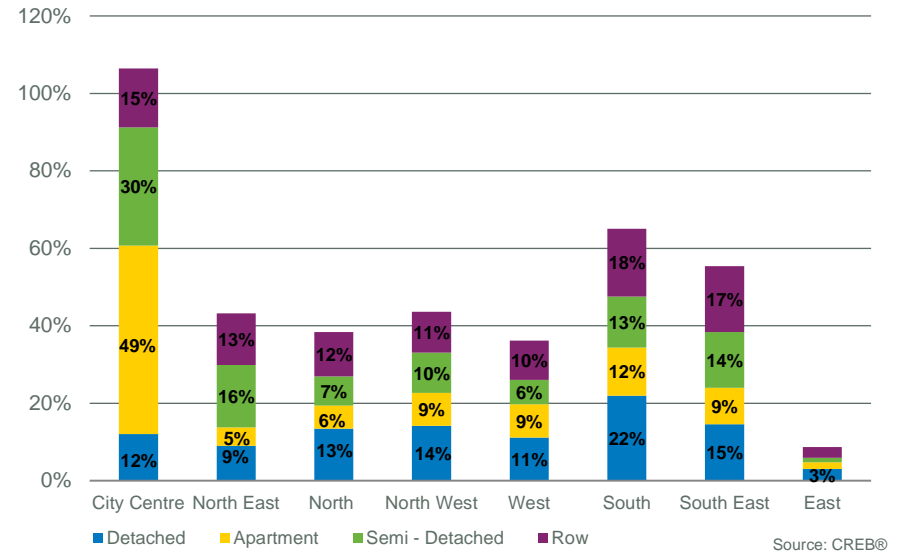
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



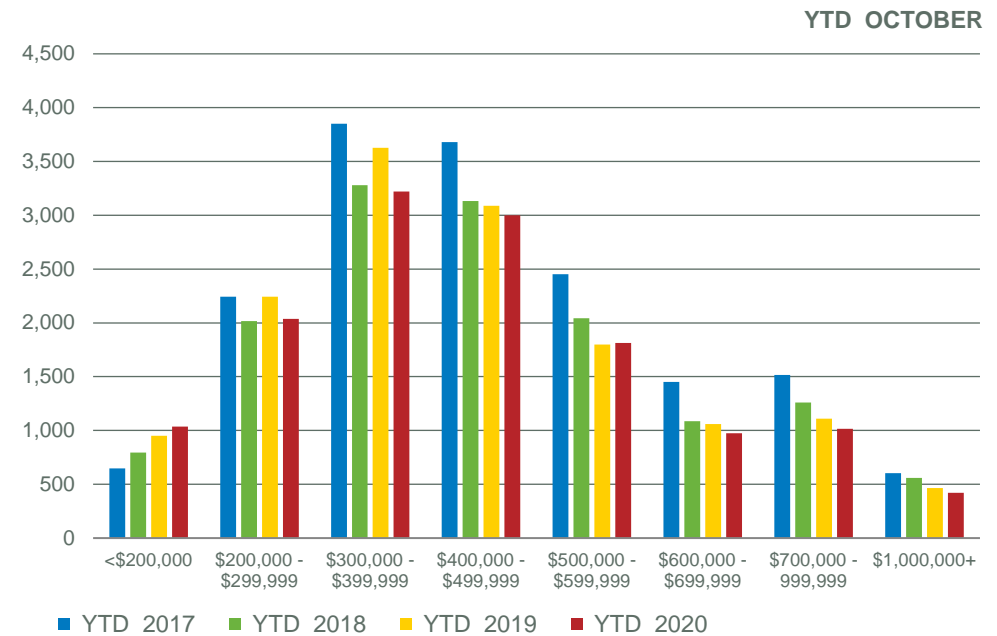
SHARE OF CITY WIDE SALES - OCTOBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	802	972	1,327	1,542	1,913	1,773	1,641	1,573	1,363	1,438	1,146	856
New Listings	2,569	2,207	2,976	3,123	3,413	3,129	2,718	2,783	2,713	2,371	1,849	1,061
Inventory	5,590	6,010	6,752	7,266	7,669	7,743	7,372	7,200	7,089	6,662	5,983	4,612
Days on Market	72	63	61	54	56	55	58	59	59	56	64	66
Benchmark Price	418,700	417,800	418,500	420,300	422,000	423,100	423,100	423,400	422,500	420,300	416,700	415,600
Median Price	390,750	398,875	412,500	410,000	420,000	420,000	416,000	407,500	405,000	397,750	400,000	400,500
Average Price	450,752	460,322	460,368	460,877	473,034	463,527	452,806	454,680	461,595	454,506	441,806	449,765
Index	190	189	189	190	191	192	192	192	191	190	189	188
2020												
Sales	859	1,190	1,174	572	1,079	1,764	1,836	1,574	1,706	1,764		
New Listings	2,357	2,517	2,418	1,428	2,423	3,347	3,022	2,581	2,737	2,461		
Inventory	5,167	5,677	5,867	5,652	5,979	6,451	6,641	6,517	6,268	5,833		
Days on Market	67	56	52	55	60	55	53	52	54	53		
Benchmark Price	414,800	414,300	414,900	413,100	411,600	411,300	418,000	420,800	421,700	422,600		
Median Price	400,000	412,250	410,000	393,250	401,000	410,000	420,000	415,400	419,450	420,000		
Average Price	451,755	446,690	448,130	422,598	439,336	460,013	466,168	470,270	467,599	474,903		
Index	188	188	188	187	186	186	189	190	191	191		

	Oct-19	Oct-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	1	4	16	29
\$100,000 - \$149,999	15	38	207	259
\$150,000 - \$199,999	82	81	729	748
\$200,000 - \$249,999	106	108	969	842
\$250,000 - \$299,999	137	146	1,275	1,194
\$300,000 - \$349,999	180	192	1,672	1,430
\$350,000 - \$399,999	208	229	1,955	1,791
\$400,000 - \$449,999	167	194	1,758	1,625
\$450,000 - \$499,999	104	180	1,330	1,376
\$500,000 - \$549,999	100	117	1,041	1,045
\$550,000 - \$599,999	76	100	758	768
\$600,000 - \$649,999	69	84	605	544
\$650,000 - \$699,999	42	66	455	431
\$700,000 - \$749,999	35	53	336	275
\$750,000 - \$799,999	23	29	251	243
\$800,000 - \$849,999	22	28	176	180
\$850,000 - \$899,999	6	22	159	127
\$900,000 - \$949,999	12	11	92	97
\$950,000 - \$999,999	9	8	95	93
\$1,000,000 - \$1,299,999	17	47	234	237
\$1,300,000 - \$1,499,999	12	10	104	67
\$1,500,000 - \$1,999,999	9	9	76	67
\$2,000,000 +	6	8	51	50
	1,438	1,764	14,344	13,518

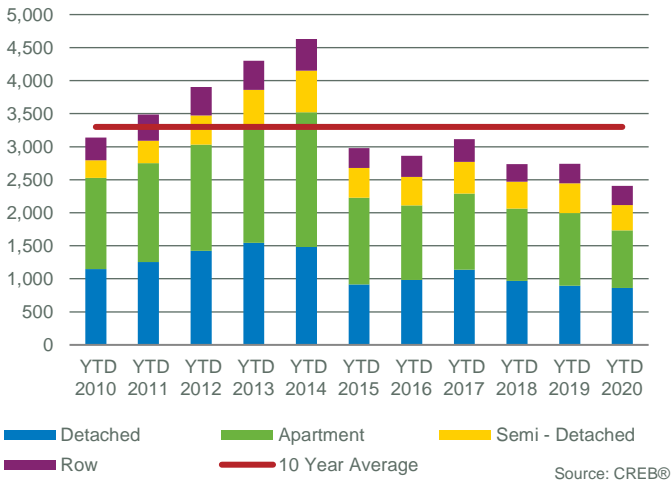
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

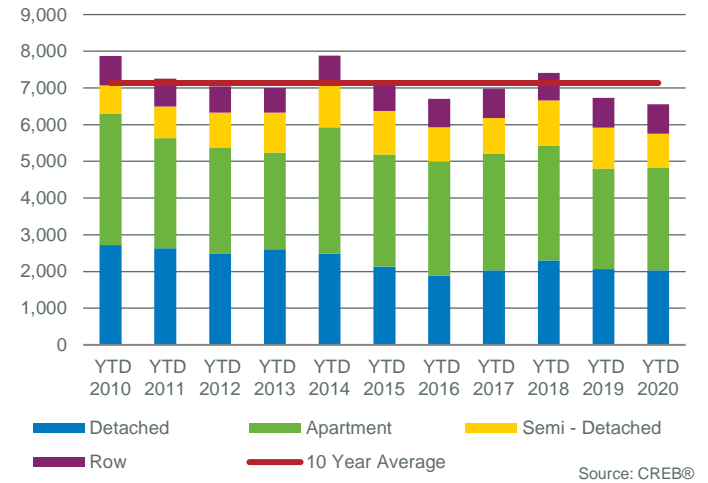
CITY OF CALGARY TOTAL SALES

YTD OCTOBER



CITY OF CALGARY TOTAL NEW LISTINGS

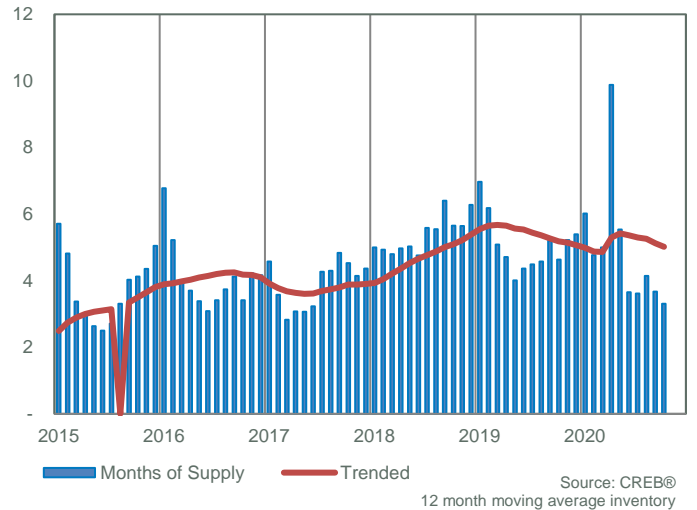
YTD OCTOBER



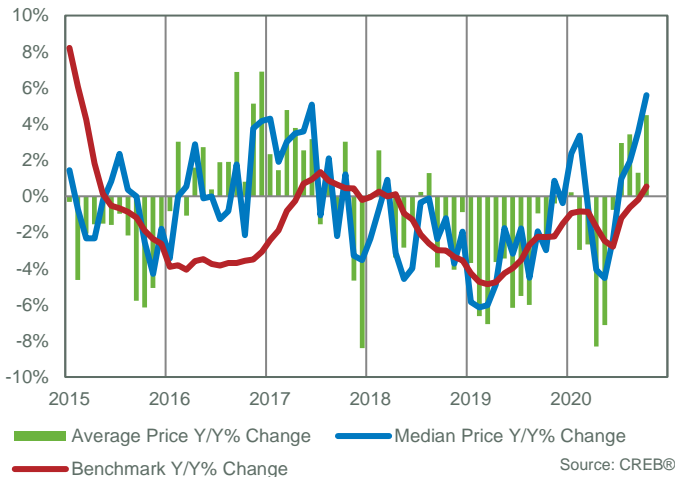
CITY OF CALGARY TOTAL INVENTORY AND SALES



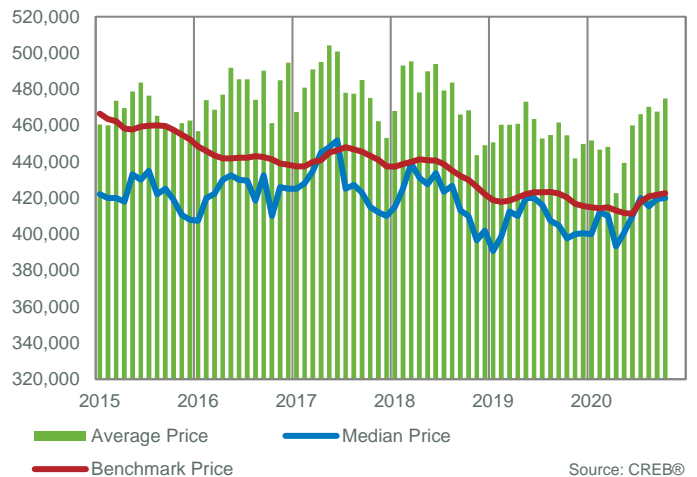
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



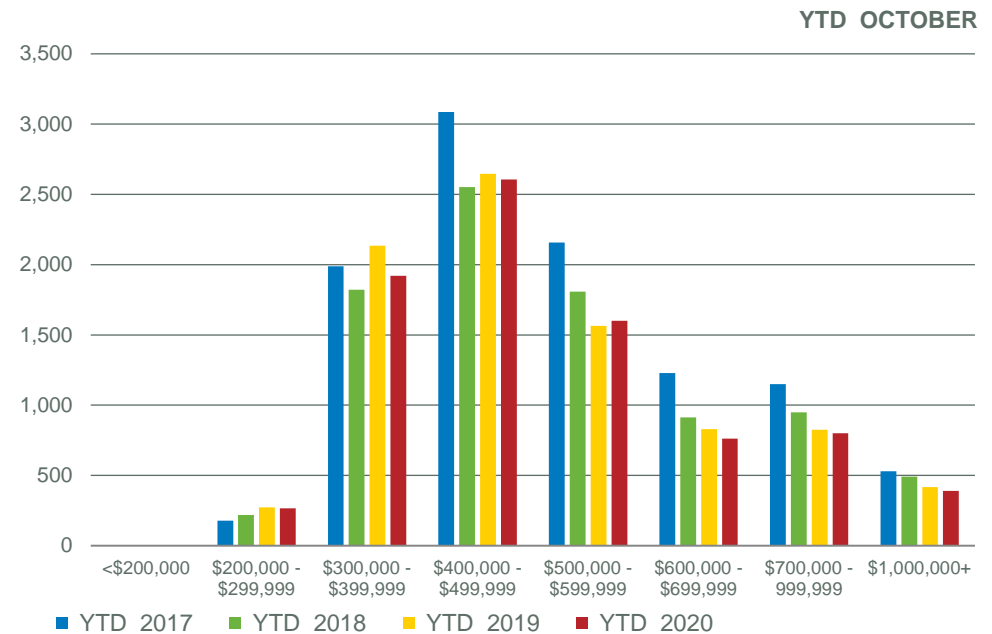
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	487	588	816	926	1,178	1,095	999	938	821	846	703	503
New Listings	1,358	1,181	1,699	1,786	2,010	1,786	1,604	1,586	1,514	1,322	948	555
Inventory	2,899	3,076	3,490	3,813	4,045	4,081	3,917	3,823	3,731	3,498	3,001	2,258
Days on Market	67	62	57	48	50	49	50	54	55	52	59	65
Benchmark Price	478,000	476,600	477,800	480,300	483,500	484,400	484,200	484,000	484,400	481,200	477,600	475,800
Median Price	444,900	459,950	460,000	474,625	480,000	470,000	470,000	470,000	457,500	459,450	462,135	460,000
Average Price	521,221	541,232	528,494	545,055	557,201	536,388	525,073	536,512	542,523	530,764	520,553	527,707
Index	194	194	194	195	196	197	197	197	197	196	194	193
2020												
Sales	515	678	689	339	671	1,103	1,170	991	1,056	1,139		
New Listings	1,210	1,339	1,343	783	1,364	1,900	1,664	1,481	1,479	1,328		
Inventory	2,486	2,749	2,891	2,824	3,022	3,278	3,294	3,242	3,076	2,736		
Days on Market	61	53	47	49	54	50	49	46	50	47		
Benchmark Price	475,600	475,600	477,700	476,000	474,300	474,800	485,800	488,100	488,800	489,800		
Median Price	461,500	466,000	470,000	450,000	460,000	472,500	480,000	474,500	478,000	478,800		
Average Price	539,612	526,084	536,656	499,883	515,831	539,747	544,677	551,655	547,348	554,985		
Index	193	193	194	193	193	193	197	198	199	199		

	Oct-19	Oct-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	-	-	1
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	3	3
\$200,000 - \$249,999	2	7	27	32
\$250,000 - \$299,999	30	22	245	234
\$300,000 - \$349,999	86	95	759	644
\$350,000 - \$399,999	140	171	1,376	1,276
\$400,000 - \$449,999	143	170	1,466	1,379
\$450,000 - \$499,999	90	164	1,181	1,228
\$500,000 - \$549,999	85	111	921	932
\$550,000 - \$599,999	64	89	644	668
\$600,000 - \$649,999	56	74	498	441
\$650,000 - \$699,999	30	47	332	322
\$700,000 - \$749,999	29	40	245	202
\$750,000 - \$799,999	19	23	177	191
\$800,000 - \$849,999	14	23	134	147
\$850,000 - \$899,999	4	18	127	103
\$900,000 - \$949,999	8	9	70	81
\$950,000 - \$999,999	8	7	72	76
\$1,000,000 - \$1,299,999	16	42	203	213
\$1,300,000 - \$1,499,999	12	10	98	63
\$1,500,000 - \$1,999,999	6	9	68	66
\$2,000,000 +	4	8	48	49
	846	1,139	8,694	8,351

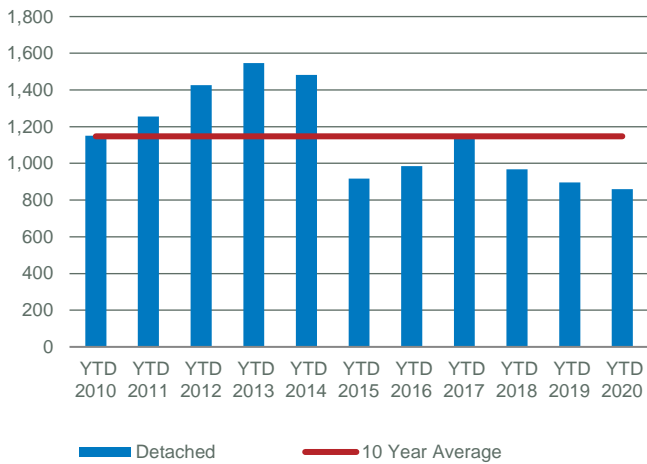
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

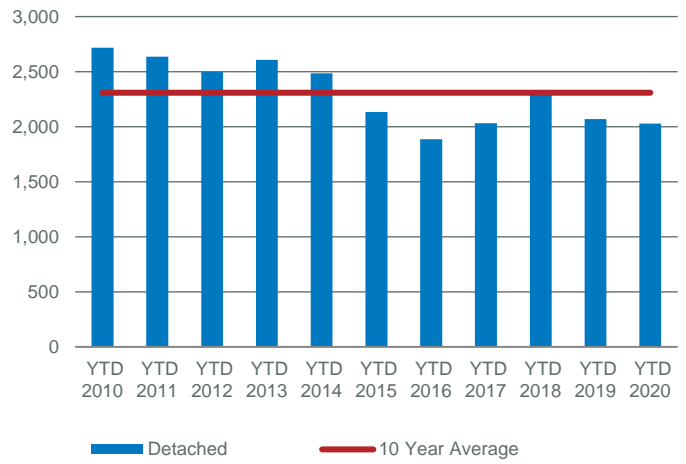
YTD OCTOBER



Source: CREB®

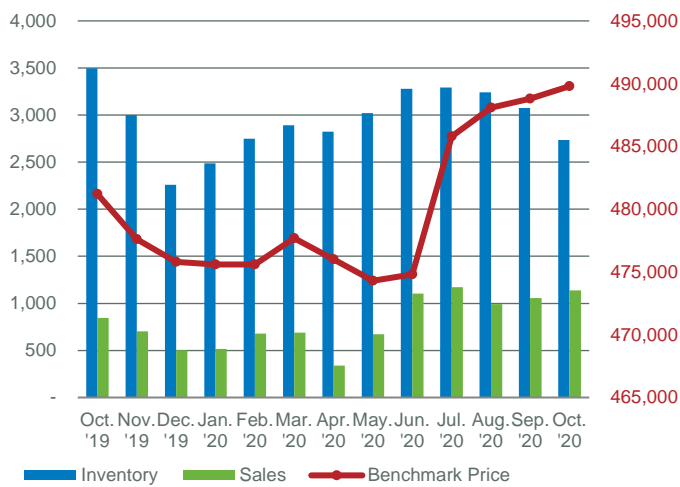
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



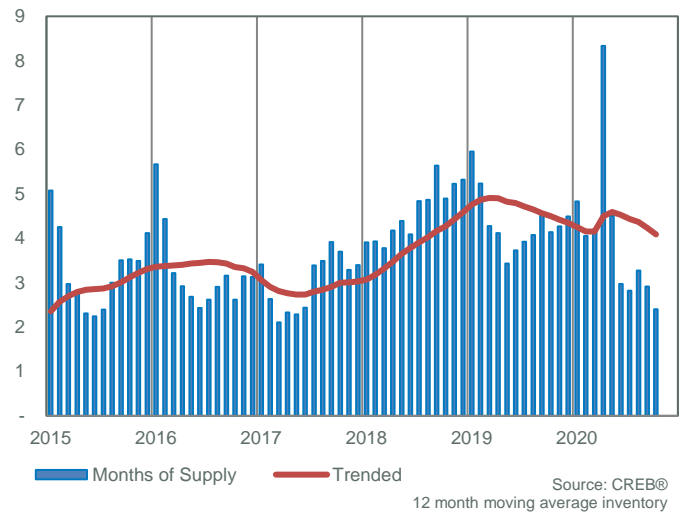
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



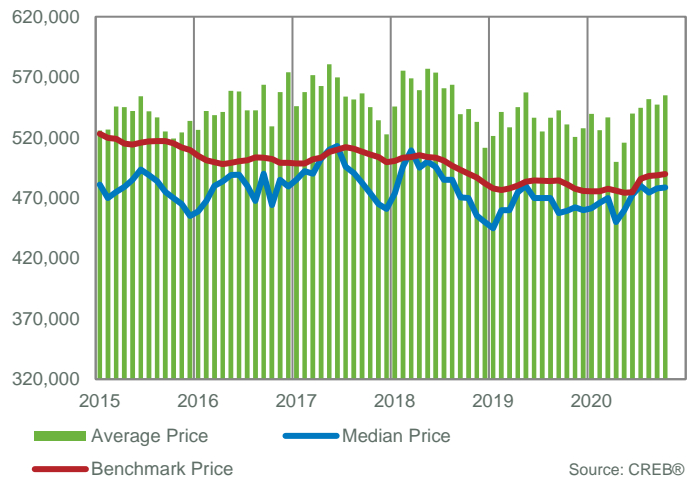
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

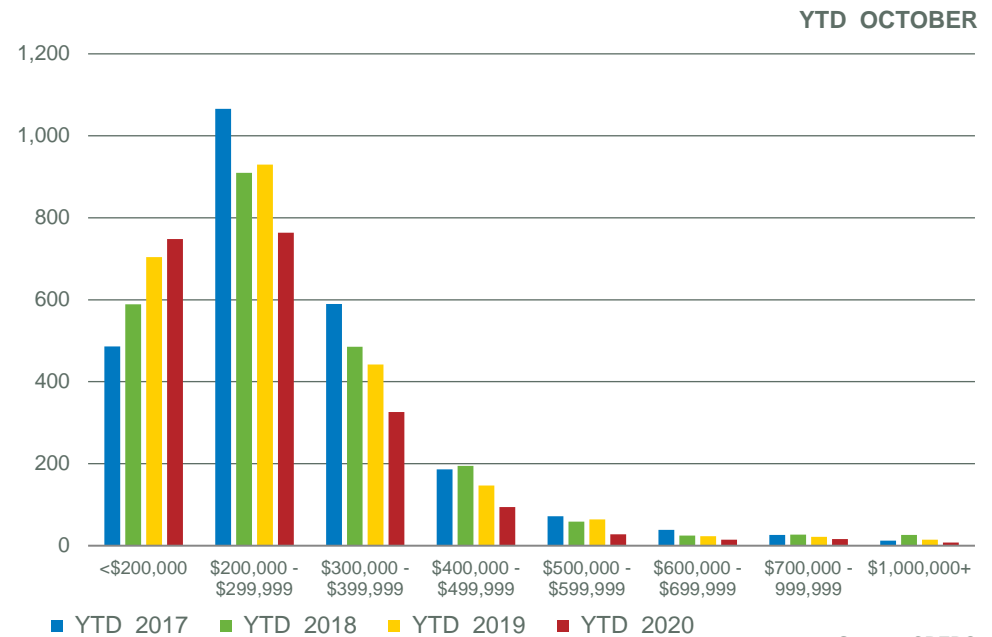


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	249	313	261	289	280	244	248	188	134
New Listings	512	449	577	563	624	668	493	564	502	445	444	241
Inventory	1,190	1,310	1,510	1,585	1,681	1,821	1,706	1,683	1,620	1,492	1,431	1,152
Days on Market	81	71	74	68	70	71	76	69	70	73	75	71
Benchmark Price	251,300	250,900	249,900	250,000	248,400	250,500	250,200	250,900	249,300	251,800	248,100	248,700
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	263,170	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	218	95	135	233	263	223	242	234		
New Listings	568	559	476	258	450	672	641	495	582	562		
Inventory	1,341	1,473	1,444	1,366	1,419	1,565	1,705	1,672	1,644	1,629		
Days on Market	77	62	58	64	67	73	70	62	67	66		
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900	243,400	247,100	248,400	248,600		
Median Price	210,000	242,500	230,000	228,000	213,000	219,500	238,600	228,000	229,000	223,605		
Average Price	234,969	272,642	258,286	245,013	237,921	264,537	261,609	251,339	259,151	241,637		
Index	170	169	168	168	168	166	168	171	172	172		

	Oct-19	Oct-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	4	12	23
\$100,000 - \$149,999	12	29	164	192
\$150,000 - \$199,999	54	56	528	533
\$200,000 - \$249,999	58	58	533	423
\$250,000 - \$299,999	42	38	397	341
\$300,000 - \$349,999	34	26	277	208
\$350,000 - \$399,999	20	10	165	118
\$400,000 - \$449,999	5	3	96	55
\$450,000 - \$499,999	7	5	51	39
\$500,000 - \$549,999	4	1	31	21
\$550,000 - \$599,999	4	-	33	7
\$600,000 - \$649,999	3	2	17	9
\$650,000 - \$699,999	-	-	6	6
\$700,000 - \$749,999	-	-	9	4
\$750,000 - \$799,999	-	-	4	6
\$800,000 - \$849,999	1	1	2	4
\$850,000 - \$899,999	-	-	3	1
\$900,000 - \$949,999	1	-	1	1
\$950,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,299,999	1	1	6	5
\$1,300,000 - \$1,499,999	-	-	3	1
\$1,500,000 - \$1,999,999	-	-	3	1
\$2,000,000 +	2	-	3	1
	248	234	2,347	1,999

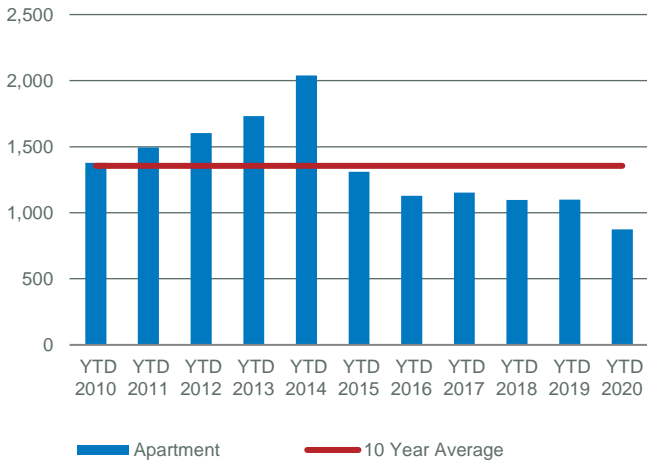
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

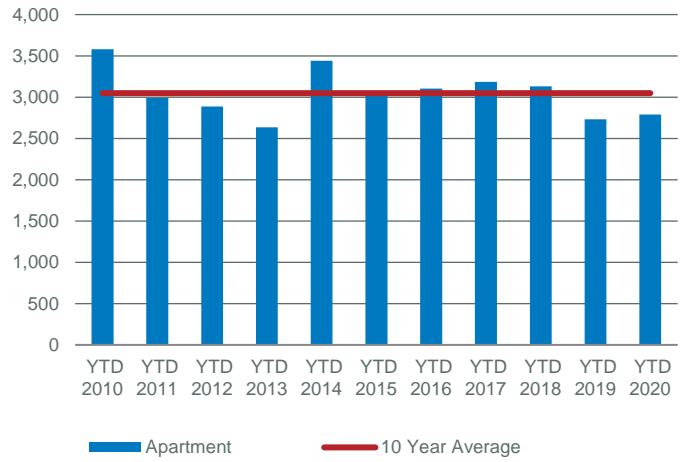
YTD OCTOBER



Source: CREB®

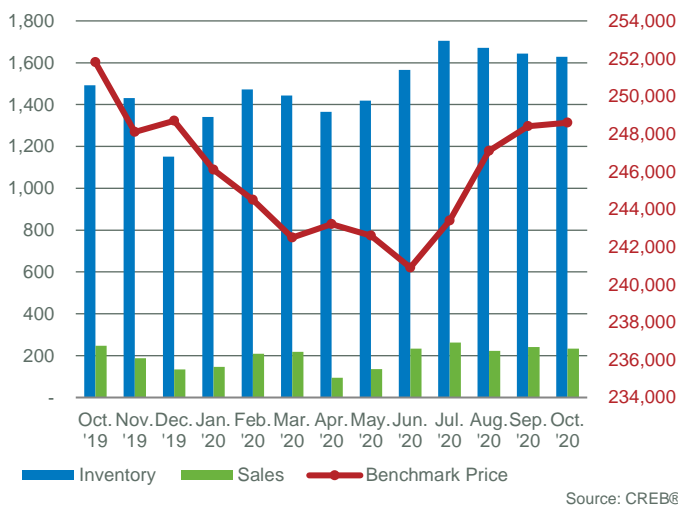
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



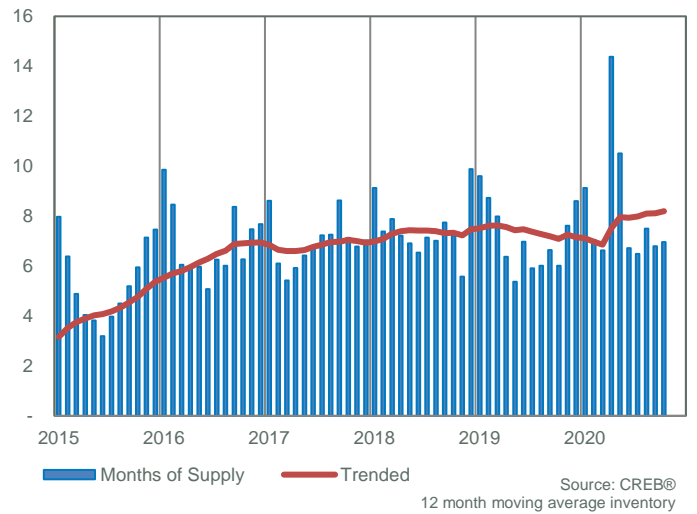
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



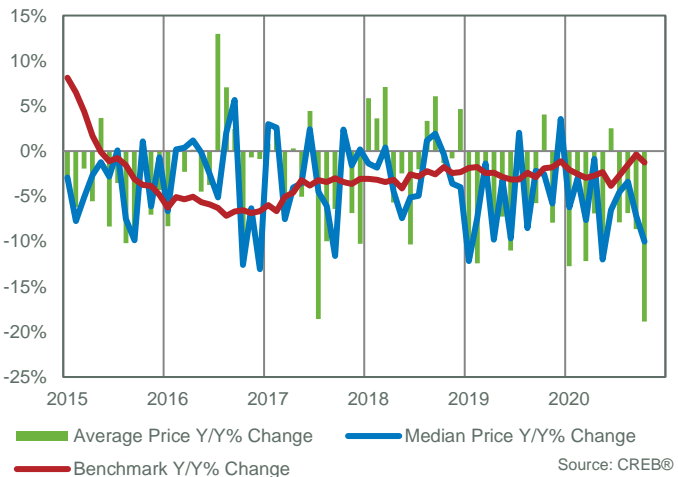
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



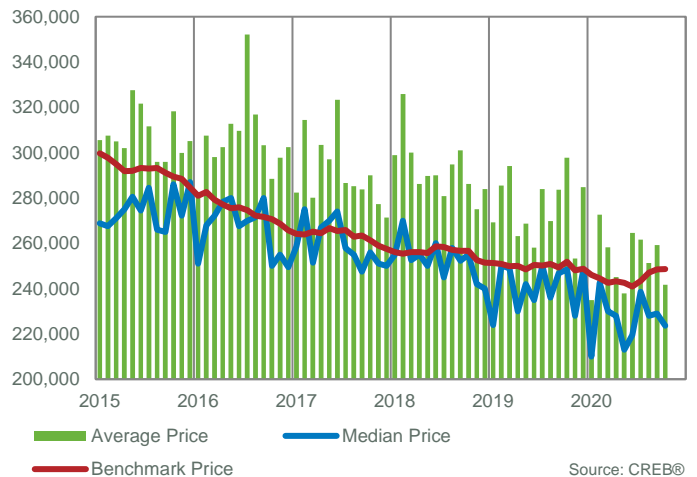
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

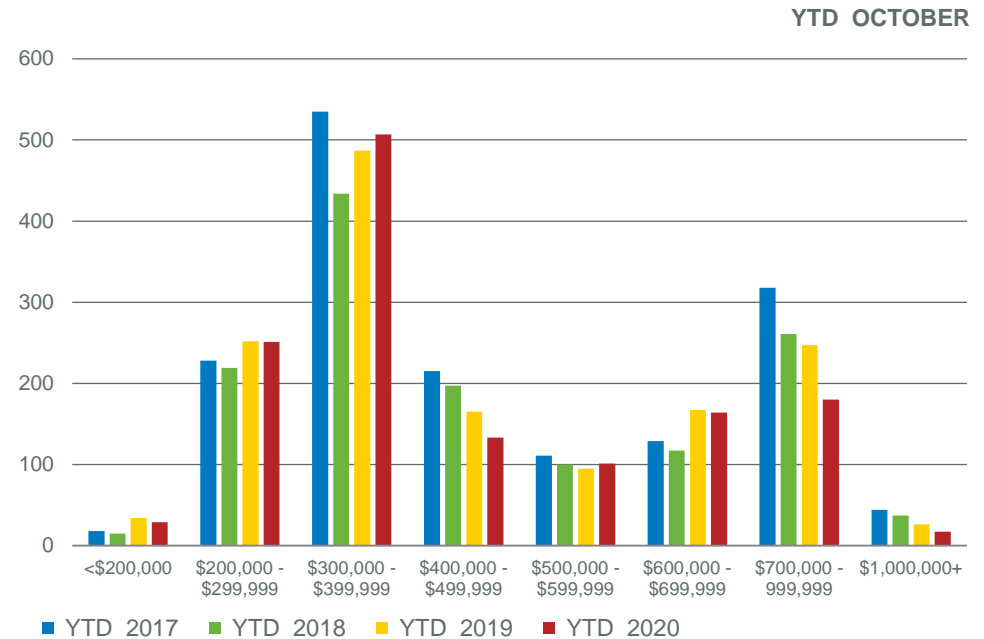


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	148	161	125	144	101	92
New Listings	308	253	313	314	339	287	275	273	305	238	203	116
Inventory	656	702	769	787	809	760	744	711	741	710	661	517
Days on Market	67	59	66	59	61	65	63	69	64	60	66	66
Benchmark Price	396,100	395,500	394,100	400,500	401,600	403,800	402,800	402,000	401,100	398,300	394,900	390,500
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	408,750	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844
Index	200	199	199	202	203	204	203	203	202	201	199	197
2020												
Sales	84	139	115	61	127	185	203	142	152	174		
New Listings	240	254	248	168	249	300	288	239	279	235		
Inventory	576	604	632	609	626	642	622	594	595	559		
Days on Market	71	63	64	59	71	60	60	65	54	56		
Benchmark Price	389,700	386,800	387,600	386,600	387,600	385,800	391,500	393,700	394,100	394,700		
Median Price	406,750	360,965	408,000	354,900	349,900	365,000	365,086	416,750	405,000	373,938		
Average Price	480,847	464,719	466,904	428,674	426,824	433,494	439,250	495,667	478,870	459,896		
Index	197	195	195	195	195	195	197	199	199	199		

	Oct-19	Oct-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	-	-	1	1
\$100,000 - \$149,999	-	1	7	6
\$150,000 - \$199,999	2	2	26	22
\$200,000 - \$249,999	13	9	78	84
\$250,000 - \$299,999	16	26	174	167
\$300,000 - \$349,999	24	31	260	263
\$350,000 - \$399,999	27	29	227	244
\$400,000 - \$449,999	11	9	118	90
\$450,000 - \$499,999	3	7	47	43
\$500,000 - \$549,999	4	2	45	33
\$550,000 - \$599,999	5	10	50	68
\$600,000 - \$649,999	6	5	64	71
\$650,000 - \$699,999	11	17	103	93
\$700,000 - \$749,999	5	11	78	58
\$750,000 - \$799,999	4	4	66	44
\$800,000 - \$849,999	7	3	38	27
\$850,000 - \$899,999	2	4	28	22
\$900,000 - \$949,999	3	2	18	14
\$950,000 - \$999,999	1	1	19	15
\$1,000,000 - \$1,299,999	-	1	23	16
\$1,300,000 - \$1,499,999	-	-	2	1
\$1,500,000 - \$1,999,999	-	-	1	-
\$2,000,000 +	-	-	-	-
	144	174	1,473	1,382

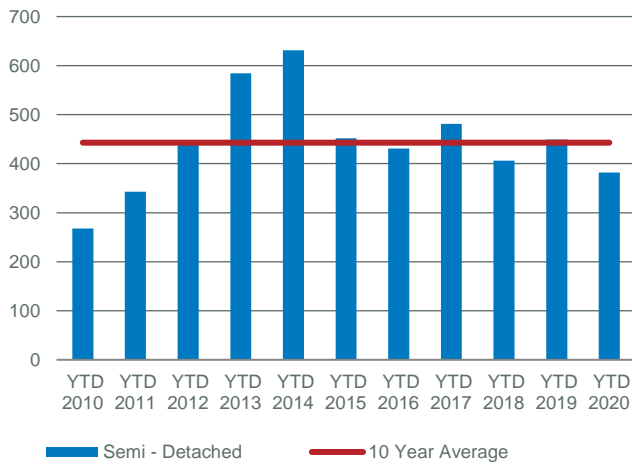
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

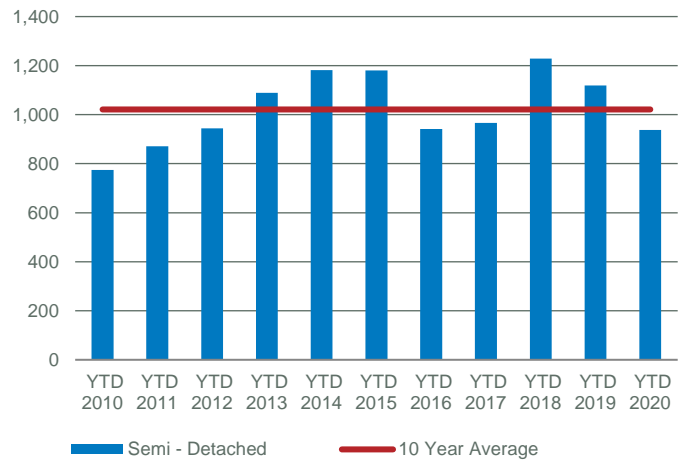
YTD OCTOBER



Source: CREB®

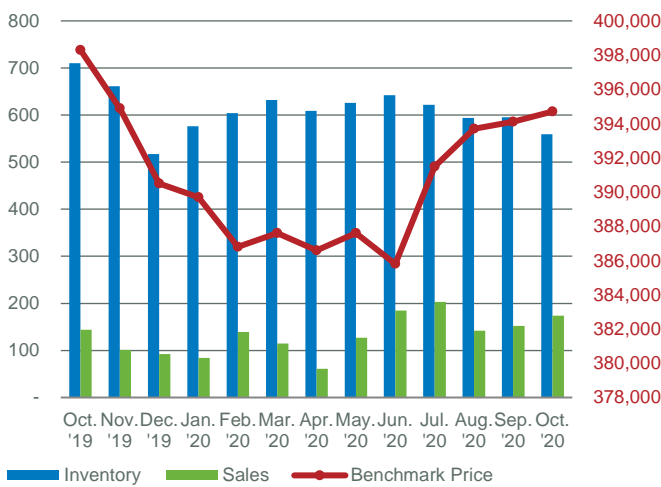
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



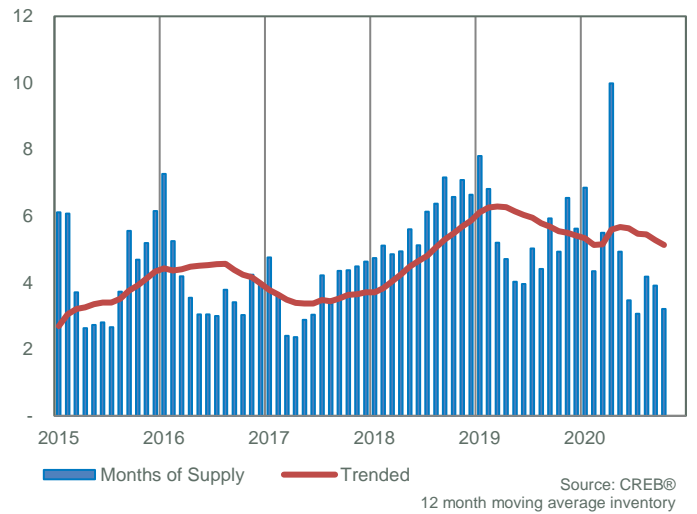
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



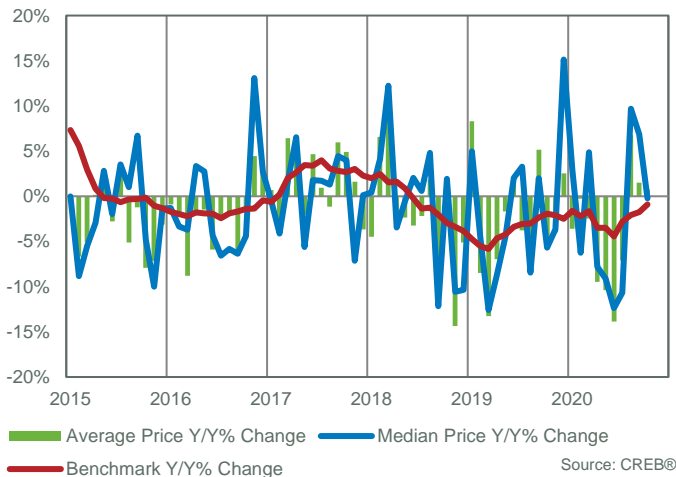
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



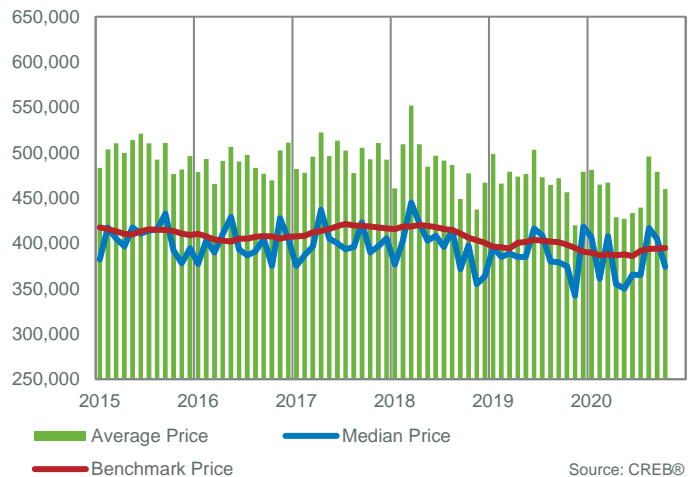
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

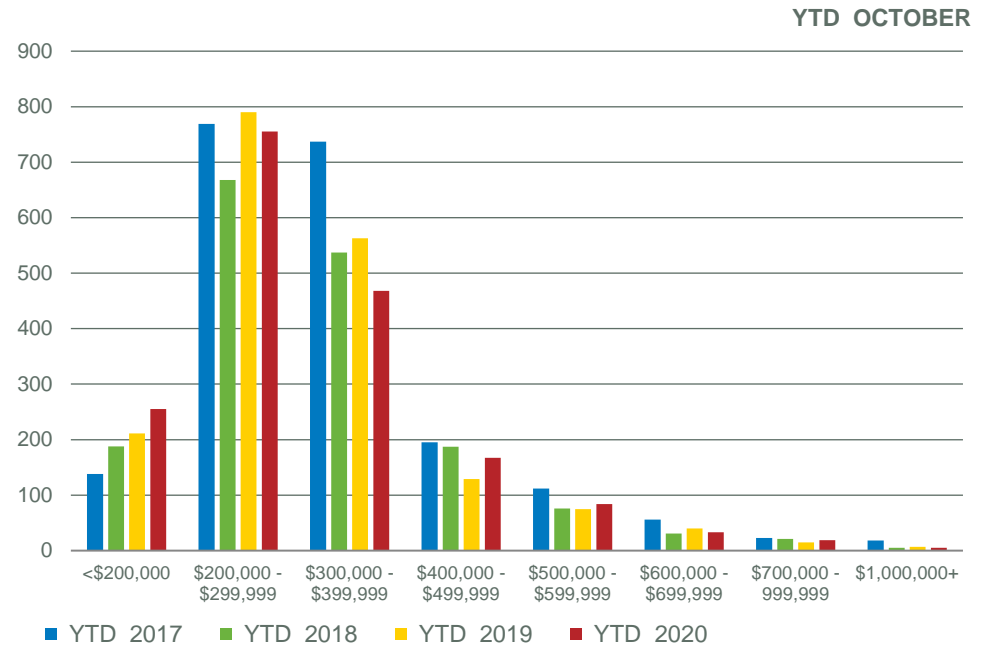


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	205	194	173	200	154	127
New Listings	391	324	387	460	440	388	346	360	392	366	254	149
Inventory	845	922	983	1,081	1,134	1,081	1,005	983	997	962	890	685
Days on Market	85	64	65	61	61	60	69	60	62	51	69	64
Benchmark Price	291,800	292,000	292,900	294,200	295,000	295,100	296,700	297,500	294,500	290,700	289,600	289,000
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	277,000
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	294,086
Index	186	186	186	187	188	188	189	189	187	185	184	184
2020												
Sales	113	164	152	77	146	243	200	218	256	217		
New Listings	339	365	351	219	360	475	429	366	397	336		
Inventory	764	851	900	853	912	966	1,020	1,009	953	909		
Days on Market	79	58	57	67	71	58	49	59	60	64		
Benchmark Price	289,900	291,500	278,100	273,900	274,400	274,500	270,600	272,600	273,700	274,400		
Median Price	289,500	291,000	294,000	284,000	273,000	282,000	289,300	288,500	290,000	284,000		
Average Price	311,734	324,991	304,924	296,630	284,899	305,710	303,214	307,714	328,992	318,144		
Index	184	185	177	174	175	175	172	173	174	175		

	Oct-19	Oct-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
<\$100,000	1	-	3	4
\$100,000 - \$149,999	3	8	36	61
\$150,000 - \$199,999	26	23	172	190
\$200,000 - \$249,999	33	34	331	303
\$250,000 - \$299,999	49	60	459	452
\$300,000 - \$349,999	36	40	376	315
\$350,000 - \$399,999	21	19	187	153
\$400,000 - \$449,999	8	12	78	101
\$450,000 - \$499,999	4	4	51	66
\$500,000 - \$549,999	7	3	44	59
\$550,000 - \$599,999	3	1	31	25
\$600,000 - \$649,999	4	3	26	23
\$650,000 - \$699,999	1	2	14	10
\$700,000 - \$749,999	1	2	4	11
\$750,000 - \$799,999	-	2	4	2
\$800,000 - \$849,999	-	1	2	2
\$850,000 - \$899,999	-	-	1	1
\$900,000 - \$949,999	-	-	3	1
\$950,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,299,999	-	3	2	3
\$1,300,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,999,999	3	-	4	-
\$2,000,000 +	-	-	-	-
	200	217	1,830	1,786

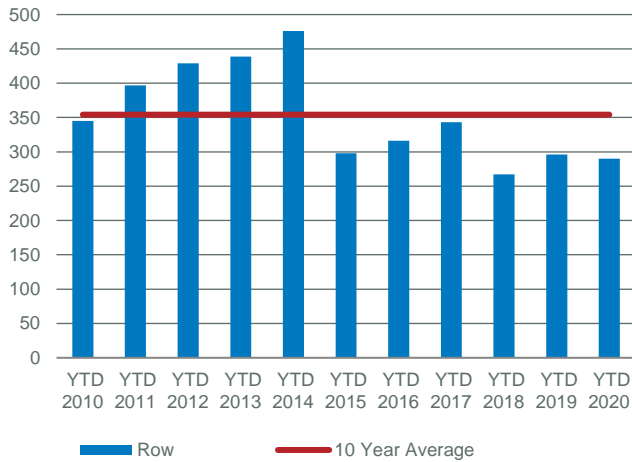
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD OCTOBER



Source: CREB®

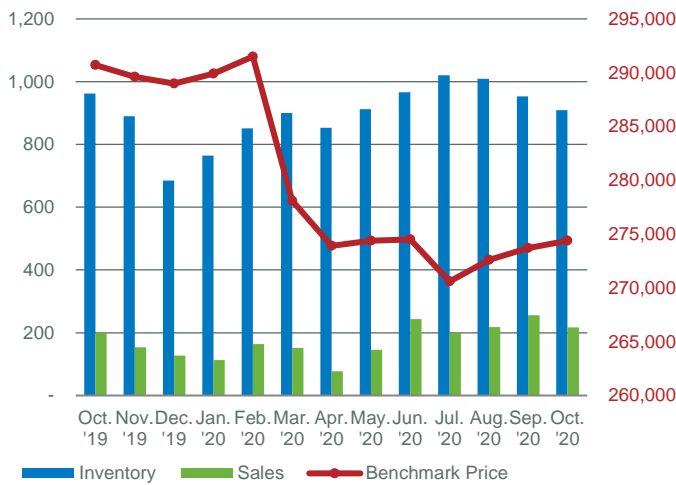
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



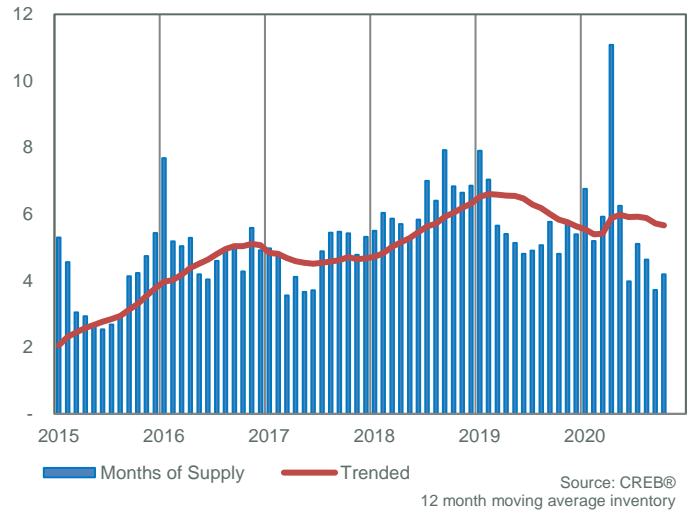
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



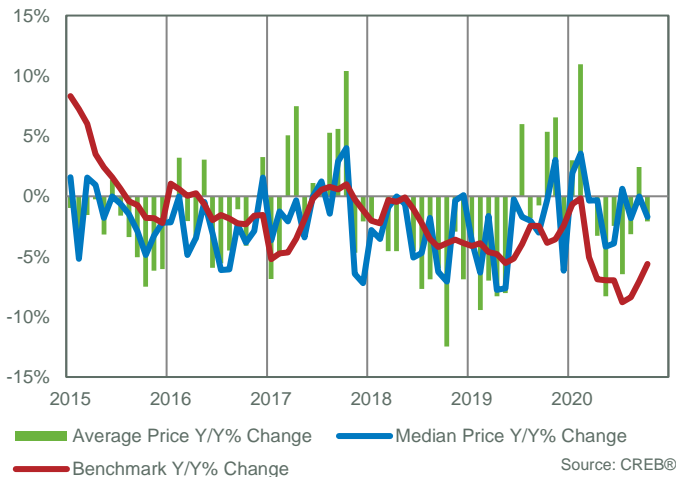
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



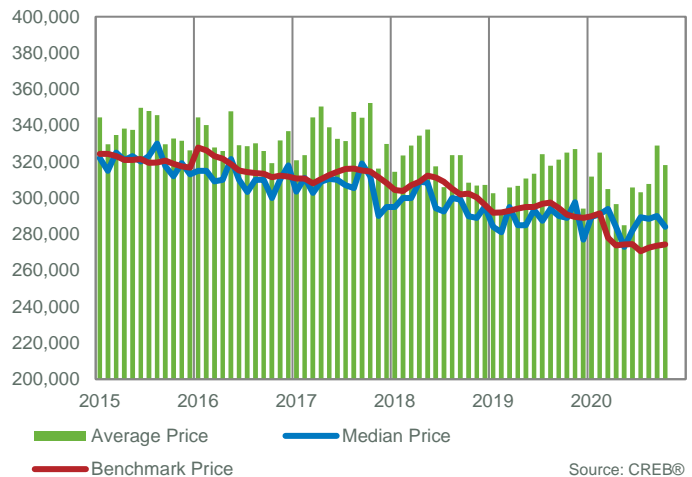
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

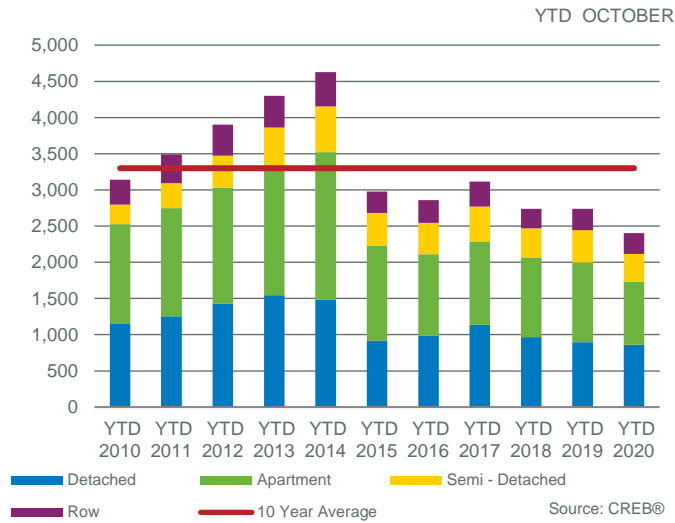
CITY OF CALGARY ROW PRICES



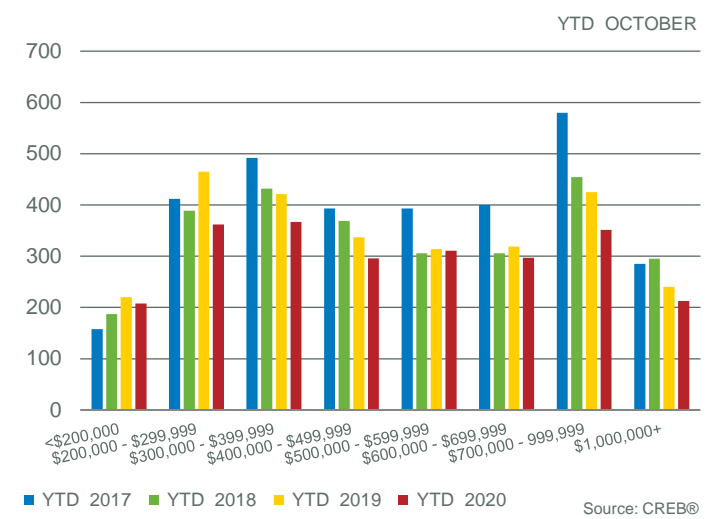
Source: CREB®

CITY CENTRE

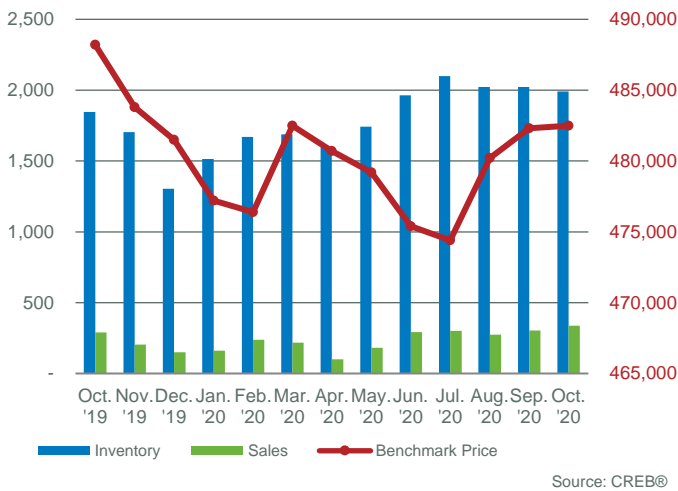
CITY CENTRE TOTAL SALES



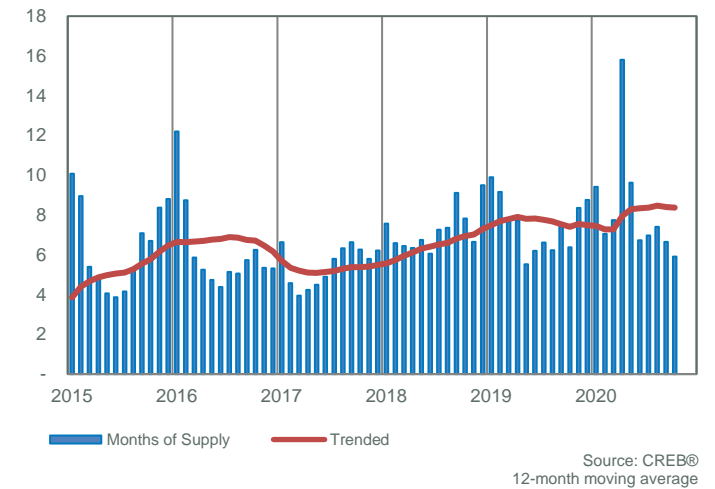
CITY CENTRE TOTAL SALES BY PRICE RANGE



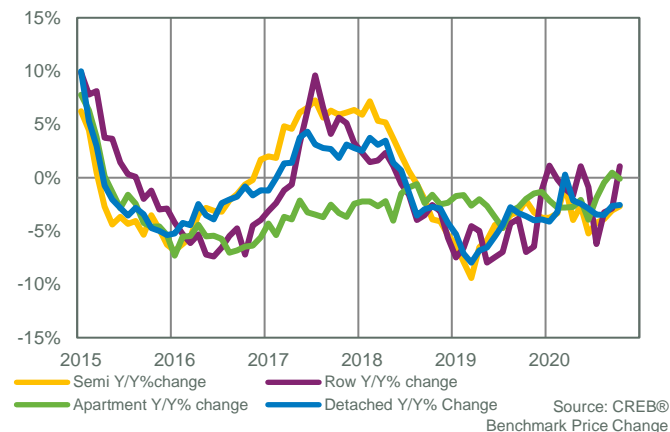
CITY CENTRE INVENTORY AND SALES



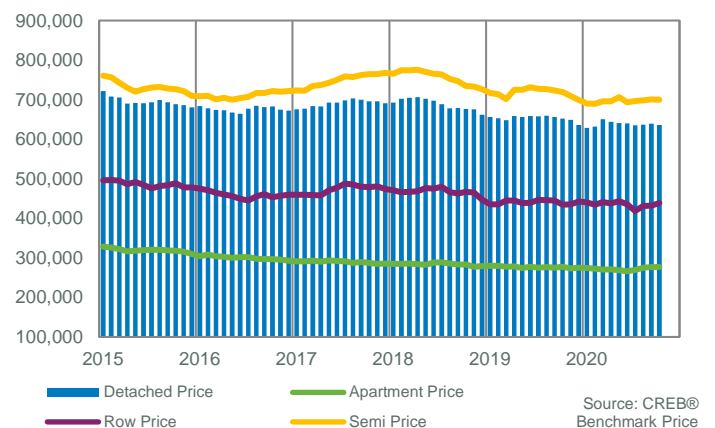
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

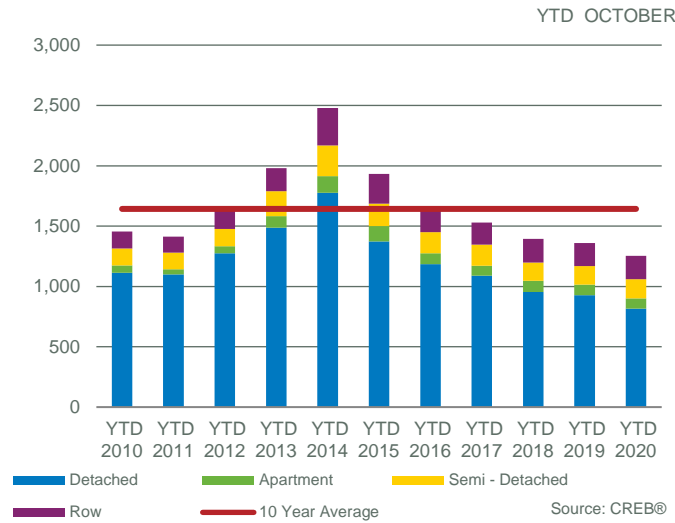


CITY CENTRE PRICES

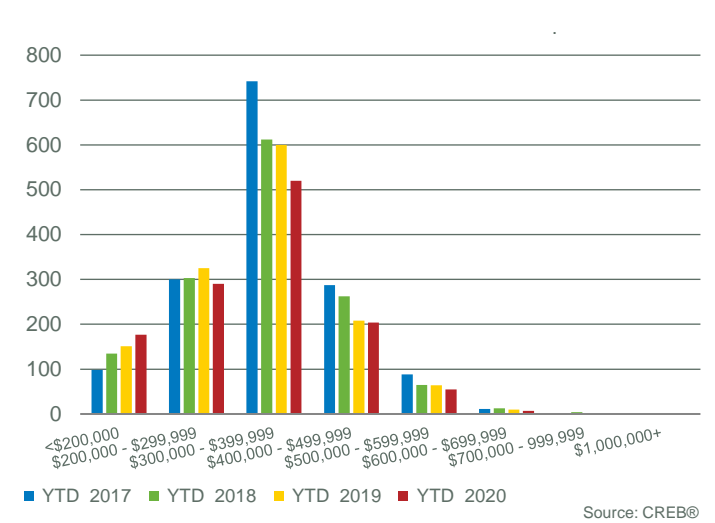


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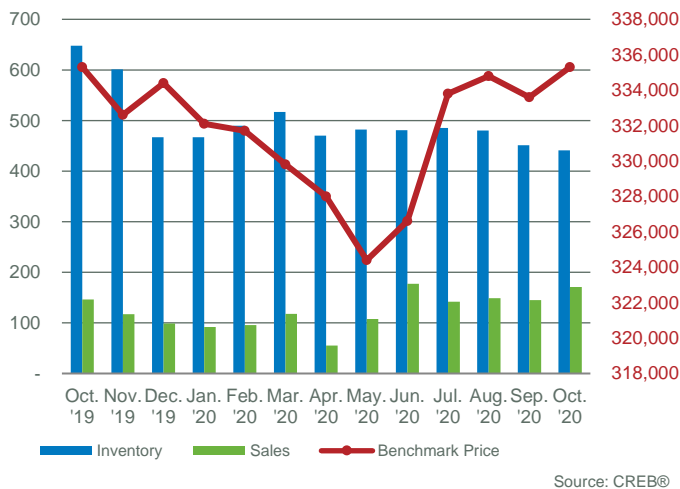
NORTHEAST TOTAL SALES



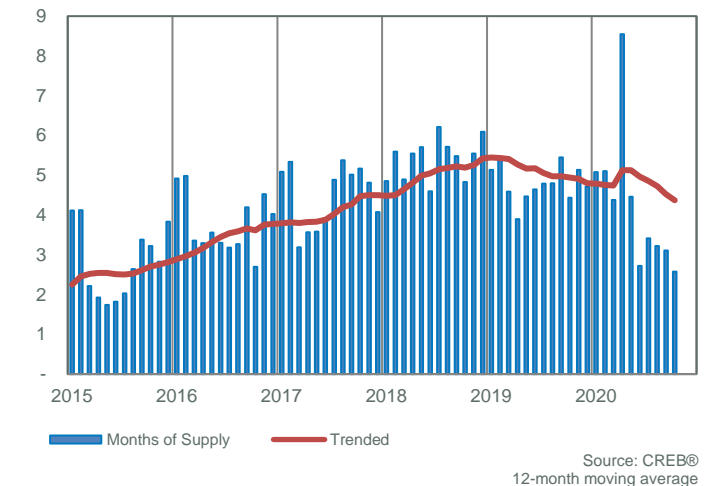
NORTHEAST TOTAL SALES BY PRICE RANGE



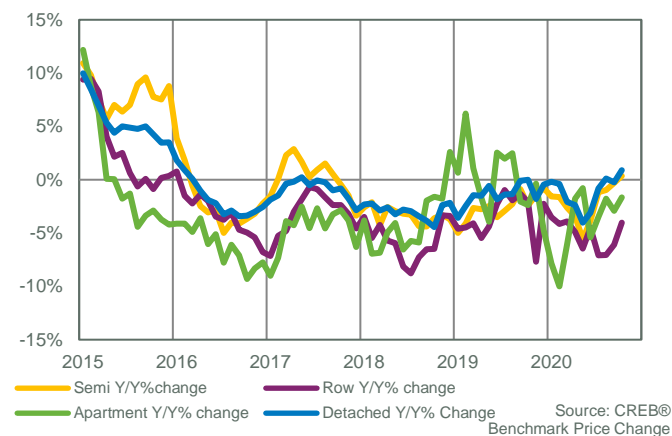
NORTHEAST INVENTORY AND SALES



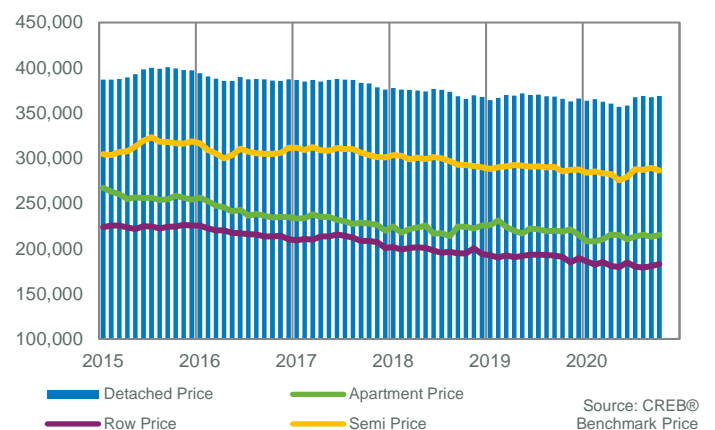
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

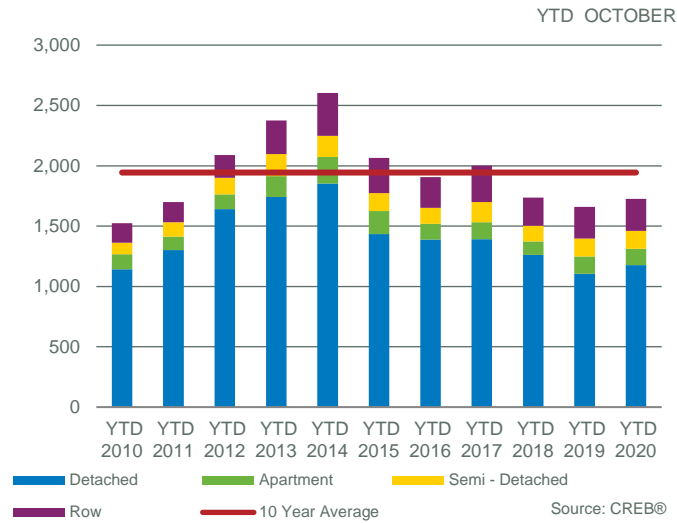


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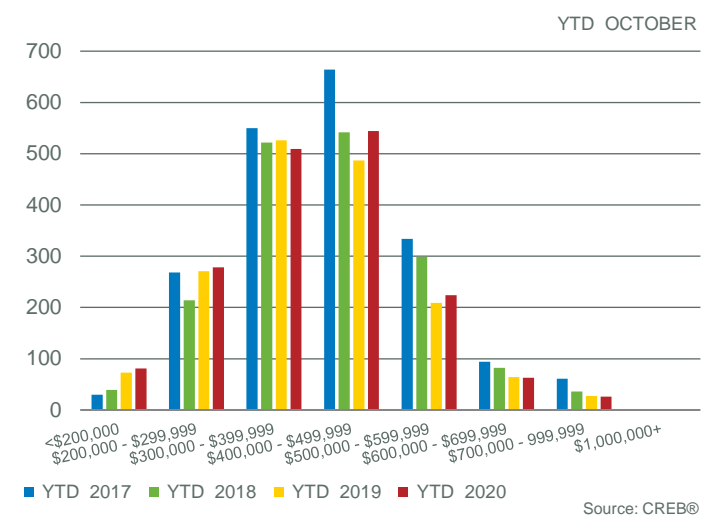


NORTH

NORTH TOTAL SALES



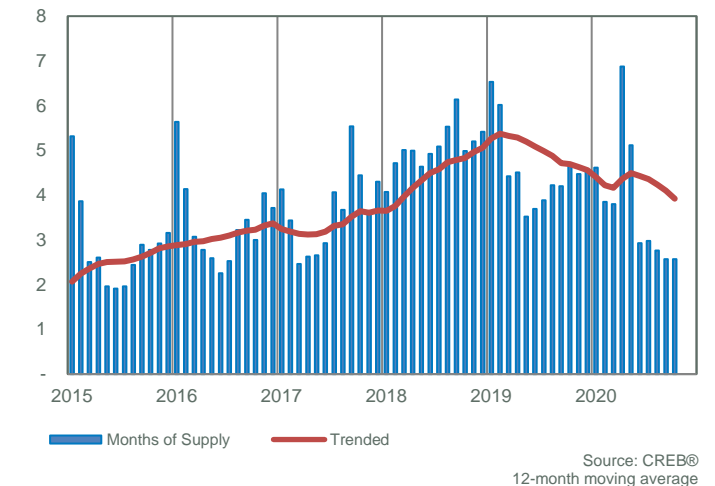
NORTH TOTAL SALES BY PRICE RANGE



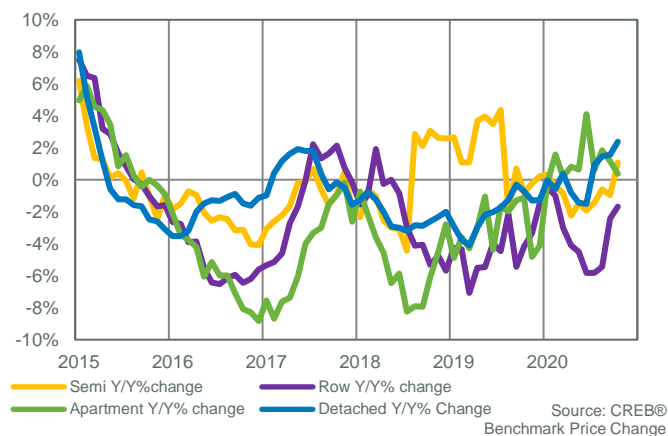
NORTH INVENTORY AND SALES



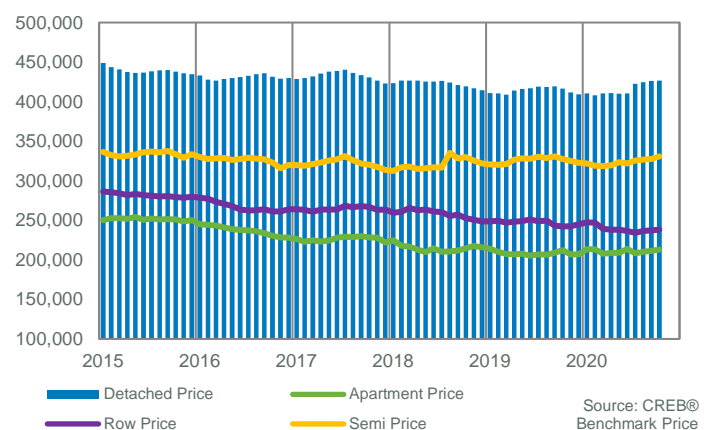
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

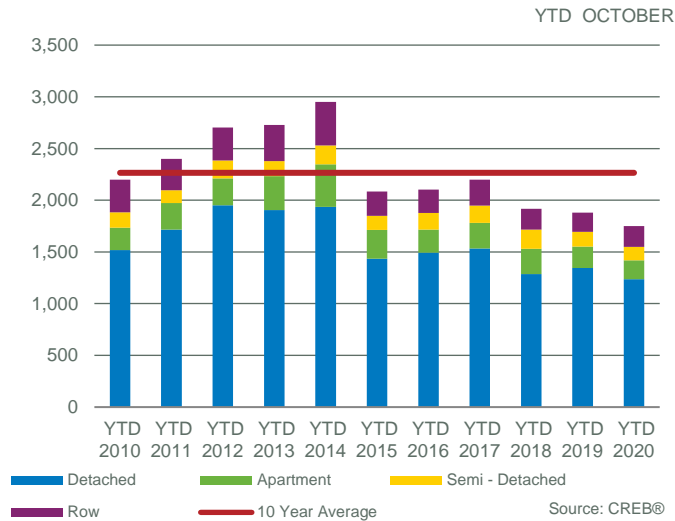


NORTH PRICES

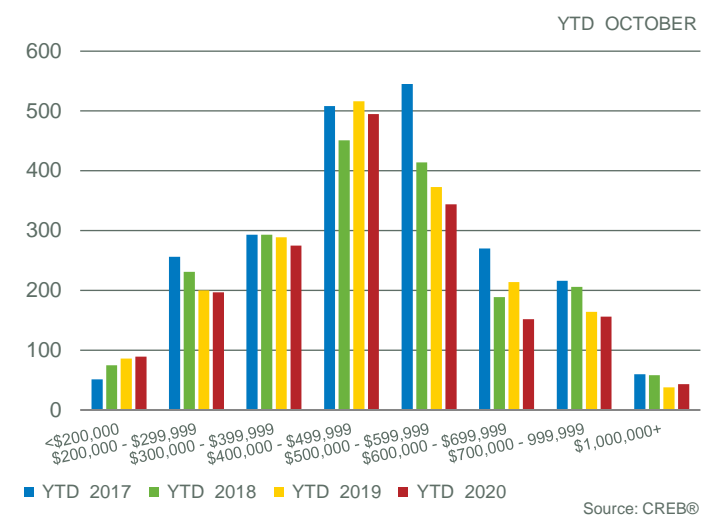


NORTHWEST

NORTHWEST TOTAL SALES



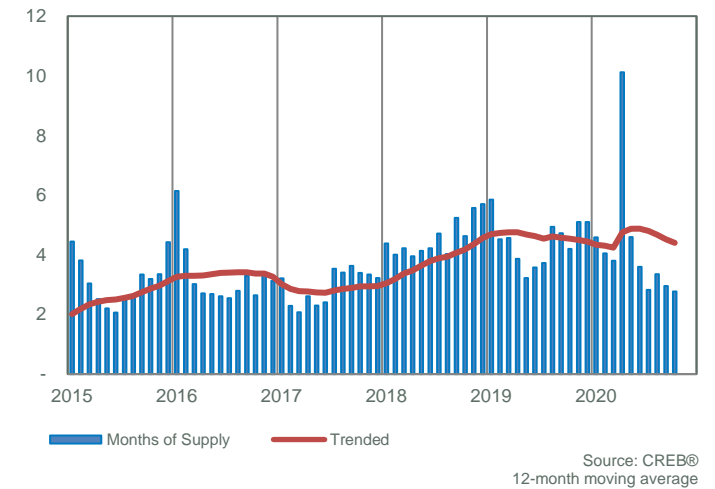
NORTHWEST TOTAL SALES BY PRICE RANGE



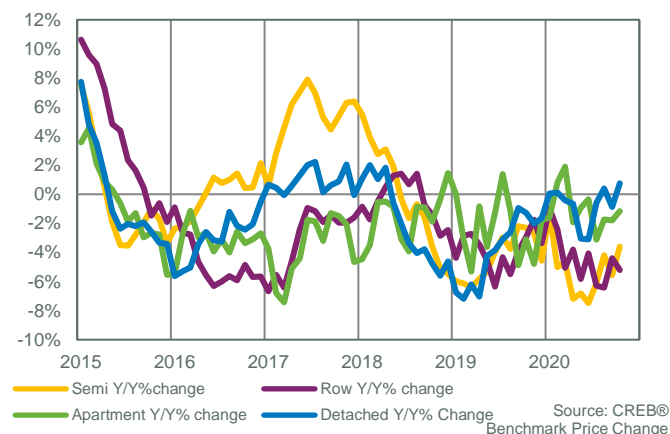
NORTHWEST INVENTORY AND SALES



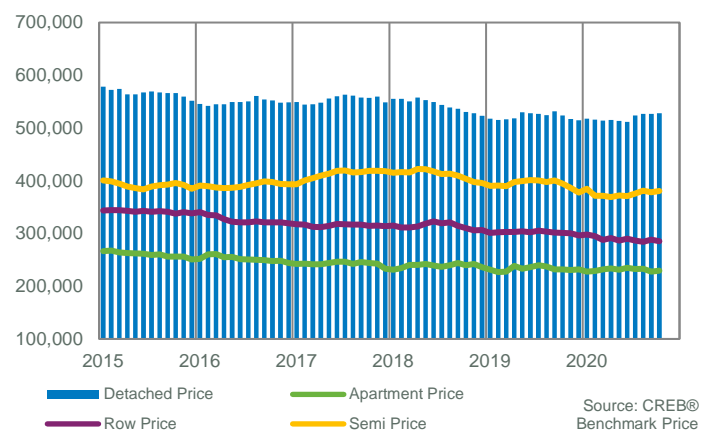
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

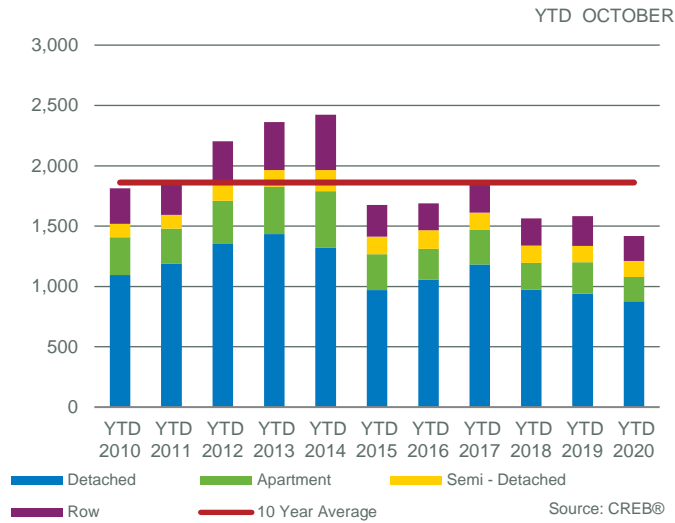


NORTHWEST PRICES

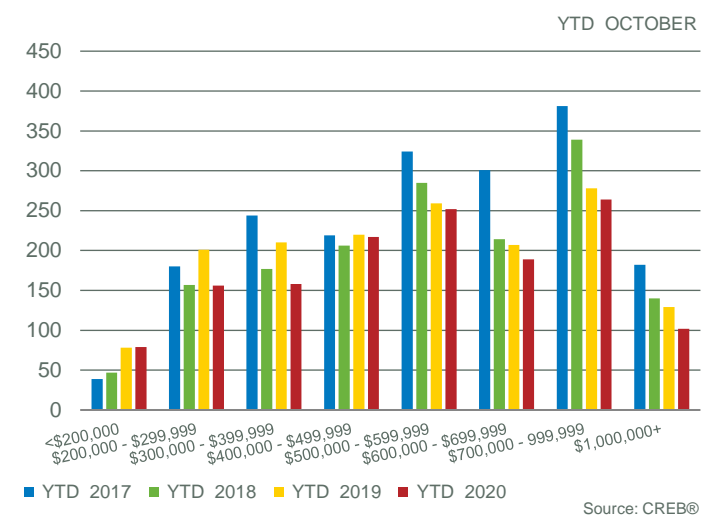


WEST

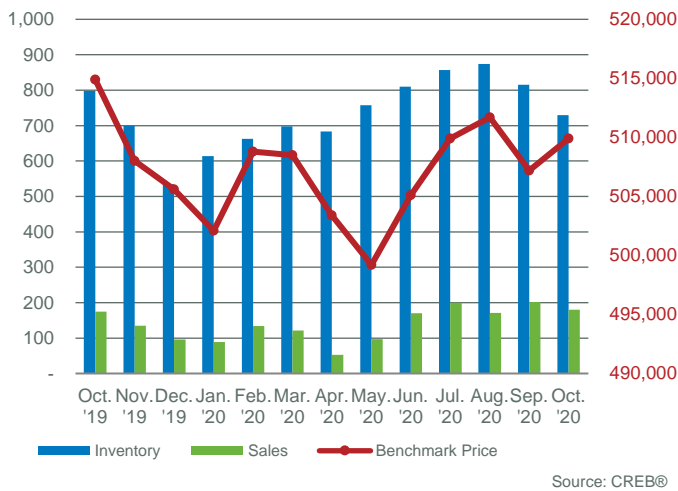
WEST TOTAL SALES



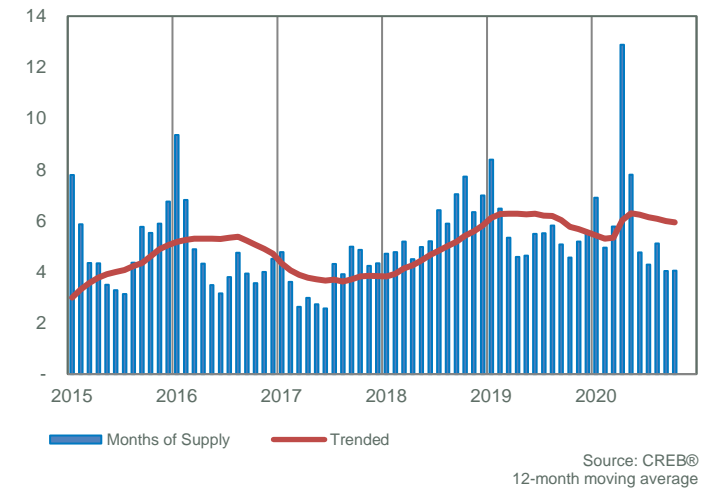
WEST TOTAL SALES BY PRICE RANGE



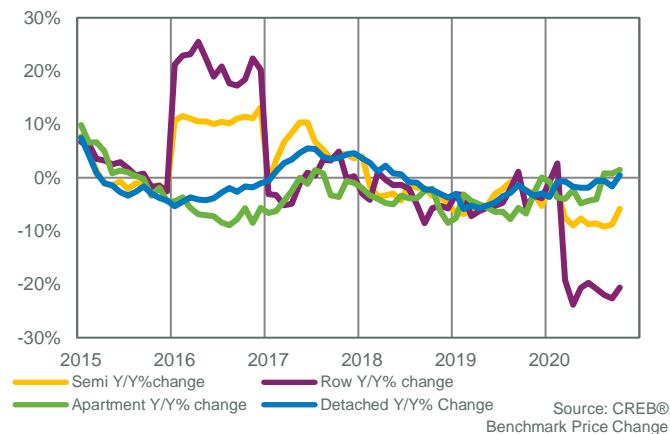
WEST INVENTORY AND SALES



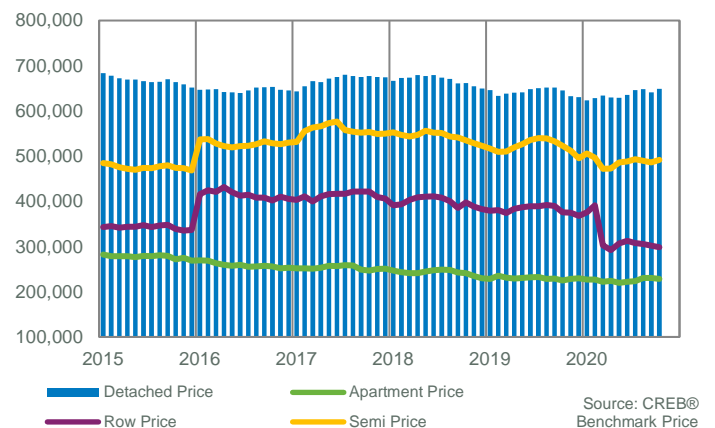
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

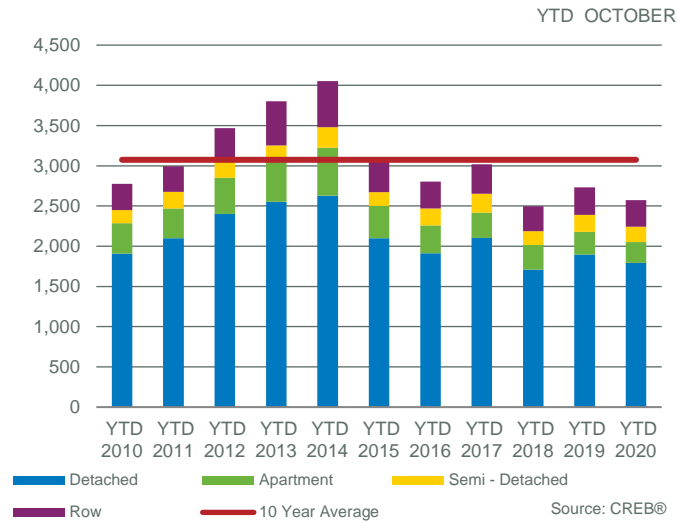


WEST PRICES

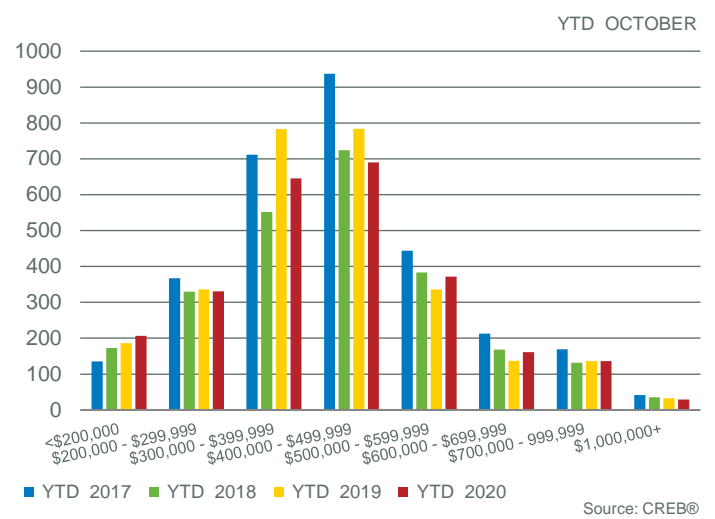


SOUTH

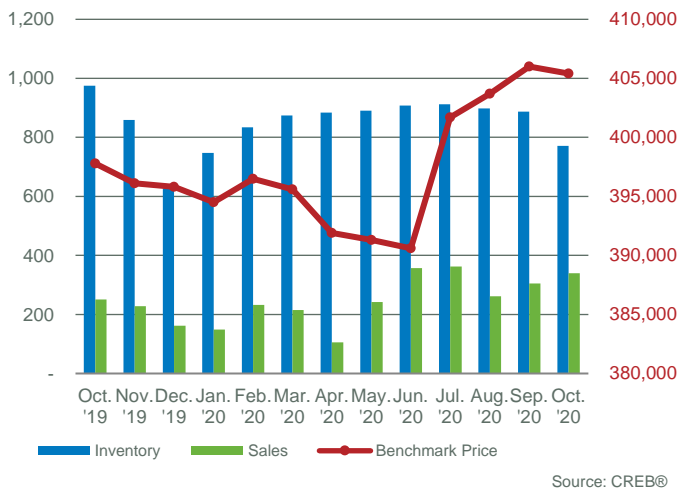
SOUTH TOTAL SALES



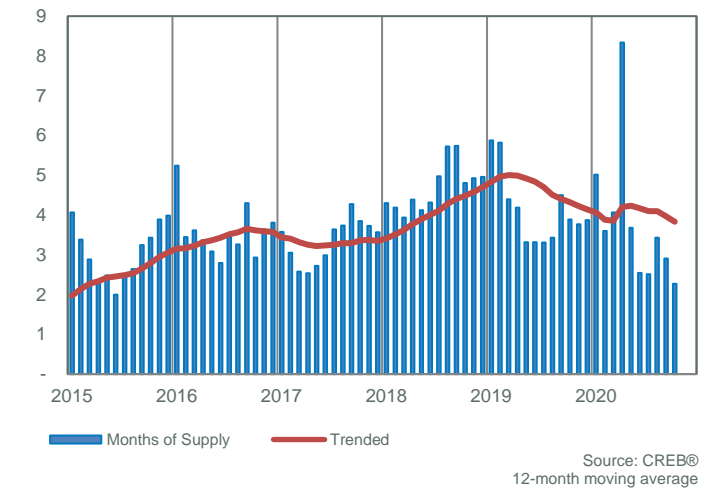
SOUTH TOTAL SALES BY PRICE RANGE



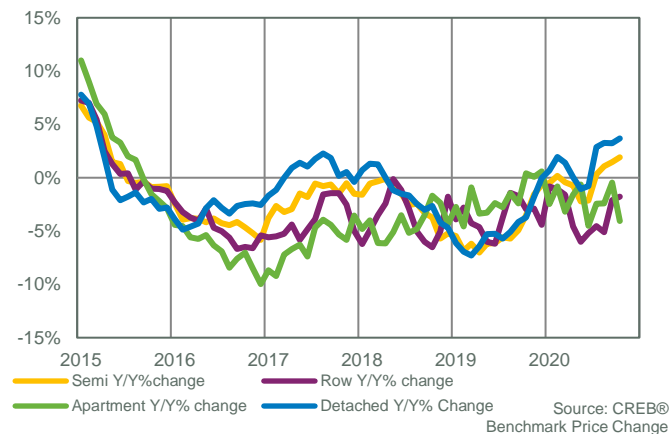
SOUTH INVENTORY AND SALES



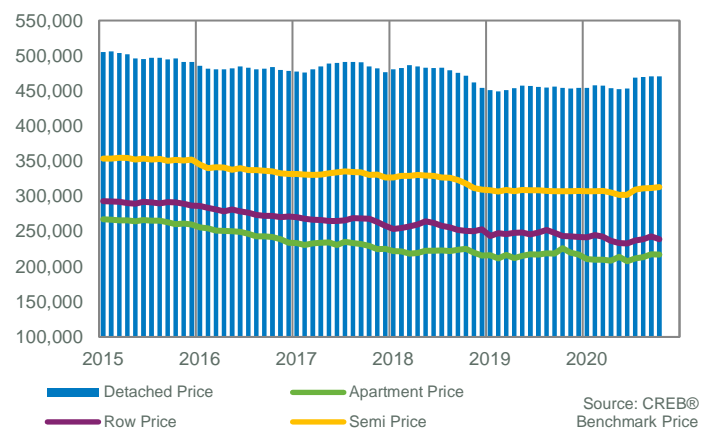
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

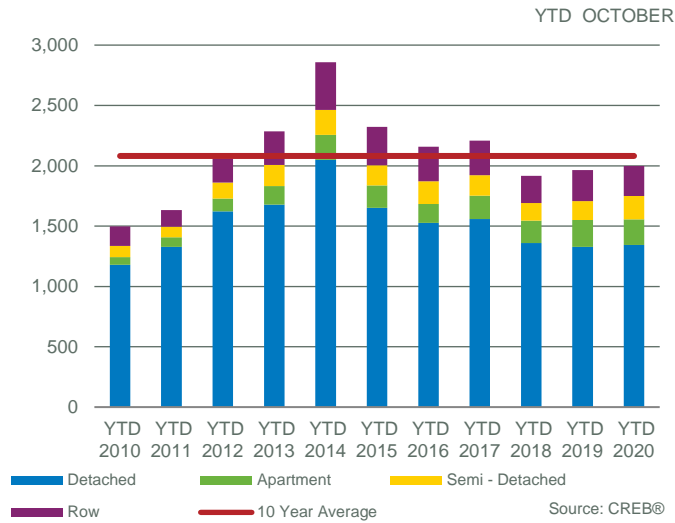


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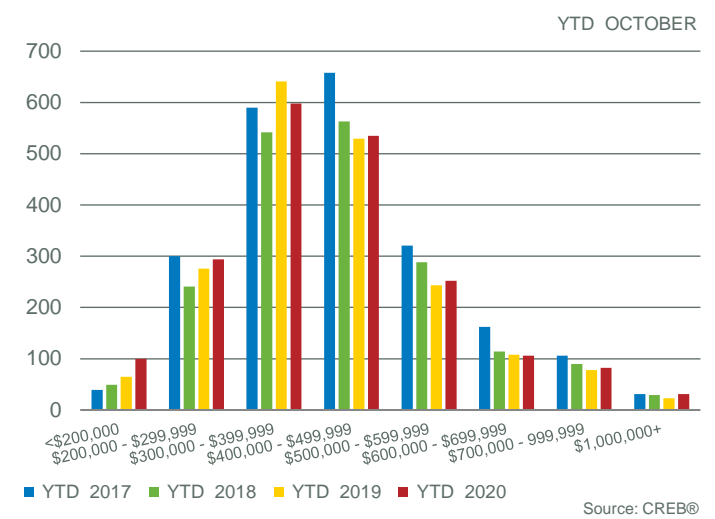


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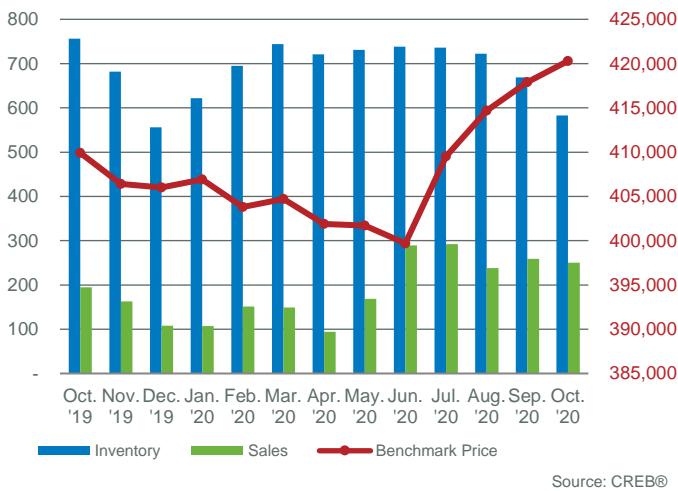
SOUTHEAST TOTAL SALES



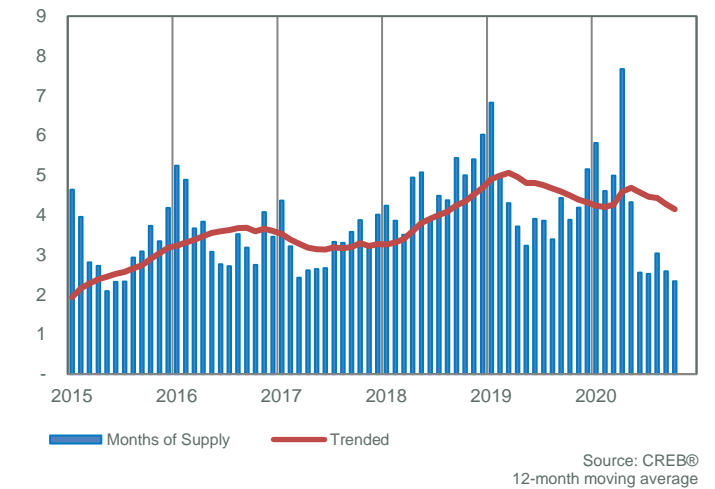
SOUTHEAST TOTAL SALES BY PRICE RANGE



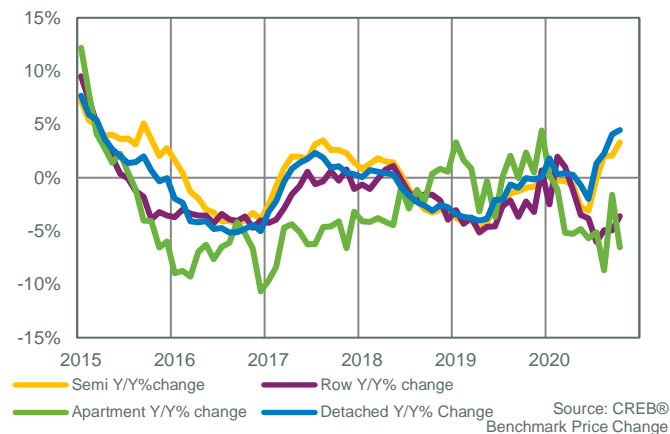
SOUTHEAST INVENTORY AND SALES



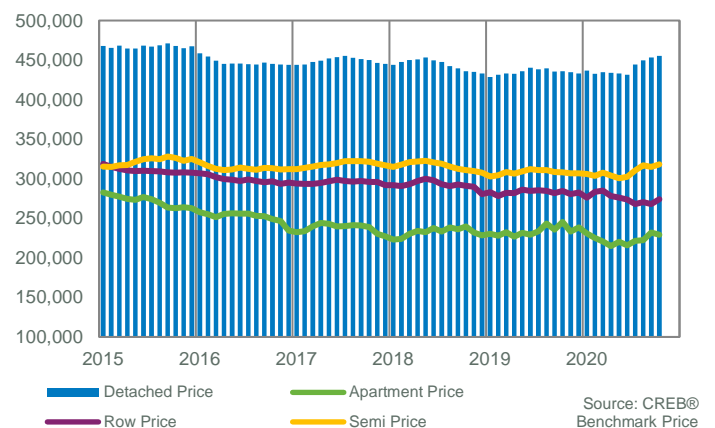
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

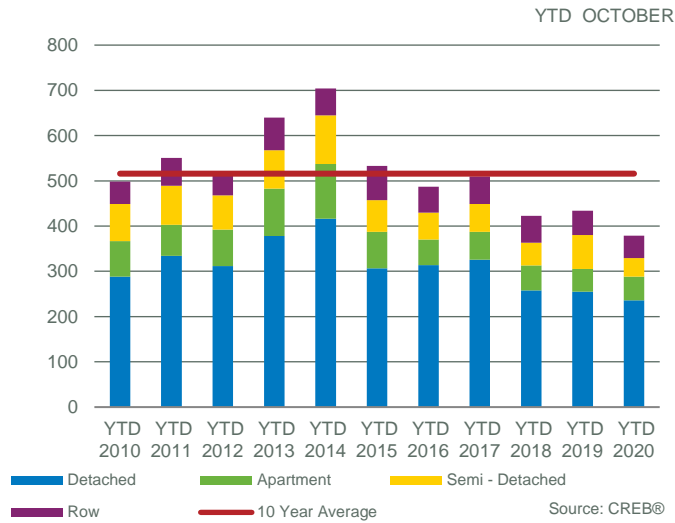


SOUTHEAST PRICES

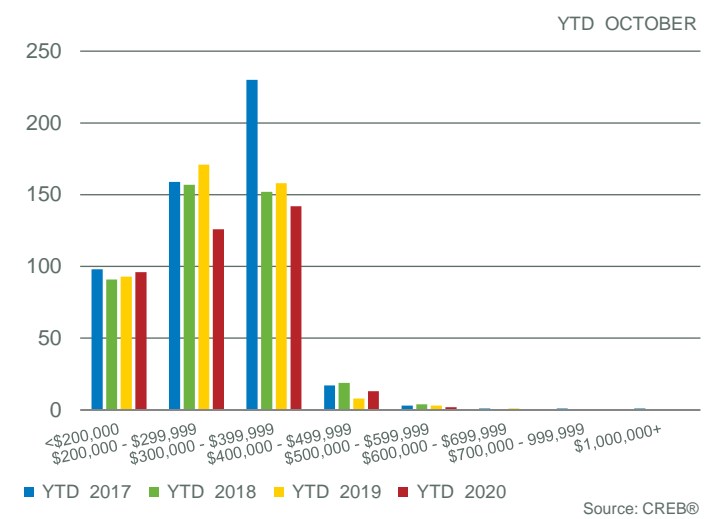


EAST

EAST TOTAL SALES



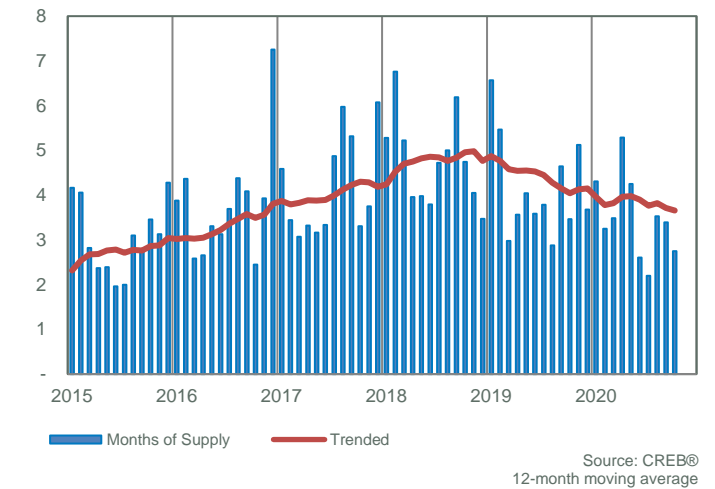
EAST TOTAL SALES BY PRICE RANGE



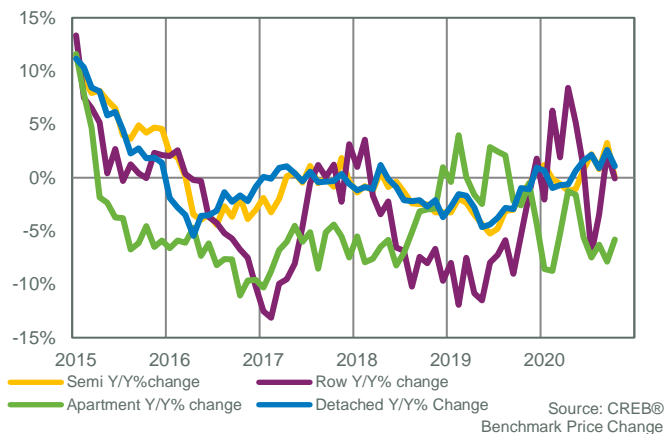
EAST INVENTORY AND SALES



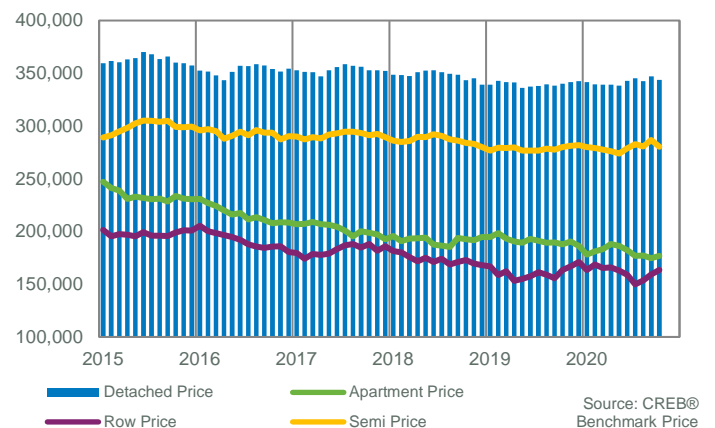
EAST MONTHS OF INVENTORY



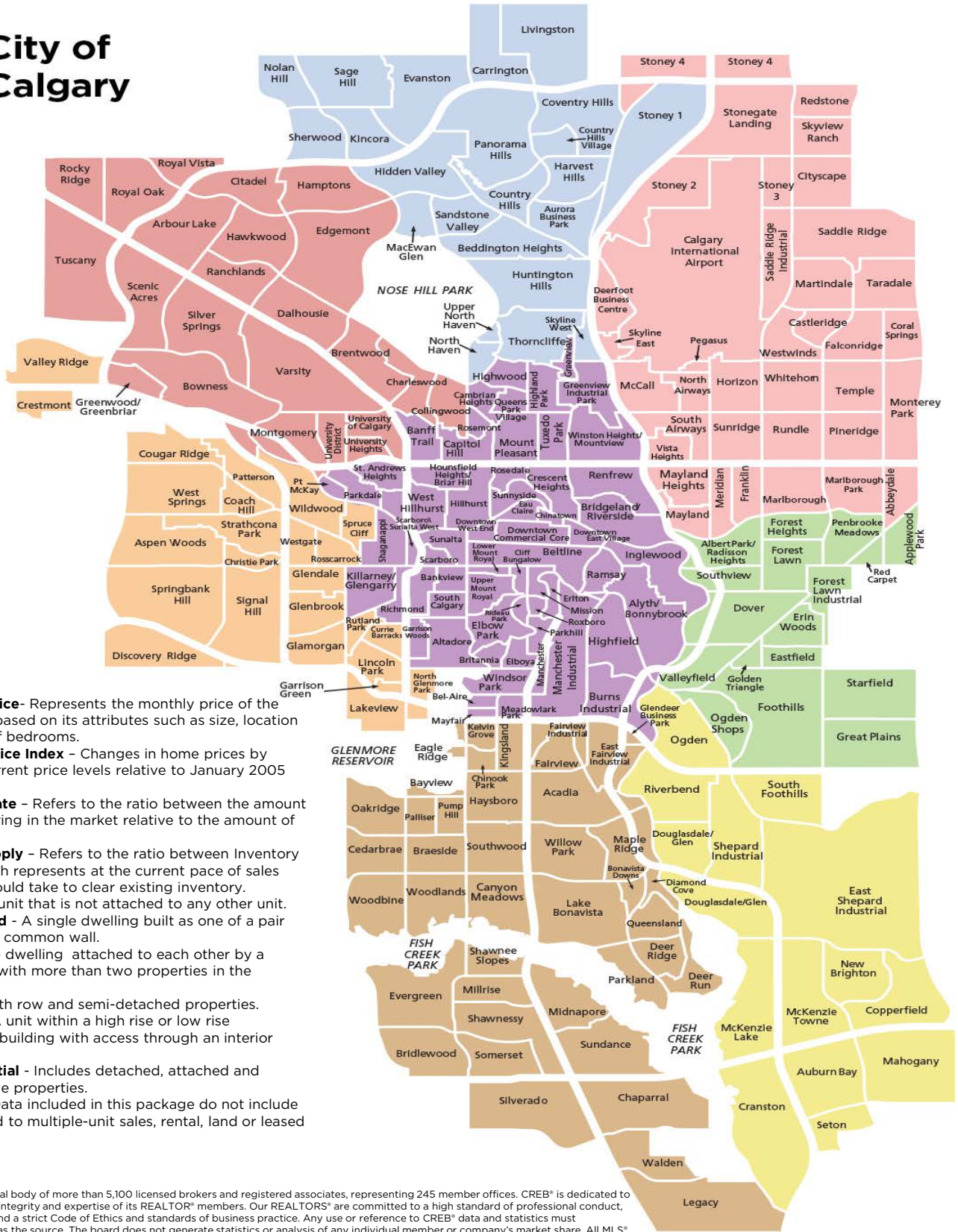
EAST PRICE CHANGE



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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