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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2016



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Home prices down, but not out

City of Calgary, July 4, 2016 –

Calgary home prices continue to slide in most areas of the market, but not at the rate that many might expect. This is partly due to June’s resiliency in the detached and semi-detached sectors of the market, where sales compared to new listings and standing inventory started returning to more balanced levels.

“The detached market has been gradually moving towards more balanced conditions, helping to prevent price levels from declining at the faster rates we saw in the previous two quarters,” said CREB® chief economist Ann-Marie Lurie. “While this is welcomed news for sellers, it’s very likely that pricing challenges will persist in the housing market until economic conditions start to improve.”

Detached benchmark prices totaled \$502,400, which is 0.4 per cent higher than last month, but 3.4 per cent lower than last year’s levels. This is the first time in eight months that detached prices recorded a monthly gain, helping ease the quarterly decline from 2.2 per cent in the first quarter to 0.7 per cent in the second quarter.

Overall sales activity remained relatively weak in June, falling by seven per cent to 2,028 units. Inventory levels went in the other direction and continued to climb in June to 5,973 units, 16 per cent higher than last year. Both the attached and apartment segments of the market have recorded inventory gains around 30 per cent, far greater than the year-over-year increase of five per cent in the detached sector.

Higher inventories and weaker demand continue to have a larger impact on pricing in the apartment and row sectors. June apartment prices slid by another 0.1 per cent over last month, pushing the average year-to-date benchmark price down 5.3 per cent below last year. Attached product experienced a monthly slide of 0.3 per cent, mostly due to steeper price declines in row style product.

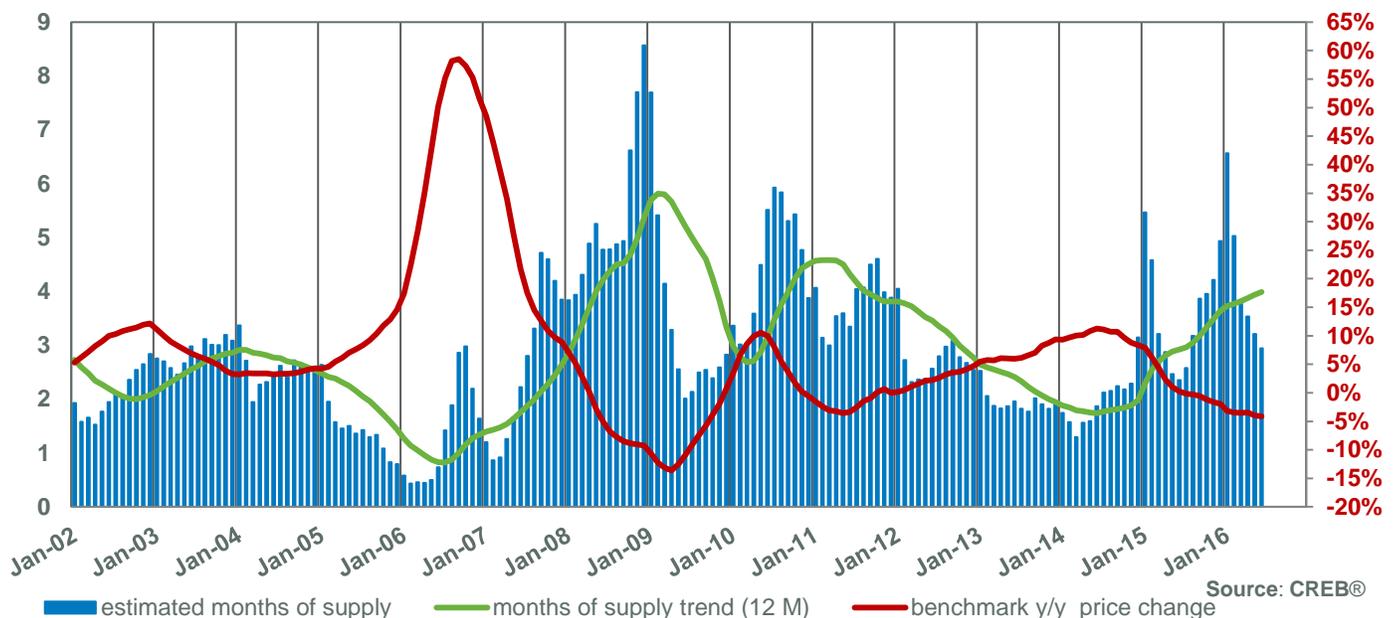
“The price adjustments that we’ve seen in the past year have allowed some buyers to get into homes that were previously unattainable,” said CREB® president Cliff Stevenson. “This is especially true for homeowners with financial stability and a good amount of equity in their home. With so much choice out there, it’s giving consumers an opportunity to find their ideal home at a price they can afford.”

HOUSING MARKET FACTS

- Overall year-to-date sales declined across all areas of the city. However, we continue to see detached sales growth in the City Centre, West and North West areas of the city.
- Despite some recent quarterly improvements, most districts have recorded year-to-date price declines for each property type, relative to last year.
- Price declines have been highest in the City Centre, North West and West districts of the city this year.
- City-wide June inventory gains were limited to product priced under \$600,000.
- YTD apartment and row sales have declined by 21 and 14 per cent. In comparison, the detached and semi-detached market declined by 6.4 and 4.4 per cent.

*See district map on last page.

CALGARY MONTHS OF SUPPLY AND PRICE CHANGES



Jun 2016

	Jun-15	Jun-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	1,331	1,282	-3.68%	6,196	5,799	-6.41%
Total Sales Volume	\$737,403,772	\$715,326,454	-2.99%	\$3,360,932,309	\$3,176,409,545	-5.49%
New Listings	1,830	1,739	-4.97%	10,756	10,326	-4.00%
Inventory	2,789	2,923	4.80%	2,890	2,948	2.00%
Months of Supply	2.10	2.28	8.81%	2.80	3.05	8.98%
Sales to New Listings Ratio	72.73%	73.72%	0.99%	57.61%	56.16%	-1.45%
Sales to List Price Ratio	97.70%	97.19%	-0.51%	97.47%	96.96%	-0.51%
Days on Market	37	41	12.15%	37	41	10.81%
Benchmark Price	\$520,200	\$502,400	-3.42%	\$519,783	\$503,200	-3.19%
Median Price	\$493,400	\$489,250	-0.84%	\$480,807	\$480,000	-0.17%
Average Price	\$554,022	\$557,977	0.71%	\$542,436	\$547,751	0.98%
Index	213	206	-3.42%	213	206	-3.19%
APARTMENT						
Total Sales	399	311	-22.06%	1,780	1,414	-20.56%
Total Sales Volume	\$128,578,337	\$96,564,480	-24.90%	\$558,147,842	\$429,870,137	-22.98%
New Listings	611	603	-1.31%	3,841	3,869	0.73%
Inventory	1,212	1,543	27.31%	1,308	1,486	13.54%
Months of Supply	3.04	4.96	63.33%	4.41	6.30	42.93%
Sales to New Listings Ratio	65.30%	51.58%	-13.73%	46.34%	36.55%	-9.80%
Sales to List Price Ratio	97.23%	96.37%	-0.86%	97.07%	96.34%	-0.73%
Days on Market	48	59	24.09%	47	53	12.77%
Benchmark Price	\$295,600	\$278,200	-5.89%	\$296,683	\$280,967	-5.30%
Median Price	\$275,000	\$267,500	-2.73%	\$273,250	\$272,000	-0.46%
Average Price	\$322,251	\$310,497	-3.65%	\$313,566	\$304,010	-3.05%
Index	202	190	-5.89%	203	192	-5.30%
ATTACHED						
Total Sales	452	435	-3.76%	2,216	1,992	-10.11%
Total Sales Volume	\$189,464,212	\$172,710,510	-8.84%	\$905,884,869	\$802,176,597	-11.45%
New Listings	680	736	8.24%	4,089	4,293	4.99%
Inventory	1,137	1,507	32.54%	1,168	1,436	22.95%
Months of Supply	2.52	3.46	37.72%	3.16	4.32	36.78%
Sales to New Listings Ratio	66.47%	59.10%	-7.37%	54.19%	46.40%	-7.79%
Sales to List Price Ratio	97.77%	97.01%	-0.76%	97.67%	97.07%	-0.60%
Days on Market	44	49	12.49%	41	48	17.07%
Benchmark Price	\$348,200	\$331,100	-4.91%	\$347,883	\$335,583	-3.54%
Median Price	\$345,000	\$340,000	-1.45%	\$348,000	\$345,000	-0.86%
Average Price	\$419,169	\$397,036	-5.28%	\$408,793	\$402,699	-1.49%
Index	207	196	-4.89%	206	199	-3.53%
CITY OF CALGARY						
Total Sales	2,182	2,028	-7.06%	10,192	9,205	-9.68%
Total Sales Volume	\$1,055,446,321	\$984,601,444	-6.71%	\$4,824,965,020	\$4,408,456,279	-8.63%
New Listings	3,121	3,078	-1.38%	18,686	18,488	-1.06%
Inventory	5,138	5,973	16.25%	5,366	5,869	9.37%
Months of Supply	2.35	2.95	25.08%	3.16	3.83	21.10%
Sales to New Listings Ratio	69.91%	65.89%	-4.03%	54.54%	49.79%	-4.75%
Sales to List Price Ratio	97.65%	97.08%	-0.57%	97.46%	96.92%	-0.54%
Days on Market	40	46	13.63%	40	45	12.50%
Benchmark Price	\$459,300	\$440,400	-4.11%	\$459,333	\$442,783	-3.60%
Median Price	\$430,000	\$430,000	0.00%	\$425,000	\$427,000	0.47%
Average Price	\$483,706	\$485,504	0.37%	\$473,407	\$478,920	1.16%
Index	211	202	-4.13%	211	203	-3.61%

For a list of definitions, see page 26.

Jun 2016

	Jun-15	Jun-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	184	185	0.54%	914	874	-4.38%
Total Sales Volume	\$95,862,674	\$90,838,521	-5.24%	\$464,126,345	\$427,666,026	-7.86%
Share of Sales with Condo Title	16.85%	16.76%	-0.09%	15.13%	15.56%	0.43%
New Listings	294	286	-2.72%	1,746	1,730	-0.92%
Inventory	491	532	8.35%	511	550	7.46%
Months of Supply	2.67	2.88	7.76%	3.36	3.77	12.38%
Sales to New Listings Ratio	62.59%	64.69%	2.10%	52.35%	50.52%	-1.83%
Sales to List Price Ratio	98.07%	96.94%	-1.13%	97.80%	97.01%	-0.79%
Days on Market	43	46	7.52%	41	44	7.32%
Benchmark Price	\$396,700	\$385,600	-2.80%	\$395,617	\$385,833	-2.47%
Median Price	\$410,750	\$393,000	-4.32%	\$405,000	\$397,250	-1.91%
Average Price	\$520,993	\$491,019	-5.75%	\$507,797	\$489,320	-3.64%
Index	206	200	-2.81%	206	201	-2.48%
CITY OF CALGARY ROW						
Total Sales	268	250	-6.72%	1,302	1,118	-14.13%
Total Sales Volume	\$93,601,538	\$81,871,989	-12.53%	\$441,758,524	\$374,510,571	-15.22%
Share of Sales with Condo Title	95.90%	92.00%	-3.90%	97.51%	93.75%	-3.75%
New Listings	385	450	16.88%	2,342	2,563	9.44%
Inventory	645	975	51.16%	656	886	35.05%
Months of Supply	2.41	3.90	62.05%	3.02	4.76	57.28%
Sales to New Listings Ratio	69.61%	55.56%	-14.05%	55.59%	43.62%	-11.97%
Sales to List Price Ratio	97.46%	97.10%	-0.36%	97.52%	97.14%	-0.38%
Days on Market	44	51	16.16%	41	50	21.95%
Benchmark Price	\$330,100	\$310,800	-5.85%	\$330,250	\$317,050	-4.00%
Median Price	\$320,000	\$310,000	-3.13%	\$321,000	\$312,000	-2.80%
Average Price	\$349,259	\$327,488	-6.23%	\$339,292	\$334,983	-1.27%
Index	207	195	-5.86%	207	198	-4.00%
CITY OF CALGARY ATTACHED						
Total Sales	452	435	-3.76%	2,216	1,992	-10.11%
Total Sales Volume	\$189,464,212	\$172,710,510	-8.84%	\$905,884,869	\$802,176,597	-11.45%
Share of sales with condo title	63.72%	60.00%	-5.83%	63.68%	59.57%	-6.46%
New Listings	680	736	8.24%	4,089	4,293	4.99%
Inventory	1,137	1,507	32.54%	1,168	1,436	22.95%
Months of Supply	2.52	3.46	37.72%	3.16	4.32	36.78%
Sales to New Listings Ratio	66.47%	59.10%	-7.37%	54.19%	46.40%	-7.79%
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For a list of definitions, see page 26.

June 2016	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	128	185	69.19%	415	3.24	\$644,500	-4.67%	-0.66%
North East	148	232	63.79%	374	2.53	\$393,900	-2.48%	1.26%
North	186	236	78.81%	362	1.95	\$445,300	-1.68%	0.50%
North West	193	242	79.75%	346	1.79	\$544,500	-3.13%	0.18%
West	156	193	80.83%	366	2.35	\$690,800	-4.00%	0.17%
South	251	354	70.90%	547	2.18	\$480,000	-2.87%	0.46%
South East	193	256	75.39%	442	2.29	\$448,700	-5.50%	0.27%
East	27	42	64.29%	71	2.63	\$358,900	-3.60%	1.38%
TOTAL CITY	1,282	1,739	73.72%	2,923	2.28	\$502,400	-3.42%	0.38%
Apartment								
City Centre	141	301	46.84%	750	5.32	\$306,800	-5.25%	0.23%
North East	9	30	30.00%	76	8.44	\$256,400	-5.46%	-2.03%
North	25	22	113.64%	65	2.60	\$238,500	-7.16%	-0.58%
North West	30	58	51.72%	141	4.70	\$261,500	-6.07%	-1.62%
West	32	65	49.23%	157	4.91	\$254,500	-7.89%	0.28%
South	46	70	65.71%	180	3.91	\$247,300	-5.43%	0.12%
South East	20	44	45.45%	125	6.25	\$248,300	-4.24%	1.51%
East	8	13	61.54%	49	6.13	\$227,900	-5.90%	-1.81%
TOTAL CITY	311	603	51.58%	1,543	4.96	\$278,200	-5.89%	-0.11%
Semi-detached								
City Centre	57	98	58.16%	208	3.65	\$690,700	-2.79%	0.00%
North East	15	30	50.00%	55	3.67	\$310,100	-3.15%	2.24%
North	13	22	59.09%	31	2.38	\$325,300	-2.78%	0.40%
North West	16	28	57.14%	50	3.13	\$358,000	-0.78%	0.11%
West	19	32	59.38%	57	3.00	\$451,600	-2.65%	0.87%
South	25	41	60.98%	68	2.72	\$345,200	-3.44%	0.47%
South East	29	27	107.41%	45	1.55	\$306,300	-5.08%	1.26%
East	11	8	137.50%	18	1.64	\$278,600	-5.04%	0.76%
TOTAL CITY	185	286	64.69%	532	2.88	\$385,600	-2.80%	0.65%
Row								
City Centre	48	85	56.47%	225	4.69	\$449,800	-7.35%	-1.75%
North East	17	36	47.22%	88	5.18	\$226,600	-3.70%	0.00%
North	42	60	70.00%	108	2.57	\$276,500	-7.59%	-1.25%
North West	28	61	45.90%	114	4.07	\$317,200	-7.71%	-0.35%
West	28	57	49.12%	134	4.79	\$353,900	-6.94%	-2.29%
South	41	74	55.41%	164	4.00	\$276,600	-4.06%	0.47%
South East	38	64	59.38%	115	3.03	\$312,000	-3.44%	-0.16%
East	8	13	61.54%	27	3.38	\$217,100	-3.64%	-0.87%
TOTAL CITY	250	450	55.56%	975	3.90	\$310,800	-5.85%	-0.77%

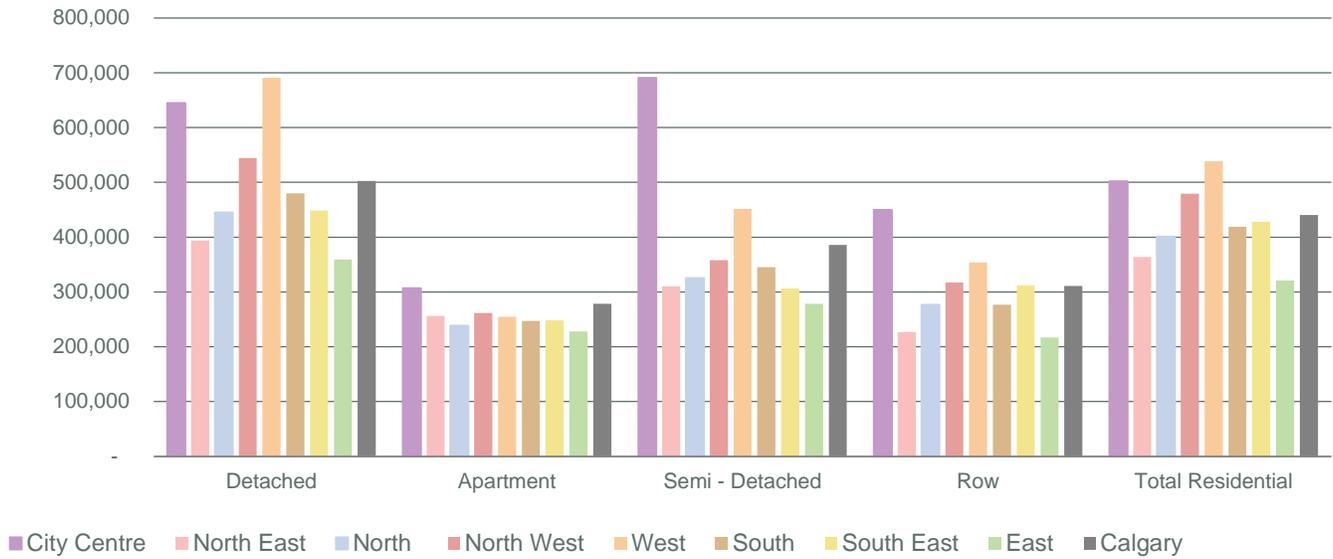
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

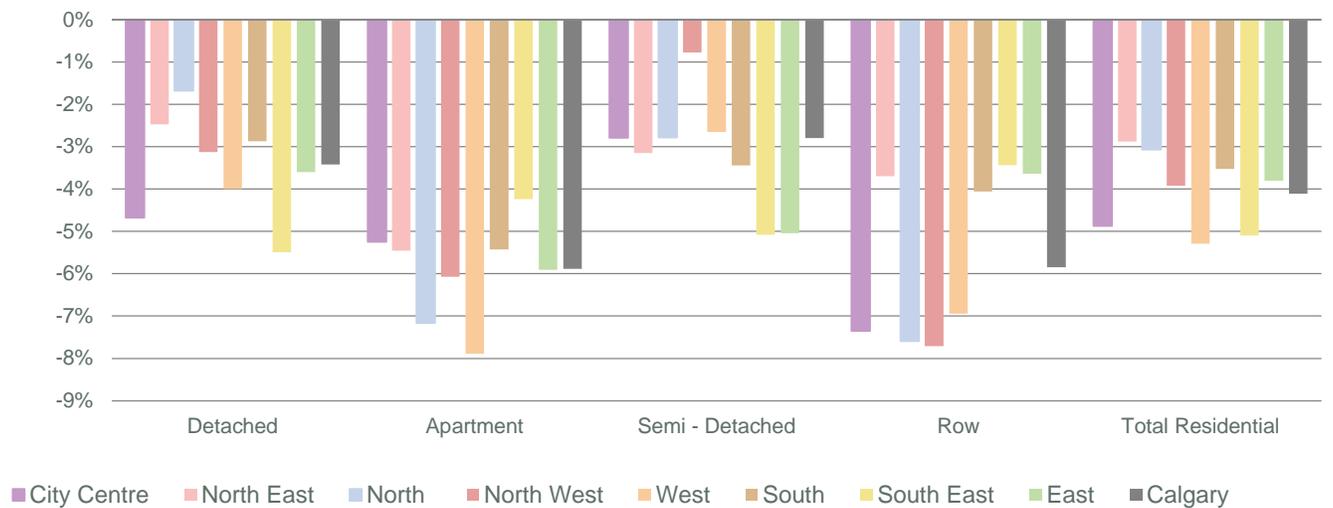


BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE



Source: CREB®

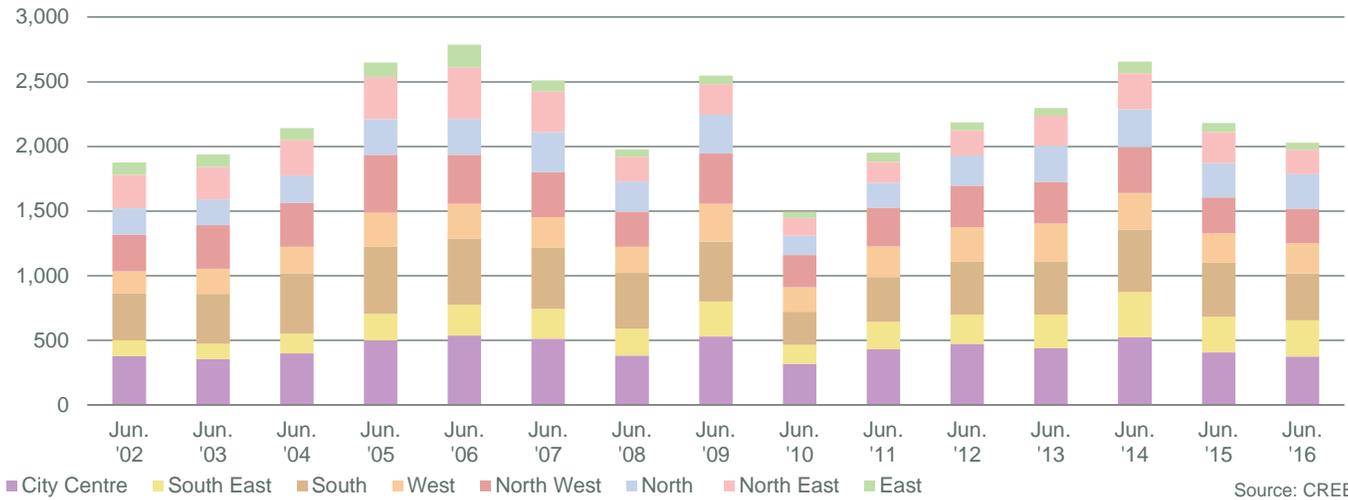
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,143	1,130	1,329	1,500	1,712	1,330	1,485	1,040	1,307
Lot Size	5,490	4,017	4,371	5,275	5,563	5,187	4,246	4,742	4,854
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1952	1988	1993	1988	1988	1984	1997	1976	1984
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

Jun 2016

TOTAL SALES

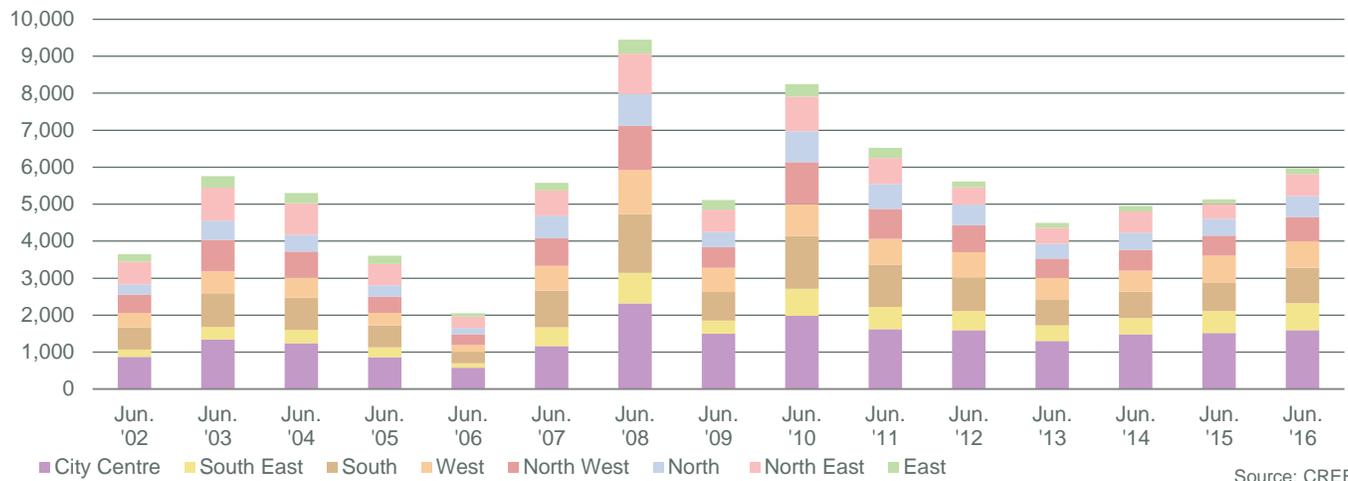
JUNE



Source: CREB®

TOTAL INVENTORY

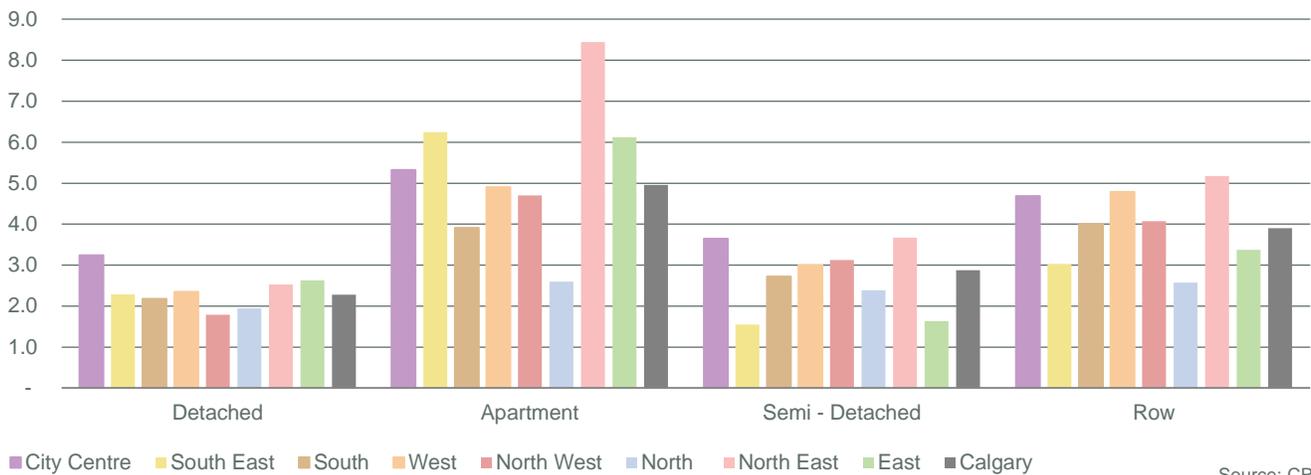
JUNE



Source: CREB®

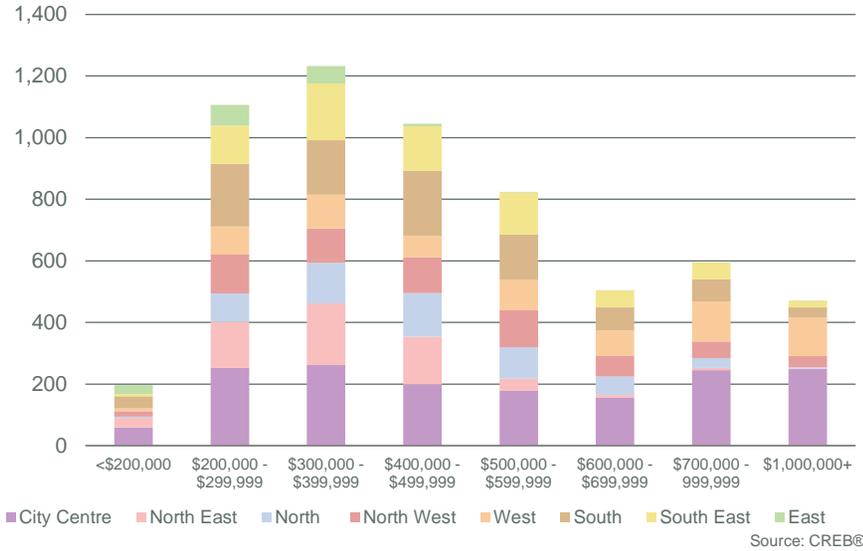
MONTHS OF SUPPLY

JUNE

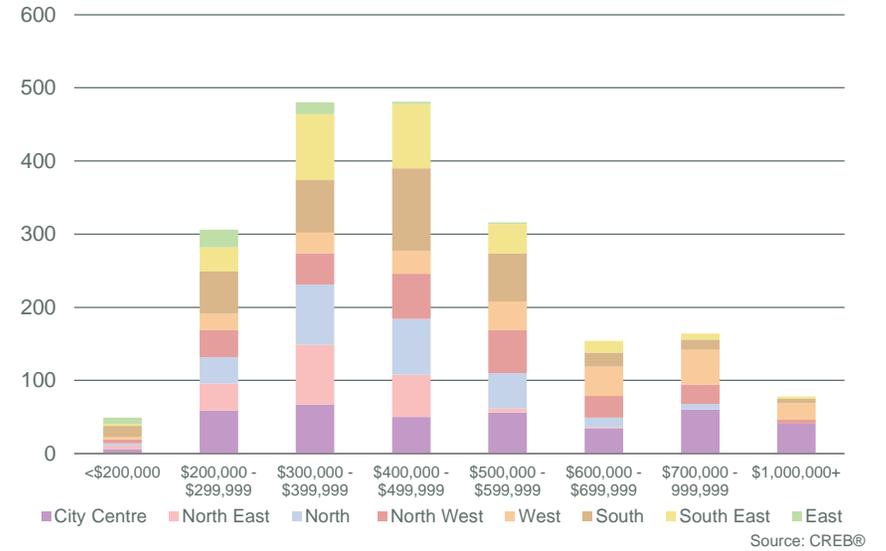


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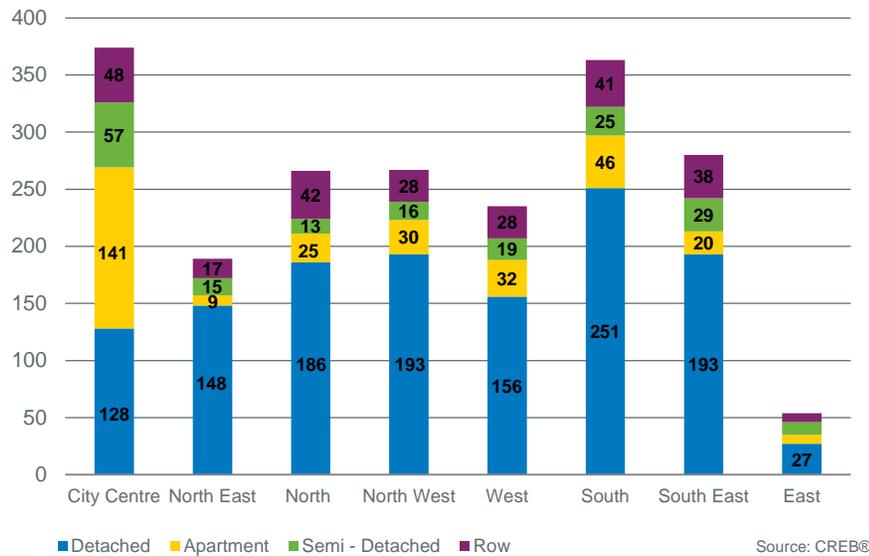
TOTAL INVENTORY BY PRICE RANGE - JUNE



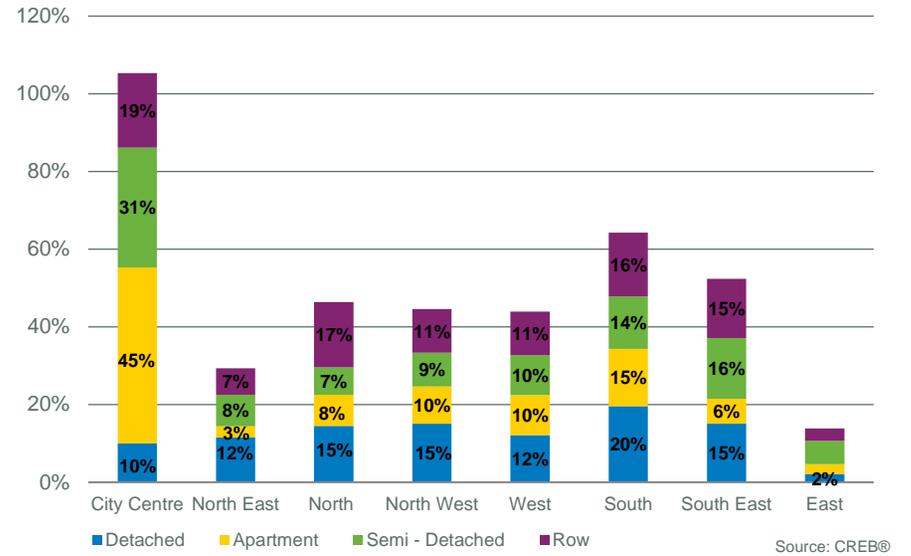
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



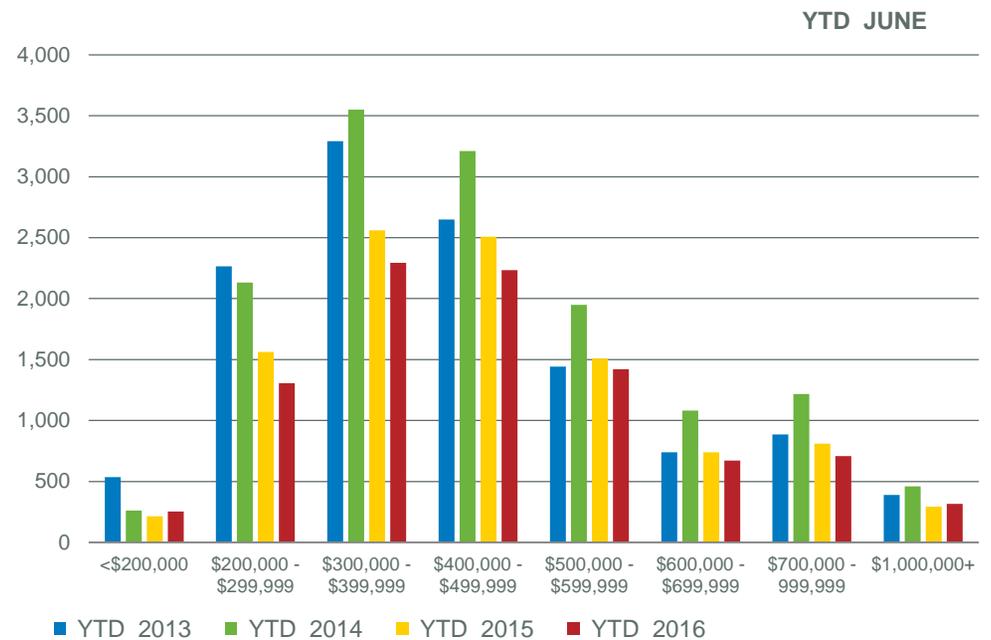
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	765	1,130	1,590	1,769	1,923	2,028						
New Listings	2,742	2,908	3,226	3,217	3,317	3,078						
Inventory	5,023	5,684	6,103	6,252	6,178	5,973						
Days on Market	51	43	43	46	42	46						
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400						
Median Price	407,500	420,000	422,250	430,000	433,000	430,000						
Average Price	456,889	473,940	468,642	476,832	494,085	485,504						
Index	206	204	203	202	202	202						

	Jun-15	Jun-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	32	49	214	254
\$200,000 - \$299,999	346	306	1,562	1,306
\$300,000 - \$349,999	240	210	1,137	1,013
\$350,000 - \$399,999	290	270	1,422	1,281
\$400,000 - \$449,999	287	274	1,404	1,273
\$450,000 - \$499,999	223	207	1,105	961
\$500,000 - \$549,999	180	174	845	818
\$550,000 - \$599,999	137	142	661	604
\$600,000 - \$649,999	115	78	419	366
\$650,000 - \$699,999	68	76	321	304
\$700,000 - \$799,999	106	89	468	381
\$800,000 - \$899,999	56	50	219	216
\$900,000 - \$999,999	26	25	123	111
\$1,000,000 - \$1,249,999	40	39	143	144
\$1,250,000 - \$1,499,999	13	20	60	76
\$1,500,000 - \$1,749,999	9	5	38	46
\$1,750,000 - \$1,999,999	7	6	22	22
\$2,000,000 - \$2,499,999	5	3	14	17
\$2,500,000 - \$2,999,999	-	3	7	7
\$3,000,000 - \$3,499,999	-	1	3	2
\$3,500,000 - \$3,999,999	2	1	4	3
\$4,000,000 +	-	-	1	-
	2,182	2,028	10,192	9,205

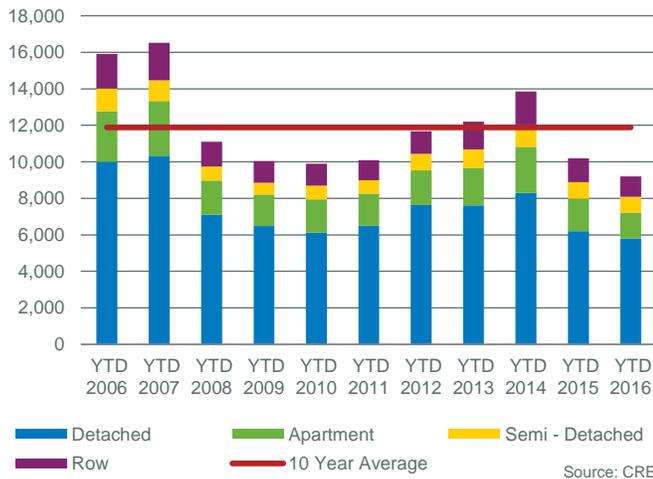
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

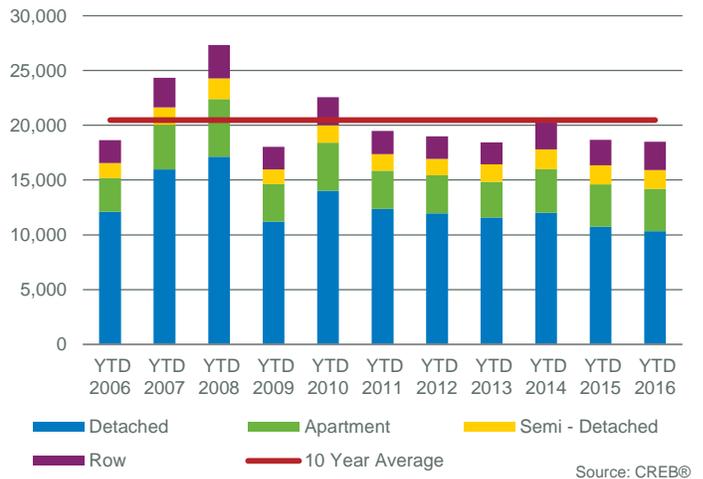
CITY OF CALGARY TOTAL SALES

YTD JUNE

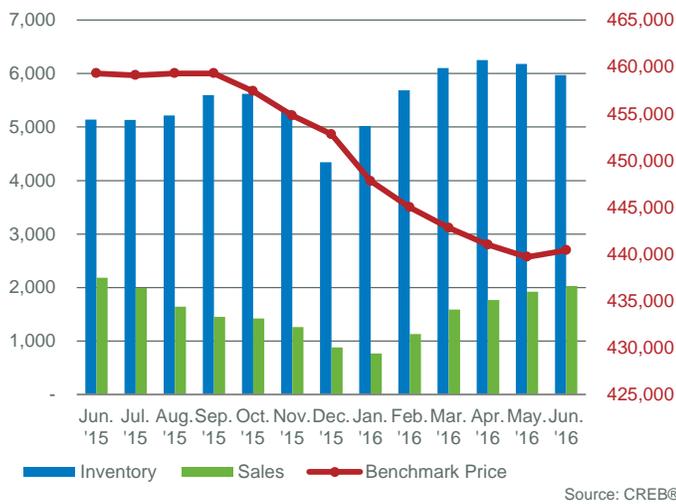


CITY OF CALGARY TOTAL NEW LISTINGS

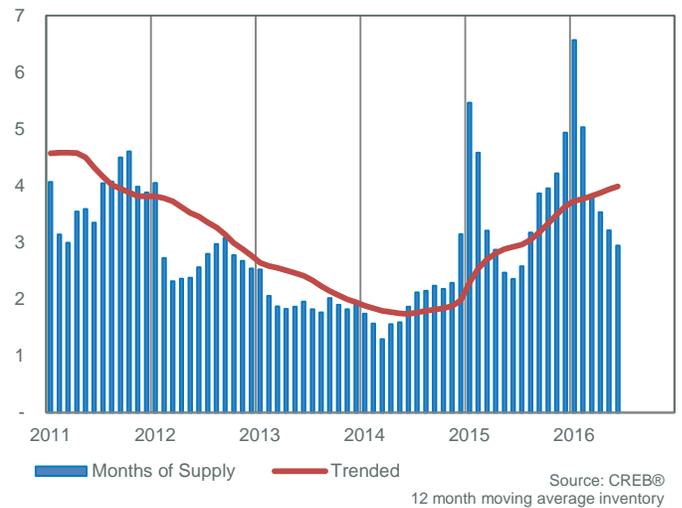
YTD JUNE



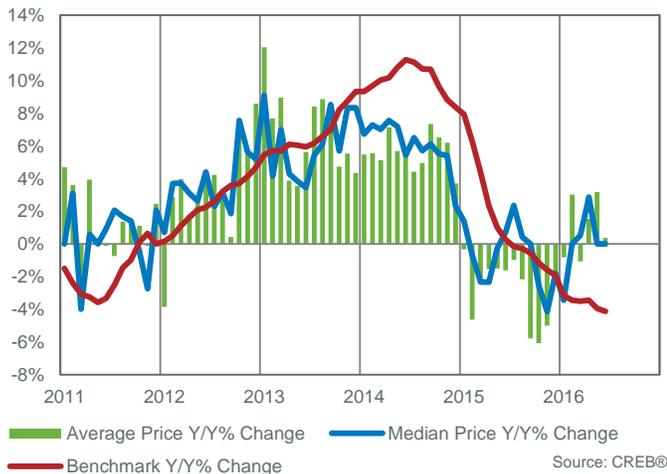
CITY OF CALGARY TOTAL INVENTORY AND SALES



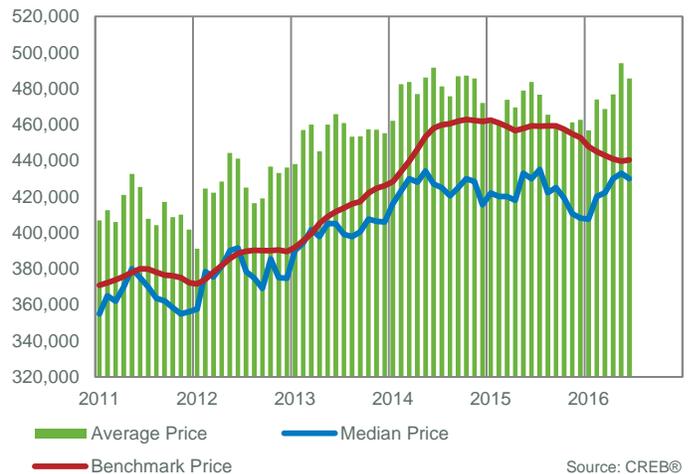
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE

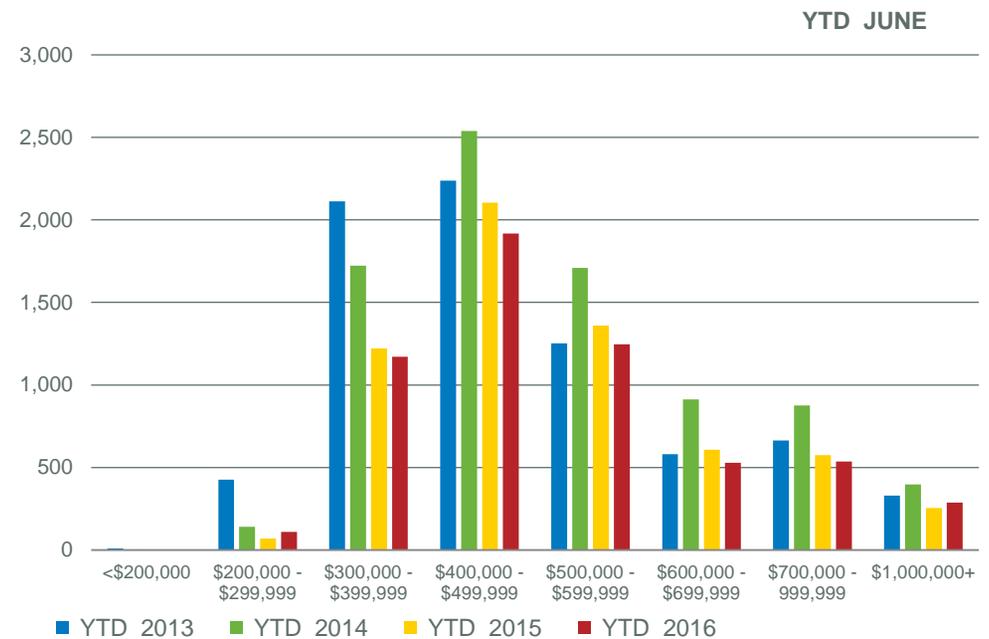


CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	798	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,183	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,680	2,132
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	524,211	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
2016												
Sales	466	693	1,005	1,137	1,216	1,282						
New Listings	1,487	1,612	1,819	1,820	1,849	1,739						
Inventory	2,537	2,954	3,094	3,139	3,039	2,923						
Days on Market	49	38	41	44	39	41						
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400						
Median Price	458,750	467,500	480,000	483,500	489,950	489,250						
Average Price	526,408	541,979	538,481	541,100	562,320	557,977						
Index	208	207	206	206	205	206						

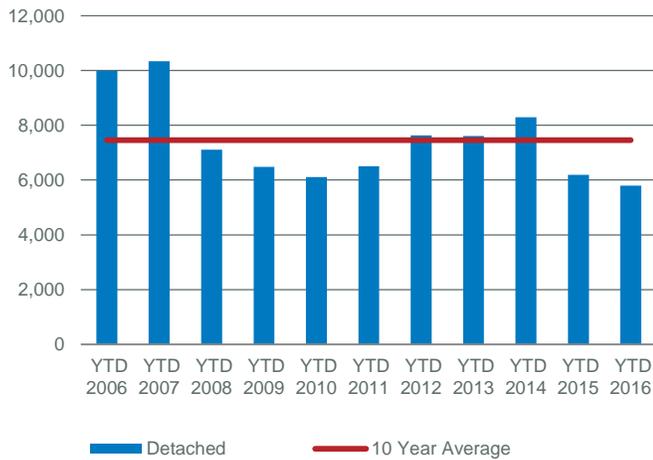
	Jun-15	Jun-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	7	24	69	110
\$300,000 - \$349,999	72	69	356	347
\$350,000 - \$399,999	173	174	866	823
\$400,000 - \$449,999	241	232	1,172	1,072
\$450,000 - \$499,999	190	183	932	846
\$500,000 - \$549,999	166	157	757	728
\$550,000 - \$599,999	124	122	603	519
\$600,000 - \$649,999	99	70	354	293
\$650,000 - \$699,999	59	58	254	236
\$700,000 - \$799,999	79	63	332	273
\$800,000 - \$899,999	45	40	159	175
\$900,000 - \$999,999	16	21	84	89
\$1,000,000 - \$1,249,999	30	32	122	124
\$1,250,000 - \$1,499,999	10	19	51	73
\$1,500,000 - \$1,749,999	9	5	37	44
\$1,750,000 - \$1,999,999	6	6	19	20
\$2,000,000 - \$2,499,999	5	2	14	15
\$2,500,000 - \$2,999,999	-	3	6	7
\$3,000,000 - \$3,499,999	-	1	3	2
\$3,500,000 - \$3,999,999	-	1	1	3
\$4,000,000 +	-	-	1	-
	1,331	1,282	6,196	5,799

CITY OF CALGARY DETACHED SALES BY PRICE RANGE


Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



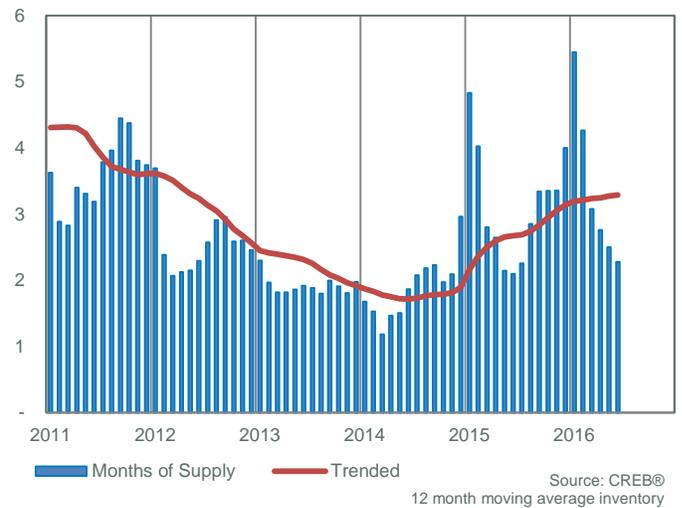
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



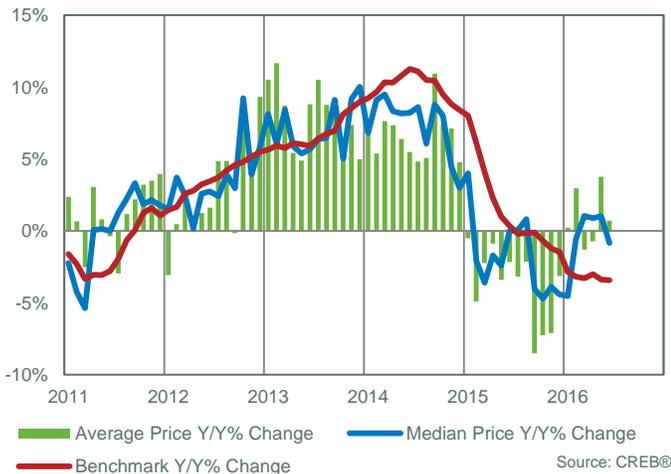
Source: CREB®

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

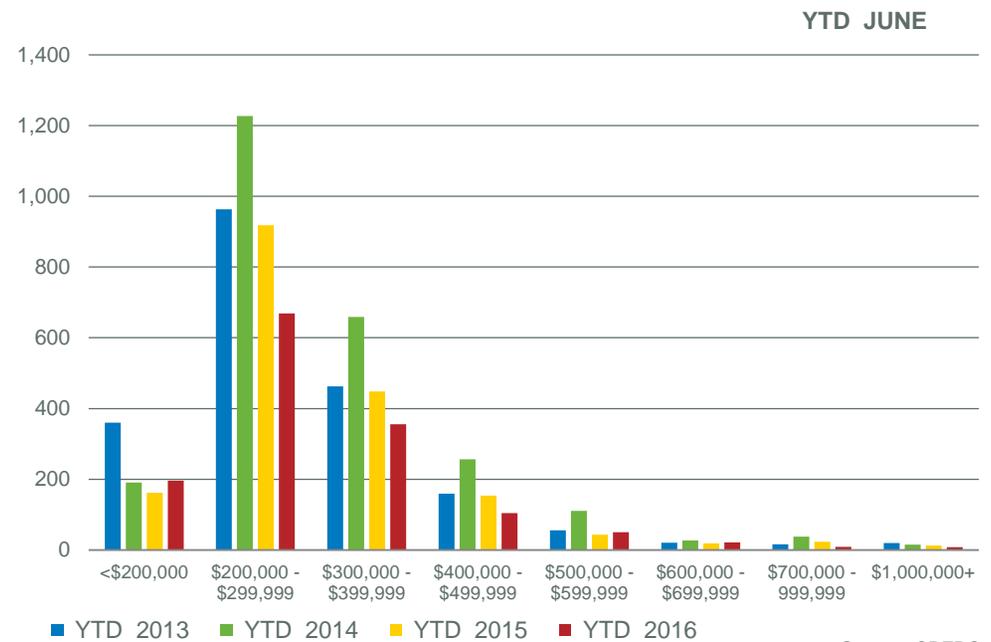


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	153	215	302	352	359	399	324	281	259	237	195	152
New Listings	744	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,197	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,120
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,444	306,007	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
2016												
Sales	129	168	257	273	276	311						
New Listings	598	637	680	666	685	603						
Inventory	1,252	1,390	1,531	1,585	1,612	1,543						
Days on Market	59	50	48	54	49	59						
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200						
Median Price	251,000	268,000	272,000	278,500	280,000	267,500						
Average Price	280,088	307,461	298,072	302,554	312,750	310,497						
Index	194	194	192	192	191	190						

	Jun-15	Jun-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	25	37	162	196
\$200,000 - \$299,999	220	161	918	669
\$300,000 - \$349,999	60	46	283	219
\$350,000 - \$399,999	41	22	165	137
\$400,000 - \$449,999	21	11	92	63
\$450,000 - \$499,999	13	10	62	41
\$500,000 - \$549,999	1	6	28	28
\$550,000 - \$599,999	3	6	15	22
\$600,000 - \$649,999	5	2	15	14
\$650,000 - \$699,999	2	4	4	8
\$700,000 - \$799,999	1	2	12	6
\$800,000 - \$899,999	2	-	6	3
\$900,000 - \$999,999	2	-	5	-
\$1,000,000 - \$1,249,999	1	2	5	2
\$1,250,000 - \$1,499,999	-	1	1	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	2	2
\$2,000,000 - \$2,499,999	-	1	-	2
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	2	-	3	-
\$4,000,000 +	-	-	-	-
	399	311	1,780	1,414

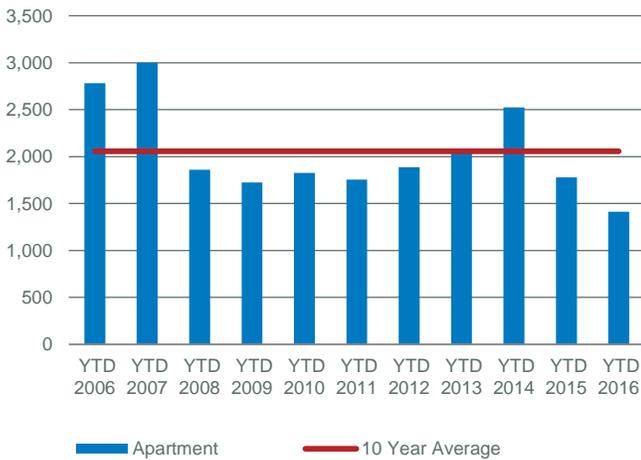
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD JUNE



Source: CREB®

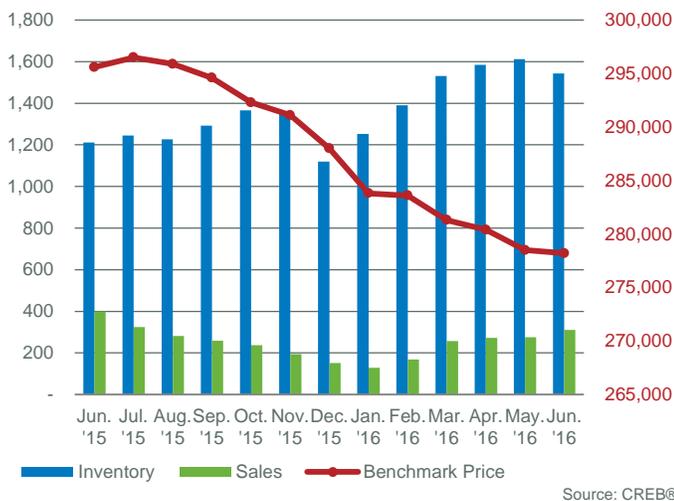
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



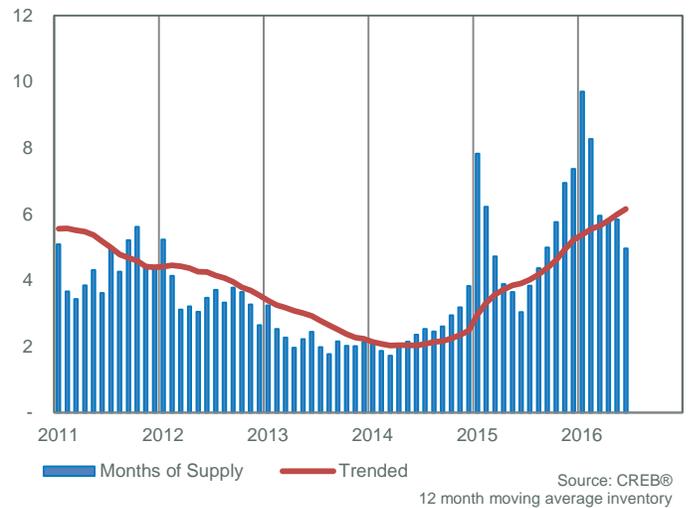
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



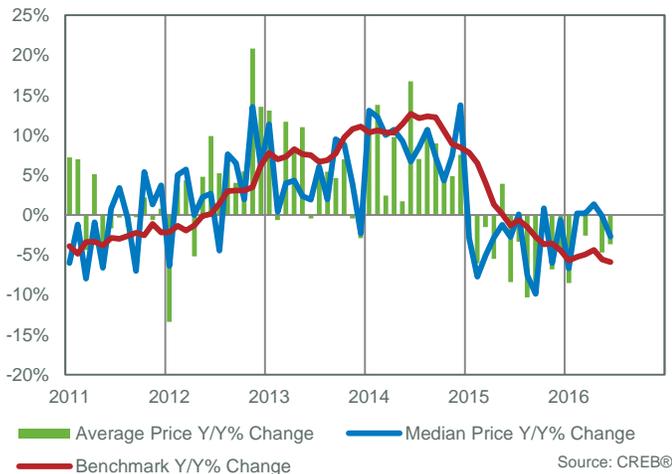
Source: CREB®

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

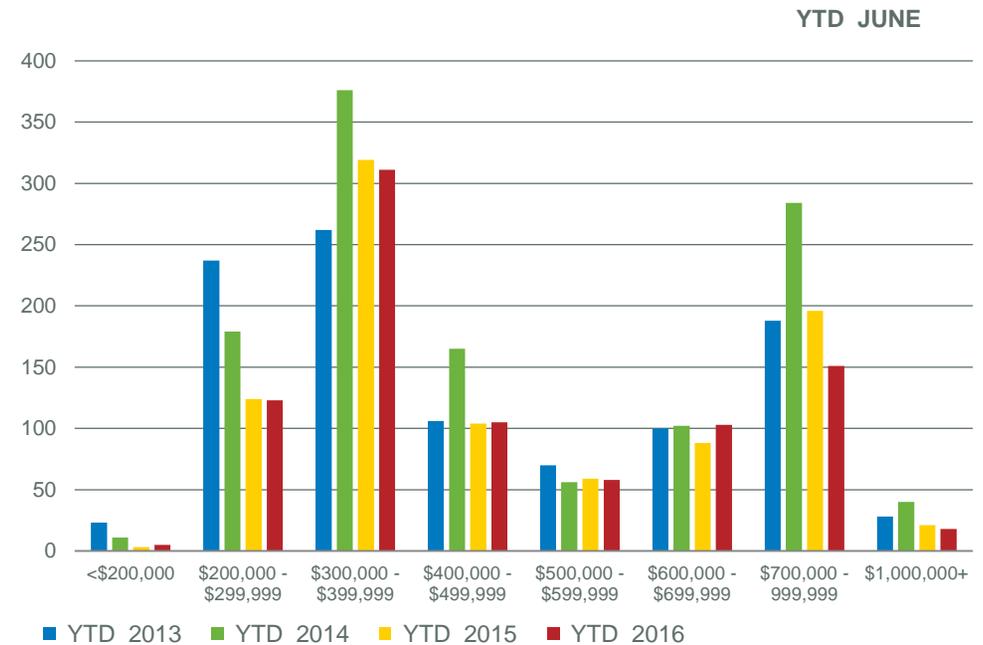


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	81	95	160	202	192	184	191	138	103	128	108	74
New Listings	302	275	308	267	300	294	282	246	268	293	200	142
Inventory	471	544	572	502	488	491	491	506	554	586	546	448
Days on Market	41	35	41	39	45	43	44	41	40	41	47	53
Benchmark Price	396,700	396,500	394,800	394,400	394,600	396,700	397,700	398,100	398,100	396,200	394,200	393,100
Median Price	382,000	417,500	403,750	396,750	417,500	410,750	414,000	419,579	432,500	392,250	378,000	394,500
Average Price	483,077	503,722	510,352	499,705	513,979	520,993	510,395	493,825	510,515	476,423	481,182	496,127
Index	206	206	205	205	205	206	207	207	207	206	205	204
2016												
Sales	71	110	144	174	190	185						
New Listings	268	283	289	306	298	286						
Inventory	501	552	579	586	547	532						
Days on Market	44	47	37	50	41	46						
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600						
Median Price	377,000	403,500	390,000	410,000	429,000	393,000						
Average Price	478,679	492,823	465,481	490,701	506,419	491,019						
Index	203	201	200	199	199	200						

	Jun-15	Jun-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	3	5
\$200,000 - \$299,999	22	27	124	123
\$300,000 - \$349,999	39	30	145	138
\$350,000 - \$399,999	29	36	174	173
\$400,000 - \$449,999	10	13	59	63
\$450,000 - \$499,999	9	9	45	42
\$500,000 - \$549,999	6	3	30	21
\$550,000 - \$599,999	7	7	29	37
\$600,000 - \$649,999	5	4	32	48
\$650,000 - \$699,999	7	13	56	55
\$700,000 - \$799,999	24	24	118	93
\$800,000 - \$899,999	8	10	49	37
\$900,000 - \$999,999	7	4	29	21
\$1,000,000 - \$1,249,999	8	4	14	17
\$1,250,000 - \$1,499,999	2	-	7	1
\$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 +	-	-	-	-
	184	185	914	874

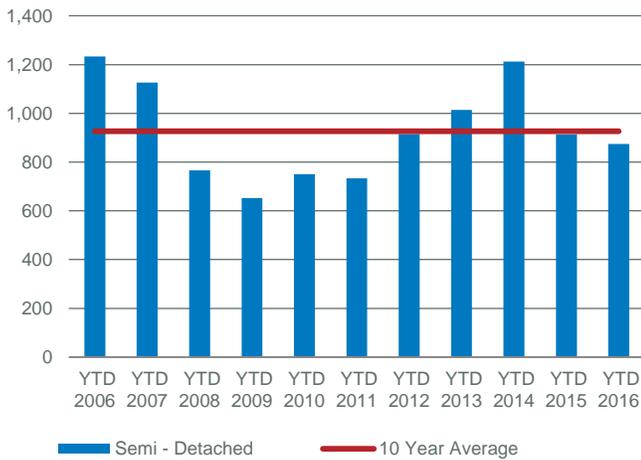
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

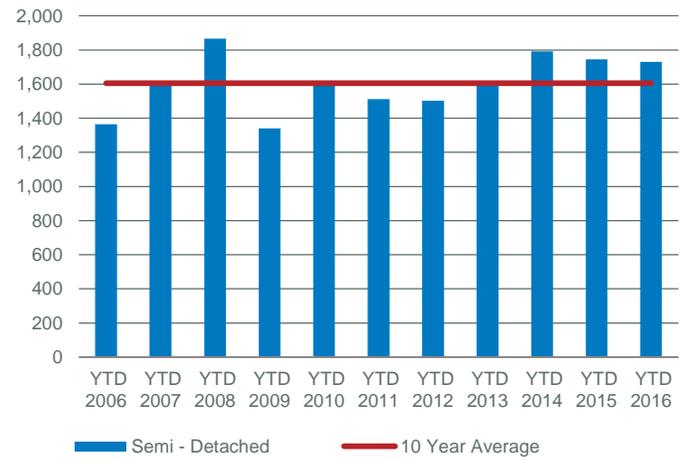
YTD JUNE



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



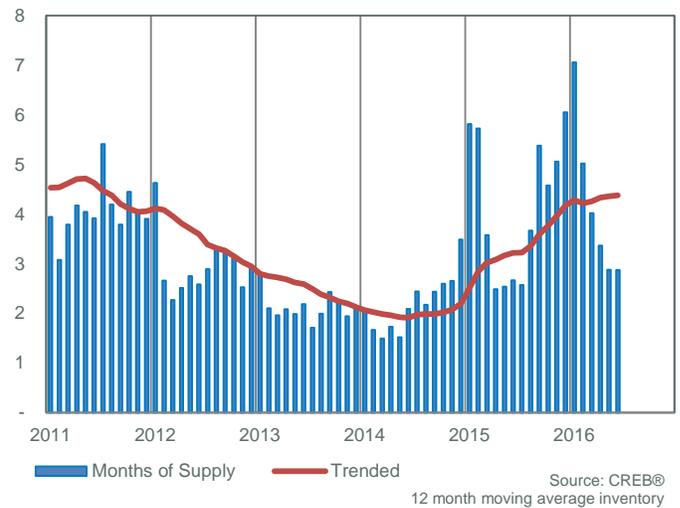
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



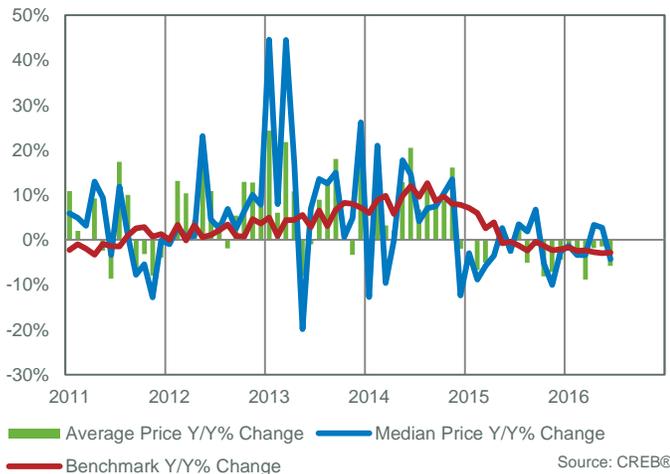
Source: CREB®

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

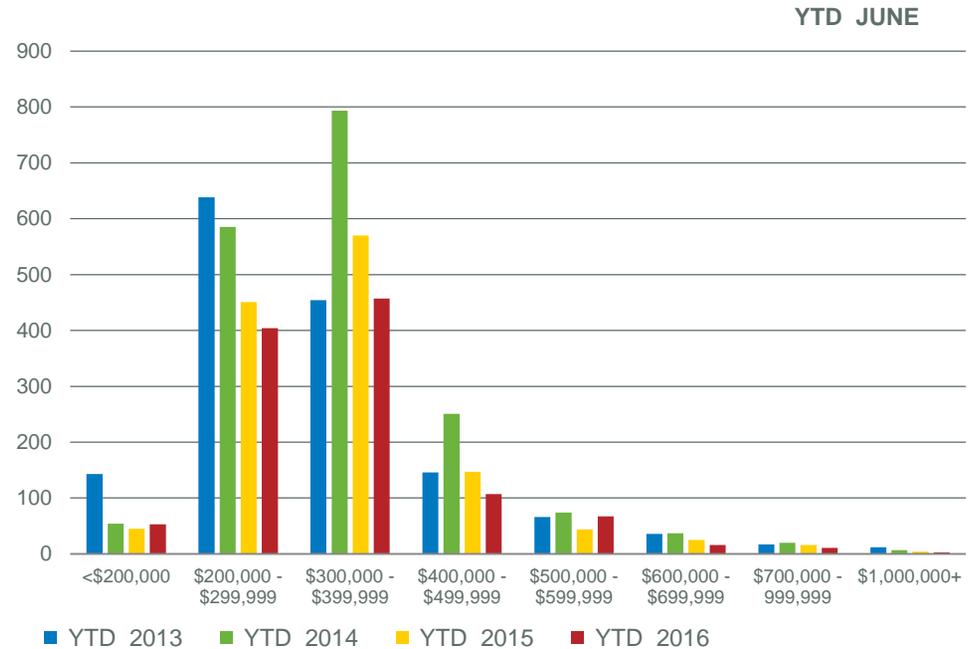


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	268	255	227	181	184	161	120
New Listings	387	396	375	419	380	385	390	339	402	369	308	215
Inventory	545	672	679	724	672	645	644	648	722	747	740	639
Days on Market	42	33	38	42	41	44	44	46	41	41	50	47
Benchmark Price	330,500	330,600	331,100	329,500	329,700	330,100	328,200	328,700	329,800	328,700	327,300	325,000
Median Price	322,000	315,000	325,000	322,000	323,000	320,000	323,000	330,000	317,500	312,000	319,900	313,000
Average Price	344,487	330,111	334,675	338,474	337,481	349,259	348,003	346,370	328,906	332,095	331,704	326,227
Index	207	207	207	206	206	207	205	206	206	206	205	203
2016												
Sales	99	159	184	185	241	250						
New Listings	389	376	438	425	485	450						
Inventory	733	788	899	942	980	975						
Days on Market	51	52	49	47	50	51						
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800						
Median Price	315,000	315,000	309,200	310,000	321,500	310,000						
Average Price	344,407	340,232	327,900	325,976	347,743	327,488						
Index	203	201	199	197	196	195						

	Jun-15	Jun-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	6	11	45	53
\$200,000 - \$299,999	97	94	451	404
\$300,000 - \$399,999	69	65	353	309
\$400,000 - \$499,999	15	18	81	75
\$500,000 - \$599,999	3	7	14	26
\$600,000 - \$699,999	6	2	18	11
\$700,000 - \$799,999	2	-	6	9
\$800,000 - \$899,999	1	-	5	1
\$900,000 - \$999,999	1	-	5	1
\$1,000,000 - \$1,249,999	1	1	2	1
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$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 +	-	-	-	-
	268	250	1,302	1,118

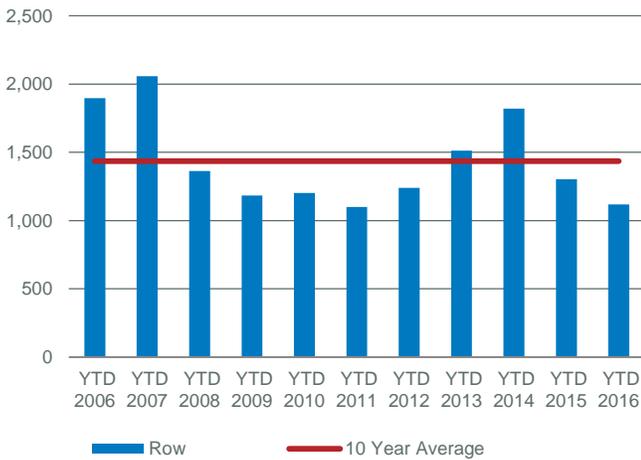
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

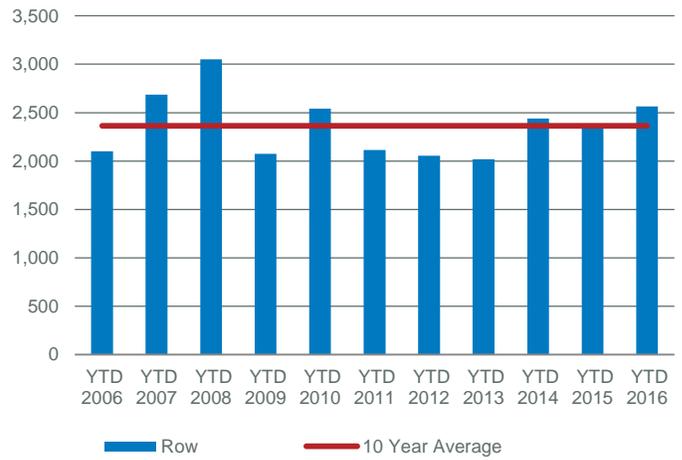
YTD JUNE



Source: CREB®

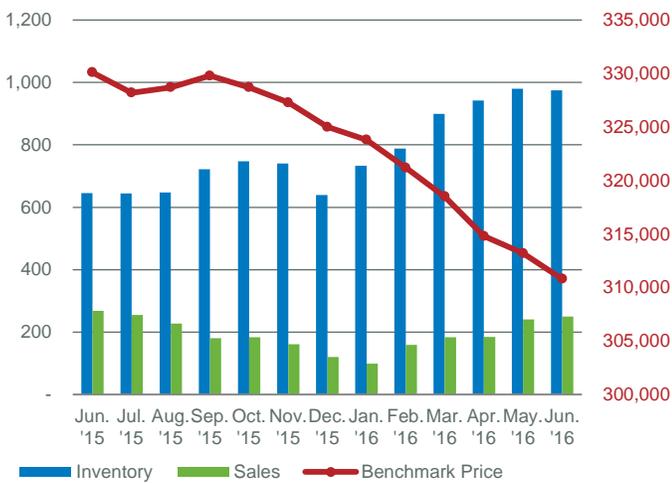
CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



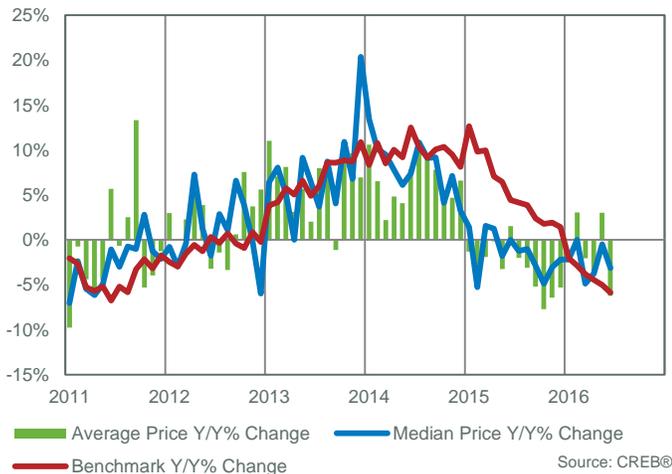
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

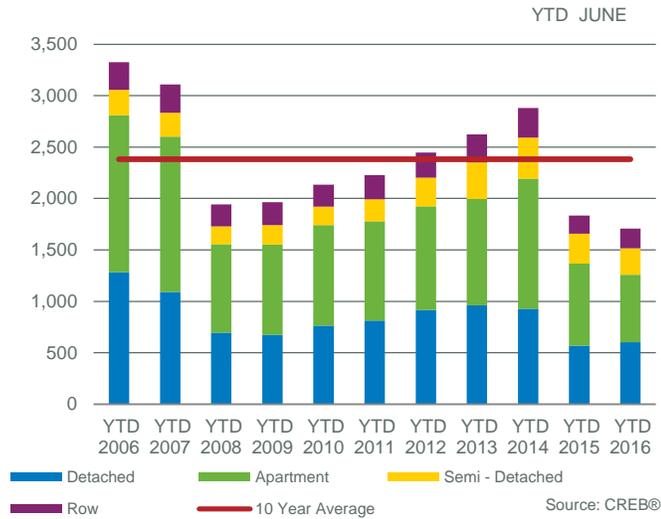
CITY OF CALGARY ROW PRICES



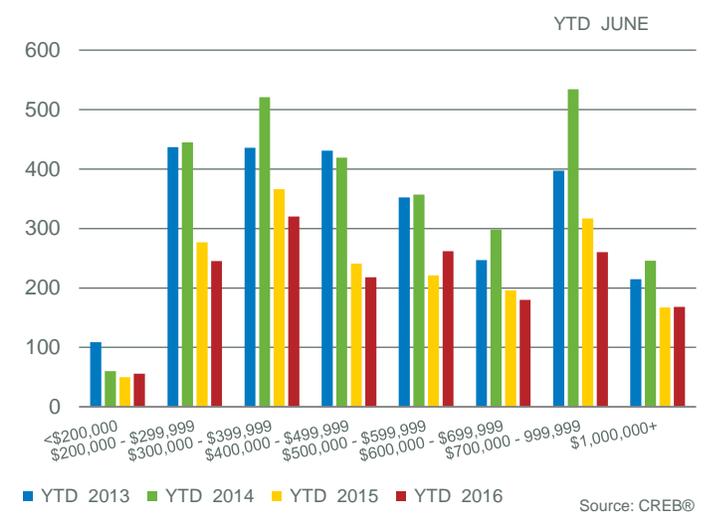
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



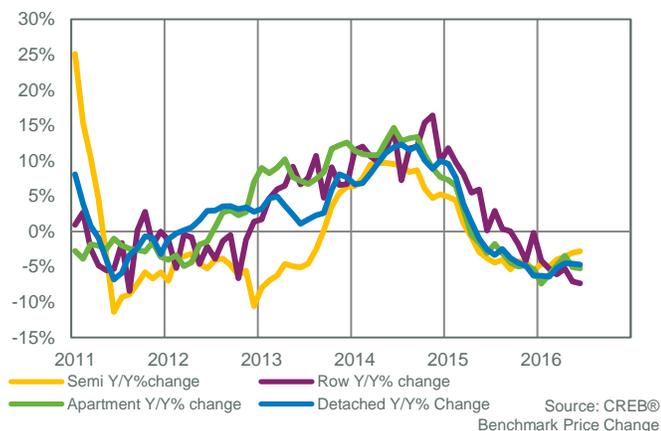
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

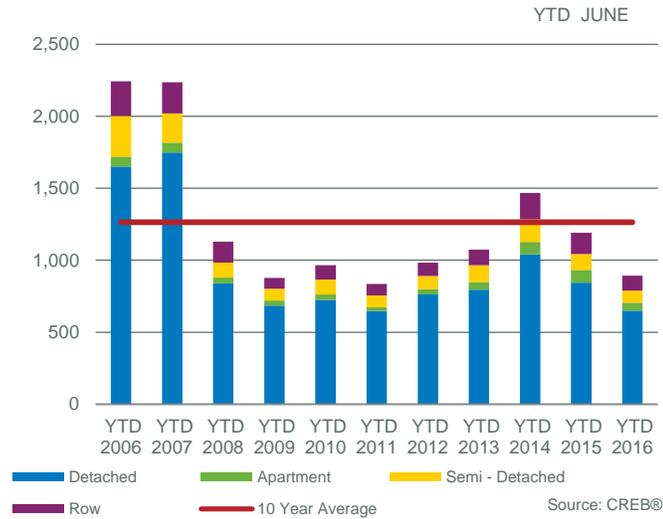


CITY CENTRE PRICES

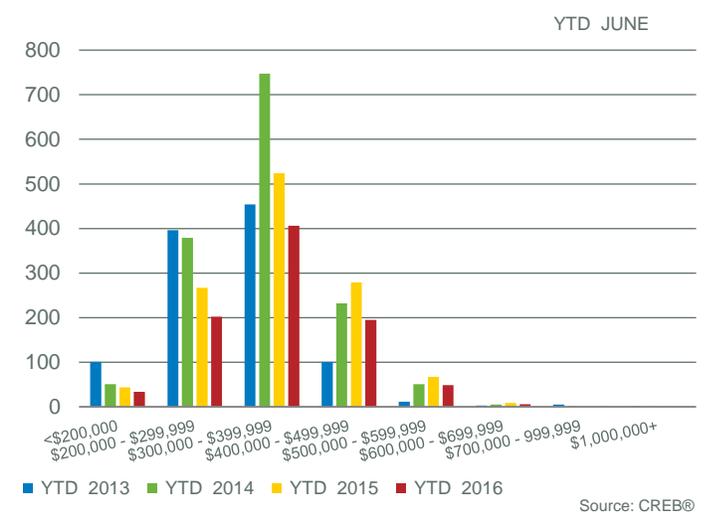


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



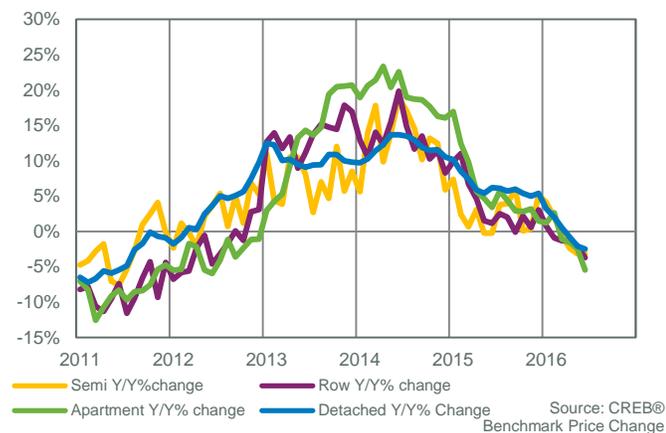
NORTHEAST INVENTORY AND SALES



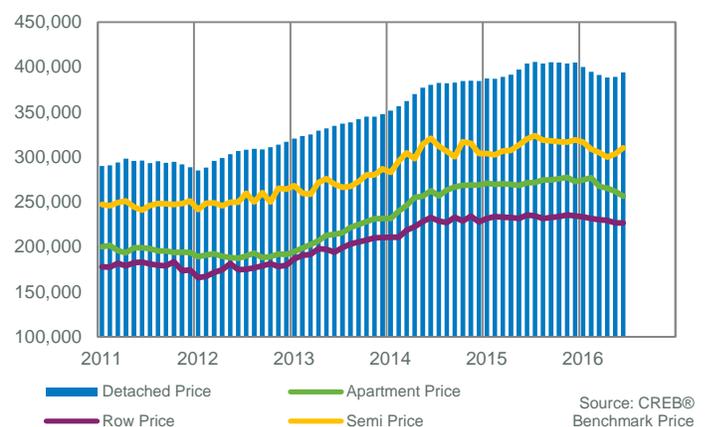
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

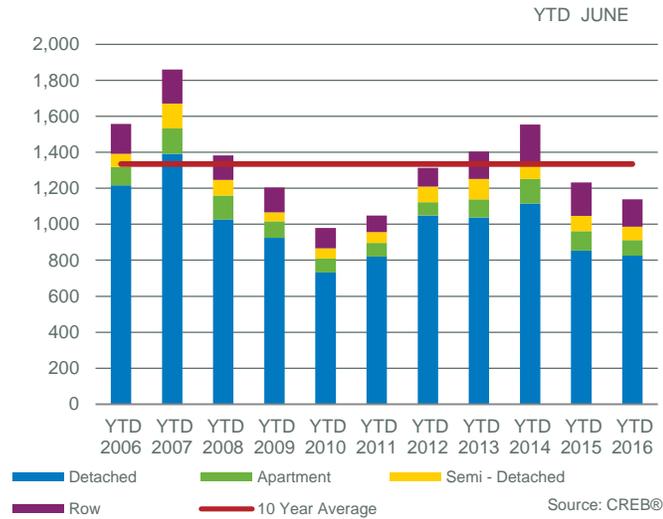


NORTHEAST PRICES

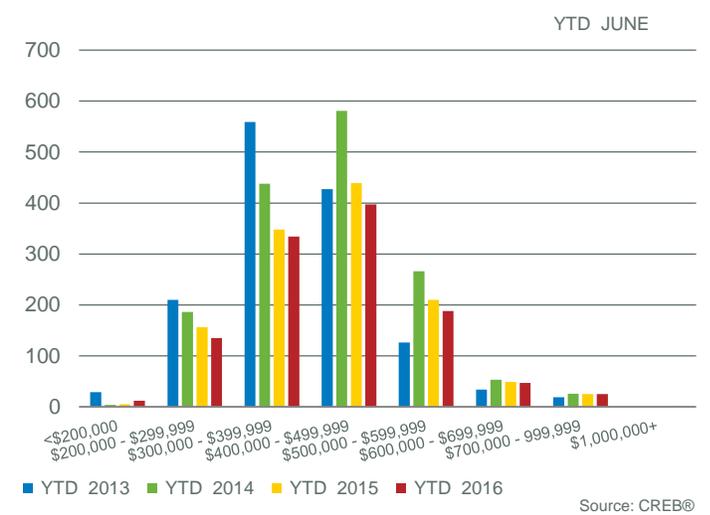


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



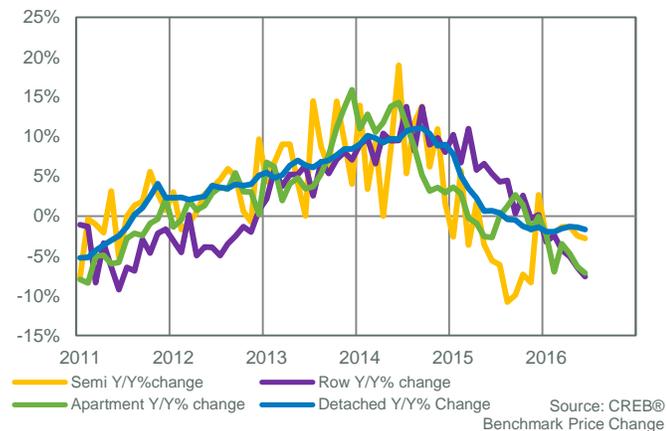
NORTH INVENTORY AND SALES



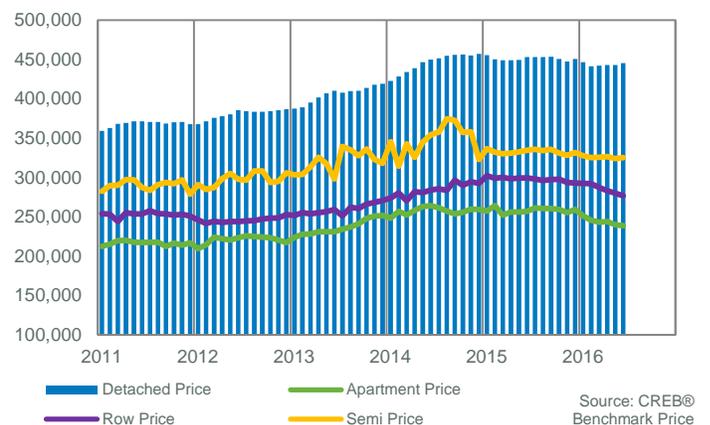
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

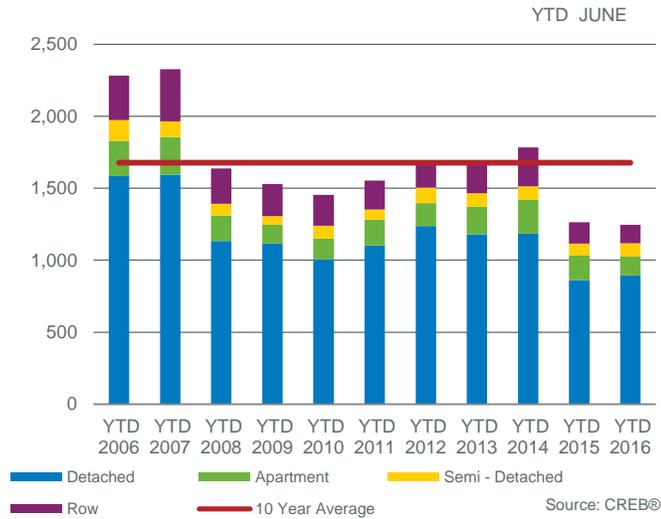


NORTH PRICES

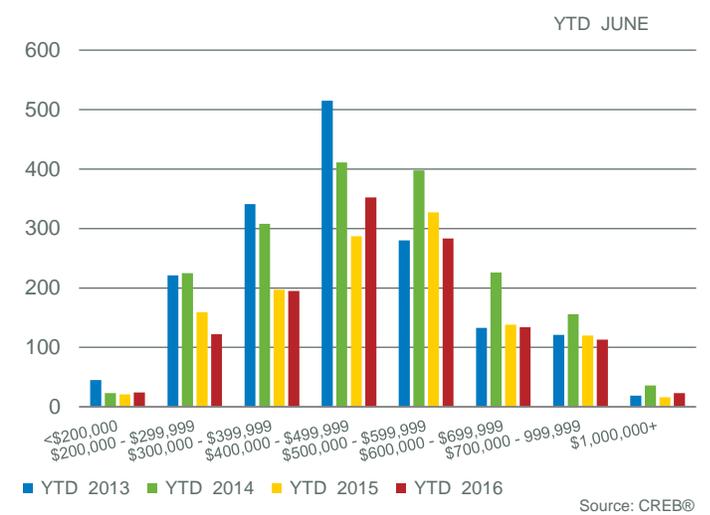


NORTHWEST

NORTHWEST TOTAL SALES



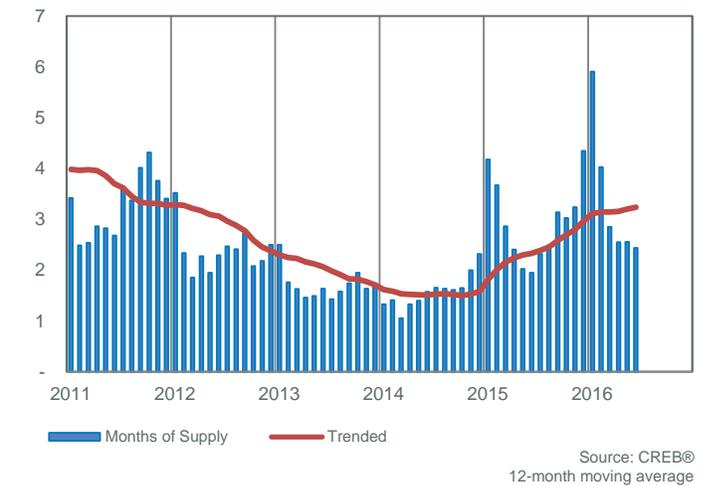
NORTHWEST TOTAL SALES BY PRICE RANGE



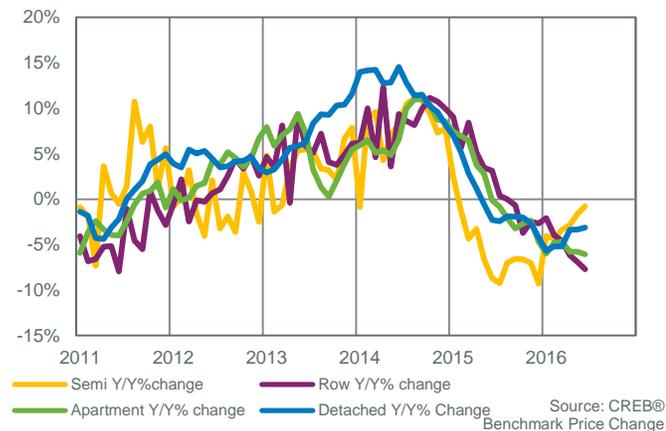
NORTHWEST INVENTORY AND SALES



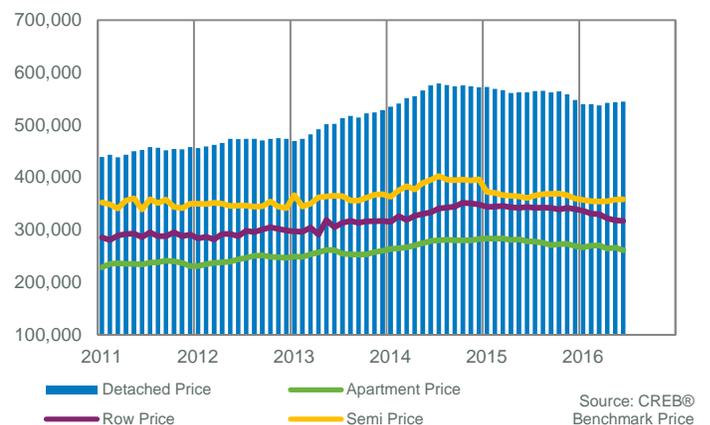
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

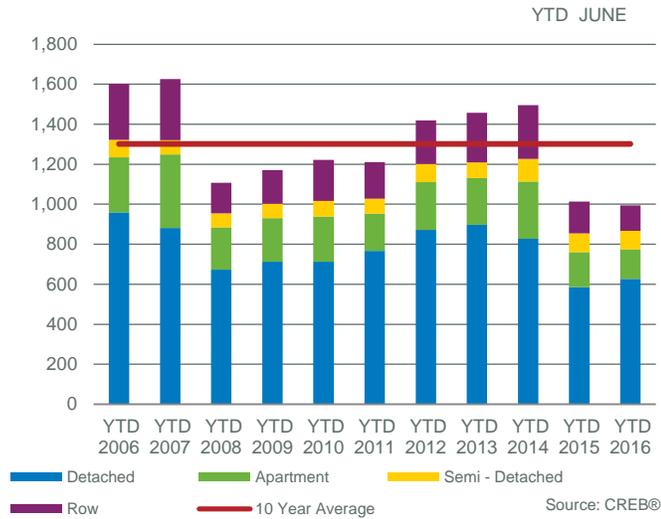


NORTHWEST PRICES

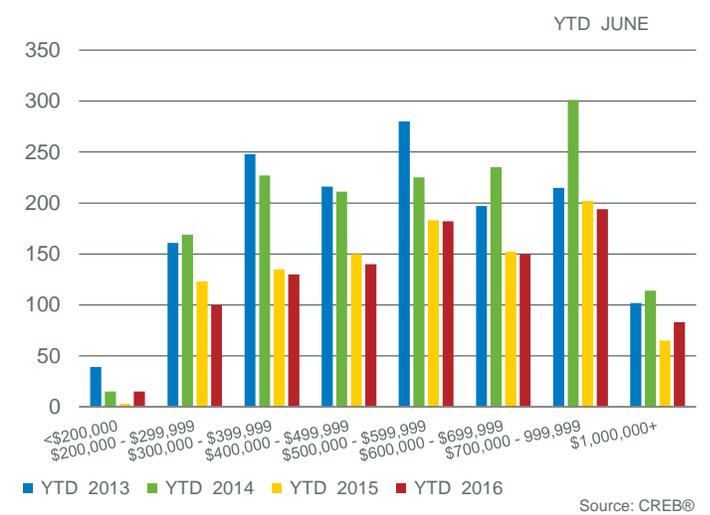


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



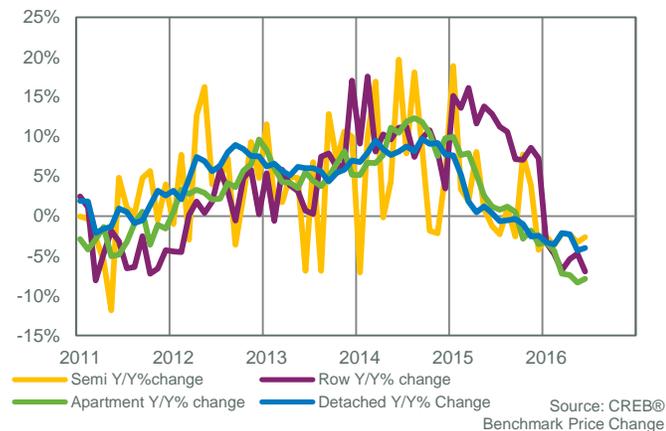
WEST INVENTORY AND SALES



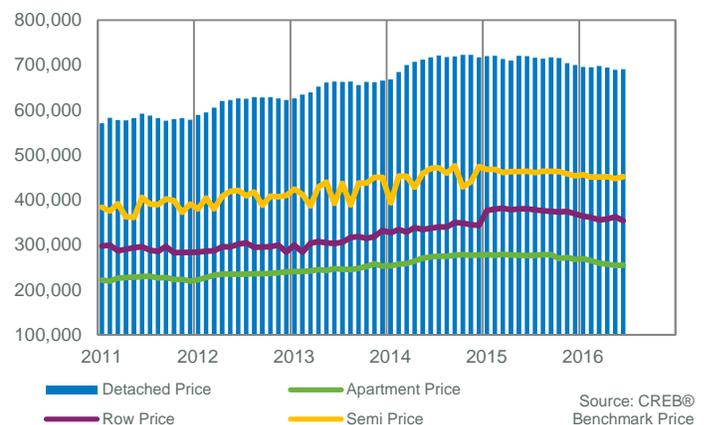
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

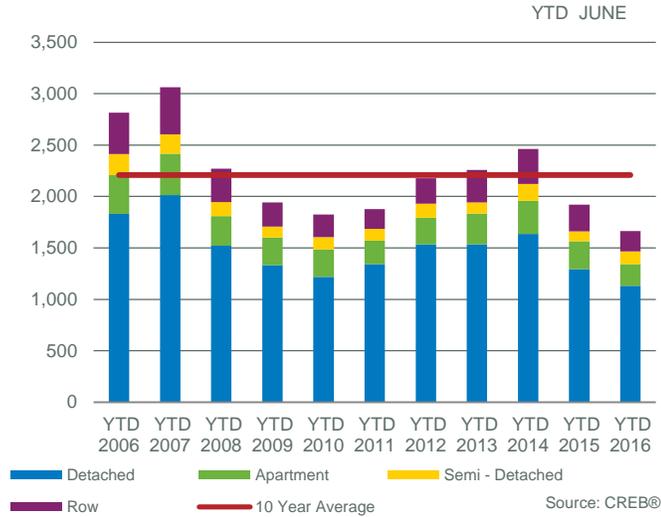


WEST PRICES

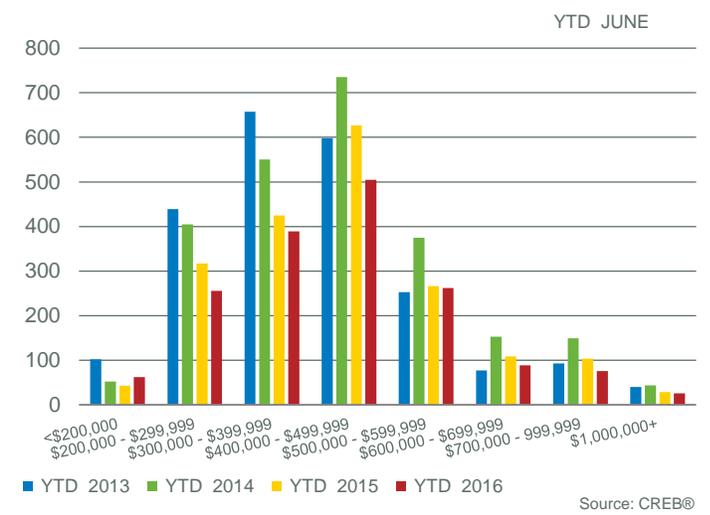


SOUTH

SOUTH TOTAL SALES



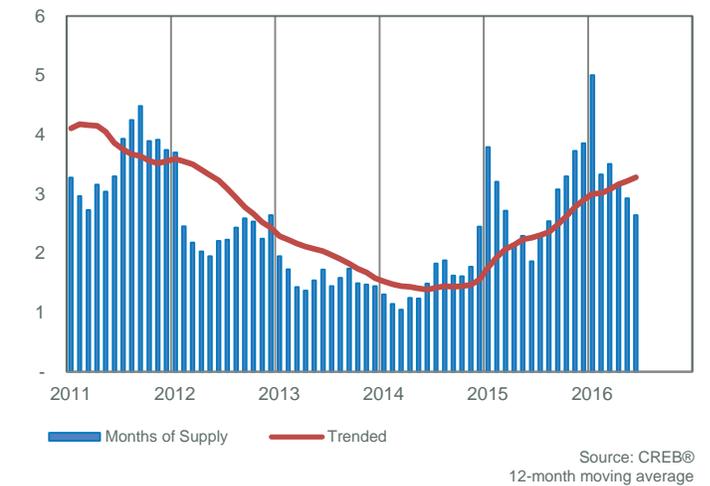
SOUTH TOTAL SALES BY PRICE RANGE



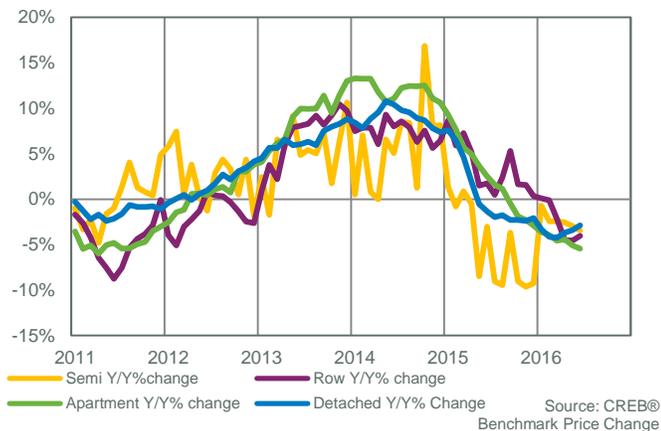
SOUTH INVENTORY AND SALES



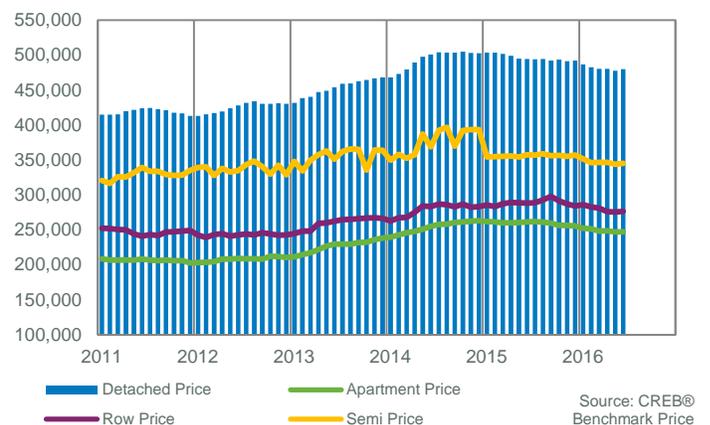
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

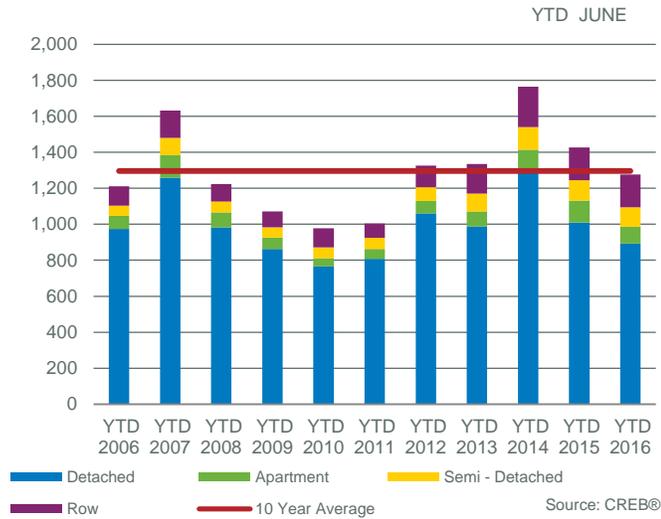


SOUTH PRICES

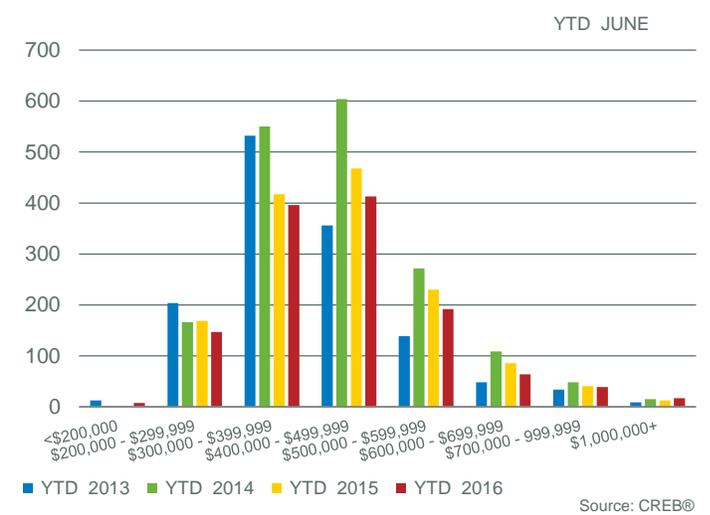


SOUTHEAST

SOUTHEAST TOTAL SALES



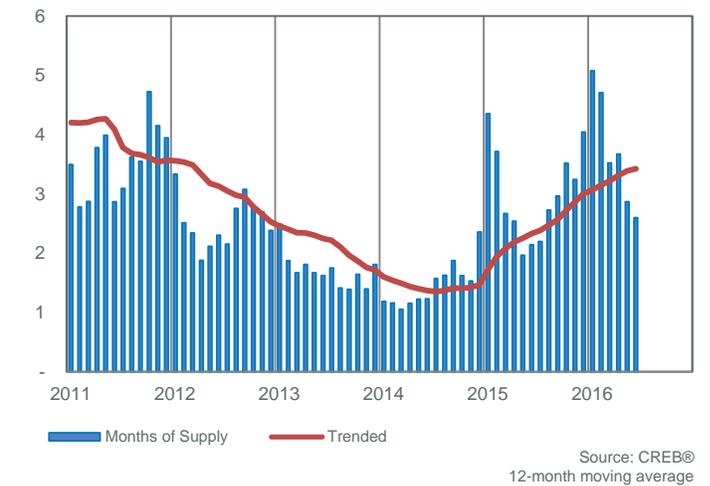
SOUTHEAST TOTAL SALES BY PRICE RANGE



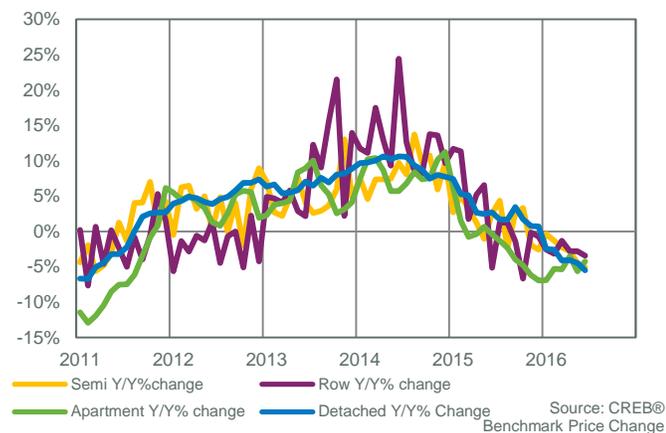
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

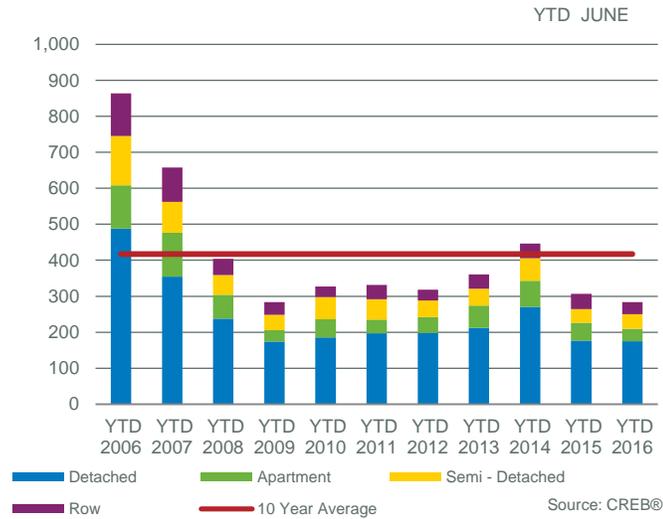


SOUTHEAST PRICES

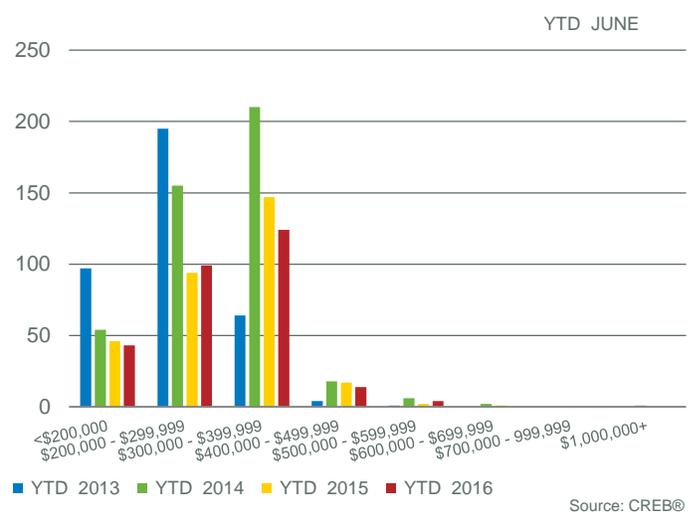


EAST

EAST TOTAL SALES



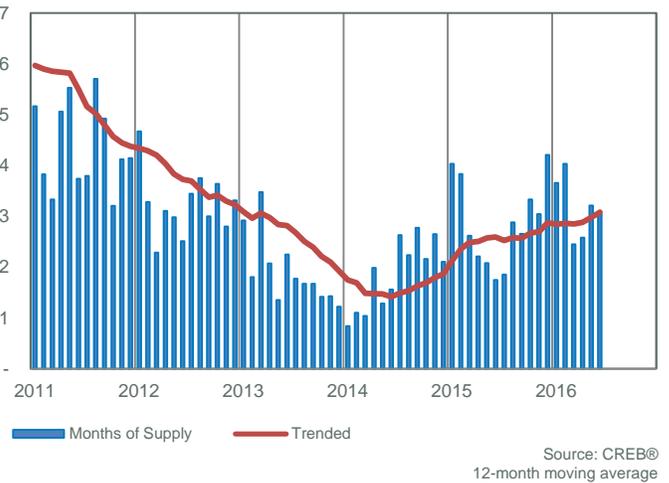
EAST TOTAL SALES BY PRICE RANGE



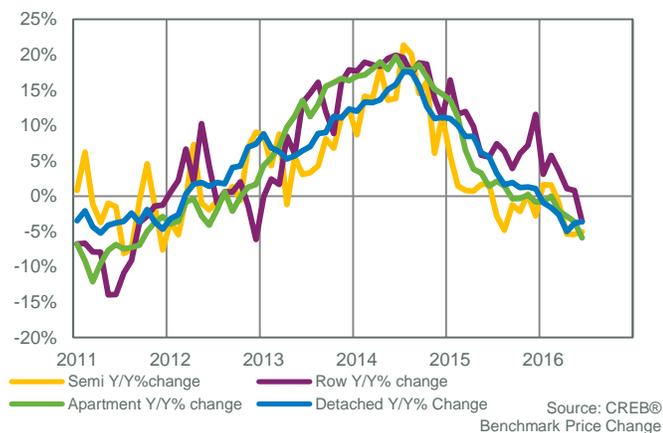
EAST INVENTORY AND SALES



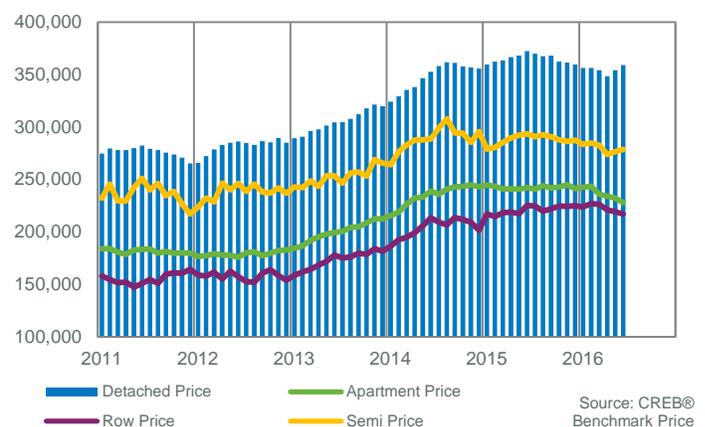
EAST MONTHS OF INVENTORY



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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