



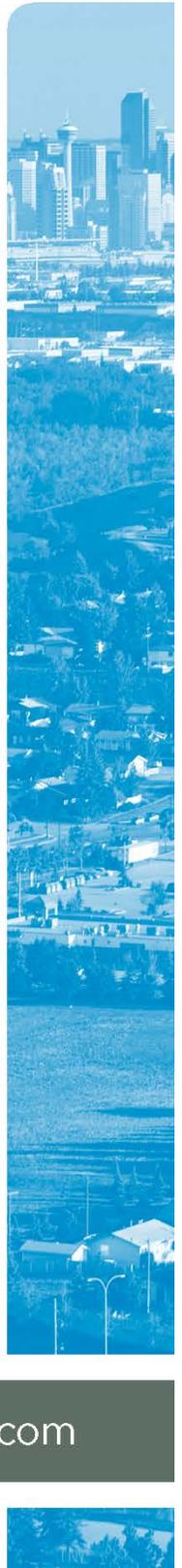
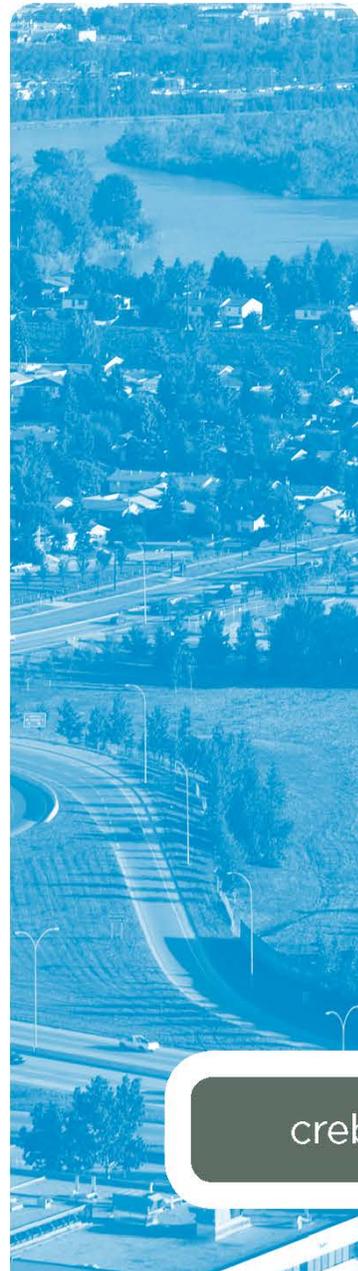
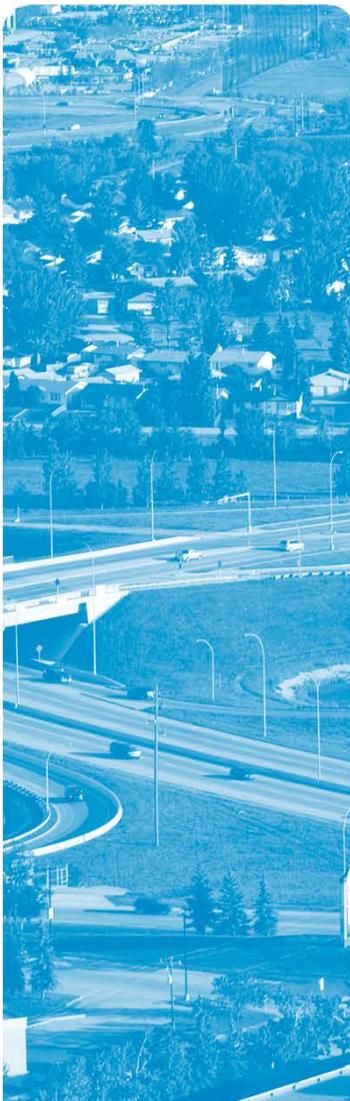
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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2016



creb.com

Detached versus higher-density segments: two very different stories in August

City of Calgary, September 1, 2016 – Overall sales activity was down again in August, totaling 1,567. However, this figure does not reflect the big differences in activity between the detached sector, versus the high density apartment and attached segments of the market.

“While overall sales have eased for detached homes, so too has the amount of new listings on the market preventing inventories from reaching previous highs and limiting the downward pressure on pricing,” said CREB® chief economist Ann-Marie Lurie. “This is not the case in both the attached and apartment sectors which have recorded inventory levels near August highs.”

The detached benchmark price totaled \$503,200 in August, 3.3 per cent below last year, but similar to levels recorded last month. Meanwhile, condominium apartment prices continue to decline totaling \$274,900 in August, 7 per cent below last year and are at levels comparable to figures reported at the end of 2013.

Price declines were higher in the apartment sectors, due to the more pronounced imbalance between supply and demand. On average, apartment inventories rose to levels well above historical norms. At the same time, sales are at their weakest level since 2003 causing months of supply to average over 6 months so far this year.

“It is very important for both buyers and sellers to pay close attention to the data in their particular area, segment, and price point,” said CREB® president Cliff Stevenson. “We are clearly seeing a significant difference in the performance between our detached, and our attached and apartment segments of the market, making it very difficult to use city-wide housing data for decision making purposes in today’s market.”

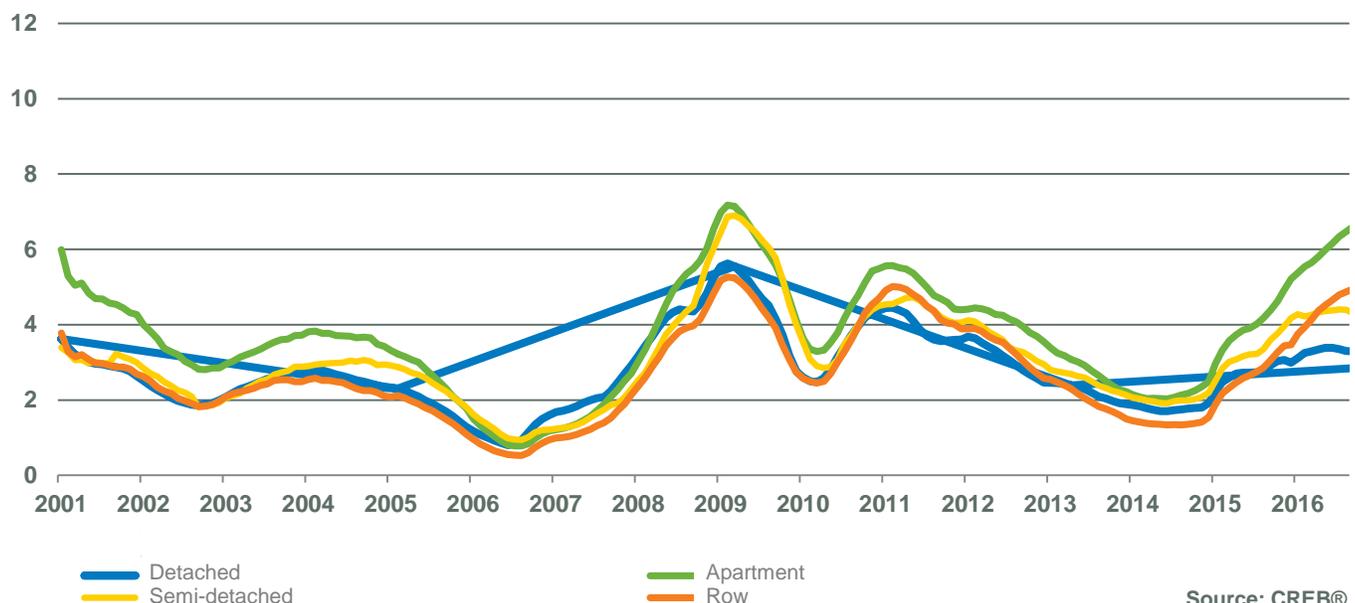
Trends in the attached segment of the market tend to resemble the apartment sector. However, the extent of the pullback was not as severe in the attached sector mostly due to the semi-detached product within this segment. On average, this year benchmark prices declined by 2.6 per cent for semi-detached product compared to the 5.7 per cent decline in row style properties.

HOUSING MARKET FACTS

- Sales activity totaled 12,518 units so far this year, remaining lower than last year’s sales activity and below long term averages. While new listings have eased, it has not been enough to reduce overall inventory levels
- Year-to-date apartment sales totaled 1,936 a 19 per cent decline over last year. Meanwhile, new listings increased by three per cent keeping inventory levels 28 per cent above last year’s levels.
- Detached sales in Calgary totaled 7,889 so far this year, 6.2 per cent below last year.
- Year-to-detached activity improved the most in the city centre district, as relatively steeper price declines have encouraged demand growth.
- This year the most significant inventory gains have occurred in the under \$400,000 market, mostly due to gains in apartment and attached sectors.
- Year-to-date detached sales are accounting for a larger portion of the sales at 63 per cent, mostly at the expense of the apartment sector which has seen their share levels drop to 15 per cent from 17 per cent last year.

**See district map on last page.*

MONTHS OF SUPPLY



Source: CREB®

Aug. 2016

	Aug-15	Aug-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	994	980	-1.41%	8,410	7,889	-6.20%
Total Sales Volume	\$533,501,505	\$532,445,436	-0.20%	\$4,555,298,688	\$4,308,084,040	-5.43%
New Listings	1,643	1,524	-7.24%	14,130	13,348	-5.53%
Inventory	2,833	2,720	-3.99%	2,866	2,896	1.06%
Months of Supply	2.85	2.78	-2.62%	2.73	2.94	7.73%
Sales to New Listings Ratio	60.50%	64.30%	3.81%	59.52%	59.10%	-0.42%
Sales to List Price Ratio	97.52%	97.16%	-0.36%	97.50%	97.03%	-0.47%
Days on Market	37	41	9.18%	37	42	13.51%
Benchmark Price	\$520,200	\$503,200	-3.27%	\$519,863	\$503,088	-3.23%
Median Price	\$484,000	\$467,750	-3.36%	\$483,000	\$480,000	-0.62%
Average Price	\$536,722	\$543,312	1.23%	\$541,653	\$546,087	0.82%
Index	213	206	-3.28%	213	206	-3.23%
APARTMENT						
Total Sales	281	267	-4.98%	2,385	1,936	-18.83%
Total Sales Volume	\$83,071,326	\$84,596,851	1.84%	\$742,187,709	\$604,025,375	-18.62%
New Listings	514	615	19.65%	4,937	5,103	3.36%
Inventory	1,227	1,571	28.04%	1,290	1,506	16.68%
Months of Supply	4.37	5.88	34.75%	4.33	6.22	43.74%
Sales to New Listings Ratio	54.67%	43.41%	-11.25%	48.31%	37.94%	-10.37%
Sales to List Price Ratio	96.88%	96.24%	-0.63%	97.06%	96.43%	-0.62%
Days on Market	47	60	29.16%	47	56	19.15%
Benchmark Price	\$295,900	\$274,900	-7.10%	\$296,563	\$279,713	-5.68%
Median Price	\$266,000	\$271,500	2.07%	\$273,500	\$271,930	-0.57%
Average Price	\$295,627	\$316,842	7.18%	\$311,190	\$311,997	0.26%
Index	202	188	-7.11%	203	191	-5.68%
ATTACHED						
Total Sales	367	320	-12.81%	3,031	2,693	-11.15%
Total Sales Volume	\$147,648,896	\$126,664,394	-14.21%	\$1,240,719,948	\$1,084,261,445	-12.61%
New Listings	585	620	5.98%	5,349	5,501	2.84%
Inventory	1,155	1,365	18.18%	1,162	1,425	22.57%
Months of Supply	3.15	4.27	35.54%	3.07	4.23	37.96%
Sales to New Listings Ratio	62.74%	51.61%	-11.12%	56.66%	48.95%	-7.71%
Sales to List Price Ratio	97.54%	97.26%	-0.27%	97.66%	97.11%	-0.55%
Days on Market	44	51	17.77%	42	48	14.29%
Benchmark Price	\$347,300	\$331,000	-4.69%	\$347,700	\$334,413	-3.82%
Median Price	\$355,000	\$332,500	-6.34%	\$350,000	\$343,500	-1.86%
Average Price	\$402,313	\$395,826	-1.61%	\$409,343	\$402,622	-1.64%
Index	206	196	-4.71%	206	198	-3.82%
CITY OF CALGARY						
Total Sales	1,642	1,567	-4.57%	13,826	12,518	-9.46%
Total Sales Volume	\$764,221,727	\$743,706,680	-2.68%	\$6,538,206,345	\$5,996,370,861	-8.29%
New Listings	2,742	2,759	0.62%	24,416	23,952	-1.90%
Inventory	5,215	5,656	8.46%	5,318	5,826	9.55%
Months of Supply	3.18	3.61	13.65%	3.08	3.72	21.00%
Sales to New Listings Ratio	59.88%	56.80%	-3.09%	56.63%	52.26%	-4.36%
Sales to List Price Ratio	97.45%	97.07%	-0.38%	97.48%	96.98%	-0.50%
Days on Market	40	46	14.66%	40	45	12.50%
Benchmark Price	\$459,300	\$440,200	-4.16%	\$459,300	\$442,113	-3.74%
Median Price	\$422,250	\$419,000	-0.77%	\$425,000	\$425,000	0.00%
Average Price	\$465,421	\$474,605	1.97%	\$472,892	\$479,020	1.30%
Index	211	202	-4.17%	211	203	-3.75%

For a list of definitions, see page 26.

Aug. 2016

	Aug-15	Aug-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	138	138	0.00%	1,243	1,192	-4.10%
Total Sales Volume	\$68,147,907	\$66,651,390	-2.20%	\$629,759,684	\$583,463,859	-7.35%
Share of Sales with Condo Title	18.12%	15.22%	-2.90%	15.31%	15.86%	0.55%
New Listings	246	236	-4.07%	2,274	2,231	-1.89%
Inventory	506	497	-1.78%	508	539	6.15%
Months of Supply	3.67	3.60	-1.78%	3.27	3.62	10.69%
Sales to New Listings Ratio	56.10%	58.47%	2.38%	54.66%	53.43%	-1.23%
Sales to List Price Ratio	97.50%	97.52%	0.02%	97.79%	97.12%	-0.67%
Days on Market	41	47	15.69%	42	45	7.14%
Benchmark Price	\$398,100	\$387,100	-2.76%	\$396,188	\$385,913	-2.59%
Median Price	\$419,579	\$391,000	-6.81%	\$408,000	\$395,000	-3.19%
Average Price	\$493,825	\$482,981	-2.20%	\$506,645	\$489,483	-3.39%
Index	207	201	-2.75%	206	201	-2.60%
CITY OF CALGARY ROW						
Total Sales	227	182	-19.82%	1,785	1,501	-15.91%
Total Sales Volume	\$78,625,989	\$60,013,004	-23.67%	\$609,393,264	\$500,797,585	-17.82%
Share of Sales with Condo Title	95.59%	92.86%	-2.74%	96.70%	93.93%	-2.77%
New Listings	339	384	13.27%	3,071	3,270	6.48%
Inventory	648	868	33.95%	654	885	35.44%
Months of Supply	2.85	4.77	67.07%	2.93	4.72	61.06%
Sales to New Listings Ratio	66.96%	47.40%	-19.57%	58.12%	45.90%	-12.22%
Sales to List Price Ratio	97.58%	96.98%	-0.60%	97.53%	97.10%	-0.43%
Days on Market	46	55	19.84%	42	51	21.43%
Benchmark Price	\$328,700	\$310,000	-5.69%	\$329,800	\$315,325	-4.39%
Median Price	\$330,000	\$310,000	-6.06%	\$322,500	\$310,000	-3.88%
Average Price	\$346,370	\$329,742	-4.80%	\$341,397	\$333,643	-2.27%
Index	206	194	-5.69%	206	197	-4.39%
CITY OF CALGARY ATTACHED						
Total Sales	367	320	-12.81%	3,031	2,693	-11.15%
Total Sales Volume	\$147,648,896	\$126,664,394	-14.21%	\$1,240,719,948	\$1,084,261,445	-12.61%
Share of sales with condo title	66.21%	59.38%	-10.33%	63.40%	59.51%	-6.15%
New Listings	585	620	5.98%	5,349	5,501	2.84%
Inventory	1,155	1,365	18.18%	1,162	1,425	22.57%
Months of Supply	3.15	4.27	35.54%	3.07	4.23	37.96%
Sales to New Listings Ratio	62.74%	51.61%	-11.12%	56.66%	48.95%	-7.71%
Sales to List Price Ratio	97.54%	97.26%	-0.27%	97.66%	97.11%	-0.55%
Days on Market	44	51	17.77%	42	48	14.29%
Benchmark Price	\$347,300	\$331,000	-4.69%	\$347,700	\$334,413	-3.82%
Median Price	\$355,000	\$332,500	-6.34%	\$350,000	\$343,500	-1.86%
Average Price	\$402,313	\$395,826	-1.61%	\$409,343	\$402,622	-1.64%
Index	206	196	-4.71%	206	198	-3.82%

For a list of definitions, see page 26.

August 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	107	167	64.07%	372	3.48	\$660,900	-2.95%	1.24%
North East	139	245	56.73%	397	2.86	\$387,900	-3.96%	-0.10%
North	134	213	62.91%	345	2.57	\$445,500	-1.63%	-0.07%
North West	140	199	70.35%	306	2.19	\$550,700	-2.62%	0.55%
West	80	156	51.28%	338	4.23	\$702,300	-1.64%	0.80%
South	207	273	75.82%	501	2.42	\$477,100	-3.52%	-0.44%
South East	144	220	65.45%	379	2.63	\$444,800	-6.04%	-0.16%
East	29	51	56.86%	82	2.83	\$360,700	-1.82%	1.21%
TOTAL CITY	980	1,524	64.30%	2,720	2.78	\$503,200	-3.27%	0.18%
Apartment								
City Centre	138	327	42.20%	775	5.62	\$302,000	-6.99%	-1.05%
North East	12	24	50.00%	80	6.67	\$255,800	-6.81%	0.04%
North	13	30	43.33%	60	4.62	\$239,900	-7.94%	-1.07%
North West	22	57	38.60%	133	6.05	\$261,400	-5.08%	-0.27%
West	29	61	47.54%	145	5.00	\$252,400	-9.27%	0.08%
South	32	57	56.14%	218	6.81	\$241,600	-7.43%	-1.27%
South East	16	45	35.56%	110	6.88	\$245,100	-3.73%	-1.01%
East	5	14	35.71%	50	10.00	\$227,900	-6.60%	0.26%
TOTAL CITY	267	615	43.41%	1,571	5.88	\$274,900	-7.10%	-0.76%
Semi-detached								
City Centre	37	74	50.00%	186	5.03	\$701,000	-1.79%	0.95%
North East	26	35	74.29%	54	2.08	\$305,100	-4.21%	-0.33%
North	8	10	80.00%	24	3.00	\$326,100	-2.39%	-0.15%
North West	21	31	67.74%	49	2.33	\$364,100	-1.06%	0.69%
West	9	19	47.37%	55	6.11	\$458,000	-1.23%	0.77%
South	22	30	73.33%	58	2.64	\$343,300	-4.32%	-0.55%
South East	12	24	50.00%	45	3.75	\$301,600	-6.04%	-0.30%
East	3	13	23.08%	26	8.67	\$281,900	-3.69%	2.10%
TOTAL CITY	138	236	58.47%	497	3.60	\$387,100	-2.76%	0.49%
Row								
City Centre	28	68	41.18%	189	6.75	\$456,700	-5.45%	2.40%
North East	17	46	36.96%	85	5.00	\$224,000	-3.32%	-0.53%
North	25	57	43.86%	123	4.92	\$273,300	-7.73%	-0.83%
North West	33	41	80.49%	83	2.52	\$319,300	-6.83%	0.66%
West	24	46	52.17%	116	4.83	\$354,700	-5.64%	-0.39%
South	31	64	48.44%	139	4.48	\$273,100	-6.73%	-1.12%
South East	19	53	35.85%	114	6.00	\$311,100	-2.99%	-0.45%
East	5	9	55.56%	19	3.80	\$212,600	-3.28%	-1.44%
TOTAL CITY	182	384	47.40%	868	4.77	\$310,000	-5.69%	-0.10%

*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

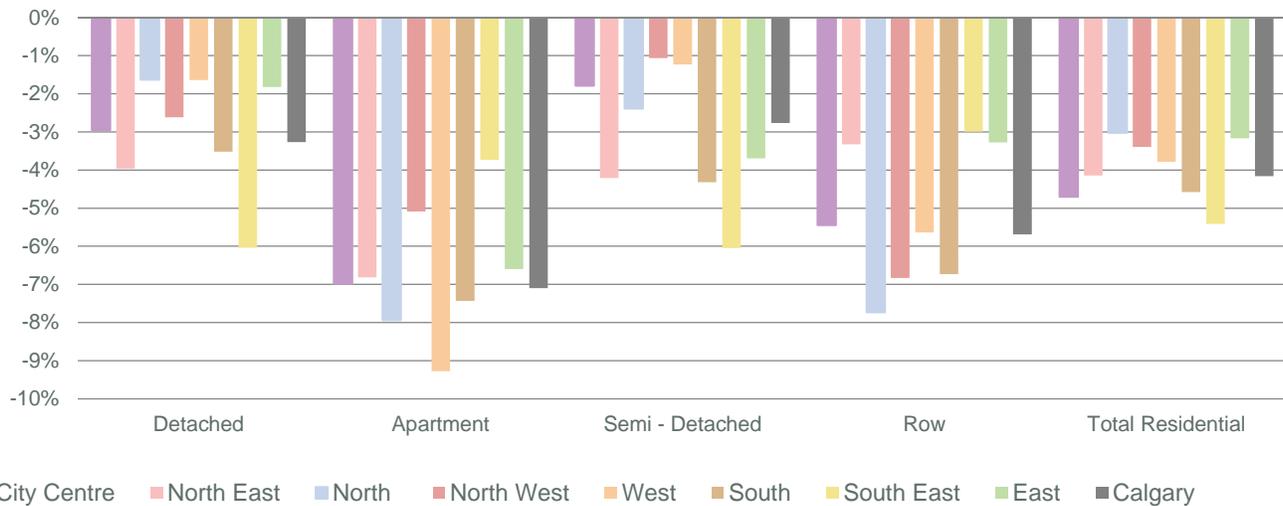


BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST



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

Aug. 2016

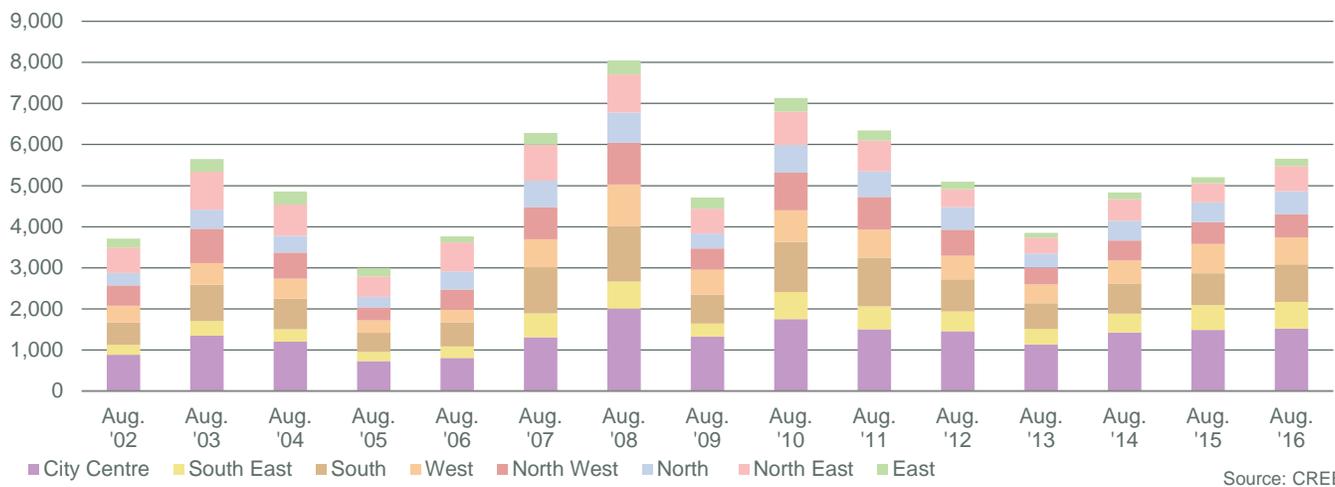
TOTAL SALES

AUGUST



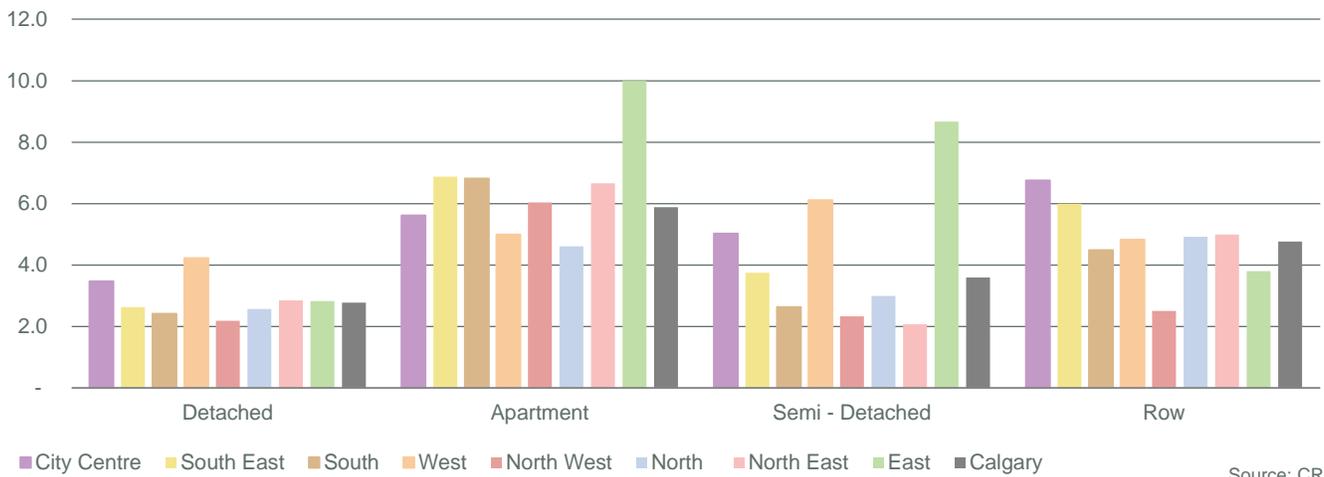
TOTAL INVENTORY

AUGUST

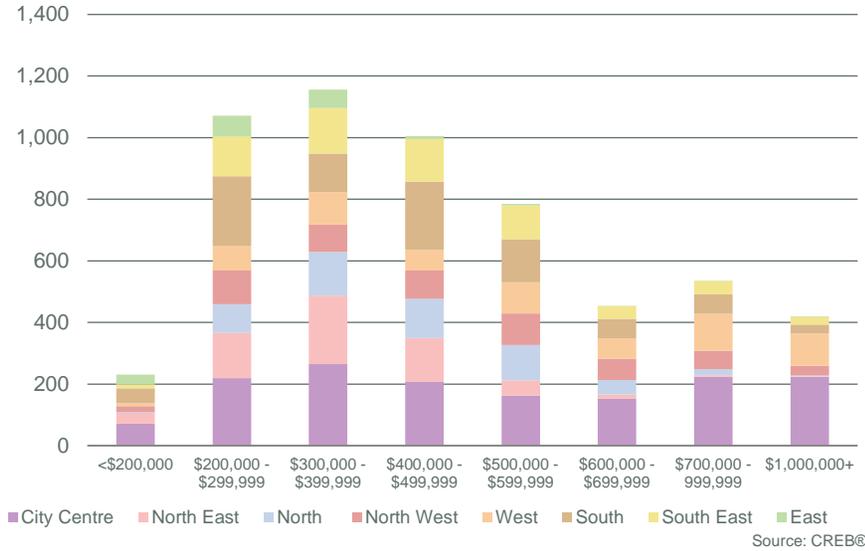


MONTHS OF SUPPLY

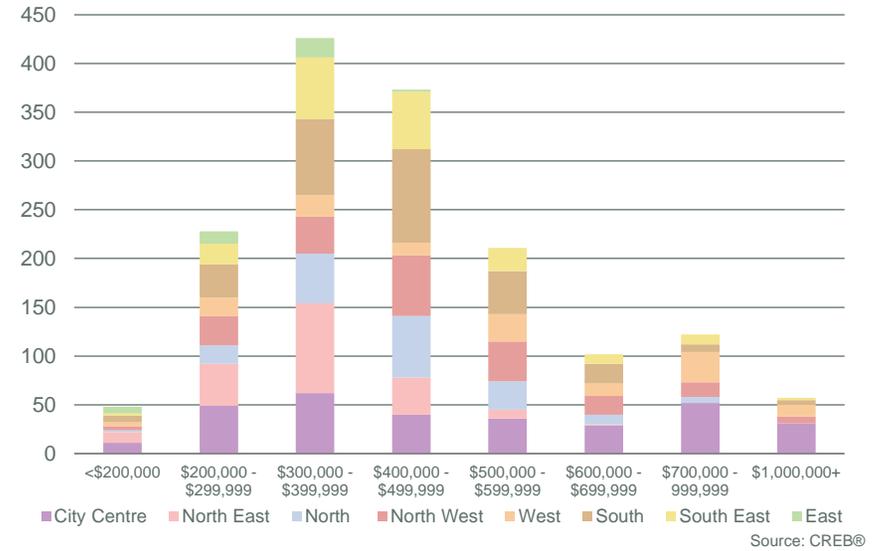
AUGUST



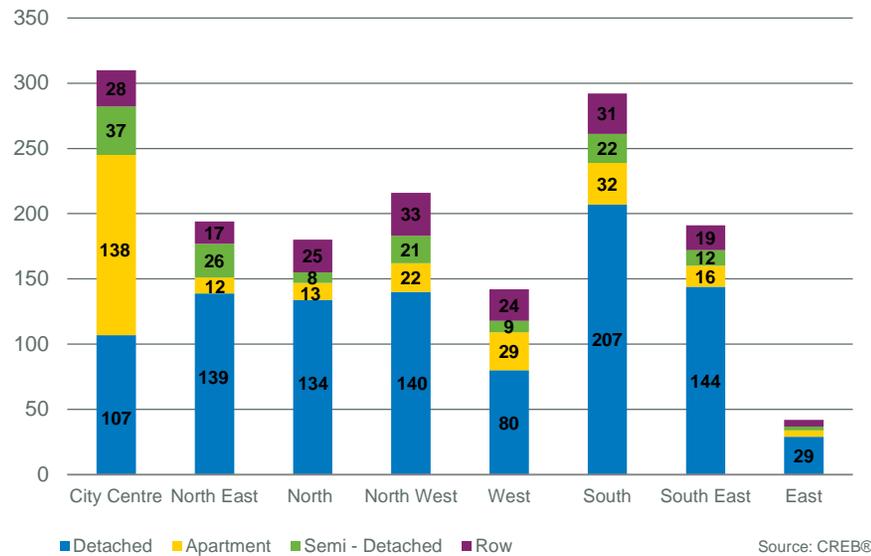
TOTAL INVENTORY BY PRICE RANGE - AUGUST



TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



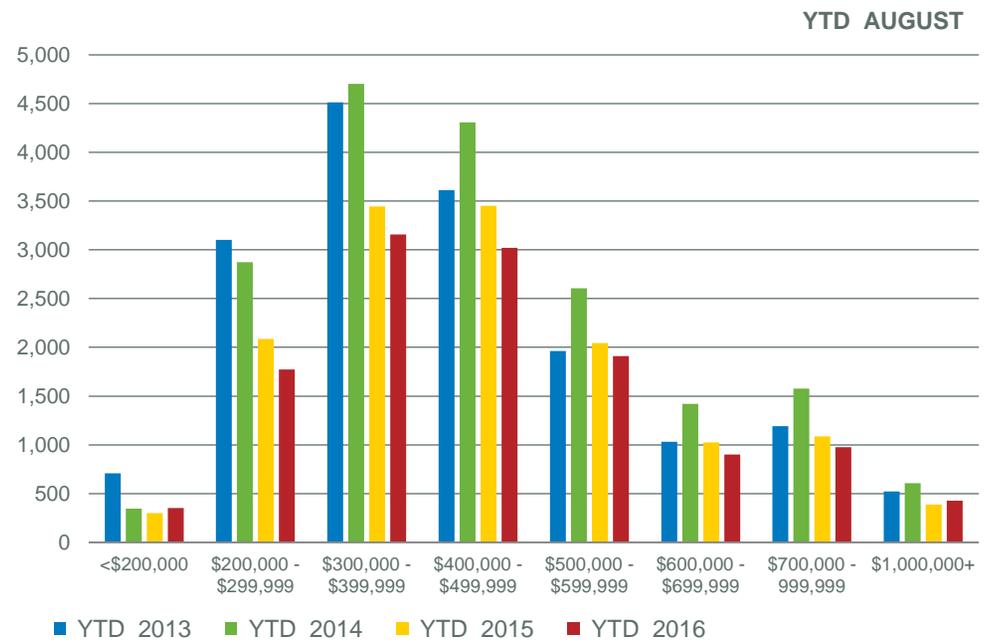
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,183	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	483,607	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	1,768	1,922	2,031	1,745	1,567				
New Listings	2,742	2,907	3,225	3,217	3,318	3,100	2,684	2,759				
Inventory	5,023	5,683	6,102	6,251	6,178	6,004	5,711	5,656				
Days on Market	51	43	43	46	42	47	46	46				
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400	440,000	440,200				
Median Price	407,500	420,000	422,250	430,000	433,000	430,000	429,000	419,000				
Average Price	456,889	473,940	468,642	476,910	492,365	485,683	485,114	474,605				
Index	206	204	203	202	202	202	202	202				

	Aug-15	Aug-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	42	48	297	352
\$200,000 - \$299,999	248	228	2,087	1,773
\$300,000 - \$349,999	164	179	1,506	1,386
\$350,000 - \$399,999	250	247	1,938	1,773
\$400,000 - \$449,999	226	221	1,908	1,711
\$450,000 - \$499,999	193	152	1,542	1,308
\$500,000 - \$549,999	145	116	1,159	1,082
\$550,000 - \$599,999	103	95	886	828
\$600,000 - \$649,999	65	57	580	490
\$650,000 - \$699,999	48	45	445	411
\$700,000 - \$799,999	56	53	605	514
\$800,000 - \$899,999	37	41	314	301
\$900,000 - \$999,999	23	28	168	161
\$1,000,000 - \$1,249,999	24	23	197	194
\$1,250,000 - \$1,499,999	9	14	85	103
\$1,500,000 - \$1,749,999	3	9	46	62
\$1,750,000 - \$1,999,999	3	7	27	30
\$2,000,000 - \$2,499,999	1	2	17	22
\$2,500,000 - \$2,999,999	2	2	9	11
\$3,000,000 - \$3,499,999	-	-	3	2
\$3,500,000 - \$3,999,999	-	-	4	2
\$4,000,000 +	-	-	1	2
	1,642	1,567	13,826	12,518

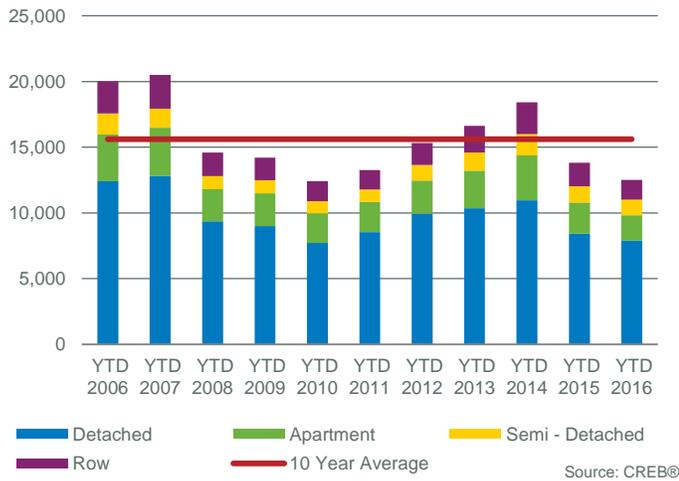
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

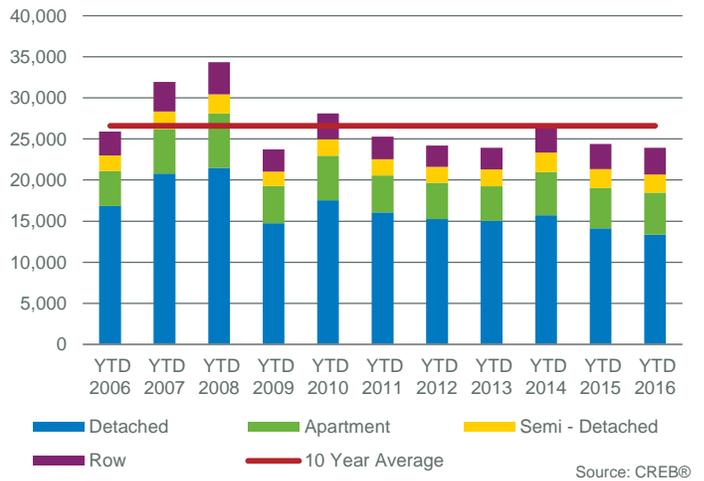
CITY OF CALGARY TOTAL SALES

YTD AUGUST

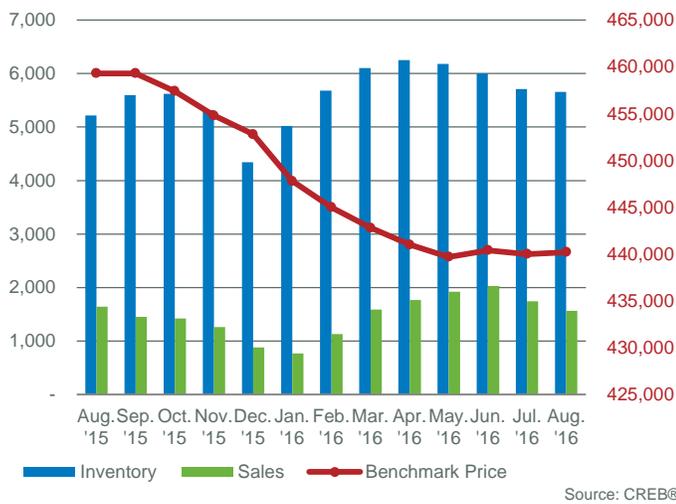


CITY OF CALGARY TOTAL NEW LISTINGS

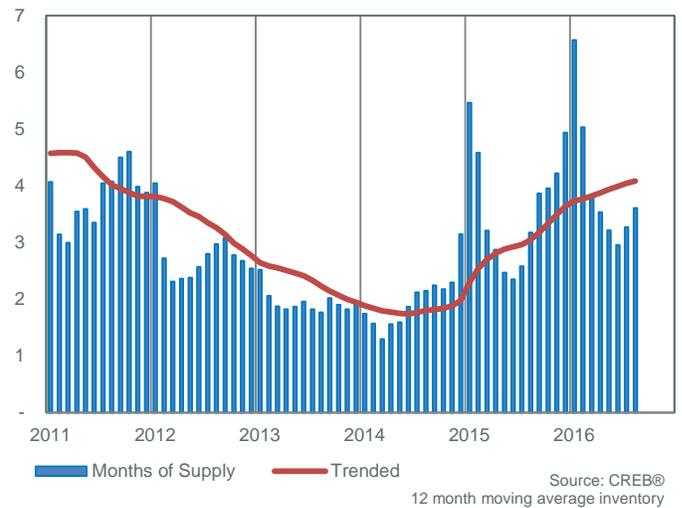
YTD AUGUST



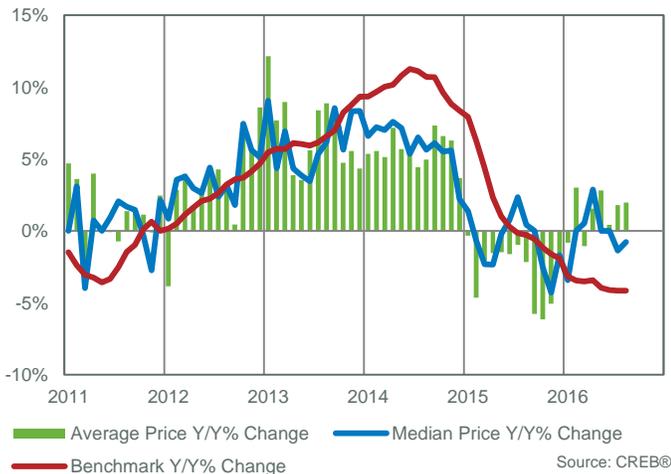
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



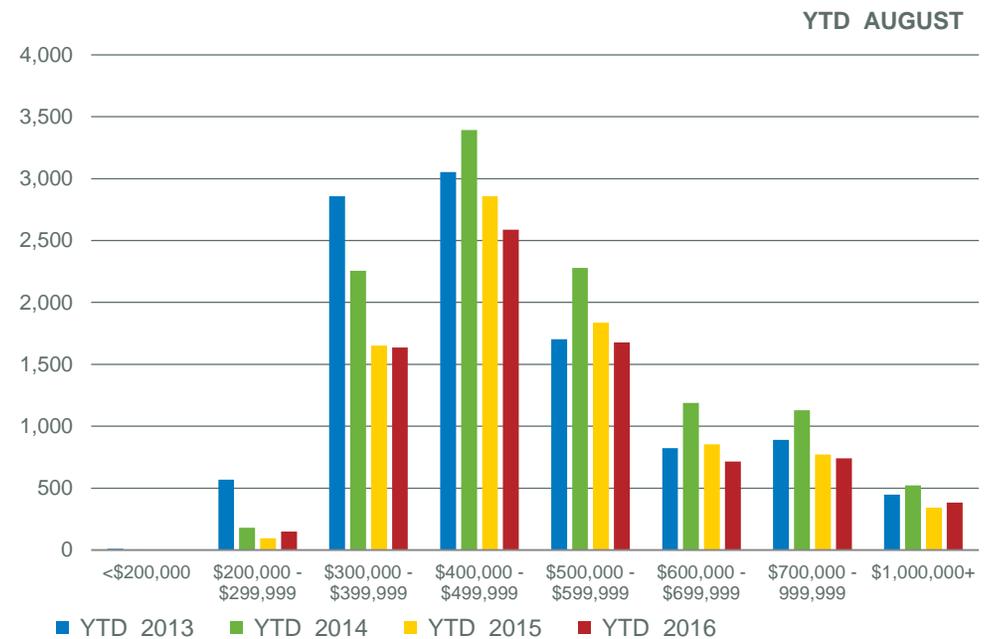
CITY OF CALGARY TOTAL PRICES



	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	1,136	1,215	1,284	1,110	980				
New Listings	1,487	1,611	1,818	1,820	1,850	1,750	1,488	1,524				
Inventory	2,537	2,953	3,093	3,138	3,040	2,940	2,746	2,720				
Days on Market	49	38	41	44	39	41	43	41				
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400	502,300	503,200				
Median Price	458,750	467,500	480,000	483,750	489,900	489,750	480,000	467,750				
Average Price	526,408	541,979	538,481	541,278	559,655	558,274	542,226	543,312				
Index	208	207	206	206	205	206	206	206				

	Aug-15	Aug-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	10	16	95	148
\$300,000 - \$349,999	54	65	463	477
\$350,000 - \$399,999	155	168	1,187	1,160
\$400,000 - \$449,999	180	182	1,577	1,438
\$450,000 - \$499,999	156	136	1,281	1,150
\$500,000 - \$549,999	125	102	1,028	961
\$550,000 - \$599,999	92	83	809	715
\$600,000 - \$649,999	56	49	494	398
\$650,000 - \$699,999	40	37	360	317
\$700,000 - \$799,999	41	43	428	374
\$800,000 - \$899,999	29	30	226	241
\$900,000 - \$999,999	18	20	117	126
\$1,000,000 - \$1,249,999	21	19	169	166
\$1,250,000 - \$1,499,999	9	12	75	97
\$1,500,000 - \$1,749,999	2	9	43	60
\$1,750,000 - \$1,999,999	3	6	24	27
\$2,000,000 - \$2,499,999	1	2	17	20
\$2,500,000 - \$2,999,999	2	1	8	10
\$3,000,000 - \$3,499,999	-	-	3	2
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	-	1	-
	994	980	8,410	7,889

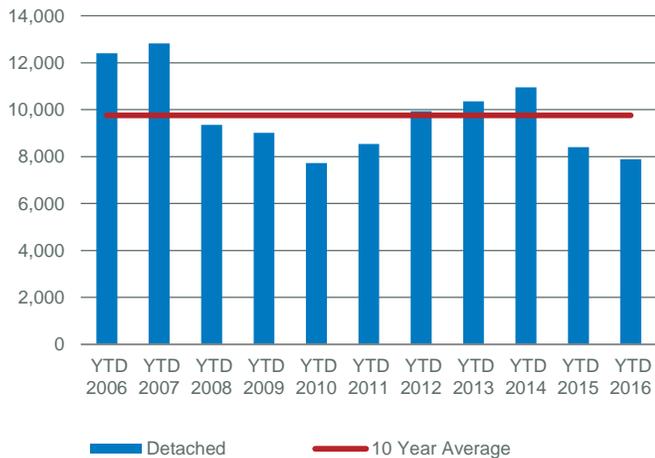
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

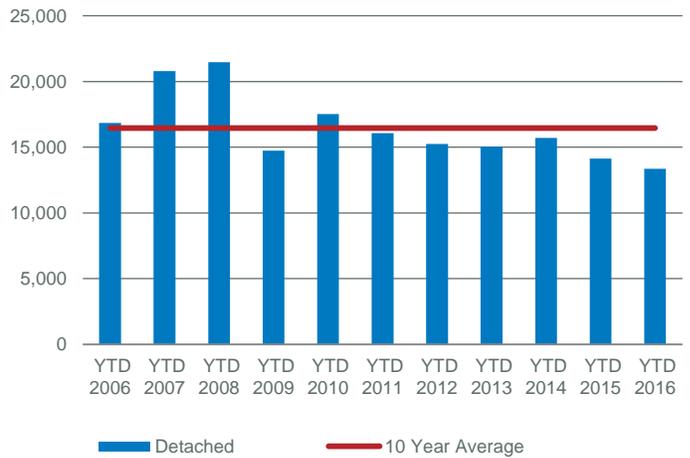
YTD AUGUST



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



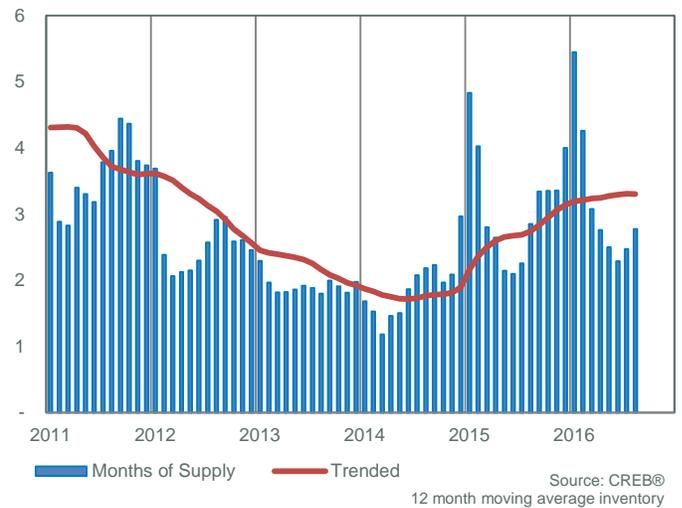
Source: CREB®

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

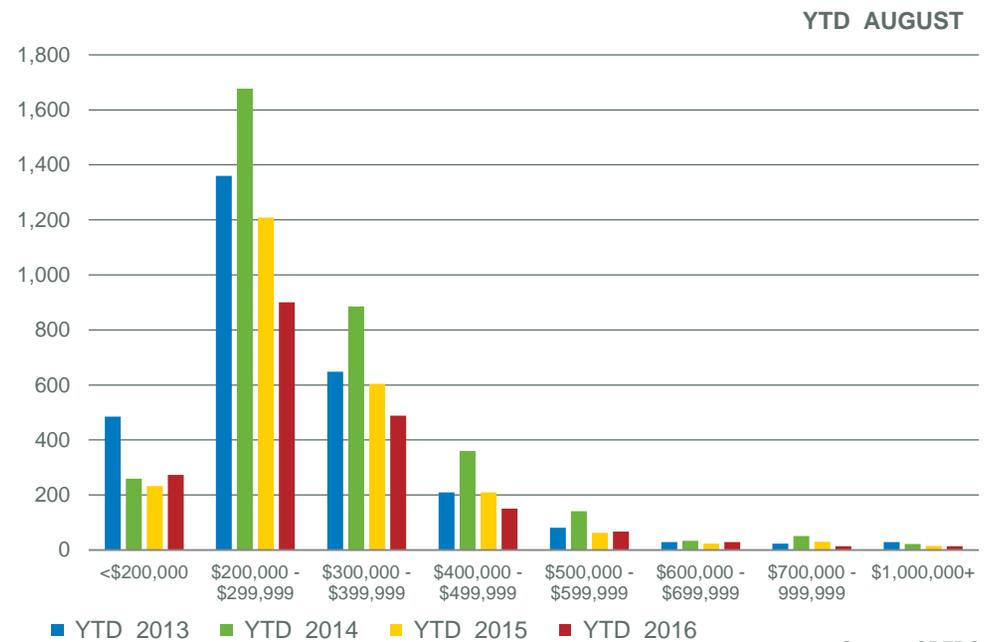


Source: CREB®

	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	255	267				
New Listings	598	637	680	666	685	605	617	615				
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,558	1,571				
Days on Market	59	50	48	54	49	71	56	60				
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200	277,000	274,900				
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500				
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842				
Index	194	194	192	192	191	190	190	188				

	Aug-15	Aug-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	36	38	231	273
\$200,000 - \$299,999	142	122	1,208	901
\$300,000 - \$349,999	43	34	380	297
\$350,000 - \$399,999	25	32	224	191
\$400,000 - \$449,999	13	14	120	90
\$450,000 - \$499,999	10	9	90	60
\$500,000 - \$549,999	5	5	42	38
\$550,000 - \$599,999	2	4	20	29
\$600,000 - \$649,999	1	-	17	17
\$650,000 - \$699,999	1	1	6	12
\$700,000 - \$799,999	1	1	15	7
\$800,000 - \$899,999	1	-	9	4
\$900,000 - \$999,999	-	3	6	3
\$1,000,000 - \$1,249,999	-	1	6	3
\$1,250,000 - \$1,499,999	-	2	1	4
\$1,500,000 - \$1,749,999	1	-	2	-
\$1,750,000 - \$1,999,999	-	-	2	2
\$2,000,000 - \$2,499,999	-	-	-	2
\$2,500,000 - \$2,999,999	-	1	1	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	3	-
\$4,000,000 +	-	-	-	2
	281	267	2,385	1,936

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD AUGUST



Source: CREB®

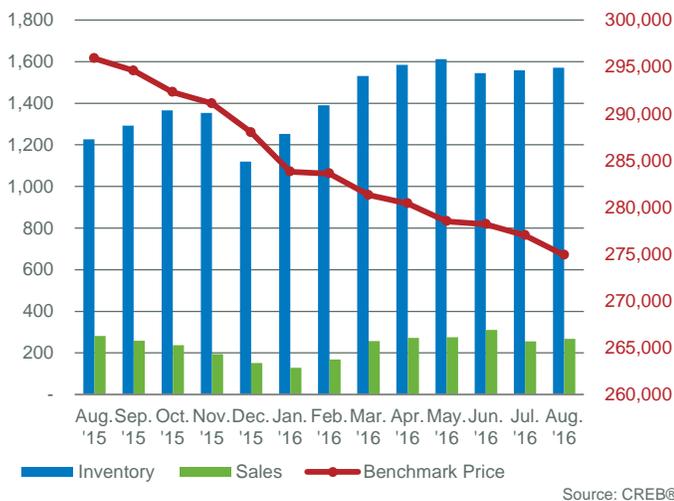
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD AUGUST



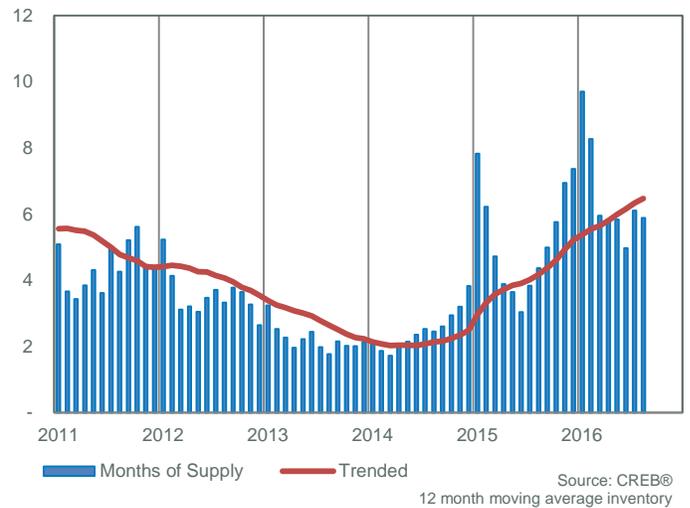
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



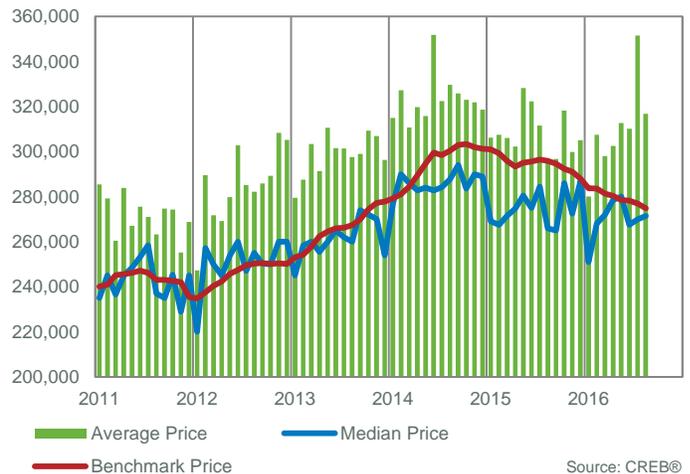
Source: CREB®

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

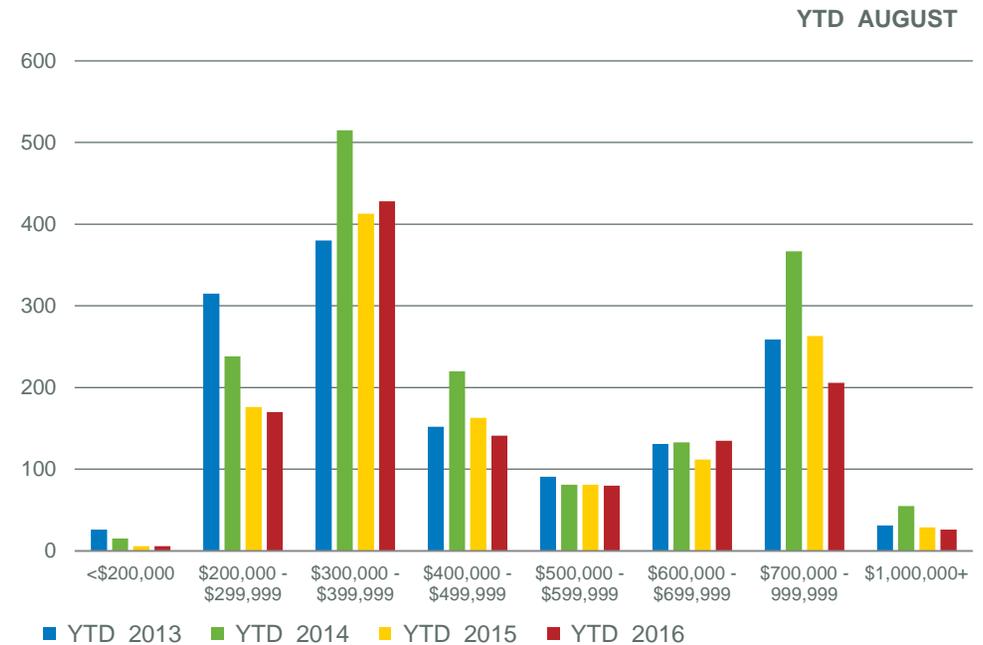


Source: CREB®

	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	180	138				
New Listings	268	283	289	306	297	291	261	236				
Inventory	501	552	579	586	545	534	521	497				
Days on Market	44	47	37	50	41	46	45	47				
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600	385,200	387,100				
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000				
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	496,041	482,981				
Index	203	201	200	199	199	200	200	201				

	Aug-15	Aug-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	6	6
\$200,000 - \$299,999	20	24	176	170
\$300,000 - \$349,999	13	22	177	198
\$350,000 - \$399,999	26	25	236	230
\$400,000 - \$449,999	16	12	93	84
\$450,000 - \$499,999	13	7	70	57
\$500,000 - \$549,999	5	3	43	32
\$550,000 - \$599,999	7	5	38	48
\$600,000 - \$649,999	5	5	45	60
\$650,000 - \$699,999	5	6	67	75
\$700,000 - \$799,999	13	9	152	121
\$800,000 - \$899,999	7	11	72	55
\$900,000 - \$999,999	4	5	39	30
\$1,000,000 - \$1,249,999	3	3	20	24
\$1,250,000 - \$1,499,999	-	-	8	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	138	138	1,243	1,192

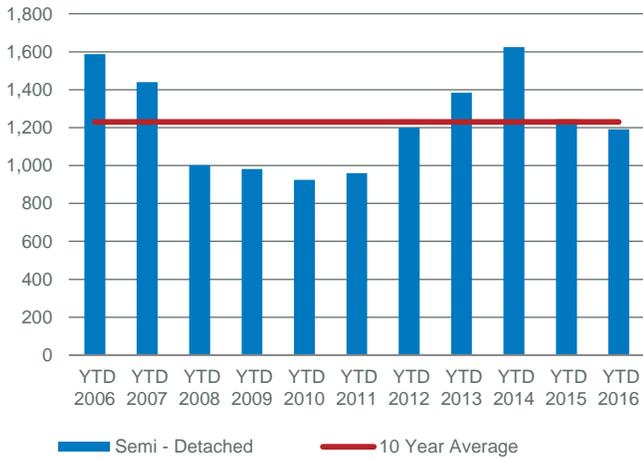
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

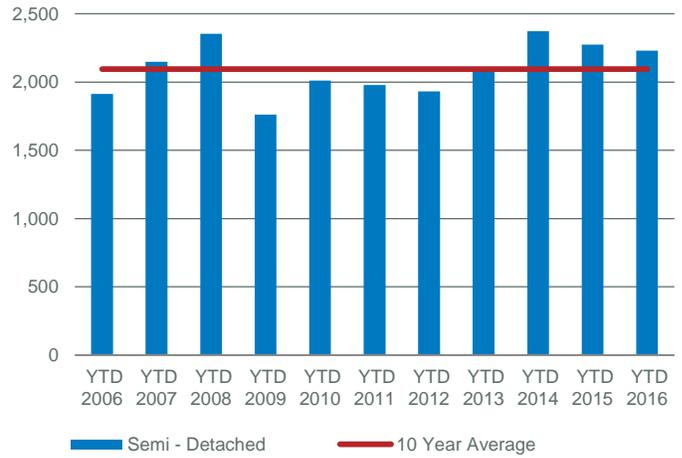
YTD AUGUST



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



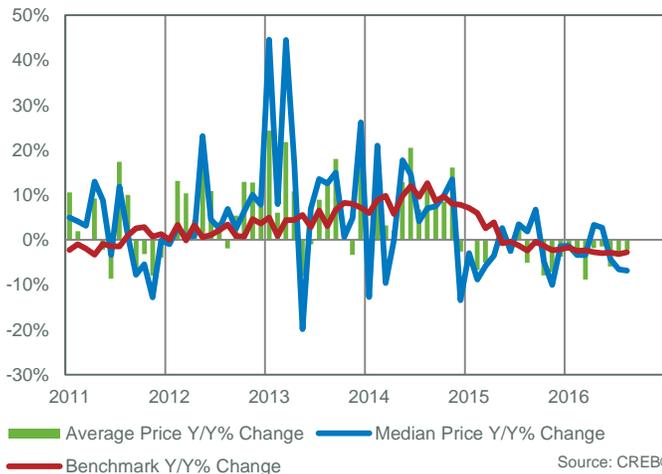
Source: CREB®

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

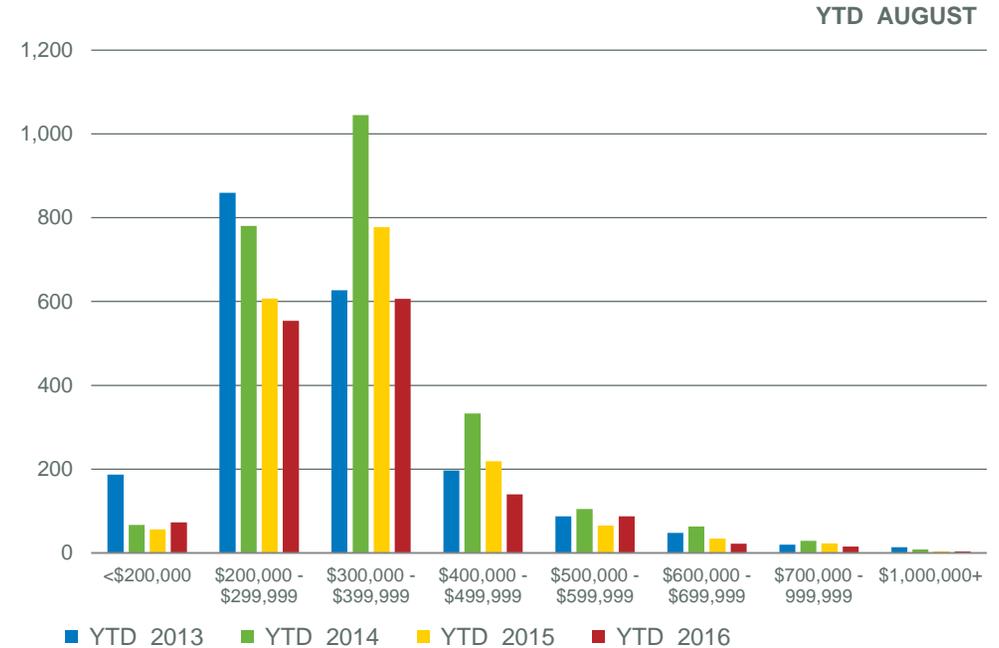


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	269	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	348,957	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	251	200	182				
New Listings	389	376	438	425	486	454	318	384				
Inventory	733	788	899	942	981	985	886	868				
Days on Market	51	52	49	47	50	51	55	55				
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800	310,300	310,000				
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000				
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	329,742				
Index	203	201	199	197	196	195	194	194				

	Aug-15	Aug-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	5	9	56	73
\$200,000 - \$299,999	75	66	607	554
\$300,000 - \$349,999	54	58	486	414
\$350,000 - \$399,999	44	22	291	192
\$400,000 - \$449,999	17	13	118	99
\$450,000 - \$499,999	14	-	101	41
\$500,000 - \$549,999	10	6	46	51
\$550,000 - \$599,999	2	3	19	36
\$600,000 - \$649,999	2	3	23	15
\$650,000 - \$699,999	2	1	11	7
\$700,000 - \$799,999	1	-	10	12
\$800,000 - \$899,999	-	-	7	1
\$900,000 - \$999,999	1	-	6	2
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$1,750,000 - \$1,999,999	-	1	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 +	-	-	-	-
	227	182	1,785	1,501

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD AUGUST



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



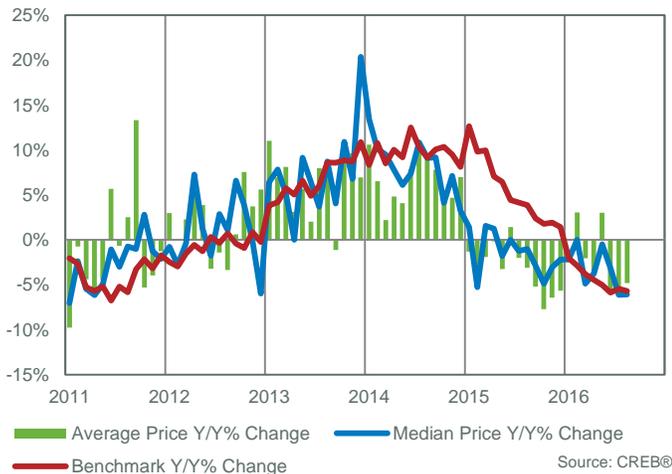
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

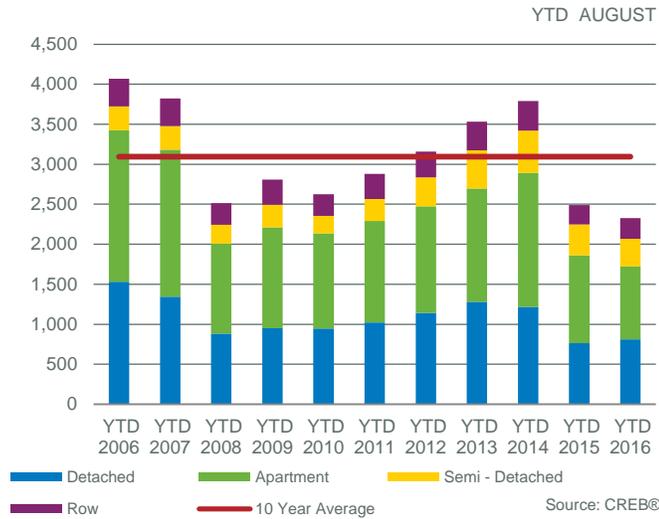
CITY OF CALGARY ROW PRICES



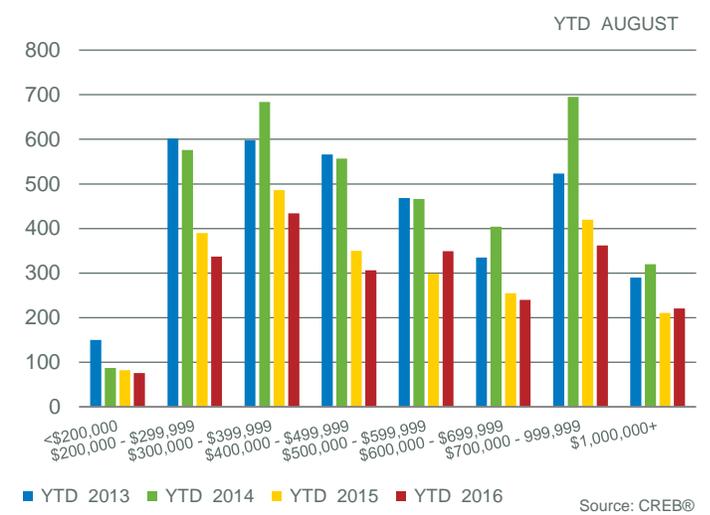
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



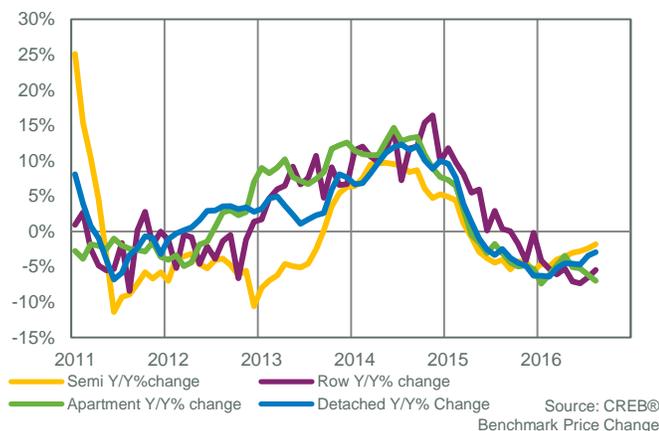
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

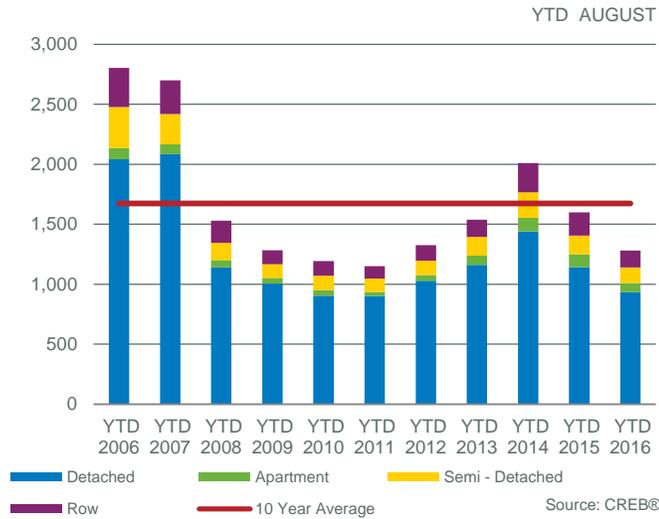


CITY CENTRE PRICES

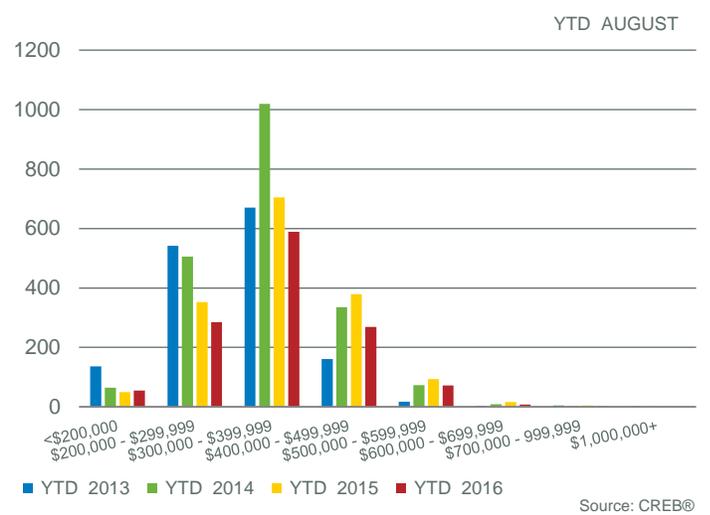


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



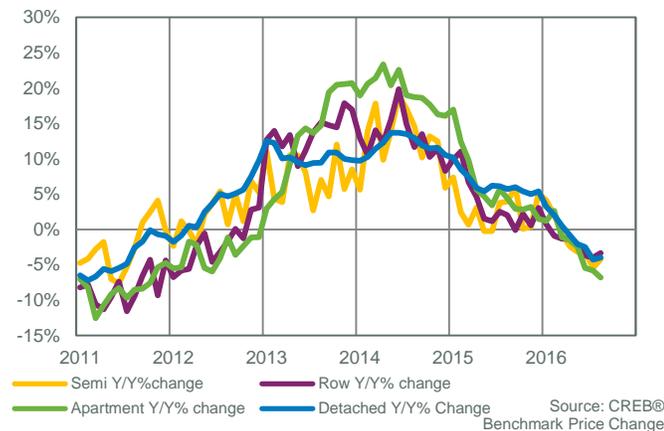
NORTHEAST INVENTORY AND SALES



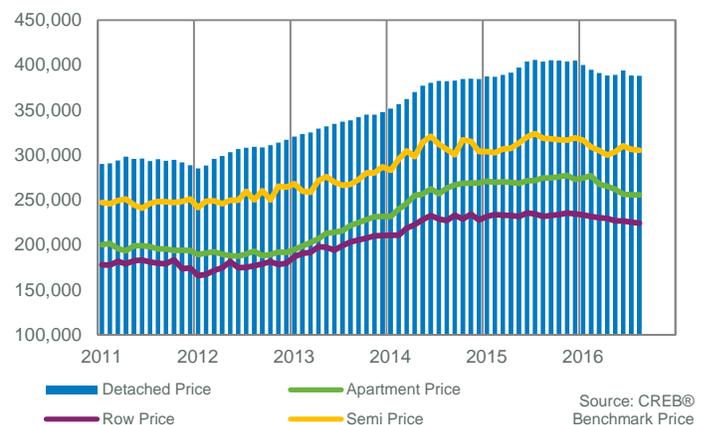
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

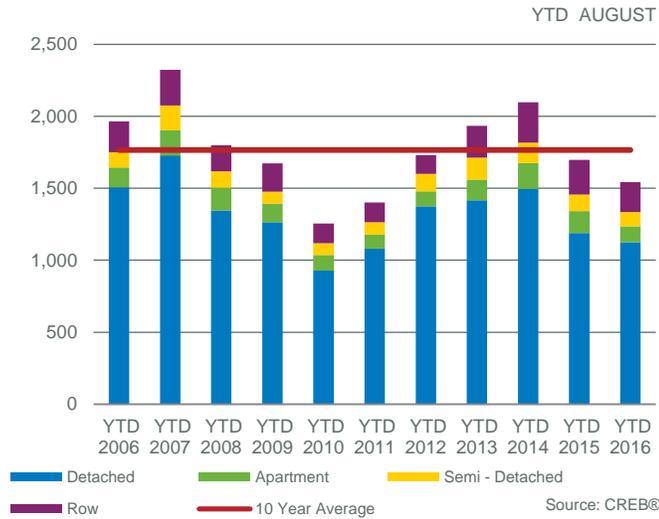


NORTHEAST PRICES

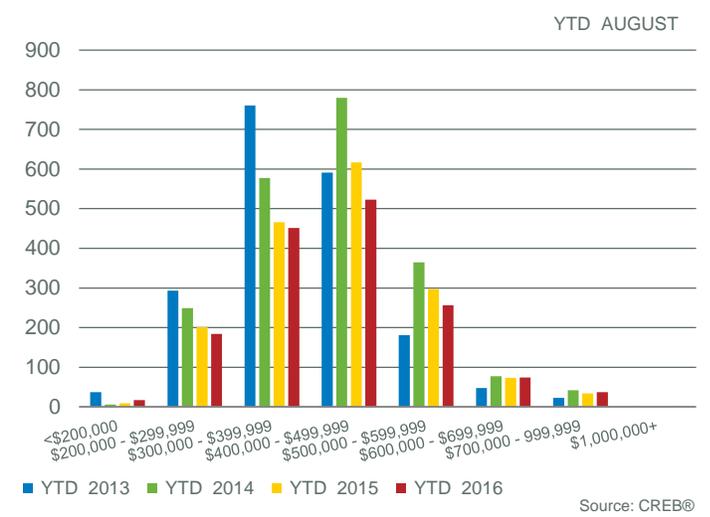


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



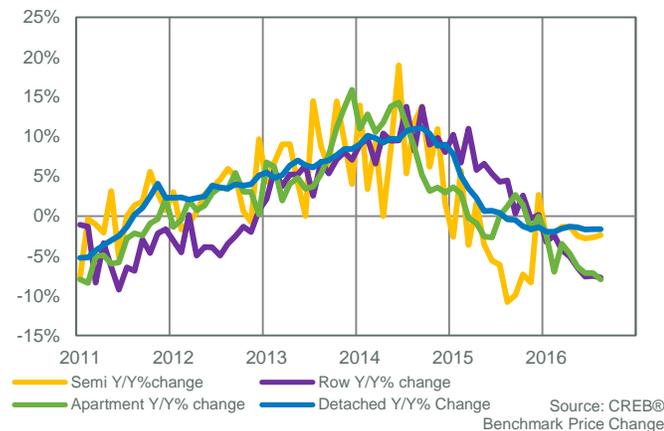
NORTH INVENTORY AND SALES



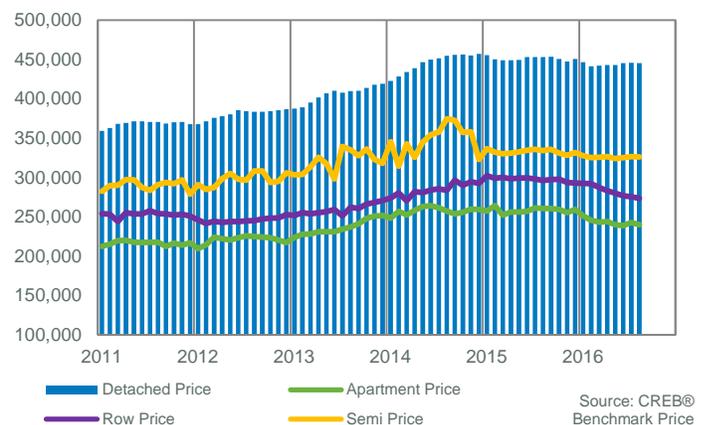
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

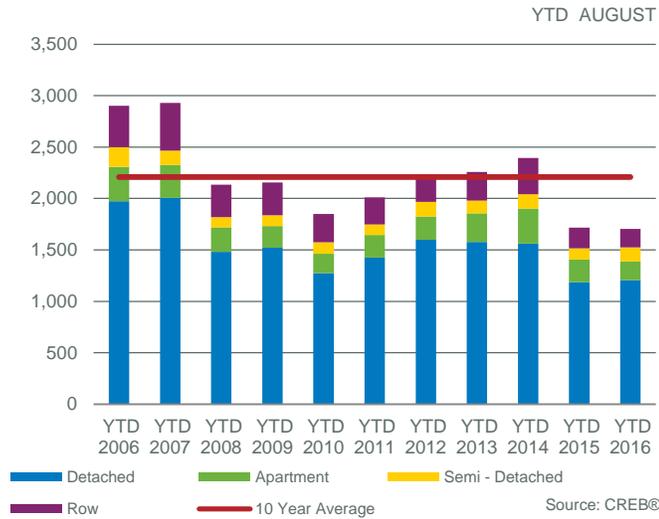


NORTH PRICES

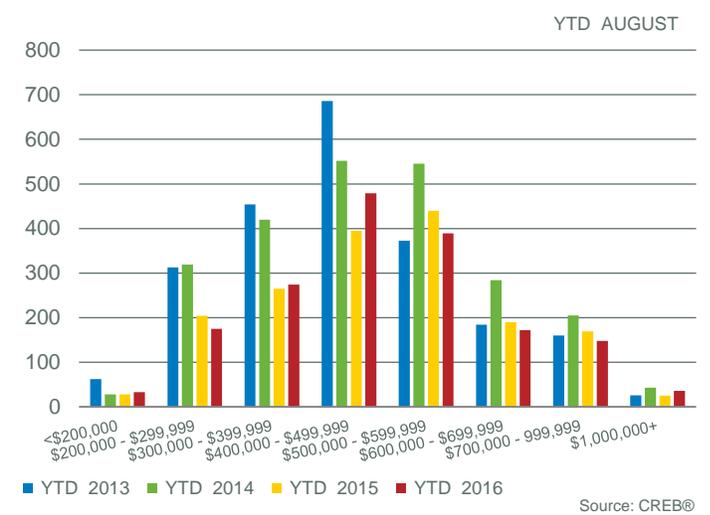


NORTHWEST

NORTHWEST TOTAL SALES



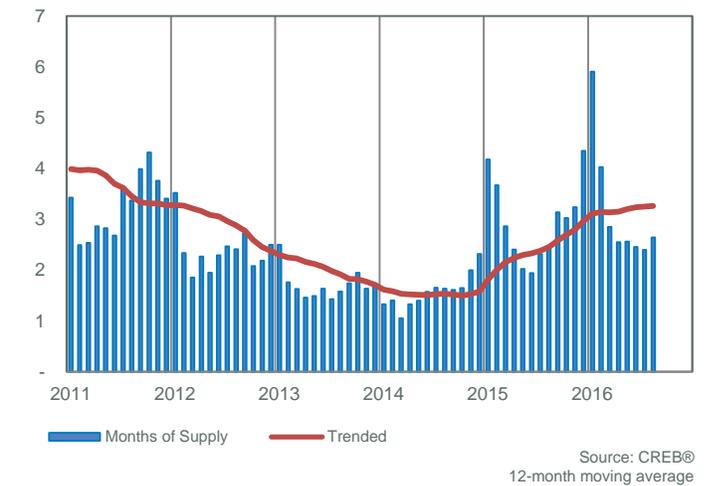
NORTHWEST TOTAL SALES BY PRICE RANGE



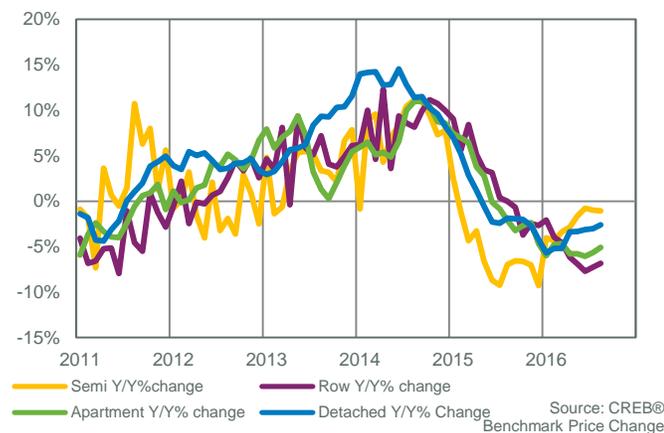
NORTHWEST INVENTORY AND SALES



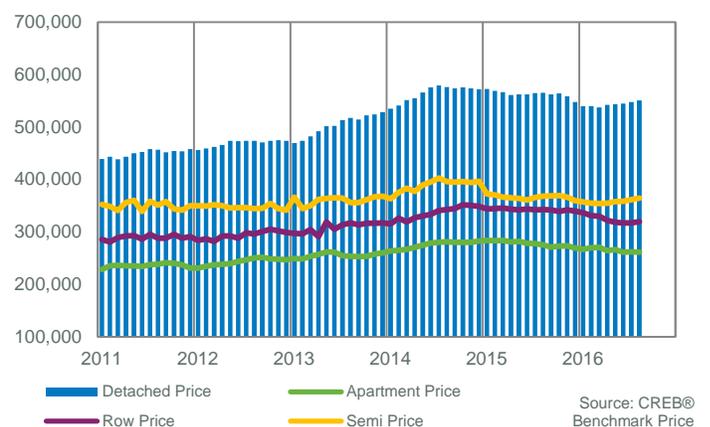
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

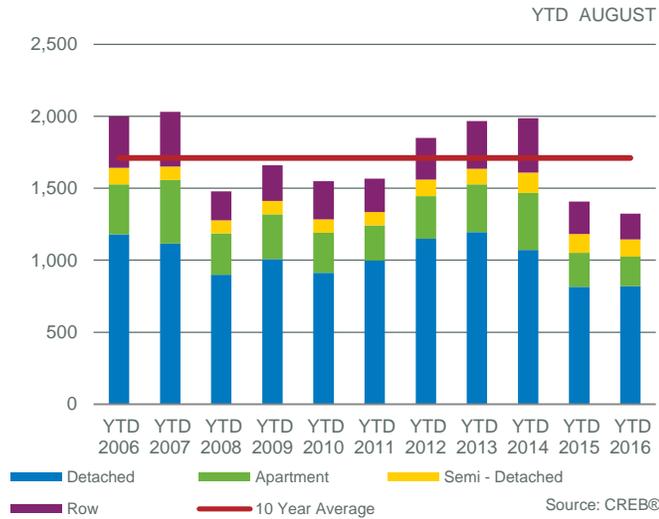


NORTHWEST PRICES

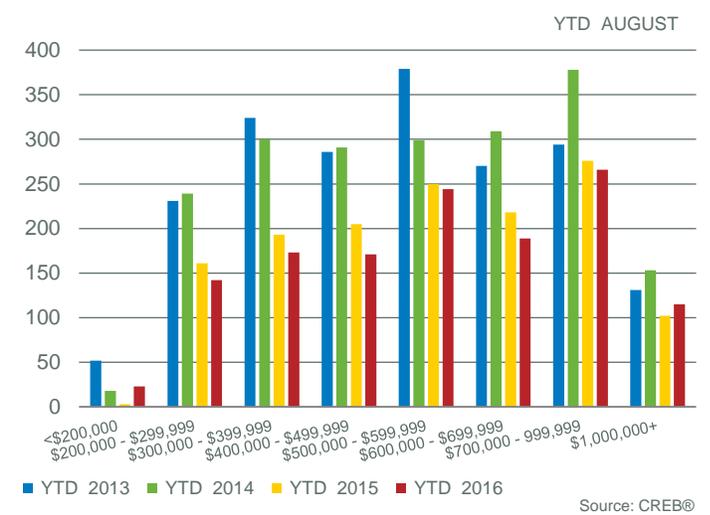


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



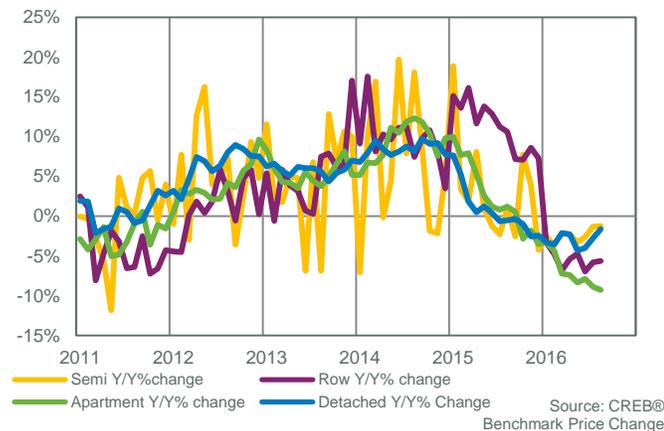
WEST INVENTORY AND SALES



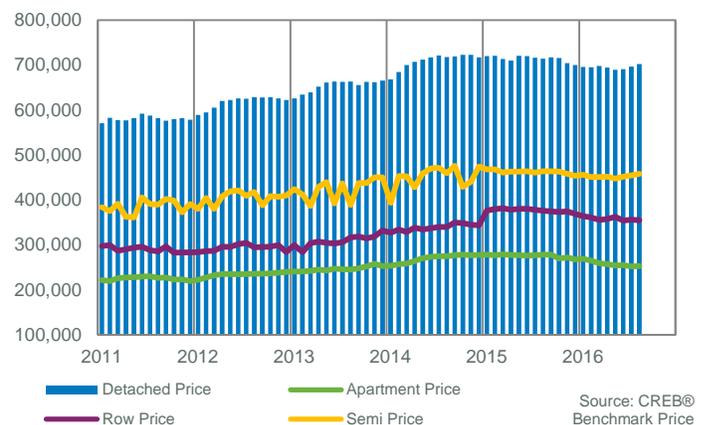
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

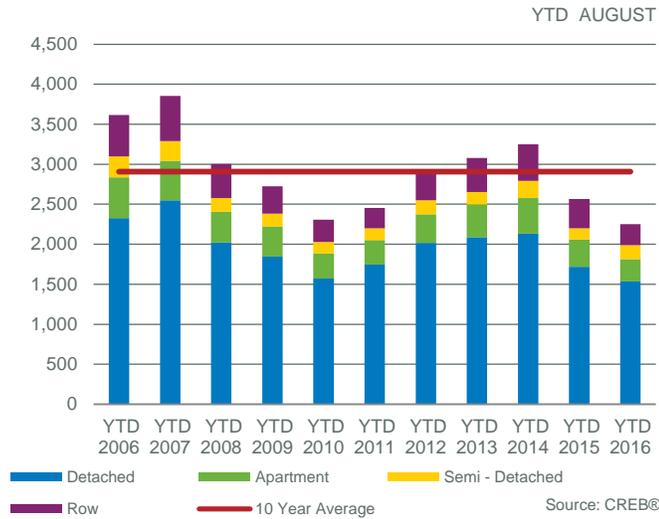


WEST PRICES

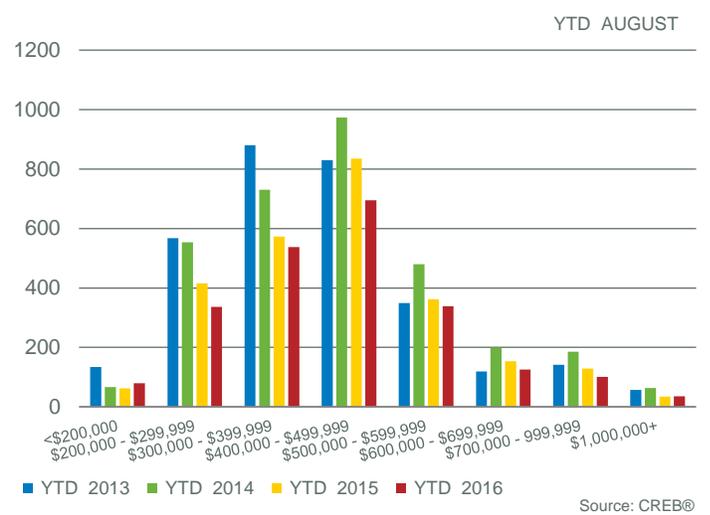


SOUTH

SOUTH TOTAL SALES



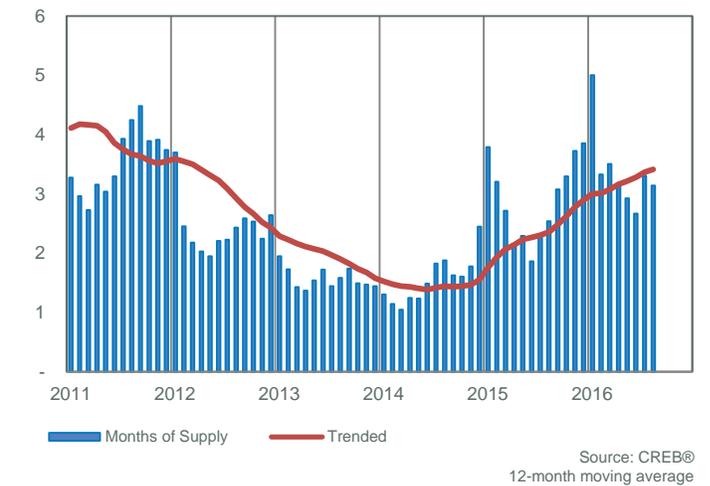
SOUTH TOTAL SALES BY PRICE RANGE



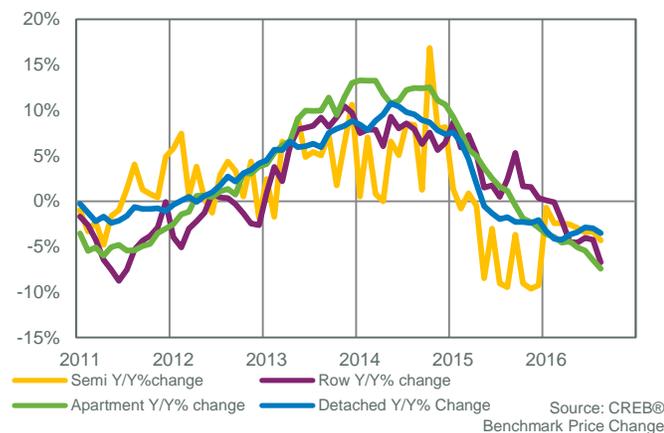
SOUTH INVENTORY AND SALES



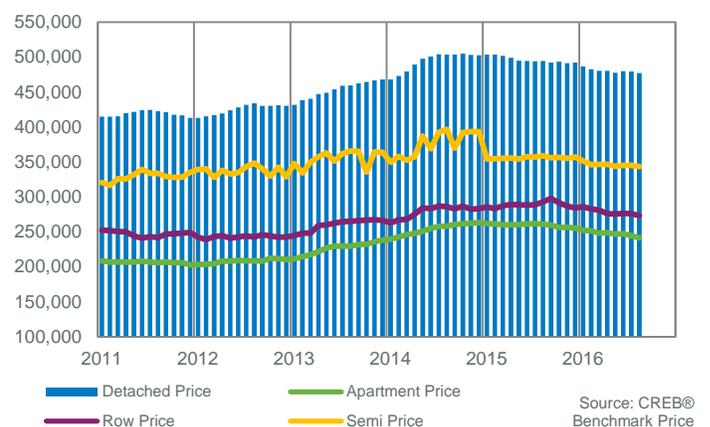
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

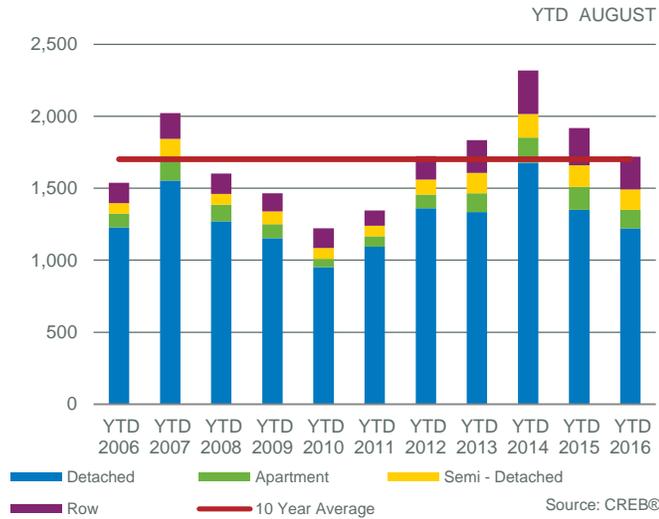


SOUTH PRICES

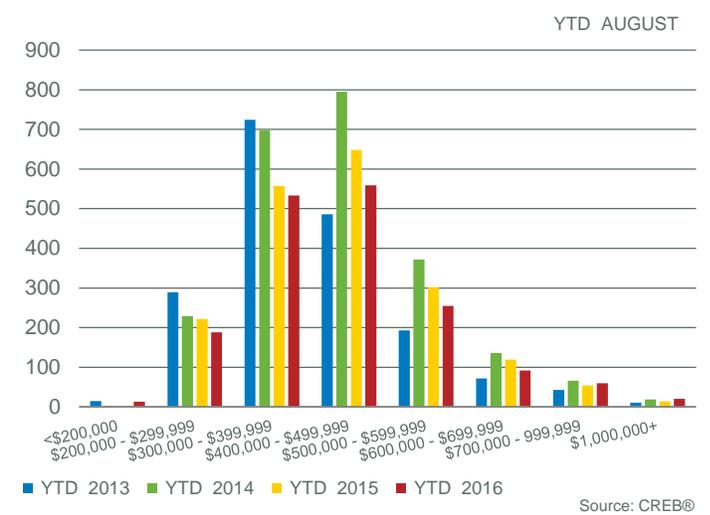


SOUTHEAST

SOUTHEAST TOTAL SALES



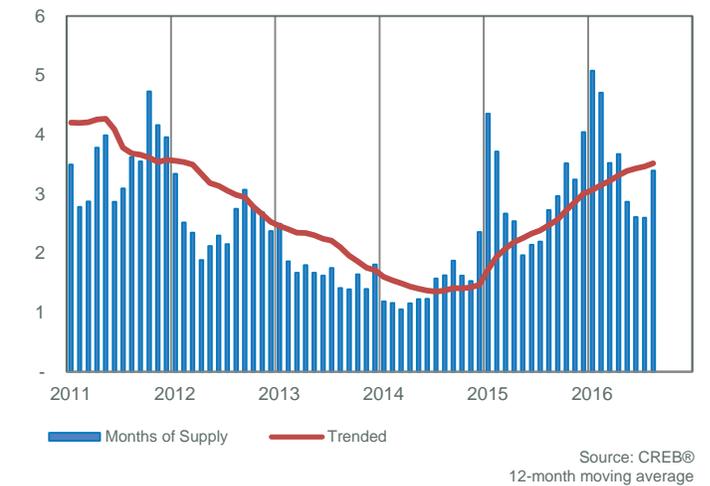
SOUTHEAST TOTAL SALES BY PRICE RANGE



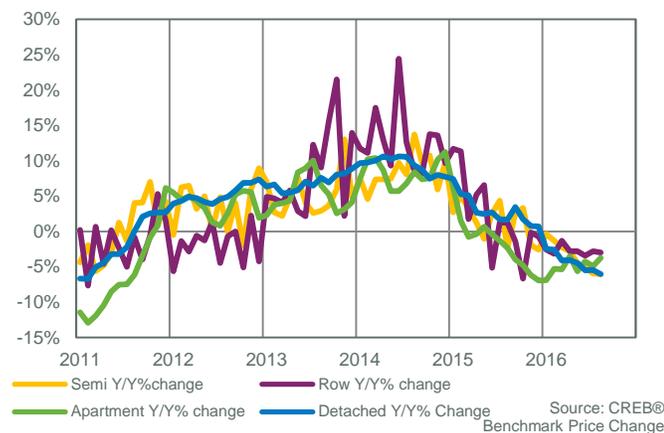
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

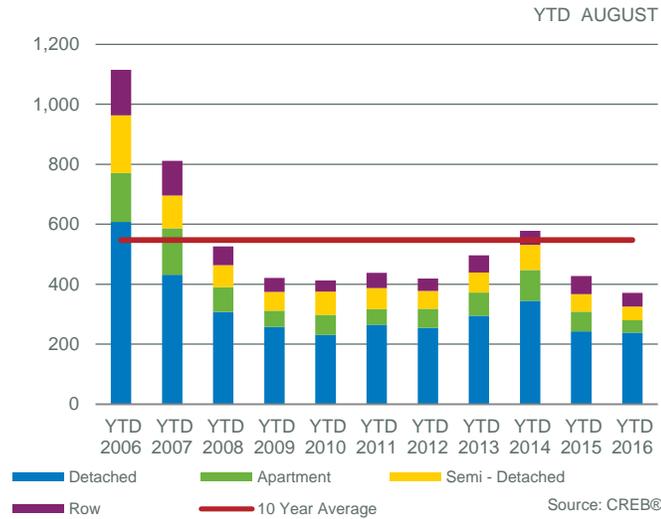


SOUTHEAST PRICES

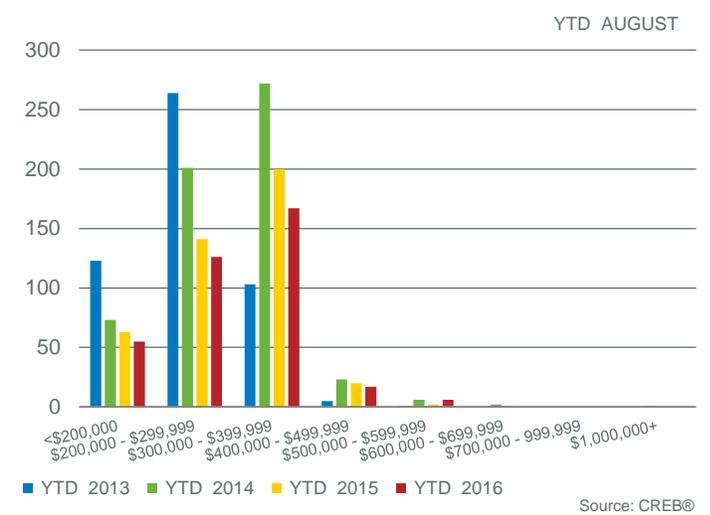


EAST

EAST TOTAL SALES



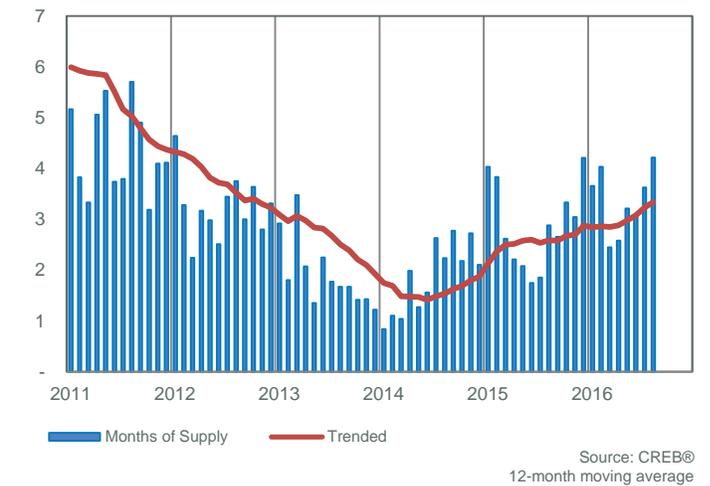
EAST TOTAL SALES BY PRICE RANGE



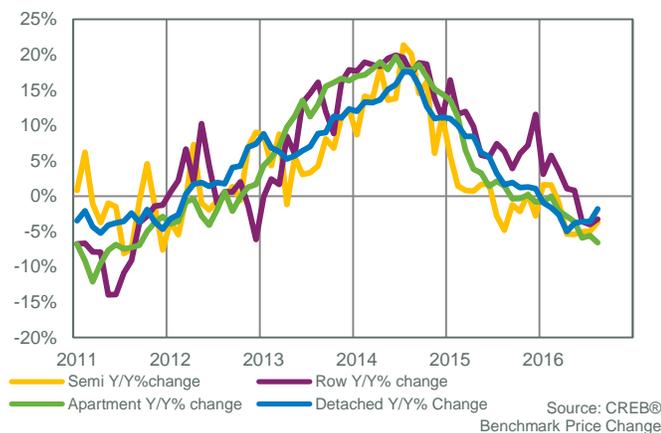
EAST INVENTORY AND SALES



EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES

