



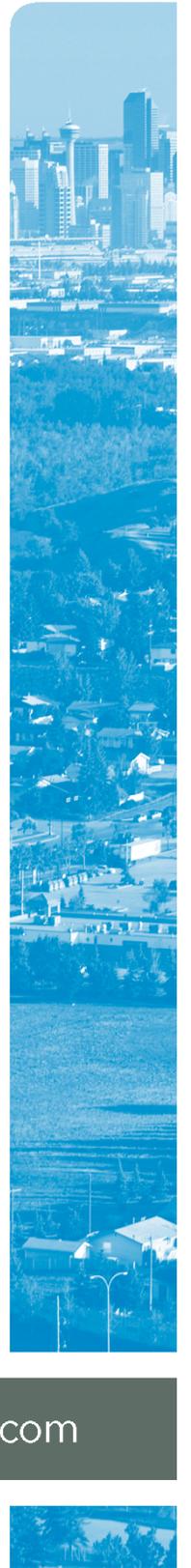
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MONTHLY STATISTICS PACKAGE

City of Calgary

November 2016



creb.com

November sales slide into old patterns

City of Calgary, Dec. 1, 2016 – Coming off a month of stronger sales activity, November’s housing market returned to previous trends. Year-over-monthly sales totaled 1,227 units, which is nearly three per cent lower than last year and 17 per cent below long-term averages.

“November was the first full month with CMHC’s new lending rules in effect,” said CREB® chief economist Ann-Marie Lurie. “As suspected, the gains in last month’s sales were temporary. Stringent conditions for borrowers are converging with the current economic climate and weighing on demand.”

While supply levels eased in November, the decline in sales resulted in a slight rise in months of supply. This caused benchmark home prices to contract even further. City-wide prices totaled \$436,200 in November, a 0.6 per cent decline over the previous month and nearly 4.1 per cent below last year’s levels.

Detached home prices totaled \$498,300 in November, making it the first time since early 2014 that the monthly benchmark price dipped below \$500,000. Despite this price change, the detached resale sector has still fared better than most of the high density sectors, as it has not faced the same city-wide inventory pressure coming from the new home market.

Year-to-date detached sales have declined by three per cent compared to last year, but have also seen some modest improvements in recent months in the high end of the market, which is likely a byproduct of larger price adjustments.

“These monthly figures aren’t a big surprise given the dynamics of our market right now,” said CREB® president Cliff Stevenson. “We’ve seen pockets of sales activity in certain areas, but also lots of months where the expectations between buyers and sellers just aren’t matching up. November was one of those months.”

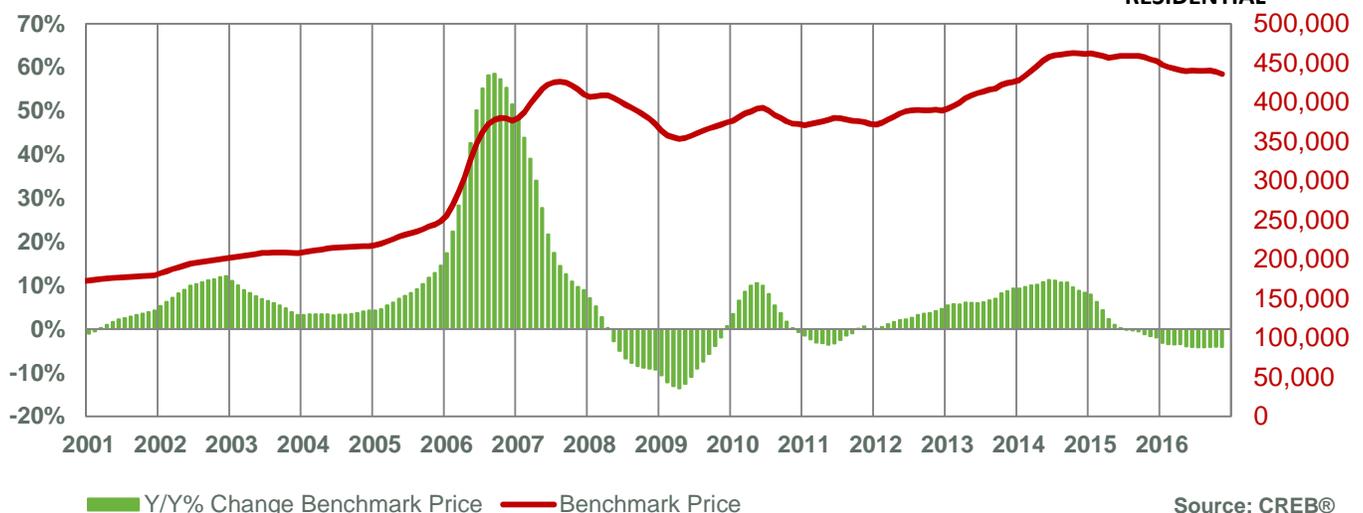
“Again, it can’t be overstated how important it is for housing consumers to keep asking questions and drilling down on what’s happening in their specific area,” adds Stevenson. “This kind of exploration and learning is how good real estate decisions get made in any market.”

HOUSING MARKET FACTS

- As of November, city-wide apartment condominium prices totaled \$271,300, which is a 0.9 per cent decline over the previous month and 6.8 per cent below levels recorded last year. Current monthly prices have decreased by 10.6 per cent compared to monthly highs recorded in 2014.
- Year-to-date apartment sales in the city of Calgary have declined by 16 per cent for a total of 2,582 units. Meanwhile, overall inventories remained elevated and pushed up months of supply to seven months.
- Across Calgary’s eight districts, year-to-date apartment price declines have ranged from a low of 3.9 per cent in the North East, to a high of 7.4 per cent in the west end of the city. Over 47 per cent of condominium apartment sales have occurred in the City Centre, which has seen price declines of nearly six per cent.
- Most districts throughout the city have recorded a decline in sales and inventory gains. The oversupply has resulted in aggregate price declines for each property type in each district of the city. However, the magnitude of the decline varies significantly depending on location and property type.
- Detached sales activity continues to improve in both the City Centre, North West and West districts of the city, but overall levels are still well below the norm.
- While overall sales activity continues to slow in the attached segment, there was a sharp contrast in the number of transactions for row and semi-detached product. Year-to-date semi-detached sales have improved over by nearly 3 per cent over the previous year, mostly due to gains in the \$300,000 to \$399,999 and \$600,000 to \$699,999 range of the market. However, row sales have declined by over 12 per cent over the same time frame.
- Year-to-date average benchmark prices have declined by 2.6 and 4.8 per cent for both semi-detached and row product.

*See district map on last page.

City of Calgary benchmark price and growth



Nov. 2016

	Nov-15	Nov-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	798	777	-2.63%	10,986	10,642	-3.13%
Total Sales Volume	\$418,320,372	\$433,857,154	3.71%	\$5,902,168,644	\$5,819,805,309	-1.40%
New Listings	1,183	1,062	-10.23%	18,522	17,399	-6.06%
Inventory	2,680	2,322	-13.36%	2,869	2,809	-2.06%
Months of Supply	3.36	2.99	-11.02%	2.87	2.90	1.10%
Sales to New Listings Ratio	67.46%	73.16%	5.71%	59.31%	61.16%	1.85%
Sales to List Price Ratio	96.78%	96.88%	0.10%	97.41%	97.04%	-0.38%
Days on Market	43	45	5.18%	38	42	10.53%
Benchmark Price	\$515,600	\$498,300	-3.36%	\$519,436	\$502,600	-3.24%
Median Price	\$465,000	\$485,000	4.30%	\$480,000	\$479,000	-0.21%
Average Price	\$524,211	\$558,375	6.52%	\$537,245	\$546,871	1.79%
Index	211	204	-3.36%	213	206	-3.24%
APARTMENT						
Total Sales	195	195	0.00%	3,076	2,582	-16.06%
Total Sales Volume	\$58,472,300	\$58,053,488	-0.72%	\$952,913,373	\$795,283,111	-16.54%
New Listings	489	455	-6.95%	6,670	6,706	0.54%
Inventory	1,353	1,430	5.69%	1,303	1,516	16.35%
Months of Supply	6.94	7.33	5.69%	4.66	6.46	38.61%
Sales to New Listings Ratio	39.88%	42.86%	2.98%	46.12%	38.50%	-7.61%
Sales to List Price Ratio	96.54%	95.45%	-1.09%	96.96%	96.34%	-0.63%
Days on Market	50	58	16.02%	47	56	19.15%
Benchmark Price	\$291,100	\$271,300	-6.80%	\$295,500	\$277,945	-5.94%
Median Price	\$272,500	\$255,000	-6.42%	\$273,000	\$269,900	-1.14%
Average Price	\$299,858	\$297,710	-0.72%	\$309,790	\$308,010	-0.57%
Index	199	186	-6.78%	202	190	-5.94%
ATTACHED						
Total Sales	269	255	-5.20%	3,898	3,650	-6.36%
Total Sales Volume	\$105,372,044	\$103,669,601	-1.62%	\$1,580,922,667	\$1,463,705,122	-7.41%
New Listings	509	468	-8.06%	7,192	7,176	-0.22%
Inventory	1,287	1,223	-4.97%	1,200	1,395	16.25%
Months of Supply	4.78	4.80	0.24%	3.39	4.20	24.14%
Sales to New Listings Ratio	52.85%	54.49%	1.64%	54.20%	50.86%	-3.34%
Sales to List Price Ratio	97.03%	97.14%	0.11%	97.59%	97.11%	-0.48%
Days on Market	49	59	20.86%	42	49	16.67%
Benchmark Price	\$345,300	\$330,000	-4.43%	\$347,473	\$333,318	-4.07%
Median Price	\$340,000	\$345,000	1.47%	\$347,500	\$342,500	-1.44%
Average Price	\$391,718	\$406,547	3.79%	\$405,573	\$401,015	-1.12%
Index	205	196	-4.44%	206	198	-4.07%
CITY OF CALGARY						
Total Sales	1,262	1,227	-2.77%	17,960	16,874	-6.05%
Total Sales Volume	\$582,164,716	\$595,580,243	2.30%	\$8,436,004,684	\$8,078,793,541	-4.23%
New Listings	2,181	1,985	-8.99%	32,384	31,281	-3.41%
Inventory	5,320	4,975	-6.48%	5,371	5,720	6.49%
Months of Supply	4.22	4.05	-3.82%	3.29	3.73	13.35%
Sales to New Listings Ratio	57.86%	61.81%	3.95%	55.46%	53.94%	-1.52%
Sales to List Price Ratio	96.80%	96.78%	-0.02%	97.40%	96.98%	-0.42%
Days on Market	45	50	10.61%	40	46	15.00%
Benchmark Price	\$454,800	\$436,200	-4.09%	\$458,718	\$441,127	-3.83%
Median Price	\$410,575	\$427,000	4.00%	\$425,000	\$425,000	0.00%
Average Price	\$461,303	\$485,395	5.22%	\$469,711	\$478,772	1.93%
Index	209	200	-4.07%	211	202	-3.84%

For a list of definitions, see page 26.

Nov. 2016

	Nov-15	Nov-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	108	113	4.63%	1,582	1,626	2.78%
Total Sales Volume	\$51,967,688	\$56,503,400	8.73%	\$795,292,588	\$792,872,954	-0.30%
Share of Sales with Condo Title	13.89%	19.47%	5.58%	14.51%	16.27%	1.76%
New Listings	200	191	-4.50%	3,035	2,914	-3.99%
Inventory	546	453	-17.03%	523	524	0.17%
Months of Supply	5.06	4.01	-20.70%	3.64	3.54	-2.54%
Sales to New Listings Ratio	54.00%	59.16%	5.16%	52.13%	55.80%	3.67%
Sales to List Price Ratio	96.97%	96.90%	-0.07%	97.69%	97.12%	-0.57%
Days on Market	47	60	26.58%	42	46	9.52%
Benchmark Price	\$394,200	\$384,800	-2.38%	\$396,182	\$385,918	-2.59%
Median Price	\$378,000	\$427,000	12.96%	\$406,750	\$394,375	-3.04%
Average Price	\$481,182	\$500,030	3.92%	\$502,713	\$487,622	-3.00%
Index	205	200	-2.39%	206	201	-2.59%
CITY OF CALGARY ROW						
Total Sales	161	142	-11.80%	2,312	2,024	-12.46%
Total Sales Volume	\$53,404,356	\$47,166,201	-11.68%	\$783,763,079	\$670,832,168	-14.41%
Share of Sales with Condo Title	93.79%	96.48%	2.69%	96.29%	94.06%	-2.23%
New Listings	308	277	-10.06%	4,151	4,262	2.67%
Inventory	740	770	4.05%	676	871	28.78%
Months of Supply	4.60	5.42	17.98%	3.22	4.73	47.11%
Sales to New Listings Ratio	52.27%	51.26%	-1.01%	55.70%	47.49%	-8.21%
Sales to List Price Ratio	97.08%	97.43%	0.34%	97.50%	97.11%	-0.39%
Days on Market	50	58	16.94%	42	52	23.81%
Benchmark Price	\$327,300	\$309,400	-5.47%	\$329,473	\$313,745	-4.77%
Median Price	\$319,900	\$310,000	-3.09%	\$320,000	\$310,000	-3.13%
Average Price	\$331,704	\$332,156	0.14%	\$338,998	\$331,439	-2.23%
Index	205	194	-5.47%	206	196	-4.78%
CITY OF CALGARY ATTACHED						
Total Sales	269	255	-5.20%	3,898	3,650	-6.36%
Total Sales Volume	\$105,372,044	\$103,669,601	-1.62%	\$1,580,922,667	\$1,463,705,122	-7.41%
Share of Sales with Condo Title	61.71%	62.35%	1.04%	63.22%	59.52%	-5.86%
New Listings	509	468	-8.06%	7,192	7,176	-0.22%
Inventory	1,287	1,223	-4.97%	1,200	1,395	16.25%
Months of Supply	4.78	4.80	0.24%	3.39	4.20	24.14%
Sales to New Listings Ratio	52.85%	54.49%	1.64%	54.20%	50.86%	-3.34%
Sales to List Price Ratio	97.03%	97.14%	0.11%	97.59%	97.11%	-0.48%
Days on Market	49	59	20.86%	42	49	16.67%
Benchmark Price	\$345,300	\$330,000	-4.43%	\$347,473	\$333,318	-4.07%
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Average Price	\$391,718	\$406,547	3.79%	\$405,573	\$401,015	-1.12%
Index	205	196	-4.44%	206	198	-4.07%

For a list of definitions, see page 26.

November 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	100	147	68.03%	349	3.49	\$651,100	-2.98%	-1.48%
North East	79	132	59.85%	291	3.68	\$386,600	-4.28%	0.00%
North	105	151	69.54%	329	3.13	\$437,900	-2.15%	-0.64%
North West	103	132	78.03%	252	2.45	\$545,100	-2.43%	-1.16%
West	105	120	87.50%	282	2.69	\$701,300	-0.44%	-0.27%
South	158	185	85.41%	421	2.66	\$473,200	-3.64%	-1.02%
South East	98	145	67.59%	320	3.27	\$439,600	-6.61%	-0.70%
East	28	50	56.00%	78	2.79	\$353,800	-2.10%	-1.09%
TOTAL CITY	777	1,062	73.16%	2,322	2.99	\$498,300	-3.36%	-0.78%
Apartment								
City Centre	100	219	45.66%	696	6.96	\$300,000	-6.07%	-0.73%
North East	7	22	31.82%	63	9.00	\$252,200	-9.05%	-0.75%
North	11	26	42.31%	76	6.91	\$234,100	-8.23%	-1.27%
North West	14	44	31.82%	115	8.21	\$260,300	-4.76%	0.15%
West	17	47	36.17%	151	8.88	\$247,800	-8.83%	-1.39%
South	30	48	62.50%	182	6.07	\$236,700	-7.65%	-1.54%
South East	12	36	33.33%	105	8.75	\$234,100	-5.45%	-3.14%
East	4	14	28.57%	39	9.75	\$223,100	-8.90%	-0.22%
TOTAL CITY	195	455	42.86%	1,430	7.33	\$271,300	-6.80%	-0.91%
Semi-detached								
City Centre	46	62	74.19%	165	3.59	\$706,500	-0.06%	0.41%
North East	9	22	40.91%	52	5.78	\$305,500	-3.45%	0.33%
North	7	29	24.14%	46	6.57	\$314,800	-4.05%	-2.02%
North West	9	18	50.00%	44	4.89	\$362,500	-1.01%	-0.82%
West	10	18	55.56%	39	3.90	\$457,300	-0.09%	0.29%
South	8	21	38.10%	50	6.25	\$338,700	-4.67%	-0.65%
South East	15	14	107.14%	37	2.47	\$297,500	-6.97%	-1.26%
East	9	7	128.57%	20	2.22	\$273,400	-4.44%	-2.36%
TOTAL CITY	113	191	59.16%	453	4.01	\$384,800	-2.38%	-0.44%
Row								
City Centre	27	49	55.10%	193	7.15	\$458,500	-4.46%	0.84%
North East	13	26	50.00%	70	5.38	\$222,700	-5.35%	0.81%
North	18	50	36.00%	104	5.78	\$274,400	-6.57%	-0.11%
North West	23	27	85.19%	68	2.96	\$315,800	-7.66%	0.00%
West	15	37	40.54%	96	6.40	\$346,000	-7.51%	-0.46%
South	27	55	49.09%	122	4.52	\$277,200	-3.38%	1.20%
South East	17	28	60.71%	95	5.59	\$311,400	-3.44%	0.35%
East	2	6	33.33%	21	10.50	\$209,000	-6.78%	0.82%
TOTAL CITY	142	277	51.26%	770	5.42	\$309,400	-5.47%	0.42%

*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

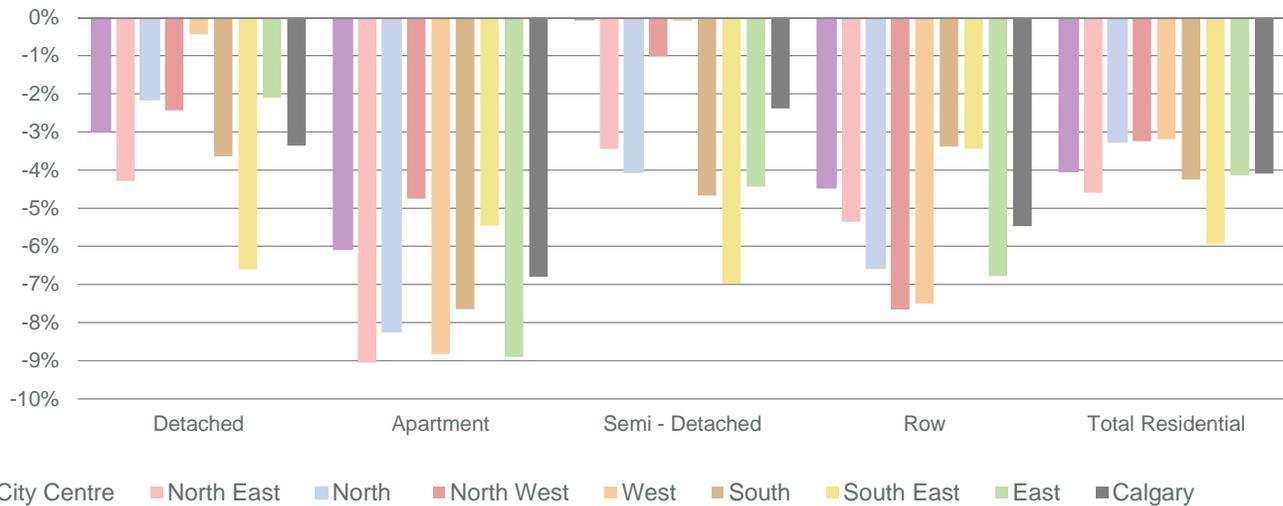


BENCHMARK PRICE - NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER



Source: CREB®

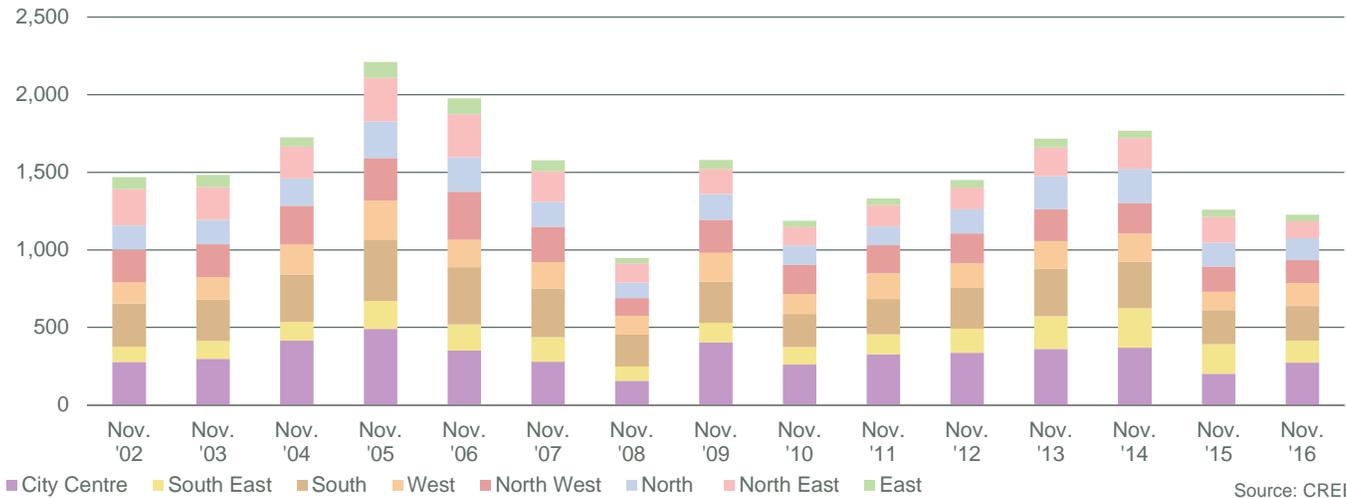
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

Nov. 2016

TOTAL SALES

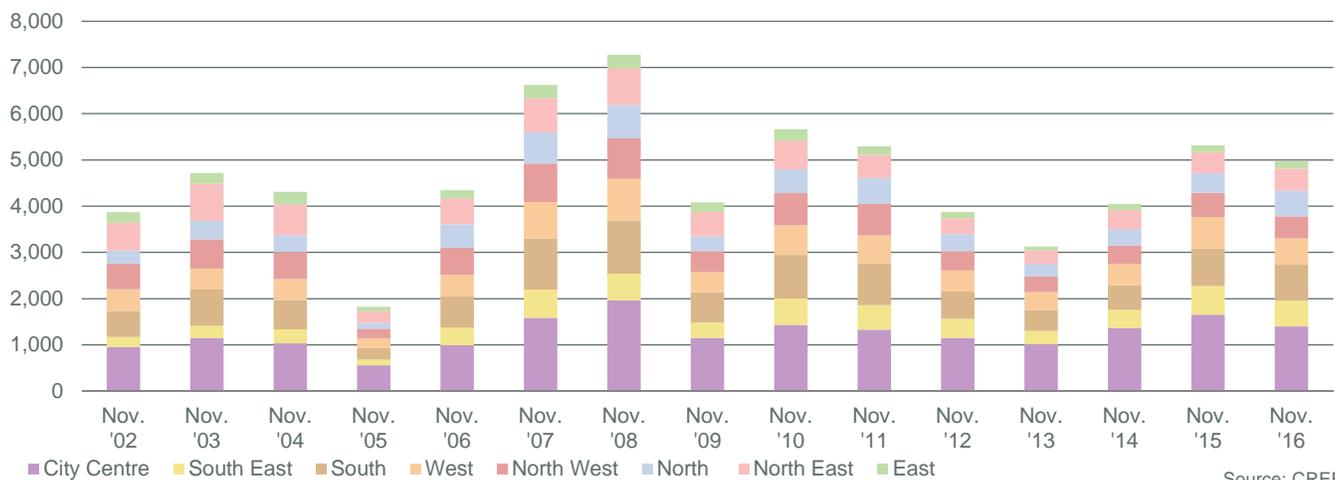
NOVEMBER



Source: CREB®

TOTAL INVENTORY

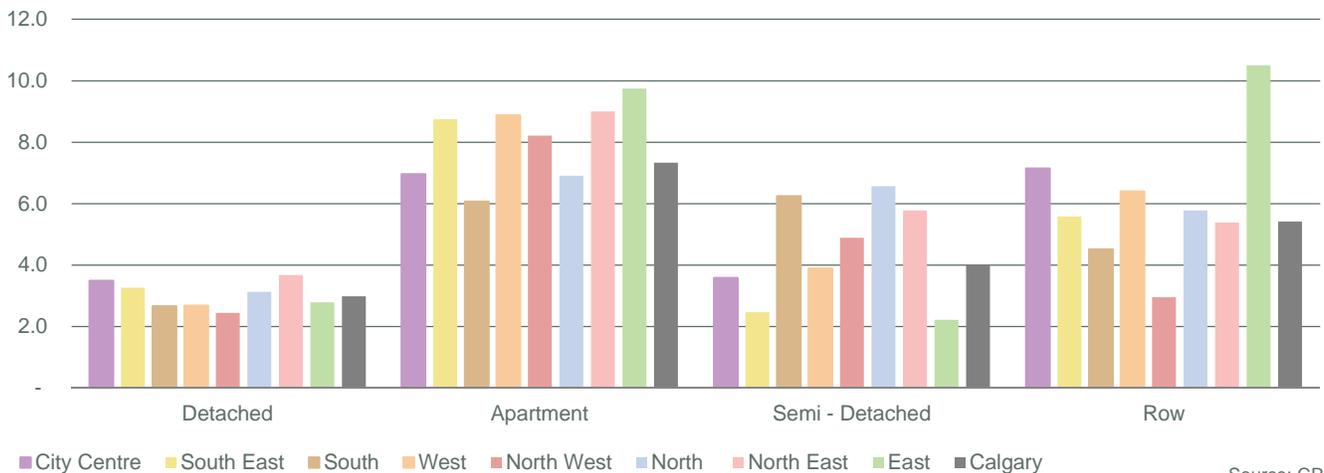
NOVEMBER



Source: CREB®

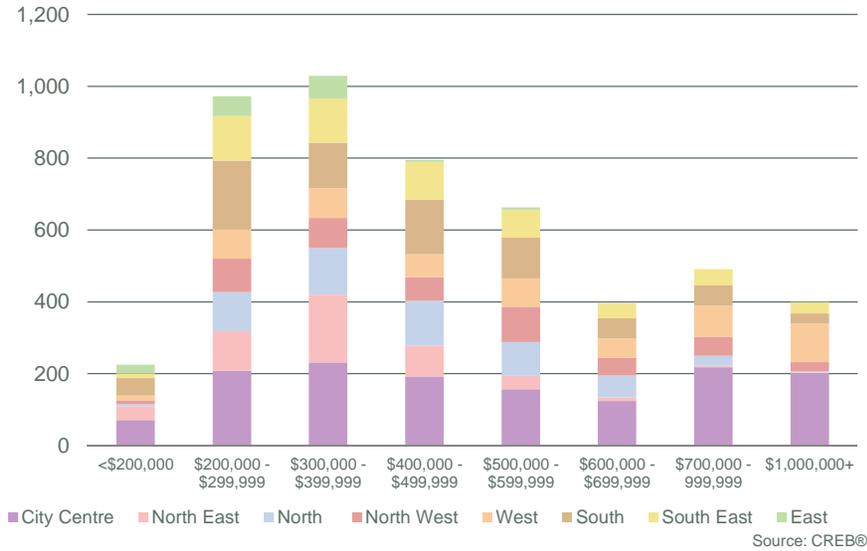
MONTHS OF SUPPLY

NOVEMBER

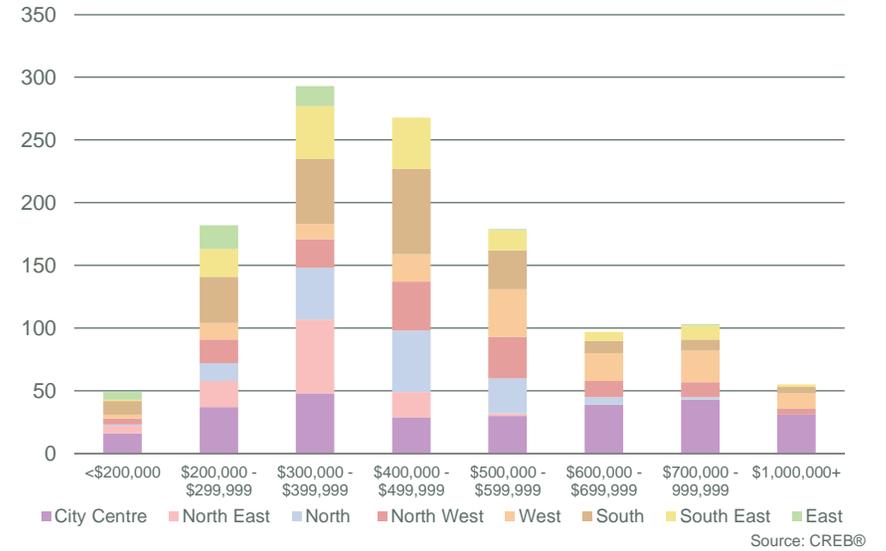


Source: CREB®

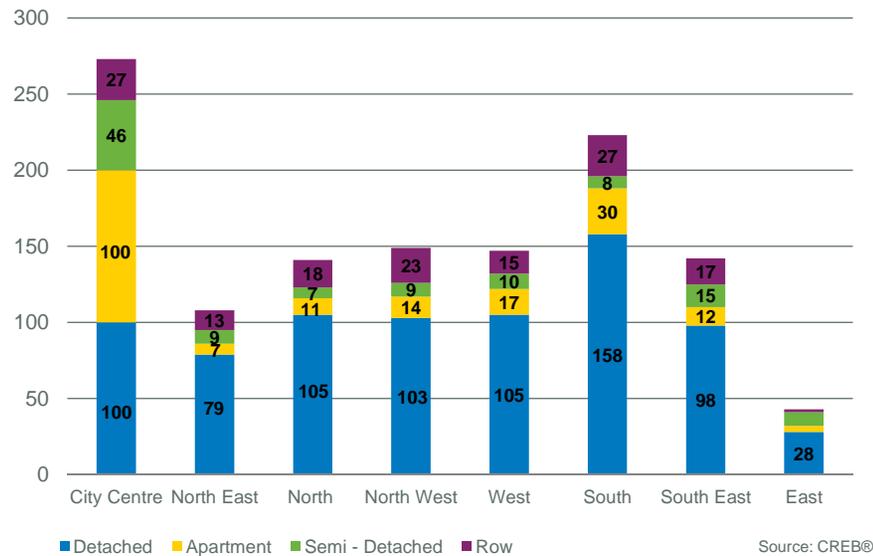
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



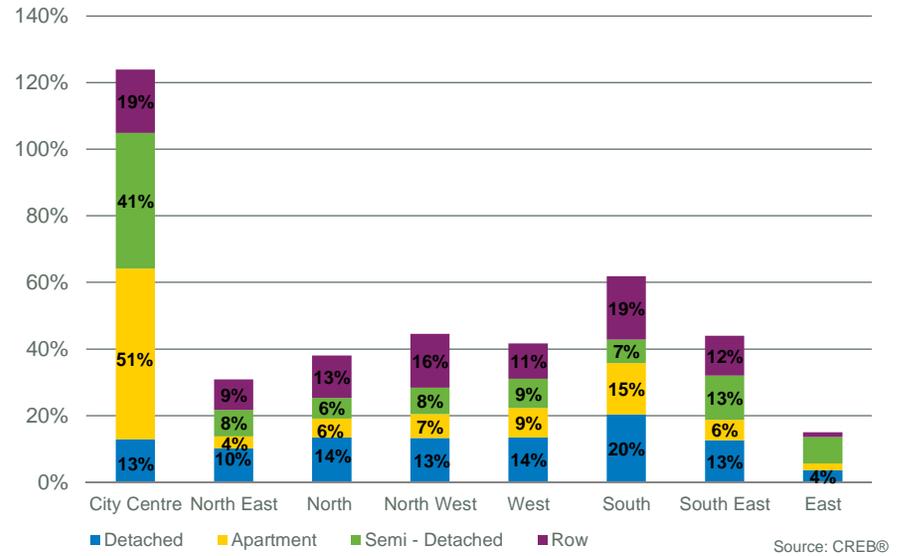
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



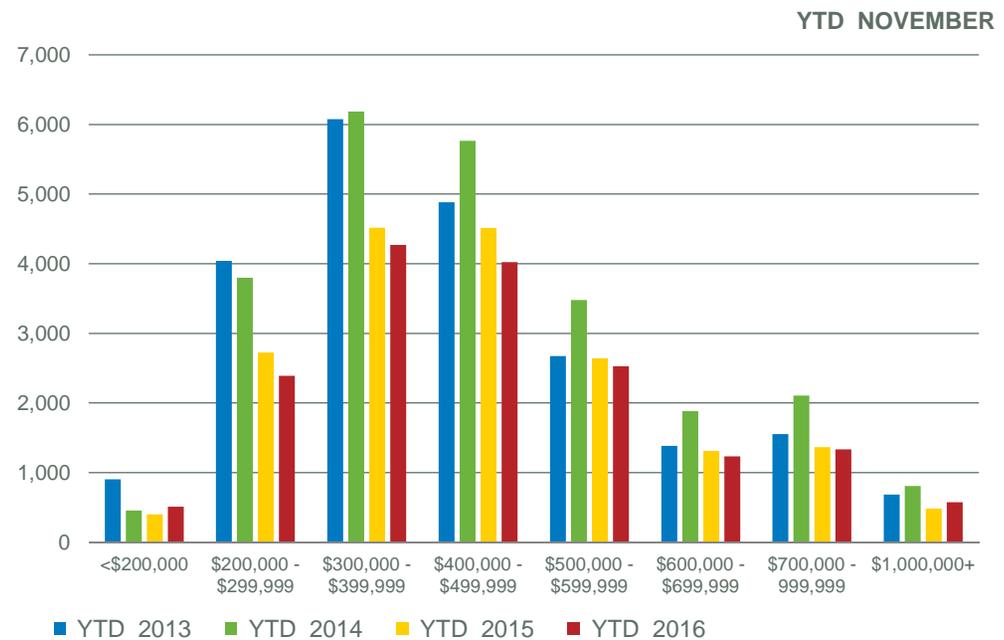
SHARE OF CITY WIDE SALES - NOVEMBER



	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	1,643	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,989	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,135	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	422,000	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	469,572	478,859	483,607	476,520	465,338	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	1,921	2,029	1,744	1,570	1,480	1,650	1,227	
New Listings	2,742	2,907	3,225	3,217	3,318	3,098	2,684	2,768	2,977	2,360	1,985	
Inventory	5,023	5,683	6,102	6,251	6,178	6,002	5,710	5,682	5,883	5,432	4,975	
Days on Market	51	43	43	46	42	47	46	46	46	45	50	
Benchmark Price	447,800	445,000	442,800	441,000	439,700	440,400	440,000	440,200	440,400	438,900	436,200	
Median Price	407,500	420,000	422,250	430,000	433,000	430,000	429,250	419,250	433,000	410,000	427,000	
Average Price	456,889	473,940	468,642	476,910	492,023	485,468	485,385	474,639	491,060	461,314	485,395	
Index	206	204	203	202	202	202	202	202	202	201	200	

	Nov-15	Nov-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	34	49	402	513
\$200,000 - \$299,999	191	182	2,725	2,392
\$300,000 - \$349,999	145	134	1,960	1,869
\$350,000 - \$399,999	215	160	2,555	2,402
\$400,000 - \$449,999	169	156	2,505	2,271
\$450,000 - \$499,999	135	112	2,008	1,754
\$500,000 - \$549,999	104	98	1,517	1,441
\$550,000 - \$599,999	65	81	1,126	1,088
\$600,000 - \$649,999	48	60	750	679
\$650,000 - \$699,999	32	37	561	555
\$700,000 - \$799,999	43	54	754	710
\$800,000 - \$899,999	25	34	392	397
\$900,000 - \$999,999	23	15	220	228
\$1,000,000 - \$1,249,999	18	27	250	260
\$1,250,000 - \$1,499,999	8	16	105	142
\$1,500,000 - \$1,749,999	2	5	52	76
\$1,750,000 - \$1,999,999	1	2	34	38
\$2,000,000 - \$2,499,999	2	4	20	35
\$2,500,000 - \$2,999,999	2	-	12	13
\$3,000,000 - \$3,499,999	-	-	4	4
\$3,500,000 - \$3,999,999	-	1	5	3
\$4,000,000 +	-	-	1	4
	1,262	1,227	17,960	16,874

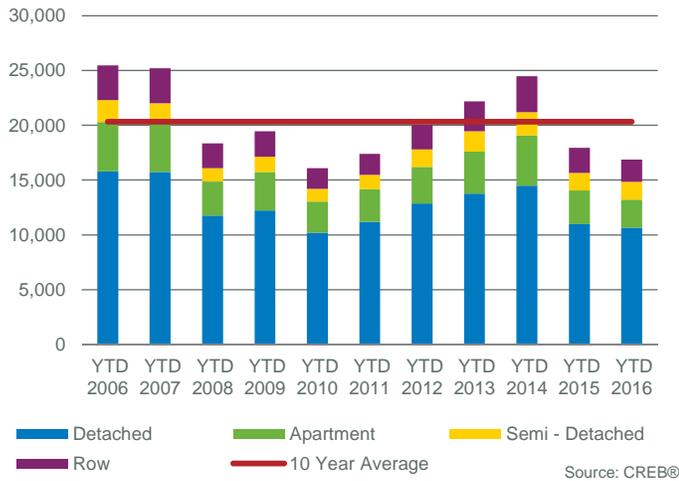
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

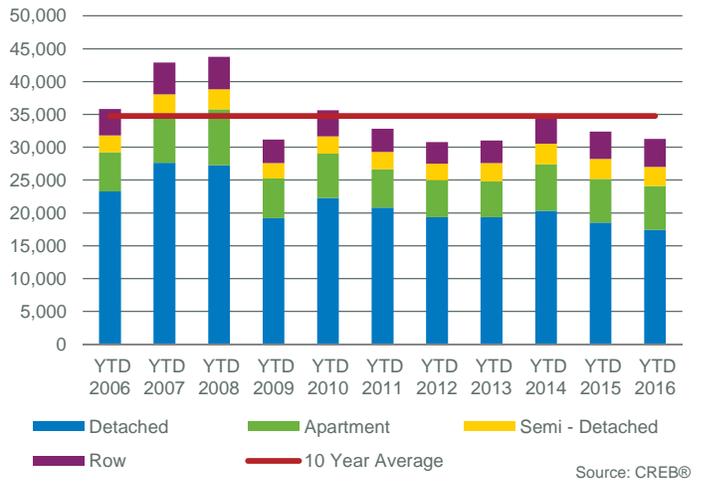
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

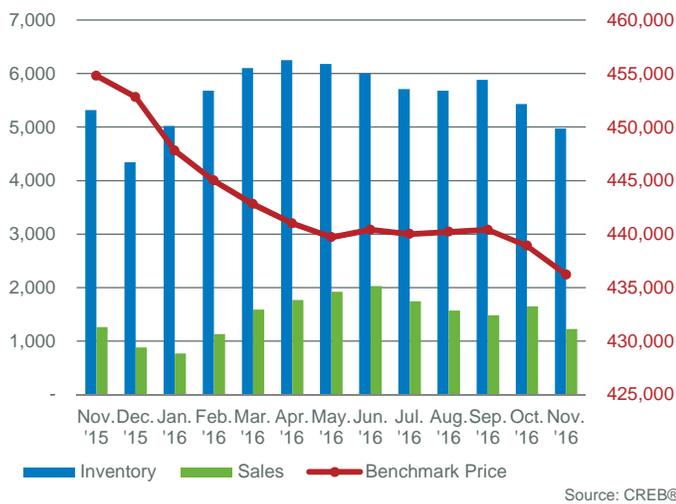


CITY OF CALGARY TOTAL NEW LISTINGS

YTD NOVEMBER



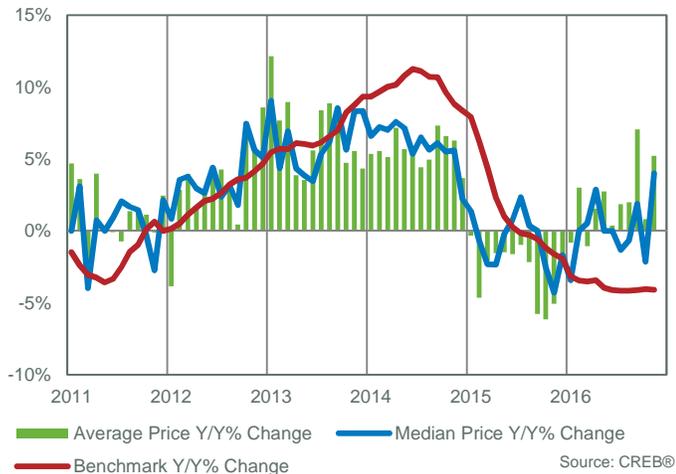
CITY OF CALGARY TOTAL INVENTORY AND SALES



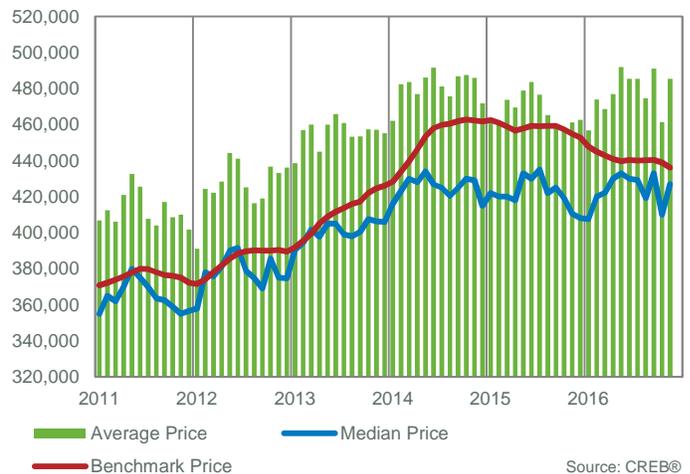
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



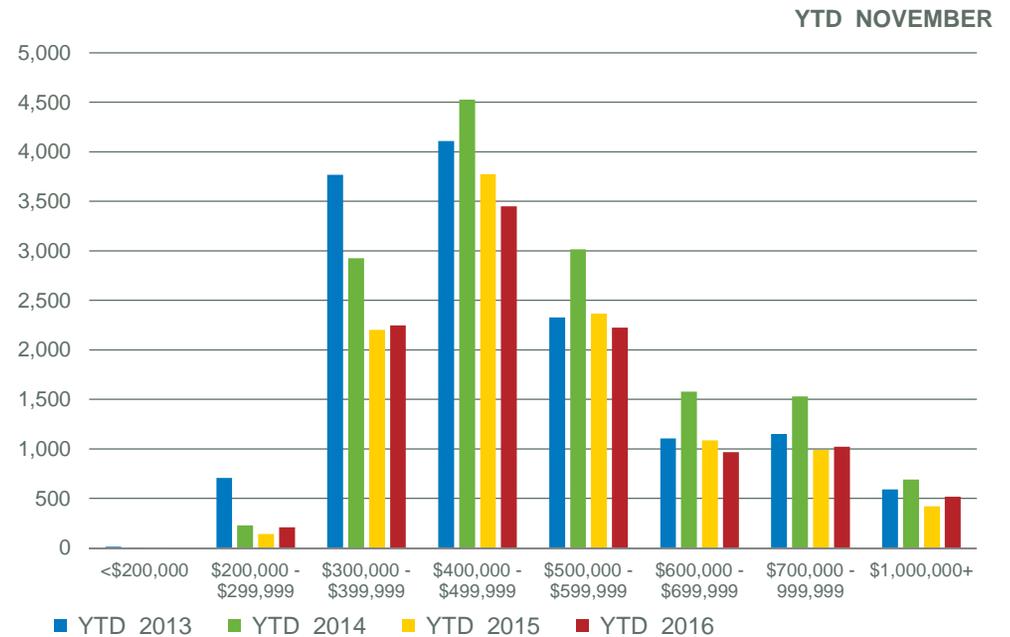
CITY OF CALGARY TOTAL PRICES



	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	541,951	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	1,214	1,282	1,109	983	942	1,035	777	
New Listings	1,487	1,611	1,818	1,820	1,851	1,748	1,488	1,529	1,660	1,325	1,062	
Inventory	2,537	2,953	3,093	3,138	3,041	2,939	2,745	2,730	2,831	2,574	2,322	
Days on Market	49	38	41	44	39	41	43	41	41	42	45	
Benchmark Price	508,000	504,400	502,400	501,500	500,500	502,400	502,300	503,200	503,400	502,200	498,300	
Median Price	458,750	467,500	480,000	483,750	489,450	489,250	480,000	467,500	490,000	464,000	485,000	
Average Price	526,408	541,979	538,481	541,278	559,169	558,046	542,456	543,085	564,391	529,127	558,375	
Index	208	207	206	206	205	206	206	206	206	206	204	

	Nov-15	Nov-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	6	-
\$200,000 - \$299,999	19	21	142	209
\$300,000 - \$349,999	56	57	614	669
\$350,000 - \$399,999	143	104	1,587	1,579
\$400,000 - \$449,999	147	133	2,086	1,909
\$450,000 - \$499,999	121	101	1,689	1,542
\$500,000 - \$549,999	92	87	1,347	1,276
\$550,000 - \$599,999	54	70	1,018	950
\$600,000 - \$649,999	39	49	637	551
\$650,000 - \$699,999	23	27	449	418
\$700,000 - \$799,999	32	40	540	523
\$800,000 - \$899,999	22	27	290	318
\$900,000 - \$999,999	19	11	160	180
\$1,000,000 - \$1,249,999	16	23	211	221
\$1,250,000 - \$1,499,999	8	16	95	135
\$1,500,000 - \$1,749,999	2	5	49	74
\$1,750,000 - \$1,999,999	-	2	29	35
\$2,000,000 - \$2,499,999	2	3	20	32
\$2,500,000 - \$2,999,999	2	-	11	12
\$3,000,000 - \$3,499,999	-	-	3	4
\$3,500,000 - \$3,999,999	-	1	2	3
\$4,000,000 +	-	-	1	2
	798	777	10,986	10,642

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



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

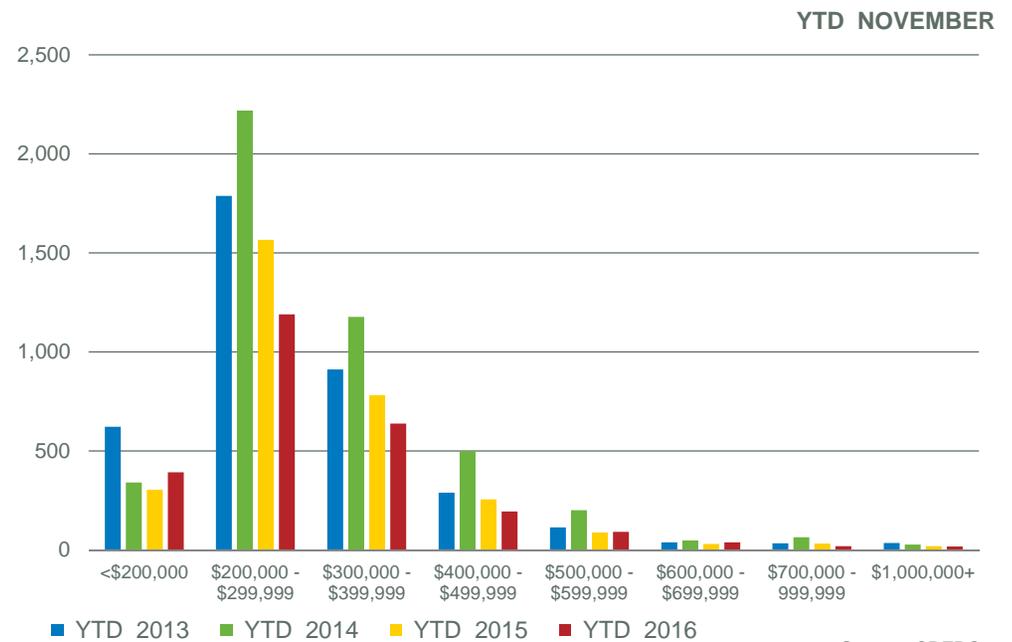


Source: CREB®

	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	200	251	195	
New Listings	598	637	680	666	685	605	618	617	637	508	455	
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,558	1,578	1,653	1,543	1,430	
Days on Market	59	50	48	54	49	71	56	60	56	54	58	
Benchmark Price	283,800	283,600	281,300	280,400	278,500	278,200	277,000	274,900	274,600	273,800	271,300	
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842	303,202	289,099	297,710	
Index	194	194	192	192	191	190	190	188	188	187	186	

	Nov-15	Nov-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	22	37	302	393
\$200,000 - \$299,999	101	95	1,565	1,190
\$300,000 - \$349,999	25	27	477	387
\$350,000 - \$399,999	24	15	304	251
\$400,000 - \$449,999	4	4	148	115
\$450,000 - \$499,999	4	3	108	79
\$500,000 - \$549,999	5	3	53	54
\$550,000 - \$599,999	6	5	36	37
\$600,000 - \$649,999	3	-	23	22
\$650,000 - \$699,999	-	1	7	17
\$700,000 - \$799,999	1	-	16	8
\$800,000 - \$899,999	-	-	10	5
\$900,000 - \$999,999	-	3	6	6
\$1,000,000 - \$1,249,999	-	1	8	5
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	-	2	-
\$1,750,000 - \$1,999,999	-	-	3	2
\$2,000,000 - \$2,499,999	-	1	-	3
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	3	-
\$4,000,000 +	-	-	-	2
	195	195	3,076	2,582

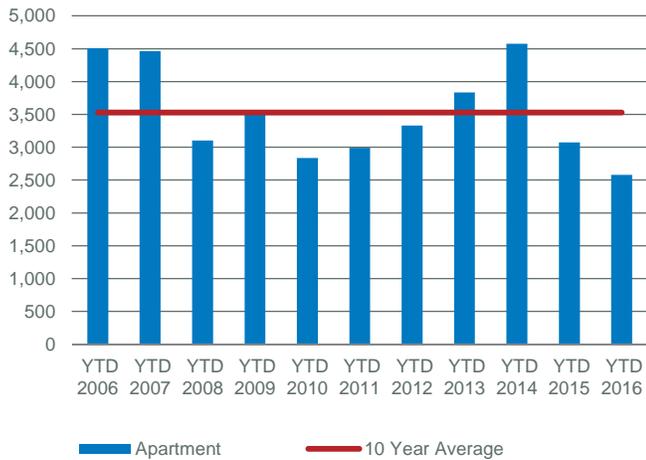
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD NOVEMBER



Source: CREB®

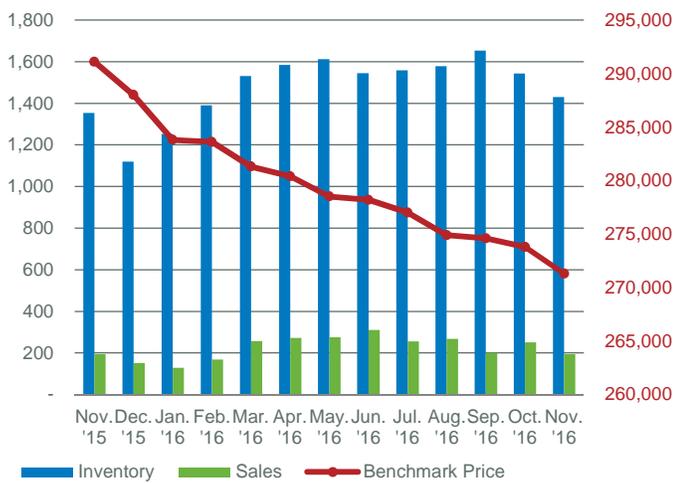
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



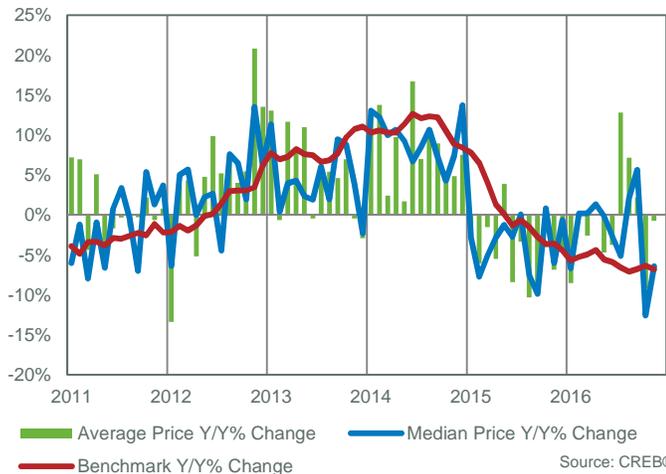
Source: CREB®

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

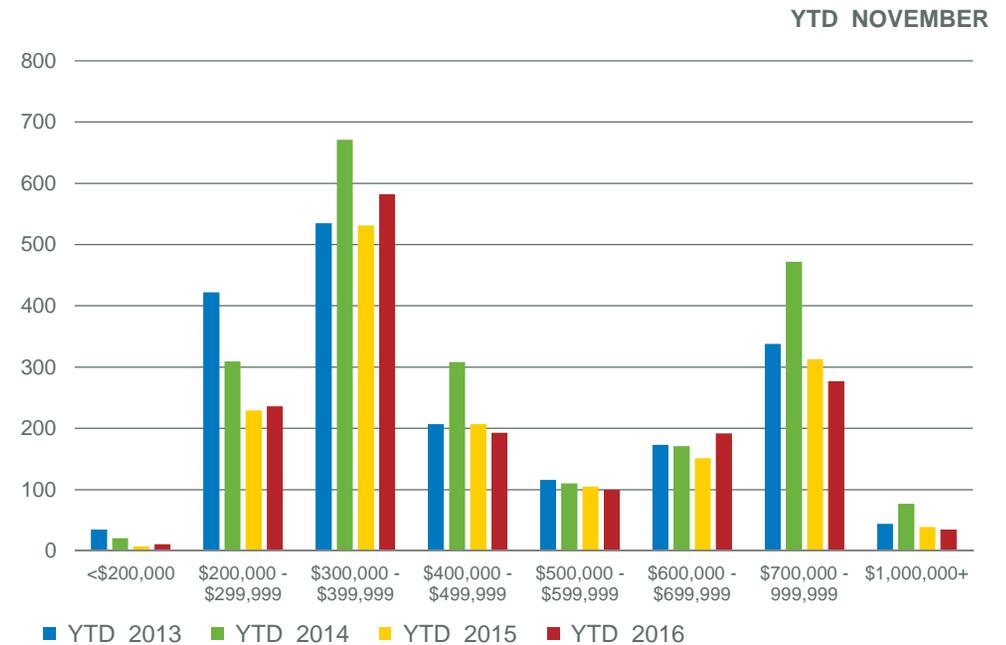


Source: CREB®

	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	180	138	156	165	113	
New Listings	268	283	289	306	296	291	261	237	268	224	191	
Inventory	501	552	579	586	544	533	521	503	509	480	453	
Days on Market	44	47	37	50	41	46	45	47	50	41	60	
Benchmark Price	390,200	386,900	385,600	383,600	383,100	385,600	385,200	387,100	386,500	386,500	384,800	
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	407,000	375,000	427,000	
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	481,140	470,140	500,030	
Index	203	201	200	199	199	200	200	201	201	201	200	

	Nov-15	Nov-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	3	7	11
\$200,000 - \$299,999	19	17	229	236
\$300,000 - \$349,999	17	14	233	273
\$350,000 - \$399,999	22	20	298	309
\$400,000 - \$449,999	9	8	123	117
\$450,000 - \$499,999	4	4	84	76
\$500,000 - \$549,999	3	4	57	45
\$550,000 - \$599,999	4	2	48	55
\$600,000 - \$649,999	3	7	60	83
\$650,000 - \$699,999	9	9	91	109
\$700,000 - \$799,999	7	14	181	166
\$800,000 - \$899,999	3	7	85	71
\$900,000 - \$999,999	4	1	47	40
\$1,000,000 - \$1,249,999	2	3	29	33
\$1,250,000 - \$1,499,999	-	-	8	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	108	113	1,582	1,626

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



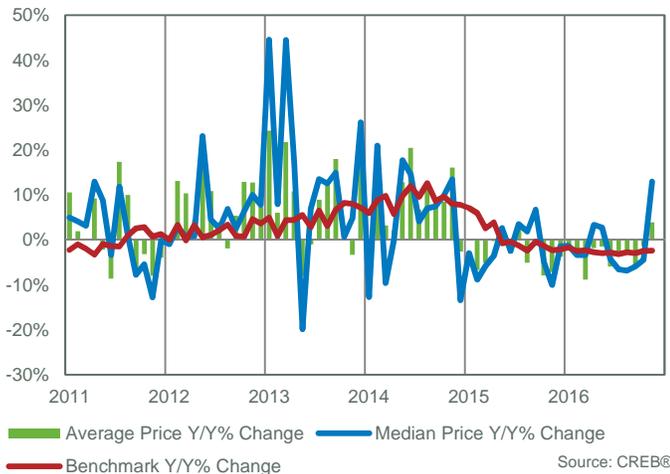
Source: CREB®

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



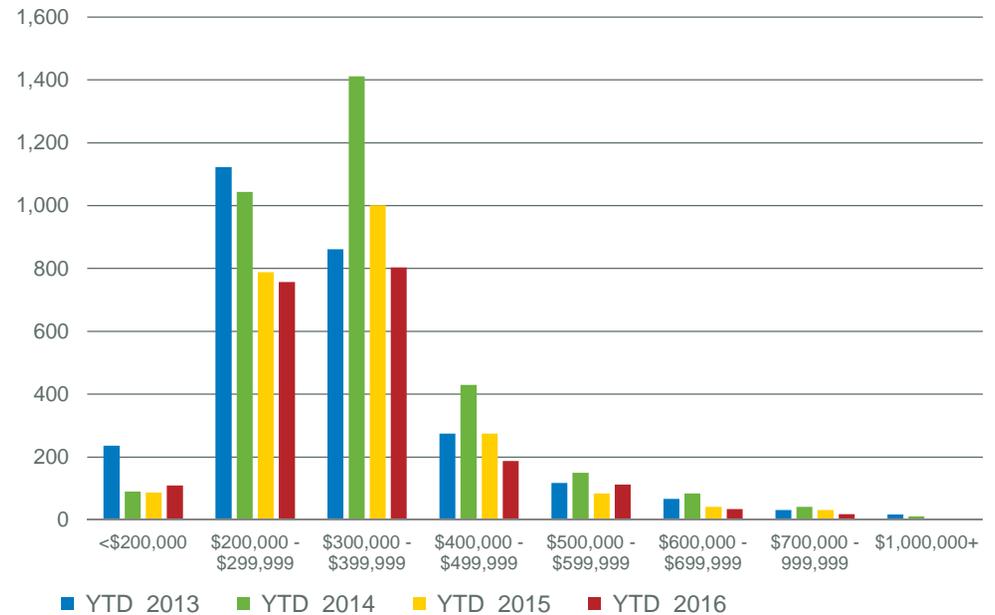
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	269	255	228	181	184	161	120
New Listings	387	396	375	419	380	385	391	339	402	369	308	215
Inventory	545	672	679	724	672	645	645	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	346,289	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	182	199	142	
New Listings	389	376	438	425	486	454	317	385	412	303	277	
Inventory	733	788	899	942	981	985	886	871	890	835	770	
Days on Market	51	52	49	47	50	51	55	55	53	56	58	
Benchmark Price	323,800	321,200	318,500	314,800	313,200	310,800	310,300	310,000	311,100	308,100	309,400	
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,281	300,000	310,000	
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	330,122	326,450	318,519	332,156	
Index	203	201	199	197	196	195	194	194	195	193	194	

	Nov-15	Nov-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	10	9	87	109
\$200,000 - \$299,999	52	49	788	757
\$300,000 - \$349,999	47	36	635	540
\$350,000 - \$399,999	26	21	366	263
\$400,000 - \$449,999	9	11	148	130
\$450,000 - \$499,999	6	4	127	57
\$500,000 - \$549,999	4	4	60	66
\$550,000 - \$599,999	1	4	24	46
\$600,000 - \$649,999	3	4	29	23
\$650,000 - \$699,999	-	-	13	11
\$700,000 - \$799,999	3	-	17	13
\$800,000 - \$899,999	-	-	7	3
\$900,000 - \$999,999	-	-	7	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
\$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 +	-	-	-	-
	161	142	2,312	2,024

CITY OF CALGARY ROW SALES BY PRICE RANGE

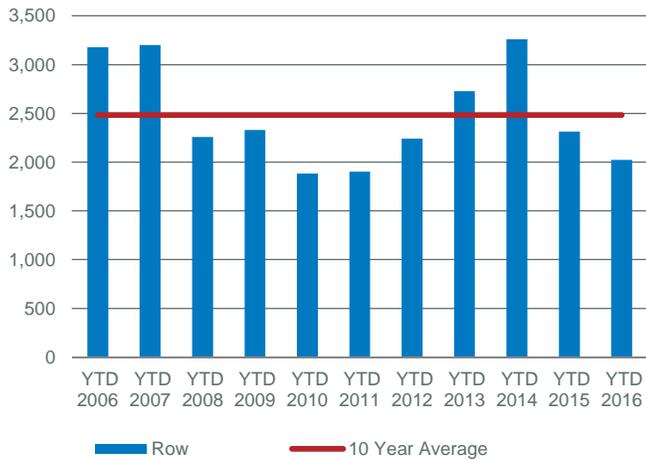
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



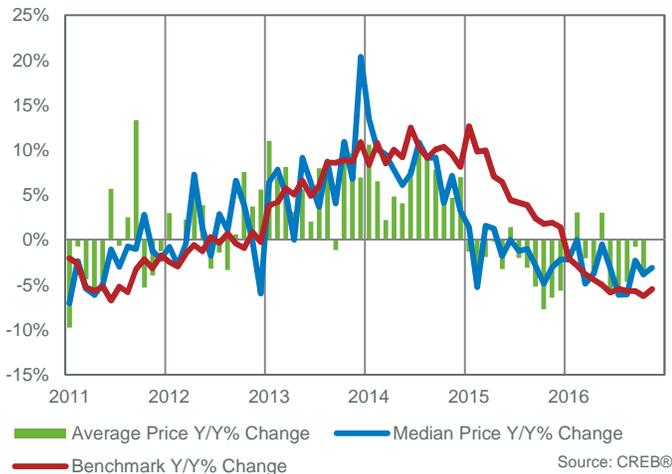
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

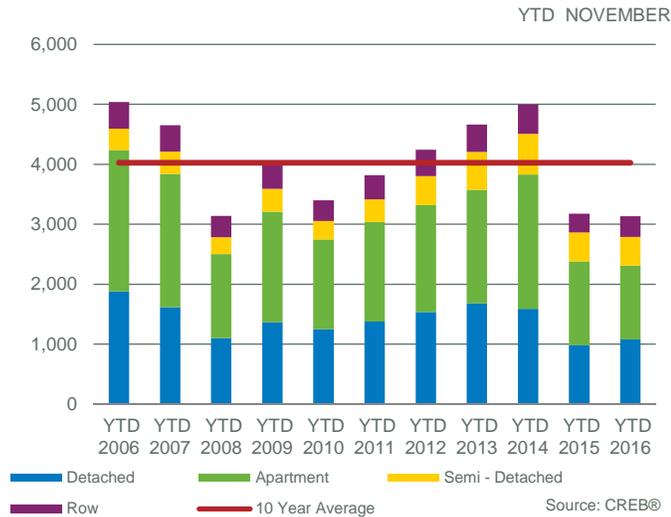
CITY OF CALGARY ROW PRICES



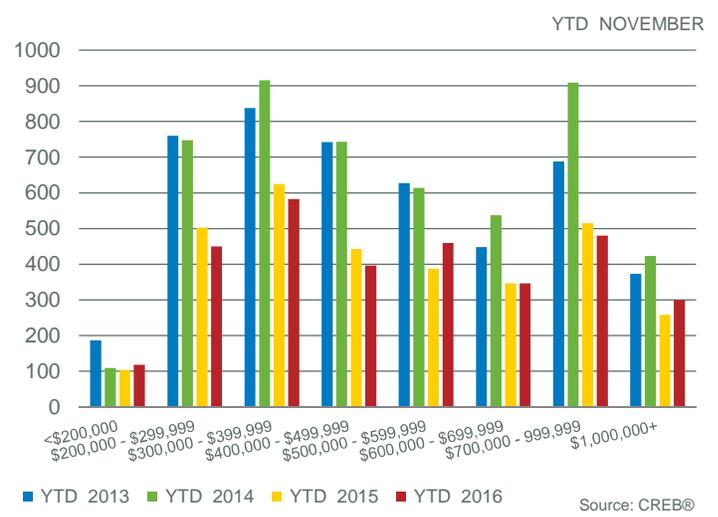
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



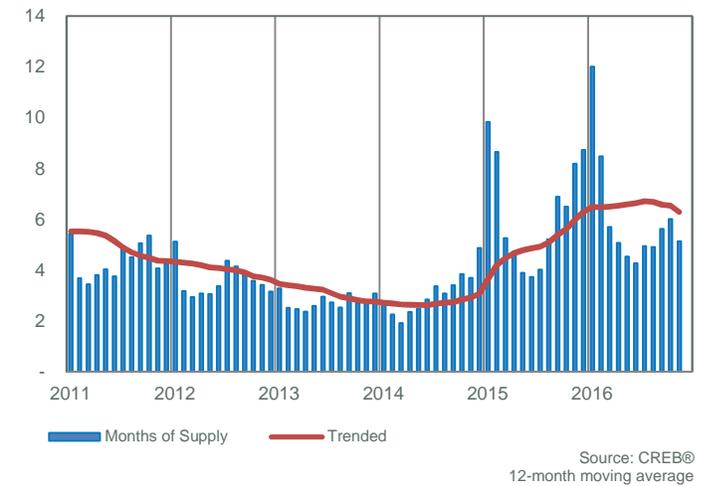
CITY CENTRE TOTAL SALES BY PRICE RANGE



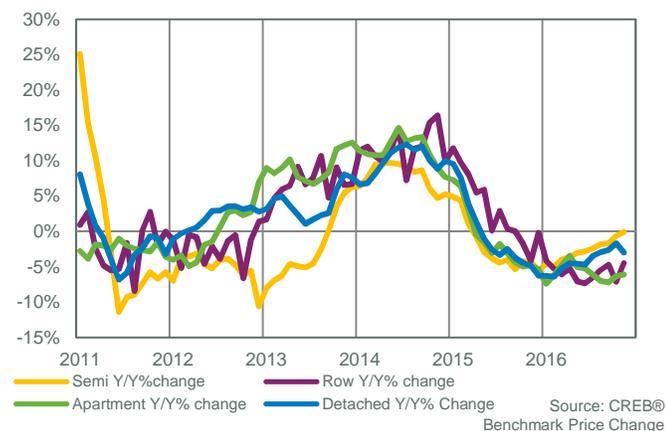
CITY CENTRE INVENTORY AND SALES



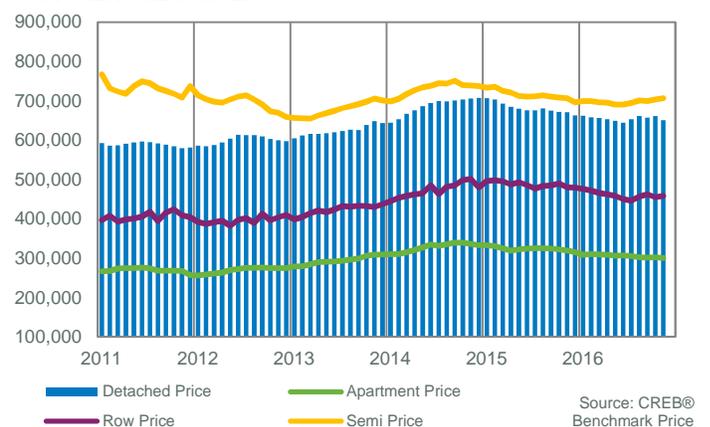
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

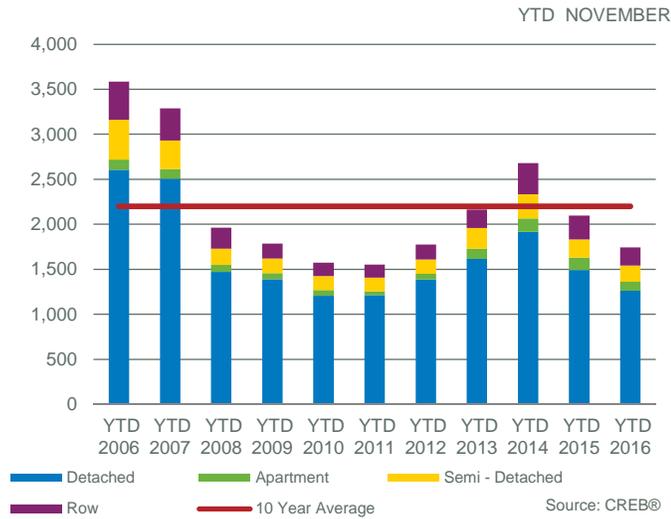


CITY CENTRE PRICES

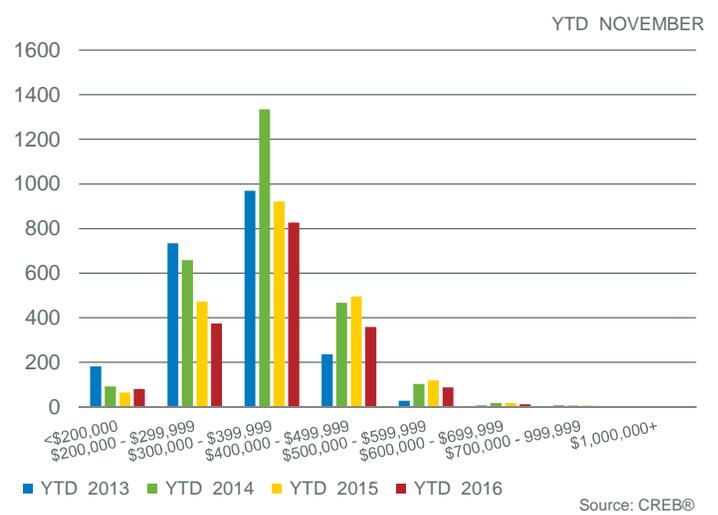


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



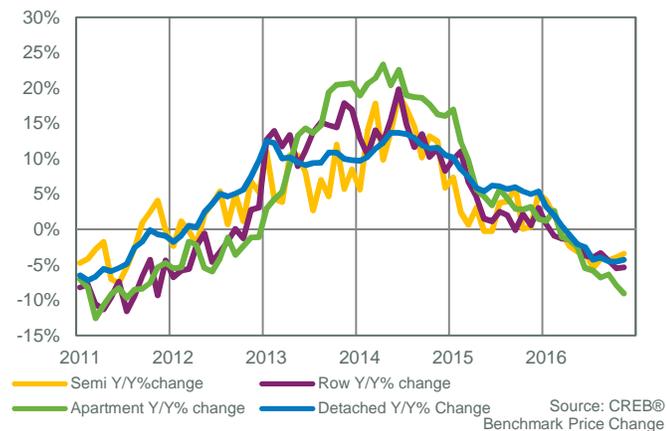
NORTHEAST INVENTORY AND SALES



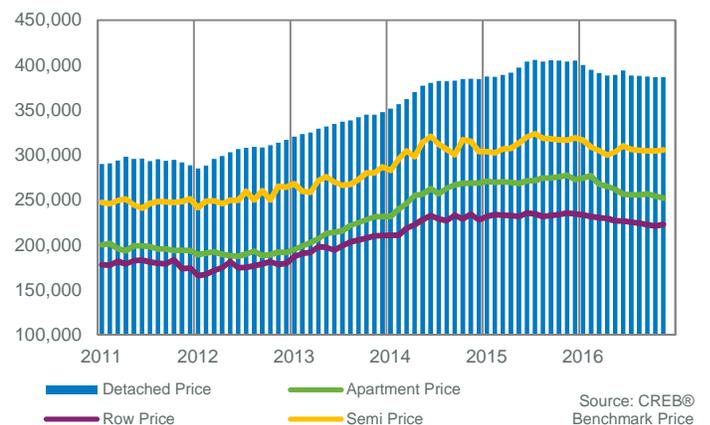
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE



NORTHEAST PRICES

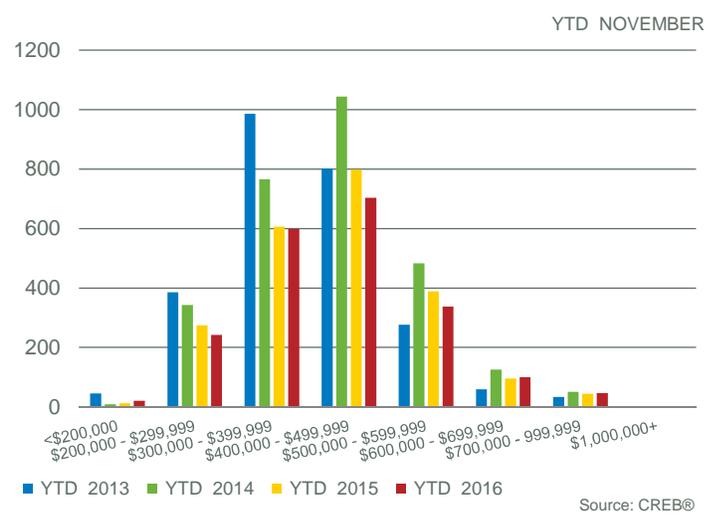


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



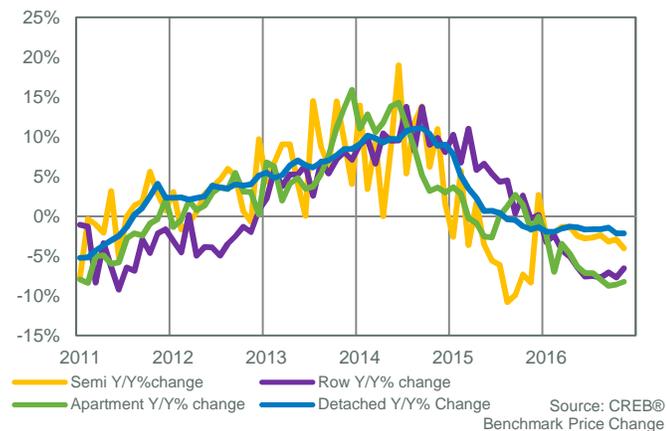
NORTH INVENTORY AND SALES



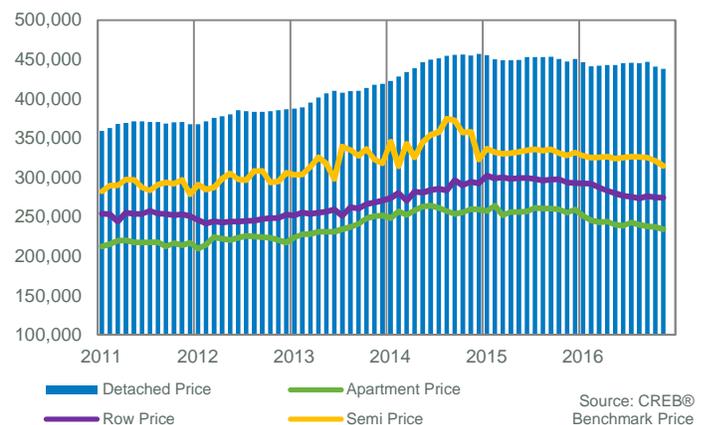
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

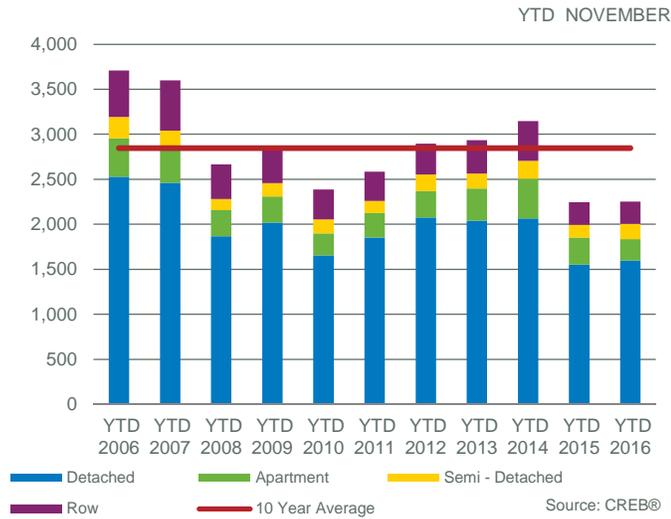


NORTH PRICES

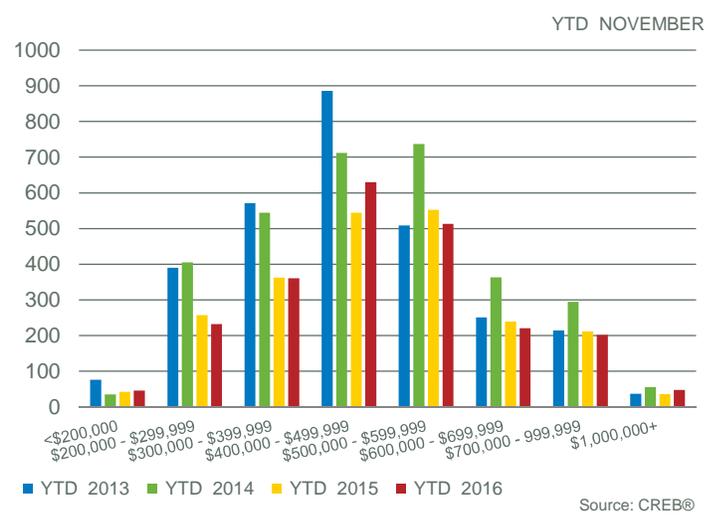


NORTHWEST

NORTHWEST TOTAL SALES



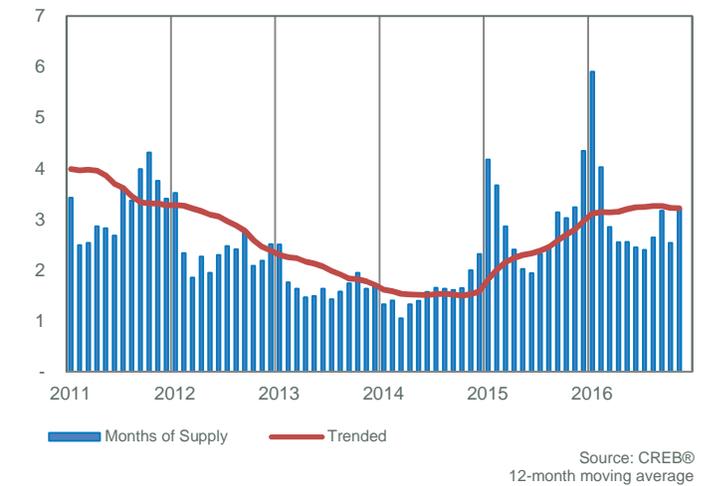
NORTHWEST TOTAL SALES BY PRICE RANGE



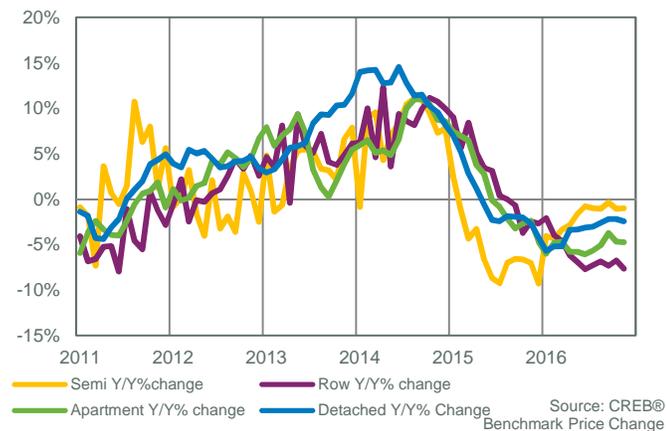
NORTHWEST INVENTORY AND SALES



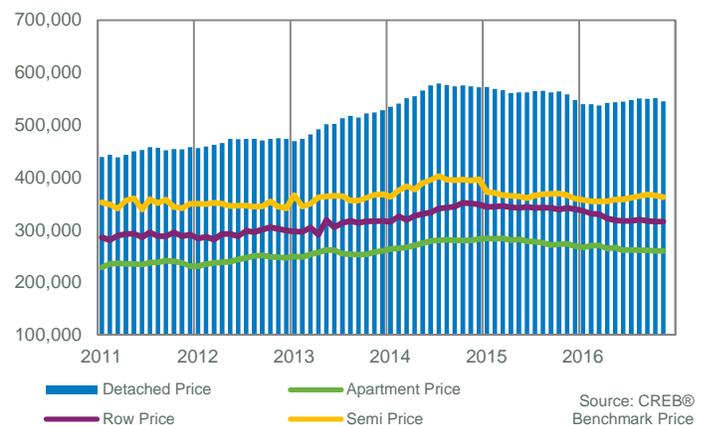
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE



NORTHWEST PRICES

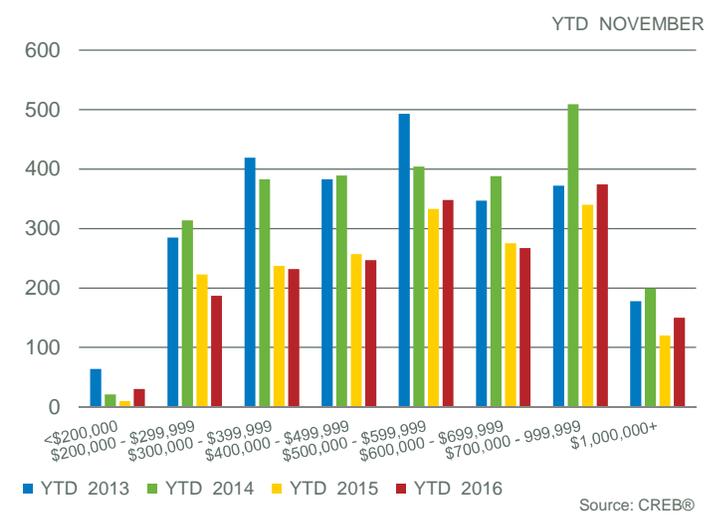


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



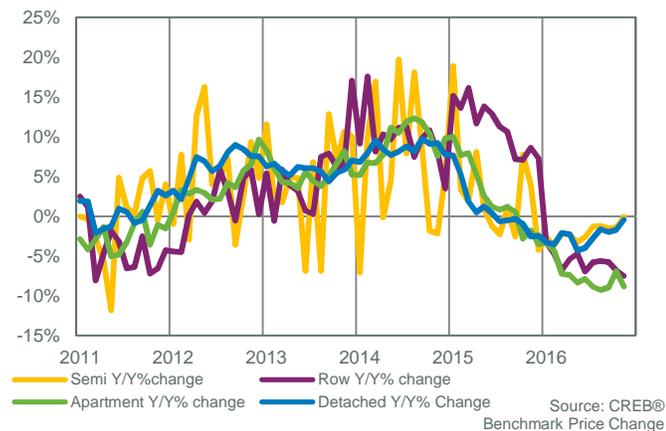
WEST INVENTORY AND SALES



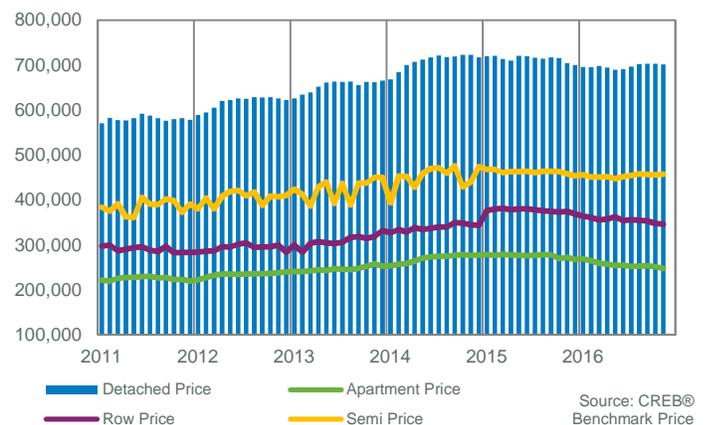
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

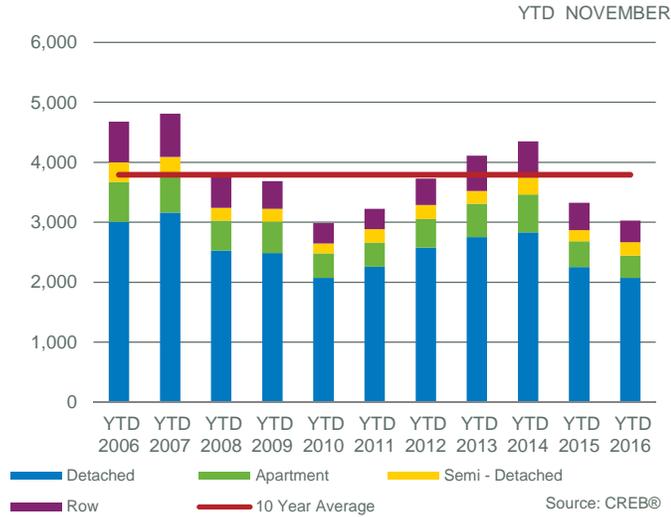


WEST PRICES

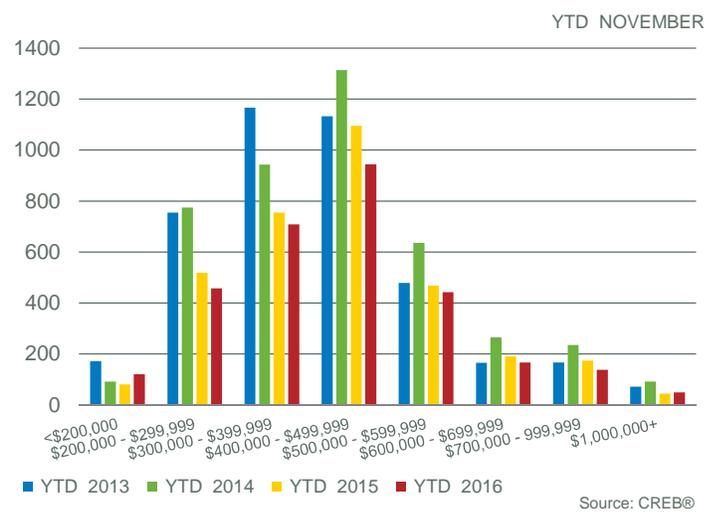


SOUTH

SOUTH TOTAL SALES



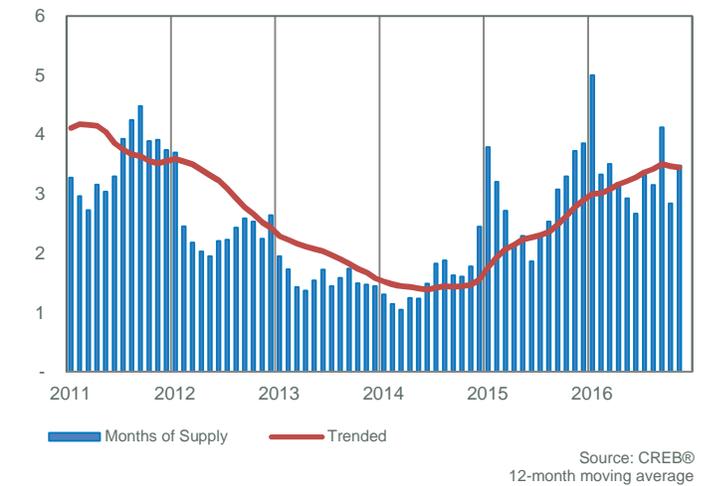
SOUTH TOTAL SALES BY PRICE RANGE



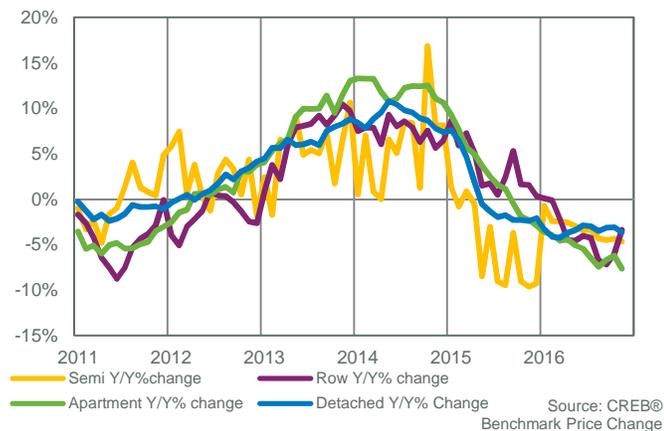
SOUTH INVENTORY AND SALES



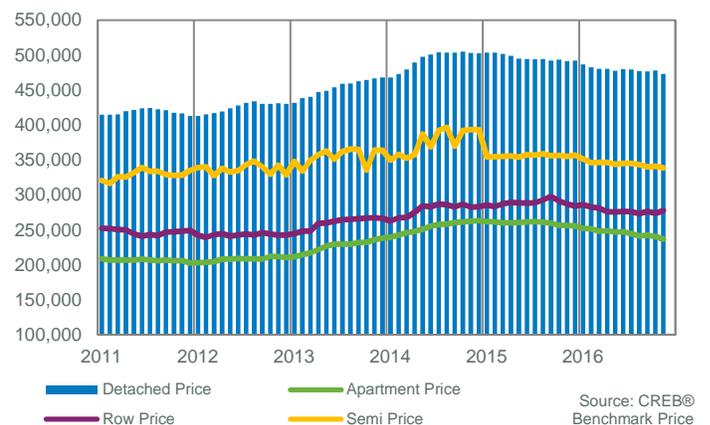
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE



SOUTH PRICES

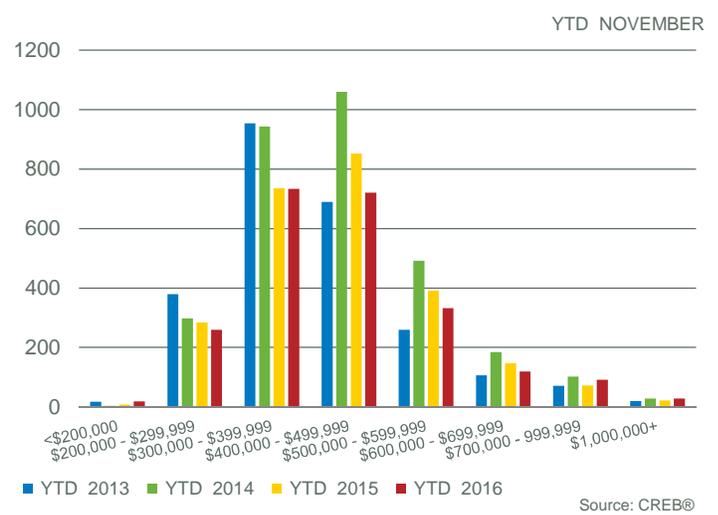


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



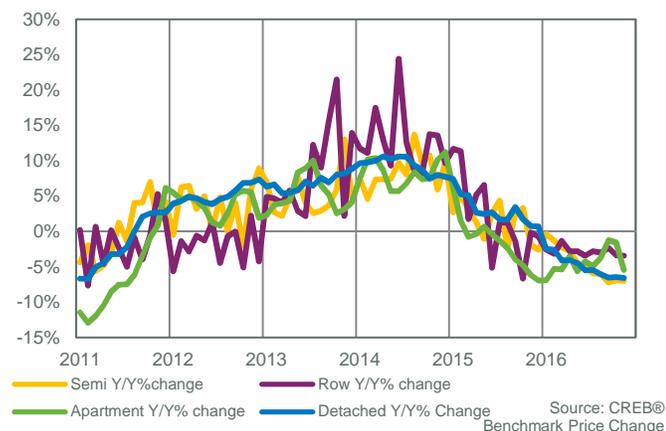
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



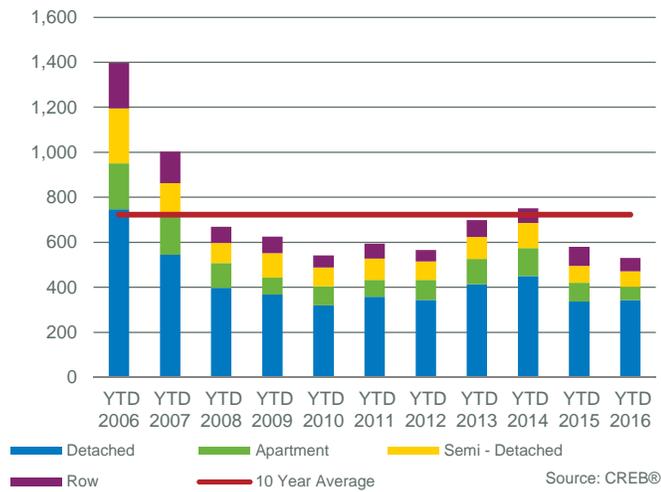
SOUTHEAST PRICES



EAST

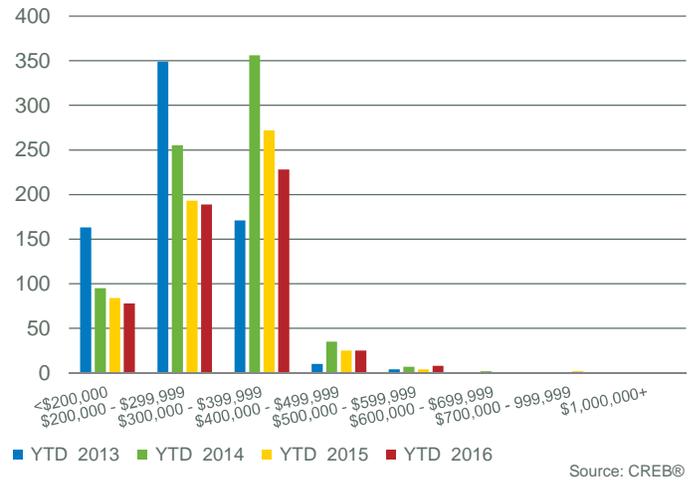
EAST TOTAL SALES

YTD NOVEMBER



EAST TOTAL SALES BY PRICE RANGE

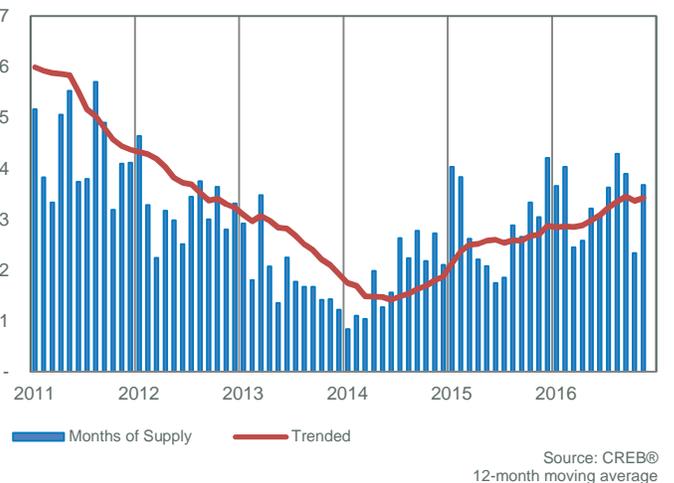
YTD NOVEMBER



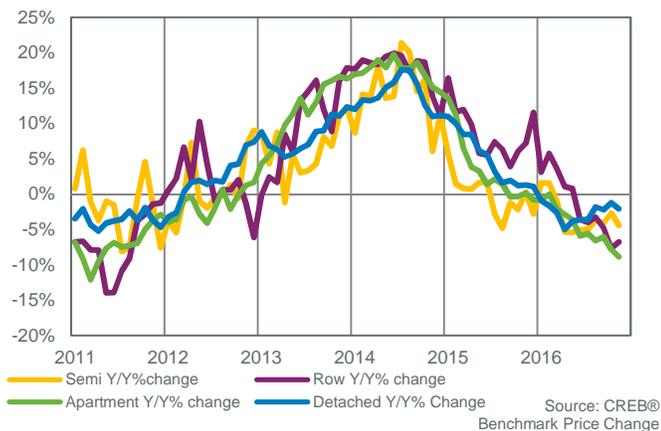
EAST INVENTORY AND SALES



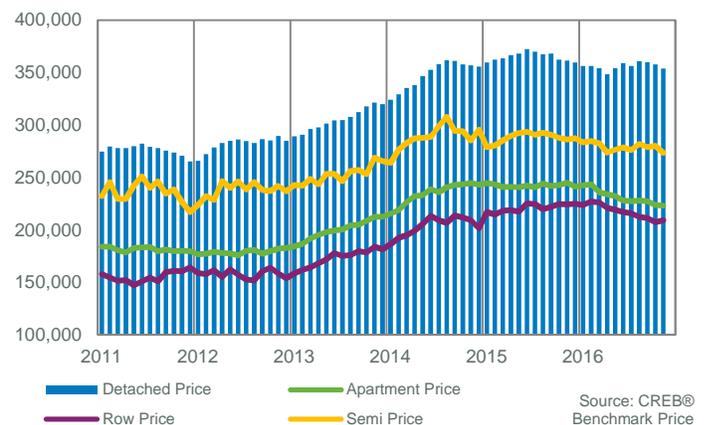
EAST MONTHS OF INVENTORY



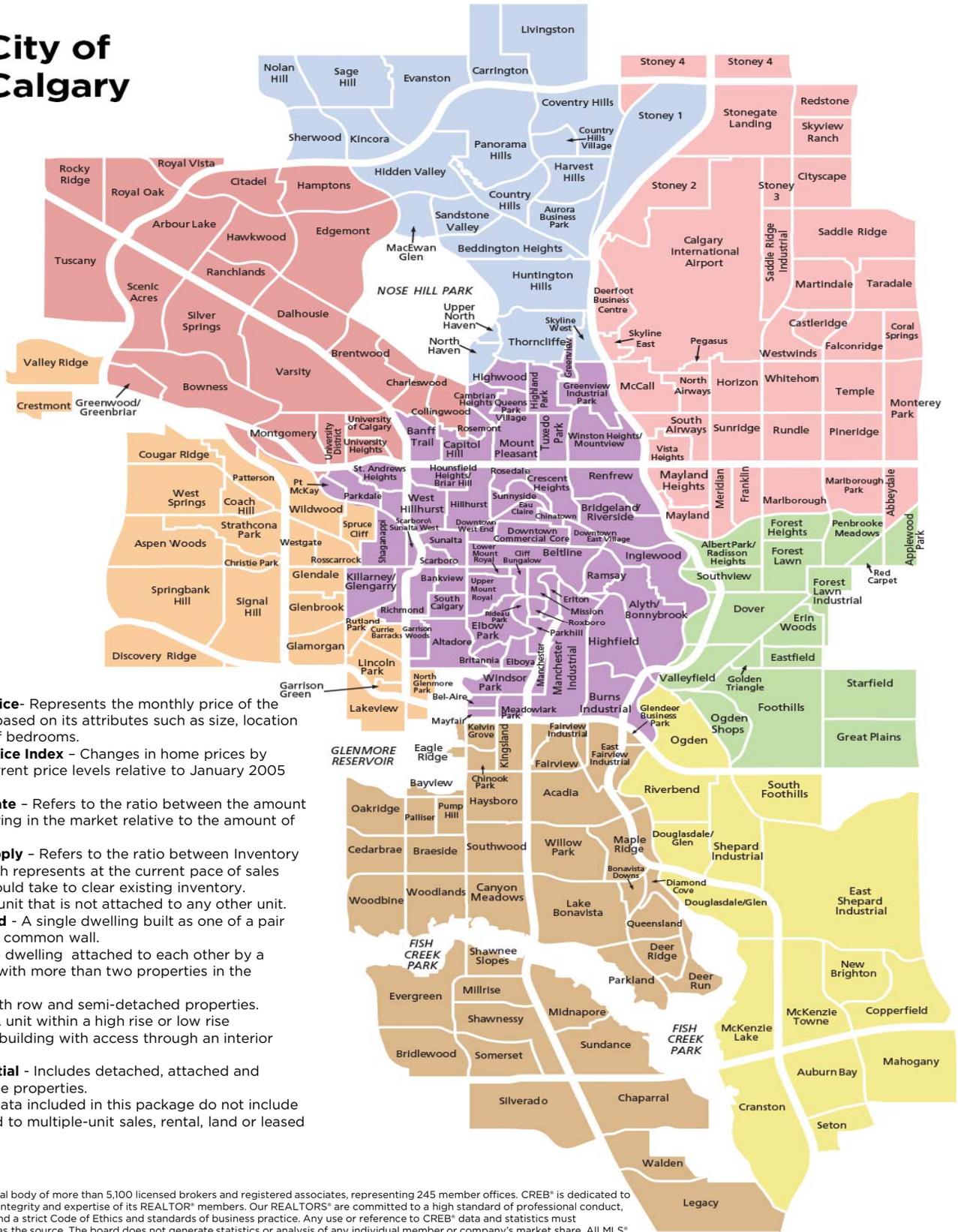
EAST PRICE CHANGE



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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