



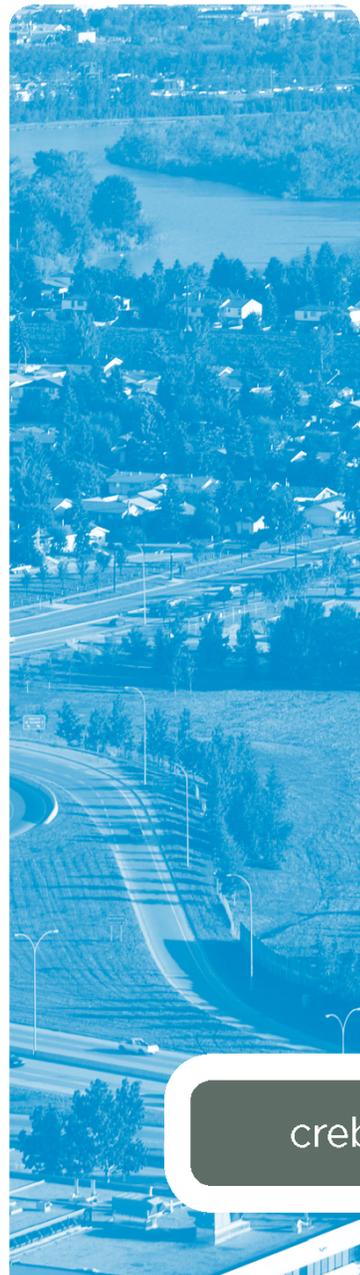
creb<sup>®</sup>

serving calgary and area REALTORS<sup>®</sup>

MONTHLY STATISTICS PACKAGE

# City of Calgary

January 2017



[creb.com](http://creb.com)

## January market improves over last year

City of Calgary, Feb. 1, 2017 - For the fourth consecutive month, housing inventory levels have recorded year-over-year declines. At 4,112 total units, January's inventory was 18 per cent below last year's levels.

"While housing conditions continue to favour buyers, a slow transition toward more balanced conditions is helping to ease downward pressure on home prices," said CREB® chief economist Ann-Marie Lurie. "Conditions have improved over last year, but people need to remember that last year's market was one of the weakest on record. Despite the appearance of a major shift in activity, the transition in the housing market is going to be a slow process."

January sales totaled 947 units, 24 per cent above last year, but 21 per cent below 10-year averages for the month. Sales activity improved across all product types, but only when compared to the near record lows that occurred in January 2016.

The detached segment of the market is demonstrating the most improvement. Sales activity totalled 584 units in January, a considerable improvement over the 466 sales recorded last year. Inventories have also declined pushing the months of supply to 3.2 months well below the 5.4 months recorded in January 2016.

"This past month showed how the market never stands still," said CREB® president David P. Brown. "The market isn't expected to be as unpredictable in 2017, but it's early in the year and there are still lots of unknowns that will shape decision-making for consumers."

"Every transaction is a personal decision and anyone going through the process of buying and selling real estate will be trying to make the best decision for their family. They need to consider their long-term objectives and think about the price they are willing to accept or pay for a home."

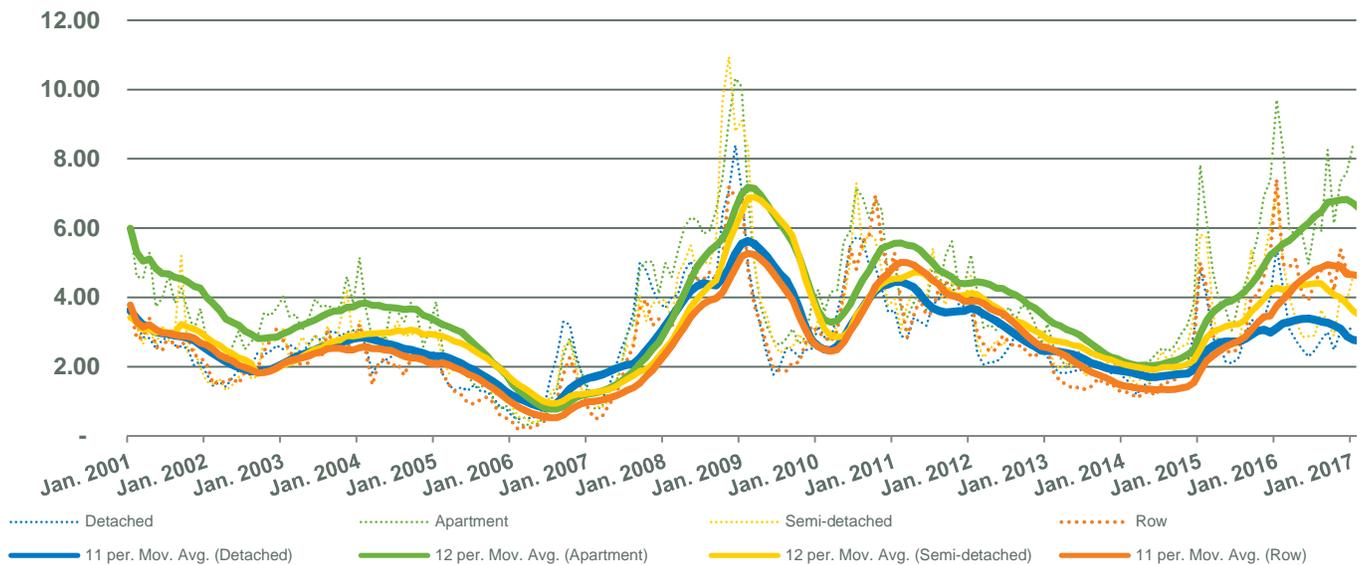
City-wide benchmark prices totaled \$437,400, 0.16 per cent lower than last month and 2.82 per cent lower than last year's levels. Since recent highs in 2014, residential prices have declined from a low of 4.9 per cent in the detached sector to highs of 11.5 per cent in the apartment condominium market.

## HOUSING MARKET FACTS

- While months of supply continue to remain elevated at 4.3 months, this is an improvement from the 6.6 months of supply recorded in January of last year.
- Despite an improvement in apartment sales, new listings in the apartment sector continued to increase, causing a rise in apartment inventories. The apartment sector continues to face elevated levels of inventory in comparison to sales, weighing on prices.
- The apartment benchmark price totaled \$269,900 in January, five per cent lower than levels recorded last year. This change represents a total decline of 11.5 per cent since the 2014 high.
- A reduction in new attached listings, combined with the sales growth, has helped reduce overall inventory levels. While prices remained 3.7 per cent below last year's levels, January's unadjusted benchmark price of \$330,300 remained similar to December levels.
- The city-wide benchmark price for a detached home was lower than last year's levels in most districts of the city. However, January detached prices of \$698,600 and \$359,100 in the West and East districts remained similar to levels recorded last year.
- Sales growth was not consistent in every district of the city. Sales declined in the North East, South East and East districts.

\*See district map on last page.

## MONTHS OF SUPPLY



Source: CREB®

Jan. 2017

	Jan-16	Jan-17	Y/Y % Change	2016	2017	Y/Y % Change
<b>DETACHED</b>						
Total Sales	466	584	25.32%	466	584	25.32%
Total Sales Volume	\$245,306,193	\$317,542,599	29.45%	\$245,306,193	\$317,542,599	29.45%
New Listings	1,487	1,228	-17.42%	1,487	1,228	-17.42%
Inventory	2,537	1,849	-27.12%	2,537	1,849	-27.12%
Months of Supply	5.44	3.17	-41.84%	5.44	3.17	-41.84%
Sales to New Listings Ratio	31.34%	47.56%	16.22%	31.34%	47.56%	16.22%
Sales to List Price Ratio	95.97%	97.23%	1.25%	95.97%	97.23%	1.25%
Days on Market	49	46	-6.19%	49	46	-6.12%
Benchmark Price	\$510,700	\$500,400	-2.02%	\$510,700	\$500,400	-2.02%
Median Price	\$458,750	\$484,500	5.61%	\$458,750	\$484,500	5.61%
Average Price	\$526,408	\$543,737	3.29%	\$526,408	\$543,737	3.29%
Index	208	204	-2.02%	208	204	-2.02%
<b>APARTMENT</b>						
Total Sales	129	151	17.05%	129	151	17.05%
Total Sales Volume	\$36,131,394	\$42,646,738	18.03%	\$36,131,394	\$42,646,738	18.03%
New Listings	598	626	4.68%	598	626	4.68%
Inventory	1,252	1,269	1.36%	1,252	1,269	1.36%
Months of Supply	9.71	8.40	-13.41%	9.71	8.40	-13.41%
Sales to New Listings Ratio	21.57%	24.12%	2.55%	21.57%	24.12%	2.55%
Sales to List Price Ratio	95.82%	96.00%	0.17%	95.82%	96.00%	0.17%
Days on Market	59	68	14.85%	60	65	8.33%
Benchmark Price	\$284,000	\$269,900	-4.96%	\$284,000	\$269,900	-4.96%
Median Price	\$251,000	\$258,500	2.99%	\$251,000	\$258,500	2.99%
Average Price	\$280,088	\$282,429	0.84%	\$280,088	\$282,429	0.84%
Index	193	183	-4.98%	193	183	-4.98%
<b>ATTACHED</b>						
Total Sales	170	212	24.71%	170	212	24.71%
Total Sales Volume	\$68,082,444	\$81,656,125	19.94%	\$68,082,444	\$81,656,125	19.94%
New Listings	657	531	-19.18%	657	531	-19.18%
Inventory	1,234	994	-19.45%	1,234	994	-19.45%
Months of Supply	7.26	4.69	-35.41%	7.26	4.69	-35.41%
Sales to New Listings Ratio	25.88%	39.92%	14.05%	25.88%	39.92%	14.05%
Sales to List Price Ratio	96.66%	96.67%	0.01%	96.66%	96.67%	0.01%
Days on Market	48	62	27.76%	49	61	24.49%
Benchmark Price	\$342,900	\$330,300	-3.67%	\$342,900	\$330,300	-3.67%
Median Price	\$336,500	\$336,750	0.07%	\$336,500	\$336,750	0.07%
Average Price	\$400,485	\$385,170	-3.82%	\$400,485	\$385,170	-3.82%
Index	202	195	-3.66%	202	195	-3.66%
<b>CITY OF CALGARY</b>						
Total Sales	765	947	23.79%	765	947	23.79%
Total Sales Volume	\$349,520,031	\$441,845,462	26.41%	\$349,520,031	\$441,845,462	26.41%
New Listings	2,742	2,385	-13.02%	2,742	2,385	-13.02%
Inventory	5,023	4,112	-18.14%	5,023	4,112	-18.14%
Months of Supply	6.57	4.34	-33.87%	6.57	4.34	-33.87%
Sales to New Listings Ratio	27.90%	39.71%	11.81%	27.90%	39.71%	11.81%
Sales to List Price Ratio	96.09%	97.00%	0.91%	96.09%	97.00%	0.91%
Days on Market	51	53	4.77%	51	52	1.96%
Benchmark Price	\$450,100	\$437,400	-2.82%	\$450,100	\$437,400	-2.82%
Median Price	\$407,500	\$425,000	4.29%	\$407,500	\$425,000	4.29%
Average Price	\$456,889	\$466,574	2.12%	\$456,889	\$466,574	2.12%
Index	205	200	-2.82%	205	200	-2.82%

For a list of definitions, see page 26.

Jan. 2017

	Jan-16	Jan-17	Y/Y % Change	2016	2017	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	71	83	16.90%	71	83	16.90%
Total Sales Volume	\$33,986,188	\$40,010,856	17.73%	\$33,986,188	\$40,010,856	17.73%
Share of Sales with Condo Title	16.90%	12.05%	-4.85%	16.90%	12.05%	-4.85%
New Listings	268	202	-24.63%	268	202	-24.63%
Inventory	501	383	-23.55%	501	383	-23.55%
Months of Supply	7.06	4.61	-34.61%	7.06	4.61	-34.61%
Sales to New Listings Ratio	26.49%	41.09%	14.60%	26.49%	41.09%	14.60%
Sales to List Price Ratio	96.54%	96.49%	-0.06%	96.54%	96.49%	-0.06%
Days on Market	44	61	37.67%	44	60	36.36%
Benchmark Price	\$390,200	\$384,600	-1.44%	\$390,200	\$384,600	-1.44%
Median Price	\$377,000	\$375,000	-0.53%	\$377,000	\$375,000	-0.53%
Average Price	\$478,679	\$482,059	0.71%	\$478,679	\$482,059	0.71%
Index	203	200	-1.43%	203	200	-1.43%
<b>CITY OF CALGARY ROW</b>						
Total Sales	99	129	30.30%	99	129	30.30%
Total Sales Volume	\$34,096,256	\$41,645,269	22.14%	\$34,096,256	\$41,645,269	22.14%
Share of Sales with Condo Title	92.93%	96.90%	3.97%	92.93%	96.90%	3.97%
New Listings	389	329	-15.42%	389	329	-15.42%
Inventory	733	610	-16.78%	733	610	-16.78%
Months of Supply	7.40	4.73	-36.13%	7.40	4.73	-36.13%
Sales to New Listings Ratio	25.45%	39.21%	13.76%	25.45%	39.21%	13.76%
Sales to List Price Ratio	96.77%	96.84%	0.07%	96.77%	96.84%	0.07%
Days on Market	51	62	21.51%	52	62	19.23%
Benchmark Price	\$323,800	\$307,100	-5.16%	\$323,800	\$307,100	-5.16%
Median Price	\$315,000	\$305,000	-3.17%	\$315,000	\$305,000	-3.17%
Average Price	\$344,407	\$322,832	-6.26%	\$344,407	\$322,832	-6.26%
Index	203	192	-5.13%	203	192	-5.13%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	170	212	24.71%	170	212	24.71%
Total Sales Volume	\$68,082,444	\$81,656,125	19.94%	\$68,082,444	\$81,656,125	19.94%
Share of Sales with Condo Title	61.18%	63.68%	4.09%	61.18%	63.68%	4.09%
New Listings	657	531	-19.18%	657	531	-19.18%
Inventory	1,234	994	-19.45%	1,234	994	-19.45%
Months of Supply	7.26	4.69	-35.41%	7.26	4.69	-35.41%
Sales to New Listings Ratio	25.88%	39.92%	14.05%	25.88%	39.92%	14.05%
Sales to List Price Ratio	96.66%	96.67%	0.01%	96.66%	96.67%	0.01%
Days on Market	48	62	27.76%	49	61	24.49%
Benchmark Price	\$342,900	\$330,300	-3.67%	\$342,900	\$330,300	-3.67%
Median Price	\$336,500	\$336,750	0.07%	\$336,500	\$336,750	0.07%
Average Price	\$400,485	\$385,170	-3.82%	\$400,485	\$385,170	-3.82%
Index	202	195	-3.66%	202	195	-3.66%

For a list of definitions, see page 26.

January 2017	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
<b>Detached</b>								
City Centre	66	158	41.77%	279	4.23	\$648,200	-2.08%	0.15%
North East	55	146	37.67%	244	4.44	\$386,900	-3.95%	-1.60%
North	74	166	44.58%	265	3.58	\$439,400	-1.61%	-0.20%
North West	93	148	62.84%	191	2.05	\$538,900	-0.24%	-0.15%
West	61	131	46.56%	204	3.34	\$698,600	0.36%	-0.17%
South	134	251	53.39%	344	2.57	\$472,900	-2.84%	-0.11%
South East	85	197	43.15%	269	3.16	\$440,900	-4.19%	0.20%
East	16	31	51.61%	53	3.31	\$359,100	0.76%	-0.47%
<b>TOTAL CITY</b>	<b>584</b>	<b>1,228</b>	<b>47.56%</b>	<b>1,849</b>	<b>3.17</b>	<b>\$500,400</b>	<b>-2.02%</b>	<b>-0.16%</b>
<b>Apartment</b>								
City Centre	71	304	23.36%	626	8.82	\$295,300	-4.22%	-0.74%
North East	5	34	14.71%	65	13.00	\$273,200	0.92%	17.91%
North	10	40	25.00%	68	6.80	\$235,800	-6.09%	-0.59%
North West	17	55	30.91%	94	5.53	\$255,200	-4.28%	-0.55%
West	17	62	27.42%	123	7.24	\$246,100	-8.58%	-0.65%
South	20	80	25.00%	169	8.45	\$233,500	-7.45%	-0.17%
South East	8	37	21.62%	84	10.50	\$224,500	-7.35%	-2.86%
East	3	14	21.43%	38	12.67	\$200,400	-12.95%	-3.79%
<b>TOTAL CITY</b>	<b>151</b>	<b>626</b>	<b>24.12%</b>	<b>1,269</b>	<b>8.40</b>	<b>\$269,900</b>	<b>-4.96%</b>	<b>-0.11%</b>
<b>Semi-detached</b>								
City Centre	24	75	32.00%	135	5.63	\$701,700	0.31%	-0.16%
North East	15	26	57.69%	40	2.67	\$313,500	-0.92%	0.77%
North	9	17	52.94%	34	3.78	\$316,000	-3.54%	-0.72%
North West	2	16	12.50%	35	17.50	\$358,100	0.25%	-0.22%
West	7	18	38.89%	38	5.43	\$458,800	0.61%	0.46%
South	13	31	41.94%	48	3.69	\$339,100	-3.56%	0.50%
South East	10	12	83.33%	35	3.50	\$300,000	-3.32%	0.20%
East	3	8	37.50%	18	6.00	\$275,500	-2.82%	0.25%
<b>TOTAL CITY</b>	<b>83</b>	<b>202</b>	<b>41.09%</b>	<b>383</b>	<b>4.61</b>	<b>\$384,600</b>	<b>-1.44%</b>	<b>-0.21%</b>
<b>Row</b>								
City Centre	22	65	33.85%	127	5.77	\$460,500	-3.24%	0.00%
North East	10	36	27.78%	60	6.00	\$218,000	-6.52%	-0.50%
North	22	56	39.29%	93	4.23	\$275,100	-5.88%	0.15%
North West	12	20	60.00%	48	4.00	\$312,400	-7.19%	-0.73%
West	13	33	39.39%	69	5.31	\$347,600	-4.45%	0.78%
South	29	61	47.54%	105	3.62	\$272,300	-4.79%	-0.80%
South East	14	51	27.45%	92	6.57	\$307,300	-4.00%	-0.81%
East	7	8	87.50%	16	2.29	\$207,600	-7.24%	-0.19%
<b>TOTAL CITY</b>	<b>129</b>	<b>329</b>	<b>39.21%</b>	<b>610</b>	<b>4.73</b>	<b>\$307,100</b>	<b>-5.16%</b>	<b>-0.26%</b>

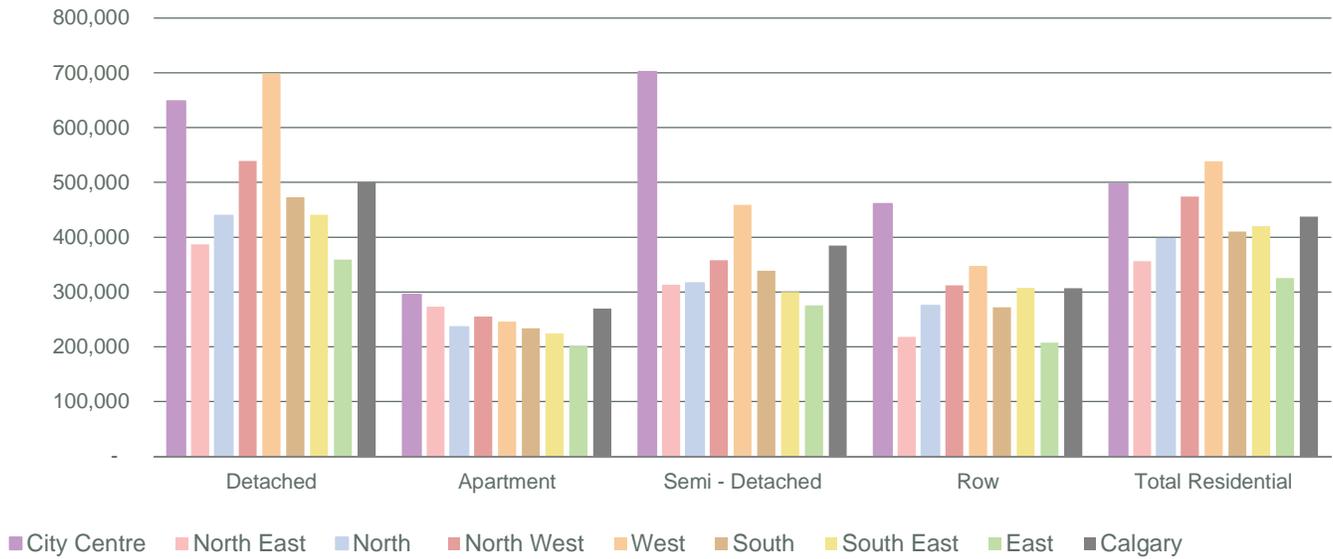
\*Total city figures can include activity from areas not yet represented by a community / district

## City of Calgary

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

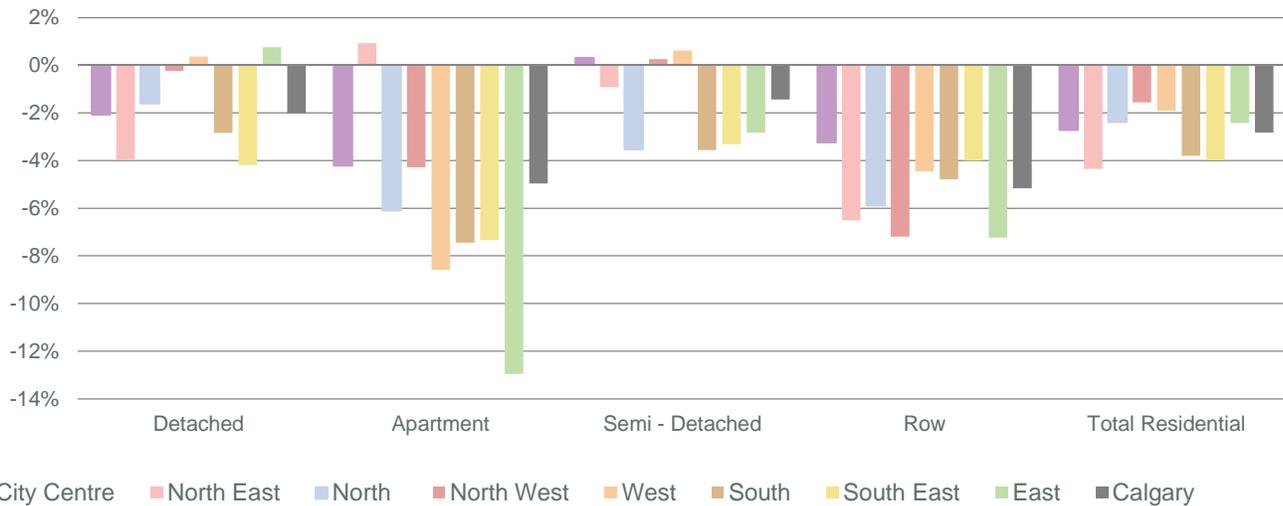


## BENCHMARK PRICE - JANUARY



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY



Source: CREB®

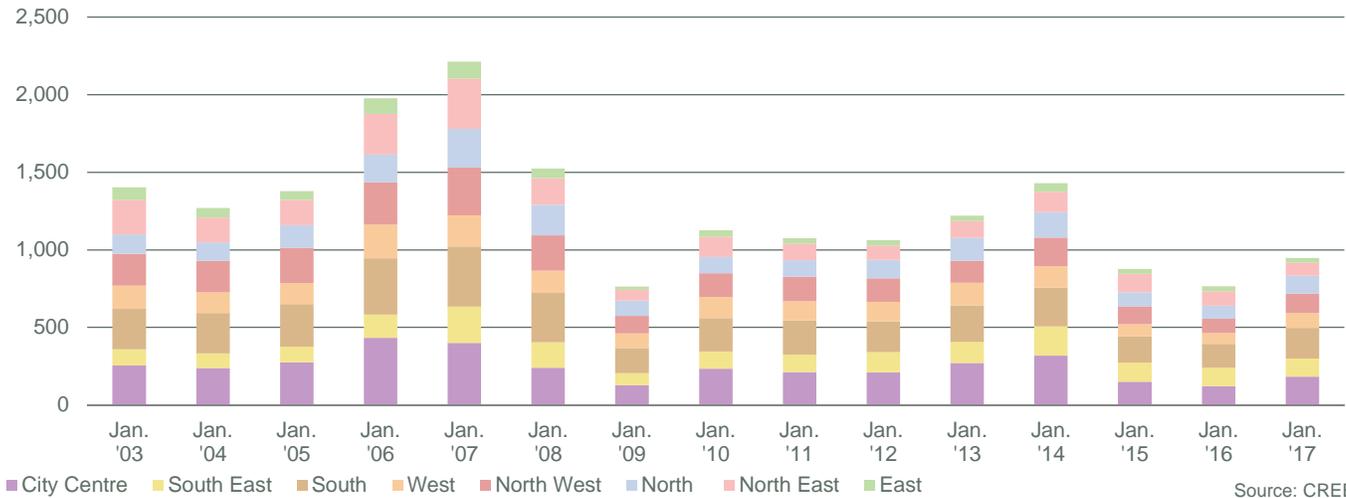
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

Jan. 2017

TOTAL SALES

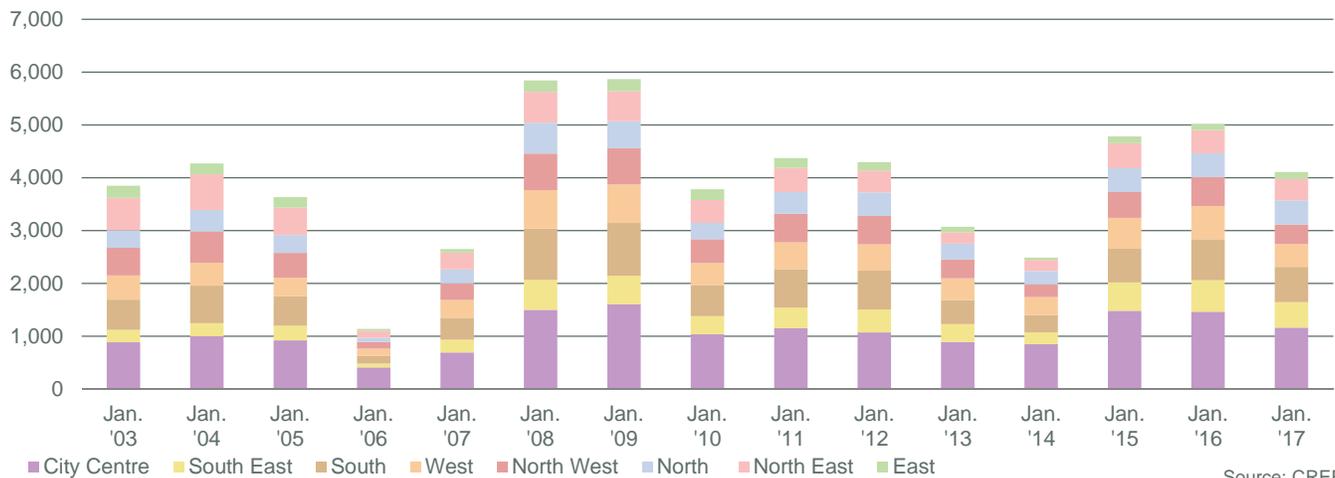
JANUARY



Source: CREB®

TOTAL INVENTORY

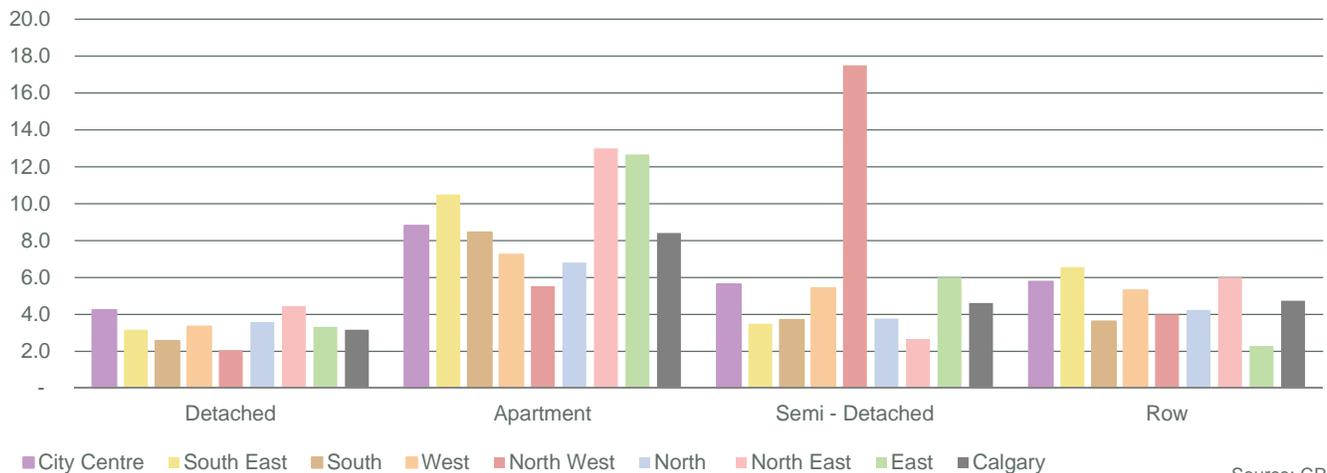
JANUARY



Source: CREB®

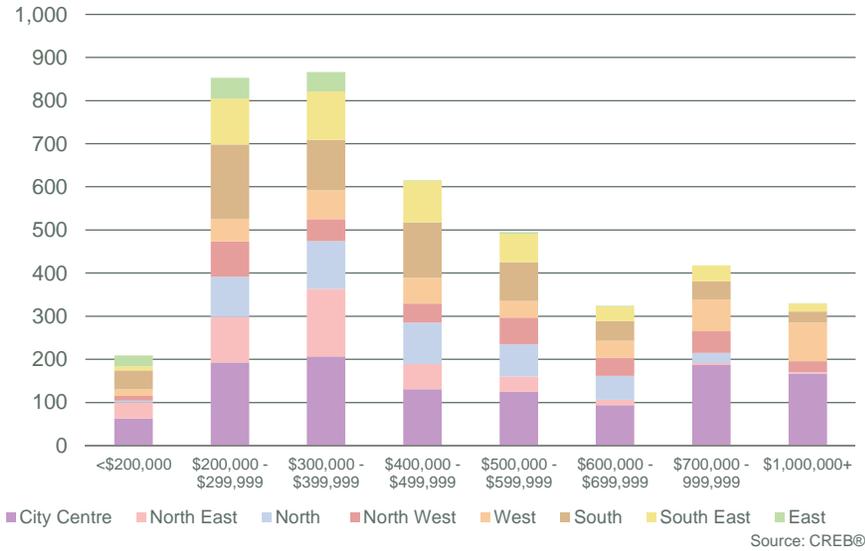
MONTHS OF SUPPLY

JANUARY

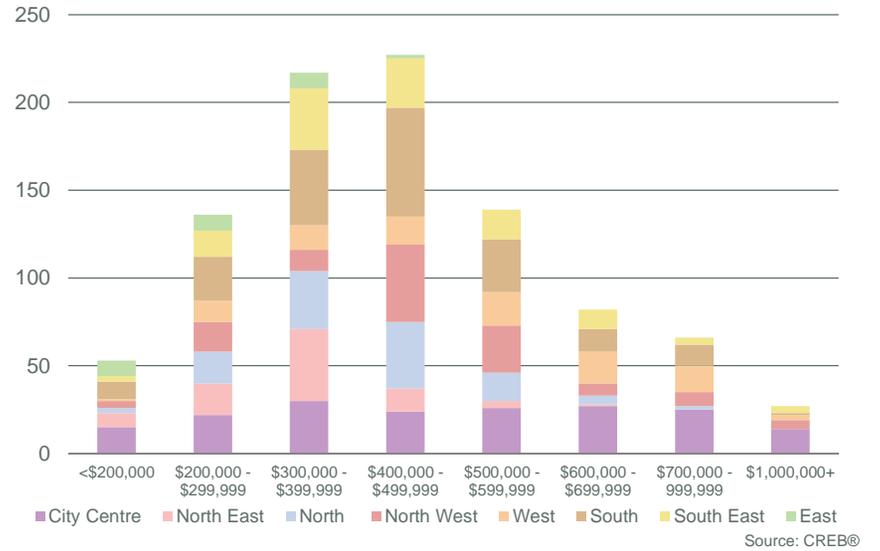


Source: CREB®

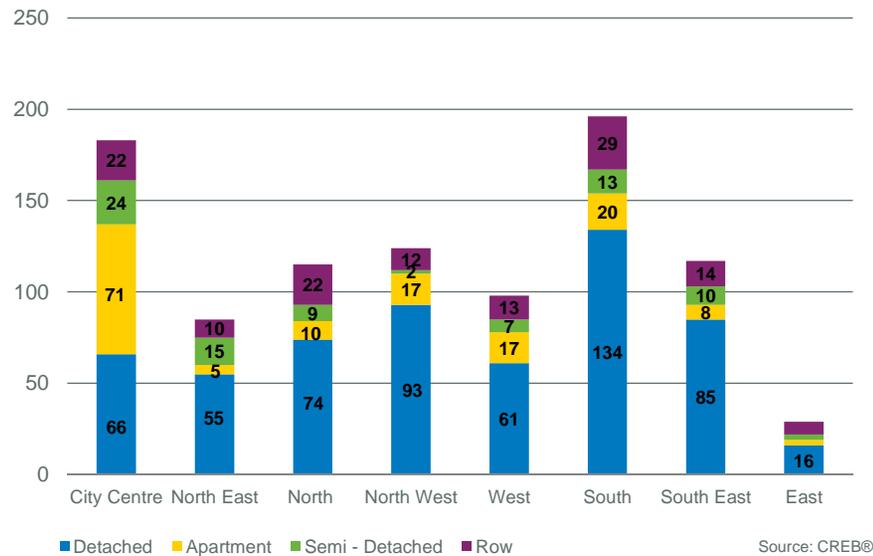
TOTAL INVENTORY BY PRICE RANGE - JANUARY



TOTAL SALES BY PRICE RANGE - JANUARY



SALES BY PROPERTY TYPE - JANUARY



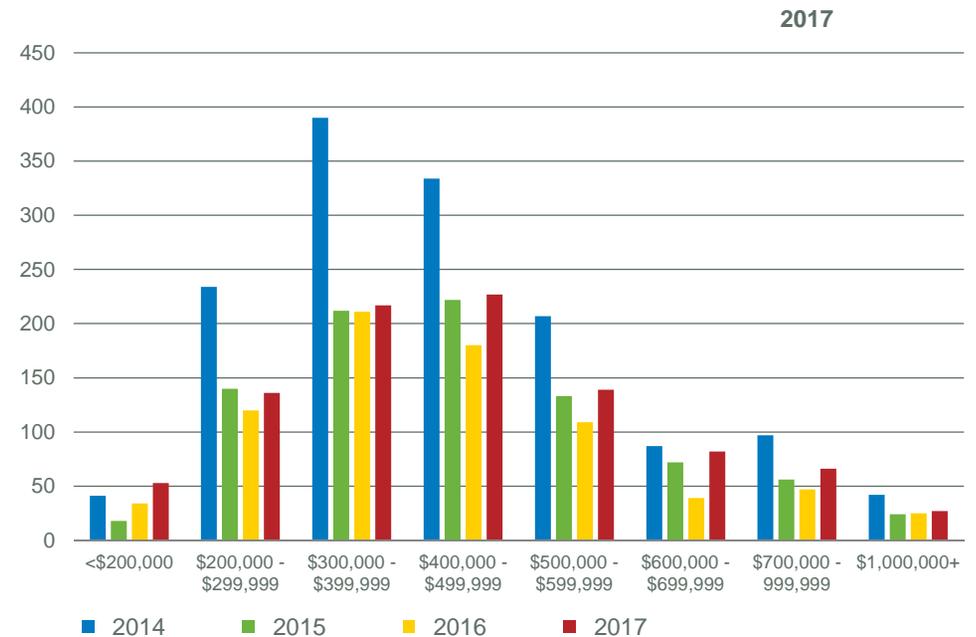
SHARE OF CITY WIDE SALES - JANUARY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,569	1,482	1,649	1,231	931
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,684	2,767	2,977	2,360	1,985	993
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,709	5,681	5,883	5,432	4,988	3,768
Days on Market	51	43	43	46	42	47	46	46	46	45	50	56
Benchmark Price	450,100	447,300	445,100	443,600	442,300	443,100	442,500	442,700	442,900	441,600	439,000	438,100
Median Price	407,500	420,000	422,250	430,000	432,750	430,000	429,250	419,000	432,500	410,000	427,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,253	490,547	461,226	485,270	494,499
Index	205	204	203	202	202	202	202	202	202	202	200	200
<b>2017</b>												
Sales	947											
New Listings	2,385											
Inventory	4,112											
Days on Market	53											
Benchmark Price	437,400											
Median Price	425,000											
Average Price	466,574											
Index	200											

	Jan-16	Jan-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	34	53	34	53
\$200,000 - \$299,999	120	136	120	136
\$300,000 - \$349,999	94	98	94	98
\$350,000 - \$399,999	117	119	117	119
\$400,000 - \$449,999	109	120	109	120
\$450,000 - \$499,999	71	107	71	107
\$500,000 - \$549,999	63	80	63	80
\$550,000 - \$599,999	46	59	46	59
\$600,000 - \$649,999	17	47	17	47
\$650,000 - \$699,999	22	35	22	35
\$700,000 - \$799,999	24	33	24	33
\$800,000 - \$899,999	16	27	16	27
\$900,000 - \$999,999	7	6	7	6
\$1,000,000 - \$1,249,999	13	12	13	12
\$1,250,000 - \$1,499,999	4	6	4	6
\$1,500,000 - \$1,749,999	6	5	6	5
\$1,750,000 - \$1,999,999	-	1	-	1
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	765	947	765	947

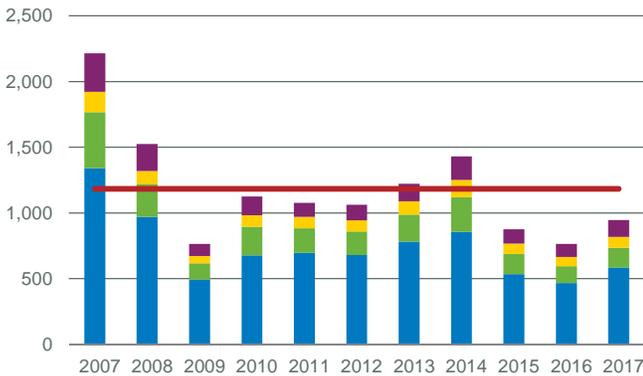
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

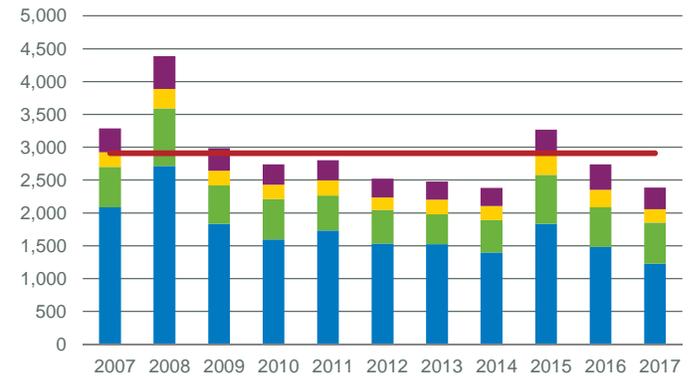
2017



Source: CREB®

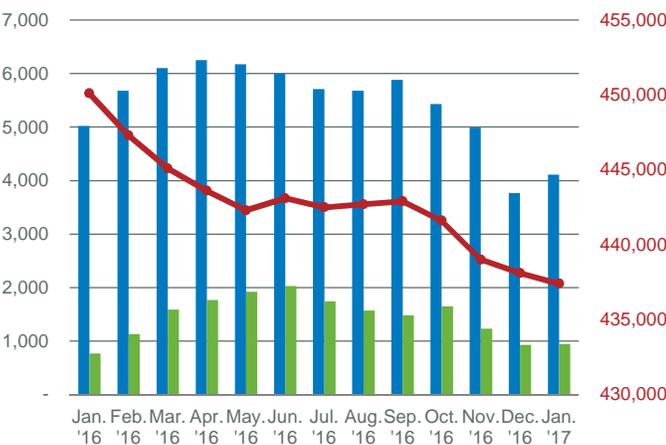
CITY OF CALGARY TOTAL NEW LISTINGS

2017



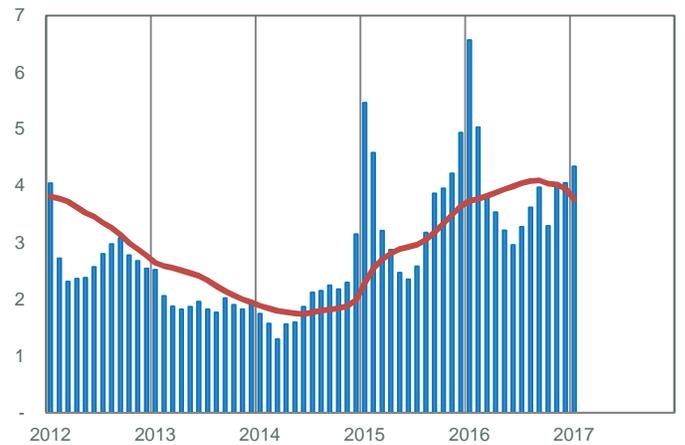
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



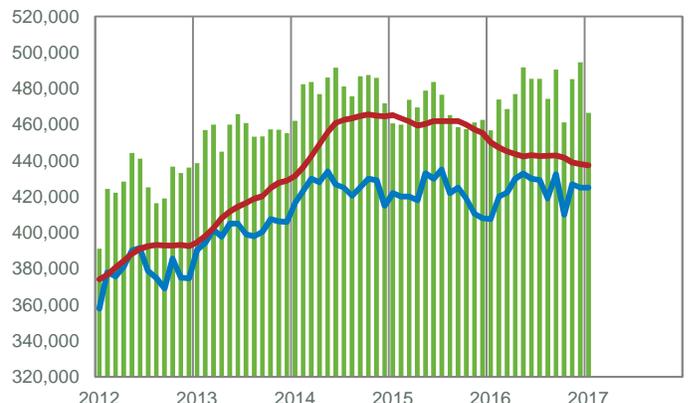
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

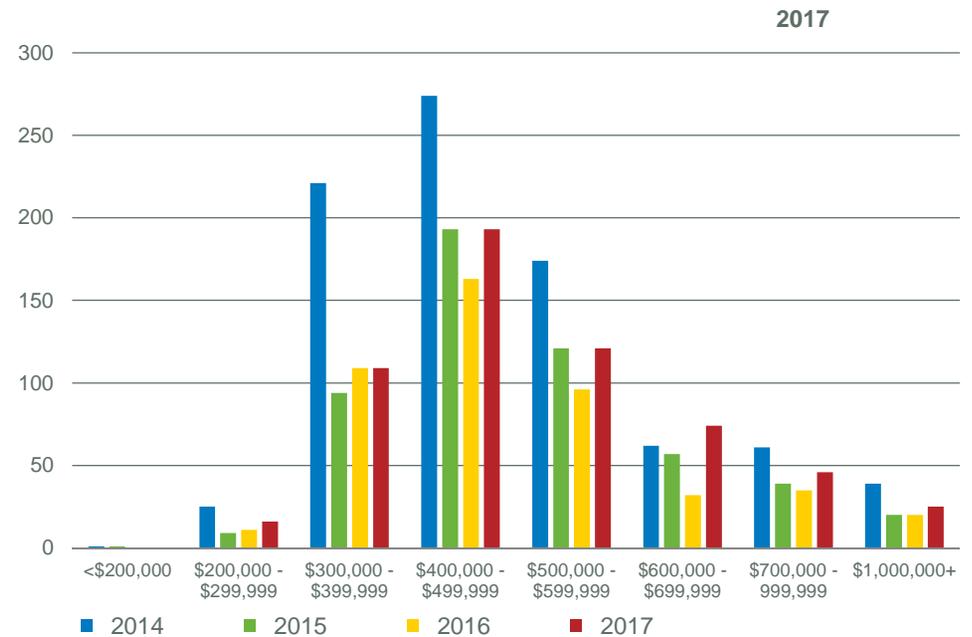


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	982	944	1,033	780	570
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,488	1,529	1,660	1,325	1,062	513
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,744	2,730	2,832	2,575	2,328	1,716
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	510,700	507,000	505,300	504,400	503,600	505,300	505,100	506,100	506,600	505,300	501,400	501,200
Median Price	458,750	467,500	480,000	483,750	489,000	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	558,922	558,046	542,456	542,539	563,431	529,215	558,182	574,307
Index	208	207	206	206	206	206	206	207	207	206	205	205
<b>2017</b>												
Sales	584											
New Listings	1,228											
Inventory	1,849											
Days on Market	46											
Benchmark Price	500,400											
Median Price	484,500											
Average Price	543,737											
Index	204											

	Jan-16	Jan-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	-
\$200,000 - \$299,999	11	16	11	16
\$300,000 - \$349,999	39	36	39	36
\$350,000 - \$399,999	70	73	70	73
\$400,000 - \$449,999	97	98	97	98
\$450,000 - \$499,999	66	95	66	95
\$500,000 - \$549,999	55	68	55	68
\$550,000 - \$599,999	41	53	41	53
\$600,000 - \$649,999	15	44	15	44
\$650,000 - \$699,999	17	30	17	30
\$700,000 - \$799,999	18	18	18	18
\$800,000 - \$899,999	11	24	11	24
\$900,000 - \$999,999	6	4	6	4
\$1,000,000 - \$1,249,999	10	10	10	10
\$1,250,000 - \$1,499,999	3	6	3	6
\$1,500,000 - \$1,749,999	5	5	5	5
\$1,750,000 - \$1,999,999	-	1	-	1
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	1	1	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	466	584	466	584

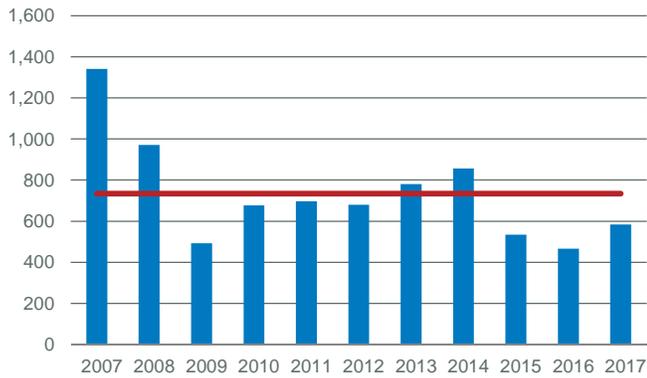
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2017

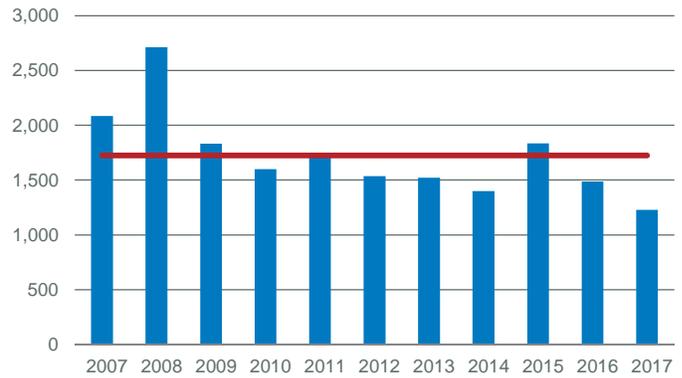


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

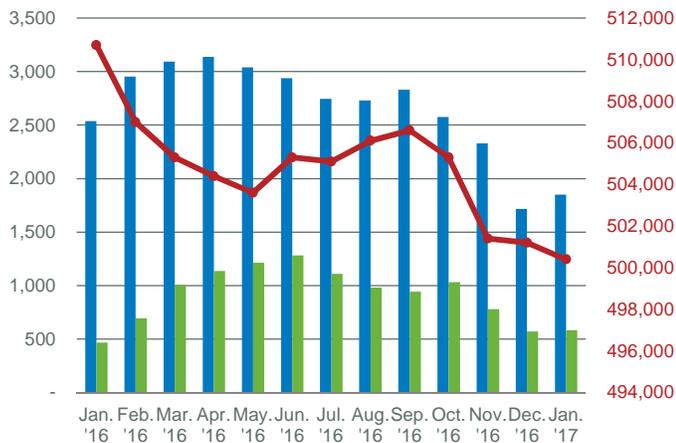
2017



■ Detached — 10 Year Average

Source: CREB®

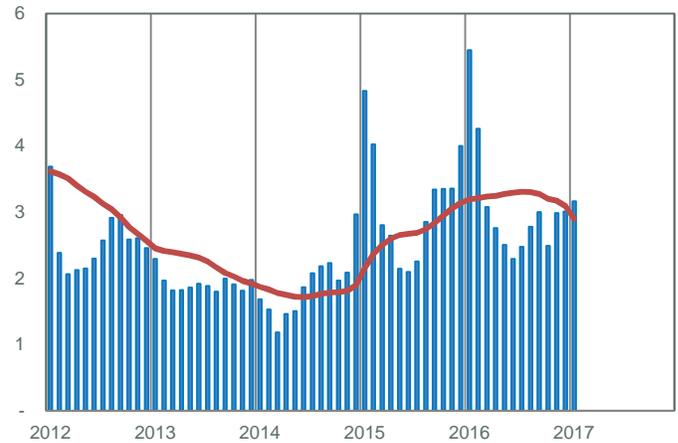
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE

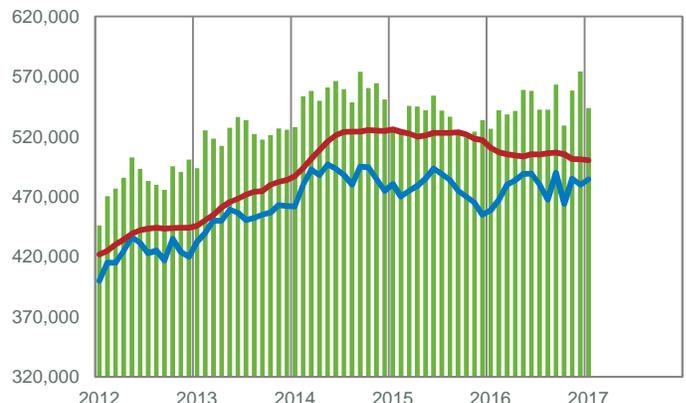


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

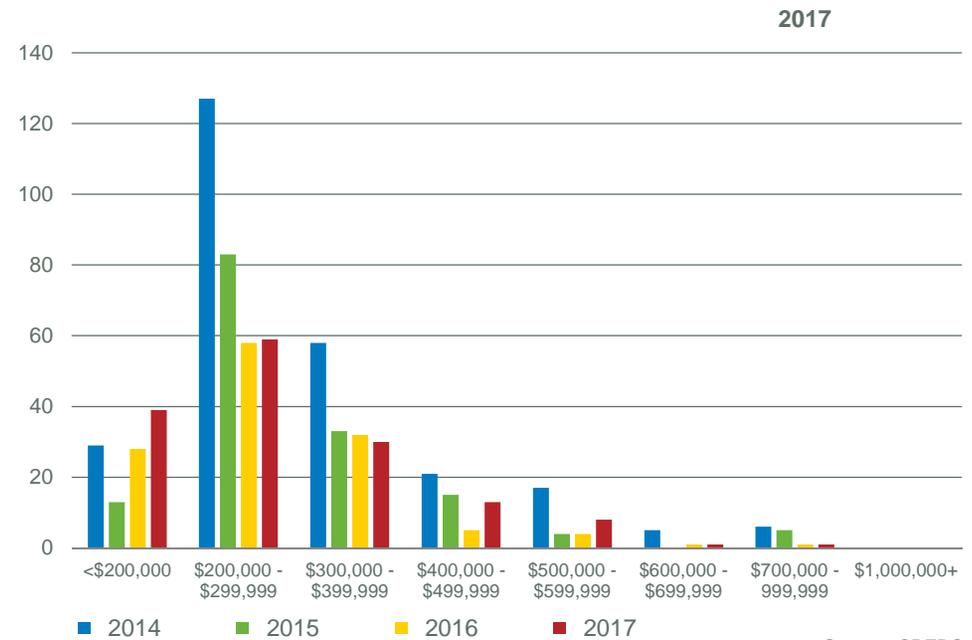
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	129	168	257	273	276	311	255	267	200	251	195	146
New Listings	598	637	680	666	685	605	618	616	637	508	455	240
Inventory	1,252	1,390	1,531	1,585	1,612	1,545	1,558	1,577	1,652	1,542	1,432	1,109
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71
Benchmark Price	284,000	283,800	282,000	281,100	279,300	279,300	278,100	275,600	275,300	274,900	272,400	270,200
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	249,500
Average Price	280,088	307,461	298,072	302,554	312,753	310,219	351,545	316,842	303,202	289,099	297,710	302,307
Index	193	192	191	191	189	189	189	187	187	186	185	183
<b>2017</b>												
Sales	151											
New Listings	626											
Inventory	1,269											
Days on Market	68											
Benchmark Price	269,900											
Median Price	258,500											
Average Price	282,429											
Index	183											

	Jan-16	Jan-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	28	39	28	39
\$200,000 - \$299,999	58	59	58	59
\$300,000 - \$349,999	20	20	20	20
\$350,000 - \$399,999	12	10	12	10
\$400,000 - \$449,999	3	9	3	9
\$450,000 - \$499,999	2	4	2	4
\$500,000 - \$549,999	3	7	3	7
\$550,000 - \$599,999	1	1	1	1
\$600,000 - \$649,999	-	1	-	1
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$799,999	-	1	-	1
\$800,000 - \$899,999	1	-	1	-
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	129	151	129	151

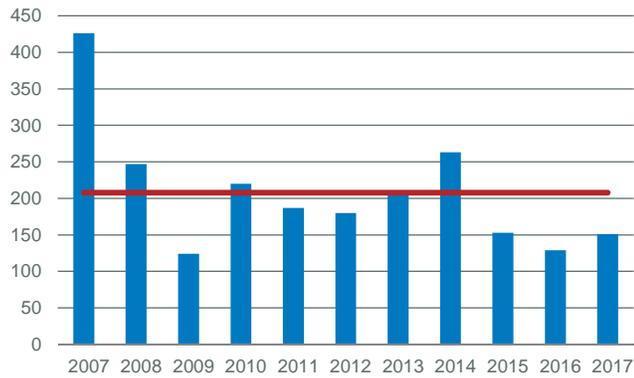
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2017

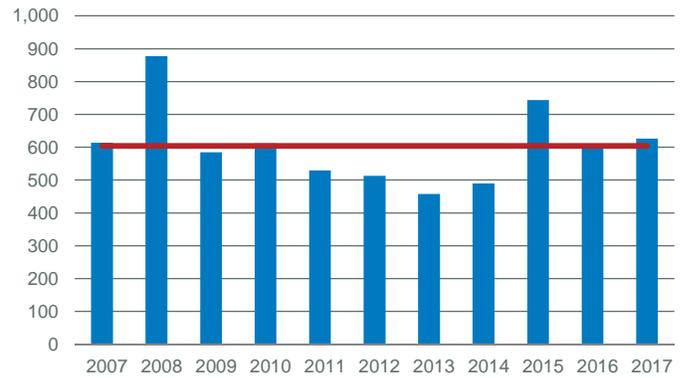


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

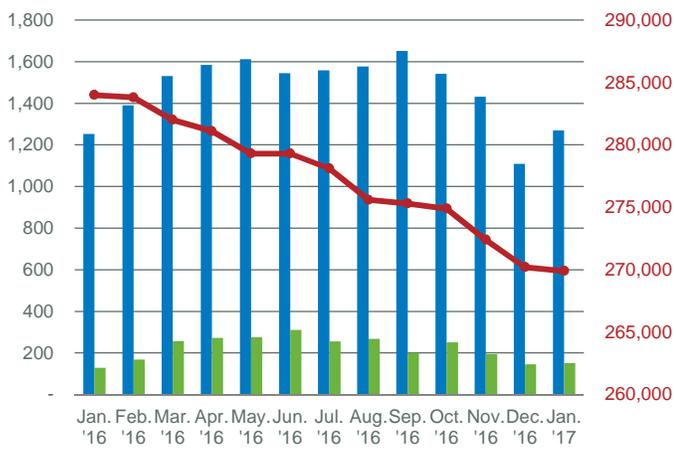
2017



Apartment 10 Year Average

Source: CREB®

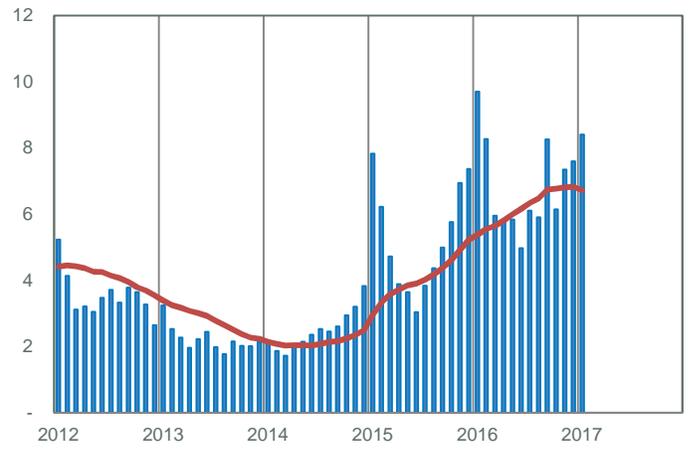
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

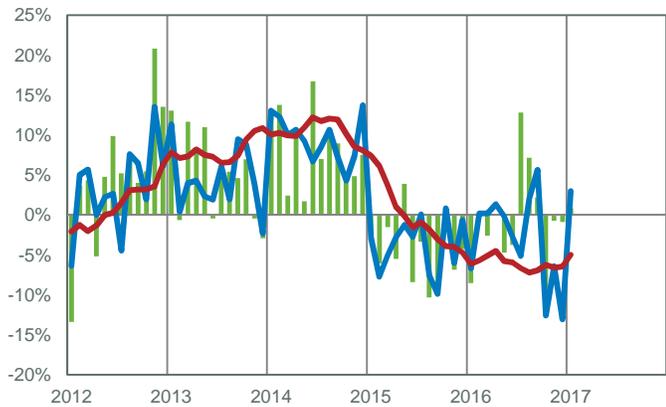
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE

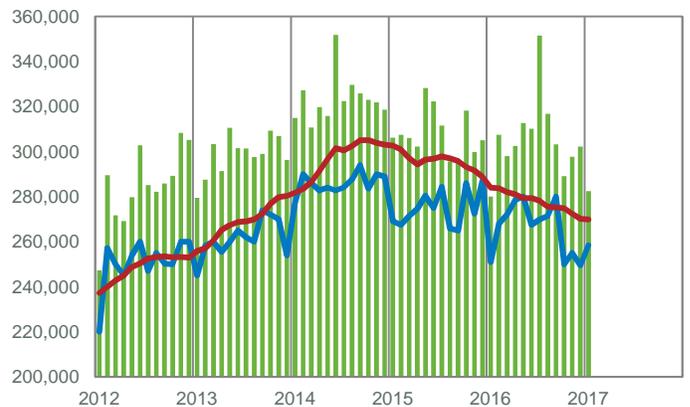


Average Price Y/Y% Change Median Price Y/Y% Change

Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Average Price Median Price

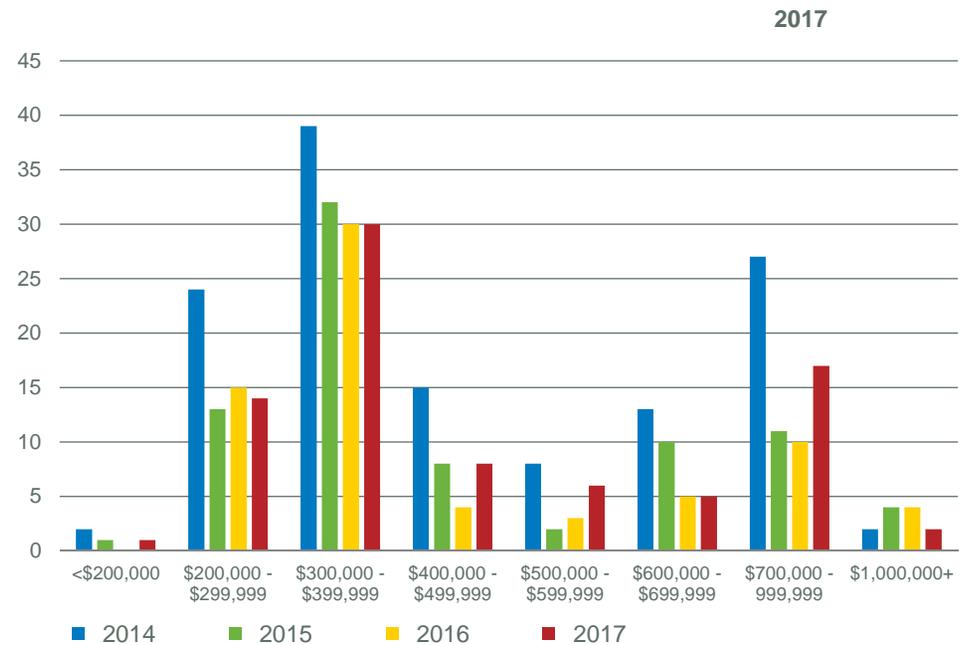
Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	71	110	144	174	190	185	180	138	156	166	113	95
New Listings	268	283	289	306	296	291	261	237	268	224	193	104
Inventory	501	552	579	586	544	533	521	503	509	480	457	370
Days on Market	44	47	37	50	41	46	45	47	50	41	60	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	385,400
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	407,000	375,000	427,000	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	481,140	469,476	500,030	510,914
Index	203	201	200	199	199	200	200	201	201	201	200	200
<b>2017</b>												
Sales	83											
New Listings	202											
Inventory	383											
Days on Market	61											
Benchmark Price	384,600											
Median Price	375,000											
Average Price	482,059											
Index	200											

	Jan-16	Jan-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	-	1
\$200,000 - \$299,999	15	14	15	14
\$300,000 - \$349,999	9	12	9	12
\$350,000 - \$399,999	21	18	21	18
\$400,000 - \$449,999	3	6	3	6
\$450,000 - \$499,999	1	2	1	2
\$500,000 - \$549,999	2	2	2	2
\$550,000 - \$599,999	1	4	1	4
\$600,000 - \$649,999	2	1	2	1
\$650,000 - \$699,999	3	4	3	4
\$700,000 - \$799,999	5	14	5	14
\$800,000 - \$899,999	4	2	4	2
\$900,000 - \$999,999	1	1	1	1
\$1,000,000 - \$1,249,999	3	2	3	2
\$1,250,000 - \$1,499,999	1	-	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 +	-	-	-	-
	71	83	71	83

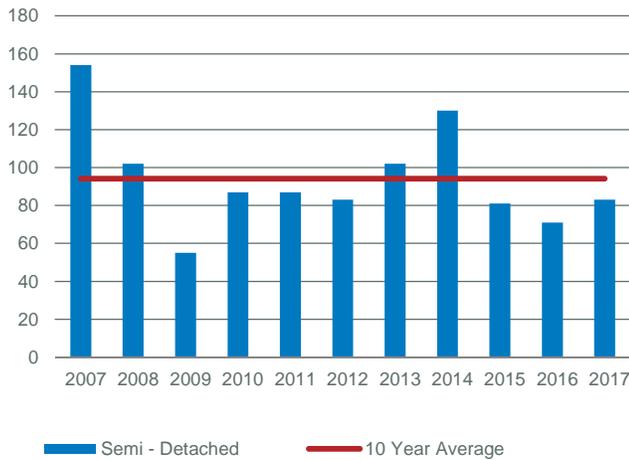
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

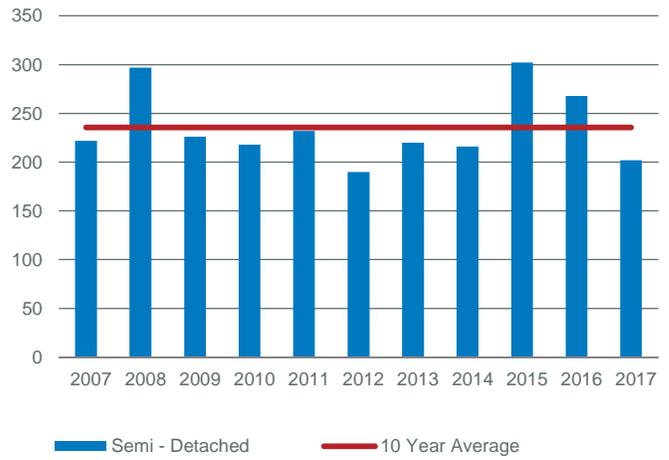
2017



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

2017



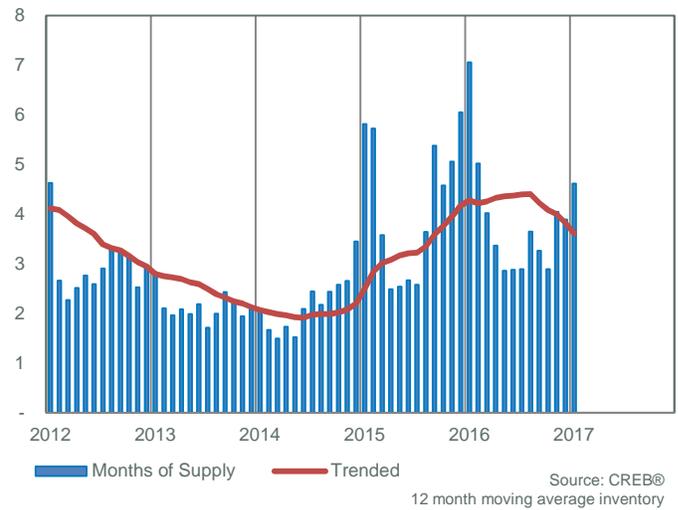
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



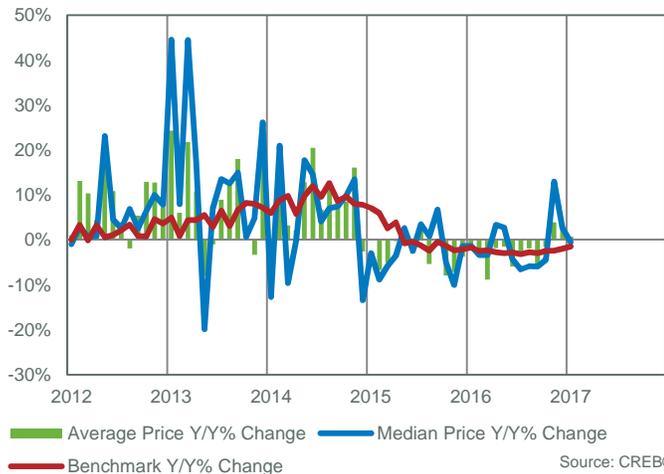
Source: CREB®

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

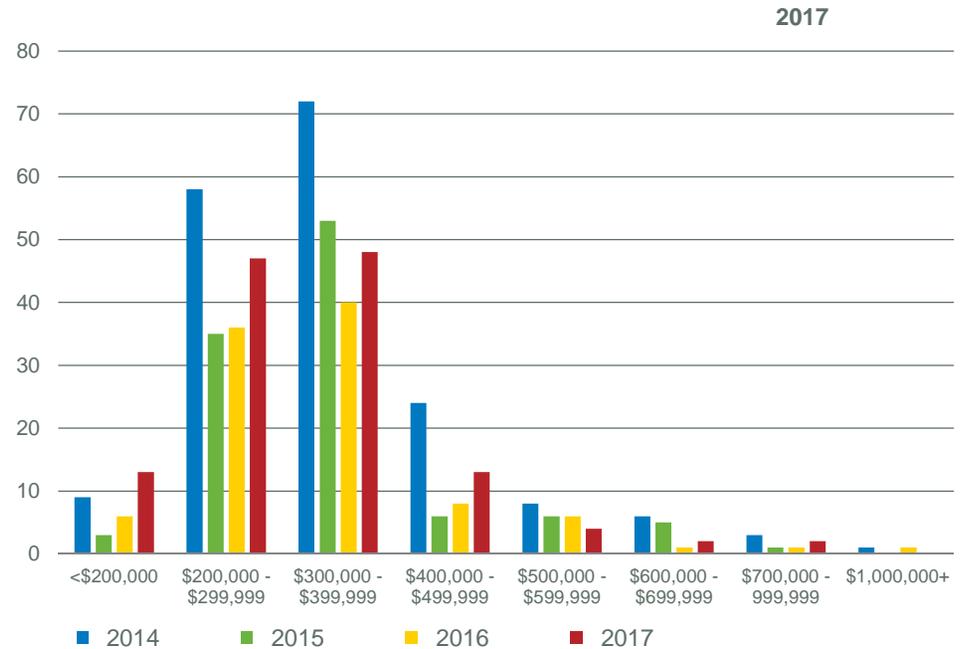


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	99	159	184	185	241	251	200	182	182	199	143	120
New Listings	389	376	438	425	486	454	317	385	412	303	275	135
Inventory	733	788	899	942	981	985	886	871	890	835	771	572
Days on Market	51	52	49	47	50	51	55	55	53	56	58	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	307,900
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,281	300,000	310,000	316,450
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	330,122	326,450	318,519	331,669	336,254
Index	203	201	199	197	196	195	194	194	195	193	194	193
<b>2017</b>												
Sales	129											
New Listings	329											
Inventory	610											
Days on Market	62											
Benchmark Price	307,100											
Median Price	305,000											
Average Price	322,832											
Index	192											

	Jan-16	Jan-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	6	13	6	13
\$200,000 - \$299,999	36	47	36	47
\$300,000 - \$349,999	26	30	26	30
\$350,000 - \$399,999	14	18	14	18
\$400,000 - \$449,999	6	7	6	7
\$450,000 - \$499,999	2	6	2	6
\$500,000 - \$549,999	3	3	3	3
\$550,000 - \$599,999	3	1	3	1
\$600,000 - \$649,999	-	1	-	1
\$650,000 - \$699,999	1	1	1	1
\$700,000 - \$799,999	1	-	1	-
\$800,000 - \$899,999	-	1	-	1
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	1	-	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 +	-	-	-	-
	99	129	99	129

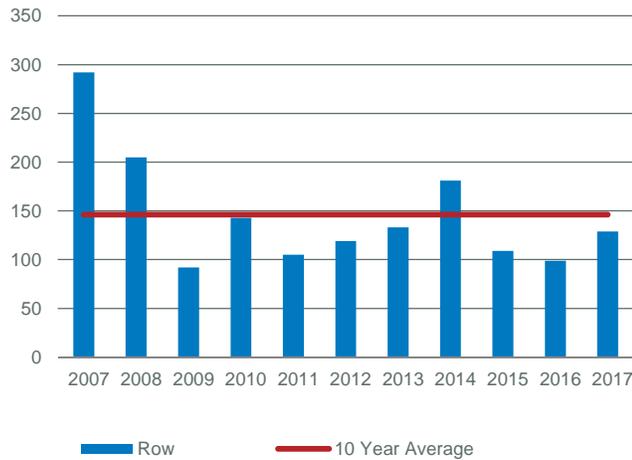
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

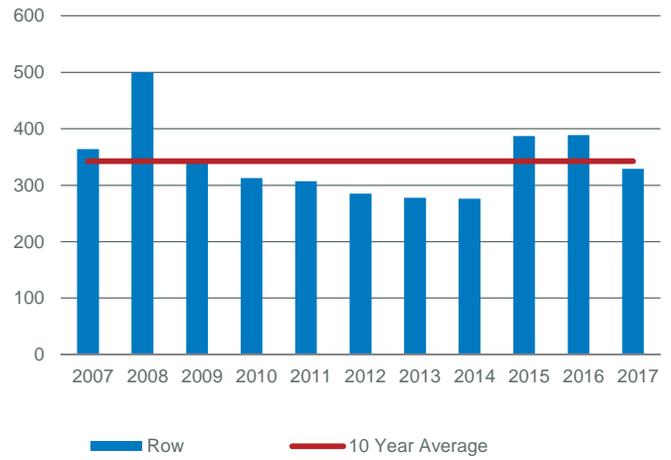
2017



Source: CREB®

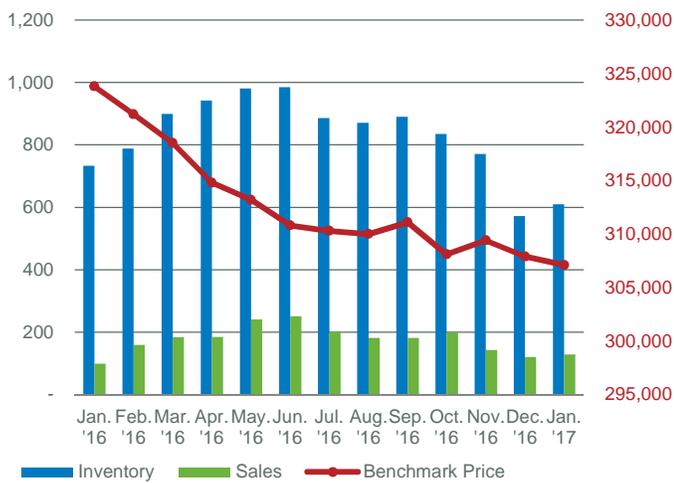
CITY OF CALGARY ROW NEW LISTINGS

2017



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



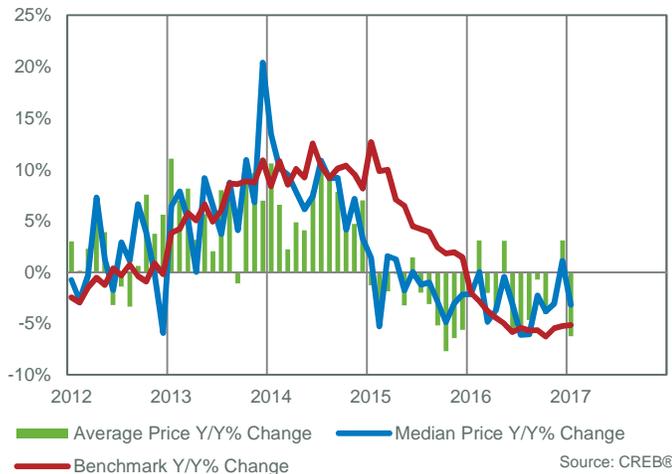
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

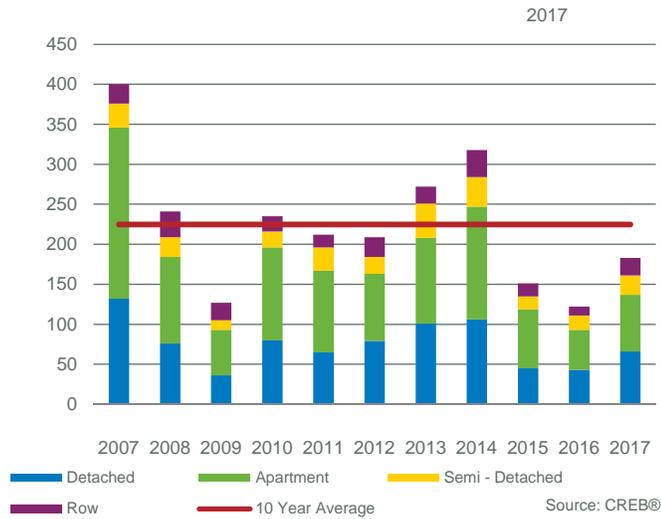
CITY OF CALGARY ROW PRICES



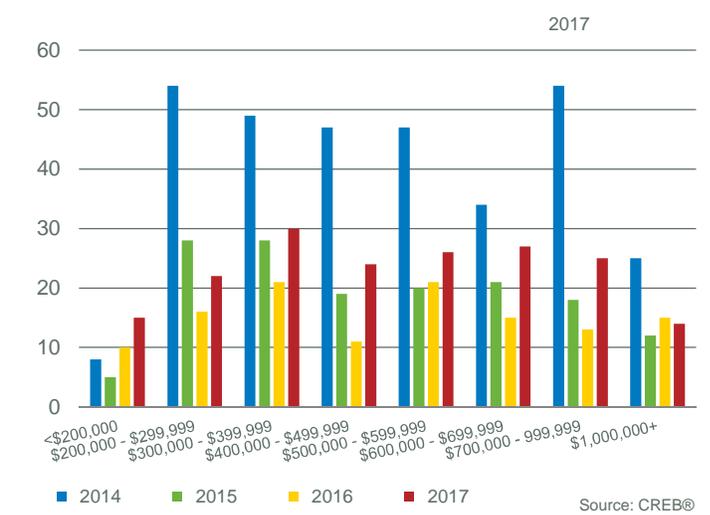
Source: CREB®

**CITY CENTRE**

**CITY CENTRE TOTAL SALES**



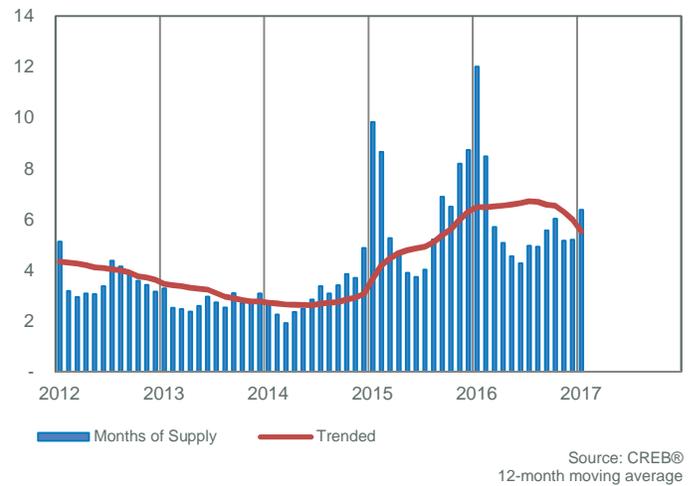
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



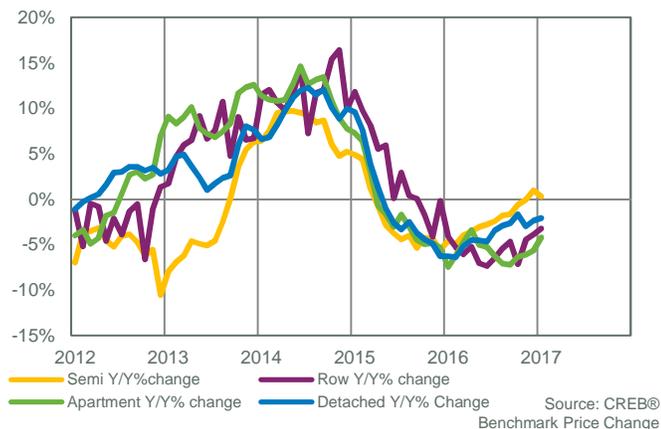
**CITY CENTRE INVENTORY AND SALES**



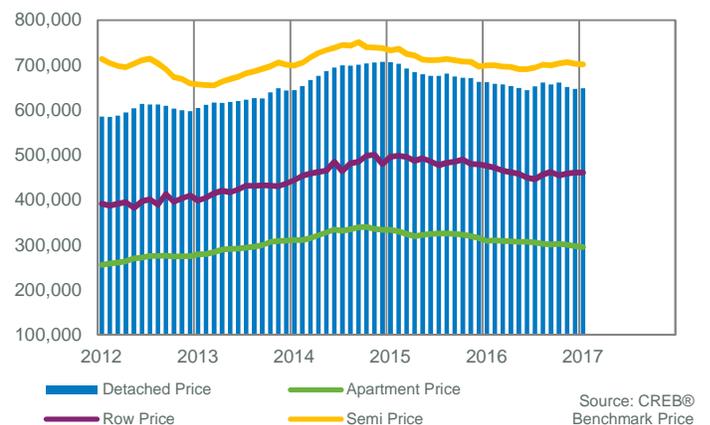
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

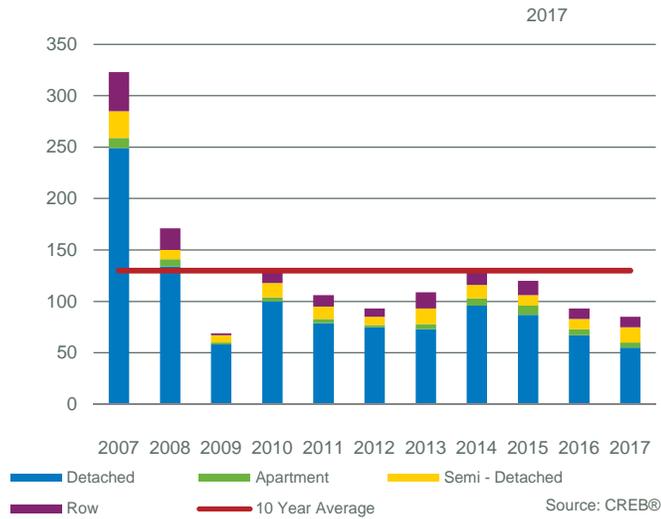


**CITY CENTRE PRICES**

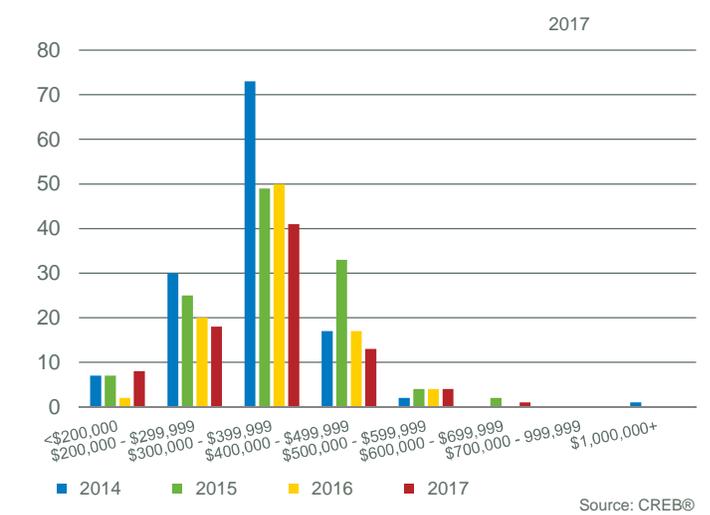


**NORTHEAST**

**NORTHEAST TOTAL SALES**



**NORTHEAST TOTAL SALES BY PRICE RANGE**



**NORTHEAST INVENTORY AND SALES**



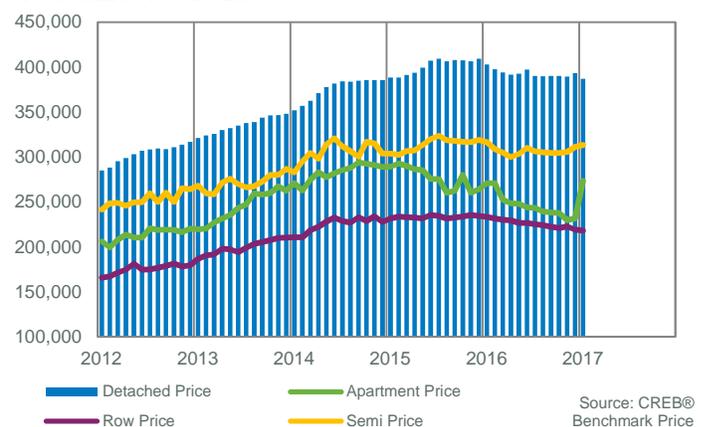
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

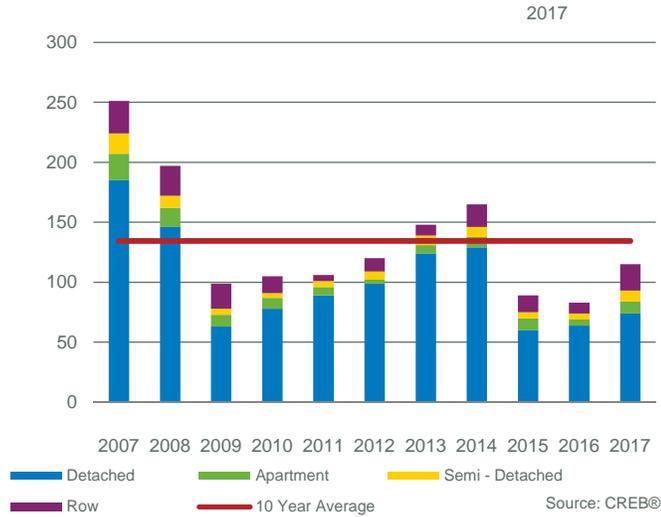


**NORTHEAST PRICES**

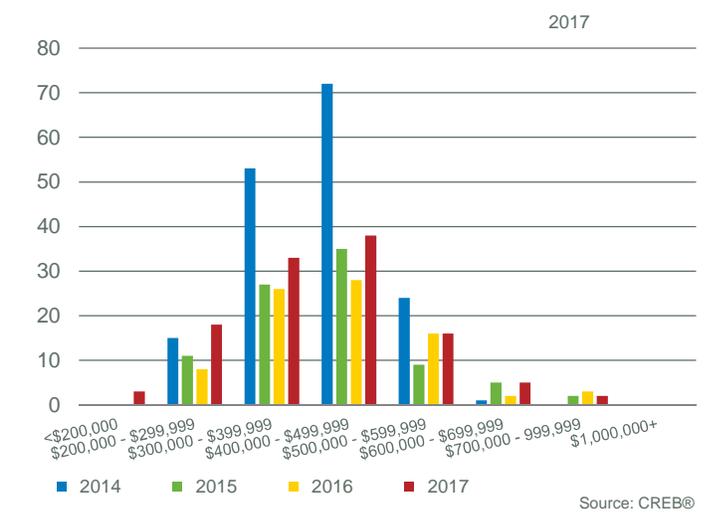


**NORTH**

**NORTH TOTAL SALES**



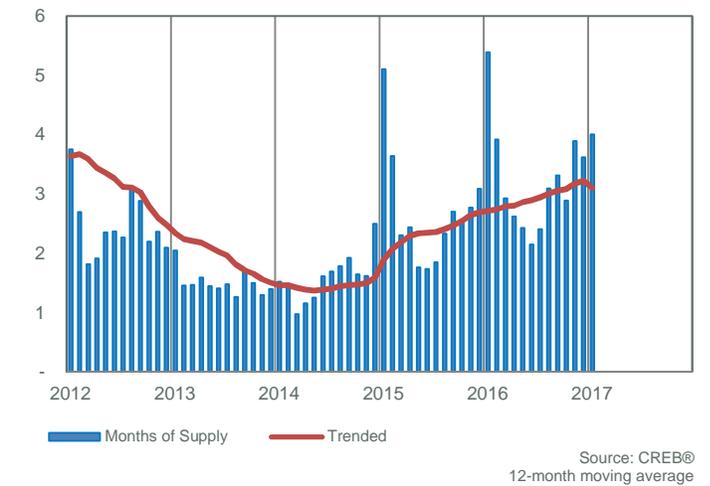
**NORTH TOTAL SALES BY PRICE RANGE**



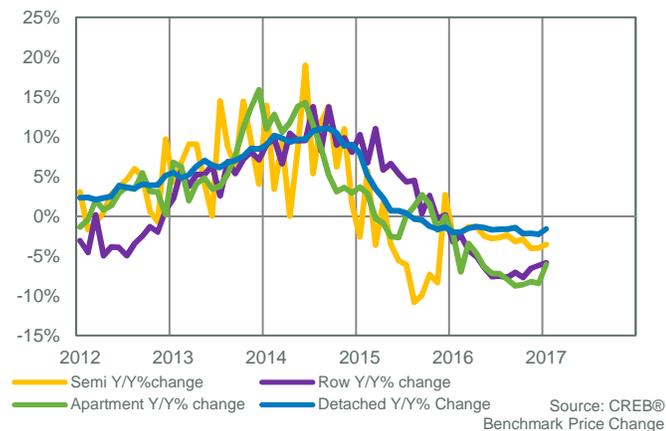
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

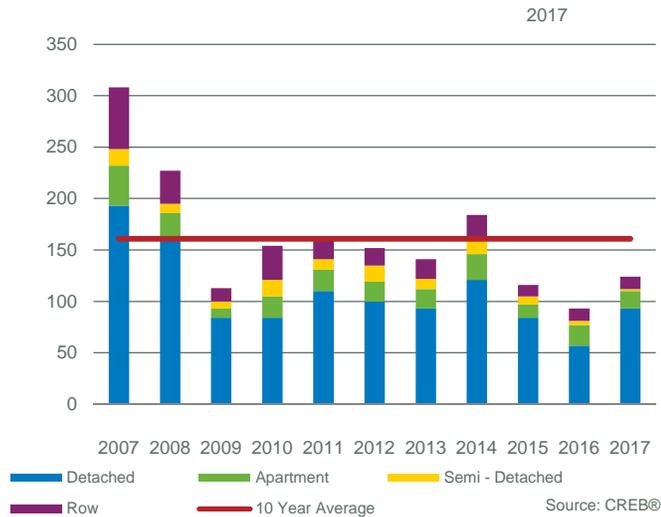


**NORTH PRICES**

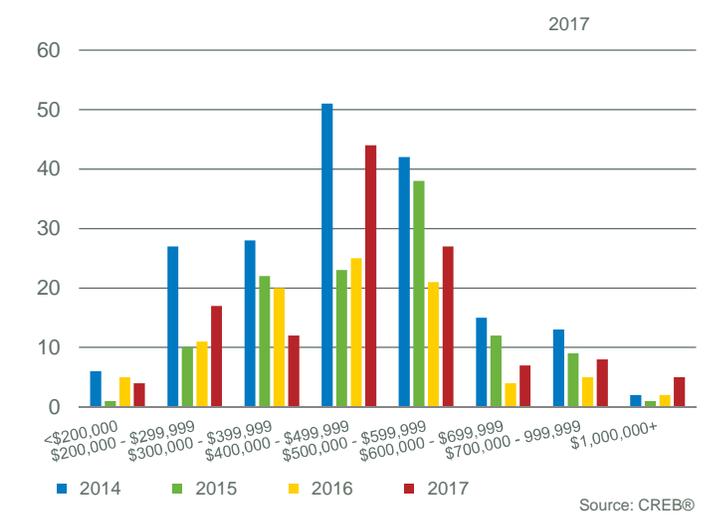


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



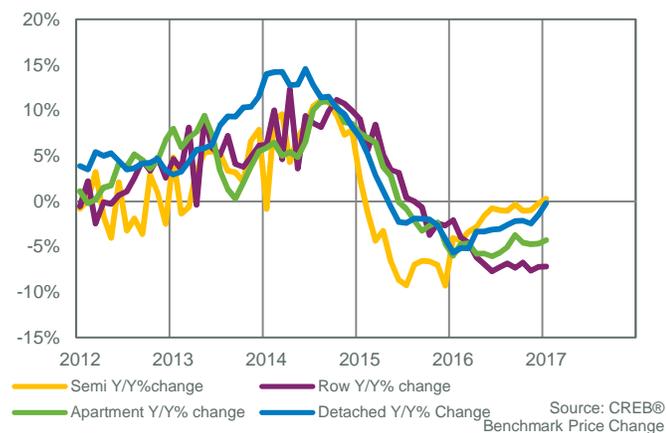
**NORTHWEST INVENTORY AND SALES**



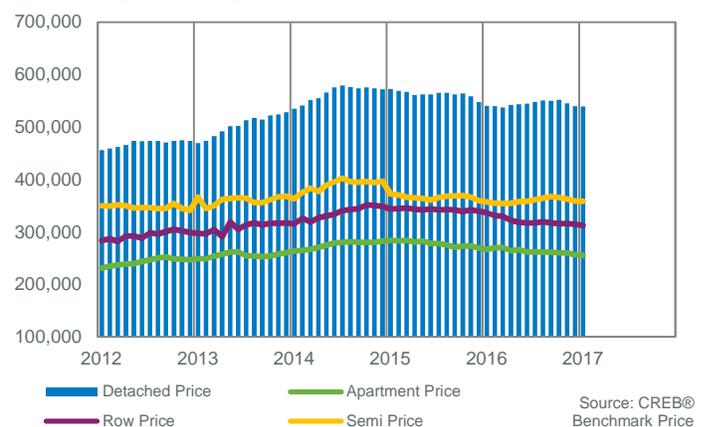
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

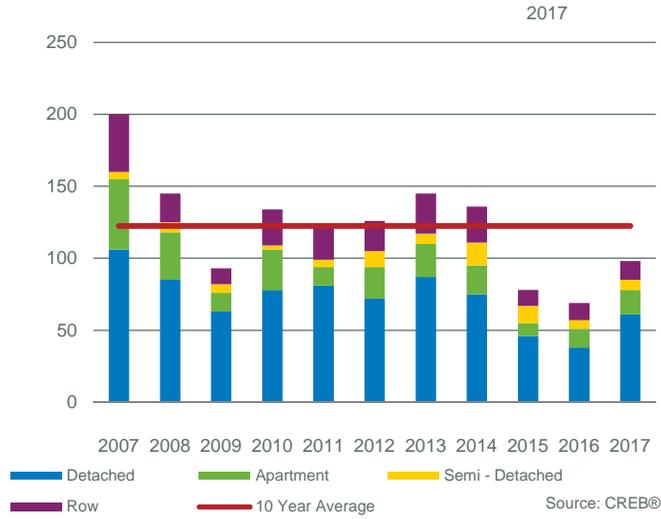


**NORTHWEST PRICES**

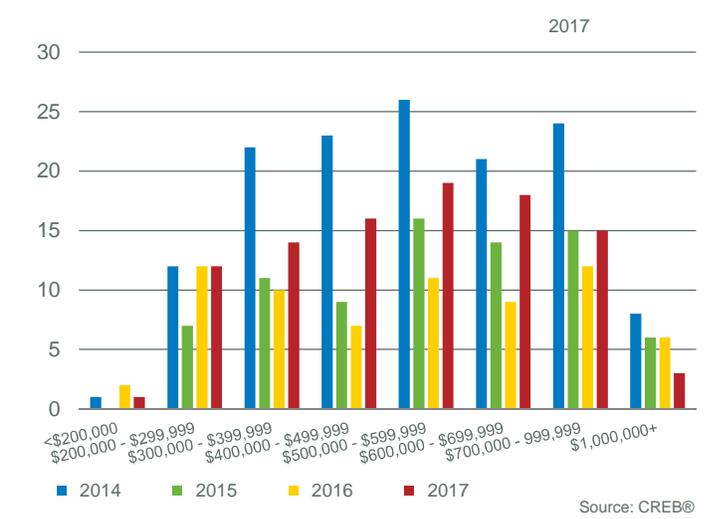


WEST

WEST TOTAL SALES



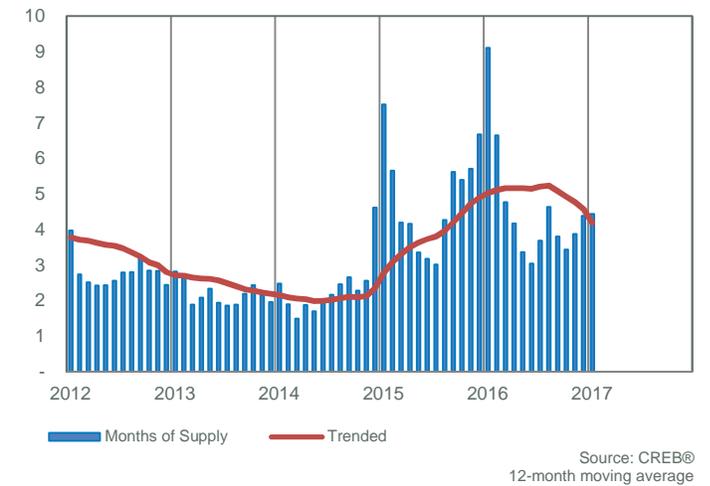
WEST TOTAL SALES BY PRICE RANGE



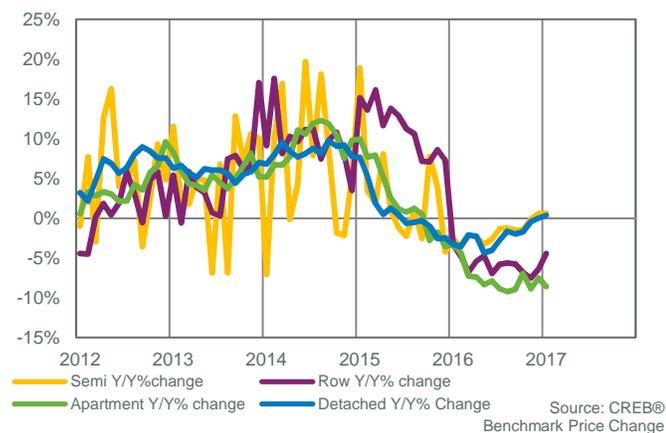
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

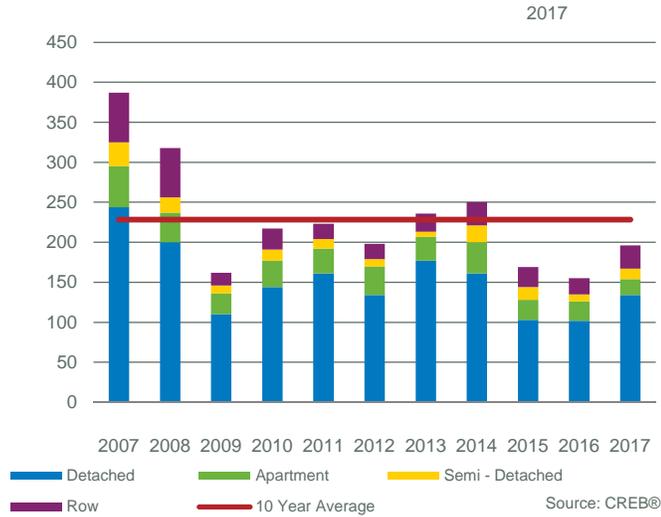


WEST PRICES

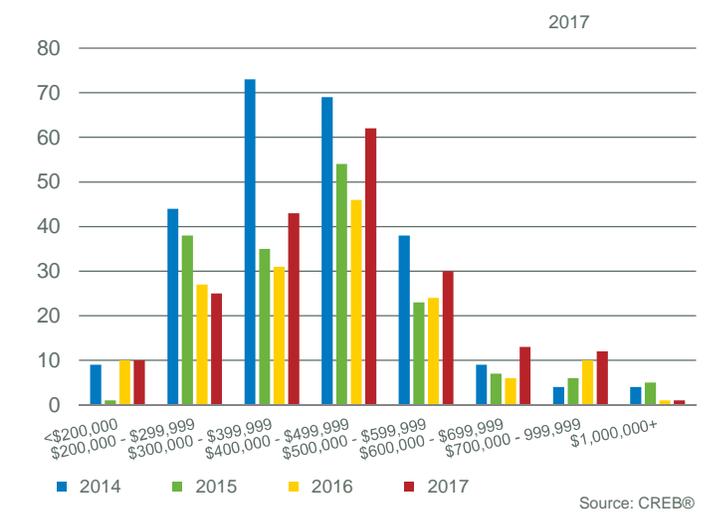


**SOUTH**

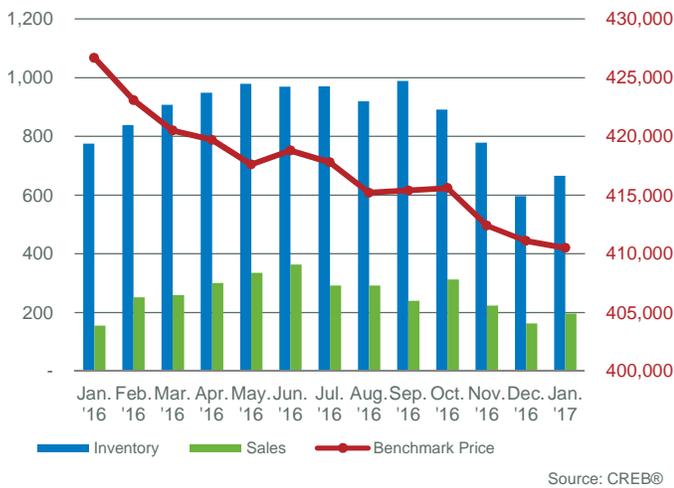
**SOUTH TOTAL SALES**



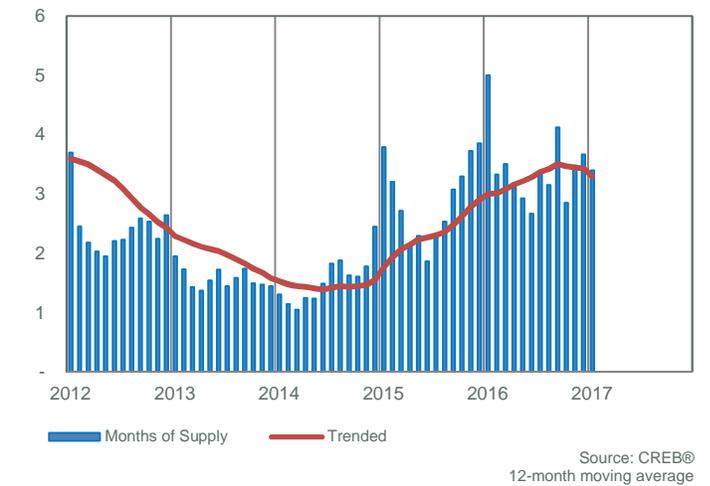
**SOUTH TOTAL SALES BY PRICE RANGE**



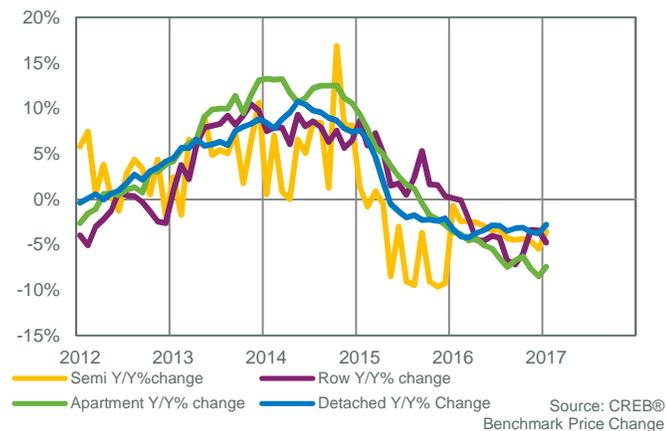
**SOUTH INVENTORY AND SALES**



**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

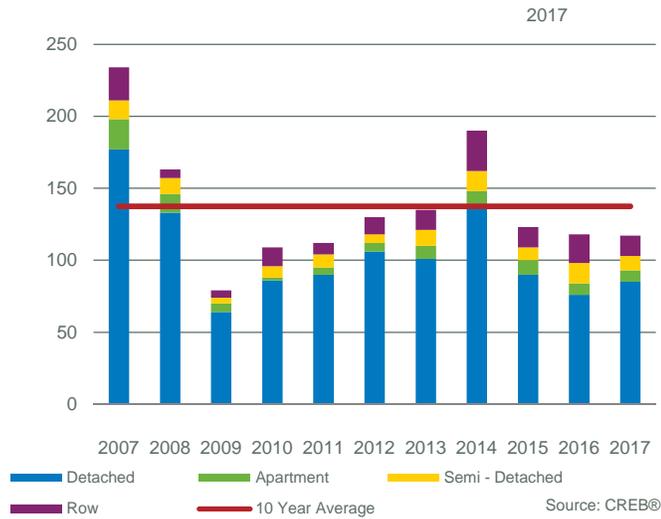


**SOUTH PRICES**

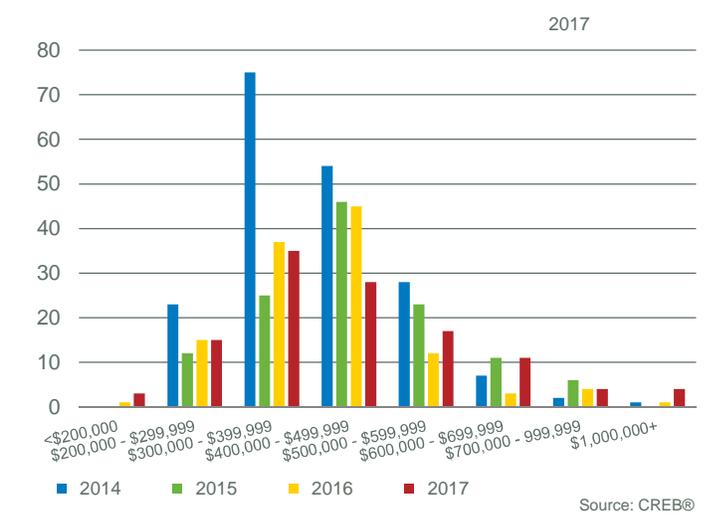


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



**SOUTHEAST TOTAL SALES BY PRICE RANGE**



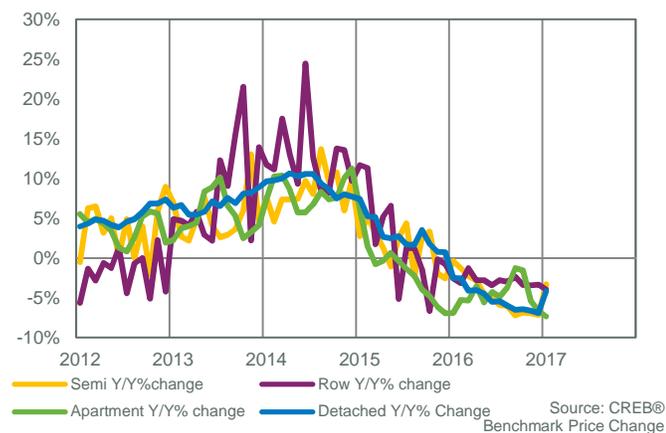
**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

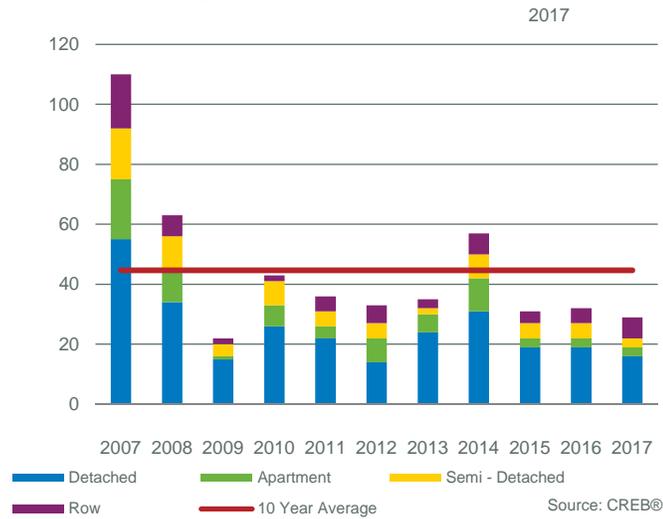


**SOUTHEAST PRICES**

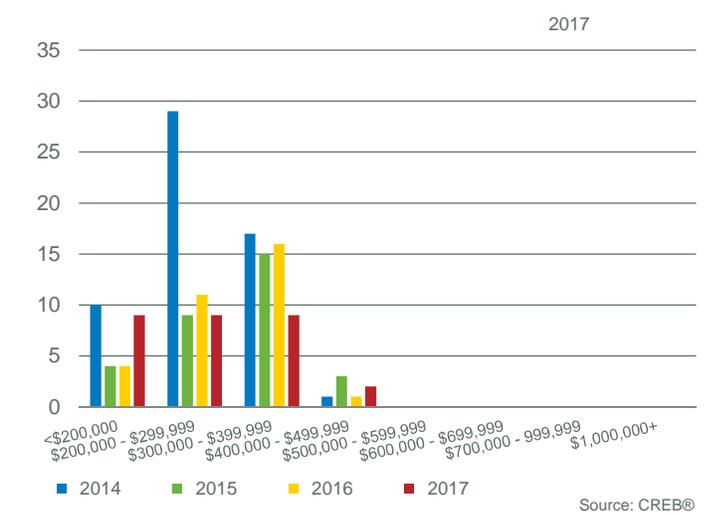


**EAST**

**EAST TOTAL SALES**



**EAST TOTAL SALES BY PRICE RANGE**



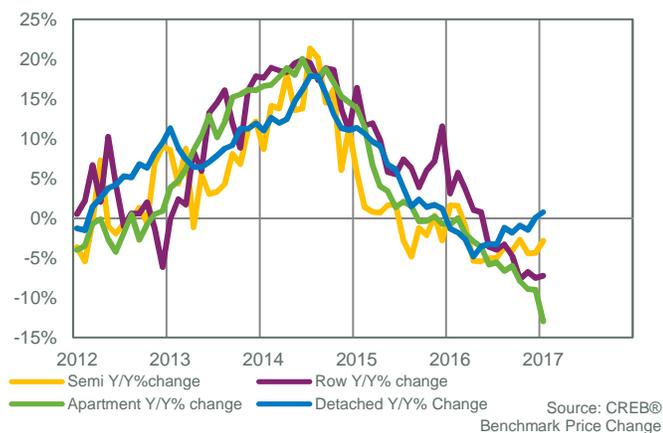
**EAST INVENTORY AND SALES**



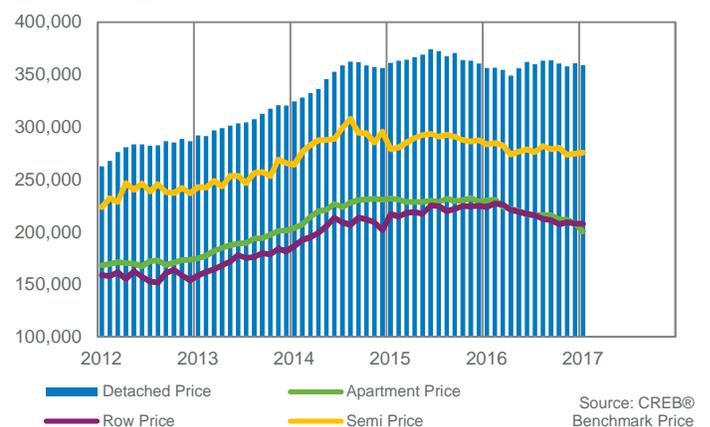
**EAST MONTHS OF INVENTORY**



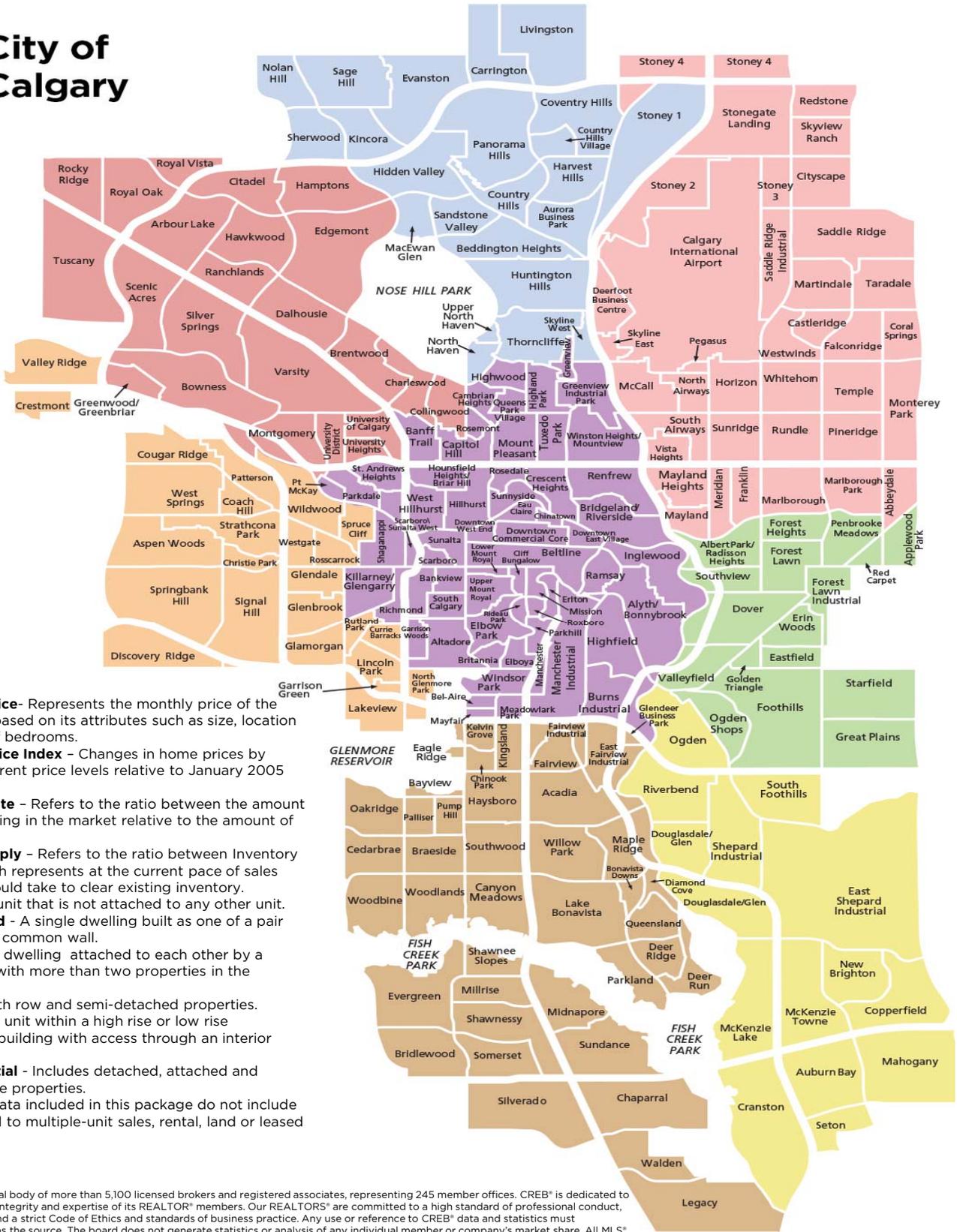
**EAST PRICE CHANGE**



**EAST PRICES**



# City of Calgary



## DEFINITIONS

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

## ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at [www.creb.com](http://www.creb.com). CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.