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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

March 2017



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

## Housing market set for favourable lead into spring

*Detached prices stabilize as city-wide inventory trends down*

**City of Calgary, April 3, 2017** – After a long period of disconnect between supply and demand, Calgary’s detached housing sector is firmly in balanced territory. Sales were still 10 per cent below long-term trends in March, but above levels seen in recent years, while average inventory declined compared to last year, supporting price stability in the detached market.

“It’s not so much that demand went through the roof in March, but that we had less supply come onto the market, which is really helping to balance things out,” said CREB® president David P. Brown. “These changes are lifting the cloud of uncertainty for housing consumers and nicely positioning our market as we move into the more active spring season.”

Unadjusted detached benchmark prices totaled \$503,900 in March, 0.4 per cent above last month and similar to levels recorded last year. Meanwhile, Apartment and attached prices continue to remain well below levels recorded last year.

“Market conditions are quite different in the apartment sector,” said CREB® chief economist Ann-Marie Lurie. “The additional supply coming from the new home sector is not easily reversed and the added competition is continuing to weigh on prices in the higher density sectors of the market.”

City-wide inventory levels totaled 5,114 in March, 16 per cent below last year’s levels. This is primarily driven by the 25 and 17 per cent contraction in the detached and attached markets. Inventory levels in the ownership apartment sector remain three per cent higher than levels recorded last year.

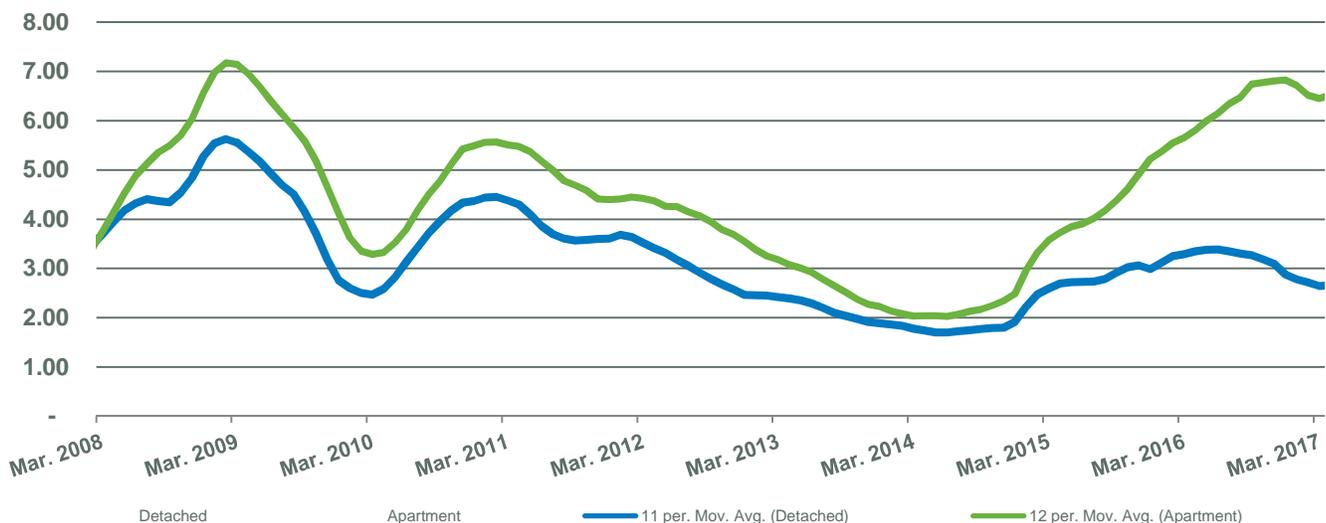
“The housing market transition in the first quarter appears to be consistent with trends in the labour market,” said Lurie. “However, the way the rest of the year unfolds will be largely determined by what happens in the next two quarters, as nearly 60 per cent of all housing sales typically occur in that timeframe.”

### HOUSING MARKET FACTS

- Overall sales activity totaled 1,906 in March, a 20 per cent increase over last year, but eight per cent below long-term averages.
- Months of supply is trending down for all product types, but has remained elevated in the apartment sector, averaging 6.1 in the first quarter of the year compared to the 2.4 average in the detached sector.
- Higher sales combined with lower inventory levels occurred across all price ranges in the detached market, causing months of supply to return to more normal levels for most price ranges.
- As of March, unadjusted semi-detached prices totaled \$389,600, a 0.9 per cent increase compared to last month and one per cent higher than prices recorded one year ago. Meanwhile, row prices totaled \$304,100 in March, 0.6 per cent below last month and 4.5 per cent below last year.
- Detached sales growth has improved across all districts, with the exception of the North East area of the city. On the supply side, reductions have been most notable in the North West district, causing months of supply to drop to a quarterly average of 1.63.
- Average detached benchmark prices in the first quarter remain one per cent lower than the first quarter of last year. However, the North West, West and East districts of the city all reported quarterly prices that were higher than the first quarter of last year.
- While prices in the row and apartment sectors are still easing in the majority of the districts, there have been some price gains occurring in the semi-detached sector. After the first quarter, semi-detached prices are higher than last year’s levels for the City Centre, North East, North West and West districts of the city.

\*See district map on last page.

### MONTHS OF SUPPLY



Source: CREB®

Mar. 2017

	Mar-16	Mar-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>DETACHED</b>						
Total Sales	1,005	1,176	17.01%	2,164	2,584	19.41%
Total Sales Volume	\$541,173,385	\$671,842,725	24.15%	\$1,162,071,354	\$1,449,681,779	24.75%
New Listings	1,818	1,798	-1.10%	4,916	4,320	-12.12%
Inventory	3,093	2,312	-25.25%	2,861	2,052	-28.28%
Months of Supply	3.08	1.97	-36.12%	3.97	2.38	-39.93%
Sales to New Listings Ratio	55.28%	65.41%	10.13%	44.02%	59.81%	15.80%
Sales to List Price Ratio	96.85%	97.39%	0.54%	96.63%	97.34%	0.71%
Days on Market	41	38	-7.46%	42	41	-2.38%
Benchmark Price	\$505,300	\$503,900	-0.28%	\$507,667	\$502,067	-1.10%
Median Price	\$480,000	\$490,000	2.08%	\$470,000	\$490,000	4.26%
Average Price	\$538,481	\$571,295	6.09%	\$537,002	\$561,022	4.47%
Index	206	206	-0.29%	207	205	-1.11%
<b>APARTMENT</b>						
Total Sales	257	302	17.51%	554	689	24.37%
Total Sales Volume	\$76,604,521	\$84,628,222	10.47%	\$164,389,415	\$201,431,934	22.53%
New Listings	680	728	7.06%	1,915	1,933	0.94%
Inventory	1,531	1,575	2.87%	1,391	1,410	1.39%
Months of Supply	5.96	5.22	-12.45%	7.53	6.14	-18.48%
Sales to New Listings Ratio	37.79%	41.48%	3.69%	28.93%	35.64%	6.71%
Sales to List Price Ratio	96.43%	96.37%	-0.06%	96.28%	96.21%	-0.07%
Days on Market	48	57	17.93%	51	61	19.61%
Benchmark Price	\$282,000	\$269,700	-4.36%	\$283,267	\$269,600	-4.82%
Median Price	\$272,000	\$250,750	-7.81%	\$266,000	\$259,500	-2.44%
Average Price	\$298,072	\$280,226	-5.99%	\$296,732	\$292,354	-1.48%
Index	191	183	-4.34%	192	183	-4.82%
<b>ATTACHED</b>						
Total Sales	328	428	30.49%	767	919	19.82%
Total Sales Volume	\$127,362,890	\$178,486,277	40.14%	\$303,752,771	\$369,704,659	21.71%
New Listings	727	719	-1.10%	2,043	1,834	-10.23%
Inventory	1,478	1,227	-16.98%	1,351	1,113	-17.57%
Months of Supply	4.51	2.87	-36.38%	5.28	3.63	-31.20%
Sales to New Listings Ratio	45.12%	59.53%	14.41%	37.54%	50.11%	12.57%
Sales to List Price Ratio	97.12%	97.35%	0.23%	97.01%	97.11%	0.09%
Days on Market	44	51	15.23%	47	51	8.51%
Benchmark Price	\$337,800	\$330,000	-2.31%	\$340,300	\$330,200	-2.97%
Median Price	\$336,000	\$340,500	1.34%	\$338,800	\$340,000	0.35%
Average Price	\$388,301	\$417,024	7.40%	\$396,027	\$402,290	1.58%
Index	199	195	-2.31%	201	195	-2.95%
<b>CITY OF CALGARY</b>						
Total Sales	1,590	1,906	19.87%	3,485	4,192	20.29%
Total Sales Volume	\$745,140,795	\$934,957,224	25.47%	\$1,630,213,540	\$2,020,818,372	23.96%
New Listings	3,225	3,245	0.62%	8,874	8,087	-8.87%
Inventory	6,102	5,114	-16.19%	5,603	4,576	-18.33%
Months of Supply	3.84	2.68	-30.09%	4.82	3.27	-32.10%
Sales to New Listings Ratio	49.30%	58.74%	9.43%	39.27%	51.84%	12.56%
Sales to List Price Ratio	96.85%	97.29%	0.44%	96.67%	97.19%	0.52%
Days on Market	43	44	2.38%	45	46	2.22%
Benchmark Price	\$445,100	\$439,400	-1.28%	\$447,500	\$438,300	-2.06%
Median Price	\$422,250	\$435,000	3.02%	\$420,000	\$430,000	2.38%
Average Price	\$468,642	\$490,534	4.67%	\$467,780	\$482,065	3.05%
Index	203	201	-1.28%	204	200	-2.06%

For a list of definitions, see page 26.

Mar. 2017

	Mar-16	Mar-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	144	202	40.28%	325	412	26.77%
Total Sales Volume	\$67,029,290	\$100,155,986	49.42%	\$155,226,003	\$200,782,834	29.35%
Share of Sales with Condo Title	16.67%	14.85%	-1.82%	17.55%	13.69%	-3.86%
New Listings	289	304	5.19%	840	739	-12.02%
Inventory	579	463	-20.03%	544	427	-21.57%
Months of Supply	4.02	2.29	-42.99%	5.02	3.11	-38.13%
Sales to New Listings Ratio	49.83%	66.45%	16.62%	38.69%	55.75%	17.06%
Sales to List Price Ratio	97.17%	97.61%	0.44%	96.96%	97.22%	0.26%
Days on Market	37	41	10.05%	42	48	14.29%
Benchmark Price	\$385,600	\$389,600	1.04%	\$387,567	\$386,833	-0.19%
Median Price	\$390,000	\$396,500	1.67%	\$390,000	\$390,000	0.00%
Average Price	\$465,481	\$495,822	6.52%	\$477,618	\$487,337	2.03%
Index	200	203	1.05%	201	201	-0.18%
<b>CITY OF CALGARY ROW</b>						
Total Sales	184	226	22.83%	442	507	14.71%
Total Sales Volume	\$60,333,600	\$78,330,291	29.83%	\$148,526,768	\$168,921,825	13.73%
Share of Sales with Condo Title	91.30%	95.58%	4.27%	93.28%	95.52%	2.25%
New Listings	438	415	-5.25%	1,203	1,095	-8.98%
Inventory	899	764	-15.02%	807	687	-14.88%
Months of Supply	4.89	3.38	-30.81%	5.48	4.06	-25.79%
Sales to New Listings Ratio	42.01%	54.46%	12.45%	36.74%	46.30%	9.56%
Sales to List Price Ratio	97.07%	97.01%	-0.05%	97.07%	96.97%	-0.10%
Days on Market	49	59	20.47%	51	53	3.92%
Benchmark Price	\$318,500	\$304,100	-4.52%	\$321,167	\$305,700	-4.82%
Median Price	\$309,200	\$303,000	-2.01%	\$310,000	\$308,000	-0.65%
Average Price	\$327,900	\$346,594	5.70%	\$336,033	\$333,179	-0.85%
Index	199	190	-4.52%	201	191	-4.81%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	328	428	30.49%	767	919	19.82%
Total Sales Volume	\$127,362,890	\$178,486,277	40.14%	\$303,752,771	\$369,704,659	21.71%
Share of Sales with Condo Title	58.54%	57.48%	-1.81%	61.34%	59.61%	-2.82%
New Listings	727	719	-1.10%	2,043	1,834	-10.23%
Inventory	1,478	1,227	-16.98%	1,351	1,113	-17.57%
Months of Supply	4.51	2.87	-36.38%	5.28	3.63	-31.20%
Sales to New Listings Ratio	45.12%	59.53%	14.41%	37.54%	50.11%	12.57%
Sales to List Price Ratio	97.12%	97.35%	0.23%	97.01%	97.11%	0.09%
Days on Market	44	51	15.23%	47	51	8.51%
Benchmark Price	\$337,800	\$330,000	-2.31%	\$340,300	\$330,200	-2.97%
Median Price	\$336,000	\$340,500	1.34%	\$338,800	\$340,000	0.35%
Average Price	\$388,301	\$417,024	7.40%	\$396,027	\$402,290	1.58%
Index	199	195	-2.31%	201	195	-2.95%

For a list of definitions, see page 26.

March 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	133	235	56.60%	335	2.52	\$656,000	-0.11%	1.00%
North East	124	183	67.76%	287	2.31	\$386,700	-1.88%	0.36%
North	159	247	64.37%	337	2.12	\$441,600	-0.11%	0.25%
North West	166	233	71.24%	232	1.40	\$544,900	1.40%	0.63%
West	139	224	62.05%	280	2.01	\$715,900	2.52%	1.22%
South	232	362	64.09%	458	1.97	\$471,700	-1.77%	0.00%
South East	185	260	71.15%	317	1.71	\$444,800	-1.75%	-0.09%
East	39	55	70.91%	66	1.69	\$357,800	0.99%	0.17%
<b>TOTAL CITY</b>	<b>1,176</b>	<b>1,798</b>	<b>65.41%</b>	<b>2,312</b>	<b>1.97</b>	<b>\$503,900</b>	<b>-0.28%</b>	<b>0.40%</b>
<b>Apartment</b>								
City Centre	139	366	37.98%	777	5.59	\$297,200	-3.79%	0.47%
North East	10	35	28.57%	86	8.60	\$276,100	9.30%	2.41%
North	21	36	58.33%	78	3.71	\$235,100	-3.25%	-0.17%
North West	24	50	48.00%	119	4.96	\$253,600	-6.21%	-0.47%
West	40	72	55.56%	133	3.33	\$245,900	-5.02%	0.33%
South	42	103	40.78%	221	5.26	\$230,300	-7.17%	-0.17%
South East	17	51	33.33%	112	6.59	\$220,700	-8.27%	-1.56%
East	9	16	56.25%	48	5.33	\$200,000	-10.67%	1.52%
<b>TOTAL CITY</b>	<b>302</b>	<b>728</b>	<b>41.48%</b>	<b>1,575</b>	<b>5.22</b>	<b>\$269,700</b>	<b>-4.36%</b>	<b>0.19%</b>
<b>Semi-detached</b>								
City Centre	61	96	63.54%	174	2.85	\$723,800	3.96%	1.87%
North East	19	40	47.50%	59	3.11	\$313,900	2.92%	0.77%
North	18	19	94.74%	28	1.56	\$317,200	-2.58%	0.48%
North West	20	29	68.97%	38	1.90	\$364,600	2.99%	0.83%
West	18	26	69.23%	39	2.17	\$463,700	2.86%	1.16%
South	32	47	68.09%	49	1.53	\$337,100	-2.77%	-0.44%
South East	27	36	75.00%	50	1.85	\$302,800	-0.72%	-0.62%
East	7	12	58.33%	26	3.71	\$274,800	-2.69%	0.18%
<b>TOTAL CITY</b>	<b>202</b>	<b>304</b>	<b>66.45%</b>	<b>463</b>	<b>2.29</b>	<b>\$389,600</b>	<b>1.04%</b>	<b>0.85%</b>
<b>Row</b>								
City Centre	50	79	63.29%	156	3.12	\$459,600	-1.25%	0.15%
North East	20	45	44.44%	97	4.85	\$217,600	-5.39%	-1.49%
North	34	57	59.65%	96	2.82	\$273,000	-4.94%	-0.62%
North West	27	51	52.94%	67	2.48	\$308,100	-6.52%	0.65%
West	28	61	45.90%	105	3.75	\$342,800	-3.60%	-0.92%
South	39	66	59.09%	117	3.00	\$270,700	-3.70%	-0.66%
South East	26	43	60.47%	102	3.92	\$301,200	-5.70%	-0.69%
East	2	13	15.38%	24	12.00	\$201,400	-10.88%	-4.14%
<b>TOTAL CITY</b>	<b>226</b>	<b>415</b>	<b>54.46%</b>	<b>764</b>	<b>3.38</b>	<b>\$304,100</b>	<b>-4.52%</b>	<b>-0.59%</b>

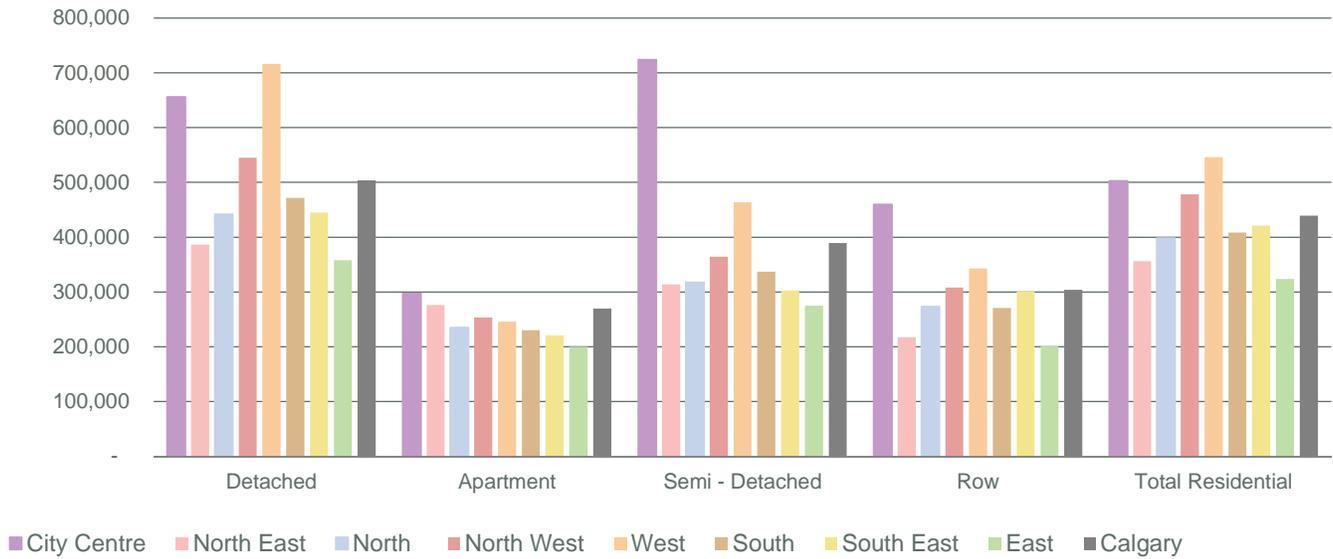
\*Total city figures can include activity from areas not yet represented by a community / district

## City of Calgary

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



## BENCHMARK PRICE - MARCH



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH



Source: CREB®

## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

Mar. 2017

TOTAL SALES

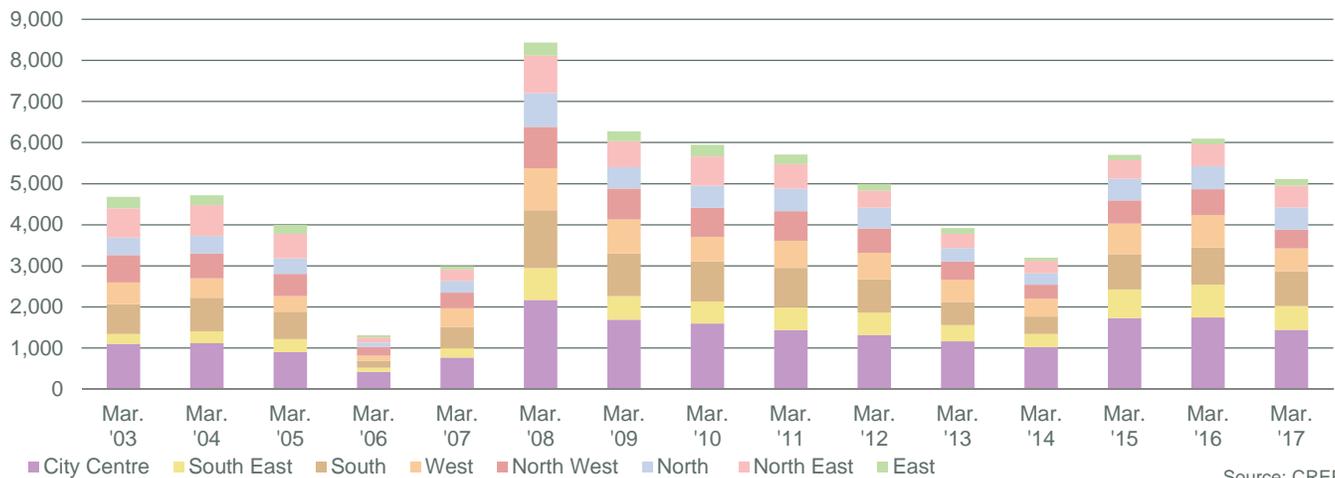
MARCH



Source: CREB®

TOTAL INVENTORY

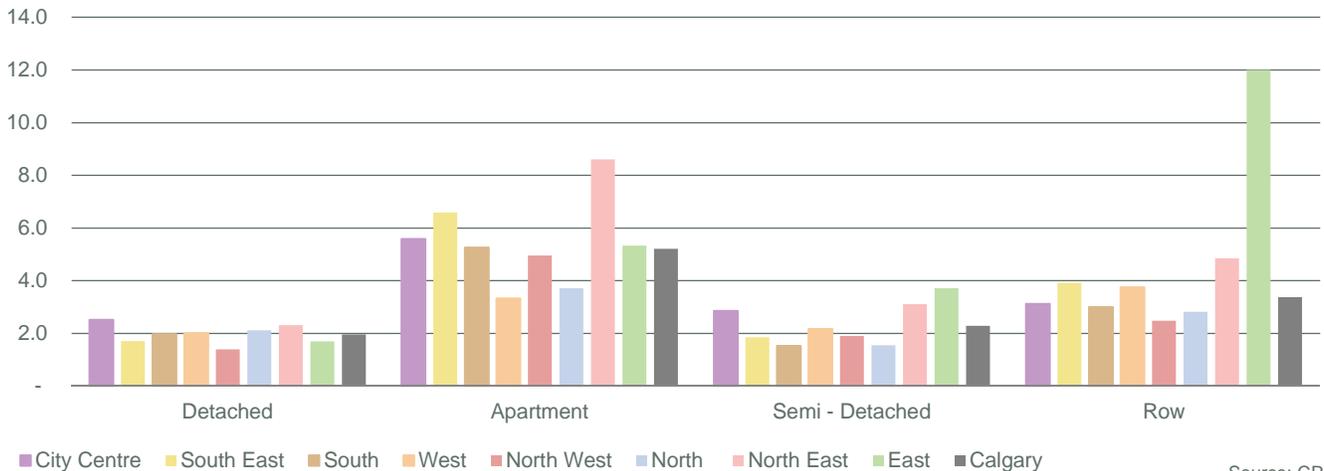
MARCH



Source: CREB®

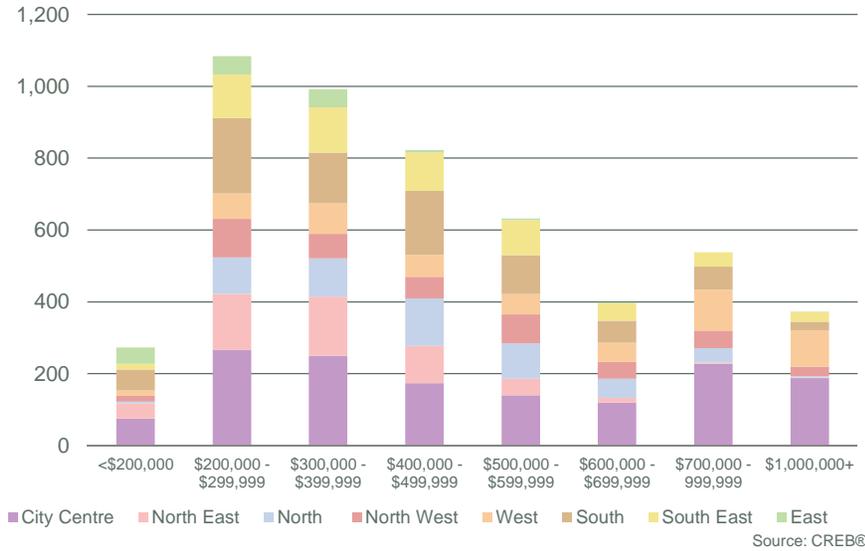
MONTHS OF SUPPLY

MARCH

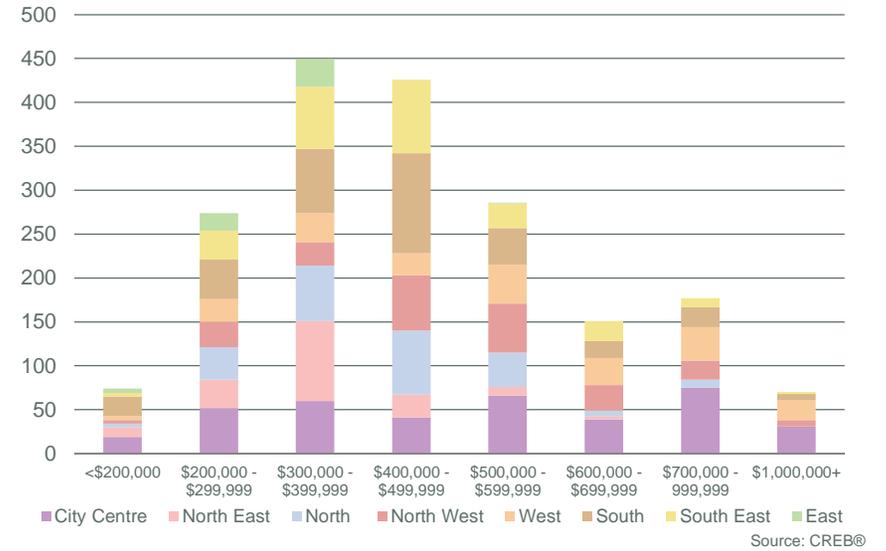


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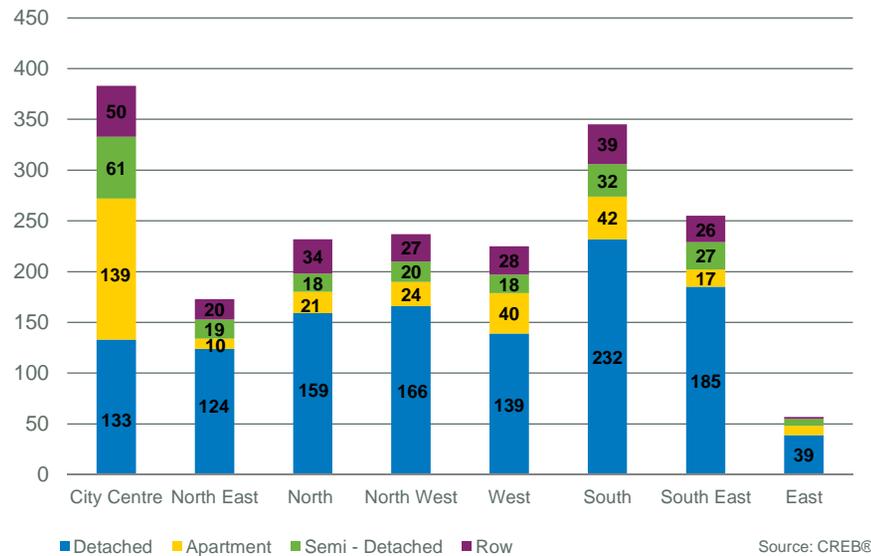
TOTAL INVENTORY BY PRICE RANGE - MARCH



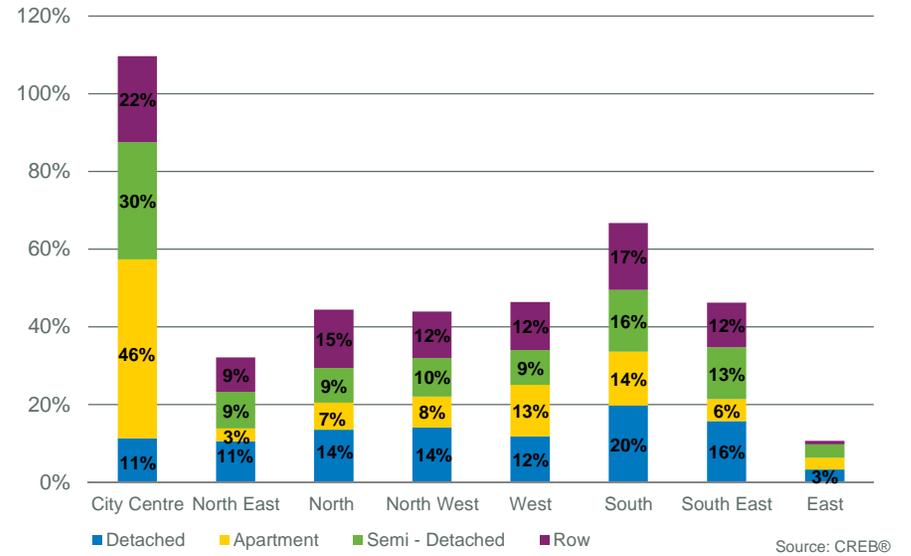
TOTAL SALES BY PRICE RANGE - MARCH



SALES BY PROPERTY TYPE - MARCH



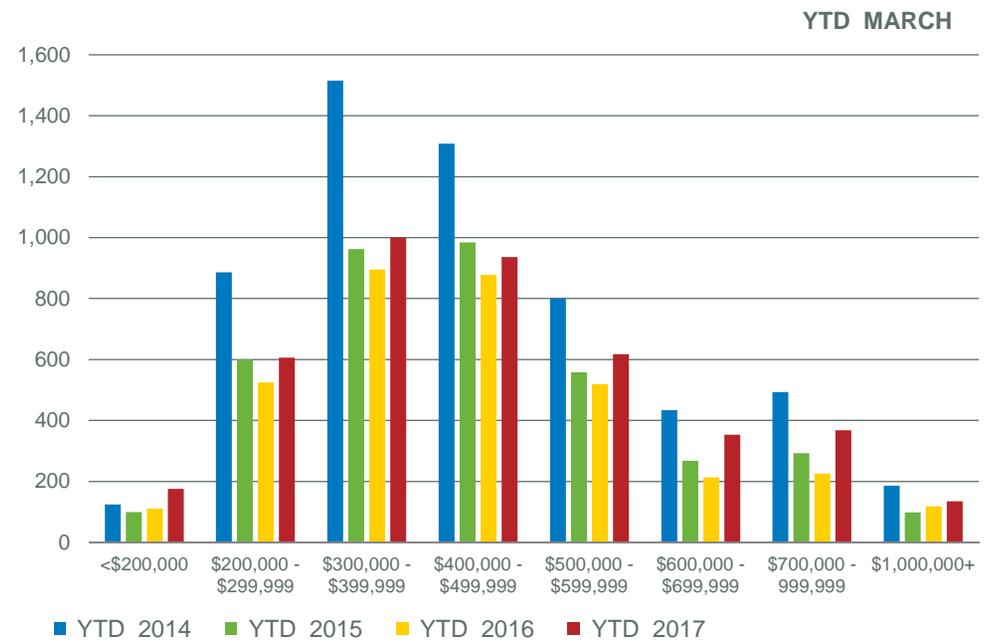
SHARE OF CITY WIDE SALES - MARCH



	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	1,480	1,647	1,230	929
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,683	2,766	2,976	2,361	1,985	992
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,708	5,679	5,881	5,431	4,987	3,766
Days on Market	51	43	43	46	42	47	46	46	46	46	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	490,147	461,245	485,214	494,671
Index	205	204	203	202	202	202	202	202	202	202	200	200
<b>2017</b>												
Sales	946	1,340	1,906									
New Listings	2,384	2,458	3,245									
Inventory	4,111	4,502	5,114									
Days on Market	53	48	44									
Benchmark Price	437,400	438,100	439,400									
Median Price	425,000	427,750	435,000									
Average Price	467,378	480,389	490,534									
Index	200	200	201									

	Mar-16	Mar-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	49	74	111	176
\$200,000 - \$299,999	232	274	525	606
\$300,000 - \$349,999	178	201	409	451
\$350,000 - \$399,999	225	248	486	549
\$400,000 - \$449,999	216	212	496	480
\$450,000 - \$499,999	183	213	382	456
\$500,000 - \$549,999	147	168	303	361
\$550,000 - \$599,999	107	118	216	257
\$600,000 - \$649,999	63	84	133	201
\$650,000 - \$699,999	31	67	80	152
\$700,000 - \$799,999	64	78	130	179
\$800,000 - \$899,999	25	67	59	134
\$900,000 - \$999,999	16	32	37	55
\$1,000,000 - \$1,249,999	27	32	52	58
\$1,250,000 - \$1,499,999	11	13	23	30
\$1,500,000 - \$1,749,999	10	9	24	20
\$1,750,000 - \$1,999,999	3	5	7	9
\$2,000,000 - \$2,499,999	1	4	9	6
\$2,500,000 - \$2,999,999	1	5	1	8
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	1	2	1	2
\$4,000,000 +	-	-	-	1
	1,590	1,906	3,485	4,192

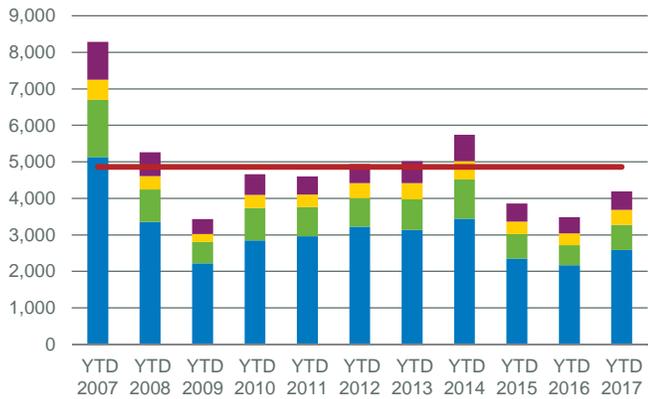
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

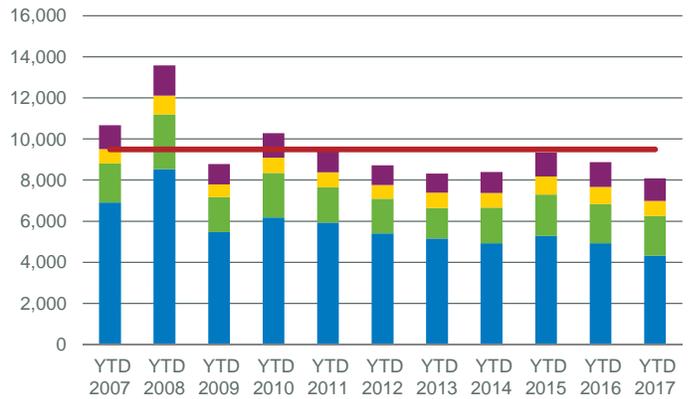
YTD MARCH



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

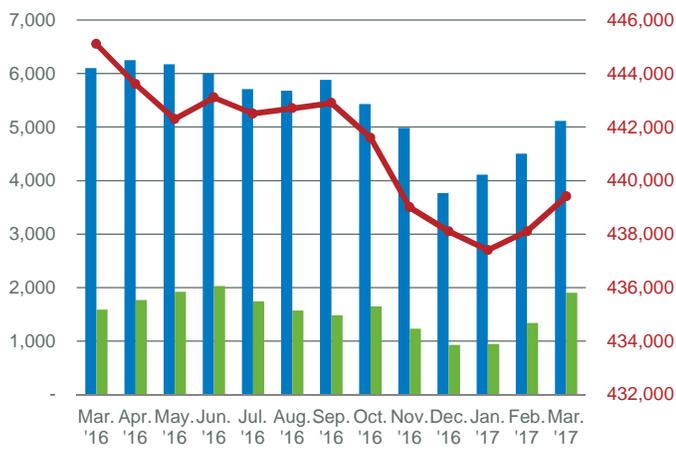
CITY OF CALGARY TOTAL NEW LISTINGS

YTD MARCH



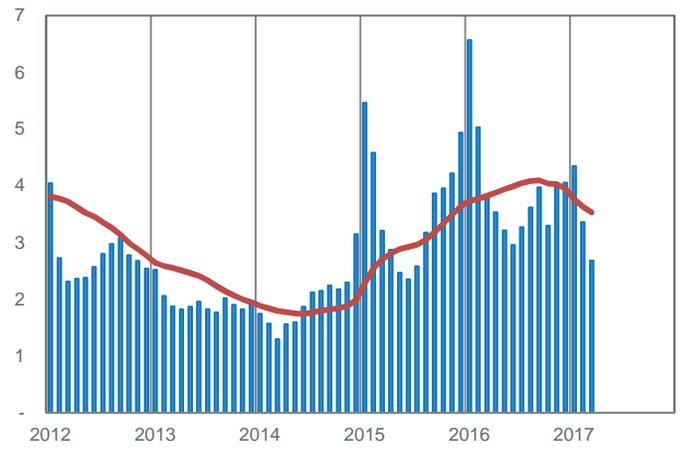
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



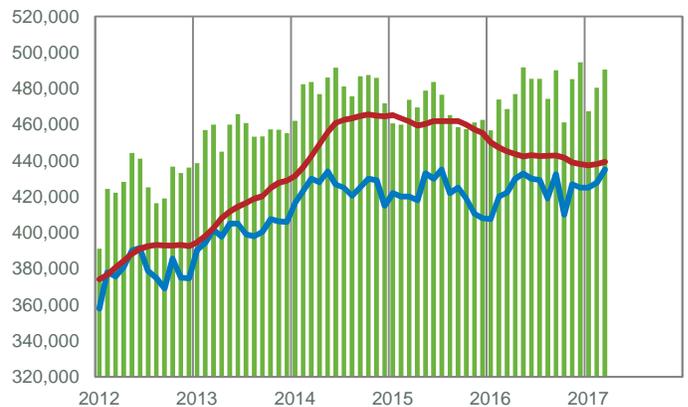
Legend: Months of Supply, Trended. Source: CREB®  
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

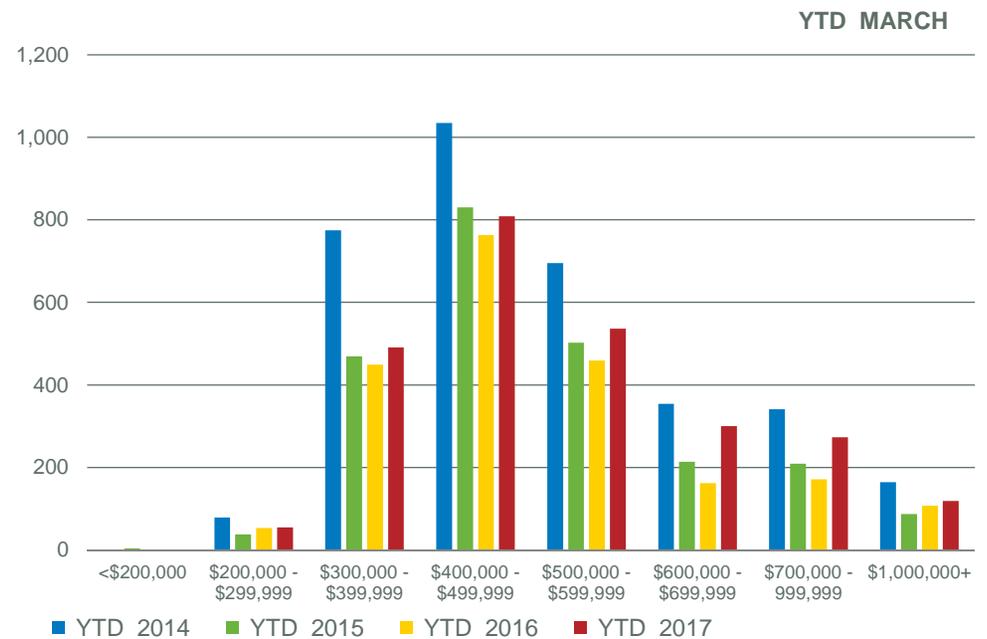


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	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	1,031	779	569
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,487	1,528	1,659	1,326	1,062	512
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,743	2,728	2,830	2,574	2,327	1,714
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	529,378	558,186	574,309
Index	208	207	206	206	206	206	206	207	207	206	205	205
<b>2017</b>												
Sales	584	824	1,176									
New Listings	1,230	1,292	1,798									
Inventory	1,849	1,995	2,312									
Days on Market	47	42	38									
Benchmark Price	500,400	501,900	503,900									
Median Price	485,000	492,250	490,000									
Average Price	544,956	557,748	571,295									
Index	204	205	206									

	Mar-16	Mar-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	1
\$200,000 - \$299,999	21	20	53	55
\$300,000 - \$349,999	65	71	148	159
\$350,000 - \$399,999	139	157	301	332
\$400,000 - \$449,999	185	175	427	394
\$450,000 - \$499,999	160	191	336	415
\$500,000 - \$549,999	135	138	275	311
\$550,000 - \$599,999	94	100	184	225
\$600,000 - \$649,999	51	74	98	177
\$650,000 - \$699,999	23	54	64	123
\$700,000 - \$799,999	48	58	99	124
\$800,000 - \$899,999	19	50	44	104
\$900,000 - \$999,999	14	27	28	45
\$1,000,000 - \$1,249,999	25	24	45	45
\$1,250,000 - \$1,499,999	11	12	22	27
\$1,500,000 - \$1,749,999	9	9	22	20
\$1,750,000 - \$1,999,999	3	5	7	9
\$2,000,000 - \$2,499,999	1	4	8	6
\$2,500,000 - \$2,999,999	1	5	1	8
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	1	2	1	2
\$4,000,000 +	-	-	-	1
	1,005	1,176	2,164	2,584

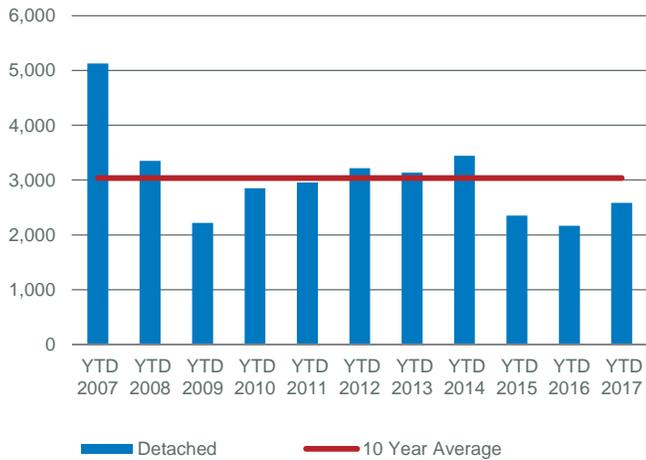
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

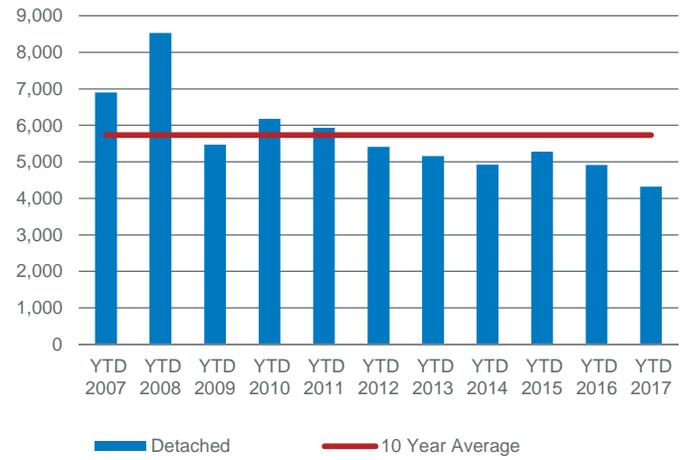
CITY OF CALGARY DETACHED SALES

YTD MARCH

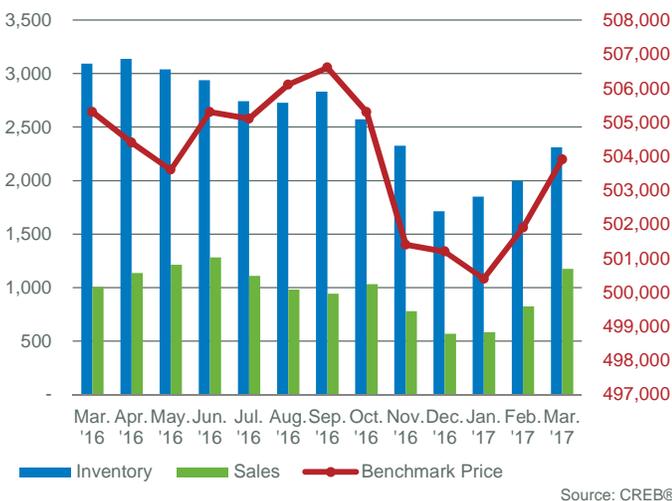


CITY OF CALGARY DETACHED NEW LISTINGS

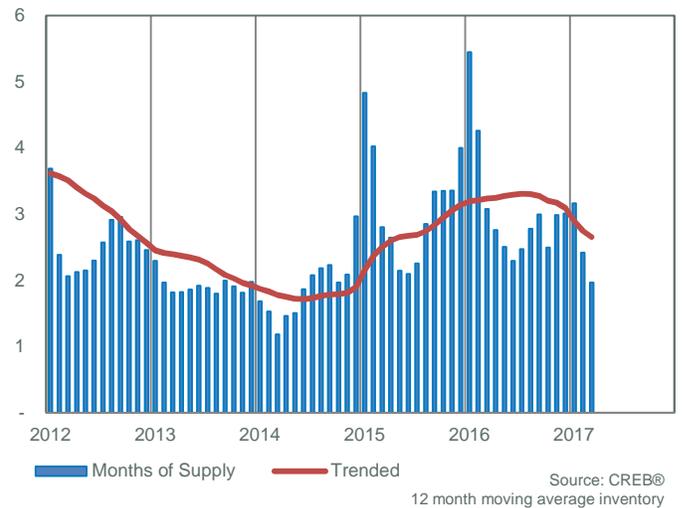
YTD MARCH



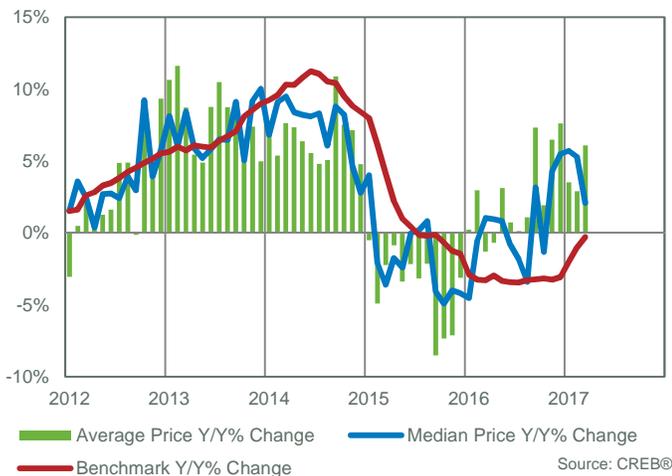
CITY OF CALGARY DETACHED INVENTORY AND SALES



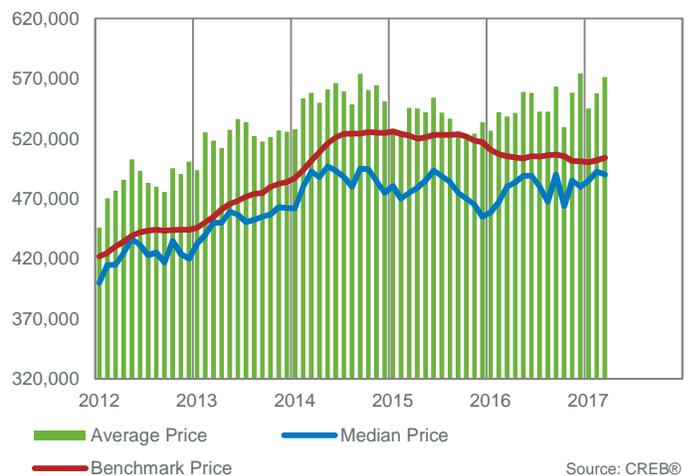
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



CITY OF CALGARY DETACHED PRICE CHANGE



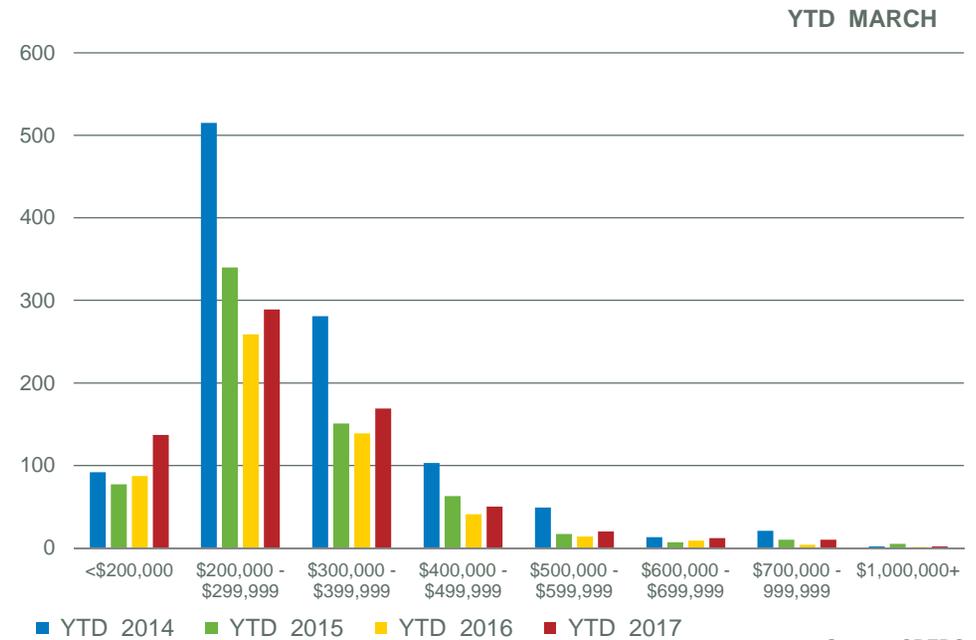
CITY OF CALGARY DETACHED PRICES



	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	302,355
Index	193	192	191	191	189	189	189	187	187	186	185	183
<b>2017</b>												
Sales	151	236	302									
New Listings	624	581	728									
Inventory	1,267	1,389	1,575									
Days on Market	68	66	57									
Benchmark Price	269,900	269,200	269,700									
Median Price	258,500	273,000	250,750									
Average Price	282,429	314,224	280,226									
Index	183	183	183									

	Mar-16	Mar-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	40	63	87	137
\$200,000 - \$299,999	114	129	259	289
\$300,000 - \$349,999	36	47	81	104
\$350,000 - \$399,999	33	26	58	65
\$400,000 - \$449,999	10	17	21	37
\$450,000 - \$499,999	12	8	20	13
\$500,000 - \$549,999	2	4	6	14
\$550,000 - \$599,999	5	3	8	6
\$600,000 - \$649,999	3	1	8	5
\$650,000 - \$699,999	-	1	1	7
\$700,000 - \$799,999	2	2	3	5
\$800,000 - \$899,999	-	1	1	3
\$900,000 - \$999,999	-	-	-	2
\$1,000,000 - \$1,249,999	-	-	-	1
\$1,250,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	257	302	554	689

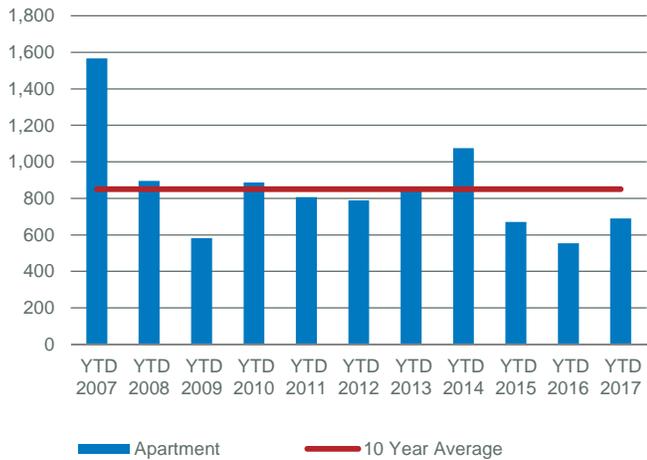
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD MARCH



CITY OF CALGARY APARTMENT NEW LISTINGS

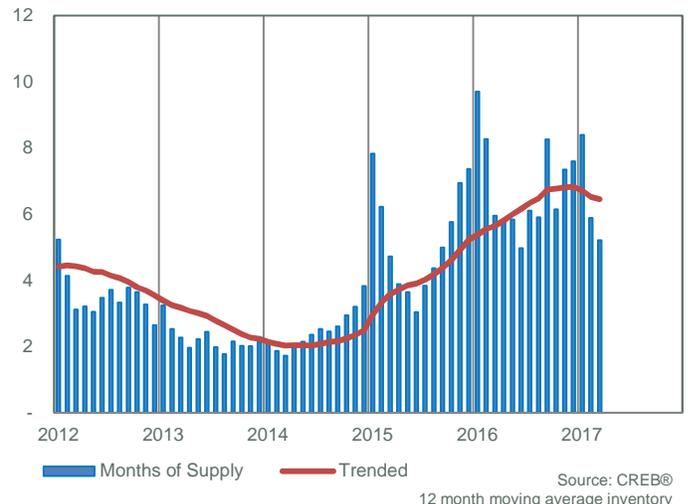
YTD MARCH



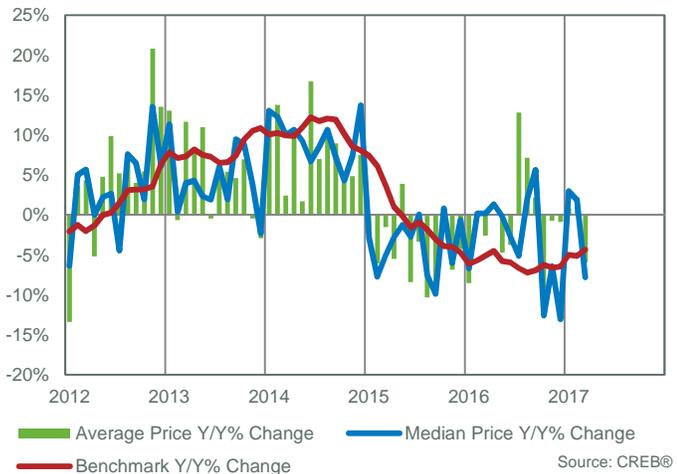
CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



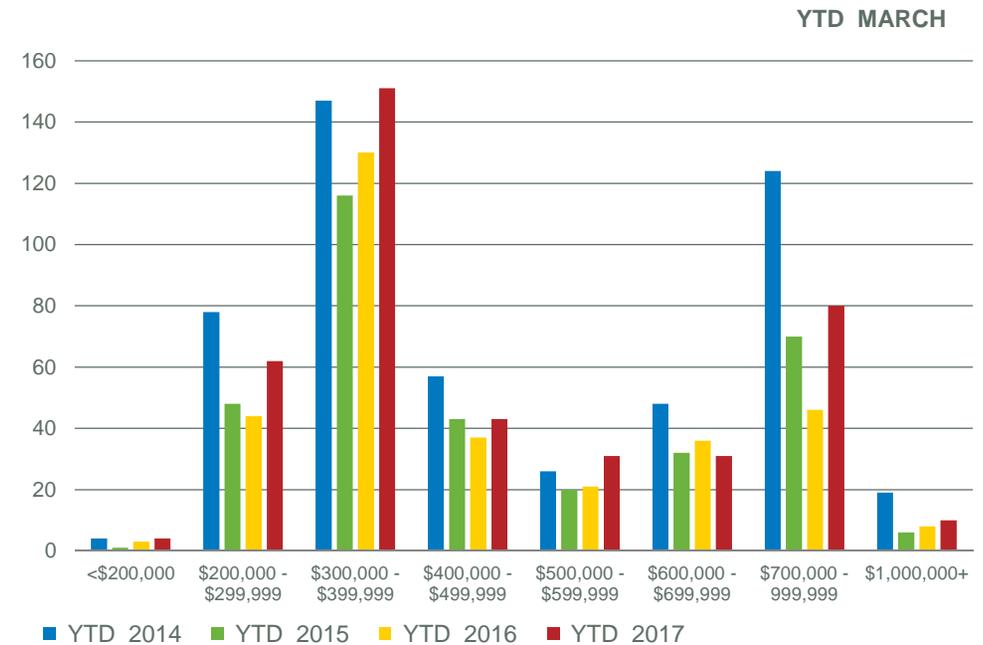
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	71	110	144	174	190	185	180	138	155	166	113	95
New Listings	268	283	289	306	296	291	261	237	268	223	194	104
Inventory	501	552	579	586	544	533	521	503	509	479	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	405,000	375,000	427,000	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	500,030	510,914
Index	203	201	200	199	199	200	200	201	201	201	200	200
<b>2017</b>												
Sales	83	127	202									
New Listings	199	236	304									
Inventory	379	438	463									
Days on Market	61	53	41									
Benchmark Price	384,600	386,300	389,600									
Median Price	375,000	387,000	396,500									
Average Price	482,059	477,291	495,822									
Index	200	201	203									

	Mar-16	Mar-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	3	3	4
\$200,000 - \$299,999	19	26	44	62
\$300,000 - \$349,999	31	32	60	65
\$350,000 - \$399,999	27	41	70	86
\$400,000 - \$449,999	10	13	21	30
\$450,000 - \$499,999	9	8	16	13
\$500,000 - \$549,999	3	11	6	16
\$550,000 - \$599,999	6	9	15	15
\$600,000 - \$649,999	9	6	23	13
\$650,000 - \$699,999	7	10	13	18
\$700,000 - \$799,999	12	18	24	50
\$800,000 - \$899,999	6	15	14	24
\$900,000 - \$999,999	2	5	8	6
\$1,000,000 - \$1,249,999	2	5	7	9
\$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 +	-	-	-	-
	144	202	325	412

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD MARCH



Source: CREB®

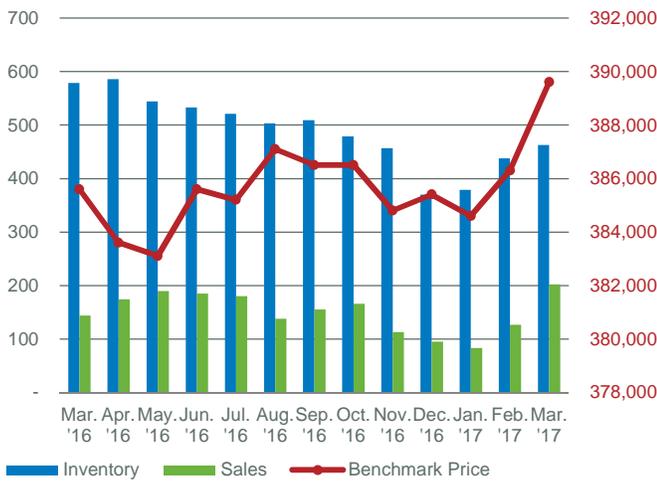
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MARCH



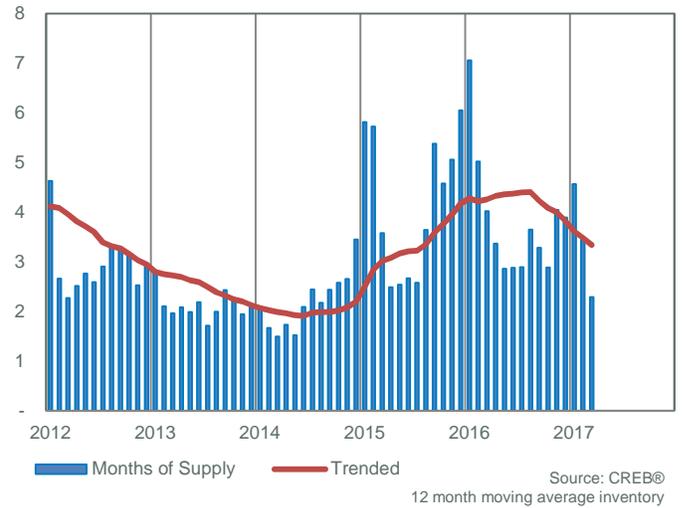
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



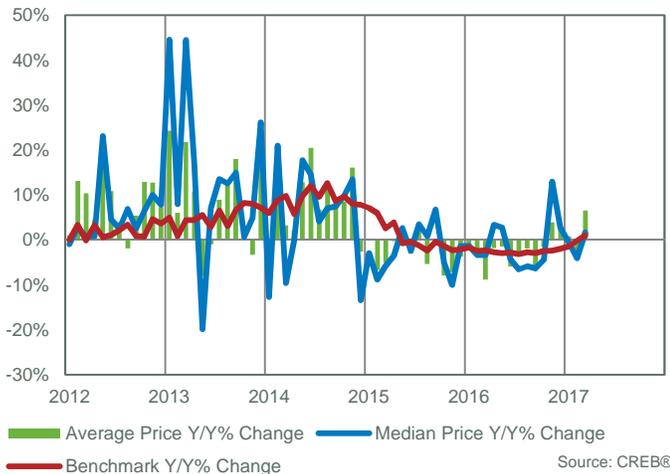
Source: CREB®

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

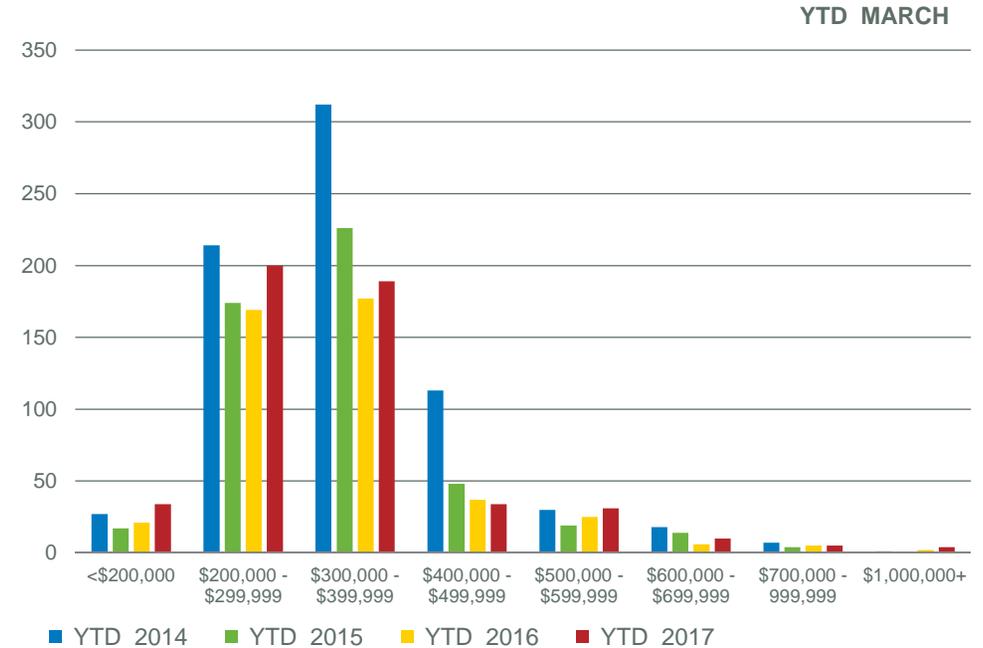


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	99	159	184	185	241	251	200	182	181	199	143	119
New Listings	389	376	438	425	486	454	317	385	412	304	274	136
Inventory	733	788	899	942	981	985	886	871	890	836	771	573
Days on Market	51	52	49	47	50	51	55	55	52	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	310,000	300,000	310,000	317,900
Average Price	344,407	340,232	327,900	325,976	347,743	328,382	328,610	330,122	325,974	318,519	331,669	336,862
Index	203	201	199	197	196	195	194	194	195	193	194	193
<b>2017</b>												
Sales	128	153	226									
New Listings	331	349	415									
Inventory	616	680	764									
Days on Market	63	49	59									
Benchmark Price	307,100	305,900	304,100									
Median Price	305,000	310,000	303,000									
Average Price	322,088	322,642	346,594									
Index	192	191	190									

	Mar-16	Mar-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	8	8	21	34
\$200,000 - \$299,999	78	99	169	200
\$300,000 - \$349,999	46	51	120	123
\$350,000 - \$399,999	26	24	57	66
\$400,000 - \$449,999	11	7	27	19
\$450,000 - \$499,999	2	6	10	15
\$500,000 - \$549,999	7	15	16	20
\$550,000 - \$599,999	2	6	9	11
\$600,000 - \$649,999	-	3	4	6
\$650,000 - \$699,999	1	2	2	4
\$700,000 - \$799,999	2	-	4	-
\$800,000 - \$899,999	-	1	-	3
\$900,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,249,999	-	3	-	3
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	1	-	2	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	184	226	442	507

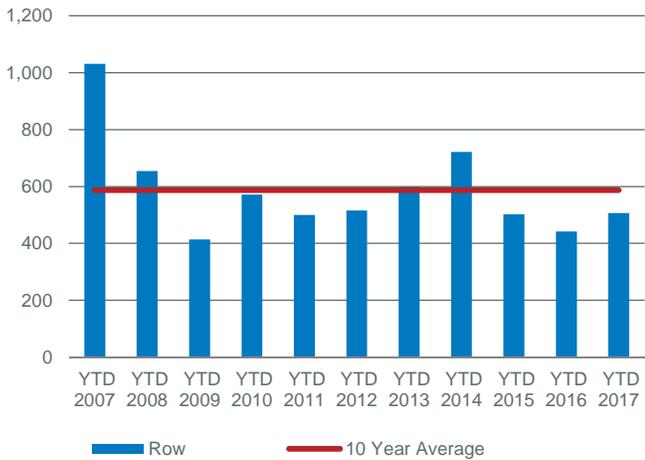
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD MARCH



Source: CREB®

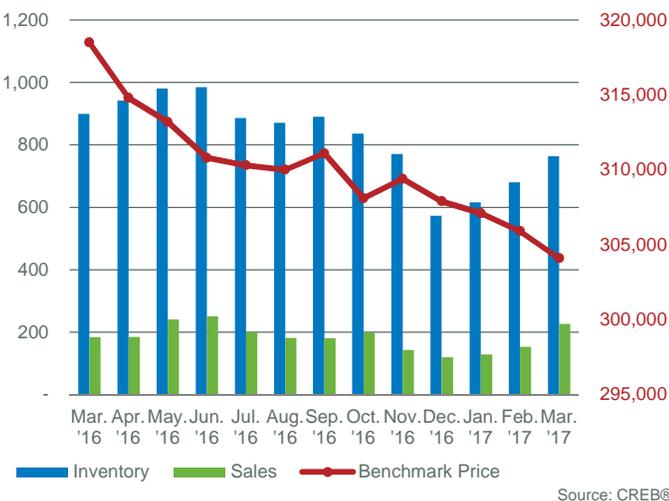
CITY OF CALGARY ROW NEW LISTINGS

YTD MARCH



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



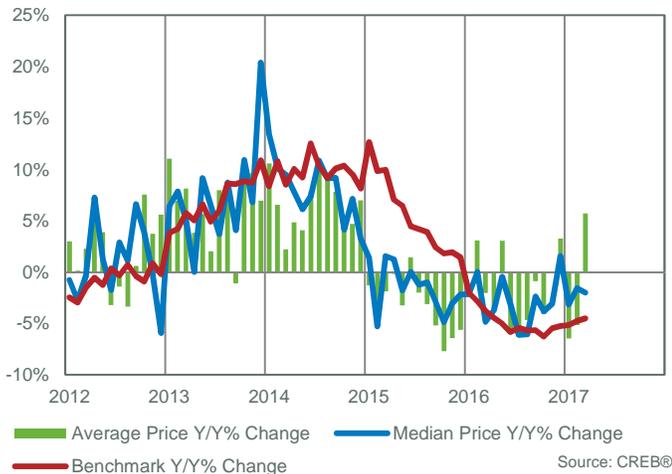
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



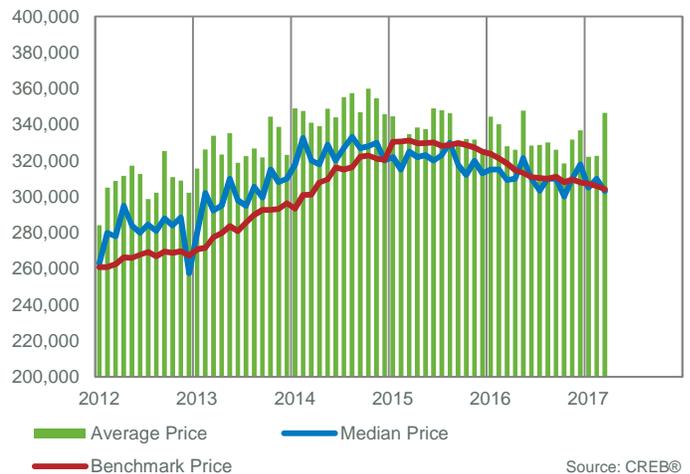
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

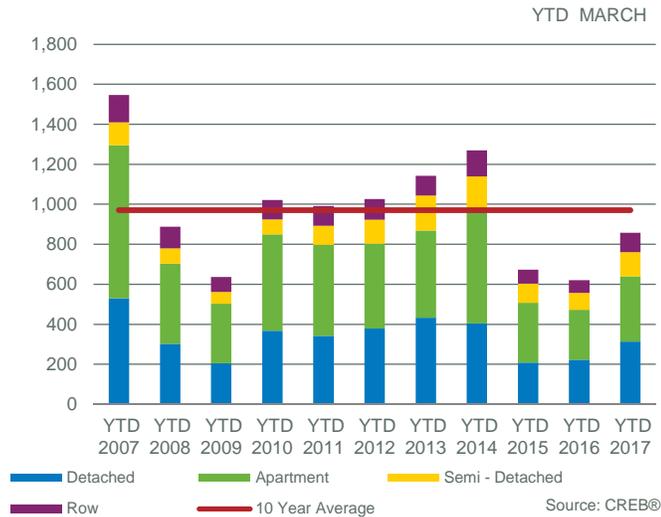
CITY OF CALGARY ROW PRICES



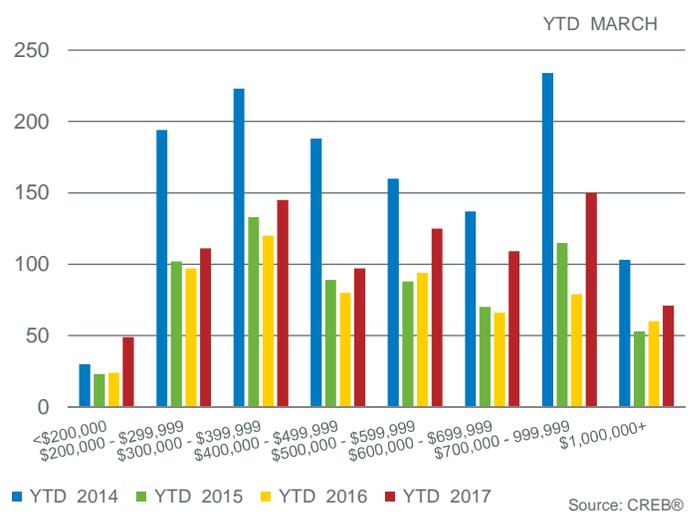
Source: CREB®

**CITY CENTRE**

**CITY CENTRE TOTAL SALES**



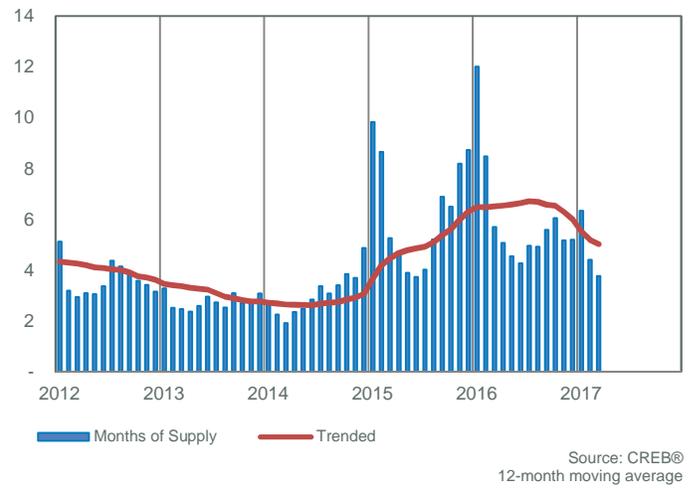
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



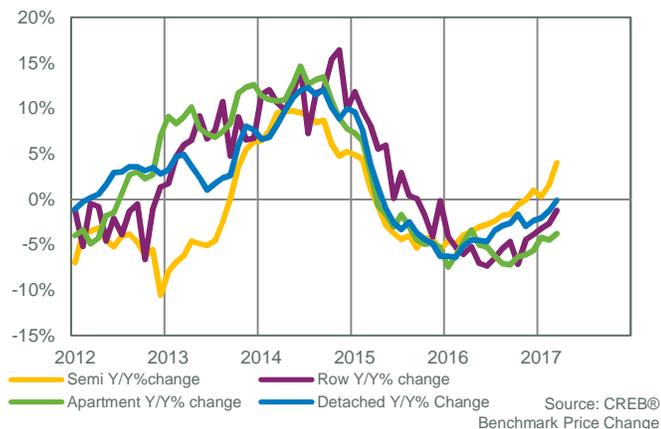
**CITY CENTRE INVENTORY AND SALES**



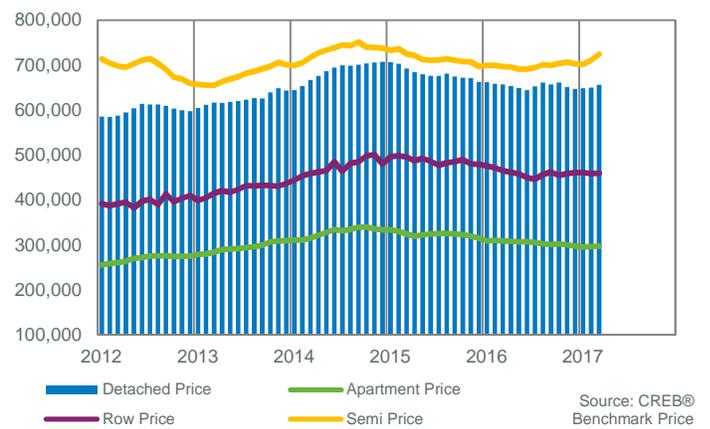
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

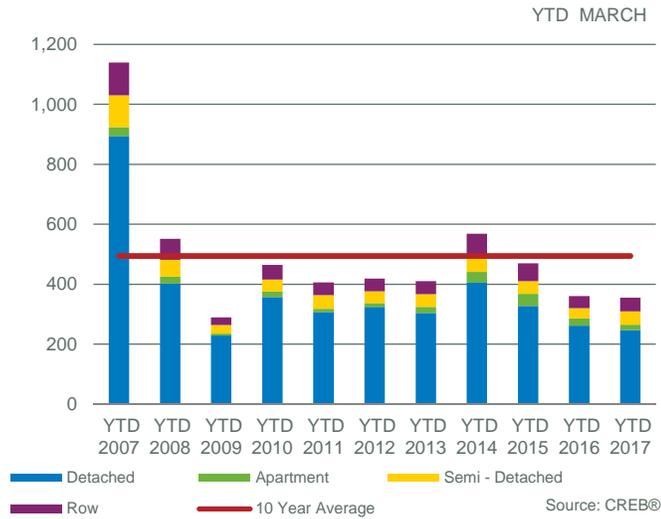


**CITY CENTRE PRICES**

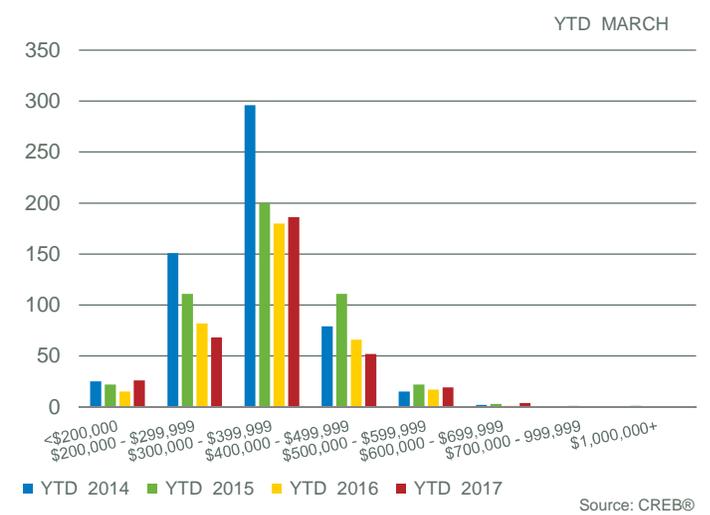


**NORTHEAST**

**NORTHEAST TOTAL SALES**



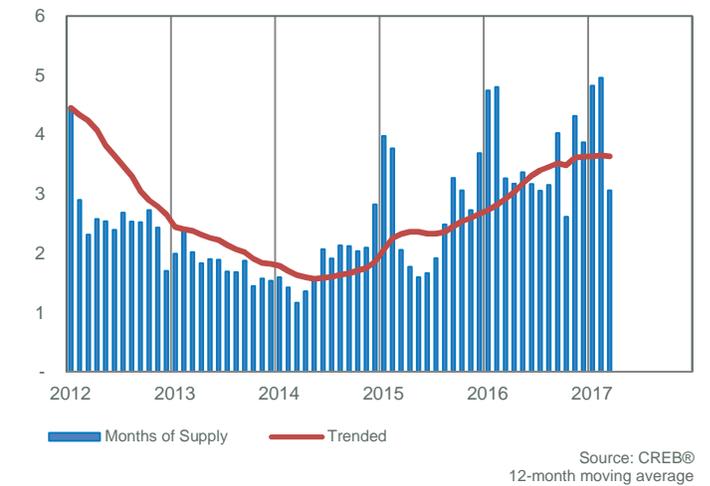
**NORTHEAST TOTAL SALES BY PRICE RANGE**



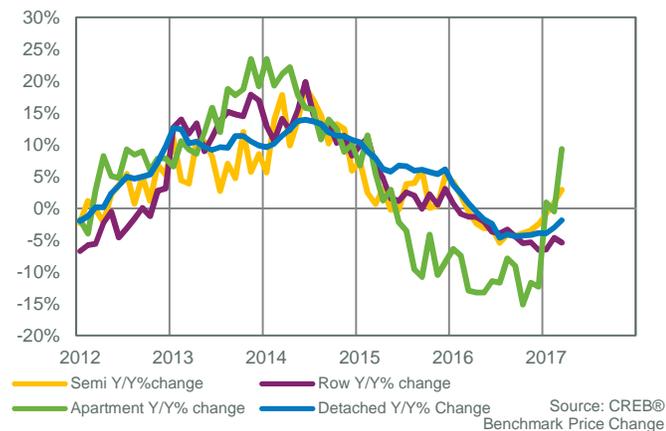
**NORTHEAST INVENTORY AND SALES**



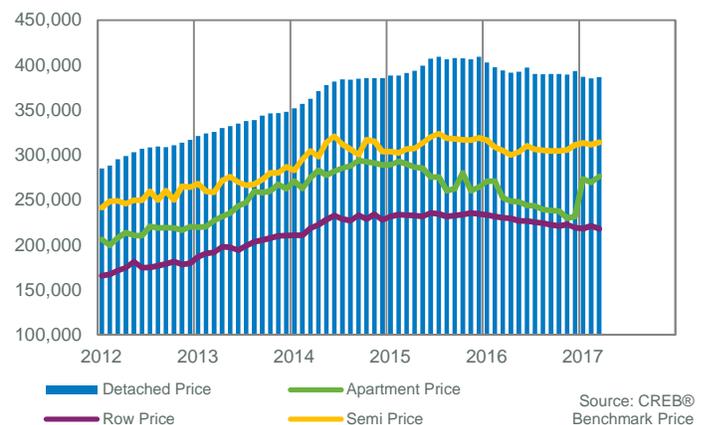
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

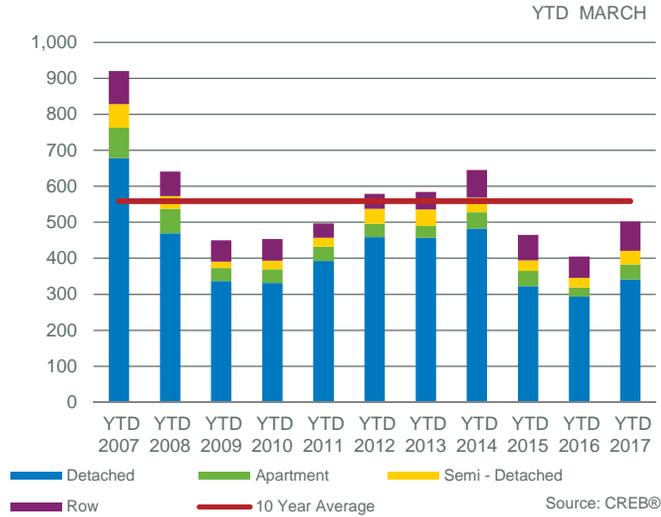


**NORTHEAST PRICES**

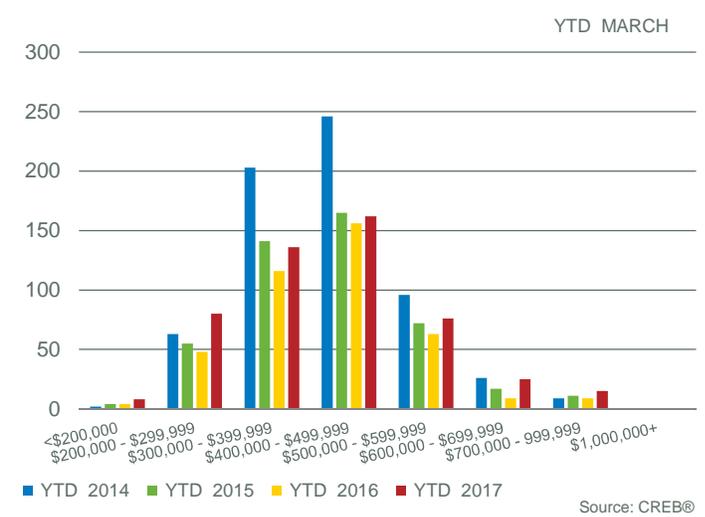


**NORTH**

**NORTH TOTAL SALES**



**NORTH TOTAL SALES BY PRICE RANGE**



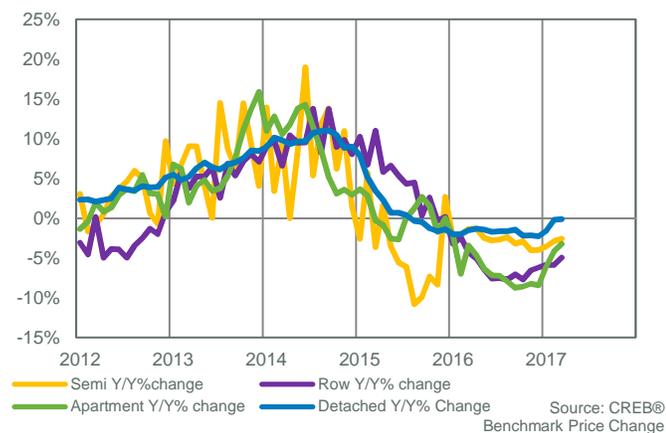
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

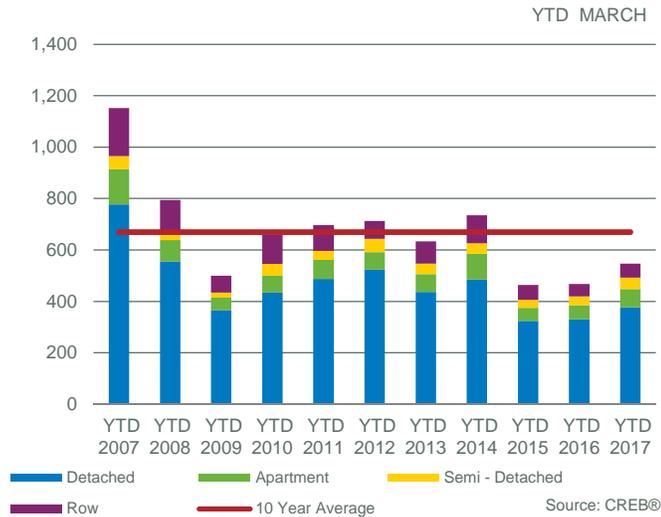


**NORTH PRICES**

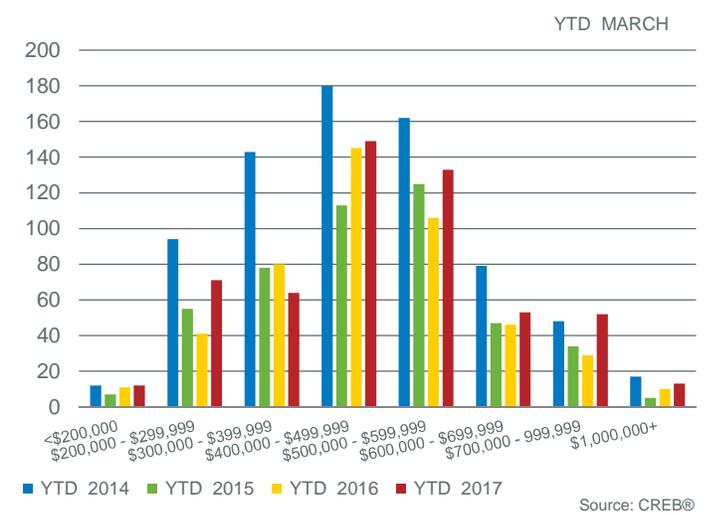


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



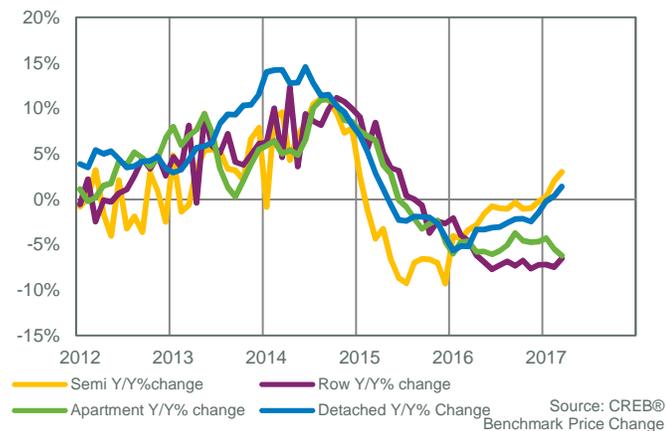
**NORTHWEST INVENTORY AND SALES**



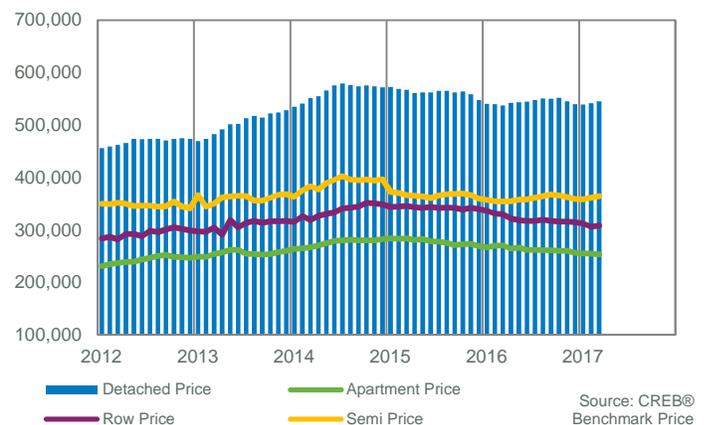
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

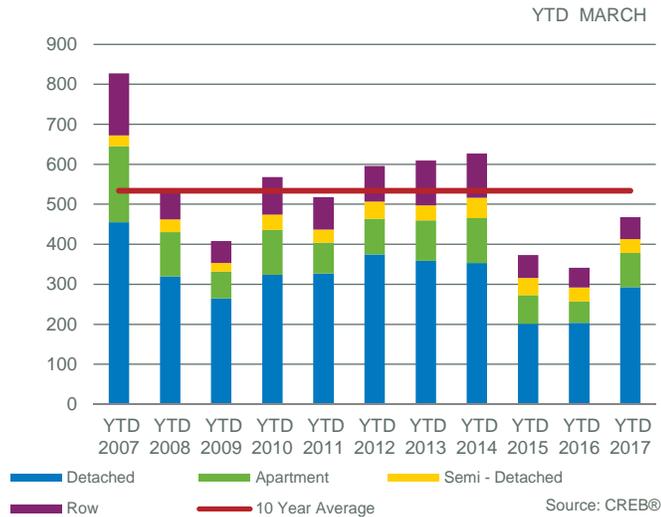


**NORTHWEST PRICES**

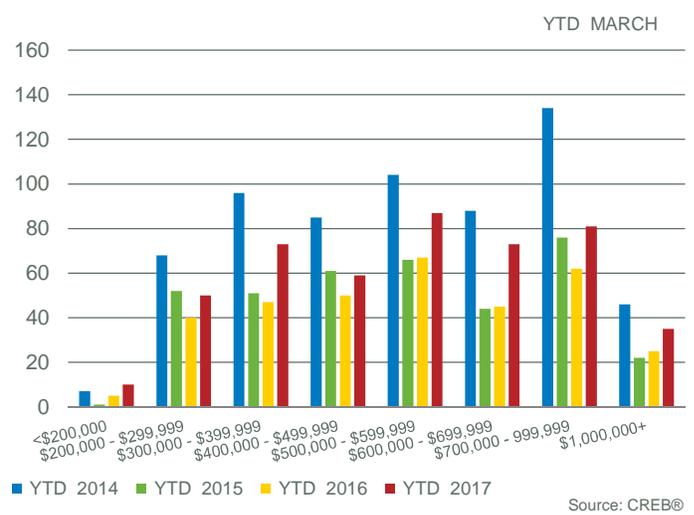


WEST

WEST TOTAL SALES



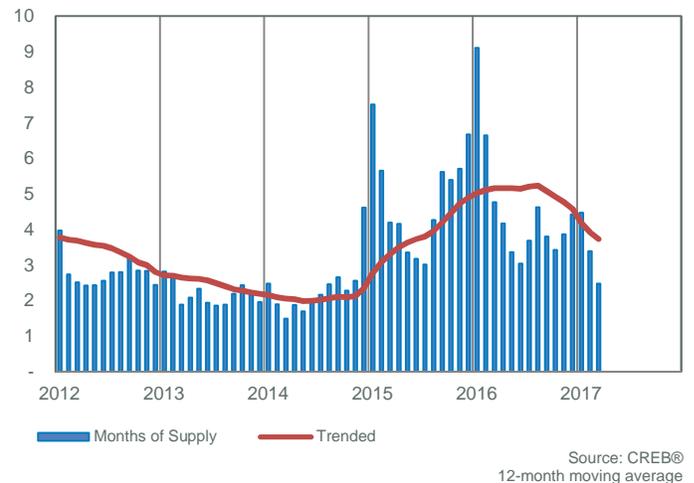
WEST TOTAL SALES BY PRICE RANGE



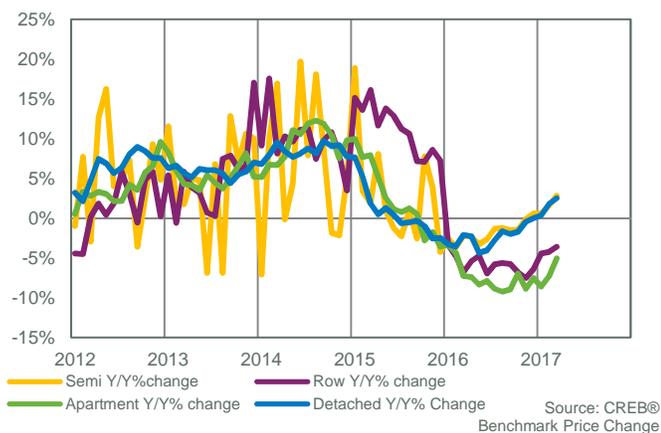
WEST INVENTORY AND SALES



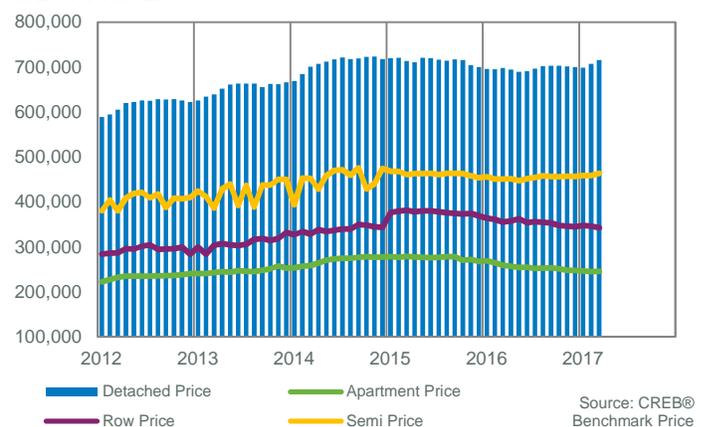
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

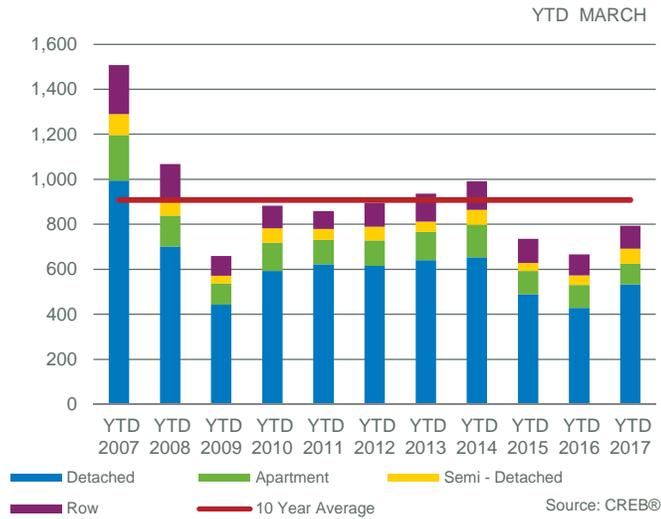


WEST PRICES

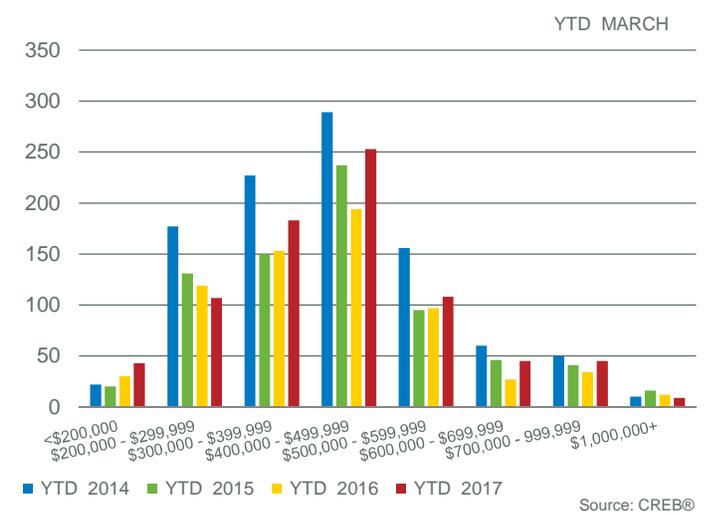


**SOUTH**

**SOUTH TOTAL SALES**



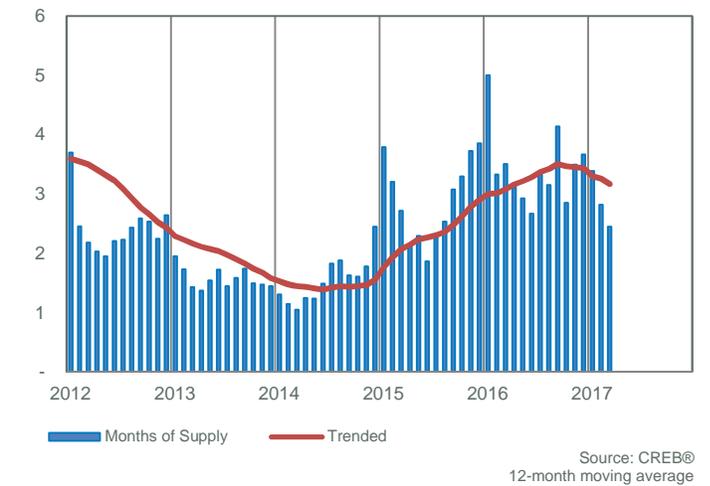
**SOUTH TOTAL SALES BY PRICE RANGE**



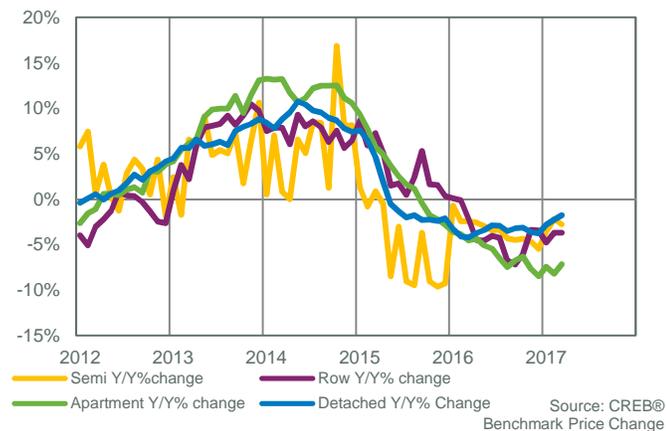
**SOUTH INVENTORY AND SALES**



**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

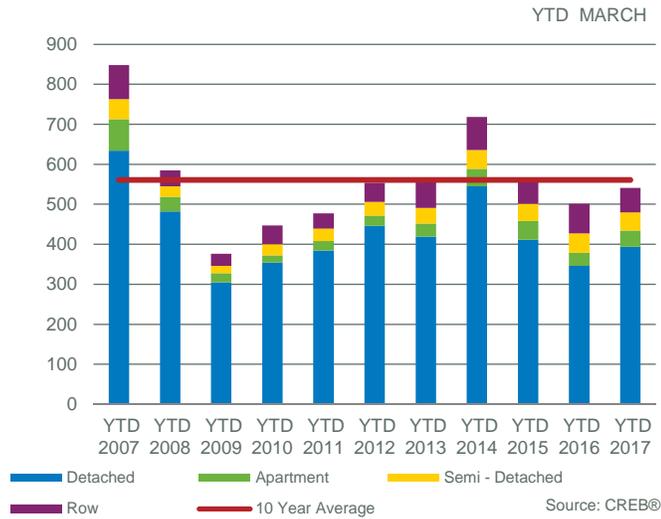


**SOUTH PRICES**

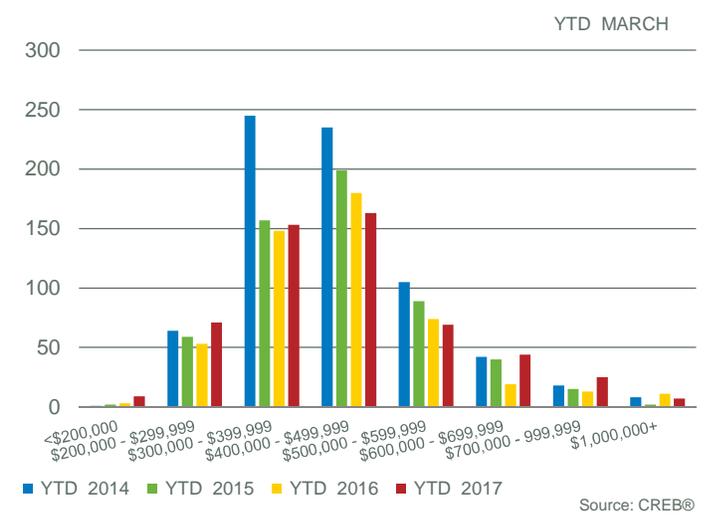


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



**SOUTHEAST TOTAL SALES BY PRICE RANGE**



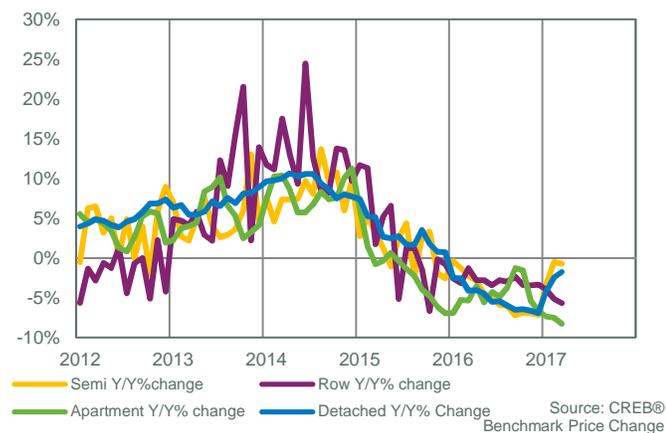
**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

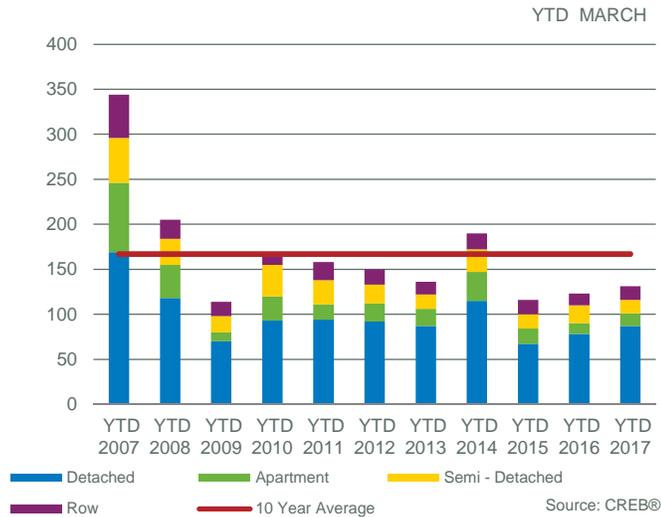


**SOUTHEAST PRICES**

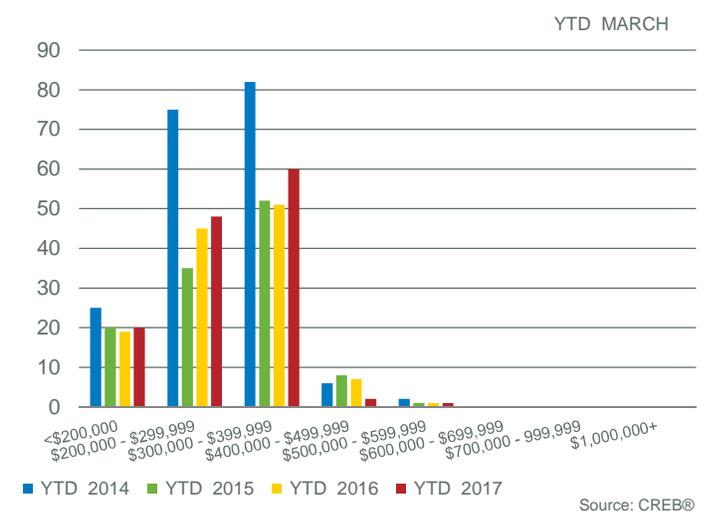


**EAST**

**EAST TOTAL SALES**



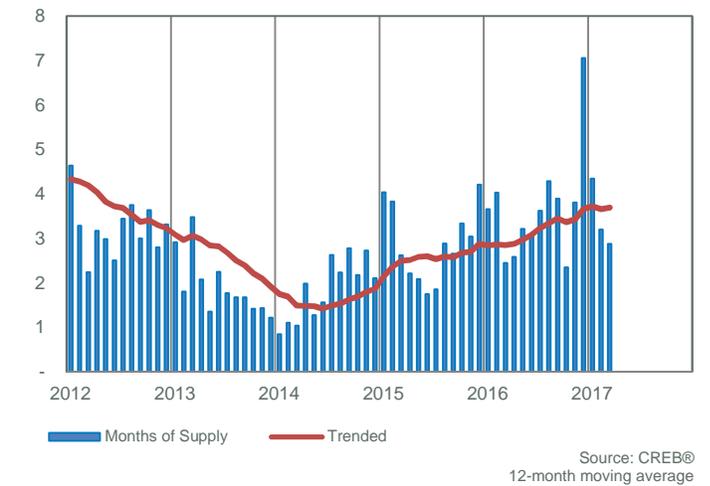
**EAST TOTAL SALES BY PRICE RANGE**



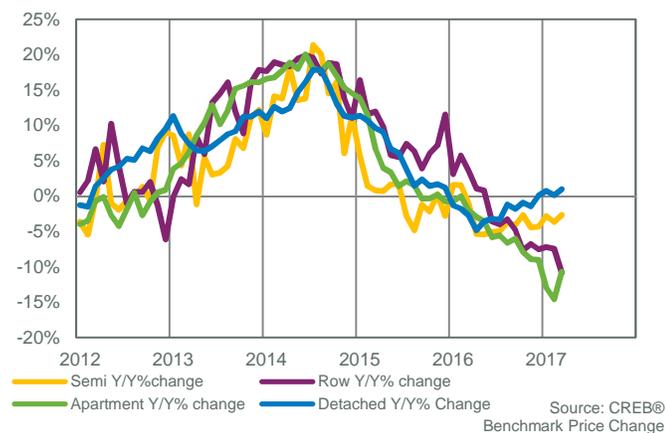
**EAST INVENTORY AND SALES**



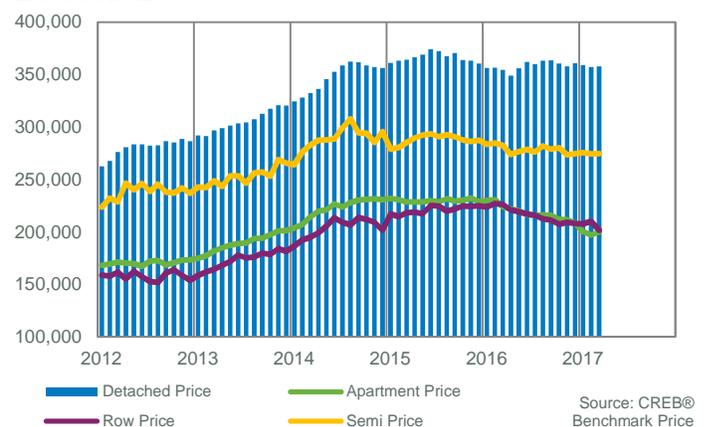
**EAST MONTHS OF INVENTORY**



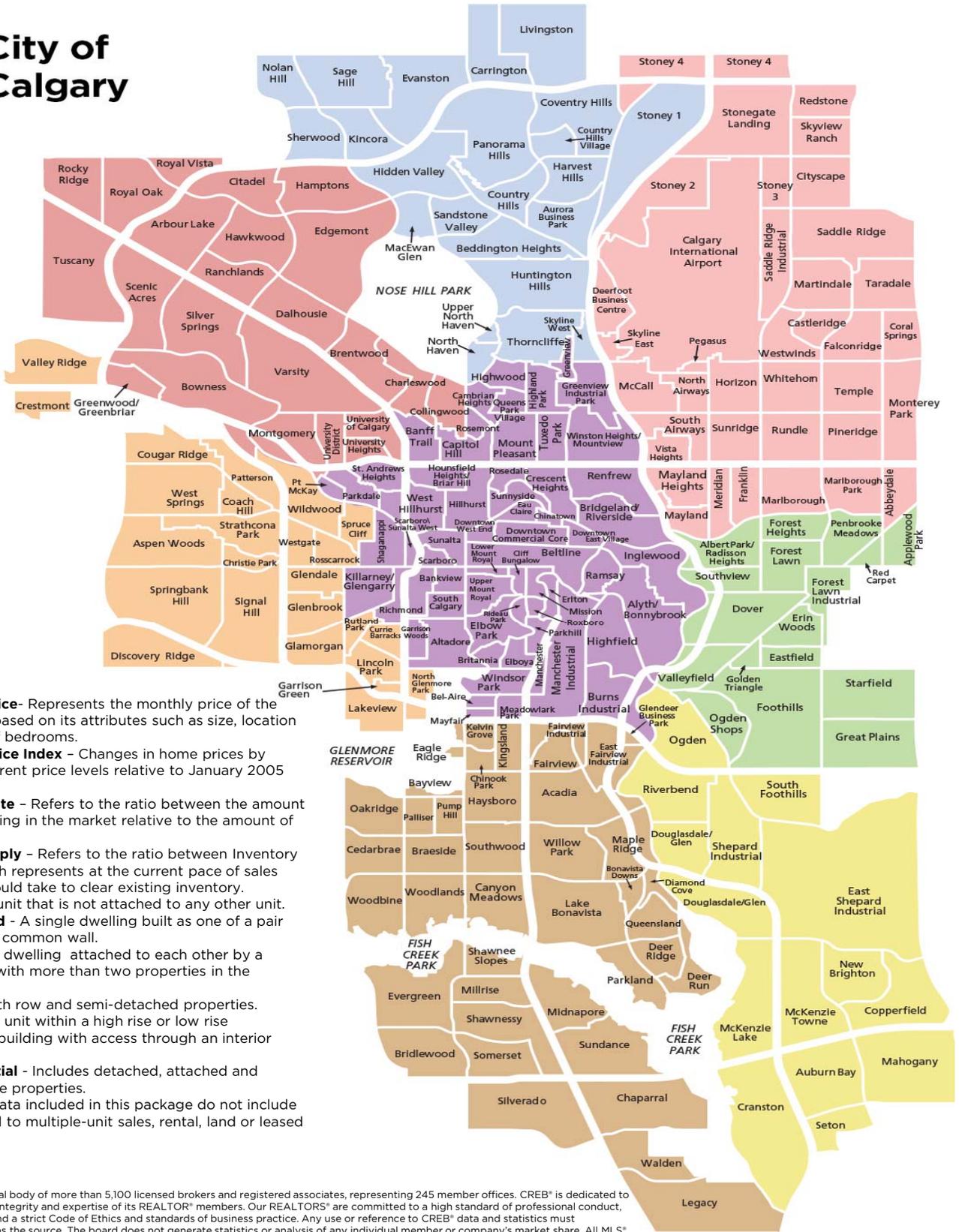
**EAST PRICE CHANGE**



**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.

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