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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2017

creb.com



Home prices remained stable in May

Demand for detached housing continues to rise

City of Calgary, June 1, 2017 – Fueled by the detached sector, Calgary home prices trended up for the fourth consecutive month, but remain below 2014 highs.

“The economic climate is supporting detached housing market recovery,” said CREB® chief economist Ann-Marie Lurie.

“Improved demand and easing supply has created more balanced conditions and ultimately some modest price gains. While it will still take some time for prices to recover, the transition in the detached segment is an important first step to stabilization across all segments of the housing market.”

For the first time since June 2015, prices in the detached sector did not decline on a year-over-year basis. Unadjusted detached benchmark prices reached \$509,000 in May, one per cent higher than last month and May 2016 levels.

Like the detached market, the attached product has moved towards more balanced conditions. This has supported some recent directional shifts in pricing. However, monthly price declines had fallen by 4.7 per cent over peak levels and year-to-date benchmark prices remain two per cent below last year’s levels.

“We can really see a slow but sure recovery in the housing market,” said CREB® president David P. Brown.

“Demand for detached product is driving a new sense of optimism for consumers as we move further into spring.”

Against this backdrop, the number of new listings rose to 3,866 units in May, which is 17 per cent higher than last year’s total for the month. Despite this rise, year-to-date new listings have declined by one per cent over last year.

“With the change in market dynamics, people no longer feel like they may need to settle for a second choice in a property,” said Brown.

“There are lots of housing choices in every segment of the market and that made for a good situation in an already active spring market.”

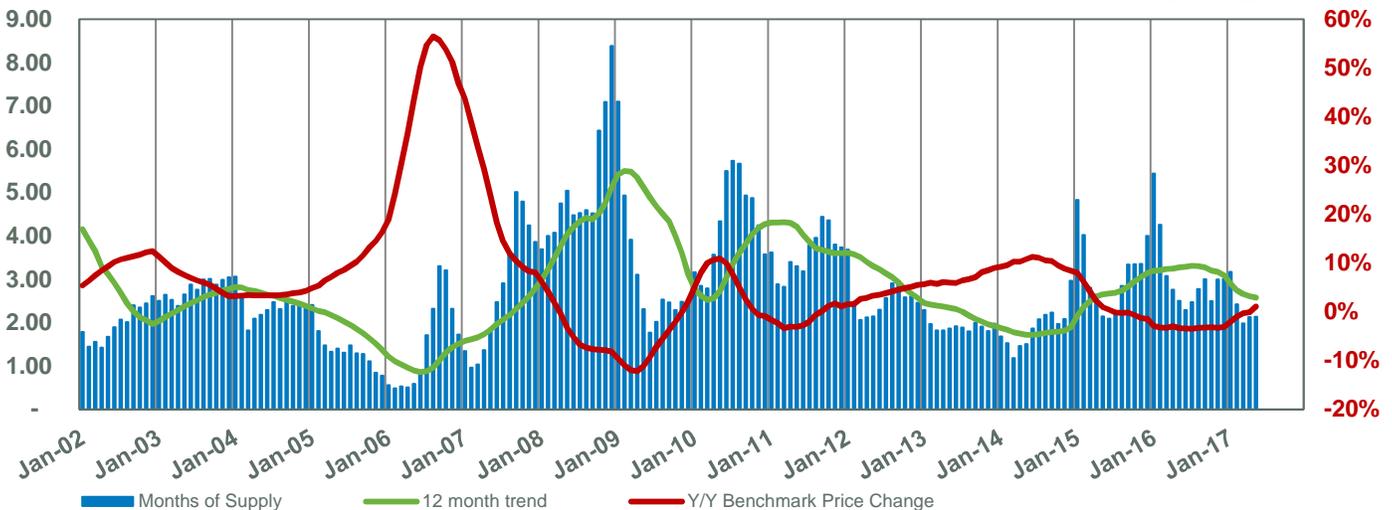
The variation in market activity also extends to regional areas outside the city of Calgary. Please go to CREB®’s Regional Report for highlights on regional activity.

HOUSING MARKET FACTS

- Apartment-style inventory levels totaled 1,780 in May, 11 per cent higher than last year’s levels and accounting for nearly 30 per cent of city wide inventory. Inventory gains were mostly under \$300,000 and occurred across all districts except the North West.
- Apartment benchmark prices totaled \$271,200 in May, 2.9 per cent below, and over 11 per cent below 2014 monthly highs.
- Apartment price adjustments have varied across the city, with the largest peak to trough declines occurring in the South East, South and City Centre district. This is likely related to the amount of new condominium construction in these areas.
- Detached sales improved across all price ranges representing 65 per cent of all Calgary sales in May, the highest level since 2012. The largest detached sales growth occurred in the \$600,000 - \$999,999 range.
- The North West sector recorded the tightest market conditions in the detached sector. Months of supply have averaged below two months in the detached sector, which accounts for over 70 per cent of sales in the area. Tighter conditions have supported modest price growth so far this year.
- The west area has seen the most significant turnaround in detached prices this year. Year-to-date benchmark prices are \$713,580. This is a 2.7 per cent increase over last year and just below highs recorded in 2015.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Source: CREB®

May, 2017

	May-16	May-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
DETACHED						
Total Sales	1,213	1,378	13.60%	4,513	5,147	14.05%
Total Sales Volume	\$677,972,613	\$799,583,900	17.94%	\$2,454,936,091	\$2,916,799,731	18.81%
New Listings	1,850	2,240	21.08%	8,586	8,419	-1.95%
Inventory	3,040	2,941	-3.26%	2,952	2,330	-21.08%
Months of Supply	2.51	2.13	-14.84%	3.27	2.26	-30.80%
Sales to New Listings Ratio	65.57%	61.52%	-4.05%	52.56%	61.14%	8.57%
Sales to List Price Ratio	97.21%	97.77%	0.56%	96.90%	97.56%	0.66%
Days on Market	39	31	-20.65%	42	36	-14.29%
Benchmark Price	\$503,600	\$509,000	1.07%	\$506,200	\$503,860	-0.46%
Median Price	\$489,000	\$510,000	4.29%	\$480,000	\$496,000	3.33%
Average Price	\$558,922	\$580,250	3.82%	\$543,970	\$566,699	4.18%
Index	206	208	1.07%	207	206	-0.46%
APARTMENT						
Total Sales	276	283	2.54%	1,103	1,252	13.51%
Total Sales Volume	\$86,319,880	\$83,993,709	-2.69%	\$333,306,657	\$370,456,589	11.15%
New Listings	685	769	12.26%	3,264	3,395	4.01%
Inventory	1,610	1,780	10.56%	1,473	1,535	4.21%
Months of Supply	5.83	6.29	7.82%	6.68	6.13	-8.19%
Sales to New Listings Ratio	40.29%	36.80%	-3.49%	33.79%	36.88%	3.08%
Sales to List Price Ratio	96.50%	96.52%	0.03%	96.33%	96.43%	0.10%
Days on Market	49	55	12.59%	51	57	11.76%
Benchmark Price	\$279,300	\$271,200	-2.90%	\$282,040	\$269,840	-4.33%
Median Price	\$280,000	\$270,000	-3.57%	\$273,616	\$263,000	-3.88%
Average Price	\$312,753	\$296,798	-5.10%	\$302,182	\$295,892	-2.08%
Index	189	184	-2.90%	191	183	-4.33%
ATTACHED						
Total Sales	431	458	6.26%	1,557	1,793	15.16%
Total Sales Volume	\$180,025,719	\$184,072,074	2.25%	\$629,466,087	\$734,434,378	16.68%
New Listings	782	857	9.59%	3,558	3,431	-3.57%
Inventory	1,527	1,467	-3.93%	1,422	1,224	-13.92%
Months of Supply	3.54	3.20	-9.59%	4.57	3.41	-25.25%
Sales to New Listings Ratio	55.12%	53.44%	-1.67%	43.76%	52.26%	8.50%
Sales to List Price Ratio	97.33%	97.69%	0.36%	97.09%	97.36%	0.28%
Days on Market	46	44	-5.51%	47	49	4.26%
Benchmark Price	\$333,400	\$333,900	0.15%	\$337,780	\$331,200	-1.95%
Median Price	\$356,500	\$344,000	-3.51%	\$345,000	\$346,500	0.43%
Average Price	\$417,693	\$401,904	-3.78%	\$404,281	\$409,612	1.32%
Index	197	197	0.15%	199	196	-1.94%
CITY OF CALGARY						
Total Sales	1,920	2,119	10.36%	7,173	8,192	14.21%
Total Sales Volume	\$944,318,212	\$1,067,649,683	13.06%	\$3,417,708,835	\$4,021,690,698	17.67%
New Listings	3,317	3,866	16.55%	15,408	15,245	-1.06%
Inventory	6,177	6,188	0.18%	5,847	5,089	-12.97%
Months of Supply	3.22	2.92	-9.23%	4.08	3.11	-23.80%
Sales to New Listings Ratio	57.88%	54.81%	-3.07%	46.55%	53.74%	7.18%
Sales to List Price Ratio	97.17%	97.66%	0.49%	96.88%	97.42%	0.54%
Days on Market	42	37	-12.22%	44	42	-4.55%
Benchmark Price	\$442,300	\$443,800	0.34%	\$445,680	\$439,660	-1.35%
Median Price	\$432,750	\$448,000	3.52%	\$425,000	\$439,000	3.29%
Average Price	\$491,832	\$503,846	2.44%	\$476,469	\$490,929	3.03%
Index	202	203	0.35%	203	201	-1.35%

For a list of definitions, see page 26.

May, 2017

	May-16	May-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	190	186	-2.11%	689	799	15.97%
Total Sales Volume	\$96,219,553	\$92,041,348	-4.34%	\$336,827,506	\$398,452,428	18.30%
Share of Sales with Condo Title	14.74%	16.13%	1.39%	15.32%	14.63%	-0.69%
New Listings	296	332	12.16%	1,442	1,338	-7.21%
Inventory	544	518	-4.78%	552	448	-18.86%
Months of Supply	2.86	2.78	-2.73%	4.01	2.80	-30.03%
Sales to New Listings Ratio	64.19%	56.02%	-8.17%	47.78%	59.72%	11.94%
Sales to List Price Ratio	97.22%	98.06%	0.83%	97.03%	97.52%	0.50%
Days on Market	41	42	2.22%	44	46	4.55%
Benchmark Price	\$383,100	\$393,100	2.61%	\$385,880	\$388,760	0.75%
Median Price	\$429,000	\$405,250	-5.54%	\$398,000	\$405,500	1.88%
Average Price	\$506,419	\$494,846	-2.29%	\$488,864	\$498,689	2.01%
Index	199	204	2.61%	201	202	0.75%
CITY OF CALGARY ROW						
Total Sales	241	272	12.86%	868	994	14.52%
Total Sales Volume	\$83,806,166	\$92,030,726	9.81%	\$292,638,582	\$335,981,950	14.81%
Share of Sales with Condo Title	95.02%	95.22%	0.20%	94.11%	95.33%	1.23%
New Listings	486	525	8.02%	2,116	2,093	-1.09%
Inventory	983	949	-3.46%	870	776	-10.78%
Months of Supply	4.08	3.49	-14.46%	5.01	3.90	-22.09%
Sales to New Listings Ratio	49.59%	51.81%	2.22%	41.02%	47.49%	6.47%
Sales to List Price Ratio	97.45%	97.33%	-0.12%	97.15%	97.17%	0.01%
Days on Market	50	45	-10.84%	50	51	2.00%
Benchmark Price	\$313,200	\$308,300	-1.56%	\$318,300	\$306,260	-3.78%
Median Price	\$321,500	\$310,000	-3.58%	\$312,750	\$308,900	-1.23%
Average Price	\$347,743	\$338,348	-2.70%	\$337,141	\$338,010	0.26%
Index	196	193	-1.58%	199	192	-3.79%
CITY OF CALGARY ATTACHED						
Total Sales	431	458	6.26%	1,557	1,793	15.16%
Total Sales Volume	\$180,025,719	\$184,072,074	2.25%	\$629,466,087	\$734,434,378	16.68%
Share of Sales with Condo Title	59.63%	63.10%	5.82%	59.48%	59.73%	0.41%
New Listings	782	857	9.59%	3,558	3,431	-3.57%
Inventory	1,527	1,467	-3.93%	1,422	1,224	-13.92%
Months of Supply	3.54	3.20	-9.59%	4.57	3.41	-25.25%
Sales to New Listings Ratio	55.12%	53.44%	-1.67%	43.76%	52.26%	8.50%
Sales to List Price Ratio	97.33%	97.69%	0.36%	97.09%	97.36%	0.28%
Days on Market	46	44	-5.51%	47	49	4.26%
Benchmark Price	\$333,400	\$333,900	0.15%	\$337,780	\$331,200	-1.95%
Median Price	\$356,500	\$344,000	-3.51%	\$345,000	\$346,500	0.43%
Average Price	\$417,693	\$401,904	-3.78%	\$404,281	\$409,612	1.32%
Index	197	197	0.15%	199	196	-1.94%

For a list of definitions, see page 26.

May 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
Detached								
City Centre	157	250	62.80%	403	2.57	\$665,900	2.64%	1.25%
North East	139	308	45.13%	421	3.03	\$386,600	-1.50%	0.49%
North	185	306	60.46%	403	2.18	\$447,300	0.95%	0.49%
North West	221	329	67.17%	346	1.57	\$545,100	0.28%	1.43%
West	175	288	60.76%	352	2.01	\$727,400	5.48%	1.21%
South	271	416	65.14%	549	2.03	\$479,000	0.25%	0.67%
South East	189	298	63.42%	394	2.08	\$450,900	0.76%	1.37%
East	41	45	91.11%	73	1.78	\$357,900	0.56%	1.45%
TOTAL CITY	1,378	2,240	61.52%	2,941	2.13	\$509,000	1.07%	0.97%
Apartment								
City Centre	127	389	32.65%	909	7.16	\$298,300	-2.58%	1.05%
North East	10	38	26.32%	104	10.40	\$265,600	-1.67%	1.22%
North	17	52	32.69%	105	6.18	\$233,800	-2.54%	0.34%
North West	27	56	48.21%	135	5.00	\$253,800	-4.55%	-0.35%
West	39	75	52.00%	167	4.28	\$249,800	-1.61%	1.22%
South	29	94	30.85%	206	7.10	\$231,300	-6.36%	0.17%
South East	26	41	63.41%	97	3.73	\$223,900	-8.46%	0.63%
East	8	24	33.33%	57	7.13	\$203,300	-7.67%	0.94%
TOTAL CITY	283	769	36.80%	1,780	6.29	\$271,200	-2.90%	0.74%
Semi-detached								
City Centre	60	129	46.51%	215	3.58	\$730,000	5.69%	0.91%
North East	21	34	61.76%	65	3.10	\$310,600	2.41%	-0.03%
North	20	30	66.67%	38	1.90	\$321,300	-0.83%	0.78%
North West	12	22	54.55%	38	3.17	\$372,500	4.17%	1.17%
West	14	25	56.00%	45	3.21	\$472,800	5.61%	1.26%
South	32	33	96.97%	43	1.34	\$341,400	-0.64%	0.44%
South East	21	36	58.33%	42	2.00	\$306,800	1.42%	0.95%
East	6	23	26.09%	32	5.33	\$277,200	0.25%	1.24%
TOTAL CITY	186	332	56.02%	518	2.78	\$393,100	2.61%	0.74%
Row								
City Centre	46	91	50.55%	181	3.93	\$471,200	2.93%	2.81%
North East	27	52	51.92%	98	3.63	\$221,700	-2.16%	0.05%
North	48	70	68.57%	117	2.44	\$273,500	-2.32%	-0.36%
North West	25	49	51.02%	94	3.76	\$308,900	-2.95%	0.72%
West	35	65	53.85%	121	3.46	\$351,600	-2.93%	0.31%
South	44	107	41.12%	174	3.95	\$271,600	-1.34%	-0.22%
South East	42	79	53.16%	139	3.31	\$305,800	-2.14%	1.76%
East	5	12	41.67%	25	5.00	\$203,000	-7.31%	0.15%
TOTAL CITY	272	525	51.81%	949	3.49	\$308,300	-1.56%	0.78%

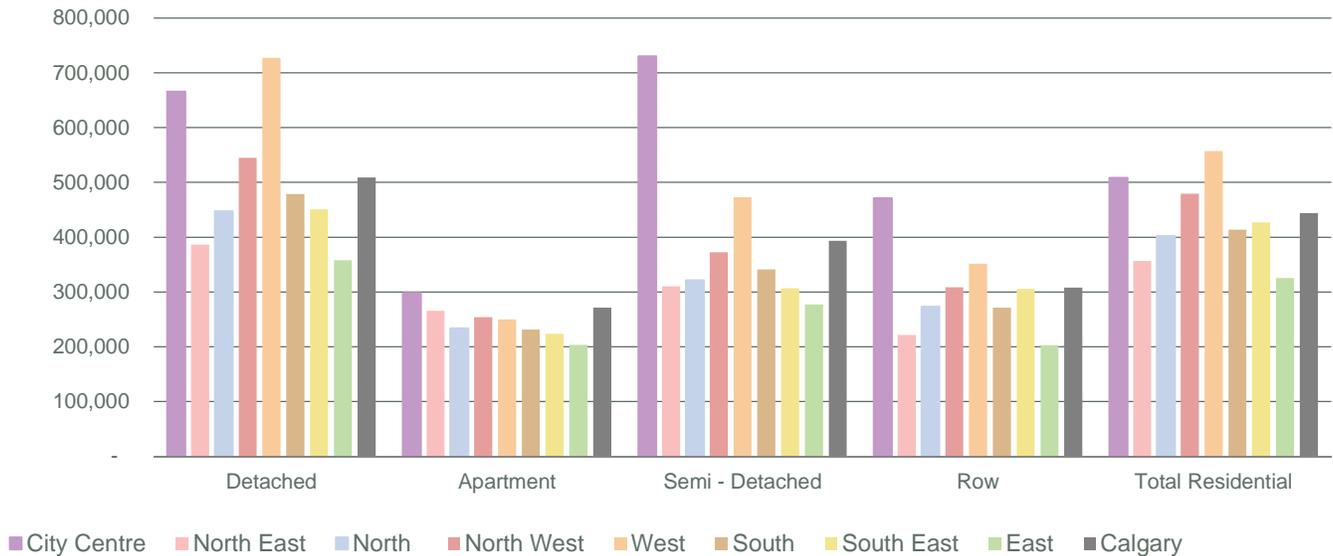
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

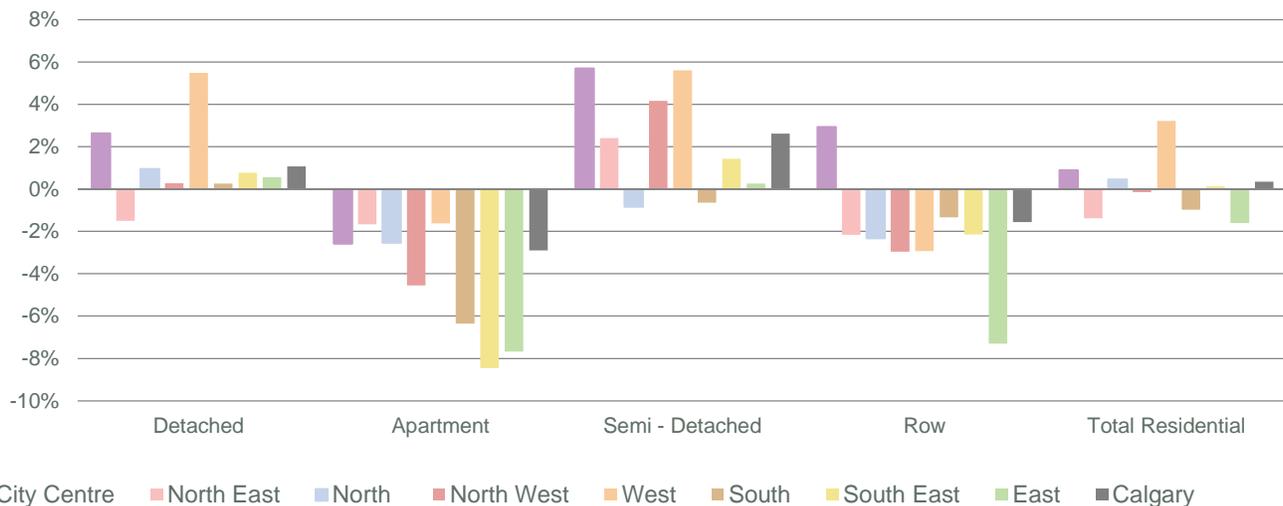


BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY



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

May. 2017

TOTAL SALES

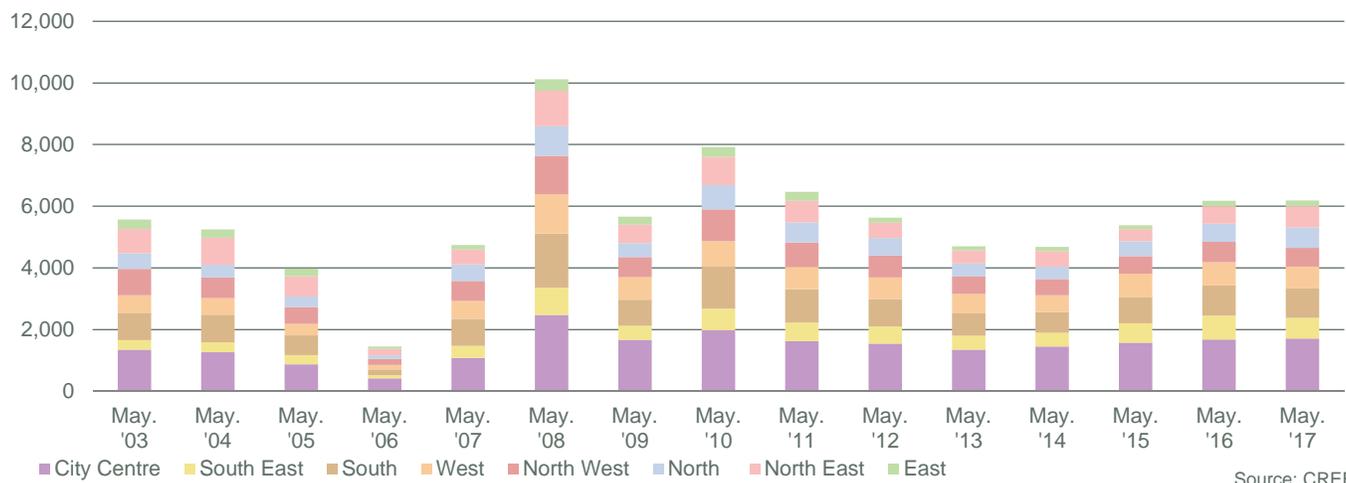
MAY



Source: CREB®

TOTAL INVENTORY

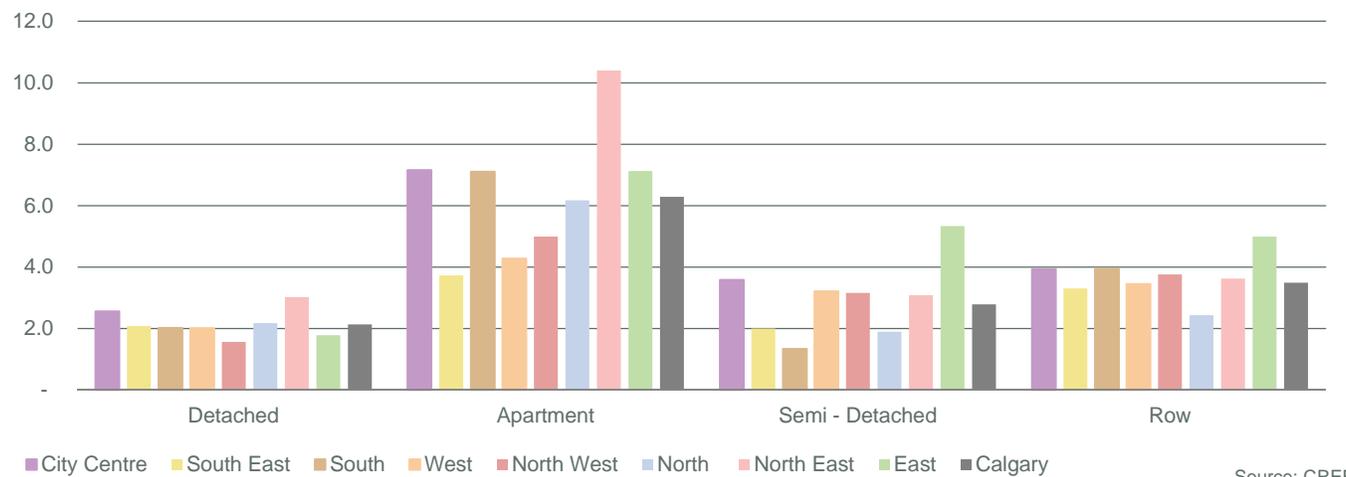
MAY



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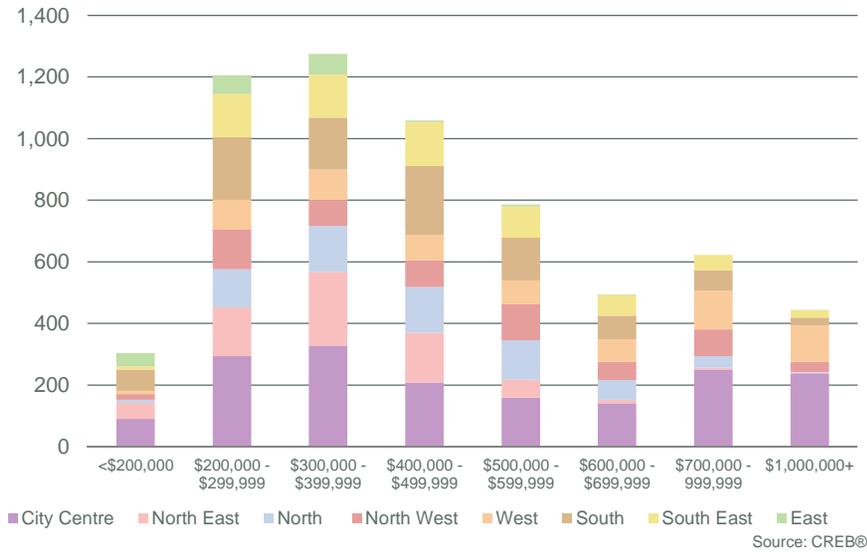
MONTHS OF SUPPLY

MAY

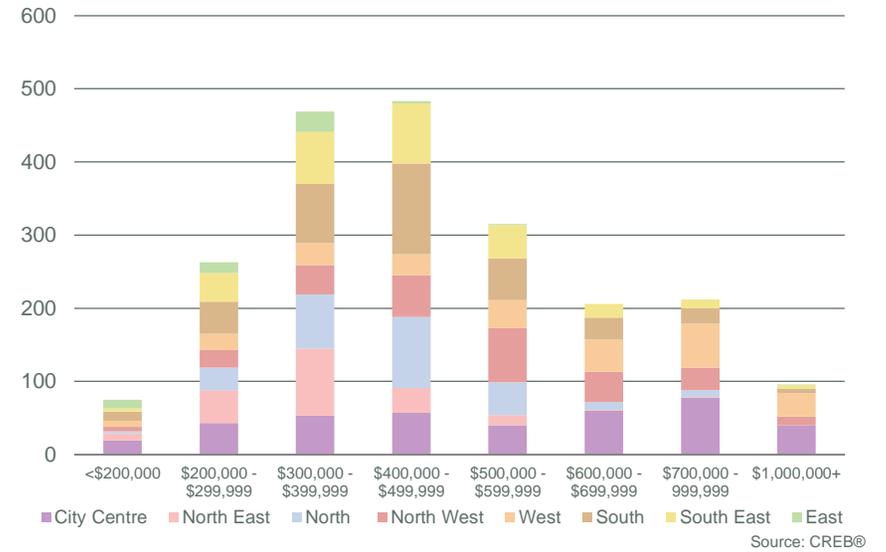


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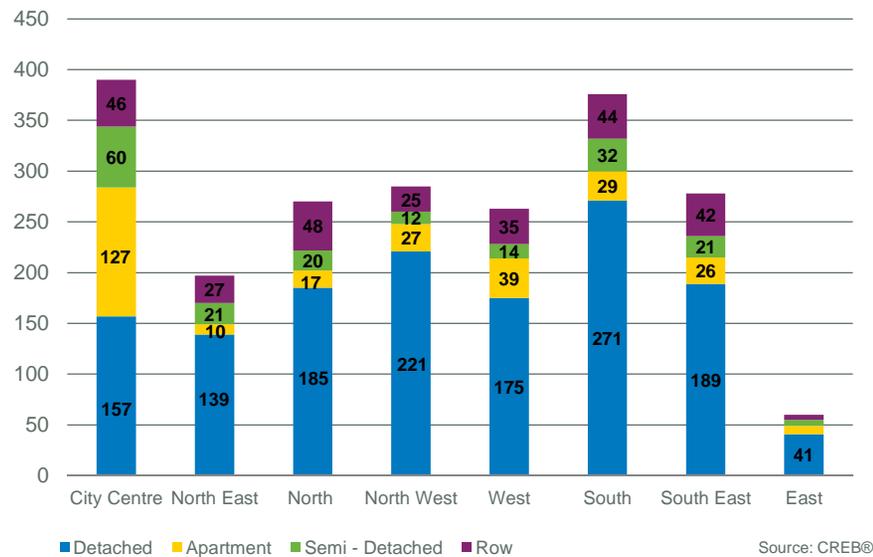
TOTAL INVENTORY BY PRICE RANGE - MAY



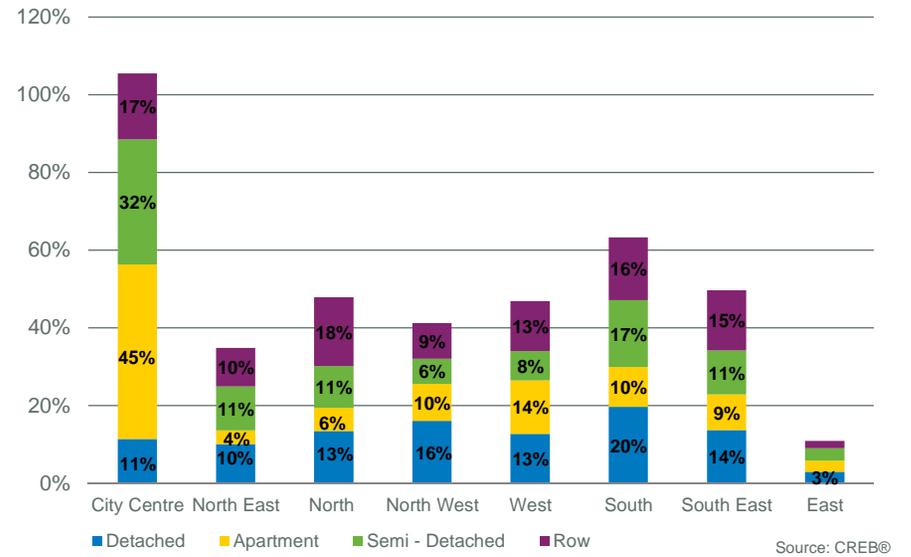
TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



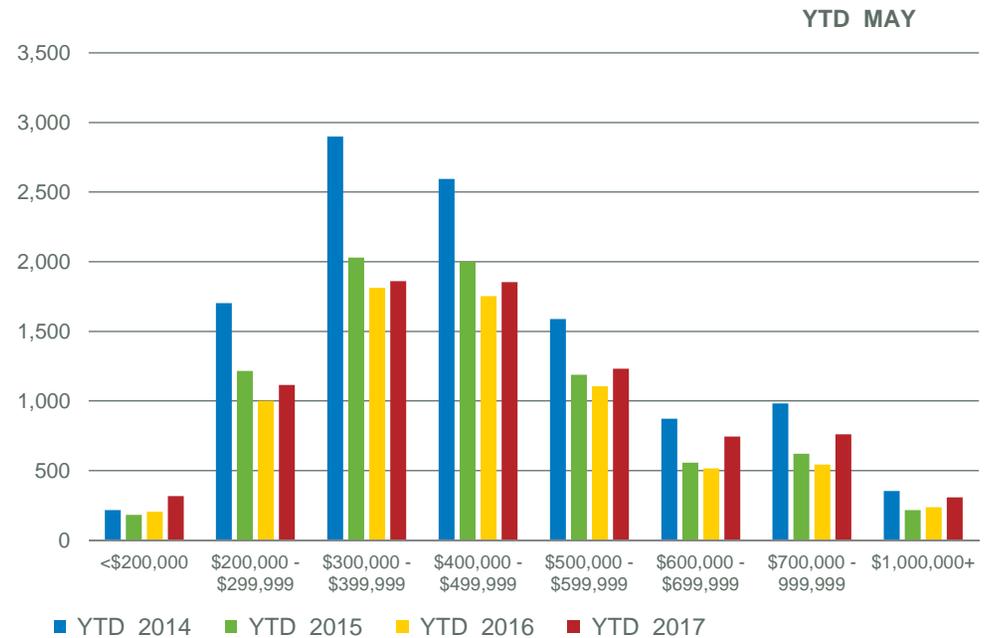
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,570	1,479	1,647	1,226	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	418,500	432,500	410,000	426,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,192	490,233	461,245	484,950	494,671
Index	205	204	203	202	202	202	202	202	202	202	200	200
2017												
Sales	943	1,336	1,890	1,904	2,119							
New Listings	2,383	2,459	3,242	3,295	3,866							
Inventory	4,110	4,502	5,126	5,518	6,188							
Days on Market	53	48	42	39	37							
Benchmark Price	437,400	438,100	439,400	439,600	443,800							
Median Price	425,000	427,750	435,000	445,000	448,000							
Average Price	467,509	480,430	490,980	495,469	503,846							
Index	200	200	201	201	203							

	May-16	May-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	54	74	205	316
\$200,000 - \$299,999	231	263	1,000	1,115
\$300,000 - \$399,999	204	208	802	841
\$350,000 - \$399,999	273	261	1,010	1,019
\$400,000 - \$449,999	276	258	1,000	987
\$450,000 - \$499,999	178	225	754	866
\$500,000 - \$549,999	184	167	644	699
\$550,000 - \$599,999	119	148	462	532
\$600,000 - \$649,999	79	102	288	405
\$650,000 - \$699,999	74	104	228	341
\$700,000 - \$799,999	99	116	292	391
\$800,000 - \$899,999	56	66	165	255
\$900,000 - \$999,999	21	30	86	116
\$1,000,000 - \$1,249,999	29	47	104	152
\$1,250,000 - \$1,499,999	22	28	56	74
\$1,500,000 - \$1,749,999	9	8	41	37
\$1,750,000 - \$1,999,999	6	9	16	20
\$2,000,000 - \$2,499,999	3	1	14	10
\$2,500,000 - \$2,999,999	3	2	4	10
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	1	1	3
\$4,000,000 +	-	-	-	1
	1,920	2,119	7,173	8,192

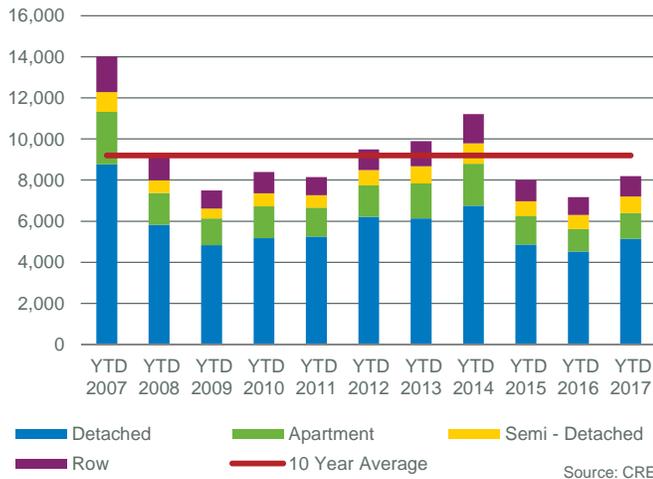
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

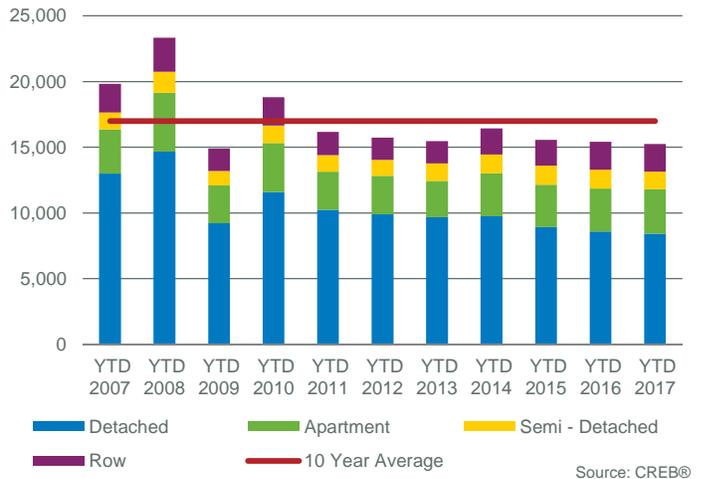
CITY OF CALGARY TOTAL SALES

YTD MAY



CITY OF CALGARY TOTAL NEW LISTINGS

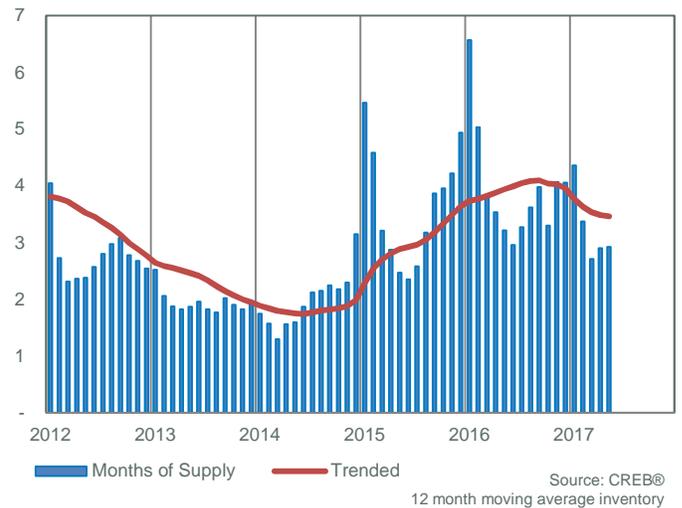
YTD MAY



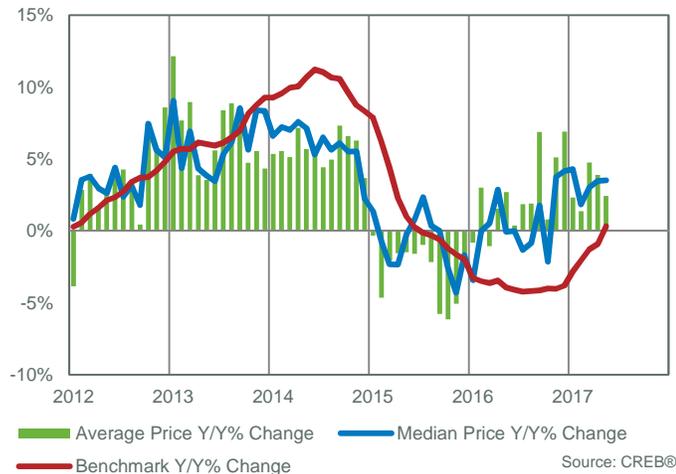
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



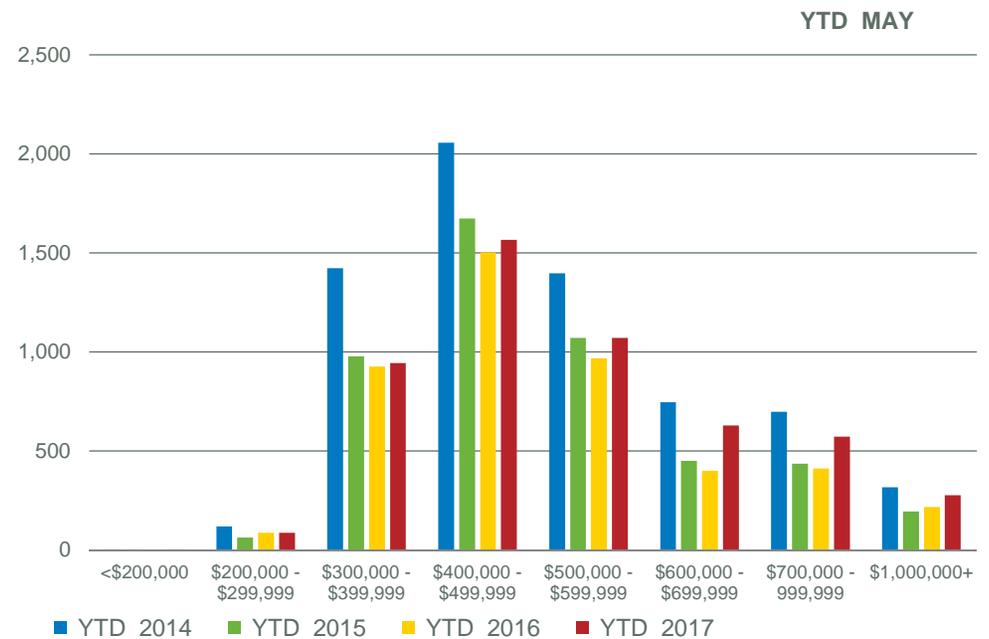
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	983	943	1,031	776	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	542,371	563,643	529,378	557,713	574,309
Index	208	207	206	206	206	206	206	207	207	206	205	205
2017												
Sales	582	822	1,171	1,194	1,378							
New Listings	1,229	1,293	1,796	1,861	2,240							
Inventory	1,848	1,995	2,324	2,541	2,941							
Days on Market	46	42	38	32	31							
Benchmark Price	500,400	501,900	503,900	504,100	509,000							
Median Price	485,000	492,250	490,000	503,250	510,000							
Average Price	545,302	557,661	571,725	562,782	580,250							
Index	204	205	206	206	208							

	May-16	May-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	1	-	3
\$200,000 - \$299,999	17	18	86	87
\$300,000 - \$349,999	69	68	277	299
\$350,000 - \$399,999	175	170	649	645
\$400,000 - \$449,999	217	205	840	793
\$450,000 - \$499,999	156	199	663	772
\$500,000 - \$549,999	161	148	571	600
\$550,000 - \$599,999	101	133	397	470
\$600,000 - \$649,999	63	92	223	347
\$650,000 - \$699,999	56	87	178	282
\$700,000 - \$799,999	65	91	210	288
\$800,000 - \$899,999	49	50	134	194
\$900,000 - \$999,999	19	23	68	90
\$1,000,000 - \$1,249,999	25	46	91	129
\$1,250,000 - \$1,499,999	21	26	54	66
\$1,500,000 - \$1,749,999	9	7	39	36
\$1,750,000 - \$1,999,999	4	9	14	20
\$2,000,000 - \$2,499,999	3	1	13	10
\$2,500,000 - \$2,999,999	3	2	4	10
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	1	1	3
\$4,000,000 +	-	-	-	1
	1,213	1,378	4,513	5,147

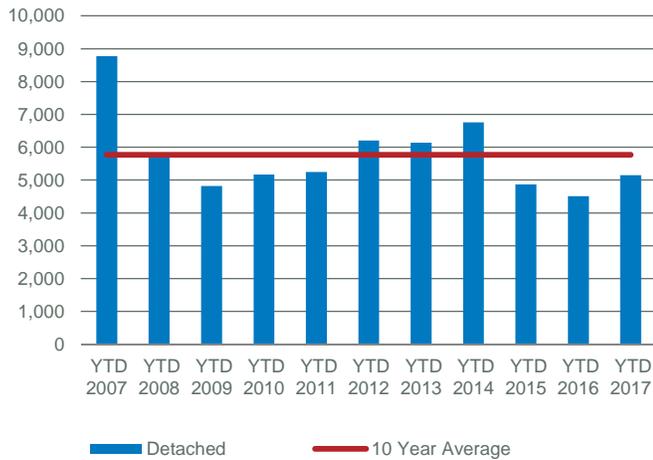
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

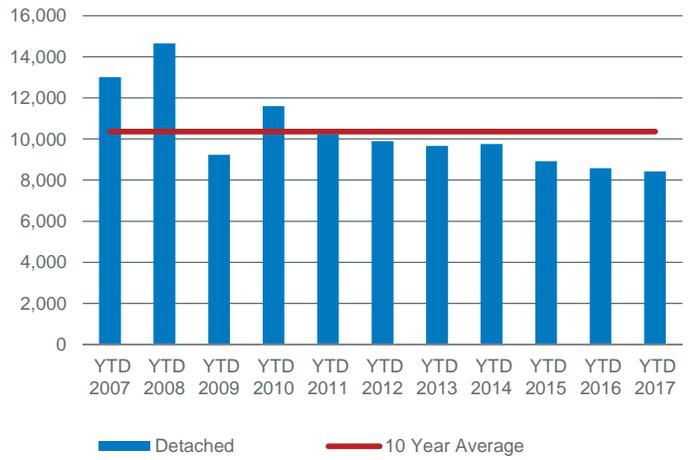
YTD MAY



Source: CREB®

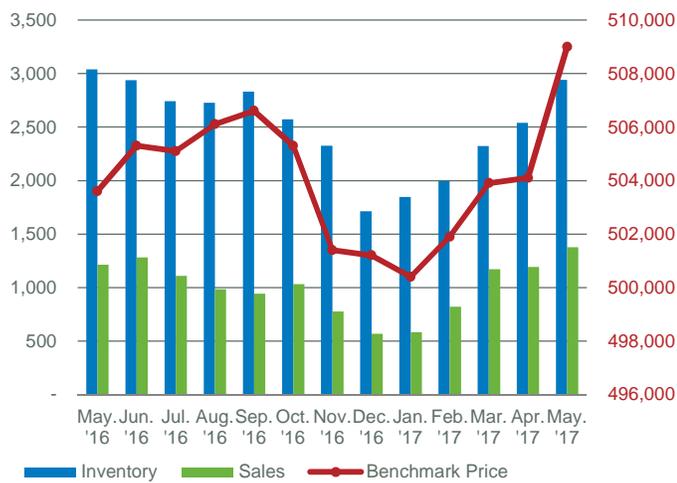
CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



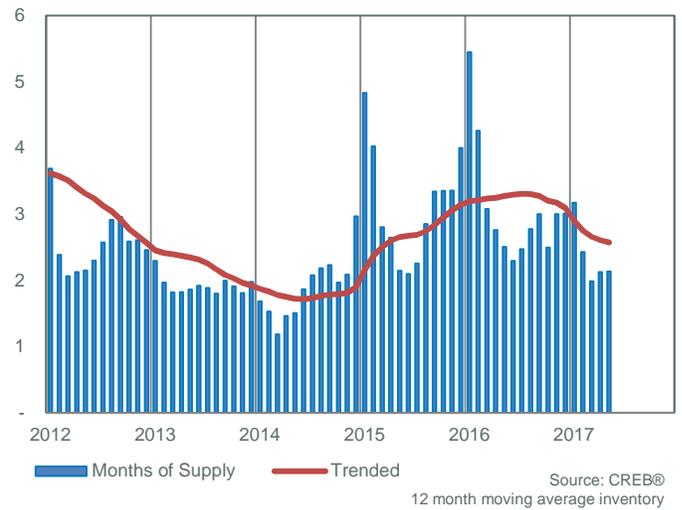
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



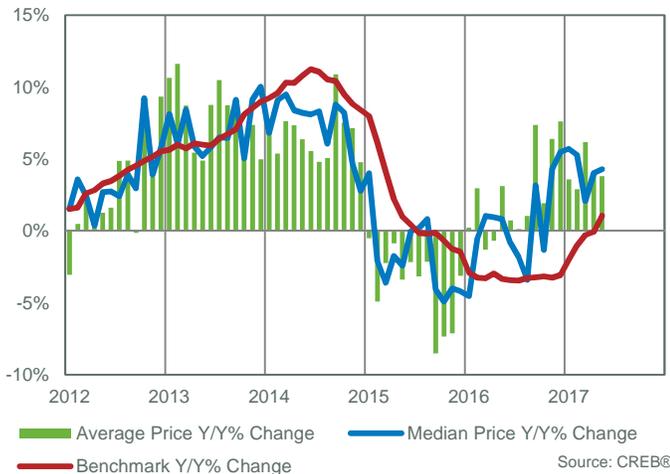
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



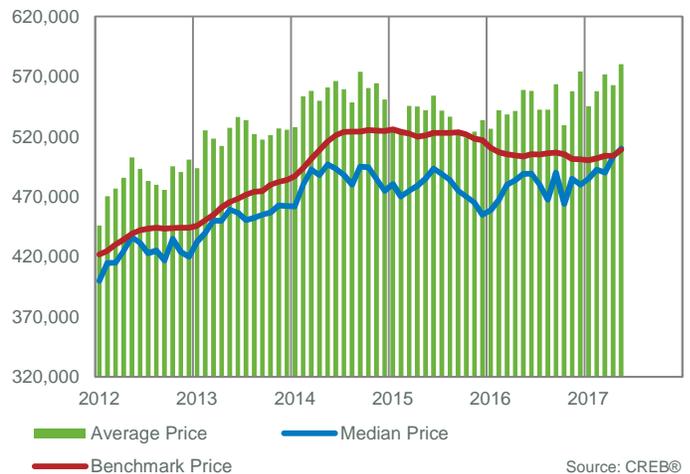
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

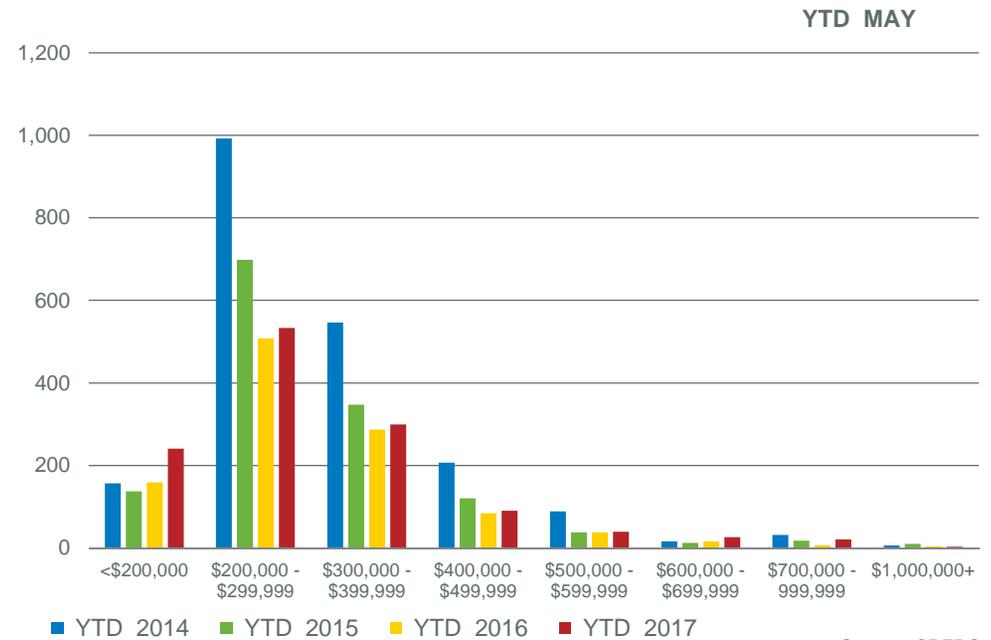


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	129	168	257	273	276	310	255	267	200	250	195	146
New Listings	598	636	679	666	685	604	618	616	636	508	455	240
Inventory	1,252	1,389	1,529	1,583	1,610	1,544	1,557	1,577	1,651	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	309,631	351,545	316,842	303,202	288,396	297,710	302,355
Index	193	192	191	191	189	189	189	187	187	186	185	183
2017												
Sales	151	236	297	285	283							
New Listings	624	583	727	692	769							
Inventory	1,267	1,391	1,580	1,655	1,780							
Days on Market	68	66	56	49	55							
Benchmark Price	269,900	269,200	269,700	269,200	271,200							
Median Price	258,500	273,000	251,500	268,000	270,000							
Average Price	282,429	314,224	280,130	303,371	296,798							
Index	183	183	183	183	184							

	May-16	May-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	40	56	159	241
\$200,000 - \$299,999	119	117	508	533
\$300,000 - \$349,999	45	42	173	186
\$350,000 - \$399,999	29	27	114	113
\$400,000 - \$449,999	21	12	53	65
\$450,000 - \$499,999	4	8	31	25
\$500,000 - \$549,999	6	5	22	26
\$550,000 - \$599,999	6	4	16	13
\$600,000 - \$649,999	2	3	12	13
\$650,000 - \$699,999	-	4	4	13
\$700,000 - \$799,999	1	2	4	10
\$800,000 - \$899,999	-	-	3	4
\$900,000 - \$999,999	-	3	-	7
\$1,000,000 - \$1,249,999	-	-	-	2
\$1,250,000 - \$1,499,999	1	-	1	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	2	-	2	-
\$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 +	-	-	-	-
	276	283	1,103	1,252

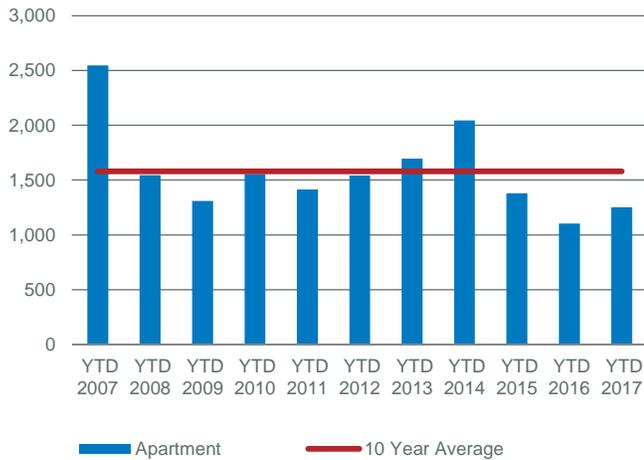
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD MAY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



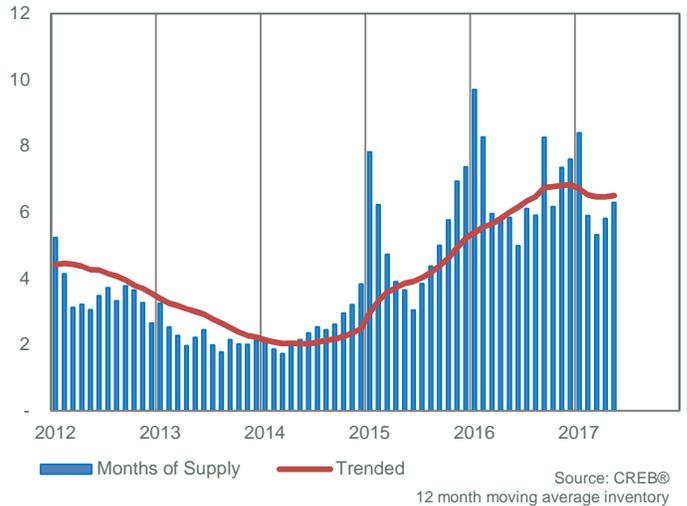
Source: CREB®

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

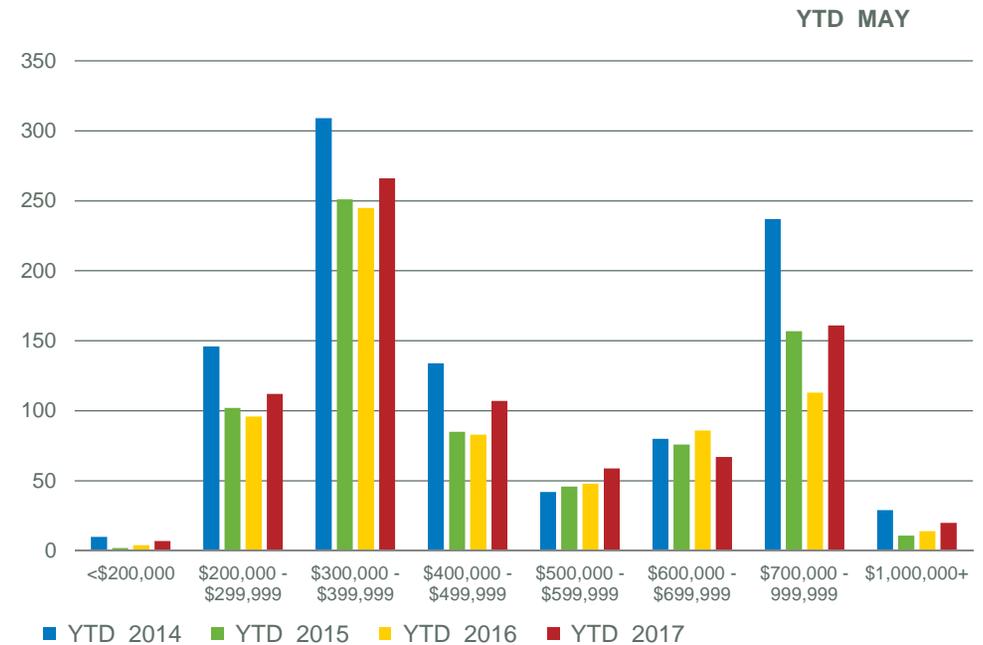


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	71	110	144	174	190	185	180	138	155	166	112	95
New Listings	268	283	289	306	296	290	261	237	268	223	193	103
Inventory	501	552	579	586	544	532	520	502	508	478	455	367
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	427,500	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	502,513	510,914
Index	203	201	200	199	199	200	200	201	201	201	200	200
2017												
Sales	83	126	199	205	186							
New Listings	199	236	302	269	332							
Inventory	376	436	455	456	518							
Days on Market	61	53	40	46	42							
Benchmark Price	384,600	386,300	389,600	390,200	393,100							
Median Price	375,000	386,858	396,000	437,500	405,250							
Average Price	482,059	477,825	494,291	526,001	494,846							
Index	200	201	203	203	204							

	May-16	May-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	3	4	7
\$200,000 - \$299,999	23	25	96	112
\$300,000 - \$349,999	21	27	108	121
\$350,000 - \$399,999	39	34	137	145
\$400,000 - \$449,999	16	24	50	80
\$450,000 - \$499,999	7	5	33	27
\$500,000 - \$549,999	9	5	18	33
\$550,000 - \$599,999	7	4	30	26
\$600,000 - \$649,999	9	6	44	30
\$650,000 - \$699,999	17	10	42	37
\$700,000 - \$799,999	28	21	69	89
\$800,000 - \$899,999	7	16	27	55
\$900,000 - \$999,999	2	4	17	17
\$1,000,000 - \$1,249,999	4	1	13	17
\$1,250,000 - \$1,499,999	-	1	1	3
\$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 +	-	-	-	-
	190	186	689	799

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD MAY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MAY



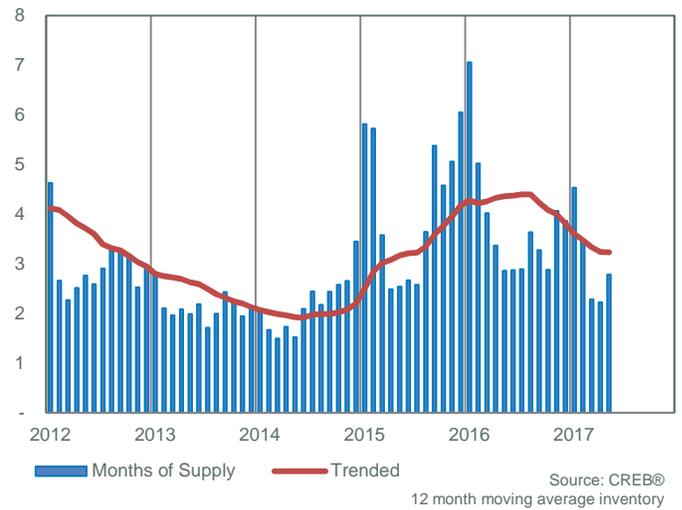
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



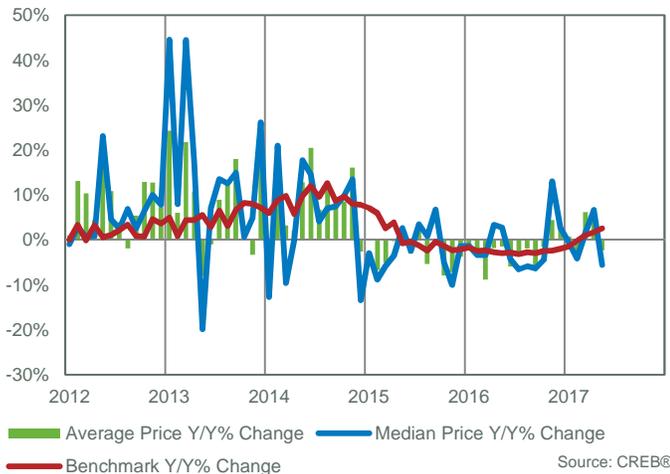
Source: CREB®

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

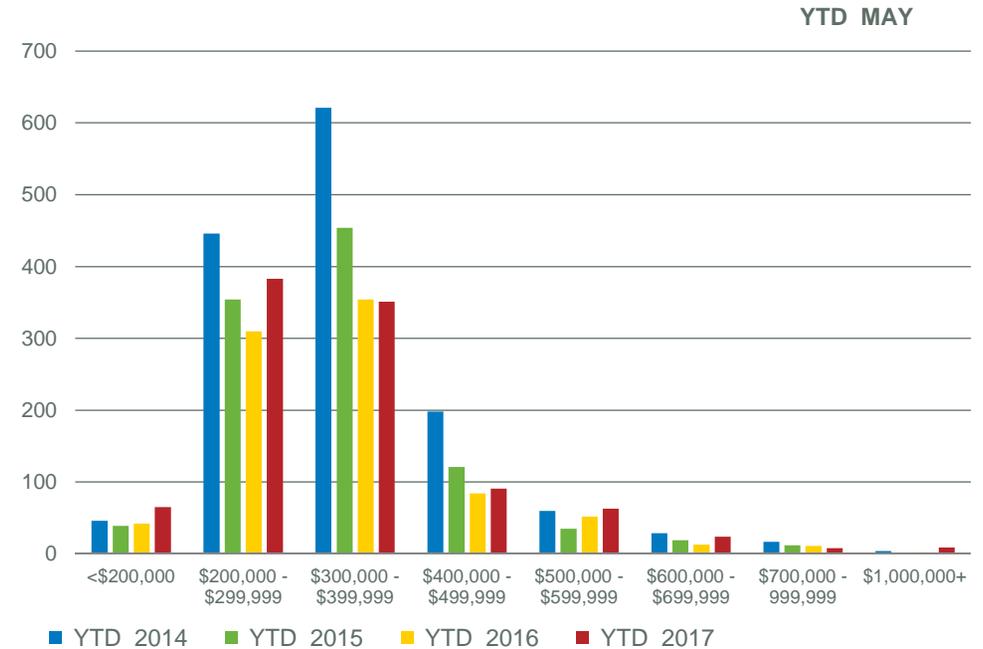


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	99	159	184	185	241	252	200	182	181	200	143	119
New Listings	389	377	439	425	486	456	317	385	413	304	275	137
Inventory	733	789	901	944	983	987	888	872	892	837	773	576
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	329,034	328,610	330,122	325,974	319,252	331,669	336,862
Index	203	201	199	197	196	195	194	194	195	193	194	193
2017												
Sales	127	152	223	220	272							
New Listings	331	347	417	473	525							
Inventory	619	680	767	866	949							
Days on Market	63	48	51	57	45							
Benchmark Price	307,100	305,900	304,100	305,900	308,300							
Median Price	305,000	310,500	303,000	308,250	310,000							
Average Price	321,553	322,989	344,844	350,543	338,348							
Index	192	191	190	191	193							

	May-16	May-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	14	42	65
\$200,000 - \$299,999	72	103	310	383
\$300,000 - \$349,999	69	71	244	235
\$350,000 - \$399,999	30	30	110	116
\$400,000 - \$449,999	22	17	57	49
\$450,000 - \$499,999	11	13	27	42
\$500,000 - \$549,999	8	9	33	40
\$550,000 - \$599,999	5	7	19	23
\$600,000 - \$649,999	5	1	9	15
\$650,000 - \$699,999	1	3	4	9
\$700,000 - \$799,999	5	2	9	4
\$800,000 - \$899,999	-	-	1	2
\$900,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,249,999	-	-	-	4
\$1,250,000 - \$1,499,999	-	1	-	4
\$1,500,000 - \$1,749,999	-	1	2	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 +	-	-	-	-
	241	272	868	994

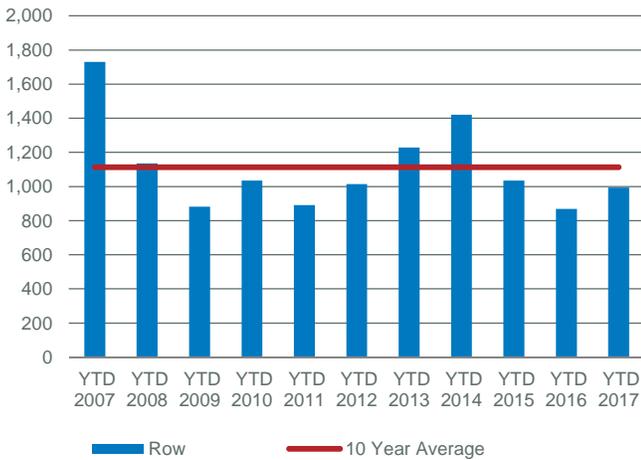
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

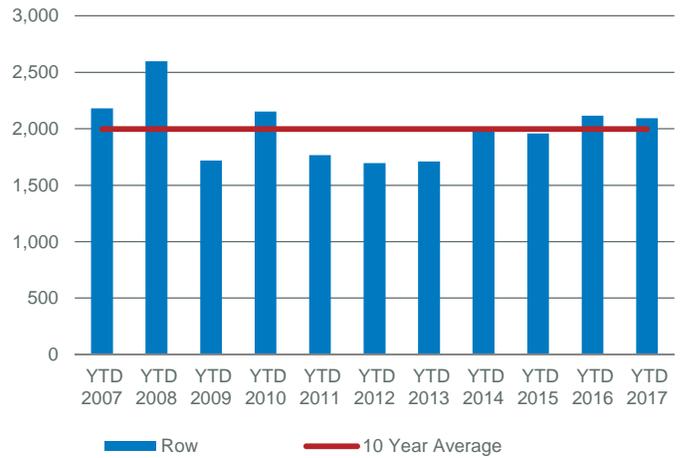
YTD MAY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



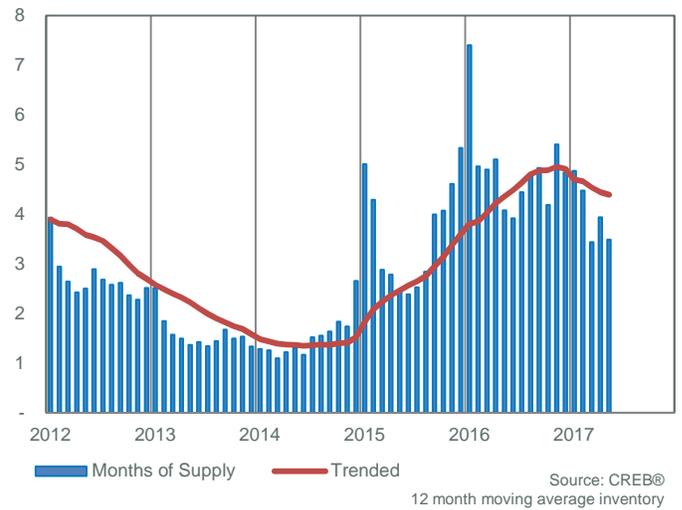
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



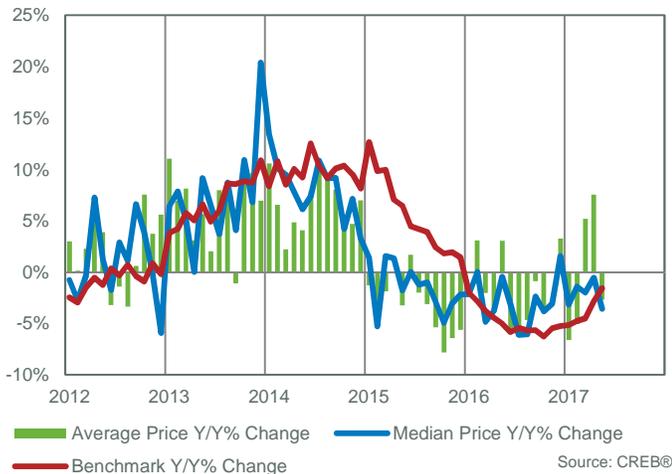
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



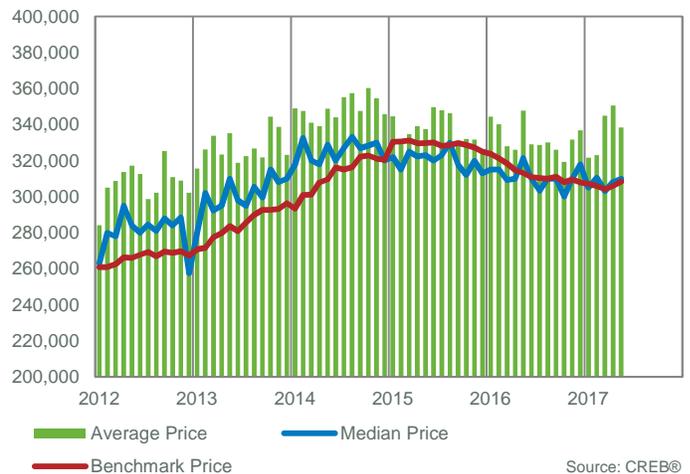
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

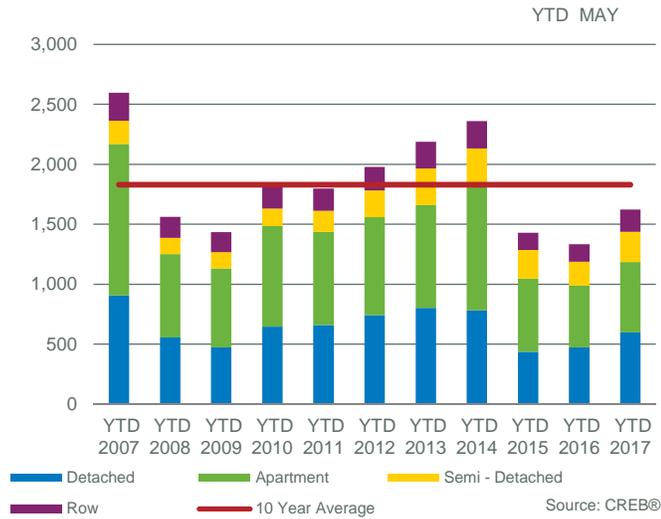
CITY OF CALGARY ROW PRICES



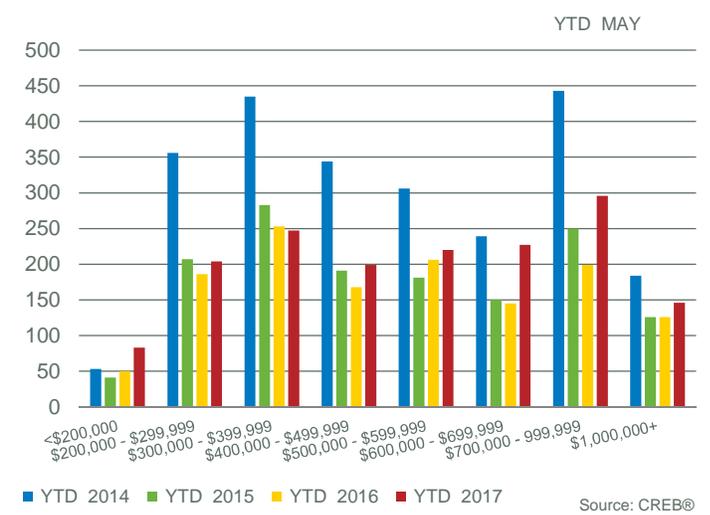
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



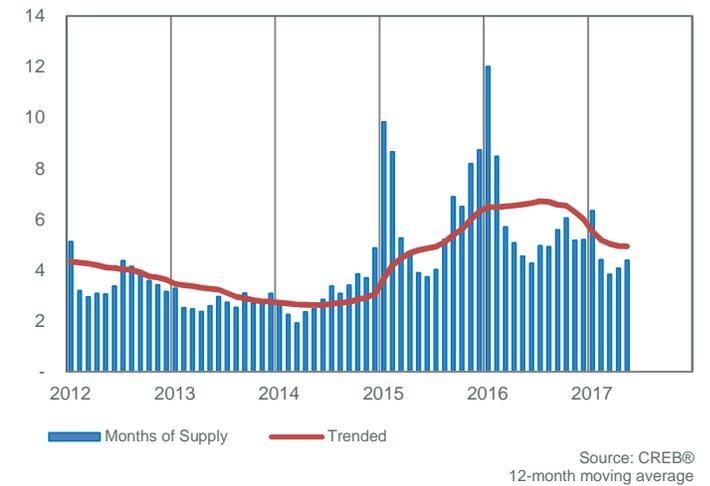
CITY CENTRE TOTAL SALES BY PRICE RANGE



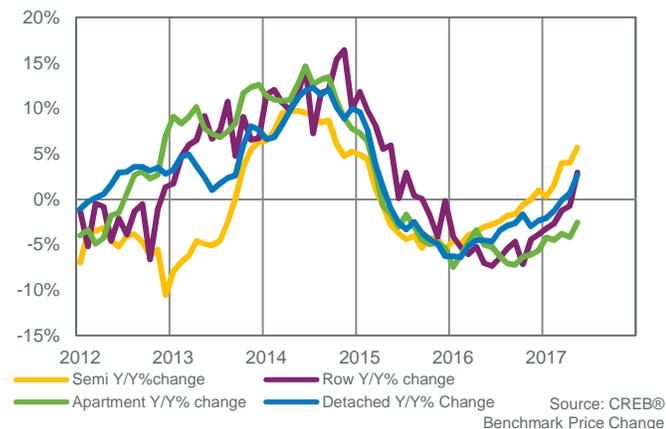
CITY CENTRE INVENTORY AND SALES



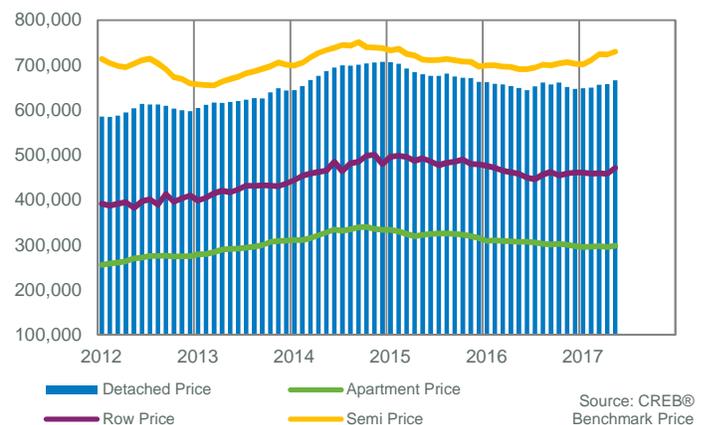
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

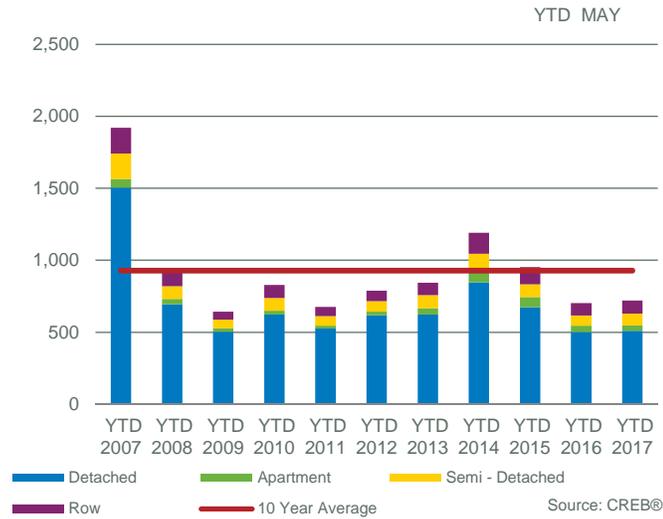


CITY CENTRE PRICES

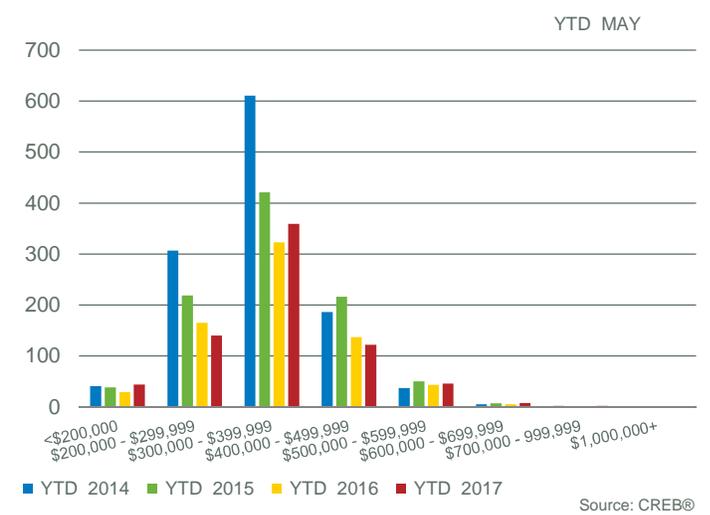


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



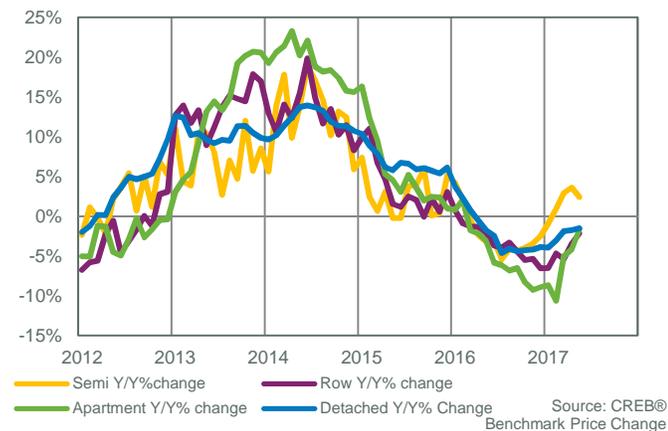
NORTHEAST INVENTORY AND SALES



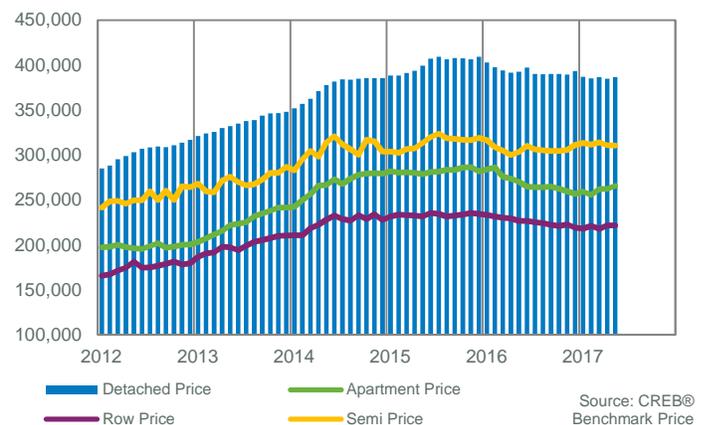
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

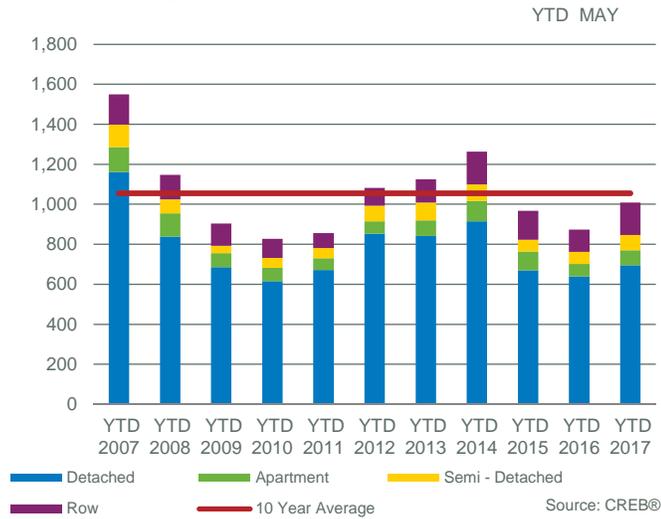


NORTHEAST PRICES

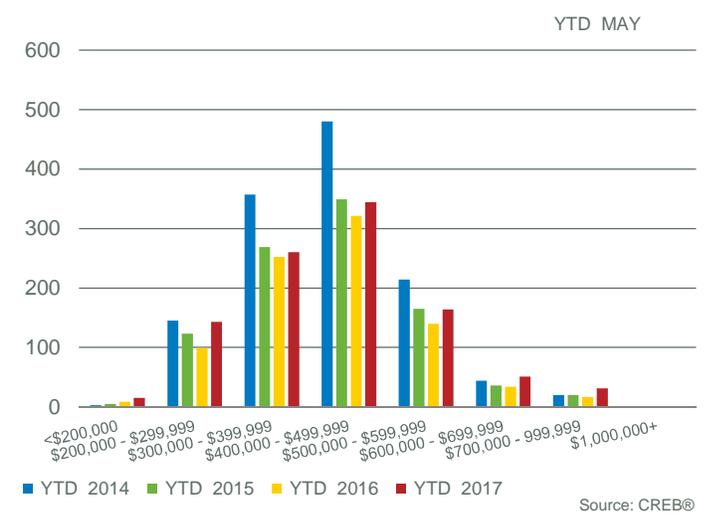


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



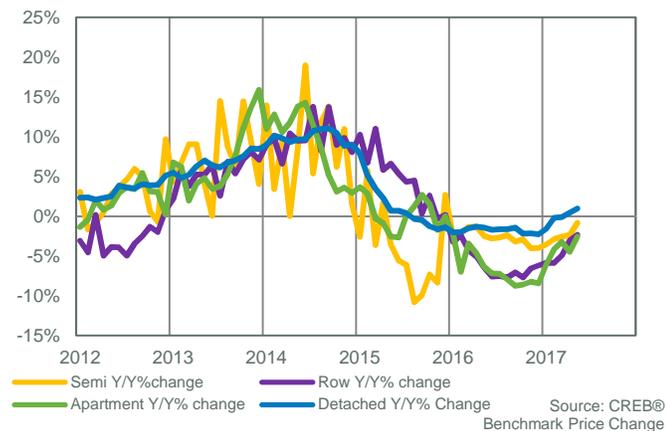
NORTH INVENTORY AND SALES



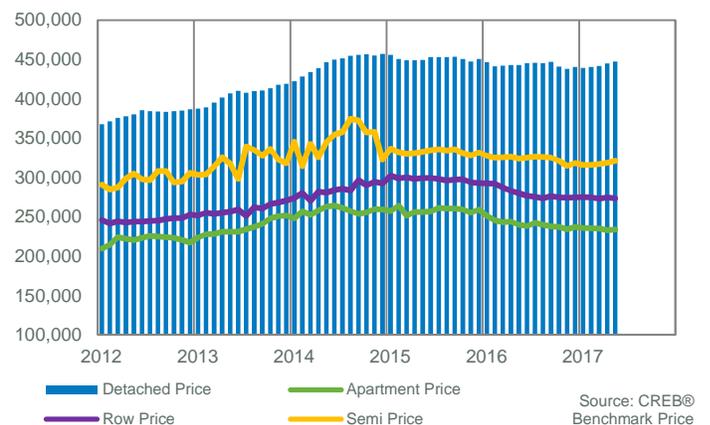
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

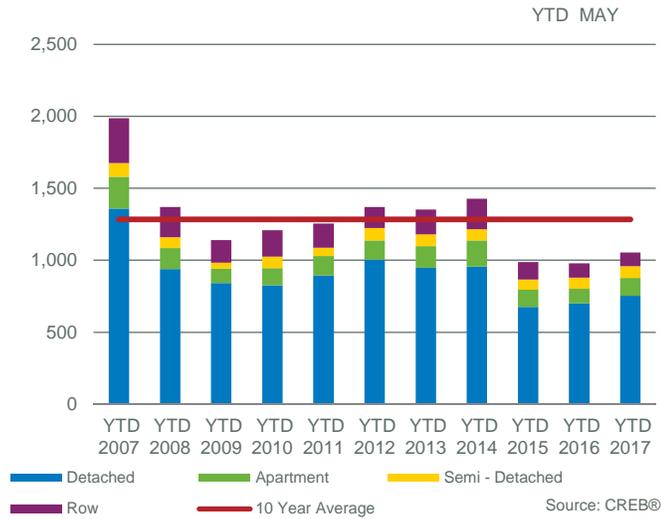


NORTH PRICES

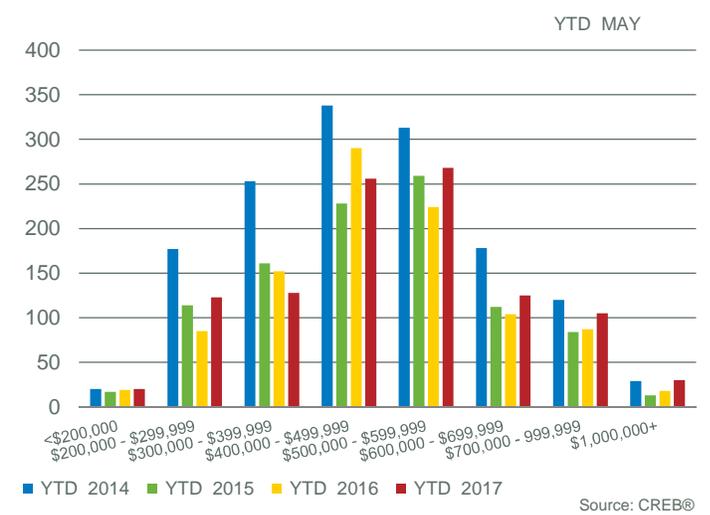


NORTHWEST

NORTHWEST TOTAL SALES



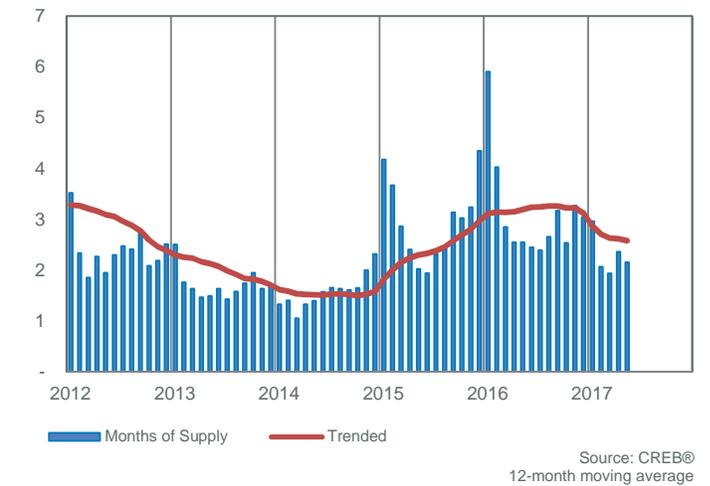
NORTHWEST TOTAL SALES BY PRICE RANGE



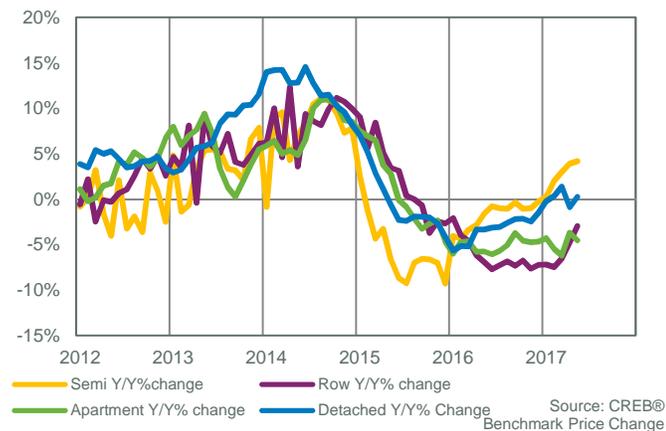
NORTHWEST INVENTORY AND SALES



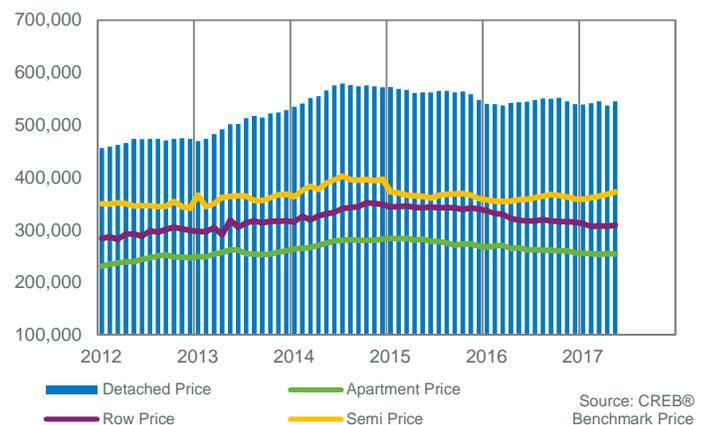
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

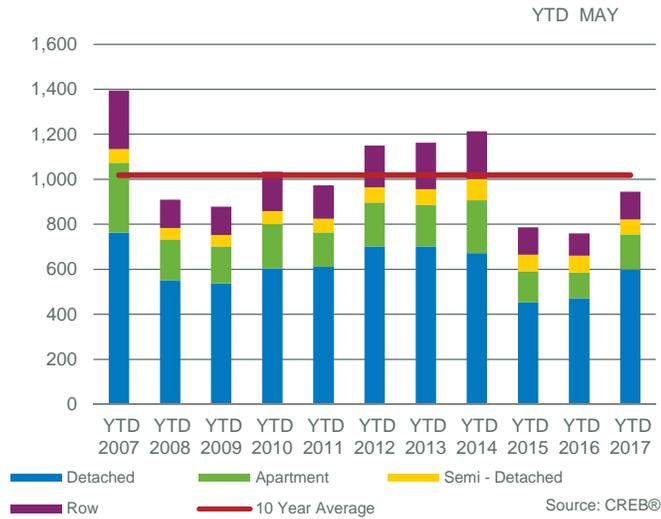


NORTHWEST PRICES

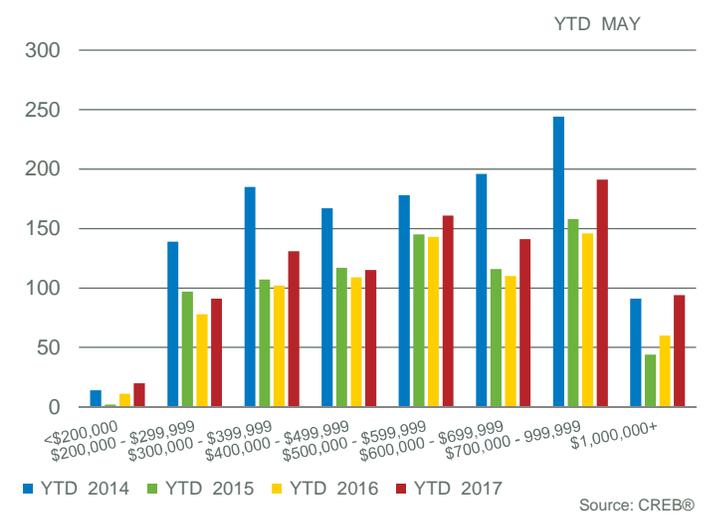


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



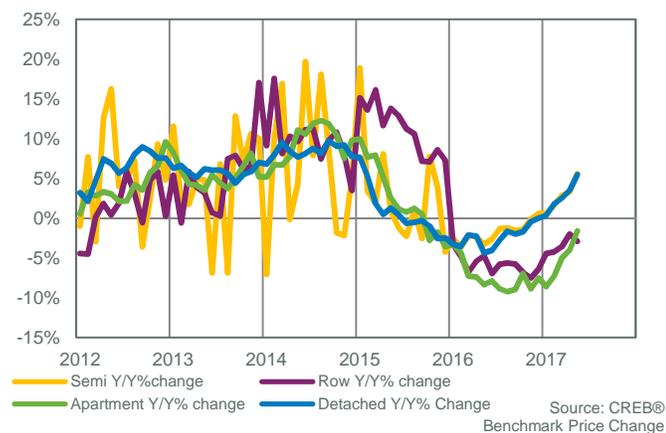
WEST INVENTORY AND SALES



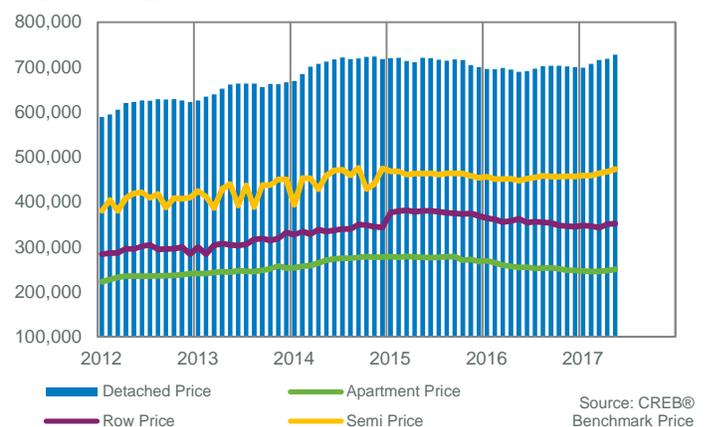
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

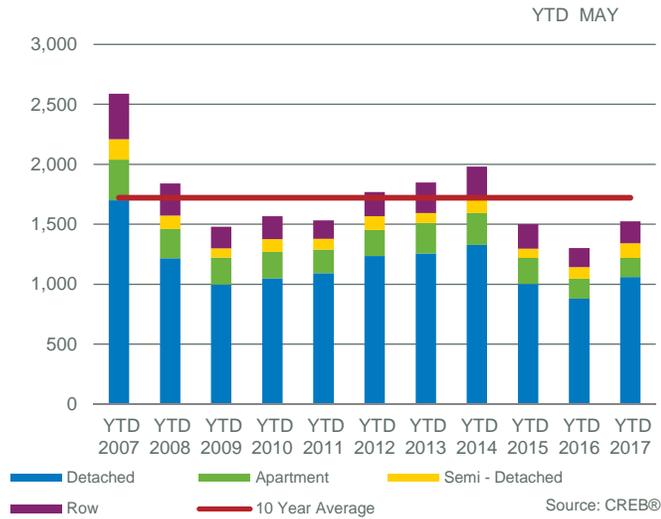


WEST PRICES

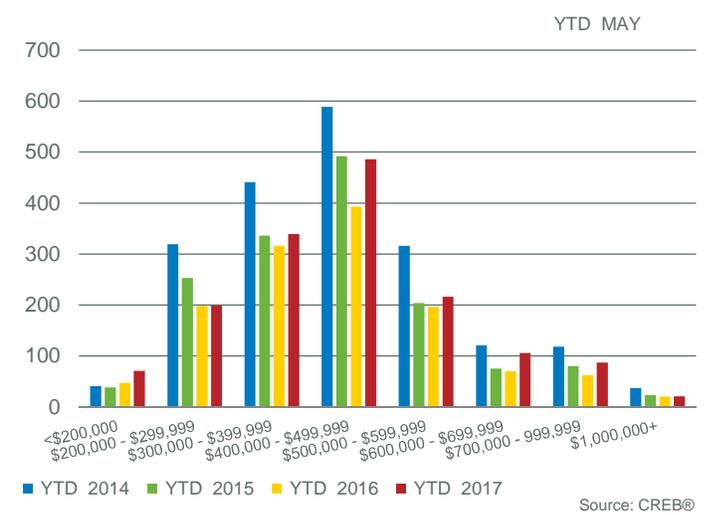


SOUTH

SOUTH TOTAL SALES



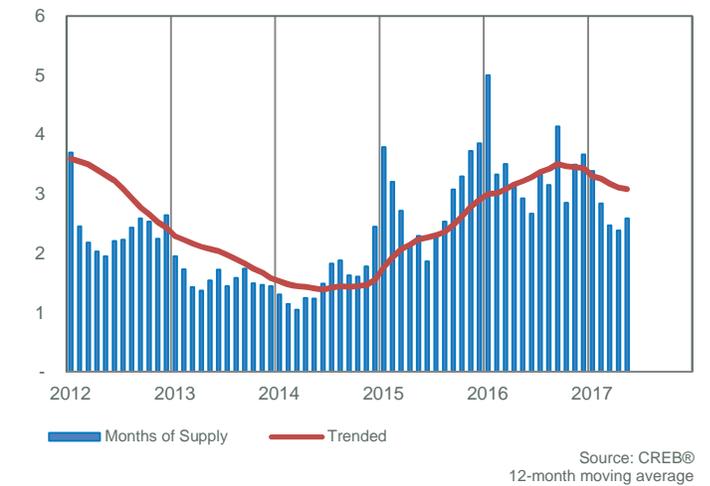
SOUTH TOTAL SALES BY PRICE RANGE



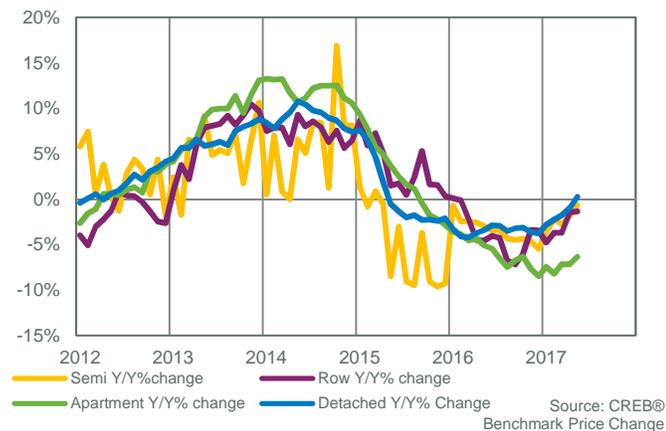
SOUTH INVENTORY AND SALES



SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

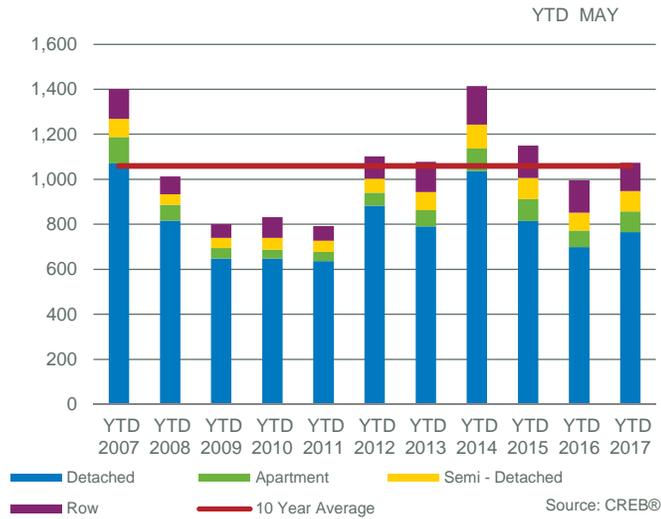


SOUTH PRICES

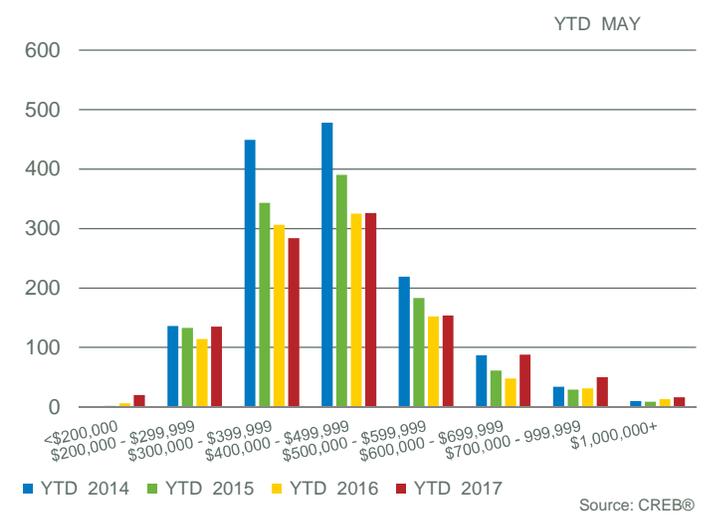


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



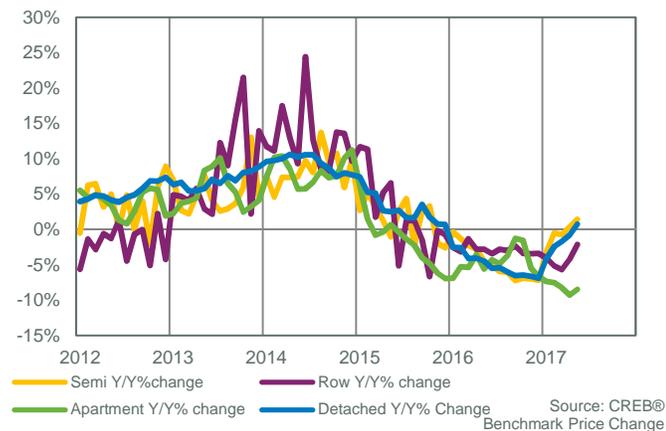
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

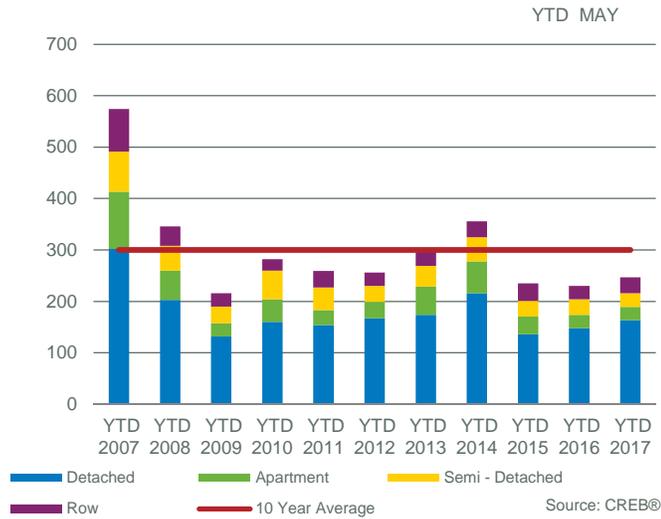


SOUTHEAST PRICES

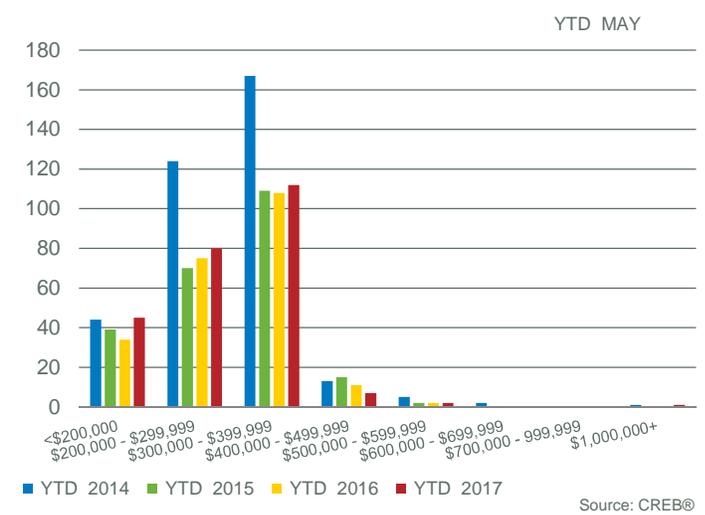


EAST

EAST TOTAL SALES



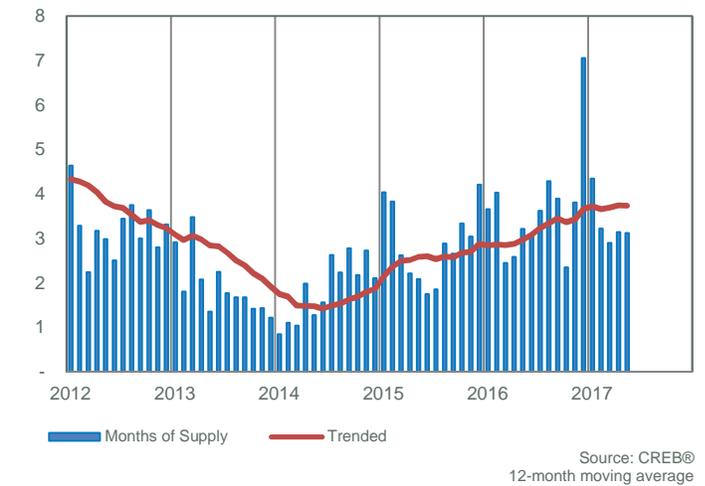
EAST TOTAL SALES BY PRICE RANGE



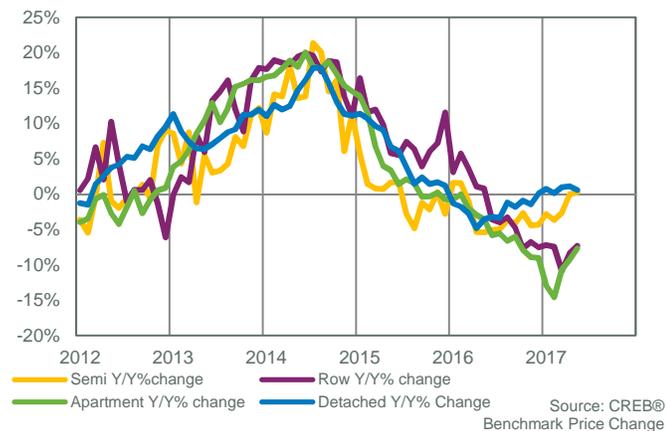
EAST INVENTORY AND SALES



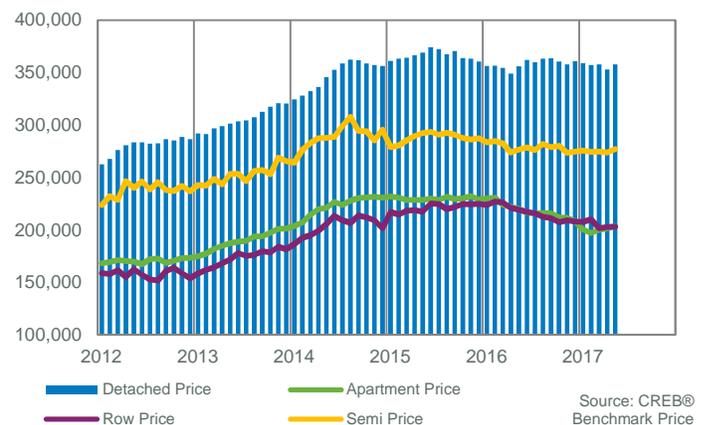
EAST MONTHS OF INVENTORY



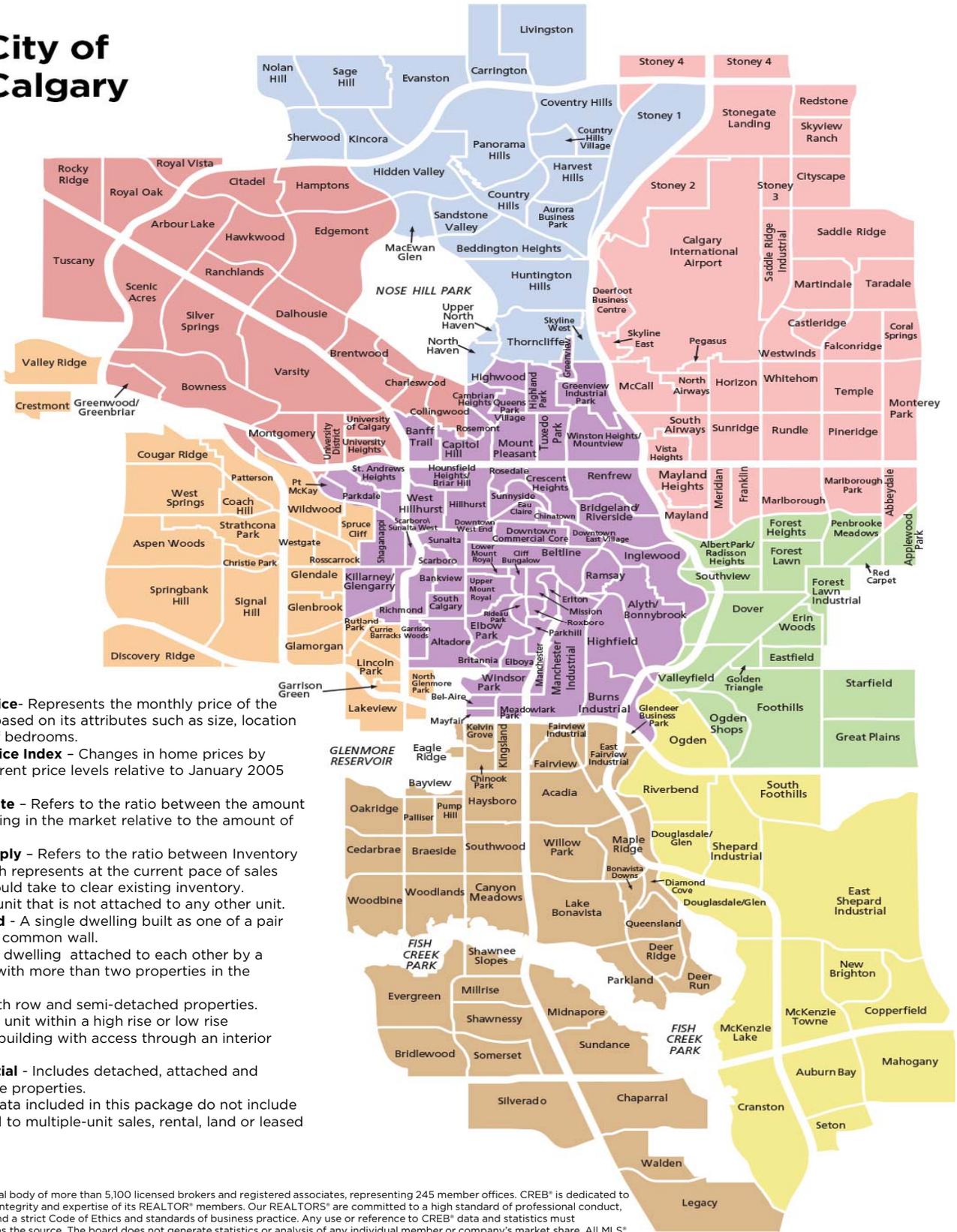
EAST PRICE CHANGE



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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