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

MONTHLY STATISTICS PACKAGE

# City of Calgary

September 2017



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

## The Big Picture

*Inventory increases and sales drop in September, but overall sales for the year remain higher than last year.*

**City of Calgary, October 2, 2017** – Strong gains in the first-half of 2017 has put the Calgary year-to-date sales at seven per cent above last years’ levels and 11 per cent below long-term averages, but challenges remain with easing sales and rising new listings.

Inventories rose across all property types to 6,861 units, while both apartment and attached-style properties saw the highest inventory on record for the month of September.

“The recent rise in inventories is preventing further price recovery as sales activity has moderated over recent months. This does not come as a surprise as sales activity is expected to remain modest by historical standards until more substantial economic improvements take hold,” said CREB® chief economist Ann-Marie Lurie.

“Some may consider this a setback, but it is important to note that recent movements are balancing out the higher than expected gains that occurred in the first-half of the year.”

New listings in September totaled 3,266 units, a year-over-year gain of nearly 10 per cent.

“There are several factors influencing new listings. Given the falling prices over the past two years, some sellers were waiting for market conditions to improve prior to listing their homes. More stability in the market has prompted many of those sellers to no longer delay their listing decision,” said CREB® president David P. Brown.

“In some segments, rising new home inventories are also impacting total housing supply. Ultimately, prices are affected. However, this inventory also opens up opportunity for buyers to step up into a home that was financially unattainable.”

As of September, unadjusted benchmark prices totaled \$441,500. This is 0.2 per cent below last month, but nearly one per cent above last year. Downward price pressure this month occurred across most product types. However, year-to-date benchmark prices in the detached sector remain comparable to last year.

Prices in the detached sector remain relatively stable compared to last year. Condominium apartment prices remain four per cent below 2016 levels and twelve per cent below 2014 highs. This sector continues to struggle with price declines resulting from excess supply as months of supply pushed above eight months.

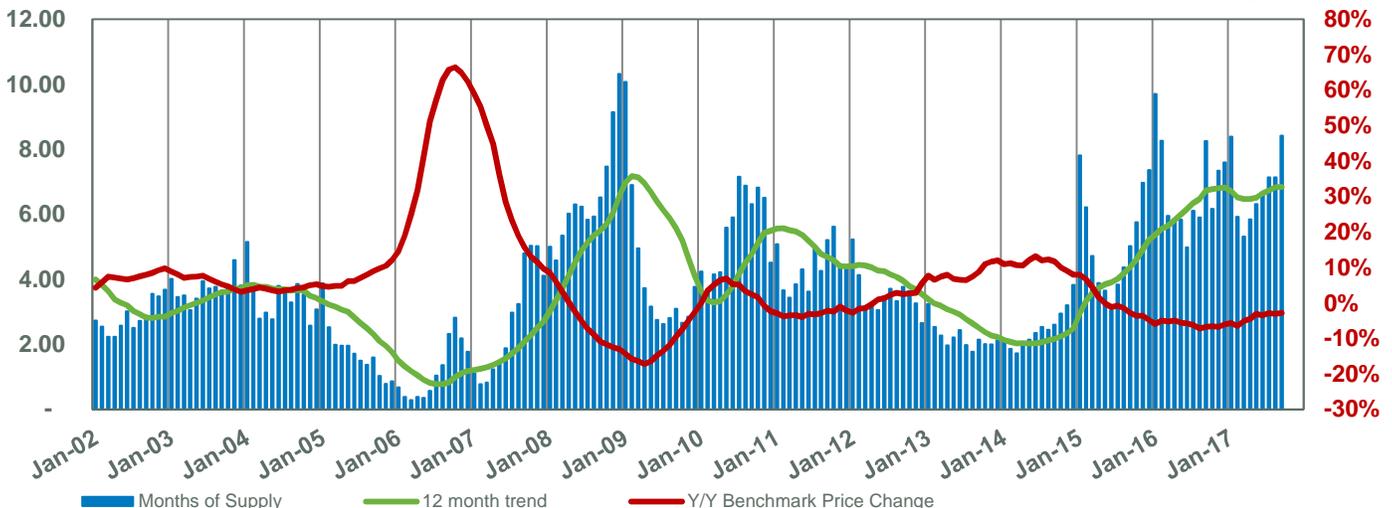
## HOUSING MARKET FACTS

- Both the North and Southeast have reached record high inventory levels for September. This is likely related to the new construction activity as these districts are in areas with significant amounts of new housing projects.
- Despite city wide easing, third-quarter sales improved in the East, West, South and Southeast areas of the City.
- September detached prices eased in most districts compared to last year. However, on a year-to-date basis, only the Northeast, South and East districts have prices just below last year’s levels.
- City-wide inventory gains occurred across all price ranges. The gains were more broad based in the detached and apartment sectors. However, most the gains in the attached sector occurred in the \$300,000 - \$399,999 range.
- For the second month in a row, attached prices remained relatively unchanged at \$336,000, keeping year-to-date figures just below last year’s levels. However, yearly price changes do vary between the semi-detached product, which remains four per cent higher than 2016. The row product is nearly four per cent lower than last year’s levels.

\*See district map on last page.

## MONTHS OF SUPPLY AND PRICE CHANGES

### APARTMENT



Source: CREB®

Sep. 2017

	Sep-16	Sep-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>DETACHED</b>						
Total Sales	943	919	-2.55%	8,830	9,438	6.89%
Total Sales Volume	\$531,515,052	\$511,306,234	-3.80%	\$4,836,600,157	\$5,316,561,817	9.92%
New Listings	1,659	1,873	12.90%	15,008	15,819	5.40%
Inventory	2,830	3,479	22.93%	2,889	2,771	-4.08%
Months of Supply	3.00	3.79	26.14%	2.94	2.64	-10.26%
Sales to New Listings Ratio	56.84%	49.07%	-7.78%	58.84%	59.66%	0.83%
Sales to List Price Ratio	97.35%	97.38%	0.03%	97.06%	97.61%	0.55%
Days on Market	42	42	0.23%	42	36	-14.29%
Benchmark Price	\$503,300	\$508,900	1.11%	\$502,200	\$505,400	0.64%
Median Price	\$490,000	\$482,000	-1.63%	\$480,000	\$497,500	3.65%
Average Price	\$563,643	\$556,372	-1.29%	\$547,746	\$563,314	2.84%
Index	207	209	1.11%	206	207	0.64%
<b>APARTMENT</b>						
Total Sales	200	210	5.00%	2,135	2,244	5.11%
Total Sales Volume	\$60,640,362	\$59,678,268	-1.59%	\$664,173,237	\$665,087,521	0.14%
New Listings	636	628	-1.26%	5,738	6,008	4.71%
Inventory	1,651	1,768	7.09%	1,521	1,655	8.79%
Months of Supply	8.26	8.42	1.99%	6.41	6.64	3.51%
Sales to New Listings Ratio	31.45%	33.44%	1.99%	37.21%	37.35%	0.14%
Sales to List Price Ratio	96.23%	96.60%	0.37%	96.41%	96.48%	0.06%
Days on Market	56	57	0.71%	56	57	1.79%
Benchmark Price	\$271,300	\$263,700	-2.80%	\$276,300	\$264,900	-4.13%
Median Price	\$280,000	\$248,750	-11.16%	\$272,124	\$260,000	-4.46%
Average Price	\$303,202	\$284,182	-6.27%	\$311,088	\$296,385	-4.73%
Index	188	183	-2.77%	191	183	-4.11%
<b>ATTACHED</b>						
Total Sales	336	333	-0.89%	3,030	3,322	9.64%
Total Sales Volume	\$132,899,129	\$137,864,994	3.74%	\$1,217,996,999	\$1,358,103,452	11.50%
New Listings	681	765	12.33%	6,185	6,421	3.82%
Inventory	1,400	1,614	15.29%	1,424	1,389	-2.46%
Months of Supply	4.17	4.85	16.32%	4.23	3.76	-11.03%
Sales to New Listings Ratio	49.34%	43.53%	-5.81%	48.99%	51.74%	2.75%
Sales to List Price Ratio	96.98%	97.37%	0.39%	97.10%	97.35%	0.25%
Days on Market	51	49	-5.24%	49	48	-2.04%
Benchmark Price	\$330,900	\$336,000	1.54%	\$333,878	\$332,256	-0.49%
Median Price	\$340,000	\$350,000	2.94%	\$343,000	\$345,000	0.58%
Average Price	\$395,533	\$414,009	4.67%	\$401,979	\$408,821	1.70%
Index	196	199	1.53%	197	196	-0.49%
<b>CITY OF CALGARY</b>						
Total Sales	1,479	1,462	-1.15%	13,995	15,004	7.21%
Total Sales Volume	\$725,054,543	\$708,849,496	-2.24%	\$6,718,770,394	\$7,339,752,790	9.24%
New Listings	2,976	3,266	9.74%	26,931	28,248	4.89%
Inventory	5,881	6,861	16.66%	5,834	5,815	-0.33%
Months of Supply	3.98	4.69	18.02%	3.75	3.49	-7.03%
Sales to New Listings Ratio	49.70%	44.76%	-4.93%	51.97%	53.12%	1.15%
Sales to List Price Ratio	97.19%	97.31%	0.13%	97.01%	97.46%	0.45%
Days on Market	46	45	-0.80%	45	42	-6.67%
Benchmark Price	\$438,200	\$441,500	0.75%	\$439,611	\$438,322	-0.29%
Median Price	\$432,500	\$422,750	-2.25%	\$426,362	\$436,000	2.26%
Average Price	\$490,233	\$484,849	-1.10%	\$480,084	\$489,186	1.90%
Index	202	203	0.74%	202	202	-0.30%

For a list of definitions, see page 26.

Sep. 2017

	Sep-16	Sep-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	155	144	-7.10%	1,347	1,458	8.24%
Total Sales Volume	\$73,897,807	\$72,750,300	-1.55%	\$657,636,391	\$727,465,724	10.62%
Share of Sales with Condo Title	20.00%	22.92%	2.92%	16.32%	16.28%	-0.04%
New Listings	268	322	20.15%	2,498	2,561	2.52%
Inventory	508	621	22.24%	536	511	-4.60%
Months of Supply	3.28	4.31	31.58%	3.58	3.16	-11.86%
Sales to New Listings Ratio	57.84%	44.72%	-13.12%	53.92%	56.93%	3.01%
Sales to List Price Ratio	96.96%	97.51%	0.54%	97.11%	97.51%	0.40%
Days on Market	50	44	-11.76%	45	44	-2.22%
Benchmark Price	\$406,200	\$419,400	3.25%	\$404,089	\$421,533	4.32%
Median Price	\$405,000	\$423,000	4.44%	\$395,000	\$405,000	2.53%
Average Price	\$476,760	\$505,210	5.97%	\$488,223	\$498,948	2.20%
Index	203	210	3.24%	202	211	4.32%
<b>CITY OF CALGARY ROW</b>						
Total Sales	181	189	4.42%	1,683	1,864	10.75%
Total Sales Volume	\$59,001,322	\$65,114,694	10.36%	\$560,360,607	\$630,637,728	12.54%
Share of Sales with Condo Title	92.27%	94.18%	1.91%	93.75%	94.97%	1.22%
New Listings	413	443	7.26%	3,687	3,860	4.69%
Inventory	892	993	11.32%	888	877	-1.16%
Months of Supply	4.93	5.25	6.61%	4.75	4.24	-10.76%
Sales to New Listings Ratio	43.83%	42.66%	-1.16%	45.65%	48.29%	2.64%
Sales to List Price Ratio	97.01%	97.22%	0.21%	97.10%	97.16%	0.07%
Days on Market	52	52	-0.68%	52	51	-1.92%
Benchmark Price	\$305,300	\$306,900	0.52%	\$310,489	\$298,578	-3.84%
Median Price	\$310,000	\$319,000	2.90%	\$310,000	\$310,000	0.00%
Average Price	\$325,974	\$344,522	5.69%	\$332,953	\$338,325	1.61%
Index	191	192	0.52%	195	187	-3.84%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	336	333	-0.89%	3,030	3,322	9.64%
Total Sales Volume	\$132,899,129	\$137,864,994	3.74%	\$1,217,996,999	\$1,358,103,452	11.50%
Share of Sales with Condo Title	58.93%	63.36%	7.53%	59.45%	60.56%	1.86%
New Listings	681	765	12.33%	6,185	6,421	3.82%
Inventory	1,400	1,614	15.29%	1,424	1,389	-2.46%
Months of Supply	4.17	4.85	16.32%	4.23	3.76	-11.03%
Sales to New Listings Ratio	49.34%	43.53%	-5.81%	48.99%	51.74%	2.75%
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Average Price	\$395,533	\$414,009	4.67%	\$401,979	\$408,821	1.70%
Index	196	199	1.53%	197	196	-0.49%

For a list of definitions, see page 26.

September 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	101	218	46.33%	447	4.43	\$694,400	3.43%	-0.33%
North East	122	248	49.19%	498	4.08	\$382,700	-0.93%	-0.85%
North	105	285	36.84%	553	5.27	\$440,100	-0.99%	-0.74%
North West	136	244	55.74%	405	2.98	\$547,100	-0.56%	-0.62%
West	97	212	45.75%	372	3.84	\$736,400	5.17%	-0.34%
South	181	343	52.77%	644	3.56	\$483,400	1.58%	0.00%
South East	152	269	56.51%	447	2.94	\$451,600	1.03%	-0.29%
East	25	55	45.45%	113	4.52	\$357,900	-0.61%	0.34%
<b>TOTAL CITY</b>	<b>919</b>	<b>1,873</b>	<b>49.07%</b>	<b>3,479</b>	<b>3.79</b>	<b>\$508,900</b>	<b>1.11%</b>	<b>-0.39%</b>
<b>Apartment</b>								
City Centre	97	310	31.29%	854	8.80	\$289,600	-2.52%	0.98%
North East	9	41	21.95%	97	10.78	\$232,400	-2.68%	0.78%
North	13	32	40.63%	102	7.85	\$221,000	-2.47%	-0.94%
North West	25	64	39.06%	148	5.92	\$246,900	-1.20%	1.69%
West	22	62	35.48%	187	8.50	\$247,800	-3.43%	-3.62%
South	22	64	34.38%	200	9.09	\$235,600	-3.80%	-0.46%
South East	16	40	40.00%	122	7.63	\$252,100	-2.44%	-0.75%
East	6	15	40.00%	58	9.67	\$194,500	-4.75%	2.31%
<b>TOTAL CITY</b>	<b>210</b>	<b>628</b>	<b>33.44%</b>	<b>1,768</b>	<b>8.42</b>	<b>\$263,700</b>	<b>-2.80%</b>	<b>0.15%</b>
<b>Semi-detached</b>								
City Centre	43	119	36.13%	240	5.58	\$762,300	6.29%	0.67%
North East	16	35	45.71%	75	4.69	\$304,800	0.36%	-1.26%
North	11	21	52.38%	39	3.55	\$321,700	-1.62%	-1.26%
North West	14	35	40.00%	64	4.57	\$389,000	3.57%	0.08%
West	12	26	46.15%	57	4.75	\$518,900	5.79%	-0.27%
South	25	42	59.52%	70	2.80	\$345,900	1.29%	0.09%
South East	12	27	44.44%	38	3.17	\$322,100	2.61%	-0.06%
East	11	17	64.71%	38	3.45	\$301,400	0.17%	-0.36%
<b>TOTAL CITY</b>	<b>144</b>	<b>322</b>	<b>44.72%</b>	<b>621</b>	<b>4.31</b>	<b>\$419,400</b>	<b>3.25%</b>	<b>-0.05%</b>
<b>Row</b>								
City Centre	26	92	28.26%	187	7.19	\$479,200	3.97%	-1.24%
North East	18	59	30.51%	129	7.17	\$208,400	-2.43%	-1.65%
North	20	49	40.82%	117	5.85	\$267,900	1.48%	0.68%
North West	35	53	66.04%	126	3.60	\$311,300	-1.58%	-0.06%
West	23	54	42.59%	121	5.26	\$354,400	0.77%	0.60%
South	30	74	40.54%	153	5.10	\$272,200	-0.58%	0.67%
South East	31	52	59.62%	121	3.90	\$297,300	0.61%	0.34%
East	6	11	54.55%	39	6.50	\$186,100	0.22%	-1.53%
<b>TOTAL CITY</b>	<b>189</b>	<b>443</b>	<b>42.66%</b>	<b>993</b>	<b>5.25</b>	<b>\$306,900</b>	<b>0.52%</b>	<b>-0.03%</b>

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

## City of Calgary

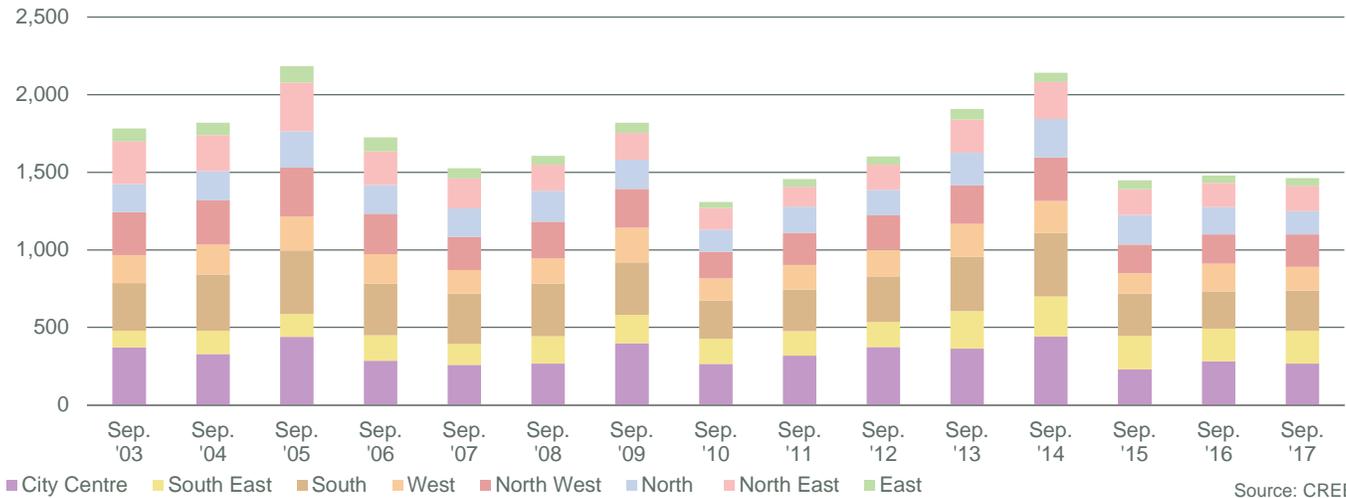
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Sep. 2017

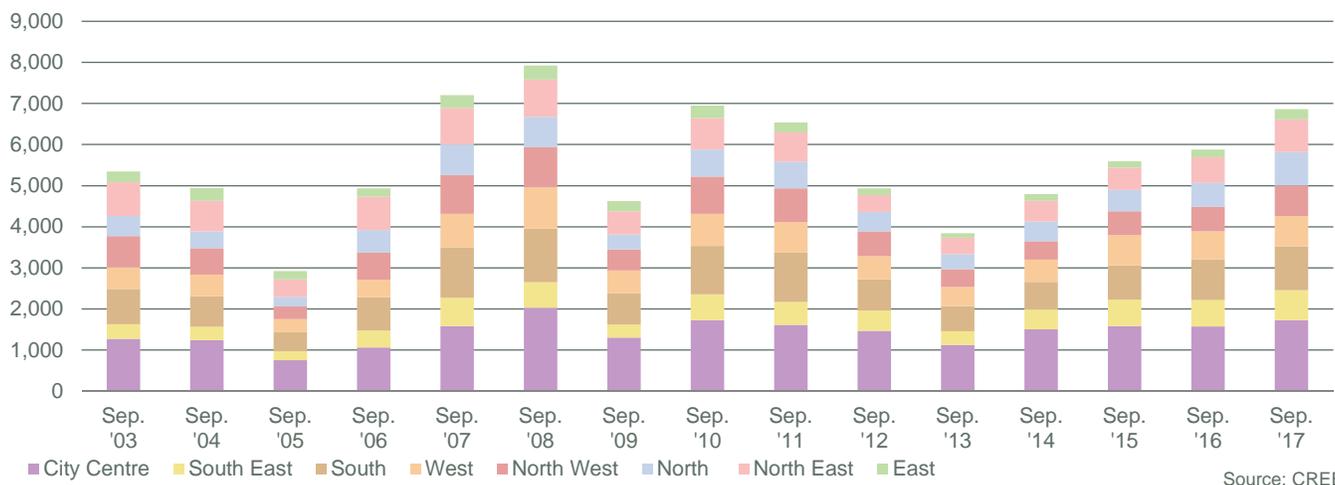
TOTAL SALES

SEPTEMBER



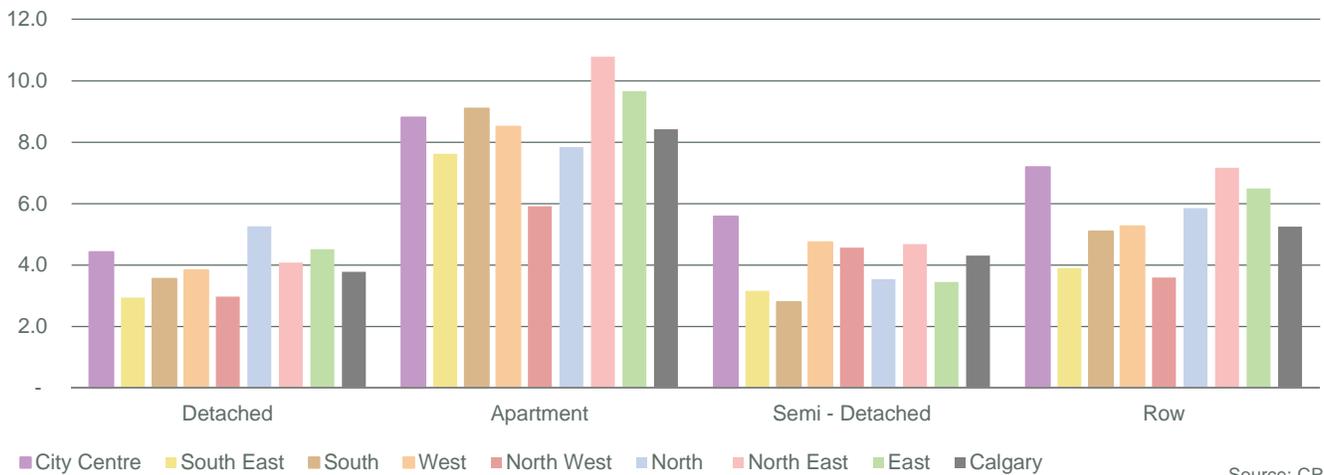
TOTAL INVENTORY

SEPTEMBER

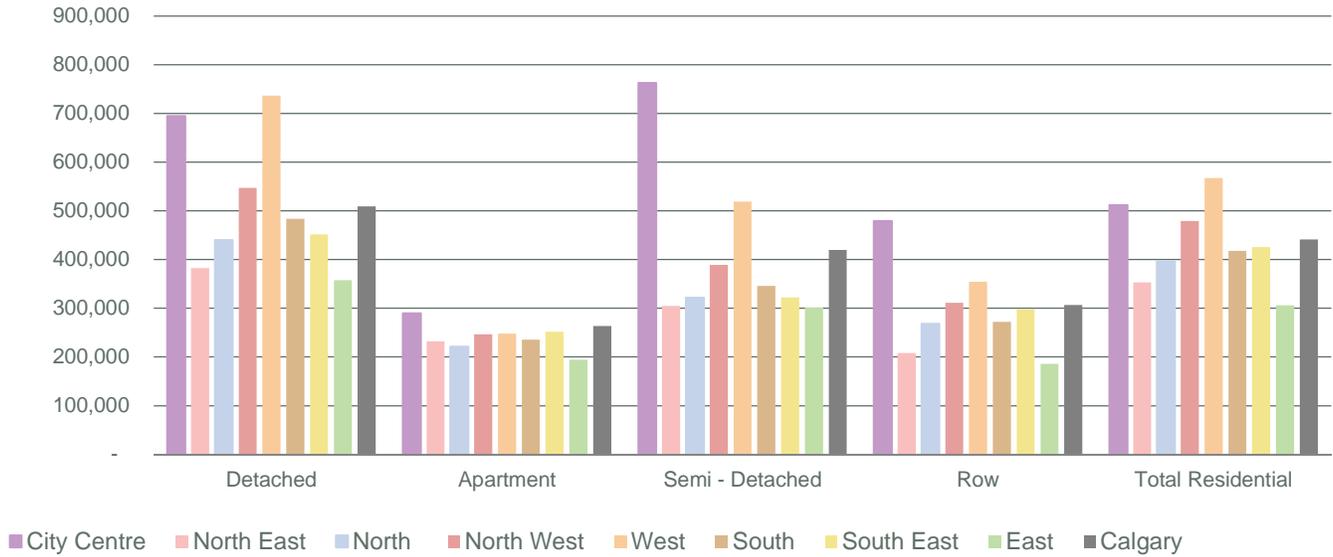


MONTHS OF SUPPLY

SEPTEMBER

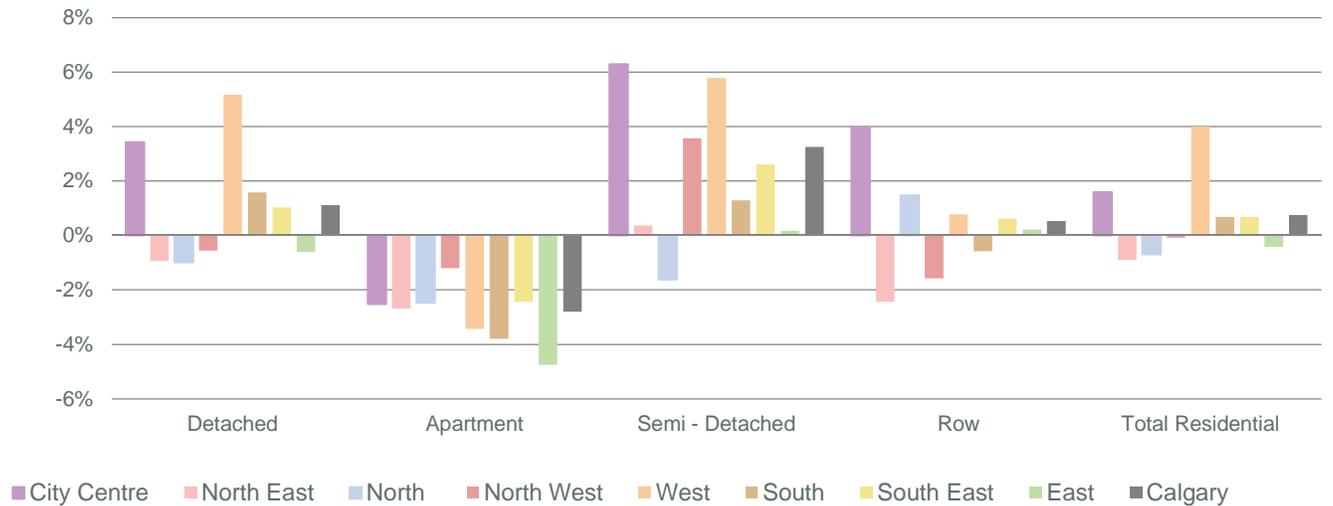


## BENCHMARK PRICE - SEPTEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

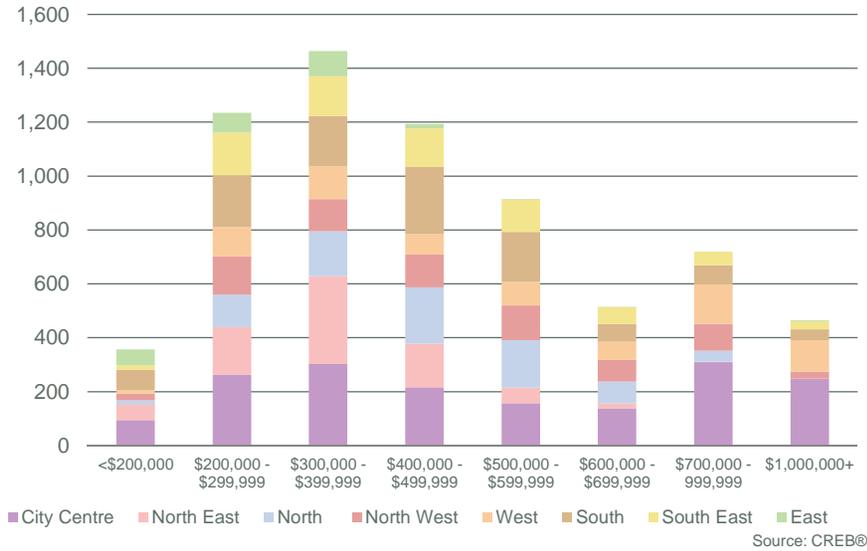


Source: CREB®

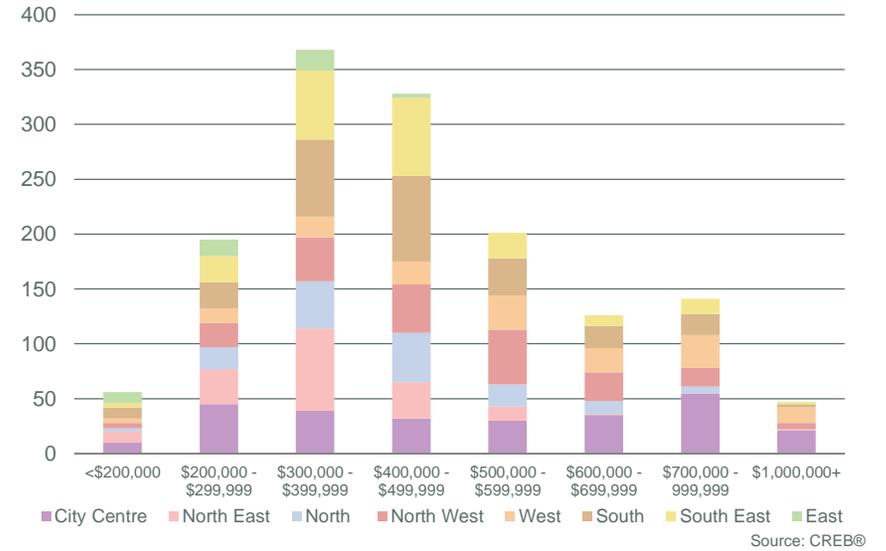
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

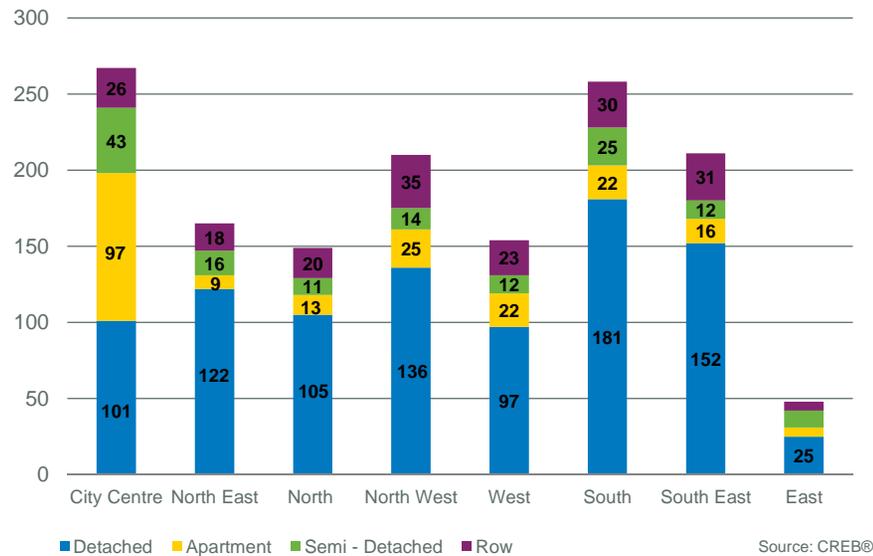
TOTAL INVENTORY BY PRICE RANGE - SEPTEMBER



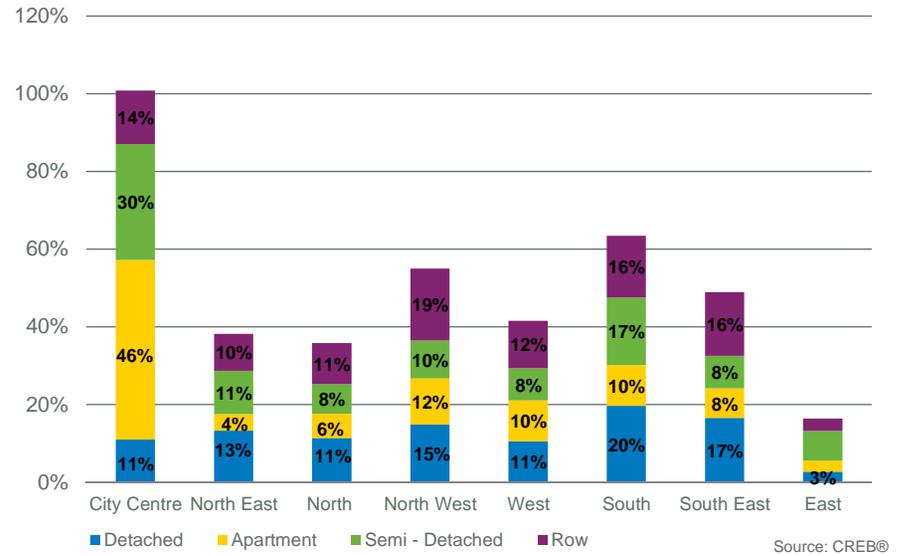
TOTAL SALES BY PRICE RANGE - SEPTEMBER



SALES BY PROPERTY TYPE - SEPTEMBER



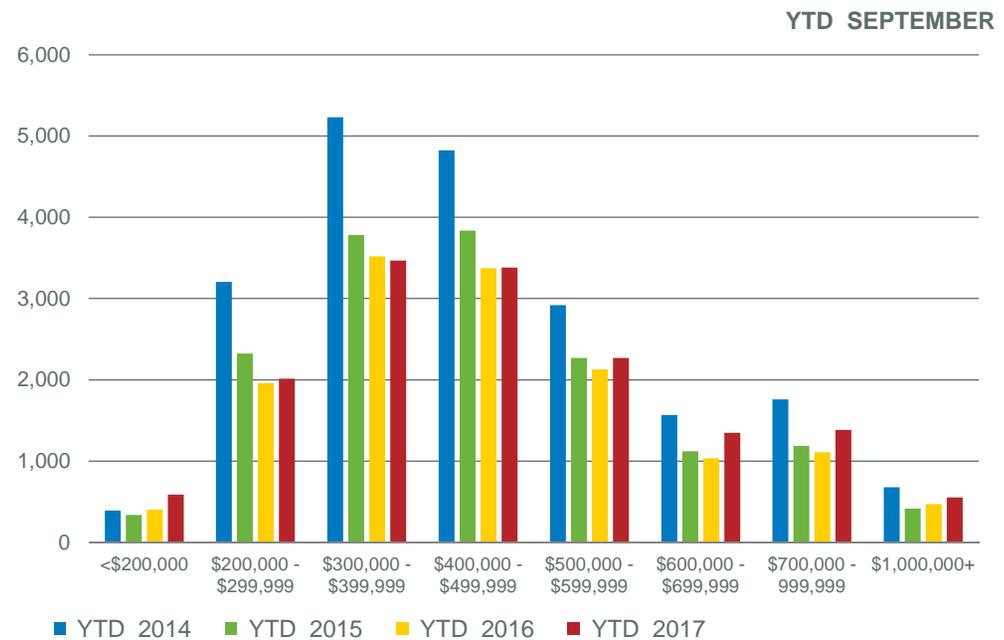
SHARE OF CITY WIDE SALES - SEPTEMBER



	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	1,570	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	445,100	443,000	439,900	438,400	437,300	437,800	438,200	438,600	438,200	437,500	434,700	434,100
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	201	202	202	202	202	202	200	200
<b>2017</b>												
Sales	943	1,334	1,890	1,902	2,111	2,136	1,629	1,597	1,462			
New Listings	2,383	2,459	3,241	3,295	3,865	3,755	2,979	3,005	3,266			
Inventory	4,110	4,502	5,125	5,517	6,217	6,674	6,702	6,625	6,861			
Days on Market	53	48	42	39	37	38	43	46	45			
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500			
Median Price	425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	422,750			
Average Price	467,509	480,786	490,980	495,555	504,316	500,889	478,307	478,712	484,849			
Index	200	200	200	201	202	203	204	204	203			

	Sep-16	Sep-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	50	56	402	586
\$200,000 - \$299,999	189	195	1,961	2,012
\$300,000 - \$349,999	167	167	1,552	1,561
\$350,000 - \$399,999	190	201	1,966	1,907
\$400,000 - \$449,999	199	199	1,910	1,847
\$450,000 - \$499,999	155	129	1,463	1,533
\$500,000 - \$549,999	127	114	1,208	1,276
\$550,000 - \$599,999	92	87	921	994
\$600,000 - \$649,999	74	80	564	740
\$650,000 - \$699,999	59	46	470	609
\$700,000 - \$799,999	72	76	587	724
\$800,000 - \$899,999	37	44	336	447
\$900,000 - \$999,999	23	21	184	213
\$1,000,000 - \$1,249,999	19	26	211	285
\$1,250,000 - \$1,499,999	7	9	110	134
\$1,500,000 - \$1,749,999	6	5	68	58
\$1,750,000 - \$1,999,999	2	1	32	32
\$2,000,000 - \$2,499,999	7	1	29	18
\$2,500,000 - \$2,999,999	1	-	12	15
\$3,000,000 - \$3,499,999	2	3	4	4
\$3,500,000 - \$3,999,999	-	2	2	6
\$4,000,000 +	1	-	3	2
	1,479	1,462	13,995	15,004

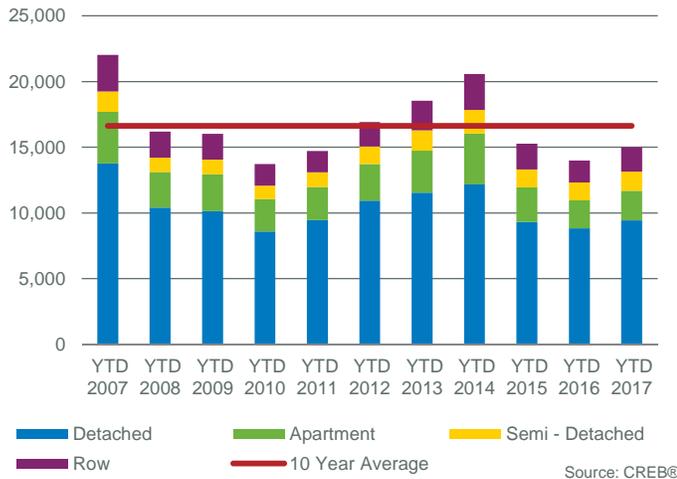
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

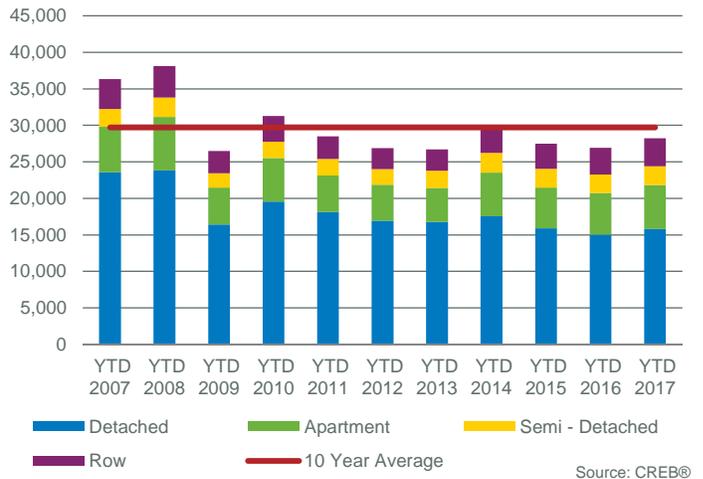
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER



CITY OF CALGARY TOTAL NEW LISTINGS

YTD SEPTEMBER



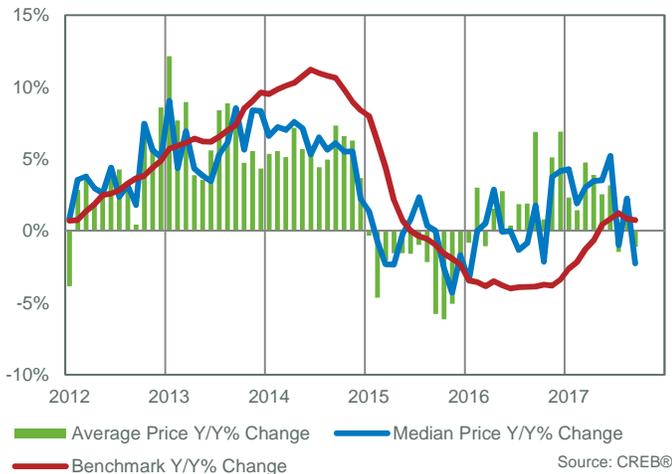
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



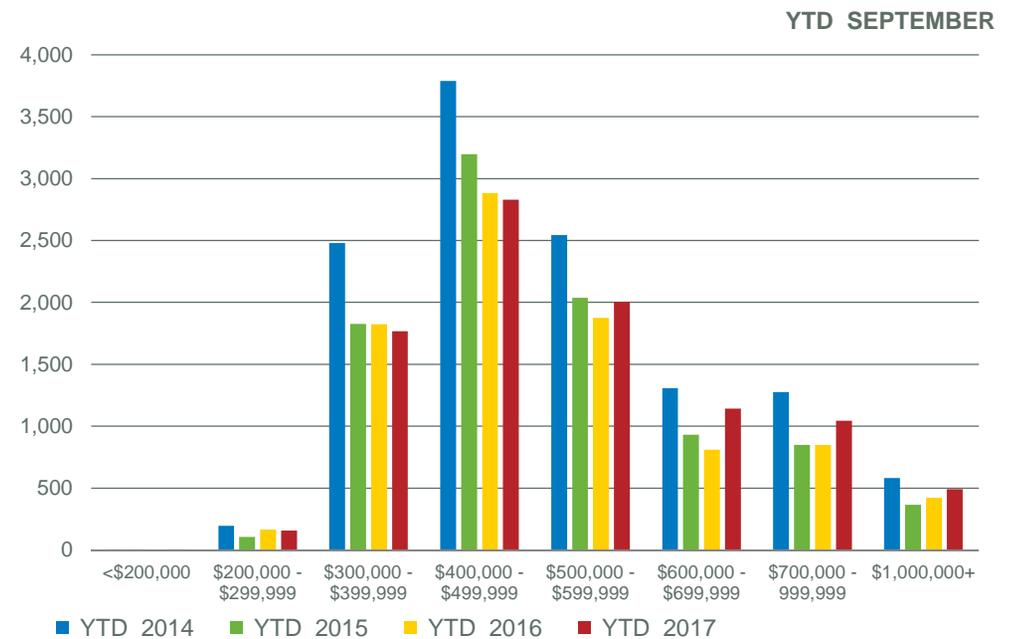
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
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	506,500	503,300	500,900	500,100	499,400	500,900	502,100	503,300	503,300	503,100	498,900	498,900
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	205	205	206	206	207	207	206	205	205
<b>2017</b>												
Sales	582	822	1,171	1,193	1,372	1,381	1,013	985	919			
New Listings	1,229	1,293	1,796	1,861	2,239	2,166	1,688	1,674	1,873			
Inventory	1,848	1,995	2,324	2,541	2,966	3,228	3,281	3,277	3,479			
Days on Market	46	42	38	32	31	32	38	40	42			
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900			
Median Price	485,000	492,250	490,000	502,500	510,000	513,000	496,000	491,000	482,000			
Average Price	545,302	557,661	571,725	562,810	580,951	569,822	553,782	551,876	556,372			
Index	205	205	205	206	208	209	210	210	209			

	Sep-16	Sep-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	1	4
\$200,000 - \$299,999	17	13	164	156
\$300,000 - \$349,999	59	74	536	564
\$350,000 - \$399,999	125	136	1,287	1,203
\$400,000 - \$449,999	163	164	1,602	1,493
\$450,000 - \$499,999	132	103	1,282	1,337
\$500,000 - \$549,999	110	102	1,070	1,113
\$550,000 - \$599,999	89	78	805	890
\$600,000 - \$649,999	60	68	458	630
\$650,000 - \$699,999	36	37	353	512
\$700,000 - \$799,999	57	53	431	544
\$800,000 - \$899,999	32	29	271	337
\$900,000 - \$999,999	21	17	147	164
\$1,000,000 - \$1,249,999	15	25	179	244
\$1,250,000 - \$1,499,999	7	8	104	118
\$1,500,000 - \$1,749,999	6	5	66	55
\$1,750,000 - \$1,999,999	2	1	29	31
\$2,000,000 - \$2,499,999	7	1	27	17
\$2,500,000 - \$2,999,999	1	-	11	15
\$3,000,000 - \$3,499,999	2	3	4	4
\$3,500,000 - \$3,999,999	-	2	2	6
\$4,000,000 +	1	-	1	1
	943	919	8,830	9,438

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD SEPTEMBER



Source: CREB®

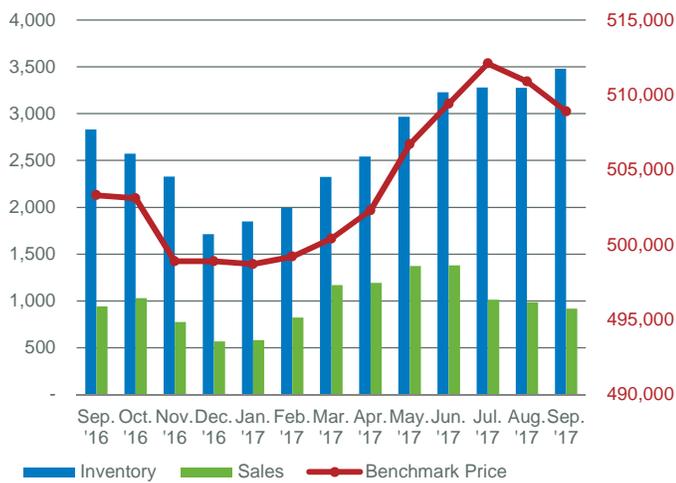
CITY OF CALGARY DETACHED NEW LISTINGS

YTD SEPTEMBER



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

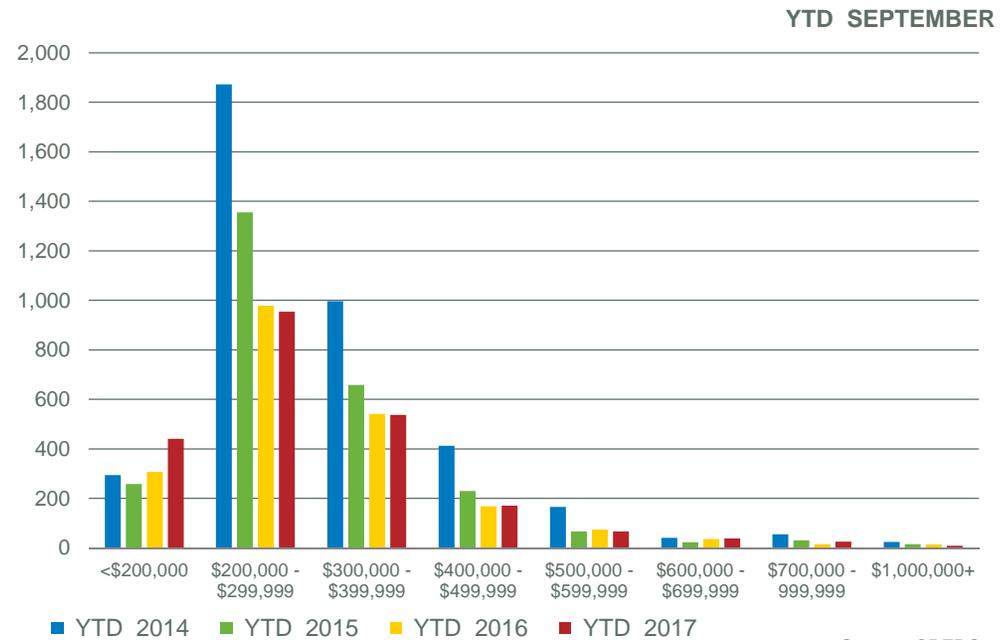


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
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	280,800	282,500	279,100	276,800	275,000	275,500	274,000	271,700	271,300	270,400	268,700	266,500
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	194	196	193	192	190	191	190	188	188	187	186	184
<b>2017</b>												
Sales	151	235	297	283	282	284	254	248	210			
New Listings	624	583	726	691	768	729	614	645	628			
Inventory	1,267	1,391	1,579	1,654	1,782	1,872	1,814	1,769	1,768			
Days on Market	68	66	56	49	55	55	59	63	57			
Benchmark Price	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700			
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	248,750			
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	287,968	284,182			
Index	183	183	183	183	185	184	184	182	183			

	Sep-16	Sep-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	34	40	307	440
\$200,000 - \$299,999	78	95	979	954
\$300,000 - \$349,999	35	31	332	327
\$350,000 - \$399,999	18	17	209	210
\$400,000 - \$449,999	13	9	103	108
\$450,000 - \$499,999	7	10	66	63
\$500,000 - \$549,999	7	2	45	45
\$550,000 - \$599,999	-	2	29	22
\$600,000 - \$649,999	4	2	21	24
\$650,000 - \$699,999	3	1	15	15
\$700,000 - \$799,999	1	-	8	12
\$800,000 - \$899,999	-	-	4	5
\$900,000 - \$999,999	-	-	3	9
\$1,000,000 - \$1,249,999	-	-	3	3
\$1,250,000 - \$1,499,999	-	1	4	2
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	2	1
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	2	1
	200	210	2,135	2,244

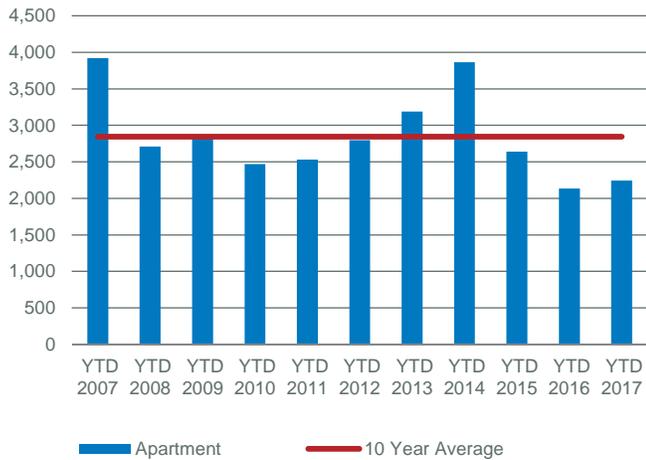
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD SEPTEMBER



Source: CREB®

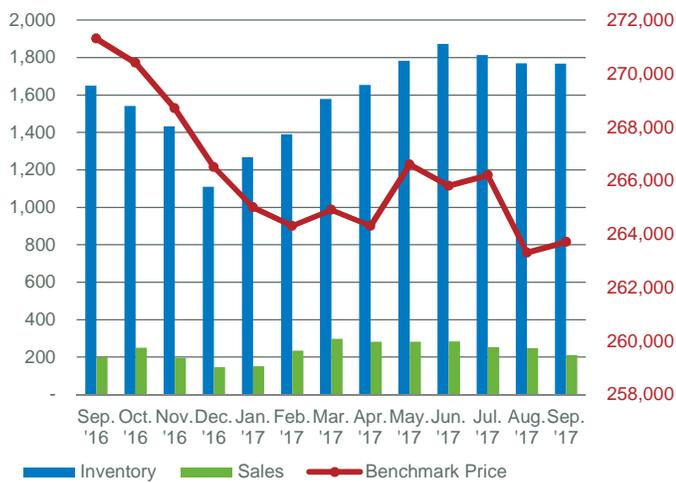
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD SEPTEMBER



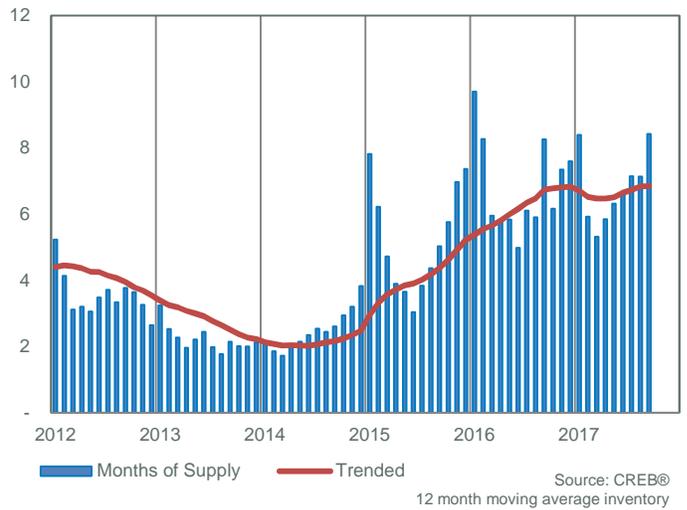
Source: CREB®

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



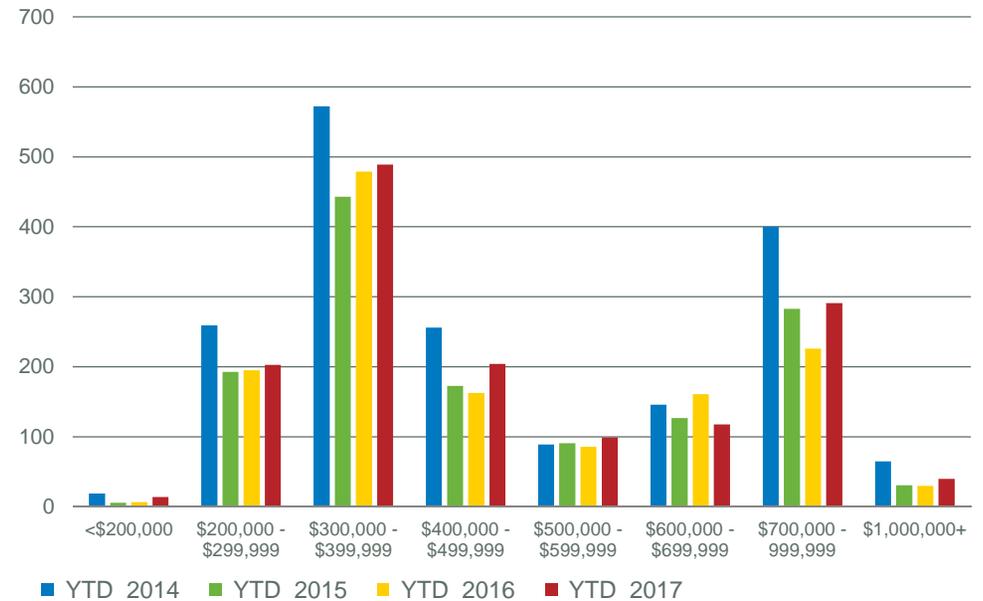
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
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	408,200	404,800	402,000	401,200	400,600	403,600	404,200	406,000	406,200	406,600	404,600	406,200
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	204	203	201	201	201	202	202	203	203	204	203	203
<b>2017</b>												
Sales	83	126	199	205	186	191	147	177	144			
New Listings	199	236	301	269	332	341	280	281	322			
Inventory	376	436	454	455	519	562	592	587	621			
Days on Market	61	53	40	46	42	40	44	42	44			
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400			
Median Price	375,000	386,858	396,000	437,500	405,250	400,000	395,000	396,000	423,000			
Average Price	482,059	477,825	494,291	526,001	494,846	513,114	501,732	477,421	505,210			
Index	204	210	212	213	214	216	211	210	210			

	Sep-16	Sep-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	7	14
\$200,000 - \$299,999	25	26	195	203
\$300,000 - \$349,999	32	13	230	219
\$350,000 - \$399,999	19	21	249	270
\$400,000 - \$449,999	15	17	98	147
\$450,000 - \$499,999	8	6	65	57
\$500,000 - \$549,999	5	6	37	55
\$550,000 - \$599,999	1	4	49	44
\$600,000 - \$649,999	9	4	69	51
\$650,000 - \$699,999	17	6	92	67
\$700,000 - \$799,999	13	21	135	155
\$800,000 - \$899,999	4	14	59	100
\$900,000 - \$999,999	2	4	32	36
\$1,000,000 - \$1,249,999	4	-	28	33
\$1,250,000 - \$1,499,999	-	-	2	7
\$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 +	-	-	-	-
	155	144	1,347	1,458

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

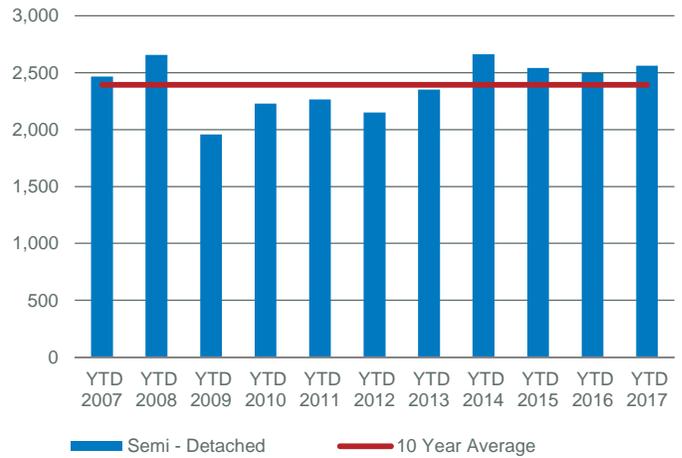
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



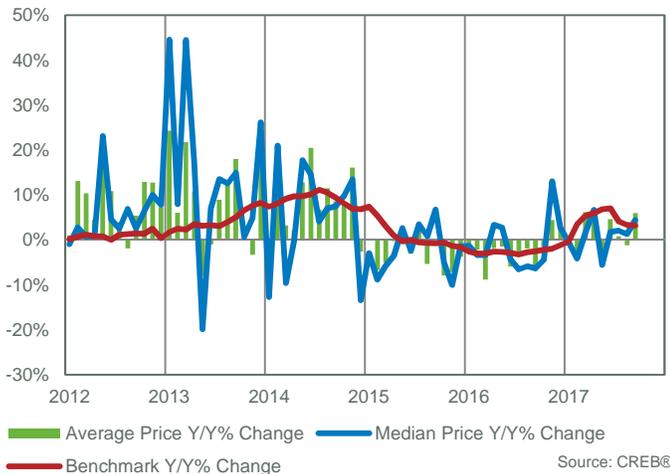
Source: CREB®

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



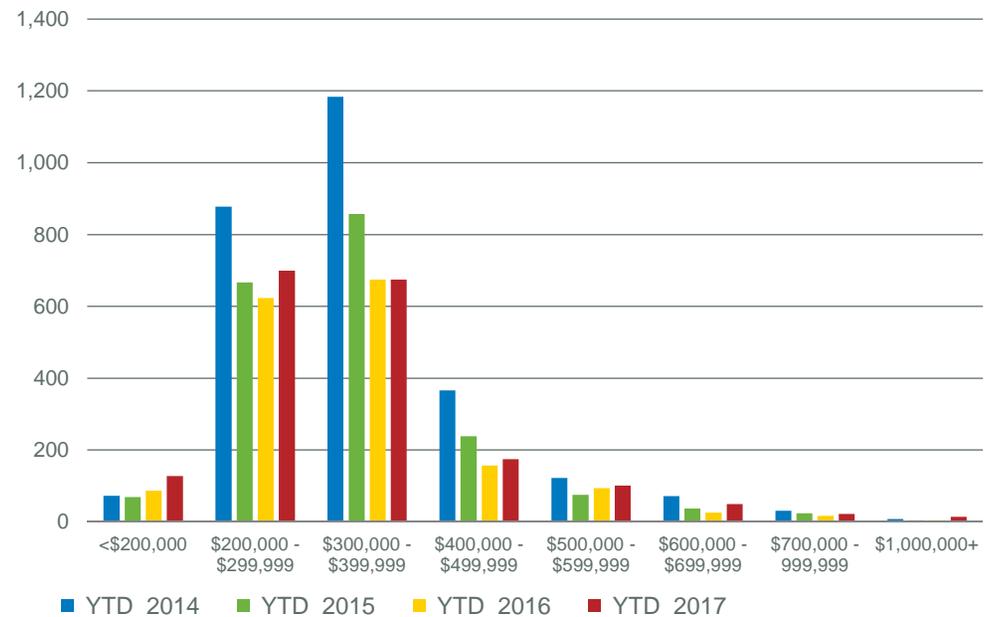
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	99	159	184	185	241	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	319,800	316,800	313,400	310,900	310,100	306,400	305,800	305,900	305,300	303,500	302,900	303,100
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	200	199	196	195	194	192	192	192	191	190	190	190
<b>2017</b>												
Sales	127	151	223	221	271	280	215	187	189			
New Listings	331	347	418	474	526	519	397	405	443			
Inventory	619	680	768	867	950	1,012	1,015	992	993			
Days on Market	63	48	51	57	45	47	49	56	52			
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900			
Median Price	305,000	311,000	303,000	309,000	310,000	310,000	307,000	305,500	319,000			
Average Price	321,553	323,565	344,844	350,371	338,564	332,645	333,106	347,520	344,522			
Index	190	183	183	184	183	184	192	192	192			

	Sep-16	Sep-17	YTD 2016	YTD 2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	14	14	87	128
\$200,000 - \$299,999	69	61	623	699
\$300,000 - \$349,999	41	49	454	451
\$350,000 - \$399,999	28	27	221	224
\$400,000 - \$449,999	8	9	107	99
\$450,000 - \$499,999	8	10	50	76
\$500,000 - \$549,999	5	4	56	63
\$550,000 - \$599,999	2	3	38	38
\$600,000 - \$649,999	1	6	16	35
\$650,000 - \$699,999	3	2	10	15
\$700,000 - \$799,999	1	2	13	13
\$800,000 - \$899,999	1	1	2	5
\$900,000 - \$999,999	-	-	2	4
\$1,000,000 - \$1,249,999	-	1	1	5
\$1,250,000 - \$1,499,999	-	-	-	7
\$1,500,000 - \$1,749,999	-	-	2	2
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	181	189	1,683	1,864

CITY OF CALGARY ROW SALES BY PRICE RANGE

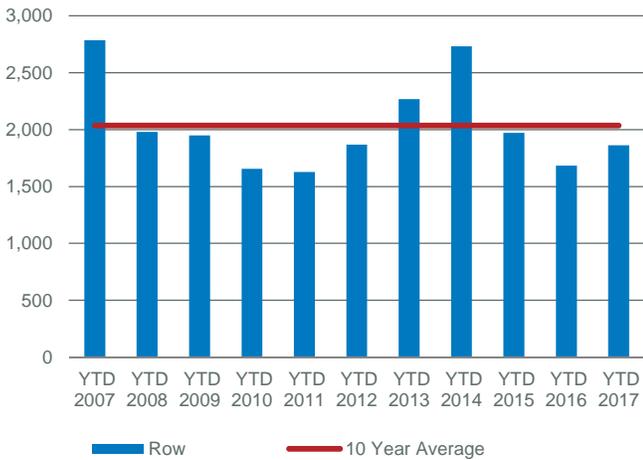
YTD SEPTEMBER



Source: CREB®

CITY OF CALGARY ROW SALES

YTD SEPTEMBER



Source: CREB®

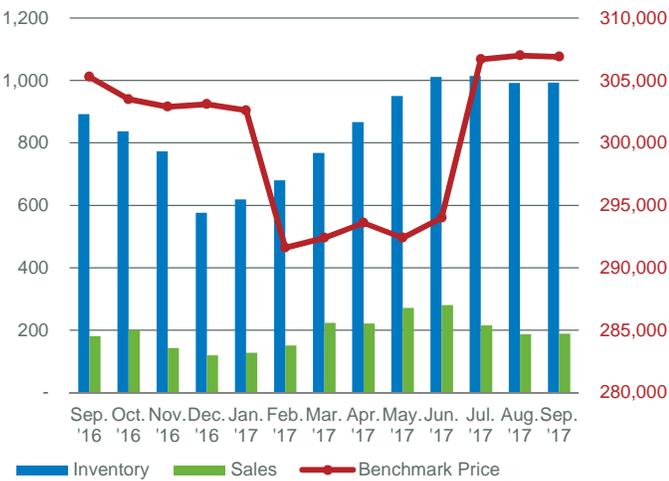
CITY OF CALGARY ROW NEW LISTINGS

YTD SEPTEMBER



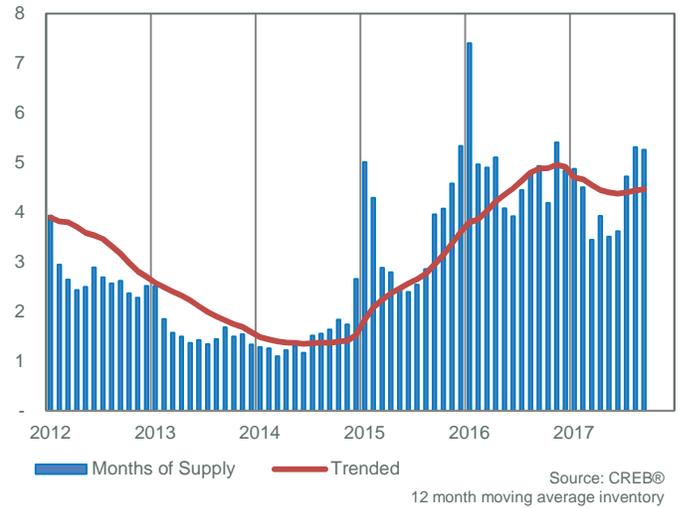
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



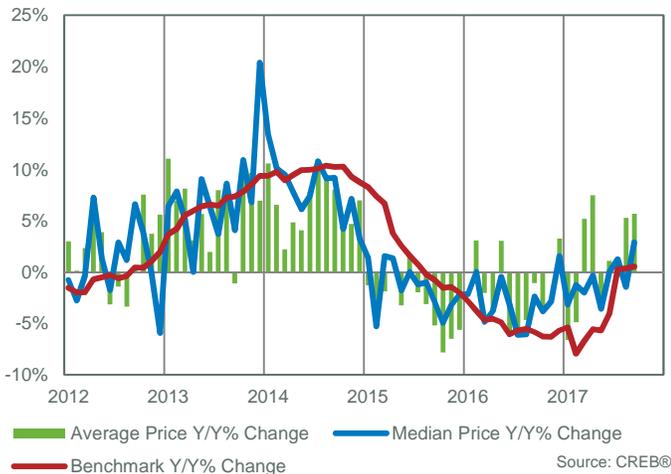
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



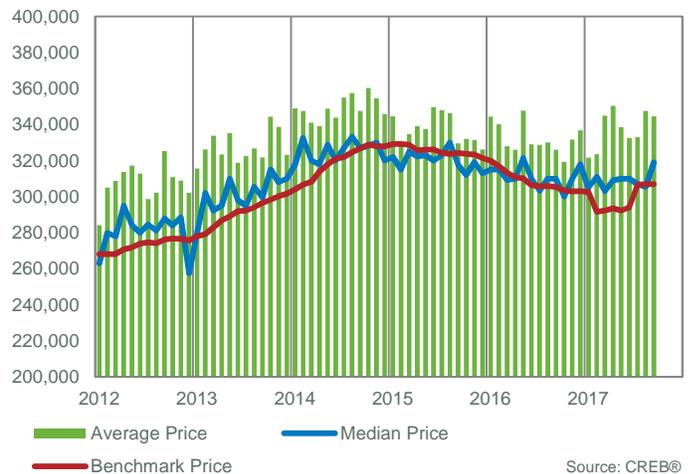
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

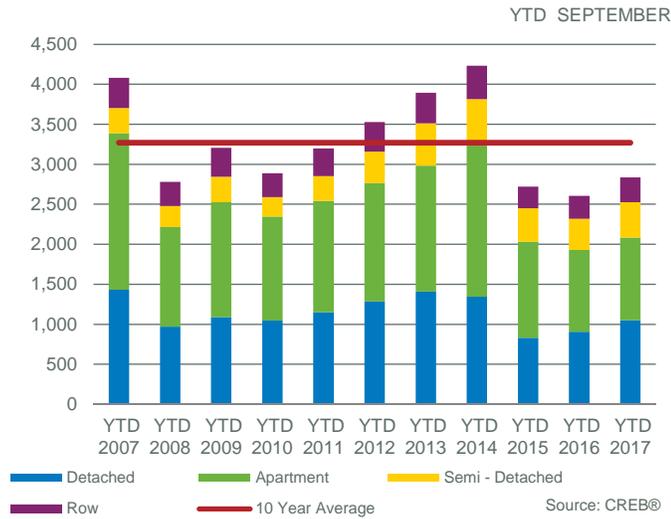
CITY OF CALGARY ROW PRICES



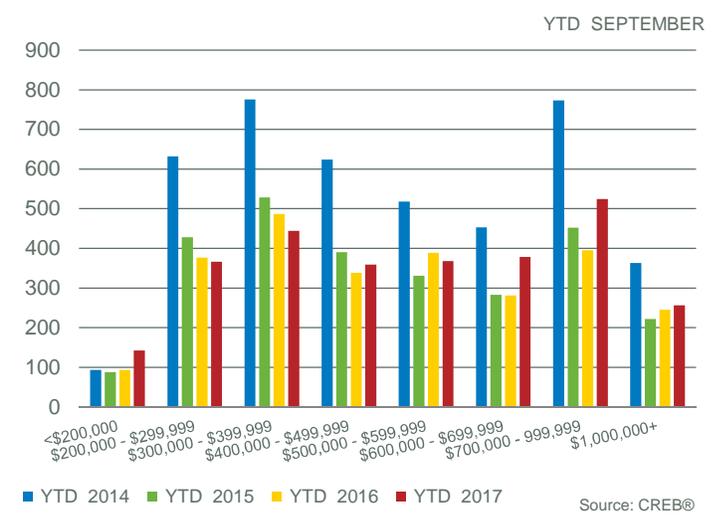
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



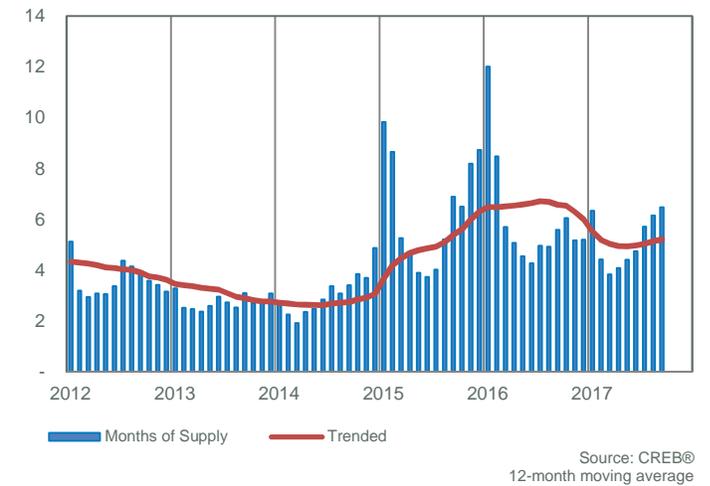
CITY CENTRE TOTAL SALES BY PRICE RANGE



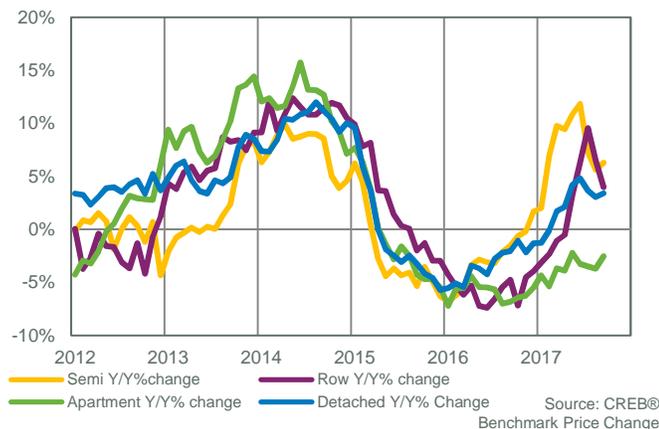
CITY CENTRE INVENTORY AND SALES



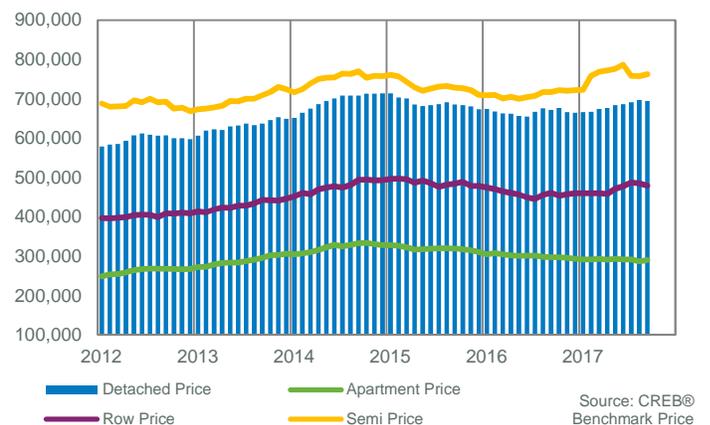
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE



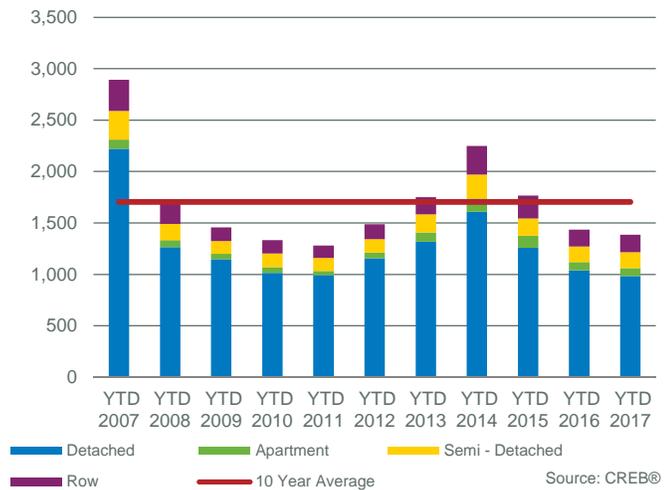
CITY CENTRE PRICES



**NORTHEAST**

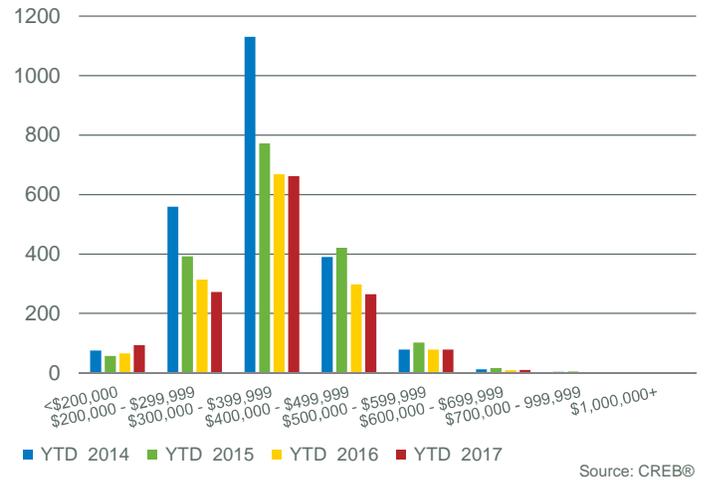
**NORTHEAST TOTAL SALES**

YTD SEPTEMBER



**NORTHEAST TOTAL SALES BY PRICE RANGE**

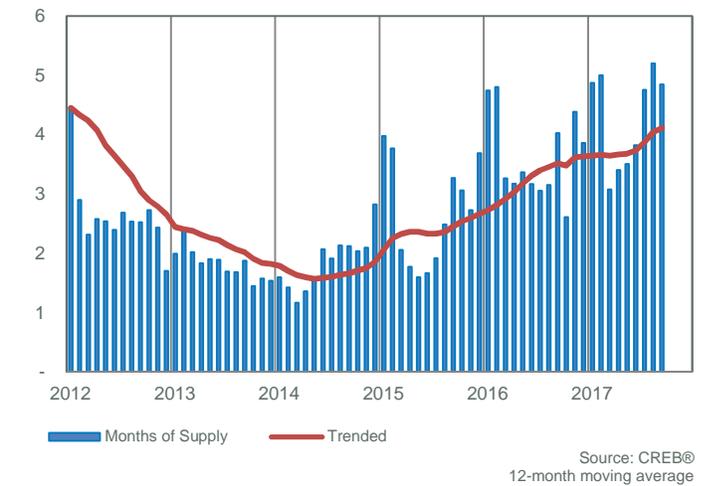
YTD SEPTEMBER



**NORTHEAST INVENTORY AND SALES**



**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

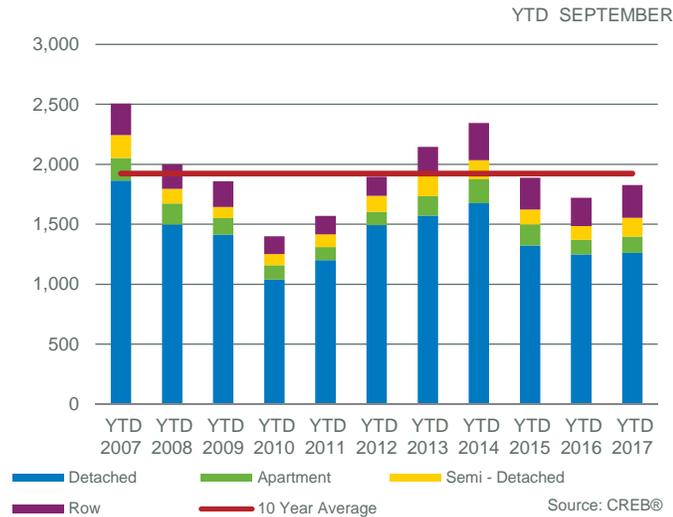


**NORTHEAST PRICES**

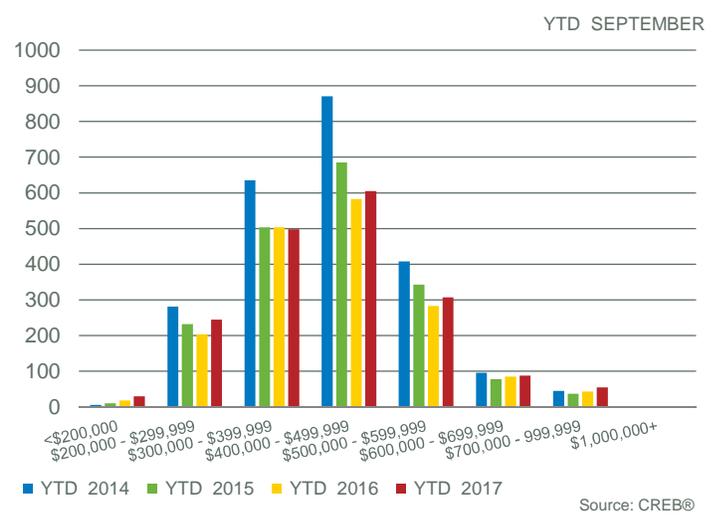


**NORTH**

**NORTH TOTAL SALES**



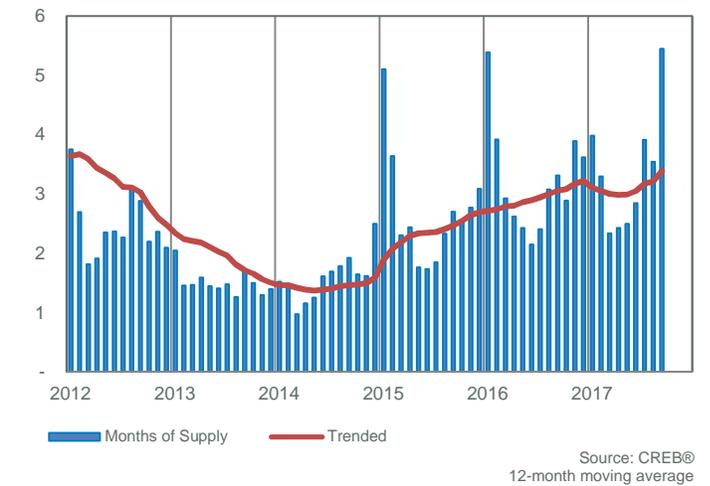
**NORTH TOTAL SALES BY PRICE RANGE**



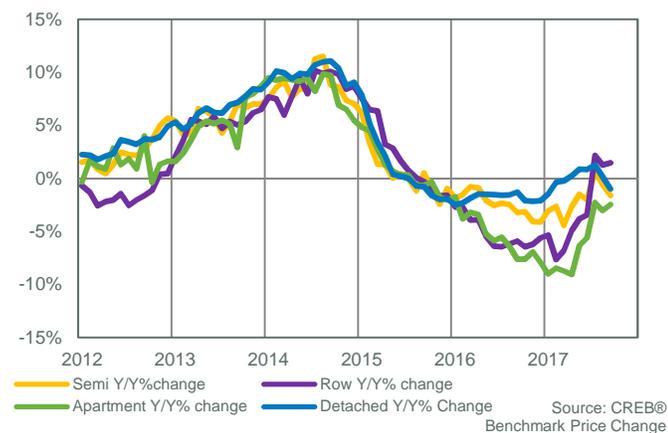
**NORTH INVENTORY AND SALES**



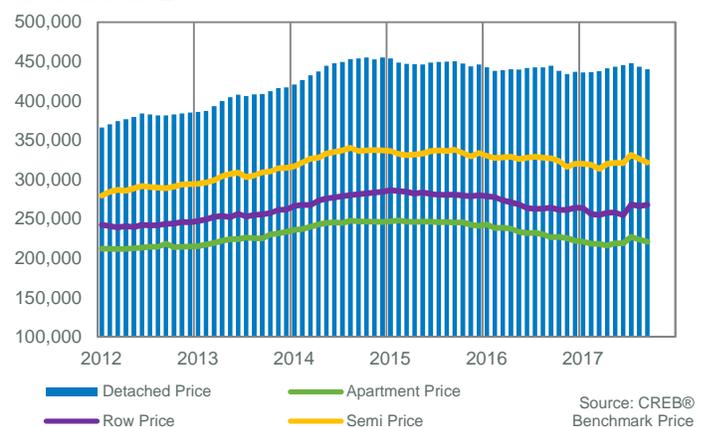
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**



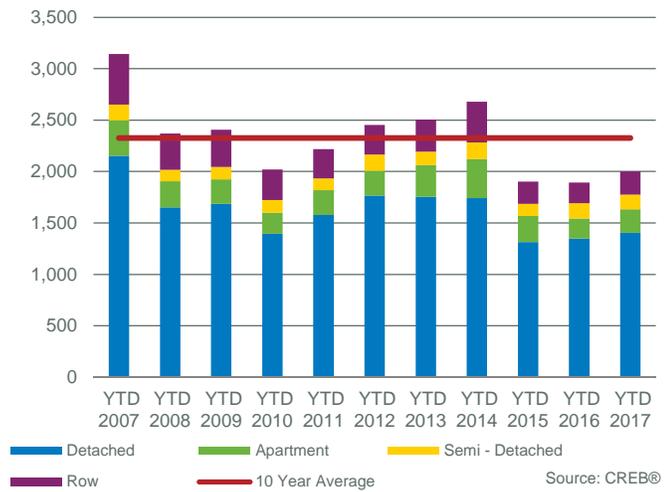
**NORTH PRICES**



**NORTHWEST**

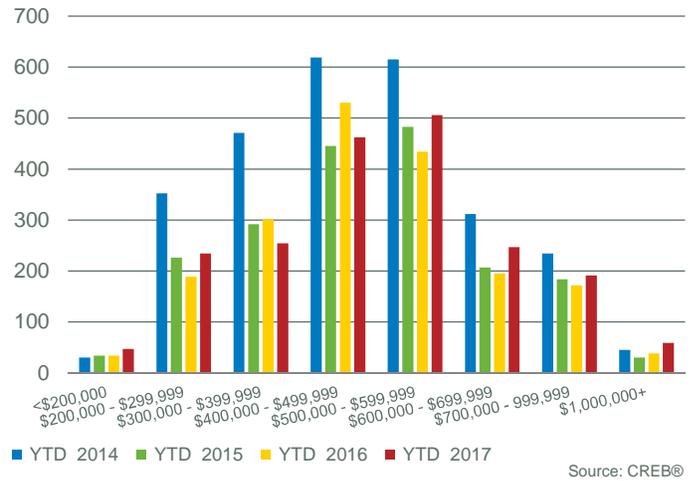
**NORTHWEST TOTAL SALES**

YTD SEPTEMBER



**NORTHWEST TOTAL SALES BY PRICE RANGE**

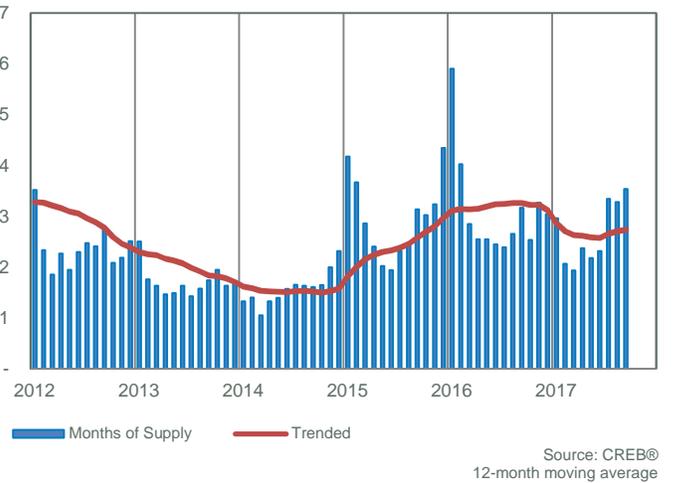
YTD SEPTEMBER



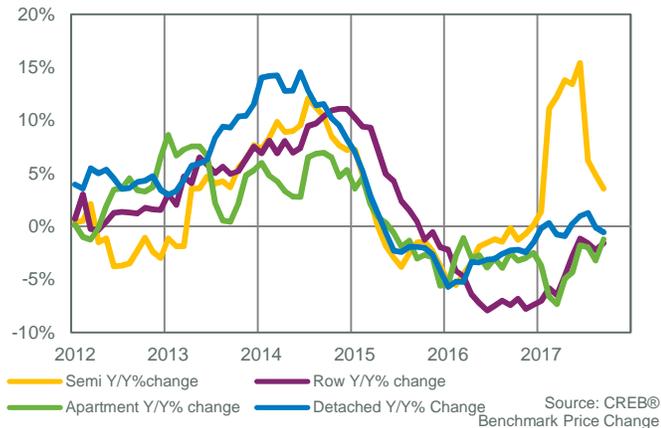
**NORTHWEST INVENTORY AND SALES**



**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

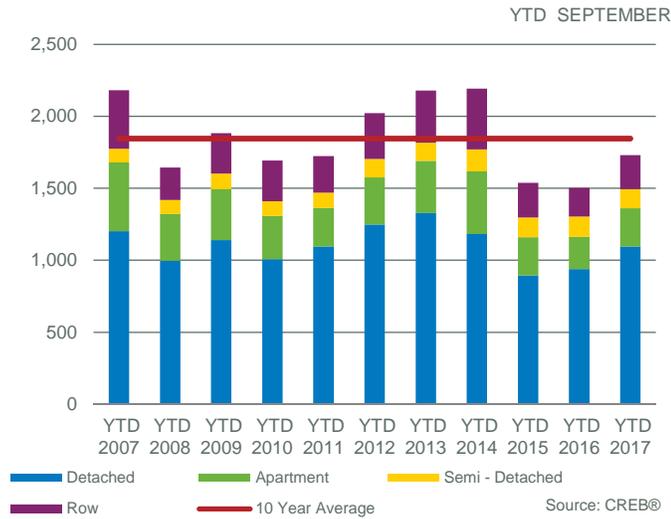


**NORTHWEST PRICES**

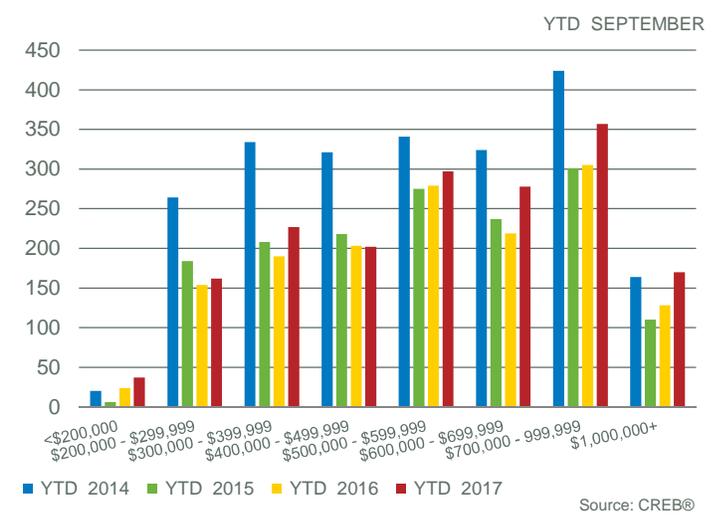


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



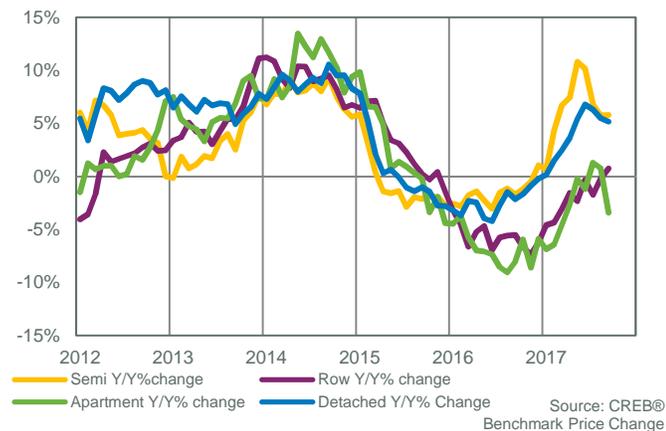
WEST INVENTORY AND SALES



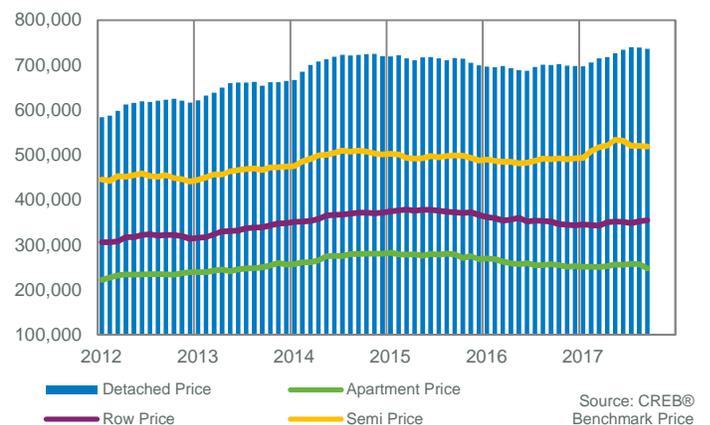
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

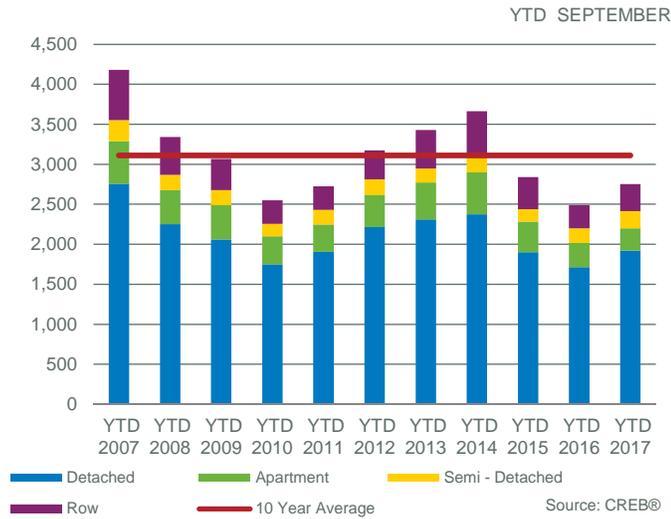


WEST PRICES

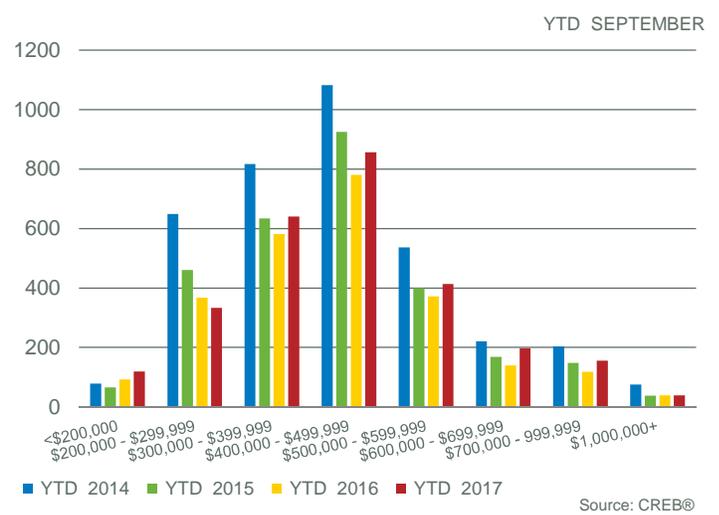


**SOUTH**

**SOUTH TOTAL SALES**



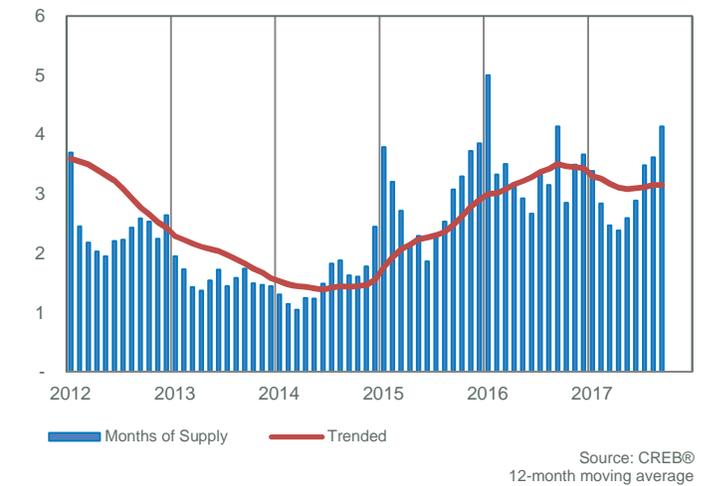
**SOUTH TOTAL SALES BY PRICE RANGE**



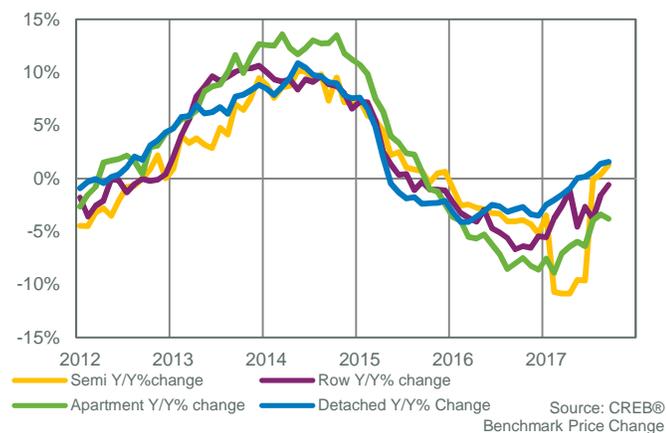
**SOUTH INVENTORY AND SALES**



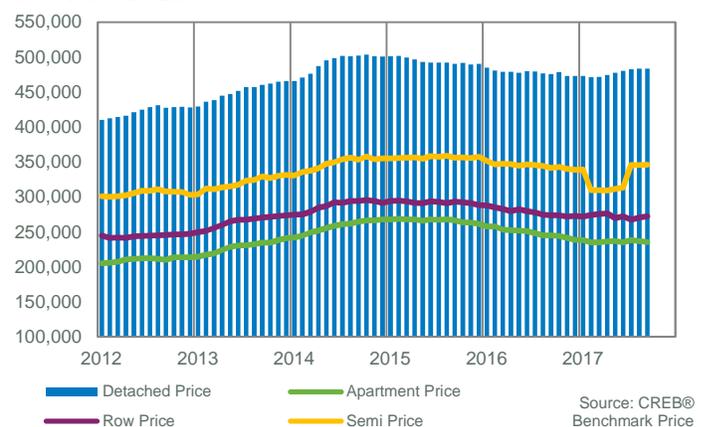
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

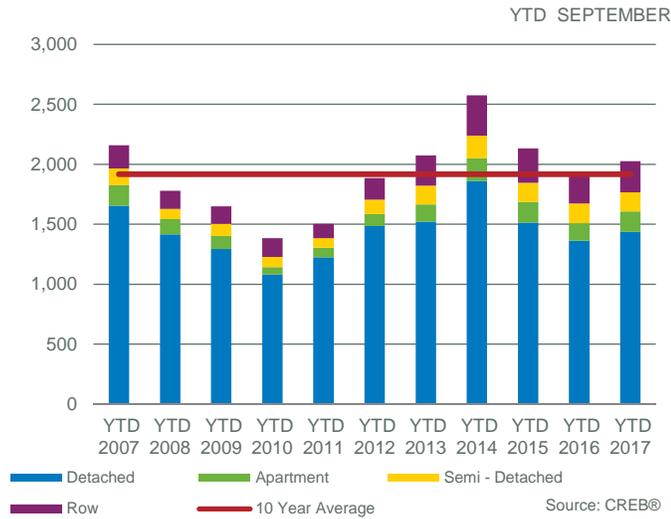


**SOUTH PRICES**

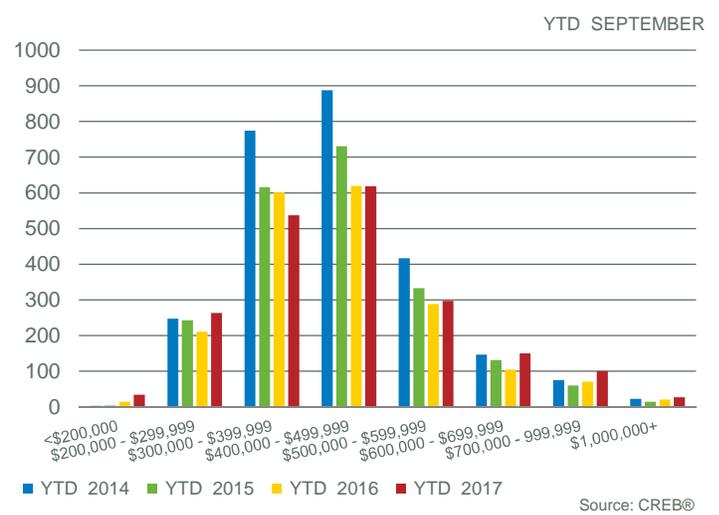


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



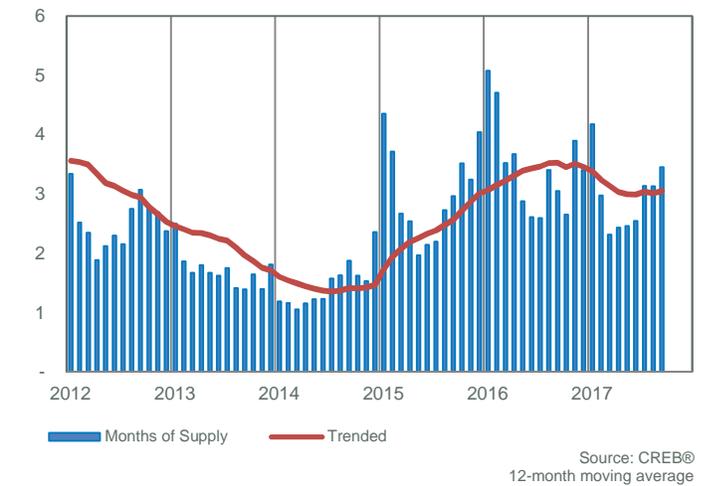
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



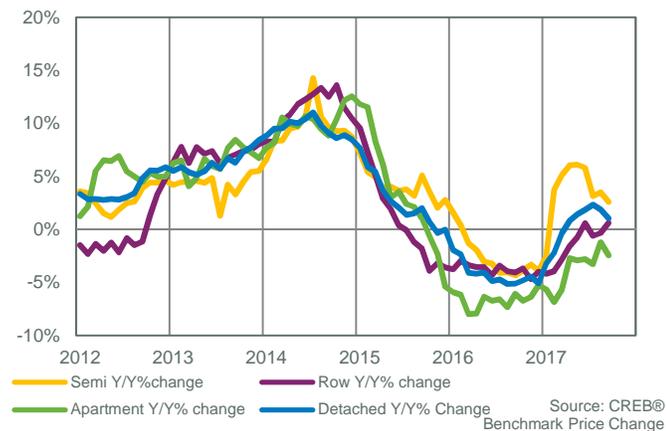
**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**



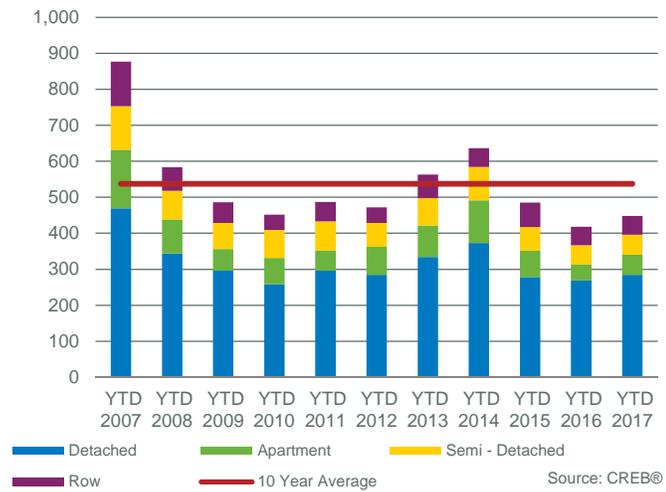
**SOUTHEAST PRICES**



**EAST**

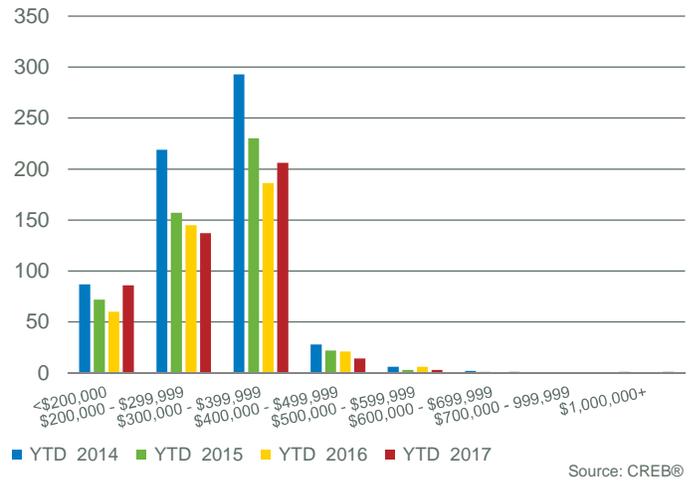
**EAST TOTAL SALES**

YTD SEPTEMBER



**EAST TOTAL SALES BY PRICE RANGE**

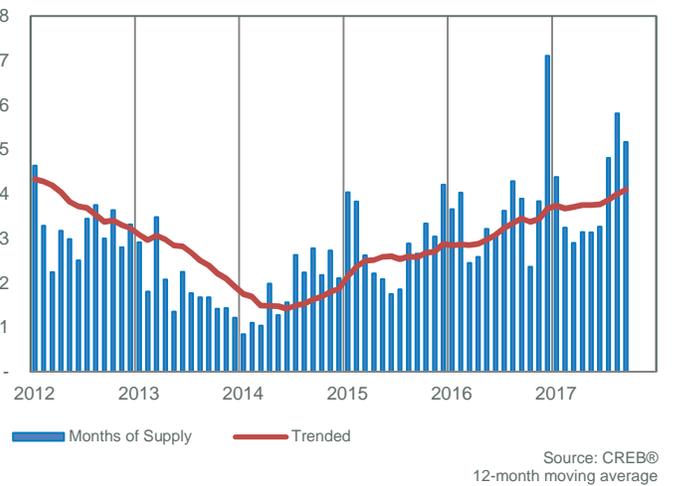
YTD SEPTEMBER



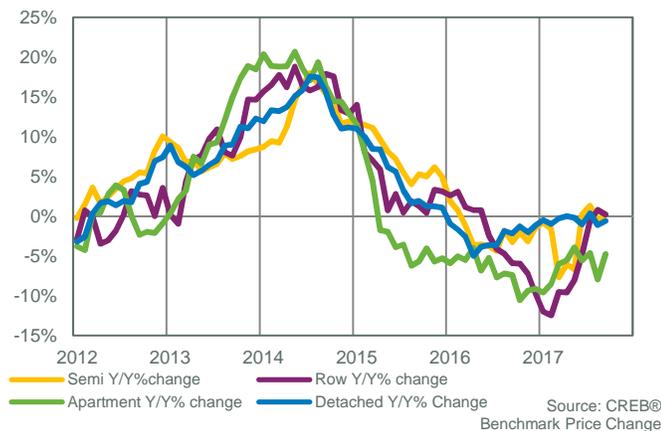
**EAST INVENTORY AND SALES**



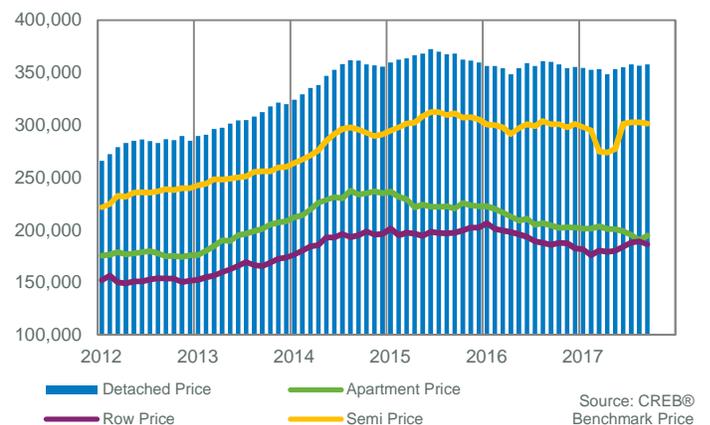
**EAST MONTHS OF INVENTORY**



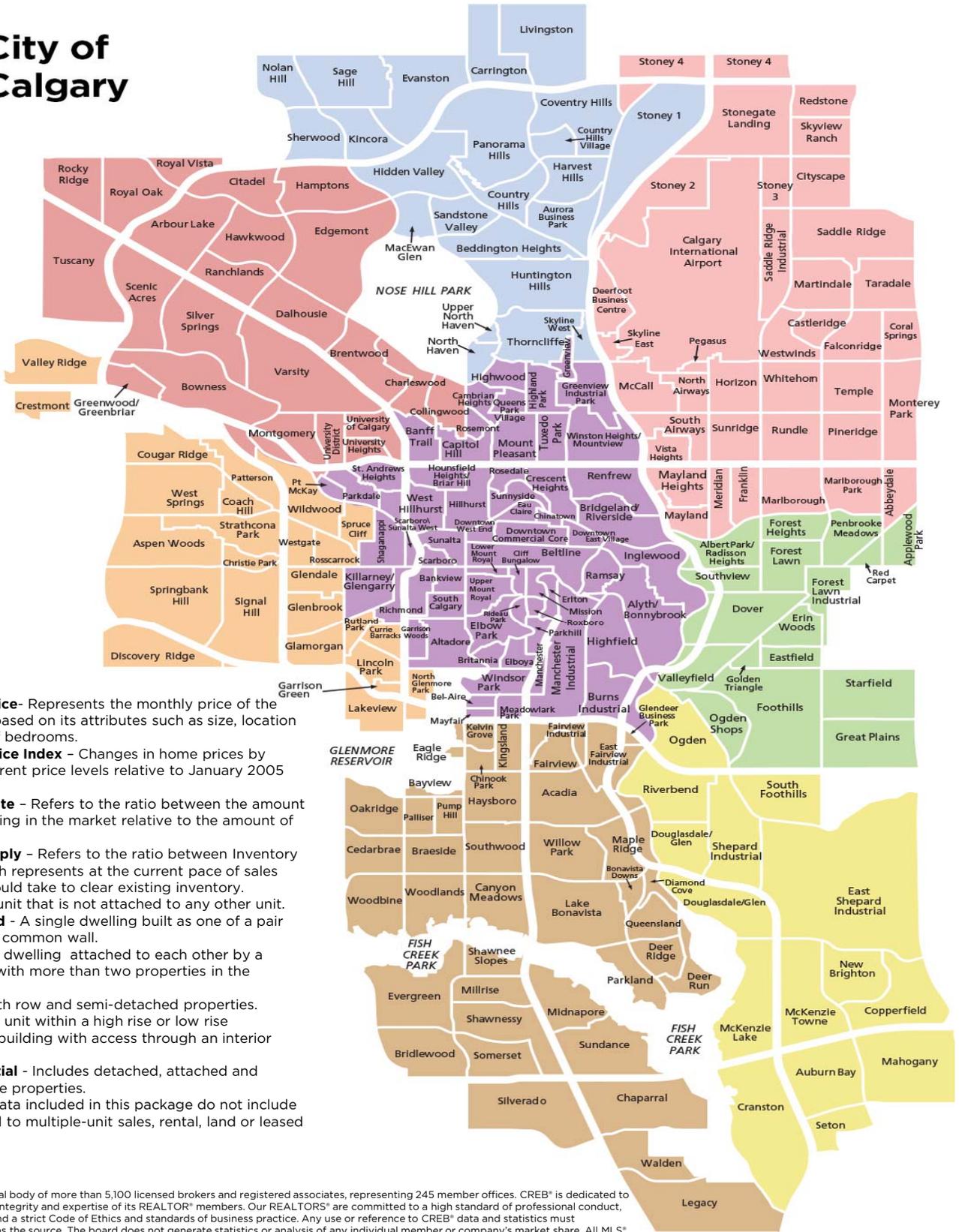
**EAST PRICE CHANGE**



**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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