

MONTHLY STATISTICS PACKAGE
City of Calgary

October 2017



creb.com

Status Quo for Calgary's Housing Market

Prices remain similar to last year, but ease in October.

City of Calgary, November 1, 2017 – October's housing market conditions closely echoed previous month's trends with easing sales, rising inventories and downward price pressure. Like last month, the monthly activity was not enough to derail gains that occurred earlier in the year.

October sales and inventories totaled 1,467 and 6,463 units for a month of supply of 4.4. Several months of elevated supply in comparison to demand has weighed on pricing over the past several months. The city-wide unadjusted benchmark price in October totaled \$438,900, 0.6 per cent below last month, but comparable to last year.

"While economic activity has improved in 2017, it will take some time for this to translate into housing market growth. There have been employment gains, but most of this has occurred in areas with traditionally lower income," said CREB® chief economist Ann-Marie Lurie.

"We also continue to face weak migration, higher lending rates and changes to lending policy. The combination of these factors is impacting housing demand, which is prolonging the pace of recovery."

Resale inventory gains occurred in each product type and across most districts in the city. The largest gains were in districts with substantial new development growth.

In the detached segment, the largest number of units added to inventory occurred in the \$300,000 - \$500,000 price range. This represents nearly 42 per cent of all detached inventory. 62 per cent of the inventory in the city-wide market is priced below \$500,000.

"There is far more product availability in the lower price ranges now compared to several years ago," said CREB® president David P. Brown.

"This provides more options for potential buyers concerned about their purchasing power given all the changes in the lending market."

The largest monthly price change occurred in the apartment condominium sector which recorded an unadjusted monthly decline of 0.8 per cent, resulting in a 13 per cent spread over monthly highs recorded in 2014.

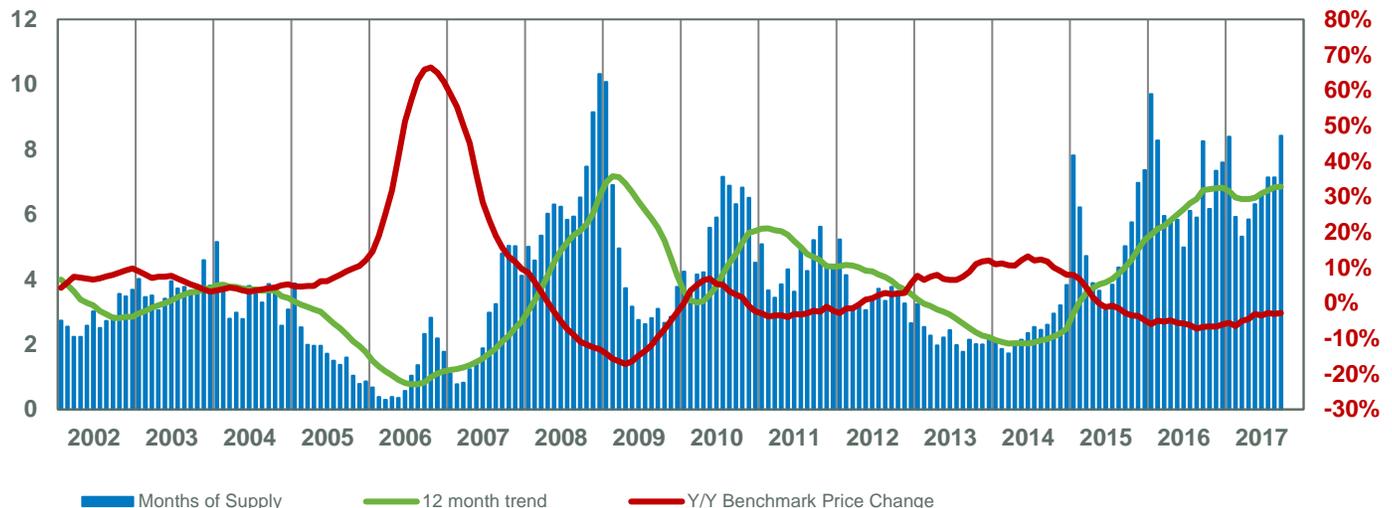
Despite some recent adjustments, prices in the attached and detached segments remain relatively stable compared to last year.

HOUSING MARKET FACTS

- Slower detached sales in October was not enough to derail earlier gains, as year-to-date sales improved in almost all districts in the city.
- On average, detached prices this year have improved in most districts of the city. The largest gains were in the west district, pushing prices to levels comparable with previous highs.
- Apartment condominium product continues to see more supply than demand with October months-of-supply figures remaining just above seven months. Most of the inventory is located within the city center, but there has been gains in most districts causing excess supply in all areas of the city.
- The semi-detached segment of the market continues to see the best annual price improvement. As of October, prices totaled \$419,400, which 0.10 per cent below last month and three per cent above last year's levels. This is partially due to the improved demand for this type of product. While year-to-date sales have improved, this is the only sector that has seen sales rise above longer-term averages.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Source: CREB®

Oct. 2017

	Oct-16	Oct-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
DETACHED						
Total Sales	1,031	908	-11.93%	9,861	10,345	4.91%
Total Sales Volume	\$545,788,997	\$495,060,312	-9.29%	\$5,382,389,154	\$5,810,774,129	7.96%
New Listings	1,326	1,480	11.61%	16,334	17,295	5.88%
Inventory	2,574	3,246	26.11%	2,857	2,820	-1.33%
Months of Supply	2.50	3.57	43.19%	2.90	2.73	-5.94%
Sales to New Listings Ratio	77.75%	61.35%	-16.40%	60.37%	59.81%	-0.56%
Sales to List Price Ratio	96.93%	97.28%	0.35%	97.05%	97.58%	0.53%
Days on Market	42	44	4.70%	42	37	-11.90%
Benchmark Price	\$503,100	\$506,200	0.62%	\$502,290	\$505,480	0.64%
Median Price	\$464,000	\$473,250	1.99%	\$478,000	\$495,000	3.56%
Average Price	\$529,378	\$545,221	2.99%	\$545,826	\$561,699	2.91%
Index	206	208	0.63%	206	207	0.64%
APARTMENT						
Total Sales	250	233	-6.80%	2,385	2,476	3.82%
Total Sales Volume	\$72,098,885	\$67,828,751	-5.92%	\$736,272,123	\$731,878,273	-0.60%
New Listings	508	501	-1.38%	6,246	6,507	4.18%
Inventory	1,542	1,639	6.29%	1,523	1,654	8.55%
Months of Supply	6.17	7.03	14.05%	6.39	6.68	4.56%
Sales to New Listings Ratio	49.21%	46.51%	-2.71%	38.18%	38.05%	-0.13%
Sales to List Price Ratio	96.31%	95.70%	-0.61%	96.40%	96.44%	0.03%
Days on Market	54	67	23.80%	56	58	3.57%
Benchmark Price	\$270,400	\$261,600	-3.25%	\$275,710	\$264,570	-4.04%
Median Price	\$250,000	\$257,500	3.00%	\$270,000	\$260,000	-3.70%
Average Price	\$288,396	\$291,111	0.94%	\$308,709	\$295,589	-4.25%
Index	187	181	-3.26%	191	183	-4.03%
ATTACHED						
Total Sales	366	326	-10.93%	3,396	3,648	7.42%
Total Sales Volume	\$141,783,422	\$135,283,305	-4.58%	\$1,359,780,421	\$1,493,079,107	9.80%
New Listings	527	623	18.22%	6,712	7,041	4.90%
Inventory	1,315	1,578	20.00%	1,413	1,406	-0.50%
Months of Supply	3.59	4.84	34.72%	4.16	3.85	-7.38%
Sales to New Listings Ratio	69.45%	52.33%	-17.12%	50.60%	51.81%	1.21%
Sales to List Price Ratio	97.18%	97.31%	0.12%	97.11%	97.35%	0.23%
Days on Market	49	53	7.32%	49	48	-2.04%
Benchmark Price	\$329,900	\$334,600	1.42%	\$333,480	\$332,490	-0.30%
Median Price	\$330,750	\$333,744	0.91%	\$342,000	\$344,250	0.66%
Average Price	\$387,386	\$414,979	7.12%	\$400,406	\$409,287	2.22%
Index	195	198	1.44%	197	197	-0.30%
CITY OF CALGARY						
Total Sales	1,647	1,467	-10.93%	15,642	16,469	5.29%
Total Sales Volume	\$759,671,304	\$698,172,368	-8.10%	\$7,478,441,698	\$8,035,731,509	7.45%
New Listings	2,361	2,604	10.29%	29,292	30,843	5.29%
Inventory	5,431	6,463	19.00%	5,794	5,879	1.47%
Months of Supply	3.30	4.41	33.60%	3.70	3.57	-3.62%
Sales to New Listings Ratio	69.76%	56.34%	-13.42%	53.40%	53.40%	0.00%
Sales to List Price Ratio	96.92%	97.13%	0.21%	97.00%	97.43%	0.43%
Days on Market	46	50	9.11%	45	43	-4.44%
Benchmark Price	\$437,500	\$438,900	0.32%	\$439,400	\$438,380	-0.23%
Median Price	\$410,000	\$415,000	1.22%	\$425,000	\$435,000	2.35%
Average Price	\$461,245	\$475,918	3.18%	\$478,100	\$487,931	2.06%
Index	202	202	0.30%	202	202	-0.24%

For a list of definitions, see page 26.

Oct. 2017

	Oct-16	Oct-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	166	143	-13.86%	1,513	1,602	5.88%
Total Sales Volume	\$77,933,062	\$70,665,990	-9.32%	\$735,569,454	\$798,041,714	8.49%
Share of Sales with Condo Title	12.65%	20.98%	8.33%	15.95%	16.74%	0.79%
New Listings	223	249	11.66%	2,721	2,807	3.16%
Inventory	478	611	27.82%	530	520	-1.96%
Months of Supply	2.88	4.27	48.38%	3.50	3.24	-7.41%
Sales to New Listings Ratio	74.44%	57.43%	-17.01%	55.60%	57.07%	1.47%
Sales to List Price Ratio	97.36%	97.50%	0.14%	97.14%	97.51%	0.37%
Days on Market	41	52	27.17%	45	45	0.00%
Benchmark Price	\$406,600	\$419,000	3.05%	\$404,340	\$421,280	4.19%
Median Price	\$375,000	\$390,000	4.00%	\$392,500	\$404,950	3.17%
Average Price	\$469,476	\$494,168	5.26%	\$486,166	\$498,153	2.47%
Index	204	210	3.05%	202	211	4.19%
CITY OF CALGARY ROW						
Total Sales	200	183	-8.50%	1,883	2,046	8.66%
Total Sales Volume	\$63,850,360	\$64,617,315	1.20%	\$624,210,967	\$695,037,393	11.35%
Share of Sales with Condo Title	94.50%	93.44%	-1.06%	93.82%	94.81%	0.99%
New Listings	304	374	23.03%	3,991	4,234	6.09%
Inventory	837	967	15.53%	883	886	0.37%
Months of Supply	4.19	5.28	26.26%	4.69	4.33	-7.62%
Sales to New Listings Ratio	65.79%	48.93%	-16.86%	47.18%	48.32%	1.14%
Sales to List Price Ratio	96.97%	97.10%	0.13%	97.08%	97.16%	0.08%
Days on Market	56	54	-4.72%	52	51	-1.92%
Benchmark Price	\$303,500	\$305,000	0.49%	\$309,790	\$299,220	-3.41%
Median Price	\$300,000	\$312,000	4.00%	\$310,000	\$310,000	0.00%
Average Price	\$319,252	\$353,100	10.60%	\$331,498	\$339,705	2.48%
Index	190	191	0.47%	194	187	-3.42%
CITY OF CALGARY ATTACHED						
Total Sales	366	326	-10.93%	3,396	3,648	7.42%
Total Sales Volume	\$141,783,422	\$135,283,305	-4.58%	\$1,359,780,421	\$1,493,079,107	9.80%
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New Listings	527	623	18.22%	6,712	7,041	4.90%
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Sales to List Price Ratio	97.18%	97.31%	0.12%	97.11%	97.35%	0.23%
Days on Market	49	53	7.32%	49	48	-2.04%
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October 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	89	162	54.94%	436	4.90	\$688,200	1.76%	-0.89%
North East	110	185	59.46%	462	4.20	\$382,000	-0.83%	-0.18%
North	130	229	56.77%	514	3.95	\$437,100	-0.23%	-0.68%
North West	135	210	64.29%	365	2.70	\$547,400	-0.80%	0.05%
West	91	150	60.67%	345	3.79	\$737,100	4.99%	0.10%
South	186	297	62.63%	607	3.26	\$477,600	-0.19%	-1.20%
South East	127	201	63.18%	427	3.36	\$450,000	1.08%	-0.35%
East	40	47	85.11%	90	2.25	\$354,500	-0.89%	-0.95%
TOTAL CITY	908	1,480	61.35%	3,246	3.57	\$506,200	0.62%	-0.53%
Apartment								
City Centre	117	272	43.01%	838	7.16	\$287,400	-3.30%	-0.76%
North East	5	24	20.83%	85	17.00	\$231,000	-2.24%	-0.60%
North	7	30	23.33%	90	12.86	\$220,800	-2.60%	-0.09%
North West	21	41	51.22%	129	6.14	\$244,700	-1.53%	-0.89%
West	22	35	62.86%	155	7.05	\$245,200	-3.81%	-1.05%
South	33	60	55.00%	186	5.64	\$232,600	-4.63%	-1.27%
South East	22	33	66.67%	111	5.05	\$249,500	-2.12%	-1.03%
East	6	6	100.00%	45	7.50	\$193,000	-4.31%	-0.77%
TOTAL CITY	233	501	46.51%	1,639	7.03	\$261,600	-3.25%	-0.80%
Semi-detached								
City Centre	40	86	46.51%	233	5.83	\$764,500	5.90%	0.29%
North East	20	31	64.52%	74	3.70	\$301,900	-0.72%	-0.95%
North	10	19	52.63%	41	4.10	\$320,200	-0.90%	-0.47%
North West	21	28	75.00%	62	2.95	\$392,000	4.98%	0.77%
West	11	25	44.00%	65	5.91	\$521,200	5.85%	0.44%
South	21	37	56.76%	73	3.48	\$342,900	0.06%	-0.87%
South East	13	14	92.86%	32	2.46	\$321,500	2.62%	-0.19%
East	7	9	77.78%	31	4.43	\$299,100	-0.60%	-0.76%
TOTAL CITY	143	249	57.43%	611	4.27	\$419,000	3.05%	-0.10%
Row								
City Centre	32	83	38.55%	194	6.06	\$478,700	5.58%	-0.10%
North East	15	42	35.71%	125	8.33	\$208,300	-2.44%	-0.05%
North	27	45	60.00%	112	4.15	\$266,700	2.07%	-0.45%
North West	27	46	58.70%	118	4.37	\$308,600	-2.16%	-0.87%
West	23	49	46.94%	126	5.48	\$348,500	0.72%	-1.66%
South	29	52	55.77%	142	4.90	\$269,500	-1.57%	-0.99%
South East	23	47	48.94%	117	5.09	\$295,800	-0.24%	-0.50%
East	8	11	72.73%	33	4.13	\$189,300	0.96%	1.72%
TOTAL CITY	183	374	48.93%	967	5.28	\$305,000	0.49%	-0.62%

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

City of Calgary

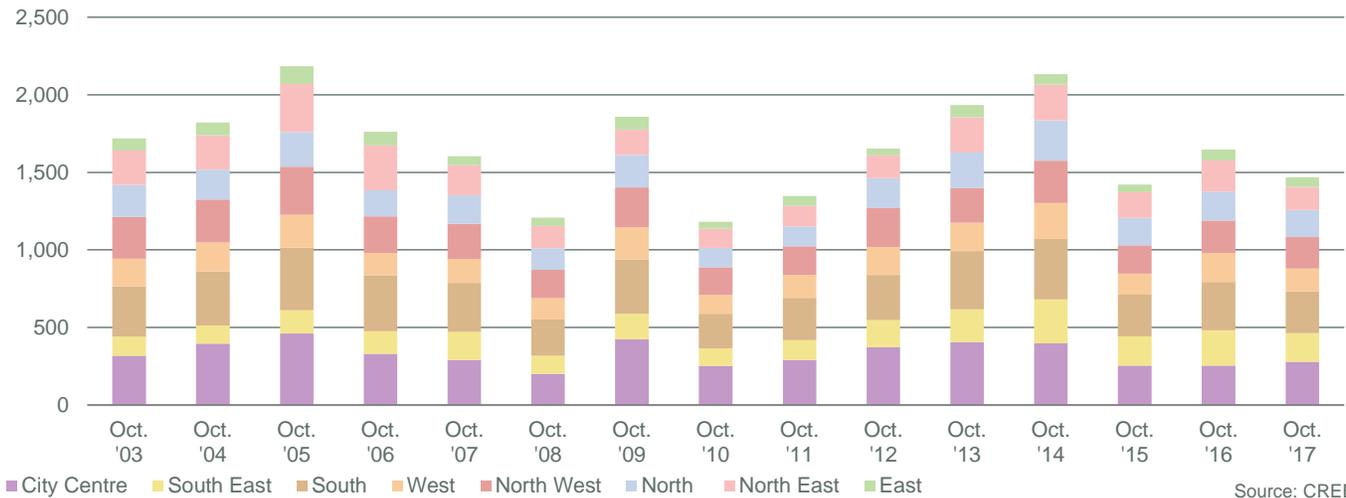
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2017

TOTAL SALES

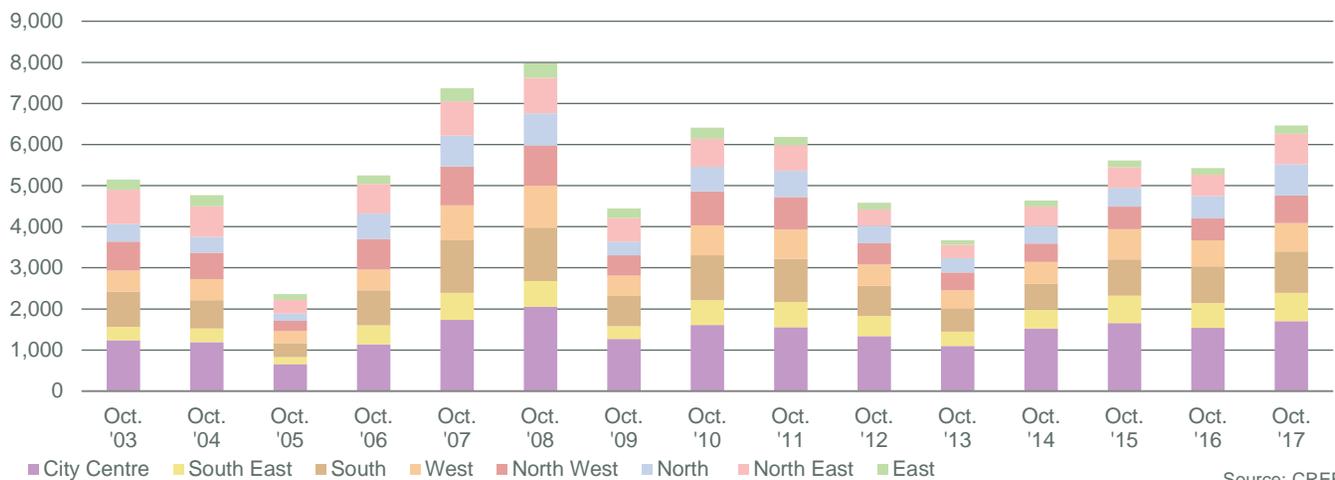
OCTOBER



Source: CREB®

TOTAL INVENTORY

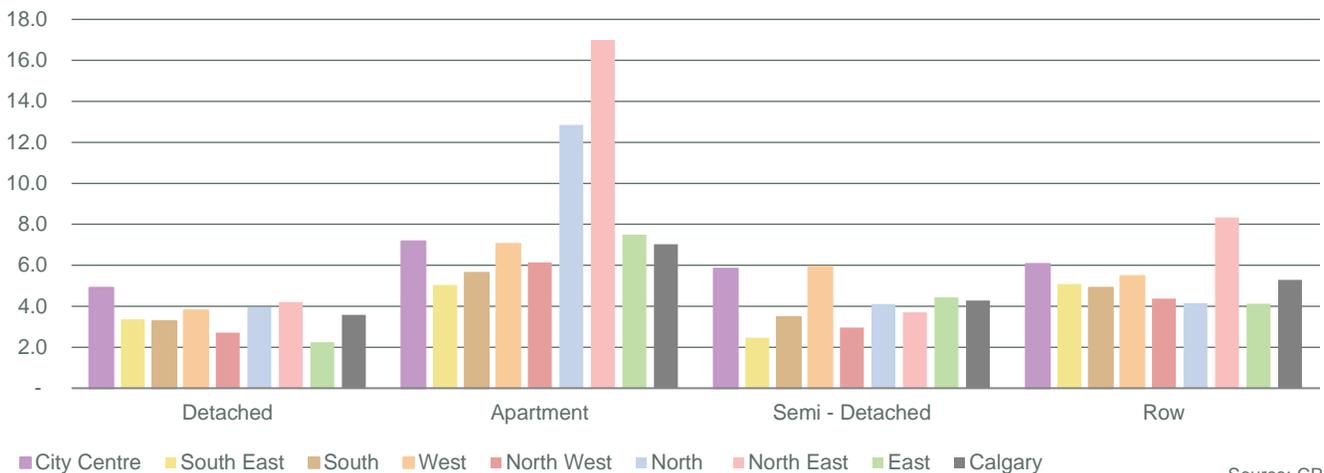
OCTOBER



Source: CREB®

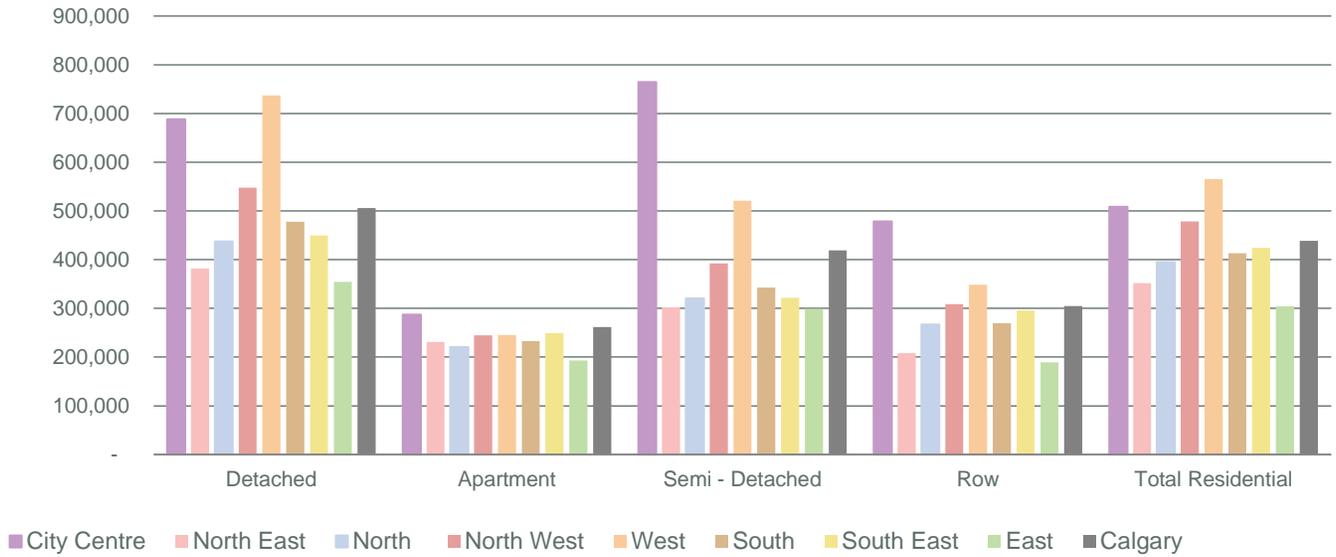
MONTHS OF SUPPLY

OCTOBER



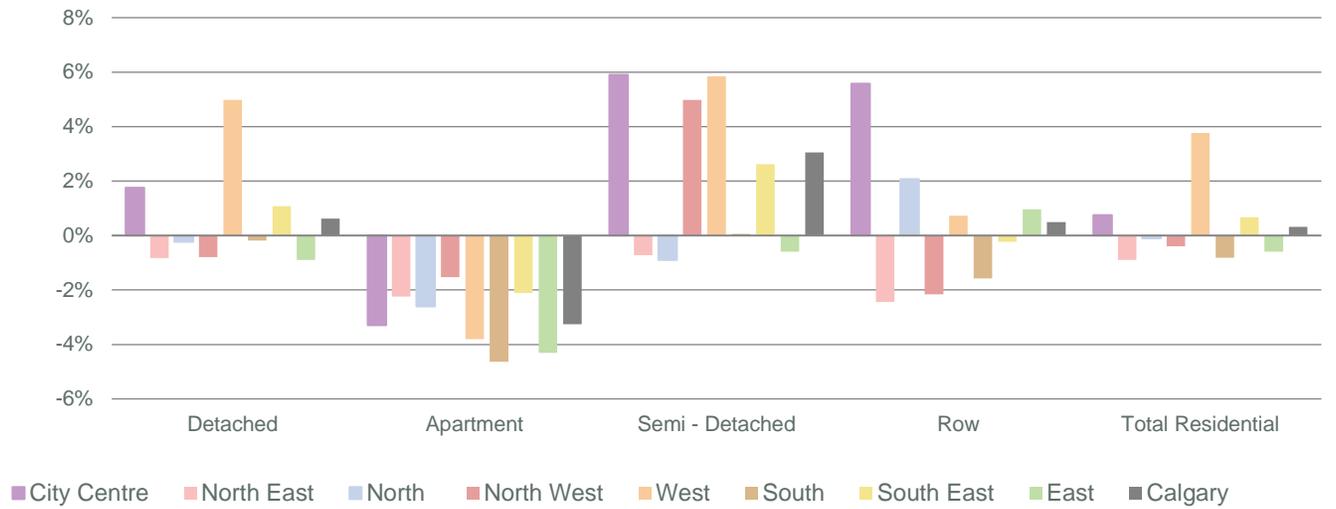
Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

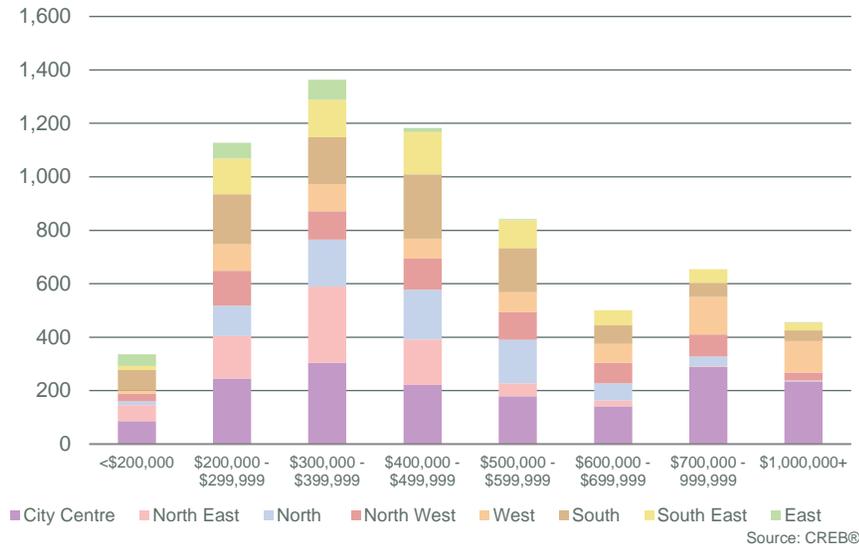


Source: CREB®

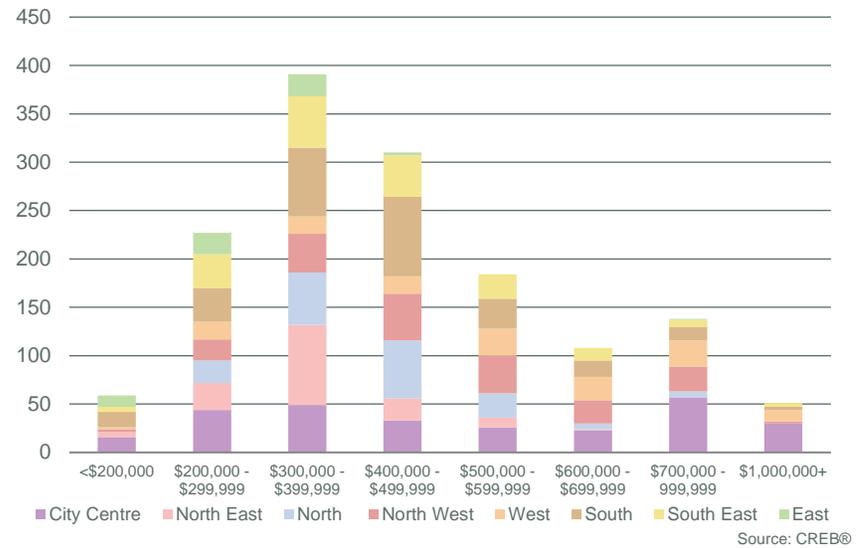
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

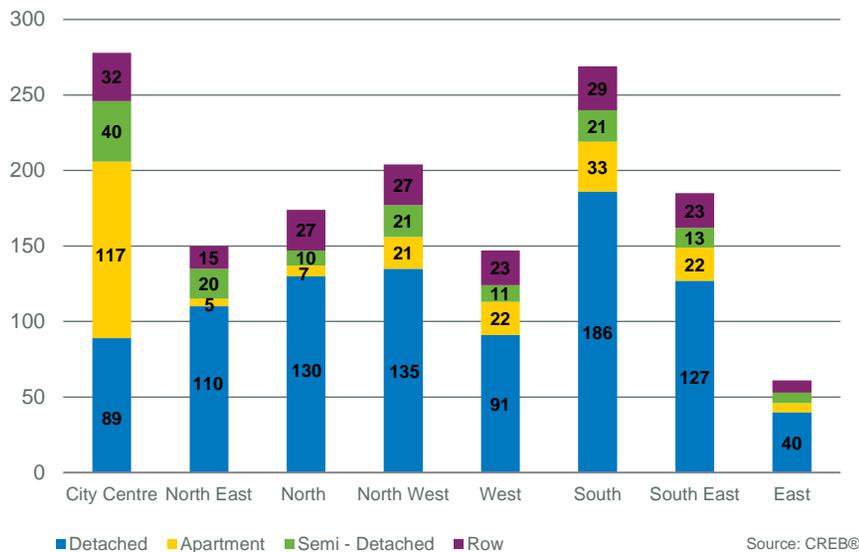
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



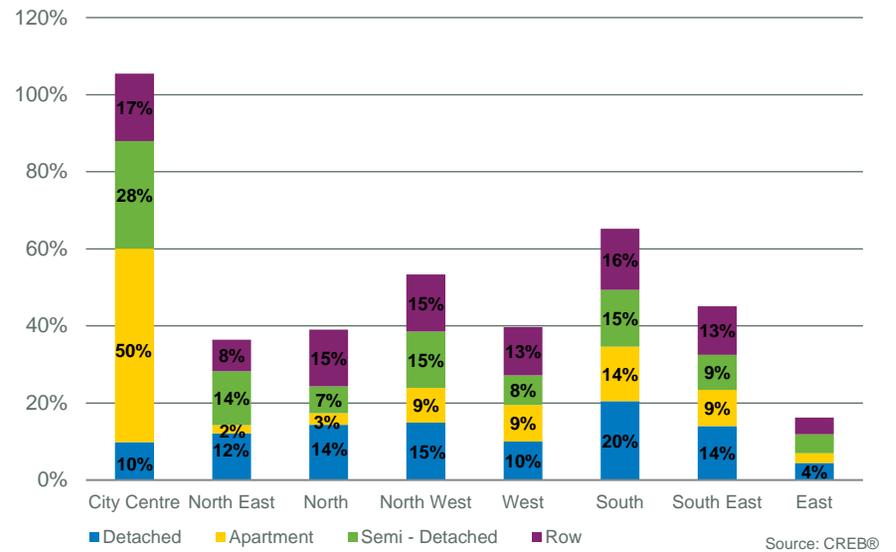
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



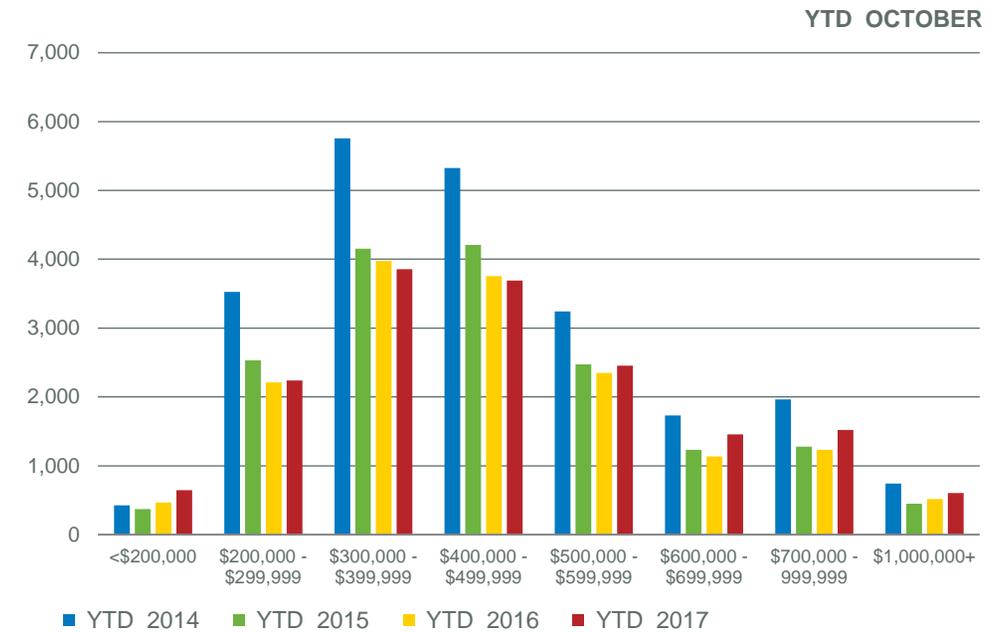
SHARE OF CITY WIDE SALES - OCTOBER



	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	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
2017												
Sales	943	1,334	1,890	1,901	2,116	2,136	1,626	1,595	1,461	1,467		
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,604		
Inventory	4,110	4,502	5,124	5,517	6,212	6,668	6,695	6,618	6,879	6,463		
Days on Market	53	48	42	39	37	38	43	45	45	50		
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500	438,900		
Median Price	425,000	428,000	435,000	445,000	448,500	452,500	425,000	428,000	423,000	415,000		
Average Price	467,509	480,786	490,980	495,153	504,390	500,889	478,155	478,280	484,988	475,918		
Index	200	200	200	201	202	203	204	204	203	202		

	Oct-16	Oct-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	1	-	2
\$100,000 - \$199,999	63	58	465	644
\$200,000 - \$299,999	251	227	2,212	2,239
\$300,000 - \$349,999	183	179	1,735	1,741
\$350,000 - \$399,999	275	211	2,241	2,117
\$400,000 - \$449,999	203	176	2,113	2,022
\$450,000 - \$499,999	178	134	1,641	1,667
\$500,000 - \$549,999	134	113	1,342	1,390
\$550,000 - \$599,999	87	71	1,008	1,065
\$600,000 - \$649,999	54	58	618	797
\$650,000 - \$699,999	48	50	518	660
\$700,000 - \$799,999	69	73	656	797
\$800,000 - \$899,999	26	38	362	486
\$900,000 - \$999,999	29	27	213	238
\$1,000,000 - \$1,249,999	20	23	231	308
\$1,250,000 - \$1,499,999	16	9	126	142
\$1,500,000 - \$1,749,999	3	6	71	64
\$1,750,000 - \$1,999,999	4	7	36	39
\$2,000,000 - \$2,499,999	2	4	31	22
\$2,500,000 - \$2,999,999	1	2	13	17
\$3,000,000 - \$3,499,999	-	-	4	4
\$3,500,000 - \$3,999,999	-	-	2	6
\$4,000,000 +	1	-	4	2
	1,647	1,467	15,642	16,469

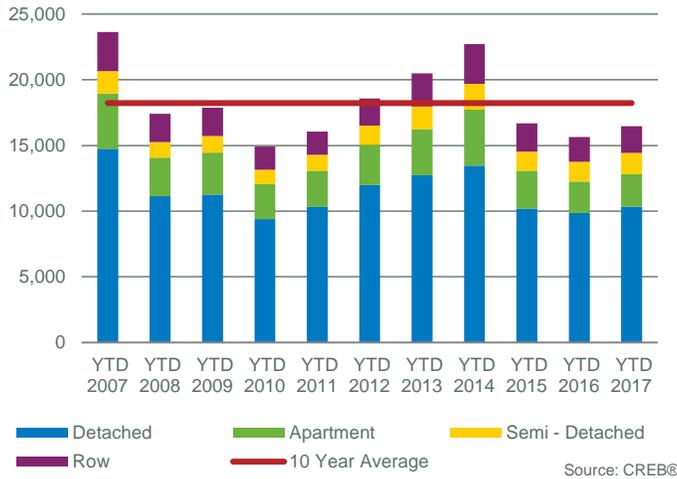
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

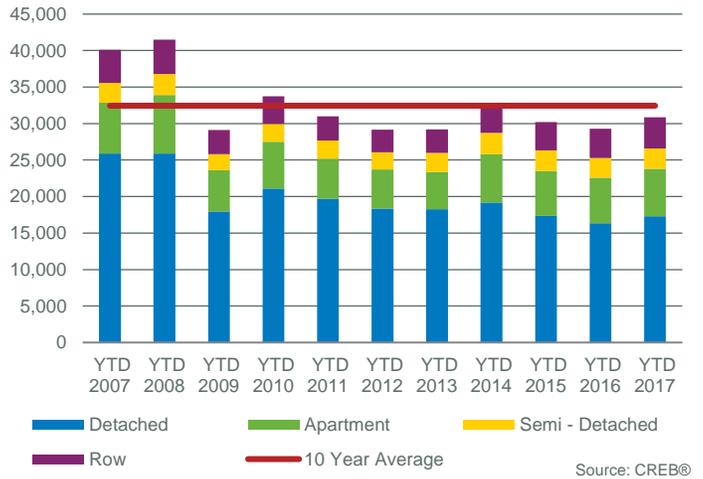
CITY OF CALGARY TOTAL SALES

YTD OCTOBER

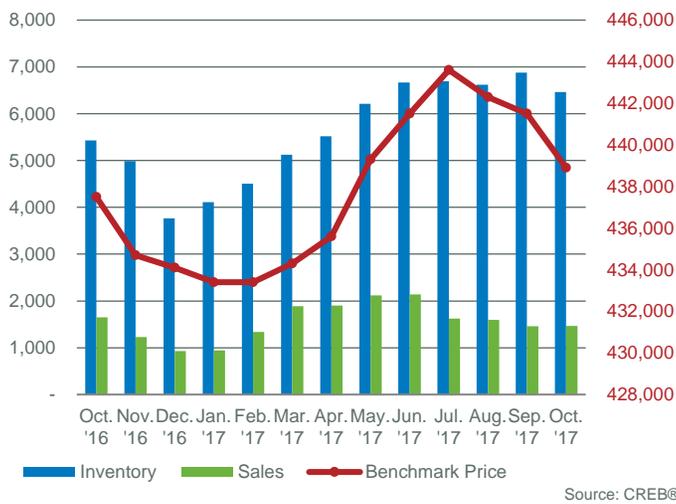


CITY OF CALGARY TOTAL NEW LISTINGS

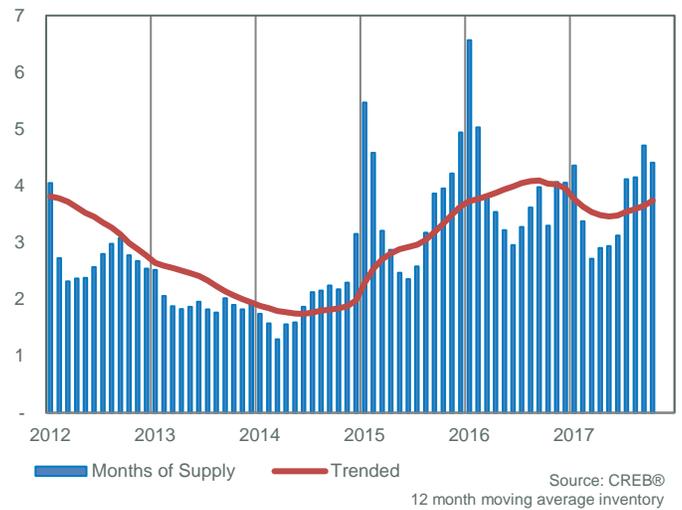
YTD OCTOBER



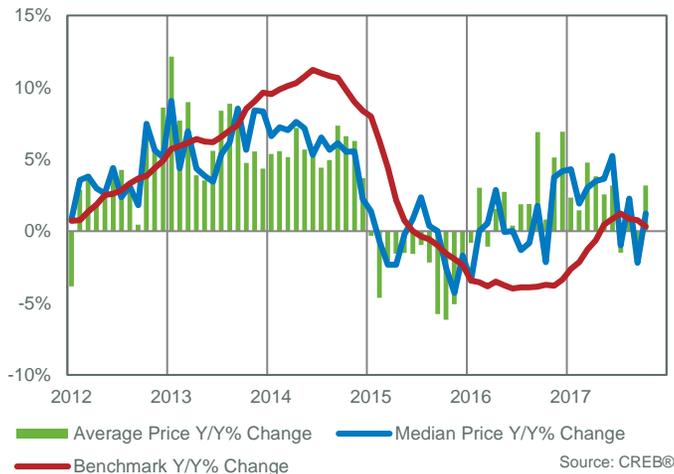
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE

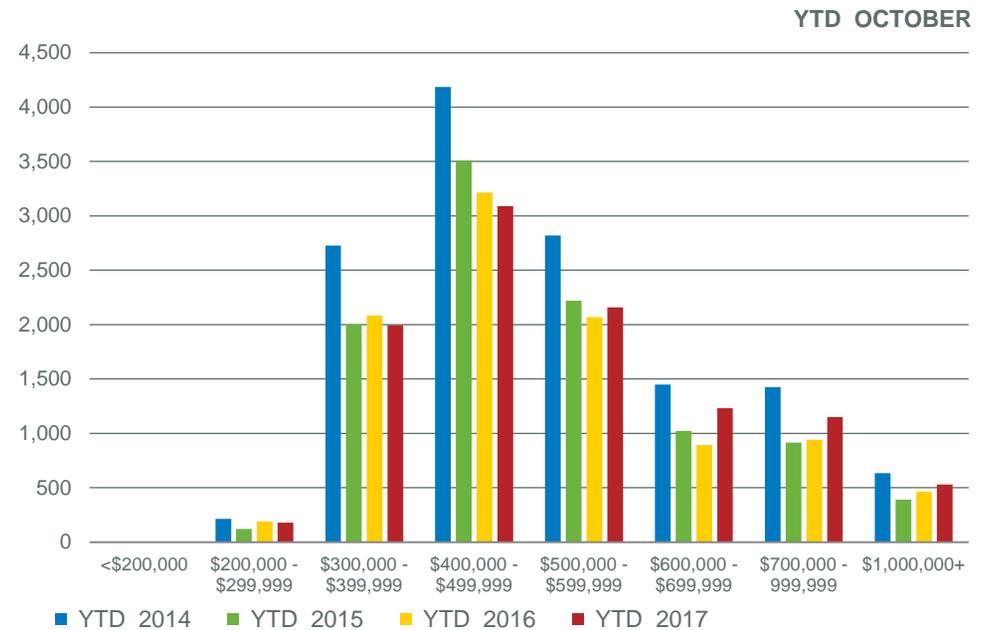


CITY OF CALGARY TOTAL PRICES



	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	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
2017												
Sales	582	822	1,171	1,193	1,375	1,381	1,011	983	919	908		
New Listings	1,229	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,480		
Inventory	1,848	1,995	2,324	2,542	2,965	3,226	3,279	3,276	3,494	3,246		
Days on Market	46	42	38	32	31	32	38	40	42	44		
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900	506,200		
Median Price	485,000	492,250	490,000	502,500	510,000	513,000	495,000	491,000	482,500	473,250		
Average Price	545,302	557,661	571,725	562,810	580,781	569,822	553,430	552,007	556,463	545,221		
Index	205	205	205	206	208	209	210	210	209	208		

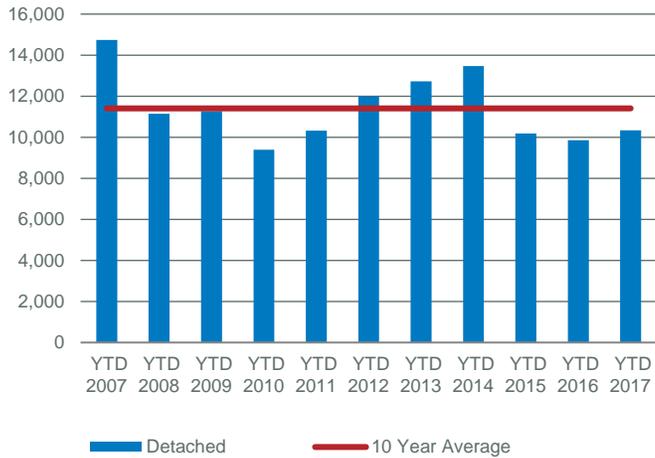
	Oct-16	Oct-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	1	5
\$200,000 - \$299,999	26	24	190	180
\$300,000 - \$349,999	76	75	612	640
\$350,000 - \$399,999	186	152	1,473	1,354
\$400,000 - \$449,999	173	151	1,775	1,643
\$450,000 - \$499,999	158	111	1,440	1,448
\$500,000 - \$549,999	118	100	1,188	1,214
\$550,000 - \$599,999	76	56	881	946
\$600,000 - \$649,999	43	47	501	676
\$650,000 - \$699,999	38	44	391	557
\$700,000 - \$799,999	52	54	483	598
\$800,000 - \$899,999	19	32	290	369
\$900,000 - \$999,999	22	22	169	185
\$1,000,000 - \$1,249,999	18	16	197	260
\$1,250,000 - \$1,499,999	15	6	119	124
\$1,500,000 - \$1,749,999	3	5	69	60
\$1,750,000 - \$1,999,999	4	7	33	38
\$2,000,000 - \$2,499,999	2	3	29	20
\$2,500,000 - \$2,999,999	1	2	12	17
\$3,000,000 - \$3,499,999	-	-	4	4
\$3,500,000 - \$3,999,999	-	-	2	6
\$4,000,000 +	1	-	2	1
	1,031	908	9,861	10,345

CITY OF CALGARY DETACHED SALES BY PRICE RANGE


Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD OCTOBER



Source: CREB®

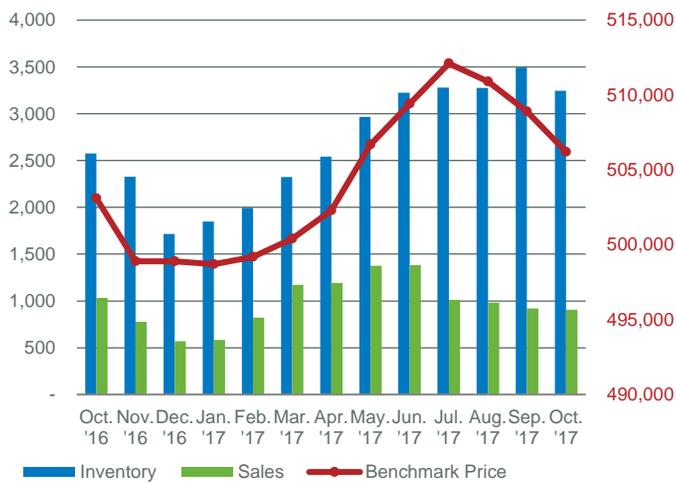
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



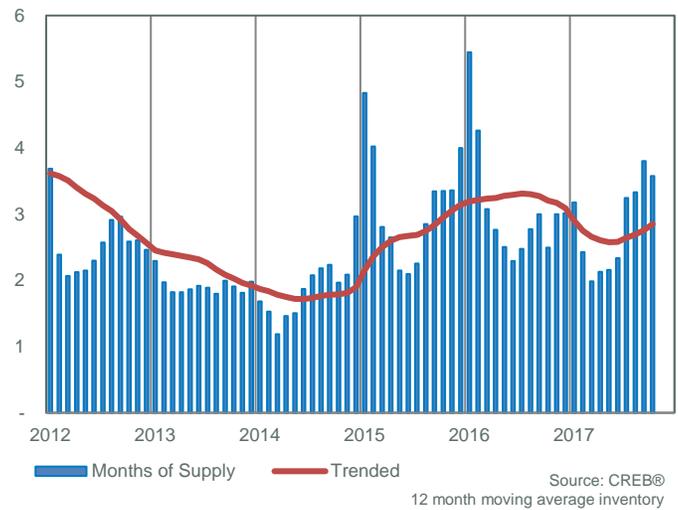
Source: CREB®

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

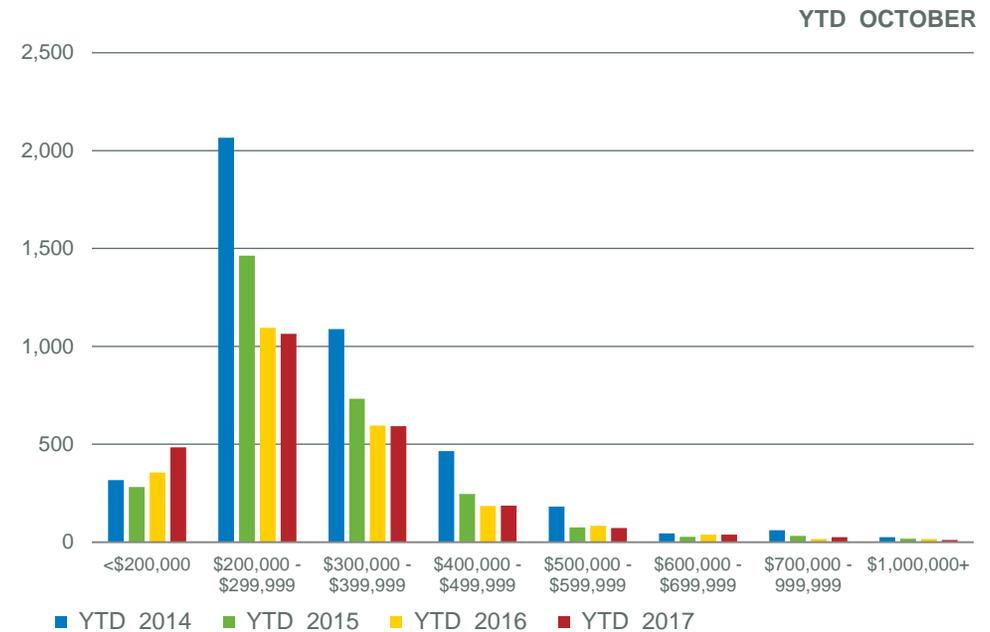


Source: CREB®

	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	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
2017												
Sales	151	235	297	283	282	284	254	248	209	233		
New Listings	624	583	726	691	768	729	614	643	628	501		
Inventory	1,267	1,391	1,579	1,654	1,782	1,872	1,814	1,767	1,771	1,639		
Days on Market	68	66	56	49	55	55	59	60	56	67		
Benchmark Price	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700	261,600		
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	257,500		
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	291,111		
Index	183	183	183	183	185	184	184	182	183	181		

	Oct-16	Oct-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	1	-	2
\$100,000 - \$199,999	49	43	356	483
\$200,000 - \$299,999	116	109	1,095	1,064
\$300,000 - \$349,999	28	30	360	357
\$350,000 - \$399,999	27	26	236	235
\$400,000 - \$449,999	8	9	111	117
\$450,000 - \$499,999	8	6	74	69
\$500,000 - \$549,999	6	4	51	49
\$550,000 - \$599,999	3	1	32	23
\$600,000 - \$649,999	1	-	22	24
\$650,000 - \$699,999	1	-	16	15
\$700,000 - \$799,999	-	-	8	12
\$800,000 - \$899,999	1	1	5	6
\$900,000 - \$999,999	-	-	3	8
\$1,000,000 - \$1,249,999	1	1	4	4
\$1,250,000 - \$1,499,999	1	1	5	3
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	2	1
\$2,000,000 - \$2,499,999	-	1	2	2
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	2	1
	250	233	2,385	2,476

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD OCTOBER



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



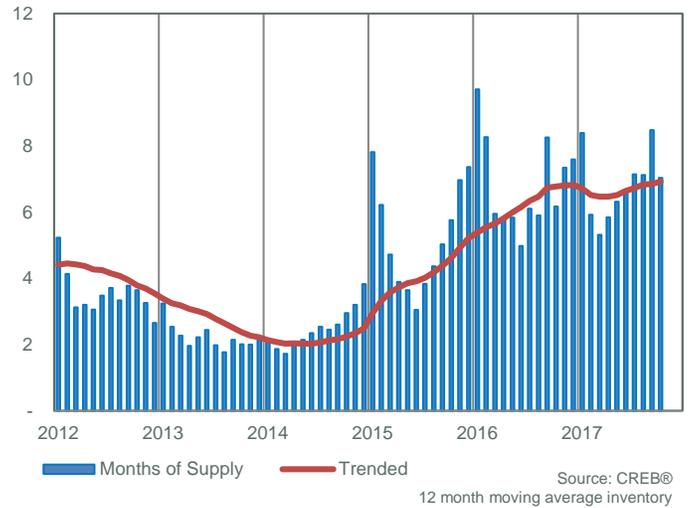
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



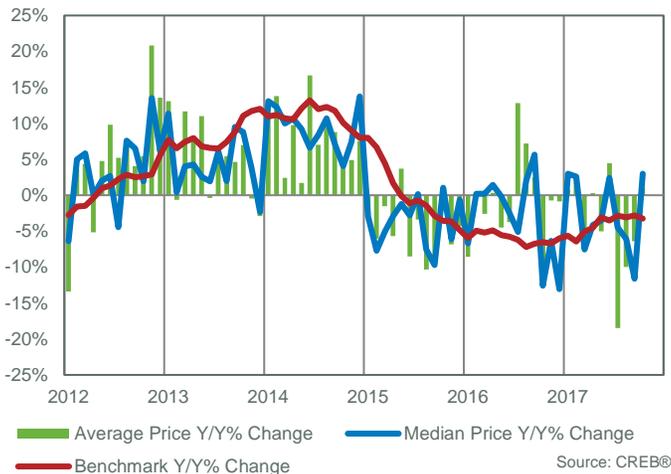
Source: CREB®

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

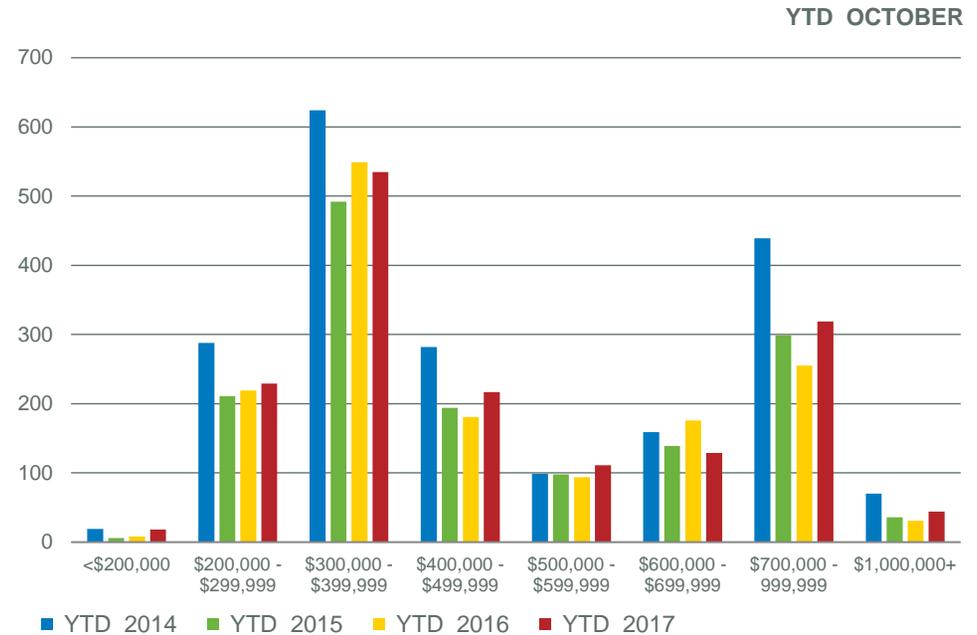


Source: CREB®

	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	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
2017												
Sales	83	126	199	204	188	191	147	177	144	143		
New Listings	199	236	301	269	332	341	279	280	321	249		
Inventory	376	436	454	455	517	560	589	583	617	611		
Days on Market	61	53	40	46	42	40	44	42	44	52		
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400	419,000		
Median Price	375,000	386,858	396,000	436,750	405,250	400,000	395,000	396,000	423,000	390,000		
Average Price	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	505,210	494,168		
Index	204	210	212	213	214	216	211	210	210	210		

	Oct-16	Oct-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	4	8	18
\$200,000 - \$299,999	24	26	219	229
\$300,000 - \$349,999	29	28	259	247
\$350,000 - \$399,999	41	17	290	288
\$400,000 - \$449,999	11	7	109	154
\$450,000 - \$499,999	7	6	72	63
\$500,000 - \$549,999	4	4	41	59
\$550,000 - \$599,999	4	8	53	52
\$600,000 - \$649,999	7	7	76	58
\$650,000 - \$699,999	8	4	100	71
\$700,000 - \$799,999	17	17	152	172
\$800,000 - \$899,999	5	5	64	106
\$900,000 - \$999,999	7	5	39	41
\$1,000,000 - \$1,249,999	1	3	29	36
\$1,250,000 - \$1,499,999	-	1	2	7
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	166	143	1,513	1,602

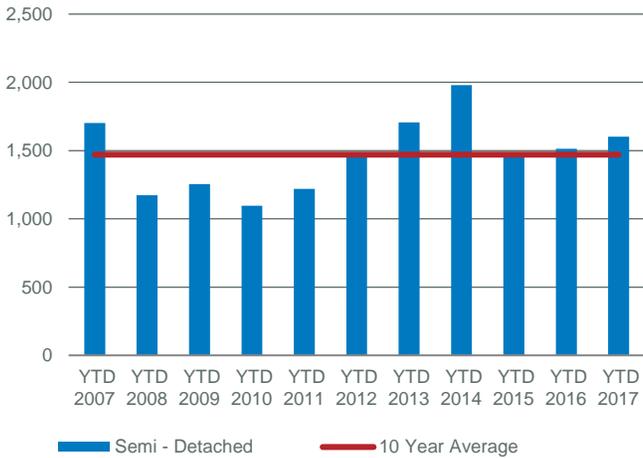
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD OCTOBER



CITY OF CALGARY SEMI-DET. NEW LISTINGS

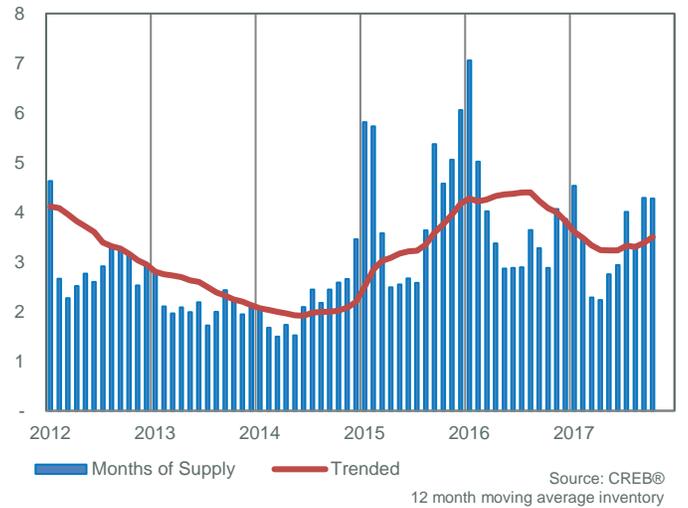
YTD OCTOBER



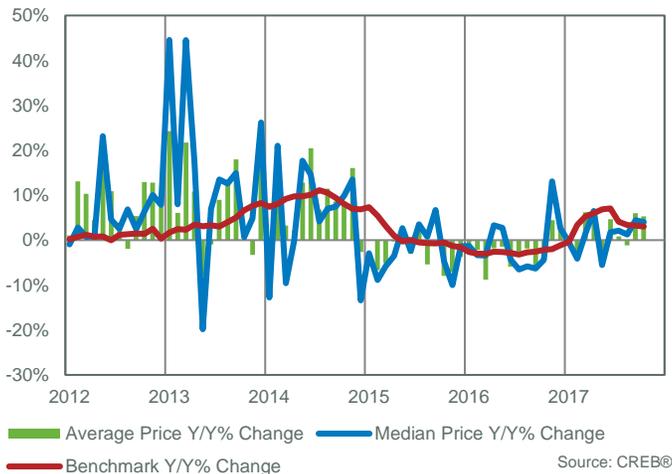
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



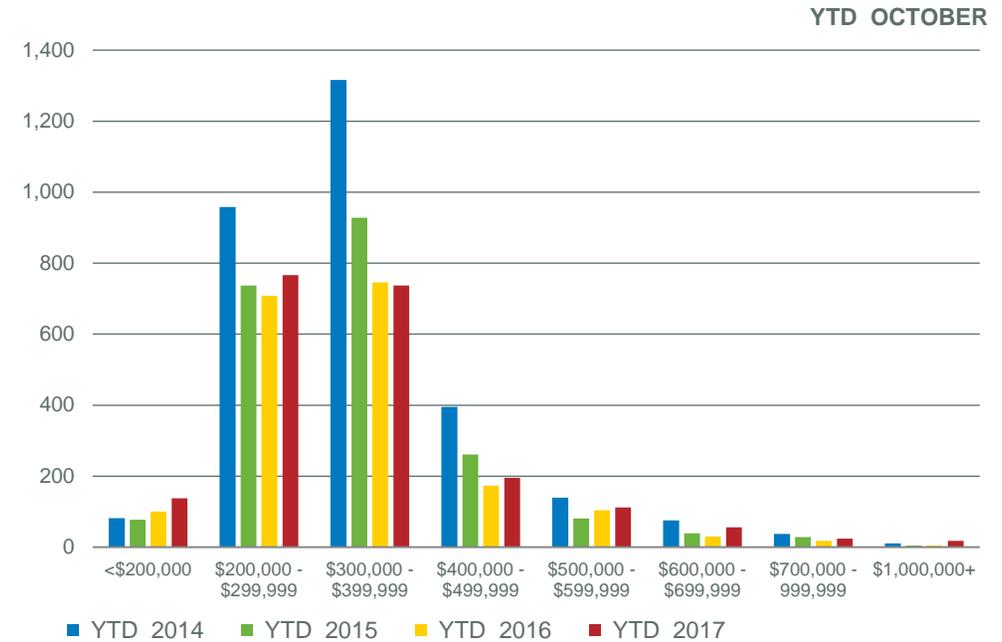
CITY OF CALGARY SEMI-DET. PRICES



	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	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
2017												
Sales	127	151	223	221	271	280	214	187	189	183		
New Listings	331	347	417	474	525	518	397	407	444	374		
Inventory	619	680	767	866	948	1,010	1,013	992	997	967		
Days on Market	63	48	51	57	45	47	49	56	52	54		
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900	305,000		
Median Price	305,000	311,000	303,000	309,000	310,000	310,000	308,450	305,500	319,000	312,000		
Average Price	321,553	323,565	344,844	350,371	338,564	332,645	333,645	347,520	344,522	353,100		
Index	190	183	183	184	183	184	192	192	192	191		

	Oct-16	Oct-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	10	100	138
\$200,000 - \$299,999	85	68	708	766
\$300,000 - \$349,999	50	46	504	497
\$350,000 - \$399,999	21	16	242	240
\$400,000 - \$449,999	11	9	118	108
\$450,000 - \$499,999	5	11	55	87
\$500,000 - \$549,999	6	5	62	68
\$550,000 - \$599,999	4	6	42	44
\$600,000 - \$649,999	3	4	19	39
\$650,000 - \$699,999	1	2	11	17
\$700,000 - \$799,999	-	2	13	15
\$800,000 - \$899,999	1	-	3	5
\$900,000 - \$999,999	-	-	2	4
\$1,000,000 - \$1,249,999	-	3	1	8
\$1,250,000 - \$1,499,999	-	1	-	8
\$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 +	-	-	-	-
	200	183	1,883	2,046

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD OCTOBER



Source: CREB®

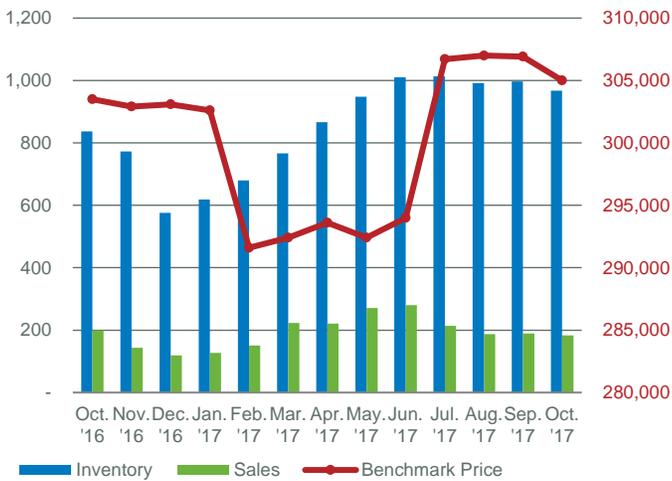
CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



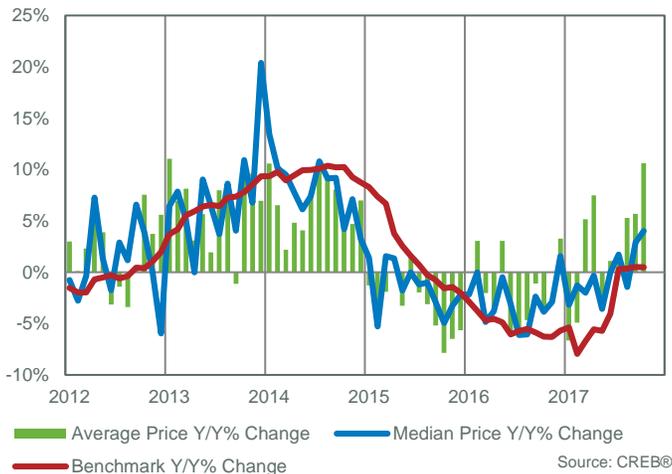
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



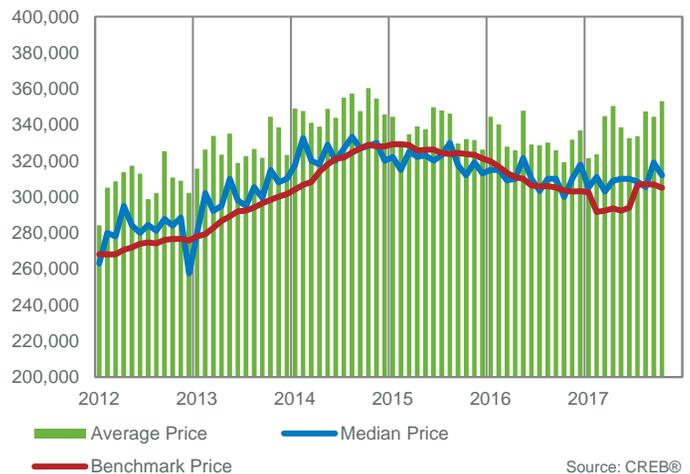
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

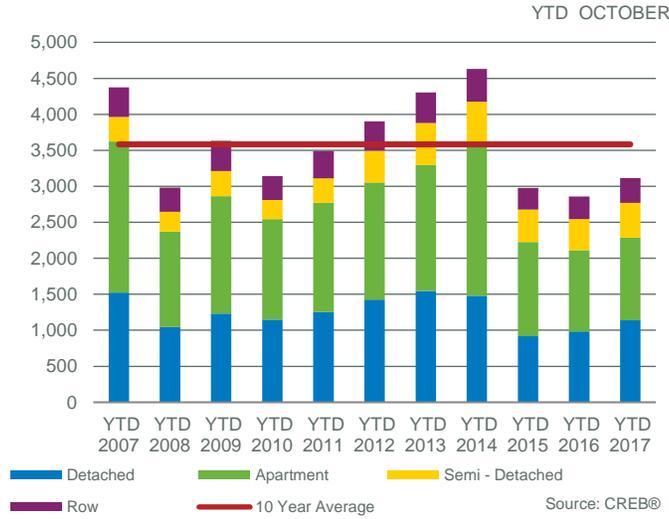
CITY OF CALGARY ROW PRICES



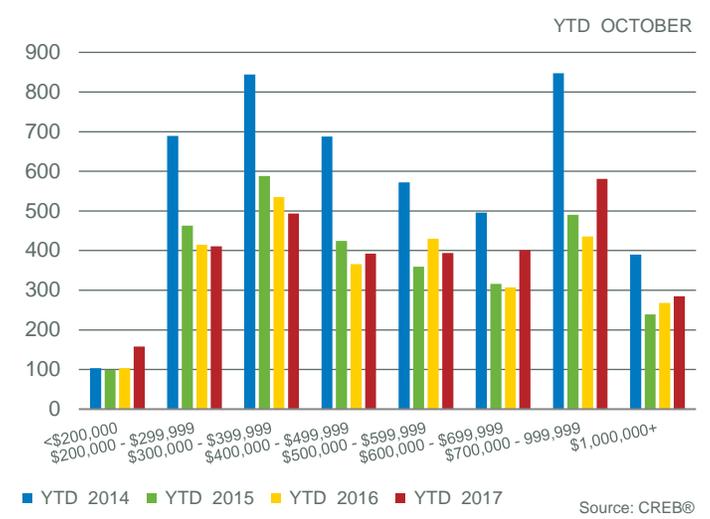
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



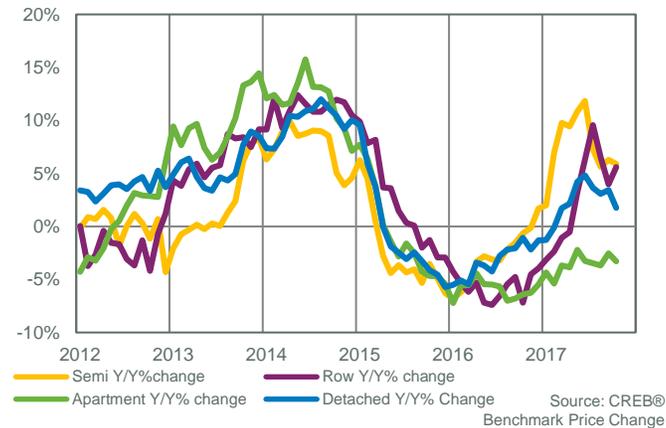
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

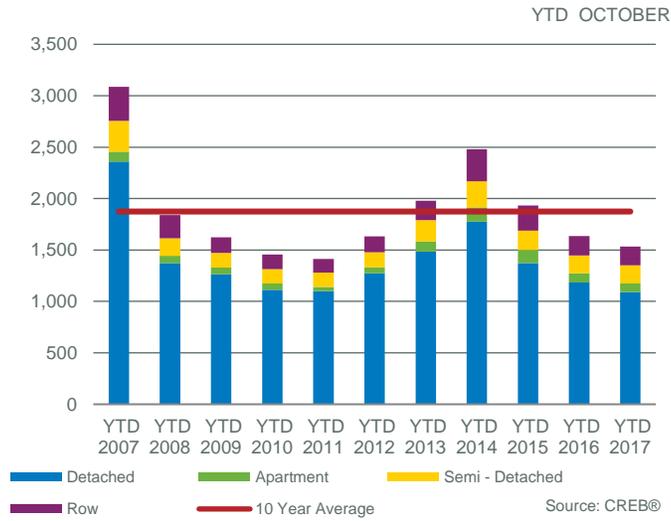


CITY CENTRE PRICES

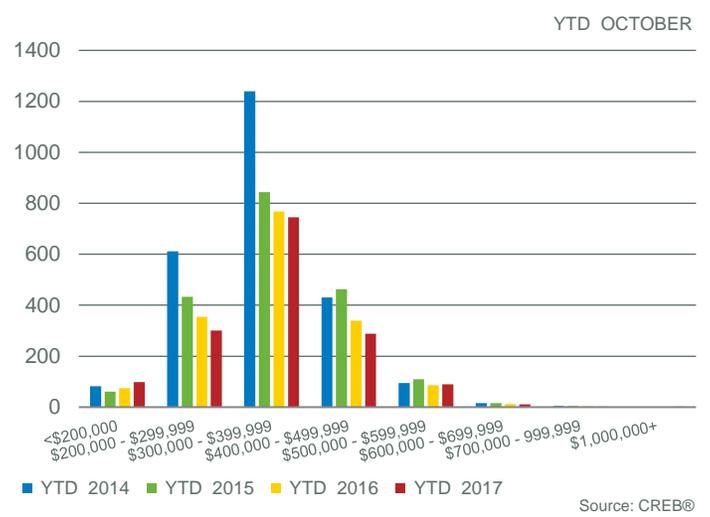


NORTHEAST

NORTHEAST TOTAL SALES



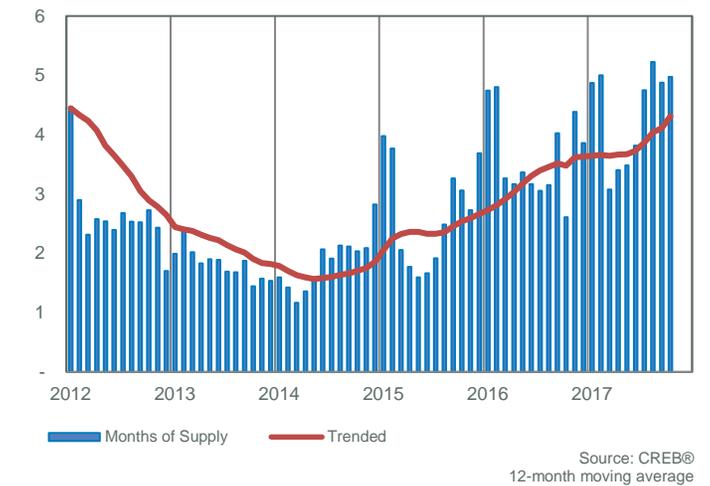
NORTHEAST TOTAL SALES BY PRICE RANGE



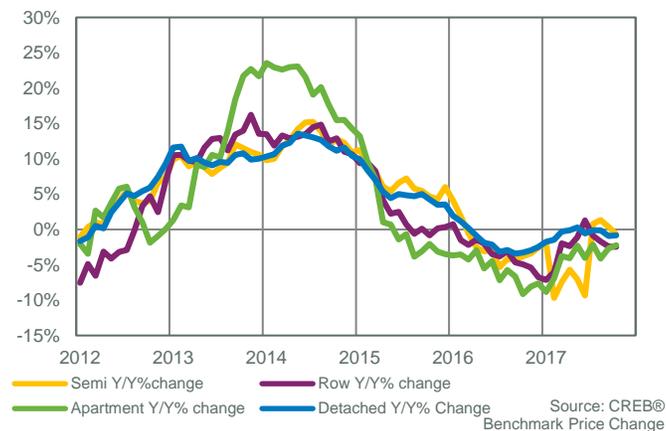
NORTHEAST INVENTORY AND SALES



NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

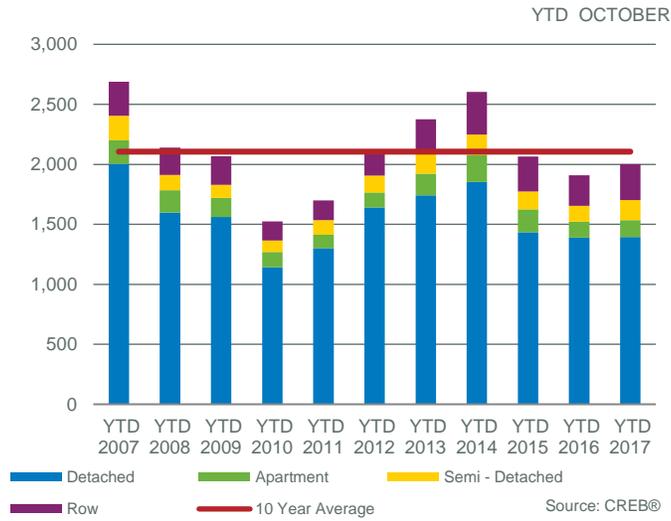


NORTHEAST PRICES

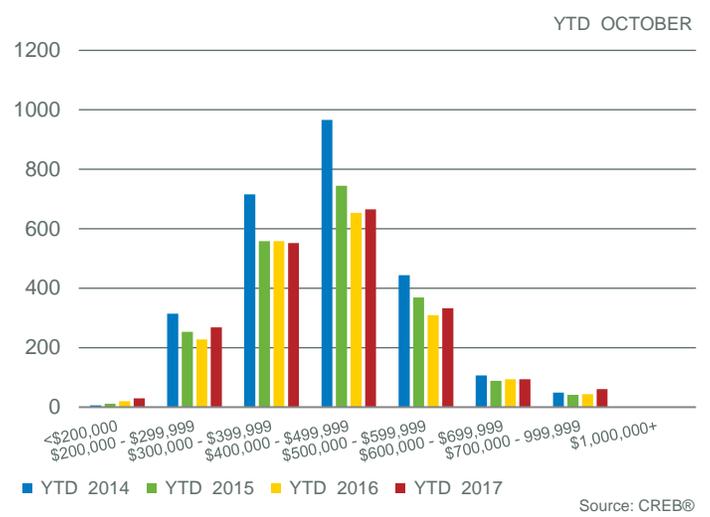


NORTH

NORTH TOTAL SALES



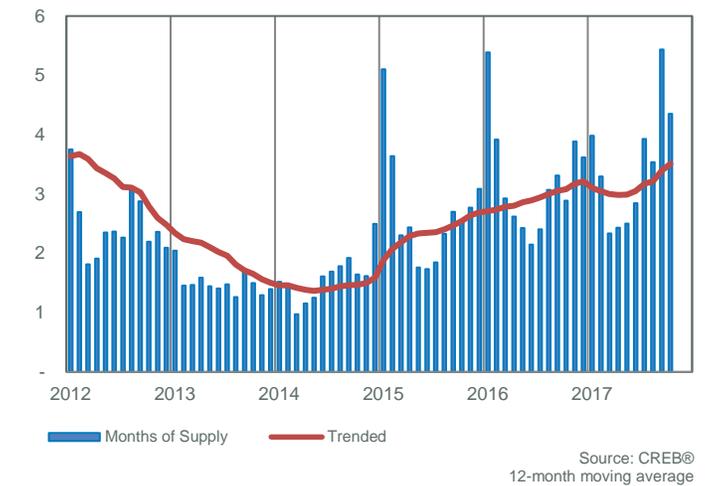
NORTH TOTAL SALES BY PRICE RANGE



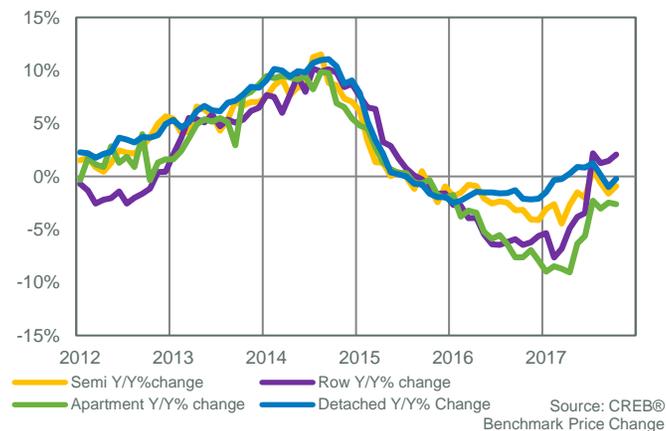
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

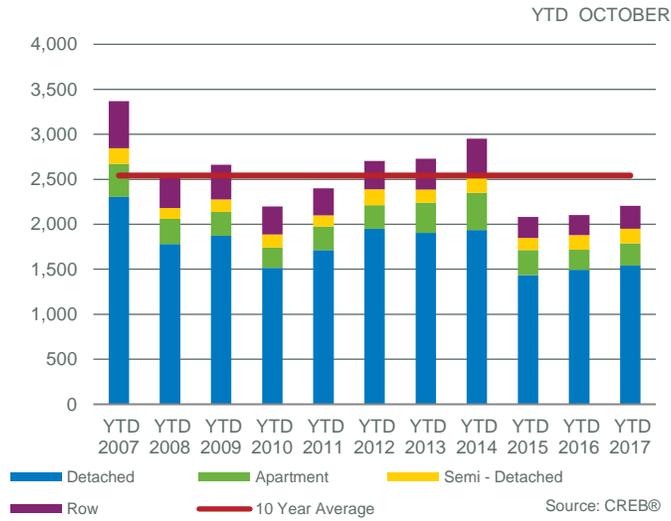


NORTH PRICES

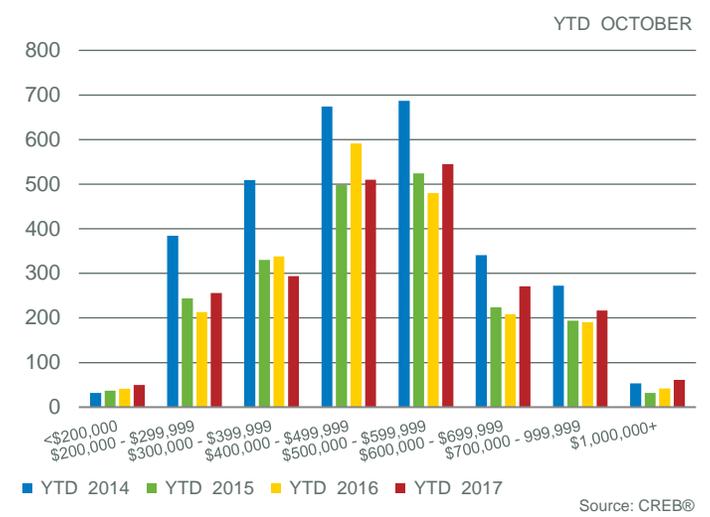


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



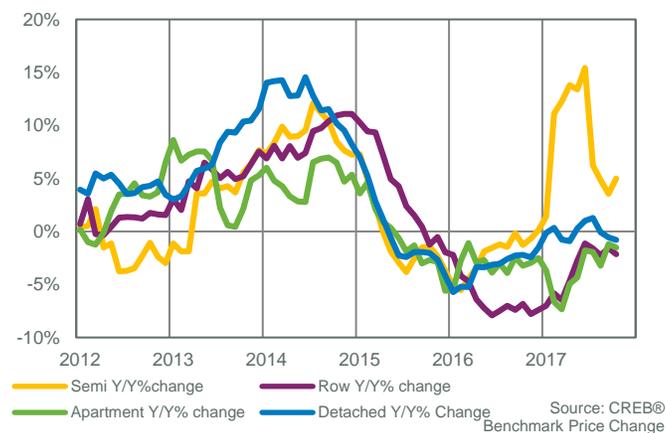
NORTHWEST INVENTORY AND SALES



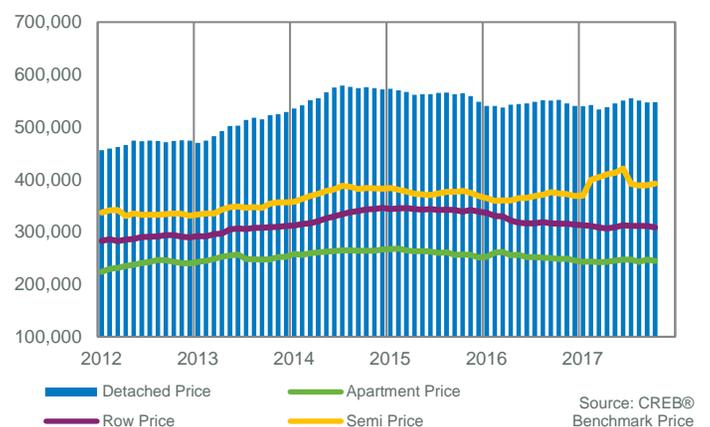
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

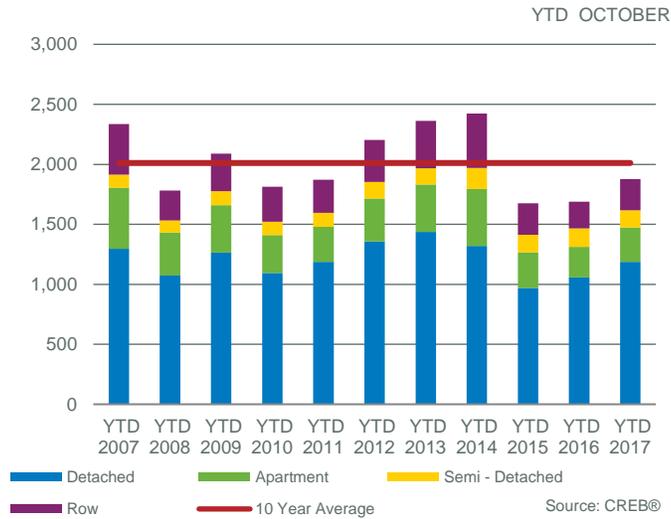


NORTHWEST PRICES

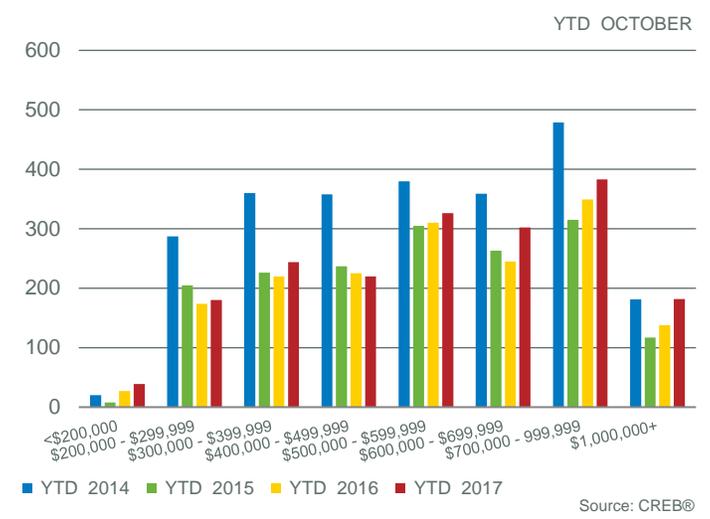


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



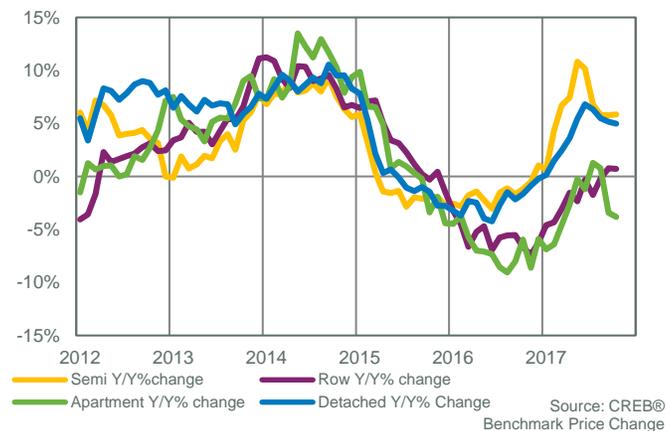
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

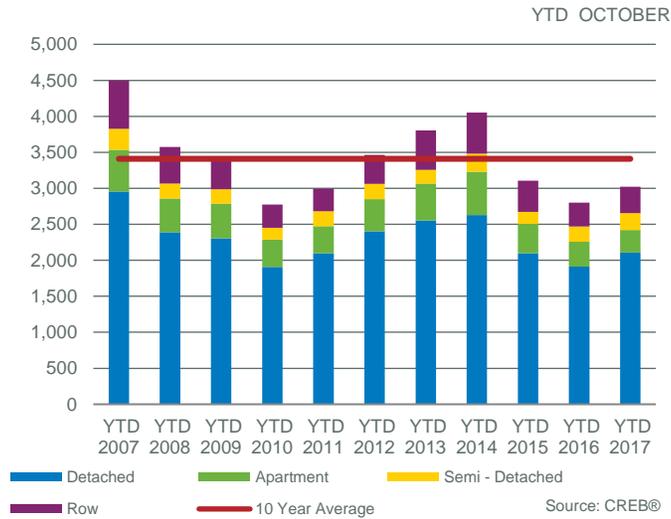


WEST PRICES

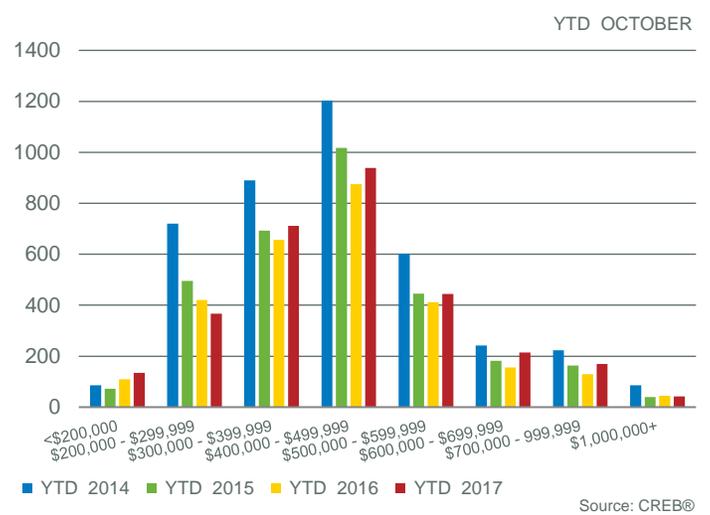


SOUTH

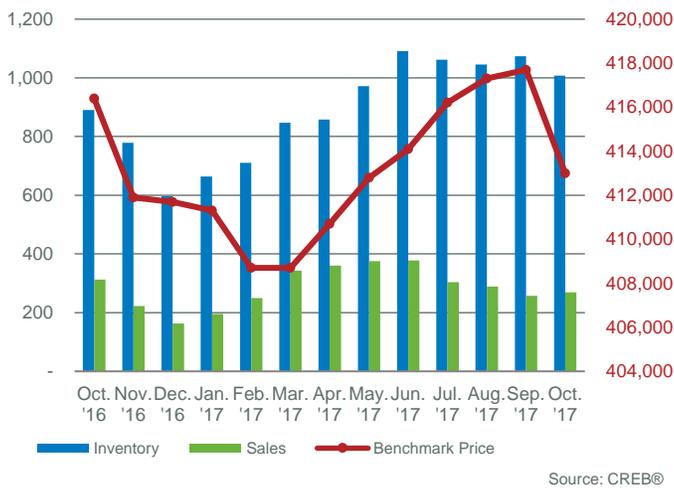
SOUTH TOTAL SALES



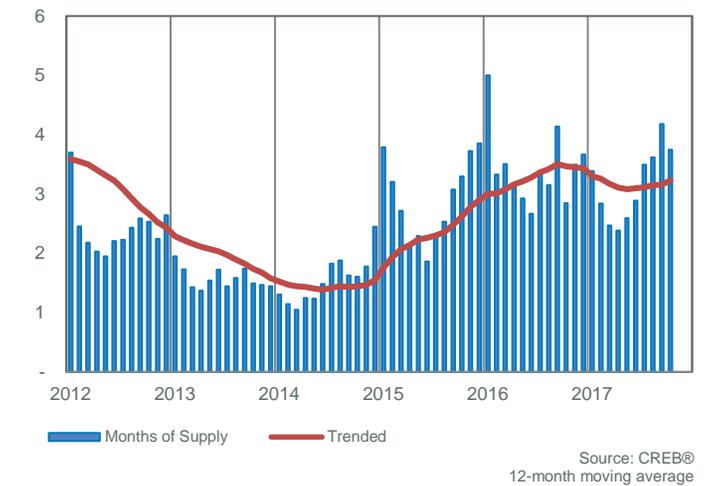
SOUTH TOTAL SALES BY PRICE RANGE



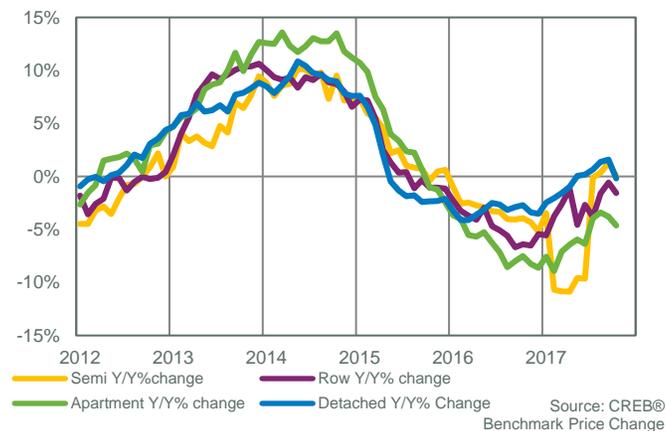
SOUTH INVENTORY AND SALES



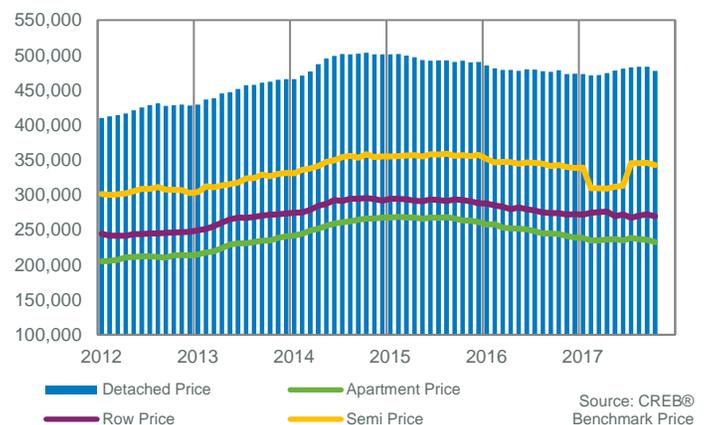
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

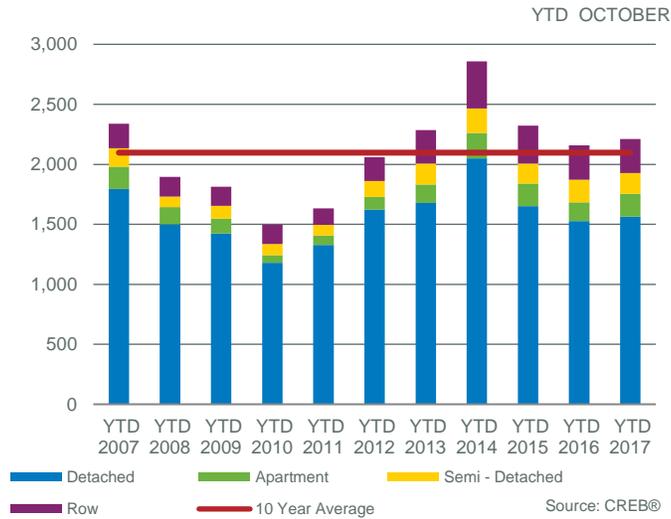


SOUTH PRICES

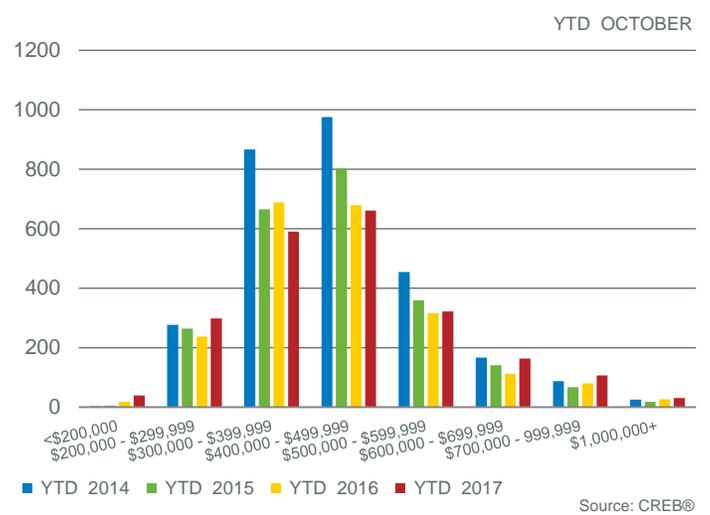


SOUTHEAST

SOUTHEAST TOTAL SALES



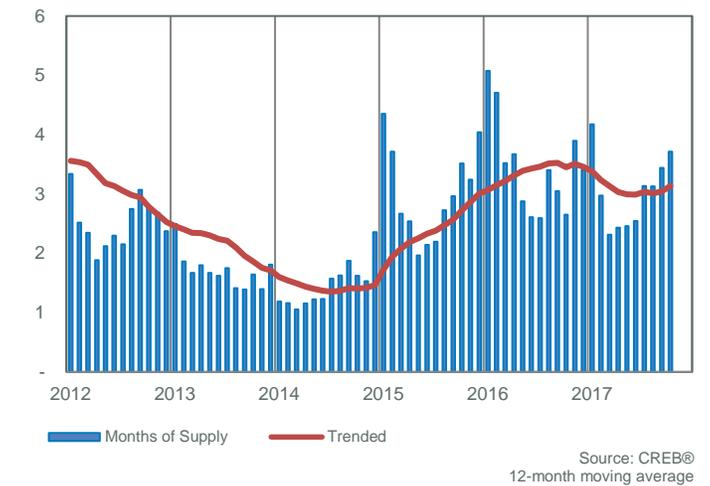
SOUTHEAST TOTAL SALES BY PRICE RANGE



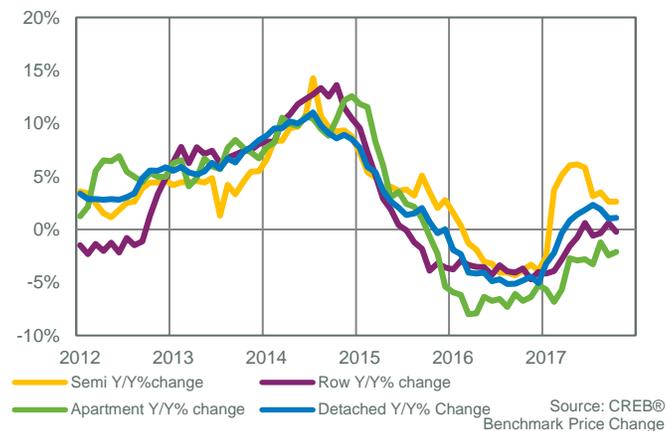
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

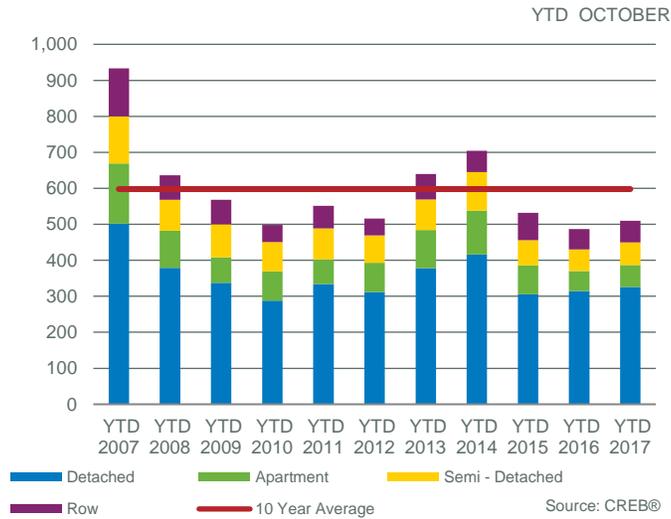


SOUTHEAST PRICES

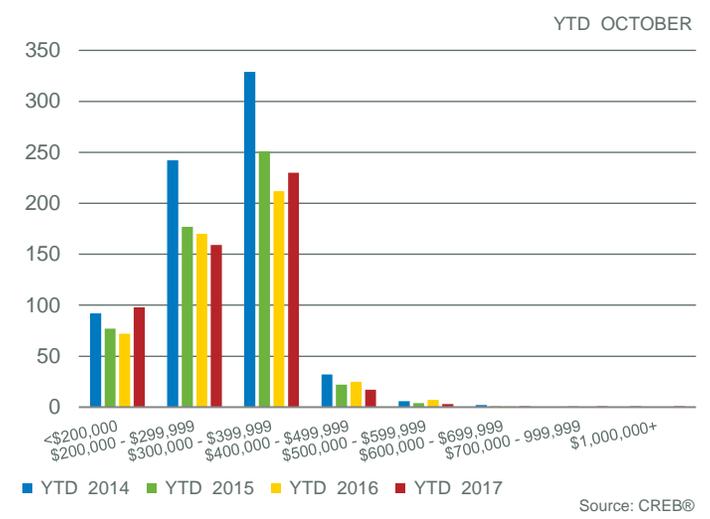


EAST

EAST TOTAL SALES



EAST TOTAL SALES BY PRICE RANGE



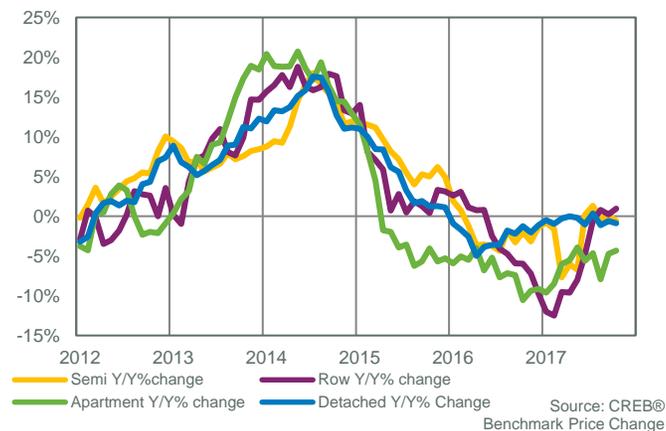
EAST INVENTORY AND SALES



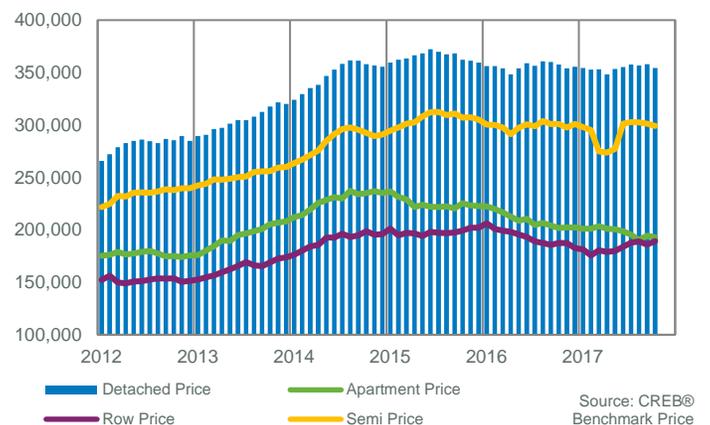
EAST MONTHS OF INVENTORY



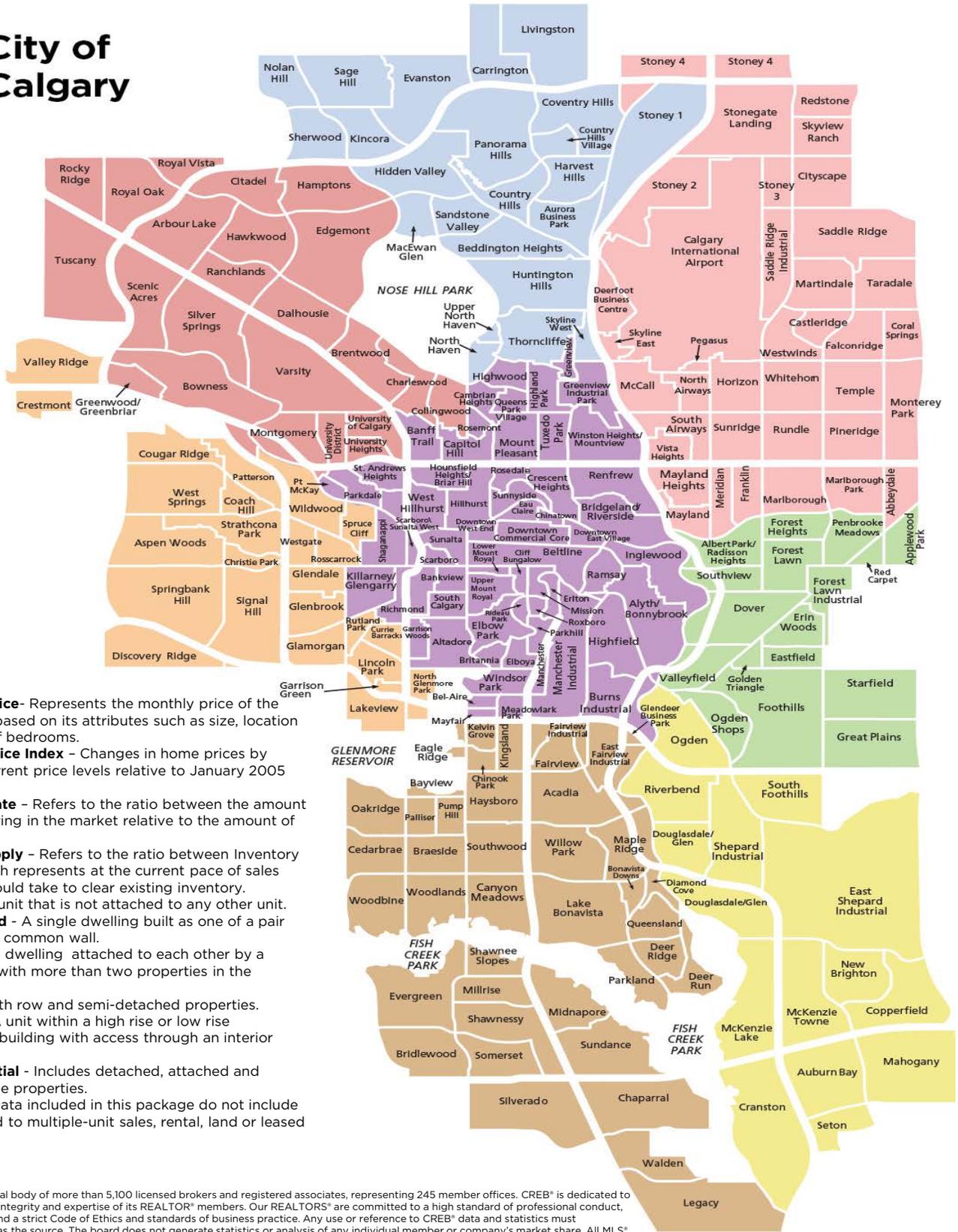
EAST PRICE CHANGE



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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