



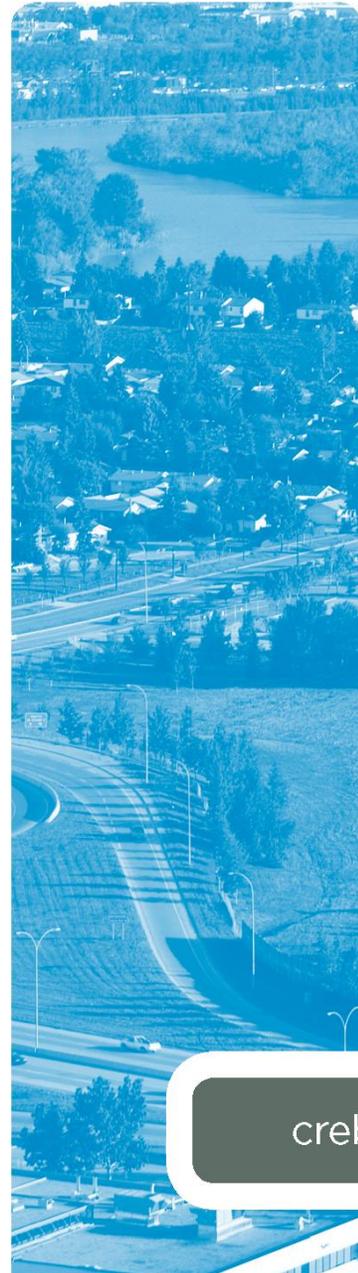
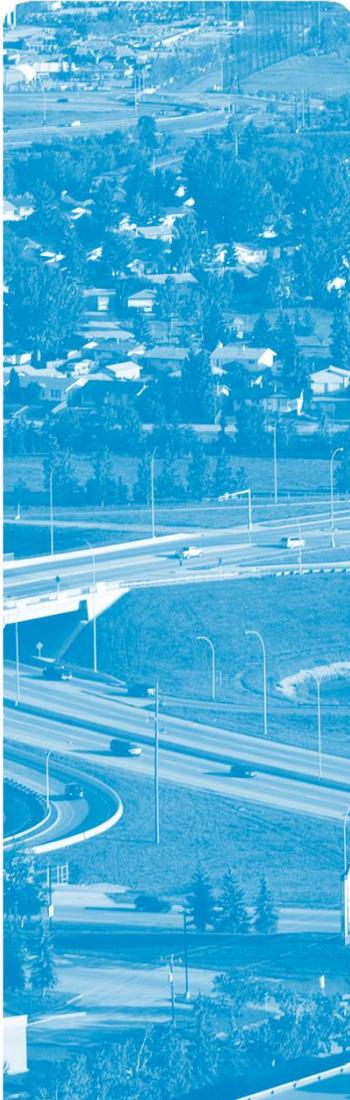
**creb<sup>®</sup>**

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

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

April 2018



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

## Soft Sales Continue in April

*Prices steady, but struggles in Alberta economy weighs on housing*

**City of Calgary, May 1, 2018** - Changes to the lending industry and a challenging economic recovery are weighing on sales activity in Calgary's housing market.

Supply levels have not adjusted to the weaker demand environment, and that is preventing price recovery.

"Slower sales do not come as a surprise, given the economy has not yet improved enough to offset the impact of changes in the lending industry," said CREB® chief economist Ann-Marie Lurie.

"While the rising inventories are being monitored, prices have remained relatively flat as gains in some areas of the city have been offset by declines in other areas."

The easing sales trend persisted through April in Calgary's housing market. Calgary sales totaled 1,518 units in April, which is 20 per cent below last year and 25 per cent below long-term averages.

The detached sector has seen the largest decline, with year-to-date sales totaling 2,991 units, 27 per cent below the 10-year average.

Inventory levels in April totaled 7,324 units. This is a 32 per cent rise over last year, but well below the monthly high of 10,129 units recorded in 2008. Supply compared to demand has risen, but city-wide prices have remained relatively stable, totaling \$436,500 in April, a monthly and annual gain of 0.21 per cent.

"The reality is that there's selection heading into the active spring market," said CREB® president Tom Westcott.

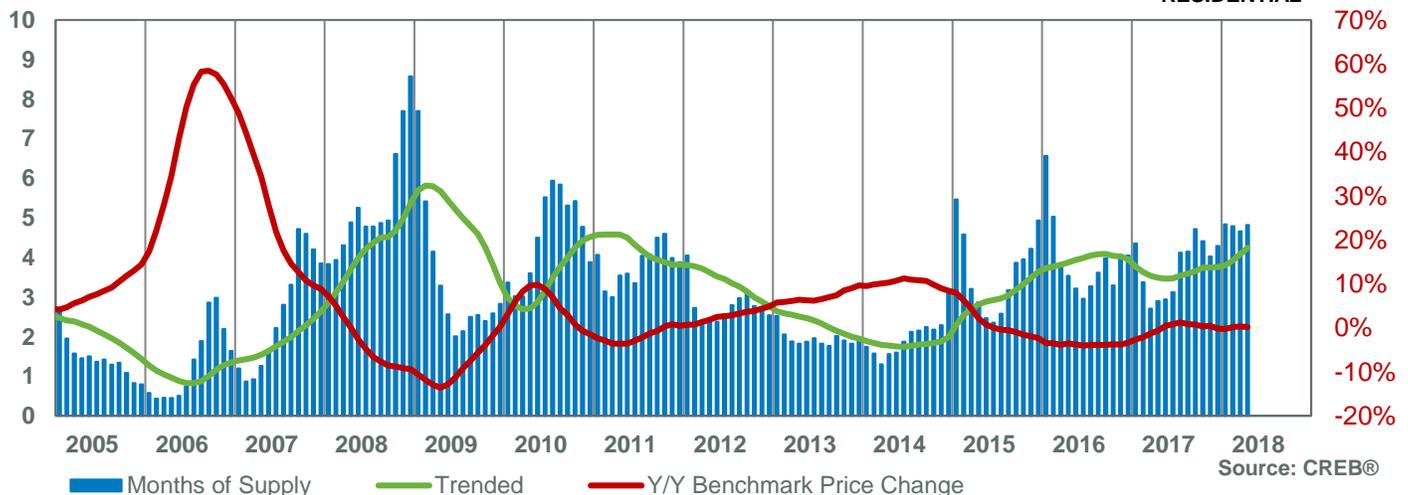
"For many sellers, they have to decide what price they are willing to accept for a lifestyle change. At the same time, buyers need to understand the supply dynamics and price movements in the specific area, as they may not align with their expectations."

So far this year, apartment and attached sales have eased to levels that are comparable to 2016. However, rising supply in both markets have pushed months of supply to the highest levels recovered over this four-month period, which is preventing any significant shifts in pricing trends.

### HOUSING MARKET FACTS

- Detached sales activity slowed across each district in the city, causing inventory gains. Inventory levels were only significantly higher than long-term averages in the North district, which is likely a reflection of the growth coming from new communities.
- Price changes in the detached market have varied in each district. Year-to-date, the districts seeing price declines have been limited to the North, North East and East districts. Prices remain over three per cent higher than last year in the City Centre and West districts. City wide detached prices average \$502,625 this year 0.49 per cent higher than last year.
- Year-to-date apartment condominium sales totaled 823 units. This is 15 per cent below last year and 27 per cent below long-term averages. New listings have eased slightly over last year, but inventory levels remain elevated, keeping months of supply well above seven months.
- Elevated supply based on sales continues to weigh on apartment condominium prices. In April, the benchmark price totaled \$256,700. This is nearly three per cent below last year and 14 per cent below monthly highs recorded in 2014.
- Year-to-date semi-detached prices remained relatively unchanged over benchmark prices from last year, as gains in the City Centre, North East, West, South and East districts were offset by declines in the North, North West and South East areas.
- After the first four months of the year, row prices remain nearly one per cent above levels recorded last year. Like many other property types, price trends vary depending on the district. Year-over-year price adjustments range from a 1.86 per cent increase in the City Centre district to a 6.14 per cent decline in the South district.

### MONTHS OF SUPPLY AND PRICE CHANGES



Apr. 2018

	Apr-17	Apr-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,192	908	-23.83%	3,766	2,991	-20.58%
Total Sales Volume	\$670,650,151	\$508,011,912	-24.25%	\$2,115,680,930	\$1,682,801,932	-20.46%
New Listings	1,861	2,007	7.85%	6,178	6,461	4.58%
Inventory	2,543	3,642	43.22%	2,178	2,845	30.65%
Months of Supply	2.13	4.01	88.01%	2.31	3.80	64.51%
Sales to New Listings Ratio	64.05%	45.24%	-18.81%	60.96%	46.29%	-14.67%
Sales to List Price Ratio	97.76%	97.43%	-0.32%	97.47%	97.39%	-0.09%
Days on Market	32	41	28.55%	38	43	13.16%
Benchmark Price	\$502,300	\$504,500	0.44%	\$500,150	\$502,625	0.49%
Median Price	\$502,250	\$495,000	-1.44%	\$493,143	\$495,000	0.38%
Average Price	\$562,626	\$559,484	-0.56%	\$561,785	\$562,622	0.15%
Index	206	207	0.44%	205	206	0.50%
<b>APARTMENT</b>						
Total Sales	283	262	-7.42%	966	823	-14.80%
Total Sales Volume	\$85,851,196	\$75,031,848	-12.60%	\$285,603,380	\$248,282,848	-13.07%
New Listings	691	727	5.21%	2,623	2,578	-1.72%
Inventory	1,653	1,851	11.98%	1,472	1,567	6.45%
Months of Supply	5.84	7.06	20.95%	6.09	7.61	24.95%
Sales to New Listings Ratio	40.96%	36.04%	-4.92%	36.83%	31.92%	-4.90%
Sales to List Price Ratio	96.82%	96.01%	-0.82%	96.41%	96.23%	-0.18%
Days on Market	49	59	19.58%	58	65	12.07%
Benchmark Price	\$264,300	\$256,700	-2.88%	\$264,625	\$256,600	-3.03%
Median Price	\$267,000	\$255,000	-4.49%	\$261,300	\$258,000	-1.26%
Average Price	\$303,361	\$286,381	-5.60%	\$295,656	\$301,680	2.04%
Index	183	178	-2.90%	183	178	-3.04%
<b>ATTACHED</b>						
Total Sales	425	348	-18.12%	1,335	1,123	-15.88%
Total Sales Volume	\$184,002,146	\$143,465,366	-22.03%	\$549,401,805	\$459,771,270	-16.31%
New Listings	743	835	12.38%	2,576	2,837	10.13%
Inventory	1,322	1,831	38.50%	1,164	1,479	27.03%
Months of Supply	3.11	5.26	69.15%	3.49	5.27	51.02%
Sales to New Listings Ratio	57.20%	41.68%	-15.52%	51.82%	39.58%	-12.24%
Sales to List Price Ratio	97.47%	97.36%	-0.11%	97.24%	97.33%	0.09%
Days on Market	52	53	2.88%	51	56	9.80%
Benchmark Price	\$329,900	\$331,800	0.58%	\$328,850	\$329,350	0.15%
Median Price	\$365,500	\$350,000	-4.24%	\$347,500	\$340,000	-2.16%
Average Price	\$432,946	\$412,257	-4.78%	\$411,537	\$409,413	-0.52%
Index	195	196	0.56%	194	195	0.15%
<b>CITY OF CALGARY</b>						
Total Sales	1,900	1,518	-20.11%	6,067	4,937	-18.63%
Total Sales Volume	\$940,503,493	\$726,509,126	-22.75%	\$2,950,686,115	\$2,390,856,050	-18.97%
New Listings	3,295	3,569	8.32%	11,377	11,876	4.39%
Inventory	5,518	7,324	32.73%	4,814	5,891	22.38%
Months of Supply	2.90	4.82	66.13%	3.17	4.77	50.39%
Sales to New Listings Ratio	57.66%	42.53%	-15.13%	53.33%	41.57%	-11.76%
Sales to List Price Ratio	97.61%	97.27%	-0.35%	97.33%	97.26%	-0.07%
Days on Market	39	47	20.47%	44	50	13.64%
Benchmark Price	\$435,600	\$436,500	0.21%	\$434,175	\$434,675	0.12%
Median Price	\$445,000	\$431,000	-3.15%	\$435,000	\$428,000	-1.61%
Average Price	\$495,002	\$478,596	-3.31%	\$486,350	\$484,273	-0.43%
Index	201	201	0.20%	200	200	0.11%

For a list of definitions, see page 26.

Apr. 2018

	Apr-17	Apr-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	204	156	-23.53%	612	504	-17.65%
Total Sales Volume	\$106,570,247	\$79,260,178	-25.63%	\$305,151,081	\$257,741,620	-15.54%
Share of Sales with Condo Title	15.69%	17.95%	2.26%	14.27%	16.23%	1.96%
New Listings	269	350	30.11%	1,005	1,218	21.19%
Inventory	455	756	66.15%	430	603	40.09%
Months of Supply	2.23	4.85	117.28%	2.81	4.78	70.11%
Sales to New Listings Ratio	75.84%	44.57%	-31.27%	60.90%	41.38%	-19.52%
Sales to List Price Ratio	97.62%	97.42%	-0.20%	97.36%	97.53%	0.17%
Days on Market	46	52	12.37%	47	51	8.51%
Benchmark Price	\$425,200	\$420,000	-1.22%	\$418,500	\$418,350	-0.04%
Median Price	\$436,750	\$424,750	-2.75%	\$406,100	\$415,000	2.19%
Average Price	\$522,403	\$508,078	-2.74%	\$498,613	\$511,392	2.56%
Index	213	210	-1.22%	210	209	-0.04%
<b>CITY OF CALGARY ROW</b>						
Total Sales	221	192	-13.12%	723	619	-14.38%
Total Sales Volume	\$77,431,899	\$64,205,188	-17.08%	\$244,250,724	\$202,029,650	-17.29%
Share of Sales with Condo Title	95.02%	91.67%	-3.36%	95.36%	92.49%	-2.88%
New Listings	474	485	2.32%	1,571	1,619	3.06%
Inventory	867	1,075	23.99%	734	876	19.38%
Months of Supply	3.92	5.60	42.72%	4.06	5.66	39.44%
Sales to New Listings Ratio	46.62%	39.59%	-7.04%	46.02%	38.23%	-7.79%
Sales to List Price Ratio	97.26%	97.28%	0.02%	97.10%	97.09%	-0.02%
Days on Market	57	54	-4.49%	54	60	11.11%
Benchmark Price	\$293,600	\$300,000	2.18%	\$295,050	\$297,425	0.80%
Median Price	\$309,000	\$308,950	-0.02%	\$308,000	\$301,500	-2.11%
Average Price	\$350,371	\$334,402	-4.56%	\$337,829	\$326,381	-3.39%
Index	184	188	2.17%	185	186	0.81%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	425	348	-18.12%	1,335	1,123	-15.88%
Total Sales Volume	\$184,002,146	\$143,465,366	-22.03%	\$549,401,805	\$459,771,270	-16.31%
Share of Sales with Condo Title	56.94%	58.62%	2.95%	58.95%	58.32%	-1.06%
New Listings	743	835	12.38%	2,576	2,837	10.13%
Inventory	1,322	1,831	38.50%	1,164	1,479	27.03%
Months of Supply	3.11	5.26	69.15%	3.49	5.27	51.02%
Sales to New Listings Ratio	57.20%	41.68%	-15.52%	51.82%	39.58%	-12.24%
Sales to List Price Ratio	97.47%	97.36%	-0.11%	97.24%	97.33%	0.09%
Days on Market	52	53	2.88%	51	56	9.80%
Benchmark Price	\$329,900	\$331,800	0.58%	\$328,850	\$329,350	0.15%
Median Price	\$365,500	\$350,000	-4.24%	\$347,500	\$340,000	-2.16%
Average Price	\$432,946	\$412,257	-4.78%	\$411,537	\$409,413	-0.52%
Index	195	196	0.56%	194	195	0.15%

For a list of definitions, see page 26.

April 2018	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	103	268	38.43%	522	5.07	\$699,700	3.46%	0.24%
North East	95	239	39.75%	457	4.81	\$374,100	-2.63%	-0.16%
North	129	278	46.40%	537	4.16	\$432,300	-2.02%	-0.35%
North West	130	280	46.43%	462	3.55	\$544,500	1.28%	0.37%
West	117	230	50.87%	403	3.44	\$733,100	2.10%	0.26%
South	176	403	43.67%	657	3.73	\$476,400	0.42%	0.00%
South East	130	280	46.43%	524	4.03	\$450,900	0.40%	0.20%
East	28	30	93.33%	80	2.86	\$352,000	1.06%	1.32%
<b>TOTAL CITY</b>	<b>908</b>	<b>2,007</b>	<b>45.24%</b>	<b>3,642</b>	<b>4.01</b>	<b>\$504,500</b>	<b>0.44%</b>	<b>0.14%</b>
<b>Apartment</b>								
City Centre	124	378	32.80%	964	7.77	\$284,300	-2.17%	-0.35%
North East	9	29	31.03%	75	8.33	\$226,800	-4.55%	0.67%
North	8	42	19.05%	123	15.38	\$214,100	-0.93%	-3.73%
North West	35	66	53.03%	139	3.97	\$241,200	-0.62%	0.04%
West	35	86	40.70%	193	5.51	\$240,000	-4.91%	-0.25%
South	34	61	55.74%	190	5.59	\$222,200	-5.93%	0.27%
South East	11	54	20.37%	130	11.82	\$240,600	-3.76%	0.80%
East	6	11	54.55%	37	6.17	\$188,000	-6.47%	0.16%
<b>TOTAL CITY</b>	<b>262</b>	<b>727</b>	<b>36.04%</b>	<b>1,851</b>	<b>7.06</b>	<b>\$256,700</b>	<b>-2.88%</b>	<b>-0.16%</b>
<b>Semi-detached</b>								
City Centre	51	121	42.15%	301	5.90	\$775,400	0.47%	0.19%
North East	13	39	33.33%	82	6.31	\$299,200	6.02%	0.61%
North	13	30	43.33%	60	4.62	\$315,000	-1.53%	-0.85%
North West	25	34	73.53%	72	2.88	\$393,800	-3.81%	1.18%
West	11	47	23.40%	88	8.00	\$515,200	-1.11%	0.27%
South	21	39	53.85%	78	3.71	\$340,000	9.96%	0.41%
South East	16	28	57.14%	47	2.94	\$321,800	-2.46%	0.19%
East	6	12	50.00%	28	4.67	\$297,600	8.69%	1.36%
<b>TOTAL CITY</b>	<b>156</b>	<b>350</b>	<b>44.57%</b>	<b>756</b>	<b>4.85</b>	<b>\$420,000</b>	<b>-1.22%</b>	<b>0.29%</b>
<b>Row</b>								
City Centre	42	78	53.85%	199	4.74	\$468,500	2.23%	0.43%
North East	19	51	37.25%	119	6.26	\$201,300	-6.33%	0.25%
North	29	71	40.85%	153	5.28	\$262,800	1.98%	-1.05%
North West	17	51	33.33%	110	6.47	\$308,000	0.42%	0.65%
West	28	73	38.36%	148	5.29	\$344,000	-1.85%	2.87%
South	29	81	35.80%	161	5.55	\$261,100	-5.54%	1.01%
South East	21	60	35.00%	143	6.81	\$297,000	0.78%	1.33%
East	7	20	35.00%	42	6.00	\$173,000	-3.35%	-2.43%
<b>TOTAL CITY</b>	<b>192</b>	<b>485</b>	<b>39.59%</b>	<b>1,075</b>	<b>5.60</b>	<b>\$300,000</b>	<b>2.18%</b>	<b>0.81%</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



Apr. 2018

TOTAL SALES

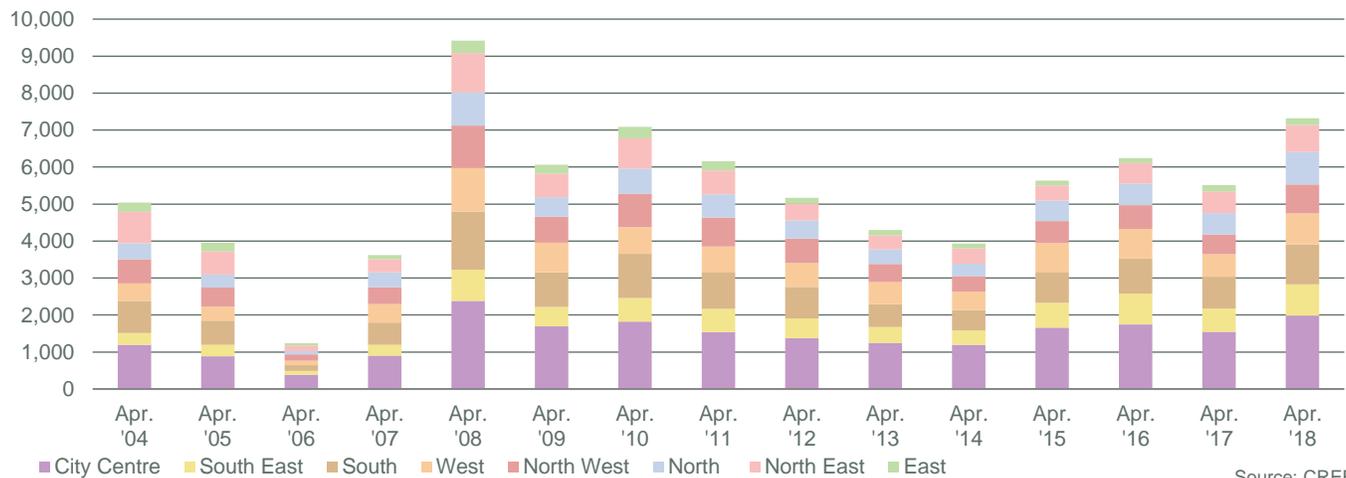
APRIL



Source: CREB®

TOTAL INVENTORY

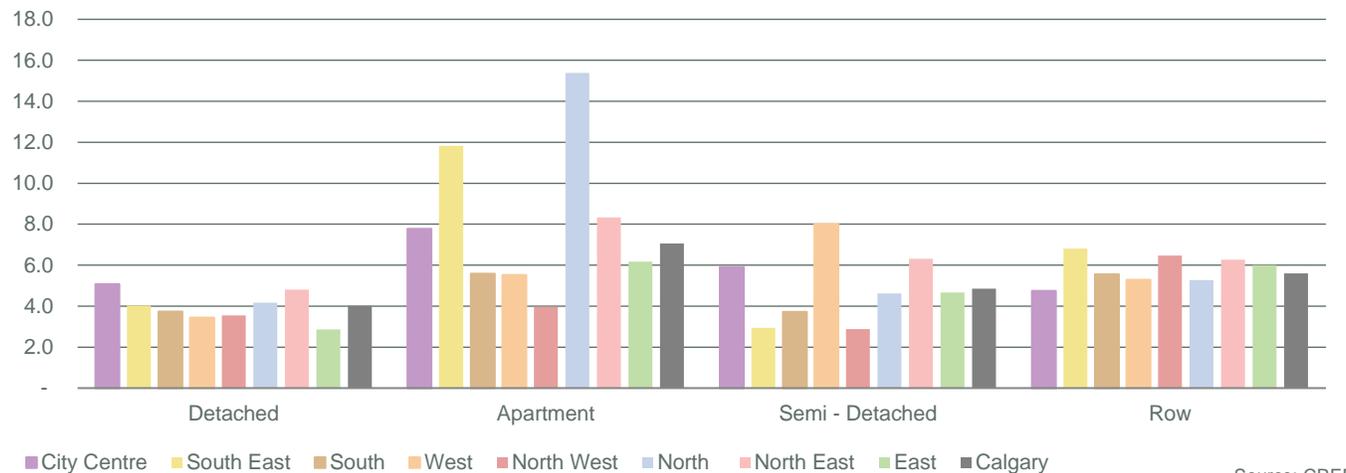
APRIL



Source: CREB®

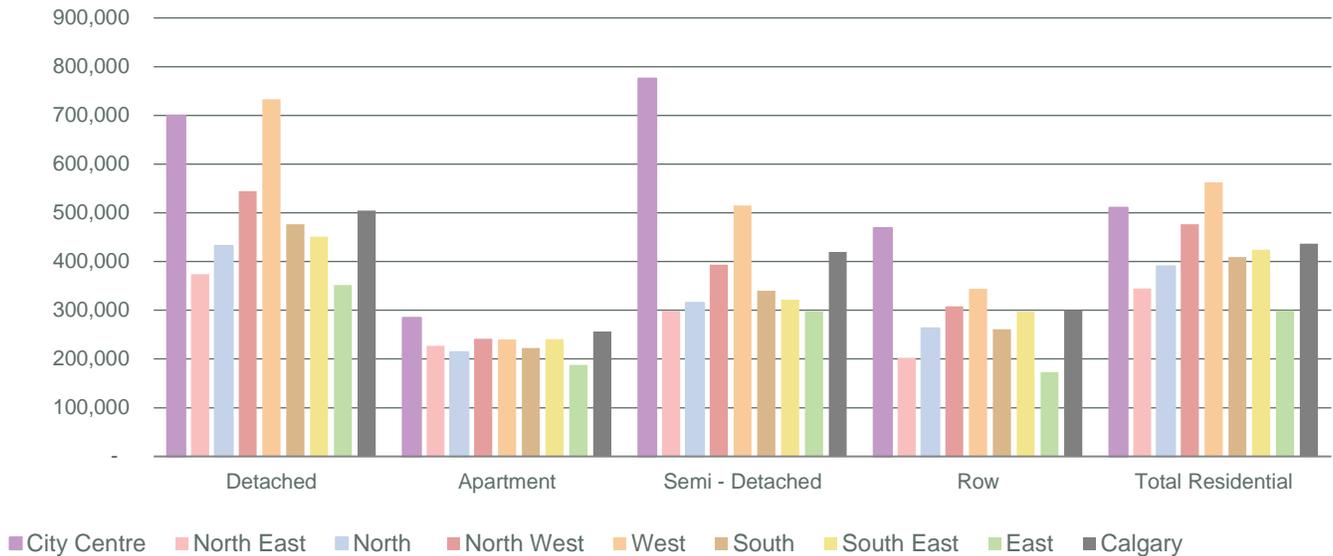
MONTHS OF SUPPLY

APRIL



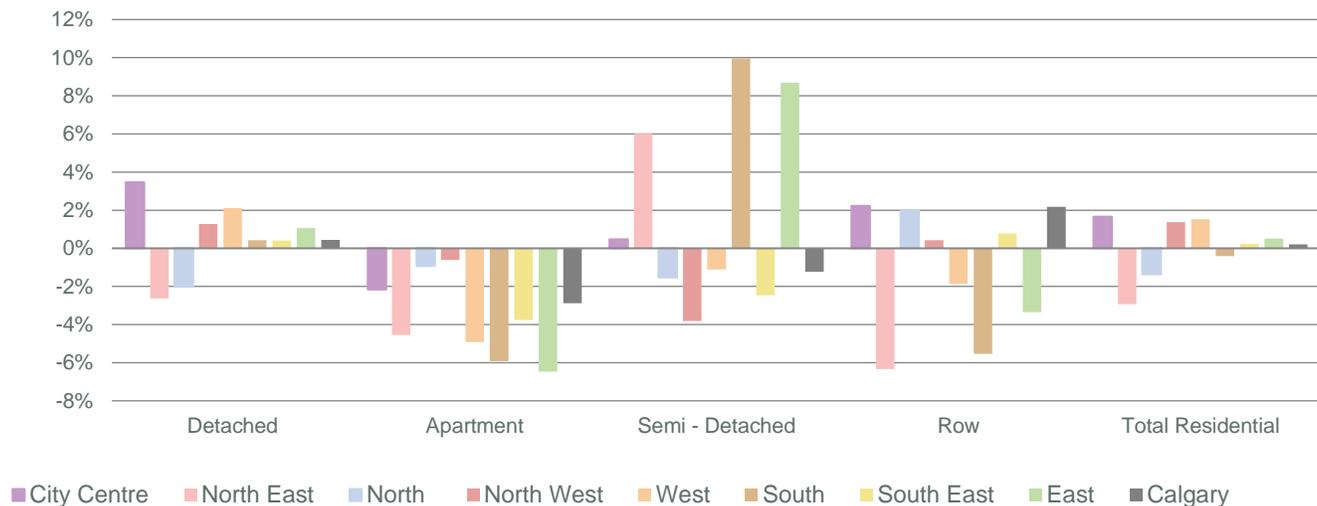
Source: CREB®

## BENCHMARK PRICE - APRIL



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

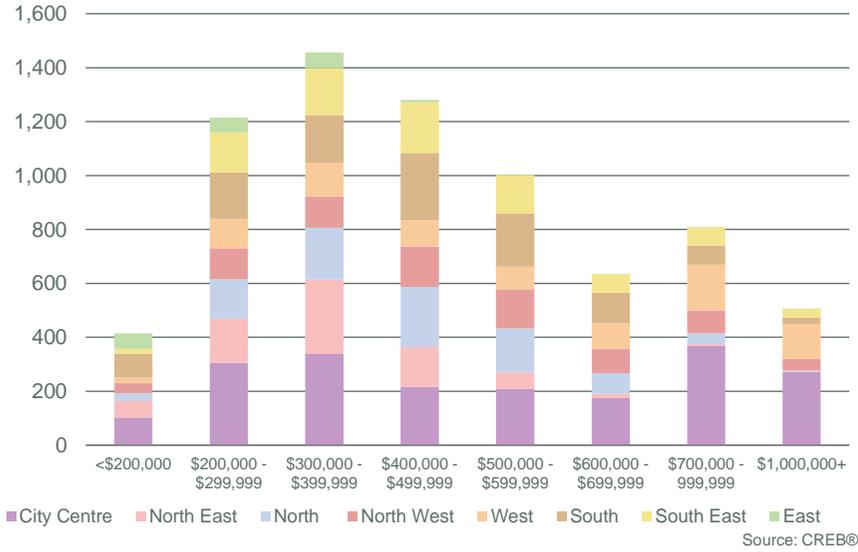


Source: CREB®

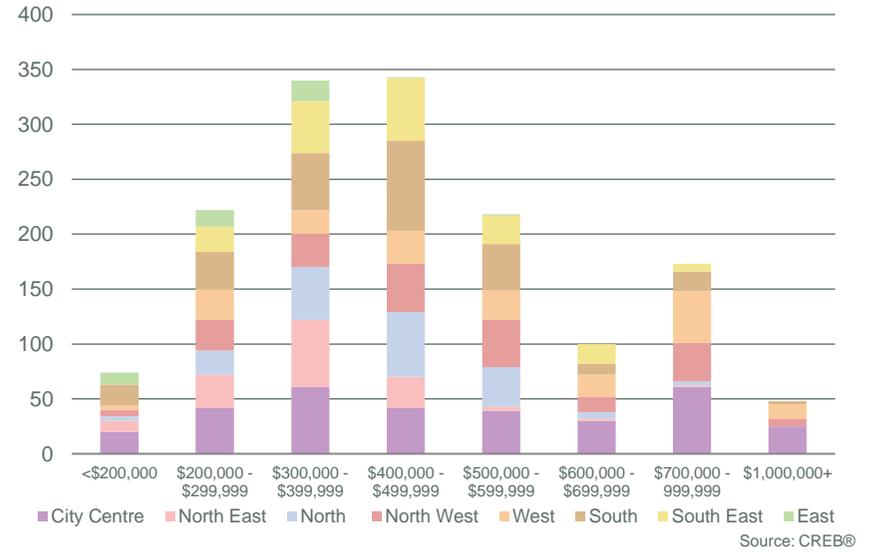
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

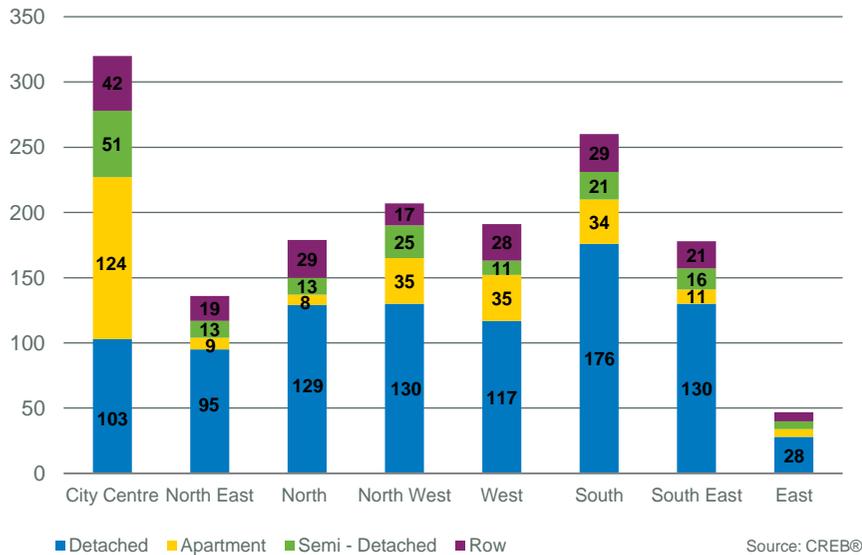
TOTAL INVENTORY BY PRICE RANGE - APRIL



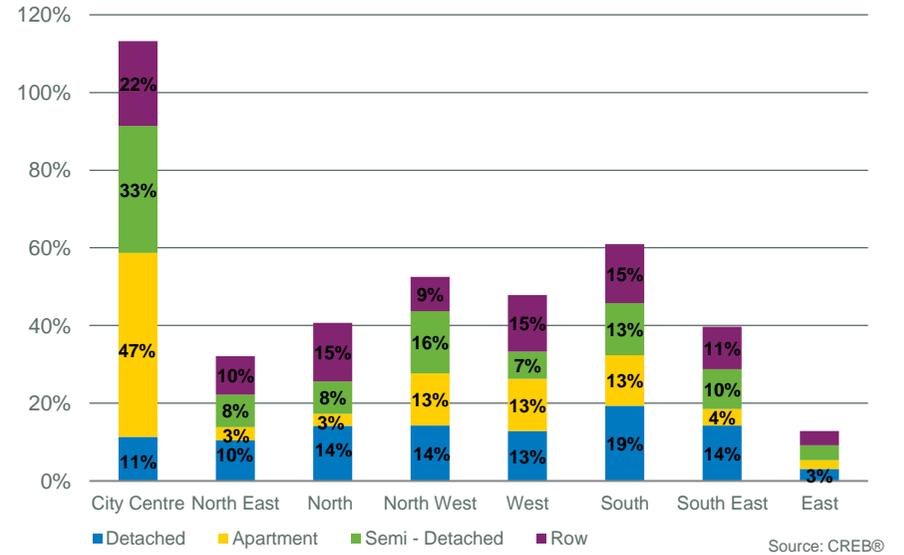
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



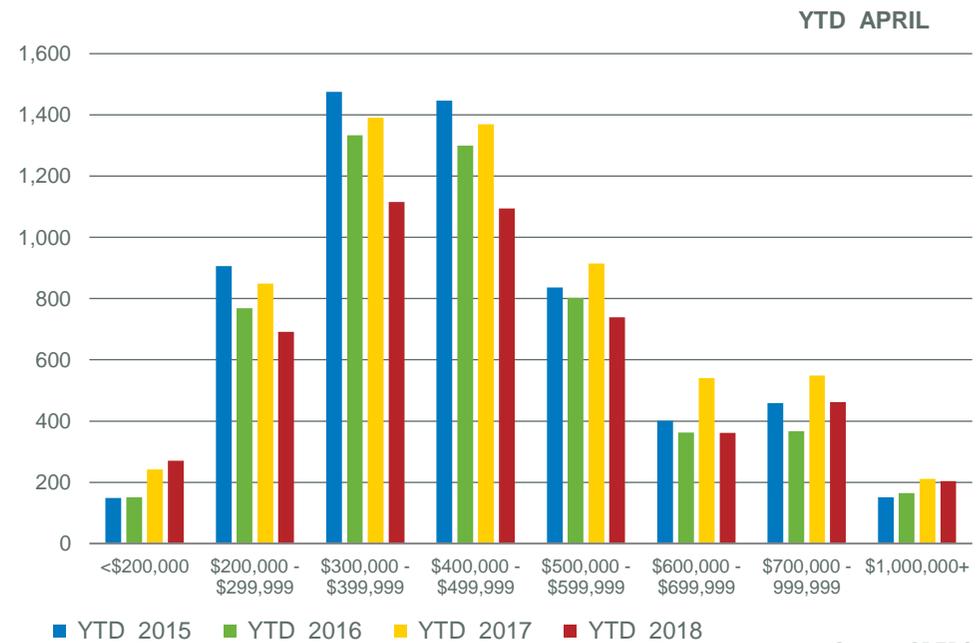
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,468	1,411	1,008
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,221
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	6,882	6,479	5,683	4,322
Days on Market	53	48	42	39	37	38	43	45	45	50	52	58
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500	438,900	436,700	433,200
Median Price	425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	423,000	415,000	412,000	410,000
Average Price	467,509	480,786	490,980	495,002	504,230	500,889	477,948	478,280	485,041	475,148	462,408	452,120
Index	200	200	200	201	202	203	204	204	203	202	201	200
<b>2018</b>												
Sales	959	1,088	1,372	1,518								
New Listings	2,456	2,404	3,447	3,569								
Inventory	4,640	5,208	6,391	7,324								
Days on Market	61	51	45	47								
Benchmark Price	432,300	434,300	435,600	436,500								
Median Price	415,000	425,000	439,000	431,000								
Average Price	468,023	492,594	495,314	478,596								
Index	199	200	201	201								

	Apr-17	Apr-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	68	74	242	270
\$200,000 - \$299,999	248	222	849	691
\$300,000 - \$349,999	186	158	633	537
\$350,000 - \$399,999	211	182	758	579
\$400,000 - \$449,999	250	187	729	638
\$450,000 - \$499,999	188	156	641	456
\$500,000 - \$549,999	172	106	531	404
\$550,000 - \$599,999	129	112	384	335
\$600,000 - \$649,999	102	57	303	211
\$650,000 - \$699,999	86	43	237	150
\$700,000 - \$799,999	97	90	274	243
\$800,000 - \$899,999	56	50	189	142
\$900,000 - \$999,999	31	33	86	77
\$1,000,000 - \$1,249,999	47	28	105	100
\$1,250,000 - \$1,499,999	15	12	45	49
\$1,500,000 - \$1,749,999	9	4	29	23
\$1,750,000 - \$1,999,999	2	2	11	14
\$2,000,000 - \$2,499,999	3	2	9	13
\$2,500,000 - \$2,999,999	-	-	8	3
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	-	-	2	-
\$4,000,000 +	-	-	1	-
	1,900	1,518	6,067	4,937

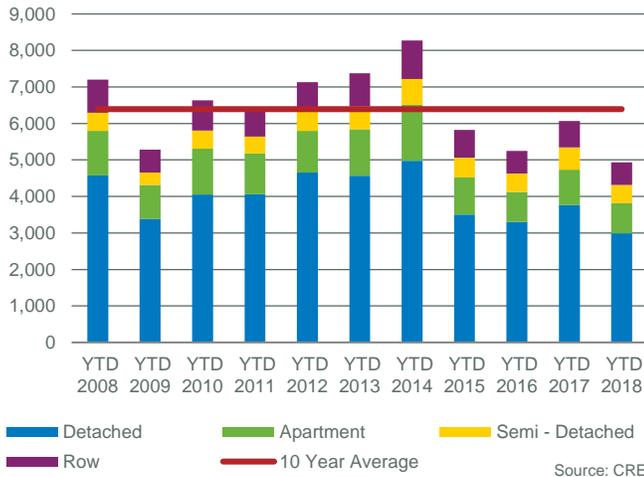
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

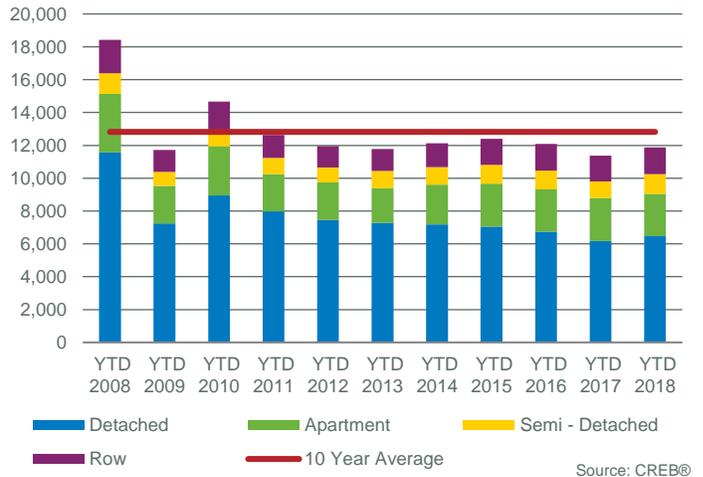
CITY OF CALGARY TOTAL SALES

YTD APRIL



CITY OF CALGARY TOTAL NEW LISTINGS

YTD APRIL



CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



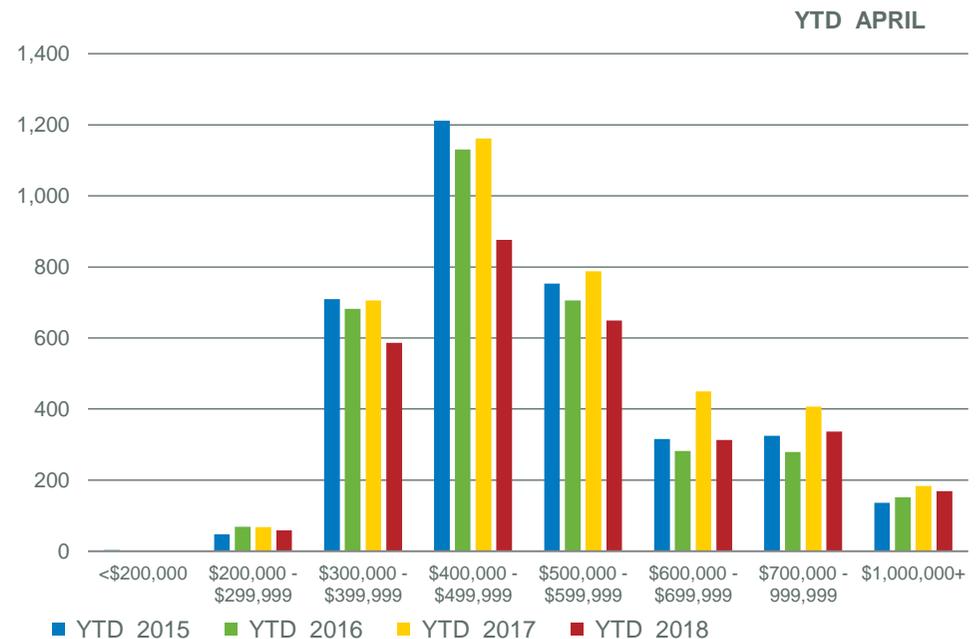
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	908	874	616
New Listings	1,228	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	675
Inventory	1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,257	2,765	2,040
Days on Market	47	42	38	32	31	32	38	40	42	44	48	52
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900	506,200	504,000	499,600
Median Price	485,000	492,250	490,000	502,250	510,000	513,000	495,000	491,000	482,500	474,250	465,000	461,000
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	545,004	534,454	521,033
Index	205	205	205	206	208	209	210	210	209	208	207	205
<b>2018</b>												
Sales	584	652	847	908								
New Listings	1,288	1,295	1,871	2,007								
Inventory	2,200	2,459	3,079	3,642								
Days on Market	55	45	37	41								
Benchmark Price	499,400	502,800	503,800	504,500								
Median Price	474,000	496,000	509,000	495,000								
Average Price	545,711	574,766	568,296	559,484								
Index	205	206	207	207								

	Apr-17	Apr-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	2	2
\$200,000 - \$299,999	14	22	68	59
\$300,000 - \$349,999	74	57	231	204
\$350,000 - \$399,999	143	109	475	382
\$400,000 - \$449,999	194	141	588	498
\$450,000 - \$499,999	161	130	573	378
\$500,000 - \$549,999	141	91	451	363
\$550,000 - \$599,999	114	94	337	286
\$600,000 - \$649,999	78	47	255	176
\$650,000 - \$699,999	72	37	195	137
\$700,000 - \$799,999	73	69	196	177
\$800,000 - \$899,999	40	40	144	102
\$900,000 - \$999,999	22	26	67	58
\$1,000,000 - \$1,249,999	38	24	83	79
\$1,250,000 - \$1,499,999	13	12	40	42
\$1,500,000 - \$1,749,999	9	3	29	19
\$1,750,000 - \$1,999,999	2	2	11	13
\$2,000,000 - \$2,499,999	3	2	9	11
\$2,500,000 - \$2,999,999	-	-	8	3
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	-	-	2	-
\$4,000,000 +	-	-	1	-
	1,192	908	3,766	2,991

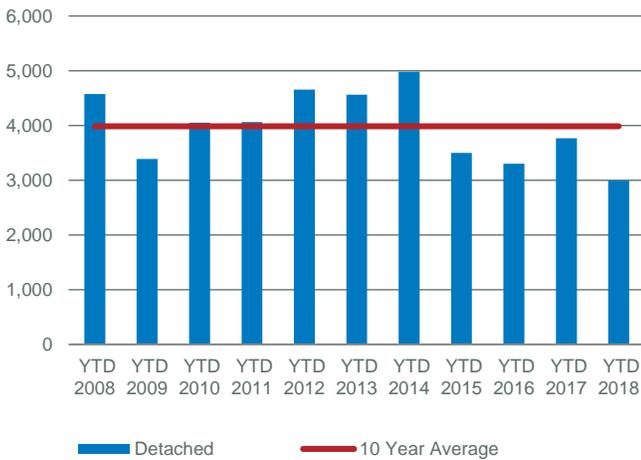
**CITY OF CALGARY DETACHED SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



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

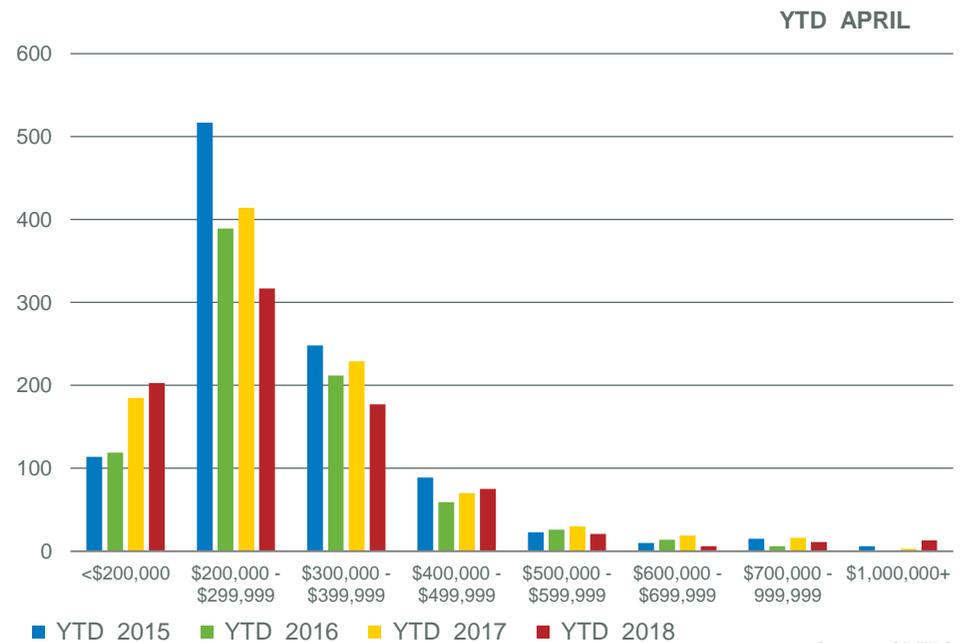


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	151	235	297	283	282	284	254	248	209	234	224	170
New Listings	623	583	726	691	768	729	614	644	629	501	446	261
Inventory	1,266	1,390	1,578	1,653	1,781	1,871	1,813	1,767	1,774	1,640	1,495	1,183
Days on Market	68	66	56	49	55	55	59	60	56	67	66	81
Benchmark Price	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700	261,600	258,300	257,700
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	256,000	251,000	250,000
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,016	277,269	271,340
Index	183	183	183	183	185	184	184	182	183	181	179	178
<b>2018</b>												
Sales	145	197	219	262								
New Listings	587	543	721	727								
Inventory	1,289	1,434	1,693	1,851								
Days on Market	76	68	64	59								
Benchmark Price	256,200	256,400	257,100	256,700								
Median Price	255,000	270,000	252,500	255,000								
Average Price	298,942	325,905	300,005	286,381								
Index	177	177	178	178								

	Apr-17	Apr-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	50	56	185	203
\$200,000 - \$299,999	127	108	414	317
\$300,000 - \$349,999	39	41	143	113
\$350,000 - \$399,999	22	23	86	64
\$400,000 - \$449,999	16	11	53	46
\$450,000 - \$499,999	4	13	17	29
\$500,000 - \$549,999	8	3	21	11
\$550,000 - \$599,999	3	2	9	10
\$600,000 - \$649,999	5	2	10	6
\$650,000 - \$699,999	2	-	9	-
\$700,000 - \$799,999	3	1	8	3
\$800,000 - \$899,999	1	-	4	5
\$900,000 - \$999,999	2	1	4	3
\$1,000,000 - \$1,249,999	1	-	2	3
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	-	1	-	3
\$1,750,000 - \$1,999,999	-	-	-	1
\$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 +	-	-	-	-
	283	262	966	823

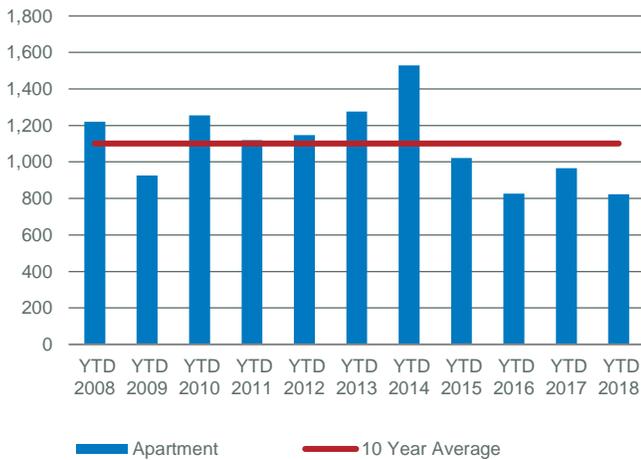
**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD APRIL



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



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

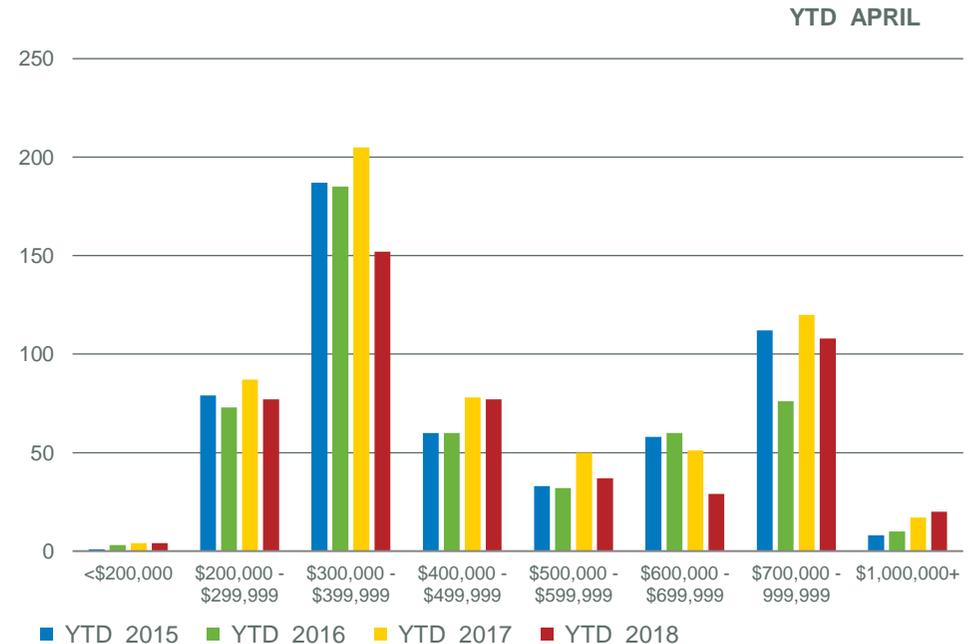


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	83	126	199	204	188	191	147	177	144	143	126	95
New Listings	199	236	301	269	332	340	278	279	320	247	192	129
Inventory	376	436	454	455	517	559	587	580	613	607	548	432
Days on Market	61	53	40	46	42	40	44	42	44	52	54	59
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400	419,000	417,800	416,600
Median Price	375,000	386,858	396,000	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	405,500
Average Price	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	505,210	490,552	508,917	492,219
Index	204	210	212	213	214	216	211	210	210	210	209	209
<b>2018</b>												
Sales	99	106	143	156								
New Listings	234	246	388	350								
Inventory	447	533	675	756								
Days on Market	62	48	45	52								
Benchmark Price	415,800	418,800	418,800	420,000								
Median Price	376,500	402,815	445,000	424,750								
Average Price	460,514	509,176	551,874	508,078								
Index	208	210	210	210								

	Apr-17	Apr-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	2	4	4
\$200,000 - \$299,999	25	20	87	77
\$300,000 - \$349,999	30	18	94	81
\$350,000 - \$399,999	25	27	111	71
\$400,000 - \$449,999	27	17	56	48
\$450,000 - \$499,999	9	9	22	29
\$500,000 - \$549,999	12	9	28	18
\$550,000 - \$599,999	7	6	22	19
\$600,000 - \$649,999	11	6	24	21
\$650,000 - \$699,999	10	4	27	8
\$700,000 - \$799,999	19	20	68	60
\$800,000 - \$899,999	15	10	39	34
\$900,000 - \$999,999	7	5	13	14
\$1,000,000 - \$1,249,999	7	3	16	17
\$1,250,000 - \$1,499,999	-	-	1	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	204	156	612	504

**CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE**



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

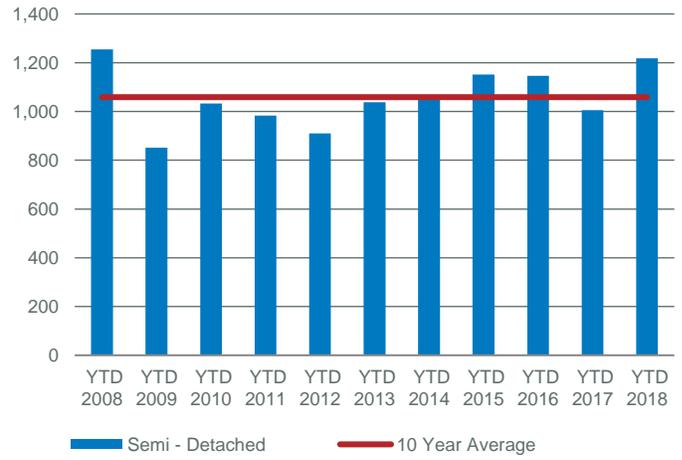
YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



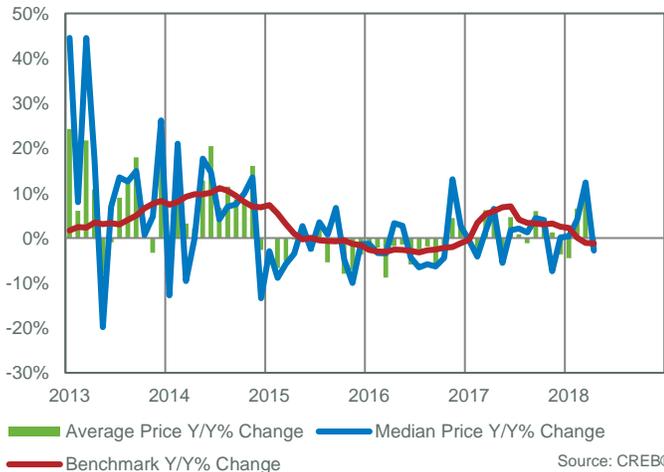
Source: CREB®

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

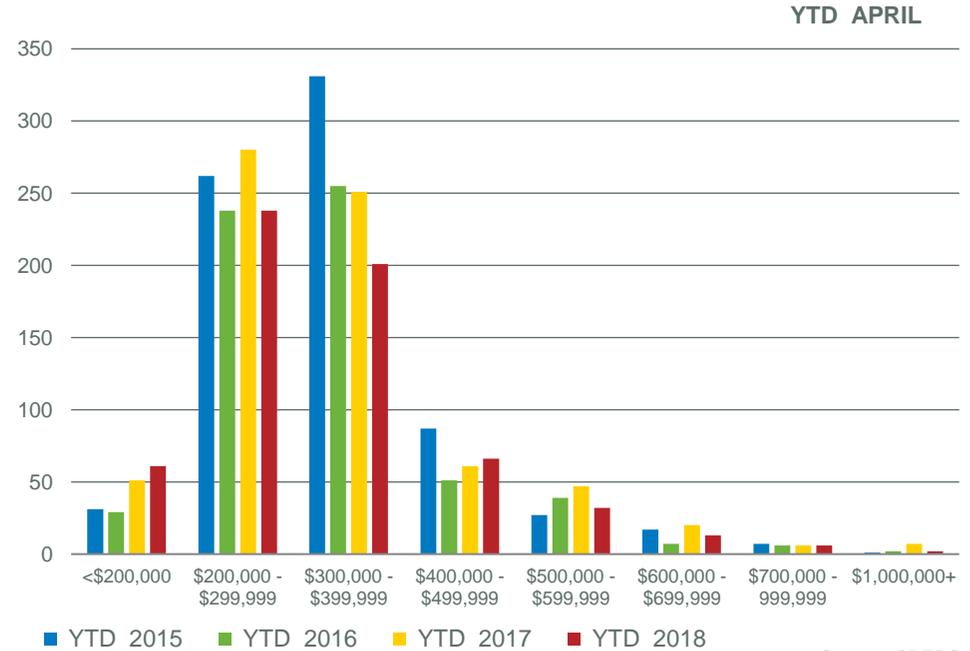


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2017</b>												
Sales	128	151	223	221	271	280	213	187	188	183	187	127
New Listings	333	347	417	474	525	519	398	407	444	376	301	156
Inventory	620	681	768	867	949	1,012	1,016	995	1,001	975	875	667
Days on Market	62	48	51	57	45	47	49	56	52	54	55	60
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900	305,000	303,100	299,500
Median Price	303,500	311,000	303,000	309,000	310,000	310,000	307,000	305,500	319,000	312,000	290,000	295,000
Average Price	320,783	323,565	344,844	350,371	338,564	332,645	331,390	347,520	344,187	353,234	316,117	329,857
Index	190	183	183	184	183	184	192	192	192	191	190	188
<b>2018</b>												
Sales	131	133	163	192								
New Listings	347	320	467	485								
Inventory	704	782	944	1,075								
Days on Market	69	62	61	54								
Benchmark Price	296,700	295,400	297,600	300,000								
Median Price	295,000	300,000	300,000	308,950								
Average Price	314,512	323,453	328,860	334,402								
Index	186	185	187	188								

	Apr-17	Apr-18	YTD 2017	YTD 2018
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	17	14	51	61
\$200,000 - \$299,999	82	72	280	238
\$300,000 - \$349,999	43	42	165	139
\$350,000 - \$399,999	21	23	86	62
\$400,000 - \$449,999	13	18	32	46
\$450,000 - \$499,999	14	4	29	20
\$500,000 - \$549,999	11	3	31	12
\$550,000 - \$599,999	5	10	16	20
\$600,000 - \$649,999	8	2	14	8
\$650,000 - \$699,999	2	2	6	5
\$700,000 - \$799,999	2	-	2	3
\$800,000 - \$899,999	-	-	2	1
\$900,000 - \$999,999	-	1	2	2
\$1,000,000 - \$1,249,999	1	1	4	1
\$1,250,000 - \$1,499,999	2	-	3	-
\$1,500,000 - \$1,749,999	-	-	-	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 +	-	-	-	-
	221	192	723	619

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



Source: CREB®

CITY OF CALGARY ROW SALES

YTD APRIL



CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



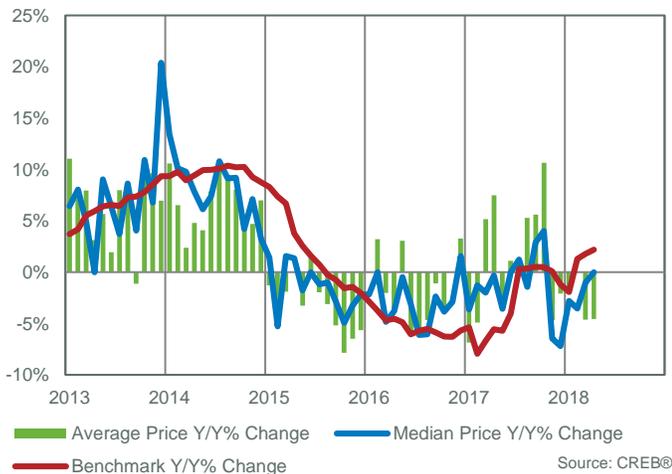
CITY OF CALGARY ROW INVENTORY AND SALES



CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

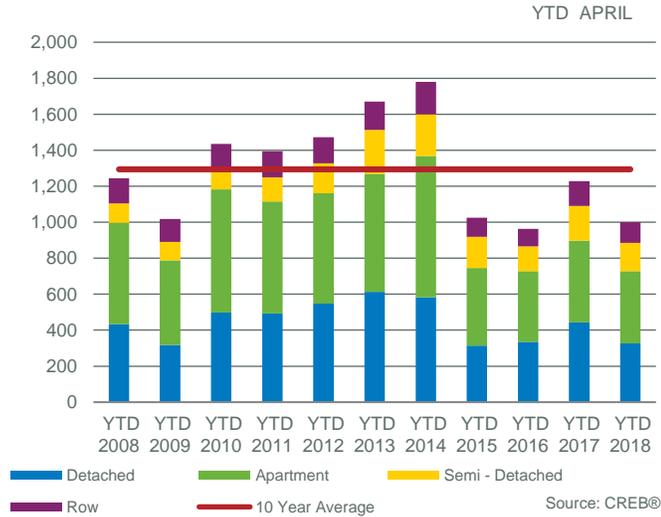


CITY OF CALGARY ROW PRICES

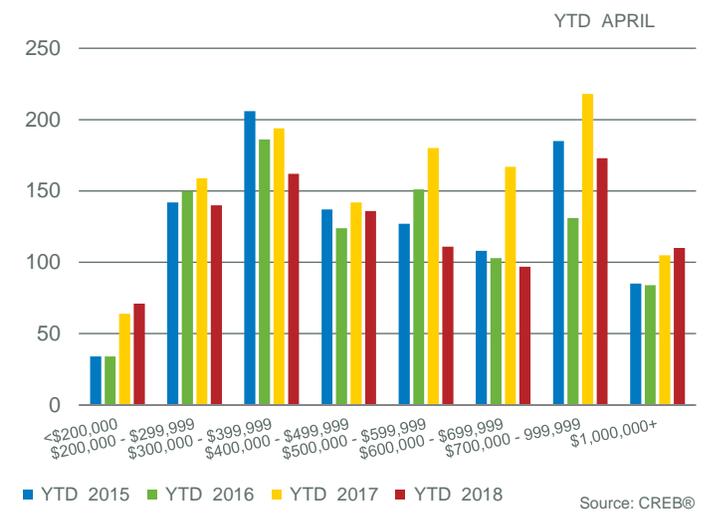


CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



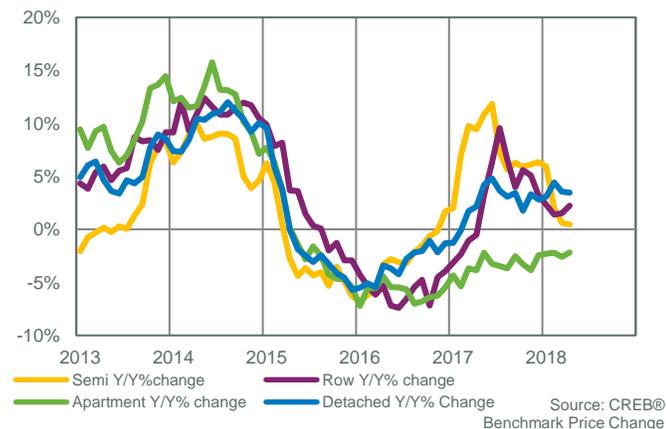
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

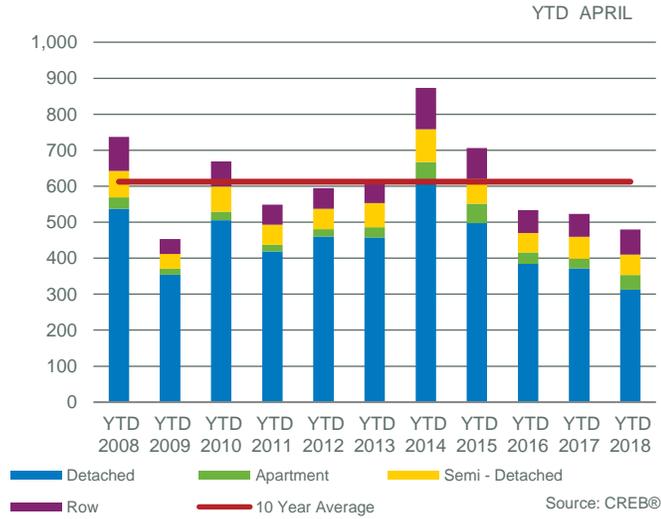


CITY CENTRE PRICES

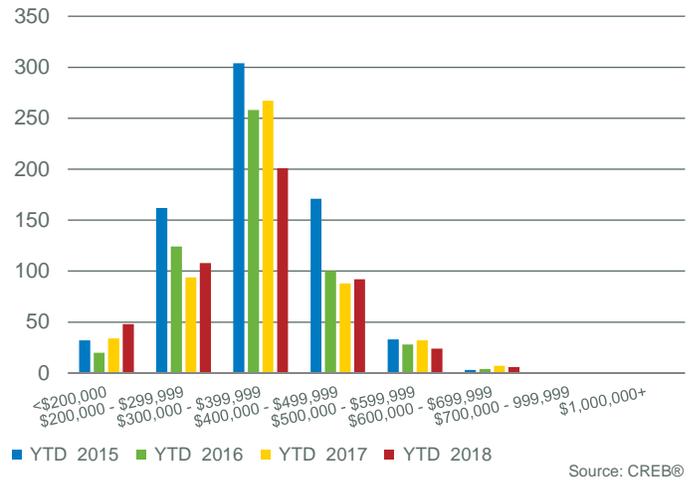


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



NORTHEAST INVENTORY AND SALES



NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

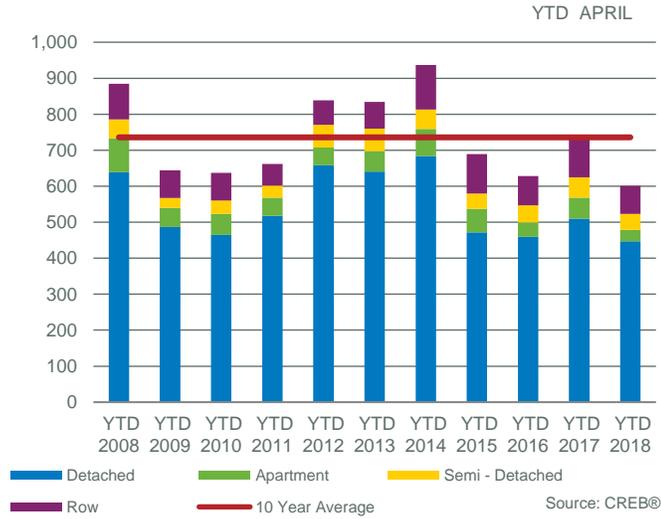


NORTHEAST PRICES

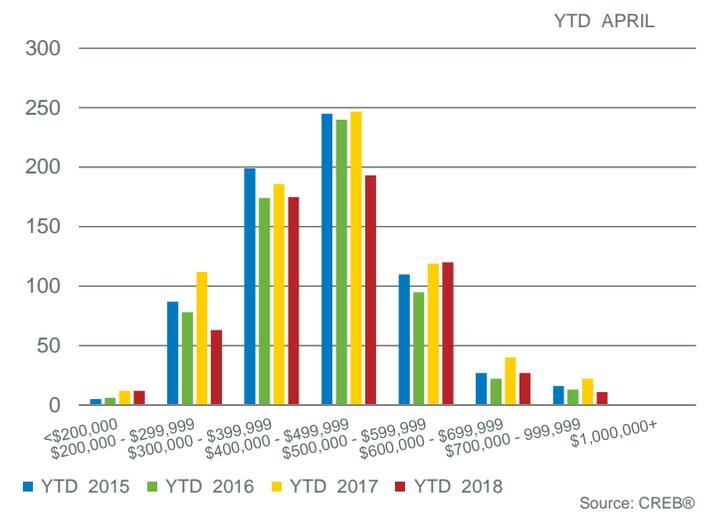


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



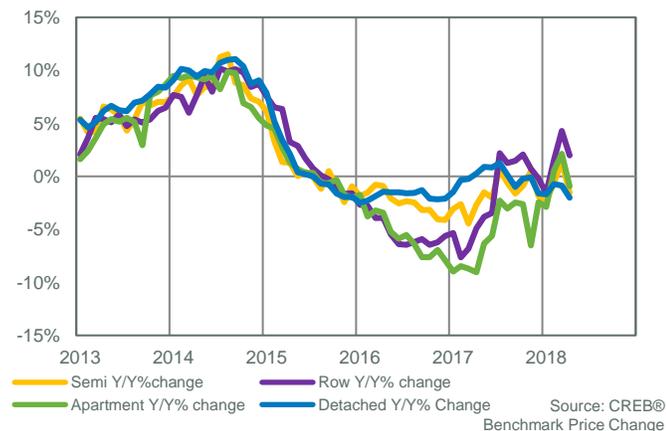
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

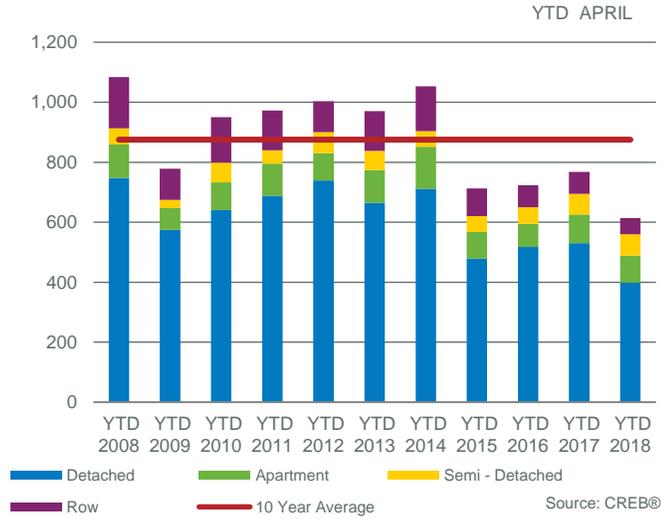


NORTH PRICES

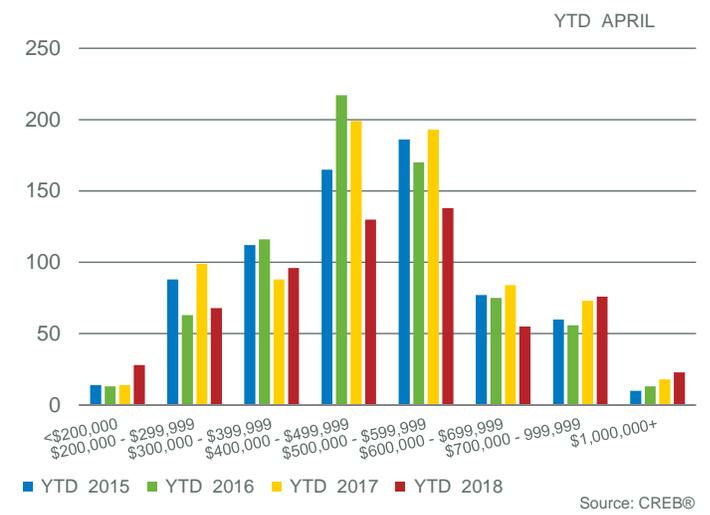


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



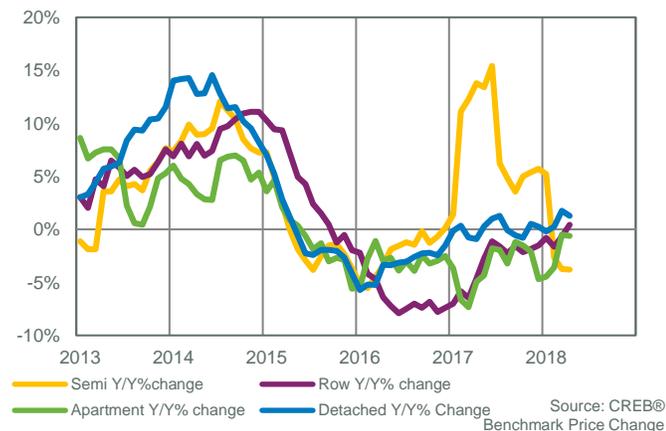
NORTHWEST INVENTORY AND SALES



NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

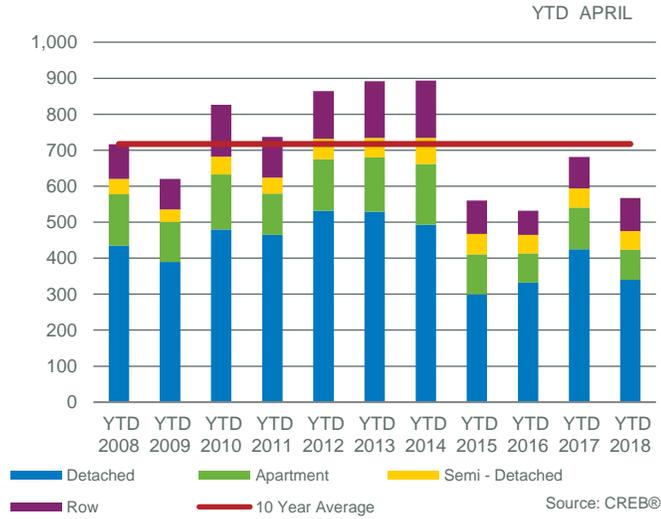


NORTHWEST PRICES

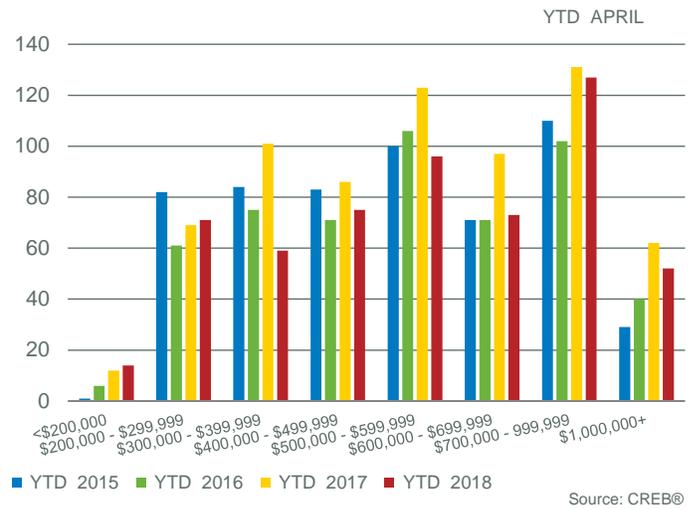


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



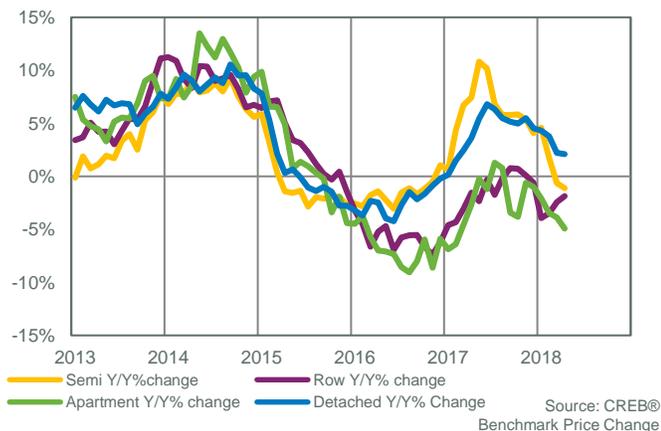
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

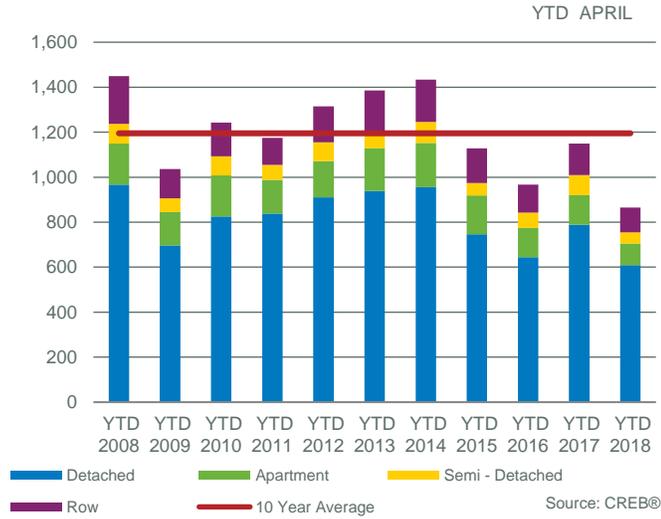


WEST PRICES

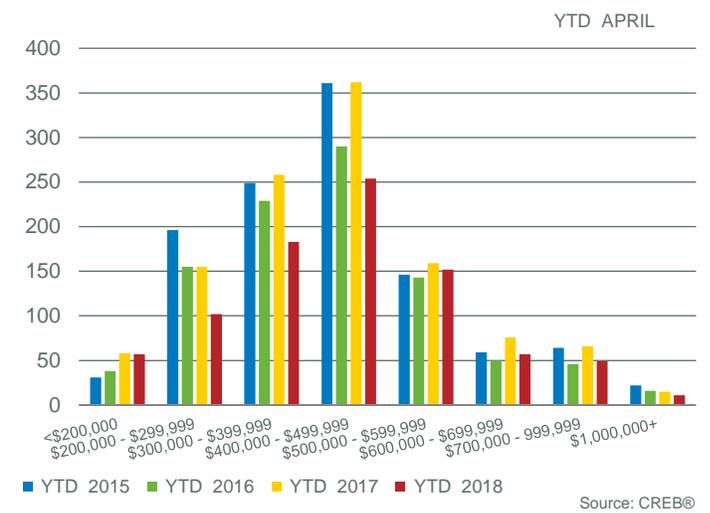


SOUTH

SOUTH TOTAL SALES



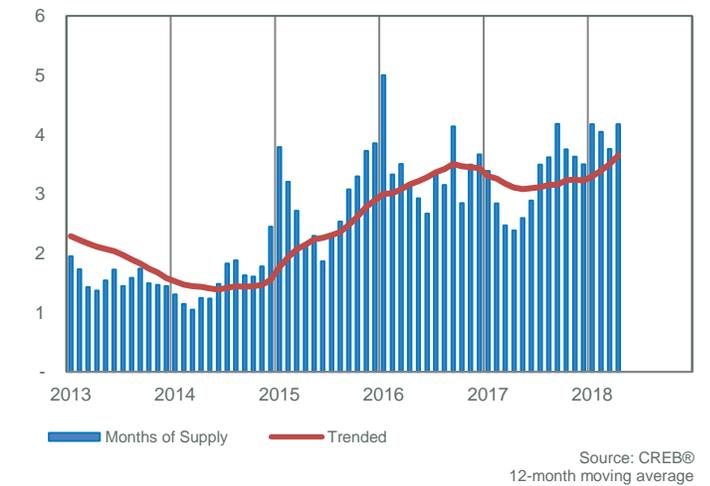
SOUTH TOTAL SALES BY PRICE RANGE



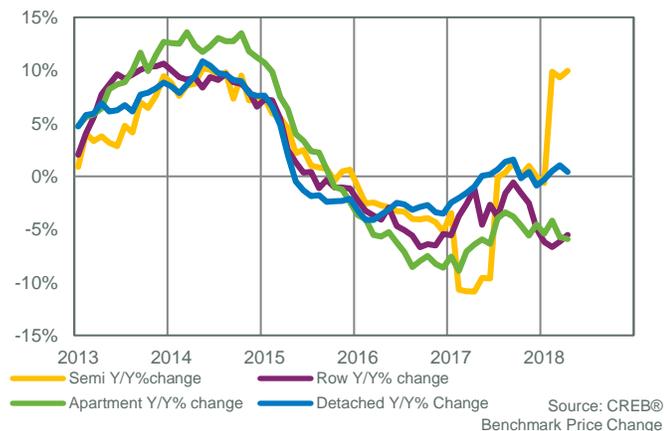
SOUTH INVENTORY AND SALES



SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

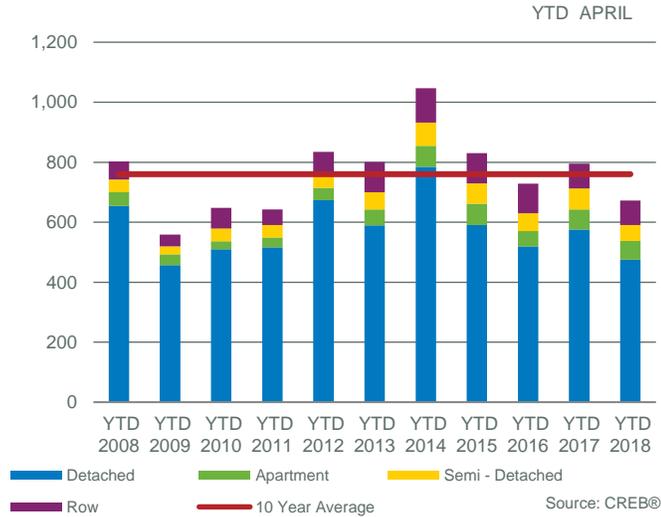


SOUTH PRICES

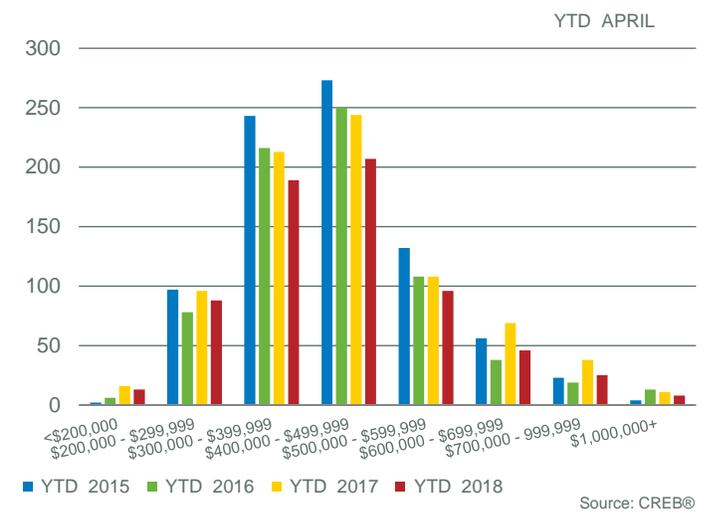


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

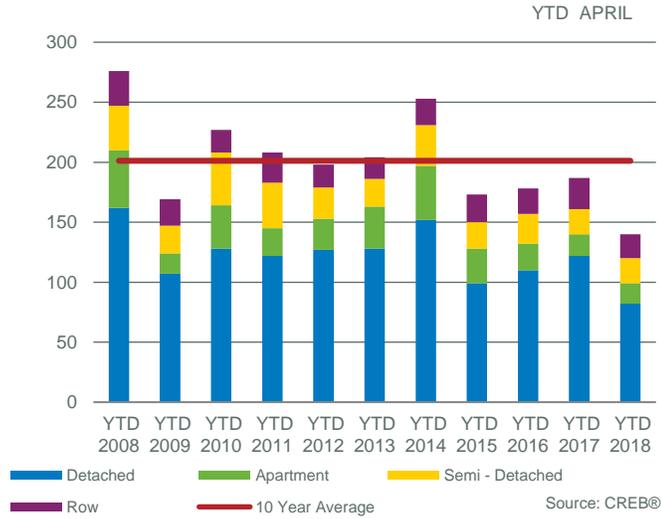


SOUTHEAST PRICES

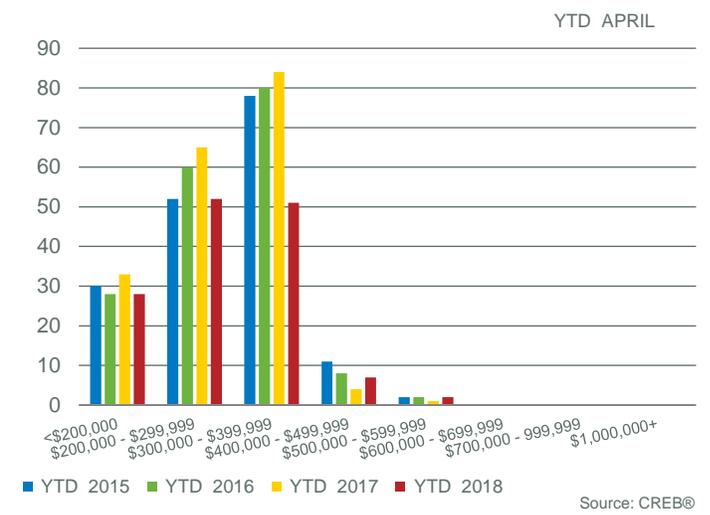


EAST

EAST TOTAL SALES



EAST TOTAL SALES BY PRICE RANGE



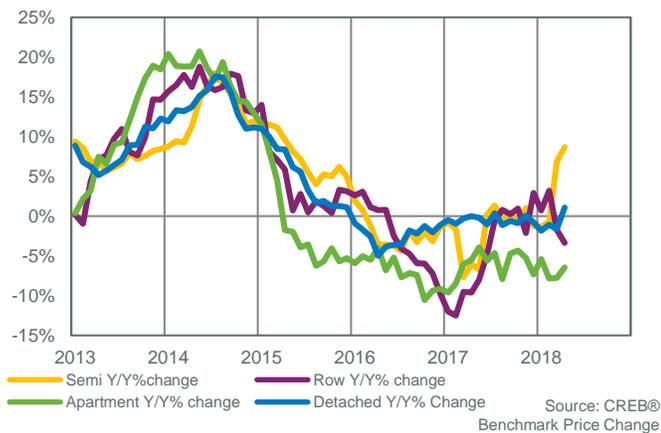
EAST INVENTORY AND SALES



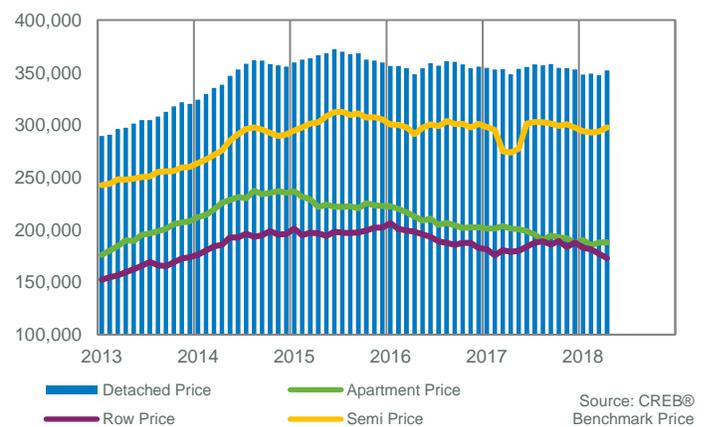
EAST MONTHS OF INVENTORY



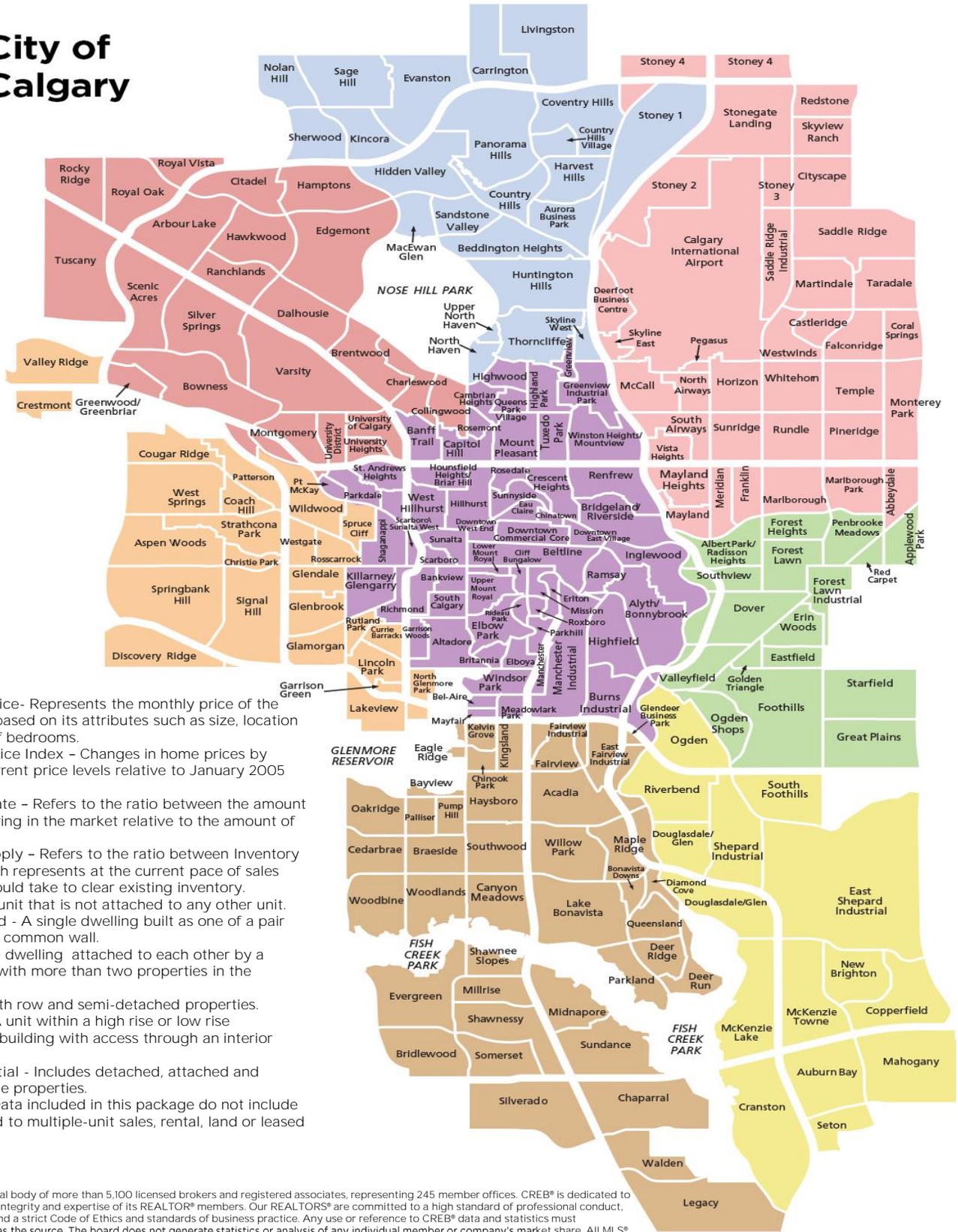
EAST PRICE CHANGE



EAST PRICES



# City of Calgary



## DEFINITIONS

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

## ABOUT CREB®

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