



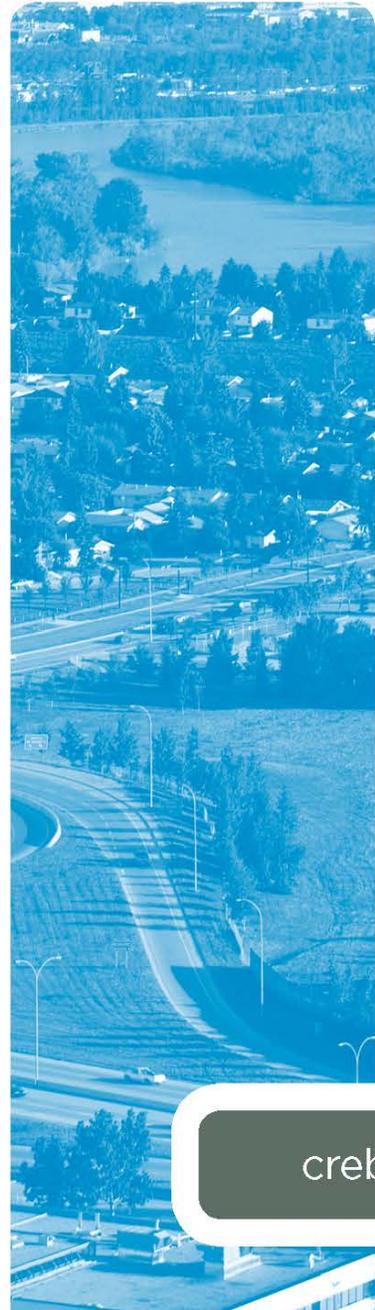
**creb<sup>®</sup>**

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

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

August 2019



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## Sales activity increase led by lower-priced homes

**City of Calgary, September 3, 2019** – Increased sales and easing new listings reduced housing inventories in August. Sales were primarily driven by homes priced below \$500,000.

“Employment numbers have been improving, but mostly in industries that are traditionally lower paid,” said CREB® chief economist Ann-Marie Lurie. “This is contributing to the shift that we are seeing in the housing market, with growth being limited to product priced below \$500,000.”

Rising sales for homes priced under \$500,000 offset sales declines in the higher price ranges. This caused August sales to improve by six per cent compared to last year.

Sales activity improved for all product types. The growth was largest for apartment-style and attached properties. Attached sales increased for the sixth consecutive month compared to the previous year. This is also the only property type with year-to-date sales higher than last year’s levels.

New listings continued to ease this month, which caused inventory to decline. This is helping the market shift toward more balanced conditions.

The amount of downward pressure on prices is also easing. At \$426,000, the unadjusted citywide benchmark price this month remained comparable to last month, but 2.6 per cent lower than last year’s levels.

Despite improving sales and reductions in inventory, housing market recovery will take time. Inventory levels remain elevated and sales activity is still well below historical norms. The market continues to favour the buyer, with over four months of supply.

### Detached

- Year-to-date detached sales remain just below last year’s levels, but sales improved in the South and North West districts this month.
- Citywide growth has been driven by homes priced under \$500,000. Meanwhile, easing sales and elevated inventories among homes priced above \$500,000 have increased the months of supply, pushing it further into buyers’ market territory.
- Benchmark prices in August ranged from a year-over-year decline of over five per cent in the South district to a decline of nearly one per cent in the South East.

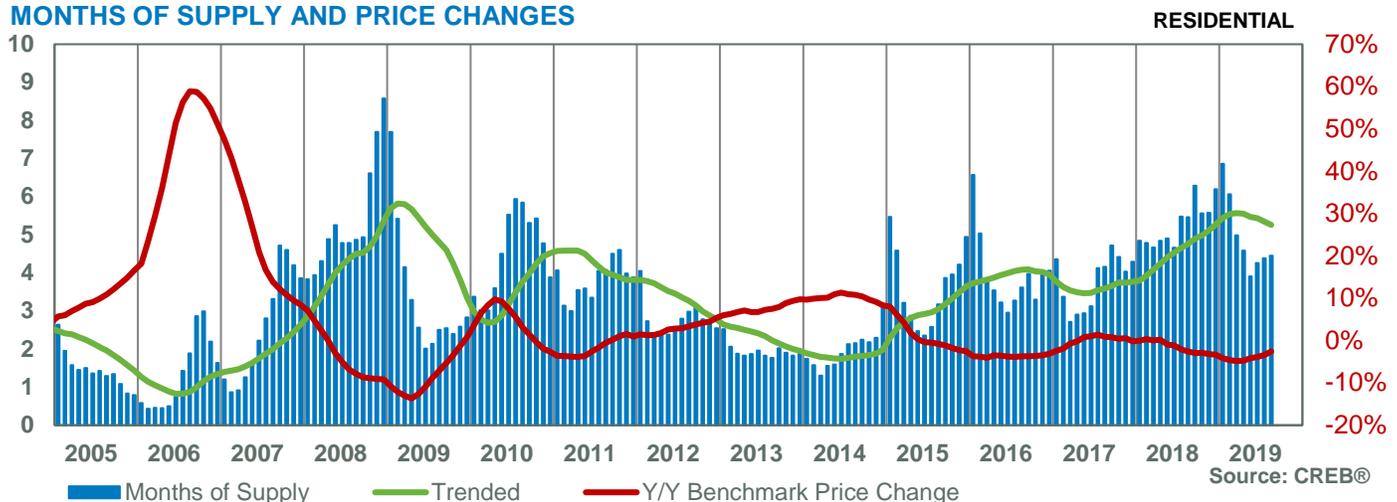
### Apartment

- For the second month in a row, sales activity improved for apartment-style homes, but these gains were met with a rise in new listings. This prevented any significant adjustments to inventory levels and kept the months of supply elevated.
- Sales activity remains just below last year’s levels. On average, the amount of inventory in the market this year has eased compared to last year.
- Citywide benchmark prices in August eased compared to last year, but the East, South East and North East districts recorded modest gains. Despite those gains, prices remain well below 2014 highs.

### Attached

- For the sixth consecutive month, year-over-year attached sales improved in the city. This has resulted in year-to-date sales of 2,665 units, nearly a five per cent increase compared to the previous year. At the same time, new listings continue to ease, causing further reductions in inventory.
- The months of supply have moved from over six months at this time last year to under five months in August.
- These improvements have supported some monthly gains in benchmark prices, but August benchmark prices remain 2.6 per cent below last year’s levels.

## MONTHS OF SUPPLY AND PRICE CHANGES



Aug. 2019

	Aug-18	Aug-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>DETACHED</b>						
Total Sales	928	946	1.94%	7,151	7,041	-1.54%
Total Sales Volume	\$523,117,373	\$506,508,958	-3.17%	\$4,051,483,135	\$3,786,429,603	-6.54%
New Listings	1,820	1,587	-12.80%	14,973	13,024	-13.02%
Inventory	4,444	3,731	-16.04%	3,718	3,570	-3.99%
Months of Supply	4.79	3.94	-17.64%	4.16	4.06	-2.49%
Sales to New Listings Ratio	50.99%	59.61%	8.62%	47.76%	54.06%	6.30%
Sales to List Price Ratio	96.62%	96.46%	-0.15%	97.11%	96.65%	-0.47%
Days on Market	51	54	4.55%	44	53	20.45%
Benchmark Price	\$500,900	\$488,400	-2.50%	\$506,088	\$485,238	-4.12%
Median Price	\$485,000	\$469,500	-3.20%	\$492,500	\$468,500	-4.87%
Average Price	\$563,704	\$535,422	-5.02%	\$566,562	\$537,769	-5.08%
Index	204	199	-2.50%	206	199	-3.66%
<b>APARTMENT</b>						
Total Sales	242	282	16.53%	1,892	1,862	-1.59%
Total Sales Volume	\$71,338,450	\$76,137,413	6.73%	\$557,089,607	\$508,224,508	-8.77%
New Listings	546	565	3.48%	5,100	4,455	-12.65%
Inventory	1,668	1,651	-1.02%	1,691	1,481	-12.37%
Months of Supply	6.89	5.85	-15.06%	7.15	6.36	-10.96%
Sales to New Listings Ratio	44.32%	49.91%	5.59%	37.10%	41.80%	4.70%
Sales to List Price Ratio	96.24%	96.54%	0.30%	96.16%	95.78%	-0.38%
Days on Market	71	69	-3.04%	64	72	12.50%
Benchmark Price	\$257,000	\$250,600	-2.49%	\$256,525	\$250,025	-2.53%
Median Price	\$258,000	\$238,500	-7.56%	\$255,000	\$240,000	-5.88%
Average Price	\$294,787	\$269,991	-8.41%	\$294,445	\$272,945	-7.30%
Index	178	173	-2.48%	177	174	-1.99%
<b>ATTACHED</b>						
Total Sales	321	356	10.90%	2,546	2,665	4.67%
Total Sales Volume	\$126,818,458	\$136,670,734	7.77%	\$1,023,612,696	\$1,031,021,016	0.72%
New Listings	691	632	-8.54%	6,048	5,456	-9.79%
Inventory	2,027	1,662	-18.01%	1,775	1,710	-3.64%
Months of Supply	6.31	4.67	-26.07%	5.58	5.13	-7.95%
Sales to New Listings Ratio	46.45%	56.33%	9.87%	42.10%	48.85%	6.75%
Sales to List Price Ratio	97.09%	97.07%	-0.01%	97.24%	96.77%	-0.47%
Days on Market	58	64	10.28%	54	64	18.52%
Benchmark Price	\$327,100	\$318,600	-2.60%	\$330,375	\$315,950	-4.37%
Median Price	\$335,900	\$332,500	-1.01%	\$342,000	\$327,000	-4.39%
Average Price	\$395,073	\$383,907	-2.83%	\$402,047	\$386,875	-3.77%
Index	193	188	-2.59%	195	187	-3.78%
<b>CITY OF CALGARY</b>						
Total Sales	1,491	1,584	6.24%	11,589	11,568	-0.18%
Total Sales Volume	\$721,274,281	\$719,317,105	-0.27%	\$5,632,185,439	\$5,325,675,128	-5.44%
New Listings	3,057	2,784	-8.93%	26,121	22,935	-12.20%
Inventory	8,139	7,044	-13.45%	7,184	6,762	-5.88%
Months of Supply	5.46	4.45	-18.54%	4.96	4.68	-5.71%
Sales to New Listings Ratio	48.77%	56.90%	8.12%	44.37%	50.44%	6.07%
Sales to List Price Ratio	96.66%	96.59%	-0.07%	97.04%	96.59%	-0.45%
Days on Market	56	59	4.88%	50	59	18.00%
Benchmark Price	\$437,400	\$426,000	-2.61%	\$441,200	\$423,300	-4.06%
Median Price	\$427,000	\$407,750	-4.51%	\$429,000	\$412,350	-3.88%
Average Price	\$483,752	\$454,114	-6.13%	\$485,994	\$460,380	-5.27%
Index	199	193	-2.62%	200	193	-3.55%

For a list of definitions, see page 26.

Aug. 2019

	Aug-18	Aug-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	142	162	14.08%	1,134	1,206	6.35%
Total Sales Volume	\$68,858,183	\$75,028,472	8.96%	\$566,162,014	\$577,421,314	1.99%
Share of Sales with Condo Title	21.13%	14.20%	-6.93%	16.29%	14.37%	-1.91%
New Listings	323	274	-15.17%	2,663	2,365	-11.19%
Inventory	890	702	-21.12%	748	735	-1.71%
Months of Supply	6.27	4.33	-30.86%	5.27	4.87	-7.58%
Sales to New Listings Ratio	43.96%	59.12%	15.16%	42.58%	50.99%	8.41%
Sales to List Price Ratio	97.14%	97.21%	0.07%	97.38%	96.82%	-0.56%
Days on Market	56	69	23.39%	51	64	25.49%
Benchmark Price	\$410,200	\$397,900	-3.00%	\$412,963	\$395,388	-4.26%
Median Price	\$413,750	\$379,500	-8.28%	\$406,750	\$390,000	-4.12%
Average Price	\$484,917	\$463,139	-4.49%	\$499,261	\$478,790	-4.10%
Index	207	201	-2.99%	209	201	-3.81%
<b>CITY OF CALGARY ROW</b>						
Total Sales	179	194	8.38%	1,412	1,459	3.33%
Total Sales Volume	\$57,960,275	\$61,642,262	6.35%	\$457,450,682	\$453,599,702	-0.84%
Share of Sales with Condo Title	92.18%	95.36%	3.18%	93.40%	91.22%	-2.19%
New Listings	368	358	-2.72%	3,385	3,091	-8.69%
Inventory	1,137	960	-15.57%	1,027	976	-5.05%
Months of Supply	6.35	4.95	-22.10%	5.82	5.35	-8.11%
Sales to New Listings Ratio	48.64%	54.19%	5.55%	41.71%	47.20%	5.49%
Sales to List Price Ratio	97.02%	96.91%	-0.11%	97.07%	96.70%	-0.37%
Days on Market	60	60	0.28%	58	64	10.34%
Benchmark Price	\$296,900	\$289,000	-2.66%	\$299,350	\$286,188	-4.40%
Median Price	\$300,000	\$293,875	-2.04%	\$300,000	\$288,000	-4.00%
Average Price	\$323,800	\$317,744	-1.87%	\$323,974	\$310,898	-4.04%
Index	186	181	-2.64%	187	180	-3.71%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	321	356	10.90%	2,546	2,665	4.67%
Total Sales Volume	\$126,818,458	\$136,670,734	7.77%	\$1,023,612,696	\$1,031,021,016	0.72%
Share of Sales with Condo Title	60.75%	58.43%	-3.82%	59.04%	56.72%	-3.94%
New Listings	691	632	-8.54%	6,048	5,456	-9.79%
Inventory	2,027	1,662	-18.01%	1,775	1,710	-3.64%
Months of Supply	6.31	4.67	-26.07%	5.58	5.13	-7.95%
Sales to New Listings Ratio	46.45%	56.33%	9.87%	42.10%	48.85%	6.75%
Sales to List Price Ratio	97.09%	97.07%	-0.01%	97.24%	96.77%	-0.47%
Days on Market	58	64	10.28%	54	64	18.52%
Benchmark Price	\$327,100	\$318,600	-2.60%	\$330,375	\$315,950	-4.37%
Median Price	\$335,900	\$332,500	-1.01%	\$342,000	\$327,000	-4.39%
Average Price	\$395,073	\$383,907	-2.83%	\$402,047	\$386,875	-3.77%
Index	193	188	-2.59%	195	187	-3.78%

For a list of definitions, see page 26.

August 2019	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	105	180	58.33%	578	5.50	\$659,600	-2.81%	0.24%
North East	109	192	56.77%	441	4.05	\$368,300	-1.37%	-0.49%
North	108	202	53.47%	460	4.26	\$418,500	-1.27%	-0.05%
North West	125	240	52.08%	535	4.28	\$524,100	-2.66%	-0.44%
West	99	191	51.83%	513	5.18	\$709,600	-2.81%	0.38%
South	215	310	69.35%	667	3.10	\$453,800	-5.14%	-0.20%
South East	154	228	67.54%	442	2.87	\$439,700	-0.63%	0.30%
East	31	44	70.45%	94	3.03	\$339,800	-2.83%	0.44%
<b>TOTAL CITY</b>	<b>946</b>	<b>1,587</b>	<b>59.61%</b>	<b>3,731</b>	<b>3.94</b>	<b>\$488,400</b>	<b>-2.50%</b>	<b>0.00%</b>
<b>Apartment</b>								
City Centre	125	284	44.01%	823	6.58	\$276,300	-3.12%	0.47%
North East	8	26	30.77%	61	7.63	\$223,000	2.20%	-0.89%
North	15	33	45.45%	74	4.93	\$206,500	-2.04%	-0.15%
North West	28	45	62.22%	127	4.54	\$237,300	-1.13%	-1.08%
West	20	62	32.26%	183	9.15	\$228,900	-7.66%	-1.76%
South	38	52	73.08%	149	3.92	\$219,000	-1.48%	0.92%
South East	37	48	77.08%	204	5.51	\$243,600	2.05%	4.28%
East	10	14	71.43%	30	3.00	\$183,600	2.11%	-1.02%
<b>TOTAL CITY</b>	<b>282</b>	<b>565</b>	<b>49.91%</b>	<b>1,651</b>	<b>5.85</b>	<b>\$250,600</b>	<b>-2.49%</b>	<b>0.28%</b>
<b>Semi-detached</b>								
City Centre	50	92	54.35%	301	6.02	\$726,300	-3.48%	-0.14%
North East	16	32	50.00%	80	5.00	\$289,900	-2.29%	-0.38%
North	24	27	88.89%	41	1.71	\$328,800	-1.88%	-0.45%
North West	12	32	37.50%	71	5.92	\$373,800	-3.56%	-0.43%
West	16	33	48.48%	73	4.56	\$509,500	-0.35%	0.00%
South	17	28	60.71%	69	4.06	\$307,900	-5.70%	-0.19%
South East	16	22	72.73%	46	2.88	\$310,800	-1.46%	0.00%
East	11	8	137.50%	21	1.91	\$278,300	-3.17%	0.54%
<b>TOTAL CITY</b>	<b>162</b>	<b>274</b>	<b>59.12%</b>	<b>702</b>	<b>4.33</b>	<b>\$397,900</b>	<b>-3.00%</b>	<b>-0.15%</b>
<b>Row</b>								
City Centre	34	73	46.58%	219	6.44	\$446,000	-4.29%	-0.09%
North East	17	48	35.42%	120	7.06	\$192,700	-1.93%	-0.31%
North	25	43	58.14%	128	5.12	\$249,700	-2.19%	0.44%
North West	12	30	40.00%	106	8.83	\$298,300	-5.51%	-0.57%
West	22	44	50.00%	120	5.45	\$336,000	-1.00%	0.81%
South	38	57	66.67%	143	3.76	\$252,000	-1.41%	1.41%
South East	39	52	75.00%	104	2.67	\$284,800	-2.06%	-0.18%
East	7	11	63.64%	20	2.86	\$158,900	-5.86%	-1.49%
<b>TOTAL CITY</b>	<b>194</b>	<b>358</b>	<b>54.19%</b>	<b>960</b>	<b>4.95</b>	<b>\$289,000</b>	<b>-2.66%</b>	<b>0.21%</b>

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

## City of Calgary

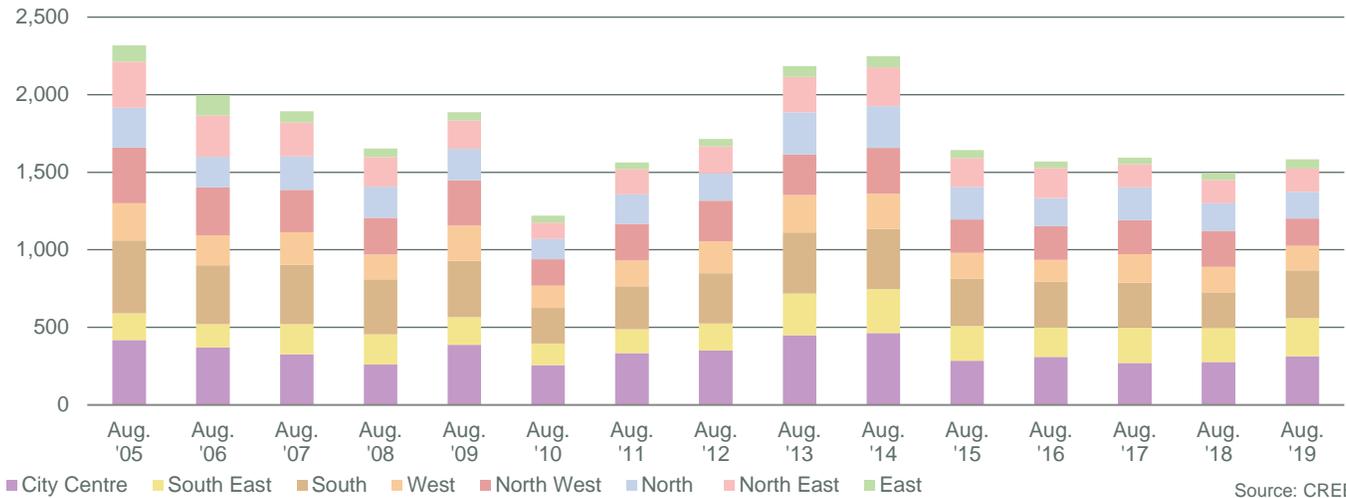
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2019

TOTAL SALES

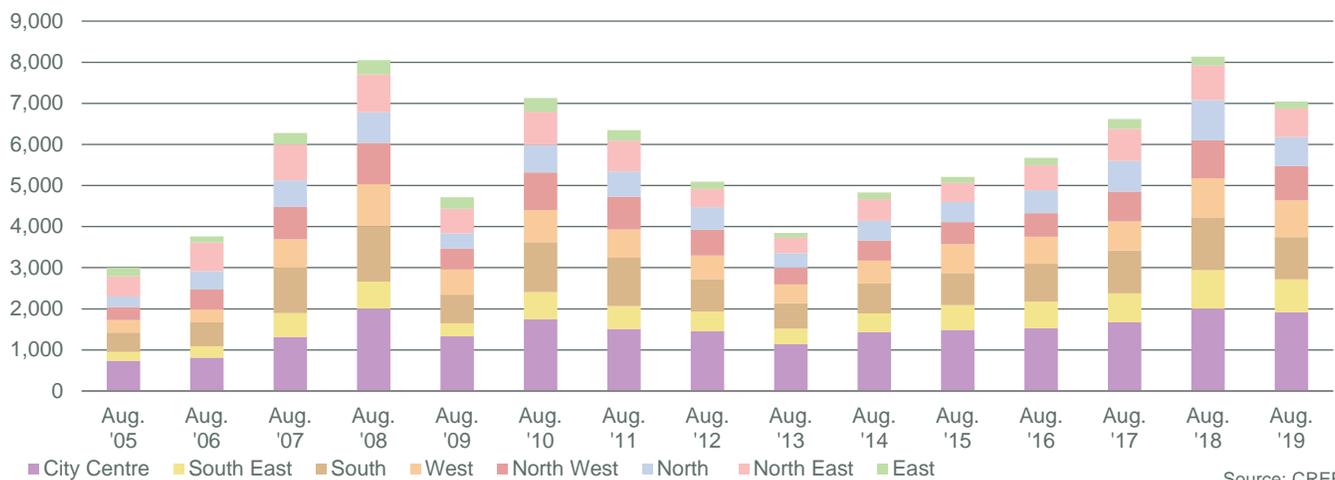
AUGUST



Source: CREB®

TOTAL INVENTORY

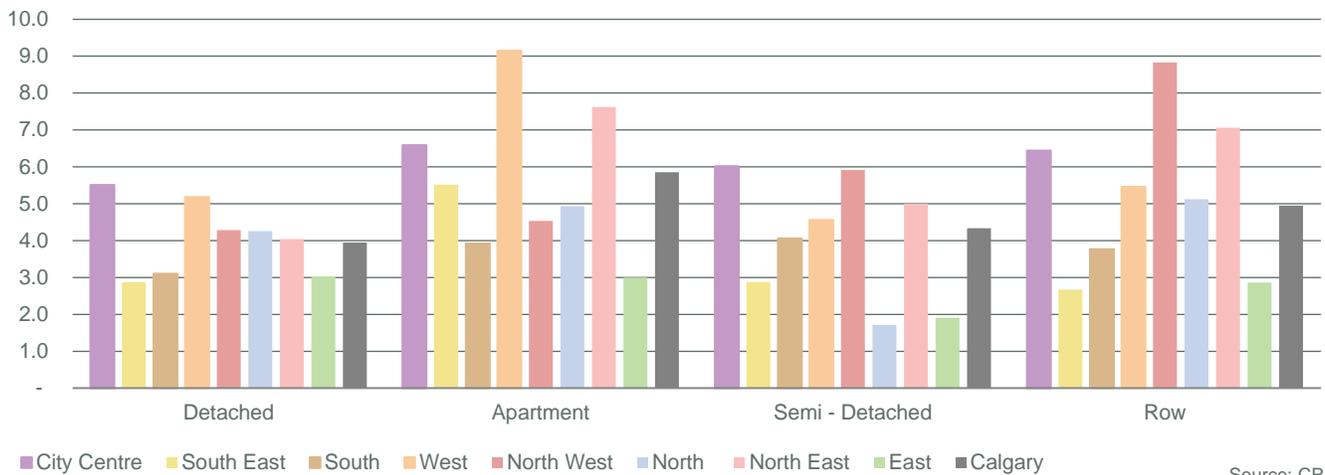
AUGUST



Source: CREB®

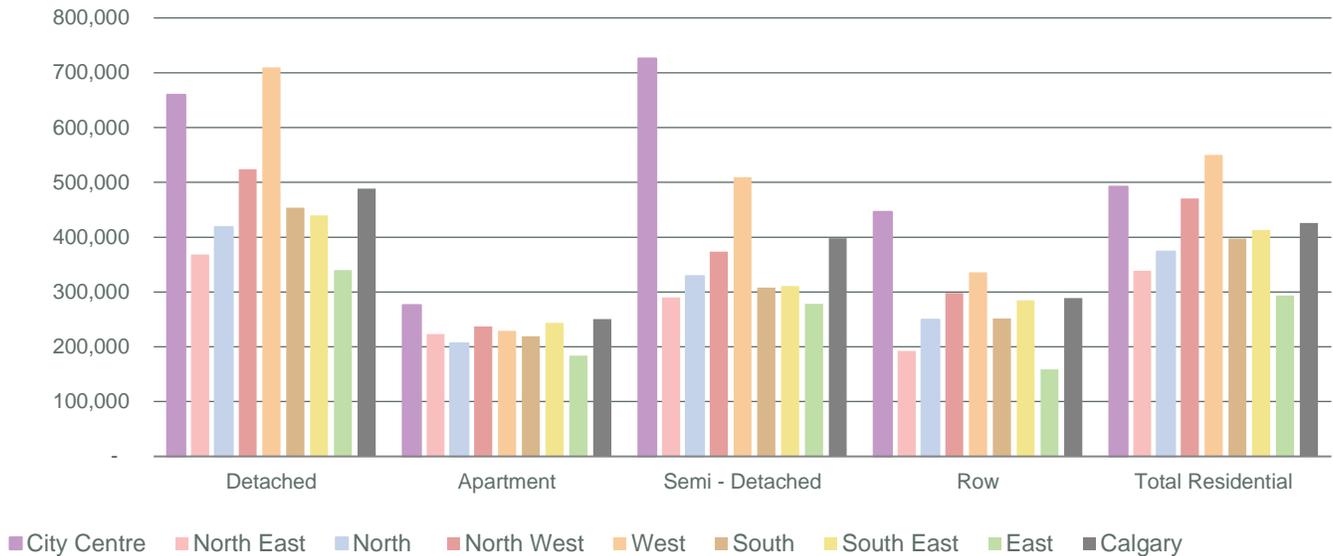
MONTHS OF SUPPLY

AUGUST



Source: CREB®

**BENCHMARK PRICE - AUGUST**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST**

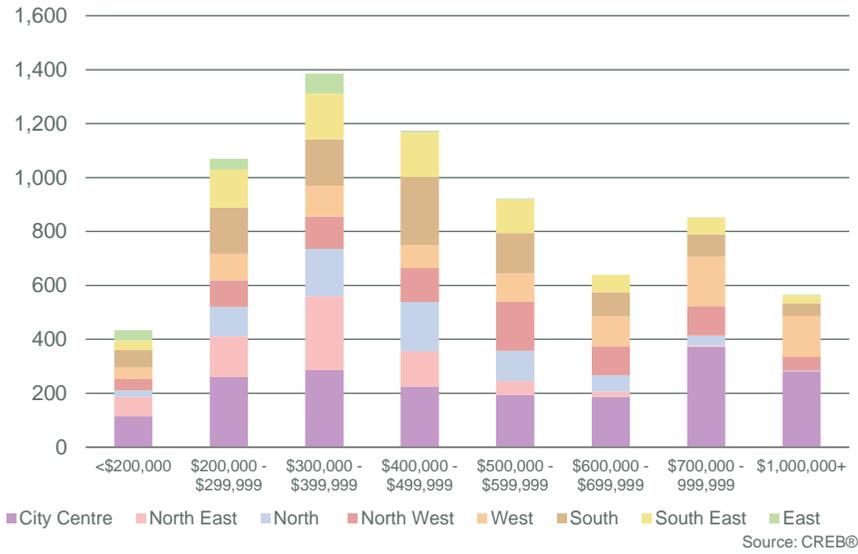


Source: CREB®

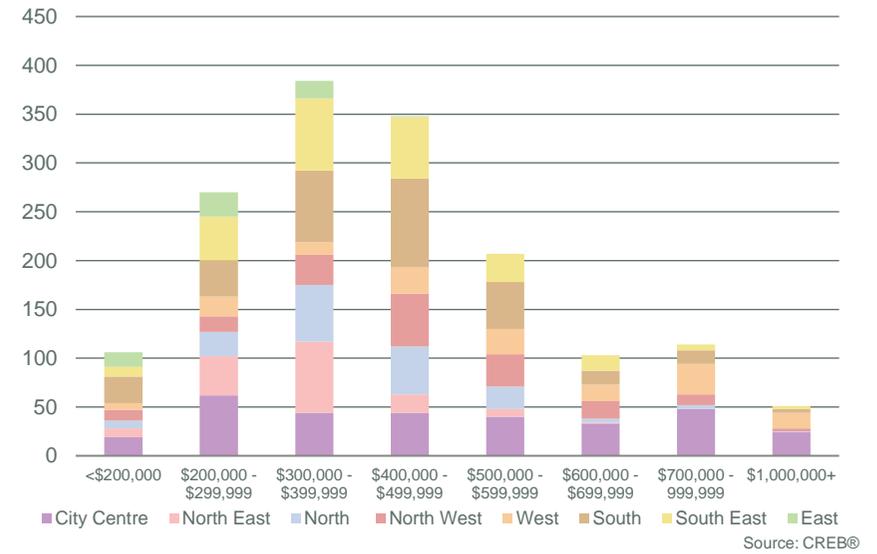
**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

	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

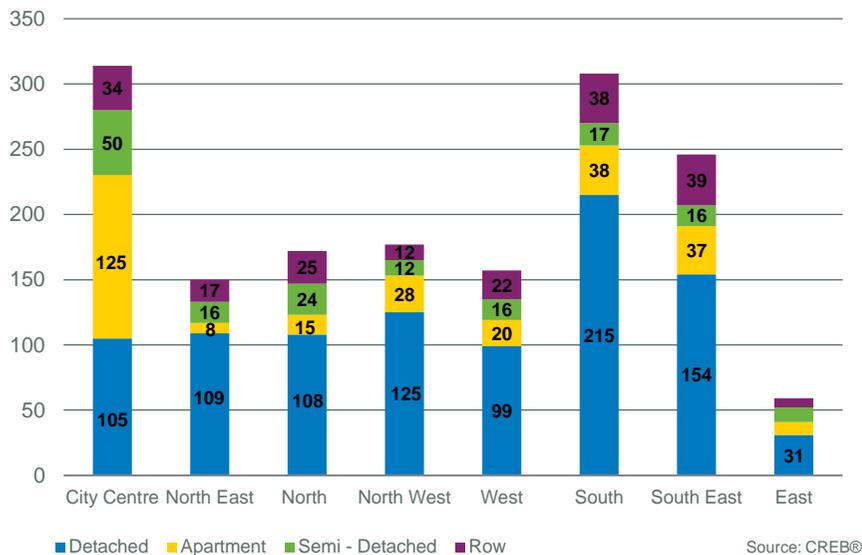
TOTAL INVENTORY BY PRICE RANGE - AUGUST



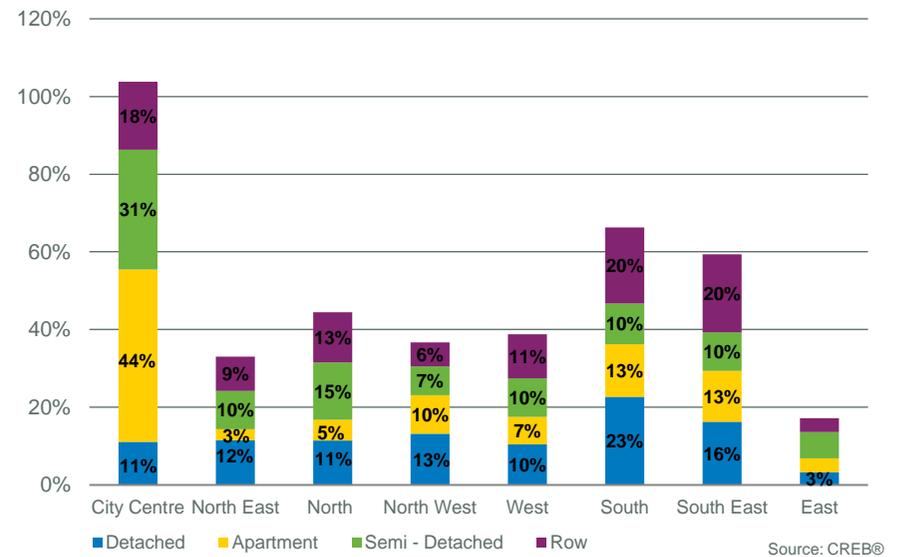
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



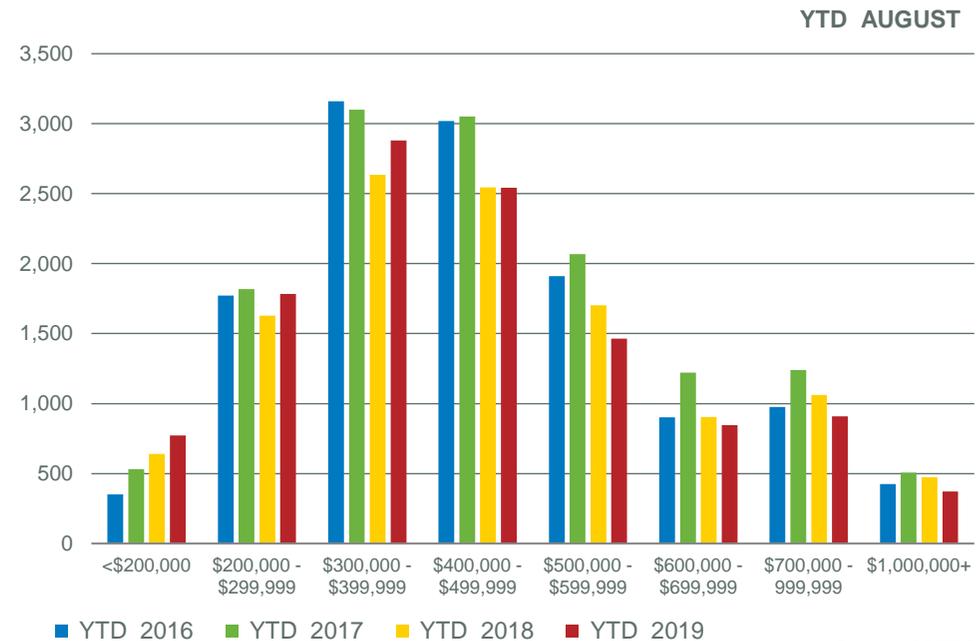
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,961	3,057	3,086	2,437	1,914	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	7,961	7,338	6,534	4,916
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	439,400	440,700	442,000	443,400	442,900	442,900	440,900	437,400	434,300	432,300	429,000	424,600
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	413,000	410,250	396,625	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,222	483,752	466,016	468,444	443,533	449,000
Index	199	200	201	201	201	201	200	199	197	196	195	193
<b>2019</b>												
Sales	801	973	1,327	1,544	1,917	1,778	1,644	1,584				
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784				
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,044				
Days on Market	72	64	61	55	56	55	59	59				
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000				
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	407,750				
Average Price	450,703	460,317	460,368	460,953	472,702	463,509	452,888	454,114				
Index	191	191	191	192	193	193	193	193				

	Aug-18	Aug-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	3	4	13
\$100,000 - \$199,999	84	104	636	760
\$200,000 - \$299,999	216	270	1,629	1,783
\$300,000 - \$399,999	165	168	1,231	1,332
\$350,000 - \$399,999	191	216	1,403	1,548
\$400,000 - \$449,999	174	186	1,461	1,420
\$450,000 - \$499,999	145	162	1,084	1,122
\$500,000 - \$549,999	131	110	960	852
\$550,000 - \$599,999	66	97	742	612
\$600,000 - \$649,999	67	68	516	476
\$650,000 - \$699,999	45	35	388	371
\$700,000 - \$799,999	68	63	546	483
\$800,000 - \$899,999	61	34	332	271
\$900,000 - \$999,999	22	17	184	154
\$1,000,000 - \$1,249,999	23	24	214	173
\$1,250,000 - \$1,499,999	15	13	117	104
\$1,500,000 - \$1,749,999	6	4	54	35
\$1,750,000 - \$1,999,999	3	4	34	21
\$2,000,000 - \$2,499,999	6	4	29	24
\$2,500,000 - \$2,999,999	2	2	12	3
\$3,000,000 - \$3,499,999	-	-	7	7
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	1	-	2	1
	1,491	1,584	11,589	11,568

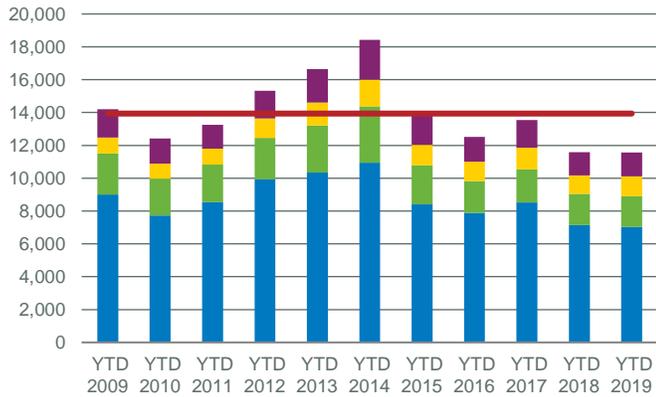
### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

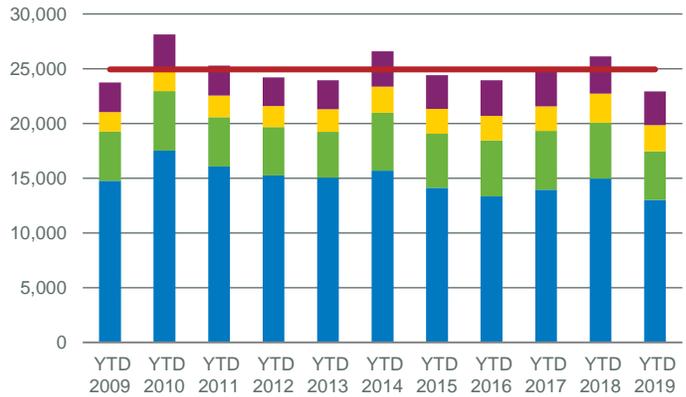
YTD AUGUST



Source: CREB®

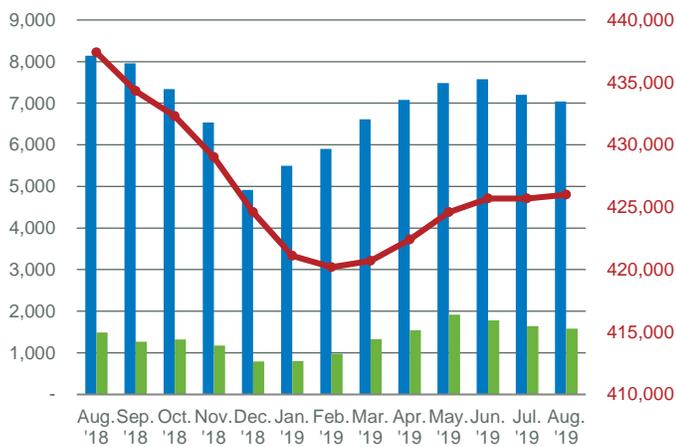
CITY OF CALGARY TOTAL NEW LISTINGS

YTD AUGUST



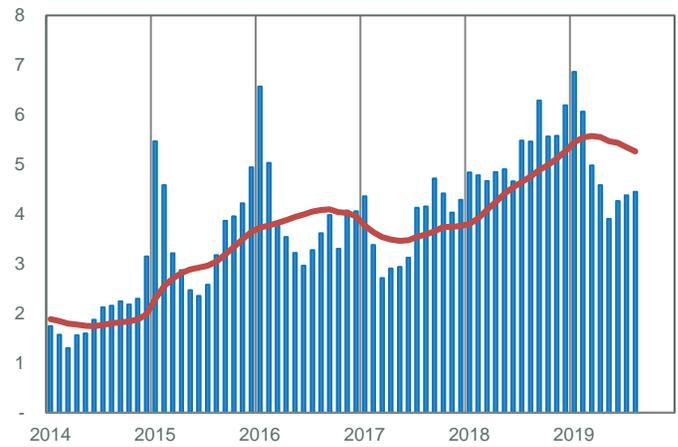
Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



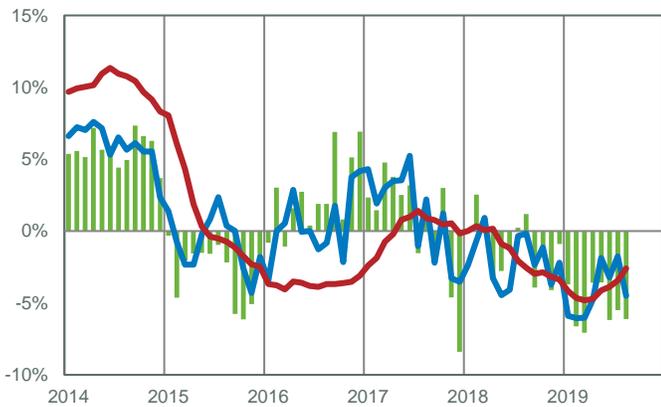
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



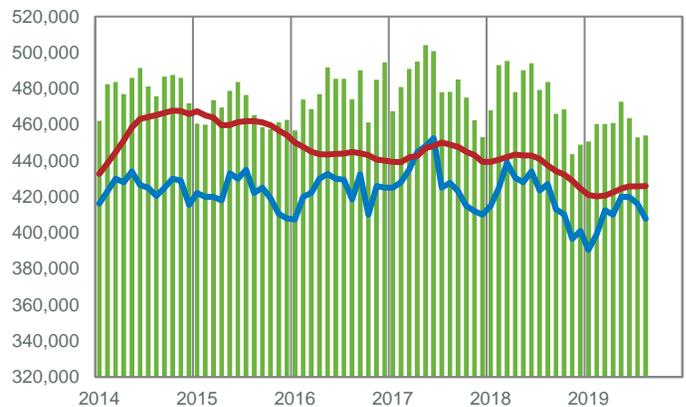
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

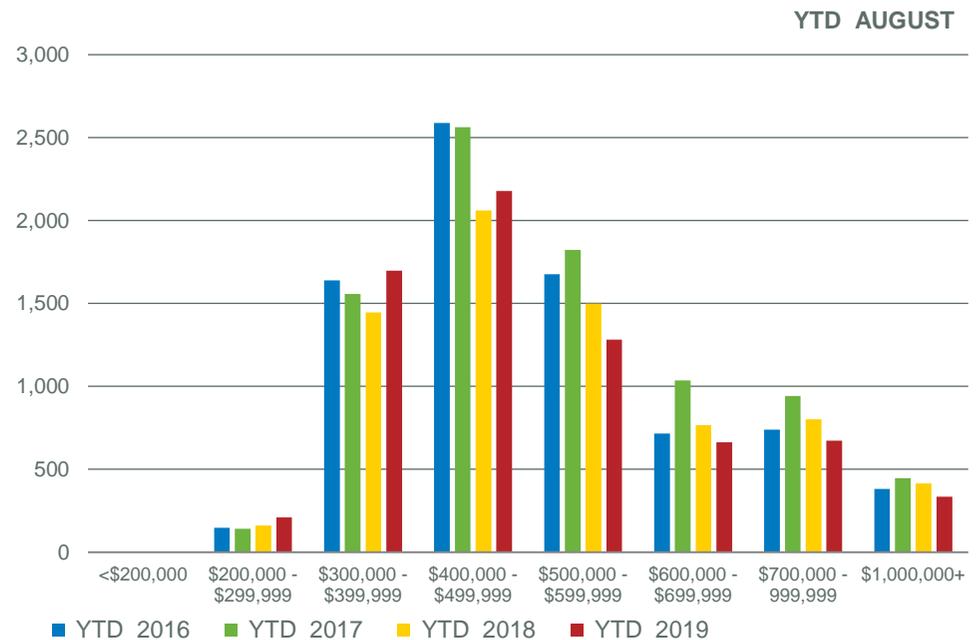


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	496
New Listings	1,288	1,295	1,870	2,005	2,660	2,304	1,731	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,504	4,816	4,592	4,444	4,354	3,985	3,506	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	504,100	507,100	507,800	509,300	507,800	507,100	504,600	500,900	497,000	494,100	491,400	486,200
Median Price	474,000	497,000	509,450	495,000	500,000	496,500	485,000	485,000	470,500	470,000	455,500	450,000
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,720	563,704	539,455	543,462	532,883	511,103
Index	206	207	207	208	207	207	206	204	203	201	200	198
<b>2019</b>												
Sales	486	589	816	927	1,180	1,097	1,000	946				
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587				
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,731				
Days on Market	67	63	57	49	50	49	50	54				
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400				
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	469,500				
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	535,422				
Index	197	196	196	197	199	199	199	199				

	Aug-18	Aug-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	30	33	162	209
\$300,000 - \$399,999	71	82	501	596
\$350,000 - \$399,999	141	153	945	1,102
\$400,000 - \$449,999	144	147	1,167	1,182
\$450,000 - \$499,999	111	141	893	997
\$500,000 - \$549,999	115	95	854	761
\$550,000 - \$599,999	60	83	645	520
\$600,000 - \$649,999	55	57	438	395
\$650,000 - \$699,999	32	23	329	268
\$700,000 - \$799,999	49	44	398	342
\$800,000 - \$899,999	49	22	260	215
\$900,000 - \$999,999	20	15	143	116
\$1,000,000 - \$1,249,999	20	23	176	150
\$1,250,000 - \$1,499,999	14	13	107	94
\$1,500,000 - \$1,749,999	5	4	48	34
\$1,750,000 - \$1,999,999	3	4	32	19
\$2,000,000 - \$2,499,999	6	4	27	23
\$2,500,000 - \$2,999,999	2	2	11	3
\$3,000,000 - \$3,499,999	-	-	7	7
\$3,500,000 - \$3,999,999	-	-	4	3
\$4,000,000 +	1	-	2	1
	928	946	7,151	7,041

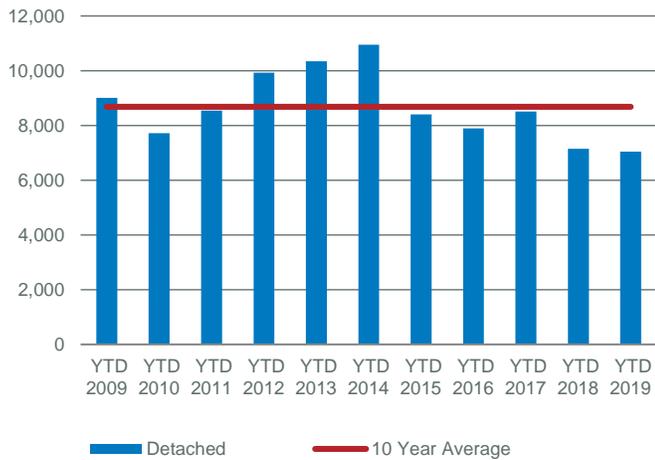
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

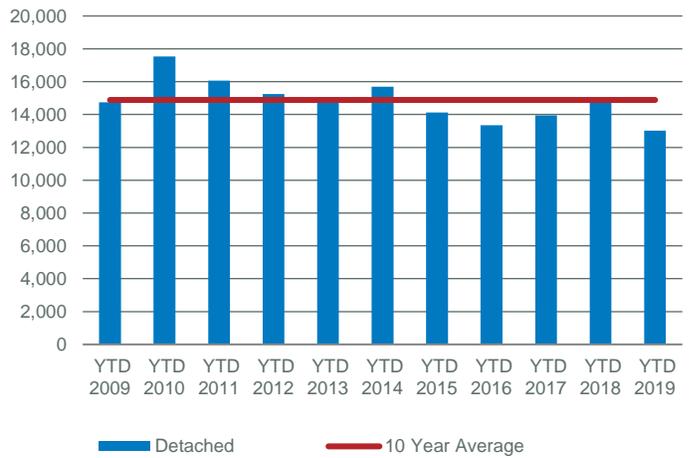
YTD AUGUST



Source: CREB®

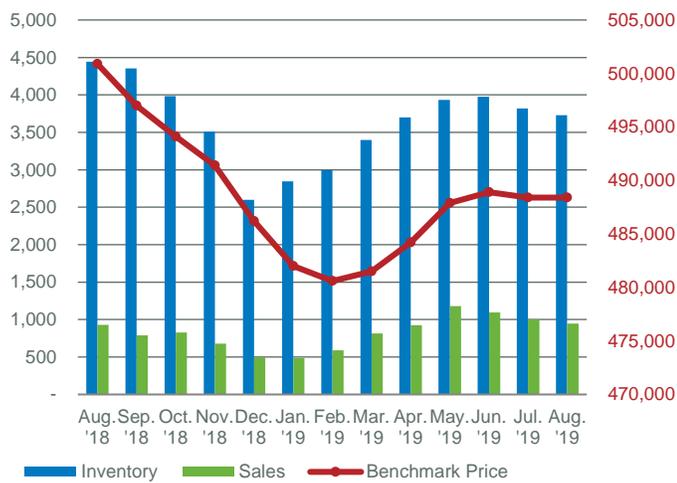
CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



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

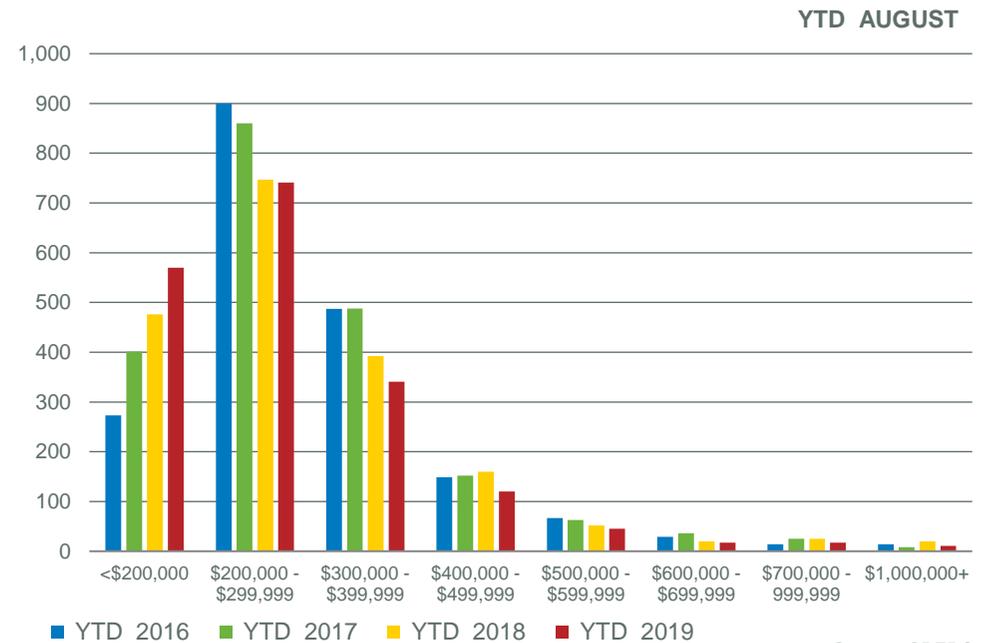


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	145	197	219	261	282	292	254	242	212	213	239	105
New Listings	588	544	721	725	776	659	541	546	560	473	345	213
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,325	1,030
Days on Market	76	68	64	59	59	59	62	71	66	69	65	74
Benchmark Price	256,000	255,300	256,000	255,800	255,600	258,300	258,200	257,000	256,400	256,600	252,400	251,200
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	242,000	240,000
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	275,078	283,916
Index	177	177	177	177	177	179	179	178	177	177	175	174
<b>2019</b>												
Sales	124	150	189	250	315	261	291	282				
New Listings	515	449	578	563	624	668	493	565				
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,651				
Days on Market	81	71	74	68	70	71	79	69				
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600				
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	238,500				
Average Price	269,283	285,468	294,108	263,233	268,028	258,064	284,184	269,991				
Index	174	173	173	173	172	173	173	173				

	Aug-18	Aug-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	2	4	10
\$100,000 - \$199,999	59	85	472	560
\$200,000 - \$299,999	97	114	747	741
\$300,000 - \$349,999	34	26	263	219
\$350,000 - \$399,999	14	19	129	122
\$400,000 - \$449,999	6	12	88	79
\$450,000 - \$499,999	16	12	72	41
\$500,000 - \$549,999	4	2	30	20
\$550,000 - \$599,999	4	6	22	25
\$600,000 - \$649,999	2	-	14	11
\$650,000 - \$699,999	1	2	6	6
\$700,000 - \$799,999	1	1	9	11
\$800,000 - \$899,999	2	-	8	3
\$900,000 - \$999,999	1	-	8	3
\$1,000,000 - \$1,249,999	-	1	6	5
\$1,250,000 - \$1,499,999	-	-	6	3
\$1,500,000 - \$1,749,999	1	-	5	-
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	242	282	1,892	1,862

## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

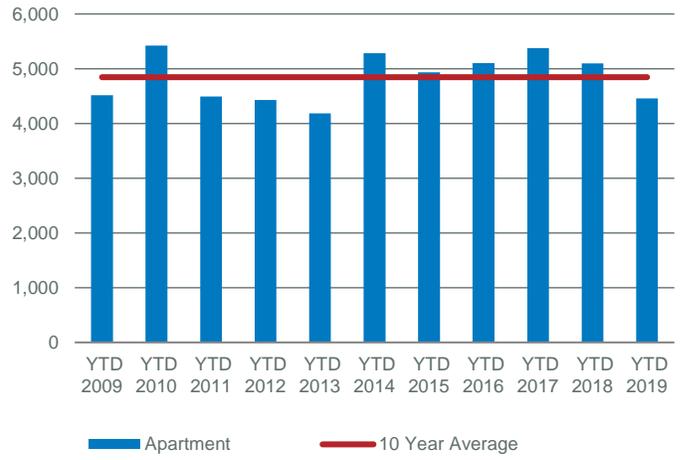
CITY OF CALGARY APARTMENT SALES

YTD AUGUST



CITY OF CALGARY APARTMENT NEW LISTINGS

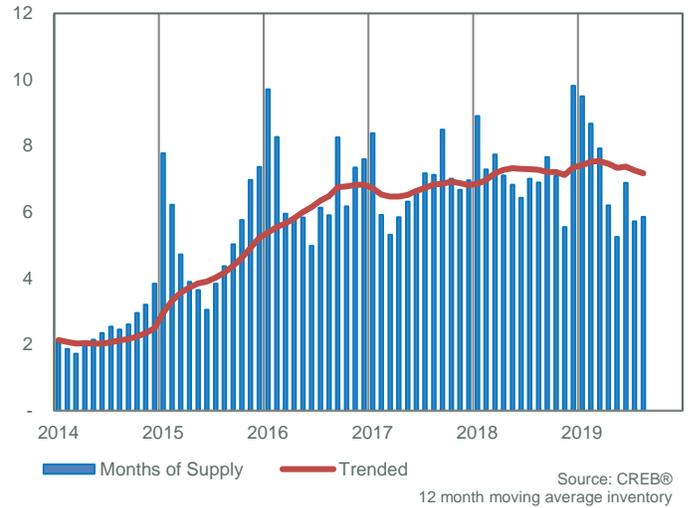
YTD AUGUST



CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



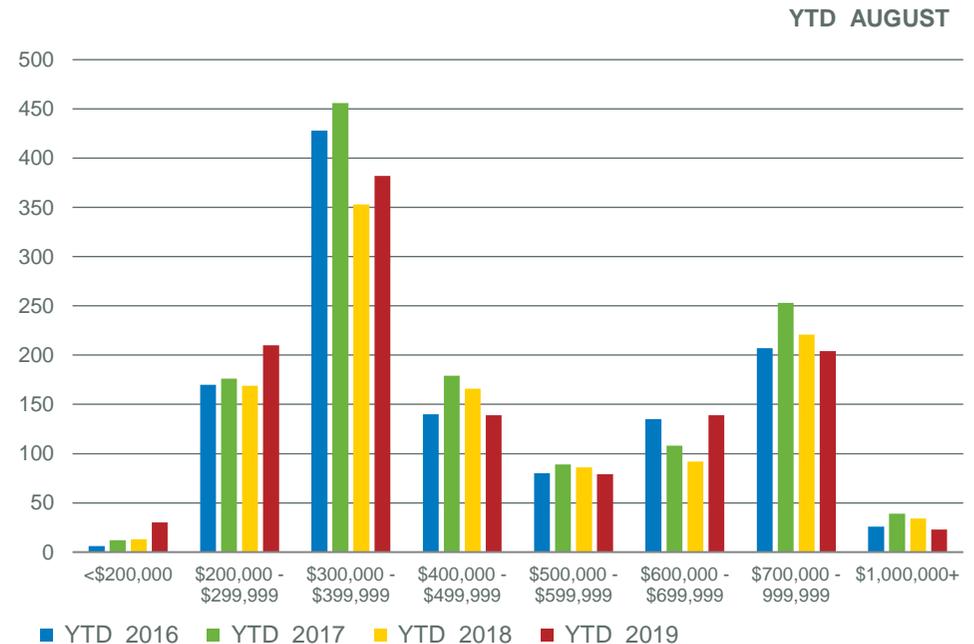
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	99	106	143	155	156	183	150	142	121	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	203	110
Inventory	447	533	674	756	861	919	901	890	852	816	752	570
Days on Market	62	48	45	52	52	47	48	56	55	60	78	79
Benchmark Price	411,200	414,100	414,100	415,500	414,300	413,300	411,000	410,200	406,200	402,100	399,300	396,100
Median Price	376,500	402,815	445,000	421,000	402,844	408,180	395,750	413,750	371,500	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	448,723	477,262	437,269	467,019
Index	208	209	209	210	209	209	208	207	205	203	202	200
<b>2019</b>												
Sales	84	103	148	167	201	192	149	162				
New Listings	308	253	313	315	339	287	276	274				
Inventory	649	689	758	768	793	740	729	702				
Days on Market	67	59	66	63	61	65	63	69				
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900				
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	379,500				
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	463,139				
Index	198	198	197	200	201	202	201	201				

	Aug-18	Aug-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	2	13	30
\$200,000 - \$299,999	24	39	169	210
\$300,000 - \$349,999	20	24	171	208
\$350,000 - \$399,999	17	21	182	174
\$400,000 - \$449,999	13	14	106	98
\$450,000 - \$499,999	11	3	60	41
\$500,000 - \$549,999	9	7	44	38
\$550,000 - \$599,999	1	5	42	41
\$600,000 - \$649,999	6	9	47	53
\$650,000 - \$699,999	11	8	45	86
\$700,000 - \$799,999	15	16	129	123
\$800,000 - \$899,999	9	12	62	50
\$900,000 - \$999,999	1	2	30	31
\$1,000,000 - \$1,249,999	3	-	30	18
\$1,250,000 - \$1,499,999	-	-	3	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$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 +	-	-	-	-
	142	162	1,134	1,206

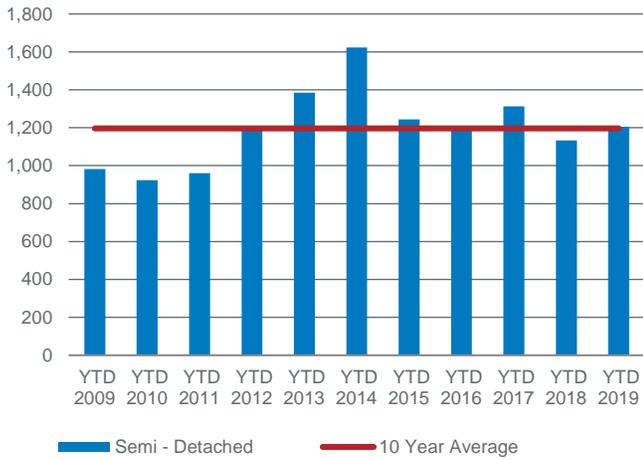
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

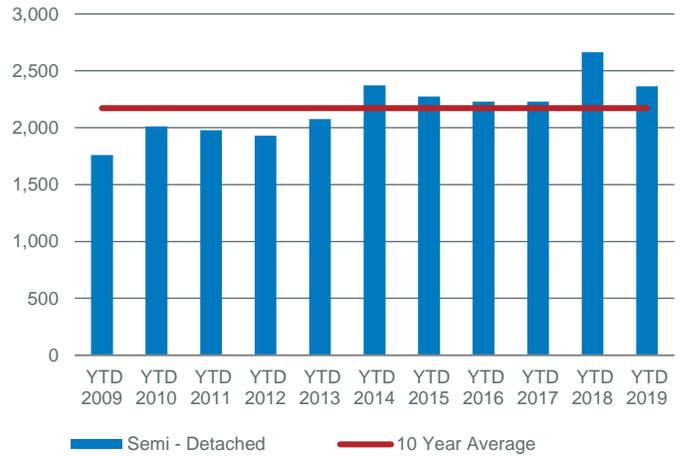
YTD AUGUST



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD AUGUST



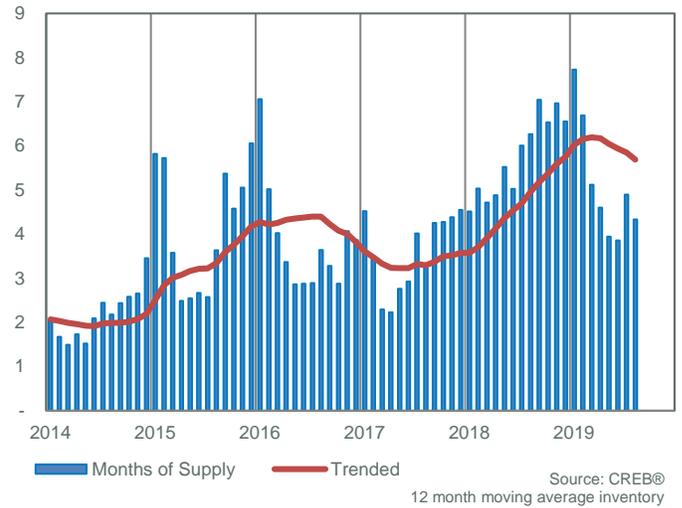
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



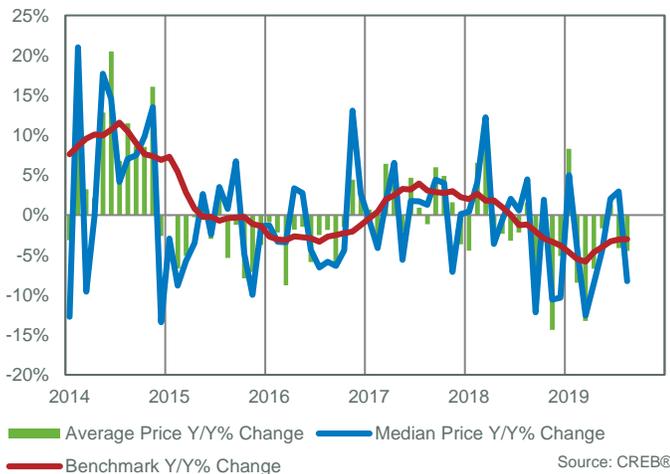
Source: CREB®

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

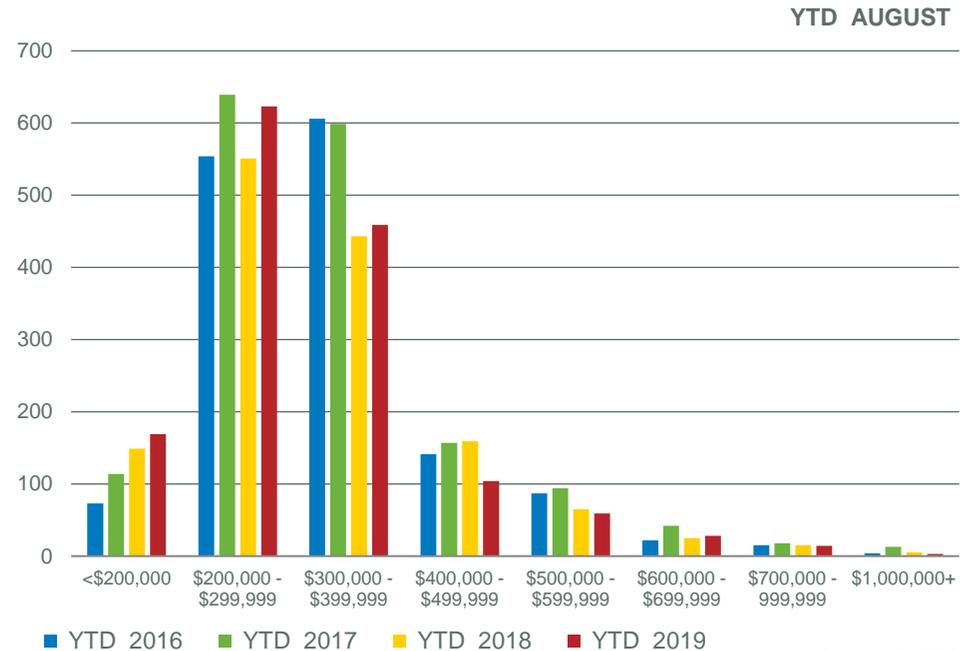


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	131	133	163	192	228	211	175	179	146	153	145	106
New Listings	346	318	467	486	514	496	390	368	415	297	279	147
Inventory	703	779	941	1,073	1,169	1,218	1,199	1,137	1,131	1,029	951	718
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,900	295,700	298,000	300,400	303,600	302,600	300,700	296,900	294,300	293,500	293,000	288,600
Median Price	295,000	300,000	300,000	308,950	308,450	293,500	292,500	300,000	299,000	289,900	289,000	295,250
Average Price	314,512	323,453	328,860	334,402	337,798	317,123	305,886	323,800	323,639	308,489	306,841	307,143
Index	186	185	187	188	190	189	188	186	184	184	183	181
<b>2019</b>												
Sales	107	131	174	200	221	228	204	194				
New Listings	391	324	387	459	439	388	345	358				
Inventory	825	914	960	1,061	1,109	1,062	986	960				
Days on Market	85	64	65	61	61	60	69	60				
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000				
Median Price	284,000	281,000	295,075	284,950	284,900	294,250	288,750	293,875				
Average Price	302,691	292,931	305,854	306,693	310,701	314,622	324,704	317,744				
Index	178	178	178	179	179	179	181	181				

	Aug-18	Aug-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	23	17	149	167
\$200,000 - \$299,999	65	84	551	623
\$300,000 - \$349,999	40	36	296	309
\$350,000 - \$399,999	19	23	147	150
\$400,000 - \$449,999	11	13	100	61
\$450,000 - \$499,999	7	6	59	43
\$500,000 - \$549,999	3	6	32	33
\$550,000 - \$599,999	1	3	33	26
\$600,000 - \$649,999	4	2	17	17
\$650,000 - \$699,999	1	2	8	11
\$700,000 - \$799,999	3	2	10	7
\$800,000 - \$899,999	1	-	2	3
\$900,000 - \$999,999	-	-	3	4
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	1	-	1	3
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	179	194	1,412	1,459

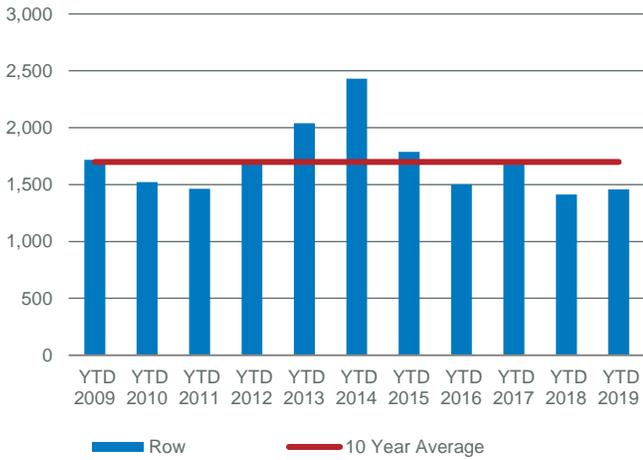
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

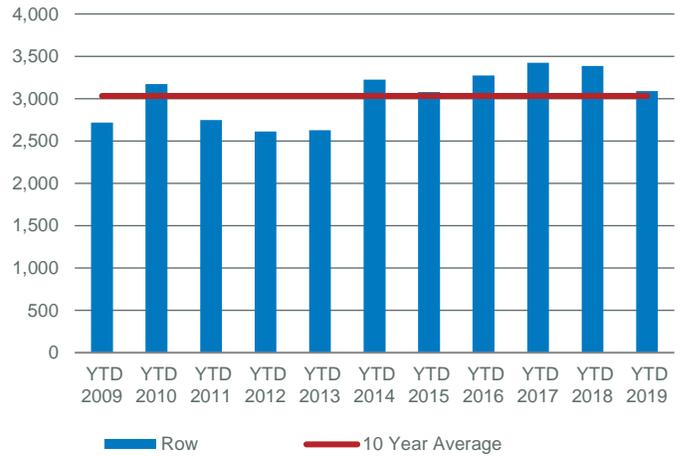
YTD AUGUST



Source: CREB®

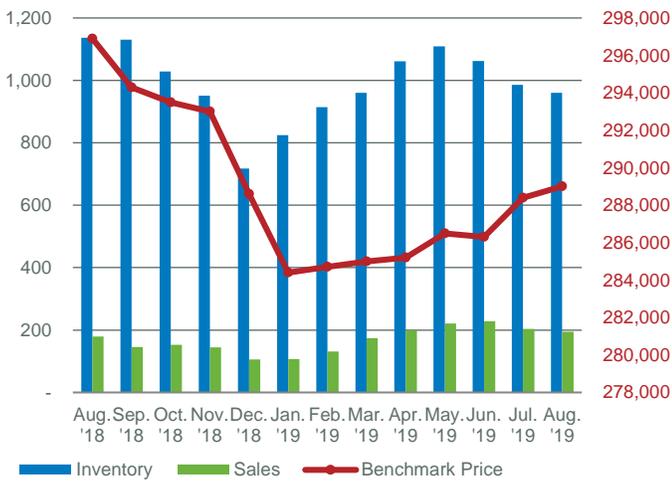
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



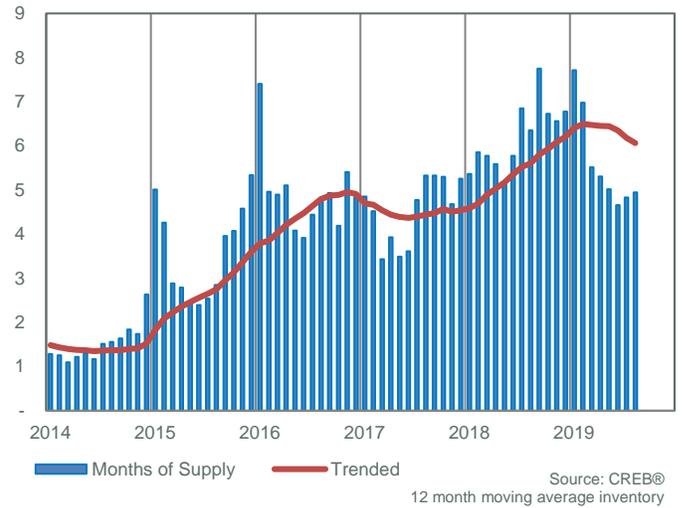
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



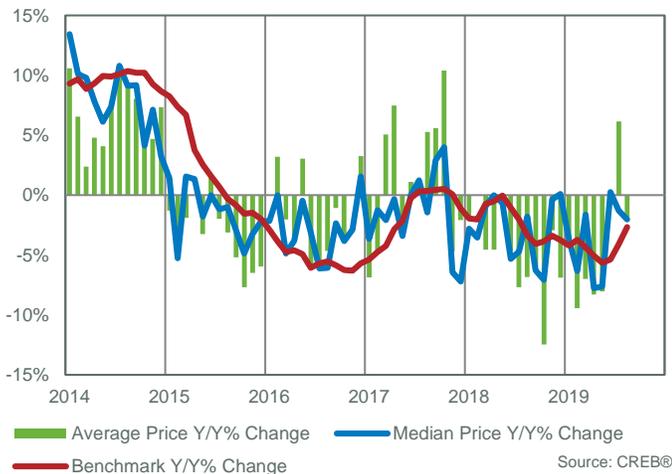
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

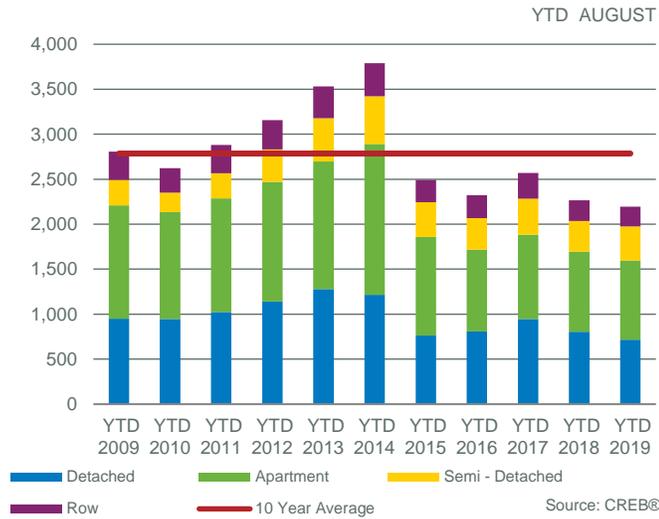
CITY OF CALGARY ROW PRICES



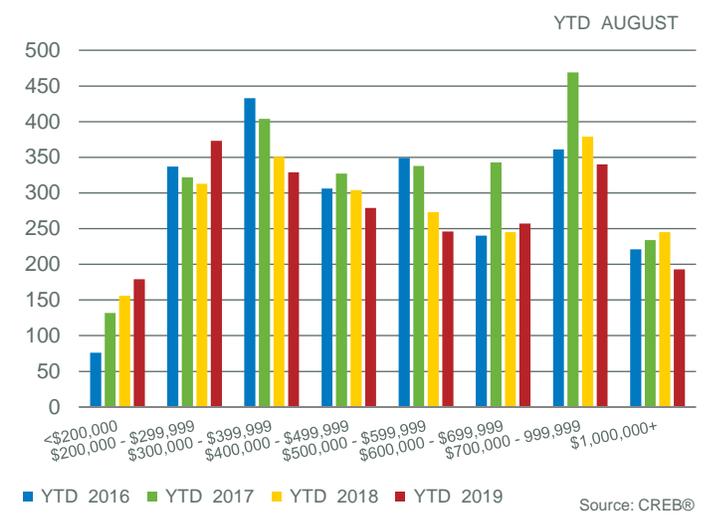
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



CITY CENTRE INVENTORY AND SALES



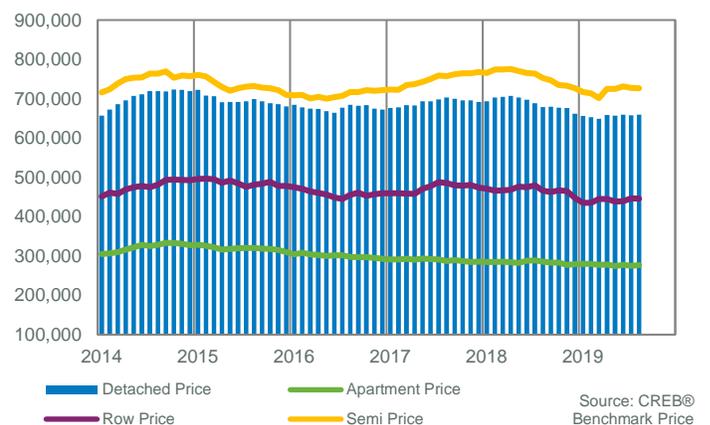
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

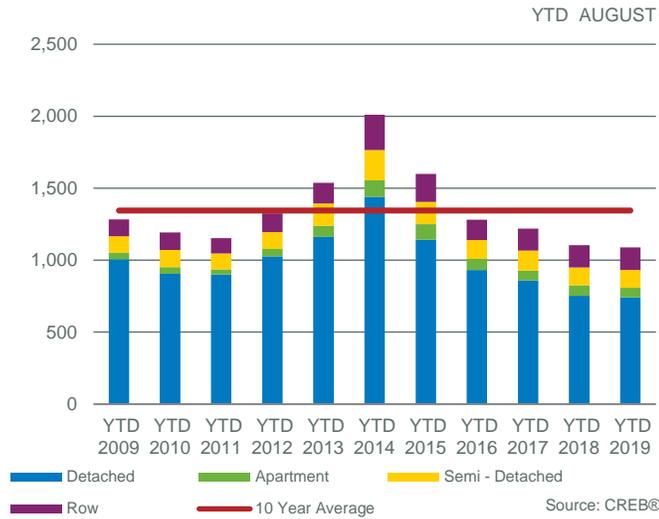


CITY CENTRE PRICES

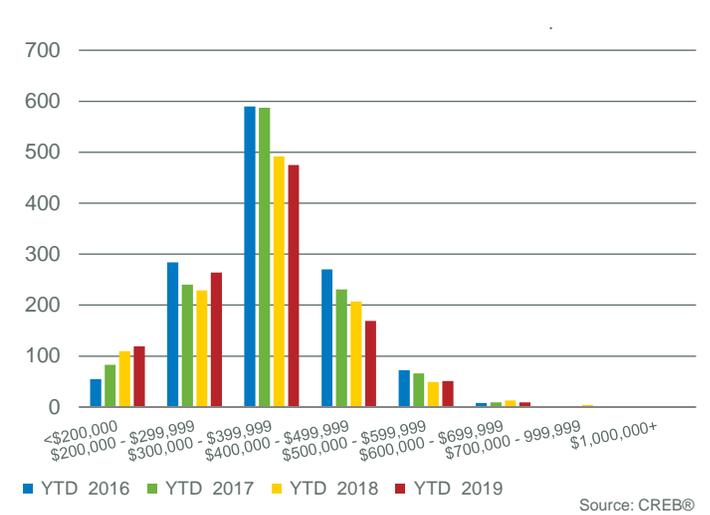


**NORTHEAST**

**NORTHEAST TOTAL SALES**



**NORTHEAST TOTAL SALES BY PRICE RANGE**



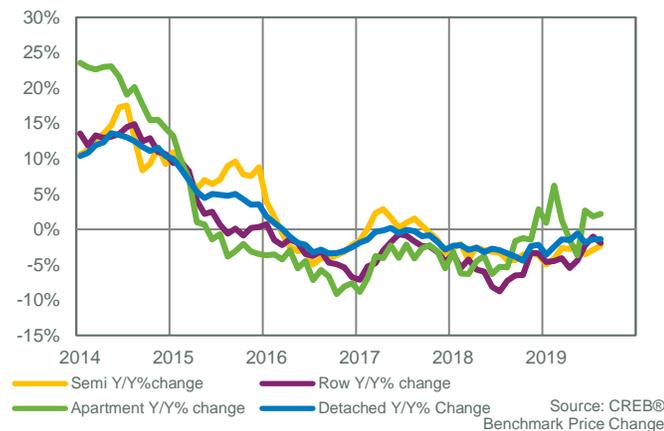
**NORTHEAST INVENTORY AND SALES**



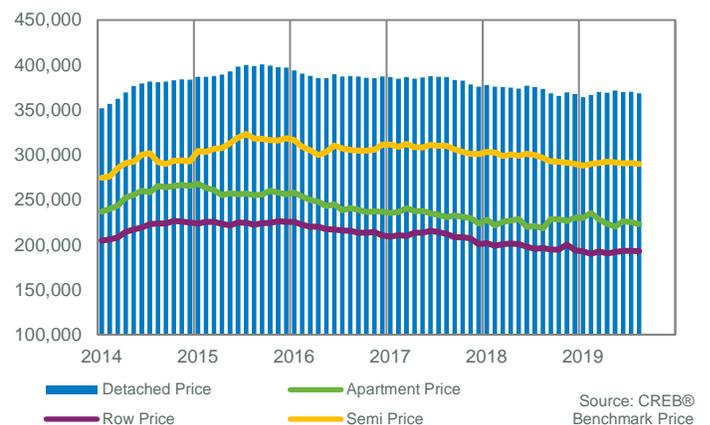
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

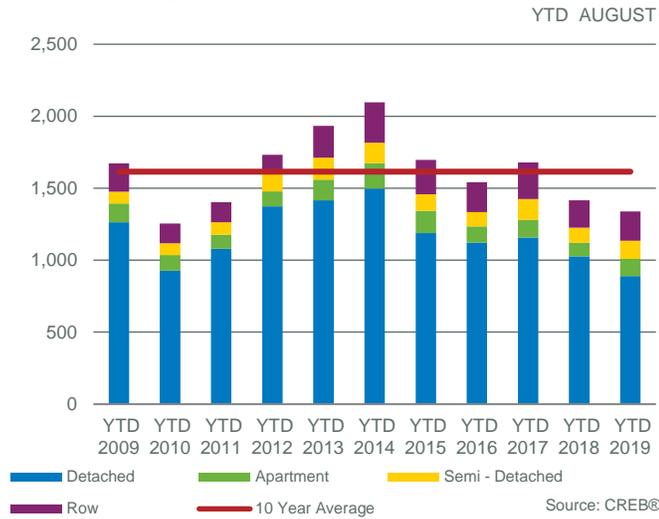


**NORTHEAST PRICES**

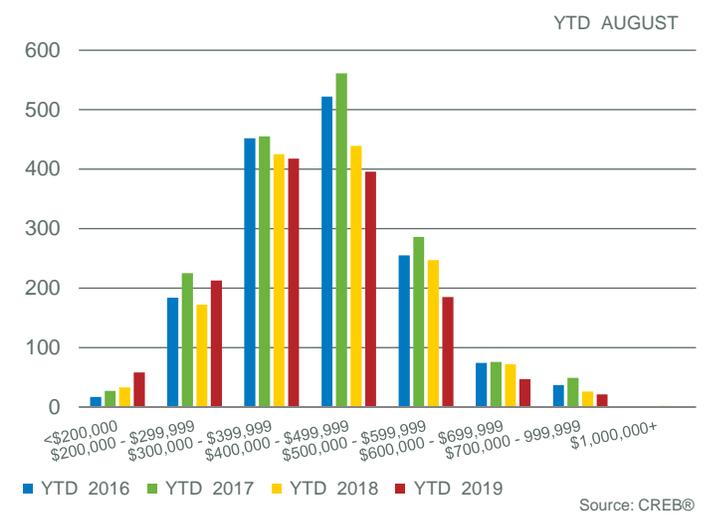


**NORTH**

**NORTH TOTAL SALES**



**NORTH TOTAL SALES BY PRICE RANGE**



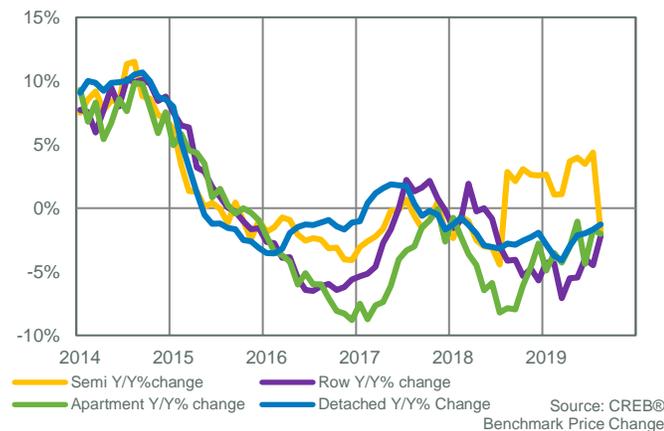
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

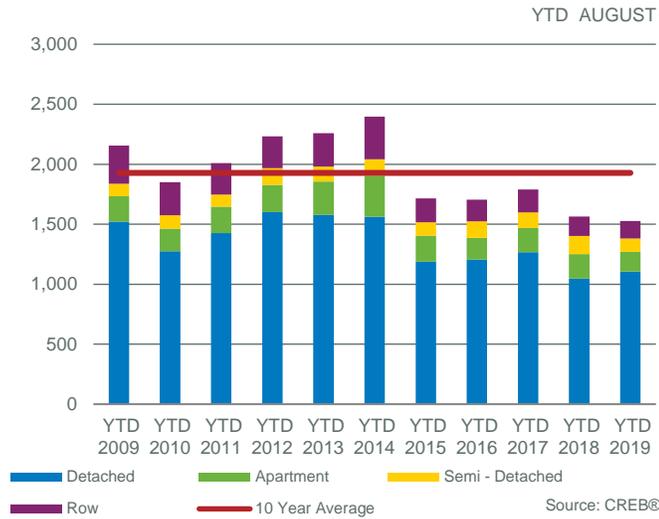


**NORTH PRICES**

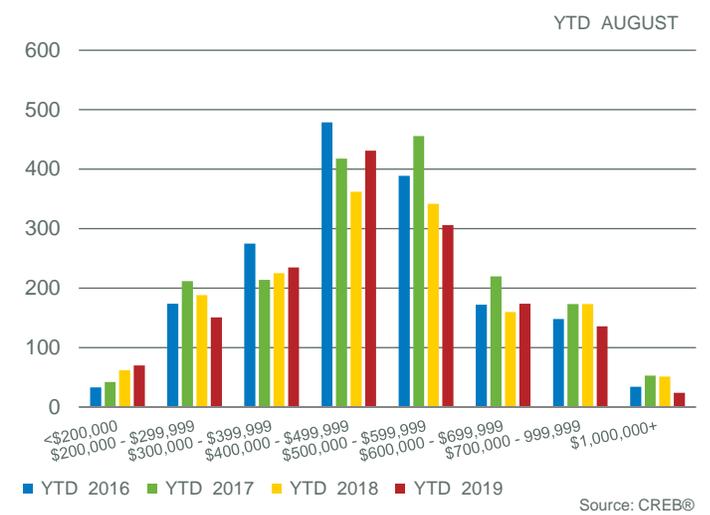


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



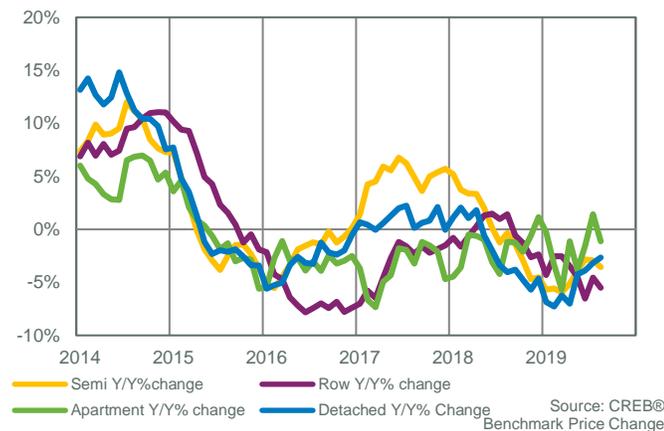
**NORTHWEST INVENTORY AND SALES**



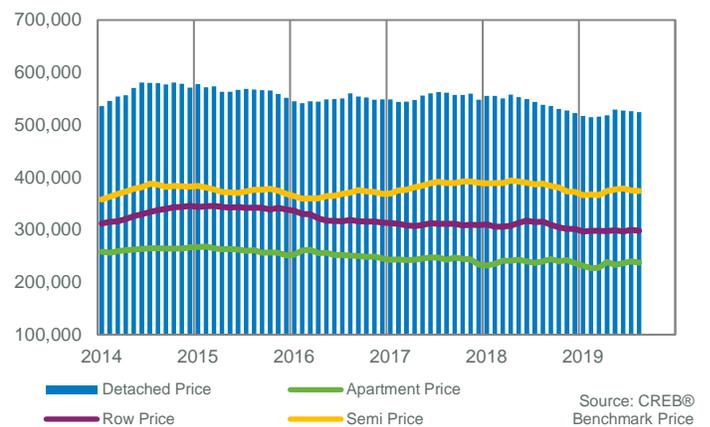
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

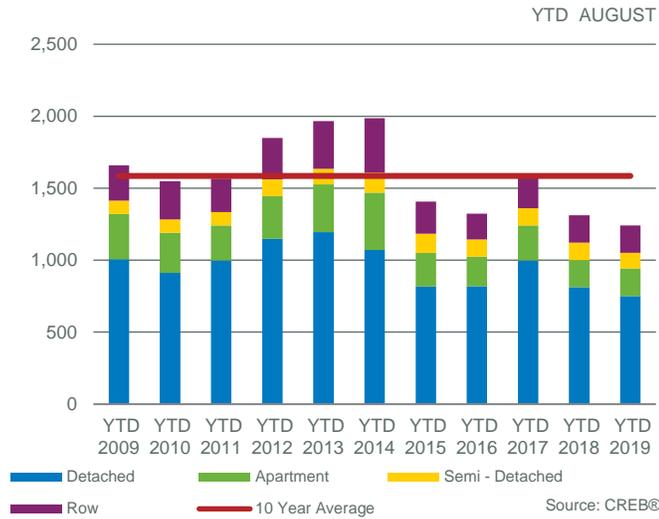


**NORTHWEST PRICES**

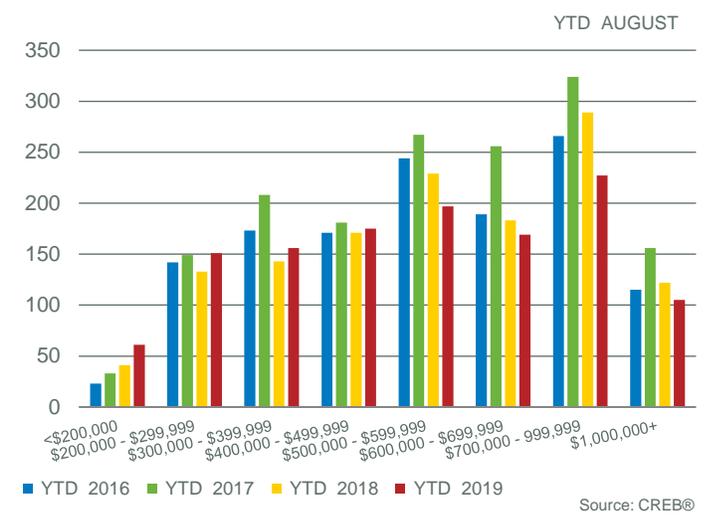


WEST

WEST TOTAL SALES



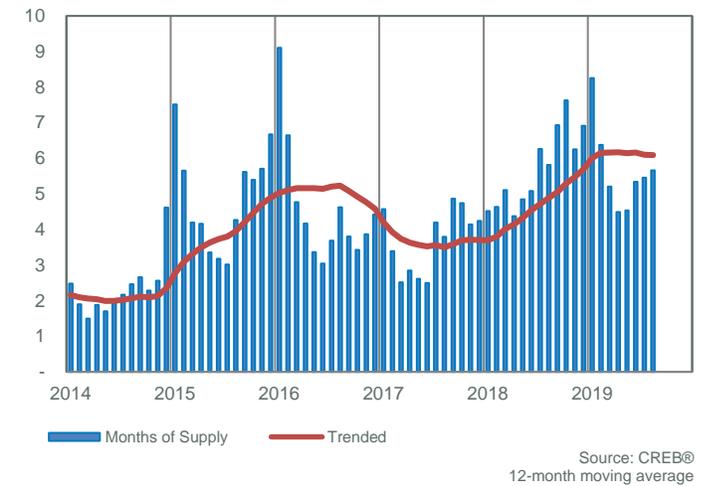
WEST TOTAL SALES BY PRICE RANGE



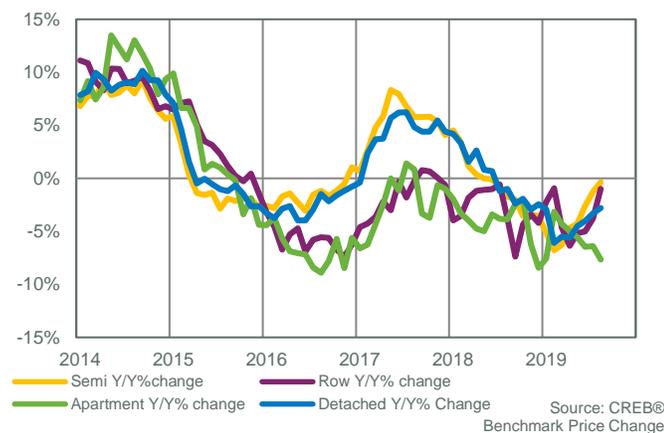
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

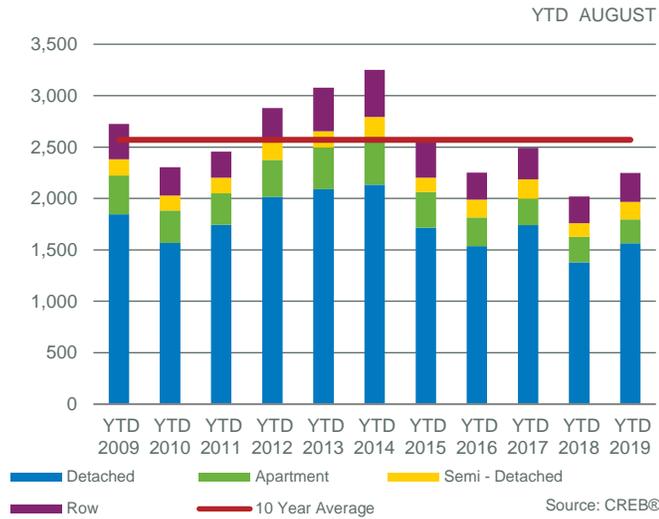


WEST PRICES

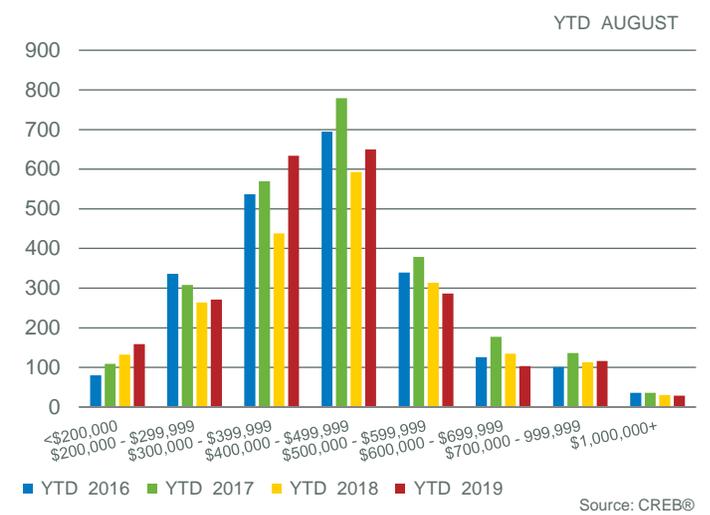


**SOUTH**

**SOUTH TOTAL SALES**



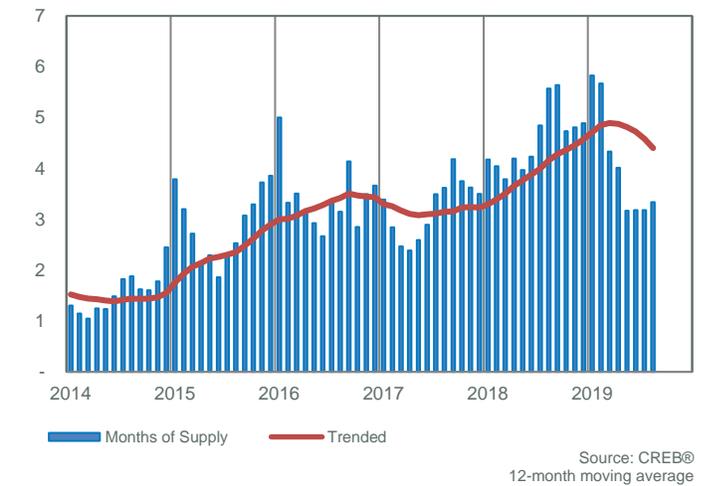
**SOUTH TOTAL SALES BY PRICE RANGE**



**SOUTH INVENTORY AND SALES**



**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

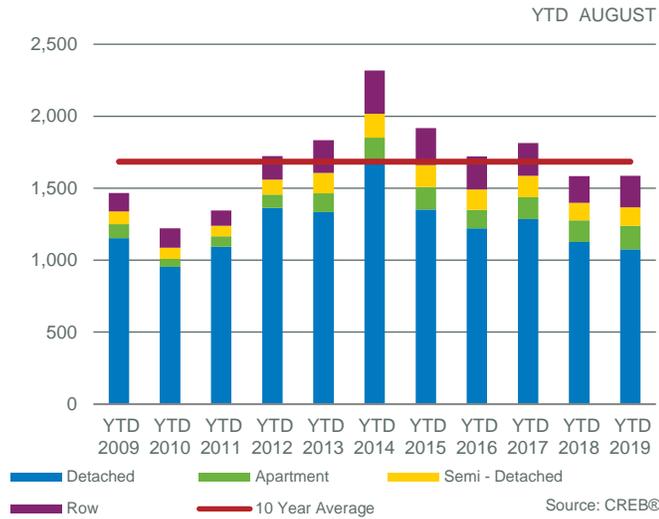


**SOUTH PRICES**

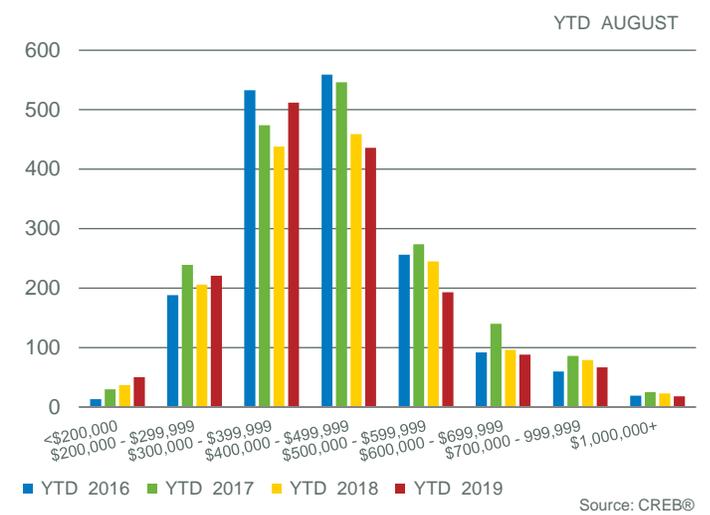


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



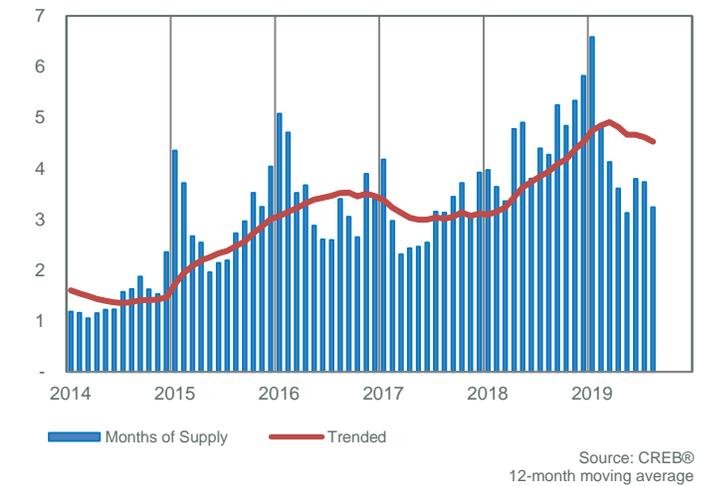
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



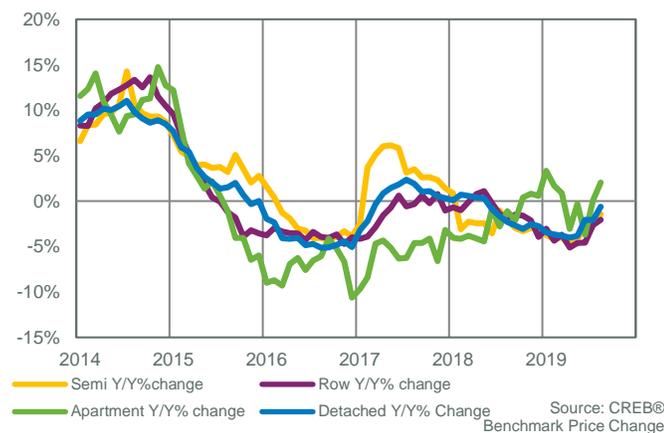
**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

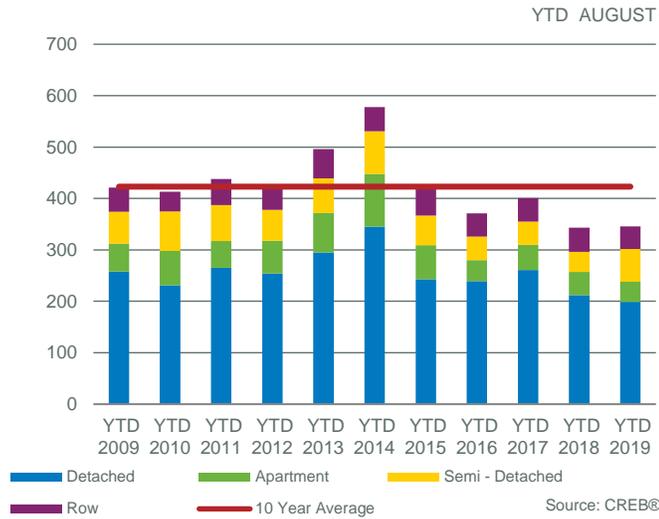


**SOUTHEAST PRICES**

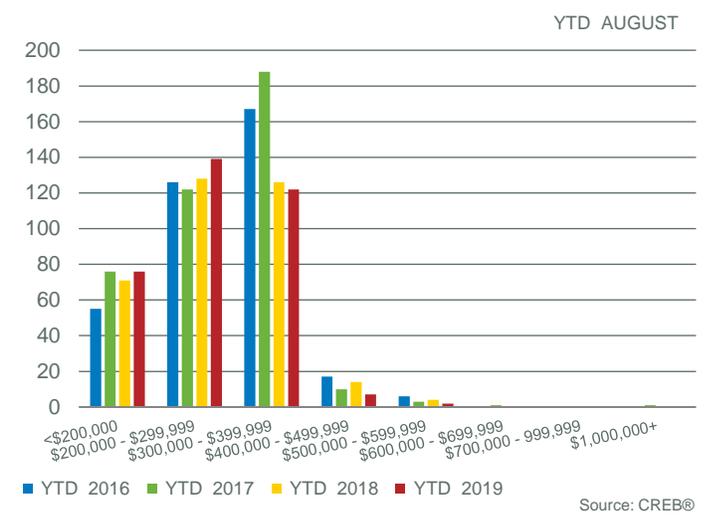


**EAST**

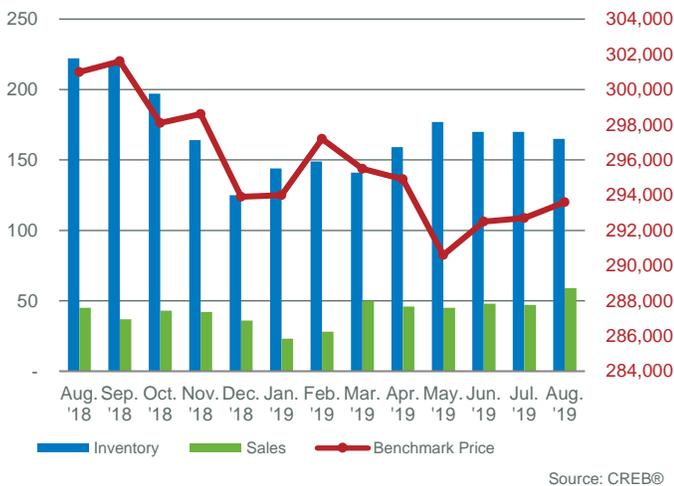
**EAST TOTAL SALES**



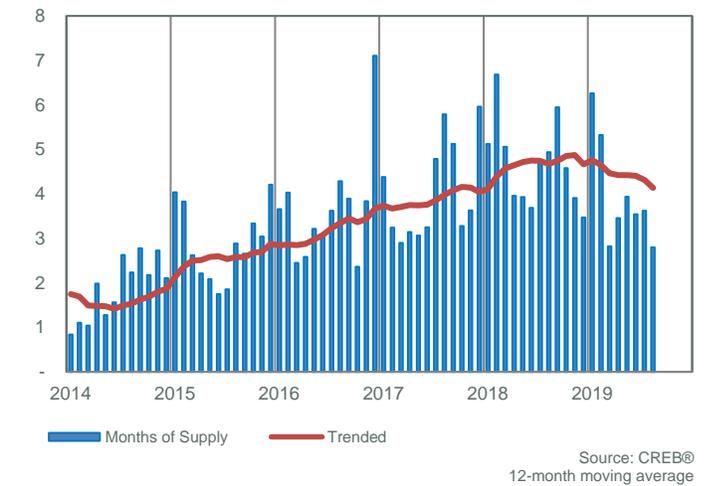
**EAST TOTAL SALES BY PRICE RANGE**



**EAST INVENTORY AND SALES**



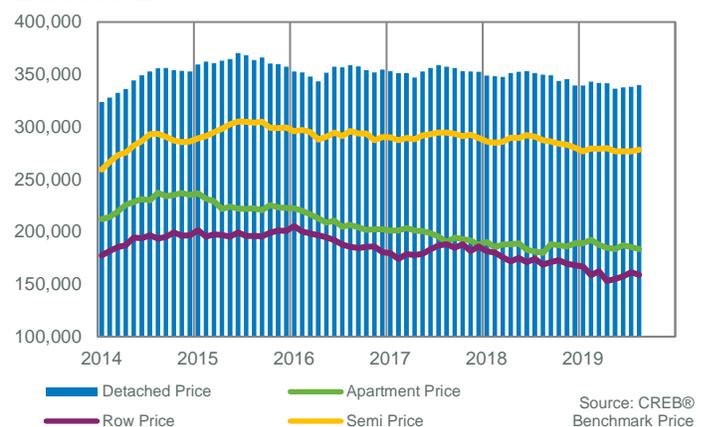
**EAST MONTHS OF INVENTORY**



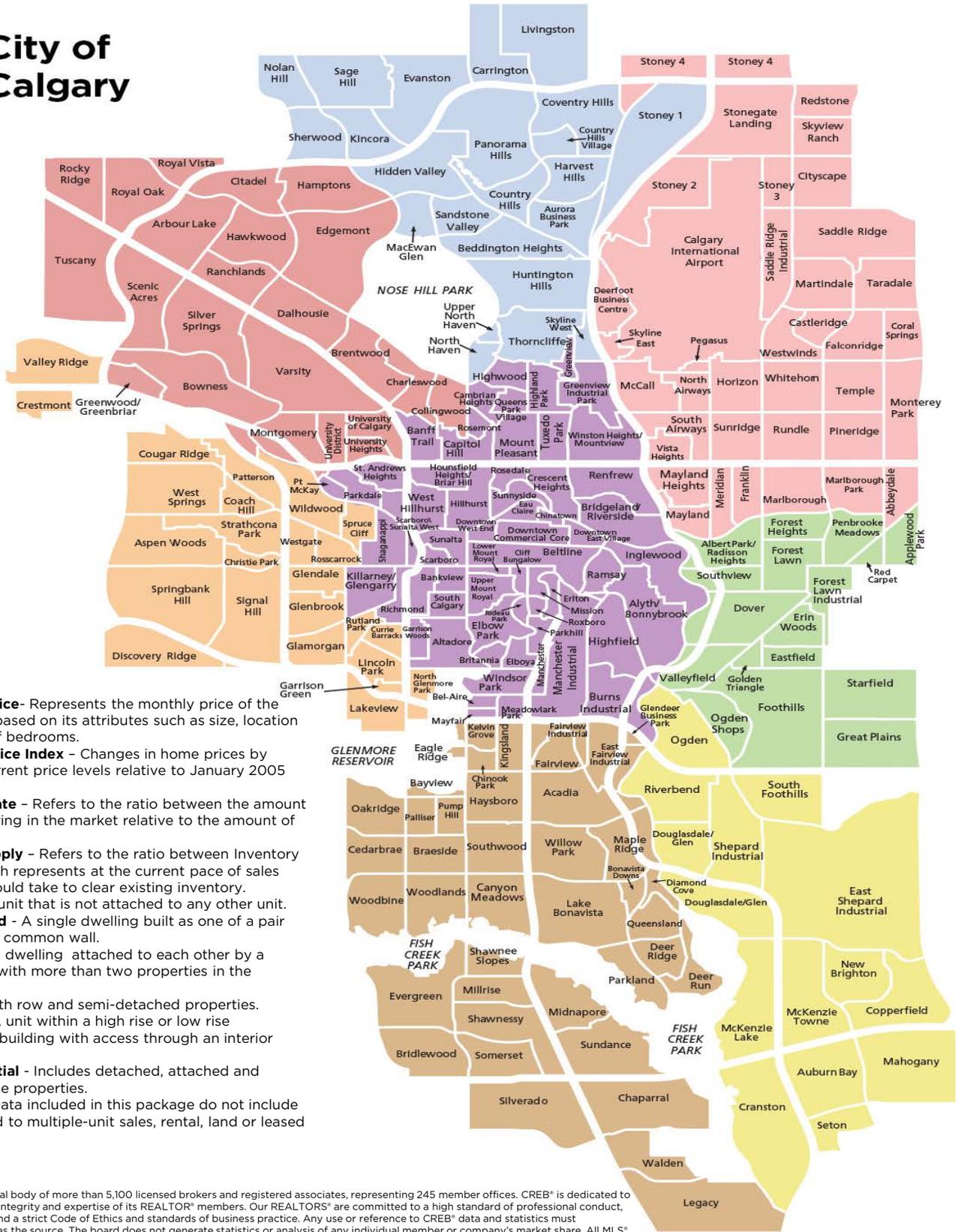
**EAST PRICE CHANGE**



**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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