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**MONTHLY STATISTICS PACKAGE**

# City of Calgary

December  
2019



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

Calgary's real estate market in December caps off 2019 with more signs of stability

Dec. 2019

City of Calgary, January 2, 2020 – December sales improved to levels more consistent with activity recorded over the past five years. This follows weak sales activity last year.

A stronger second half in 2019 was enough to push annual sales up by one per cent.

“Price declines, lower mortgage rates and some modest improvements in full-time employment helped support some demand growth in the city. Reductions in supply are also contributing to the slow adjustment to more stable conditions in the housing market,” said CREB® chief economist Ann-Marie Lurie.

“As oversupply in the market continues to ease, we should start to see more stabilization in prices. However, conditions continue to favour the buyer and this is weighing on prices.”

December unadjusted benchmark prices were \$418,500. This is just slightly lower than last month and one per cent below last year's levels.

Overall prices in 2019 declined by three per cent over last year's levels. The total adjustment in prices is a 10 per cent decline since the 2014 slowdown in the energy sector.

While there are signs of stabilization, conditions vary significantly by location, price range and product type.

Improvements in the resale market have been mostly driven by lower priced product or areas where price declines were enough to bring more purchasers back into the market.

For more information on the 2020 housing market, the annual forecast report will be released at CREB®'s 2020 Forecast Conference & Tradeshow ([www.crebforecast.com](http://www.crebforecast.com)) on Jan. 14, 2020.

**Detached**

- Improving sales in the second-half of the year helped offset earlier declines. This resulted in detached sales that are relatively unchanged from 2018 levels.
- While city wide levels remained stable, homes priced under \$500,000 recorded sales growth of nearly nine per cent. However, sales declined by 11 per cent for homes priced over \$500,000.
- When considering sales activity by district, sales activity eased or remained relatively stable across most districts. However, exceptions include the North West and South Districts which recorded annual sales growth.
- Supply levels generally eased, but the adjustments were not consistent across the city as inventories rose in both the West and City Centre districts.
- Detached benchmark prices were \$480,100 in December contributing to the 2019 average of \$484,808, three per cent below last year's levels.
- 2019 price declines ranged from a one per cent in the North East district to a five per cent decline in the City Centre district.

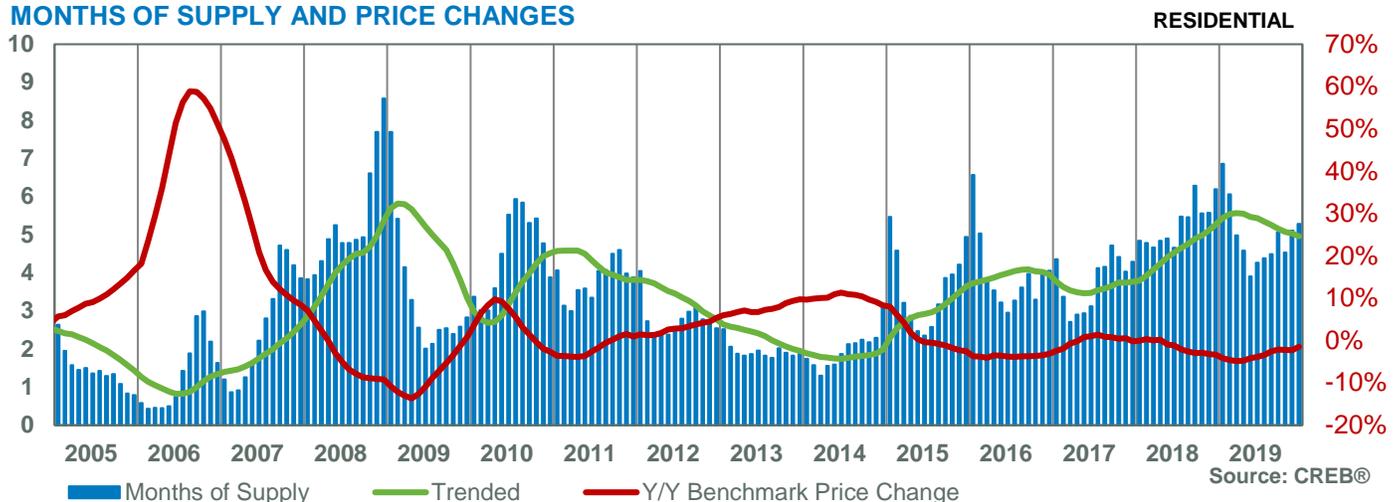
**Apartment**

- Stronger apartment style sales in December were enough to push annual levels to 2,672 units. This is just above last year's levels.
- The improvements were mostly driven by gains in the North, West and South East districts. This is offsetting the significant declines in the North East, North West and East districts.
- New listings continue to ease across all districts except the South East. This district has seen a rise in new home construction and is likely contributing to some of the rise in new listings and inventory. Despite these trends in the one district, easing inventories relative to the sales have helped reduce some of the oversupply in this segment.
- Reductions in oversupply helped ease the rate of decline in resale apartment condominium prices. However, prices in December remained one per cent below last years levels with a price decline range of five per cent in the West district to a one per cent increase in the South East district.

**Attached**

- The attached segment of the market has seen the largest improvements in sales when compared to the other product types. Annual sales improved by nearly seven per cent for a total of 3,780 sales.
- Both row and semi-detached product recorded improving sales with easing new listings and inventories. However, there was some variation depending on the district.
- December semi-detached prices were \$388,200 and row prices were \$283,000. Both segments saw annual price declines in excess of three per cent and remain well below previous highs.
- Depending on the district, the range of price activity varied significantly across the semi-detached and row segments. In 2019, price activity ranged from a seven per cent decline in row prices in the East district to a one per cent increase for semi-detached product in the North district.

**MONTHS OF SUPPLY AND PRICE CHANGES**



Dec. 2019

	Dec-18	Dec-19	Y/Y % Change	2018	2019	% Change
<b>DETACHED</b>						
Total Sales	496	504	1.61%	9,944	9,913	-0.31%
Total Sales Volume	\$253,506,951	\$266,644,772	5.18%	\$5,542,971,095	\$5,313,181,732	-4.15%
New Listings	574	555	-3.31%	19,806	17,368	-12.31%
Inventory	2,598	2,210	-14.93%	3,682	3,382	-8.17%
Months of Supply	5.24	4.38	-16.28%	4.44	4.09	-7.88%
Sales to New Listings Ratio	86.41%	90.81%	4.40%	50.21%	57.08%	6.87%
Sales to List Price Ratio	96.22%	94.38%	-1.83%	96.93%	96.45%	-0.48%
Days on Market	66	64	-2.86%	48	54	12.50%
Benchmark Price	\$486,200	\$480,100	-1.25%	\$501,450	\$484,808	-3.32%
Median Price	\$450,000	\$460,000	2.22%	\$484,000	\$465,000	-3.93%
Average Price	\$511,103	\$529,057	3.51%	\$557,419	\$535,981	-3.85%
Index	198	196	-1.26%	204	198	-3.31%
<b>APARTMENT</b>						
Total Sales	105	134	27.62%	2,661	2,672	0.41%
Total Sales Volume	\$29,811,152	\$38,162,449	28.01%	\$777,408,295	\$736,138,287	-5.31%
New Listings	213	241	13.15%	6,691	6,080	-9.13%
Inventory	1,030	1,131	9.81%	1,584	1,490	-5.92%
Months of Supply	9.81	8.44	-13.96%	7.14	6.69	-6.31%
Sales to New Listings Ratio	49.30%	55.60%	6.31%	39.77%	43.95%	4.18%
Sales to List Price Ratio	95.18%	96.12%	0.94%	96.01%	95.89%	-0.13%
Days on Market	74	72	-2.15%	65	72	10.77%
Benchmark Price	\$251,200	\$248,800	-0.96%	\$255,733	\$249,775	-2.33%
Median Price	\$240,000	\$248,500	3.54%	\$252,500	\$242,000	-4.16%
Average Price	\$283,916	\$284,794	0.31%	\$292,149	\$275,501	-5.70%
Index	174	172	-0.98%	177	173	-2.33%
<b>ATTACHED</b>						
Total Sales	193	220	13.99%	3,537	3,780	6.87%
Total Sales Volume	\$73,187,776	\$81,505,426	11.36%	\$1,396,920,768	\$1,449,489,735	3.76%
New Listings	257	265	3.11%	8,105	7,486	-7.64%
Inventory	1,288	1,190	-7.61%	1,752	1,649	-5.86%
Months of Supply	6.67	5.41	-18.95%	5.94	5.23	-11.91%
Sales to New Listings Ratio	75.10%	83.02%	7.92%	43.64%	50.49%	6.85%
Sales to List Price Ratio	96.71%	96.38%	-0.33%	97.11%	96.76%	-0.35%
Days on Market	74	66	-11.62%	57	63	10.53%
Benchmark Price	\$317,800	\$311,300	-2.05%	\$327,517	\$314,850	-3.87%
Median Price	\$329,900	\$330,000	0.03%	\$338,000	\$325,000	-3.85%
Average Price	\$379,211	\$370,479	-2.30%	\$394,945	\$383,463	-2.91%
Index	187	183	-2.03%	193	185	-3.87%
<b>CITY OF CALGARY</b>						
Total Sales	794	858	8.06%	16,142	16,365	1.38%
Total Sales Volume	\$356,505,879	\$386,312,647	8.36%	\$7,717,300,158	\$7,498,809,755	-2.83%
New Listings	1,044	1,061	1.63%	34,602	30,934	-10.60%
Inventory	4,916	4,531	-7.83%	7,018	6,521	-7.09%
Months of Supply	6.19	5.28	-14.71%	5.22	4.78	-8.35%
Sales to New Listings Ratio	76.05%	80.87%	4.81%	46.65%	52.90%	6.25%
Sales to List Price Ratio	96.23%	94.97%	-1.26%	96.87%	96.46%	-0.42%
Days on Market	69	66	-4.76%	53	59	11.32%
Benchmark Price	\$424,600	\$418,500	-1.44%	\$437,483	\$422,650	-3.39%
Median Price	\$401,000	\$400,500	-0.12%	\$420,000	\$410,000	-2.38%
Average Price	\$449,000	\$450,248	0.28%	\$478,088	\$458,222	-4.16%
Index	193	190	-1.45%	199	192	-3.40%

For a list of definitions, see page 26.

Dec. 2019

	Dec-18	Dec-19	Y/Y % Change	2018	2019	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	87	94	8.05%	1,575	1,671	6.10%
Total Sales Volume	\$40,630,633	\$44,807,963	10.28%	\$767,970,913	\$789,850,510	2.85%
Share of Sales with Condo Title	10.34%	15.96%	5.61%	15.75%	13.98%	-1.76%
New Listings	110	118	7.27%	3,582	3,231	-9.80%
Inventory	570	519	-8.95%	748	704	-5.90%
Months of Supply	6.55	5.52	-15.73%	5.70	5.05	-11.30%
Sales to New Listings Ratio	79.09%	79.66%	0.57%	43.97%	51.72%	7.75%
Sales to List Price Ratio	96.78%	96.95%	0.17%	97.30%	96.84%	-0.46%
Days on Market	79	67	-15.34%	55	64	16.36%
Benchmark Price	\$396,100	\$388,200	-1.99%	\$408,950	\$394,383	-3.56%
Median Price	\$363,500	\$413,500	13.76%	\$400,000	\$383,500	-4.13%
Average Price	\$467,019	\$476,680	2.07%	\$487,601	\$472,681	-3.06%
Index	200	196	-2.00%	207	199	-3.56%
<b>CITY OF CALGARY ROW</b>						
Total Sales	106	126	18.87%	1,962	2,109	7.49%
Total Sales Volume	\$32,557,143	\$36,697,463	12.72%	\$628,949,855	\$659,639,225	4.88%
Share of Sales with Condo Title	89.62%	86.51%	-3.11%	92.32%	91.56%	-0.76%
New Listings	147	147	0.00%	4,523	4,255	-5.93%
Inventory	718	671	-6.55%	1,004	946	-5.83%
Months of Supply	6.77	5.33	-21.38%	6.14	5.38	-12.39%
Sales to New Listings Ratio	72.11%	85.71%	13.61%	43.38%	49.57%	6.19%
Sales to List Price Ratio	96.62%	95.70%	-0.93%	96.90%	96.68%	-0.22%
Days on Market	71	65	-8.14%	60	63	5.00%
Benchmark Price	\$288,600	\$283,000	-1.94%	\$297,017	\$285,158	-3.99%
Median Price	\$295,250	\$271,250	-8.13%	\$297,750	\$287,500	-3.44%
Average Price	\$307,143	\$291,250	-5.17%	\$320,566	\$312,773	-2.43%
Index	181	177	-1.94%	186	178	-3.99%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	193	220	13.99%	3,537	3,780	6.87%
Total Sales Volume	\$73,187,776	\$81,505,426	11.36%	\$1,396,920,768	\$1,449,489,735	3.76%
Share of Sales with Condo Title	53.89%	56.36%	4.60%	58.20%	57.51%	-1.20%
New Listings	257	265	3.11%	8,105	7,486	-7.64%
Inventory	1,288	1,190	-7.61%	1,752	1,649	-5.86%
Months of Supply	6.67	5.41	-18.95%	5.94	5.23	-11.91%
Sales to New Listings Ratio	75.10%	83.02%	7.92%	43.64%	50.49%	6.85%
Sales to List Price Ratio	96.71%	96.38%	-0.33%	97.11%	96.76%	-0.35%
Days on Market	74	66	-11.62%	57	63	10.53%
Benchmark Price	\$317,800	\$311,300	-2.05%	\$327,517	\$314,850	-3.87%
Median Price	\$329,900	\$330,000	0.03%	\$338,000	\$325,000	-3.85%
Average Price	\$379,211	\$370,479	-2.30%	\$394,945	\$383,463	-2.91%
Index	187	183	-2.03%	193	185	-3.87%

For a list of definitions, see page 26.

December 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	40	71	56.34%	373	9.33	\$635,900	-3.90%	-2.02%
North East	65	81	80.25%	286	4.40	\$366,100	-0.46%	0.94%
North	72	78	92.31%	299	4.15	\$409,700	-1.09%	-0.41%
North West	63	67	94.03%	294	4.67	\$514,200	-1.64%	-0.50%
West	54	68	79.41%	294	5.44	\$683,600	-3.54%	-0.86%
South	107	95	112.63%	339	3.17	\$453,800	0.07%	0.29%
South East	78	69	113.04%	251	3.22	\$433,600	0.16%	-0.21%
East	25	27	92.59%	73	2.92	\$343,000	1.00%	0.26%
<b>TOTAL CITY</b>	<b>504</b>	<b>555</b>	<b>90.81%</b>	<b>2,210</b>	<b>4.38</b>	<b>\$480,100</b>	<b>-1.25%</b>	<b>-0.29%</b>
<b>Apartment</b>								
City Centre	69	108	63.89%	541	7.84	\$275,300	-1.36%	0.73%
North East	5	5	100.00%	39	7.80	\$219,600	-4.52%	-2.44%
North	8	25	32.00%	63	7.88	\$206,200	-4.45%	-0.39%
North West	9	18	50.00%	76	8.44	\$231,400	-2.03%	0.43%
West	14	26	53.85%	108	7.71	\$229,600	-0.04%	0.57%
South	18	30	60.00%	115	6.39	\$217,000	0.60%	-1.32%
South East	10	22	45.45%	162	16.20	\$238,500	4.38%	2.27%
East	1	7	14.29%	27	27.00	\$180,500	-4.50%	-2.38%
<b>TOTAL CITY</b>	<b>134</b>	<b>241</b>	<b>55.60%</b>	<b>1,131</b>	<b>8.44</b>	<b>\$248,800</b>	<b>-0.96%</b>	<b>0.36%</b>
<b>Semi-detached</b>								
City Centre	26	44	59.09%	225	8.65	\$699,300	-3.72%	-1.44%
North East	13	14	92.86%	51	3.92	\$287,200	-0.86%	0.03%
North	7	12	58.33%	40	5.71	\$321,500	-0.12%	-1.05%
North West	7	8	87.50%	35	5.00	\$361,100	-2.98%	-0.08%
West	14	12	116.67%	50	3.57	\$481,500	-2.63%	-0.68%
South	16	10	160.00%	49	3.06	\$308,900	-0.26%	0.59%
South East	7	12	58.33%	52	7.43	\$306,700	-0.26%	-0.10%
East	4	5	80.00%	16	4.00	\$281,800	0.68%	0.18%
<b>TOTAL CITY</b>	<b>94</b>	<b>118</b>	<b>79.66%</b>	<b>519</b>	<b>5.52</b>	<b>\$388,200</b>	<b>-1.99%</b>	<b>-0.56%</b>
<b>Row</b>								
City Centre	15	26	57.69%	146	9.73	\$442,400	-1.14%	1.63%
North East	16	15	106.67%	83	5.19	\$189,600	-2.22%	2.60%
North	22	26	84.62%	89	4.05	\$244,200	-1.77%	0.74%
North West	17	14	121.43%	69	4.06	\$291,700	-3.35%	-1.52%
West	14	21	66.67%	76	5.43	\$321,400	-1.86%	-0.28%
South	21	27	77.78%	103	4.90	\$242,100	-4.42%	-0.45%
South East	14	15	93.33%	84	6.00	\$282,900	0.82%	0.86%
East	7	3	233.33%	21	3.00	\$170,900	1.67%	2.40%
<b>TOTAL CITY</b>	<b>126</b>	<b>147</b>	<b>85.71%</b>	<b>671</b>	<b>5.33</b>	<b>\$283,000</b>	<b>-1.94%</b>	<b>0.46%</b>

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

## City of Calgary

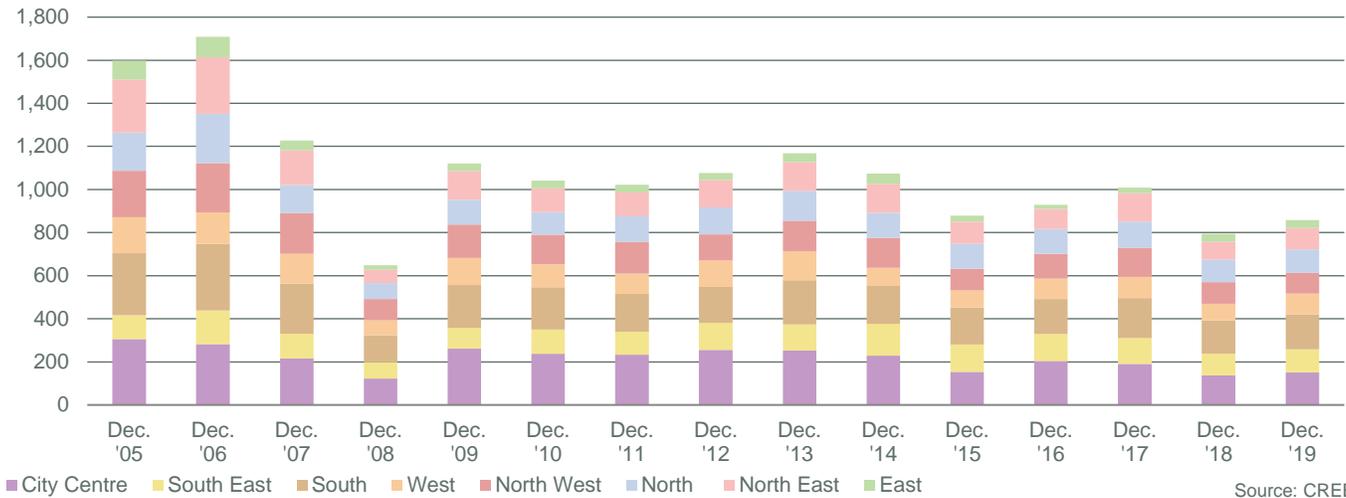
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2019

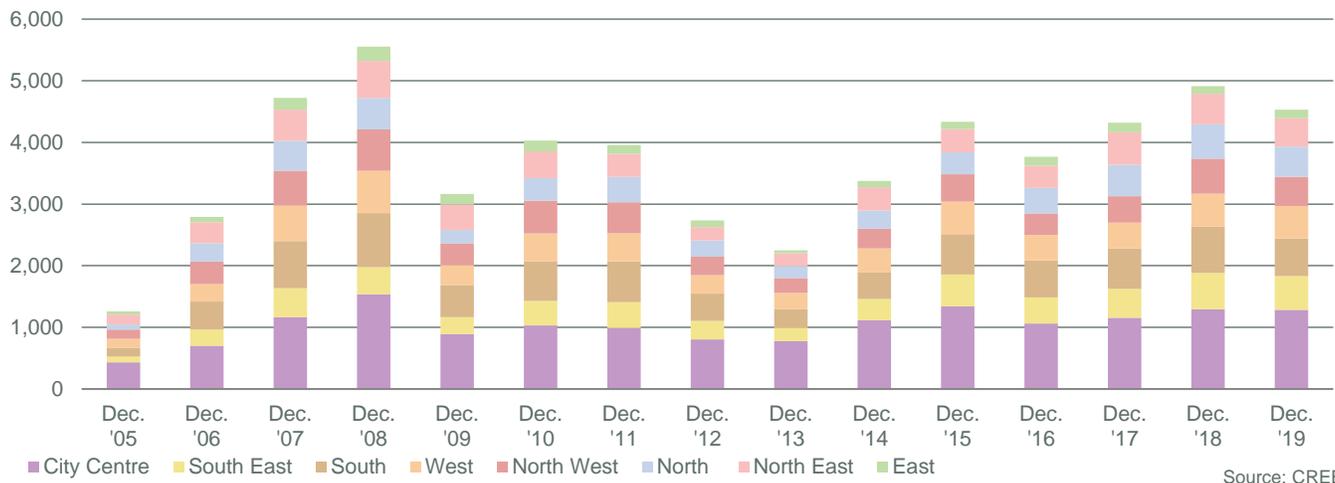
TOTAL SALES

DECEMBER



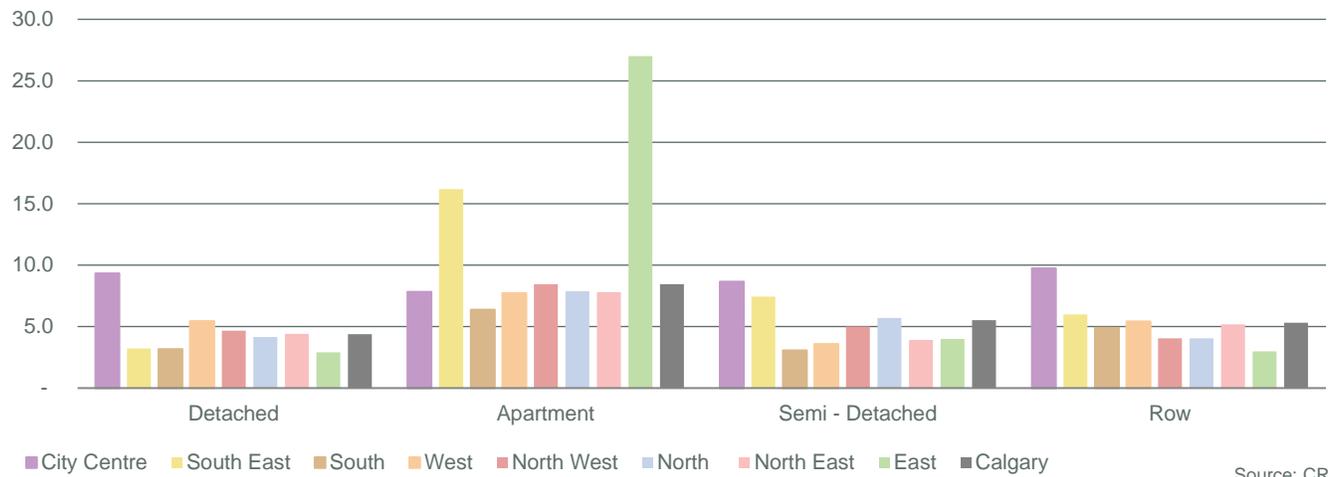
TOTAL INVENTORY

DECEMBER

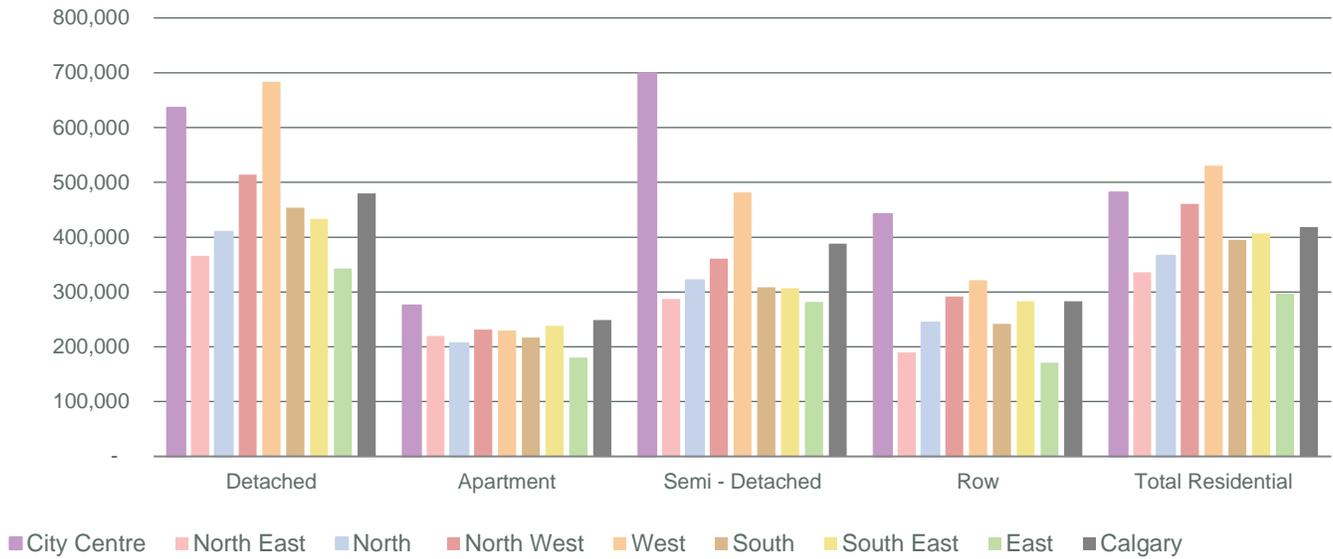


MONTHS OF SUPPLY

DECEMBER

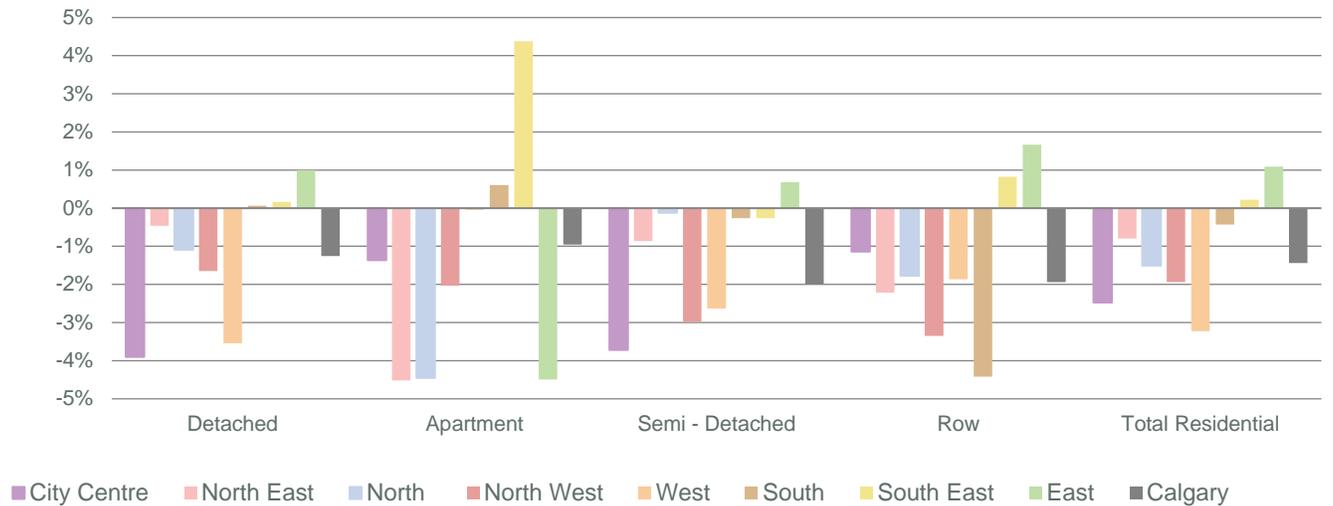


## BENCHMARK PRICE - DECEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER

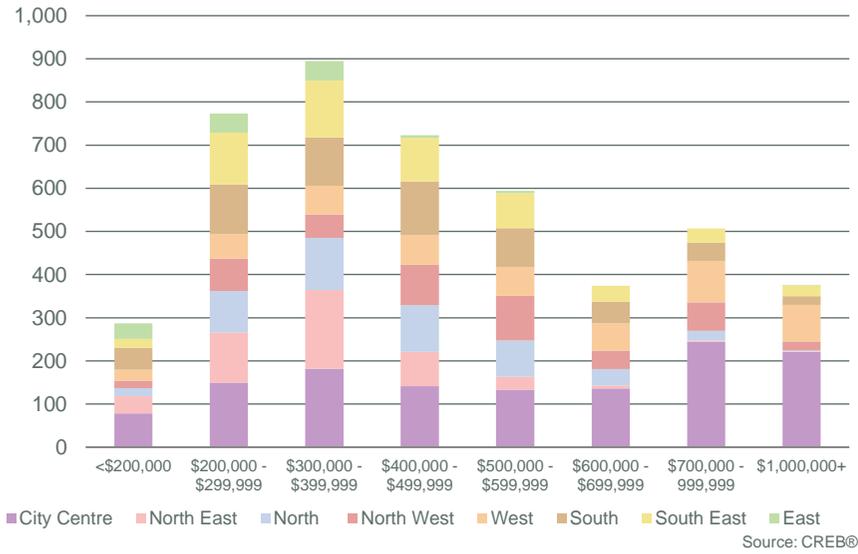


Source: CREB®

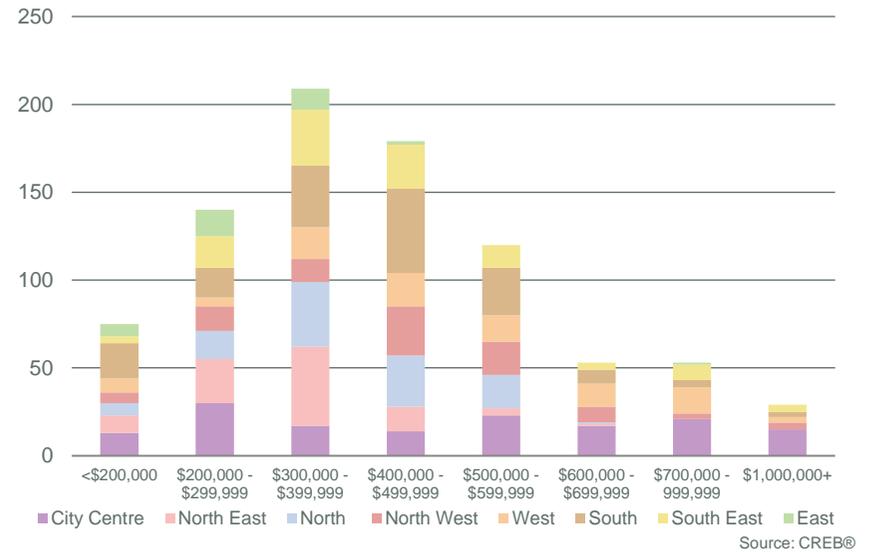
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

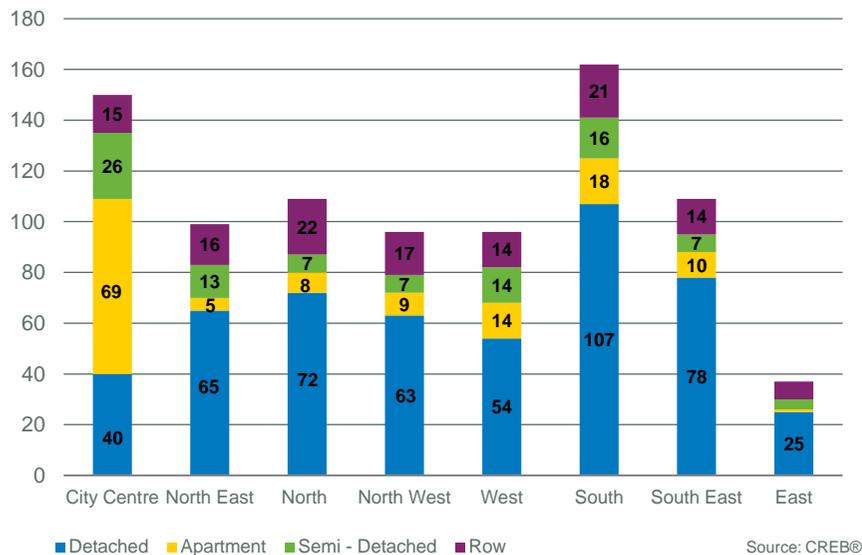
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



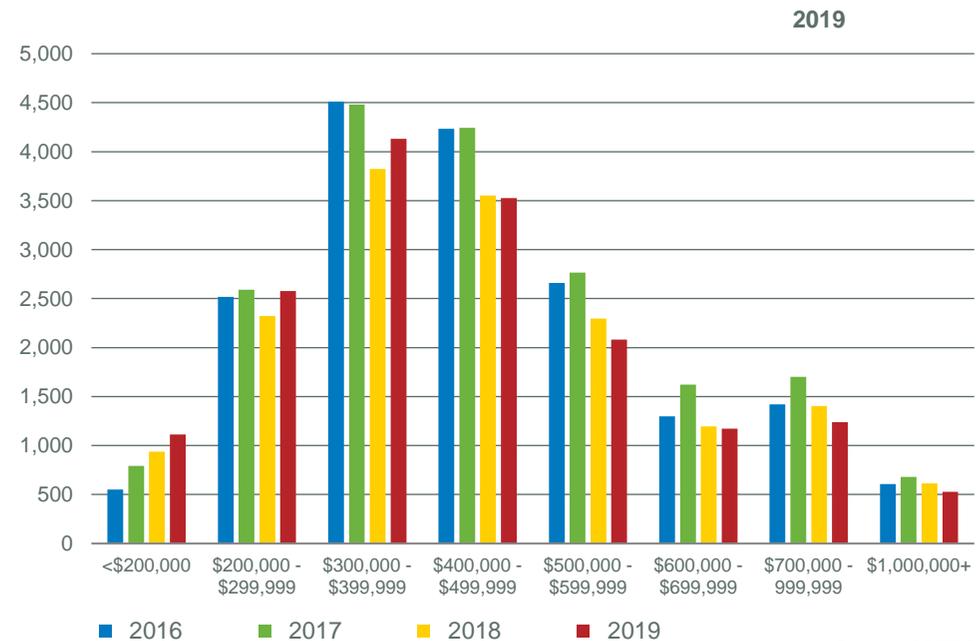
SHARE OF CITY WIDE SALES - DECEMBER



	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	1,916	1,775	1,643	1,574	1,365	1,440	1,149	858
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,847	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,064	6,914	6,525	5,871	4,531
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900	419,100	418,500
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	407,500	405,000	398,125	400,000	400,500
Average Price	450,703	460,317	460,368	460,953	472,875	463,604	452,995	454,599	461,921	454,452	441,521	450,248
Index	191	191	191	192	193	193	193	193	193	192	190	190

	Dec-18	Dec-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	4	9	20
\$100,000 - \$199,999	43	71	928	1,094
\$200,000 - \$299,999	114	140	2,323	2,576
\$300,000 - \$399,999	114	93	1,775	1,912
\$350,000 - \$399,999	123	116	2,047	2,218
\$400,000 - \$449,999	94	98	2,033	1,990
\$450,000 - \$499,999	88	81	1,518	1,535
\$500,000 - \$549,999	40	70	1,305	1,206
\$550,000 - \$599,999	51	50	992	876
\$600,000 - \$649,999	29	29	683	668
\$650,000 - \$699,999	20	24	512	503
\$700,000 - \$799,999	28	27	735	661
\$800,000 - \$899,999	22	18	433	376
\$900,000 - \$999,999	7	8	236	203
\$1,000,000 - \$1,249,999	10	17	265	238
\$1,250,000 - \$1,499,999	3	7	150	146
\$1,500,000 - \$1,749,999	6	2	79	57
\$1,750,000 - \$1,999,999	1	-	47	31
\$2,000,000 - \$2,499,999	1	1	39	32
\$2,500,000 - \$2,999,999	-	1	16	9
\$3,000,000 - \$3,499,999	-	-	10	9
\$3,500,000 - \$3,999,999	-	-	5	3
\$4,000,000 +	-	1	2	2
	794	858	16,142	16,365

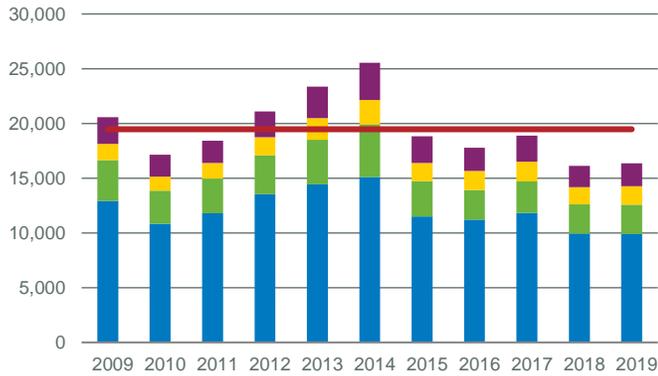
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

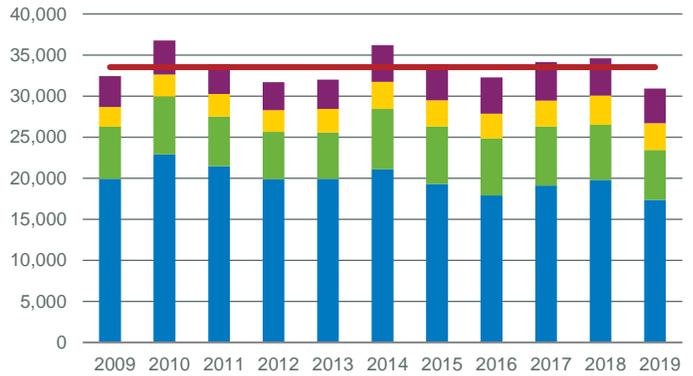
2019



Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

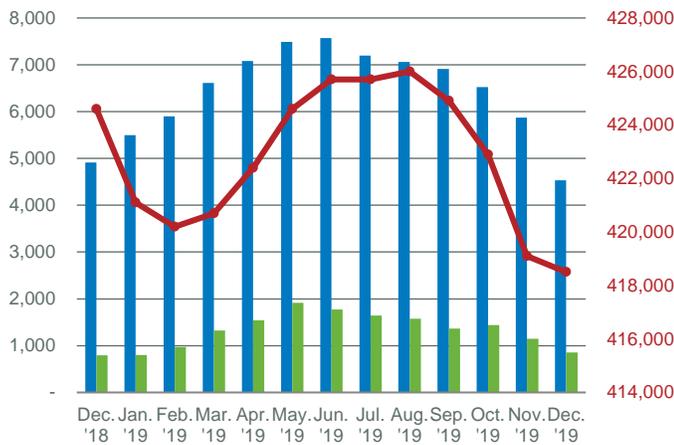
CITY OF CALGARY TOTAL NEW LISTINGS

2019



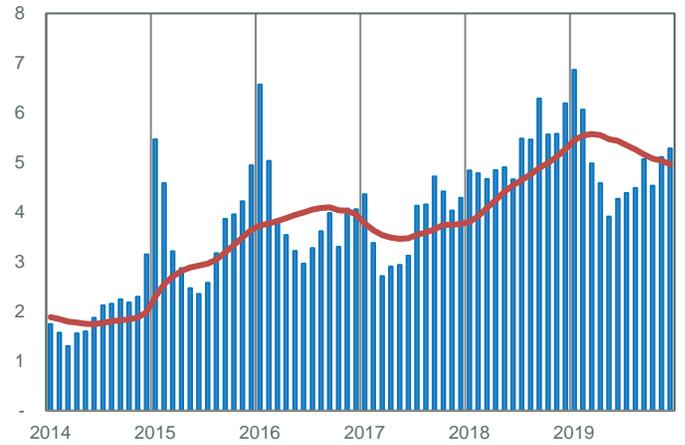
Legend: Detached, Apartment, Semi - Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



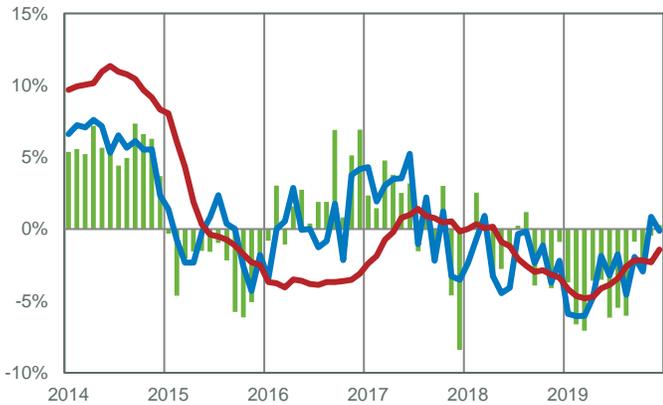
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



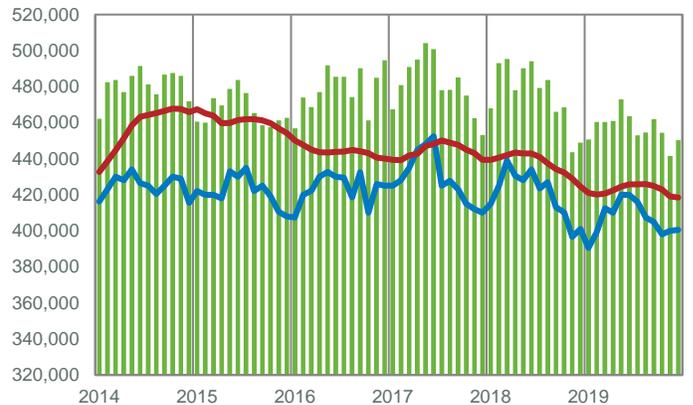
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES

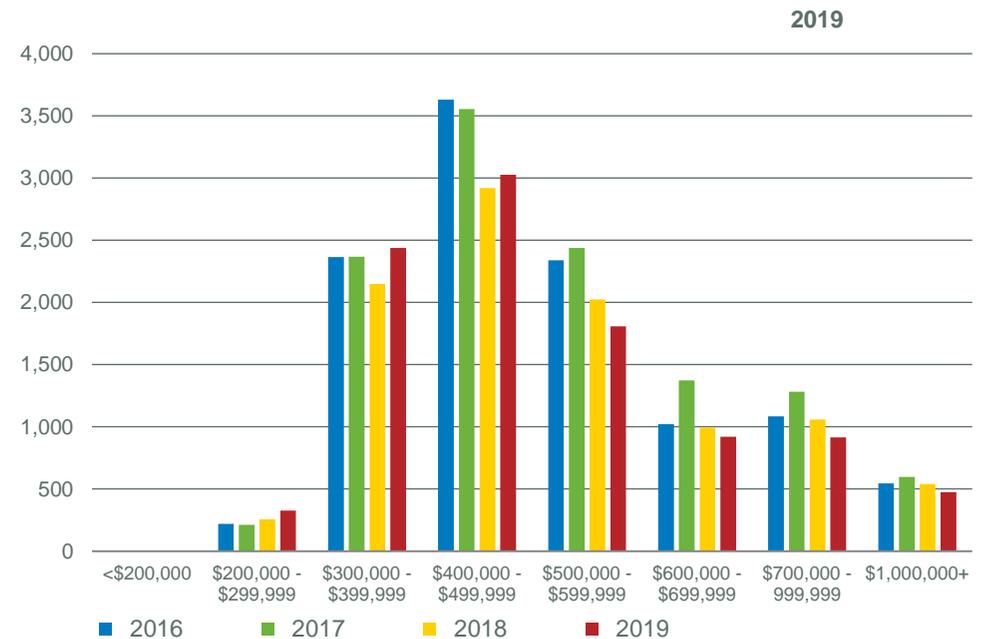


Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

	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	939	823	848	704	504
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	946	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,741	3,619	3,406	2,937	2,210
Days on Market	67	63	57	49	50	49	50	54	55	52	59	64
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500	481,500	480,100
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	461,568	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,289	542,867	530,492	520,460	529,057
Index	197	196	196	197	199	199	199	199	199	198	196	196

	Dec-18	Dec-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	12	25	256	327
\$300,000 - \$349,999	58	45	753	868
\$350,000 - \$399,999	92	81	1,397	1,570
\$400,000 - \$449,999	82	82	1,647	1,664
\$450,000 - \$499,999	85	71	1,272	1,363
\$500,000 - \$549,999	31	60	1,157	1,061
\$550,000 - \$599,999	43	41	868	747
\$600,000 - \$649,999	23	22	574	553
\$650,000 - \$699,999	12	16	419	366
\$700,000 - \$799,999	15	18	531	472
\$800,000 - \$899,999	17	14	340	292
\$900,000 - \$999,999	6	3	187	151
\$1,000,000 - \$1,249,999	9	15	222	209
\$1,250,000 - \$1,499,999	3	6	136	135
\$1,500,000 - \$1,749,999	6	2	71	52
\$1,750,000 - \$1,999,999	1	-	44	28
\$2,000,000 - \$2,499,999	1	1	37	30
\$2,500,000 - \$2,999,999	-	1	14	9
\$3,000,000 - \$3,499,999	-	-	10	8
\$3,500,000 - \$3,999,999	-	-	5	3
\$4,000,000 +	-	1	2	2
	496	504	9,944	9,913

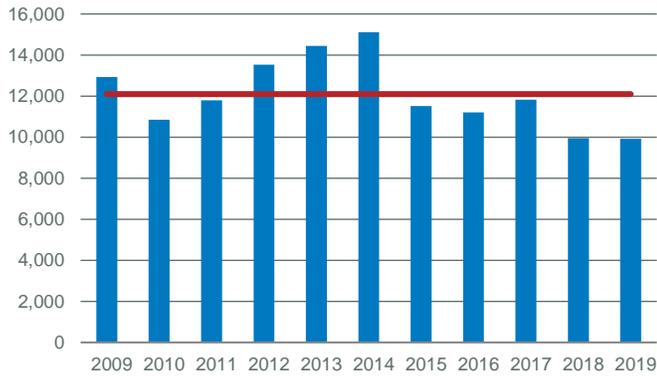
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

2019

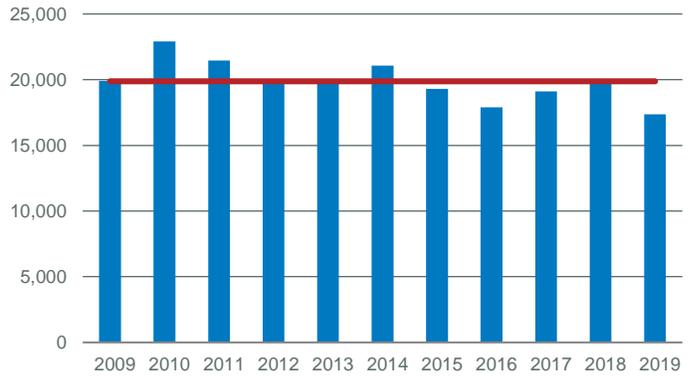


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

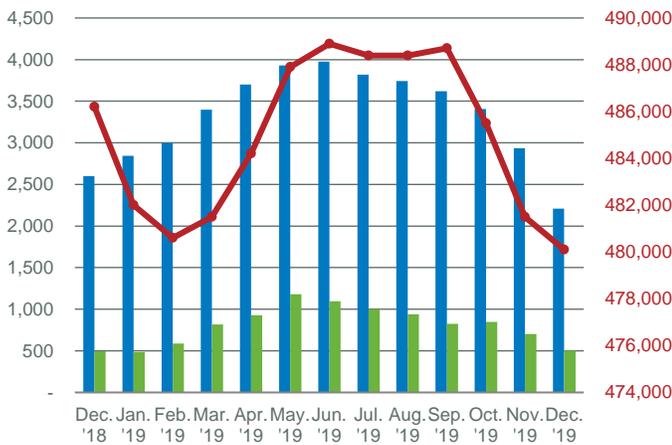
2019



■ Detached — 10 Year Average

Source: CREB®

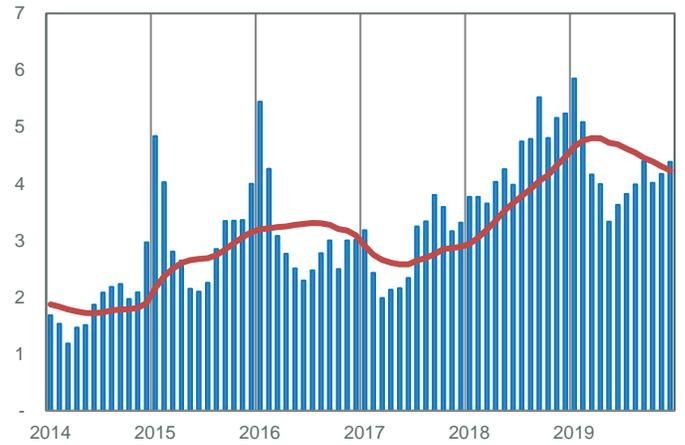
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

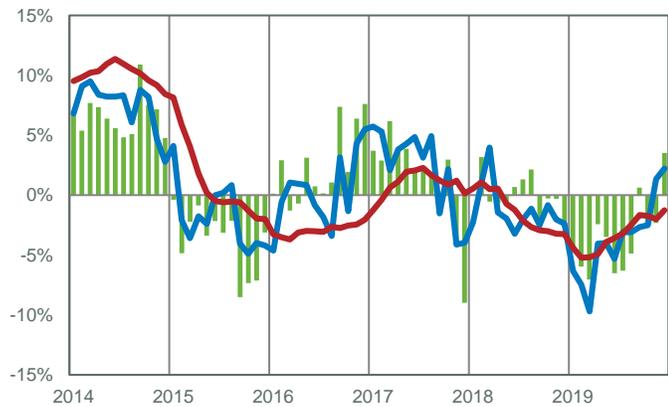
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE

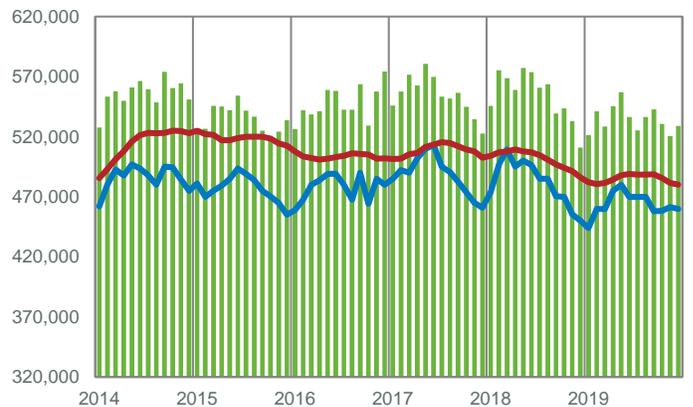


■ Average Price Y/Y% Change ■ Median Price Y/Y% Change

— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price

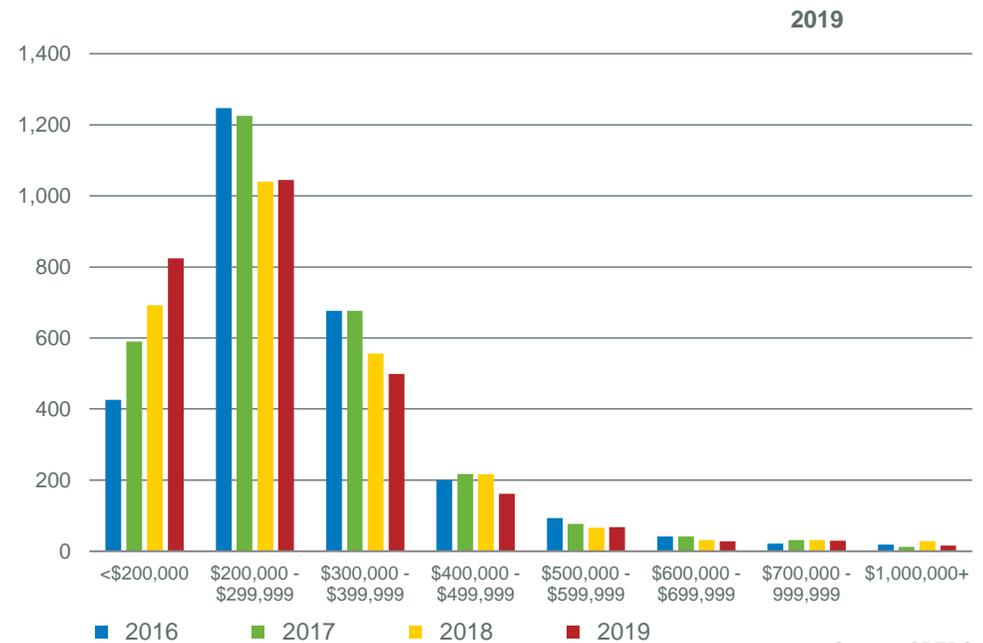
— Benchmark Price

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	314	261	290	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	438	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,406	1,131
Days on Market	81	71	74	68	70	71	79	69	70	73	74	72
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500	247,900	248,800
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	229,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,436	258,064	284,206	269,848	283,636	297,767	253,703	284,794
Index	174	173	173	173	172	173	173	173	172	174	171	172

	Dec-18	Dec-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	2	8	14
\$100,000 - \$199,999	29	48	684	810
\$200,000 - \$299,999	39	45	1,040	1,045
\$300,000 - \$399,999	16	12	368	311
\$350,000 - \$399,999	9	10	188	188
\$400,000 - \$449,999	2	4	123	107
\$450,000 - \$499,999	-	2	93	55
\$500,000 - \$549,999	3	1	40	34
\$550,000 - \$599,999	1	-	26	34
\$600,000 - \$649,999	3	2	21	20
\$650,000 - \$699,999	1	1	10	8
\$700,000 - \$799,999	-	3	11	17
\$800,000 - \$899,999	2	-	12	6
\$900,000 - \$999,999	-	3	8	7
\$1,000,000 - \$1,249,999	-	1	8	7
\$1,250,000 - \$1,499,999	-	-	9	3
\$1,500,000 - \$1,749,999	-	-	7	-
\$1,750,000 - \$1,999,999	-	-	2	3
\$2,000,000 - \$2,499,999	-	-	1	2
\$2,500,000 - \$2,999,999	-	-	2	-
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	105	134	2,661	2,672

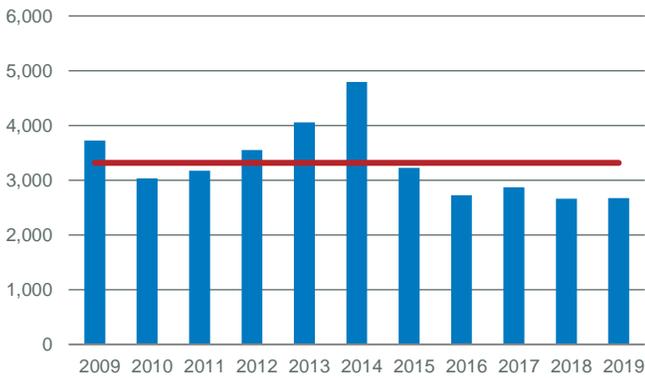
## CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

2019

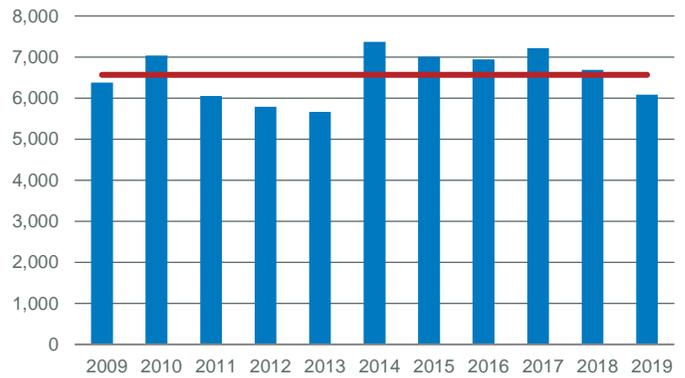


Apartment 10 Year Average

Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

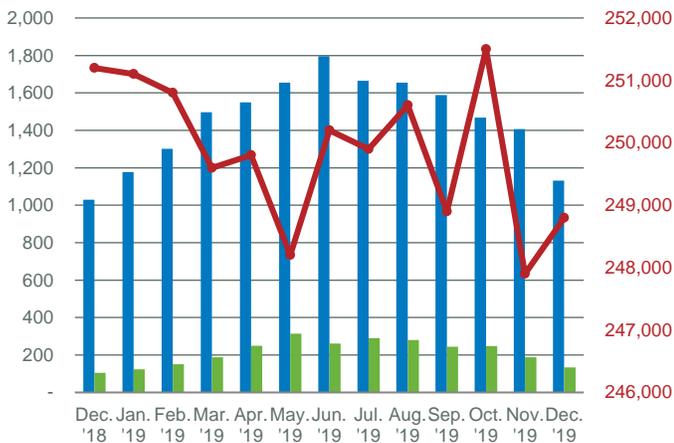
2019



Apartment 10 Year Average

Source: CREB®

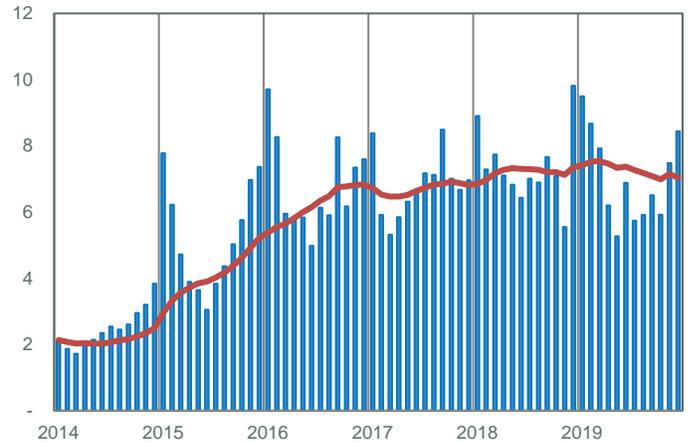
CITY OF CALGARY APARTMENT INVENTORY AND SALES



Inventory Sales Benchmark Price

Source: CREB®

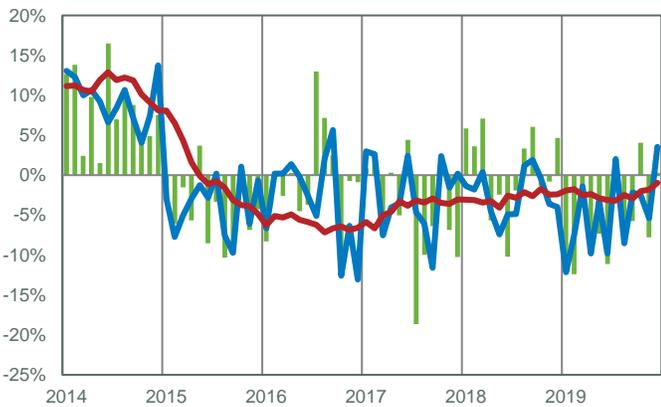
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Months of Supply Trended

Source: CREB®  
12 month moving average inventory

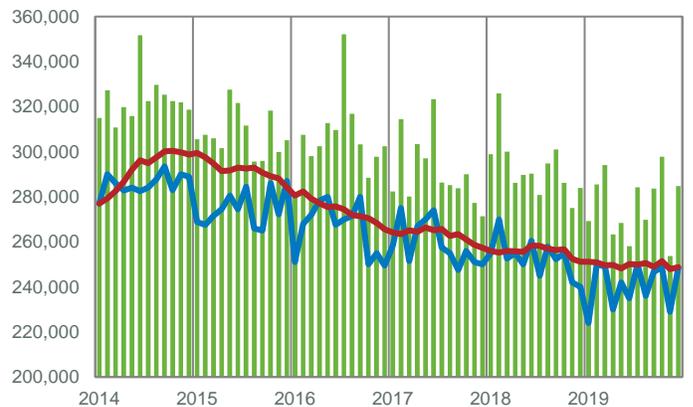
CITY OF CALGARY APARTMENT PRICE CHANGE



Average Price Y/Y% Change Median Price Y/Y% Change Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY APARTMENT PRICES



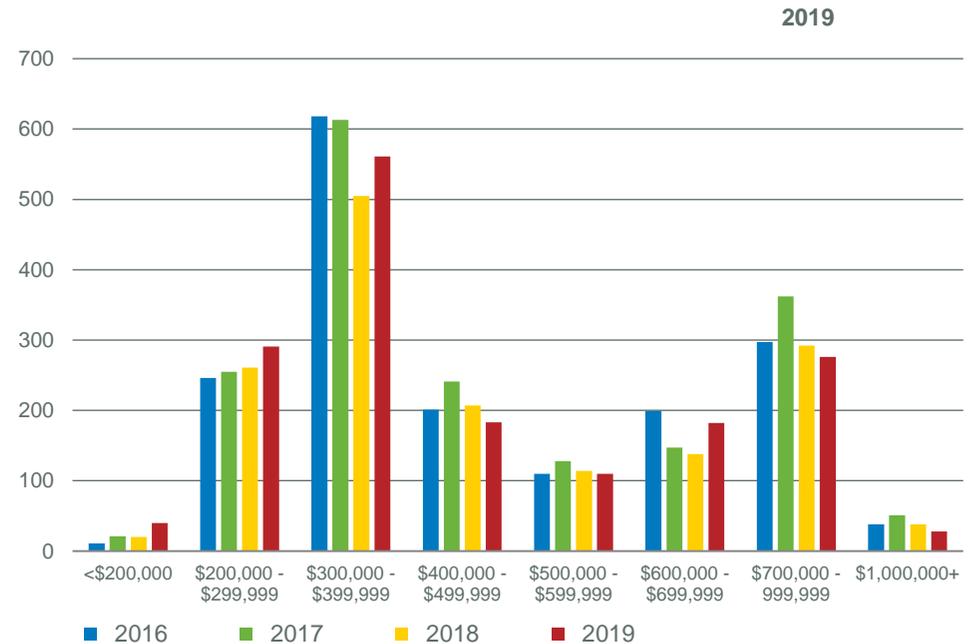
Average Price Median Price Benchmark Price

Source: CREB®

	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	161	125	146	101	94
New Listings	308	253	313	314	339	287	276	273	308	238	204	118
Inventory	649	689	758	767	792	739	728	703	732	711	655	519
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000	390,400	388,200
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	379,000	375,000	342,000	413,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	471,128	464,369	471,812	455,485	419,890	476,680
Index	198	198	197	200	201	202	201	201	201	199	197	196

	Dec-18	Dec-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	2	5	20	39
\$200,000 - \$299,999	19	10	261	291
\$300,000 - \$349,999	19	18	254	306
\$350,000 - \$399,999	11	13	251	255
\$400,000 - \$449,999	1	7	129	128
\$450,000 - \$499,999	1	6	78	55
\$500,000 - \$549,999	2	3	58	49
\$550,000 - \$599,999	5	8	56	61
\$600,000 - \$649,999	3	4	65	68
\$650,000 - \$699,999	7	6	73	114
\$700,000 - \$799,999	12	6	179	162
\$800,000 - \$899,999	3	4	77	74
\$900,000 - \$999,999	1	2	36	40
\$1,000,000 - \$1,249,999	1	1	33	22
\$1,250,000 - \$1,499,999	-	1	4	5
\$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 +	-	-	-	-
	87	94	1,575	1,671

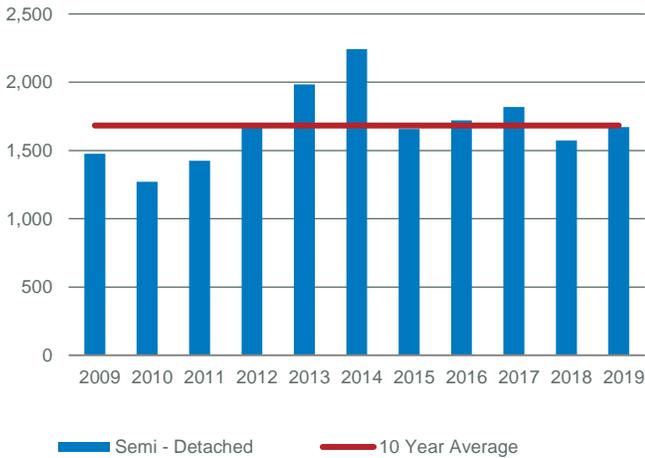
## CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

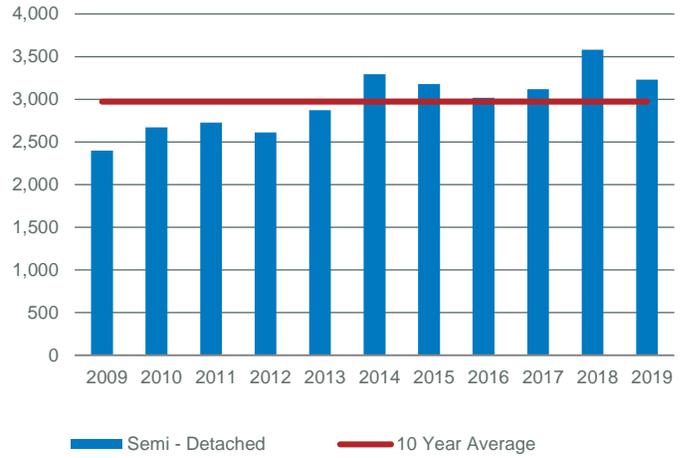
CITY OF CALGARY SEMI-DET. SALES

2019



CITY OF CALGARY SEMI-DET. NEW LISTINGS

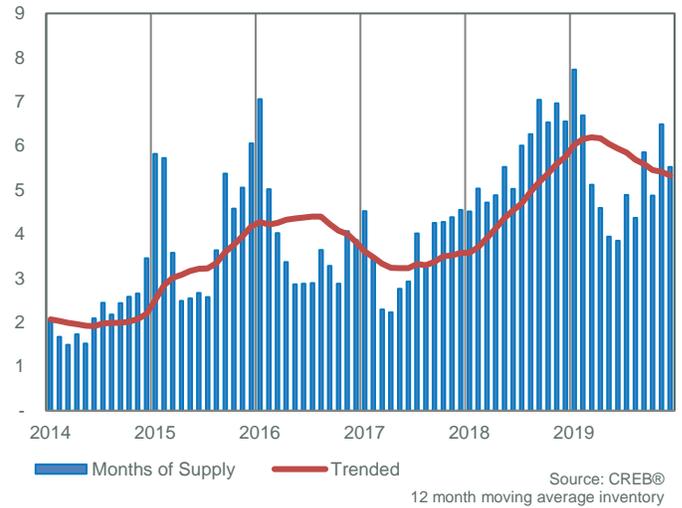
2019



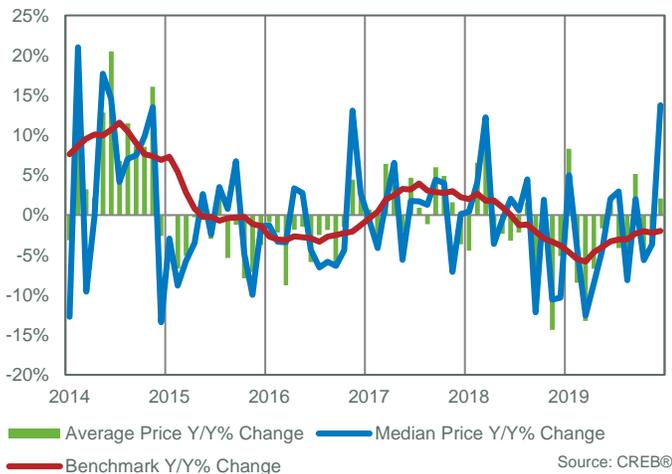
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



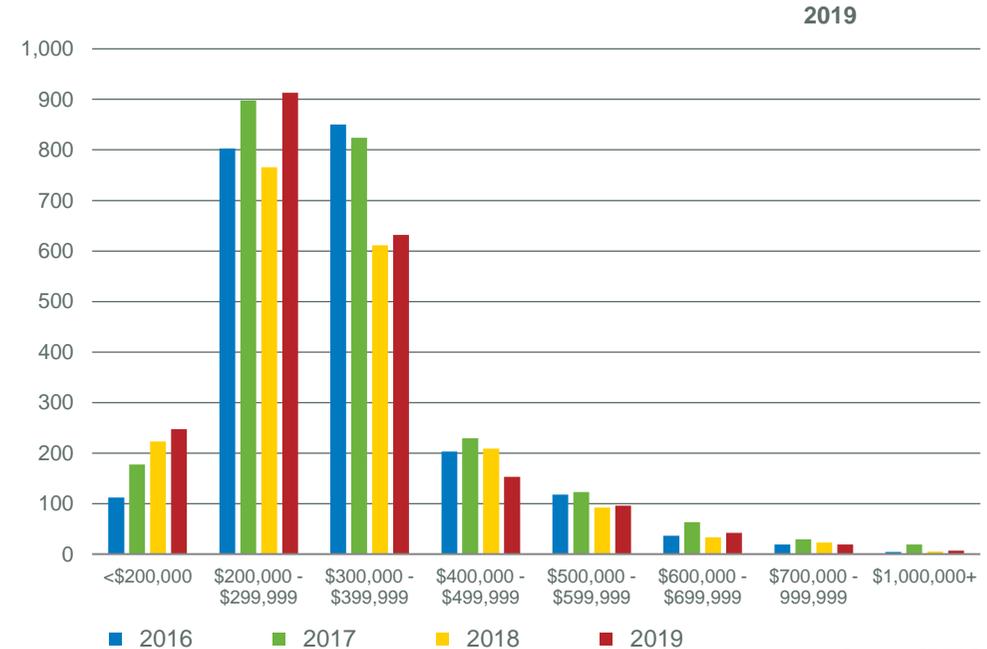
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<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	225	204	194	173	198	156	126
New Listings	391	324	387	460	439	388	345	360	389	366	259	147
Inventory	825	914	960	1,062	1,110	1,063	987	966	975	940	873	671
Days on Market	85	64	65	61	61	60	69	60	62	51	69	65
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500	281,700	283,000
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	288,750	293,875	290,000	287,750	296,500	271,250
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,704	317,744	321,152	324,277	325,632	291,250
Index	178	178	178	179	179	179	181	181	179	177	176	177

	Dec-18	Dec-19	2018	2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	2	1	5
\$100,000 - \$199,999	12	18	222	242
\$200,000 - \$299,999	44	60	766	913
\$300,000 - \$349,999	21	18	400	427
\$350,000 - \$399,999	11	12	211	205
\$400,000 - \$449,999	9	5	134	91
\$450,000 - \$499,999	2	2	75	62
\$500,000 - \$549,999	4	6	50	62
\$550,000 - \$599,999	2	1	42	34
\$600,000 - \$649,999	-	1	23	27
\$650,000 - \$699,999	-	1	10	15
\$700,000 - \$799,999	1	-	14	10
\$800,000 - \$899,999	-	-	4	4
\$900,000 - \$999,999	-	-	5	5
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,749,999	-	-	1	4
\$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 +	-	-	-	-
	106	126	1,962	2,109

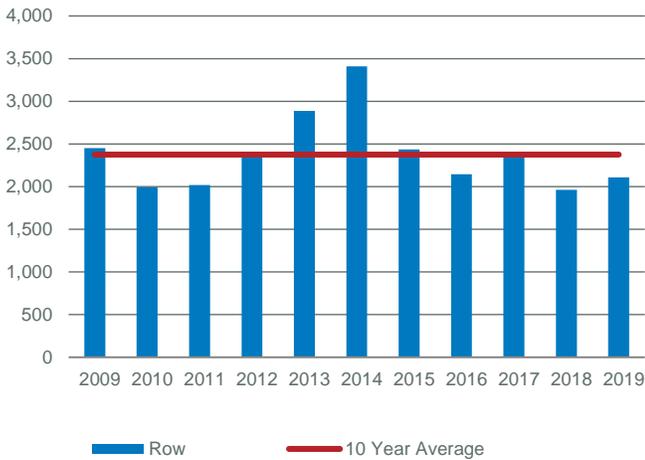
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

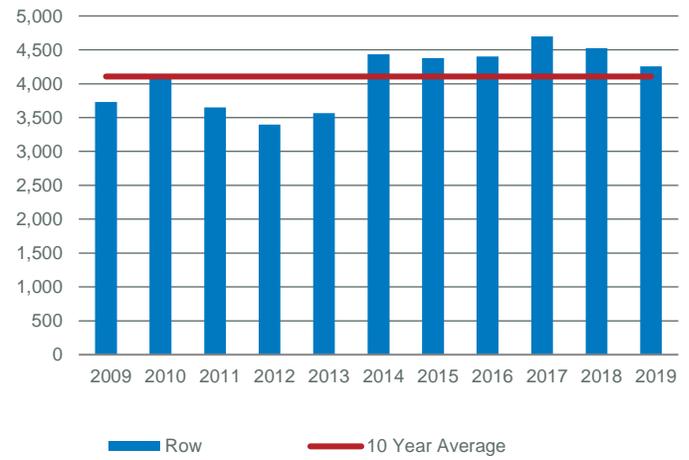
2019



Source: CREB®

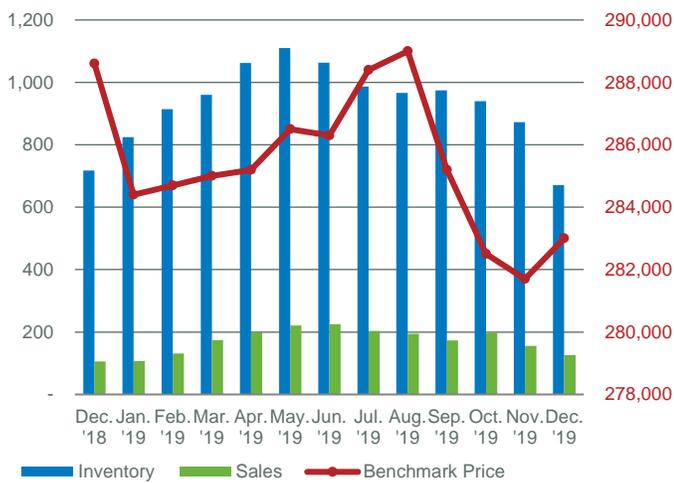
CITY OF CALGARY ROW NEW LISTINGS

2019



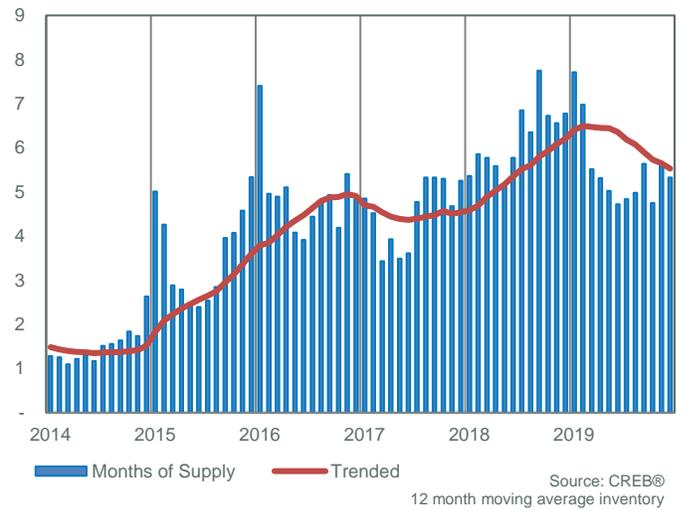
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



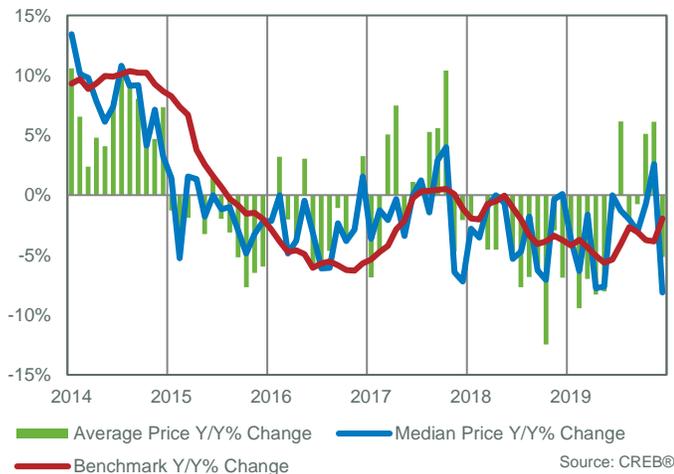
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

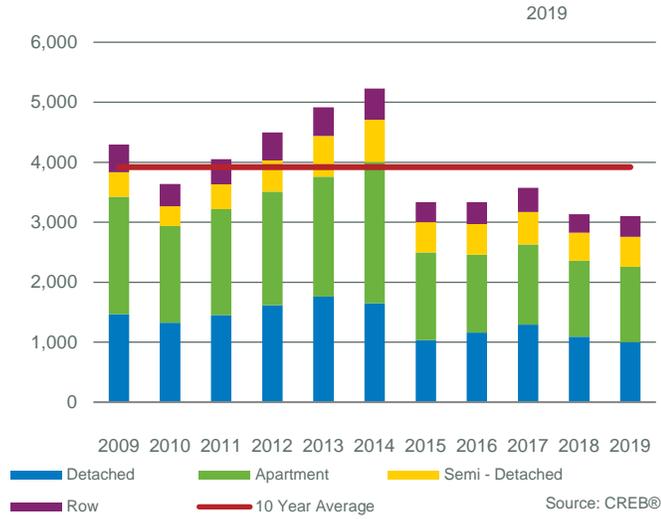
CITY OF CALGARY ROW PRICES



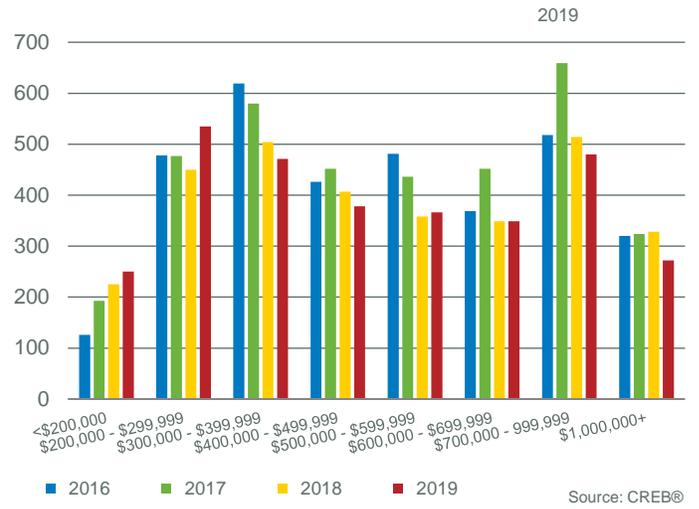
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



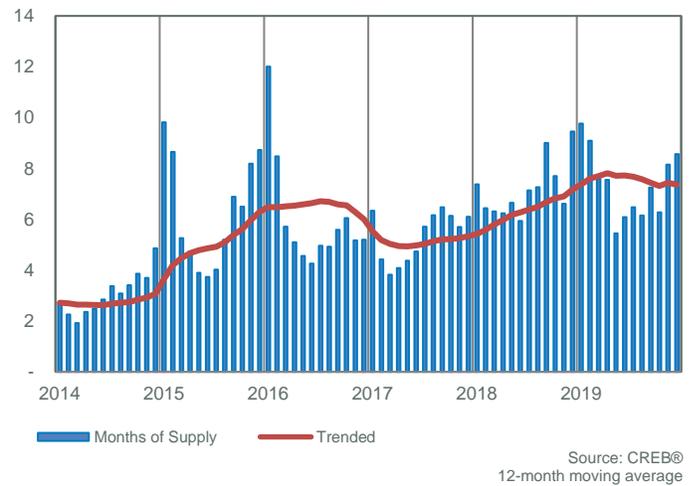
CITY CENTRE TOTAL SALES BY PRICE RANGE



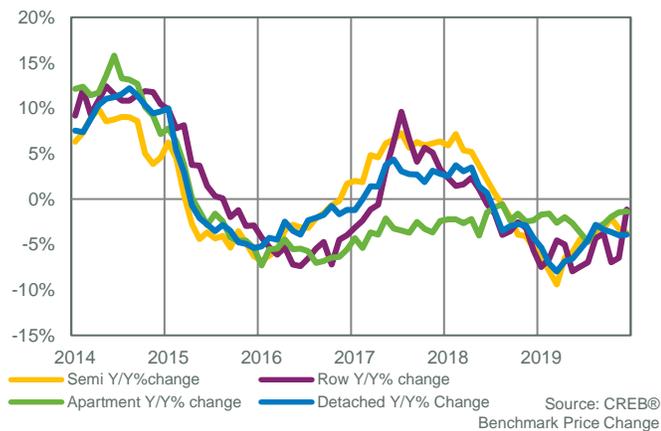
CITY CENTRE INVENTORY AND SALES



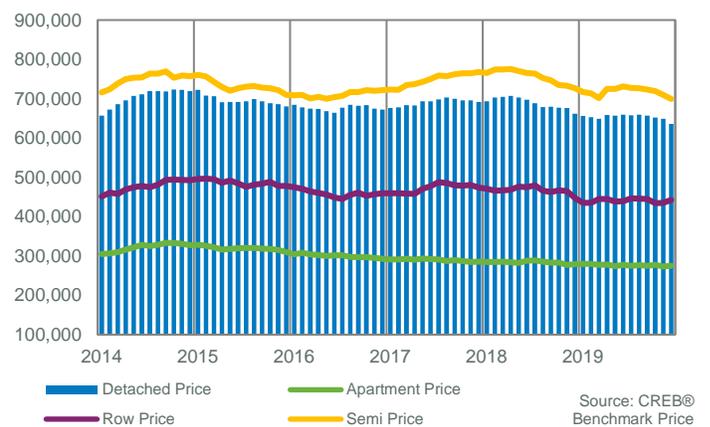
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

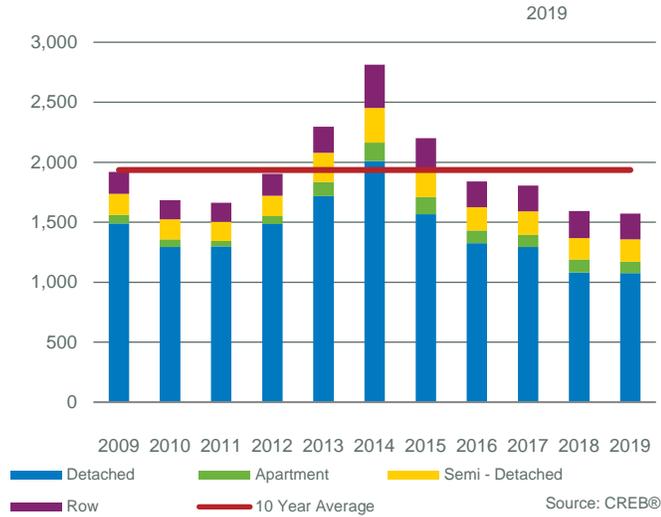


CITY CENTRE PRICES

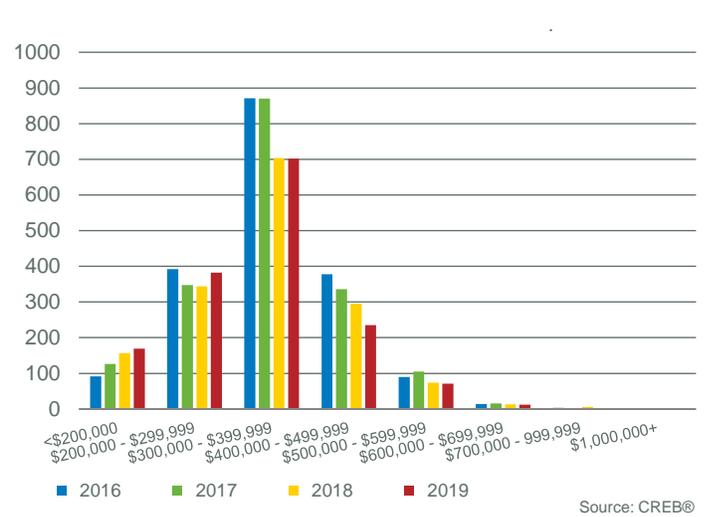


**NORTHEAST**

**NORTHEAST TOTAL SALES**



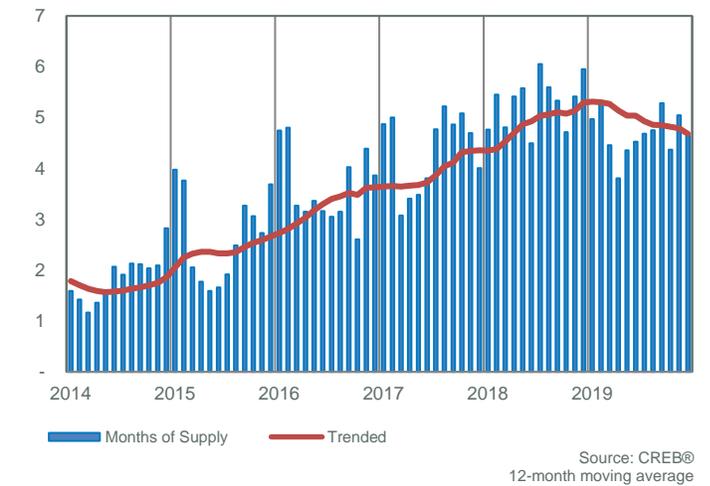
**NORTHEAST TOTAL SALES BY PRICE RANGE**



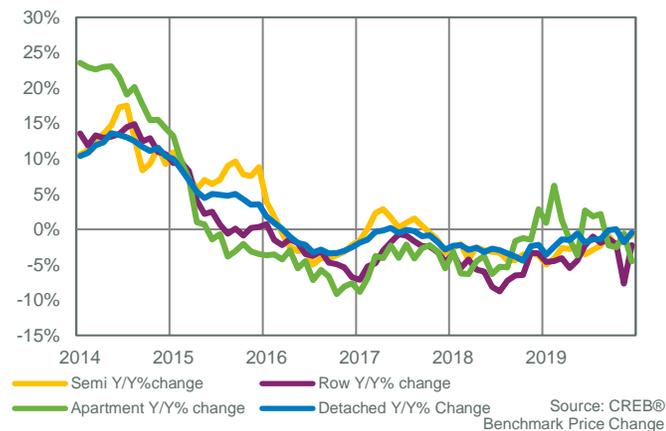
**NORTHEAST INVENTORY AND SALES**



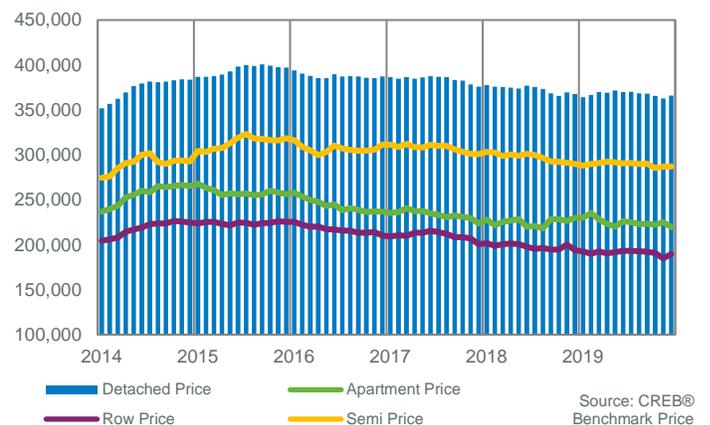
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

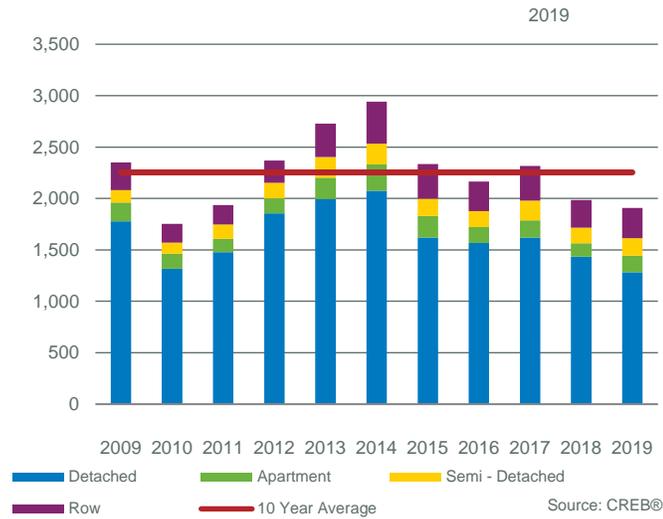


**NORTHEAST PRICES**

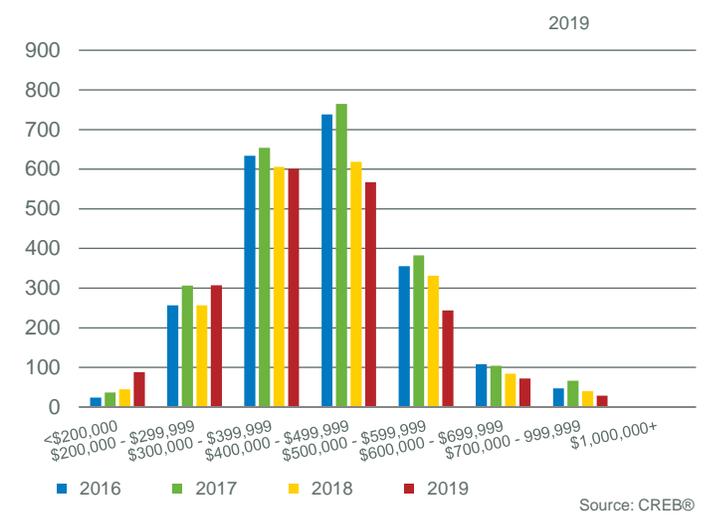


**NORTH**

**NORTH TOTAL SALES**



**NORTH TOTAL SALES BY PRICE RANGE**



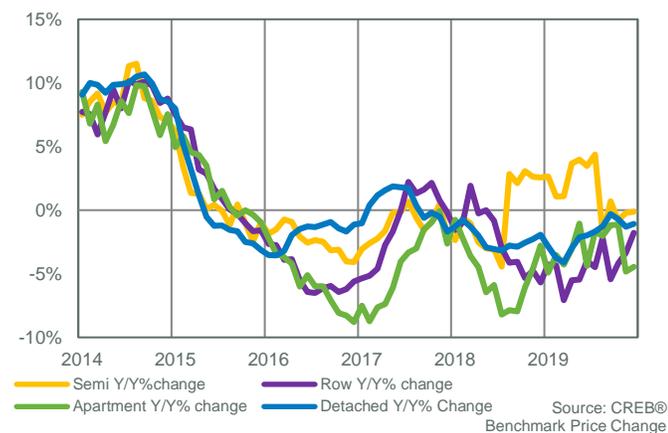
**NORTH INVENTORY AND SALES**



**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

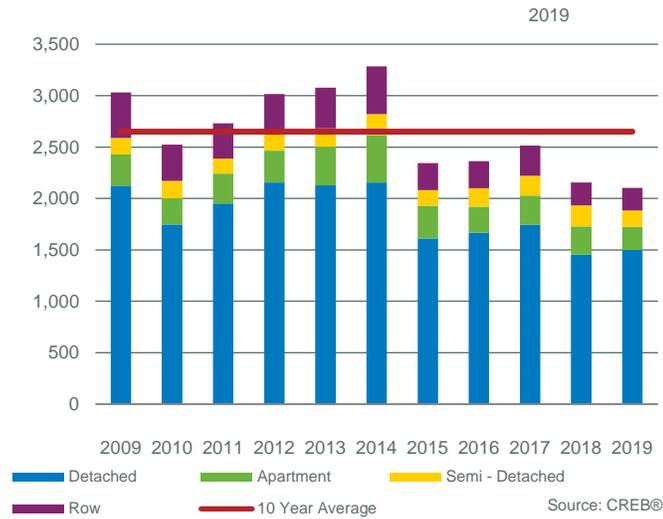


**NORTH PRICES**

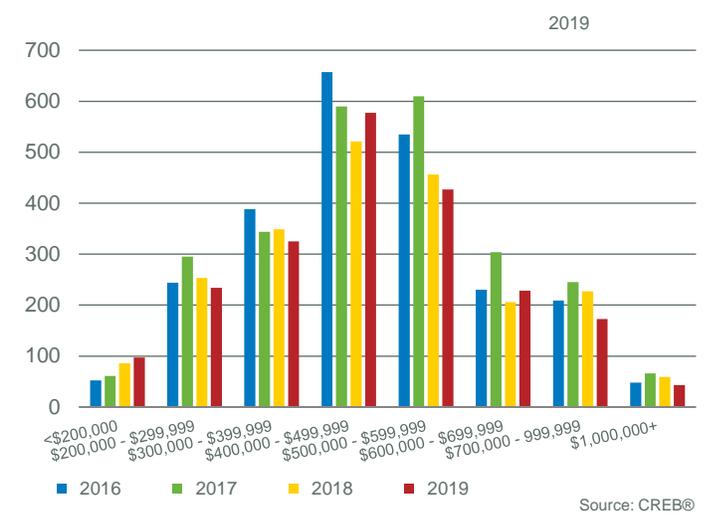


**NORTHWEST**

**NORTHWEST TOTAL SALES**



**NORTHWEST TOTAL SALES BY PRICE RANGE**



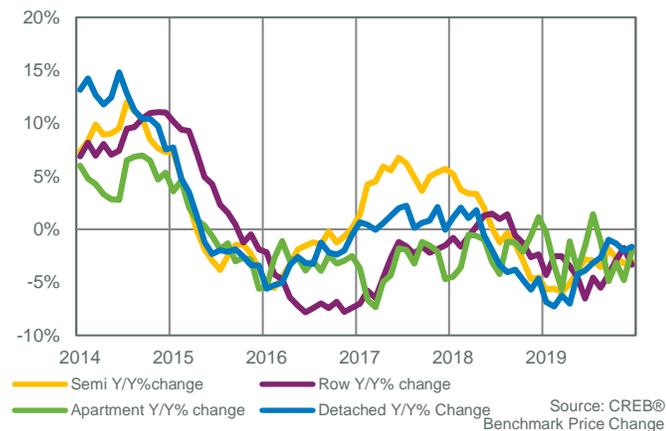
**NORTHWEST INVENTORY AND SALES**



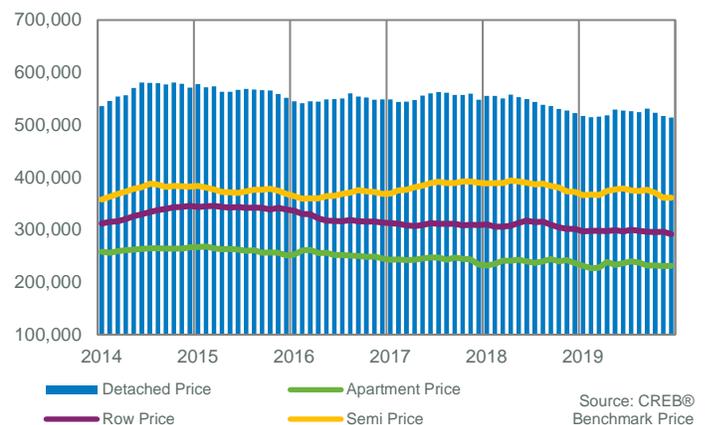
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

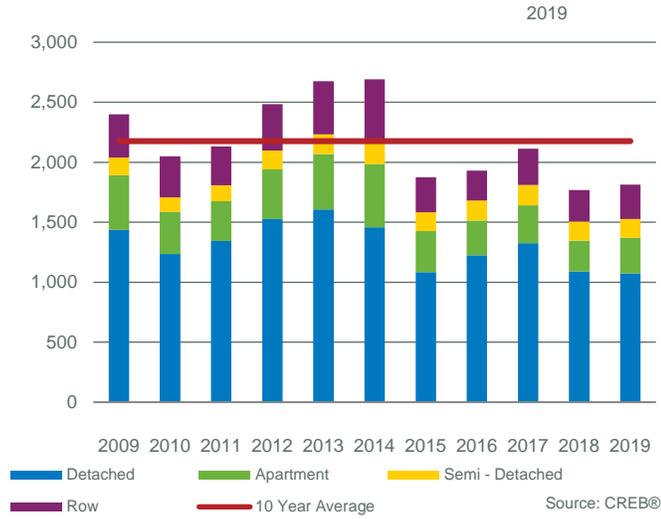


**NORTHWEST PRICES**

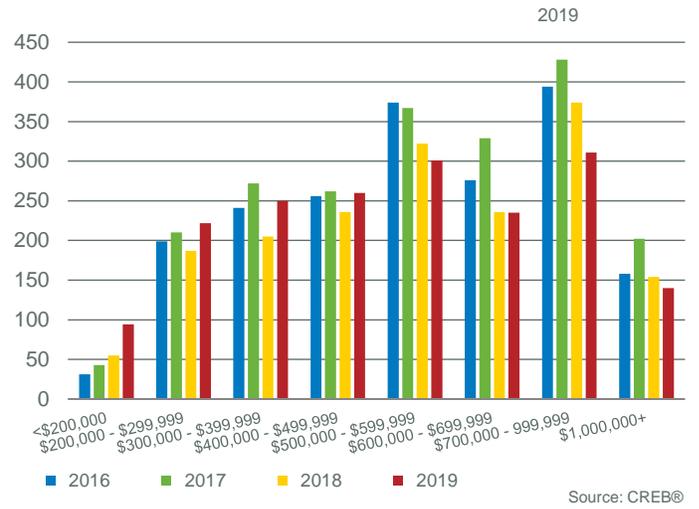


WEST

WEST TOTAL SALES



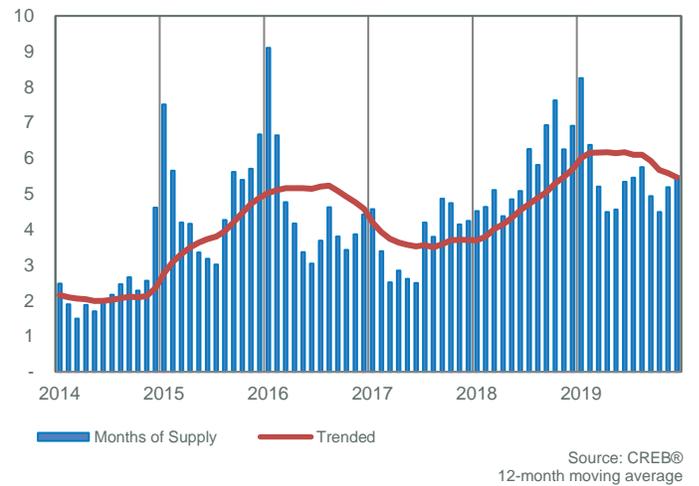
WEST TOTAL SALES BY PRICE RANGE



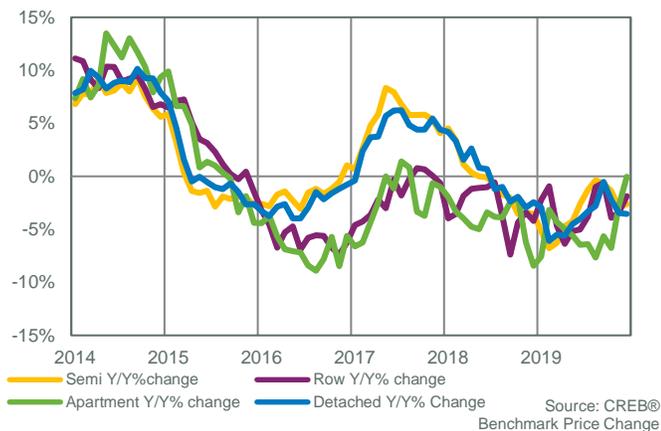
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

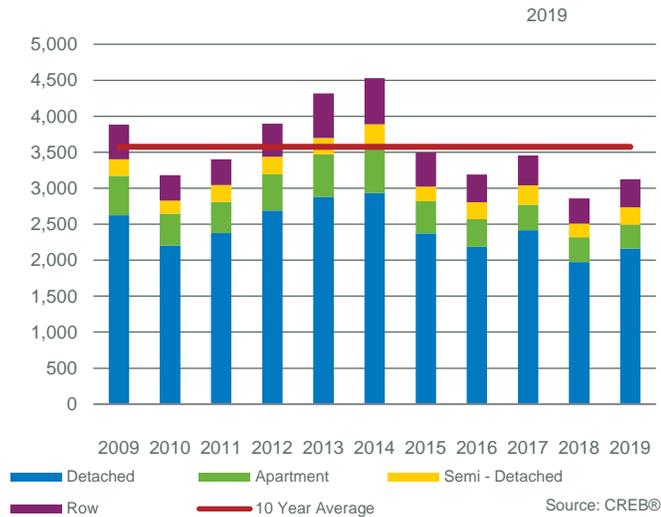


WEST PRICES

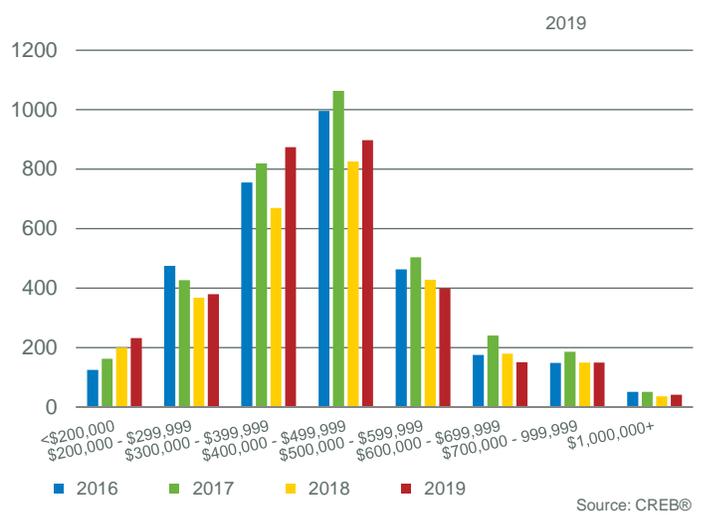


**SOUTH**

**SOUTH TOTAL SALES**



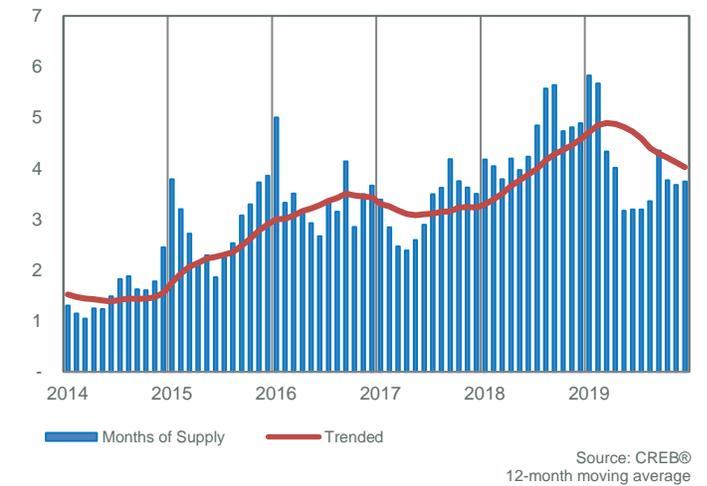
**SOUTH TOTAL SALES BY PRICE RANGE**



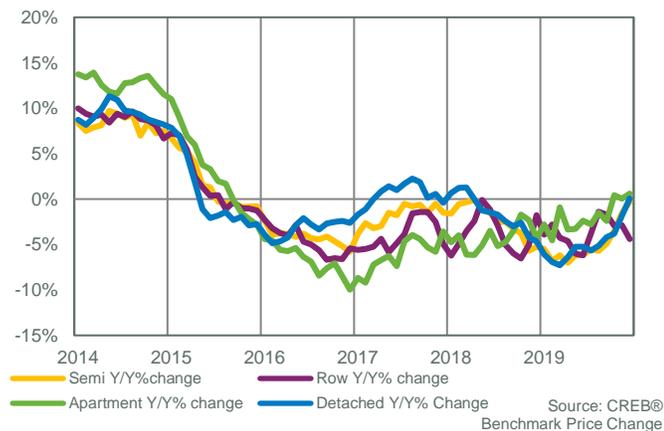
**SOUTH INVENTORY AND SALES**



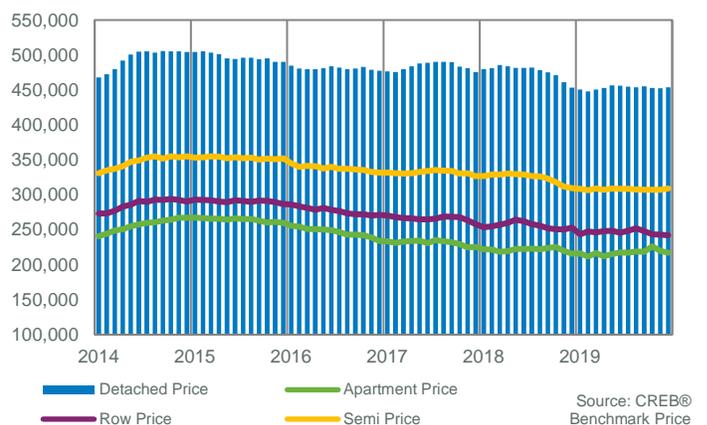
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**

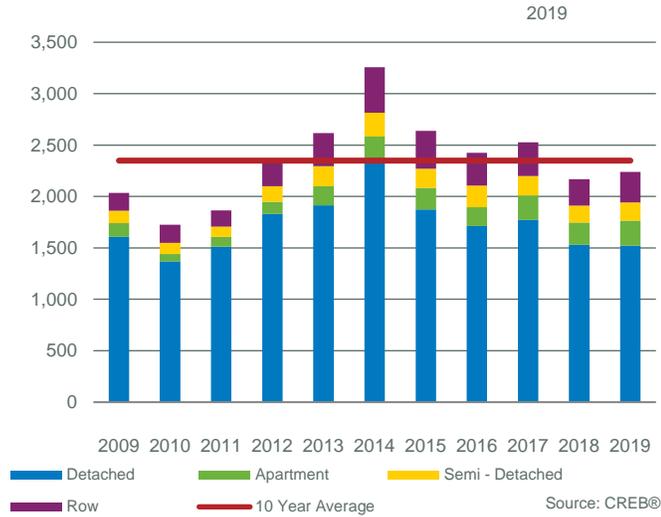


**SOUTH PRICES**

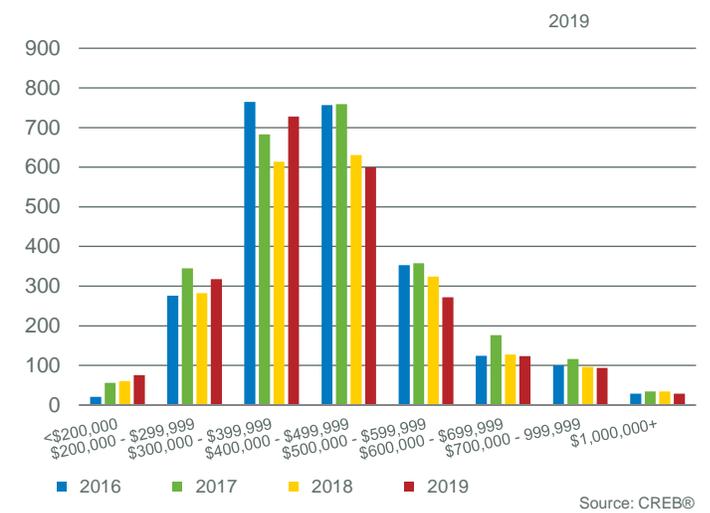


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



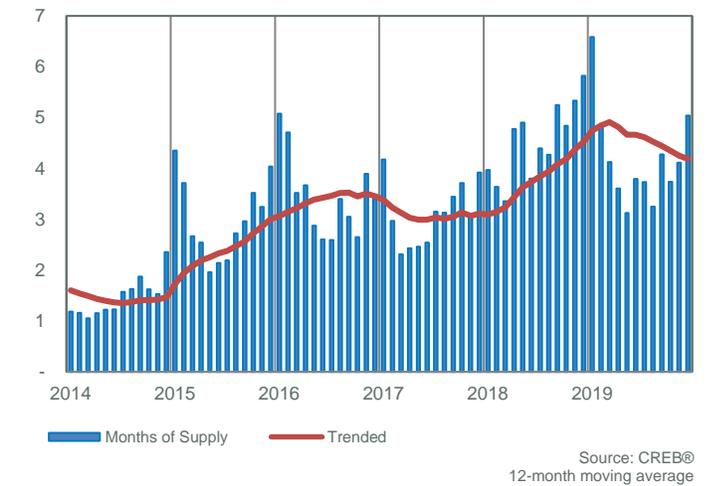
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



**SOUTHEAST INVENTORY AND SALES**



**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

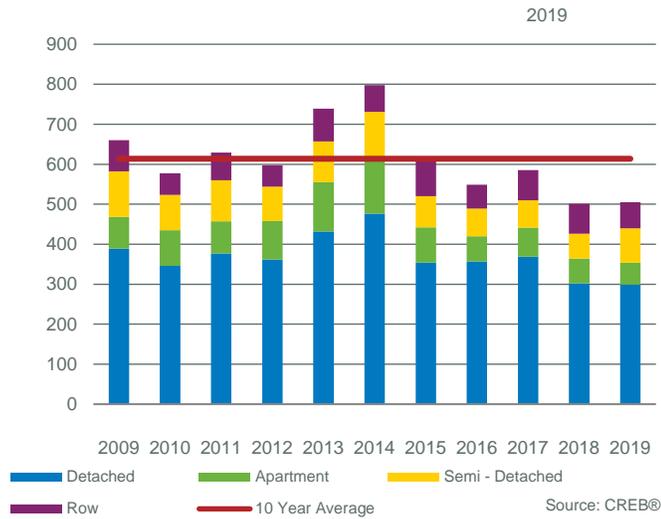


**SOUTHEAST PRICES**

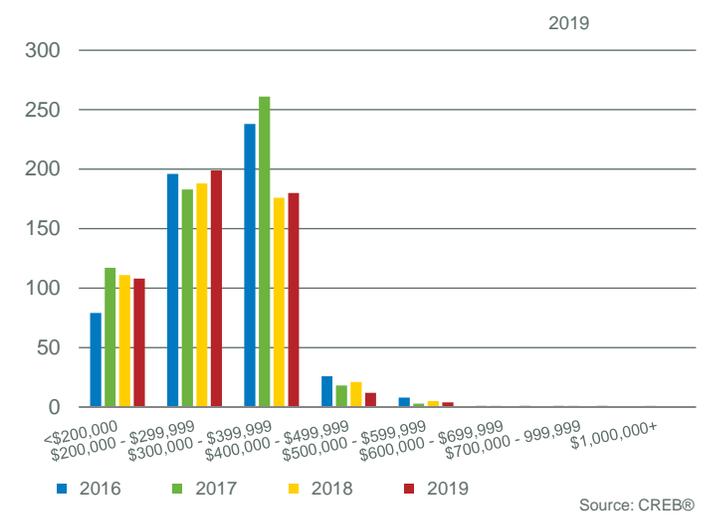


**EAST**

**EAST TOTAL SALES**



**EAST TOTAL SALES BY PRICE RANGE**



**EAST INVENTORY AND SALES**



**EAST MONTHS OF INVENTORY**



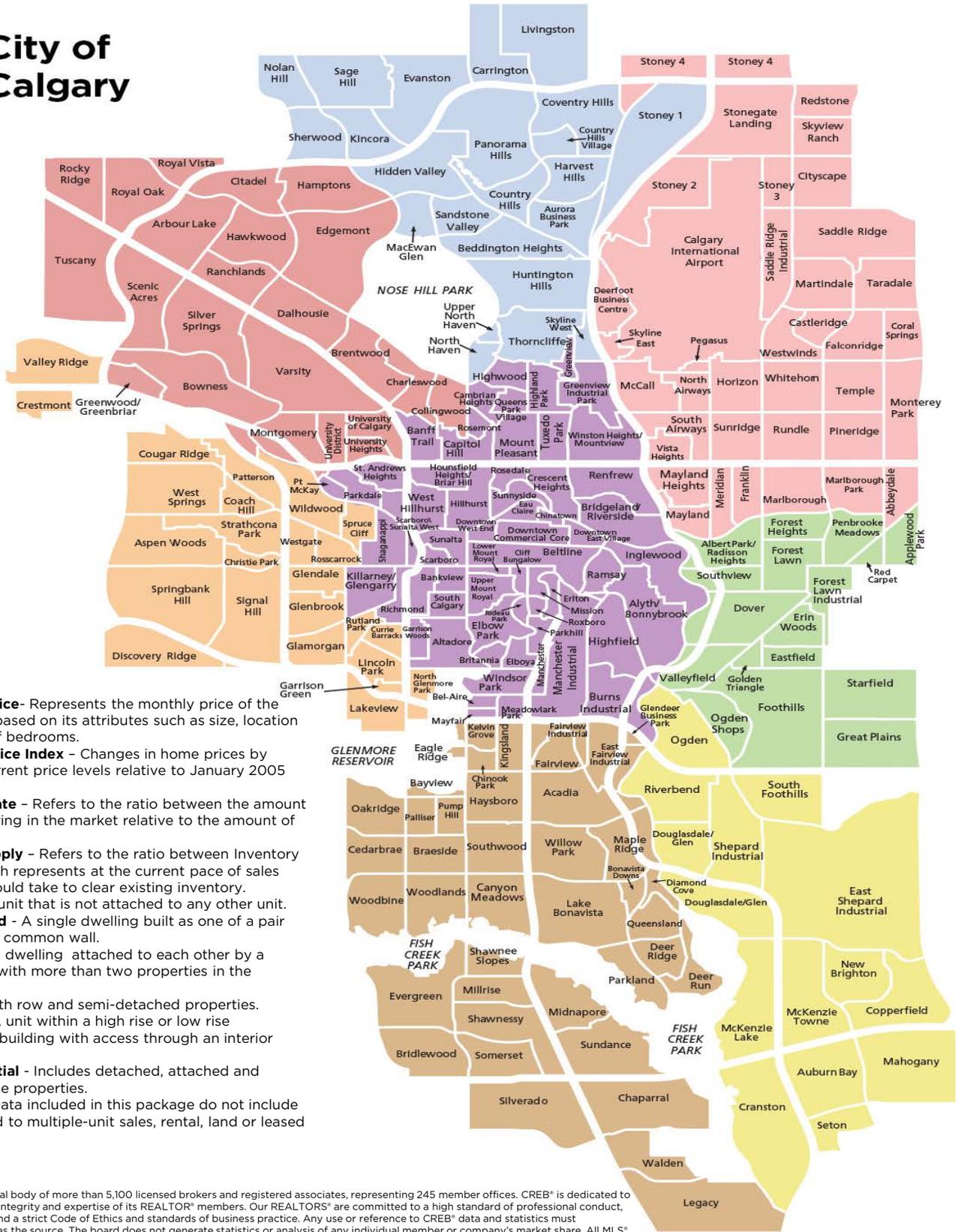
**EAST PRICE CHANGE**



**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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