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MONTHLY STATISTICS PACKAGE

City of Calgary

July 2017



creb.com

Housing recovery remains a work-in-progress

Market sees modest inventory gains, but overall prices inch up

City of Calgary, August 1, 2017 – Sales exhibited stable growth through the first half of the year in the Calgary housing market, but the number of transactions slowed slightly in July compared to last year.

City-wide sales totaled 1,637 units, six per cent below July 2016 levels. Year-to-date sales activity totaled 11,957 units, nine per cent above last year.

“Sales growth exceeded expectations so far this year. Clients were re-entering the market after delaying decisions until there were some signs of economic improvement,” said CREB® president David P. Brown.

“However, this recovery will require patience. There continues to be many new and resale ownership options available. This reduces the sense of the urgency for many consumers.”

Easing sales were met with higher new listings, causing further gains in inventory levels. City-wide months of supply rose to four months, as inventory levels reached 6,675 units this month. This is 17 per cent higher than last year, but still below July highs recorded in 2008.

“Modest improvements in the labour market and net migration were necessary to support the turnaround in the housing market,” said CREB® chief economist Ann-Marie Lurie.

“However, current inventory levels and changes in the lending market continue to weigh on housing demand. Easing demand growth combined with elevated levels of supply will slow the pace of price recovery in our market.”

Driven by detached and attached housing sales, city-wide prices in July improved over the previous month and the previous year. However, it is nearly four per cent below previous monthly highs. Year-to-date benchmark averages remain 0.44 per cent below last year’s levels.

Despite the current month activity, the detached sector continues to demonstrate conditions that are more balanced compared to last year.

Apartment condominium product continues to face oversupply in the resale and new home sector, causing further price declines. In July, the apartment benchmark price was \$266,200. This is a three per cent decline over last year and nearly 12 per cent below peak prices.

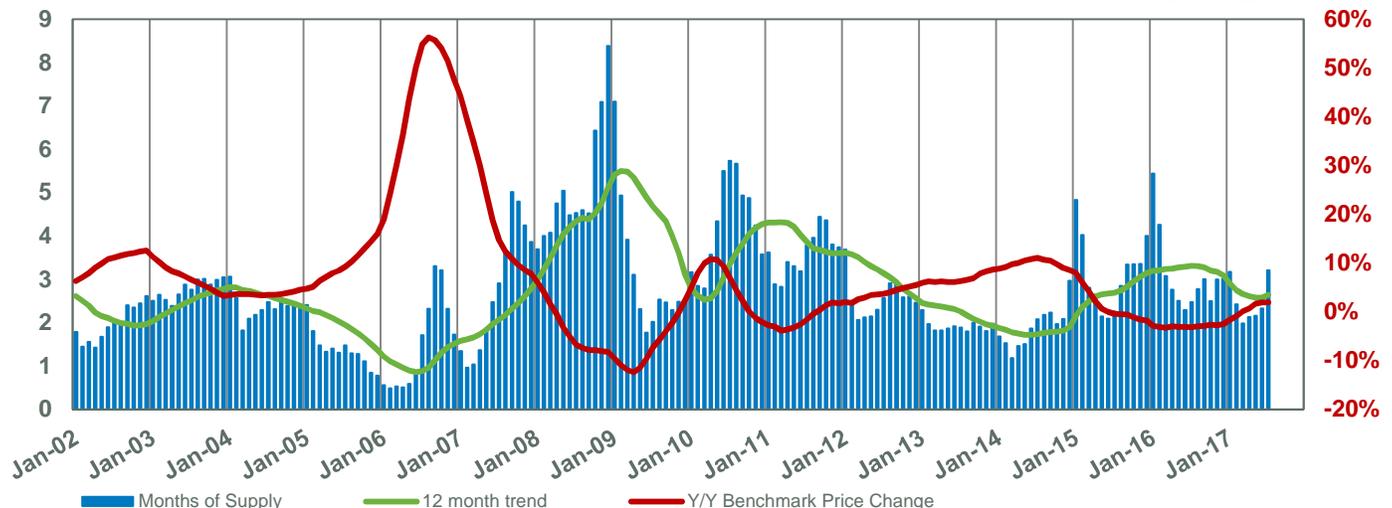
For a full analysis of the Calgary housing market in 2017, please refer to CREB®’s 2017 mid-year update to be released in mid-August.

HOUSING MARKET FACTS

- In the detached sector, most areas in the city have seen improvements in the amount of supply relative to sales, supporting some price recovery in most districts. While detached prices in the City Centre remain lower than peak levels, the west end has seen prices recover to pre-recession levels.
- City-wide unadjusted detached benchmark prices continue to edge up in July reaching \$512,100. This is slightly above last month and nearly two per cent higher than last year, but two per cent below previous highs.
- In the apartment sector, some of the steepest price adjustments this year have occurred in the north and south areas due to high levels of new condominium developments.
- Most apartment condominium sales occurred in the City Centre, where monthly benchmark prices remain nearly 13 per cent below peak levels of \$334,300 recorded in October 2014.
- Price declines and product availability in lower price ranges encouraged sales growth in the row sector this year. July sales continue to improve over last year and year-to-date sales increased by nearly 13 per cent for a total of 1,488 units. Year-to-date prices in this sector remain three per cent lower than last year. Monthly figures remain nearly seven per cent below recent highs.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Source: CREB®

Jul. 2017

	Jul-16	Jul-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
DETACHED						
Total Sales	1,109	1,018	-8.21%	6,904	7,543	9.26%
Total Sales Volume	\$601,583,610	\$564,525,785	-6.16%	\$3,771,934,105	\$4,267,038,699	13.13%
New Listings	1,487	1,690	13.65%	11,821	12,276	3.85%
Inventory	2,743	3,268	19.14%	2,920	2,595	-11.13%
Months of Supply	2.47	3.21	29.79%	2.96	2.41	-18.66%
Sales to New Listings Ratio	74.58%	60.24%	-14.34%	58.40%	61.45%	3.04%
Sales to List Price Ratio	97.23%	97.57%	0.34%	97.01%	97.66%	0.65%
Days on Market	43	38	-11.15%	42	35	-16.67%
Benchmark Price	\$502,300	\$512,100	1.95%	\$502,314	\$505,114	0.56%
Median Price	\$480,000	\$496,000	3.33%	\$480,000	\$500,000	4.17%
Average Price	\$542,456	\$554,544	2.23%	\$546,340	\$565,695	3.54%
Index	205	210	2.29%	205	207	0.61%
APARTMENT						
Total Sales	255	256	0.39%	1,668	1,788	7.19%
Total Sales Volume	\$89,643,888	\$73,430,413	-18.09%	\$518,936,025	\$534,616,285	3.02%
New Listings	618	614	-0.65%	4,486	4,735	5.55%
Inventory	1,557	1,810	16.25%	1,495	1,622	8.51%
Months of Supply	6.11	7.07	15.80%	6.27	6.35	1.23%
Sales to New Listings Ratio	41.26%	41.69%	0.43%	37.18%	37.76%	0.58%
Sales to List Price Ratio	97.08%	96.84%	-0.24%	96.46%	96.51%	0.05%
Days on Market	56	59	5.29%	56	57	1.79%
Benchmark Price	\$275,200	\$266,200	-3.27%	\$278,971	\$266,414	-4.50%
Median Price	\$269,900	\$258,500	-4.22%	\$271,860	\$264,000	-2.89%
Average Price	\$351,545	\$286,838	-18.41%	\$311,113	\$299,002	-3.89%
Index	190	184	-2.80%	192	184	-4.44%
ATTACHED						
Total Sales	380	363	-4.47%	2,374	2,626	10.61%
Total Sales Volume	\$155,284,179	\$145,546,450	-6.27%	\$958,364,276	\$1,070,922,636	11.74%
New Listings	578	677	17.13%	4,882	4,970	1.80%
Inventory	1,408	1,597	13.42%	1,434	1,328	-7.38%
Months of Supply	3.71	4.40	18.74%	4.23	3.54	-16.27%
Sales to New Listings Ratio	65.74%	53.62%	-12.13%	48.63%	52.84%	4.21%
Sales to List Price Ratio	97.23%	97.27%	0.04%	97.10%	97.37%	0.27%
Days on Market	50	47	-7.15%	48	48	0.00%
Benchmark Price	\$331,900	\$336,300	1.33%	\$335,743	\$332,429	-0.99%
Median Price	\$339,950	\$342,250	0.68%	\$345,000	\$343,000	-0.58%
Average Price	\$408,643	\$400,954	-1.88%	\$403,692	\$407,815	1.02%
Index	195	199	1.79%	198	196	-0.92%
CITY OF CALGARY						
Total Sales	1,744	1,637	-6.14%	10,946	11,957	9.24%
Total Sales Volume	\$846,511,676	\$783,502,648	-7.44%	\$5,249,234,405	\$5,872,577,620	11.87%
New Listings	2,683	2,981	11.11%	21,189	21,981	3.74%
Inventory	5,708	6,675	16.94%	5,849	5,546	-5.19%
Months of Supply	3.27	4.08	24.58%	3.74	3.25	-13.21%
Sales to New Listings Ratio	65.00%	54.91%	-10.09%	51.66%	54.40%	2.74%
Sales to List Price Ratio	97.21%	97.45%	0.23%	96.97%	97.50%	0.53%
Days on Market	46	43	-6.75%	45	41	-8.89%
Benchmark Price	\$436,700	\$443,600	1.58%	\$438,629	\$436,714	-0.44%
Median Price	\$429,250	\$425,000	-0.99%	\$427,000	\$439,500	2.93%
Average Price	\$485,385	\$478,621	-1.39%	\$479,557	\$491,141	2.42%
Index	201	204	1.49%	202	201	-0.45%

For a list of definitions, see page 26.

Jul. 2017

	Jul-16	Jul-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	180	147	-18.33%	1,054	1,138	7.97%
Total Sales Volume	\$89,562,168	\$73,754,665	-17.65%	\$517,087,194	\$570,470,927	10.32%
Share of Sales with Condo Title	17.78%	14.97%	-2.81%	15.95%	14.82%	-1.13%
New Listings	261	285	9.20%	1,993	1,966	-1.35%
Inventory	520	596	14.62%	545	486	-10.78%
Months of Supply	2.89	4.05	40.35%	3.62	2.99	-17.36%
Sales to New Listings Ratio	68.97%	51.58%	-17.39%	52.89%	57.88%	5.00%
Sales to List Price Ratio	97.39%	97.42%	0.02%	97.08%	97.52%	0.44%
Days on Market	45	44	-3.20%	44	44	0.00%
Benchmark Price	\$404,200	\$420,800	4.11%	\$403,514	\$411,714	2.03%
Median Price	\$386,808	\$395,000	2.12%	\$395,500	\$404,950	2.39%
Average Price	\$497,568	\$501,732	0.84%	\$490,595	\$501,293	2.18%
Index	202	211	4.10%	202	206	2.03%
CITY OF CALGARY ROW						
Total Sales	200	216	8.00%	1,320	1,488	12.73%
Total Sales Volume	\$65,722,011	\$71,791,785	9.24%	\$441,277,081	\$500,451,709	13.41%
Share of Sales with Condo Title	96.00%	94.44%	-1.56%	94.08%	95.25%	1.17%
New Listings	317	392	23.66%	2,889	3,004	3.98%
Inventory	888	1,001	12.73%	889	842	-5.30%
Months of Supply	4.44	4.63	4.38%	4.72	3.96	-15.99%
Sales to New Listings Ratio	63.09%	55.10%	-7.99%	45.69%	49.53%	3.84%
Sales to List Price Ratio	97.00%	97.12%	0.12%	97.12%	97.20%	0.08%
Days on Market	55	49	-11.32%	51	50	-1.96%
Benchmark Price	\$305,800	\$306,700	0.29%	\$311,886	\$303,486	-2.69%
Median Price	\$303,250	\$306,700	1.14%	\$310,875	\$309,250	-0.52%
Average Price	\$328,610	\$332,369	1.14%	\$334,301	\$336,325	0.61%
Index	192	192	0.31%	195	190	-2.69%
CITY OF CALGARY ATTACHED						
Total Sales	380	363	-4.47%	2,374	2,626	10.61%
Total Sales Volume	\$155,284,179	\$145,546,450	-6.27%	\$958,364,276	\$1,070,922,636	11.74%
Share of Sales with Condo Title	58.95%	62.26%	5.62%	59.54%	60.55%	1.69%
New Listings	578	677	17.13%	4,882	4,970	1.80%
Inventory	1,408	1,597	13.42%	1,434	1,328	-7.38%
Months of Supply	3.71	4.40	18.74%	4.23	3.54	-16.27%
Sales to New Listings Ratio	65.74%	53.62%	-12.13%	48.63%	52.84%	4.21%
Sales to List Price Ratio	97.23%	97.27%	0.04%	97.10%	97.37%	0.27%
Days on Market	50	47	-7.15%	48	48	0.00%
Benchmark Price	\$331,900	\$336,300	1.33%	\$335,743	\$332,429	-0.99%
Median Price	\$339,950	\$342,250	0.68%	\$345,000	\$343,000	-0.58%
Average Price	\$408,643	\$400,954	-1.88%	\$403,692	\$407,815	1.02%
Index	195	199	1.79%	198	196	-0.92%

For a list of definitions, see page 26.

July 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	108	190	56.84%	436	4.04	\$691,400	4.84%	1.92%
North East	113	244	46.31%	480	4.25	\$385,800	0.29%	1.23%
North	136	240	56.67%	489	3.60	\$447,900	1.31%	0.52%
North West	155	251	61.75%	396	2.55	\$554,900	3.26%	0.02%
West	109	180	60.56%	345	3.17	\$739,500	6.65%	1.08%
South	208	310	67.10%	594	2.86	\$482,400	0.88%	0.63%
South East	164	226	72.57%	432	2.63	\$455,400	2.54%	0.64%
East	25	49	51.02%	96	3.84	\$357,700	-0.56%	-0.47%
TOTAL CITY	1,018	1,690	60.24%	3,268	3.21	\$512,100	1.95%	0.20%
Apartment								
City Centre	125	281	44.48%	884	7.07	\$291,100	-3.67%	-0.55%
North East	11	33	33.33%	97	8.82	\$233,300	-2.14%	-0.72%
North	15	43	34.88%	115	7.67	\$226,700	-2.28%	3.66%
North West	18	54	33.33%	152	8.44	\$246,900	-2.02%	-0.28%
West	20	62	32.26%	175	8.75	\$257,800	1.06%	0.62%
South	34	75	45.33%	226	6.65	\$238,300	-3.13%	2.32%
South East	22	46	47.83%	113	5.14	\$250,500	-3.28%	-1.11%
East	11	20	55.00%	48	4.36	\$195,300	-4.64%	-1.76%
TOTAL CITY	256	614	41.69%	1,810	7.07	\$266,200	-3.27%	-0.26%
Semi-detached								
City Centre	46	93	49.46%	223	4.85	\$758,700	7.27%	1.81%
North East	13	27	48.15%	62	4.77	\$308,400	0.78%	-0.58%
North	17	27	62.96%	40	2.35	\$331,200	0.67%	1.35%
North West	15	35	42.86%	60	4.00	\$391,600	6.21%	1.32%
West	16	18	88.89%	52	3.25	\$520,500	6.81%	1.52%
South	21	46	45.65%	77	3.67	\$345,400	-0.09%	0.79%
South East	13	24	54.17%	45	3.46	\$322,300	3.14%	0.88%
East	6	15	40.00%	37	6.17	\$302,700	1.31%	0.97%
TOTAL CITY	147	285	51.58%	596	4.05	\$420,800	4.11%	1.11%
Row								
City Centre	25	65	38.46%	179	7.16	\$487,400	9.55%	1.95%
North East	25	54	46.30%	125	5.00	\$214,100	-0.88%	-0.60%
North	30	48	62.50%	122	4.07	\$268,200	2.17%	1.78%
North West	28	52	53.85%	114	4.07	\$311,300	-1.61%	-2.08%
West	27	54	50.00%	129	4.78	\$348,000	-1.75%	-0.91%
South	45	53	84.91%	165	3.67	\$267,200	-3.82%	0.34%
South East	31	50	62.00%	126	4.06	\$297,300	-0.60%	-0.50%
East	5	17	29.41%	41	8.20	\$187,900	-0.58%	2.12%
TOTAL CITY	216	392	55.10%	1,001	4.63	\$306,700	0.29%	0.16%

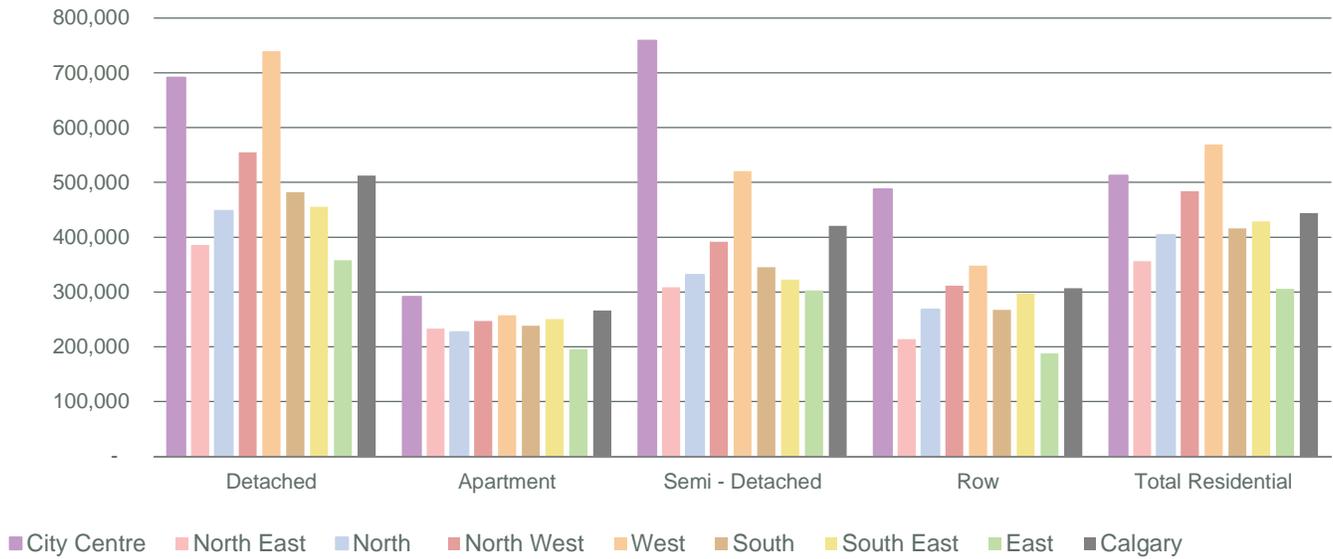
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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



BENCHMARK PRICE - JULY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY



Source: CREB®

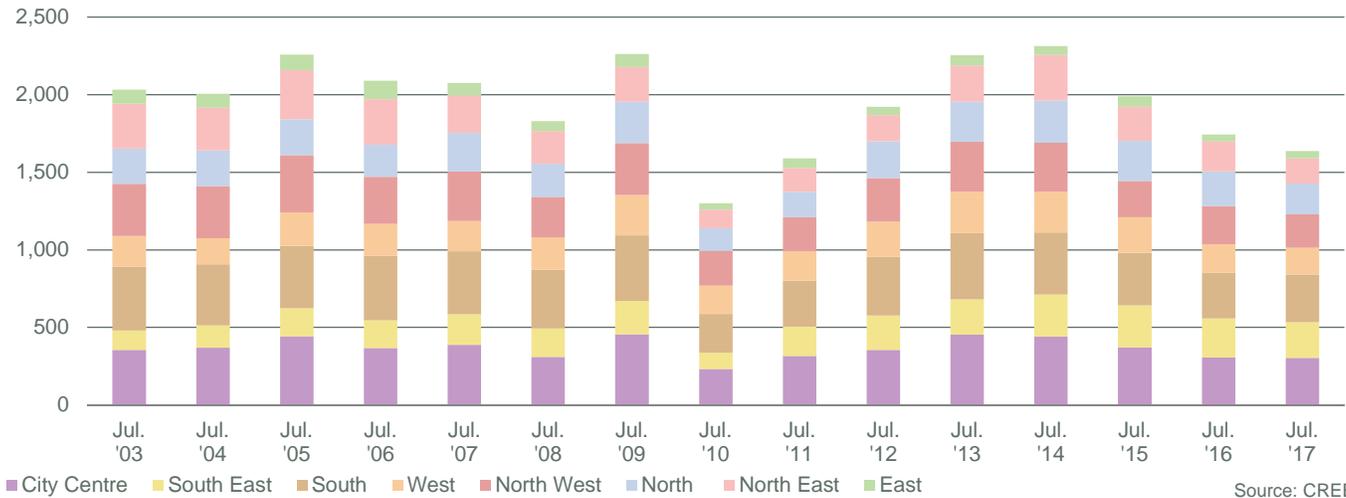
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

Jul. 2017

TOTAL SALES

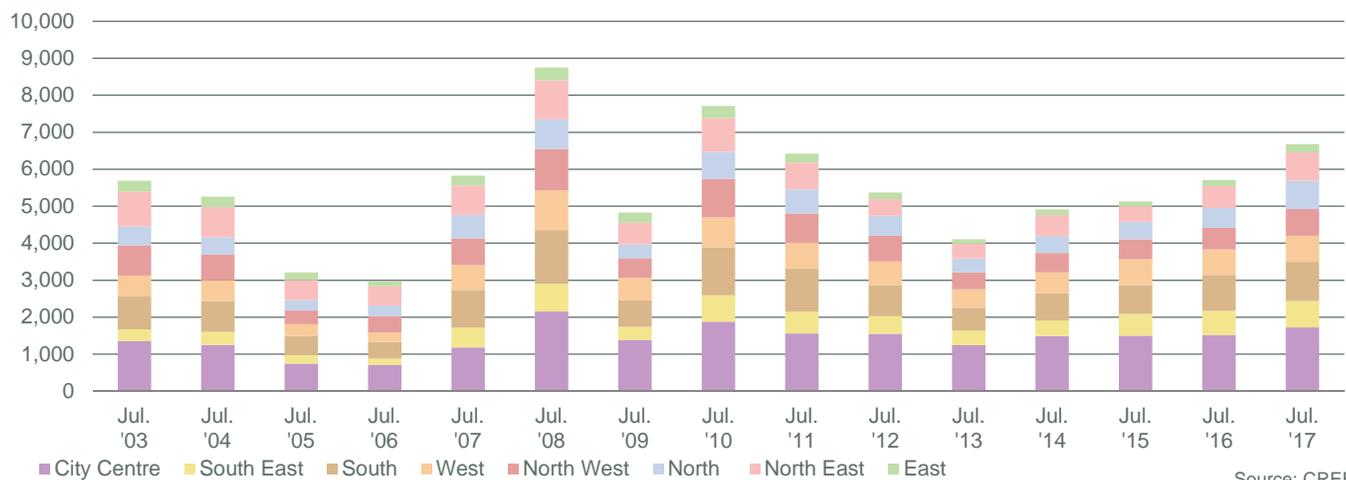
JULY



Source: CREB®

TOTAL INVENTORY

JULY



Source: CREB®

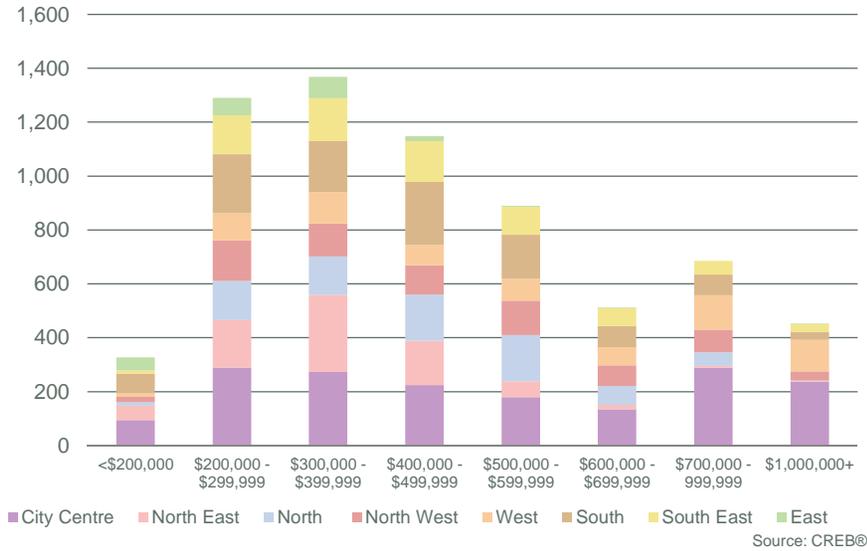
MONTHS OF SUPPLY

JULY

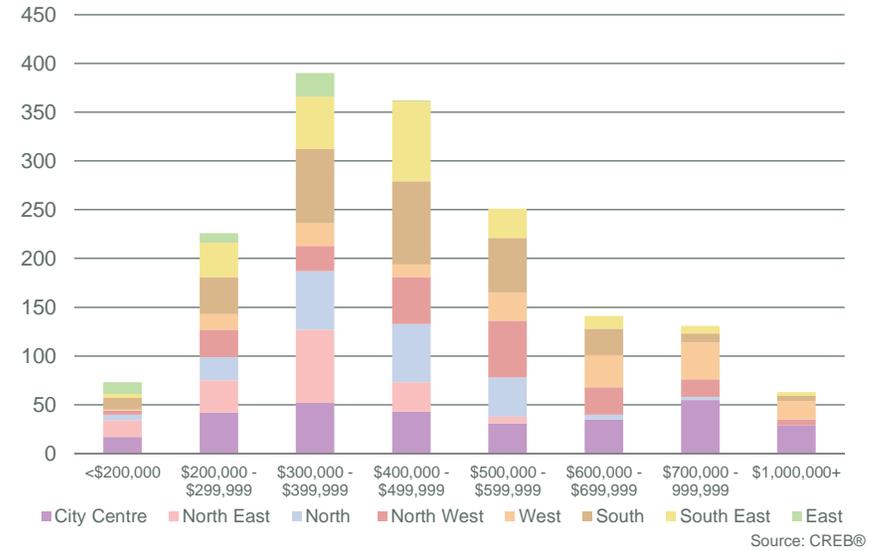


Source: CREB®

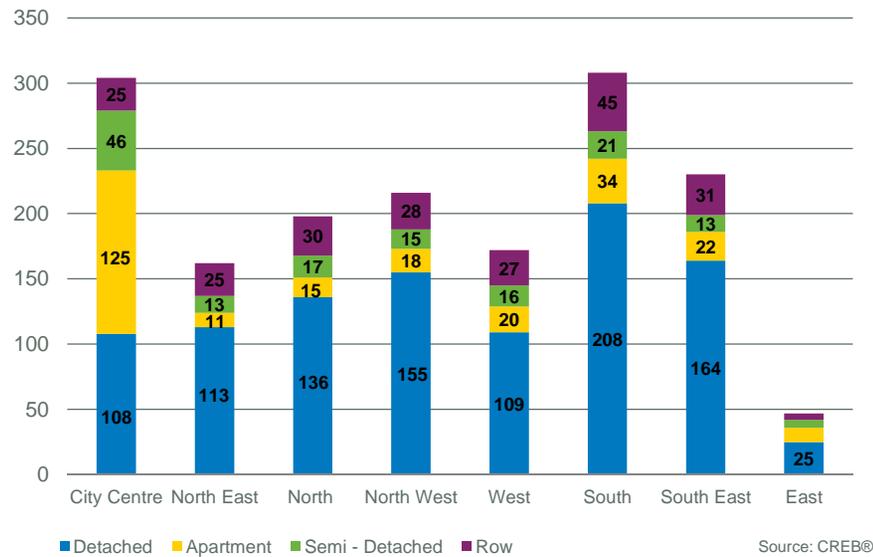
TOTAL INVENTORY BY PRICE RANGE - JULY



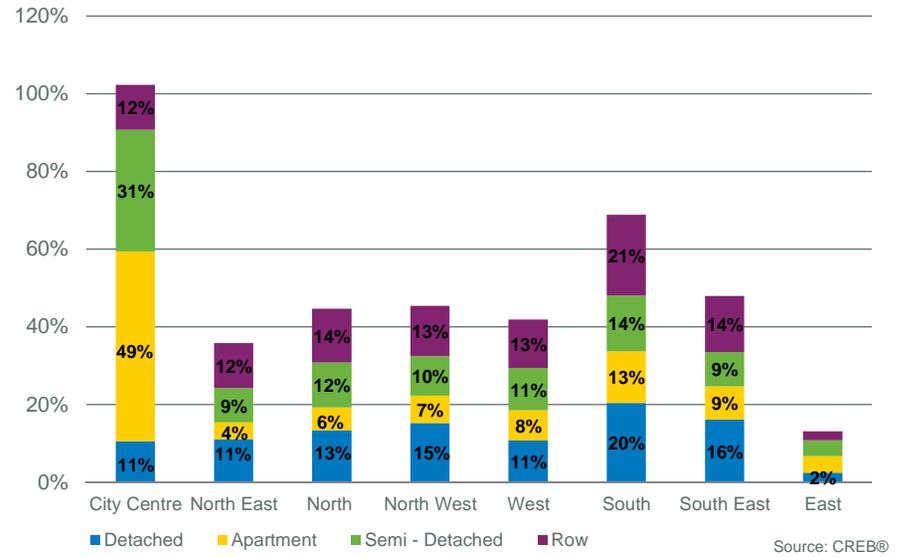
TOTAL SALES BY PRICE RANGE - JULY



SALES BY PROPERTY TYPE - JULY



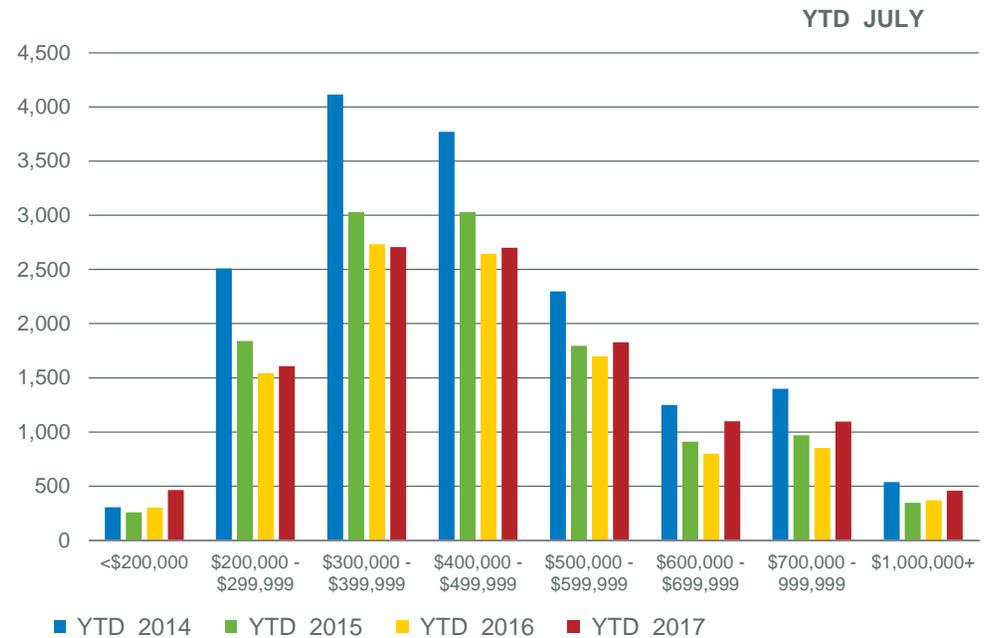
SHARE OF CITY WIDE SALES - JULY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,570	1,479	1,647	1,226	929
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,683	2,766	2,976	2,361	1,985	992
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,708	5,679	5,881	5,431	4,987	3,766
Days on Market	51	43	43	46	42	47	46	46	46	46	50	56
Benchmark Price	443,800	441,700	438,600	437,100	436,000	436,500	436,700	436,900	436,700	436,000	433,200	432,800
Median Price	407,500	420,000	422,250	430,000	432,750	430,000	429,250	418,500	432,500	410,000	426,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,192	490,233	461,245	484,950	494,671
Index	205	204	202	202	201	201	201	201	201	201	200	200
2017												
Sales	943	1,334	1,890	1,902	2,111	2,140	1,637					
New Listings	2,383	2,459	3,242	3,295	3,865	3,756	2,981					
Inventory	4,110	4,502	5,126	5,518	6,217	6,672	6,675					
Days on Market	53	48	42	39	37	38	43					
Benchmark Price	432,100	432,100	433,900	435,200	439,100	441,000	443,600					
Median Price	425,000	428,000	435,000	445,000	448,000	454,000	425,000					
Average Price	467,509	480,786	490,980	495,555	504,316	500,811	478,621					
Index	199	199	200	201	202	203	204					

	Jul-16	Jul-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	50	73	304	463
\$200,000 - \$299,999	237	226	1,544	1,606
\$300,000 - \$349,999	195	172	1,207	1,229
\$350,000 - \$399,999	247	218	1,526	1,477
\$400,000 - \$449,999	215	220	1,489	1,453
\$450,000 - \$499,999	195	142	1,156	1,249
\$500,000 - \$549,999	147	137	965	1,028
\$550,000 - \$599,999	128	114	733	799
\$600,000 - \$649,999	67	71	433	593
\$650,000 - \$699,999	62	70	366	507
\$700,000 - \$799,999	81	60	462	566
\$800,000 - \$899,999	43	46	258	360
\$900,000 - \$999,999	22	25	133	170
\$1,000,000 - \$1,249,999	27	34	170	235
\$1,250,000 - \$1,499,999	13	16	89	110
\$1,500,000 - \$1,749,999	7	8	53	50
\$1,750,000 - \$1,999,999	1	3	23	28
\$2,000,000 - \$2,499,999	3	1	20	14
\$2,500,000 - \$2,999,999	2	1	9	13
\$3,000,000 - \$3,499,999	-	-	2	1
\$3,500,000 - \$3,999,999	-	-	2	4
\$4,000,000 +	2	-	2	2
	1,744	1,637	10,946	11,957

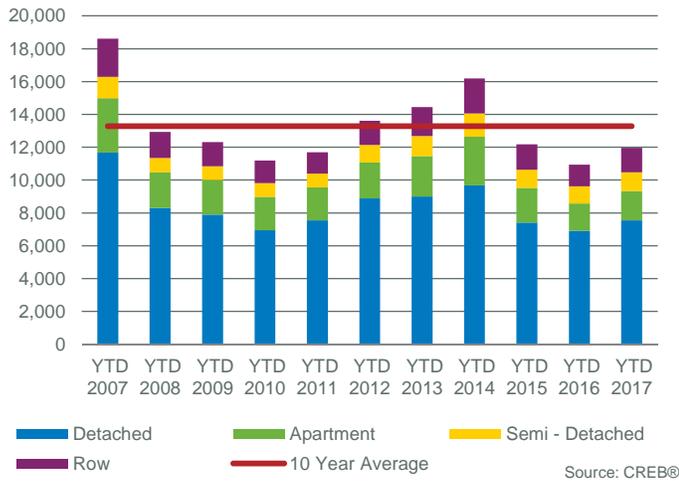
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

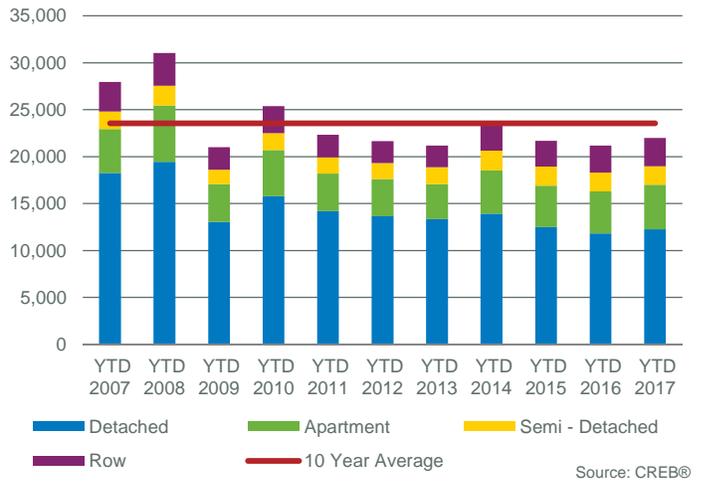
CITY OF CALGARY TOTAL SALES

YTD JULY



CITY OF CALGARY TOTAL NEW LISTINGS

YTD JULY



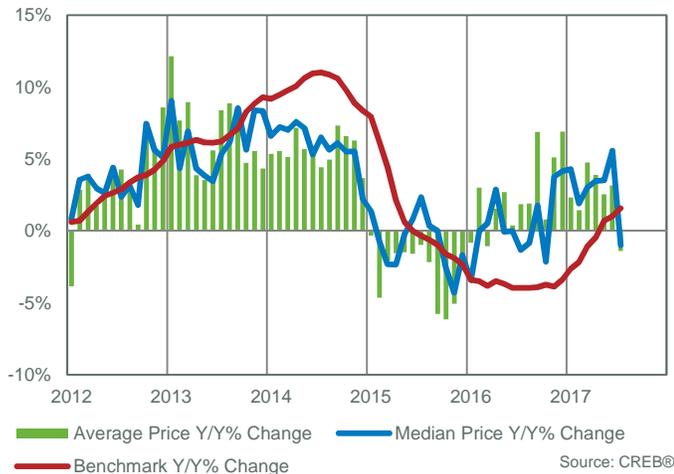
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



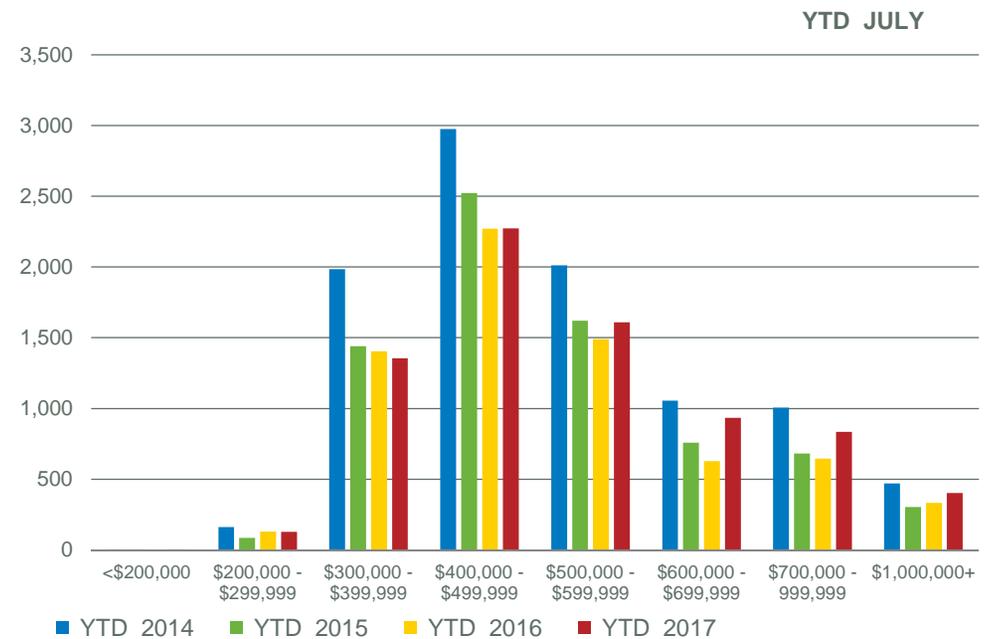
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	983	943	1,031	776	569
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,487	1,528	1,659	1,326	1,062	512
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,743	2,728	2,830	2,574	2,327	1,714
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	507,000	503,800	501,400	500,400	499,900	501,400	502,300	503,300	503,600	503,300	499,400	499,400
Median Price	458,750	467,500	480,000	483,750	489,000	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	558,922	558,046	542,456	542,371	563,643	529,378	557,713	574,309
Index	207	206	205	205	204	205	205	206	206	206	204	204
2017												
Sales	582	822	1,171	1,193	1,372	1,385	1,018					
New Listings	1,229	1,293	1,796	1,861	2,239	2,168	1,690					
Inventory	1,848	1,995	2,324	2,541	2,965	3,226	3,268					
Days on Market	46	42	38	32	31	32	38					
Benchmark Price	498,700	499,400	502,100	504,000	508,400	511,100	512,100					
Median Price	485,000	492,250	490,000	502,500	510,000	513,500	496,000					
Average Price	545,302	557,661	571,725	562,810	580,951	569,503	554,544					
Index	204	204	205	206	208	209	210					

	Jul-16	Jul-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	-	4
\$200,000 - \$299,999	21	17	131	128
\$300,000 - \$349,999	66	61	412	426
\$350,000 - \$399,999	169	134	992	929
\$400,000 - \$449,999	184	180	1,256	1,174
\$450,000 - \$499,999	168	125	1,014	1,100
\$500,000 - \$549,999	131	121	858	895
\$550,000 - \$599,999	113	108	632	715
\$600,000 - \$649,999	56	55	349	504
\$650,000 - \$699,999	43	61	280	430
\$700,000 - \$799,999	58	46	331	428
\$800,000 - \$899,999	35	37	209	275
\$900,000 - \$999,999	17	19	106	132
\$1,000,000 - \$1,249,999	23	26	146	199
\$1,250,000 - \$1,499,999	12	15	85	97
\$1,500,000 - \$1,749,999	7	7	51	48
\$1,750,000 - \$1,999,999	1	3	21	27
\$2,000,000 - \$2,499,999	3	1	18	13
\$2,500,000 - \$2,999,999	2	1	9	13
\$3,000,000 - \$3,499,999	-	-	2	1
\$3,500,000 - \$3,999,999	-	-	2	4
\$4,000,000 +	-	-	-	1
	1,109	1,018	6,904	7,543

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

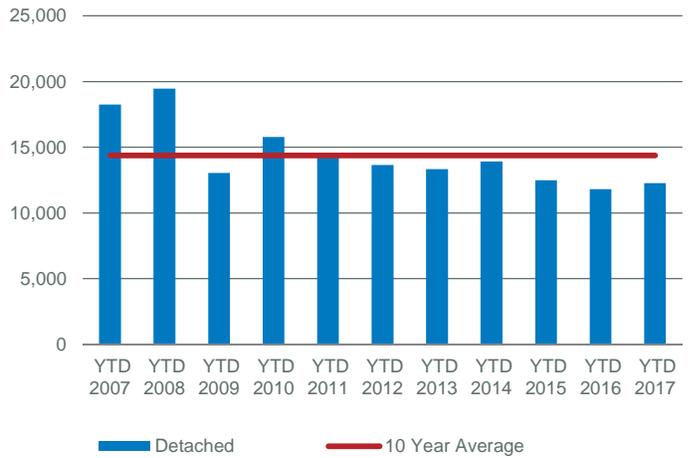
YTD JULY



Source: CREB®

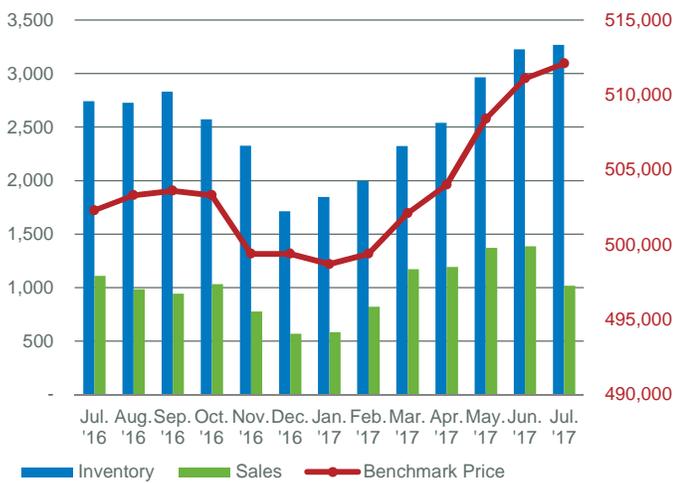
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JULY



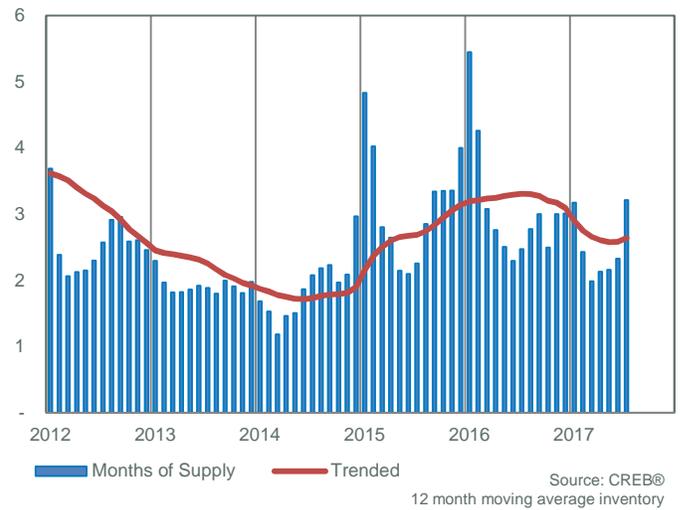
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



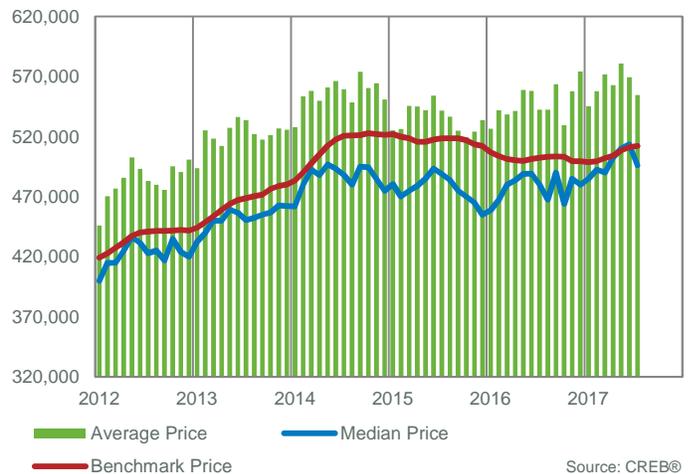
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

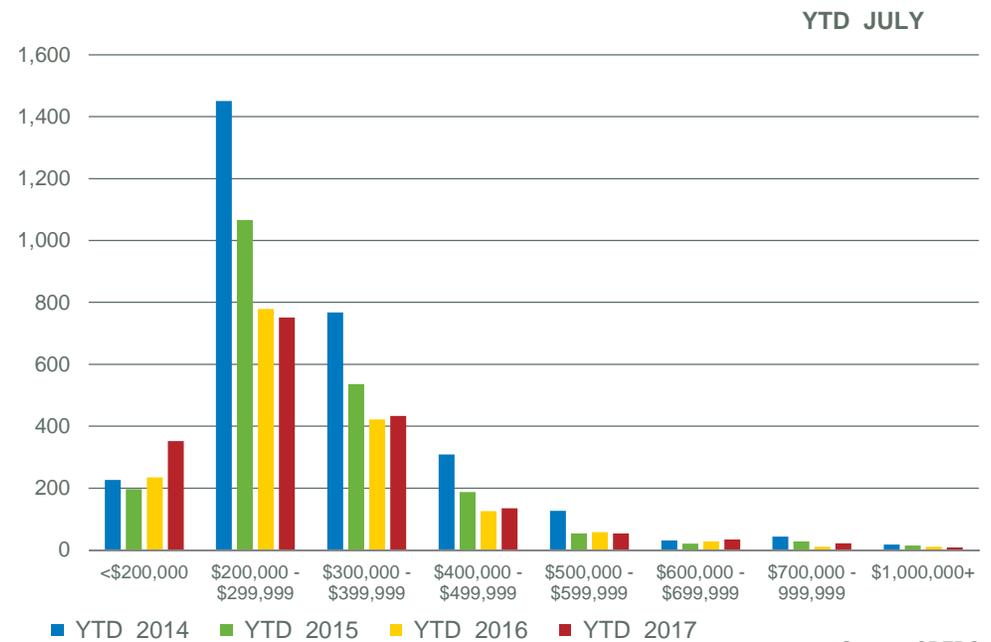


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	129	168	257	273	276	310	255	267	200	250	195	146
New Listings	598	636	679	666	685	604	618	616	636	508	455	240
Inventory	1,252	1,389	1,529	1,583	1,610	1,544	1,557	1,577	1,651	1,542	1,432	1,109
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71
Benchmark Price	282,200	284,000	280,400	278,100	276,300	276,600	275,200	273,000	272,300	271,600	269,800	267,800
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	249,500
Average Price	280,088	307,461	298,072	302,554	312,753	309,631	351,545	316,842	303,202	288,396	297,710	302,355
Index	194	196	193	192	190	191	190	188	188	187	186	184
2017												
Sales	151	235	297	283	282	284	256					
New Listings	624	583	726	691	768	729	614					
Inventory	1,267	1,391	1,579	1,654	1,782	1,872	1,810					
Days on Market	68	66	56	49	55	55	59					
Benchmark Price	266,300	265,600	266,200	265,600	268,100	266,900	266,200					
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	258,500					
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,838					
Index	183	183	183	183	185	184	184					

	Jul-16	Jul-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	39	54	235	352
\$200,000 - \$299,999	109	109	779	751
\$300,000 - \$349,999	44	40	263	263
\$350,000 - \$399,999	24	21	159	170
\$400,000 - \$449,999	12	14	76	89
\$450,000 - \$499,999	10	7	50	46
\$500,000 - \$549,999	5	5	33	37
\$550,000 - \$599,999	3	1	25	16
\$600,000 - \$649,999	3	2	17	20
\$650,000 - \$699,999	3	-	11	14
\$700,000 - \$799,999	-	-	6	10
\$800,000 - \$899,999	1	1	4	5
\$900,000 - \$999,999	-	-	-	7
\$1,000,000 - \$1,249,999	-	1	2	3
\$1,250,000 - \$1,499,999	-	-	2	1
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	2	1
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	2	-	2	1
	255	256	1,668	1,788

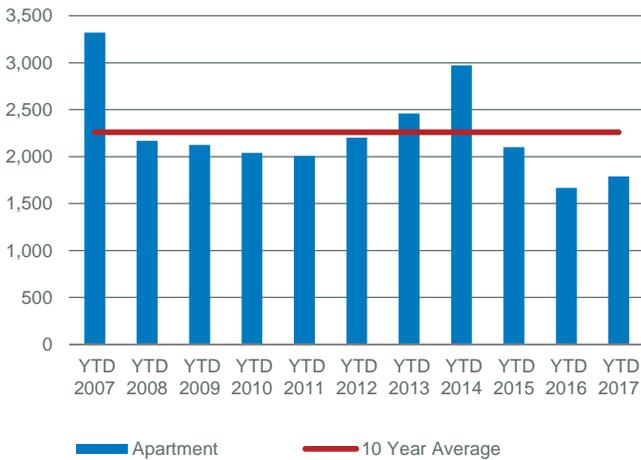
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD JULY



CITY OF CALGARY APARTMENT NEW LISTINGS

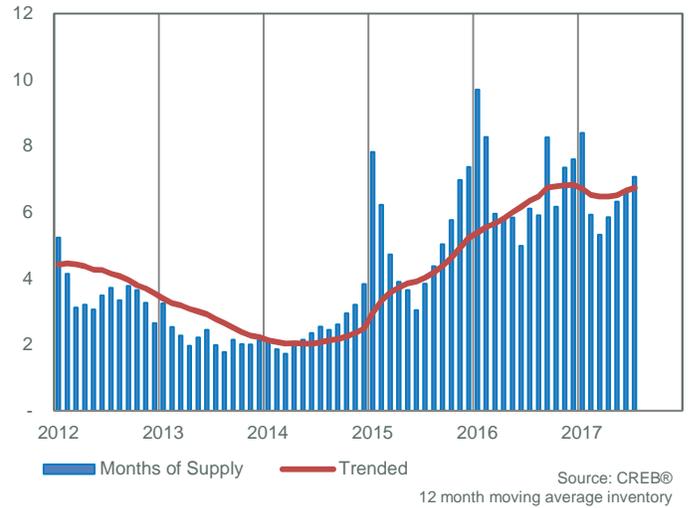
YTD JULY



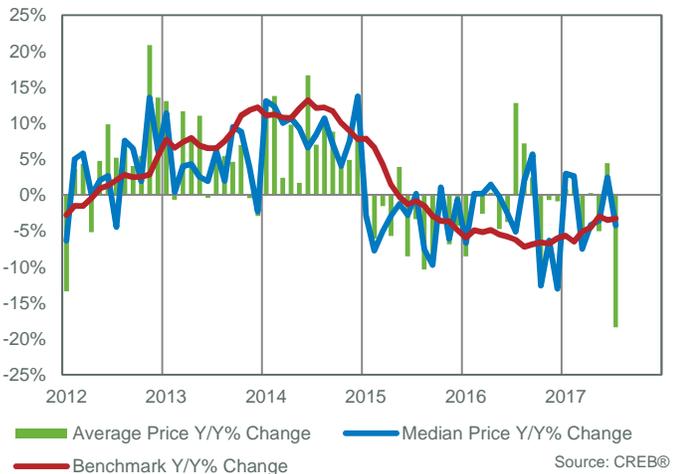
CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



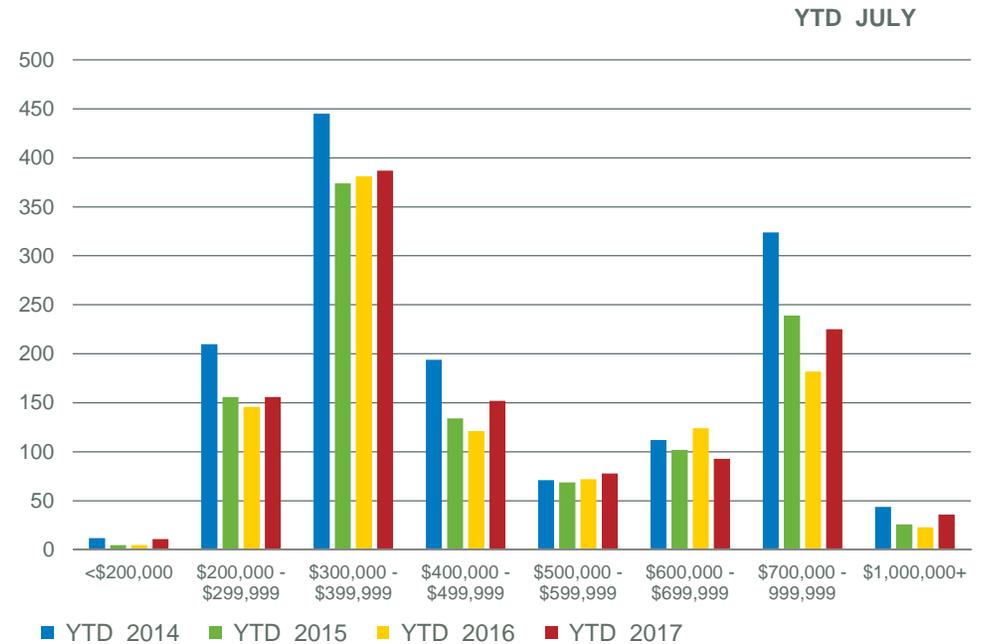
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	71	110	144	174	190	185	180	138	155	166	112	95
New Listings	268	283	289	306	296	290	261	237	268	223	193	103
Inventory	501	552	579	586	544	532	520	502	508	478	455	367
Days on Market	44	47	37	50	41	46	45	47	50	41	60	60
Benchmark Price	408,200	404,800	402,000	401,200	400,600	403,600	404,200	406,000	406,200	406,600	404,600	406,200
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	405,000	375,000	427,500	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	502,513	510,914
Index	204	203	201	201	201	202	202	203	203	204	203	203
2017												
Sales	83	126	199	205	186	192	147					
New Listings	199	236	302	269	332	343	285					
Inventory	376	436	455	456	520	564	596					
Days on Market	61	53	40	46	42	40	44					
Benchmark Price	406,600	406,200	409,000	410,400	412,800	416,200	420,800					
Median Price	375,000	386,858	396,000	437,500	405,250	400,000	395,000					
Average Price	482,059	477,825	494,291	526,001	494,846	511,791	501,732					
Index	204	203	205	206	207	208	211					

	Jul-16	Jul-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	3	5	11
\$200,000 - \$299,999	23	17	146	156
\$300,000 - \$349,999	38	18	176	179
\$350,000 - \$399,999	32	36	205	208
\$400,000 - \$449,999	8	14	71	111
\$450,000 - \$499,999	8	4	50	41
\$500,000 - \$549,999	7	4	29	42
\$550,000 - \$599,999	6	3	43	36
\$600,000 - \$649,999	7	8	55	42
\$650,000 - \$699,999	15	8	69	51
\$700,000 - \$799,999	20	12	113	120
\$800,000 - \$899,999	7	7	44	76
\$900,000 - \$999,999	4	6	25	29
\$1,000,000 - \$1,249,999	4	7	21	29
\$1,250,000 - \$1,499,999	1	-	2	7
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	180	147	1,054	1,138

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

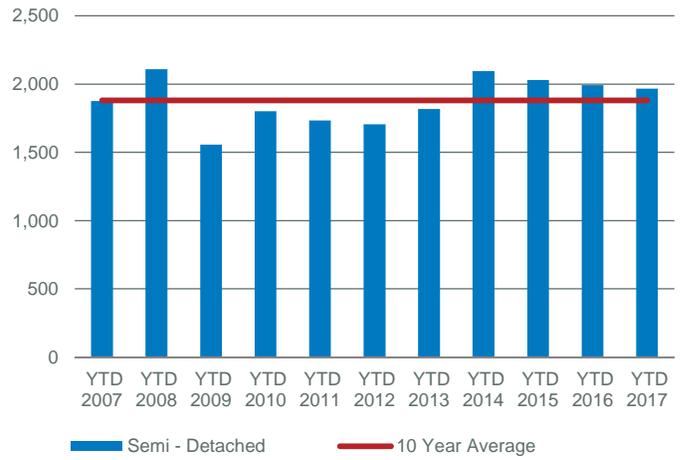
CITY OF CALGARY SEMI-DET. SALES

YTD JULY



CITY OF CALGARY SEMI-DET. NEW LISTINGS

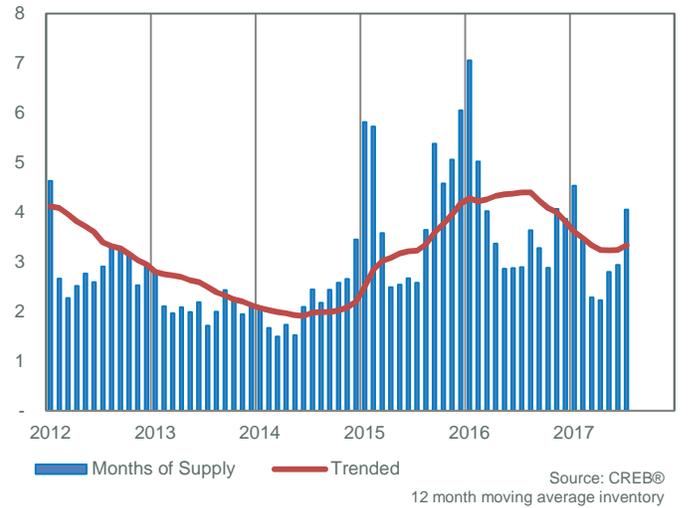
YTD JULY



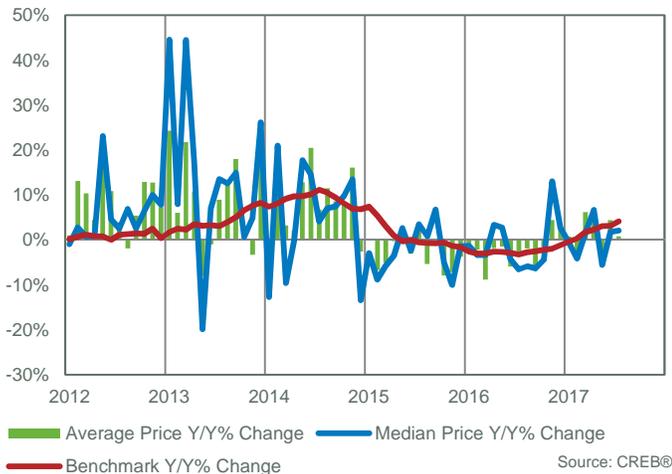
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



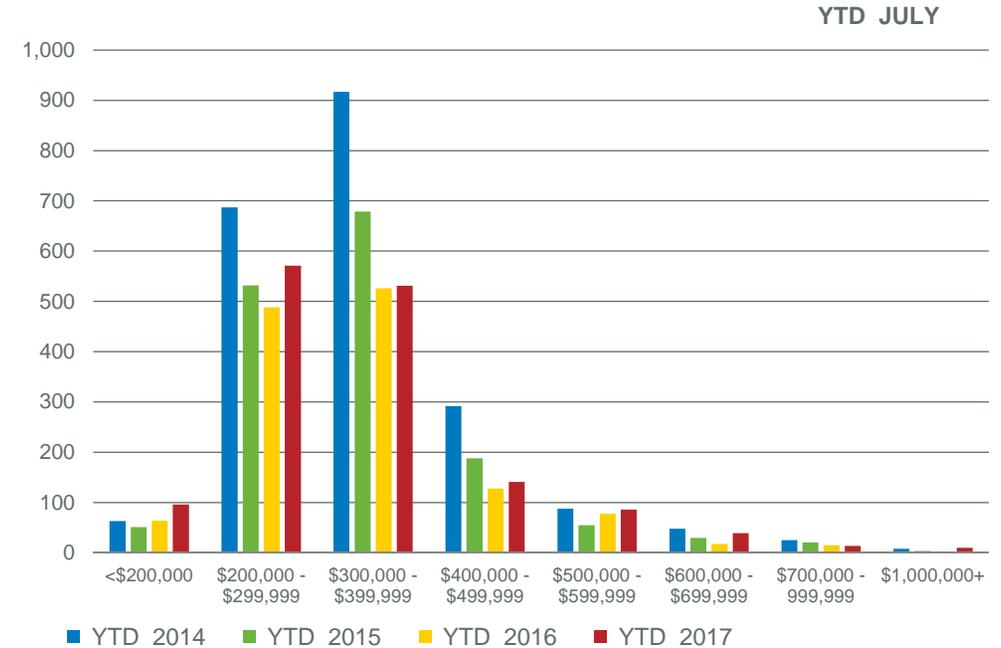
CITY OF CALGARY SEMI-DET. PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	99	159	184	185	241	252	200	182	181	200	143	119
New Listings	389	377	439	425	486	456	317	385	413	304	275	137
Inventory	733	789	901	944	983	987	888	872	892	837	773	576
Days on Market	51	52	49	47	50	51	55	55	52	56	58	58
Benchmark Price	319,800	316,800	313,400	310,900	310,100	306,400	305,800	305,900	305,300	303,500	303,100	303,100
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,000	300,000	310,000	317,900
Average Price	344,407	340,232	327,900	325,976	347,743	329,034	328,610	330,122	325,974	319,252	331,669	336,862
Index	200	199	196	195	194	192	192	192	191	190	190	190
2017												
Sales	127	151	223	221	271	279	216					
New Listings	331	347	418	474	526	516	392					
Inventory	619	680	768	867	950	1,010	1,001					
Days on Market	63	48	51	57	45	47	49					
Benchmark Price	302,600	301,500	300,800	302,400	304,200	306,200	306,700					
Median Price	305,000	311,000	303,000	309,000	310,000	310,000	306,700					
Average Price	321,553	323,565	344,844	350,371	338,564	332,909	332,369					
Index	190	189	189	190	191	192	192					

	Jul-16	Jul-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	11	15	64	96
\$200,000 - \$299,999	84	83	488	571
\$300,000 - \$349,999	47	53	356	361
\$350,000 - \$399,999	22	27	170	170
\$400,000 - \$449,999	11	12	86	79
\$450,000 - \$499,999	9	6	42	62
\$500,000 - \$549,999	4	7	45	54
\$550,000 - \$599,999	6	2	33	32
\$600,000 - \$649,999	1	6	12	27
\$650,000 - \$699,999	1	1	6	12
\$700,000 - \$799,999	3	2	12	8
\$800,000 - \$899,999	-	1	1	4
\$900,000 - \$999,999	1	-	2	2
\$1,000,000 - \$1,249,999	-	-	1	4
\$1,250,000 - \$1,499,999	-	1	-	5
\$1,500,000 - \$1,749,999	-	-	2	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	200	216	1,320	1,488

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD JULY



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JULY



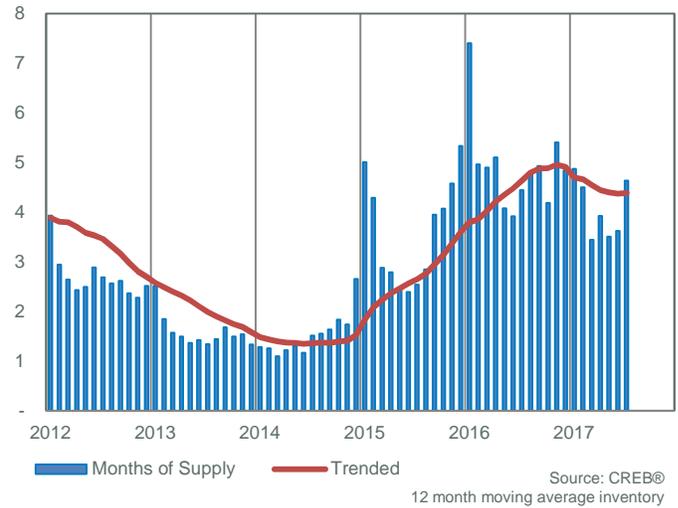
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



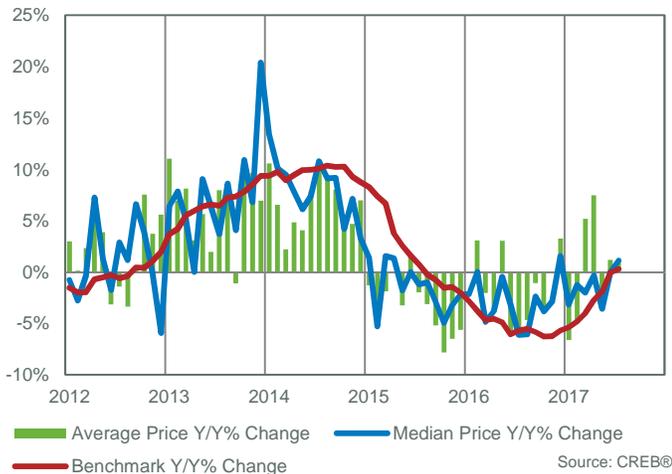
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



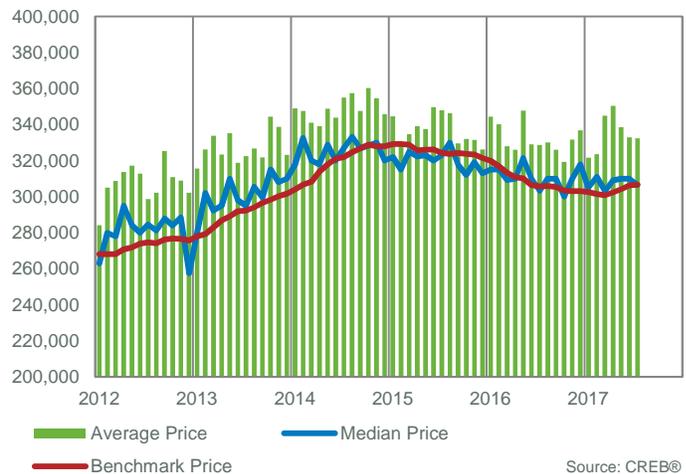
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

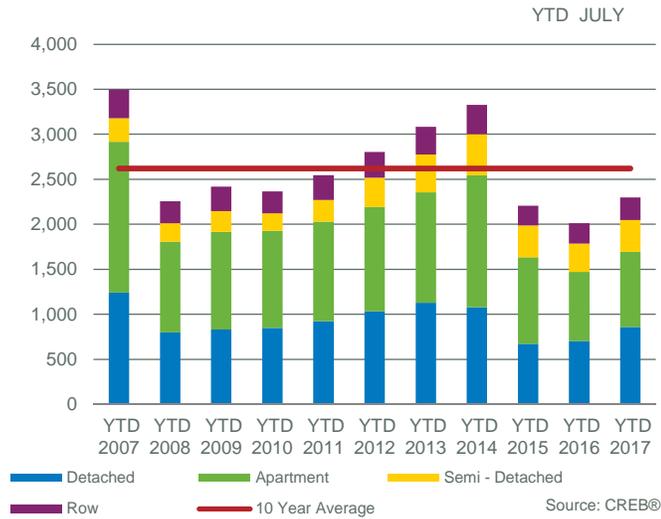
CITY OF CALGARY ROW PRICES



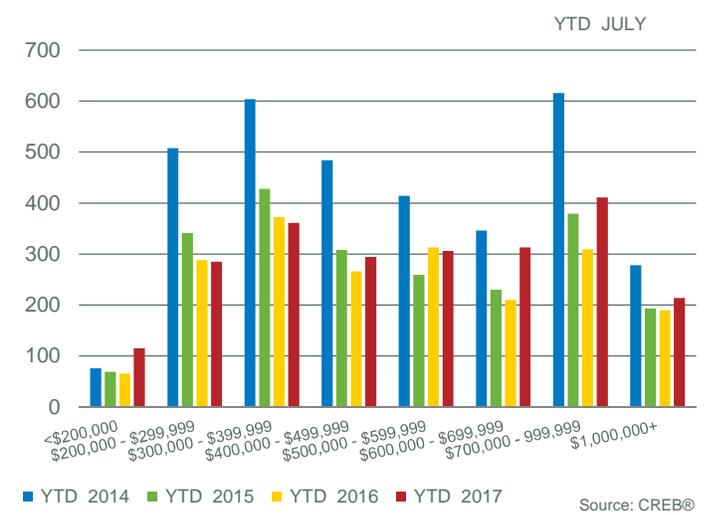
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



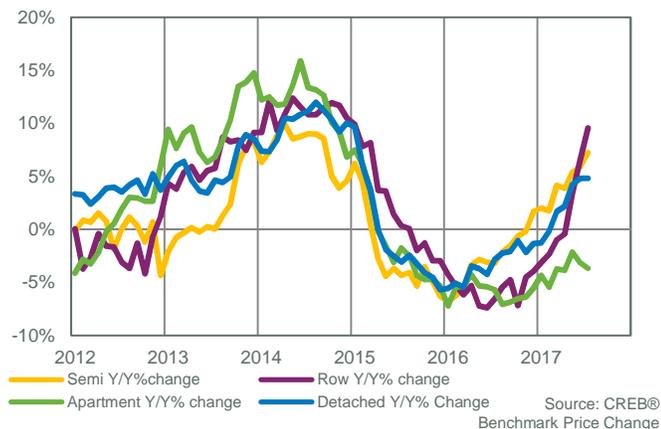
CITY CENTRE INVENTORY AND SALES



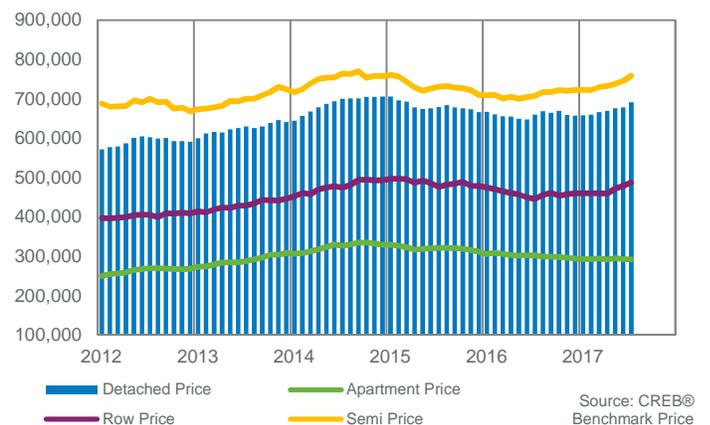
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

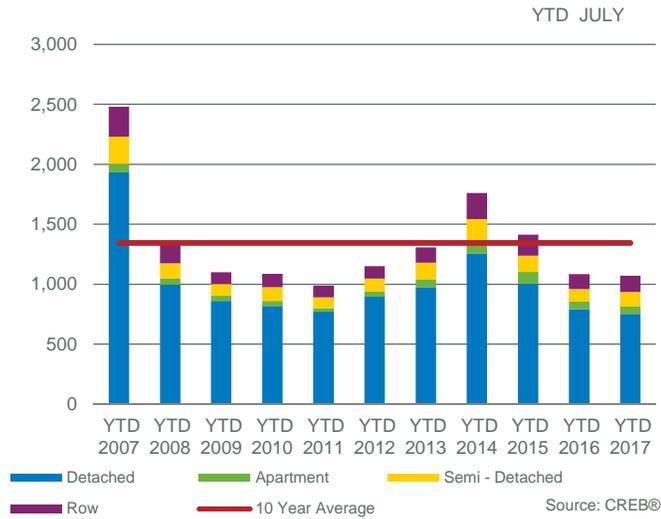


CITY CENTRE PRICES

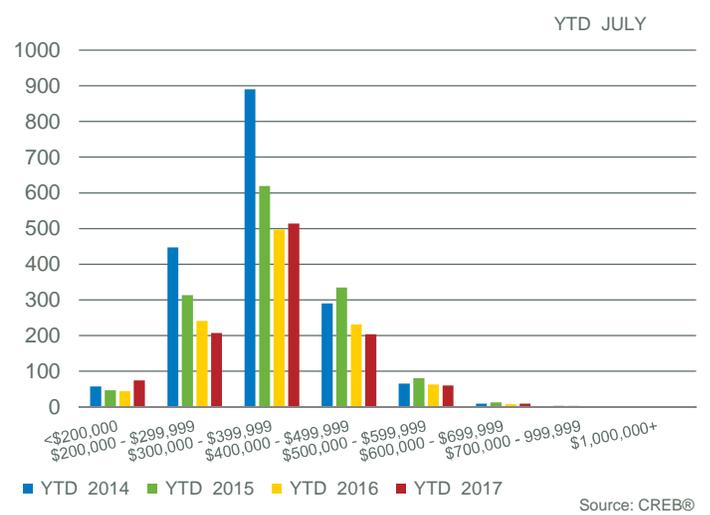


NORTHEAST

NORTHEAST TOTAL SALES



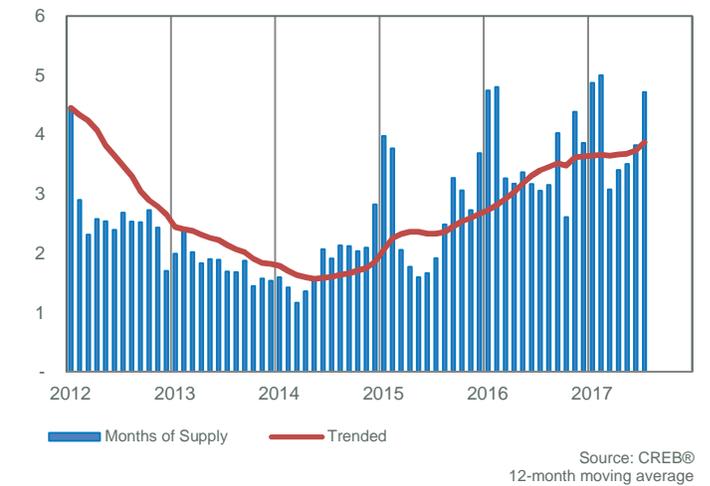
NORTHEAST TOTAL SALES BY PRICE RANGE



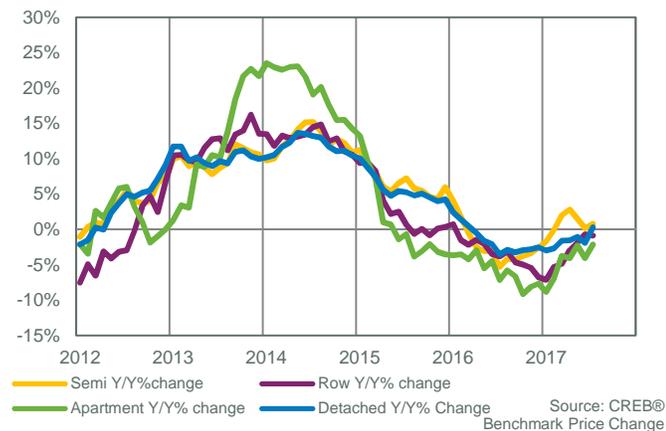
NORTHEAST INVENTORY AND SALES



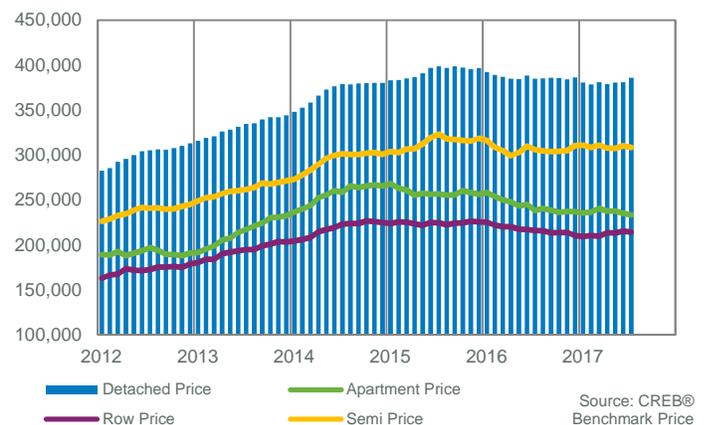
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

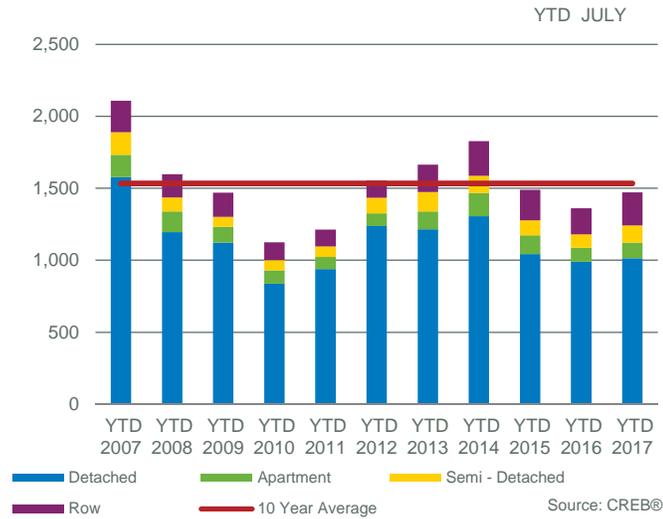


NORTHEAST PRICES

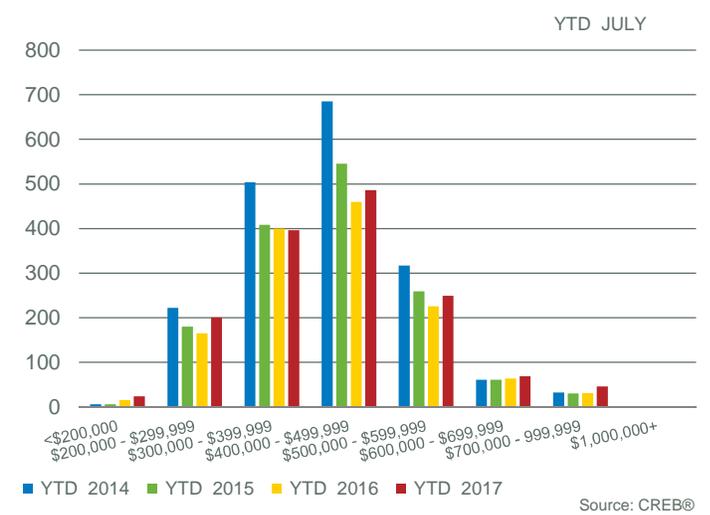


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



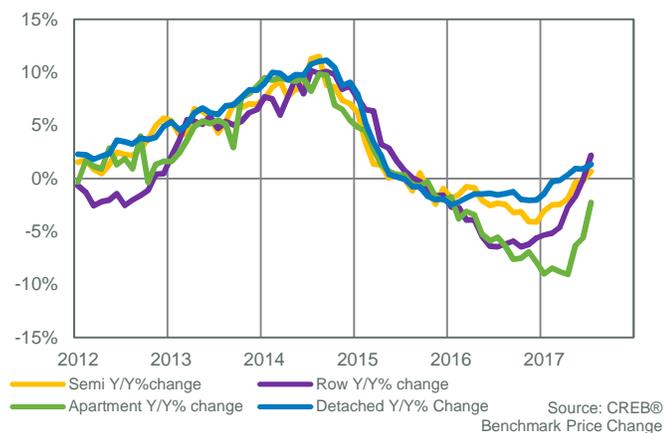
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

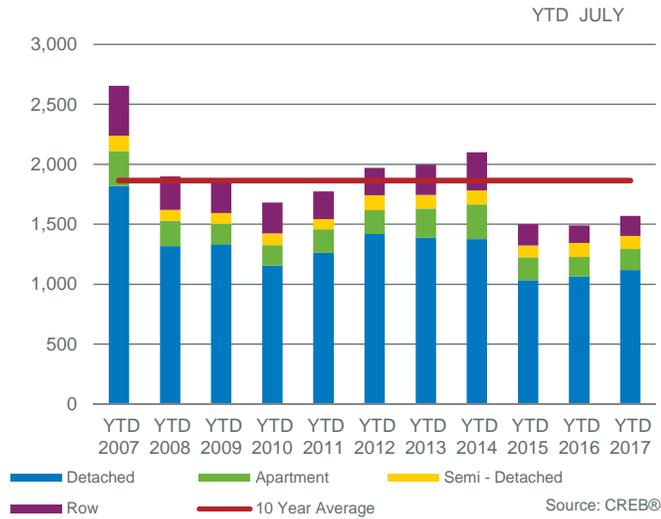


NORTH PRICES

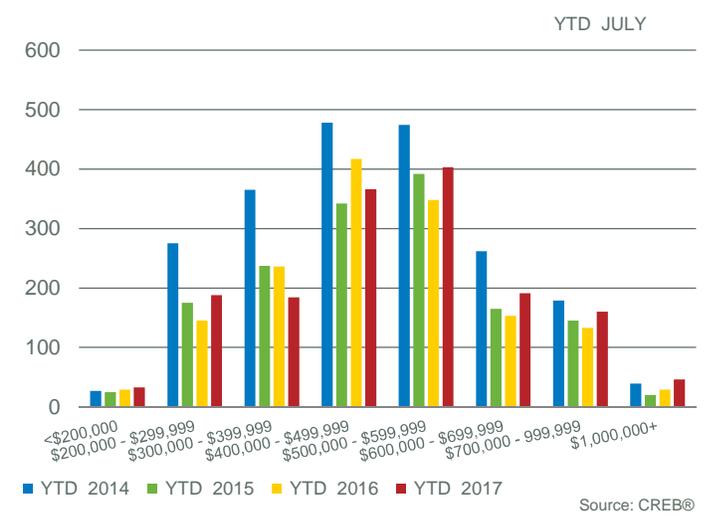


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



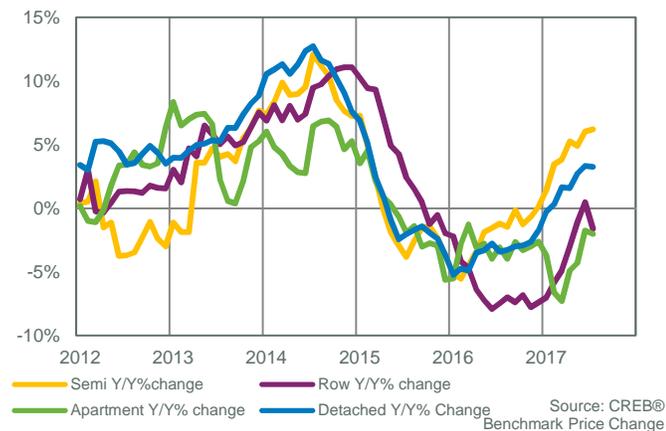
NORTHWEST INVENTORY AND SALES



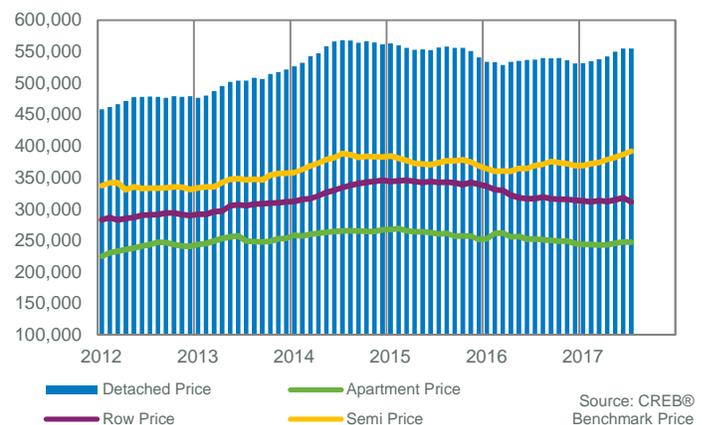
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

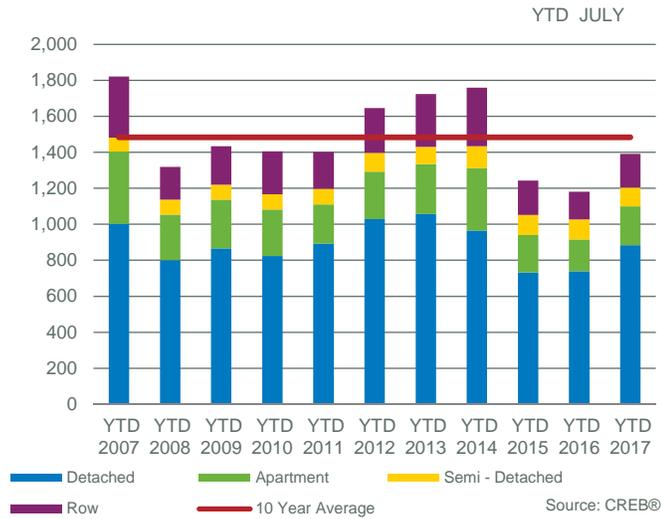


NORTHWEST PRICES

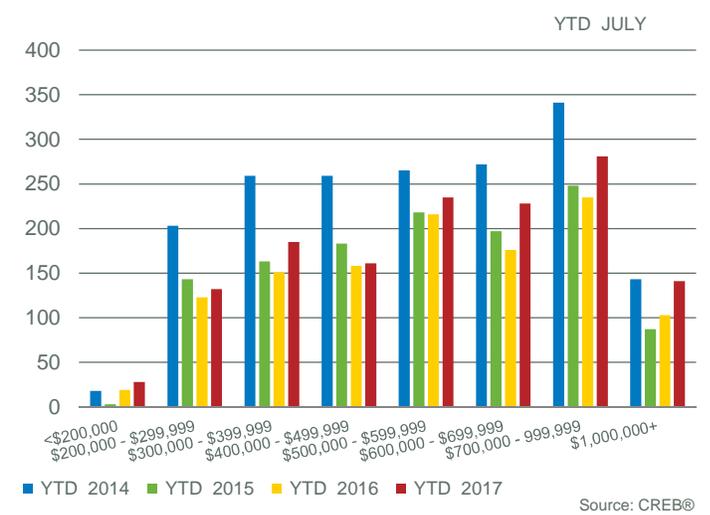


WEST

WEST TOTAL SALES



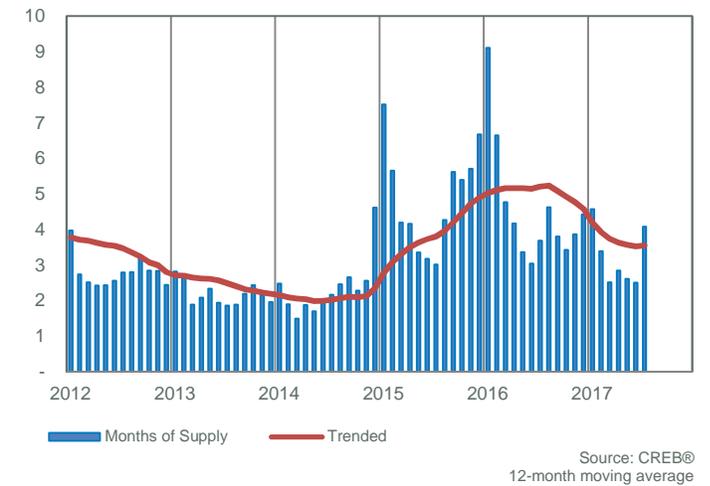
WEST TOTAL SALES BY PRICE RANGE



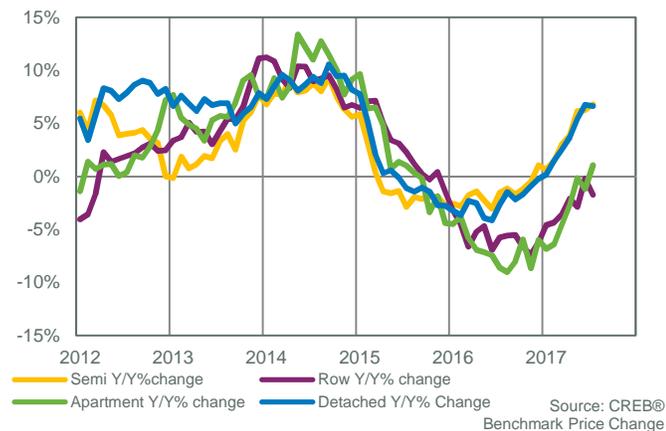
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

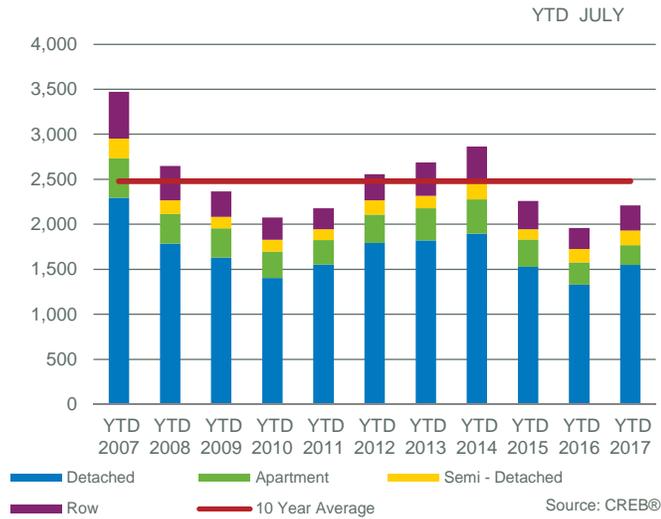


WEST PRICES

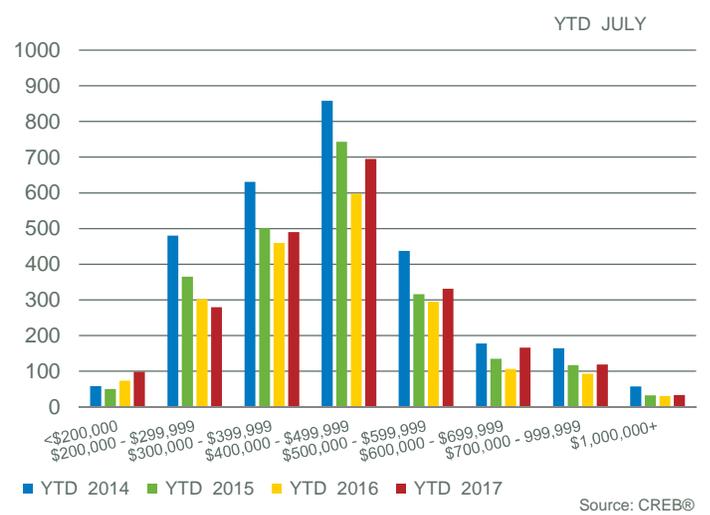


SOUTH

SOUTH TOTAL SALES



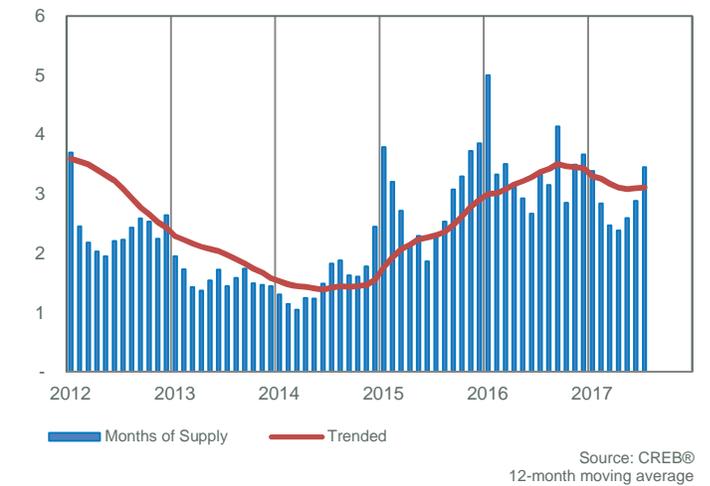
SOUTH TOTAL SALES BY PRICE RANGE



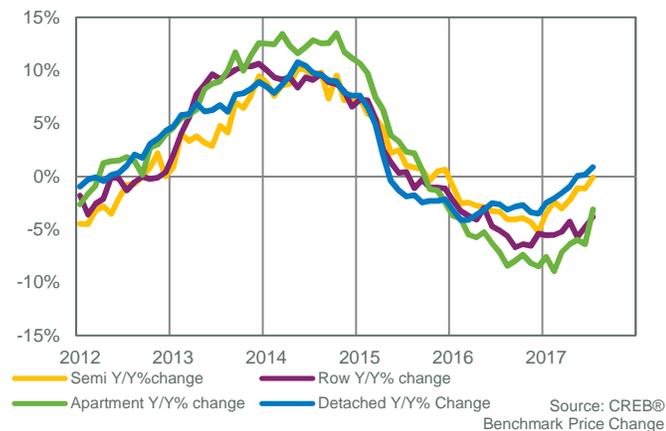
SOUTH INVENTORY AND SALES



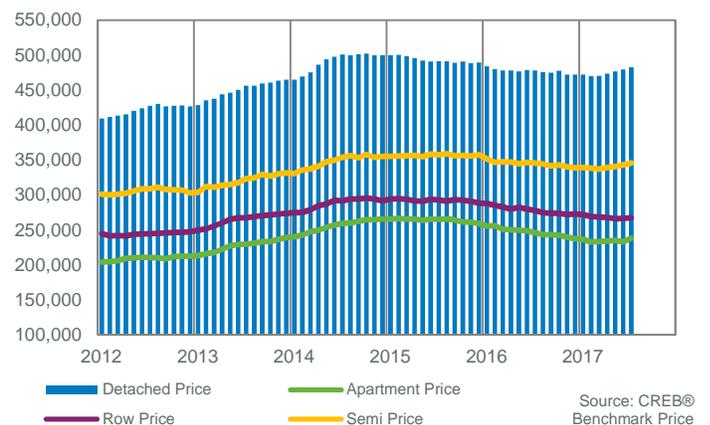
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

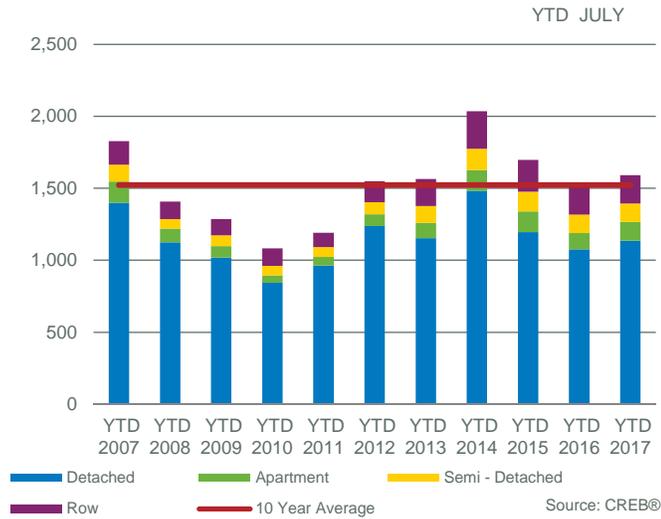


SOUTH PRICES

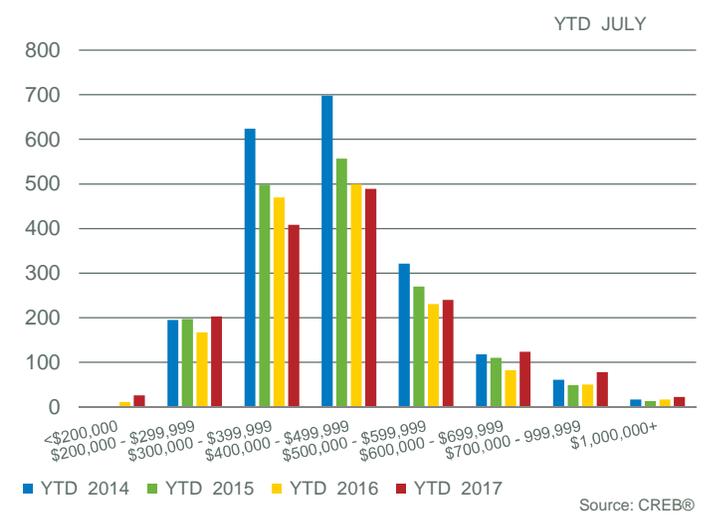


SOUTHEAST

SOUTHEAST TOTAL SALES



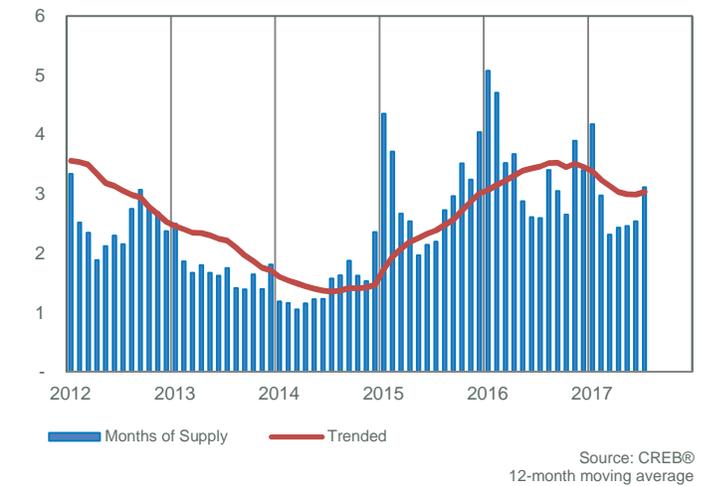
SOUTHEAST TOTAL SALES BY PRICE RANGE



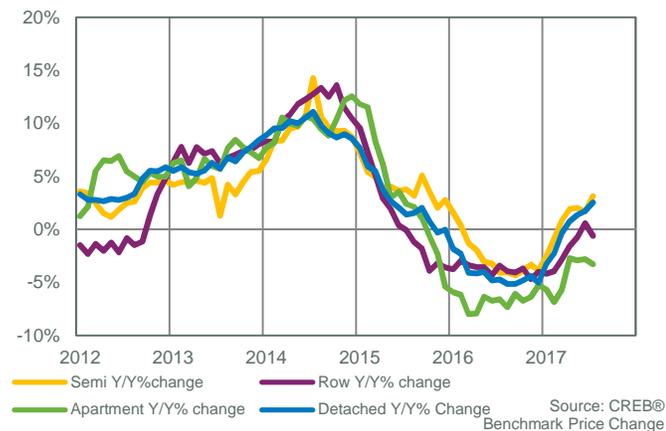
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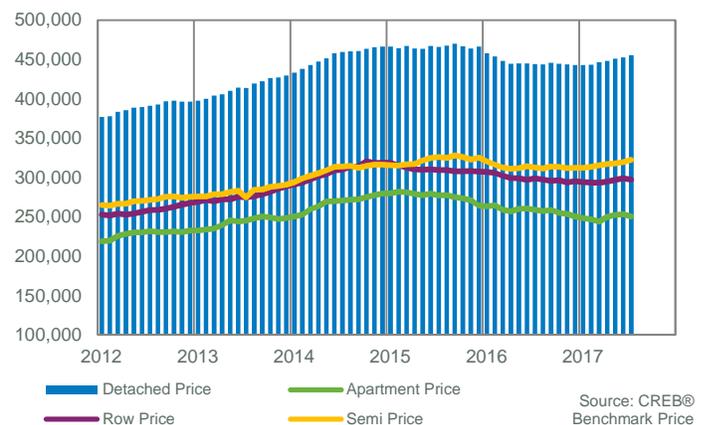
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

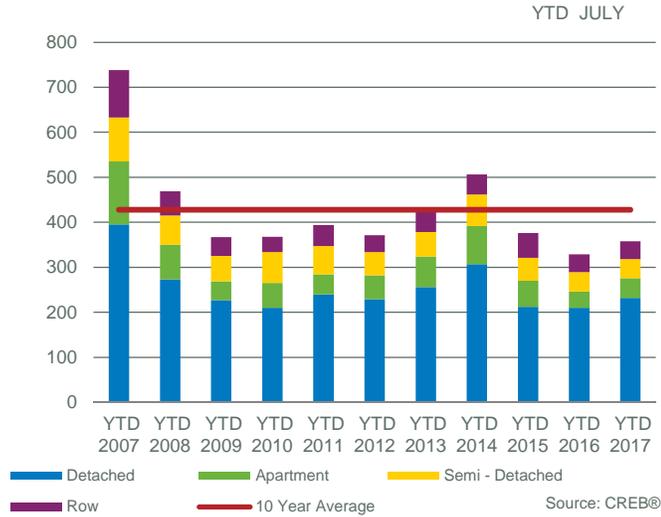


SOUTHEAST PRICES

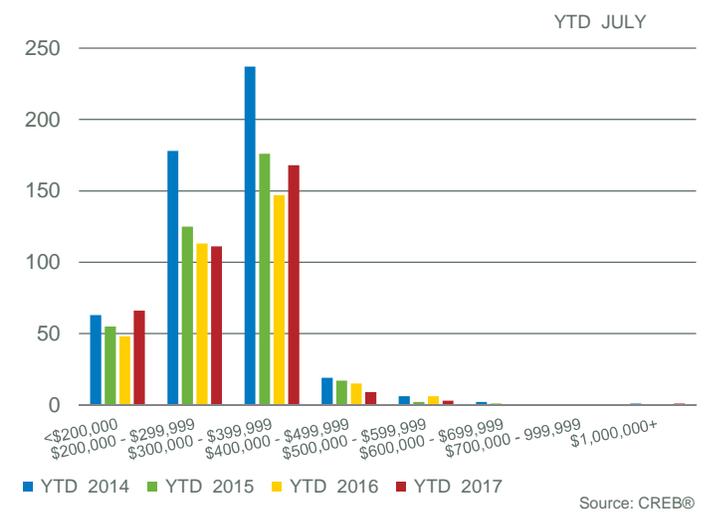


EAST

EAST TOTAL SALES



EAST TOTAL SALES BY PRICE RANGE



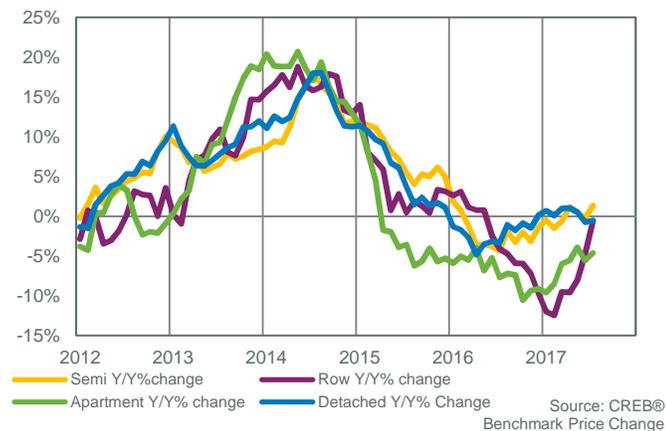
EAST INVENTORY AND SALES



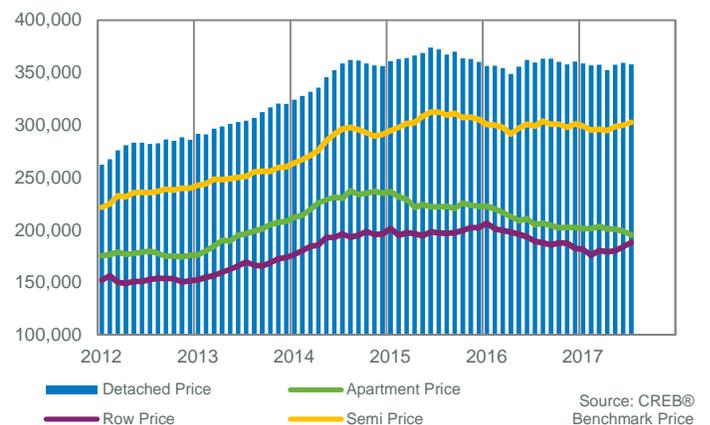
EAST MONTHS OF INVENTORY



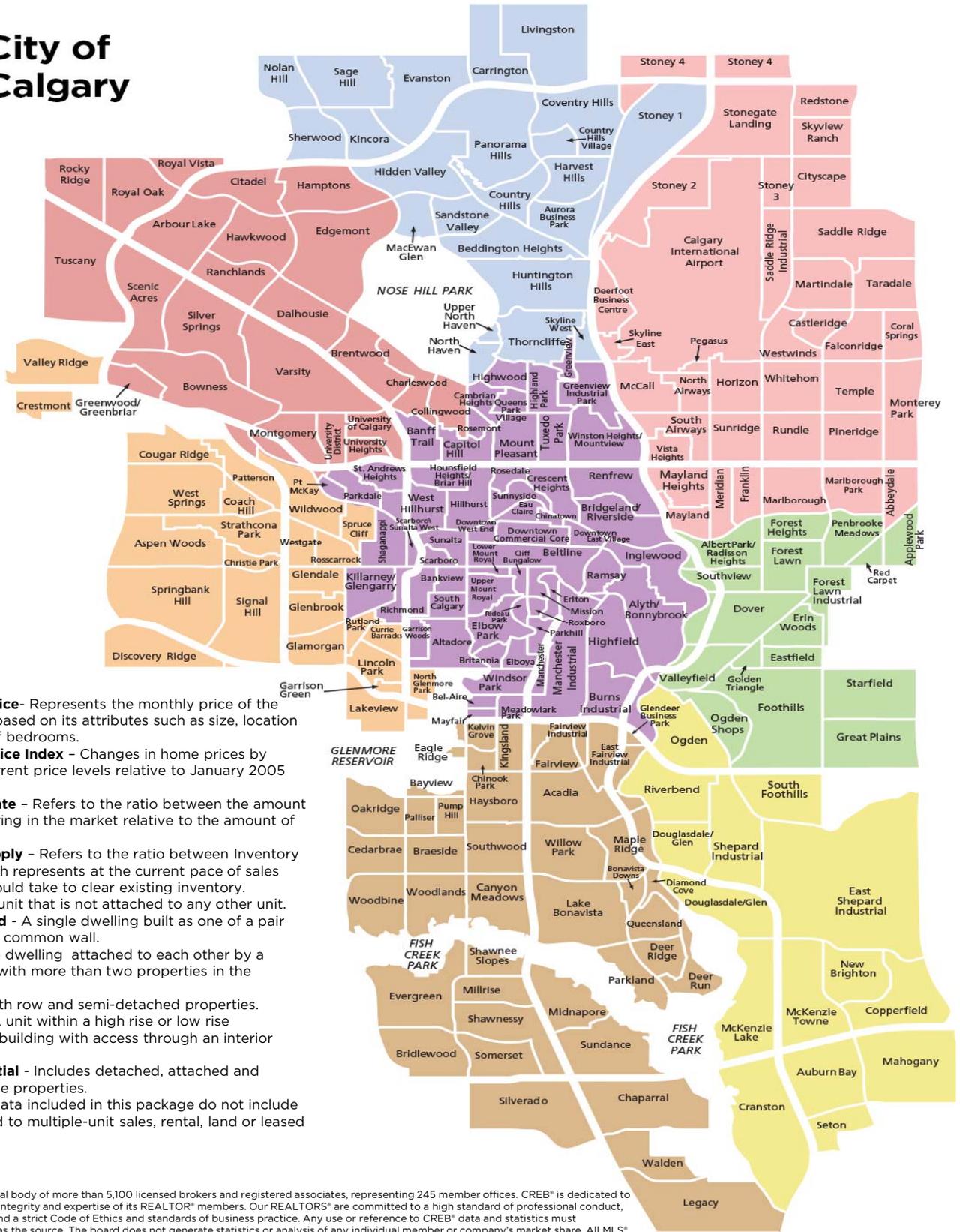
EAST PRICE CHANGE



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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