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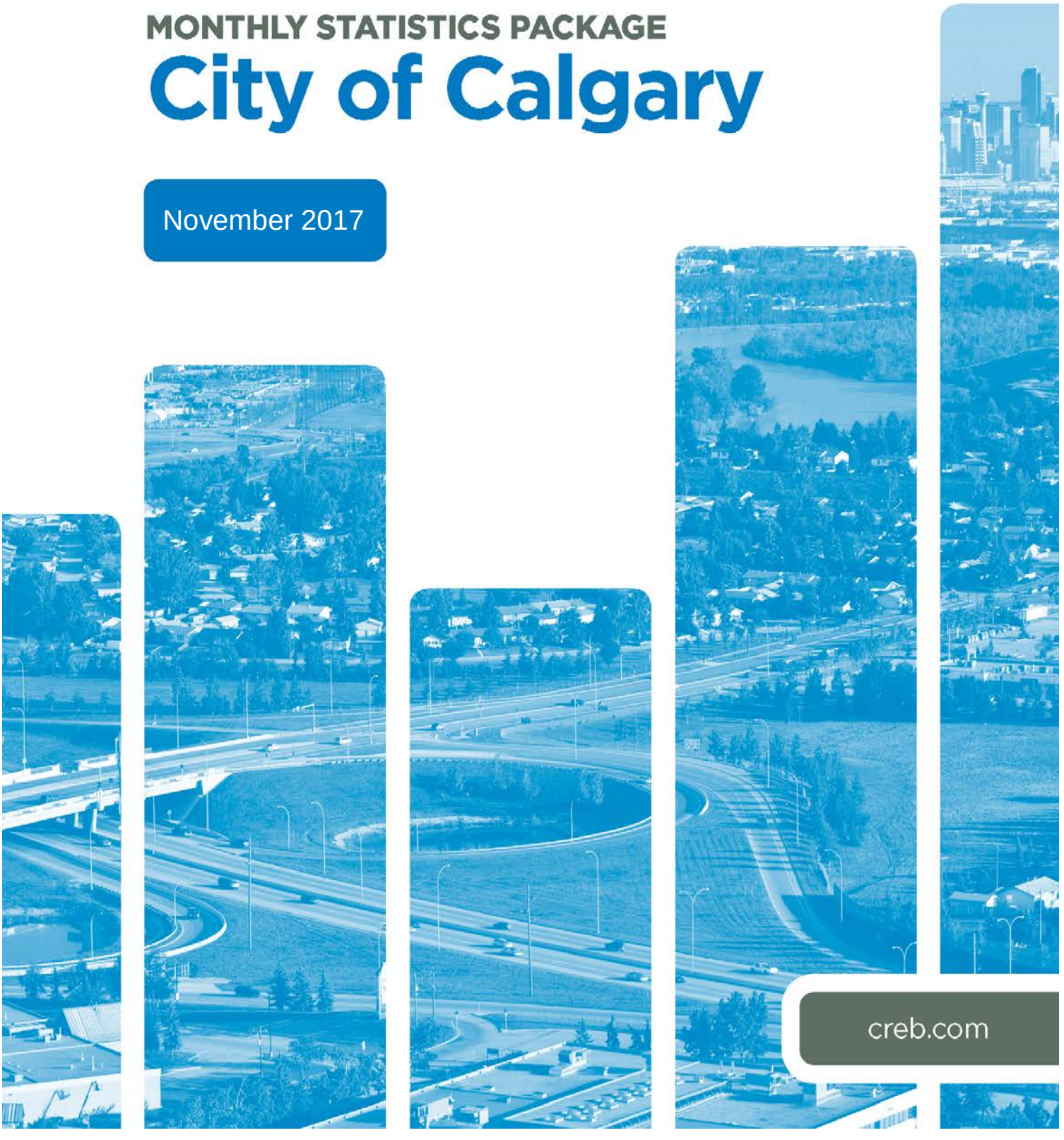
MONTHLY STATISTICS PACKAGE
City of Calgary

November 2017



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Home improvement

November marks a rise in sales.

City of Calgary, December 1, 2017 – The November housing market was spurred by a rise in sales, particularly in the lower price ranges.
Sales totaled 1,411 units in November, an increase of 15 per cent over last year. This is comparable to longer-term averages for the month of November. Improved sales activity occurred in each of the housing segments, with most of the gains occurring in homes priced under $500,000.

"The combination of improved confidence and pending mortgage rule changes have likely contributed to the stronger sales activity this month," said CREB® chief economist Ann-Marie Lurie. According to Lurie, the last time that sales activity rose to long-term averages for the month was October 2016, when the stress test for high-ratio loans was first announced.

"Moving forward, we will continue to monitor shifts in demand as improving economic conditions should help offset the impact to the housing market after the new lending policy comes into force in January," said Lurie.

The largest gains in the detached sector were in the $300,000 - $399,999 price range, while the apartment and attached sectors saw the largest gains among homes priced below $300,000.
"We have seen some improvements in confidence with many of our clients. There are some concerns regarding the changes in the lending market, but there is also a significant amount of confusion regarding how it will affect them," said CREB® president David P. Brown.
"For a lot of buyers, they are interested in taking advantage of the choice in the market at all price ranges."

The rise in sales relative to new listings improved this month, helping ease inventory levels over the previous month and keeping the months of supply relatively stable. However, the amount of supply relative to the sales in the market remains elevated. This continues to weigh on prices.

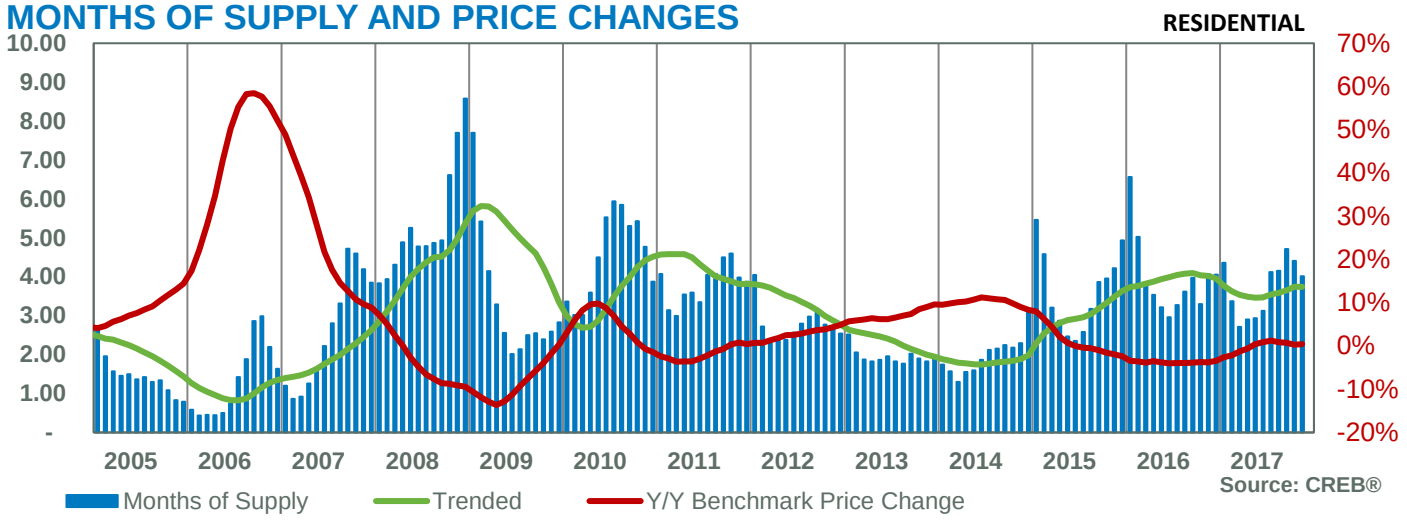
Citywide benchmark prices totaled $436,700, 0.50 per cent below last month, but 0.46 per cent above last year's levels. Both median and average prices recorded a more significant decline compared to last year. This should not come as a surprise, as more sales in the lower price range this year compared to last November would cause a more pronounced drop in average and median prices.

HOUSING MARKET FACTS

- Year-to-date detached sales have totaled 11,220 units, 5.5 per cent above last year's levels. Detached sales have improved across all districts in the city, except for the North East. However, higher supply levels have been impacting the price recovery in the detached market. Year-to-date benchmark prices remain slightly above last year, but remain over three per cent below recent highs.
- Rising condominium apartment sales have not been able to offset the continued rise in new listings, which are contributing to the persistent oversupply in this market. As a result, prices continue to ease. As of November, citywide apartment prices totaled $258,300. This is a 1.3 per cent decline from last month, nearly four per cent lower than last year and nearly 14 per cent lower than monthly highs recorded in 2014.
- Within the attached market, the semi-detached sector has outperformed the row market in terms of price appreciation. However, in both cases, prices remain 3.3 and 7.9 per cent below recent highs.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Summary Stats City of Calgary

Nov. 2017

	Nov-16	Nov-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
DETACHED						
Total Sales	776	875	12.76%	10,637	11,220	5.48%
Total Sales Volume	$432,785,034	$466,789,952	7.86%	$5,815,174,189	$6,276,721,681	7.94%
New Listings	1,062	1,122	5.65%	17,396	18,421	5.89%
Inventory	2,327	2,758	18.52%	2,809	2,815	0.22%
Months of Supply	3.00	3.15	5.11%	2.91	2.76	-4.99%
Sales to New Listings Ratio	73.07%	77.99%	4.92%	61.15%	60.91%	-0.24%
Sales to List Price Ratio	96.90%	97.24%	0.34%	97.04%	97.55%	0.51%
Days on Market	45	48	6.95%	42	38	-9.52%
Benchmark Price	$498,900	$504,000	1.02%	$501,982	$505,345	0.67%
Median Price	$485,000	$465,000	-4.12%	$479,000	$492,500	2.82%
Average Price	$557,713	$533,474	-4.35%	$546,693	$559,423	2.33%
Index	205	207	1.03%	206	207	0.67%
APARTMENT						
Total Sales	195	223	14.36%	2,580	2,699	4.61%
Total Sales Volume	$58,053,488	$61,787,190	6.43%	$794,325,611	$793,525,363	-0.10%
New Listings	455	446	-1.98%	6,701	6,954	3.78%
Inventory	1,432	1,491	4.12%	1,515	1,639	8.18%
Months of Supply	7.34	6.69	-8.95%	6.46	6.68	3.41%
Sales to New Listings Ratio	42.86%	50.00%	7.14%	38.50%	38.81%	0.31%
Sales to List Price Ratio	95.45%	95.76%	0.31%	96.33%	96.37%	0.04%
Days on Market	58	65	13.21%	56	59	5.36%
Benchmark Price	$268,700	$258,300	-3.87%	$275,073	$264,000	-4.03%
Median Price	$255,000	$250,000	-1.96%	$269,900	$260,000	-3.67%
Average Price	$297,710	$277,073	-6.93%	$307,878	$294,007	-4.51%
Index	186	179	-3.87%	190	183	-4.02%
ATTACHED						
Total Sales	255	313	22.75%	3,651	3,961	8.49%
Total Sales Volume	$103,710,101	$123,262,429	18.85%	$1,463,490,522	$1,615,648,536	10.40%
New Listings	468	493	5.34%	7,180	7,533	4.92%
Inventory	1,228	1,416	15.31%	1,396	1,407	0.77%
Months of Supply	4.82	4.52	-6.06%	4.21	3.91	-7.11%
Sales to New Listings Ratio	54.49%	63.49%	9.00%	50.85%	52.58%	1.73%
Sales to List Price Ratio	97.14%	97.01%	-0.13%	97.11%	97.32%	0.20%
Days on Market	59	54	-8.04%	49	49	0.00%
Benchmark Price	$328,900	$332,900	1.22%	$333,064	$332,527	-0.16%
Median Price	$345,000	$335,000	-2.90%	$342,500	$343,500	0.29%
Average Price	$406,706	$393,810	-3.17%	$400,846	$407,889	1.76%
Index	195	197	1.23%	197	197	-0.16%
CITY OF CALGARY						
Total Sales	1,226	1,411	15.09%	16,868	17,880	6.00%
Total Sales Volume	$594,548,623	$651,839,571	9.64%	$8,072,990,321	$8,685,895,580	7.59%
New Listings	1,985	2,061	3.83%	31,277	32,908	5.21%
Inventory	4,987	5,665	13.60%	5,720	5,861	2.46%
Months of Supply	4.07	4.01	-1.30%	3.73	3.61	-3.34%
Sales to New Listings Ratio	61.76%	68.46%	6.70%	53.93%	54.33%	0.40%
Sales to List Price Ratio	96.80%	97.05%	0.25%	96.98%	97.40%	0.42%
Days on Market	50	52	4.55%	46	44	-4.35%
Benchmark Price	$434,700	$436,700	0.46%	$438,973	$438,227	-0.17%
Median Price	$426,000	$412,000	-3.29%	$425,000	$432,000	1.65%
Average Price	$484,950	$461,970	-4.74%	$478,598	$485,788	1.50%
Index	200	201	0.45%	202	202	-0.18%

For a list of definitions, see page 26.

Summary Stats City of Calgary

Nov. 2017

	Nov-16	Nov-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	112	126	12.50%	1,625	1,728	6.34%
Total Sales Volume	$56,281,400	$64,148,503	13.98%	$791,850,854	$861,673,217	8.82%
Share of Sales with Condo Title	19.64%	15.87%	-3.77%	16.29%	16.72%	0.44%
New Listings	193	196	1.55%	2,914	3,002	3.02%
Inventory	455	555	21.98%	523	523	-0.05%
Months of Supply	4.06	4.40	8.42%	3.54	3.33	-6.01%
Sales to New Listings Ratio	58.03%	64.29%	6.25%	55.77%	57.56%	1.80%
Sales to List Price Ratio	96.89%	97.25%	0.36%	97.12%	97.48%	0.37%
Days on Market	60	54	-10.62%	46	45	-2.17%
Benchmark Price	$404,600	$417,800	3.26%	$404,364	$420,964	4.11%
Median Price	$427,500	$396,000	-7.37%	$393,750	$403,750	2.54%
Average Price	$502,513	$509,115	1.31%	$487,293	$498,653	2.33%
Index	203	209	3.26%	202	211	4.10%
CITY OF CALGARY ROW						
Total Sales	143	187	30.77%	2,026	2,233	10.22%
Total Sales Volume	$47,428,701	$59,113,926	24.64%	$671,639,668	$753,975,319	12.26%
Share of Sales with Condo Title	96.50%	94.65%	-1.85%	94.07%	94.80%	0.73%
New Listings	275	297	8.00%	4,266	4,531	6.21%
Inventory	773	861	11.38%	873	884	1.27%
Months of Supply	5.41	4.60	-14.82%	4.74	4.35	-8.12%
Sales to New Listings Ratio	52.00%	62.96%	10.96%	47.49%	49.28%	1.79%
Sales to List Price Ratio	97.44%	96.75%	-0.68%	97.11%	97.13%	0.02%
Days on Market	58	55	-6.01%	52	51	-1.92%
Benchmark Price	$302,900	$303,100	0.07%	$309,164	$299,573	-3.10%
Median Price	$310,000	$290,000	-6.45%	$310,000	$309,500	-0.16%
Average Price	$331,669	$316,117	-4.69%	$331,510	$337,651	1.85%
Index	190	190	0.05%	194	188	-3.11%
CITY OF CALGARY ATTACHED						
Total Sales	255	313	22.75%	3,651	3,961	8.49%
Total Sales Volume	$103,710,101	$123,262,429	18.85%	$1,463,490,522	$1,615,648,536	10.40%
Share of Sales with Condo Title	62.75%	62.94%	0.31%	59.56%	60.88%	2.21%
New Listings	468	493	5.34%	7,180	7,533	4.92%
Inventory	1,228	1,416	15.31%	1,396	1,407	0.77%
Months of Supply	4.82	4.52	-6.06%	4.21	3.91	-7.11%
Sales to New Listings Ratio	54.49%	63.49%	9.00%	50.85%	52.58%	1.73%
Sales to List Price Ratio	97.14%	97.01%	-0.13%	97.11%	97.32%	0.20%
Days on Market	59	54	-8.04%	49	49	0.00%
Benchmark Price	$328,900	$332,900	1.22%	$333,064	$332,527	-0.16%
Median Price	$345,000	$335,000	-2.90%	$342,500	$343,500	0.29%
Average Price	$406,706	$393,810	-3.17%	$400,846	$407,889	1.76%
Index	195	197	1.23%	197	197	-0.16%

For a list of definitions, see page 26.

Calgary Districts

Nov. 2017

November 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	87	139	62.59%	381	4.38	$687,800	3.30%	-0.06%
North East	107	164	65.24%	403	3.77	$377,800	-1.79%	-1.10%
North	136	165	82.42%	425	3.13	$433,600	-0.09%	-0.80%
North West	117	145	80.69%	300	2.56	$548,200	0.53%	0.15%
West	84	111	75.68%	286	3.40	$737,400	5.49%	0.04%
South	178	209	85.17%	524	2.94	$474,900	0.40%	-0.57%
South East	136	155	87.74%	366	2.69	$446,600	0.52%	-0.76%
East	31	34	91.18%	73	2.35	$354,200	0.06%	-0.08%
TOTAL CITY	**875**	**1,122**	**77.99%**	**2,758**	**3.15**	**$504,000**	**1.02%**	**-0.43%**
Apartment								
City Centre	109	206	52.91%	743	6.82	$284,000	-3.86%	-1.18%
North East	10	28	35.71%	82	8.20	$229,800	-3.12%	-0.52%
North	16	26	61.54%	81	5.06	$210,700	-6.52%	-4.57%
North West	23	37	62.16%	122	5.30	$243,400	-2.09%	-0.53%
West	15	41	36.59%	142	9.47	$249,600	-0.60%	1.79%
South	22	57	38.60%	184	8.36	$227,900	-5.59%	-2.02%
South East	21	42	50.00%	101	4.81	$237,800	-6.27%	-4.69%
East	7	9	77.78%	36	5.14	$191,800	-5.24%	-0.62%
TOTAL CITY	**223**	**446**	**50.00%**	**1,491**	**6.69**	**$258,300**	**-3.87%**	**-1.26%**
Semi-detached								
City Centre	38	71	53.52%	217	5.71	$764,500	6.12%	0.00%
North East	10	22	45.45%	72	7.20	$299,900	-1.64%	-0.66%
North	14	21	66.67%	35	2.50	$317,300	0.47%	-0.91%
North West	13	24	54.17%	59	4.54	$391,800	5.38%	-0.05%
West	16	15	106.67%	55	3.44	$517,100	5.36%	-0.79%
South	21	17	123.53%	55	2.62	$343,500	0.97%	0.17%
South East	11	18	61.11%	35	3.18	$319,100	2.31%	-0.75%
East	3	8	37.50%	27	9.00	$300,600	0.97%	0.50%
TOTAL CITY	**126**	**196**	**64.29%**	**555**	**4.40**	**$417,800**	**3.26%**	**-0.29%**
Row								
City Centre	36	65	55.38%	191	5.31	$480,300	5.08%	0.33%
North East	18	34	52.94%	110	6.11	$207,100	-3.22%	-0.58%
North	21	39	53.85%	104	4.95	$263,200	0.73%	-1.31%
North West	25	27	92.59%	86	3.44	$309,600	-1.84%	0.32%
West	27	31	87.10%	103	3.81	$344,900	0.09%	-1.03%
South	26	49	53.06%	132	5.08	$265,000	-2.54%	-1.67%
South East	27	40	67.50%	100	3.70	$296,000	0.78%	0.07%
East	7	12	58.33%	35	5.00	$183,400	-2.13%	-3.12%
TOTAL CITY	**187**	**297**	**62.96%**	**861**	**4.60**	**$303,100**	**0.07%**	**-0.62%**

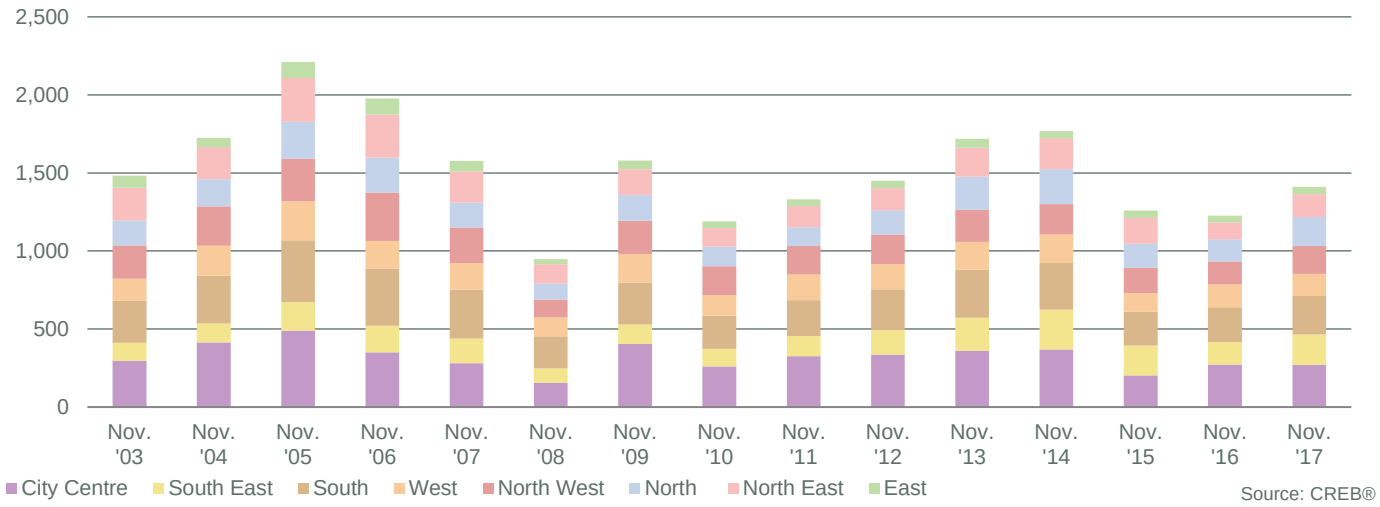
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

TOTAL SALES

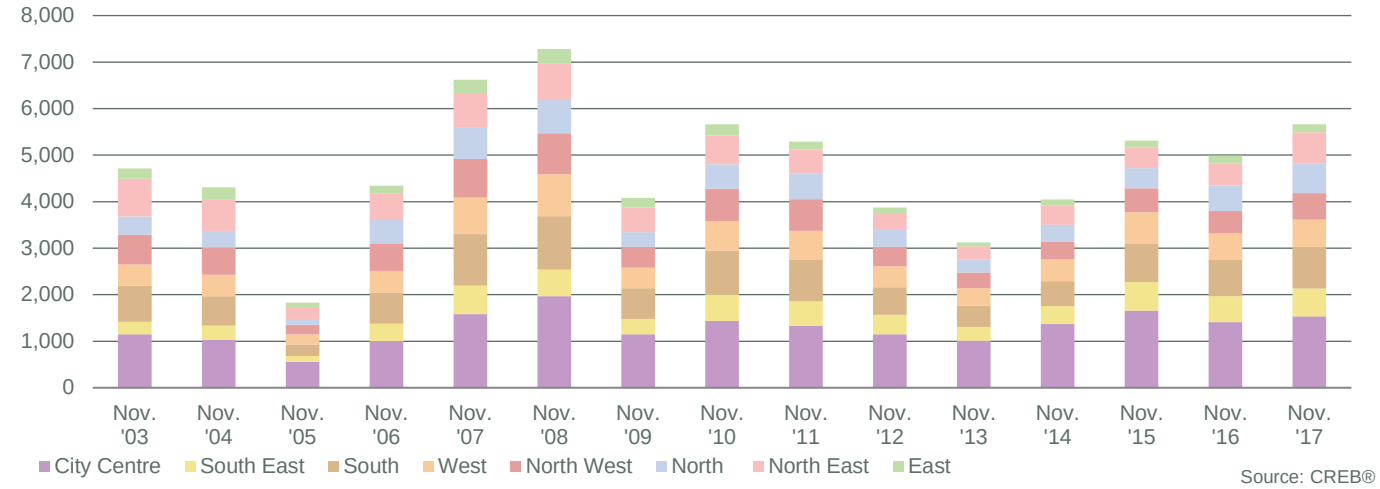
NOVEMBER



Source: CREB®

TOTAL INVENTORY

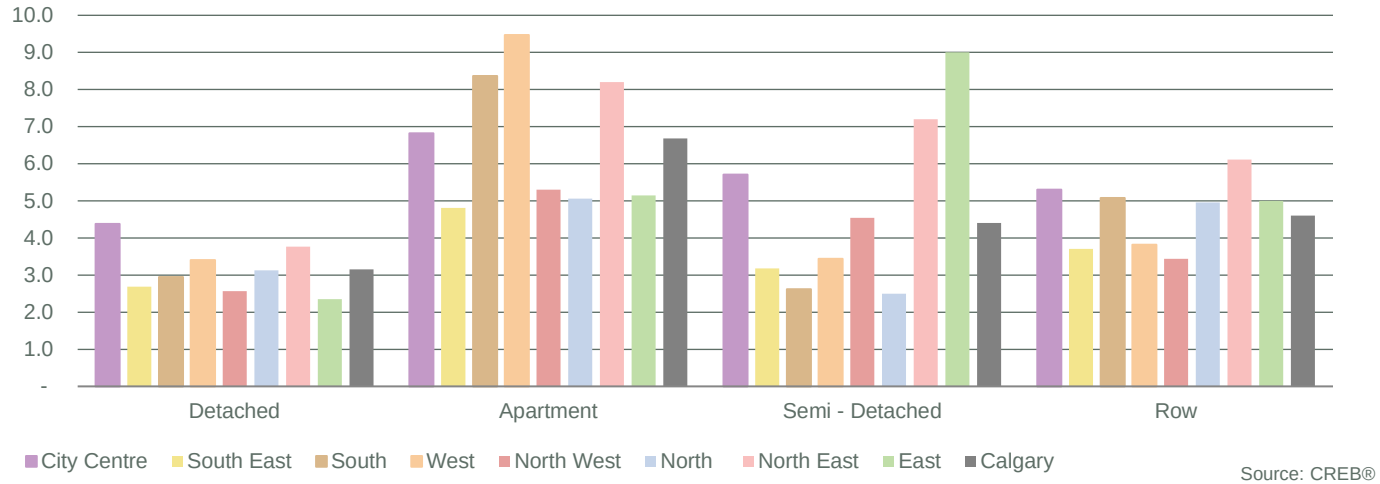
NOVEMBER



Source: CREB®

MONTHS OF SUPPLY

NOVEMBER



Source: CREB®

BENCHMARK PRICE - NOVEMBER

Source: CREB®

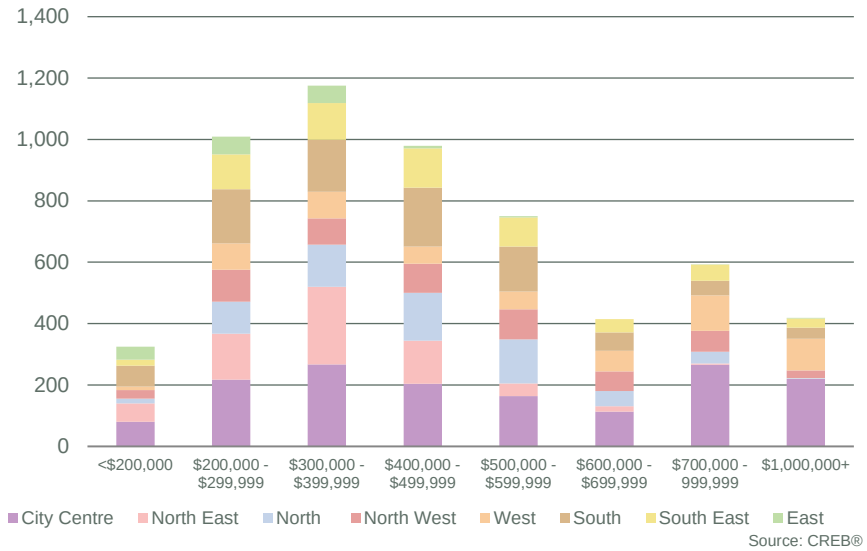
YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

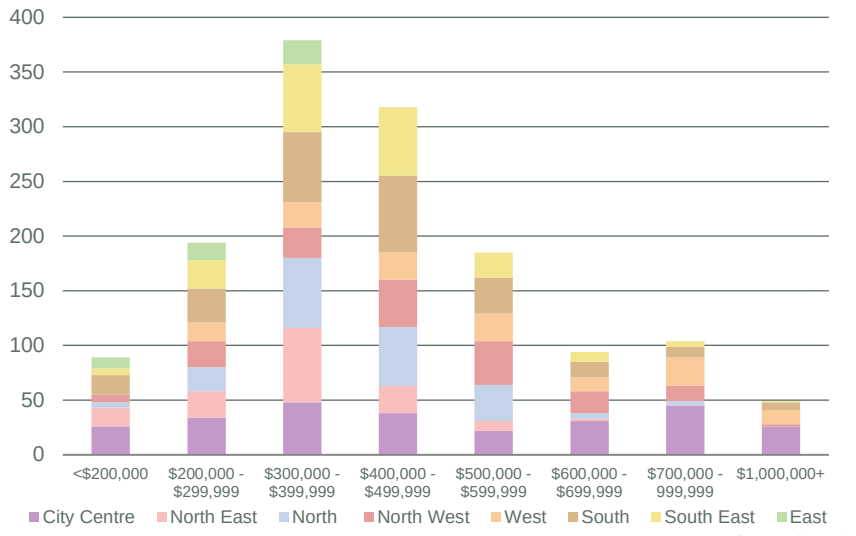
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	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 - NOVEMBER



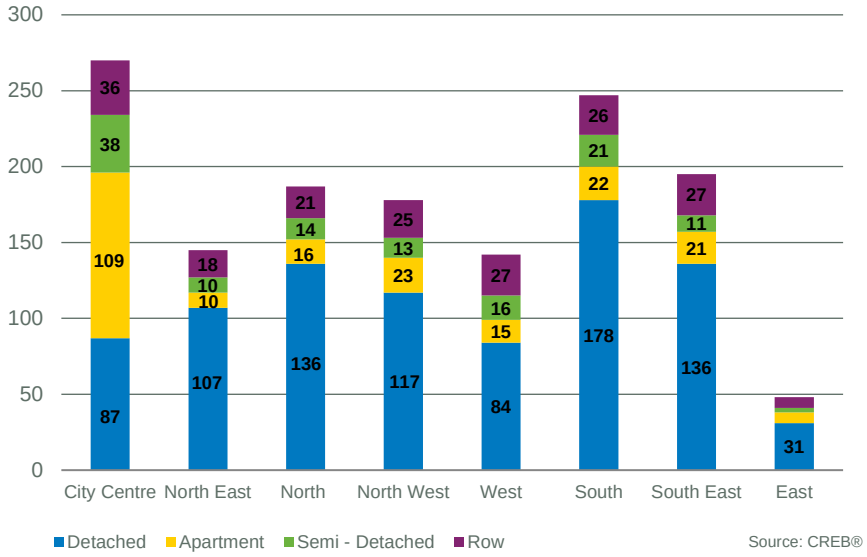
Source: CREB®

TOTAL SALES BY PRICE RANGE - NOVEMBER



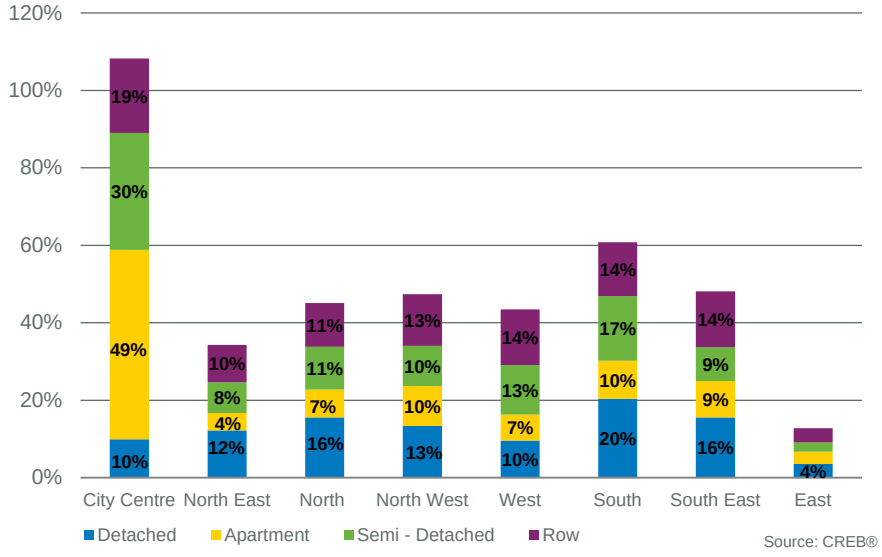
Source: CREB®

SALES BY PROPERTY TYPE - NOVEMBER



Source: CREB®

SHARE OF CITY WIDE SALES - NOVEMBER

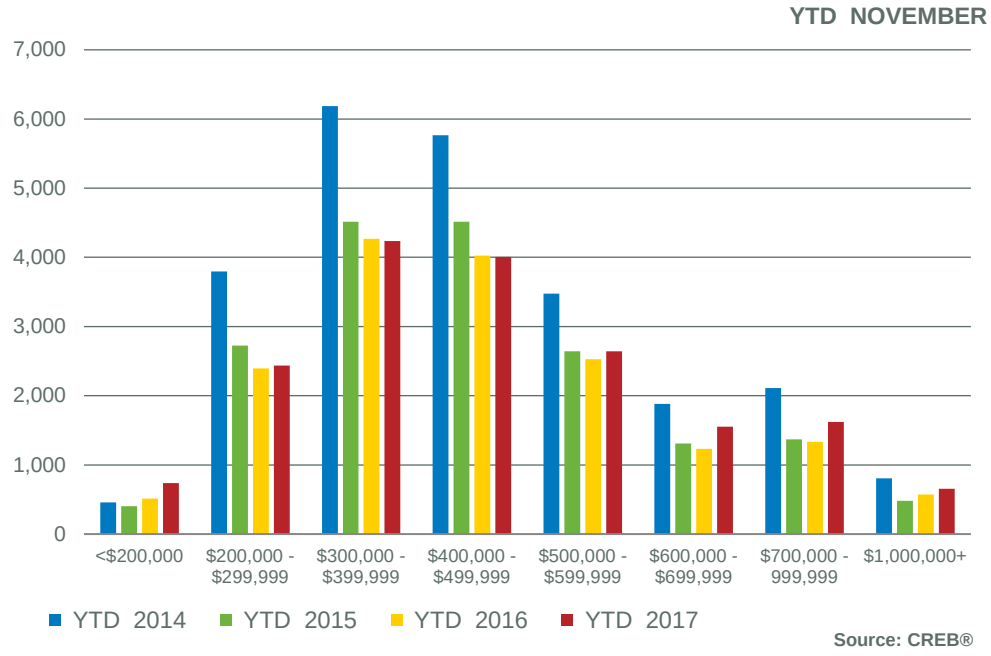


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,570	1,479	1,647	1,226	929
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,683	2,766	2,976	2,361	1,985	992
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,708	5,679	5,881	5,431	4,987	3,766
Days on Market	51	43	43	46	42	47	46	46	46	46	50	56
Benchmark Price	445,100	443,000	439,900	438,400	437,300	437,800	438,200	438,600	438,200	437,500	434,700	434,100
Median Price	407,500	420,000	422,250	430,000	432,750	430,000	429,250	418,500	432,500	410,000	426,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,192	490,233	461,245	484,950	494,671
Index	205	204	203	202	201	202	202	202	202	202	200	200
2017												
Sales	943	1,334	1,890	1,900	2,115	2,136	1,626	1,595	1,460	1,470	1,411	
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	6,881	6,476	5,665	
Days on Market	53	48	42	39	37	38	43	45	45	50	52	
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500	438,900	436,700	
Median Price	425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	423,000	415,000	412,000	
Average Price	467,509	480,786	490,980	495,002	504,230	500,889	478,155	478,280	485,041	475,190	461,970	
Index	200	200	200	201	202	203	204	204	203	202	201	

CALGARY TOTAL SALES	Nov-16	Nov-17	YTD 2016	YTD 2017
>$100,000	-	1	-	3
$100,000 - $199,999	48	88	513	732
$200,000 - $299,999	183	194	2,395	2,437
$300,000 -$ 349,999	134	154	1,869	1,893
$350,000 - $399,999	160	225	2,401	2,342
$400,000 - $449,999	157	172	2,270	2,193
$450,000 - $499,999	112	145	1,753	1,813
$500,000 - $549,999	96	106	1,438	1,498
$550,000 - $599,999	82	79	1,090	1,144
$600,000 - $649,999	60	52	678	849
$650,000 - $699,999	37	42	555	702
$700,000 - $799,999	54	59	710	853
$800,000 - $899,999	34	31	396	516
$900,000 - $999,999	15	14	228	252
$1,000,000 - $1,249,999	26	24	257	332
$1,250,000 - $1,499,999	16	11	142	153
$1,500,000 - $1,749,999	5	5	76	69
$1,750,000 - $1,999,999	2	5	38	44
$2,000,000 - $2,499,999	4	4	35	26
$2,500,000 - $2,999,999	-	-	13	17
$3,000,000 - $3,499,999	-	-	4	4
$3,500,000 - $3,999,999	1	-	3	6
$4,000,000 +	-	-	4	2
	1,226	1,411	16,868	17,880

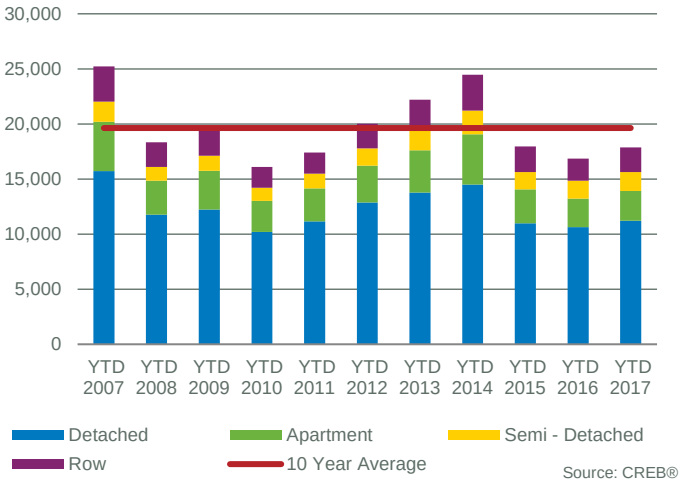
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

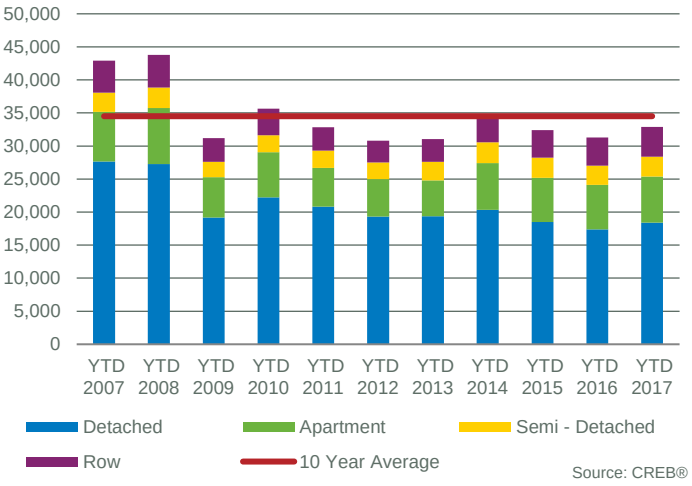
YTD NOVEMBER



Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

YTD NOVEMBER

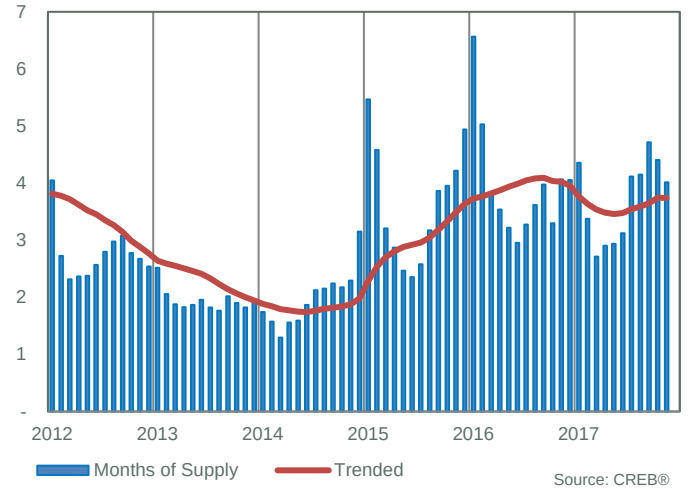


Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES

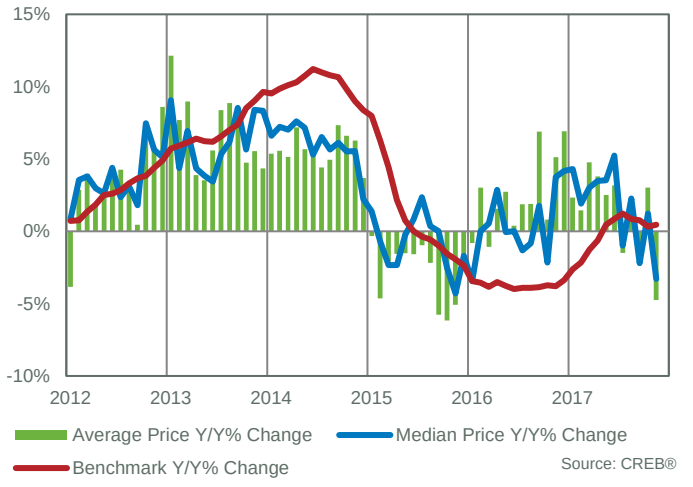
Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



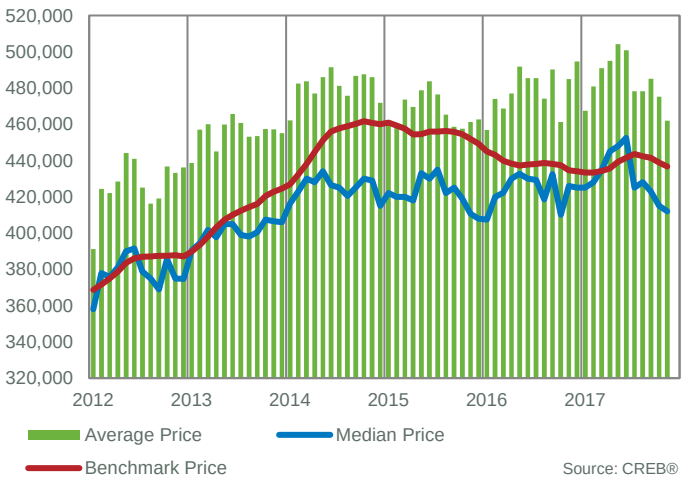
Source: CREB®
12 month moving average inventory

CITY OF CALGARY TOTAL PRICE CHANGE



Source: CREB®

CITY OF CALGARY TOTAL PRICES

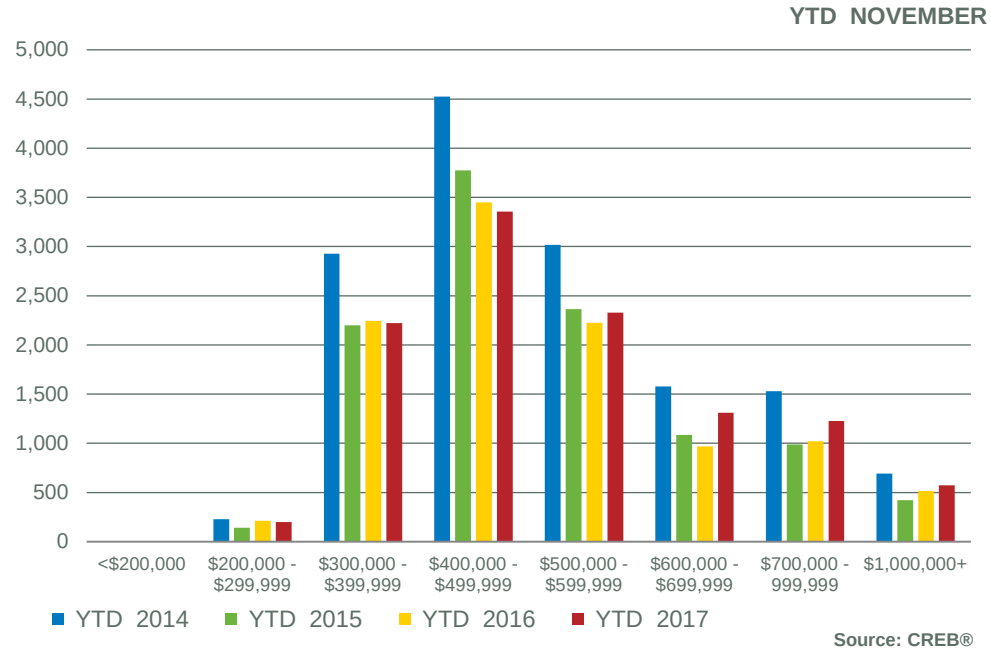


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	983	943	1,031	776	569
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,487	1,528	1,659	1,326	1,062	512
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,743	2,728	2,830	2,574	2,327	1,714
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	506,500	503,300	500,900	500,100	499,400	500,900	502,100	503,300	503,300	503,100	498,900	498,900
Median Price	458,750	467,500	480,000	483,750	489,000	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	558,922	558,046	542,456	542,371	563,643	529,378	557,713	574,309
Index	208	207	206	205	205	206	206	207	207	206	205	205
2017												
Sales	582	822	1,171	1,192	1,374	1,381	1,011	983	919	910	875	
New Listings	1,229	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	
Inventory	1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,256	2,758	
Days on Market	46	42	38	32	31	32	38	40	42	44	48	
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900	506,200	504,000	
Median Price	485,000	492,250	490,000	502,250	510,000	513,000	495,000	491,000	482,500	474,250	465,000	
Average Price	545,302	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,882	533,474	
Index	205	205	205	206	208	209	210	210	209	208	207	

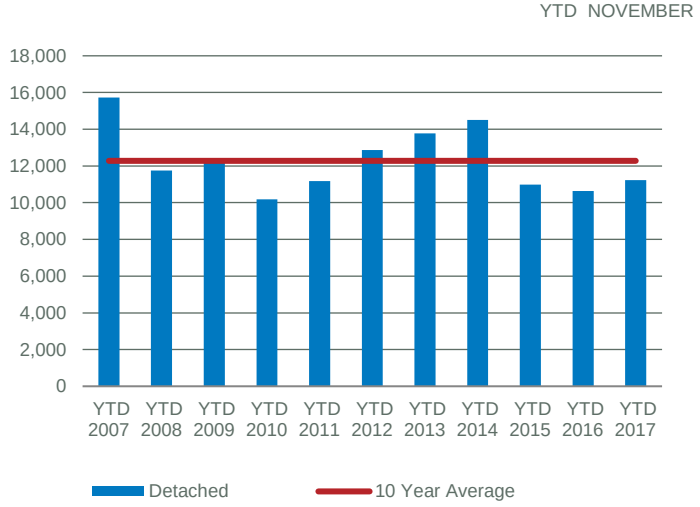
CALGARY TOTAL SALES	Nov-16	Nov-17	YTD 2016	YTD 2017
>$100,000	-	-	-	-
$100,000 - $199,999	-	-	1	5
$200,000 - $299,999	21	20	211	200
$300,000 -$ 349,999	57	73	669	712
$350,000 - $399,999	104	155	1,577	1,510
$400,000 - $449,999	134	140	1,909	1,783
$450,000 - $499,999	101	125	1,541	1,574
$500,000 - $549,999	85	96	1,273	1,312
$550,000 - $599,999	71	70	952	1,016
$600,000 - $649,999	49	47	550	723
$650,000 - $699,999	27	30	418	587
$700,000 - $799,999	40	42	523	638
$800,000 - $899,999	27	23	317	391
$900,000 - $999,999	11	12	180	197
$1,000,000 - $1,249,999	22	19	219	279
$1,250,000 - $1,499,999	16	9	135	133
$1,500,000 - $1,749,999	5	5	74	65
$1,750,000 - $1,999,999	2	5	35	43
$2,000,000 - $2,499,999	3	4	32	24
$2,500,000 - $2,999,999	-	-	12	17
$3,000,000 - $3,499,999	-	-	4	4
$3,500,000 - $3,999,999	1	-	3	6
$4,000,000 +	-	-	2	1
	776	875	10,637	11,220

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



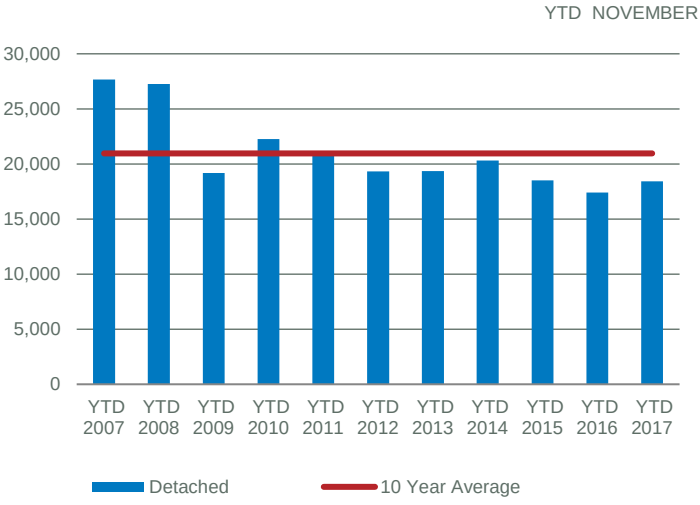
Source: CREB®

CITY OF CALGARY DETACHED SALES



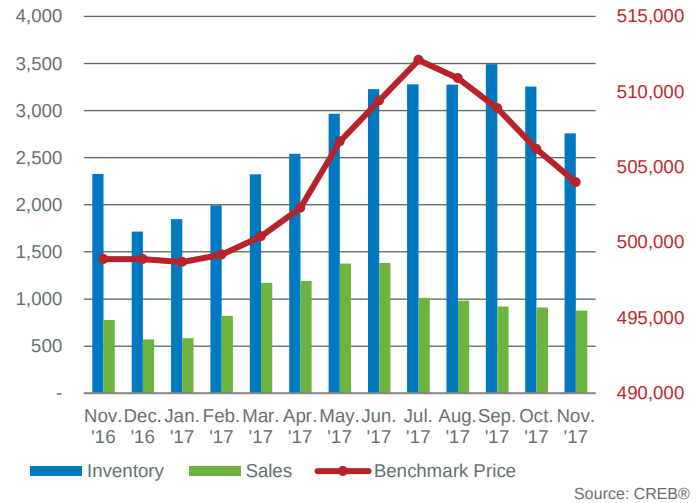
Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS



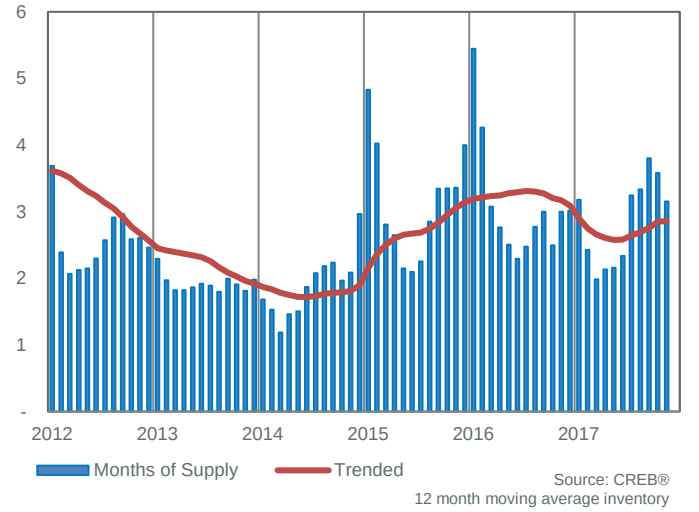
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



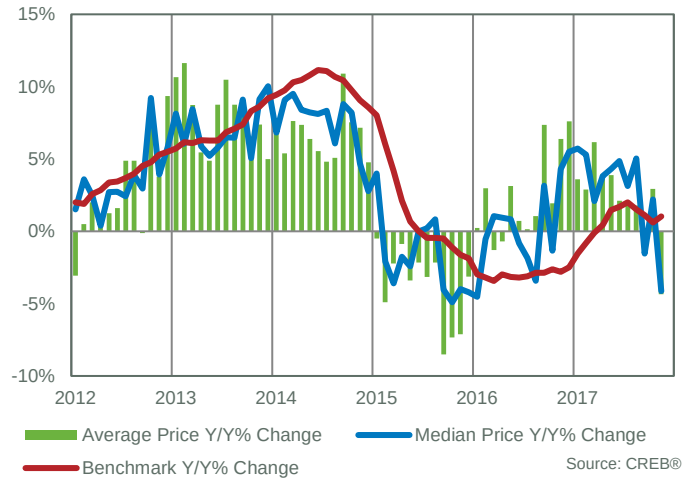
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



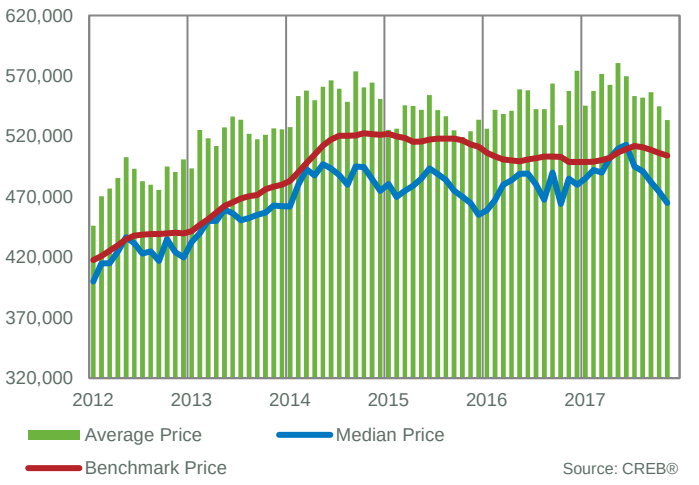
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

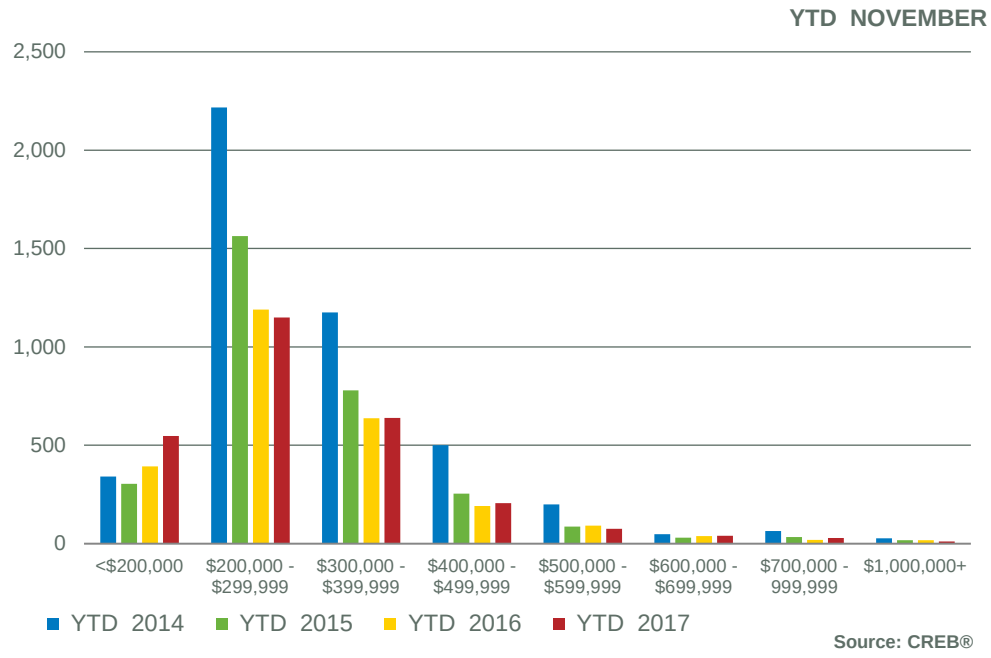


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	129	168	257	273	276	310	255	267	200	250	195	146
New Listings	598	636	679	666	685	604	618	616	636	508	455	240
Inventory	1,252	1,389	1,529	1,583	1,610	1,544	1,557	1,577	1,651	1,542	1,432	1,109
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71
Benchmark Price	280,800	282,500	279,100	276,800	275,000	275,500	274,000	271,700	271,300	270,400	268,700	266,500
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	249,500
Average Price	280,088	307,461	298,072	302,554	312,753	309,631	351,545	316,842	303,202	288,396	297,710	302,355
Index	194	196	193	192	190	191	190	188	188	187	186	184
2017												
Sales	151	235	297	283	282	284	254	248	209	233	223	
New Listings	624	583	726	691	768	729	614	644	628	501	446	
Inventory	1,267	1,391	1,579	1,654	1,782	1,872	1,814	1,768	1,773	1,639	1,491	
Days on Market	68	66	56	49	55	55	59	60	56	67	65	
Benchmark Price	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700	261,600	258,300	
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	257,000	250,000	
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,509	277,073	
Index	183	183	183	183	185	184	184	182	183	181	179	

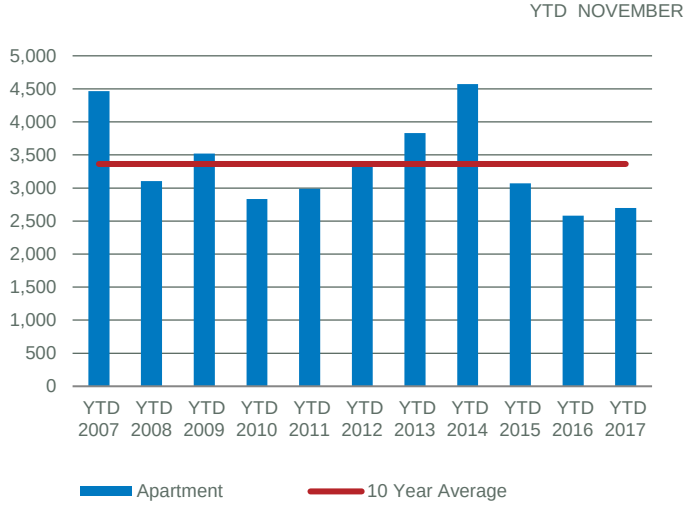
CALGARY TOTAL SALES	Nov-16	Nov-17	YTD 2016	YTD 2017
>$100,000	-	-	-	2
$100,000 - $199,999	37	62	393	545
$200,000 - $299,999	95	84	1,190	1,150
$300,000 -$ 349,999	27	32	387	388
$350,000 - $399,999	15	18	251	252
$400,000 - $449,999	4	11	115	128
$450,000 - $499,999	3	9	77	78
$500,000 - $549,999	3	3	54	52
$550,000 - $599,999	5	-	37	23
$600,000 - $649,999	-	1	22	25
$650,000 - $699,999	1	-	17	15
$700,000 - $799,999	-	2	8	14
$800,000 - $899,999	-	1	5	7
$900,000 - $999,999	3	-	6	8
$1,000,000 - $1,249,999	1	-	5	4
$1,250,000 - $1,499,999	-	-	5	3
$1,500,000 - $1,749,999	-	-	-	1
$1,750,000 - $1,999,999	-	-	2	1
$2,000,000 - $2,499,999	1	-	3	2
$2,500,000 - $2,999,999	-	-	1	-
$3,000,000 - $3,499,999	-	-	-	-
$3,500,000 - $3,999,999	-	-	-	-
$4,000,000 +	-	-	2	1
	195	223	2,580	2,699

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



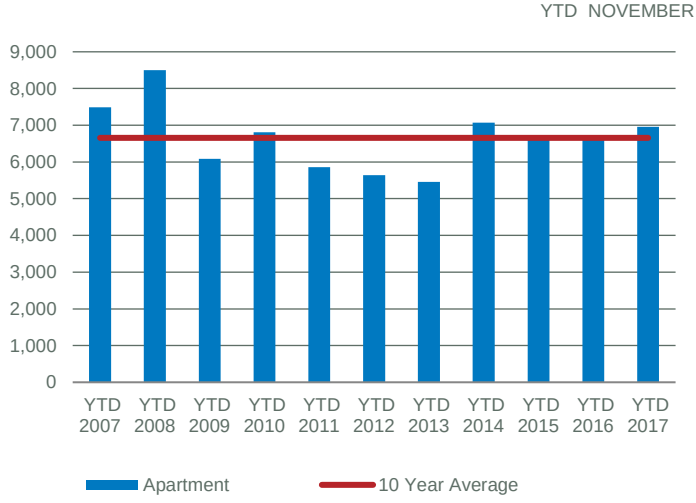
Source: CREB®

CITY OF CALGARY APARTMENT SALES



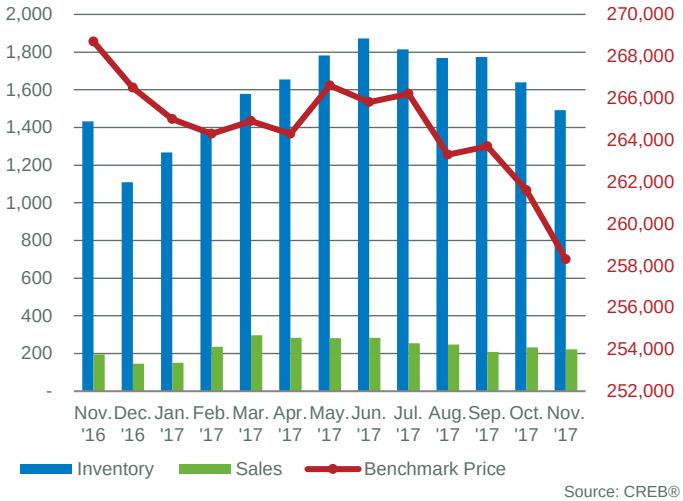
Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS



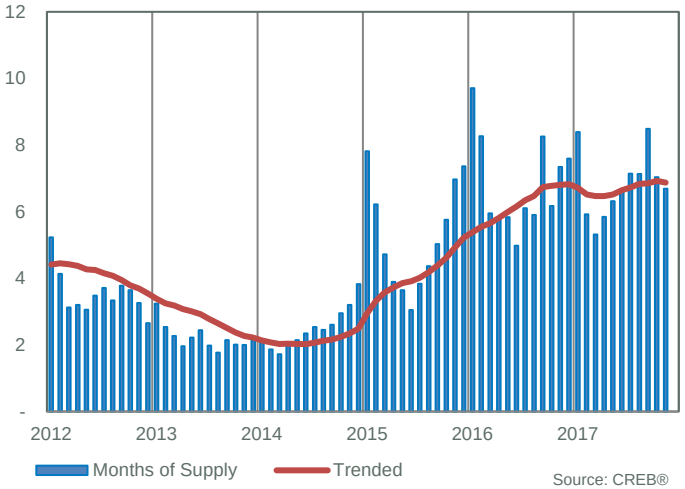
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



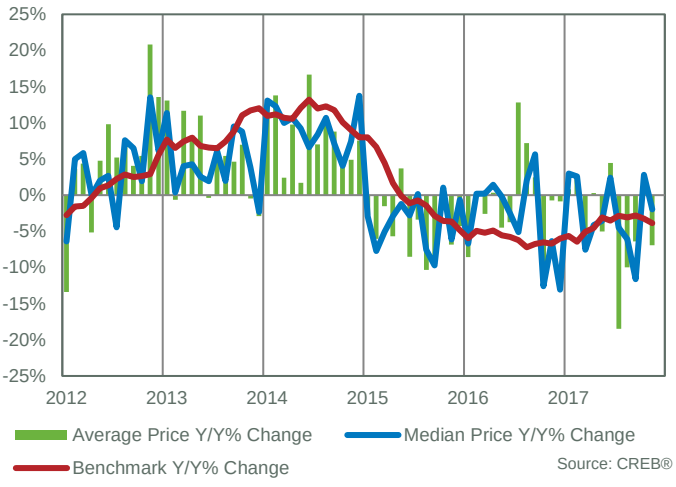
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



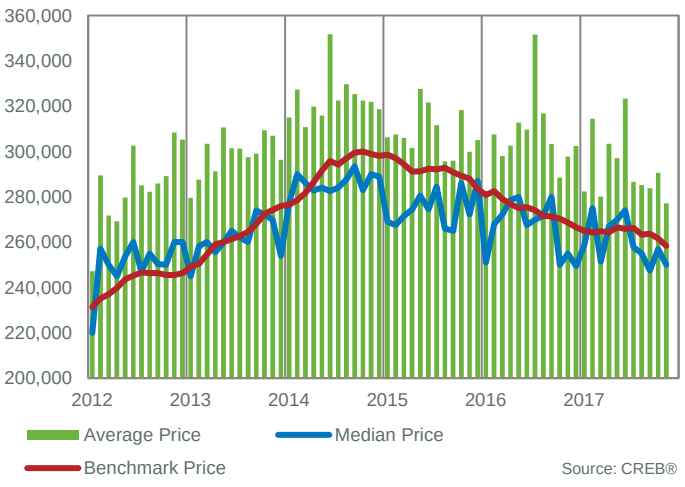
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



Source: CREB®

City of Calgary

Semi-Detached

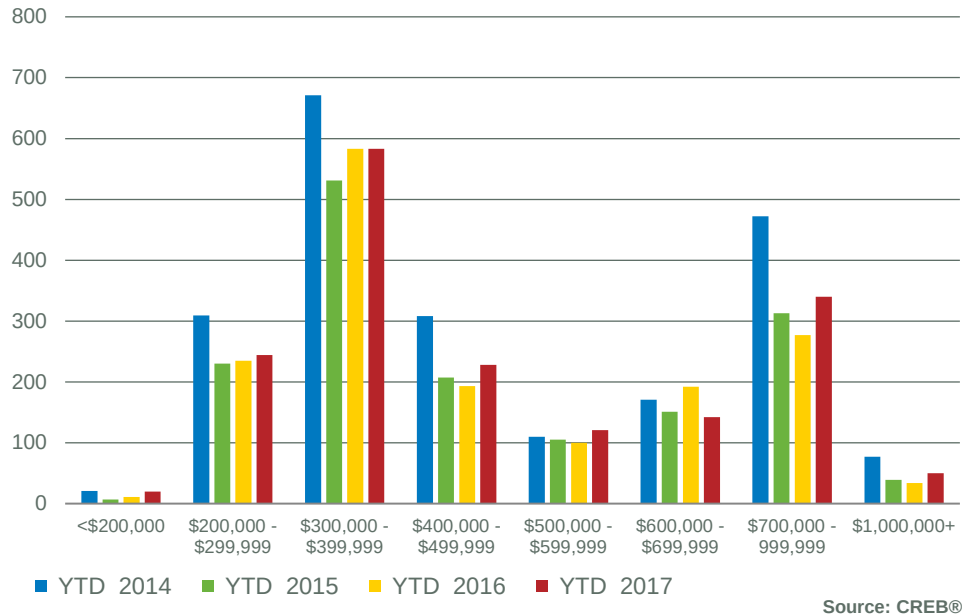
Nov. 2017

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	71	110	144	174	190	185	180	138	155	166	112	95
New Listings	268	283	289	306	296	290	261	237	268	223	193	103
Inventory	501	552	579	586	544	532	520	502	508	478	455	367
Days on Market	44	47	37	50	41	46	45	47	50	41	60	60
Benchmark Price	408,200	404,800	402,000	401,200	400,600	403,600	404,200	406,000	406,200	406,600	404,600	406,200
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	405,000	375,000	427,500	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	502,513	510,914
Index	204	203	201	201	201	202	202	203	203	204	203	203
2017												
Sales	83	126	199	204	188	191	147	177	144	143	126	
New Listings	199	236	301	269	332	341	279	280	321	248	196	
Inventory	376	436	454	455	517	560	589	583	617	612	555	
Days on Market	61	53	40	46	42	40	44	42	44	52	54	
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400	419,000	417,800	
Median Price	375,000	386,858	396,000	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	
Average Price	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	505,210	490,552	509,115	
Index	204	210	212	213	214	216	211	210	210	210	209	

CALGARY TOTAL SALES	Nov-16	Nov-17	YTD 2016	YTD 2017
>$100,000	-	-	-	-
$100,000 - $199,999	3	2	11	20
$200,000 - $299,999	16	14	235	244
$300,000 -$ 349,999	14	18	273	265
$350,000 - $399,999	20	30	310	318
$400,000 - $449,999	8	7	117	161
$450,000 - $499,999	4	4	76	67
$500,000 - $549,999	4	3	45	62
$550,000 - $599,999	2	7	55	59
$600,000 - $649,999	7	3	83	61
$650,000 - $699,999	9	10	109	81
$700,000 - $799,999	14	13	166	184
$800,000 - $899,999	7	7	71	113
$900,000 - $999,999	1	2	40	43
$1,000,000 - $1,249,999	3	5	32	41
$1,250,000 - $1,499,999	-	1	2	8
$1,500,000 - $1,749,999	-	-	-	1
$1,750,000 - $1,999,999	-	-	-	-
$2,000,000 - $2,499,999	-	-	-	-
$2,500,000 - $2,999,999	-	-	-	-
$3,000,000 - $3,499,999	-	-	-	-
$3,500,000 - $3,999,999	-	-	-	-
$4,000,000 +	-	-	-	-
	112	126	1,625	1,728

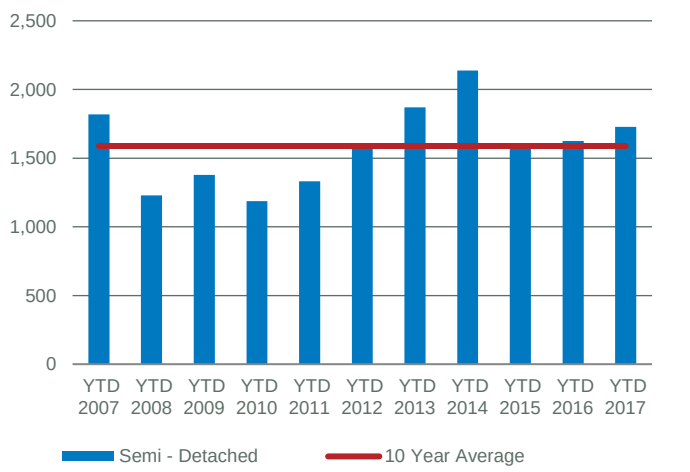
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE

YTD NOVEMBER



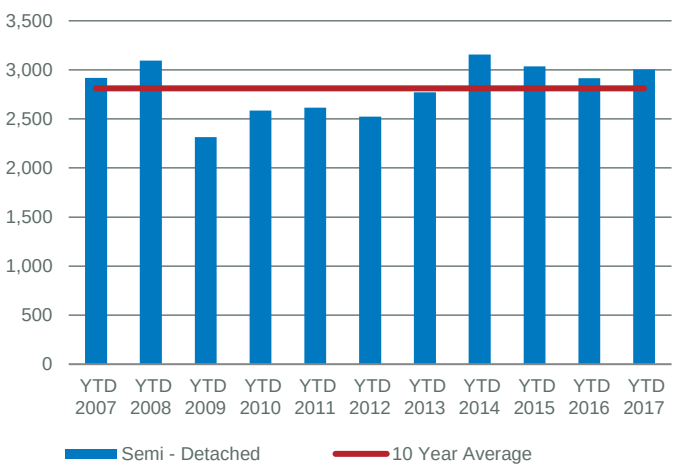
Source: CREB®

CITY OF CALGARY SEMI-DET. SALES



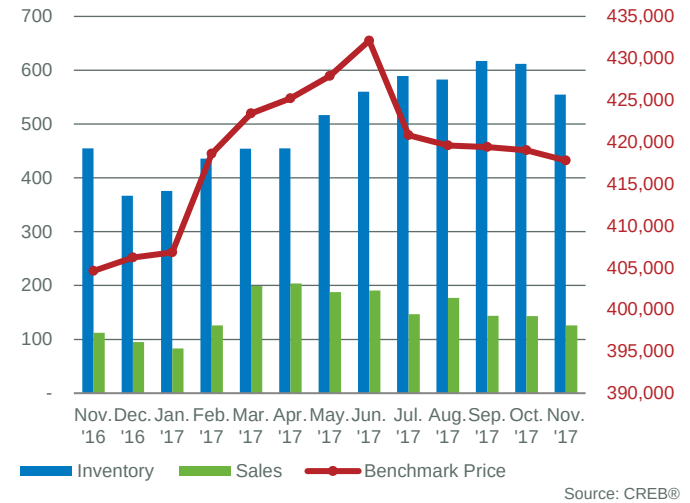
Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS



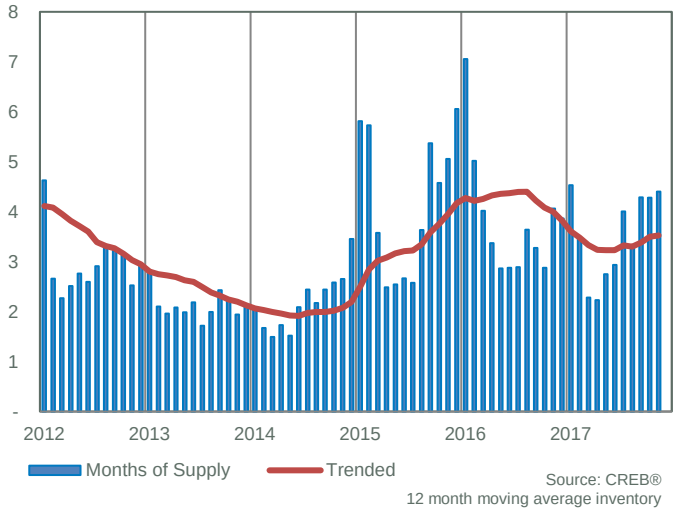
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



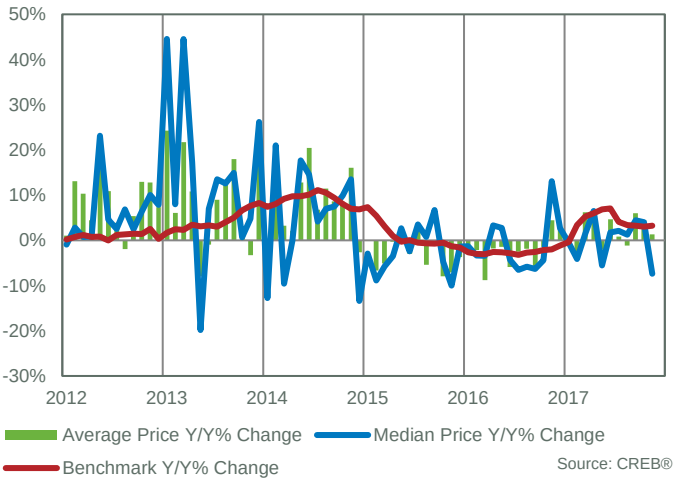
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



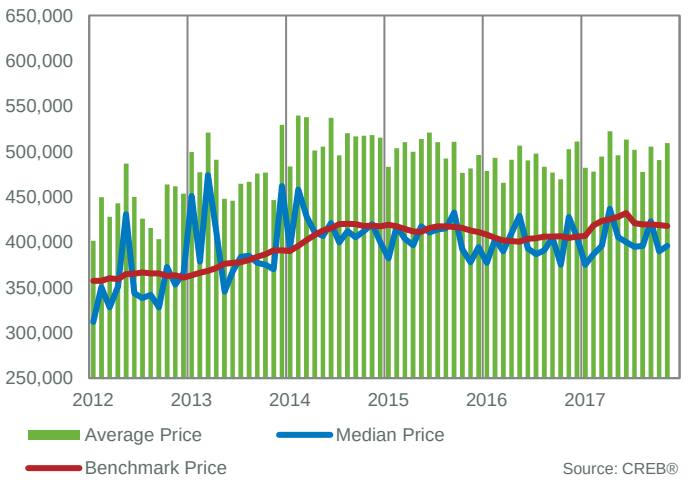
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

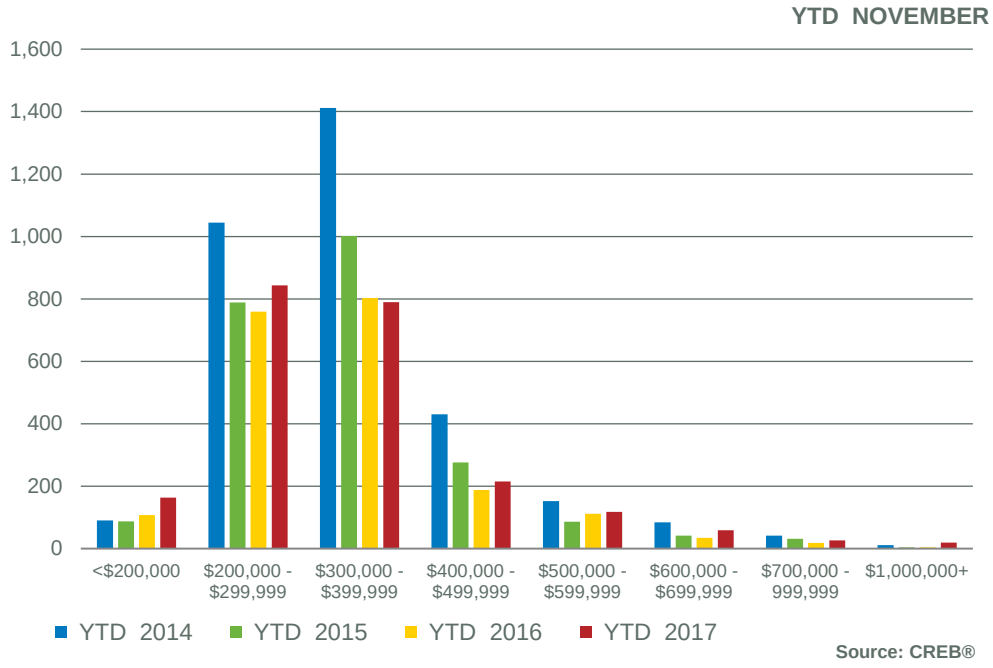


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	99	159	184	185	241	252	200	182	181	200	143	119
New Listings	389	377	439	425	486	456	317	385	413	304	275	137
Inventory	733	789	901	944	983	987	888	872	892	837	773	576
Days on Market	51	52	49	47	50	51	55	55	52	56	58	58
Benchmark Price	319,800	316,800	313,400	310,900	310,100	306,400	305,800	305,900	305,300	303,500	302,900	303,100
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,000	300,000	310,000	317,900
Average Price	344,407	340,232	327,900	325,976	347,743	329,034	328,610	330,122	325,974	319,252	331,669	336,862
Index	200	199	196	195	194	192	192	192	191	190	190	190
2017												
Sales	127	151	223	221	271	280	214	187	188	184	187	
New Listings	331	347	417	474	525	518	397	406	444	375	297	
Inventory	619	680	767	866	948	1,010	1,013	991	997	969	861	
Days on Market	63	48	51	57	45	47	49	56	52	53	55	
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900	305,000	303,100	
Median Price	305,000	311,000	303,000	309,000	310,000	310,000	308,450	305,500	319,000	312,000	290,000	
Average Price	321,553	323,565	344,844	350,371	338,564	332,645	333,645	347,520	344,187	352,439	316,117	
Index	190	183	183	184	183	184	192	192	192	191	190	

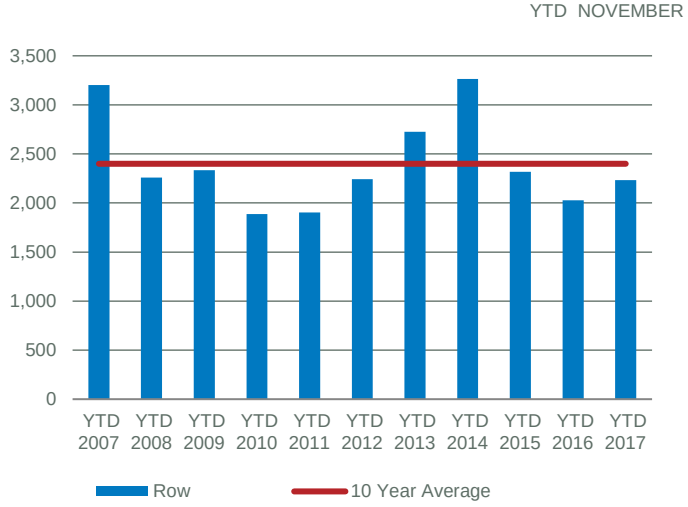
CALGARY TOTAL SALES	Nov-16	Nov-17	YTD 2016	YTD 2017
>$100,000	-	1	-	1
$100,000 - $199,999	8	24	108	162
$200,000 - $299,999	51	76	759	843
$300,000 -$ 349,999	36	31	540	528
$350,000 - $399,999	21	22	263	262
$400,000 - $449,999	11	14	129	121
$450,000 - $499,999	4	7	59	94
$500,000 - $549,999	4	4	66	72
$550,000 - $599,999	4	2	46	46
$600,000 - $649,999	4	1	23	40
$650,000 - $699,999	-	2	11	19
$700,000 - $799,999	-	2	13	17
$800,000 - $899,999	-	-	3	5
$900,000 - $999,999	-	-	2	4
$1,000,000 - $1,249,999	-	-	1	8
$1,250,000 - $1,499,999	-	1	-	9
$1,500,000 - $1,749,999	-	-	2	2
$1,750,000 - $1,999,999	-	-	1	-
$2,000,000 - $2,499,999	-	-	-	-
$2,500,000 - $2,999,999	-	-	-	-
$3,000,000 - $3,499,999	-	-	-	-
$3,500,000 - $3,999,999	-	-	-	-
$4,000,000 +	-	-	-	-
	143	187	2,026	2,233

CITY OF CALGARY ROW SALES BY PRICE RANGE



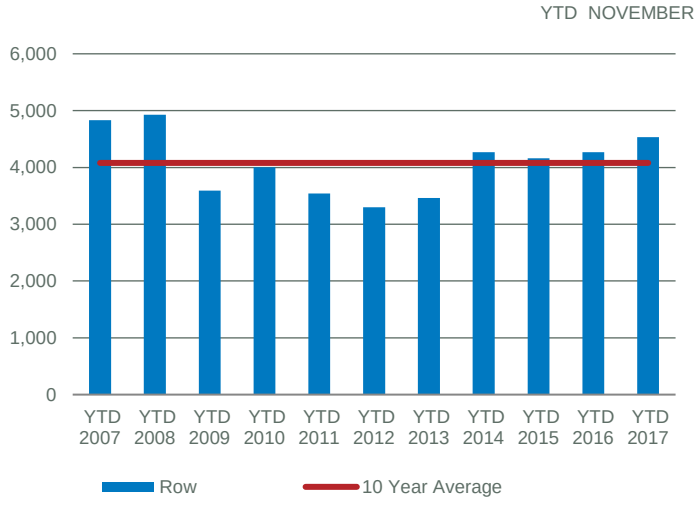
Source: CREB®

CITY OF CALGARY ROW SALES



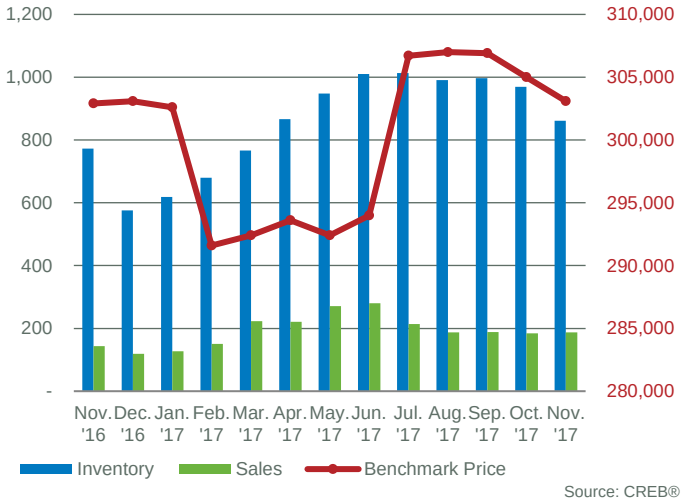
Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS



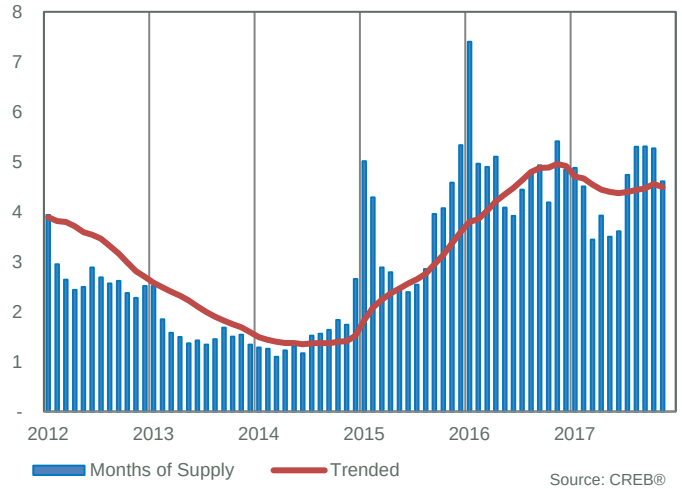
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



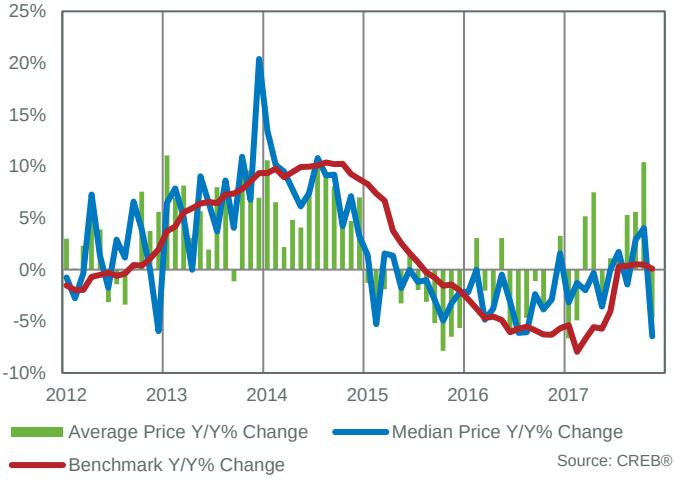
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



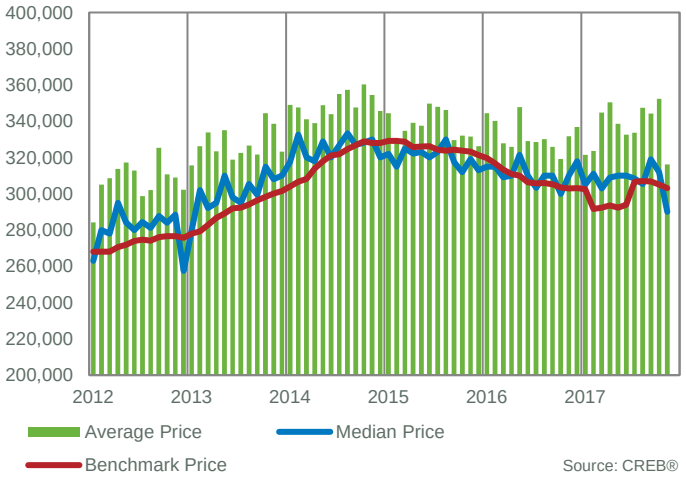
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

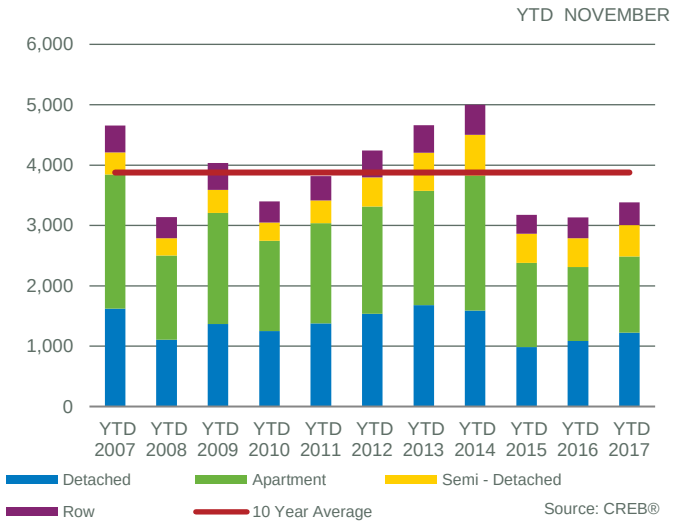
CITY OF CALGARY ROW PRICES



Source: CREB®

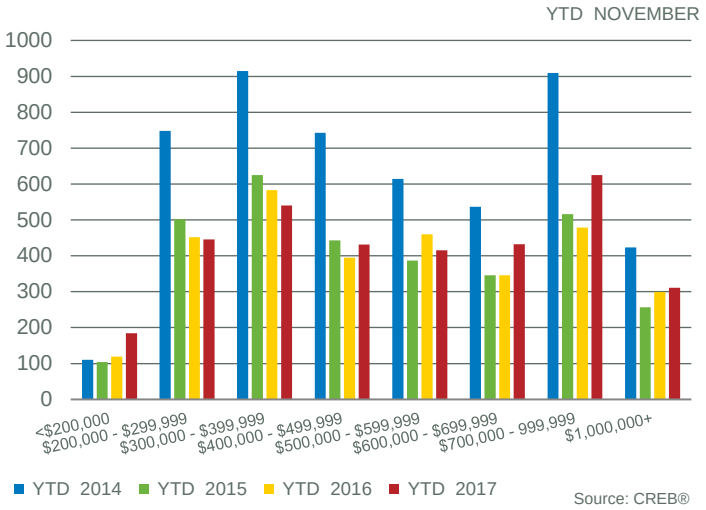
CITY CENTRE

CITY CENTRE TOTAL SALES



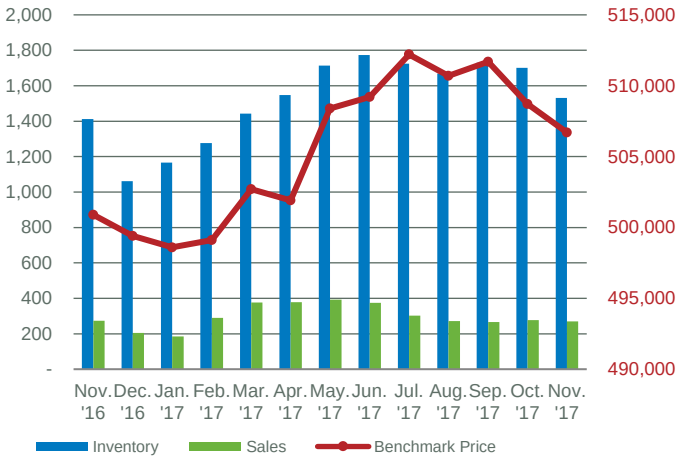
Source: CREB®

CITY CENTRE TOTAL SALES BY PRICE RANGE



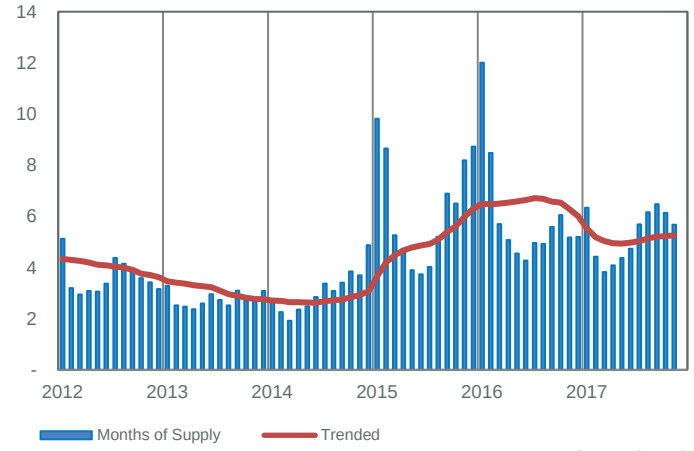
Source: CREB®

CITY CENTRE INVENTORY AND SALES



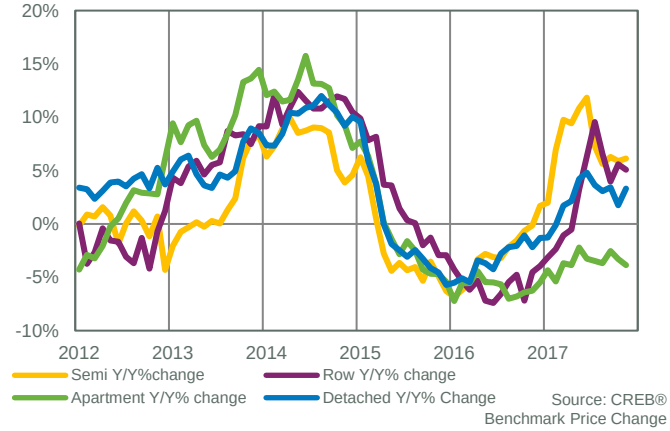
Source: CREB®

CITY CENTRE MONTHS OF INVENTORY



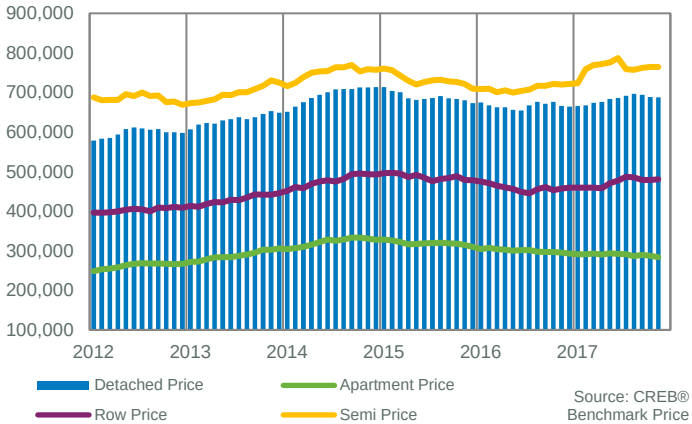
Source: CREB®
12-month moving average

CITY CENTRE PRICE CHANGE



Source: CREB®
Benchmark Price Change

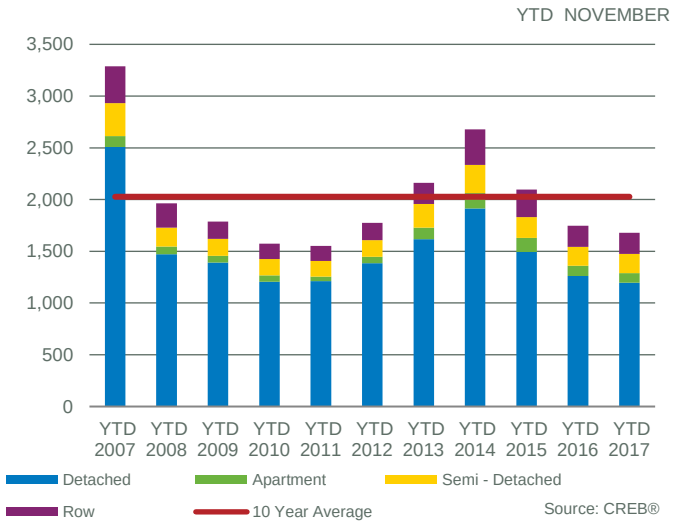
CITY CENTRE PRICES



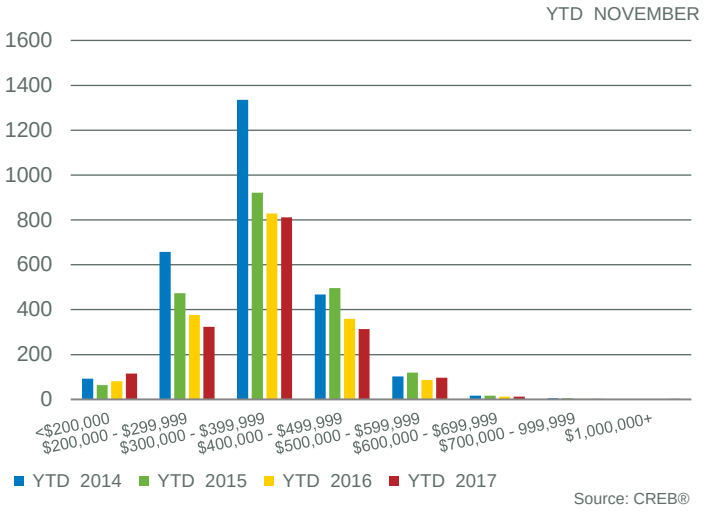
Source: CREB®
Benchmark Price

NORTHEAST

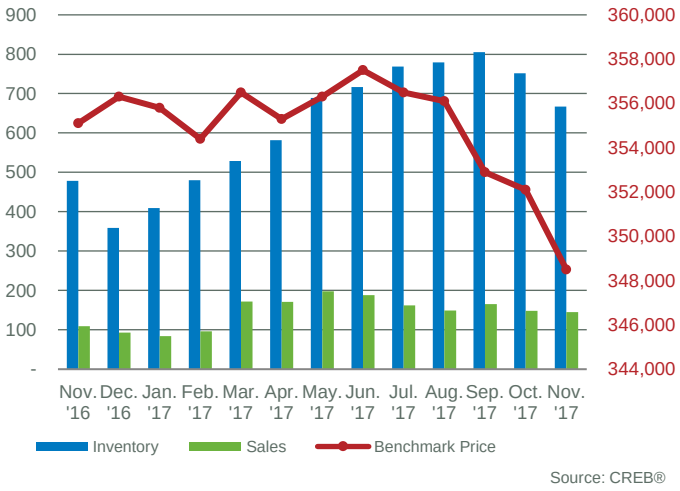
NORTHEAST TOTAL SALES



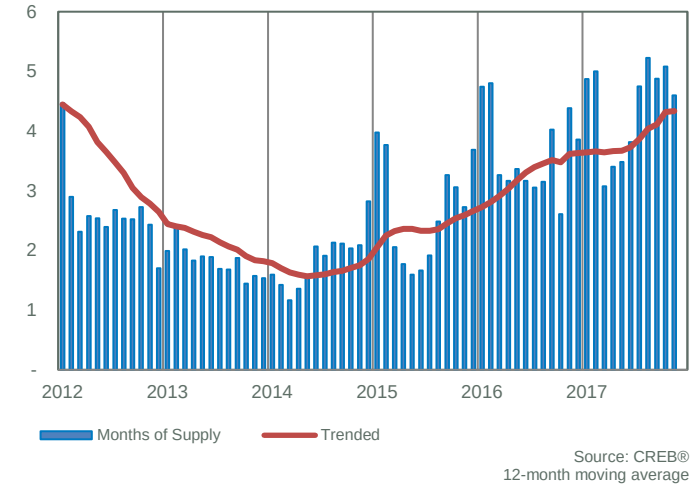
NORTHEAST TOTAL SALES BY PRICE RANGE



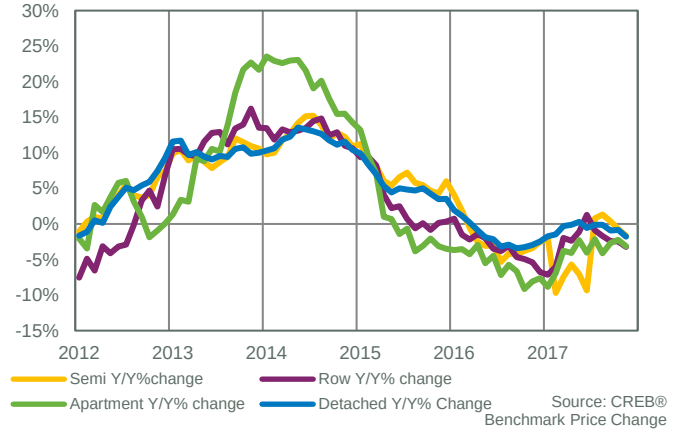
NORTHEAST INVENTORY AND SALES



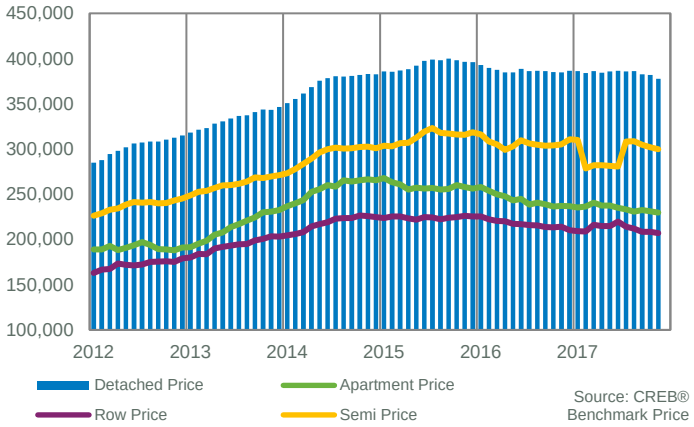
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

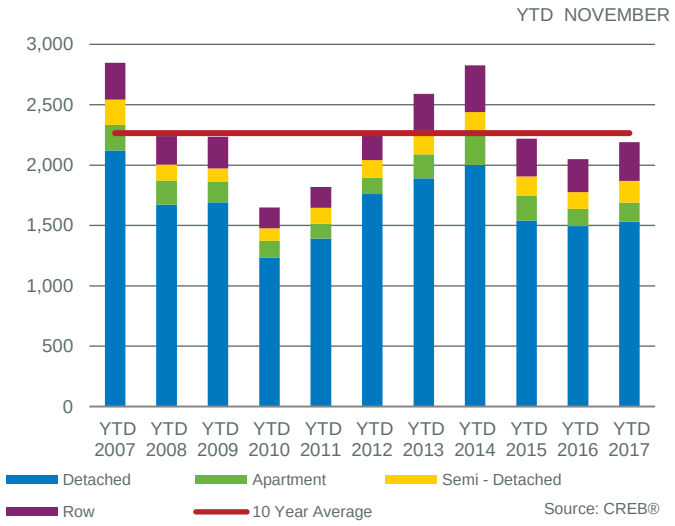


NORTHEAST PRICES



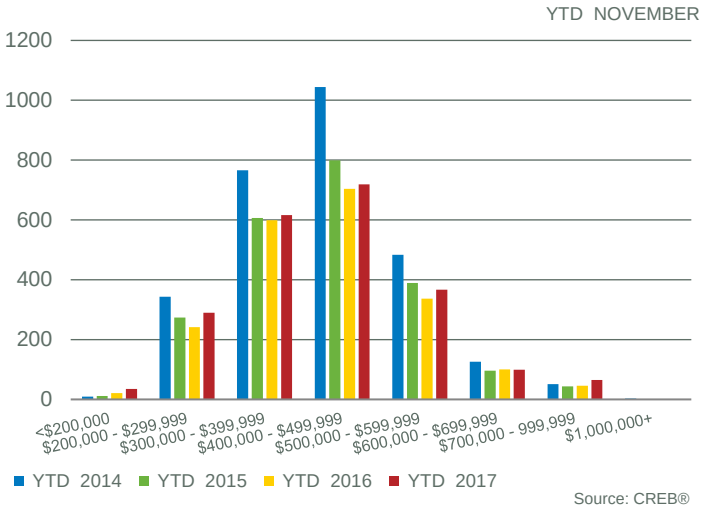
NORTH

NORTH TOTAL SALES



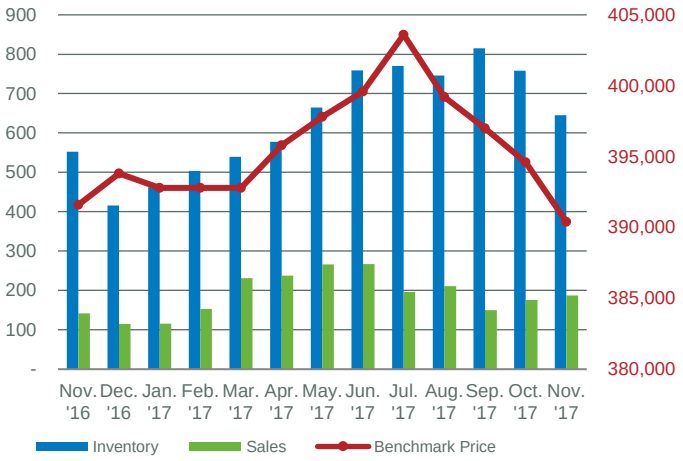
Source: CREB®

NORTH TOTAL SALES BY PRICE RANGE



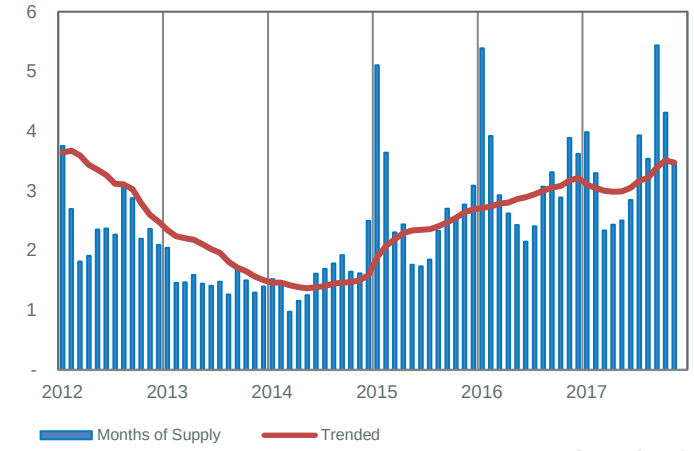
Source: CREB®

NORTH INVENTORY AND SALES



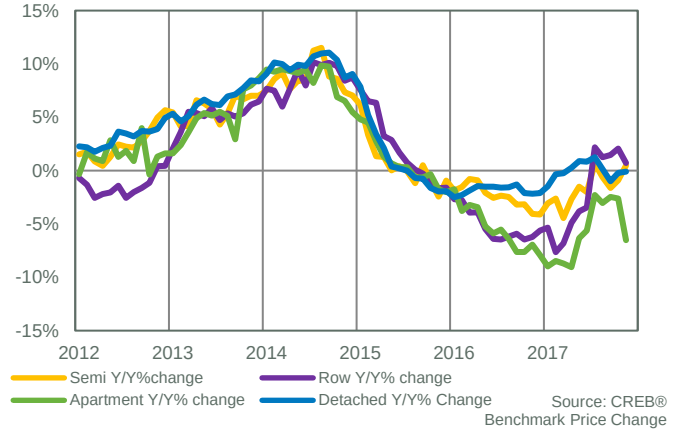
Source: CREB®

NORTH MONTHS OF INVENTORY



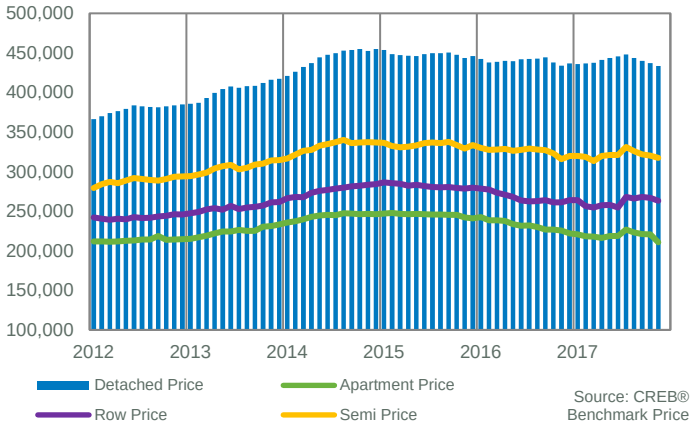
Source: CREB®
12-month moving average

NORTH PRICE CHANGE



Source: CREB®
Benchmark Price Change

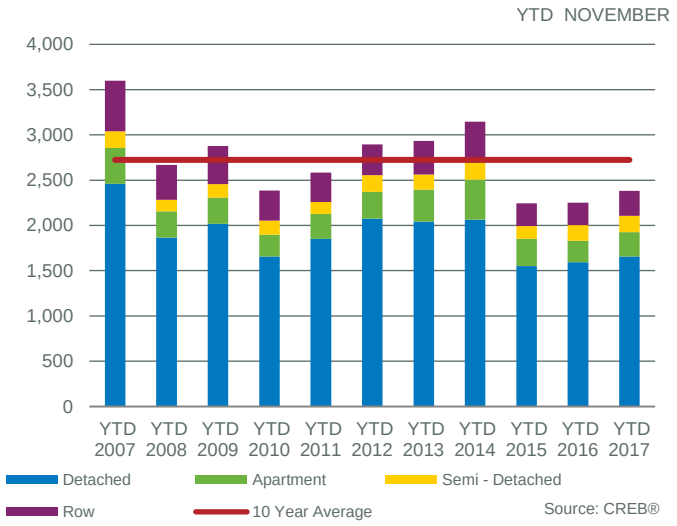
NORTH PRICES



Source: CREB®
Benchmark Price

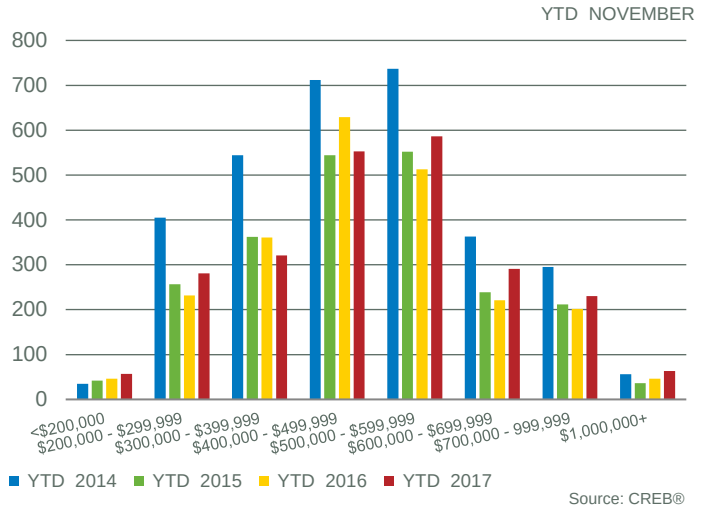
NORTHWEST

NORTHWEST TOTAL SALES



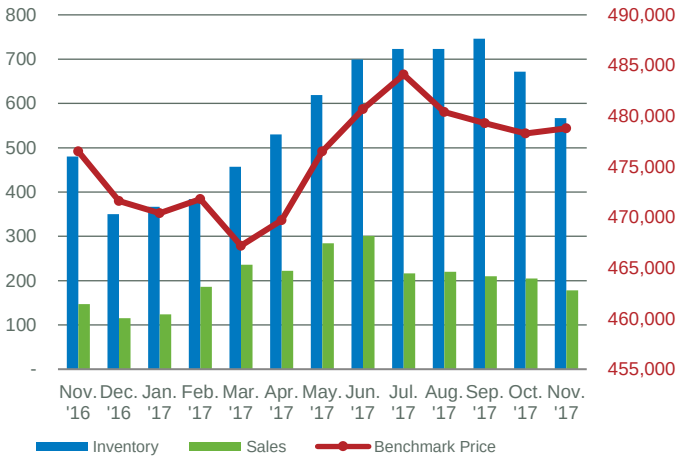
Source: CREB®

NORTHWEST TOTAL SALES BY PRICE RANGE



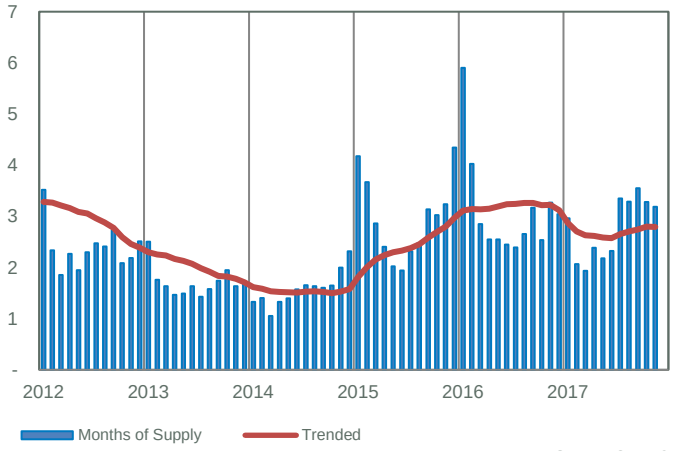
Source: CREB®

NORTHWEST INVENTORY AND SALES



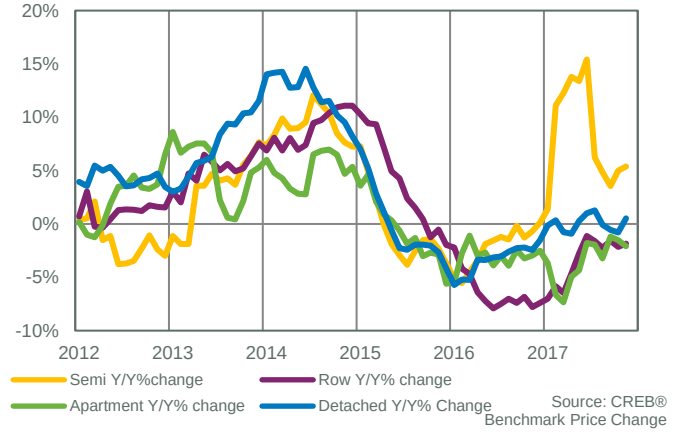
Source: CREB®

NORTHWEST MONTHS OF INVENTORY



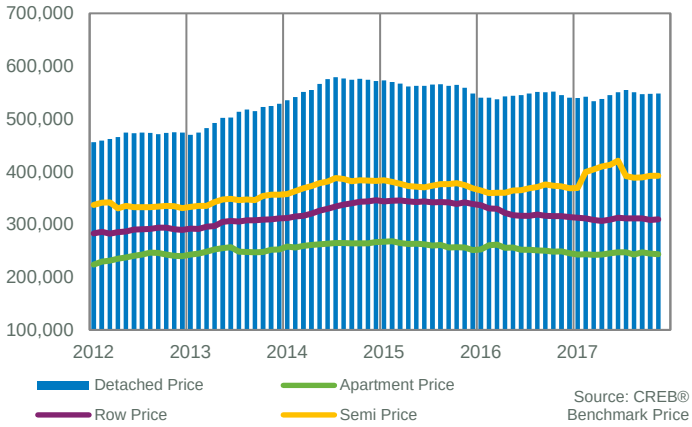
Source: CREB®
12-month moving average

NORTHWEST PRICE CHANGE



Source: CREB®
Benchmark Price Change

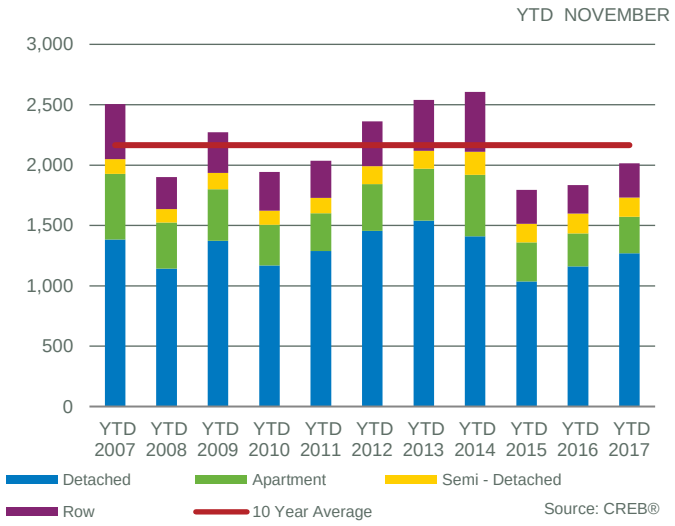
NORTHWEST PRICES



Source: CREB®
Benchmark Price

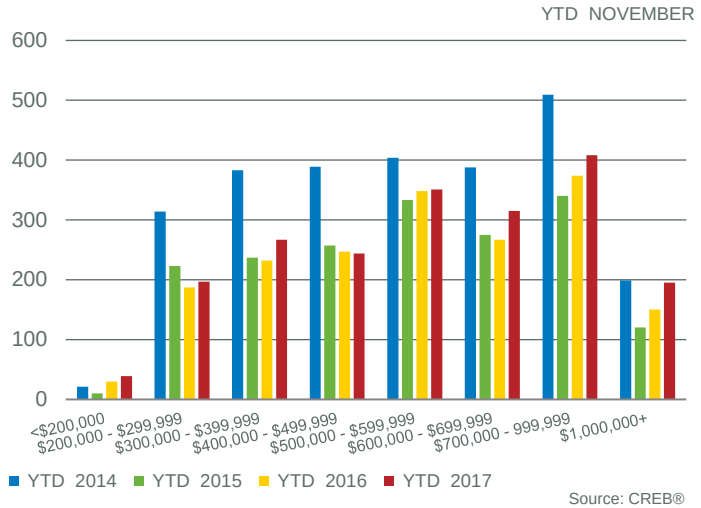
WEST

WEST TOTAL SALES



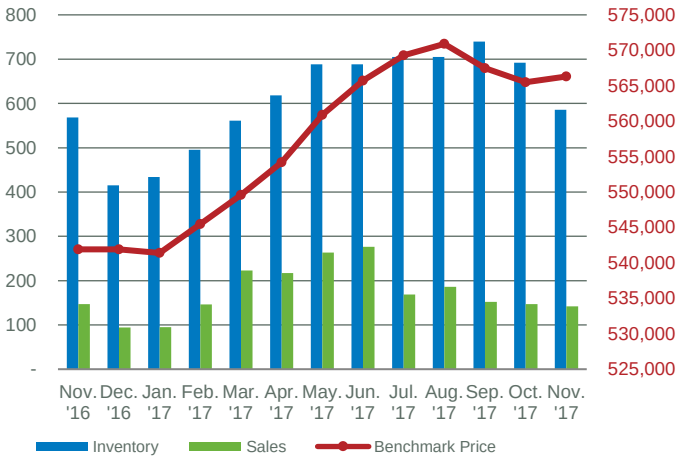
Source: CREB®

WEST TOTAL SALES BY PRICE RANGE



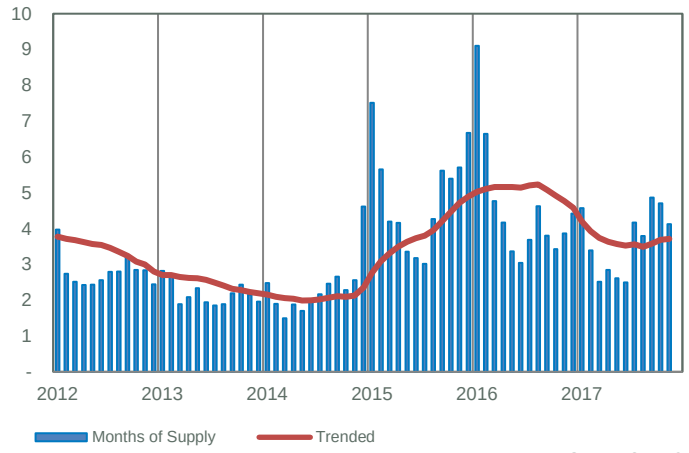
Source: CREB®

WEST INVENTORY AND SALES



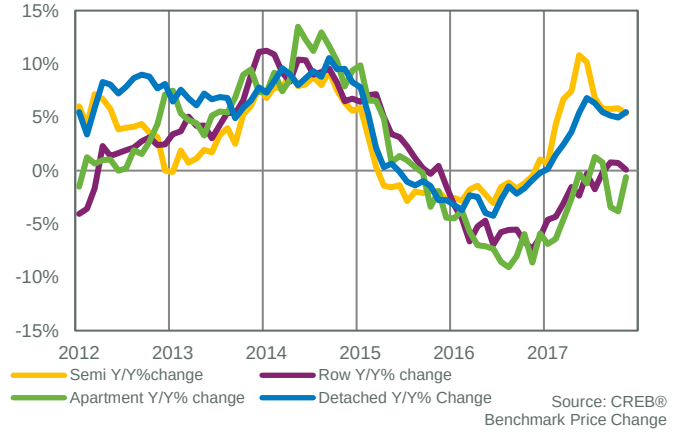
Source: CREB®

WEST MONTHS OF INVENTORY



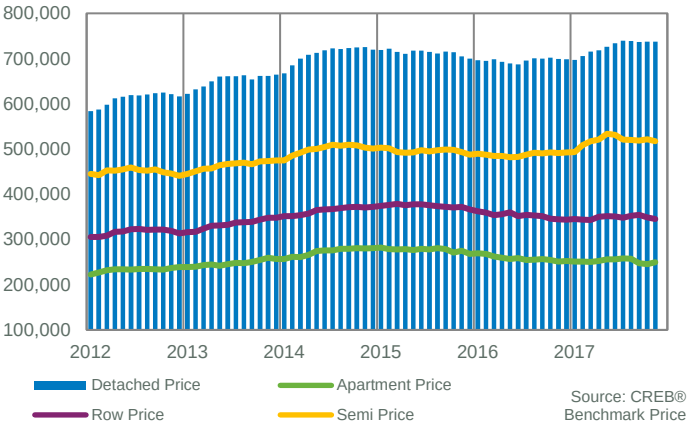
Source: CREB®
12-month moving average

WEST PRICE CHANGE



Source: CREB®
Benchmark Price Change

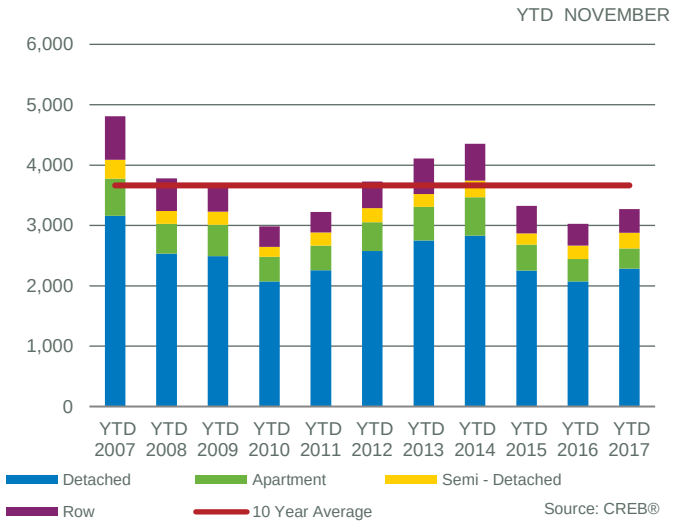
WEST PRICES



Source: CREB®
Benchmark Price

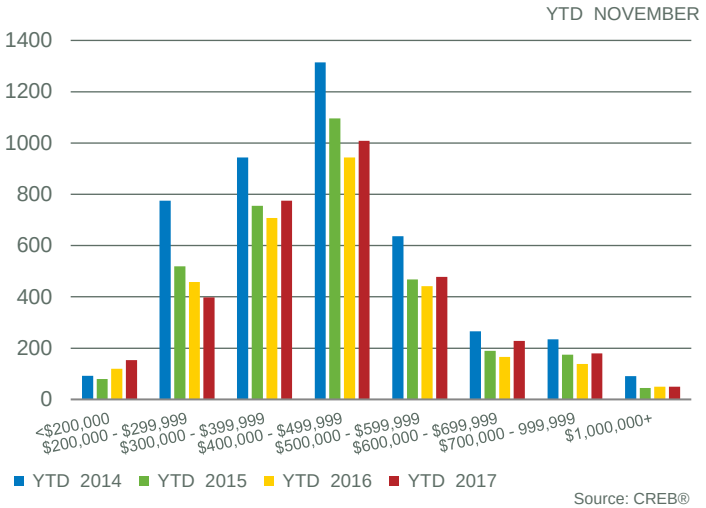
SOUTH

SOUTH TOTAL SALES



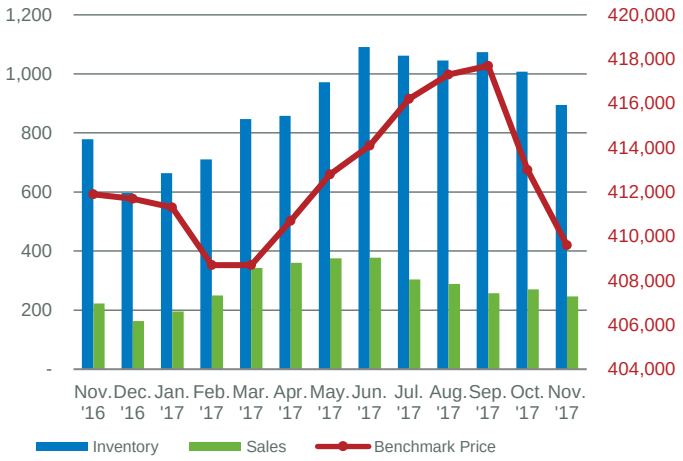
Source: CREB®

SOUTH TOTAL SALES BY PRICE RANGE



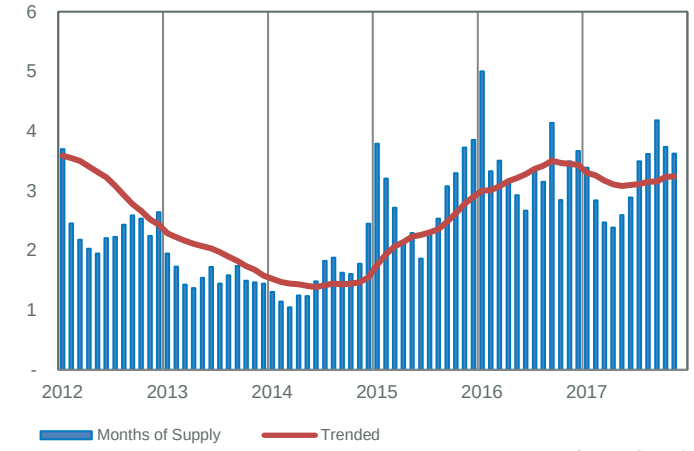
Source: CREB®

SOUTH INVENTORY AND SALES



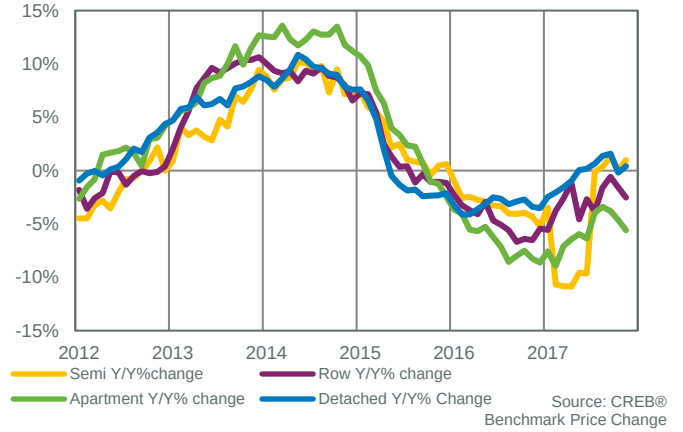
Source: CREB®

SOUTH MONTHS OF INVENTORY



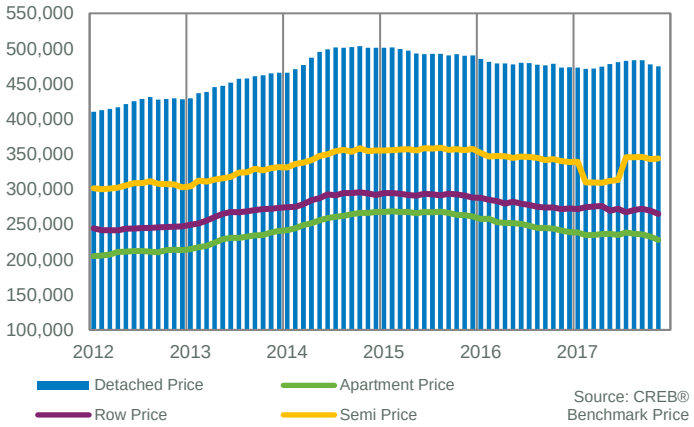
Source: CREB®
12-month moving average

SOUTH PRICE CHANGE



Source: CREB®
Benchmark Price Change

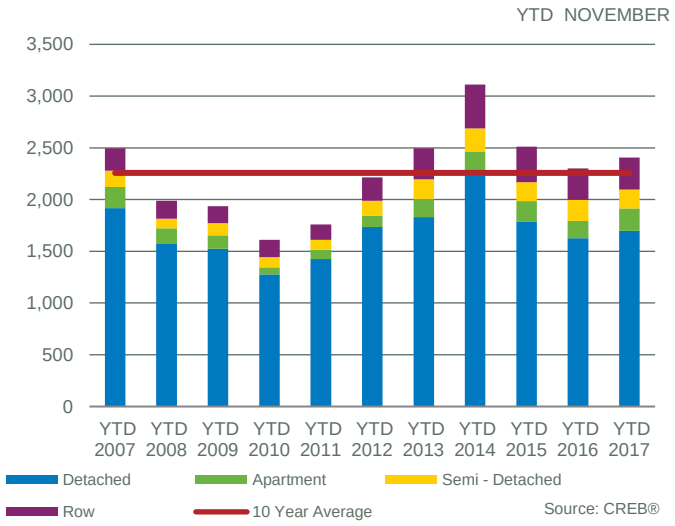
SOUTH PRICES



Source: CREB®
Benchmark Price

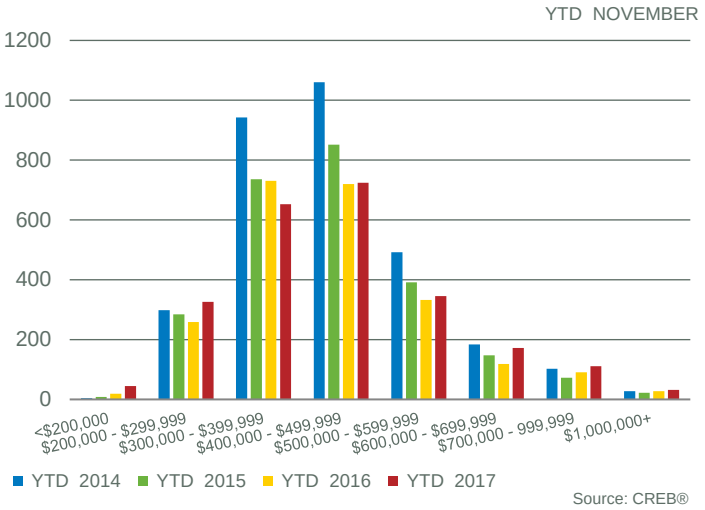
SOUTHEAST

SOUTHEAST TOTAL SALES



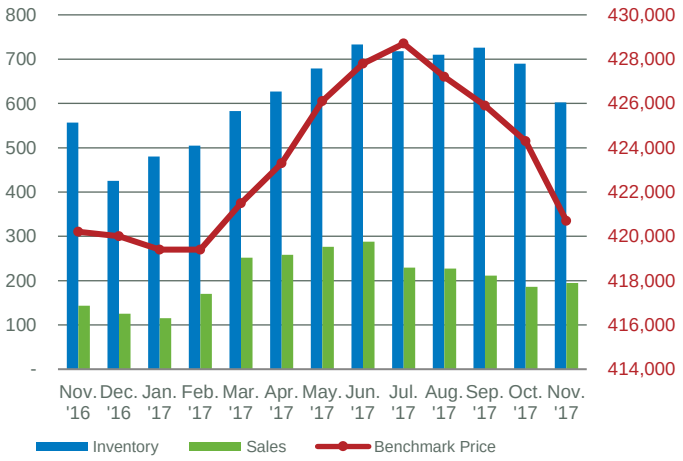
Source: CREB®

SOUTHEAST TOTAL SALES BY PRICE RANGE



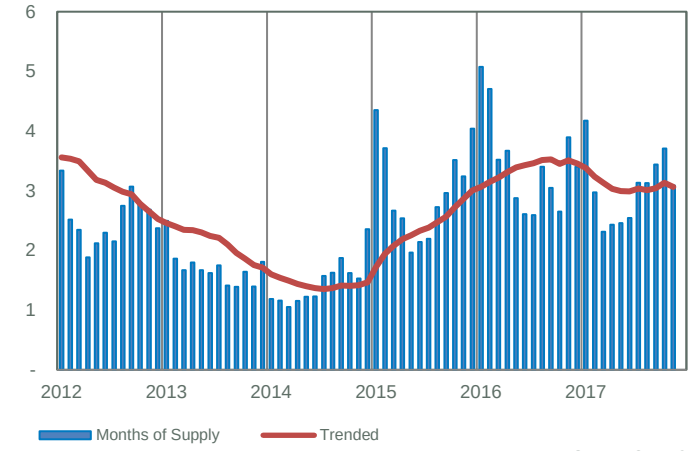
Source: CREB®

SOUTHEAST INVENTORY AND SALES



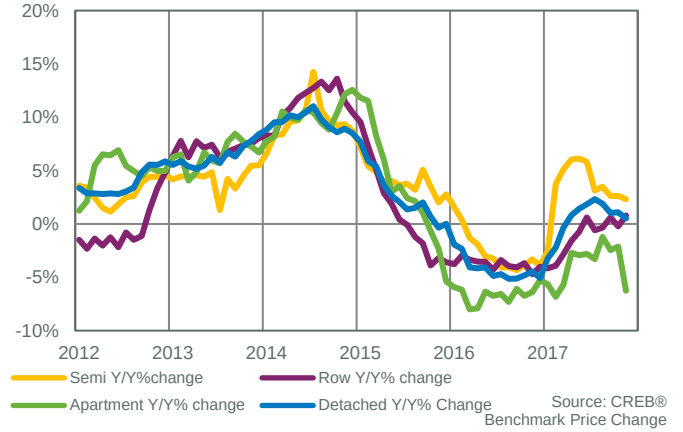
Source: CREB®

SOUTHEAST MONTHS OF INVENTORY



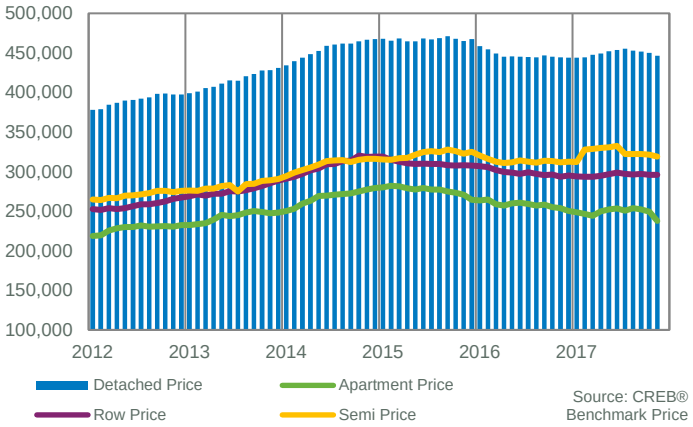
Source: CREB®
12-month moving average

SOUTHEAST PRICE CHANGE



Source: CREB®
Benchmark Price Change

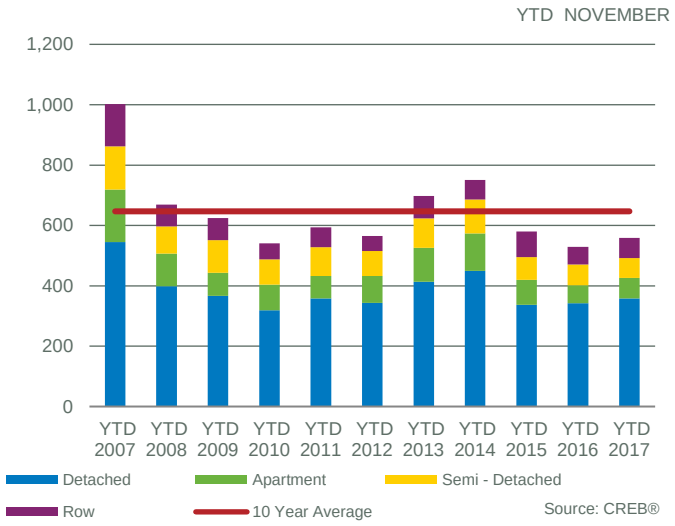
SOUTHEAST PRICES



Source: CREB®
Benchmark Price

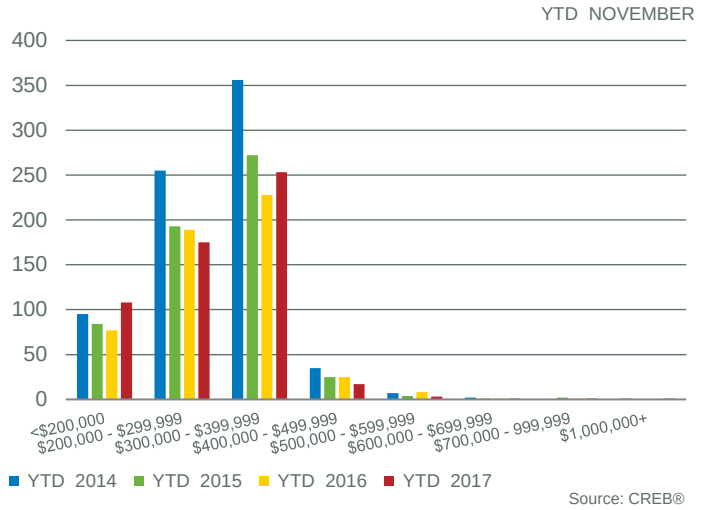
EAST

EAST TOTAL SALES



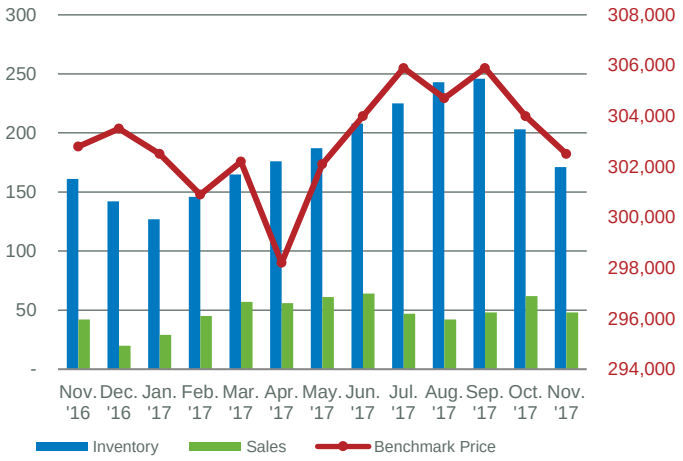
Source: CREB®

EAST TOTAL SALES BY PRICE RANGE



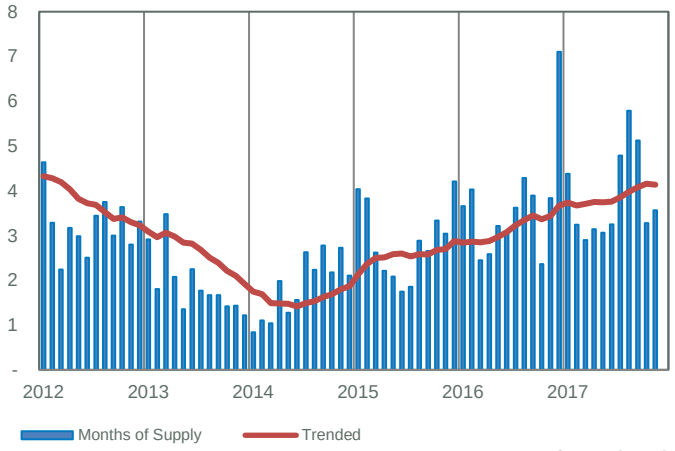
Source: CREB®

EAST INVENTORY AND SALES



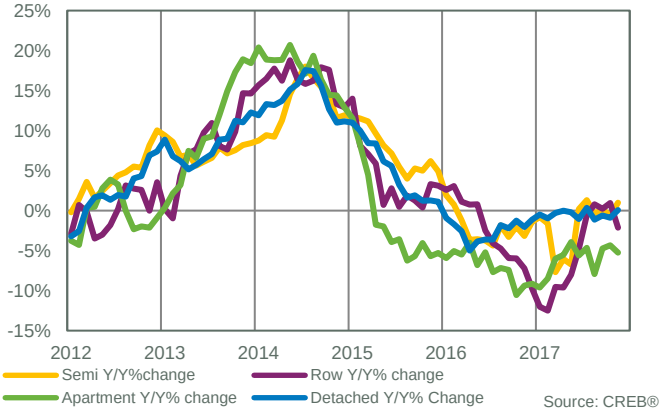
Source: CREB®

EAST MONTHS OF INVENTORY



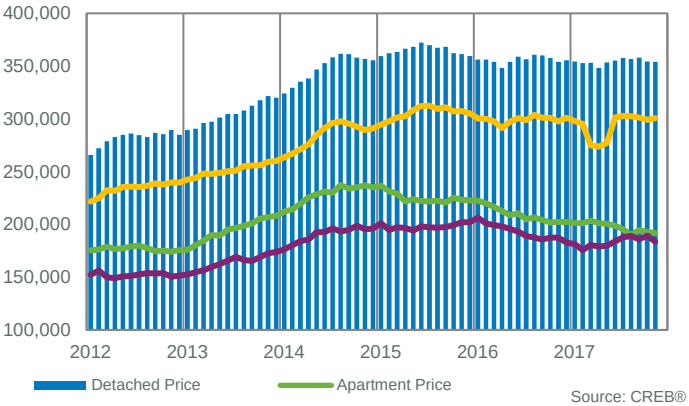
Source: CREB®
12-month moving average

EAST PRICE CHANGE



Source: CREB®
Benchmark Price Change

EAST PRICES



Source: CREB®
Benchmark Price

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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