



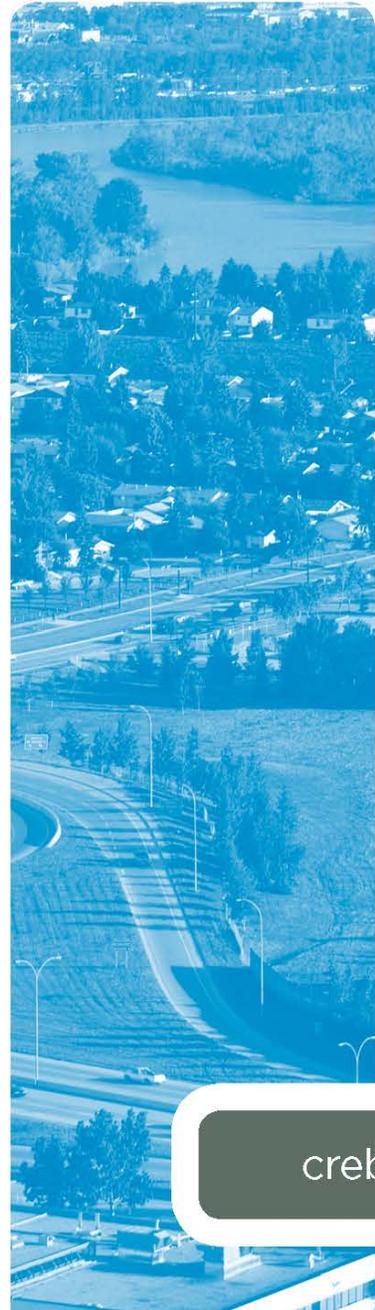
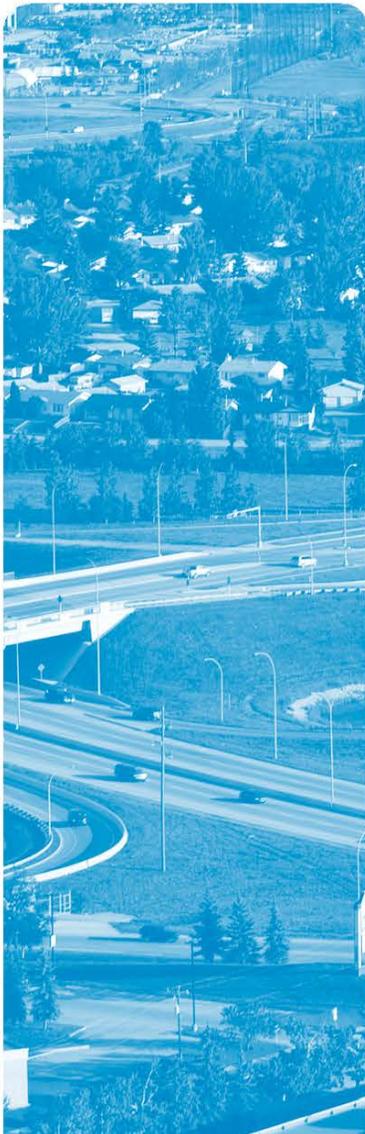
creb[®]

serving calgary and area REALTORS[®]

MONTHLY STATISTICS PACKAGE

City of Calgary

April 2020



creb.com

Calgary real estate market feeling impact of COVID-19

Apr. 2020

City of Calgary, May 1, 2020 – After the first full month with social distancing measures in place, the housing market is adjusting to the effects of COVID-19.

April sales hit 573 units, a decline of 63 per cent over last year.

“The decline in home sales does not come as a surprise. The combined impact of COVID-19 and the situation in the energy sector is causing housing demand to fall,” said CREB® chief economist Ann-Marie Lurie.

“Demand is also falling faster than supply. This is keeping the market in buyers’ territory and weighing on prices.”

Sales activity eased across all price ranges, but the largest declines were for homes priced above \$600,000. With a greater share of the sales occurring in the lower price ranges, the average price decline was more than eight per cent. Prices for the average home are also declining, reflected by the benchmark price, which fell by nearly two per cent compared to last year.

New listings this month totalled 1,425 units, a decline of 54 per cent compared to last year. Inventories also declined, but with 5,565 units available, they remained high enough to push the months of supply above nine months.

The economic impact of the situation is significant and early indications point toward more job losses and higher unemployment rates. Several government incentives will help cushion the blow, but challenges in the housing market are expected to persist throughout this year.

Detached

- Detached sales eased by 63 per cent this month compared to last year, with the largest decline in the West district.
- Slower demand was also met with easing supply, as new listings declined by 57 per cent. Overall, inventories eased by 25 per cent compared to last year. Despite the decline in inventory, the months of supply rose to more than eight months.
- The detached benchmark price eased by one per cent over last year, totalling \$479,100. Prices managed to remain flat in both the South and South East districts. The highest price decline was in the City Centre, with a drop of more than three per cent.

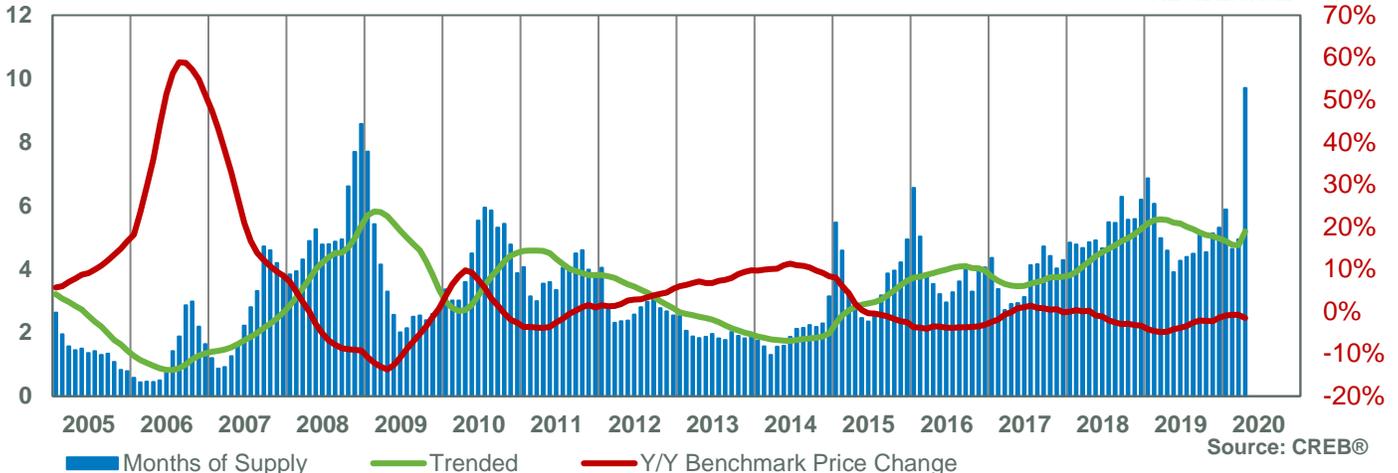
Apartment

- Apartment sales slowed to 95 units. This is a 62 per cent decline over last year. New listings also slowed, but it was not enough to support a larger decline in inventory levels, which only eased by 13 per cent compared to last year. With 1,349 units in inventory, the months of supply rose to 14 months.
- Condominium prices were falling before recent developments in the market and the pace of decline remained relatively unchanged at more than two per cent compared to last year. Since the first energy crisis in 2014, the citywide apartment benchmark price has declined by nearly 19 per cent.
- Year-over-year prices have eased across almost all districts, but the South East district saw the largest year-over-year decline this month at nearly six per cent.

Attached

- Semi-detached and row properties recorded a significant drop in sales and new listings, causing inventories to decline by nearly 20 per cent. However, with a combined inventory of 1,441 units compared to just 138 sales, the months of supply rose to over 10 months.
- Semi-detached prices eased across all districts for a citywide year-over-year decline of nearly three per cent. The City Centre recorded the largest year-over-year decline at four per cent.
- Row priced declined in all areas except the East district. Citywide row prices declined by more than two per cent for a total of \$278,300.

MONTHS OF SUPPLY AND PRICE CHANGES



Apr. 2020

	Apr-19	Apr-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	927	340	-63.32%	2,818	2,230	-20.87%
Total Sales Volume	\$505,480,476	\$169,645,377	-66.44%	\$1,508,775,798	\$1,179,974,385	-21.79%
New Listings	1,789	783	-56.23%	6,028	4,678	-22.40%
Inventory	3,701	2,775	-25.02%	3,811	3,197	-16.11%
Months of Supply	3.99	8.16	104.43%	5.41	5.73	6.00%
Sales to New Listings Ratio	51.82%	43.42%	-8.39%	46.75%	47.67%	0.92%
Sales to List Price Ratio	96.80%	95.79%	-1.00%	96.54%	96.35%	-0.18%
Days on Market	49	50	1.66%	57	52	-8.77%
Benchmark Price	\$484,200	\$479,100	-1.05%	\$482,075	\$479,650	-0.50%
Median Price	\$475,000	\$450,000	-5.26%	\$460,000	\$465,000	1.09%
Average Price	\$545,286	\$498,957	-8.50%	\$535,407	\$529,136	-1.17%
Index	197	195	-1.06%	201	197	-1.85%
APARTMENT						
Total Sales	250	95	-62.00%	713	668	-6.31%
Total Sales Volume	\$65,808,225	\$23,276,274	-64.63%	\$197,606,019	\$170,935,019	-13.50%
New Listings	563	258	-54.17%	2,105	1,861	-11.59%
Inventory	1,549	1,349	-12.91%	1,522	1,493	-1.87%
Months of Supply	6.20	14.20	129.18%	8.54	8.94	4.74%
Sales to New Listings Ratio	44.40%	36.82%	-7.58%	33.87%	35.89%	2.02%
Sales to List Price Ratio	95.80%	94.86%	-0.94%	95.46%	95.74%	0.28%
Days on Market	68	64	-5.68%	72	64	-11.11%
Benchmark Price	\$249,800	\$244,400	-2.16%	\$250,325	\$244,675	-2.26%
Median Price	\$230,000	\$228,000	-0.87%	\$239,000	\$230,000	-3.77%
Average Price	\$263,233	\$245,013	-6.92%	\$277,147	\$255,891	-7.67%
Index	173	169	-2.14%	176	171	-2.37%
ATTACHED						
Total Sales	367	138	-62.40%	1,114	906	-18.67%
Total Sales Volume	\$140,423,350	\$49,259,610	-64.92%	\$425,139,614	\$343,803,505	-19.13%
New Listings	774	384	-50.39%	2,750	2,183	-20.62%
Inventory	1,829	1,441	-21.21%	1,811	1,574	-13.10%
Months of Supply	4.98	10.44	109.53%	6.50	6.95	6.85%
Sales to New Listings Ratio	47.42%	35.94%	-11.48%	40.51%	41.50%	0.99%
Sales to List Price Ratio	96.88%	95.93%	-0.95%	96.57%	96.52%	-0.04%
Days on Market	62	63	2.28%	65	64	-1.54%
Benchmark Price	\$315,400	\$307,400	-2.54%	\$314,150	\$309,550	-1.46%
Median Price	\$325,000	\$317,000	-2.46%	\$325,000	\$330,000	1.54%
Average Price	\$382,625	\$356,954	-6.71%	\$381,633	\$379,474	-0.57%
Index	186	181	-2.53%	190	185	-2.81%
CITY OF CALGARY						
Total Sales	1,544	573	-62.89%	4,645	3,804	-18.11%
Total Sales Volume	\$711,712,051	\$242,181,261	-65.97%	\$2,131,521,430	\$1,694,712,909	-20.49%
New Listings	3,126	1,425	-54.41%	10,883	8,722	-19.86%
Inventory	7,079	5,565	-21.39%	7,145	6,265	-12.32%
Months of Supply	4.58	9.71	111.83%	6.15	6.59	7.07%
Sales to New Listings Ratio	49.39%	40.21%	-9.18%	42.68%	43.61%	0.93%
Sales to List Price Ratio	96.72%	95.73%	-0.99%	96.44%	96.33%	-0.11%
Days on Market	55	55	0.54%	61	57	-6.56%
Benchmark Price	\$422,400	\$415,800	-1.56%	\$421,100	\$416,800	-1.02%
Median Price	\$410,000	\$393,000	-4.15%	\$405,000	\$405,000	0.00%
Average Price	\$460,953	\$422,655	-8.31%	\$458,885	\$445,508	-2.92%
Index	192	189	-1.56%	195	191	-2.21%

For a list of definitions, see page 26.

Apr. 2020

	Apr-19	Apr-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	167	61	-63.47%	502	402	-19.92%
Total Sales Volume	\$79,084,689	\$26,419,087	-66.59%	\$239,820,459	\$187,005,132	-22.02%
Share of Sales with Condo Title	19.16%	9.84%	-9.33%	15.10%	13.98%	-1.12%
New Listings	314	168	-46.50%	1,188	914	-23.06%
Inventory	767	601	-21.64%	785	665	-15.30%
Months of Supply	4.59	9.85	114.52%	6.26	6.62	5.77%
Sales to New Listings Ratio	53.18%	36.31%	-16.88%	42.26%	43.98%	1.73%
Sales to List Price Ratio	96.94%	96.14%	-0.80%	96.56%	96.54%	-0.02%
Days on Market	63	59	-6.57%	63	64	1.59%
Benchmark Price	\$396,100	\$385,600	-2.65%	\$392,325	\$385,375	-1.77%
Median Price	\$385,000	\$354,900	-7.82%	\$386,500	\$380,000	-1.68%
Average Price	\$473,561	\$433,100	-8.54%	\$477,730	\$465,187	-2.63%
Index	200	195	-2.65%	203	198	-2.43%
CITY OF CALGARY ROW						
Total Sales	200	77	-61.50%	612	504	-17.65%
Total Sales Volume	\$61,338,661	\$22,840,523	-62.76%	\$185,319,154	\$156,798,374	-15.39%
Share of Sales with Condo Title	91.50%	92.21%	0.71%	91.39%	91.84%	0.45%
New Listings	460	216	-53.04%	1,562	1,269	-18.76%
Inventory	1,062	839	-21.00%	1,026	909	-11.42%
Months of Supply	5.31	10.90	105.20%	6.71	7.21	7.56%
Sales to New Listings Ratio	43.48%	35.65%	-7.83%	39.18%	39.72%	0.54%
Sales to List Price Ratio	96.80%	95.69%	-1.11%	96.58%	96.51%	-0.07%
Days on Market	61	67	9.61%	67	64	-4.48%
Benchmark Price	\$285,200	\$278,300	-2.42%	\$284,825	\$281,550	-1.15%
Median Price	\$284,950	\$284,000	-0.33%	\$285,000	\$290,000	1.75%
Average Price	\$306,693	\$296,630	-3.28%	\$302,809	\$311,108	2.74%
Index	179	174	-2.41%	183	178	-2.95%
CITY OF CALGARY ATTACHED						
Total Sales	367	138	-62.40%	1,114	906	-18.67%
Total Sales Volume	\$140,423,350	\$49,259,610	-64.92%	\$425,139,614	\$343,803,505	-19.13%
Share of Sales with Condo Title	58.58%	55.80%	-4.76%	57.38%	57.93%	0.95%
New Listings	774	384	-50.39%	2,750	2,183	-20.62%
Inventory	1,829	1,441	-21.21%	1,811	1,574	-13.10%
Months of Supply	4.98	10.44	109.53%	6.50	6.95	6.85%
Sales to New Listings Ratio	47.42%	35.94%	-11.48%	40.51%	41.50%	0.99%
Sales to List Price Ratio	96.88%	95.93%	-0.95%	96.57%	96.52%	-0.04%
Days on Market	62	63	2.28%	65	64	-1.54%
Benchmark Price	\$315,400	\$307,400	-2.54%	\$314,150	\$309,550	-1.46%
Median Price	\$325,000	\$317,000	-2.46%	\$325,000	\$330,000	1.54%
Average Price	\$382,625	\$356,954	-6.71%	\$381,633	\$379,474	-0.57%
Index	186	181	-2.53%	190	185	-2.81%

For a list of definitions, see page 26.

April 2020	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	31	94	32.98%	496	16.00	\$635,300	-3.49%	-0.52%
North East	31	70	44.29%	282	9.10	\$360,500	-2.30%	-0.61%
North	56	96	58.33%	326	5.82	\$412,000	-0.48%	0.05%
North West	42	103	40.78%	363	8.64	\$514,200	-0.81%	0.21%
West	27	93	29.03%	385	14.26	\$681,500	-2.08%	-0.50%
South	76	175	43.43%	501	6.59	\$453,300	0.11%	-0.72%
South East	63	127	49.61%	364	5.78	\$434,000	0.30%	-0.23%
East	14	25	56.00%	57	4.07	\$339,800	-0.50%	0.06%
TOTAL CITY	340	783	43.42%	2,775	8.16	\$479,100	-1.05%	-0.35%
Apartment								
City Centre	41	138	29.71%	697	17.00	\$272,700	-2.12%	0.48%
North East	5	10	50.00%	49	9.80	\$222,100	-0.58%	2.59%
North	6	11	54.55%	70	11.67	\$208,800	0.97%	0.29%
North West	10	19	52.63%	99	9.90	\$233,900	-1.93%	0.86%
West	12	22	54.55%	128	10.67	\$224,500	-2.09%	0.94%
South	10	23	43.48%	140	14.00	\$208,600	-1.65%	-0.43%
South East	9	30	30.00%	144	16.00	\$214,300	-5.59%	-2.59%
East	2	5	40.00%	22	11.00	\$182,200	-1.35%	2.65%
TOTAL CITY	95	258	36.82%	1,349	14.20	\$244,400	-2.16%	0.29%
Semi-detached								
City Centre	18	40	45.00%	229	12.72	\$696,100	-4.01%	0.06%
North East	11	20	55.00%	60	5.45	\$282,300	-3.42%	-0.35%
North	6	25	24.00%	55	9.17	\$319,300	-2.24%	0.25%
North West	3	14	21.43%	42	14.00	\$359,800	-3.69%	-0.61%
West	5	20	25.00%	56	11.20	\$484,800	-1.26%	0.25%
South	4	21	19.05%	78	19.50	\$305,400	-0.65%	-0.68%
South East	12	24	50.00%	65	5.42	\$304,300	-0.69%	-1.04%
East	2	4	50.00%	15	7.50	\$276,300	-1.22%	-0.40%
TOTAL CITY	61	168	36.31%	601	9.85	\$385,600	-2.65%	-0.26%
Row								
City Centre	11	39	28.21%	161	14.64	\$437,700	-1.66%	-0.66%
North East	9	15	60.00%	73	8.11	\$181,000	-4.89%	-2.22%
North	14	28	50.00%	104	7.43	\$238,200	-4.11%	-0.54%
North West	5	21	23.81%	95	19.00	\$289,700	-2.52%	1.15%
West	8	18	44.44%	111	13.88	\$321,800	-0.28%	-3.39%
South	16	47	34.04%	138	8.63	\$236,600	-4.56%	-2.39%
South East	11	44	25.00%	142	12.91	\$278,300	-1.24%	-2.42%
East	3	3	100.00%	14	4.67	\$166,000	8.43%	0.30%
TOTAL CITY	77	216	35.65%	839	10.90	\$278,300	-2.42%	-1.52%

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

City of Calgary

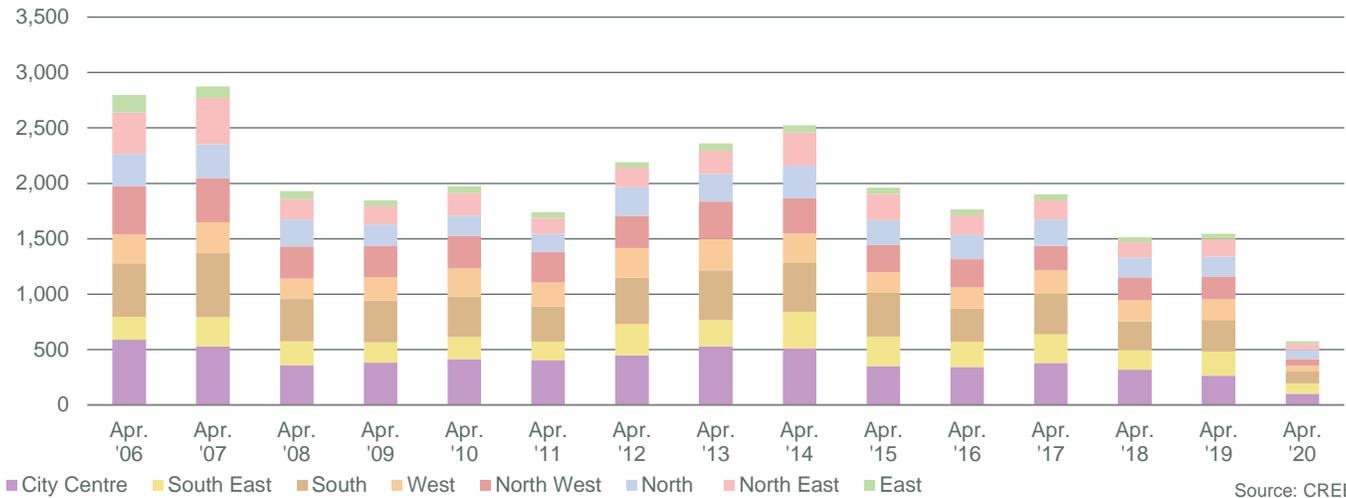
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2020

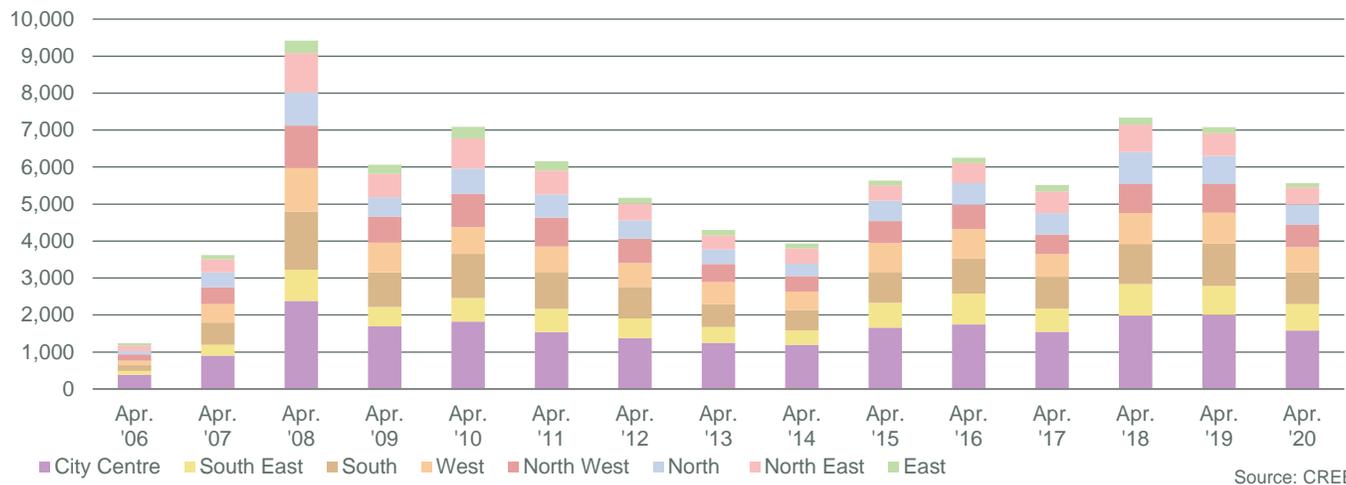
TOTAL SALES

APRIL



TOTAL INVENTORY

APRIL

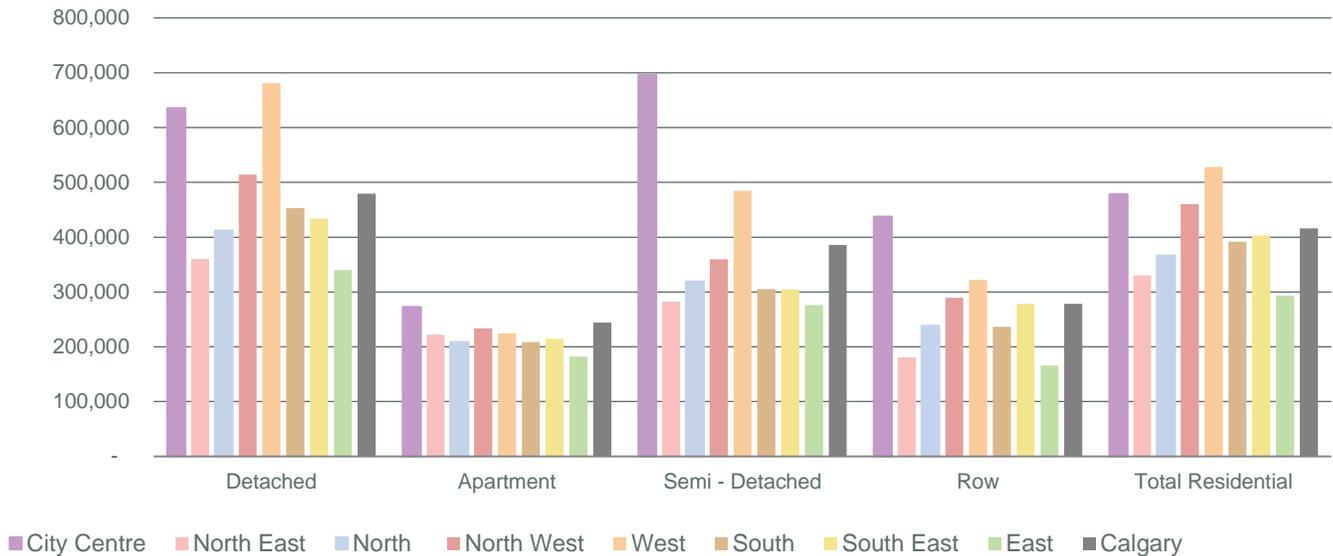


MONTHS OF SUPPLY

APRIL



BENCHMARK PRICE - APRIL



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

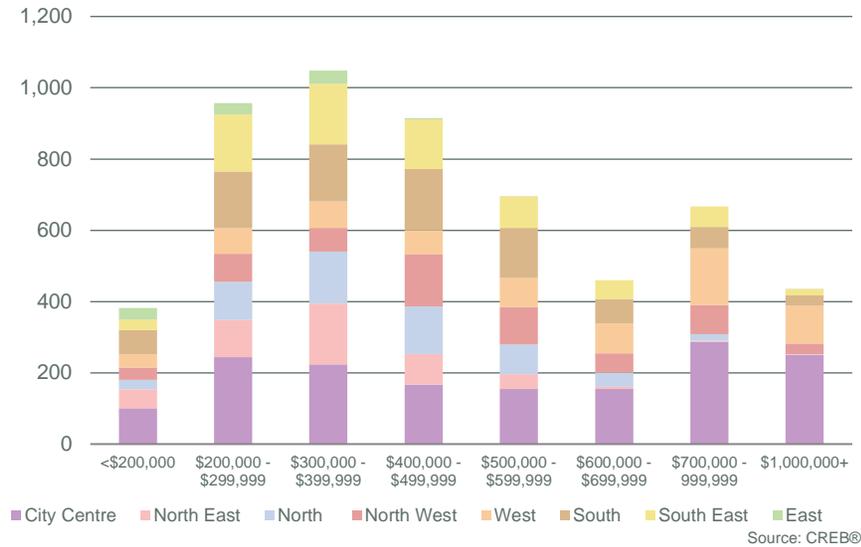


Source: CREB®

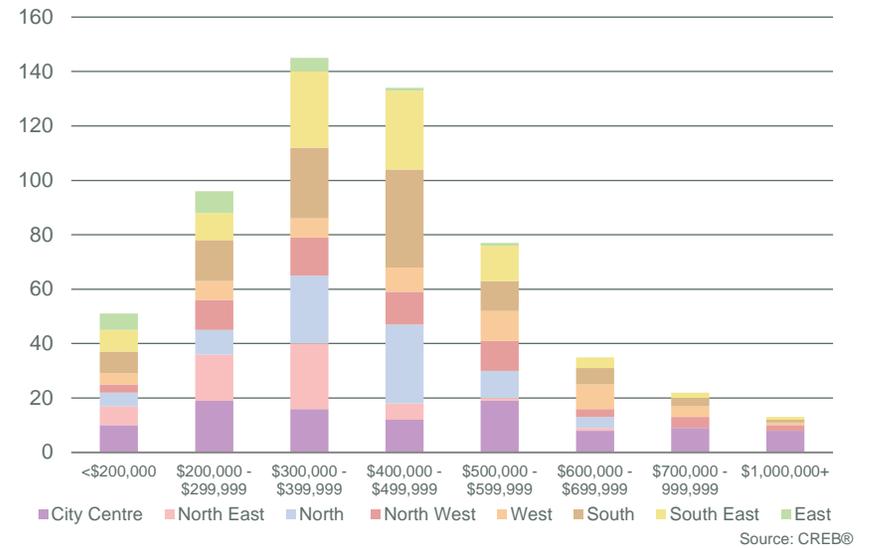
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994	1997	1983	1999	1974	1991
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

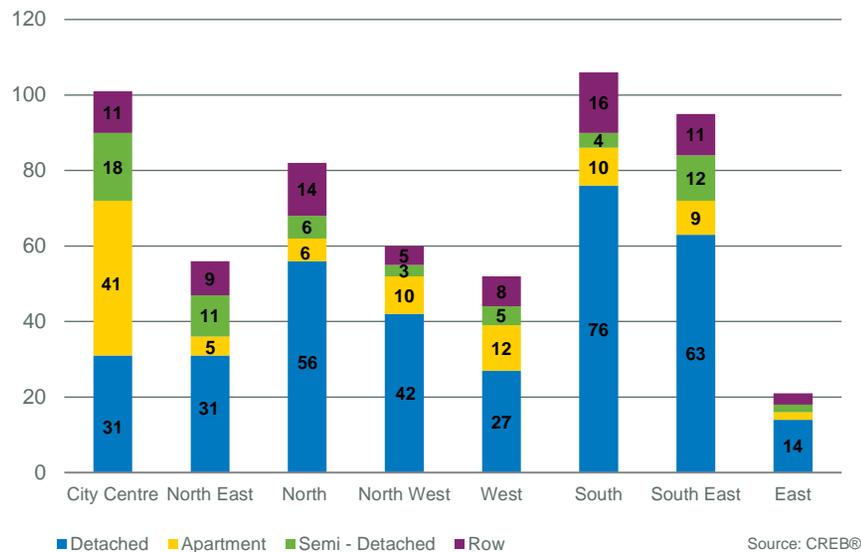
TOTAL INVENTORY BY PRICE RANGE - APRIL



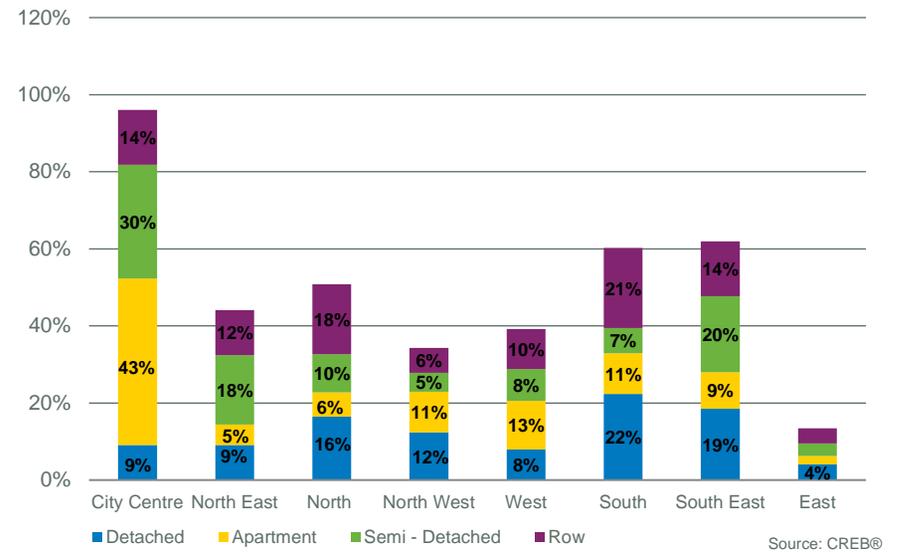
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



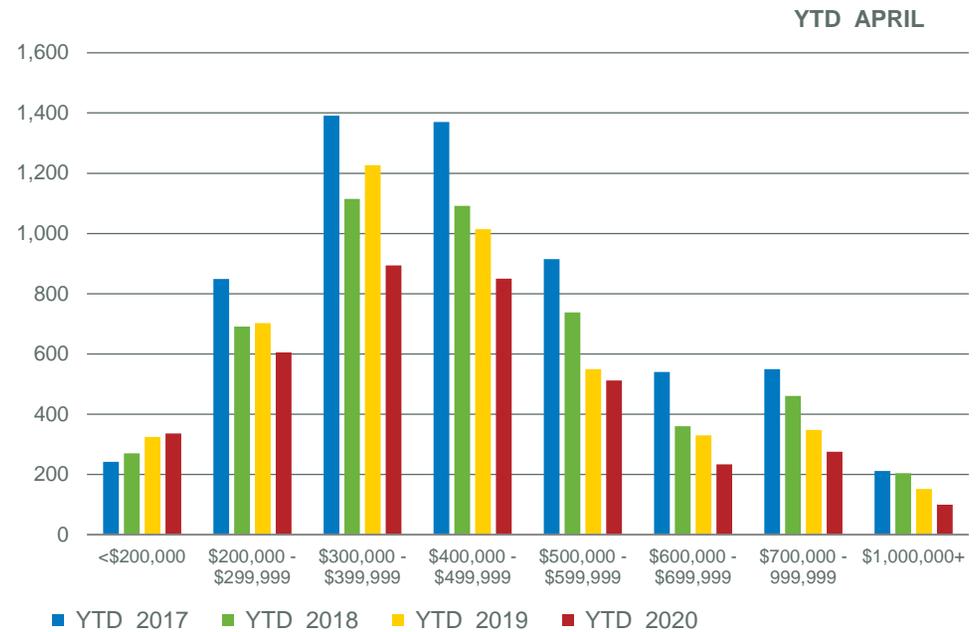
SHARE OF CITY WIDE SALES - APRIL



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,574	1,365	1,440	1,146	858
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,849	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,065	6,919	6,530	5,880	4,553
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900	419,100	418,500
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500	407,500	405,000	398,125	400,000	400,500
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,674	461,921	454,452	441,806	450,277
Index	191	191	191	192	193	193	193	193	193	192	190	190
2020												
Sales	861	1,195	1,175	573								
New Listings	2,359	2,520	2,418	1,425								
Inventory	5,063	5,536	5,803	5,565								
Days on Market	67	57	52	55								
Benchmark Price	417,100	416,900	417,400	415,800								
Median Price	400,757	413,000	410,000	393,000								
Average Price	451,824	448,976	448,497	422,655								
Index	189	189	189	189								

	Apr-19	Apr-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	3	3	9
\$100,000 - \$199,999	120	48	321	327
\$200,000 - \$299,999	230	96	702	605
\$300,000 - \$349,999	187	68	559	384
\$350,000 - \$399,999	186	77	668	510
\$400,000 - \$449,999	193	77	571	477
\$450,000 - \$499,999	141	57	443	373
\$500,000 - \$549,999	105	44	315	306
\$550,000 - \$599,999	77	33	234	206
\$600,000 - \$649,999	66	22	180	141
\$650,000 - \$699,999	51	13	150	92
\$700,000 - \$799,999	78	12	199	140
\$800,000 - \$899,999	31	6	89	84
\$900,000 - \$999,999	25	4	59	51
\$1,000,000 - \$1,249,999	28	9	67	49
\$1,250,000 - \$1,499,999	12	-	40	23
\$1,500,000 - \$1,749,999	6	2	12	11
\$1,750,000 - \$1,999,999	1	1	12	4
\$2,000,000 - \$2,499,999	5	-	13	3
\$2,500,000 - \$2,999,999	-	-	1	7
\$3,000,000 - \$3,499,999	1	1	3	1
\$3,500,000 - \$3,999,999	-	-	3	1
\$4,000,000 +	-	-	1	-
	1,544	573	4,645	3,804

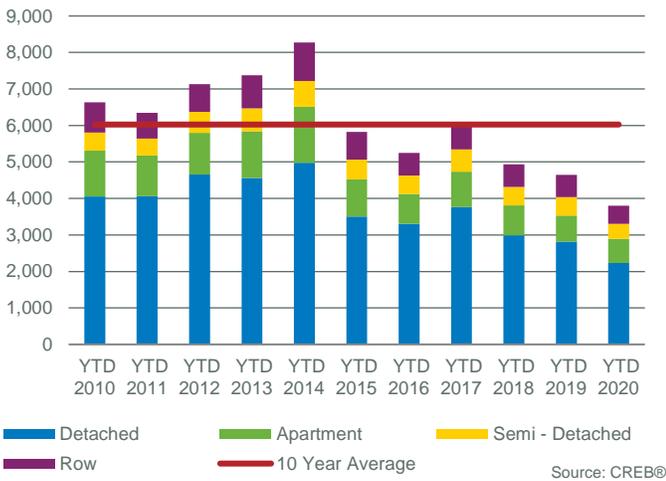
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

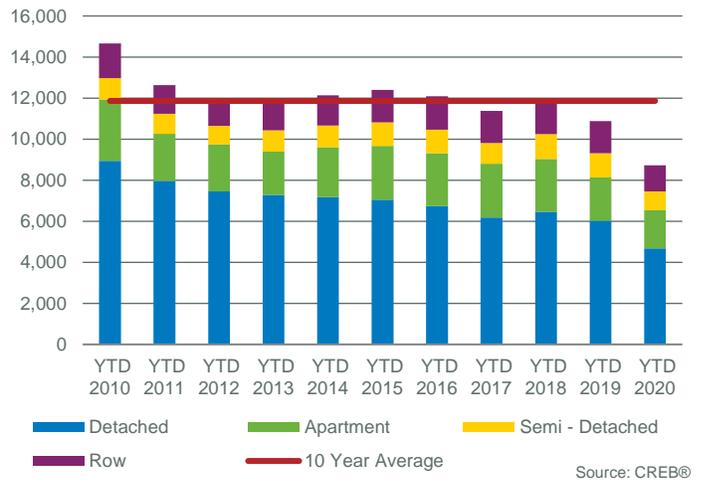
CITY OF CALGARY TOTAL SALES

YTD APRIL



CITY OF CALGARY TOTAL NEW LISTINGS

YTD APRIL



CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



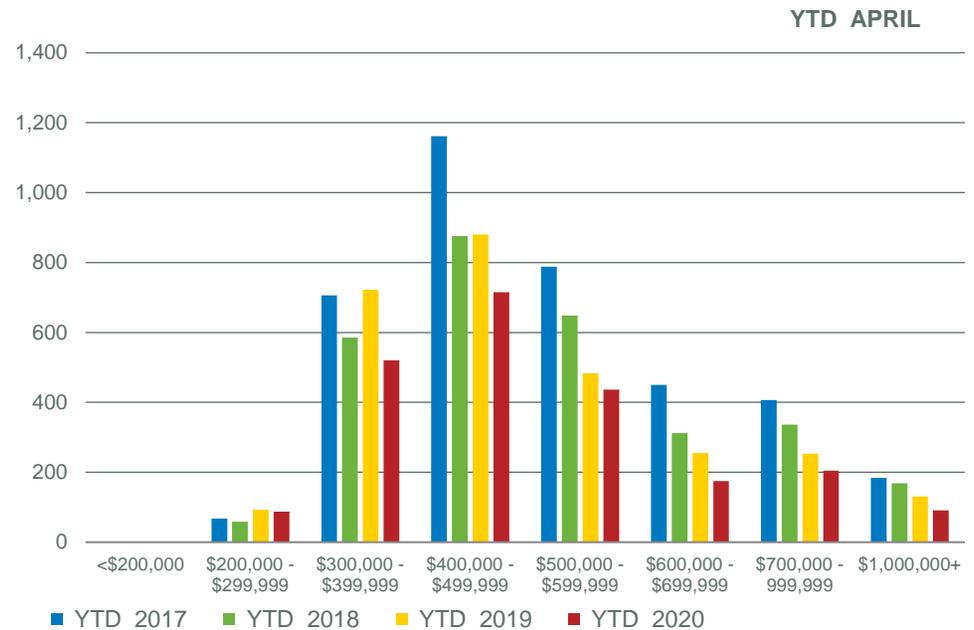
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	486	589	816	927	1,180	1,097	1,000	939	823	848	703	504
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	948	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,742	3,624	3,411	2,944	2,226
Days on Market	67	63	57	49	50	49	50	54	55	52	60	64
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500	481,500	480,100
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	462,135	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,414	542,867	530,492	520,553	528,789
Index	197	196	196	197	199	199	199	199	199	198	196	196
2020												
Sales	517	683	690	340								
New Listings	1,211	1,341	1,343	783								
Inventory	2,415	2,658	2,843	2,775								
Days on Market	61	54	47	50								
Benchmark Price	479,600	479,100	480,800	479,100								
Median Price	461,500	467,000	470,000	450,000								
Average Price	539,387	528,565	536,892	498,957								
Index	196	195	196	195								

	Apr-19	Apr-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	1	1
\$200,000 - \$299,999	28	16	93	87
\$300,000 - \$349,999	77	28	248	163
\$350,000 - \$399,999	129	55	474	357
\$400,000 - \$449,999	167	65	485	387
\$450,000 - \$499,999	125	52	395	328
\$500,000 - \$549,999	97	41	285	263
\$550,000 - \$599,999	62	27	198	173
\$600,000 - \$649,999	57	17	144	109
\$650,000 - \$699,999	38	11	111	66
\$700,000 - \$799,999	55	7	134	100
\$800,000 - \$899,999	25	5	74	66
\$900,000 - \$999,999	18	4	45	39
\$1,000,000 - \$1,249,999	25	7	54	41
\$1,250,000 - \$1,499,999	11	-	35	23
\$1,500,000 - \$1,749,999	6	2	11	11
\$1,750,000 - \$1,999,999	1	1	10	4
\$2,000,000 - \$2,499,999	5	-	13	3
\$2,500,000 - \$2,999,999	-	-	1	7
\$3,000,000 - \$3,499,999	1	1	3	1
\$3,500,000 - \$3,999,999	-	-	3	1
\$4,000,000 +	-	-	1	-
	927	340	2,818	2,230

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

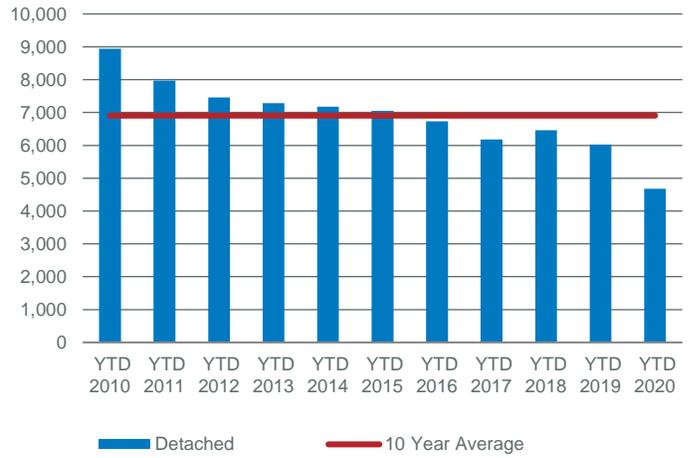
YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

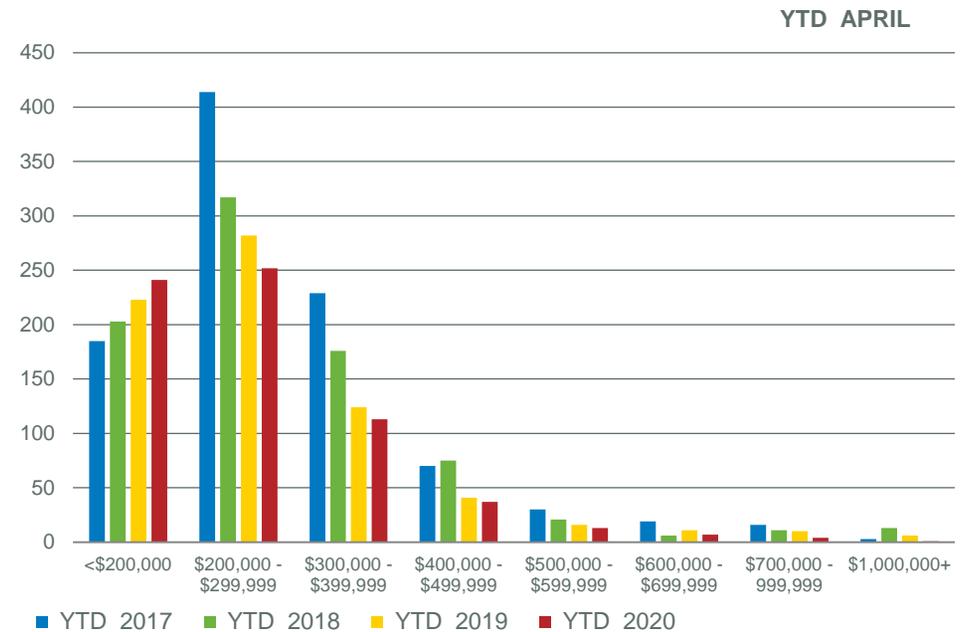


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	250	313	261	289	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	444	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,412	1,139
Days on Market	81	71	74	68	70	71	77	69	70	73	75	72
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500	247,900	248,800
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	228,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147	209	217	95								
New Listings	569	558	476	258								
Inventory	1,320	1,444	1,431	1,349								
Days on Market	77	63	58	64								
Benchmark Price	245,900	244,700	243,700	244,400								
Median Price	210,000	242,500	230,000	228,000								
Average Price	234,969	272,642	258,691	245,013								
Index	170	169	169	169								

	Apr-19	Apr-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	1	3	3	8
\$100,000 - \$199,999	82	32	220	233
\$200,000 - \$299,999	101	38	282	252
\$300,000 - \$349,999	27	11	80	71
\$350,000 - \$399,999	15	3	44	42
\$400,000 - \$449,999	7	5	28	21
\$450,000 - \$499,999	4	1	13	16
\$500,000 - \$549,999	2	1	8	10
\$550,000 - \$599,999	3	-	8	3
\$600,000 - \$649,999	1	1	8	5
\$650,000 - \$699,999	2	-	3	2
\$700,000 - \$799,999	4	-	7	3
\$800,000 - \$899,999	-	-	1	1
\$900,000 - \$999,999	-	-	2	-
\$1,000,000 - \$1,249,999	1	-	2	1
\$1,250,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	2	-
\$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 +	-	-	-	-
	250	95	713	668

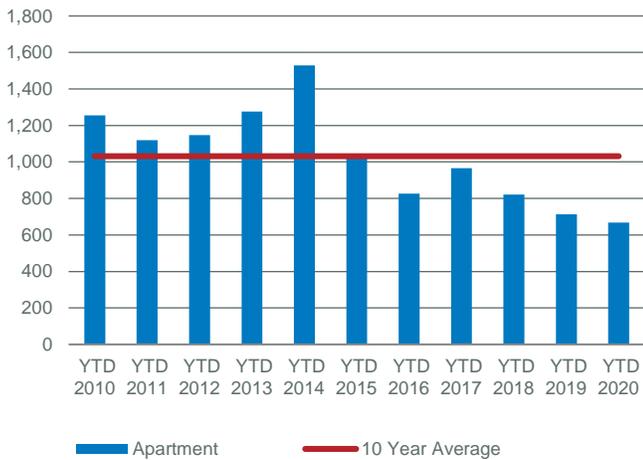
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD APRIL



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



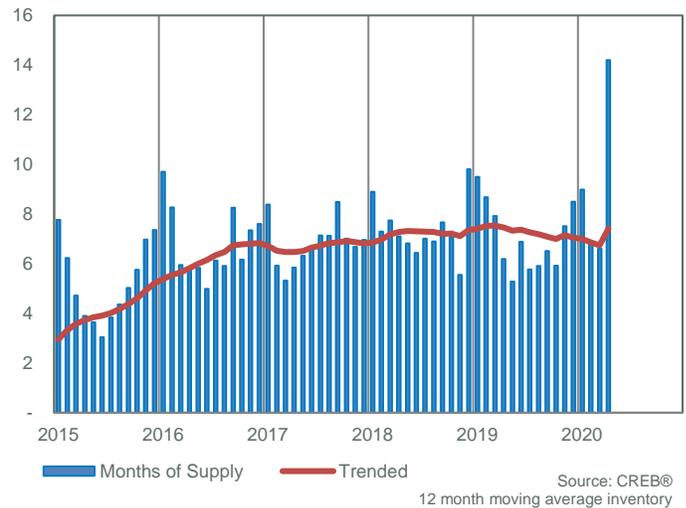
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

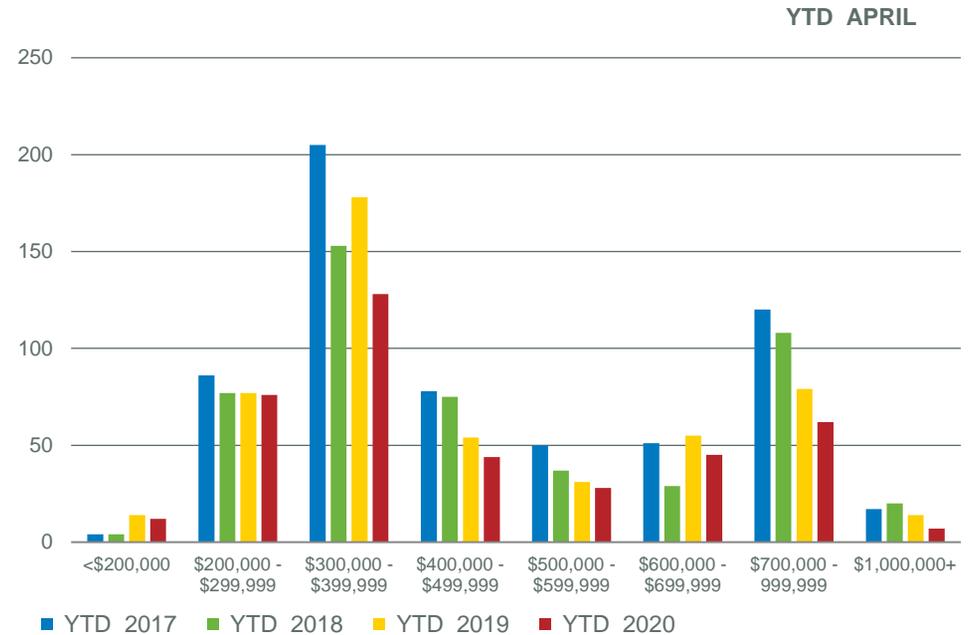


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	84	103	148	167	201	192	148	161	125	144	101	92
New Listings	308	253	313	314	338	287	275	273	305	238	204	117
Inventory	649	689	758	767	791	738	726	702	728	709	653	518
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000	390,400	388,200
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	408,750	380,000	379,000	374,850	342,000	418,500
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844
Index	198	198	197	200	201	202	201	201	201	199	197	196
2020												
Sales	84	141	116	61								
New Listings	242	255	249	168								
Inventory	577	603	636	601								
Days on Market	72	62	64	59								
Benchmark Price	385,000	384,300	386,600	385,600								
Median Price	406,750	362,000	406,000	354,900								
Average Price	480,847	469,155	465,896	433,100								
Index	195	194	195	195								

	Apr-19	Apr-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	1	14	12
\$200,000 - \$299,999	24	11	77	76
\$300,000 - \$349,999	35	15	92	63
\$350,000 - \$399,999	26	14	86	65
\$400,000 - \$449,999	15	1	35	34
\$450,000 - \$499,999	6	1	19	10
\$500,000 - \$549,999	3	-	12	10
\$550,000 - \$599,999	7	5	19	18
\$600,000 - \$649,999	8	4	21	24
\$650,000 - \$699,999	10	1	34	21
\$700,000 - \$799,999	17	5	55	35
\$800,000 - \$899,999	5	1	13	17
\$900,000 - \$999,999	6	-	11	10
\$1,000,000 - \$1,249,999	2	2	11	7
\$1,250,000 - \$1,499,999	-	-	2	-
\$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 +	-	-	-	-
	167	61	502	402

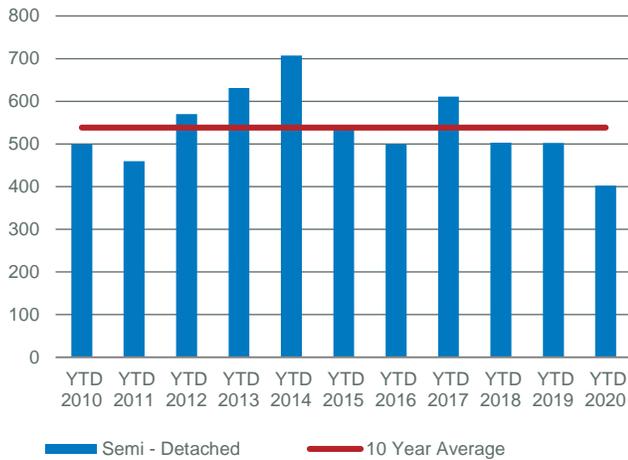
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

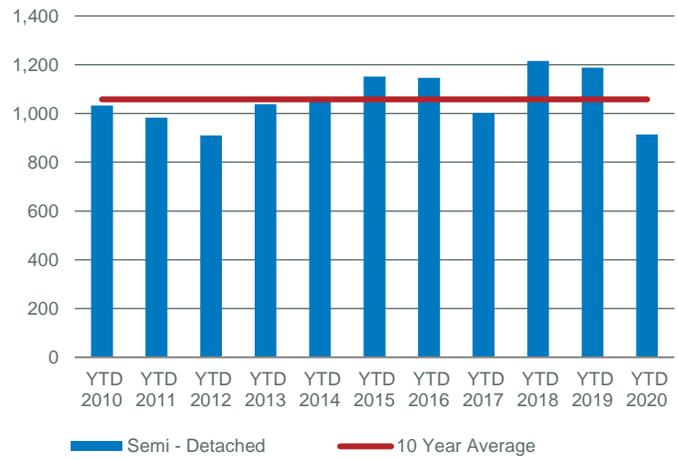
YTD APRIL



Source: CREB®

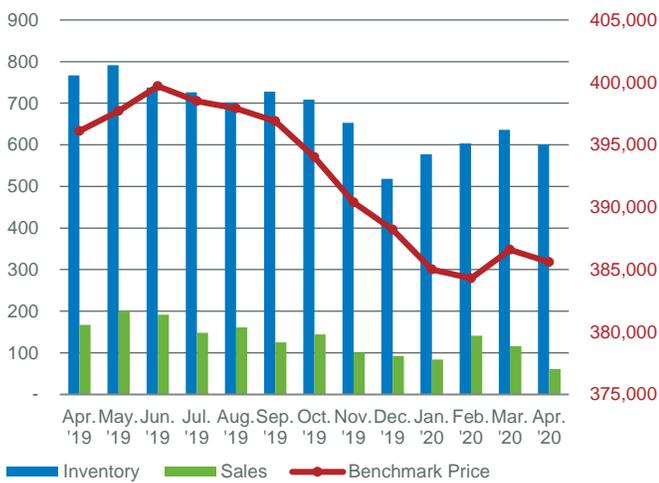
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

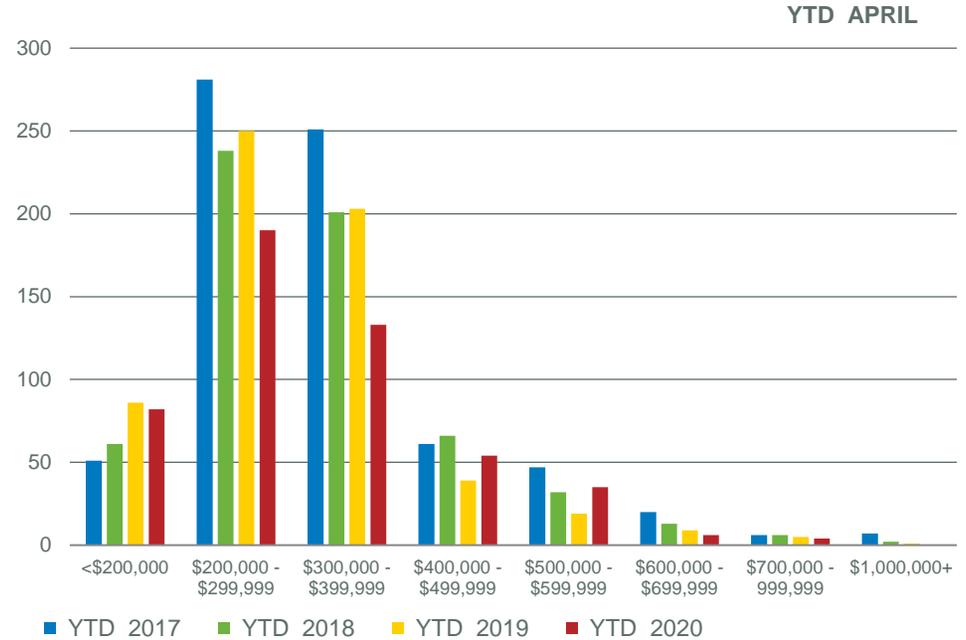


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	107	131	174	200	221	225	205	194	173	200	154	128
New Listings	391	324	387	460	440	388	346	360	392	366	253	148
Inventory	825	914	960	1,062	1,111	1,064	989	967	979	942	871	670
Days on Market	85	64	65	61	61	60	69	60	62	51	69	66
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500	281,700	283,000
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	274,750
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	293,858
Index	178	178	178	179	179	179	181	181	179	177	176	177
2020												
Sales	113	162	152	77								
New Listings	337	366	350	216								
Inventory	751	831	893	839								
Days on Market	79	59	57	67								
Benchmark Price	281,700	283,600	282,600	278,300								
Median Price	289,500	289,500	294,000	284,000								
Average Price	311,734	323,355	304,924	296,630								
Index	176	178	177	174								

	Apr-19	Apr-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	35	14	86	81
\$200,000 - \$299,999	77	31	250	190
\$300,000 - \$349,999	48	14	139	87
\$350,000 - \$399,999	16	5	64	46
\$400,000 - \$449,999	4	6	23	35
\$450,000 - \$499,999	6	3	16	19
\$500,000 - \$549,999	3	2	10	23
\$550,000 - \$599,999	5	1	9	12
\$600,000 - \$649,999	-	-	7	3
\$650,000 - \$699,999	1	1	2	3
\$700,000 - \$799,999	2	-	3	2
\$800,000 - \$899,999	1	-	1	-
\$900,000 - \$999,999	1	-	1	2
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	1	-	1	-
\$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 +	-	-	-	-
	200	77	612	504

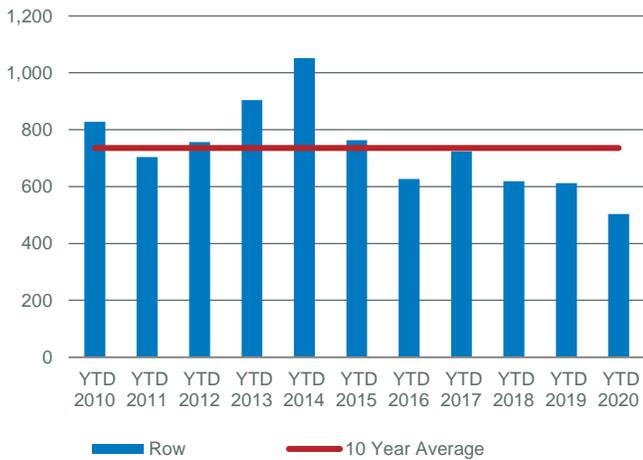
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

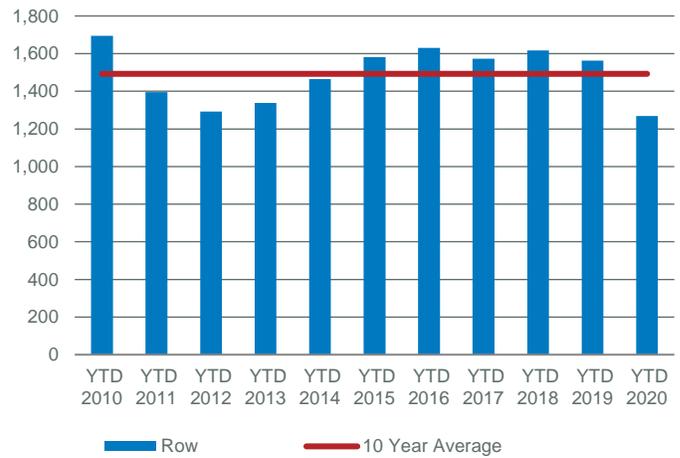
YTD APRIL



Source: CREB®

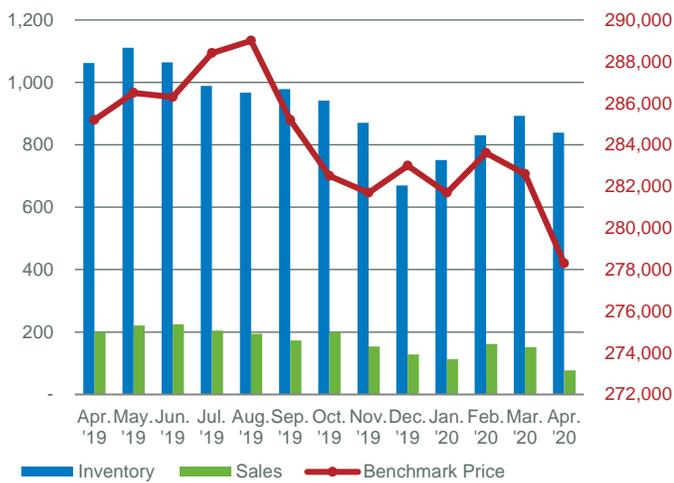
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



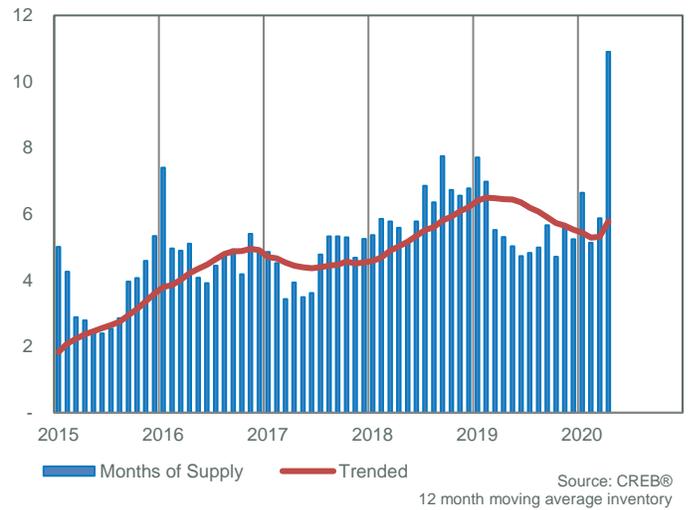
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



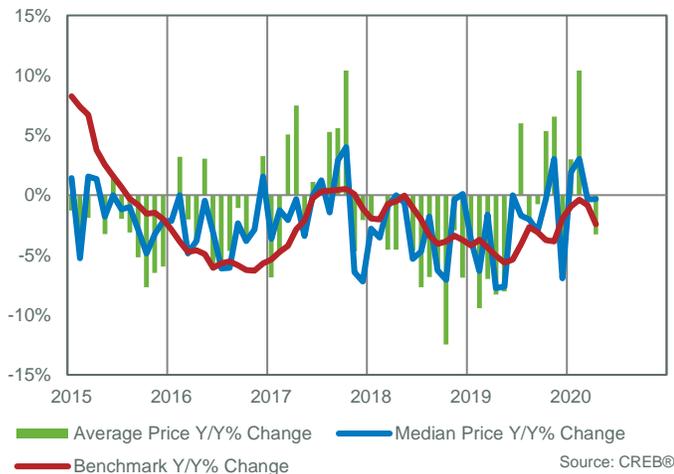
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

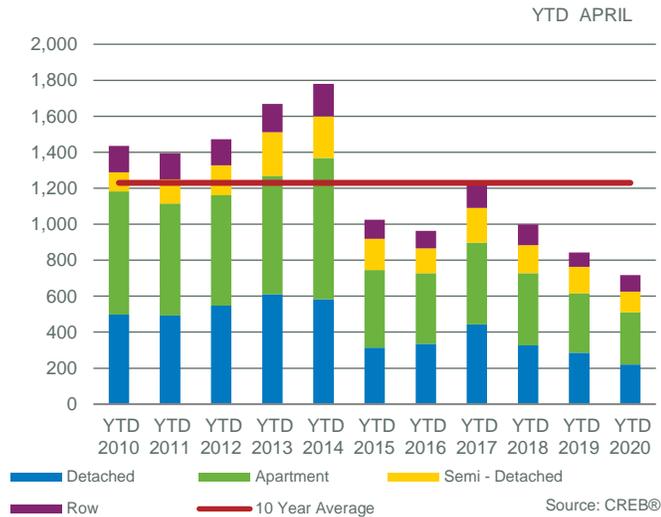
CITY OF CALGARY ROW PRICES



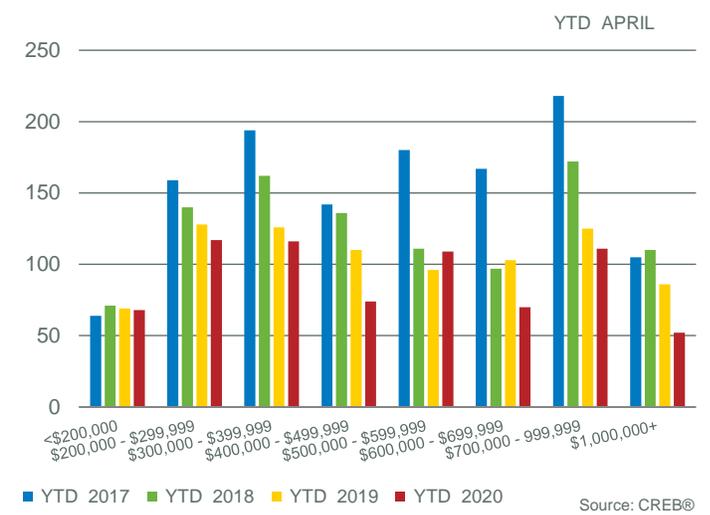
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



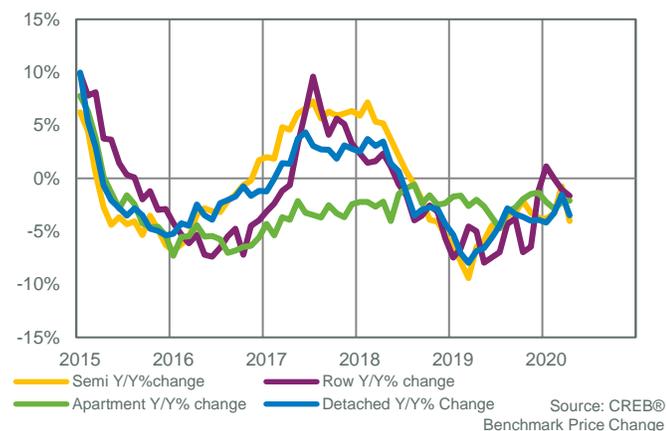
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

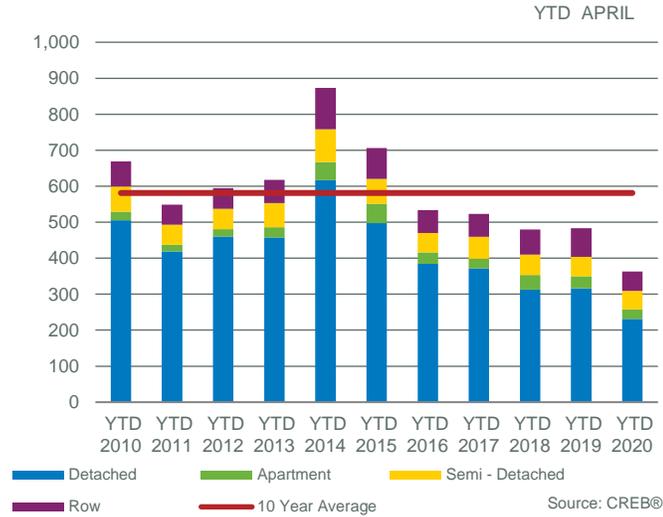


CITY CENTRE PRICES

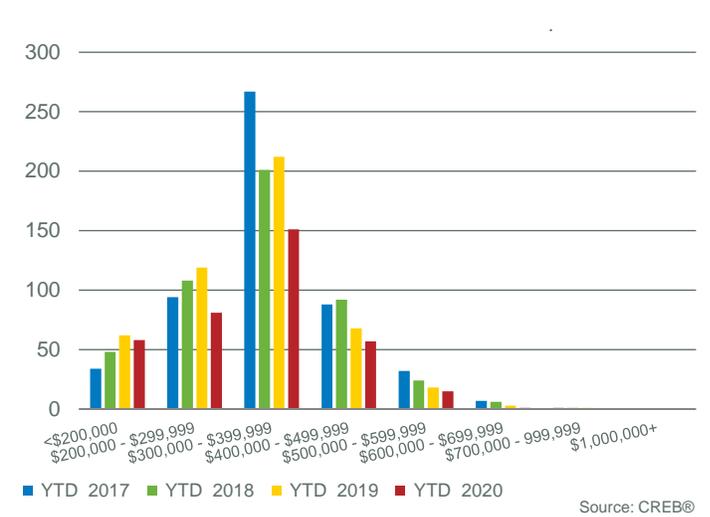


NORTHEAST

NORTHEAST TOTAL SALES



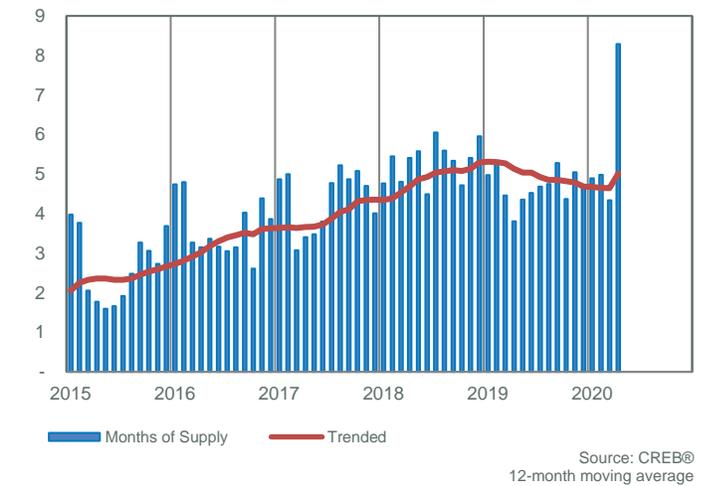
NORTHEAST TOTAL SALES BY PRICE RANGE



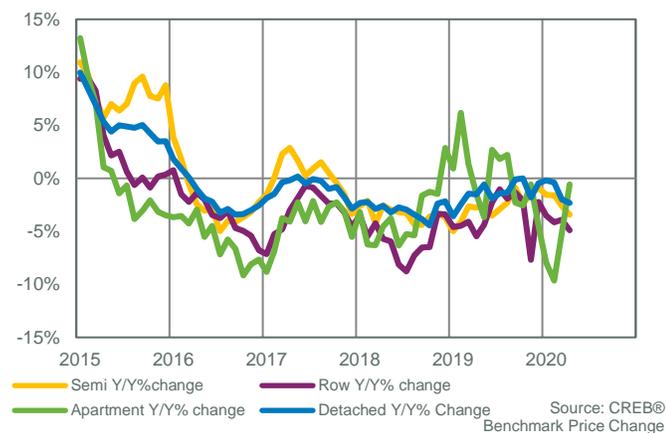
NORTHEAST INVENTORY AND SALES



NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

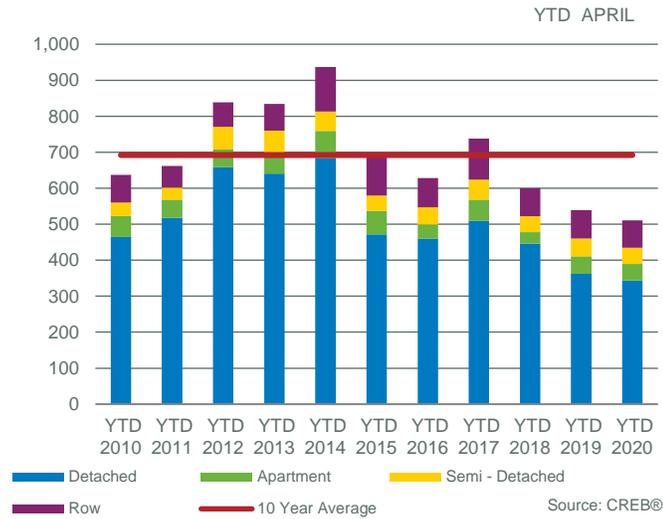


NORTHEAST PRICES

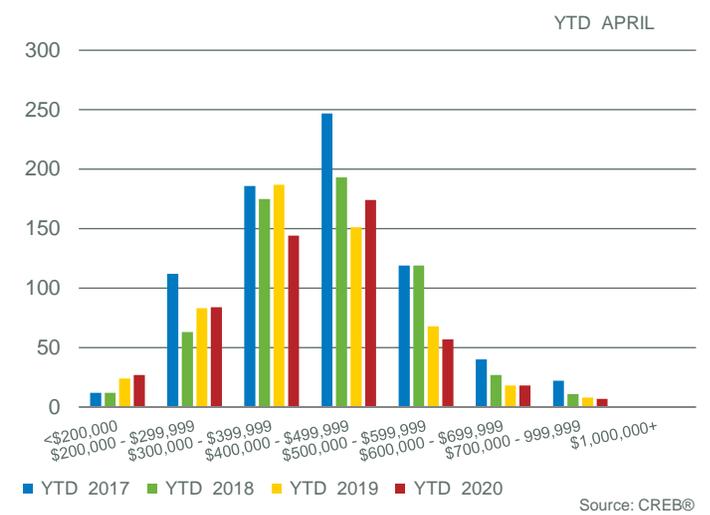


NORTH

NORTH TOTAL SALES



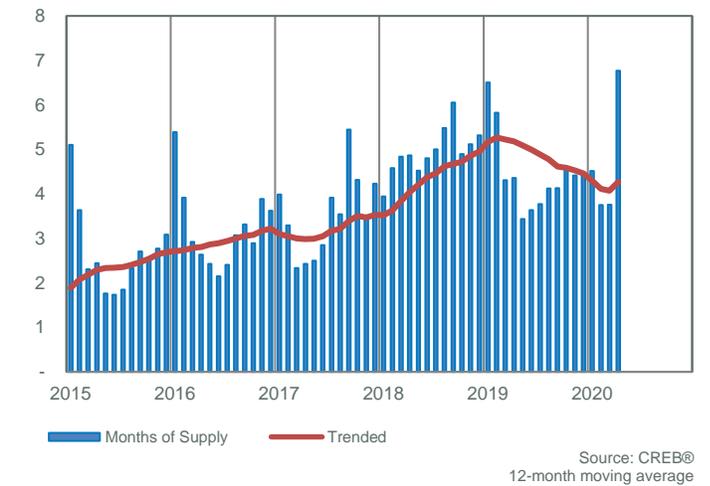
NORTH TOTAL SALES BY PRICE RANGE



NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

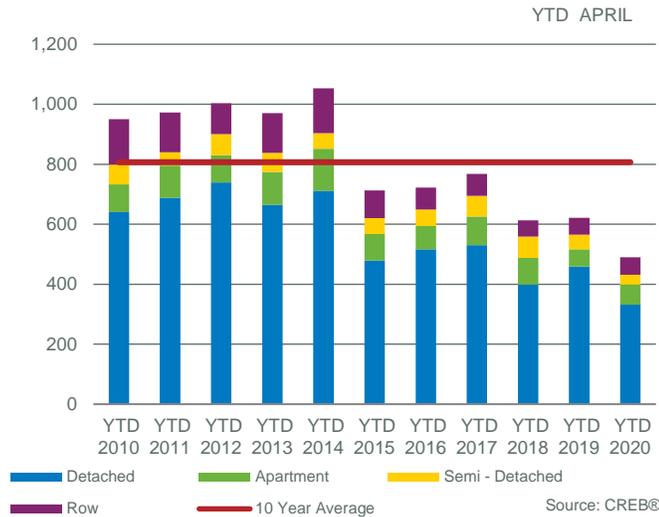


NORTH PRICES

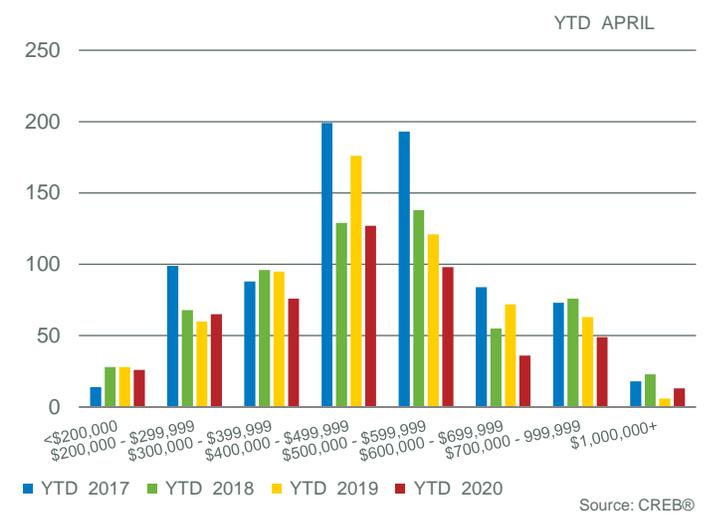


NORTHWEST

NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



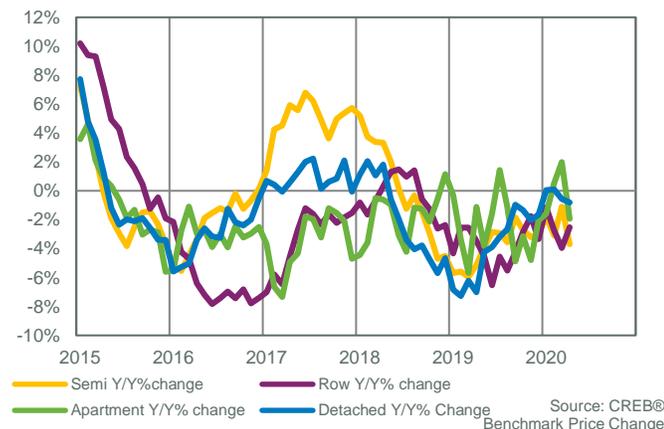
NORTHWEST INVENTORY AND SALES



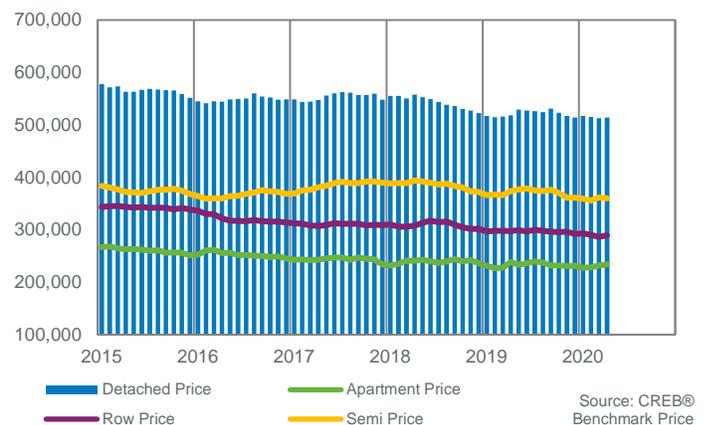
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

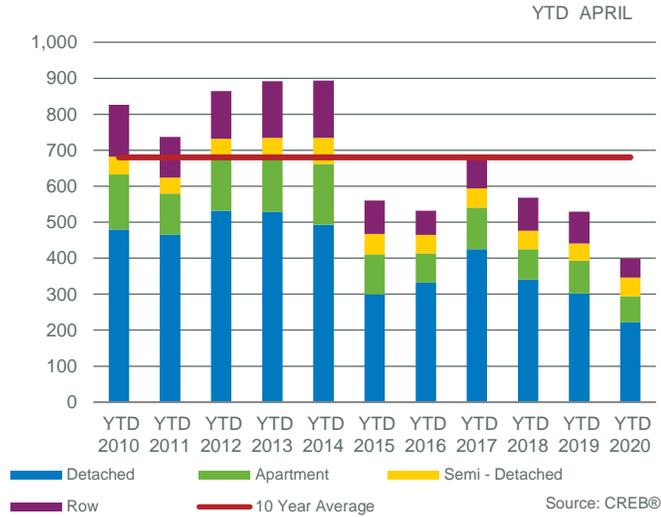


NORTHWEST PRICES

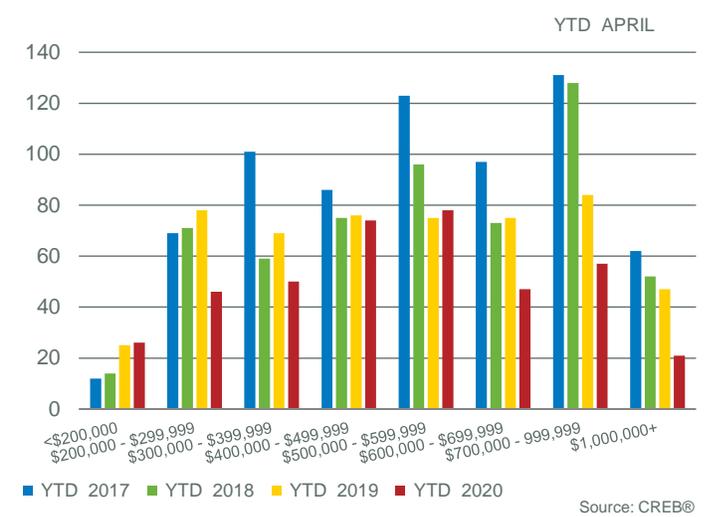


WEST

WEST TOTAL SALES



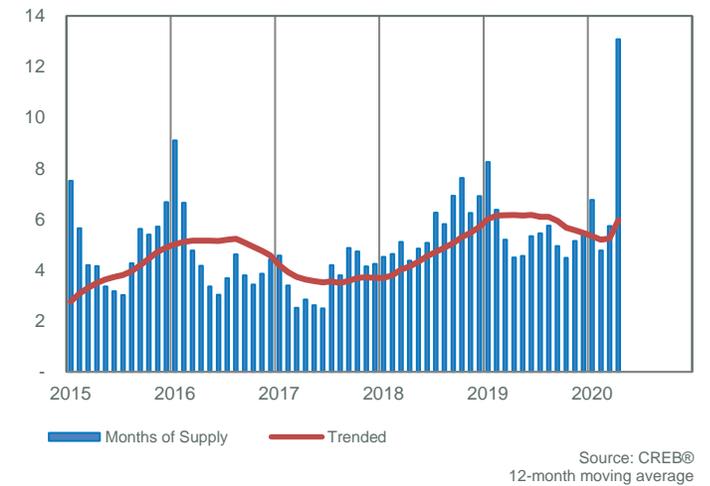
WEST TOTAL SALES BY PRICE RANGE



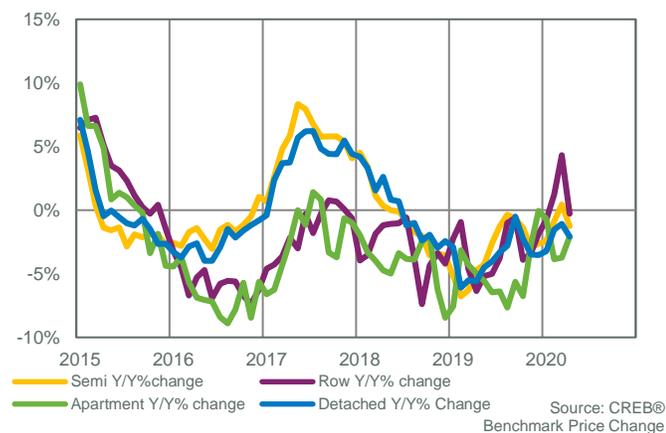
WEST INVENTORY AND SALES



WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

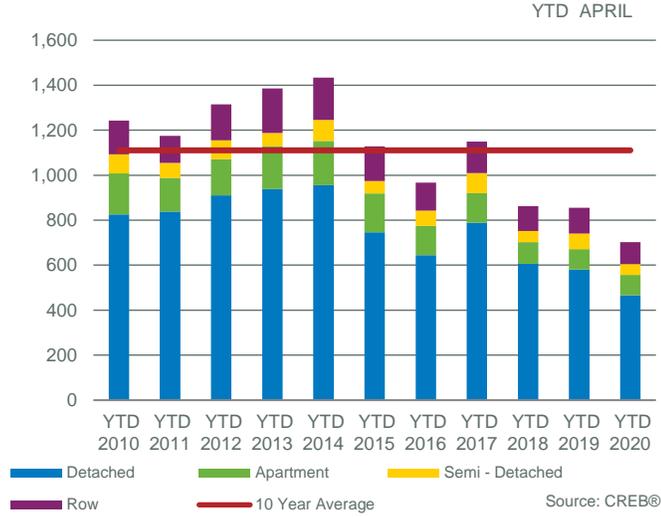


WEST PRICES

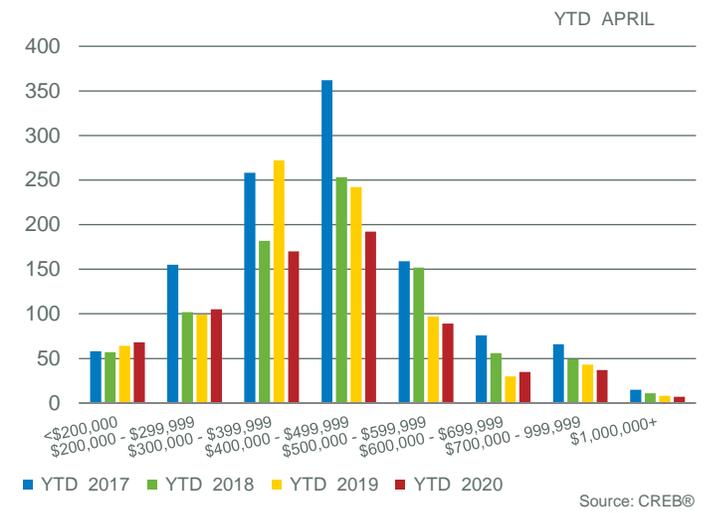


SOUTH

SOUTH TOTAL SALES



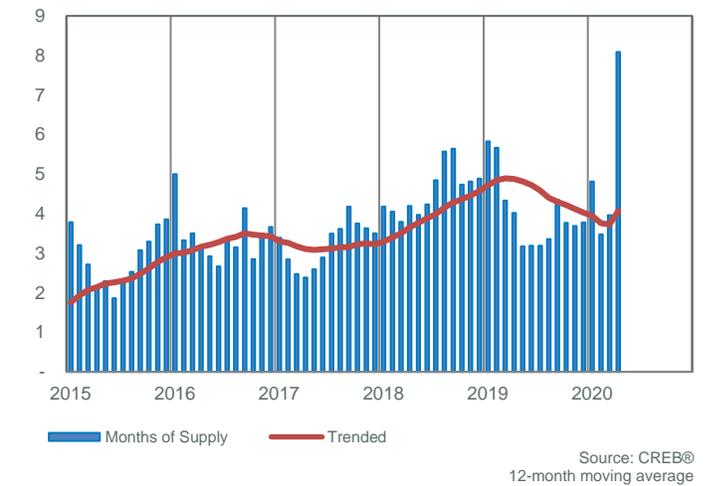
SOUTH TOTAL SALES BY PRICE RANGE



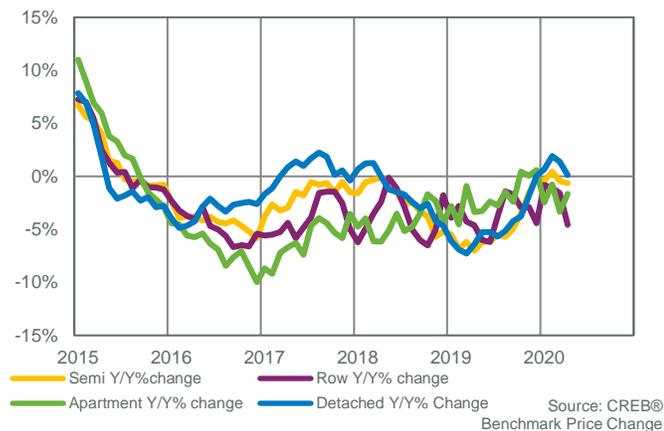
SOUTH INVENTORY AND SALES



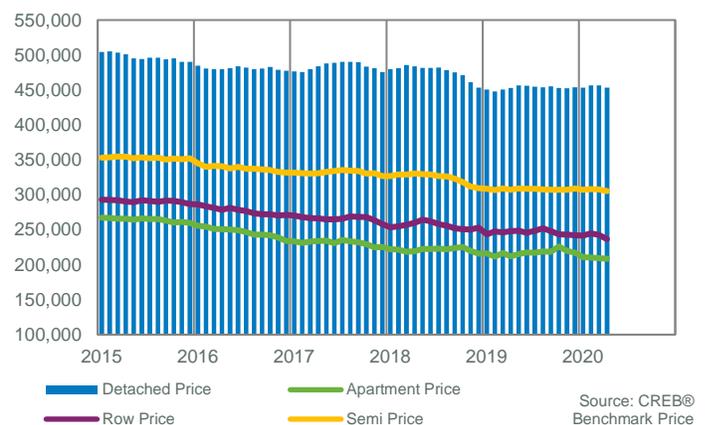
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

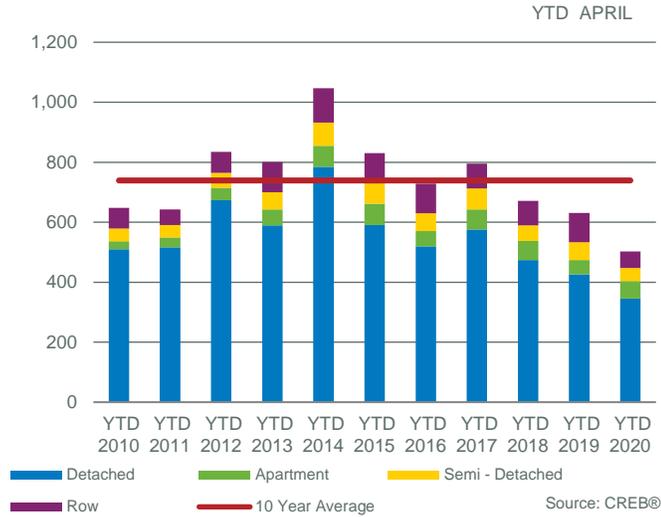


SOUTH PRICES

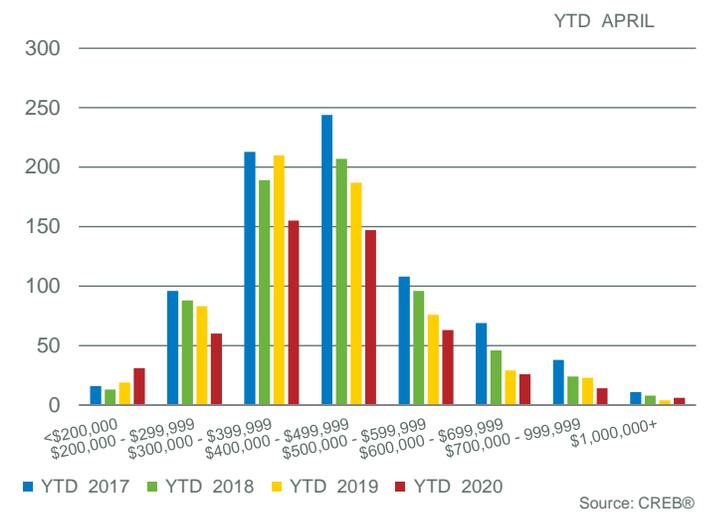


SOUTHEAST

SOUTHEAST TOTAL SALES



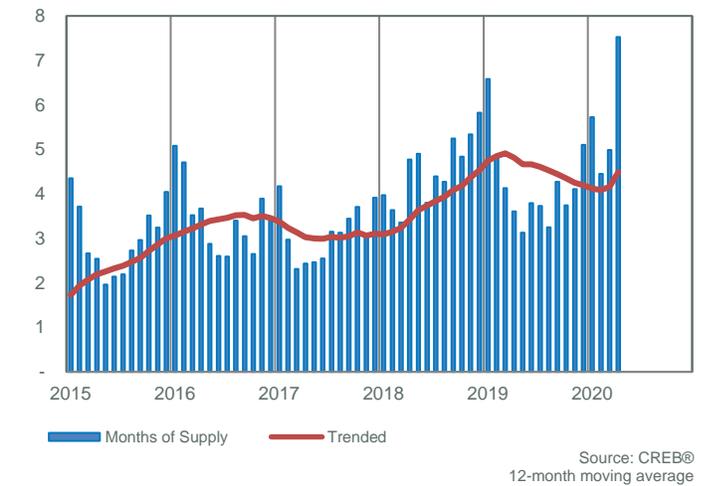
SOUTHEAST TOTAL SALES BY PRICE RANGE



SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

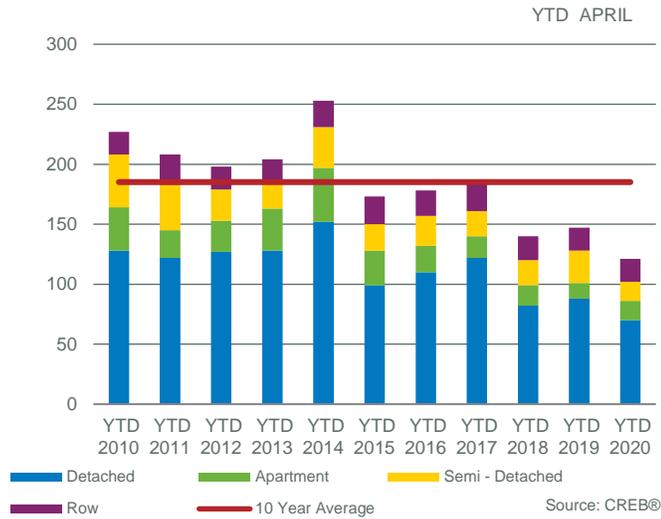


SOUTHEAST PRICES

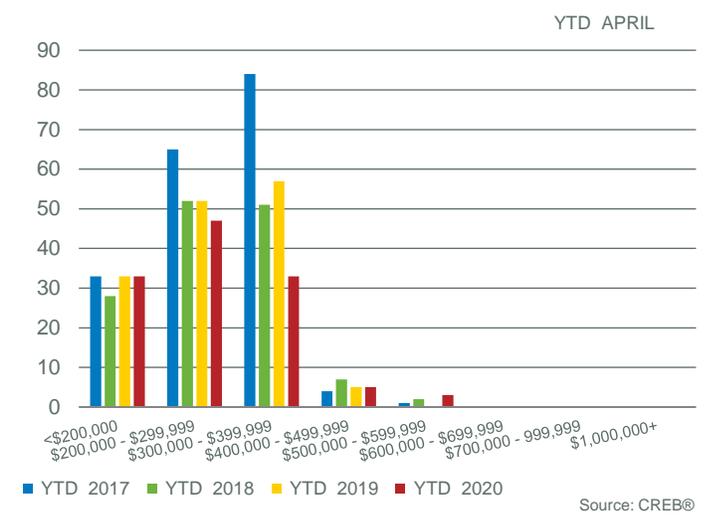


EAST

EAST TOTAL SALES



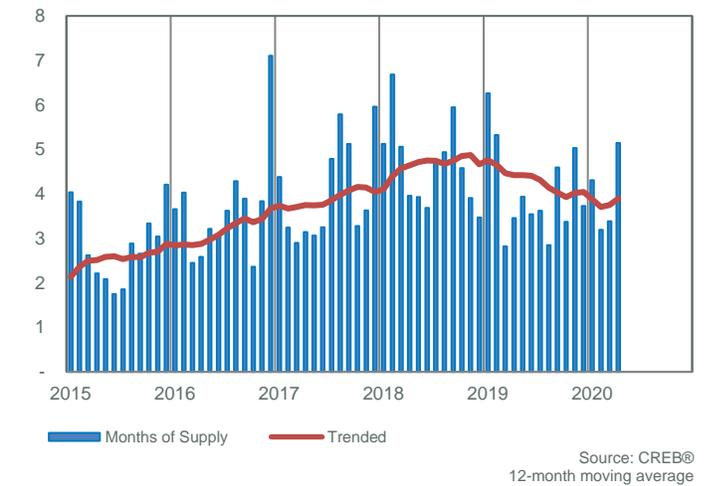
EAST TOTAL SALES BY PRICE RANGE



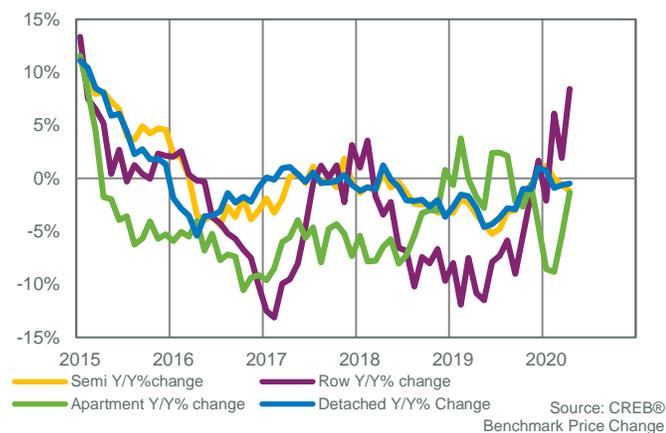
EAST INVENTORY AND SALES



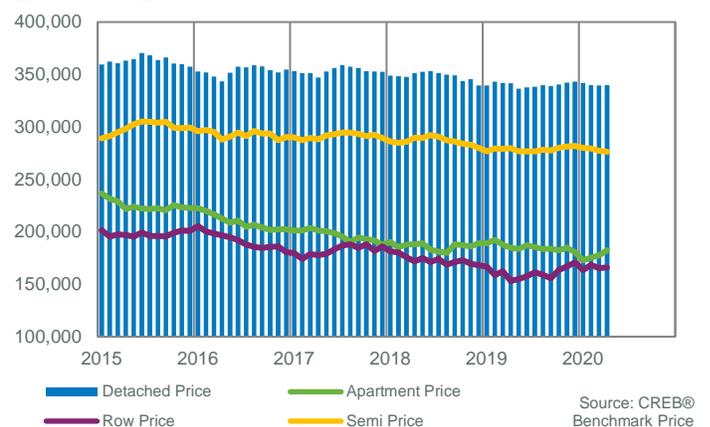
EAST MONTHS OF INVENTORY



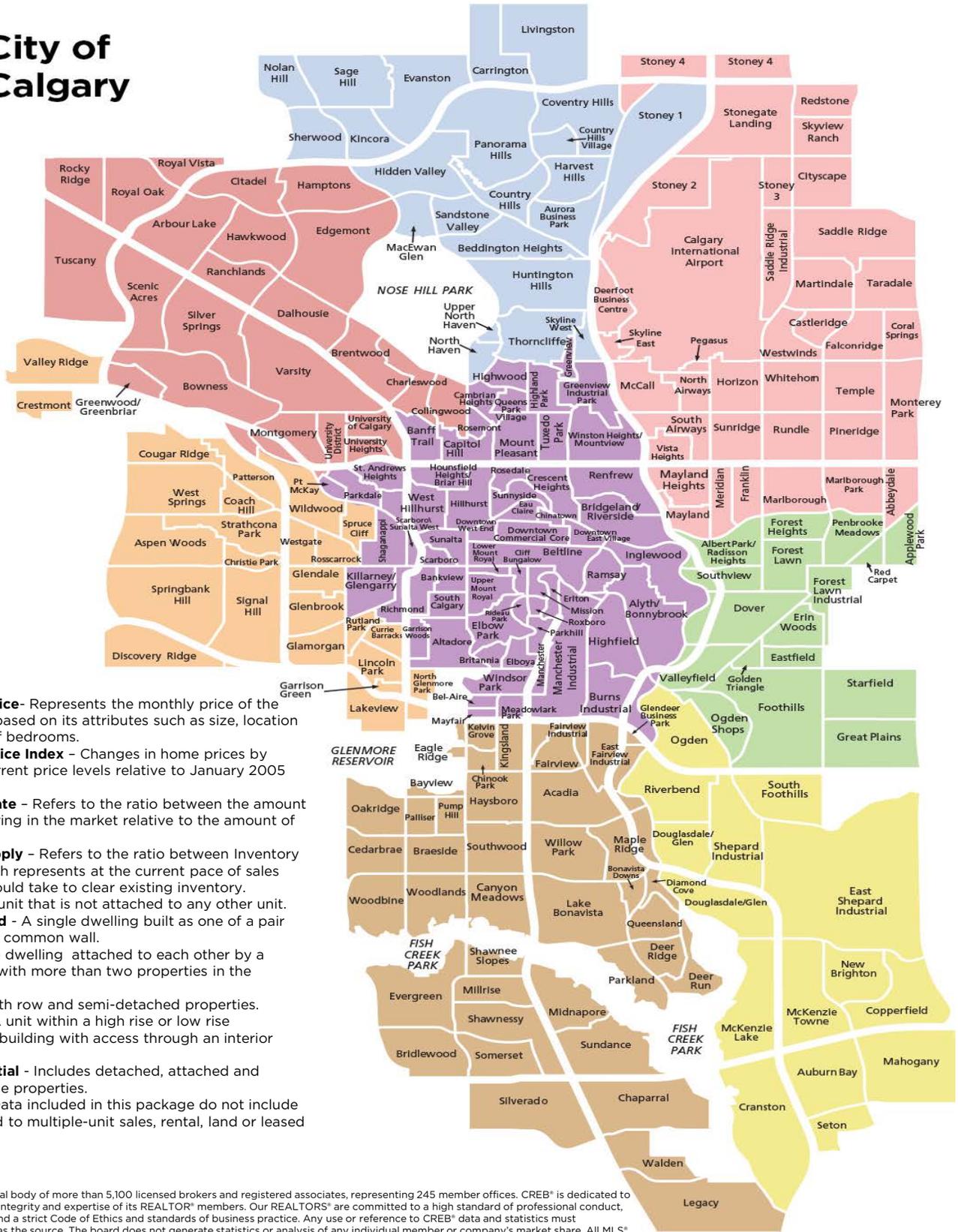
EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.

MLS® Home Price Index - Changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.

Months of Supply - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that share one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - A unit within a high rise or low rise condominium building with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

ABOUT CREB®

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