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MONTHLY STATISTICS PACKAGE

City of Calgary

May 2016



creb.com

Housing supply swells in cool spring market

City of Calgary, June 1, 2016 – Calgary’s housing inventory was on the rise once again in May as new listings climbed and sales slowed to 1,923 units.

“While recent oil price gains may have some feeling optimistic, weakness in the labour market continues to impact housing demand,” said CREB® chief economist Ann-Marie Lurie. “Job losses are spreading into other sectors, wages are declining and unemployment levels remain high. At the same time, we’re seeing housing supply levels rise in the rental, new home and resale markets.”

Inventory levels rose by 14 per cent in May to a total of 6,148 units. Every product type is experiencing these gains, but the largest inventory growth has occurred in the apartment and attached categories. Together, these sectors represent half of all resale inventories in Calgary.

“The resale apartment market has been the most difficult for sellers,” said CREB® president Cliff Stevenson. “They are competing with improved selection in the lower

price ranges of the detached and attached markets, and facing increased competition from the new home sector, where builders are offering incentives to attract potential buyers.”

While apartment resale supply remains 22 per cent below the May high of 2,055 units in 2008, the combination of rising supply in the apartment sector and steep declines in sales activity has elevated months of supply to nearly six months.

The apartment sector of the market has experienced buyers’ conditions for more than 10 months, so the impact on pricing is more dramatic, compared to the detached and attached sectors.

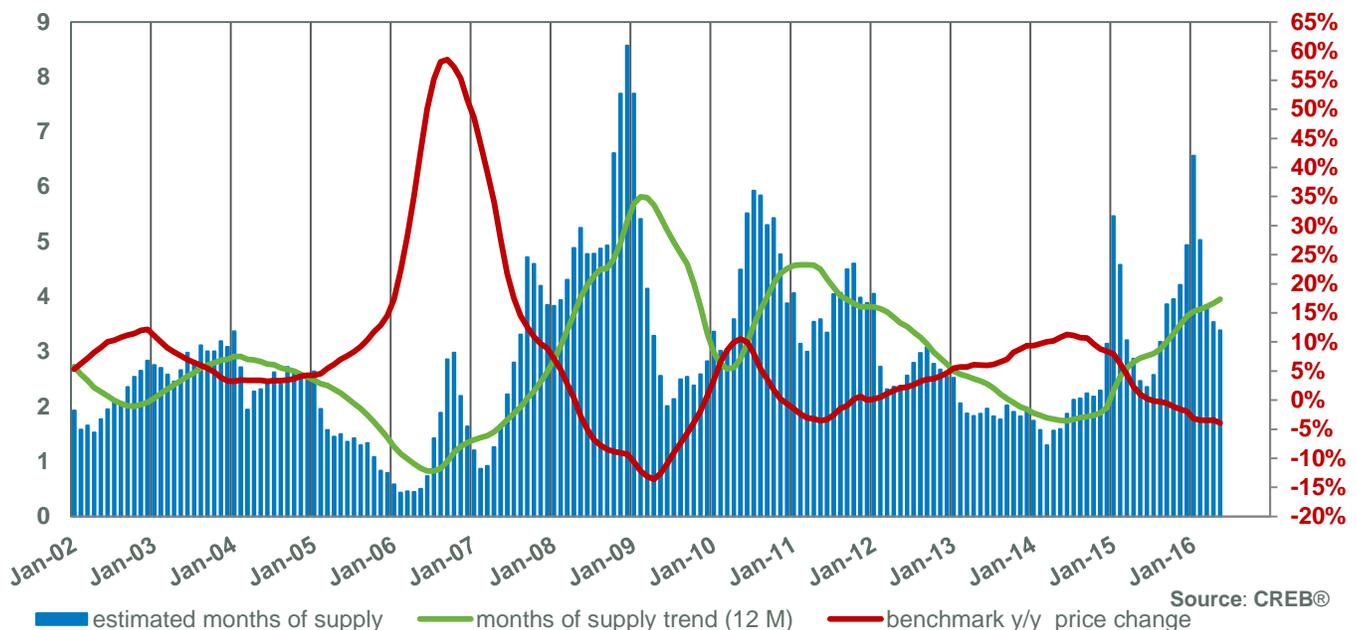
In May, the apartment benchmark price totaled \$278,500, a monthly and year-over-year decline of 0.7 and 5.6 per cent. In the detached and attached markets, home prices totaled \$500,500 and \$332,100, a year-over-year decline of 3.4 and 4.3 per cent.

HOUSING MARKET FACTS

- Total residential inventories increased across each district. However, detached inventory levels are trending down in the city centre, west and east area of the city.
- Year-to-date detached sales declined by seven per cent. The decrease was caused by slower sales in the North East, North, South and South East areas of the city.
- Year-to-date apartment sales totaled 1,101 a 20 per cent decline from last year. Unlike the detached, semi-detached and row sectors, each district recorded a pullback in apartment sales.
- Year-to-date, city centre benchmark prices have recorded some of the steepest declines across the city for detached, semi-detached, row and apartment style product.

*See district map on last page.

CALGARY MONTHS OF SUPPLY AND PRICE CHANGES



May 2016

	May-15	May-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	1,362	1,217	-10.65%	4,865	4,516	-7.17%
Total Sales Volume	\$738,117,544	\$684,191,613	-7.31%	\$2,623,528,538	\$2,460,365,191	-6.22%
New Listings	1,875	1,852	-1.23%	8,926	8,590	-3.76%
Inventory	2,923	3,018	3.25%	2,910	2,948	1.31%
Months of Supply	2.15	2.48	15.55%	2.99	3.26	9.14%
Sales to New Listings Ratio	72.64%	65.71%	-6.93%	54.50%	52.57%	-1.93%
Sales to List Price Ratio	97.59%	97.17%	-0.42%	97.41%	96.89%	-0.52%
Days on Market	38	39	3.71%	37	42	13.51%
Benchmark Price	\$518,000	\$500,500	-3.38%	\$519,700	\$503,360	-3.14%
Median Price	\$485,000	\$489,900	1.01%	\$479,000	\$480,000	0.21%
Average Price	\$541,937	\$562,195	3.74%	\$539,266	\$544,811	1.03%
Index	212	205	-3.39%	213	206	-3.14%
APARTMENT						
Total Sales	359	275	-23.40%	1,381	1,101	-20.28%
Total Sales Volume	\$117,831,565	\$85,893,880	-27.10%	\$429,569,505	\$332,675,657	-22.56%
New Listings	613	686	11.91%	3,230	3,266	1.11%
Inventory	1,310	1,608	22.75%	1,328	1,473	10.97%
Months of Supply	3.65	5.85	60.24%	4.81	6.69	39.19%
Sales to New Listings Ratio	58.56%	40.09%	-18.48%	42.76%	33.71%	-9.04%
Sales to List Price Ratio	97.18%	96.52%	-0.66%	97.03%	96.34%	-0.69%
Days on Market	48	49	0.98%	46	51	10.87%
Benchmark Price	\$295,000	\$278,500	-5.59%	\$296,900	\$281,520	-5.18%
Median Price	\$280,500	\$280,000	-0.18%	\$273,000	\$273,616	0.23%
Average Price	\$328,222	\$312,341	-4.84%	\$311,057	\$302,158	-2.86%
Index	202	191	-5.60%	203	193	-5.18%
ATTACHED						
Total Sales	465	431	-7.31%	1,764	1,558	-11.68%
Total Sales Volume	\$190,816,392	\$180,025,719	-5.66%	\$716,420,657	\$629,671,087	-12.11%
New Listings	680	781	14.85%	3,409	3,556	4.31%
Inventory	1,160	1,522	31.21%	1,174	1,420	21.01%
Months of Supply	2.49	3.53	41.56%	3.33	4.56	37.01%
Sales to New Listings Ratio	68.38%	55.19%	-13.20%	51.75%	43.81%	-7.93%
Sales to List Price Ratio	97.78%	97.33%	-0.45%	97.64%	97.09%	-0.55%
Days on Market	43	46	7.72%	40	47	17.50%
Benchmark Price	\$347,100	\$332,100	-4.32%	\$347,820	\$336,480	-3.26%
Median Price	\$352,500	\$356,500	1.13%	\$348,900	\$345,000	-1.12%
Average Price	\$410,358	\$417,693	1.79%	\$406,134	\$404,153	-0.49%
Index	206	197	-4.32%	206	200	-3.26%
CITY OF CALGARY						
Total Sales	2,186	1,923	-12.03%	8,010	7,175	-10.42%
Total Sales Volume	\$1,046,765,501	\$950,111,212	-9.23%	\$3,769,518,699	\$3,422,711,935	-9.20%
New Listings	3,168	3,319	4.77%	15,565	15,412	-0.98%
Inventory	5,393	6,148	14.00%	5,411	5,842	7.95%
Months of Supply	2.47	3.20	29.59%	3.38	4.07	20.52%
Sales to New Listings Ratio	69.00%	57.94%	-11.06%	51.46%	46.55%	-4.91%
Sales to List Price Ratio	97.58%	97.14%	-0.44%	97.41%	96.87%	-0.54%
Days on Market	41	42	3.77%	39	44	12.82%
Benchmark Price	\$457,800	\$439,700	-3.95%	\$459,340	\$443,260	-3.50%
Median Price	\$433,000	\$433,000	0.00%	\$423,000	\$425,000	0.47%
Average Price	\$478,850	\$494,078	3.18%	\$470,602	\$477,033	1.37%
Index	210	202	-3.95%	211	203	-3.50%

For a list of definitions, see page 26.

May 2016

	May-15	May-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	192	190	-1.04%	730	689	-5.62%
Total Sales Volume	\$98,683,962	\$96,219,553	-2.50%	\$368,263,671	\$336,827,506	-8.54%
Share of Sales with Condo Title	13.02%	14.74%	1.72%	14.78%	15.32%	0.53%
New Listings	300	299	-0.33%	1,452	1,447	-0.34%
Inventory	488	548	12.30%	515	554	7.49%
Months of Supply	2.54	2.88	13.48%	3.53	4.02	13.89%
Sales to New Listings Ratio	64.00%	63.55%	-0.45%	50.28%	47.62%	-2.66%
Sales to List Price Ratio	97.96%	97.22%	-0.73%	97.73%	97.03%	-0.70%
Days on Market	45	41	-9.22%	41	44	7.32%
Benchmark Price	\$394,600	\$383,100	-2.91%	\$395,400	\$385,880	-2.41%
Median Price	\$417,500	\$429,000	2.75%	\$405,000	\$398,000	-1.73%
Average Price	\$513,979	\$506,419	-1.47%	\$504,471	\$488,864	-3.09%
Index	205	199	-2.93%	206	201	-2.41%
CITY OF CALGARY ROW						
Total Sales	273	241	-11.72%	1,034	869	-15.96%
Total Sales Volume	\$92,132,430	\$83,806,166	-9.04%	\$348,156,986	\$292,843,582	-15.89%
Share of Sales with Condo Title	95.97%	95.02%	-0.95%	97.83%	94.11%	-3.72%
New Listings	380	482	26.84%	1,957	2,109	7.77%
Inventory	672	974	44.94%	658	866	31.59%
Months of Supply	2.46	4.04	64.19%	3.18	4.99	56.58%
Sales to New Listings Ratio	71.84%	50.00%	-21.84%	52.84%	41.20%	-11.63%
Sales to List Price Ratio	97.60%	97.45%	-0.15%	97.54%	97.15%	-0.39%
Days on Market	41	50	21.81%	40	50	25.00%
Benchmark Price	\$329,700	\$313,200	-5.00%	\$330,280	\$318,300	-3.63%
Median Price	\$323,000	\$321,500	-0.46%	\$321,500	\$312,500	-2.80%
Average Price	\$337,481	\$347,743	3.04%	\$336,709	\$336,989	0.08%
Index	206	196	-4.99%	207	199	-3.63%
CITY OF CALGARY ATTACHED						
Total Sales	465	431	-7.31%	1,764	1,558	-11.68%
Total Sales Volume	\$190,816,392	\$180,025,719	-5.66%	\$716,420,657	\$629,671,087	-12.11%
Share of sales with condo title	61.72%	59.63%	-3.39%	63.68%	59.51%	-6.55%
New Listings	680	781	14.85%	3,409	3,556	4.31%
Inventory	1,160	1,522	31.21%	1,174	1,420	21.01%
Months of Supply	2.49	3.53	41.56%	3.33	4.56	37.01%
Sales to New Listings Ratio	68.38%	55.19%	-13.20%	51.75%	43.81%	-7.93%
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Average Price	\$410,358	\$417,693	1.79%	\$406,134	\$404,153	-0.49%
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For a list of definitions, see page 26.

May 2016	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	141	218	64.68%	450	3.19	\$648,800	-4.55%	-0.70%
North East	118	244	48.36%	361	3.06	\$389,000	-2.09%	0.15%
North	180	252	71.43%	364	2.02	\$443,100	-1.40%	0.00%
North West	184	261	70.50%	354	1.92	\$543,500	-3.36%	0.24%
West	139	206	67.48%	411	2.96	\$689,600	-4.33%	-0.66%
South	236	358	65.92%	545	2.31	\$477,800	-3.42%	-0.56%
South East	181	252	71.83%	467	2.58	\$447,500	-4.46%	-0.16%
East	38	62	61.29%	66	1.74	\$354,000	-3.83%	1.64%
TOTAL CITY	1,217	1,852	65.71%	3,018	2.48	\$500,500	-3.38%	-0.20%
Apartment								
City Centre	121	307	39.41%	785	6.49	\$306,100	-5.06%	-0.65%
North East	13	37	35.14%	64	4.92	\$261,700	-2.46%	-1.36%
North	21	43	48.84%	80	3.81	\$239,900	-6.36%	-1.60%
North West	24	58	41.38%	148	6.17	\$265,800	-5.78%	0.53%
West	34	72	47.22%	162	4.76	\$253,800	-8.38%	-1.28%
South	36	83	43.37%	197	5.47	\$247,000	-5.11%	-0.64%
South East	22	58	37.93%	120	5.45	\$244,600	-5.63%	-0.33%
East	4	28	14.29%	52	13.00	\$232,100	-3.61%	-0.81%
TOTAL CITY	275	686	40.09%	1,608	5.85	\$278,500	-5.59%	-0.68%
Semi-detached								
City Centre	62	89	69.66%	222	3.58	\$690,700	-3.05%	-0.69%
North East	16	23	69.57%	50	3.13	\$303,300	-3.16%	1.13%
North	13	29	44.83%	31	2.38	\$324,000	-2.50%	-0.77%
North West	22	38	57.89%	50	2.27	\$357,600	-1.62%	0.90%
West	22	33	66.67%	56	2.55	\$447,700	-3.26%	-0.91%
South	31	44	70.45%	66	2.13	\$343,600	-2.97%	-0.78%
South East	19	32	59.38%	50	2.63	\$302,500	-4.51%	-0.07%
East	5	11	45.45%	23	4.60	\$276,500	-5.44%	0.95%
TOTAL CITY	190	299	63.55%	548	2.88	\$383,100	-2.91%	-0.13%
Row								
City Centre	46	106	43.40%	223	4.85	\$457,800	-7.06%	-0.87%
North East	23	53	43.40%	88	3.83	\$226,600	-2.07%	-1.26%
North	30	60	50.00%	113	3.77	\$280,000	-6.48%	-1.10%
North West	26	50	52.00%	98	3.77	\$318,300	-6.93%	-1.15%
West	32	63	50.79%	135	4.22	\$362,200	-4.71%	1.26%
South	33	77	42.86%	168	5.09	\$275,300	-4.58%	-0.33%
South East	46	58	79.31%	124	2.70	\$312,500	-2.80%	-0.35%
East	5	15	33.33%	25	5.00	\$219,000	0.78%	-0.95%
TOTAL CITY	241	482	50.00%	974	4.04	\$313,200	-5.00%	-0.51%

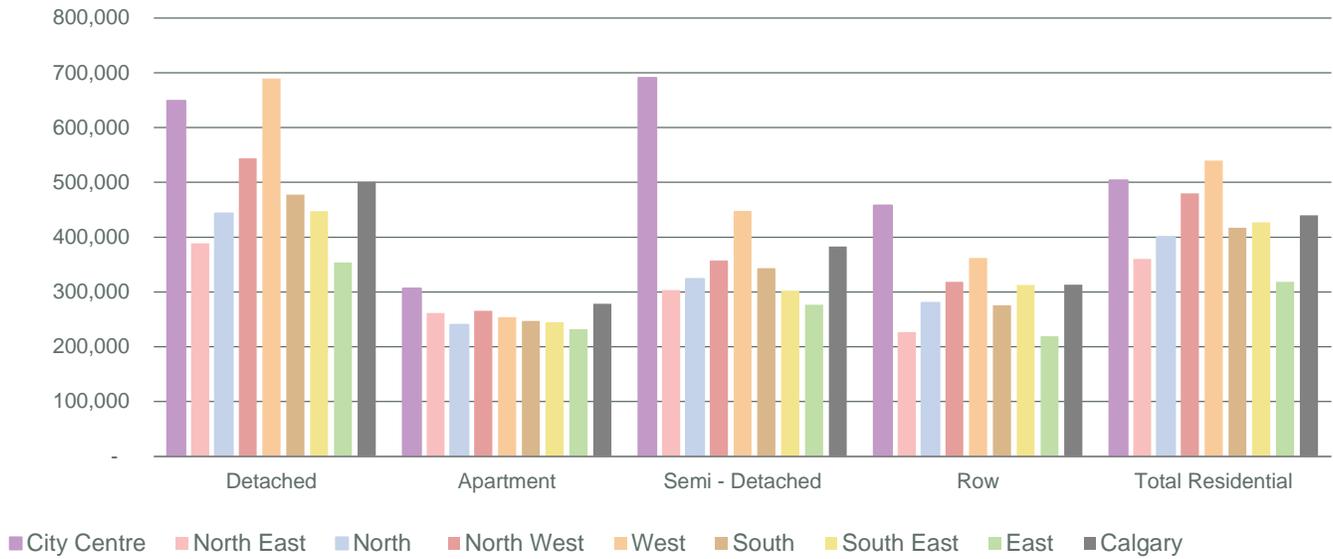
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

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

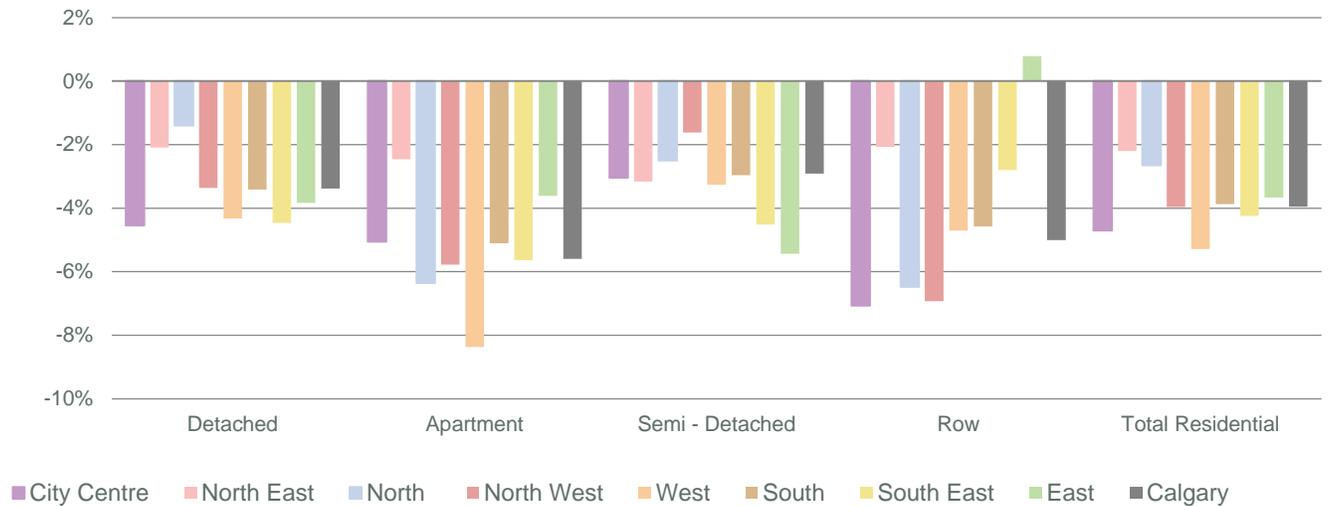


BENCHMARK PRICE - MAY



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY



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)	1,143	1,130	1,329	1,500	1,712	1,330	1,485	1,040	1,307
Lot Size	5,490	4,017	4,371	5,275	5,563	5,187	4,246	4,742	4,854
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1952	1988	1993	1988	1988	1984	1997	1976	1984
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

May 2016

TOTAL SALES

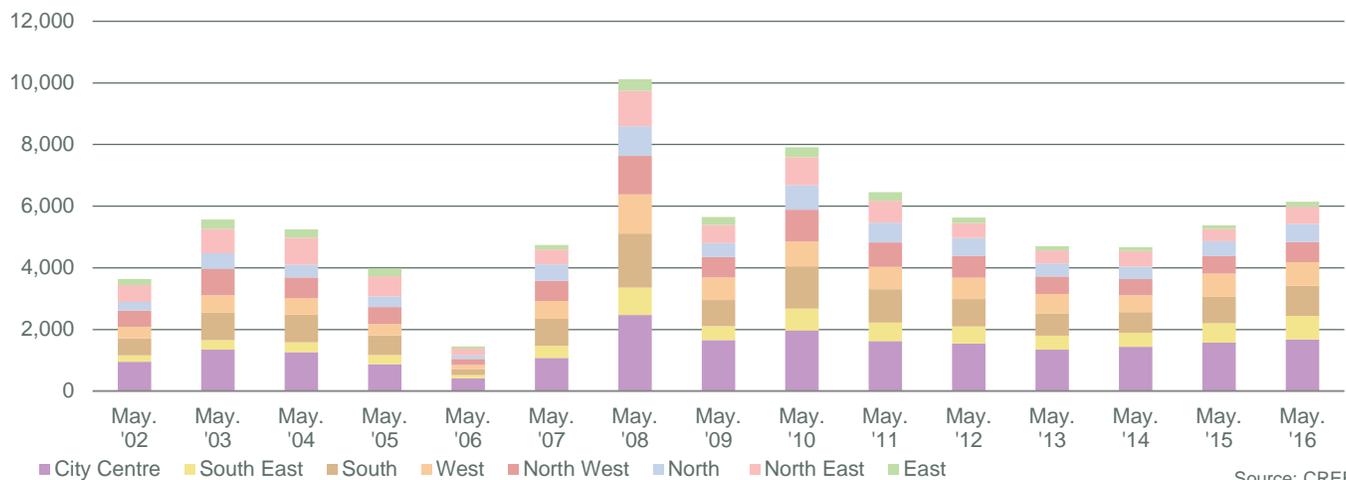
MAY



Source: CREB®

TOTAL INVENTORY

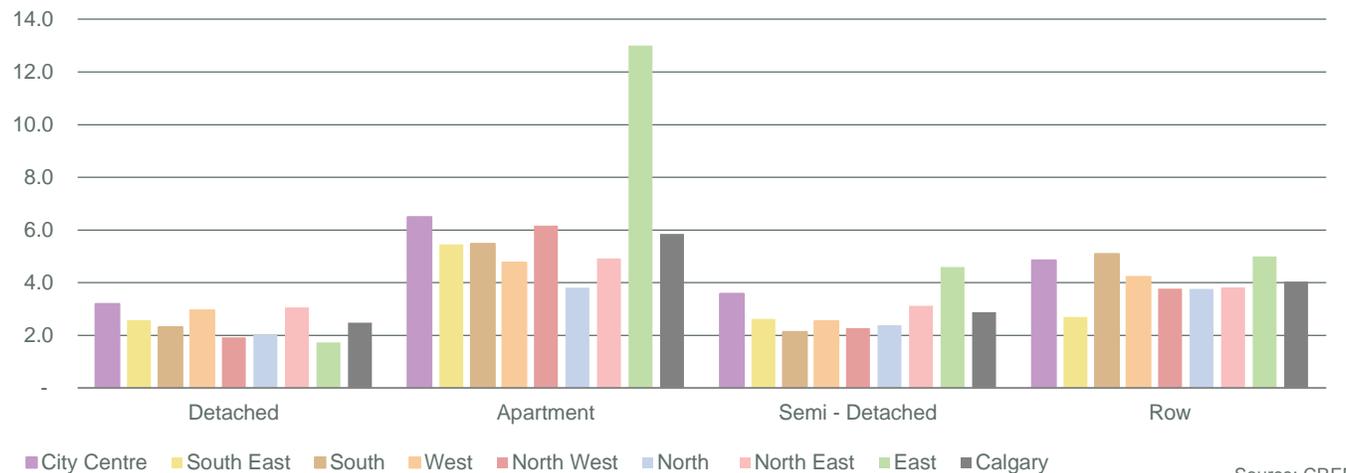
MAY



Source: CREB®

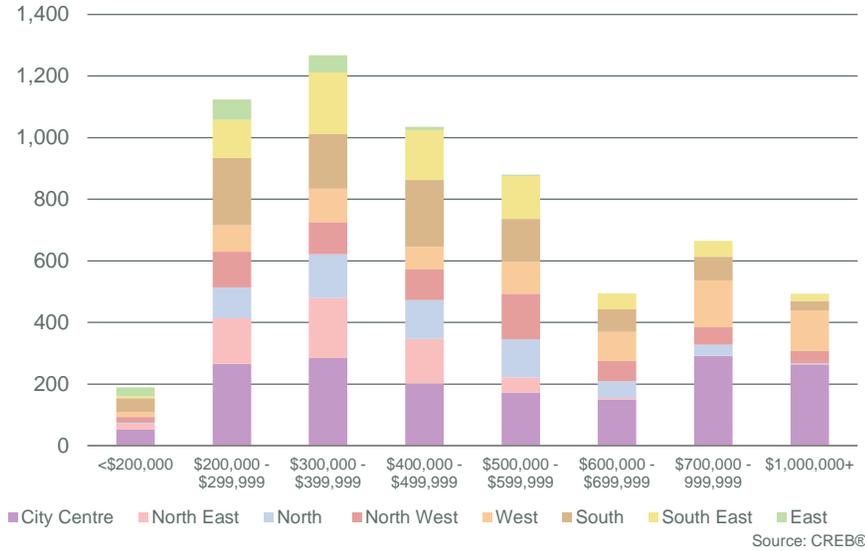
MONTHS OF SUPPLY

MAY

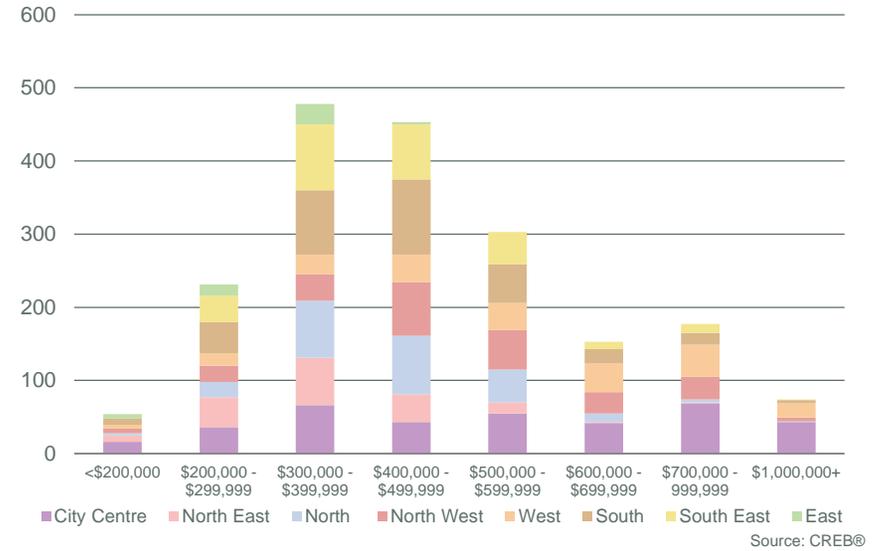


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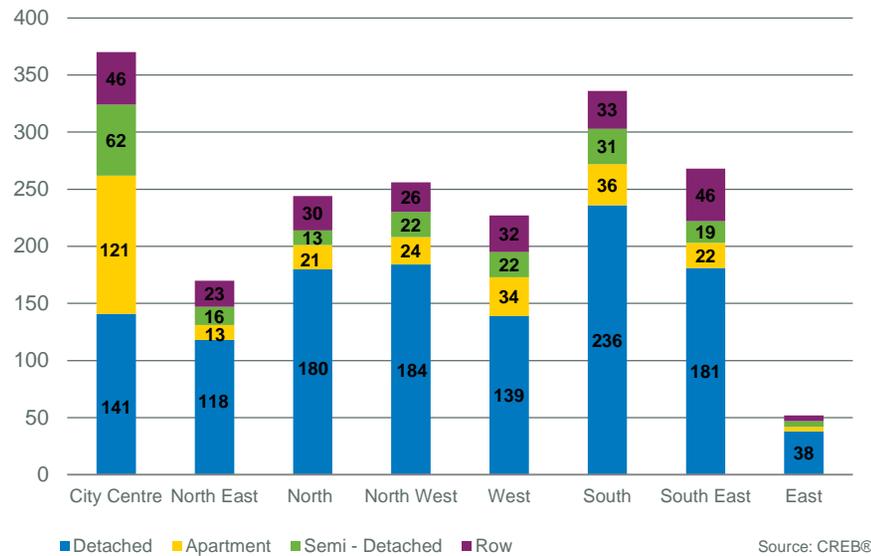
TOTAL INVENTORY BY PRICE RANGE - MAY



TOTAL SALES BY PRICE RANGE - MAY



SALES BY PROPERTY TYPE - MAY



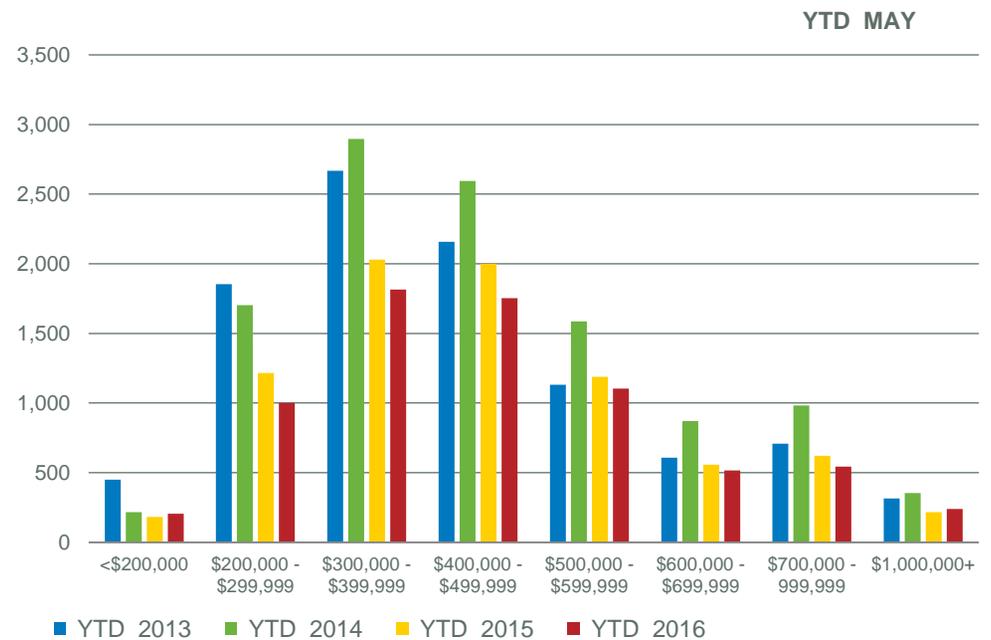
SHARE OF CITY WIDE SALES - MAY



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	765	1,130	1,589	1,768	1,923							
New Listings	2,742	2,908	3,226	3,217	3,319							
Inventory	5,023	5,684	6,103	6,251	6,148							
Days on Market	51	43	43	46	42							
Benchmark Price	447,800	445,000	442,800	441,000	439,700							
Median Price	407,500	420,000	422,000	430,000	433,000							
Average Price	456,889	473,940	468,666	476,707	494,078							
Index	206	204	203	202	202							

	May-15	May-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	33	54	182	205
\$200,000 - \$299,999	310	231	1,216	1,000
\$300,000 - \$349,999	229	204	897	803
\$350,000 - \$399,999	325	274	1,132	1,012
\$400,000 - \$449,999	293	275	1,117	998
\$450,000 - \$499,999	259	178	882	754
\$500,000 - \$549,999	202	184	665	642
\$550,000 - \$599,999	151	119	524	462
\$600,000 - \$649,999	90	79	304	288
\$650,000 - \$699,999	66	74	253	228
\$700,000 - \$799,999	91	99	362	292
\$800,000 - \$899,999	45	57	163	166
\$900,000 - \$999,999	27	21	97	86
\$1,000,000 - \$1,249,999	32	30	103	105
\$1,250,000 - \$1,499,999	13	22	47	56
\$1,500,000 - \$1,749,999	8	9	29	41
\$1,750,000 - \$1,999,999	5	6	15	16
\$2,000,000 - \$2,499,999	2	3	9	14
\$2,500,000 - \$2,999,999	4	3	7	4
\$3,000,000 - \$3,499,999	-	-	3	1
\$3,500,000 - \$3,999,999	1	1	2	2
\$4,000,000 +	-	-	1	-
	2,186	1,923	8,010	7,175

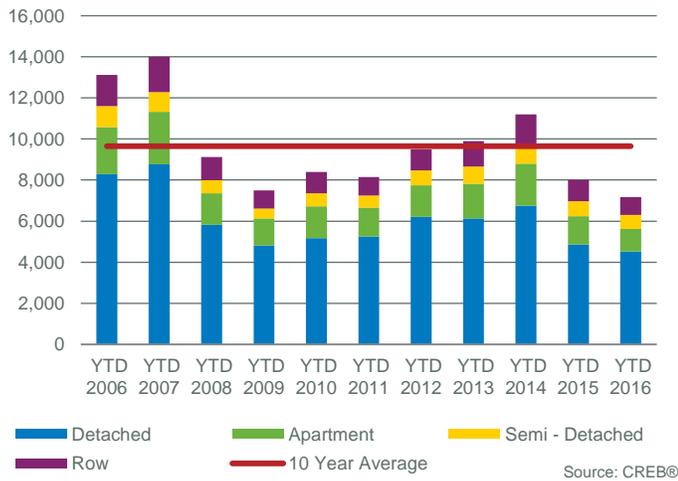
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

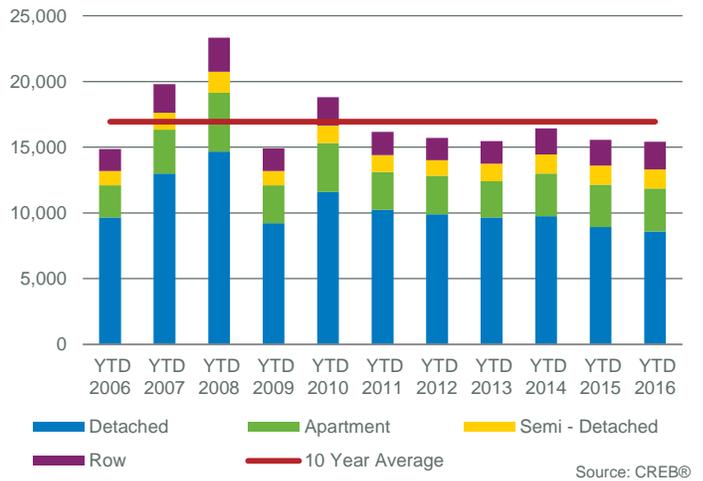
CITY OF CALGARY TOTAL SALES

YTD MAY

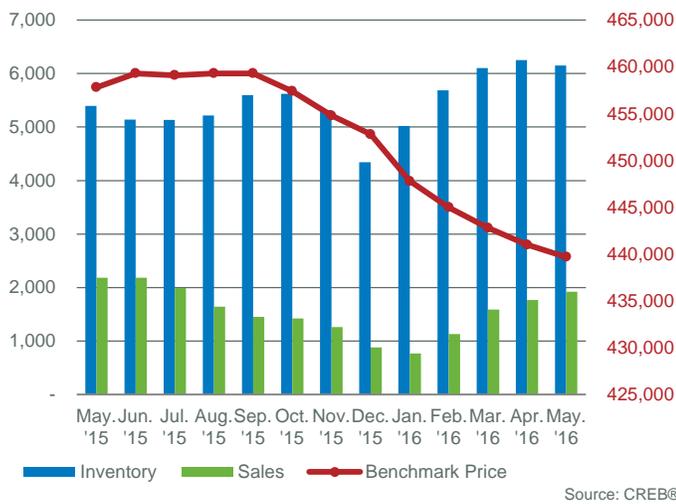


CITY OF CALGARY TOTAL NEW LISTINGS

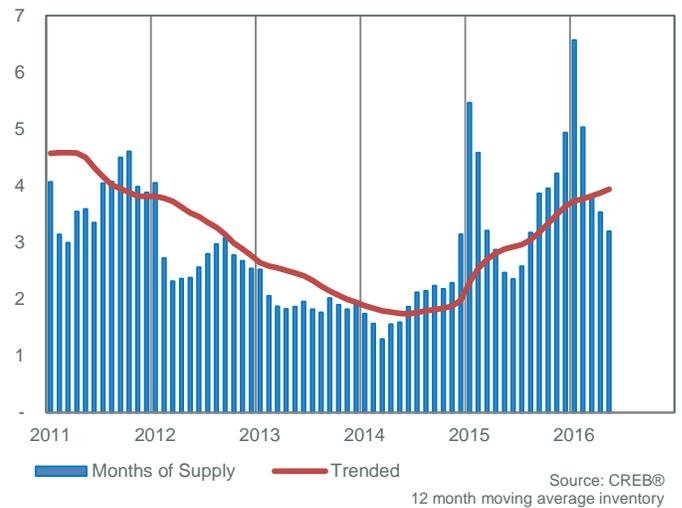
YTD MAY



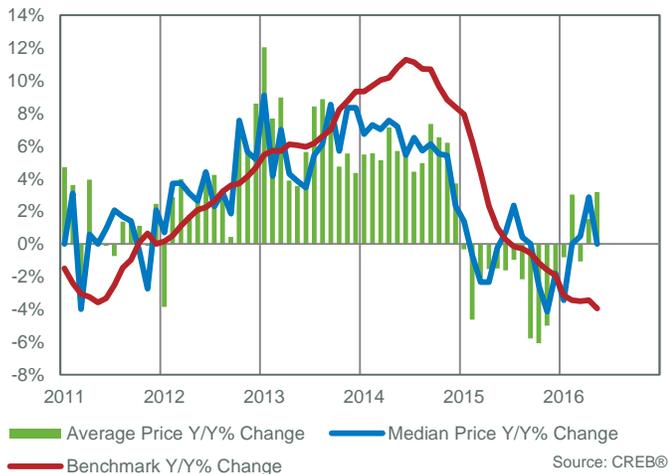
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



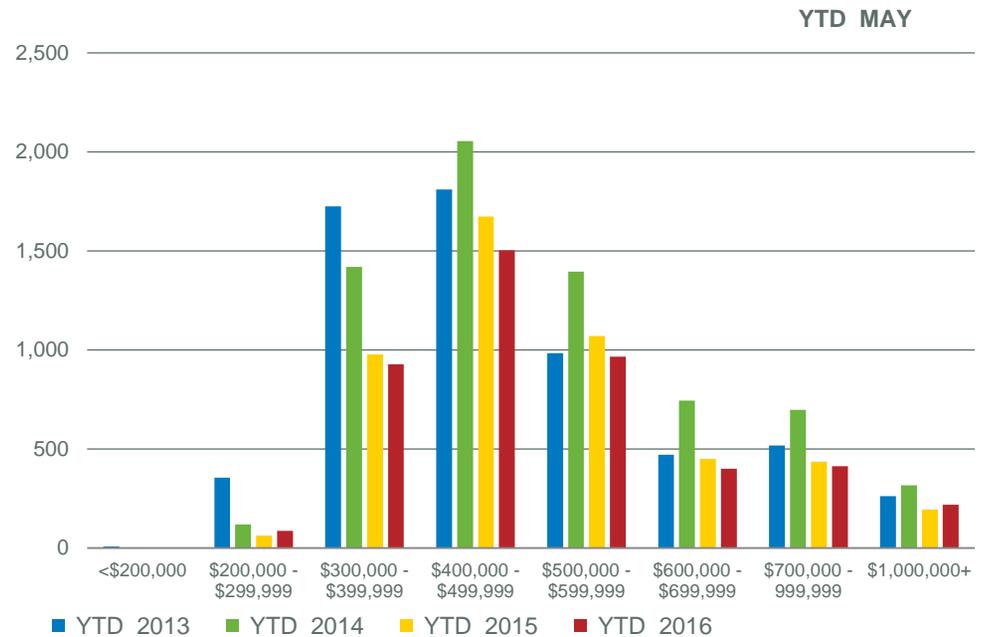
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	798	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,183	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,680	2,132
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	524,211	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
2016												
Sales	466	693	1,004	1,136	1,217							
New Listings	1,487	1,612	1,819	1,820	1,852							
Inventory	2,537	2,954	3,094	3,138	3,018							
Days on Market	49	38	41	44	39							
Benchmark Price	508,000	504,400	502,400	501,500	500,500							
Median Price	458,750	467,500	480,000	483,000	489,900							
Average Price	526,408	541,979	538,589	540,961	562,195							
Index	208	207	206	206	205							

	May-15	May-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	4	-
\$200,000 - \$299,999	13	17	62	86
\$300,000 - \$349,999	68	69	284	278
\$350,000 - \$399,999	200	175	693	650
\$400,000 - \$449,999	247	218	931	840
\$450,000 - \$499,999	215	156	742	663
\$500,000 - \$549,999	177	161	591	569
\$550,000 - \$599,999	140	101	479	397
\$600,000 - \$649,999	77	63	255	223
\$650,000 - \$699,999	57	56	195	178
\$700,000 - \$799,999	61	65	253	210
\$800,000 - \$899,999	32	50	114	135
\$900,000 - \$999,999	17	19	68	68
\$1,000,000 - \$1,249,999	28	26	92	92
\$1,250,000 - \$1,499,999	12	21	41	54
\$1,500,000 - \$1,749,999	8	9	28	39
\$1,750,000 - \$1,999,999	5	4	13	14
\$2,000,000 - \$2,499,999	2	3	9	13
\$2,500,000 - \$2,999,999	3	3	6	4
\$3,000,000 - \$3,499,999	-	-	3	1
\$3,500,000 - \$3,999,999	-	1	1	2
\$4,000,000 +	-	-	1	-
	1,362	1,217	4,865	4,516

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

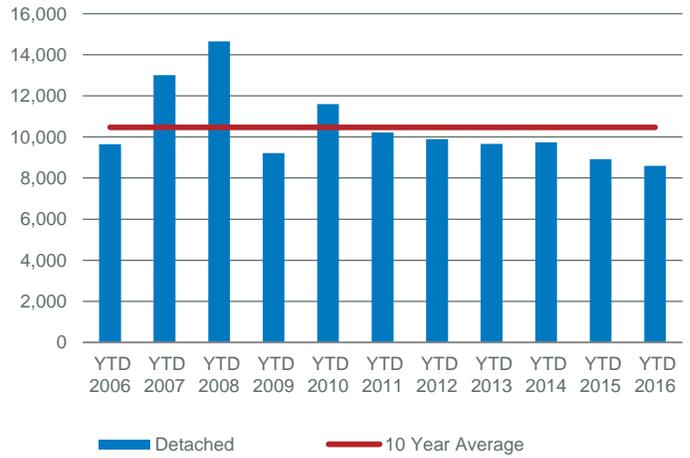
YTD MAY



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD MAY



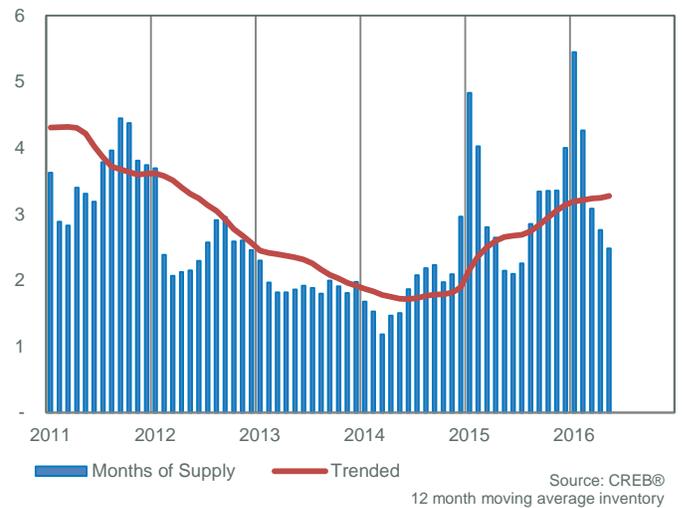
Source: CREB®

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

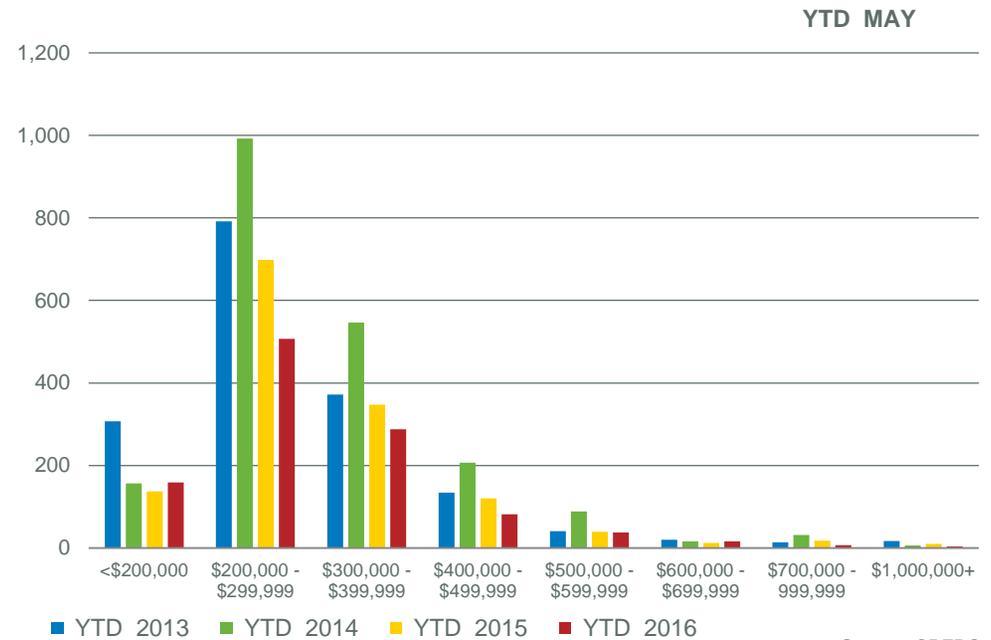


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	153	215	302	352	359	399	324	281	259	237	195	152
New Listings	744	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,197	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,120
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,444	306,007	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
2016												
Sales	129	168	257	272	275							
New Listings	598	637	680	665	686							
Inventory	1,252	1,390	1,531	1,585	1,608							
Days on Market	59	50	48	54	49							
Benchmark Price	283,800	283,600	281,300	280,400	278,500							
Median Price	251,000	268,000	272,000	278,750	280,000							
Average Price	280,088	307,461	298,072	302,913	312,341							
Index	194	194	192	192	191							

	May-15	May-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	24	40	137	159
\$200,000 - \$299,999	181	119	698	507
\$300,000 - \$349,999	62	45	223	173
\$350,000 - \$399,999	37	30	124	115
\$400,000 - \$449,999	14	19	71	51
\$450,000 - \$499,999	17	4	49	31
\$500,000 - \$549,999	10	6	27	22
\$550,000 - \$599,999	5	6	12	16
\$600,000 - \$649,999	2	2	10	12
\$650,000 - \$699,999	-	-	2	4
\$700,000 - \$799,999	1	1	11	4
\$800,000 - \$899,999	2	-	4	3
\$900,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,249,999	2	-	4	-
\$1,250,000 - \$1,499,999	-	1	1	1
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	2	2	2
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	359	275	1,381	1,101

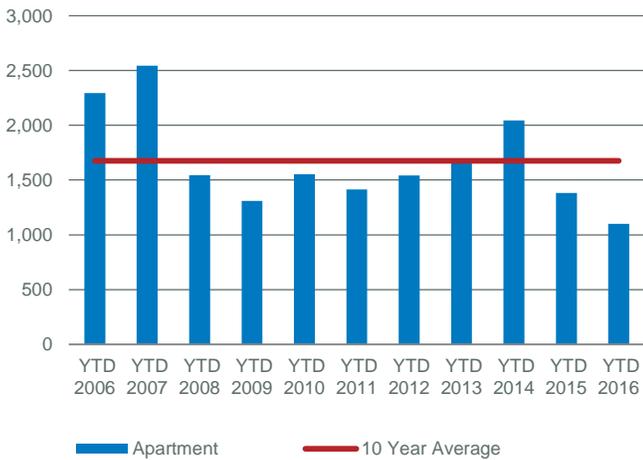
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD MAY



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD MAY



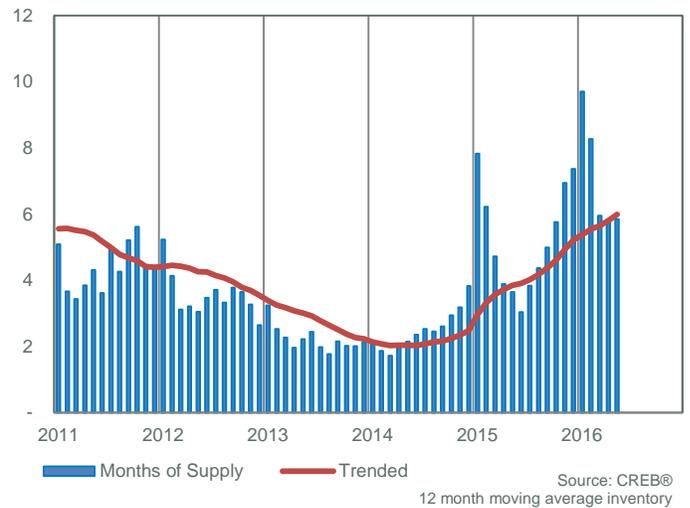
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



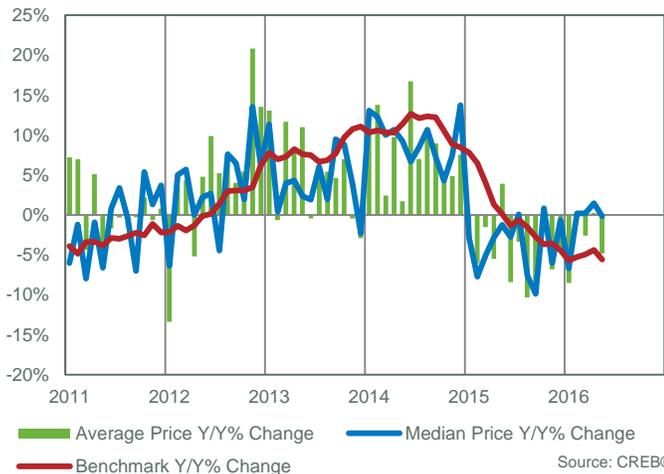
Source: CREB®

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

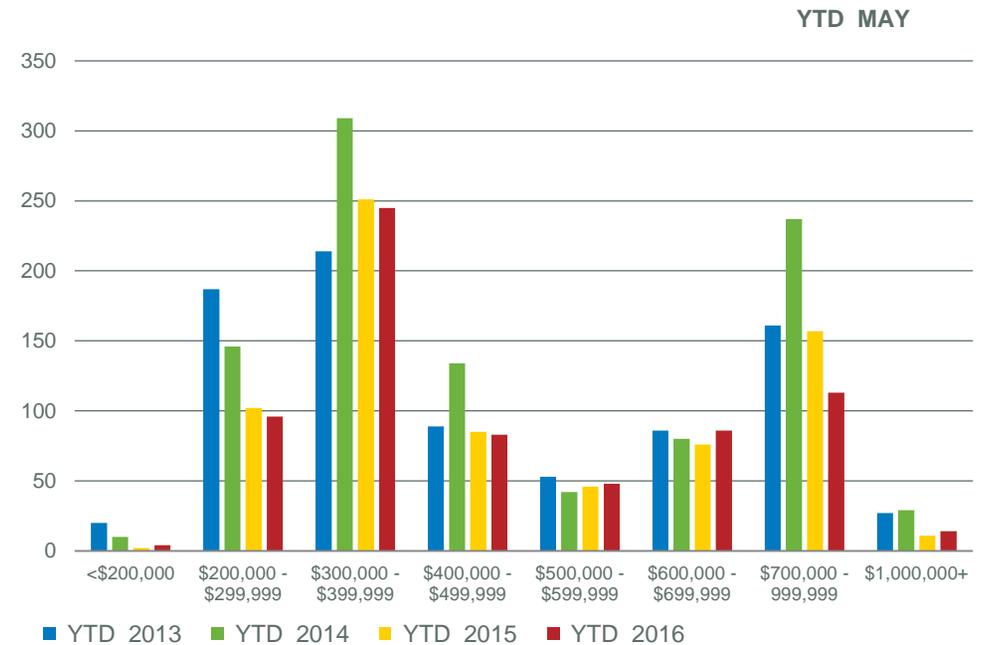


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	81	95	160	202	192	184	191	138	103	128	108	74
New Listings	302	275	308	267	300	294	282	246	268	293	200	142
Inventory	471	544	572	502	488	491	491	506	554	586	546	448
Days on Market	41	35	41	39	45	43	44	41	40	41	47	53
Benchmark Price	396,700	396,500	394,800	394,400	394,600	396,700	397,700	398,100	398,100	396,200	394,200	393,100
Median Price	382,000	417,500	403,750	396,750	417,500	410,750	414,000	419,579	432,500	392,250	378,000	394,500
Average Price	483,077	503,722	510,352	499,705	513,979	520,993	510,395	493,825	510,515	476,423	481,182	496,127
Index	206	206	205	205	205	206	207	207	207	206	205	204
2016												
Sales	71	110	144	174	190							
New Listings	268	283	291	306	299							
Inventory	501	552	581	588	548							
Days on Market	44	47	37	50	41							
Benchmark Price	390,200	386,900	385,600	383,600	383,100							
Median Price	377,000	403,500	390,000	410,000	429,000							
Average Price	478,679	492,823	465,481	490,701	506,419							
Index	203	201	200	199	199							

	May-15	May-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	2	4
\$200,000 - \$299,999	23	23	102	96
\$300,000 - \$349,999	21	21	106	108
\$350,000 - \$399,999	43	39	145	137
\$400,000 - \$449,999	16	16	49	50
\$450,000 - \$499,999	9	7	36	33
\$500,000 - \$549,999	8	9	24	18
\$550,000 - \$599,999	5	7	22	30
\$600,000 - \$649,999	9	9	27	44
\$650,000 - \$699,999	9	17	49	42
\$700,000 - \$799,999	28	28	94	69
\$800,000 - \$899,999	8	7	41	27
\$900,000 - \$999,999	9	2	22	17
\$1,000,000 - \$1,249,999	2	4	6	13
\$1,250,000 - \$1,499,999	1	-	5	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 +	-	-	-	-
	192	190	730	689

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

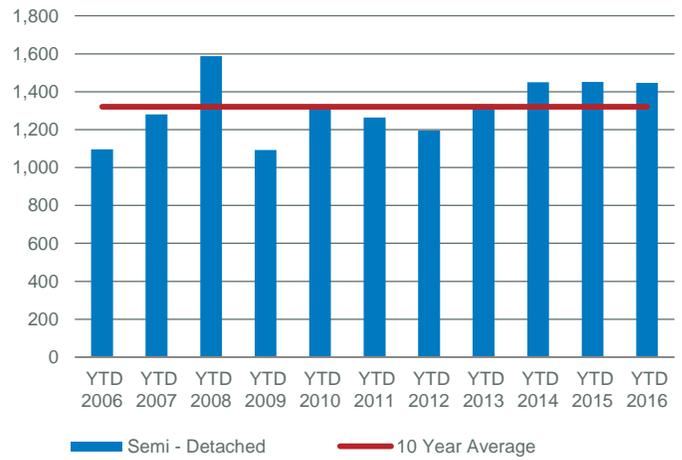
YTD MAY



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD MAY



Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



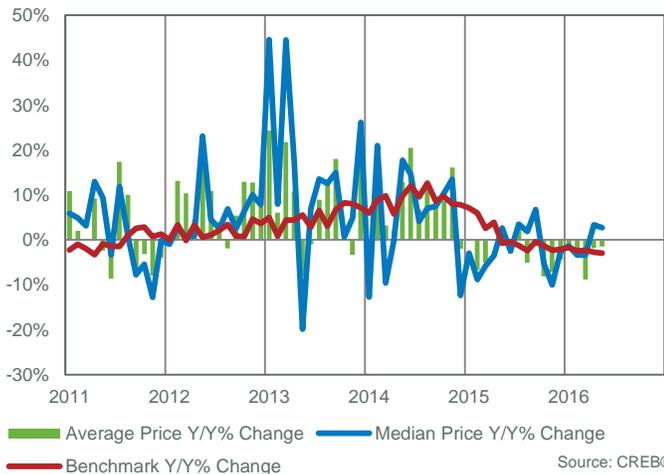
Source: CREB®

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

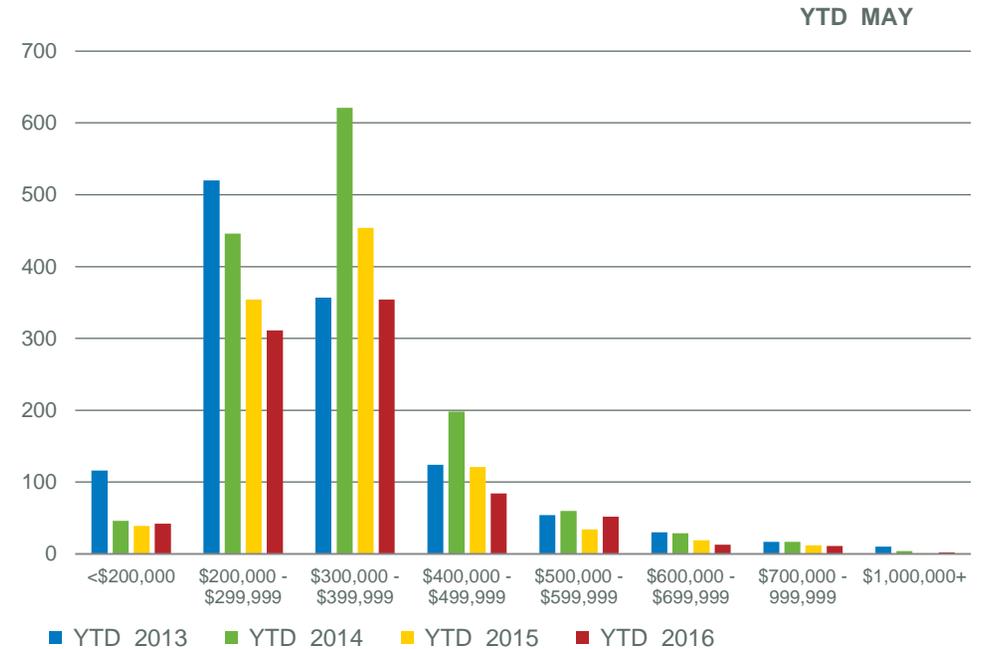


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	109	157	236	259	273	268	255	227	181	184	161	120
New Listings	387	396	375	419	380	385	390	339	402	369	308	215
Inventory	545	672	679	724	672	645	644	648	722	747	740	639
Days on Market	42	33	38	42	41	44	44	46	41	41	50	47
Benchmark Price	330,500	330,600	331,100	329,500	329,700	330,100	328,200	328,700	329,800	328,700	327,300	325,000
Median Price	322,000	315,000	325,000	322,000	323,000	320,000	323,000	330,000	317,500	312,000	319,900	313,000
Average Price	344,487	330,111	334,675	338,474	337,481	349,259	348,003	346,370	328,906	332,095	331,704	326,227
Index	207	207	207	206	206	207	205	206	206	206	205	203
2016												
Sales	99	159	184	186	241							
New Listings	389	376	436	426	482							
Inventory	733	788	897	940	974							
Days on Market	51	52	49	47	50							
Benchmark Price	323,800	321,200	318,500	314,800	313,200							
Median Price	315,000	315,000	309,200	310,000	321,500							
Average Price	344,407	340,232	327,900	325,326	347,743							
Index	203	201	199	197	196							

	May-15	May-16	YTD 2015	YTD 2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	8	13	39	42
\$200,000 - \$299,999	93	72	354	311
\$300,000 - \$349,999	78	69	284	244
\$350,000 - \$399,999	45	30	170	110
\$400,000 - \$449,999	16	22	66	57
\$450,000 - \$499,999	18	11	55	27
\$500,000 - \$549,999	7	8	23	33
\$550,000 - \$599,999	1	5	11	19
\$600,000 - \$649,999	2	5	12	9
\$650,000 - \$699,999	-	1	7	4
\$700,000 - \$799,999	1	5	4	9
\$800,000 - \$899,999	3	-	4	1
\$900,000 - \$999,999	1	-	4	1
\$1,000,000 - \$1,249,999	-	-	1	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	2
\$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 +	-	-	-	-
	273	241	1,034	869

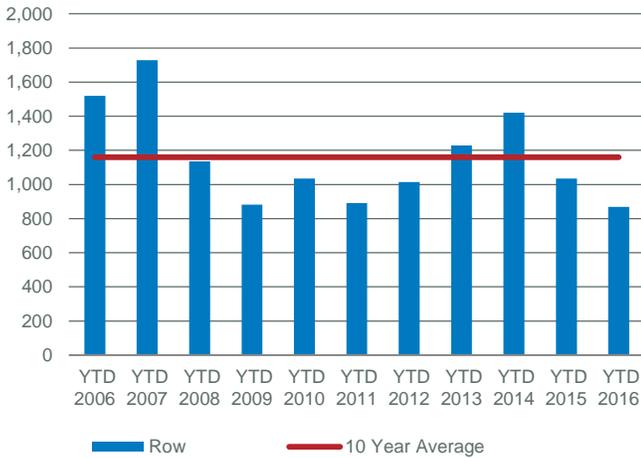
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

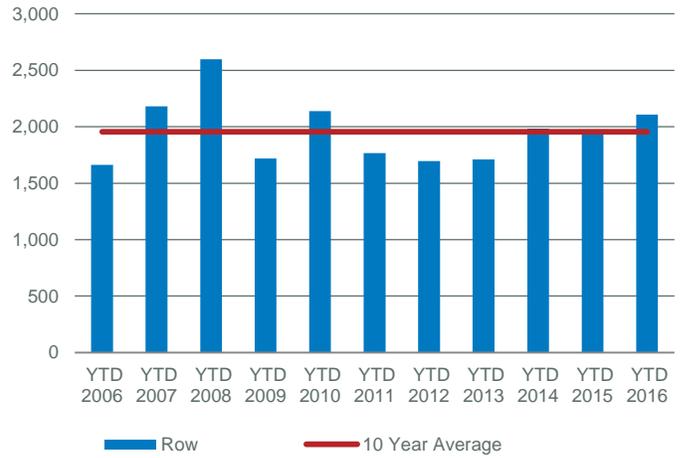
YTD MAY



Source: CREB®

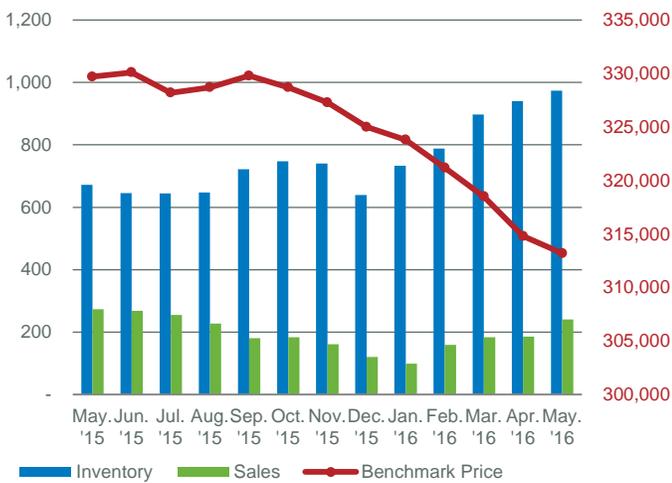
CITY OF CALGARY ROW NEW LISTINGS

YTD MAY



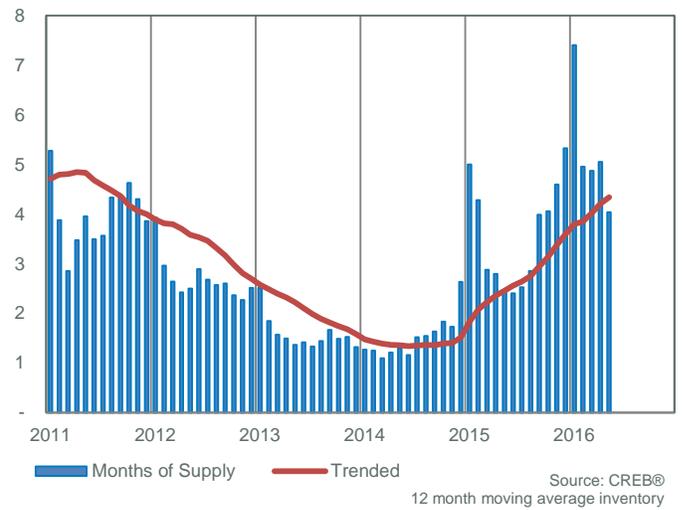
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



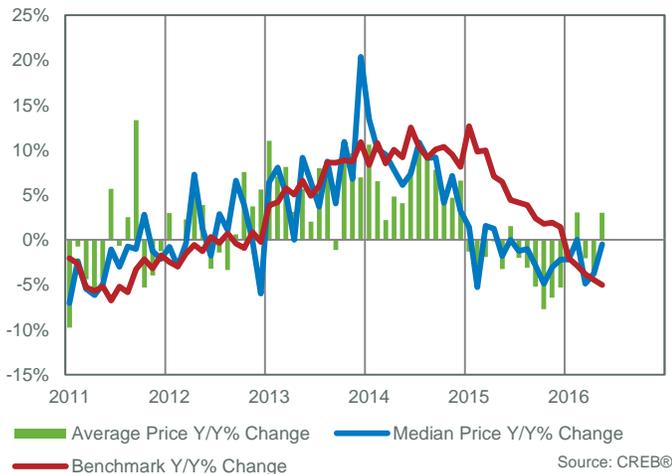
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

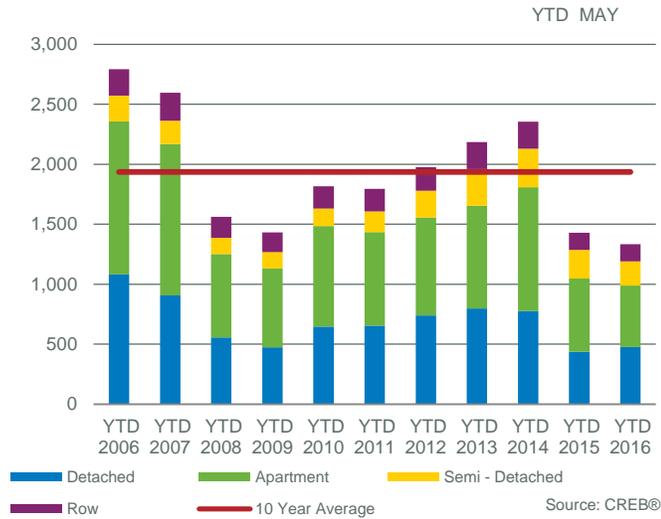
CITY OF CALGARY ROW PRICES



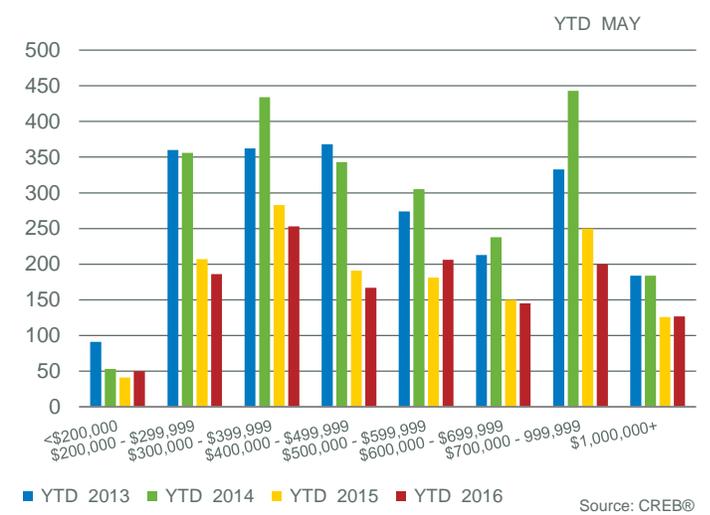
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



CITY CENTRE TOTAL SALES BY PRICE RANGE



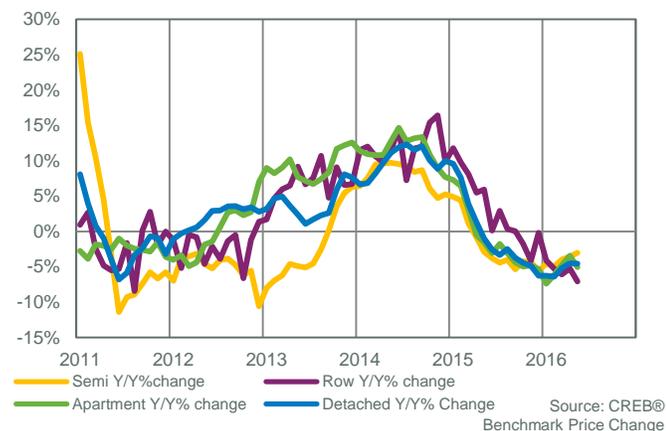
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

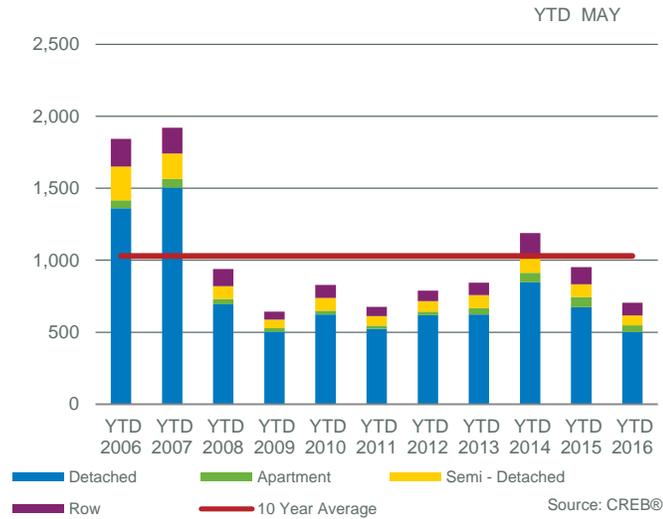


CITY CENTRE PRICES

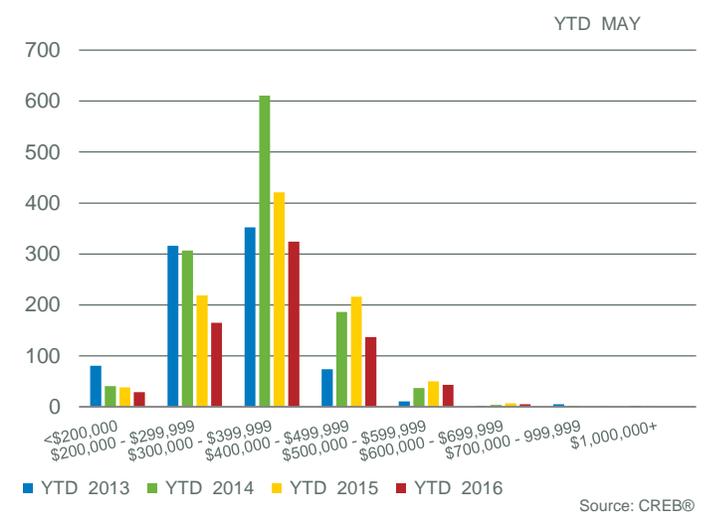


NORTHEAST

NORTHEAST TOTAL SALES



NORTHEAST TOTAL SALES BY PRICE RANGE



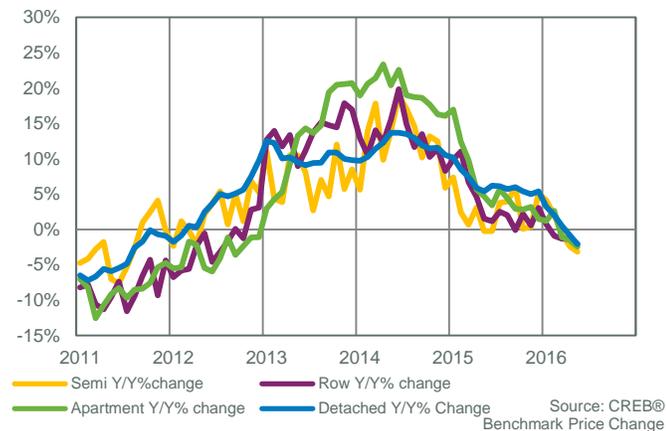
NORTHEAST INVENTORY AND SALES



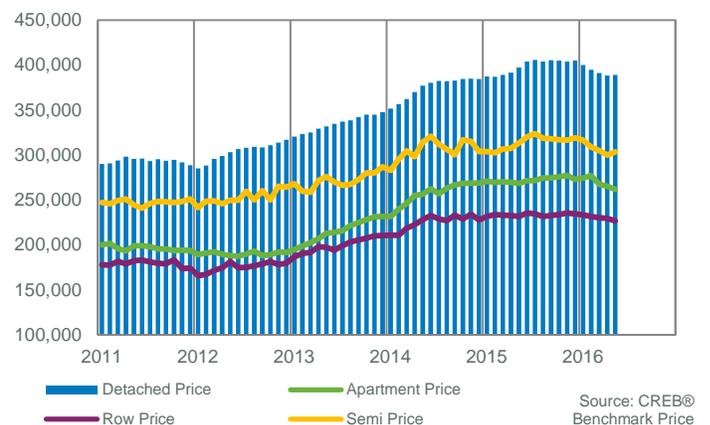
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

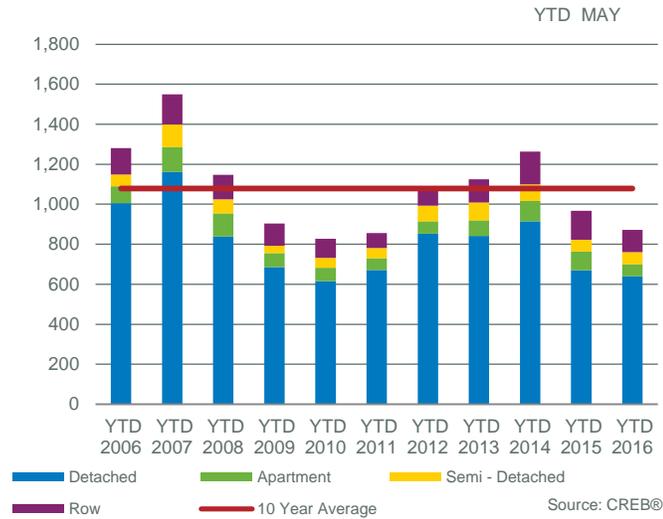


NORTHEAST PRICES

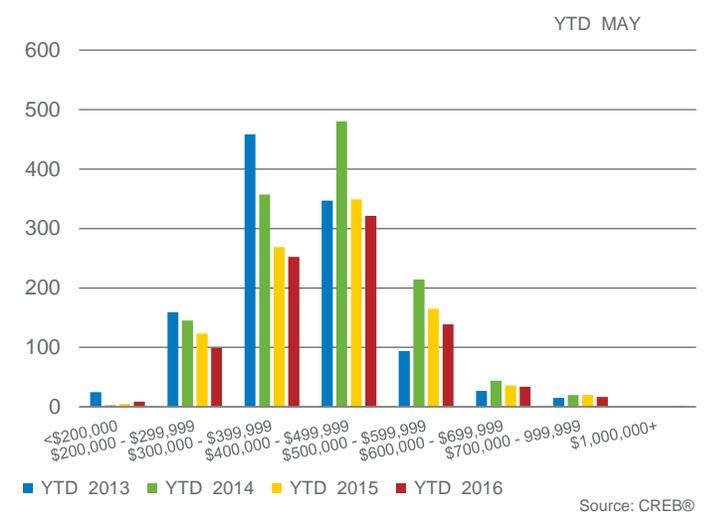


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



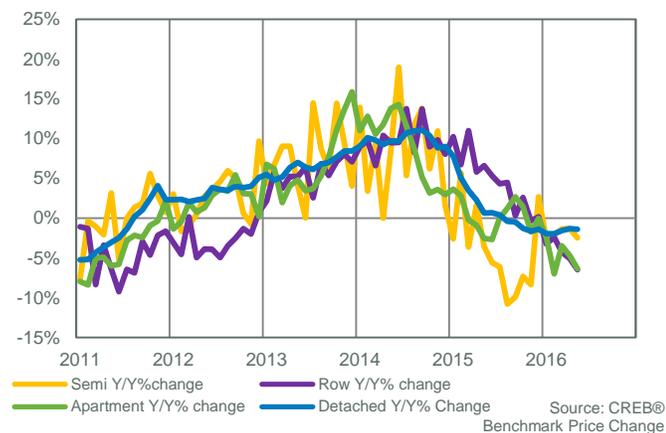
NORTH INVENTORY AND SALES



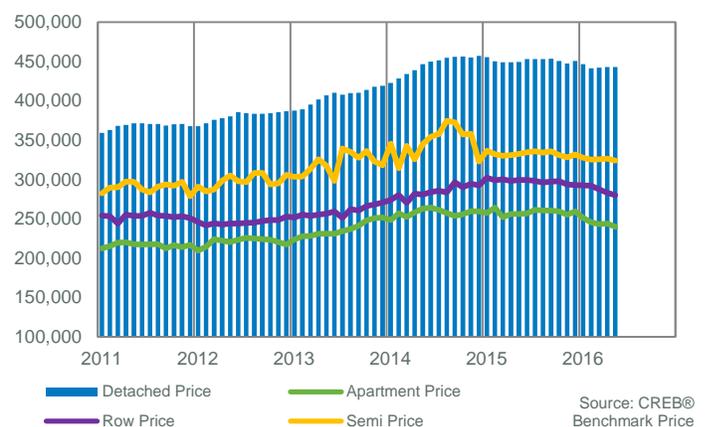
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

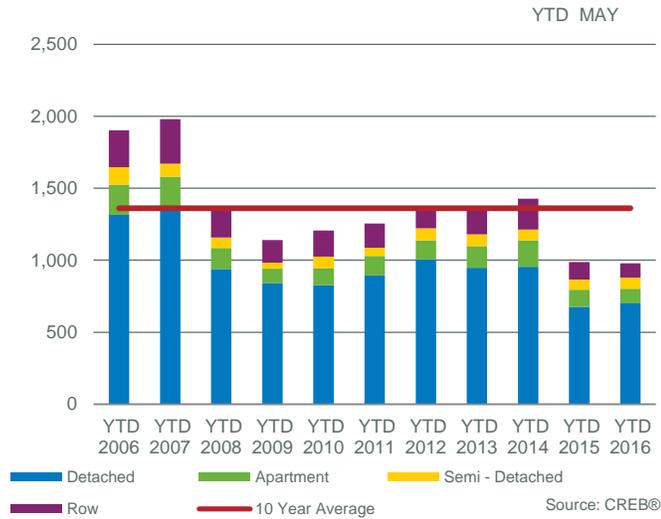


NORTH PRICES

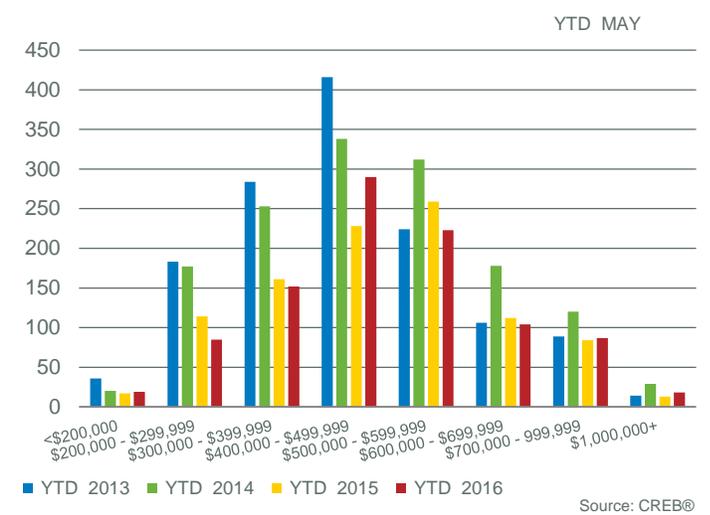


NORTHWEST

NORTHWEST TOTAL SALES



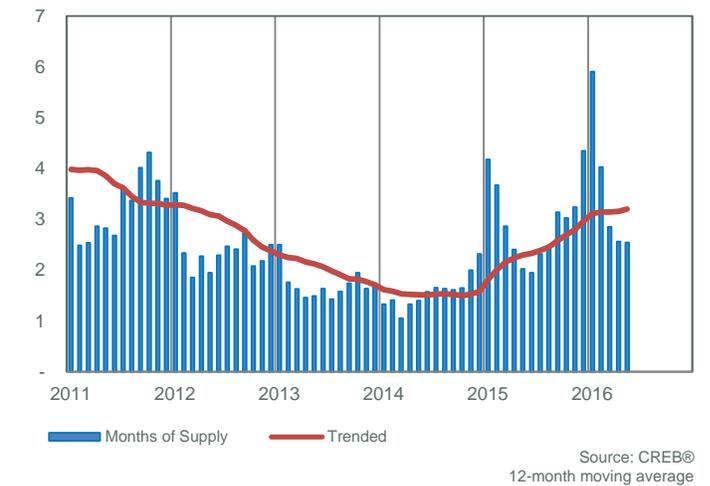
NORTHWEST TOTAL SALES BY PRICE RANGE



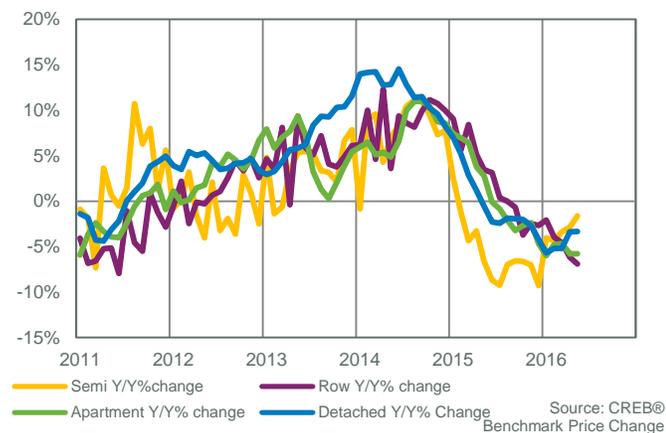
NORTHWEST INVENTORY AND SALES



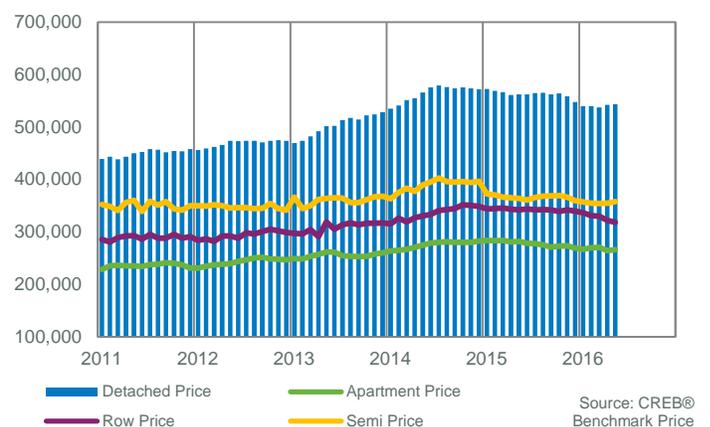
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

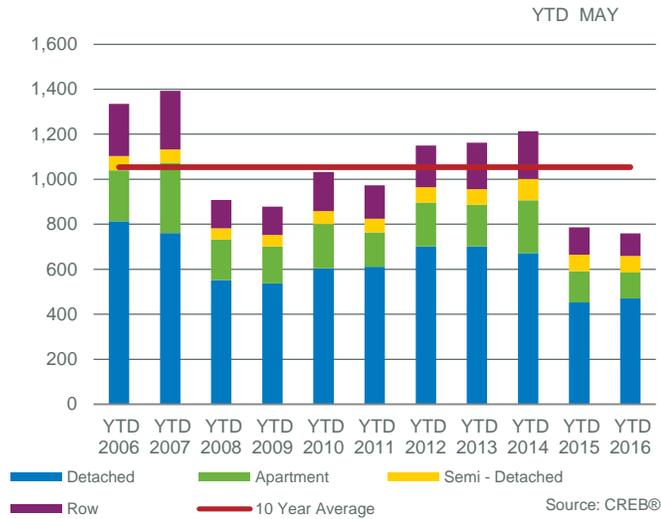


NORTHWEST PRICES

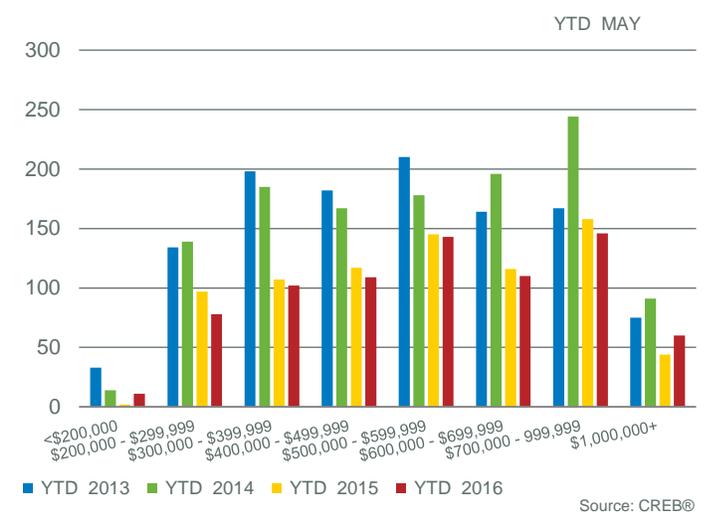


WEST

WEST TOTAL SALES



WEST TOTAL SALES BY PRICE RANGE



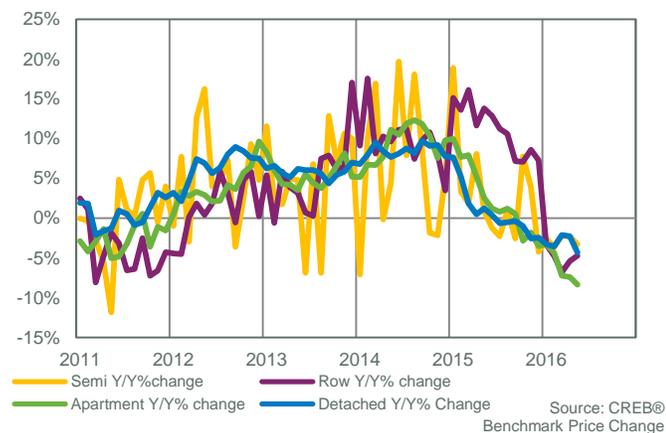
WEST INVENTORY AND SALES



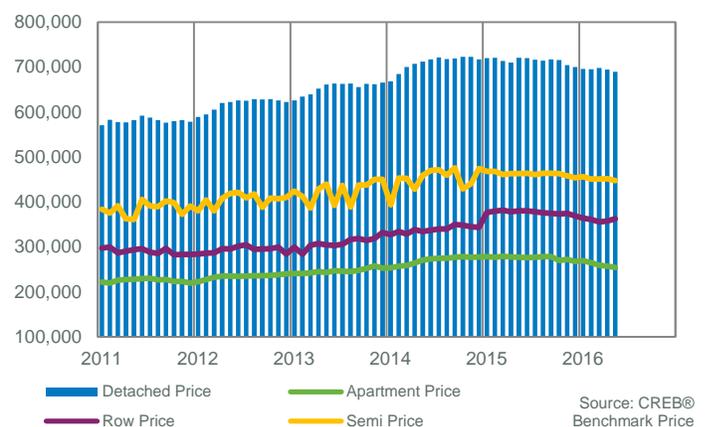
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

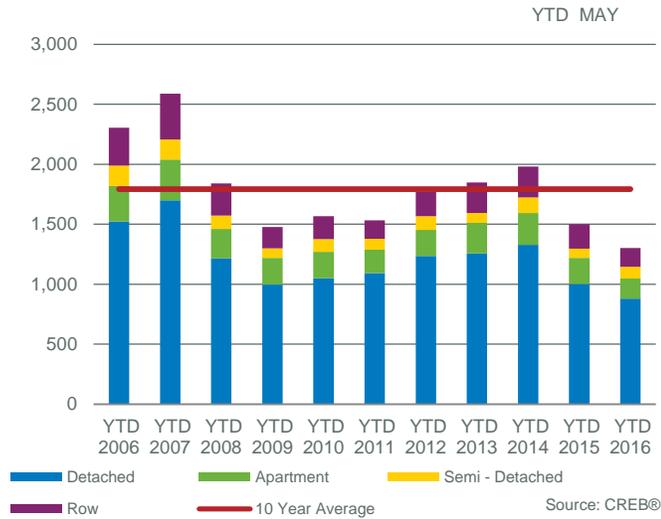


WEST PRICES

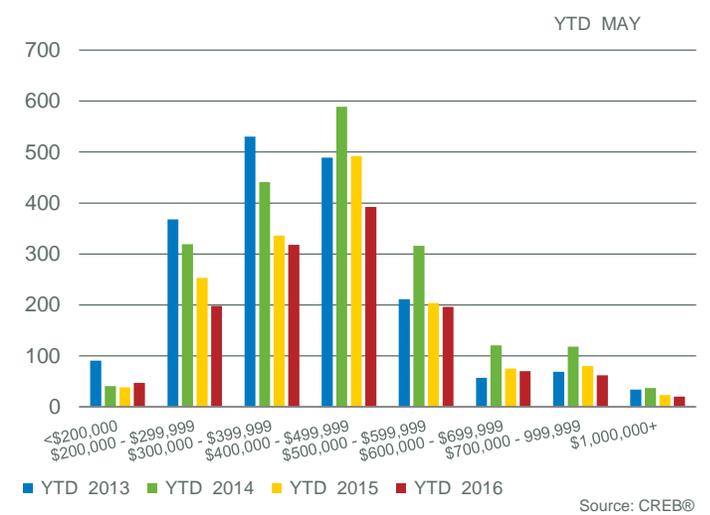


SOUTH

SOUTH TOTAL SALES



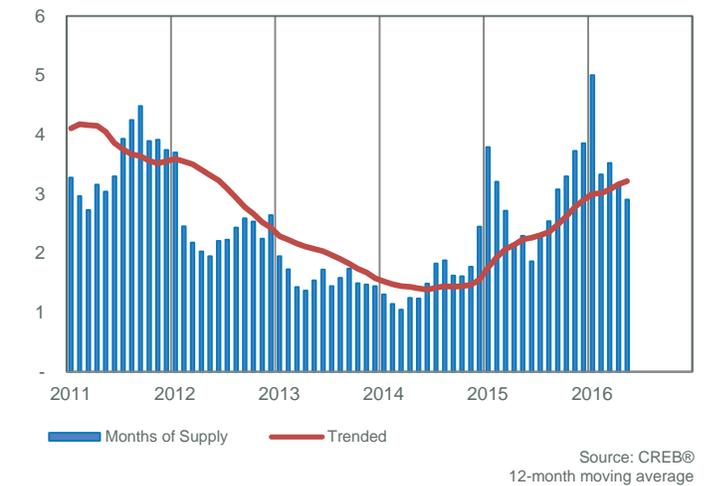
SOUTH TOTAL SALES BY PRICE RANGE



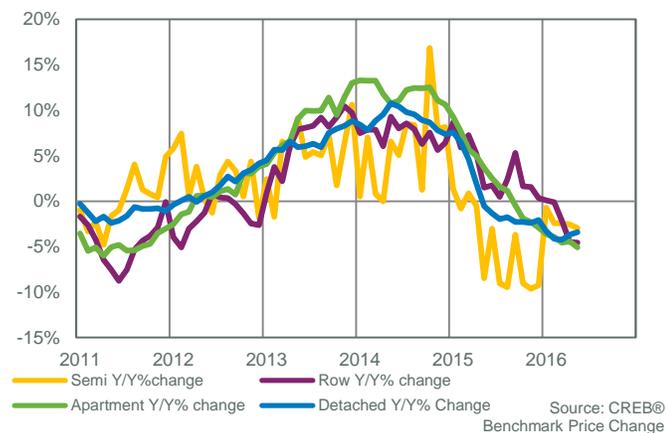
SOUTH INVENTORY AND SALES



SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

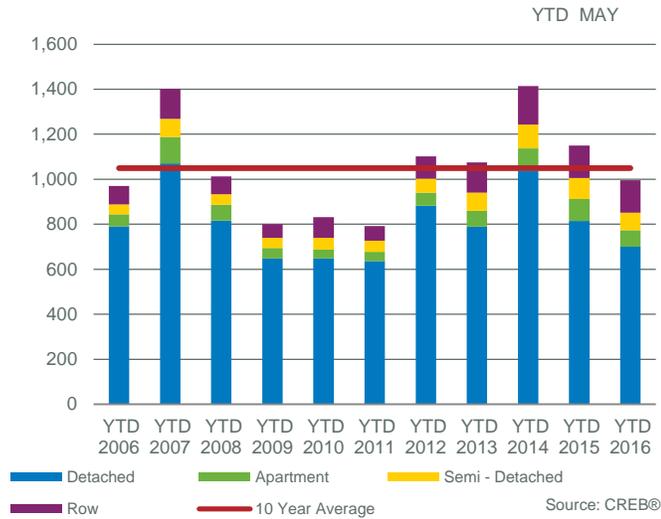


SOUTH PRICES

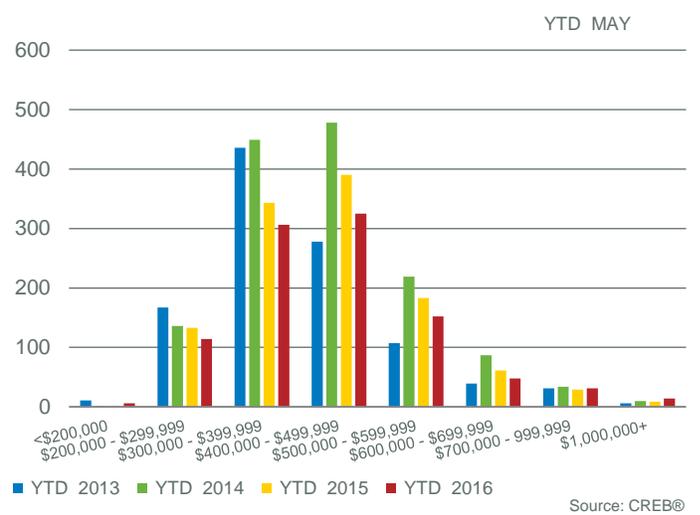


SOUTHEAST

SOUTHEAST TOTAL SALES



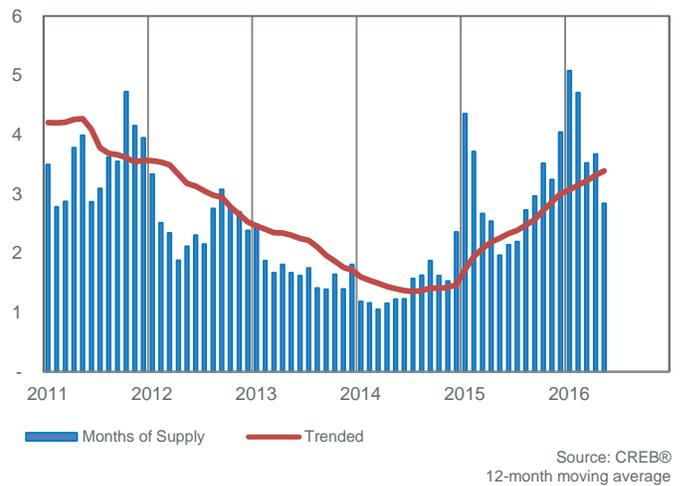
SOUTHEAST TOTAL SALES BY PRICE RANGE



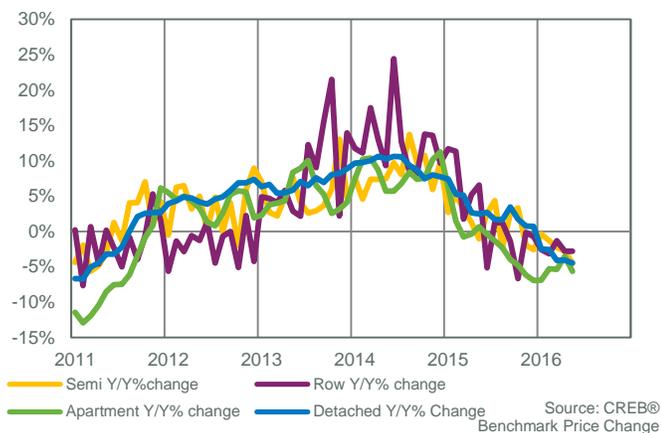
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

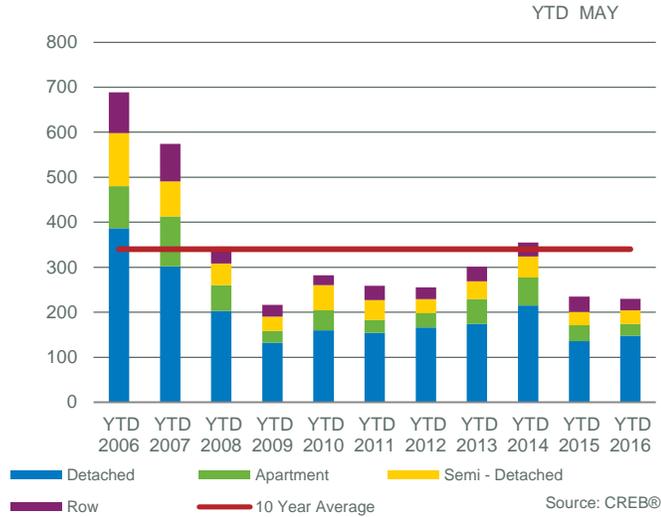


SOUTHEAST PRICES

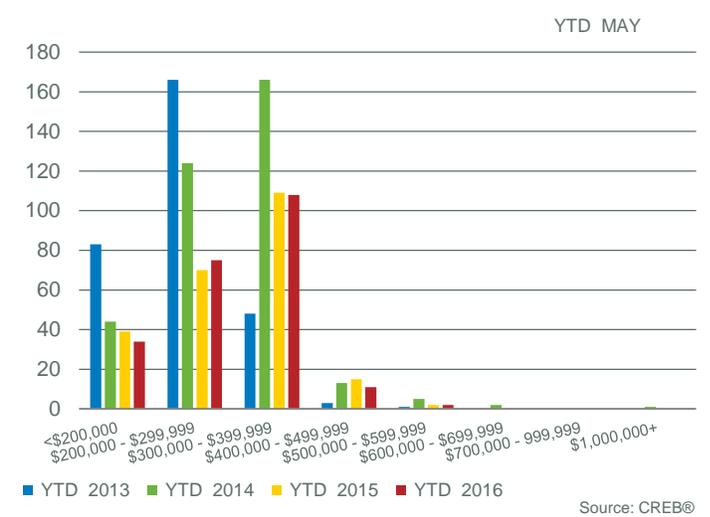


EAST

EAST TOTAL SALES



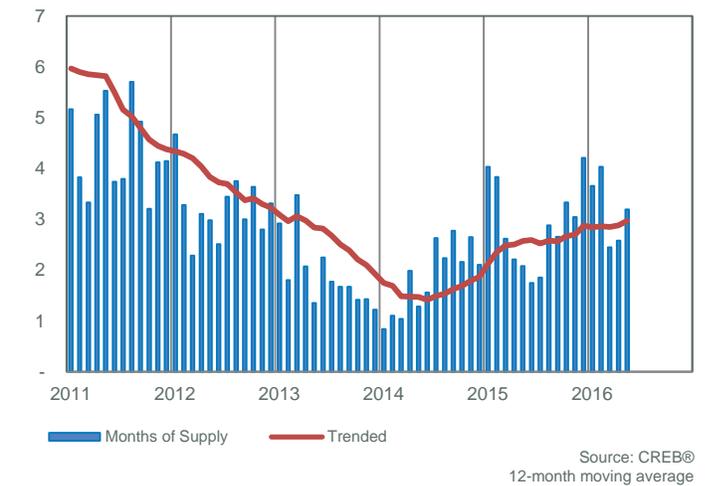
EAST TOTAL SALES BY PRICE RANGE



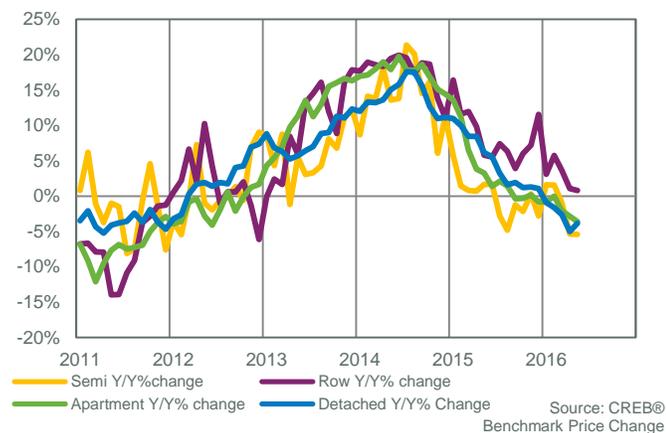
EAST INVENTORY AND SALES



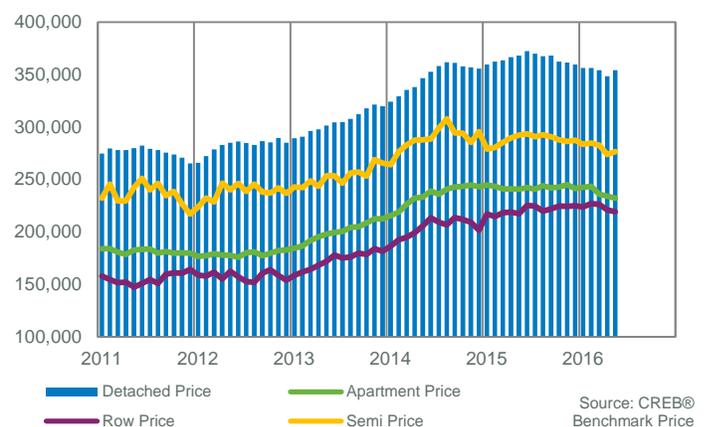
EAST MONTHS OF INVENTORY



EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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