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MONTHLY STATISTICS PACKAGE

City of Calgary

October 2018



creb.com

Oversupplied market weighs on prices

City of Calgary, November 1, 2018 – Elevated inventory levels compared to sales, are causing prices to ease further in Calgary’s housing market.

Citywide benchmark prices totalled \$426,300 in October, trending down for the fifth consecutive month and resulting in a year-over-year decline of 2.9 per cent.

“Job growth in this city remains a concern, as unemployment levels remain well above levels expected for this year. Rising costs of ownership also continue to weigh on housing demand,” said CREB® chief economist Ann-Marie Lurie.

“At the same time, housing supply levels are not adjusting fast enough to current conditions, resulting in price adjustments.”

Inventories and sales totalled 7,345 and 1,322 in October. This has resulted in months of supply of 5.6, above levels typical for this month. While some easing in new listing growth will help prevent further inventory gains, inventory levels remain near record highs for the month of October.

“With these types of market conditions, many potential buyers should be able to find the home that they are looking for with well priced listings appearing in certain price ranges,” said CREB® president Tom Westcott. “Sellers need to manage expectations and have accurate data in order to be aware of what is selling in their community.”

For each of the property types, sales activity has improved in the lower price ranges, leaving most of those segments relatively balanced. However, the upper end of the ranges has seen significant gains in supply compared to demand, which is likely having more of an impact on prices in those ranges.

HOUSING MARKET FACTS

Detached

- Detached sales in October totalled 829 units, for a 8.6-per-cent decline, resulting in a year-to-date decline of 15 per cent. This is the slowest level of detached sales since the late '90s.
- Year-to-date, the largest decline in sales occurred in the \$600,000 – \$999,999 price range, reflecting slow demand coming from move-up buyers.
- For the second month in a row, new-listing growth eased, helping prevent further inventory gains. However, as this segment remains oversupplied, prices continue to trend down.
- Detached benchmark prices totalled \$490,200 in October. This is below last month and three per cent below last year. On a year-to-date basis, prices remain one per cent below last year’s levels.
- As of October, year-over-year prices have eased across all districts, with the largest declines occurring in the North East, North West, South and South East districts. This is likely a result of added competition from the new-home sector.

Apartment

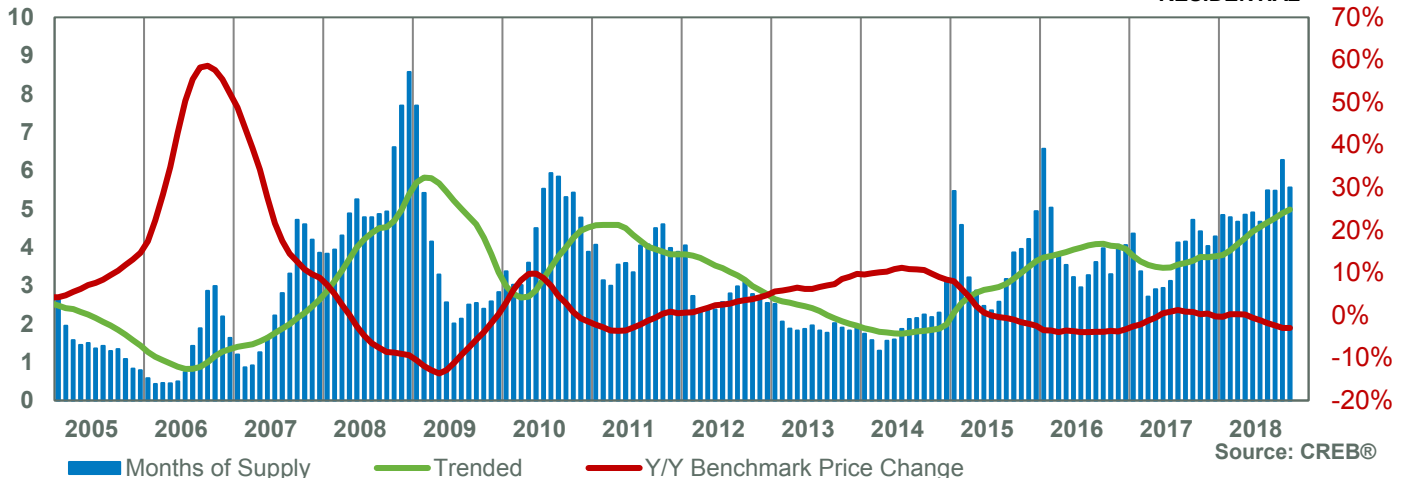
- Year-to-date apartment sales have totalled 2,316 units, nearly seven per cent below last year. New listings have also eased by six per cent, helping reduce the amount of inventory in the market.
- Despite the easing inventories, the months of supply remains elevated at 7 months.
- Year-to-date apartment condominium prices have eased by 2.8 per cent and remain 14 per cent below 2014 highs. Declines occurred across all districts, with the steepest declines occurring in the North East, East and South districts.

Attached

- The attached sector has recorded year-to-date sales of 3,098. This is 15 per cent below last year and 14 per cent below long-term averages.
- Meanwhile, despite recent easing in new listings, October inventories are the highest level on record.
- The oversupply is affecting both the semi-detached and row sectors, which have seen prices trend down over the past 5 months.
- Year-to-date, row benchmark prices have averaged \$298,140 this year, nearly two per cent below last year and nine per cent below previous highs. However, prices have remained relatively flat in both the City Centre and North West districts.
- As of October, semi-detached prices were \$403,400, one per cent lower than last month and nearly three per cent lower than last year. Despite recent declines, year-to-date citywide prices remain relatively flat compared to last year. This was most due to gains in the City Centre, North East and East districts offsetting declines in the North West, South and South East.

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Oct. 2018

	Oct-17	Oct-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
DETACHED						
Total Sales	907	829	-8.60%	10,341	8,773	-15.16%
Total Sales Volume	\$494,313,412	\$450,384,121	-8.89%	\$5,808,179,729	\$4,930,084,980	-15.12%
New Listings	1,484	1,387	-6.54%	17,298	18,148	4.91%
Inventory	3,257	3,976	22.08%	2,821	3,808	34.98%
Months of Supply	3.59	4.80	33.56%	2.73	4.34	59.10%
Sales to New Listings Ratio	61.12%	59.77%	-1.35%	59.78%	48.34%	-11.44%
Sales to List Price Ratio	97.28%	96.38%	-0.89%	97.58%	97.00%	-0.58%
Days on Market	44	57	29.45%	37	46	24.32%
Benchmark Price	\$505,500	\$490,200	-3.03%	\$504,720	\$499,410	-1.05%
Median Price	\$474,000	\$470,000	-0.84%	\$495,000	\$488,500	-1.31%
Average Price	\$544,998	\$543,286	-0.31%	\$561,665	\$561,961	0.05%
Index	208	201	-3.03%	207	205	-1.05%
APARTMENT						
Total Sales	234	212	-9.40%	2,477	2,316	-6.50%
Total Sales Volume	\$67,863,651	\$60,766,950	-10.46%	\$731,913,173	\$681,661,485	-6.87%
New Listings	501	473	-5.59%	6,508	6,133	-5.76%
Inventory	1,640	1,509	-7.99%	1,653	1,666	0.75%
Months of Supply	7.01	7.12	1.56%	6.67	7.19	7.75%
Sales to New Listings Ratio	46.71%	44.82%	-1.89%	38.06%	37.76%	-0.30%
Sales to List Price Ratio	95.56%	95.70%	0.14%	96.42%	96.10%	-0.32%
Days on Market	67	69	2.27%	58	64	10.34%
Benchmark Price	\$261,700	\$257,200	-1.72%	\$264,890	\$257,540	-2.77%
Median Price	\$256,000	\$255,000	-0.39%	\$260,000	\$255,000	-1.92%
Average Price	\$290,016	\$286,637	-1.17%	\$295,484	\$294,327	-0.39%
Index	181	178	-1.71%	183	178	-2.78%
ATTACHED						
Total Sales	326	281	-13.80%	3,647	3,098	-15.05%
Total Sales Volume	\$134,790,805	\$108,383,642	-19.59%	\$1,491,588,107	\$1,236,126,057	-17.13%
New Listings	623	580	-6.90%	7,042	7,407	5.18%
Inventory	1,583	1,860	17.50%	1,407	1,816	29.05%
Months of Supply	4.86	6.62	36.31%	3.86	5.86	51.92%
Sales to New Listings Ratio	52.33%	48.45%	-3.88%	51.79%	41.83%	-9.96%
Sales to List Price Ratio	97.27%	96.69%	-0.58%	97.35%	97.15%	-0.20%
Days on Market	53	62	17.47%	48	56	16.67%
Benchmark Price	\$334,800	\$322,800	-3.58%	\$332,770	\$329,190	-1.08%
Median Price	\$333,000	\$328,000	-1.50%	\$344,000	\$340,000	-1.16%
Average Price	\$413,469	\$385,707	-6.71%	\$408,990	\$399,008	-2.44%
Index	198	191	-3.59%	197	194	-1.08%
CITY OF CALGARY						
Total Sales	1,467	1,322	-9.88%	16,465	14,187	-13.84%
Total Sales Volume	\$696,967,868	\$619,534,713	-11.11%	\$8,031,681,009	\$6,847,872,522	-14.74%
New Listings	2,608	2,440	-6.44%	30,848	31,688	2.72%
Inventory	6,480	7,345	13.35%	5,882	7,290	23.94%
Months of Supply	4.42	5.56	25.78%	3.57	5.14	43.84%
Sales to New Listings Ratio	56.25%	54.18%	-2.07%	53.37%	44.77%	-8.60%
Sales to List Price Ratio	97.11%	96.37%	-0.74%	97.43%	96.94%	-0.49%
Days on Market	50	60	20.69%	43	51	18.60%
Benchmark Price	\$439,200	\$426,300	-2.94%	\$438,620	\$433,540	-1.16%
Median Price	\$415,000	\$410,250	-1.14%	\$435,000	\$425,000	-2.30%
Average Price	\$475,097	\$468,634	-1.36%	\$487,803	\$482,686	-1.05%
Index	202	196	-2.92%	202	199	-1.16%

For a list of definitions, see page 26.

Oct. 2018

	Oct-17	Oct-18	Y/Y % Change	2017 YTD	2018 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	143	126	-11.89%	1,601	1,383	-13.62%
Total Sales Volume	\$70,148,990	\$59,972,800	-14.51%	\$797,251,264	\$681,000,256	-14.58%
Share of Sales with Condo Title	21.68%	16.67%	-5.01%	16.77%	16.30%	-0.47%
New Listings	247	279	12.96%	2,800	3,282	17.21%
Inventory	607	823	35.58%	518	754	45.47%
Months of Supply	4.24	6.53	53.88%	3.24	5.45	68.39%
Sales to New Listings Ratio	57.89%	45.16%	-12.73%	57.18%	42.14%	-15.04%
Sales to List Price Ratio	97.44%	96.86%	-0.58%	97.50%	97.33%	-0.18%
Days on Market	52	60	15.65%	45	52	15.56%
Benchmark Price	\$415,500	\$403,400	-2.91%	\$411,540	\$412,780	0.30%
Median Price	\$390,000	\$396,750	1.73%	\$404,900	\$402,500	-0.59%
Average Price	\$490,552	\$475,975	-2.97%	\$497,971	\$492,408	-1.12%
Index	210	204	-2.90%	208	209	0.30%
CITY OF CALGARY ROW						
Total Sales	183	153	-16.39%	2,046	1,710	-16.42%
Total Sales Volume	\$64,641,815	\$47,198,842	-26.98%	\$694,336,843	\$551,683,801	-20.55%
Share of Sales with Condo Title	93.44%	89.54%	-3.90%	94.81%	92.99%	-1.82%
New Listings	376	293	-22.07%	4,241	4,082	-3.75%
Inventory	975	1,009	3.49%	889	1,015	14.25%
Months of Supply	5.33	6.59	23.78%	4.34	5.94	36.70%
Sales to New Listings Ratio	48.67%	52.22%	3.55%	48.24%	41.89%	-6.35%
Sales to List Price Ratio	97.09%	96.47%	-0.62%	97.17%	96.95%	-0.22%
Days on Market	54	64	19.77%	51	59	15.69%
Benchmark Price	\$305,200	\$293,400	-3.87%	\$304,150	\$298,140	-1.98%
Median Price	\$312,000	\$289,900	-7.08%	\$310,000	\$300,000	-3.23%
Average Price	\$353,234	\$308,489	-12.67%	\$339,363	\$322,622	-4.93%
Index	191	184	-3.87%	190	187	-1.97%
CITY OF CALGARY ATTACHED						
Total Sales	326	281	-13.80%	3,647	3,098	-15.05%
Total Sales Volume	\$134,790,805	\$108,383,642	-19.59%	\$1,491,588,107	\$1,236,126,057	-17.13%
Share of Sales with Condo Title	61.96%	56.23%	-9.26%	60.67%	58.58%	-3.45%
New Listings	623	580	-6.90%	7,042	7,407	5.18%
Inventory	1,583	1,860	17.50%	1,407	1,816	29.05%
Months of Supply	4.86	6.62	36.31%	3.86	5.86	51.92%
Sales to New Listings Ratio	52.33%	48.45%	-3.88%	51.79%	41.83%	-9.96%
Sales to List Price Ratio	97.27%	96.69%	-0.58%	97.35%	97.15%	-0.20%
Days on Market	53	62	17.47%	48	56	16.67%
Benchmark Price	\$334,800	\$322,800	-3.58%	\$332,770	\$329,190	-1.08%
Median Price	\$333,000	\$328,000	-1.50%	\$344,000	\$340,000	-1.16%
Average Price	\$413,469	\$385,707	-6.71%	\$408,990	\$399,008	-2.44%
Index	198	191	-3.59%	197	194	-1.08%

For a list of definitions, see page 26.

October 2018	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	86	160	53.75%	566	6.58	\$667,500	-2.77%	-0.73%
North East	97	177	54.80%	434	4.47	\$364,800	-4.50%	-0.84%
North	126	162	77.78%	524	4.16	\$424,500	-2.55%	-0.31%
North West	120	230	52.17%	558	4.65	\$527,000	-3.73%	0.00%
West	75	136	55.15%	469	6.25	\$720,800	-2.21%	0.60%
South	175	281	62.28%	784	4.48	\$461,900	-3.19%	-1.43%
South East	126	206	61.17%	535	4.25	\$436,100	-3.09%	-0.77%
East	25	38	65.79%	105	4.20	\$344,200	-2.91%	-1.69%
TOTAL CITY	829	1,387	59.77%	3,976	4.80	\$490,200	-3.03%	-0.59%
Apartment								
City Centre	104	237	43.88%	774	7.44	\$283,000	-1.53%	0.11%
North East	13	21	61.90%	65	5.00	\$228,100	-1.26%	-0.22%
North	6	31	19.35%	91	15.17	\$210,800	-5.81%	1.44%
North West	23	47	48.94%	123	5.35	\$239,500	-2.13%	-1.76%
West	17	45	37.78%	169	9.94	\$241,400	-1.99%	-0.58%
South	28	54	51.85%	160	5.71	\$228,000	-1.85%	0.57%
South East	17	32	53.13%	99	5.82	\$249,300	0.00%	1.76%
East	4	6	66.67%	28	7.00	\$187,200	-3.01%	-0.48%
TOTAL CITY	212	473	44.82%	1,509	7.12	\$257,200	-1.72%	0.00%
Semi-detached								
City Centre	41	102	40.20%	356	8.68	\$734,600	-3.91%	-1.61%
North East	11	35	31.43%	82	7.45	\$291,000	-3.61%	-0.14%
North	13	29	44.83%	63	4.85	\$330,000	3.06%	0.46%
North West	16	18	88.89%	65	4.06	\$380,500	-2.93%	-0.81%
West	10	29	34.48%	83	8.30	\$502,500	-3.59%	-1.18%
South	16	28	57.14%	72	4.50	\$322,500	-4.27%	-1.23%
South East	13	23	56.52%	67	5.15	\$310,800	-3.33%	-0.54%
East	6	15	40.00%	35	5.83	\$291,700	-2.47%	-0.78%
TOTAL CITY	126	279	45.16%	823	6.53	\$403,400	-2.91%	-0.98%
Row								
City Centre	16	57	28.07%	203	12.69	\$466,700	-2.57%	0.82%
North East	28	34	82.35%	108	3.86	\$194,900	-6.43%	0.05%
North	23	45	51.11%	146	6.35	\$252,700	-5.32%	-1.79%
North West	24	24	100.00%	83	3.46	\$304,500	-1.33%	-1.55%
West	15	50	30.00%	171	11.40	\$332,600	-4.56%	1.50%
South	26	40	65.00%	144	5.54	\$250,800	-6.52%	-0.63%
South East	15	36	41.67%	127	8.47	\$291,100	-1.59%	-0.58%
East	8	8	100.00%	28	3.50	\$172,000	-9.14%	1.06%
TOTAL CITY	153	293	52.22%	1,009	6.59	\$293,400	-3.87%	-0.27%

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

City of Calgary

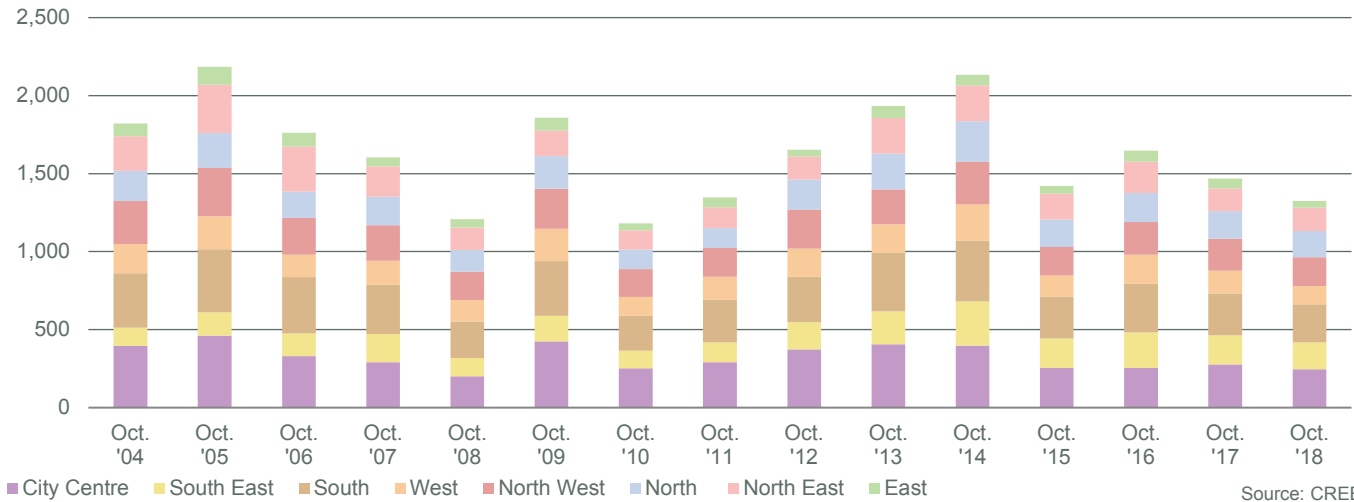
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Oct. 2018

TOTAL SALES

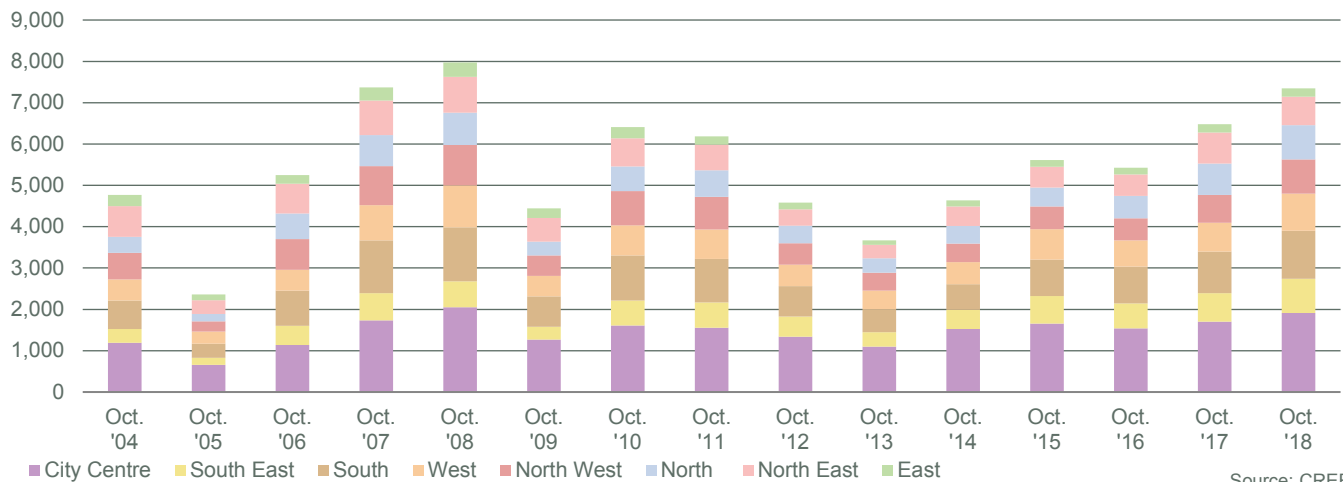
OCTOBER



Source: CREB®

TOTAL INVENTORY

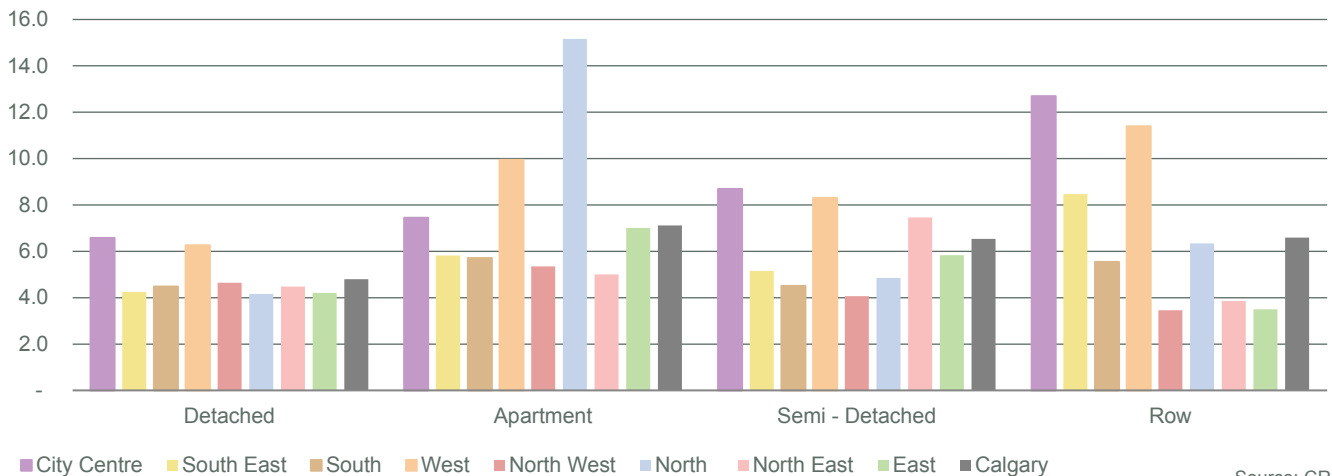
OCTOBER



Source: CREB®

MONTHS OF SUPPLY

OCTOBER



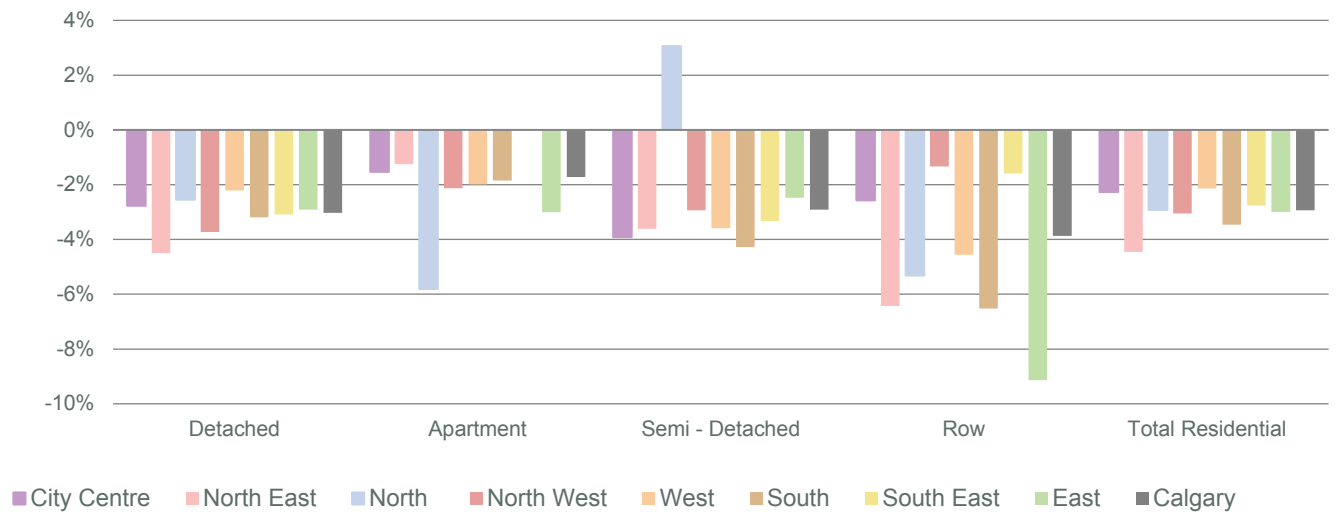
Source: CREB®

BENCHMARK PRICE - OCTOBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER



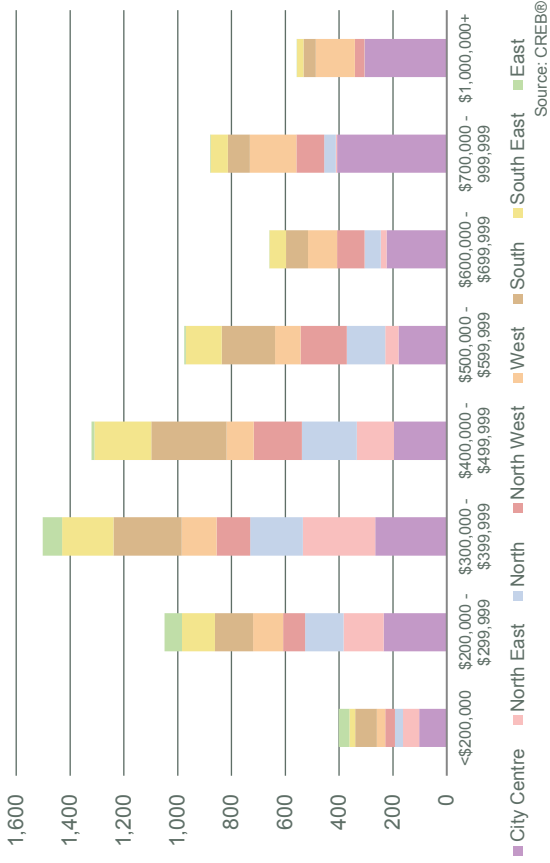
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

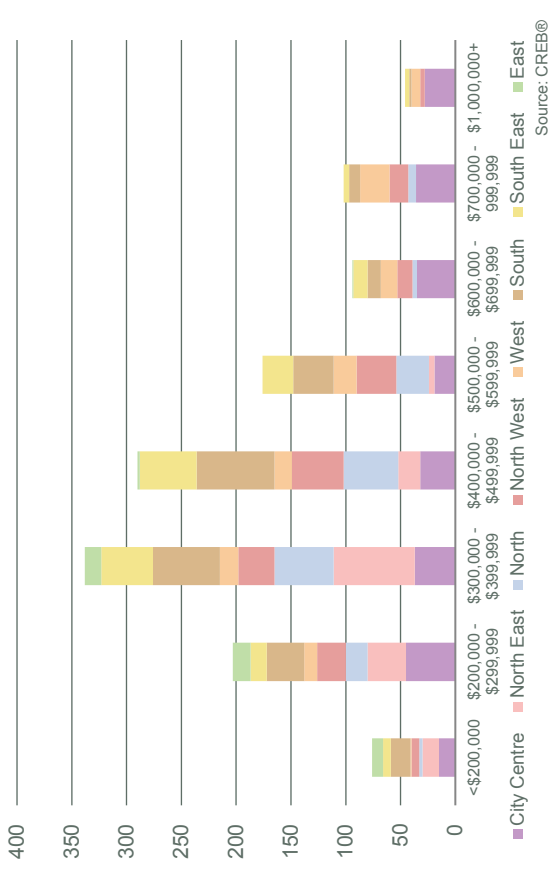
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994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

Oct. 2018

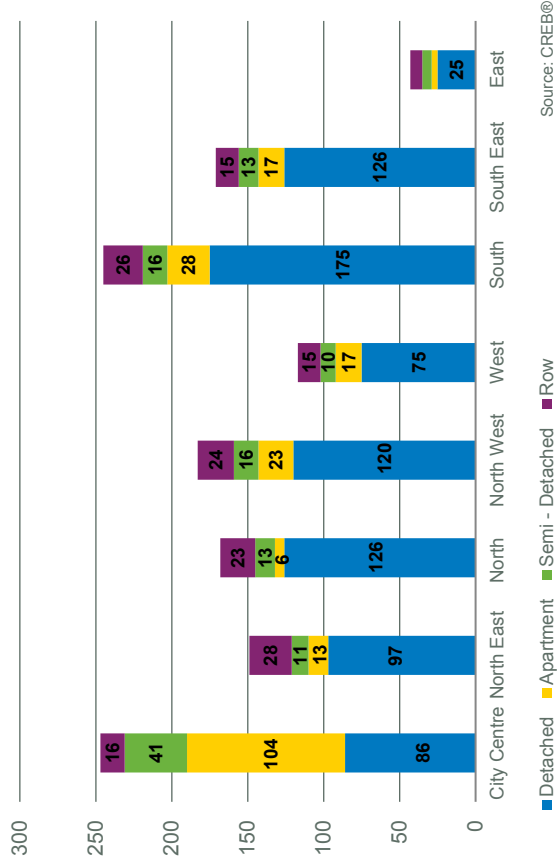
TOTAL INVENTORY BY PRICE RANGE - OCTOBER



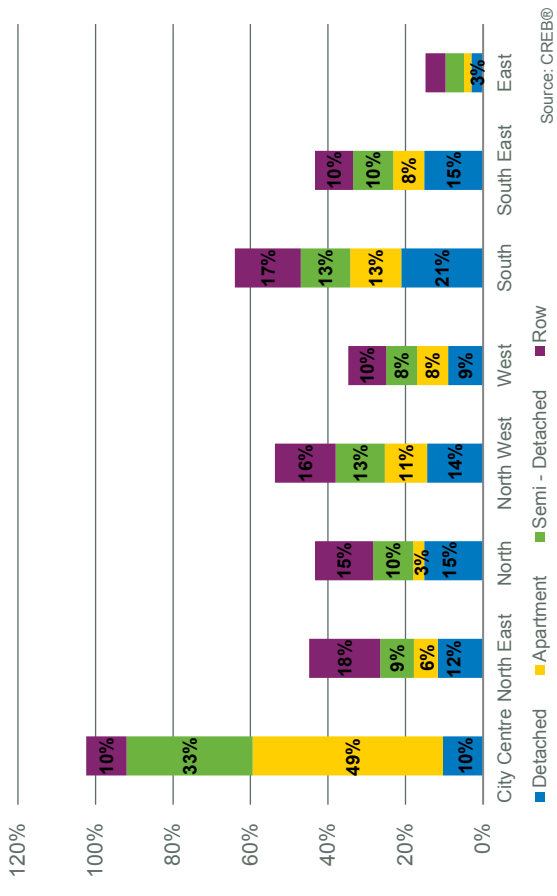
TOTAL SALES BY PRICE RANGE - OCTOBER



SALES BY PROPERTY TYPE - OCTOBER



SHARE OF CITY WIDE SALES - OCTOBER



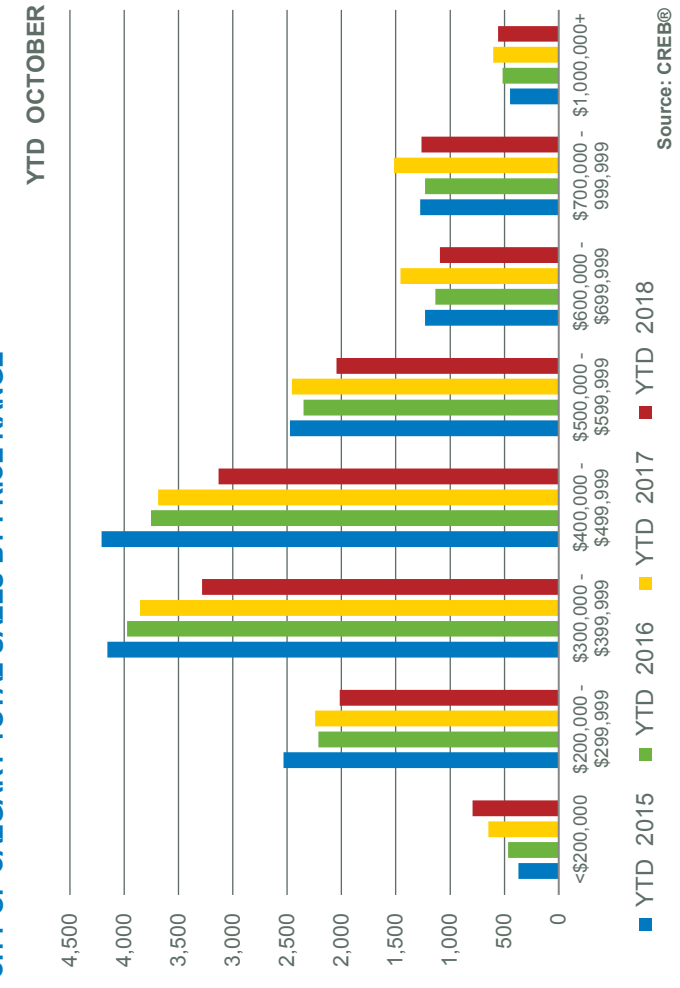
Oct. 2018

	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales		943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,467	1,411	1,009
New Listings		2,383	2,459	3,240	3,295	3,864	3,754	2,978	3,004	3,263	2,608	2,061	1,221
Inventory		4,110	4,502	5,124	5,518	6,213	6,670	6,697	6,620	6,883	6,480	5,684	4,323
Days on Market		53	48	42	39	37	38	43	45	45	50	52	58
Benchmark Price		433,700	433,500	434,600	435,900	439,600	441,600	443,700	442,600	441,800	439,200	436,800	433,300
Median Price		425,000	428,000	435,000	445,000	448,000	452,500	425,000	428,000	423,000	415,000	412,000	410,000
Average Price		467,509	480,786	490,980	495,002	504,230	500,889	477,948	478,280	485,041	475,097	462,408	453,239
Index		200	199	200	201	202	203	204	204	203	202	201	199
2018													
Sales		959	1,089	1,370	1,514	1,725	1,895	1,548	1,492	1,273	1,322	1,322	1,322
New Listings		2,456	2,404	3,448	3,567	4,371	3,872	2,967	3,067	3,096	2,440	2,440	2,440
Inventory		4,641	5,209	6,394	7,342	8,470	8,845	8,492	8,167	7,992	7,345	7,345	7,345
Days on Market		61	51	45	47	46	46	52	56	56	60	60	60
Benchmark Price		432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700	426,300	426,300	426,300
Median Price		415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,250	414,500	410,250	410,250	410,250
Average Price		468,023	493,008	495,396	478,116	490,207	494,035	479,159	483,927	467,007	468,634	467,007	468,634
Index		199	200	200	201	201	201	200	199	197	196	196	196

CALGARY TOTAL SALES

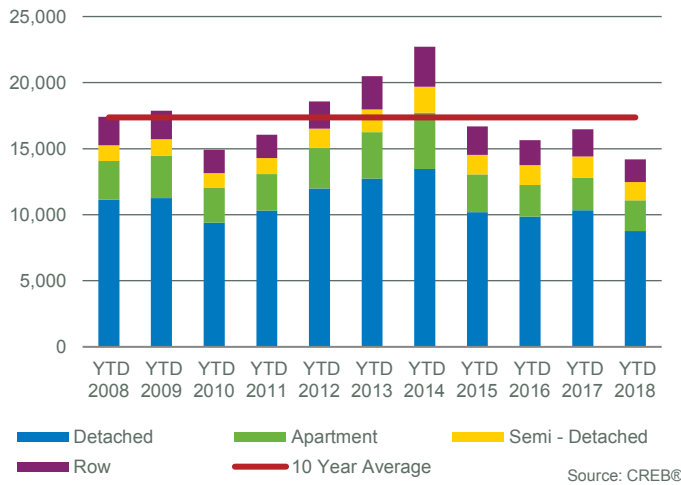
	Oct-17	Oct-18	YTD 2017	YTD 2018
>\$100,000	1	1	2	7
\$100,000 - \$199,999	59	75	645	786
\$200,000 - \$299,999	230	202	2,242	2,015
\$300,000 - \$349,999	177	153	1,739	1,520
\$350,000 - \$399,999	211	185	2,117	1,764
\$400,000 - \$449,999	176	157	2,021	1,790
\$450,000 - \$499,999	134	132	1,667	1,343
\$500,000 - \$549,999	114	95	1,391	1,166
\$550,000 - \$599,999	70	81	1,064	881
\$600,000 - \$649,999	58	51	797	621
\$650,000 - \$699,999	50	43	660	473
\$700,000 - \$799,999	71	55	794	658
\$800,000 - \$899,999	38	28	484	389
\$900,000 - \$999,999	27	18	238	215
\$1,000,000 - \$1,249,999	23	15	308	241
\$1,250,000 - \$1,499,999	9	11	142	136
\$1,500,000 - \$1,749,999	6	8	64	70
\$1,750,000 - \$1,999,999	7	5	39	45
\$2,000,000 - \$2,499,999	4	5	22	38
\$2,500,000 - \$2,999,999	2	2	17	15
\$3,000,000 - \$3,499,999	-	-	4	8
\$3,500,000 - \$3,999,999	-	-	6	4
\$4,000,000 +	-	-	2	2
	1,467	1,322	16,465	14,187

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



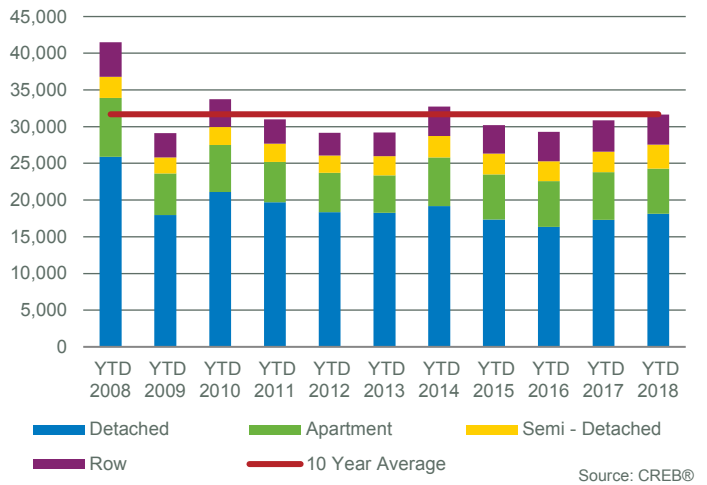
CITY OF CALGARY TOTAL SALES

YTD OCTOBER



CITY OF CALGARY TOTAL NEW LISTINGS

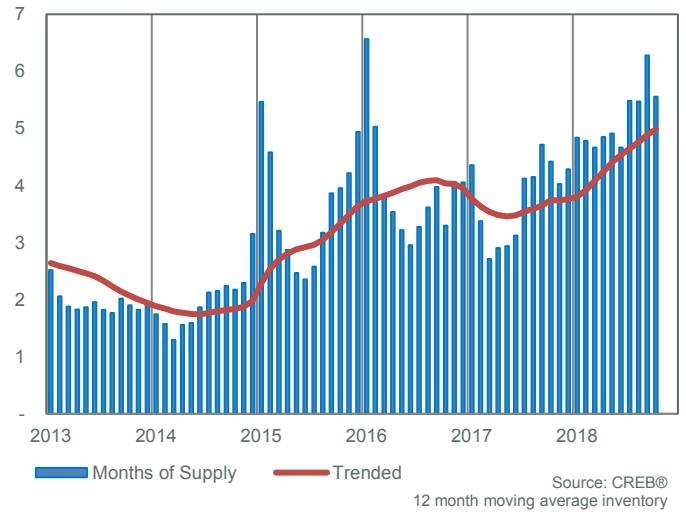
YTD OCTOBER



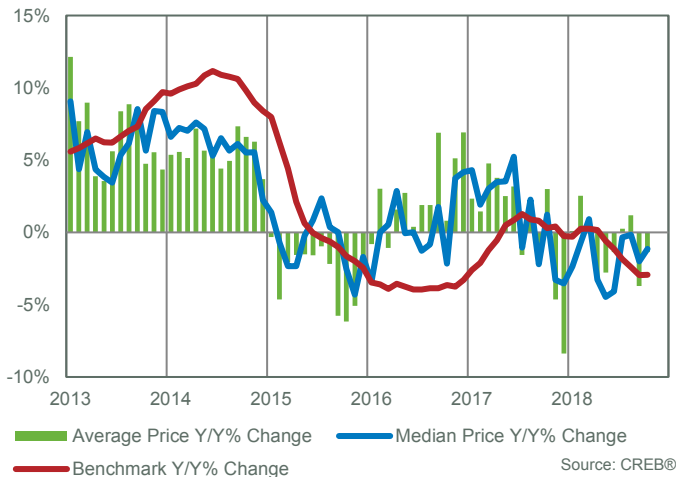
CITY OF CALGARY TOTAL INVENTORY AND SALES



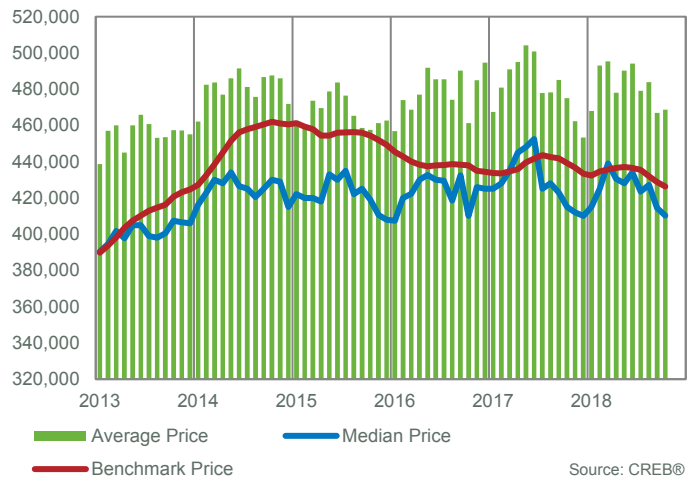
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES



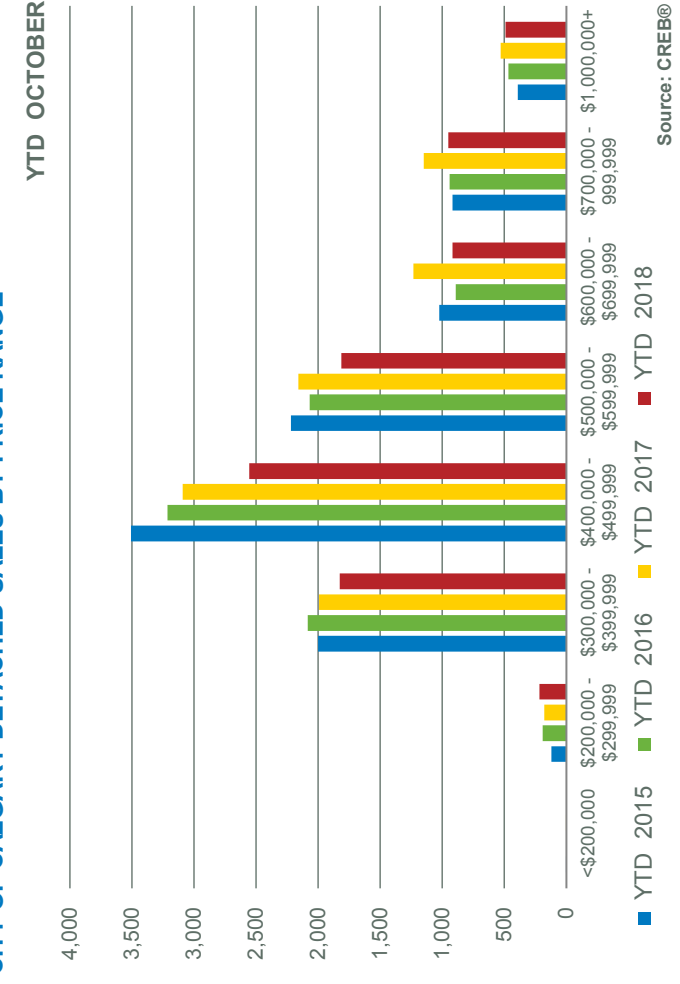
Oct. 2018

	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales		581	822	1,171	1,192	1,374	1,381	1,011	983	919	907	874	617
New Listings		1,228	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	675
Inventory		1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,257	2,765	2,040
Days on Market		47	42	38	32	31	32	38	40	42	44	48	52
Benchmark Price		497,700	498,500	499,700	501,600	506,000	508,700	511,100	510,200	508,200	505,500	503,300	498,700
Median Price		485,000	492,250	490,000	502,250	510,000	513,000	495,000	491,000	482,500	474,000	465,000	462,000
Average Price		545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,998	534,454	522,751
Index		204	205	205	206	208	209	210	210	209	208	207	205
2018													
Sales		584	653	845	906	1,059	1,209	969	928	791	829		
New Listings		1,288	1,294	1,870	2,005	2,661	2,304	1,733	1,821	1,785	1,387		
Inventory		2,200	2,458	3,078	3,651	4,504	4,816	4,593	4,446	4,357	3,976		
Days on Market		55	45	37	41	40	41	49	51	52	57		
Benchmark Price		498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100	490,200		
Median Price		474,000	497,000	509,900	495,000	500,000	496,500	485,000	485,000	472,000	470,000		
Average Price		545,711	575,329	588,602	558,840	577,253	573,729	560,534	563,704	540,218	543,286		
Index		205	206	207	207	207	206	206	204	203	201		

CALGARY TOTAL SALES

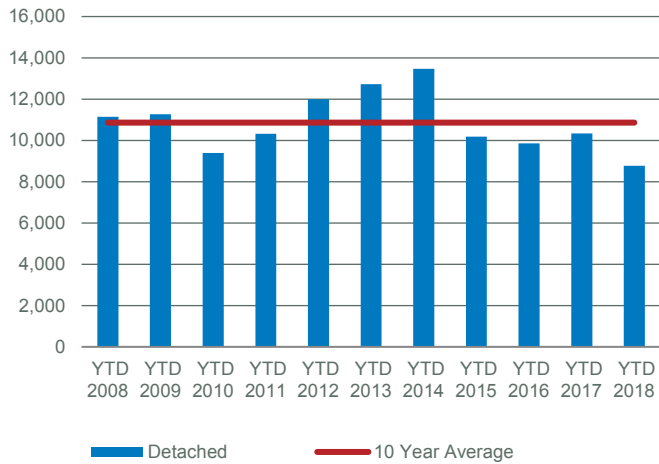
	Oct-17	Oct-18	YTD 2017	YTD 2018
>\$100,000	-	-	5	2
\$100,000 - \$199,999	1	-	179	218
\$200,000 - \$299,999	24	27	639	632
\$300,000 - \$349,999	74	75	1,355	1,194
\$350,000 - \$399,999	153	136	1,643	1,441
\$400,000 - \$449,999	151	134	1,448	1,113
\$450,000 - \$499,999	111	107	1,215	1,038
\$500,000 - \$549,999	101	84	945	774
\$550,000 - \$599,999	55	74	676	524
\$600,000 - \$649,999	47	40	557	394
\$650,000 - \$699,999	44	32	596	480
\$700,000 - \$799,999	53	41	368	304
\$800,000 - \$899,999	32	22	185	168
\$900,000 - \$999,999	22	16	260	201
\$1,000,000 - \$1,249,999	16	13	124	123
\$1,250,000 - \$1,499,999	6	9	60	62
\$1,500,000 - \$1,749,999	5	7	38	42
\$1,750,000 - \$1,999,999	7	5	20	36
\$2,000,000 - \$2,499,999	3	5	17	13
\$2,500,000 - \$2,999,999	2	2	4	8
\$3,000,000 - \$3,499,999	-	-	6	4
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	-	10,341	8,773
TOTAL	907	829	10,341	8,773

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



CITY OF CALGARY DETACHED SALES

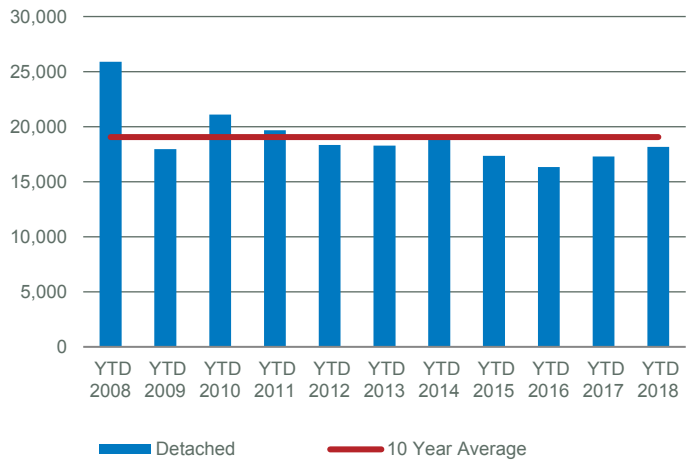
YTD OCTOBER



Source: CREB®

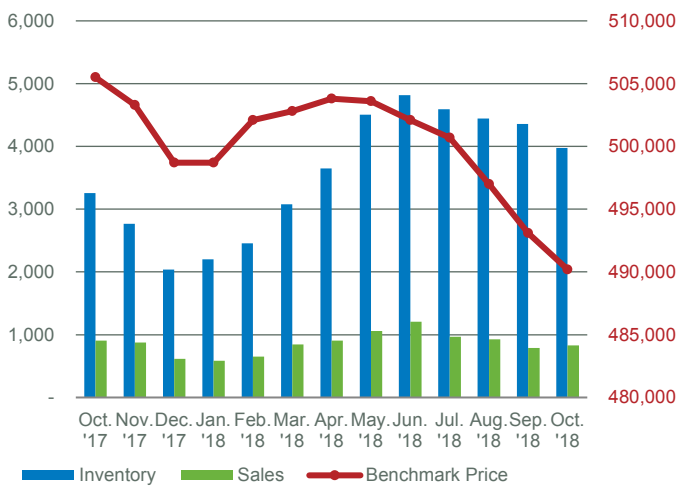
CITY OF CALGARY DETACHED NEW LISTINGS

YTD OCTOBER



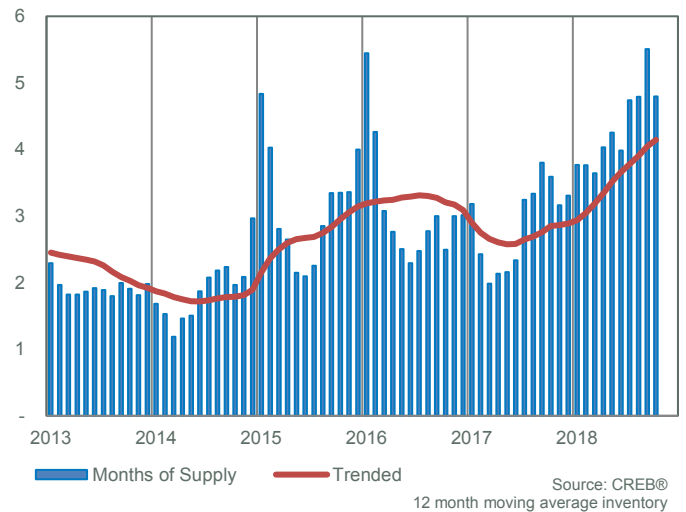
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



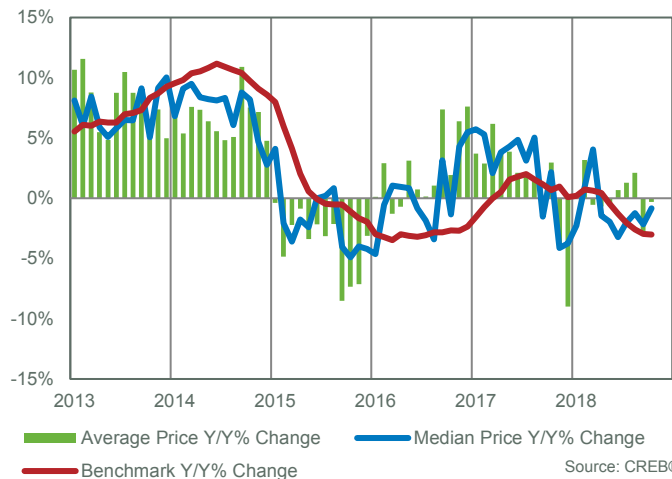
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



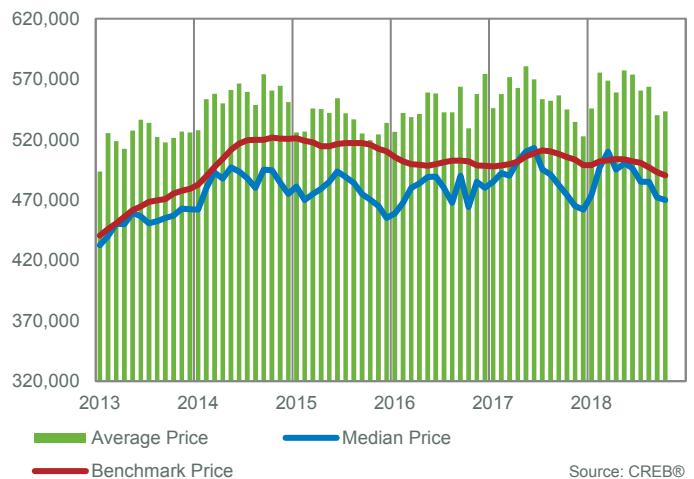
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

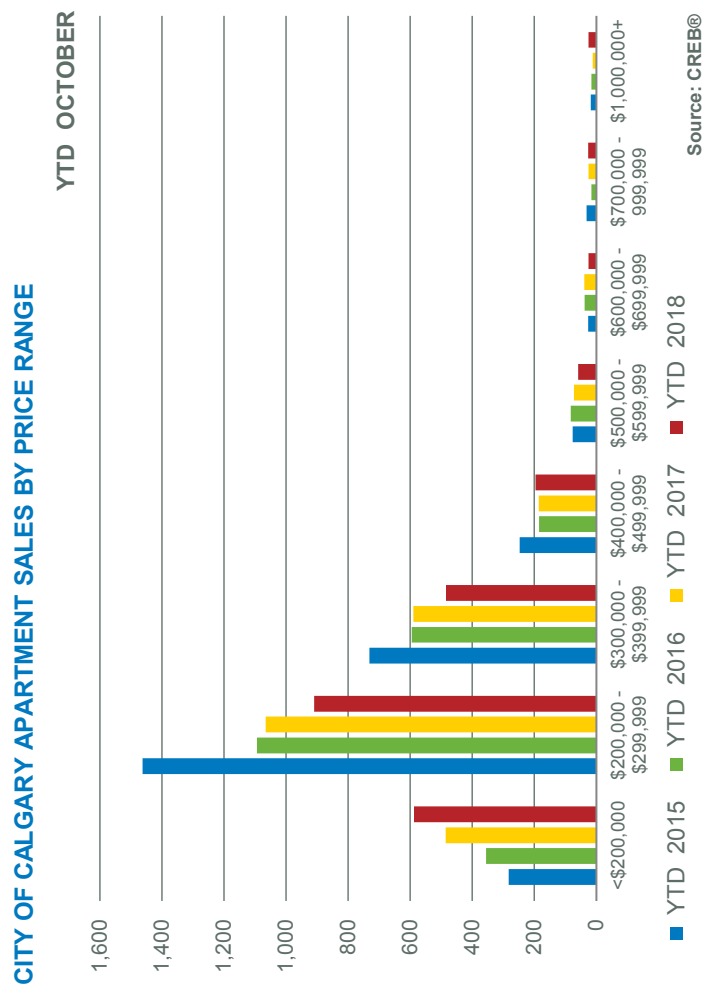


Source: CREB®

Oct. 2018

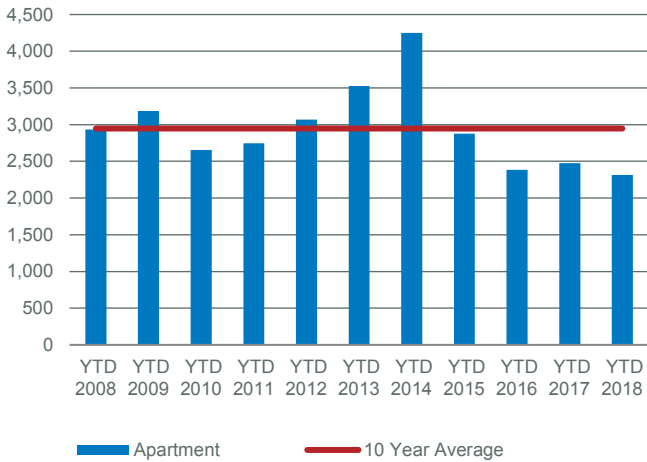
	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales	151	235	297	283	282	284	254	248	209	234	224	170	
New Listings	623	583	726	691	768	729	614	644	629	501	446	261	
Inventory	1,266	1,390	1,578	1,653	1,781	1,871	1,813	1,767	1,774	1,640	1,495	1,183	
Days on Market	68	66	56	49	55	55	59	60	56	67	66	81	
Benchmark Price	265,400	264,600	265,200	264,600	267,100	265,900	266,500	263,600	264,300	261,700	258,400	257,800	
Median Price	258,500	275,000	251,500	267,000	270,000	274,000	257,750	255,000	247,500	256,000	251,000	250,000	
Average Price	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,016	277,269	271,340	
Index	183	183	183	183	185	184	184	182	183	181	179	178	
2018													
Sales	145	197	219	261	282	292	254	242	212	212	212	212	
New Listings	588	544	721	725	776	659	541	546	560	473	473	473	
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,509	1,509	1,509	
Days on Market	76	68	64	59	59	59	62	71	66	69	69	69	
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200	257,200	257,200	257,200	
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	255,000	255,000	
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,637	286,637	286,637	
Index	177	177	178	178	177	179	180	178	178	178	178	178	

CALGARY TOTAL SALES	Oct-17	Oct-18	YTD 2017	YTD 2018
>\$100,000	1	1	2	6
\$100,000 - \$199,999	44	51	484	582
\$200,000 - \$299,999	111	91	1,066	910
\$300,000 - \$349,999	29	28	356	323
\$350,000 - \$399,999	25	13	234	162
\$400,000 - \$449,999	9	10	117	109
\$450,000 - \$499,999	6	8	69	87
\$500,000 - \$549,999	4	3	49	34
\$550,000 - \$599,999	1	3	23	25
\$600,000 - \$649,999	-	1	24	17
\$650,000 - \$699,999	-	-	15	8
\$700,000 - \$799,999	-	-	12	10
\$800,000 - \$899,999	1	-	6	9
\$900,000 - \$999,999	-	-	8	8
\$1,000,000 - \$1,249,999	1	-	4	6
\$1,250,000 - \$1,499,999	1	2	3	8
\$1,500,000 - \$1,749,999	-	1	1	7
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	-	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
TOTAL	234	212	2,477	2,316



CITY OF CALGARY APARTMENT SALES

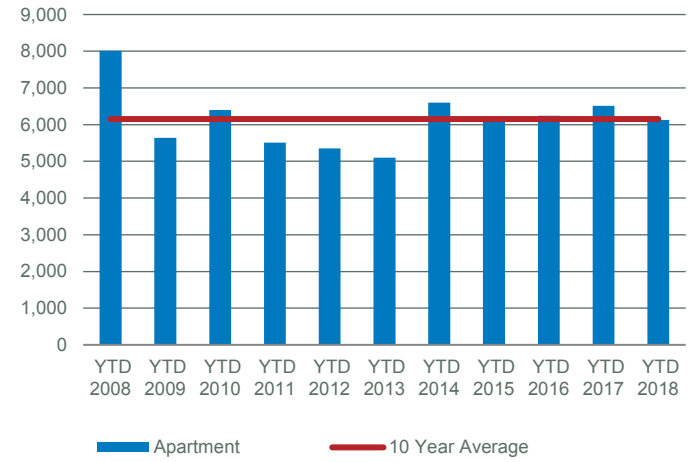
YTD OCTOBER



Source: CREB®

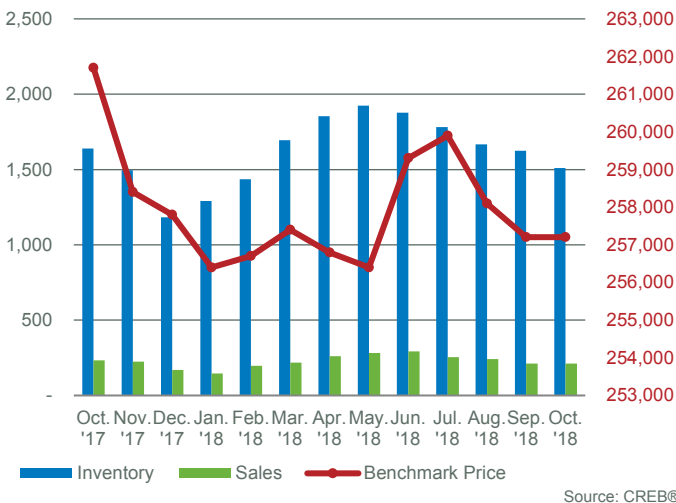
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD OCTOBER



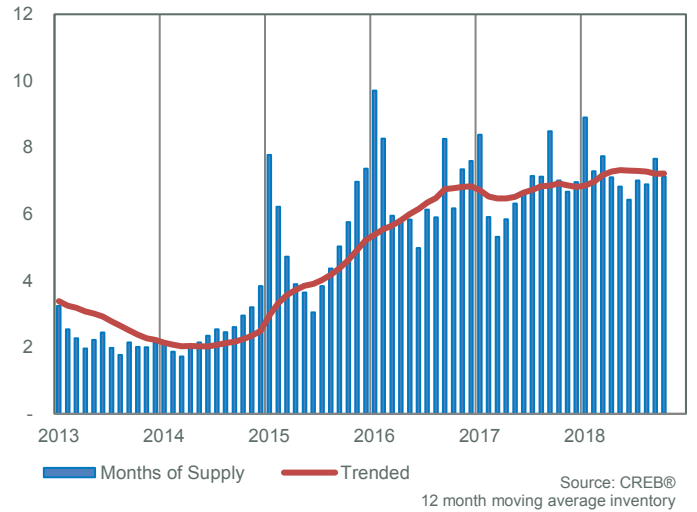
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



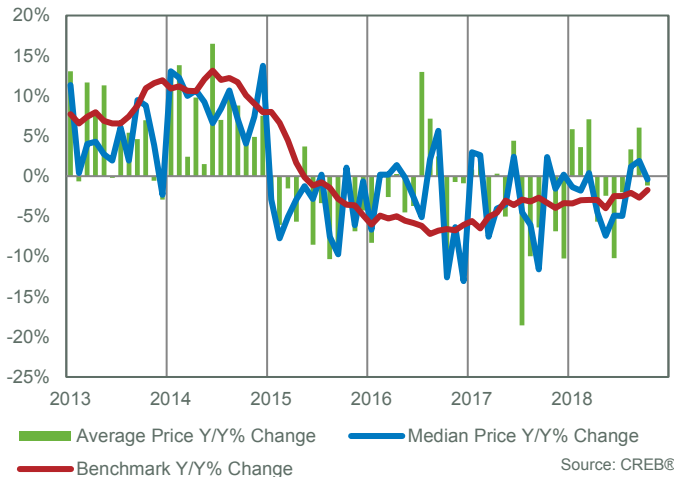
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



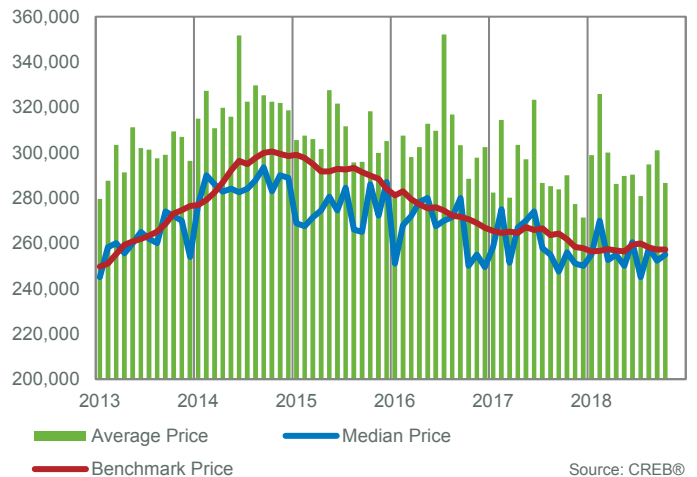
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

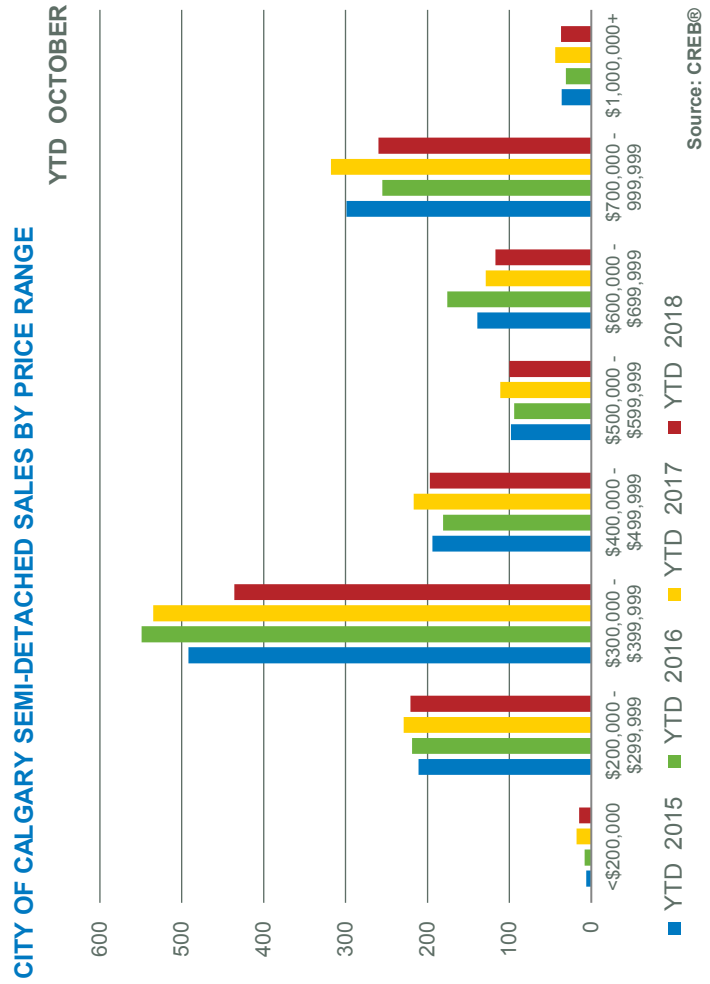


Source: CREB®

Oct. 2018

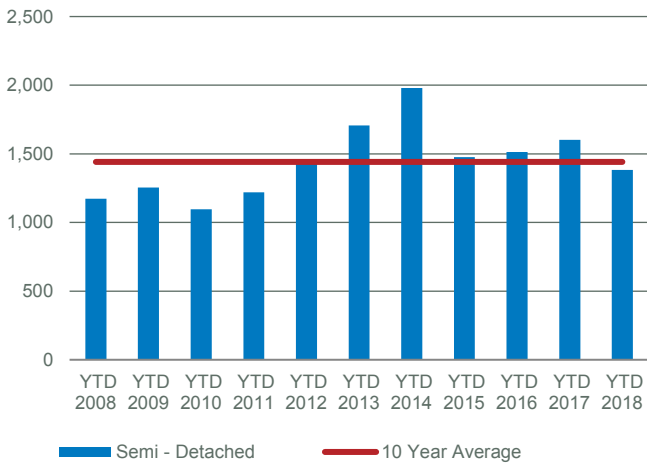
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	83	126	198	204	188	191	147	177	144	143	126	95
New Listings	198	236	301	269	332	340	278	279	320	247	192	129
Inventory	375	435	454	455	517	559	587	580	613	607	548	432
Days on Market	61	53	40	46	42	40	44	42	44	52	54	59
Benchmark Price	403,800	404,000	407,800	409,000	411,300	414,500	417,500	416,100	415,900	415,500	414,500	413,100
Median Price	375,000	386,858	396,500	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	405,500
Average Price	482,059	477,825	495,407	522,403	495,805	513,114	501,732	477,421	505,210	490,552	508,917	492,219
Index	204	204	206	207	208	210	211	210	210	210	210	209
2018												
Sales	99	106	143	155	156	184	150	142	122	126		
New Listings	234	247	386	349	418	412	301	326	330	279		
Inventory	447	533	670	752	852	901	871	862	827	823		
Days on Market	62	48	45	52	52	47	48	56	56	60		
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400	403,400		
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	413,750	370,750	396,750		
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	484,917	447,913	475,975		
Index	209	210	210	211	210	210	210	208	206	204		

CALGARY TOTAL SALES	Oct-17	Oct-18	YTD 2017	YTD 2018
>\$100,000	-	-	-	-
\$100,000 - \$199,999	4	2	18	15
\$200,000 - \$299,999	27	24	229	221
\$300,000 - \$349,999	28	19	247	210
\$350,000 - \$399,999	17	19	288	226
\$400,000 - \$449,999	7	7	154	125
\$450,000 - \$499,999	6	9	63	72
\$500,000 - \$549,999	4	6	59	55
\$550,000 - \$599,999	8	1	52	45
\$600,000 - \$649,999	7	6	58	56
\$650,000 - \$699,999	4	11	71	61
\$700,000 - \$799,999	16	13	171	154
\$800,000 - \$899,999	5	5	106	71
\$900,000 - \$999,999	5	2	41	35
\$1,000,000 - \$1,249,999	3	2	36	32
\$1,250,000 - \$1,499,999	1	-	7	4
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	143	126	1,601	1,383



CITY OF CALGARY SEMI-DET. SALES

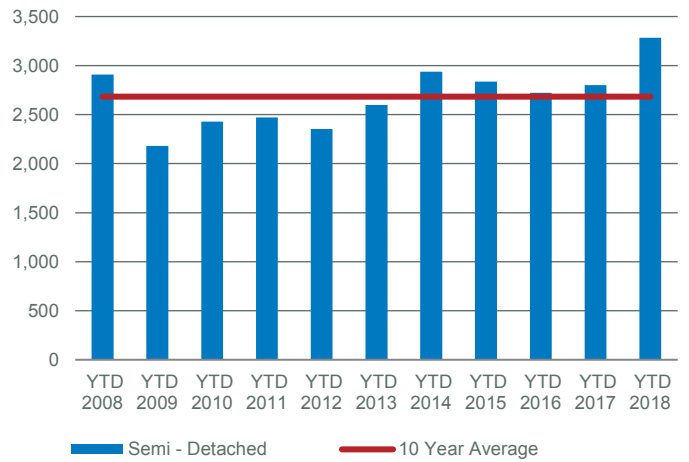
YTD OCTOBER



Source: CREB®

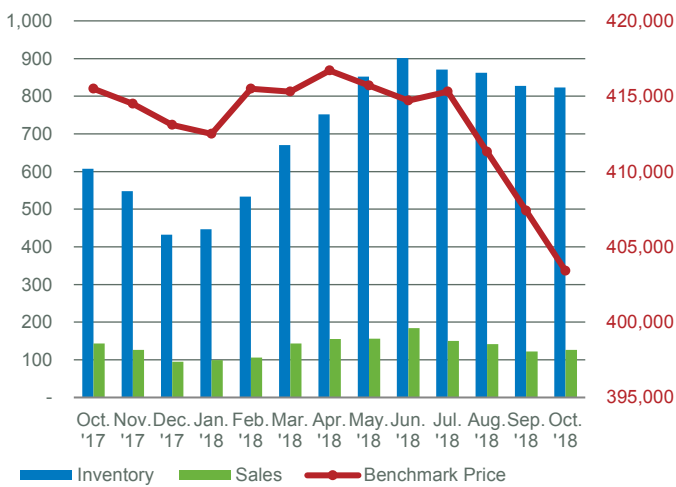
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD OCTOBER



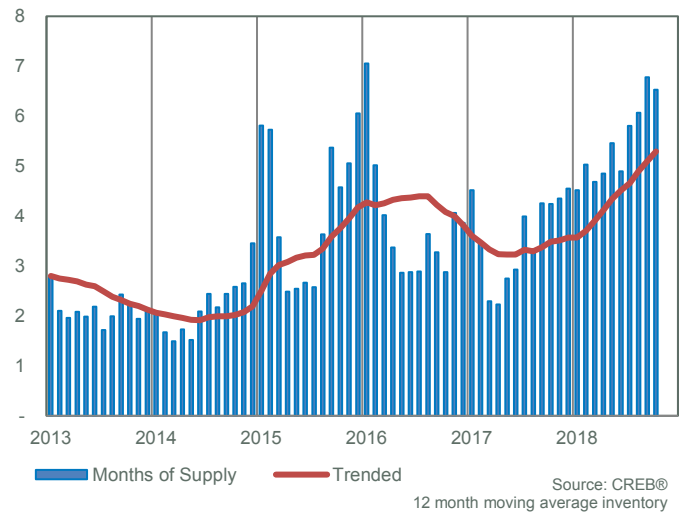
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



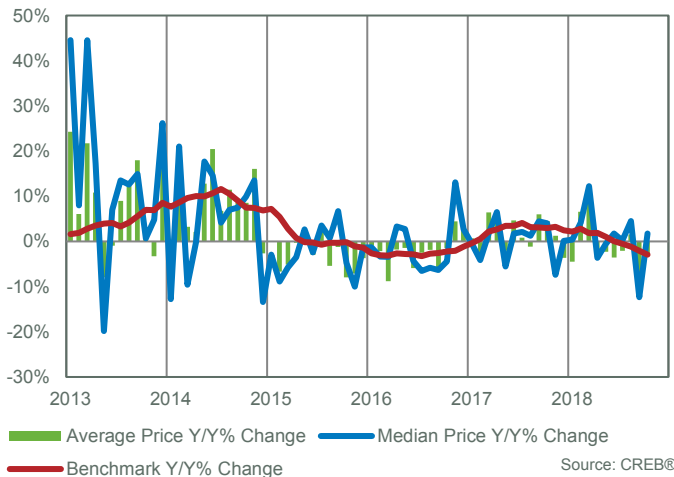
Source: CREB®

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®

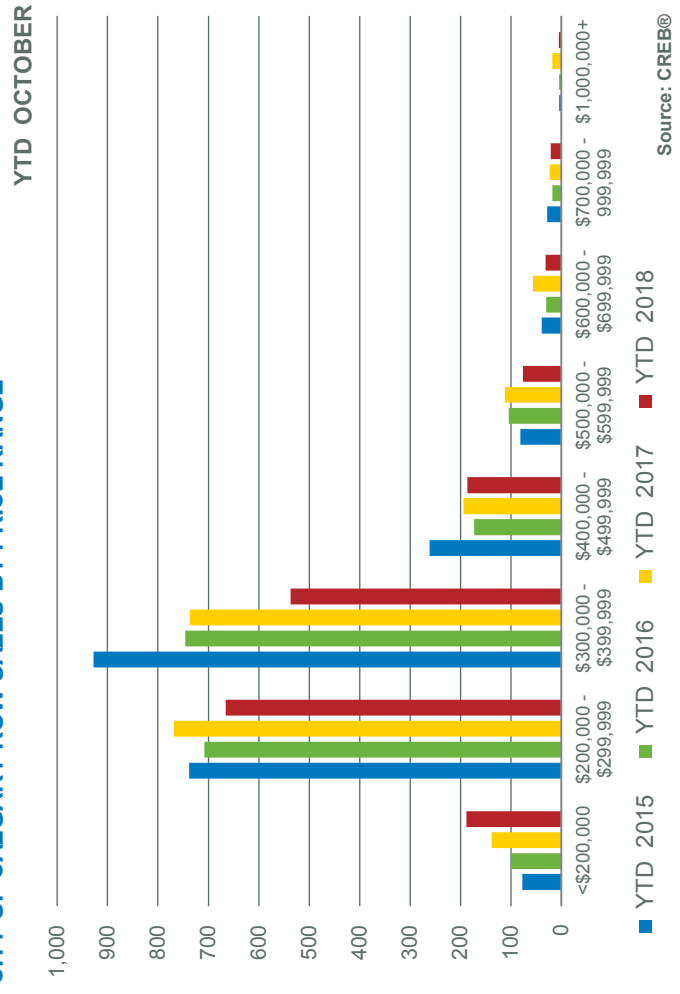
Oct. 2018

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	128	151	224	221	271	280	213	187	188	183	187	127
New Listings	334	347	417	474	525	519	398	407	444	376	301	156
Inventory	621	682	768	867	949	1,012	1,016	995	1,001	975	875	667
Days on Market	62	48	52	57	45	47	49	56	52	54	55	60
Benchmark Price	302,700	301,700	300,100	301,900	303,600	305,700	306,800	307,100	306,700	305,200	303,100	299,800
Median Price	303,500	311,000	302,750	309,000	310,000	310,000	307,000	305,500	319,000	312,000	290,000	295,000
Average Price	320,783	323,565	344,526	350,371	338,564	332,645	331,390	347,520	344,187	353,234	316,117	329,857
Index	190	189	188	189	190	191	192	192	192	191	190	188
2018												
Sales	131	133	163	192	228	210	175	179	146	153		
New Listings	346	318	468	485	512	494	388	366	412	293		
Inventory	703	778	939	1,066	1,151	1,189	1,152	1,087	1,078	1,009		
Days on Market	69	62	61	54	50	54	59	60	62	64		
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200	293,400		
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000	299,000	289,900		
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800	323,639	308,489		
Index	186	185	187	188	190	189	188	186	184	184		

CALGARY TOTAL SALES

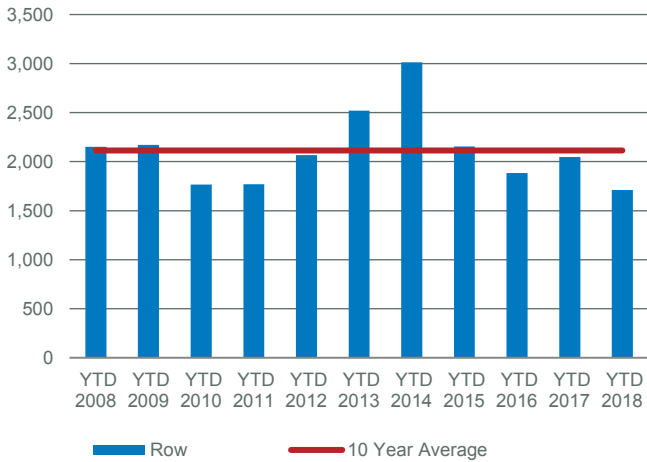
	Oct-17	Oct-18	YTD 2017	YTD 2018
>\$100,000	-	-	-	1
\$100,000 - \$199,999	10	22	138	187
\$200,000 - \$299,999	68	60	768	666
\$300,000 - \$349,999	46	31	497	355
\$350,000 - \$399,999	16	17	240	182
\$400,000 - \$449,999	9	6	107	115
\$450,000 - \$499,999	11	8	87	71
\$500,000 - \$549,999	5	2	68	39
\$550,000 - \$599,999	6	3	44	37
\$600,000 - \$649,999	4	2	39	21
\$650,000 - \$699,999	2	17	17	10
\$700,000 - \$799,999	2	1	15	13
\$800,000 - \$899,999	-	1	4	4
\$900,000 - \$999,999	-	-	4	4
\$1,000,000 - \$1,249,999	3	-	8	2
\$1,250,000 - \$1,499,999	1	-	8	1
\$1,500,000 - \$1,749,999	-	-	2	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
Total	183	153	2,046	1,710

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

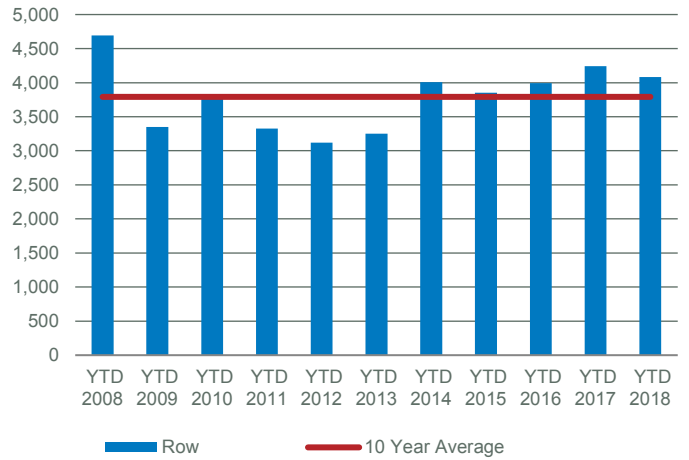
YTD OCTOBER



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD OCTOBER



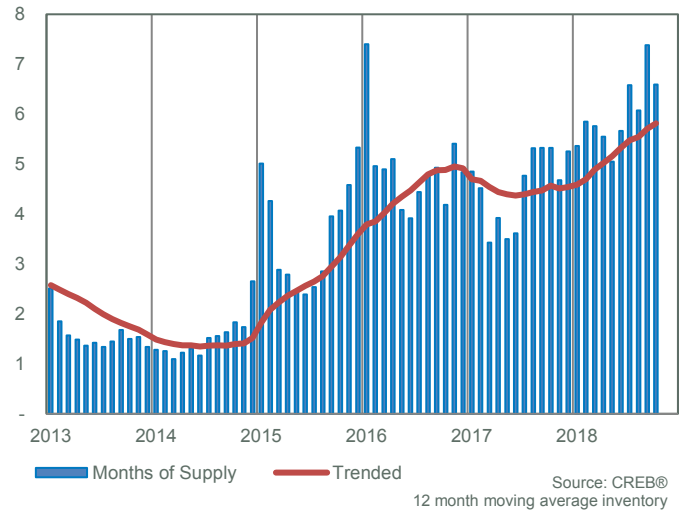
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



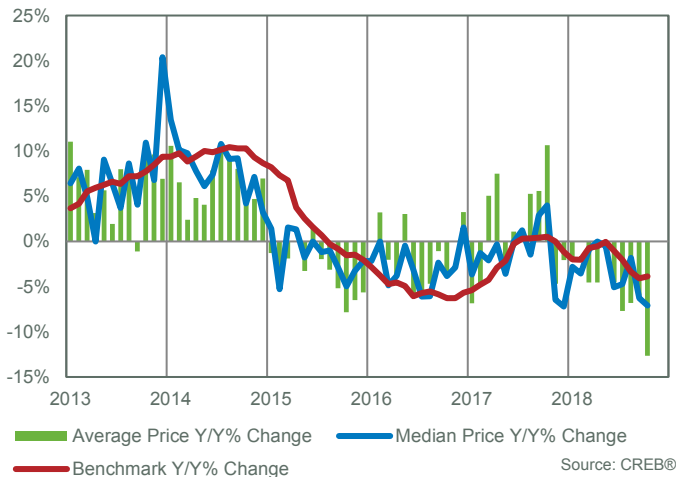
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



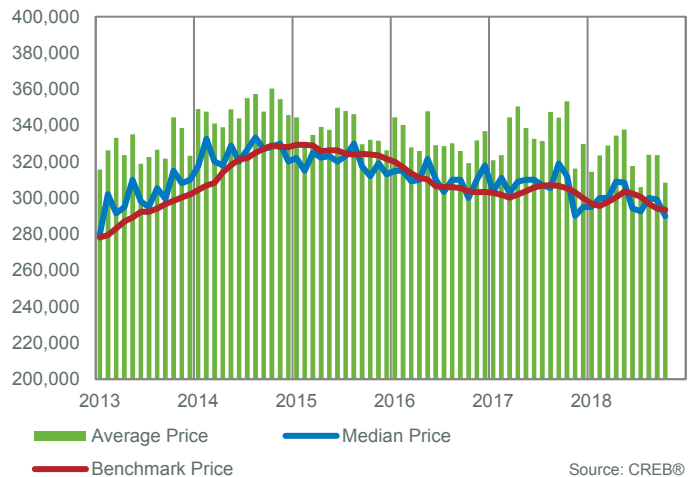
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

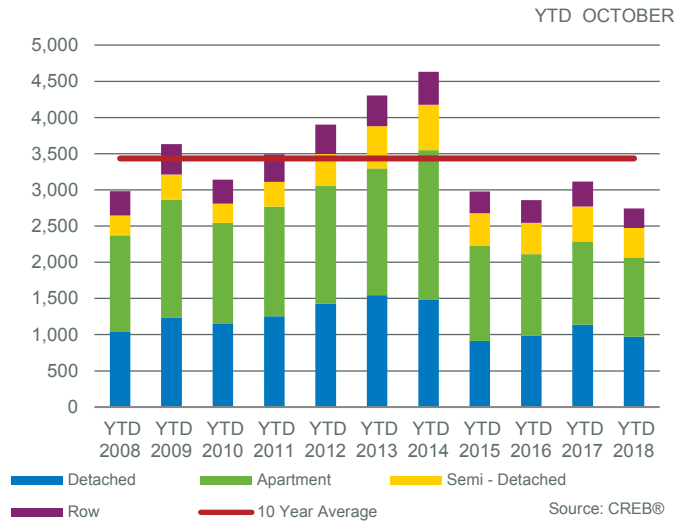
CITY OF CALGARY ROW PRICES



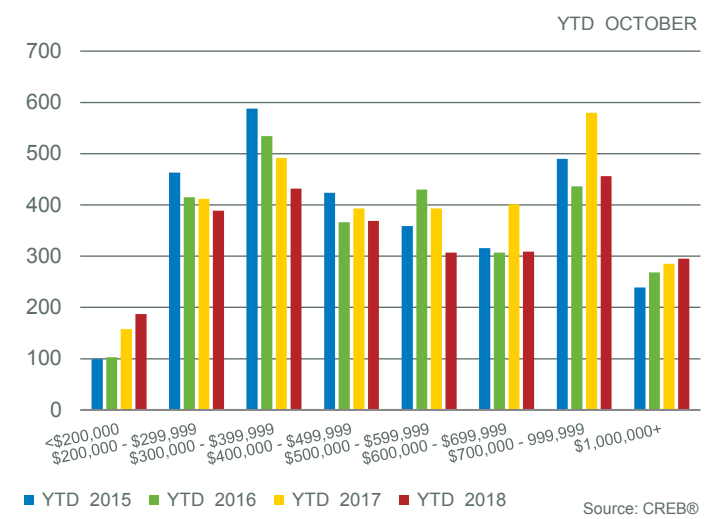
Source: CREB®

CITY CENTRE

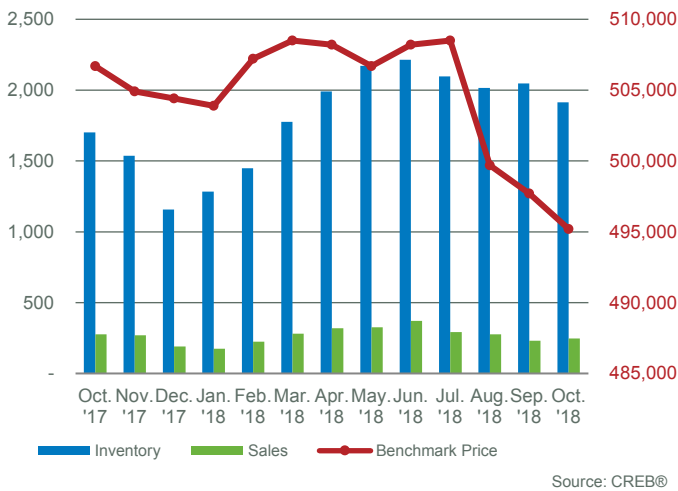
CITY CENTRE TOTAL SALES



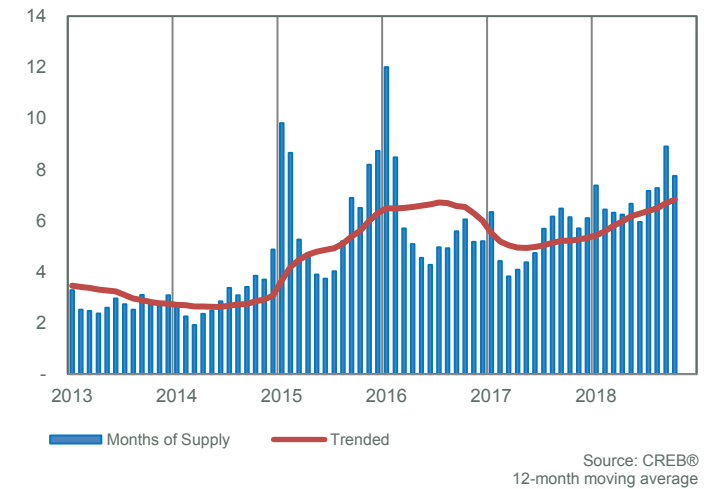
CITY CENTRE TOTAL SALES BY PRICE RANGE



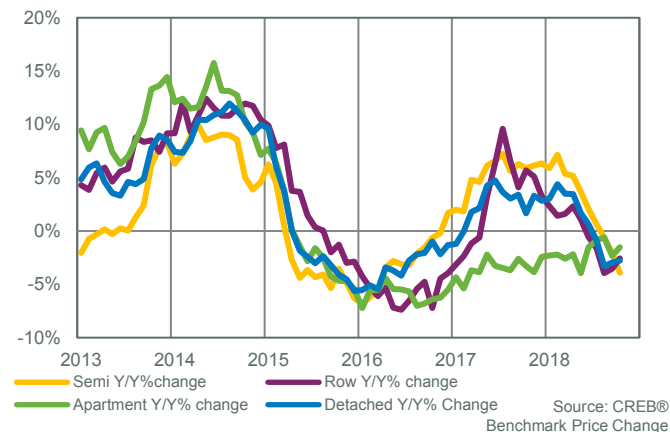
CITY CENTRE INVENTORY AND SALES



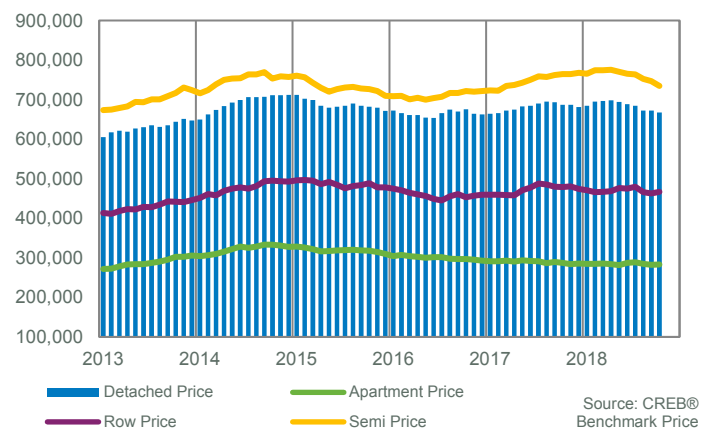
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

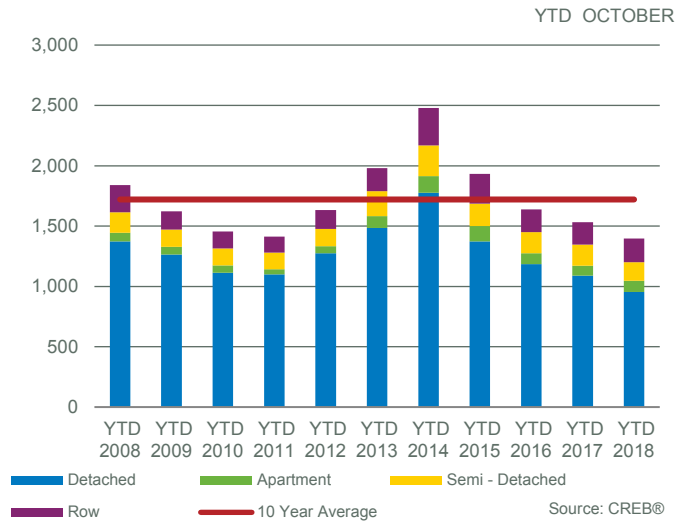


CITY CENTRE PRICES

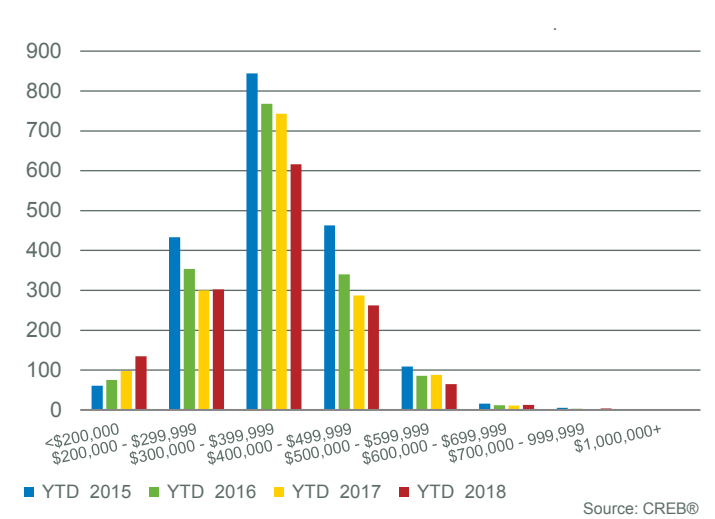


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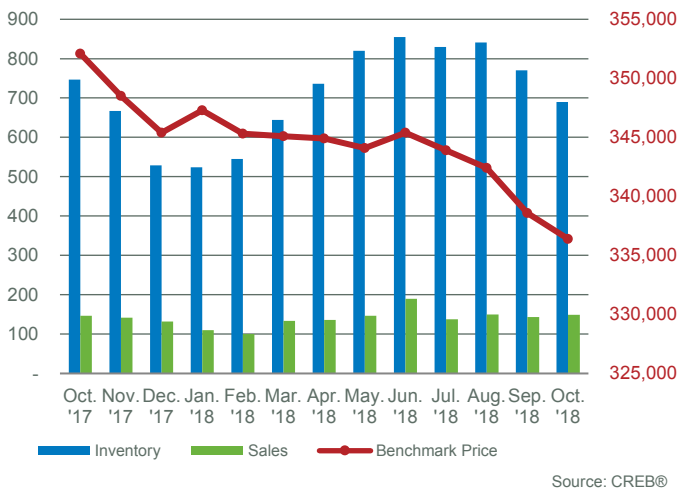
NORTHEAST TOTAL SALES



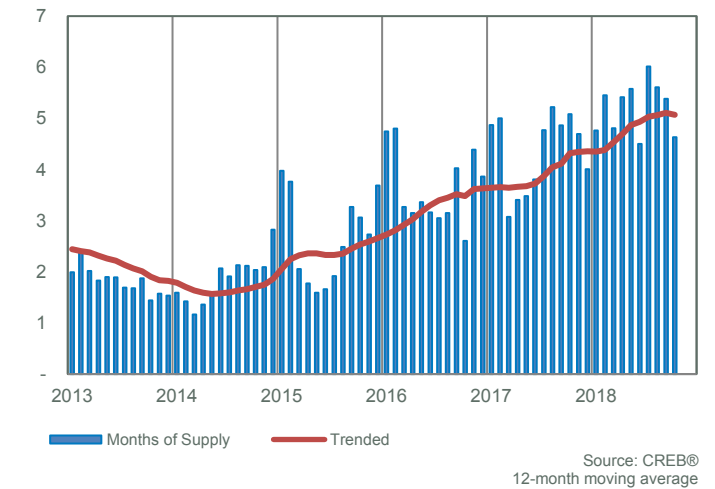
NORTHEAST TOTAL SALES BY PRICE RANGE



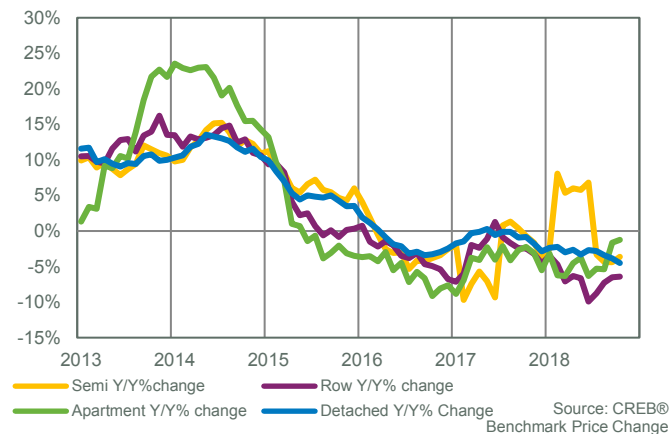
NORTHEAST INVENTORY AND SALES



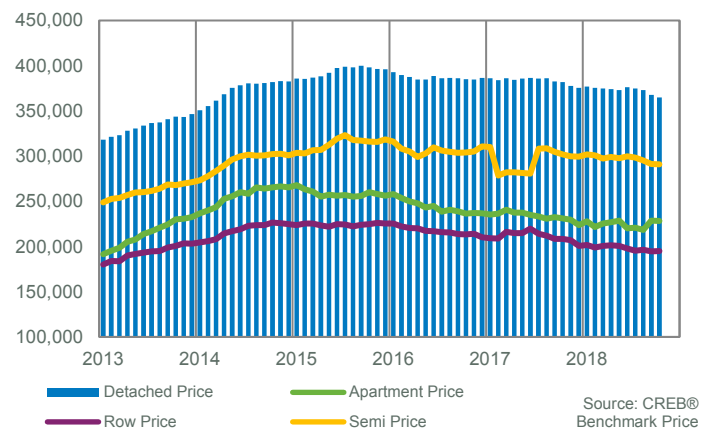
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

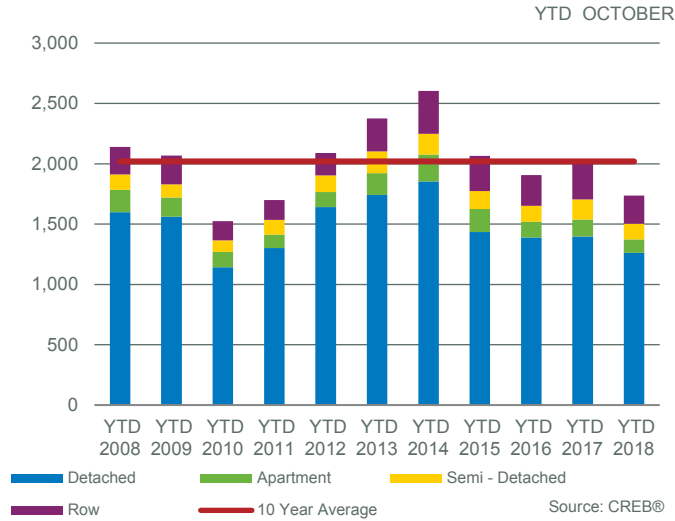


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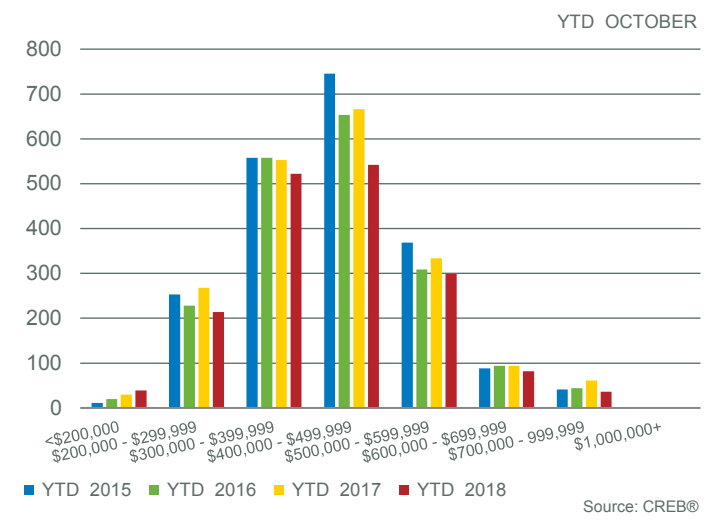


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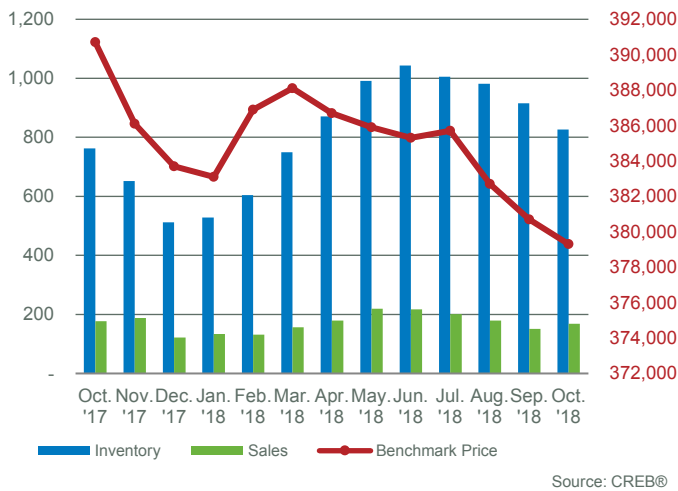
NORTH TOTAL SALES



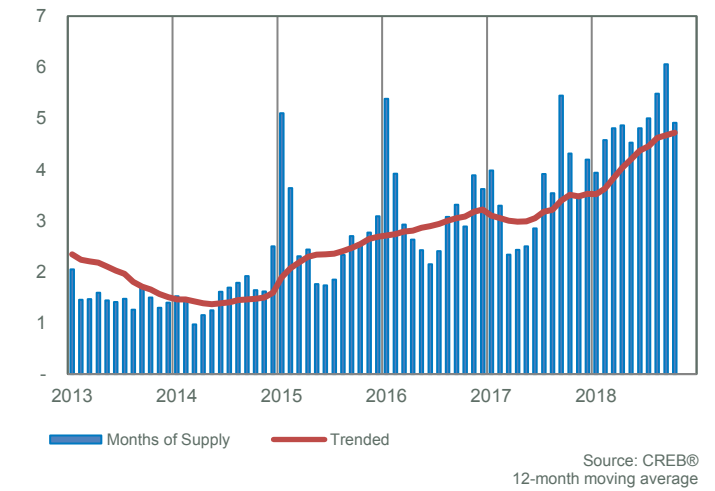
NORTH TOTAL SALES BY PRICE RANGE



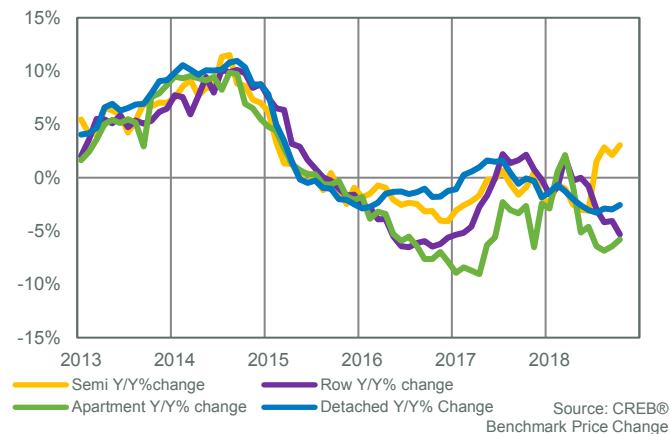
NORTH INVENTORY AND SALES



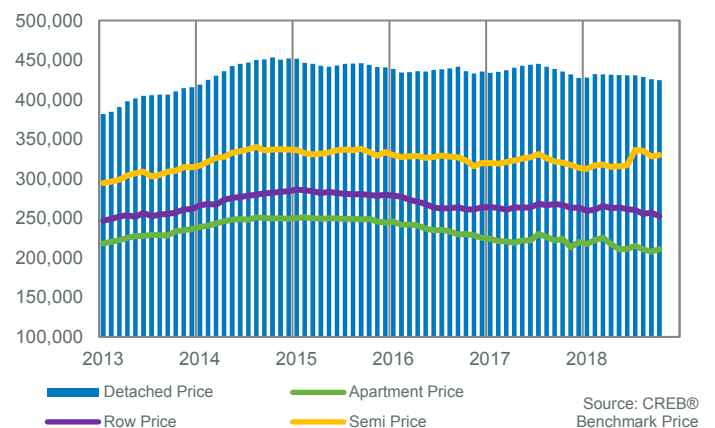
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

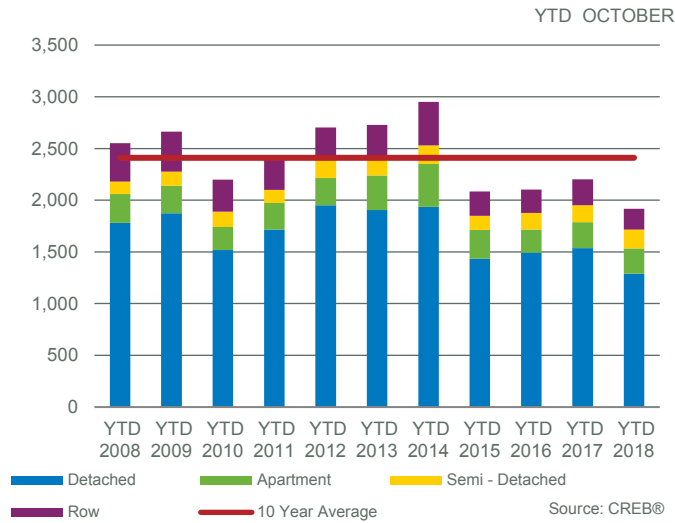


NORTH PRICES

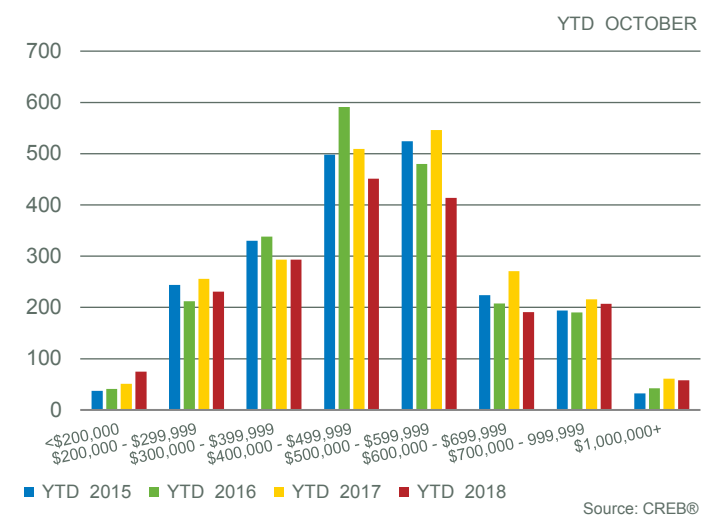


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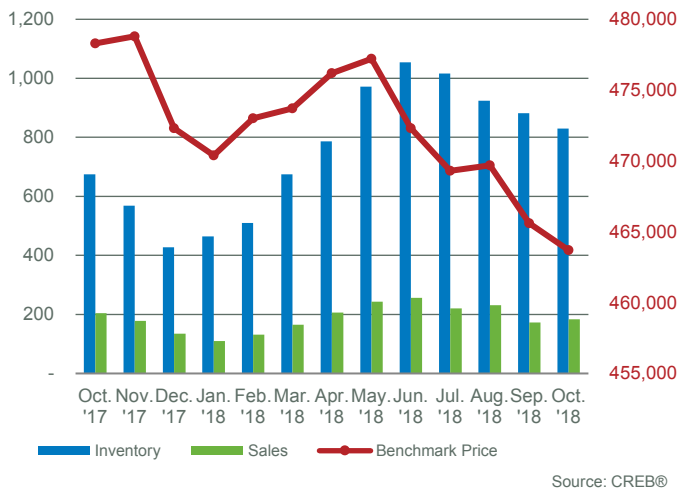
NORTHWEST TOTAL SALES



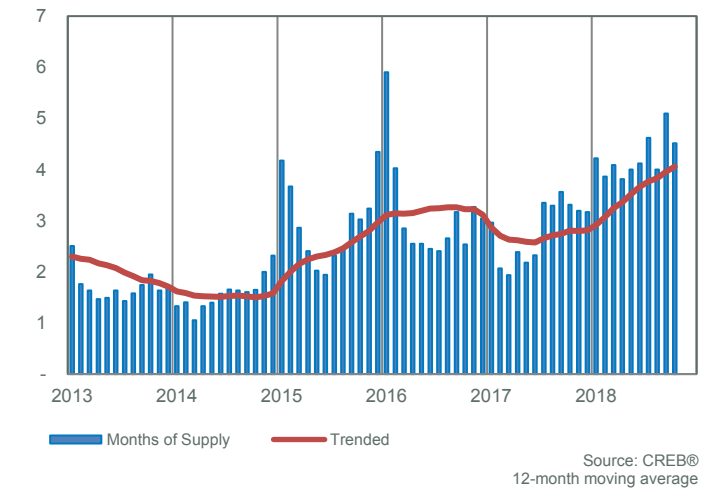
NORTHWEST TOTAL SALES BY PRICE RANGE



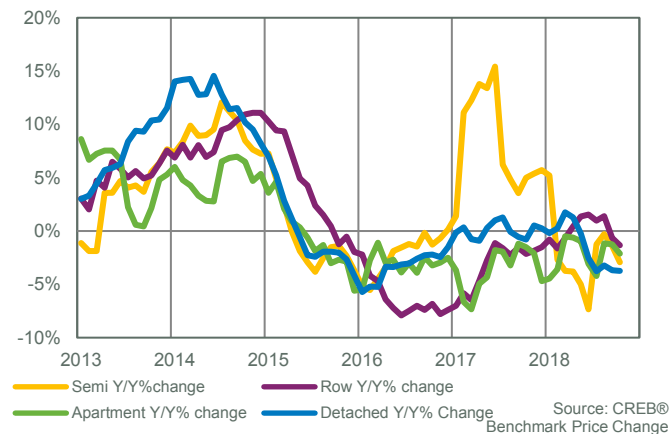
NORTHWEST INVENTORY AND SALES



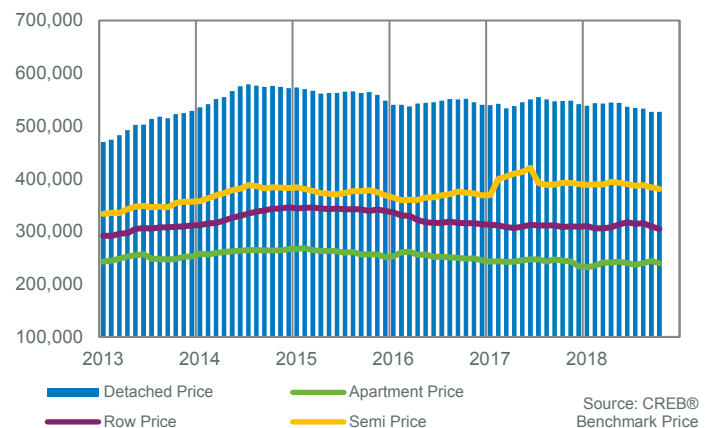
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

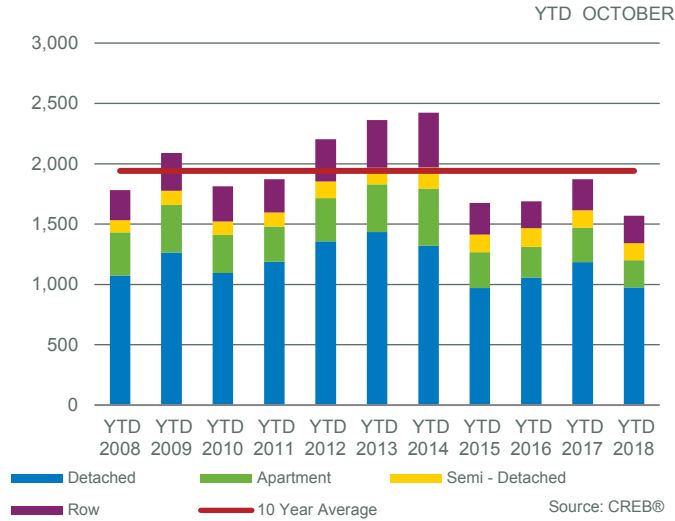


NORTHWEST PRICES

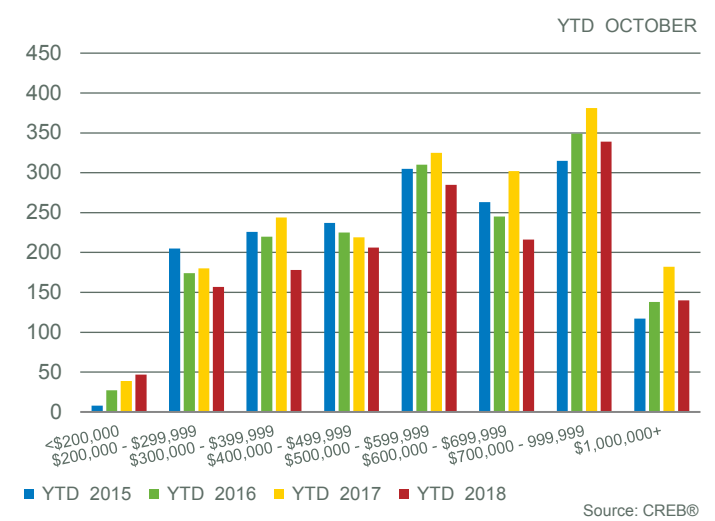


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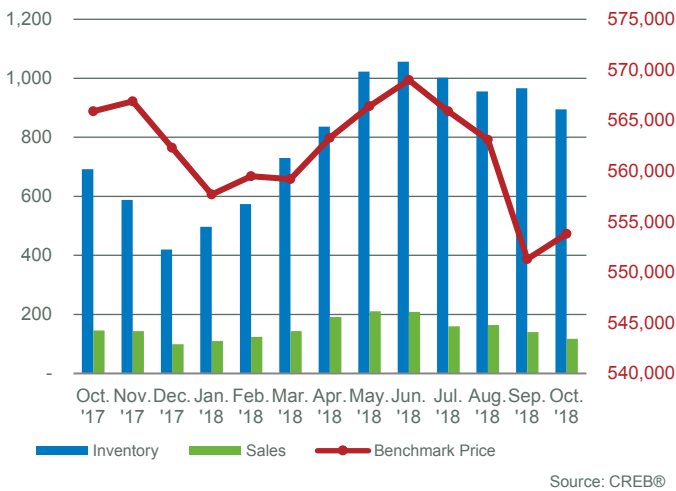
WEST TOTAL SALES



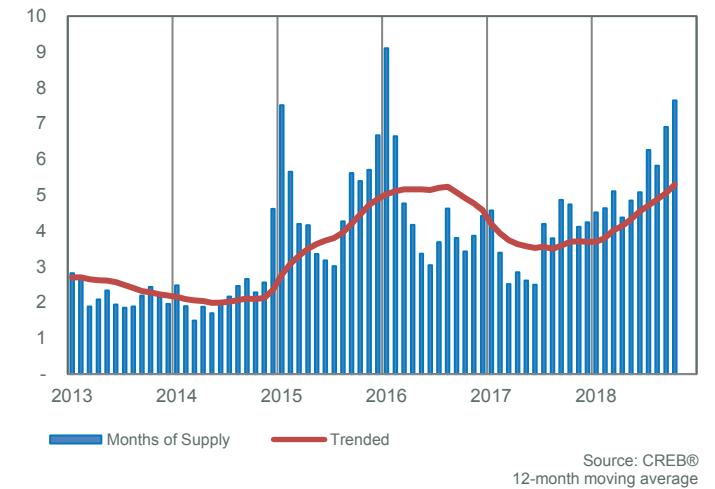
WEST TOTAL SALES BY PRICE RANGE



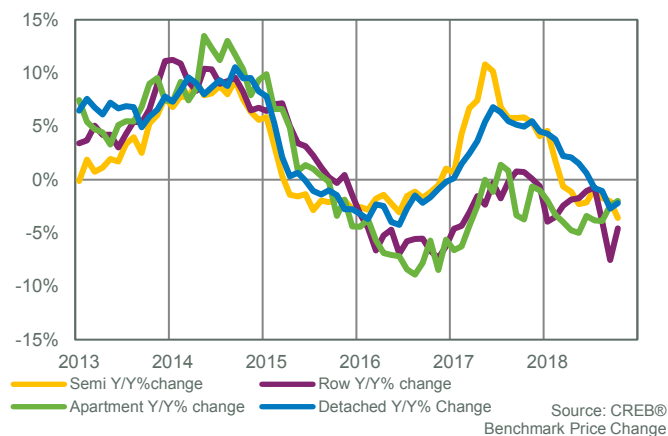
WEST INVENTORY AND SALES



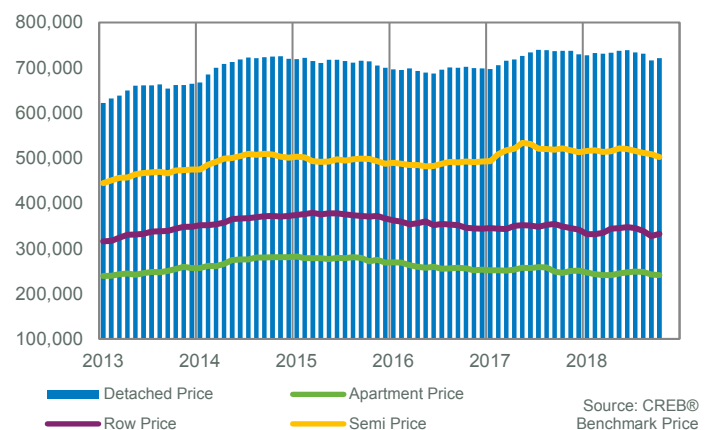
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

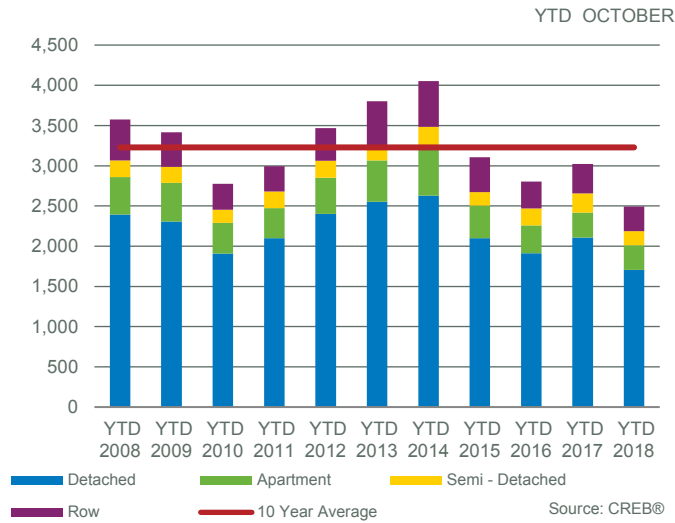


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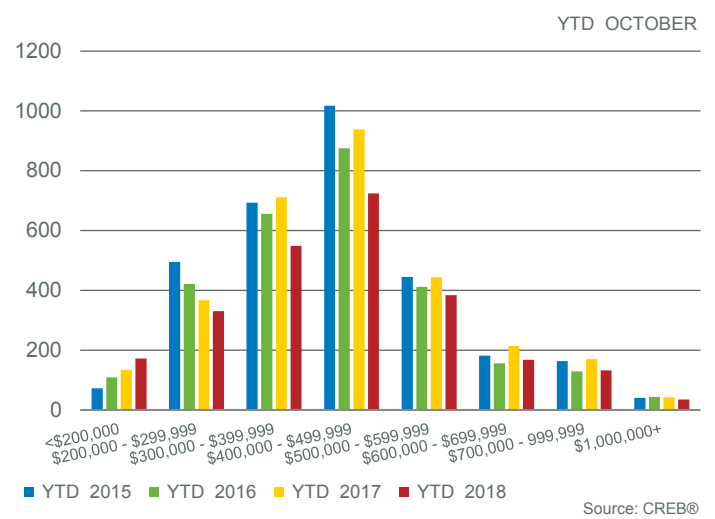


SOUTH

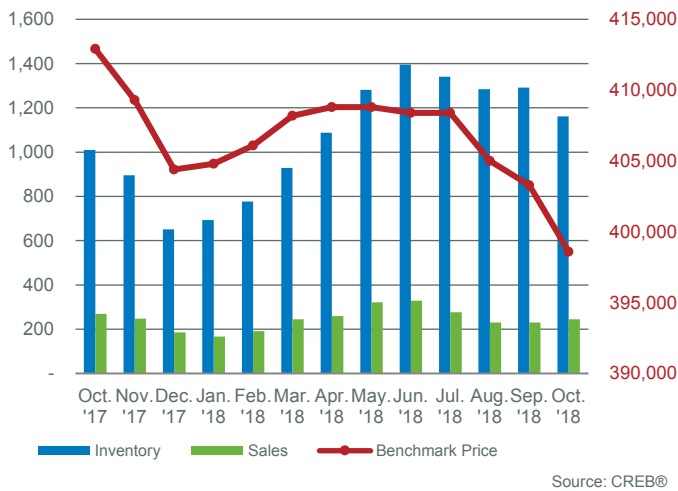
SOUTH TOTAL SALES



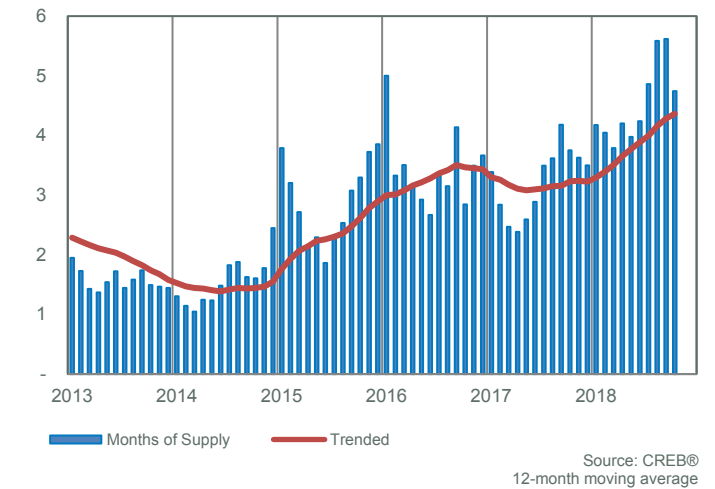
SOUTH TOTAL SALES BY PRICE RANGE



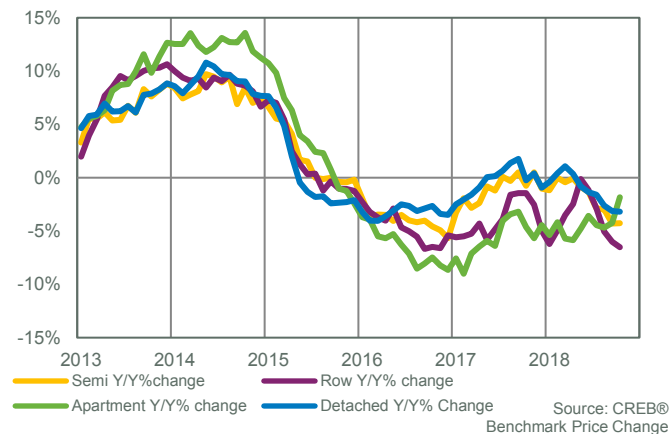
SOUTH INVENTORY AND SALES



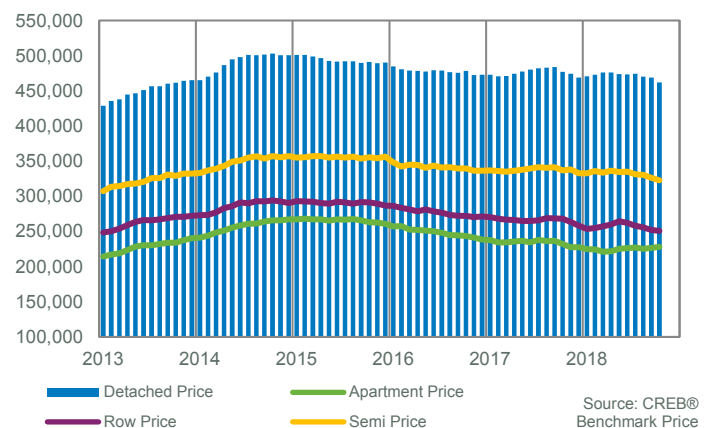
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

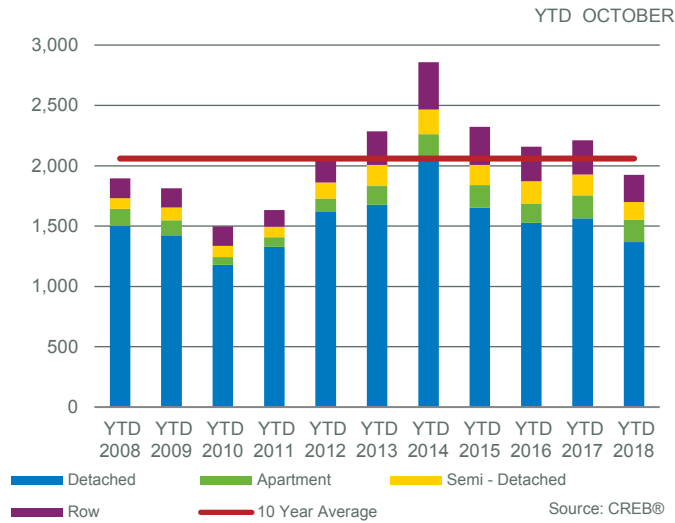


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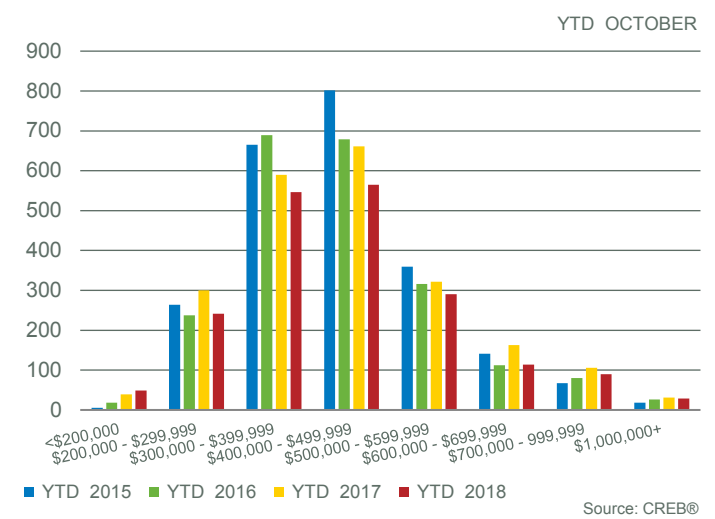


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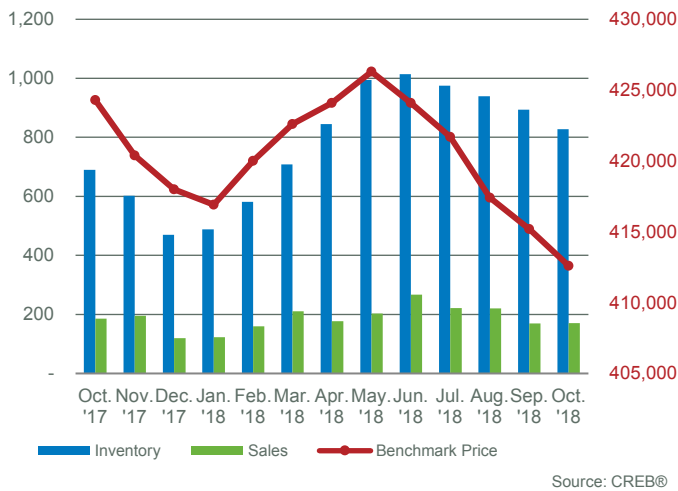
SOUTHEAST TOTAL SALES



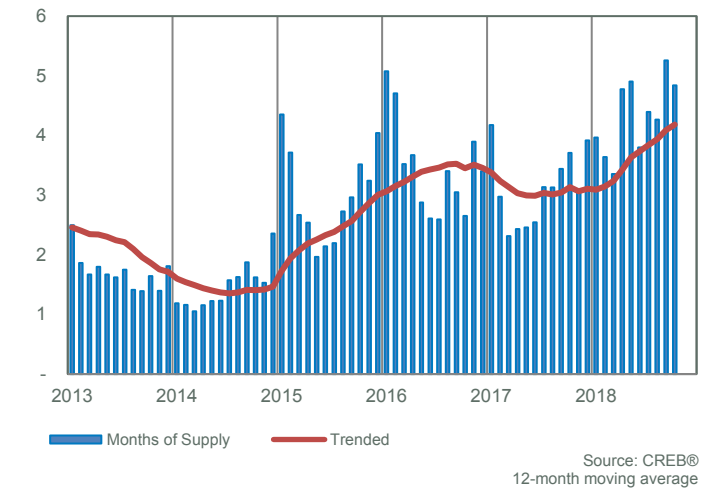
SOUTHEAST TOTAL SALES BY PRICE RANGE



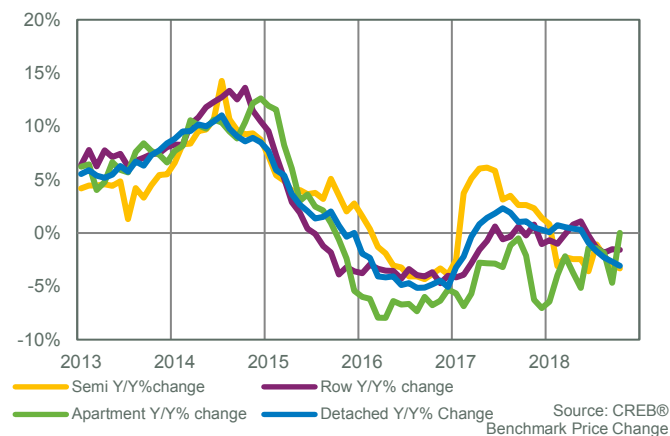
SOUTHEAST INVENTORY AND SALES



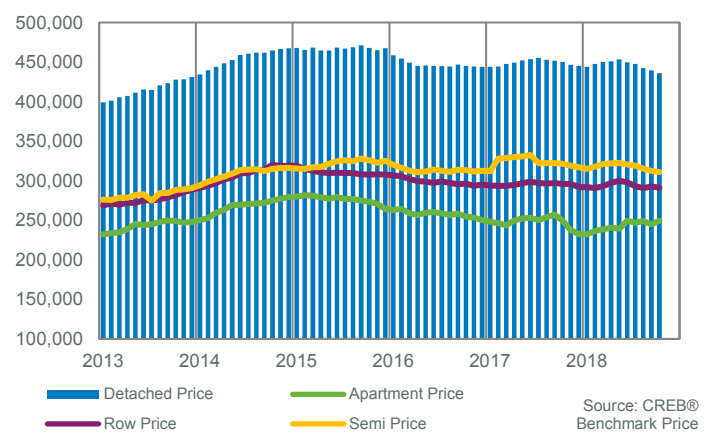
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

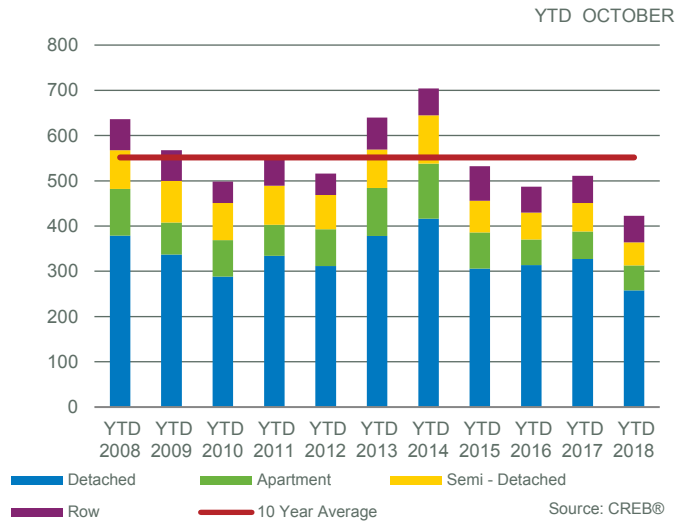


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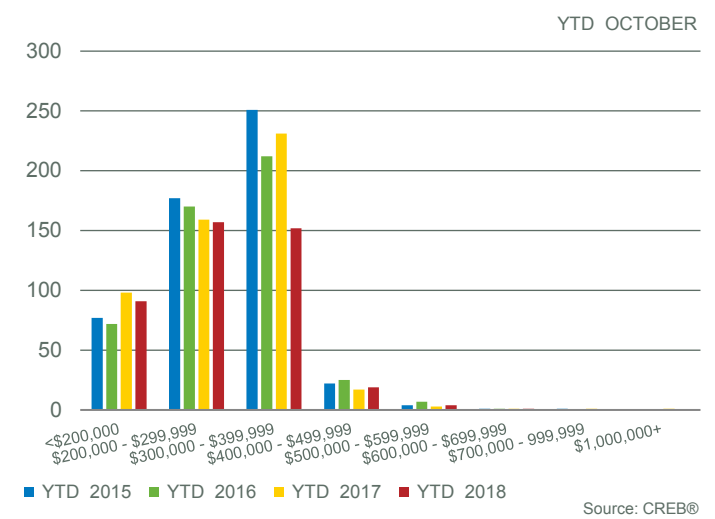


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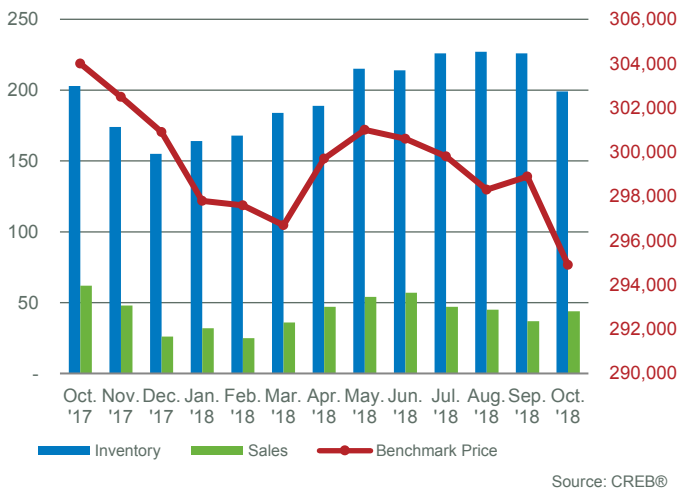
EAST TOTAL SALES



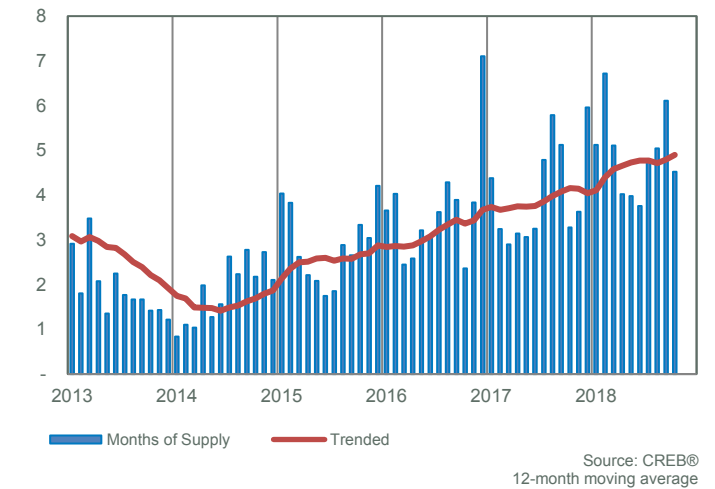
EAST TOTAL SALES BY PRICE RANGE



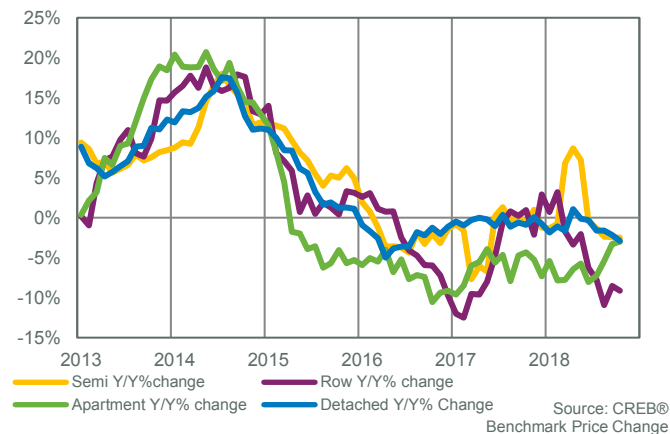
EAST INVENTORY AND SALES



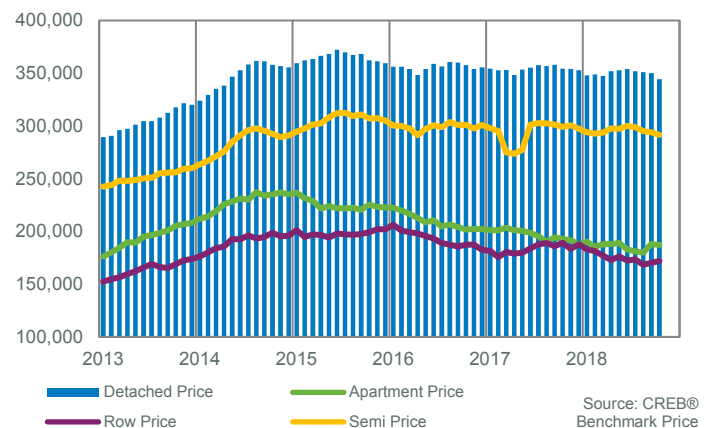
EAST MONTHS OF INVENTORY



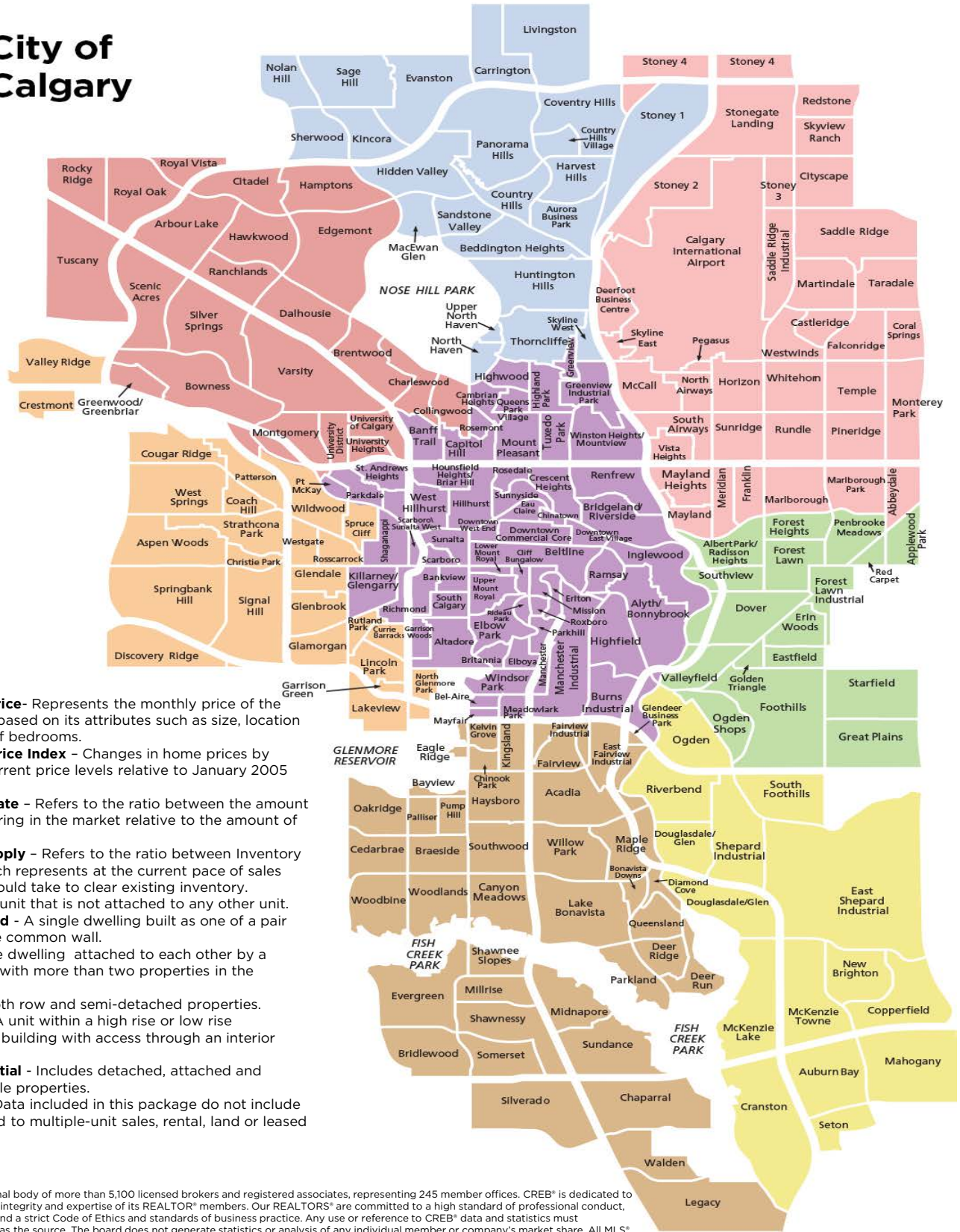
EAST PRICE CHANGE



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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