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MONTHLY STATISTICS PACKAGE

City of Calgary

December
2018



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Job market weakness and lending restrictions a common thread in 2018's housing market Dec. 2018

City of Calgary, January 2, 2019 - As oversupply continues in Calgary's housing market, December prices eased by one per cent compared to last month and are over three per cent below last December.

"Persistent weakness in the job market and changes in the lending market impacted sales activity in the resale market this year," said CREB® chief economist Ann-Marie Lurie.

"This contributed to elevated supply in the resale market, resulting in price declines."

December sales totalled 794 units, a 21 per cent decline over the previous year. Overall year-to-date sales in the city totalled 16,144 units. This is a 14 per cent decline over 2017 and nearly 20 per cent below long-term averages.

Inventory levels in December sat at 4,904 units. This is well above levels recorded last year and 30 per cent above typical levels for the month. Elevated resale inventories in 2018 were caused by gains in the detached and attached sectors.

Throughout 2018, the months of supply remained elevated and averaged 5.2 months. This contributed to the annual average benchmark price decline of 1.5 per cent. Price declines occurred across all product types and have caused citywide figures to remain over nine per cent below the monthly highs recorded in 2014.

"Both buyers and sellers faced adjustments in expectations this year. Sellers had to compete with more choice in the resale market, but also the new-home market," said CREB® president Tom Westcott.

"With less people looking for a home, it became a choice between delaying when to sell or adjusting the sale price. However, buyers looking for more affordable product did not find the same price adjustments that existed in some of the higher price ranges."

More information on the 2018 housing market will be released at CREB®'s 2019 Forecast Conference & Tradeshow (www.crebforecast.com) on Jan. 30, 2019.

HOUSING MARKET FACTS

Detached

- Detached sales declined across all districts in 2018. With citywide sales of 9,945 units, activity remains 21 per cent below typical levels for the year.
- Detached inventories were higher than last year's levels for each month of the year, including December. Slow sales caused the market to be oversupplied through most of 2018.
- Detached benchmark prices totalled \$481,400 in December, a one per cent decline over last month and a three per cent decline over last year. Overall, 2018 prices declined by 1.5 per cent compared to last year.
- Prices have eased across most districts in 2018. The largest declines this year have occurred in the North East, North West and North districts.

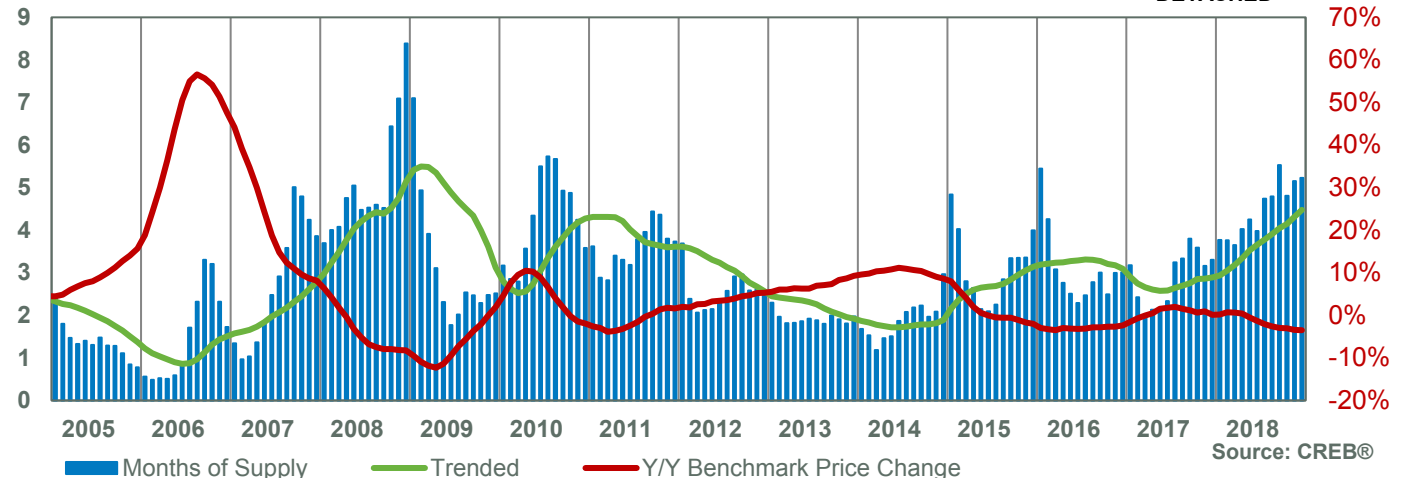
Apartment

- Apartment sales totalled 2,663 units in 2018. While the decline is less than other product types, levels are 22 per cent below long-term averages.
- The apartment condominium sector has struggled with oversupply for almost three years and 2018 was no exception.
- However, supply has been easing, as inventories this year averaged 1,584 units, one per cent below last year's levels.
- Despite slowing supply growth, the market remained oversupplied, causing further price declines. In December, benchmark prices were \$251,500, over two per cent below last year. Annually, prices have declined by nearly three per cent for a total decline of 14 per cent since 2014.
- Price declines this year have ranged from a high of nearly six per cent in the East district to a low of two per cent in both the City Centre and North West districts.

Attached

- Declines for both row and semi-detached product resulted in 2018 attached sales of 3,536 units, a 15 per cent decline over the previous year and 14 per cent below long-term averages.
- Slower sales activity prompted some pull-back in new listings, but this was limited to the row sector. Row new listings declined by four per cent and semi-detached new listings rose by nearly 15 per cent in 2018.
- Despite some adjustments to new listings, inventory levels remained elevated, keeping the market in buyers' market territory and putting downward pressure on prices.
- In December, the semi-detached benchmark price totalled \$397,500. This is a monthly and year-over-year decline of 0.8 and 3.8 per cent, respectively. Recent price declines have caused this sector to erase any of the gains that occurred last year, as 2018 prices remain just below 2017 levels. Overall, annual prices remain 1.4 per cent below 2014 peak levels.
- Row prices have also been edging down. As of December, row prices were \$288,400, a 1.5 per cent decline from last month and nearly four per cent below last year's levels. Overall, 2018 prices remain two per cent below last year's levels and nearly 10 per cent below previous highs.

MONTHS OF SUPPLY AND PRICE CHANGES



Dec. 2018

	Dec-17	Dec-18	Y/Y % Change	2017	2018	% Change
DETACHED						
Total Sales	617	496	-19.61%	11,832	9,945	-15.95%
Total Sales Volume	\$322,537,388	\$252,526,951	-21.71%	\$6,597,829,569	\$5,542,371,095	-16.00%
New Listings	675	577	-14.52%	19,095	19,812	3.75%
Inventory	2,040	2,592	27.06%	2,751	3,682	33.83%
Months of Supply	3.31	5.23	58.06%	2.79	4.44	59.23%
Sales to New Listings Ratio	91.41%	85.96%	-5.45%	61.96%	50.20%	-11.77%
Sales to List Price Ratio	97.19%	96.25%	-0.94%	97.53%	96.93%	-0.60%
Days on Market	52	66	28.46%	39	48	23.08%
Benchmark Price	\$498,700	\$481,400	-3.47%	\$504,100	\$496,792	-1.45%
Median Price	\$462,000	\$450,000	-2.60%	\$490,000	\$484,000	-1.22%
Average Price	\$522,751	\$509,127	-2.61%	\$557,626	\$557,302	-0.06%
Index	205	198	-3.47%	207	204	-1.45%
APARTMENT						
Total Sales	170	106	-37.65%	2,871	2,663	-7.24%
Total Sales Volume	\$46,127,869	\$30,063,652	-34.83%	\$840,149,232	\$777,891,695	-7.41%
New Listings	261	213	-18.39%	7,215	6,691	-7.26%
Inventory	1,183	1,024	-13.44%	1,601	1,584	-1.08%
Months of Supply	6.96	9.66	38.82%	6.69	7.14	6.64%
Sales to New Listings Ratio	65.13%	49.77%	-15.37%	39.79%	39.80%	0.01%
Sales to List Price Ratio	96.03%	95.16%	-0.87%	96.35%	96.01%	-0.34%
Days on Market	81	74	-8.62%	60	65	8.33%
Benchmark Price	\$257,800	\$251,500	-2.44%	\$263,758	\$256,642	-2.70%
Median Price	\$250,000	\$240,000	-4.00%	\$260,000	\$252,500	-2.88%
Average Price	\$271,340	\$283,619	4.53%	\$292,633	\$292,111	-0.18%
Index	178	174	-2.47%	182	177	-2.71%
ATTACHED						
Total Sales	222	192	-13.51%	4,181	3,536	-15.43%
Total Sales Volume	\$88,652,622	\$72,297,776	-18.45%	\$1,703,174,658	\$1,395,968,768	-18.04%
New Listings	285	257	-9.82%	7,819	8,105	3.66%
Inventory	1,099	1,288	17.20%	1,383	1,752	26.69%
Months of Supply	4.95	6.71	35.51%	3.97	5.94	49.80%
Sales to New Listings Ratio	77.89%	74.71%	-3.19%	53.47%	43.63%	-9.84%
Sales to List Price Ratio	97.06%	96.71%	-0.35%	97.31%	97.11%	-0.19%
Days on Market	59	74	24.72%	49	57	16.33%
Benchmark Price	\$330,400	\$317,900	-3.78%	\$332,600	\$327,633	-1.49%
Median Price	\$329,900	\$327,450	-0.74%	\$343,000	\$338,000	-1.46%
Average Price	\$399,336	\$376,551	-5.71%	\$407,361	\$394,788	-3.09%
Index	195	188	-3.79%	196	194	-1.50%
CITY OF CALGARY						
Total Sales	1,009	794	-21.31%	18,884	16,144	-14.51%
Total Sales Volume	\$457,317,879	\$354,888,379	-22.40%	\$9,141,153,459	\$7,716,231,558	-15.59%
New Listings	1,221	1,047	-14.25%	34,129	34,608	1.40%
Inventory	4,322	4,904	13.47%	5,735	7,017	22.36%
Months of Supply	4.28	6.18	44.19%	3.64	5.22	43.13%
Sales to New Listings Ratio	82.64%	75.84%	-6.80%	55.33%	46.65%	-8.68%
Sales to List Price Ratio	97.05%	96.25%	-0.80%	97.38%	96.87%	-0.51%
Days on Market	58	69	18.79%	44	53	20.45%
Benchmark Price	\$433,300	\$418,500	-3.42%	\$438,025	\$431,375	-1.52%
Median Price	\$410,000	\$400,000	-2.44%	\$430,000	\$420,000	-2.33%
Average Price	\$453,239	\$446,963	-1.38%	\$484,069	\$477,963	-1.26%
Index	199	193	-3.41%	201	198	-1.52%

For a list of definitions, see page 26.

Dec. 2018

	Dec-17	Dec-18	Y/Y % Change	2017	2018	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	95	87	-8.42%	1,821	1,577	-13.40%
Total Sales Volume	\$46,760,821	\$39,953,633	-14.56%	\$907,832,088	\$767,863,913	-15.42%
Share of Sales with Condo Title	16.84%	11.49%	-5.35%	16.64%	15.94%	-0.70%
New Listings	129	111	-13.95%	3,121	3,588	14.96%
Inventory	432	573	32.64%	514	748	45.73%
Months of Supply	4.55	6.59	44.84%	3.38	5.69	68.28%
Sales to New Listings Ratio	73.64%	78.38%	4.73%	58.35%	43.95%	-14.39%
Sales to List Price Ratio	97.24%	96.78%	-0.46%	97.47%	97.29%	-0.18%
Days on Market	59	78	32.95%	46	55	19.57%
Benchmark Price	\$413,100	\$397,500	-3.78%	\$411,917	\$410,500	-0.34%
Median Price	\$405,500	\$362,000	-10.73%	\$405,000	\$399,900	-1.26%
Average Price	\$492,219	\$459,237	-6.70%	\$498,535	\$486,914	-2.33%
Index	209	201	-3.78%	208	207	-0.34%
CITY OF CALGARY ROW						
Total Sales	127	105	-17.32%	2,360	1,959	-16.99%
Total Sales Volume	\$41,891,801	\$32,344,143	-22.79%	\$795,342,570	\$628,104,855	-21.03%
Share of Sales with Condo Title	94.49%	89.52%	-4.96%	94.77%	92.30%	-2.47%
New Listings	156	146	-6.41%	4,698	4,517	-3.85%
Inventory	667	715	7.20%	869	1,003	15.44%
Months of Supply	5.25	6.81	29.66%	4.42	6.14	39.07%
Sales to New Listings Ratio	81.41%	71.92%	-9.49%	50.23%	43.37%	-6.86%
Sales to List Price Ratio	96.85%	96.63%	-0.23%	97.12%	96.90%	-0.23%
Days on Market	60	71	18.15%	52	60	15.38%
Benchmark Price	\$299,800	\$288,400	-3.80%	\$303,700	\$296,892	-2.24%
Median Price	\$295,000	\$295,500	0.17%	\$308,250	\$298,000	-3.33%
Average Price	\$329,857	\$308,039	-6.61%	\$337,010	\$320,625	-4.86%
Index	188	181	-3.78%	190	186	-2.24%
CITY OF CALGARY ATTACHED						
Total Sales	222	192	-13.51%	4,181	3,536	-15.43%
Total Sales Volume	\$88,652,622	\$72,297,776	-18.45%	\$1,703,174,658	\$1,395,968,768	-18.04%
Share of Sales with Condo Title	61.26%	54.17%	-11.58%	60.90%	58.23%	-4.39%
New Listings	285	257	-9.82%	7,819	8,105	3.66%
Inventory	1,099	1,288	17.20%	1,383	1,752	26.69%
Months of Supply	4.95	6.71	35.51%	3.97	5.94	49.80%
Sales to New Listings Ratio	77.89%	74.71%	-3.19%	53.47%	43.63%	-9.84%
Sales to List Price Ratio	97.06%	96.71%	-0.35%	97.31%	97.11%	-0.19%
Days on Market	59	74	24.72%	49	57	16.33%
Benchmark Price	\$330,400	\$317,900	-3.78%	\$332,600	\$327,633	-1.49%
Median Price	\$329,900	\$327,450	-0.74%	\$343,000	\$338,000	-1.46%
Average Price	\$399,336	\$376,551	-5.71%	\$407,361	\$394,788	-3.09%
Index	195	188	-3.79%	196	194	-1.50%

For a list of definitions, see page 26.

December 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	40	77	51.95%	398	9.95	\$656,300	-3.71%	-1.68%
North East	59	90	65.56%	311	5.27	\$367,600	-2.08%	-0.33%
North	68	85	80.00%	346	5.09	\$420,400	-1.64%	-0.61%
North West	76	63	120.63%	360	4.74	\$513,800	-5.06%	-0.60%
West	41	61	67.21%	272	6.63	\$707,600	-3.03%	-0.81%
South	119	118	100.85%	478	4.02	\$441,900	-5.70%	-1.76%
South East	74	72	102.78%	365	4.93	\$432,900	-2.76%	-0.53%
East	19	10	190.00%	59	3.11	\$340,900	-3.37%	-1.42%
TOTAL CITY	496	577	85.96%	2,592	5.23	\$481,400	-3.47%	-0.95%
Apartment								
City Centre	52	98	53.06%	507	9.75	\$279,000	-2.35%	0.61%
North East	5	9	55.56%	40	8.00	\$230,000	2.86%	1.59%
North	8	17	47.06%	58	7.25	\$206,400	-6.05%	-2.73%
North West	5	24	20.83%	90	18.00	\$236,200	1.16%	-2.40%
West	11	27	40.74%	122	11.09	\$229,700	-8.45%	-2.17%
South	14	23	60.87%	109	7.79	\$217,900	-4.30%	-1.98%
South East	8	11	72.73%	75	9.38	\$234,800	0.99%	-1.22%
East	3	4	75.00%	23	7.67	\$189,000	0.80%	1.61%
TOTAL CITY	106	213	49.77%	1,024	9.66	\$251,500	-2.44%	-0.51%
Semi-detached								
City Centre	28	44	63.64%	248	8.86	\$726,300	-5.39%	-0.94%
North East	14	10	140.00%	51	3.64	\$288,400	-3.67%	-0.52%
North	12	9	133.33%	45	3.75	\$321,900	2.58%	-1.14%
North West	9	10	90.00%	44	4.89	\$372,200	-4.52%	-0.32%
West	7	6	116.67%	52	7.43	\$494,500	-3.55%	-1.00%
South	5	13	38.46%	58	11.60	\$312,600	-6.04%	-0.92%
South East	6	11	54.55%	52	8.67	\$307,500	-2.94%	-0.68%
East	6	8	75.00%	23	3.83	\$287,600	-3.23%	-1.17%
TOTAL CITY	87	111	78.38%	573	6.59	\$397,500	-3.78%	-0.80%
Row								
City Centre	16	25	64.00%	141	8.81	\$447,800	-5.59%	-3.78%
North East	5	19	26.32%	88	17.60	\$193,900	-3.39%	-3.15%
North	17	17	100.00%	106	6.24	\$248,600	-5.69%	-0.84%
North West	11	15	73.33%	73	6.64	\$301,800	-2.36%	0.10%
West	19	20	95.00%	89	4.68	\$326,700	-4.31%	-1.83%
South	16	23	69.57%	101	6.31	\$253,300	-1.78%	1.16%
South East	13	19	68.42%	97	7.46	\$280,600	-3.94%	-3.14%
East	8	8	100.00%	20	2.50	\$167,400	-10.86%	-0.95%
TOTAL CITY	105	146	71.92%	715	6.81	\$288,400	-3.80%	-1.54%

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

City of Calgary

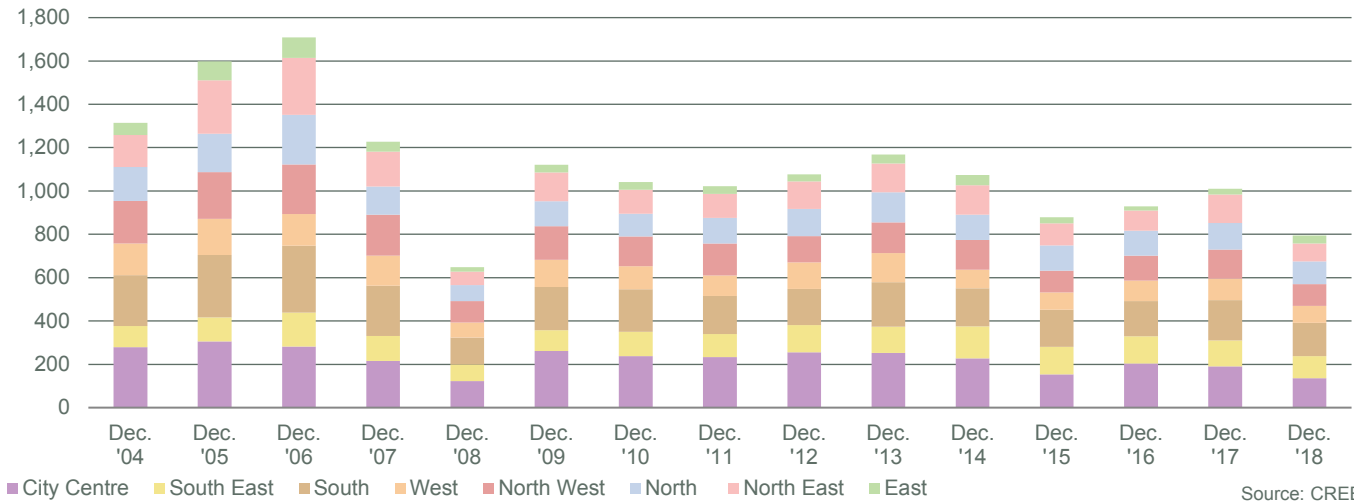
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Dec. 2018

TOTAL SALES

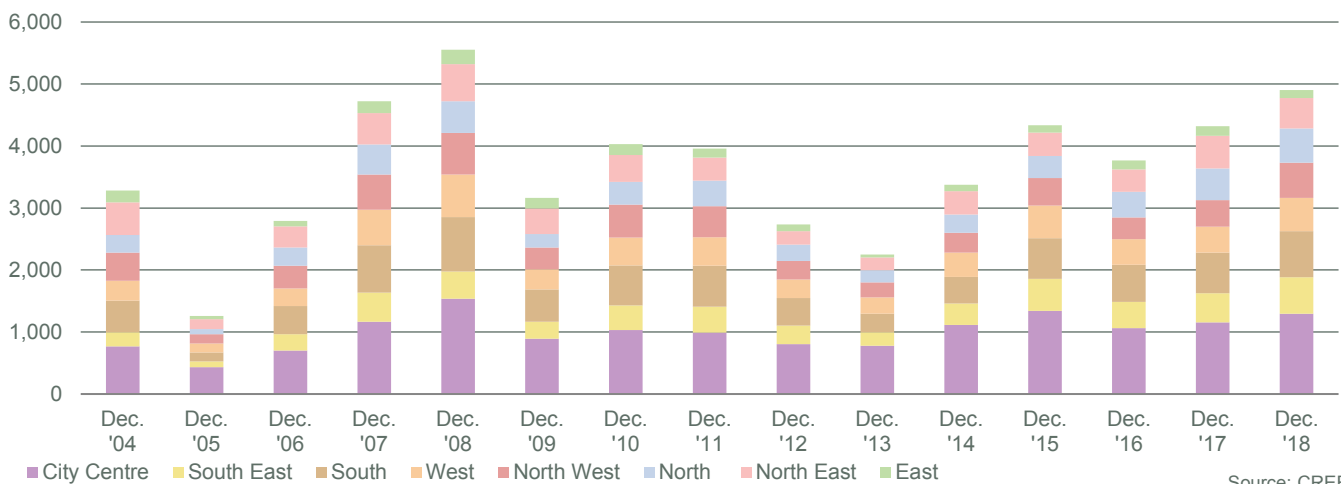
DECEMBER



Source: CREB®

TOTAL INVENTORY

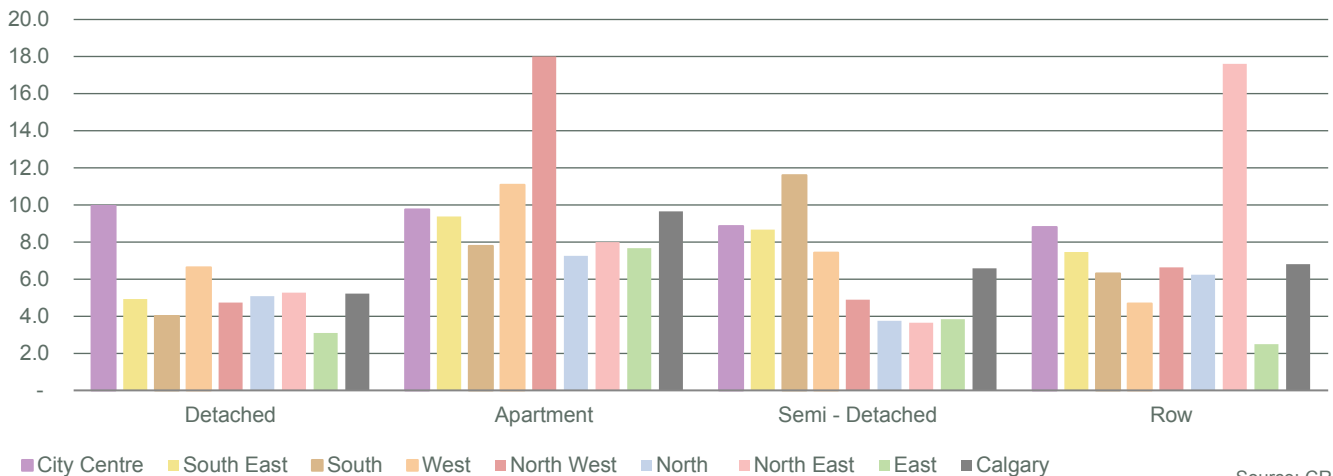
DECEMBER



Source: CREB®

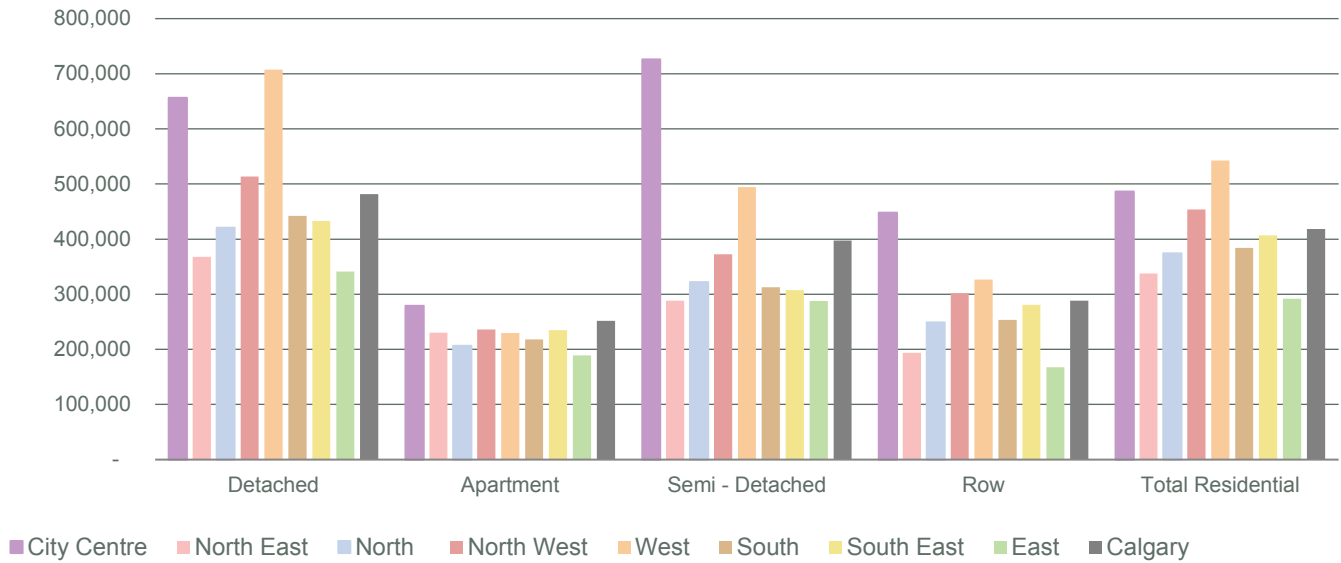
MONTHS OF SUPPLY

DECEMBER



Source: CREB®

BENCHMARK PRICE - DECEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER



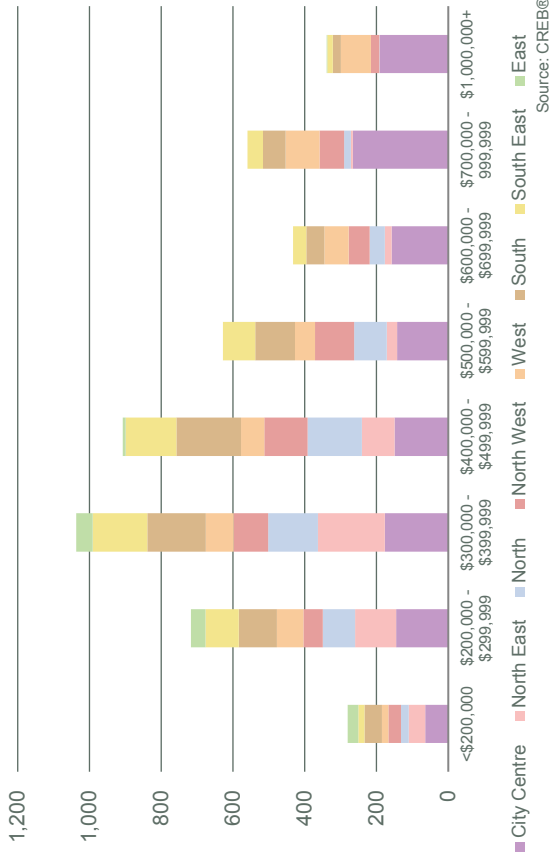
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

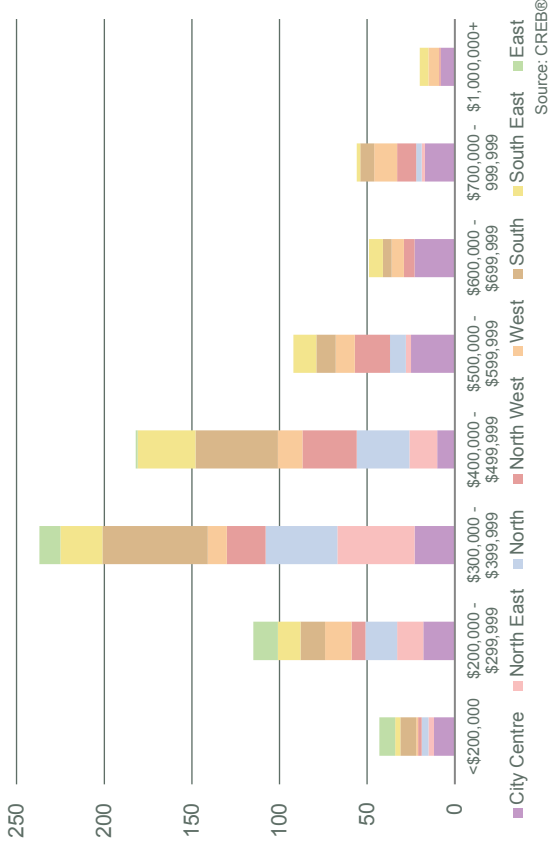
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994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

Dec. 2018

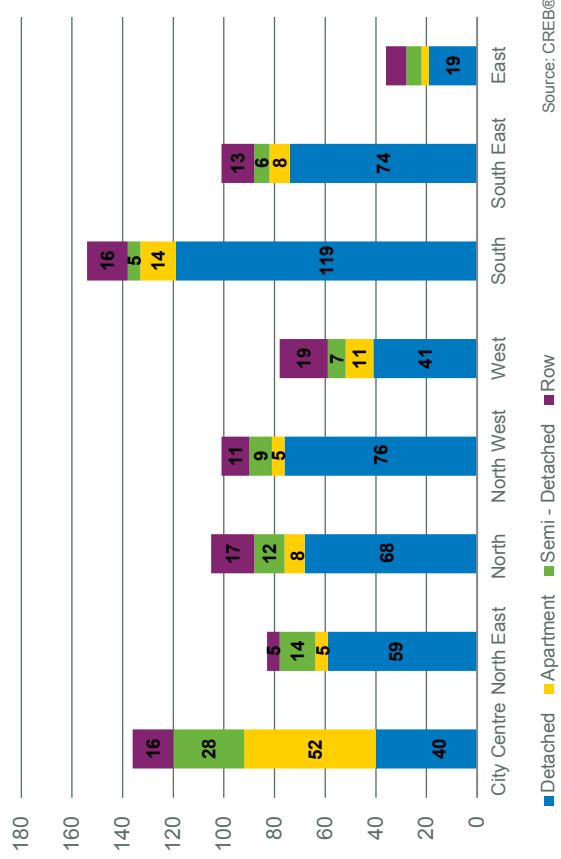
TOTAL INVENTORY BY PRICE RANGE - DECEMBER



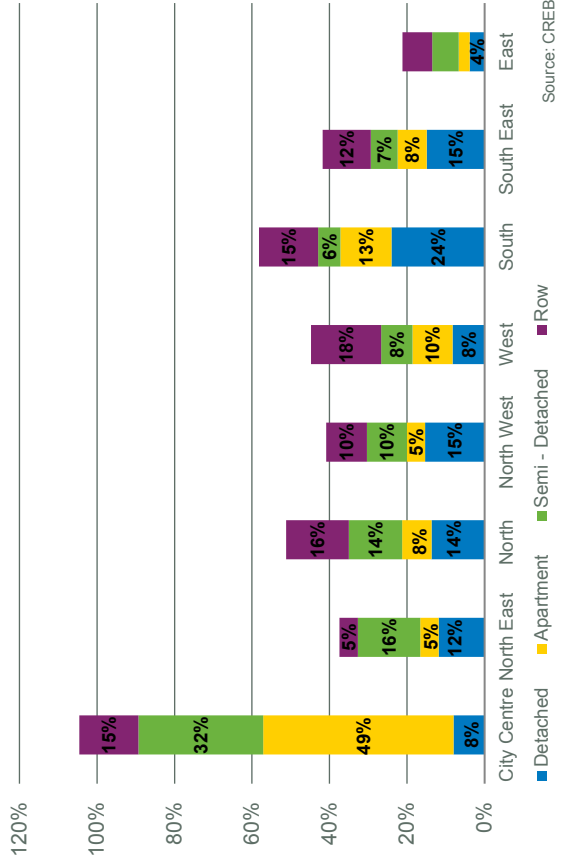
TOTAL SALES BY PRICE RANGE - DECEMBER



SALES BY PROPERTY TYPE - DECEMBER



SHARE OF CITY WIDE SALES - DECEMBER



Dec. 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	1,410	1,009	
New Listings	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,221	
Inventory	4,110	4,502	5,124	5,518	6,213	6,669	6,696	6,619	6,882	6,479	5,683	4,322	
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	462,521	453,239	
Index	200	199	200	201	202	203	204	204	203	202	201	199	
2018													
Sales	959	1,089	1,369	1,514	1,725	1,895	1,548	1,491	1,268	1,320	1,172	794	
New Listings	2,456	2,403	3,445	3,564	4,367	3,869	2,962	3,057	3,086	2,436	1,916	1,047	
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,474	8,140	7,962	7,338	6,531	4,904	
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69	
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	428,700	426,300	422,600	418,500	
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	412,750	410,250	395,625	400,000	
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,159	483,752	465,924	468,444	443,376	446,963	
Index	199	200	200	201	201	201	200	199	197	196	194	193	

CITY OF CALGARY TOTAL SALES BY PRICE RANGE

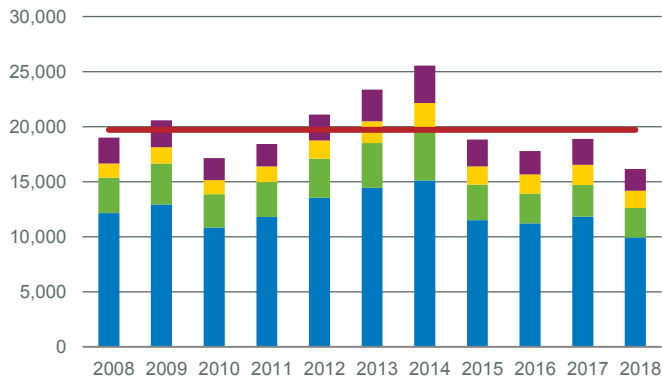


	Dec-17	Dec-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	3	9
\$100,000 - \$199,999	57	43	790	928
\$200,000 - \$299,999	154	115	2,591	2,325
\$300,000 - \$349,999	115	114	2,006	1,775
\$350,000 - \$399,999	136	123	2,477	2,049
\$400,000 - \$449,999	146	94	2,339	2,032
\$450,000 - \$499,999	92	88	1,904	1,518
\$500,000 - \$549,999	66	41	1,563	1,306
\$550,000 - \$599,999	61	51	1,204	992
\$600,000 - \$649,999	48	29	897	683
\$650,000 - \$699,999	25	20	727	512
\$700,000 - \$799,999	49	28	902	735
\$800,000 - \$899,999	18	21	533	432
\$900,000 - \$999,999	16	7	268	236
\$1,000,000 - \$1,249,999	19	10	352	265
\$1,250,000 - \$1,499,999	3	3	156	150
\$1,500,000 - \$1,749,999	3	5	72	78
\$1,750,000 - \$1,999,999	-	1	44	47
\$2,000,000 - \$2,499,999	1	1	27	39
\$2,500,000 - \$2,999,999	-	-	17	16
\$3,000,000 - \$3,499,999	-	-	4	10
\$3,500,000 - \$3,999,999	-	-	6	5
\$4,000,000 +	-	-	2	2
Total	1,009	794	18,884	16,144

Source: CREB®

CITY OF CALGARY TOTAL SALES

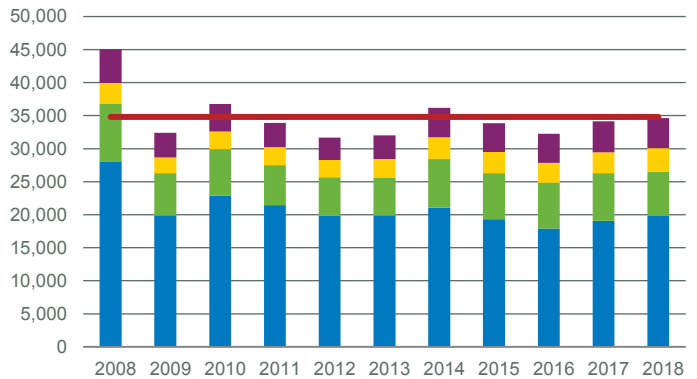
2018



Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

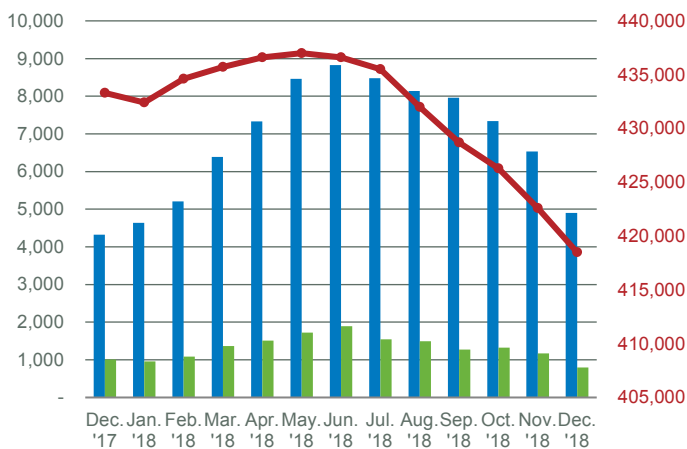
CITY OF CALGARY TOTAL NEW LISTINGS

2018



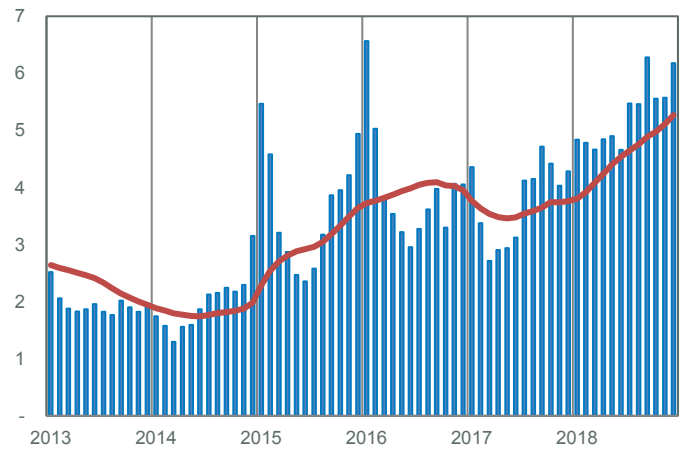
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



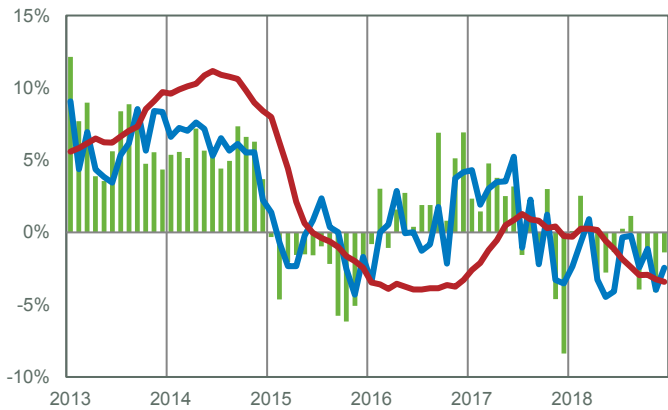
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



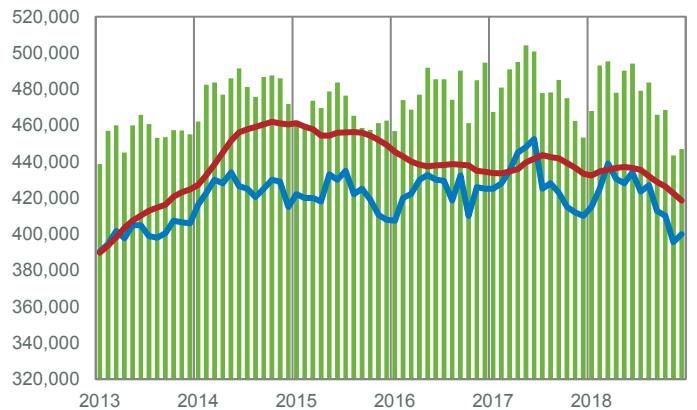
Legend: Months of Supply, Trended 12 month moving average inventory. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES



Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

Dec. 2018

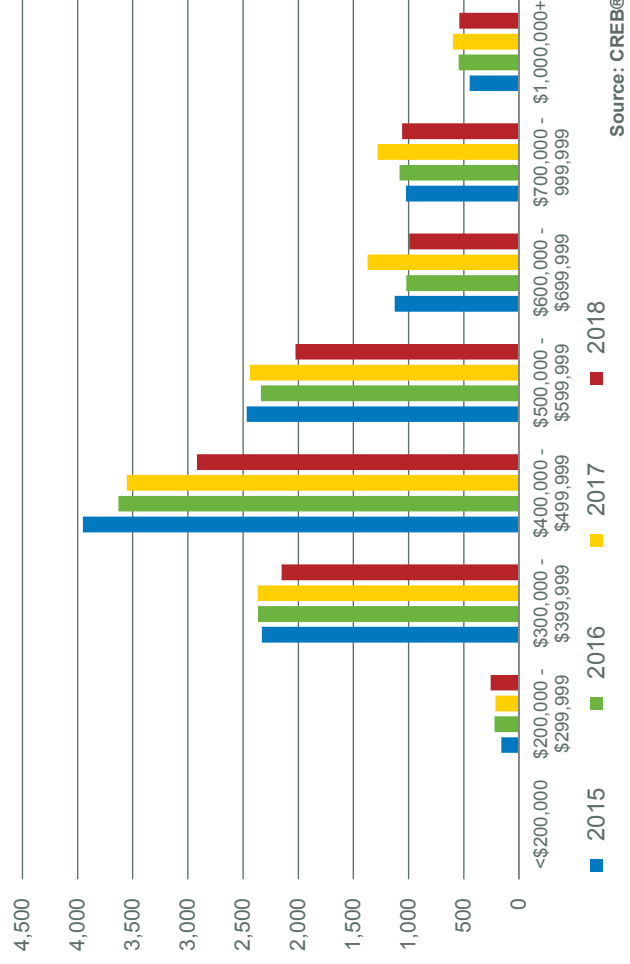
	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	907	874	617	617
New Listings	1,228	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	675	675
Inventory	1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,257	2,765	2,040	2,040
Days on Market	47	42	38	32	31	32	38	40	42	44	48	52	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	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	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	522,751
Index	204	205	205	206	208	209	210	210	209	208	207	205	205
2018													
Sales	584	653	844	906	1,059	1,209	969	928	788	829	680	496	496
New Listings	1,288	1,294	1,870	2,005	2,661	2,304	1,732	1,820	1,784	1,389	1,088	577	577
Inventory	2,200	2,458	3,078	3,651	4,504	4,816	4,593	4,445	4,355	3,987	3,507	2,592	2,592
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66	66
Benchmark Price	498,700	502,100	502,800	503,800	503,600	502,100	500,700	497,000	493,100	490,200	486,000	481,400	481,400
Median Price	474,000	497,000	509,450	495,000	500,000	496,500	485,000	485,000	470,500	470,000	455,500	450,000	450,000
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,534	563,704	539,455	543,462	532,863	509,127	509,127
Index	205	206	207	207	207	206	206	204	203	201	200	198	198

CITY OF CALGARY DETACHED SALES BY PRICE RANGE

2018

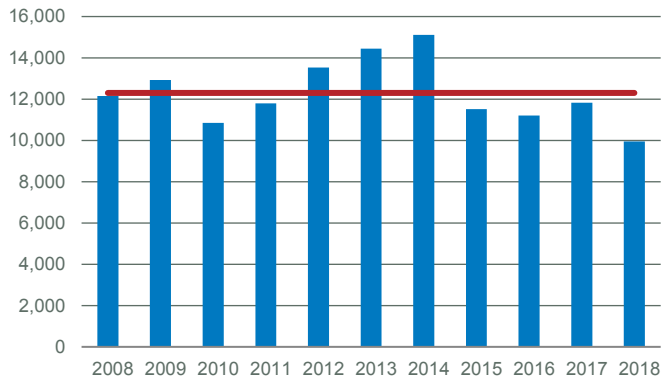
	Dec-17	Dec-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	5	2
\$100,000 - \$199,999	14	12	213	256
\$200,000 - \$299,999	47	58	759	753
\$300,000 - \$349,999	101	92	1,609	1,398
\$350,000 - \$399,999	119	82	1,902	1,647
\$400,000 - \$449,999	80	85	1,653	1,272
\$450,000 - \$499,999	61	32	1,372	1,158
\$500,000 - \$549,999	52	43	1,067	868
\$550,000 - \$599,999	42	23	765	574
\$600,000 - \$649,999	21	12	608	419
\$650,000 - \$699,999	33	15	671	531
\$700,000 - \$799,999	13	17	404	340
\$800,000 - \$899,999	9	6	206	187
\$900,000 - \$999,999	18	9	298	222
\$1,000,000 - \$1,249,999	3	3	136	136
\$1,250,000 - \$1,499,999	3	5	68	70
\$1,500,000 - \$1,749,999	-	1	43	44
\$1,750,000 - \$1,999,999	1	1	25	37
\$2,000,000 - \$2,499,999	-	-	17	14
\$2,500,000 - \$2,999,999	-	-	4	10
\$3,000,000 - \$3,499,999	-	-	6	5
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	617	496	11,832	9,945

2018



CITY OF CALGARY DETACHED SALES

2018

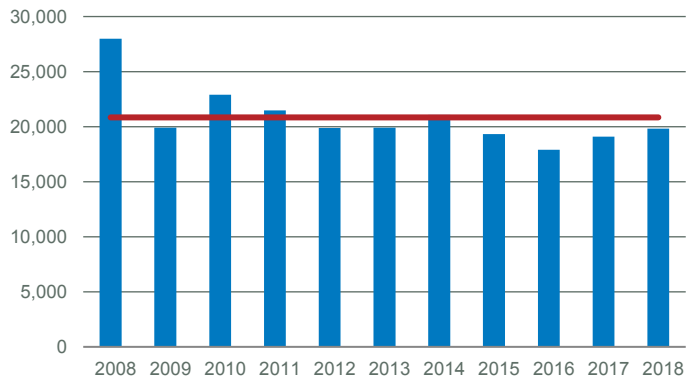


■ Detached — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

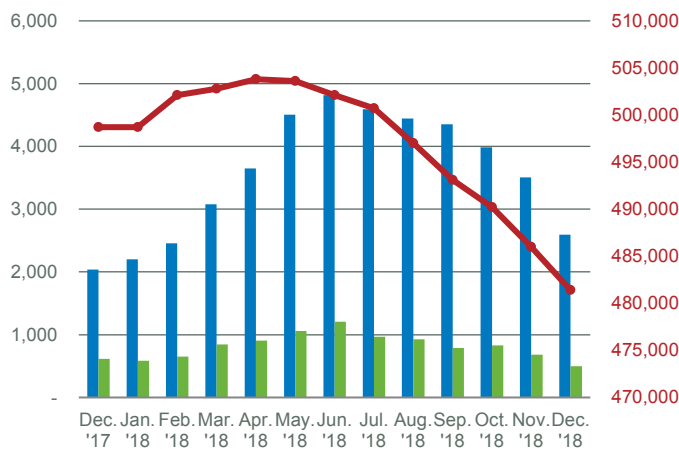
2018



■ Detached — 10 Year Average

Source: CREB®

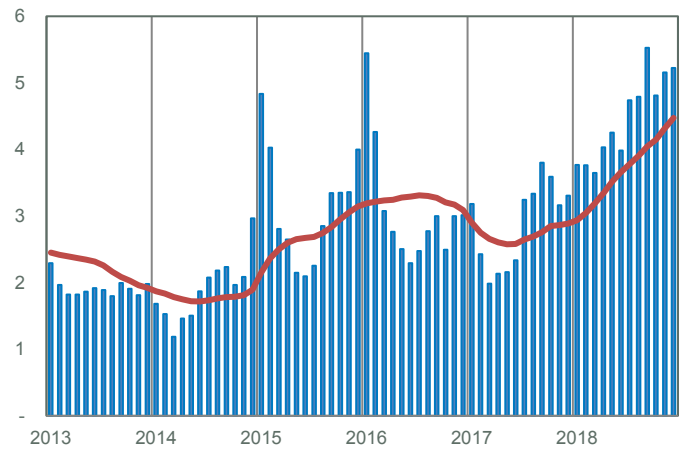
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

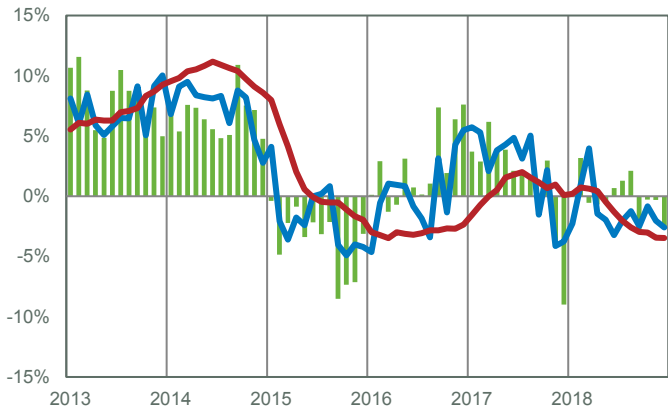
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

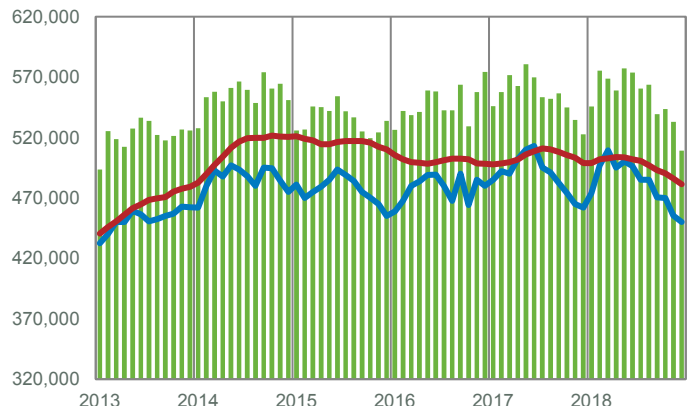
CITY OF CALGARY DETACHED PRICE CHANGE



■ Average Price Y/Y% Change ■ Median Price Y/Y% Change — Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



■ Average Price ■ Median Price — Benchmark Price

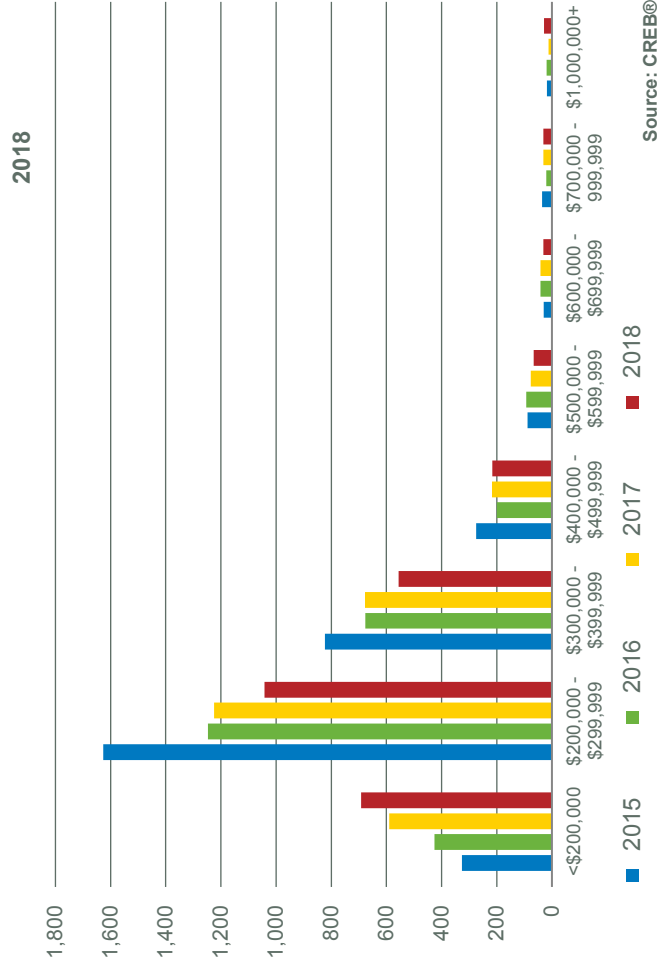
Source: CREB®

Dec. 2018

	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales	151	235	297	283	282	284	254	248	248	209	234	224	170
New Listings	623	583	726	691	768	729	614	644	629	629	501	446	261
Inventory	1,266	1,390	1,578	1,653	1,781	1,871	1,813	1,767	1,774	1,774	1,640	1,495	1,183
Days on Market	68	66	56	49	55	55	59	60	56	56	67	66	81
Benchmark Price	265,400	264,600	265,200	264,600	267,100	265,900	266,500	263,600	264,300	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	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	283,796	290,016	277,269	271,340
Index	183	183	183	183	185	184	184	182	182	183	181	179	178
2018													
Sales	145	197	219	261	282	292	254	242	242	212	213	240	106
New Listings	588	544	721	725	776	659	541	546	560	560	473	345	213
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,624	1,508	1,323	1,024
Days on Market	76	68	64	59	59	59	62	71	66	66	69	65	74
Benchmark Price	256,400	256,700	257,400	256,800	256,400	259,300	259,900	258,100	257,200	257,200	257,200	252,800	251,500
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	252,250	255,000	241,375	240,000
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	300,967	286,192	274,894	283,619
Index	177	177	178	178	177	179	180	178	178	178	178	175	174

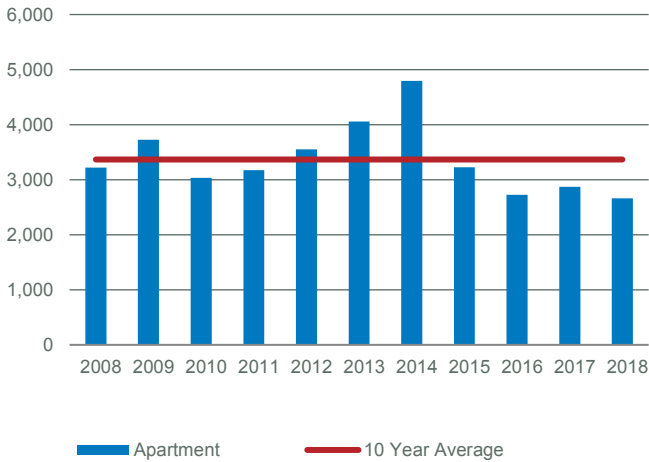
	Dec-17	Dec-18	2017	2018
CALGARY TOTAL SALES				
>\$100,000	-	-	2	8
\$100,000 - \$199,999	42	29	588	684
\$200,000 - \$299,999	74	40	1,225	1,042
\$300,000 - \$349,999	24	16	411	368
\$350,000 - \$399,999	14	9	267	188
\$400,000 - \$449,999	8	2	136	123
\$450,000 - \$499,999	3	-	81	93
\$500,000 - \$549,999	2	3	54	40
\$550,000 - \$599,999	-	1	23	26
\$600,000 - \$649,999	1	3	26	21
\$650,000 - \$699,999	-	1	15	10
\$700,000 - \$799,999	1	-	15	11
\$800,000 - \$899,999	1	2	8	12
\$900,000 - \$999,999	-	-	8	8
\$1,000,000 - \$1,249,999	-	-	4	8
\$1,250,000 - \$1,499,999	-	-	3	9
\$1,500,000 - \$1,749,999	-	-	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	-
	170	106	2,871	2,663

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



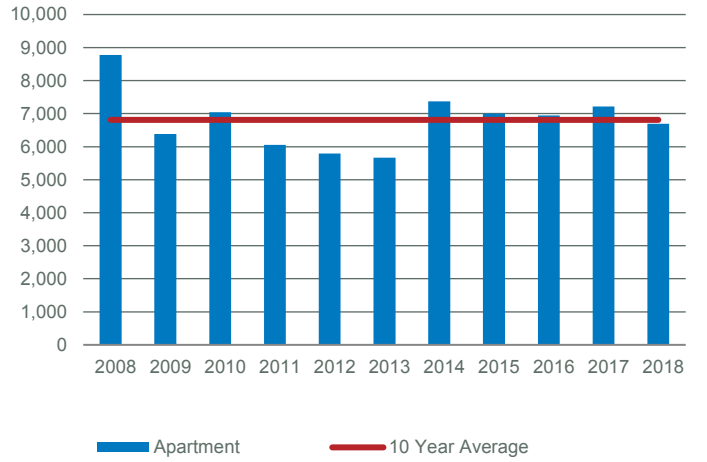
CITY OF CALGARY APARTMENT SALES

2018

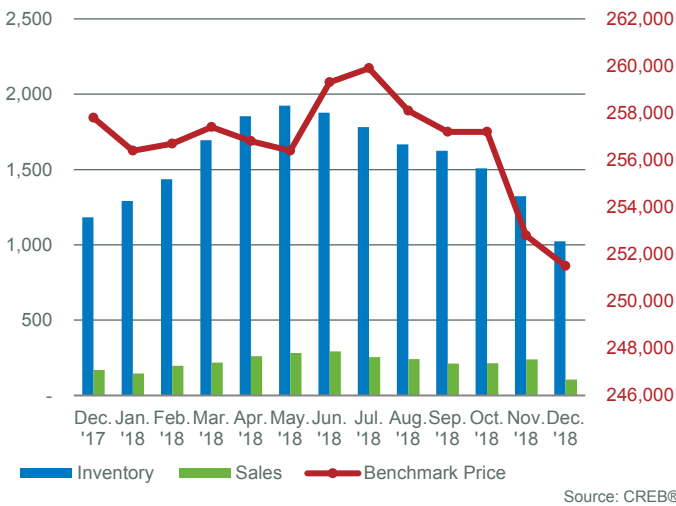


CITY OF CALGARY APARTMENT NEW LISTINGS

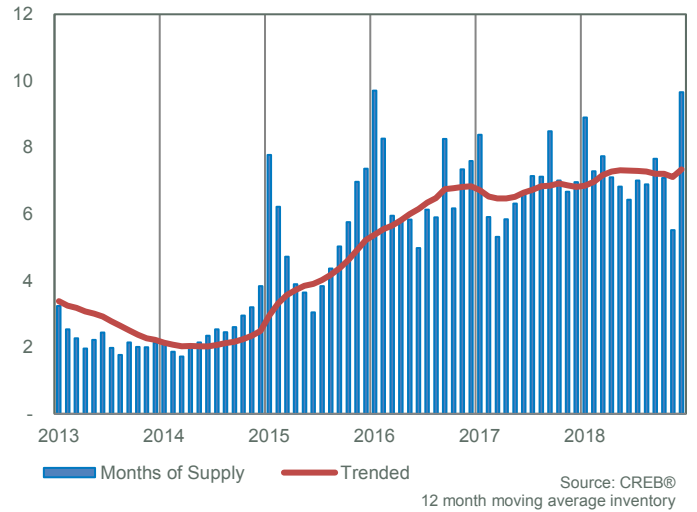
2018



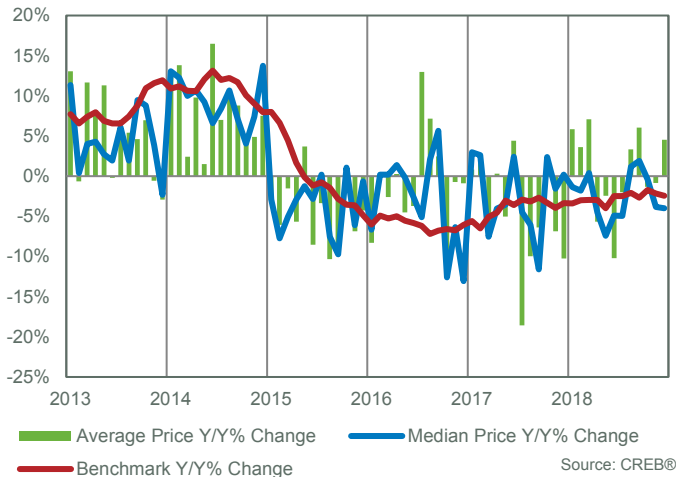
CITY OF CALGARY APARTMENT INVENTORY AND SALES



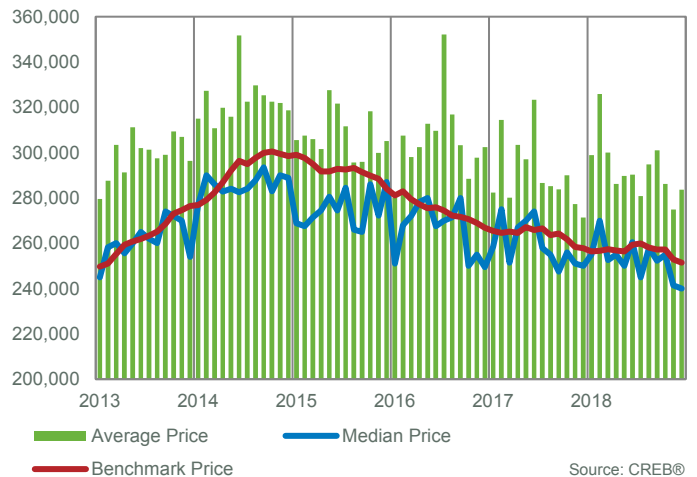
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES



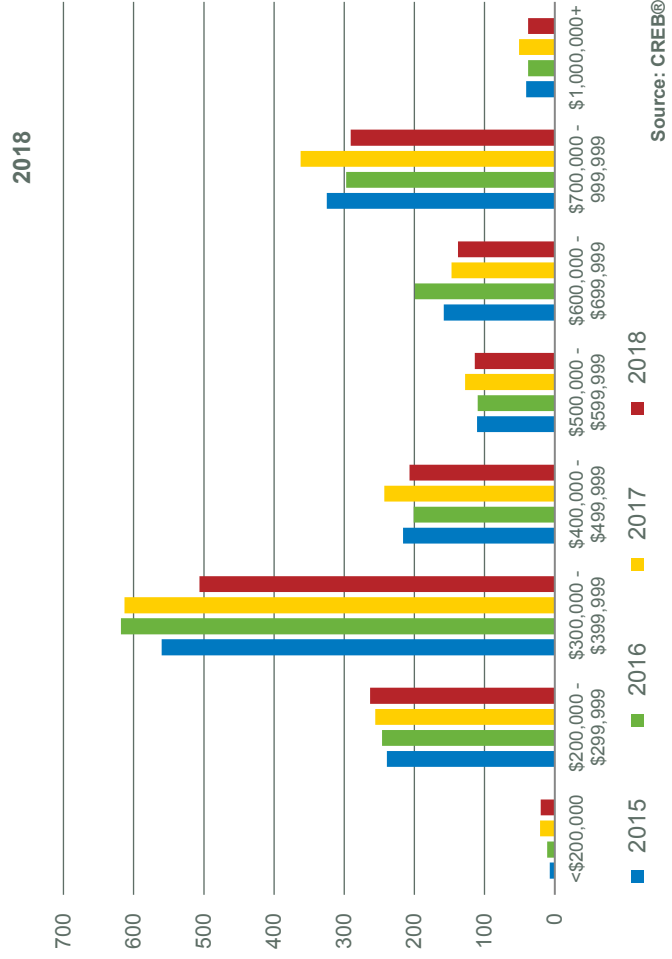
Dec. 2018

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017												
Sales	83	126	198	204	188	191	147	177	144	143	125	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	415,300	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	397,000	405,500
Average Price	482,059	477,825	495,407	522,403	495,805	513,114	501,732	477,421	505,210	490,552	510,560	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	125	108	87
New Listings	234	247	387	348	417	410	299	324	327	277	207	111
Inventory	447	534	675	757	862	919	901	891	853	815	753	573
Days on Market	62	48	45	52	52	47	48	56	56	60	78	78
Benchmark Price	412,500	415,500	415,300	416,700	415,700	414,700	415,300	411,300	407,400	403,400	400,700	397,500
Median Price	376,500	402,815	445,000	421,000	402,844	407,050	395,750	413,750	370,750	397,500	355,000	362,000
Average Price	460,514	509,176	551,874	507,585	484,474	495,019	491,368	484,917	447,913	477,262	437,269	459,237
Index	209	210	210	211	210	210	210	208	206	204	203	201

CALGARY TOTAL SALES

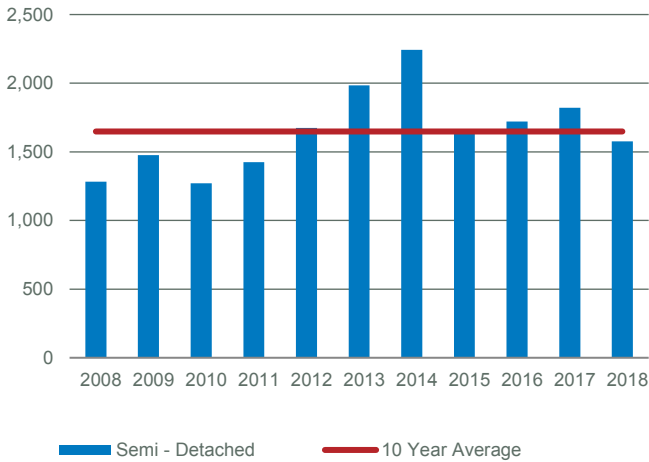
	Dec-17	Dec-18	2017	2018
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	21	20
\$200,000 - \$299,999	13	20	256	263
\$300,000 - \$349,999	19	19	283	254
\$350,000 - \$399,999	12	11	330	252
\$400,000 - \$449,999	11	1	172	129
\$450,000 - \$499,999	4	1	71	78
\$500,000 - \$549,999	2	2	64	58
\$550,000 - \$599,999	5	5	64	56
\$600,000 - \$649,999	3	3	64	65
\$650,000 - \$699,999	2	7	83	73
\$700,000 - \$799,999	14	12	198	179
\$800,000 - \$899,999	4	2	117	76
\$900,000 - \$999,999	4	1	47	36
\$1,000,000 - \$1,249,999	1	1	42	33
\$1,250,000 - \$1,499,999	-	-	8	4
\$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	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
Total	95	87	1,821	1,577

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY SEMI-DET. SALES

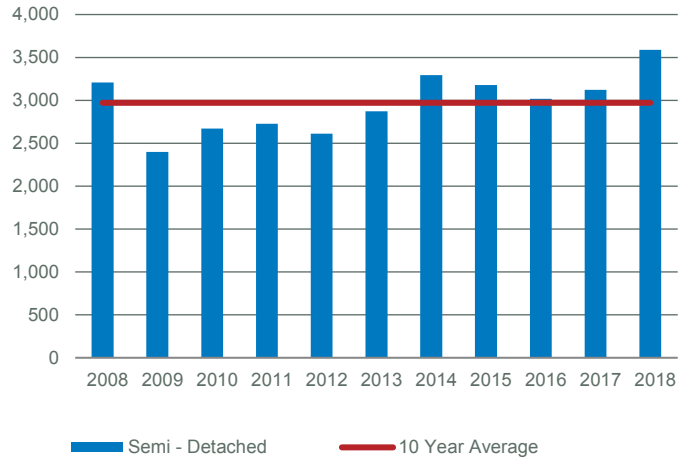
2018



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

2018



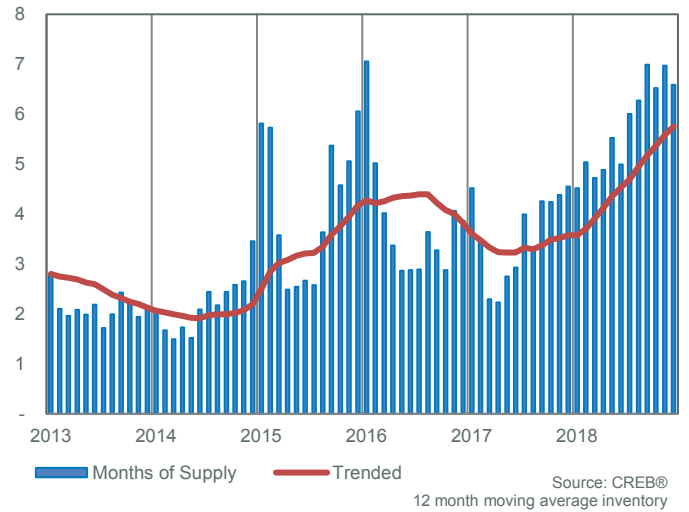
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



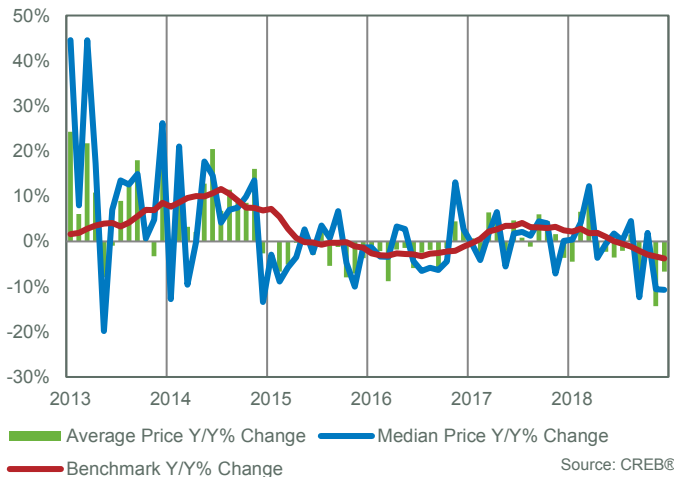
Source: CREB®

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®

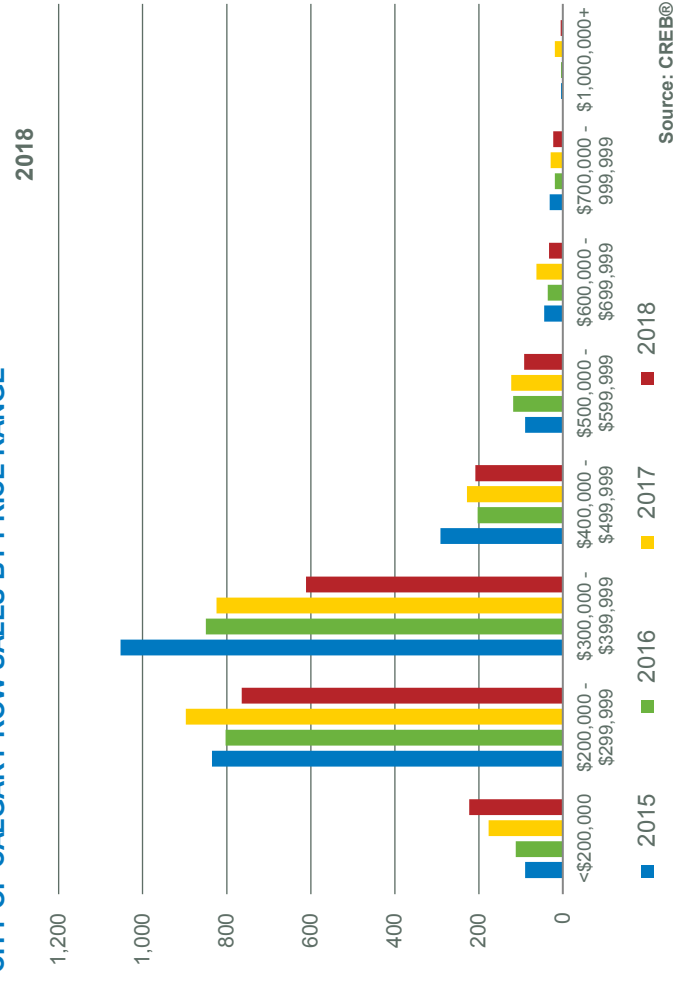
Dec. 2018

	2017	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2017													
Sales	128	151	224	221	271	280	213	187	187	188	183	187	127
New Listings	334	347	417	474	525	519	398	407	444	444	376	301	156
Inventory	621	682	768	867	949	1,012	1,016	995	1,016	1,001	975	875	667
Days on Market	62	48	52	57	45	47	49	56	52	52	54	55	60
Benchmark Price	302,700	301,700	300,100	301,900	303,600	305,700	306,800	307,100	306,700	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	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	344,187	353,234	316,117	329,857
Index	190	189	188	189	190	191	192	192	192	192	191	190	188
2018													
Sales	131	133	163	192	228	210	175	179	179	146	153	144	105
New Listings	346	318	467	486	513	496	390	367	367	415	297	276	146
Inventory	703	779	941	1,073	1,168	1,218	1,199	1,136	1,136	1,130	1,028	948	715
Days on Market	69	62	61	54	50	54	59	60	60	62	64	63	71
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	296,700	294,200	293,400	292,900	288,400
Median Price	295,000	300,000	300,000	308,950	308,450	294,250	292,500	300,000	300,000	299,000	289,900	287,000	295,500
Average Price	314,512	323,453	328,860	334,402	337,798	317,585	305,903	323,800	323,800	323,639	308,489	306,090	308,039
Index	186	185	187	188	190	189	188	186	186	184	184	183	181

CALGARY TOTAL SALES

	Dec-17	Dec-18	2017	2018
>\$100,000	-	-	1	1
\$100,000 - \$199,999	14	12	176	222
\$200,000 - \$299,999	53	43	897	764
\$300,000 - \$349,999	25	21	553	400
\$350,000 - \$399,999	9	11	271	211
\$400,000 - \$449,999	8	9	129	133
\$450,000 - \$499,999	5	2	99	75
\$500,000 - \$549,999	1	4	73	50
\$550,000 - \$599,999	4	2	50	42
\$600,000 - \$649,999	2	-	42	23
\$650,000 - \$699,999	2	-	21	10
\$700,000 - \$799,999	1	1	18	14
\$800,000 - \$899,999	-	-	4	4
\$900,000 - \$999,999	3	-	7	5
\$1,000,000 - \$1,249,999	-	-	8	2
\$1,250,000 - \$1,499,999	-	-	9	1
\$1,500,000 - \$1,749,999	-	-	2	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
TOTAL	127	105	2,360	1,959

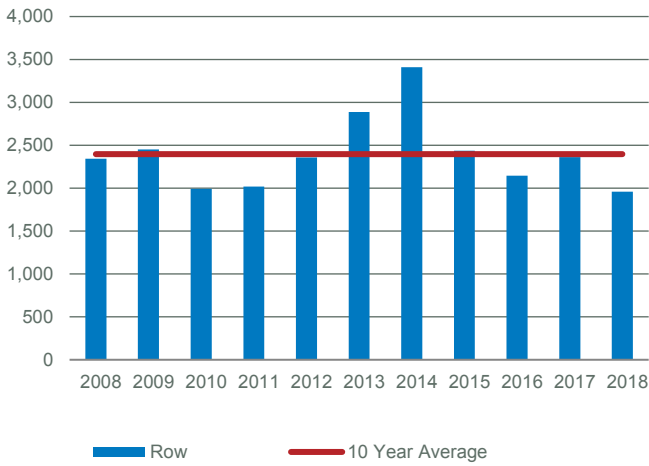
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

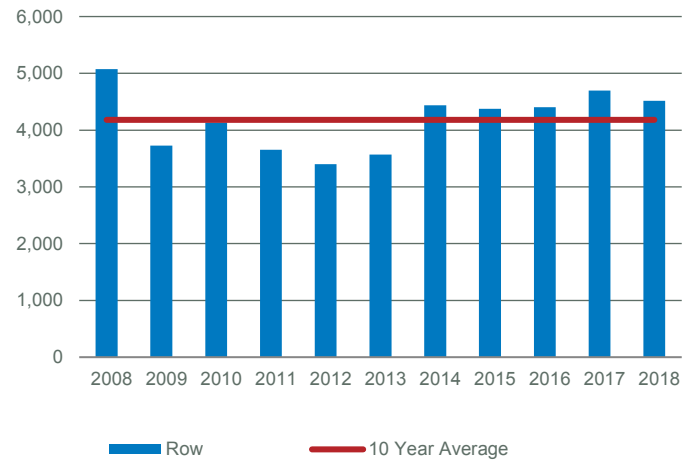
CITY OF CALGARY ROW SALES

2018

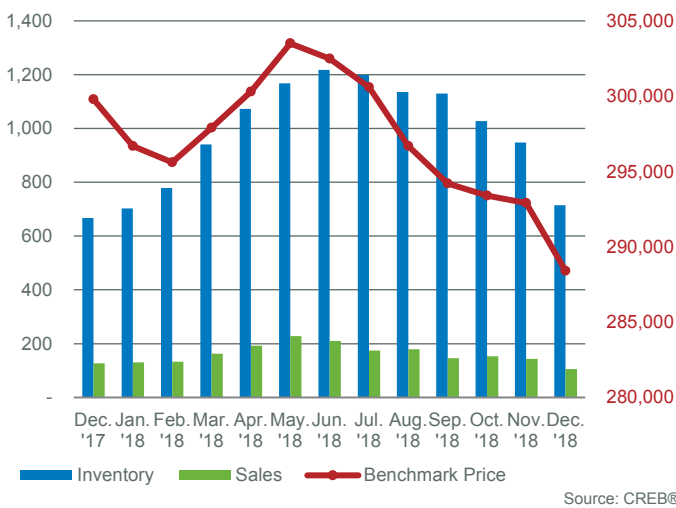


CITY OF CALGARY ROW NEW LISTINGS

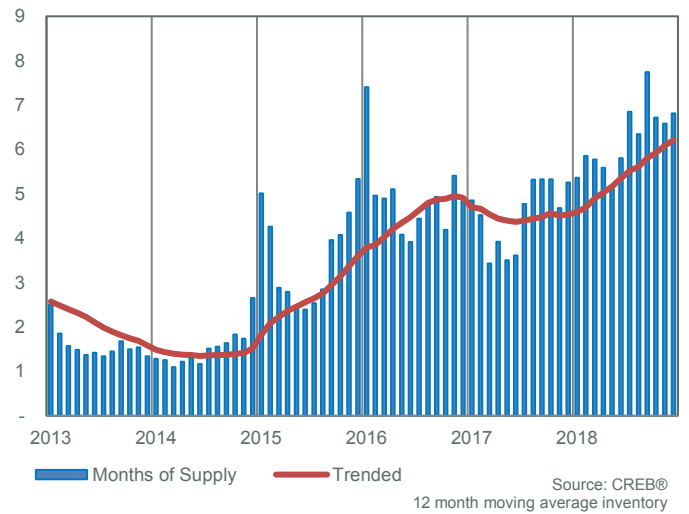
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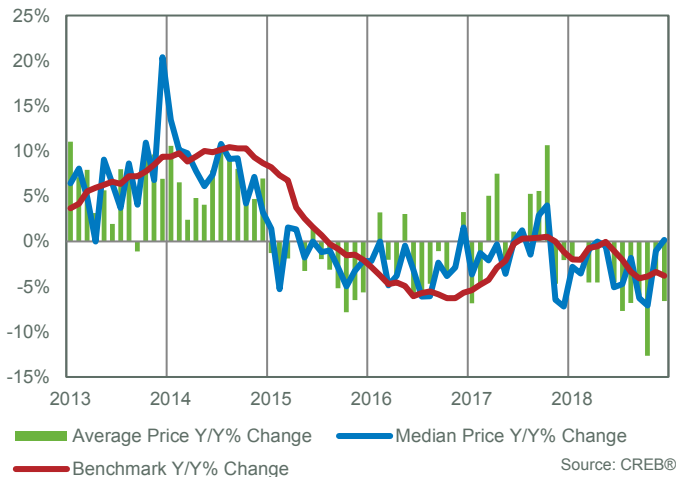
CITY OF CALGARY ROW INVENTORY AND SALES



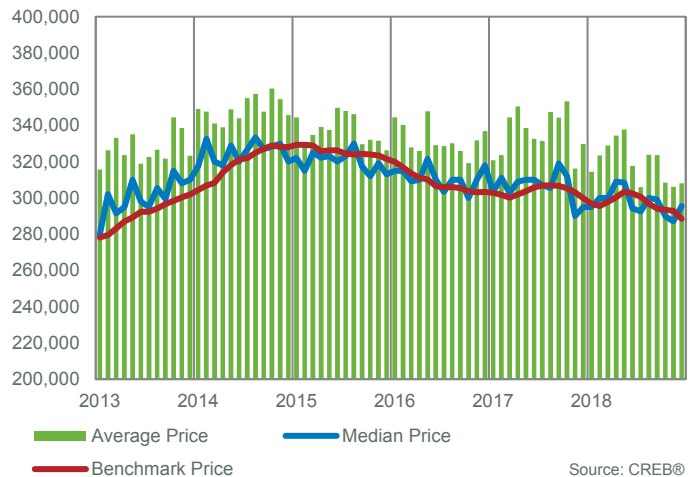
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

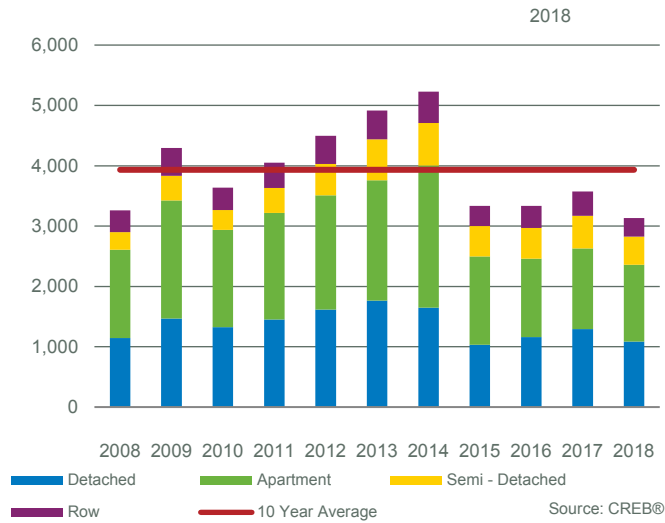


CITY OF CALGARY ROW PRICES

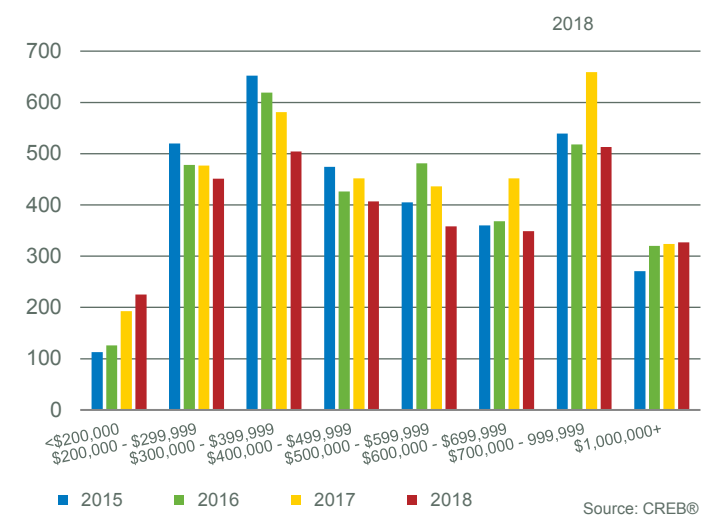


CITY CENTRE

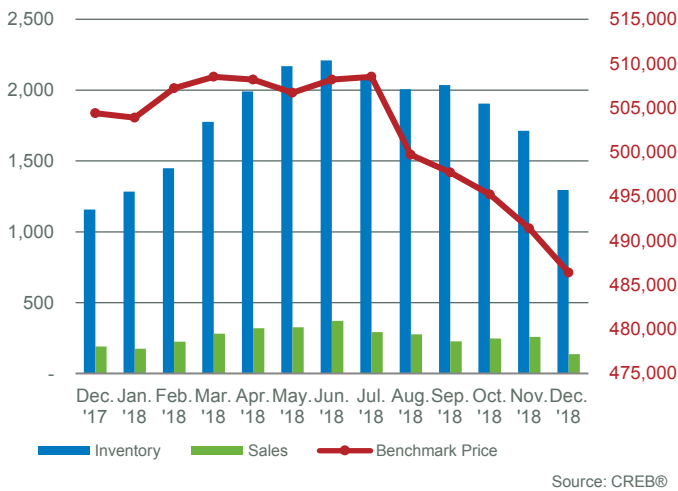
CITY CENTRE TOTAL SALES



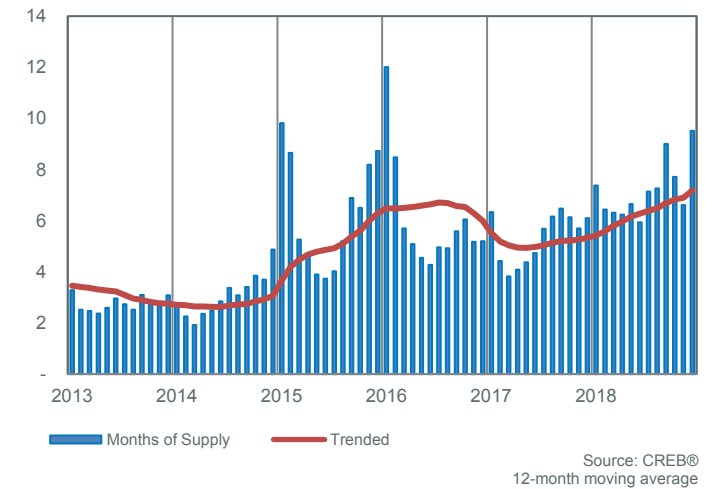
CITY CENTRE TOTAL SALES BY PRICE RANGE



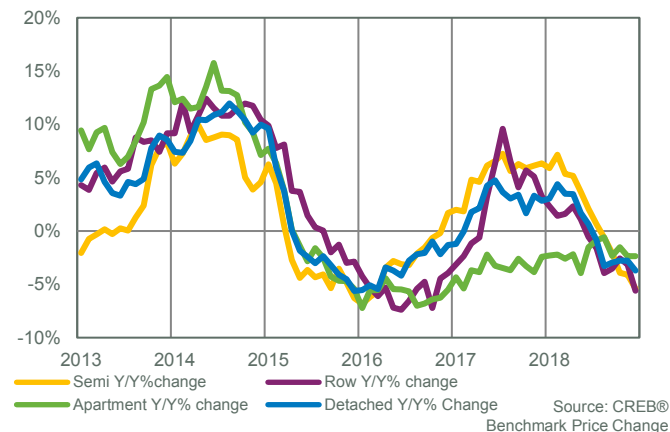
CITY CENTRE INVENTORY AND SALES



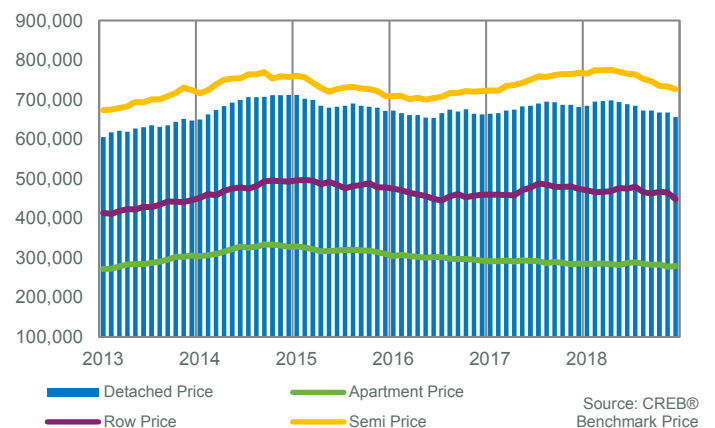
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

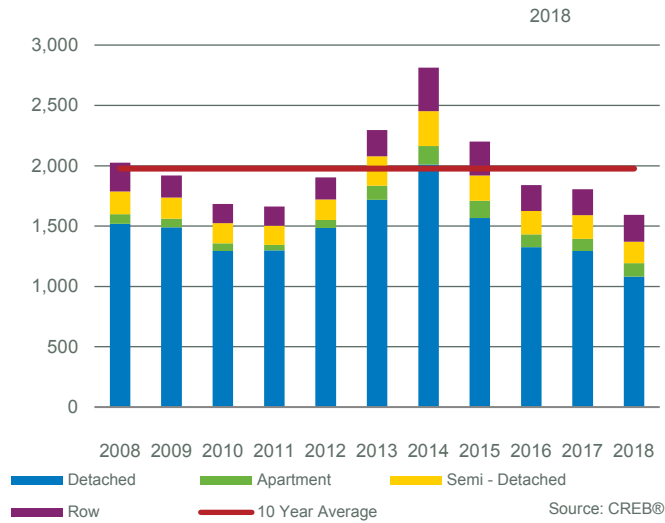


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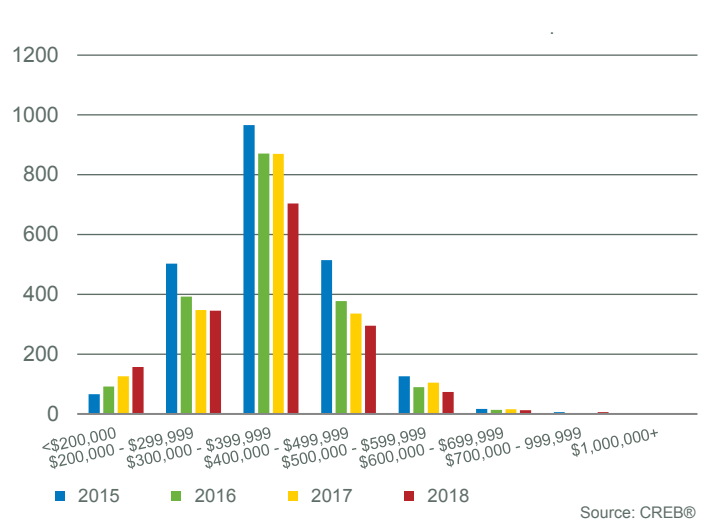


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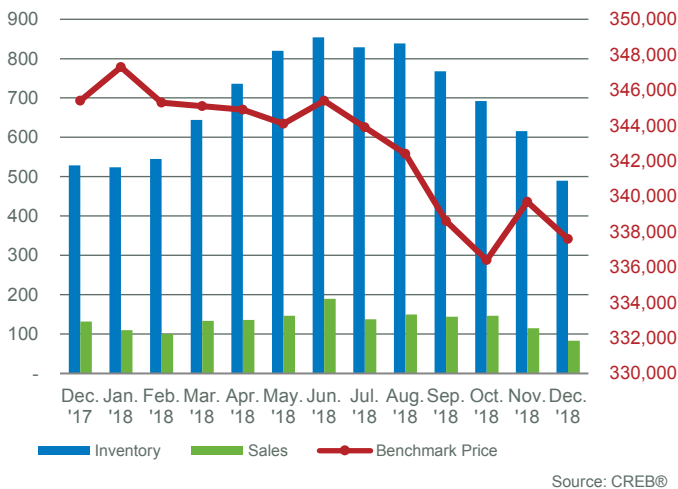
NORTHEAST TOTAL SALES



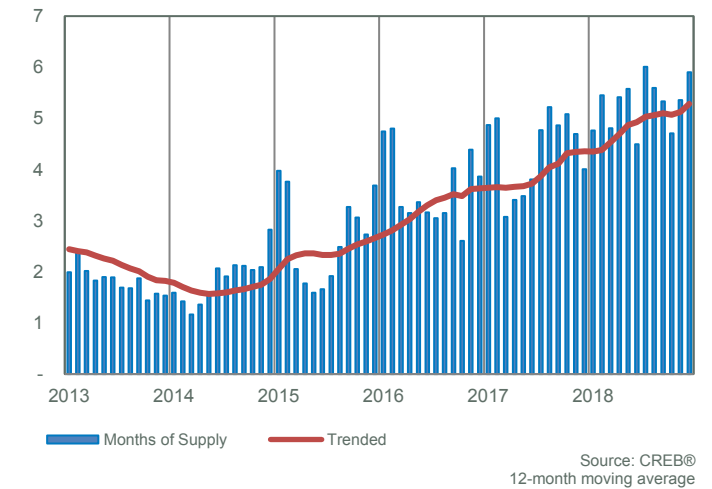
NORTHEAST TOTAL SALES BY PRICE RANGE



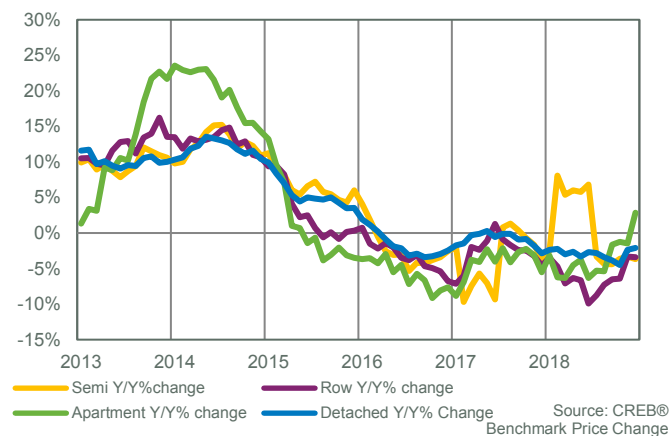
NORTHEAST INVENTORY AND SALES



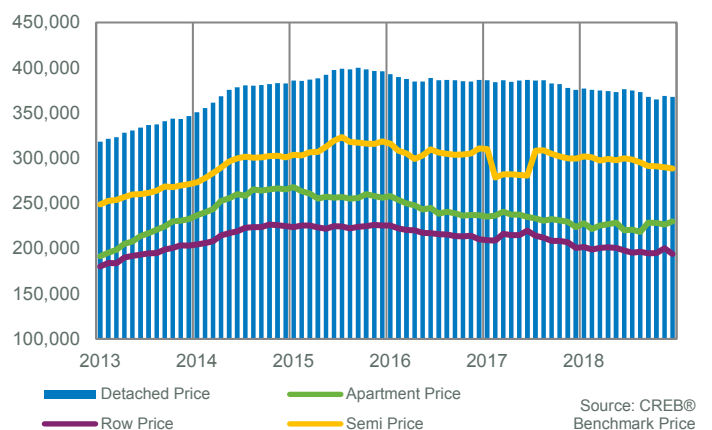
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

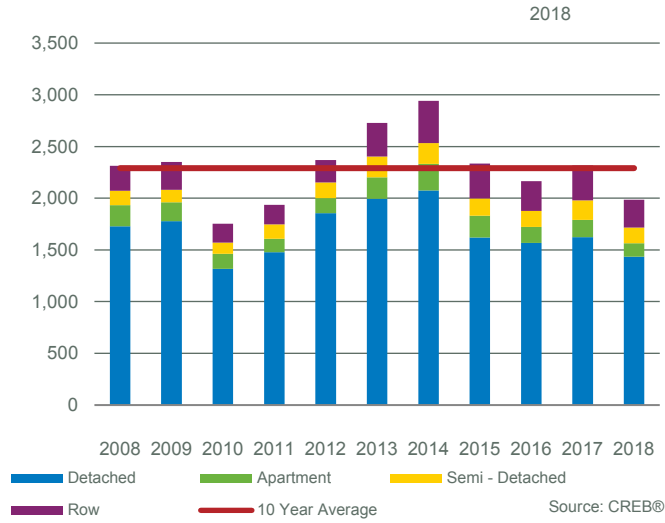


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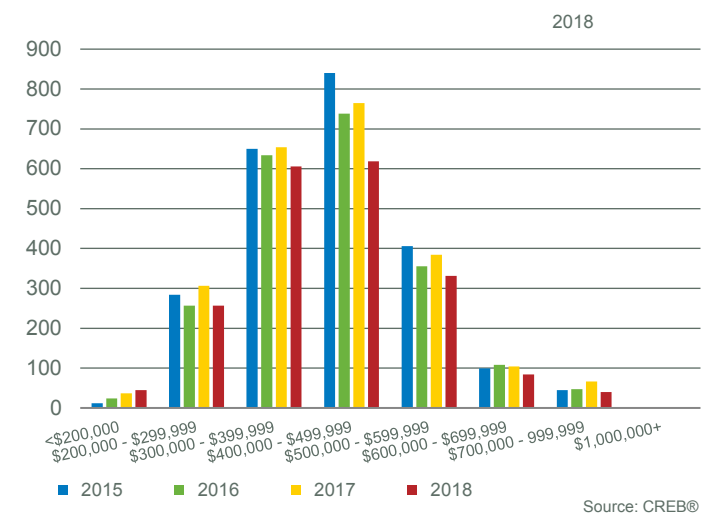


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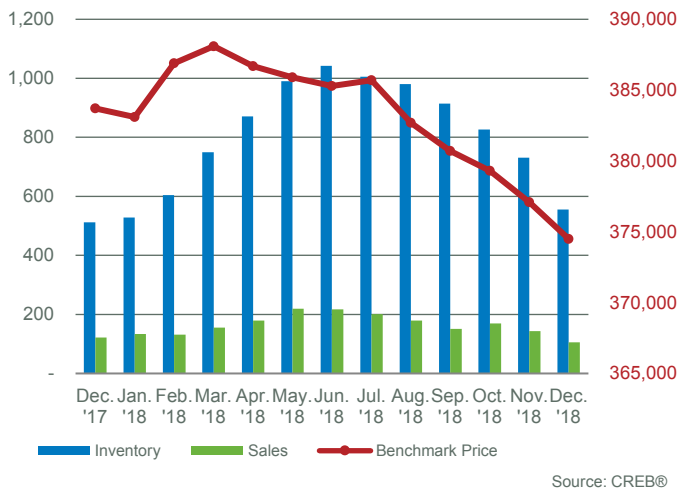
NORTH TOTAL SALES



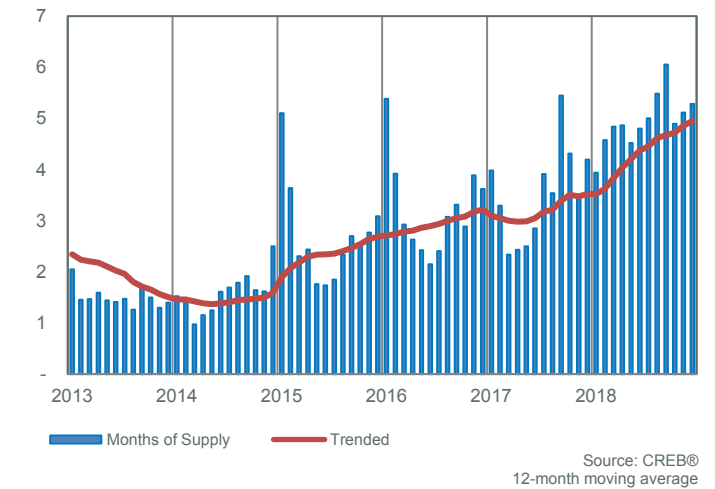
NORTH TOTAL SALES BY PRICE RANGE



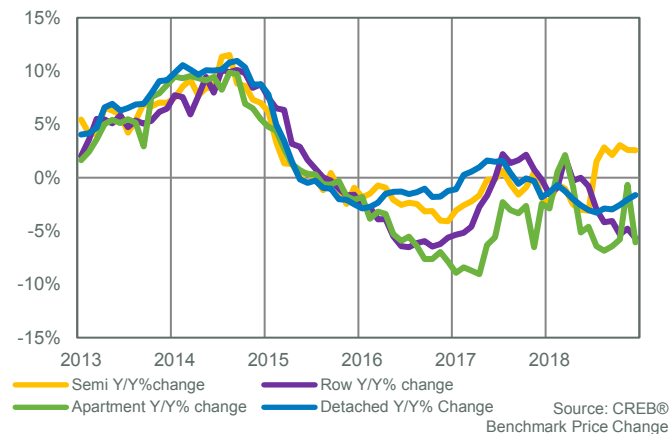
NORTH INVENTORY AND SALES



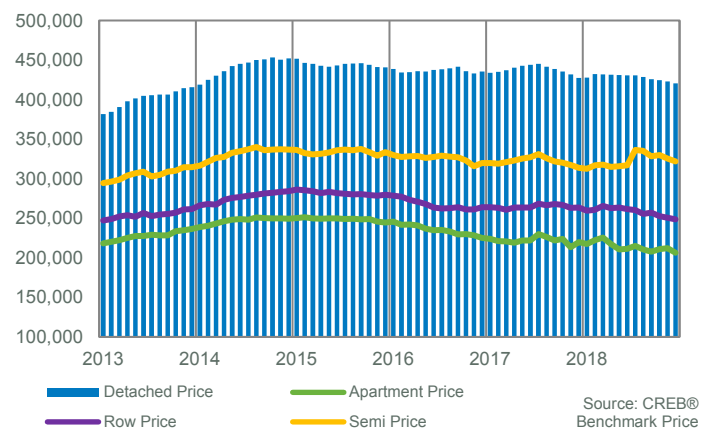
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

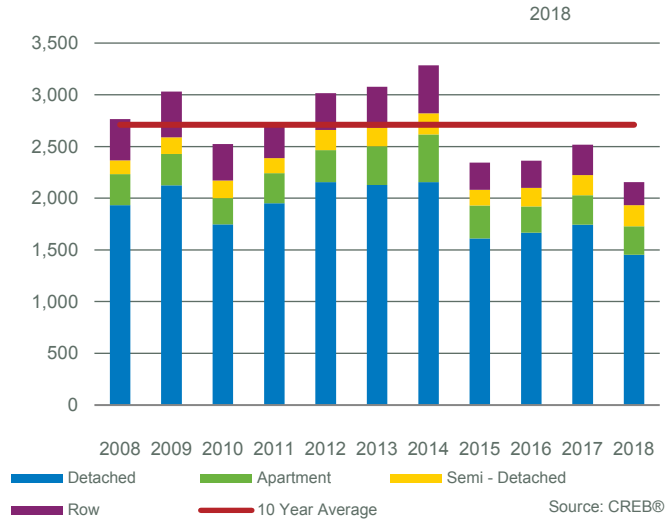


NORTH PRICES

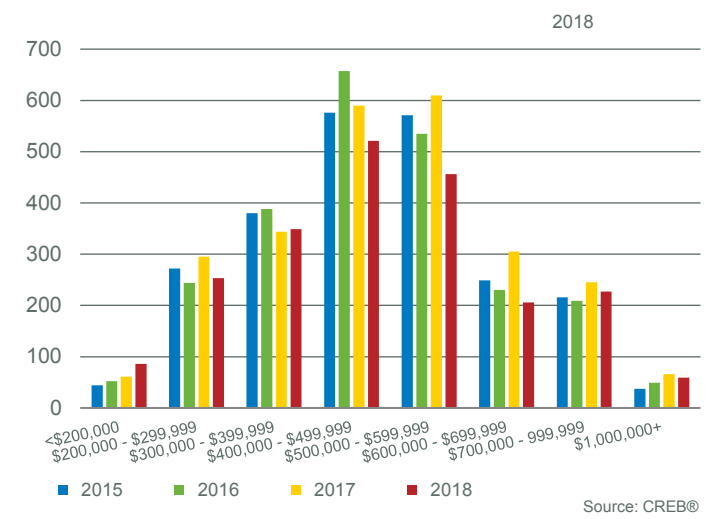


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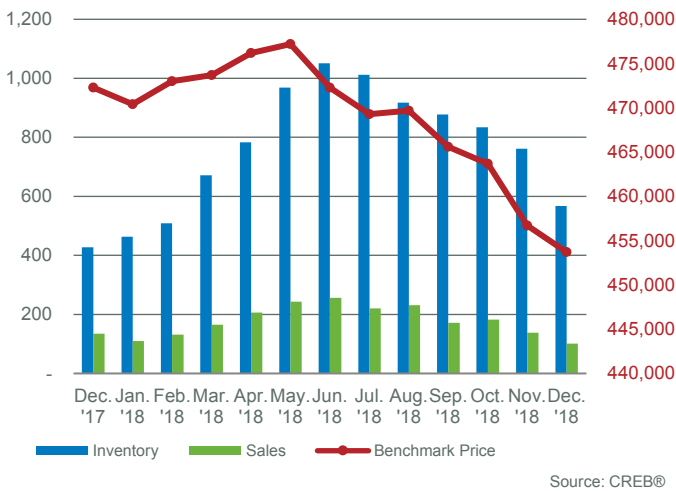
NORTHWEST TOTAL SALES



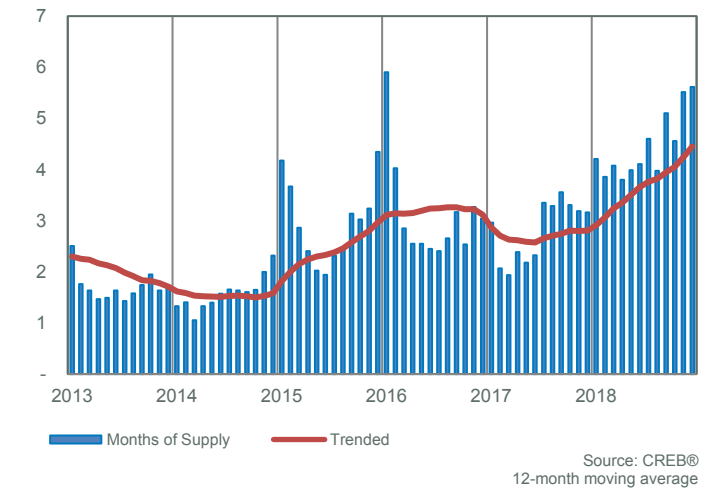
NORTHWEST TOTAL SALES BY PRICE RANGE



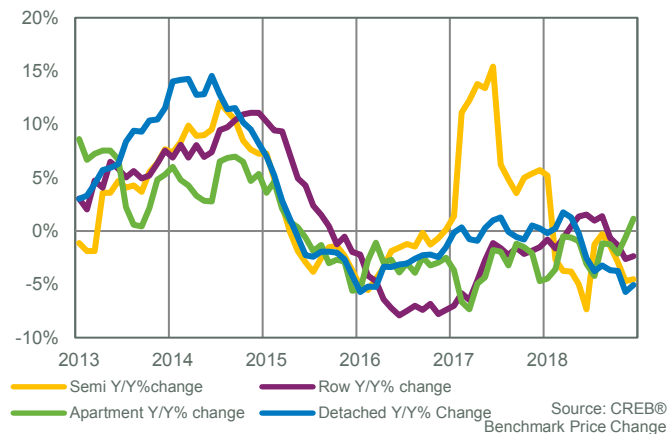
NORTHWEST INVENTORY AND SALES



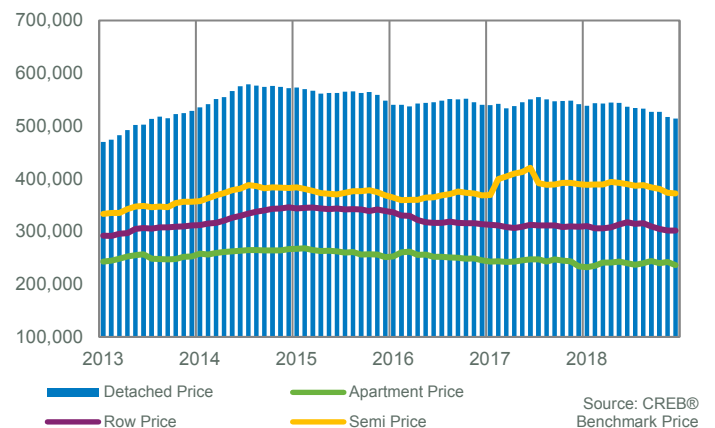
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

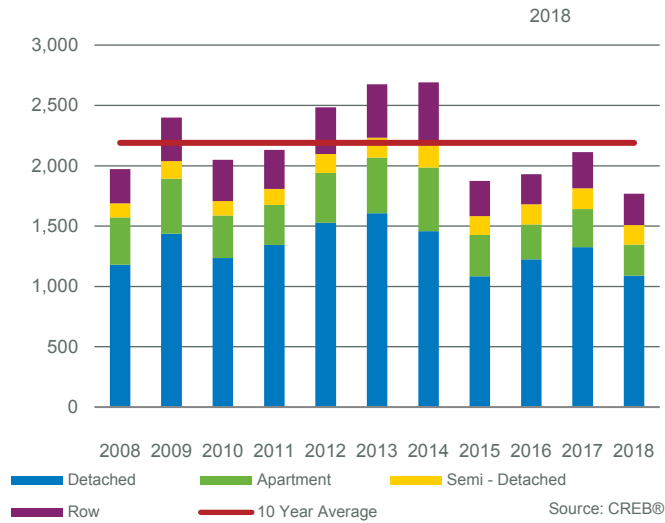


NORTHWEST PRICES

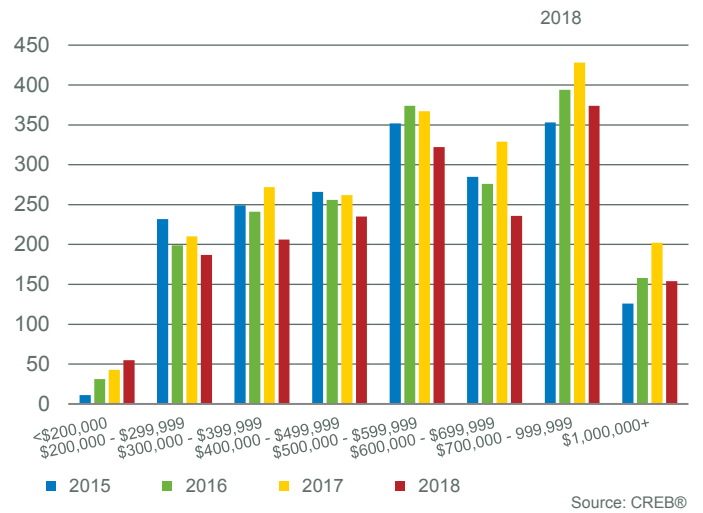


WEST

WEST TOTAL SALES



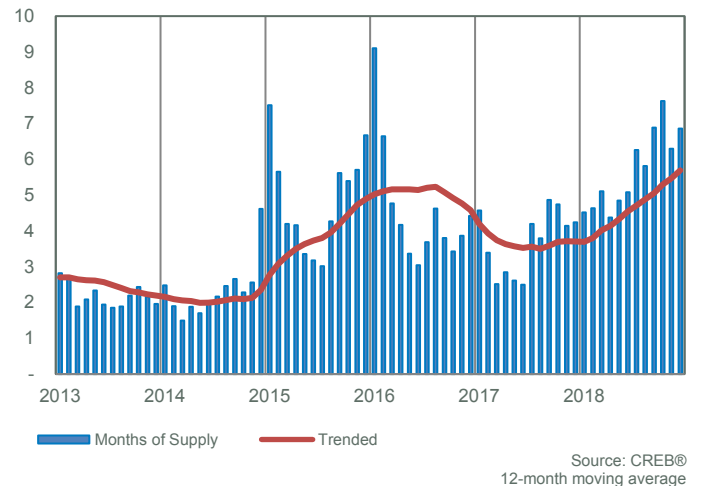
WEST TOTAL SALES BY PRICE RANGE



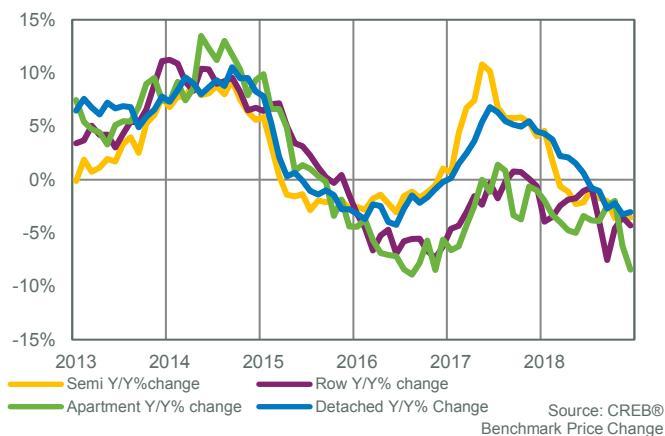
WEST INVENTORY AND SALES



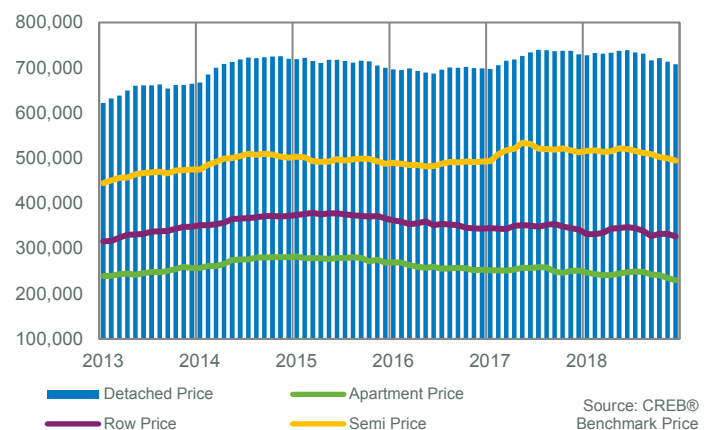
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

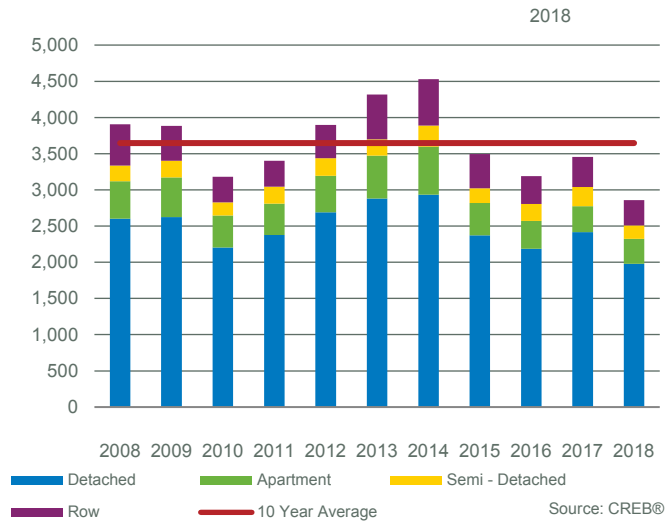


WEST PRICES

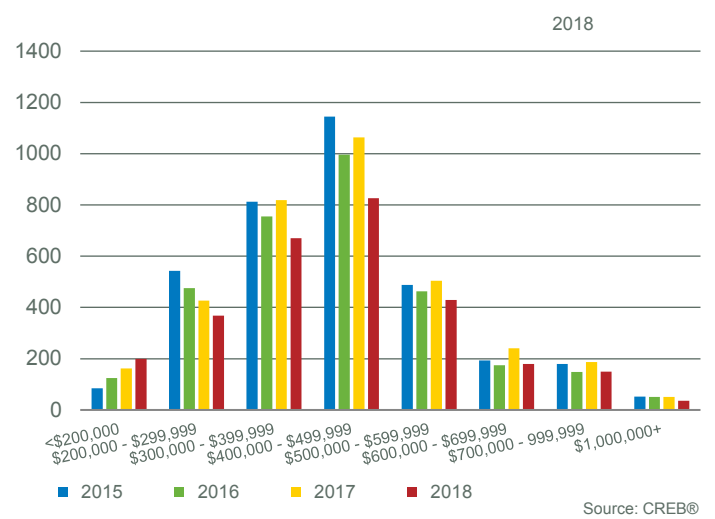


SOUTH

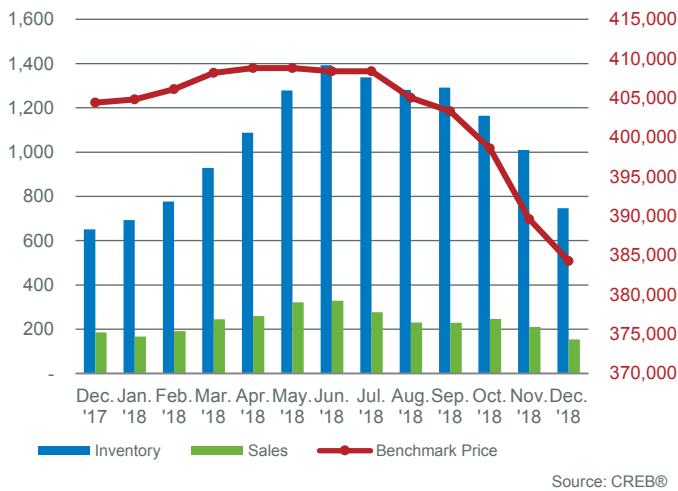
SOUTH TOTAL SALES



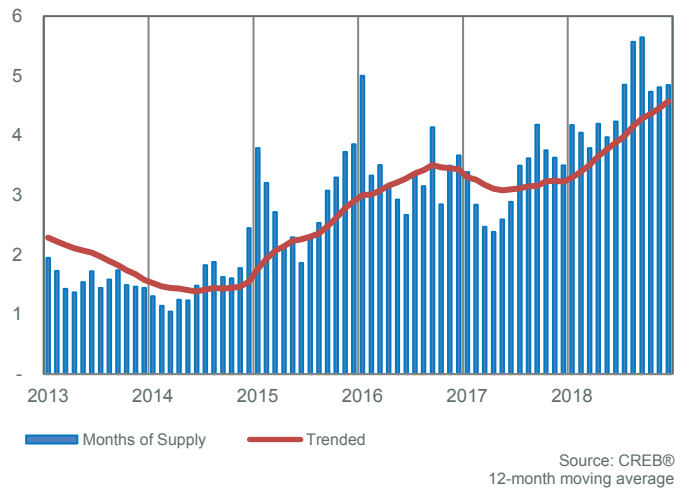
SOUTH TOTAL SALES BY PRICE RANGE



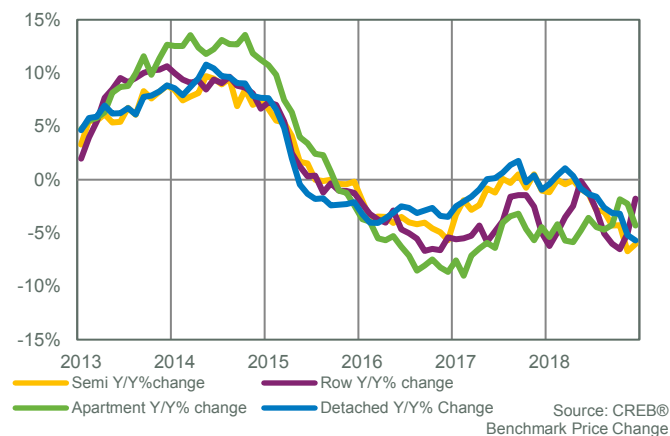
SOUTH INVENTORY AND SALES



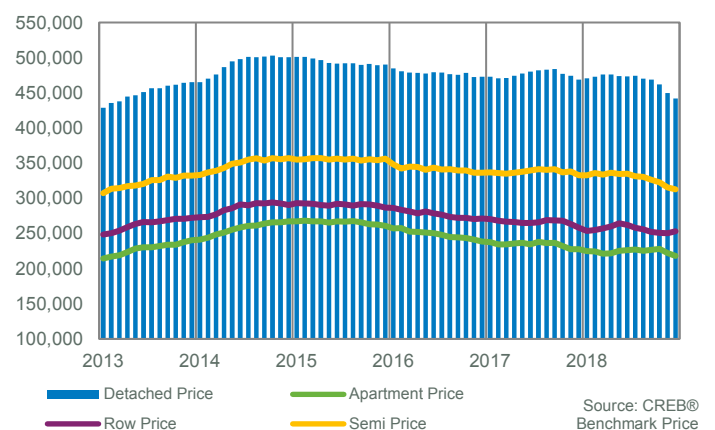
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

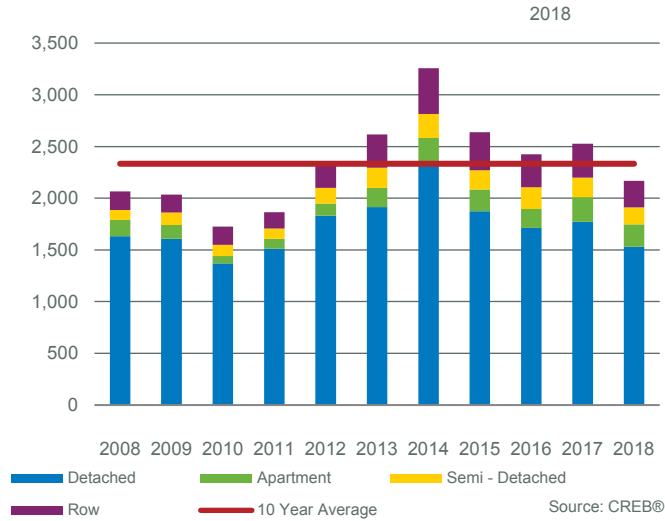


SOUTH PRICES

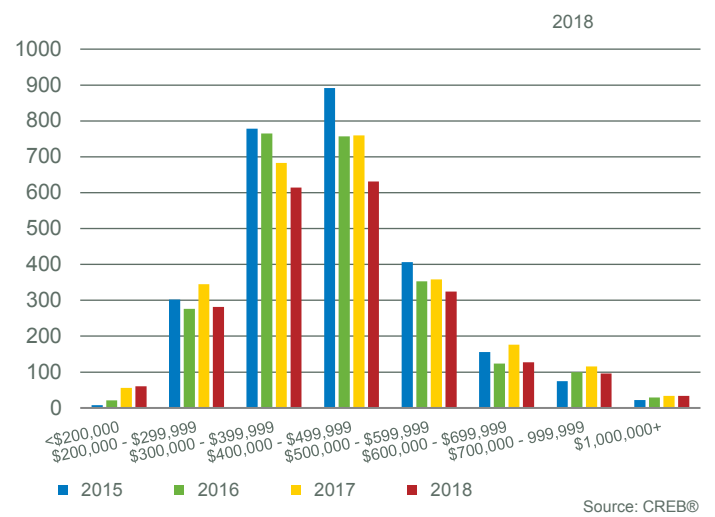


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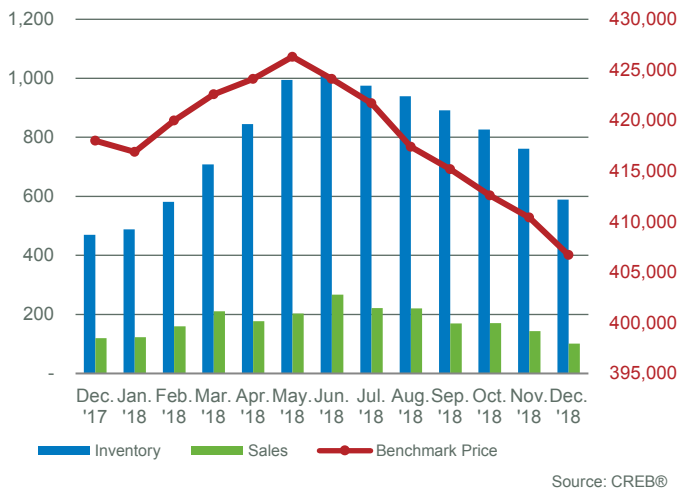
SOUTHEAST TOTAL SALES



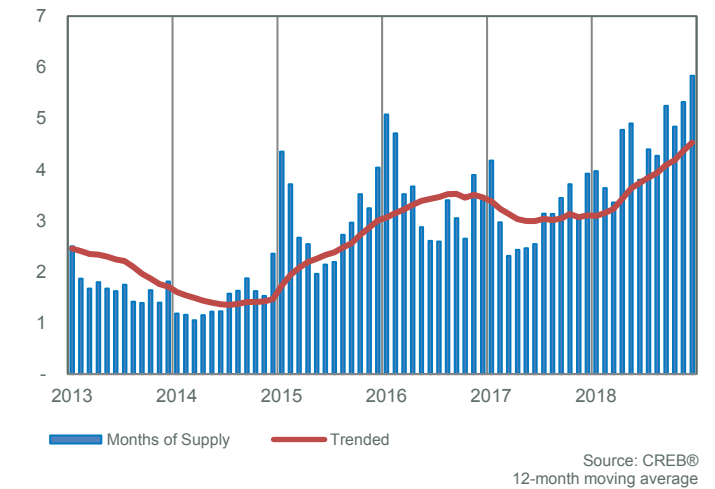
SOUTHEAST TOTAL SALES BY PRICE RANGE



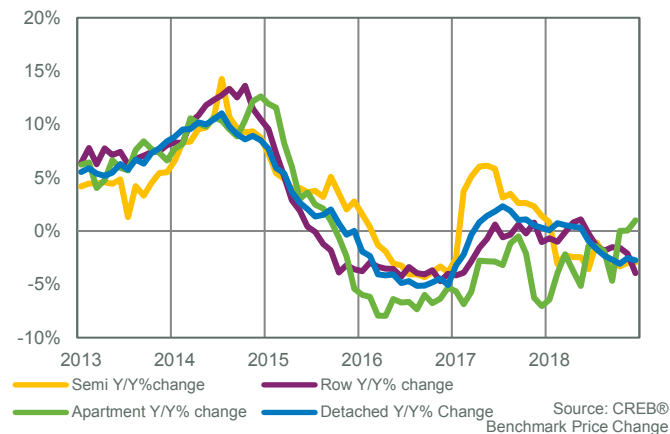
SOUTHEAST INVENTORY AND SALES



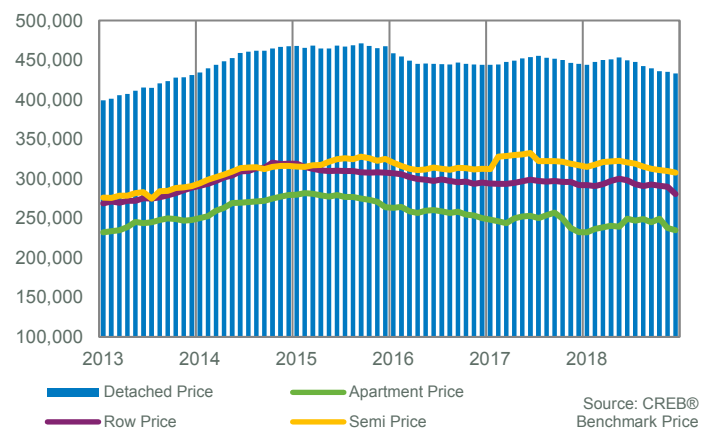
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

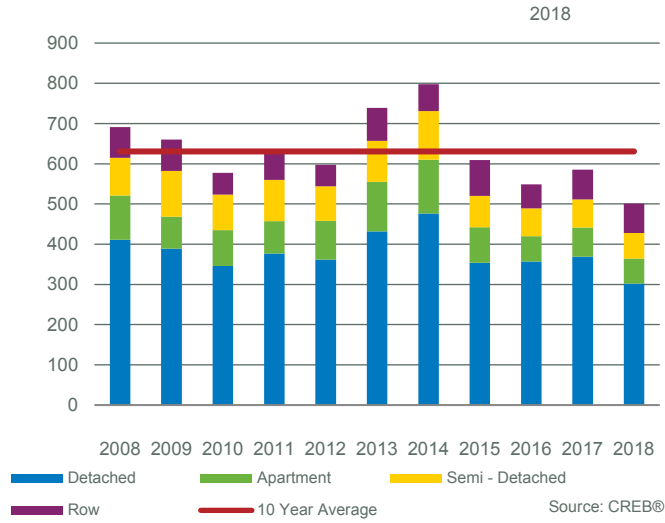


SOUTHEAST PRICES

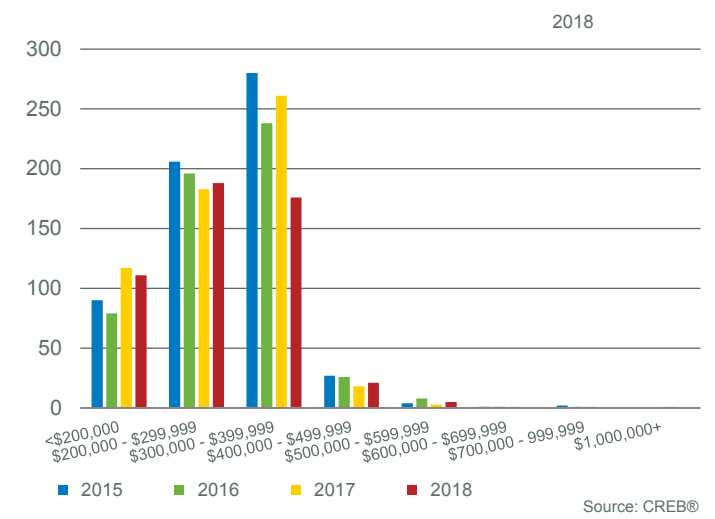


EAST

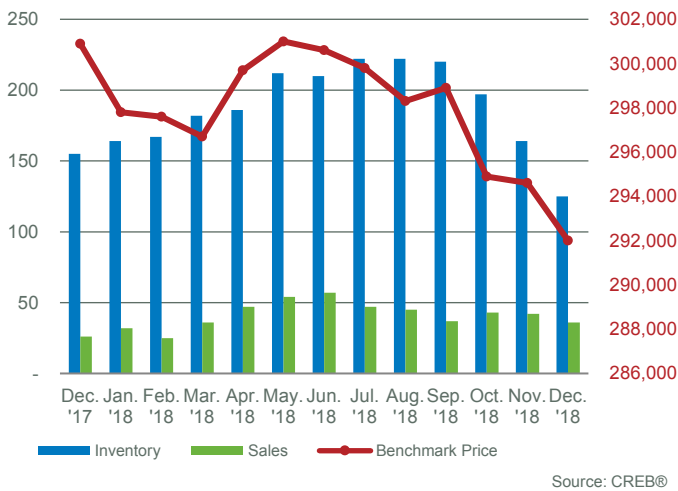
EAST TOTAL SALES



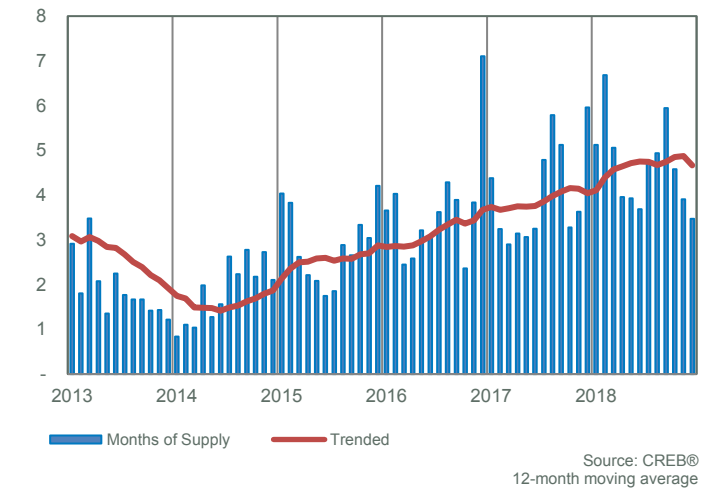
EAST TOTAL SALES BY PRICE RANGE



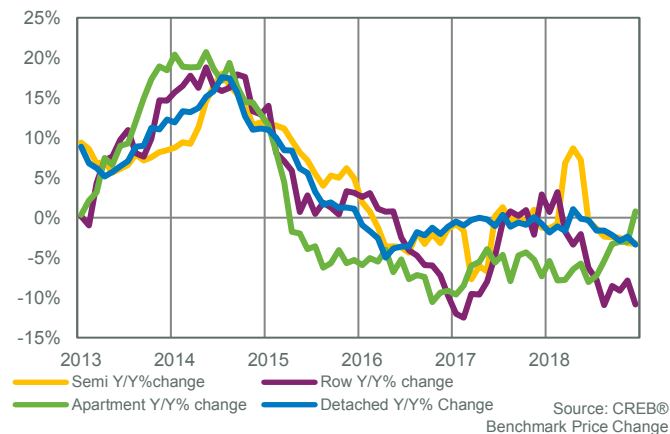
EAST INVENTORY AND SALES



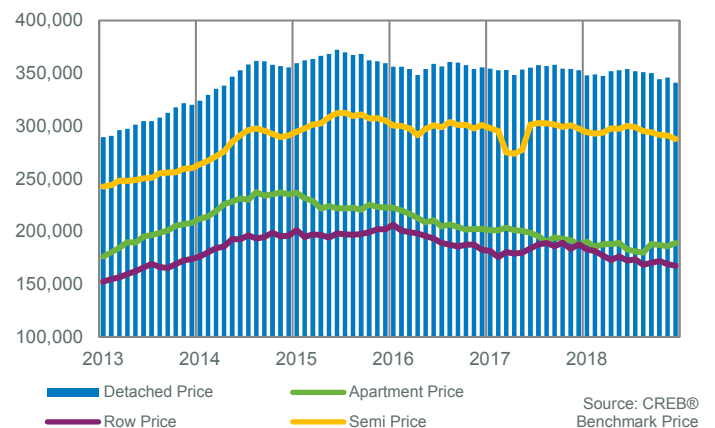
EAST MONTHS OF INVENTORY



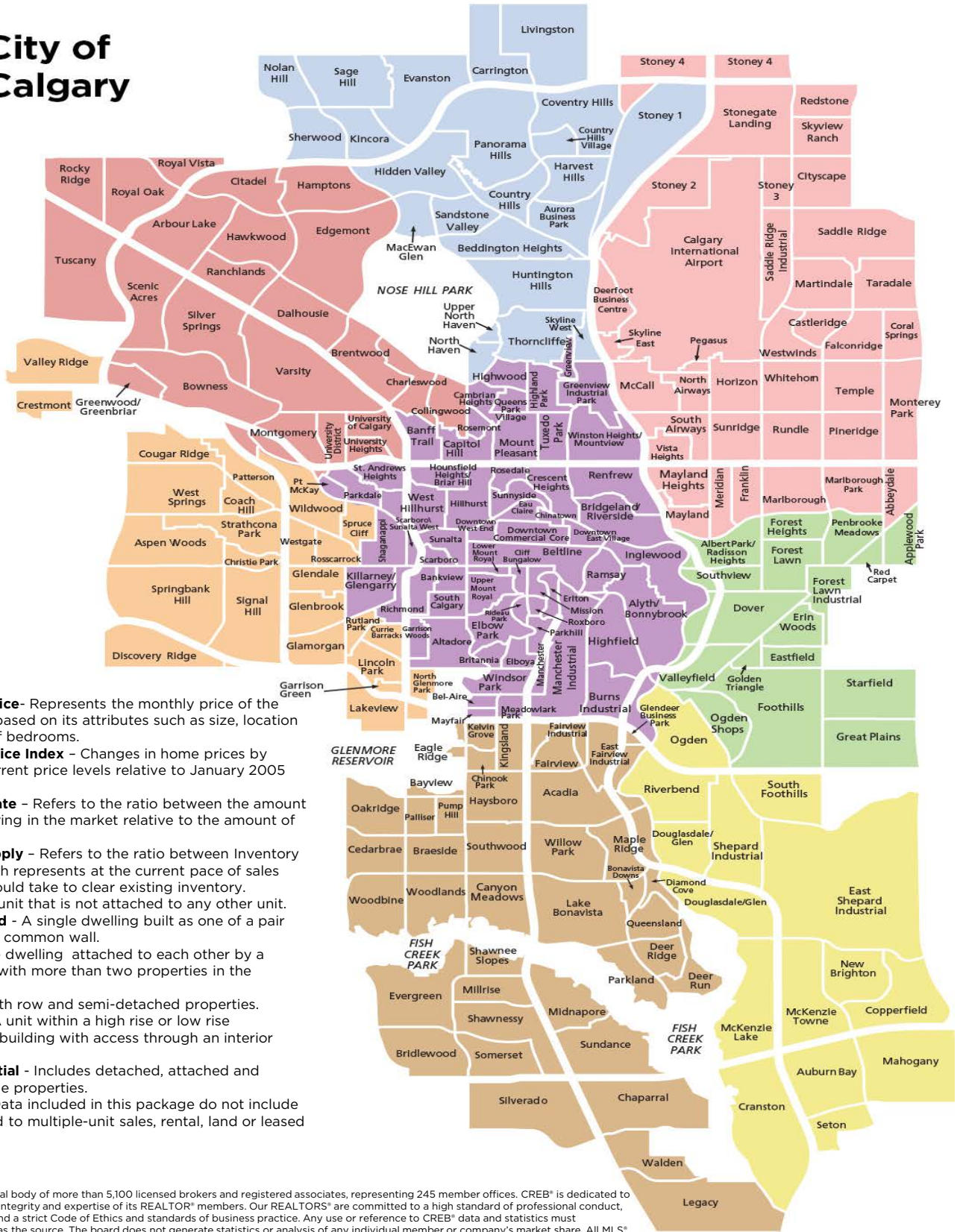
EAST PRICE CHANGE



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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