

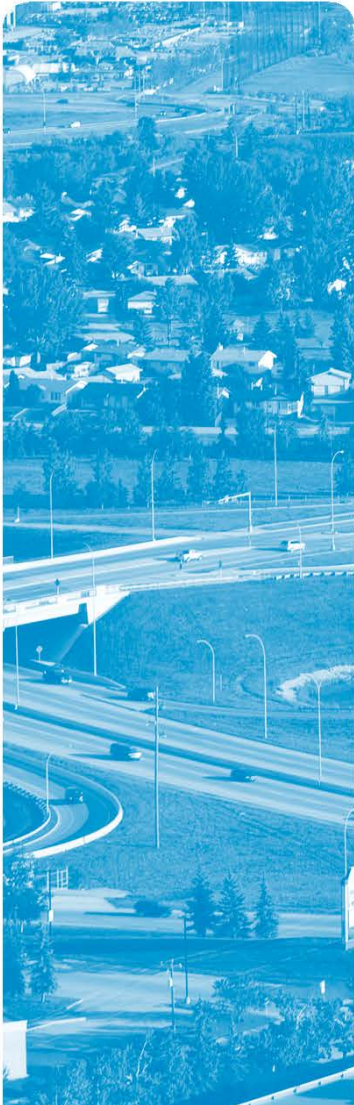


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MONTHLY STATISTICS PACKAGE
City of Calgary

April 2019



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April brings a slight inventory decline

Apr. 2019

City of Calgary, May 1, 2019 – There have been no significant changes occurring in sales activity, but the number of new listings coming onto the market continues to ease relative to 2018 levels.

The decline in new listings was enough to start chipping away at overall inventory levels, which have eased slightly compared to last year.

The slight adjustment in supply levels has helped support further reductions in the months of supply, which was 4.6 months in April. While this level still represents oversupply in our market, it does reflect improvement from the nearly seven months of supply that we saw at the start of the year.

“Demand remains relatively weak in the resale market. However, if supply levels continue to adjust, this could help reduce the amount of oversupply and eventually support some price stability,” said CREB® chief economist Ann-Marie Lurie.

As of April, the total residential benchmark price in Calgary was \$415,900. This is slightly higher than last month, but still nearly five per cent lower than last year’s levels.

Citywide sales were 1,547 units in April, two per cent higher than last year’s levels. Year-to-date sales remain nearly six per cent lower than last year and are 26 per cent below longer-term averages.

“Sales have been improving mostly in the lower price ranges, causing tighter supply conditions in that segment. This will likely have a different impact on price trends in the lower price ranges depending on location,” said Lurie.

HOUSING MARKET FACTS

Detached

- Detached sales improved by nearly three per cent in April compared to last year, due to gains in homes priced under \$500,000. However, with 930 sales, activity still remain 24 per cent below long-term averages. Recent gains were also not high enough to offset pullbacks earlier in the year, causing year-to-date sales to fall by over five per cent.
- Improving sales did not occur across all districts. In April, there was growth in the North East, North West, South and South East districts of the city. Despite some signs of sales improvement, overall sales activity remains well below 10-year averages throughout every region in the city.
- April detached inventories citywide continue to remain just above levels recorded last year. Months of supply remain relatively unchanged at four months.
- The amount of oversupply has varied significantly depending on the area of the city. Months of supply has only risen in the City Centre, South and West districts of the city.
- Despite some of the adjustments occurring in the detached sector, overall April prices remain lower than last year’s levels across all districts. Year to date, the largest year-over-year declines occurred in in the City Centre, North West and South districts.

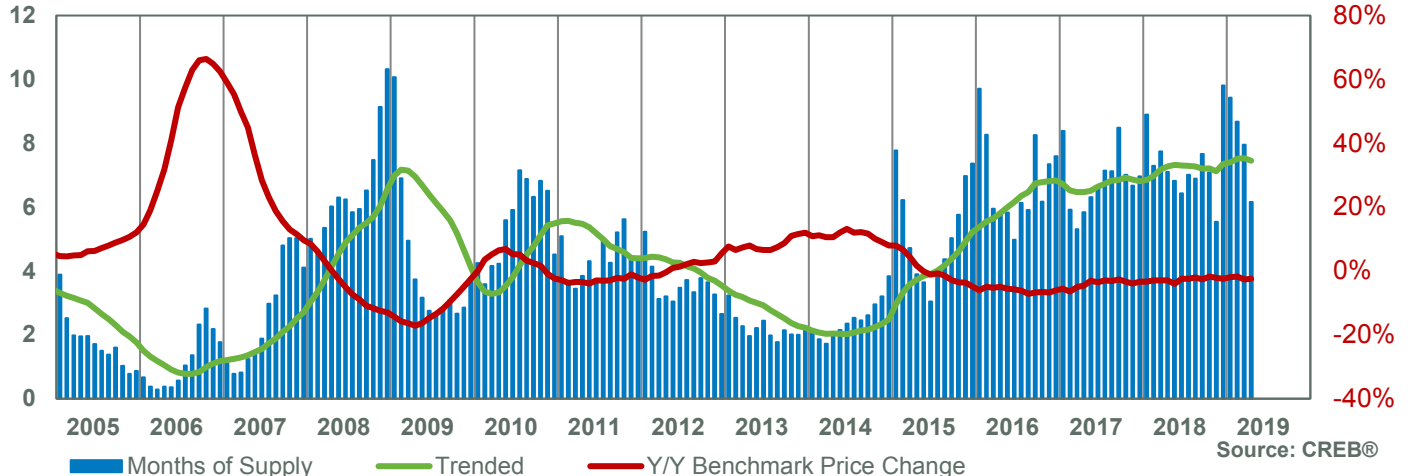
Apartment

- Despite the affordability of apartment condominiums, sales activity continues to fall across the city and in most districts. There have been 714 apartment condominium sales so far this year, the lowest level since 2001.
- The decline in new listings has started to outweigh the sales decline, causing inventories to ease. As of April, resale apartment condominium inventories totaled 1,546 units, 16 per cent lower than inventory levels last April.
- The easing inventories have also caused the months of supply to decline to just above six months. While this is still a buyers’ market, this trend could help ease the downward pressure on prices if it continues.
- Apartment condominium prices in April totalled \$250,400, comparable to last month, but over two per cent below last year’s levels and nearly 17 per cent below 2014 highs.

Attached

- Attached sales activity improved compared to last year’s levels for the second straight month, almost offsetting the declines occurring in the first two months of the year. Year-to-date sales were 1,113 units, nearly one per cent below last year’s levels, and 14 per cent below long-term averages.
- Year-to-date sales have improved in all districts except the City Centre, North West and West.
- Improved sales and easing listings have helped prevent further inventory gains in this sector and overall months of supply have trended down to five months.
- Following several months of prices trending down, semi-detached benchmark prices in April rose over the previous month. However, prices remain over five per cent below last year’s levels at \$395,300.
- Row prices were \$284,900 in April, over five per cent below last year’s levels.

MONTHS OF SUPPLY AND PRICE CHANGES



Apr. 2019

	Apr-18	Apr-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
DETACHED						
Total Sales	906	930	2.65%	2,987	2,824	-5.46%
Total Sales Volume	\$506,309,412	\$506,462,676	0.03%	\$1,680,638,755	\$1,511,147,998	-10.08%
New Listings	2,005	1,787	-10.87%	6,458	6,026	-6.69%
Inventory	3,652	3,691	1.07%	2,848	3,811	33.84%
Months of Supply	4.03	3.97	-1.54%	3.81	5.40	41.56%
Sales to New Listings Ratio	45.19%	52.04%	6.86%	46.25%	46.86%	0.61%
Sales to List Price Ratio	97.45%	96.68%	-0.77%	97.39%	96.50%	-0.89%
Days on Market	41	49	19.43%	43	57	32.56%
Benchmark Price	\$503,800	\$478,700	-4.98%	\$501,850	\$476,650	-5.02%
Median Price	\$495,000	\$474,625	-4.12%	\$495,000	\$460,000	-7.07%
Average Price	\$558,840	\$544,584	-2.55%	\$562,651	\$535,109	-4.90%
Index	207	197	-4.98%	206	201	-2.68%
APARTMENT						
Total Sales	261	251	-3.83%	822	714	-13.14%
Total Sales Volume	\$74,676,848	\$66,015,225	-11.60%	\$247,927,848	\$197,778,019	-20.23%
New Listings	725	564	-22.21%	2,578	2,105	-18.35%
Inventory	1,853	1,546	-16.57%	1,569	1,521	-3.00%
Months of Supply	7.10	6.16	-13.24%	7.63	8.52	11.67%
Sales to New Listings Ratio	36.00%	44.50%	8.50%	31.89%	33.92%	2.03%
Sales to List Price Ratio	96.00%	95.81%	-0.19%	96.22%	95.45%	-0.77%
Days on Market	59	68	15.07%	65	72	10.77%
Benchmark Price	\$256,800	\$250,400	-2.49%	\$256,825	\$251,150	-2.21%
Median Price	\$255,000	\$230,000	-9.80%	\$257,750	\$239,000	-7.27%
Average Price	\$286,118	\$263,009	-8.08%	\$301,615	\$277,000	-8.16%
Index	178	173	-2.48%	178	176	-0.80%
ATTACHED						
Total Sales	347	366	5.48%	1,122	1,113	-0.80%
Total Sales Volume	\$142,880,866	\$139,875,380	-2.10%	\$459,186,770	\$424,591,644	-7.53%
New Listings	834	774	-7.19%	2,832	2,751	-2.86%
Inventory	1,829	1,826	-0.16%	1,477	1,812	22.70%
Months of Supply	5.27	4.99	-5.35%	5.26	6.51	23.69%
Sales to New Listings Ratio	41.61%	47.29%	5.68%	39.62%	40.46%	0.84%
Sales to List Price Ratio	97.28%	96.86%	-0.42%	97.31%	96.56%	-0.75%
Days on Market	53	62	16.31%	56	65	16.07%
Benchmark Price	\$332,100	\$314,800	-5.21%	\$329,700	\$313,950	-4.78%
Median Price	\$350,000	\$325,000	-7.14%	\$340,000	\$325,000	-4.41%
Average Price	\$411,760	\$382,173	-7.19%	\$409,257	\$381,484	-6.79%
Index	196	186	-5.20%	195	190	-2.22%
CITY OF CALGARY						
Total Sales	1,514	1,547	2.18%	4,931	4,651	-5.68%
Total Sales Volume	\$723,867,126	\$712,353,281	-1.59%	\$2,387,753,373	\$2,133,517,660	-10.65%
New Listings	3,564	3,125	-12.32%	11,868	10,882	-8.31%
Inventory	7,334	7,063	-3.70%	5,893	7,144	21.24%
Months of Supply	4.84	4.57	-5.75%	4.78	6.14	28.54%
Sales to New Listings Ratio	42.48%	49.50%	7.02%	41.55%	42.74%	1.19%
Sales to List Price Ratio	97.26%	96.63%	-0.63%	97.25%	96.41%	-0.84%
Days on Market	47	55	17.47%	50	61	22.00%
Benchmark Price	\$436,600	\$415,900	-4.74%	\$434,825	\$414,750	-4.62%
Median Price	\$430,500	\$410,000	-4.76%	\$428,000	\$405,000	-5.37%
Average Price	\$478,116	\$460,474	-3.69%	\$484,233	\$458,722	-5.27%
Index	201	191	-4.73%	200	195	-2.33%

For a list of definitions, see page 26.

	Apr-18	Apr-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	155	167	7.74%	503	502	-0.20%
Total Sales Volume	\$78,675,678	\$79,084,689	0.52%	\$257,157,120	\$239,820,459	-6.74%
Share of Sales with Condo Title	17.42%	19.16%	1.74%	16.10%	15.16%	-0.94%
New Listings	348	318	-8.62%	1,215	1,195	-1.65%
Inventory	756	773	2.25%	603	787	30.54%
Months of Supply	4.88	4.63	-5.10%	4.79	6.27	30.80%
Sales to New Listings Ratio	44.54%	52.52%	7.98%	41.40%	42.01%	0.61%
Sales to List Price Ratio	97.29%	96.94%	-0.34%	97.49%	96.56%	-0.92%
Days on Market	52	63	20.87%	51	63	23.53%
Benchmark Price	\$416,700	\$395,300	-5.14%	\$415,000	\$392,975	-5.31%
Median Price	\$421,000	\$385,000	-8.55%	\$415,000	\$386,500	-6.87%
Average Price	\$507,585	\$473,561	-6.70%	\$511,247	\$477,730	-6.56%
Index	211	200	-5.13%	210	204	-2.85%
CITY OF CALGARY ROW						
Total Sales	192	199	3.65%	619	611	-1.29%
Total Sales Volume	\$64,205,188	\$60,790,691	-5.32%	\$202,029,650	\$184,771,184	-8.54%
Share of Sales with Condo Title	91.67%	91.46%	-0.21%	92.49%	91.32%	-1.17%
New Listings	486	456	-6.17%	1,617	1,556	-3.77%
Inventory	1,073	1,053	-1.86%	874	1,025	17.30%
Months of Supply	5.59	5.29	-5.32%	5.65	6.71	18.83%
Sales to New Listings Ratio	39.51%	43.64%	4.13%	38.28%	39.27%	0.99%
Sales to List Price Ratio	97.28%	96.76%	-0.52%	97.09%	96.56%	-0.53%
Days on Market	54	61	12.72%	60	67	11.67%
Benchmark Price	\$300,300	\$284,900	-5.13%	\$297,625	\$284,675	-4.35%
Median Price	\$308,950	\$284,900	-7.78%	\$301,500	\$285,000	-5.47%
Average Price	\$334,402	\$305,481	-8.65%	\$326,381	\$302,408	-7.35%
Index	188	178	-5.11%	186	183	-1.69%
CITY OF CALGARY ATTACHED						
Total Sales	347	366	5.48%	1,122	1,113	-0.80%
Total Sales Volume	\$142,880,866	\$139,875,380	-2.10%	\$459,186,770	\$424,591,644	-7.53%
Share of Sales with Condo Title	58.50%	58.47%	-0.05%	58.30%	57.35%	-1.63%
New Listings	834	774	-7.19%	2,832	2,751	-2.86%
Inventory	1,829	1,826	-0.16%	1,477	1,812	22.70%
Months of Supply	5.27	4.99	-5.35%	5.26	6.51	23.69%
Sales to New Listings Ratio	41.61%	47.29%	5.68%	39.62%	40.46%	0.84%
Sales to List Price Ratio	97.28%	96.86%	-0.42%	97.31%	96.56%	-0.75%
Days on Market	53	62	16.31%	56	65	16.07%
Benchmark Price	\$332,100	\$314,800	-5.21%	\$329,700	\$313,950	-4.78%
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For a list of definitions, see page 26.

April 2019	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	80	234	34.19%	560	7.00	\$648,400	-7.15%	1.58%
North East	105	218	48.17%	390	3.71	\$368,300	-1.55%	-0.24%
North	123	234	52.56%	465	3.78	\$420,800	-2.48%	1.30%
North West	148	240	61.67%	474	3.20	\$509,900	-6.35%	1.23%
West	116	226	51.33%	490	4.22	\$694,400	-5.28%	0.93%
South	183	351	52.14%	747	4.08	\$439,200	-7.71%	-0.11%
South East	149	240	62.08%	499	3.35	\$432,500	-4.08%	-0.09%
East	26	44	59.09%	65	2.50	\$340,200	-3.35%	-0.41%
TOTAL CITY	930	1,787	52.04%	3,691	3.97	\$478,700	-4.98%	0.61%
Apartment								
City Centre	110	298	36.91%	839	7.63	\$278,500	-2.04%	0.32%
North East	12	23	52.17%	43	3.58	\$223,900	-1.28%	-1.93%
North	20	29	68.97%	79	3.95	\$202,300	-6.90%	-1.46%
North West	26	48	54.17%	125	4.81	\$238,600	-1.08%	4.93%
West	29	59	49.15%	151	5.21	\$229,100	-5.06%	-0.82%
South	37	55	67.27%	159	4.30	\$214,500	-3.33%	-2.41%
South East	15	42	35.71%	114	7.60	\$236,000	-1.83%	-2.60%
East	2	10	20.00%	36	18.00	\$184,800	-1.70%	-1.49%
TOTAL CITY	251	564	44.50%	1,546	6.16	\$250,400	-2.49%	-0.08%
Semi-detached								
City Centre	50	120	41.67%	354	7.08	\$716,100	-7.65%	2.18%
North East	15	30	50.00%	71	4.73	\$290,900	-2.77%	0.48%
North	16	31	51.61%	52	3.25	\$324,200	2.92%	0.87%
North West	14	28	50.00%	63	4.50	\$374,200	-4.98%	2.24%
West	15	26	57.69%	73	4.87	\$486,900	-5.49%	1.10%
South	26	44	59.09%	76	2.92	\$309,300	-8.00%	-0.74%
South East	22	28	78.57%	57	2.59	\$306,400	-4.79%	-0.65%
East	9	12	75.00%	27	3.00	\$286,200	-3.83%	-0.21%
TOTAL CITY	167	318	52.52%	773	4.63	\$395,300	-5.14%	1.10%
Row								
City Centre	24	80	30.00%	245	10.21	\$445,100	-4.99%	-0.04%
North East	29	49	59.18%	101	3.48	\$190,300	-5.46%	-1.19%
North	20	81	24.69%	175	8.75	\$248,400	-5.52%	0.61%
North West	19	56	33.93%	104	5.47	\$297,200	-3.51%	-0.27%
West	27	52	51.92%	125	4.63	\$321,800	-6.45%	1.07%
South	39	71	54.93%	161	4.13	\$247,800	-4.66%	0.61%
South East	32	54	59.26%	112	3.50	\$281,800	-5.12%	-0.14%
East	9	13	69.23%	30	3.33	\$152,800	-11.68%	-5.80%
TOTAL CITY	199	456	43.64%	1,053	5.29	\$284,900	-5.13%	0.00%

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

City of Calgary

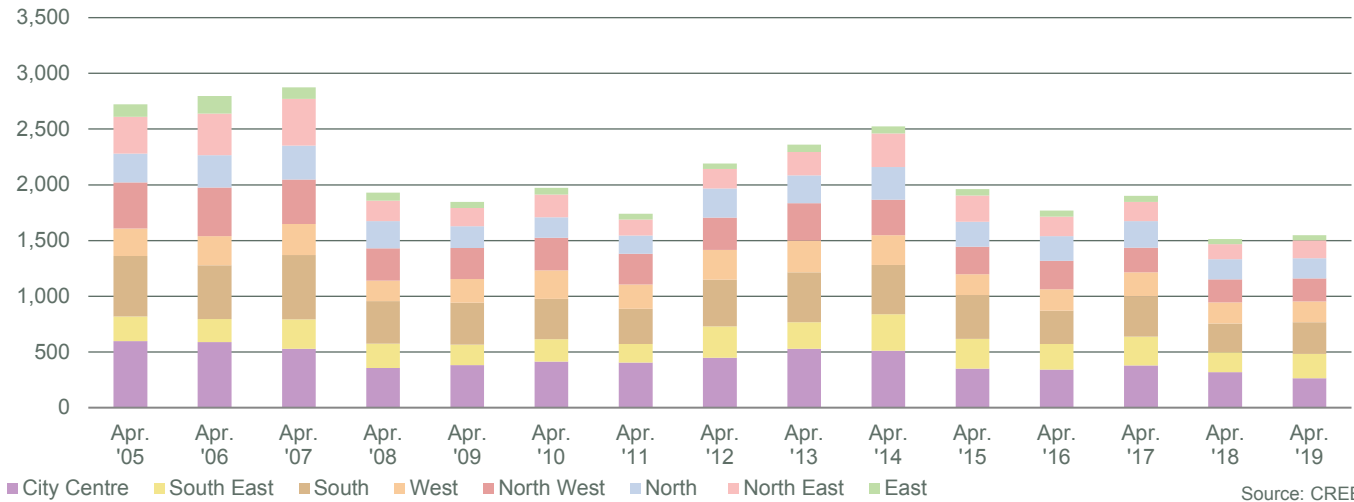
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Apr. 2019

TOTAL SALES

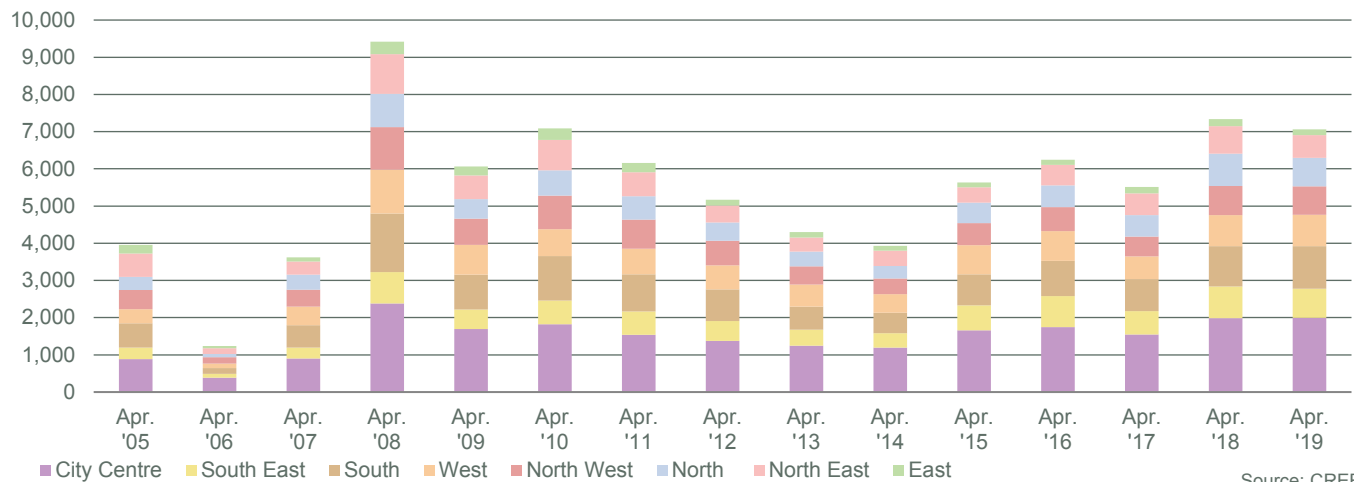
APRIL



Source: CREB®

TOTAL INVENTORY

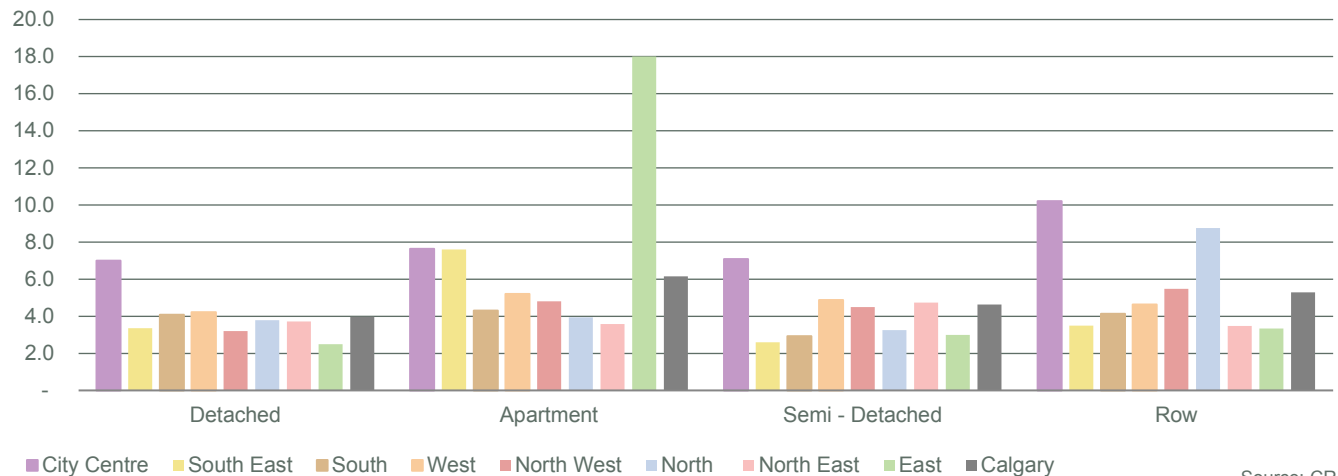
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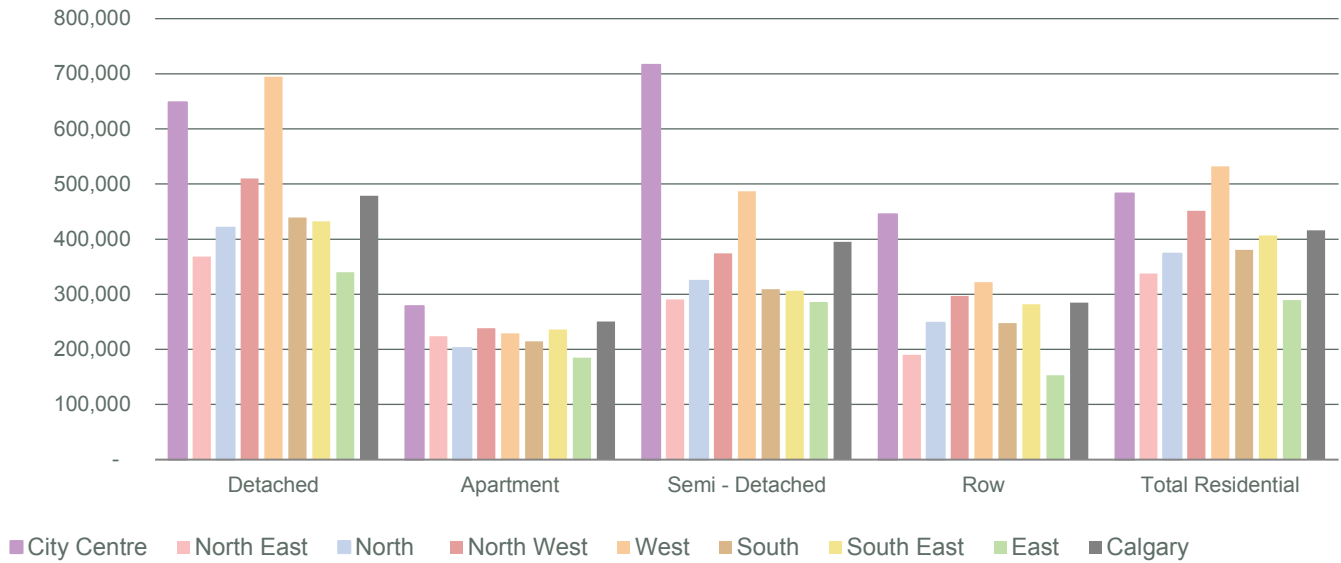
MONTHS OF SUPPLY

APRIL



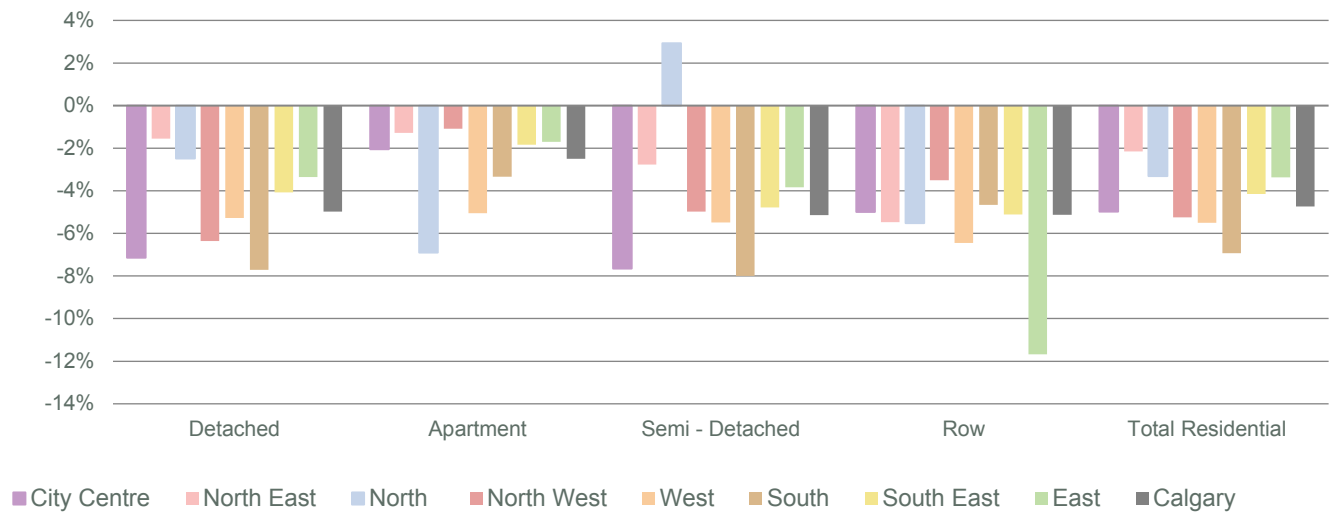
Source: CREB®

BENCHMARK PRICE - APRIL



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL



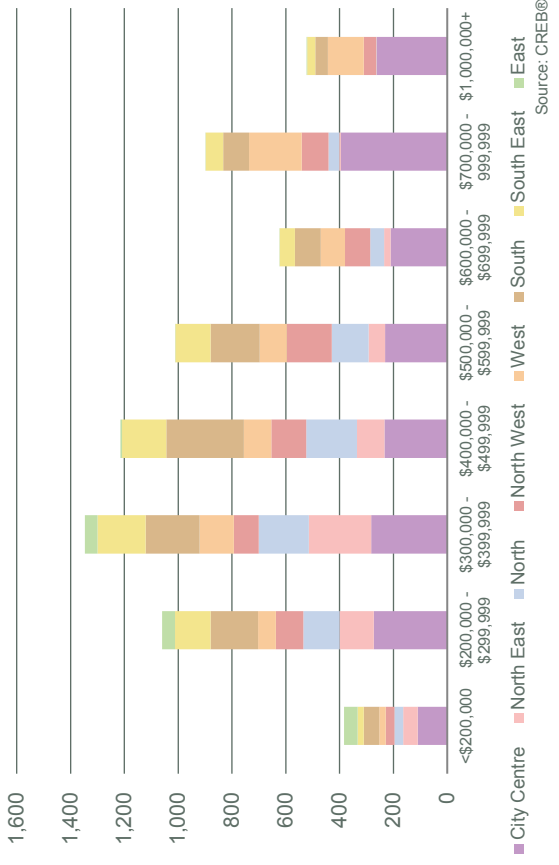
Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

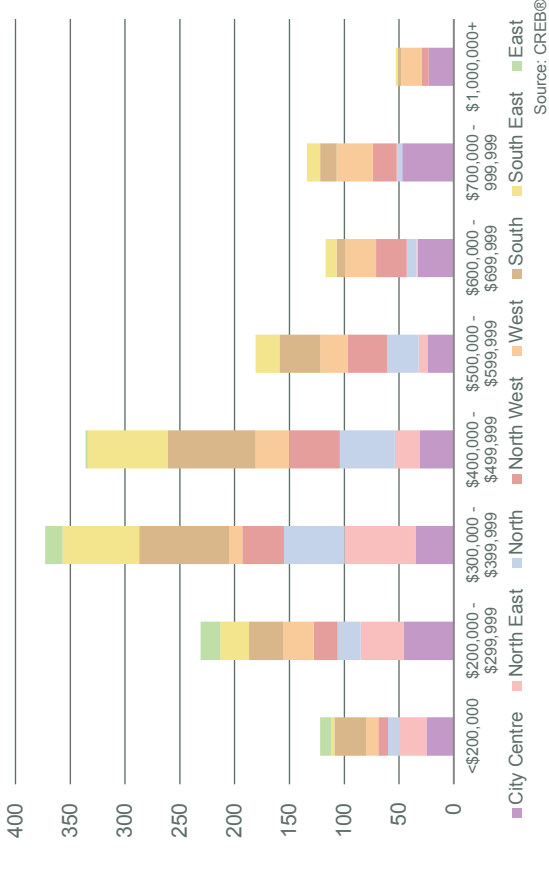
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994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

Apr. 2019

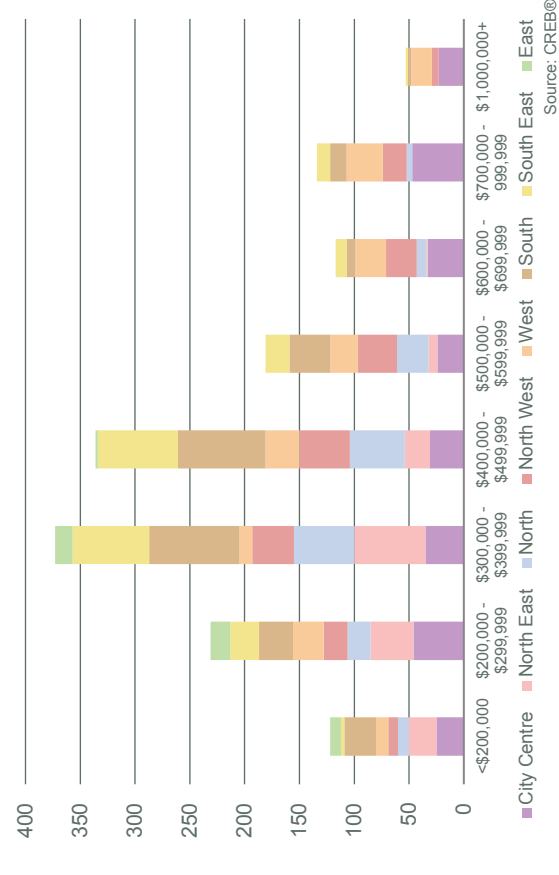
TOTAL INVENTORY BY PRICE RANGE - APRIL



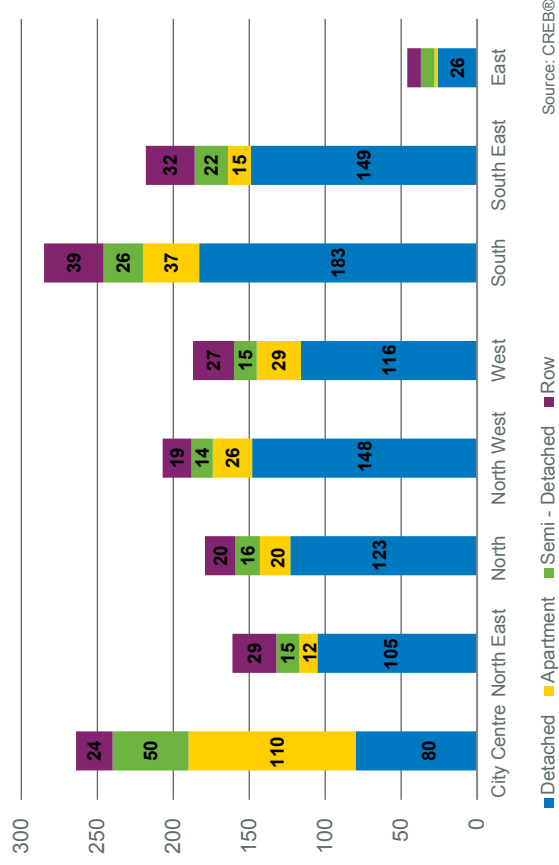
TOTAL SALES BY PRICE RANGE - APRIL



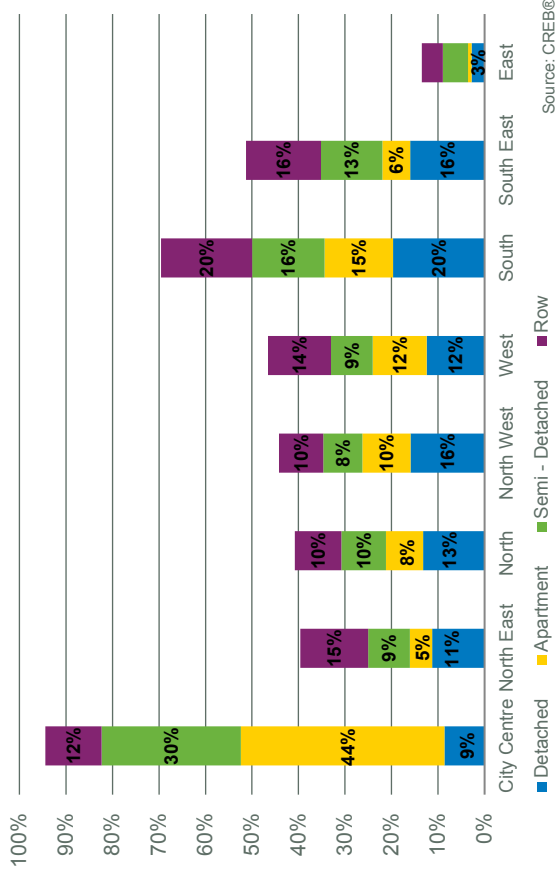
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



SHARE OF CITY WIDE SALES - APRIL



Apr. 2019

	2018	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,491	1,268	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,962	3,057	3,057	3,086	2,437	1,915	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,474	8,140	8,140	7,962	7,339	6,536	4,918
Days on Market	61	51	45	47	46	46	52	56	56	56	60	63	69
Benchmark Price	432,400	434,600	435,700	436,600	437,000	436,600	435,500	432,000	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	427,000	412,750	410,250	396,625	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	483,752	465,924	468,444	443,533	449,000
Index	199	200	200	201	201	201	200	199	199	197	196	194	193

	2019
Sales	802
New Listings	2,572
Inventory	5,498
Days on Market	71
Benchmark Price	414,800
Median Price	390,750
Average Price	450,777
Index	191

CALGARY TOTAL SALES

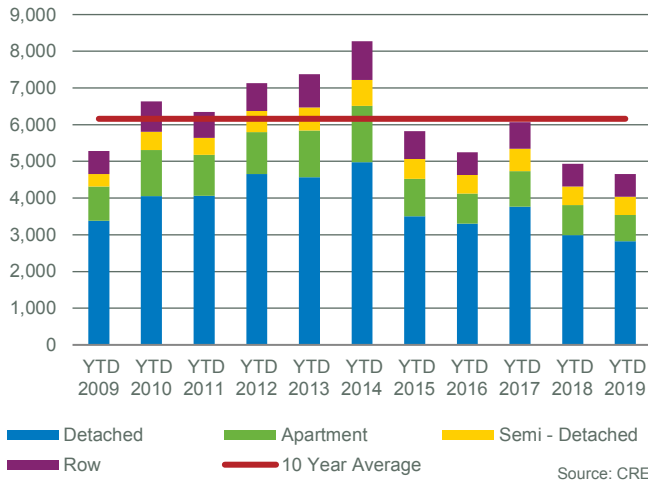
	Apr-18	Apr-19	YTD 2018	YTD 2019
>\$100,000	-	2	-	4
\$100,000 - \$199,999	74	120	270	321
\$200,000 - \$299,999	222	231	691	703
\$300,000 - \$349,999	158	187	537	559
\$350,000 - \$399,999	182	186	578	669
\$400,000 - \$449,999	187	193	638	572
\$450,000 - \$499,999	154	143	454	445
\$500,000 - \$549,999	106	104	402	314
\$550,000 - \$599,999	113	77	336	235
\$600,000 - \$649,999	57	67	211	181
\$650,000 - \$699,999	42	50	149	149
\$700,000 - \$799,999	89	78	242	199
\$800,000 - \$899,999	49	31	141	89
\$900,000 - \$999,999	33	25	78	59
\$1,000,000 - \$1,249,999	28	28	100	67
\$1,250,000 - \$1,499,999	12	12	49	40
\$1,500,000 - \$1,749,999	4	6	23	12
\$1,750,000 - \$1,999,999	2	1	14	12
\$2,000,000 - \$2,499,999	2	5	13	13
\$2,500,000 - \$2,999,999	-	-	3	1
\$3,000,000 - \$3,499,999	-	1	2	3
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	-	1
Total	1,514	1,547	4,931	4,651

CITY OF CALGARY TOTAL SALES BY PRICE RANGE



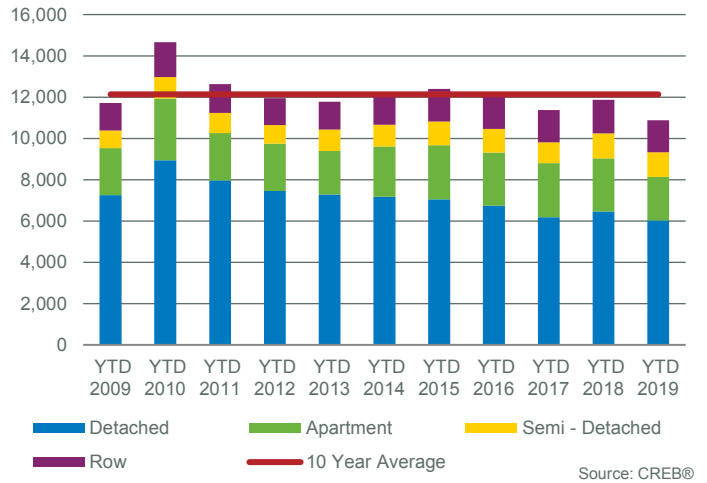
CITY OF CALGARY TOTAL SALES

YTD APRIL

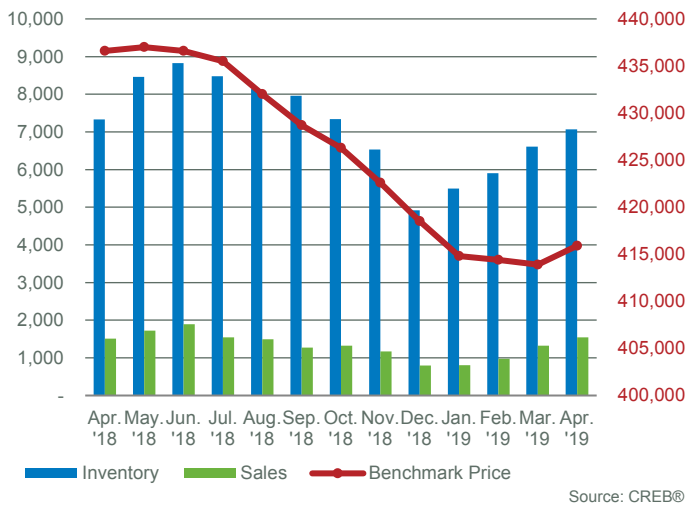


CITY OF CALGARY TOTAL NEW LISTINGS

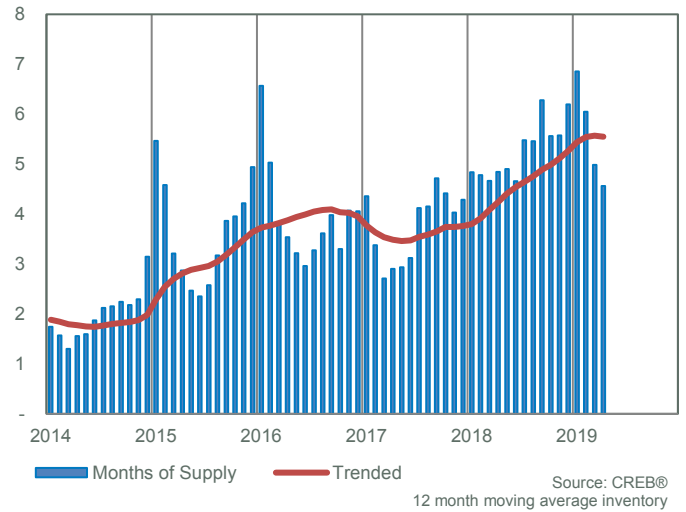
YTD APRIL



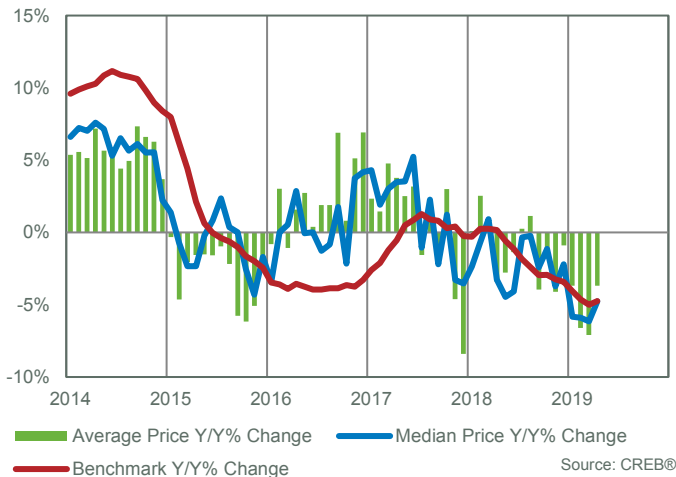
CITY OF CALGARY TOTAL INVENTORY AND SALES



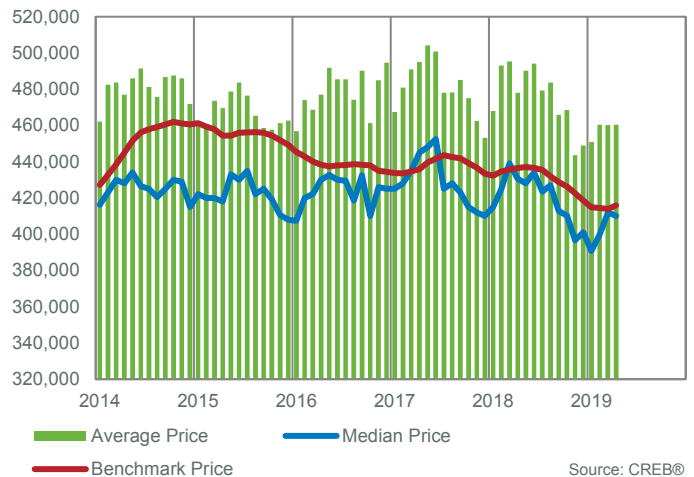
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



CITY OF CALGARY TOTAL PRICES



Apr. 2019

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	496
New Listings	1,288	1,295	1,870	2,005	2,660	2,304	1,732	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,504	4,816	4,593	4,445	4,355	3,986	3,507	2,599
Days on Market	55	45	37	41	40	41	49	51	52	57	60	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
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
Average Price	545,711	575,329	568,654	558,840	577,253	573,729	560,720	563,704	539,455	543,462	532,883	511,103
Index	205	206	207	207	207	206	206	204	203	201	200	198
2019												
Sales	486	591	817	930								
New Listings	1,358	1,181	1,700	1,787								
Inventory	2,845	2,995	3,397	3,691								
Days on Market	67	62	57	49								
Benchmark Price	476,500	475,600	475,800	478,700								
Median Price	443,950	459,900	460,000	474,625								
Average Price	521,285	540,939	528,331	544,584								
Index	196	195	195	197								

CALGARY TOTAL SALES

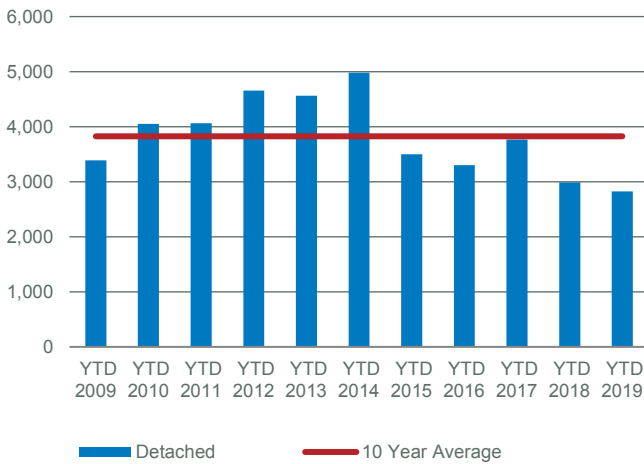
	Apr-18	Apr-19	YTD 2018	YTD 2019
>\$100,000	-	1	-	1
\$100,000 - \$199,999	2	-	2	1
\$200,000 - \$299,999	22	28	59	93
\$300,000 - \$349,999	57	77	204	248
\$350,000 - \$399,999	109	129	381	475
\$400,000 - \$449,999	141	167	498	486
\$450,000 - \$499,999	130	127	378	397
\$500,000 - \$549,999	91	97	361	285
\$550,000 - \$599,999	95	62	287	199
\$600,000 - \$649,999	47	58	176	145
\$650,000 - \$699,999	36	37	136	110
\$700,000 - \$799,999	68	55	176	134
\$800,000 - \$899,999	39	25	101	74
\$900,000 - \$999,999	26	18	59	45
\$1,000,000 - \$1,249,999	24	25	79	54
\$1,250,000 - \$1,499,999	12	11	42	35
\$1,500,000 - \$1,749,999	3	6	19	11
\$1,750,000 - \$1,999,999	2	1	13	10
\$2,000,000 - \$2,499,999	2	5	11	13
\$2,500,000 - \$2,999,999	-	-	3	1
\$3,000,000 - \$3,499,999	-	1	2	3
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	-	1
TOTAL	906	930	2,987	2,824

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



CITY OF CALGARY DETACHED SALES

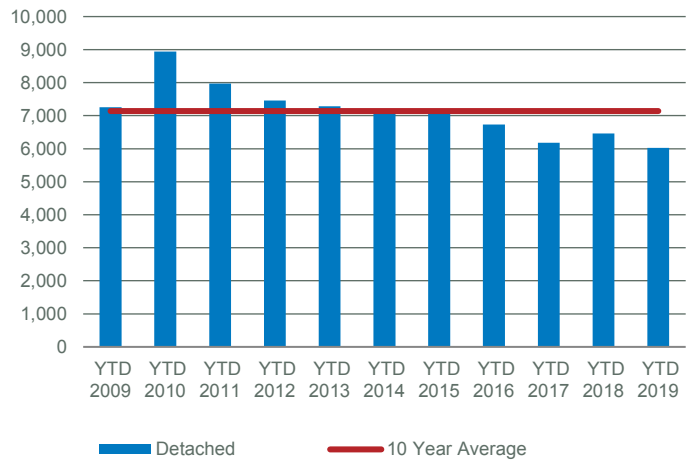
YTD APRIL



Source: CREB®

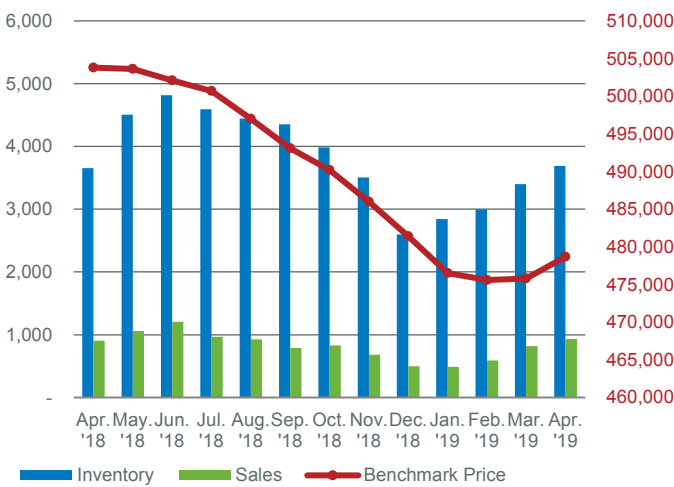
CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



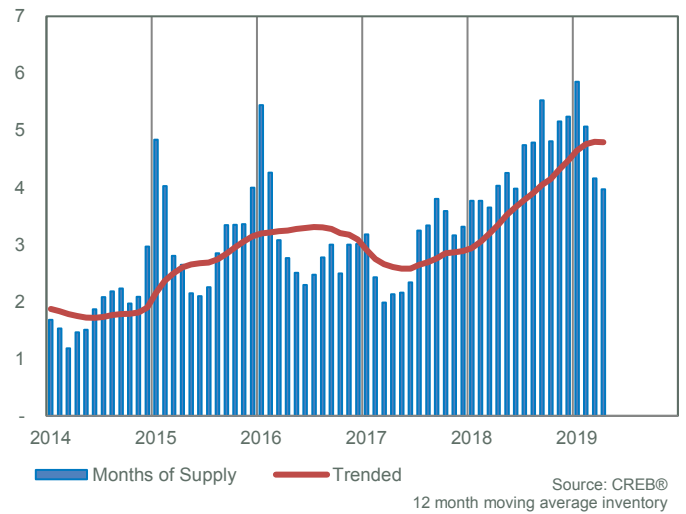
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



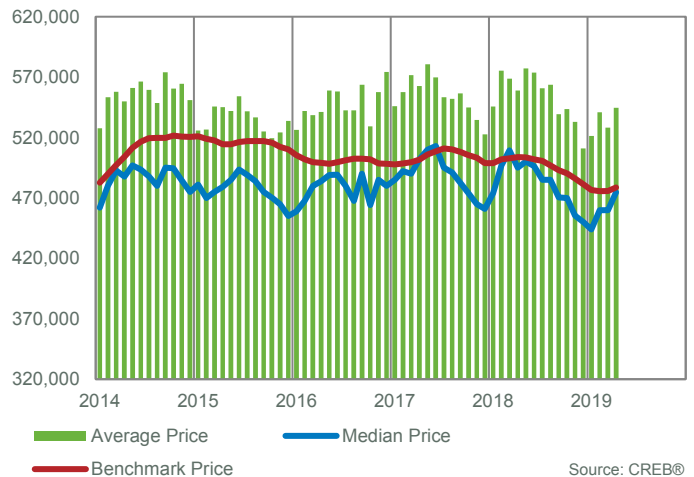
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



Source: CREB®

	2018	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	145	197	219	261	282	292	254	242	212	213	239	105	
New Listings	588	544	721	725	776	659	541	546	560	473	345	213	
Inventory	1,290	1,436	1,695	1,853	1,924	1,877	1,781	1,668	1,624	1,508	1,325	1,030	
Days on Market	76	68	64	59	59	59	62	71	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	252,800	251,500	
Median Price	255,000	270,000	252,500	255,000	250,000	260,500	245,000	258,000	252,250	255,000	242,000	240,000	
Average Price	298,942	325,905	300,005	286,118	289,715	290,344	280,879	294,787	300,967	286,192	275,078	283,916	
Index	177	177	178	178	177	179	180	178	178	178	175	174	

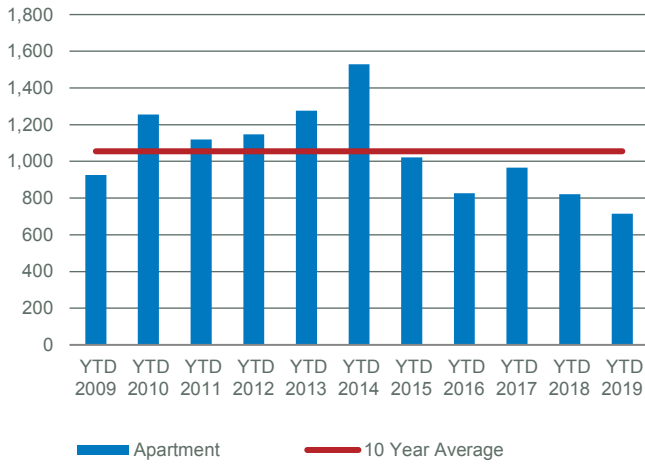
	Apr-18	Apr-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	1	-	3
\$100,000 - \$199,999	56	82	203	220
\$200,000 - \$299,999	108	102	317	283
\$300,000 - \$349,999	41	27	113	80
\$350,000 - \$399,999	22	15	63	44
\$400,000 - \$449,999	11	7	46	28
\$450,000 - \$499,999	13	4	29	13
\$500,000 - \$549,999	3	2	11	8
\$550,000 - \$599,999	2	3	10	8
\$600,000 - \$649,999	2	1	6	8
\$650,000 - \$699,999	-	2	-	3
\$700,000 - \$799,999	1	4	3	7
\$800,000 - \$899,999	-	-	5	1
\$900,000 - \$999,999	1	-	3	2
\$1,000,000 - \$1,249,999	-	1	3	2
\$1,250,000 - \$1,499,999	-	-	5	2
\$1,500,000 - \$1,749,999	1	-	3	-
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	261	251	822	714

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



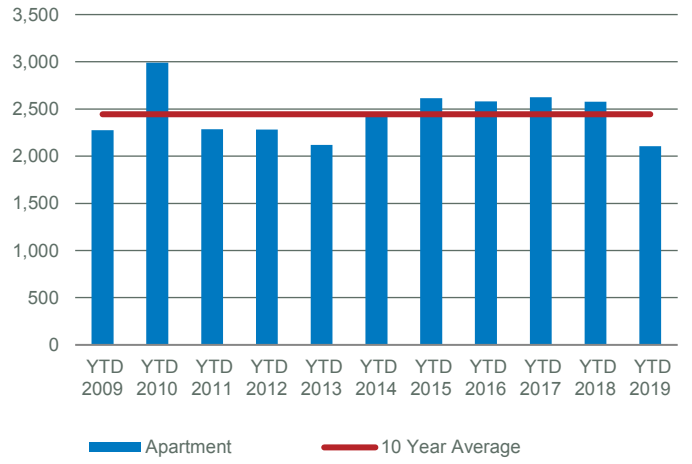
CITY OF CALGARY APARTMENT SALES

YTD APRIL

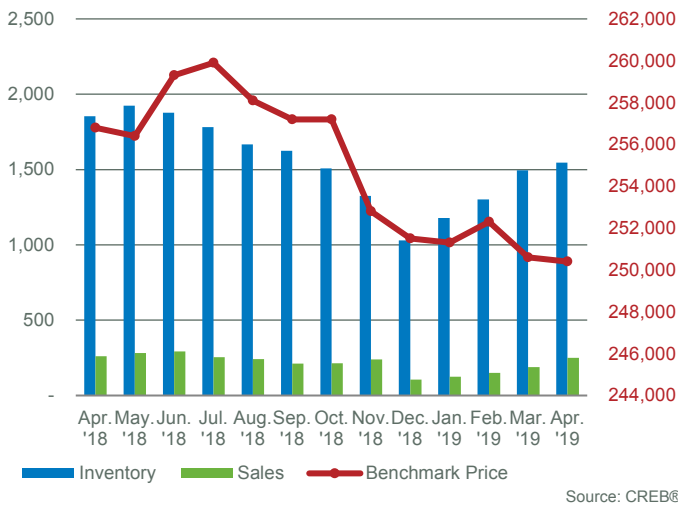


CITY OF CALGARY APARTMENT NEW LISTINGS

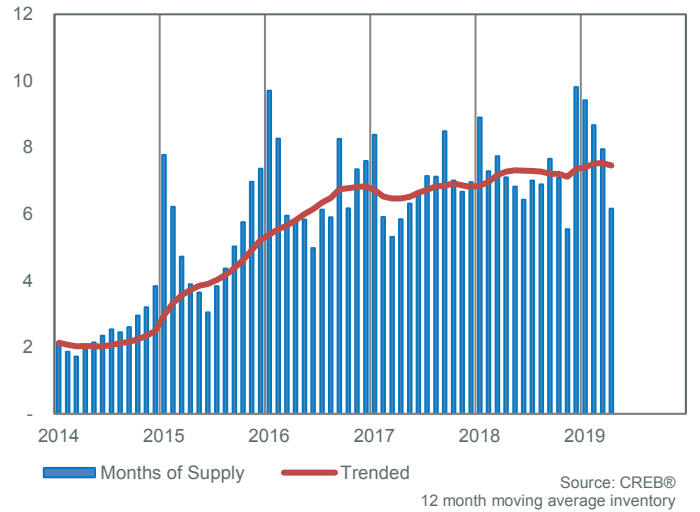
YTD APRIL



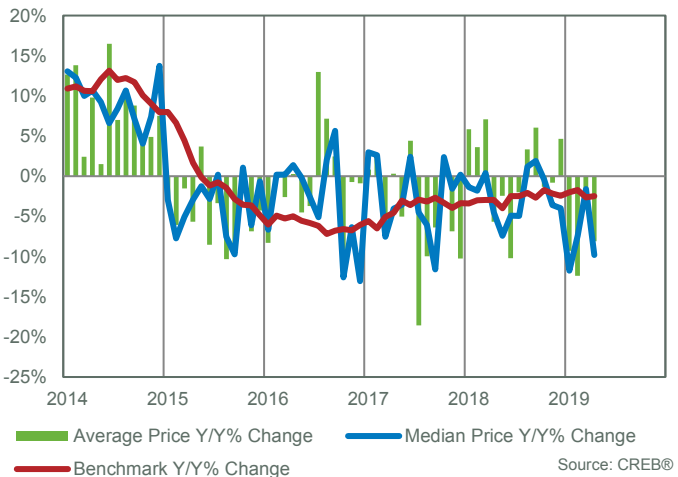
CITY OF CALGARY APARTMENT INVENTORY AND SALES



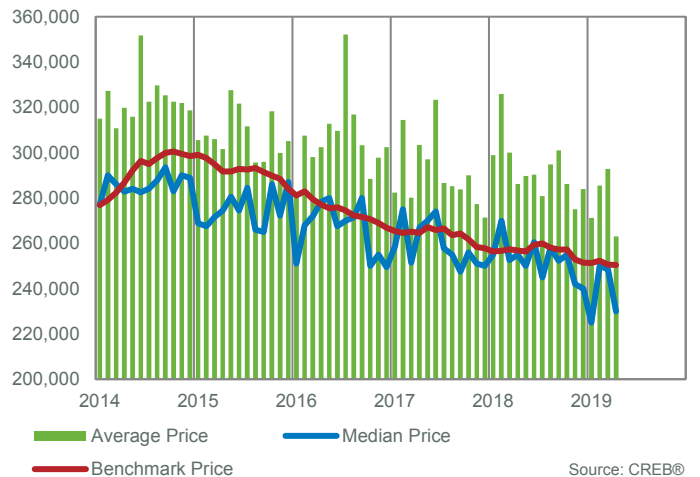
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	99	106	143	155	156	183	150	142	122	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	204	110
Inventory	447	533	674	756	861	919	901	890	852	816	753	571
Days on Market	62	48	45	52	52	47	48	56	56	60	78	79
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	408,180	395,750	413,750	370,750	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	447,913	477,262	437,269	467,019
Index	209	210	210	211	210	210	210	208	206	204	203	201

	Apr-18	Apr-19	YTD 2018	YTD 2019
2019				
Sales	84	103	148	167
New Listings	308	253	316	318
Inventory	650	690	762	773
Days on Market	67	59	66	63
Benchmark Price	393,100	392,500	391,000	395,300
Median Price	395,250	385,000	389,000	385,000
Average Price	498,689	465,963	478,728	473,561
Index	199	198	198	200

CALGARY TOTAL SALES

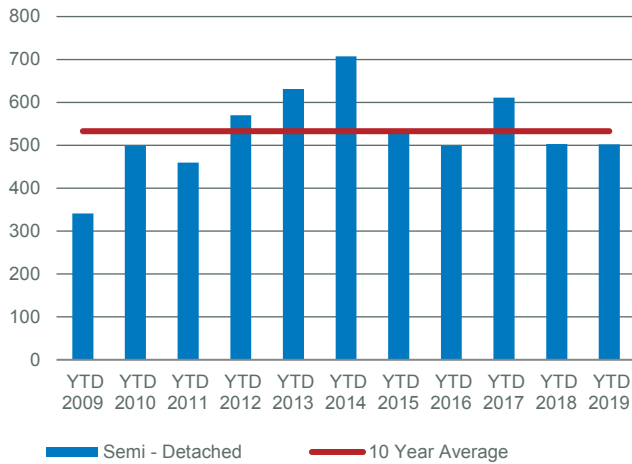
	Apr-18	Apr-19	YTD 2018	YTD 2019
>\$100,000	-	-	4	14
\$100,000 - \$199,999	2	3	4	14
\$200,000 - \$299,999	20	24	77	77
\$300,000 - \$349,999	18	35	81	92
\$350,000 - \$399,999	28	26	72	86
\$400,000 - \$449,999	17	15	48	35
\$450,000 - \$499,999	7	6	27	19
\$500,000 - \$549,999	9	3	18	12
\$550,000 - \$599,999	6	7	19	19
\$600,000 - \$649,999	6	8	21	21
\$650,000 - \$699,999	4	10	8	34
\$700,000 - \$799,999	20	17	60	55
\$800,000 - \$899,999	10	5	34	13
\$900,000 - \$999,999	5	6	14	11
\$1,000,000 - \$1,249,999	3	2	17	11
\$1,250,000 - \$1,499,999	-	-	2	2
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	155	167	503	502

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY SEMI-DET. SALES

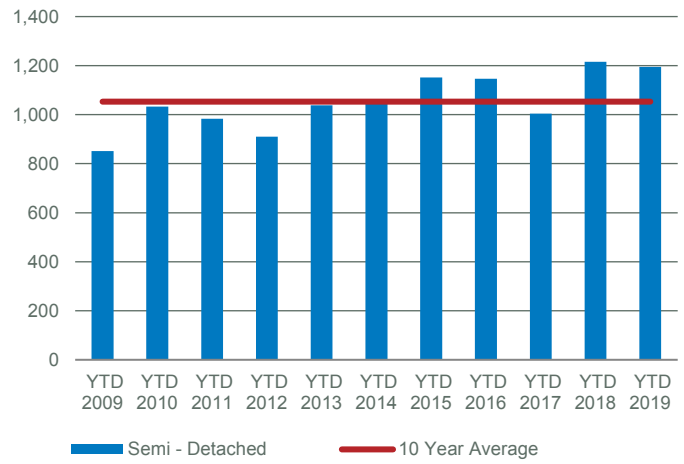
YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



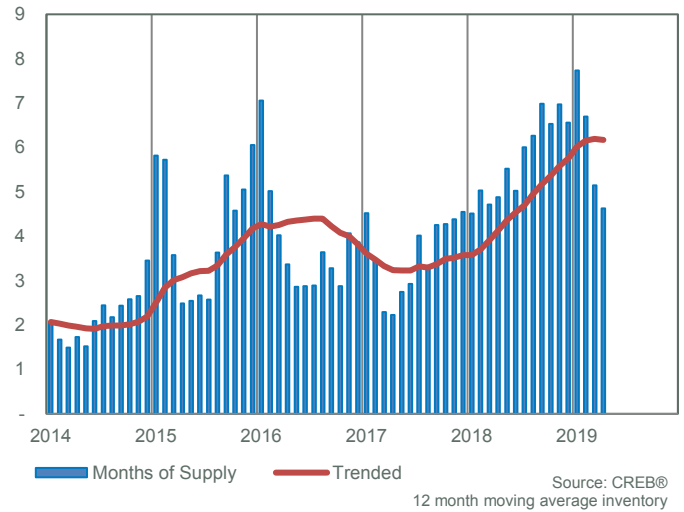
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



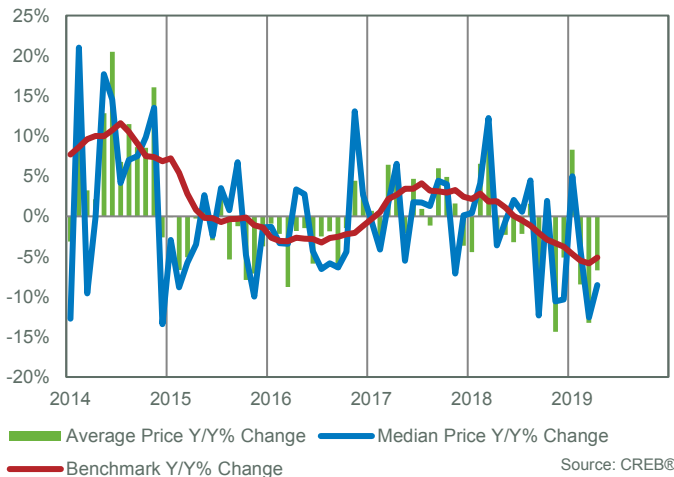
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



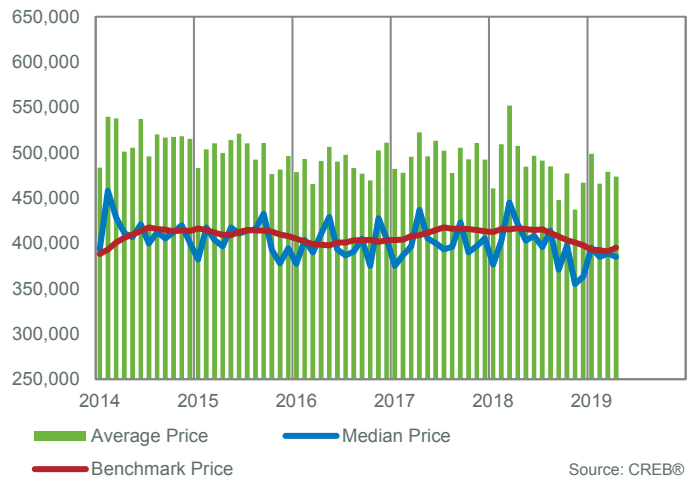
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



Source: CREB®

Apr. 2019

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	131	133	163	192	228	211	175	179	146	153	145	106
New Listings	346	318	467	486	514	496	390	368	415	297	279	147
Inventory	703	779	941	1,073	1,169	1,218	1,199	1,137	1,131	1,029	951	718
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,700	295,600	297,900	300,300	303,500	302,500	300,600	296,700	294,200	293,400	292,900	288,400
Median Price	295,000	300,000	300,000	308,950	308,450	293,500	292,500	300,000	299,000	289,900	289,000	295,250
Average Price	314,512	323,453	328,860	334,402	337,798	317,123	305,903	323,800	323,639	308,489	306,841	307,143
Index	186	185	187	188	190	189	188	186	184	184	183	181
2019												
Sales	107	131	174	199								
New Listings	391	324	385	456								
Inventory	825	914	958	1,053								
Days on Market	85	64	65	61								
Benchmark Price	284,300	284,600	284,900	284,900								
Median Price	284,000	281,000	295,075	284,900								
Average Price	302,691	292,931	305,854	305,481								
Index	178	178	178	178								

CALGARY TOTAL SALES

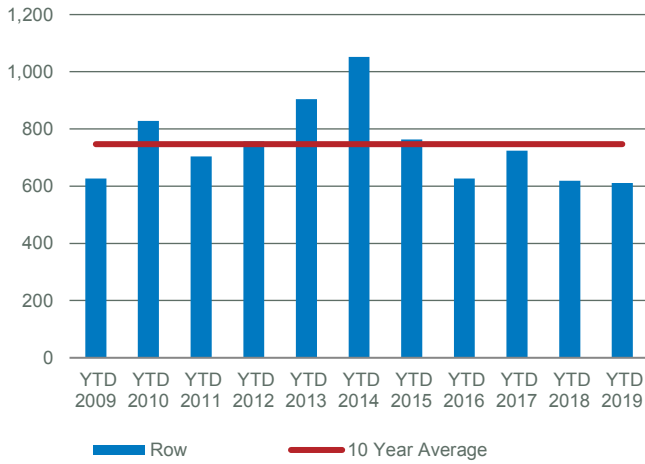
	Apr-18	Apr-19	YTD 2018	YTD 2019
>\$100,000	-	-	-	-
\$100,000 - \$199,999	14	35	61	86
\$200,000 - \$299,999	72	77	238	250
\$300,000 - \$349,999	42	48	139	139
\$350,000 - \$399,999	23	16	62	64
\$400,000 - \$449,999	18	4	46	23
\$450,000 - \$499,999	4	6	20	16
\$500,000 - \$549,999	3	2	12	9
\$550,000 - \$599,999	10	5	20	9
\$600,000 - \$649,999	2	-	8	7
\$650,000 - \$699,999	2	1	5	2
\$700,000 - \$799,999	-	2	3	3
\$800,000 - \$899,999	-	1	1	1
\$900,000 - \$999,999	1	1	2	1
\$1,000,000 - \$1,249,999	1	-	1	-
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
TOTAL	192	199	619	611

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

YTD APRIL



Source: CREB®

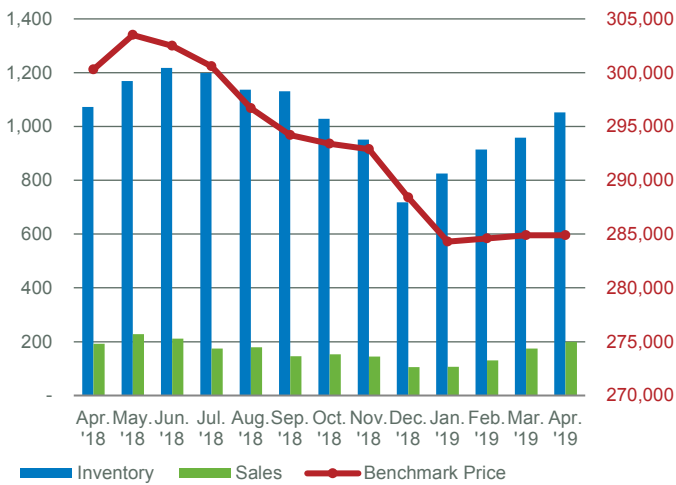
CITY OF CALGARY ROW NEW LISTINGS

YTD APRIL



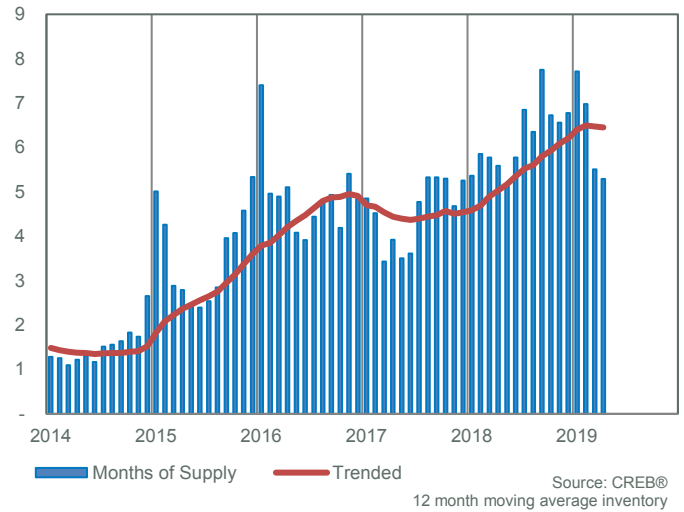
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



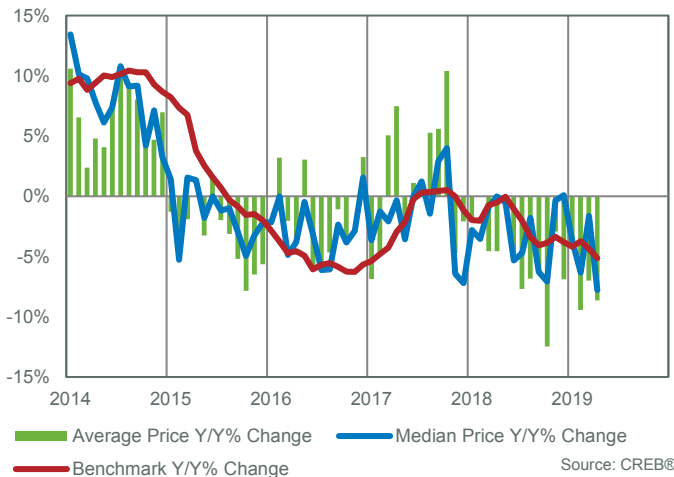
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



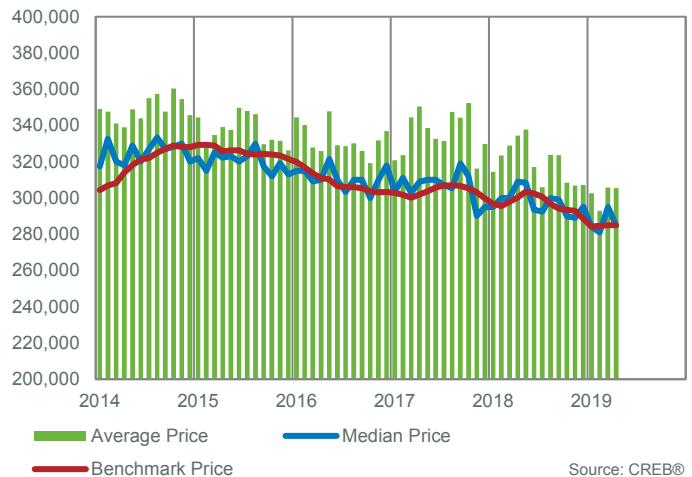
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

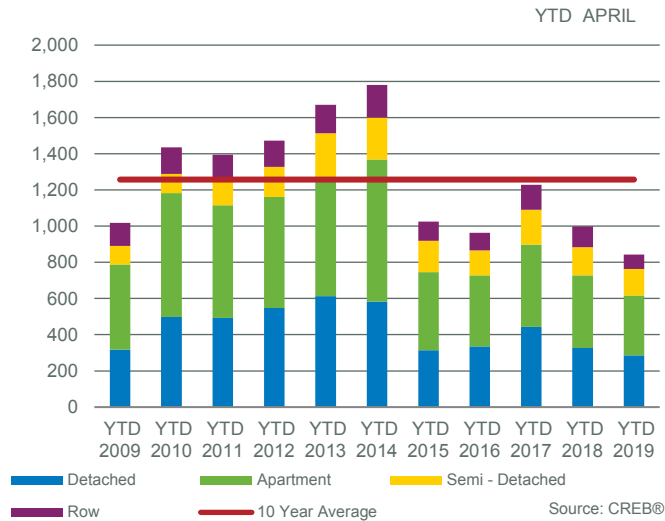
CITY OF CALGARY ROW PRICES



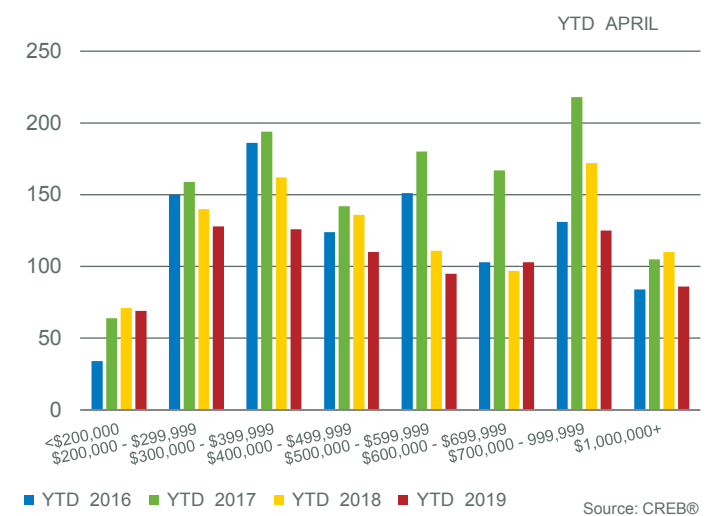
Source: CREB®

CITY CENTRE

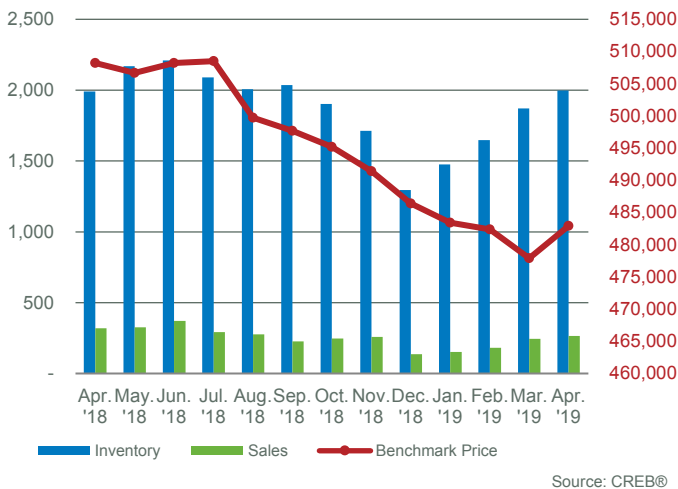
CITY CENTRE TOTAL SALES



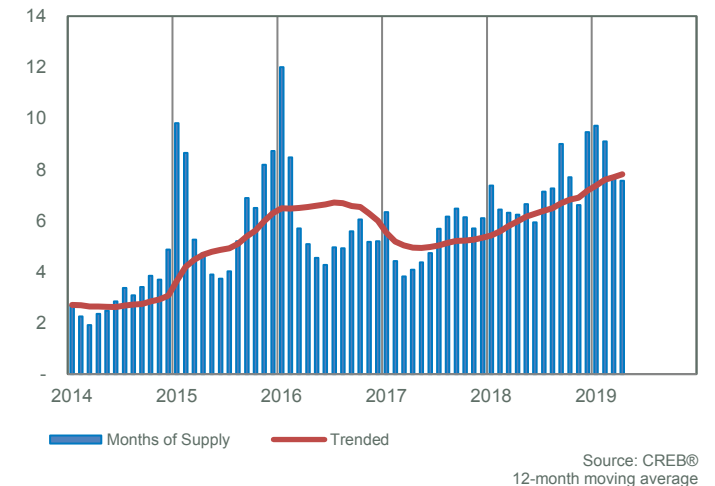
CITY CENTRE TOTAL SALES BY PRICE RANGE



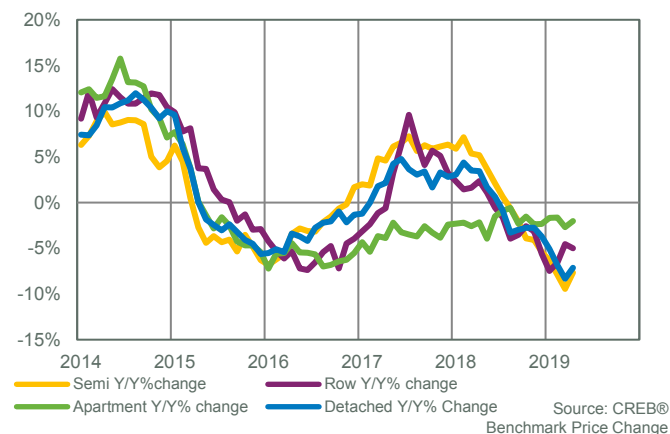
CITY CENTRE INVENTORY AND SALES



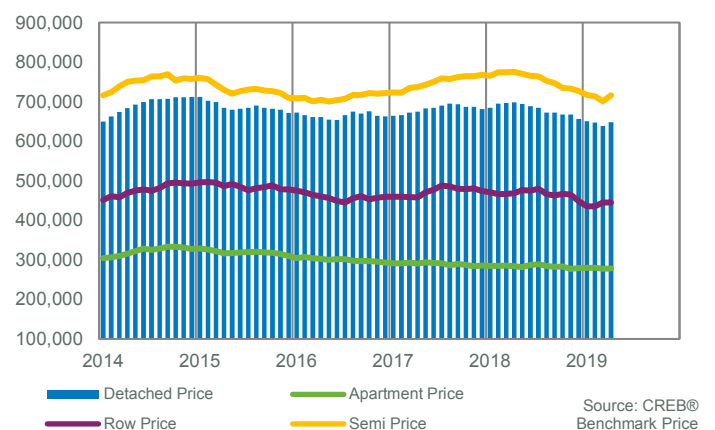
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

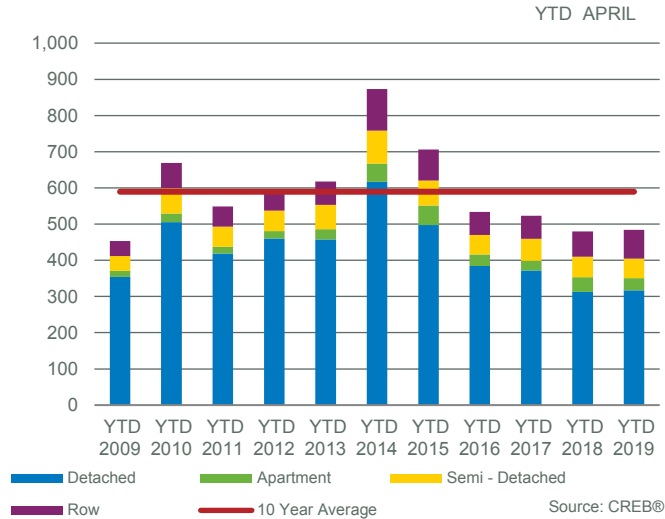


CITY CENTRE PRICES

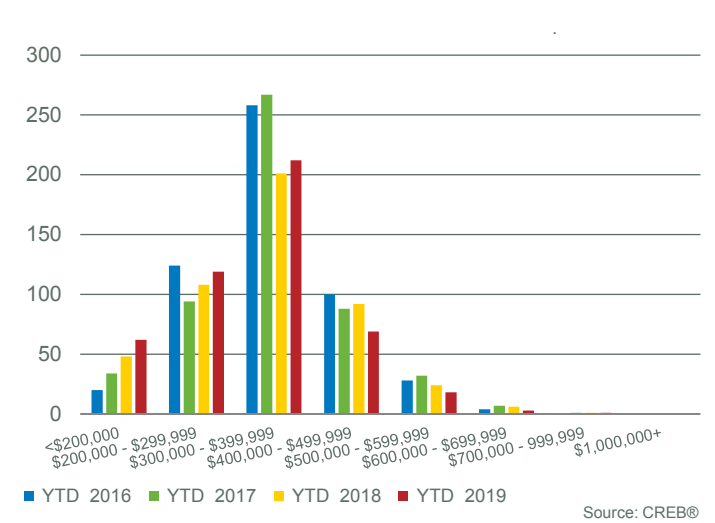


NORTHEAST

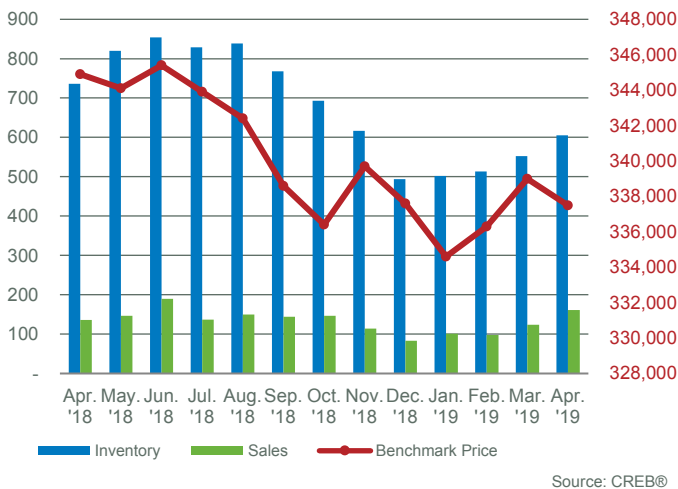
NORTHEAST TOTAL SALES



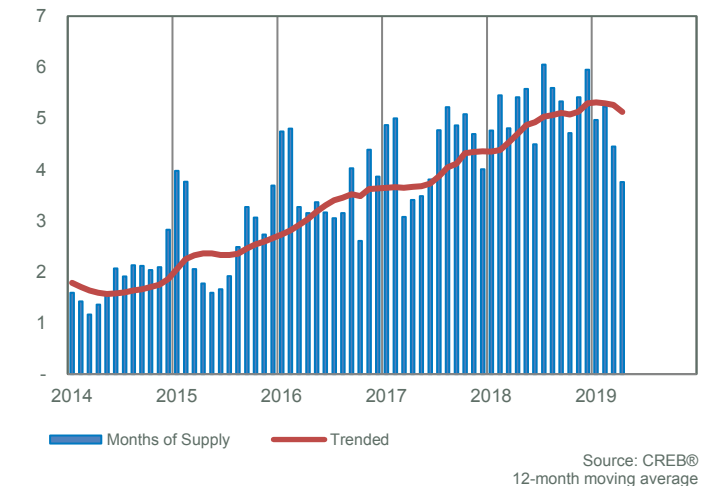
NORTHEAST TOTAL SALES BY PRICE RANGE



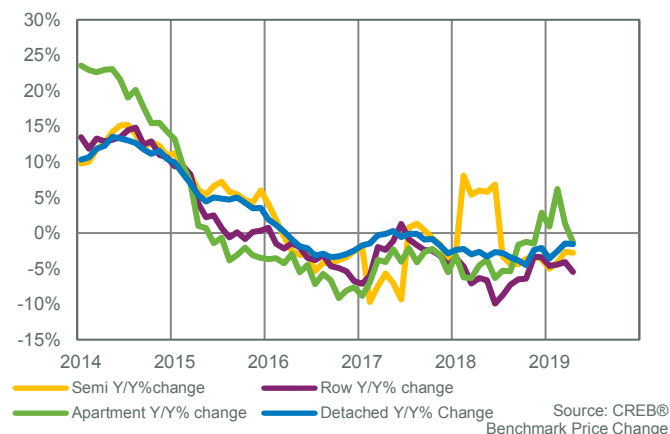
NORTHEAST INVENTORY AND SALES



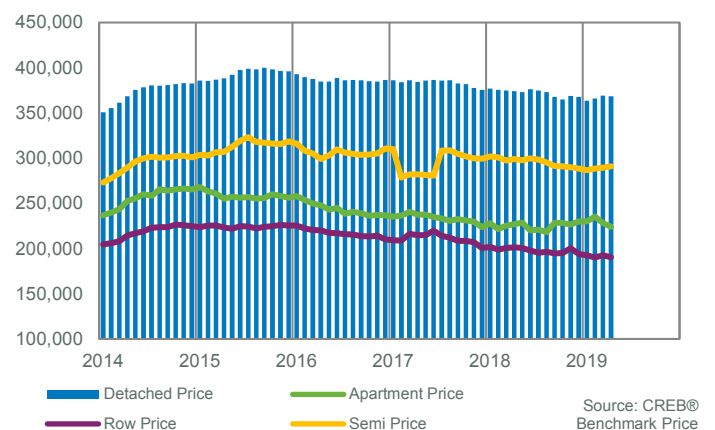
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

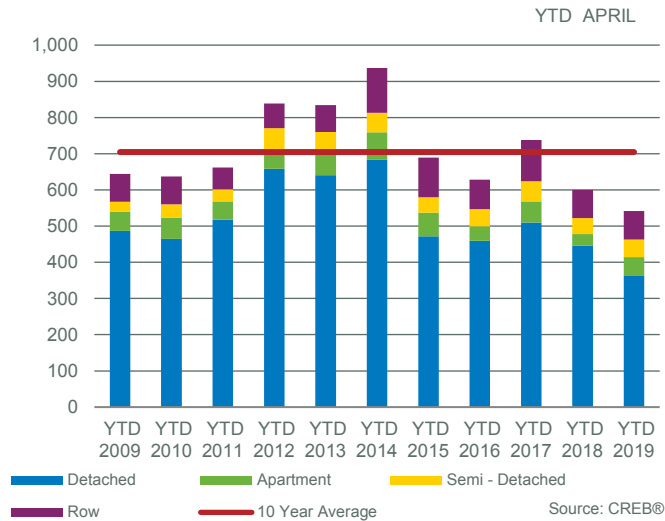


NORTHEAST PRICES

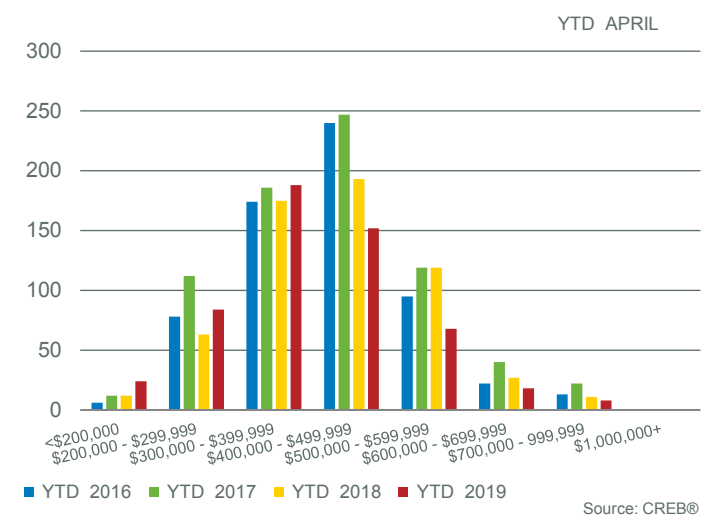


NORTH

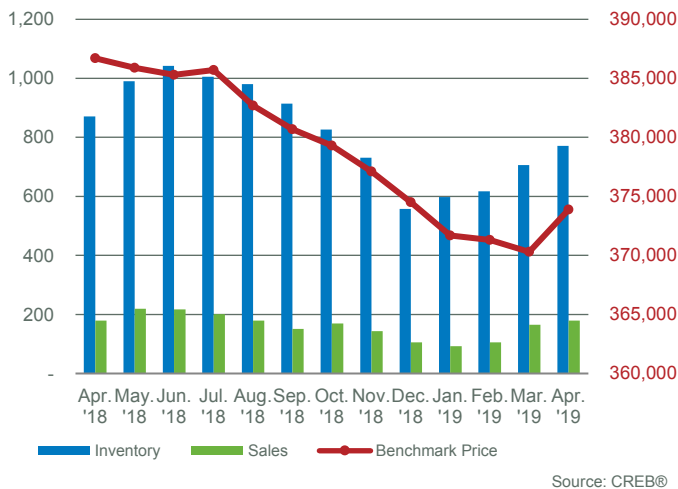
NORTH TOTAL SALES



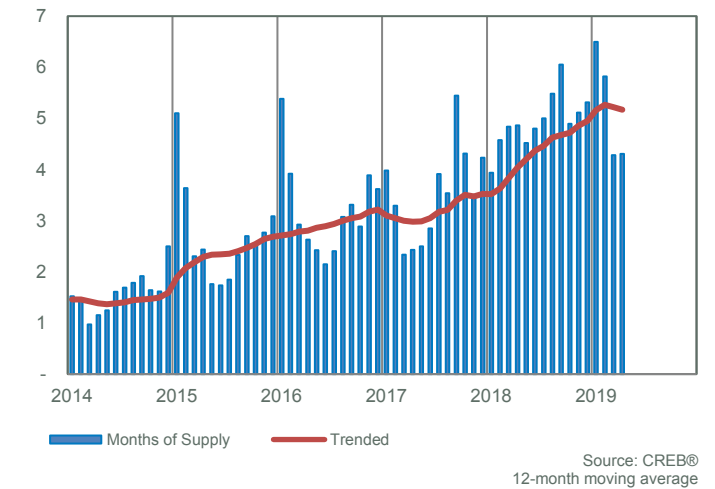
NORTH TOTAL SALES BY PRICE RANGE



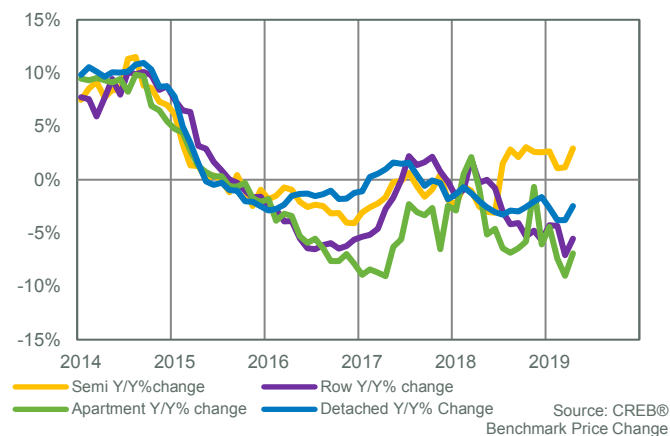
NORTH INVENTORY AND SALES



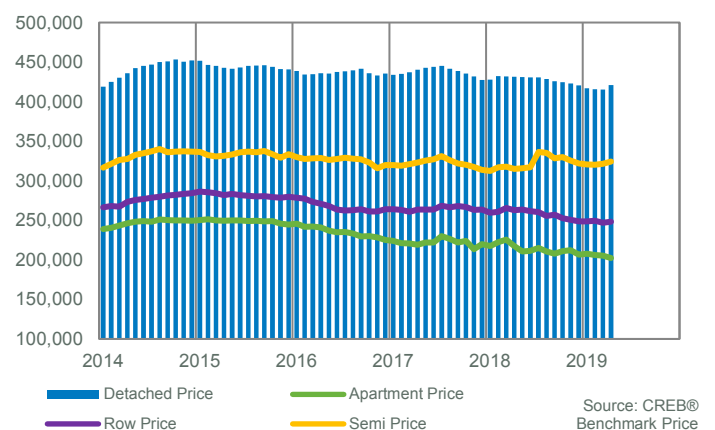
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

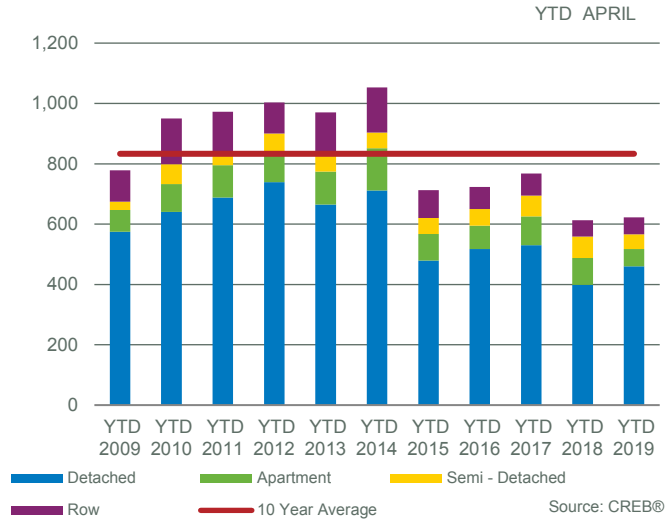


NORTH PRICES

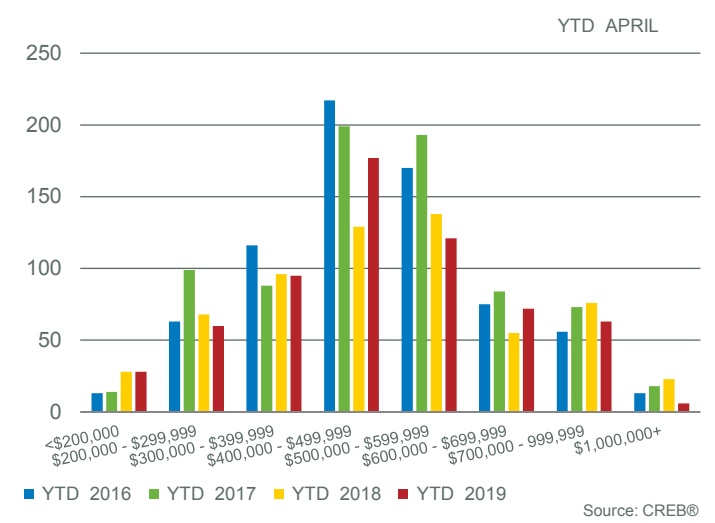


NORTHWEST

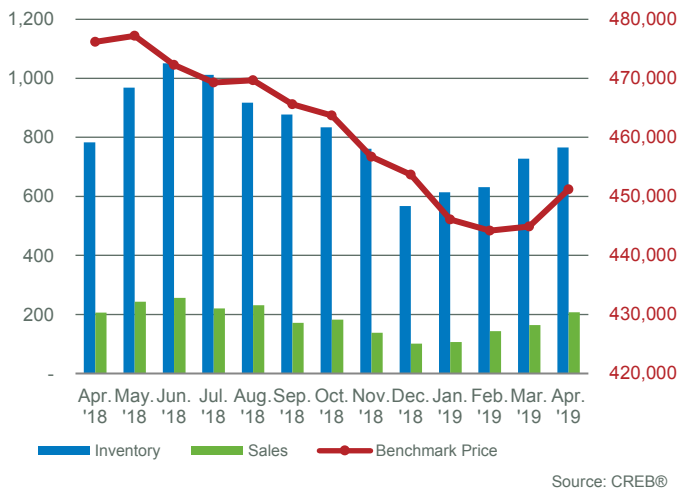
NORTHWEST TOTAL SALES



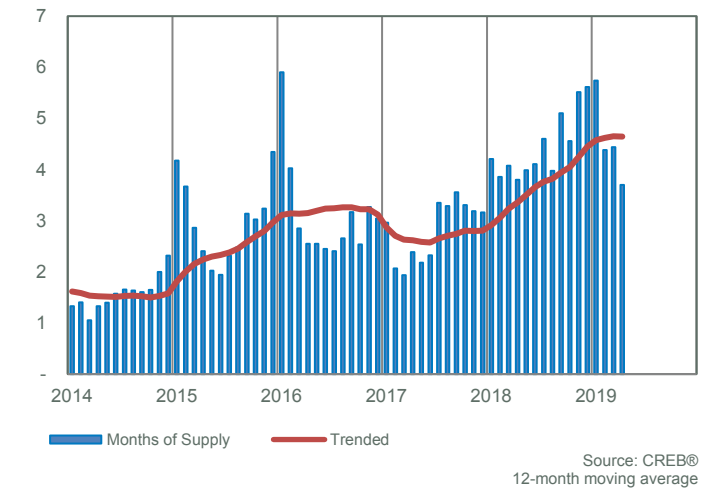
NORTHWEST TOTAL SALES BY PRICE RANGE



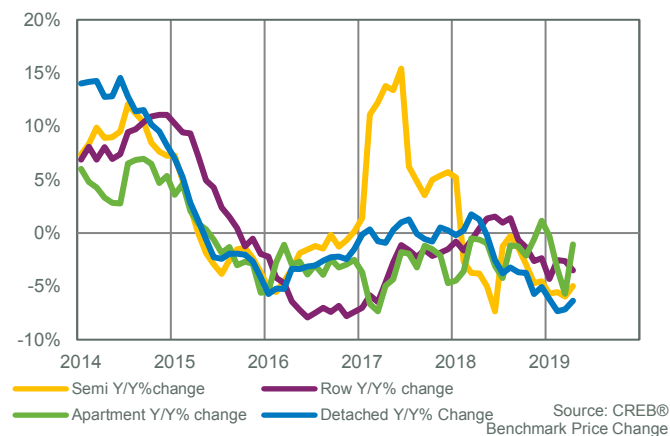
NORTHWEST INVENTORY AND SALES



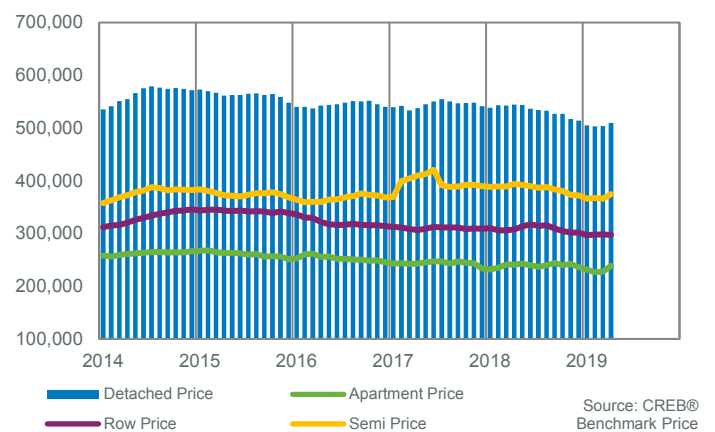
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

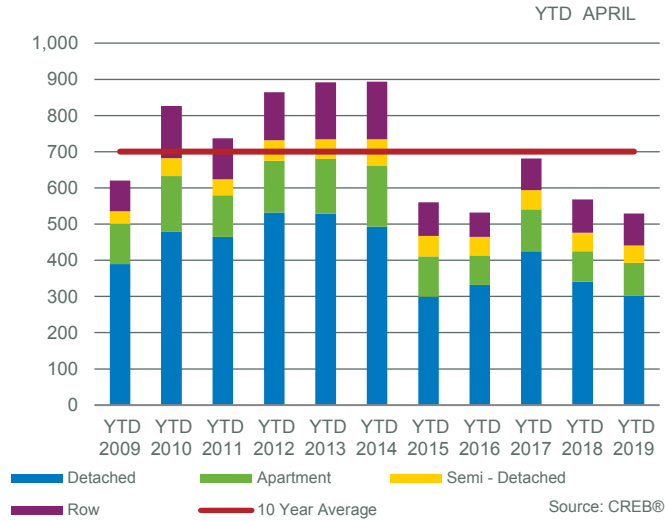


NORTHWEST PRICES

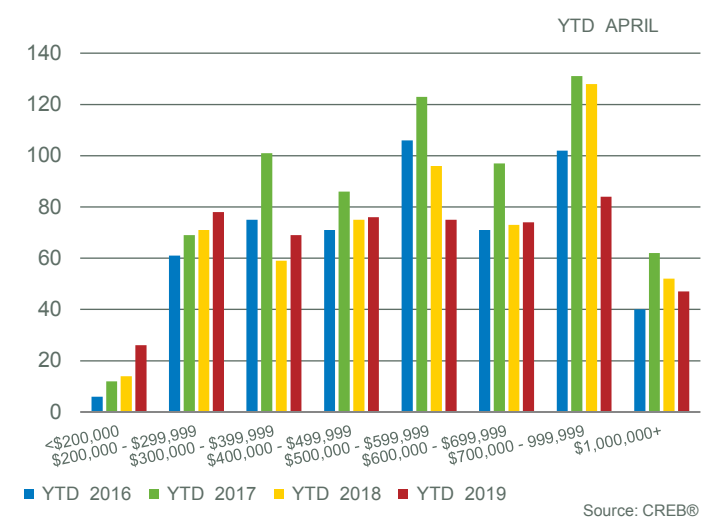


WEST

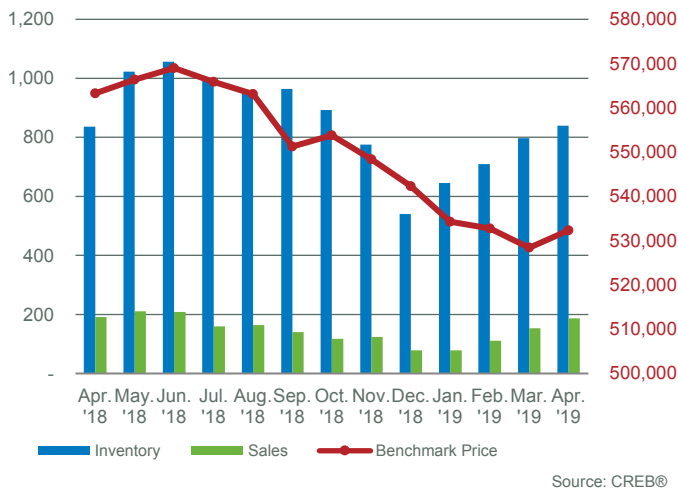
WEST TOTAL SALES



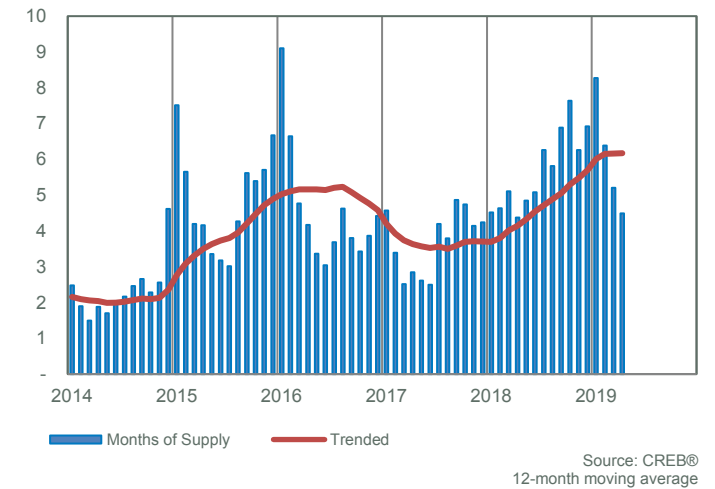
WEST TOTAL SALES BY PRICE RANGE



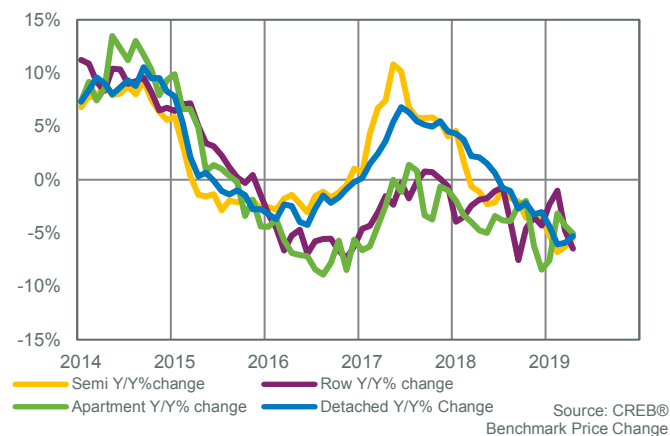
WEST INVENTORY AND SALES



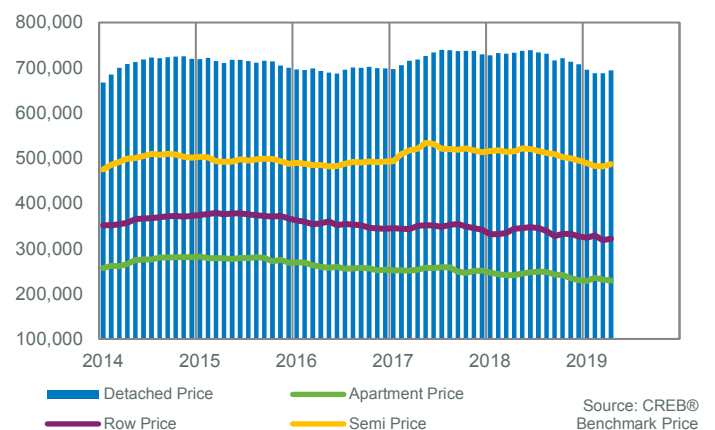
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

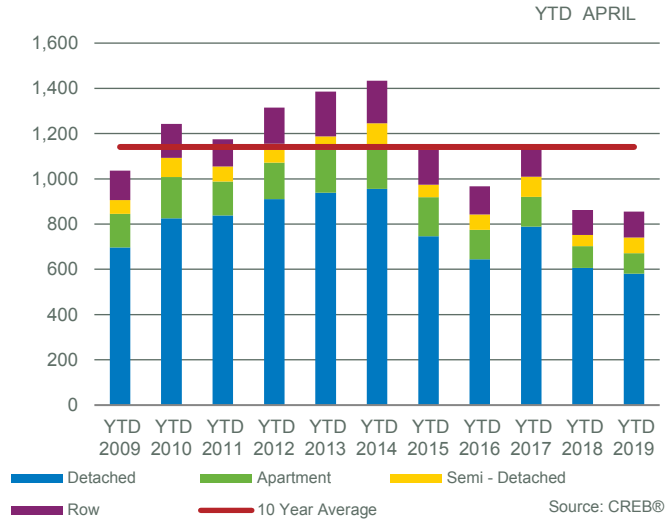


WEST PRICES

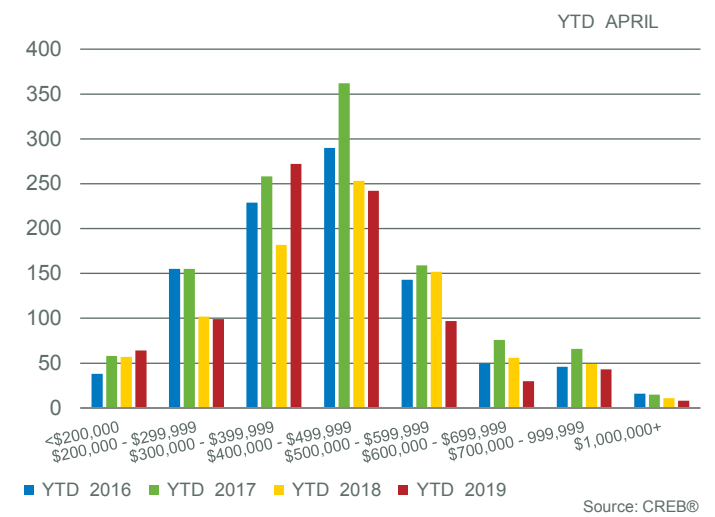


SOUTH

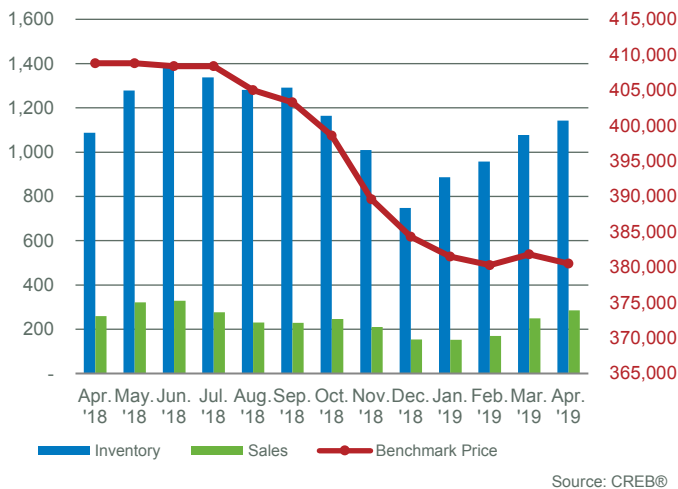
SOUTH TOTAL SALES



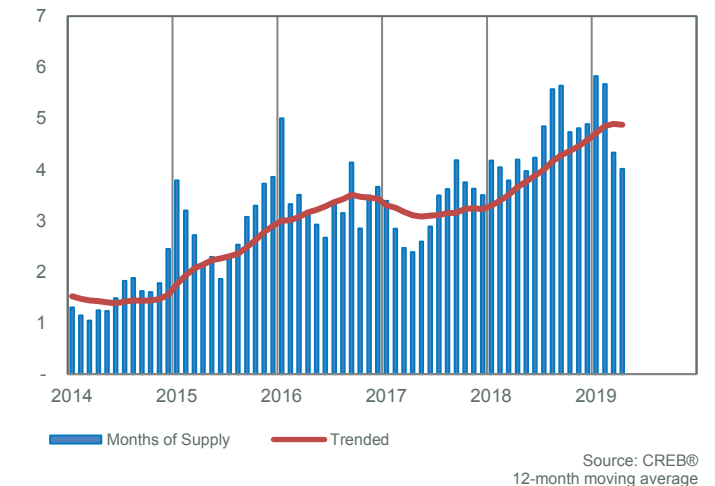
SOUTH TOTAL SALES BY PRICE RANGE



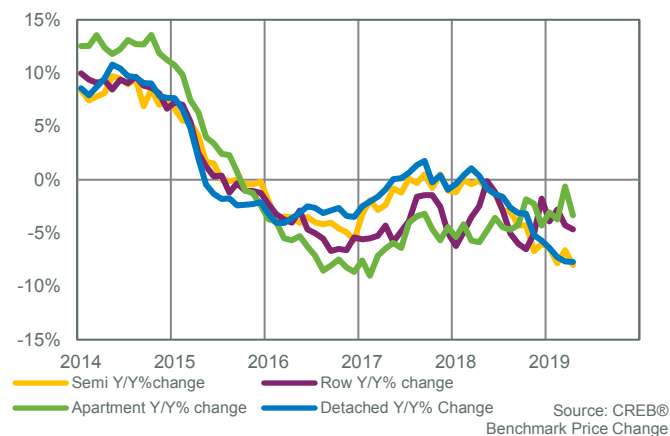
SOUTH INVENTORY AND SALES



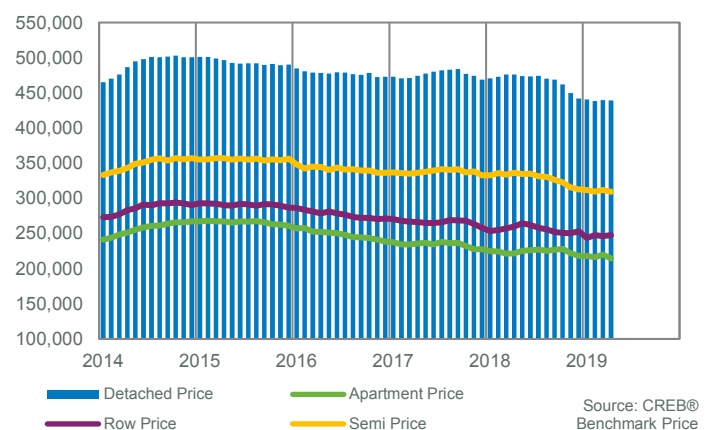
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

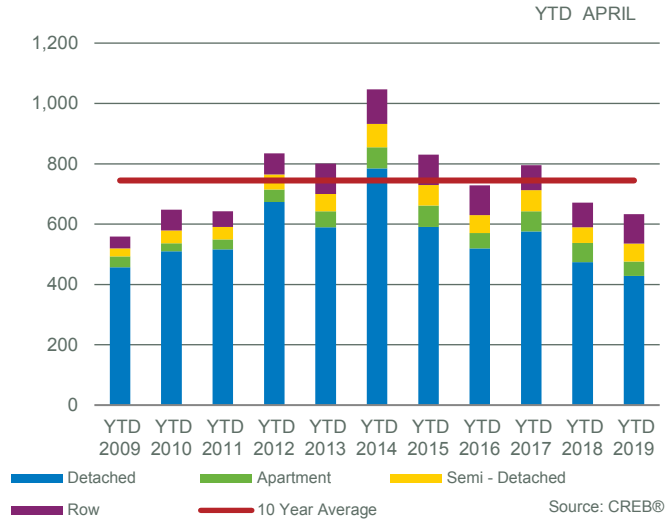


SOUTH PRICES

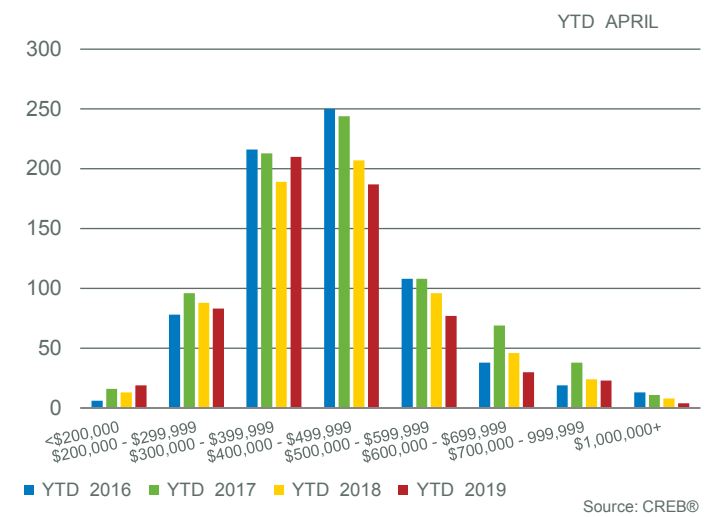


SOUTHEAST

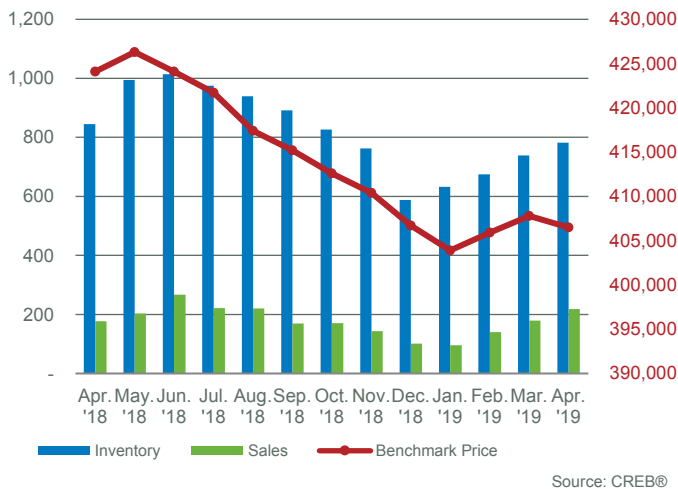
SOUTHEAST TOTAL SALES



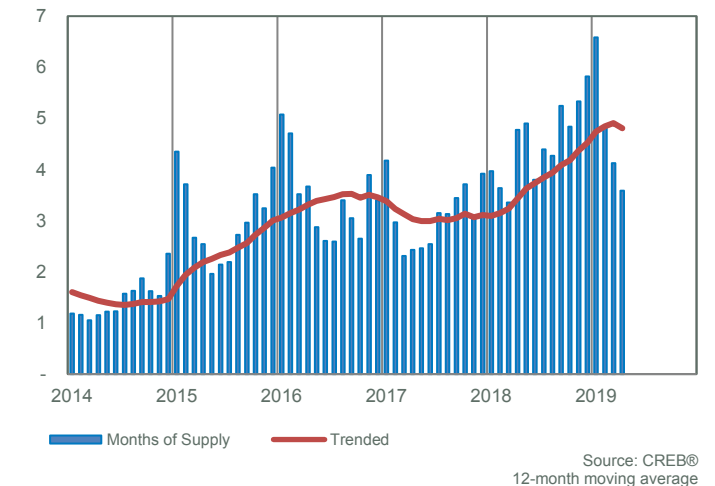
SOUTHEAST TOTAL SALES BY PRICE RANGE



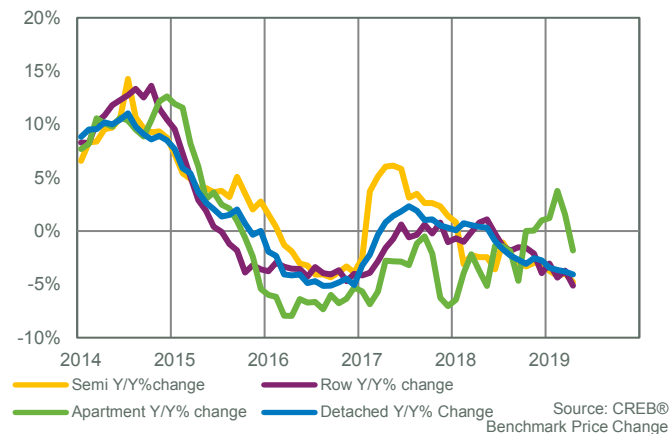
SOUTHEAST INVENTORY AND SALES



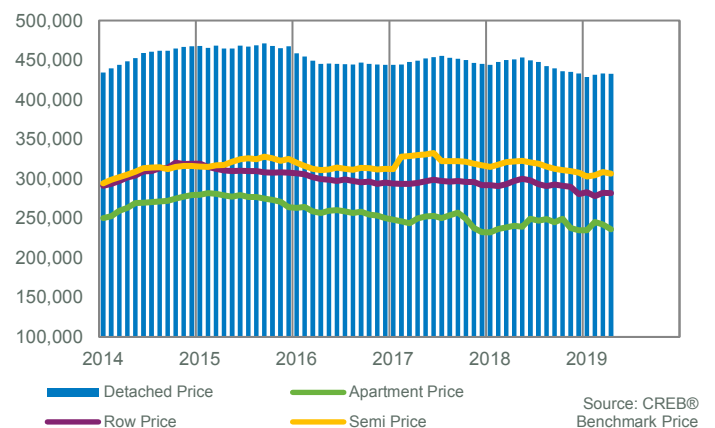
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

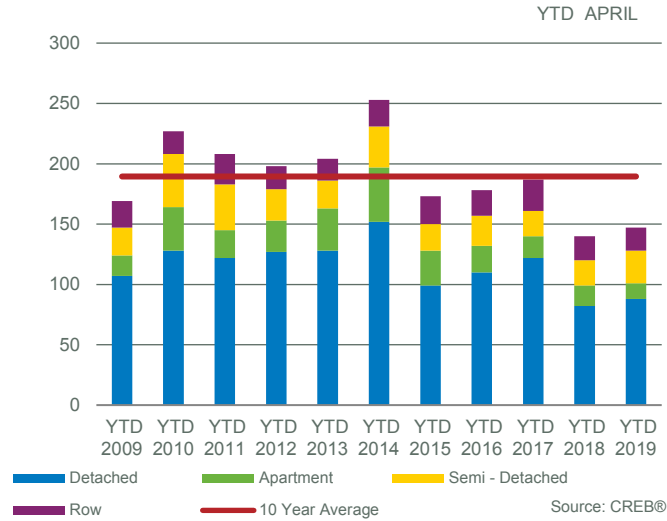


SOUTHEAST PRICES

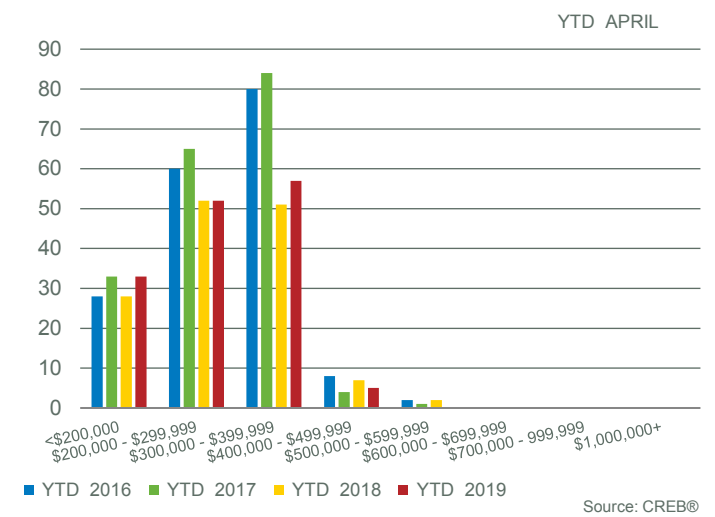


EAST

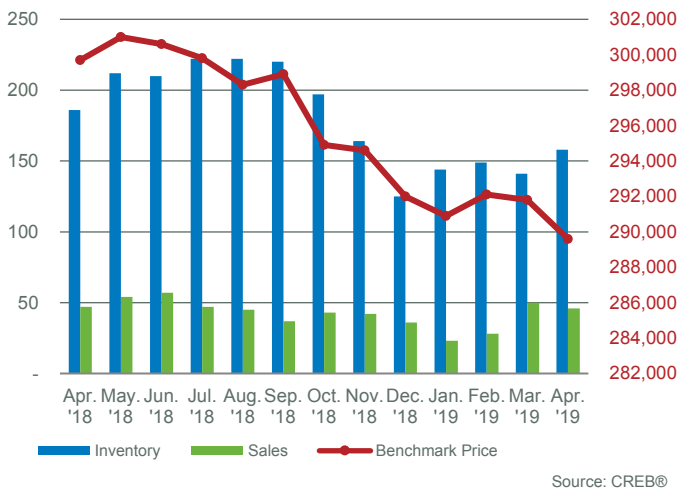
EAST TOTAL SALES



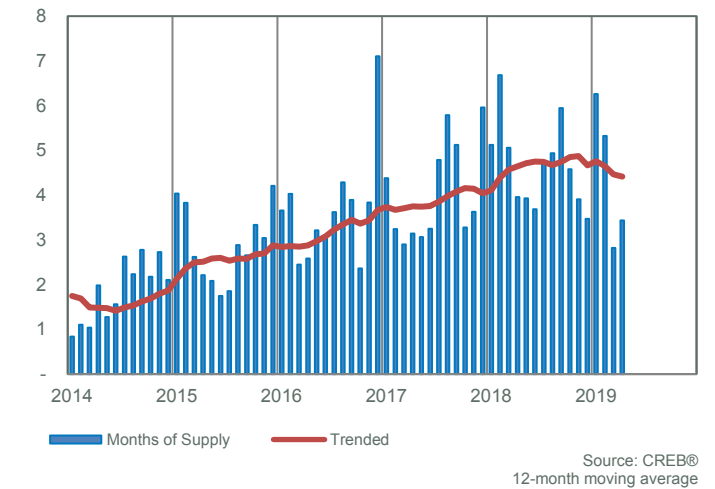
EAST TOTAL SALES BY PRICE RANGE



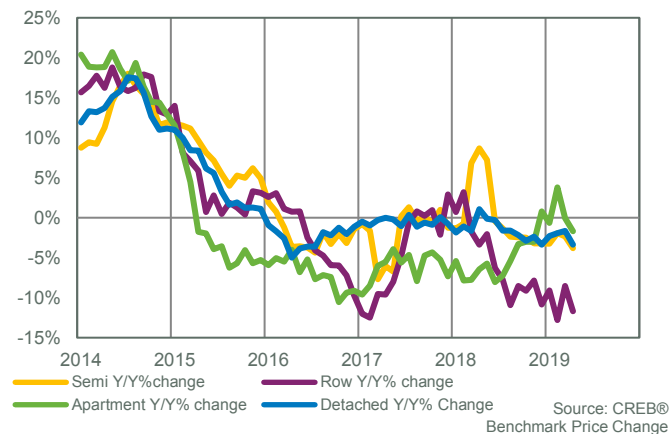
EAST INVENTORY AND SALES



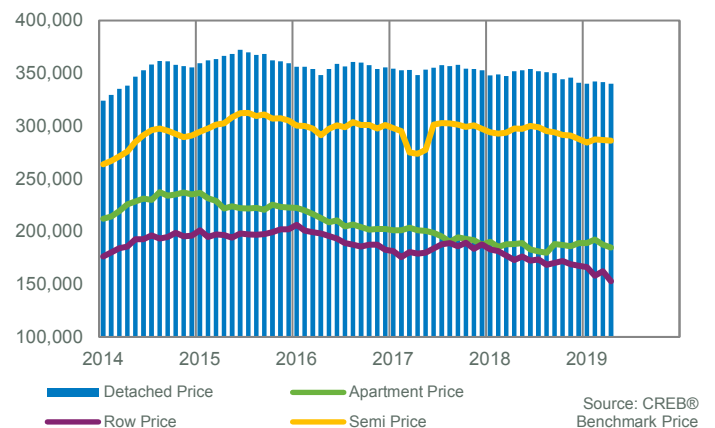
EAST MONTHS OF INVENTORY



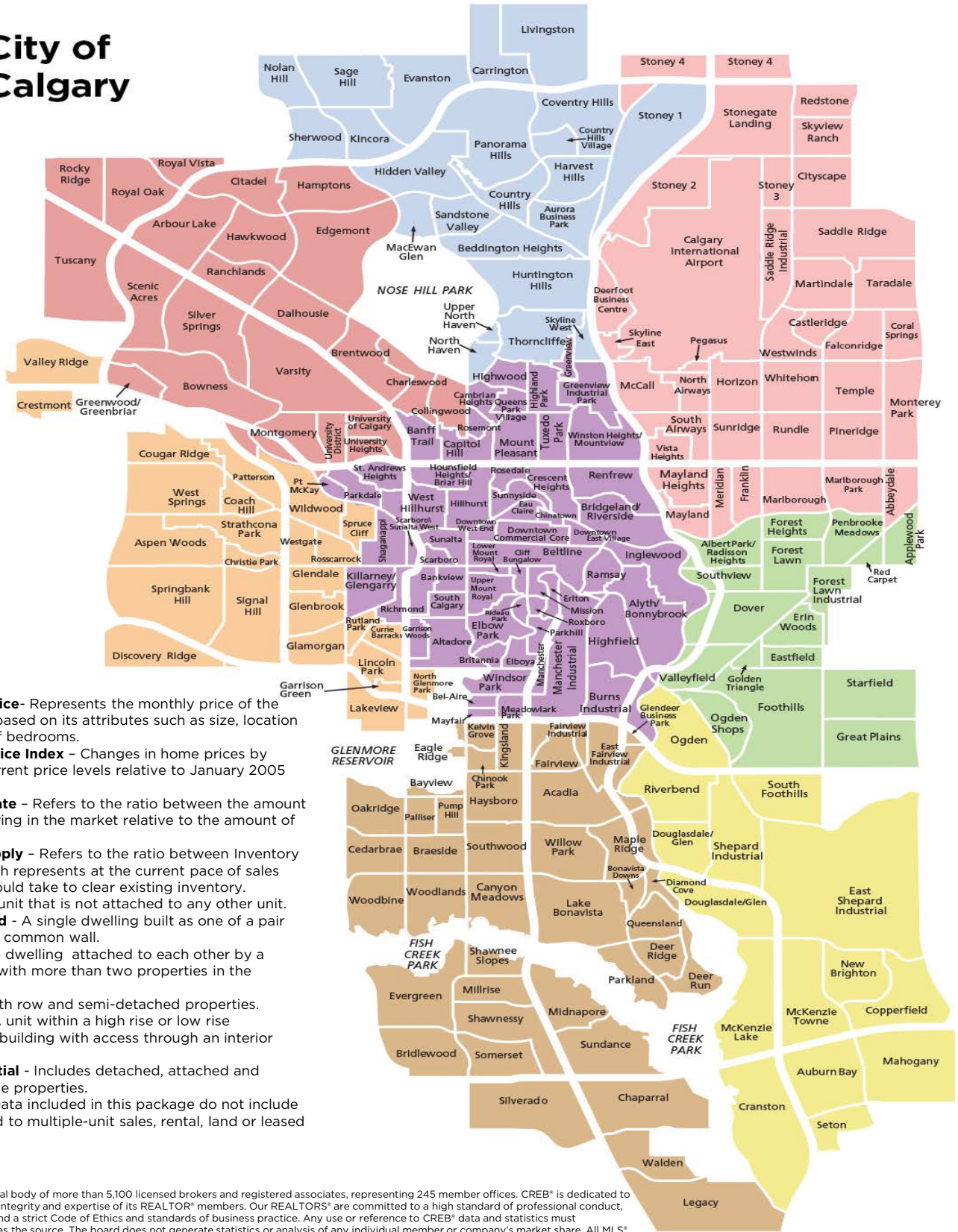
EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

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

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

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

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

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

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

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

Attached - Both row and semi-detached properties.

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

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

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

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