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MONTHLY STATISTICS PACKAGE

# City of Calgary

June 2019



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## Oversupply is slowing, but a buyers' market remains

**City of Calgary, July 2, 2019** – New listings coming onto the market continued to decline in June, which is helping to reduce the oversupply of homes in Calgary.

Year-over-year, new listings saw a decrease of nearly 19 per cent. Sales activity slowed this month compared to last year by six per cent, but the pullback in new listings was enough to cause inventories to fall by 15 per cent compared to last year's elevated levels.

"So far, the housing market has generally behaved as expected this year. Sales activity remains just below last year's levels, prices have eased and supply is starting to adjust to the lower level of sales," said CREB® chief economist Ann-Marie Lurie.

"However, it is mostly product priced under \$500,000 that is trending towards more balanced conditions."

While the market still favours the buyer – with 4.2 months of supply – the amount of oversupply has eased and is slowing the decline in prices. As of June, the benchmark price in the city was \$425,700, nearly four per cent below last year's levels and comparable to unadjusted prices recorded last month.

### Detached

- Detached sales in June declined by nine per cent compared to last year, causing year-to-date sales to ease by nearly three per cent. The decline in sales was mostly driven by homes priced above \$500,000.
- Detached homes priced under \$500,000 have recorded improvements in sales and oversupply reductions. The tightening in the lower end of the market will likely start to support price growth in this sector of the market.
- Despite city wide year-to-date sales declines, activity improved in both the South and North West districts of the city. Sales did ease across other districts, but in some of the most affordable districts (North East and East) supply-to-demand ratios are improving compared to last year. This is pushing those markets toward more balanced conditions.
- Despite slower sales activity, the amount of inventory declined by nearly 18 per cent. The reduction in inventories occurred throughout all districts.
- Prices have remained relatively stable over the past few months, with some modest monthly improvements. However, the oversupply scenario has left prices nearly four per cent below last year's levels.

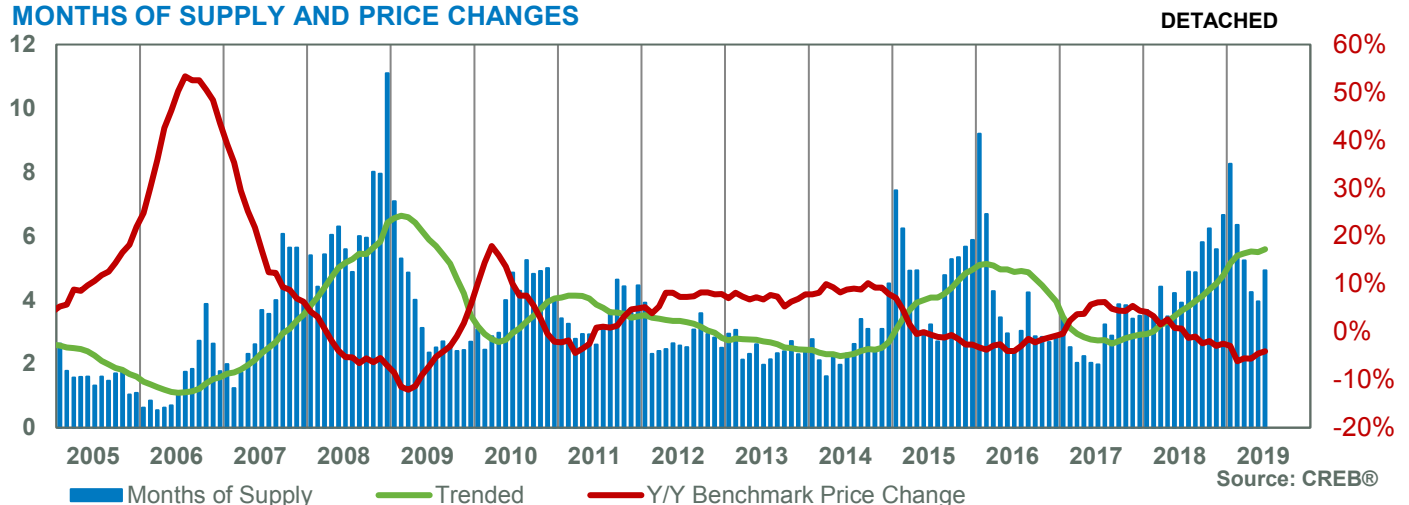
### Apartment

- Apartment condominium sales eased in June, causing year-to-date sales to total 1,292 units. This is over seven per cent below last year's levels. Over the same time frame, new listings eased by over 15 per cent, helping reduce some of the resale inventory in the market.
- Resale inventory levels have declined, but the months of supply continue to remain elevated at 6.8 months. Combined with elevated inventories in the competing rental and new-home markets, this continues to weigh on resale pricing.
- June's benchmark price was \$250,200, three per cent below last year's levels. This is resulting in a total price adjustment of over 17 per cent since 2014.

### Attached

- Unlike other property types, sales activity for attached product continued to improve in June. Year-to-date sales total 1,955 units, nearly three per cent above last year's levels. Improvements were driven mostly by growth in demand for semi-detached product. Attached sales improved across all districts except the North West and West.
- New listings have eased compared to last year, which is starting to reduce oversupply in the market. Like all other sectors, the attached market remains oversupplied and this is impacting prices.
- June's benchmark prices were \$399,700 for semi-detached and \$286,300 for row product. Respectively, this represents year-over-year declines of 3.3 and 5.4 per cent.

## MONTHS OF SUPPLY AND PRICE CHANGES



Jun. 2019

	Jun-18	Jun-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>DETACHED</b>						
Total Sales	1,209	1,100	-9.02%	5,255	5,100	-2.95%
Total Sales Volume	\$693,638,790	\$592,011,814	-14.65%	\$2,985,588,422	\$2,759,215,973	-7.58%
New Listings	2,304	1,791	-22.27%	11,422	9,834	-13.90%
Inventory	4,816	3,961	-17.75%	3,452	3,692	6.97%
Months of Supply	3.98	3.60	-9.60%	3.94	4.34	10.22%
Sales to New Listings Ratio	52.47%	61.42%	8.94%	46.01%	51.86%	5.85%
Sales to List Price Ratio	97.03%	96.79%	-0.24%	97.29%	96.64%	-0.65%
Days on Market	41	49	19.53%	42	54	28.57%
Benchmark Price	\$507,100	\$488,900	-3.59%	\$507,200	\$484,183	-4.54%
Median Price	\$496,500	\$470,000	-5.34%	\$496,000	\$468,000	-5.65%
Average Price	\$573,729	\$538,193	-6.19%	\$568,142	\$541,023	-4.77%
Index	207	199	-3.58%	207	200	-3.40%
<b>APARTMENT</b>						
Total Sales	292	262	-10.27%	1,396	1,292	-7.45%
Total Sales Volume	\$84,780,433	\$67,100,692	-20.85%	\$414,407,880	\$349,852,572	-15.58%
New Listings	659	670	1.67%	4,013	3,400	-15.28%
Inventory	1,877	1,790	-4.64%	1,679	1,492	-11.14%
Months of Supply	6.43	6.83	6.28%	7.22	6.93	-3.99%
Sales to New Listings Ratio	44.31%	39.10%	-5.21%	34.79%	38.00%	3.21%
Sales to List Price Ratio	95.63%	94.99%	-0.64%	96.11%	95.52%	-0.59%
Days on Market	59	71	20.55%	63	71	12.70%
Benchmark Price	\$258,300	\$250,200	-3.14%	\$256,167	\$249,950	-2.43%
Median Price	\$260,500	\$233,750	-10.27%	\$255,250	\$240,000	-5.97%
Average Price	\$290,344	\$256,110	-11.79%	\$296,854	\$270,784	-8.78%
Index	179	173	-3.14%	177	175	-1.38%
<b>ATTACHED</b>						
Total Sales	394	418	6.09%	1,900	1,955	2.89%
Total Sales Volume	\$157,776,325	\$167,229,743	5.99%	\$769,558,965	\$757,148,304	-1.61%
New Listings	906	674	-25.61%	4,668	4,201	-10.00%
Inventory	2,137	1,790	-16.24%	1,679	1,772	5.53%
Months of Supply	5.42	4.28	-21.05%	5.30	5.44	2.57%
Sales to New Listings Ratio	43.49%	62.02%	18.53%	40.70%	46.54%	5.83%
Sales to List Price Ratio	97.32%	96.85%	-0.47%	97.31%	96.70%	-0.61%
Days on Market	51	62	22.42%	54	64	18.52%
Benchmark Price	\$332,900	\$317,300	-4.69%	\$330,867	\$315,117	-4.76%
Median Price	\$345,500	\$328,783	-4.84%	\$343,750	\$325,500	-5.31%
Average Price	\$400,448	\$400,071	-0.09%	\$405,031	\$387,288	-4.38%
Index	196	187	-4.69%	195	188	-3.39%
<b>CITY OF CALGARY</b>						
Total Sales	1,895	1,780	-6.07%	8,551	8,347	-2.39%
Total Sales Volume	\$936,195,548	\$826,342,249	-11.73%	\$4,169,555,267	\$3,866,216,849	-7.28%
New Listings	3,869	3,135	-18.97%	20,103	17,435	-13.27%
Inventory	8,830	7,541	-14.60%	6,810	6,956	2.15%
Months of Supply	4.66	4.24	-9.08%	4.78	5.00	4.65%
Sales to New Listings Ratio	48.98%	56.78%	7.80%	42.54%	47.87%	5.34%
Sales to List Price Ratio	96.95%	96.65%	-0.30%	97.17%	96.55%	-0.63%
Days on Market	46	55	20.84%	48	59	22.92%
Benchmark Price	\$442,900	\$425,700	-3.88%	\$441,883	\$422,450	-4.40%
Median Price	\$434,000	\$420,000	-3.23%	\$430,000	\$412,287	-4.12%
Average Price	\$494,035	\$464,237	-6.03%	\$487,610	\$463,186	-5.01%
Index	201	193	-3.88%	201	194	-3.19%

For a list of definitions, see page 26.

Jun. 2019

	Jun-18	Jun-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	183	190	3.83%	842	894	6.18%
Total Sales Volume	\$90,863,463	\$95,496,041	5.10%	\$423,598,604	\$431,438,613	1.85%
Share of Sales with Condo Title	18.03%	14.21%	-3.82%	16.30%	14.78%	-1.52%
New Listings	410	290	-29.27%	2,041	1,820	-10.83%
Inventory	919	742	-19.26%	698	765	9.61%
Months of Supply	5.02	3.91	-22.23%	4.98	5.14	3.23%
Sales to New Listings Ratio	44.63%	65.52%	20.88%	41.25%	49.12%	7.87%
Sales to List Price Ratio	97.57%	96.96%	-0.61%	97.48%	96.73%	-0.75%
Days on Market	47	65	40.02%	50	63	26.00%
Benchmark Price	\$413,300	\$399,700	-3.29%	\$413,750	\$394,450	-4.66%
Median Price	\$408,180	\$416,500	2.04%	\$410,000	\$389,950	-4.89%
Average Price	\$496,522	\$502,611	1.23%	\$503,086	\$482,594	-4.07%
Index	209	202	-3.30%	209	202	-3.50%
<b>CITY OF CALGARY ROW</b>						
Total Sales	211	228	8.06%	1,058	1,061	0.28%
Total Sales Volume	\$66,912,862	\$71,733,702	7.20%	\$345,960,361	\$325,709,691	-5.85%
Share of Sales with Condo Title	94.31%	92.54%	-1.77%	93.46%	90.94%	-2.52%
New Listings	496	384	-22.58%	2,627	2,381	-9.36%
Inventory	1,218	1,048	-13.96%	981	1,006	2.63%
Months of Supply	5.77	4.60	-20.37%	5.56	5.69	2.34%
Sales to New Listings Ratio	42.54%	59.38%	16.83%	40.27%	44.56%	4.29%
Sales to List Price Ratio	97.00%	96.72%	-0.28%	97.10%	96.66%	-0.43%
Days on Market	54	60	9.54%	57	64	12.28%
Benchmark Price	\$302,600	\$286,300	-5.39%	\$299,533	\$285,350	-4.74%
Median Price	\$293,500	\$294,250	0.26%	\$300,000	\$287,000	-4.33%
Average Price	\$317,123	\$314,622	-0.79%	\$326,995	\$306,984	-6.12%
Index	189	179	-5.39%	187	181	-3.21%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	394	418	6.09%	1,900	1,955	2.89%
Total Sales Volume	\$157,776,325	\$167,229,743	5.99%	\$769,558,965	\$757,148,304	-1.61%
Share of Sales with Condo Title	58.88%	56.94%	-3.30%	59.27%	56.57%	-4.55%
New Listings	906	674	-25.61%	4,668	4,201	-10.00%
Inventory	2,137	1,790	-16.24%	1,679	1,772	5.53%
Months of Supply	5.42	4.28	-21.05%	5.30	5.44	2.57%
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June 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
<b>Detached</b>								
City Centre	102	230	44.35%	653	6.40	\$659,000	-5.55%	0.37%
North East	106	221	47.96%	444	4.19	\$369,800	-1.88%	-0.48%
North	137	207	66.18%	479	3.50	\$416,800	-1.98%	0.22%
North West	176	276	63.77%	530	3.01	\$527,700	-3.90%	-0.30%
West	114	216	52.78%	534	4.68	\$707,200	-4.03%	0.93%
South	276	351	78.63%	744	2.70	\$456,200	-5.25%	-0.04%
South East	167	251	66.53%	496	2.97	\$440,200	-2.07%	0.99%
East	22	40	55.00%	80	3.64	\$337,800	-4.33%	0.42%
<b>TOTAL CITY</b>	<b>1,100</b>	<b>1,791</b>	<b>61.42%</b>	<b>3,961</b>	<b>3.60</b>	<b>\$488,900</b>	<b>-3.59%</b>	<b>0.20%</b>
<b>Apartment</b>								
City Centre	136	296	45.95%	894	6.57	\$277,100	-3.68%	0.95%
North East	10	19	52.63%	55	5.50	\$226,000	2.68%	2.59%
North	19	29	65.52%	80	4.21	\$205,300	-4.38%	-1.11%
North West	21	46	45.65%	132	6.29	\$235,900	-1.59%	1.07%
West	23	71	32.39%	193	8.39	\$231,800	-6.46%	0.43%
South	22	70	31.43%	190	8.64	\$217,500	-2.38%	1.07%
South East	22	128	17.19%	212	9.64	\$229,000	-3.70%	-1.12%
East	9	11	81.82%	34	3.78	\$187,200	2.41%	1.91%
<b>TOTAL CITY</b>	<b>262</b>	<b>670</b>	<b>39.10%</b>	<b>1,790</b>	<b>6.83</b>	<b>\$250,200</b>	<b>-3.14%</b>	<b>0.81%</b>
<b>Semi-detached</b>								
City Centre	68	120	56.67%	332	4.88	\$731,700	-4.43%	0.90%
North East	21	29	72.41%	72	3.43	\$290,600	-3.52%	-0.41%
North	17	19	89.47%	46	2.71	\$328,000	3.47%	-0.09%
North West	22	33	66.67%	65	2.95	\$378,700	-2.85%	0.48%
West	12	28	42.86%	77	6.42	\$506,700	-2.61%	1.52%
South	26	37	70.27%	74	2.85	\$308,700	-6.14%	-0.10%
South East	15	15	100.00%	51	3.40	\$312,100	-2.65%	0.94%
East	9	9	100.00%	25	2.78	\$276,800	-5.24%	0.00%
<b>TOTAL CITY</b>	<b>190</b>	<b>290</b>	<b>65.52%</b>	<b>742</b>	<b>3.91</b>	<b>\$399,700</b>	<b>-3.29%</b>	<b>0.50%</b>
<b>Row</b>								
City Centre	38	69	55.07%	206	5.42	\$439,100	-7.46%	0.16%
North East	18	40	45.00%	119	6.61	\$193,400	-2.27%	0.83%
North	38	53	71.70%	154	4.05	\$250,900	-3.98%	0.72%
North West	25	53	47.17%	122	4.88	\$296,700	-6.52%	-0.77%
West	31	47	65.96%	148	4.77	\$330,400	-5.00%	0.70%
South	43	67	64.18%	154	3.58	\$245,800	-6.18%	-1.09%
South East	27	49	55.10%	116	4.30	\$284,500	-4.56%	-0.56%
East	8	6	133.33%	29	3.63	\$157,600	-7.89%	1.74%
<b>TOTAL CITY</b>	<b>228</b>	<b>384</b>	<b>59.38%</b>	<b>1,048</b>	<b>4.60</b>	<b>\$286,300</b>	<b>-5.39%</b>	<b>-0.07%</b>

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

## City of Calgary

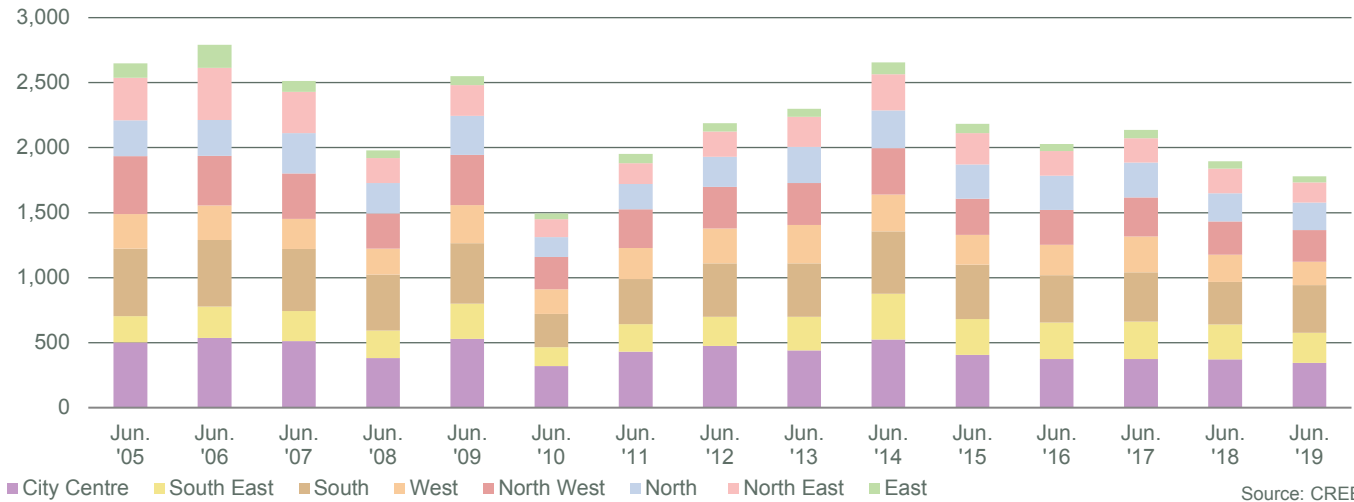
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2019

TOTAL SALES

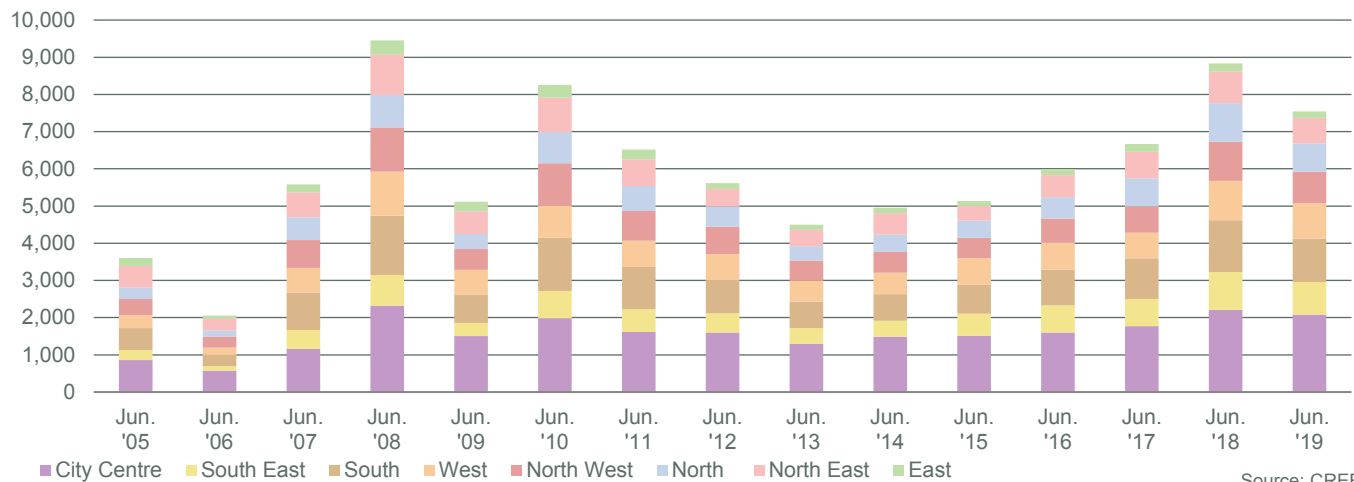
JUNE



Source: CREB®

TOTAL INVENTORY

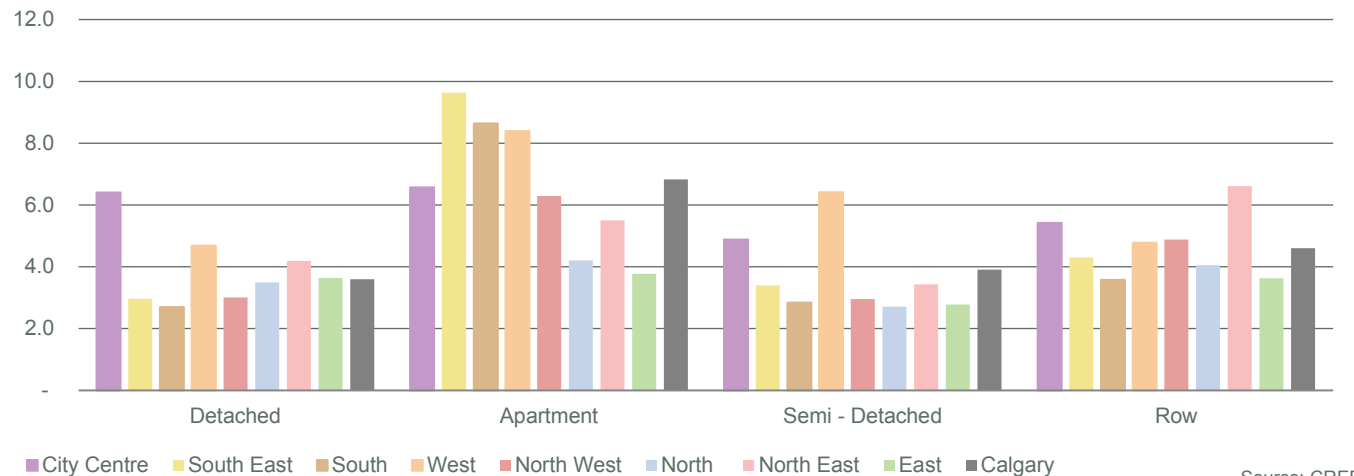
JUNE



Source: CREB®

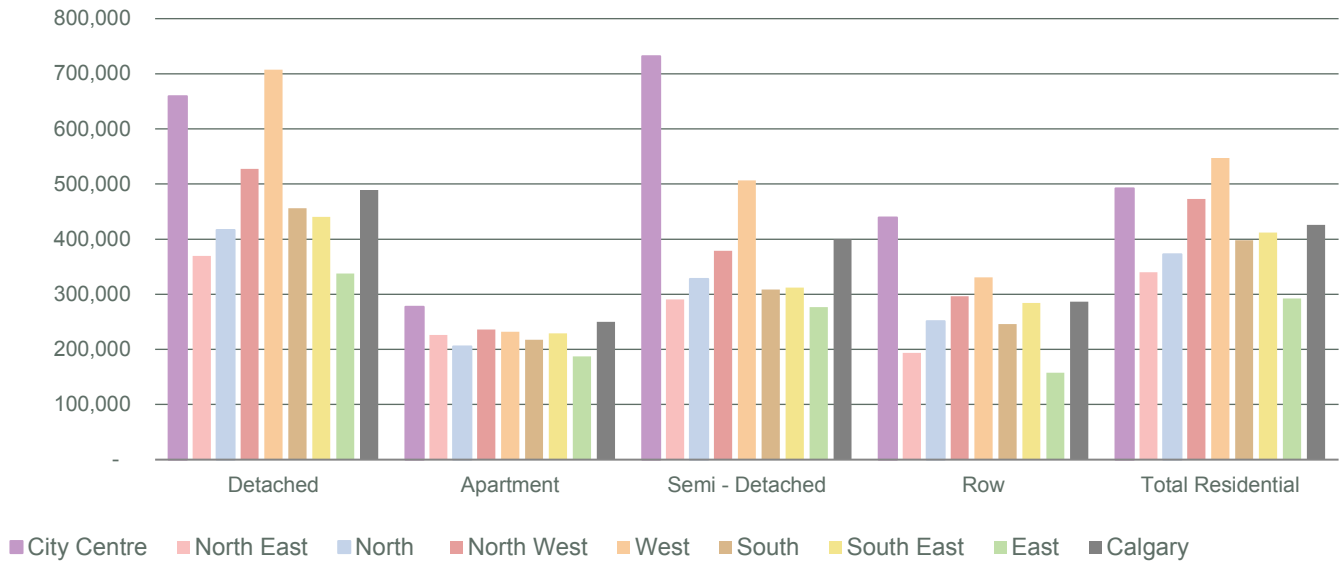
MONTHS OF SUPPLY

JUNE



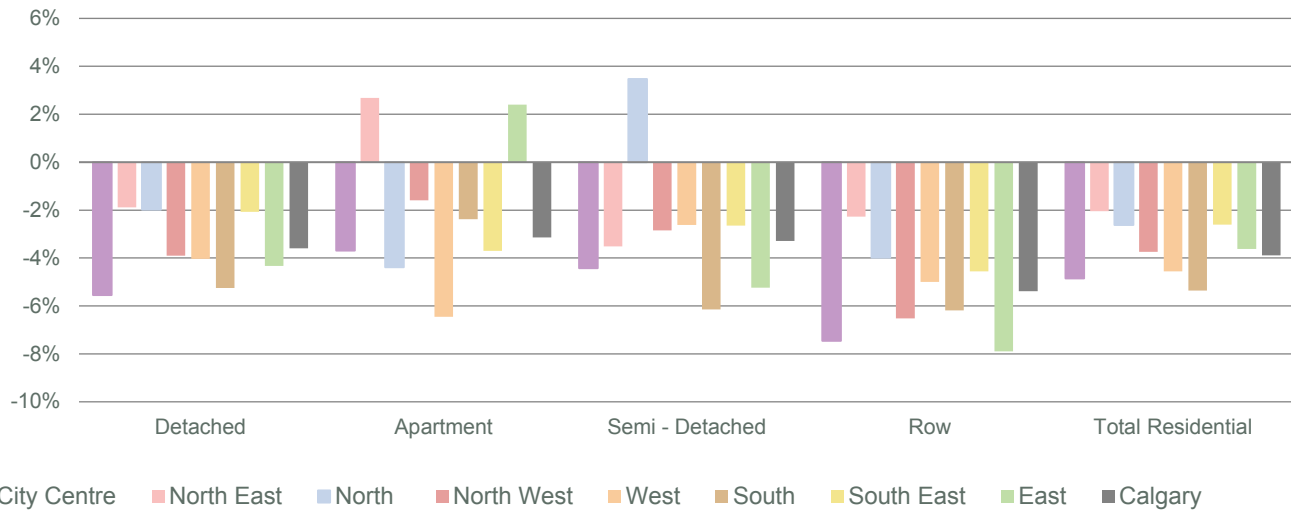
Source: CREB®

## BENCHMARK PRICE - JUNE



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

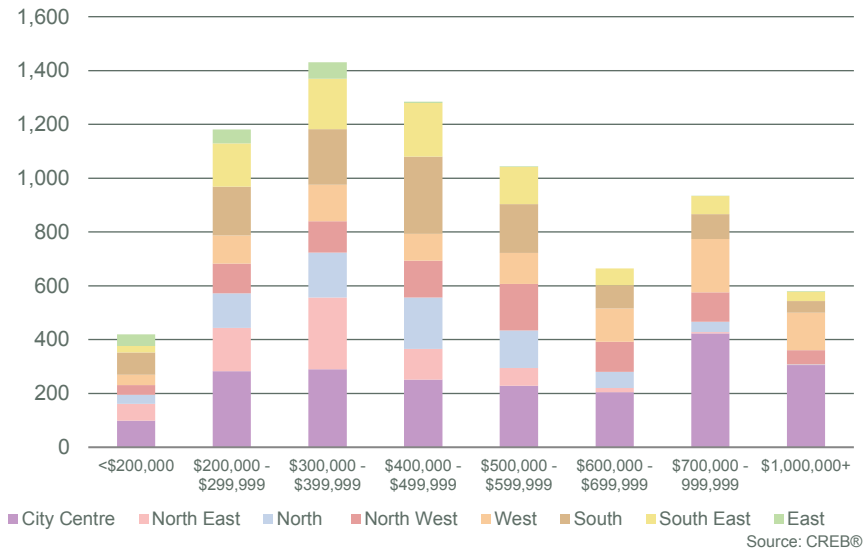


Source: CREB®

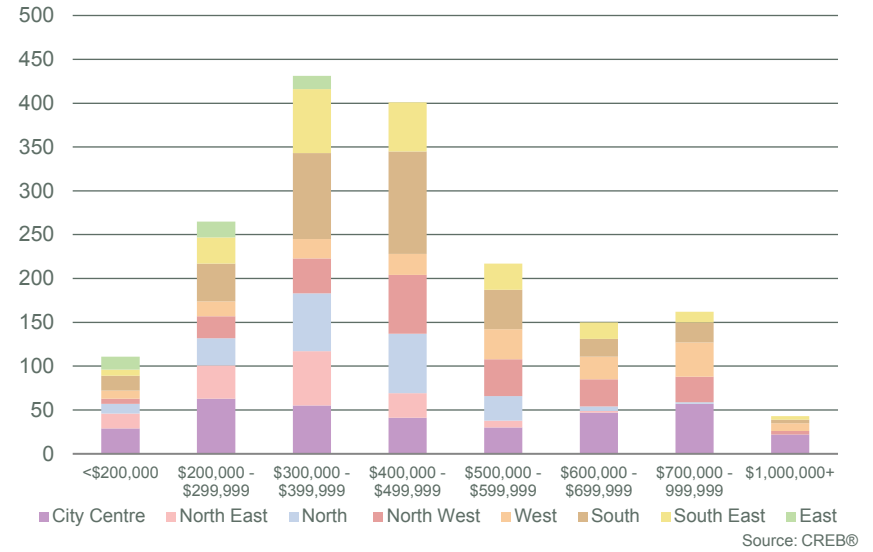
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

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

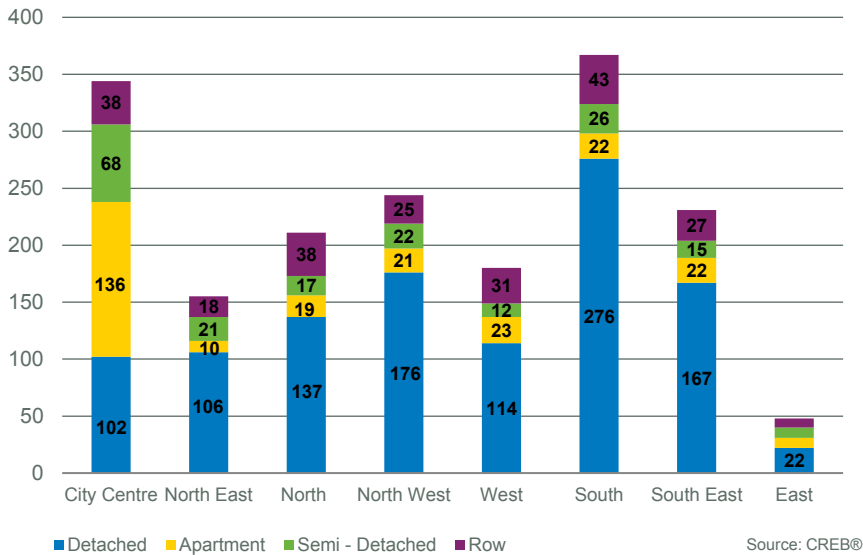
TOTAL INVENTORY BY PRICE RANGE - JUNE



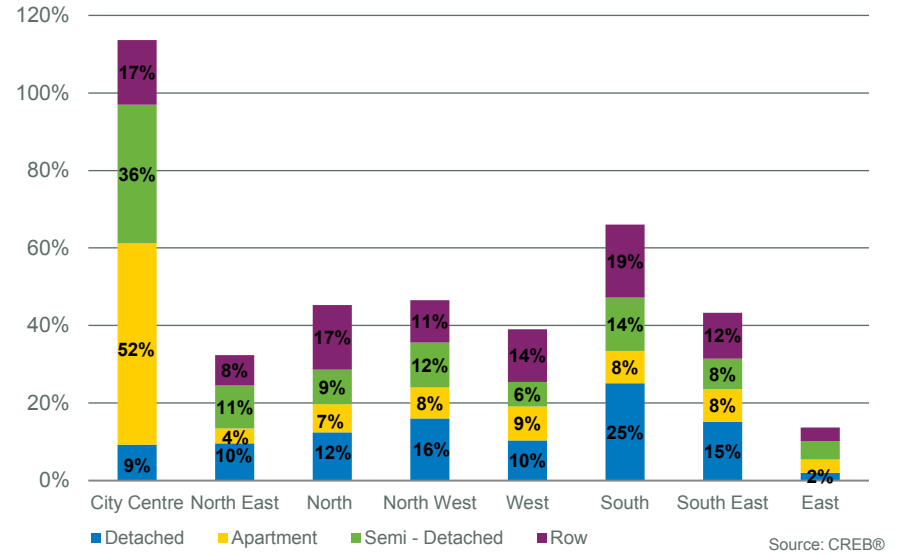
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



SHARE OF CITY WIDE SALES - JUNE

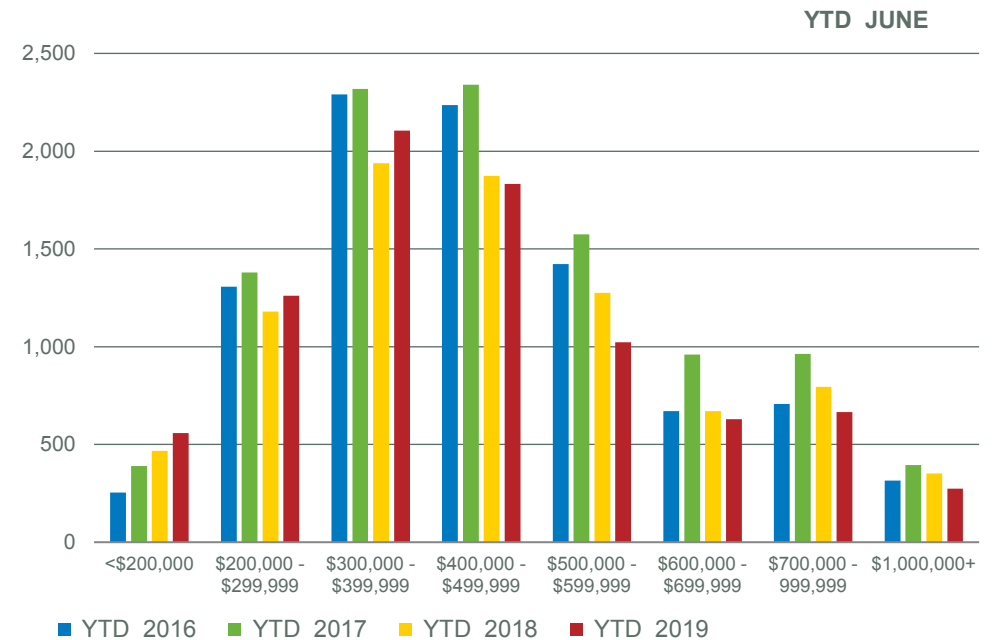




	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	794
New Listings	2,456	2,403	3,445	3,564	4,366	3,869	2,961	3,057	3,086	2,437	1,914	1,044
Inventory	4,640	5,207	6,389	7,334	8,458	8,830	8,473	8,139	7,961	7,338	6,534	4,916
Days on Market	61	51	45	47	46	46	52	56	56	60	63	69
Benchmark Price	439,400	440,700	442,000	443,400	442,900	442,900	440,900	437,400	434,300	432,300	429,000	424,600
Median Price	415,000	425,000	439,000	430,500	428,000	434,000	423,500	427,000	413,000	410,250	396,625	401,000
Average Price	468,023	493,008	495,374	478,116	490,207	494,035	479,224	483,752	466,016	468,444	443,533	449,000
Index	199	200	201	201	201	201	200	199	197	196	195	193
<b>2019</b>												
Sales	802	973	1,327	1,545	1,920	1,780						
New Listings	2,572	2,207	2,978	3,125	3,418	3,135						
Inventory	5,496	5,899	6,611	7,078	7,487	7,541						
Days on Market	71	64	61	55	56	55						
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700						
Median Price	390,750	399,250	412,500	410,000	420,000	420,000						
Average Price	450,777	460,317	460,368	460,745	472,763	464,237						
Index	191	191	191	192	193	193						

	Jun-18	Jun-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	1	5	4	10
\$100,000 - \$199,999	100	106	463	548
\$200,000 - \$299,999	244	265	1,180	1,260
\$300,000 - \$349,999	203	209	907	977
\$350,000 - \$399,999	238	222	1,032	1,128
\$400,000 - \$449,999	228	217	1,082	1,012
\$450,000 - \$499,999	179	184	791	820
\$500,000 - \$549,999	157	126	707	601
\$550,000 - \$599,999	116	91	568	421
\$600,000 - \$649,999	92	85	376	340
\$650,000 - \$699,999	75	65	295	290
\$700,000 - \$799,999	94	64	413	347
\$800,000 - \$899,999	55	70	237	201
\$900,000 - \$999,999	37	28	145	118
\$1,000,000 - \$1,249,999	27	19	163	123
\$1,250,000 - \$1,499,999	25	14	85	81
\$1,500,000 - \$1,749,999	8	3	39	22
\$1,750,000 - \$1,999,999	6	2	26	16
\$2,000,000 - \$2,499,999	5	2	20	19
\$2,500,000 - \$2,999,999	3	1	9	2
\$3,000,000 - \$3,499,999	1	2	4	7
\$3,500,000 - \$3,999,999	1	-	4	3
\$4,000,000 +	-	-	1	1
	1,895	1,780	8,551	8,347

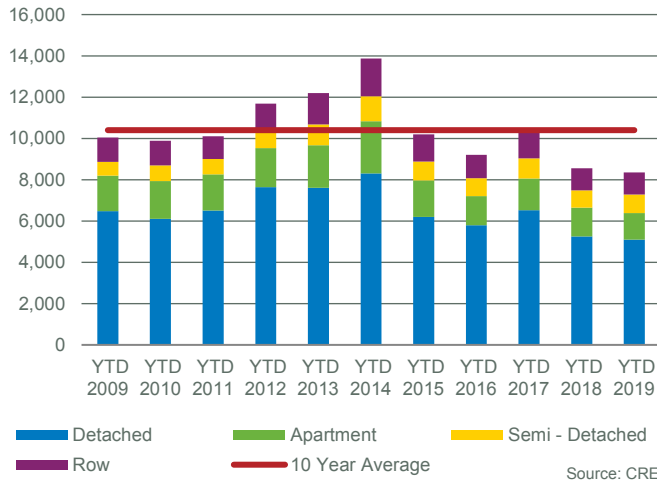
**CITY OF CALGARY TOTAL SALES BY PRICE RANGE**



Source: CREB®

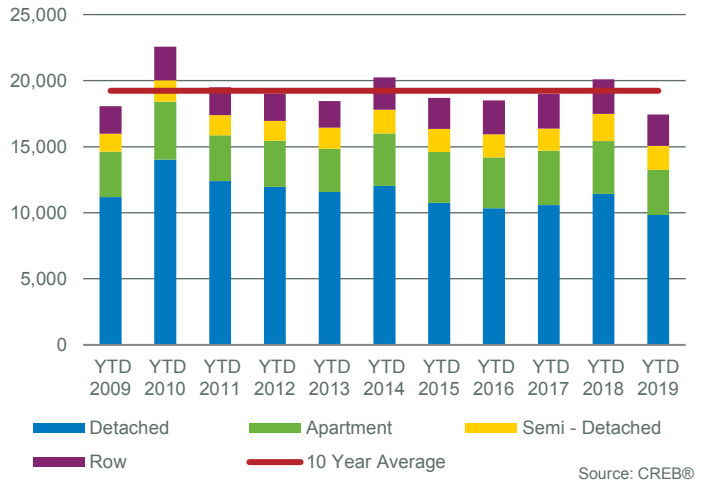
CITY OF CALGARY TOTAL SALES

YTD JUNE



CITY OF CALGARY TOTAL NEW LISTINGS

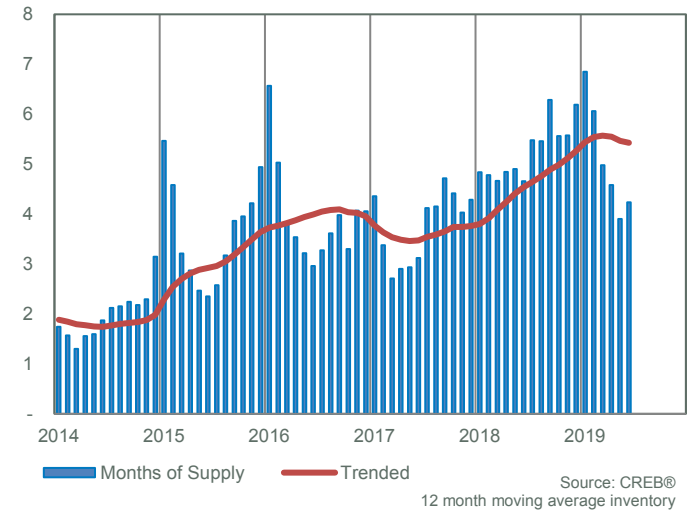
YTD JUNE



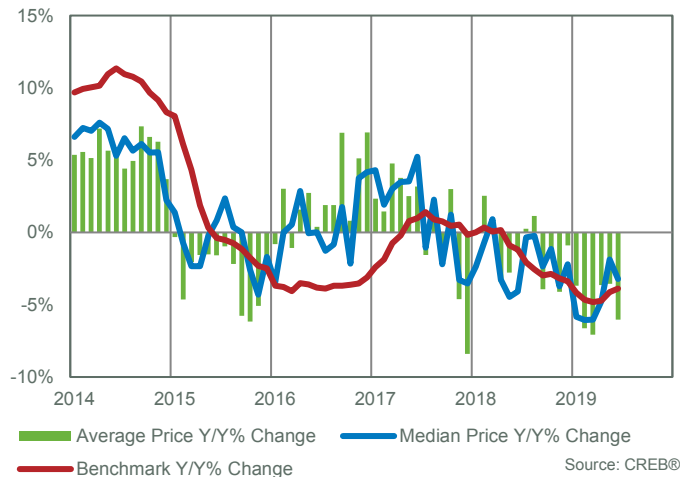
CITY OF CALGARY TOTAL INVENTORY AND SALES



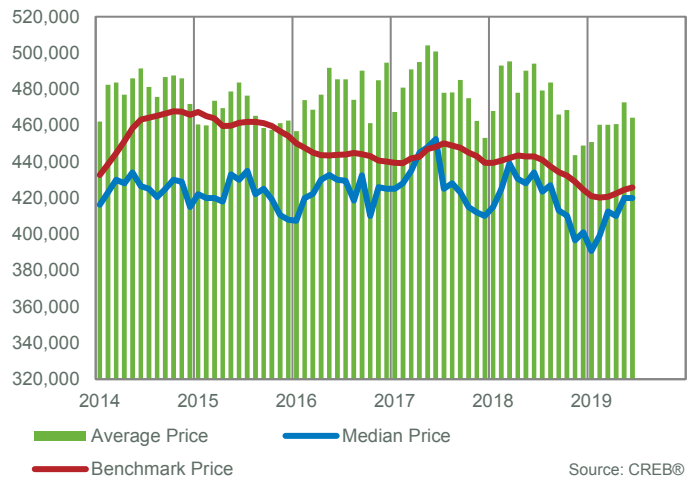
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



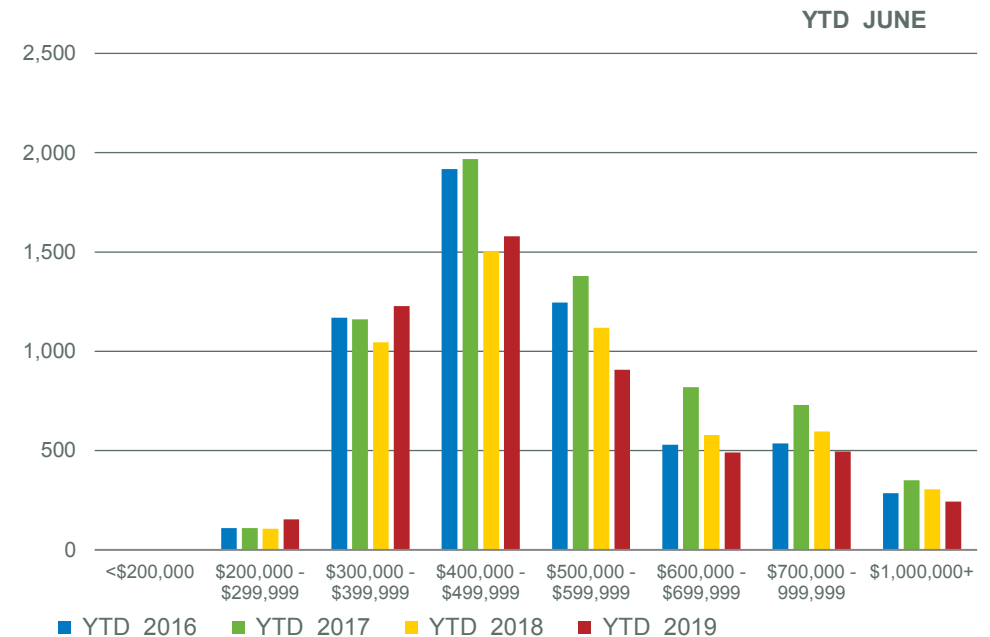
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
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	1,731	1,820	1,784	1,388	1,087	574
Inventory	2,200	2,459	3,079	3,652	4,504	4,816	4,592	4,444	4,354	3,985	3,506	2,598
Days on Market	55	45	37	41	40	41	49	51	52	57	60	66
Benchmark Price	504,100	507,100	507,800	509,300	507,800	507,100	504,600	500,900	497,000	494,100	491,400	486,200
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	206	207	207	208	207	207	206	204	203	201	200	198
<b>2019</b>												
Sales	486	589	816	928	1,181	1,100						
New Listings	1,358	1,181	1,700	1,788	2,016	1,791						
Inventory	2,844	2,995	3,397	3,700	3,931	3,961						
Days on Market	67	63	57	49	50	49						
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900						
Median Price	443,950	459,900	460,000	475,000	480,000	470,000						
Average Price	521,285	541,086	528,494	545,216	557,111	538,193						
Index	197	196	196	197	199	199						

	Jun-18	Jun-19	YTD 2018	YTD 2019
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	2	3
\$200,000 - \$299,999	22	26	106	154
\$300,000 - \$349,999	98	93	363	425
\$350,000 - \$399,999	160	164	683	803
\$400,000 - \$449,999	183	179	855	846
\$450,000 - \$499,999	147	167	649	733
\$500,000 - \$549,999	137	113	625	543
\$550,000 - \$599,999	101	84	493	364
\$600,000 - \$649,999	83	72	321	281
\$650,000 - \$699,999	63	37	257	209
\$700,000 - \$799,999	70	50	307	244
\$800,000 - \$899,999	44	56	180	165
\$900,000 - \$999,999	31	18	109	87
\$1,000,000 - \$1,249,999	21	16	133	103
\$1,250,000 - \$1,499,999	25	14	78	73
\$1,500,000 - \$1,749,999	8	3	35	21
\$1,750,000 - \$1,999,999	6	2	24	14
\$2,000,000 - \$2,499,999	5	2	18	19
\$2,500,000 - \$2,999,999	3	1	8	2
\$3,000,000 - \$3,499,999	1	2	4	7
\$3,500,000 - \$3,999,999	1	-	4	3
\$4,000,000 +	-	-	1	1
	1,209	1,100	5,255	5,100

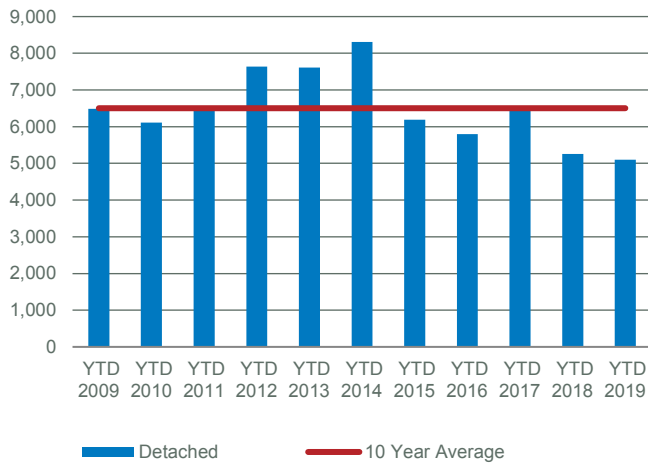
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

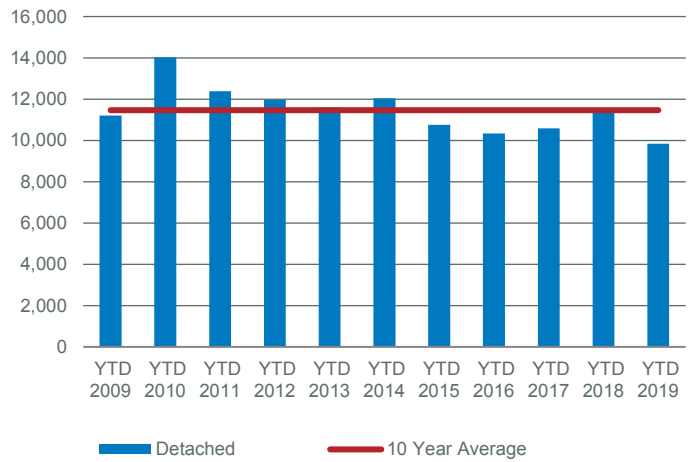
YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



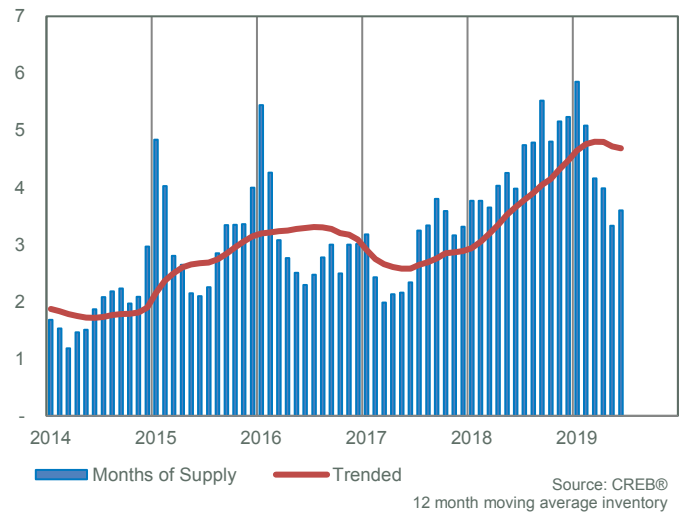
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



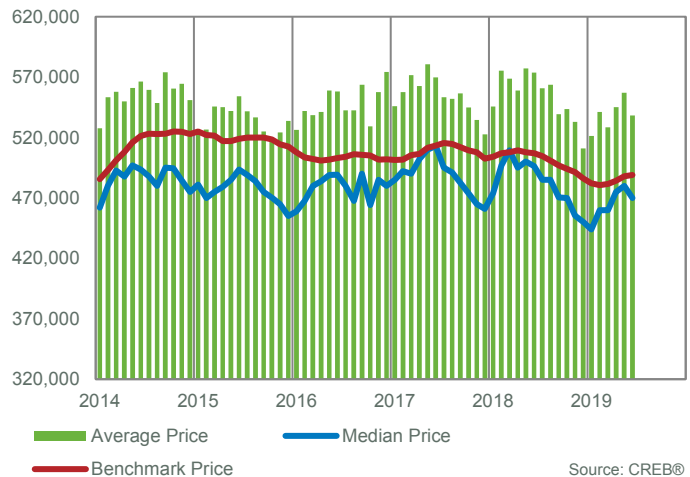
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



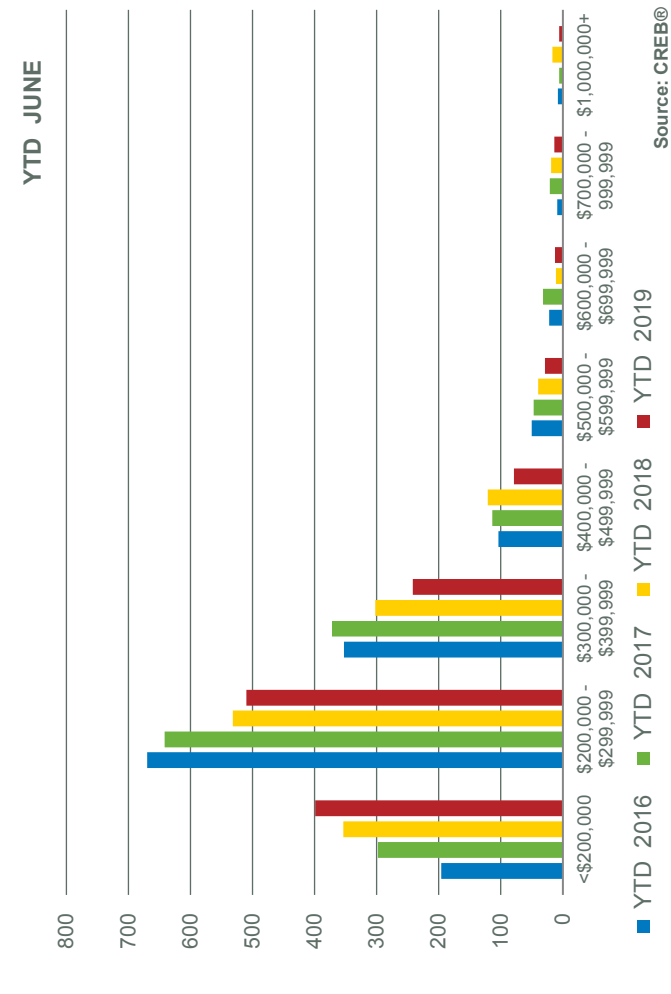
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
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	256,000	255,300	256,000	255,800	255,600	258,300	258,200	257,000	256,400	256,600	252,400	251,200
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	177	177	177	179	179	178	177	177	175	174
<b>2019</b>												
Sales	125	150	189	251	315	262						
New Listings	515	449	578	563	625	670						
Inventory	1,178	1,301	1,496	1,549	1,655	1,790						
Days on Market	80	71	74	68	70	71						
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200						
Median Price	225,000	250,000	249,000	230,000	242,000	233,750						
Average Price	271,209	285,468	294,108	263,009	268,028	256,110						
Index	174	173	173	173	172	173						

**CALGARY TOTAL SALES**

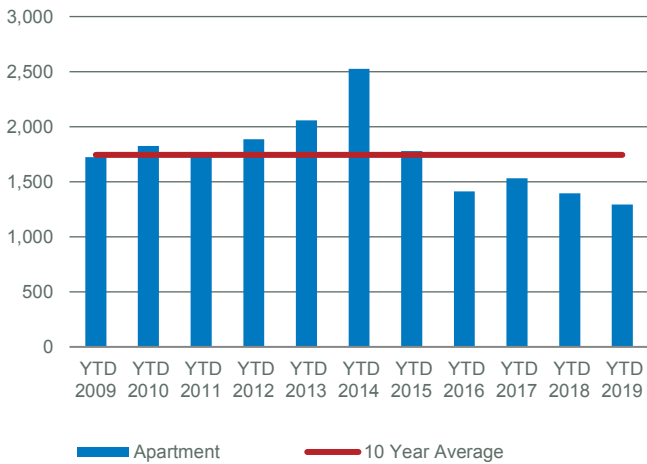
	Jun-18	Jun-19	YTD 2018	YTD 2019
>\$100,000	1	4	4	8
\$100,000 - \$199,999	76	84	350	391
\$200,000 - \$299,999	105	98	532	510
\$300,000 - \$349,999	45	39	201	161
\$350,000 - \$399,999	20	15	101	81
\$400,000 - \$449,999	15	12	71	57
\$450,000 - \$499,999	11	3	50	22
\$500,000 - \$549,999	7	2	23	15
\$550,000 - \$599,999	4	2	17	14
\$600,000 - \$649,999	1	-	8	9
\$650,000 - \$699,999	2	1	3	4
\$700,000 - \$799,999	-	1	6	9
\$800,000 - \$899,999	1	1	6	2
\$900,000 - \$999,999	2	-	7	3
\$1,000,000 - \$1,249,999	2	-	6	2
\$1,250,000 - \$1,499,999	-	-	5	2
\$1,500,000 - \$1,749,999	-	-	3	-
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
<b>TOTAL</b>	<b>292</b>	<b>262</b>	<b>1,396</b>	<b>1,292</b>

**CITY OF CALGARY APARTMENT SALES BY PRICE RANGE**



CITY OF CALGARY APARTMENT SALES

YTD JUNE



Source: CREB®

CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



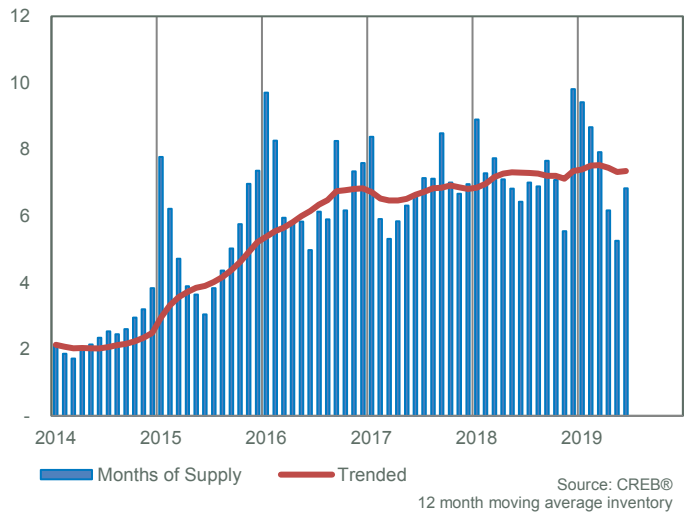
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



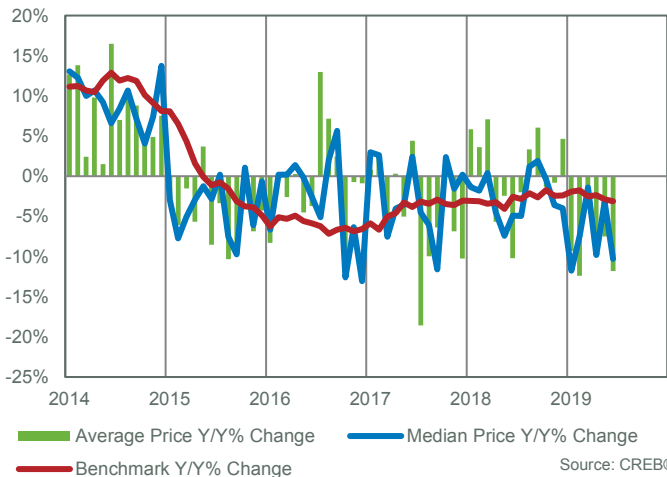
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



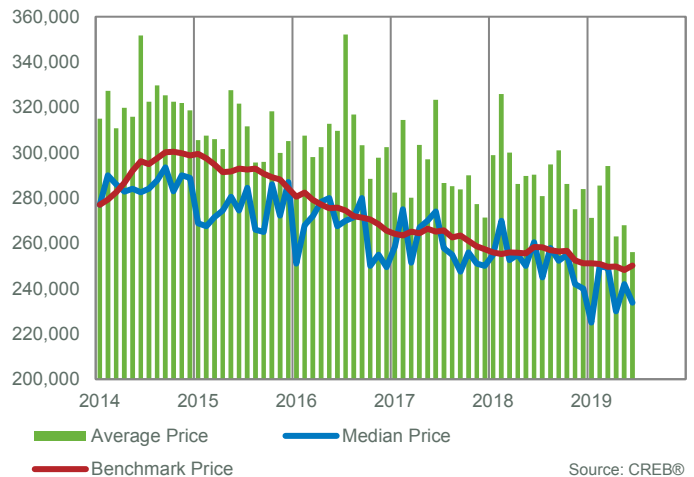
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES



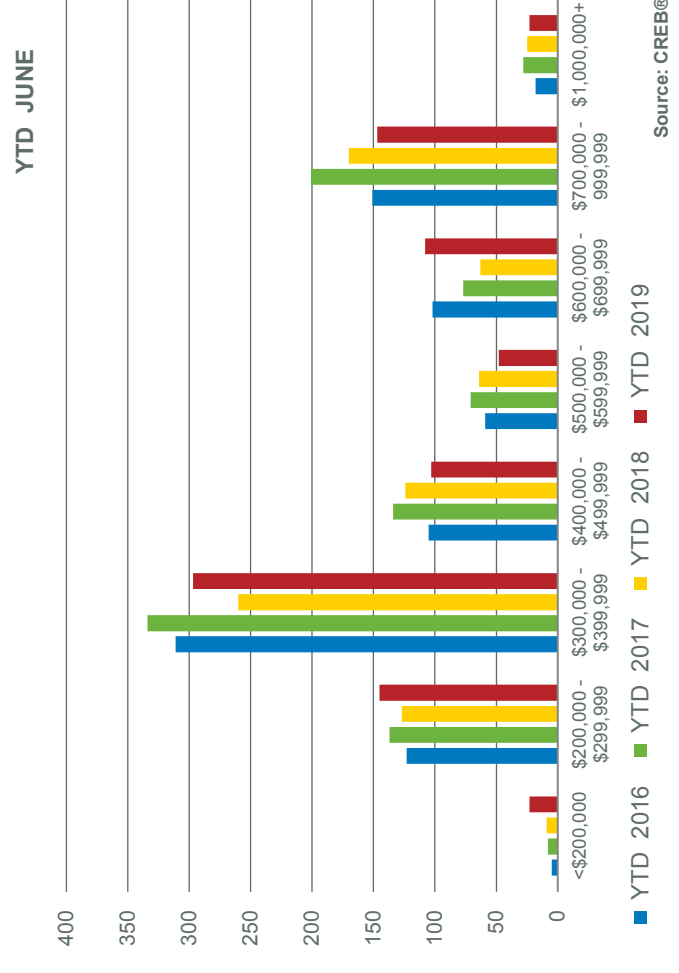
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	99	106	143	155	156	183	150	142	121	125	108	87
New Listings	234	246	387	348	416	410	299	323	327	279	203	110
Inventory	447	533	674	756	861	919	901	890	852	816	752	570
Days on Market	62	48	45	52	52	47	48	56	55	60	78	79
Benchmark Price	411,200	414,100	414,100	415,500	414,300	413,300	411,000	410,200	406,200	402,100	399,300	396,100
Median Price	376,500	402,815	445,000	421,000	402,844	408,180	395,750	413,750	371,500	397,500	355,000	363,500
Average Price	460,514	509,176	551,874	507,585	484,474	496,522	491,368	484,917	448,723	477,262	437,269	467,019
Index	208	209	209	210	209	209	208	207	205	203	202	200
<b>2019</b>												
Sales	84	103	148	167	202	190						
New Listings	308	253	314	316	339	290						
Inventory	649	689	759	770	795	742						
Days on Market	67	59	66	63	61	65						
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700						
Median Price	395,250	385,000	389,000	385,000	382,500	416,500						
Average Price	498,689	465,963	478,728	473,561	475,852	502,611						
Index	198	198	197	200	201	202						

**CALGARY TOTAL SALES**

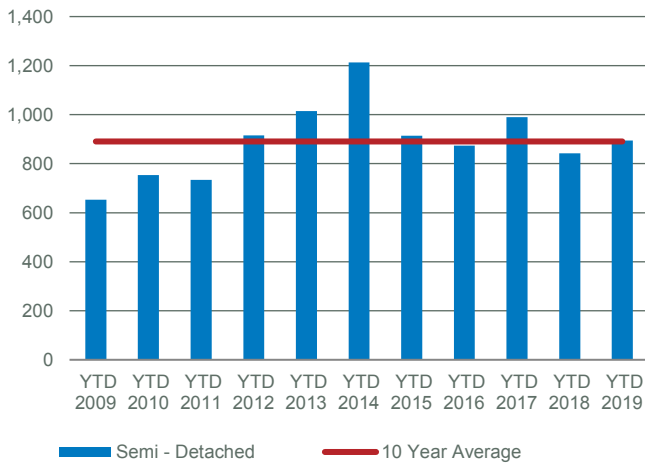
	Jun-18	Jun-19	YTD 2018	YTD 2019
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	4	9	23
\$200,000 - \$299,999	29	35	127	145
\$300,000 - \$349,999	23	29	124	160
\$350,000 - \$399,999	31	21	136	137
\$400,000 - \$449,999	16	17	77	71
\$450,000 - \$499,999	11	7	47	32
\$500,000 - \$549,999	7	3	32	20
\$550,000 - \$599,999	8	2	32	28
\$600,000 - \$649,999	6	11	35	39
\$650,000 - \$699,999	9	24	28	69
\$700,000 - \$799,999	24	13	94	90
\$800,000 - \$899,999	10	12	50	32
\$900,000 - \$999,999	4	9	26	25
\$1,000,000 - \$1,249,999	3	3	22	18
\$1,250,000 - \$1,499,999	-	-	2	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	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
<b>TOTAL</b>	<b>183</b>	<b>190</b>	<b>842</b>	<b>894</b>

**CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE**



CITY OF CALGARY SEMI-DET. SALES

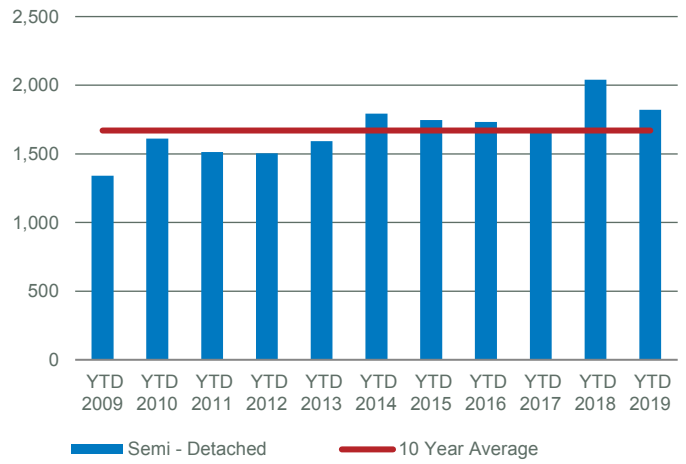
YTD JUNE



Source: CREB®

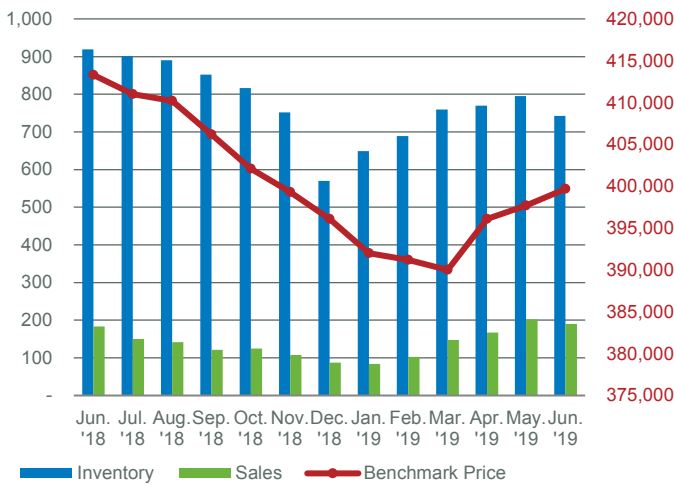
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



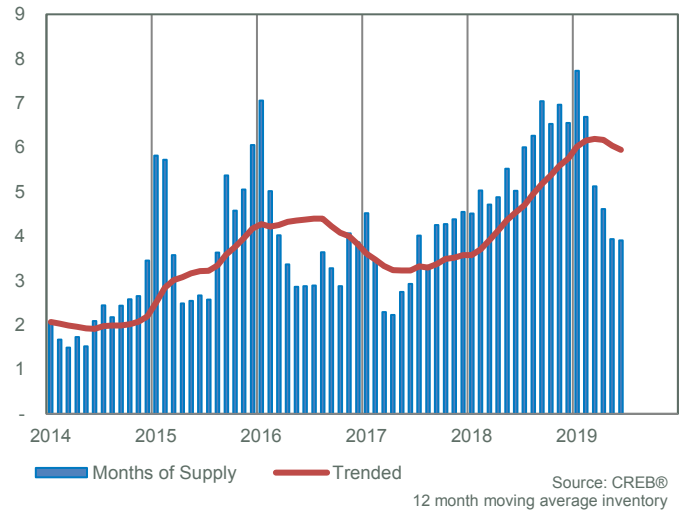
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



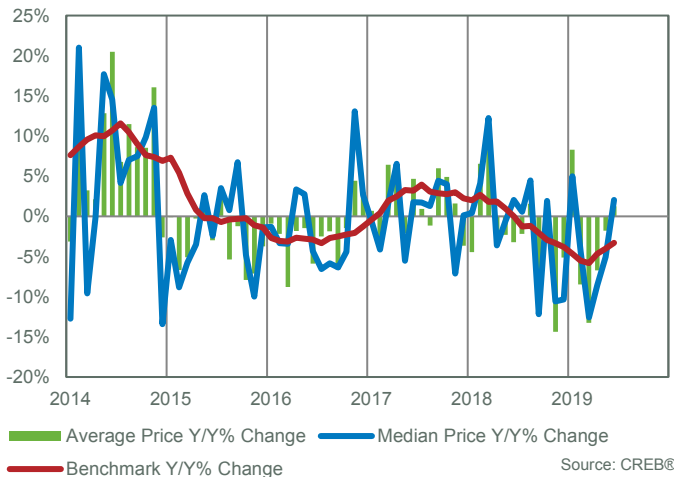
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



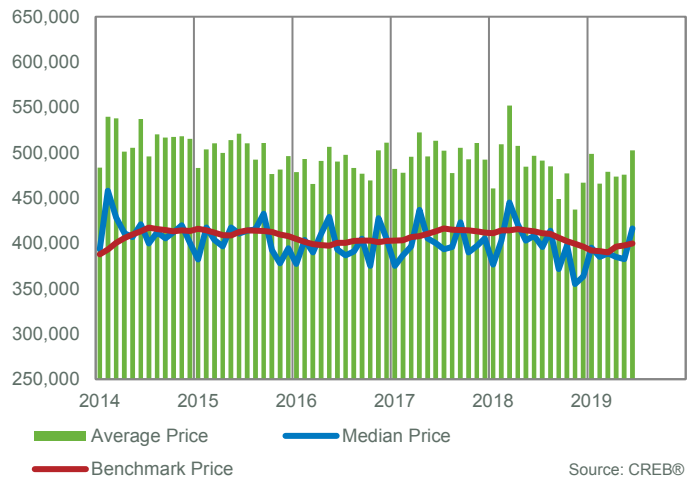
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES



Source: CREB®

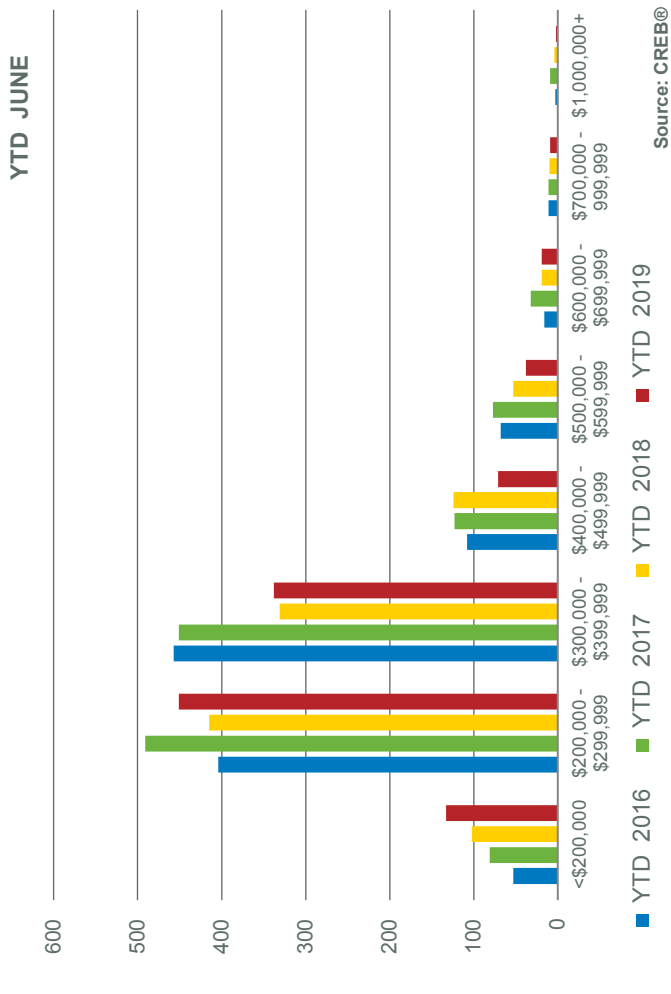


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2018</b>												
Sales	131	133	163	192	228	211	175	179	146	153	145	106
New Listings	346	318	467	486	514	496	390	368	415	297	279	147
Inventory	703	779	941	1,073	1,169	1,218	1,199	1,137	1,131	1,029	951	718
Days on Market	69	62	61	54	50	54	59	60	62	64	64	71
Benchmark Price	296,900	295,700	298,000	300,400	303,600	302,600	300,700	296,900	294,300	293,500	293,000	288,600
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
<b>2019</b>												
Sales	107	131	174	199	222	228						
New Listings	391	324	386	458	438	384						
Inventory	825	914	959	1,059	1,106	1,048						
Days on Market	85	64	65	61	61	60						
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300						
Median Price	284,000	281,000	295,075	284,900	284,950	294,250						
Average Price	302,691	292,931	305,854	305,481	311,733	314,622						
Index	178	178	178	179	179	179						

**CALGARY TOTAL SALES**

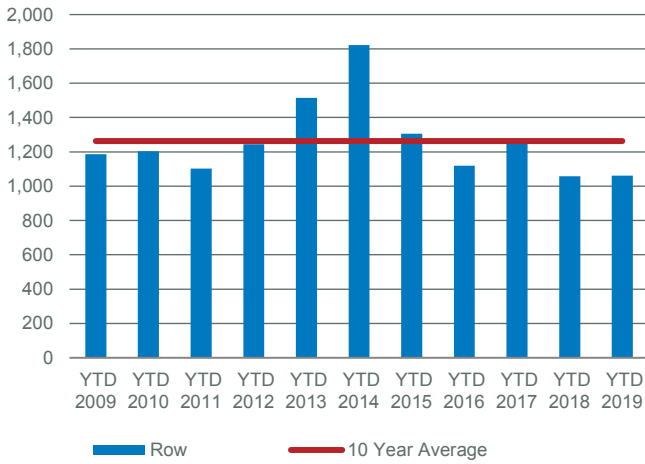
	Jun-18	Jun-19	YTD 2018	YTD 2019
>\$100,000	-	1	-	2
\$100,000 - \$199,999	22	17	102	131
\$200,000 - \$299,999	88	106	415	451
\$300,000 - \$349,999	37	48	219	231
\$350,000 - \$399,999	27	22	112	107
\$400,000 - \$449,999	14	9	79	38
\$450,000 - \$499,999	10	7	45	33
\$500,000 - \$549,999	6	8	27	23
\$550,000 - \$599,999	3	3	26	15
\$600,000 - \$649,999	2	2	12	11
\$650,000 - \$699,999	1	3	7	8
\$700,000 - \$799,999	-	-	6	4
\$800,000 - \$899,999	-	1	1	2
\$900,000 - \$999,999	-	1	3	3
\$1,000,000 - \$1,249,999	1	-	2	-
\$1,250,000 - \$1,499,999	-	-	-	2
\$1,500,000 - \$1,749,999	-	-	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 +	-	-	-	-
<b>TOTAL</b>	<b>211</b>	<b>228</b>	<b>1,058</b>	<b>1,061</b>

**CITY OF CALGARY ROW SALES BY PRICE RANGE**



CITY OF CALGARY ROW SALES

YTD JUNE



Source: CREB®

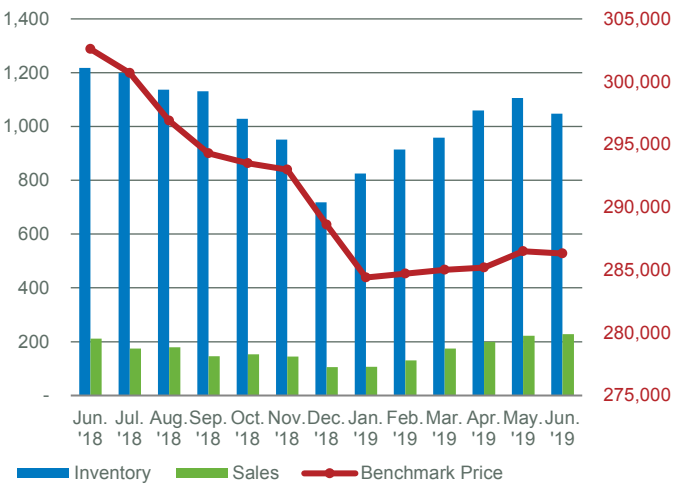
CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



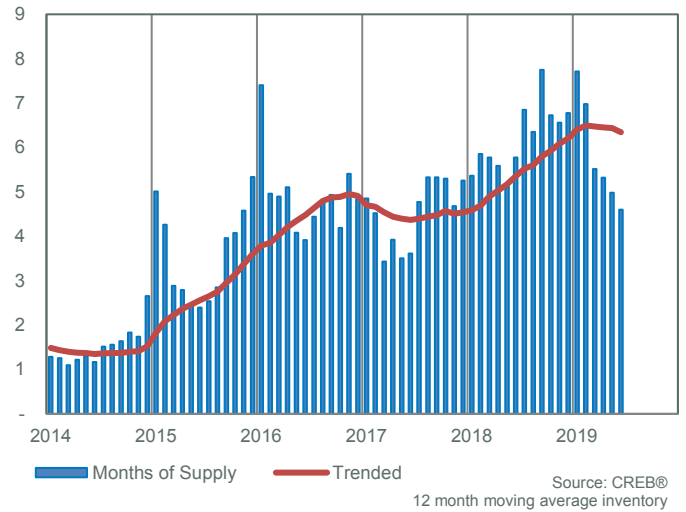
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



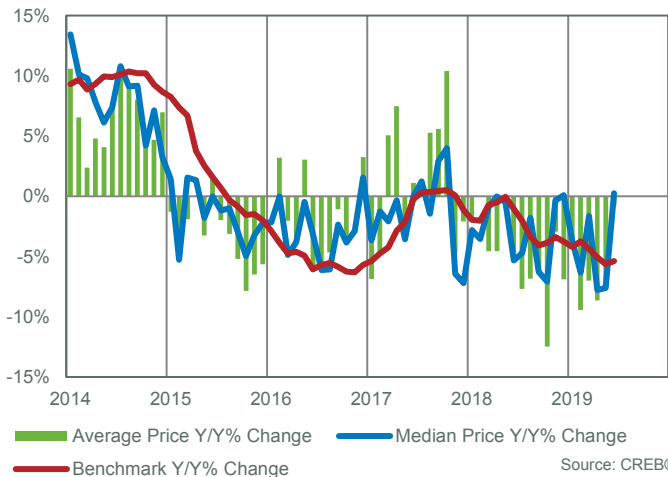
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



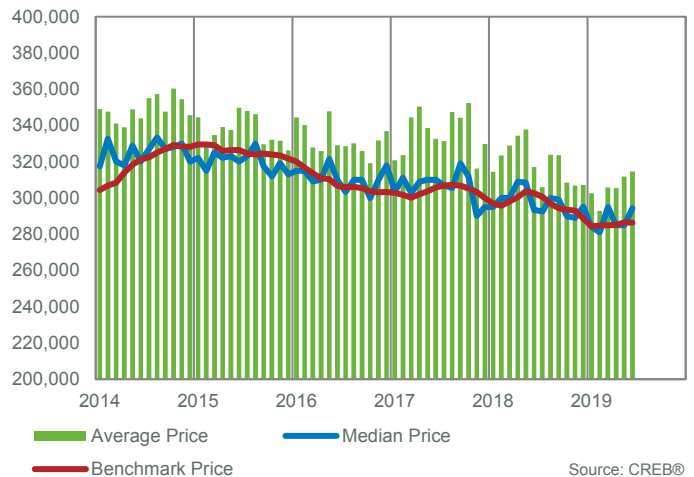
Source: CREB®  
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

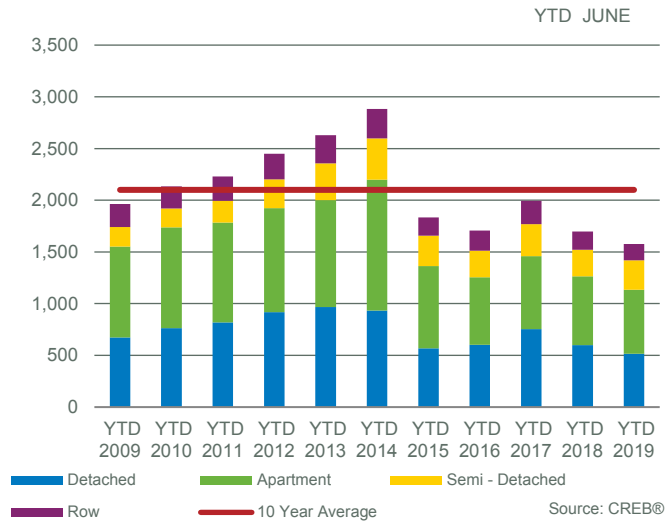
CITY OF CALGARY ROW PRICES



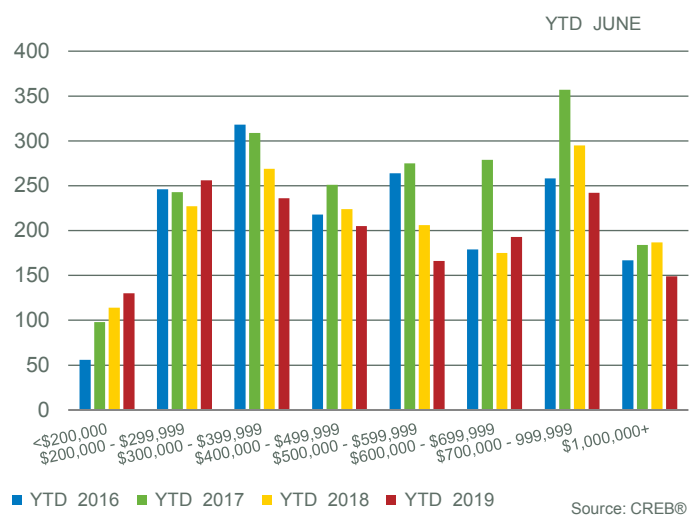
Source: CREB®

**CITY CENTRE**

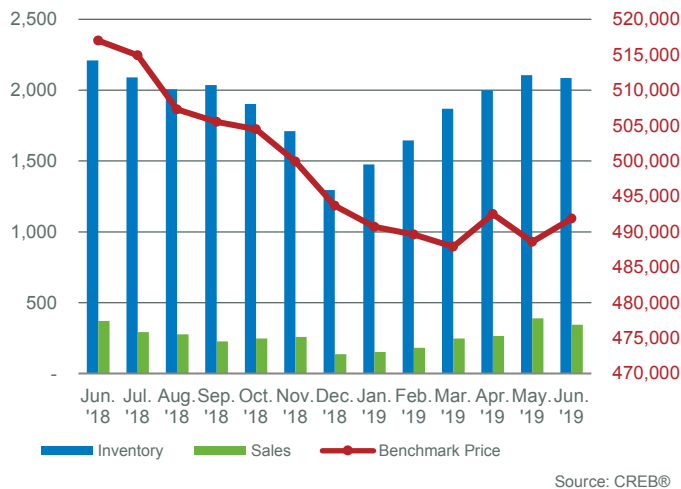
**CITY CENTRE TOTAL SALES**



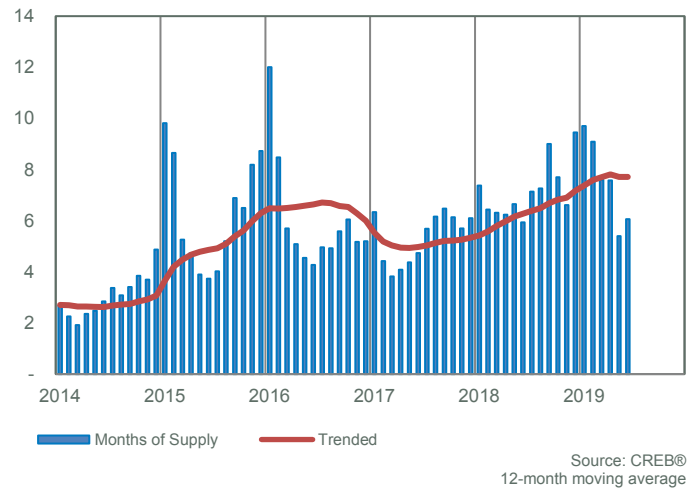
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



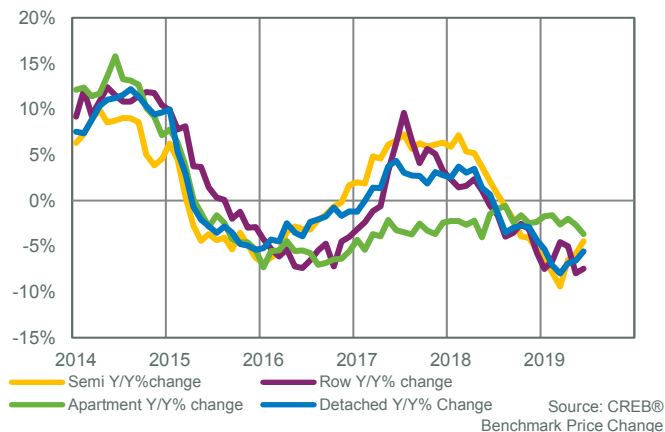
**CITY CENTRE INVENTORY AND SALES**



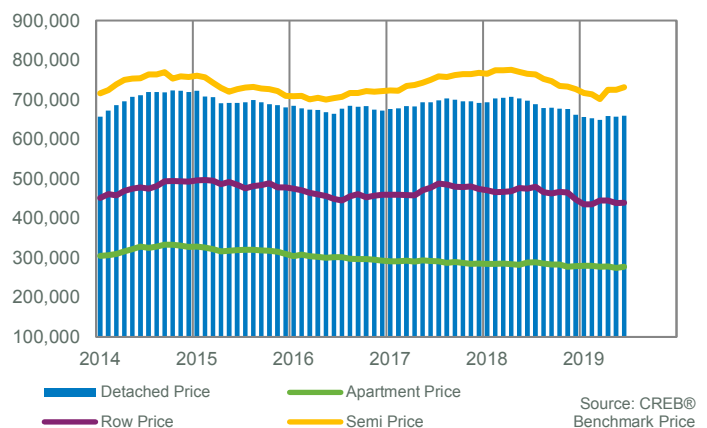
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

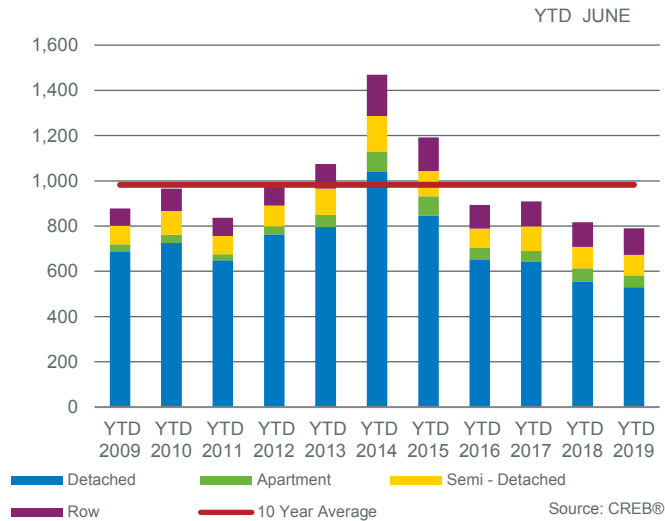


**CITY CENTRE PRICES**

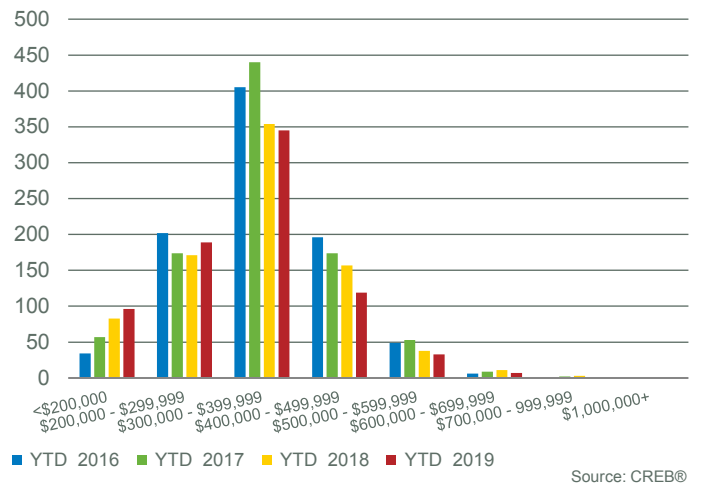


**NORTHEAST**

**NORTHEAST TOTAL SALES**



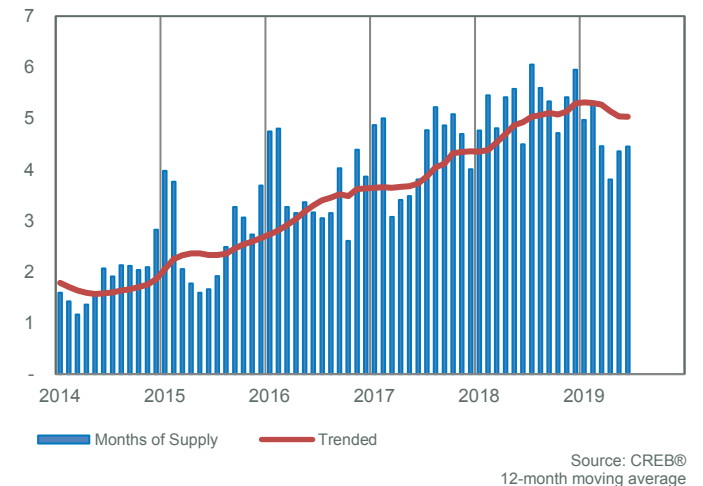
**NORTHEAST TOTAL SALES BY PRICE RANGE**



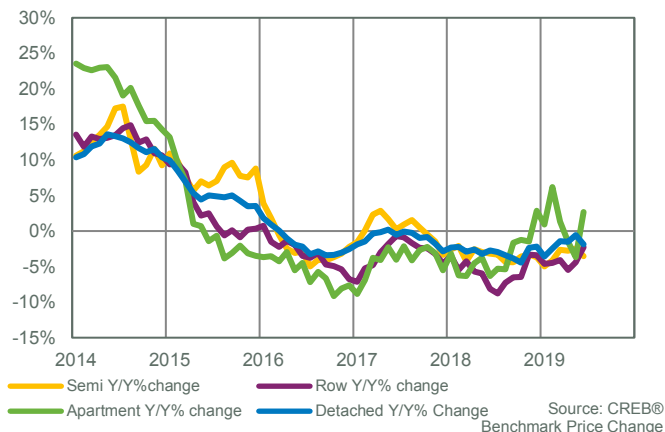
**NORTHEAST INVENTORY AND SALES**



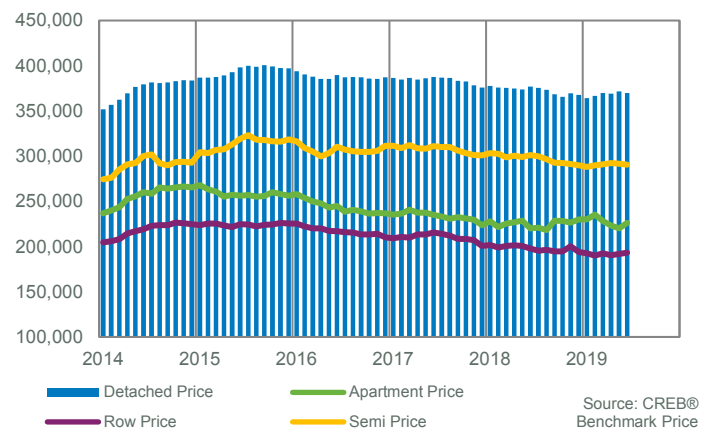
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

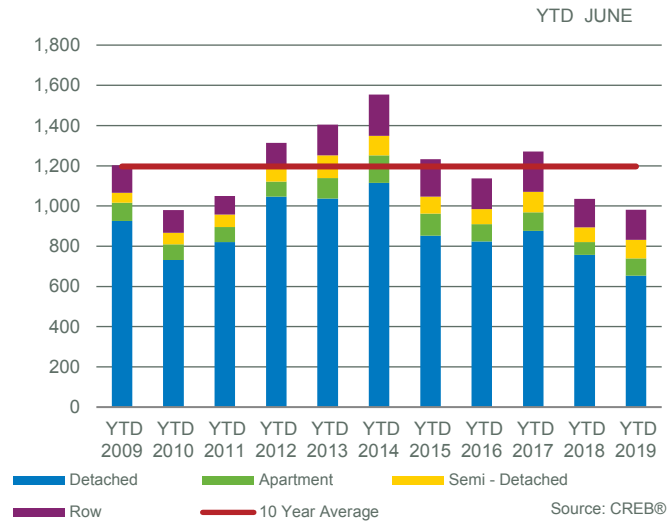


**NORTHEAST PRICES**

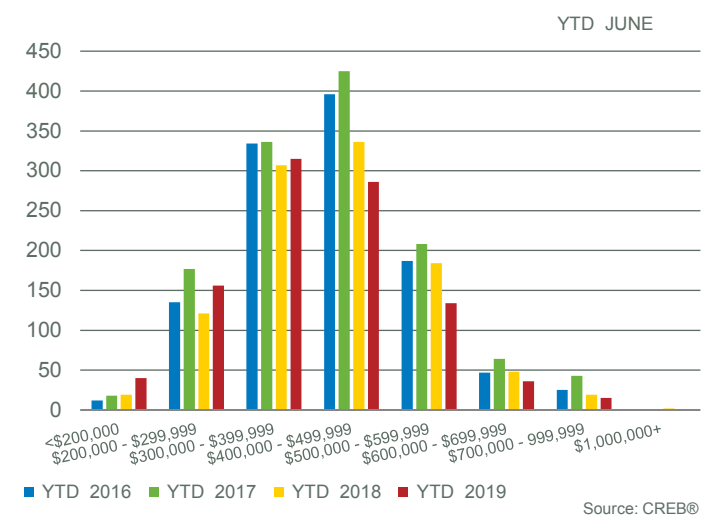


**NORTH**

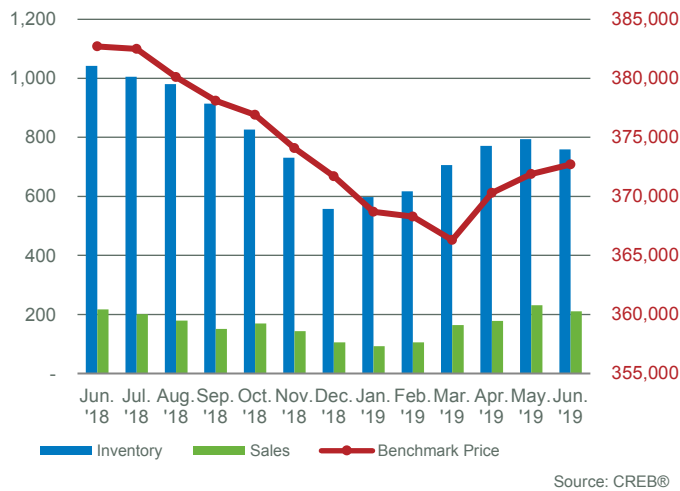
**NORTH TOTAL SALES**



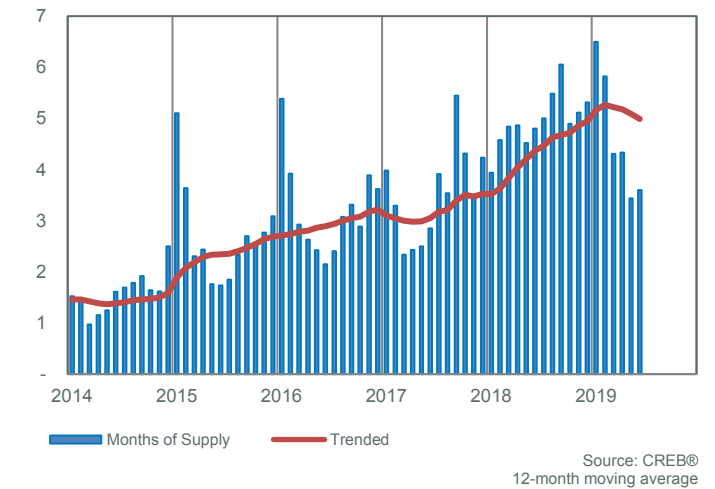
**NORTH TOTAL SALES BY PRICE RANGE**



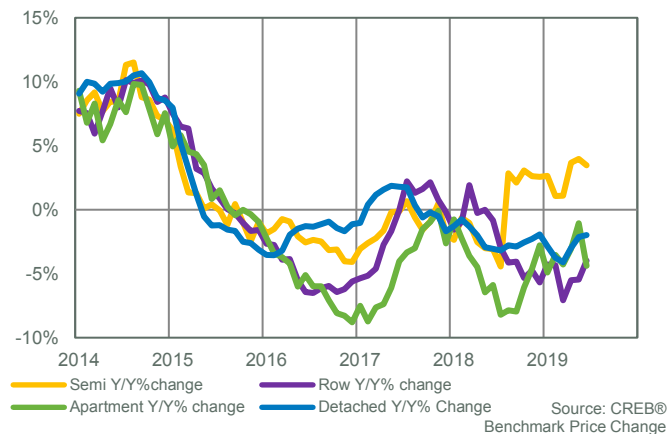
**NORTH INVENTORY AND SALES**



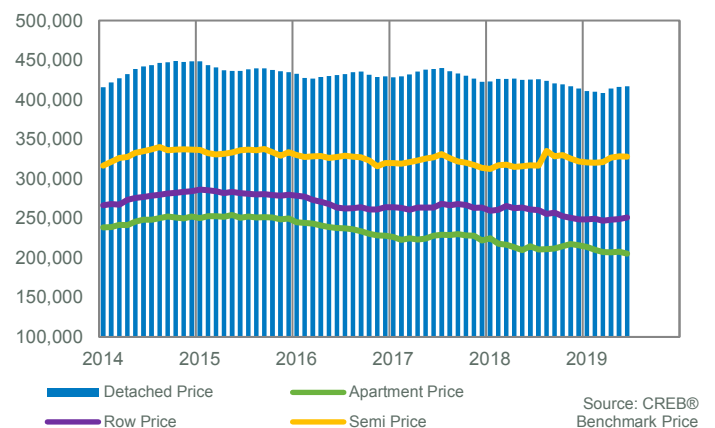
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

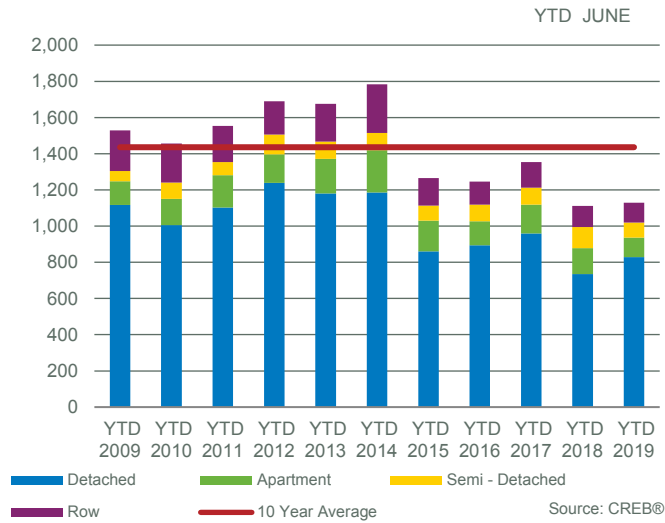


**NORTH PRICES**

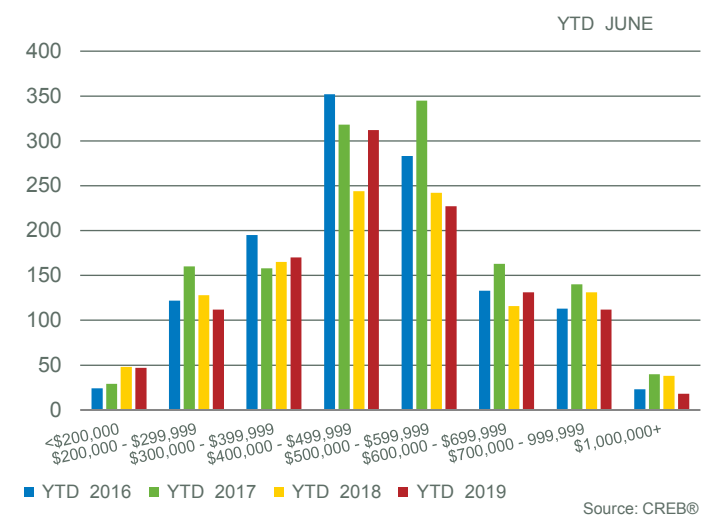


**NORTHWEST**

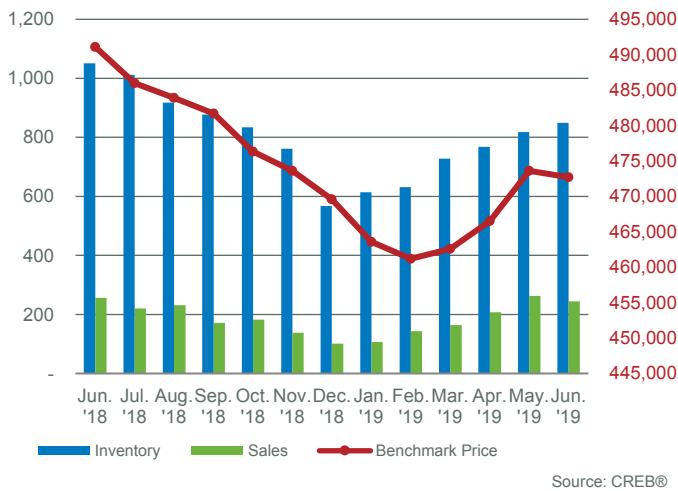
**NORTHWEST TOTAL SALES**



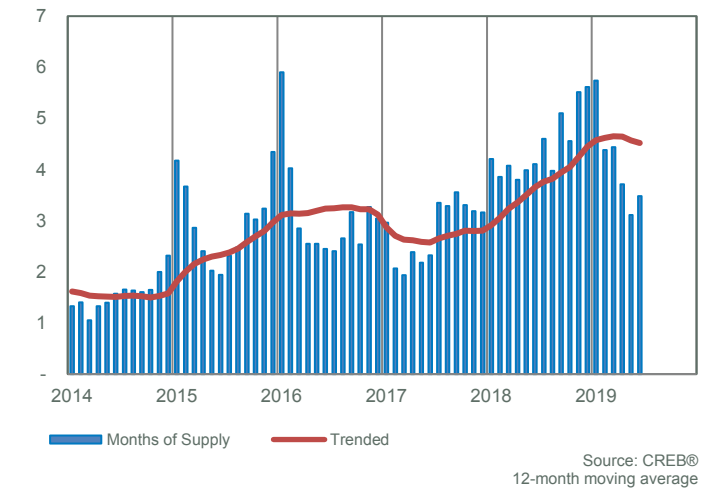
**NORTHWEST TOTAL SALES BY PRICE RANGE**



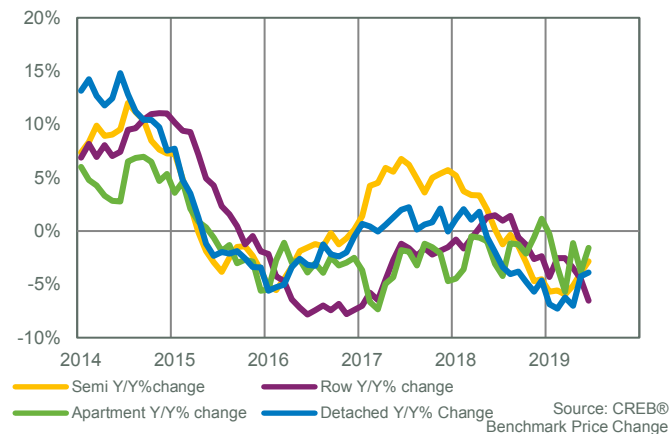
**NORTHWEST INVENTORY AND SALES**



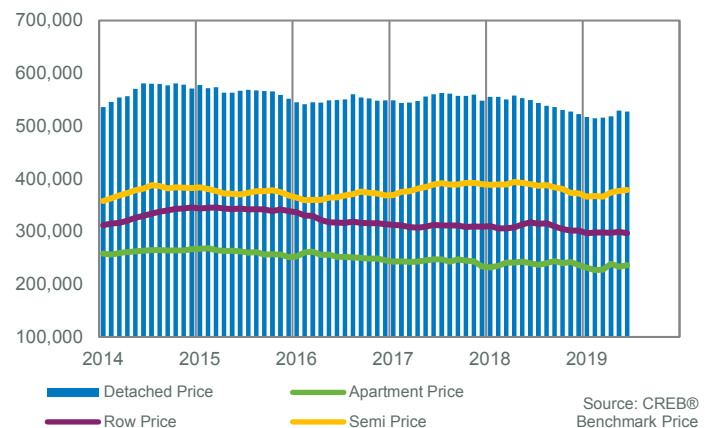
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

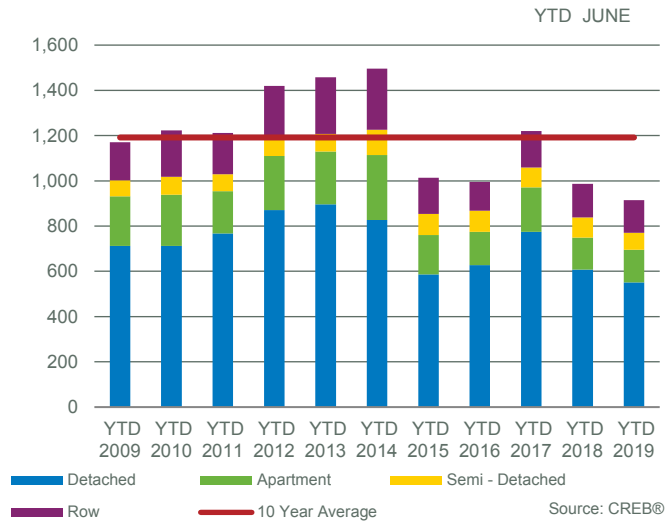


**NORTHWEST PRICES**

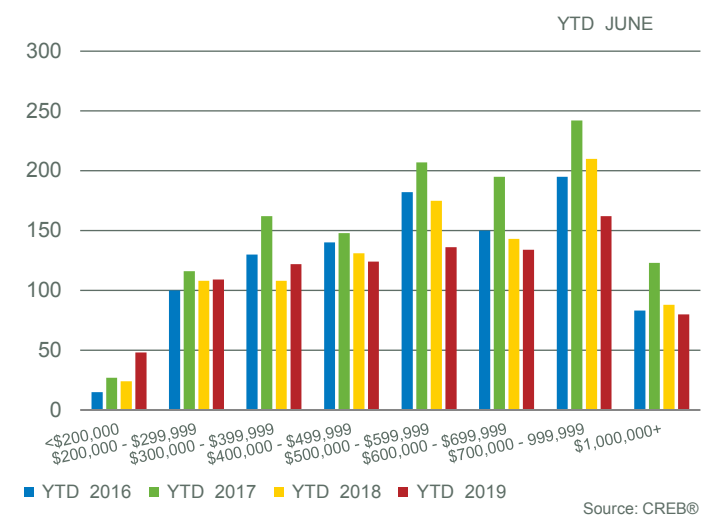


WEST

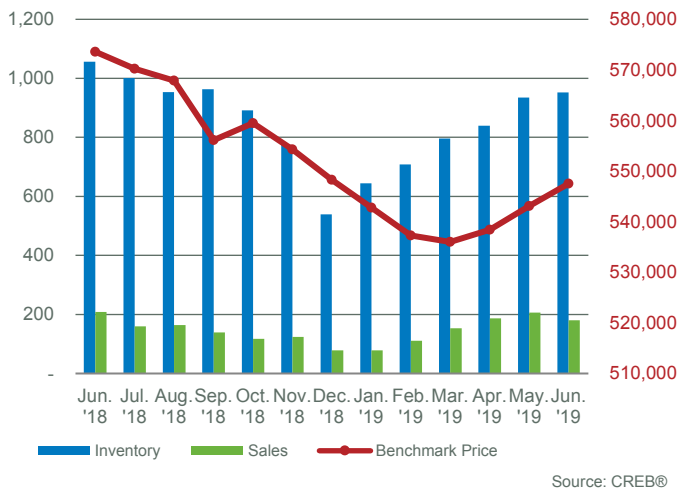
WEST TOTAL SALES



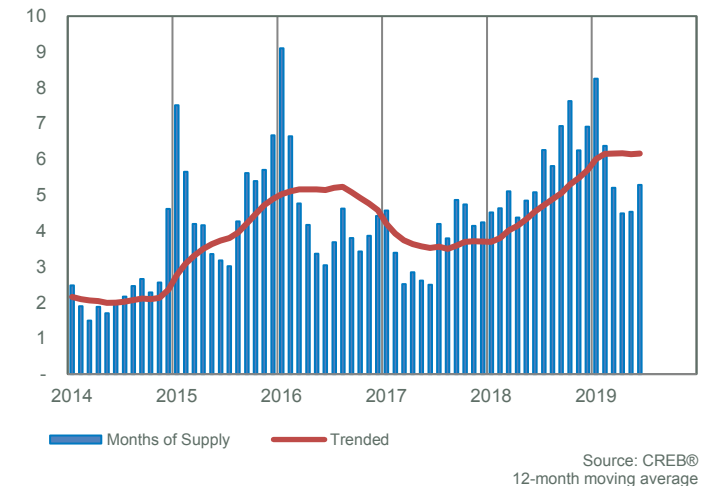
WEST TOTAL SALES BY PRICE RANGE



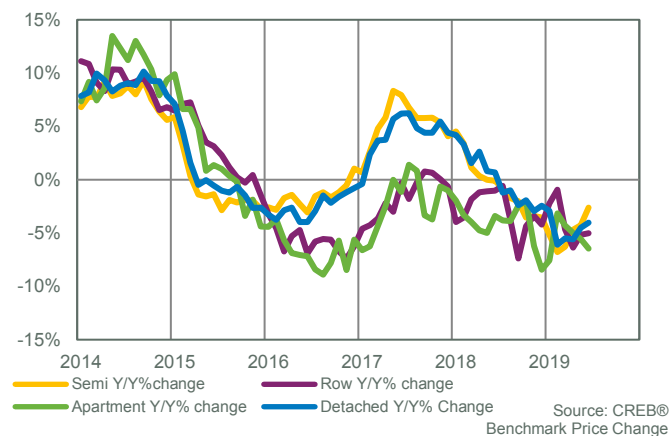
WEST INVENTORY AND SALES



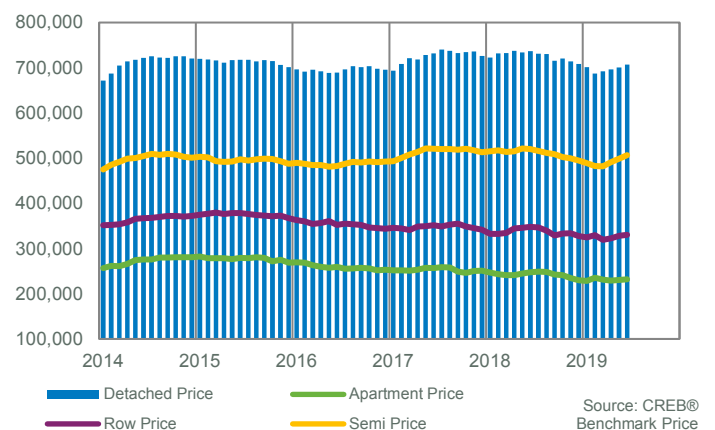
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

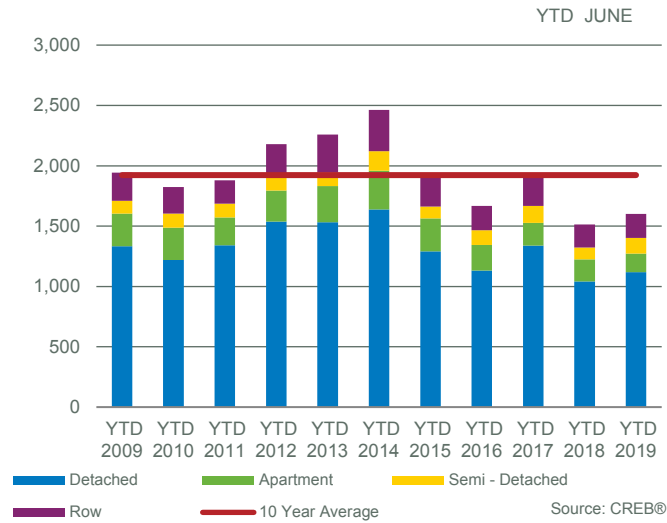


WEST PRICES

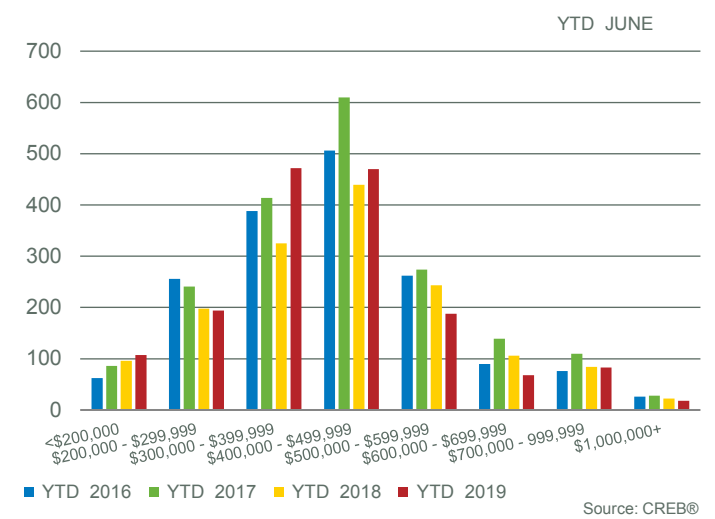


**SOUTH**

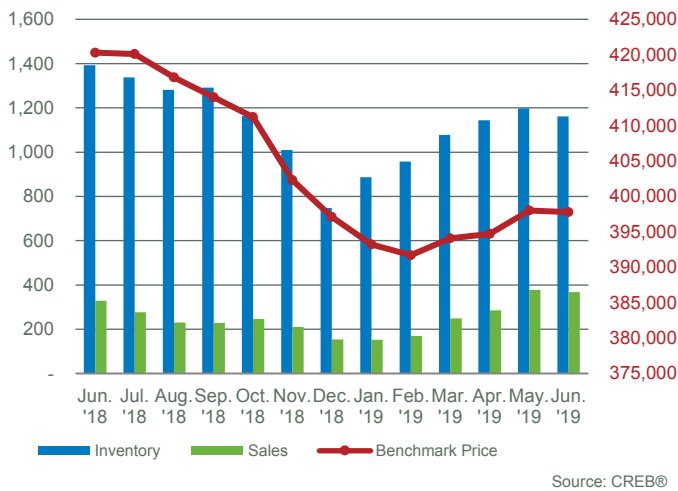
**SOUTH TOTAL SALES**



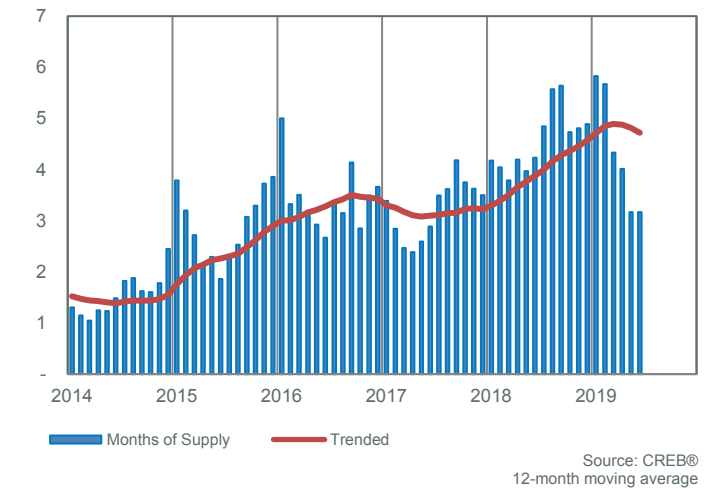
**SOUTH TOTAL SALES BY PRICE RANGE**



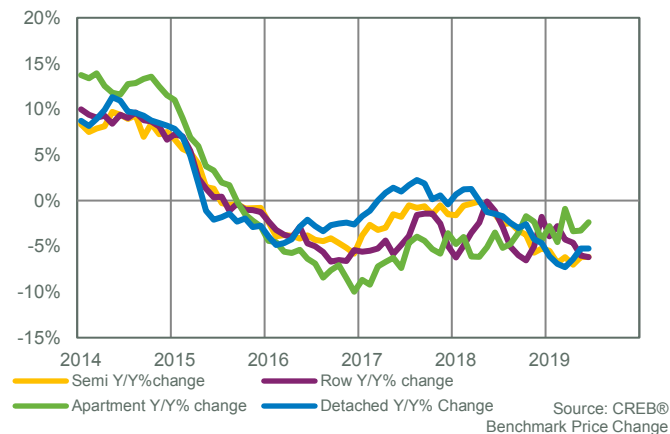
**SOUTH INVENTORY AND SALES**



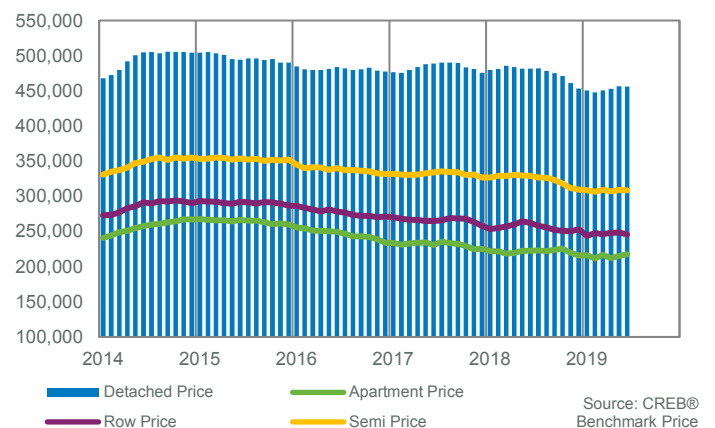
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



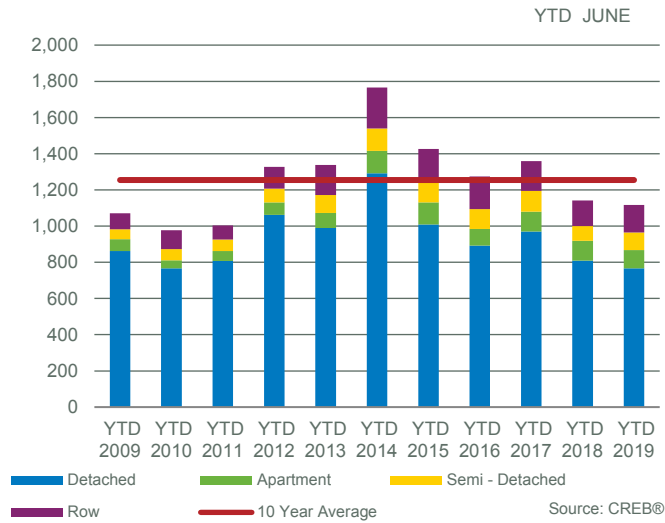
**SOUTH PRICES**



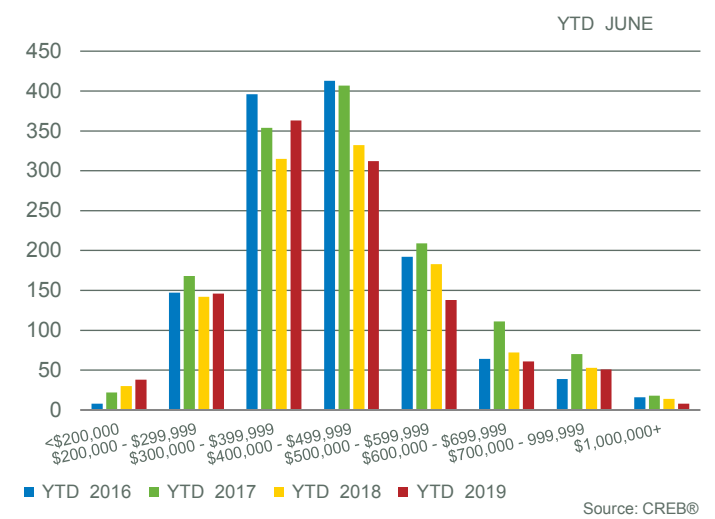


**SOUTHEAST**

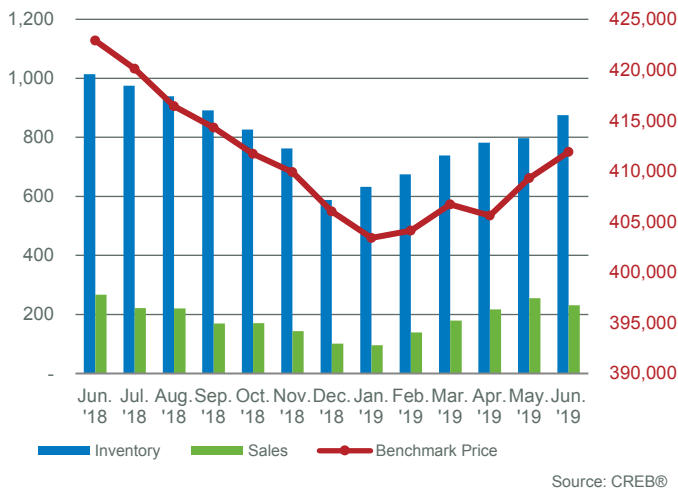
**SOUTHEAST TOTAL SALES**



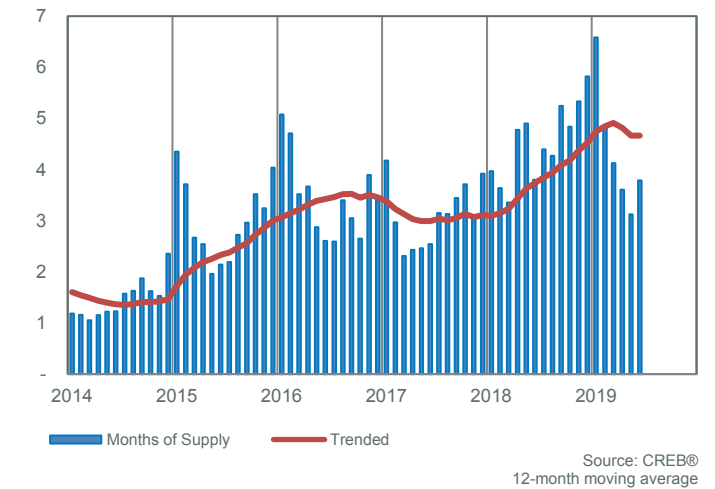
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



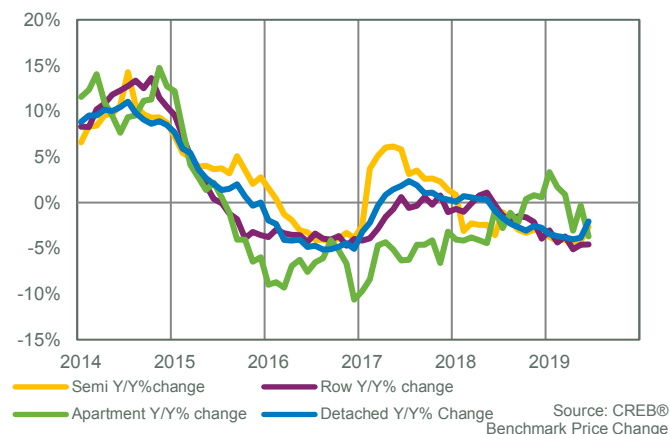
**SOUTHEAST INVENTORY AND SALES**



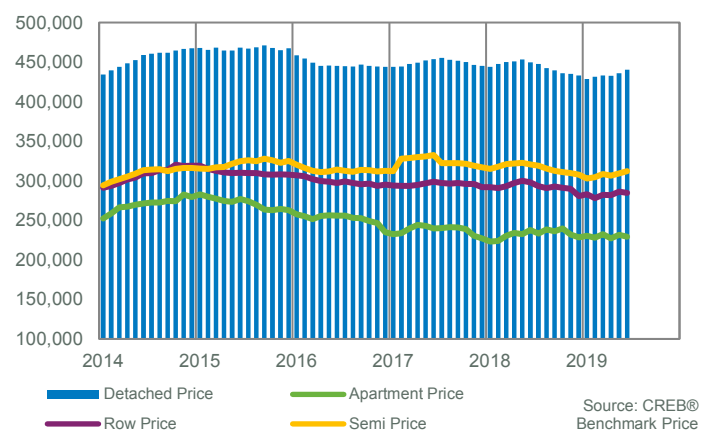
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

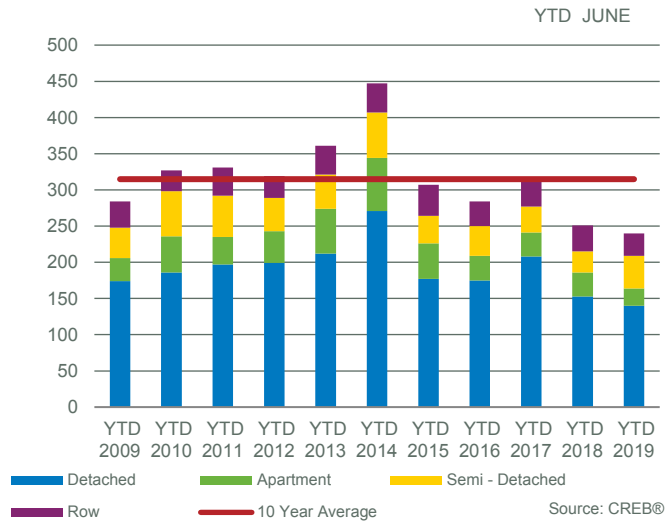


**SOUTHEAST PRICES**

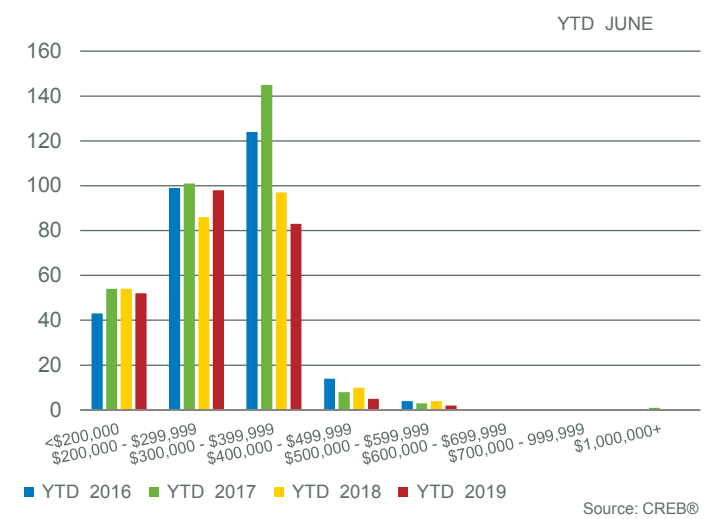


EAST

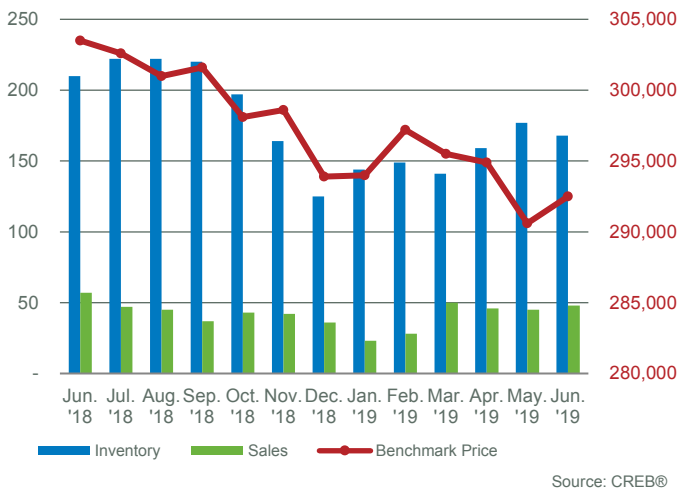
EAST TOTAL SALES



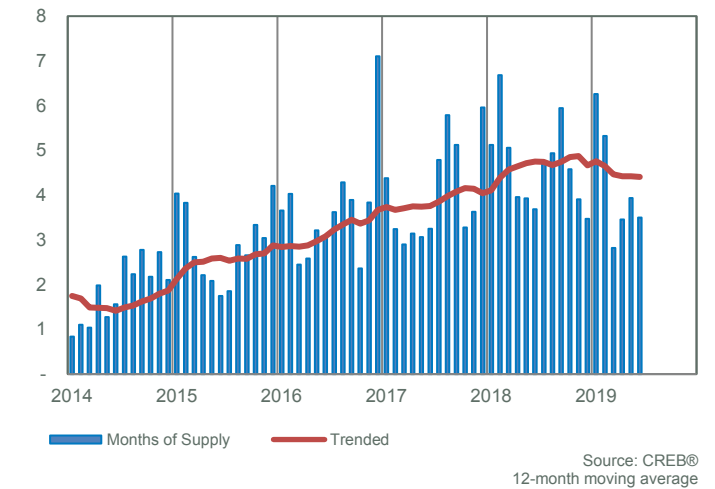
EAST TOTAL SALES BY PRICE RANGE



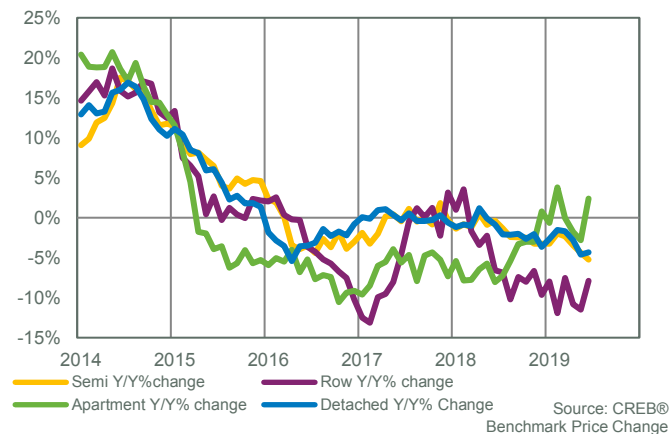
EAST INVENTORY AND SALES



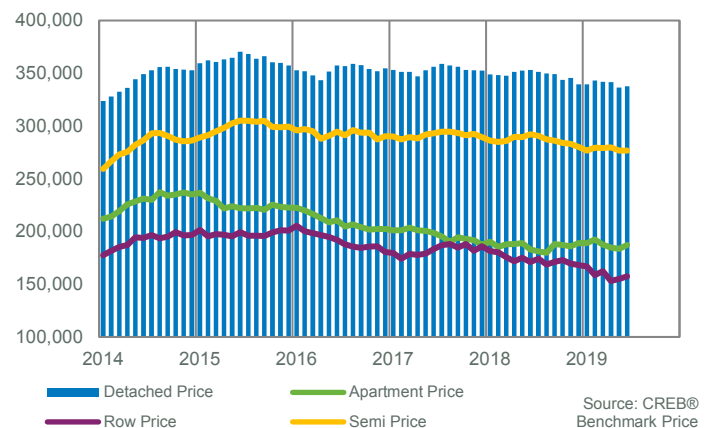
EAST MONTHS OF INVENTORY



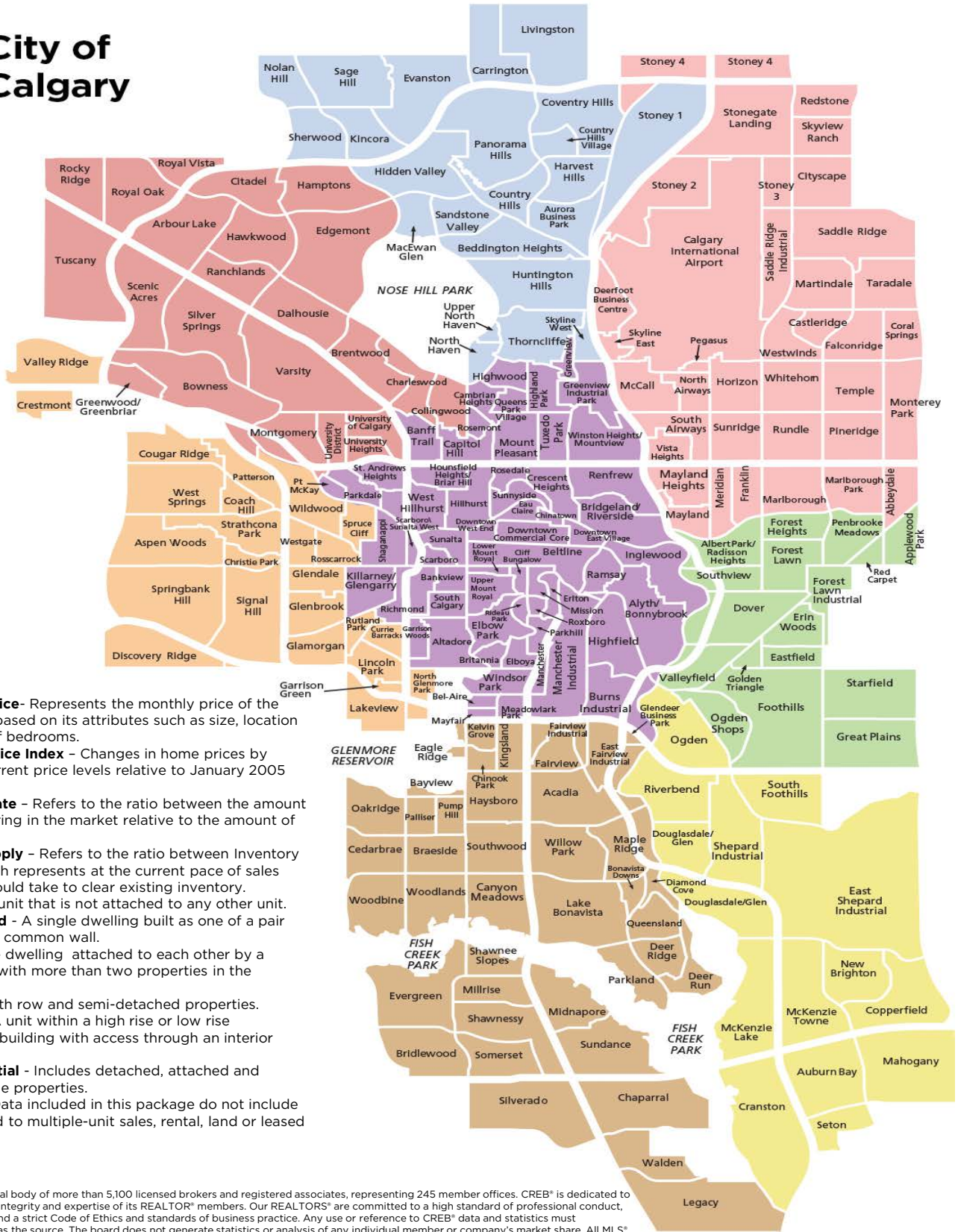
EAST PRICE CHANGE



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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