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MONTHLY STATISTICS PACKAGE

City of Calgary

November
2019



creb.com

Calgary housing market still favours the buyer

City of Calgary, December 2, 2019 – Year-to-date residential sales in the city remain just above last year’s levels due to improvements in the attached sector so far this year.

However, November sales activity eased over last year’s levels, mostly due to pullbacks in the apartment sector. Meanwhile, new listings eased enough relative to sales to cause inventories to ease and the amount of oversupply to come down slightly compared to last year’s levels.

“Achieving more stable conditions will take time. Sales activity has been settling in at lower levels and is likely being influenced by the economic conditions and uncertainty weighing on our market,” said CREB® chief economist Ann-Marie Lurie.

“While the amount of supply in the market continues to ease, the persistent oversupply continues to weigh on prices.” As of November, the citywide unadjusted benchmark price was \$419,100. This is just below last month’s levels and two per cent lower than last year’s levels.

Market conditions continue to vary depending on price, location and product type. For example, prices have ranged from a year-to-date decline of nearly eight per cent for row product in the East district to a two per cent increase for semi-detached product in the North district.

Larger price declines are often caused by high supply in the new-home and resale markets relative to demand.

Detached

- Detached sales improved in November over last year’s levels, mostly due to growth in the \$400,000 – 500,000 range. However, sales in November and overall activity remain low by historical standards.
- Despite some recent gains in sales activity, year-to-date sales remain comparable to last year’s levels and 20 per cent below longer-term trends. However, detached sales have improved in both the North West and South districts this year.
- Improving sales, combined with further declines in new listings, helped reduce inventories in this sector compared to levels recorded last year. However, supply levels remained elevated based on seasonal comparisons.
- Like some of the other sectors, the detached market is slowly moving toward more balanced conditions. However, it is still oversupplied, and this trend continues to weigh on prices.
- The detached unadjusted benchmark price was \$481,500 in November, slightly lower than last month’s levels and two per cent below last year’s prices.

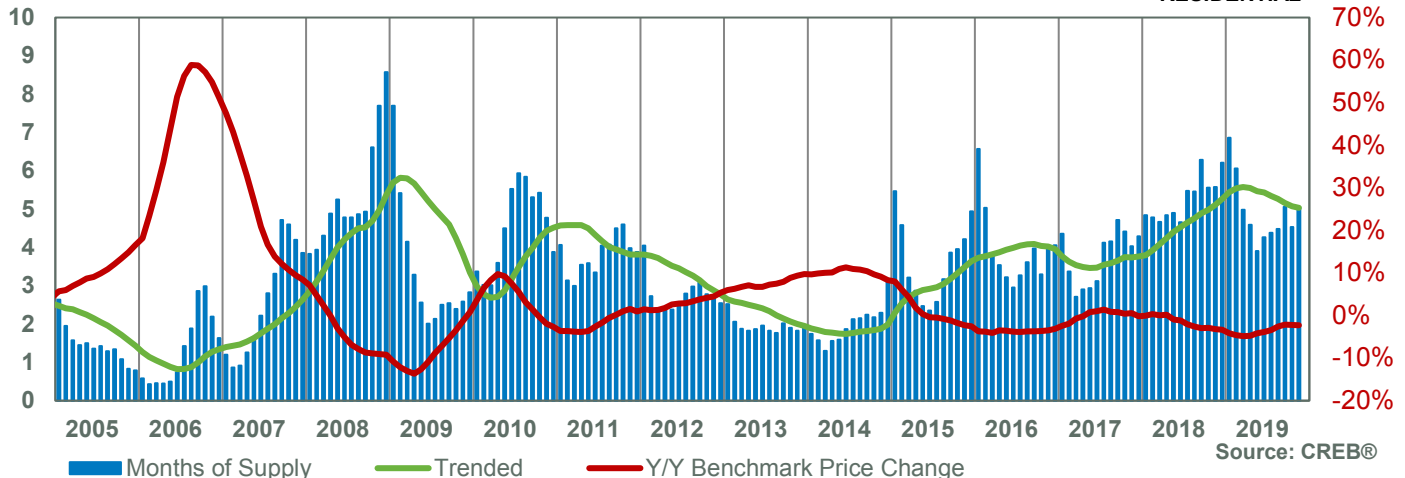
Apartment

- Apartment sales pulled back this month, causing year-to-date sales to remain comparable to last year’s levels and 21 per cent below long-term averages.
- The monthly decline in sales was mostly driven by pullbacks in the City Centre, North West and South East districts. However, on a year-to-date basis, sales activity improved in the North, West and South East districts.
- New listings rose across most districts, causing city-wide inventory gains this month. Much of the gains were a result of a rise in new-home listings filtering into the resale market. Despite the monthly shift, year-to-date new listings and inventories remain lower than last year’s levels.
- Weaker sales, combined with rising inventories, pushed November months of supply to over seven months. This is higher than last year’s levels of more than five months.
- Persistent oversupply in this sector caused prices to ease. The year-to-date benchmark price declined by more than two per cent.

Attached

- Year-to-date sales remain more than six per cent higher than last year’s levels and just below long-term averages.
- New listings eased this month compared to last year and sales improved. Inventories continue to ease from the monthly highs recorded last year. While the attached market remains oversupplied, the market continues to improve over last year’s levels.
- November semi-detached prices eased by two per cent compared to last year. The largest year-over-year declines occurred in the City Centre district.
- Row prices eased by nearly four per cent compared to last year. Annual declines ranged from more than seven per cent in the North East district to nearly two per cent in the North West and East districts.

MONTHS OF SUPPLY AND PRICE CHANGES



Nov. 2019

	Nov-18	Nov-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
DETACHED						
Total Sales	680	710	4.41%	9,448	9,414	-0.36%
Total Sales Volume	\$362,360,664	\$369,232,604	1.90%	\$5,289,464,144	\$5,048,860,461	-4.55%
New Listings	1,087	947	-12.88%	19,232	16,814	-12.57%
Inventory	3,506	2,928	-16.49%	3,781	3,413	-9.73%
Months of Supply	5.16	4.12	-20.01%	4.40	3.99	-9.40%
Sales to New Listings Ratio	62.56%	74.97%	12.42%	49.13%	55.99%	6.86%
Sales to List Price Ratio	96.44%	96.16%	-0.28%	96.97%	96.56%	-0.41%
Days on Market	60	61	2.44%	47	54	14.89%
Benchmark Price	\$491,400	\$481,500	-2.01%	\$502,836	\$485,236	-3.50%
Median Price	\$455,500	\$460,500	1.10%	\$485,000	\$466,500	-3.81%
Average Price	\$532,883	\$520,046	-2.41%	\$559,850	\$536,314	-4.20%
Index	200	196	-2.00%	205	198	-3.48%
APARTMENT						
Total Sales	239	188	-21.34%	2,556	2,539	-0.67%
Total Sales Volume	\$65,743,658	\$47,696,095	-27.45%	\$747,597,143	\$698,270,838	-6.60%
New Listings	345	438	26.96%	6,478	5,839	-9.86%
Inventory	1,325	1,406	6.11%	1,635	1,482	-9.34%
Months of Supply	5.54	7.48	34.90%	7.03	6.42	-8.73%
Sales to New Listings Ratio	69.28%	42.92%	-26.35%	39.46%	43.48%	4.03%
Sales to List Price Ratio	95.41%	95.61%	0.19%	96.04%	95.87%	-0.17%
Days on Market	65	74	13.37%	64	72	12.50%
Benchmark Price	\$252,400	\$247,900	-1.78%	\$256,145	\$249,864	-2.45%
Median Price	\$242,000	\$229,000	-5.37%	\$253,500	\$241,950	-4.56%
Average Price	\$275,078	\$253,703	-7.77%	\$292,487	\$275,018	-5.97%
Index	175	171	-1.78%	177	173	-2.40%
ATTACHED						
Total Sales	253	262	3.56%	3,344	3,566	6.64%
Total Sales Volume	\$91,716,934	\$95,115,889	3.71%	\$1,323,732,992	\$1,370,243,309	3.51%
New Listings	482	463	-3.94%	7,848	7,221	-7.99%
Inventory	1,703	1,524	-10.51%	1,794	1,657	-7.63%
Months of Supply	6.73	5.82	-13.58%	5.90	5.11	-13.38%
Sales to New Listings Ratio	52.49%	56.59%	4.10%	42.61%	49.38%	6.77%
Sales to List Price Ratio	96.88%	96.77%	-0.12%	97.14%	96.79%	-0.35%
Days on Market	70	69	-0.81%	57	63	10.53%
Benchmark Price	\$322,000	\$311,200	-3.35%	\$328,400	\$315,173	-4.03%
Median Price	\$320,000	\$312,500	-2.34%	\$339,392	\$325,000	-4.24%
Average Price	\$362,518	\$363,038	0.14%	\$395,853	\$384,252	-2.93%
Index	190	183	-3.37%	193	186	-3.97%
CITY OF CALGARY						
Total Sales	1,172	1,160	-1.02%	15,348	15,519	1.11%
Total Sales Volume	\$519,821,256	\$512,044,588	-1.50%	\$7,360,794,279	\$7,117,374,608	-3.31%
New Listings	1,914	1,848	-3.45%	33,558	29,874	-10.98%
Inventory	6,534	5,858	-10.35%	7,209	6,552	-9.12%
Months of Supply	5.58	5.05	-9.42%	5.17	4.64	-10.12%
Sales to New Listings Ratio	61.23%	62.77%	1.54%	45.74%	51.95%	6.21%
Sales to List Price Ratio	96.39%	96.22%	-0.16%	96.90%	96.54%	-0.37%
Days on Market	63	65	3.25%	52	59	13.46%
Benchmark Price	\$429,000	\$419,100	-2.31%	\$438,655	\$423,027	-3.56%
Median Price	\$396,625	\$400,000	0.85%	\$422,000	\$410,000	-2.84%
Average Price	\$443,533	\$441,418	-0.48%	\$479,593	\$458,623	-4.37%
Index	195	190	-2.31%	199	192	-3.54%

For a list of definitions, see page 26.

Nov. 2019

	Nov-18	Nov-19	Y/Y % Change	2018 YTD	2019 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	108	105	-2.78%	1,488	1,581	6.25%
Total Sales Volume	\$47,225,024	\$44,147,350	-6.52%	\$727,340,280	\$746,865,047	2.68%
Share of Sales with Condo Title	16.67%	10.48%	-6.19%	16.24%	13.56%	-2.67%
New Listings	203	204	0.49%	3,472	3,115	-10.28%
Inventory	752	655	-12.90%	764	708	-7.31%
Months of Supply	6.96	6.24	-10.41%	5.65	4.93	-12.76%
Sales to New Listings Ratio	53.20%	51.47%	-1.73%	42.86%	50.75%	7.90%
Sales to List Price Ratio	97.26%	96.94%	-0.32%	97.32%	96.83%	-0.49%
Days on Market	78	69	-10.93%	53	63	18.87%
Benchmark Price	\$399,300	\$390,400	-2.23%	\$410,118	\$394,945	-3.70%
Median Price	\$355,000	\$345,000	-2.82%	\$400,000	\$383,000	-4.25%
Average Price	\$437,269	\$420,451	-3.85%	\$488,804	\$472,400	-3.36%
Index	202	197	-2.23%	207	200	-3.68%
CITY OF CALGARY ROW						
Total Sales	145	157	8.28%	1,856	1,985	6.95%
Total Sales Volume	\$44,491,910	\$50,968,539	14.56%	\$596,392,711	\$623,378,262	4.52%
Share of Sales with Condo Title	88.28%	94.27%	5.99%	92.56%	91.82%	-0.74%
New Listings	279	259	-7.17%	4,376	4,106	-6.17%
Inventory	951	869	-8.62%	1,030	949	-7.87%
Months of Supply	6.56	5.54	-15.61%	6.10	5.26	-13.86%
Sales to New Listings Ratio	51.97%	60.62%	8.65%	42.41%	48.34%	5.93%
Sales to List Price Ratio	96.49%	96.62%	0.13%	96.91%	96.73%	-0.18%
Days on Market	64	69	8.40%	59	63	6.78%
Benchmark Price	\$293,000	\$281,700	-3.86%	\$297,782	\$285,355	-4.17%
Median Price	\$289,000	\$296,000	2.42%	\$298,000	\$289,250	-2.94%
Average Price	\$306,841	\$324,640	5.80%	\$321,332	\$314,044	-2.27%
Index	183	176	-3.87%	186	179	-4.08%
CITY OF CALGARY ATTACHED						
Total Sales	253	262	3.56%	3,344	3,566	6.64%
Total Sales Volume	\$91,716,934	\$95,115,889	3.71%	\$1,323,732,992	\$1,370,243,309	3.51%
Share of Sales with Condo Title	57.71%	60.69%	5.16%	58.60%	57.27%	-2.26%
New Listings	482	463	-3.94%	7,848	7,221	-7.99%
Inventory	1,703	1,524	-10.51%	1,794	1,657	-7.63%
Months of Supply	6.73	5.82	-13.58%	5.90	5.11	-13.38%
Sales to New Listings Ratio	52.49%	56.59%	4.10%	42.61%	49.38%	6.77%
Sales to List Price Ratio	96.88%	96.77%	-0.12%	97.14%	96.79%	-0.35%
Days on Market	70	69	-0.81%	57	63	10.53%
Benchmark Price	\$322,000	\$311,200	-3.35%	\$328,400	\$315,173	-4.03%
Median Price	\$320,000	\$312,500	-2.34%	\$339,392	\$325,000	-4.24%
Average Price	\$362,518	\$363,038	0.14%	\$395,853	\$384,252	-2.93%
Index	190	183	-3.37%	193	186	-3.97%

For a list of definitions, see page 26.

November 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	64	125	51.20%	475	7.42	\$649,000	-3.99%	-0.51%
North East	83	137	60.58%	369	4.45	\$362,700	-1.81%	-0.79%
North	105	131	80.15%	382	3.64	\$411,400	-1.30%	-1.20%
North West	89	104	85.58%	388	4.36	\$516,800	-2.03%	-1.24%
West	78	116	67.24%	401	5.14	\$689,500	-3.47%	-2.07%
South	159	175	90.86%	495	3.11	\$452,500	-1.84%	-0.11%
South East	114	132	86.36%	336	2.95	\$434,500	-0.16%	-0.32%
East	18	27	66.67%	81	4.50	\$342,100	-1.04%	0.53%
TOTAL CITY	710	947	74.97%	2,928	4.12	\$481,500	-2.01%	-0.82%
Apartment								
City Centre	86	194	44.33%	710	8.26	\$273,300	-1.48%	-1.48%
North East	6	13	46.15%	48	8.00	\$225,100	-0.57%	1.26%
North	10	25	40.00%	68	6.80	\$207,000	-4.83%	-2.40%
North West	14	31	45.16%	97	6.93	\$230,400	-4.79%	-0.69%
West	23	34	67.65%	128	5.57	\$228,300	-2.77%	1.42%
South	31	45	68.89%	143	4.61	\$219,900	0.05%	-2.83%
South East	14	90	15.56%	177	12.64	\$233,200	0.43%	-5.01%
East	4	6	66.67%	35	8.75	\$184,900	-0.59%	1.48%
TOTAL CITY	188	438	42.92%	1,406	7.48	\$247,900	-1.78%	-1.43%
Semi-detached								
City Centre	26	72	36.11%	303	11.65	\$709,500	-3.23%	-1.32%
North East	18	21	85.71%	63	3.50	\$287,100	-1.44%	0.60%
North	14	19	73.68%	47	3.36	\$324,900	-0.21%	-0.73%
North West	7	16	43.75%	44	6.29	\$361,400	-3.21%	-2.38%
West	7	20	35.00%	61	8.71	\$484,800	-2.94%	-2.18%
South	14	28	50.00%	67	4.79	\$307,100	-1.57%	0.00%
South East	12	19	63.16%	54	4.50	\$307,000	-0.84%	-0.39%
East	7	9	77.78%	16	2.29	\$281,300	-0.64%	0.43%
TOTAL CITY	105	204	51.47%	655	6.24	\$390,400	-2.23%	-0.91%
Row								
City Centre	31	48	64.58%	181	5.84	\$435,300	-6.47%	0.25%
North East	10	38	26.32%	104	10.40	\$184,800	-7.69%	-3.09%
North	13	30	43.33%	124	9.54	\$242,400	-3.35%	0.12%
North West	17	33	51.52%	93	5.47	\$296,200	-1.76%	0.14%
West	26	28	92.86%	102	3.92	\$322,300	-3.39%	0.56%
South	30	40	75.00%	132	4.40	\$243,200	-2.88%	-0.08%
South East	25	33	75.76%	104	4.16	\$280,500	-3.18%	-1.48%
East	5	10	50.00%	29	5.80	\$166,900	-1.59%	2.02%
TOTAL CITY	157	259	60.62%	869	5.54	\$281,700	-3.86%	-0.28%

*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



Nov. 2019

TOTAL SALES

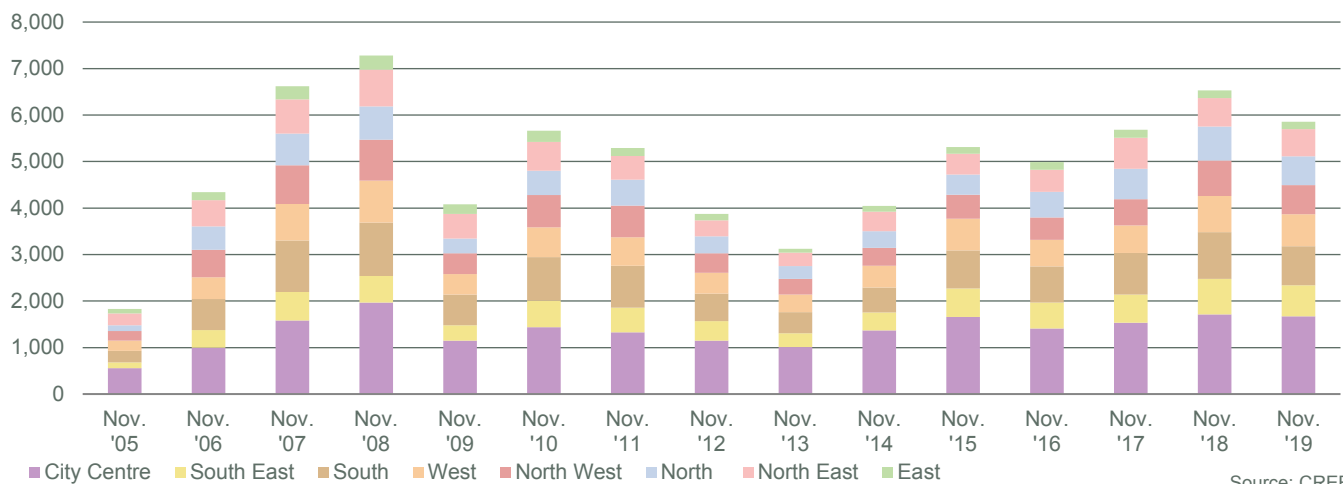
NOVEMBER



Source: CREB®

TOTAL INVENTORY

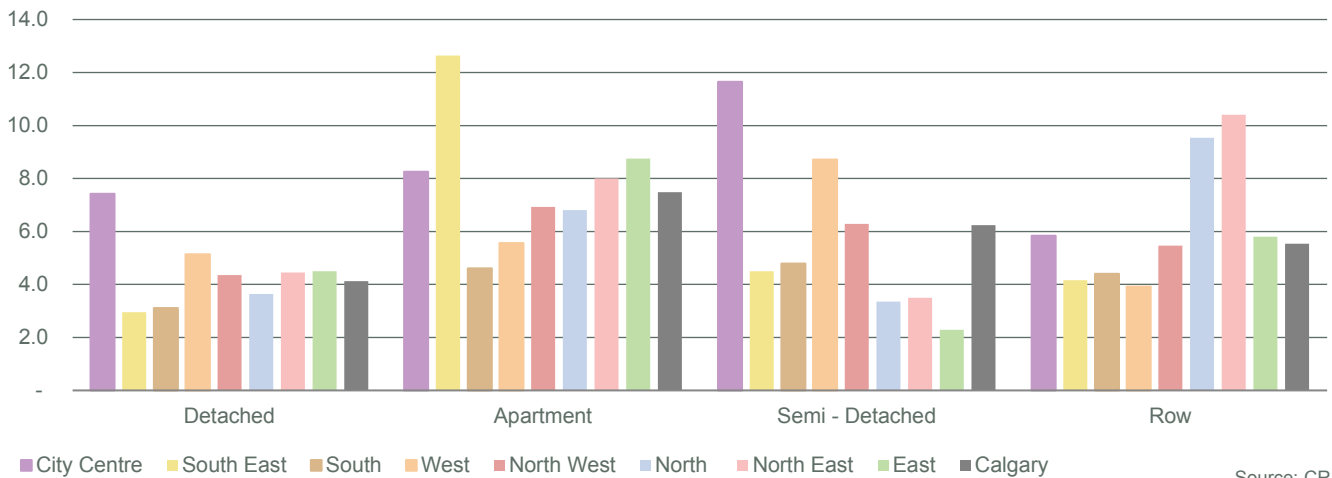
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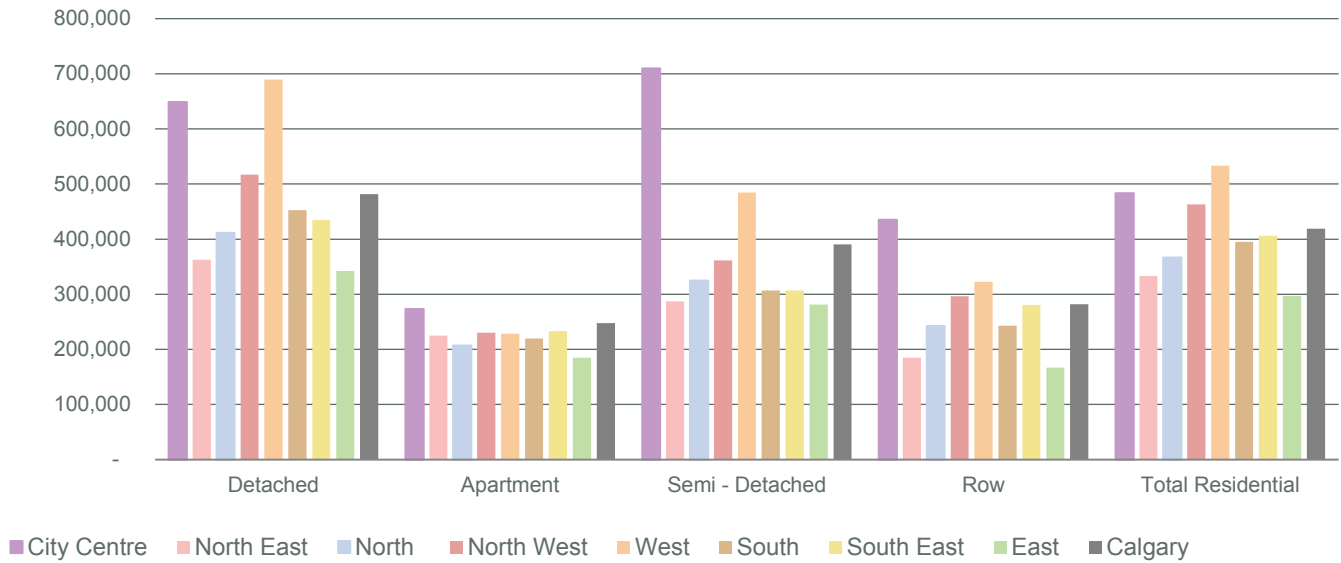
MONTHS OF SUPPLY

NOVEMBER



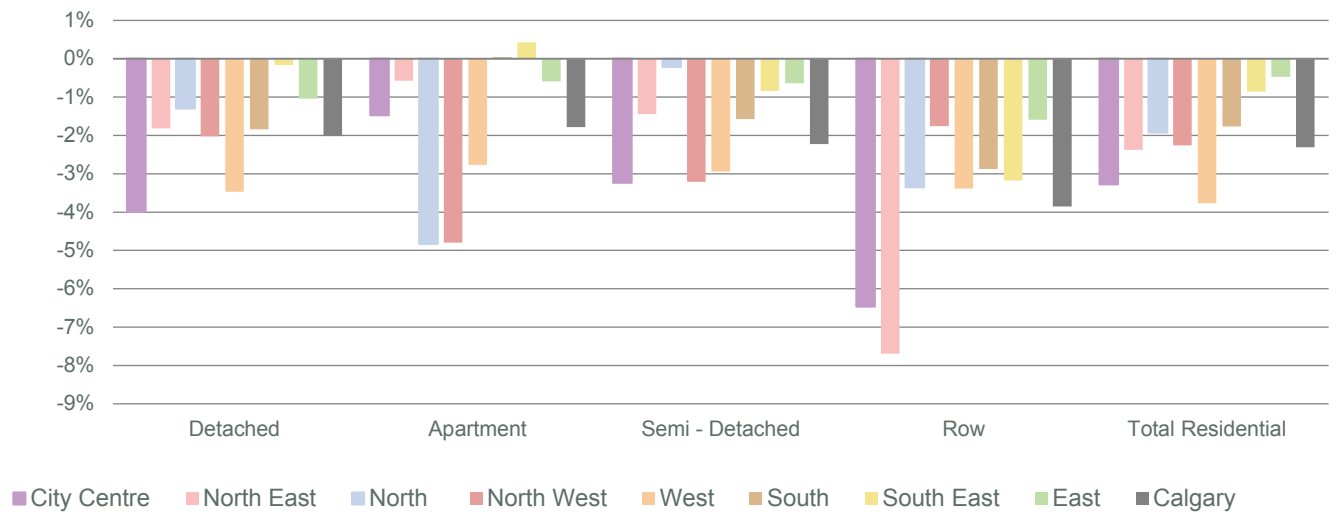
Source: CREB®

BENCHMARK PRICE - NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

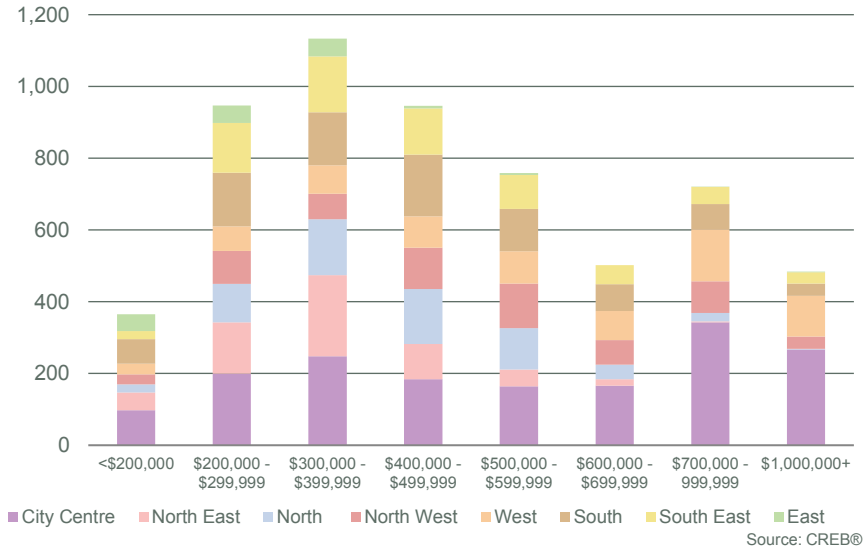


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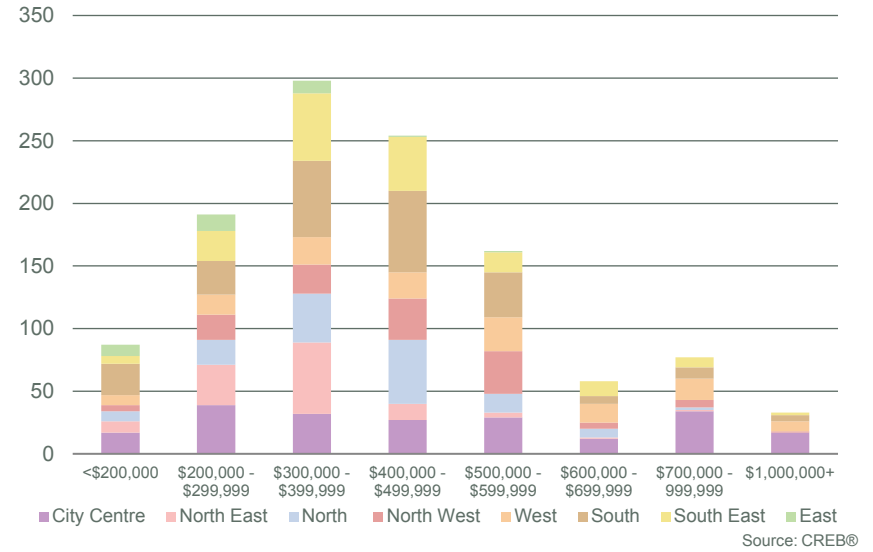
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

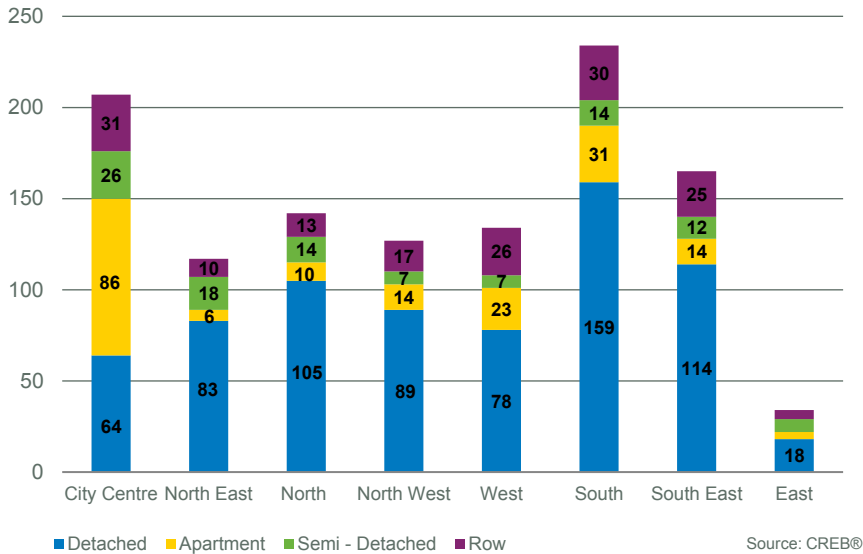
TOTAL INVENTORY BY PRICE RANGE - NOVEMBER



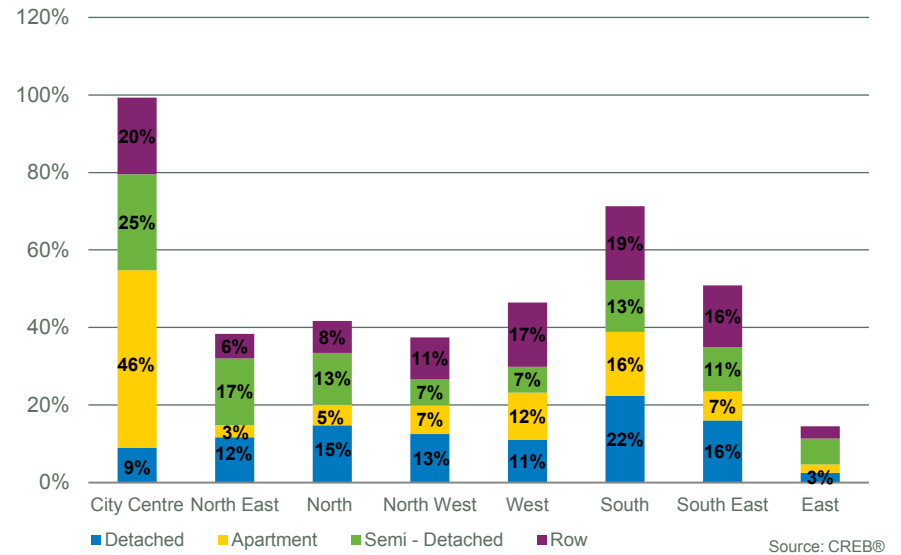
TOTAL SALES BY PRICE RANGE - NOVEMBER



SALES BY PROPERTY TYPE - NOVEMBER



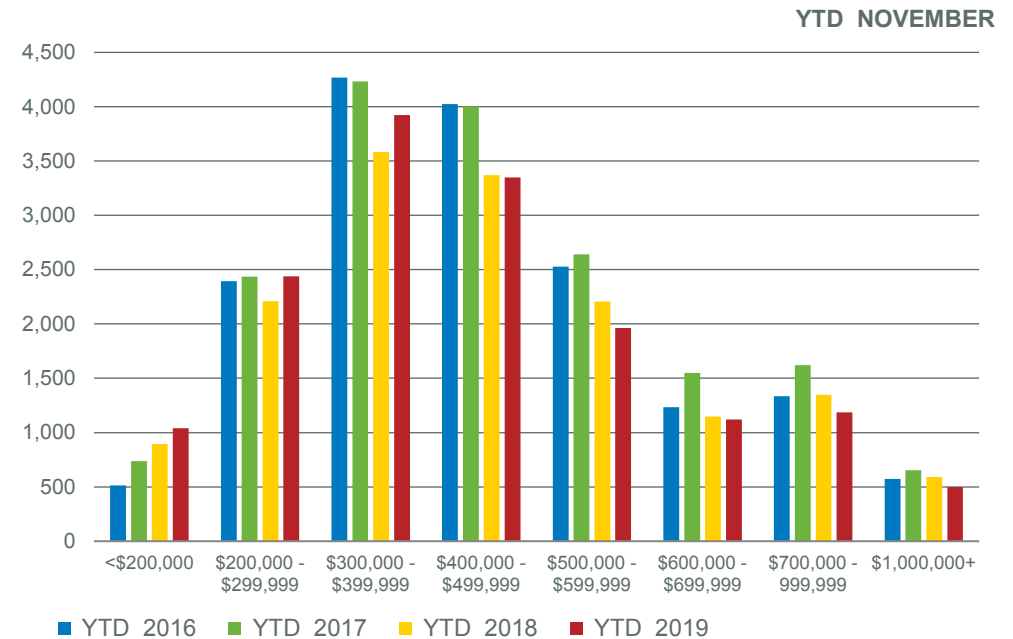
SHARE OF CITY WIDE SALES - NOVEMBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	959	1,089	1,369	1,514	1,725	1,895	1,547	1,491	1,267	1,320	1,172	792
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	479,222	483,752	466,016	468,444	443,533	448,935
Index	199	200	201	201	201	201	200	199	197	196	195	193
2019												
Sales	801	973	1,327	1,543	1,915	1,775	1,643	1,575	1,366	1,441	1,160	
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,848	
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,064	6,914	6,525	5,858	
Days on Market	72	64	61	55	56	55	59	59	59	57	65	
Benchmark Price	421,100	420,200	420,700	422,400	424,600	425,700	425,700	426,000	424,900	422,900	419,100	
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,000	407,500	405,000	398,250	400,000	
Average Price	450,703	460,317	460,368	461,019	472,739	463,551	452,995	454,497	461,908	454,546	441,418	
Index	191	191	191	192	193	193	193	193	193	192	190	

	Nov-18	Nov-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	2	-	9	16
\$100,000 - \$199,999	98	87	885	1,024
\$200,000 - \$299,999	193	191	2,209	2,438
\$300,000 - \$349,999	142	150	1,661	1,822
\$350,000 - \$399,999	163	148	1,924	2,102
\$400,000 - \$449,999	149	130	1,939	1,894
\$450,000 - \$499,999	88	124	1,430	1,455
\$500,000 - \$549,999	99	94	1,265	1,136
\$550,000 - \$599,999	60	68	941	827
\$600,000 - \$649,999	36	35	654	641
\$650,000 - \$699,999	22	23	492	479
\$700,000 - \$799,999	50	47	707	634
\$800,000 - \$899,999	23	22	411	358
\$900,000 - \$999,999	14	8	229	195
\$1,000,000 - \$1,249,999	14	16	255	221
\$1,250,000 - \$1,499,999	11	6	147	139
\$1,500,000 - \$1,749,999	3	7	73	55
\$1,750,000 - \$1,999,999	1	3	46	31
\$2,000,000 - \$2,499,999	-	-	38	31
\$2,500,000 - \$2,999,999	1	1	16	8
\$3,000,000 - \$3,499,999	2	-	10	9
\$3,500,000 - \$3,999,999	1	-	5	3
\$4,000,000 +	-	-	2	1
	1,172	1,160	15,348	15,519

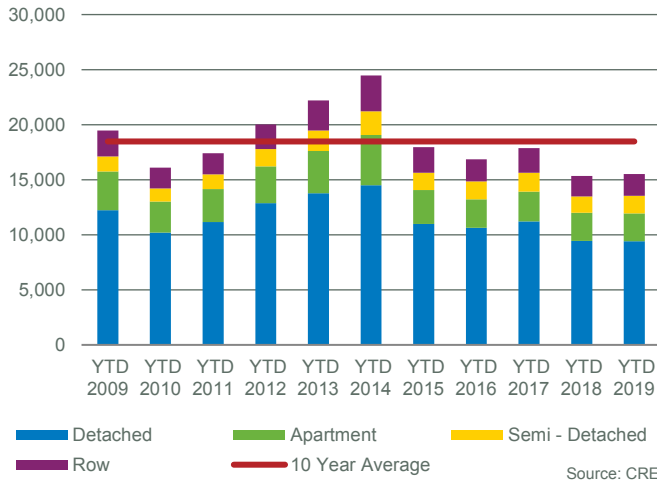
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

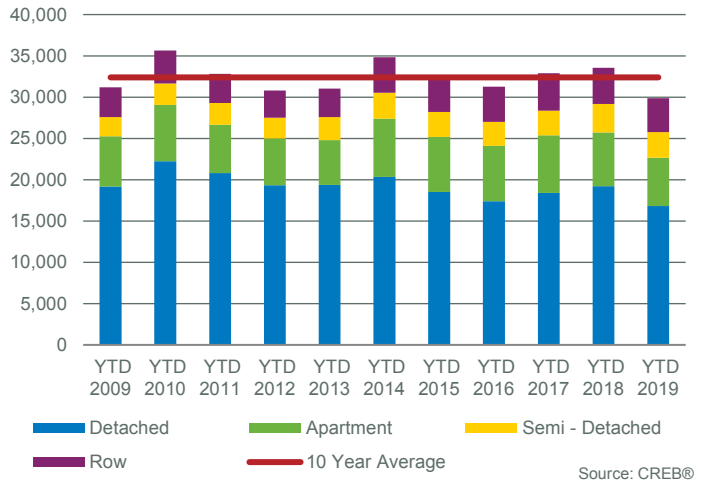
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

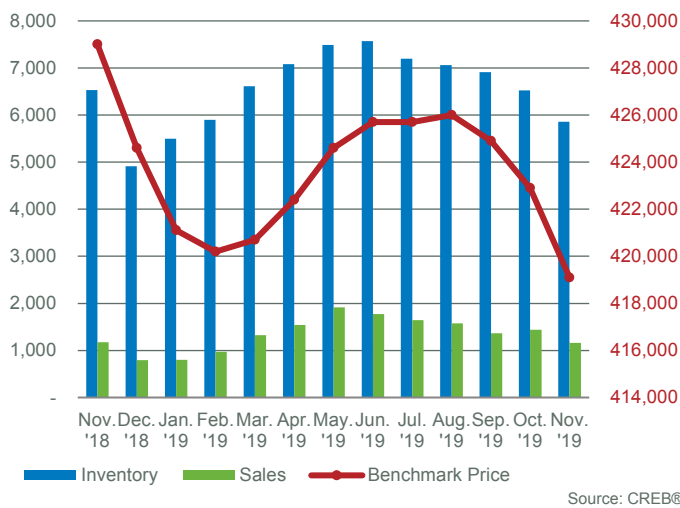


CITY OF CALGARY TOTAL NEW LISTINGS

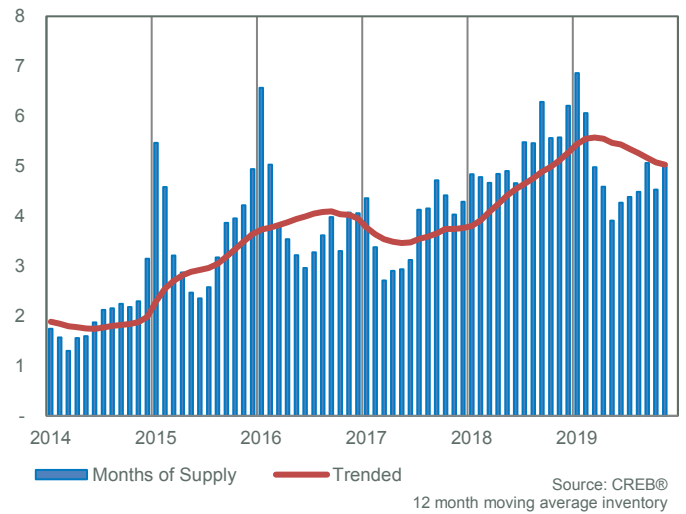
YTD NOVEMBER



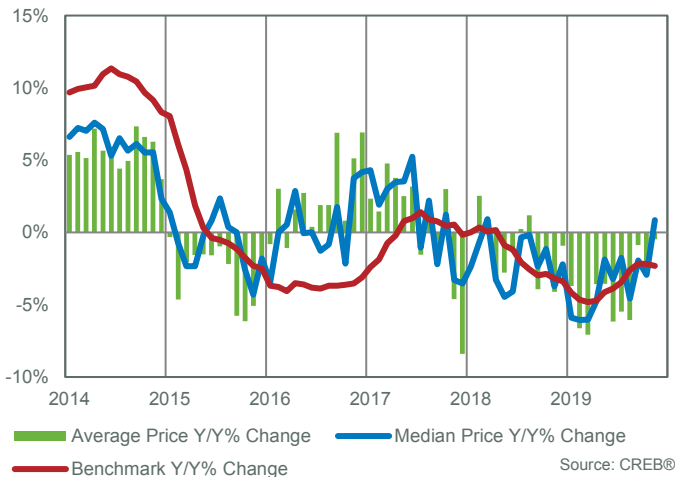
CITY OF CALGARY TOTAL INVENTORY AND SALES



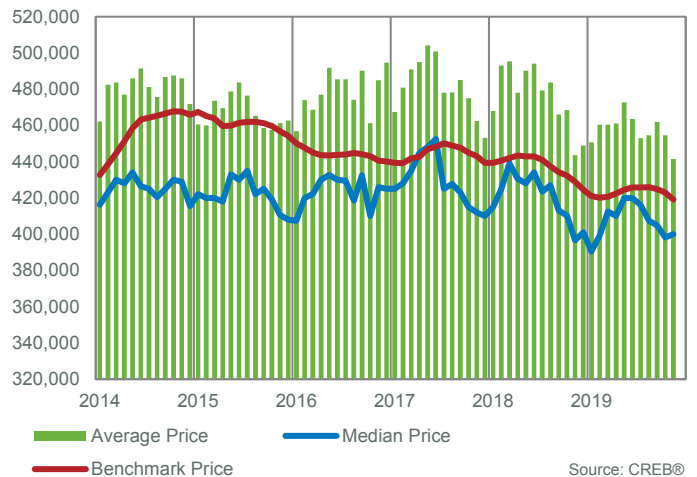
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



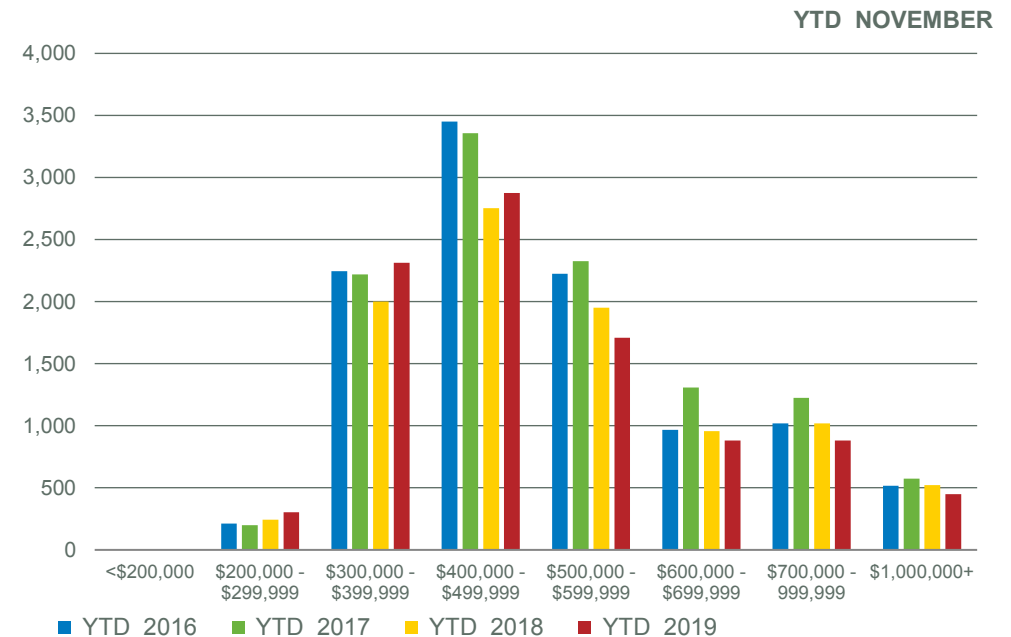
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	584	653	844	906	1,059	1,209	968	928	788	829	680	494
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	511,251
Index	206	207	207	208	207	207	206	204	203	201	200	198
2019												
Sales	486	589	816	927	1,179	1,096	1,000	939	823	849	710	
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	947	
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,741	3,619	3,406	2,928	
Days on Market	67	63	57	49	50	49	50	54	55	52	61	
Benchmark Price	482,000	480,600	481,500	484,200	487,900	488,900	488,400	488,400	488,700	485,500	481,500	
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	459,000	460,500	
Average Price	521,285	541,086	528,494	545,286	556,903	536,541	525,413	536,289	542,867	530,562	520,046	
Index	197	196	196	197	199	199	199	199	199	198	196	

	Nov-18	Nov-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	2	3
\$200,000 - \$299,999	25	30	244	302
\$300,000 - \$349,999	63	66	695	825
\$350,000 - \$399,999	113	114	1,305	1,489
\$400,000 - \$449,999	124	112	1,565	1,583
\$450,000 - \$499,999	75	110	1,187	1,292
\$500,000 - \$549,999	88	79	1,126	1,001
\$550,000 - \$599,999	51	62	825	707
\$600,000 - \$649,999	27	33	551	532
\$650,000 - \$699,999	16	17	407	350
\$700,000 - \$799,999	36	32	516	454
\$800,000 - \$899,999	19	16	323	278
\$900,000 - \$999,999	13	6	181	148
\$1,000,000 - \$1,249,999	12	16	213	194
\$1,250,000 - \$1,499,999	10	6	133	129
\$1,500,000 - \$1,749,999	3	7	65	50
\$1,750,000 - \$1,999,999	1	3	43	28
\$2,000,000 - \$2,499,999	-	-	36	29
\$2,500,000 - \$2,999,999	1	1	14	8
\$3,000,000 - \$3,499,999	2	-	10	8
\$3,500,000 - \$3,999,999	1	-	5	3
\$4,000,000 +	-	-	2	1
	680	710	9,448	9,414

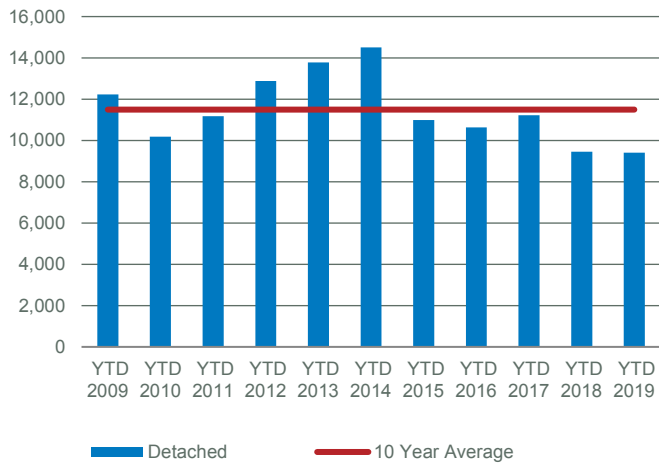
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

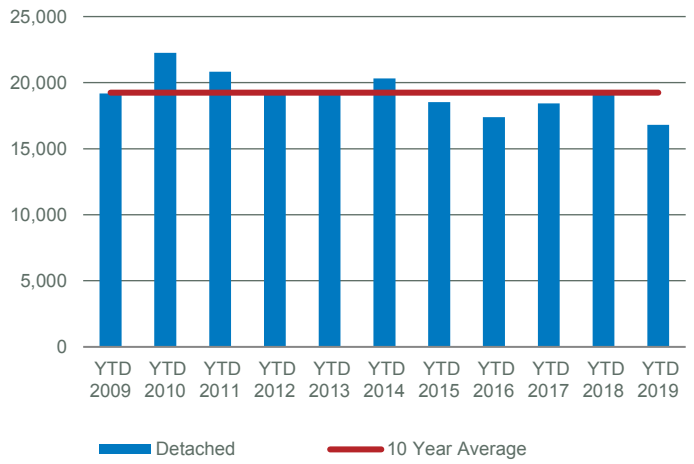
YTD NOVEMBER



Source: CREB®

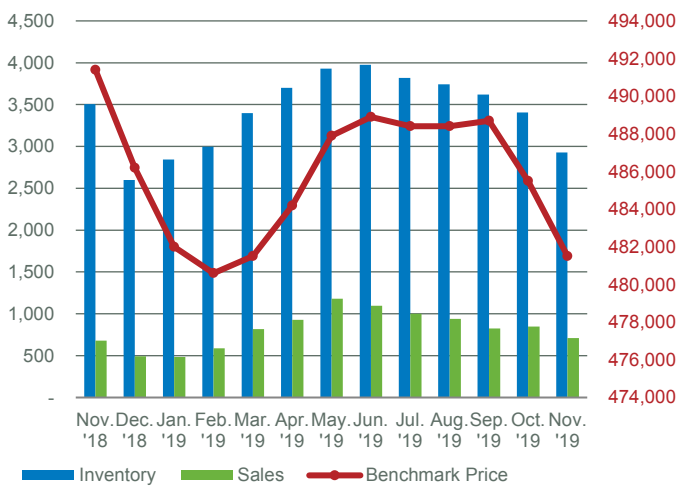
CITY OF CALGARY DETACHED NEW LISTINGS

YTD NOVEMBER



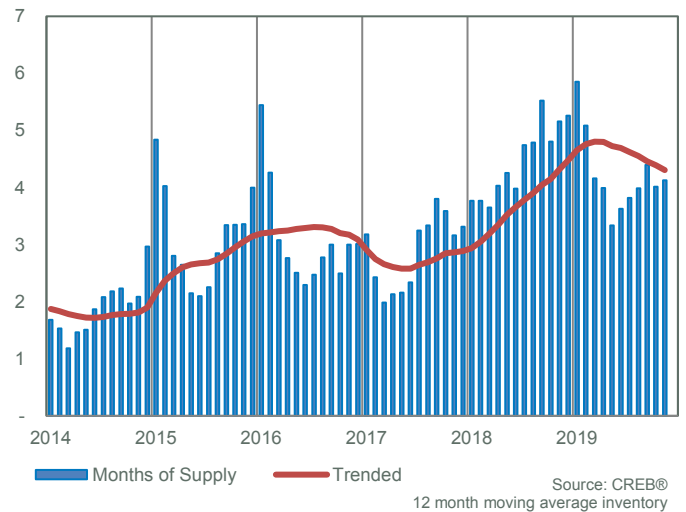
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



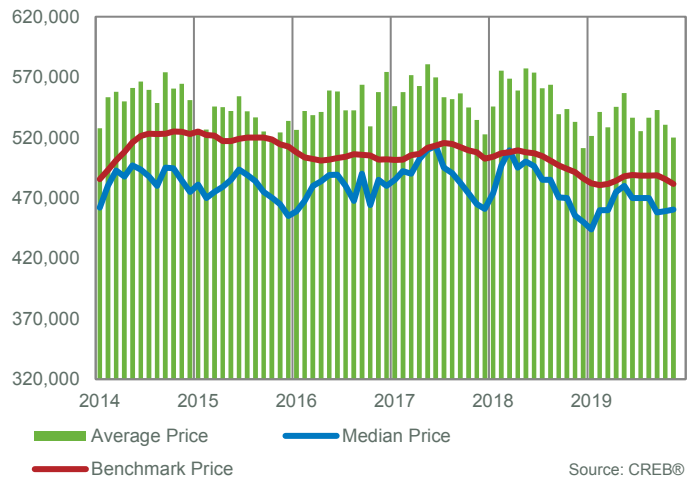
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

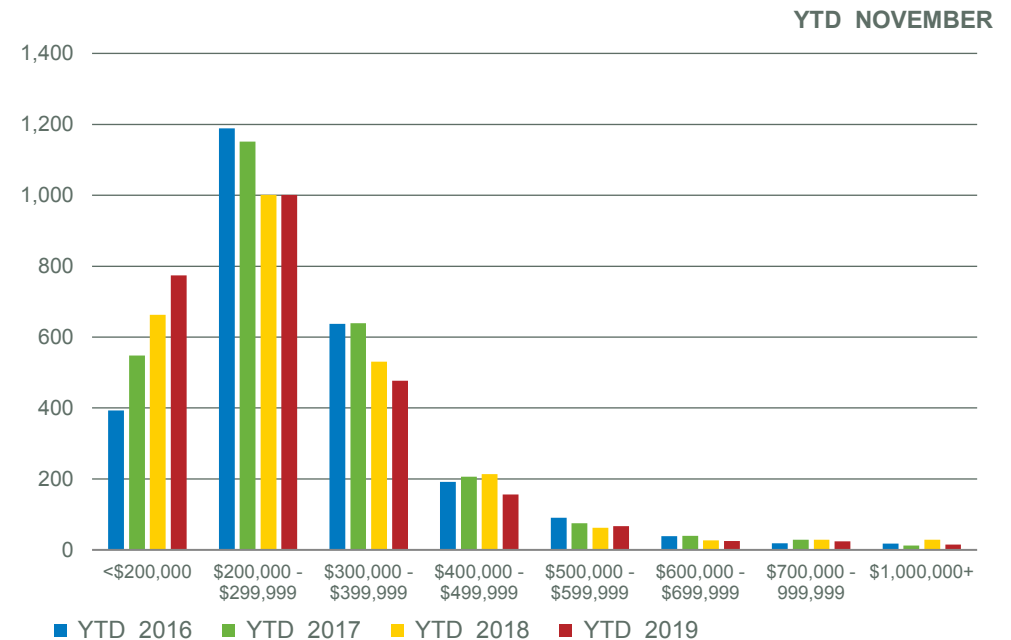


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
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
2019												
Sales	124	150	189	250	314	261	290	281	244	248	188	
New Listings	515	449	578	563	624	668	493	564	502	445	438	
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,406	
Days on Market	81	71	74	68	70	71	79	69	70	73	74	
Benchmark Price	251,100	250,800	249,600	249,800	248,200	250,200	249,900	250,600	248,900	251,500	247,900	
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	237,000	246,750	248,500	229,000	
Average Price	269,283	285,468	294,108	263,233	268,436	258,064	284,206	269,937	283,636	297,767	253,703	
Index	174	173	173	173	172	173	173	173	172	174	171	

	Nov-18	Nov-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	2	-	8	12
\$100,000 - \$199,999	72	69	655	762
\$200,000 - \$299,999	91	69	1,001	1,001
\$300,000 - \$349,999	29	22	352	299
\$350,000 - \$399,999	17	12	179	178
\$400,000 - \$449,999	12	7	121	103
\$450,000 - \$499,999	6	2	93	53
\$500,000 - \$549,999	3	2	37	33
\$550,000 - \$599,999	-	1	25	34
\$600,000 - \$649,999	1	1	18	18
\$650,000 - \$699,999	1	1	9	7
\$700,000 - \$799,999	1	1	11	14
\$800,000 - \$899,999	1	1	10	6
\$900,000 - \$999,999	-	-	8	4
\$1,000,000 - \$1,249,999	2	-	8	6
\$1,250,000 - \$1,499,999	1	-	9	3
\$1,500,000 - \$1,749,999	-	-	7	-
\$1,750,000 - \$1,999,999	-	-	2	3
\$2,000,000 - \$2,499,999	-	-	1	2
\$2,500,000 - \$2,999,999	-	-	2	-
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	239	188	2,556	2,539

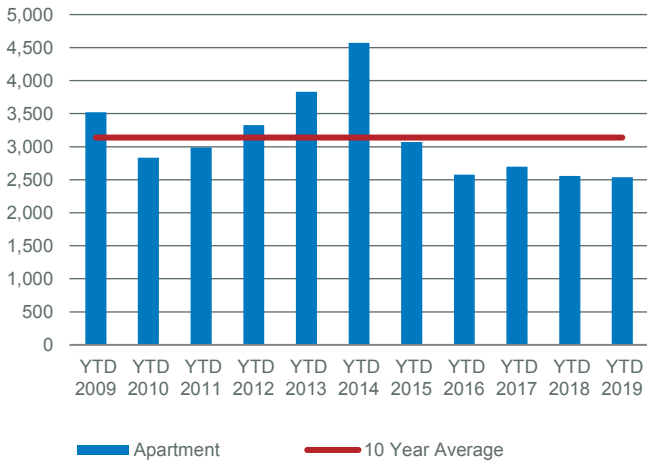
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

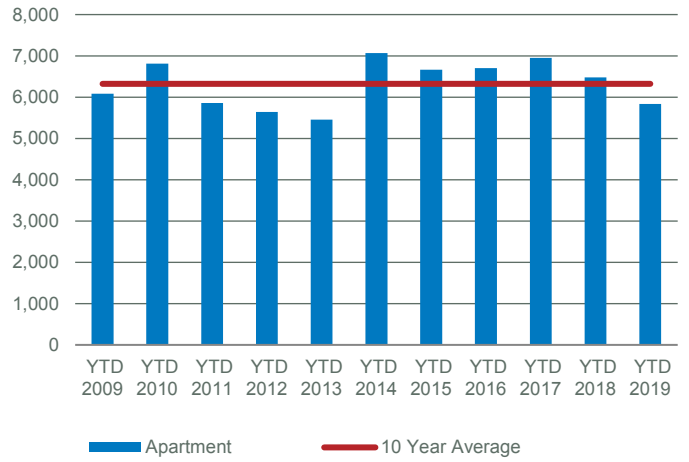
CITY OF CALGARY APARTMENT SALES

YTD NOVEMBER



CITY OF CALGARY APARTMENT NEW LISTINGS

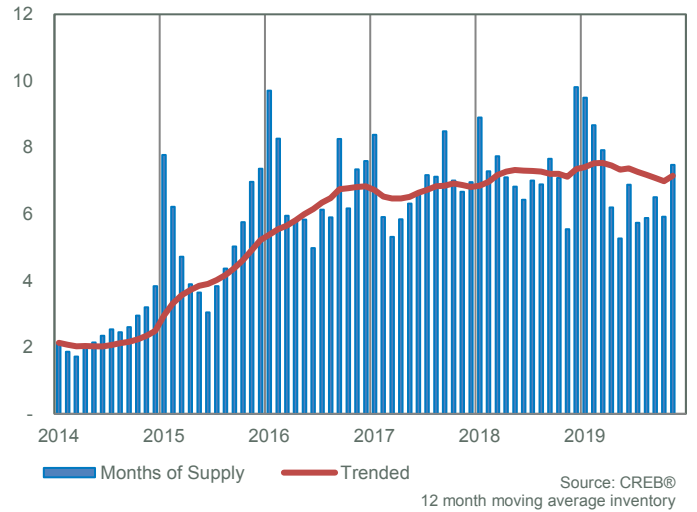
YTD NOVEMBER



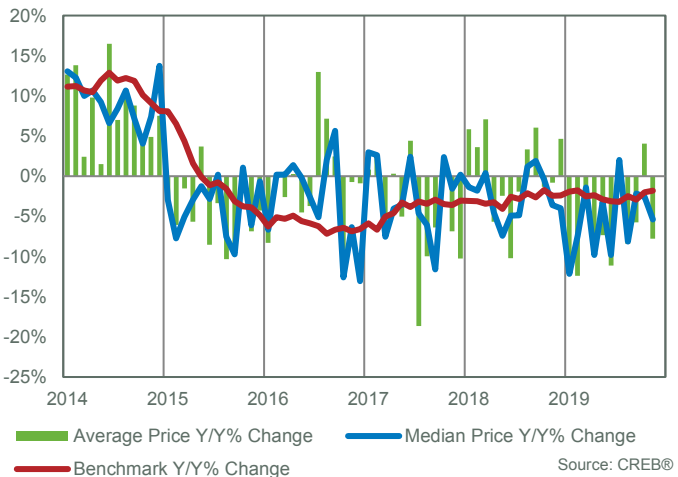
CITY OF CALGARY APARTMENT INVENTORY AND SALES



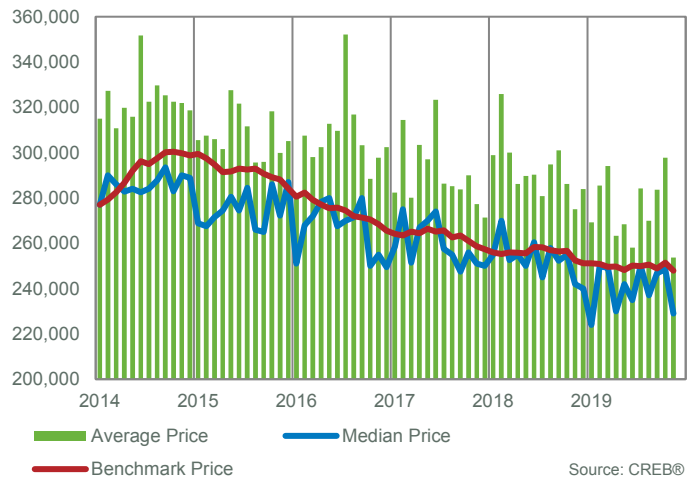
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



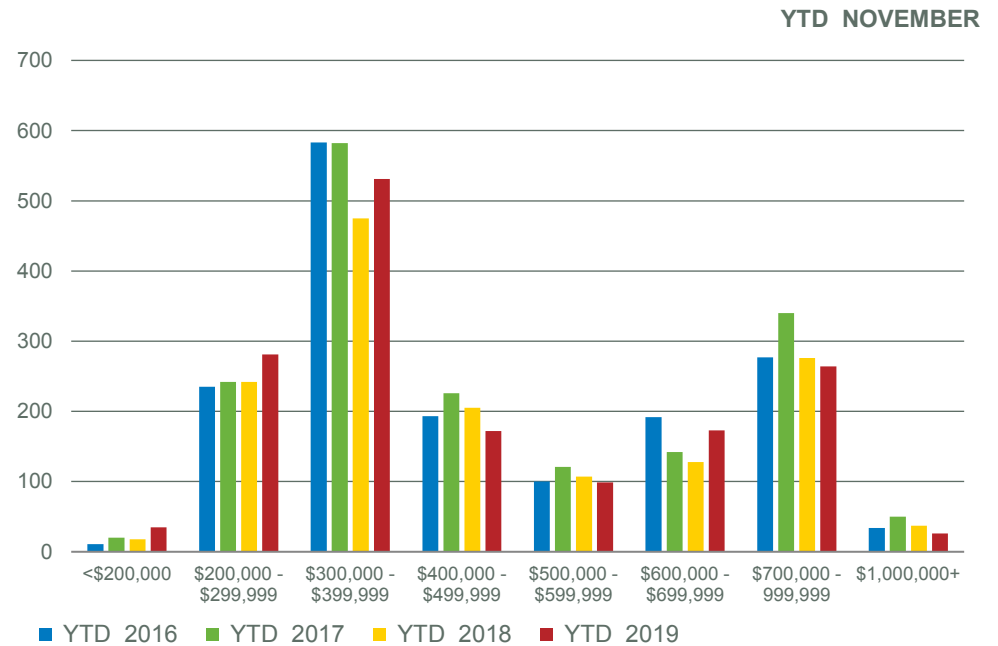
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2018												
Sales	99	106	143	155	156	183	150	142	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
2019												
Sales	84	103	148	166	201	192	149	161	126	146	105	
New Listings	308	253	313	314	339	287	276	273	308	240	204	
Inventory	649	689	758	767	792	739	728	703	732	713	655	
Days on Market	67	59	66	63	61	65	63	69	63	60	69	
Benchmark Price	392,000	391,200	390,000	396,100	397,700	399,700	398,500	397,900	396,900	394,000	390,400	
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	407,500	380,000	382,000	375,000	345,000	
Average Price	498,689	465,963	478,728	474,245	476,379	503,240	471,128	464,369	471,591	455,485	420,451	
Index	198	198	197	200	201	202	201	201	201	199	197	

	Nov-18	Nov-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	3	1	18	34
\$200,000 - \$299,999	22	28	242	281
\$300,000 - \$349,999	26	29	235	289
\$350,000 - \$399,999	15	14	240	242
\$400,000 - \$449,999	3	3	128	122
\$450,000 - \$499,999	5	3	77	50
\$500,000 - \$549,999	1	1	56	46
\$550,000 - \$599,999	6	3	51	53
\$600,000 - \$649,999	6	1	62	65
\$650,000 - \$699,999	5	5	66	108
\$700,000 - \$799,999	13	12	167	156
\$800,000 - \$899,999	3	4	74	70
\$900,000 - \$999,999	-	1	35	38
\$1,000,000 - \$1,249,999	-	-	32	21
\$1,250,000 - \$1,499,999	-	-	4	4
\$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 +	-	-	-	-
	108	105	1,488	1,581

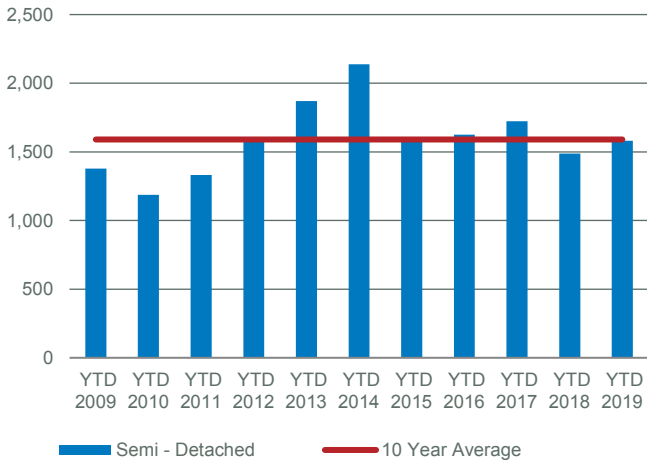
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

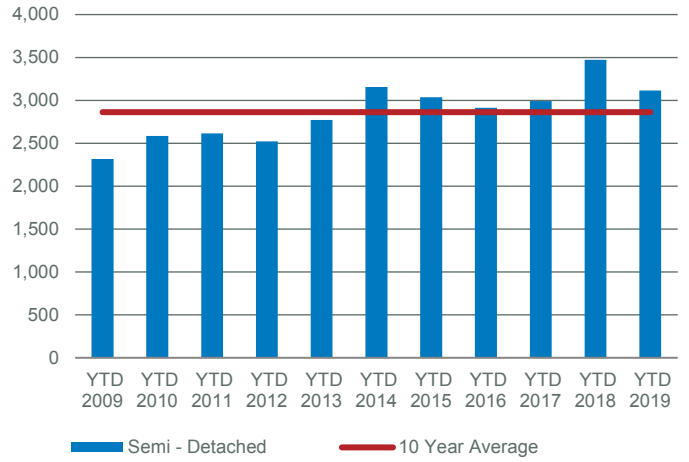
YTD NOVEMBER



Source: CREB®

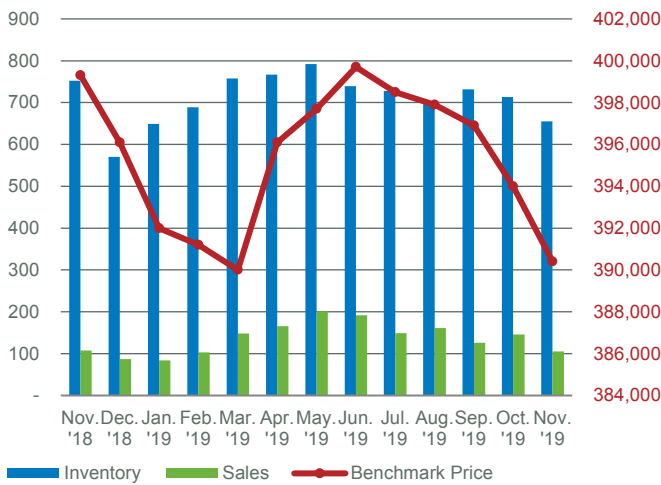
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD NOVEMBER



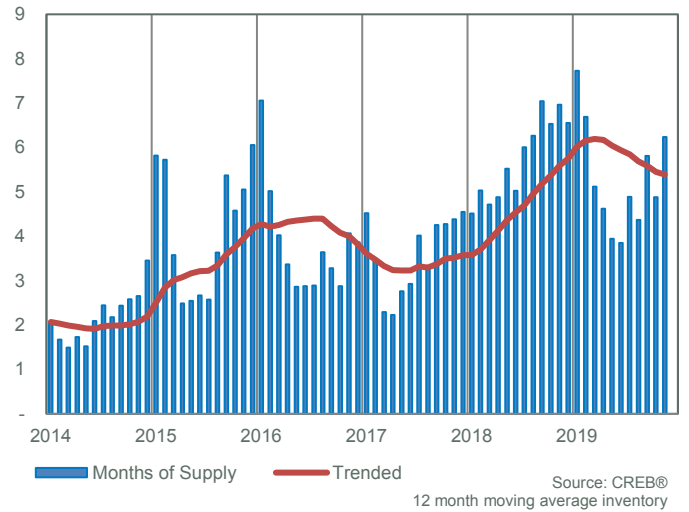
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



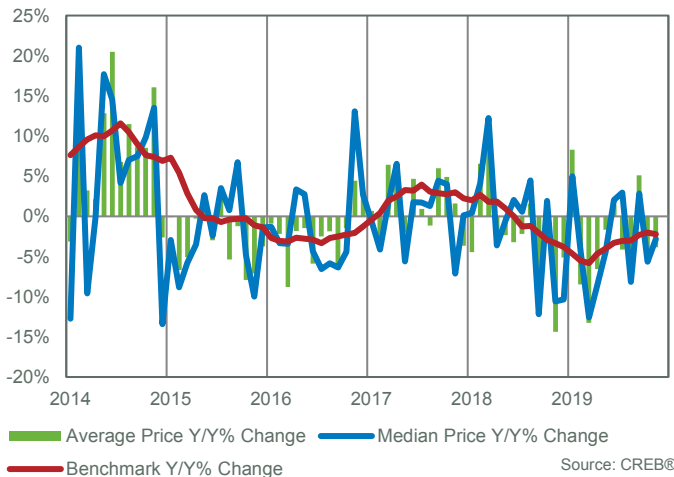
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



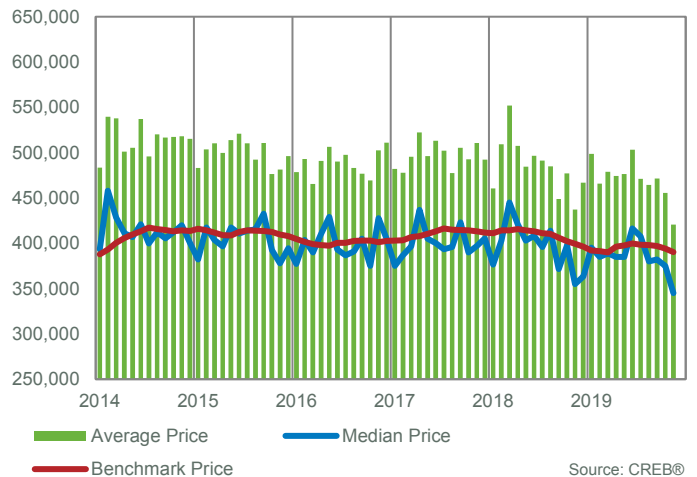
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

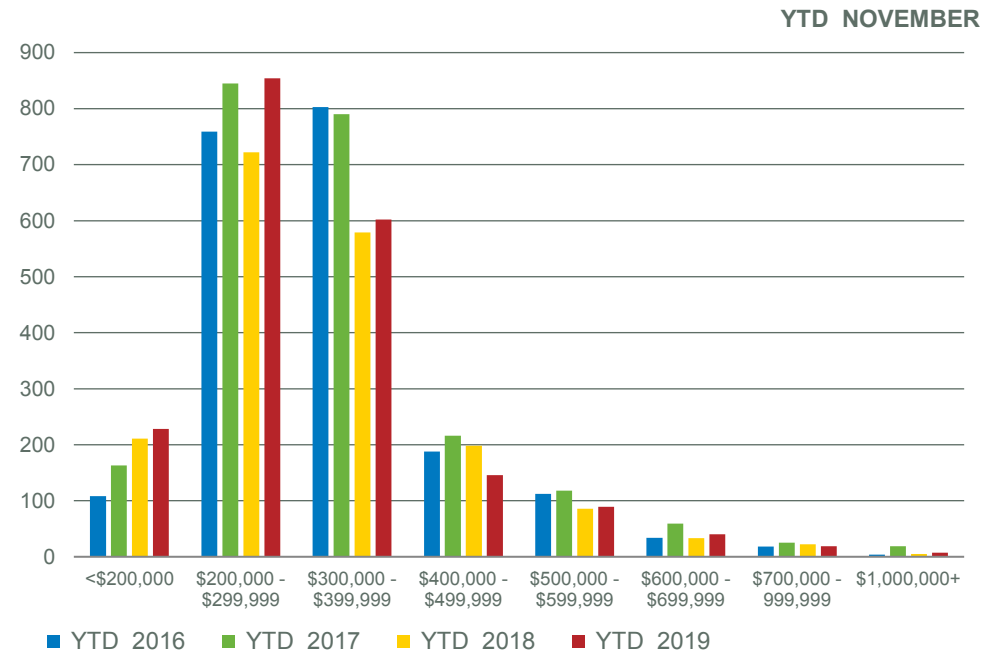


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	296,900	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	305,886	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	200	221	226	204	194	173	198	157	
New Listings	391	324	387	460	439	388	345	360	389	364	259	
Inventory	825	914	960	1,062	1,110	1,063	987	966	975	938	869	
Days on Market	85	64	65	61	61	60	69	60	62	51	69	
Benchmark Price	284,400	284,700	285,000	285,200	286,500	286,300	288,400	289,000	285,200	282,500	281,700	
Median Price	284,000	281,000	295,075	284,950	284,900	293,250	288,750	293,875	290,000	287,750	296,000	
Average Price	302,691	292,931	305,854	306,693	310,701	313,176	324,704	317,744	321,152	324,277	324,640	
Index	178	178	178	179	179	179	181	181	179	177	176	

	Nov-18	Nov-19	YTD 2018	YTD 2019
CALGARY TOTAL SALES				
>\$100,000	-	-	1	3
\$100,000 - \$199,999	23	17	210	225
\$200,000 - \$299,999	55	64	722	854
\$300,000 - \$349,999	24	33	379	409
\$350,000 - \$399,999	18	8	200	193
\$400,000 - \$449,999	10	8	125	86
\$450,000 - \$499,999	2	9	73	60
\$500,000 - \$549,999	7	12	46	56
\$550,000 - \$599,999	3	2	40	33
\$600,000 - \$649,999	2	-	23	26
\$650,000 - \$699,999	-	-	10	14
\$700,000 - \$799,999	-	2	13	10
\$800,000 - \$899,999	-	1	4	4
\$900,000 - \$999,999	1	1	5	5
\$1,000,000 - \$1,249,999	-	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	3
\$1,500,000 - \$1,749,999	-	-	1	4
\$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 +	-	-	-	-
	145	157	1,856	1,985

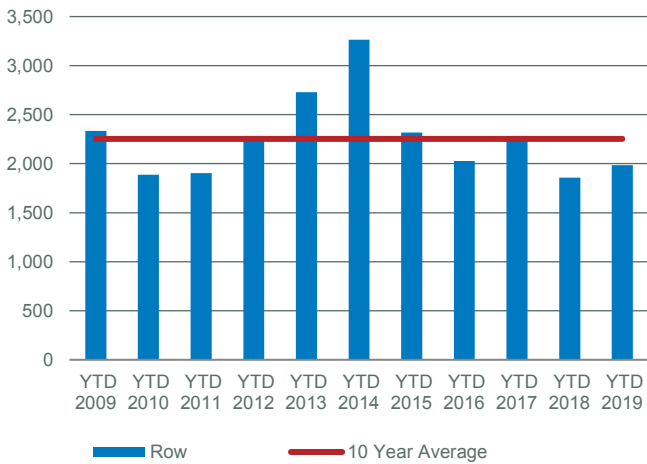
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

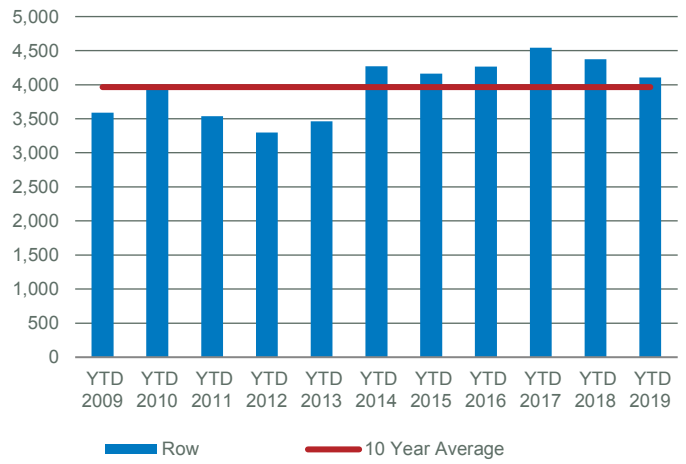
YTD NOVEMBER



Source: CREB®

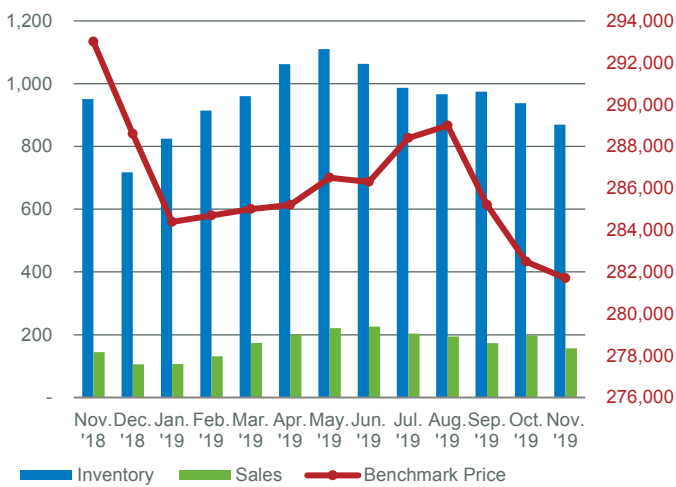
CITY OF CALGARY ROW NEW LISTINGS

YTD NOVEMBER



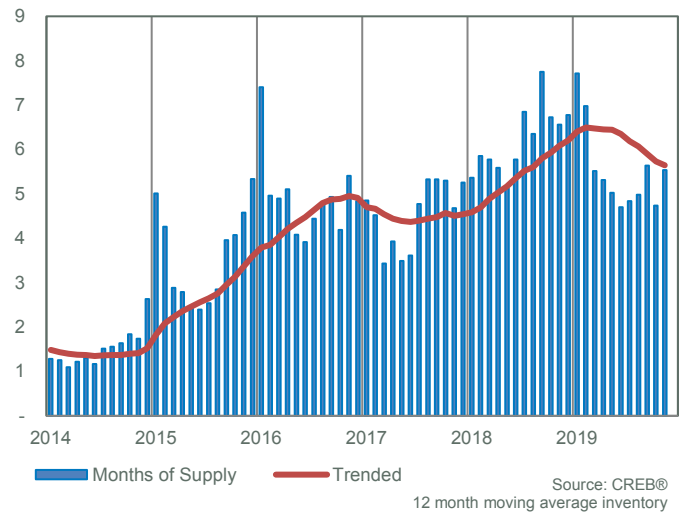
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



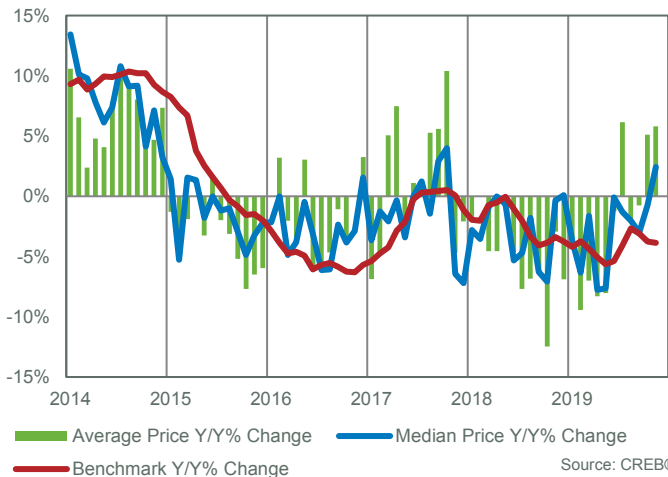
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



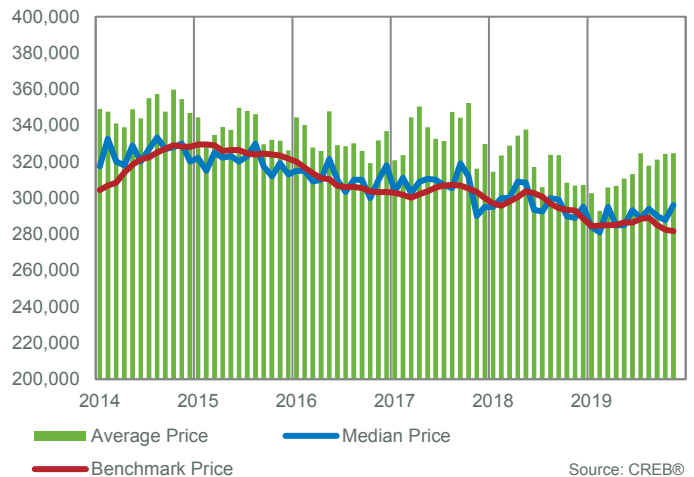
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

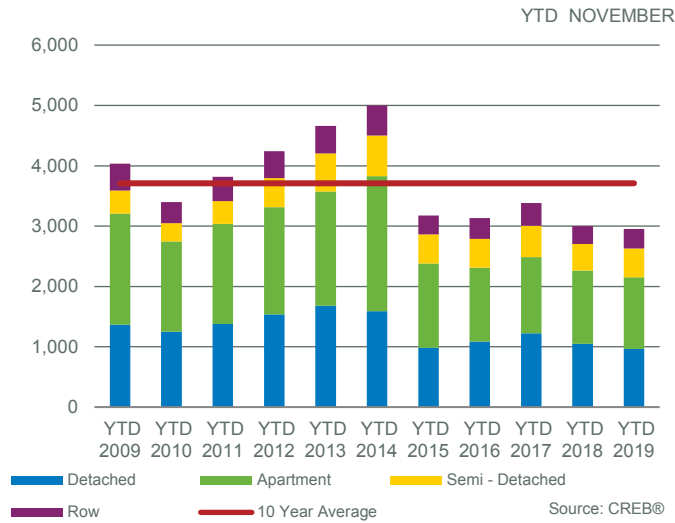
CITY OF CALGARY ROW PRICES



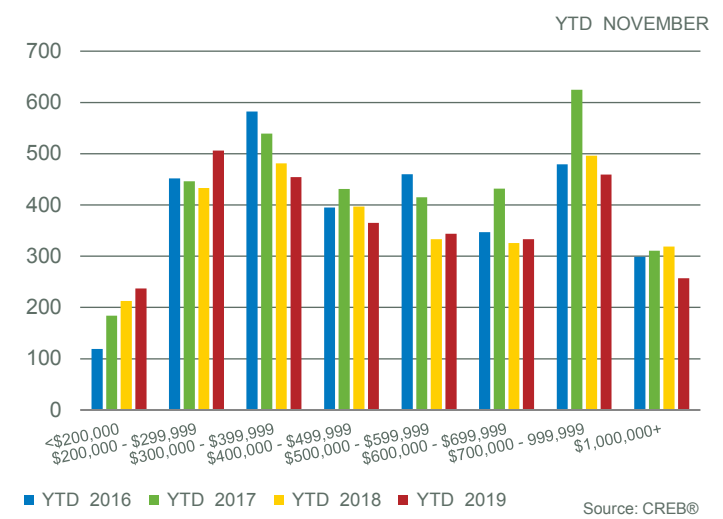
Source: CREB®

CITY CENTRE

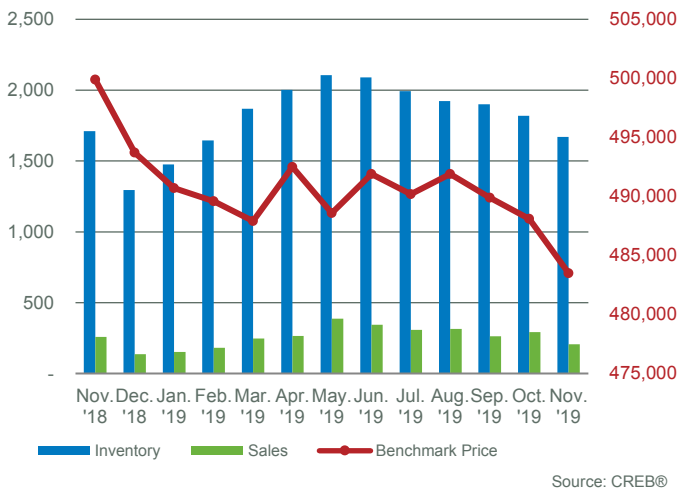
CITY CENTRE TOTAL SALES



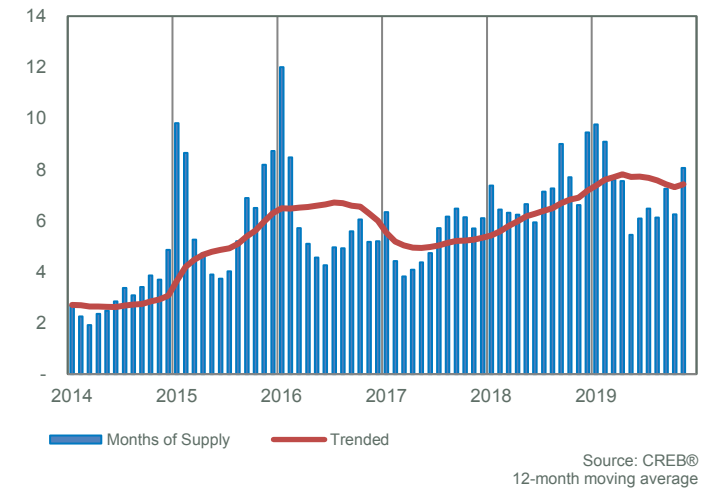
CITY CENTRE TOTAL SALES BY PRICE RANGE



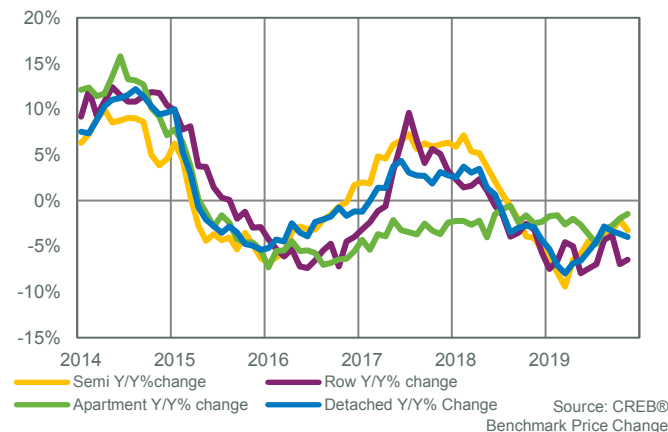
CITY CENTRE INVENTORY AND SALES



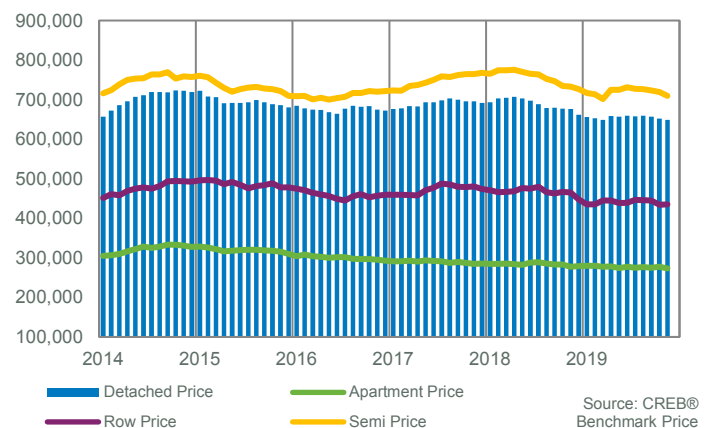
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

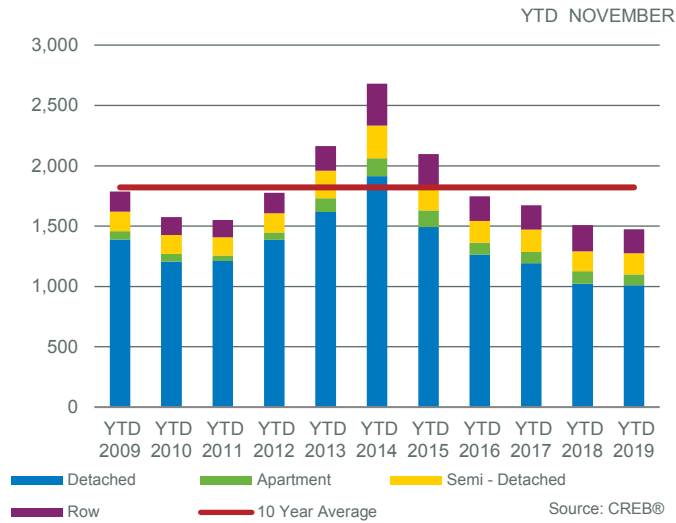


CITY CENTRE PRICES

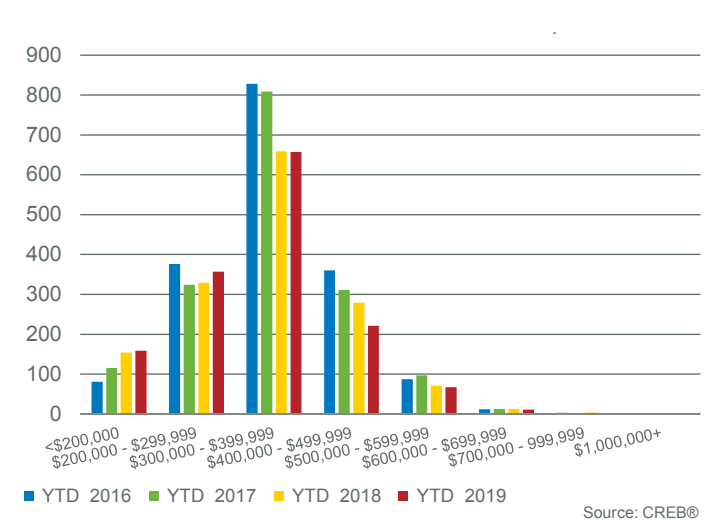


NORTHEAST

NORTHEAST TOTAL SALES



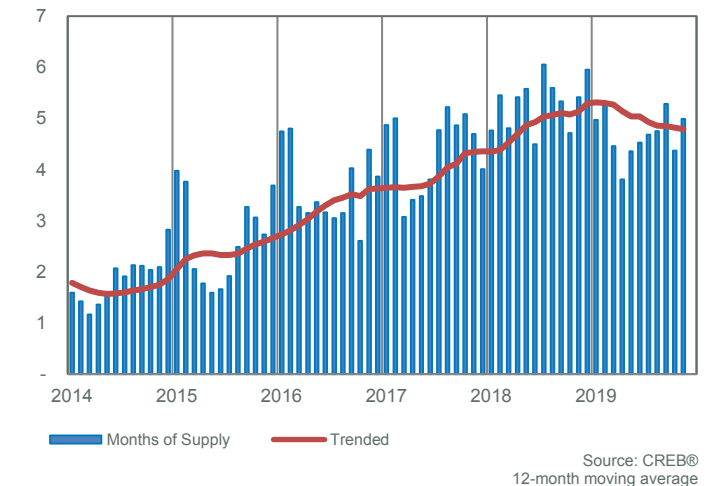
NORTHEAST TOTAL SALES BY PRICE RANGE



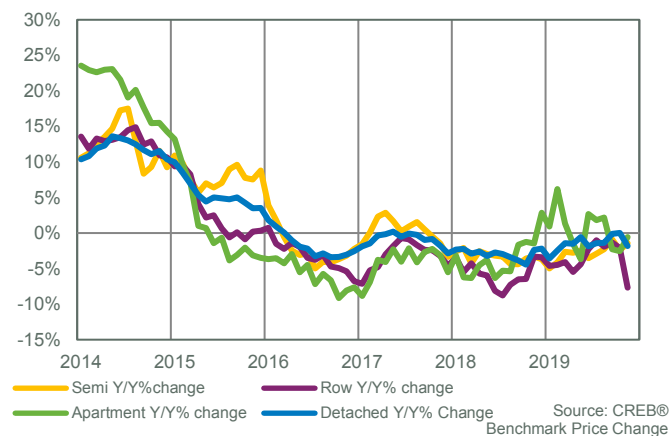
NORTHEAST INVENTORY AND SALES



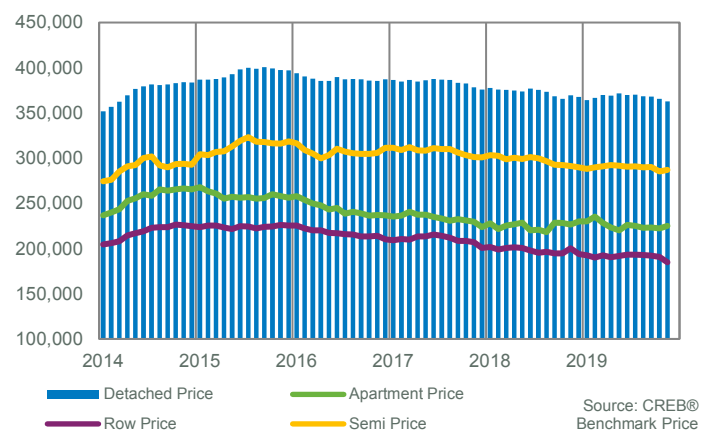
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

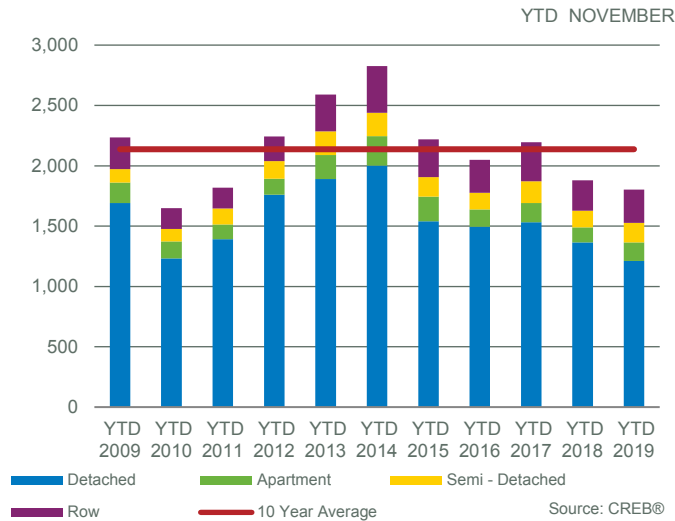


NORTHEAST PRICES

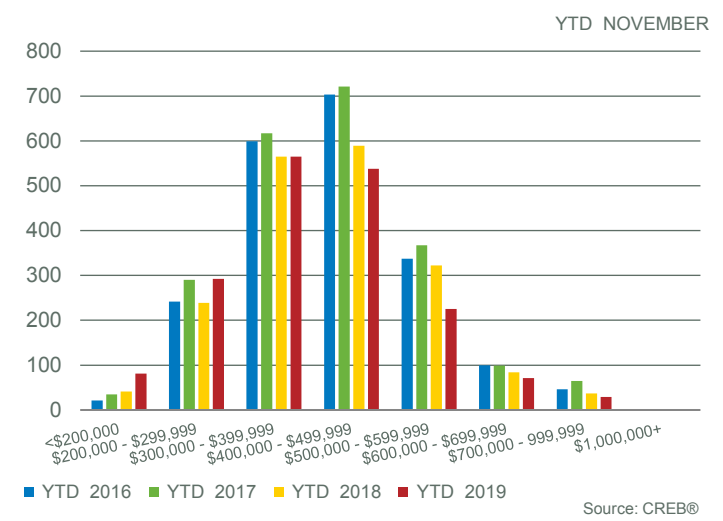


NORTH

NORTH TOTAL SALES



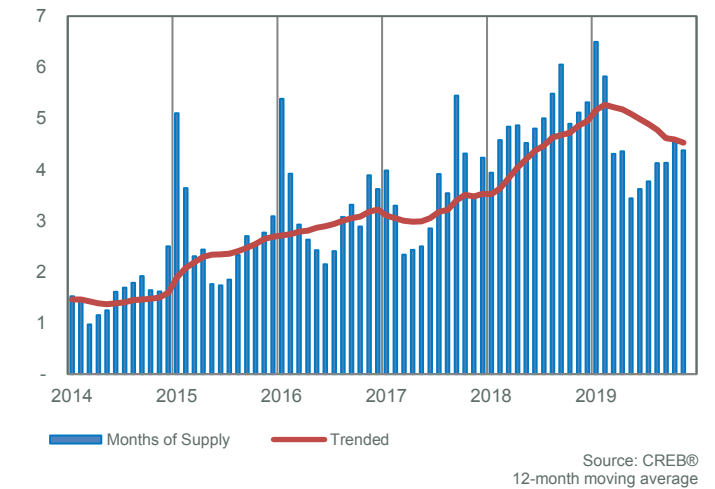
NORTH TOTAL SALES BY PRICE RANGE



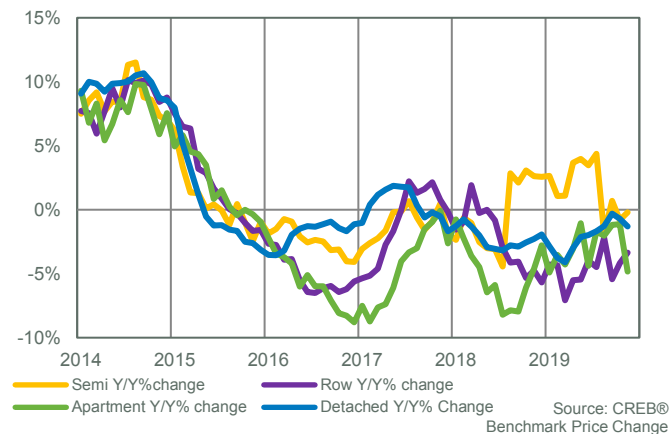
NORTH INVENTORY AND SALES



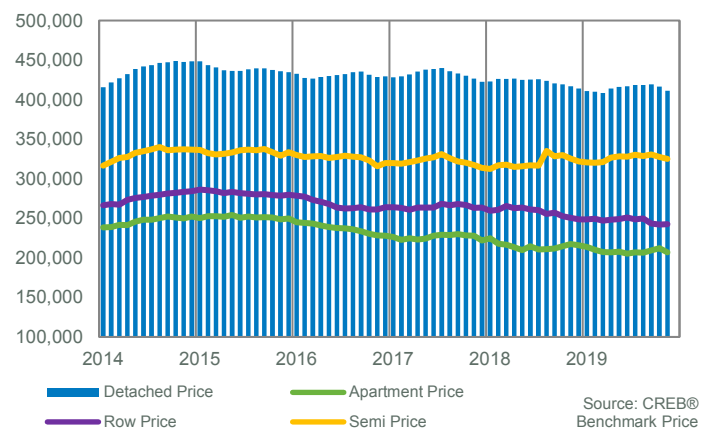
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

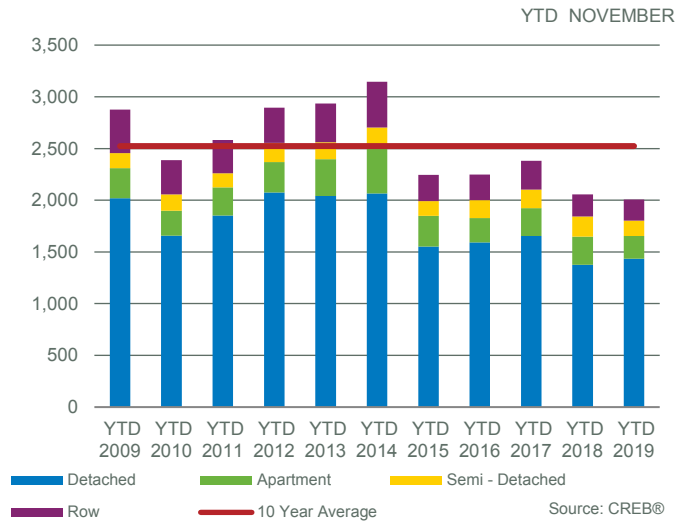


NORTH PRICES

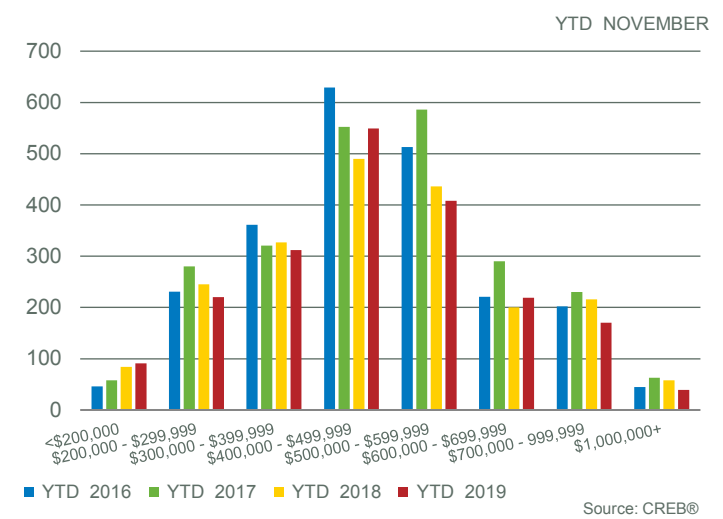


NORTHWEST

NORTHWEST TOTAL SALES



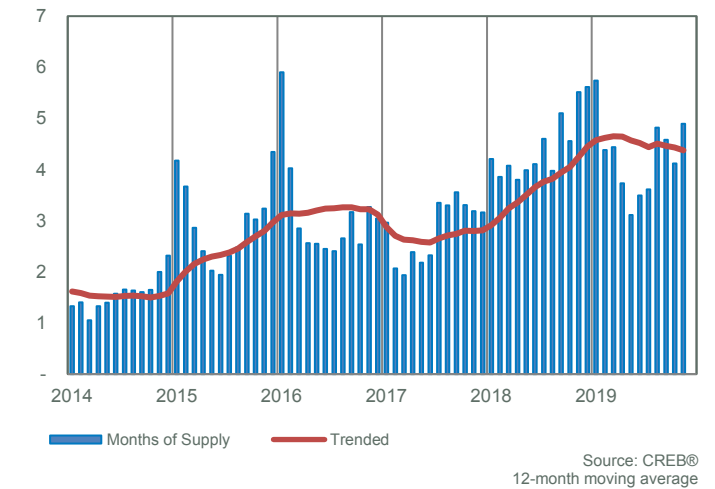
NORTHWEST TOTAL SALES BY PRICE RANGE



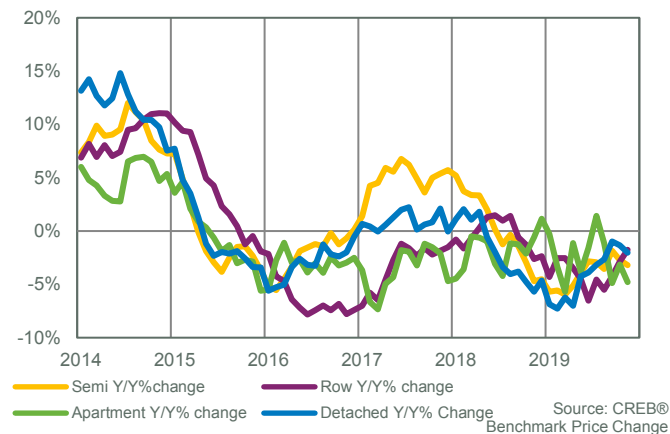
NORTHWEST INVENTORY AND SALES



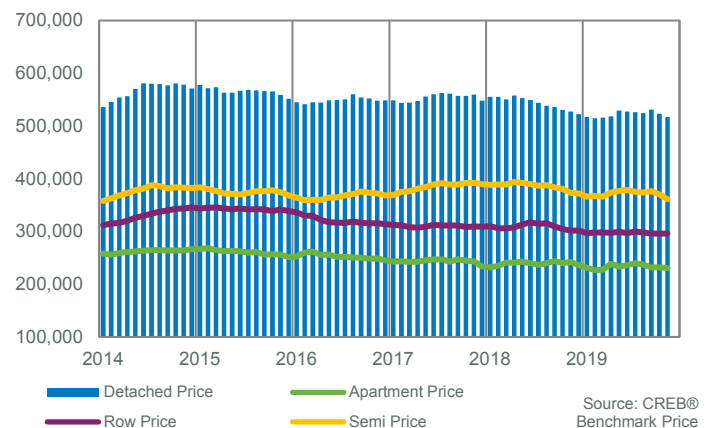
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

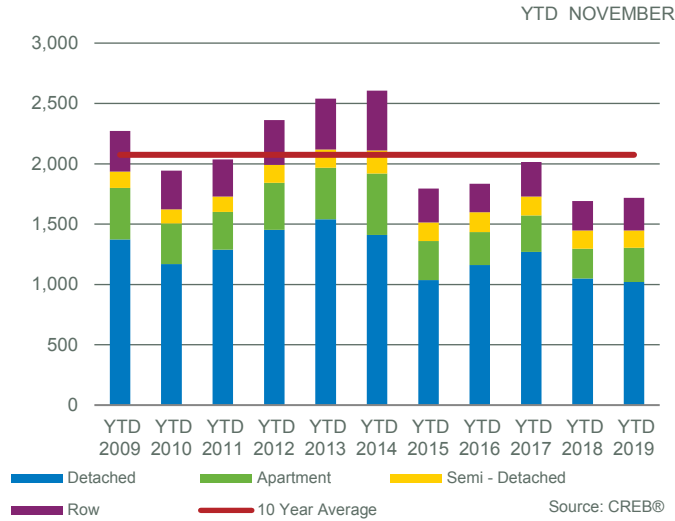


NORTHWEST PRICES

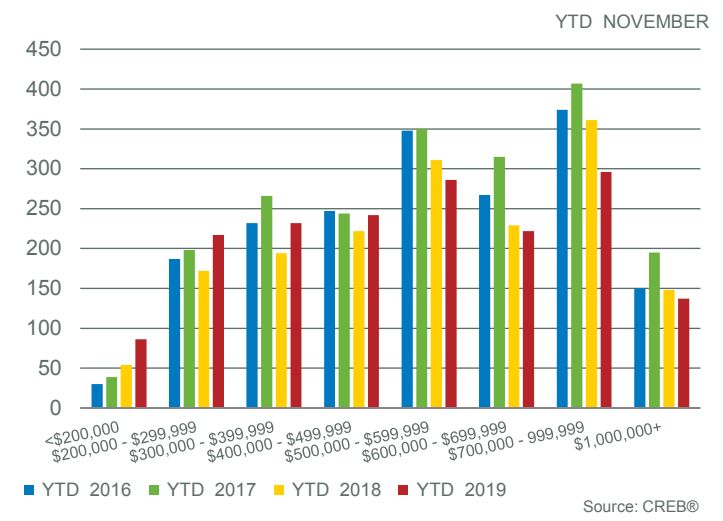


WEST

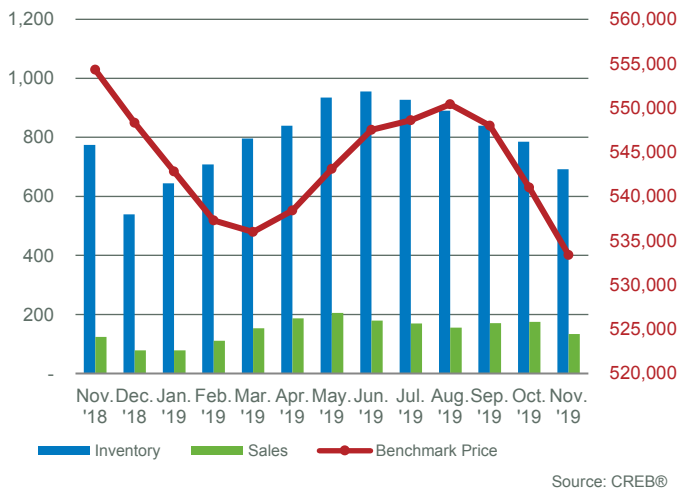
WEST TOTAL SALES



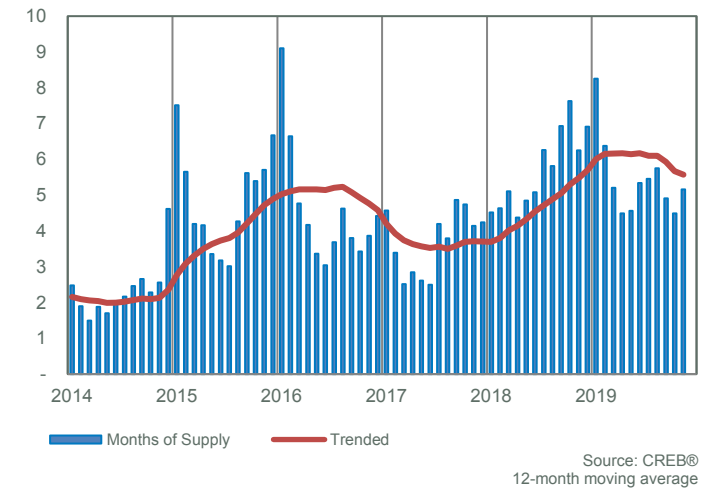
WEST TOTAL SALES BY PRICE RANGE



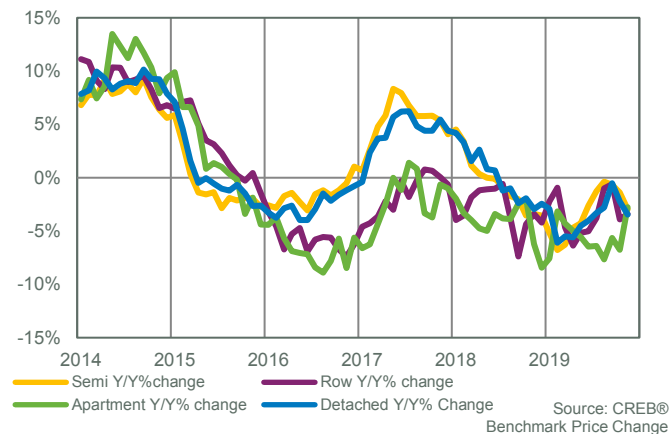
WEST INVENTORY AND SALES



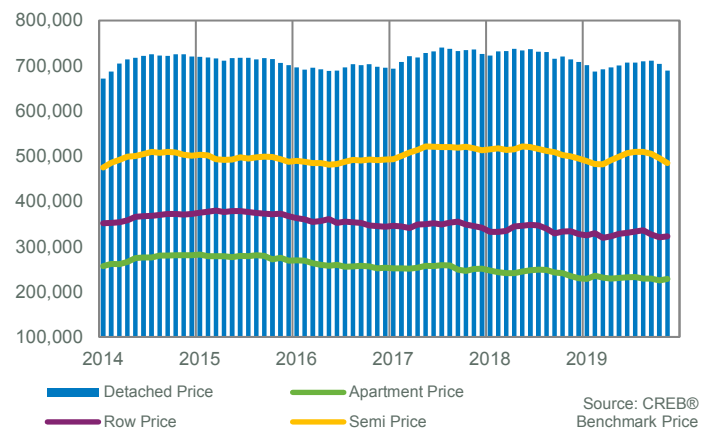
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

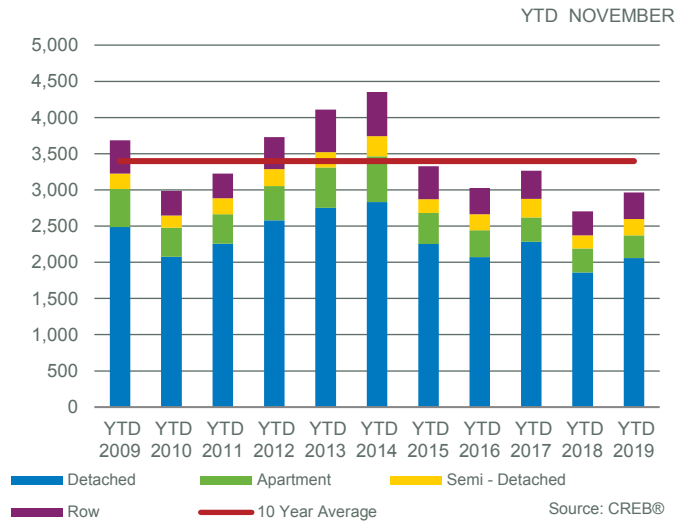


WEST PRICES

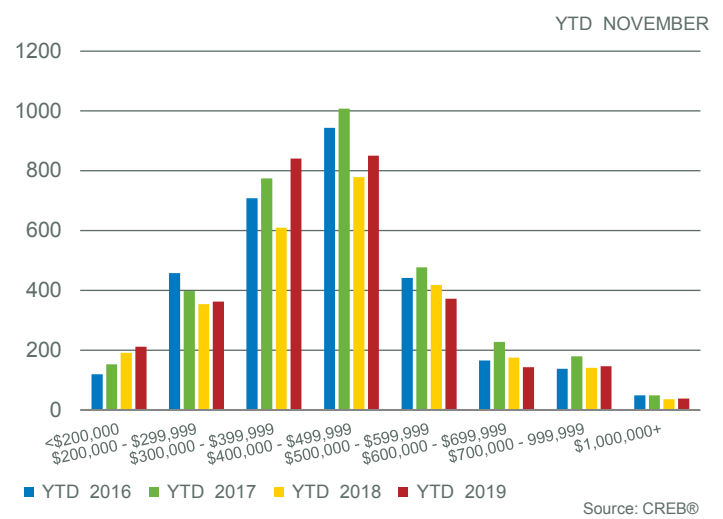


SOUTH

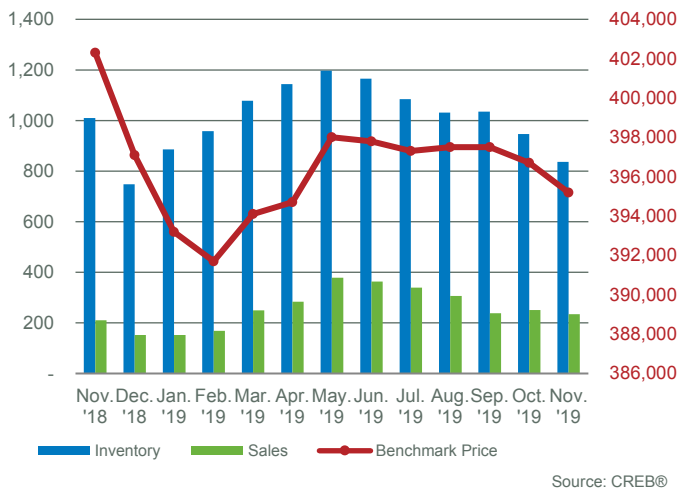
SOUTH TOTAL SALES



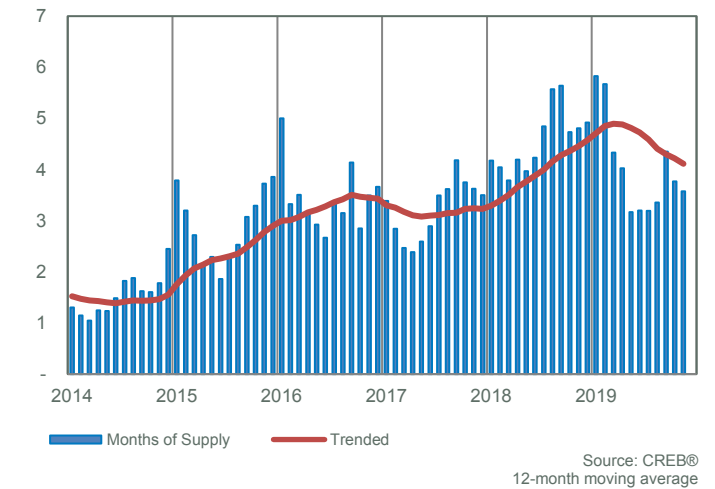
SOUTH TOTAL SALES BY PRICE RANGE



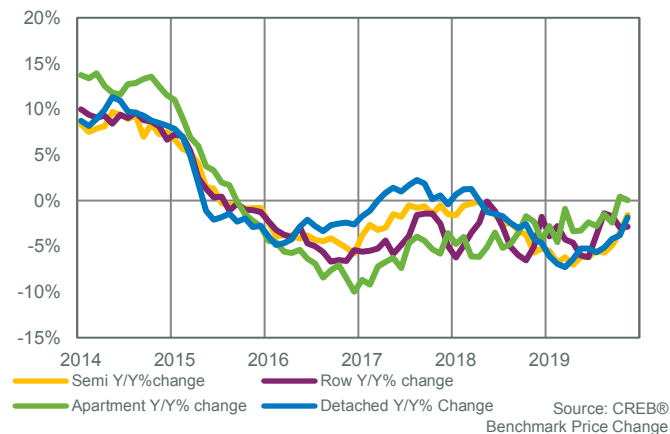
SOUTH INVENTORY AND SALES



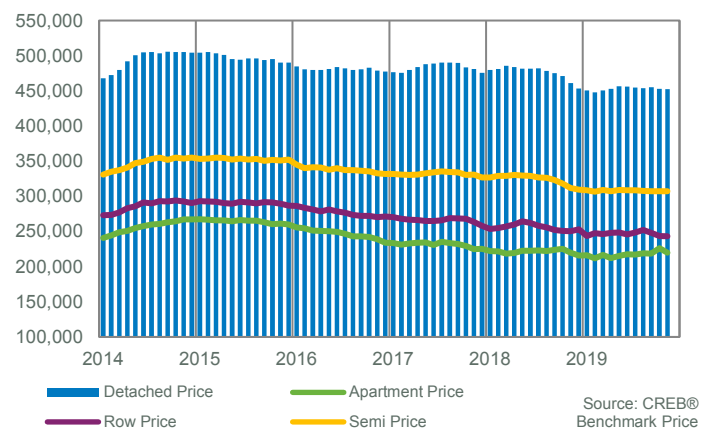
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

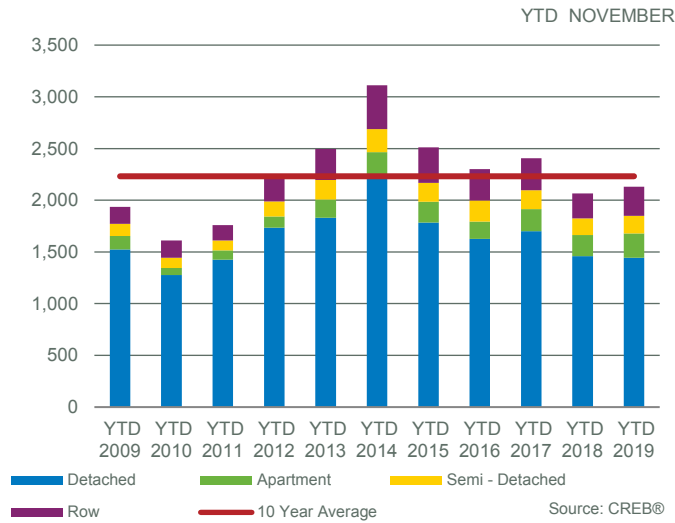


SOUTH PRICES

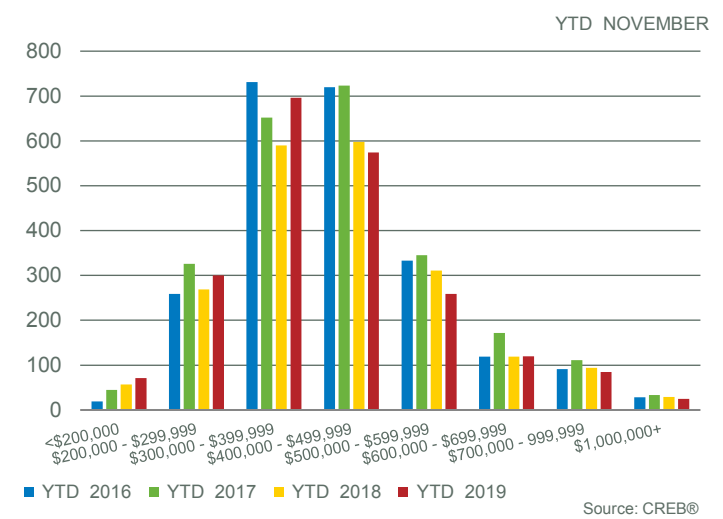


SOUTHEAST

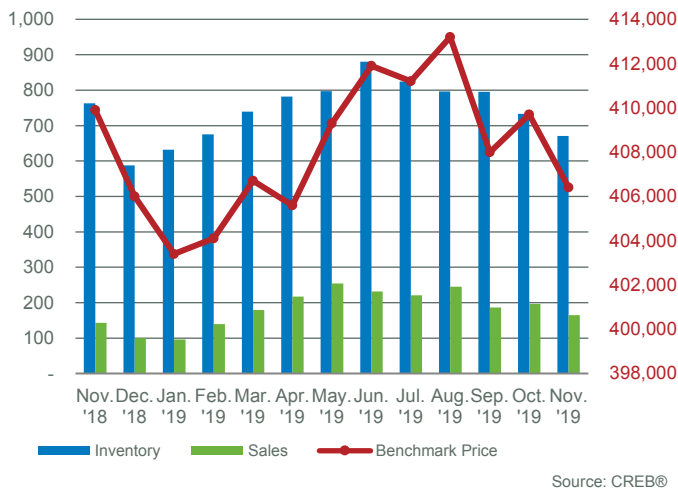
SOUTHEAST TOTAL SALES



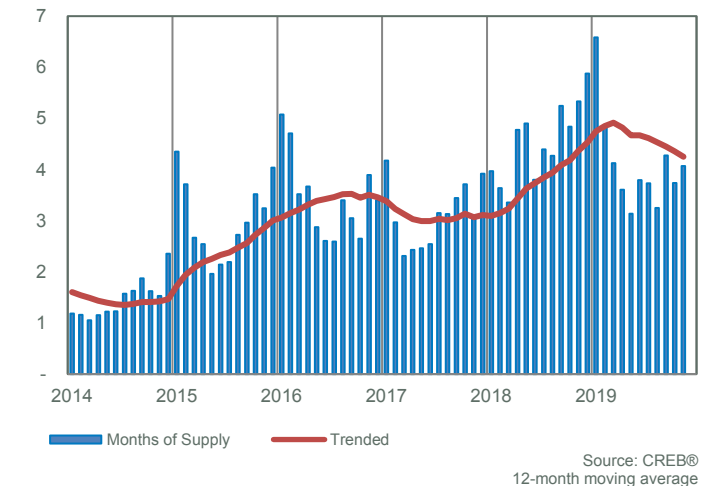
SOUTHEAST TOTAL SALES BY PRICE RANGE



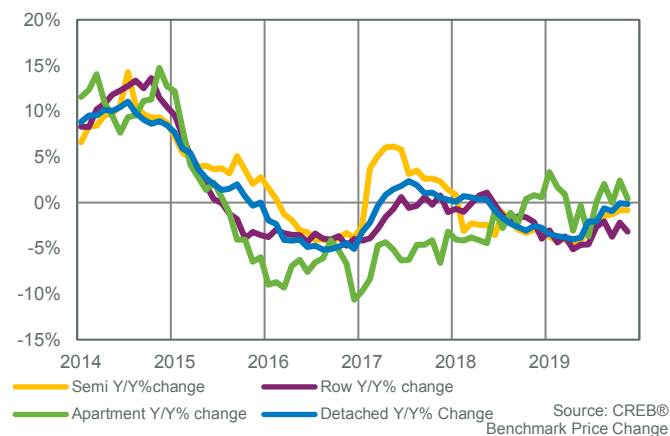
SOUTHEAST INVENTORY AND SALES



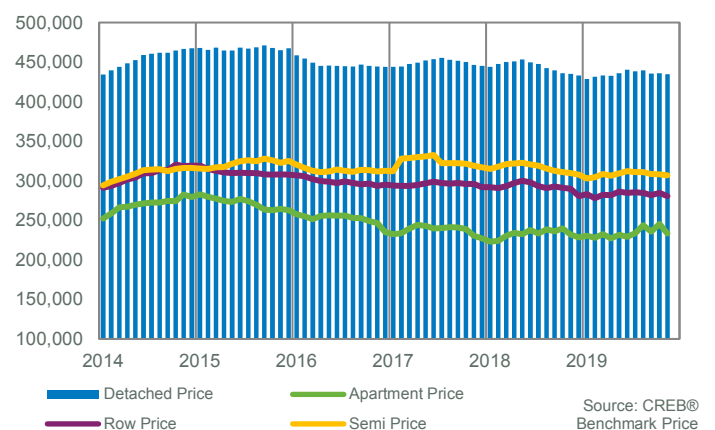
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE



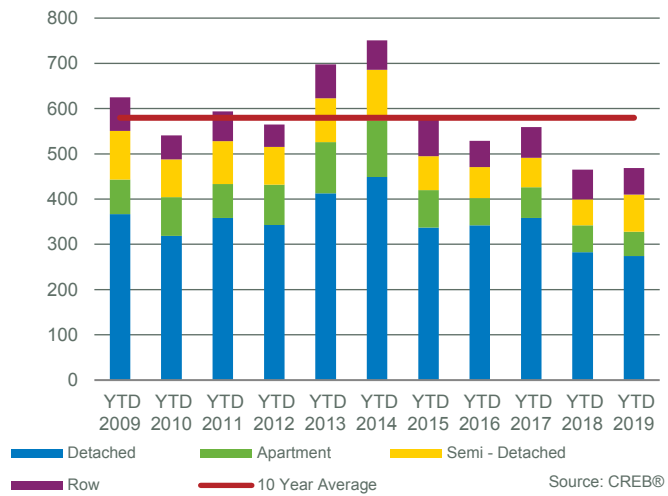
SOUTHEAST PRICES



EAST

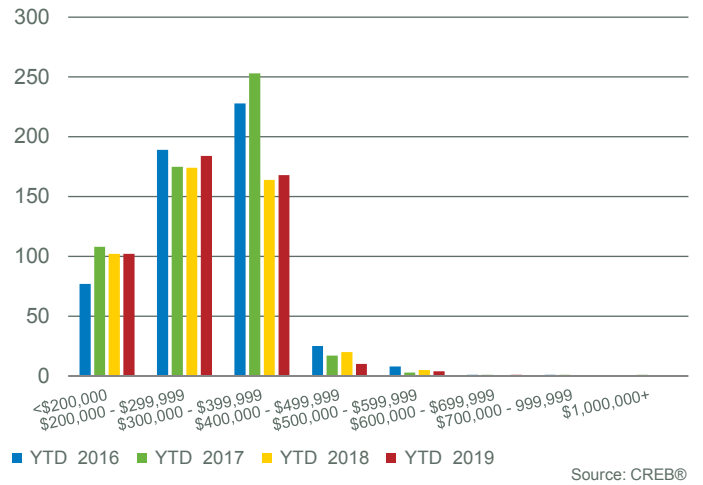
EAST TOTAL SALES

YTD NOVEMBER

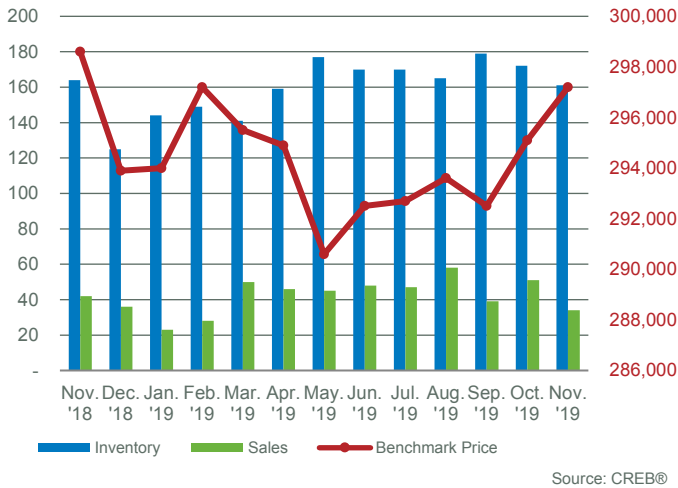


EAST TOTAL SALES BY PRICE RANGE

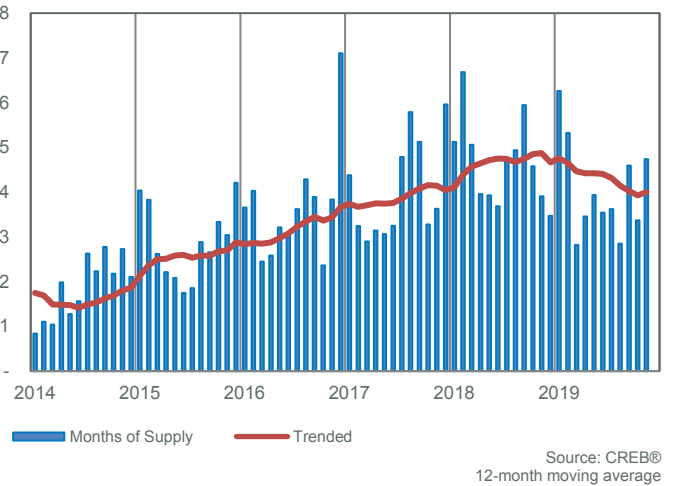
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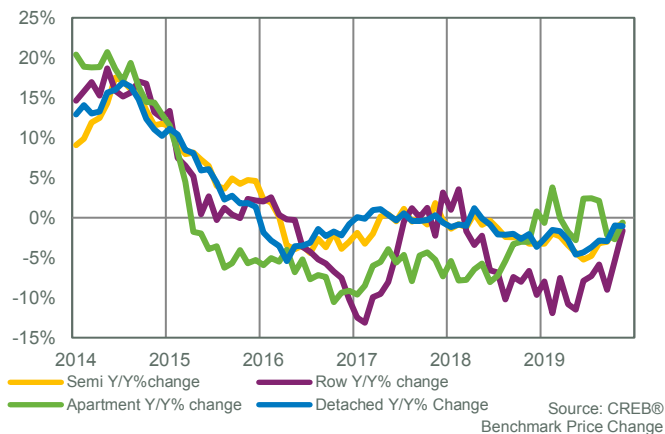
EAST INVENTORY AND SALES



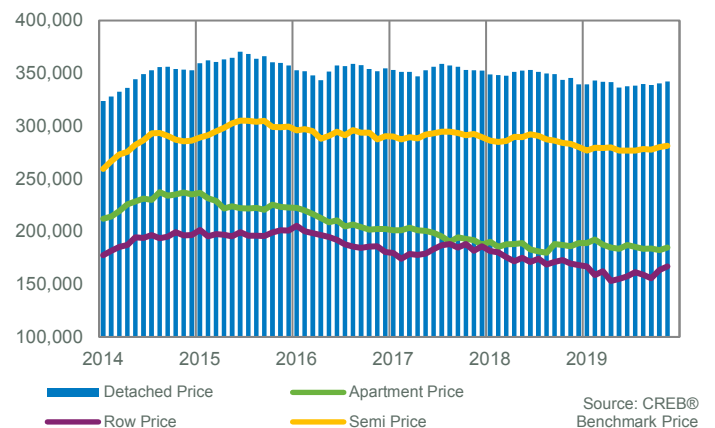
EAST MONTHS OF INVENTORY



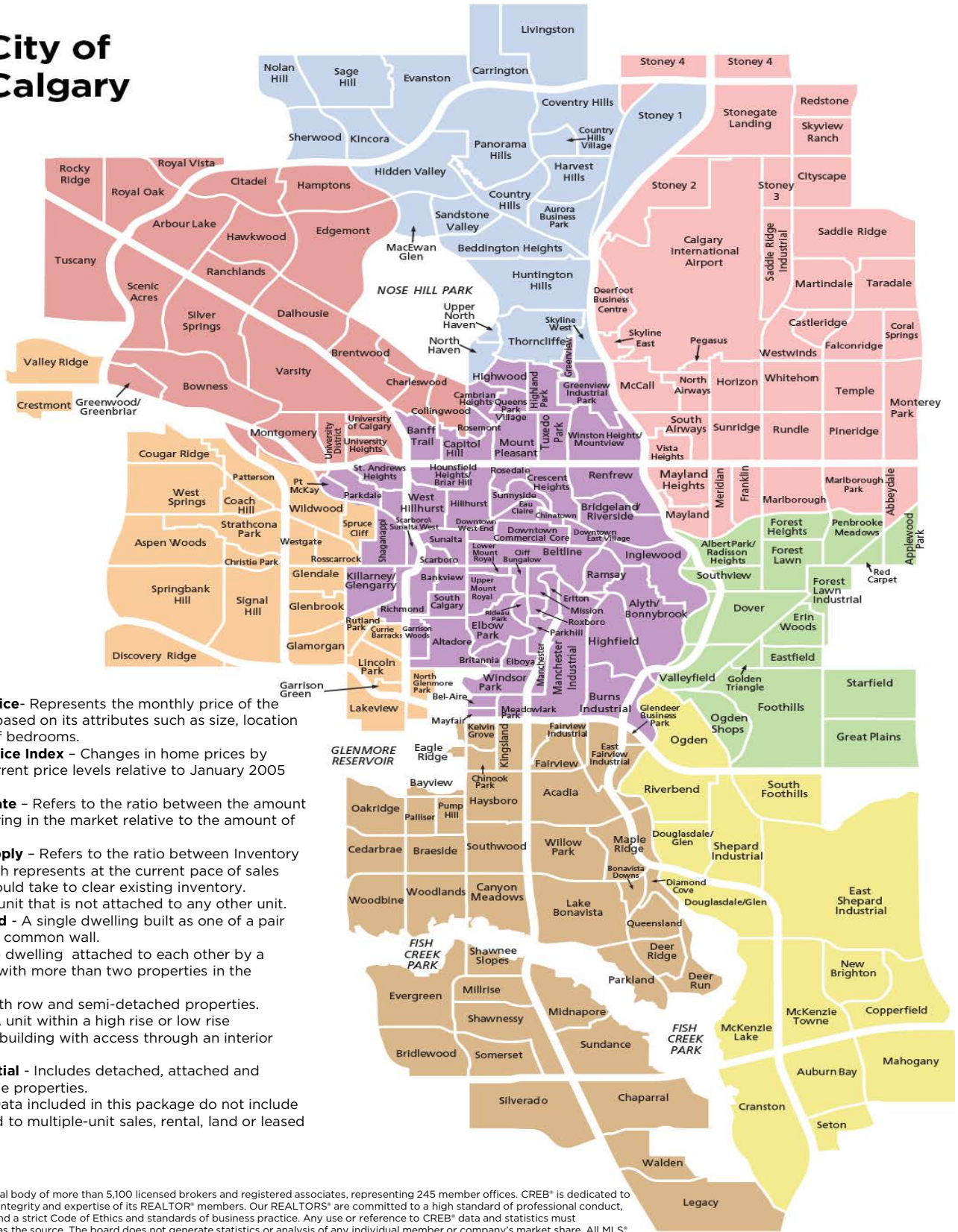
EAST PRICE CHANGE



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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