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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2020



creb.com

Jun. 2020

Sales decline by two per cent from last year amidst COVID-19 pandemic

City of Calgary, July 2, 2020 - After three months where COVID-19 weighed heavily on the housing market, sales activity in June continued to trend up from the previous month, totaling 1,747 units.

Caution remains necessary as monthly sales are nearly two per cent lower than activity recorded last year.

However, this represents a significant improvement compared to the past several months where year-over-year declines exceeded 40 per cent.

“Recent price declines, easing mortgage rates and early easing of social restrictions are likely contributing to the better-than-expected sales this month,” said CREB® chief economist Ann-Marie Lurie.

“However, the market remains far from normal. Challenges, such as double-digit unemployment rates, will continue to weigh on the market for months to come.”

New listings in June totalled 3,335 units, a six per cent increase over last year. The recent rise in new listings caused inventories to trend up, but they remain well below last year’s levels.

Despite some recent monthly gains in supply, sales activity was high enough to cause the months of supply to dip below four months for the first time since May 2019. If this trend continues, it should help to ease the downward pressure on prices.

Residential benchmark prices are comparable to last month, but remain nearly three per cent lower than last year’s levels.

Detached

- Sales activity in June totalled 1,092 units. This is an improvement over the past few months and is only slightly lower than last year’s levels.
- Despite citywide declines, year-over-year sales activity improved in the City Centre, North East, North, South East and East districts.
- June also saw an increase in new listings, which is causing some monthly gains in inventory. However, increased sales offset the rise in new listings, causing the months of supply to trend toward more balanced conditions.
- Detached benchmark prices remained relatively stable compared to last month but were two per cent lower than last year’s levels. Year-over-year price declines were recorded across most districts, with the largest declines in the North West, North East and City Centre districts.

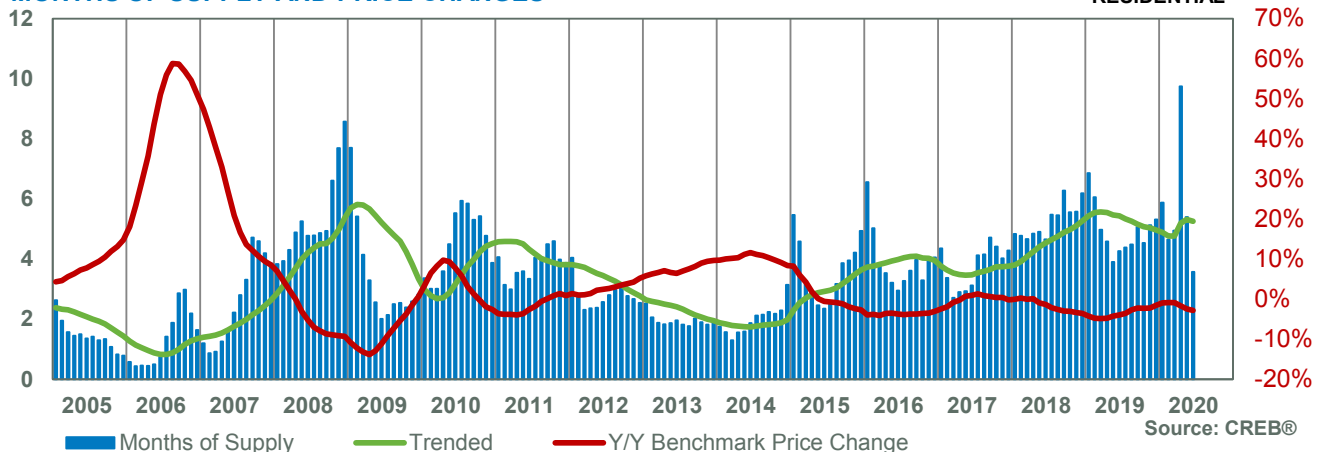
Apartment

- Apartment sales totalled 227 units in June. This is an improvement from the 136 units last month, but it is still over 13 per cent lower than last year’s levels and over 30 per cent lower than longer-term averages.
- New listings rose compared to last month and last year. This did translate into some monthly inventory gains, but overall inventory levels remain lower than last year’s levels.
- The months of supply has come down from the high levels recorded over the past few months.
- Benchmark prices continued to trend down this month, totalling \$240,900. This is a year-over-year decline of nearly four per cent.
- The resale apartment sector continues to be one of the hardest hit in terms of relative declines in both sales and prices.

Attached

- The attached sector has faced the smallest impact from the pandemic. June sales were nearly three per cent higher than last year’s levels and remain comparable to longer-term averages. The attached sector has generally benefited from its status as a more affordable alternative to the detached sector.
- Like the detached sector, the attached sector saw new listings rise compared to both last year and last month. However, the months of supply trended toward more balanced conditions and improved over last year’s levels.
- Benchmark prices remained relatively stable compared to the previous month, but fell by nearly four per cent compared to last year. The higher price decline in this sector could be a contributing factor to the improving sales activity.

MONTHS OF SUPPLY AND PRICE CHANGES



Jun. 2020

	Jun-19	Jun-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
DETACHED						
Total Sales	1,097	1,092	-0.46%	5,095	3,989	-21.71%
Total Sales Volume	\$588,408,914	\$589,361,658	0.16%	\$2,754,508,073	\$2,111,318,394	-23.35%
New Listings	1,789	1,892	5.76%	9,832	7,933	-19.31%
Inventory	3,977	3,129	-21.32%	3,694	3,044	-17.60%
Months of Supply	3.63	2.87	-20.96%	4.35	4.58	5.25%
Sales to New Listings Ratio	61.32%	57.72%	-3.60%	51.82%	50.28%	-1.54%
Sales to List Price Ratio	96.83%	96.60%	-0.23%	96.65%	96.33%	-0.32%
Days on Market	49	50	2.33%	54	52	-3.70%
Benchmark Price	\$484,400	\$474,800	-1.98%	\$480,100	\$475,667	-0.92%
Median Price	\$470,000	\$473,250	0.69%	\$468,000	\$465,000	-0.64%
Average Price	\$536,380	\$539,708	0.62%	\$540,630	\$529,285	-2.10%
Index	197	193	-2.03%	197	194	-1.55%
APARTMENT						
Total Sales	261	227	-13.03%	1,287	1,032	-19.81%
Total Sales Volume	\$67,354,592	\$60,374,128	-10.36%	\$349,073,472	\$263,706,736	-24.46%
New Listings	668	674	0.90%	3,397	2,982	-12.22%
Inventory	1,795	1,542	-14.09%	1,492	1,450	-2.84%
Months of Supply	6.88	6.79	-1.23%	6.96	8.43	21.16%
Sales to New Listings Ratio	39.07%	33.68%	-5.39%	37.89%	34.61%	-3.28%
Sales to List Price Ratio	95.77%	94.13%	-1.64%	95.67%	95.22%	-0.45%
Days on Market	71	73	3.34%	71	67	-5.63%
Benchmark Price	\$250,500	\$240,900	-3.83%	\$250,167	\$243,300	-2.74%
Median Price	\$234,900	\$220,000	-6.34%	\$240,000	\$225,000	-6.25%
Average Price	\$258,064	\$265,965	3.06%	\$271,230	\$255,530	-5.79%
Index	173	166	-3.82%	175	170	-2.49%
ATTACHED						
Total Sales	417	428	2.64%	1,953	1,604	-17.87%
Total Sales Volume	\$167,133,243	\$154,656,092	-7.47%	\$756,689,974	\$593,116,542	-21.62%
New Listings	675	769	13.93%	4,203	3,563	-15.23%
Inventory	1,802	1,567	-13.04%	1,773	1,522	-14.14%
Months of Supply	4.32	3.66	-15.28%	5.45	5.69	4.54%
Sales to New Listings Ratio	61.78%	55.66%	-6.12%	46.47%	45.02%	-1.45%
Sales to List Price Ratio	96.87%	96.73%	-0.14%	96.71%	96.56%	-0.14%
Days on Market	62	60	-4.27%	64	64	0.00%
Benchmark Price	\$319,000	\$306,500	-3.92%	\$316,650	\$309,433	-2.28%
Median Price	\$330,000	\$330,000	0.00%	\$325,500	\$327,500	0.61%
Average Price	\$400,799	\$361,346	-9.84%	\$387,450	\$369,773	-4.56%
Index	186	179	-3.92%	188	183	-2.62%
CITY OF CALGARY						
Total Sales	1,775	1,747	-1.58%	8,335	6,625	-20.52%
Total Sales Volume	\$822,896,749	\$804,391,878	-2.25%	\$3,860,271,519	\$2,968,141,672	-23.11%
New Listings	3,132	3,335	6.48%	17,432	14,478	-16.95%
Inventory	7,574	6,238	-17.64%	6,959	6,016	-13.55%
Months of Supply	4.27	3.57	-16.32%	5.01	5.45	8.76%
Sales to New Listings Ratio	56.67%	52.38%	-4.29%	47.81%	45.76%	-2.06%
Sales to List Price Ratio	96.75%	96.43%	-0.32%	96.57%	96.27%	-0.30%
Days on Market	55	55	0.24%	59	57	-3.39%
Benchmark Price	\$423,100	\$411,300	-2.79%	\$420,067	\$413,333	-1.60%
Median Price	\$420,000	\$410,000	-2.38%	\$412,500	\$405,500	-1.70%
Average Price	\$463,604	\$460,442	-0.68%	\$463,140	\$448,021	-3.26%
Index	192	186	-2.82%	193	189	-2.02%

For a list of definitions, see page 26.

Jun. 2020

	Jun-19	Jun-20	Y/Y % Change	2019 YTD	2020 YTD	% Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	192	187	-2.60%	895	714	-20.22%
Total Sales Volume	\$96,622,041	\$80,921,473	-16.25%	\$432,194,713	\$321,513,260	-25.61%
Share of Sales with Condo Title	14.06%	9.09%	-4.97%	14.73%	13.09%	-1.64%
New Listings	287	301	4.88%	1,813	1,463	-19.31%
Inventory	738	634	-14.09%	764	642	-16.06%
Months of Supply	3.84	3.39	-11.80%	5.12	5.39	5.22%
Sales to New Listings Ratio	66.90%	62.13%	-4.77%	49.37%	48.80%	-0.56%
Sales to List Price Ratio	96.97%	96.97%	-0.01%	96.73%	96.65%	-0.09%
Days on Market	65	61	-6.07%	63	65	3.17%
Benchmark Price	\$403,800	\$385,800	-4.46%	\$398,600	\$387,350	-2.82%
Median Price	\$416,500	\$365,000	-12.36%	\$390,000	\$366,850	-5.94%
Average Price	\$503,240	\$432,735	-14.01%	\$482,899	\$450,299	-6.75%
Index	204	195	-4.47%	203	198	-2.66%
CITY OF CALGARY ROW						
Total Sales	225	241	7.11%	1,058	890	-15.88%
Total Sales Volume	\$70,511,202	\$73,734,619	4.57%	\$324,495,261	\$271,603,283	-16.30%
Share of Sales with Condo Title	92.44%	89.63%	-2.82%	91.00%	91.32%	0.32%
New Listings	388	468	20.62%	2,390	2,100	-12.13%
Inventory	1,064	933	-12.31%	1,009	880	-12.70%
Months of Supply	4.73	3.87	-18.13%	5.72	5.94	3.78%
Sales to New Listings Ratio	57.99%	51.50%	-6.49%	44.27%	42.38%	-1.89%
Sales to List Price Ratio	96.73%	96.48%	-0.25%	96.67%	96.46%	-0.21%
Days on Market	60	58	-2.35%	64	63	-1.56%
Benchmark Price	\$295,100	\$274,500	-6.98%	\$293,500	\$280,383	-4.47%
Median Price	\$293,500	\$282,000	-3.92%	\$286,750	\$285,000	-0.61%
Average Price	\$313,383	\$305,953	-2.37%	\$306,706	\$305,172	-0.50%
Index	188	175	-6.98%	190	182	-3.79%
CITY OF CALGARY ATTACHED						
Total Sales	417	428	2.64%	1,953	1,604	-17.87%
Total Sales Volume	\$167,133,243	\$154,656,092	-7.47%	\$756,689,974	\$593,116,542	-21.62%
Share of Sales with Condo Title	56.35%	54.44%	-3.40%	56.57%	57.48%	1.61%
New Listings	675	769	13.93%	4,203	3,563	-15.23%
Inventory	1,802	1,567	-13.04%	1,773	1,522	-14.14%
Months of Supply	4.32	3.66	-15.28%	5.45	5.69	4.54%
Sales to New Listings Ratio	61.78%	55.66%	-6.12%	46.47%	45.02%	-1.45%
Sales to List Price Ratio	96.87%	96.73%	-0.14%	96.71%	96.56%	-0.14%
Days on Market	62	60	-4.27%	64	64	0.00%
Benchmark Price	\$319,000	\$306,500	-3.92%	\$316,650	\$309,433	-2.28%
Median Price	\$330,000	\$330,000	0.00%	\$325,500	\$327,500	0.61%
Average Price	\$400,799	\$361,346	-9.84%	\$387,450	\$369,773	-4.56%
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For a list of definitions, see page 26.

June 2020	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	105	261	40.23%	592	5.64	\$639,900	-2.88%	-0.09%
North East	109	165	66.06%	286	2.62	\$358,300	-3.11%	0.48%
North	152	240	63.33%	372	2.45	\$410,600	-1.51%	0.15%
North West	144	293	49.15%	434	3.01	\$511,600	-3.11%	-0.35%
West	109	241	45.23%	464	4.26	\$635,700	-1.88%	1.05%
South	261	372	70.16%	528	2.02	\$453,400	-0.79%	0.22%
South East	185	280	66.07%	392	2.12	\$431,500	-1.98%	-0.32%
East	27	41	65.85%	59	2.19	\$342,700	1.57%	1.30%
TOTAL CITY	1,092	1,892	57.72%	3,129	2.87	\$474,800	-1.98%	0.11%
Apartment								
City Centre	103	367	28.07%	845	8.20	\$266,200	-3.93%	-0.97%
North East	10	22	45.45%	56	5.60	\$210,100	-5.40%	-2.19%
North	9	50	18.00%	104	11.56	\$213,700	4.09%	2.30%
North West	24	58	41.38%	111	4.63	\$235,200	-0.34%	1.73%
West	17	53	32.08%	138	8.12	\$221,700	-4.36%	0.91%
South	27	52	51.92%	142	5.26	\$207,700	-4.51%	-2.85%
South East	27	57	47.37%	120	4.44	\$216,000	-5.68%	-2.04%
East	10	15	66.67%	26	2.60	\$182,300	-5.54%	-2.20%
TOTAL CITY	227	674	33.68%	1,542	6.79	\$240,900	-3.83%	-0.70%
Semi-detached								
City Centre	45	117	38.46%	276	6.13	\$693,500	-5.22%	-1.80%
North East	23	28	82.14%	50	2.17	\$279,400	-3.85%	1.42%
North	26	23	113.04%	44	1.69	\$321,700	-1.92%	-0.53%
North West	14	23	60.87%	53	3.79	\$370,900	-7.48%	-0.30%
West	15	25	60.00%	69	4.60	\$488,500	-8.74%	0.45%
South	25	39	64.10%	68	2.72	\$302,100	-2.14%	0.00%
South East	32	36	88.89%	57	1.78	\$302,300	-3.11%	0.57%
East	7	10	70.00%	15	2.14	\$278,900	0.76%	1.83%
TOTAL CITY	187	301	62.13%	634	3.39	\$385,800	-4.46%	-0.46%
Row								
City Centre	37	104	35.58%	216	5.84	\$435,300	-0.87%	-1.76%
North East	34	47	72.34%	76	2.24	\$184,700	-4.50%	2.95%
North	33	62	53.23%	127	3.85	\$236,300	-5.82%	-0.67%
North West	20	62	32.26%	110	5.50	\$289,900	-4.07%	1.22%
West	28	55	50.91%	124	4.43	\$312,500	-19.73%	1.86%
South	43	61	70.49%	123	2.86	\$233,000	-5.21%	-0.26%
South East	42	70	60.00%	142	3.38	\$273,600	-3.83%	-0.91%
East	4	7	57.14%	15	3.75	\$159,100	1.02%	-2.33%
TOTAL CITY	241	468	51.50%	933	3.87	\$274,500	-6.98%	0.04%

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

City of Calgary

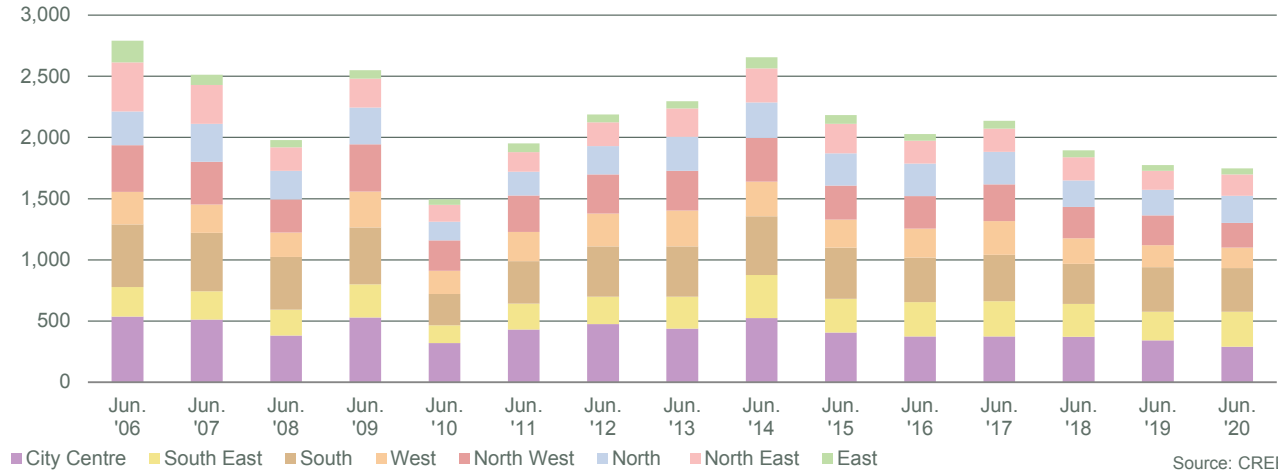
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2020

TOTAL SALES

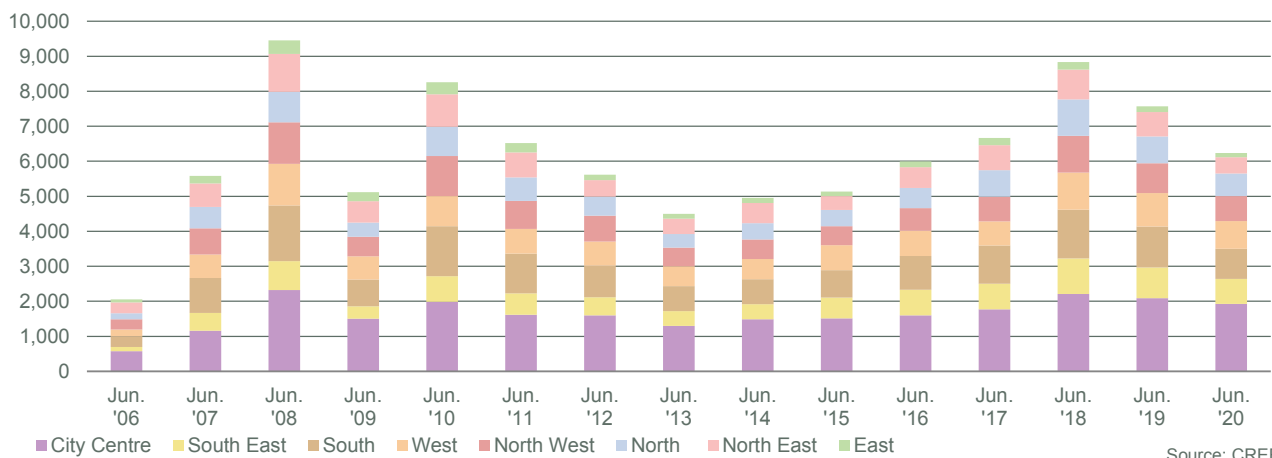
JUNE



Source: CREB®

TOTAL INVENTORY

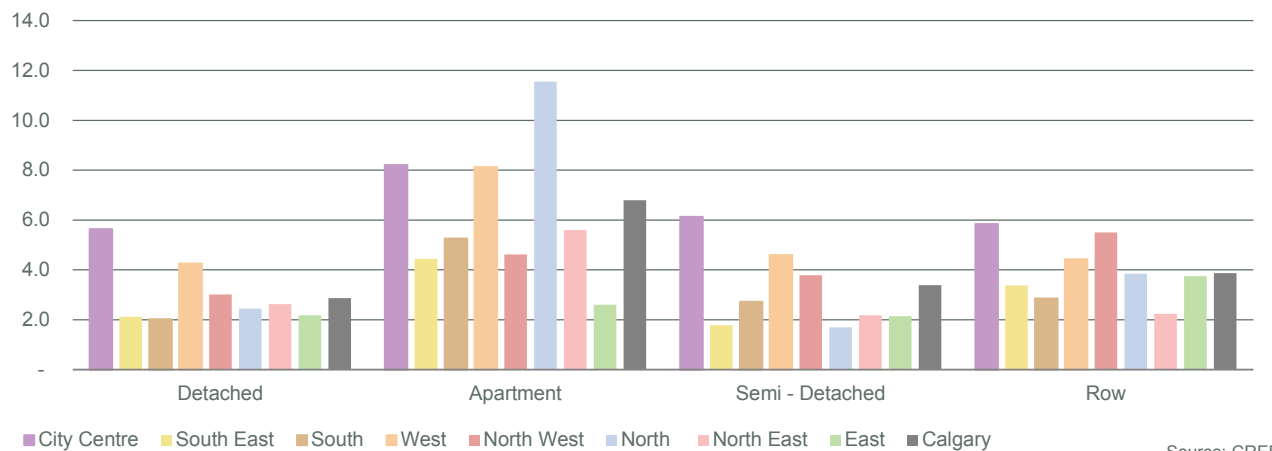
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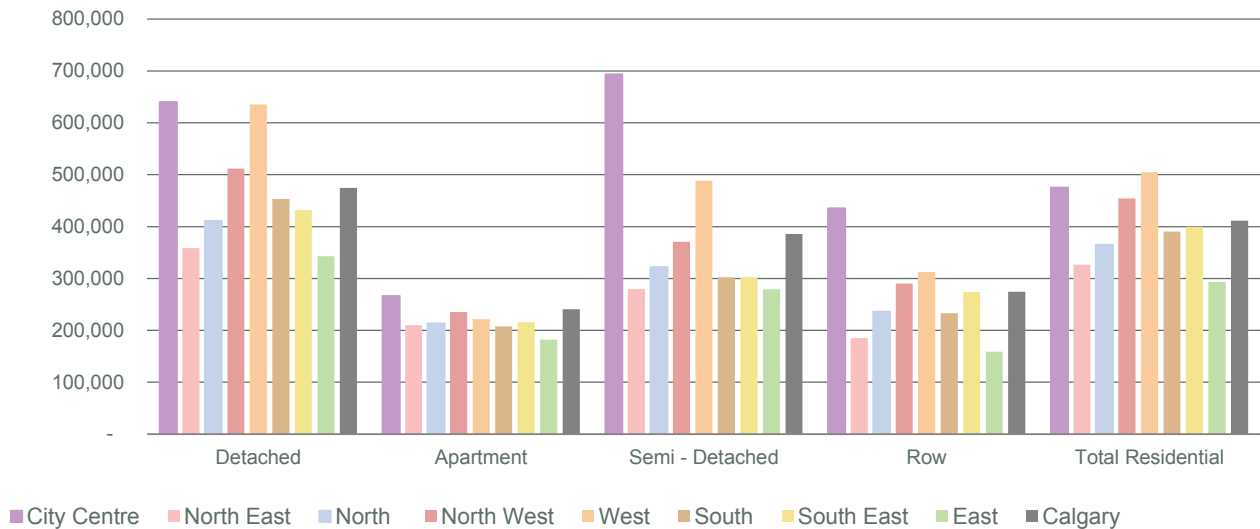
MONTHS OF SUPPLY

JUNE



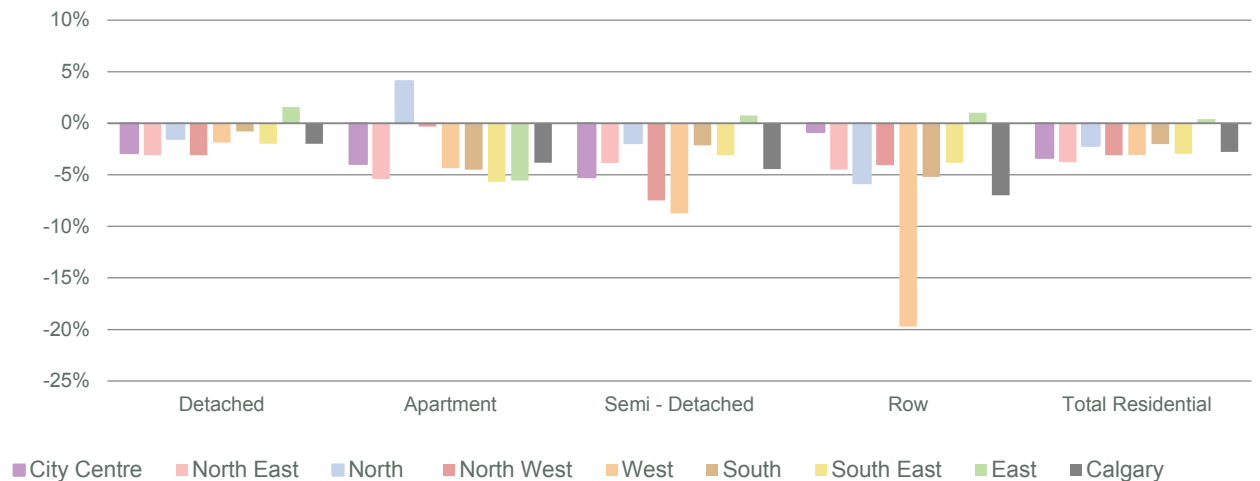
Source: CREB®

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

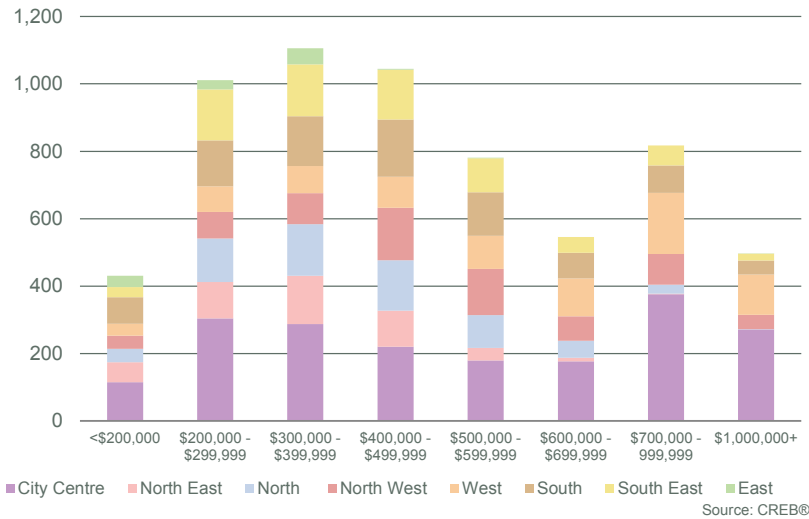


Source: CREB®

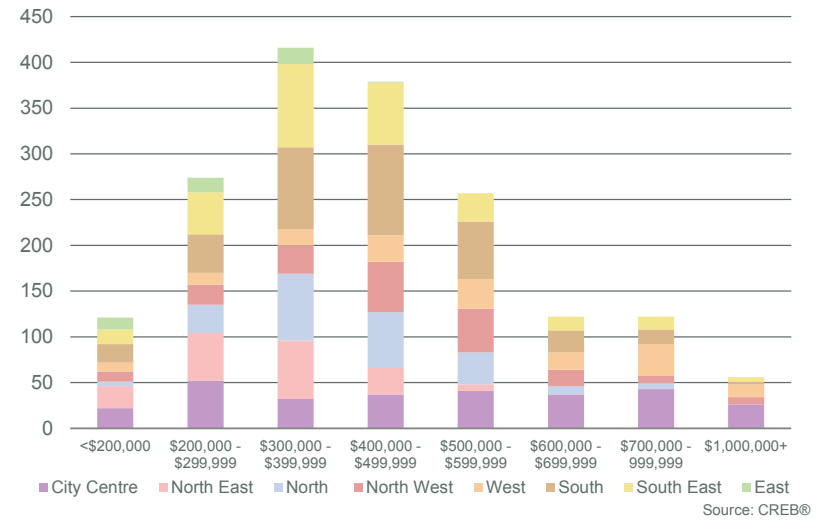
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

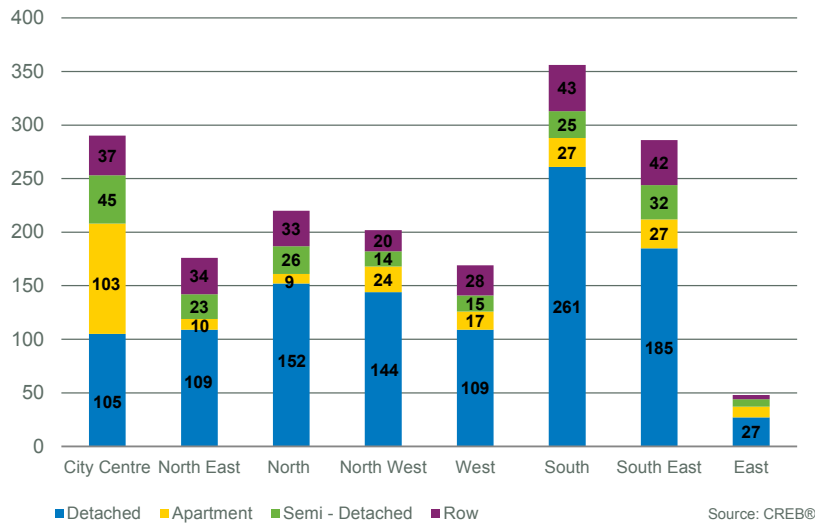
TOTAL INVENTORY BY PRICE RANGE - JUNE



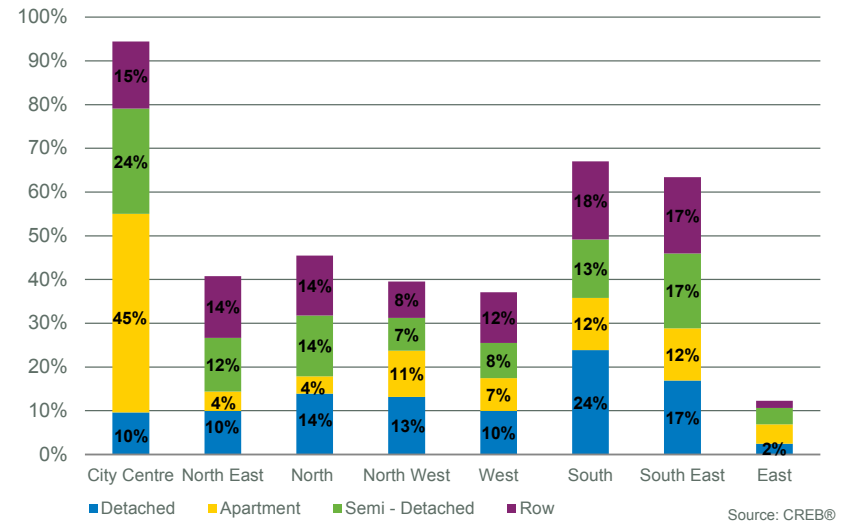
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



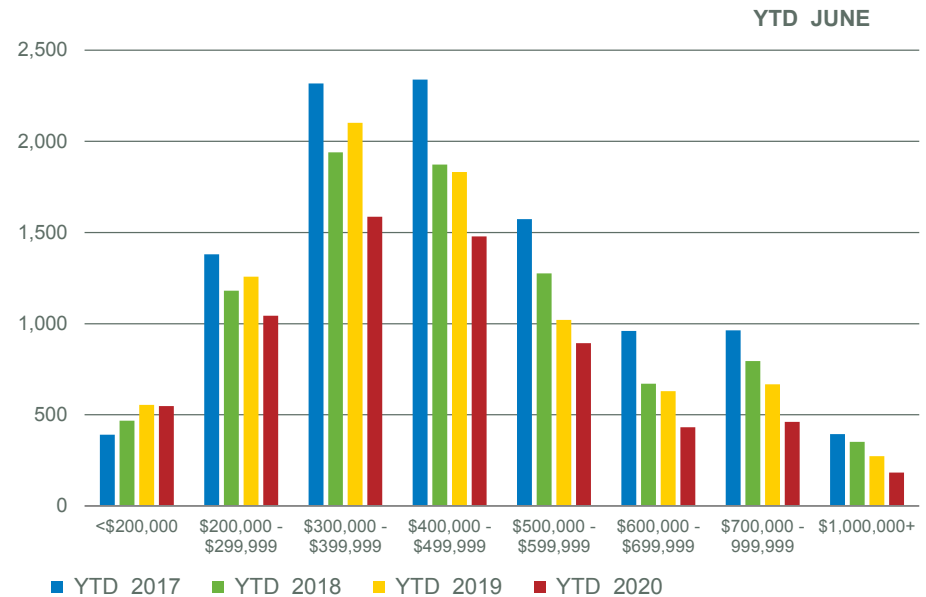
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	801	973	1,327	1,544	1,915	1,775	1,642	1,574	1,365	1,440	1,146	856
New Listings	2,572	2,207	2,978	3,126	3,417	3,132	2,719	2,784	2,715	2,376	1,849	1,061
Inventory	5,496	5,899	6,611	7,079	7,487	7,574	7,200	7,065	6,919	6,530	5,880	4,553
Days on Market	72	64	61	55	56	55	59	59	59	57	64	66
Benchmark Price	418,700	417,800	418,500	420,300	422,000	423,100	423,100	423,400	422,500	420,300	416,700	415,600
Median Price	390,500	399,250	412,500	410,000	420,000	420,000	416,500	407,500	405,000	398,125	400,000	400,500
Average Price	450,703	460,317	460,368	460,953	473,030	463,604	453,057	454,674	461,921	454,452	441,806	449,765
Index	190	189	189	190	191	192	192	192	191	190	189	188
2020												
Sales	861	1,192	1,174	572	1,079	1,747						
New Listings	2,358	2,520	2,418	1,426	2,421	3,335						
Inventory	5,062	5,536	5,804	5,576	5,826	6,238						
Days on Market	67	57	52	55	60	55						
Benchmark Price	414,800	414,300	414,900	413,100	411,600	411,300						
Median Price	400,757	412,250	410,000	393,250	401,000	410,000						
Average Price	451,824	447,220	448,130	422,922	438,950	460,442						
Index	188	188	188	187	186	186						

	Jun-19	Jun-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	4	4	9	15
\$100,000 - \$199,999	105	117	545	533
\$200,000 - \$299,999	264	274	1,258	1,044
\$300,000 - \$349,999	207	181	975	689
\$350,000 - \$399,999	222	235	1,127	897
\$400,000 - \$449,999	218	210	1,013	818
\$450,000 - \$499,999	183	169	818	660
\$500,000 - \$549,999	126	146	600	524
\$550,000 - \$599,999	91	111	421	369
\$600,000 - \$649,999	86	66	340	254
\$650,000 - \$699,999	64	56	289	178
\$700,000 - \$799,999	65	61	348	233
\$800,000 - \$899,999	70	33	201	138
\$900,000 - \$999,999	28	28	118	90
\$1,000,000 - \$1,249,999	19	32	123	96
\$1,250,000 - \$1,499,999	14	9	81	38
\$1,500,000 - \$1,749,999	3	8	22	24
\$1,750,000 - \$1,999,999	2	-	16	6
\$2,000,000 - \$2,499,999	2	1	19	4
\$2,500,000 - \$2,999,999	-	4	1	11
\$3,000,000 - \$3,499,999	2	1	7	2
\$3,500,000 - \$3,999,999	-	1	3	2
\$4,000,000 +	-	-	1	-
	1,775	1,747	8,335	6,625

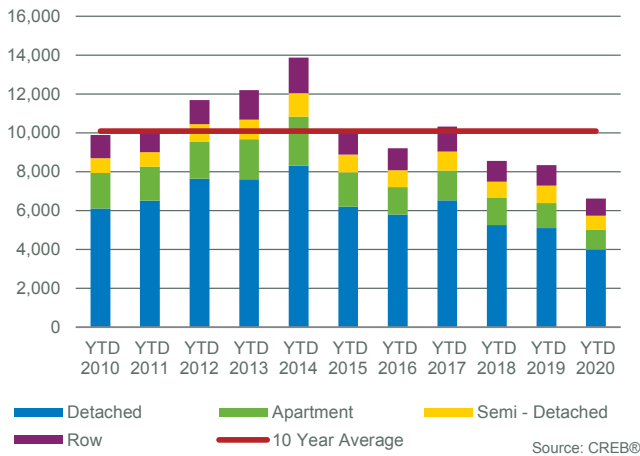
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

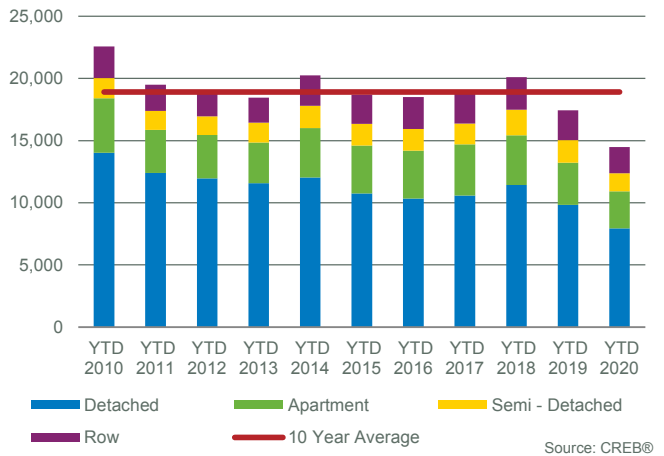
CITY OF CALGARY TOTAL SALES

YTD JUNE

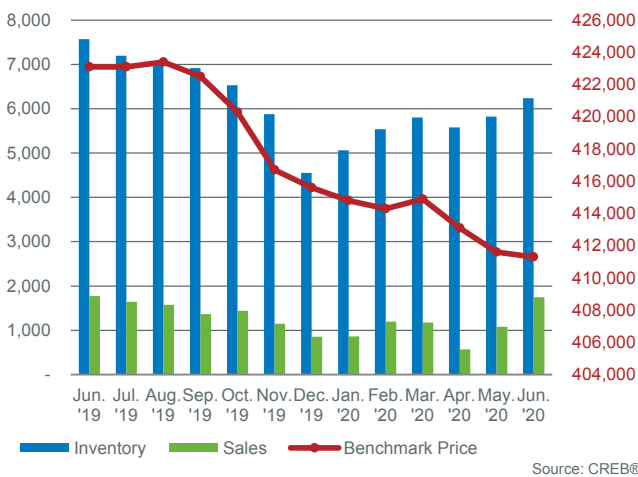


CITY OF CALGARY TOTAL NEW LISTINGS

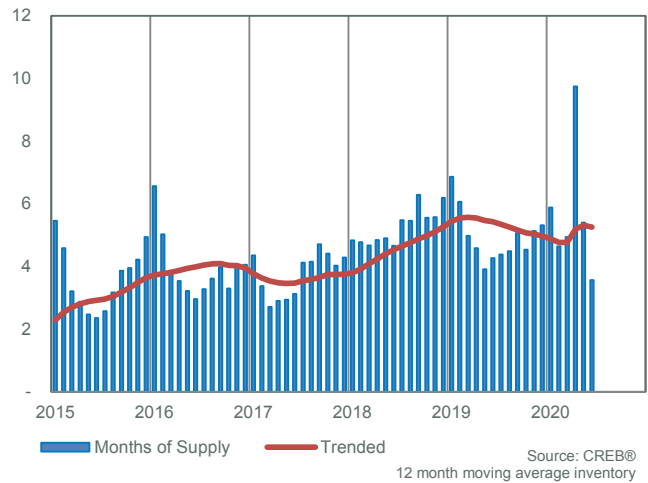
YTD JUNE



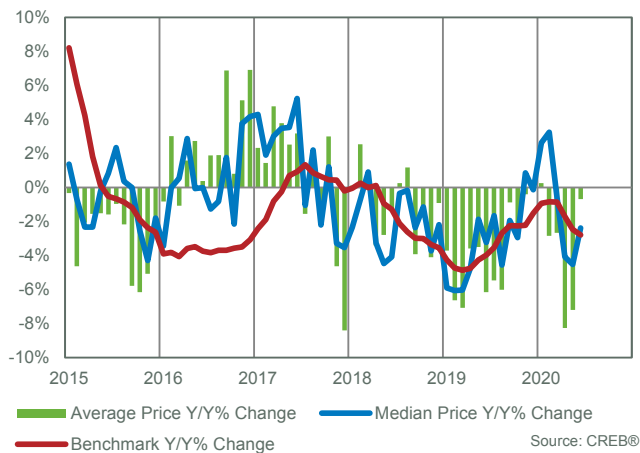
CITY OF CALGARY TOTAL INVENTORY AND SALES



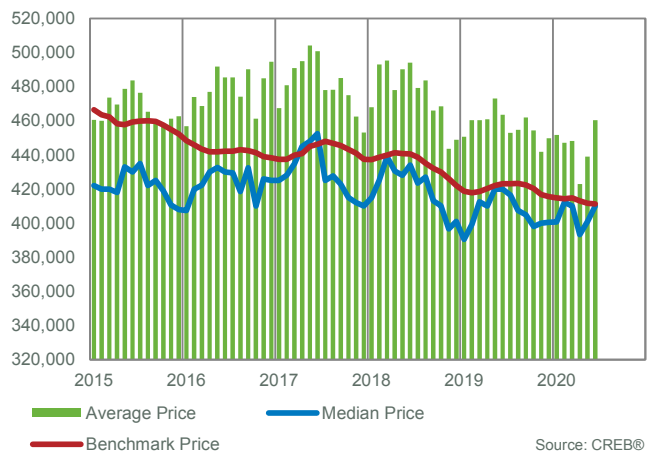
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



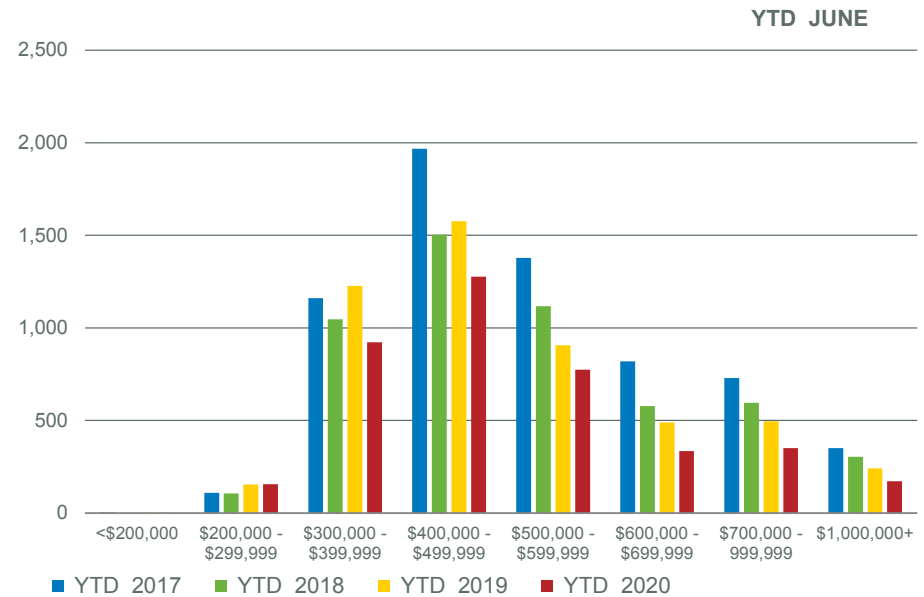
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	486	589	816	927	1,180	1,097	1,000	939	823	848	703	503
New Listings	1,358	1,181	1,700	1,789	2,015	1,789	1,605	1,587	1,516	1,327	948	555
Inventory	2,844	2,995	3,397	3,701	3,931	3,977	3,820	3,742	3,624	3,411	2,944	2,226
Days on Market	67	63	57	49	50	49	50	54	55	52	60	65
Benchmark Price	478,000	476,600	477,800	480,300	483,500	484,400	484,200	484,000	484,400	481,200	477,600	475,800
Median Price	443,950	459,900	460,000	475,000	480,000	470,000	470,000	470,000	458,000	458,250	462,135	460,000
Average Price	521,285	541,086	528,494	545,286	557,054	536,380	525,413	536,414	542,867	530,492	520,553	527,707
Index	194	194	194	195	196	197	197	197	197	196	194	193
2020												
Sales	517	680	689	340	671	1,092						
New Listings	1,211	1,341	1,343	783	1,363	1,892						
Inventory	2,415	2,659	2,844	2,782	2,928	3,129						
Days on Market	61	53	47	50	54	50						
Benchmark Price	475,600	475,600	477,700	476,000	474,300	474,800						
Median Price	461,500	466,000	470,000	450,000	460,000	473,250						
Average Price	539,387	525,838	536,656	498,957	515,831	539,708						
Index	193	193	194	193	193	193						

	Jun-19	Jun-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	3	2
\$200,000 - \$299,999	26	43	154	156
\$300,000 - \$349,999	92	82	424	298
\$350,000 - \$399,999	164	159	803	624
\$400,000 - \$449,999	179	185	846	692
\$450,000 - \$499,999	166	149	731	585
\$500,000 - \$549,999	112	130	542	459
\$550,000 - \$599,999	84	95	364	315
\$600,000 - \$649,999	73	53	281	204
\$650,000 - \$699,999	37	40	209	131
\$700,000 - \$799,999	50	45	244	165
\$800,000 - \$899,999	56	27	165	110
\$900,000 - \$999,999	18	28	87	76
\$1,000,000 - \$1,249,999	16	32	103	86
\$1,250,000 - \$1,499,999	14	9	73	38
\$1,500,000 - \$1,749,999	3	8	21	24
\$1,750,000 - \$1,999,999	2	-	14	6
\$2,000,000 - \$2,499,999	2	1	19	4
\$2,500,000 - \$2,999,999	-	4	1	11
\$3,000,000 - \$3,499,999	2	-	7	1
\$3,500,000 - \$3,999,999	-	1	3	2
\$4,000,000 +	-	-	1	-
	1,097	1,092	5,095	3,989

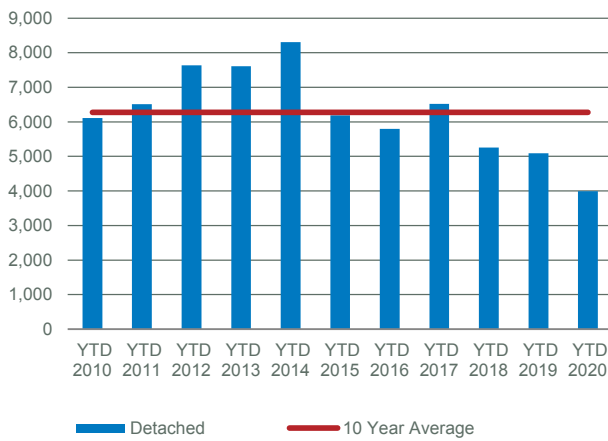
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

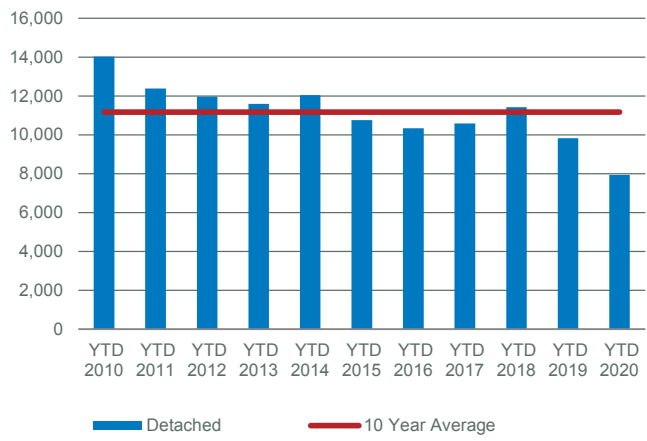
YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



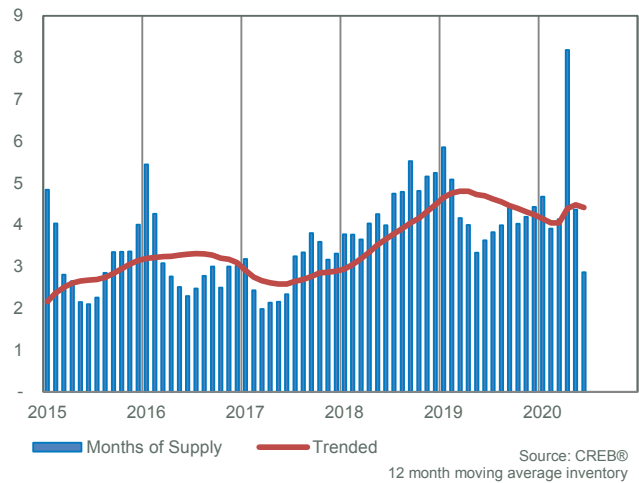
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



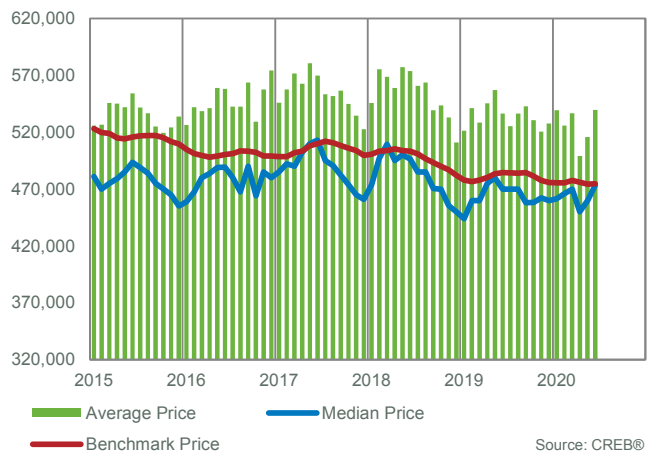
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

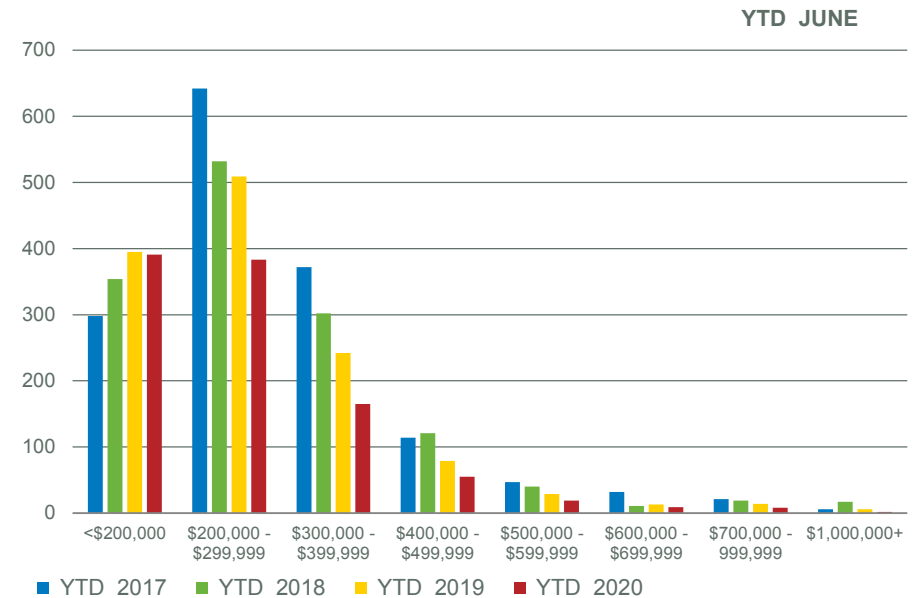


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019												
Sales	124	150	189	250	313	261	289	280	244	248	188	134
New Listings	515	449	578	563	624	668	493	564	502	445	444	241
Inventory	1,178	1,301	1,496	1,549	1,654	1,795	1,665	1,654	1,588	1,468	1,412	1,139
Days on Market	81	71	74	68	70	71	77	69	70	73	75	72
Benchmark Price	251,300	250,900	249,900	250,000	248,400	250,500	250,200	250,900	249,300	251,800	248,100	248,700
Median Price	223,950	250,000	249,000	230,000	242,000	234,900	250,000	236,000	246,750	248,500	228,000	248,500
Average Price	269,283	285,468	294,108	263,233	268,731	258,064	283,978	269,848	283,636	297,767	253,251	284,776
Index	174	173	173	173	172	173	173	173	172	174	171	172
2020												
Sales	147	209	218	95	136	227						
New Listings	568	558	476	258	448	674						
Inventory	1,319	1,443	1,430	1,348	1,392	1,542						
Days on Market	77	63	58	64	66	73						
Benchmark Price	246,100	244,500	242,500	243,200	242,600	240,900						
Median Price	210,000	242,500	230,000	228,000	212,750	220,000						
Average Price	234,969	272,642	258,286	245,013	236,966	265,965						
Index	170	169	168	168	168	166						

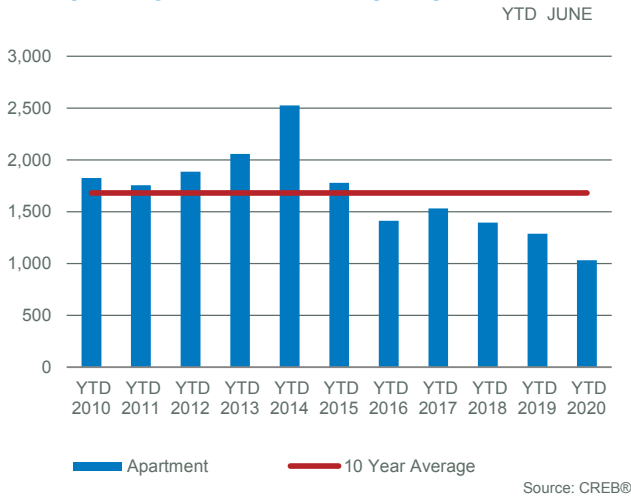
	Jun-19	Jun-20	YTD 2019	YTD 2020
CALGARY TOTAL SALES				
>\$100,000	3	4	7	12
\$100,000 - \$199,999	83	83	388	379
\$200,000 - \$299,999	98	87	509	383
\$300,000 - \$349,999	39	18	161	101
\$350,000 - \$399,999	15	12	81	64
\$400,000 - \$449,999	12	7	57	32
\$450,000 - \$499,999	3	6	22	23
\$500,000 - \$549,999	3	4	15	15
\$550,000 - \$599,999	2	-	14	4
\$600,000 - \$649,999	-	1	9	6
\$650,000 - \$699,999	1	1	4	3
\$700,000 - \$799,999	1	2	9	6
\$800,000 - \$899,999	1	1	2	2
\$900,000 - \$999,999	-	-	3	-
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	2	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	261	227	1,287	1,032

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

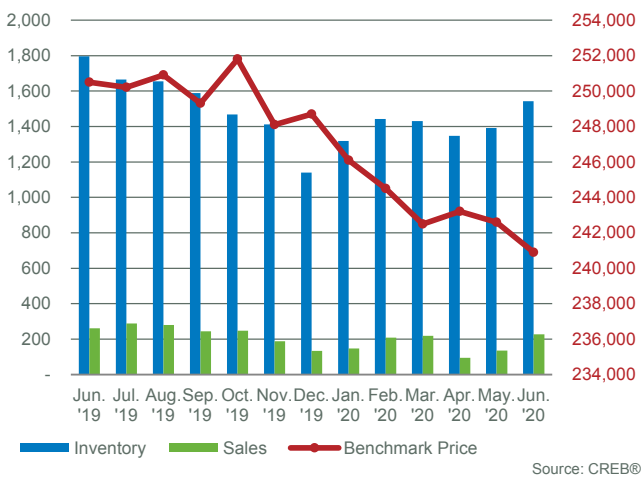
CITY OF CALGARY APARTMENT SALES



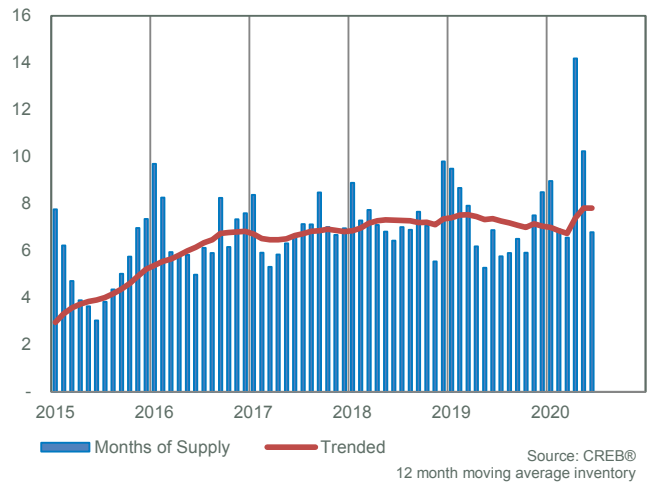
CITY OF CALGARY APARTMENT NEW LISTINGS



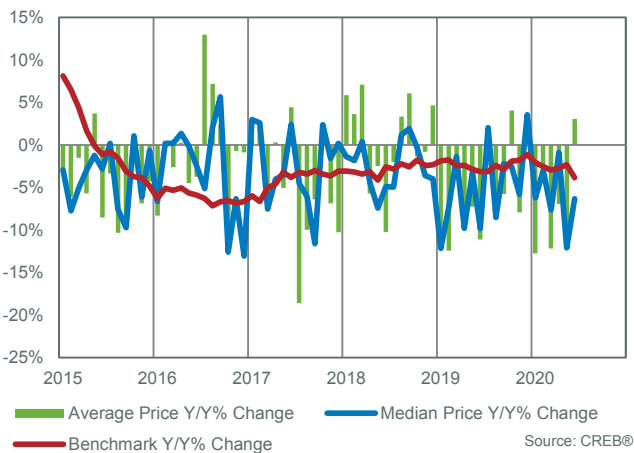
CITY OF CALGARY APARTMENT INVENTORY AND SALES



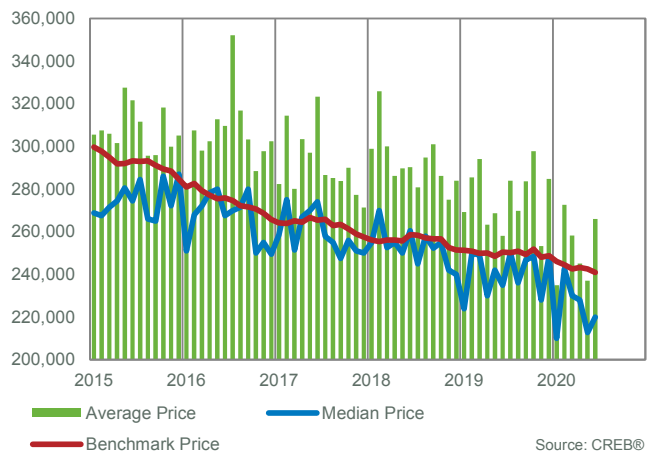
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



CITY OF CALGARY APARTMENT PRICES



Jun. 2020

	2019	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	84	103	148	167	201	192	148	161	125	144	101	92	
New Listings	308	253	313	314	338	287	275	273	305	238	204	116	
Inventory	649	689	758	767	791	738	726	702	728	709	653	517	
Days on Market	67	59	66	63	61	65	63	69	64	60	67	67	
Benchmark Price	396,100	395,500	394,100	400,500	401,600	403,800	402,800	402,000	401,100	398,300	394,900	390,500	
Median Price	395,250	385,000	389,000	385,000	385,000	416,500	406,750	380,000	379,000	374,850	342,000	418,500	
Average Price	498,689	465,963	478,728	473,561	476,379	503,240	472,845	464,369	471,812	456,360	419,890	478,844	
Index	200	199	199	202	203	204	203	203	202	201	199	197	
2020													
Sales	84	141	115	60	127	187							
New Listings	241	255	249	168	249	301							
Inventory	575	601	635	601	618	634							
Days on Market	72	62	64	60	71	61							
Benchmark Price	389,700	386,800	387,600	386,600	387,600	385,800							
Median Price	406,750	362,000	408,000	354,950	349,900	365,000							
Average Price	480,847	469,155	466,904	435,818	426,824	432,735							
Index	197	195	195	195	195	195							

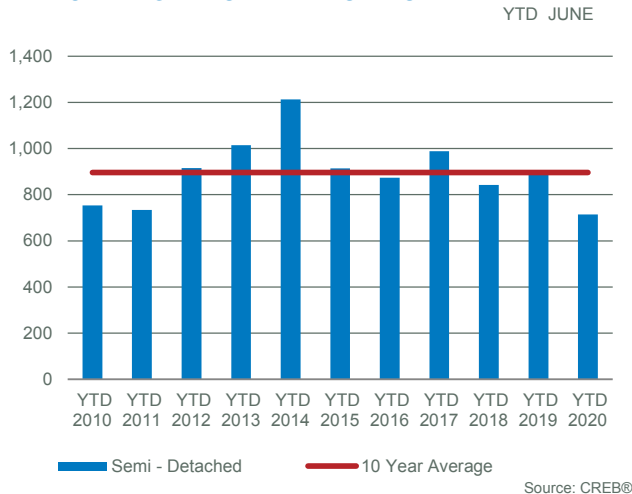
CALGARY TOTAL SALES

	Jun-19	Jun-20	YTD 2019	YTD 2020
>\$100,000	-	-	-	15
\$100,000 - \$199,999	4	-	23	15
\$200,000 - \$299,999	35	33	145	135
\$300,000 - \$349,999	29	45	160	142
\$350,000 - \$399,999	21	41	136	130
\$400,000 - \$449,999	18	8	72	43
\$450,000 - \$499,999	7	7	32	21
\$500,000 - \$549,999	3	4	20	17
\$550,000 - \$599,999	2	9	28	30
\$600,000 - \$649,999	11	8	39	37
\$650,000 - \$699,999	24	14	69	40
\$700,000 - \$799,999	14	13	91	57
\$800,000 - \$899,999	12	5	32	26
\$900,000 - \$999,999	9	-	25	12
\$1,000,000 - \$1,249,999	3	-	18	9
\$1,250,000 - \$1,499,999	-	-	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 +	-	-	-	-
Total	192	187	895	714

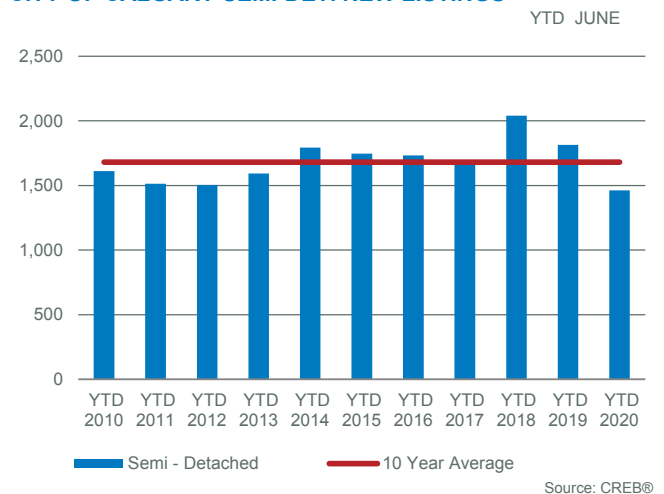
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



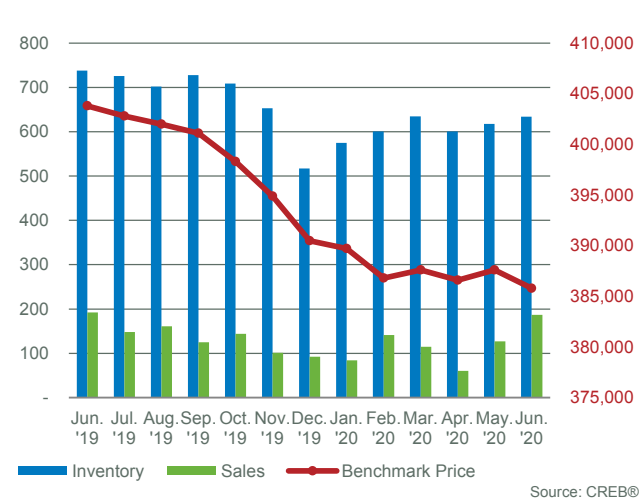
CITY OF CALGARY SEMI-DET. SALES



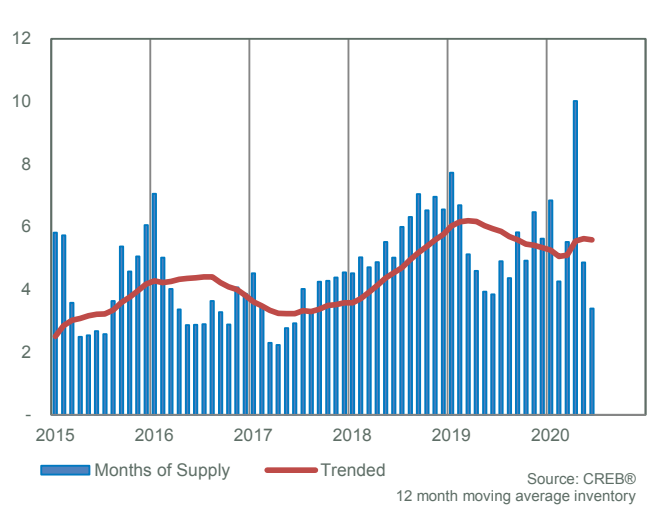
CITY OF CALGARY SEMI-DET. NEW LISTINGS



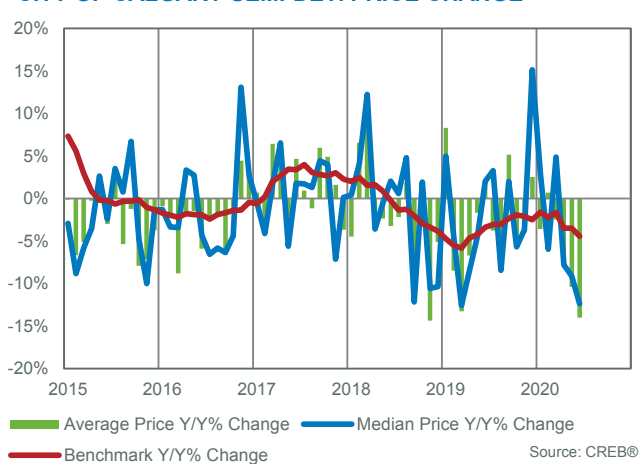
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



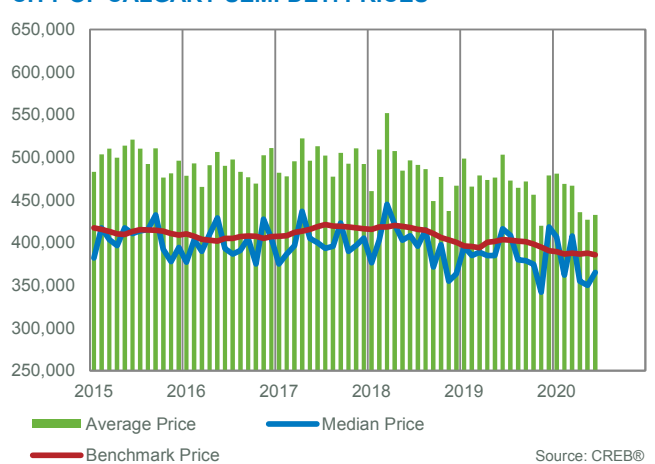
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



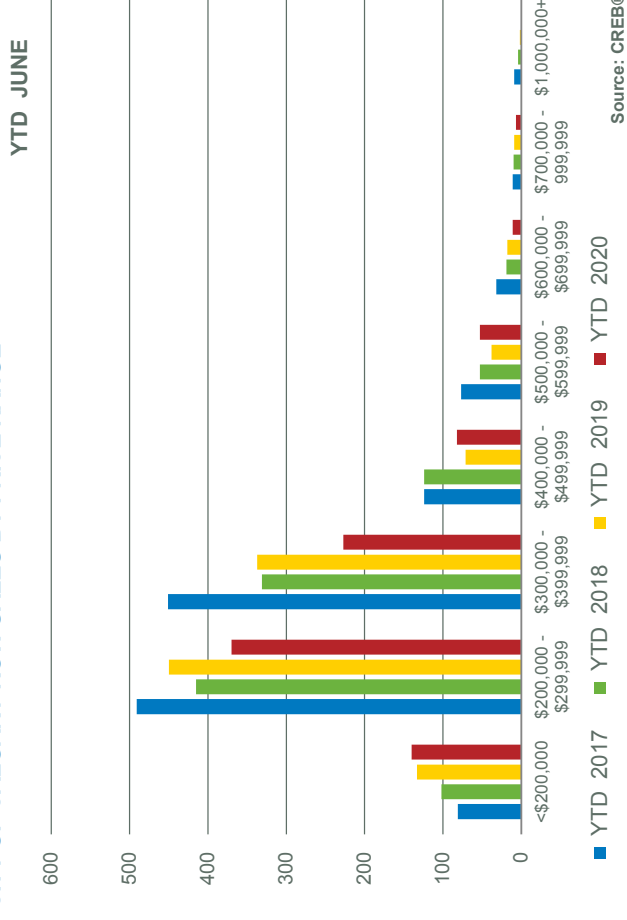
Jun. 2020

	2019	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2019													
Sales	107	131	174	200	221	225	205	194	173	200	154	127	
New Listings	391	324	387	460	440	388	346	360	392	366	253	149	
Inventory	825	914	960	1,062	1,111	1,064	989	967	979	942	871	671	
Days on Market	85	64	65	61	61	60	69	60	62	51	69	65	
Benchmark Price	291,800	292,000	292,900	294,200	295,000	295,100	296,700	297,500	294,500	290,700	289,600	289,000	
Median Price	284,000	281,000	295,075	284,950	284,900	293,500	287,500	293,875	290,000	288,950	297,750	277,000	
Average Price	302,691	292,931	305,854	306,693	310,701	313,383	324,179	317,744	321,152	324,959	326,890	294,086	
Index	186	186	186	187	188	188	189	189	187	185	184	184	
2020													
Sales	113	162	152	77	145	241							
New Listings	338	366	350	217	361	468							
Inventory	753	833	895	844	888	933							
Days on Market	79	59	57	67	71	58							
Benchmark Price	289,900	291,500	278,100	273,900	274,400	274,500							
Median Price	289,500	289,500	294,000	284,000	272,000	282,000							
Average Price	311,734	323,355	304,924	296,630	283,243	305,953							
Index	184	185	177	174	175	175							

CALGARY TOTAL SALES

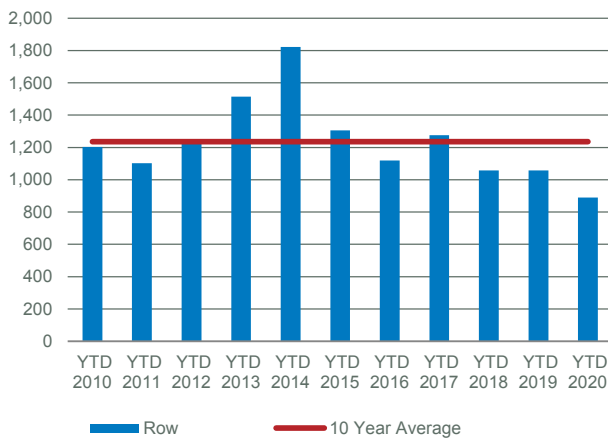
	Jun-19	Jun-20	YTD 2019	YTD 2020
>\$100,000	1	-	2	3
\$100,000 - \$199,999	17	33	131	137
\$200,000 - \$299,999	105	111	450	370
\$300,000 - \$349,999	47	36	230	148
\$350,000 - \$399,999	22	23	107	79
\$400,000 - \$449,999	9	10	38	51
\$450,000 - \$499,999	7	7	33	31
\$500,000 - \$549,999	8	8	23	33
\$550,000 - \$599,999	3	7	15	20
\$600,000 - \$649,999	2	4	11	7
\$650,000 - \$699,999	2	1	7	4
\$700,000 - \$799,999	-	1	4	5
\$800,000 - \$899,999	1	-	2	-
\$900,000 - \$999,999	1	-	3	2
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$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	225	241	1,058	890

CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES

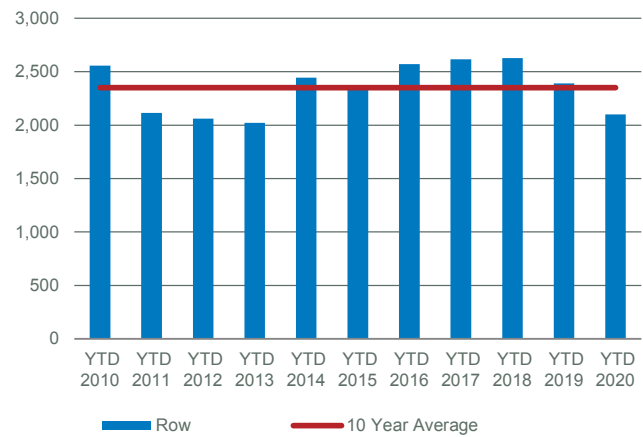
YTD JUNE



Source: CREB®

CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



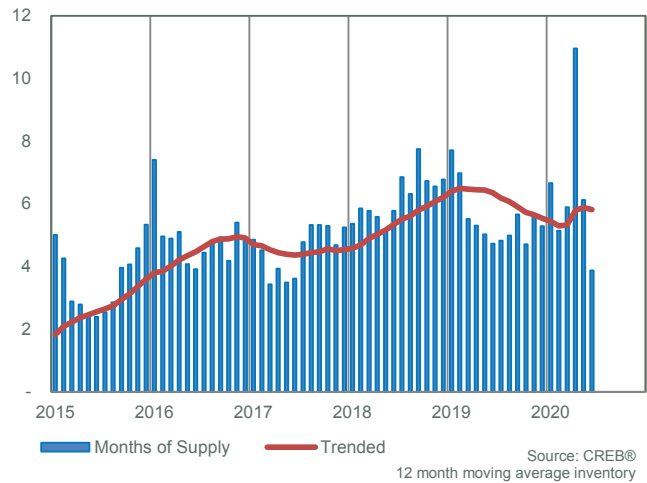
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



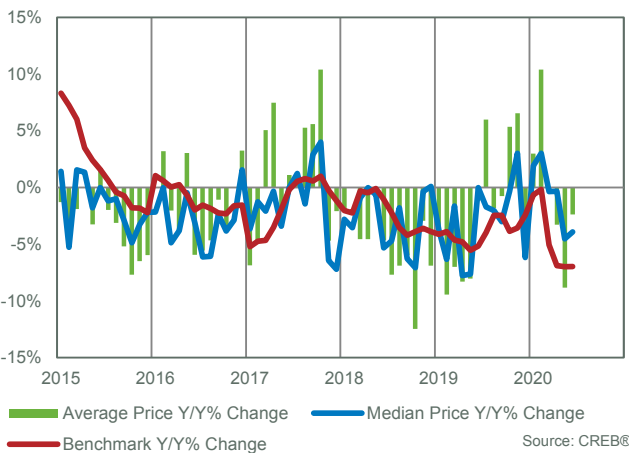
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



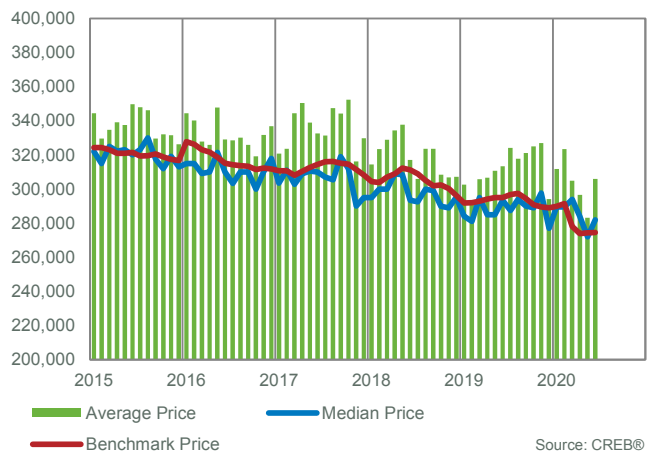
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

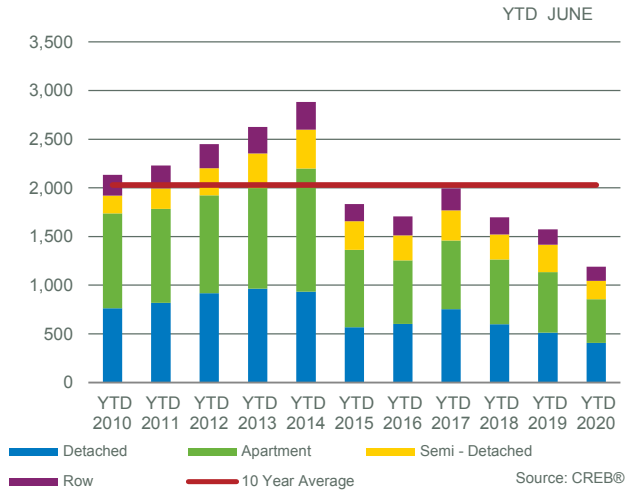
CITY OF CALGARY ROW PRICES



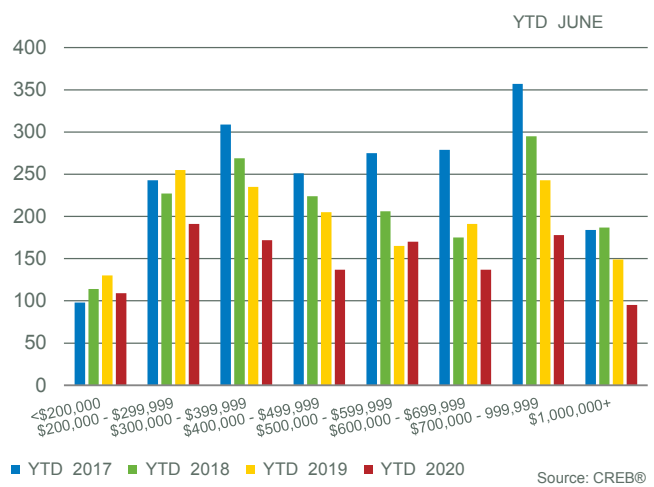
Source: CREB®

CITY CENTRE

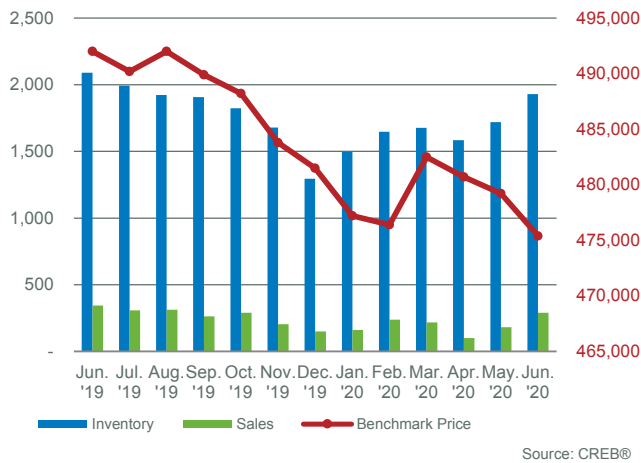
CITY CENTRE TOTAL SALES



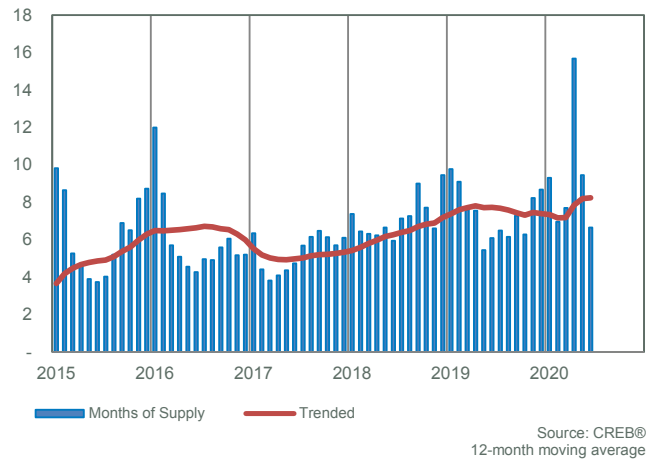
CITY CENTRE TOTAL SALES BY PRICE RANGE



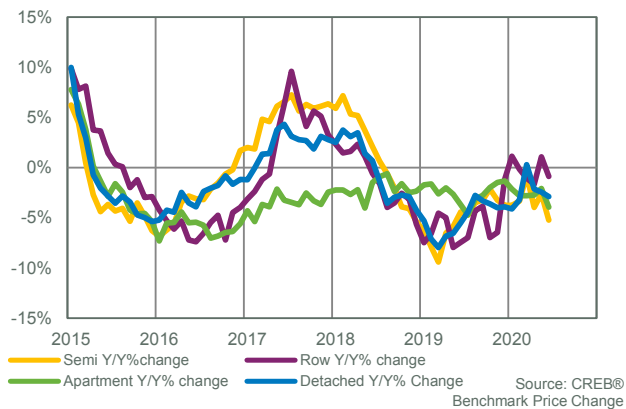
CITY CENTRE INVENTORY AND SALES



CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

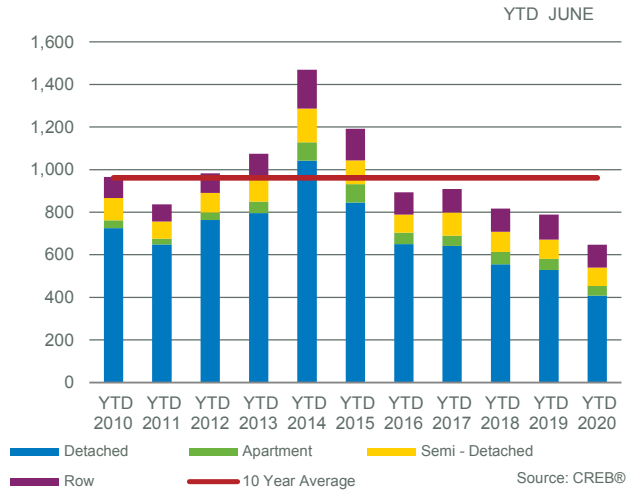


CITY CENTRE PRICES

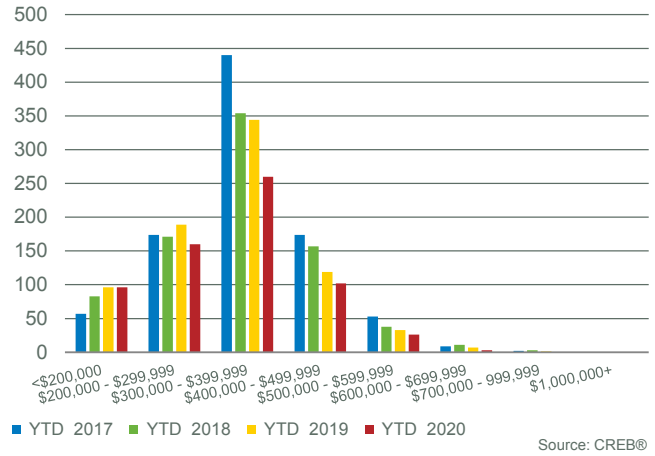


NORTHEAST

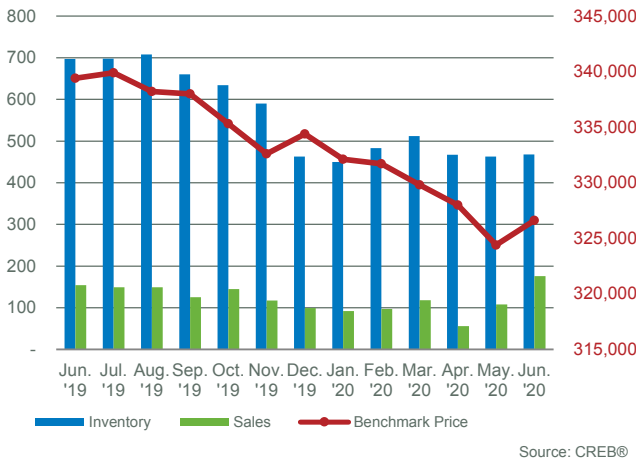
NORTHEAST TOTAL SALES



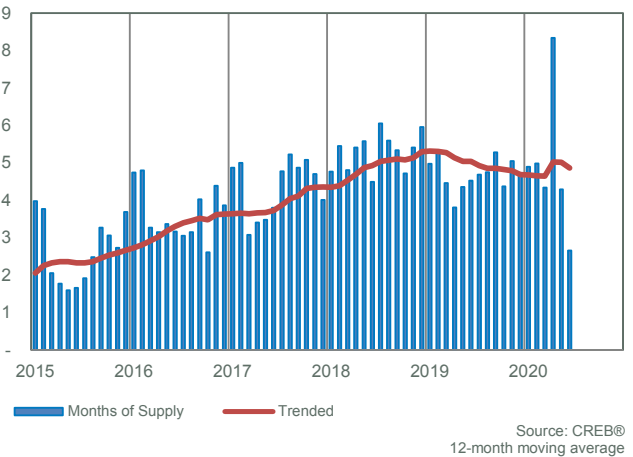
NORTHEAST TOTAL SALES BY PRICE RANGE



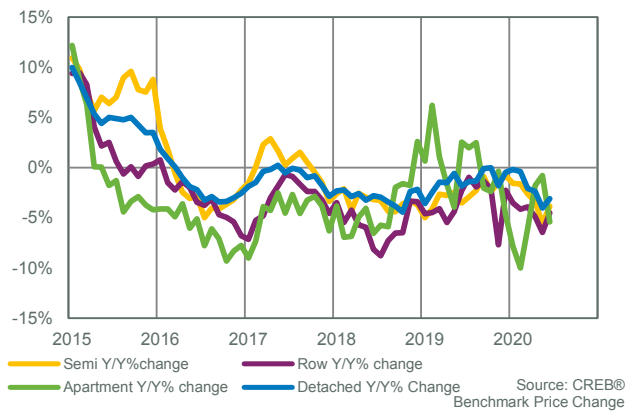
NORTHEAST INVENTORY AND SALES



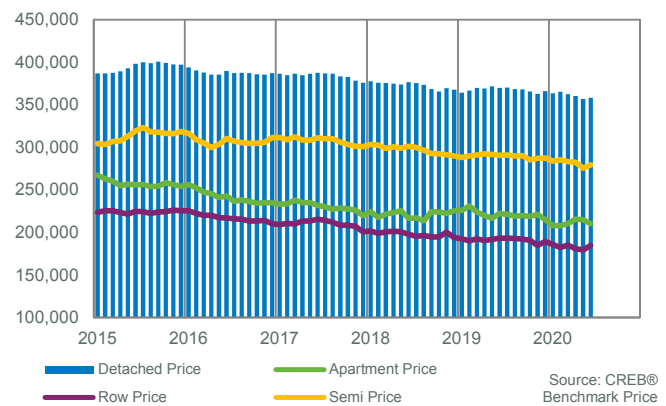
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

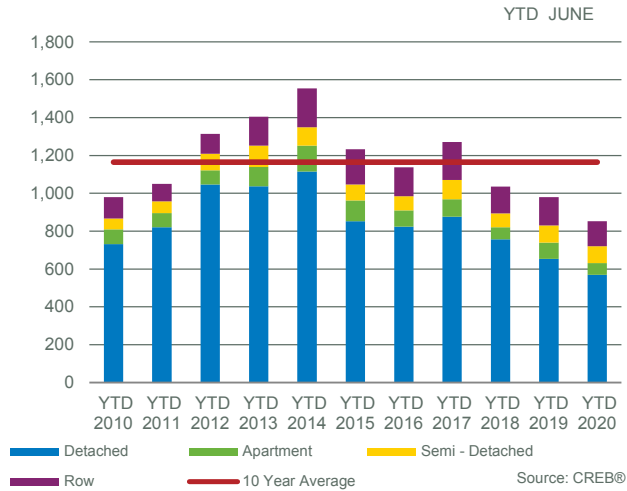


NORTHEAST PRICES

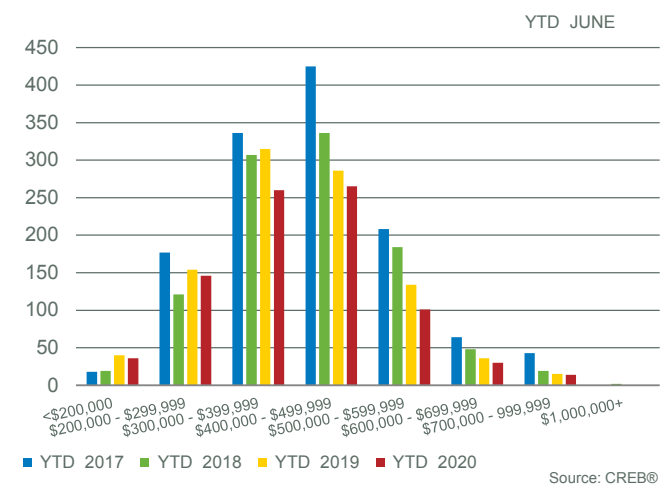


NORTH

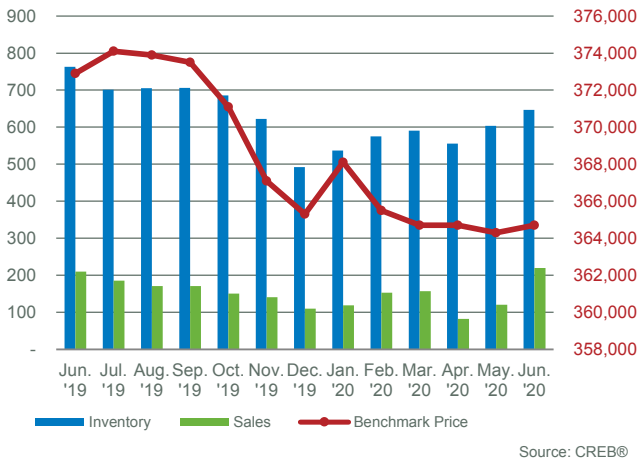
NORTH TOTAL SALES



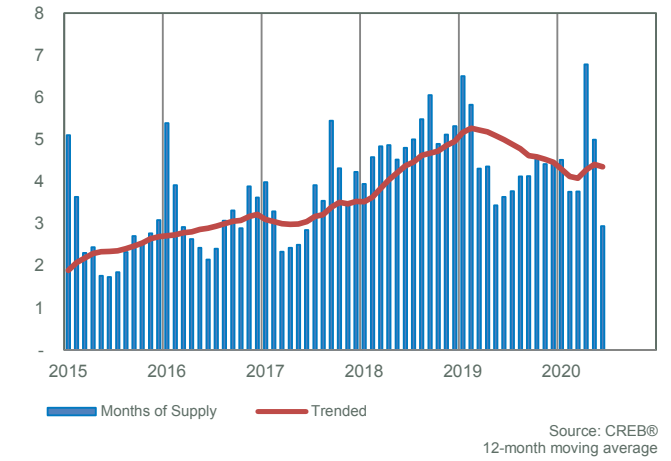
NORTH TOTAL SALES BY PRICE RANGE



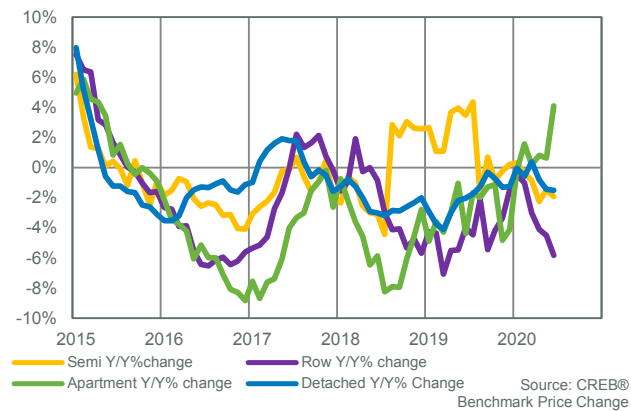
NORTH INVENTORY AND SALES



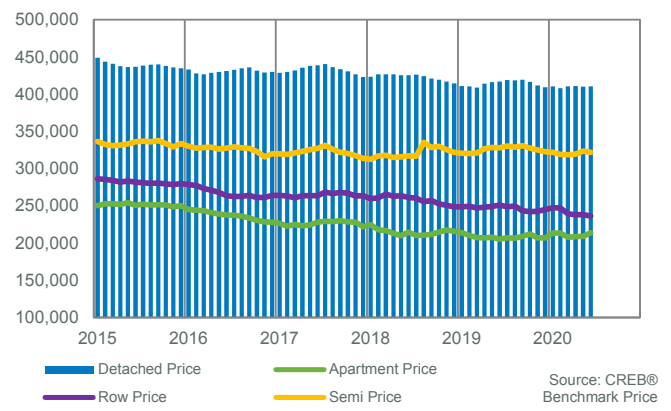
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

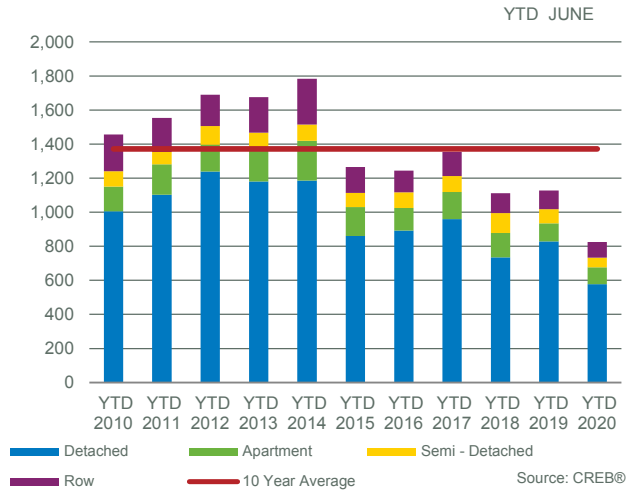


NORTH PRICES

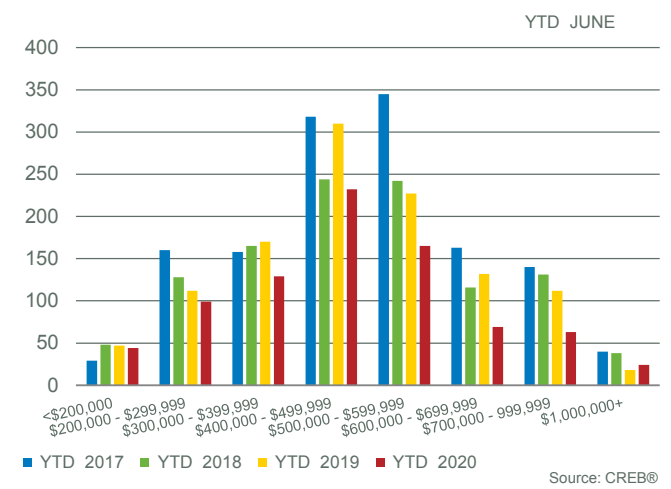


NORTHWEST

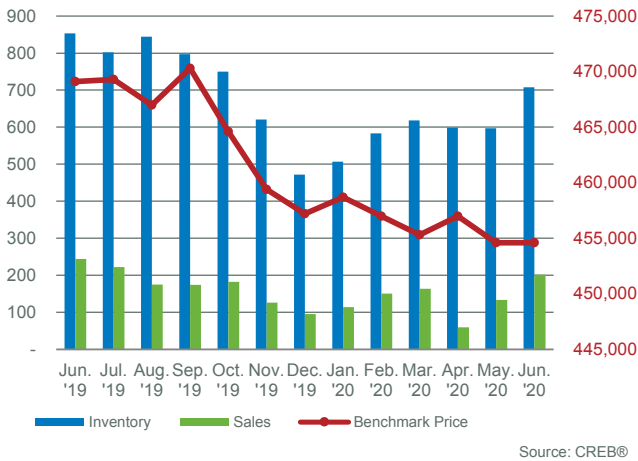
NORTHWEST TOTAL SALES



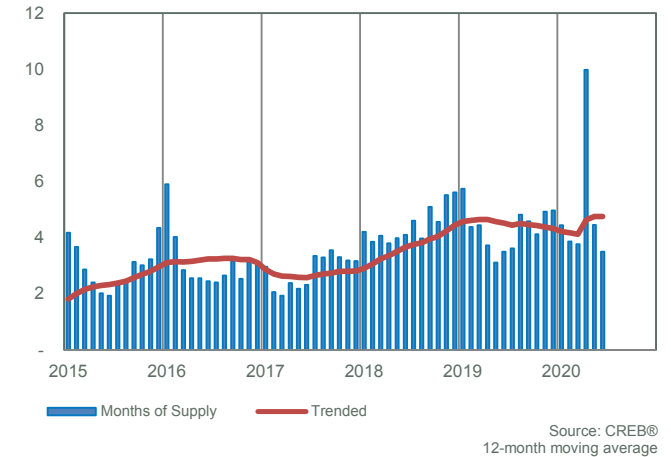
NORTHWEST TOTAL SALES BY PRICE RANGE



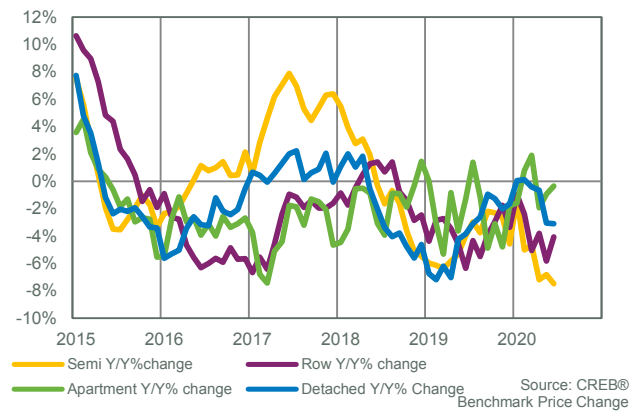
NORTHWEST INVENTORY AND SALES



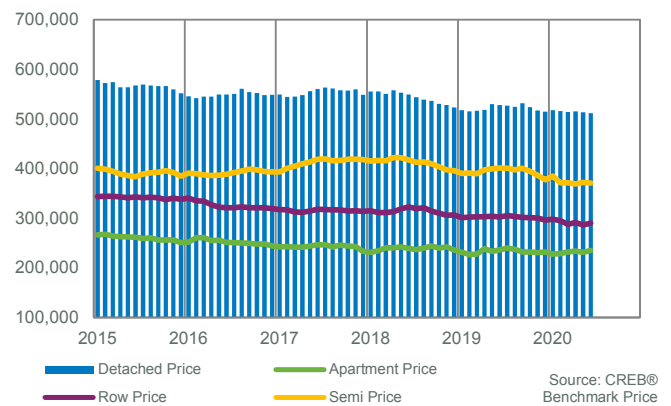
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

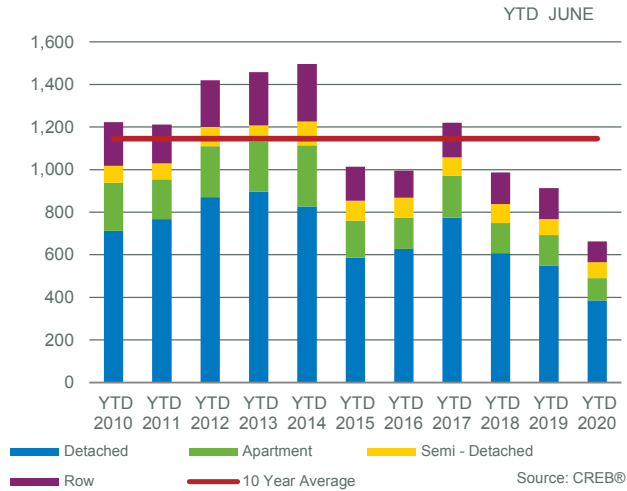


NORTHWEST PRICES

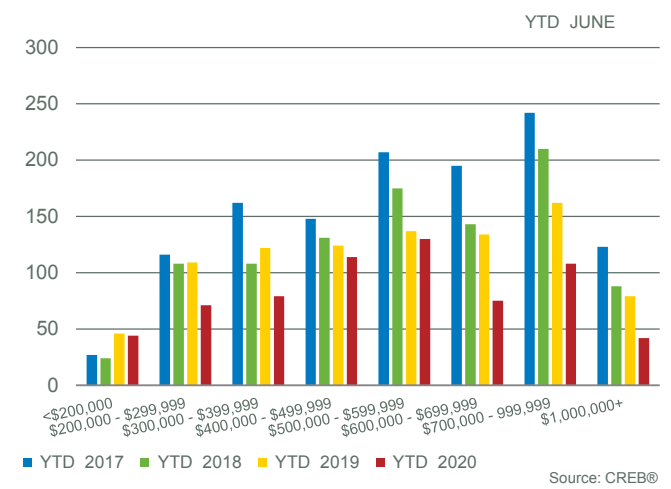


WEST

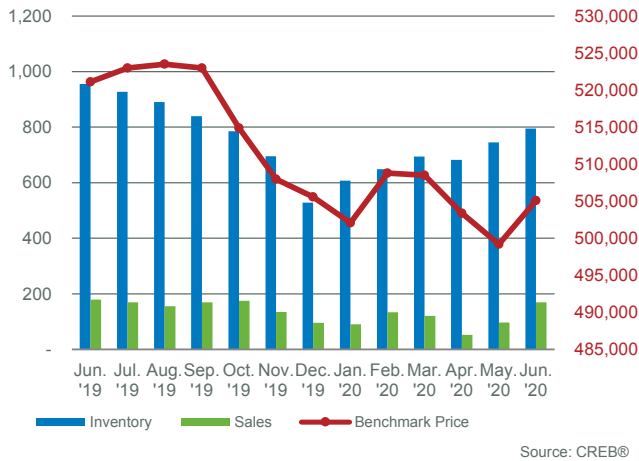
WEST TOTAL SALES



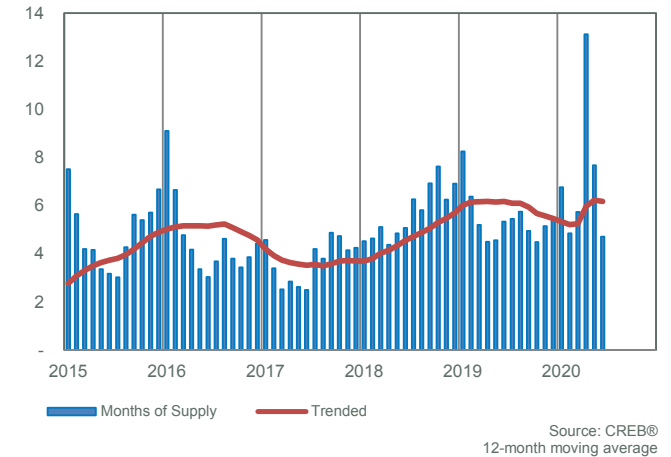
WEST TOTAL SALES BY PRICE RANGE



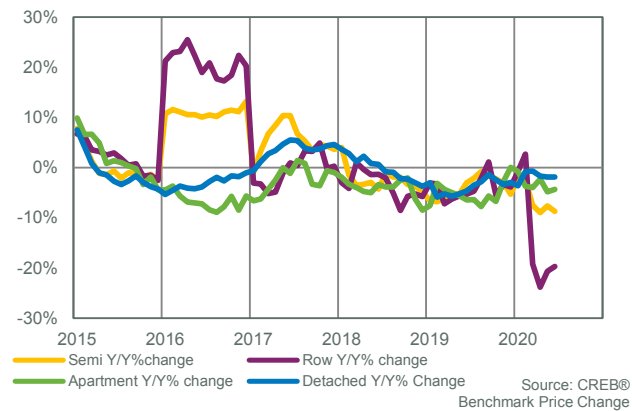
WEST INVENTORY AND SALES



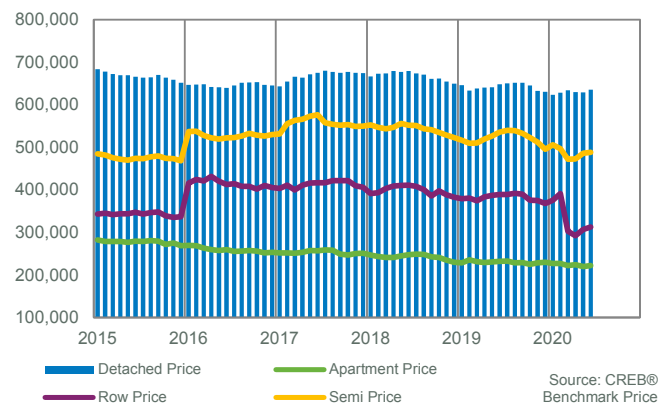
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

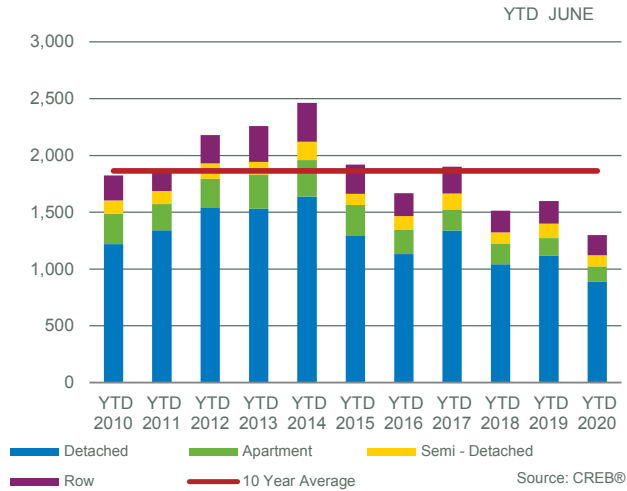


WEST PRICES

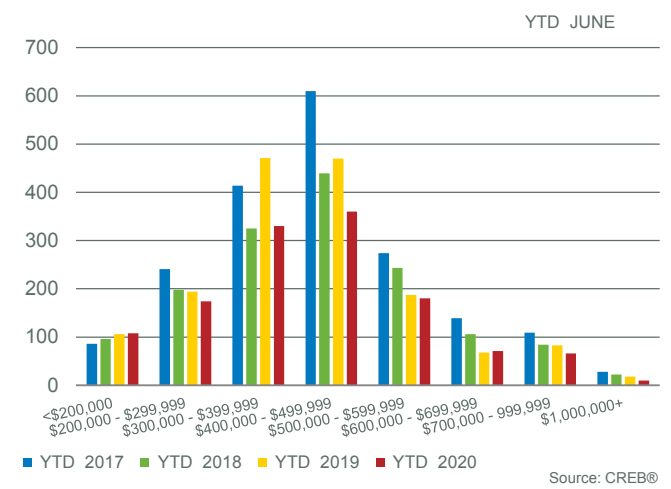


SOUTH

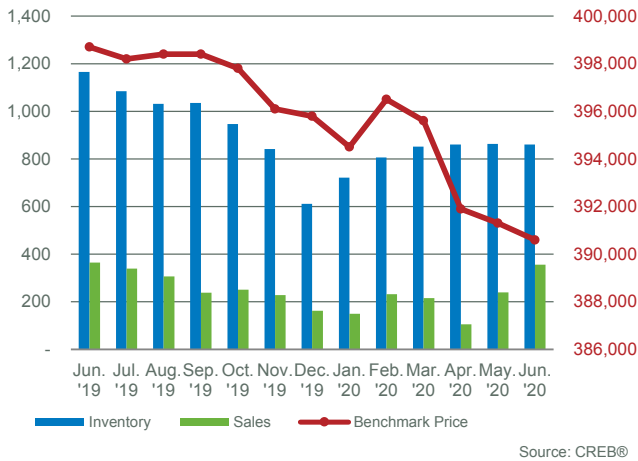
SOUTH TOTAL SALES



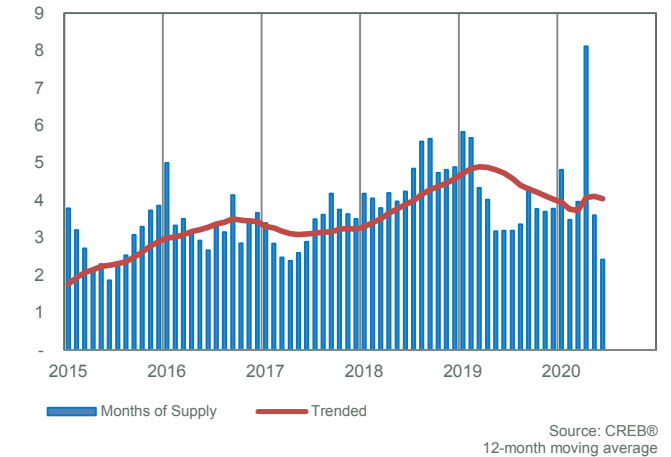
SOUTH TOTAL SALES BY PRICE RANGE



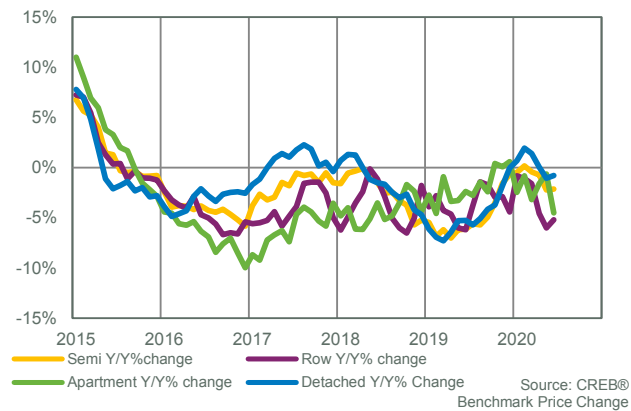
SOUTH INVENTORY AND SALES



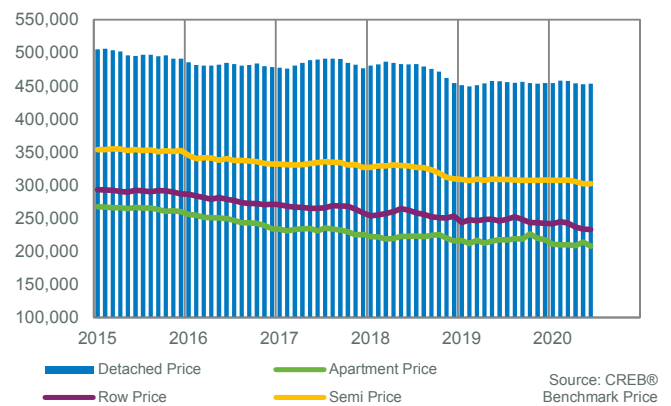
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

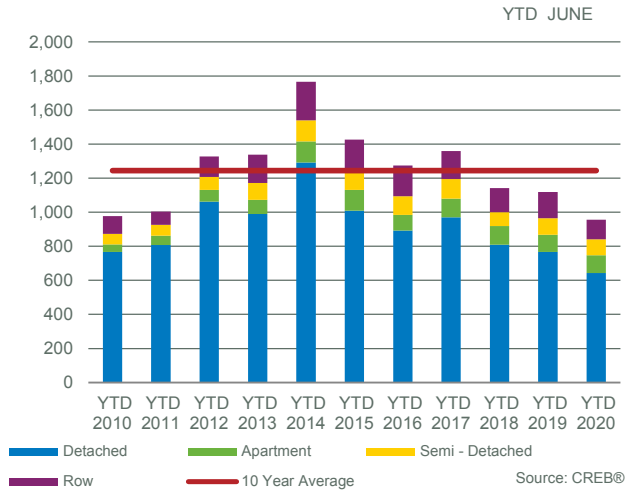


SOUTH PRICES

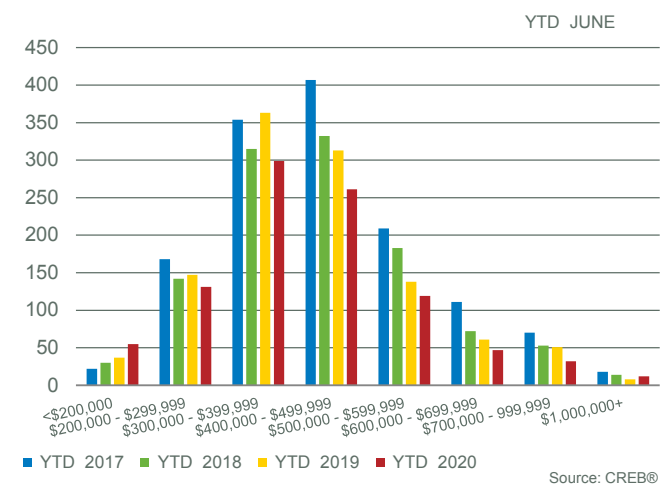


SOUTHEAST

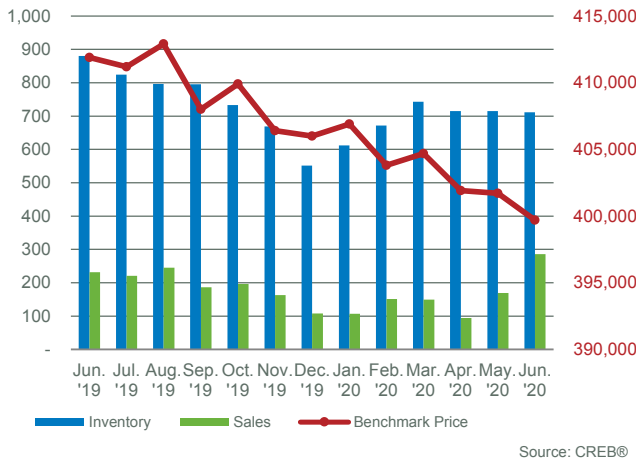
SOUTHEAST TOTAL SALES



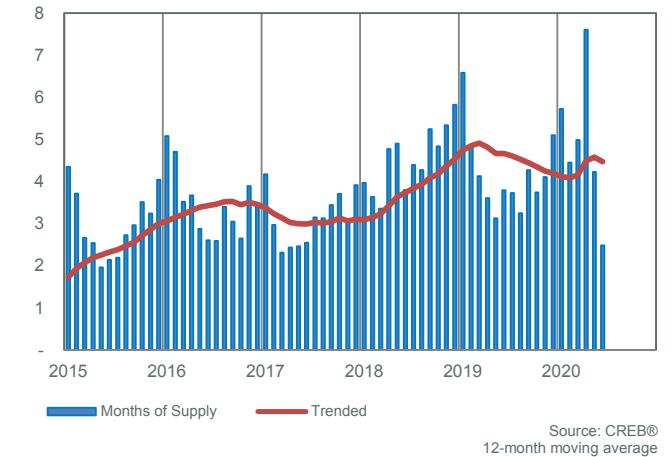
SOUTHEAST TOTAL SALES BY PRICE RANGE



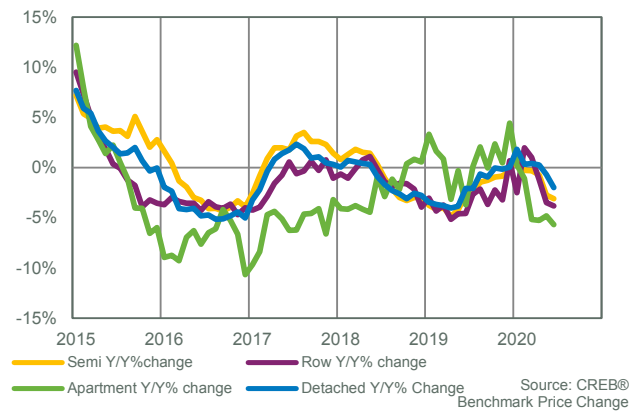
SOUTHEAST INVENTORY AND SALES



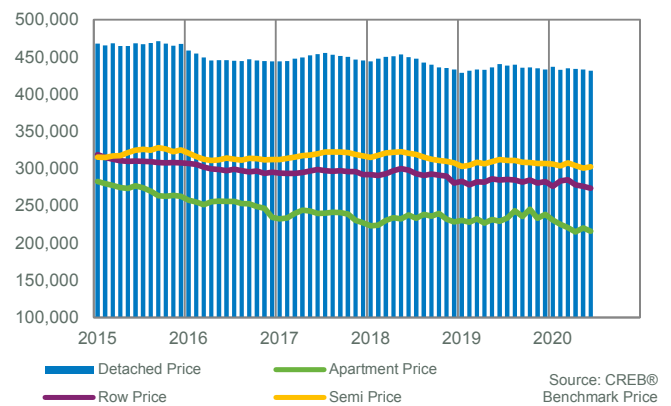
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

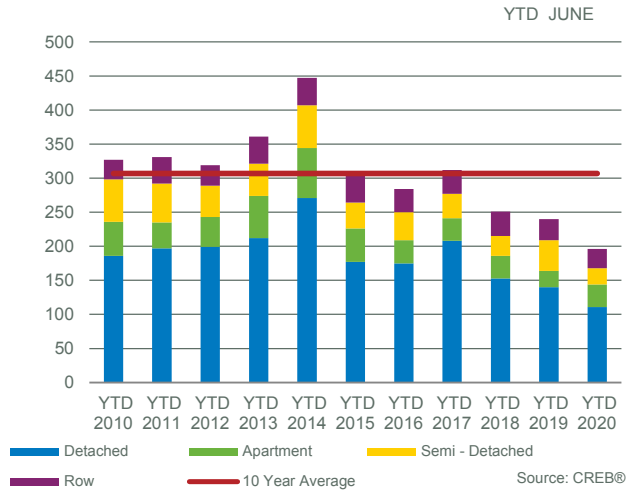


SOUTHEAST PRICES

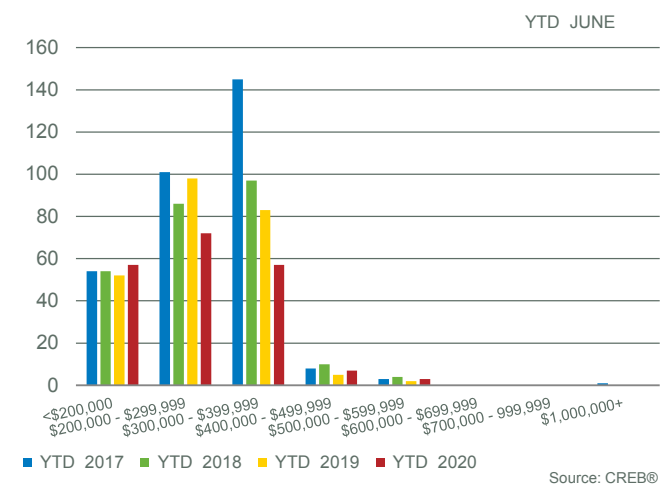


EAST

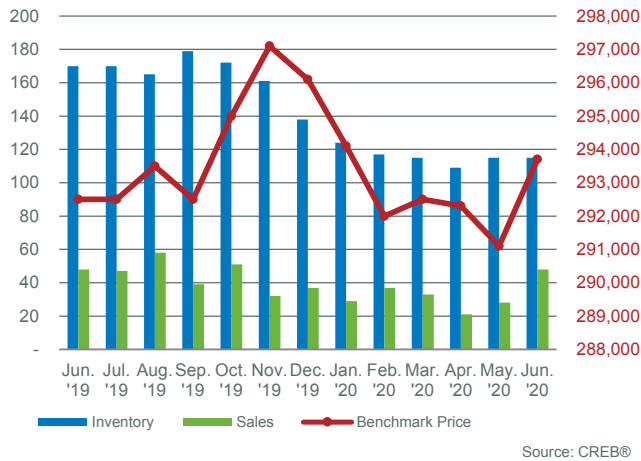
EAST TOTAL SALES



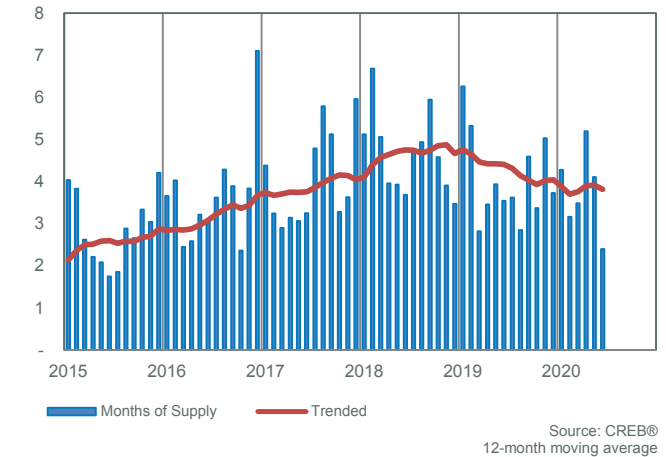
EAST TOTAL SALES BY PRICE RANGE



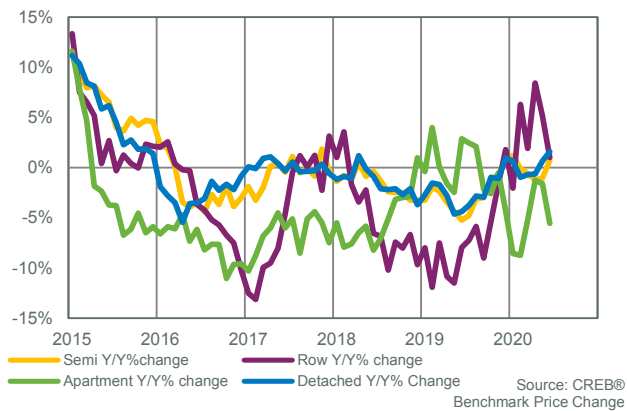
EAST INVENTORY AND SALES



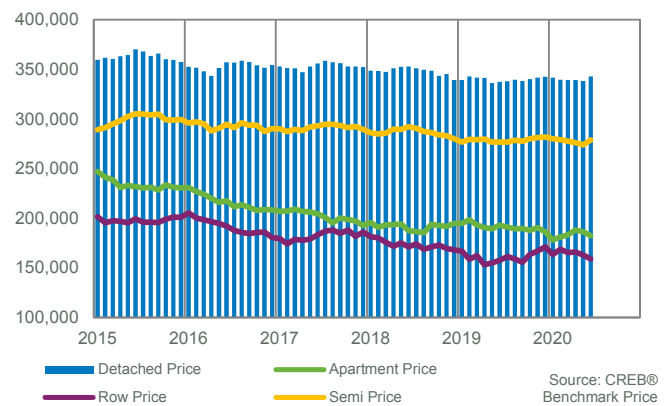
EAST MONTHS OF INVENTORY



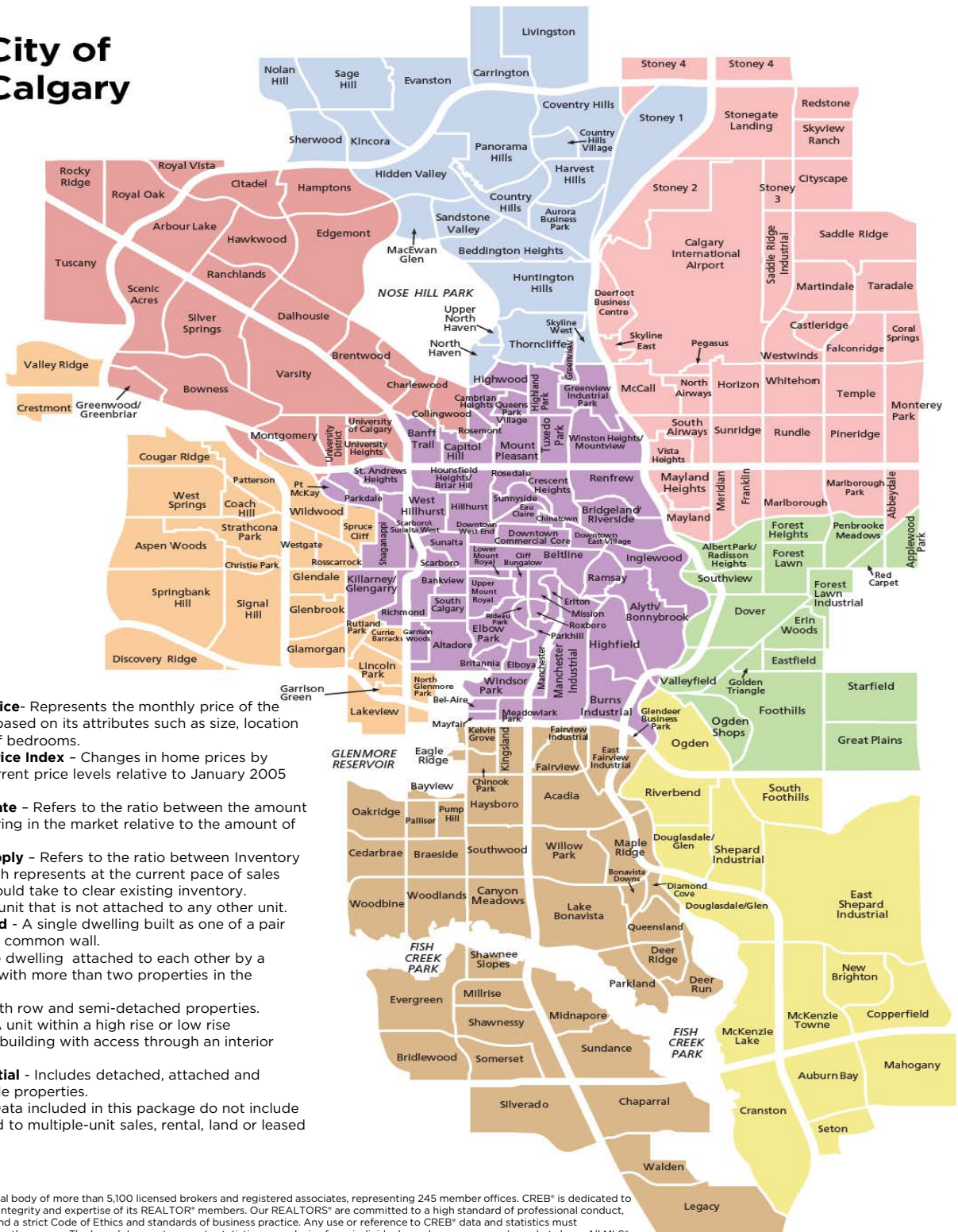
EAST PRICE CHANGE



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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