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MONTHLY STATISTICS PACKAGE

City of Calgary

August 2017



creb.com

Housing recovery a balancing act

Growth in new listings outpaced sales preventing inventory declines

City of Calgary, September 1, 2017 – Sales posted a modest gain in August, but a rise in new listings kept inventory levels elevated.

Inventories totaled 6,624 units, where over half were comprised of attached and apartment style properties. While inventories were 16 per cent higher than August 2016 levels, the slight rise in sales prevented further gains in the months-of-supply, which remain just above four months.

“Employment growth is contributing to the stability in sales activity, but it is not enough to meet the recent rise in listings and make a substantial dent in inventory levels,” said CREB® chief economist Ann-Marie Lurie.

“Unemployment rates remain elevated and job growth is mostly occurring outside the energy sector, slowing the recovery process. Broader economic improvements will be required prior to it translating into substantial improvements in the housing market.”

The second month of higher inventories compared to sales weighed on prices for the month. The unadjusted city wide benchmark price totaled \$442,300 in August. This is 0.3 percent below last month, but remains nearly one per cent above last year’s levels. Overall total residential prices remain four per cent below peak levels.

“Buyers have several options in this market, and sellers need to continue to be realistic regarding the price they expect to receive for their home,” said CREB® president David P. Brown.

“While some of the buyers are re-entering the market, they are also considering all of their options prior to making a commitment.”

The pace of growth in detached sales has closely matched new listings this year. However, inventory levels continue to remain at 3,280 and months of supply pushed up to 3.32. Recent gains in months-of-supply prevented further gains in prices this month. Detached prices totaled \$510,900 in August. This is slightly lower than last month, but 1.5 per cent above last year’s levels.

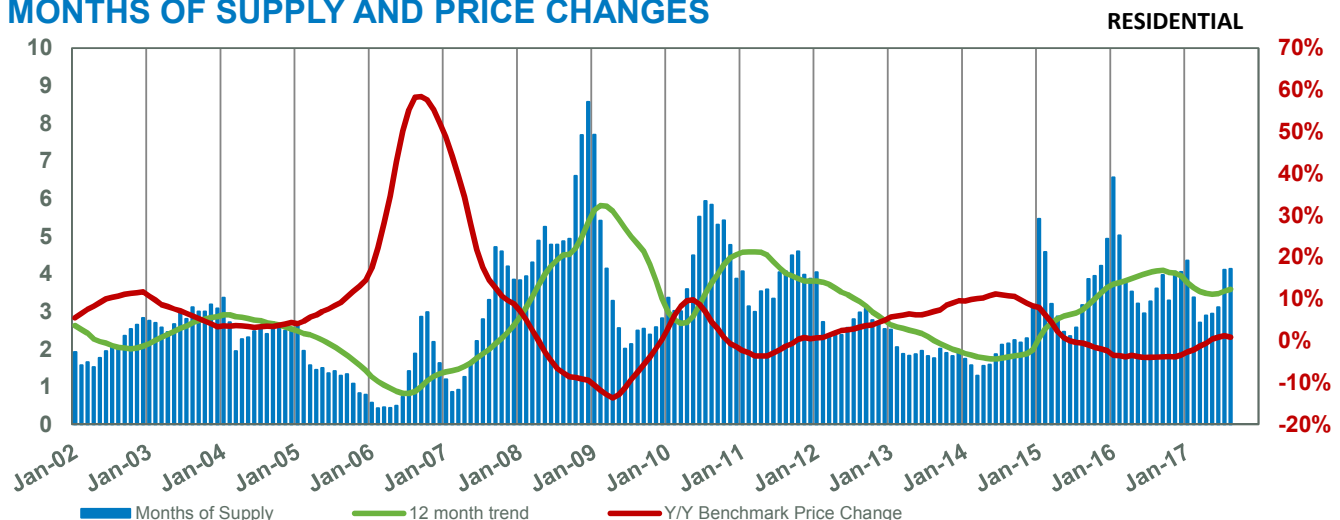
With over seven months-of-supply, the excess supply continues to weigh heavily on the apartment condominium sector. As of August, the benchmark price totaled \$263,300. This is one per cent below last month and three per cent below last year’s levels. Downward price pressure in this sector is expected as supply levels remain elevated in the new, resale and rental market.

HOUSING MARKET FACTS

- Inventories rose across all districts in August. The largest number of units added occurred in the City Centre and all North districts. The rise in City Centre inventories was primarily caused by gain in higher density product, while gains in all North districts was mostly due to detached activity.
- Detached prices vary significantly by district, with the highest prices recorded in the West end at \$738,900 and the lowest prices in the East district at \$356,700. Overall prices appear to be stabilizing in most districts, with stronger price gains recorded in the City Centre and West districts.
- Apartment price declines continue to occur across all districts. Declines averaged from a low of 2.5 per cent in the West district to a high of 6.6 per cent in the North district. The City Centre contains the most apartment style product. Within the City Centre, year-to-date apartment prices have fallen by nearly four per cent compared to 2016, while 2016 recorded an annual decline of nearly 14 per cent below 2014 peak levels.
- Attached prices were relatively stable at \$336,300 in August. This is similar to last month, but 1.5 per cent higher than last year. Despite recent growth for the row segment, August row prices remain well below peak at 6.8 per cent. Semi-detached prices are only 2.9 per cent below peak pricing.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Source: CREB®

Aug. 2017

	Aug-16	Aug-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
DETACHED						
Total Sales	983	987	0.41%	7,887	8,523	8.06%
Total Sales Volume	\$533,151,001	\$544,437,032	2.12%	\$4,305,085,105	\$4,806,944,483	11.66%
New Listings	1,528	1,677	9.75%	13,349	13,950	4.50%
Inventory	2,728	3,280	20.23%	2,896	2,683	-7.38%
Months of Supply	2.78	3.32	19.75%	2.94	2.52	-14.29%
Sales to New Listings Ratio	64.33%	58.86%	-5.48%	59.08%	61.10%	2.01%
Sales to List Price Ratio	97.18%	97.49%	0.32%	97.03%	97.64%	0.61%
Days on Market	41	40	-1.95%	42	36	-14.29%
Benchmark Price	\$503,300	\$510,900	1.51%	\$502,063	\$504,963	0.58%
Median Price	\$467,500	\$490,000	4.81%	\$480,000	\$499,800	4.13%
Average Price	\$542,371	\$551,608	1.70%	\$545,846	\$563,997	3.33%
Index	207	210	1.50%	206	207	0.58%
APARTMENT						
Total Sales	267	248	-7.12%	1,935	2,034	5.12%
Total Sales Volume	\$84,596,851	\$71,340,468	-15.67%	\$603,532,875	\$605,333,753	0.30%
New Listings	616	645	4.71%	5,102	5,380	5.45%
Inventory	1,577	1,768	12.11%	1,505	1,641	9.02%
Months of Supply	5.91	7.13	20.70%	6.22	6.45	3.71%
Sales to New Listings Ratio	43.34%	38.45%	-4.89%	37.93%	37.81%	-0.12%
Sales to List Price Ratio	96.24%	96.19%	-0.06%	96.43%	96.47%	0.03%
Days on Market	60	63	4.76%	56	57	1.79%
Benchmark Price	\$271,700	\$263,300	-3.09%	\$276,925	\$265,050	-4.29%
Median Price	\$271,500	\$255,000	-6.08%	\$271,680	\$263,000	-3.19%
Average Price	\$316,842	\$287,663	-9.21%	\$311,903	\$297,608	-4.58%
Index	188	182	-3.09%	192	183	-4.28%
ATTACHED						
Total Sales	320	367	14.69%	2,694	2,992	11.06%
Total Sales Volume	\$126,733,594	\$150,476,022	18.73%	\$1,085,097,870	\$1,221,224,658	12.55%
New Listings	622	686	10.29%	5,504	5,658	2.80%
Inventory	1,374	1,576	14.70%	1,427	1,361	-4.61%
Months of Supply	4.29	4.29	0.01%	4.24	3.64	-14.11%
Sales to New Listings Ratio	51.45%	53.50%	2.05%	48.95%	52.88%	3.93%
Sales to List Price Ratio	97.26%	97.19%	-0.07%	97.12%	97.35%	0.23%
Days on Market	52	62	19.42%	48	48	0.00%
Benchmark Price	\$331,400	\$336,300	1.48%	\$334,250	\$331,788	-0.74%
Median Price	\$333,000	\$352,500	5.86%	\$343,672	\$345,000	0.39%
Average Price	\$396,042	\$410,016	3.53%	\$402,783	\$408,163	1.34%
Index	196	199	1.48%	198	196	-0.74%
CITY OF CALGARY						
Total Sales	1,570	1,602	2.04%	12,516	13,549	8.25%
Total Sales Volume	\$744,481,445	\$766,253,522	2.92%	\$5,993,715,851	\$6,633,502,894	10.67%
New Listings	2,766	3,008	8.75%	23,955	24,988	4.31%
Inventory	5,679	6,624	16.64%	5,828	5,684	-2.47%
Months of Supply	3.62	4.13	14.31%	3.73	3.36	-9.90%
Sales to New Listings Ratio	56.76%	53.26%	-3.50%	52.25%	54.22%	1.97%
Sales to List Price Ratio	97.08%	97.31%	0.23%	96.98%	97.47%	0.49%
Days on Market	46	48	4.82%	45	42	-6.67%
Benchmark Price	\$438,600	\$442,300	0.84%	\$439,788	\$437,925	-0.42%
Median Price	\$418,500	\$428,000	2.27%	\$425,000	\$437,500	2.94%
Average Price	\$474,192	\$478,311	0.87%	\$478,884	\$489,594	2.24%
Index	202	204	0.84%	203	202	-0.43%

For a list of definitions, see page 26.

Aug. 2017

	Aug-16	Aug-17	Y/Y % Change	2016 YTD	2017 YTD	Y/Y % Change
CITY OF CALGARY SEMI-DETACHED						
Total Sales	138	179	29.71%	1,192	1,316	10.40%
Total Sales Volume	\$66,651,390	\$85,032,697	27.58%	\$583,738,584	\$655,244,624	12.25%
Share of Sales with Condo Title	15.22%	19.55%	4.34%	15.86%	15.42%	-0.44%
New Listings	237	281	18.57%	2,230	2,241	0.49%
Inventory	502	585	16.53%	540	498	-7.67%
Months of Supply	3.64	3.27	-10.16%	3.62	3.03	-16.37%
Sales to New Listings Ratio	58.23%	63.70%	5.47%	53.45%	58.72%	5.27%
Sales to List Price Ratio	97.52%	97.48%	-0.04%	97.13%	97.51%	0.38%
Days on Market	47	68	43.26%	45	44	-2.22%
Benchmark Price	\$406,000	\$419,600	3.35%	\$403,825	\$421,800	4.45%
Median Price	\$391,000	\$395,000	1.02%	\$395,000	\$401,950	1.76%
Average Price	\$482,981	\$475,043	-1.64%	\$489,714	\$497,906	1.67%
Index	203	210	3.34%	202	211	4.45%
CITY OF CALGARY ROW						
Total Sales	182	188	3.30%	1,502	1,676	11.58%
Total Sales Volume	\$60,082,204	\$65,443,325	8.92%	\$501,359,285	\$565,980,034	12.89%
Share of Sales with Condo Title	92.86%	94.15%	1.29%	93.93%	95.07%	1.14%
New Listings	385	405	5.19%	3,274	3,417	4.37%
Inventory	872	991	13.65%	887	863	-2.75%
Months of Supply	4.79	5.27	10.02%	4.73	4.12	-12.84%
Sales to New Listings Ratio	47.27%	46.42%	-0.85%	45.88%	49.05%	3.17%
Sales to List Price Ratio	96.98%	96.82%	-0.16%	97.11%	97.16%	0.05%
Days on Market	55	56	1.76%	51	51	0.00%
Benchmark Price	\$305,900	\$307,000	0.36%	\$311,138	\$297,538	-4.37%
Median Price	\$310,000	\$305,750	-1.37%	\$310,375	\$309,000	-0.44%
Average Price	\$330,122	\$348,103	5.45%	\$333,794	\$337,697	1.17%
Index	192	192	0.37%	195	186	-4.37%
CITY OF CALGARY ATTACHED						
Total Sales	320	367	14.69%	2,694	2,992	11.06%
Total Sales Volume	\$126,733,594	\$150,476,022	18.73%	\$1,085,097,870	\$1,221,224,658	12.55%
Share of Sales with Condo Title	59.38%	57.77%	-2.71%	59.52%	60.19%	1.12%
New Listings	622	686	10.29%	5,504	5,658	2.80%
Inventory	1,374	1,576	14.70%	1,427	1,361	-4.61%
Months of Supply	4.29	4.29	0.01%	4.24	3.64	-14.11%
Sales to New Listings Ratio	51.45%	53.50%	2.05%	48.95%	52.88%	3.93%
Sales to List Price Ratio	97.26%	97.19%	-0.07%	97.12%	97.35%	0.23%
Days on Market	52	62	19.42%	48	48	0.00%
Benchmark Price	\$331,400	\$336,300	1.48%	\$334,250	\$331,788	-0.74%
Median Price	\$333,000	\$352,500	5.86%	\$343,672	\$345,000	0.39%
Average Price	\$396,042	\$410,016	3.53%	\$402,783	\$408,163	1.34%
Index	196	199	1.48%	198	196	-0.74%

For a list of definitions, see page 26.

August 2017	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	89	182	48.90%	434	4.88	\$696,700	3.06%	0.77%
North East	108	240	45.00%	496	4.59	\$386,000	-0.13%	0.05%
North	147	263	55.89%	488	3.32	\$443,400	0.16%	-1.00%
North West	152	209	72.73%	387	2.55	\$550,500	-0.09%	-0.79%
West	116	174	66.67%	337	2.91	\$738,900	5.48%	-0.08%
South	194	329	58.97%	599	3.09	\$483,400	1.38%	0.21%
South East	153	231	66.23%	432	2.82	\$452,900	1.89%	-0.55%
East	28	49	57.14%	107	3.82	\$356,700	-1.14%	-0.28%
TOTAL CITY	987	1,677	58.86%	3,280	3.32	\$510,900	1.51%	-0.23%
Apartment								
City Centre	106	304	34.87%	846	7.98	\$286,800	-3.69%	-1.48%
North East	10	29	34.48%	87	8.70	\$230,600	-4.12%	-1.16%
North	14	30	46.67%	103	7.36	\$223,100	-3.04%	-1.59%
North West	26	58	44.83%	145	5.58	\$242,800	-3.23%	-1.66%
West	28	70	40.00%	186	6.64	\$257,100	0.78%	-0.27%
South	37	77	48.05%	222	6.00	\$236,700	-3.39%	-0.67%
South East	22	54	40.74%	125	5.68	\$254,000	-1.21%	1.40%
East	5	23	21.74%	54	10.80	\$190,100	-7.94%	-2.66%
TOTAL CITY	248	645	38.45%	1,768	7.13	\$263,300	-3.09%	-1.09%
Semi-detached								
City Centre	43	90	47.78%	223	5.19	\$757,200	5.64%	-0.20%
North East	18	43	41.86%	73	4.06	\$308,700	1.35%	0.10%
North	28	23	121.74%	38	1.36	\$325,800	-0.61%	-1.63%
North West	21	30	70.00%	56	2.67	\$388,700	4.86%	-0.74%
West	17	34	50.00%	56	3.29	\$520,300	5.77%	-0.04%
South	29	33	87.88%	67	2.31	\$345,600	0.35%	0.06%
South East	20	13	153.85%	31	1.55	\$322,300	3.50%	0.00%
East	3	15	20.00%	41	13.67	\$302,500	-0.43%	-0.07%
TOTAL CITY	179	281	63.70%	585	3.27	\$419,600	3.35%	-0.29%
Row								
City Centre	34	66	51.52%	167	4.91	\$485,200	6.54%	-0.45%
North East	16	45	35.56%	121	7.56	\$211,900	-1.67%	-1.03%
North	23	47	48.94%	117	5.09	\$266,100	1.26%	-0.78%
North West	22	66	33.33%	132	6.00	\$311,500	-2.23%	0.06%
West	25	52	48.08%	129	5.16	\$352,300	-0.20%	1.24%
South	29	53	54.72%	153	5.28	\$270,400	-1.60%	1.20%
South East	33	56	58.93%	129	3.91	\$296,300	-0.34%	-0.34%
East	6	20	30.00%	43	7.17	\$189,000	0.80%	0.59%
TOTAL CITY	188	405	46.42%	991	5.27	\$307,000	0.36%	0.10%

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

City of Calgary

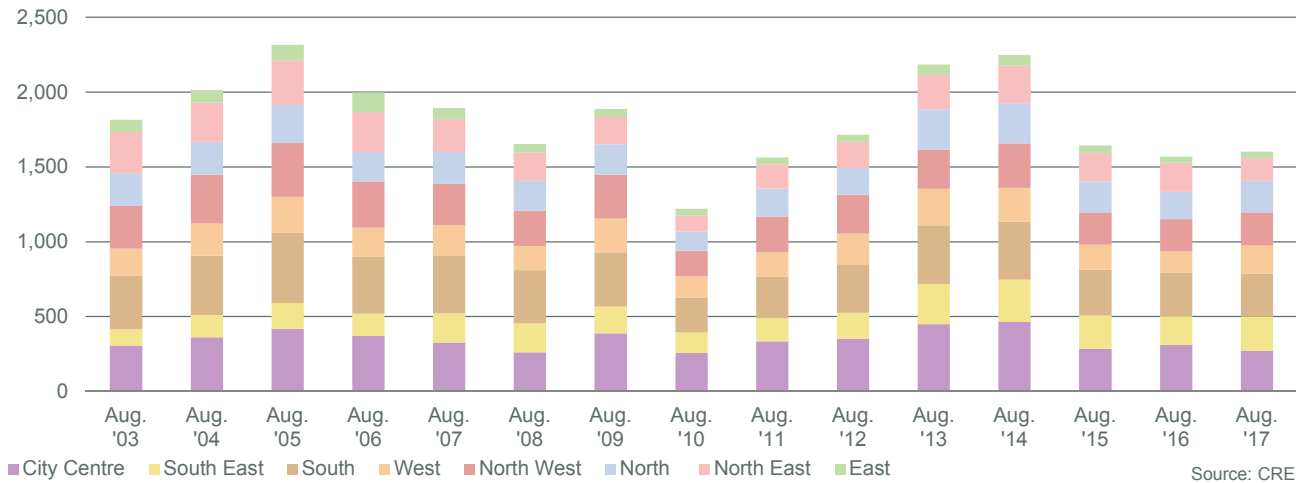
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Aug. 2017

TOTAL SALES

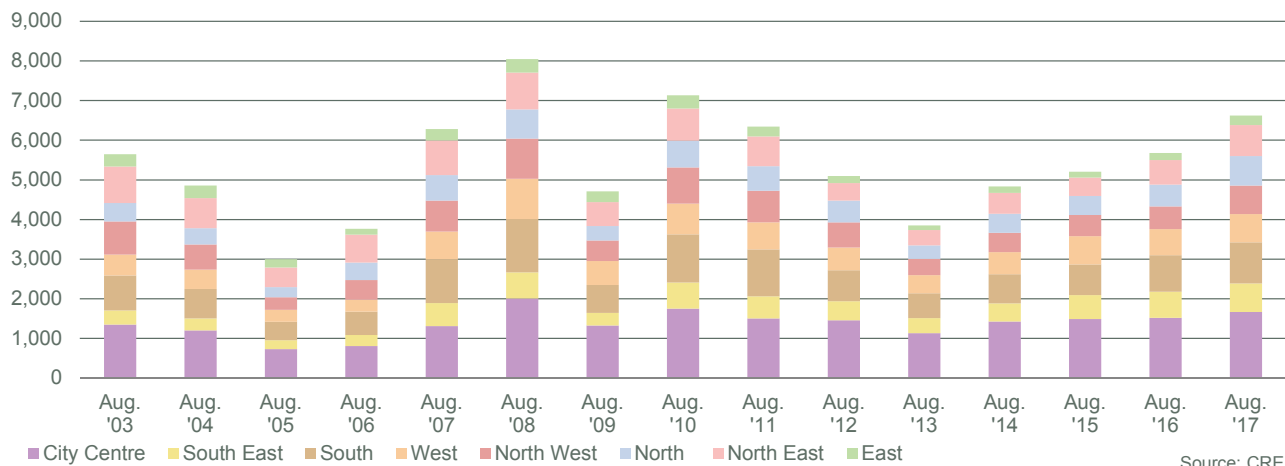
AUGUST



Source: CREB®

TOTAL INVENTORY

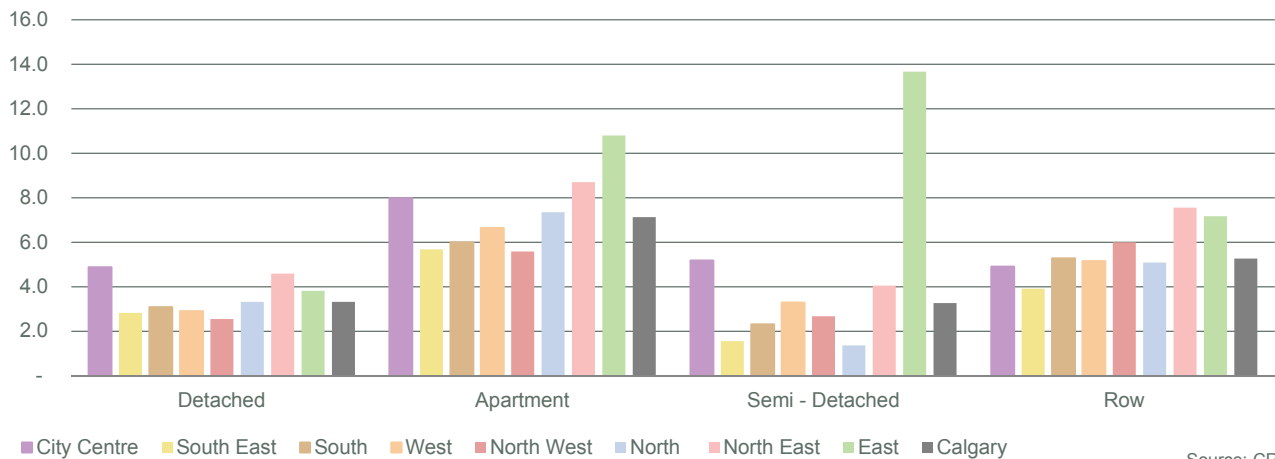
AUGUST



Source: CREB®

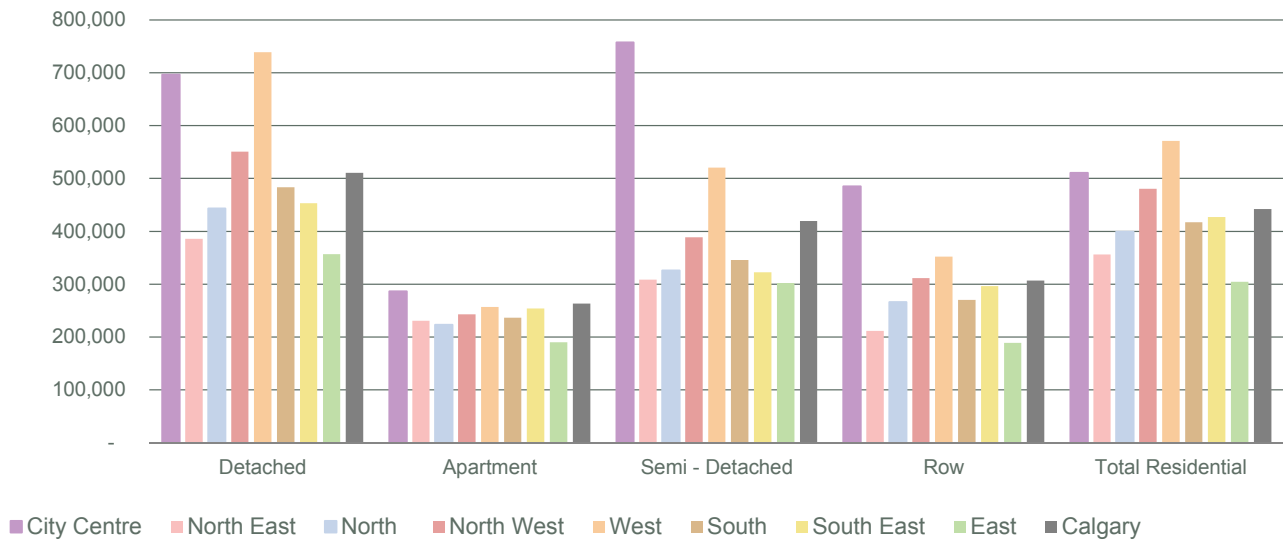
MONTHS OF SUPPLY

AUGUST



Source: CREB®

BENCHMARK PRICE - AUGUST



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

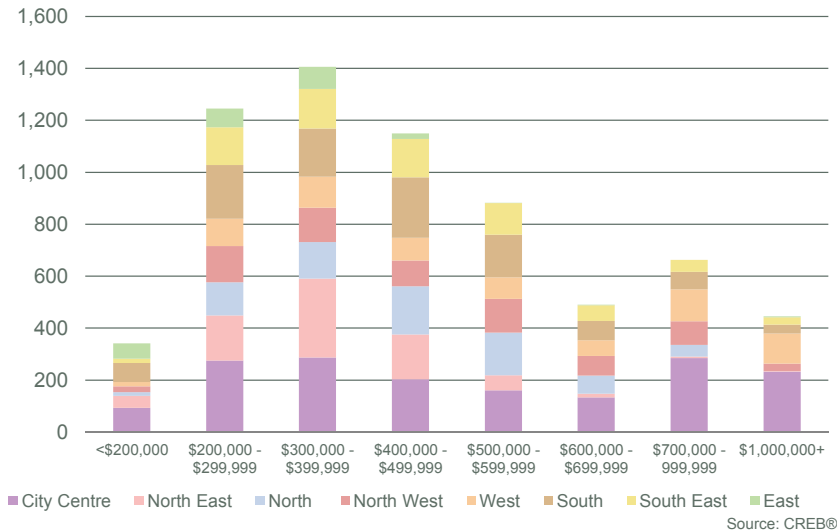


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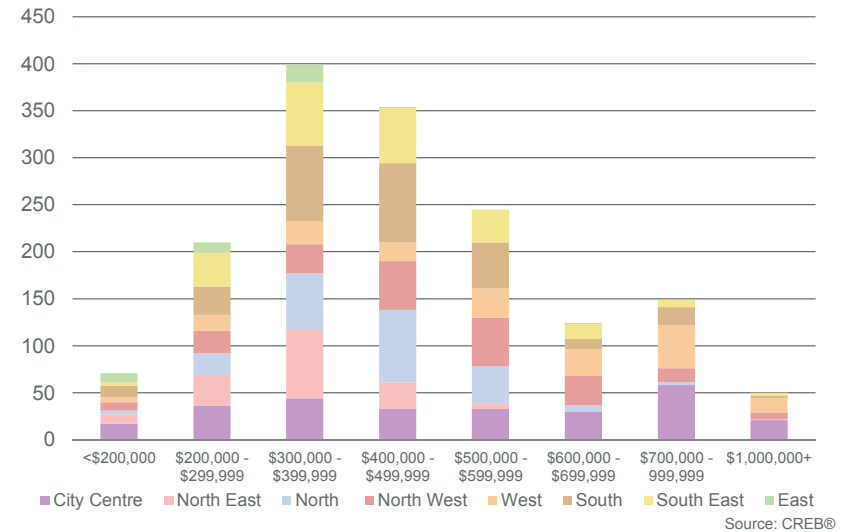
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

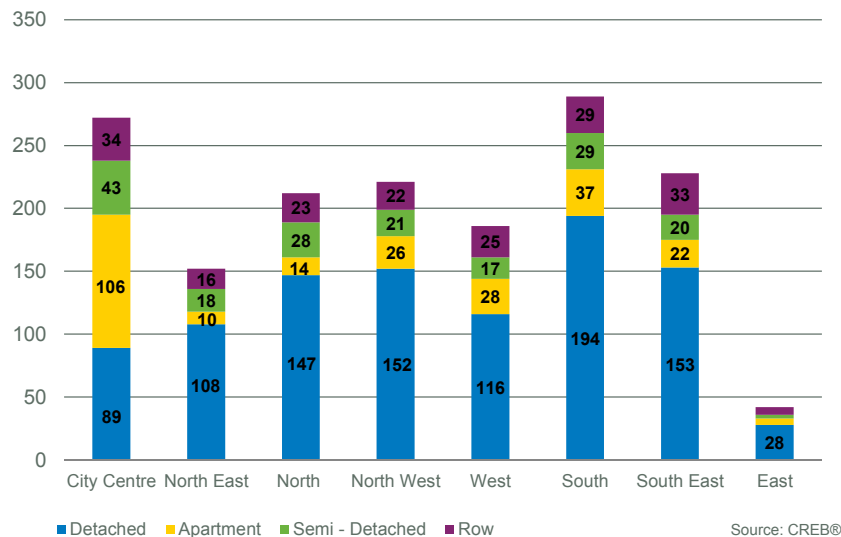
TOTAL INVENTORY BY PRICE RANGE - AUGUST



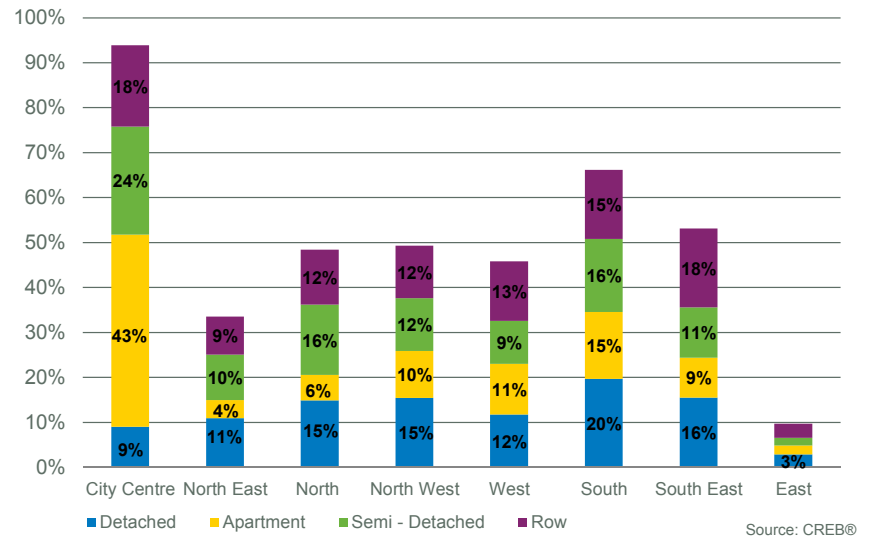
TOTAL SALES BY PRICE RANGE - AUGUST



SALES BY PROPERTY TYPE - AUGUST



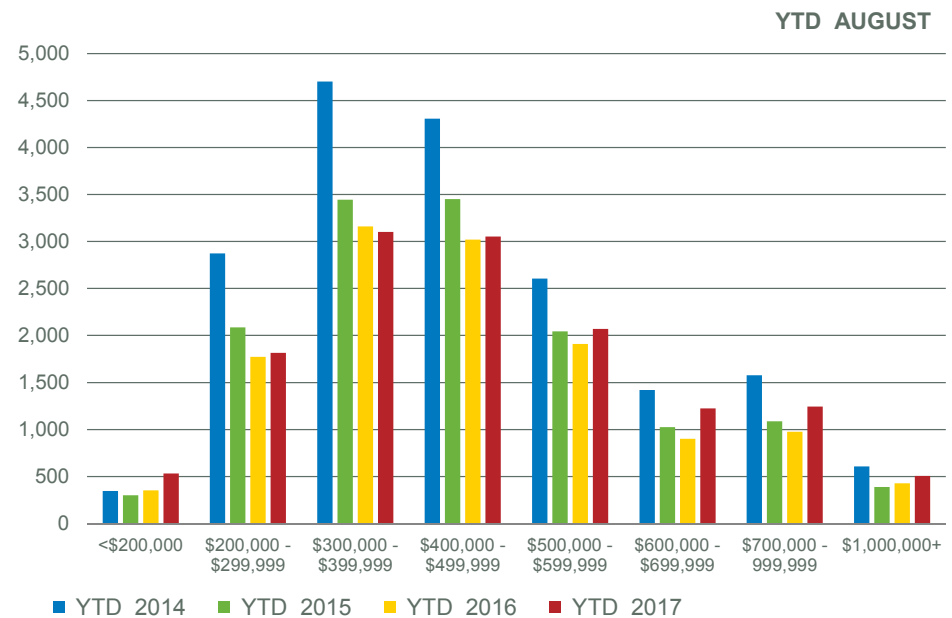
SHARE OF CITY WIDE SALES - AUGUST



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	765	1,130	1,590	1,768	1,920	2,029	1,744	1,570	1,479	1,647	1,226	929
New Listings	2,742	2,907	3,225	3,217	3,317	3,098	2,683	2,766	2,976	2,361	1,985	992
Inventory	5,023	5,683	6,102	6,251	6,177	6,001	5,708	5,679	5,881	5,431	4,987	3,766
Days on Market	51	43	43	46	42	47	46	46	46	46	50	56
Benchmark Price	445,100	443,000	439,900	438,400	437,300	437,800	438,200	438,600	438,200	437,500	434,700	434,100
Median Price	407,500	420,000	422,250	430,000	432,750	430,000	429,250	418,500	432,500	410,000	426,000	425,000
Average Price	456,889	473,940	468,642	476,910	491,832	485,468	485,385	474,192	490,233	461,245	484,950	494,671
Index	205	204	203	202	201	202	202	202	202	202	200	200
2017												
Sales	943	1,334	1,890	1,902	2,111	2,138	1,629	1,602				
New Listings	2,383	2,459	3,242	3,295	3,865	3,755	2,981	3,008				
Inventory	4,110	4,502	5,126	5,518	6,218	6,673	6,703	6,624				
Days on Market	53	48	42	39	37	38	43	48				
Benchmark Price	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300				
Median Price	425,000	428,000	435,000	445,000	448,000	453,250	425,000	428,000				
Average Price	467,509	480,786	490,980	495,555	504,316	500,818	478,307	478,311				
Index	200	200	200	201	202	203	204	204				

	Aug-16	Aug-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	48	70	352	532
\$200,000 - \$299,999	228	210	1,772	1,816
\$300,000 - \$349,999	178	167	1,385	1,394
\$350,000 - \$399,999	250	232	1,776	1,708
\$400,000 - \$449,999	222	197	1,711	1,649
\$450,000 - \$499,999	152	157	1,308	1,405
\$500,000 - \$549,999	116	137	1,081	1,163
\$550,000 - \$599,999	96	108	829	908
\$600,000 - \$649,999	57	67	490	660
\$650,000 - \$699,999	45	57	411	563
\$700,000 - \$799,999	53	82	515	648
\$800,000 - \$899,999	41	45	299	404
\$900,000 - \$999,999	28	22	161	192
\$1,000,000 - \$1,249,999	22	24	192	258
\$1,250,000 - \$1,499,999	14	15	103	125
\$1,500,000 - \$1,749,999	9	3	62	53
\$1,750,000 - \$1,999,999	7	3	30	31
\$2,000,000 - \$2,499,999	2	3	22	17
\$2,500,000 - \$2,999,999	2	2	11	15
\$3,000,000 - \$3,499,999	-	-	2	1
\$3,500,000 - \$3,999,999	-	-	2	4
\$4,000,000 +	-	-	2	2
	1,570	1,602	12,516	13,549

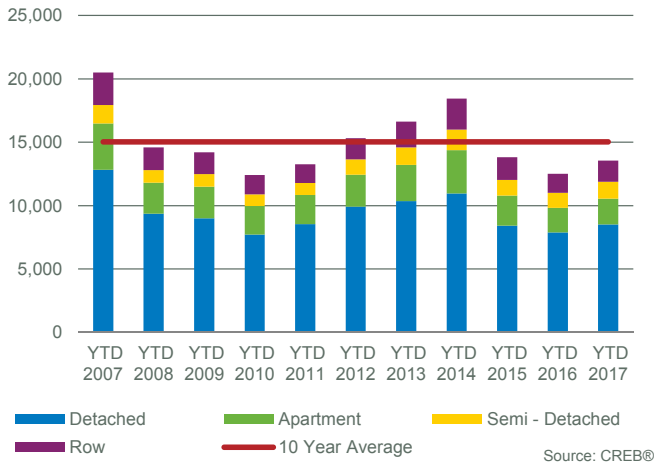
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

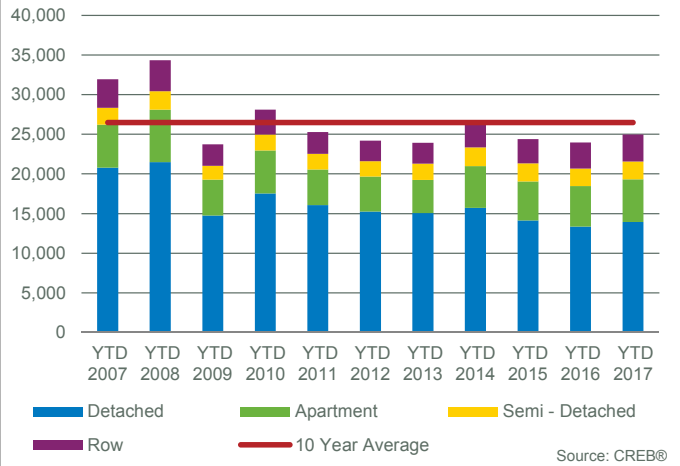
CITY OF CALGARY TOTAL SALES

YTD AUGUST

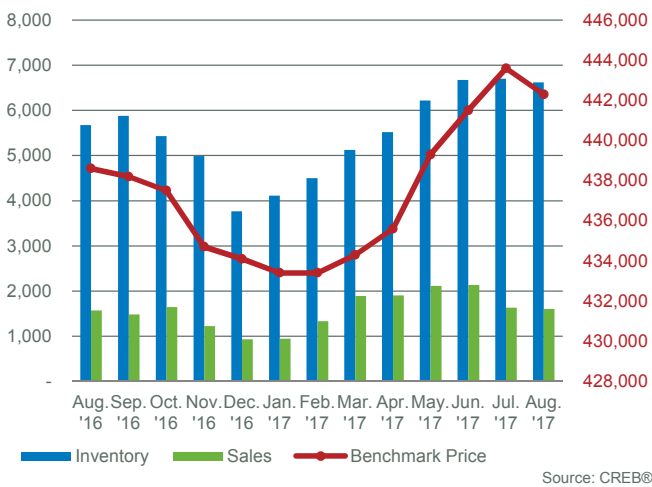


CITY OF CALGARY TOTAL NEW LISTINGS

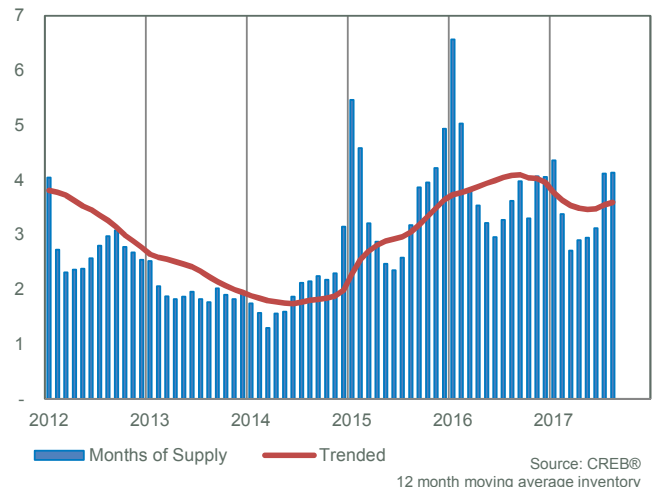
YTD AUGUST



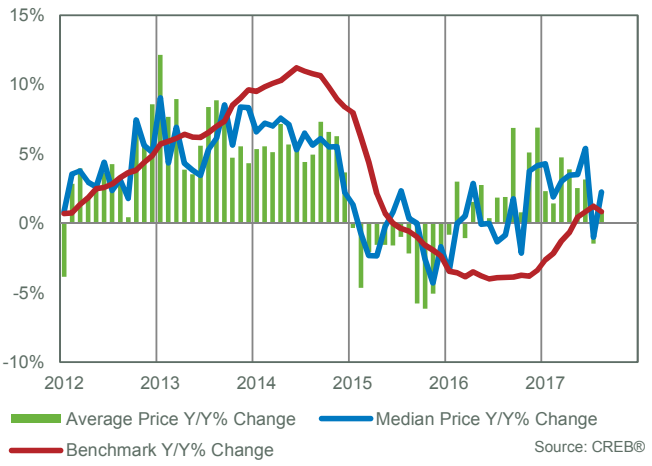
CITY OF CALGARY TOTAL INVENTORY AND SALES



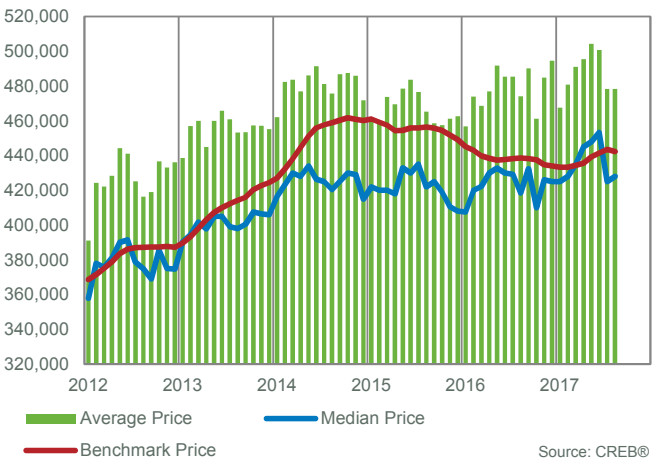
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



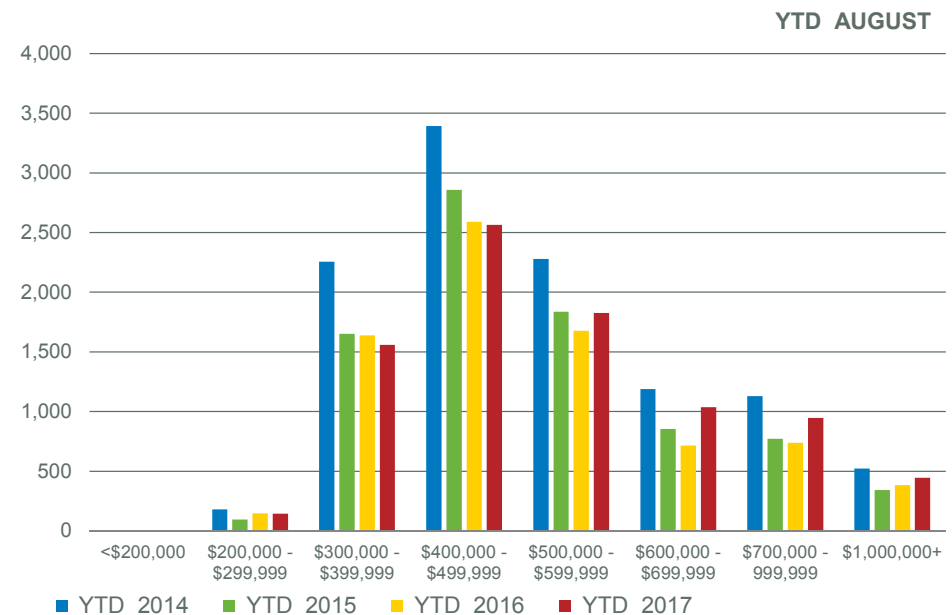
CITY OF CALGARY TOTAL PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	466	693	1,005	1,136	1,213	1,282	1,109	983	943	1,031	776	569
New Listings	1,487	1,611	1,818	1,820	1,850	1,748	1,487	1,528	1,659	1,326	1,062	512
Inventory	2,537	2,953	3,093	3,138	3,040	2,938	2,743	2,728	2,830	2,574	2,327	1,714
Days on Market	49	38	41	44	39	41	43	41	42	42	45	50
Benchmark Price	506,500	503,300	500,900	500,100	499,400	500,900	502,100	503,300	503,300	503,100	498,900	498,900
Median Price	458,750	467,500	480,000	483,750	489,000	489,250	480,000	467,500	490,000	464,000	485,000	480,000
Average Price	526,408	541,979	538,481	541,278	558,922	558,046	542,456	542,371	563,643	529,378	557,713	574,309
Index	208	207	206	205	205	206	206	207	207	206	205	205
2017												
Sales	582	822	1,171	1,193	1,372	1,383	1,013	987				
New Listings	1,229	1,293	1,796	1,861	2,239	2,166	1,689	1,677				
Inventory	1,848	1,995	2,324	2,541	2,966	3,226	3,280	3,280				
Days on Market	46	42	38	32	31	32	38	40				
Benchmark Price	498,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900				
Median Price	485,000	492,250	490,000	502,500	510,000	513,500	496,000	490,000				
Average Price	545,302	557,661	571,725	562,810	580,951	569,613	553,782	551,608				
Index	205	205	205	206	208	209	210	210				

	Aug-16	Aug-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	-	-	4
\$200,000 - \$299,999	16	15	147	143
\$300,000 - \$349,999	65	64	477	490
\$350,000 - \$399,999	170	140	1,162	1,068
\$400,000 - \$449,999	183	157	1,439	1,330
\$450,000 - \$499,999	136	135	1,150	1,234
\$500,000 - \$549,999	102	119	960	1,012
\$550,000 - \$599,999	84	97	716	813
\$600,000 - \$649,999	49	58	398	562
\$650,000 - \$699,999	37	46	317	475
\$700,000 - \$799,999	43	63	374	491
\$800,000 - \$899,999	30	35	239	309
\$900,000 - \$999,999	20	15	126	147
\$1,000,000 - \$1,249,999	18	20	164	218
\$1,250,000 - \$1,499,999	12	13	97	110
\$1,500,000 - \$1,749,999	9	2	60	50
\$1,750,000 - \$1,999,999	6	3	27	30
\$2,000,000 - \$2,499,999	2	3	20	16
\$2,500,000 - \$2,999,999	1	2	10	15
\$3,000,000 - \$3,499,999	-	-	2	1
\$3,500,000 - \$3,999,999	-	-	2	4
\$4,000,000 +	-	-	-	1
	983	987	7,887	8,523

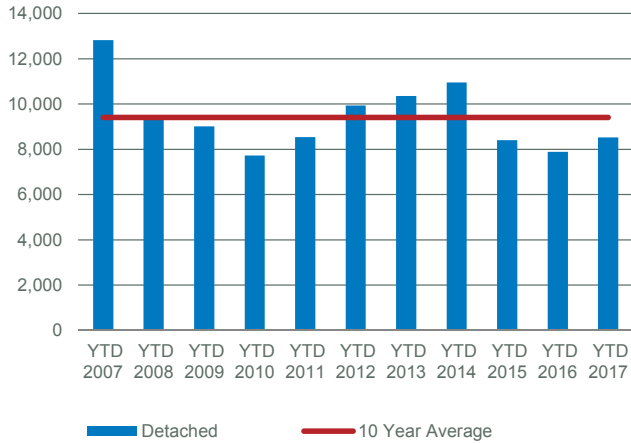
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

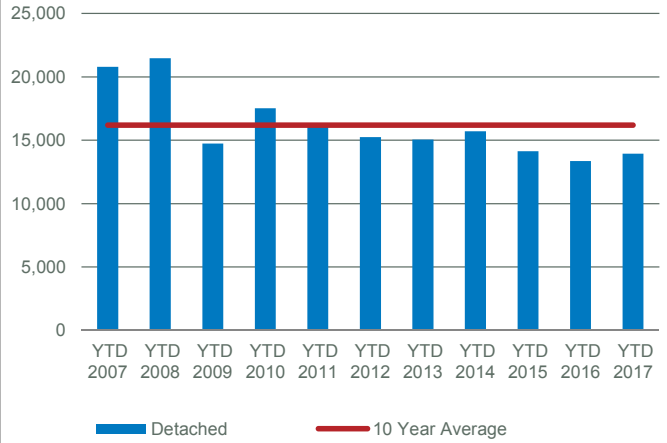
YTD AUGUST



Source: CREB®

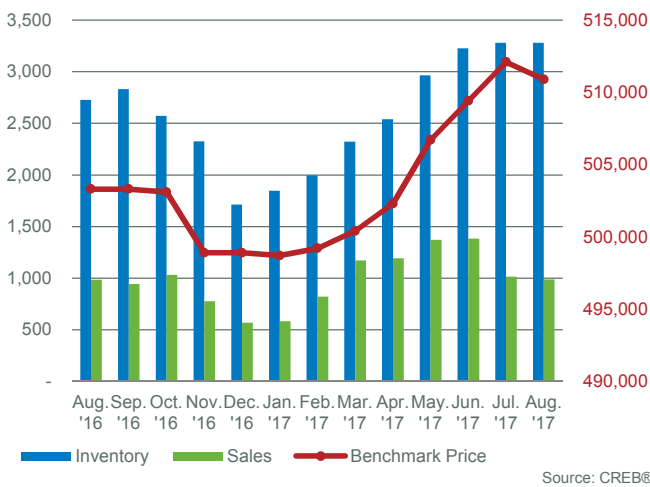
CITY OF CALGARY DETACHED NEW LISTINGS

YTD AUGUST



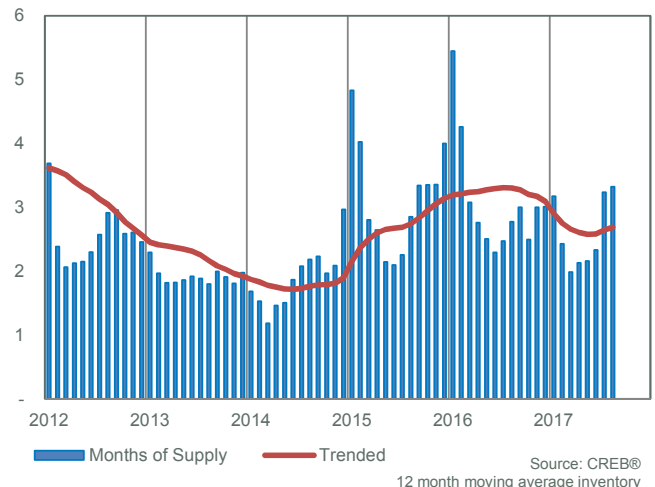
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



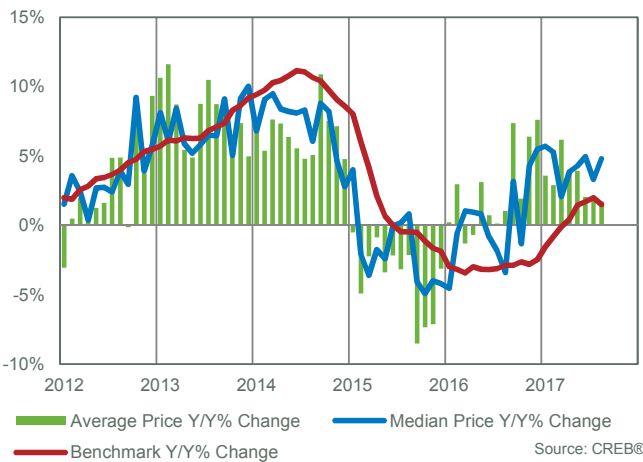
Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



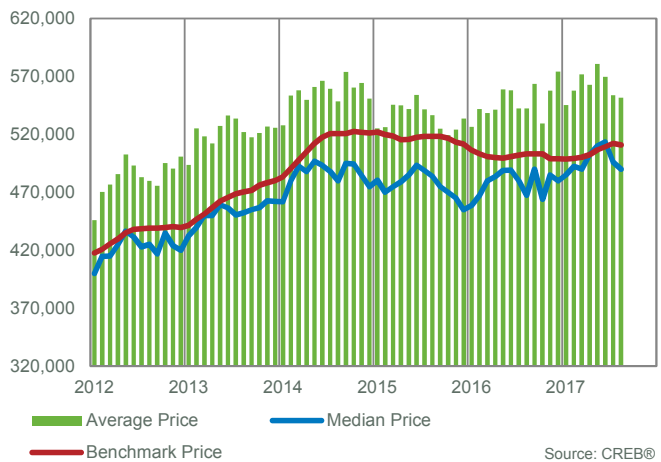
Source: CREB®

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES



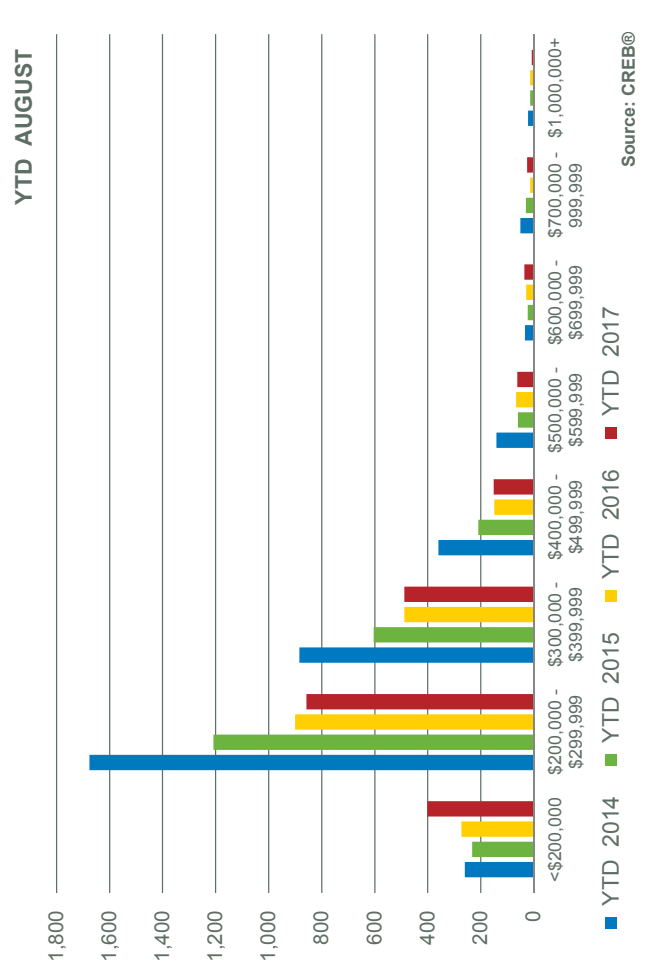
Source: CREB®

	2016	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	129	168	257	273	276	310	255	267	200	250	195	146	
New Listings	598	636	679	666	685	604	618	616	636	508	455	240	
Inventory	1,252	1,389	1,529	1,583	1,610	1,544	1,557	1,577	1,651	1,542	1,432	1,109	
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71	
Benchmark Price	280,800	282,500	279,100	276,800	275,000	275,500	274,000	271,700	271,300	270,400	268,700	266,500	
Median Price	251,000	268,000	272,000	278,500	280,000	267,500	269,900	271,500	280,000	250,000	255,000	249,500	
Average Price	280,088	307,461	298,072	302,554	312,753	309,631	351,545	316,842	303,202	288,396	297,710	302,355	
Index	194	196	193	192	190	191	190	188	188	187	186	184	

	2017
Sales	151
New Listings	624
Inventory	1,267
Days on Market	68
Benchmark Price	265,000
Median Price	258,500
Average Price	282,429
Index	183

CALGARY TOTAL SALES	Aug-16	Aug-17	YTD 2016	YTD 2017
>\$100,000	-	1	-	1
\$100,000 - \$199,999	38	49	273	401
\$200,000 - \$299,999	122	107	901	858
\$300,000 - \$349,999	34	35	297	296
\$350,000 - \$399,999	32	23	191	193
\$400,000 - \$449,999	14	10	90	99
\$450,000 - \$499,999	9	7	59	53
\$500,000 - \$549,999	5	6	38	43
\$550,000 - \$599,999	4	4	29	20
\$600,000 - \$649,999	-	2	17	22
\$650,000 - \$699,999	1	-	12	14
\$700,000 - \$799,999	1	2	7	12
\$800,000 - \$899,999	-	-	4	5
\$900,000 - \$999,999	3	2	3	9
\$1,000,000 - \$1,249,999	1	-	3	3
\$1,250,000 - \$1,499,999	2	-	4	1
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	2	1
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	2	1
TOTAL	267	248	1,935	2,034

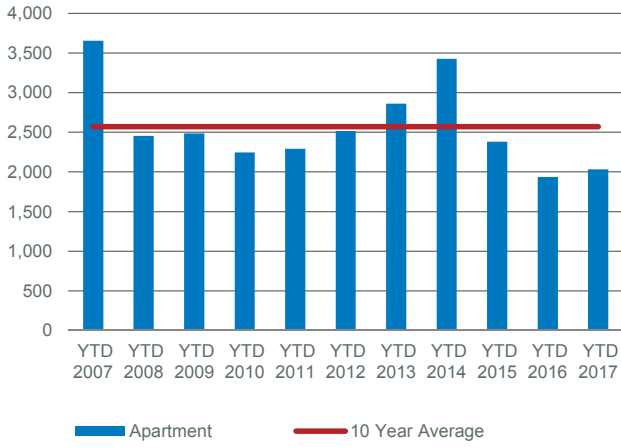
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

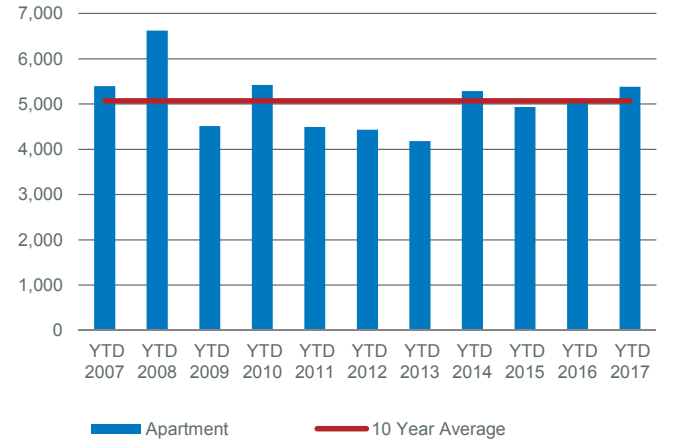
CITY OF CALGARY APARTMENT SALES

YTD AUGUST

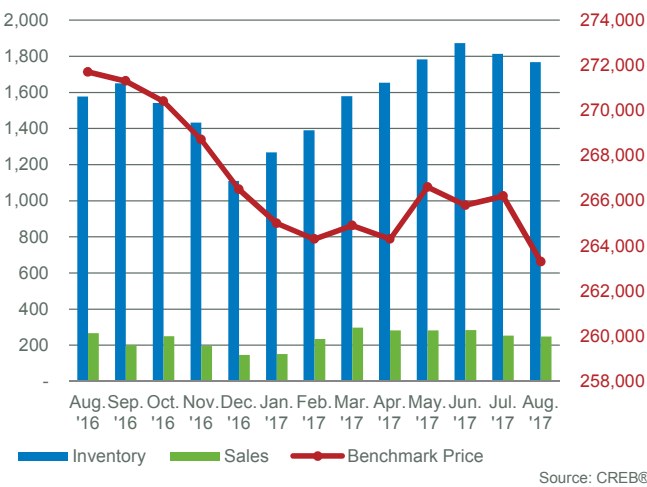


CITY OF CALGARY APARTMENT NEW LISTINGS

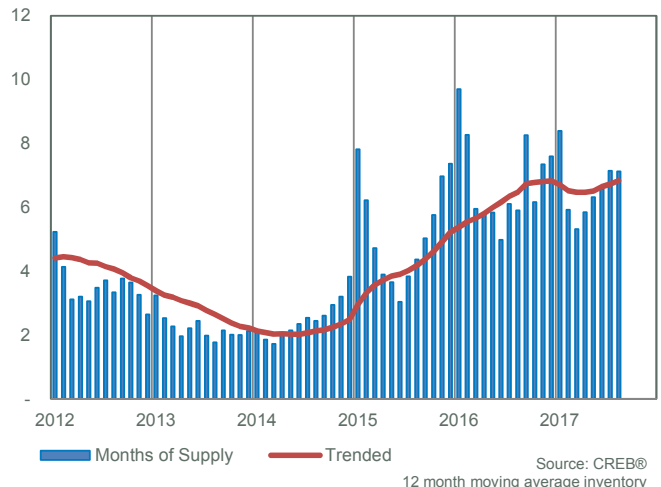
YTD AUGUST



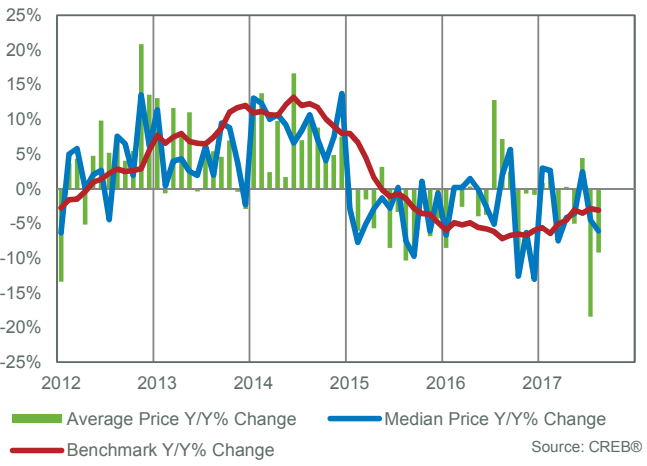
CITY OF CALGARY APARTMENT INVENTORY AND SALES



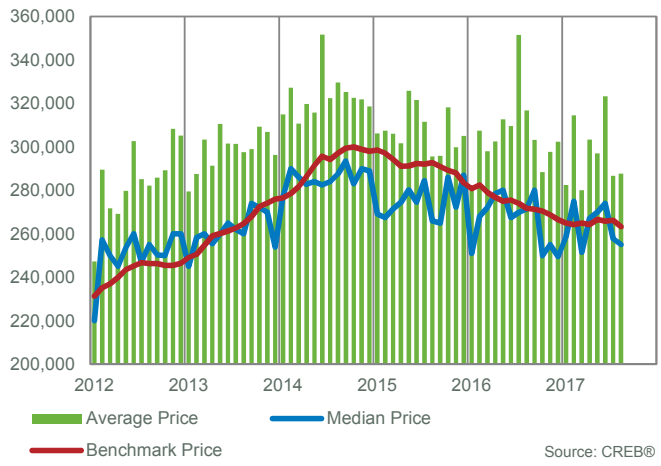
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



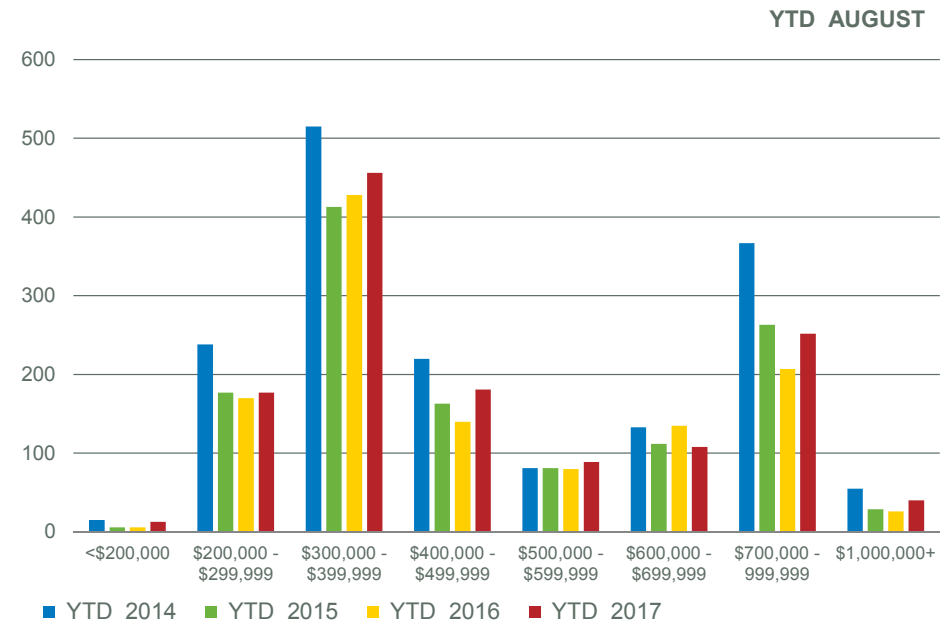
CITY OF CALGARY APARTMENT PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2016												
Sales	71	110	144	174	190	185	180	138	155	166	112	95
New Listings	268	283	289	306	296	290	261	237	268	223	193	103
Inventory	501	552	579	586	544	532	520	502	508	478	455	367
Days on Market	44	47	37	50	41	46	45	47	50	41	60	60
Benchmark Price	408,200	404,800	402,000	401,200	400,600	403,600	404,200	406,000	406,200	406,600	404,600	406,200
Median Price	377,000	403,500	390,000	410,000	429,000	393,000	386,808	391,000	405,000	375,000	427,500	405,000
Average Price	478,679	492,823	465,481	490,701	506,419	490,257	497,568	482,981	476,760	469,476	502,513	510,914
Index	204	203	201	201	201	202	202	203	203	204	203	203
2017												
Sales	83	126	199	205	186	191	147	179				
New Listings	199	236	302	269	332	341	281	281				
Inventory	376	436	455	456	520	563	594	585				
Days on Market	61	53	40	46	42	40	44	68				
Benchmark Price	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600				
Median Price	375,000	386,858	396,000	437,500	405,250	400,000	395,000	395,000				
Average Price	482,059	477,825	494,291	526,001	494,846	513,114	501,732	475,043				
Index	204	210	212	213	214	216	211	210				

	Aug-16	Aug-17	YTD 2016	YTD 2017
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	2	6	13
\$200,000 - \$299,999	24	22	170	177
\$300,000 - \$349,999	22	27	198	206
\$350,000 - \$399,999	25	42	230	250
\$400,000 - \$449,999	12	19	83	130
\$450,000 - \$499,999	7	10	57	51
\$500,000 - \$549,999	3	7	32	49
\$550,000 - \$599,999	5	4	48	40
\$600,000 - \$649,999	5	5	60	47
\$650,000 - \$699,999	6	10	75	61
\$700,000 - \$799,999	9	14	122	134
\$800,000 - \$899,999	11	10	55	86
\$900,000 - \$999,999	5	3	30	32
\$1,000,000 - \$1,249,999	3	4	24	33
\$1,250,000 - \$1,499,999	-	-	2	7
\$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 +	-	-	-	-
	138	179	1,192	1,316

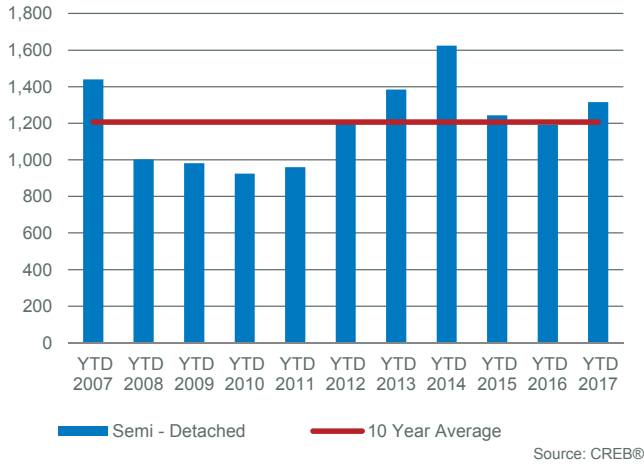
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

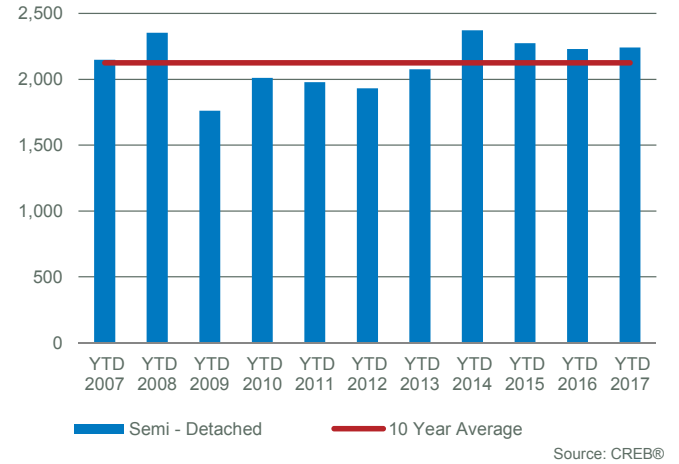
CITY OF CALGARY SEMI-DET. SALES

YTD AUGUST

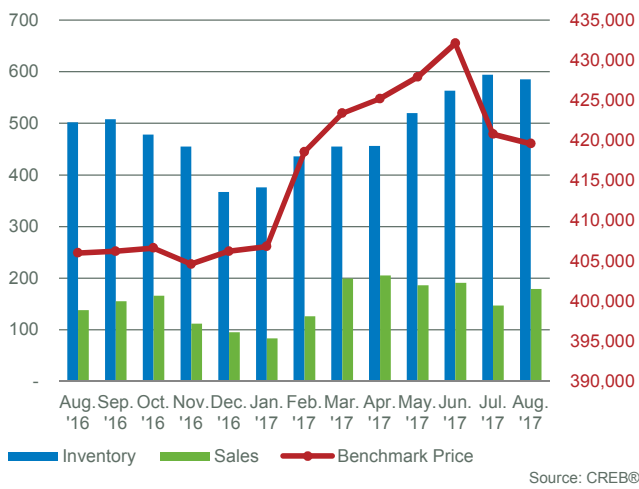


CITY OF CALGARY SEMI-DET. NEW LISTINGS

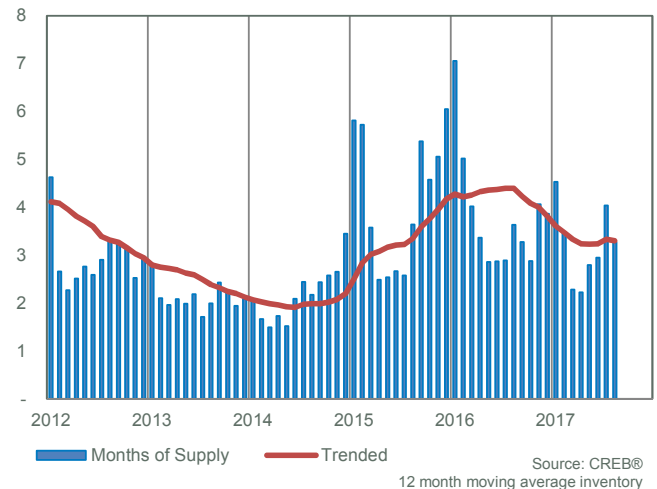
YTD AUGUST



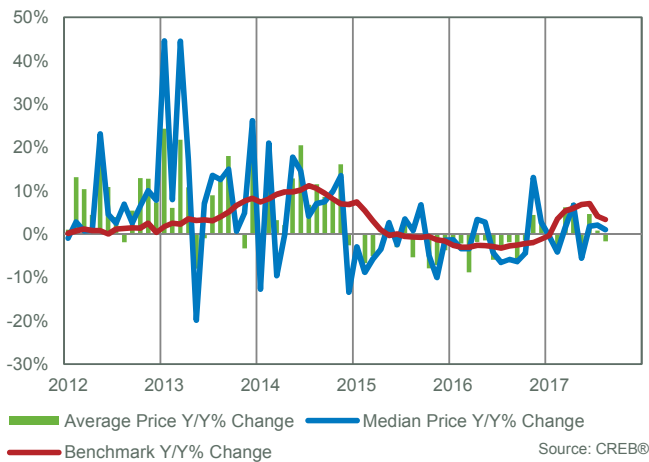
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



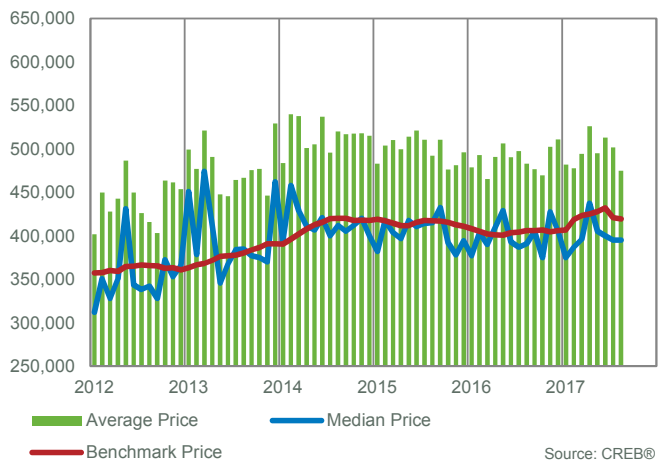
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



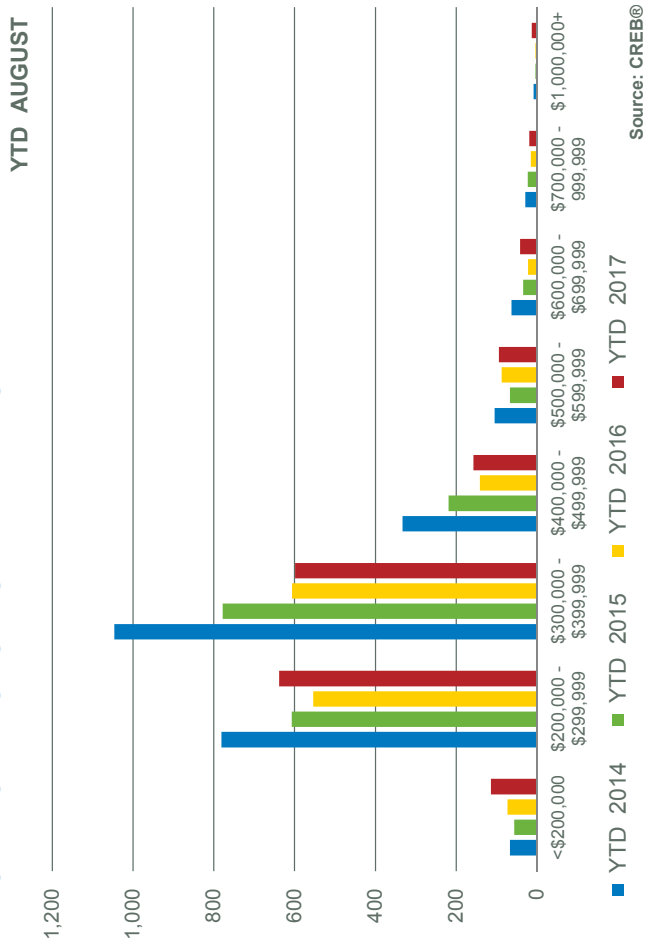
CITY OF CALGARY SEMI-DET. PRICES



	2016	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	99	159	184	185	241	252	200	182	181	200	143	119	
New Listings	389	377	439	425	486	456	317	385	413	304	275	137	
Inventory	733	789	901	944	983	987	888	872	892	837	773	576	
Days on Market	51	52	49	47	50	51	55	55	52	56	58	58	
Benchmark Price	319,800	316,800	313,400	310,900	310,100	306,400	305,800	305,900	305,300	303,500	302,900	303,100	
Median Price	315,000	315,000	309,200	310,000	321,500	310,000	303,250	310,000	310,000	300,000	310,000	317,900	
Average Price	344,407	340,232	327,900	325,976	347,743	329,034	328,610	330,122	325,974	319,252	331,669	336,862	
Index	200	199	196	195	194	192	192	192	191	190	190	190	

CITY OF CALGARY ROW SALES BY PRICE RANGE

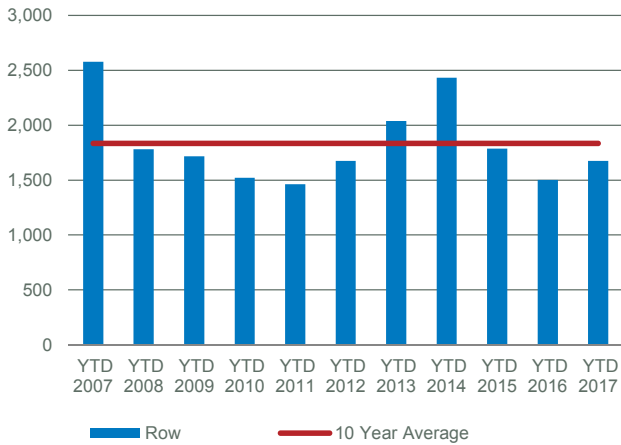
	Aug-16	Aug-17	YTD 2016	YTD 2017
>\$100,000	-	-	-	-
\$100,000 - \$199,999	9	19	73	114
\$200,000 - \$299,999	66	66	554	638
\$300,000 - \$349,999	57	41	413	402
\$350,000 - \$399,999	23	27	193	197
\$400,000 - \$449,999	13	11	99	90
\$450,000 - \$499,999	-	5	42	67
\$500,000 - \$549,999	6	5	51	59
\$550,000 - \$599,999	3	3	36	35
\$600,000 - \$649,999	3	2	15	29
\$650,000 - \$699,999	1	1	7	13
\$700,000 - \$799,999	-	3	12	11
\$800,000 - \$899,999	-	-	1	4
\$900,000 - \$999,999	-	2	2	4
\$1,000,000 - \$1,249,999	-	-	1	4
\$1,250,000 - \$1,499,999	-	2	-	7
\$1,500,000 - \$1,749,999	-	1	2	2
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
TOTAL	182	188	1,502	1,676



Source: CREB®

CITY OF CALGARY ROW SALES

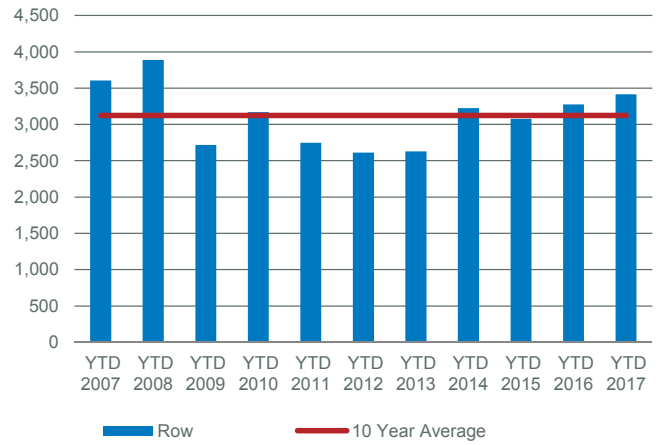
YTD AUGUST



Source: CREB®

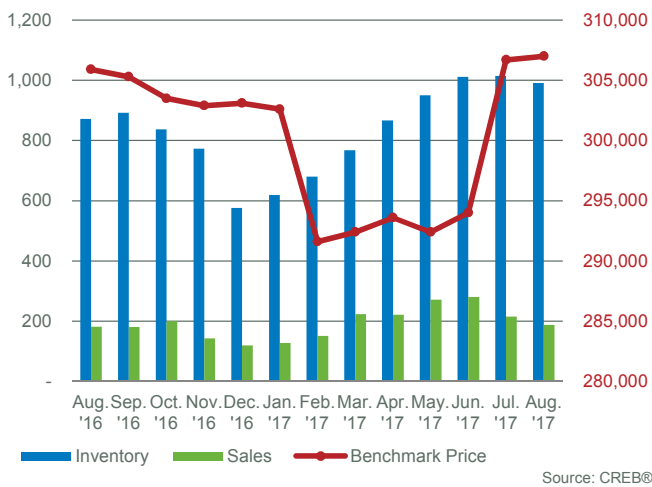
CITY OF CALGARY ROW NEW LISTINGS

YTD AUGUST



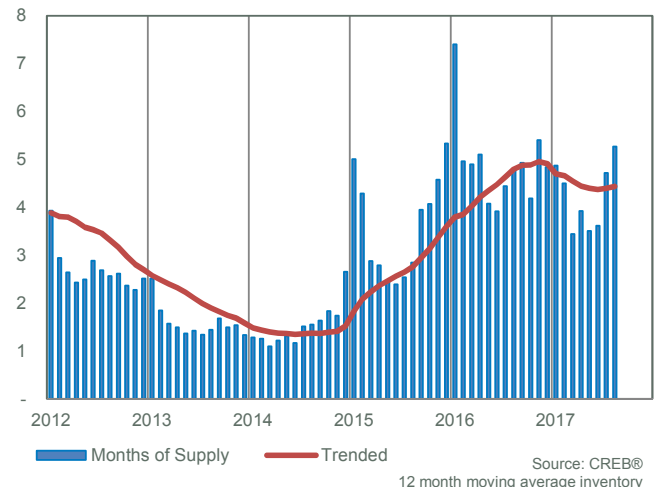
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



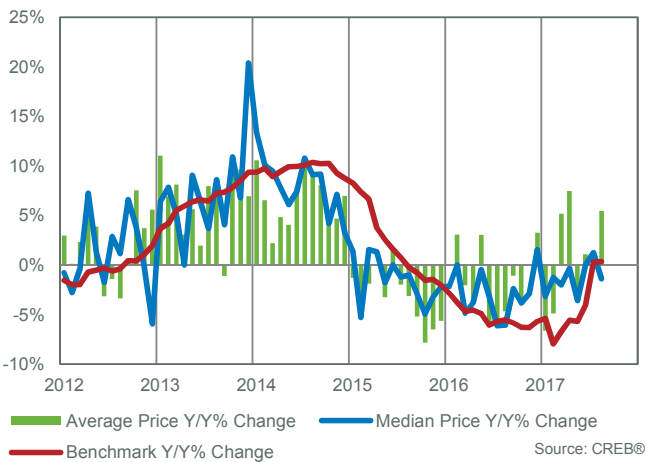
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



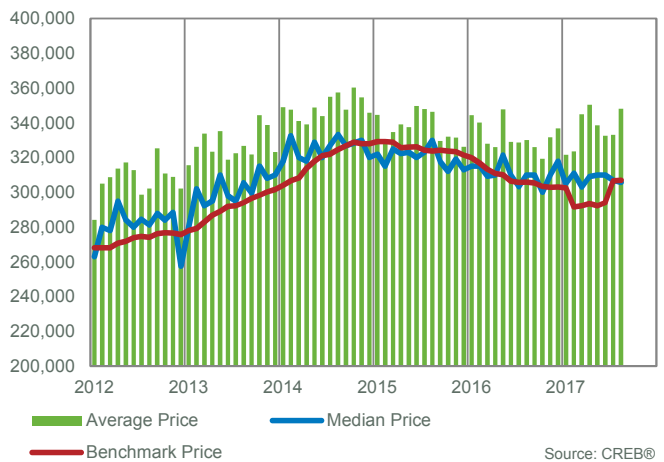
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

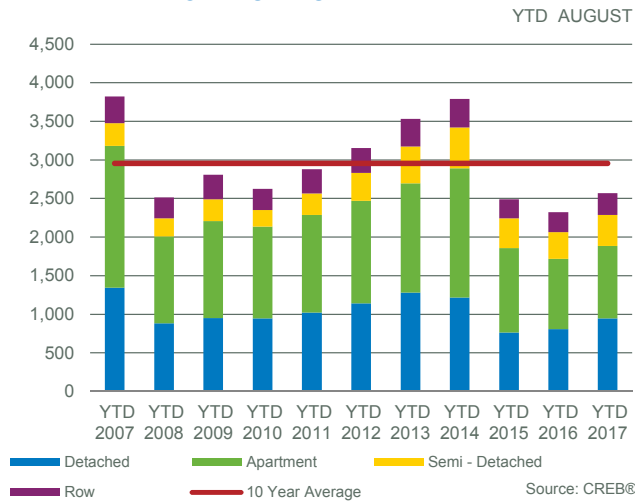
CITY OF CALGARY ROW PRICES



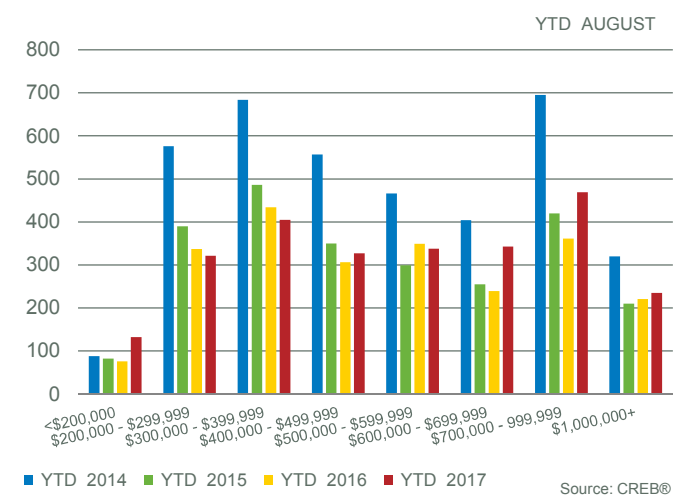
Source: CREB®

CITY CENTRE

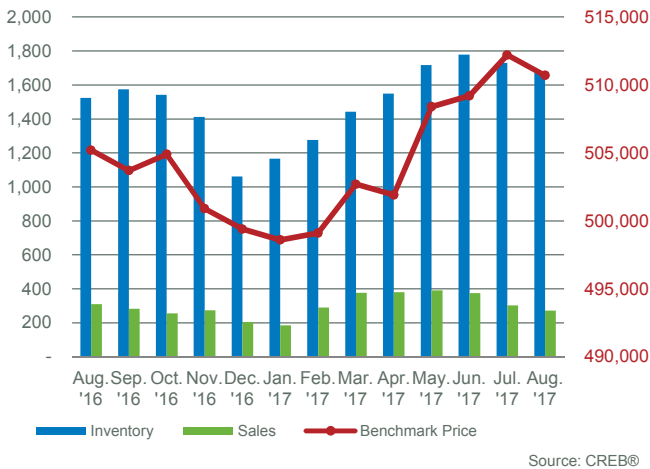
CITY CENTRE TOTAL SALES



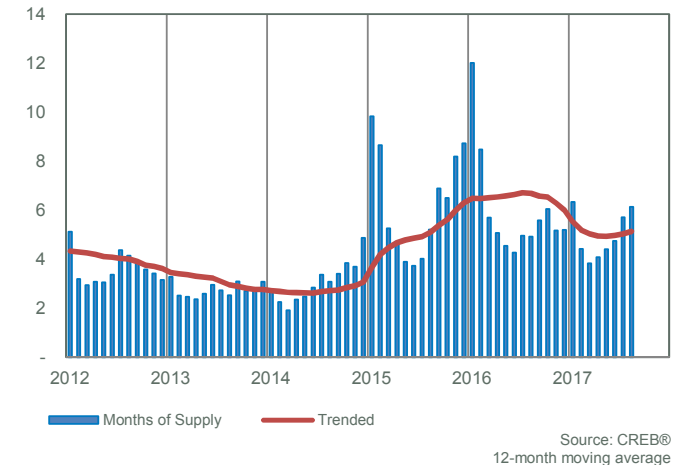
CITY CENTRE TOTAL SALES BY PRICE RANGE



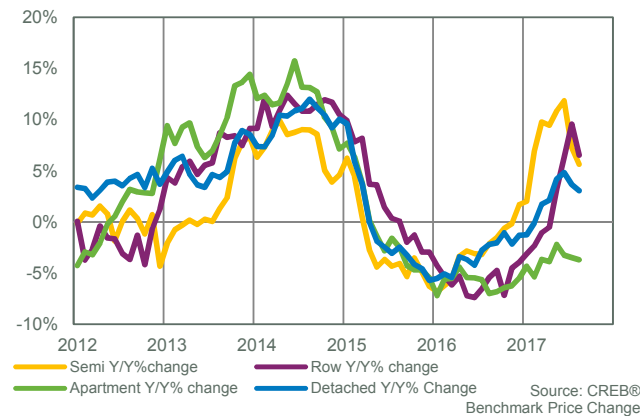
CITY CENTRE INVENTORY AND SALES



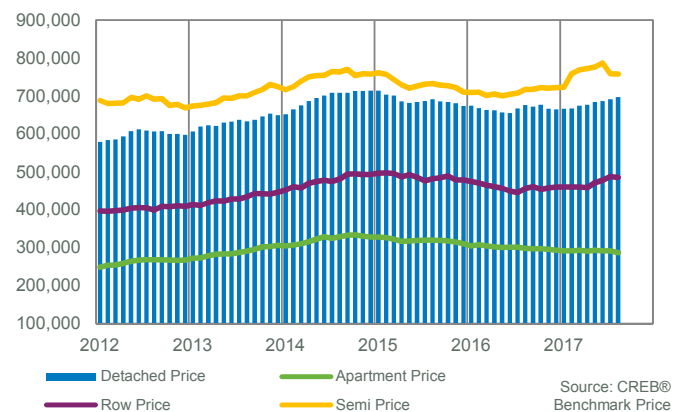
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

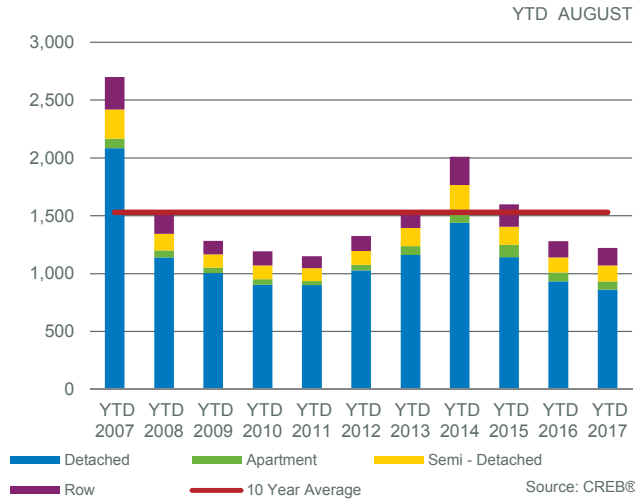


CITY CENTRE PRICES

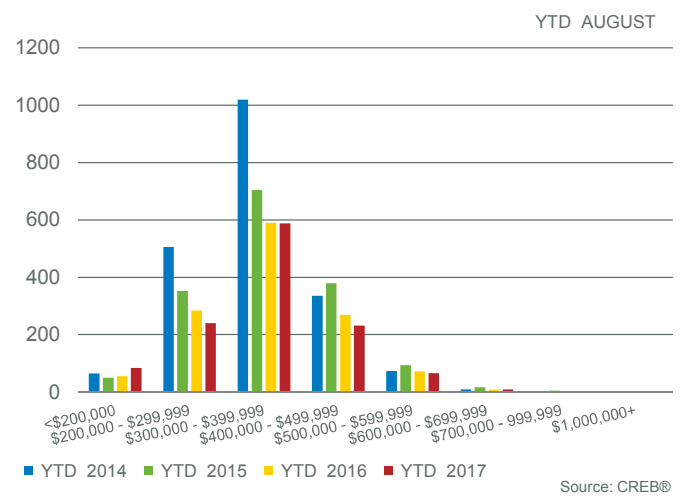


NORTHEAST

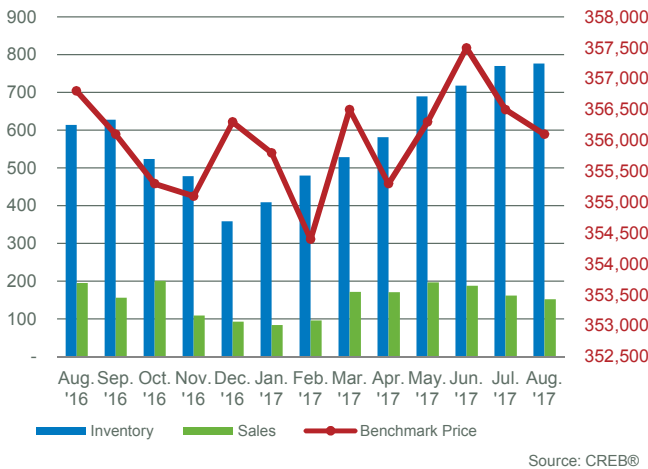
NORTHEAST TOTAL SALES



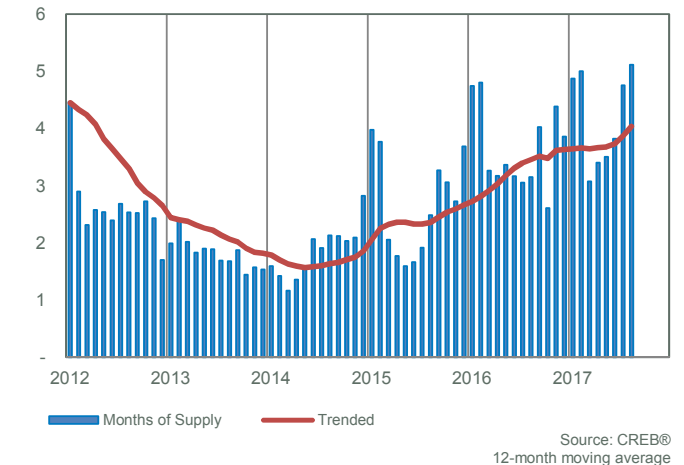
NORTHEAST TOTAL SALES BY PRICE RANGE



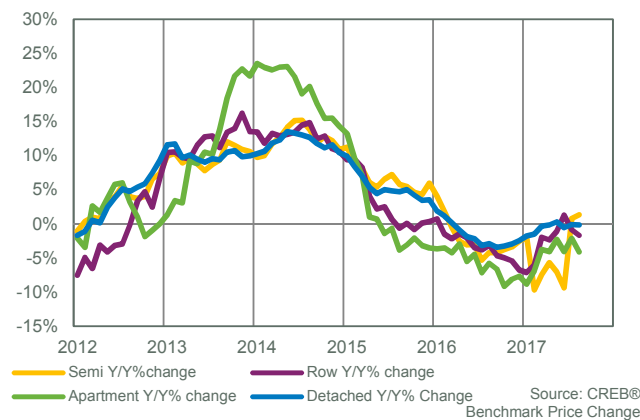
NORTHEAST INVENTORY AND SALES



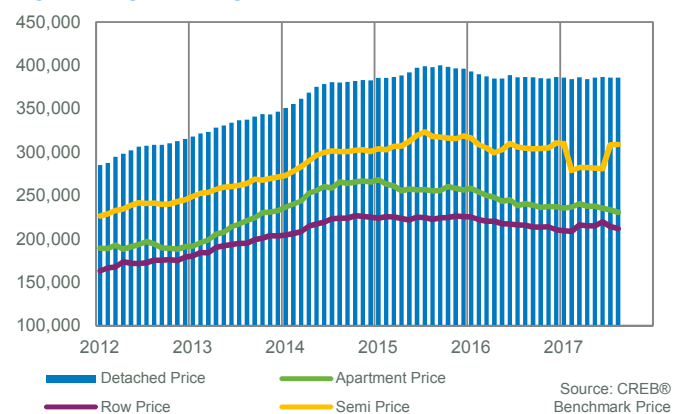
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

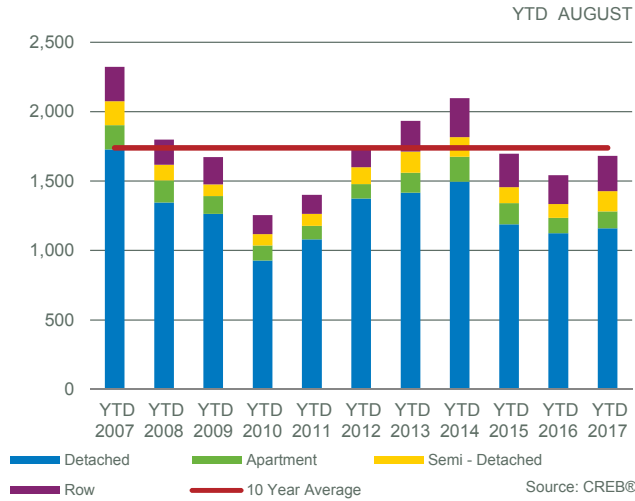


NORTHEAST PRICES

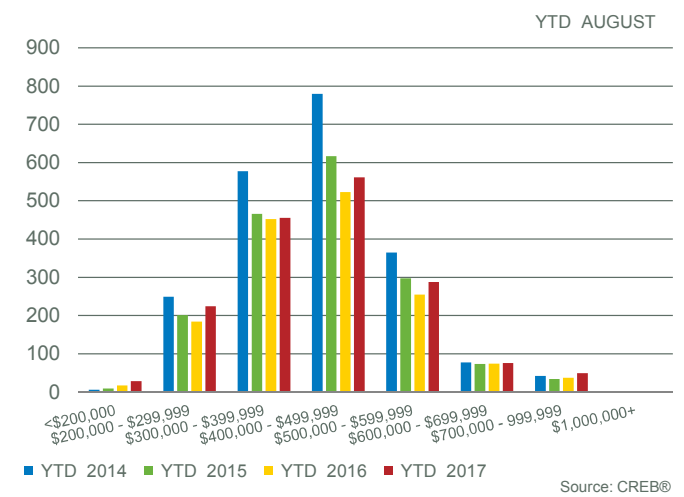


NORTH

NORTH TOTAL SALES



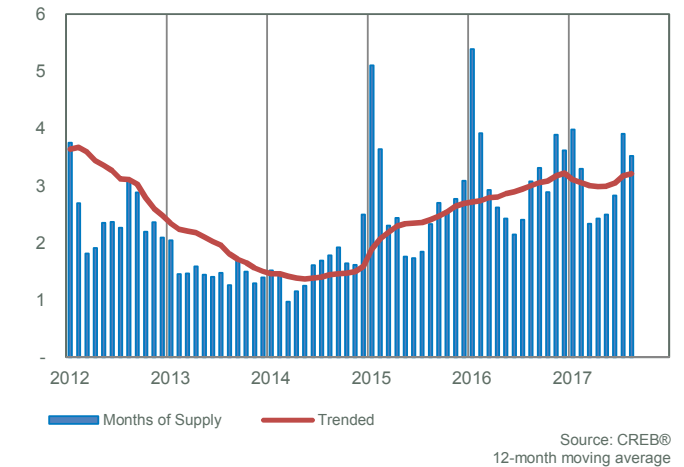
NORTH TOTAL SALES BY PRICE RANGE



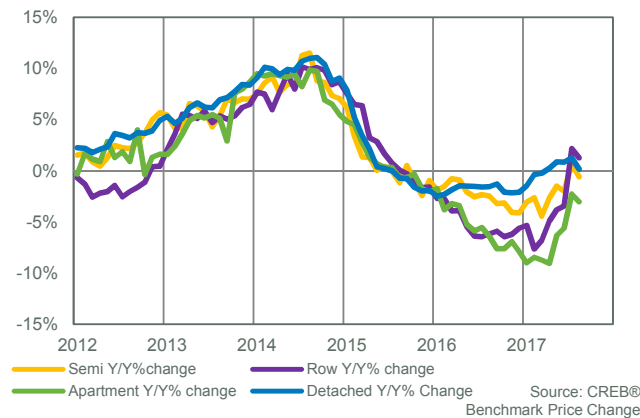
NORTH INVENTORY AND SALES



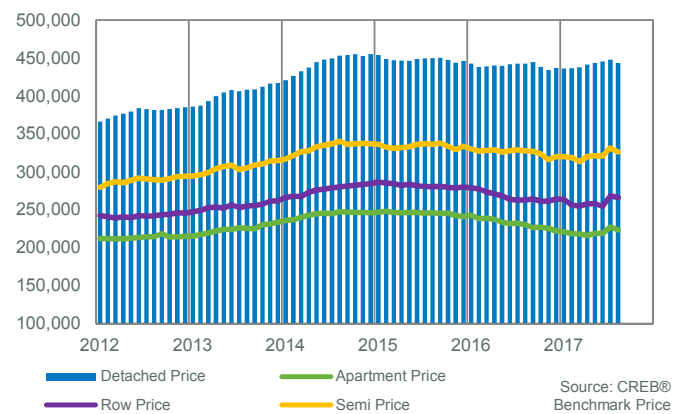
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

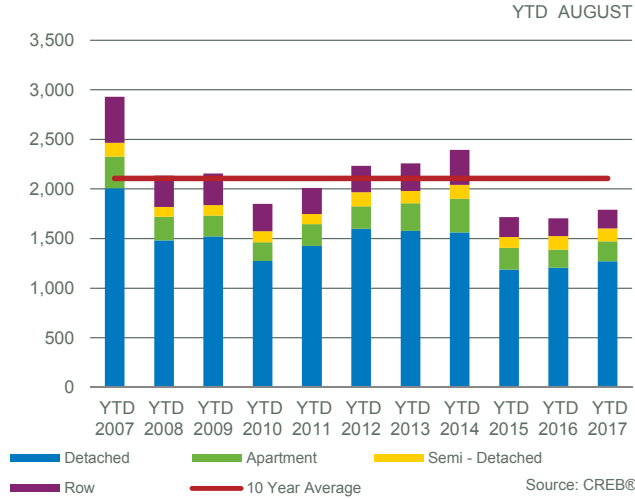


NORTH PRICES

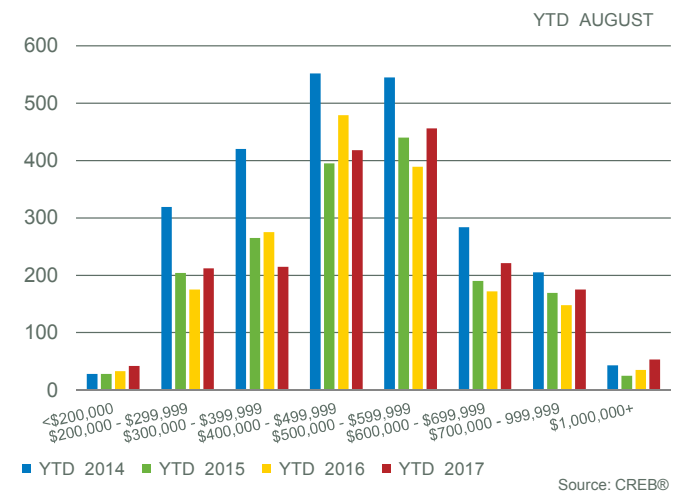


NORTHWEST

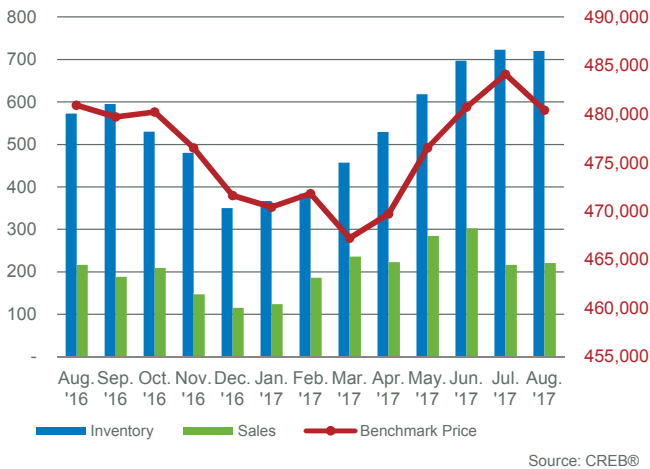
NORTHWEST TOTAL SALES



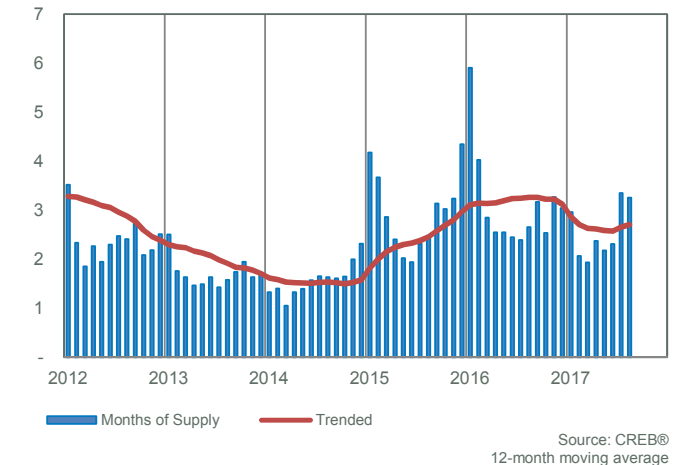
NORTHWEST TOTAL SALES BY PRICE RANGE



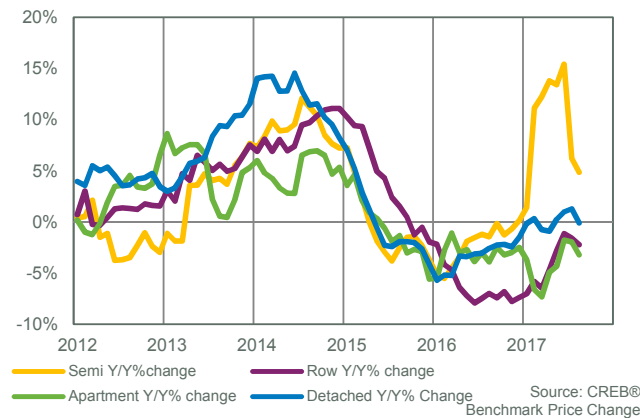
NORTHWEST INVENTORY AND SALES



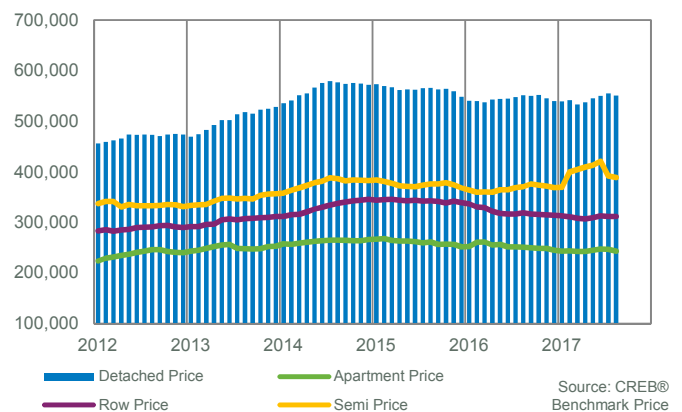
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

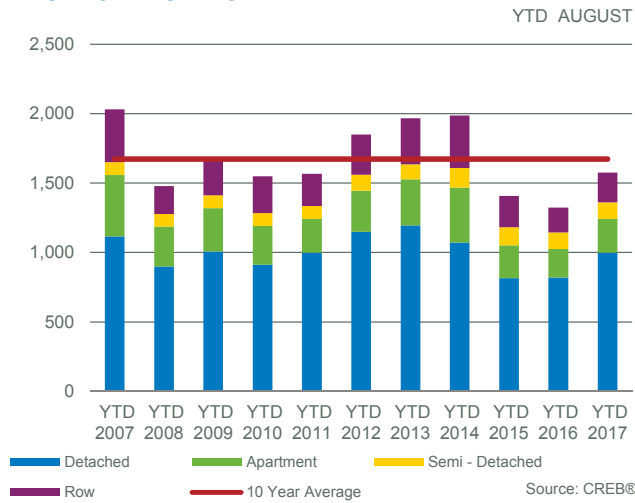


NORTHWEST PRICES

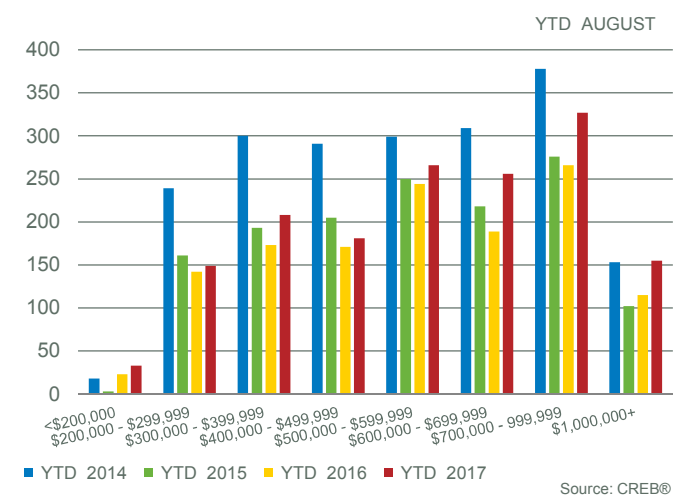


WEST

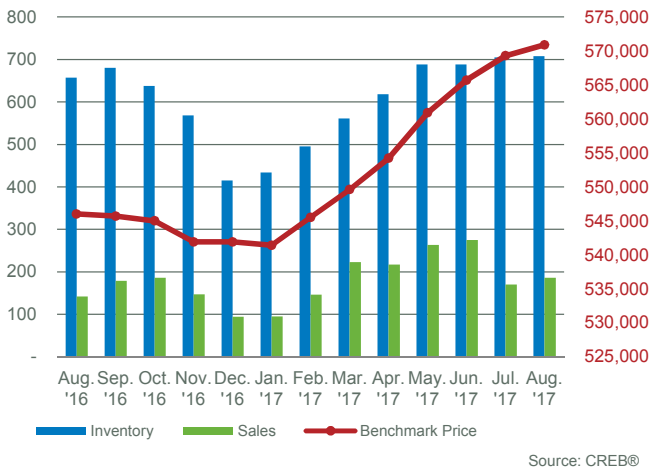
WEST TOTAL SALES



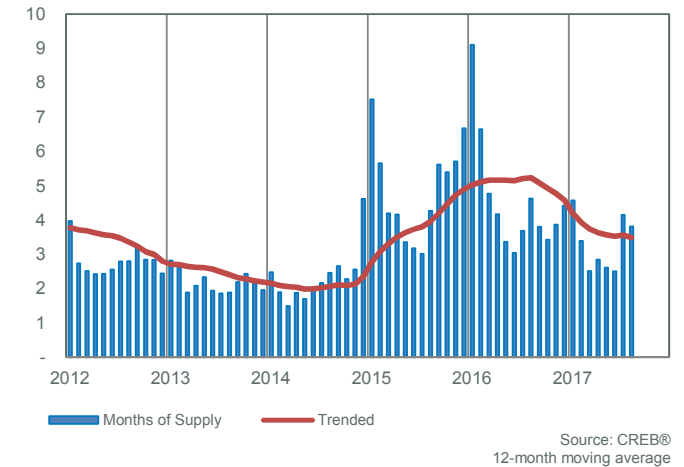
WEST TOTAL SALES BY PRICE RANGE



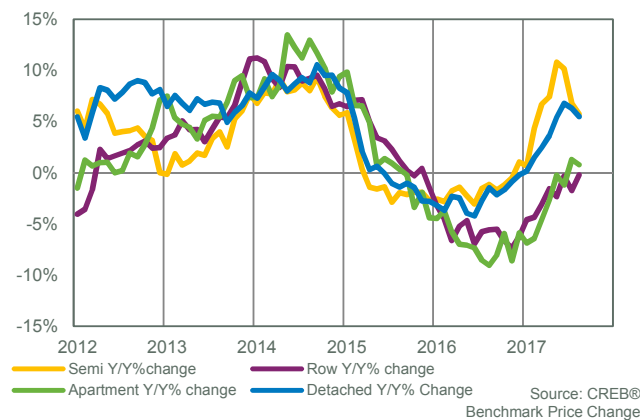
WEST INVENTORY AND SALES



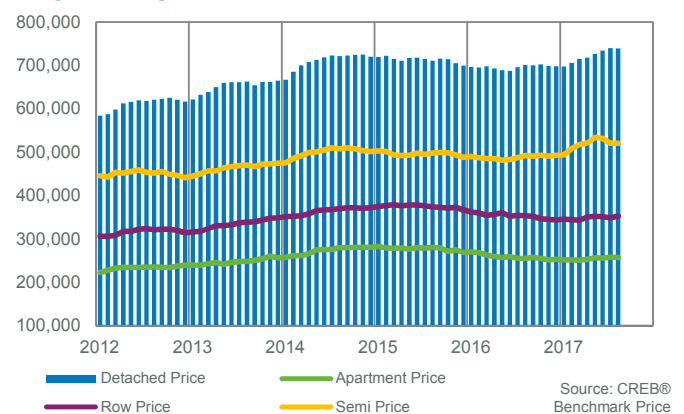
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

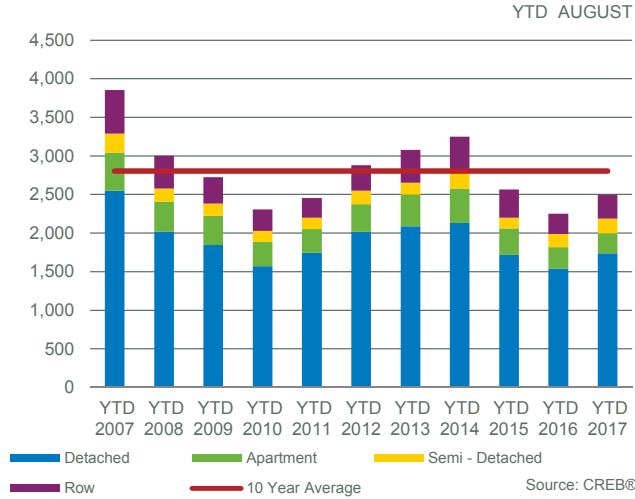


WEST PRICES

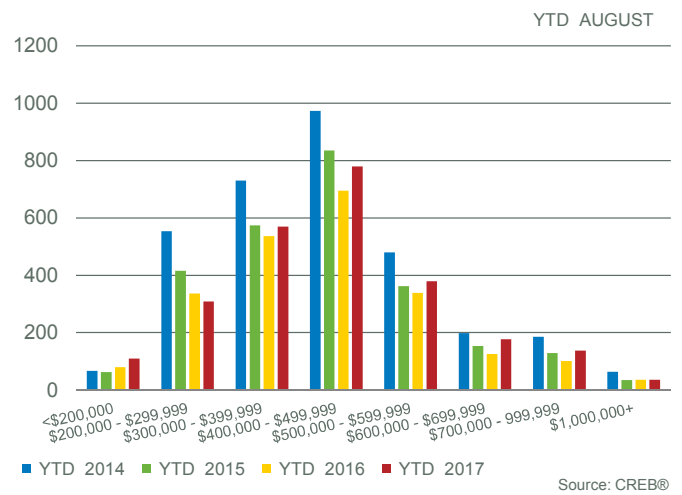


SOUTH

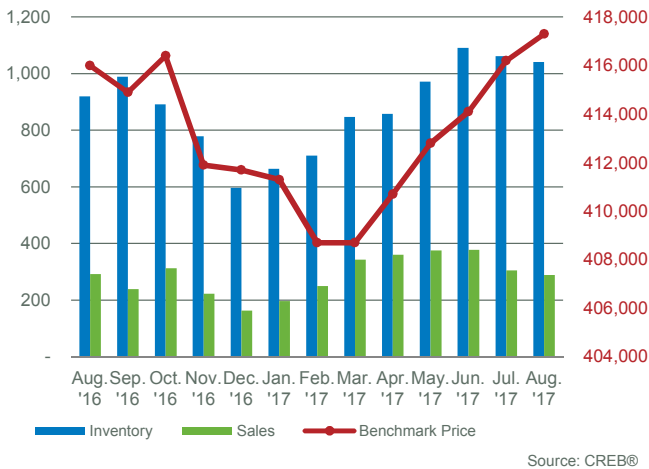
SOUTH TOTAL SALES



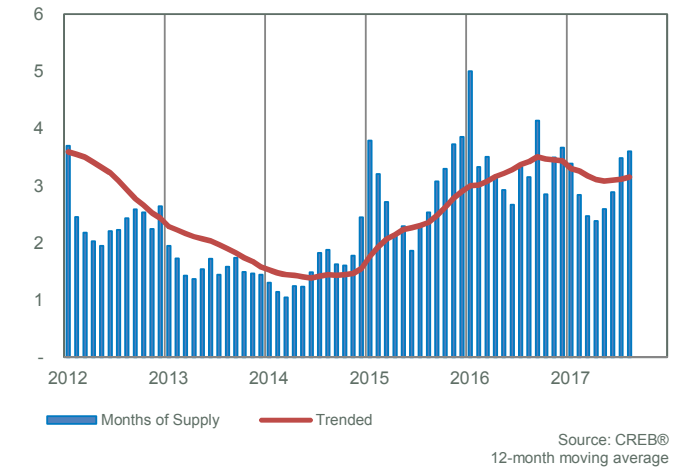
SOUTH TOTAL SALES BY PRICE RANGE



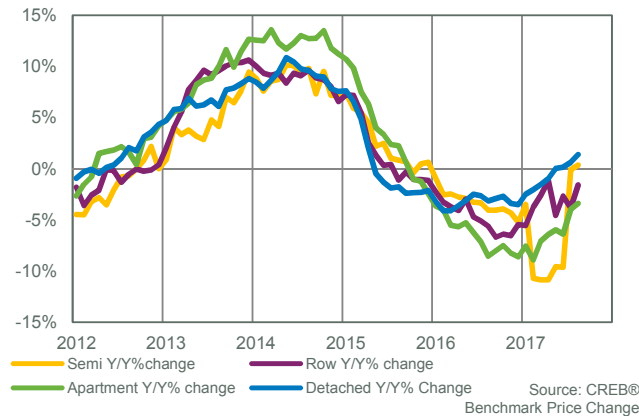
SOUTH INVENTORY AND SALES



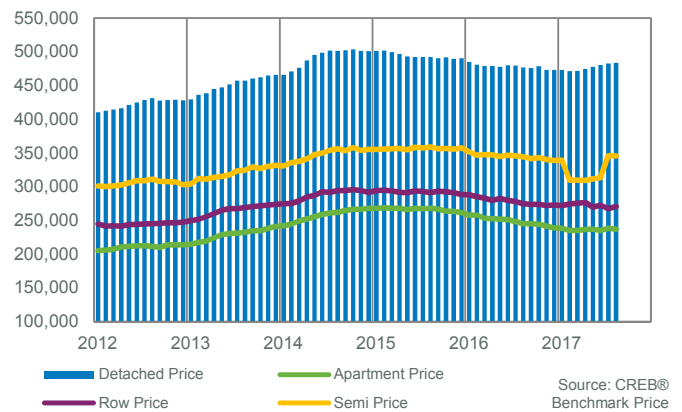
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

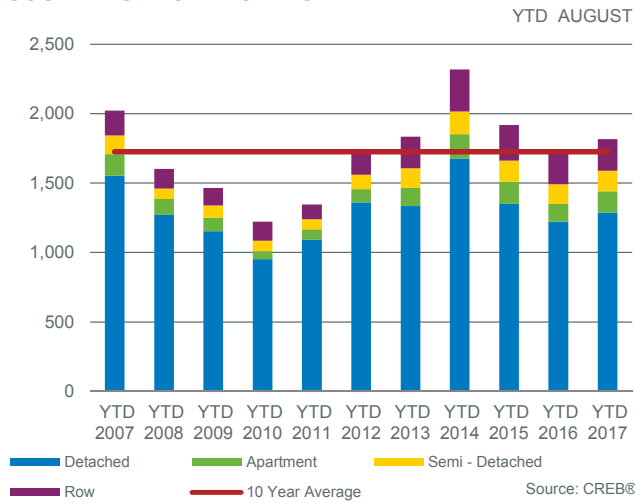


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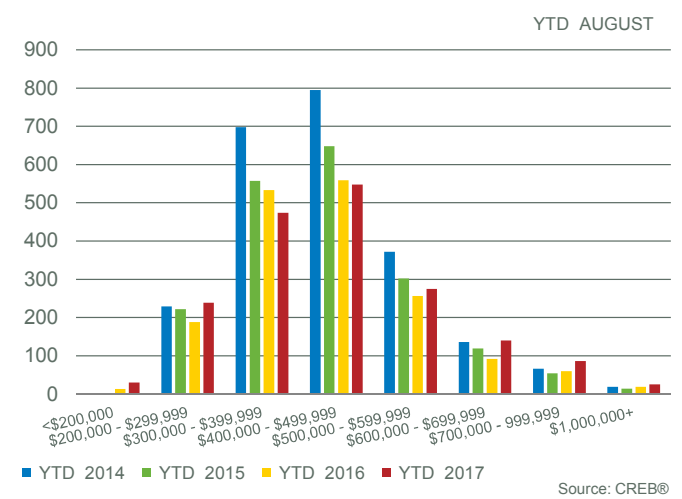


SOUTHEAST

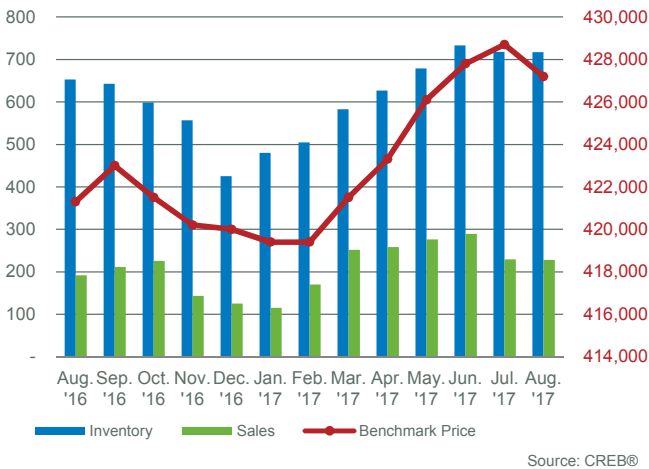
SOUTHEAST TOTAL SALES



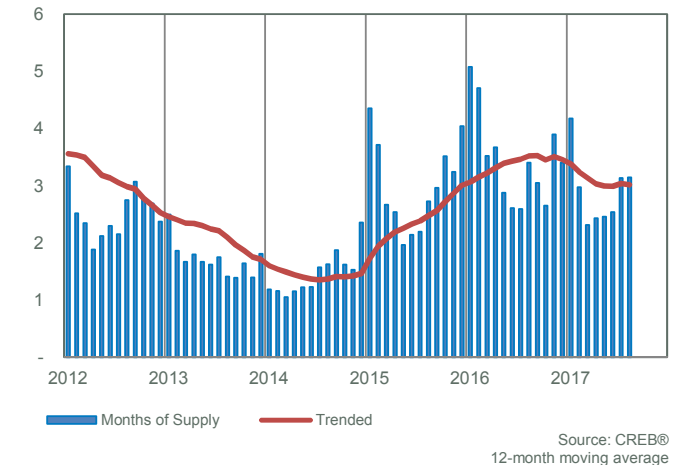
SOUTHEAST TOTAL SALES BY PRICE RANGE



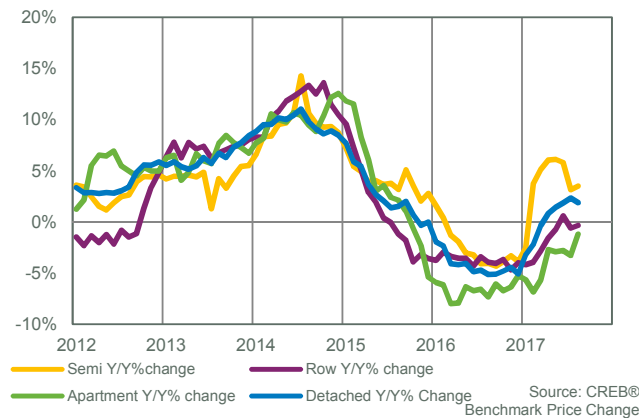
SOUTHEAST INVENTORY AND SALES



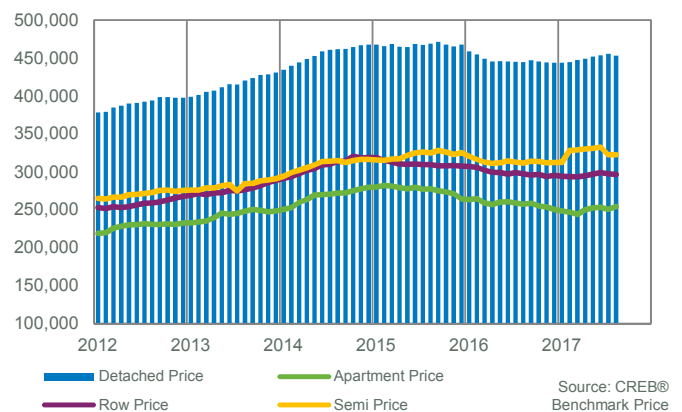
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

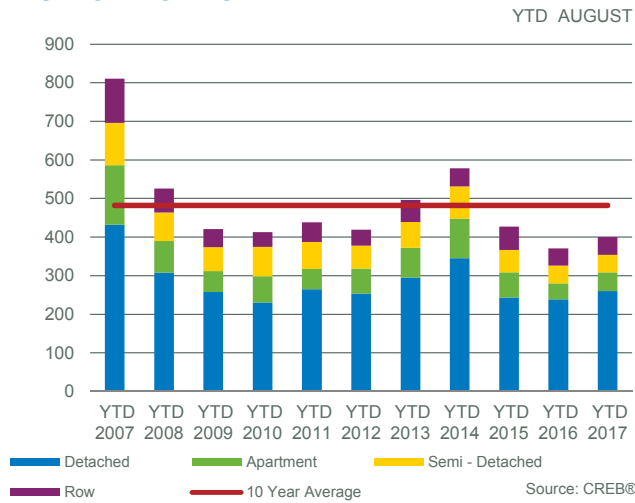


SOUTHEAST PRICES

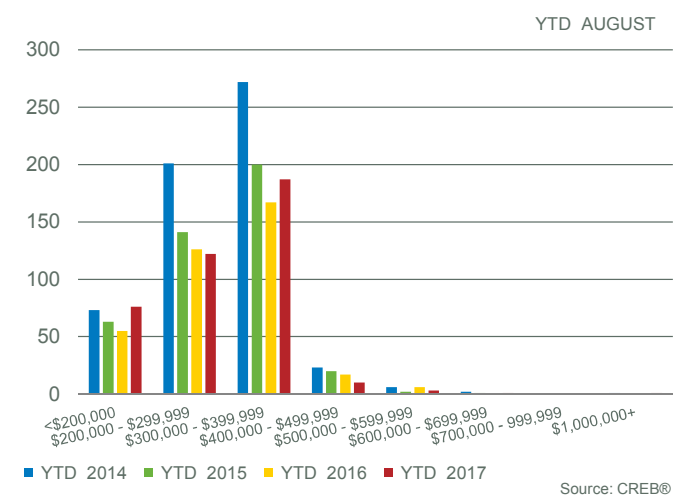


EAST

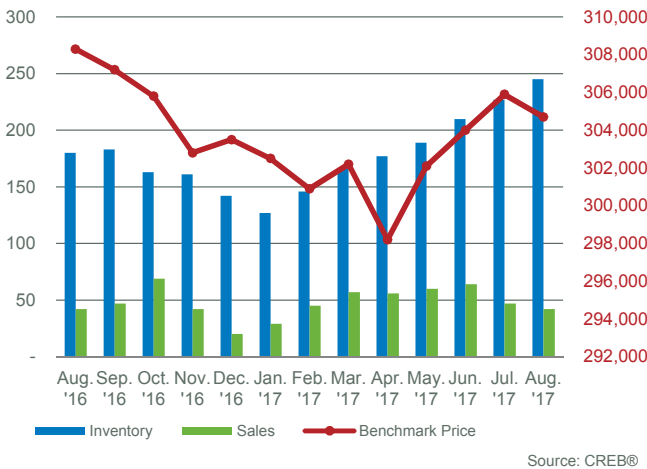
EAST TOTAL SALES



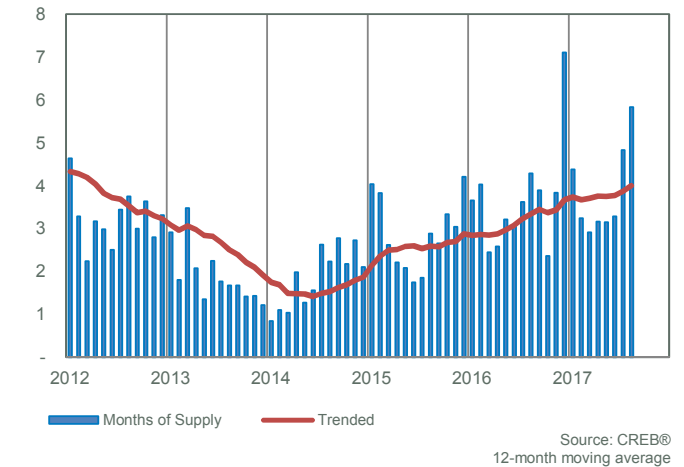
EAST TOTAL SALES BY PRICE RANGE



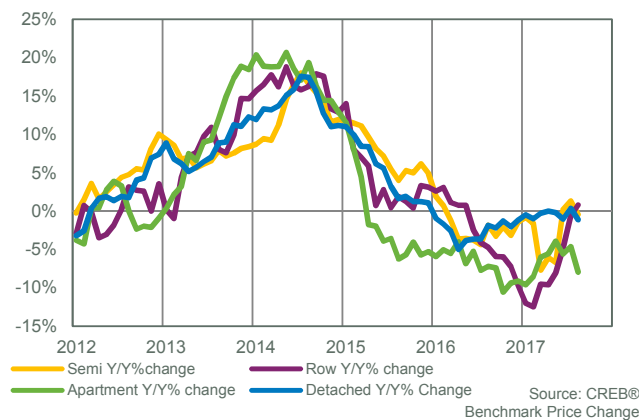
EAST INVENTORY AND SALES



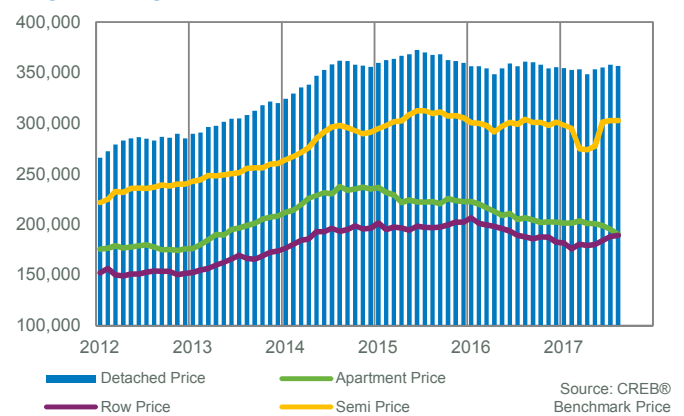
EAST MONTHS OF INVENTORY



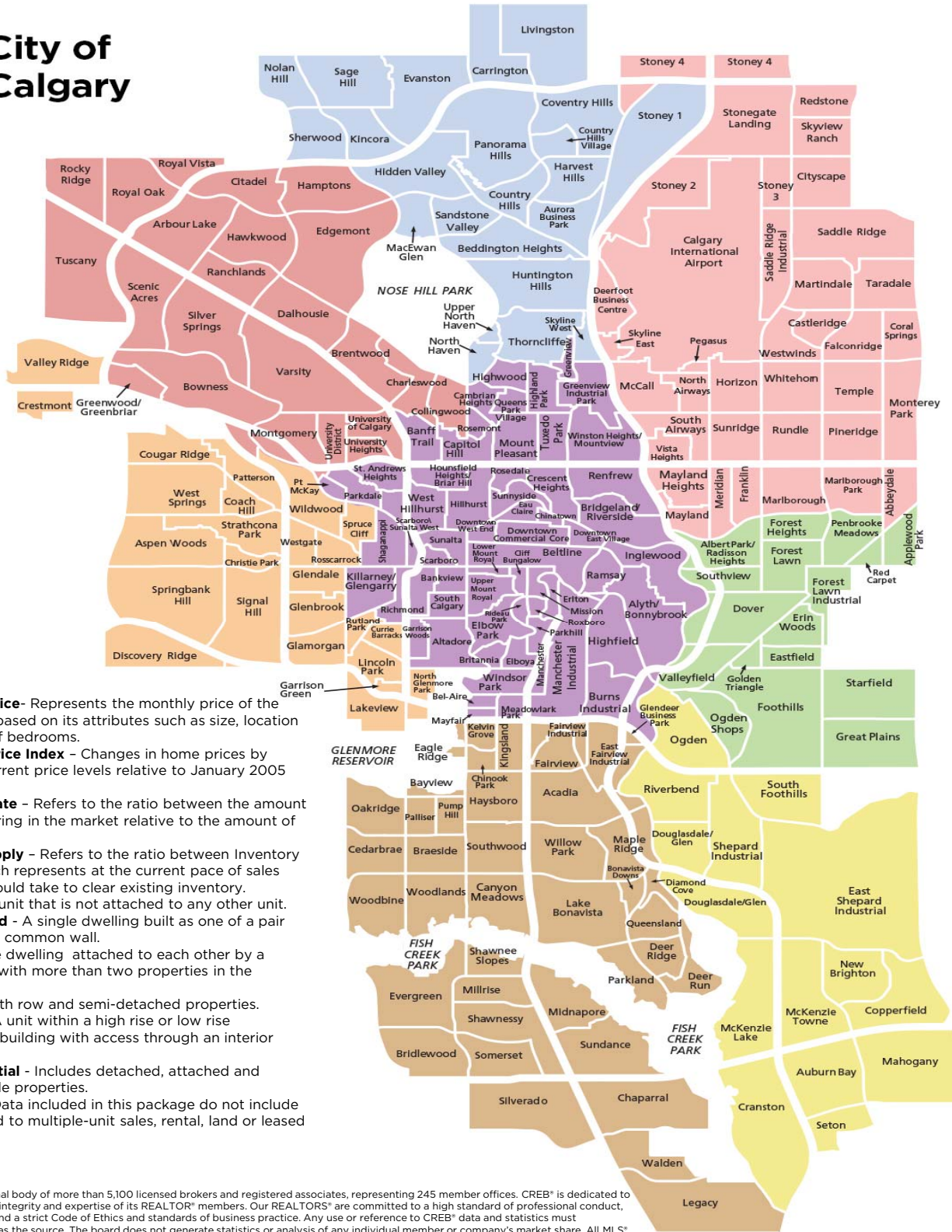
EAST PRICE CHANGE



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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