



**creb<sup>®</sup>**

serving calgary and area REALTORS<sup>®</sup>

**MONTHLY STATISTICS PACKAGE**

# City of Calgary

December 2017



[creb.com](http://creb.com)

## Two Sides of the Story

### December sales activity rises again but so does supply.

**City of Calgary, January 2, 2018** – Sales activity for all product types improved in December and pushed monthly sales to long-term averages for the second month in a row.

However, new listings also rose, keeping inventory elevated compared to typical levels for December. With more supply remaining compared to sales, benchmark prices edged down for the fifth consecutive month.

“Many of the economic indicators continue to post modest improvements, including improving sales. However, demand gains have not outpaced the additional supply coming into the housing market. This is creating some of the bumpiness in terms of price recovery,” said CREB® chief economist Ann-Marie Lurie, who added that prices have stayed comparable to last year.

The gap between detached supply to demand closed in the first half of 2017 and supported early price growth. As prices improved, this was perceived as a signal for many who delayed selling their home and caused a late rise in inventory which limited price growth.

Overall, the detached benchmark price in 2017 averaged \$504,867, 0.63 per cent above last year’s levels.

Challenges continue to face the apartment sector, with elevated supply in the resale market. The new home and rental markets weighed on this sector. The excess supply caused average annual benchmark prices to decline by four per cent this year. This is a total annual adjustment of nearly 12 per cent since the start of the recession.

In the attached sector, the first half of the year saw an improvement in sales relative to the inventory levels. This supported stronger price gains in the second and third quarter. However, a late rise in inventory levels took some of the momentum away from price growth. On an annual basis, attached prices totaled \$332,325, comparable to last year’s levels.

“This year, we saw a rise in the number of consumers willing to purchase in the market with the expectation that the economy had already shifted. There were also many who waited to list their property until prices showed more stability,” said CREB® president David P. Brown.

“Those who acted were typically driven by long-term plans that best suit their current lifestyle. We are ending the year with stronger sales in the last quarter, but supply levels are holding back price gains. The year played out as expected with a transition from price declines to general price stability in most sectors of the market.”

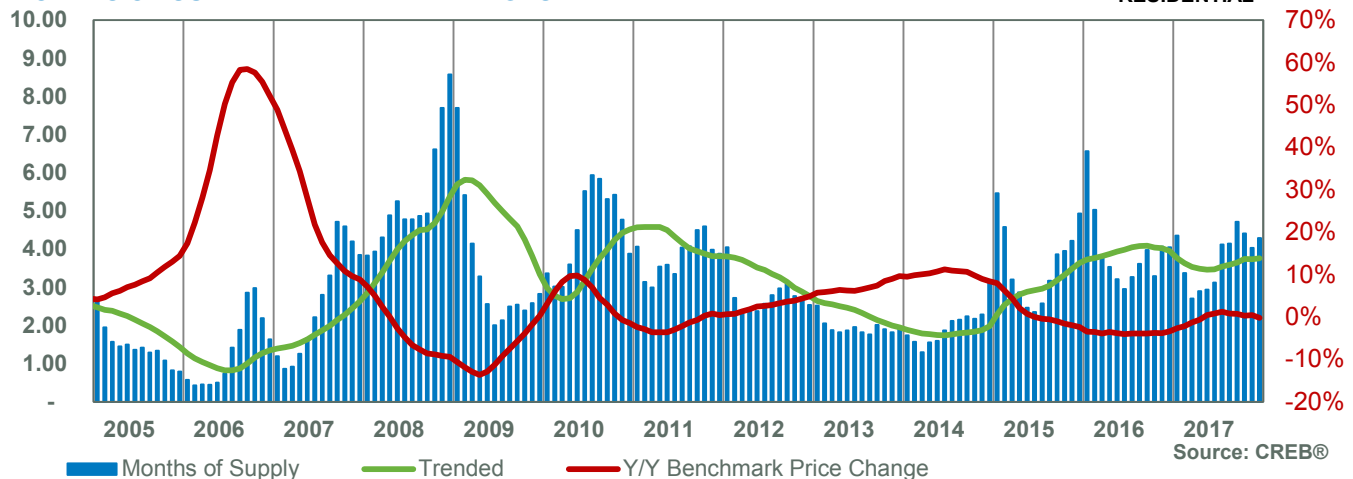
For more information on the 2017 housing market, CREB®’s 2018 Forecast Conference & Tradeshow ([www.crebforecast.com](http://www.crebforecast.com)) will be on Jan. 31.

## HOUSING MARKET FACTS

- Detached sales totaled 11,831 in 2017. This is 5.6 per cent above last year, but nine per cent below the long-term average. Sales improved across all districts except the North East, which recorded a decline of sales of two per cent. Strongest sale growth occurred in the City Centre, West and South areas of the city.
- The average annual detached benchmark price eased across all districts in the fourth quarter compared to third quarter results, but remained higher than last year’s levels in most districts. This is primarily caused by inventories that were higher than sales activity. Annual total residential prices remain below peak levels in all districts.
- Elevated inventories compared to sales weighed on apartment prices across all districts. Annual price declines ranged from a high of 6.2 in the East to a low of 2.4 per cent in the West. The City Centre, West and South districts contain over 70 per cent of apartment sales. Each of these areas have prices that remain 11.7, 10.7 and 12.5 per cent below previous annual highs.
- The annual semi-detached benchmark price averaged \$422,333, four per cent above last year’s levels. Row prices totaled \$329,200, three per cent below last year. In both cases, prices remain 0.4 and 9 per cent below annual highs.

\*See district map on last page.

## MONTHS OF SUPPLY AND PRICE CHANGES



Dec. 2017

	Dec-16	Dec-17	Y/Y % Change	2016	2017	Y/Y % Change
<b>DETACHED</b>						
Total Sales	569	616	8.26%	11,206	11,831	5.58%
Total Sales Volume	\$326,781,803	\$320,755,388	-1.84%	\$6,141,955,992	\$6,594,860,569	7.37%
New Listings	512	675	31.84%	17,908	19,095	6.63%
Inventory	1,714	2,033	18.61%	2,718	2,751	1.20%
Months of Supply	3.01	3.30	9.56%	2.91	2.79	-4.15%
Sales to New Listings Ratio	111.13%	91.26%	-19.87%	62.58%	61.96%	-0.62%
Sales to List Price Ratio	96.35%	97.21%	0.86%	97.00%	97.54%	0.53%
Days on Market	50	51	1.21%	42	39	-7.14%
Benchmark Price	\$498,900	\$499,600	0.14%	\$501,725	\$504,867	0.63%
Median Price	\$480,000	\$460,000	-4.17%	\$479,000	\$490,000	2.30%
Average Price	\$574,309	\$520,707	-9.33%	\$548,095	\$557,422	1.70%
Index	205	205	0.15%	206	207	0.63%
<b>APARTMENT</b>						
Total Sales	146	169	15.75%	2,725	2,869	5.28%
Total Sales Volume	\$44,143,795	\$45,829,869	3.82%	\$838,129,506	\$839,575,232	0.17%
New Listings	240	261	8.75%	6,941	7,215	3.95%
Inventory	1,109	1,182	6.58%	1,481	1,602	8.12%
Months of Supply	7.60	6.99	-7.92%	6.52	6.70	2.69%
Sales to New Listings Ratio	60.83%	64.75%	3.92%	39.26%	39.76%	0.50%
Sales to List Price Ratio	95.45%	96.00%	0.55%	96.28%	96.35%	0.07%
Days on Market	71	80	12.83%	57	60	5.26%
Benchmark Price	\$266,500	\$257,700	-3.30%	\$274,358	\$263,475	-3.97%
Median Price	\$249,500	\$250,000	0.20%	\$269,000	\$260,000	-3.35%
Average Price	\$302,355	\$271,183	-10.31%	\$307,570	\$292,637	-4.86%
Index	184	178	-3.31%	190	182	-3.96%
<b>ATTACHED</b>						
Total Sales	214	221	3.27%	3,865	4,182	8.20%
Total Sales Volume	\$88,623,434	\$87,711,095	-1.03%	\$1,552,113,956	\$1,702,768,631	9.71%
New Listings	240	286	19.17%	7,420	7,820	5.39%
Inventory	943	1,099	16.54%	1,358	1,382	1.72%
Months of Supply	4.41	4.97	12.85%	4.22	3.96	-5.99%
Sales to New Listings Ratio	89.17%	77.27%	-11.89%	52.09%	53.48%	1.39%
Sales to List Price Ratio	96.67%	97.08%	0.42%	97.09%	97.31%	0.22%
Days on Market	59	59	-0.25%	50	49	-2.00%
Benchmark Price	\$329,400	\$330,100	0.21%	\$332,758	\$332,325	-0.13%
Median Price	\$352,750	\$329,900	-6.48%	\$343,500	\$343,000	-0.15%
Average Price	\$414,128	\$396,883	-4.16%	\$401,582	\$407,166	1.39%
Index	195	195	0.21%	197	197	-0.13%
<b>CITY OF CALGARY</b>						
Total Sales	929	1,006	8.29%	17,796	18,882	6.10%
Total Sales Volume	\$459,549,032	\$454,296,352	-1.14%	\$8,532,199,453	\$9,137,204,432	7.09%
New Listings	992	1,222	23.19%	32,269	34,130	5.77%
Inventory	3,766	4,314	14.55%	5,557	5,734	3.17%
Months of Supply	4.05	4.29	5.78%	3.75	3.64	-2.76%
Sales to New Listings Ratio	93.65%	82.32%	-11.33%	55.15%	55.32%	0.17%
Sales to List Price Ratio	96.32%	97.07%	0.74%	96.95%	97.38%	0.44%
Days on Market	56	58	3.62%	46	44	-4.35%
Benchmark Price	\$434,100	\$433,200	-0.21%	\$438,567	\$437,808	-0.17%
Median Price	\$425,000	\$410,000	-3.53%	\$425,000	\$430,000	1.18%
Average Price	\$494,671	\$451,587	-8.71%	\$479,445	\$483,911	0.93%
Index	200	200	-0.20%	202	202	-0.18%

For a list of definitions, see page 26.

Dec. 2017

	Dec-16	Dec-17	Y/Y % Change	2016	2017	Y/Y % Change
<b>CITY OF CALGARY SEMI-DETACHED</b>						
Total Sales	95	95	0.00%	1,720	1,823	5.99%
Total Sales Volume	\$48,536,823	\$46,760,821	-3.66%	\$840,387,677	\$908,434,038	8.10%
Share of Sales with Condo Title	14.74%	16.84%	2.11%	16.16%	16.73%	0.57%
New Listings	103	132	28.16%	3,017	3,131	3.78%
Inventory	367	441	20.16%	510	516	1.11%
Months of Supply	3.86	4.64	20.16%	3.56	3.40	-4.60%
Sales to New Listings Ratio	92.23%	71.97%	-20.26%	57.01%	58.22%	1.21%
Sales to List Price Ratio	96.57%	97.24%	0.67%	97.09%	97.47%	0.39%
Days on Market	60	59	-2.32%	47	46	-2.13%
Benchmark Price	\$406,200	\$416,600	2.56%	\$404,517	\$420,600	3.98%
Median Price	\$405,000	\$405,500	0.12%	\$395,000	\$404,900	2.51%
Average Price	\$510,914	\$492,219	-3.66%	\$488,597	\$498,318	1.99%
Index	203	209	2.56%	203	211	3.97%
<b>CITY OF CALGARY ROW</b>						
Total Sales	119	126	5.88%	2,145	2,359	9.98%
Total Sales Volume	\$40,086,611	\$40,950,274	2.15%	\$711,726,279	\$794,334,593	11.61%
Share of Sales with Condo Title	95.80%	94.44%	-1.35%	94.21%	94.77%	0.56%
New Listings	137	154	12.41%	4,403	4,689	6.50%
Inventory	576	658	14.24%	848	866	2.09%
Months of Supply	4.84	5.22	7.89%	4.74	4.40	-7.17%
Sales to New Listings Ratio	86.86%	81.82%	-5.04%	48.72%	50.31%	1.59%
Sales to List Price Ratio	96.79%	96.90%	0.12%	97.09%	97.12%	0.03%
Days on Market	58	59	1.43%	53	52	-1.89%
Benchmark Price	\$303,100	\$299,500	-1.19%	\$308,658	\$299,567	-2.95%
Median Price	\$317,900	\$295,000	-7.20%	\$310,000	\$308,000	-0.65%
Average Price	\$336,862	\$325,002	-3.52%	\$331,807	\$336,725	1.48%
Index	190	188	-1.16%	193	188	-2.95%
<b>CITY OF CALGARY ATTACHED</b>						
Total Sales	214	221	3.27%	3,865	4,182	8.20%
Total Sales Volume	\$88,623,434	\$87,711,095	-1.03%	\$1,552,113,956	\$1,702,768,631	9.71%
Share of Sales with Condo Title	59.81%	61.09%	2.13%	59.58%	60.91%	2.22%
New Listings	240	286	19.17%	7,420	7,820	5.39%
Inventory	943	1,099	16.54%	1,358	1,382	1.72%
Months of Supply	4.41	4.97	12.85%	4.22	3.96	-5.99%
Sales to New Listings Ratio	89.17%	77.27%	-11.89%	52.09%	53.48%	1.39%
Sales to List Price Ratio	96.67%	97.08%	0.42%	97.09%	97.31%	0.22%
Days on Market	59	59	-0.25%	50	49	-2.00%
Benchmark Price	\$329,400	\$330,100	0.21%	\$332,758	\$332,325	-0.13%
Median Price	\$352,750	\$329,900	-6.48%	\$343,500	\$343,000	-0.15%
Average Price	\$414,128	\$396,883	-4.16%	\$401,582	\$407,166	1.39%
Index	195	195	0.21%	197	197	-0.13%

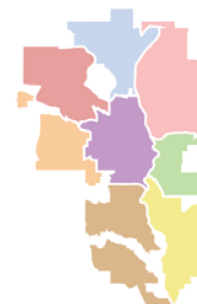
For a list of definitions, see page 26.

December 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
<b>Detached</b>								
City Centre	65	76	85.53%	278	4.28	\$682,900	2.82%	-0.71%
North East	101	126	80.16%	311	3.08	\$375,400	-2.87%	-0.64%
North	89	111	80.18%	322	3.62	\$429,700	-1.63%	-0.90%
North West	91	79	115.19%	220	2.42	\$541,200	0.24%	-1.28%
West	56	67	83.58%	201	3.59	\$729,700	4.53%	-1.04%
South	132	114	115.79%	357	2.70	\$469,100	-0.87%	-1.22%
South East	71	77	92.21%	279	3.93	\$445,200	0.32%	-0.31%
East	11	25	44.00%	65	5.91	\$352,800	-0.76%	-0.40%
<b>TOTAL CITY</b>	<b>616</b>	<b>675</b>	<b>91.26%</b>	<b>2,033</b>	<b>3.30</b>	<b>\$499,600</b>	<b>0.14%</b>	<b>-0.87%</b>
<b>Apartment</b>								
City Centre	77	135	57.04%	591	7.68	\$285,700	-2.46%	0.60%
North East	8	15	53.33%	63	7.88	\$223,600	-5.53%	-2.70%
North	9	17	52.94%	70	7.78	\$216,600	-2.43%	2.80%
North West	14	20	70.00%	101	7.21	\$233,500	-4.69%	-4.07%
West	12	17	70.59%	99	8.25	\$249,900	-0.99%	0.12%
South	22	22	100.00%	139	6.32	\$228,000	-4.52%	0.04%
South East	23	24	95.83%	84	3.65	\$232,700	-7.07%	-2.14%
East	4	11	36.36%	35	8.75	\$187,500	-7.32%	-2.24%
<b>TOTAL CITY</b>	<b>169</b>	<b>261</b>	<b>64.75%</b>	<b>1,182</b>	<b>6.99</b>	<b>\$257,700</b>	<b>-3.30%</b>	<b>-0.23%</b>
<b>Semi-detached</b>								
City Centre	23	44	52.27%	160	6.96	\$767,800	6.36%	0.43%
North East	12	17	70.59%	66	5.50	\$299,400	-3.61%	-0.17%
North	11	7	157.14%	27	2.45	\$313,800	-1.91%	-1.10%
North West	15	14	107.14%	39	2.60	\$389,800	5.72%	-0.51%
West	13	16	81.25%	46	3.54	\$512,700	4.08%	-0.85%
South	10	17	58.82%	46	4.60	\$338,800	0.00%	-1.37%
South East	7	9	77.78%	28	4.00	\$316,800	1.41%	-0.72%
East	4	8	50.00%	29	7.25	\$297,200	-1.26%	-1.13%
<b>TOTAL CITY</b>	<b>95</b>	<b>132</b>	<b>71.97%</b>	<b>441</b>	<b>4.64</b>	<b>\$416,600</b>	<b>2.56%</b>	<b>-0.29%</b>
<b>Row</b>								
City Centre	22	20	110.00%	128	5.82	\$474,100	3.20%	-1.29%
North East	12	32	37.50%	92	7.67	\$200,700	-4.56%	-3.09%
North	13	23	56.52%	87	6.69	\$263,500	-0.23%	0.11%
North West	16	17	94.12%	62	3.88	\$309,100	-1.53%	-0.16%
West	17	19	89.47%	75	4.41	\$341,400	-0.61%	-1.01%
South	22	23	95.65%	108	4.91	\$259,200	-4.92%	-2.19%
South East	18	15	120.00%	80	4.44	\$292,100	-1.05%	-1.32%
East	7	5	140.00%	26	3.71	\$187,800	2.90%	2.40%
<b>TOTAL CITY</b>	<b>126</b>	<b>154</b>	<b>81.82%</b>	<b>658</b>	<b>5.22</b>	<b>\$299,500</b>	<b>-1.19%</b>	<b>-1.19%</b>

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

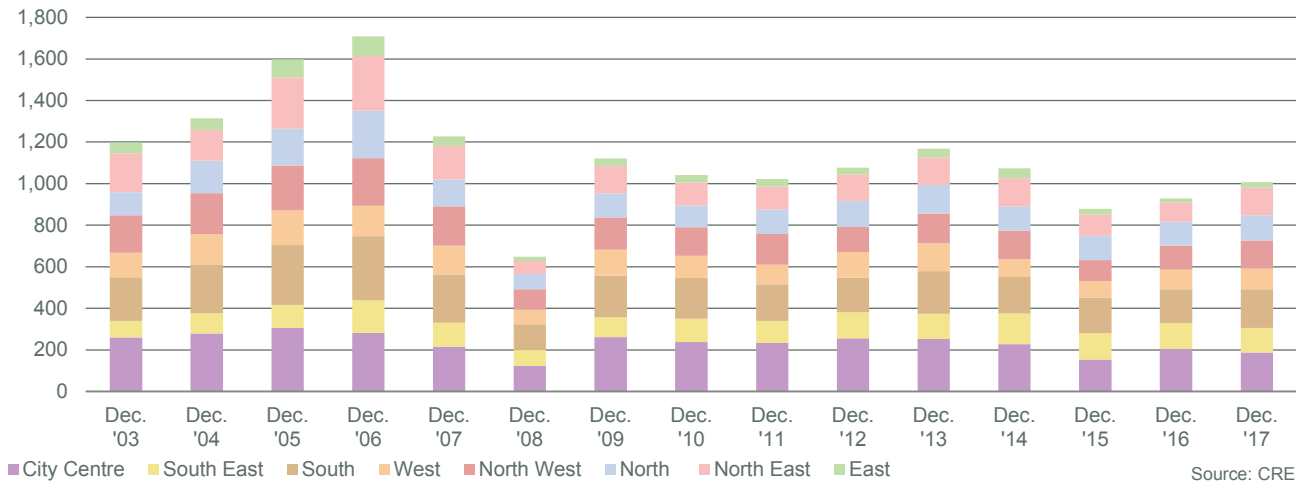
## City of Calgary

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



TOTAL SALES

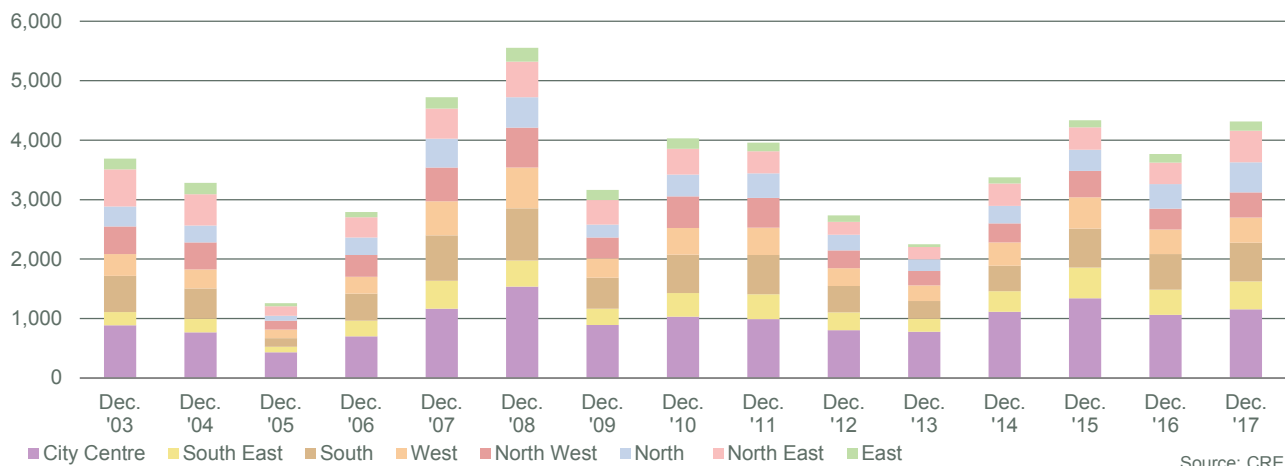
DECEMBER



Source: CREB®

TOTAL INVENTORY

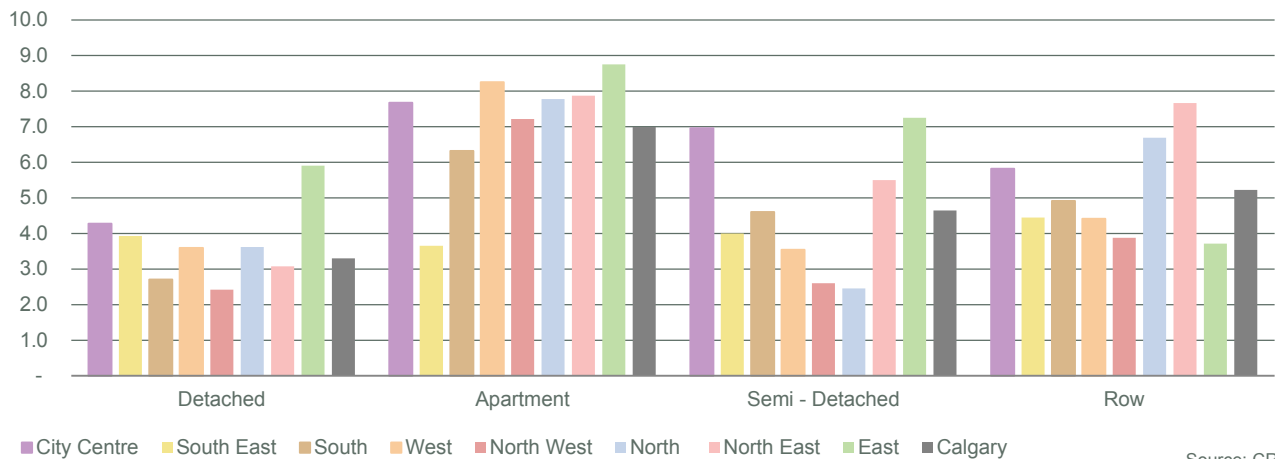
DECEMBER



Source: CREB®

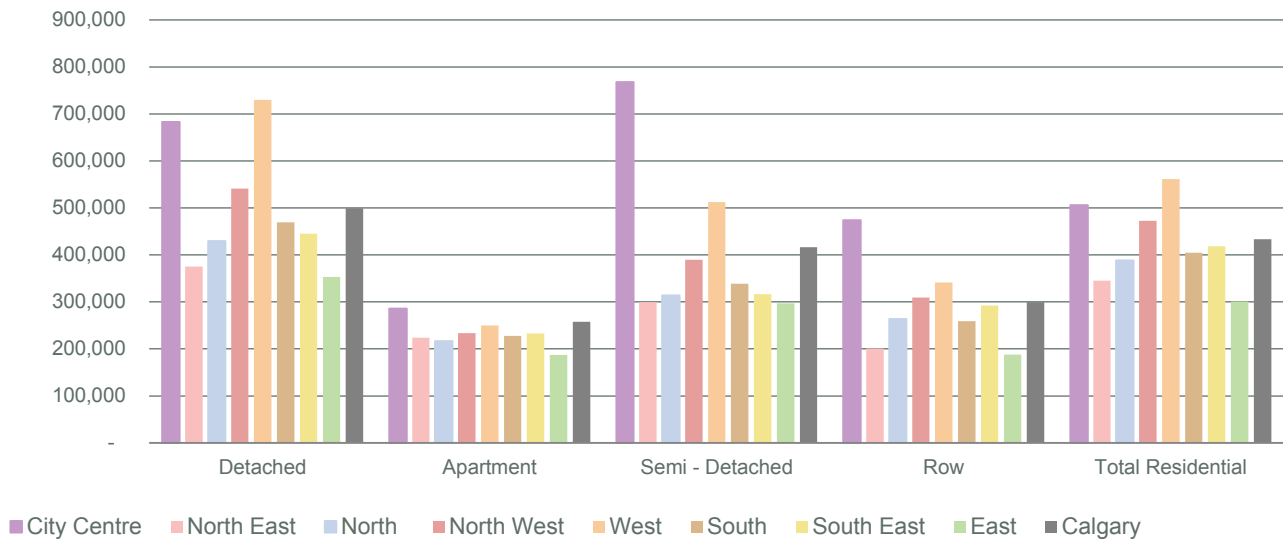
MONTHS OF SUPPLY

DECEMBER



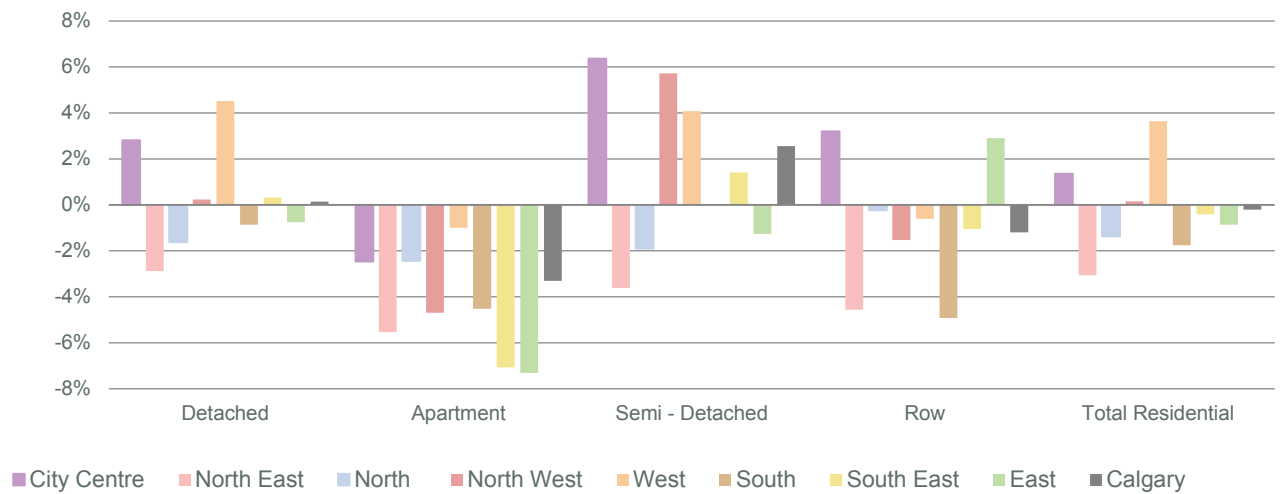
Source: CREB®

## BENCHMARK PRICE - DECEMBER



Source: CREB®

## YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER



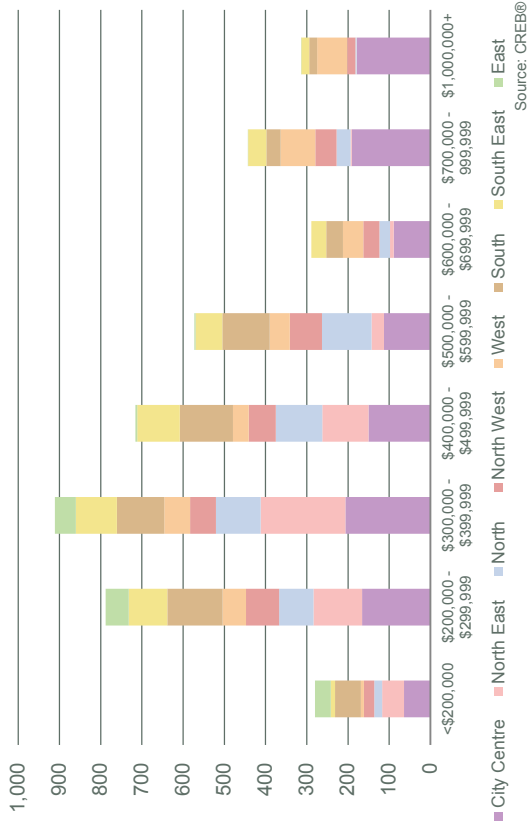
Source: CREB®

## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

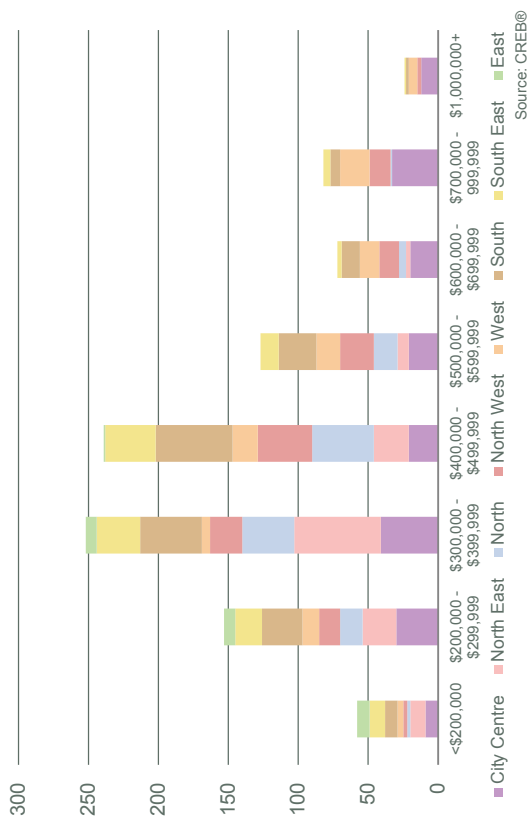
	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1,233	1,170	1,338	1,501	1,703	1,365	1,468	1,091	1,341
Lot Size	5,528	4,070	4,396	5,328	5,625	5,242	4,273	4,805	4,908
Above Ground Bedrooms	2	3	3	3	3	3	3	3	3
Year Built	1951	1985	1997	1994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

Dec. 2017

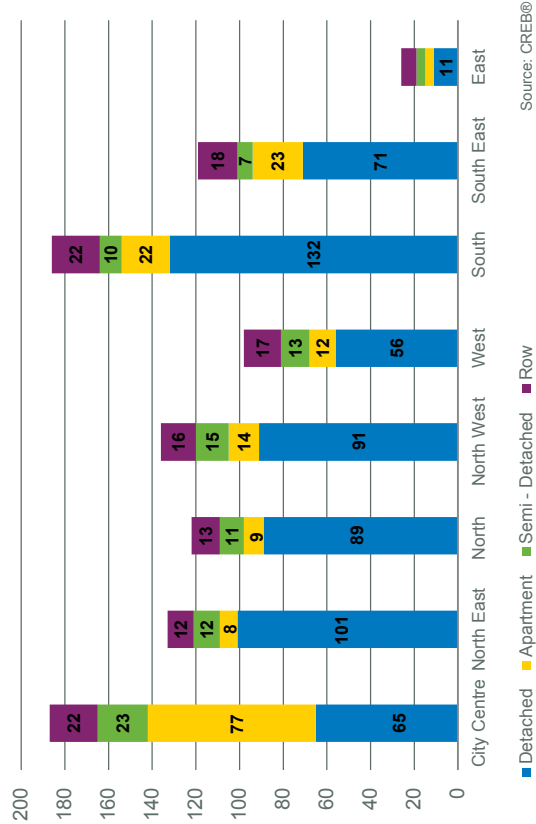
### TOTAL INVENTORY BY PRICE RANGE - DECEMBER



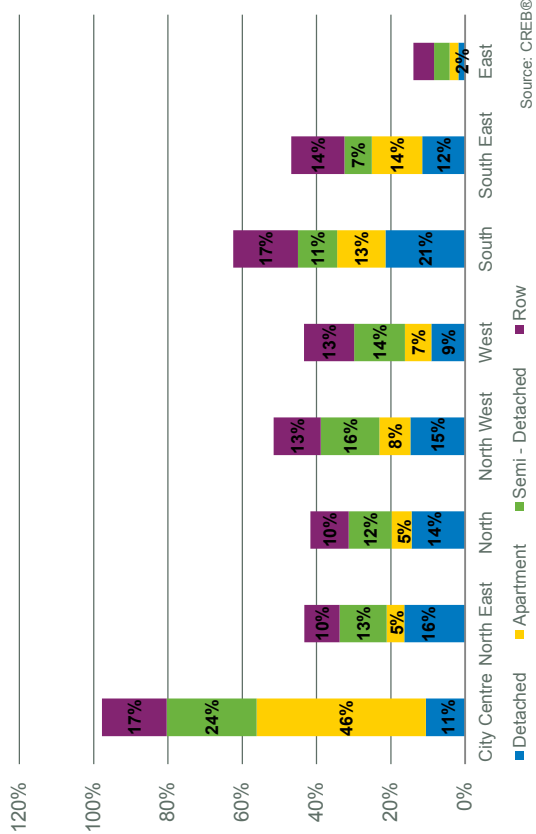
### TOTAL SALES BY PRICE RANGE - DECEMBER



### SALES BY PROPERTY TYPE - DECEMBER



### SHARE OF CITY WIDE SALES - DECEMBER





Dec. 2017

	2016												2017											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	765	1,130	1,590	1,767	1,920	2,029	1,744	1,570	1,479	1,647	1,226	929	943	1,334	1,890	1,900	2,115	2,136	1,625	1,595	1,460	1,469	1,409	1,006
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	2,383	2,459	3,240	3,295	3,864	3,753	2,978	3,004	3,263	2,608	2,061	1,222
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	4,110	4,502	5,124	5,518	6,213	6,669	6,619	6,619	6,882	6,477	5,680	4,314
Days on Market	51	43	43	46	42	47	46	46	46	46	50	56	53	48	42	39	37	38	43	45	45	50	52	58
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	433,400	433,400	434,300	435,600	439,300	441,500	443,600	442,300	441,500	438,900	436,700	433,200
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	425,000	428,000	435,000	445,000	448,000	452,500	428,000	428,000	423,000	415,000	412,000	410,000
Average Price	456,889	473,940	468,642	476,988	491,832	485,468	485,385	474,192	490,233	461,245	484,950	494,671	467,509	480,786	490,980	495,002	504,230	500,889	477,948	478,280	485,041	474,518	462,120	451,587
Index	205	204	203	202	201	202	202	202	202	202	200	200	200	200	200	201	202	203	204	204	203	202	201	200

### CALGARY TOTAL SALES

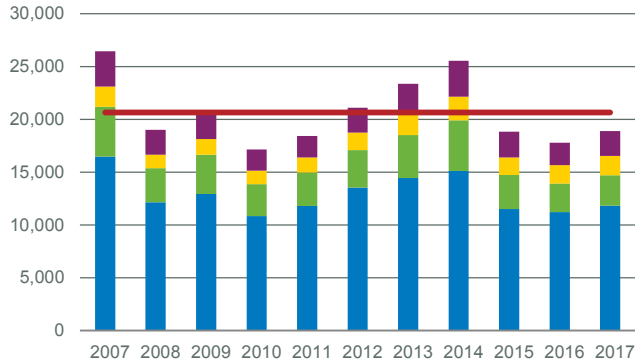
	Dec-16	Dec-17	2016	2017
>\$100,000	-	-	-	3
\$100,000 - \$199,999	37	57	550	790
\$200,000 - \$299,999	123	153	2,518	2,590
\$300,000 - \$349,999	97	115	1,965	2,007
\$350,000 - \$399,999	145	137	2,546	2,478
\$400,000 - \$449,999	107	146	2,377	2,339
\$450,000 - \$499,999	104	93	1,857	1,905
\$500,000 - \$549,999	86	66	1,524	1,564
\$550,000 - \$599,999	45	61	1,135	1,205
\$600,000 - \$649,999	31	47	709	896
\$650,000 - \$699,999	33	25	588	727
\$700,000 - \$799,999	44	49	754	902
\$800,000 - \$899,999	23	18	419	533
\$900,000 - \$999,999	19	15	247	267
\$1,000,000 - \$1,249,999	13	17	270	348
\$1,250,000 - \$1,499,999	5	3	147	156
\$1,500,000 - \$1,749,999	6	3	82	72
\$1,750,000 - \$1,999,999	1	-	39	44
\$2,000,000 - \$2,499,999	3	1	38	27
\$2,500,000 - \$2,999,999	3	-	16	17
\$3,000,000 - \$3,499,999	3	-	7	4
\$3,500,000 - \$3,999,999	1	-	4	6
\$4,000,000 +	-	-	4	2
	929	1,006	17,796	18,882

### CITY OF CALGARY TOTAL SALES BY PRICE RANGE



CITY OF CALGARY TOTAL SALES

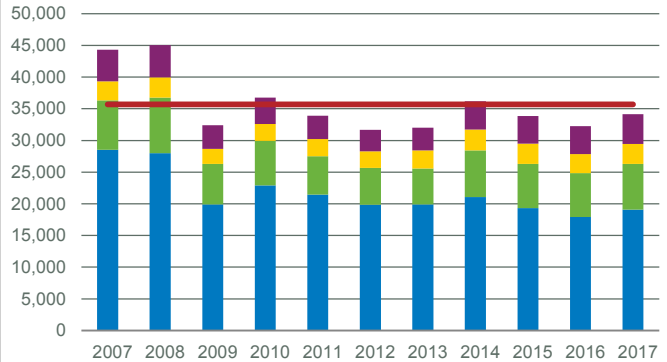
2017



Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

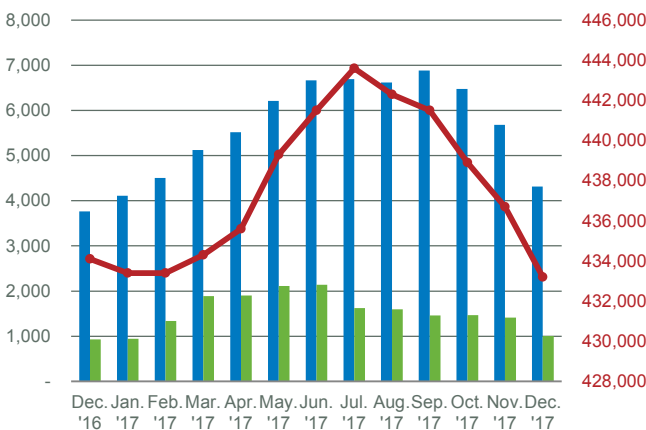
CITY OF CALGARY TOTAL NEW LISTINGS

2017



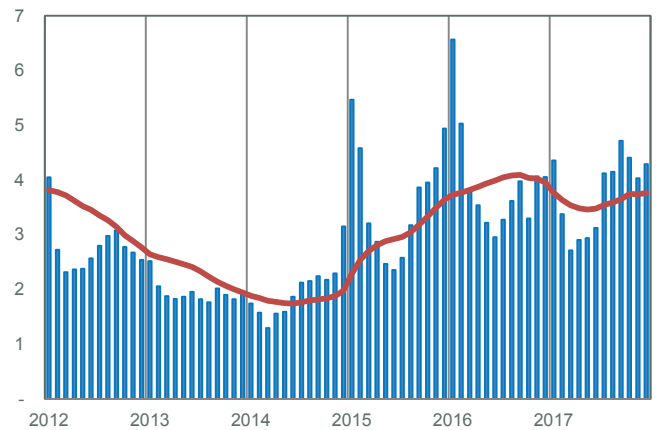
Legend: Detached, Apartment, Semi-Detached, Row, 10 Year Average. Source: CREB®

CITY OF CALGARY TOTAL INVENTORY AND SALES



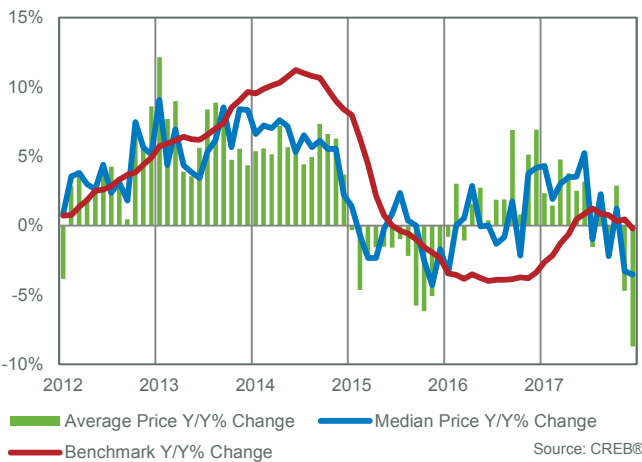
Legend: Inventory, Sales, Benchmark Price. Source: CREB®

CITY OF CALGARY TOTAL MONTHS OF INVENTORY



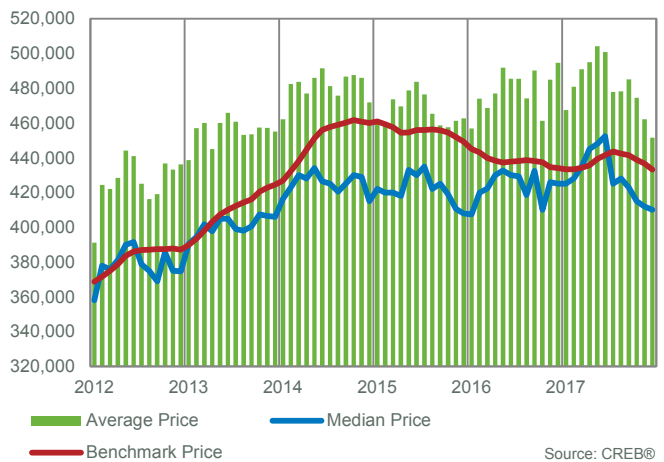
Legend: Months of Supply, Trended. Source: CREB®

CITY OF CALGARY TOTAL PRICE CHANGE



Legend: Average Price Y/Y% Change, Median Price Y/Y% Change, Benchmark Y/Y% Change. Source: CREB®

CITY OF CALGARY TOTAL PRICES



Legend: Average Price, Median Price, Benchmark Price. Source: CREB®

Dec. 2017

	2016	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>													
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	
<b>2017</b>													
Sales	581	822	1,171	1,192	1,374	1,381	1,011	983	919	908	873	616	
New Listings	1,228	1,293	1,796	1,861	2,239	2,165	1,688	1,674	1,870	1,484	1,122	675	
Inventory	1,848	1,995	2,324	2,543	2,966	3,227	3,280	3,277	3,494	3,256	2,763	2,033	
Days on Market	47	42	38	32	31	32	38	40	42	44	48	51	
Benchmark Price	488,700	499,200	500,400	502,300	506,700	509,400	512,100	510,900	508,900	506,200	504,000	499,600	
Median Price	485,000	492,250	490,000	502,250	510,000	513,000	495,000	491,000	482,500	474,250	465,000	460,000	
Average Price	545,857	557,661	571,725	562,626	580,590	569,822	553,430	552,007	556,463	544,280	533,829	520,707	
Index	205	205	205	206	208	209	210	210	209	208	207	205	

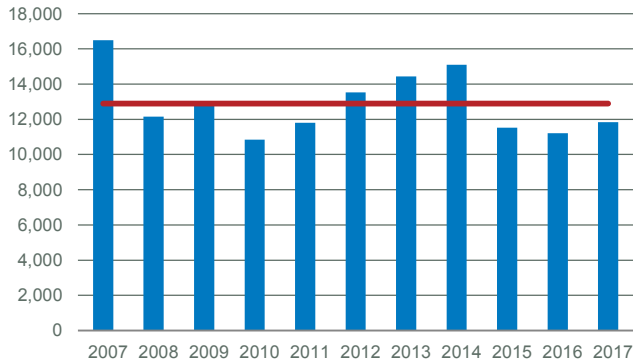
**CITY OF CALGARY DETACHED SALES BY PRICE RANGE**

	Dec-16	Dec-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	5
\$100,000 - \$199,999	10	14	221	213
\$200,000 - \$299,999	36	47	705	759
\$300,000 - \$349,999	84	102	1,661	1,610
\$350,000 - \$399,999	88	119	1,997	1,902
\$400,000 - \$449,999	92	81	1,633	1,654
\$450,000 - \$499,999	74	61	1,347	1,373
\$500,000 - \$549,999	39	52	991	1,068
\$550,000 - \$599,999	28	41	578	764
\$600,000 - \$649,999	25	21	443	608
\$650,000 - \$699,999	28	33	551	671
\$700,000 - \$799,999	18	13	335	404
\$800,000 - \$899,999	17	9	197	206
\$900,000 - \$999,999	9	16	228	294
\$1,000,000 - \$1,249,999	5	3	140	136
\$1,250,000 - \$1,499,999	6	3	80	68
\$1,500,000 - \$1,749,999	1	-	36	43
\$1,750,000 - \$1,999,999	3	1	35	25
\$2,000,000 - \$2,499,999	3	-	15	17
\$2,500,000 - \$2,999,999	2	-	6	4
\$3,000,000 - \$3,499,999	1	-	4	6
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	569	616	11,206	11,831



CITY OF CALGARY DETACHED SALES

2017

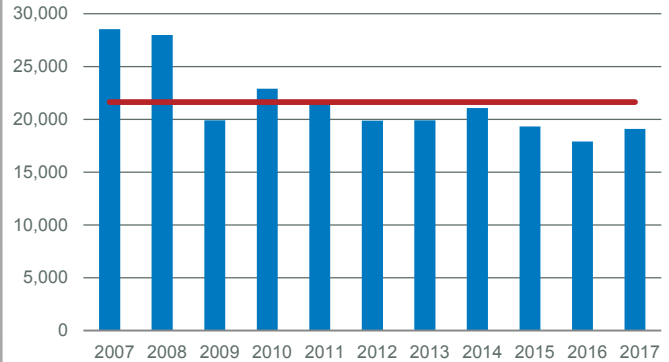


■ Detached      — 10 Year Average

Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

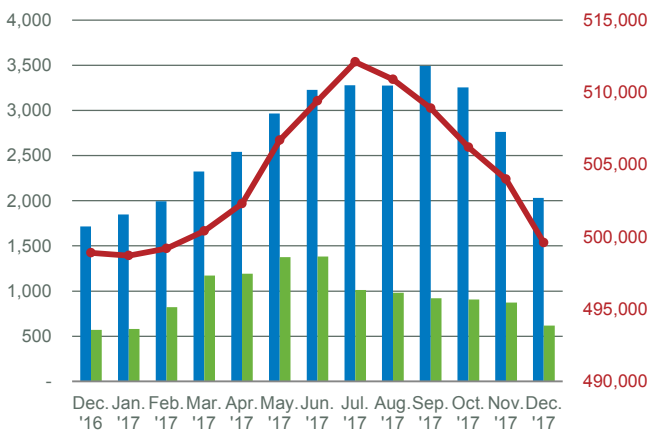
2017



■ Detached      — 10 Year Average

Source: CREB®

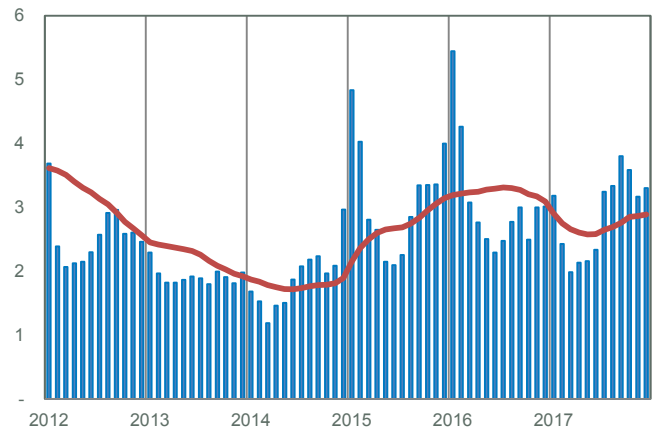
CITY OF CALGARY DETACHED INVENTORY AND SALES



■ Inventory    ■ Sales    — Benchmark Price

Source: CREB®

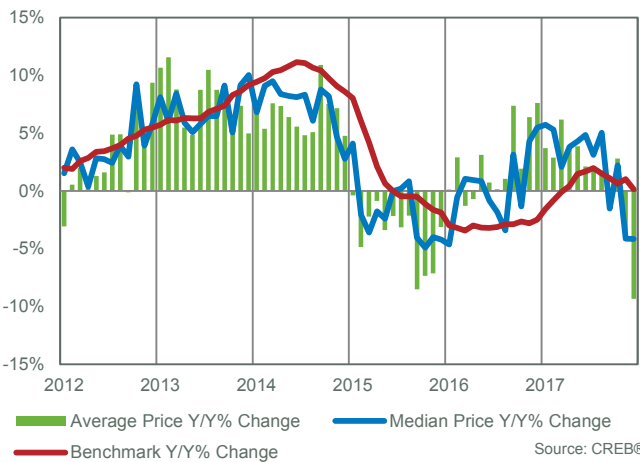
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



■ Months of Supply    — Trended

Source: CREB®  
12 month moving average inventory

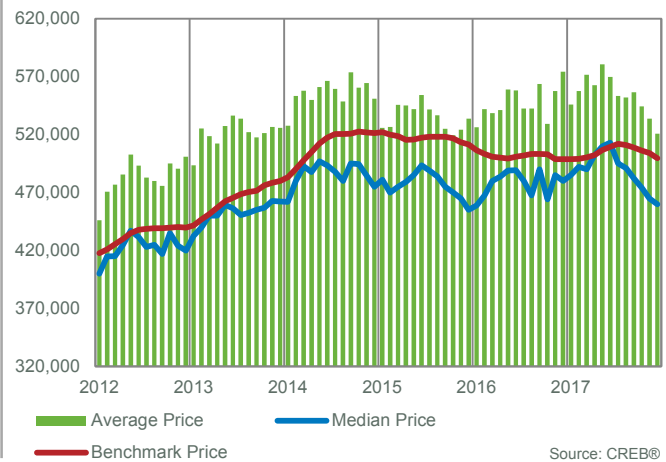
CITY OF CALGARY DETACHED PRICE CHANGE



■ Average Price Y/Y% Change    ■ Median Price Y/Y% Change  
— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY DETACHED PRICES



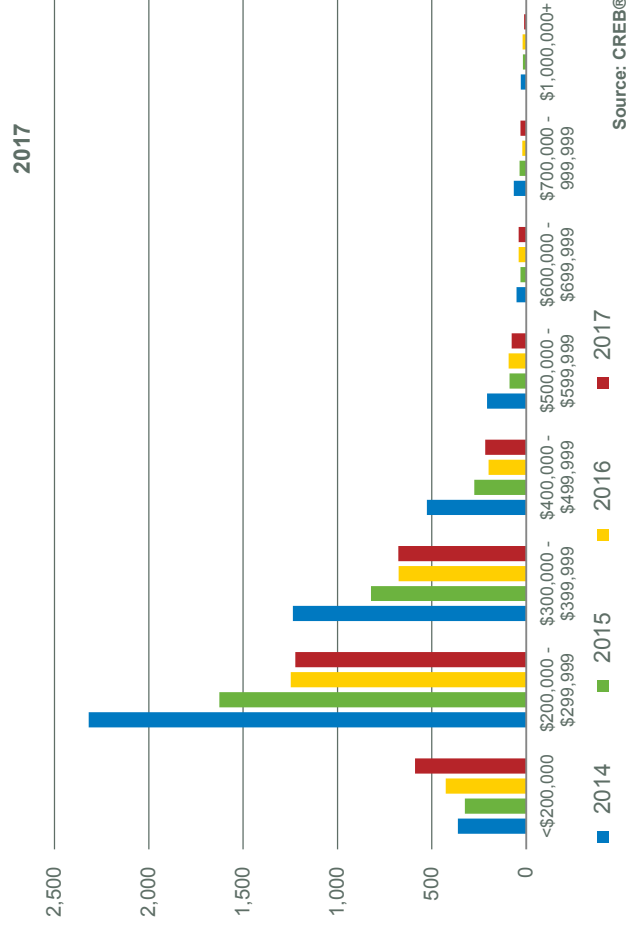
■ Average Price    ■ Median Price  
— Benchmark Price

Source: CREB®

	2016												2017											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>Sales</b>	129	168	257	272	276	310	255	267	200	250	195	146	151	235	297	283	282	284	254	248	209	234	223	169
New Listings	598	636	679	666	685	604	618	616	636	608	455	240	624	583	726	691	768	729	614	644	628	501	446	261
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	1,267	1,391	1,579	1,654	1,782	1,874	1,814	1,768	1,774	1,640	1,495	1,182
Days on Market	59	50	48	54	49	71	56	60	56	54	58	71	68	66	56	49	55	55	59	60	56	67	65	80
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	265,000	264,300	264,900	264,300	266,600	265,800	266,200	263,300	263,700	261,600	258,300	257,700
Median Price	251,000	268,000	272,000	278,250	280,000	267,500	269,900	271,500	280,000	250,000	255,000	250,000	258,500	258,500	251,500	267,000	270,000	274,000	257,750	255,000	247,500	256,000	250,000	250,000
Average Price	280,088	307,461	298,072	302,417	312,753	309,631	351,545	316,842	303,202	288,396	297,710	302,355	282,429	314,498	280,130	303,361	296,999	323,341	286,643	285,254	283,796	290,016	277,274	271,183
Index	194	196	193	192	190	191	190	188	188	187	186	184	183	183	183	183	185	184	184	182	183	181	179	178

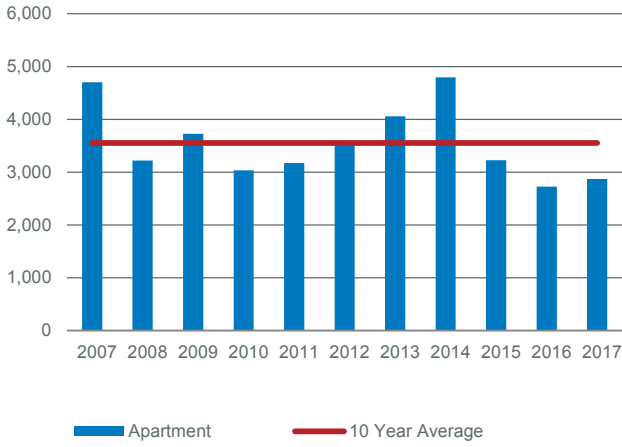
	Dec-16	Dec-17	2016	2017
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	33	42	426	588
\$200,000 - \$299,999	58	73	1,248	1,223
\$300,000 - \$349,999	19	24	405	411
\$350,000 - \$399,999	21	14	272	267
\$400,000 - \$449,999	5	8	120	136
\$450,000 - \$499,999	3	3	80	81
\$500,000 - \$549,999	2	2	56	54
\$550,000 - \$599,999	-	-	37	23
\$600,000 - \$649,999	1	1	23	26
\$650,000 - \$699,999	1	-	18	15
\$700,000 - \$799,999	2	1	10	15
\$800,000 - \$899,999	-	1	5	8
\$900,000 - \$999,999	-	-	6	8
\$1,000,000 - \$1,249,999	-	-	5	4
\$1,250,000 - \$1,499,999	-	-	5	4
\$1,500,000 - \$1,749,999	-	-	5	3
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	3	2
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	-	-	-
<b>Total</b>	<b>146</b>	<b>169</b>	<b>2,725</b>	<b>2,869</b>

CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



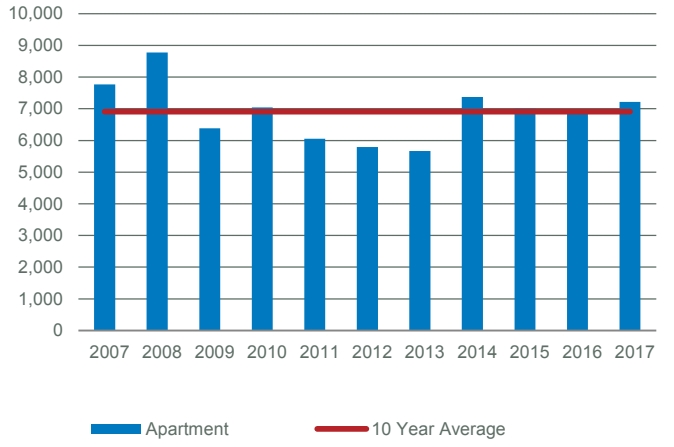
CITY OF CALGARY APARTMENT SALES

2017

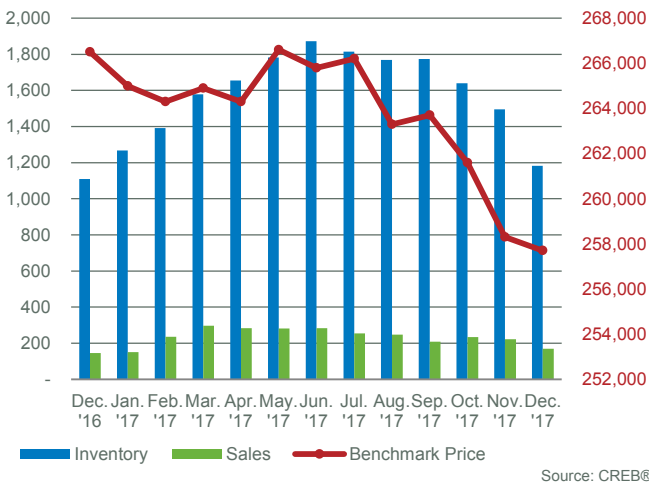


CITY OF CALGARY APARTMENT NEW LISTINGS

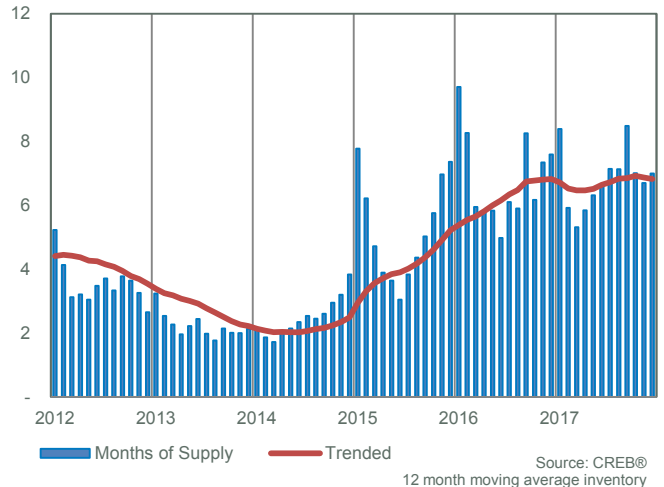
2017



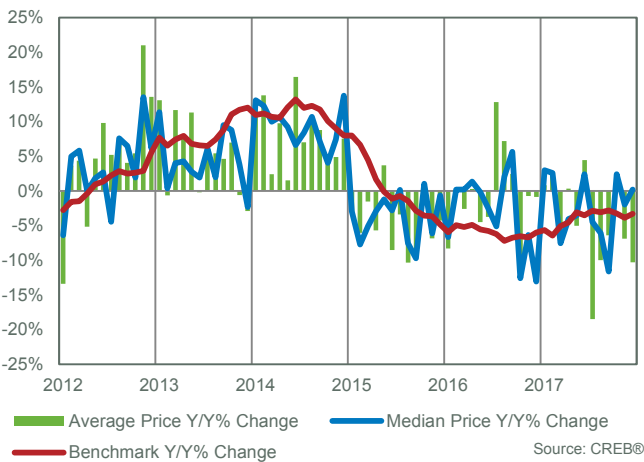
CITY OF CALGARY APARTMENT INVENTORY AND SALES



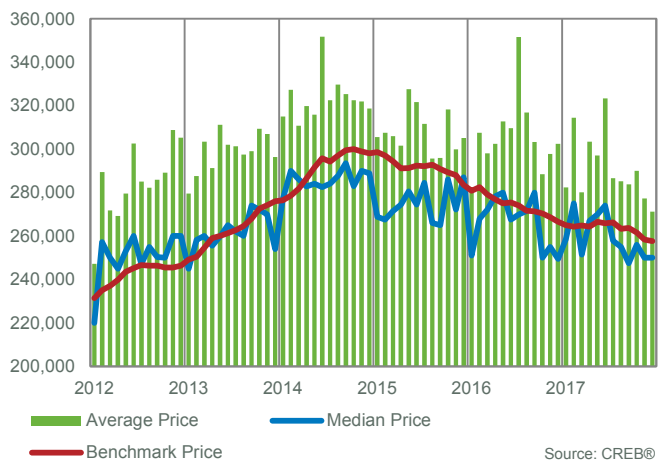
CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE

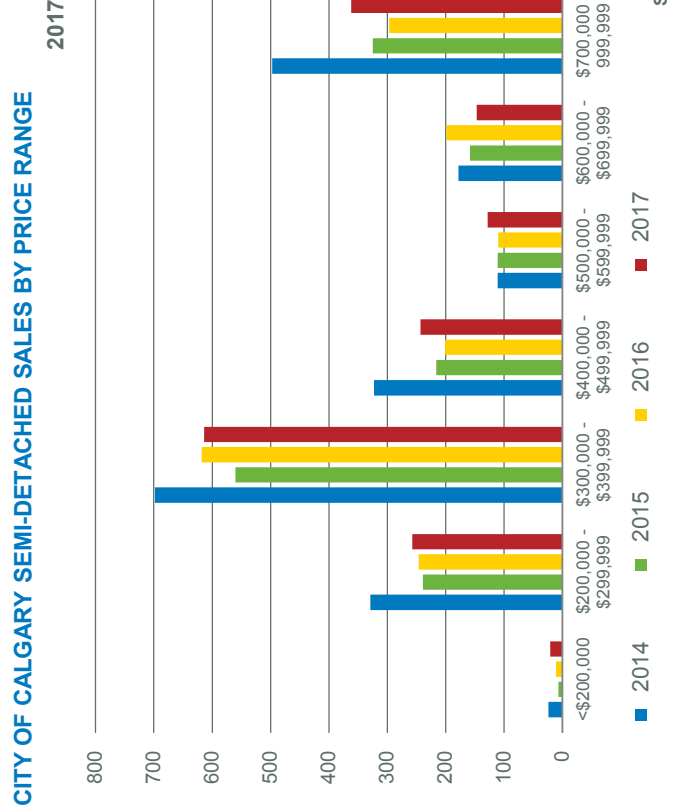


CITY OF CALGARY APARTMENT PRICES



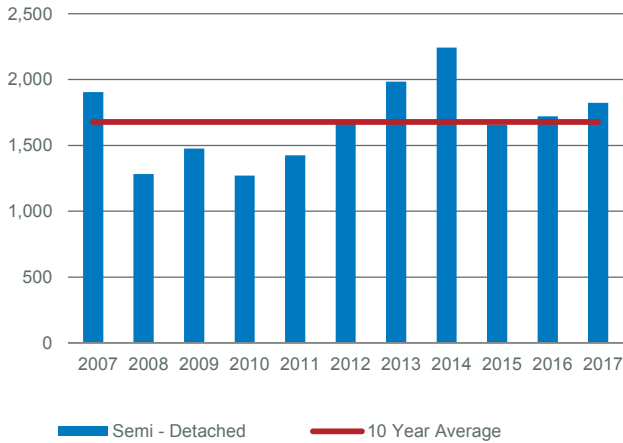
	2016												2017											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	71	110	144	174	190	185	180	138	155	166	112	95	83	126	199	204	188	191	147	177	144	143	126	95
New Listings	268	283	289	306	296	290	261	237	268	223	193	103	199	236	301	269	332	341	279	280	320	248	194	132
Inventory	501	552	579	586	544	532	520	502	508	478	455	367	376	436	454	455	517	560	589	583	616	611	554	441
Days on Market	44	47	37	50	41	46	45	47	50	41	60	60	61	53	40	46	42	40	44	42	44	52	54	59
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	406,800	418,600	423,400	425,200	427,900	432,100	420,800	419,600	419,400	419,000	417,800	416,600
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	375,000	386,858	396,000	436,750	405,250	400,000	395,000	396,000	423,000	390,000	396,000	405,500
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	482,059	477,825	494,291	522,403	495,805	513,114	501,732	477,421	490,552	489,552	509,115	492,219
Index	204	203	201	201	201	202	202	203	203	204	203	203	204	210	212	213	214	216	211	210	210	210	209	209

	Dec-16	Dec-17	2016	2017
CALGARY TOTAL SALES	95	95	1,720	1,823
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	1	11	21
\$200,000 - \$299,999	13	13	246	257
\$300,000 - \$349,999	16	19	289	284
\$350,000 - \$399,999	19	12	329	330
\$400,000 - \$449,999	6	11	123	172
\$450,000 - \$499,999	2	4	78	71
\$500,000 - \$549,999	7	2	52	64
\$550,000 - \$599,999	3	5	58	64
\$600,000 - \$649,999	1	3	84	64
\$650,000 - \$699,999	6	2	115	83
\$700,000 - \$799,999	14	14	180	198
\$800,000 - \$899,999	4	4	75	117
\$900,000 - \$999,999	2	4	42	47
\$1,000,000 - \$1,249,999	4	1	36	42
\$1,250,000 - \$1,499,999	-	-	2	8
\$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 +	-	-	-	-



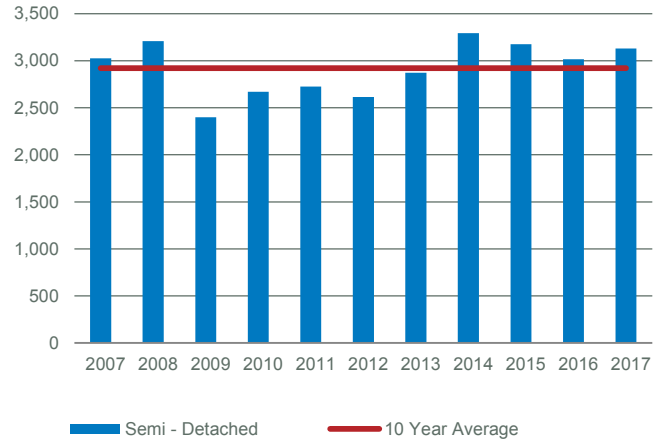
CITY OF CALGARY SEMI-DET. SALES

2017

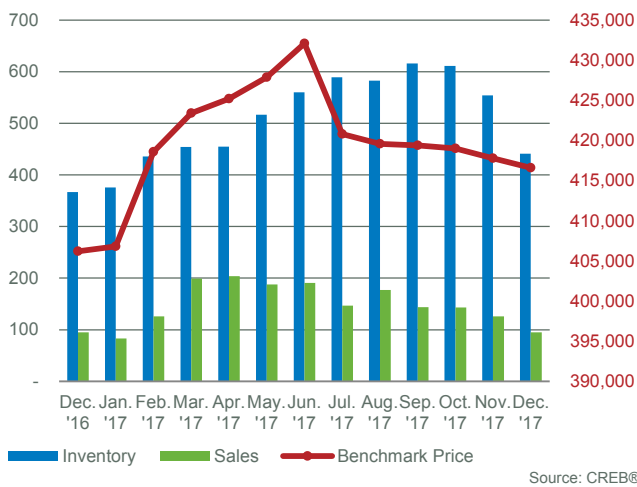


CITY OF CALGARY SEMI-DET. NEW LISTINGS

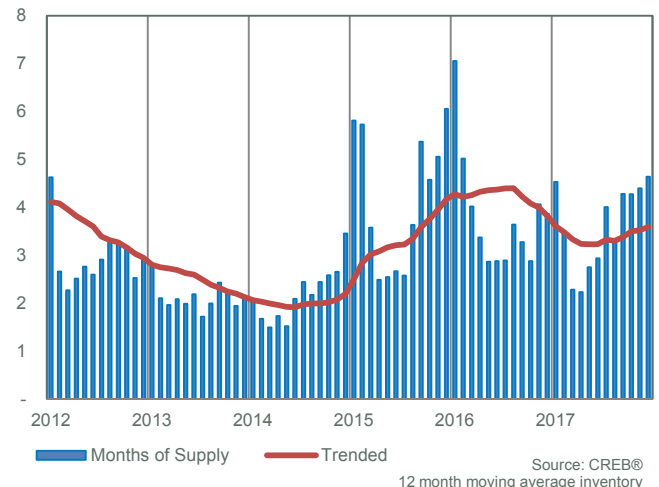
2017



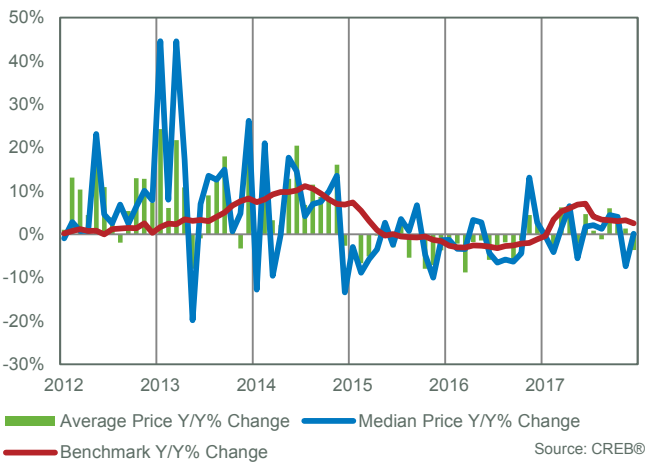
CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



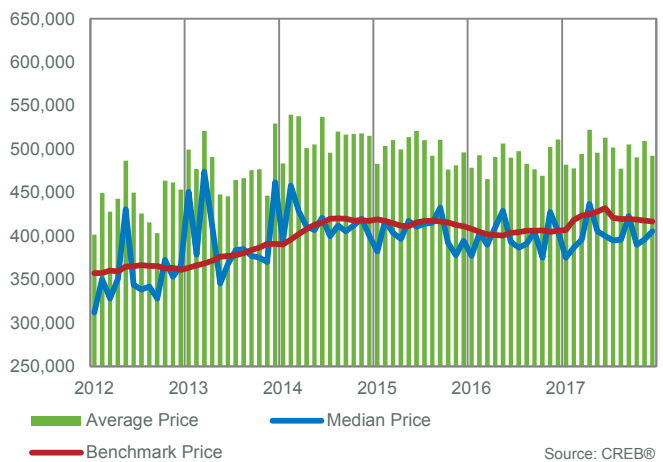
CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



CITY OF CALGARY SEMI-DET. PRICE CHANGE



CITY OF CALGARY SEMI-DET. PRICES



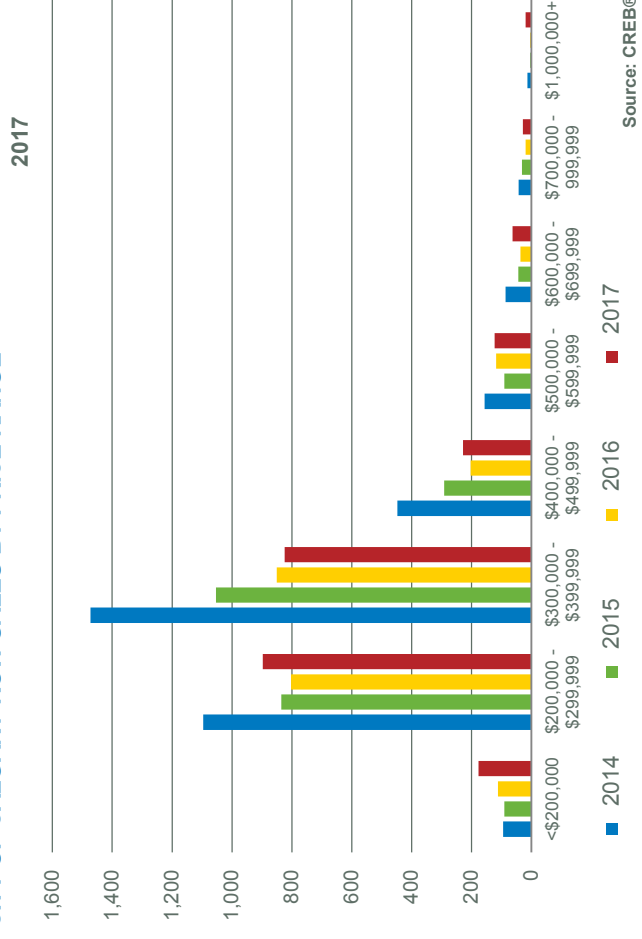


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2016</b>												
Sales	99	159	184	185	241	252	200	182	181	200	143	119
New Listings	389	377	439	425	486	456	317	385	413	304	275	137
Inventory	733	789	901	944	983	987	888	872	892	837	773	576
Days on Market	51	52	49	47	50	51	55	55	52	56	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
<b>2017</b>												
Sales	128	151	223	221	271	280	213	187	188	184	187	126
New Listings	332	347	417	474	525	518	397	406	445	375	299	154
Inventory	619	680	767	866	948	1,010	1,013	991	998	970	868	658
Days on Market	62	48	51	57	45	47	49	56	52	53	55	59
Benchmark Price	302,600	291,600	292,400	293,600	292,400	294,000	306,700	307,000	306,900	305,000	303,100	299,500
Median Price	303,500	311,000	303,000	309,000	310,000	310,000	307,000	305,500	319,000	312,000	290,000	295,000
Average Price	320,783	323,565	344,844	350,371	338,564	332,645	331,390	347,520	344,187	352,439	316,117	325,002
Index	190	183	183	184	183	184	192	192	192	191	190	188

**CALGARY TOTAL SALES**

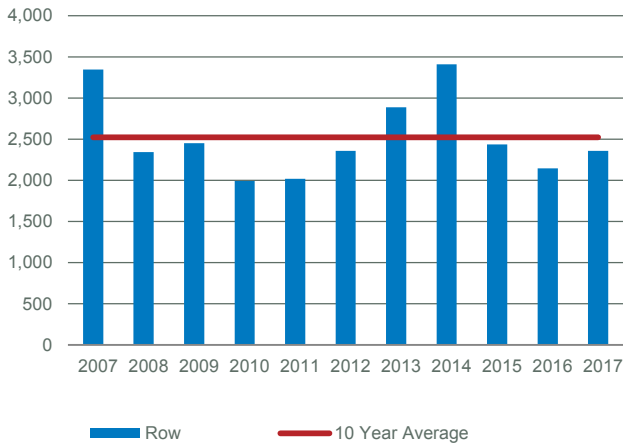
	Dec-16	Dec-17	2016	2017
>\$100,000	-	-	-	1
\$100,000 - \$199,999	4	14	112	176
\$200,000 - \$299,999	44	53	803	897
\$300,000 - \$349,999	26	25	566	553
\$350,000 - \$399,999	21	9	284	271
\$400,000 - \$449,999	8	8	137	129
\$450,000 - \$499,999	7	5	66	99
\$500,000 - \$549,999	3	1	69	73
\$550,000 - \$599,999	3	4	49	50
\$600,000 - \$649,999	1	2	24	42
\$650,000 - \$699,999	1	2	12	21
\$700,000 - \$799,999	-	1	13	18
\$800,000 - \$899,999	1	-	4	4
\$900,000 - \$999,999	-	2	2	6
\$1,000,000 - \$1,249,999	-	-	1	8
\$1,250,000 - \$1,499,999	-	-	-	9
\$1,500,000 - \$1,749,999	-	-	-	2
\$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 +	-	-	-	-
	119	126	2,145	2,359

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



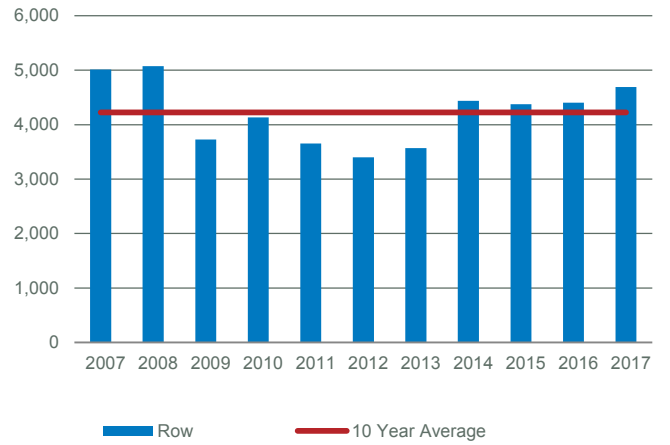
CITY OF CALGARY ROW SALES

2017

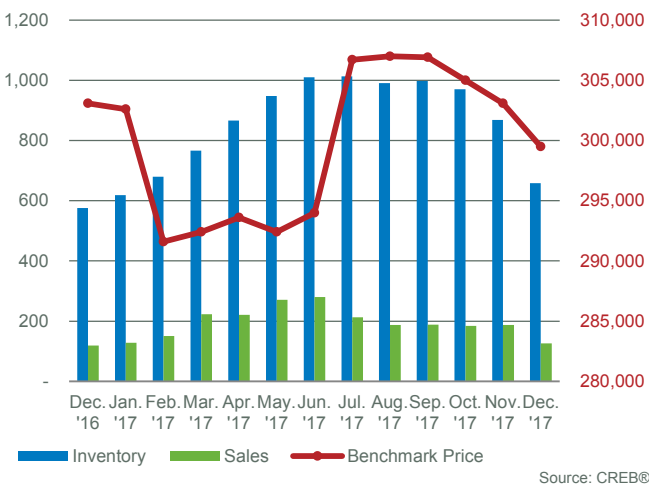


CITY OF CALGARY ROW NEW LISTINGS

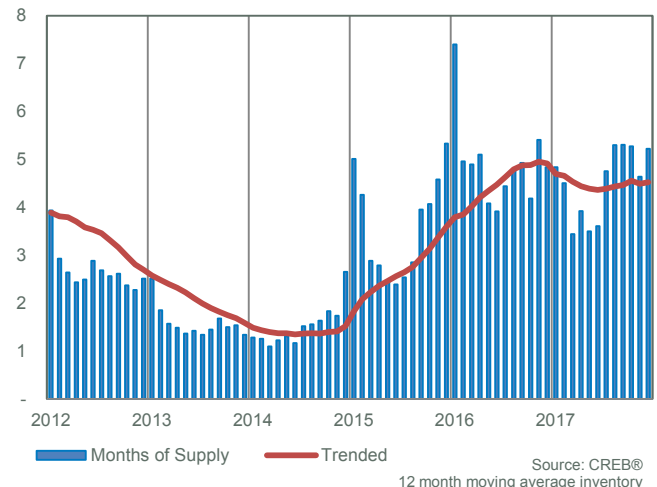
2017



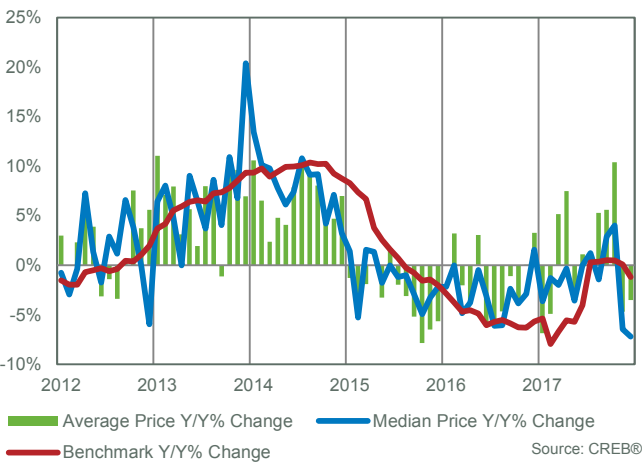
CITY OF CALGARY ROW INVENTORY AND SALES



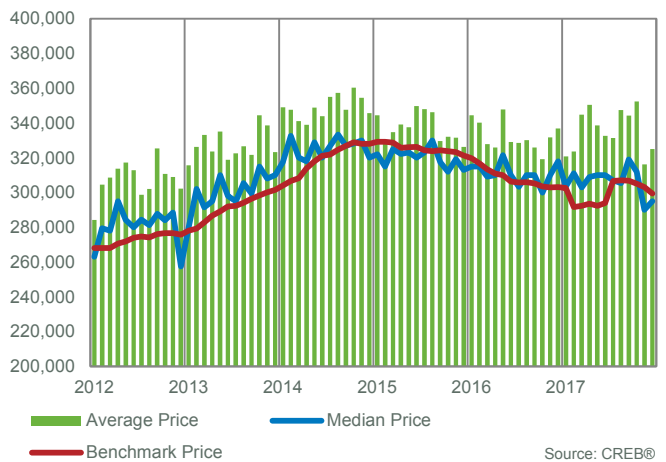
CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

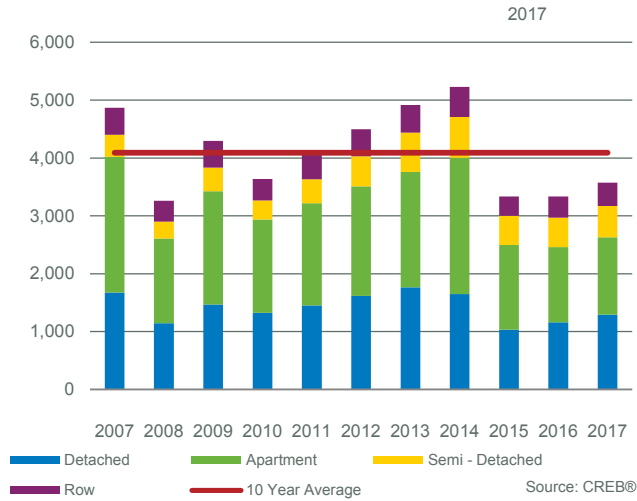


CITY OF CALGARY ROW PRICES

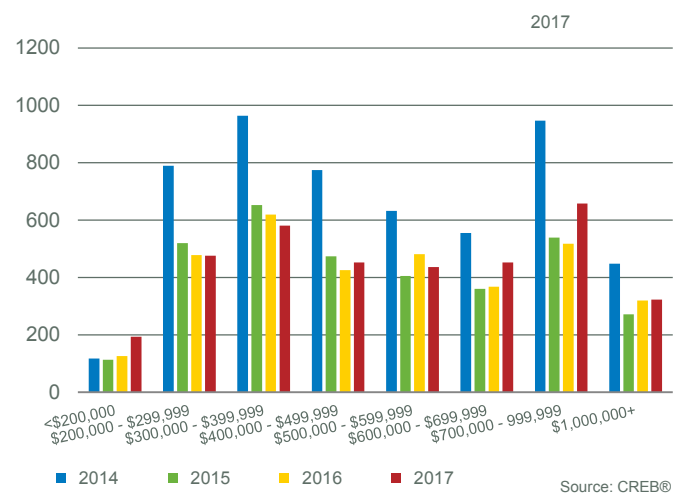


**CITY CENTRE**

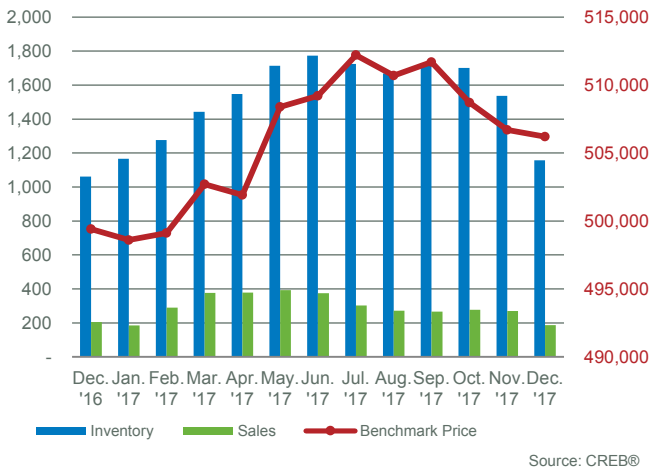
**CITY CENTRE TOTAL SALES**



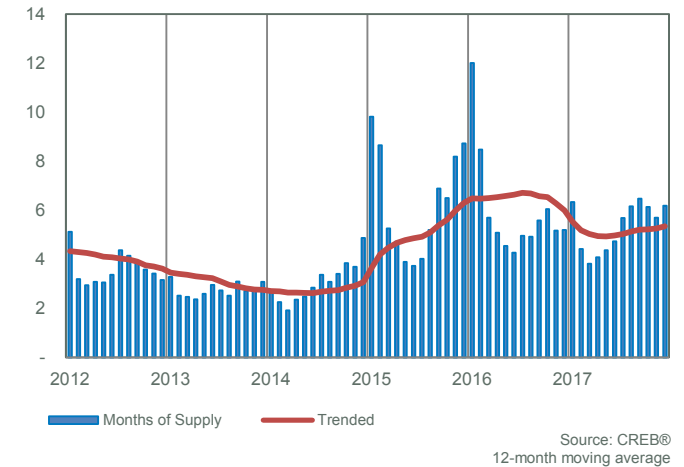
**CITY CENTRE TOTAL SALES BY PRICE RANGE**



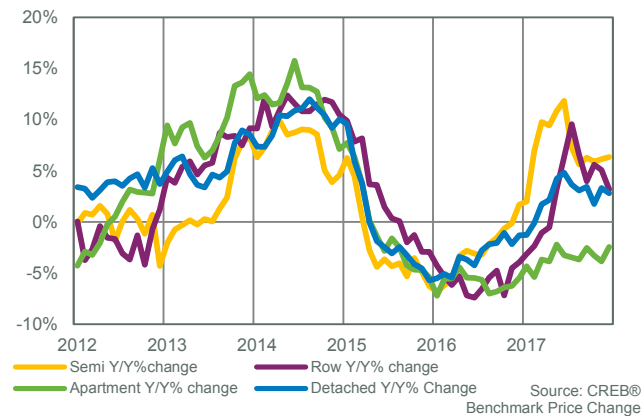
**CITY CENTRE INVENTORY AND SALES**



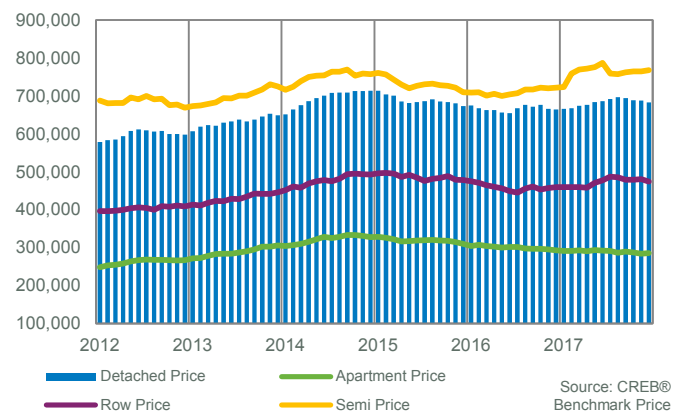
**CITY CENTRE MONTHS OF INVENTORY**



**CITY CENTRE PRICE CHANGE**

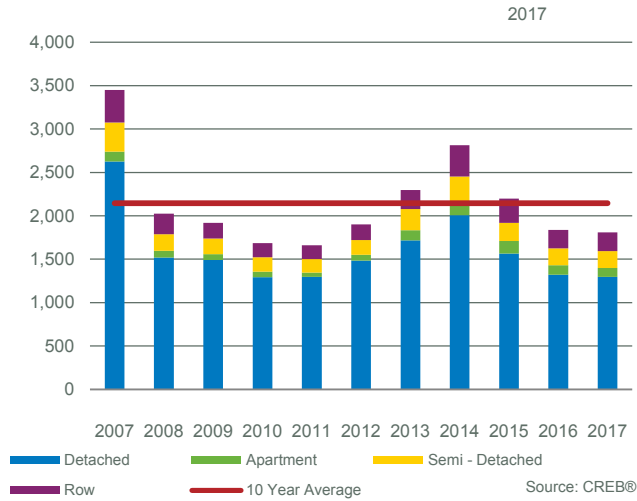


**CITY CENTRE PRICES**

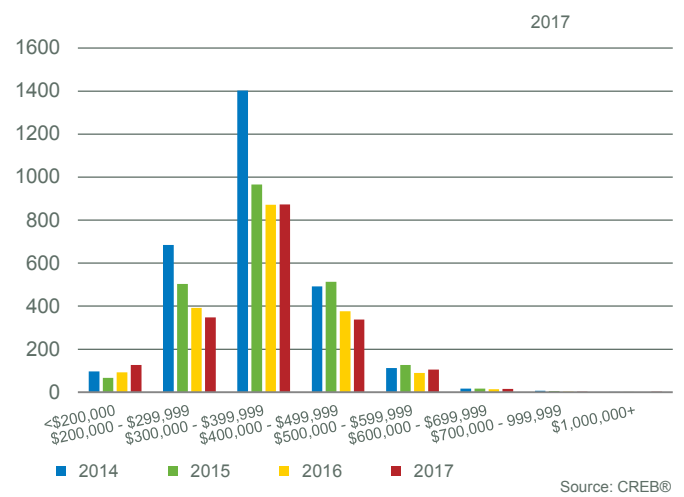


**NORTHEAST**

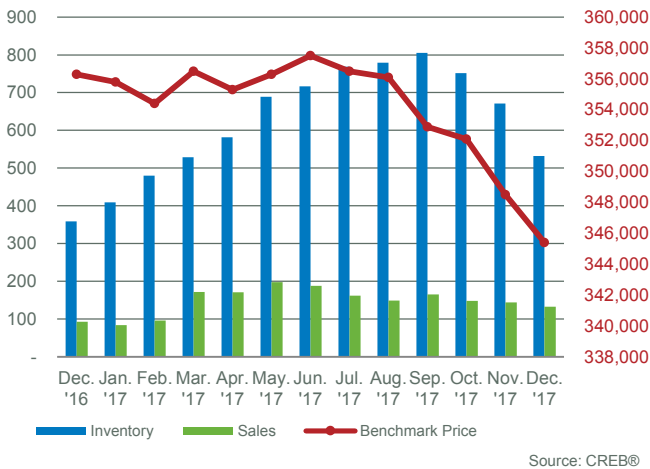
**NORTHEAST TOTAL SALES**



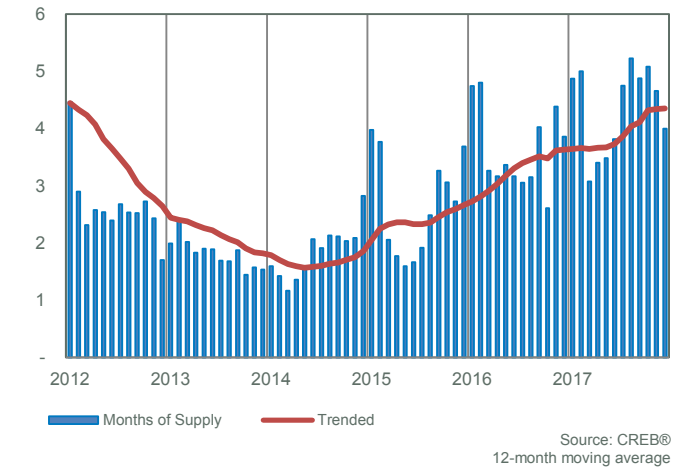
**NORTHEAST TOTAL SALES BY PRICE RANGE**



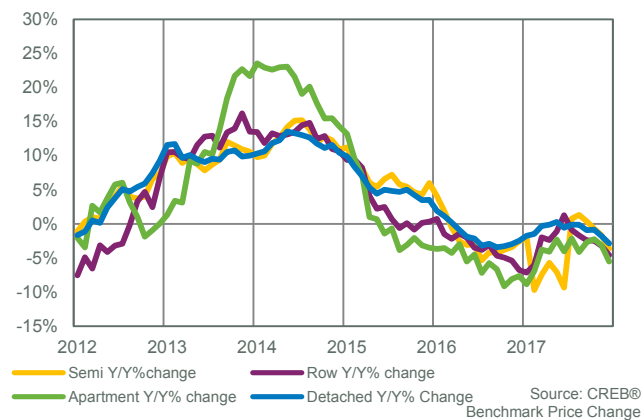
**NORTHEAST INVENTORY AND SALES**



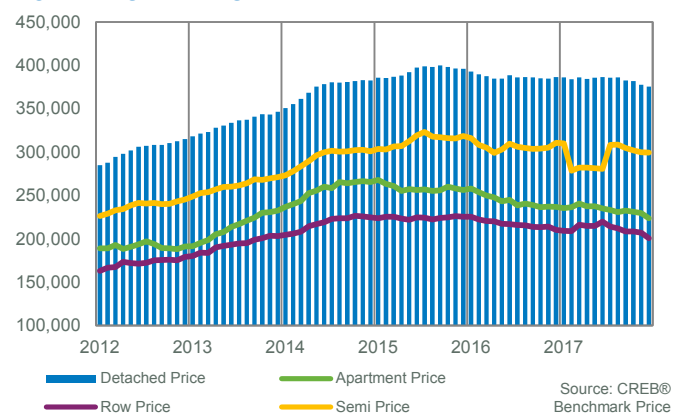
**NORTHEAST MONTHS OF INVENTORY**



**NORTHEAST PRICE CHANGE**

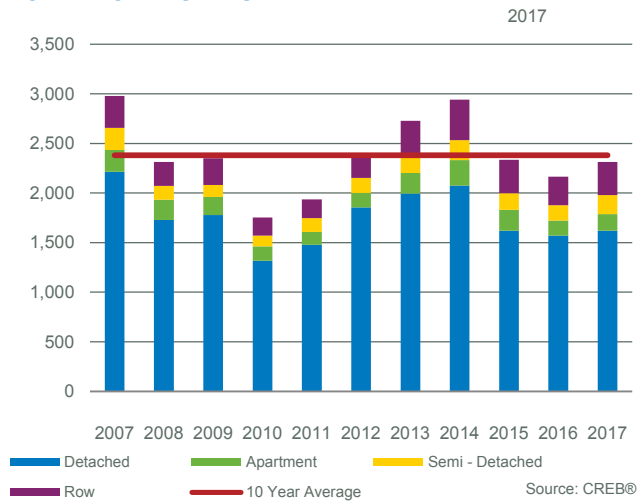


**NORTHEAST PRICES**

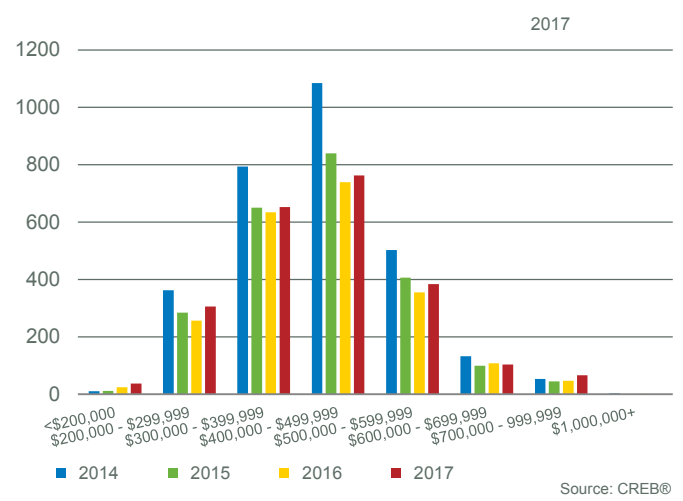


**NORTH**

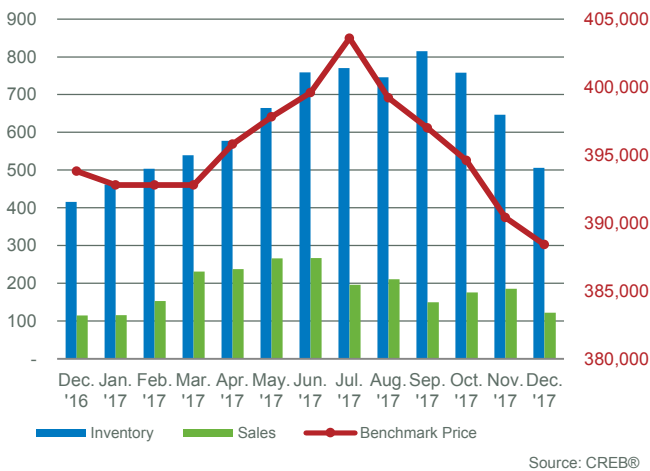
**NORTH TOTAL SALES**



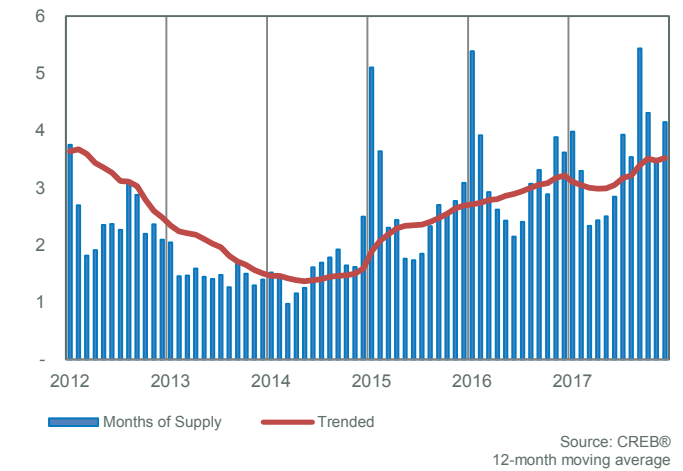
**NORTH TOTAL SALES BY PRICE RANGE**



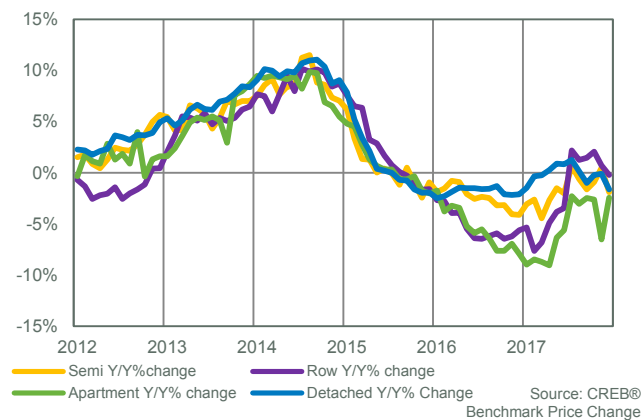
**NORTH INVENTORY AND SALES**



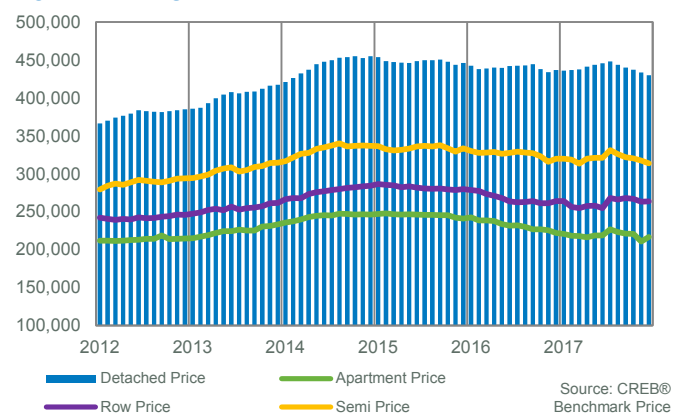
**NORTH MONTHS OF INVENTORY**



**NORTH PRICE CHANGE**

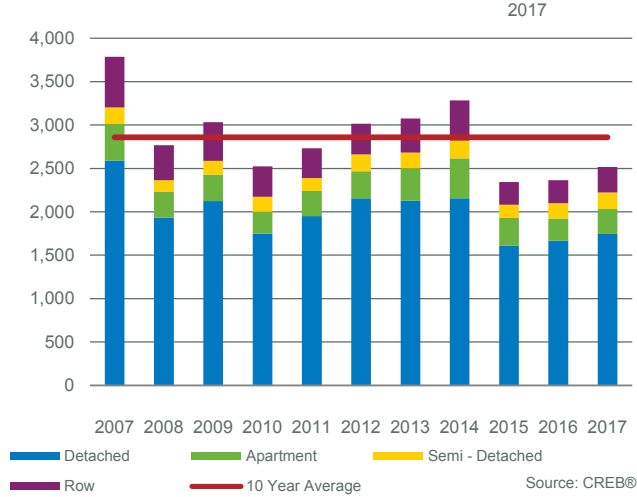


**NORTH PRICES**

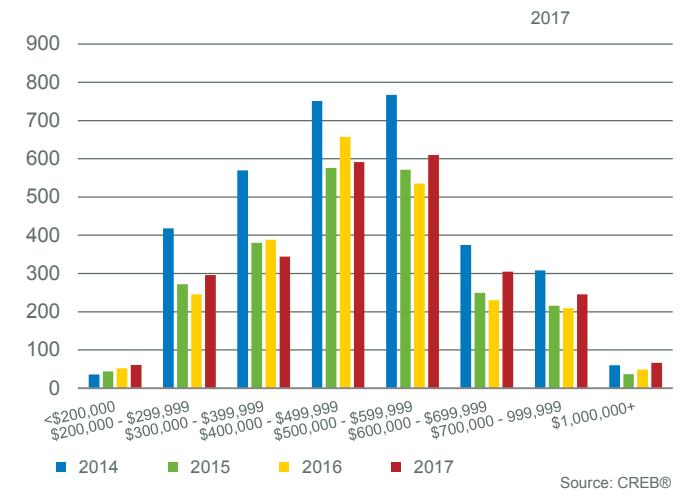


**NORTHWEST**

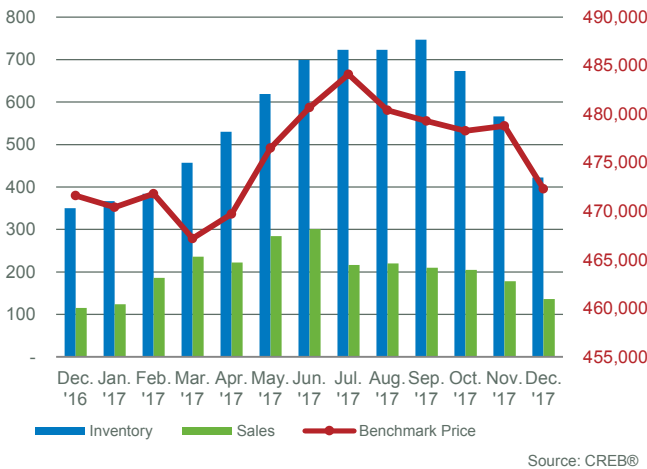
**NORTHWEST TOTAL SALES**



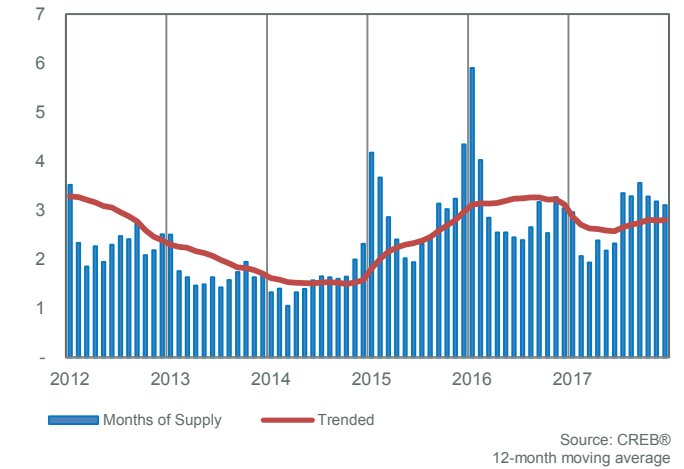
**NORTHWEST TOTAL SALES BY PRICE RANGE**



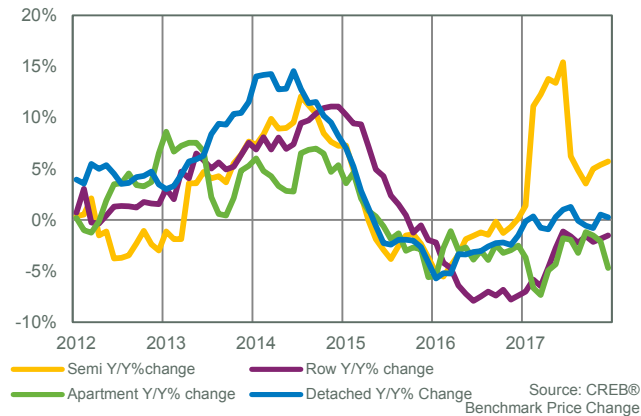
**NORTHWEST INVENTORY AND SALES**



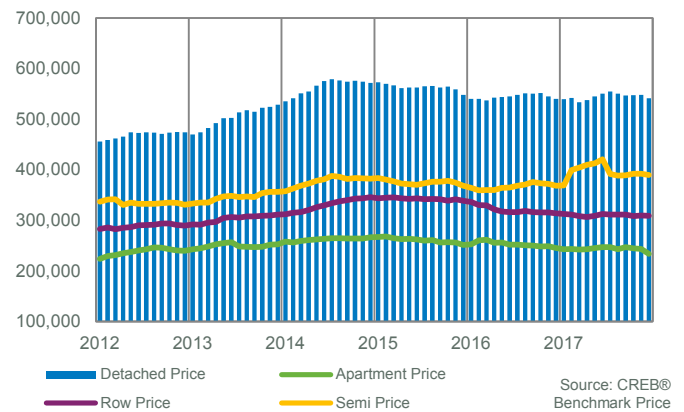
**NORTHWEST MONTHS OF INVENTORY**



**NORTHWEST PRICE CHANGE**

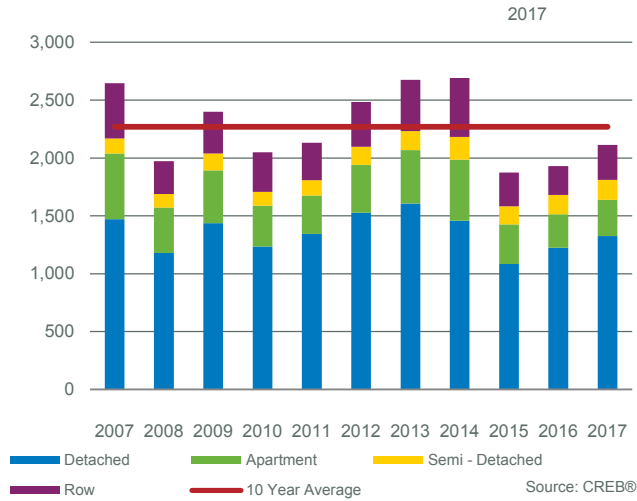


**NORTHWEST PRICES**

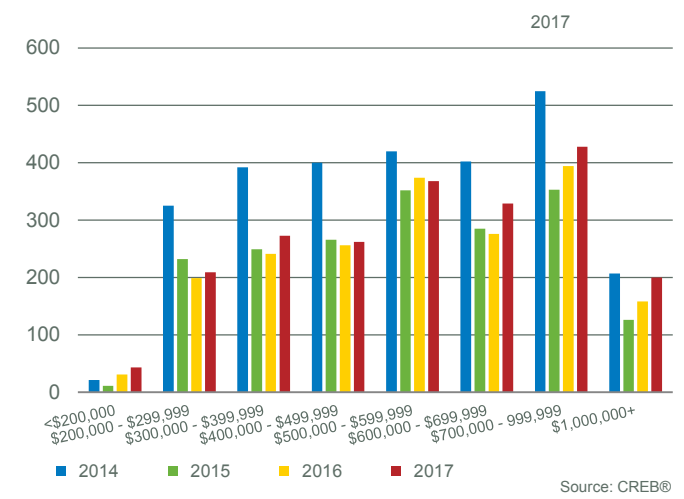


**WEST**

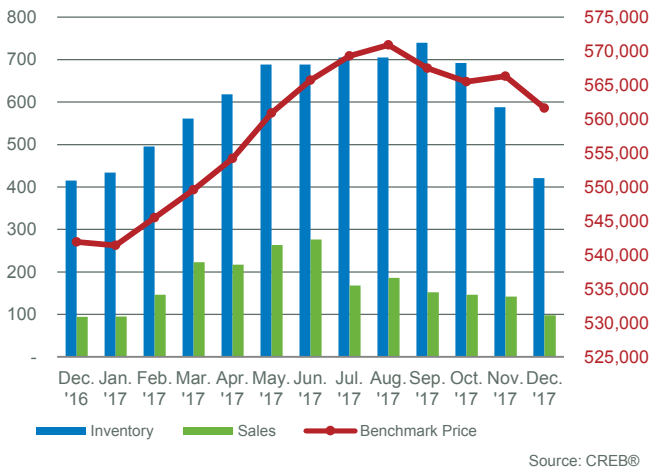
**WEST TOTAL SALES**



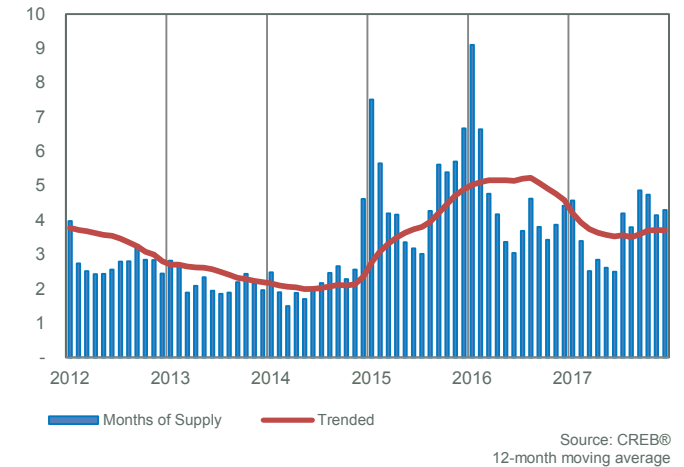
**WEST TOTAL SALES BY PRICE RANGE**



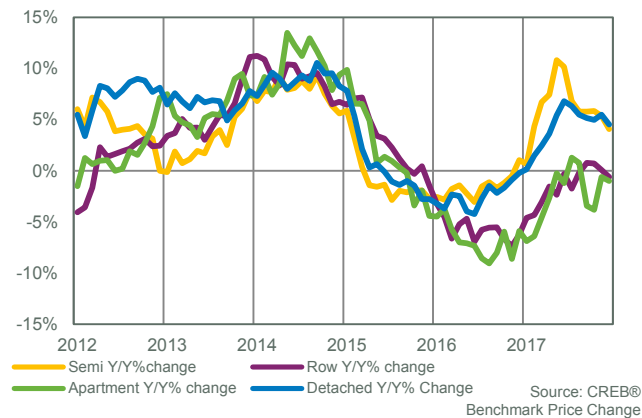
**WEST INVENTORY AND SALES**



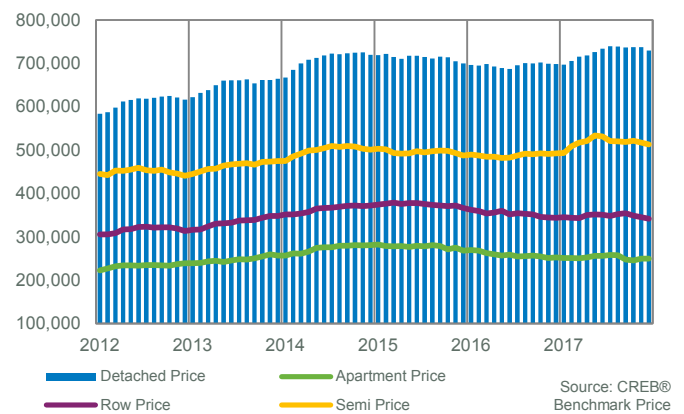
**WEST MONTHS OF INVENTORY**



**WEST PRICE CHANGE**

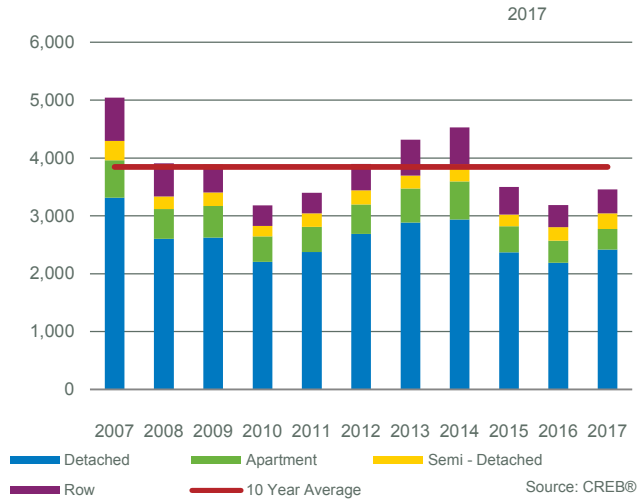


**WEST PRICES**

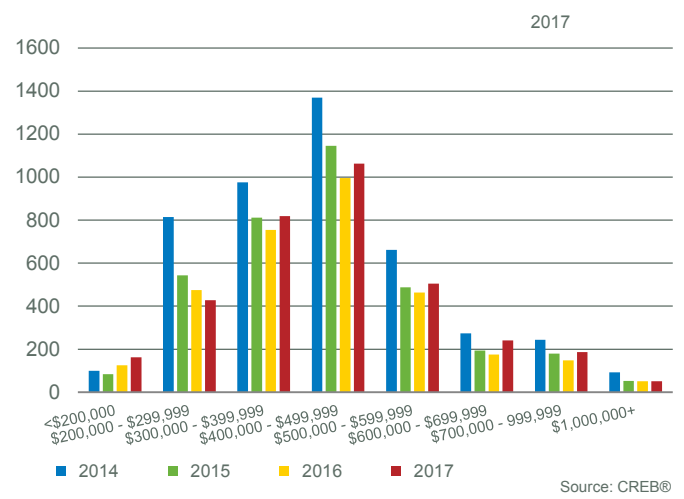


**SOUTH**

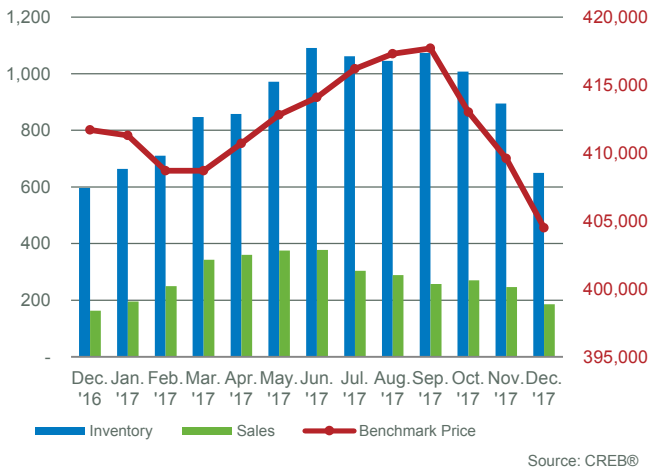
**SOUTH TOTAL SALES**



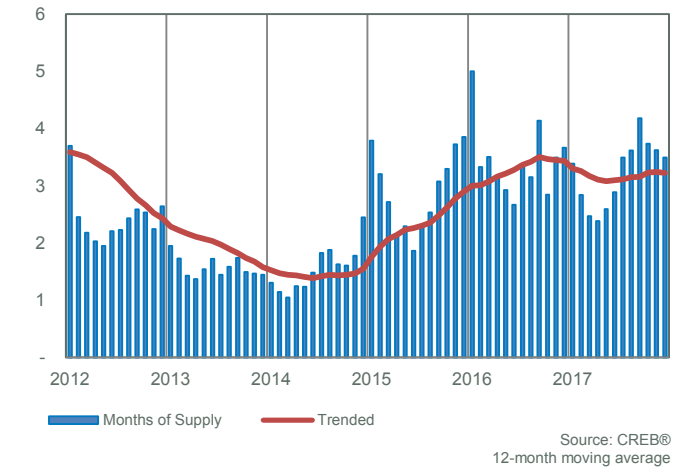
**SOUTH TOTAL SALES BY PRICE RANGE**



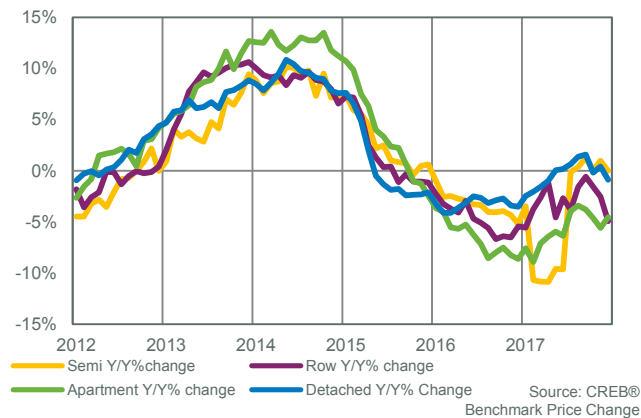
**SOUTH INVENTORY AND SALES**



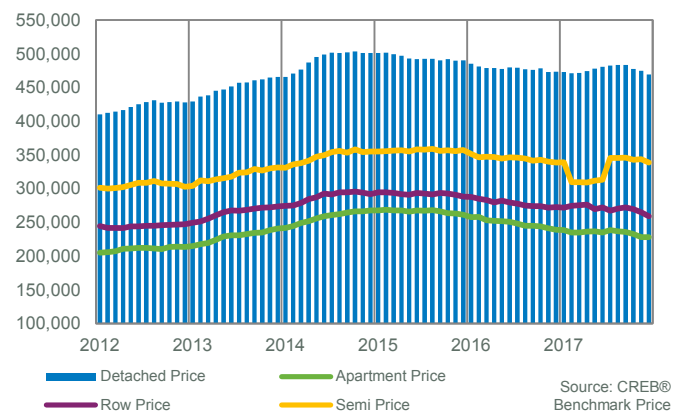
**SOUTH MONTHS OF INVENTORY**



**SOUTH PRICE CHANGE**



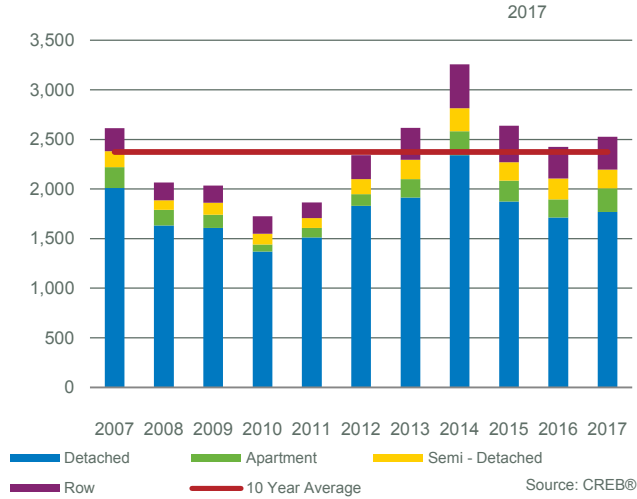
**SOUTH PRICES**



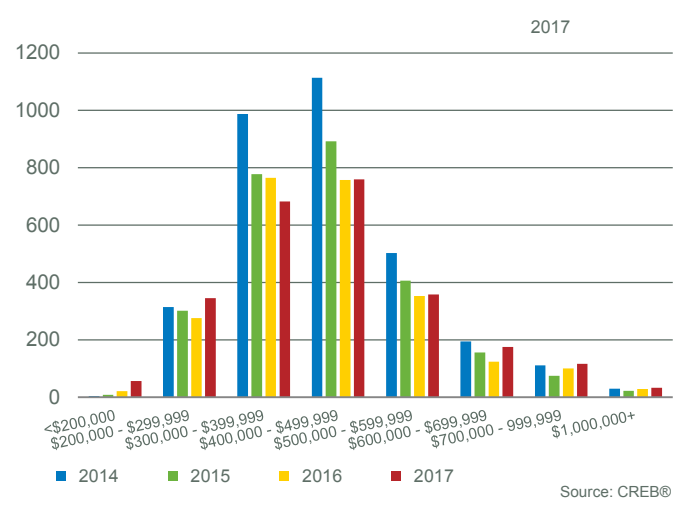


**SOUTHEAST**

**SOUTHEAST TOTAL SALES**



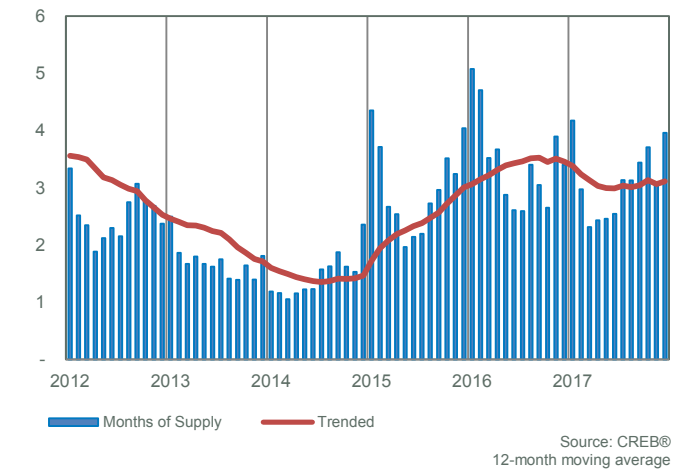
**SOUTHEAST TOTAL SALES BY PRICE RANGE**



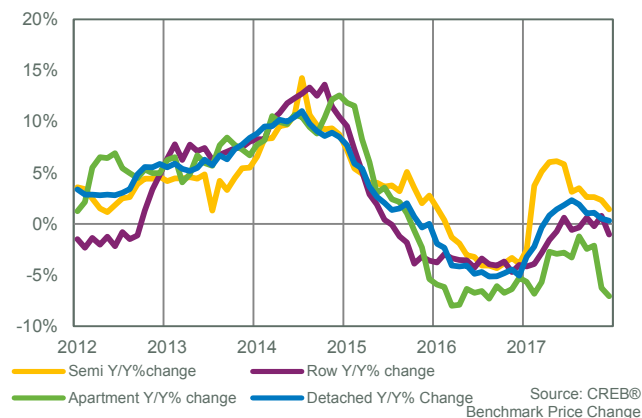
**SOUTHEAST INVENTORY AND SALES**



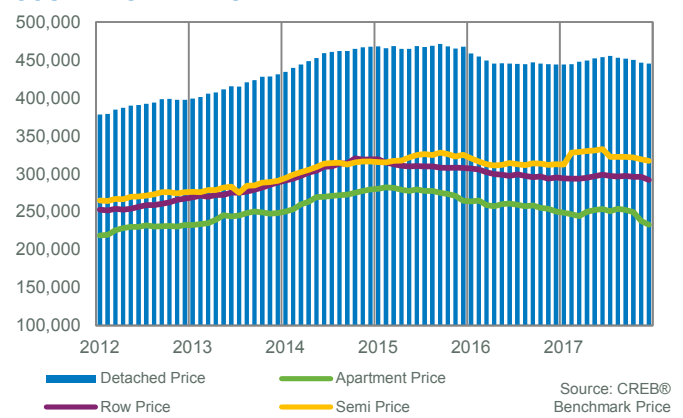
**SOUTHEAST MONTHS OF INVENTORY**



**SOUTHEAST PRICE CHANGE**

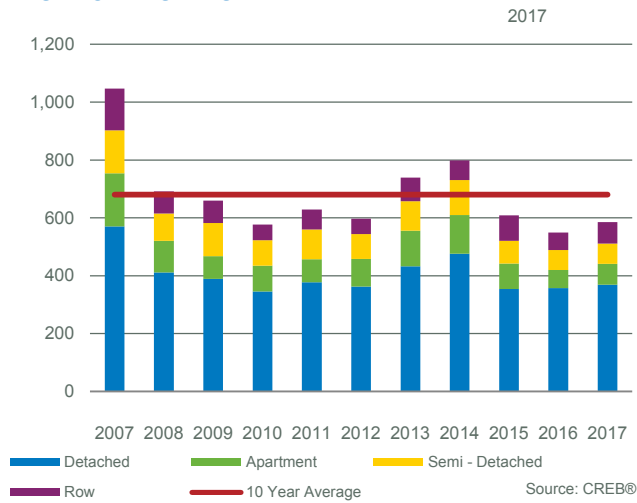


**SOUTHEAST PRICES**

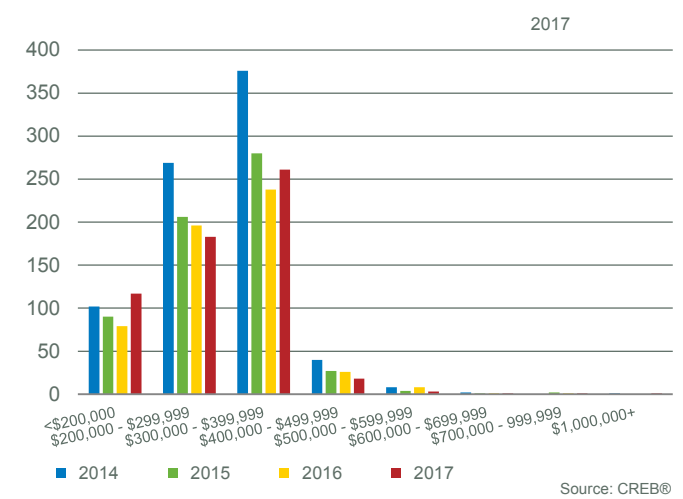


**EAST**

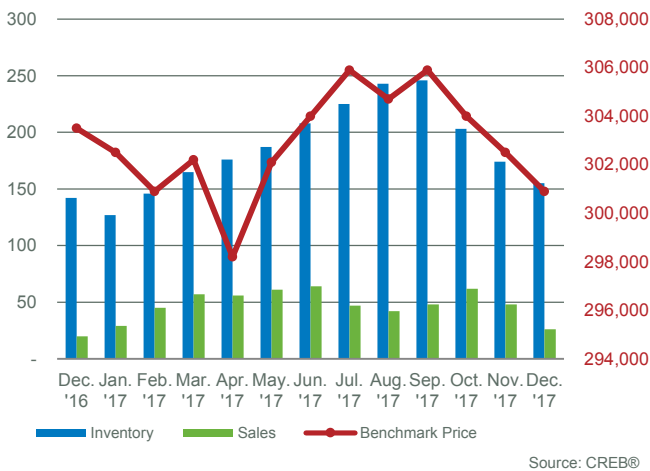
**EAST TOTAL SALES**



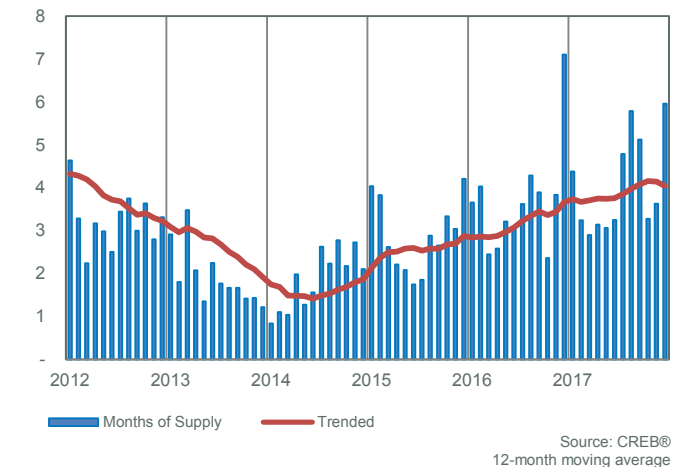
**EAST TOTAL SALES BY PRICE RANGE**



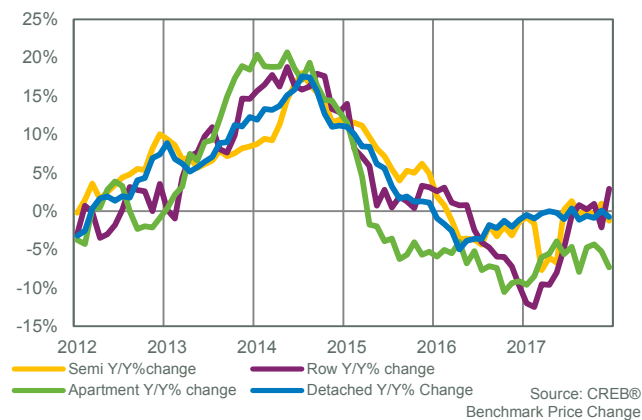
**EAST INVENTORY AND SALES**



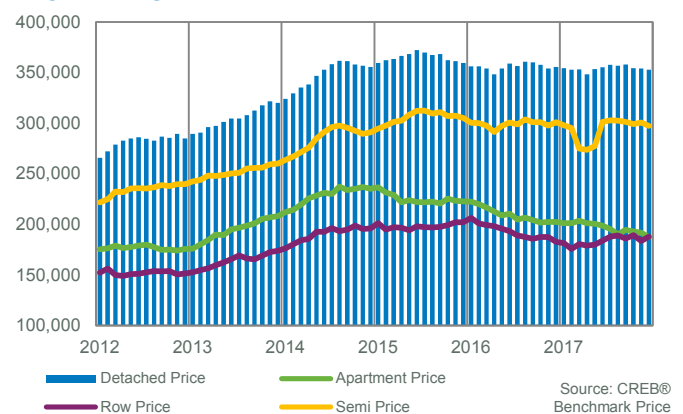
**EAST MONTHS OF INVENTORY**



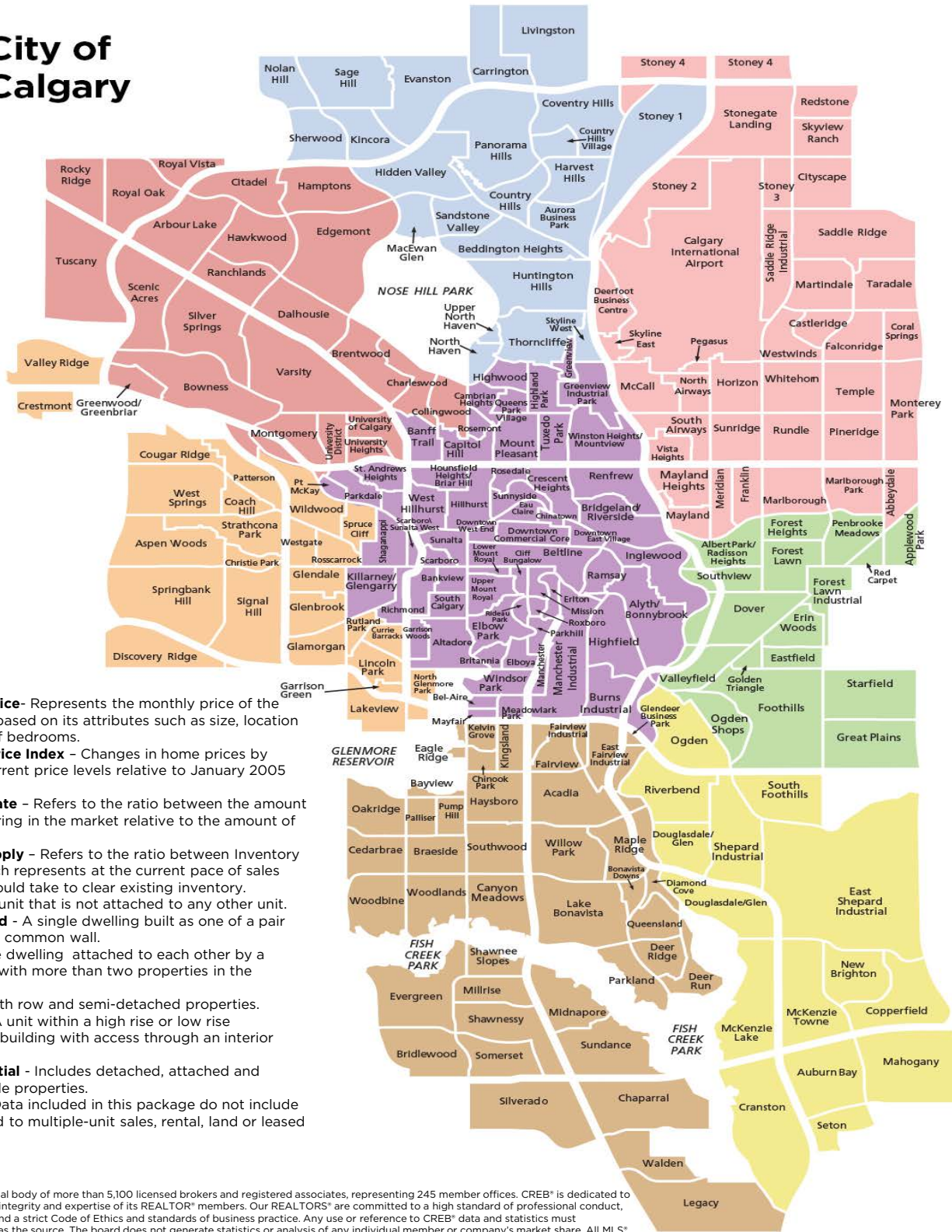
**EAST PRICE CHANGE**



**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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